NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 67 Allambie Road, Orielton

PROPOSED DEVELOPMENT:
THREE LOT SUBDIVISION

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 28th April 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 28th April 2025.**

APPLICANT: **Rogerson & Birch Surveyors**

APPLICATION NO: **SA 2025 / 1 1**
DATE: **0 April 2025**

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

Full description of Proposal:	*Use:* Rural Living *Development:* Subdivision 2 additional lots *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ N/A
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 67 Allambie Road Suburb: Orielton Postcode: 7172 Certificate of Title(s) Volume: 106791 Folio: 6
Current Use of Site	Rural Resdiential
Current Owner/s:	Name(s) T.S. Montgomery & J.D. Males

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
https://www.sorell.tas.gov.au/services/engineering/

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

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

Applicant Signature:	Signature: ..... Date: 20/1/2025

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

Sorell Council
Development Application: 7.2025.1.1 - Subdivision Application - 67 Allambie Road, Orielton - P1.pdf
Plans Reference:P1
Date Received: 21/01/2025

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

ROGERSON & BIRCH
SURVEYORS
ABN: 65 117 559 029

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE TAS 7170
Phone: (03) 6248 5898
Email: admin@rbsurveyors.com

Ref: MONTT01

21st January, 2025

Sorell Council
PO Box 126
SORELL TAS 7170

Dear Sir/Madam,

RE: PROPOSED SUBDIVISION – 67 ALLAMBIE ROAD, ORIELTON FOR T.S. MONTGOMERY & J.D. MALES.

Further to our clients' instructions, please find attached:

1. A copy of the above-named Plan of Subdivision dated 20/11/2024.
2. A copy of the relevant title CT.106791/6.
3. Council's development application form.
4. Bushfire Hazard Report prepared by JR Bushfire Assessments Version 1.1 dated 15/1/2025.
5. Engineering design drawings prepared by Gandy & Roberts Engineers labelled Rev A dated 15/1/2025.
6. Site Assessment for Dispersive Soils prepared by Rock Solid Geotechnics dated 16/10/2024.

Your advice and tax invoice in relation to necessary Council fees is requested. We advise that on receipt of the invoice, we will forward same to our client for payment.

The following matters are relevant to the application:

The intent of the application is to subdivide the existing dwelling on lot 1 and subdivide vacant lots 2 and 3.

The land is zoned Rural Living Area A under the Tasmanian Planning Scheme.

Craig Rogerson B.Surv., L.S., M.I.S.
Andrew Birch B.Surv., L.S., M.I.S.
David Miller B.Surv., L.S., M.I.S.

.../3

We make the following comments with regard to the relevant clauses for subdivision within Rural Living Zone;

11.5.1 lot Design
A1
(a) Each lot complies, see plan.

A2 Lots do not comply see comments below for P2.

P2
(a) Each lot is proposed to have a 5.0 metre wide fee simple access strip. It is proposed the lots will share the existing driveway (modified in places, see engineering design) with reciprocal rights of way created where necessary.
(b) There will be three lots in total sharing the access driveway, being the three lots proposed with the subdivision, the driveway serves no other properties.
(c) The access point from Allambie Road and the full length of the driveway is both flat and open. This enables good visibility between users and adds to the safety and useability of the driveway. It is proposed to widen and seal the access point from Allambie Road (see engineering design plans) to allow for passing, it is also proposed to provide a passing bay at around 90m from the road frontage in accordance with bushfire requirements. The location of the existing access has previously been approved and provides for good sight distance in both directions, in excess of 120m to the north and in excess of 250m to the south. For the above reasons we believe the driveway will provide for safe and useable vehicle movements from the lots.
(e) The lots are all in excess of 1ha in size. Lot 1 with the existing house has am existing turning area. Lots 2 and 3 have ample opportunity for the design of turning areas within the lots with any proposed future development, allowing vehicles to enter and leave the lots in a forward direction.
(f) The proposed fee simple access strips are not out of keeping with the pattern of development in the area. The property at 70 Allambie Road has recently been approved with a similar arrangement and the properties at 114 and 115 have a similar lot layout.
The frontages are in excess of 3.6m.

A3 Complies see engineering design plans.

11.5.2 Roads
A1 Complies.

11.5.3 Services

A1
(a) & (b) Complies, there is no water supply, either full or limited, within 30m of the site.

A2 The lots cannot comply as there is no reticulated sewerage system available. See P2 below.

P2 Lot 1 has an existing approved on-site wastewater treatment system for the existing dwelling which is fully contained within the lot. Given the size of the vacant lots 2 and 3 (each in excess of 1ha) it is considered they are capable of containing an on-site wastewater treatment system capable of accommodating for the future development of the lots, which is likely to be a single dwelling with 3 to 4 bedrooms.

The site is subject to a Specific Area Plan for Dispersive Soils refer to the Site Assessment prepared by Rock Solid Geotechnics.

The site is subject to codes under the planning scheme. We refer to the relevant clauses as follows;

C13.0 Bushfire-Prone Areas Code
See enclosed Bushfire Hazard Report prepared by JR Bushfire Assessments.

C16.0 Safeguarding of Airports Code
The site is within an Airport Obstacle Limitation Area, to our knowledge there are no clauses to be satisfied related to subdivision.

Should you have any queries, or require any further information, please do not hesitate to contact our office.

We await your further advice.

Yours Faithfully,

pov David Miller

BUSHFIRE ASSESSMENT REPORT

Proposed Three Lot Subdivision

Address: 67 Allambie Road, Orielton TAS 7172

Title Reference: C.T.106791/6

Prepared by James Rogerson, Bushfire Hazard Practitioner (BFP-161)
VERSION – 1.1
Date: 15/01/2025

Contents

Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that *"Although this Standard is designed to improve the performance of building when subjected to bushfire attach in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions." (Standards Australia Limited, 2011)*

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of JR Bushfire Assessments (for Rogerson & Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed three lot subdivision of 67 Allambie Road, Orielton. Under the Tasmanian Planning Scheme – Sorell (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners.* I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted.
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of C.T.106791/6 into three titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Tayor S. Montgomery & Joshua D. Males
Location	67 Allambie Road, Orielton TAS 7172
Title Reference	C.T.106791/6
Property ID	1426644
Municipality	Sorell
Zoning	Rural Living Zone A
Planning Overlays	13 – Bushfire-prone Areas Code & 16 – Safeguarding of Airports Code
Water Supply for Firefighting	The property is not serviced by reticulated water.
Public Access	Access to the development is off Allambie Road.
Fire History	No recorded fires on *the LIST.*
Existing Development	Existing Class 1a dwelling, Class 10a sheds & an all-weather gravel driveway.

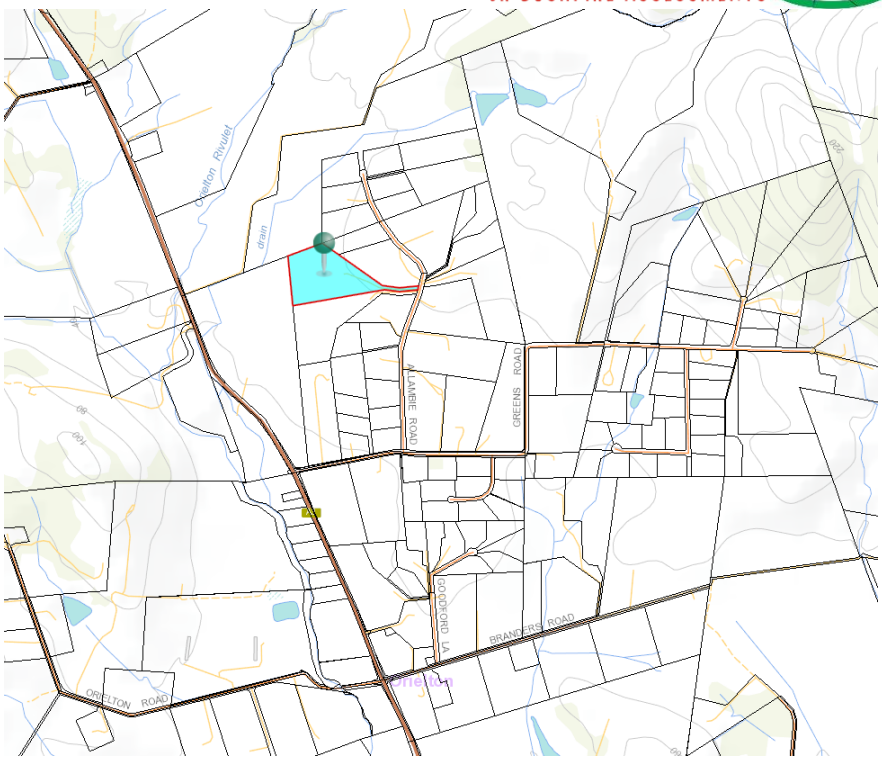


Figure 1 - Location of subject site. Source: The LIST, © State of Tasmania

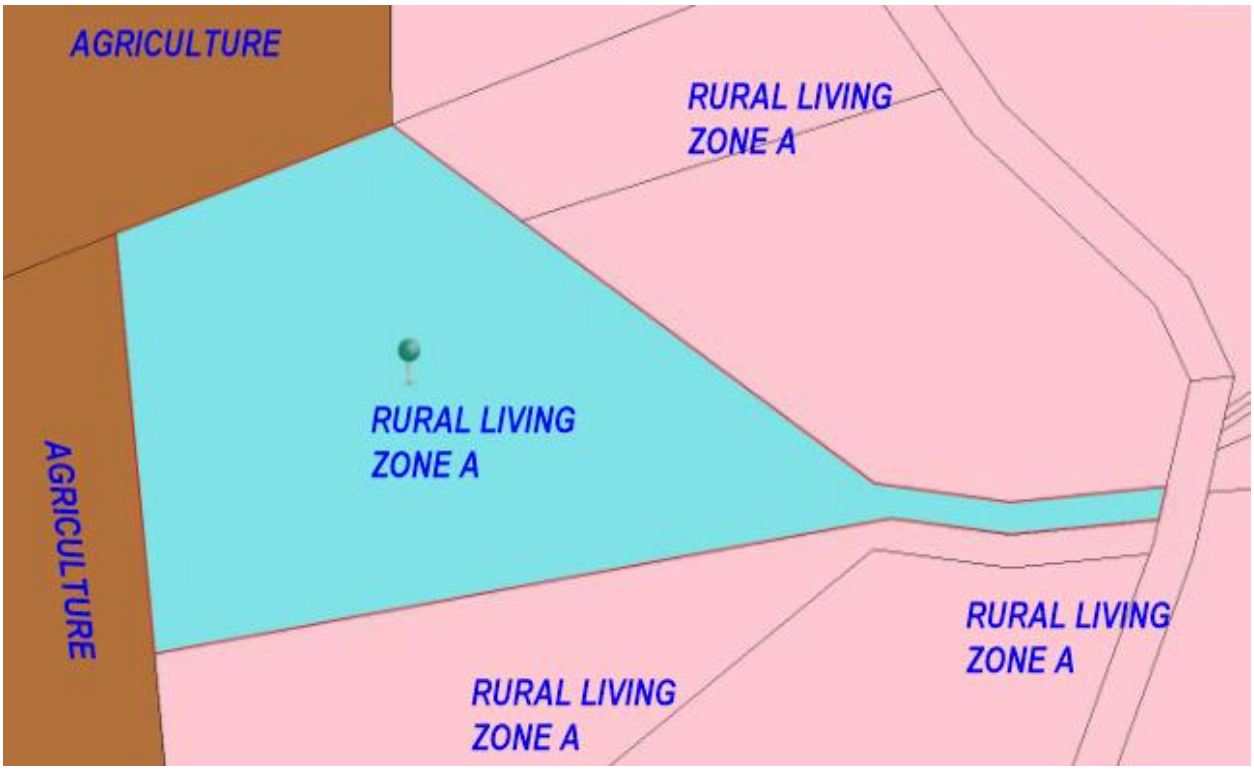


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

There is 1 classified vegetation community on the subject site, and two additional communities on the surrounding land and parcels, with 1 additional community. Figure 3 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.

