SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 223A Old Forcett Road, Forcett

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Friday 5th April 2024.** Any person may make representation in relation to the proposal/s by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Friday 5th April 2024.**

APPLICANT: P Pitt

DATE: 14 March 2024

APPLICATION NO: 5.2023.339.1

SORELL COUNCIL

223A Old Forcett Road, Forcett

14-Mar-2024

200 m

Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* Single dwelling *Development:* Single storey residential dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 750,000

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 223A Old Forcett Road Suburb: Forcett Postcode: 7173 Certificate of Title(s) Volume: 182177 Folio: 2

Current Use of Site	Vacant

Current Owner/s:	Name(s) Hannah Spong

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: Perri Pitt ..... Date: 05/12/2023 .....

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____ Sorell Council Development Application: Development Application - 223A Old Forcett Road, Forcett.pdf Plans Reference: P1 Date received: 6/12/2023

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

DOYLE SOIL CONSULTING

DISPERSION ASSESSMENT

SOIL AND WATER MANAGEMENT PLAN

223A Old Forcett Rd

Forcett

February 2024

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 - 0488 080 455 - robyn@doylesoilconsulting.com.au

Site Information

Client: Hannah Spong

Address: 223A Old Forcett Rd, Forcett (CT 182177/2)

Site Area: Approximately 1 ha

Date of inspection: 14/6/2023

Building type: New house

Services: Tank water and Onsite wastewater

Planning Overlays: Dispersive soil specific area plan

Mapped Geology - Mineral Resources Tasmania 1:50 000 Sorell sheet:
Ts = Tertiary sediments of gravel, sand, silt, clay and regolith

Soil Depth: 0.85 - 1.9+ m

Subsoil Drainage: Moderately-well drained

Downslope surface water: nil

Vegetation: woodland

Rainfall in previous 7 days: Approximately 5 mm

Slope: Approximately 6° to the southeast

Site Assessment and Sample Testing

Site and published geological information were integrated to complete a detailed soil dispersion assessment with reference to the DPIWE dispersive soil technical manual.

Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm).

- Four test hole (TH) cores:
  - TH1 with no refusal above 2.0 m
  - TH2 with refusal at 1 m
  - TH3 with refusal at 0.9 m
  - TH4 with refusal at 0.85 m
- Two Dynamic Cone Penetrometer (DCP) tests:
  - DCP1 with refusal at 0.8 m
  - DCP2 with refusal at 1.0 m
- Emerson Dispersion test on subsoils and linear shrinkage tests on all likely founding layers.

SOIL PROFILES – Test Hole 1

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.7	FILL	Mixed, uncontrolled, majority, sandy topsoil **Fill**	**N/A**
0.7 – 1.0	A1	Very dark greyish brown (10YR 2/2) Grading to Grey (10YR 5/1), **Sand**, poorly graded, dry loose consistency	**SP**
1.0 – 1.2	A2	Grey (7.5YR 6/1), **Fine Sand**, poorly graded grain, dry dense consistency, abundant gravels, slightly dilatant	**SP**
1.2 – 1.3	$A3_h$	Dark greyish brown (10YR 4/2), **Sticky Silty Clay Loam**, strong platy structure, dry firm consistency	**OL**
1.3 – 1.6	$A3_s$	Mixed brownish yellow (10YR 6/8) and brown (7.5YR 4/1), **Gritty Clay Loam**, strong fine angular blocky structure, dry hard consistency, abundant iron stone nodules	**MH**
1.6 – 1.9	B2	Light grey (10YR 7/1), **Sandy Light Clay**, with common coarse red and yellow mottles, slightly moist stiff consistency, no refusal	**CL**

SOIL PROFILES – Test Hole 2

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.4	A1/A2	Black (10YR 2/1) grading to very dark grey (10YR 3/1), **Sand**, single grain, dry loose consistency, few roots	**SP**
0.4 – 0.5	$A3_h$	Dark greyish brown (10YR 4/2), **Sticky Silty Clay Loam**, strong platy structure, dry firm consistency	**OL**
0.5 – 0.9	B2	Light grey (10YR 7/1), **Sandy Light Clay,** moderate medium angular blocky structure, slightly moist stiff consistency (0.6 - 0.8 m: weathered sandstone boulder)	**CL**
0.9 – 1.0	C_w	Red (2.5YR 4/8) and brownish yellow (10YR 6/8), **Gritty Sandy Light Clay**, strong platy structure, dry stiff consistency, refusal on weathered sandstone bedrock.	**CL**

SOIL PROFILES – SOIL PROFILES - Test Hole 3

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.3	A1/A2	Black (10YR 2/1) grading to grey (10YR 5/1), **Sand**, poorly graded, dry loose consistency, few roots, slightly dilatant	**SP**
0.3 – 0.5	A3	Pale brown (10YR 6/3), **Sand**, poorly graded, dry dense consistency.	**SP**
0.5 – 0.75	B2	Pale brown (10YR 6/3) with fine yellow mottles, **Sandy Medium Clay**, Strong medium angular blocky structure, dry stiff consistency, sand down cracks.	**CL**
0.75 – 0.9	C_w	Red (2.5YR 4/8) and brownish yellow (10YR 6/8), **Sandy Gritty Light Clay**, strong platy structure, dry stiff consistency, refusal on weathered sandstone bedrock.	**CL**

SOIL PROFILES – Test Hole 4

Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0 – 0.15	A1	Bands of black (10YR 2/1) and very dark grey (10YR 3/1), **Sand**, single grain, dry loose consistency, disturbed in top 0.2 m, few roots, few fine gravels	**SP**
0.15 – 0.2	A2	Grey (10YR 5/1), **Sand**, single grain, dry dense consistency, abundant fine angular silcrete gravels, slightly dilatant	**SP**
0.2 – 0.35	A3	Grey (7.5YR 6/1), **Fine Sand**, single grain, dry dense consistency, abundant gravels, slightly dilatant	**SP**
0.35 – 0.7	B2	Yellowish brown (10YR 5/4), **Sandy Light Clay**, strong medium platy structure breaking to strong fine angular blocky structure, dry firm friable consistency, few roots	**CL**
0.7 – 0.85	C_w	Red (2.5YR 4/8) and brownish yellow (10YR 6/8), **Sandy Gritty Light Clay**, strong platy structure, dry stiff consistency, refusal on weathered sandstone bedrock.	**CL**

Site and Soil Comments

The natural soil profiles are formed from windblown sands over clayey colluvium derived from Triassic sandstone and upslope Tertiary silica stone. Most of the site is uniformly shallow, with refusal on weathered sandstone bedrock occurring at approximately 0.8 to 1.0 m at THs 2-4 and both DCPs. TH1 at the proposed out-building had approximately 0.7 m of sandy fill above the natural soil profile. Field textures of the soil profiles are dominantly loose sands over sandy light and medium clays. The clays are moderately reactive and moderately to strongly structured. Lab testing revealed subsoil clays with slight and moderate dispersion characteristics, with severity increasing with depth and proximity to the weathered sandstone bedrock.

Potential for dispersive soils

Triassic sediments are known to produce soils with an excess of sodium on the soil exchange complex (clays), which can cause soil dispersion. Under some circumstances, the presence of dispersive soils can also lead to significant erosion, in particular, tunnel and/or gully erosion.

