



# Application for Planning Approval

*Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA 2018 / 00264**

LOCATION OF AFFECTED AREA

**8 HONEYWOOD DRIVE,  
HONEYWOOD**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**OUTBUILDING**

THE APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **19/12/2018**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

RON SANDERSON  
GENERAL MANAGER

**Brighton**  
going places

## PROPERTY/ PROJECT DETAILS

CLIENT: SCOTT & KAREN GRYGIEL  
SITE TITLE REF: 3442058  
PROPERTY IDENTIFICATION NO: 171325/2  
ADDRESS: 8 HONEYWOOD DRIVE  
HONEYWOOD 7017  
LOCAL AUTHORITY: BRIGHTON  
PLANNING SCHEME: BRIGHTON INTERIM PLANNING SCHEME 2015  
ZONE: 13.0 RURAL LIVING  
OVERLAYS:

## CONTENTS:

### ARCHITECTURAL

A-01 COVER SHEET  
A-02 SITE PLAN

### DIMENSION NOTE:

Use written dimensions only.  
Do not scale from drawings.  
All figured dimensions are to be used as a guide only. It is imperative that all dimension, setouts and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation.

It is imperative that the Builder / sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has made to the general notes.

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### Longview Design & Drafting

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Accreditation No: cc371s  
www.longviewdesign.com.au

