Clarence... a brighter place

DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043255

PROPOSAL: Additions & Alterations (New Tennis Court)

LOCATION: 6 Vadura Place, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 02 May 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 02 May 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 02 May 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council

Clarence... a brighter place

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

*The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.*

Proposal: New tennis court and associated earthworks.

Location:

Address 6 Vadura Place

Suburb/Town Bellerive, TAS *Postcode* 7018

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of:
(if different from applicant)

Estimated cost of development $

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name	Rachael Mansfield
Current Use of Site:	Residential

Does the proposal involve land administered or owned by the Crown or Council?	Yes		No	X

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I 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 consultation; 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.*

Applicant's Signature:

Signature..... *Date*.....

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
35032	34
EDITION	DATE OF ISSUE
8	30-Oct-2019

SEARCH DATE : 09-Apr-2024
SEARCH TIME : 03.16 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 34 on Sealed Plan 35032
Derivation : Part of 181 Acres Gtd. to G. Mercer
Prior CT 4457/43

SCHEDULE 1

M785623 TRANSFER to CAITLIN LOUISE CANNAN and PAUL CHRISTOPHER BREMNER Registered 30-Oct-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 35032 EASEMENTS in Schedule of Easements
SP 35032 COVENANTS in Schedule of Easements
SP 35032 FENCING COVENANT in Schedule of Easements
E196373 MORTGAGE to Commonwealth Bank of Australia Registered 30-Oct-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS-K 1110

Owner: THE DIRECTOR OF HOUSING TERENCE SCOTT CROMER & DENICE KATHLEEN CROMER (LOT 42) RUSSELL NEIL MORGAN & JUDITH ~~MARGARET~~ BARBARA MORGAN (LOT 44)	PLAN OF SURVEY by Surveyor John Leonard Cerutty of land situated in the TOWN OF BELLERIVE SCALE 1: 2500 MEASUREMENTS IN METRES	Registered Number: S. P35032 Effective from: 12 MAY 1988 Recorder of Titles
Title Reference: C.T. 3984 /84 , C.T. 4373 /~~97~~ 57 (LOT 42) C.T. 4376 / 10 (LOT 44)		
Grantee: PART OF (181·0·0) GTD TO GEORGE MERCER & PART OF LOT 596 (28·0·0) GTD. TO JAMES ALEXANDER MORRISON		

c/t 5A5 243/81

LOT 37 TO BE ADDED TO LOT 44
LOT 42 IS COMPILED FROM C.T.4373/~~97~~ 57 & THIS SURVEY
LOT 43 IS COMPILED FROM C.T.3984/84 & THIS SURVEY

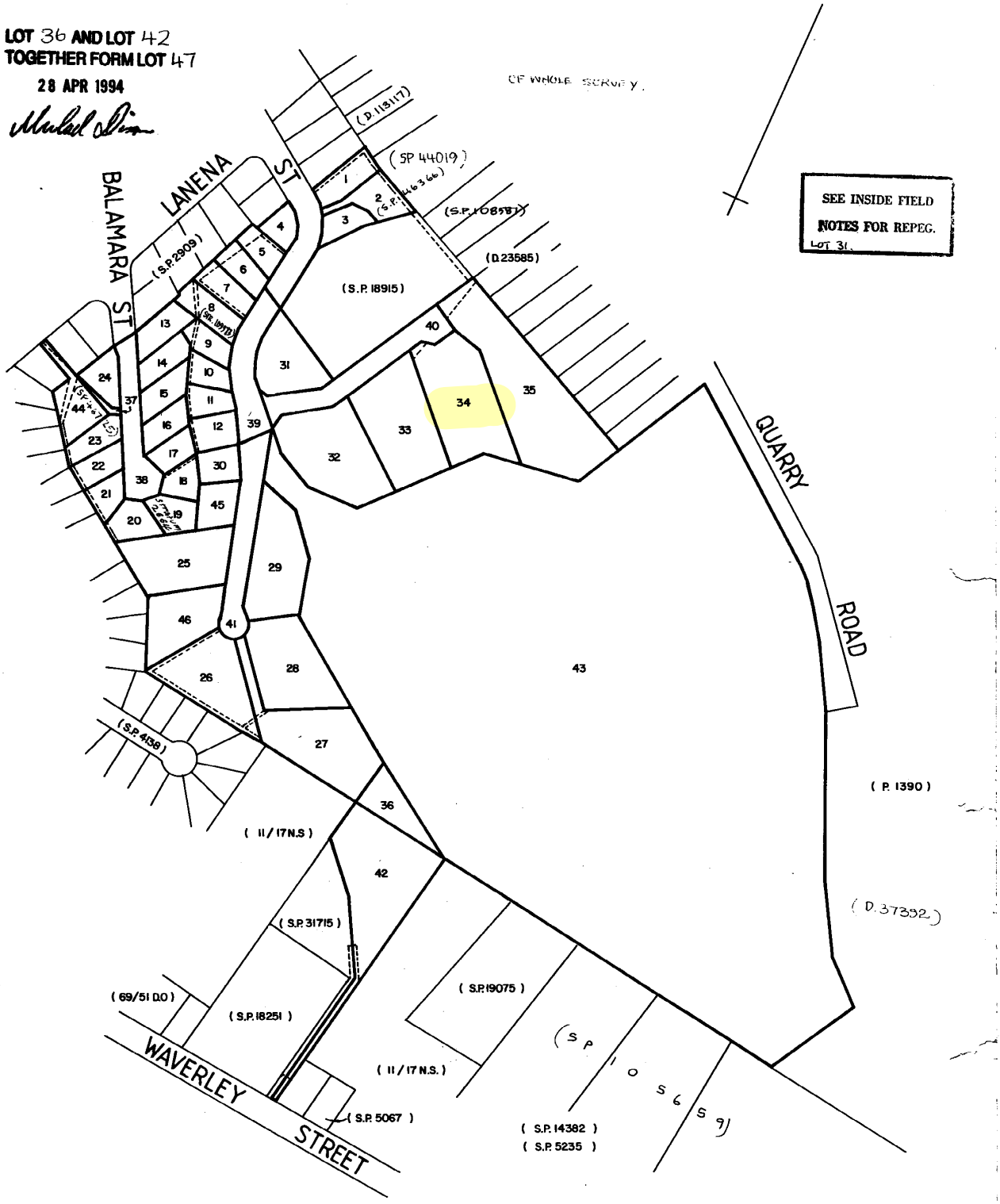
INDEX PLAN

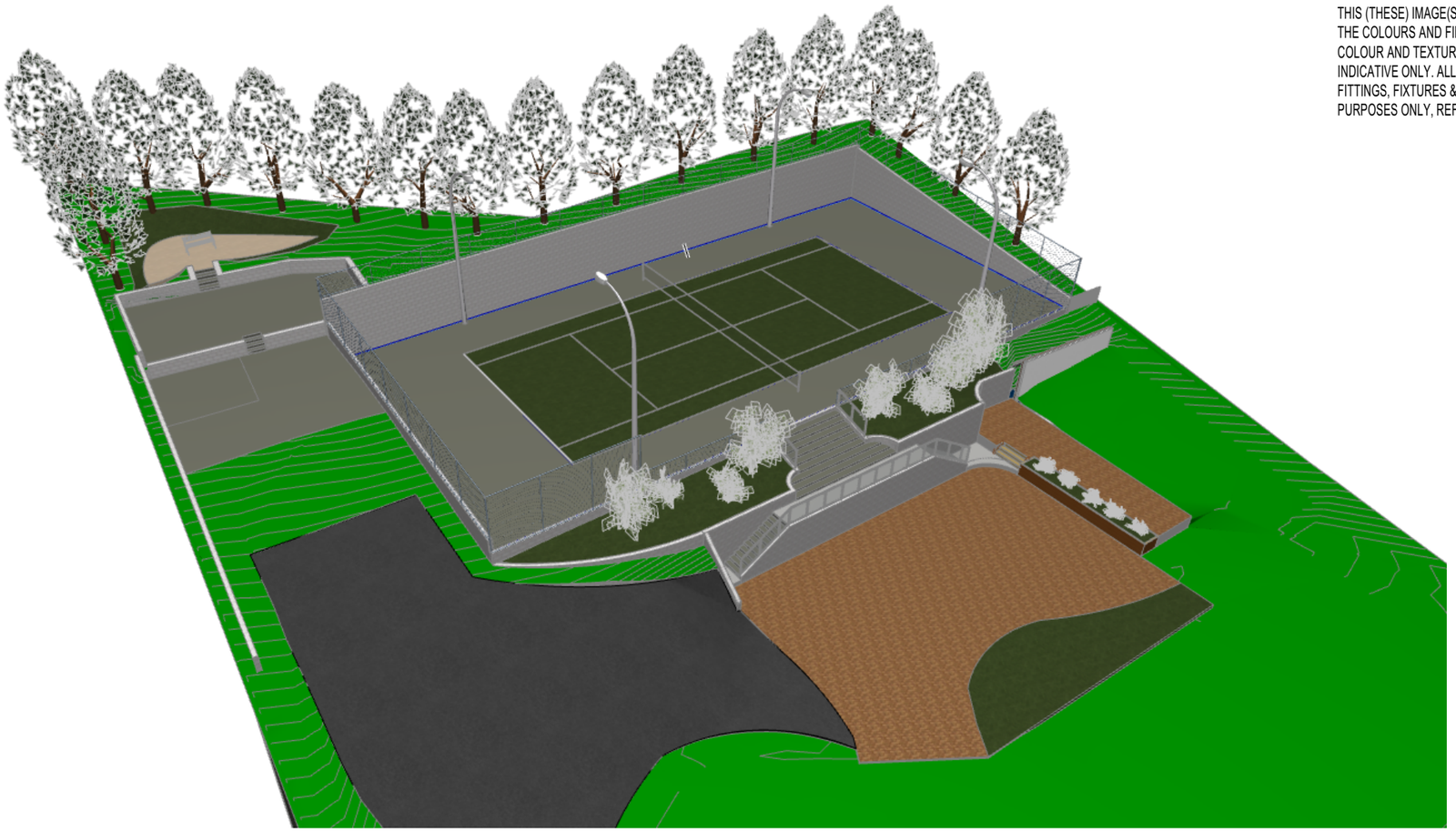
SEE SURVEY NOTES FOR RE-MARK PLAN

LOT 36 AND LOT 42 TOGETHER FORM LOT 47
28 APR 1994

OF WHOLE SURVEY.

