

# APPLICATION FOR PLANNING APPROVAL

**Application Number:** DA-2026-151  
**Proposal:** Landscaping works (hot tub and fire pit),  
outbuilding (sauna) and deck  
**Subject Site:** 671 Van Morey Road, Margate  
**Responsible Planning Officer:** Cassinia Devries

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## Advertised Documents:

- Application Plans
- Bushfire Hazard Management Report

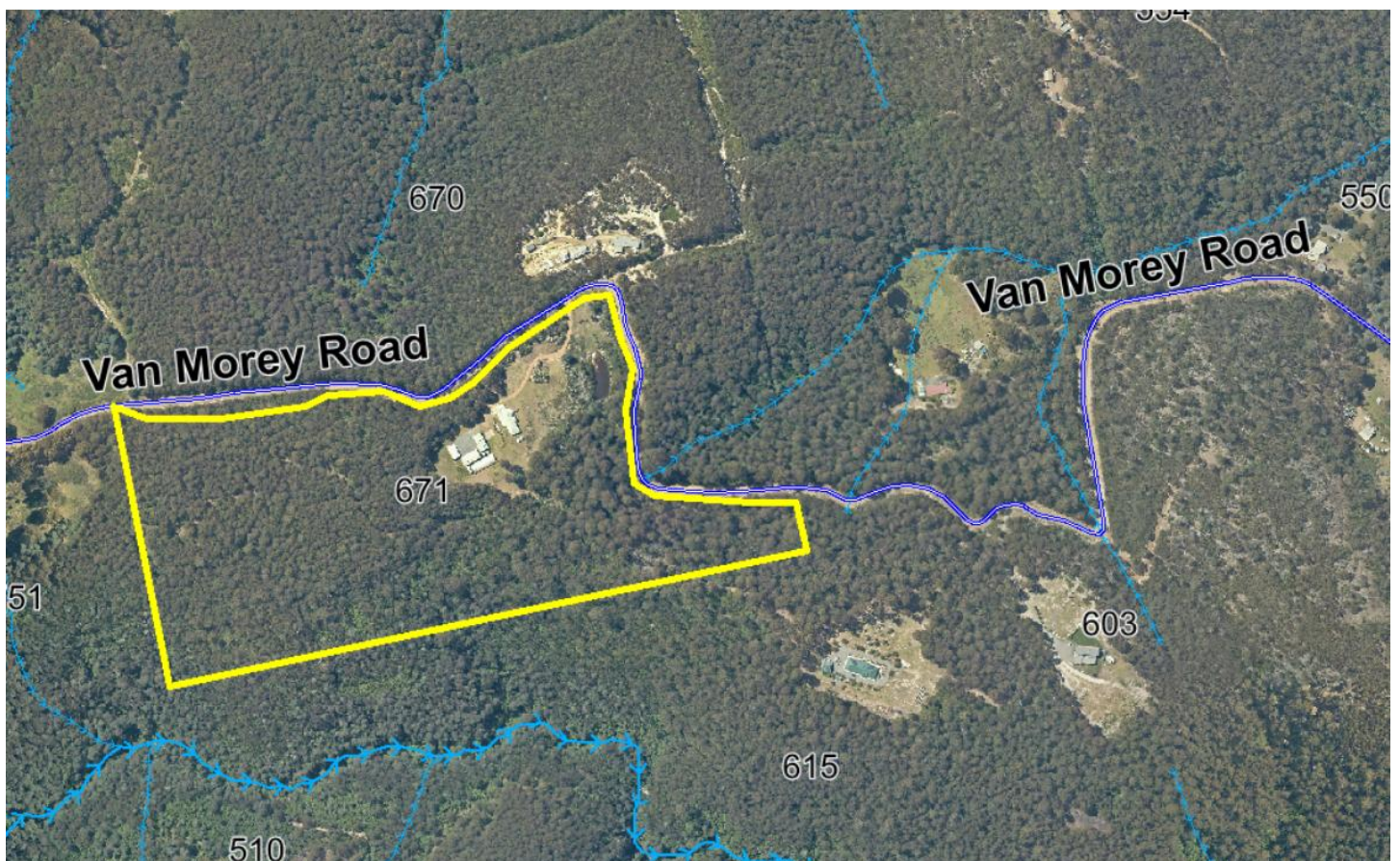
Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

## Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **17 June 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to [kc@kingborough.tas.gov.au](mailto:kc@kingborough.tas.gov.au).