The dispersive soil assessment mainly considers the proposed construction area, including lab testing of all clayey horizons. At the time of the visit, minor site modifications had already occurred, namely, land clearing and minor earthworks (e.g., installation of fence posts, underground powerline to box, etc.). These activities had left piles of worked-up subsoil at the surface, exposed to rainwater. This subsoil displays evidence of dispersive soil phenomena including “melted” soil aggregates, setting and sealing the soil surface, pictured below.

A wider field survey of the surrounding area, found further evidence of dispersive clays. This is most clear in the nearby earth drain and driveway culvert. Shallow rill erosion is occurring in the base of the earth drain, where not armoured/vegetated – pictured below.

The culvert under the property driveway and small section of drain with riprap have silted up with sandy sediments – see image below. Sandy sediment fans typically occur downslope of eroded dispersive sandy clays.

Above: evidence of dispersive weathered Triassic sandstone (the bedrock at the site) found at the site in a near-by road cutting.

Dispersion Testing

The subsoil was tested for dispersion using the Emerson Dispersion method. Photos are shown in Appendix 1. Testing resulted in Emerson Class 2(2), indicating a moderate dispersive characteristic. The clay fines are moderately spontaneously dispersive, meaning exposure to rainfall will likely lead to clay dispersion.

TH #	Depth (m)	Visual sign	Emerson Class
1	1.3 – 1.6	No slaking and no dispersion	8
1	1.6 – 1.9	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)
2	0.75 – 0.9	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
3	0.5 – 0.75	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
3	0.9 – 1.0	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
4	0.35 – 0.6	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)

SOR-S1.7.1 Development on dispersive soils

Objective:

That buildings and works with the potential to disturb dispersive soil are appropriately located or managed:

(a) to minimise the potential to cause erosion; and

(b) to reduce risk to property and the environment to an acceptable level.

Acceptable Solutions A1	**Comments**
Buildings and works must be for: (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is not more than 100m2; or (c) forestry operations in accordance with a certified Forest Practices Plan.	All stormwater infrastructure (downpipes and cut-off drains) must be directed to the council stormwater system ASAP during construction

Performance Criteria P1	**Comments**
Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to: (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan.	Site management to minimise exposure of clay subsoils. Use of regular gypsum applications to exposed materials and topsoiling and re-vegetation of all exposed subsoils after construction completion. Exposed subsoils treated with gypsum at a rate of 1.0 kg/m^2. The level of risk is considered low if the subsoil management program outlined in this report is followed.

Soil & Water Management Plan

Detail of works:

At the time of the visit, the site had already been disturbed through vegetation clearing, minor landscaping, and installation of power services.

Site Management recommendations:

1. Plan construction to avoid exposing dispersive clay subsoils wherever possible.
2. Plan construction activities to minimise subsoil excavation and vegetation stripping.
3. Monitor any exposed subsoils for clay dispersion (milky, cloudy water) after rain and, if noted, immediately cover with gypsum 1 kg/m^2 and re-topsoil and re-vegetate.
4. Identify areas for stockpiling of excavated soil material or off-site destination.
5. Minimize the length of steep slopes.
6. Limit the time bare soil surfaces are exposed to wind and rain - the sandy topsoils, while permeable, are prone to wind and water erosion.
7. Intercept and safely divert upslope water (run-on) away from the construction area and exposed subsoils.
8. Apply mulch or gravel fines to disturbed areas that will be uncovered for more than 1-2 weeks.
9. Install permanent storm water drainage measures as part of the first phase of construction e.g. appropriate culverts.
10. Ensure runoff from hard areas is discharged to the council stormwater system to avoid erosion of the sandy dispersive soil.
11. Connect guttering and pipe work to the stormwater system as soon as possible after roof construction.
12. Maintain existing vegetation cover that may act as sediment traps, e.g., on slopes.
13. Install sediment traps as close as possible to sediment sources (i.e., house site, soil stockpiles and vehicle wash-down areas)

Maintenance recommendations:

1. Display a copy of the SWMP on site and inform all contractors of the content.
2. Check and clean sediment fences weekly to avoid overloading and failure.
3. Check condition of staked straw bale sediment traps weekly and restock with straw bales as required.
4. Monitor soil and building material stockpile levels and move sediment fences to accommodate changes.
5. Check all stormwater drains weekly and remove any material which is causing blockages.
6. Ensure all erosion control measures are in place until vegetation is re-established on site.

It is recommended that during construction, Doyle Soil Consulting and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

Conclusions

If the recommendations for subsoil management provided above are followed, there is a **low risk** associated with dispersive soils on the site. Our testing found the subsoils at the site to be moderately spontaneously dispersive. A wider survey of the surrounding area found rill erosion due to soil dispersion in exposed subsoils in earth drains, as well as 'melting' of worked-up subsoils exposed to rainwater. The severity of the observed erosion is in keeping with our test results – i.e., *mild* - but is more pronounced in re-worked local materials.

As such, efforts should be made to cover all exposed subsoils on cut/fill batters with topsoil and seeded with well-suited grass species to exposure avoid rainwater and surface water flows from causing erosion of the sandy clays.

Our site investigations revealed moderately shallow clay subsoils. It is not recommended that these layers be utilised for cut and fill. If they were to be utilised as fill, then treatment with gypsum at a rate of 1.0 kg/m^2 and controlled compaction is required.

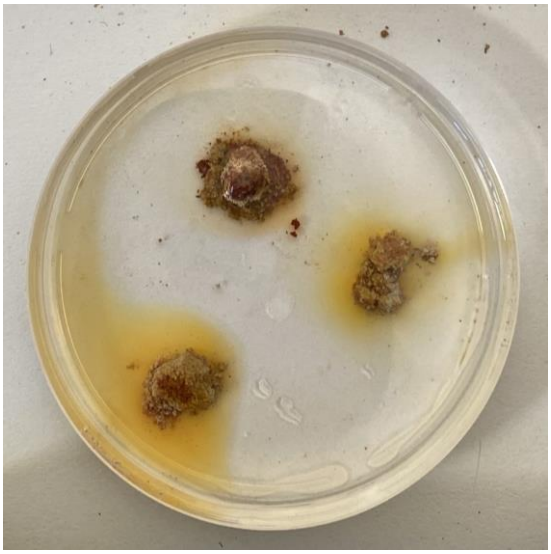
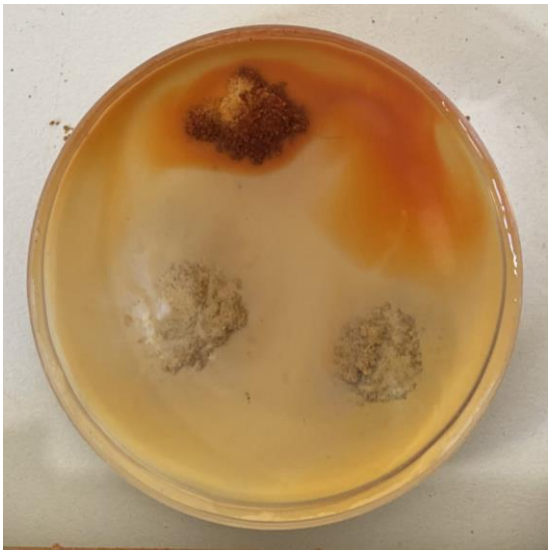
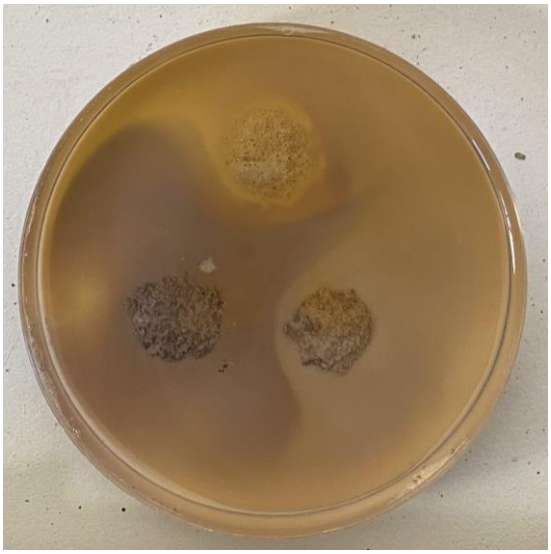
Multiple general site management recommendations have been made in this report and a summary of the recommendations can be found in the soil and water management plan