SEE INSIDE FIELD NOTES FOR REPEG. LOT 31.





THIS (THESE) IMAGE(S) IS AN ARTISTIC IMPRESSION OF THE INTENDED DESIGN. THE COLOURS AND FINISHES SHOWN ON THIS PLAN MAY NOT REFLECT THE COLOUR AND TEXTURE OF THE FINAL PRODUCT. WINDOW/DOOR STYLES ARE INDICATIVE ONLY. ALL CLADDING LAYOUTS, CABINET JOINERY, PRODUCT FITTINGS, FIXTURES & TILING LAYOUTS SHOWN ARE FOR FOR DIAGRAMATIC PURPOSES ONLY, REFER TO JOB SPECIFICATION AND DOCUMENTATION.

IMAGE INDICATIVE ONLY. MAY NOT BE UP TO DATE

PROPOSED TENNIS COURT

6 VADURA PL, BELLERIVE, TAS 7018

CLIENT: DR BREMNER & DR CANNAN

STAGE: DEVELOPMENT APPLICATION
COUNCIL: CLARENCE CITY COUNCIL
TITLE REF: 35032 / 34
JOB No.: 065

DETAILS

SITE AREA: **4239 m2**

SITE COVERAGE: **51%**

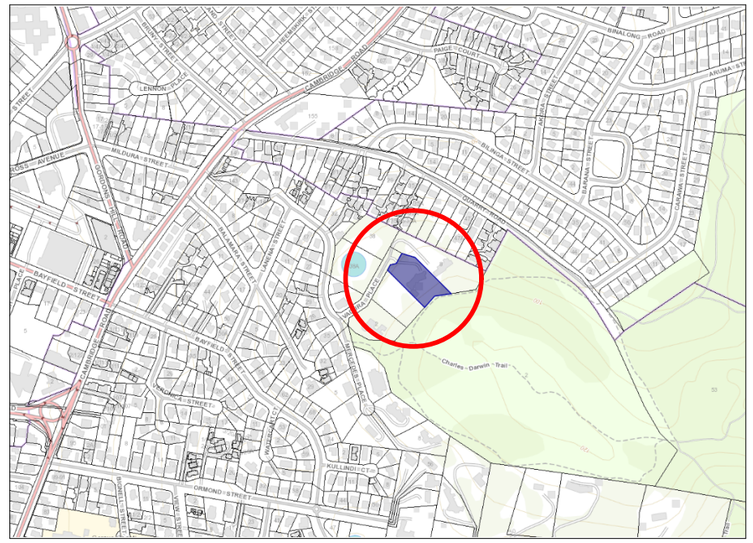
NEW IMPERVIOUS AREA: **490.57 m2**

See sheet A-04

ZONE:	**RURAL LIVING**
OVERLAY(S):	**NATURAL ASSETS CODE** **BUSHFIRE-PRONE AREAS CODE**
WIND REGION:	**A**
SOIL CLASS:	**M**
TERRAIN CATEGORY:	**-**
SHIELDING CLASS:	**-**
TOPOGRAPHIC CLASS:	**-**
WIND CLASS:	**N3**
ALPINE AREA:	**LESS THAN 900m AHD**
CORROSION ENVIRONMENT:	**>100m FROM BREAKING SURF**

SHEET LIST

No.	SHEET NAME	SHEET REV.
A-01	COVER SHEET	C
A-02	EXISTING SITE PLAN	B
A-03	SITE DEMOLITION PLAN	C
A-04	PROPOSED SITE PLAN	C
A-05	CONCEPT LANDSCAPING PLAN	C
A-06	SHEET DELETED	-
A-07	SITE PLAN 1:200	C
A-08	SECTIONS	C
A-09	3D PERSPECTIVES	B



SITE LOCATION

REV	AMENDMENTS	DATE	SHEET	DRW
C	UPDATES	2024.03.14	SOME	SM
B	CLIENT REQUESTED AMENDMENTS	2024.02.15	ALL	CDP
A	DA PLAN SET - INITIAL ISSUE	2023.10.27	ALL	CDP

REVISION SCHEDULE

THIS DWELLING IS BEING CONSTRUCTED IN A BAL-TBA RATED AREA

PDS POOLEYS DRAFTING SERVICES
STEPHANIE MURFET ARCHITECT
PH: 0400503524
ABN: 98269424107
REG ARCHITECT: 511/2002
OCC LICENCE NO: 089658330
SM ARC STEPHANIE MURFET ARCHITECTURE

ALL LAYOUTS ARE TO BE PRINTED IN COLOUR

PDS
POOLEYS DRAFTING SERVICES
PH: 0417858537
E: chrispooley0@gmail.com
BUILDING DESIGNER
ACCREDITATION: 866088099

STEPHANIE MURFET ARCHITECT
PH: 0400503524
ABN: 98269424107
REG ARCHITECT: 511/2002
OCC LICENCE NO: 089658330

EXISTING SITE PLAN

PROPOSED TENNIS COURT

DEVELOPMENT APPLICATION

SCALES(s) @ A3: 1:300

DR BREMNER & DR CANNAN

6 VADURA PL, BELLERIVE, TAS 7018

CT: 35032 **LOT**: 34

REV	AMENDMENTS	DATE
B	DA PLAN SET - CLIENT REQUESTED AMENDMENTS	2024.02.15
A	DA PLAN SET - INITIAL ISSUE	2023.10.27

JOB No: 065

SHEET No: A-02

LEGEND

WALL / ITEM TO BE DEMOLISHED

ROOM — ROOM TO BE REPURPOSED, OR ROOM DIMENSIONS CHANGING

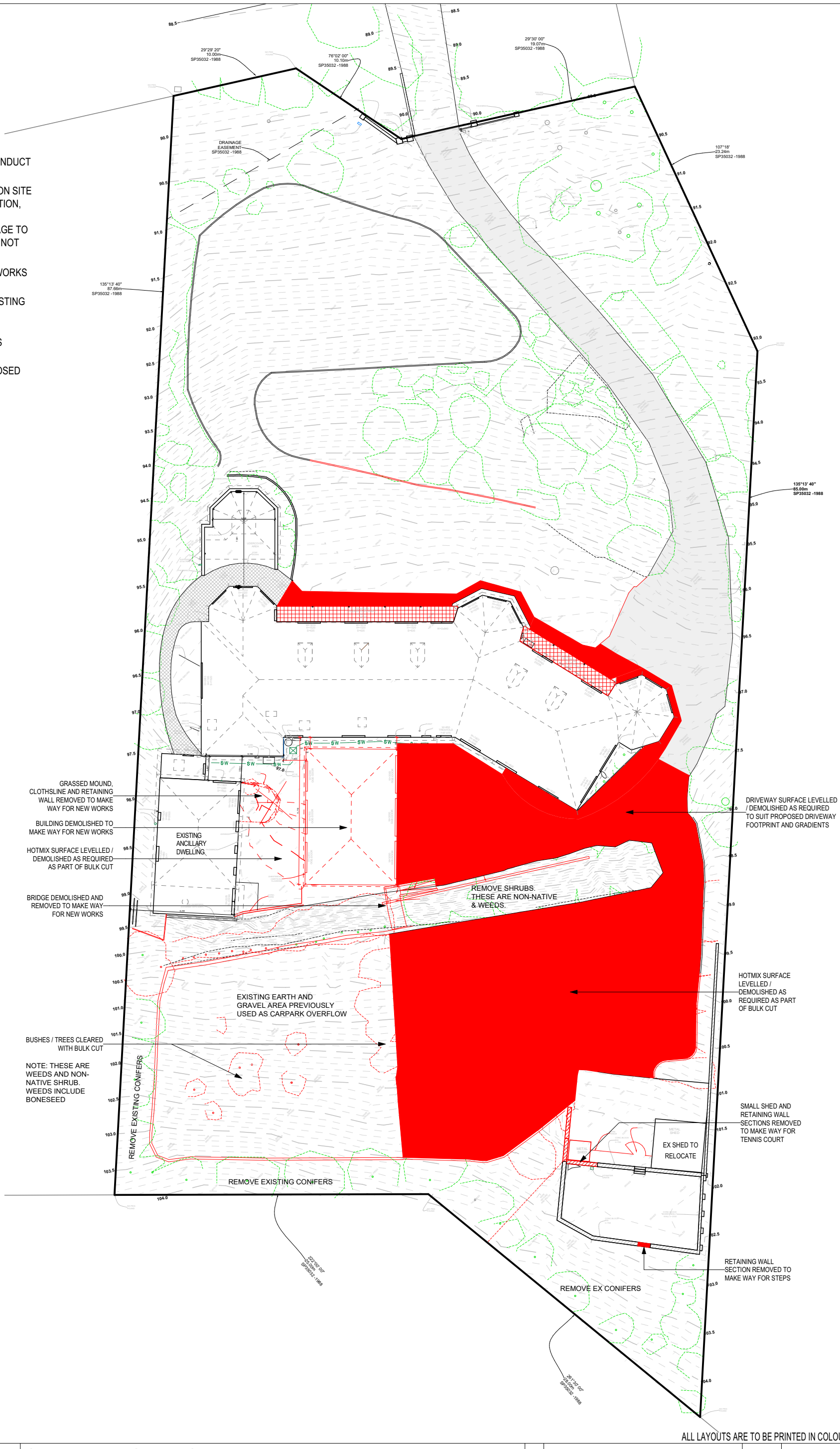
GENERAL DEMOLITION / EXCAVATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A DIAL BEFORE YOU DIG SEARCH.
2. THE CONTRACTOR IS TO LOCATE ALL SERVICES ON SITE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR CONSTRUCTION WORKS, THE DESIGNER TAKES NO RESPONSIBILITY FOR DAMAGE TO ANY SERVICES WHETHER THEY BE LOCATED, OR NOT ON THESE PLANS.
3. CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
4. MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES.
5. EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
6. MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.

DIAL BEFORE YOU DIG® www.1100.com.au

BEFORE YOU DIG www.byda.com.au

NOTE:
ALL STRUCTURAL ELEMENTS AND EXCAVATION PROCEEDURES WILL BE DESIGNED AND CERTIFIED BY STRUCTURAL ENGINEER.