# [1870] 671 Van Morey Rd, Margate 7054

Project Title:

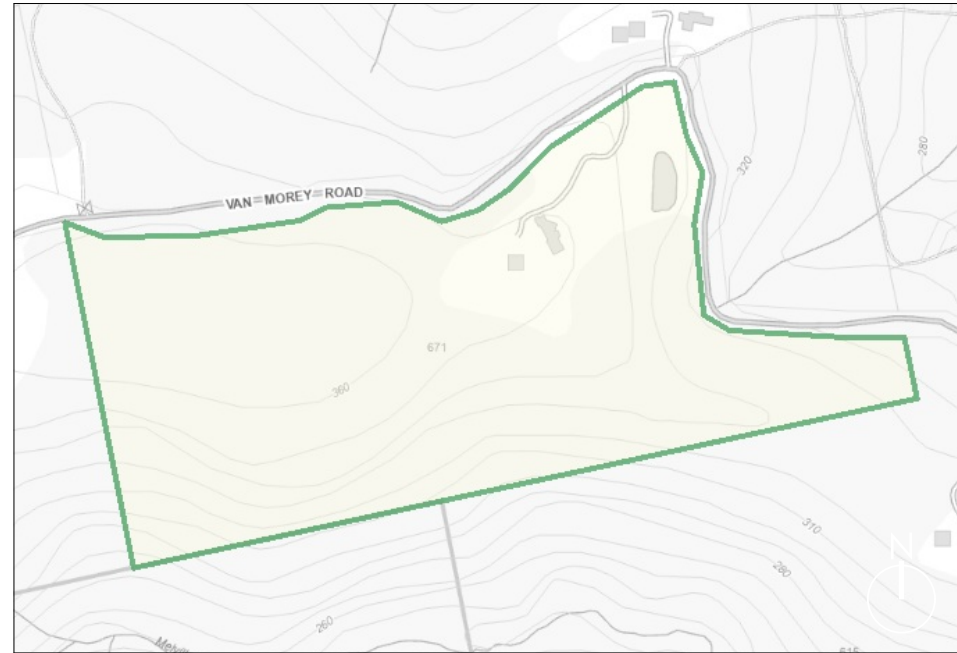
## 'Just Breathe' - Van Morey Landscape works

671 Van Morey Rd, Margate 7054

Stage: **PLANNING APPLICATION DOCUMENTATION** Date: **25 / 05 / 2026**

Client: **Brett Lambert** Rev: **A**

### LOCATION MAP:



### LEGEND:

AC	AIR CONDITIONING	HWU	HOT WATER UNIT
AS	ADJUSTABLE SHELF	L	LOUVRES
APP	APPLIANCES	LN	LINEN
CBD	CUPBOARD	M	MIRROR
COL	COLUMN	NGL	NATURAL GROUND LINE
CONC	CONCRETE	OF	OVERFLOW
COS	CHECK ON SITE	OBS	OBSCURED GLAZING
CR	CEMENT RENDER	OV	OVEN
CT	COOK TOP	P	PANTRY
D	DRAWER	PB	PAINTED BRICKWORK
DP	DOWN PIPE	PLB	PLASTERBOARD
DR	DRYER	R	RELOCATE
DW	DISH WASHER	REF	REFRIDGERATOR
EX	EXISTING	RB	ROBE
F	FIXED	RT	ROOF TILE
FB	FACE BRICK	RWT	RAIN WATER TANK
FC	FIBRE CEMENT SHEET	SHR	SHOWER
FCL	FINISHED CEILING LEVEL	SK	SINK
FFL	FINISHED FLOOR LEVEL	SL	SKYLIGHT
FHR	FIRE HOSE REEL	STK	STONework
FP	FIREPLACE	TBC	TO BE CONFIRMED
FS	FIXED SHELF	TIM	TIMBER
FW	FLOOR WASTE	TUB	TUB (LAUNDRY)
GO	GAS OUTLET	TYP	TYPICAL
GPO	GENERAL PURPOSE OUTLET (DOUBLE)	VP	VENT PIPE
GSS	GLAZED SHOWER SCREEN	WC	TOILET
GD	GRATED DRAIN	WM	WASHING MACHINE
H	HEIGHT	WPM	WATERPROOF MEMBRANE
HTR	HEATED TOWEL RAIL		