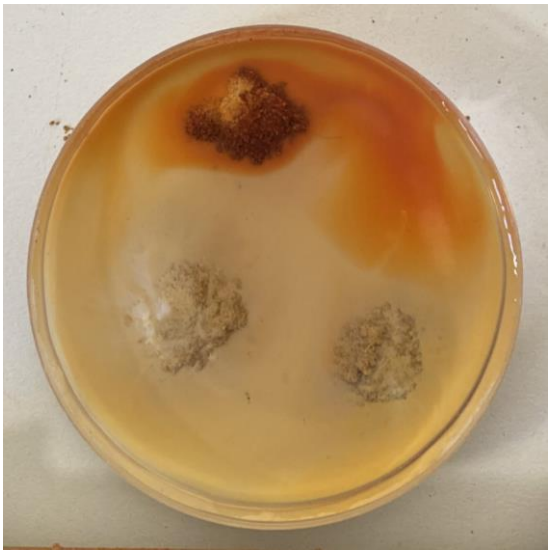
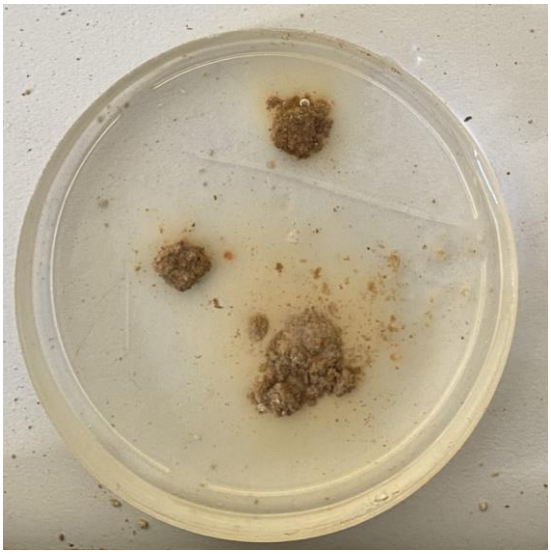
(SWMP) for the site in. Further information can also be found in the publication “Dispersive soils and their management – Technical manual” (DPIWE Tas 2009).

Rowan Mason
B.Agr.Sc.(Hons).
Soil Scientist

Dr Richard Doyle
B.Sc.(Hons), M.Sc.(Geol), Ph.D. (Soil Sci.), CPSS (Certified Prof Soil Scientist)
Geologist and Soil Scientist

APPENDIX 1 – Dispersion Test Results

Test Hole 1	Depth: 1.3 – 1.6	Test Hole 1	Depth: 1.6 – 1.9
			
Test Hole 2	Depth: 0.75 – 0.9	Test Hole 3	Depth: 0.5 – 0.75
			

Test Hole 3	Depth: 0.9 – 1.0	Test Hole 4	Depth: 0.35 – 0.6
			

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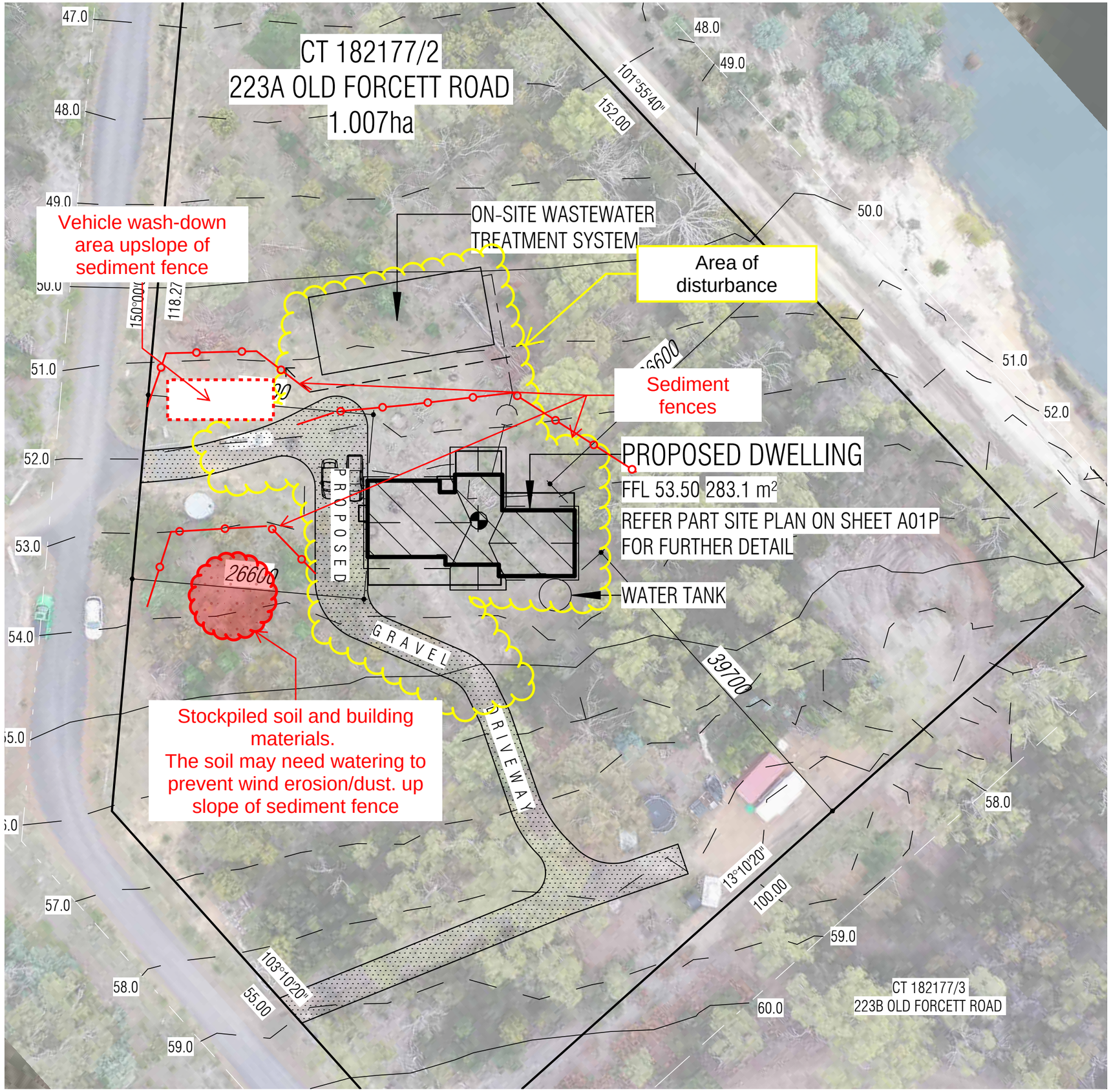


DOYLE SOIL CONSULTING

223A Old Forcett Rd, Forcett

SOIL EROSION & WATER MANAGEMENT:

Downpipes to be connected to stormwater disposal as soon as roof is installed.