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SITE DEMOLITION PLAN

PROPOSED TENNIS COURT

DEVELOPMENT APPLICATION

SCALES(s) @ A3: 1:300

DR BREMNER & DR CANNAN

6 VADURA PL, BELLERIVE, TAS 7018

CT: 35032 **LOT**: 34

REV	AMENDMENTS	DATE
C	DA PLAN SET - CLIENT REQUEST GARDEN SHED	2024.03.14
B	DA PLAN SET - CLIENT REQUESTED AMENDMENTS	2024.02.15
A	DA PLAN SET - INITIAL ISSUE	2023.10.27

JOB No: 065

SHEET No: A-03

AREA SCHEDULE

EXISTING

MAIN DWELLING	365.18m²
UNDERCOVER AREA	33.43m²
ANCILLARY DWELLING	69.64m²
CONC. PORCH - ANCILLARY	4.19m²
HOTMIX AREA - ANCILLARY	73.09m²
DRIVEWAY - PAVING PATTERN	253.67m²
FOOTPATH - PAVING PATTERN	91.69m²
HOTMIX AREA - BACK YARD	589.08m²
EXISTING SHED/GARAGE (TO BE REMOVED)	78.71m²
BACK SHEDS AND COURT	146.30m²
TOTAL EXISTING IMPERVIOUS	**1704.98m²**

PROPOSED - CHANGES

NEW LOW DECK AREA FRONT (LESS EX PAVING)	40.00M2
HOTMIX AREA - BACK YARD - NEW AREA EXISTING	100.57m²
GARDEN SHED - RELOCATED	0.00m²
BACK SHEDS AND HALF COURT (FINISH TBC)	0.00m²
TENNIS COURT TOTAL	808.78m²
DELETE HOT MIX COVERED BY NEW TENNIS CRT	- 458.78m2
NEW IMPERVIOUS	**+490.57m²**
SITE AREA	4239m²
SITE COVERAGE PROPOSED	~ 51.00%

SITE ASSESSMENT

ZONE:	**RURAL LIVING**
OVERLAY(S):	**NATURAL ASSETS CODE** **BUSHFIRE-PRONE AREAS CODE**
WIND REGION:	**A**
SOIL CLASS:	**M**
TERRAIN CATEGORY:	**-**
SHIELDING CLASS:	**-**
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WIND CLASS:	**N3**
ALPINE AREA:	**LESS THAN 900m AHD**
CORROSION ENVIRONMENT:	**>100m FROM BREAKING SURF**

KEY

[NEW IN RED. EXISTING IN GREEN.]

SW — EX STORMWATER

========== NEW GRATED DRAIN

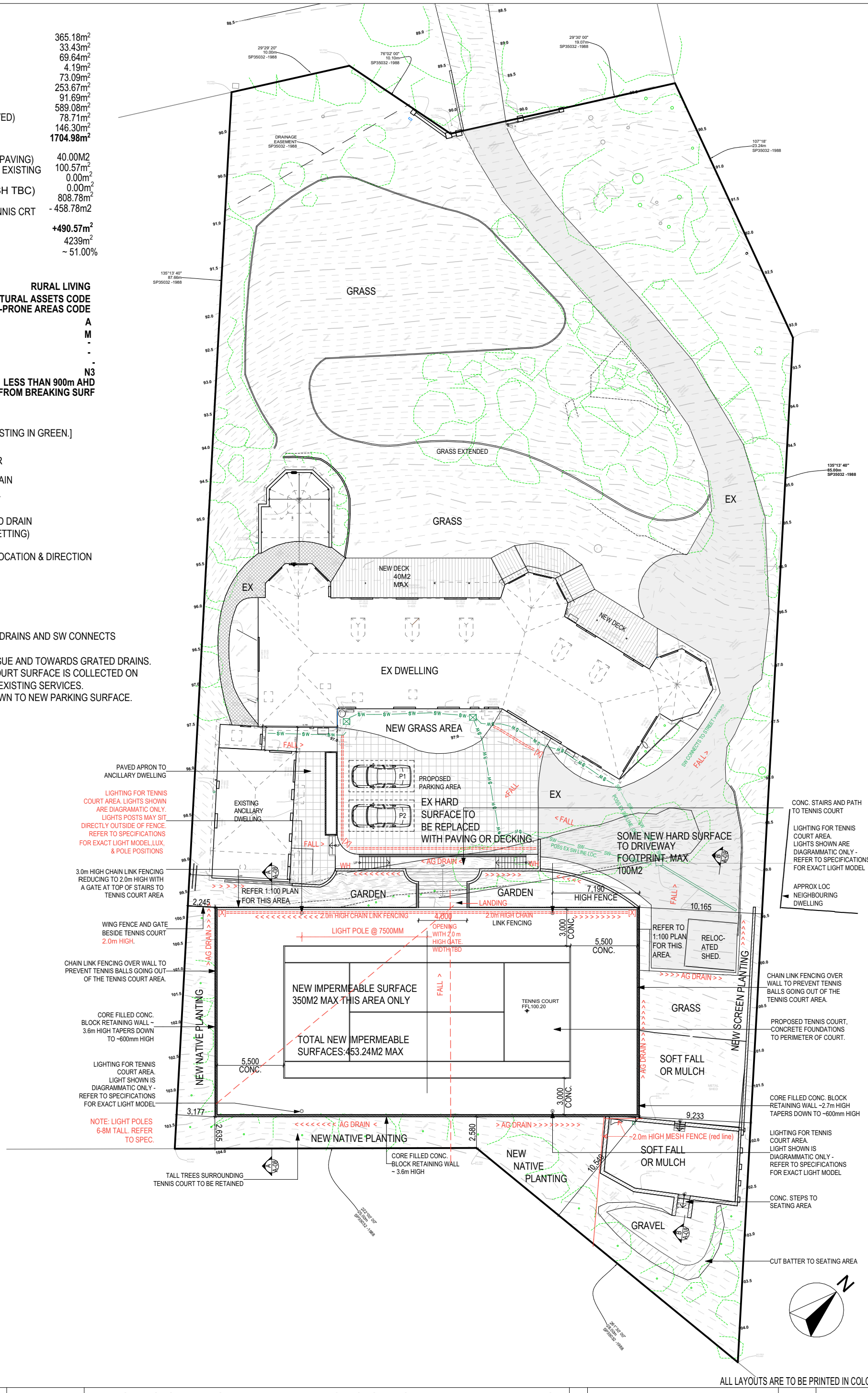
[X] NEW GRATED PIT

═══ EXISTING GRATED DRAIN (MAY NEED RE-SETTING)

>>> AG DRAIN >>> NEW AG DRAIN LOCATION & DIRECTION

NOTE:

ALL NEW RETAINING WALLS HAVE AG DRAINS AND SW CONNECTS TO EXISTING SERVICES.
ALL SURFACES FALL AWAY FORM HOSUE AND TOWARDS GRATED DRAINS.
ALL WATER FALLING ONTO TENNIS COURT SURFACE IS COLLECTED ON THAT SURFACE AND CONNECTED TO EXISTING SERVICES.
70MM MIN STEP FROM HOUSE FFL DOWN TO NEW PARKING SURFACE.



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REG ARCHITECT: 511/2002
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PROPOSED SITE PLAN & CONCEPT DRAINAGE

PROPOSED TENNIS COURT	DR BREMNER & DR CANNAN
DEVELOPMENT APPLICATION	6 VADURA PL, BELLERIVE, TAS 7018
SCALES(s) @ A3: 1:300	**CT**: 35032 **LOT**: 34

REV	AMENDMENTS	DATE
D	DA PLAN SET - UPDATED - LIGHT POSTS, FENCE & STAIRS.	2024.03.27
C	DA PLAN SET - UPDATED	2024.03.14
B	DA PLAN SET - CLIENT REQUESTED AMENDMENTS	2024.02.15
A	DA PLAN SET - INITIAL ISSUE	2023.10.27

JOB No: 065

SHEET No: A-04

LEGEND

- FCR PATH / PAD
- CONCRETE PATH / PAD / SLAB
- GARDEN BED WITH LANDSCAPERS RANGE OF NATIVE PLANTS
- SEEDED LAWN
- CONC. BLOCK RETAINING WALL
- EXISTING DRIVEWAY
- PROPOSED OR REPLACED DRIVEWAY
- LARGE NATIVE TREE - EUCALYPUTS PULCHELLA WHITE PEPPERMINT - 9m to 20m TALL - **CAN BE SUBSTITUTED FOR APPROVED SIMILAR SIZED NATIVE TREE**
- MEDIUM NATIVE TREE - ACACIA DEALBATA SILVER WATTLE - 6m to 15m TALL - **CAN BE SUBSTITUTED FOR SIMILAR APPROVED SIZED NATIVE TREE**
- SMALL NATIVE TREE / SHRUB - CALLITRIS OBLONGA SOUTH ESK PINE - 4m to 6m TALL - **CAN BE SUBSTITUTED FOR SIMILAR SIZED APPROVED NATIVE TREE / SHRUB**

NOTES:

WHERE A LANDSCAPING PLAN HAS BEEN PROVIDED BY A LANDSCAPE ARCHITECT, THAT DOCUMENT IS TO TAKE PRECEDENCE.

WHERE APPLICABLE, THE BUILDER TO CROSSCHECK THIS PLAN WITH THE CIVIL ENGINEERING PLANS TO ENSURE THERE ARE NO CONFLICTS BETWEEN THESE DOCUMENTS. INFORM DESIGNER AND APPLICANT OF ANY CONFLICTS FOUND.

FOR EXISTING VEGETATION PLEASE REFER TO PHOTOS IN COVERING LETTER.

OTHER THAN SOME SELF SEEDED BLACK ACASIA , NON NATIVE PLANTS AND WEEDS NOTED NO OTHER VEGETATION WILL BE REMOVED. NEW PLANTINGS WILL BE NATIVE PLANTS, PREFERENCE FOR TAS. ENDEM.

A LIST OF ALTERNATIVE/SUGGESTED NATIVES BELOW AND ATTACHED.

