

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 7 Jayville Rise, 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](http://www.sorell.tas.gov.au) until **Tuesday 29<sup>th</sup> October 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Tuesday 29<sup>th</sup> October 2024**.

**APPLICANT: Tassie Homes Pty Ltd**

**APPLICATION NO: DA 2024 / 00228 - 1**

**DATE: 10 October 2024**

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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$ .....
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
---	--

Location of proposed works:	Street address: .....
	Suburb: ..... Postcode: .....
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	.....
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

**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/>

 <b>Sorell Council</b> Development Application: Development Application -7 Jayville Rise, Forcett - P1.pdf Plans Reference:P1 Date Received:18/09/2024
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**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.

<b>Applicant Signature:</b>	Signature: <u>Kara Stewart</u> Date: .....
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**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 is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://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 -7 Jayville Rise, Forcett - P1.pdf

Plans Reference: P1

Date Received: 18/09/2024

<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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# BUSHFIRE HAZARD REPORT



Proposed residential dwelling  
7 Jayville Rise  
Forcett, 7173

Dated 28<sup>th</sup> August 2024  
Report by David Lyne BFP-144

 **Sorell Council**  
Development Application: Development  
Application -7 Jayville Rise, Forcett - P1.pdf  
Plans Reference:P1  
Date Received:18/09/2024

11 Granville Avenue  
Geilston Bay  
M: 0421 852 987  
[dave\\_lyne@hotmail.com](mailto:dave_lyne@hotmail.com)

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**Appendix A** – Topographic Map with Cadastral & Contour Overlay - indicates subject site

**Appendix B** – Site Images

**Appendix C** – Bushfire Hazard Management Plan, by David Lyne – certified date 28.08.2024; & Certificate of Others (Form 55) 1555/24

## 1. Introduction



I have been engaged by Tassie Homes to prepare a bushfire report and plan for a new residential dwelling in the suburb of Forcett. The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for a new residential dwelling to be constructed in accordance with the Directors Determination – bushfire hazard areas v1.2 (the Code).

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report should be included with approval documentation forming part of the certified documentation intended to satisfy the Directors Determination. The body of the report describes the site and assesses the requirements to be implemented to satisfy the requirements of the Directors Determination.

## 2. Limitation of Report

This report has been prepared for the abovementioned clients for their use and distribution only. The intent of the report is for it to be used as supporting documentation for the Development Application (specifically vegetation clearance/maintenance distances) and the Building Application. Should submitted Application Plans differ from the Certified Plans supplied by the builder then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in August 2024 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognizes that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward), *It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

## 3. Site Description and Background

7 Jayville Rise Forcett is an existing land parcel, located in the municipality of the Sorell Council. The property is currently vacant and mostly grassland vegetation. There are existing residential dwellings to all directions of this site, with areas of woodland to the east and north-west.

The site has access to a pre-approved road – Jayville Rise, which connects to the Arthur Highway. The allotment is not provided with a reticulated water supply for fire-fighting.

### 3.1 Property Details

Address: 7 Jayville Rise, Forcett 7173

Municipality: Sorell Council

Zoned: Rural Living

Lot Number: 140026/15

Type of Development: Proposed residential dwelling

Classified BAL: **BAL-12.5**





Photo 1 – Aerial photo with Cadastral & Tasveg 4.0 overlays – Subject site highlighted blue.

### 3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. The dwelling site has unmanaged grassland vegetation to the Southern boundary. The Bushfire-Prone vegetation affecting the site is predominantly **Grassland - Group G** and **Woodland – Group B** in accordance with AS3959-2018.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Code it is evident the proposed dwelling location is within 100 metres of greater than 1 hectare of vegetation classified in accordance with AS 3959-2018 and is therefore considered 'Bushfire Prone'.

From the proposed dwelling site a 360° survey has been conducted to determine the vegetation type, proximity and slope under the vegetation which is of the highest hazard rating. In this case the **Grassland** and **Woodland** to all directions is the highest hazard vegetation surrounding the proposed dwelling.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard.

Photo 1, above indicates the Bushfire Prone Vegetation described. Refer to Appendix B for current conditions as at time of inspection.

### 3.3 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959- 2018.

The *effective* slope under the bushfire prone vegetation is generally Upslope/Flatland 0° to the south; downslope 0-5° to the east and west; and downslope 5-10° to the north.

Refer to Appendix A Image for topographic contour information.

## 4. Bushfire Assessment

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed dwelling site. In accordance with the Code, fire-fighting water supply and vehicle access are also considered and discussed in relation to the proposed dwelling.

### 4.1 Bushfire Attack Level

Considering the current conditions, in accordance with AS3959-2018 the dwelling site is capable of achieving **BAL-12.5** (the minimum required standard required by the Code being BAL-29).

The desired BAL rating to be applied in this instance will be **BAL-12.5**. The vegetation within the Hazard Management Area (HMA) is to be continually managed to a low threat level - as per Clause 2.2.3.2 of AS3959-2018.



Table 1 – Bushfire Attack Level Assessment Summary and Notes

**Property Details**

<b>Applicants Name</b>	Tassie Homes	<b>Phone</b>	03 6283 3273
<b>Municipality</b>	Sorell Council	<b>Zoning</b>	Rural Living
<b>Certificate of Title/Lot No.</b>	140026/15	<b>Lot Size</b>	6944m <sup>2</sup>
<b>Address</b>	7 Jayville Rise, Forcett 7173		

**Type of Building Work**

New Class 1a Building	<input checked="" type="checkbox"/>
New Class 10a Building	<input type="checkbox"/>
New Class 2 Building	<input type="checkbox"/>
New Class 3 Building	<input type="checkbox"/>
Alteration/Additions to an existing building	<input type="checkbox"/>

Description of building work: e.g. *single dwelling with attached garage*  
New ancillary dwelling

**Bush Fire Attack Level (BAL)**

Relevant fire danger index: (see clause 2.2.2)

**FDI 50**

**Assess the vegetation within 100m in all directions (tick relevant group)**

Note 1: Refer to table 2.3 and figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.

Vegetation Classification (See Table 2.3)	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>
	North East <input type="checkbox"/>	South-West <input type="checkbox"/>	South-East <input type="checkbox"/>	North-West <input type="checkbox"/>
Group -	G. Grassland	G. Grassland 0-10m Managed veg. 10m+	G. Grassland	G. Grassland

Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)

**Distance of the site from classified vegetation (see clause 2.2.4)**

Distance to classified vegetation	Show distances in meters			
	om	om	om	om

Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0°	Upslope/0° X	Upslope/0°	Upslope/0°
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° X	>0 to 5° X
	>5 to 10° X	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>

Assessed BAL	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Proposed BAL	BAL-12.5	BAL-12.5	BAL-12.5	BAL-12.5
Separation to achieve BAL-29	8-<13m	6-<10m	7-<11m	7-<11m
Separation to achieve BAL-19	13-<19m	10-<14m	11-<16m	11-<16m
Separation to achieve BAL-12.5	19-<50m	14-<50m	16-<50m	16-<50m

#### Construction Requirements

For this particular development a BAL-12.5 rating would suit all directions of this site, construction will be generally compliant with AS3959 -2018 Sections 3 and 5.

#### 4.2 Road / Vehicle Access

The primary access to the lot is from a sealed public road – Jayville Rise. It is expected fire fighting vehicles would enter the property and fight a fire by hose connected to either the static firefighting water supply or by static hose connected to a tanker truck. The requirements for the driveway and access are outlined on the Bushfire Hazard Management Plan – Appendix C.

#### 4.3 Water Supply

A static water supply of minimum 10,000L must be provided solely for firefighting for the new dwelling on this site. The water supply must include a water connection point within 3.0m of a vehicle hardstand that is at least 6.0m from the building. The hardstand must be connected to the property access. The water supply must comply with Table 3B of the Director’s Determination:

<b>Table 3B Static Water Supply for Fire fighting</b>
<b>A. Distance between building area to be protected and water supply</b>
The following requirements apply: 1. The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and 2. The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
<b>B. Static Water Supplies</b>
A static water supply: 1. May have a remotely located offtake connected to the static water supply;

2. May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
3. Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
4. Must be metal, concrete or lagged by non-combustible materials if above ground; and
5. If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
  - (a) metal;
  - (b) non-combustible material; or
  - (c) fibre-cement a minimum of 6 mm thickness.

#### C. Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a water connection point for a static water supply must:

1. Have a minimum nominal internal diameter of 50mm;
2. Be fitted with a valve with a minimum nominal internal diameter of 50mm;
3. Be metal or lagged by non-combustible materials if above ground;
4. Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1-2003 Clause 5.23*);
5. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
6. Ensure the coupling is accessible and available for connection at all times;
7. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
8. Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
9. Where a remote offtake is installed, ensure the offtake is in a position that is:
  - (a) Visible;
  - (b) Accessible to allow connection by fire fighting equipment;
  - (c) At a working height of 450 – 600mm above ground level; and
  - (d) Protected from possible damage, including damage by vehicles.

#### D. Signage for static water connections

1. The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: Water tank signage requirements within *AS 2304-2019 Water storage tanks for fire protection systems*; or
2. The following requirements:
  - (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;
  - (b) Be in fade-resistant material with white reflective lettering and circle on a red background;
  - (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and
  - (d) Be no less than 400 mm above the ground.

#### E. Hardstand

A hardstand area for fire appliances must be provided:

1. No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
2. No closer than six metres from the building area to be protected;
3. With a minimum width of three metres constructed to the same standard as the carriageway; and
4. Connected to the property access by a carriageway equivalent to the standard of the property access.

## **5. Conclusion**

The Site has been classified as **BAL-12.5** as per the assessment processes outlined in AS3959-2018. The separation distances shown above are the areas to be maintained and kept in a way to reduce the fuel loads present in order to achieve lower BAL ratings. For this particular site and for where the proposed dwelling is to be constructed, a **BAL-12.5** rating would be achieved and would suit all directions of the site as the unmanaged vegetation to the east of the site has a separation distance which allows this rating to be achieved.

## **7. References**

Directors Determination – requirements for building in bushfire prone areas v2.3

LIST map version. Aerial Photograph [online]. Available from:  
<http://www.thelist.tas.gov.au/listmap/listmap>

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, AS 3959-2018.

## **Statement**

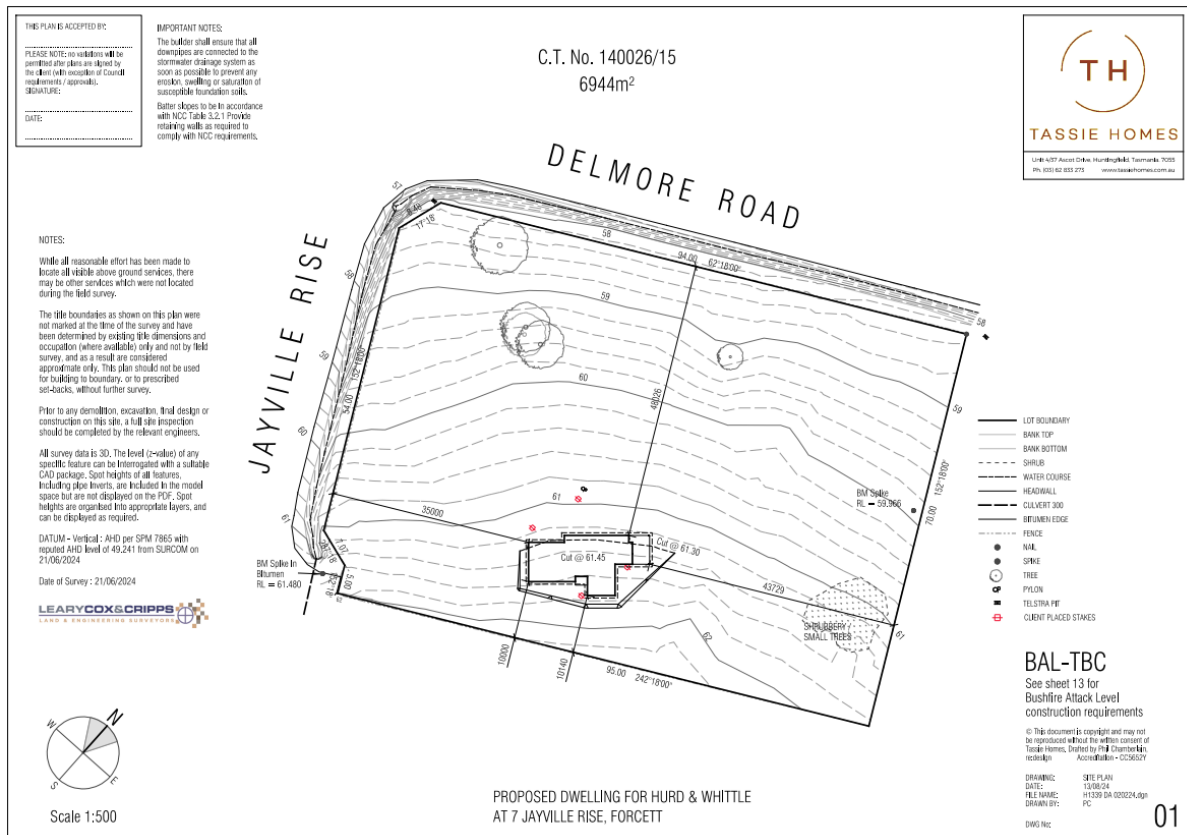
I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

It should be noted that this report does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to lack of ongoing maintenance. Compliance with the recommendations contained in this assessment does not mean that there is no residual risk to safety of life or property as a result of bushfire.

Signed: ..........

Date: 28/08/2024.....

# Appendix B – Site Images & designers site plan



Looking north

**SORELL COUNCIL**  
**Sorell Council**

Development Application: Development Application - 7 Jayville Rise, Forcett - P1.pdf

Plans Reference: P1  
 Date Received: 18/09/2024



Looking south



Looking east

 **Sorell Council**  
Development Application: Development  
Application -7 Jayville Rise, Forcett - P1.pdf  
Plans Reference:P1  
Date Received:18/09/2024



Looking west

 **Sorell Council**  
Development Application: Development  
Application -7 Jayville Rise, Forcett - P1.pdf  
Plans Reference:P1  
Date Received:18/09/2024

**HAZARD MANAGEMENT AREAS - HMA**

Hazard Management Area includes the area to protect the Building as well as the access and water supplies. The entirety of this allotment should be treated as HMA.

Vegetation in the Hazard Management area is to be managed and maintained in a minimum fuel condition.

The HMA is determined from the unmanaged vegetation on this allotment and neighbouring allotments, and should the level of the unmanaged vegetation increase the BHMP and HMA should be reviewed to determine the ongoing suitability of the BHMP and HMA associated with the development.

**MAINTENANCE SCHEDULE**

- Removal of fallen limbs, leaf and bark litter;
- Cut lawns short (less than 100mm) and maintain;
- Remove pine bark and other garden mulch;
- Complete under-brushing and thin out the under storey;
- Prune low hanging trees to ensure separation from ground litter;
- Prune larger trees to establish and maintain horizontal and vertical canopy separation;
- Maintain storage of petroleum fuels;
- Maintain access to the dwelling and water storage area Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;
- Ensure that 10,000 litres of dedicated water supply for fire fighting purposes is available at all times.

**BUSHFIRE PROTECTION MEASURES**

To reduce the risk of bushfire attack, continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction are to be undertaken by successive owners for perpetuity.

**WATER SUPPLY**

Fittings and pipework associated with a water connection point for a static water supply must:-

- Have a minimum nominal internal diameter of 50mm
- Be fitted with a valve with a minimum nominal internal diameter of 50mm
- Be metal or lagged by non-combustible materials if above ground
- Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23)
- Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
- Ensure the coupling is accessible and available for connection at all times
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
- Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
- Where a remote offtake is installed, ensure the offtake is in a position that is:
  - Visible
  - Accessible to allow connection to by fire fighting equipment
  - At a working height of 450-600mm above ground level; and
  - Protected from possible damage, including damage by vehicles

**SIGNAGE FOR STATIC WATER CONNECTIONS**

The water connection points for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:-

- Water tank signage requirements within AS2304 Water storage tanks for fire protection systems; or
- The following requirements:
  - Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height;
  - Be in fade-resistant material with white reflective lettering and circle on a red background;
  - Be located within one metre of the water connection point in a situation which will not impede access or operation; and
  - Be no less than 400mm above ground.