It is not recommended that the local clay subsoils be utilised for cut and fill. If they were to be utilised as fill, treatment with gypsum at a rate of 1.0 kg/m² and controlled compaction is required.

Ag drains where shown are to be installed prior to footing excavation. Ag drains are to be 100ø, 650 deep with filter sock u.n.o.

All excavated material and wash-down areas to be placed up slope of ag drain or a temporary sediment control fence. Excavated materials to be removed when building works are complete.

Construction vehicles to be parked on the street or driveway once constructed to prevent transferring debris onto street.

Minimise duration and physical extent of unprotected disturbed soil surfaces.

Reinstate topsoil and plant vegetation to minimise soil loss as soon as works in the immediate area are complete.

Dr Richard Doyle
Geologist and Soil Scientist
4/3/2024

Prepared by
Rowan Mason
13/02/24

Sorell Council

Development Application: Development Application - 223A Old Forcett Road, Forcett.pdf
Plans Reference: P1
Date received: 6/12/2023

SITE INFORMATION

LAND TITLE REFERENCE	182177/2
WIND CLASSIFICATION	N2
SOIL CLASSIFICATION	S

WIND AND SOIL CLASSIFICATION BY DOYLE SOIL CONSULTING, "SITE AND SOIL EVALUATION REPORT FOUNDATION AND WIND LOADING ASSESSMENT", 223A OLD FORCETT ROAD, FORCETT, JUNE 2023, CERT 1349

CLIMATE ZONE	7
BUSHFIRE ATTACK LEVEL	TBC

PROPERTY LOCATED WITHIN "BUSHFIRE-PRONE AREAS" LAYER UNDER TASMANIAN PLANNING SCHEME OVERLAY (LISTmap) AS OF 11/05/2023

ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW
OTHER HAZARDS	NIL KNOWN

PLANNING & ZONING INFORMATION

ZONING: 11.0 RURAL LIVING ZONE A
TASMANIAN PLANNING SCHEME - SORELL

OVERLAYS:
- BUSHFIRE-PRONE AREAS
- AIRPORT OBSTABLE LIMITATION AREA

SITE AREAS

LAND AREA	1.007ha
SITE COVERAGE AREA	283.1m²
SITE COVERAGE PERCENTAGE	2.8%

- HORIZONTAL DATUM (NORTH) IS APPROXIMATE TO GDA94
- VERTICAL DATUM (HEIGHT) IS APPROXIMATE TO AHD
- BOUNDARIES AND CONTOUR HEIGHTS ARE IN METRES.
- CONTOURS AND ELEVATION DATA APPROXIMATE ONLY.
- SITE INFORMATION NOT VERIFIED BY LAND SURVEYOR.
- DIMENSIONS IN ITALICS ARE ROUNDED TO 100mm.
- BACKGROUND PHOTO IMAGES ARE FOR CONTEXT ONLY AND ARE NOT NECESSARILY TO SCALE OR PROPORTION.

DATE	REVISION/ISSUE
02/12/2023	CLIENT REVIEW
05/12/2023	DEVELOP APP

DRAWING LIST

SITE PLAN	23-010 A01
PART SITE PLAN	23-010 A01P
FLOOR PLAN	23-010 A02
ELEVATIONS 1 OF 2	23-010 A03
ELEVATIONS 2 OF 2	23-010 A04
3D VIEWS	23-010 B01
CUT & FILL, SWMP	23-010 C01

CATALYST
- BUILDING DESIGN - DRAFTING - GUIDANCE - ADVICE -

Catalyst Design & Drafting Pty Ltd
ABN 98 546 582 336
PO Box 2030 Howrah TAS 7018
0410 606 900
design@catdd.com.au
www.catalystdesignanddrafting.com.au
Building Services Provider Licence Nos
619068752 & CC6621

Client:
HANNAH SPONG
Project:
PROPOSED DWELLING
223 OLD FORCETT ROAD,
FORCETT, TAS, 7173

Scale: 1 : 1000 at A3
Drawn: PP
Checked: PB

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

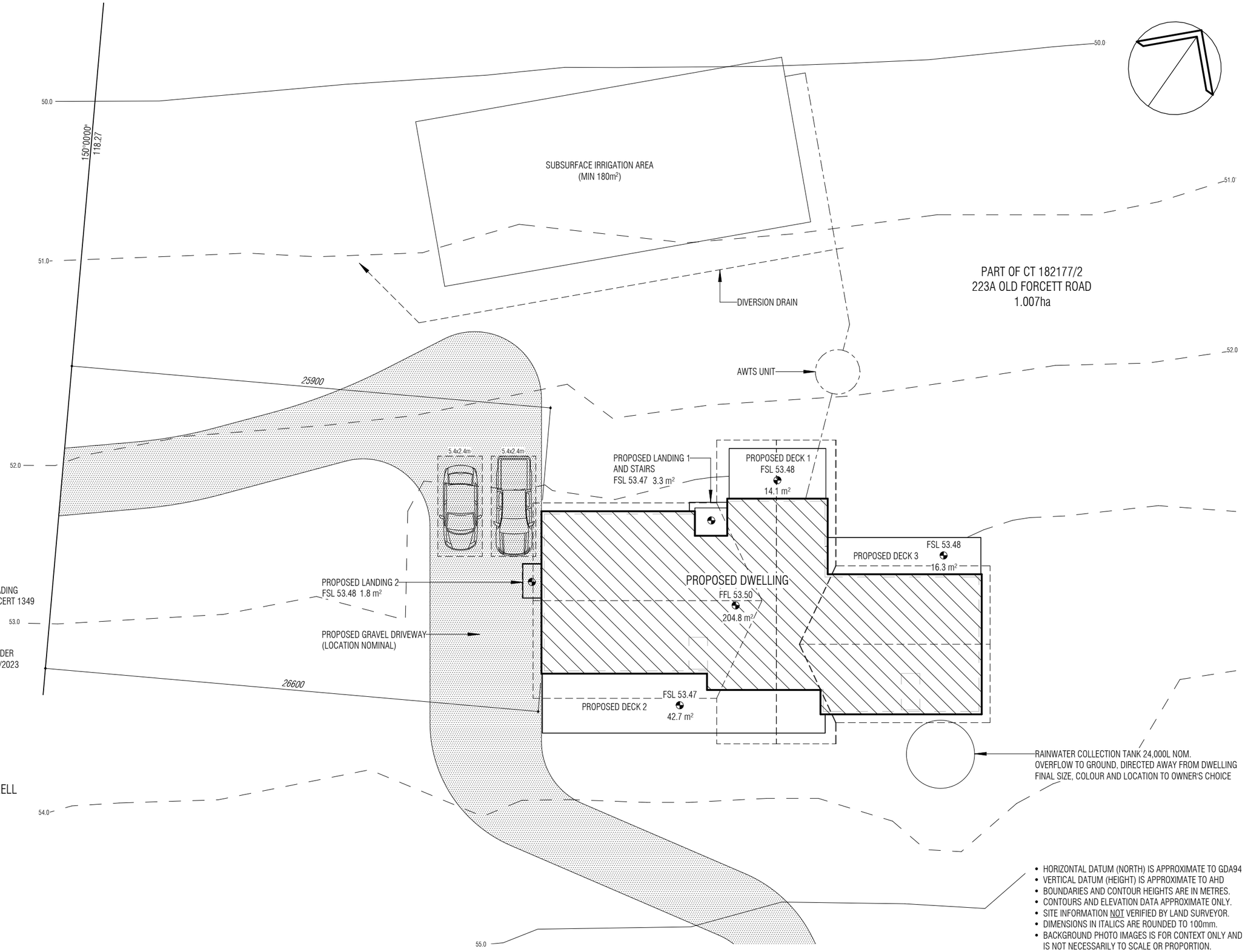
DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.
1:1000 0 10 20 30 40 50m