### GENERAL NOTES

- NOTE 1:** All work to be completed in accordance with AS Australian standards & BCA requirements.  
**NOTE 2:** These drawings are to be read in conjunction with the complete documentation set. Any discrepancies / conflicts / variations in site conditions to be reported to the design team immediately for further instruction.  
**NOTE 3:** Do not scale off drawings.  
**NOTE 4:** All dimensions to be checked & confirmed on site prior to fabrication.  
**NOTE 5: Awaiting Council Response**  
**NOTE 6:** All structural requirements to Engineers requirements.  
**NOTE 7:** Plumbing connection to be undertaken by registered Plumber  
**NOTE 8:** Ensure new window fixings suit manufacturers requirements.  
**NOTE 9:** Fire rating BAL performance to Bushfire Consultant's requirements.  
**NOTE 10:** Documented works are indicative only & subject to unknown on-site parameters.

### COUNCIL REQUIREMENTS

**Address:** 671 Van Morey Rd, Margate - 7054  
**Property ID:** 1805097  
**Title Reference:** 128062 / 2

**Zone:** Environmental Living  
**Scheme code:** 14.0  
**Planning Scheme:** Kingborough - Interim Planning Scheme  
**Site Area:** 135,900 m2  
**Locality:** Margate

### Planning Controls:

- Bushfire Prone Area (C.13 - BPA - 220618)
- Landslip Hazard Area
- Scenic Landscape Area
- Biodiversity Protection Area

### Proposed Works:

- Proposed Landscape works within existing residential garden only

## Kingborough Council

Development Application: DA-2026-151

Plan Reference No: P2

Date Received: 26/5/2026

Date placed on Public Exhibition: 3/6/2026

### DRAWING LIST

No:	REV:	TITLE:	Scale:
000	REV -	Cover Sheet	-
001	REV -	Existing Site Plan (Site Analysis)	1:2000@A3
002	REV -	Existing Site Plan	1:2000@A3
005	REV -	Existing Site Sections	1:200@A3
010	REV -	Precedent Images - Material Finishes	NTS@A3
011	REV -	Precedent Images - Material Finishes	NTS@A3
050	REV A	Proposed Cut & Fill Plan	1:200@A3
101	REV -	Proposed Site Plan	1:2000@A3
102	REV -	Proposed Works Plan	1:200@A3
103	REV A	Proposed Site Plan	1:100@A3
104	REV A	Proposed Site Plan - Hot Tub	1:50@A3
105	REV -	Proposed Site Plan - Fire Pit	1:50@A3
106	REV A	Proposed Site Plan - Sauna/ Ice Bath	1:50@A3
120	REV A	Proposed Site Elevation (N/E Facing)	1:100@A3
130	REV A	Proposed Site Sections Key Plan	1:200@A3
131	REV -	Proposed Site Section A	1:50@A3
132	REV -	Proposed Site Section B	1:50@A3
133	REV A	Proposed Site Section C	1:50@A3
900	REV -	Sediment Control Plan	1:200@A3
901	REV -	Environmental Management Plan	1:200@A3

Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication.  
Figured Dimensions take precedence over Scaled Dimensions.  
Any discrepancies should be immediately referred to AAA.  
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

•ANDY ARMSTRONG - ARCHITECT  
•Tel: (+61) 0405 200 034  
•Email: andy@andyarmstrong.com.au  
•Please consider the environment before printing

