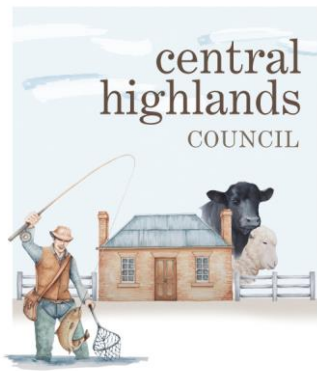




DISCRETIONARY APPLICATION

For Public Display

Applicant:

M Naguran

Location:

2B Victoria Valley Road, Ouse

Proposal:

Outbuilding

DA Number:

DA 2022 / 00087

Date Advertised:

04 November 2022

Date Representation Period Closes:

18 November 2022

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

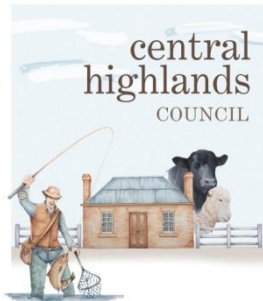
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name

Postal Address

Phone No:

Fax No:

Email address

Owner/s Name

(if not Applicant)

Postal Address

Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use
and development:

2B VICTORIA VALLEY ROAD, OUSE

Certificate of Title
No:

Volume No

179948

Lot No:

1

Description of
proposed use or
development:

SHED FOR STORAGE PLUS CARPORT

(shed 28.37 sqm + carport 28.46 sqm)

ie: New Dwelling / Additions / Demolition
/ Shed / Farm Building / Carport /
Swimming Pool or detail other etc.

Current use of land
and buildings:

NONE

Eg. Are there any existing buildings
on this title?
If yes, what is the main building
used as?

Proposed Material

What are the proposed
external wall colours

BROWN

What is the proposed roof colour

BROWN

What is the proposed
new floor area m².

56.83 sqm

What is the estimated value of
all the new work proposed:

\$20,000

<i>Is proposed development to be staged:</i>	Yes ☐	No ☒	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes ☐	No ☒	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes ☐	No ☒	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes ☐	No ☒	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes ☐	No ☒	

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature

(if not the Owner)

Applicant Name (Please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

Information If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”). If you provide an email address, the Council will not provide hard copy documentation unless specifically requested. It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council. If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box	☐
Heritage Tasmania If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)	
TasWater Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)	

SEARCH OF TORRENS TITLE

VOLUME 179948	FOLIO 1
EDITION 1	DATE OF ISSUE 09-Nov-2020

SEARCH DATE : 19-Apr-2021

SEARCH TIME : 11.21 AM

DESCRIPTION OF LAND

Town of OUSE

Lot 1 on Sealed Plan 179948

Derivation : Part of 2000 Acres Gtd. to Charles McLachlan &
others

Prior CT 16659/1

SCHEDULE 1M708446 TRANSFER to MORGAN-COOPER CONSULTING SERVICES PTY LTD
Registered 02-Aug-2018 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP179948 FENCING PROVISION in Schedule of Easements
SP179948 SEWERAGE AND/OR DRAINAGE RESTRICTIONUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: MORGAN-COOPER CONSULTING SERVICES PTY LTD FOLIO REFERENCE: FR 16659/1 GRANTEE: PART OF 2000 ACRES GRANTED TO CHARLES McLACHLAN & OTHERS	PLAN OF SURVEY BY SURVEYOR: M. S. G. DENHOLM of PDA Surveyors Surveying, Engineering & Planning 127 BATHURST STREET, HOBART LOCATION: TOWN OF OUSE	Registered Number SP179948 APPROVED EFFECTIVE FROM 9 NOV. 2020 <i>Denholm</i> Recorder of Titles
SCALE 1: 500 LENGTHS IN METRES SURVEYORS REF 41886MD-3		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
<i>M. Denholm</i> Registered Land Surveyor 27/8/2020 Date		<i>Sheila</i> Council Delegate 25/8/20 Date

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 179948
--	---

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Easements

Lot 3 on the Plan is subject to a right of drainage in gross over the land marked "DRAINAGE EASEMENT 'A' 3.00 WIDE" on the Plan, for the benefit of the Central Highlands Council.

Lot 3 on the Plan is subject to a right of drainage in gross over the land marked "DRAINAGE EASEMENT 'B' 3.00 WIDE" on the Plan, for the benefit of the Central Highlands Council.

Lot 3 on the Plan is subject to a wayleave easement ^(as defined herein) ~~and restriction as to user of land~~ in gross over the land marked "WAYLEAVE EASEMENT" on the Plan, for the benefit of Tasmanian Networks Pty Ltd.

Covenants

No covenants are created in this schedule of easements.

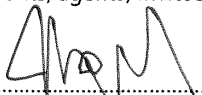
Fencing Provision

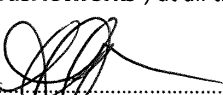
In respect of each Lot shown on the plan, the Vendor (Morgan-Cooper Consulting Services Pty Ltd) will not be required to fence

Definitions

Wayleave easement and restriction as to user of land means:

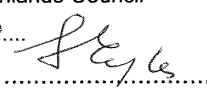
FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("**TasNetworks**") at all times:


Justin Morgan-Cooper


Melissa Anne Morgan

T-T1518929-1

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Morgan-Cooper Consulting Services Pty Ltd FOLIO REF: CT 16659/1 SOLICITOR & REFERENCE: Dobson Mitchell Allport Ref: AB:2001896	PLAN SEALED BY: Central Highlands Council DATE: 15 October 2020 09/2019/13 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 179948
SUBDIVIDER: Morgan-Cooper Consulting Services Pty Ltd FOLIO REFERENCE: CT 16659/1	

- (a) **TO** clear the lands marked "WAYLEAVE EASEMENT" on the Plan (described as "**the servient land**") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:
- (i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "**electricity infrastructure**")
- for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) **TO** operate and maintain electricity infrastructure on the servient land.
- (c) **TO** cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:
- (i) overhang, encroach upon or be in or on the servient land; or
- (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) **TO** enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

- (i) erect any buildings; or
- (ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

Execution

Executed by Morgan-Cooper Consulting Services Pty Ltd ACN 167 238 351)
in accordance with section 127(1) of the Corporations Act 2001)