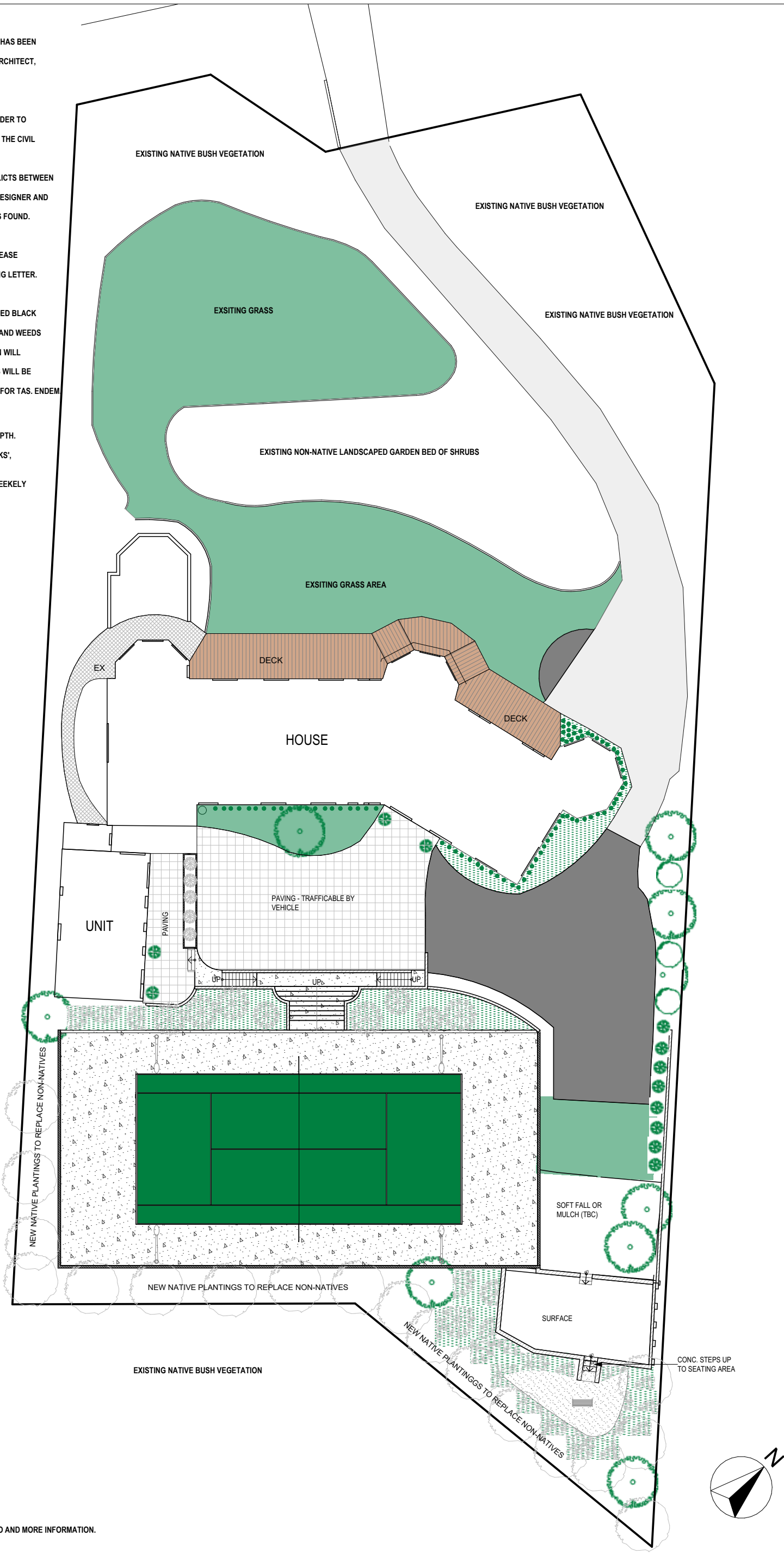
**PLEASE SEE RELEVANT SOIL TYPE - SANDY & SILTY CLAY SOILS WITH HARD CLAY OR ROCK AT 600MM DEPTH.
SOIL LIKELY POOR, DRY AND WELL DRAINING.
CLOSE NATIVE VEGETATION COMMUNITIES LIKELYDRY FOREST AND WOODLAND DOMINATED BY 'SHE OAKS', EUCALYPTS WITH DRY WOODLAND SPARSE UNDERSTOREY SHRUBS AND GRASSES.
NON-FLAMABLE PREFERED CLOSER TO REAR AND WESTERN SIDE BOUNDARIES.
PLANT WITH WATER CRYSTALS IN STAKED PLANT GUARD AND MULCH. WATER IN WELL INITIALLY, AND WEEKELY UNTIL ESTABLISHED.**

ADVICE NEEDS TO BE SORT PRIOR TO FINAL SELECTION OF PLANTS. APPROVAL BY CLIENT PRIOR TO PURCHASE.

**Acacia dealbata Silver Wattle
Acacia genistifolia Spreading Wattle
Acacia longifolia (sophorae) Coast Wattle
Acacia mearnsii Black Wattle
Acacia melanoxylon Blackwood
Acacia myrtifolia Myrtle Wattle
Acacia stricta Hop Wattle
Acacia verticillata Prickly Moses
Acaena novae-zelandiae Buzzy
Adiantum aethiopicum Common Maidenhair
Allocasuarina littoralis Bulloak
Allocasuarina verticillata Drooping Sheoak
Amperea xiphoclada Wiry Bush Pea
Apium prostratum Slender Sea-celery
Arthropodium milleflorum Pale Vanilla-Lily
Asplenium flabellifolium Necklace Fern
Beyeria viscosa Pinkwood
Brachyscome aculeata Hill Daisy
Brachyscome spathulata Cutleaf Daisy
Bulbine glauca Rock Lily
Bursaria spinosa Prickly Box
Calytrix tetragona Common Fringemyrtle
Carpobrotus rossii Native Pigface
Cassinia aculeata Dolly Bush
Chrysocephalum apiculatum Yellow Buttons
Chrysocephalum semipapposum Clustered Everlasting
Clematis aristata Old Mans Beard
Comesperma volubile Blue Love Creeper
Coronidium scorpioides Creeping Everlasting
Craspedia glauca Billy Buttons
Daviesia latifolia Bitter Hop Pea
Daviesia ulicifolia Spiky Bitter Pea
Dianella amoena Pale Flax Lily
Dianella brevicaulis Arching Flax Lily
Dianella revoluta Narrow-leaved Flax Lily
Dichelachne crinita Long Hair Plume Grass
Dichondra repens Kidney Weed
Dillwynia cinerascens Grey Parrot-Pea
Dillwynia glaberrima Smooth Parrot Pea
Dillwynia sericea Showy Parrot Pea
Diplarrena moraea White Flag Iris
Dodonaea viscosa Hop Bush
Einadia nutans Climbing Saltbush
Eleocharis acuta Common Spikesedge
Eleocharis sphacelata Tall Spikesedge
Epacris impressa Common Heath
Eucalyptus amygdalina Black Peppermint
Eucalyptus globulus Tasmanian Blue Gum
Eucalyptus obliqua Stringybark
Eucalyptus ovata Swamp Gum
Eucalyptus pulchella White Peppermint
Eucalyptus risdonii Risdon Peppermint
Eucalyptus viminalis White Gum
Euryomyrtus ramosissima Rosy Heathmyrtle
Ficinia nodosa Knobby Club Sedge
Gahnia filum Chaffy Sawsedge
Gonocarpus micranthus Creeping Raspwort
Goodenia lanata Prostrate Goodenia
Goodenia ovata Parrots Foot
Hibbertia empetrifolia Scrambling Guinea Flower
Hibbertia prostrata Prostrate Guinea Flower
Hibbertia riparia Erect Guinea Flower
Hydrocotyle sibthorpioides Mountain Pennywort
Indigofera australis Native Indigo
Juncus pallidus Pale Rush
Kennedia prostrata Running Postman
Lepidosperma concavum Sand Swordsedge
Lepidosperma laterale Variable Swordsedge
Leptorhynchos squamatus Billy Buttons
Leucopogon virgatus Twiggy Beard Heath
Linum marginale Native Flax
Lobelia anceps Creeping Lobelia
Lomandra longifolia Sagg
Microlaena stipoides Weeping Grass
Olearia hookeri Crimsontip Daisy Bush
Olearia ramulosa Twiggy Daisy Bush
Ozothamnus obcordatus Spicy Bush-Everlasting
Ozothamnus scutellifolius Scale-Leaf Bush-Everlasting
Pelargonium australe Southern Storksbill
Pimelea linifolia Nodding Pimelea
Poa labillardierei Silver Tussock-grass
Poa poiformis Coastal Tussock-grass
Poa rodwayi Velvet Tussock-grass
Podolepis jaceoides Showy Podolepis
Pomaderris apetala Dogwood
Pomaderris elliptica Yellow Dogwood
Pultenaea gunnii Golden Bush Pea
Pultenaea pedunculata Matted Bush Pea
Rhagodia candolleana Coastal Saltbush
Scaevola hookeri Creeping Fan Flower
Schoenoplectus pungens Sharp Clubsedge
Selliera radicans Succulent Swamp Mat
Senecio linearifolius Fireweed
Solanum laciniatum Kangaroo Apple
Stackhousia monogyna Creamy Candles
Stylidium graminifolium Trigger Plant
Tetratheca labillardierei Leggy Black Eyed Susan
Themeda triandra Kangaroo Grass
Velleia paradoxa Spur Velleia
Viola hederacea Native Violet
Vittadinia muelleri Narrow Leaf New Holland Daisy**

THE ABOVE LIST CAN BE FOUND UNDER THE BELOW LINK - WITH EACH PLANT HAVING A LINK TO A PHOTO AND MORE INFORMATION.

https://www.potn.com.au/plant_list_Bellerive.html



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E: chrispooley0@gmail.com
BUILDING DESIGNER ACCREDITATION: 866088099