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) REPORT

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS

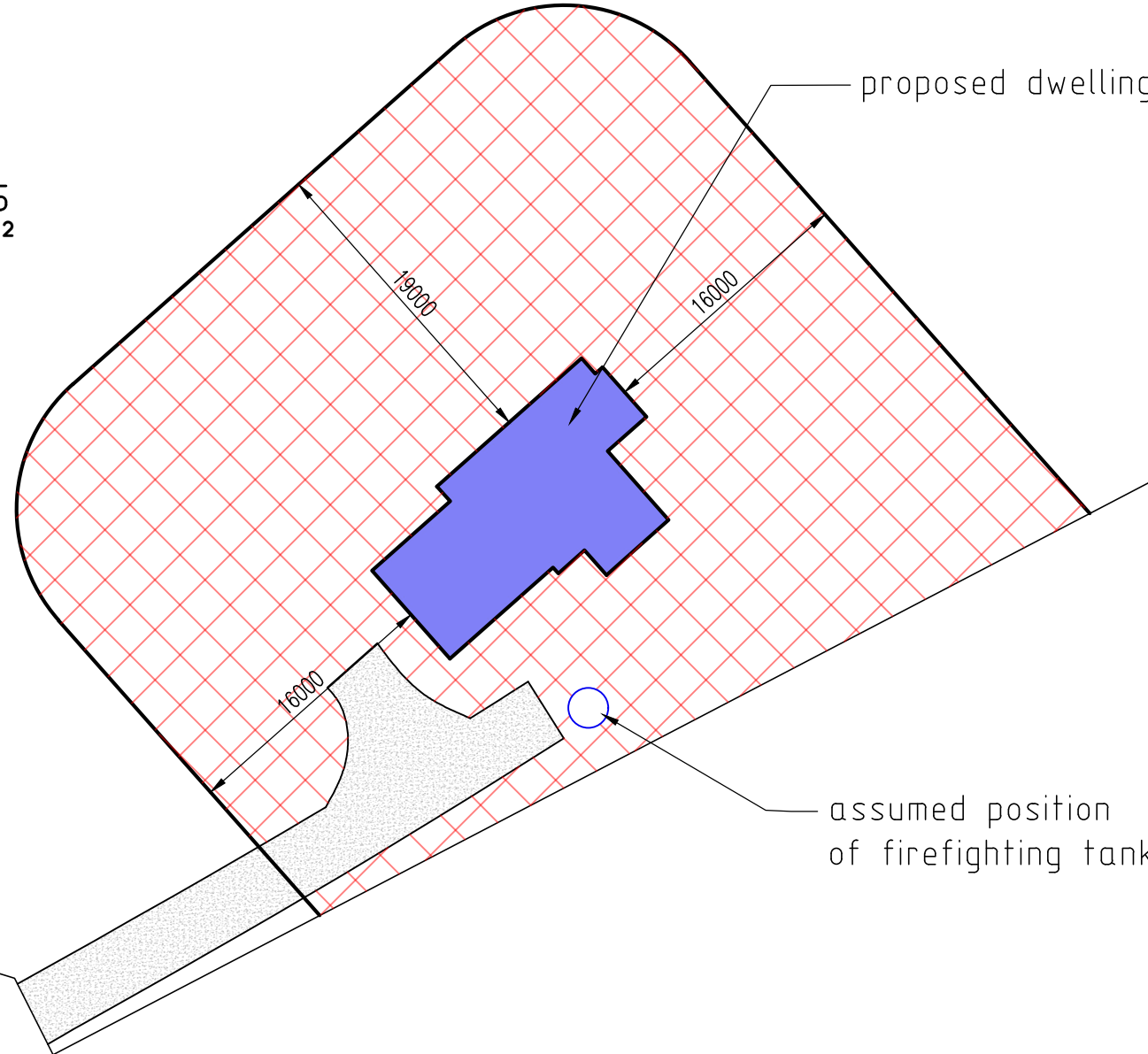
Private access roads for vehicles - requirements for design and construction

Vehicle access roads of a length (or part thereof) as specified in Column A is satisfied by the design and construction requirements specified in Column B.

Column A	Column B
A. Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point	There is no design and construction requirements if TFS access to the water supply is not required
B. Property access length is 30 metres or greater; or access for a fire appliance to a water connection point	The following design and construction requirements apply: <ul style="list-style-type: none"> <li>• All-weather construction</li> <li>• a load limit of at least 20 tonnes, including for bridges and culverts</li> <li>• minimum carriageway width of 4 metres</li> <li>• minimum vertical clearance of 4 metres</li> <li>• minimum horizontal clearance of 0.5 metres from the edge of the carriageway</li> <li>• cross falls of less than 3° (1:20 or 5%)</li> <li>• dips less than 7° (1:8 or 12.5%) entry and exit angle</li> <li>• Curves with a minimum inner radius of 10 metres</li> <li>• maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads</li> <li>• terminate with a turning area for fire appliances provided by one of the following                             <ol style="list-style-type: none"> <li>a turning circle with a minimum inner radius of 10m</li> <li>a property access encircling the building</li> <li>a hammerhead "T" or "Y" turning head 4m wide and 8m long</li> </ol> </li> </ul>

LOT 15  
6944m<sup>2</sup>

JAYVILLE RISE



**HAZARD MANAGEMENT AREA**  
Low threat, maintained vegetation in accordance with AS 3959 - Clause 2.2.3.2 (e) & (f). Building is to be constructed to meet BAL-12.5 requirements

assumed position of firefighting tank



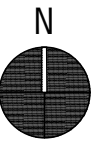
enlarged area

**Sorell Council**  
Development Application: Development Application -7 Jayville Rise, Forcett - P1.pdf  
Plans Reference:P1  
Date Received:18/09/2024

4 0 4 8 12 16 20 m  
SCALE 1:400 **BHMP** SCALE 1:400

Prepared By David Lyne - BFP 144

Tassie Homes  
7 Jayville Rise, Forcett  
Tasmania 7173  
Job No: 1555



11 GRANVILLE AVENUE  
GILSTON BAY, TASMANIA 7015  
PH: 0421 852 987 EMAIL: dave\_lyne@hotmail.com  
Accredited Designer: David Lyne CC7063

**PLEASE READ CAREFULLY**  
THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

**FINAL PLAN:** ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

**SIGNATURES**

CLIENT: .....DATE: .....  
CLIENT: .....DATE: .....  
BUILDER:.....DATE: .....

DWG NO: 1555	SHEET: 01
SCALE AT A3: 1:400	DATE: 28.08.2024
DRAWN:DL	CHECK: DL
REV	0



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
 Suburb/postcode

Form **55**

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise:  *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of work:

Address:  Lot No:   
  Certificate of title No:

The assessable item related to this certificate:  *(description of the assessable item being certified)*  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, at any stage, as part of – (tick one)

building work, plumbing work or plumbing installation or demolition work

OR



a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant

Documents:

Bushfire Hazard Report – New residential dwelling  
Bushfire Hazard Management Plan

Relevant

- In Accordance with AS3959-2018; and
- the Building Regulations (TAS).

calculations:



References:

- AS3959-2018;
- the Building Regulations (TAS); and
- Building Code of Australia (BCA).

*Substance of Certificate: (what it is that is being certified)*

The above mentioned report concludes that a BAL-12.5 rating is achievable and easily maintained for the dwelling on this site

*Scope and/or Limitations*

The assessment has been conducted according to information provided by the designer/client and freely available historical data and does not take into account the possibility of altered site conditions from the data relied upon.

It should be noted compliance with the recommendations contained in the certified documents does not mean that there is no residual risk to life safety and property as a result of bushfire. The limitation is expressed in the following extract from AS3959-2018, which states:

*It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

The level of residual risk is inherent in all bushfire standards and also applies to this certification.


The assessment has been undertaken and certification provided on the understanding that; -

1. The certificate only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.

2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. Impacts of future development and vegetation growth have not been considered.

**I certify the matters described in this certificate.**

Qualified person:

Signed: 

Certificate No:

1555/24

Date:

28/08/2024

# **DISPERSIVE SOIL ASSESSMENT**

**7 Jayville Rise**

**Forcett**

**September 2024**



GEO-ENVIRONMENTAL  
SOLUTIONS



## **Sorell Council**

Development Application: Response to  
Request for Information - 5.2024.228.1 - 7  
Jayville Rise, Forcett.pdf  
Plan Reference: P3

Date received: 27/09/2024

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

**Investigation Details**

<b>Client:</b>	Tassie Homes Pty Ltd
<b>Site Address:</b>	7 Jayville Rise, Forcett
<b>Date of Inspection:</b>	05/09/2024
<b>Proposed Works:</b>	New house
<b>Investigation Method:</b>	Geoprobe 540UD - Direct Push
<b>Inspected by:</b>	C. Cooper

**Site Details**

<b>Certificate of Title (CT):</b>	140026/15
<b>Title Area:</b>	Approx. 6987 m <sup>2</sup>
<b>Applicable Planning Overlays:</b>	Bushfire-prone areas, Airport obstacle limitation area
<b>Slope &amp; Aspect:</b>	3° SW facing slope
<b>Vegetation:</b>	Grass & Weeds

**Background Information**

<b>Geology Map:</b>	MRT
<b>Geological Unit:</b>	Permian Sediments
<b>Climate:</b>	Annual rainfall 400mm
<b>Water Connection:</b>	Tank
<b>Sewer Connection:</b>	Unserviced-On-site required
<b>Testing and Classification:</b>	AS2870:2011, AS1726:2017 & AS4055:2021

## Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

### **Soil Profile Summary**

<b>BH 1 Depth (m)</b>	<b>BH 2 Depth (m)</b>	<b>USCS</b>	<b>Description</b>
0.00-0.10	0.00-0.10	SM	<b>Silty SAND:</b> dark brown, moist, medium dense
0.10-0.50	0.10-0.30	CI	<b>Silty CLAY:</b> trace of gravels, medium plasticity, grey, pale brown, slightly moist, stiff, refusal.

## Site Notes

The soil on site has formed from Permian sediments. The subsoil was tested for dispersion using the Emerson Test and was found to be dispersive Class 2(1) - Some dispersion (slight milkiness, immediately adjacent to aggregate).

## Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

### Potential for dispersive soils

The site has been identified as an area subject to a tunnel erosion hazard according to 'Dispersive Soils and Their Management: Technical Reference Manual'. This is due to the soils present on site that developed from Permian sediments that contain considerable fine sand/silt content and medium plastic clays. Permian sediments in the local area is known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

### Soil sampling and testing

Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

The soil samples taken from site were found to be Slightly dispersive (Class 2.1) - Some dispersion (slight milkiness, immediately adjacent to aggregate).

## **Management Recommendations**

A number of site and soil management measures are recommended for development on the site.

The proposed site cut/fill and driveway areas must be managed by:

- Applying a geo-fabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to the driveway surface (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted

The risk of erosion and tunnel erosion associated with construction must be minimized by:

- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
  - o Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
  - o If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction).
  - o The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement
- Vegetation cover must be maintained wherever possible on the property
- Foundations may be placed into the natural soil; however, care must be taken to ensure all exposed soil in the foundation area is compacted and 1Kg/m<sup>2</sup> of gypsum is applied. Excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil with natural soil and gypsum
- All stormwater runoff from the dwelling to be directed to mains connection (all the drains are to be adequately treated with gypsum)
- Drainage of any site cut must not employ conventional rock drain construction; it must adhere to recommendations for dispersive soils (unless founded entirely in rock)

- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

## **Conclusions**

There is a low risk associated with dispersive soils and potential erosion on the site provided the recommendations in this report are adhered to. Efforts should be made to cover all exposed soils on cut/fill batters with topsoil and seeded with well suited pasture species to avoid rainwater, runoff, surface water flows from intercepting exposed subsoils.

A number of site management recommendations have been made in this report and further information can also be found in the publication “Dispersive soils and their management – Technical manual” (DPIWE Tas 2009)

It is recommended that during construction that GES be notified of any variation to the soil conditions as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD  
Environmental and Engineering Soil Scientist

## Appendix 1– Soil test results

# Laboratory Test Results

**Sample Submitted By:** A Plummer  
**Date Submitted:** 20/09/2024.  
**Sample Identification:** 7 Jayville Rise, Forcett  
**Soil to be tested:** Emerson soil dispersion test.

**Result:**

Sample	Texture	Emerson class	Description
Sample	Clay	Class 2:1	Slight dispersion
Sample	Clay	Class 2:1	Slight dispersion

**Some dispersion (slight milkiness, immediately adjacent to aggregate).**

**Sample Tested by:** JP. Cumming  
20/09/2024



## **Disclaimer**

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organizations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for the use of any part of this report in any other context or for any other purpose by third a party.

# **GEO-ENVIRONMENTAL SITE ASSESSMENT**

**7 Jayville Rise**

**Forcett**

**September 2024**



GEO-ENVIRONMENTAL  
S O L U T I O N S



**Sorell Council**

Development Application: Response to  
Request for Information - 5.2024.228.1 - 7  
Jayville Rise, Forcett.pdf  
Plan Reference: P3

Date received: 27/09/2024

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

**Investigation Details**

<b>Client:</b>	Tassie Homes Pty Ltd
<b>Site Address:</b>	7 Jayville Rise, Forcett
<b>Date of Inspection:</b>	05/09/2024
<b>Proposed Works:</b>	New house
<b>Investigation Method:</b>	Geoprobe 540UD - Direct Push
<b>Inspected by:</b>	C. Cooper

**Site Details**

<b>Certificate of Title (CT):</b>	140026/15
<b>Title Area:</b>	Approx. 6987 m <sup>2</sup>
<b>Applicable Planning Overlays:</b>	Bushfire-prone areas, Airport obstacle limitation area
<b>Slope &amp; Aspect:</b>	3° SW facing slope
<b>Vegetation:</b>	Grass & Weeds

**Background Information**

<b>Geology Map:</b>	MRT
<b>Geological Unit:</b>	Permian Sediments
<b>Climate:</b>	Annual rainfall 400mm
<b>Water Connection:</b>	Tank
<b>Sewer Connection:</b>	Unserviced-On-site required
<b>Testing and Classification:</b>	AS2870:2011, AS1726:2017 & AS4055:2021

## Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

### **Soil Profile Summary**

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.10	0.00-0.10	SM	<b>Silty SAND:</b> dark brown, moist, medium dense
0.10-0.50	0.10-0.30	CI	<b>Silty CLAY:</b> trace of gravels, medium plasticity, grey, pale brown, slightly moist, stiff, refusal.

BH 3 Depth (m)	USCS	Description
0.00-0.10	SM	<b>Silty SAND:</b> dark brown, moist, medium dense
0.10-0.30	CI	<b>Silty CLAY:</b> trace of gravels, medium plasticity, grey, pale brown, slightly moist, stiff, refusal.

## Site Notes

Soils on the site are developing from Permian sediments. The clay fraction is likely to show slight ground surface movement with moisture fluctuations.

## Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “Residential Slabs and Footings”.

The site has been classified as:

### **Class S**

Y<sup>s</sup> range: **0-20mm**

Notes: that is a slightly reactive site.

## Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

<b>Wind Classification:</b>	<b>N3</b>
Region:	A
Terrain Category:	2.5
Shielding Classification:	NS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ( $V_{h,u}$ ):	50

## Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **CLAY LOAM (Category 4)** with a Design Irrigation Rate (DIR) of 3.5mm/day. Due to the very shallow soils on site, a packaged treatment system (e.g., AWTS such as Envirocycle, Econocycle, Ozzikleen) is required with treated effluent disposed via subsurface irrigation.

The proposed development will have a calculated maximum wastewater loading of 720L/day. This is based on tank water supply and a maximum occupancy of 6 people (120L/day/person). Given a loading of 720L/day, and a DIR of 3.5mm/day, an irrigation area of 210m<sup>2</sup> is required to accommodate the expected flows. Additional sandy loam (min 200mm) is to be added to the irrigation area during installation.

A cut-off diversion drain will not be required due to the well-drained soils and near flat relief of the site. The irrigation area must be excluded from traffic or any future building works. A 100% reserve area should be set aside for future wastewater requirements. For further detail please refer to the attached plan and Trench summary reports.

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	2.75m
Upslope or level boundaries:	1.5m
Downslope boundaries:	4.5m
Downslope surface water:	21m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

## **Construction Notes & Recommendations**

The site has been classified as **Class S** - Slightly reactive site, which may experience only slight ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for foundation movement.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

*Director*

**GES P/L**

**Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australian Institute of Environmental Health)

**Assessment Report**

**Site assessment for on-site waste water disposal**

Assessment for Tassie Homes Pty Ltd

Assess. Date 18-Sep-24

Assessed site(s) 7 Jayville Rise Forcett

Ref. No. 5-Sep-24

Local authority Sorell

Site(s) inspected 5-Sep-24

Assessed by John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

**Wastewater Characteristics**

Wastewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)  
 Septic tank wastewater volume (L/day) = 240  
 Sullage volume (L/day) = 480  
 Total nitrogen (kg/year) generated by wastewater = 2.6  
 Total phosphorus (kg/year) generated by wastewater = 1.3

**Climatic assumptions for site**

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	51	47	50	55	53	55	54	58	51	61	58	67
Adopted rainfall (R, mm)	51	47	50	55	53	55	54	58	51	61	58	67
Retained rain (Rr, mm)	46	43	45	49	47	49	49	52	46	55	52	60
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	<b>84</b>	<b>67</b>	<b>46</b>	<b>14</b>	<b>-5</b>	<b>-20</b>	<b>-17</b>	<b>-10</b>	<b>17</b>	<b>29</b>	<b>53</b>	<b>66</b>
Annual evapotranspiration less retained rain (mm) =												324

**Soil characteristics**

Texture = Clay loam Category = 4 Thick. (m) = 0.5  
 Adopted permeability (m/day) = 0.78 Adopted LTAR (L/sq m/day) = 4 Min depth (m) to water = 5

**Proposed disposal and treatment methods**

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site  
 The preferred method of on-site primary treatment: In a package treatment plant  
 The preferred method of on-site secondary treatment: In-ground  
 The preferred type of in-ground secondary treatment: None  
 The preferred type of above-ground secondary treatment: Trickle irrigation  
 Site modifications or specific designs: Not needed

**Suggested dimensions for on-site secondary treatment system**

Total length (m) = 21  
 Width (m) = 10  
 Depth (m) = 0.5  
 Total disposal area (sq m) required = 410  
 comprising a Primary Area (sq m) of: 210  
 and a Secondary (backup) Area (sq m) of: 200

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

**Comments**

The calculated for onsite for wastewater is a 3.5mm/day, and an irrigation area of 210m<sup>2</sup> is required. The system should have the capacity to cope with predicted climatic and loading events.