SITE PLAN

Project No: 23-010

Drawing No: A01

C:\Users\anith\Catalyst Design & Drafting\Catalyst Design and Drafting - Documents\Projects\Spong 23-010\Drawings\23-010 Spong 181123A.rvt
5/12/2023 5:01:01 PM



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05/12/2023	DEVELOP APP

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ELEVATIONS 1 OF 2	23-010 A03
ELEVATIONS 2 OF 2	23-010 A04
3D VIEWS	23-010 B01
CUT & FILL, SWMP	23-010 C01

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Building Services Provider Licence Nos
619068752 & CC6621

Client:
HANNAH SPONG
Project:
PROPOSED DWELLING
223 OLD FORCETT ROAD,
FORCETT, TAS, 7173

Scale: 1 : 200 at A3
Drawn: PP
Checked: PB

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.
1:200 0 2 4 6 8 10m

Project No: 23-010

PART SITE PLAN

Drawing No: A01P

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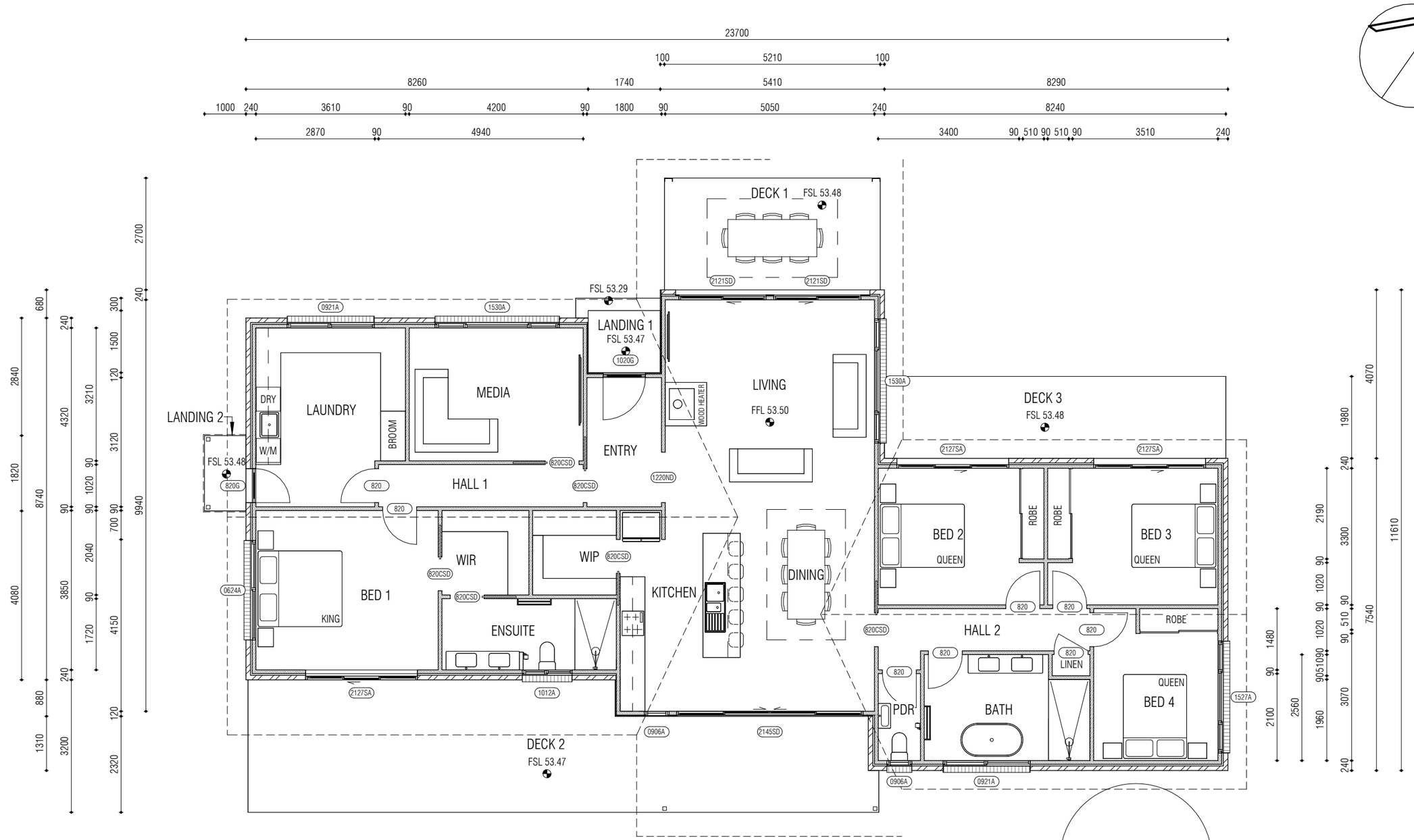

FFL - FINISHED FLOOR LEVEL
FSL - FINISHED SURFACE LEVEL

WINDOW & SLIDING DOOR LEGEND:

1 5 1 8 A
- TYPE
- WIDTH (x100mm - 1800mm)
- HEIGHT (x100mm - 1500mm)

TYPES:
- A - AWNING
- CSD - CAVITY SLIDING DOOR
- ND - NO DOOR LEAF
- SA - SLIDING DOOR WITH AWNING SECTION
- SD - SLIDING DOOR

Sorell Council

Development Application: Development Application - 223A Old Forcett Road, Forcett.pdf
Plans Reference: P1
Date received: 6/12/2023

DATE	REVISION/ISSUE
02/12/2023	CLIENT REVIEW
05/12/2023	DEVELOP APP

DRAWING LIST

SITE PLAN	23-010 A01
PART SITE PLAN	23-010 A01P
FLOOR PLAN	23-010 A02
ELEVATIONS 1 OF 2	23-010 A03
ELEVATIONS 2 OF 2	23-010 A04
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1:100 0 1 2 3 4 5m