### CLIENT NAME:

S & K GRYGIEL

### PROJECT ADDRESS:

8 HONEYWOOD DR  
HONEYWOOD 7017

### DATE:

28-08-2018

### REVISION No:

R:0

### DRAWN BY:

PK

### SCALE:

N/A

### PROJECT:

SHED

### DRAWING TITLE:

COVER SHEET

### SHEET SIZE:

A3

### JOB No:

18-162

### SHEET No:

A-01



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**DATE:**

**28-08-2018**

**REVISION No:**

**R:0**

**DRAWN BY:**

**PK**

**SCALE:**

**1:500**

**PROJECT:**

**SHED**

**DRAWING TITLE:**

**SITE PLAN**

**SHEET SIZE:**

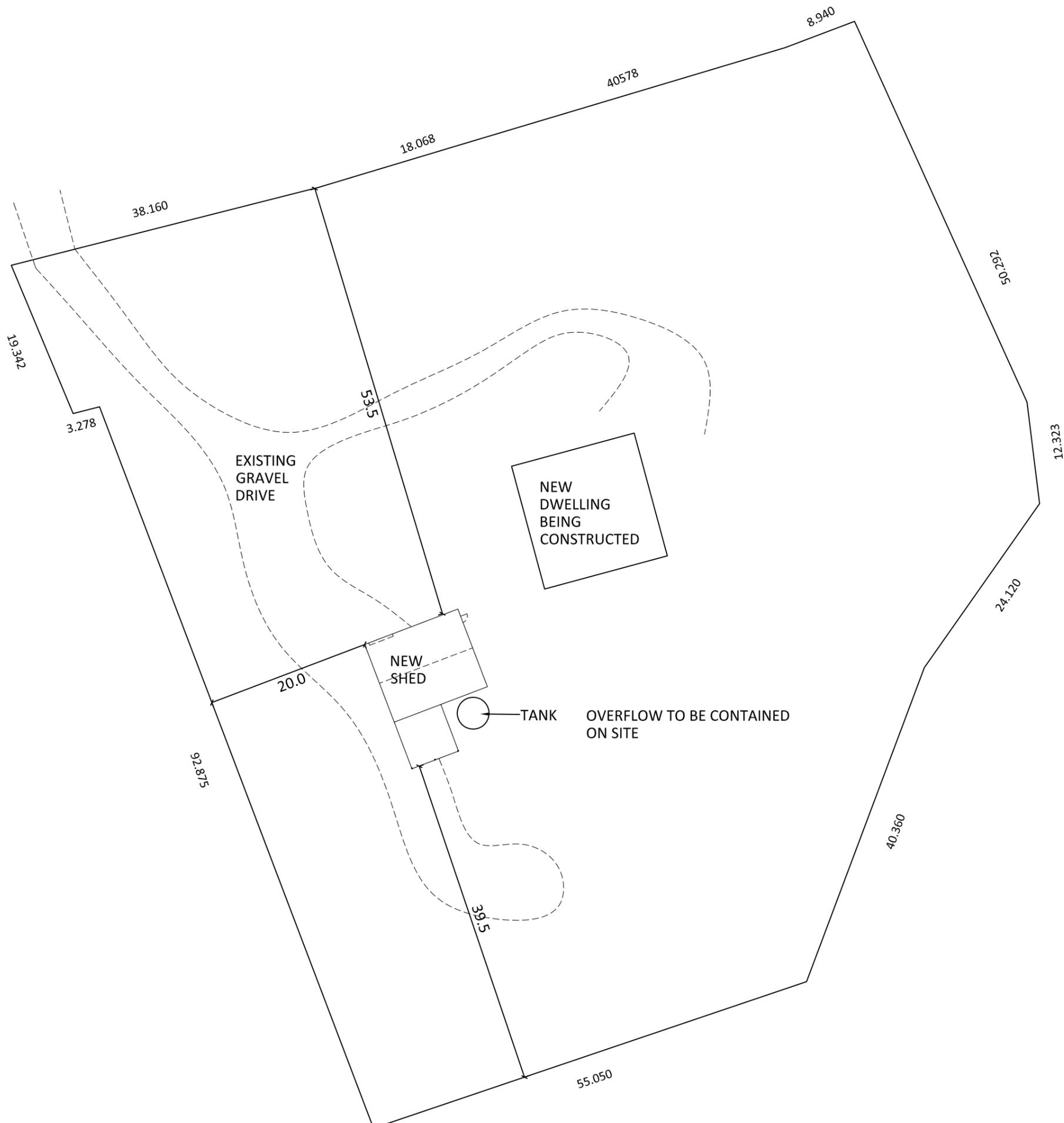
**A3**

**JOB No:**

**18-162**

**SHEET No:**

**A-02**



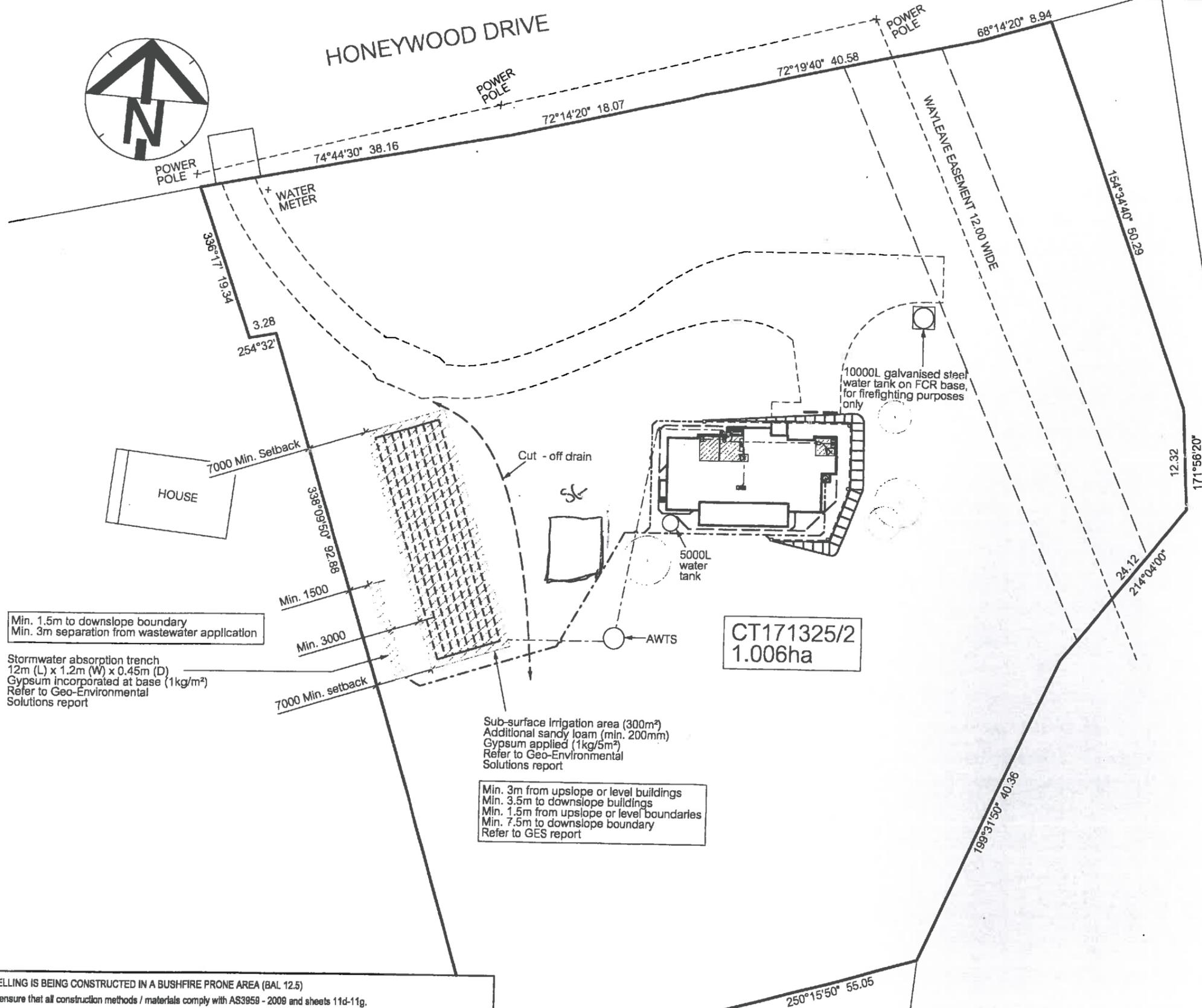


HONEYWOOD DRIVE

RECEIVED

10 OCT 2018

BY: *Job*



Min. 1.5m to downslope boundary  
Min. 3m separation from wastewater application

Stormwater absorption trench  
12m (L) x 1.2m (W) x 0.45m (D)  
Gypsum incorporated at base (1kg/m<sup>2</sup>)  
Refer to Geo-Environmental Solutions report

Min. 1500  
Min. 3000

7000 Min. setback

Sub-surface Irrigation area (300m<sup>2</sup>)  
Additional sandy loam (min. 200mm)  
Gypsum applied (1kg/5m<sup>2</sup>)  
Refer to Geo-Environmental Solutions report

Min. 3m from upslope or level buildings  
Min. 3.5m to downslope buildings  
Min. 1.5m from upslope or level boundaries  
Min. 7.5m to downslope boundary  
Refer to GES report

CT171325/2  
1.006ha

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL 12.5)  
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets 11d-11g.

- NOTES
- Builder to verify all dimensions and levels on site prior to commencement of work
  - All work to be carried out in accordance with the current National Construction Code.
  - All materials to be installed according to manufacturers specifications.
  - Dimensions to take precedence over scale.
  - Do not scale from these drawings.

Soil Classification : REFER TO SOIL REPORT  
Refer to Soil Report for nominated founding depth and description of founding material.

All materials and construction to comply with AS/NZS3500 part 2 & 3

- Wet areas to comply with N.C.C. 3.8.1.2 and AS3740

No.	Amendment	Date	Init.	Designer:
D	Changes as per cover sheet	27 Feb. 18	RJ	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 F: (03) 6231 4166 Email: info@anotherperspective.com.au
C	Changes as per cover sheet	16 Jan. 18	FM	
B	Changes as per cover sheet	21 Dec. 17	SS	
No.	Amendment	Date	Init.	