STEPHANIE MURFET ARCHITECT
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CONCEPT LANDSCAPING PLAN

PROPOSED TENNIS COURT

DEVELOPMENT APPLICATION

SCALES(s) @ A3: 1:300

DR BREMNER & DR CANNAN

6 VADURA PL, BELLERIVE, TAS 7018

CT: 35032 **LOT**: 34

REV	AMENDMENTS	DATE
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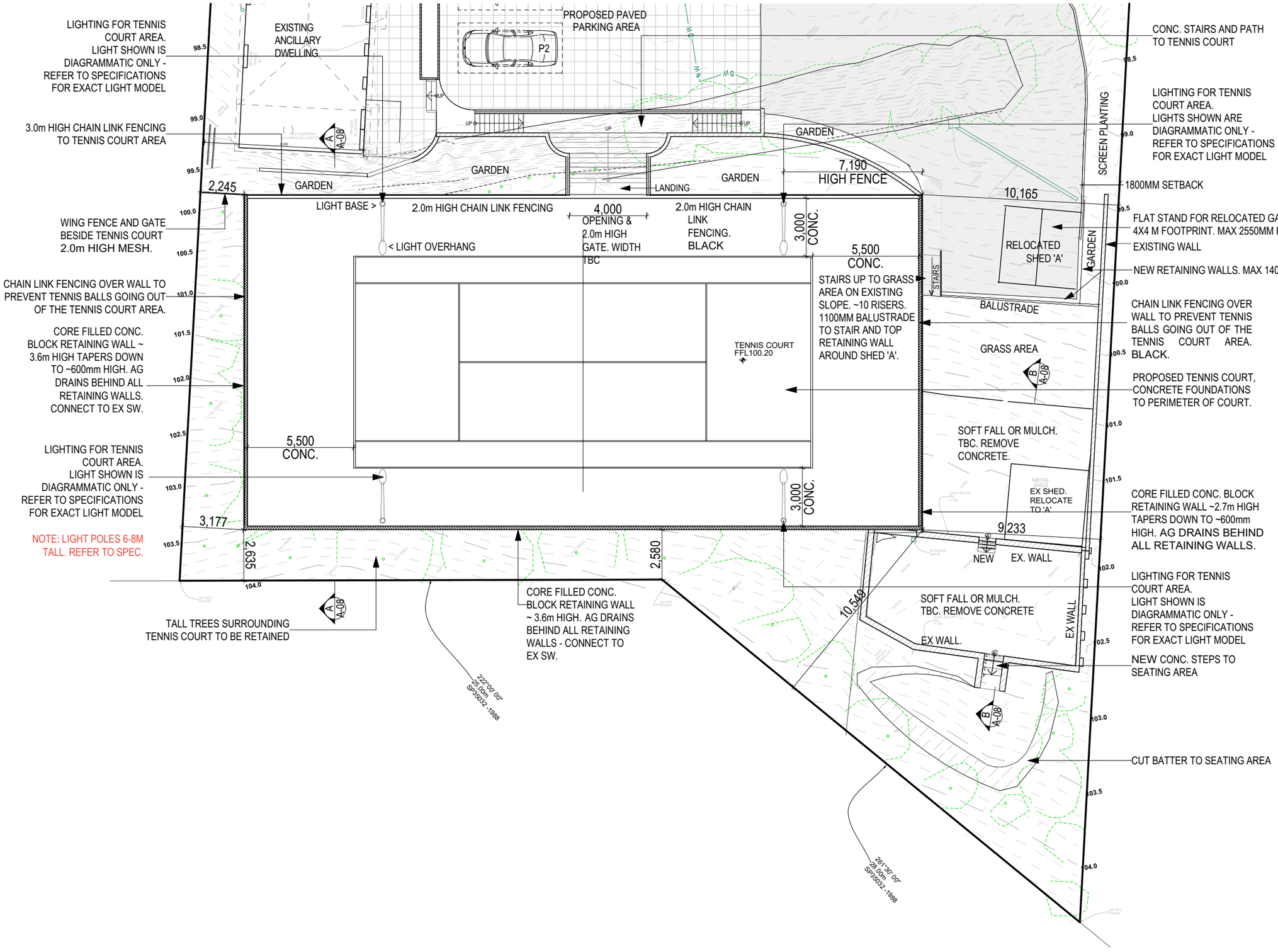
JOB No: 065

SHEET No: A-05



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SITE PLAN 1:200

PROPOSED TENNIS COURT

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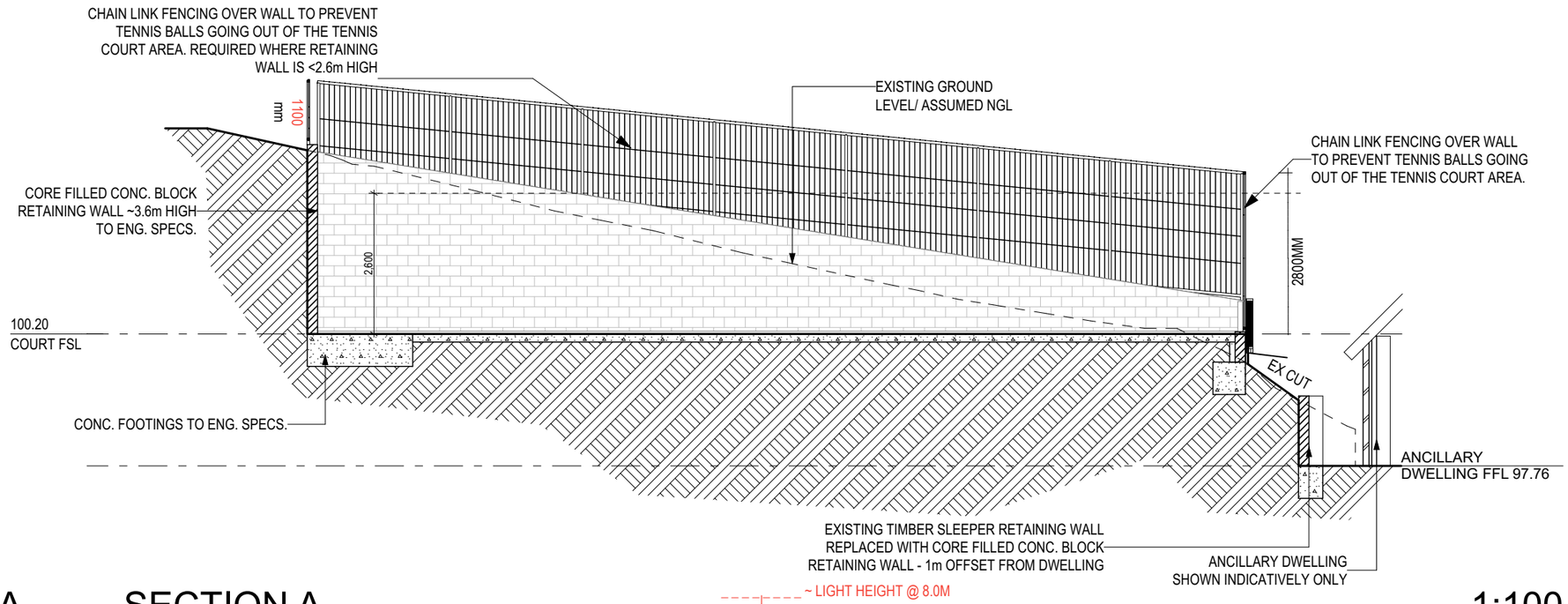
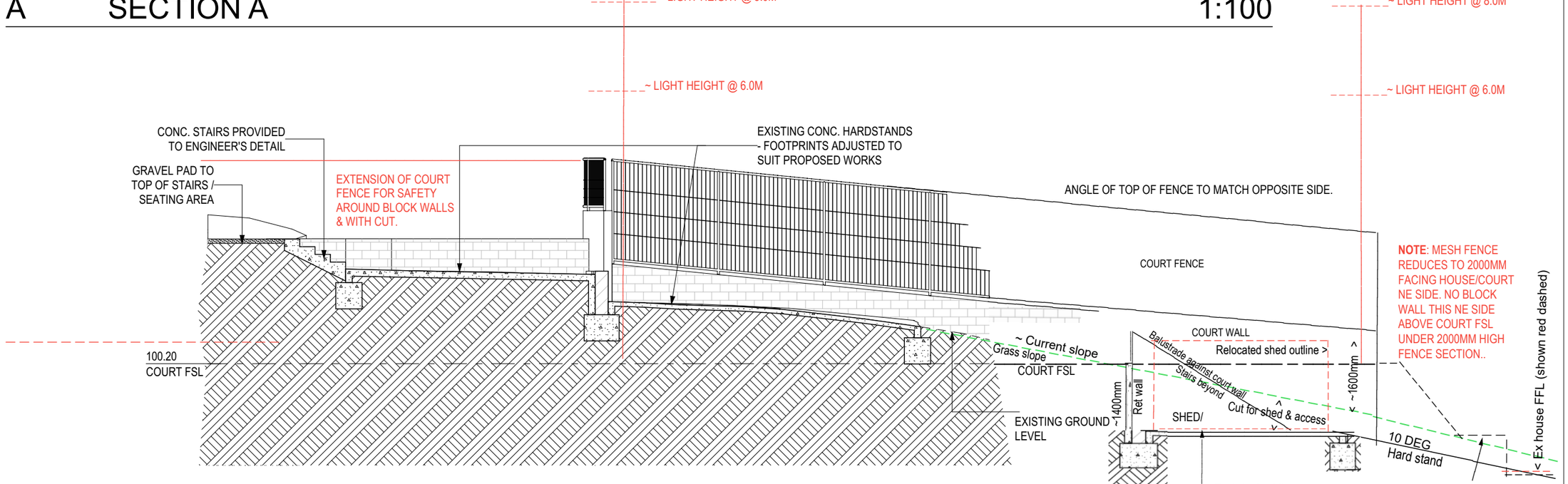
LAYOUT REV: C
JOB No: 065
SCALES(s) @ A3: 1:200
SHEET No: A-07
No. OF SHEETS: 9



A SECTION A 1:100



B SECTION B 1:100

ALL LAYOUTS ARE TO BE PRINTED IN COLOUR

PDS POOLEYS DRAFTING SERVICES

STEPHANIE MURFET ARCHITECTURE
STEPHANIE MURFET ARCHITECT
PH: 0400503524
ABN: 98269424107
REG ARCHITECT: 511/2002
OCC LICENCE NO: 089658330