**GES P/L**
**Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australian Institute of Environmental Health)

**Site Capability Report**
**Site assessment for on-site waste water disposal**

Assessment for Tassie Homes Pty Ltd

Assess. Date 18-Sep-24

Assessed site(s) 7 Jayville Rise Forcett

Ref. No.

Site(s) inspected 5-Sep-24

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	2,000	V. high	Low		
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	3	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	720	High	Moderate		
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	0.5	V. high	Moderate		
AA	Depth to bedrock	m	0.5	V. high	Very high		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
	Long Term Accept. Rate	L/day/sq m	4	High	High	Moderate	Other factors lessen impact

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

**Comments**

The site has the capability to accept secondary treated wastewater



**GES P/L**  
**Land suitability and system sizing for on-site wastewater management**  
 Trench 3.0 (Australian Institute of Environmental Health)

**Environmental Sensitivity Report**  
**Site assessment for on-site waste water disposal**

Assessment for Tassie Homes Pty Ltd

Assess. Date 18-Sep-24

Assessed site(s) 7 Jayville Rise Forcett

Ref. No.

Site(s) inspected 5-Sep-24

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	45	High	High		
A	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-324	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	3.9	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	500	V. high	Low	No change	
	Dist. to nearest other feature	m	20	V. high	High	Low	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

## Explanatory Notes

### 1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

#### 1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
<b>A</b>	Most sand and rock sites with little or no ground movement from moisture changes.	<b>0mm</b>
<b>S</b>	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	<b>0 – 20mm</b>
<b>M</b>	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	<b>20 – 40mm</b>
<b>H-1</b>	Highly reactive clay sites, which may experience high ground movement from moisture changes.	<b>40 – 60mm</b>
<b>H-2</b>	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	<b>60 – 75mm</b>
<b>E</b>	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	<b>&gt;75mm</b>

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

## 1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

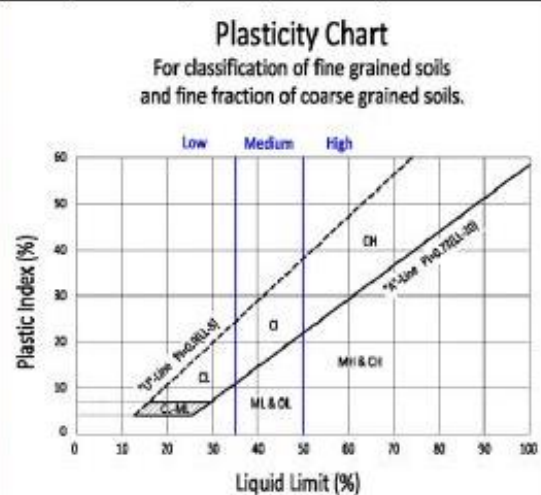
<b>NON COHESIVE – SAND &amp; GRAVEL</b>		
<b>Consistency Description</b>	<b>Field Test</b>	<b>Dynamic Cone Penetrometer blows/100 mm</b>
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

<b>COHESIVE - SILT &amp; CLAY</b>		
<b>Consistency Description</b>	<b>Field Test</b>	<b>Indicative undrained shear strength kPa</b>
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

### 1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				NOTES	
COARSE GRAINED SOILS (more than half of material less than 63 mm & larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{30}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$		
	COBBLES	63								
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4		Between 1 and 3
		medium	6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine	2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI < 4	—		—
				GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI > 7	—		—
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6		Between 1 and 3
		medium	0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine	0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI < 4	—		—
				SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI > 7	—		—
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤ 50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'					
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
			OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit > 50%)		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
			CH	Inorganic clays of high plasticity, fat clays						
			OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils						



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

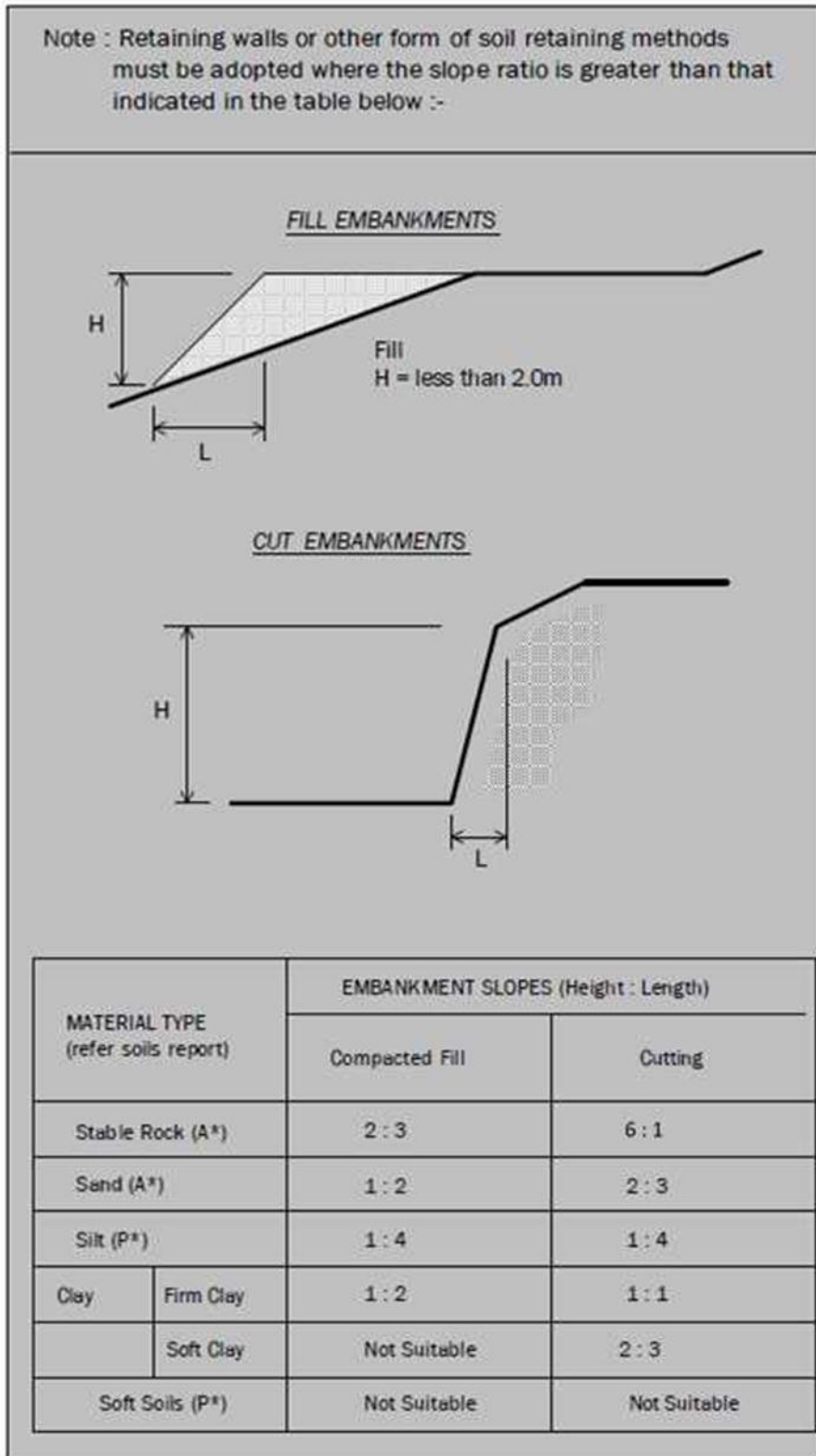
#### 1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

**1.5 Batter Angles for Embankments (Guide Only)**



## Glossary of Terms

**Bearing Capacity** – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

**Clay** – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

**Dynamic Cone Penetrometer (DCP)** – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

**Dispersive soil** – A soil that has the ability to pass rapidly into suspension in water.

**Footing** – Construction which transfers the load from the building to the foundation.

**Foundation** – Ground which supports the building

**Landslip** – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

**Qualified Engineer** – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

**Reactive Site** – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

**Sand** – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

**Services** – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

**Silt** – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

**Site** – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

**Surface Movement (Ys)** – Design movement (mm) at the surface of a reactive site caused by moisture changes.

## **Disclaimer**

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.



Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> <li>a) be no less than 6m; or</li> <li>b) be no less than:                             <ul style="list-style-type: none"> <li>(i) 3m from an upslope building or level building;</li> <li>(ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building;</li> <li>(iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.</li> </ul> </li> </ul>	<p>P1</p> <ul style="list-style-type: none"> <li>a) The land application area is located so that                             <ul style="list-style-type: none"> <li>(i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and</li> <li>(ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation</li> </ul> </li> </ul>	<p>Complies with A1 (b) (i)</p> <p>Land application area will be located with a minimum separation distance of 3m from an upslope or level building.</p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <ul style="list-style-type: none"> <li>(a) be no less than 100m; or</li> <li>(b) be no less than the following:                             <ul style="list-style-type: none"> <li>(i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or</li> <li>(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</li> </ul> </li> </ul>	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Setbacks must be consistent with AS/NZS 1547 Appendix R;</li> <li>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</li> </ul>	<p>Complies with A2 ()</p> <p>Land application area located &gt; 21m from downslope surface water</p>

<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <p style="padding-left: 40px;">(i) 1.5m from an upslope or level property boundary; and</p> <p style="padding-left: 40px;">(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p style="padding-left: 40px;">(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary</p> <p>Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 4.5m of downslope property boundary</p>
<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p>Complies with A4 No bore or well identified within 50m</p>

<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.6m if secondary treated effluent</p>	<p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p>Complies with A5 (b)</p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.5m if secondary treated effluent</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>Complies with A6 (b)</p>
<p>A7</p> <p>nil</p>	<p>P7</p> <p>A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties</p>	<p>Complies</p>

## **AS1547:2012 – Loading Certificate – AWTS Design**

This loading certificate sets out the design criteria and the limitations associated with use of the system.

**Site Address:** 7 Jayville Rise, Forcett

**System Capacity:** 6 persons @ 120L/person/day

### **Summary of Design Criteria**

**DIR:** 3.5mm/day.

**Irrigation area:** 210m<sup>2</sup>

**Reserve area location /use:** Not assigned – more than 100% available

**Water saving features fitted:** Standard fixtures

**Allowable variation from design flows:** 1 event @ 200% daily loading per quarter

**Typical loading change consequences:** Expected to be minimal due to use of AWTS and large land area

**Overloading consequences:** Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

**Underloading consequences:** Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

**Lack of maintenance / monitoring consequences:** Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

**Other considerations:** Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:  Lot No:   
  Certificate of title No:

The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –  
- a material;  
- a design  
- a form of construction  
- a document  
- testing of a component, building system or plumbing system  
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work   
or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

*Substance of Certificate: (what it is that is being certified)*

Site Classification consistent with AS2870-2011.

*Scope and/or Limitations*

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

**I, John-Paul Cumming certify the matters described in this certificate.**

Qualified person:

*Signed:*

*Certificate No:*

*Date:*

J10770

18/09/2024



A handwritten signature in black ink, appearing to read 'John Paul Cumming', written over a light grey background.

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

To:  Owner name  
 Address  
  Suburb/postcode

## Designer details:

Name:  Category:   
 Business name:  Phone No:   
 Business address:   
  Fax No:   
 Licence No:  Email address:

## Details of the proposed work:

**Owner/Applicant**  Designer's project reference No.   
**Address:**  Lot No:   
   
**Type of work:** Building work  Plumbing work  (X all applicable)

### Description of work:

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

### Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
<input type="checkbox"/>	Building design	Architect or Building Designer
<input type="checkbox"/>	Structural design	Engineer or Civil Designer
<input type="checkbox"/>	Fire Safety design	Fire Engineer
<input type="checkbox"/>	Civil design	Civil Engineer or Civil Designer
<input checked="" type="checkbox"/>	Hydraulic design	Building Services Designer
<input type="checkbox"/>	Fire service design	Building Services Designer
<input type="checkbox"/>	Electrical design	Building Services Designer
<input type="checkbox"/>	Mechanical design	Building Service Designer
<input type="checkbox"/>	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/>	Other (specify)	

Deemed-to-Satisfy:  Performance Solution:  (X the appropriate box)

### Other details:

AWTS with irrigation

## Design documents provided:

The following documents are provided with this Certificate –

*Document description:*

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-24
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-24
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-24

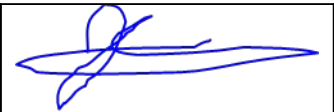
<b>Standards, codes or guidelines relied on in design process:</b>	
AS1547:2012 On-site domestic wastewater management.	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	

<b>Any other relevant documentation:</b>	
Geo-Environmental Assessment - 7 Jayville Rise Forcett - Sep-24	
Geo-Environmental Assessment - 7 Jayville Rise Forcett - Sep-24	

<b>Attribution as designer:</b>	
---------------------------------	--

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;  
The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		20/09/2024
Licence No:	CC774A		



**Assessment of Certifiable Works: (TasWater)**

**Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.**

**If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.**

**TasWater must then be contacted to determine if the proposed works are Certifiable Works.**


**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

**Certification:**

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		20/09/2024

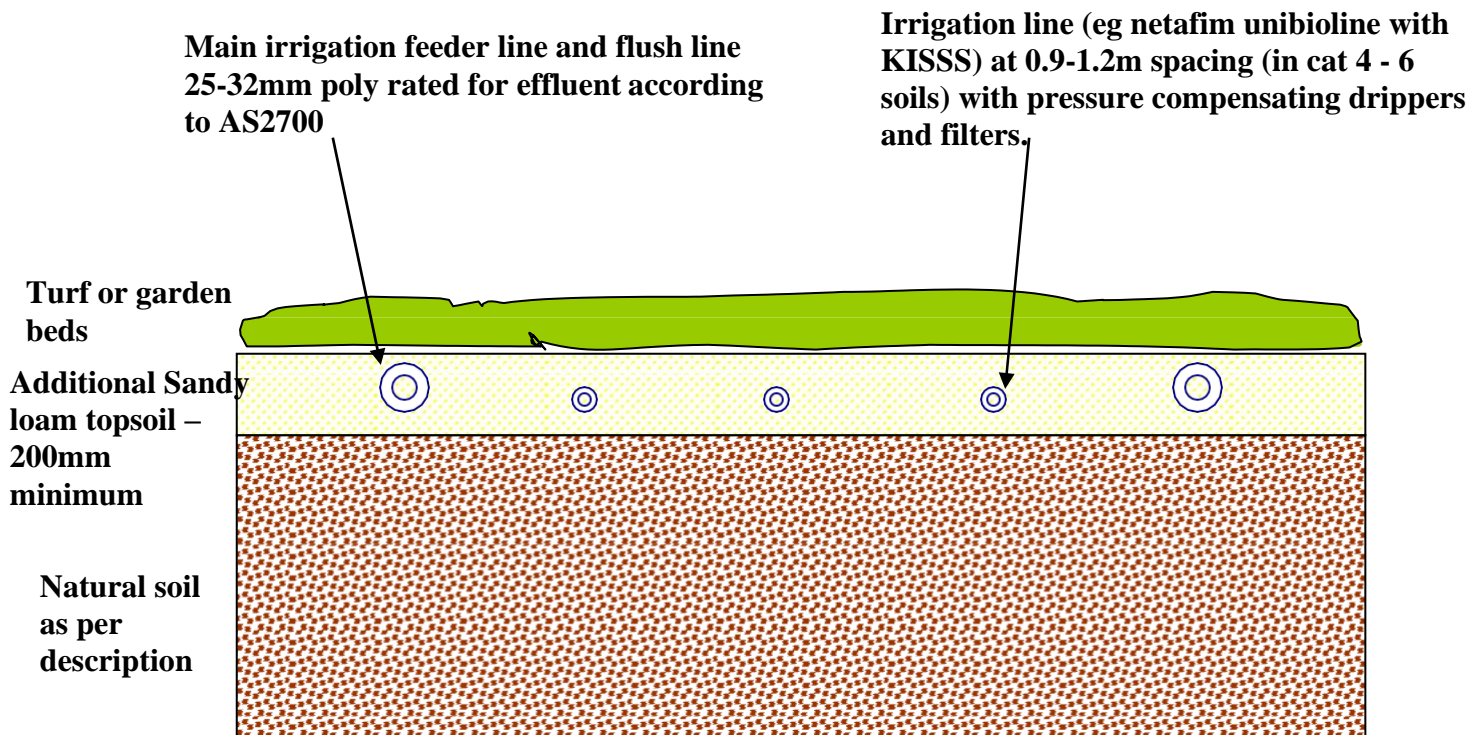


**Figure 1**

**Subsurface irrigation design**

To be used in conjunction with site evaluation report for construction of subsurface irrigation areas for use with aerated wastewater treatment systems (AWTS). On dispersive soils gypsum should be added to tilled natural soil at 1Kg/5m<sup>2</sup>. The irrigation outlet line from the system or holding tank should utilize a 25-32mm main line out stepped down to a 11-16mm lateral drip irrigation lines in each irrigation row. If the final design is for shrubs/trees then a mounded row design is best employed with a nominal mound height of approximately 200mm.

