

8/08/2024

Jenny Wang
Co-owner
72 Sproules Rd
Snug, TAS 7054



72 SPROULES ROAD, SNUG, TAS 7054 – LANDSLIP RISK ASSESSMENT

Geo-Environmental Solutions Pty Ltd (GES) were contracted in May 2022 by Jenny Wang to provide a geotechnical assessment to assess landslide hazard management for a property located at 72 Sproules Road, Snug (The Site), which lays within the Kingborough Interim Planning Scheme mapped low landslide zone (please refer to the document, 'GES_72 Sproules Rd Snug_LRA report.pdf'). The recently completed extension to the existing building along with the existing building has now been re-classified as a short-term or visitor accommodation. Hence, GES has undertaken further assessment for the updated building class and issued this addendum memo which should be read in conjunction with the 2022 GES Landslide Risk Assessment (LRA) report.

It is understood that all building works on the site have been completed (refer Appendix A for As-Built Drawings) and hence our landslip risk assessment does not cover recommendations or risk evaluation during the construction phase of works. Also, since the only change in the building on site is the classification from residential dwelling (Class 1) to short-term/visitor accommodation (Class 3), a couple of additional performance criteria of E3.6.2 P1 and E3.6.2 P2 need to be addressed (Refer Appendix B). Since E3.6.2 P1 'Vulnerable use is of an overriding benefit to the community, in terms of significant long term social or economic community benefits' has an acceptable solution as "Vulnerable use is for visitor accommodation.", only E3.6.2 P2 need to be assessed as there are no acceptable solutions as per the Kingborough Interim Planning Scheme.

Assuming that the recommendations made in the 2022 report issued by GES have been implemented on site, the development satisfies the conditions of E3.6.2 P2 of the Kingborough Interim Planning Scheme 2015.

I trust this memo meets your current requirement, please do not hesitate to contact undersigned for any further queries or should site conditions depart from the above observations and assumptions.

Regards,

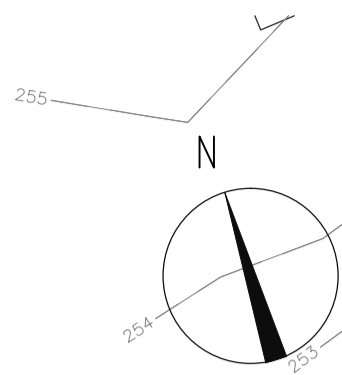
Vinamra Gupta
Senior Geotechnical Engineer

Geo-Environmental Solutions Pty Ltd

ABN 24 115 004 834
29 Kirksway Place
Battery Point
TAS, 7004

P: +61 3 6223 1839
E: office@geosolutions.net.au
W: geosolutions.net.au

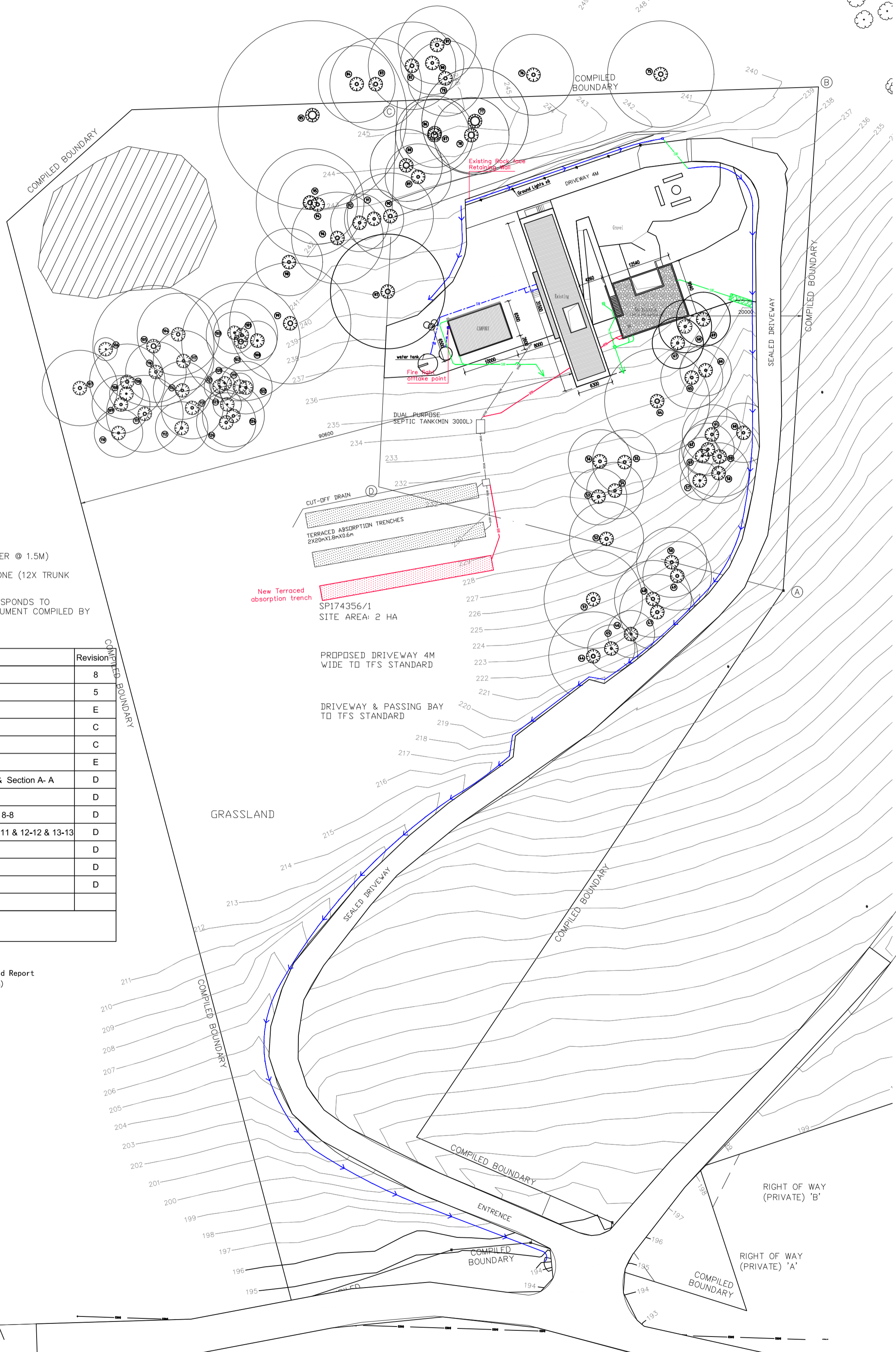
APPENDIX A – AS BUILT DRAWINGS



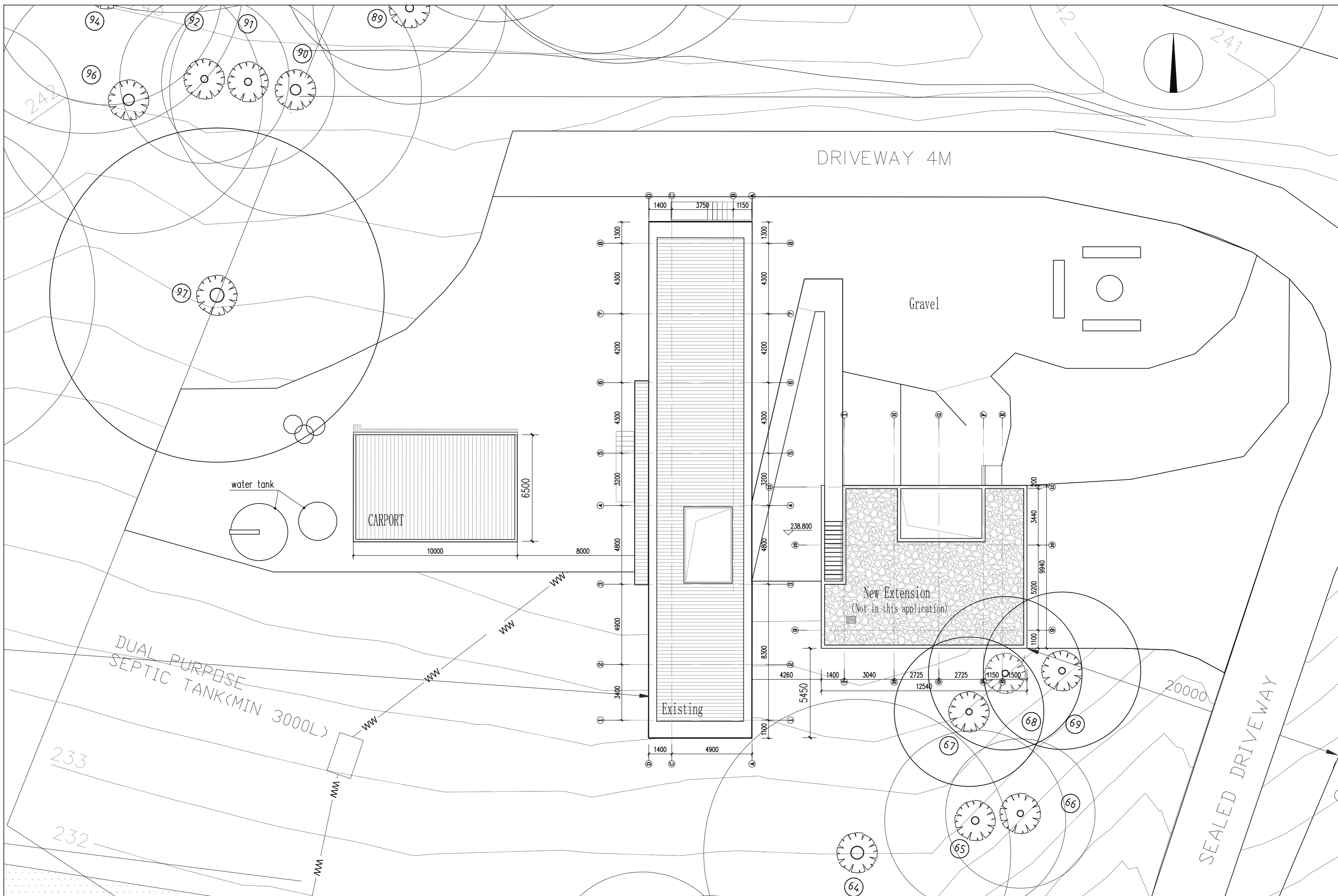
LEGEND

- TREE TRUNK (DIAMETER @ 1.5M)
- ROOT PROTECTION ZONE (12X TRUNK DIAMETER)
- ⑩ TREE NUMBER CORRESPONDS TO NATURAL ASSET DOCUMENT COMPILED BY ECOTAS.

| Drawing List | Revision | |
|--|---|---|
| GA-01 | Site Plan | 8 |
| GA-02 | Detail Site Plan | 5 |
| PM-03 | Ground Floor Plan | E |
| PM-04 | Roof Plan | C |
| PM-05 | Ceiling Plan | C |
| EL-01 | East & West Elevation | E |
| EL-02 | North & South Elevation & Section A-A | D |
| SE-01 | Section B-B & C-C | D |
| SE-03 | Section 5-5 & 6-6 & 7-7 & 8-8 | D |
| SE-04 | Section 9-9 & 10-10 & 11-11 & 12-12 & 13-13 | D |
| DE-01 | Detail 1 | D |
| DE-02 | Detail 2 | D |
| DE-03 | Detail 3 | D |
| Site area: 2 ha | | |
| Existing building area: 188m ² | | |
| New extension area: 63m ² | | |
| NOTE: | | |
| BAL: 19 | | |
| (as specified on Bush-fire Harzard Report dated: 3rd May 2020 for extension) | | |



| PROJECT NAME | CLIENT | LEGEND | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
|----------------------------------|--------------------------|--------|------------|-------|------------|-----------------------|-------|------------|-----------------------|---|
| 72 Sproules Road, Sring TAS 7054 | Jenny Wang and Paul Peng | GA-01 | 1:500 @A2 | 1 | 28/05/2022 | For Discussion | 5 | 12/12/2022 | For Building Approval | IAPA International Architectural Platform (Australia) Design Consultants www.iapa.net.au P 02 99497121 E info@iapa.net.au |
| | | | | 2 | 14/07/2022 | for information | 6 | 02/04/2023 | For Building Approval | |
| | | | | 3 | 29/08/2022 | for information | 7 | 21/04/2023 | Minor amendment | |
| | | | | 4 | 25/10/2022 | For Building Approval | 8 | 14/06/2024 | As built | |



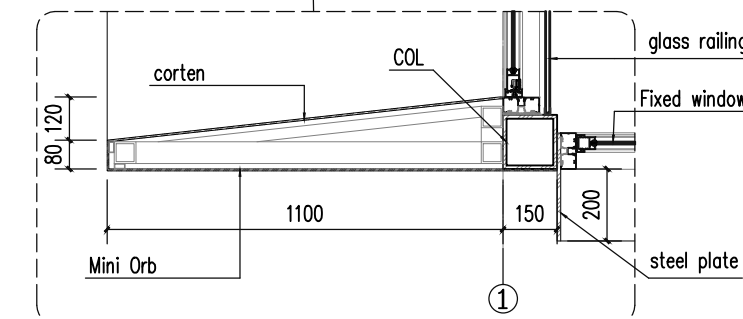
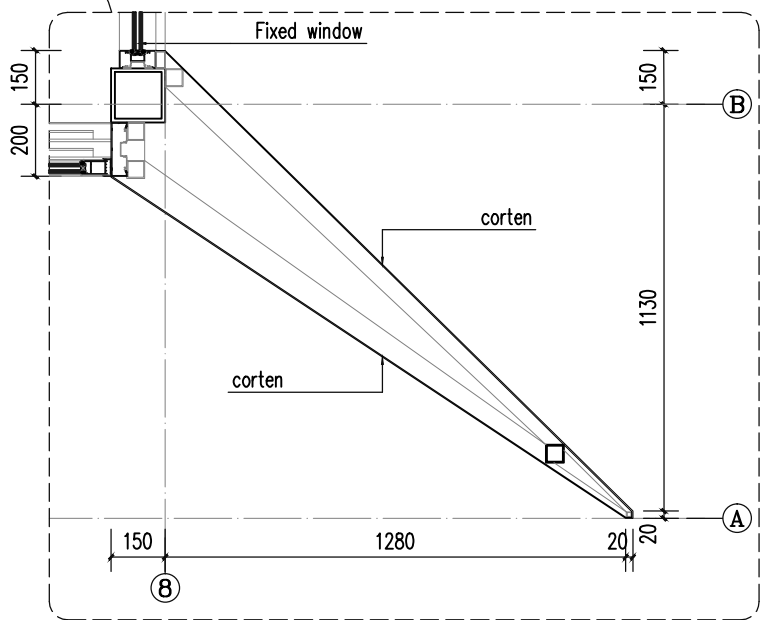
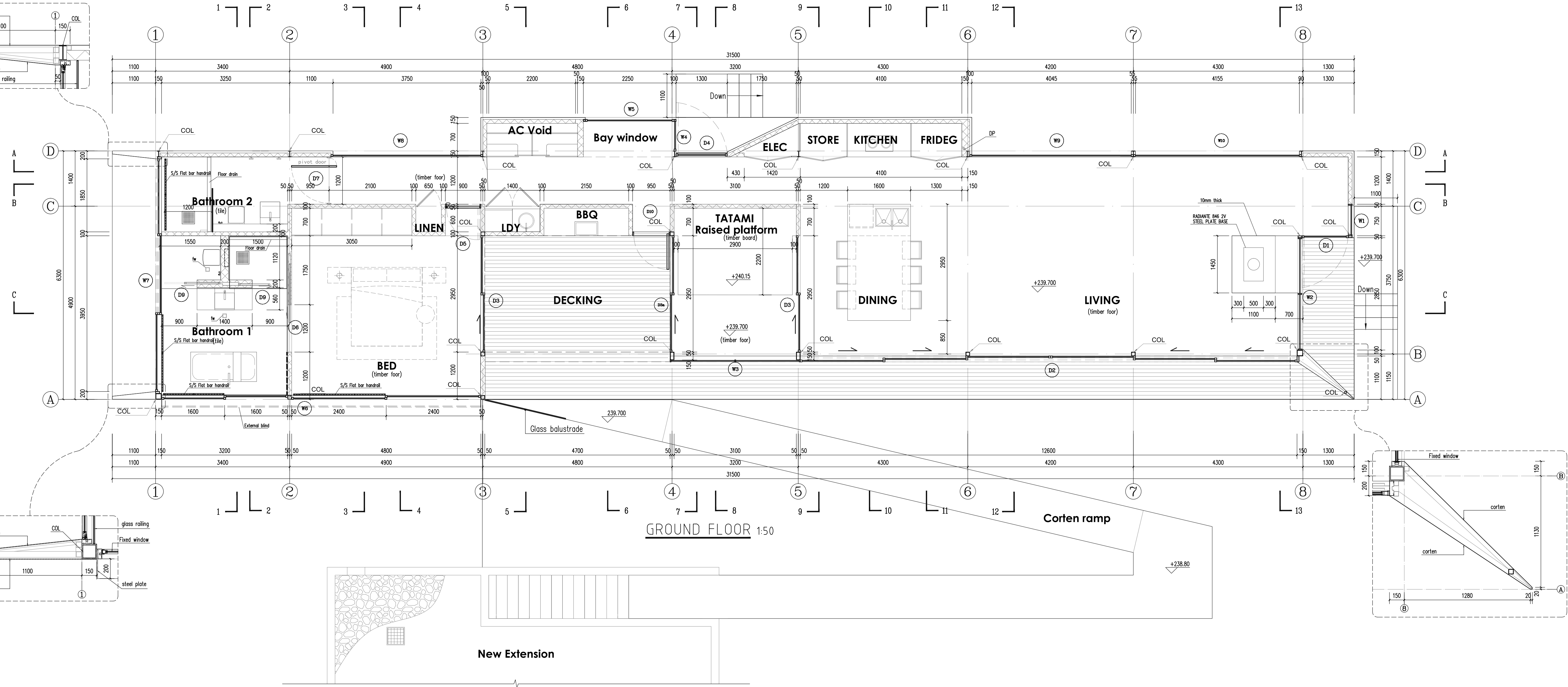
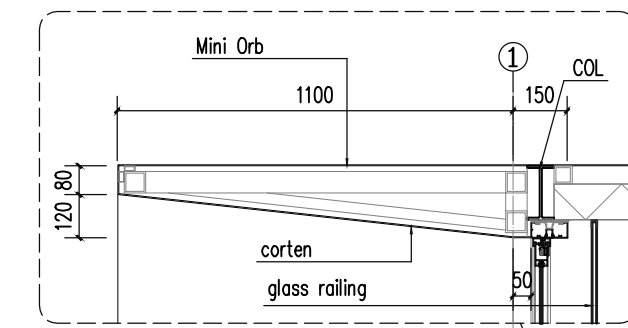
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|------------------|---------------------------------|-------------|-------------|------------|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS |
| | 72 Sproules Road, Snug TAS 7054 | GA-02 | | |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE |
| Detail Site Plan | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:150 @A2 |

| Issue | Date | Description | Issue | Date | Description |
|-------|------------|-----------------------|-------|------------|-------------|
| 1 | 28/05/2022 | for Discussion | 5 | 14/06/2024 | As built |
| 2 | 29/08/2022 | for information | | | |
| 3 | 25/10/2022 | for Building Approval | | | |
| 4 | 20/03/2023 | Plan updated | | | |

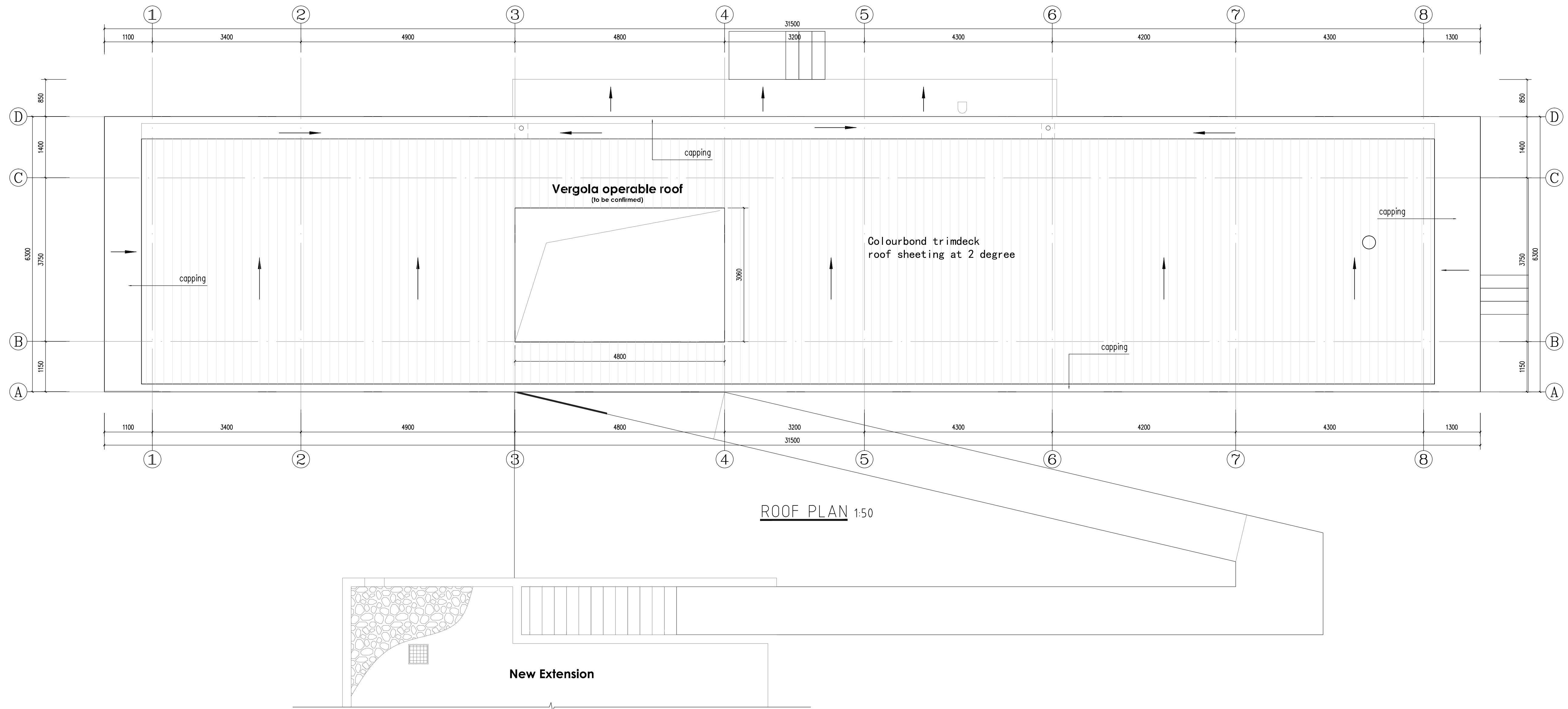
ARCHITECT



IAPA
International Architectural Platform (Australia) Design Consultants
www.iapa.net.au P: 02 99491121 E: info@iapa.net.au

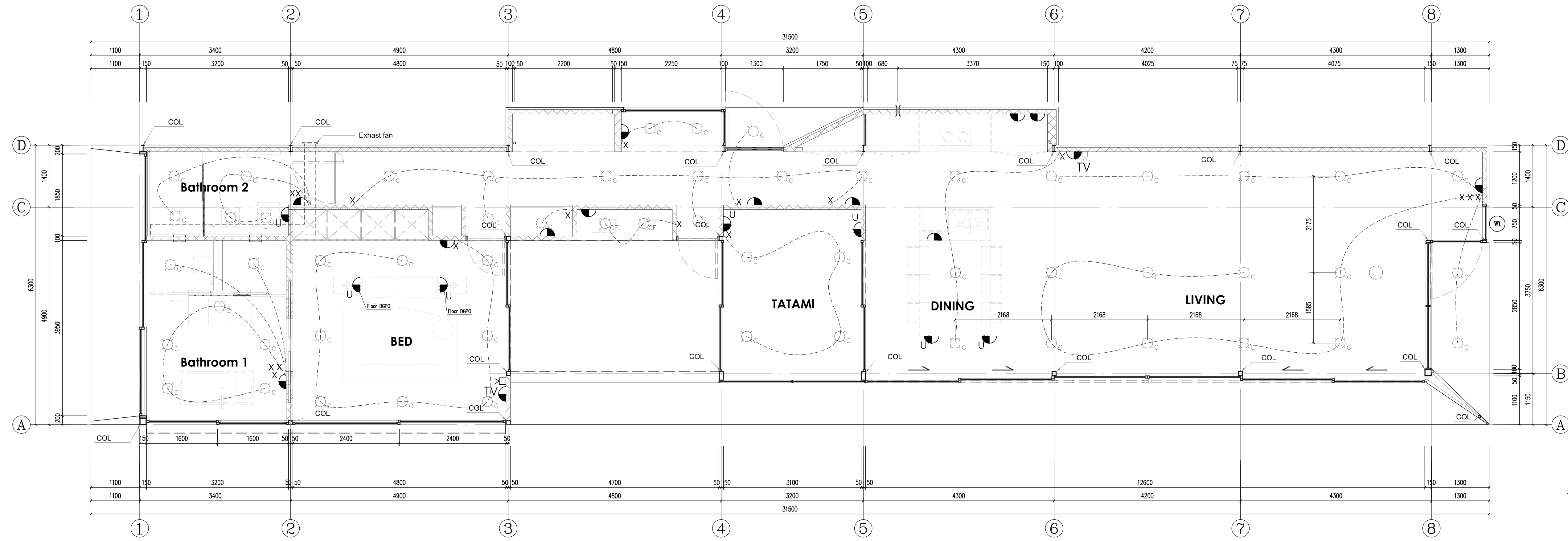


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|---------------|---------------------------------|-------------|--------------------------|------|------------|----------|-----|-------|----------|------------|---|--|-------|------------|--|-------|------------|-------------|---|
| PROJECT NAME | 72 Sproules Road, Snug TAS 7054 | DRAWING NO. | PN-03 | DATE | 03.02.2021 | DRAWN BY | G Z | SCALE | 1:50 @A2 | AMENDMENTS | Issue B: #FR, #W, #D amended, #COL, #R10 amended, #Kitchen bench-top dim revised, #fireplace repositioned | Issue C: #Wall cladding detail revised, #Corten to highlighted area, #fireplace repositioned | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| DRAWING TITLE | GROUND FLOOR | CLIENT | Jenny Wang and Paul Peng | | | | | | | | | | A | 03/02/2021 | For Building Approval | D | 29/05/2024 | As built | IAPA International Architectural Platform (Australia) Design Consultants www.iapa.net.au P 02 99871212 E info@iapa.net.au |
| | | | | | | | | | | | | | B | 13/05/2021 | For construction | E | 19/06/2024 | As built | |
| | | | | | | | | | | | | | C | 12/10/2021 | Wall cladding revised, fireplace re-position | | | | |



| | | | | | | | | | | | | |
|--------------|---------------------------------|-------------|------------|----------|----------|----------|-------|------------|-----------------------|-------|------|-------------|
| PROJECT NAME | ADDRESS | DRAWING NO. | DATE | DRAWN BY | SCALE | REVISION | ISSUE | DATE | DESCRIPTION | ISSUE | DATE | DESCRIPTION |
| ROOF PLAN | 72 Sproules Road, Snug TAS 7054 | PM-04 | 03.02.2021 | G Z | 1:50 @A2 | | A | 03/02/2021 | For Building Approval | | | |
| | CLIENT | | | | | | B | 13/05/2021 | For construction | | | |
| | Jenny Wang and Paul Peng | | | | | | C | 29/05/2021 | As built | | | |