Director

Justin Morgan-Cooper
Name of Director

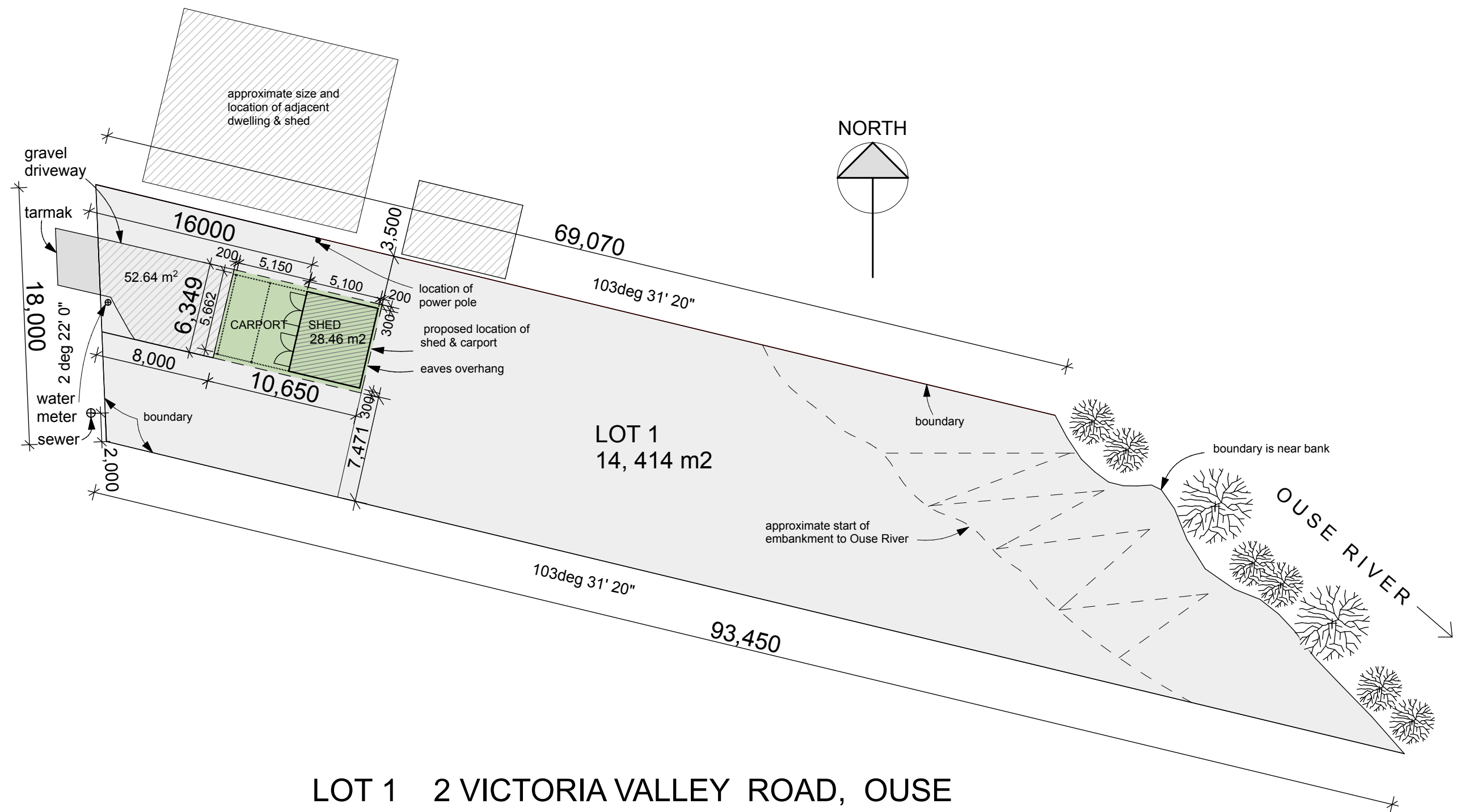
Secretary/Director

Melissa Anne Morgan
Name of Secretary/Director

T-T1518929-1

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

VICTORIA VALLEY ROAD

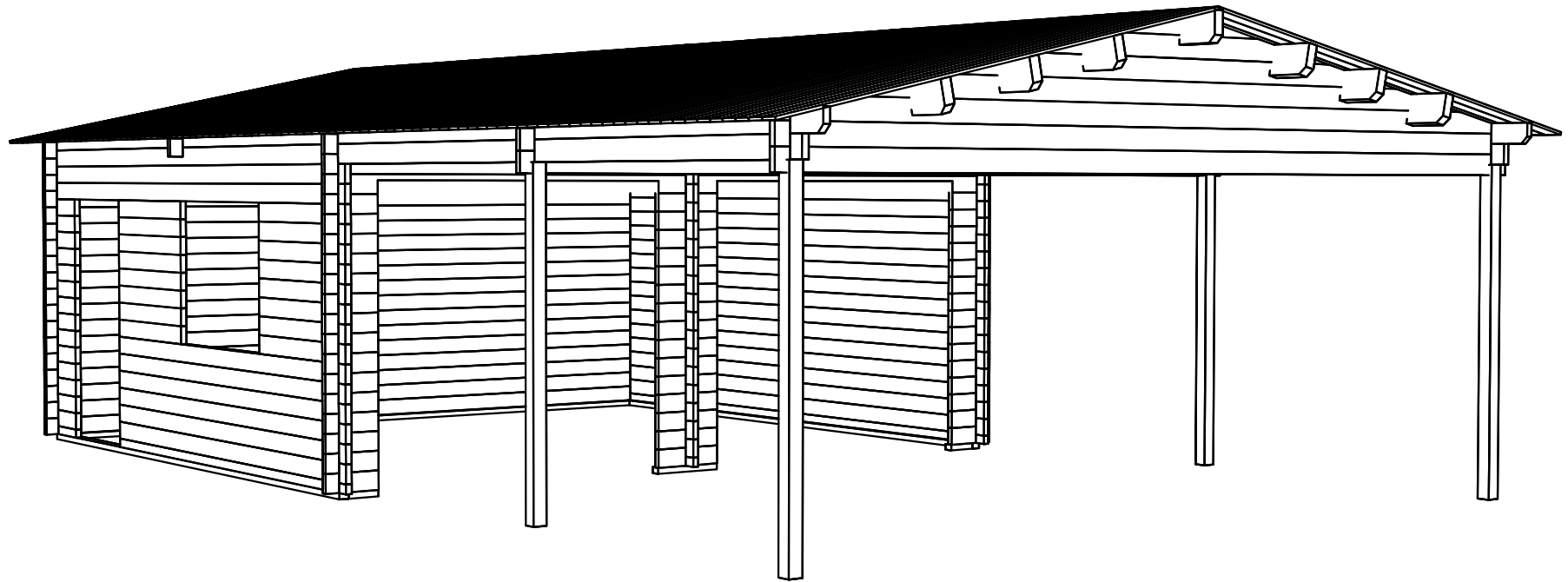


LOT 1 2 VICTORIA VALLEY ROAD, OUSE

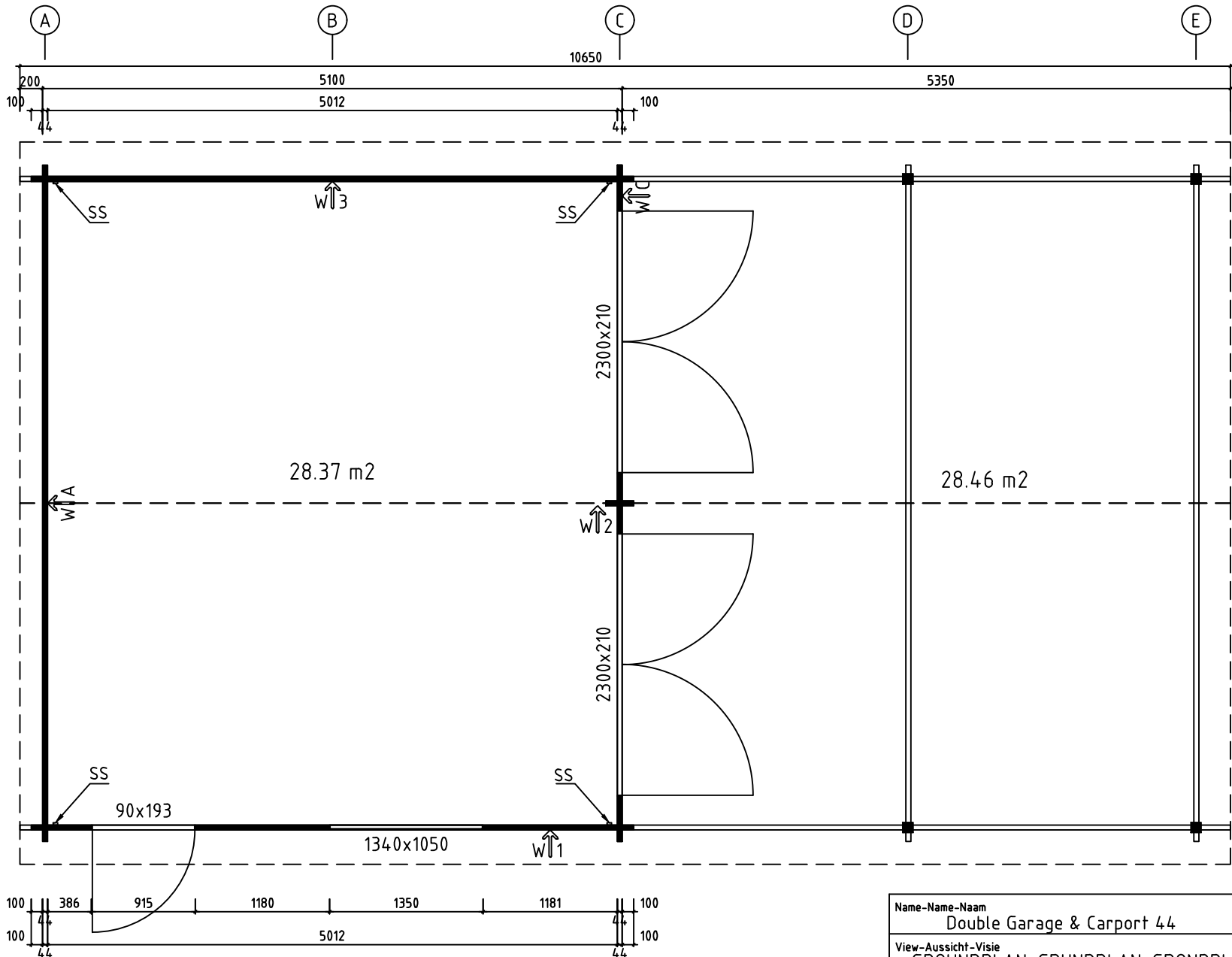
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site plan