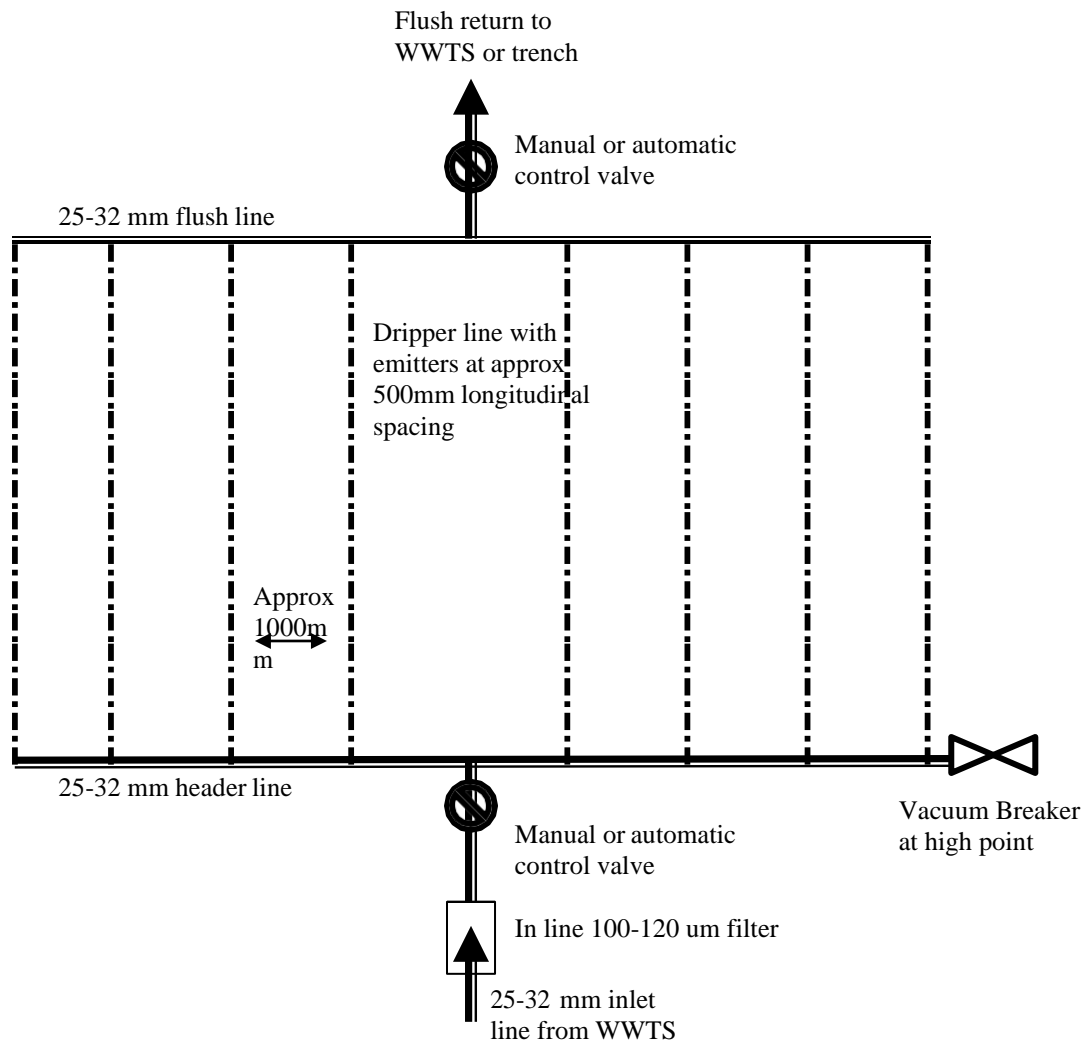
**Irrigation Area Cross Section**



*Note – the bedding sandy loam & topsoil/turf depths are minimum, with a maximum depth below surface of 100mm recommended (range 100-200mm).*

- The existing surface of the site should be tilled to a depth of 100mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods – all stones must be removed
- A minimum of 200mm of sandy loam should be added to the site to aid installation of the drip line into a suitable medium – the loam should be mixed into the exiting subsoil with another pass of the cultivating tines or similar
- Turf, seed or plants should be applied to the are as soon as practical after the laying of dripper line and commissioning of the system

### Irrigation Area Plan View



#### Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (eg netafim unibioline with/without KISS) with commonly used with spacing of 0.3m (0.6m KISS) in highly permeable soils and 0.6m (1.0-1.2m KISS) in less permeable loams and clays.
2. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet, but a 100-120 µm inline disc filter should be installed prior to discharge into the irrigation area.
3. A vacuum breaker valve must be installed at the highest point of each irrigation zone in a marked and protected valve control box.
4. A flush line must be installed at the lowest point/bottom of the irrigation area with a return valve for flushing back into the treatment chamber of the system (not into the primary chamber as it may affect the performance of the microbial community) or to a dedicated absorption trench.
5. The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the furthest point of the irrigation area (a gauge should be placed at the vacuum breaker) – therefore pump size can be matched on site to the irrigation pipe size and design.

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).  
SIGNATURE:

DATE:

**IMPORTANT NOTES:**

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1 Provide retaining walls as required to comply with NCC requirements.

C.T. No. 140026/15  
6944m<sup>2</sup>



**TASSIE HOMES**

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055  
Ph. (03) 62 833 273 www.tassiehomes.com.au

**Wastewater system:**

AWTS unit located to ensure min 1:60 fall from all fixtures. Venting according to NCC Vol 3 Tas C2D6

Cut-off drain

Subsurface irrigation - 210m<sup>2</sup>

e.g. 21m x 10m  
Additional sandy loam (min 200mm) to be applied

Min 3m from upslope buildings  
Min 1.5m from upslope or level boundaries  
Min 4.5m from downslope boundary  
Min 21m from downslope surface water

Refer to GES report

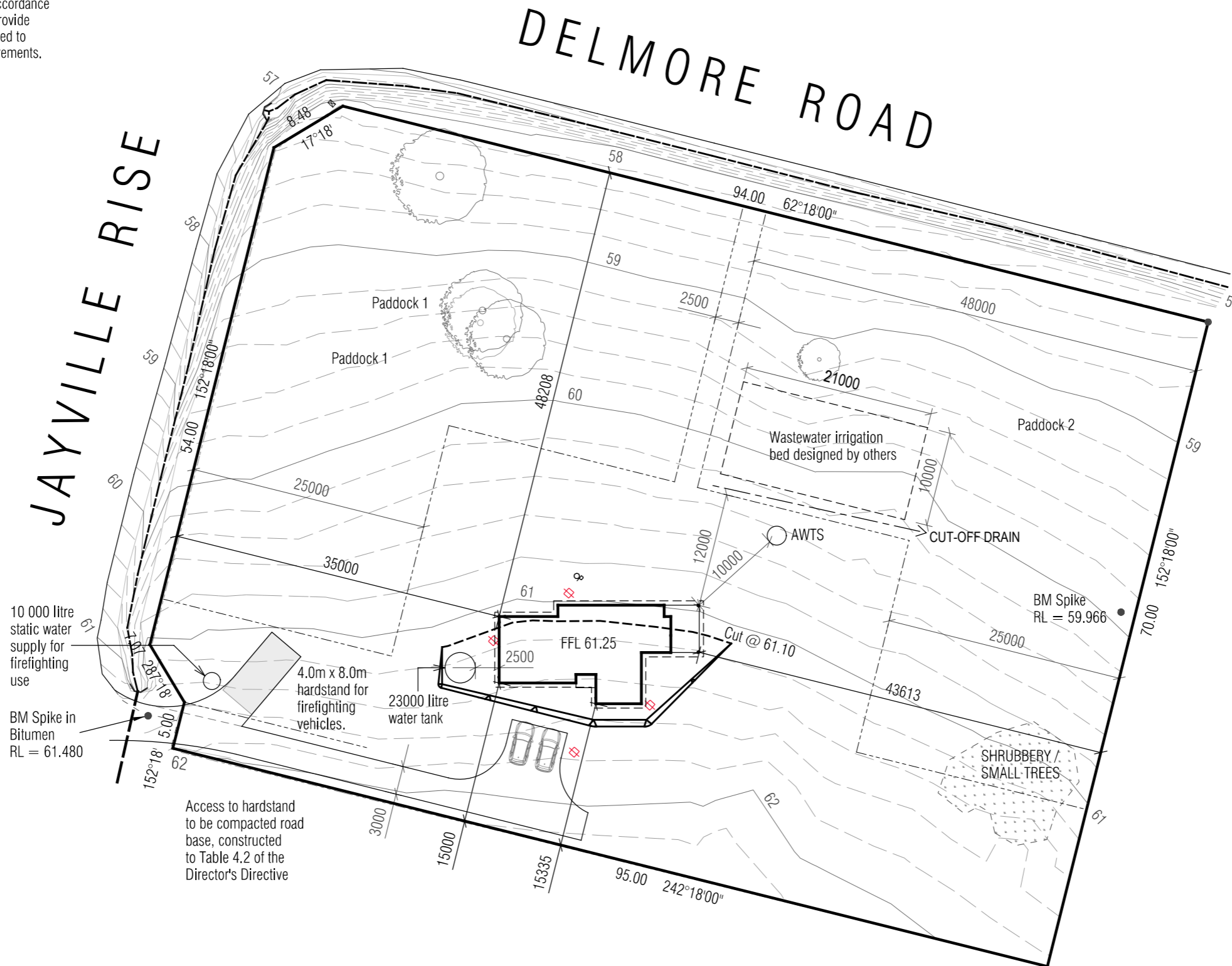
Dr. John Paul Cumming  
Building Services Designer-  
Hydraulic  
CCC774A



**GEO-ENVIRONMENTAL SOLUTIONS**

29 Kirksway Place Battery Point  
TJ 62231839 EJ office@geosolutions.net.au

20/9/2024



- LOT BOUNDARY
- BANK TOP
- BANK BOTTOM
- - - SHRUB
- - - WATER COURSE
- HEADWALL
- - - CULVERT 300
- BITUMEN EDGE
- - - FENCE
- NAIL
- SPIKE
- TREE
- PYLON
- ⊗ TELSTRA PIT
- ⊕ CLIENT PLACED STAKES

**BAL-12.5**

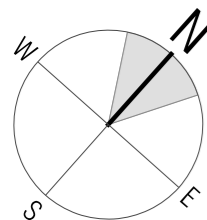
See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: SITE PLAN  
DATE: 16/09/24  
FILE NAME: H1339 DA 020224.dgn  
DRAWN BY: PC

REVISION	DATE	DESCRIPTION
A	20 August 2024	Changes as described on Cover Sheet
B	28 August 2024	Changes as described on Cover Sheet
C	3 September 2024	Changes as described on Cover Sheet
D	11 September 2024	Changes as described on Cover Sheet
E	16 September 2024	Changes as described on Cover Sheet

PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT



Scale 1:500

DWG No:

01



GEO-ENVIRONMENTAL

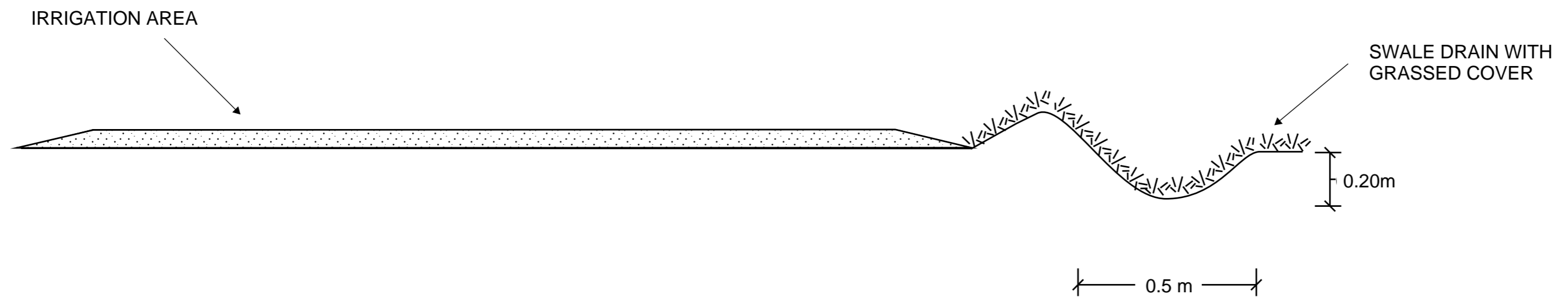
SOLUTIONS

29 Kirksway Place Battery Point  
T| 62231839 E| office@geosolutions.net.au

**TYPICAL GRASSED SWALE DRAIN CROSS-SECTION**

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMISE EROSION



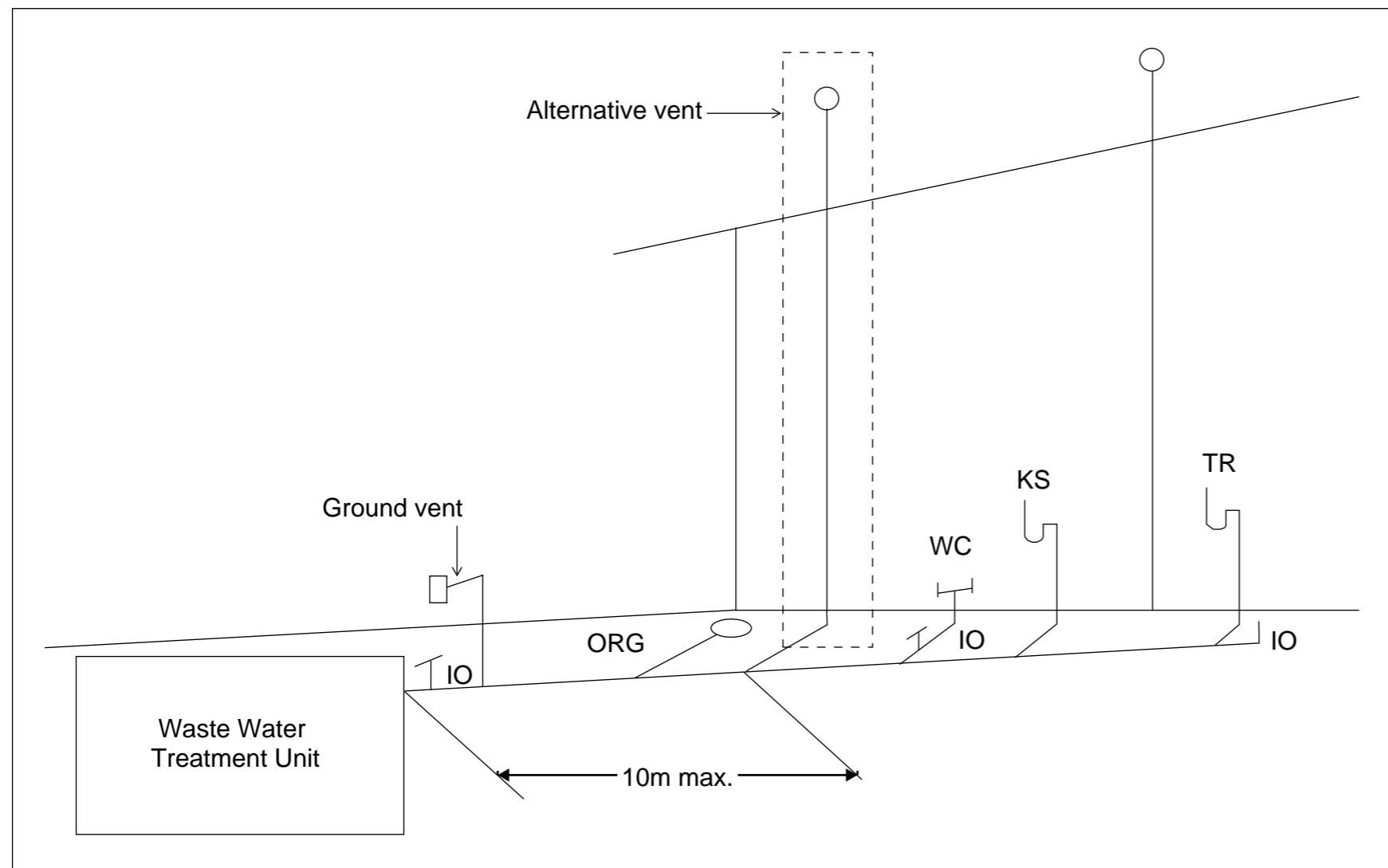
Do not scale from these drawings.  
Dimensions to take precedence  
over scale.