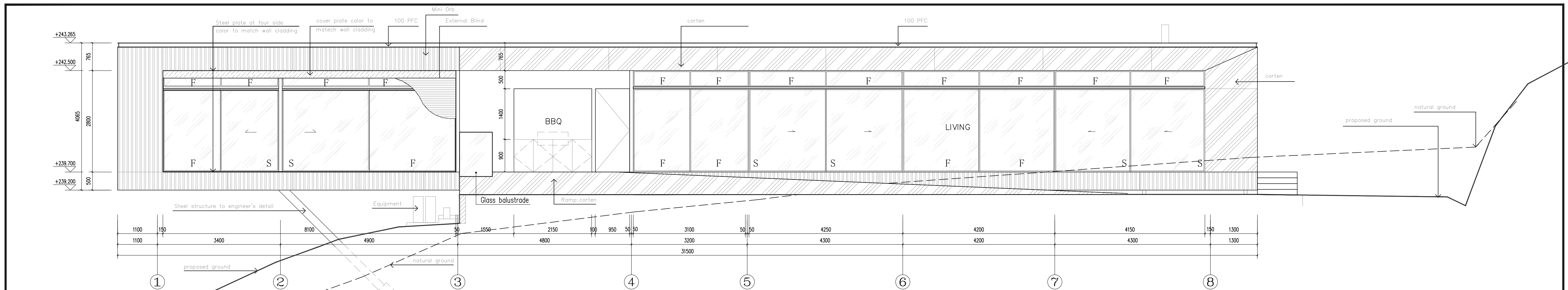


Ceiling Plan 1:50

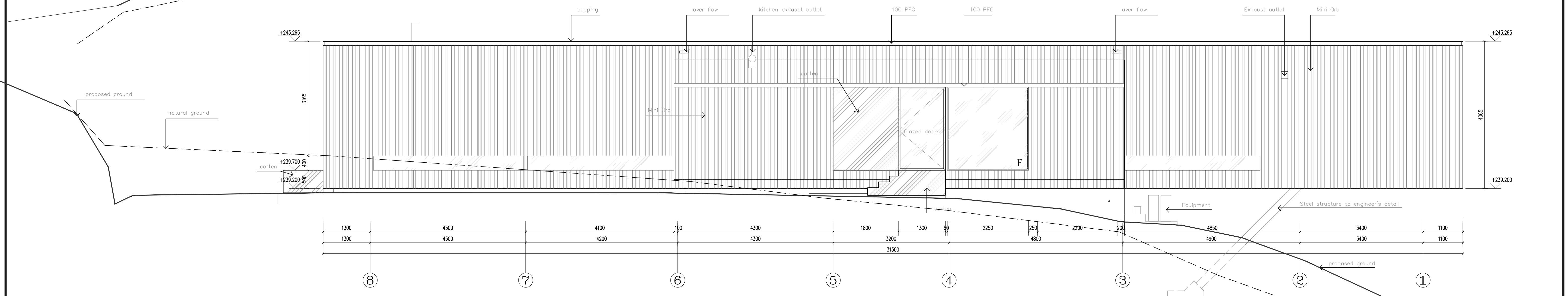
- LEGEND**
- WP weatherproof gpo
 - DGPO uplight
 - Downlight
 - Fan and light ext ducted
 - wall light
 - pendant light
 - LED strip
 - x data
 - x Switch
 - U USB
 - TV TV

| | | | | | |
|---------------|---------------------------------|-----------------------|-------------|-----------------------------|-------------|
| PROJECT NAME | ADDRESS | DRAWING NO. | SOUTH POINT | AMENDMENTS | |
| | 72 Sproules Road, Snug TAS 7054 | | PH-05 | Kitchen zone lighting added | |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | |
| Ceiling Plan | Jenny Wang and Paul Peng | 03.02.2021 | G Z | 1:50 @A2 | |
| Issue | Date | Description | Issue | Date | Description |
| A | 03/02/2021 | For Building Approval | | | |
| B | 13/05/2021 | For construction | | | |
| C | 29/05/2021 | As built | | | |

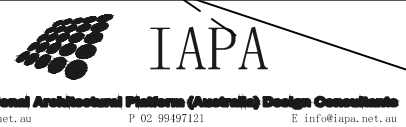


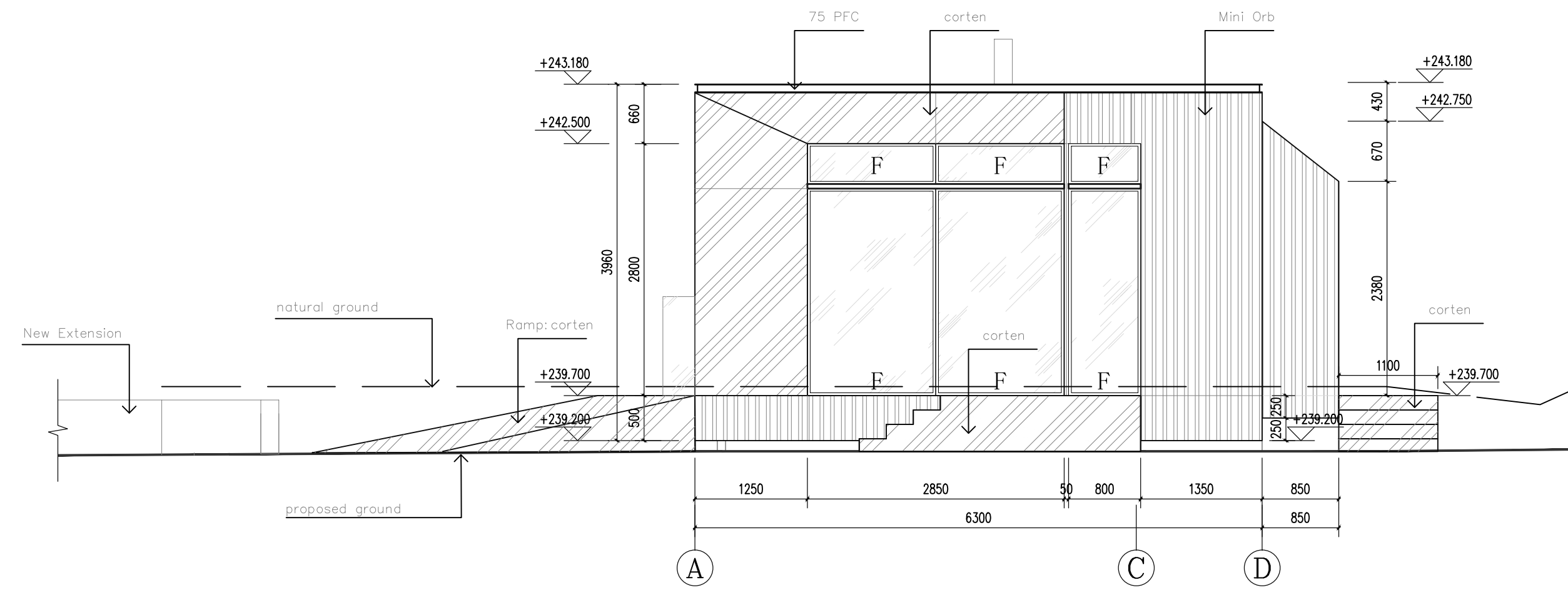


EAST ELEVATION 1:50

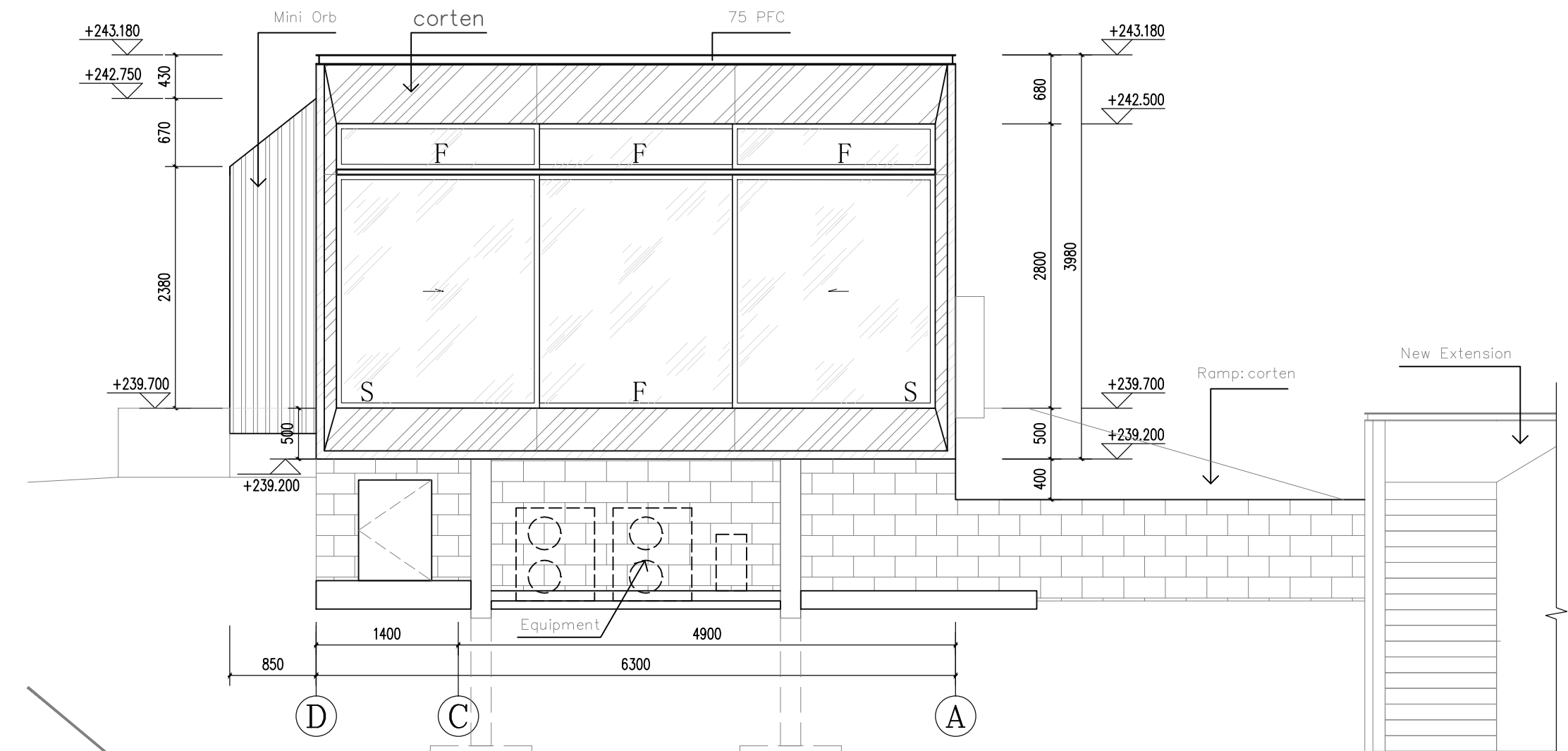


WEST ELEVATION 1:50

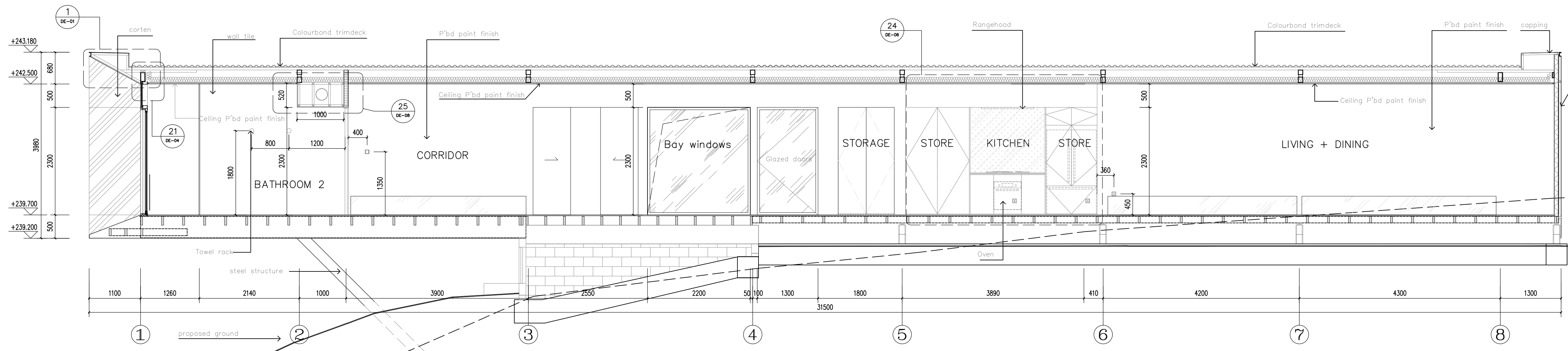
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| PROJECT NAME | ADDRESS | DRAWING NO. | SOUTH POINT | REVISIONS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snug TAS 7054 | EL-01 | | Issue C Wall cladding detail revised & corten to highlight area | A | 03/02/2021 | For Building Approval | D | 29/05/2024 | As built |  International Architectural Platform (Australia) Design Consultants |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | B | 13/05/2021 | For construction | E | 19/06/2024 | As built | |
| EAST ELEVATION WEST ELEVATION | Jenny Wang and Paul Peng | 03.02.2021 | G Z | 1:50 @A2 | C | 12/10/2021 | Wall cladding revised | | | | |



NORTH ELEVATION 1:50

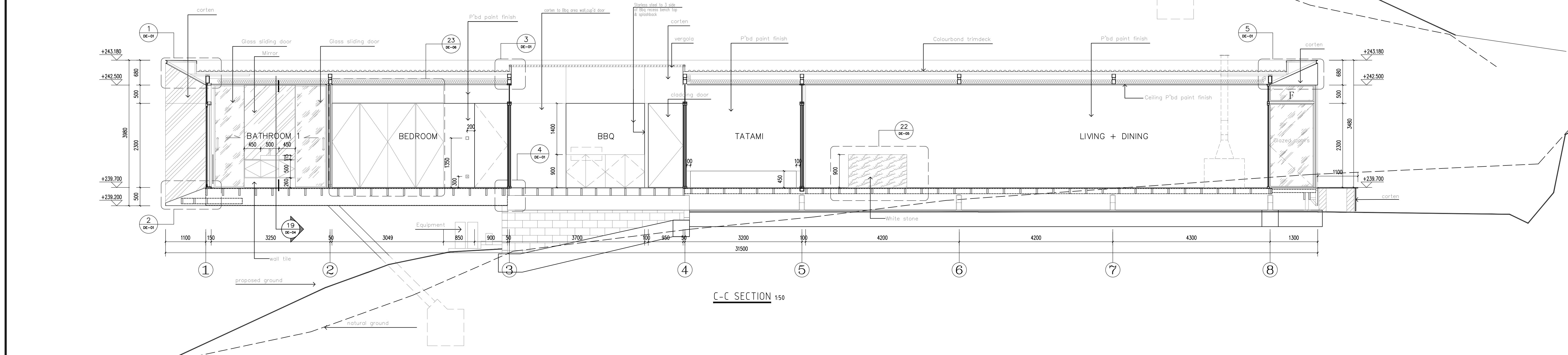
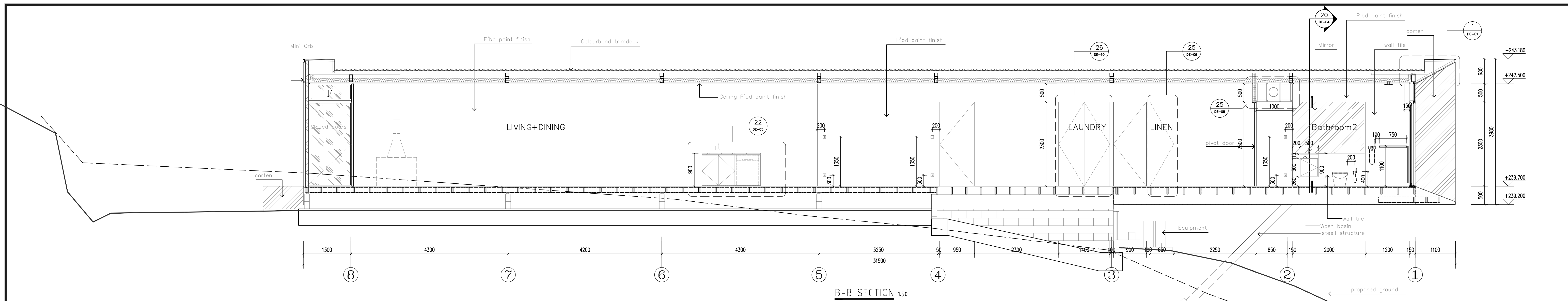


SOUTH ELEVATION 1:50

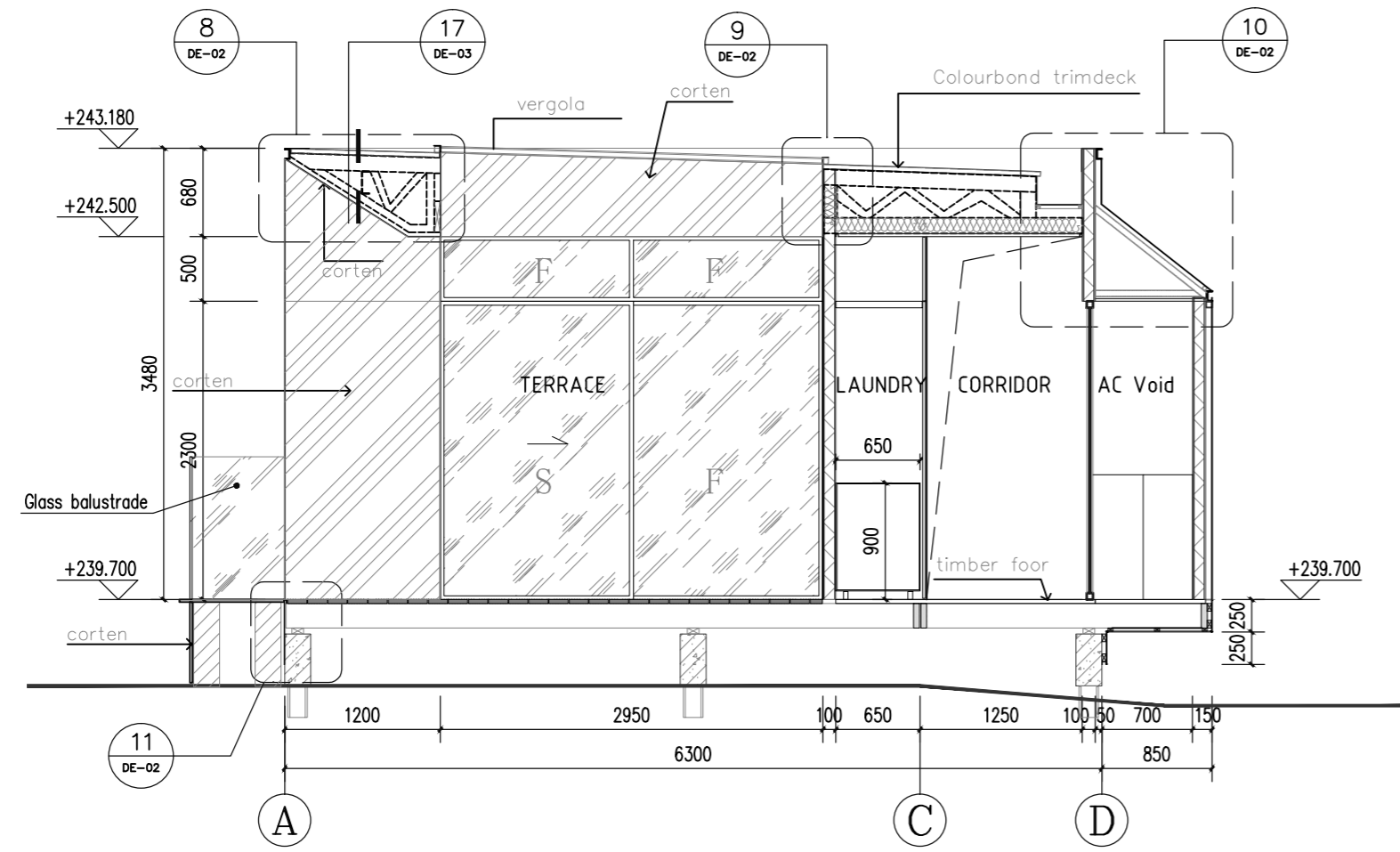


A-A SECTION 1:50

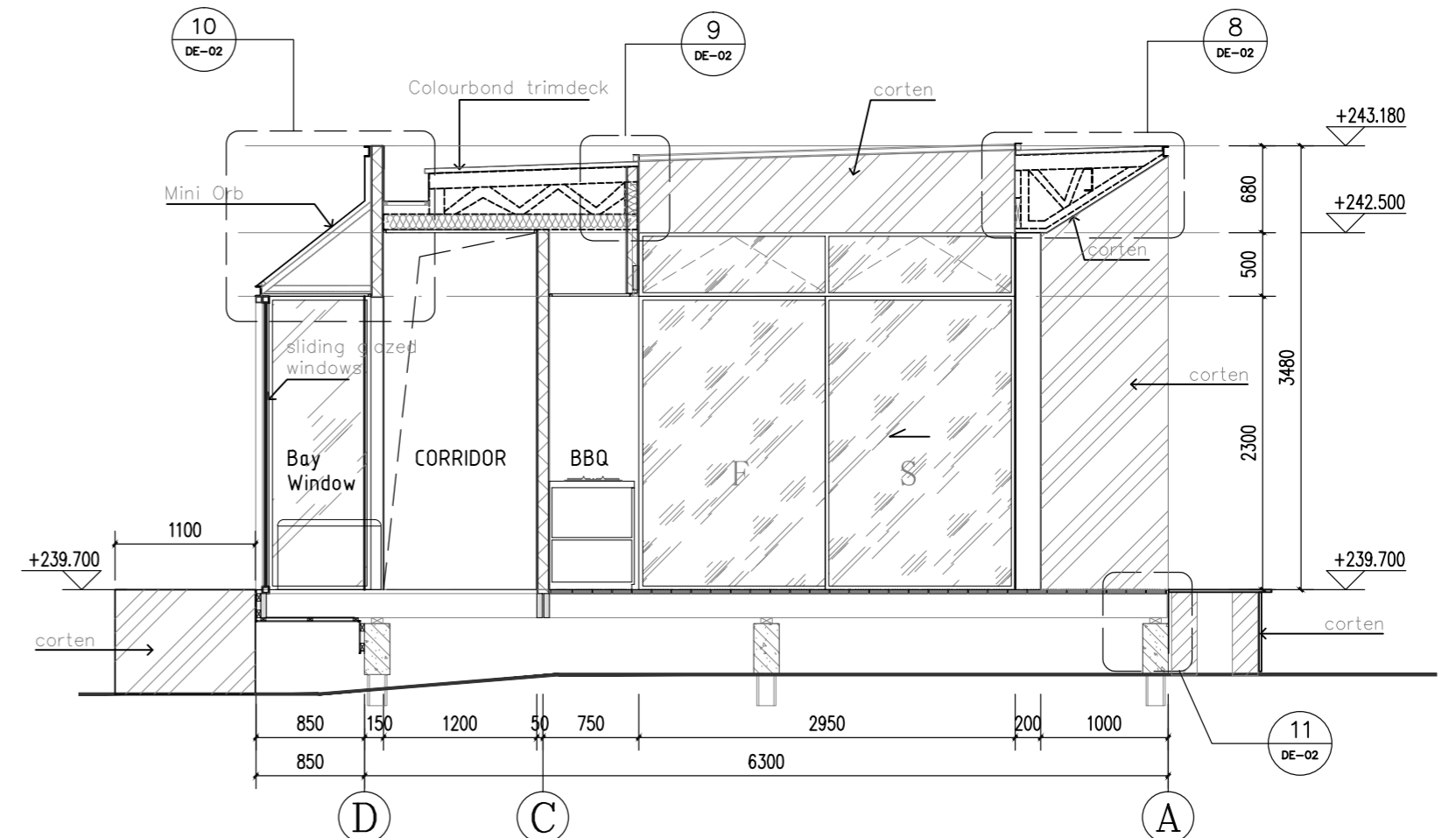
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| PROJECT NAME | 72 Sproules Road, Snug TAS 7054 | DRAWING NO. | EL-02 | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| DRAWING TITLE | NORTH ELEVATION & SOUTH ELEVATION | CLIENT | Jenny Wang and Paul Peng | DATE | 03.02.2021 | Issue C | 03/02/2021 | For Building Approval | Issue D | 29/05/2024 | As built | IAPA International Architectural Platform (Australia) Design Consultants www.iapa.net.au P 02 99871212 E info@iapa.net.au |
| | A-A SECTION | | | DRAWN BY | G Z | SCALE | 1:50 #A2 | Issue B | 13/05/2021 | For construction | | |
| | | | | | | | | Issue C | 08/09/2021 | Wall cladding revised | | |



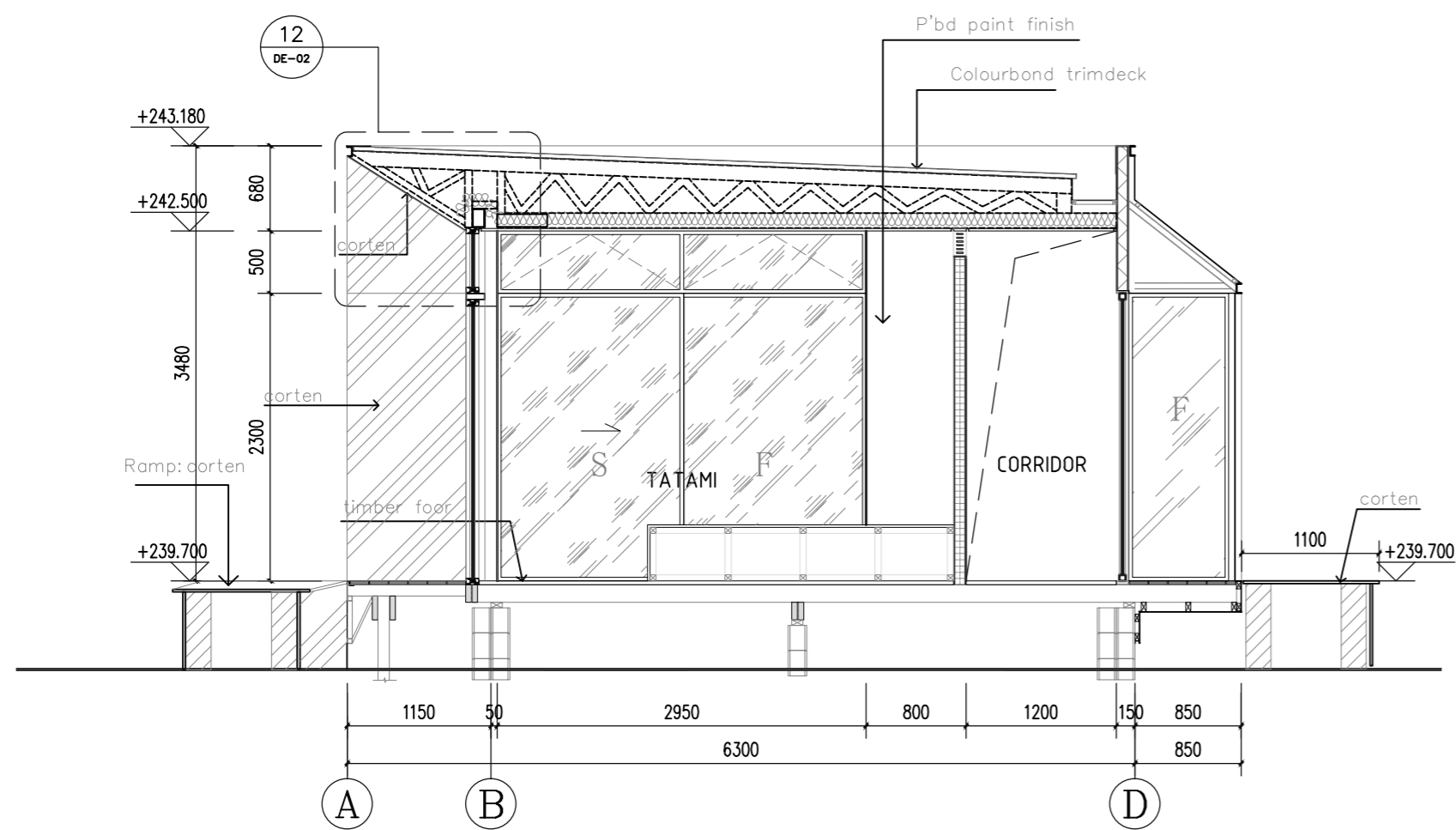
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|---------------------------|---------------------------------|-------------|-------------|---|-------|------------|-----------------------|-------|------------|-------------|---|
| PROJECT NAME | ADDRESS | DRAWING NO. | SOUTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| B-B SECTION & C-C SECTION | 72 Sproules Road, Snug TAS 7054 | SF-01 | | Issue C *Wall cladding detail revised - Corten to highlight area | A | 03/02/2021 | For Building Approval | D | 29/05/2024 | As built | IAPA International Architectural Platform (Australia) Design Consultants www.iapa.net.au P 02 99871212 E info@iapa.net.au |
| CLIENT | Jenny Wang and Paul Peng | DATE | DRAWN BY | SCALE | B | 13/05/2021 | For construction | | | | |
| | | 03.02.2021 | G Z | 1:50 @A2 | C | 12/10/2021 | Wall cladding revised | | | | |