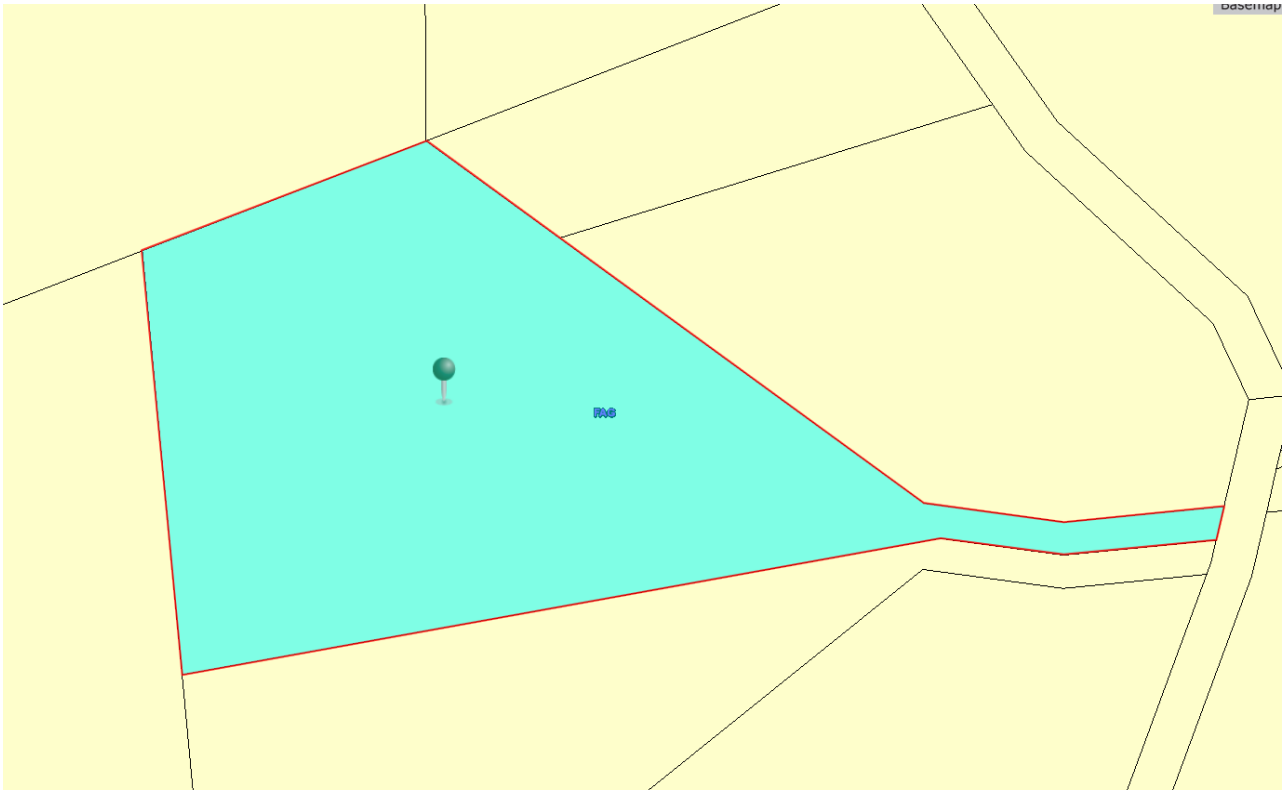


Figure 3 - TASVEG4.0 communities on subject site and surrounding land. FAG – Agricultural land. Source: The LIST, © State of Tasmania

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 11th of November 2024.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

> *a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
>
> *b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within and surrounding the property.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE PROPERTY (BDY) & PROPERTY DESCRIPTION

The property is a large-sized, developed, Rural Living Zone A zoned property, located in the northern part of Orielton. The property is on the western side of Allambie Road. The property is oddly shaped but is orientated north south. The property is surrounded by developed land in all aspects. The terrain within the property slopes gently, in a westerly and southwesterly aspect. The property hosts an existing Class 1a dwelling, in addition to various Class 10a sheds, landscaped areas, cultivated gardens and an all-weather gravel driveway. (See Figure 4 for slopes). The land directly surrounding the dwelling and sheds is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the property is predominantly covered with pasture grass that is intermittently grazed by livestock. The fuel load of the grass may accumulate quickly in the absence of grazing as such the grass classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Additionally, to the west of the existing dwelling and within proposed lots and 2 is an insubstantial strip of trees/shrub acting as a wind break for the existing dwelling. Therefore, this portion of vegetation has been classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018.

Due to the size of the property, only the existing dwelling in Lot 1 and indicative building areas within lots 2 and 3 have been assessed.

LOT 1 – EXISTING DWELLING

(NORTH ASPECT)

To the north of the existing dwelling in Lot 1 (across slope) is land within the property that is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGERATION per Clause 2.2.3.2 (f) of AS3959:2018. Further to the north of the dwelling is grassy pasture that has been classed as GRASSLAND as per above. Additionally, to the north is 69 Allambie Road. The land within the 100m assessment zone is the same as the subject property as such the area is predominantly covered with pasture grass that is intermittently grazed by livestock. The fuel load of the grass may accumulate quickly in the absence of grazing as such the grass classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

(EAST ASPECT)

To the east of the dwelling in Lot 1 (across slope & upslope) is previously classed and described land that is used as POS within the property and as such was classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. Additionally, to the east is still 69 Allambie Road. The land here has also been previously described and classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

(SOUTH ASPECT)

To the south of the dwelling in Lot 1 (across slope and downslope >0°-5°) is previously classed and described land that is used as POS within the property and as such was classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. Further to the south of the dwelling is grassy pasture that has been classed as GRASSLAND as per above. Additionally, to the south is 65 Allambie Road. The land within the assessment zone is within the POS of the dwelling within this property and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018.

(WEST ASPECT)

To the west of the dwelling in Lot 1 (downslope >0°-5°) is previously classed and described land that is used as POS within the property and as such was classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. Further to the west of the dwelling is grassy pasture that has been classed as GRASSLAND as per above.

LOT 2 – INDICATIVE BUILDING AREA

(NORTH ASPECT)

To the north of the building area within Lot 2 (across slope) is the previously described windbreak, in addition to previously described and classed grassy pasture as GROUP G GRASSLAND as per above.

(EAST ASPECT)

To the east of the building area within Lot 2 (upslope) is previously described and classed land within the property that is grassy pasture that was classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Further to the east is also the previously described and classed POS around the existing dwelling in Lot 1.

(SOUTH ASPECT)

To the south of the building in Lot 2 (across slope & downslope >0°-5°) is land that is previously described and classed land within the property that is grassy pasture that was classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

(WEST ASPECT)

To the west of the building area within Lot 2 (downslope >0°-5°) is land that is previously described and classed land within the property that is grassy pasture that was classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Further to the west is 3160 Tasman Highway. The land within the 100m assessment zone is the same as the subject property as such the area is predominantly covered with pasture grass that is intermittently grazed by livestock. The fuel load of the grass may accumulate quickly in the absence of grazing as such the grass classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

LOT 2 – INDICATIVE BUILDING AREA

(NORTH ASPECT)

To the north of the building area in Lot 3 (across slope & upslope) is the previously described windbreak, in addition to previously described and classed grassy pasture as GROUP G GRASSLAND as per above.

(EAST ASPECT)

To the east of the building area within Lot 3 (upslope) is previously described and classed land within the property that is grassy pasture that was classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

(SOUTH ASPECT)

To the south of the building in Lot 3 (across slope & downslope >0°-5°) is land that is previously described and classed land within the property that is grassy pasture that was classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Further to the south is 65 Allambie Road. The land within the 100m assessment zone is the same as the subject property as such the area is predominantly covered with pasture grass that is intermittently grazed by livestock. The fuel load of the grass may accumulate quickly in the absence of grazing as such the grass classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

(WEST ASPECT)

To the west of the building area within Lot 2 (downslope >0°-5°) is land that is previously described and classed land within the property that is grassy pasture that was classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Further to the west is 3160 Tasman Highway. The land within the 100m assessment zone has been previously assessed as above as GROUP GRASSLAND per Table 2.3 of AS3959:2018.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

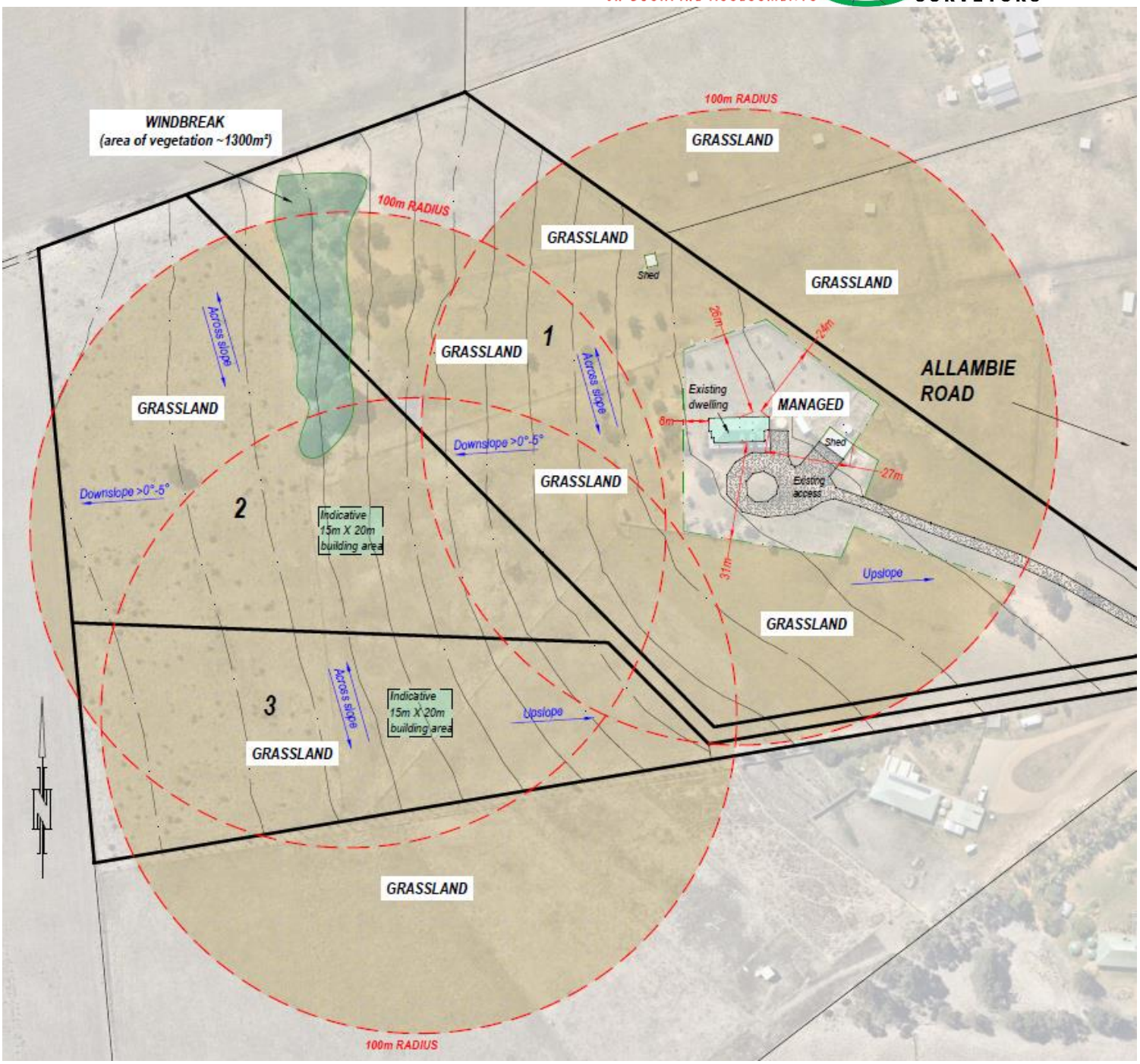


Figure 4 - classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 1 – EX. DWELLING (Existing Separation)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	26-100m (G)	27m-100m (G)	31m-100m (G)	8m-100m (G)
Effective Slope under vegetation	Across slope & Upslope	Upslope	Downslope >0°-5°	Downslope >0°-5°
Exemption				
Current BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-12.5	BAL-29
Separation distances to achieve BAL-19	10m	10m	11m	11m
Separation distances to achieve BAL-12.5	14m	14m	16m	16m
Current BAL rating	**BAL-29**			

LOT 2 – VACANT (Building Area Separation)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	GRASSLAND	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0mm-100m (G)	0m-100m (G)	0m-100m (G)	0m-100m (G)
Effective Slope under vegetation	Across slope	Upslope	Across slope & Downslope >0°-5°	Downslope >0°-5°
Exemption	(f) Windbreak			
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	11m	11m
Separation distances to achieve BAL-12.5	14m	14m	16m	16m
Current BAL rating	**BAL-FZ**			

LOT 3 – VACANT (Building Area Separation)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	GRASSLAND	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0mm-100m (G)	0m-100m (G)	0m-100m (G)	0m-100m (G)
Effective Slope under vegetation	Across slope	Upslope	Across slope & Downslope >0°-5°	Downslope >0°-5°
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	11m	11m
Separation distances to achieve BAL-12.5	14m	14m	16m	16m
Current BAL rating	**BAL-FZ**			

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

a) Vegetation of any type that is more than 100m from the site.
b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m2	Increasing ember attack and windborne debris, radiant heat between 19kW/m² and 29 kW/m2	Increasing ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code "*maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire".* Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 "*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)".*

Compliance to C13.6.1

The building areas within all lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

Due to the size of the lots, only the building areas within each lot is to be maintained as an HMA. The HMA for Lot 1 is to be implemented prior to sealing of titles and prior to occupancy of future habitable dwellings for lots 2 and 3.

Requisite fuel management is required for all lots to achieve BAL-19 compliance.

Due to existing developed land, some BAL-19 setbacks are already achieved.

Minimum separation distances for each lot are stated below.

LOT 1 – BAL-19 BUILDING AREA; Existing Dwelling (Required Separation)				
Aspect	**N**	**E**	**S**	**W**
BAL-19	10m (achieved)	10m (achieved)	11m (achieved)	11m

LOT 2 – BAL-19 BUILDING AREA; Indicative Building Area (Required Separation)				
Aspect	**N**	**E**	**S**	**W**
BAL-19	10m	10m	11m	11m

LOT 3 – BAL-19 BUILDING AREA; Indicative Building Area (Required Separation)				
Aspect	**N**	**E**	**S**	**W**
BAL-19	10m	10m	11m	11m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Allambie Road. Allambie Road is a bitumen sealed road and is maintained by Sorell Council. Allambie Road has a nominal carriageway width of 7m.

No upgrades are required to the public road and the public road comply with public access road requirements.

Property Access

Current Conditions:

Lot 1

Currently, Lot 1 is accessed via an existing gravel driveway, which runs perpendicular off Allambie Road, then flows west, then northwest and splits into a loop and terminates adjacent to the dwelling. Parking and 'T' turning head areas come off access adjacent to the dwelling.

The existing nominal carriage width of the access (excluding the loop) to Lot 1 is 4m for an approximate total carriageway length of 270m.

Figure 5 – (part of) existing access to Lot 1

Figure 5.1 – (part of) existing access (loop) to Lot 1

Compliance to C13.6.2 (new access')

Lot 1

Existing access to the dwelling in Lot 1 is being demolished for a new access. New access to the existing dwelling within Lot 1 will be >200m and access is required for a fire appliance. There is an existing area for a 'T' turning head. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (D) of C13.6.2 demonstrated below in Table 3.