Geo-Environmental Solutions

Date: Nov 2021

Grassed swale drain  
typical cross-section

Sheet 1 of 1  
Drawn by SR



**Tas Figure C2D6 Alternative Venting Arrangements**

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent is not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

# H1339 - Proposed Dwelling, HURD & WHITTLE AT 7 JAYVILLE RISE, FORCETT



<i>Architectural Drawing No.</i>	<i>Description</i>
01	Site Plan
02	Drainage Plan
03	Floor Plan
04	Elevations
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
11	Wet Area Specifications
11a	Stair Notes
12	Vegetation Overlay
13	BAL Construction Requirements

**Sorell Council**  
 Development Application: Response to Request for Information - 5.2024.228.1 - 7  
 Jayville Rise, Forcett.pdf  
 Plan Reference: P3  
 Date received: 27/09/2024

**PROTECTIVE COATINGS FOR STEELWORK**

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE  More than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	INTERNAL	No protection required	
	EXTERNAL	<b>Option 1</b> 2 coats alkyd primer; or <b>Option 2</b> 2 coats alkyd gloss <b>Option 3</b> Hot dip galvanise 300 g/m <sup>2</sup> min. <b>Option 4</b> Hot dip galvanise 100 g/m <sup>2</sup> min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd	

- NOTES:
1. Heavy Industrial areas means Industrial environments around major Industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
  2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
  3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
  4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
  5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
  6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
  7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	20 August 2024	All prelim DA sheets	Re-position living, dining & kitchen windows as requested. Add 200mm to bath, laundry, study & coats. Re-dimension where changed. Amend footprint on site plan and re-dimension setbacks. Update elevations to reflect changes.
B	26 August 2024	All prelim DA sheets	Move alfresco, re-draft kitchen end of house. Re-dimension where affected. Re-draft elevations and update site plan. Amend area calculations.
C	3 September 2024	All prelim DA sheets	Move house on site. Change roof to 3° pitch. Change back to previous floor plan with changes. Remove highlight windows. Redraft elevations to reflect changes. Re-calculate areas. Show firefighting requirements on site plan.
D	11 September 2024	00, 01 - 04, 07 & 08	Change driveway & firefighting hardstand/water supply. Move rainwater tank and amend cut. Move HWC. Move splashback window. Make electrical changes & additional inclusions. Update drainage plan to reflect plumbing & driveway changes. Amend paddock fencing. Change flooring direction.
E	16 September 2024	00, 01 - 03, 07 & 08	Changes to DA plans including revert driveway, parking and firefighting vehicle hardstand and water supply to previous version. Update drainage plan to reflect change. Make hearth wider and update all affected floor plans.
F	25 September 2024	00, 01, 03, 04, 07, 08 & 09	Amend irrigation area to reflect GES plan. Amend window sizes and dimension setout. Change bath to freestanding and show VJ panelling in bathroom. Amend all floor plans and window schedule.

Climate Zone - 7  
 C.T. No. 140026/15  
 Wind Speed - N3  
 Corrosion Environment - MODERATE  
 Soil Classification - S  
 Floor Area = 138.9m<sup>2</sup>  
 = 15.0 sq

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).

SIGNATURE:

.....

DATE:

.....

## BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: COVER SHEET  
 DATE: 25/09/24  
 FILE NAME: H1339 DA 210624.dgn  
 DRAWN BY: PC  
 DWG No: **COVER SHEET**

- 28 AUGUST 2024 ● Preliminary drawings
- Preliminary construction drawings  
Engineer not to sign this copy, only provide notes, additions & amendments
- Approved by Engineer
- Approved by Building Surveyor
- 25 SEPTEMBER 2024 ● Development application drawings (DA)
- Final construction drawings (BA)

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DATE:

**IMPORTANT NOTES:**

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1 Provide retaining walls as required to comply with NCC requirements.

**NOTES:**

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

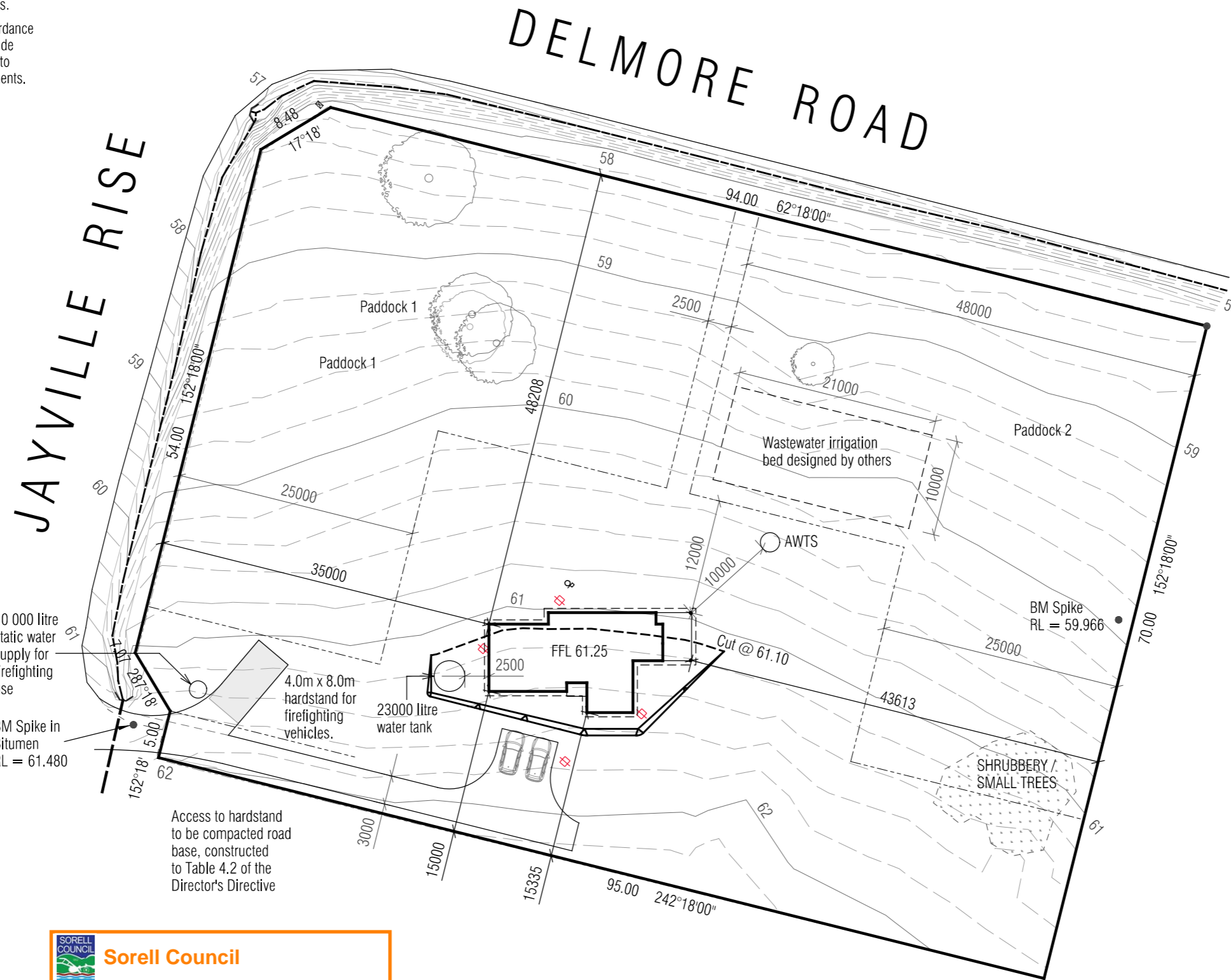
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM 7865 with reputed AHD level of 49.241 from SURCOM on 21/06/2024

Date of Survey : 21/06/2024



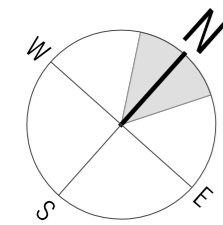
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- LOT BOUNDARY
- BANK TOP
- BANK BOTTOM
- - - SHRUB
- - - WATER COURSE
- HEADWALL
- CULVERT 300
- BITUMEN EDGE
- - - FENCE
- NAIL
- SPIKE
- TREE
- PYLON
- ⊗ TELSTRA PIT
- ⊕ CLIENT PLACED STAKES

**Sorell Council**

Development Application: Response to Request for Information - 5.2024.228.1 - 7 Jayville Rise, Forcett.pdf  
Plan Reference: P3  
Date received: 27/09/2024



Scale 1:500

**PROPOSED DWELLING FOR HURD & WHITTLE AT 7 JAYVILLE RISE, FORCETT**

C.T. No. 140026/15  
6944m<sup>2</sup>

**BAL-12.5**  
See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
A	20 August 2024	Changes as described on Cover Sheet
B	28 August 2024	Changes as described on Cover Sheet
C	3 September 2024	Changes as described on Cover Sheet
D	11 September 2024	Changes as described on Cover Sheet
E	16 September 2024	Changes as described on Cover Sheet
F	25 September 2024	Changes as described on Cover Sheet

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DRAWING: SITE PLAN  
DATE: 25/09/24  
FILE NAME: H1339 DA 020224.dgn  
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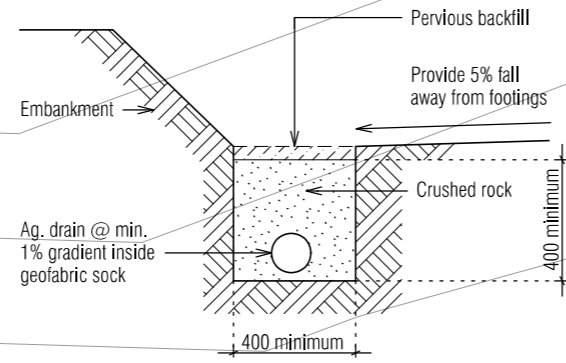
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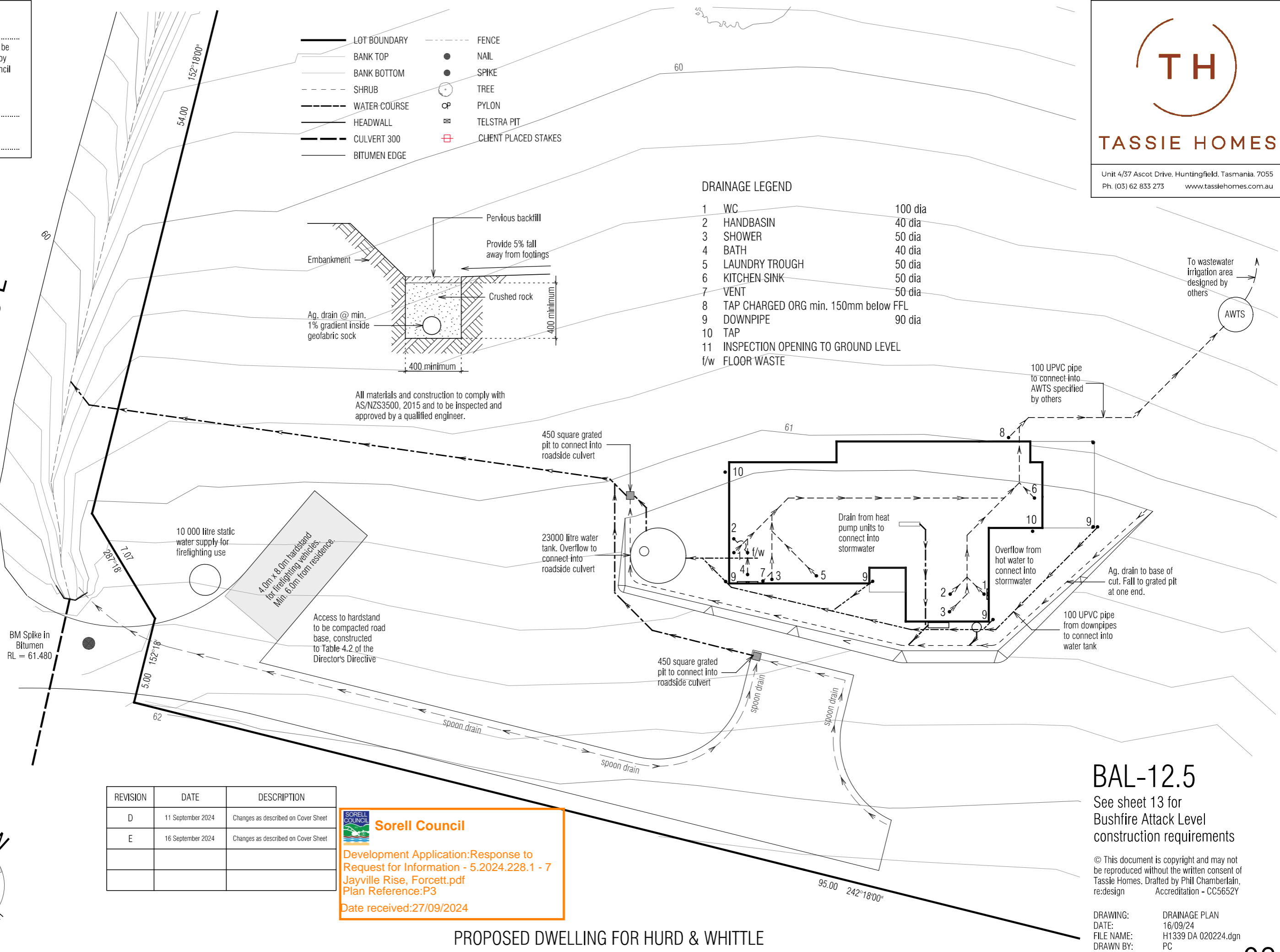
**DRAINAGE LEGEND**

- 1 WC 100 dia
- 2 HANDBASIN 40 dia
- 3 SHOWER 50 dia
- 4 BATH 40 dia
- 5 LAUNDRY TROUGH 50 dia
- 6 KITCHEN SINK 50 dia
- 7 VENT 50 dia
- 8 TAP CHARGED ORG min. 150mm below FFL
- 9 DOWNPIPE 90 dia
- 10 TAP
- 11 INSPECTION OPENING TO GROUND LEVEL
- t/w FLOOR WASTE



All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.

JAYVILLE RISE



BM Spike in Bitumen RL = 61.480

10 000 litre static water supply for firefighting use

4.0m x 8.0m handstand for firefighting vehicles. Min. 6.0m from residence.