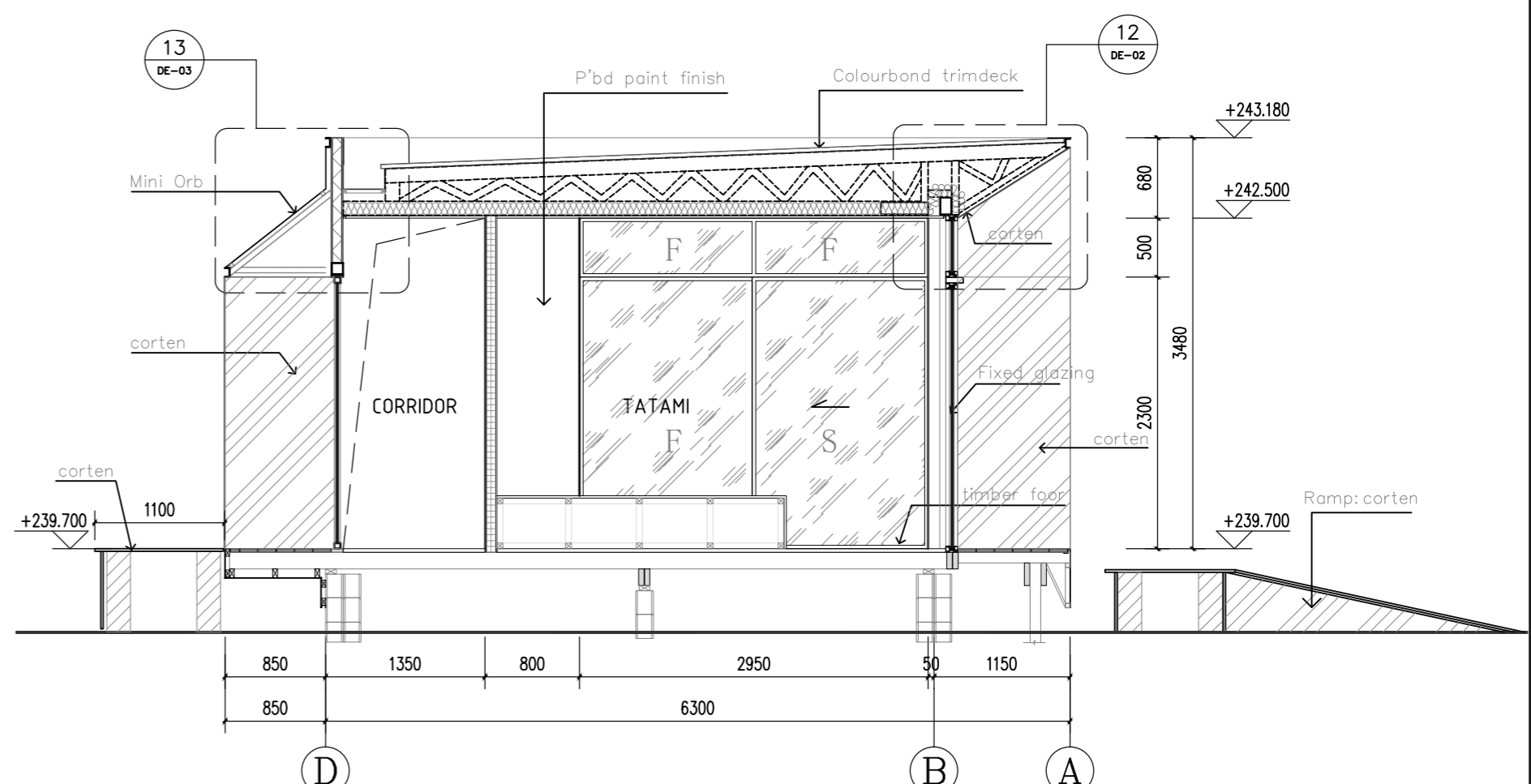
5-5 SECTION 1:50




6-6 SECTION 1:50

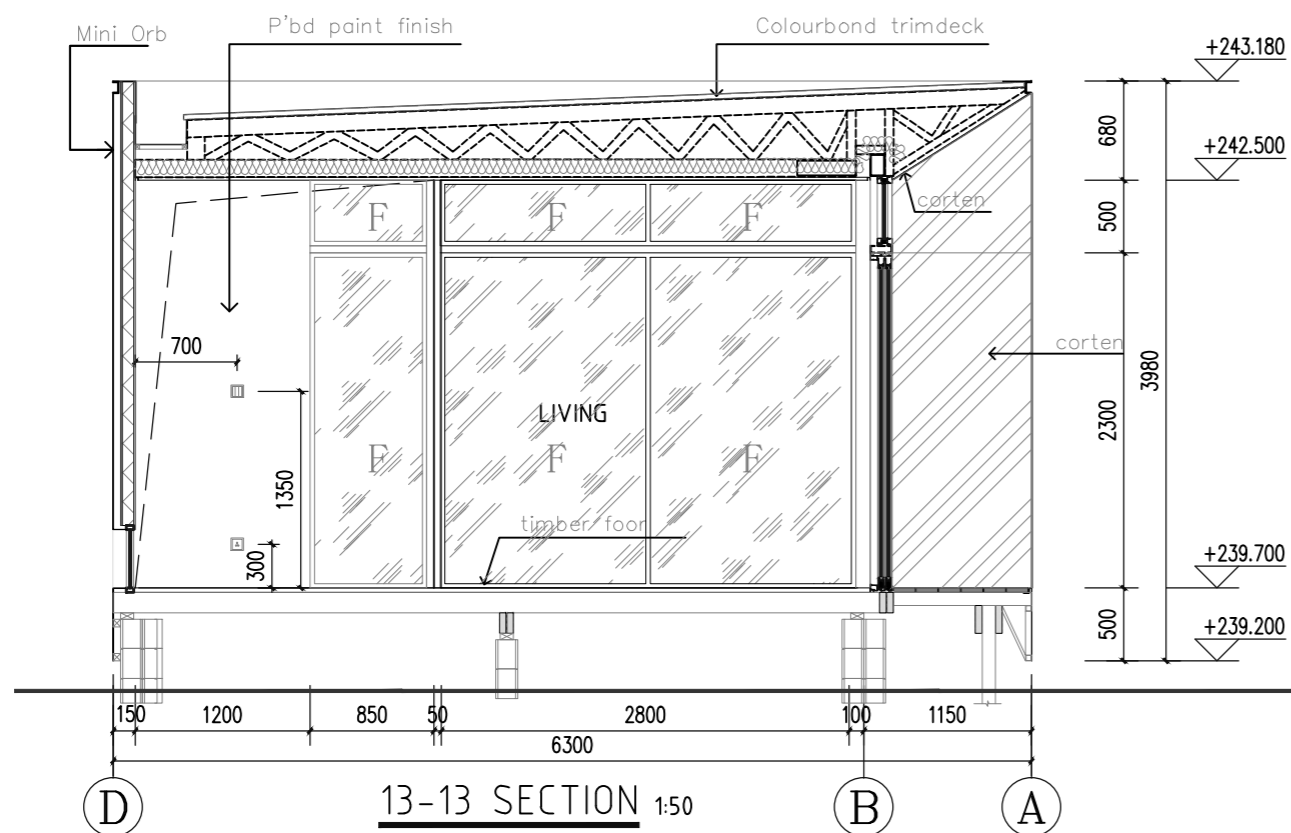
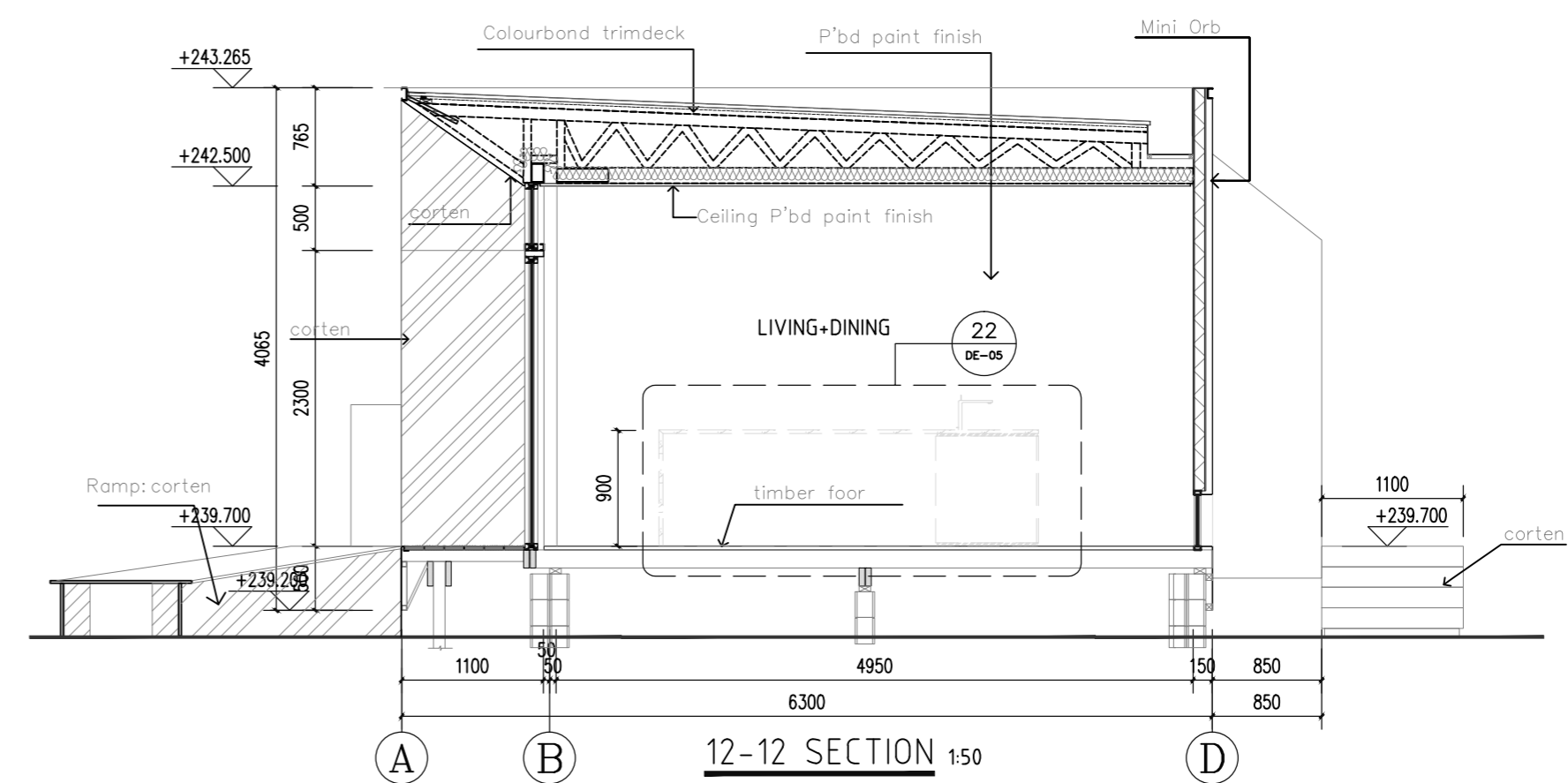
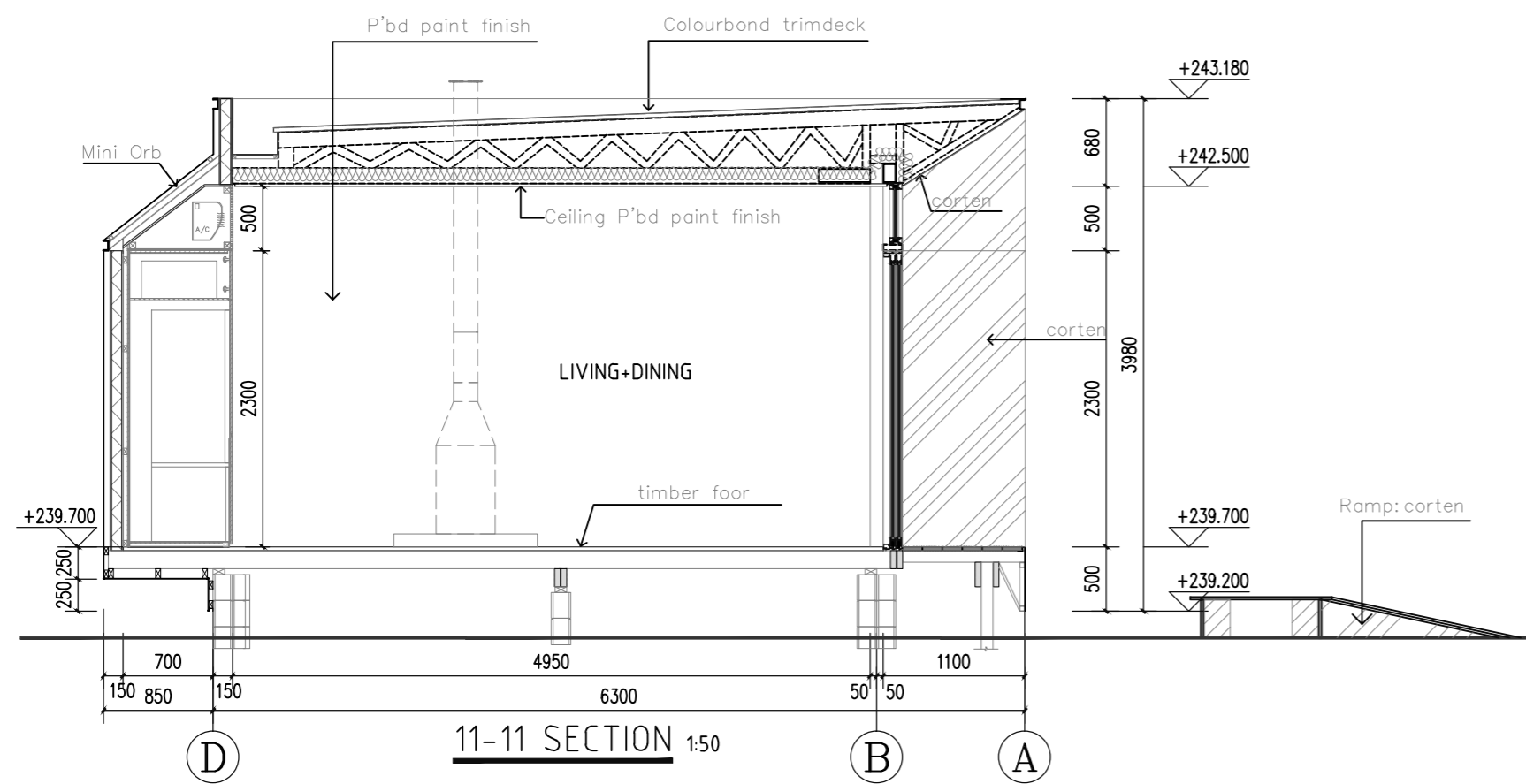
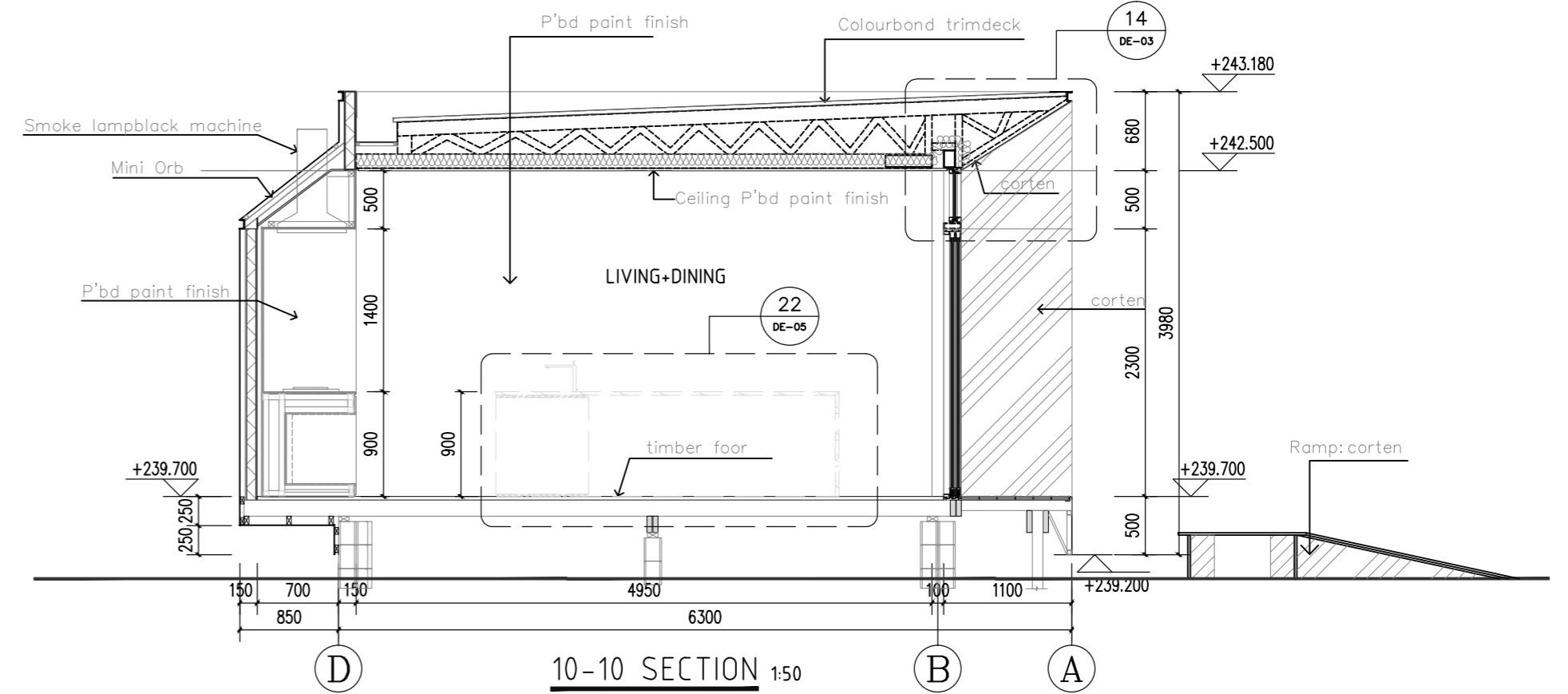
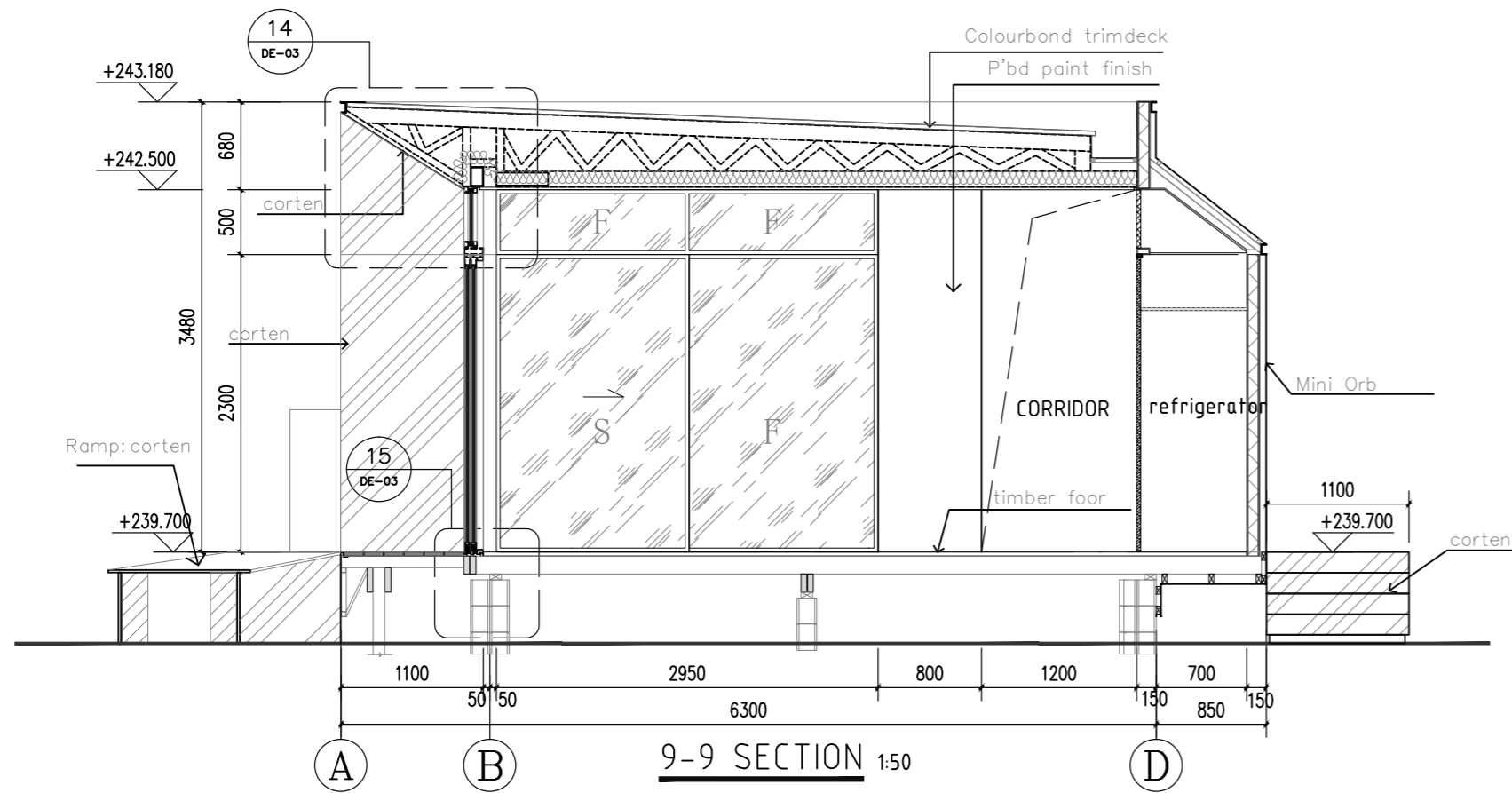



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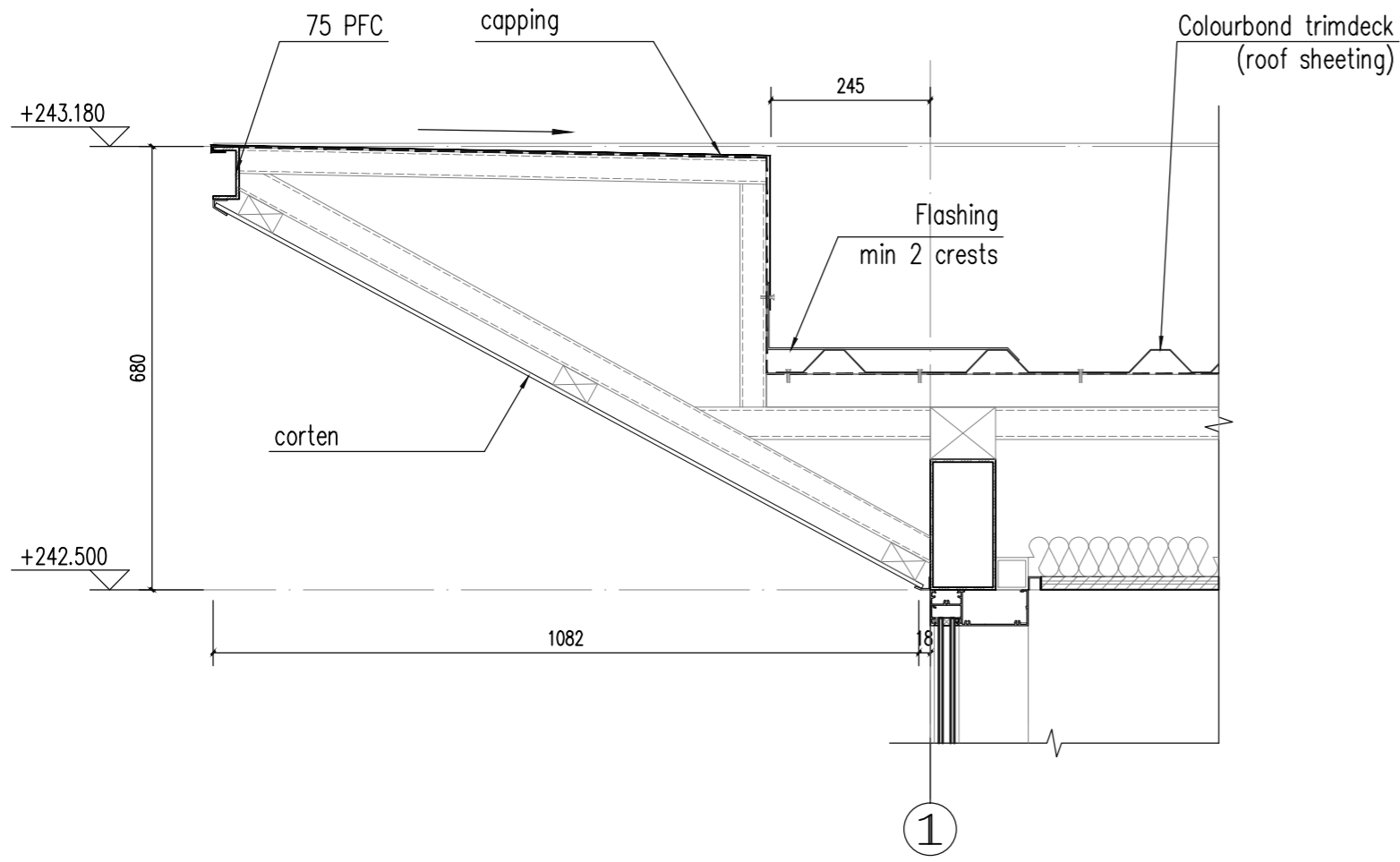