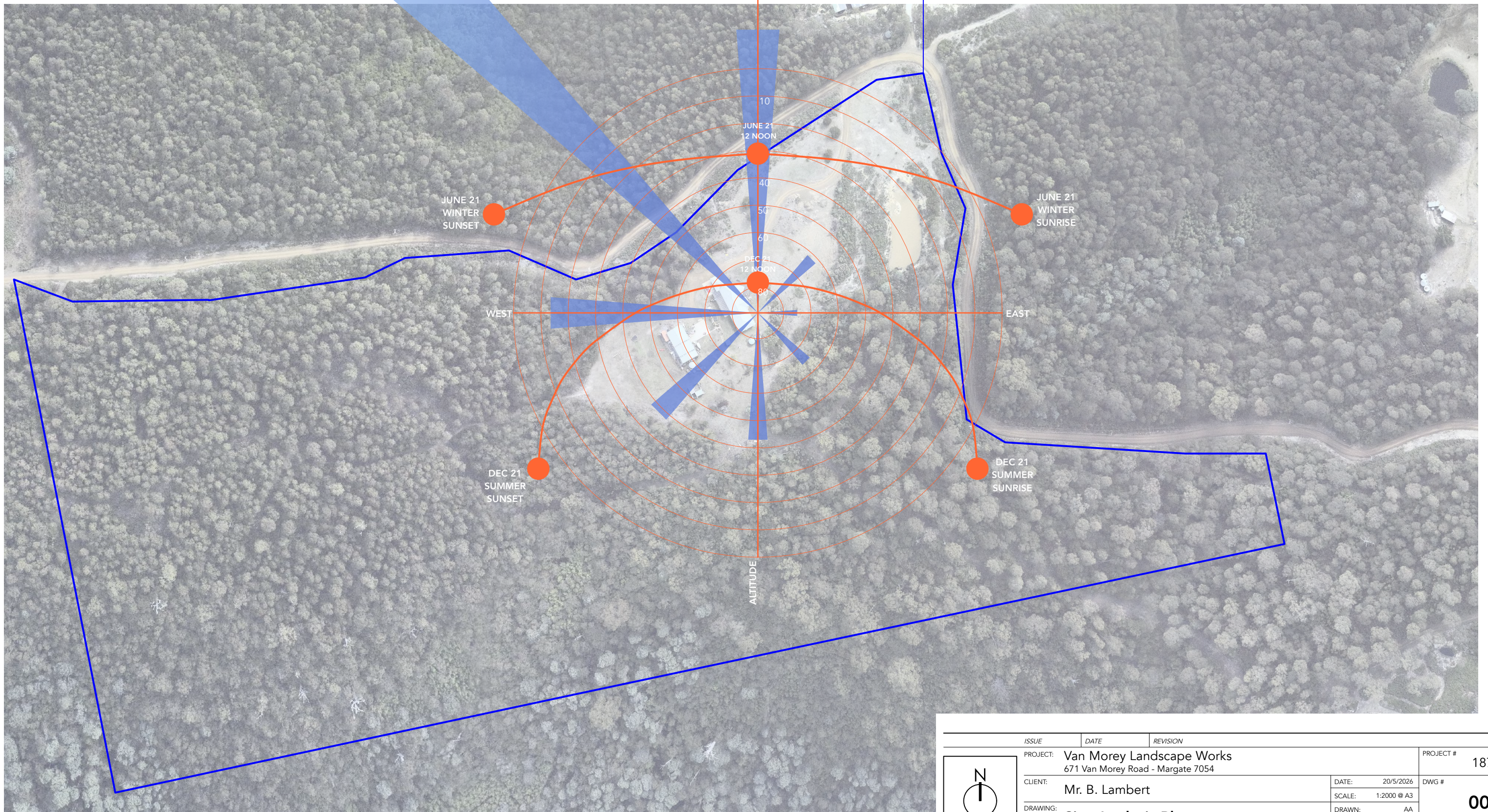
# Kingborough Council

Development Application: DA-2026-151

Plan Reference No: P2

Date Received: 26/5/2026

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BLUE LINE DENOTES SITE BOUNDARY LINE