SECTIONS

PROPOSED TENNIS COURT & ASSOCIATED LANDSCAPING

DEVELOPMENT APPLICATION

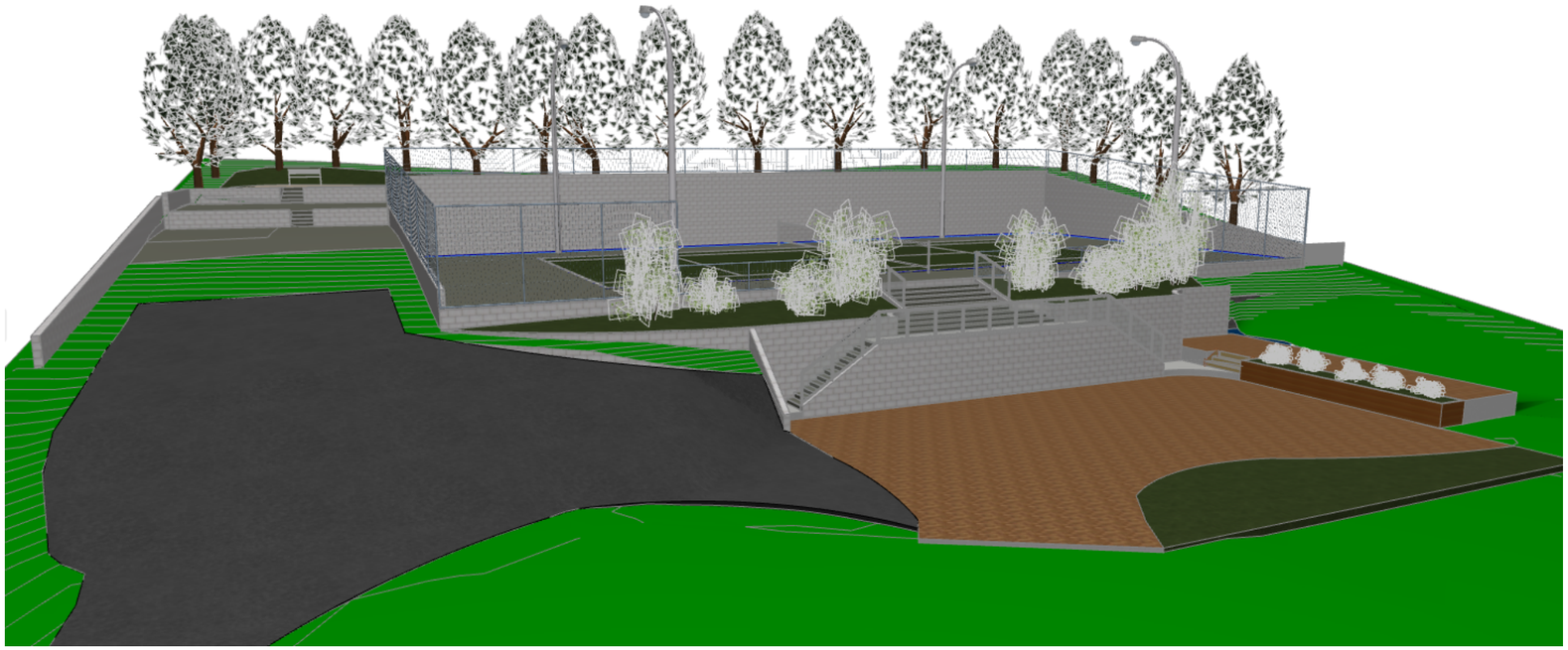
DR BREMNER & DR CANNAN

6 VADURA PL, BELLERIVE, TAS 7018

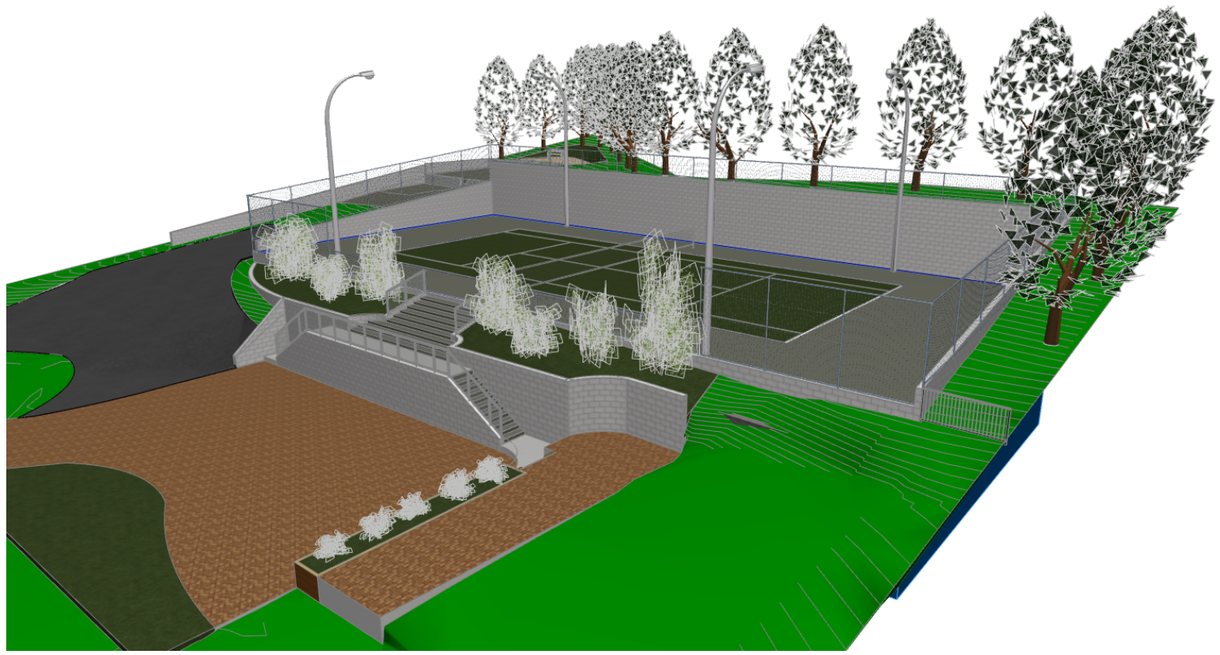
CT: 35032 **LOT**: 34

REV	AMENDMENTS	DATE	SHEET	DRW
D	UPDATED - LIGHT POSTS, FENCE & STAIRS.	2024.03.27		SM
C	CLIENT REQUESTED GARDEN SHED ADDED	2024.03.13		SM
B	CLIENT REQUESTED AMENDMENTS	2024.02.15	ALL	CDP
A	DA PLAN SET - INITIAL ISSUE	2023.10.27	ALL	CDP

LAYOUT REV: C
JOB No: 065
SCALES(s) @ A3: 1:100
SHEET No: A-08
No. OF SHEETS: 9



PERSPECTIVE 1
NTS



PERSPECTIVE 2
NTS

ALL LAYOUTS ARE TO BE PRINTED IN COLOUR

PDS
POOLEYS DRAFTING SERVICES

STEPHANIE MURFET ARCHITECTURE
STEPHANIE MURFET ARCHITECT
PH: 0400503524
ABN: 98269424107
REG ARCHITECT: 511/2002
OCC LICENCE NO: 089658330

3D PERSPECTIVES **INDICATIVE ONLY**

PROPOSED TENNIS COURT | DR BREMNER & DR CANNAN

DEVELOPMENT APPLICATION | 6 VADURA PL, BELLERIVE, TAS 7018
CT: 35032 **LOT**: 34

REV	AMENDMENTS	DATE	SHEET	DRW
B	CLIENT REQUESTED AMENDMENTS	2024.02.15	ALL	CDP
A	DA PLAN SET - INITIAL ISSUE	2023.10.27	ALL	CDP

LAYOUT REV: B
JOB No: **065**
SCALES(s) @ A3:
SHEET No: **A-09**
No. OF SHEETS: 9

STEPHANIE MURFET ARCHITECT
6 Sunways Ave
Seven Mile Beach
Tasmania 7170
Tel: 0400503524
ABN 98269424107

Planning Department
Clarence City Council
38 Blight Street
Rosny Park TAS

14th March 2024

Re: DA lodgement [PDPLIMPLN-2023/035567] 6 Vadura Place, Bellerive TAS

On behalf of Dr Paul Bremner and Dr Caitlin Cannan I would like to lodge the attached Development application for a proposed tennis court and associated landscaping works at the above address.
A Preliminary DA was lodged and a response received on the 22nd May 2023 with reference as per above.
Please find attached a set of drawings, a soil report, a land title, and a list of recommended plants. The application is for a tennis court and retaining walls, the demolition/removal of a large garage, relocation of a 4x4m garden shed, and associated groundworks. There is no change proposed to the house or ancillary dwelling.

We understand that the property is zoned **Rural Living** under the Tasmanian Planning Scheme, Clarence, and is also subject to **Parking and Sustainable Transport Code**, the **Bushfire Prone Area Code**, **Natural Assets Code**, and the **Safeguarding of Airports Code.**

The site currently has a large house, an ancillary dwelling, a large garage (garage to be removed), and an area behind/above the dwelling that has a hotmix surface that may have served as parking in the past. There are also some other hard surfaces that have small garden sheds on them, one to be repositioned, and a part basketball court.

The total of **impervious surfaces** currently is around 1705m2. The site area is 4239m2. In adding the tennis court we would be removing the upper hotmix parking area and as such adding 490m2 of new impervious surfaces. This includes the properties driveway. It will still be able to accommodate the parking of at least three cars easily with ample mamaneuvering space. The property is connected to street services. The elevation is 104m2. Please see the aerial image [A] below/over page that shows the current area to the SE of the dwelling (above and behind the house) that is currently a mixture of gravel and hotmix surfaces with a few self-sown weeds and a few small black wattle saplings.

Image A

The notes 'A,B,C' above reference where the below photos were taken from.
The below images [B] & [C] show a close up of the above mentioned area and its Existing vegetation. This area and its vegetation do not have any value as natural assets.

Image B

Image C

This image below [D] shows the existing surfaces and small sheds at the highest eastern point of the site. The smaller shed will be removed, the larger shed (4x4m) is proposed to be relocated, the walls will remain, and the concrete surface replaced with either soft fall, mulch or grass for child play. As the final surface finish is unknown Ive counted it in the calculations as impermeable. Ive also counted any new decking as impermeable.