Access to handstand to be compacted road base, constructed to Table 4.2 of the Director's Directive

23000 litre water tank. Overflow to connect into roadside culvert

450 square graded pit to connect into roadside culvert

450 square graded pit to connect into roadside culvert

100 UPVC pipe to connect into AWTS specified by others

100 UPVC pipe from downpipes to connect into water tank

To wastewater irrigation area designed by others



REVISION	DATE	DESCRIPTION
D	11 September 2024	Changes as described on Cover Sheet
E	16 September 2024	Changes as described on Cover Sheet

**Sorell Council**  
Development Application: Response to Request for Information - 5.2024.228.1 - 7 Jayville Rise, Forcett.pdf  
Plan Reference: P3  
Date received: 27/09/2024

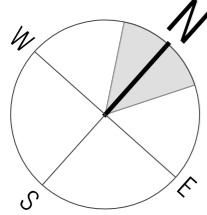
**PROPOSED DWELLING FOR HURD & WHITTLE AT 7 JAYVILLE RISE, FORCETT**

**BAL-12.5**  
See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: DRAINAGE PLAN  
DATE: 16/09/24  
FILE NAME: H1339 DA 020224.dgn  
DRAWN BY: PC

DWG No:



Scale 1:200

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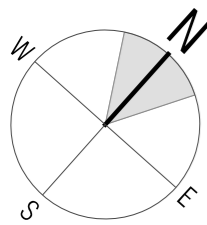
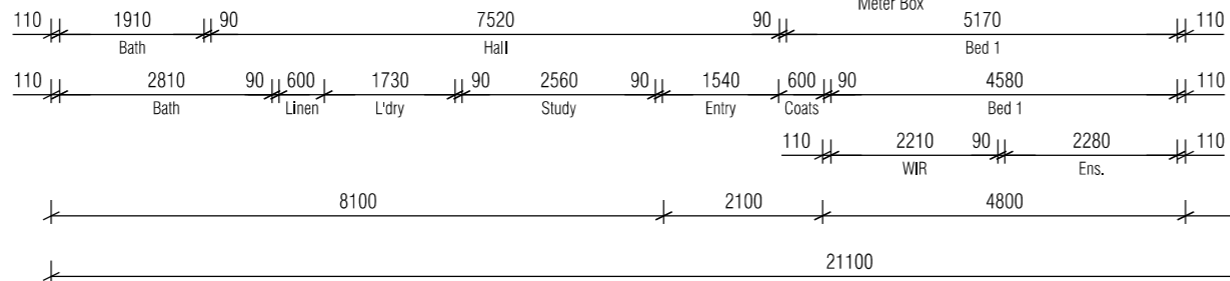
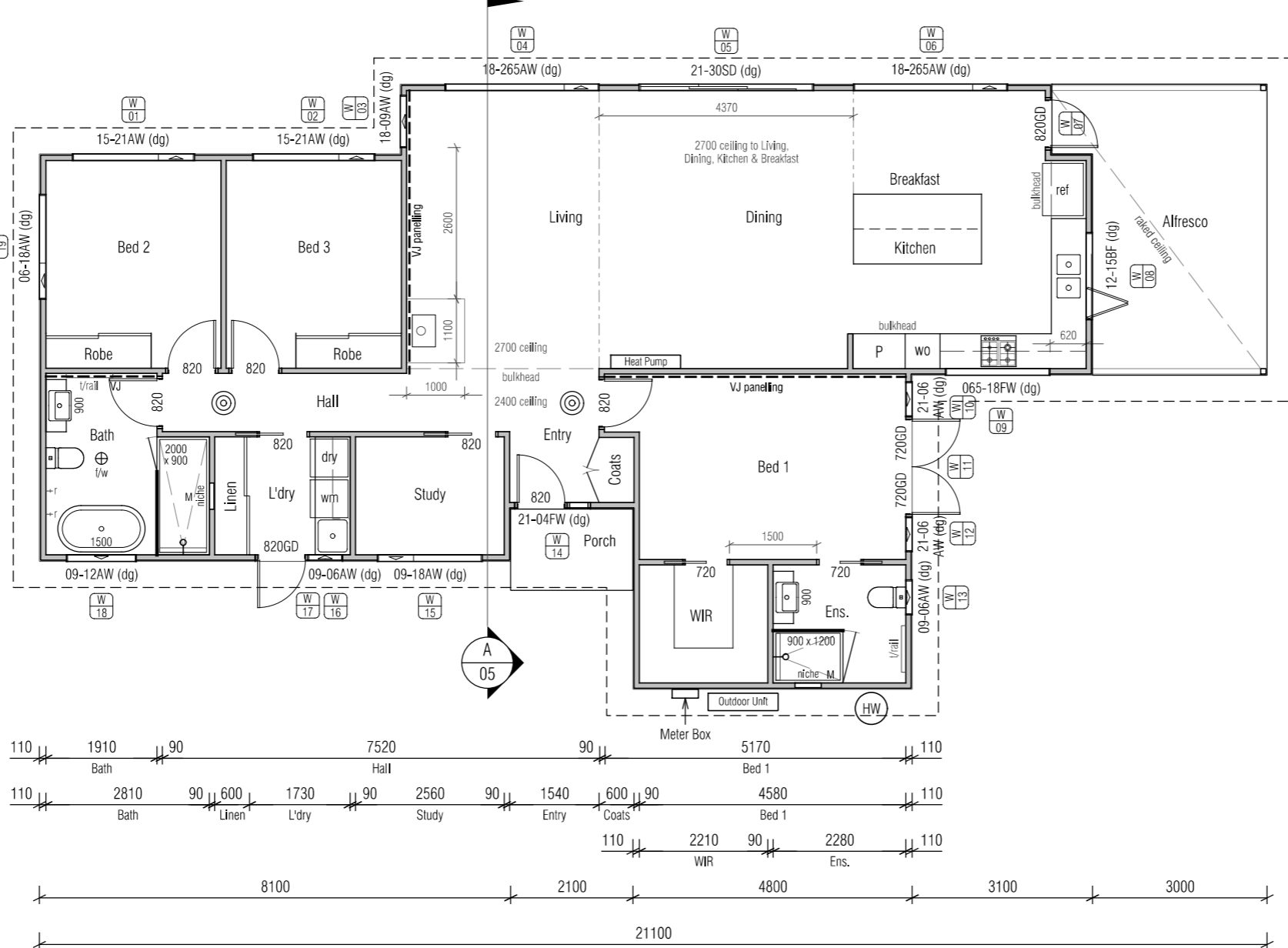
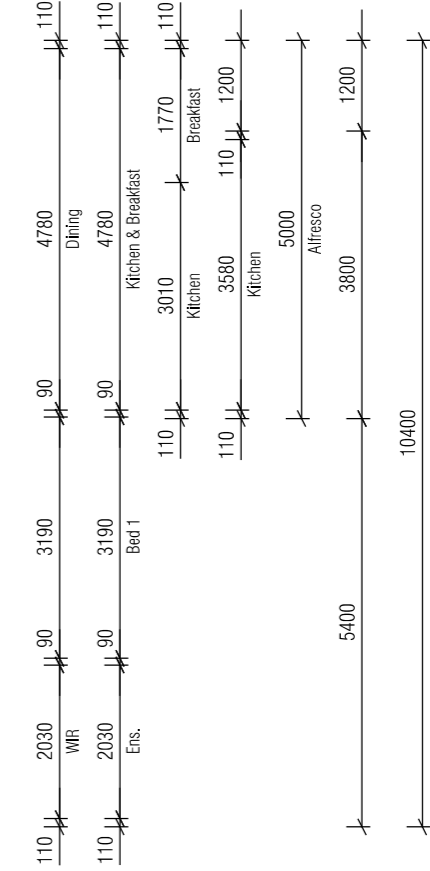
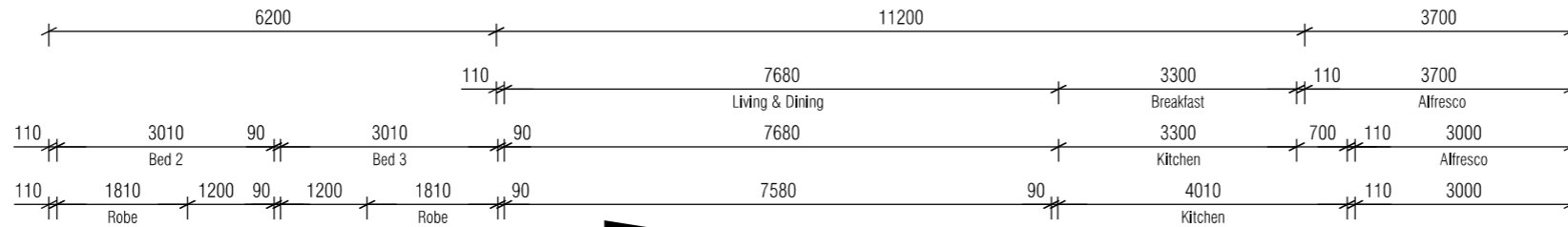
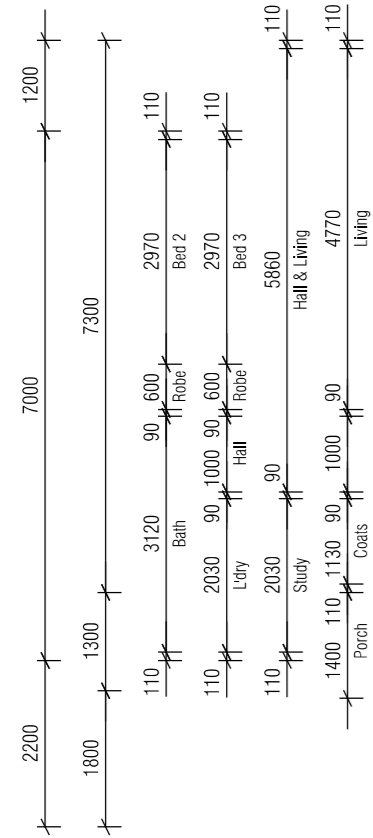
DATE:

Floor Area = 138.9m<sup>2</sup>  
Alfresco Area = 15.8m<sup>2</sup>  
Porch Area = 2.9m<sup>2</sup>



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Scale 1:100

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Plan Reference: P3  
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PROPOSED DWELLING FOR HURD & WHITTLE AT 7 JAYVILLE RISE, FORCETT

REVISION	DATE	DESCRIPTION
A	20 August 2024	Changes as described on Cover Sheet
B	28 August 2024	Changes as described on Cover Sheet
C	3 September 2024	Changes as described on Cover Sheet
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**BAL-12.5**  
See sheet 13 for Bushfire Attack Level construction requirements

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SIGNATURE:

DATE:

**IMPORTANT NOTE:**  
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

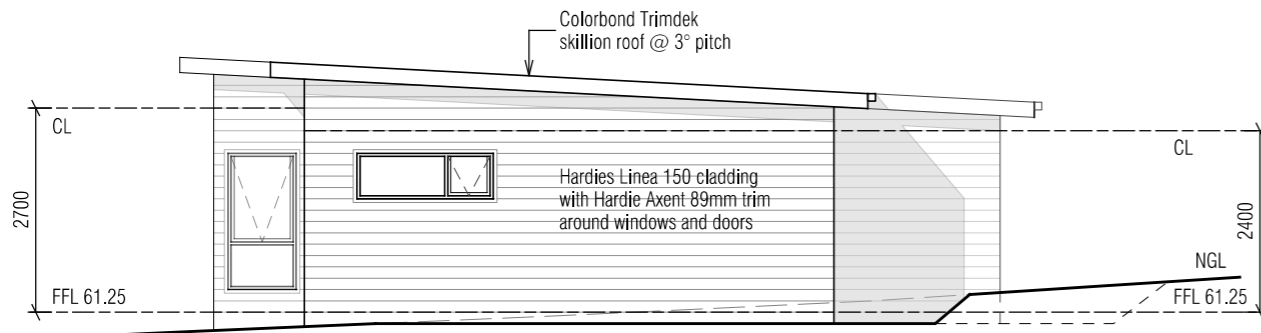


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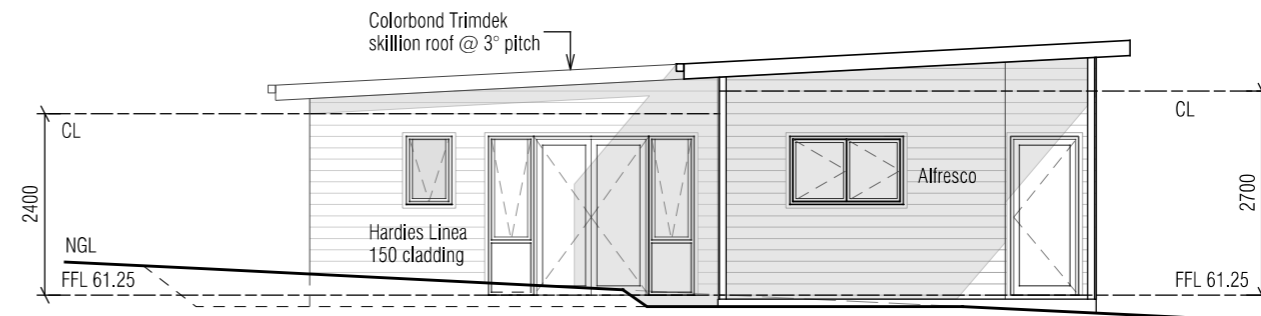
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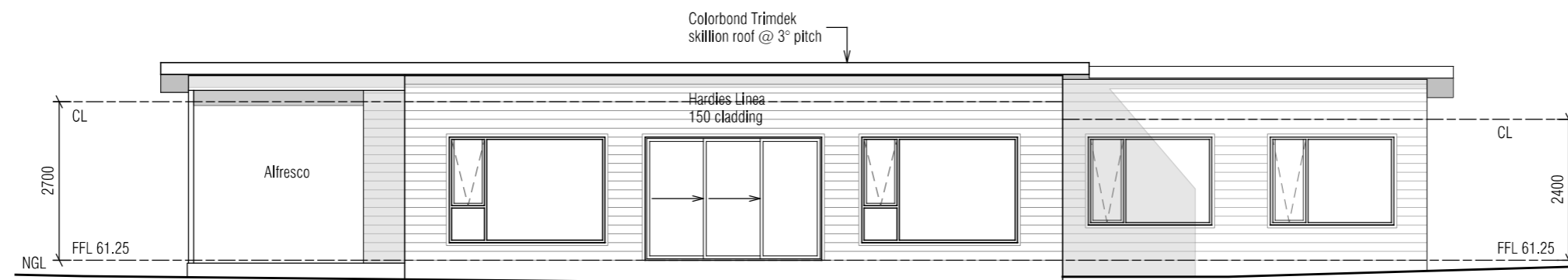
**SOUTH EAST ELEVATION**



**SOUTH WEST ELEVATION**



**NORTH EAST ELEVATION**



**NORTH WEST ELEVATION**

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Development Application: Response to Request for Information - 5.2024.228.1 - 7 Jayville Rise, Forcett.pdf  
Plan Reference: P3  
Date received: 27/09/2024

Scale 1:100

**PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT**

REVISION	DATE	DESCRIPTION
A	20 August 2024	Changes as described on Cover Sheet
B	28 August 2024	Changes as described on Cover Sheet
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**BAL-12.5**

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: ELEVATIONS  
DATE: 25/09/24  
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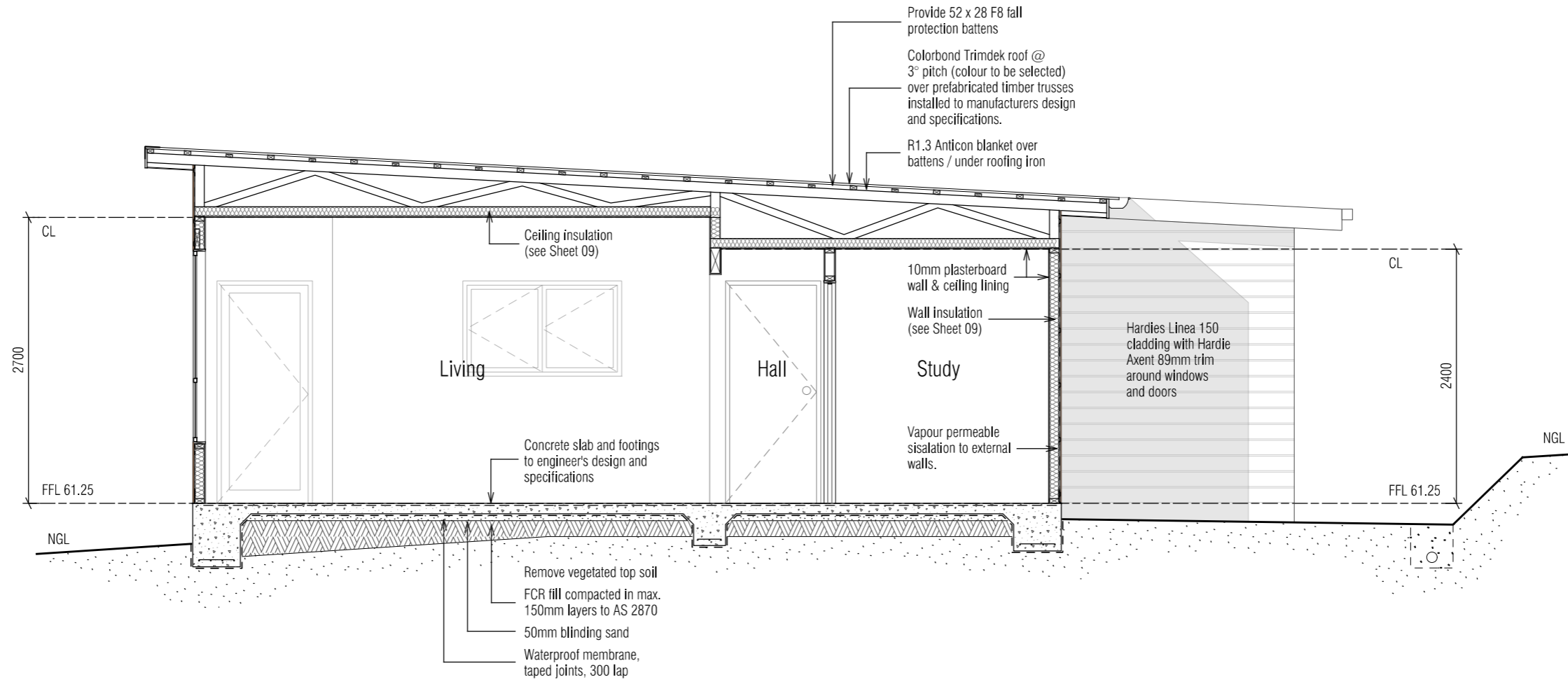
DATE:

**IMPORTANT NOTE:**  
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



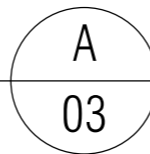
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**SECTION**

Scale 1:50



**Sorell Council**

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Plan Reference: P3  
Date received: 27/09/2024

Scale 1:50

**PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT**

**BAL-12.5**

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: SECTION  
DATE: 03/09/24  
FILE NAME: H1339 DA 020224.dgn  
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**05**

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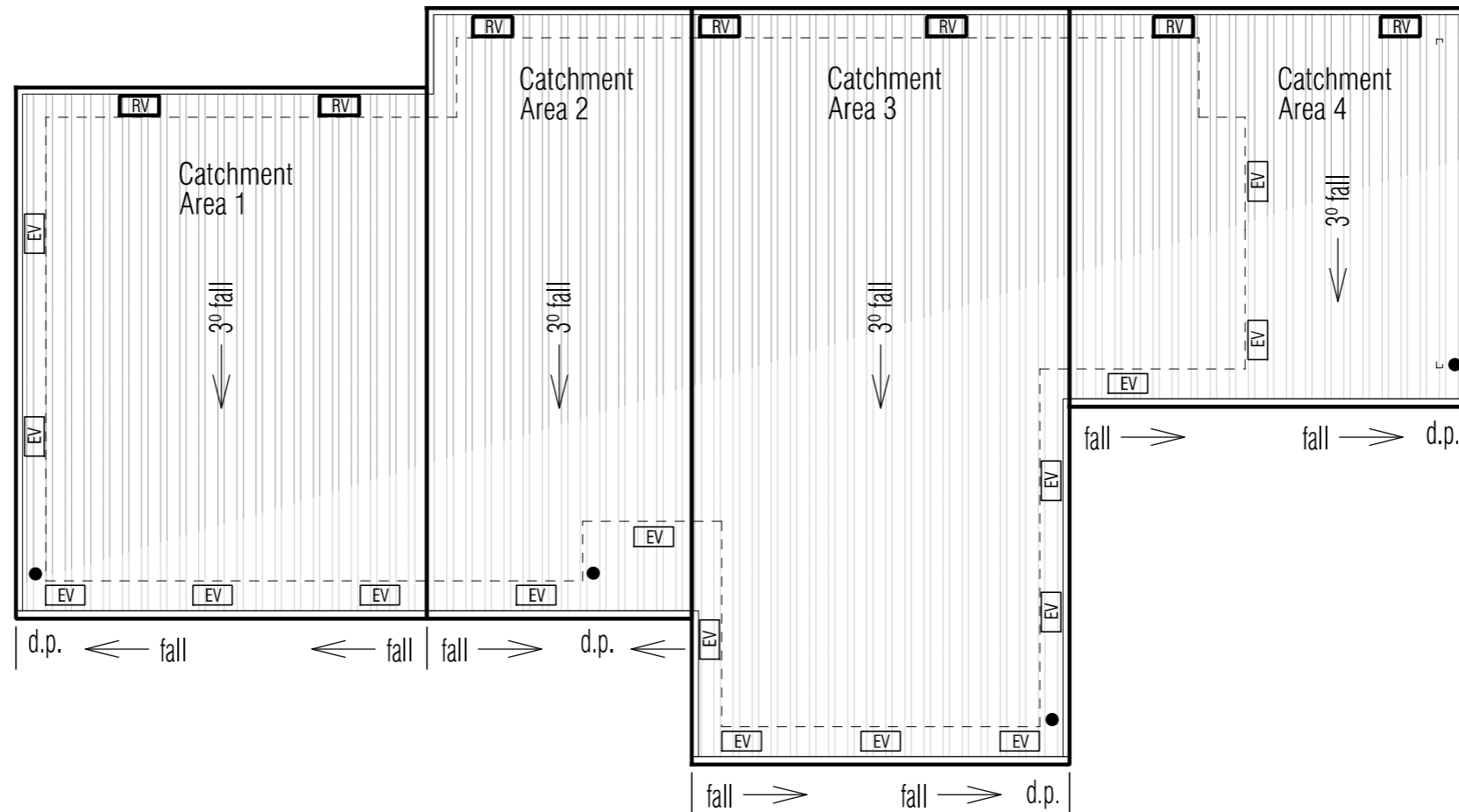


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**ROOF VENTILATION CALCULATIONS**  
(3° skillion roof)

200 x 400 eaves vents (0.08m<sup>2</sup>)  
Ceiling area = ? m<sup>2</sup> / 150 = 0.883m<sup>2</sup>  
30% of 0.883m<sup>2</sup> = 0.265m<sup>2</sup>  
0.265m<sup>2</sup> / 0.08m<sup>2</sup> = 3.3 (x 2) = 7 ridge vents  
70% of 0.883m<sup>2</sup> = 0.618m<sup>2</sup>  
0.618m<sup>2</sup> / 0.08m<sup>2</sup> = 7.7 (x 2) = 16 eaves vents  
RV 200 x 400 ridge vent (50% opening)  
EV 200 x 400 eaves vent (50% opening)



CATCHMENT AREA NOTES:  
Colorbond Trimdek roof @ 3° pitch  
CATCHMENT AREA 1 = 51.2m<sup>2</sup>  
CATCHMENT AREA 2 = 38.0m<sup>2</sup>  
CATCHMENT AREA 3 = 67.1m<sup>2</sup>  
CATCHMENT AREA 4 = 37.8m<sup>2</sup>

- denotes roof area
- d.p. ● denotes downpipe
- denotes direction of fall
- denotes 200 x 400 ridge vent
- denotes 200 x 400 eaves vent

**IMPORTANT NOTES:**  
The position and quantity of downpipes are not to be altered without consulting with designer. Areas shown are surface / catchment areas NOT plan areas. All roof areas shown are indicative only and not to be used for any other purpose. Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

**DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS** (as per NCC Part 3.5.2)

Ah	188.4	Area of roof (including 115mm Quad Gutter) (m <sup>2</sup> )
Ac	194.1	Ah x slope factor (determined from Table 3.2 from AS/NZS 3500.3) (m <sup>2</sup> )
Gutter type	A	Cross sectional area 6500mm <sup>2</sup> (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall Intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	3	$\frac{Ac}{Acdp}$
Downpipes Provided	4	

**SORELL COUNCIL**  
**Sorell Council**  
Development Application: Response to Request for Information - 5.2024.228.1 - 7 Jayville Rise, Forcett.pdf  
Plan Reference: P3  
Date received: 27/09/2024

PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT

**BAL-12.5**

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: ROOF PLAN  
DATE: 03/09/24  
FILE NAME: PC H1339 DA 020224.dgn  
DRAWN BY: PC

DWG No:

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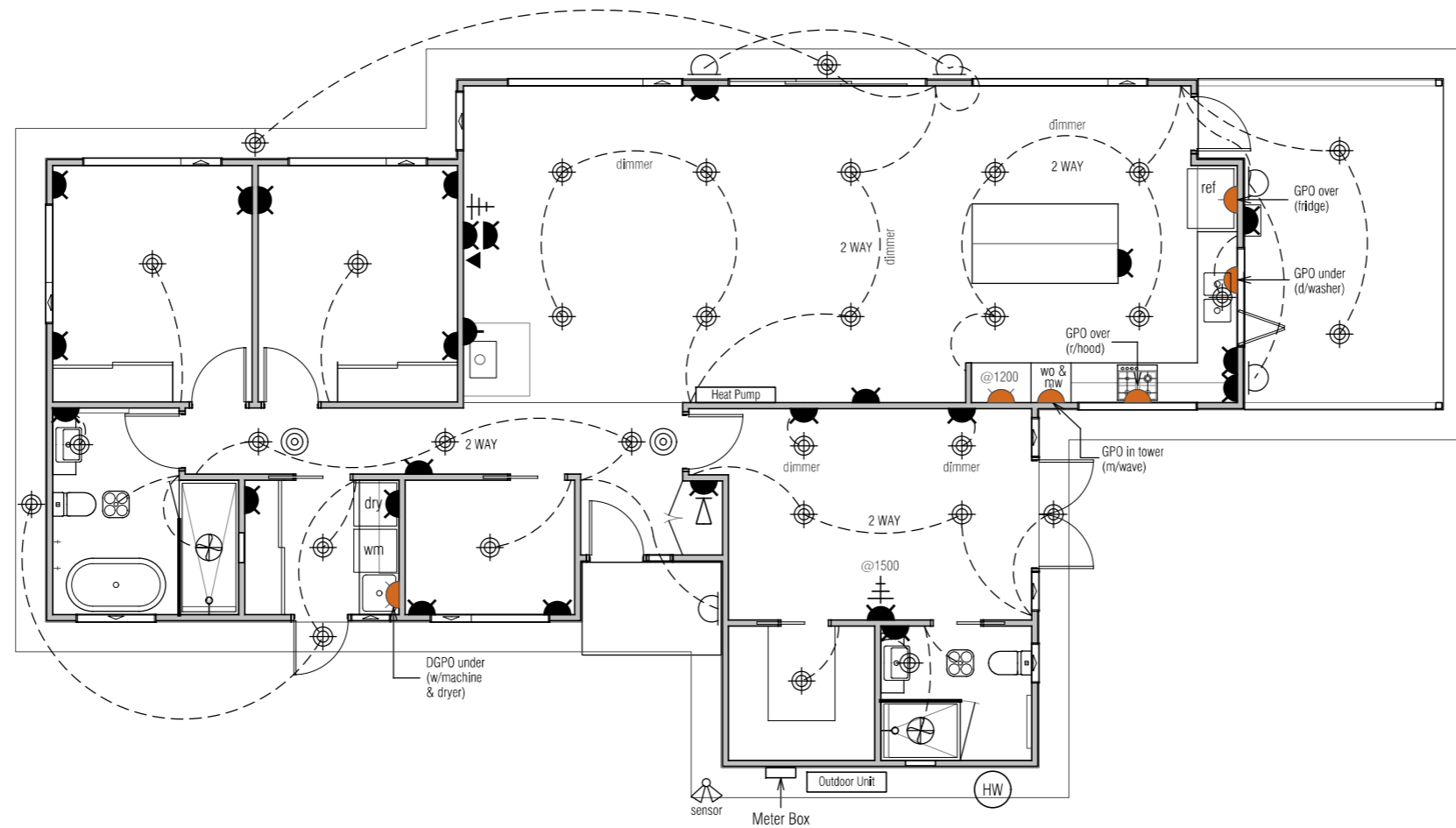
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- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

**IMPORTANT NOTES:**  
Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2019, Part 3.7.5. Smoke alarms are to be interconnected where more than one alarm is installed. Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible. Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible. All downlights are to be sealed and IC-F rated.

**Sorell Council**  
Development Application: Response to Request for Information - 5.2024.228.1 - 7 Jayville Rise, Forcett.pdf  
Plan Reference: P3  
Date received: 27/09/2024

Scale 1:100

**PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT**

REVISION	DATE	DESCRIPTION
D	11 September 2024	Changes as described on Cover Sheet
E	16 September 2024	Changes as described on Cover Sheet
F	25 September 2024	Changes as described on Cover Sheet

**BAL-12.5**  
See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: ELECTRICAL PLAN  
DATE: 25/09/24  
FILE NAME: H1339 DA 020224.dgn  
DRAWN BY: PC

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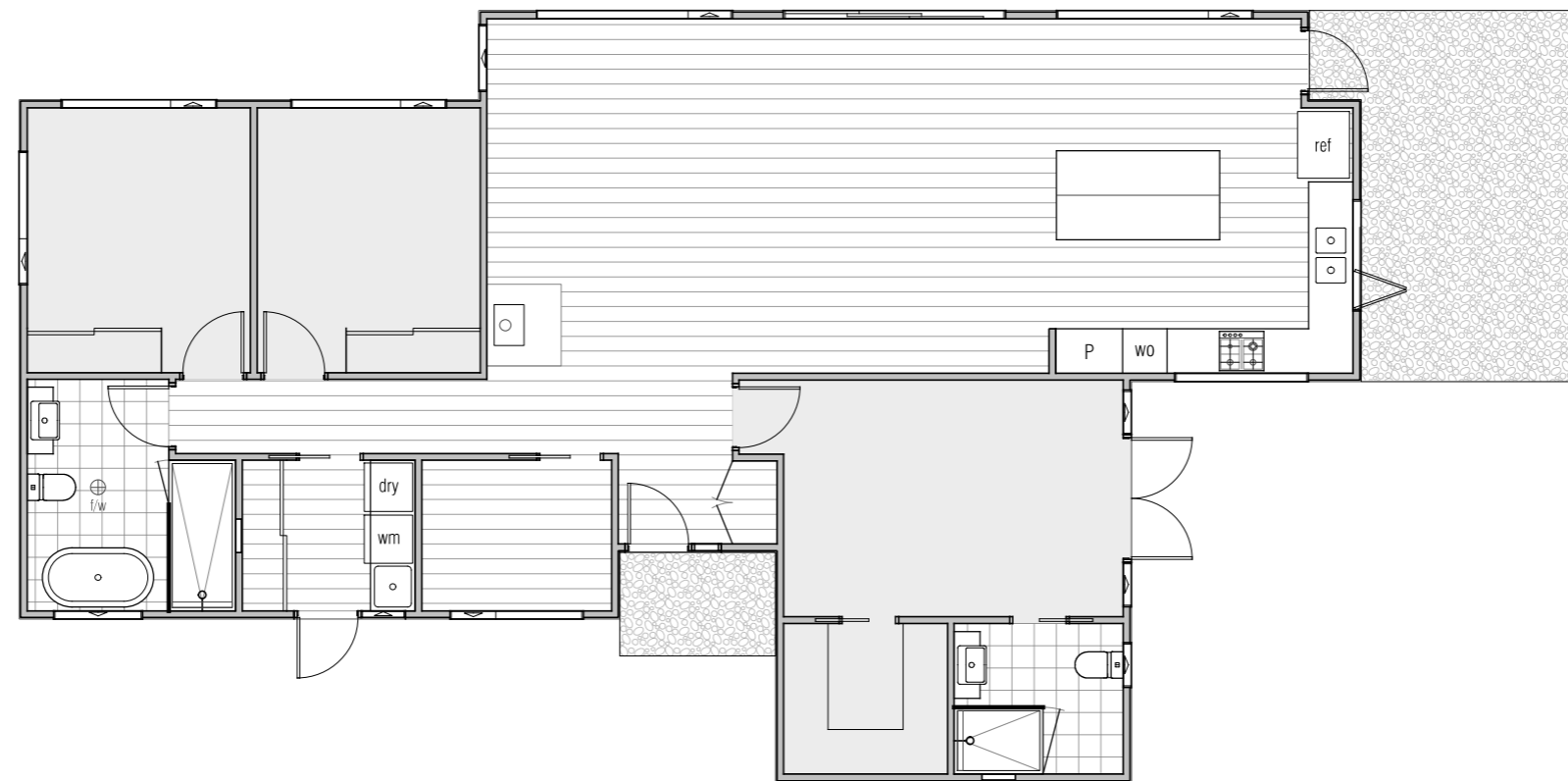
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**FLOORING LEGEND**

- Floating Flooring
- Carpet
- Tiles
- Exposed aggregate

 **Sorell Council**  
Development Application: Response to Request for Information - 5.2024.228.1 - 7 Jayville Rise, Forcett.pdf  
Plan Reference: P3  
Date received: 27/09/2024

**PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT**

Scale 1:100

REVISION	DATE	DESCRIPTION
D	11 September 2024	Changes as described on Cover Sheet
E	16 September 2024	Changes as described on Cover Sheet
F	25 September 2024	Changes as described on Cover Sheet

**BAL-12.5**

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: FLOORING LAYOUT PLAN  
DATE: 25/09/24  
FILE NAME: H1339 DA 020224.dgn  
DRAWN BY: PC

DWG No:

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Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055  
Ph. (03) 62 833 273 www.tassiehomes.com.au

# LIGHTING CALCULATIONS

## Lighting

Class 1 & 10a buildings

**Building name/description**  
7 Jayville Rise, FORCETT

**Classification**  
Class 1

Number of rows preferred in table below:  (as currently displayed)