## SITE ANALYSIS NOTES:

- CONSIDER VEGETATION OVERSHADOWING - REFER TO SUN PATH DIAGRAM
- PROJECT WORKS LOCATION TO CONSIDER BUSH FIRE & MANAGEMENT PLAN REQUIREMENTS

ISSUE	DATE	REVISION	BY
PROJECT: Van Morey Landscape Works 671 Van Morey Road - Margate 7054			PROJECT # 1870
CLIENT: Mr. B. Lambert	DATE: 20/5/2026	SCALE: 1:2000 @ A3	DWG # 001
DRAWING: Site Analysis Plan	DRAWN: AA	CHECKED: AA	REVISION
NORTH POINT	DRAWING SIGN OFF	NAME / POSITION:	DATE: 26/5/2026
APPROVAL SIGNATURE:			

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ANDY ARMSTRONG : ARCHITECT  
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Email: andy@andyarmstrong.com.au  
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Registered Architect TAS: 1532 Company: F391 / Registered Architect NSW: 12716

SCALE BAR

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# Kingborough Council

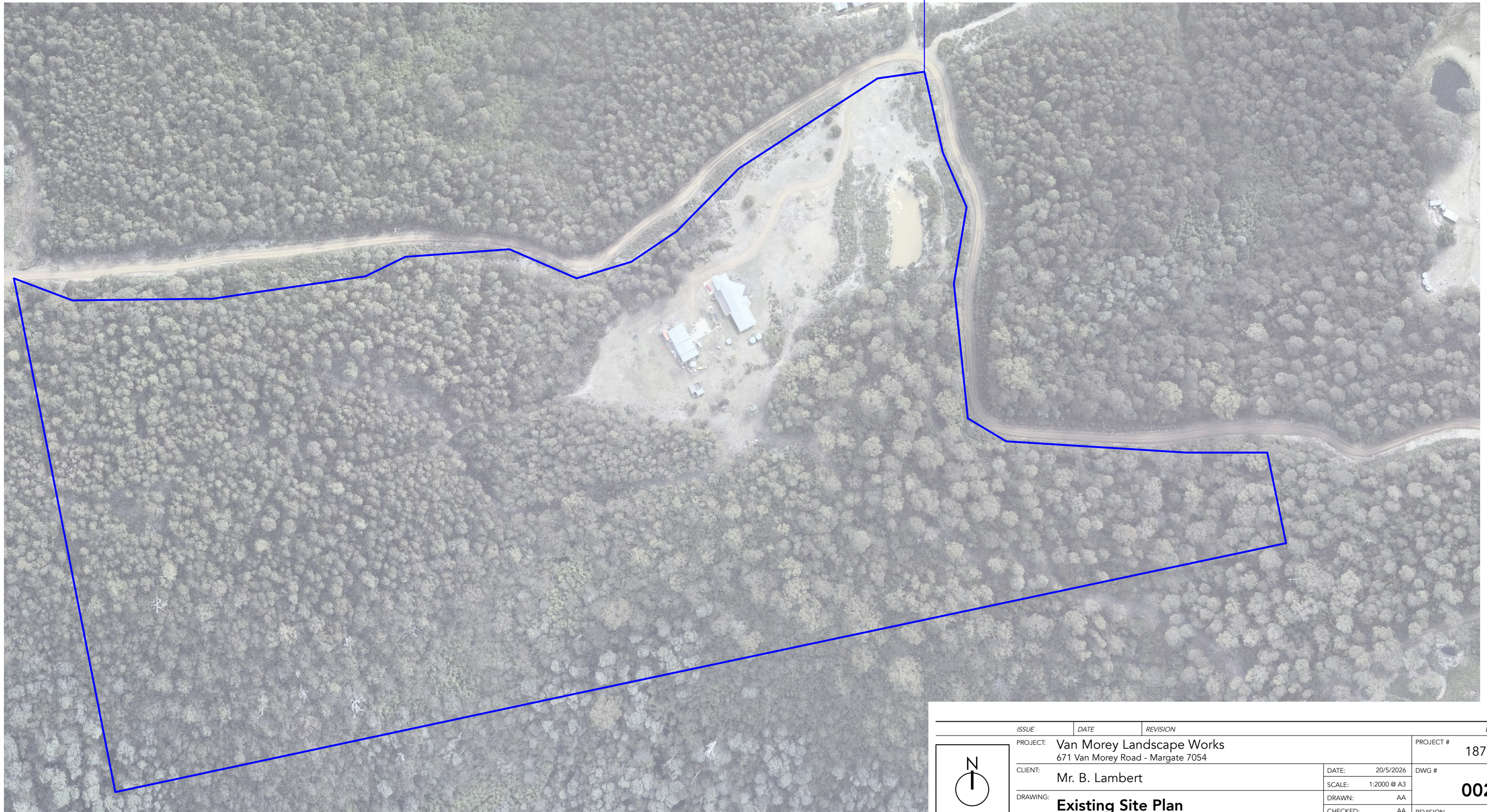
Development Application: DA-2026-151

Plan Reference No: P2

Date Received: 26/5/2026

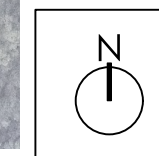
Date placed on Public Exhibition: 3/6/2026

BLUE LINE DENOTES SITE BOUNDARY LINE



ISSUE	DATE	REVISION	BY
PROJECT: Van Morey Landscape Works 671 Van Morey Road - Margate 7054			PROJECT # 1870
CLIENT:	Mr. B. Lambert	DATE: 20/5/2026	DWG # 002
DRAWING:	Existing Site Plan	SCALE: 1:2000 @ A3	AA
		DRAWN: AA	REVISION
		CHECKED: AA	

NORTH POINT



DRAWING SIGN OFF NAME / POSITION:

DATE: 26/5/2026

APPROVAL SIGNATURE:

1 EXISTING SITE PLAN  
Scale 1:2000 @A3

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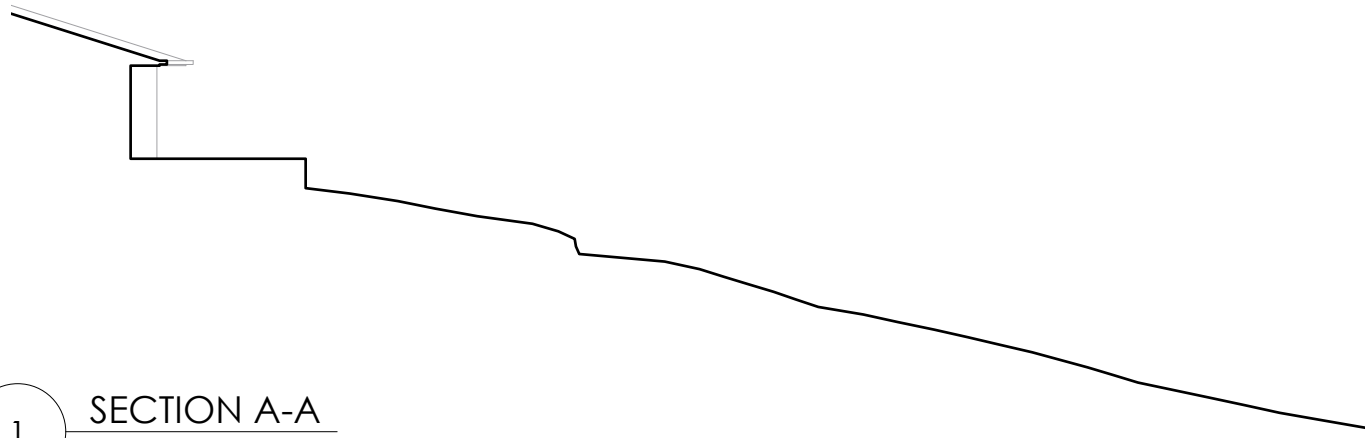


Registered Architect UK: 077501 K  
Registered Architect TAS: 1532 Company: F391 / Registered Architect NSW: 12716