1:300

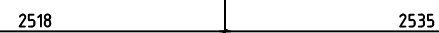


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View-Aussicht-Visie 3D		Scale-Maßstab-Schaal 1:50
Material-Material-Materiaal 44x135		Date-Datum-Datum 28.04.2020
Drafter-Zeichner-Drafter E J	File Double Garage & Carport 44R KJ.dwg	

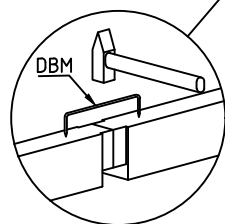
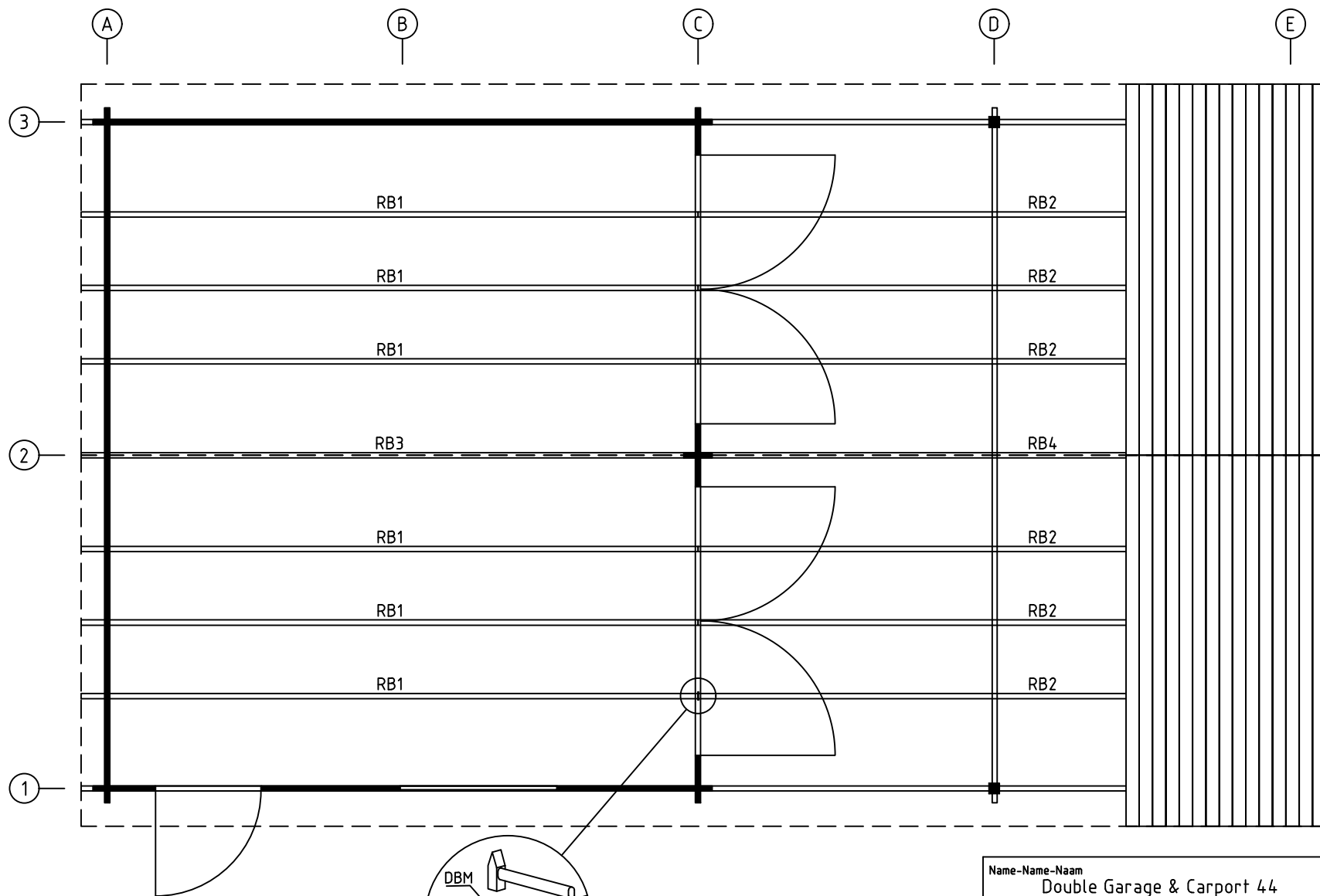