Lot 2

Access to the building area within Lot 2 will be >200m and access is required for a fire appliance. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (D) of C13.6.2 demonstrated below in Table 3.

Lot 3

Access to the building area within Lot 3 will be >200m and access is required for a fire appliance. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (D) of C13.6.2 demonstrated below in Table 3.

Access to Lot 1 must be constructed prior to sealing of titles and prior to occupancy of a future habitable dwellings for lots 2 and 3.

Table 3 - Requirements for access length greater than 200m and services 3 or mor epropertiesper Table C13.2 (D)

Access Standards: (access length >30m, <200m)

a) All-weather construction;
b) Load capacity of at least 20 t, including bridges and culverts;
c) Minimum carriageway width of 4m;
d) Minimum vertical clearance of 4m;
e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;
f) Cross falls less than 3 degrees (1:20 or 5%)
g) Dips less than 7 degrees (1:8 or 12.5%);
h) Curves with a minimum inner radius of 10m;
i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed road; and
j) Terminate with a turning area for fire appliances provided by one of the following
    i. A turning circle with a minimum outer radius of 10m; or
    ii. A property access encircling the building; or
    iii. A hammerhead 'T' or 'y' turning head 4m wide and 8m long.

Passing bays of 3m additional carriageway width and 20m length must be provided every 100m.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water. Therefore, static water supply tanks are required for this development as per below.

Compliance to C13.6.3

All lots

All lots **must** be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for lot 1 must be adhered to prior to sealing of titles and prior to occupancy of future habitable dwellings for lots 2 and 3.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5.

Table 4 – Requirements for Static Water Supply per C13.6.3 and Table C13.5

A. Distance between building area to be protected and water supply
   a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
   b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area

B. Static Water supplies
   a) may have a remotely located offtake connected to the static water supply;
   b) 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;
   c) must be a minimum of 10,000L 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;
   d) must be metal, concrete or lagged by non-combustible materials if above ground; and
   e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
      (i) metal;
      (ii) non-combustible material; or
      (iii) fibre-cement a minimum of 6mm thickness.

C. Fittings, pipework and accessories (including stands and tank supports)
   Fittings and pipework associated with a fire fighting water point for a static water supply must:

   (a) have a minimum nominal internal diameter of 50mm;
   (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
   (c) be metal or lagged by non-combustible materials if above ground;
   (d) if buried, have a minimum depth of 300mm [S1];
   (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
   (f) ensure the coupling is accessible and available for connection at all times;
   (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
   (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
   (i) if a remote offtake is installed, ensure the offtake is in a position that is:
      (i) visible;
      (ii) accessible to allow connection by fire fighting equipment;
      (iii) at a working height of 450 – 600mm above ground level; and
      (iv) protected from possible damage, including damage by vehicles.

D. Signage for static water connections
   The fire fighting water 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:
   a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
   b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
b) no closer than 6m from the building area to be protected;
c) a minimum width of 3m constructed to the same standard as the carriageway; and
d) connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Construction Standards

Future (or existing) habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

Future Class 10a buildings within 6m of a Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.* The BHMP demonstrates that all lots can accommodate a BAL rating of BAL-19 with on-site vegetation managing and clearing for all lots. The HMA for Lot 1 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwellings for lots 2 and 3. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. All lots must comply with Table C13.2 (D). The access for Lot 1 must be completed prior to sealing of titles and prior to occupancy of a future habitable dwellings for lots 2 and 3. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	Static water supply is required for all lots per C13.6.3 A2. Firefighting water supply requirements for Lot 1 must be installed prior to sealing of titles and prior to occupancy of a future habitable dwellings for lots 2 and 3. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Sorell and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Bushfire protection measures for both lots outlined in Sections 4.1, 4.2 and 4.3 to be implemented prior to sealing of titles for Lot 1 and prior to occupancy of a future habitable dwellings for lots 2 and 3.
- Passing bays be constructed prior to sealing of titles.
- Sorell Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed December 2024, www.thelist.tas.gov.au

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

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Sorell* viewed December 2024, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110

8 APPENDIX A – SITE PHOTOS

Figure 6 – Grassland fuel within the property, view facing E

Figure 7 – Grassland fuel within the property, view facing W, SW

Figure 8 – Grassland fuel within the property, view facing S, SW

Figure 9 – Windbreak within the property, view facing S, SW

Figure 10 – Existing dwelling & managed land within Lot 1, view facing NW

Figure 11 – Existing dwelling & managed land within Lot 1, view facing S, SW

Figure 12 – Grassland fuel west of the property, view facing NW

Figure 13 – Grassland fuel south of the property, view facing S

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

11 APPENDIX D – PLANNING CERTIFICATE

GEOTECH 24-134

ROCK SOLID GEOTECHNICS PTY LTD

Peter Hofto
163 Orielton Road
ORIELTON
TAS 7172
0417 960 769
peter@rocksolidgeotechnics.com.au

16/10/2024

Mr T Montgomery 0419028382
taylor_montgomery@hotmail.com

Via David Miller – Rogerson & Birch Surveyors
David@rbsurveyors.com

RE: SITE ASSESSMENT – Dispersive Soils - 67 Allambie Road, Orielton

It is proposed to subdivide the land at 67 Allambie Road, Orielton (Figure 1). The subdivision will necessitate the construction of a new driveway.

The property is subject to the Dispersive Soils Code (SOR-S1.7.1 Development on dispersive soils – *Statewide Planning Scheme*).

The property is subject to the Dispersive Soils Code. Objective;

- That buildings and works with the potential to disturb dispersive soil are appropriately located or managed:
  a) To minimise the potential to cause erosion; and
  b) To reduce risk to property and the environment to an acceptable level.

- Performance Criteria P1 – Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:

(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;
(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;
(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas / trenches, water storages, ponds, dams and disposal areas;
(d) the level or risk and potential consequence for the property and the environment from potential erosion, including gully and tunnel erosion;
(e) management measures that would reduce risk to an acceptable level.
(f) The advice contained in a dispersive soil management plan.

- That subdivision within an area of potentially dispersive soils minimises the potential for development to cause:
    c) erosion; and
    d) risk to property and the environment.

- Performance Criteria P1 – Each Lot, or a lot proposed in a plan of subdivision, must minimise the risks associated with dispersive soil to property and the environment, having regard to:

(g) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;
(h) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;
(i) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas / trenches, water storages, ponds, dams and disposal areas;
(j) the level or risk and potential consequence for the property and the environment from potential erosion, including gully and tunnel erosion;
(k) management measures that would reduce risk to an acceptable level.
(l) The advice contained in a dispersive soil management plan.

SITE ASSESSMENT

Site visits were completed on Wednesday 9 and Tuesday 15 October, 2024. This included the augering of six test holes to recover samples for dispersive soils analysis (4WD mounted SAMPLA25 mechanical auger with 100mm solid flight augers). The locations of the holes are marked on Figure 1.

The property lies on the western side of Allambie Road. It is proposed to subdivide the land into three blocks, specifically;

- Lot 1 2.88ha Lot with the current residence
- Lot 2 1.63ha Vacant lot
- Lot 3 1.20ha Vacant lot

A common driveway / Right of Way will provide access to all blocks from Allambie Road.

No seepages or springs were observed. There is no evidence of any erosion on or around the site.

Test Holes #s 1, 2, 3, and 4 – Driveway / Right of Way (Plates 1, 2, 3, and 4).

Typical of the profiles in the test holes was;

0.00 – 0.20m	clayey SAND: fine to medium grained, dark brown, 20% clay, trace rootlets – TOPSOIL
0.20 – 0.60m	sandy CLAY: high plasticity, dark brown, 20% fine to medium grained sand, slightly moist
0.60 – 0.70m	gravelly SAND: fine to coarse grained, grey, 20% fine to medium angular basalt gravel, dry – EXTREMELY WEATHERED BASALT
0.70m+	Mechanical auger refusal on basalt bedrock

Groundwater was not encountered in any of the holes.

Plate 1 – Test Hole #1 - looking to the northeast.

Plate 2 – Test Hole #2 - looking to the north.

Plate 3 – Test Hole #3 - looking to the southeast.

Plate 4 - Test Hole #4 - looking to the west.

The Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)* specifies sampling and analysis techniques for the determination and classification of dispersive soils.

Four samples of the clay subsoils were attained to assess the site for dispersive soils. The samples were taken from the site and tested for dispersiveness in accordance with the Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)*.

- The samples were air-dried.
- All samples were placed in jars containing distilled water.
- Samples were left without disturbance for 1 hour.
- Samples were observed and compared with Figure 4 (Field test for aggregate dispersion - *Dispersive Soils and their Management: Technical Reference Manual (2009)*.

From Figure 4, all clay samples were classified as non-dispersive.

DISCUSSION OF RESULTS

Development must be designed, sited and constructed to minimise the risk or dispersive soils to the property and the environment having regard to the following, as appropriate:

(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;
Subsoils are not dispersive.

(b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;
No potential for this project to initiate gully or tunnel erosion.

(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas / trenches, water storages, ponds, dams and disposal areas;
Project does not present any risk to water drainage lines, infiltration areas / trenches, water storages, ponds, dams and disposal areas.

(d) the level or risk and potential consequence for the property and the environment from potential erosion, including gully and tunnel erosion;
No risk.

(e) management measures that would reduce risk to an acceptable level.

No specific management measures required.

Test Holes #s 5, and 6 – Lots 2 and 3 (Plate 5).

Typical of the profiles in the test holes was;

0.00 – 0.20m	clayey SAND: fine to medium grained, dark brown, 20% clay, trace rootlets – TOPSOIL HORIZON 1
0.20 – 0.75m	sandy CLAY: high plasticity, dark brown, 20% fine to medium grained sand, slightly moist HORIZON 2
0.75 – 1.40m	sandy CLAY: medium plasticity, brown, 25% fine to coarse grained sand, trace variable gravel, moist HORIZON 3
1.40 – 2.10m	sandy CLAY: medium plasticity, light brown, 30% fine to coarse grained sand, trace silt, moist HORIZON 4
2.10m+	Holes terminated at required depths – 2.10m

Groundwater was not encountered in either hole.

Plate 5 - Test Hole #5 - looking to the east.

The Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)* specifies sampling and analysis techniques for the determination and classification of dispersive soils.

Two samples of the clay subsoils were attained to assess the site for dispersive soils. The samples were taken from the site and tested for dispersiveness in accordance with the Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)*.

- The samples were air-dried.
- Both samples were placed in jars containing distilled water.
- Samples were left without disturbance for 1 hour.
- Samples were observed and compared with Figure 4 (Field test for aggregate dispersion - *Dispersive Soils and their Management: Technical Reference Manual (2009)*.

From Figure 4, the samples from the various horizons were classified as;

- HORIZON 1 non-dispersive.
- HORIZON 2 non-dispersive.
- HORIZON 3 slightly dispersive.
- HORIZON 1 dispersive.

DISCUSSION OF RESULTS

The risk of erosion developing due to development on this site is not significant.

The site is underlain by sandy loam topsoils over dispersive clay subsoils and dolerite bedrock (at approximately 1m depth).

Sandy topsoils ensure that the clay subsoils are not and will not be exposed unless excavation of the site is undertaken.

Although the dispersive subsoils that exist over the site can be vulnerable to erosion when exposed, or when water is permitted to concentrate, the proposed development does not necessitate significant disturbance of the site. However, erosion could develop if stormwater overflow is not adequately controlled.

The Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)* 4.0 (Appendix 1) – "Approaches for minimising erosion risk in dispersive soils" suggests measures to reduce the risk of erosion:

- Identifying and avoiding disturbance to areas with dispersive subsoils.
- Minimising excavation of dispersive soils.
- Not allowing water to pond on the soil surface, or exposed subsoils.
- Keeping sodic sub-soils buried under topsoil.
- Maintaining vegetation cover (where possible).

Specific to this site the following measures are suggested to reduce the risk of erosion during construction and development works:

- Where possible do not unnecessarily remove or disturb topsoil.
- When construction has been completed ensure that dispersive subsoils are covered with an adequate layer of topsoil, or geotextile fabric, and revegetated where possible.
- Ensure that drains excavated in (or through) dispersive soils are revegetated.
- Ensure that stormwater overflow is adequately controlled in engineer designed trenches.

Development Standards for Subdivision
Performance Criteria P1

(f) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;
Clay subsoils (at depth) are dispersive over the proposed subdivision.

(g) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;
Low potential for this project to initiate gully or tunnel erosion. The dispersive horizons are under a protective, non-dispersive plastic clay horizon. Despite this, management of the site should be considerate of The

Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)* 4.0 (Appendix 1) – "Approaches for minimising erosion risk in dispersive soils"

(h) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas / trenches, water storages, ponds, dams and disposal areas;
Formed water drainage lines, water storages, ponds, and dams do not exist within the land proposed for subdivision. Typical residential development of the proposed blocks will require stormwater disposal via trenches. Adequately sized rainwater tanks should reduce the volume of stormwater (SW) runoff. SW trenches to be designed by a suitable qualified engineer. Onsite wastewater disposal will likely be via shallow subsurface irrigation of secondary treated effluent from Aerated Wastewater Treatment Systems (AWTS) directly into the topsoil above the dispersive clays. This is considered low risk.

(i) the level or risk and potential consequence for the property and the environment from potential erosion, including gully and tunnel erosion;
Low risk if management practices adhere to the recommendations outlined above in the Department of Primary Industries and Water publication *Dispersive Soils and their Management.*

(j) management measures that would reduce risk to an acceptable level.
See above.

(k) The advice contained in a dispersive soil management plan.
See above.

