



East Baskerville Urban Land Capability



Urban Capability classes

Class 1
Urban development is acceptable, with any land, soil or water constraints occurring at only a low degree.

Class 2
Urban development is acceptable. However, one or more land, soil or water constraints exist at moderate degree (but not high) and which require specialized management and/or construction techniques.

Moderate constraints to urban development:

- E - Soil erosion hazard
- G - Soil wet strength
- P - Subsoil permeability
- V - Soil reactivity
- X - Subsoil dispersion

Class 3
Urban development may not be acceptable. One or more land, soil or water constraints occur at a high degree and should be subject to approval by Council. Constraints are dependant upon further specialized geo-technical, soil or water conservation advice.

High degree of constraints to urban development:

- E - Soil erosion hazard
- G - Soil wet strength
- V - Soil reactivity
- P - Subsoil permeability
- R - Shallow depth to bedrock
- C - Gravel and stone content
- T - Concentrated flow hazard (tunnel erosion)
- X - Subsoil dispersion

Class 4
Urban development is generally unacceptable. Includes exclusion zones, inaccessible areas, and areas of active erosion

Class X
This special class includes areas with a very high variability of land, soil or water constraints where further detailed site investigations are necessary

In the above descriptions, limitations refer to physical factors or constraints which affect the capability of the land for sustainable rural residential development (residential construction and on-site waste water disposal).

Information on the dominant limitations within each map unit are contained in the accompanying report, and listed by identifying initial in each mapping unit.

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Map users note:

This map provides an appraisal of land capability in the area for rural residential development. The mapping unit boundaries have been delineated by field work, and the interpretation of topographic, geological, climate and aerial photographic information

The map is reliable only at the scale published, and must not be enlarged. The minimum unit of area delineated by a mapping unit is 0.65 ha, and the minimum divisible boundary of mapping units is 30 m.

The map should only be used in conjunction with the accompanying report, which provides further information regarding mapping units and associated variations in mapping units.

The information in this map has been prepared by Sloane Weldon Pty Ltd for Brighton Council to assist in planning and environmental operations.

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