8-8 SECTION 1:50

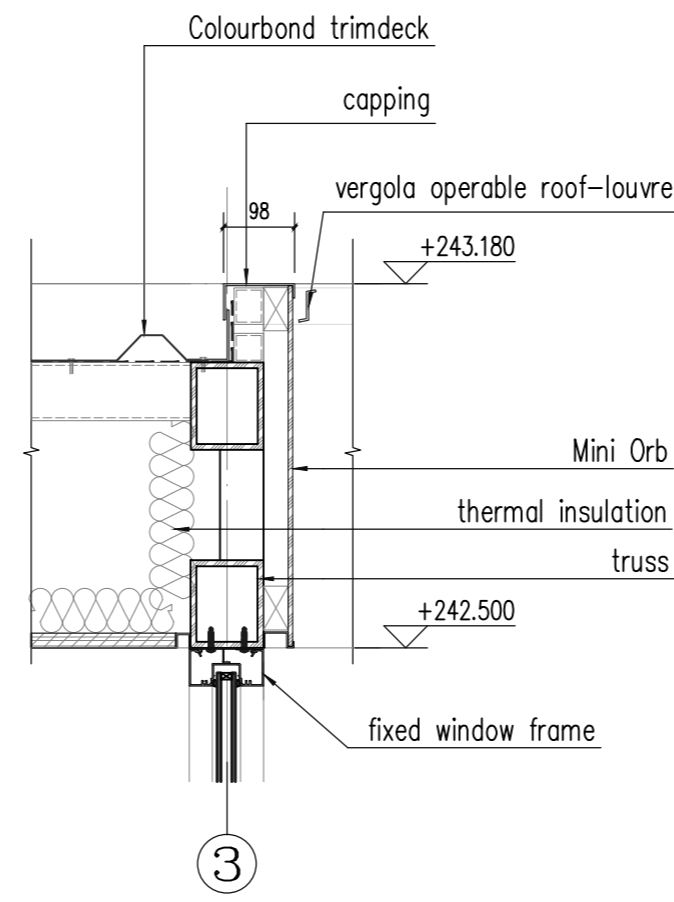
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| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snug TAS 7054 | SE-03 | | Issue B *Wall detail revised & updated | A | 03/02/2021 | For Building Approval | D | 29/05/2024 | As built |  IAPA International Architectural Platform (Australia) Design Consultants <small>www.iapa.net.au P: 02 99891121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | B | 13/05/2021 | For construction | | | | |
| 5-5 SECTION 6-6 SECTION | Jenny Wang and Paul Peng | 03.02.2021 | G Z | 1:50 @A2 | C | 12/10/2021 | Wall cladding revised | | | | |
| 7-7 SECTION 8-8 SECTION | | | | | | | | | | | |



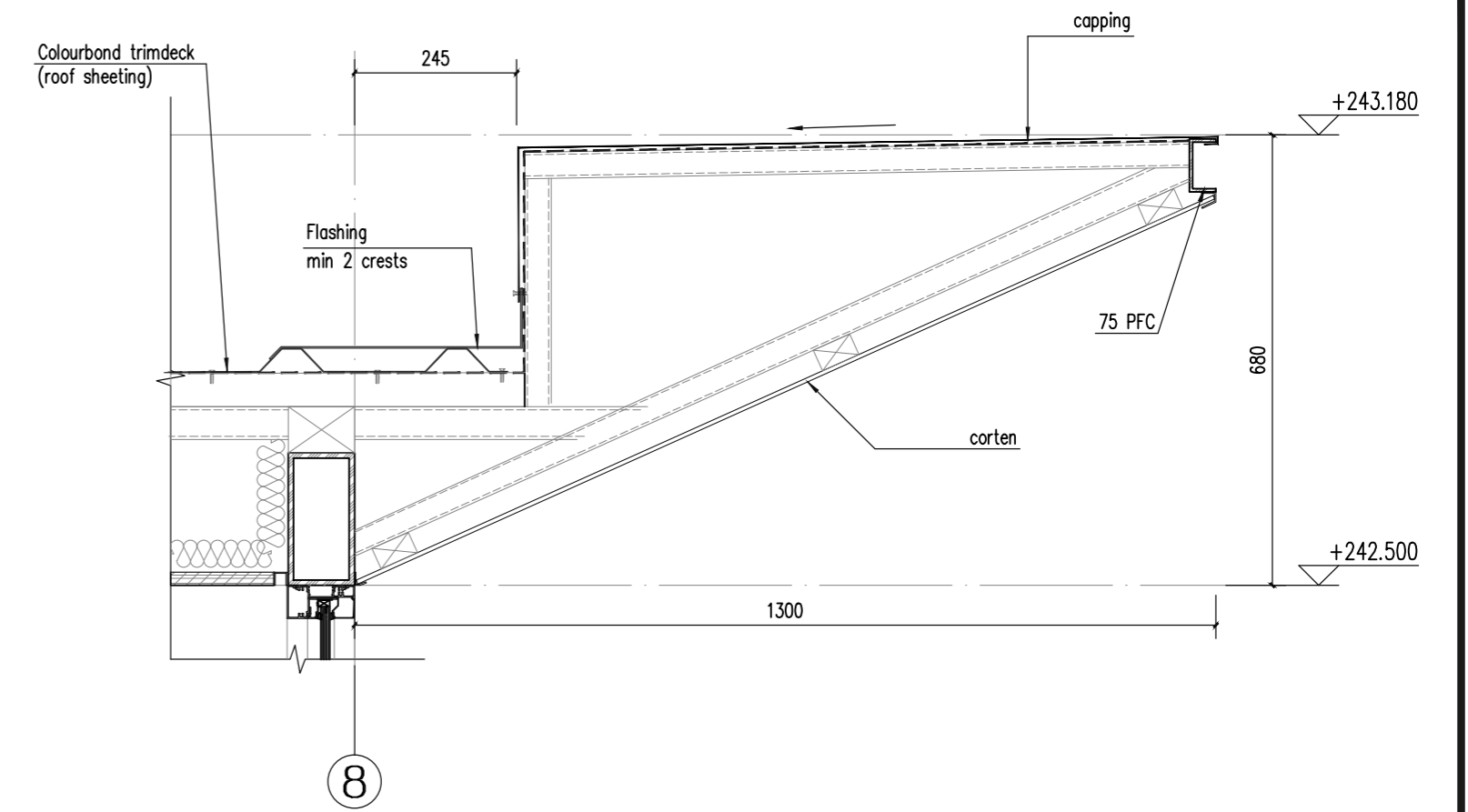
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| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snag TAS 7054 | SE-04 | | Issue B *Wall detail revised & updated | A | 03/02/2021 | For Building Approval | D | 29/05/2024 | As built |  IAPA International Architectural Platform (Australia) Design Consultants <small>www.iapa.net.au P: 02 99497121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | B | 13/05/2021 | For construction | | | | |
| 9-9 SECTION 12-12 SECTION | Jenny Wang and Paul Peng | 03.02.2021 | G Z | 1:50 @A2 | C | 12/10/2021 | Wall cladding revised | | | | |
| 11-11 SECTION 13-13 SECTION | | | | Issue C *Wall cladding detail revised - Corten to highlighted area | | | | | | | |



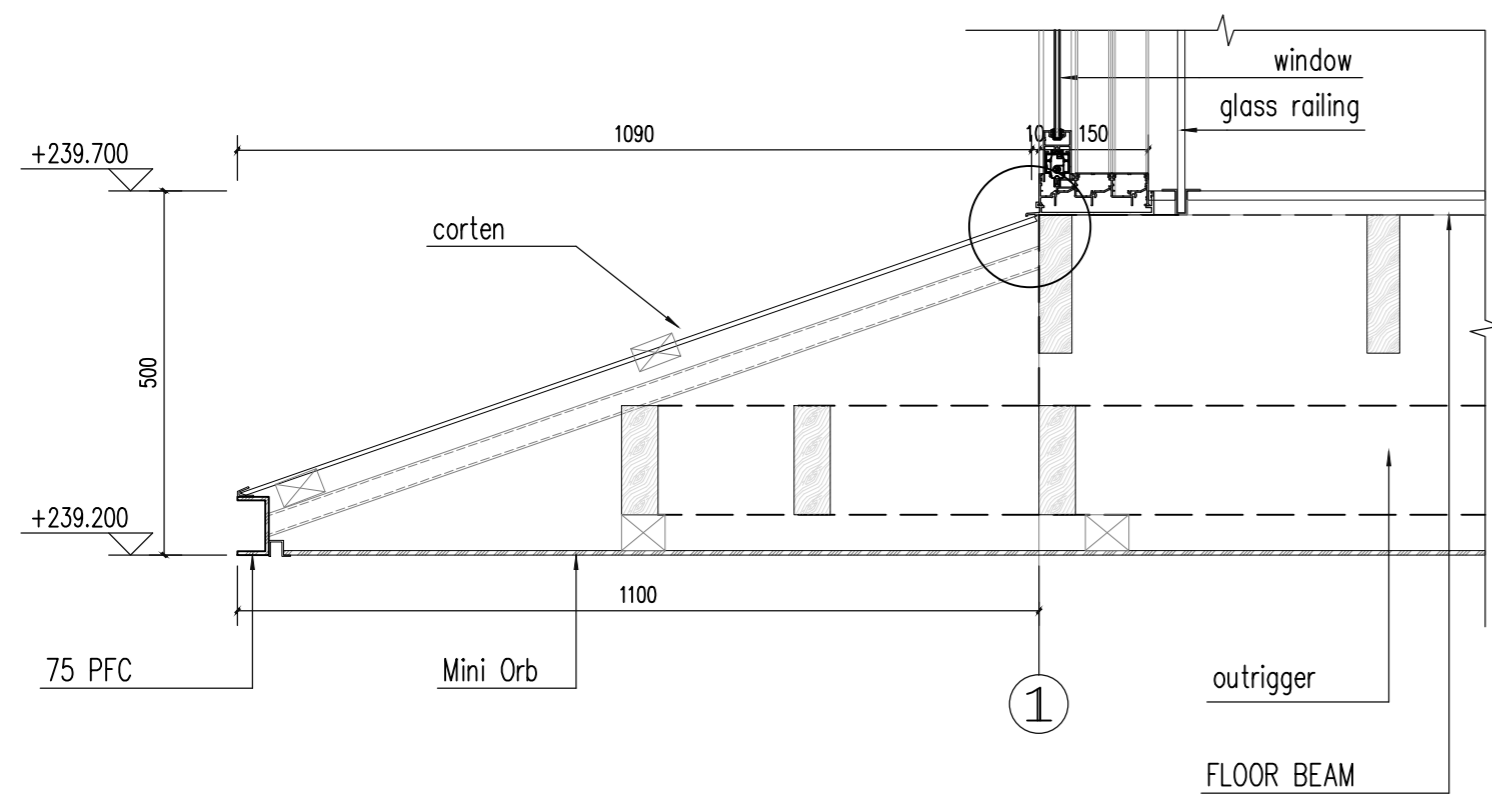
① construction detail 1:10



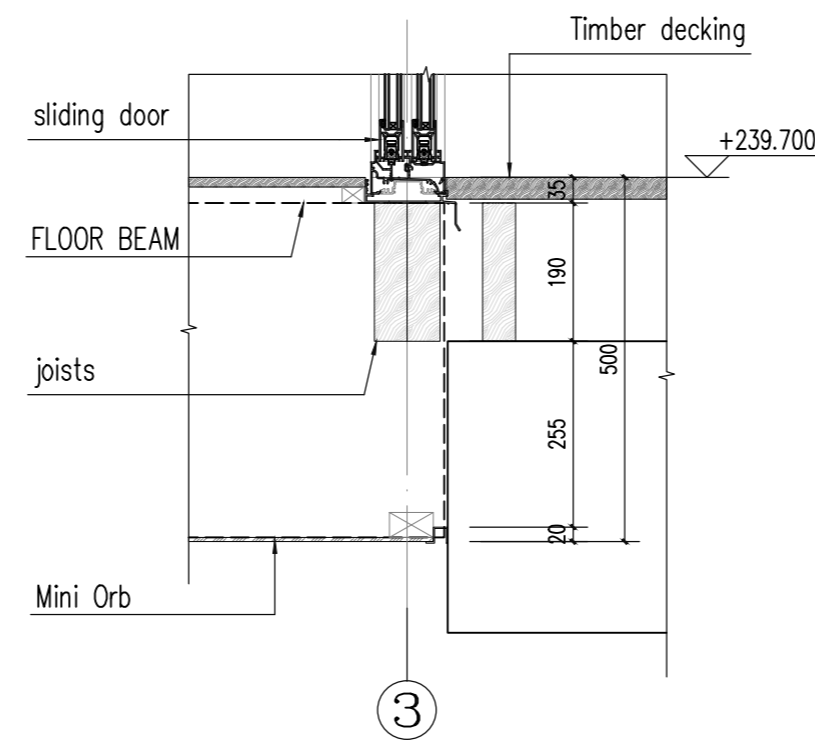
③ construction detail 1:10



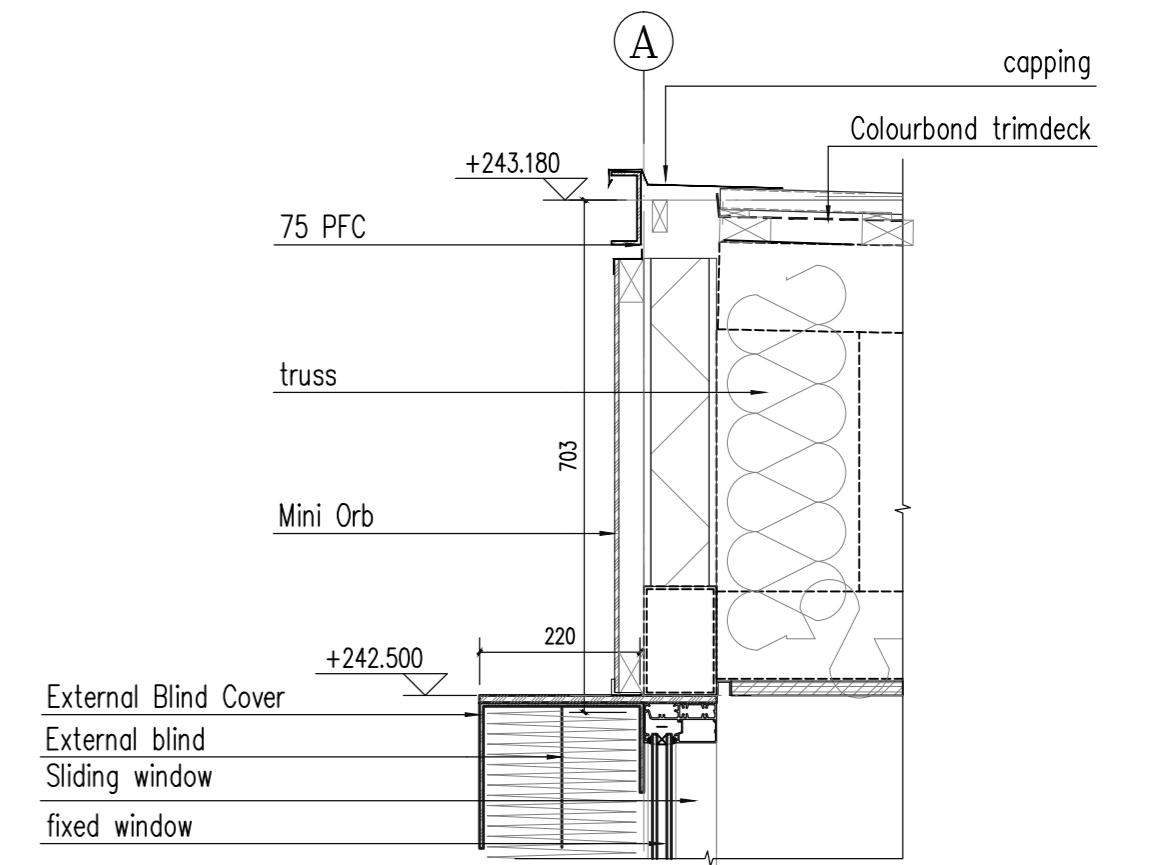
⑤ construction detail 1:10



② construction detail 1:10

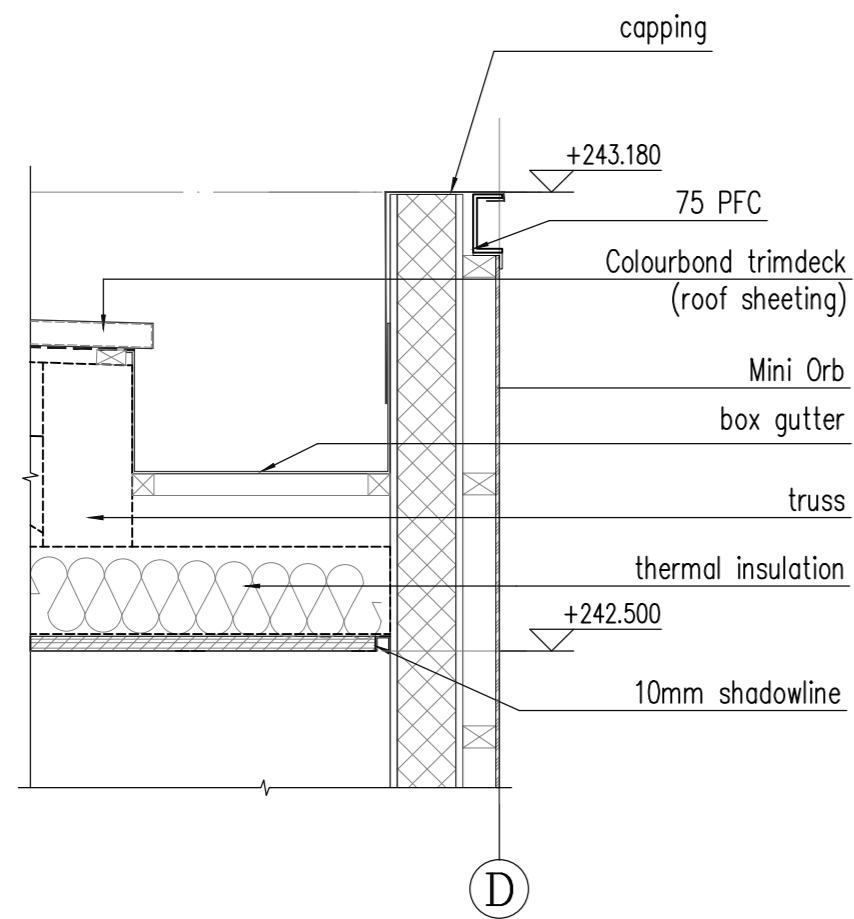


④ construction detail 1:10

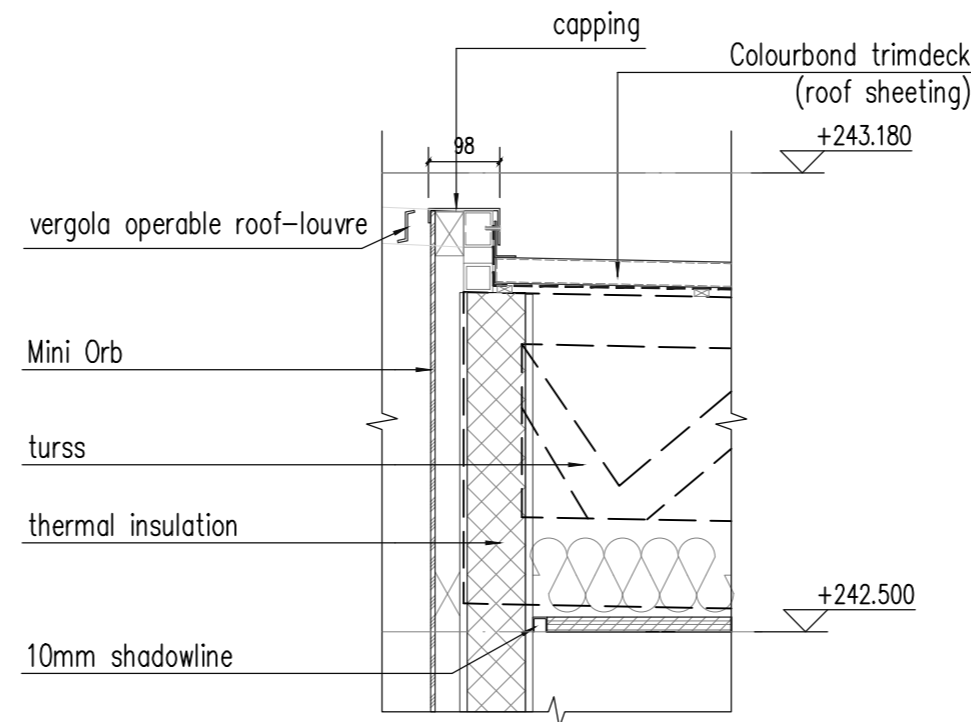


⑥ construction detail 1:10

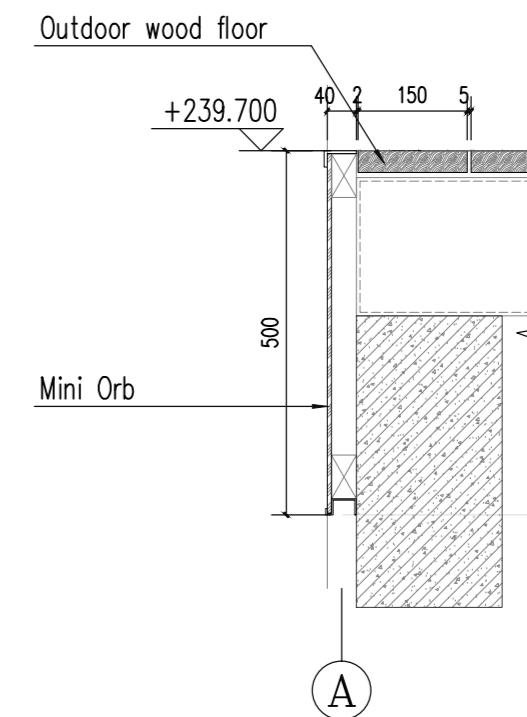
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| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snug TAS 7054 | DE-01 | | Issue B *Detail revised & updated | A | 03/02/2021 | For Building Approval | D | 29/05/2024 | As built |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | Issue C *Wall cladding detail revised - Corten to highlighted area | B | 13/05/2021 | For construction | | | | |
| Detail 1 | Jenny Wang and Paul Peng | 03.02.2021 | G Z | | C | 12/10/2021 | Wall cladding revised | | | | |