CONCLUSIONS

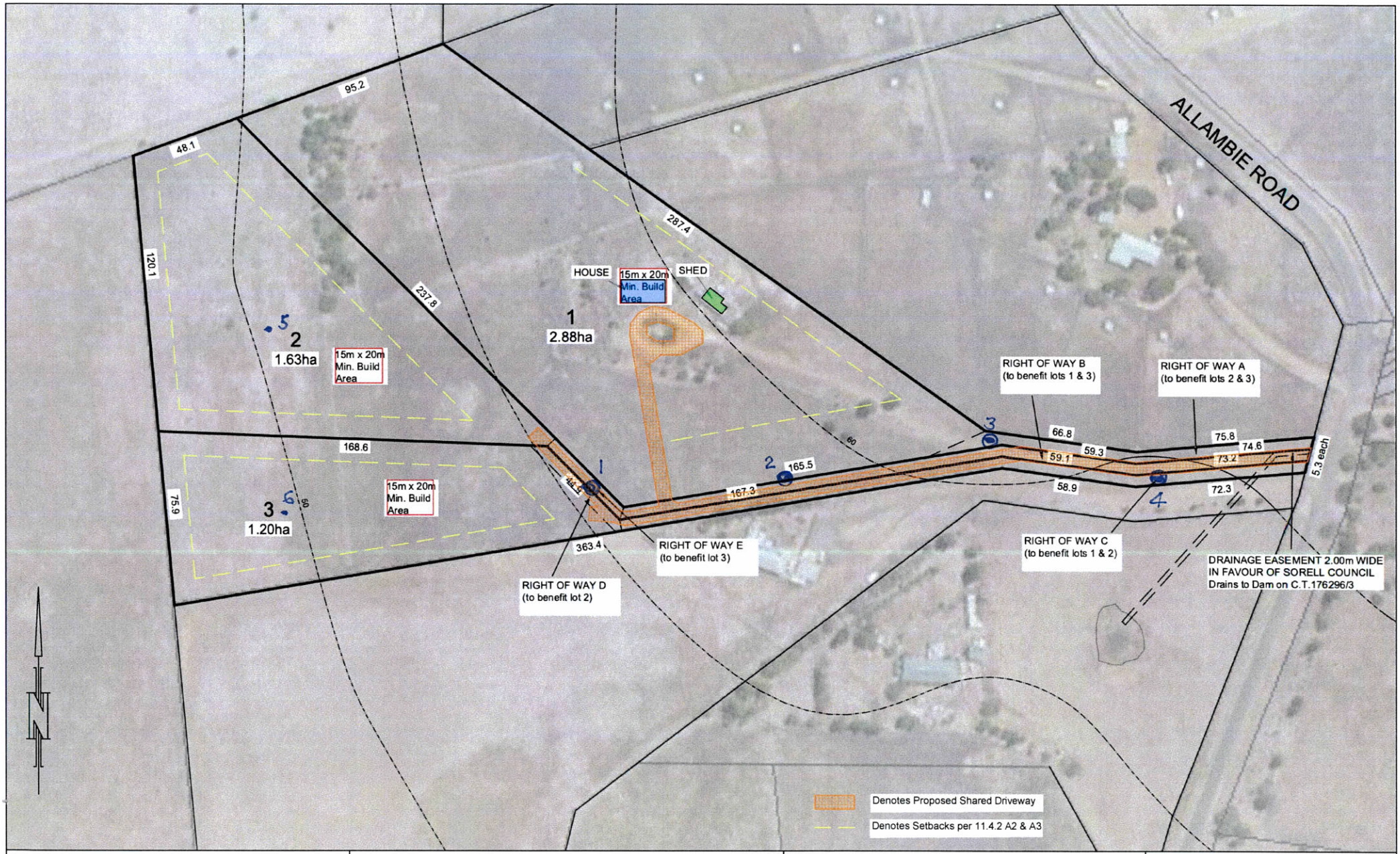
Dispersive clay subsoils are not present at the site proposed for the access road at 67 Allambie Road, Orielton.

Dispersive clay subsoils are present at depth at the site proposed for the new Lots (Lots 2 & 3).

It is unlikely that erosion will occur because of the proposed development.

It is the opinion of the author that sensible development of this site can be achieved and the level of risk to users of the development is minimal and acceptable.

PETER HOFTO
Rock Solid Geotechnics P/L



This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

ROGERSON & BIRCH SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: T. MONTGOMERY
TITLE REFERENCE: C.T.106791/6
LOCATION: 67 ALLAMBIE ROAD, ORIELTON

Proposed Subdivision

Date:	Reference:
12-04-2024	MONTT01 11501-01
Scale: 1:1500 (A3)	Municipality: SORELL

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Mr T Montgomery *Owner /Agent*

taylor_montgomery@hotmail.com *Address*

Qualified person details:

Qualified person: Peter Hofto – Rock Solid Geotechnics Pty Ltd

Address: 163 Orielton Road Phone No: 0417960769

Orielton 7172 Fax No:

Licence No: Email address: peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details:	BSc (Hons) – Geology / Geophysics PI Insurance – Lloyds Underwriting PL Insurance – CGU Insurance Ltd	*(description from Column 3 of the Director of Building Control's Determination)*
Speciality area of expertise:	Geotechnical Assessment	*(description from Column 4 of the Director of Building Control's Determination)*

Details of work:

Address: 67 Allambie Road, Orielton Lot No:

Certificate of title No:

The assessable item related to this certificate:	Dispersive Soils Assessment	*(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 of Building Control's Determination)*

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

building work, plumbing work or plumbing installation or demolition work: X

In issuing this certificate the following matters are relevant –

Documents:

Relevant calculations:

References: AS2870

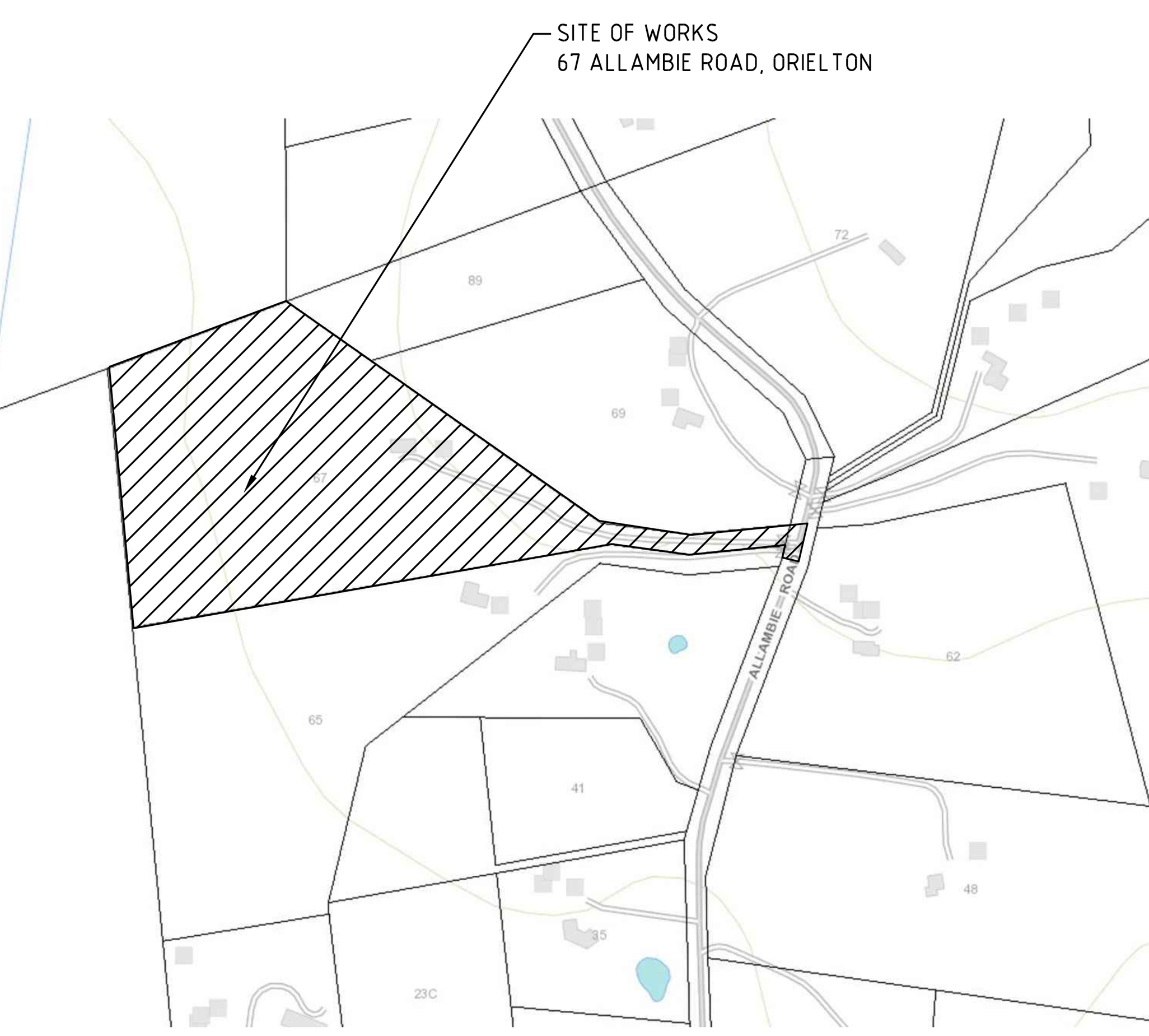
I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GEOTECH 24-134	16/10/2024

TAYLOR MONTGOMERY
3 LOT SUBDIVISION
67 ALLAMBIE RD, ORIELTON
TASMANIA 7172

DWG	DRAWING TITLE	REV	ISSUE DATE
C001	DRAWING INDEX AND NOTES	B	26.03.2025
C020	OVERALL SITE PLAN	B	26.03.2025
C200	SITEWORKS PLAN 01	B	26.03.2025
C201	SITEWORKS PLAN 02	B	26.03.2025
C400	STORMWATER PLAN 01	B	26.03.2025
C401	STORMWATER PLAN 02	B	26.03.2025
C700	DETAILS	B	26.03.2025

DIAL BEFORE YOU DIG
www.1100.com.au



LOCALITY PLAN
NTS

CIVIL/HYDRAULIC NOTES

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO GANDY AND ROBERTS FOR CLARIFICATION.

G2. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT.

G3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS.

G4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN EXCAVATIONS AND STRUCTURES IN A STABLE CONDITION AND ENSURE THAT NO PART IS OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

G5. THE CONTRACTOR IS RESPONSIBLE FOR THE CREATION AND MAINTENANCE OF TEMPORARY SITE ACCESSES. STRENGTHENING OF DESIGN PAVEMENTS TO CARRY CONSTRUCTION VEHICLES (IN EXCESS OF THE DESIGN ALLOWANCE) SHALL BE AT THE CONTRACTOR'S EXPENSE.

G6. LOCATION AND VERIFICATION OF EXISTING SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. REFER ANY SERVICES DISCOVERED ONSITE WHICH ARE NOT SHOWN ON THE DRAWINGS, OR ARE IN A DIFFERENT LOCATION TO THAT SHOWN, TO GANDY AND ROBERTS. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY INVESTIGATIONS, INCLUDING LIAISON WITH SERVICE AUTHORITIES, TO DETERMINE IF THE DISCOVERED SERVICES ARE LIVE. THE CONTRACTOR SHALL NOTIFY GANDY AND ROBERTS IN WRITING THAT REDUNDANT SERVICES HAVE BEEN LOCATED AND REQUEST APPROVAL TO SEAL AND ABANDON THOSE SERVICES.

G7. PROTECT ALL EXISTING SERVICES AND OTHER INFRASTRUCTURE FROM DAMAGE DURING CONSTRUCTION. SHOULD DAMAGE OCCUR, ADVISE GANDY AND ROBERTS IMMEDIATELY ALONG WITH DETAILS OF PROPOSED REMEDIAL ACTION. THE COST OF REMEDIAL WORK (INCLUDING REDESIGN IF REQUIRED) SHALL BE BORNE BY THE CONTRACTOR.

G8. THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING WHATEVER DILAPIDATION SURVEYS OF EXISTING BUILDINGS/INFRASTRUCTURE THEY CONSIDER NECESSARY PRIOR TO CONSTRUCTION COMMENCING, AND CONSULTATION WITH ADJOINING LAND OWNERS TO MINIMISE DISRUPTION TO SERVICES/ACCESS ETC. DURING CONSTRUCTION.

G9. ALL SURPLUS CONSTRUCTION MATERIALS (INCLUDING EXCESS CUT AND FILL MATERIAL) SHALL BE REMOVED FROM THE SITE (UNLESS INSTRUCTED OTHERWISE) AT COMPLETION OF THE WORKS

G10. SURVEY INFORMATION HAS BEEN SUPPLIED BY ROGERSON & BIRCH FOR THE PURPOSES OF PREPARING THE DESIGN DRAWINGS. ALL OTHER SURVEY REQUIRED TO SETOUT AND CONSTRUCT THE WORKS SHALL BE PROVIDED BY THE CONTRACTOR USING A REGISTERED SURVEYOR.

G11. ALL WORKS ARE TO BE UNDERTAKEN BY THE CONTRACTOR AND THEIR SUBCONTRACTORS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

G12. PROPOSED CHANGES TO THE DESIGN OF ANY PART OF THE WORKS SHALL BE SUBMITTED TO GANDY AND ROBERTS FOR REVIEW. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH THE DESIGN CHANGE.

G13. THE CONTRACTOR IS TO ALLOW FOR ALL TESTING OF RAW MATERIALS AND CONSTRUCTED WORKS THAT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE NOMINATED AUSTRALIAN STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS. RESULTS OF TESTS SHALL BE PROVIDED TO GANDY AND ROBERTS ON REQUEST.

G14. IF PROTECTION WORKS ARE REQUIRED THE CONTRACTOR SHALL ADVISE THE PROPERTY OWNER THAT THEY ARE REQUIRED TO NOTIFY ADJOINING PROPERTY OWNERS OF THEIR INTENTION TO UNDERTAKE PROTECTION WORKS IN ACCORDANCE WITH PART 6 OF THE BUILDING ACT 2016. THE CONTRACTOR SHALL REFER THE PROPERTY OWNER TO FORM 6 - NOTICE FOR PROPOSED PROTECTION WORK AVAILABLE ON THE CBOS WEBSITE. THE CONTRACTOR SHALL NOT COMMENCE WORKS UNTIL CONFIRMATION HAS BEEN RECEIVED FROM THE PROPERTY OWNER THAT THIS PROCESS HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2016.