Image D

The below image [E] shows the **current vegetation** of the site with that closest to the dwelling *highlighted*. The tall trees along the upper rear boundary are conifers. These are likely a tree that is flammable, very large growing and not a native species to Tasmania. These are proposed to be removed and replaced with native plants. The shrubs between the higher hotmix area and the dwelling are not natives/native to Tasmania. The property to the right/west is privately owned. The vegetation on the lower area of number 6 Vadura Place is largely native bush vegetation down to the road.

Image E

We propose that the existing vegetation on the site is visibly such that the site does not require a Natural Vegetation Assessment (NVA) be done. We do not believe that under the **Natural Assets Code** - C7.6.2 Clearance within a priority vegetation area P1.1 and P1.2 that any of the work we are doing raises any issues under the code. Nick Creese from Larke Creese also arranges our NVA's and gives us this initial advice.

Behind the property is a bush reserve. The site is a **Bushfire Prone Area** but the BAL rating will be established by a Consultant on lodgment of a subsequent Building Permit Application with a Certificate of Likely Compliance. Our adviser on this is Nick Creese from Larke Creese. We do believe that the proposed tennis court offers an increased fire break between the reserve and the dwelling. None of the proposed structures are of a flammable nature – in fact the opposite.

With respect to the standard under the **Planning Scheme for this zone** we address the **Performance Criteria** on the following items under clause 11.4.2 for built structure height, setback and siting P3 as the tennis court/retaining wall are within 10m of the side and rear boundaries. We propose that the proposed do not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(a) the topography of the site;

The site is sloped and has a fall of 15.5 metres over its length from top to bottom; and as such structures require areas to be levelled or raised. We are proposing some of each, cut and fill, to achieve the lowest profile as possible for the court level.

(b) the size, shape and orientation of the site;

Though the site is large at 4239m2 the rear of the site above the dwelling narrows. The site falls to the Vadura Place below. It faces NW. The structures on the site are not visible from the street, but can be seen from further away, though downhill. This is one of the larger sites that border the reserve above to the top of the hill.

(c) the setbacks of surrounding buildings;

As the houses on this site and the block to the north are orientated long ways to the sun and view they span across their respective blocks. As such the setbacks of both ends of the dwelling at 6 Vadura Place and their neighbours to the NE are less than 10 metres from the respective side boundaries. There is a lot of screen planting between the dwelling and the neighbour, and this is proposed to be maintained.
There is no neighbour to the rear as this is reserve, and no dwelling on the large site to the west, which is a double block. There is currently no overlooking from or to properties, and this is proposed to remain the case.

The 4x4m garden shed currently against the NE side boundary is proposed to be relocated further down this boundary, with a larger setback of between 1500mm and 1800mm along its length. There will be screen planting between the shed and the side boundary. The aluminium proprietary garden shed is 2550mm at its roof ridge and highest point with walls height closest to side boundary of 2250mm. It is proposed to be cut into the ground by up to 1400mm at the highest cut, so its height above natural

ground level is notably reduced. It is likely to be hidden by a 1500mm high standard paling fence on the boundary. The neighbours house on the NE is cut into the ground and does not look back to this area. The proposed tennis court and walls are outside of the 10m setback to the NE side boundary in the area of their closest neighbour's dwelling. This NE setback reduces to just under 10m towards the top of the site.

The below aerial photo [F] shows the NE neighbour to the right and 6 Vadura Place dwelling to the left. The approximate location of the boundary is marked, but hidden by vegetation screening; also the closest corner of the proposed court to the neighbour is drawn on, as is the location of the relocated 4x4m garden shed.

(d) the height bulk and form of existing and proposed buildings;

The tennis court will have a **max** 2800mm high black non reflective highly transparent cyclone mesh fence to part of the sides of the court area, which reduces in height to reflect the base wall height and ground levels - REFER TO SECTIONS A-A & B-B ON SHEET A-08. As the court is being cut into the land at the rear/top there is no fence required there, though we will add a 1100mm high balustrade for safety - this sets the start height of the top of the mesh fencing. There are retaining walls proposed, though these are sunken to reduce visibility from outside the property. Where retaining walls come out of the ground we proposed to step them and create garden beds between the walls. The court will have four 6000mm high downward facing task specialised lighting illuminating the play surface. We have done several 3D perspective models to help visualise the cuts, walls and overall appearance. The current dwelling is a high single story house that will largely hide the tennis court behind it – see image below/over page [G] – despite this image being taken from above and not eye level. It does however, allow you to see the current cleared area and the proposed tennis court site behind the building.


Image G

(e) the character of the development existing on established properties in the area;

This property is consistent with development fabric of the immediate area for the larger lots that border the hilltop reserve. The larger blocks accommodate swimming pool, large garages and parking areas and tennis court.

Google image

(f) any overshadowing of adjoining properties or public places.

We do not believe there will be any overshadowing of other properties or the current dwelling.

Thank you for your consideration. Please contact me directly with any queries, clarification or if you require further information.

Regards

Stephanie Murfet Architect
SMArc
stephanie.murfet31@gmail.com m
0400503524

STEPHANIE MURFET
ARCHITECTURE

NRM South
Improving natural resource management

Understorey Network

Clarence

Plant *Species* List

Correa alba (white correa)

This plant species list is a sample of species that occur in your municipality and are relatively easy to grow or to purchase from a native plant nursery.

Some of the more common plants are listed, as well as uncommon species that have a limited distribution and only occur in your area.

However, many more species could be included on the list. Observing your local bush is a good way to get an idea of what else may be grown in your area and is suited to your property. To help choose your plants, each species is scored against soil type, vegetation community and uses.

An extensive listing of suitable species can be found on the NRM South and Understorey Network websites.

Document Set ID: 5227733
Version: 1, Version Date: 03/04/2024

Clarence
Plant *Species* List

Standard Name	Common Name	Endemic	Vegetation Community: Coastal Vegetation	Rainforest	Wet Eucalypt Forest	Dry Eucalypt Forest and Woodland	Grassy Vegetation	Heath	Sedgeland and Wetland	Riparian	Montane Vegetation	Soil Type: Well drained soil	Poorly drained soil	Sandy soil	Loamy soil	Clay soil	Poor soil	Fertile soil	Uses: Low flammability	Erosion control	Shelter belts	Bush tucker	Water Wise	Salinity control	Grow from: Easy to propagate from seed	Easy to propagate from cuttings	Easy to propagate by division
Trees																											
Acacia mearnsii	black wattle					•	•					•	•		•		•	•			•	•	•		•		
Acacia verticillata	prickly mimosa		•		•	•		•				•	•	•	•	•	•	•			•				•		
Allocasuarina littoralis	black sheoak		•			•						•		•	•		•				•		•		•		
Allocasuarina verticillata	drooping sheoak		•			•						•		•	•		•	•			•		•		•		
Banksia marginata	silver banksia		•		•	•		•				•	•	•	•	•	•								•		
Bursaria spinosa	prickly box					•						•		•	•	•	•	•					•		•		
Eucalyptus amygdalina	black peppermint	•	•			•	•	•				•		•	•	•	•						•		•		
Eucalyptus globulus	tasmanian blue gum				•	•						•		•	•		•	•							•		
Eucalyptus pulchella	white peppermint	•				•						•			•	•		•					•		•		
Eucalyptus tenuiramis	silver peppermint	•				•						•			•		•						•		•		
Eucalyptus viminalis	white gum				•	•				•		•		•	•	•	•	•					•		•		
Shrubs																											
Acacia genistifolia	spreading wattle							•				•			•		•	•					•		•		
Acacia gunnii	ploughshare wattle							•				•			•		•	•					•		•		
Acacia sophorae	coast wattle		•									•		•			•						•		•		
Acacia suaveolens	sweet wattle		•					•				•		•			•				•				•		
Atriplex cinerea	grey saltbush		•									•							•	•				•	•	•	
Bossiaea cordigera	wiry bossia					•																			•		
Cassinia aculeata	dollybush				•	•				•		•			•	•	•				•				•		
Correa alba	white correa		•					•				•		•	•		•		•							•	
Dodonaea viscosa	hopbush		•			•						•		•			•				•		•		•		
Leptospermum glaucescens	smoky teatree	•						•	•			•	•	•	•	•	•								•		
Leptospermum scoparium	manuka		•			•		•					•	•			•				•		•		•		
Melaleuca gibbosa	slender honeymyrtle		•					•				•	•	•	•		•				•		•		•		
Myoporum insulare	common boobialla		•											•					•						•	•	
Olearia ramulosa	twiggy daisybush		•					•				•		•	•			•							•		
Ozothamnus obcordatus	yellow everlastingbush					•						•											•		•		

Standard Name	Common Name	Endemic	Vegetation Community									Soil Type							Uses						Grow from		
			Coastal Vegetation	Rainforest	Wet Eucalypt Forest	Dry Eucalypt Forest and Woodland	Grassy Vegetation	Heath	Sedgeland and Wetland	Riparian	Montane Vegetation	Well drained soil	Poorly drained soil	Sandy soil	Loamy soil	Clay soil	Poor soil	Fertile soil	Low flammability	Erosion control	Shelter belts	Bush tucker	Water Wise	Salinity control	Easy to propagate from seed	Easy to propagate from cuttings	Easy to propagate by division
Ozothamnus purpurascens	columnar everlastingbush					•						•													•		
Platylobium obtusangulum	common flatpea					•						•			•	•	•	•							•		
Pomaderris elliptica	yellow dogwood					•						•			•			•					•		•	•	
Pultenaea daphnoides	heartleaf bushpea		•			•						•			•								•		•		
Herbs *and* Groundcovers																											
Acaena novae-zelandiae	common buzzy						•	•	•		•	•	•		•		•	•							•		•
Brachyscome angustifolia	narrowleaf daisy						•																		•		
Convolvulus angustissimus	blushing bindweed						•					•											•		•	•	
Dichondra repens	kidneyweed					•	•					•		•	•	•									•		•
Disphyma crassifolium	round-leaved pigface		•									•	•	•	•		•	•	•	•			•	•	•	•	
Einadia nutans	climbing saltbush		•									•								•			•	•			
Kennedia prostrata	running postman		•			•								•	•		•	•		•			•		•		
Pelargonium australe	southern storksbill					•						•											•		•	•	
Ptilotus spathulatus	pussytails						•					•			•			•					•				
Grasses, Lillies, Sedges																											
Austrodanthonia caespitosa	common wallaby-grass					•	•					•			•	•	•			•			•		•		
Carex iynx	tussock sedge						•					•	•												•		
Dianella brevicaulis	shortstem flaxlily		•									•													•		
Diplarrena moraea	white flag-iris		•			•		•				•		•	•	•	•	•					•		•		
Lomandra longifolia	sagg		•			•	•	•				•		•	•		•	•					•		•		
Poa labillardierei	tussock grass				•			•	•	•	•	•		•	•	•	•			•			•		•		•
Themeda triandra	kangaroo grass						•				•	•			•	•	•			•			•		•		•
Climbers																											
Clematis microphylla	small-leaf clematis		•					•				•		•	•	•	•								•		
Tetragonia implexicoma	bower spinach		•											•					•	•		•		•		•	

Note: However well intended, planting threatened species is potentially problematic. Due to risks of genetic contamination, limited availability of provenance plants and to discourage collection from native occurrences without a permit, threatened species were deliberately not included in these plant lists.