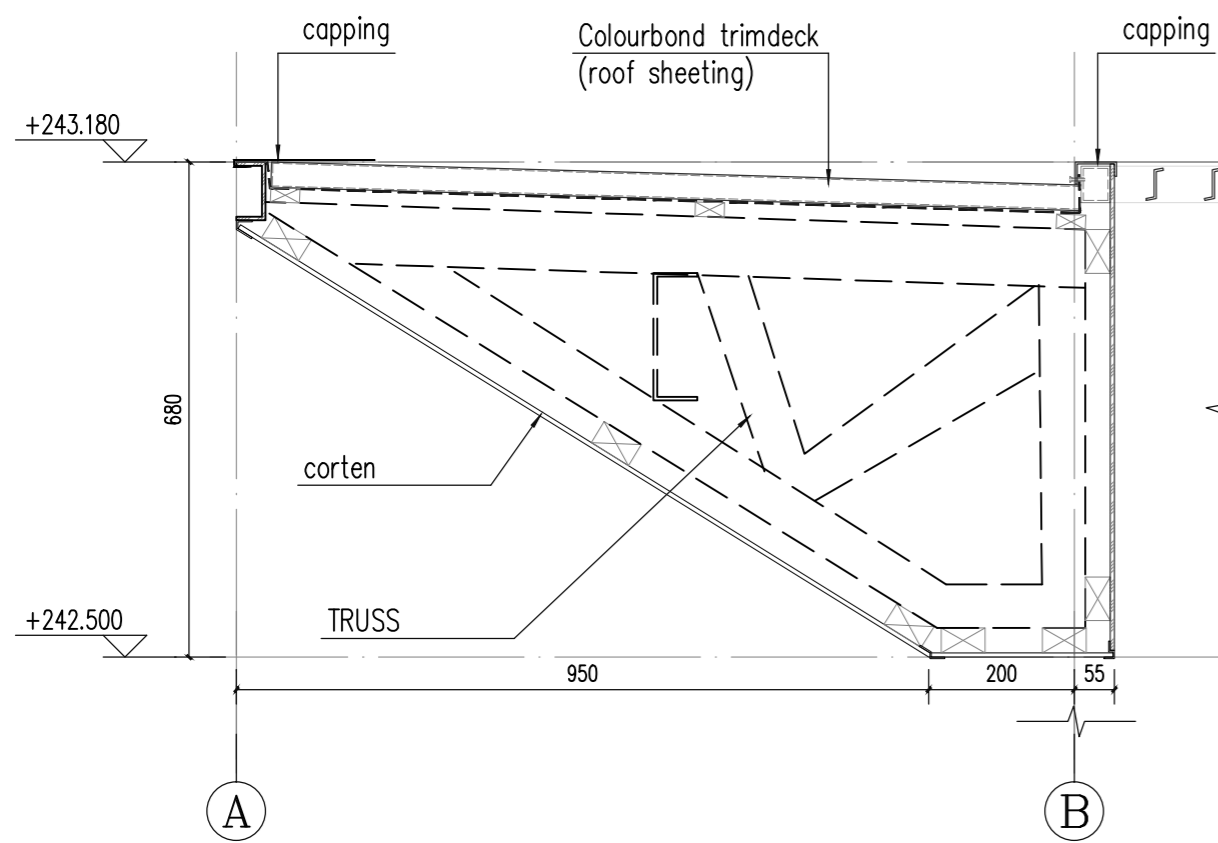
7 construction detail 1:10



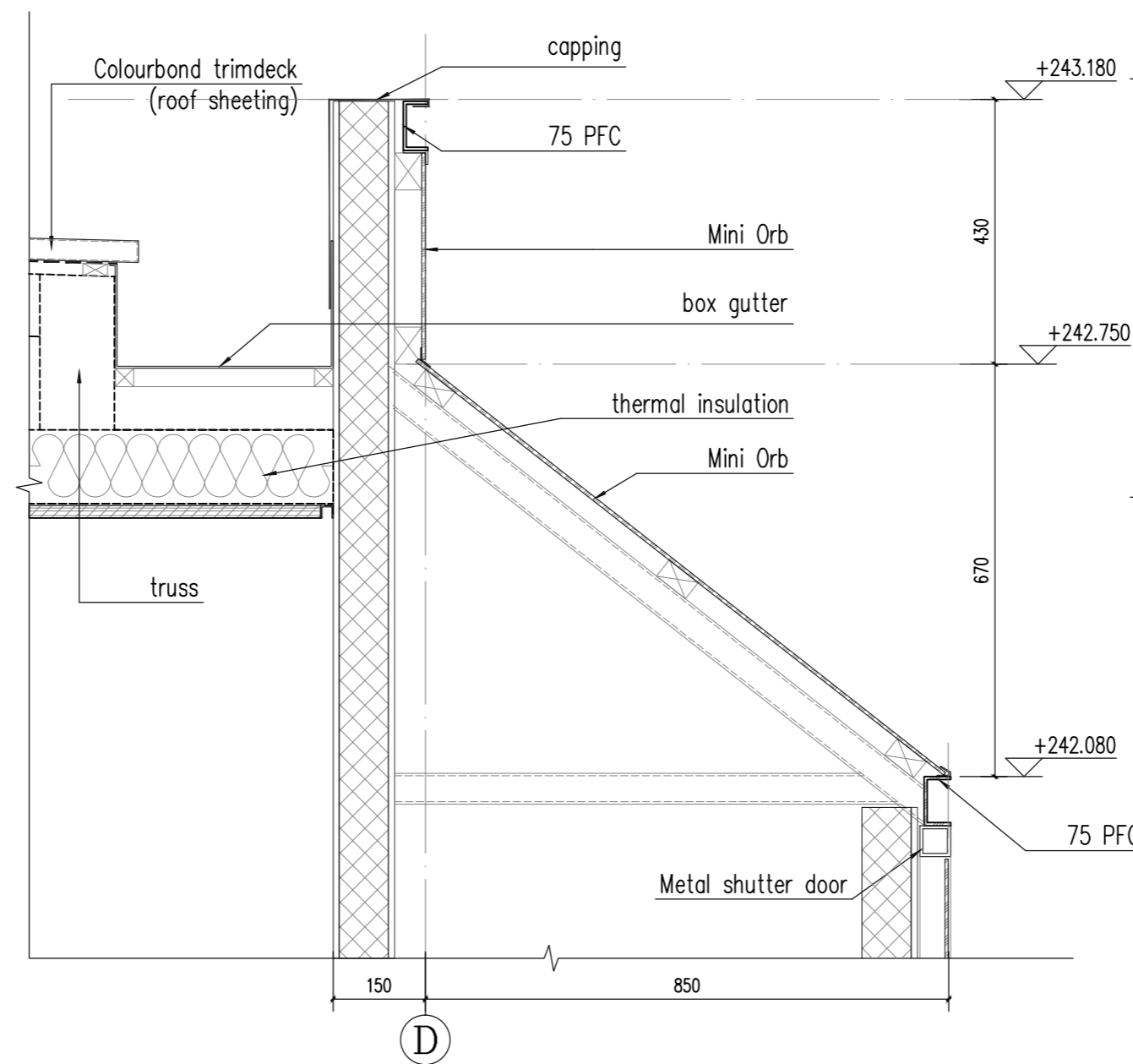
9 construction detail 1:10



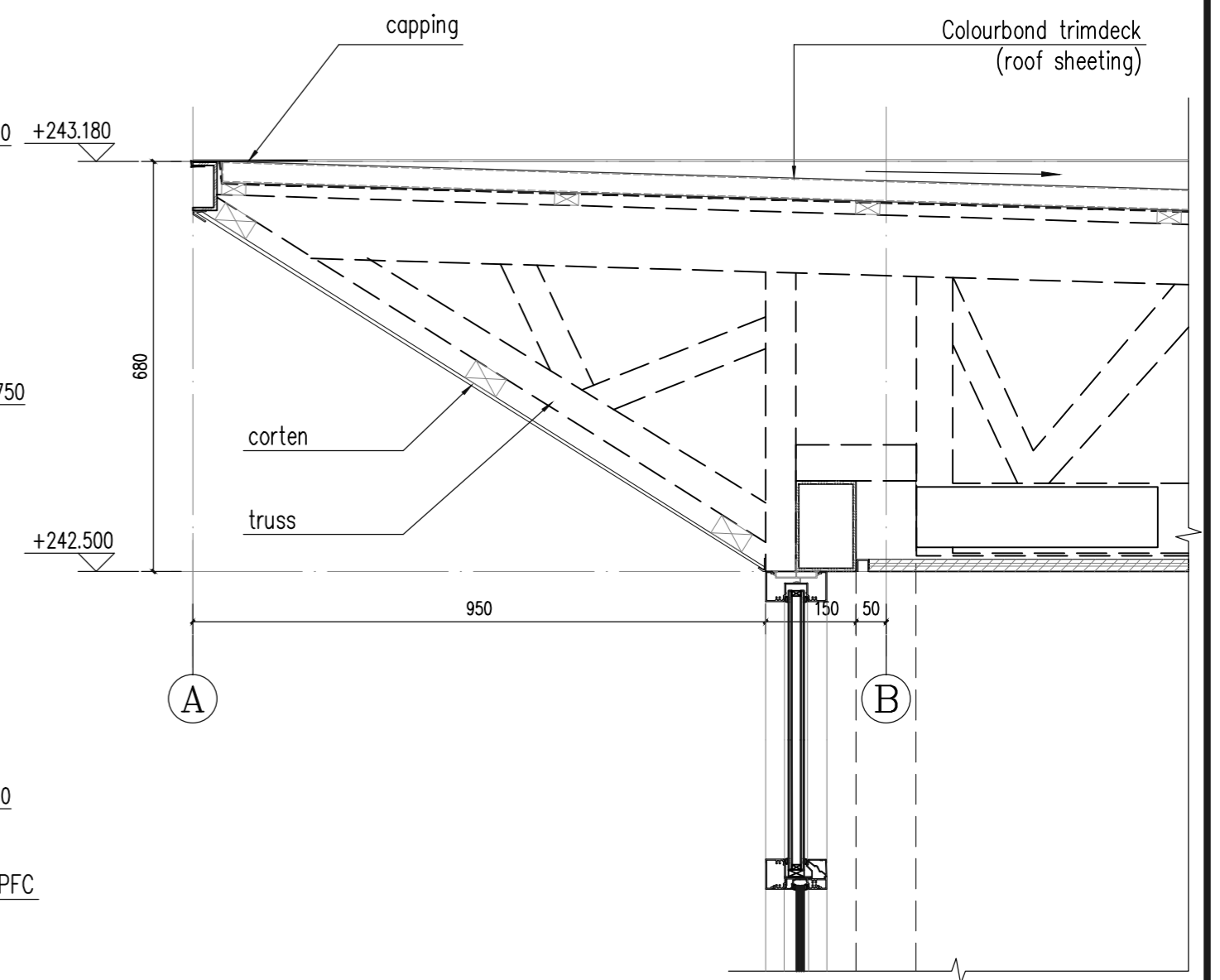
11 construction detail 1:10



8 construction detail 1:10

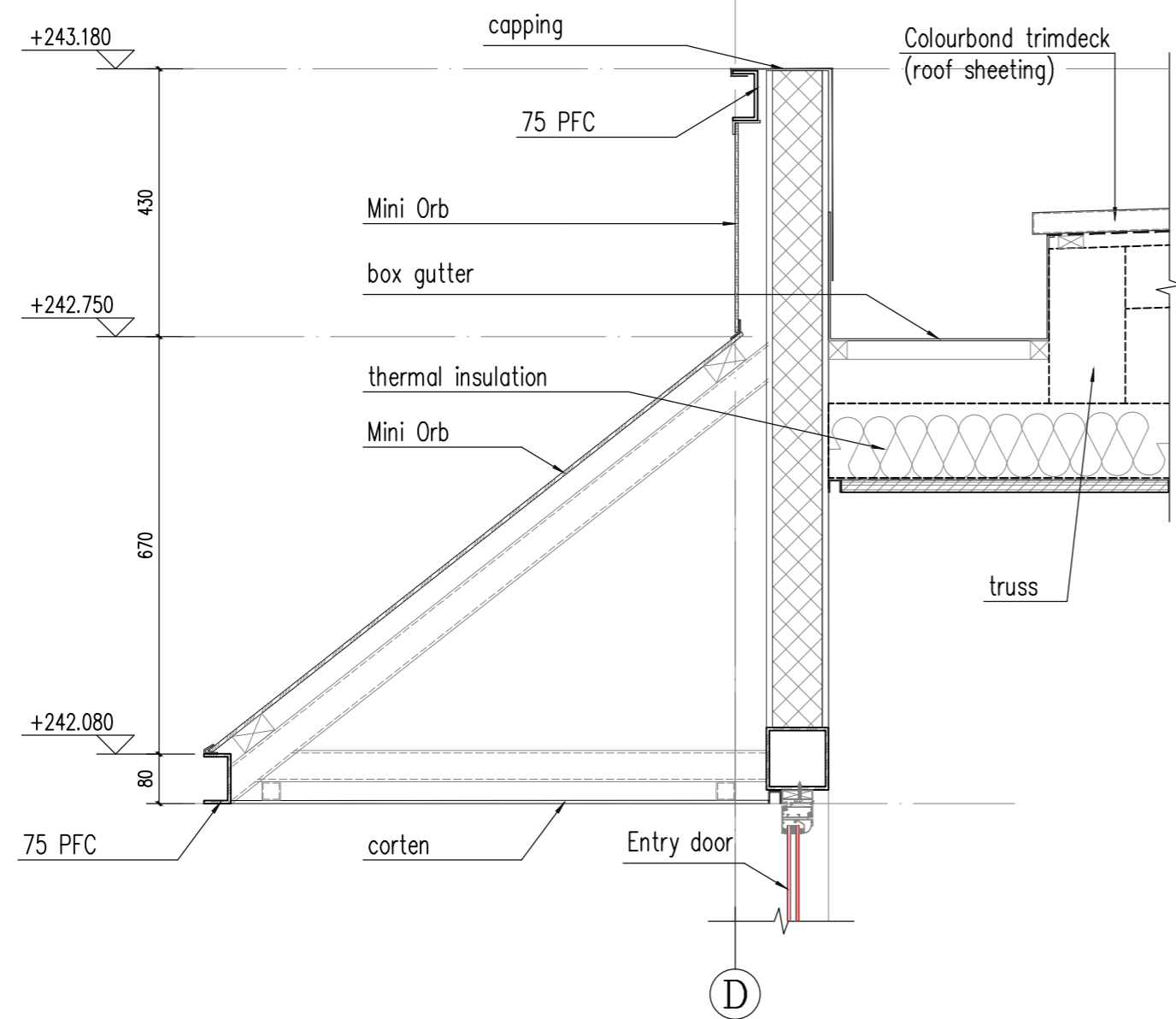


10 construction detail

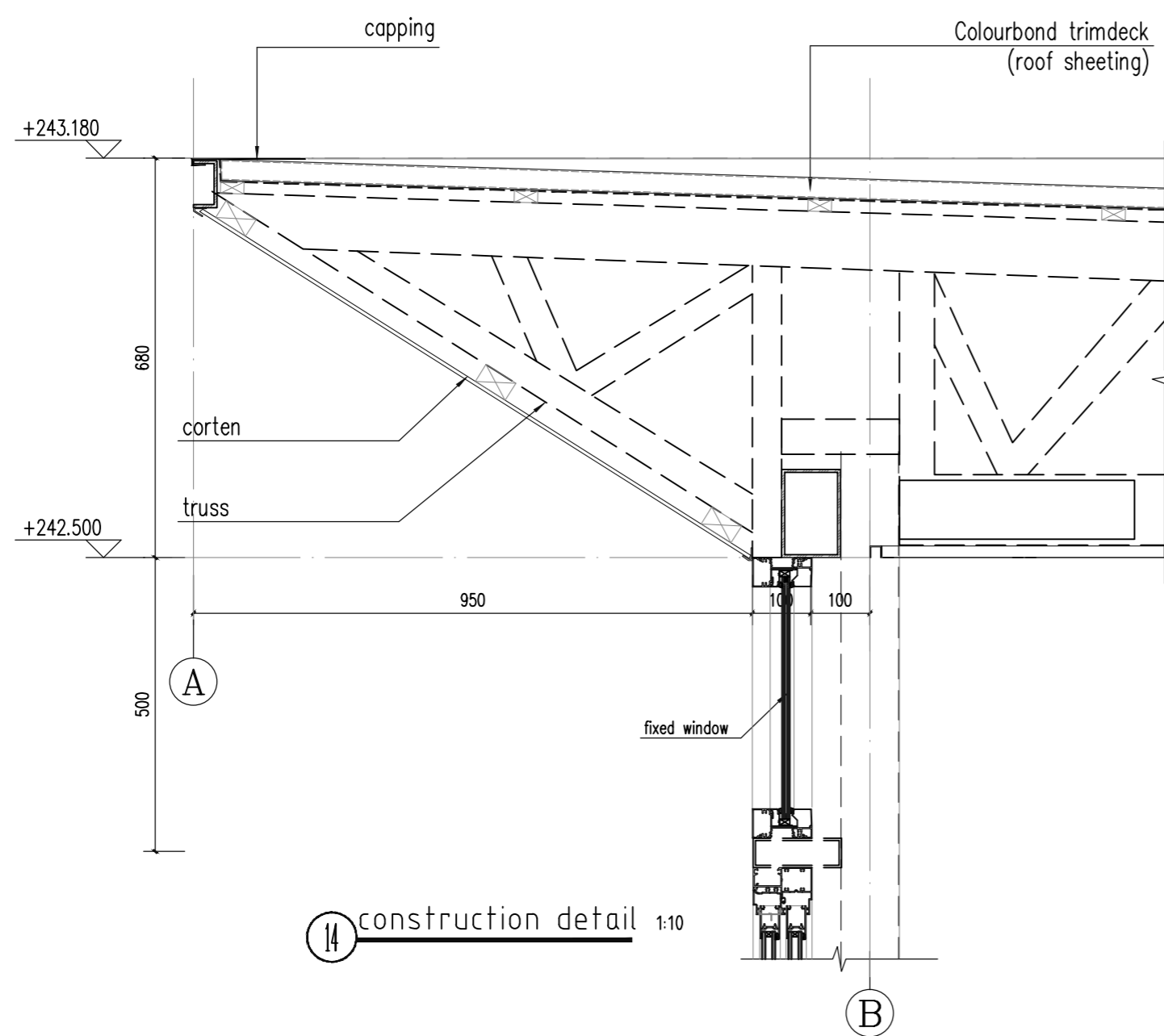


12 construction detail 1:10

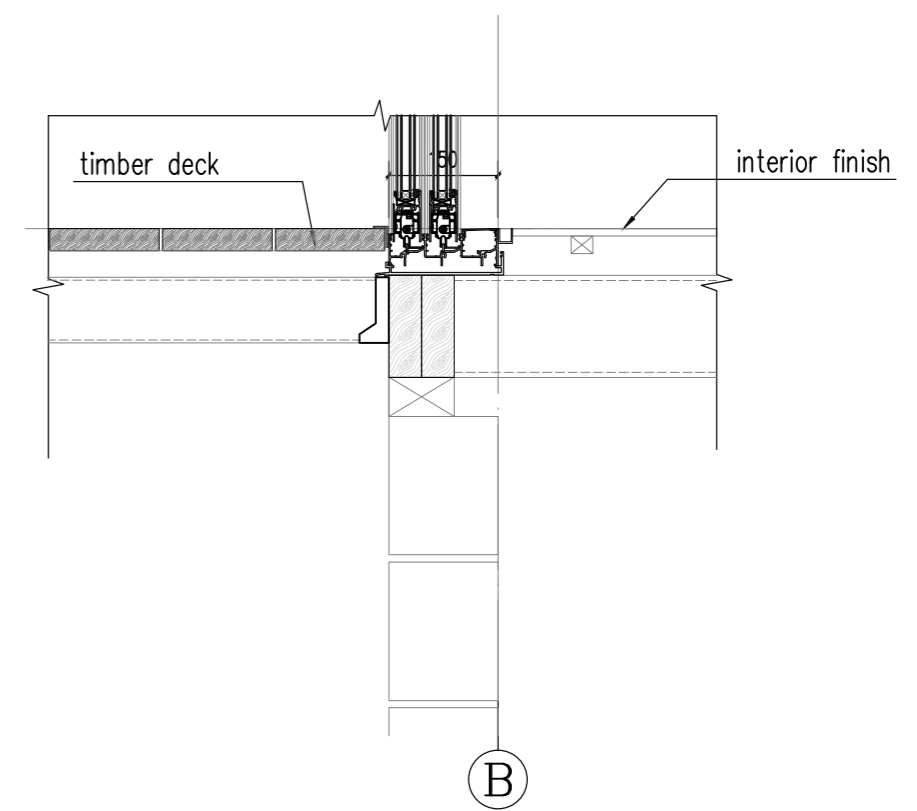
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| | 72 Sproules Road, Snug TAS 7054 | DE-02 | | Issue B *Detail revised & updated | A | 03/02/2021 | For Building Approval | D | 29/05/2024 | As built |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | B | 13/05/2021 | For construction | | | | |
| Detail 2 | Jenny Wang and Paul Peng | 03.02.2021 | G Z | 1:50 @A2 | C | 12/10/2021 | Wall cladding revised | | | | |



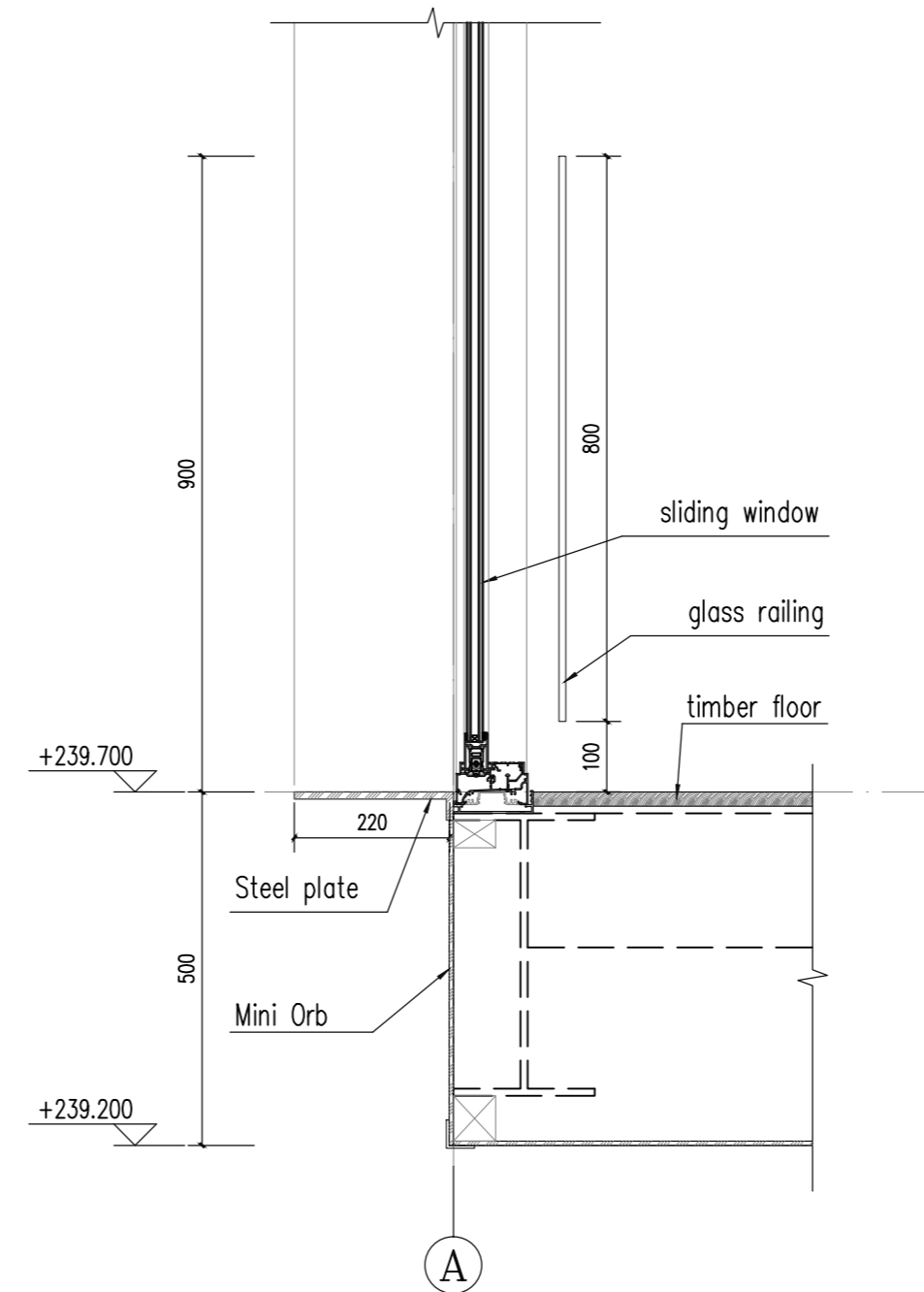
13 construction detail 1:10



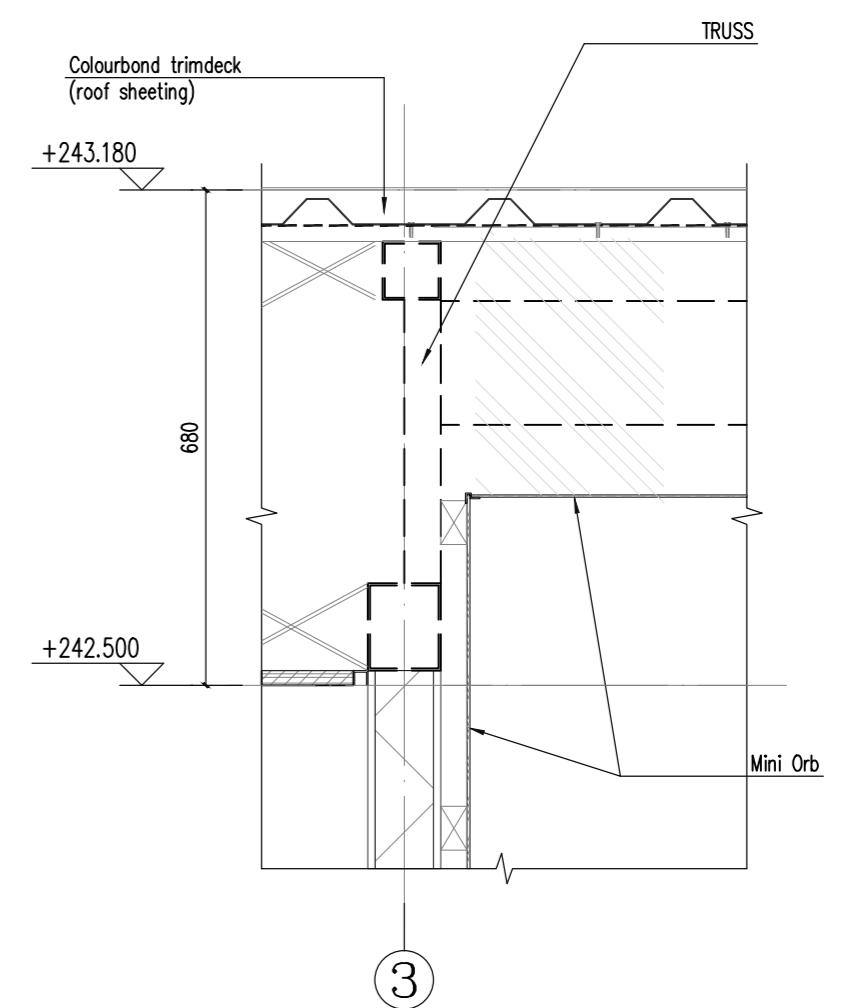
14 construction detail 1:10



15 construction detail 1:10

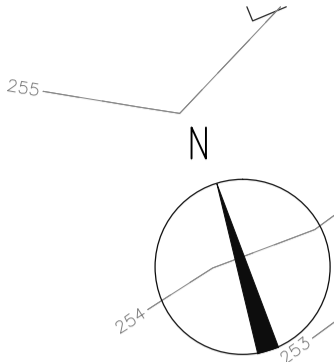


16 construction detail 1:10



17 construction detail 1:10

| | | | | | | | | | | | |
|---------------|---------------------------------|-------------|-------------|--------------------------------------|-------|------------|-----------------------|-------|------------|-------------|---|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snug TAS 7054 | DE-03 | | Issue B *Detail revised & updated | A | 03/02/2021 | For Building Approval | D | 29/05/2024 | As built |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | B | 13/05/2021 | For construction | | | | |
| Detail 3 | Jenny Wang and Paul Peng | 03.02.2021 | G Z | 1:50 @A2 | C | 12/10/2021 | Wall cladding revised | | | | |



LEGEND

- TREE TRUNK (DIAMETER @ 1.5M)
- ROOT PROTECTION ZONE (12X TRUNK DIAMETER)
- ⑩ TREE NUMBER CORRESPONDS TO NATURAL ASSET DOCUMENT COMPILED BY ECOTAS.

| Drawing List | Revision | |
|--------------|--------------------------|---|
| GA-01 | Site Plan | 8 |
| GA-02 | Detail Site Plan | 5 |
| GA-03 | Roof Plan | 7 |
| GA-04 | Ground Floor Plan | 8 |
| GA-05 | Ceiling Plan | 4 |
| GA-06 | East & South Elevation | 7 |
| GA-07 | North & West Elevation | 6 |
| GA-08 | Section 1-1 & 2-2 | 7 |
| GA-09 | Section 3-3 & 4-4 | 7 |
| GA-10 | Section 5-5 & 6-6 | 8 |
| GA-11 | Bathroom Plan & Sections | 5 |
| GA-12 | Window and Door Schedule | 2 |

Site area: 2 ha
Existing building area 188m²
New extension area: 63m²

NOTE:
BAL: 19
(as specified on Bush-fire Harzard Report dated: 3rd May 2020 for extension)