H = 1.700 m
TOTAL: 28.37 m²

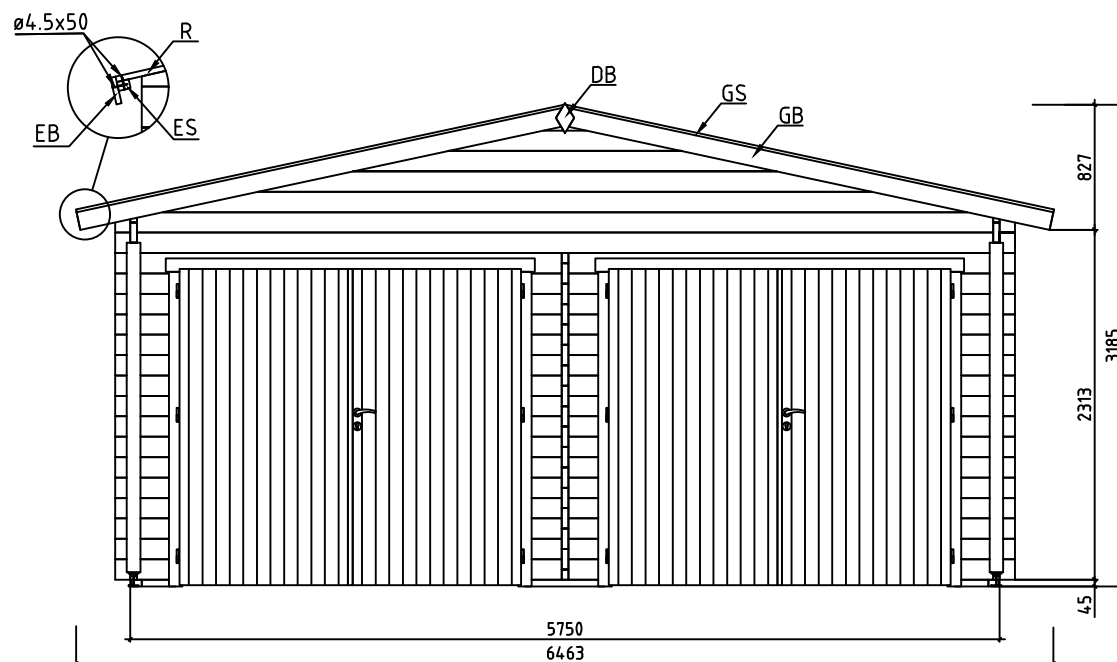
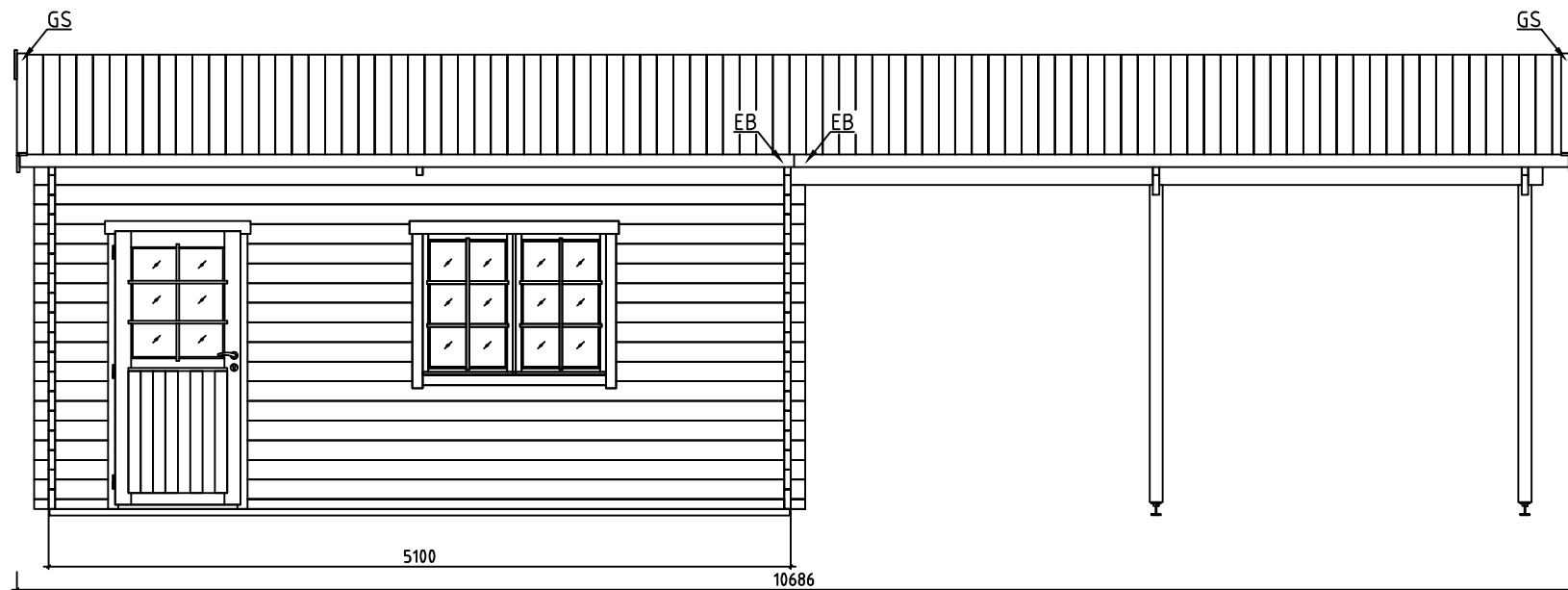
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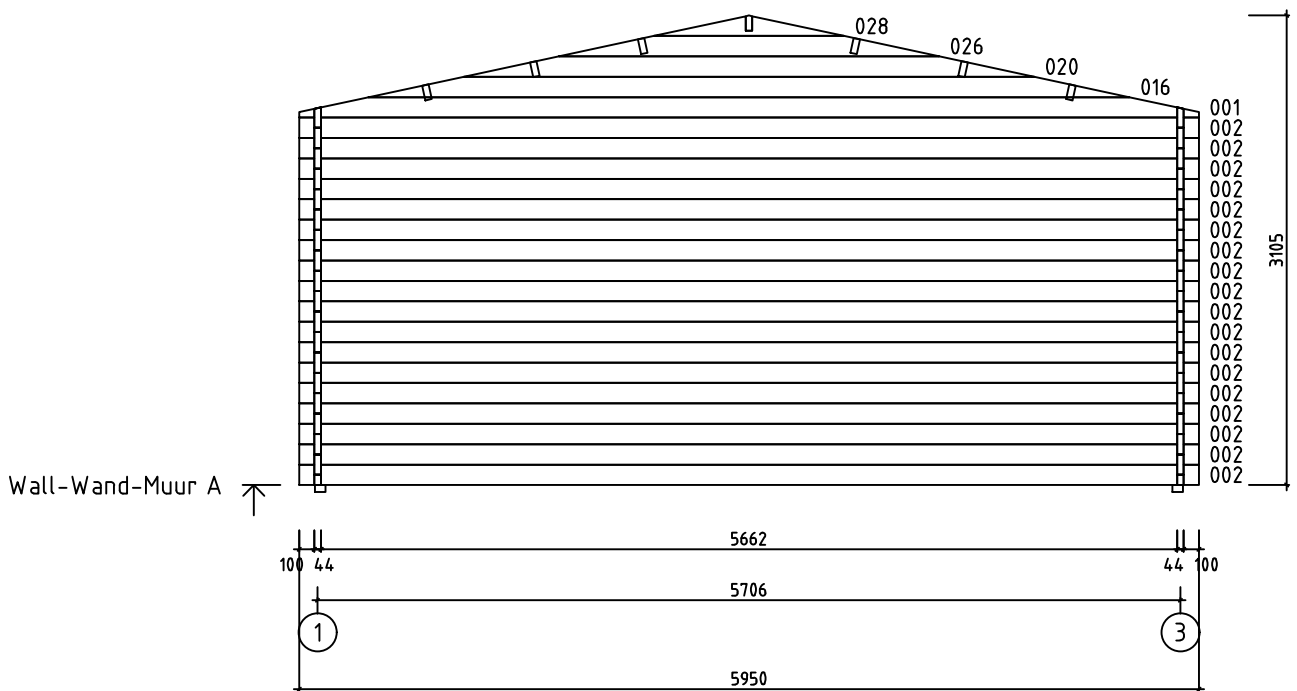
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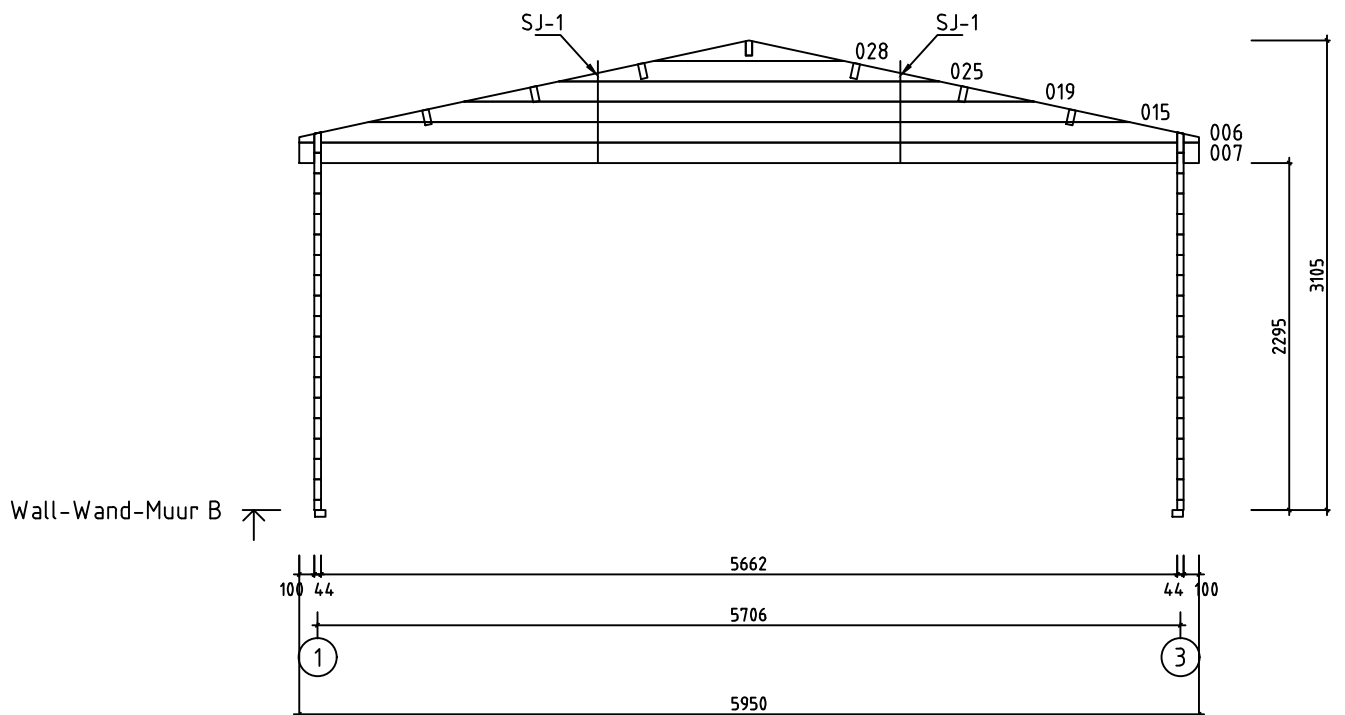
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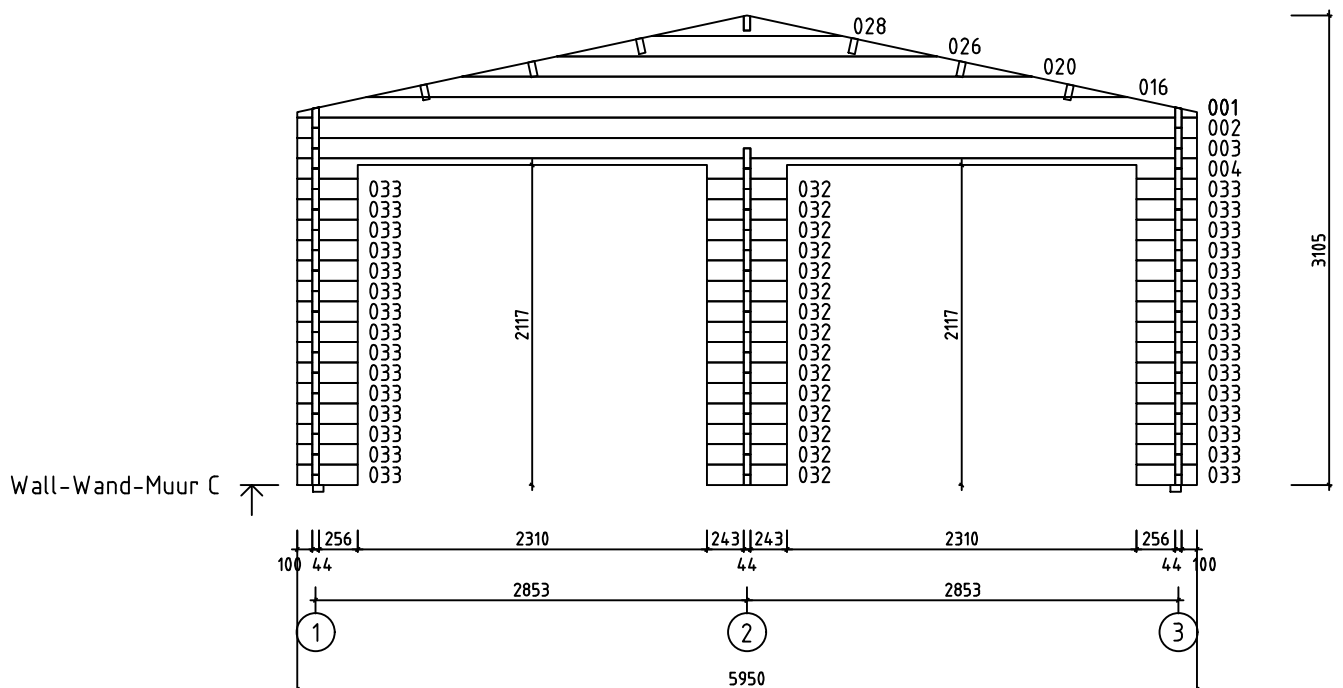