Client / Project info:  
PROPOSED GRYGIEL RESIDENCE  
8 Honeywood Drive,  
HONEYWOOD

**WILSON HOMES**  
MULTI AWARD WINNING BUILDERS  
A Division of Wilson Homes Tasmania Pty Ltd  
ABN 56 121 024 977

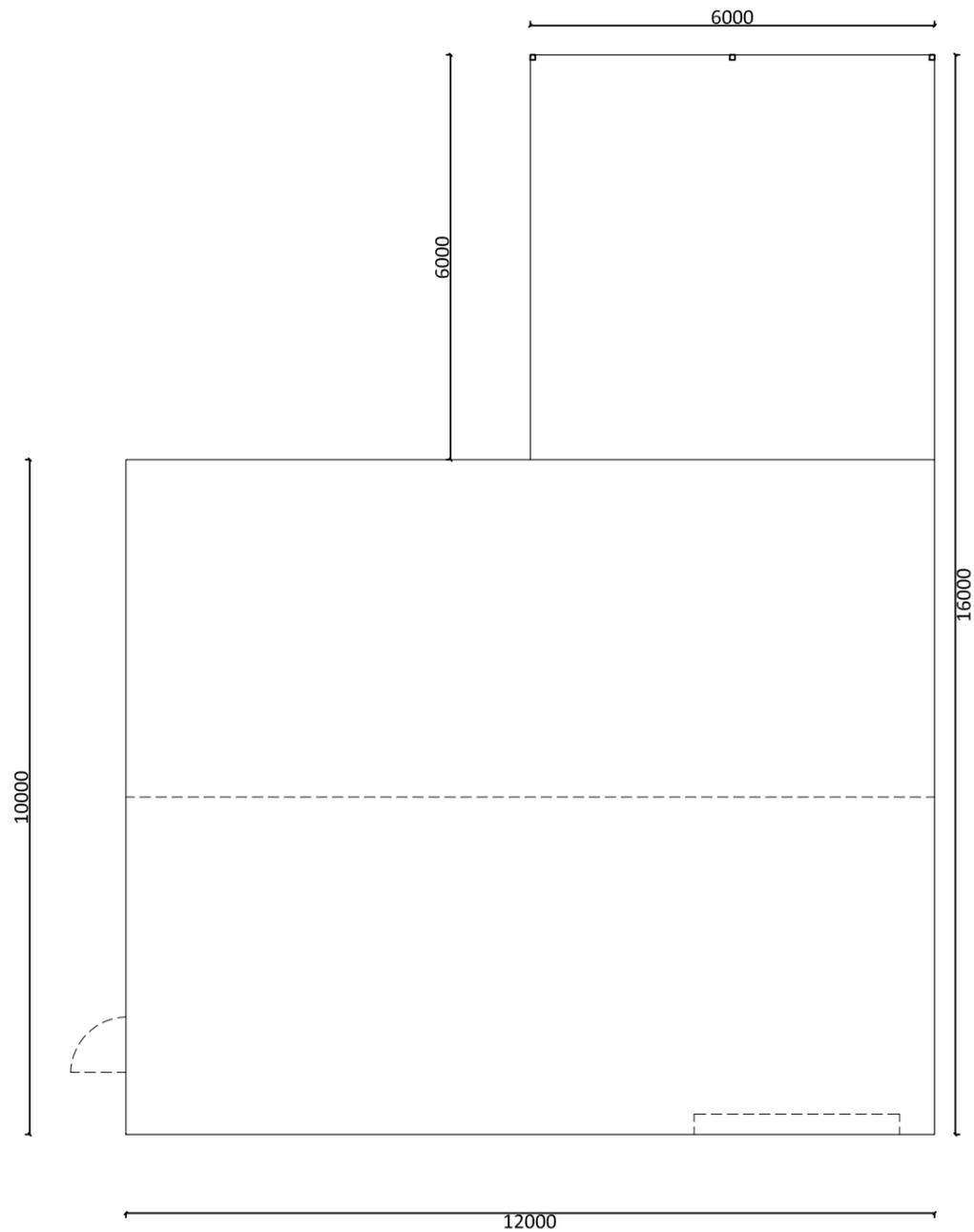
DRAINAGE LOCATION PLAN

Drawn FM WH711508  
Date 24 November 2017 Sheet  
Scale 1:200

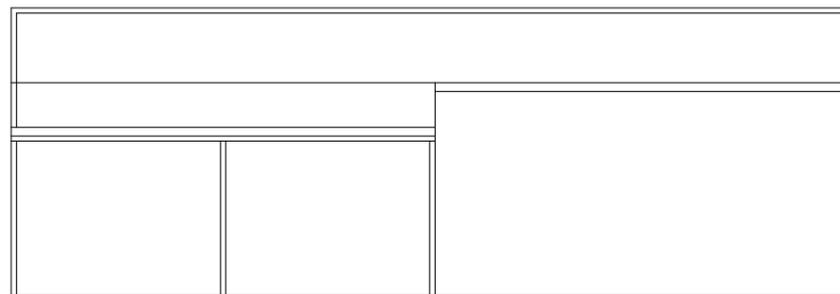
01b/11

Refer to Roof Plan for downpipe calculations