New Terraced absorption trench

SP174356/1
SITE AREA: 2 HA

PROPOSED DRIVEWAY 4M WIDE TO TFS STANDARD

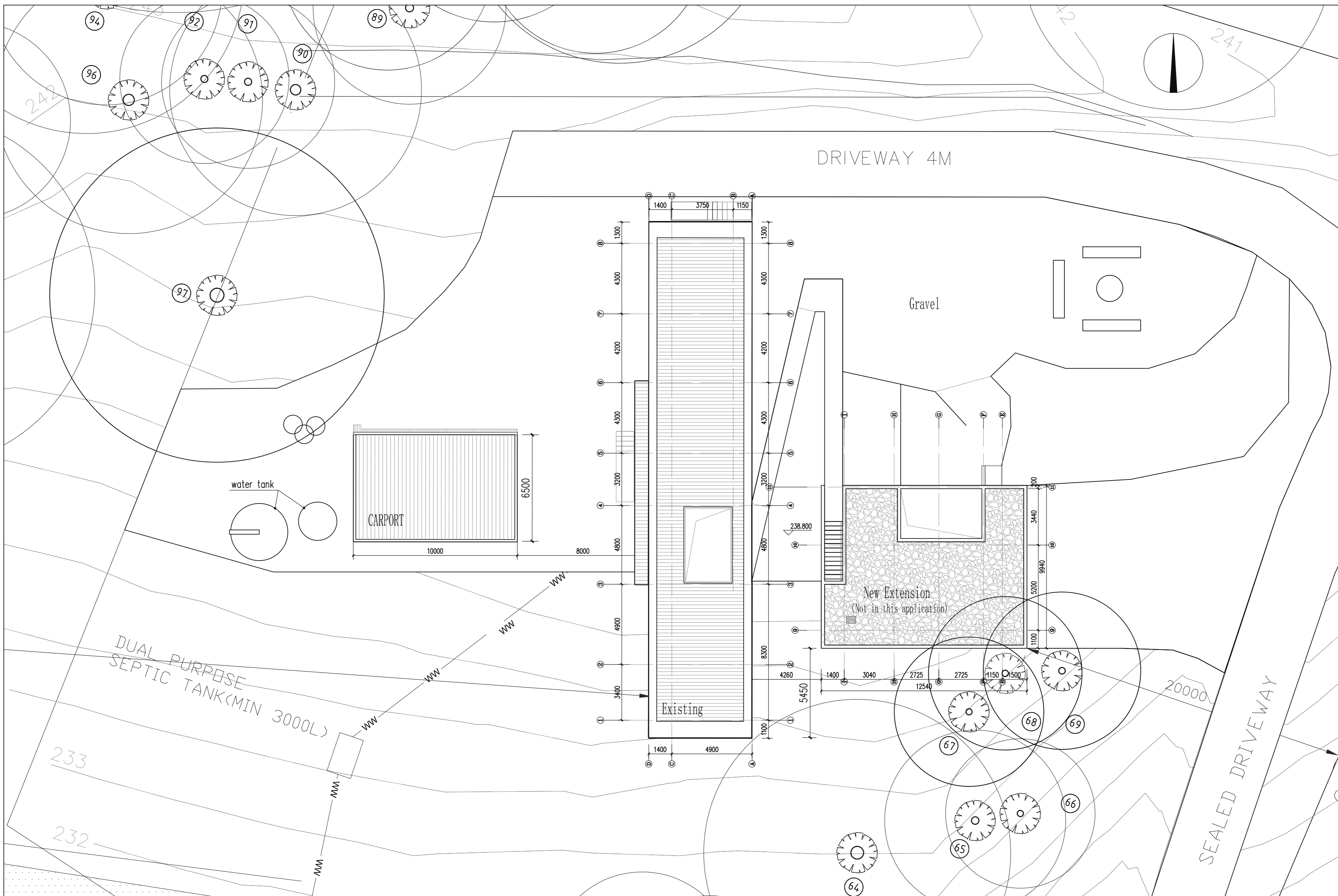
DRIVEWAY & PASSING BAY TO TFS STANDARD

GRASSLAND

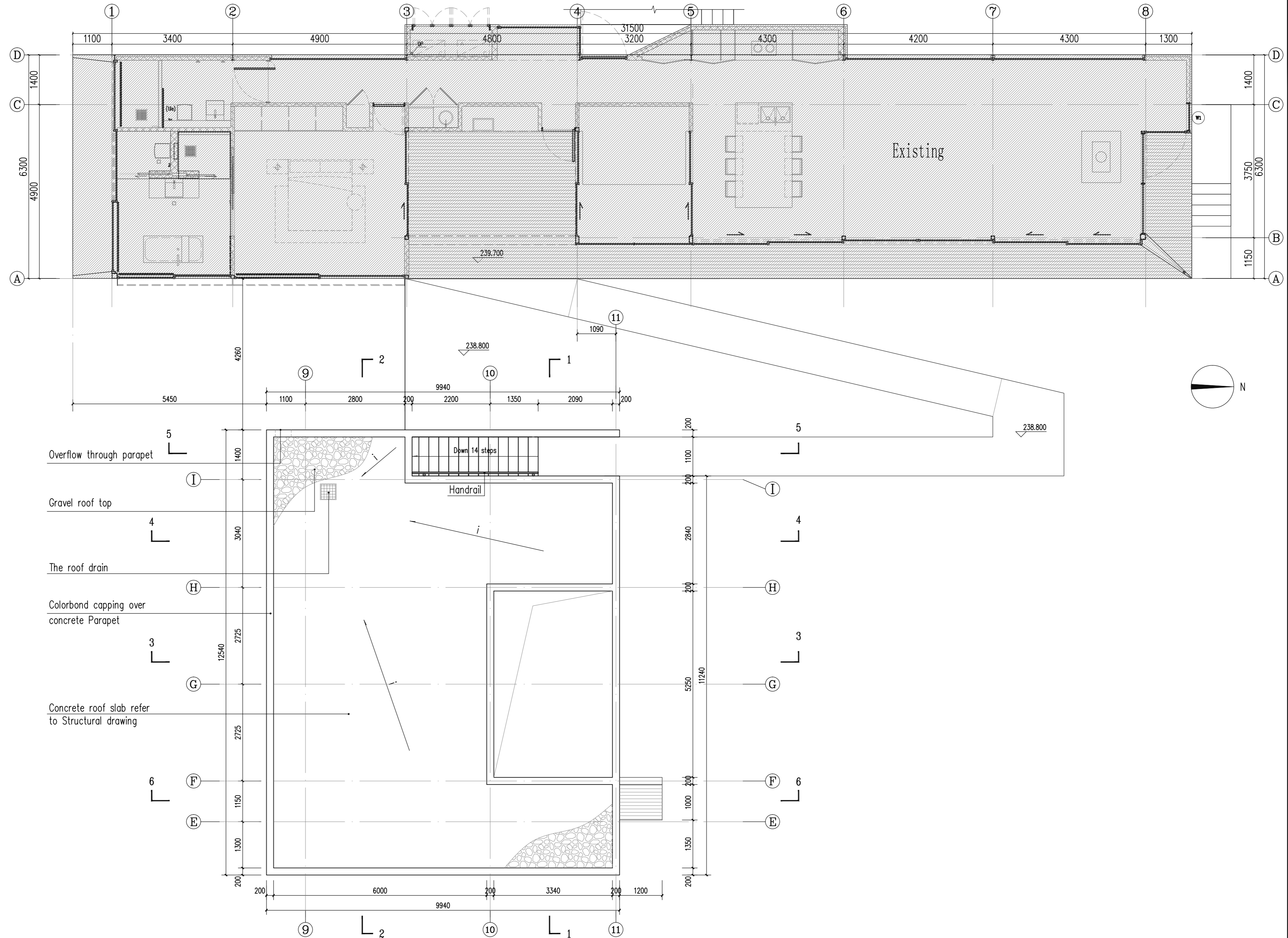
RIGHT OF WAY (PRIVATE) 'B'

RIGHT OF WAY (PRIVATE) 'A'

| | | | | | | | | | | | |
|----------------------------------|-------------|--------------------------|-----------|------------|-------|------------|-----------------------|-------|------------|-----------------------|---|
| PROJECT NAME | CLIENT | Jenny Wang and Paul Peng | LEGEND | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| DRAWING TITLE | DRAWING NO. | NORTH POINT | | | 1 | 28/05/2022 | for Discussion | 5 | 12/12/2022 | for Building Approval | <p>IAPA International Architectural Platform (Australia) Design Consultants www.iapa.net.au P 02 99491211 E info@iapa.net.au</p> |
| Site Plan | GA-01 | | | | 2 | 14/07/2022 | for information | 6 | 02/04/2023 | for Building Approval | |
| ADDRESS | DATE | DRAWN BY | SCALE | | 3 | 29/08/2022 | for information | 7 | 21/04/2023 | Minor amendment | |
| 72 Sproules Road, Snugg TAS 7054 | 28.05.2022 | G A | 1:500 @A2 | | 4 | 25/10/2022 | for Building Approval | 8 | 14/06/2024 | As built | |
| | | | | | | | | | | | |

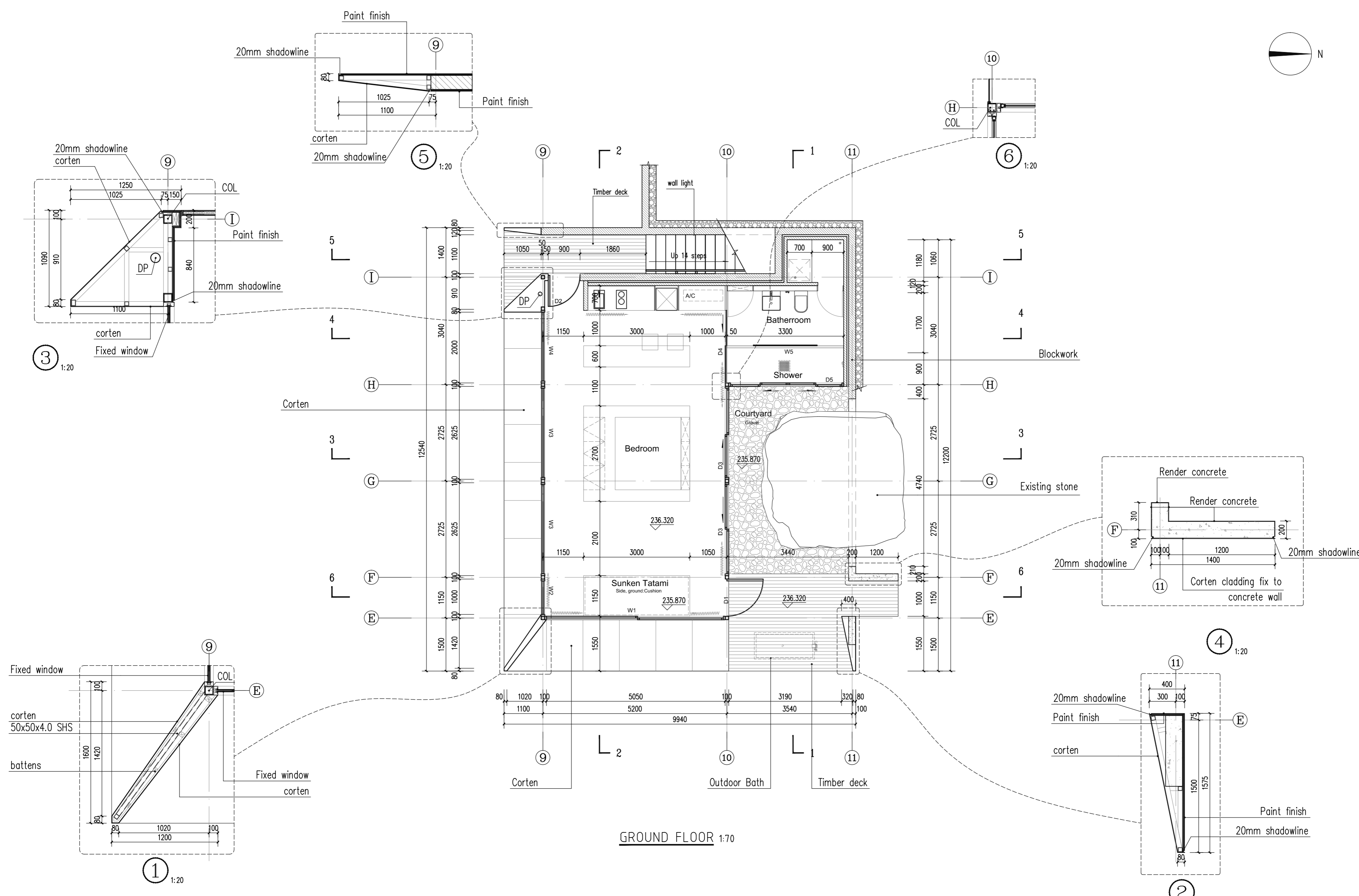
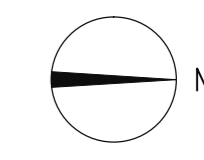


| | | | | | | | | | | | |
|------------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------------|-------|------------|-------------|---|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snug TAS 7054 | GA-02 | | | 1 | 28/05/2022 | for Discussion | 5 | 14/06/2024 | As built |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 29/08/2022 | for information | | | | |
| Detail Site Plan | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:150 @A2 | 3 | 25/10/2022 | for Building Approval | | | | |
| | | | | | 4 | 20/03/2023 | Plan updated | | | | |



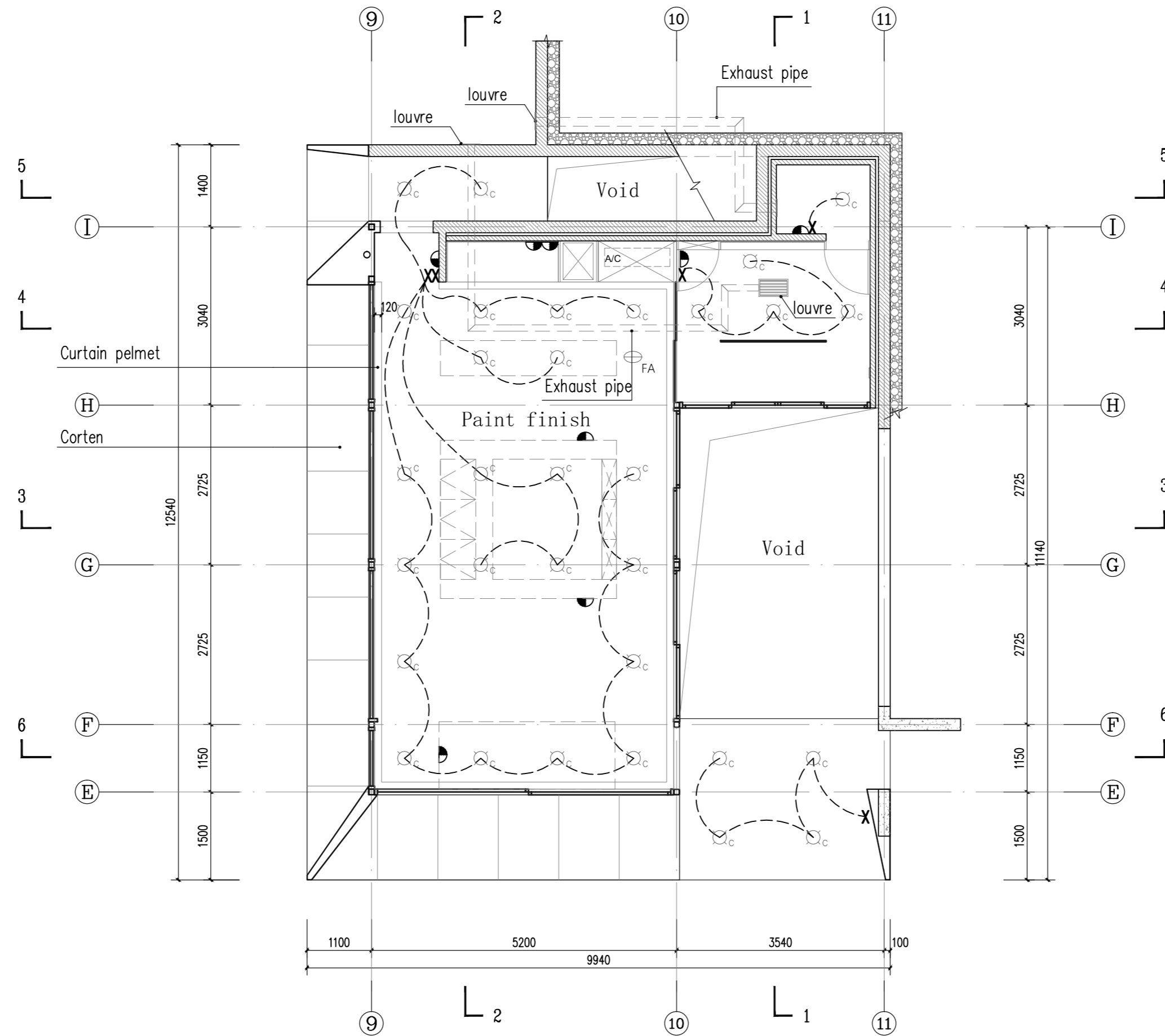
ROOF PLAN 1:70

| | | | | | | | | | | | |
|---------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------|-------|------------|----------------------------|--|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snag TAS 7054 | GA-03 | | | 1 | 28/05/2022 | for discussion | 5 | 17/10/2022 | for Building Approval |  <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 30/08/2022 | for information | 6 | 02/08/2023 | Ramp and Pathway amendment | |
| Roof Plan | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:70 @A2 | 3 | 23/09/2022 | for discussion | 7 | 14/06/2024 | Outdoor seating deleted | |
| | | | | | 4 | 06/10/2022 | for information | | | As built | |



GROUND FLOOR 1:70

| | | | | | | | | | | | |
|-------------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------|-------|------------|-----------------------|---|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snag TAS 7054 | GA-04 | | | 1 | 28/05/2022 | for Discussion | 5 | 17/10/2022 | for Building Approval |  |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 30/08/2022 | for information | 6 | 20/03/2023 | Bathroom amendment | |
| Ground Floor Plan | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:70 @A2 | 3 | 23/09/2022 | for discussion | 7 | 02/08/2023 | Bathroom amendment | |
| | | | | | 4 | 06/10/2022 | for information | 8 | 14/06/2024 | As built | |
| | | | | | | | | | | | |

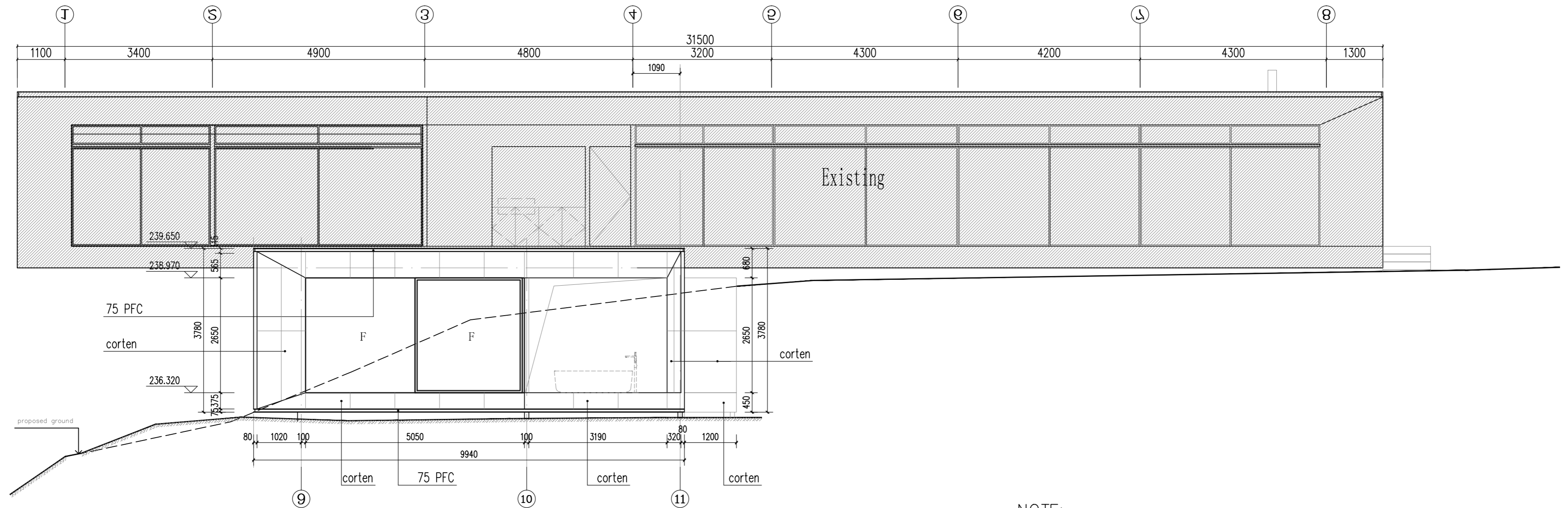


Ceiling Plan 1:70

LEGEND

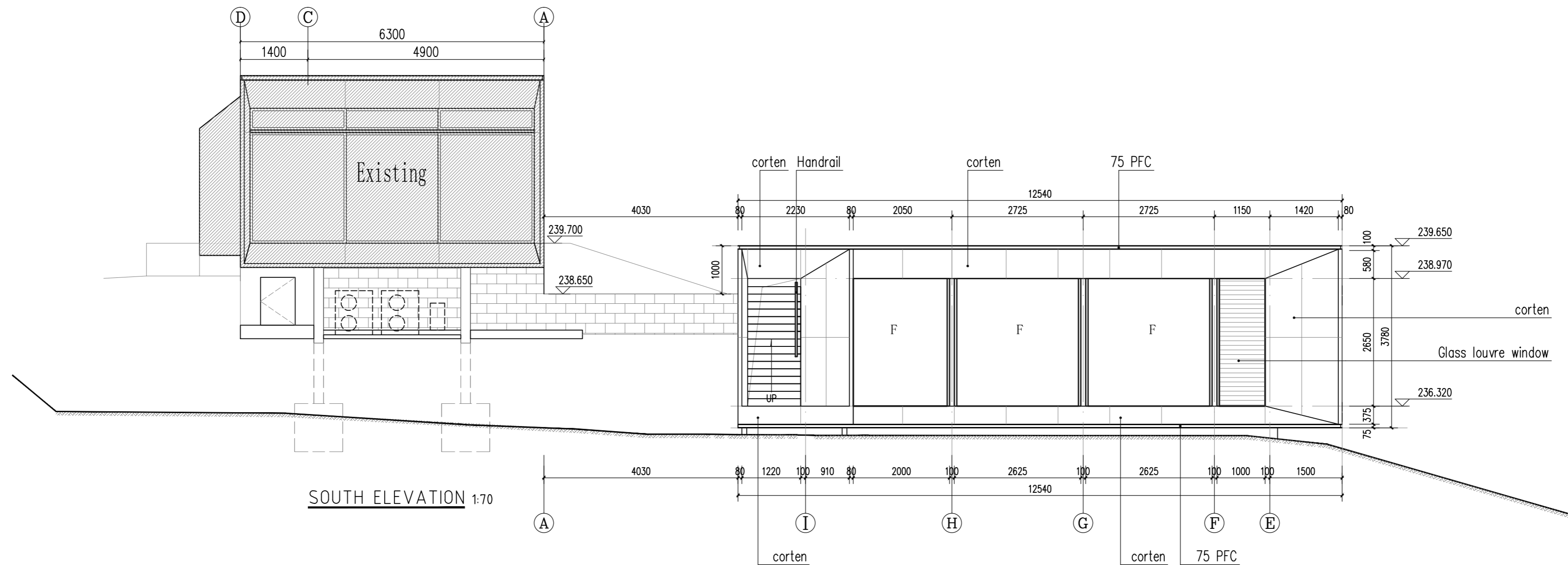
- ⊙ FA Fire alarm Clipsal 755PMA4
- WP weatherproof gpo
- ⌒ DGPO
- ⊙ uplight
- ⊙ Downlight
- ⊙ Fan and light ext ducted
- ⊙ wall light
- ⊙ pendant light
- LED strip
- ⊠ data
- x Switch
- U USB
- TV TV

| | | | | | | | | | | | |
|-------------------------------|--|----------------------|-----------------|-------------------|-------|------------|--------------------------------|-----------------------|------|-------------|--|
| PROJECT NAME | ADDRESS 72 Sproules Road, Snag TAS 7054 | DRAWING NO. GA-05 | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| DRAWING TITLE Ceiling Plan | CLIENT Jenny Wang and Paul Peng | DATE 15.10.2022 | DRAWN BY G A | SCALE 1:70 @A2 | | 1 | 17/10/2022 | for Building Approval | | | IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| | | | | | 2 | 20/03/2023 | Bathroom amendment | | | | |
| | | | | | 3 | 02/08/2023 | Bathroom and kitchen amendment | | | | |
| | | | | | 4 | 14/06/2024 | As built | | | | |



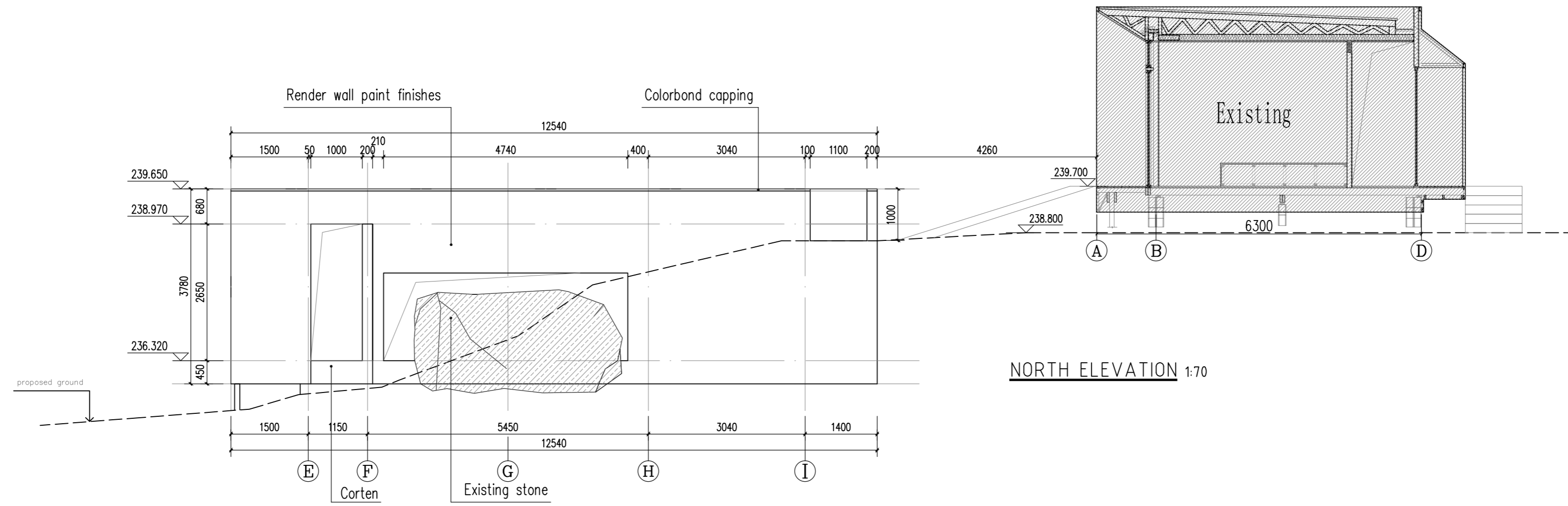
EAST ELEVATION 1:70

NOTE:
ALL WINDOWS ON SOUTH & EAST ELEVATION
TO BE LOW REFLECTIVE GLASS

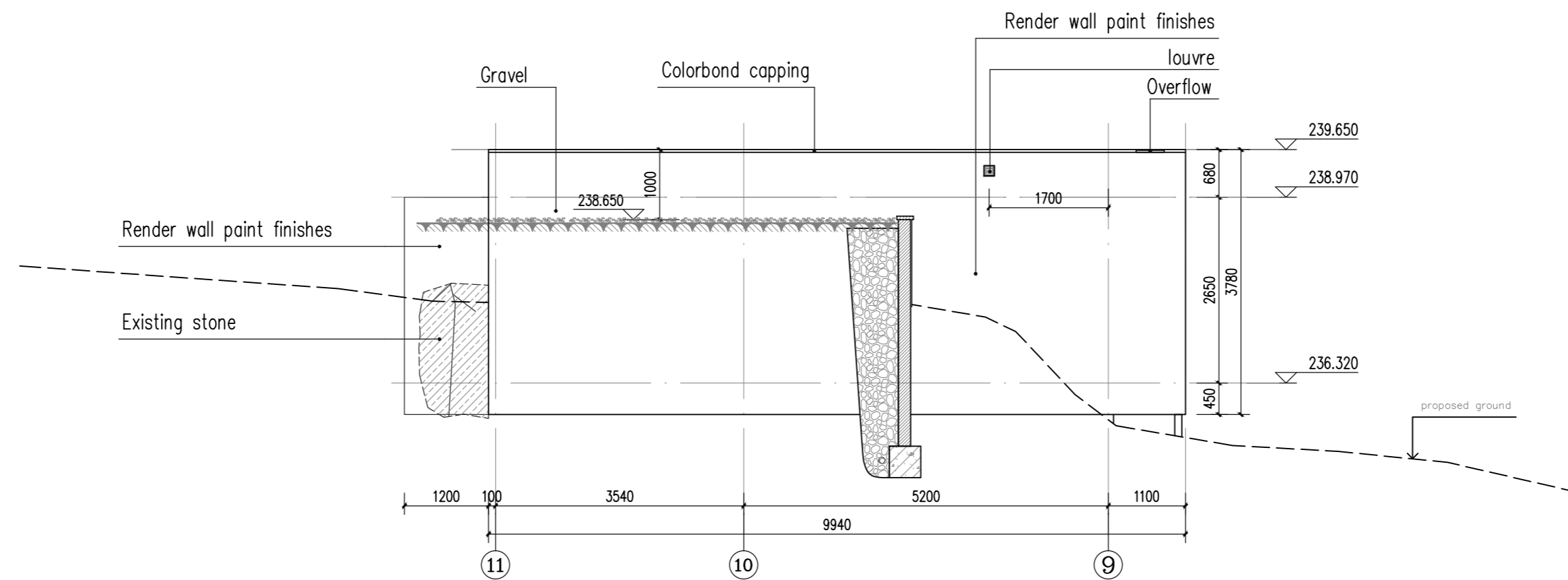


SOUTH ELEVATION 1:70

| | | | | | | | | | | | |
|------------------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------|-------|------------|-----------------------|---|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snug TAS 7054 | GA-06 | | | 1 | 28/05/2022 | for discussion | 5 | 17/10/2022 | for Building Approval |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 30/08/2022 | for information | 6 | 20/03/2023 | Note added | |
| East & South Elevation | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:70 @A2 | 3 | 23/09/2022 | for discussion | 7 | 14/06/2024 | As built | |
| | | | | | 4 | 06/10/2022 | for information | | | | |