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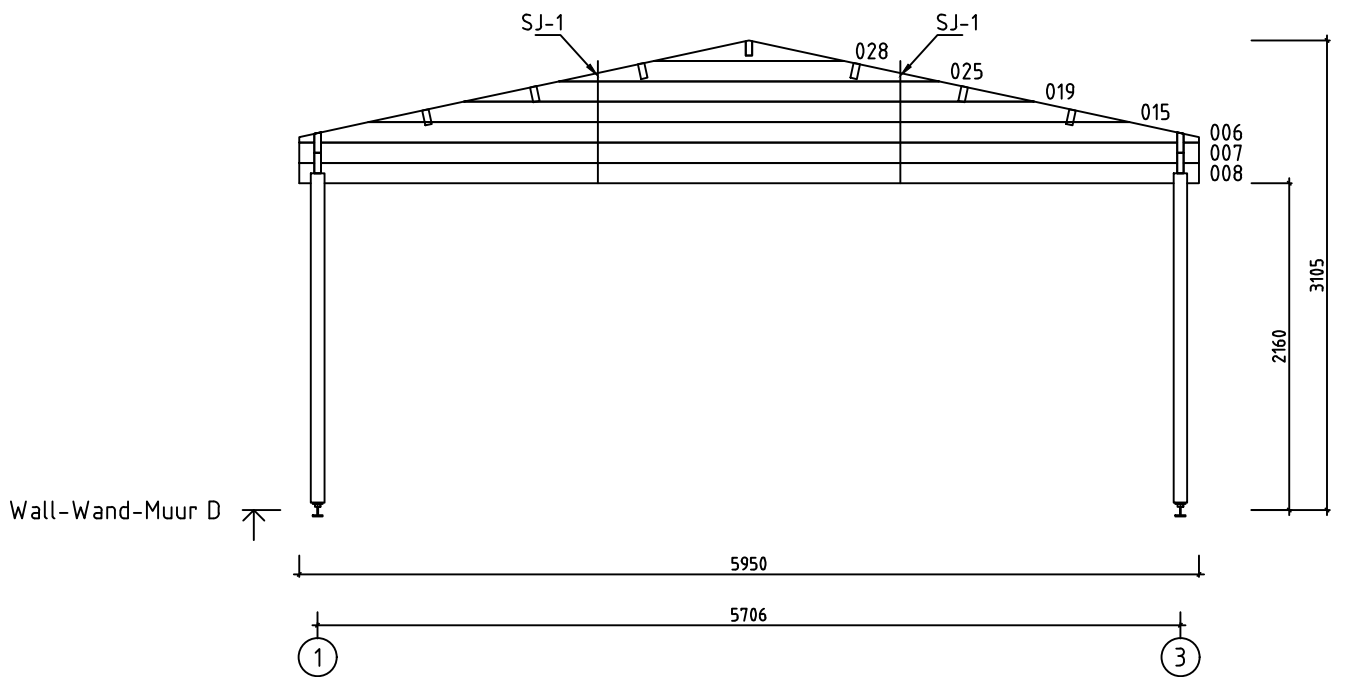
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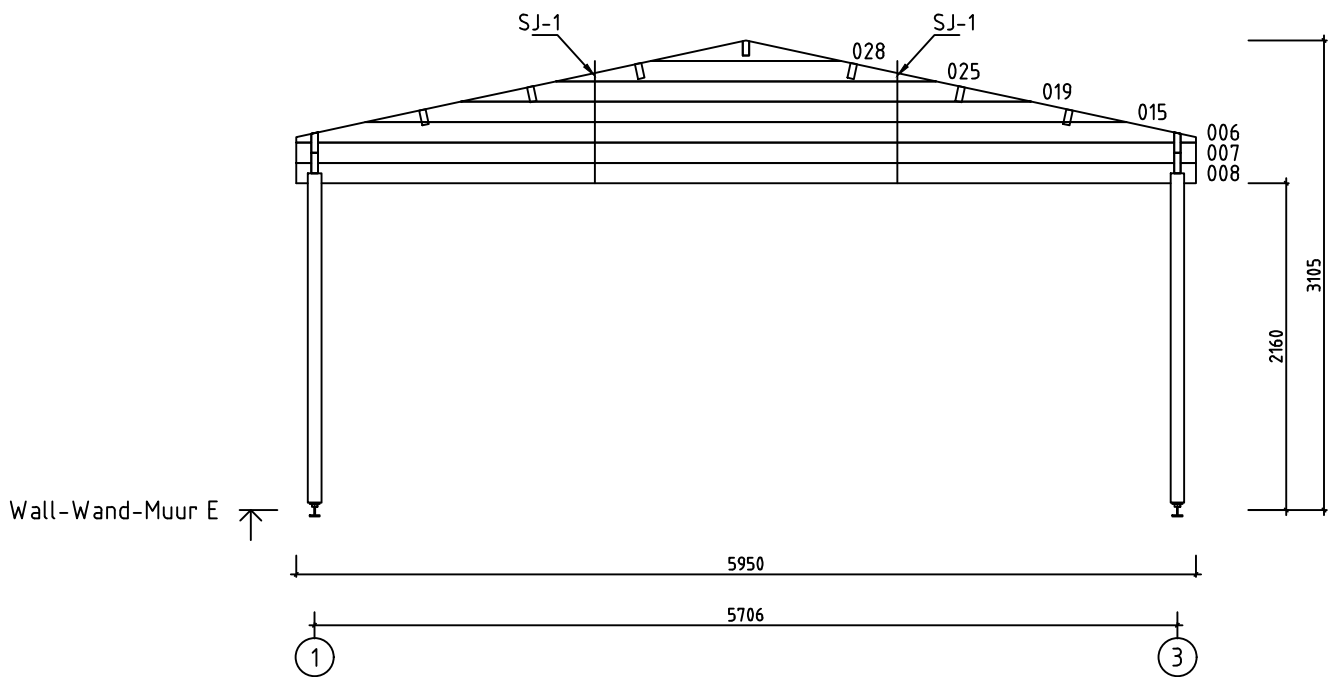
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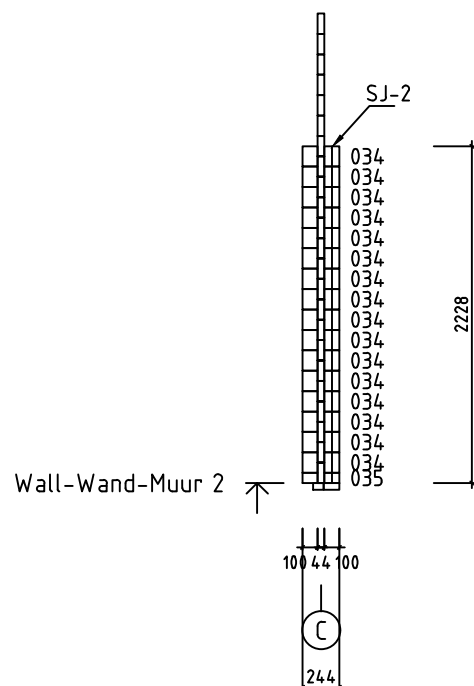
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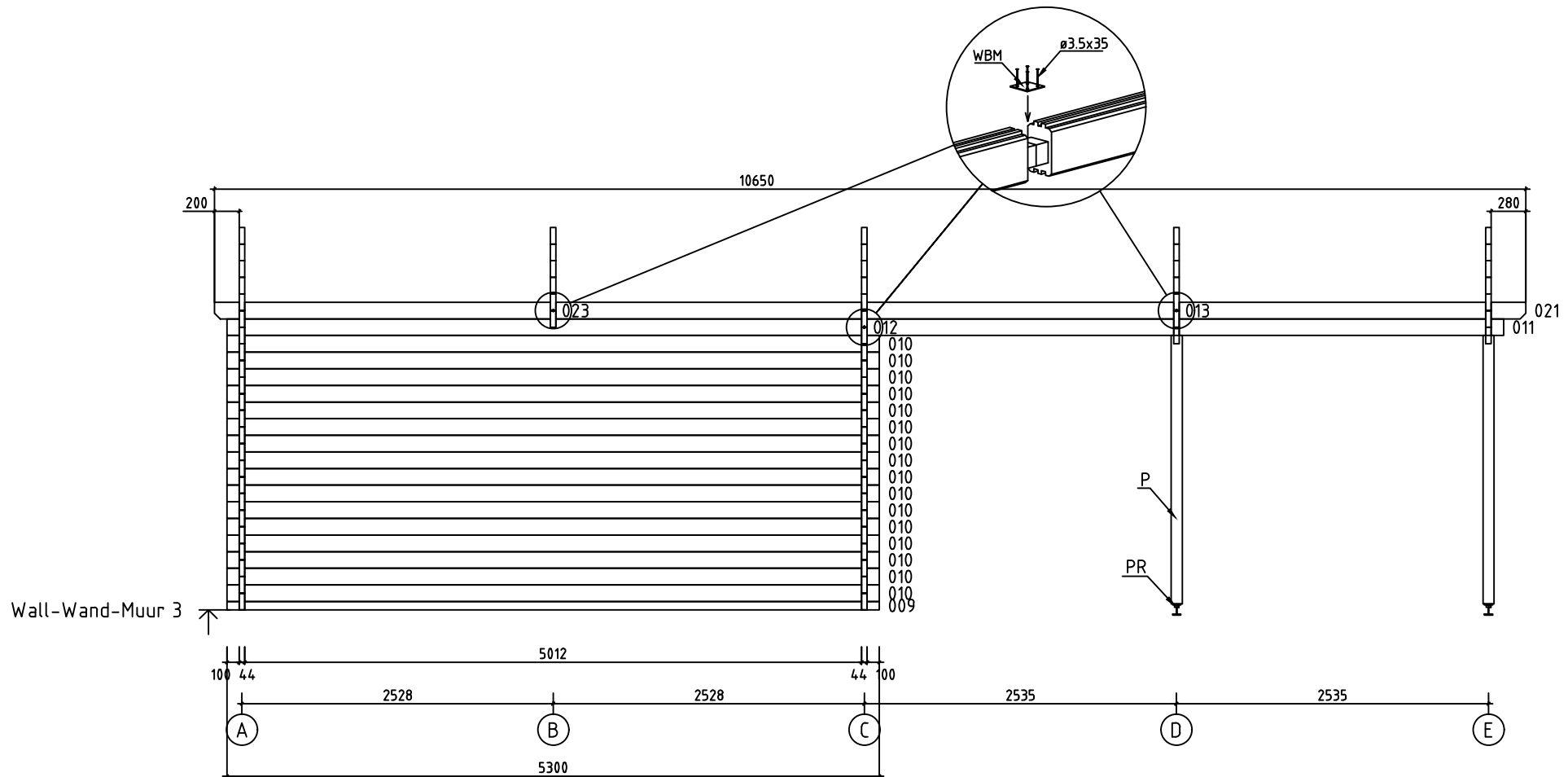