*M*  
*S.K.*



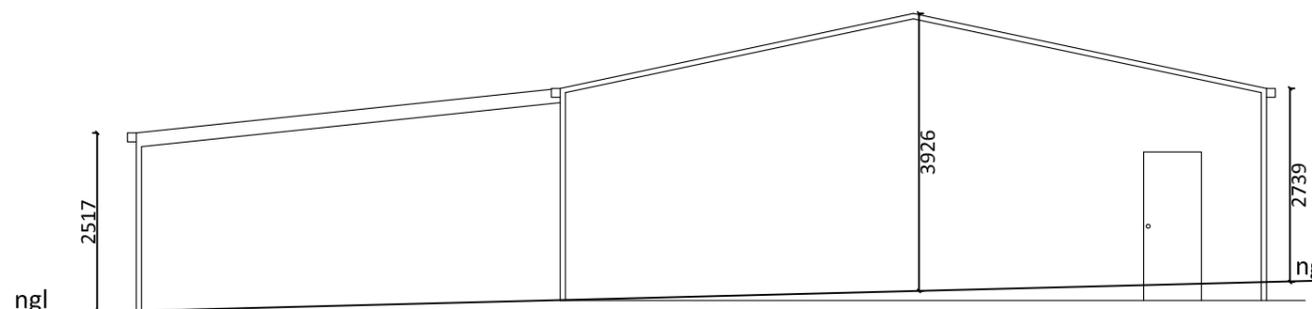
COLOURS:  
 WALLS- CLASSIC CREAM  
 ROOF- MONUMENT



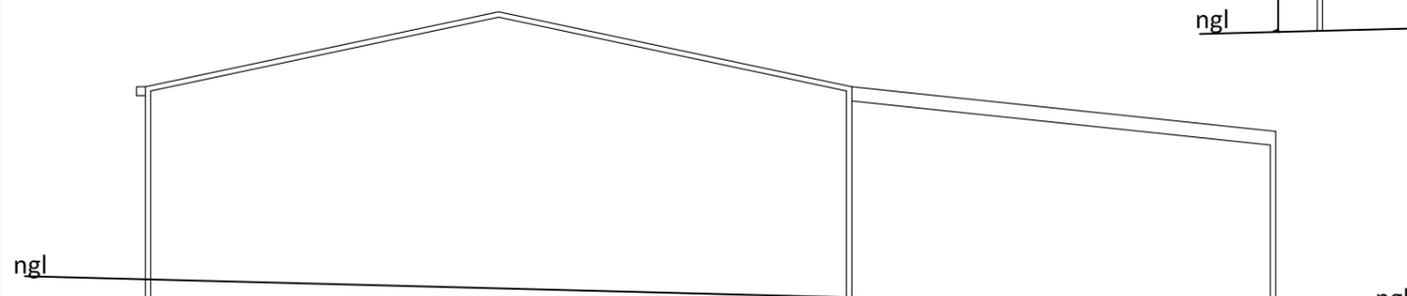
SOUTHERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION



WESTERN ELEVATION

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**8 HONEYWOOD DR  
 HONEYWOOD 7017**

DATE:

**28-08-2018**

REVISION No:

**R:1**

DRAWN BY:

**PK**

SCALE:

**1:100**

PROJECT:

**SHED**

DRAWING TITLE:

**FLOOR PLAN- ELEVATIONS**

SHEET SIZE:

**A3**

JOB No:

**18-162**

SHEET No:

**A-03**

**DISPERSIVE SOIL ASSESSMENT**

***8 Honeywood Drive***

***Old Beach***

***October 2018***



GEO-ENVIRONMENTAL

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S O L U T I O N S

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## Jo Blackwell

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**From:** scottgrygiel@dodo.com.au  
**Sent:** Sunday, 14 October 2018 4:47 PM  
**To:** Development  
**Subject:** Jo Blackwell

Good afternoon Jo,

Thankyou for your help on Wednesday afternoon regarding the shed on 8 Honeywood Drive DA 2018/264 ,  
Regarding the colour scheme of classic cream I would still like to build it in that colour as I have already purchased the carport in that colour and is sitting up at block.The shed is roughly 40-50 meters from the front boundry so I don't think it will stand out from the the road, It is also up against my bank and only one side would be visible to our only neighbour but there are 4 shipping containers along there boundry that would stop there view anyhow.I will also be leaving the trees at the front of shed location and the only thing from the road you would see is the roller door but that will me in monument. I Have also noticed there are a few sheds in the same colour as well as a dwelling in close proximity to our block.

If you have any other queries please don't hesitate to call me on 0449156517 if you still need some pictures I will try and attach some I have tried but they will not compress small enough and once again I appreciate your help.

Kindest Regards  
Scott Grygiel

## Introduction

<b>Client:</b>	Scott Greigel
<b>Date of inspection:</b>	27/9/2017
<b>Location:</b>	8 Honeywood Drive, Honeywood
<b>Land description:</b>	Approx. 1ha
<b>Building type:</b>	Proposed new dwelling
<b>Investigation:</b>	GeoProbe 540UD
<b>Inspected by:</b>	A. Plummer

## Background information

<b>Map:</b>	Mineral Resources Tasmania – Richmond Sheet, 1:25 000
<b>Rock type:</b>	Triassic sandstone, siltstone and mudstone
<b>Soil depth:</b>	Refusal at 0.50 – 1.50m
<b>Planning Overlays:</b>	Potentially dispersive soils
<b>Local meteorology:</b>	Annual rainfall approx. 550 mm
<b>Local services:</b>	Mains water, with on-site waste water disposal

## Site conditions

<b>Slope and aspect:</b>	Flat area, falling away approx. 10% to the W and SW, and approx. 14% to the NW
<b>Site drainage:</b>	Moderate subsoil drainage
<b>Vegetation:</b>	Mixed native species, much of which has been cleared
<b>Weather conditions:</b>	Fine, 2 mm rainfall received in preceding 7 days.
<b>Ground surface:</b>	Dry, disturbed sandy surface

## Investigation

A number of test holes were completed to identify the distribution of, and variation in soil materials on the site. A representative test hole was chosen for classification of soil and underlying geological properties. Site and published geological information was integrated to complete a detailed soil dispersion assessment with reference to the DPIWE dispersive soil technical manual.

**Profile summary - construction**

Hole 1 Depth (m)	Hole 2 Depth (m)	Horizon	Description
0.00 – 0.60	0.00 – 0.50	FILL	Brown and Grey <b>FILL</b> consisting of sand, gravel and rocks, dry dense consistency, disturbed appearance, Hole 2 refusal on rock, Hole 1 gradual boundary to
0.60 – 0.80		B1	Mixed Brown and Yellow <b>Sandy CLAY (CL)</b> , moderate polyhedral structure, moist very stiff consistency, medium plasticity, medium sand grains, few gravels, gradual boundary to
0.80 – 1.50		BC	Mixed Yellow and Yellowish Brown <b>Clayey SAND (SC)</b> slightly moist dense consistency, few gravels, refusal on slightly weathered sandstone.