For more information contact:

NRM South
03 6208 6111
www.nrmsouth.org.au

or

The Understorey Network
03 6234 4286
www.understorey-network.org.au

There are many good reasons for planting local native plant species:

Native plants occurring naturally in an area are adapted to survive and thrive in local environmental conditions, so you are more likely to have a successful planting site by choosing local species. By planting locally sourced species, you are helping to preserve any natural variability within that species. Planting local species also assists with providing habitat for birds, insects and mammals in your area.

Plants can be obtained from a native plant nursery or you may like to collect your own seed and to grow them yourself. The Understorey Network can assist you with advice on how to propagate native seeds. It's cheap (no hothouses or shadehouses are required) and surprisingly easy!

Document Set ID: 5227733
Version: 1, Version Date: 03/04/2024

Plant *Species* List

Tasmania
Explore the possibilities

Australian Government

Illustrations: Janet Fenton Graphic Design: Julia Dineen Printed on 100% recycled paper.
Data sources: DPIW (2007). *Native Vascular Plant Records for Tasmania.* Unpublished data provided on CD by Natural Values Atlas 30/03/2007.
Understorey Network online plant database: http://www.understorey-network.org.au/plant-database.html

AS2870:2011 SITE ASSESSMENT

6 Vadura Place

Bellerive

November 2023

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Stephanie Murfet Architecture
Site Address:	6 Vadura Place, Bellerive
Date of Inspection:	15/11/2023
Proposed Works:	Alterations/Additions
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	35032/34
Title Area:	Approx. 4226 m²
Applicable Planning Overlays:	Bushfire-prone Areas, Priority Vegetation, Airport obstacle limitation area
Slope & Aspect:	6° NW facing slope
Vegetation:	Mixed Flora Fill

Background Information

Geology Map:	MRT
Geological Unit:	Jurassic
Climate:	Annual rainfall 600mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	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		GW	FILL: **Sandy GRAVEL**: grey, dry dense
0.10-0.30	0.00-0.30	SM	**Silty SAND**: trace gravels, brown, slightly moist, loose,
0.30-0.60	0.30-0.40	CI	**Silty CLAY**: with gravel, medium plasticity, grey, yellow, brown, slightly moist, stiff, refusal.

Site Notes

Soils on the site are developing from Jurassic dolerite the clay fraction is likely to show moderate 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 M

Y_s range: **20-40mm**

Notes: that is a moderately reactive clay.

Wind Loading Classification

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

Wind Classification: N3

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

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

All foundations must penetrate through any fill material & topsoil and into the residual soil/gravel below with bearing capacities >100kPa.

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.

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

Director

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
A	Most sand and rock sites with little or no ground movement from moisture changes.	**0mm**
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	**0 – 20mm**
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	**20 – 40mm**
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	**40 – 60mm**
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	**60 – 75mm**
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	**>75mm**

*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.

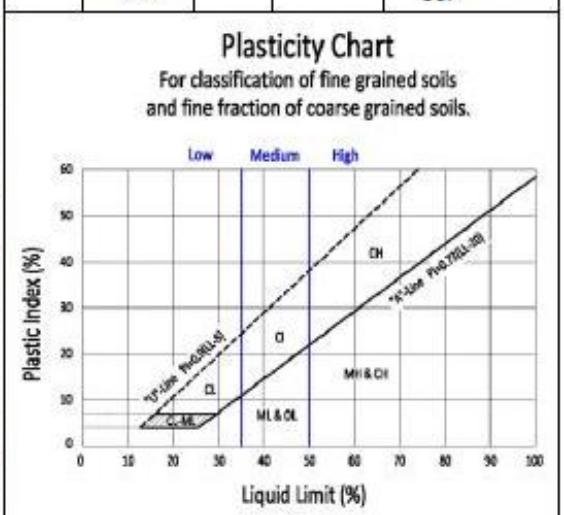
NON COHESIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 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

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength kPa**
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				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			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 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			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, mic- aceous or diato-maceous 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.

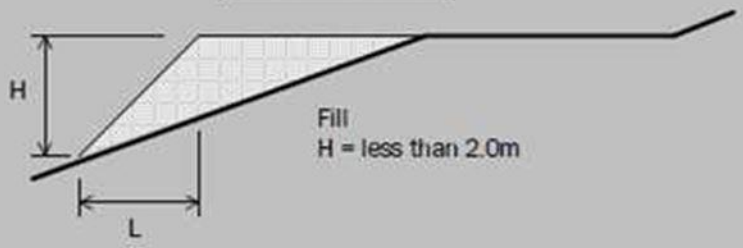
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the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

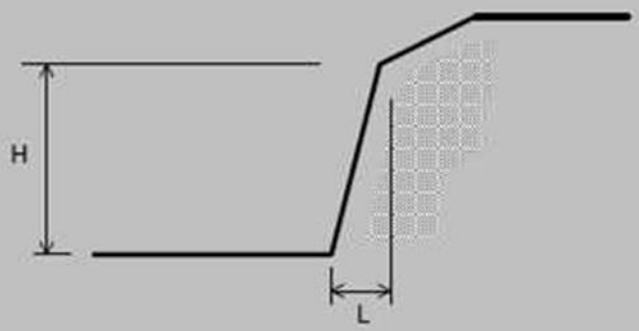
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

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

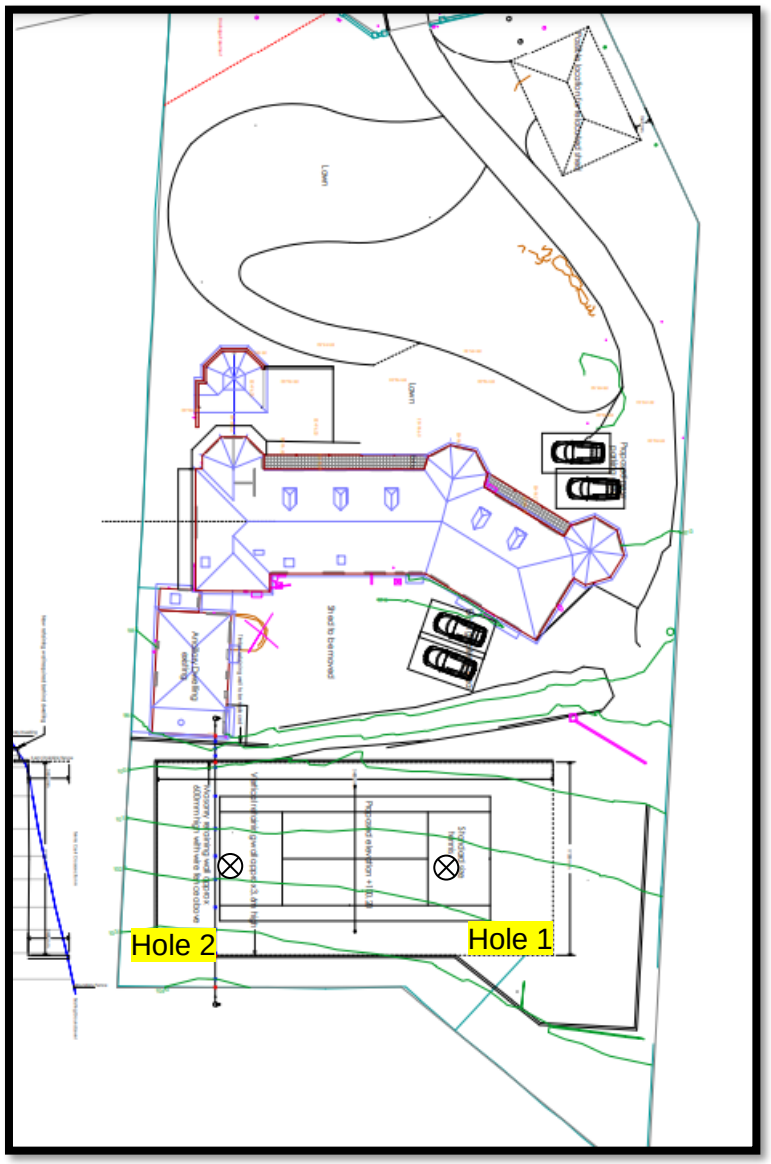
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage 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.

Site Plan



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Stephanie Murfet Architecture *Owner /Agent*
6 Sunways Avenue *Address*
Seven Mile Beach 7170 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999
Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 6 Vadura Place
Bellerive 7018
Lot No:
Certificate of title No: 35032/34

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011
(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: Foundation Classification
(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.

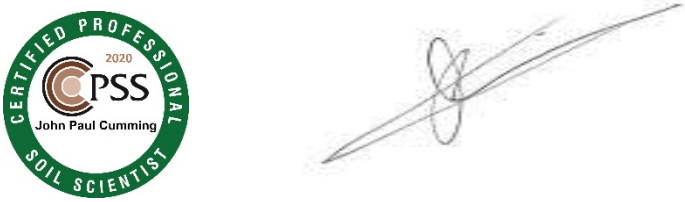
Scope and/or Limitations

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: J9730

Date: 20/11/2023