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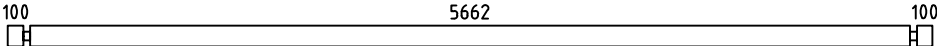
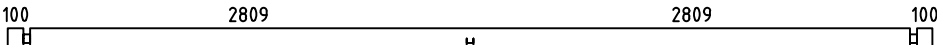
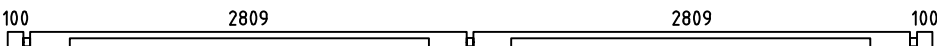
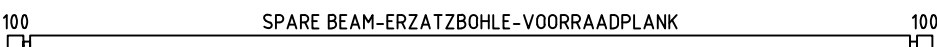
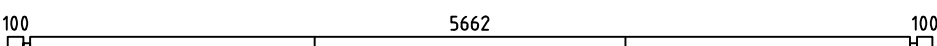
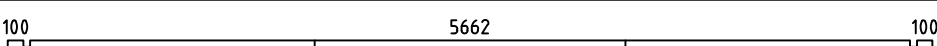
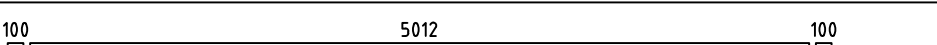
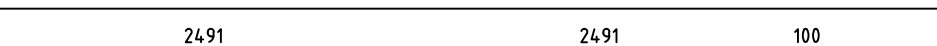
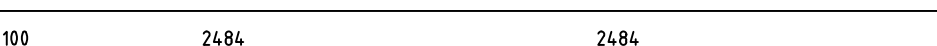
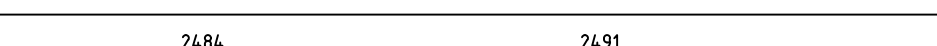
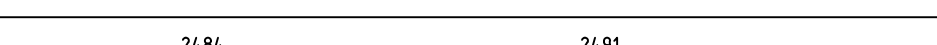
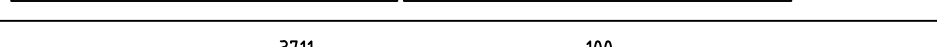
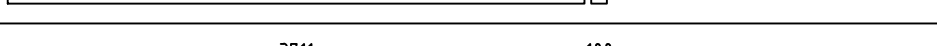
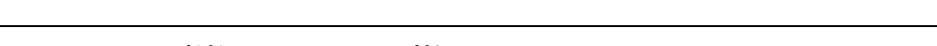
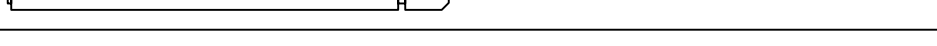
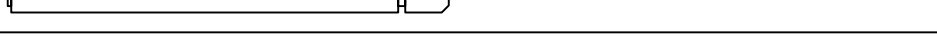
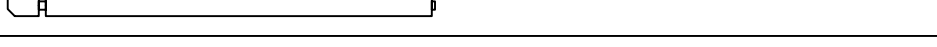
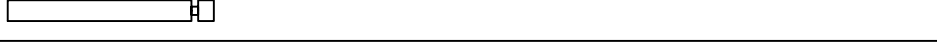