G15. THE IDENTIFICATION OF A PROPRIETARY ITEM DOES NOT NECESSARILY IMPLY EXCLUSIVE PREFERENCE FOR THE ITEM IDENTIFIED BUT SHALL BE DEEMED TO INDICATE THE REQUIRED PROPERTIES OF THE ITEM, SUCH AS QUALITY, PERFORMANCE AND THE LIKE. SIMILAR ITEMS HAVING THE REQUIRED PROPERTIES MAY BE OFFERED BY THE CONTRACTOR FOR APPROVAL. WHEN OFFERING AN ALTERNATIVE FOR APPROVAL THE CONTRACTOR MUST PROVIDE ALL AVAILABLE TECHNICAL INFORMATION REQUESTED BY THE SUPERINTENDENT.

G16. PROPRIETARY ITEMS SHALL BE USED, FITTED, INSTALLED AND FINISHED IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS AND RECOMMENDATIONS OF THE SUPPLIER OR MANUFACTURER.

G17. ON COMPLETION, THE CONTRACTOR SHALL SUPPLY AS CONSTRUCTED DRAWINGS (PREPARED BY A REGISTERED SURVEYOR IN ACCORDANCE WITH AS 1100.401) AND FULL SERVICE MANUAL IN BOTH HARD COPY (3 SETS) AND ELECTRONIC (.PDF AND .DWG) FORMATS. AS CONSTRUCTED DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH TASWATER'S,THE LOCAL AUTHORITY'S AND/OR THE CLIENT'S REQUIREMENTS.

TEMPORARY WORKS

THE CONTRACTOR IS REQUIRED TO CARRY OUT ALL TEMPORARY WORKS NECESSARY TO ENABLE COMPLETION OF THE WORKS (INCLUDING THE ENGAGEMENT OF SUITABLY QUALIFIED DESIGNERS AND IS RESPONSIBLE FOR ALL ASSOCIATED COSTS), THIS INCLUDES (BUT IS NOT LIMITED TO) THE FOLLOWING: PRECAST PANEL PROPPING, FORMWORK, SCAFFOLDING, SHORING, BACK PROPPING OF SUSPENDED SLABS.

APPROVALS

A1. PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND ENGINEERING PERMIT IS IN PLACE FOR THE WORK AND THAT THE RELEVANT AUTHORITIES ARE NOTIFIED AND ALLOWED TO INSPECT AT THE NOMINATED HOLD POINTS.

A2. WHERE PUBLIC WORKS ARE BEING UNDERTAKEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE LOCAL AUTHORITY AND/OR TASWATER PERMIT TO CONSTRUCT, AS APPLICABLE, PRIOR TO CONSTRUCTION COMMENCING. THIS INCLUDES SUBMITTING REQUESTS FOR LOCAL AUTHORITY ROAD OPENING, STORMWATER CONNECTIONS AND TASWATER SERVICE CONNECTIONS.

A3. UNLESS NOMINATED OTHERWISE, THE FOLLOWING INSPECTION REGIME SHALL BE ADOPTED:

- ROAD FORMATIONS
  INSPECTION OF SUBGRADE, SUBBASE AND BASE LIFTS, KERBING AND SEAL BY THE LOCAL AUTHORITY AND GANDY AND ROBERTS;
- STORMWATER
  INSPECTION OF STORMWATER LINES BY THE LOCAL AUTHORITY;
- SEWER AND WATER
  SEWER AND WATER INFRASTRUCTURE TO BE OWNED BY TASWATER TO BE INSPECTED AND SELF-CERTIFIED BY CIVIL CONTRACTOR OR THEIR SUBCONTRACTOR. SEWER PIPELINE PRIOR TO BACKFILLING BY GANDY AND ROBERTS ;
- AS-BUILT SERVICES SURVEYS
  WATER, SEWER, STORMWATER SURVEYS UNDERTAKEN BY CONTRACTOR'S REGISTERED LAND SURVEY OR (DEPTH OF WATER RETICULATION RECORDED PRIOR TO BACKFILLING);
- INSTALLATION OF OTHER IN-GROUND SERVICES
  POWER, COMMUNICATIONS, GAS ETC. UNDERTAKEN BY THE RELEVANT MANAGING AUTHORITY;
- DEFECT'S LIABILITY INSPECTION
  BY GANDY AND ROBERTS.

A4. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED FOR GANDY AND ROBERTS TO ATTEND THE SITE. DO NOT RELY UPON FACSIMILE OR EMAIL TO COMMUNICATE REQUESTS - MAKE CONTACT WITH OUR OFFICE TO CONFIRM ATTENDANCE.

A5. INSPECTION OF ROAD FORMATIONS MAY INVOLVE PROOF ROLLING WITH A TEST VEHICLE. CONFIRM WITH GANDY AND ROBERTS AND ENSURE A SUITABLE VEHICLE IS AVAILABLE AT THE TIME OF INSPECTION. REFER NOTE R11 FOR ADDITIONAL REQUIREMENTS

A6. PHOTOGRAPHIC DOCUMENTATION IS NOT AN ADEQUATE BASIS TO PROCEED BEYOND A HOLD POINT UNLESS APPROVED BY GANDY AND ROBERTS.

WORK HEALTH AND SAFETY

HS1. THE MAIN CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS, AND ALL RELEVANT CODES OF PRACTICE.

HS2. THE GANDY AND ROBERTS DESIGN SAFETY REPORT 24.0291 REVISION A FORMS AN INTEGRAL PART OF THIS DOCUMENTATION. THIS REPORT IDENTIFIES SAFETY RISKS AND PROPOSES CONTROL MEASURES TO BE FOLLOWED BY THE CONTRACTOR AND THE BUILDING OPERATOR. CONTROLS AND HAZARDS REQUIRING MORE EXPLANATION THAN IN THE SAFETY REPORT ARE HIGHLIGHTED IN OUR DRAWINGS WITH AN EXCLAMATION MARK IN THE TRIANGLE SYMBOL AS SHOWN.

HS3. SHOULD THE MAIN CONTRACTOR OR SUB-CONTRACTORS IDENTIFY OMISSIONS OR ERRORS IN THE REPORT RELATED TO THE SCOPE OF GANDY AND ROBERT'S WORK ON THE PROJECT, OR HAVE SAFER WAYS OF WORKING, THEY SHOULD CONTACT GANDY AND ROBERTS PRIOR TO CONSTRUCTION.

HS4. SHOULD THE CONTRACTOR PROPOSE AN ALTERNATIVE DESIGN, THIS SHALL BE PRESENTED WITH APPROPRIATE SAFETY RISK PLANNING TO GANDY AND ROBERTS FOR REVIEW.

EARTHWORKS

E1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" WITH TESTING METHODS IN ACCORDANCE WITH AS1289 "METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES".

E2. THE EXISTING SURFACE INCLUDING VEGETATION AND DEBRIS UNDER THE BUILDING AND PAVED AREAS SHALL BE TOTALLY REMOVED OR REMOVED TO A DEPTH OF NOT LESS THAN 200 mm WHICHEVER IS THE LESSER TREATMENT. THE LAYER TO BE REMOVED INCLUDES ANY MATERIAL THAT MAY BE UNSUITABLE TO SUPPORT THE PROPOSED WORKS. TOP SOIL TO BE STOCKPILED AS DIRECTED, AND VEGETATION AND DEBRIS REMOVED FROM SITE UNLESS NOTED OTHERWISE. TREE STUMPS SHALL BE FULLY GRUBBED, MINIMUM DEPTH OF 300 mm, AND HOLES FILLED WITH MATERIAL SIMILAR TO THE SURROUNDING MATERIAL AND COMPACTED TO THE SAME DEGREE AS THE SURROUNDING MATERIAL.

E3. FOR EXCAVATION PURPOSES, ROCK IS DEFINED AS HARD OR STRONGLY CEMENTED BEDS OR MASSES WHICH CANNOT BE RIPPED AT THE FOLLOWING PRODUCTION RATES (INSITU VOLUMES) FOR THE PARTICULAR CLASS OF EQUIPMENT, AS DEFINED IN AS2868.

GENERAL EXCAVATION:

MACHINE EQUIPPED WITH A HEAVY DUTY, SINGLE TINE PARALLELOGRAM RIPPER (APPROVED BY THE MACHINE MANUFACTURER FOR USE ON THE PARTICULAR MACHINE IN ROCK).

EXCAVATOR OPERATING MASS ≥27T <38T: EXCAVATION RATE SOLID 10 m3 PER HOUR.

EXCAVATOR OPERATING MASS ≥38T <44T: EXCAVATION RATE SOLID 15 m3 PER HOUR.

TRENCH EXCAVATION:

MACHINE FITTED WITH A HEAVY DUTY BUCKET AND TEETH WITH HIGH PENETRATION BOOTS (APPROVED BY THE MACHINE MANUFACTURER FOR USE ON THE PARTICULAR MACHINE IN ROCK).

EXCAVATOR OPERATING MASS ≥12.5T <15T, 450mm WIDE BUCKET, MAXIMUM PRODUCTION RATE SOLID OF 1.5 m3 PER HOUR.

EXCAVATOR OPERATING MASS ≥19T <23T, 600mm WIDE BUCKET, MAXIMUM PRODUCTION RATE SOLID OF 3 m3 PER HOUR.

E4. ANY INTERFACE BETWEEN CUT AND FILL SHALL BE NO STEEPER THAN 1V:4H. CUT HORIZONTAL BENCHES FOR ANY FILL PLACED ON GROUND STEEPER THAN 1V:4H.

E5. ALL EXCAVATIONS SHALL BE INSPECTED BY GANDY AND ROBERTS AND/OR THE LOCAL AUTHORITY BEFORE PROCEEDING ANY FURTHER. INSPECTION AND TESTING SHALL OCCUR AFTER EACH LIFT DURING FILLING. TESTING (IN ACCORDANCE WITH TABLE 8.1 OF AS 3798) SHALL BE ARRANGED BY THE CONTRACTOR SUCH THAT THE RESULTS ARE AVAILABLE AT THE TIME OF INSPECTION. THE CONTRACTOR SHALL ENGAGE A SUITABLY QUALIFIED GEOTECHINCAL ENGINEER TO UNDERTAKE LEVEL 1 INSPECTION AND TESTING OF COMPACTED FILL WITHIN COMMERCIAL AND RESIDENTIAL PROPERTIES IN ACCORDANCE WITH AS 3798 AND PROVIDE A STATEMENT OF COMPLIANCE. EARTHWORKS WITHIN PUBLIC ROAD RESERVATIONS ARE NOT REQUIRED TO BE SUPERVISED BY THE GEOTECHINCAL ENGINEER.

E6. THE SUBGRADE SHALL BE COMPACTED TO ACHIEVE 98% STANDARD DENSITY RATIO TO A DEPTH OF 300 mm PRIOR TO FILLING, SUBGRADE IS TO BE PROOF ROLL TESTED. THE TEST SHALL CONSIST OF WITNESSING SOIL DEFLECTION FROM THE TYRE OF A SINGLE REAR AXLE TRUCK DRIVEN AT WALKING SPEED WITH A MINIMUM 8 TONNE REAR AXLE LOAD AND A TYRE PRESSURE OF 550 kPa. EACH LAYER SHALL BE PROOF ROLL TESTED WITH NO VISIBLE MOVEMENT OBSERVED. OTHER VEHICLES THAT MAY BE ALLOWED BY GANDY AND ROBERTS ARE A 12 TONNE STATIC ROLLER WITH 6 TONNE/m LOAD, OR 20 TONNE PLANT WITH 450 kPa TYRES AND GREATER THAN 0.035 m^2 CONTACT AREA PER TYRE.

E7. FILL SHALL BE PLACED IN HORIZONTAL LAYERS OF 200 TO 300 mm DEEP LOOSE MEASUREMENT, UNLESS TESTING CAN DEMONSTRATE TO GANDY AND ROBERTS THAT COMPACTION IS ADEQUATE WITHIN LARGER LIFTS. COMPACT EACH LAYER OF FILL WITHIN 1% OF ITS OPTIMUM MOISTURE CONTENT. MAXIMUM PARTICLE SIZE IS TWO THIRDS DEPTH OF EACH LIFT. EACH LAYER IS TO BE PROOF ROLL TESTED, NUCLEAR DENSITY TESTING TO BE UNDERTAKEN AT A FREQUENCY BASED ON AS3798 (TYPICALLY THE GREATER OF FOUR TESTS PER INSPECTION OR ONE TEST PER 1000 m^2). FOR MATERIAL 60 mm AND COARSER, IN-LIEU OF DENSITY TESTING A TEST BY DEFLECTION SHALL BE DONE USING SPOT LEVEL DIFFERENCE AT REPRESENTATIVE LOCATIONS BEFORE AND AFTER ROLLING THREE TIMES WITH A 12 TONNE STATIC ROLLER, WITH ACCEPTABLE DIFFERENCES BEING LESS THAN 2 mm.

E8. ALL PROOF ROLLING SHALL BE WITNESSED BY GANDY AND ROBERTS. A MINIMUM OF TWO PASSES FOR EACH SECTION BEING TESTED IS REQUIRED, WITH A PASS DEFINED AS TRAVEL ACROSS ONE FULL LENGTH OF THE AREA BEING TESTED. COMPLIANCE WITH PROOF ROLLING REQUIREMENTS SHALL BE WHEN AN AREA WITHSTANDS PROOF ROLLING WITHOUT VISIBLE DEFORMATION OR SPRINGING.