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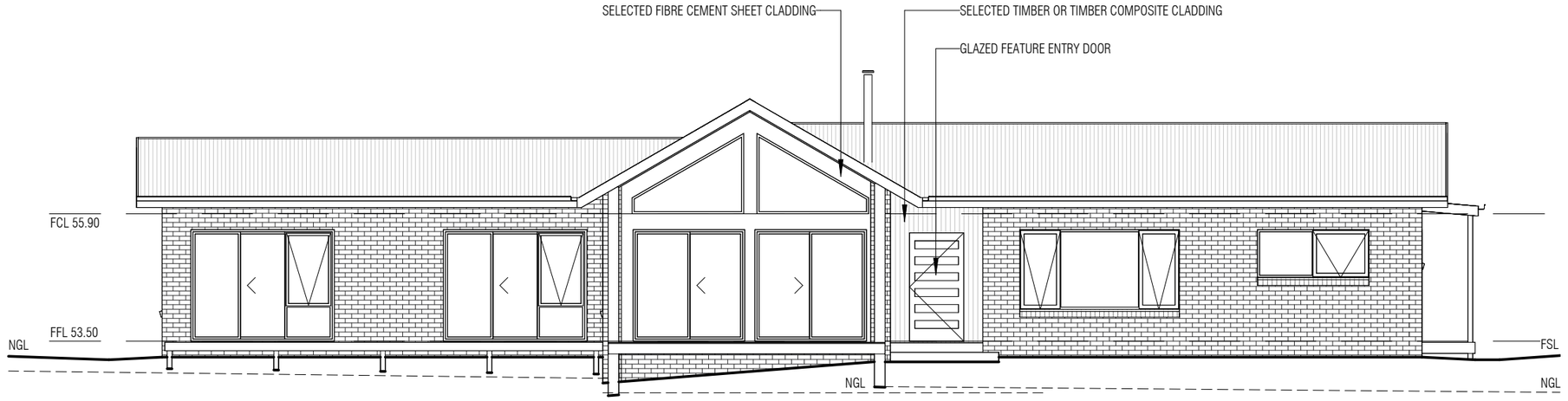
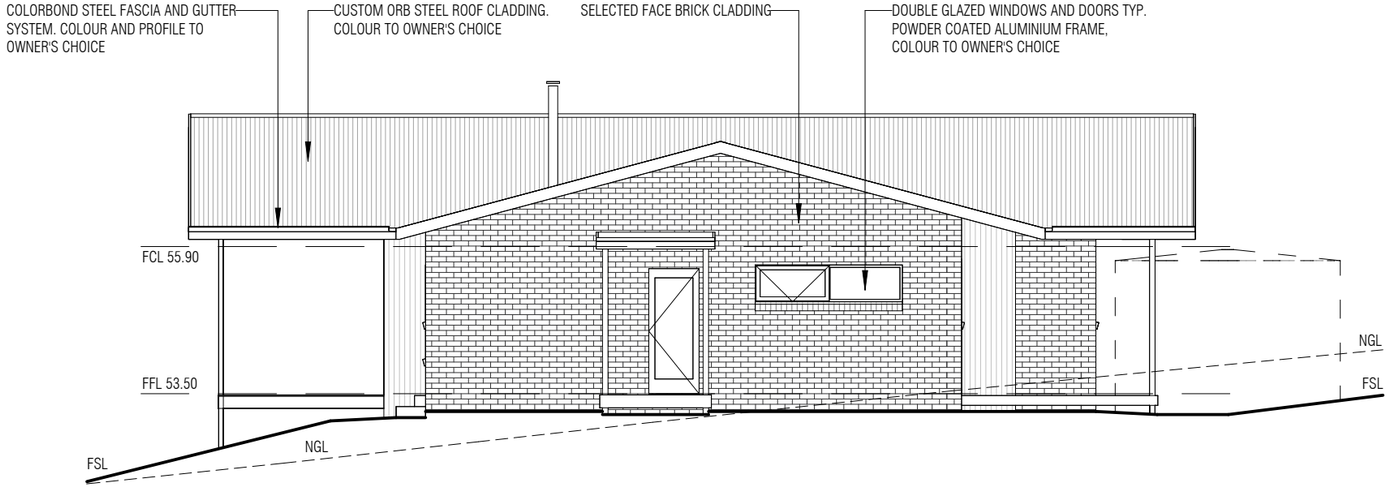
FLOOR PLAN

Project No: 23-010
Drawing No: A02



NORTH WEST ELEVATION

SCALE 1 : 100 at A3



SOUTH WEST ELEVATION

SCALE 1 : 100 at A3

FCL - FINISHED CEILING LEVEL
FFL - FINISHED FLOOR LEVEL
FSL - FINISHED SURFACE LEVEL
NGL - NATURAL GROUND LEVEL

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DRAWING LIST

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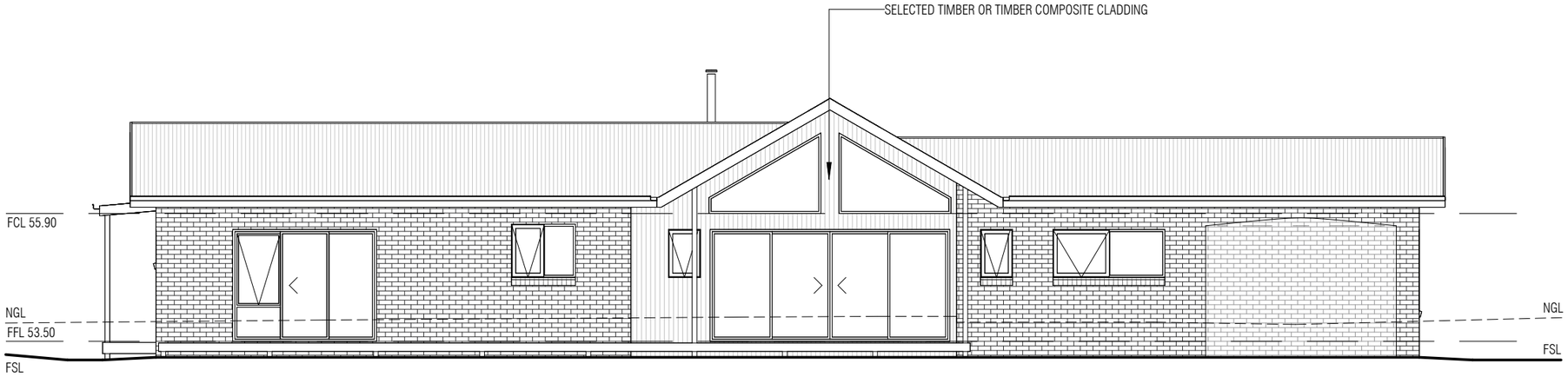
1:100 0 1 2 3 4 5m