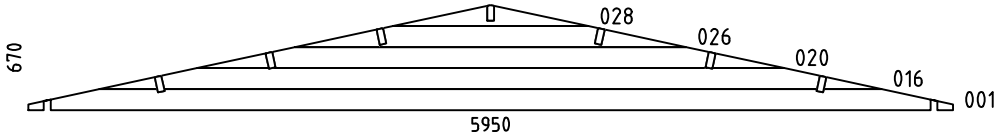
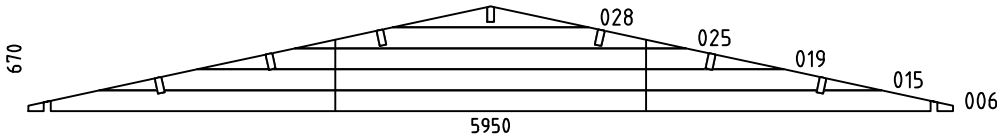
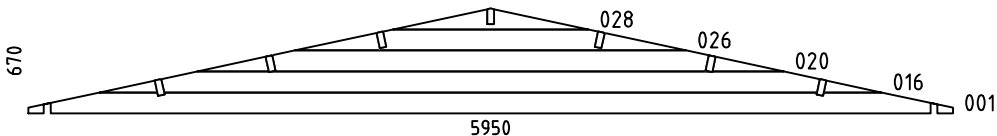
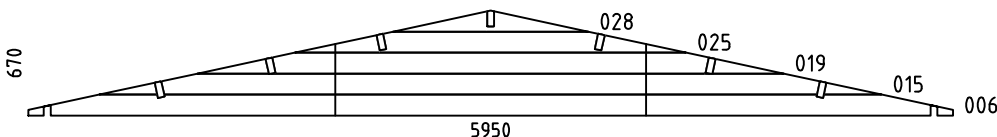
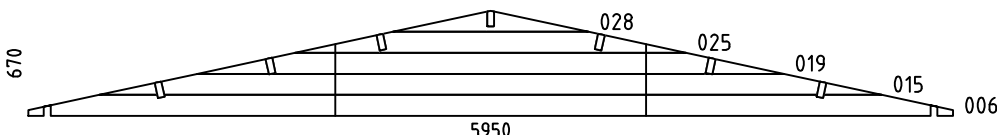
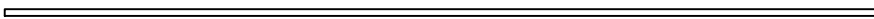
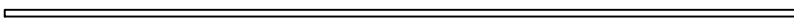
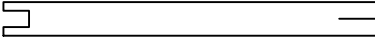
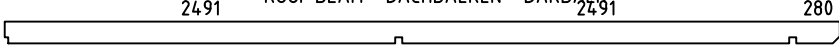
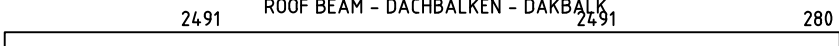
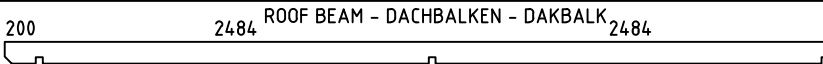
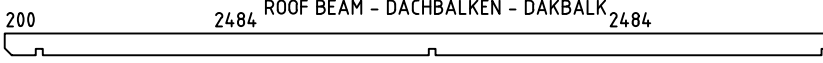
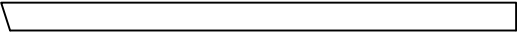
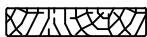
Name-Name-Naam Double Garage & Carport 44R		Page-Seite-Page 10
View-Aussicht-Visie Wall-Wand-Muur E		Scale-Maßstab-Schaal 1:50
Material-Material-Materiaal 44x135		Date-Datum-Datum 28.04.2020
Drafter-Zeichner-Drafter EJ	File Double Garage & Carport 44R KJ.dwg	

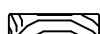
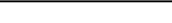
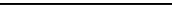
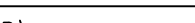


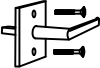
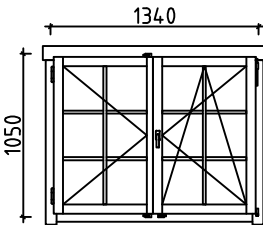
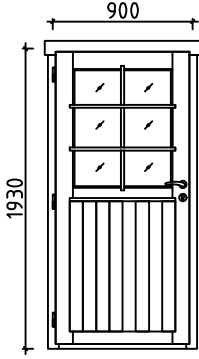
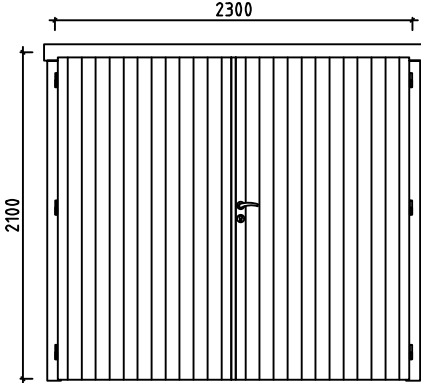


Name-Name-Naam Double Garage & Carport 44R		Page-Seite-Page 13
View-Aussicht-Visie Wall-Wand-Muur 3		Scale-Maßstab-Schaal 1:50
Material-Material-Materiaal 44x135		Date-Datum-Datum 28.04.2020
Drafter-Zeichner-Drafter E J	File Double Garage & Carport 44R KJ.dwg	

Pos	Piece list - Stückliste - Stuklijst Double Garage & Carport 44R	Q.	P (mm)	L (mm)
002		19	44x135	5950
003		1	44x135	5950
004		1	44x135	5950
005		1	44x135	5950
007		3	44x135	5950
008		2	44x135	5950
009		1	44x68	5300
010		18	44x135	5300
011		2	44x135	5192
012		2	44x135	5178
013		1	44x135	5063
014		1	44x135	5063
017		6	44x135	3855
018		1	44x68	3855
021		1	44x135	2837
022		1	44x135	2837
023		1	44x135	2750
024		1	44x135	2750
027		8	44x135	1325
029		8	44x135	1180
030		14	44x135	530
031		1	44x68	530
032		15	44x135	530
033		30	44x135	400
034		16	44x135	244
Name-Name-Naam Double Garage & Carport 44R		Date-Datum-Datum 28.04.2020		Page-Seite-Page 1/4

Pos	Piece list - Stückliste - Stuklijst Double Garage & Carport 44R	Q.	P (mm)	L (mm)
035		1	44x68	244
WA-1		1		
WB-1		1		
WC-1		1		
WD-1		1		
WE-1		1		
FBI1	FLOORBEAMS-FUSSBODENBALKEN-VLOERBALKEN (IMM) 	1	70x45	5600
FBI4	FLOORBEAMS-FUSSBODENBALKEN-VLOERBALKEN (IMM) 	2	70x45	5090
FBI3	FLOORBEAMS-FUSSBODENBALKEN-VLOERBALKEN (IMM) 	1	70x45	530
FBI2	FLOORBEAMS-FUSSBODENBALKEN-VLOERBALKEN (IMM) 	2	70x45	225
FBI5	FLOORBEAMS-FUSSBODENBALKEN-VLOERBALKEN (IMM) 	1	70x45	69
P1	POST - PFOSTEN - POST 	4	90x90	2180
RB4	ROOF BEAM - DACHBALKEN - DAKBALK 	1	43x140	5372
RB2	ROOF BEAM - DACHBALKEN - DAKBALK 	6	43x140	5372
RB3	ROOF BEAM - DACHBALKEN - DAKBALK 	1	43x140	5278
RB1	ROOF BEAM - DACHBALKEN - DAKBALK 	6	43x140	5278
R-1	ROOFBOARD - DACHBRETT - DAKPLANK  or-order-of	242+2 188+2	88x18 114x18	3250
GB-1	GABLE MOULDING - GIEBELLEISTE - GEVELPLANK 	4	18x120	3300
EB-1	EAVES BOARD - TRAUFBRETT - AFDEKLIJST 	4	18x90	5325
ES-1	ROOF EDGE REINFORCEMENT - DACHRANDVERSTÄRKUNG - AFDEKLIJST 	4	30x40	5325
Name-Name-Naam Double Garage & Carport 44R		Date-Datum-Datum	28.04.2020	Page-Seite-Page 2/4