E9. COHESIONLESS (GRANULAR) FILL SHALL BE USED UNLESS OTHERWISE APPROVED BY GANDY AND ROBERTS. COHESIONLESS (GRANULAR) FILL SHALL HAVE LESS THAN 15% PASSING THE 75 MICRON SIEVE, WITH GRADING CURVES SUBMITTED FOR APPROVAL. COHESIONLESS FILL SHALL BE COMPACTED TO THE REQUIREMENTS OF TABLE 5.1 OF AS 3798. COHESIVE FILL SHALL HAVE A MINIMUM 4 DAY SOAKED CBR OF 5% AND A MAXIMUM CBR SWELL OF 1%. MINIMUM STANDARD DENSITY RATIOS FOR COHESIVE MATERIAL SHALL BE AS PER TABLE 5.1 OF AS 3798. REACTIVE CLAY SHALL HAVE A MAXIMUM STANDARD DENSITY RATIO OF 100%. LANDSCAPING ZONES SHOULD BE COMPACTED TO STANDARD DENSITY RATIO OF 85% UNLESS NOTED OTHERWISE.

ROADWORKS

R1. ALL ROADWORKS, FOOTPATHS & DRIVEWAYS SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENT ASSOCIATION TASMANIA "TASMANIAN MUNICIPAL STANDARDS" INCLUDING TMS SPECIFICATIONS, DRAWINGS AND SUBDIVISION GUIDELINES. IPWEA STANDARD DRAWINGS ARE REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD".

R2. IT IS ASSUMED ROADS ACCESSING THE DEVELOPMENT SITE ARE ADEQUATE TO TAKE THE DESIGN TRAFFIC LOAD DURING THE DESIGN LIFE OF 40 YEARS.

R3. PAVEMENT DEPTH SHALL BE AS SHOWN ON THE TYPICAL CROSS SECTION BUT SHALL BE SUBJECT TO CBR TESTING OF THE SUBGRADE OR PROOF ROLLING BY THE CONTRACTOR, WITH FINAL DEPTH TO BE CONFIRMED BY GANDY AND ROBERTS.

R4. KERB AND CHANNEL SHALL BE FORMED ON A MINIMUM OF 100 mm SUB-BASE WHICH SHALL EXTEND A MINIMUM 150 mm BEYOND THE BACK OF THE KERB.

R5. SUBSOIL DRAINS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE PAVEMENT IS BELOW GROUND LEVEL AND AS SHOWN ON THE DRAWINGS. PIPE AND FITTINGS SHALL BE PROPRIETARY ITEMS COMPLYING WITH AS2439.1.

R7. ALL RADII ARE TO THE BACK OF KERB UNLESS NOTED OTHERWISE.

ROADWORKS (CONTINUED)

R8. THE ROAD PROFILE AND CROSS FALL SHALL BE FINISHED TO THE SATISFACTION OF GANDY AND ROBERTS AND SHALL BE TO THE LINE AND LEVEL INDICATED ON THE DRAWINGS, FREE OF ANY LOCAL HIGH OR LOW AREAS WHICH MAY HOLD WATER.

R9. ALL GRAVEL SHALL COMPLY WITH THE FOLLOWING TASMANIAN DEPARTMENT OF STATE GROWTH (DSG) SPECIFICATIONS:

BASE COURSE: CLASS 2 FINE CRUSHED ROCK (FCR) (PREVIOUSLY R40 CLASS A - 20 mm)

SUB-BASE COURSE: CLASS 3 FCR (PREVIOUSLY SUB-BASE 1 - 40 mm)

R10. SUB-BASE AND BASE SHALL HAVE A MINIMUM DRY DENSITY RATIO OF 95% AND 98% MODIFIED COMPACTION RESPECTIVELY, WITH NUCLEAR DENSITY TEST RESULTS AVAILABLE AT THE PROOF ROLL INSPECTION. TESTS TO BE TAKEN AT A FREQUENCY BASED ON AS3798 (TYPICALLY THE GREATER OF FOUR TESTS PER INSPECTION OR ONE TEST PER 1000 m^2).

R11. EACH PAVEMENT COURSE SHALL BE PROOF ROLL TESTED. ALL PROOF ROLL TESTING SHALL BE WITNESSED BY GANDY AND ROBERTS. THE TEST SHALL CONSIST OF WITNESSING DEFLECTION FROM THE TYRE OF A SINGLE REAR AXLE TRUCK DRIVEN AT WALKING SPEED WITH A MINIMUM 8 TONNE REAR AXLE LOAD AND A TYRE PRESSURE OF 550 KPa. COMPLIANCE WITH THE TEST ROLLING REQUIREMENTS SHALL BE WHEN AN AREA WITHSTANDS TEST ROLLING WITHOUT VISIBLE DEFORMATION OR SPRINGING.

R12. PAVEMENT COURSE TOLERANCES SHALL COMPLY WITH THE DSG SPECIFICATION, SECTION 304, CLAUSE 304.06 WITH SCALE C SURFACE LEVEL REQUIREMENTS APPLYING.

R13. TRENCHES AND EXCAVATIONS WITHIN TRAFFICABLE PAVEMENTS SHALL BE BACKFILLED TO SUBGRADE LEVEL WITH 20 mm FCR TO A MINIMUM DENSITY OF 95% STANDARD COMPACTION. MATCH EXISTING PAVEMENT ABOVE SUBGRADE. NUCLEAR DENSITY TESTING TO BE UNDERTAKEN AS DIRECTED WITHIN COMMERCIAL SITES AND PUBLIC ROAD RESERVES.

R14. ASPHALT SEALS SHALL BE A TYPE B MIX WITH CLASS 170 BITUMEN IN ACCORDANCE WITH AAPA ADVISORY NOTE 5, UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE SEAL SHALL BE PLACED ON A CLEAN SWEPT SURFACE WITH A BITUMEN EMULSION COAT APPLIED.

R15. SPRAYED BITUMINOUS SURFACINGS SHALL BE IN ACCORDANCE WITH DSG SPECIFICATION SECTION 408. REMOVAL OF LOOSE AGGREGATE SHALL BE UNDERTAKEN IN ACCORDANCE WITH CLAUSE 408.14 OF THE SPECIFICATION.

R16. ALL LANDSCAPED AREAS AFFECTED BY THE WORKS SHALL BE REINSTATED TO MATCH EXISTING. REFER LANDSCAPE ARCHITECT FOR SPECIFIC REQUIREMENTS.

STORMWATER

SW1. ALL WORKS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS, REFERENCED IN THIS DRAWING SET BY THE ABBREVIATION "TSD".

SW2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S SPECIFICATIONS, BY-LAWS AND AS/NZS 3500.3.

SW3. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 5% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 1% AEP STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 5%AEP STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS.

SW4. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING SHALL COMPLY WITH AS/NZS 3725 INSTALLATION REQUIREMENTS FOR TYPE HS2 SUPPORT.

SW5. BELOW GROUND PIPEWORK AND FITTINGS SHALL BE PVC-U DWV SN10 FOR DN100 AND SN8 FOR DN150 OR GREATER, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS UNLESS OTHERWISE STATED ON THE DRAWINGS.

SW6. ALL TRENCHES UNDER TRAFFICKED AREAS, INCLUDING FUTURE DRIVEWAY EXTENSIONS, SHALL BE BACK FILLED WITH APPROVED COMPACTED CLASS 2 FCR OR CEMENT STABILISED SAND WITH NOT LESS THAN 4% CEMENT BY WEIGHT OF CEMENT.

SW7. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100. PAVED AREAS SHALL BE SHAPED TO DRAIN TO GRATED PITS AND TRENCHES WITHOUT PONDING (ACCEPTABLE LIMIT IS 3 mm UNDER A 2 m STRAIGHT EDGE).

SW8. SURFACE WATER DRAINS, CATCH PITS/GRATED PITS AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER. GRATED PITS TO HAVE SUMPS AS NOTED ON THE DRAWINGS. PITS AND LIDS TO BE CLASS A IN NON-TRAFFICKED AREAS AND CLASS B IN RESIDENTIAL DRIVEWAYS. PRE-CAST CONCRETE PITS AND LIDS WITH CLASS C OR CLASS D RATING SHALL BE USED ELSEWHERE OR AS NOTED ON THE DRAWINGS. ALL COVERS AND GRATES SHALL COMPLY WITH AS3796. CONVEY TRENCH WATER INTO PITS/MANHOLES THROUGH WEEP HOLES ON UPSTREAM SIDE USING 2 m OF DN100 SUBSOIL DRAIN WITH FILTER SOCK.

SW9. SUBSOIL DRAINS SHALL BE INSTALLED TO THE REQUIREMENTS OF AS/NZS 3500 AND PART 3.1.2. OF THE BCA. PERFORATED PVC DRAINAGE PIPE AND FITTINGS SHALL COMPLY WITH AS2439.1. ALL CONNECTIONS AND FITTINGS SHALL BE MADE USING PURPOSE SPECIFIC PROPRIETARY ITEMS.

SW10. ALL HYDRAULIC CONNECTIONS SHALL BE CLEAR OF DRIVEWAYS AND TRAFFICKED AREAS.

SW11. WHERE BOTH STORMWATER AND SEWER LINES ARE ALONG REAR AND SIDE BOUNDARIES THEY SHALL BE LOCATED TO FIT INSIDE A 3.0 m EASEMENT UNLESS NOTED OTHERWISE. A SINGLE STORMWATER LINE SHALL FIT WITHIN A 2.5 m EASEMENT.

SW12. ALL MANHOLES SHALL BE LOCATED CLEAR OF FUTURE FENCE LINES.

SW13. PROPERTY CONNECTIONS SHALL BE CLEAR OF DRIVEWAYS, CLEAR OF FUTURE FENCE LINES AND BE LOCATED 600mm INSIDE THE BOUNDARY.

SW14. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019.

PUBLIC SEWER

S1. ALL WORKS SHALL BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA (SCA) W.S.A. 02-2014-3.1 M.R.W.A. EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE.

S2. PROPERTY CONNECTIONS SHALL BE DN100 PVC-U WITH A MINIMUM GRADE OF 1 IN 60 (REFER ABOVE CODE FOR DETAILS) AND SHALL BE LOCATED CLEAR OF TRAFFICKED AREAS, DRIVEWAYS AND FENCES.

S3. WHERE BOTH STORMWATER AND SEWER LINES ARE LOCATED ALONG A REAR OR SIDE BOUNDARY THEY SHALL BE LOCATED IN AN EASEMENT THAT WHOLLY CONTAINS BOTH SERVICES AND THEIR RESPECTIVE APPURTENANCES. EASEMENTS AND OFFSETS SHALL BE IN ACCORDANCE WITH TABLE 111-C DRAWING MRWA-S-111 IN THE ABOVE CODE AND TASWATER'S SUPPLEMENT CLAUSE 5.2.8. CLEARANCES TO OTHER SERVICES SHALL BE IN ACCORDANCE WITH TABLE 5.4 IN THE ABOVE CODE.

S4. ALL MAINTENANCE STRUCTURES SHALL BE LOCATED CLEAR OF FUTURE FENCE LINES WITH END OF LINES TO BE 1.2 m PAST THE BOUNDARY FOR ANY FUTURE EXTENSION.

S5. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019.

PUBLIC WATER

W1. ALL WORKS SHALL BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA (WSCA) W.S.A. 03-2011-3.1 M.R.W.A. EDITION -VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE

W2. UNLESS NOTED OTHERWISE, SINGLE HOUSE CONNECTIONS SHALL BE DN25 HDPE PN16 TO TASWATER'S STANDARD DRAWING TWS-W-0002 SERIES WITH VALVE, 'SENSUS' WATER METER, AND BOX TO EACH LOT. CONNECTIONS SHALL BE LOCATED 500 mm INSIDE BOUNDARY AND 500 mm FROM EDGE OF DRIVEWAY ON MIDDLE SIDE OF LOT, UNLESS NOTED OTHERWISE.

W3. ALL WATER MAINS SHALL BE TESTED AND WITNESSED BY TASWATER TO STATIC PRESSURE PLUS 50% PRIOR TO BACKFILLING.

W4. ALL HYDRAULIC CONNECTIONS AND TAPPINGS TO BE CLEAR OF DRIVEWAYS AND TRAFFICKED AREAS.

W5. FOR MINIMUM COVER OVER PIPES REFER WSCA DRAWING MRWA-W-202.

W6. FOR MINIMUM CLEARANCES TO OTHER SERVICES REFER TO TASWATER'S SUPPLEMENT CLAUSE 5.12.5.2 RECOMMENDATIONS.

PUBLIC WATER (CONTINUED)

W7. ALL TRENCHES UNDER TRAFFICKED AREAS SHALL BE BACK FILLED WITH APPROVED COMPACTED CLASS 2 FCR INCLUDING FUTURE DRIVEWAY EXTENSIONS.

W8. FLUSHING OF MAINS TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

W9. ELECTROMAGNETIC TRACKER TAPE SHALL BE PLACED IN ALL WATER MAIN TRENCHES ABOVE THE PIPE.

W10. WATER MAINS SHALL BE BEDDED ON 80 mm APPROVED 7 mm CLEAN METAL.

W11. CONCRETE ANCHOR BLOCKS SHALL BE PROVIDED AT ALL SUDDEN CHANGES OF DIRECTION, BOTH VERTICALLY AND HORIZONTALLY AT TEES AND END OF LINES. REFER TO WSCA DRAWINGS MRWA-W-205A, MRWA-W-205B AND MRWA-W-205C.

W12. ROAD CROSSINGS:

DN100 PVC-U CONDUITS, CLASS SN6, FOR ALL HDPE.

DICL WITH PE WRAPPING SLEEVE TO AS 3680.