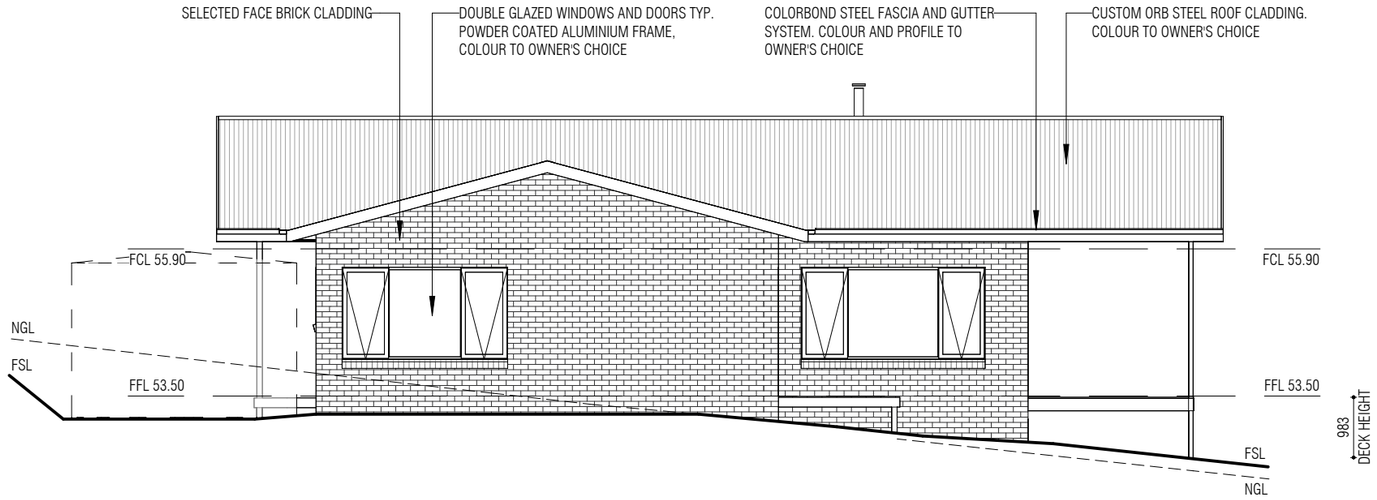
ELEVATIONS 1 OF 2

Project No: 23-010
Drawing No: A03



SOUTH EAST ELEVATION

SCALE 1 : 100 at A3



NORTH EAST ELEVATION

SCALE 1 : 100 at A3

FCL - FINISHED CEILING LEVEL
FFL - FINISHED FLOOR LEVEL
FSL - FINISHED SURFACE LEVEL
NGL - NATURAL GROUND LEVEL

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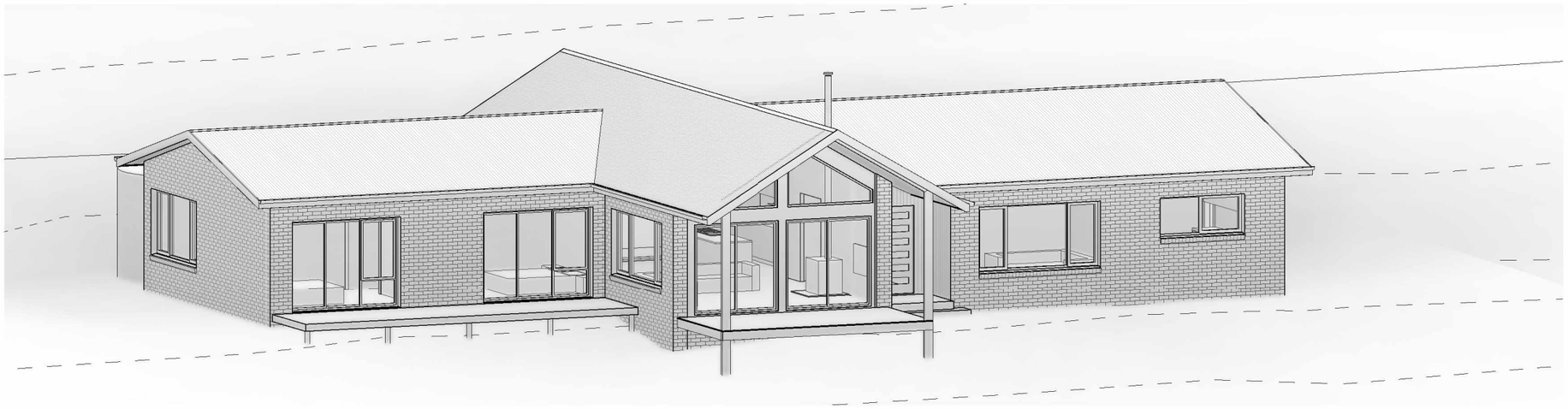
1:100 0 1 2 3 4 5m

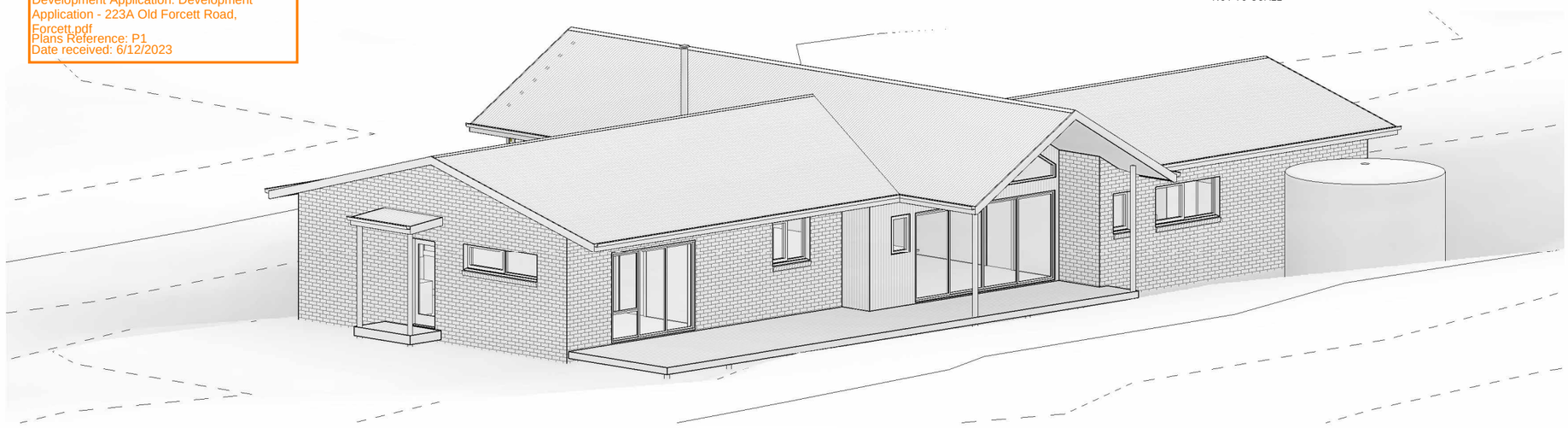
ELEVATIONS 2 OF 2

Project No: 23-010
Drawing No: A04



NORTHWEST 3D VIEW
NOT TO SCALE

WEST 3D VIEW
NOT TO SCALE



SOUTH 3D VIEW
NOT TO SCALE

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02/12/2023	CLIENT REVIEW
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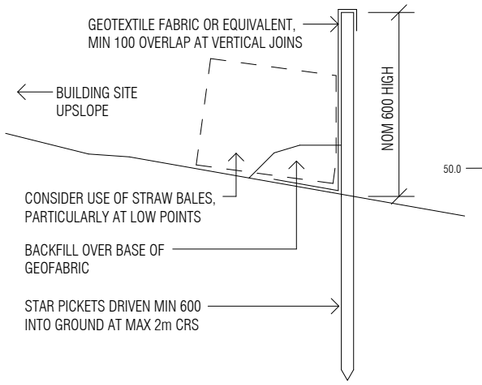
NOT TO SCALE.