**Profile summary - wastewater**

Depth (m)	Depth (m)	Horizon	Description
0.00 – 0.10	0.00 – 0.10	A1	Greyish Brown <b>SILTY SAND (SM)</b> , single grain, dry medium dense consistency, gradual boundary to
0.10 – 0.80	0.10 – 0.60	B2	Yellowish Brown and Grey <b>SILTY CLAY (CI)</b> , strong blocky structure, slightly moist very stiff consistency, medium plasticity, gradual boundary to
0.80 – 0.90	0.60 – 0.80	C	Grey and Yellowish Brown <b>EXTREMELY WEATHERED ROCK (XW)</b> , weathered mudstone, low strength, refusal on bedrock.

**Soil Profile Notes**

The soil is developing on Triassic sediments and features a variable clay profile. The site has been cleared and there is a varying amount of fill present. The subsoil has medium plasticity and is likely to exhibit moderate design surface movement with soil moisture fluctuations.

The subsoil is moderately permeable and has a moderate dispersion trend (Emerson Class 2 (2)), therefore the soil has a moderately low capability to accept wastewater flows.

## **Dispersive Soil Assessment**

The dispersive soil assessment of the property takes into account the proposed construction area, and wastewater land application area.

### **Potential for dispersive soils**

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

### **Soil sampling and testing**

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

The results showed that the soils on site are slightly dispersive in the construction and wastewater areas (Class 2 (2)) All construction on site should refer to the DPIWE management of dispersive soils publication.

It is recommended that construction be planned and executed in accordance with recommendations for dispersive soils. In particular, it is recommended that the dispersive soils not to be utilised as structural fill in the proposed construction areas. Careful water management is also required to ensure water does not pond on the soil surface and excess water is excluded from bare exposed soil soils as well as the natural drainage depression.

Based upon the test results there is a moderate risk of soil dispersion and significant erosion on the site, and as such a number of specific recommendations have been made in the following sections.

## Management Recommendations

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

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

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

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

- Power and water are already connected to the site, however any further connections for power should be overhead if possible
- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
  - Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
  - If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction)
  - The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement
- Vegetation cover must be maintained wherever possible on the property
- All foundations for the proposed dwelling must be placed onto underlying rock in accordance with the structural engineers recommendations, no foundations to be placed into fill or natural soils
- All stormwater runoff from the dwelling and shed to be directed to water tanks for site reuse as possible, with water tank overflow dissipated via surface spreaders and not into subsurface absorption drains (unless the drains are adequately treated with

gypsum and lined), or carefully channelled to the creek with the recommendation to trenching above also followed

- Drainage of the proposed site cut must not employ conventional rock drain construction, it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- The use of septic trench waste disposal systems are not recommended for the site due to the shallow depth to rock and the dispersive soils – appropriate design of a wastewater system with surface (or shallow subsurface) disposal and appropriate treatment with gypsum is recommended – refer to irrigation design report for AWTS
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – in particular any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

## Conclusions

There is a low risk associated with dispersive soils and potential erosion on the site provided all the management recommendations are followed. Soils adjacent to any excavation works at the site and exposed by cuttings are in need of particular attention. All exposed soils on cut/fill batters must be covered with topsoil and seeded with well suited pasture species to avoid rainwater, runoff, surface water flows from intercepting exposed subsoils. Wastewater irrigation areas must be constructed during dry weather, treated with gypsum, only placed to shallow depths, and be covered over as quickly as possible.

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

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



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

**Appendix 1– Soil test results**

# Laboratory Test Results

**Sample Submitted By:** Dr. J. P. Cumming

**Date Submitted:** 28/09/17

**Sample Identification:** 2 samples – 8 Honeywood Drive, Honeywood

**Soil to be tested:** Emerson soil dispersion test

**Result:**

Sample	Texture	Emerson class	Description
Sample 1 House	clay	Class 2 (2)	Some dispersion <50% affected
Sample 2 WW	clay	Class 2 (2)	Some dispersion <50% affected

Notes: The sample from the wastewater application area showed moderate dispersion with obvious milkyiness affecting more than 50% of the aggregate.

**Sample Tested by:** J Cumming

28/09/2017