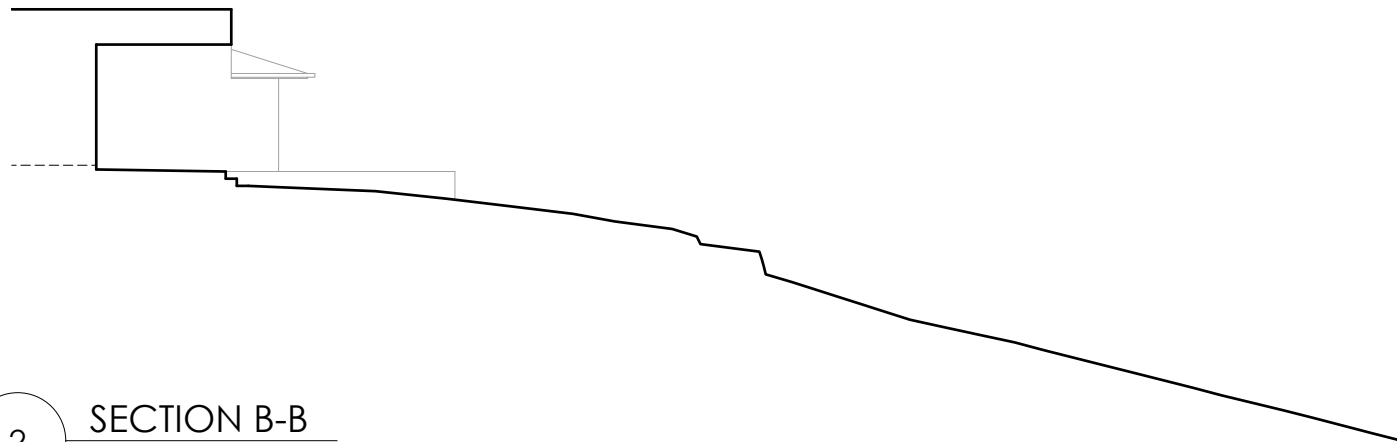


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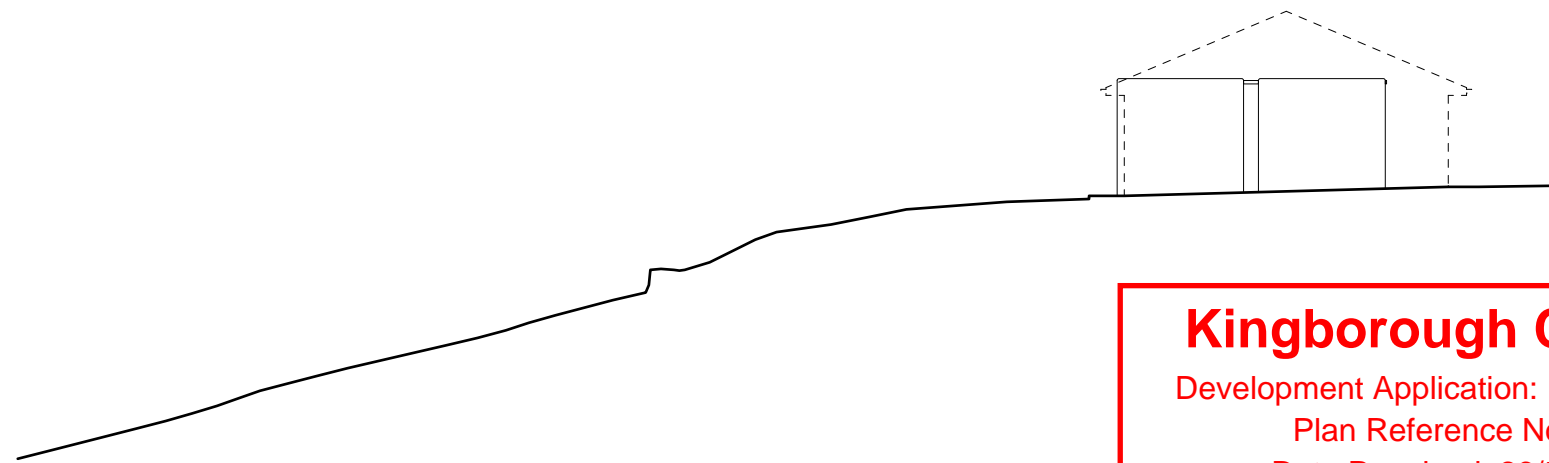
1 SECTION A-A  
Scale 1:200 @A3