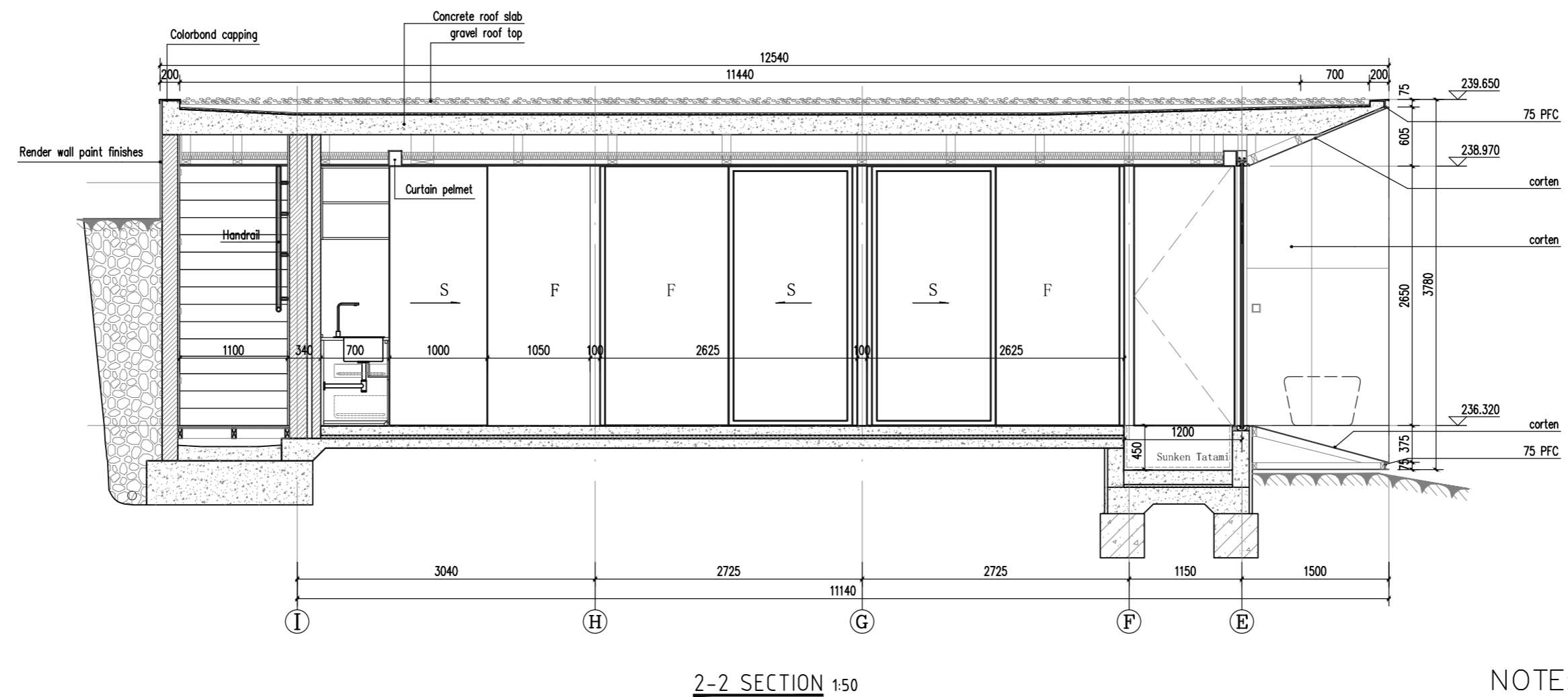
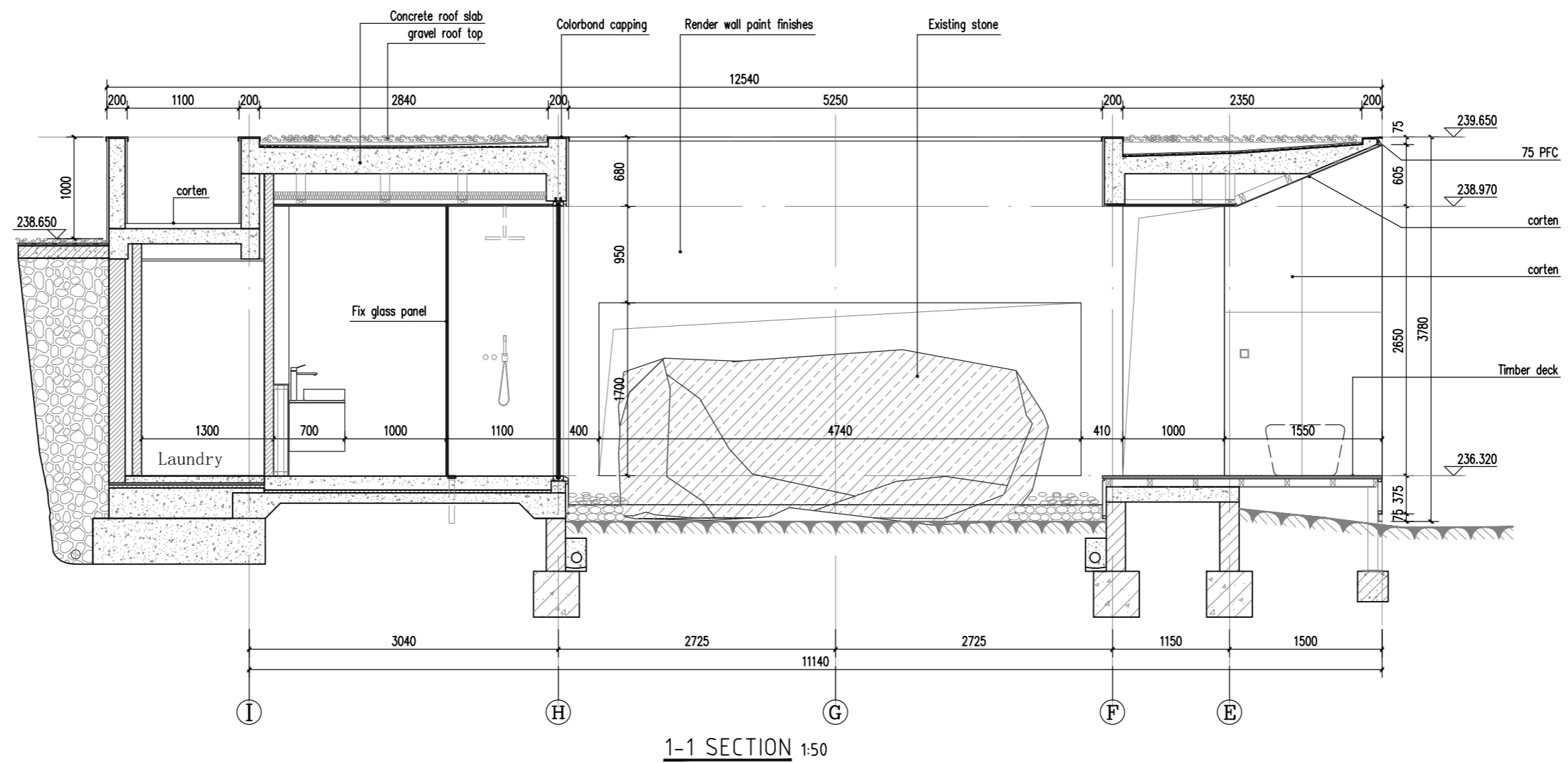


NORTH ELEVATION 1:70



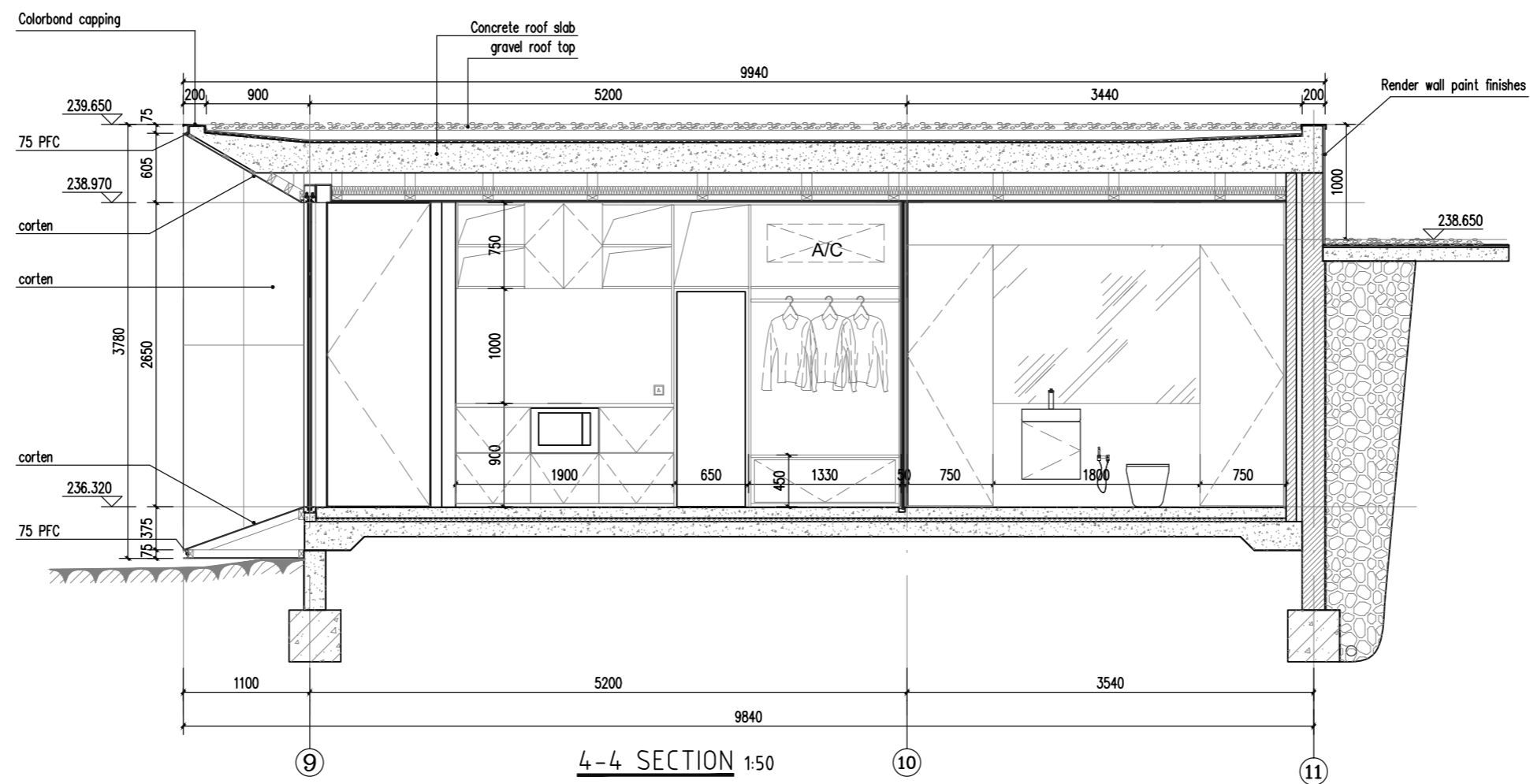
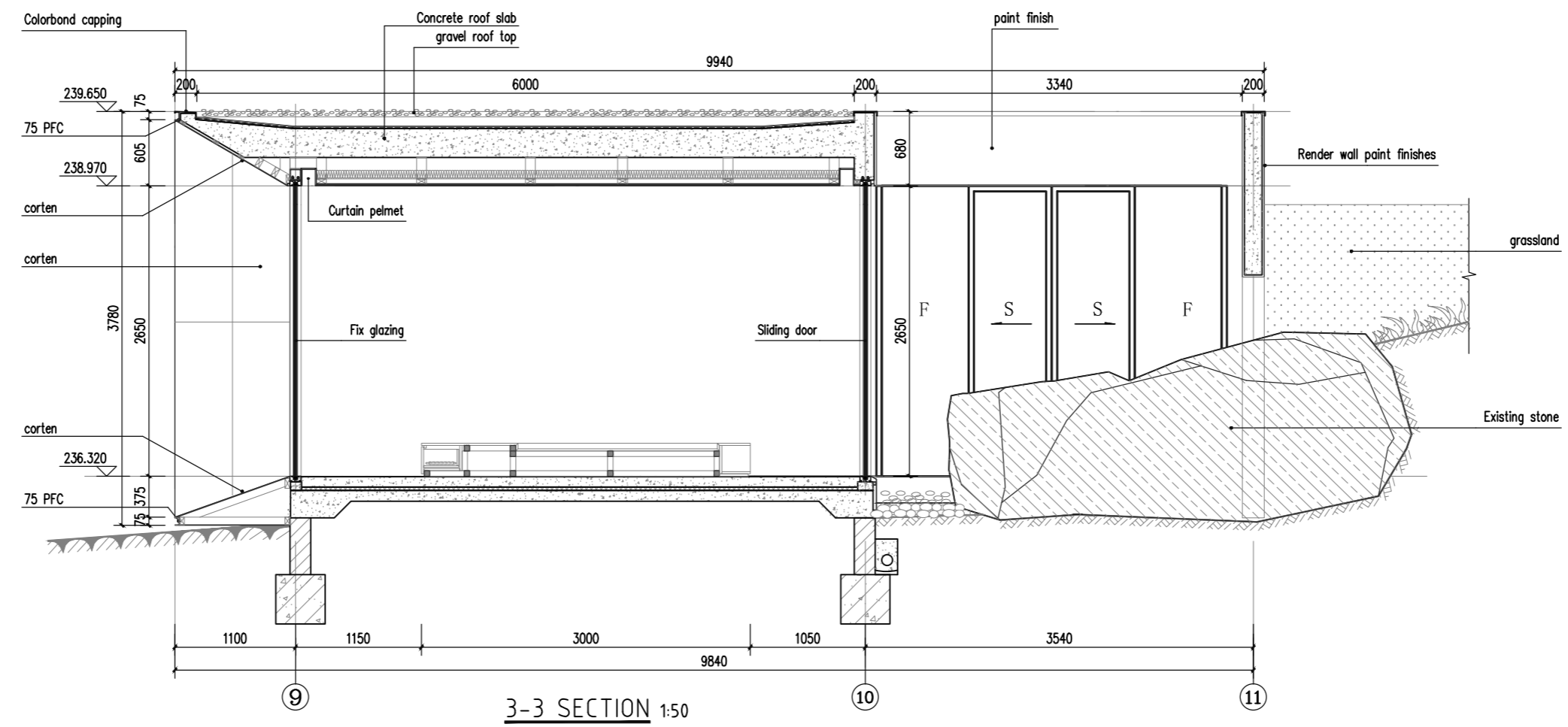
WEST ELEVATION 1:70

| | | | | | | | | | | | |
|------------------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------|-------|------------|-----------------------|---|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snag TAS 7054 | GA-07 | | | 1 | 28/05/2022 | for discussion | 5 | 17/10/2022 | for Building Approval |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 30/08/2022 | for information | 6 | 14/06/2024 | As built | |
| North & West Elevation | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:70 @A2 | 3 | 23/09/2022 | for discussion | | | | |
| | | | | | 4 | 06/10/2022 | for information | | | | |
| | | | | | | | | | | | |



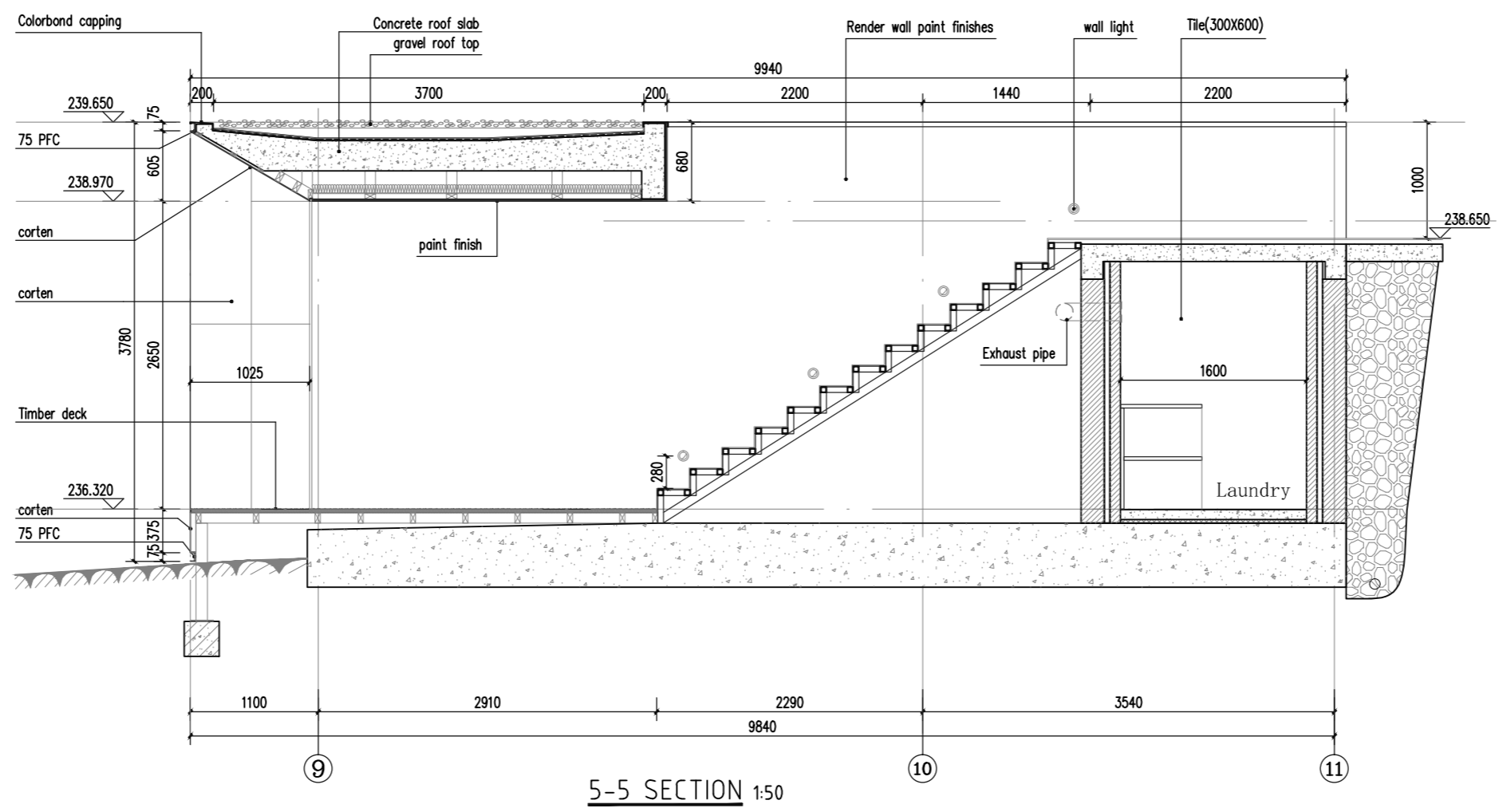
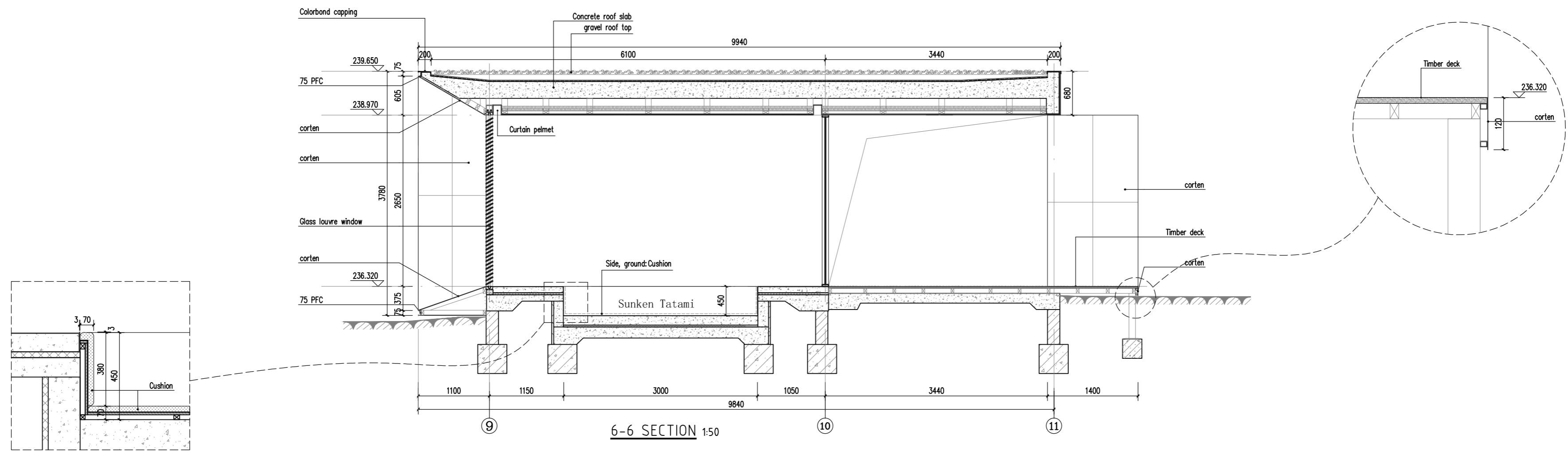
NOTE:
Kingspan Kooltherm K10 G2 Soffit Board
25mm to U/S concrete roof slab

| | | | | | | | | | | | |
|-------------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------|-------|------------|---|--|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snag TAS 7054 | GA-08 | | | 1 | 28/05/2022 | for discussion | 5 | 17/10/2022 | for Building Approval |  International Architectural Platform (Australia) Design Consultants www.iapa.net.au P: 02 99491121 E: info@iapa.net.au |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 30/08/2022 | for information | 6 | 02/08/2023 | Staircase amendment, Bathroom amendment | |
| Section 1-1 & 2-2 | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:50 @A2 | 3 | 23/09/2022 | for discussion | 7 | 14/06/2024 | As built | |
| | | | | | 4 | 06/10/2022 | for information | | | | |
| | | | | | | | | | | | |