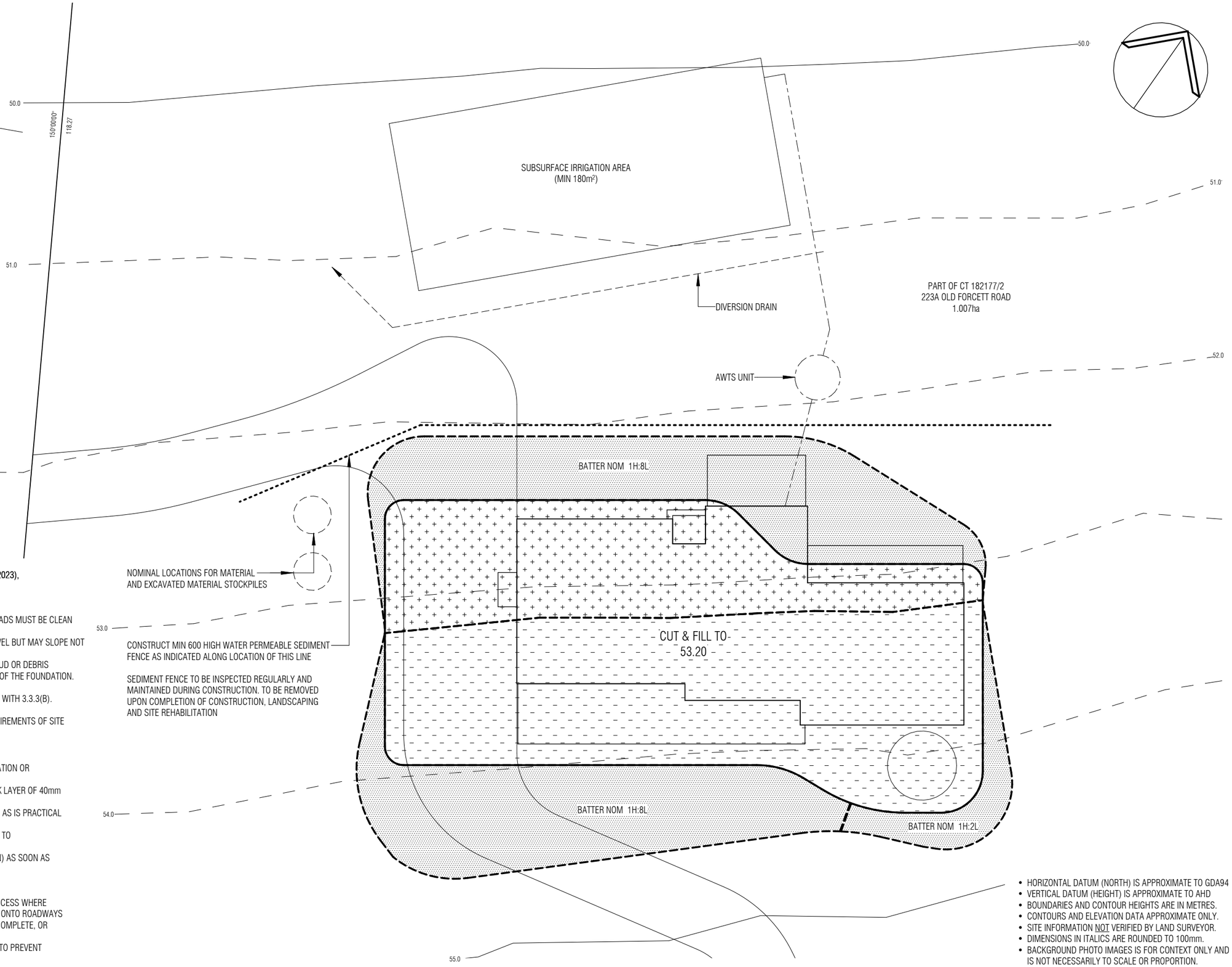
3D VIEWS

Project No: 23-010

Drawing No: B01



TYPICAL SEDIMENT FENCE DETAIL (NOT TO SCALE)



WITH REFERENCE TO ABCB HOUSING PROVISIONS STANDARD 2022 (1 MAY 2023),
4.2.3 EXCAVATION FOR FOOTINGS [FORMERLY 2019: 3.2.2.1]

THIS CLAUSE, IN PART, STATES THAT:
- EXCAVATION FOR FOOTINGS, INCLUDING THICKENINGS FOR SLABS AND PADS MUST BE CLEAN CUT WITH VERTICAL SIDES, WHEREVER POSSIBLE.
- THE BASE OF THE EXCAVATION MUST BE FOR FLAT SITES, GENERALLY LEVEL BUT MAY SLOPE NOT MORE THAN 1:40 TO ALLOW EXCAVATIONS TO DRAIN
- FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD OR DEBRIS
- TOPSOIL CONTAINING GRASS ROOTS MUST BE REMOVED FROM THE SITE OF THE FOUNDATION.
- EXCAVATION DEPTHS AND SOIL CUTS MUST COMPLY WITH PART 3.2.
- THE HEIGHT OF A FINISHED SLAB-ON-GROUND MUST BE IN ACCORDANCE WITH 3.3.3(B).

REFER TO THIS AND OTHER RELEVANT CLAUSES IN THE NCC FOR FULL REQUIREMENTS OF SITE PREPARATION

MANDATORY SOIL & WATER MANAGEMENT STRATEGIES
- A. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF ALL EXCAVATION OR MATERIAL STOCKPILES
- B. CONSTRUCT STABILISED SITE ACCESS - RECOMMENDED 200mm THICK LAYER OF 40mm AGGREGATE OR RECYCLED CONCRETE
- C. DOWNPIPES TO BE CONNECTED TO STORMWATER PLUMBING AS SOON AS IS PRACTICAL AFTER INSTALLATION OF ROOF CLADDING AND GUTTERS
- D. INSTALL REQUIRED AG DRAINS PRIOR TO FOOTING EXCAVATION. REFER TO PLUMBING/DRAINAGE PLANS FOR LOCATIONS (AS REQUIRED)
- E. PERFORM SITE REHABILITATION (EG LANDSCAPING AND REVEGETATION) AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION

RECOMMENDED SOIL & WATER MANAGEMENT STRATEGIES
- A. CONSTRUCT AND PROVIDE A VEHICLE WASHDOWN AREA NEAR SITE ACCESS WHERE APPLICABLE, TO PREVENT VEHICLES TRANSFERRING MUD AND DEBRIS ONTO ROADWAYS
- B. EXCAVATED MATERIAL TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE, OR USED AS FILL ON SITE FOR ANY LOW POINTS
- C. CONSTRUCTION VEHICLES TO PARK ON STREET WHENEVER POSSIBLE, TO PREVENT TRANSFER OF DEBRIS ONTO ROADWAY

- HORIZONTAL DATUM (NORTH) IS APPROXIMATE TO GDA94
- VERTICAL DATUM (HEIGHT) IS APPROXIMATE TO AHD
- BOUNDARIES AND CONTOUR HEIGHTS ARE IN METRES.
- CONTOURS AND ELEVATION DATA APPROXIMATE ONLY.
- SITE INFORMATION NOT VERIFIED BY LAND SURVEYOR.
- DIMENSIONS IN ITALICS ARE ROUNDED TO 100mm.
- BACKGROUND PHOTO IMAGES IS FOR CONTEXT ONLY AND IS NOT NECESSARILY TO SCALE OR PROPORTION.

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05/12/2023	DEVELOP APP

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Project No: 23-010

SOIL & WATER MANAGEMENT PLAN

Drawing No: C01

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