W13. FOR VALVE AND HYDRANT SURFACE BOX MARKINGS REFER TO TASWATER'S SUPPLEMENT CLAUSE 8.8 & CLAUSE 8.10.3. HYDRANT ROAD MARKINGS SHALL COMPLY WITH THE IPWEA TASMANIA DIVISION DOCUMENT TITLED FIRE HYDRANT GUIDELINES - REFER SECTION 8. ALL VALVES AND HYDRANTS TO BE RESILIENT SEATED POWDER COATED CLASS 16 AND ALL COMPONENTS TO BE DN100.

W14. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019.

CONCRETE

C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.

C2. CONCRETE GRADES (UNO ON DRAWINGS) :

ELEMENT	GRADE	ELEMENT	GRADE
GENERAL	N25	BLINDING	N15
FOOTINGS	N20	PAVEMENT	N25

C3. CONCRETE SHALL NOT BE POURED WHEN THE SITE TEMPERATURES ARE BELOW 5°C.

C4. CONCRETE SHALL BE CURED BY CONTINUOUS WETTING (WATER SPRAY, PONDING OR IRRIGATED HESSIAN) OR APPLICATION OF AN IMPERMEABLE MEMBRANE (SECURED PLASTIC OR CURING COMPOUND) FOR AN APPROPRIATE PERIOD OF TIME (NOT LESS THAN 3 DAYS). IN HOT DRY AND WINDY WEATHER SPRAY THE SURFACE WITH ALIPHATIC ALCOHOL WHILE CONCRETE IS PLASTIC, WATER CURE FOR AT LEAST 24 HOURS THEN COVER WITH IMPERMEABLE MEMBRANE (OR CONTINUE TO WATER CURE) FOR A FURTHER 2 DAYS.

C5. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY GANDY AND ROBERTS. SAWN JOINTS SHALL BE CUT ONE THIRD OF THE WAY THROUGH A SLAB, THROUGH THE TOP MESH FOR 100 mm SLABS AND IN THICKER SLABS THE MESH SHALL BE PLACED TO AVOID BEING CUT. UNLESS NOTED ELSEWHERE, SAWN JOINTS SHALL BE AT 4.5 m CENTRES AND AT POINTS OF CHANGES IN GEOMETRY AND CONSTRUCTION JOINTS AT 18 m WITH JOINTED AREAS TO HAVE A PLAN ASPECT RATIO NO SLENDERER THAN 1:2.

C7. REINFORCEMENT SHALL BE DEFORMED, 500 MPa YIELD STRENGTH, NORMAL (N) DUCTILITY IN ACCORDANCE WITH AS/NZS 4671 FOR BARS AND LOW (L) DUCTILITY FOR MESH.

C8. FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 3610 AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

C9. ALL STEEL ITEMS TO BE CAST INTO THE CONCRETE SURFACE SHALL BE HOT DIP GALVANISED.

LEGEND

SYMBOL	DESCRIPTION
• 9.80	EXISTING SURFACE LEVEL
• 9.80 (boxed)	PROPOSED BULK EARTHWORKS LEVEL
• 9.60	PROPOSED FINISHED SURFACE LEVEL
(Δ-2.5)	CUT (-)/FILL DEPTH
—EX W—EX W—EX W—	EXISTING WATER SUPPLY EXTERNAL TO BUILDING
—W—W—W—	PROPOSED WATER SUPPLY EXTERNAL TO BUILDING
—EX FS—EX FS—EX FS—	EXISTING FIRE SUPPLY
—FS—FS—FS—	PROPOSED FIRE SUPPLY
—EX S—EX S—EX S—	EXISTING SEWER DRAIN
—S—S—S—	PROPOSED SEWER DRAIN
—EX SW—EX SW—EX SW—	EXISTING STORMWATER DRAIN
—SW—SW—SW—	PROPOSED STORMWATER DRAIN
	PROPOSED STORMWATER (LARGER)
—SS→—SS→—SS→	PROPOSED DN100 SUBSOIL DRAIN WITH GEOTEXTILE SOCK
—CJ—CJ—CJ—	PROPOSED CONCRETE CONSTRUCTION JOINT
—KJ—KJ—KJ—	PROPOSED CONCRETE KEY JOINT
—SJ—SJ—SJ—	PROPOSED CONCRETE SAWN JOINT
TOP / TOE	EXISTING BATTER
TOP / TOE	PROPOSED BATTER
	PROPERTY BOUNDARY
EJ	EXPANSION JOINT
SEJ	SWIVEL EXPANSION JOINT

REV	DESCRIPTION	APP'D	DATE
.	.	.	.
.	.	.	.
.	.	.	.
B	PLANNING APPROVAL	DH	26.03.2025
A	PLANNING APPROVAL	DH	15.01.2024

REV	DESCRIPTION	APP'D	DATE

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

GANDY AND ROBERTS
CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

3 LOT SUBDIVISION
67 ALLAMBIE RD, ORIELTON
TASMANIA 7212
DRAWING TITLE
DRAWING INDEX AND NOTES

0 — 50mm		SCALE NTS@A1
DESIGNED AB	DRAWN AB	CHECKED DH
PROJECT 24.0291	DRAWING C001	REVISION B

3/26/2025 9:02:18 PM S:\Projects\2024\24.0291 67 Allambie Road Subdivision\5 - GR drawings\CIV - Working drawings, model\24.0291 C.dwg

119 ALLAMBIE RD

89 ALLAMBIE RD

69 ALLAMBIE RD

LOT 1
(2.88Ha)

LOT 2
(1.63Ha)

3160 TASMAN
HIGHWAY

LOT 3
(1.20Ha)

B

SW

B

ALLAMBIE RD

SUITABLY SIZED
SOAKAGE TRENCH
SERVING CUT SIDE
TABLE DRAIN INCLUDE
SUITABLE SIZE ROCK
LINING WITHIN 2.5m OF
HEADWALL INLET

REFER C201 FOR DETAILS

REFER C200 FOR DETAILS

SUITABLY SIZED SOAKAGE TRENCH AT END OF TABLE DRAIN SERVING CUT SIDE TABLE DRAIN. LOCATED 4m OFF BOUNDARIES AS PER TABLE 0-2, WSUD GUIDELINES INFILTRATION MEASURES - CHAPTER 10.

65 ALLAMBIE RD

45 ALLAMBIE RD

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
.	.	.	.				
.	.	.	.				
.	.	.	.				
B	PLANNING APPROVAL	DH	26.03.2025				
A	PLANNING APPROVAL	DH	15.01.2024				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

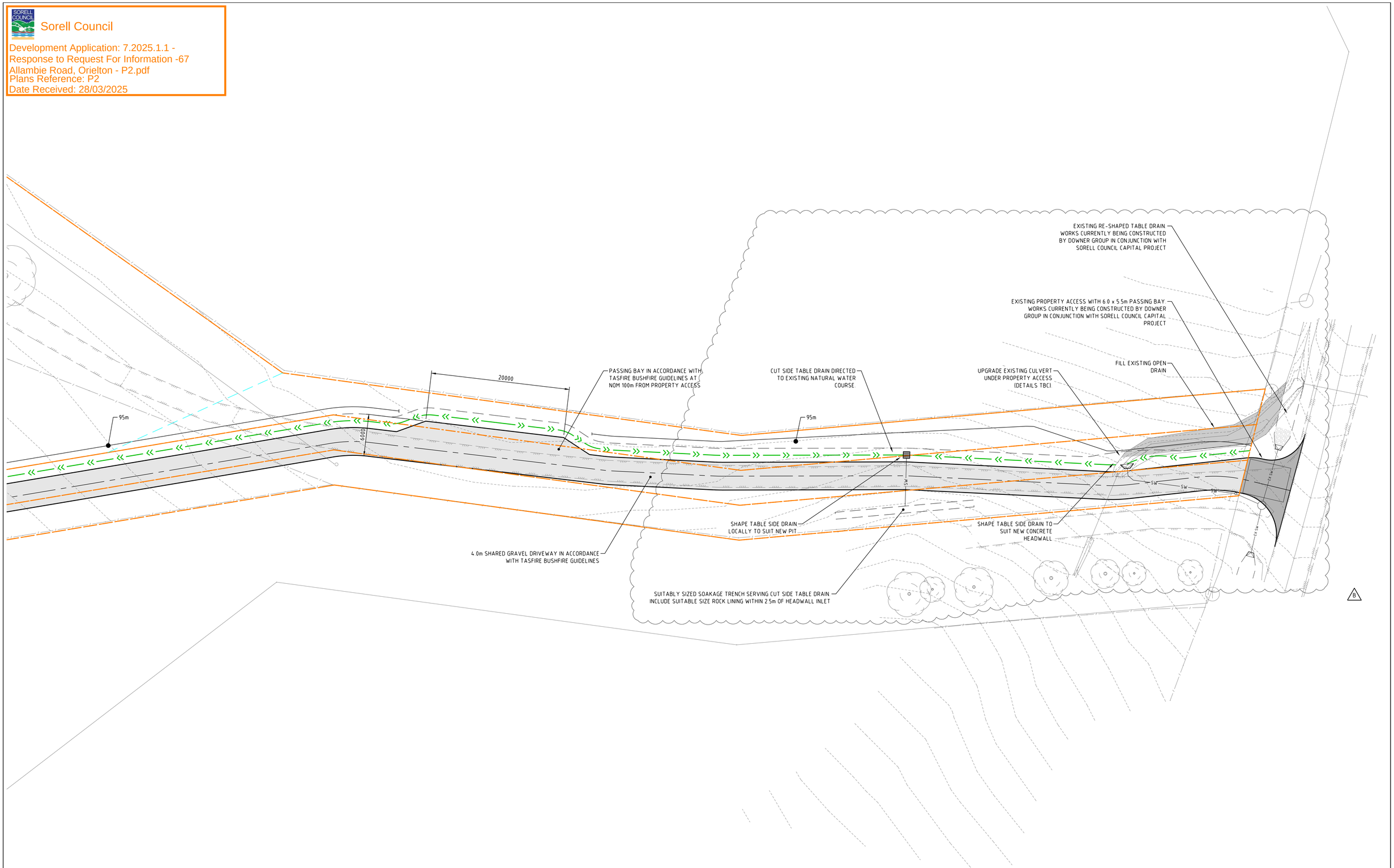
GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

3 LOT SUBDIVISION
67 ALLAMBIE RD, ORIELTON
TASMANIA 7212
DRAWING TITLE
OVERALL SITE PLAN

0 50mm SCALE 1:750 @ A1

DESIGNED	DRAWN	CHECKED
AB	AB	DH
PROJECT	DRAWING	REVISION
24.0291	C020	B

3/26/2025 9:02:19 PM S:\Projects\2024\24.0291 67 Allambie Road Subdivision\5 - GR drawings\CIV - Working drawings, model\24.0291.C.dwg



REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
.	.	.	.				
.	.	.	.				
.	.	.	.				
B	PLANNING APPROVAL	DH	26.03.2025				
A	PLANNING APPROVAL	DH	15.01.2024				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

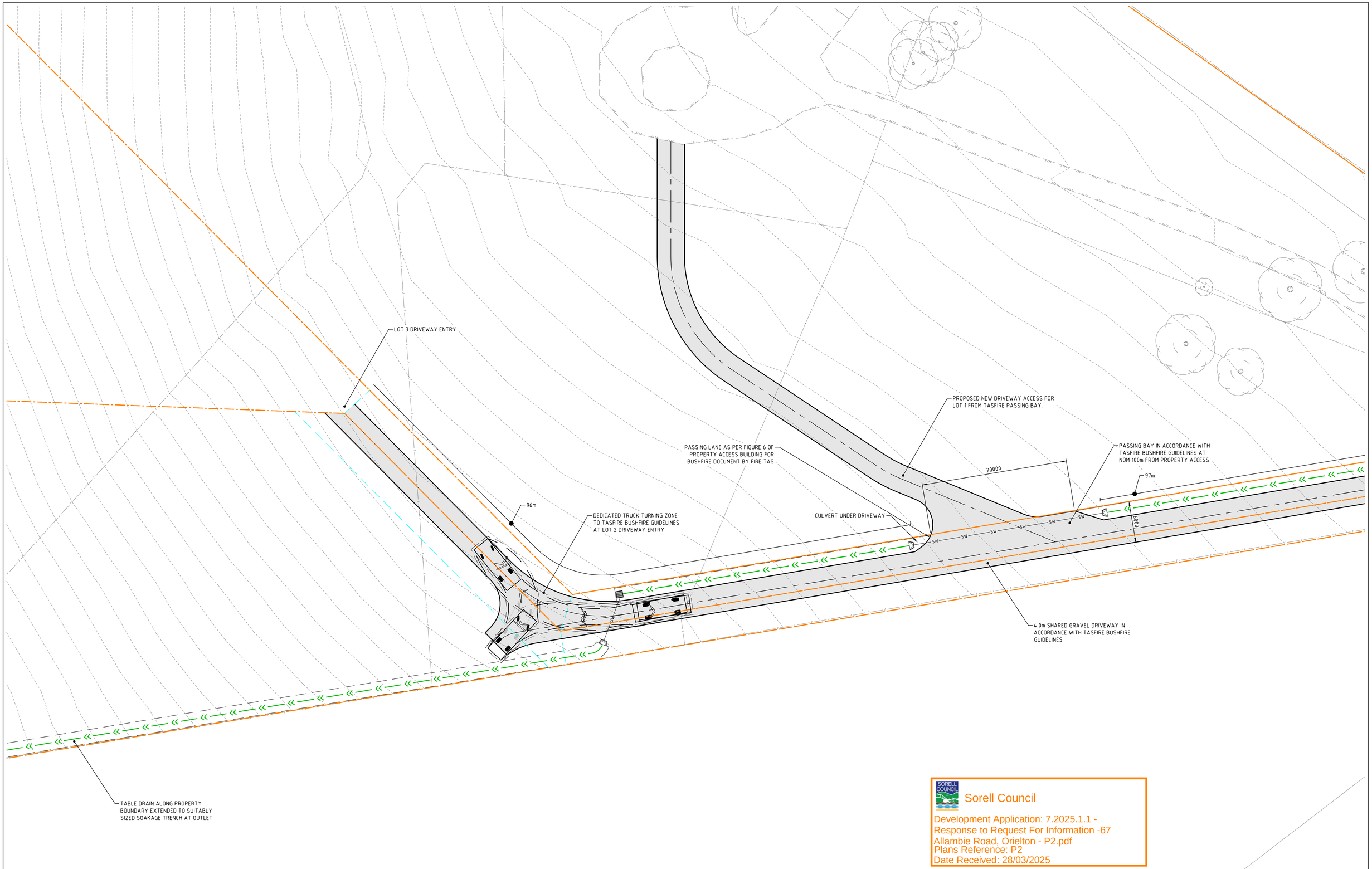
GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