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6		
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used
1	Living, Dining & Kitchen	Living Room	55.1 m <sup>2</sup>	132 W	Class 1 building				5.0 W/m <sup>2</sup>	2.4 W/m <sup>2</sup>	9% of 50%
2	Bed 1	Bedroom	15.2 m <sup>2</sup>	48 W	Class 1 building				5.0 W/m <sup>2</sup>	3.2 W/m <sup>2</sup>	12% of 50%
3	Ens	Bathroom	4.6 m <sup>2</sup>	22 W	Class 1 building				5.0 W/m <sup>2</sup>	4.8 W/m <sup>2</sup>	18% of 50%
4	WIR	Other	4.5 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	2.7 W/m <sup>2</sup>	10% of 50%
5	Entry & Hall	Corridor	10.1 m <sup>2</sup>	36 W	Class 1 building				5.0 W/m <sup>2</sup>	3.6 W/m <sup>2</sup>	14% of 50%
6	Study	Other	5.2 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	2.3 W/m <sup>2</sup>	9% of 50%
7	L'dry	Laundry	4.7 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	2.6 W/m <sup>2</sup>	10% of 50%
8	Bath	Bathroom	7.8 m <sup>2</sup>	22 W	Class 1 building				5.0 W/m <sup>2</sup>	2.8 W/m <sup>2</sup>	11% of 50%
9	Bed 2	Bedroom	10.7 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	1.1 W/m <sup>2</sup>	4% of 50%
10	Bed 3	Bedroom	10.7 m <sup>2</sup>	12 W	Class 1 building				5.0 W/m <sup>2</sup>	1.1 W/m <sup>2</sup>	4% of 50%
11	Alfresco	Verandah or balcony	15.8 m <sup>2</sup>	60 W	Verandah or balcony				4.0 W/m <sup>2</sup>	3.8 W/m <sup>2</sup>	100% of 95%

**Allowance**      **Design average**

144.4 m <sup>2</sup>	380 W	Class 1 building	5.0 W/m <sup>2</sup>	2.5 W/m <sup>2</sup>
		Verandah or balcony	4.0 W/m <sup>2</sup>	3.8 W/m <sup>2</sup>

if inputs are valid

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# WINDOW SCHEDULE

**WINDOW MANUFACTURER: GLASS SUPPLIES**

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	15-21	Clear	4.30	0.55
W02	AW	AWS-008-01	15-21	Clear	4.30	0.55
W03	AW	AWS-008-01	18-09	Clear	4.30	0.55
W04	AW	AWS-008-01	18-265	Clear	4.30	0.55
W05	SD	AWS-013-01	21-30	Clear	4.00	0.61
W06	AW	AWS-008-01	18-265	Clear	4.30	0.55
W07	FD	AWS-019-01	21-09	Clear	4.10	0.50
W08	BF	AWS-017-01	12-15	Clear	4.30	0.51
W09	FW	AWS-067-08	065-18	Clear	3.20	0.68
W10	AW	AWS-008-01	21-06	Clear	4.30	0.55
W11	FD	AWS-019-01	21-18	Clear	4.10	0.50
W12	AW	AWS-008-01	21-06	Clear	4.30	0.55
W13	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W14	FW	AWS-067-08	21-04	Clear	3.20	0.68
W15	AW	AWS-008-01	09-18	Clear	4.30	0.55
W16	AW	AWS-008-01	09-06	Clear	4.30	0.55
W17	FD	AWS-019-01	21-09	Opaque	4.10	0.50
W18	AW	AWS-008-01	09-12	Opaque	4.30	0.55
W19	AW	AWS-008-01	06-18	Clear	4.30	0.55

LEGEND:  
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:  
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.  
\* Glass specification may change to comply with BAL requirements (Refer to sheet 13)

# INSULATION

**INSULATION SCHEDULE**

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:  
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly:  
210mm for R4.0 bulk insulation;  
240mm for R4.0 bulk insulation;  
260mm for R4.0 bulk insulation.  
These dimensions are nominal and may vary depending on the type of insulation to be installed.

**Sorell Council**

Development Application: Response to Request for Information - 5.2024.228.1 - 7 Jayville Rise, Forcett.pdf  
Plan Reference: P3  
Date received: 27/09/2024

## BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

REVISION	DATE	DESCRIPTION
F	25 September 2024	Changes as described on Cover Sheet

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DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE  
DATE: 25/09/24  
FILE NAME: H1339 DA 020224.dgn  
DRAWN BY: PC

DWG No:

09

NOTES:  
3.12.5.5 - ARTIFICIAL LIGHTING

\* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:

- (i) 5W per m<sup>2</sup> in Class 1 building;
- (ii) 4W per m<sup>2</sup> on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);

(iii) 3W per m<sup>2</sup> in a Class 10a building associated with a Class 1 building.

\* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT





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Jayville Rise, Forcett.pdf  
Plan Reference: P3  
Date received: 27/09/2024



**TASSIE HOMES**

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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

**IMPORTANT NOTES:**

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only. Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

**NOTES TO THE OCCUPANT**

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
  2. Ensure extractor fans are used every time when bathing;
  3. Ensure extractor fans are ducted to the outside; \*
  4. Ensure non-condensing clothes dryers are ducted to the outside; \*\*
  5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
  6. Avoid the use of unflued gas heaters;
  7. Do not store large quantities of firewood inside the home in unventilated spaces;
  8. Avoid plants and water features in unventilated spaces;
  9. Ensure covers are kept on aquariums;
  10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;
- \* these details are also noted on the plans for the builders.  
\*\* or install separate air extractor on ceiling. However, direct ducting is recommended.

## BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: WET AREA SPECIFICATIONS  
DATE: 03/09/24  
FILE NAME: H1339 DA 020224.dgn  
DRAWN BY: PC

DWG No:

PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT

**TIMBER DECKING SPECIFICATIONS**

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

**BOLTS FOR BEARER TO STUMP/POST CONNECTIONS**

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m <sup>2</sup> ) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

**TIMBER STAIR TREADS**

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarra, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

**STRINGER TO WALL FIXING**

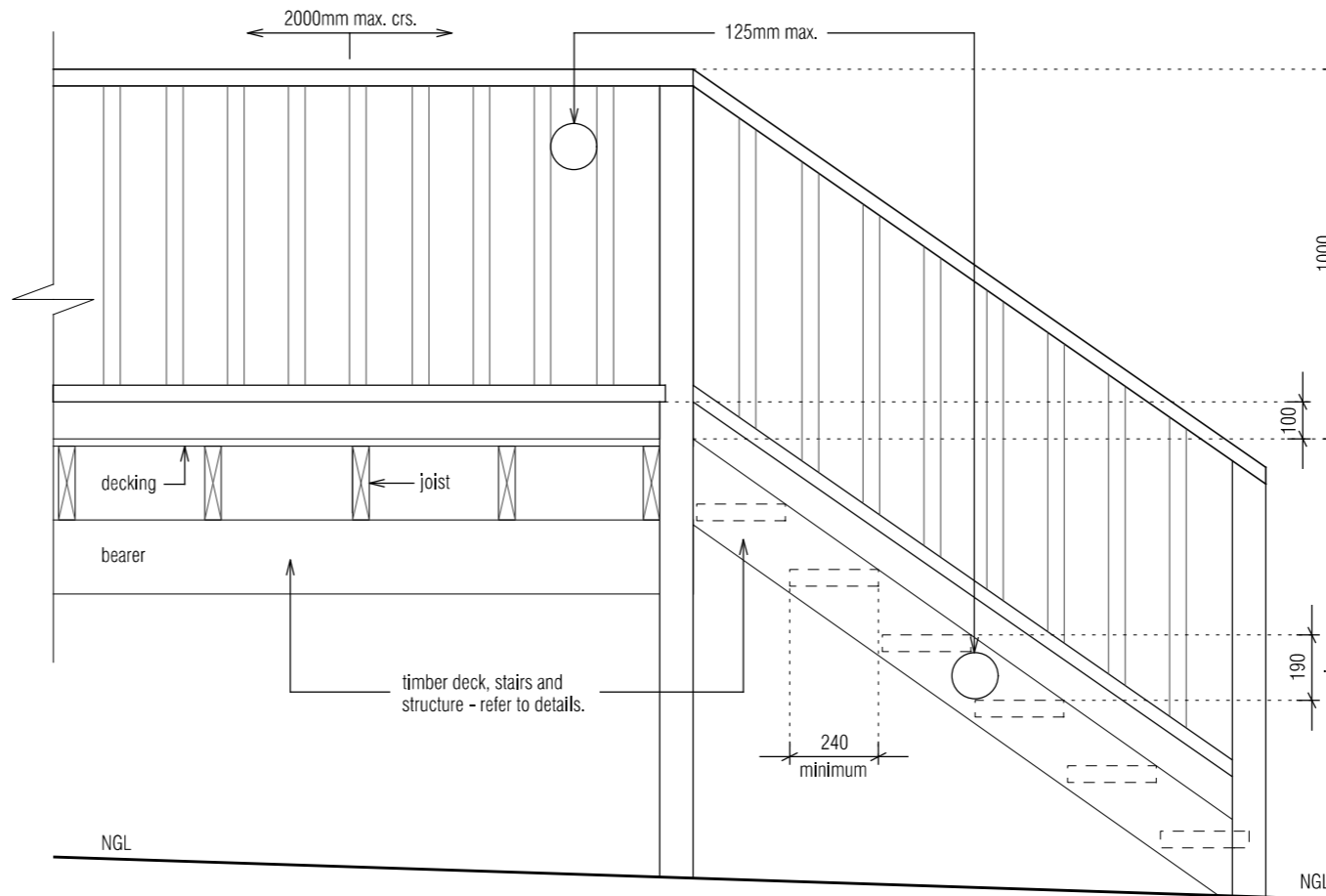
INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

**19mm THICK DECKING BOARD FIXING REQUIREMENTS**

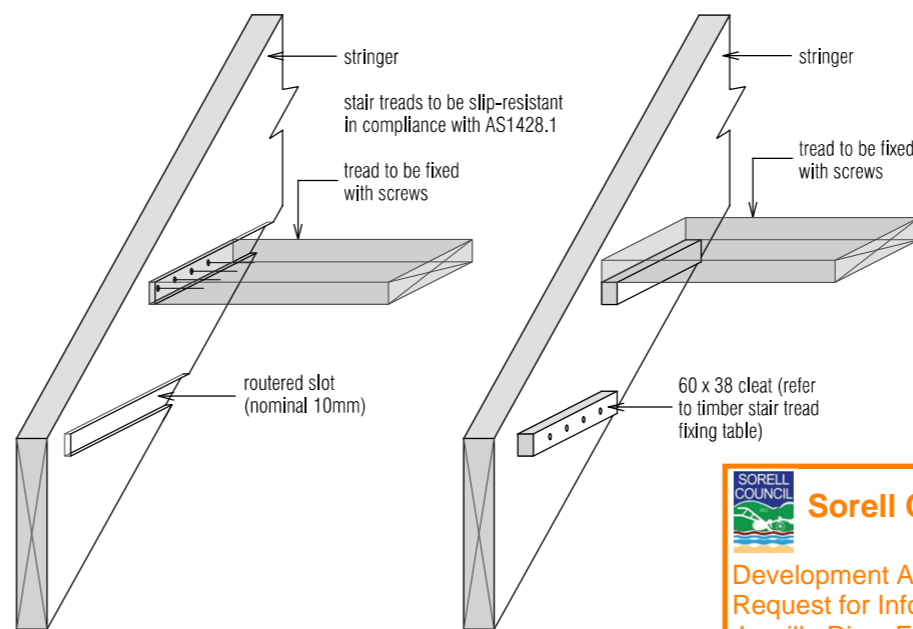
DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

**NOTES:**

- DS - Deformed shank
- 1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
- 2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
- 3. Dome head nails may be used in lieu of flat head nails.



**TREAD TO STRINGER FIXING OPTIONS**



PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT



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**BAL-12.5**

See sheet 13 for Bushfire Attack Level construction requirements

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DRAWING: STAIR NOTES  
DATE: 03/09/24  
FILE NAME: H1339 DA 020224.dgn  
DRAWN BY: PC

DWG No:

11a

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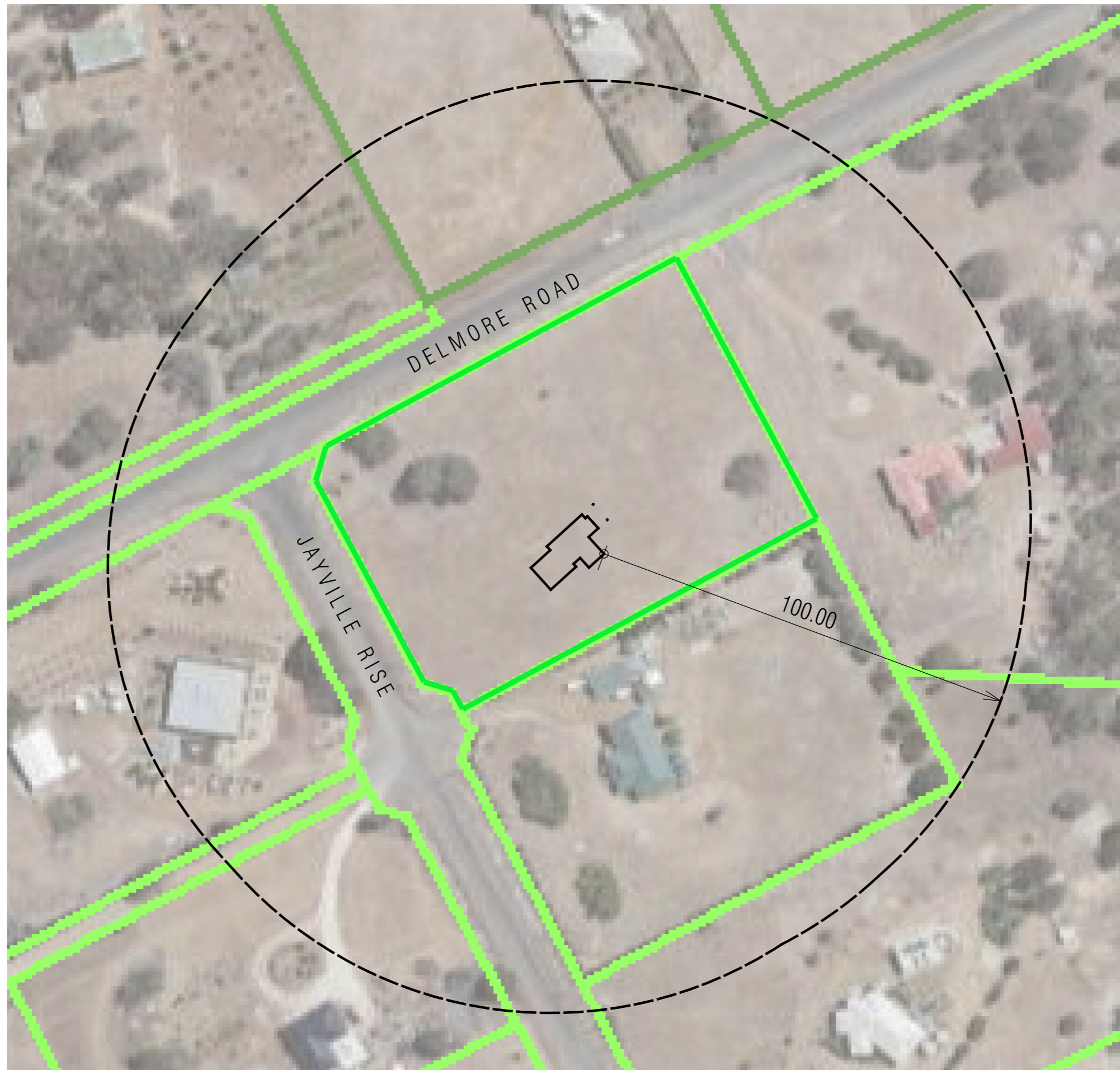
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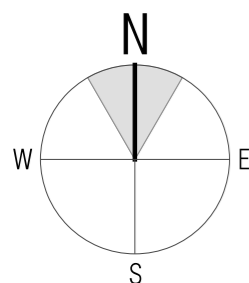
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Scale 1:1000

PROPOSED DWELLING FOR HURD & WHITTLE  
AT 7 JAYVILLE RISE, FORCETT

BAL-12.5

See sheet 13 for  
Bushfire Attack Level  
construction requirements

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DRAWING: VEGETATION OVERLAY  
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 Plan Reference: P3  
 Date received: 27/09/2024



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## CONSTRUCTION SCHEDULE BAL-12.5

*Construction shall be in accordance with Bushfire Attack Level 12.5 (BAL-12.5) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 5.*

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 5.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m<sup>3</sup>. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m<sup>3</sup> or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

SCREENS shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m<sup>3</sup> or greater.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only. Windows above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer section 5.5.2 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m<sup>3</sup> or greater. Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650kg/m<sup>3</sup> or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750kg/m<sup>3</sup> or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

BALUSTRADES AND HANDRAILS can be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail.

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).

SIGNATURE:

DATE:

PROPOSED DWELLING FOR HURD & WHITTLE  
 AT 7 JAYVILLE RISE, FORCETT

## BAL-12.5

See sheet 13 for  
 Bushfire Attack Level  
 construction requirements

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DRAWING: BUSHFIRE ATTACK LEVEL  
 DATE: 03/09/24 CONSTRUCTION REQUIREMENTS  
 FILE NAME: H1339 DA 020224.dgn  
 DRAWN BY: PC

DWG No:

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