Pos	Piece list - Stückliste - Stuklijst Double Garage & Carport 44R		Q.	P (mm)	L (mm)
SS-1	STORM PROTECTION - STURML- LEISTE - STORMLIJST 		4	18x35	2460
SJ-1	TREADED ROD M10 - GEWINDESTANGE M10 - STELSCHROEF M10 		2		620
SJ-2	TREADED ROD M10 - GEWINDESTANGE M10 - STELSCHROEF M10 		4		755
SJ-3	TREADED ROD M10 - GEWINDESTANGE M10 - STELSCHROEF M10 		1		2260
GS-1	ROOF FELT FILLET - DACHPAPPENLEISTE - GEVELLIJST 		4	18x70	3300
PR	POST HEIGHT ADJUSTMENT - REGULIERUNGSSCHRAUBE FÜR PFOSTEN - STUT REGELAAR 		4		
RCM	ROOFBEAMS CONNECTING METAL - DACHBALKEN BEFESTIGUNGSMETALLE - DAKBALKEN POOLING METALEN 		7		
HS	SCREW FOR GABLE SEGMENT (DB) - SCHRAUBEN FÜR DECKBLATT (DB) - SCHROEF VOOR DIAMANT (DB) 		4	ø3.5x35	
HS1	SCREW FOR WALLBEAMS CONNECTING METAL (WBM) - SCHRAUBEN FÜR WANDBOHLN BEFESTIGUNG METALLE (WBM) - SCHROEF VOOR MUURBALKEN POOLING METALEN (WBM) 		24	ø3.5x35	
HS	SCREW FOR GABLE MOULDING (GB) - SCHRAUBEN FÜR GIEBELLEISTE (GB) - SCHROEF VOOR GEVELPLANK (GB) 		40	ø4.5x50	
HS	SCREW FOR POST (P) - SCHRAUBEN FÜR PFOSTEN (P) - SCHROEF VOOR POST (P) 		8	ø4.5x50	
HS	SCREW FOR EAVES BOARDS (EB) - SCHRAUBEN FÜR TRAUFBRETTEN (EB) - SCHROEF VOOR AFDEKLIJST (EB) 		24	ø4.5x50	
HS	SCREW FOR ROOF EDGE REINFORCEMENT (ES) - SCHRAUBE FÜR DACHRANDVERSTÄRKUNG (ES) - SCHROEF VOOR AFDEKLIJST (ES) 		24	ø4.5x50	
HS	SCREW FOR POST REGULATOR (PR) - SCHRAUBEN FÜR PFOSTEN REGLER (PR) - SCHROEF VOOR STUT REGELAAR (PR) 		16	ø4.5x50	
HS	SCREW FOR ROOF FELT FILLET (GS) - SCHRAUBEN FÜR DACHPAPPENLEISTE (GS) - SCHROEF VOOR GEVELLIJST (GS) 		32	ø4.5x50	
HS	SCREW FOR 1. WALL BEAM - SCHRAUBE FÜR 1. BOHLENREIHE 		14	ø4.5x120	
HS	SCREW FOR FUNDAMENT - SCHRAUBEN ZUR BEFISTIGUNG FUNDAMENT - SCHROEF VOOR FUNDAMENT 		10	ø4.5x120	
HS	SCREW FOR GABLE (W) - SCHRAUBEN FÜR GIEBEL (W) - SCHROEF VOOR GEVELTOP (W) 		10	ø4.5x120	
HS	SCREW FOR ROOF BEAMS (RB) - SCHRAUBEN FÜR DACHBALKEN (RB) - SCHROEF VOOR DAKBALK (RB) 		35	ø6x160	
HS	SCREW FOR STORM PROTECTION (SS) - SCHRAUBEN FÜR STURMLEISTE (SS) - SCHROEF VOOR STORMLIJST (SS) 		12	ø6x50	
HB	HAMMER BLOCK - SCHLAGHOLZ - BLAZENPLANK 		2		
NF	ZN NAIL FOR ROOF (R) - ZN NÄGEL FÜR DACHBRETTEN (R) - ZN NAGEL VOOR DAKPLANK (R) 		1270	ø2.5x60	
DB	GABLE SEGMENT - DECKBLATT - DIAMANT 		2		
KL	WASHER FOR STORM PROTECTION (SS) - DICHTSCHEIBE FÜR STURMLEISTE (SS) - SCHIJF VOOR STORMLIJST (SS) 		12	M16x8	
WB25	WALLBEAMS CONNECTING METAL - WANDBOHLN BEFESTIGUNG METALLE - MUURBALKEN POOLING METALEN 		6	25x25	
Name-Name-Naam Double Garage & Carport 44R			Date-Datum-Datum 28.04.2020	Page-Seite-Page 3/4	

Pos	Piece list - Stückliste - Stuklijst Double Garage & Carport 44R		Q.	P (mm)	L (mm)
UMV	SET OF DOOR HANDLE AND CORE (AST PRE) - TÜRGRIF UND TÜR CYLINDER SET (AST PRE) - DEURKLINK EN DEURCILINDER INSTELLING (AST PRE)		3		
UH	MALE BOLT HINGE FOR DOOR - BOLZENSCHARNIER FÜR TÜR - BOOR PAUMELLE VOOR DEUR		12		
AMV	WINDOW HANDLE FITTING - FENSTERGRIF - MONTAGE VAN DE VENSTERGREEP		1		
	WINDOW - FENSTER - VENSTER, AST PRE 	R	1	1340x1050	
	DOOR-TÜR-DEUR, AST PRE 	L	1	900x1930	
	DOOR-TÜR-DEUR, AST PRE 	R	2	2300x2100	
Name-Name-Naam Double Garage & Carport 44R			Date-Datum-Datum 28.04.2020	Page-Seite-Page 4/4	

Site Investigation Report

The Site Investigation report aims to assign a single “Site Classification” to the intended building site. This Site Classification gives an indication of the expected amount of movement of the soils across the intended building site, which indicates the reactivity of the soils in that particular location.

All on-site features as well as the climatic conditions need to be taken into consideration when a Site Classification is assigned. These factors can have an effect on the extent of soil movement and differential effects over the area.

The Site Classification concerns the site as a whole, and not just the reactivity of the soil.

The soils on the Darling Downs and surrounding areas are quite variable and include rock, sands, sandy clays and clays with varying expansive properties. The more expansive soils are well known to exhibit moderate to extreme movements depending on where the site is located. Soil movement occurs two ways:

1. SWELL - occurs when clay layers absorb moisture into their structure and expand:

2. SHRINK - occurs when they dry out and these clay layers lose moisture.

The degree of such movement is affected by the types and proportions of clay minerals present.

Class P Sites

Class P sites are those sites that may contain some of the features described in the table below. The “P” Classification acts as a “warning bell” to the footing/slab designer that particular site feature/s need to be considered when designing the footings. These features may cause abnormal conditions in the underlying soils that will adversely effect the expected amount of soil movement that would occur under normal conditions.

“P” sites may not necessarily be “Bad Sites”, ie particularly reactive or expensive to build on, depending on the assessment of the Footing Designer. Such an assessment may conclude that the influence of the “Feature” is either minor (or even negligible), or significant enough to warrant specific design. If the on-site factors are negligible then standard footings may be designed but if it is more severe then design by Engineering Principles may be required. Additional requirements for footings, which often result, can add some cost to building construction.

Incorrect classification can lead to building distress and damage, and it is therefore imperative that the site be investigated thoroughly, and classified appropriately.

Australian Standards

AS2870-1996 is the Australian Standard that deals with Site Classification and Residential Footing Design. The standard designates a Site Classification that is appropriate to the expected amount of movement at the surface under normal conditions. The standard then designates standard footings for this classification. It also designates a “P” Classification under abnormal site conditions and depending on the severity of the feature/s, standard footings (from the building code) or Engineer-designed footings may be applied. These site classifications are described in the table below.

Class	Expected Surface Movement (Ys)	Explanation
A	0mm	Includes many sand, gravel and rock sites with no clays. These sites have no expected movement and as a result zero moisture variation.
S	0 - 20mm	Slightly reactive sites which exhibit only small movements with moisture variation.
M	20 - 40mm	Moderately reactive sites exhibit moderate amounts of movement with moisture variation. These sites commonly include red/brown silty soils, some sandy clays and loamy soils.
H1	40 - 60mm	Highly reactive sites exhibit high amounts of movement with moisture variation. These sites include some silty clays in the Toowoomba area

and many of the sandy clays and basaltic clays in the Lockyer Valley.

H2	60 - 75mm	Highly reactive sites exhibit high amounts of movement with moisture variation. These sites include some silty clays in the Toowoomba area and many of the sandy clays and basaltic clays in the Lockyer Valley.
E	>75mm	Extremely reactive sites which exhibit greater than 75mm of surface movement. Typically, these sites include deep reactive clays, such as black and dark brown soils on the Darling Downs, but are also found throughout the Lockyer Valley and parts of Toowoomba. These sites typically demand quite expensive footing systems.
P	As indicated previously, the Site Classification must consider many aspects of the site, not just the reactivity of the soil. P sites are those that include other factors that need to be brought to the attention of the owner, builder and footing designer. A “P” classification does not indicate a specific Ys value and is described as a “Problem” site. The reasons for a P classification include: - Growth &/or Removal of Trees will cause Abnormal moisture conditions in the subsurface soils; - Unusually high moisture conditions caused by water flow, ponds, dams etc; - Sites with Loose fill which can be either “controlled” or “uncontrolled”. The P Classification depends upon the depth and type of fill; - Sites with poor bearing capacity, soft soils, or soils which are prone to collapse; - Sites prone to mine subsidence, land slip, piping or coastal erosion; - Sites which for one reason or another cannot be classified as normal sites;	