3 LOT SUBDIVISION
67 ALLAMBIE RD, ORIELTON
TASMANIA 7212
DRAWING TITLE
SITEWORKS PLAN 01

0 50mm SCALE 1:250 @ A1

DESIGNED	DRAWN	CHECKED
AB	AB	DH
PROJECT	DRAWING	REVISION
24.0291	C200	B

3/26/2025 9:02:31 PM S:\Projects\2024\24.0291\3 Allambie Road Subdivision\5 - GR drawings\Civ - Working drawings, Models\24.0291C.dwg



SORELL COUNCIL

Sorell Council

Development Application: 7.2025.1.1 - Response to Request For Information -67 Allambie Road, Orielton - P2.pdf
Plans Reference: P2
Date Received: 28/03/2025

REV	DESCRIPTION	APP'D	DATE
.	.	.	.
.	.	.	.
.	.	.	.
B	PLANNING APPROVAL	DH	26.03.2025
A	PLANNING APPROVAL	DH	15.01.2024

REV	DESCRIPTION	APP'D	DATE

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

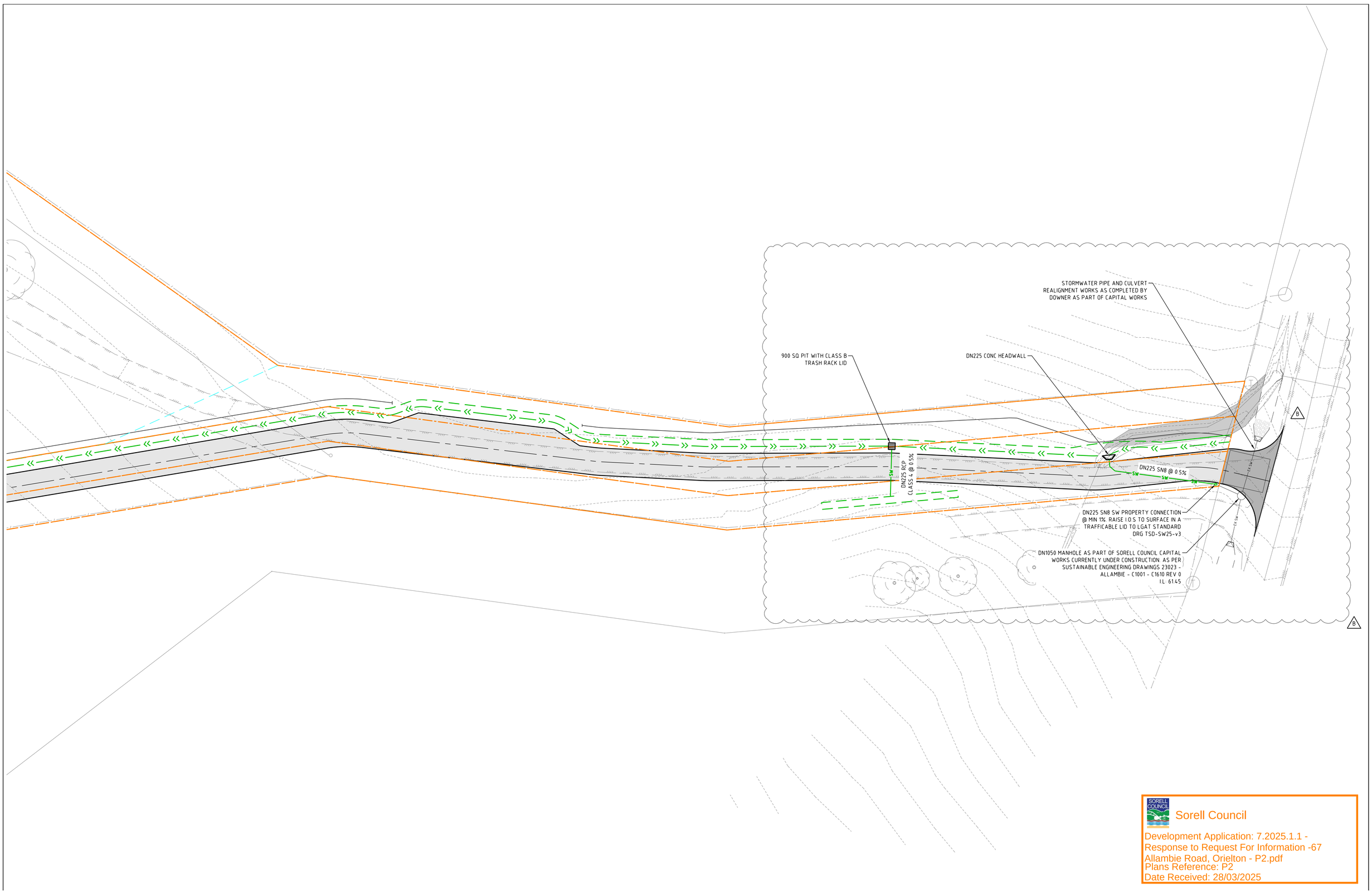
GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

3 LOT SUBDIVISION
67 ALLAMBIE RD, ORIELTON
TASMANIA 7212
DRAWING TITLE
SITEWORKS PLAN 02

SCALE	DESIGNED	DRAWN	CHECKED
1:250 @ A1	AB	AB	DH

PROJECT	DRAWING	REVISION
24.0291	C201	B

3/26/2025 9:02:23 PM S:\Projects\2024\24.0291 67 Allambie Road Subdivision\5 - GR drawings\01 - Working drawings, models\24.0291 C.dwg



Sorell Council

Development Application: 7.2025.1.1 - Response to Request For Information -67 Allambie Road, Orielton - P2.pdf
Plans Reference: P2
Date Received: 28/03/2025

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
.	.	.	.				
.	.	.	.				
.	.	.	.				
B	PLANNING APPROVAL	DH	26.03.2025				
A	PLANNING APPROVAL	DH	15.01.2024				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

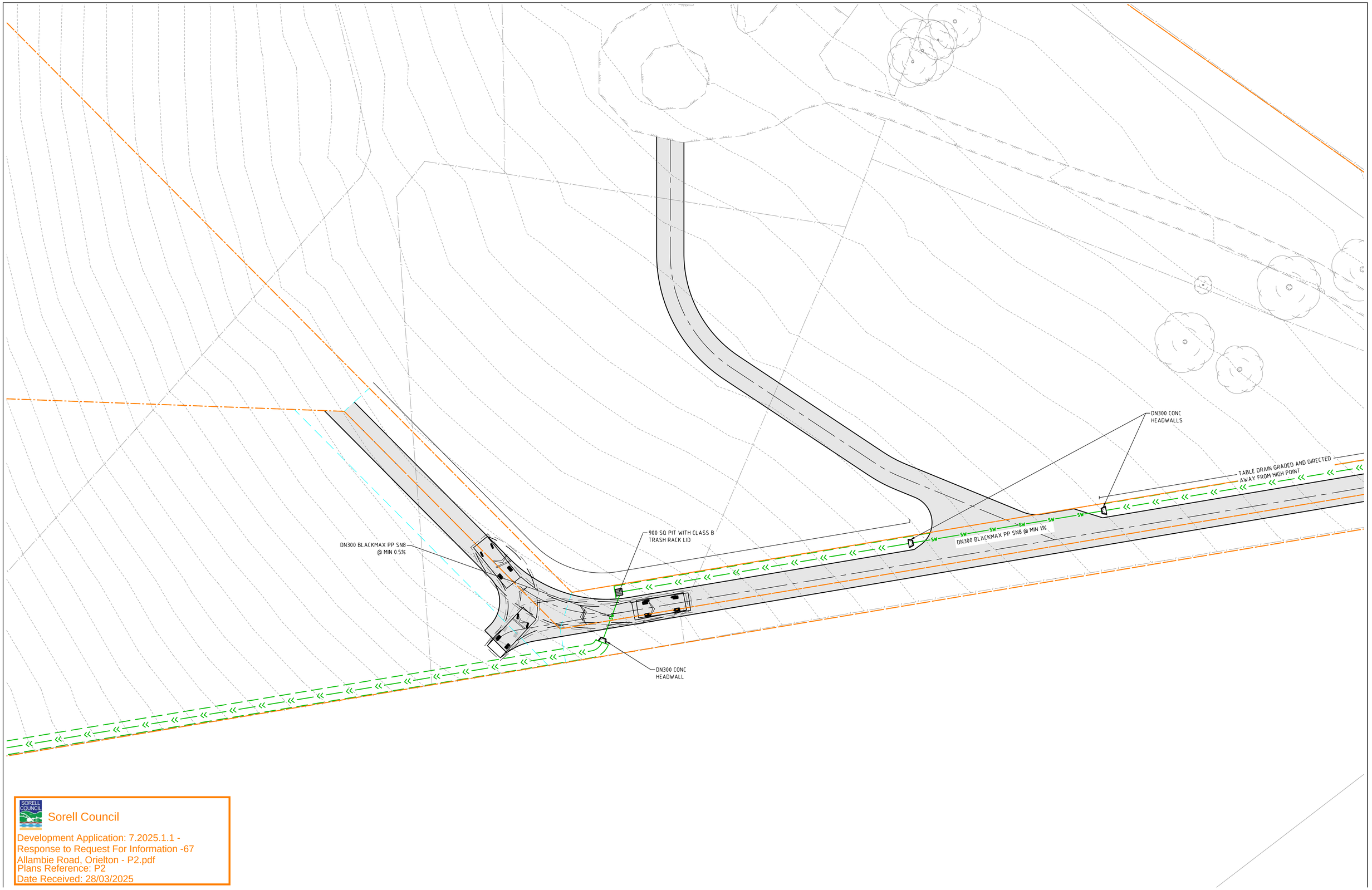
GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

3 LOT SUBDIVISION
67 ALLAMBIE RD, ORIELTON
TASMANIA 7212
DRAWING TITLE
STORMWATER PLAN 01

0 50mm SCALE 1:250 @ A1

DESIGNED	DRAWN	CHECKED
AB	AB	DH
PROJECT	DRAWING	REVISION
24.0291	C400	B

3/26/2025 9:02:33 PM S:\Projects\2024\24.0291.67 Allambie Road Subdivision\5 - GR drawings\CIV - Working drawings, model\24.0291C.dwg



Sorell Council

Development Application: 7.2025.1.1 -
Response to Request For Information -67
Allambie Road, Orielton - P2.pdf
Plans Reference: P2
Date Received: 28/03/2025

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
.	.	.	.				
.	.	.	.				
.	.	.	.				
B	PLANNING APPROVAL	DH	26.03.2025				
A	PLANNING APPROVAL	DH	15.01.2024				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

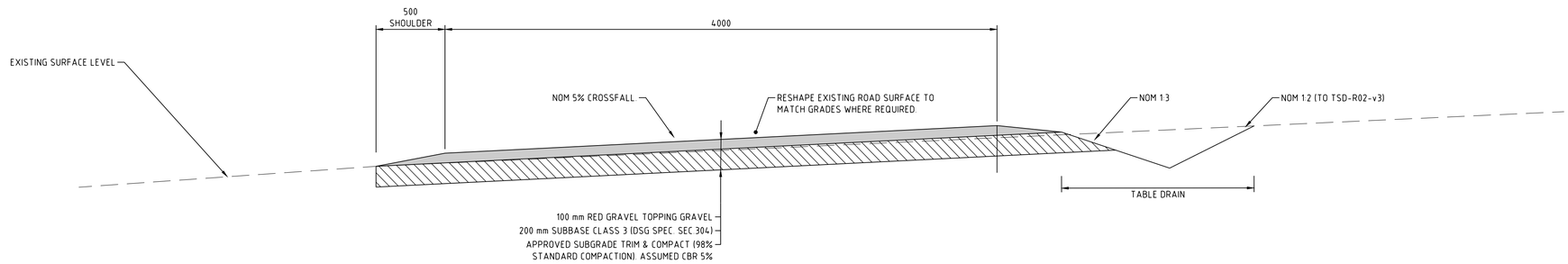
North

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

3 LOT SUBDIVISION
67 ALLAMBIE RD, ORIELTON
TASMANIA 7212
DRAWING TITLE
STORMWATER PLAN 02

0 50mm SCALE 1:250 @ A1

DESIGNED	DRAWN	CHECKED
AB	AB	DH
PROJECT	DRAWING	REVISION
24.0291	C401	B



TYPICAL SECTION

SCALE 1:20

Sorell Council

Development Application: 7.2025.1.1 -
Response to Request For Information -67
Allambie Road, Orielton - P2.pdf
Plans Reference: P2
Date Received: 28/03/2025

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
.	.	.					
.	.	.	.				
.	.	.	.				
B	PLANNING APPROVAL	DH	26.03.2025				
A	PLANNING APPROVAL	DH	15.01.2024				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

North

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877

3 LOT SUBDIVISION
67 ALLAMBIE RD, ORIELTON
TASMANIA 7212
DRAWING TITLE
DETAILS

0 50mm SCALE 1:????@A1

DESIGNED	DRAWN	CHECKED
AB	AB	DH

PROJECT	DRAWING	REVISION
24.0291	C700	B