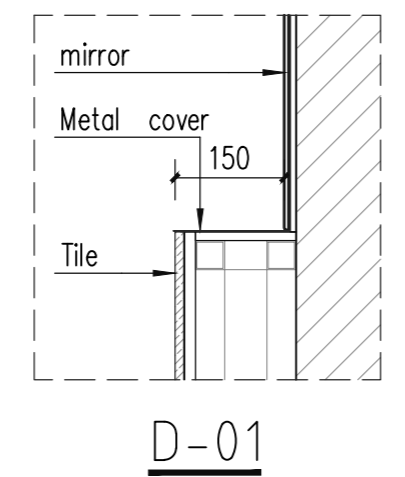
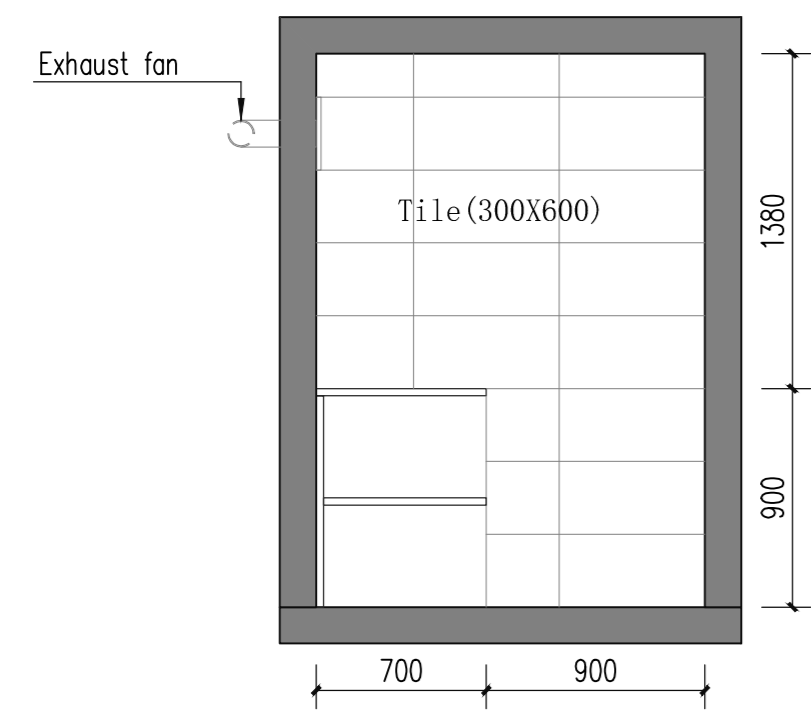
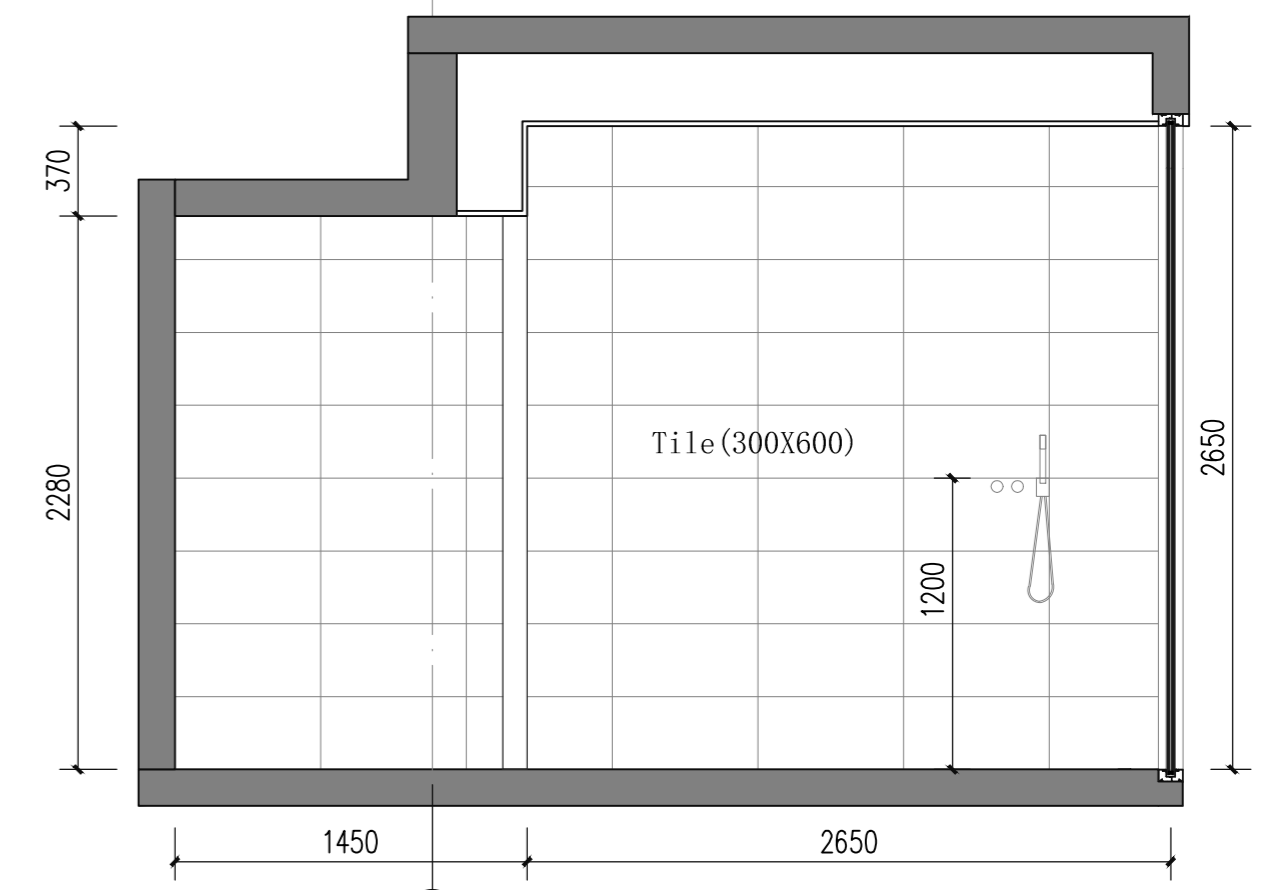
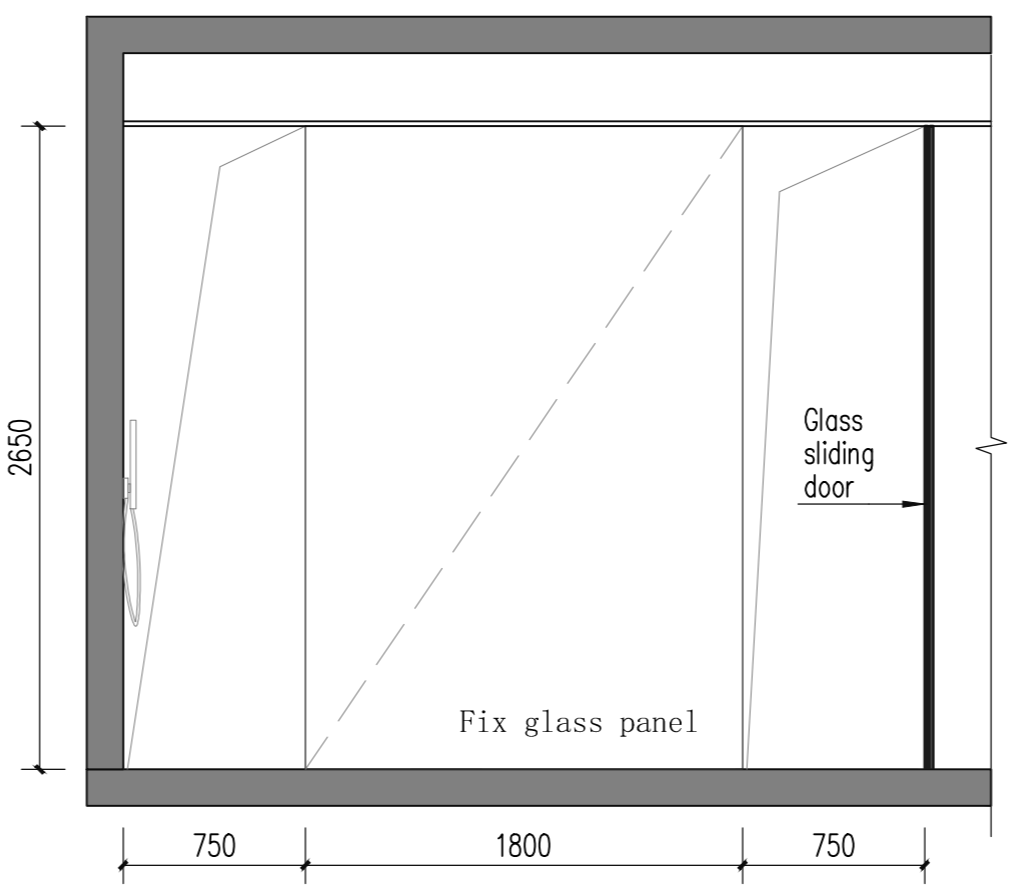
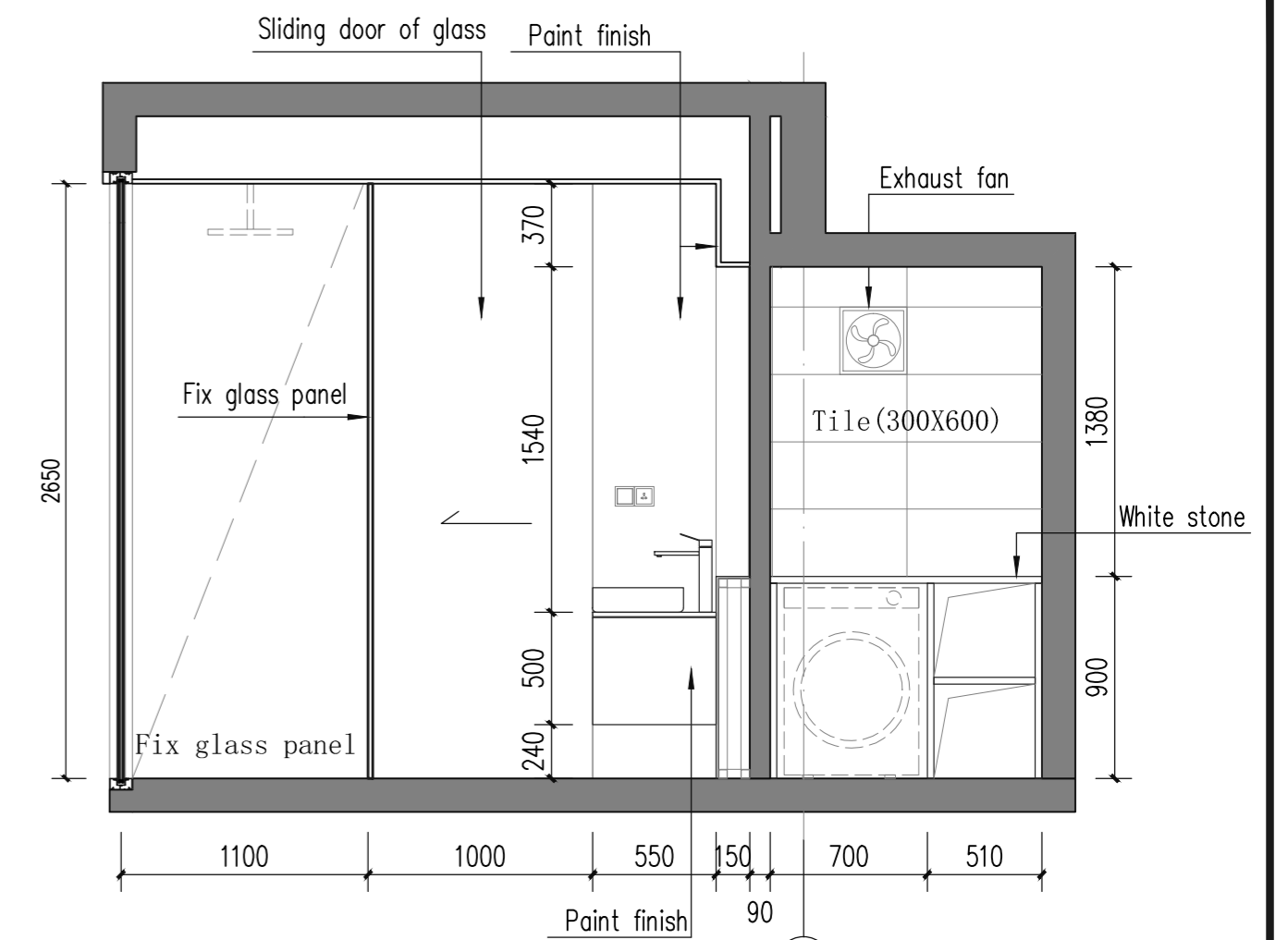
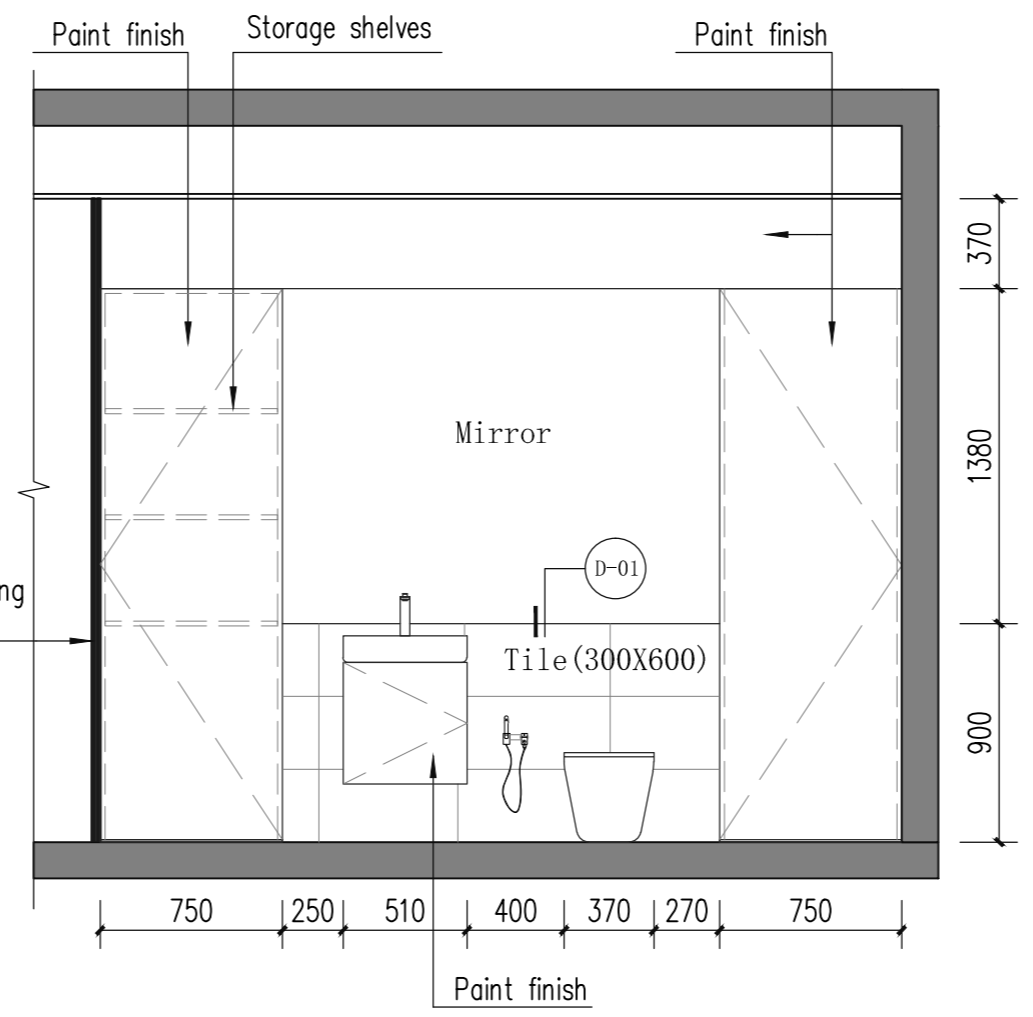
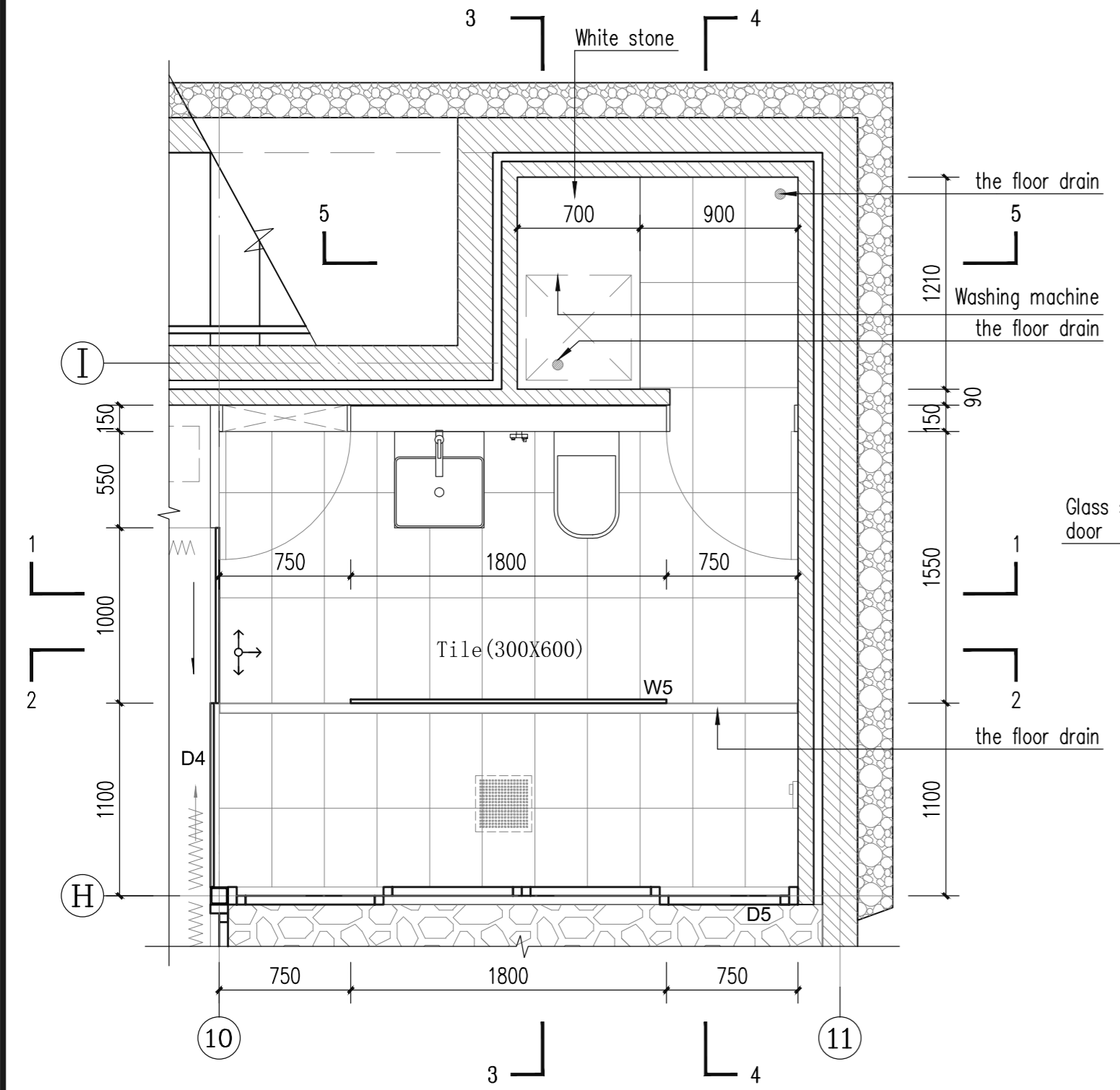
NOTE:
Kingspan Kooltherm K10 G2 Soffit Board
25mm to U/S concrete roof slab

| | | | | | | | | | | | |
|-------------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------|-------|------------|-----------------------|---|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snag TAS 7054 | GA-09 | | | 1 | 28/05/2022 | for discussion | 5 | 17/10/2022 | for Building Approval |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 30/08/2022 | for information | 6 | 02/08/2023 | Bathroom amendment | |
| Section 3-3 & 4-4 | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:50 @A2 | 3 | 23/09/2022 | for discussion | 7 | 14/06/2024 | As built | |
| | | | | | 4 | 06/10/2022 | for information | | | | |



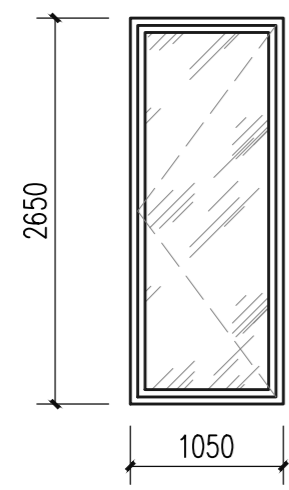
NOTE:
Kingspan Kooltherm K10 G2 Soffit Board
25mm to U/S concrete roof slab

| | | | | | | | | | | | |
|-------------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------|-------|------------|-----------------------|---|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snag TAS 7054 | GA-10 | | | 1 | 28/05/2022 | for discussion | 5 | 17/10/2022 | for Building Approval |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 30/08/2022 | for information | 6 | 20/03/2023 | Bathroom amendment | |
| Section 5-5 & 6-6 | Jenny Wang and Paul Peng | 15.10.2022 | G A | 1:50 @A2 | 3 | 23/09/2022 | for discussion | 7 | 02/08/2023 | Staircase amendment | |
| | | | | | 4 | 06/10/2022 | for information | 8 | 14/06/2024 | As built | |
| | | | | | | | | | | | |

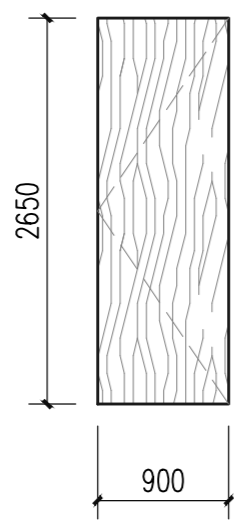


NOTE:
White stone to match existing main house bench top

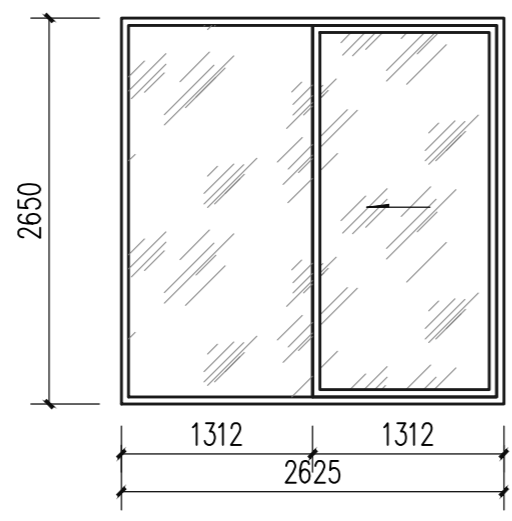
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|--------------------------|---------------------------------|-------------|-------------|------------|-------|------------|-----------------------|-------|------------|-------------|--|
| PROJECT NAME | ADDRESS | DRAWING NO. | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| | 72 Sproules Road, Snag TAS 7054 | GA-11 | | | 1 | 17/10/2022 | for Building Approval | 5 | 14/06/2024 | As built |  International Architectural Platform (Australia) Design Consultants www.iapa.net.au P: 02 99891121 E: info@iapa.net.au |
| DRAWING TITLE | CLIENT | DATE | DRAWN BY | SCALE | 2 | 20/03/2023 | Bathroom amendment | | | | |
| Bathroom Plan & Sections | Jenny Wang and Paul Peng | 31.07.2023 | G A | 1:30 @A2 | 3 | 31/07/2023 | For Pricing | | | | |
| | | | | | 4 | 02/08/2023 | Floor drain amended | | | | |
| | | | | | | | | | | | |



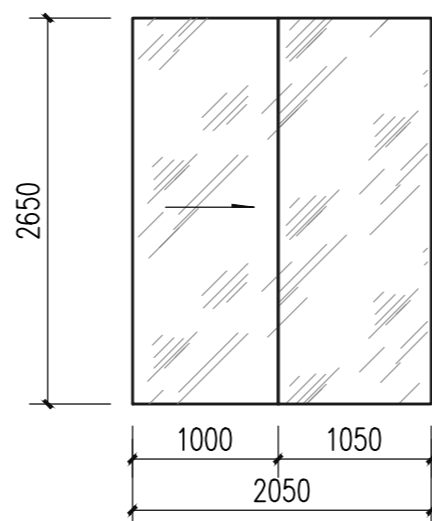
D1



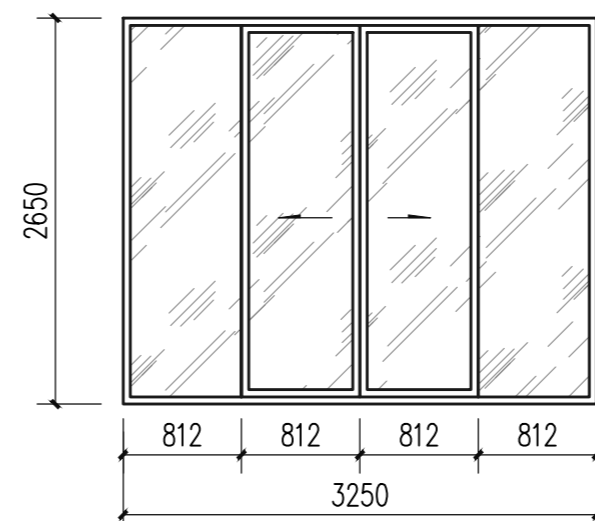
D2



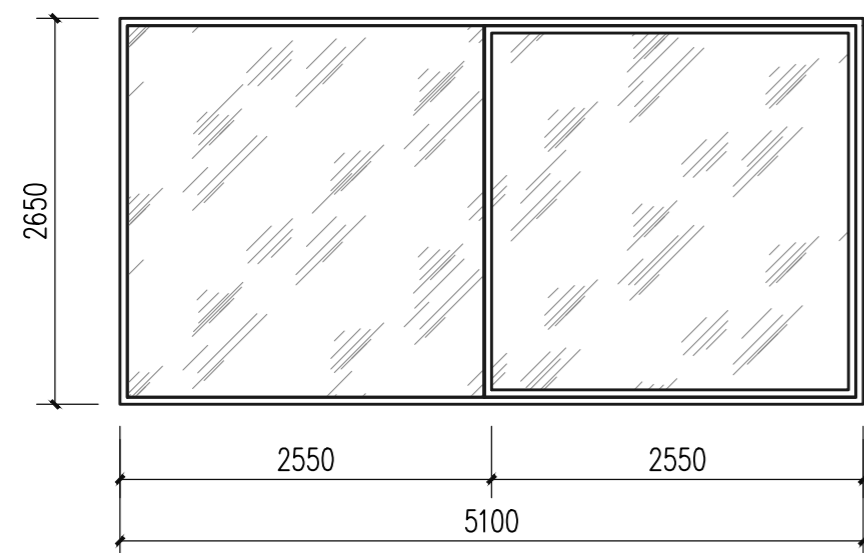
D3 X2



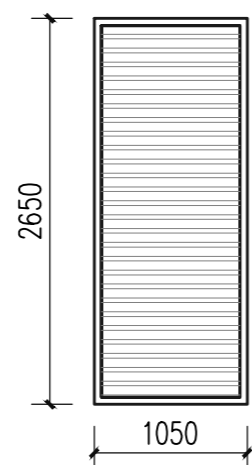
D4



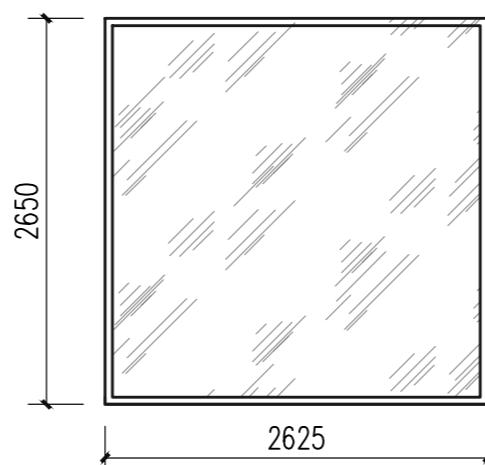
D5



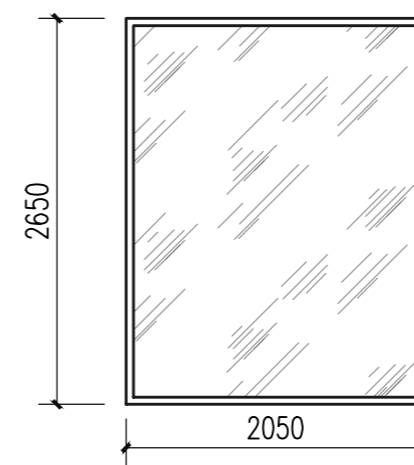
W1



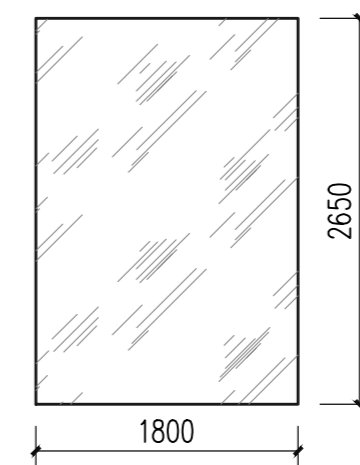
W2



W3 X2



W4



W5

| | | | | | | | | | | | |
|---|--|----------------------|-----------------|-------------------|-------|------------|-----------------------|-------|------|-------------|---|
| PROJECT NAME | ADDRESS 72 Sproules Road, Snug TAS 7054 | DRAWING NO. GA-12 | NORTH POINT | AMENDMENTS | Issue | Date | Description | Issue | Date | Description | ARCHITECT |
| DRAWING TITLE Window and Door Schedule | CLIENT Jenny Wang and Paul Peng | DATE 15.10.2022 | DRAWN BY G A | SCALE 1:50 @A2 | 1 | 17/10/2022 | for Building Approval | | | |  IAPA <small>International Architectural Platform (Australia) Design Consultants</small> <small>www.iapa.net.au P: 02 99491121 E: info@iapa.net.au</small> |
| | | | | | 2 | 14/06/2024 | As built | | | | |

APPENDIX B – QUALITATIVE RISK ASSESSMENT

| Performance Criteria E3.6.2 P2 Vulnerable use must satisfy all of the following: | Relevance | Management Options | Managed (treated) Risk Assessment | | | Further Assessment Required |
|--|---|---|-----------------------------------|------------|------|-----------------------------|
| | | | Consequence | Likelihood | Risk | |
| (a) No part of the vulnerable use is in a High Landslip Hazard Area | NA | NA | NA | NA | NA | NA |
| (b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. | Capable of feasible and effective treatment through hazard management measures as recommended in 2022 GES LRA report. | Compliance of construction of dwelling and extension in accordance to the AGS guidelines and as per the recommendations made in GES 2022 LRA report | Minor | Unlikely | Low | No |
| (c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to: (i) protect themselves and defend property from landslide; (ii) evacuate in an emergency; (iii) understand and respond to instructions in the event of a landslide; whilst minimising risk to emergency personnel. | Relevant to compliance of building works with the 2022 GES LRA report and maintenance of access to occupants | Compliance of construction of dwelling and extension in accordance to the AGS guidelines and as per the recommendations made in GES 2022 LRA report | Minor | Unlikely | Low | No |