2 SECTION B-B  
Scale 1:200 @A3



3 SECTION C-C  
Scale 1:200 @A3



**Kingborough Council**  
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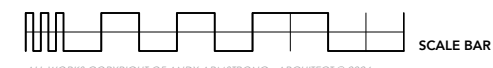


4 SITE SECTION PLAN  
Scale 1:500 @A3

ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert	DATE:	20/5/2026
DRAWING:	<b>Existing Site Sections</b>	SCALE:	1:200 @ A3
		DRAWN:	AA
		CHECKED:	AA
		REVISION	<b>005</b>

NORTH POINT DRAWING SIGN OFF NAME / POSITION: DATE: 26/5/2026 APPROVAL SIGNATURE:

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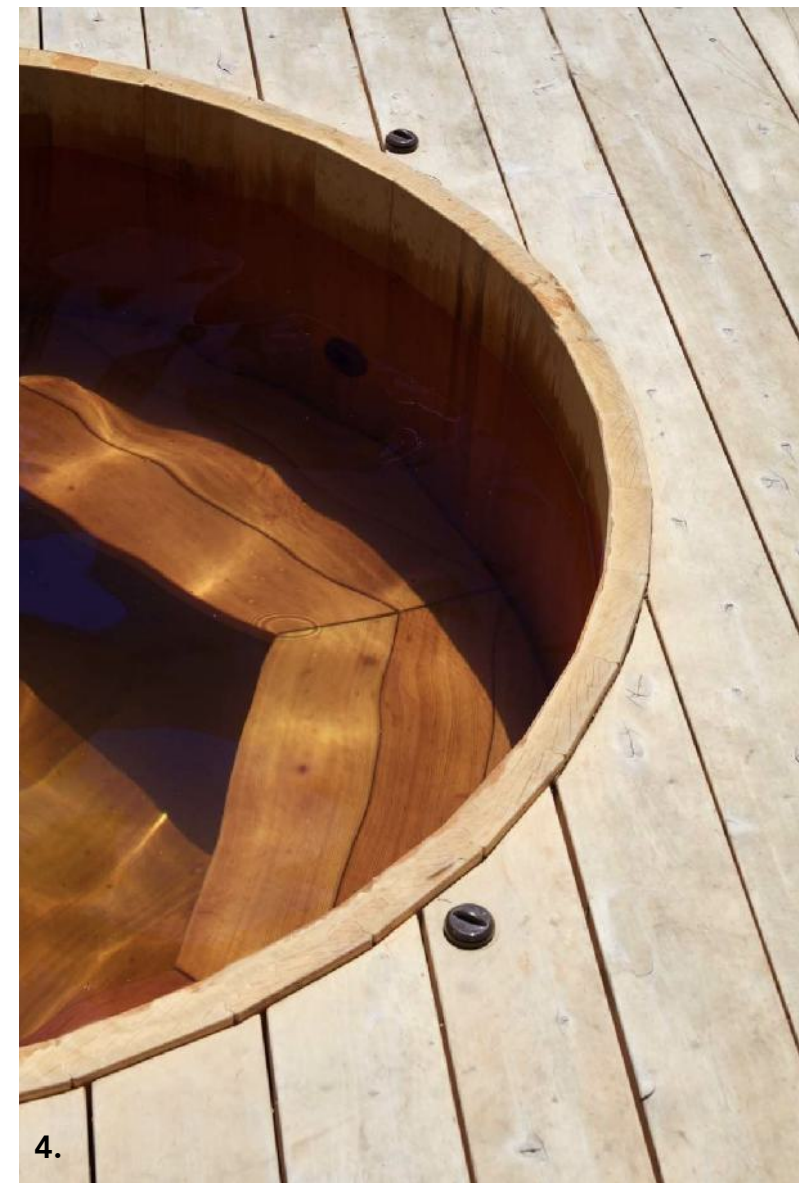
1.



2.



3.



4.



6.



7.



5.

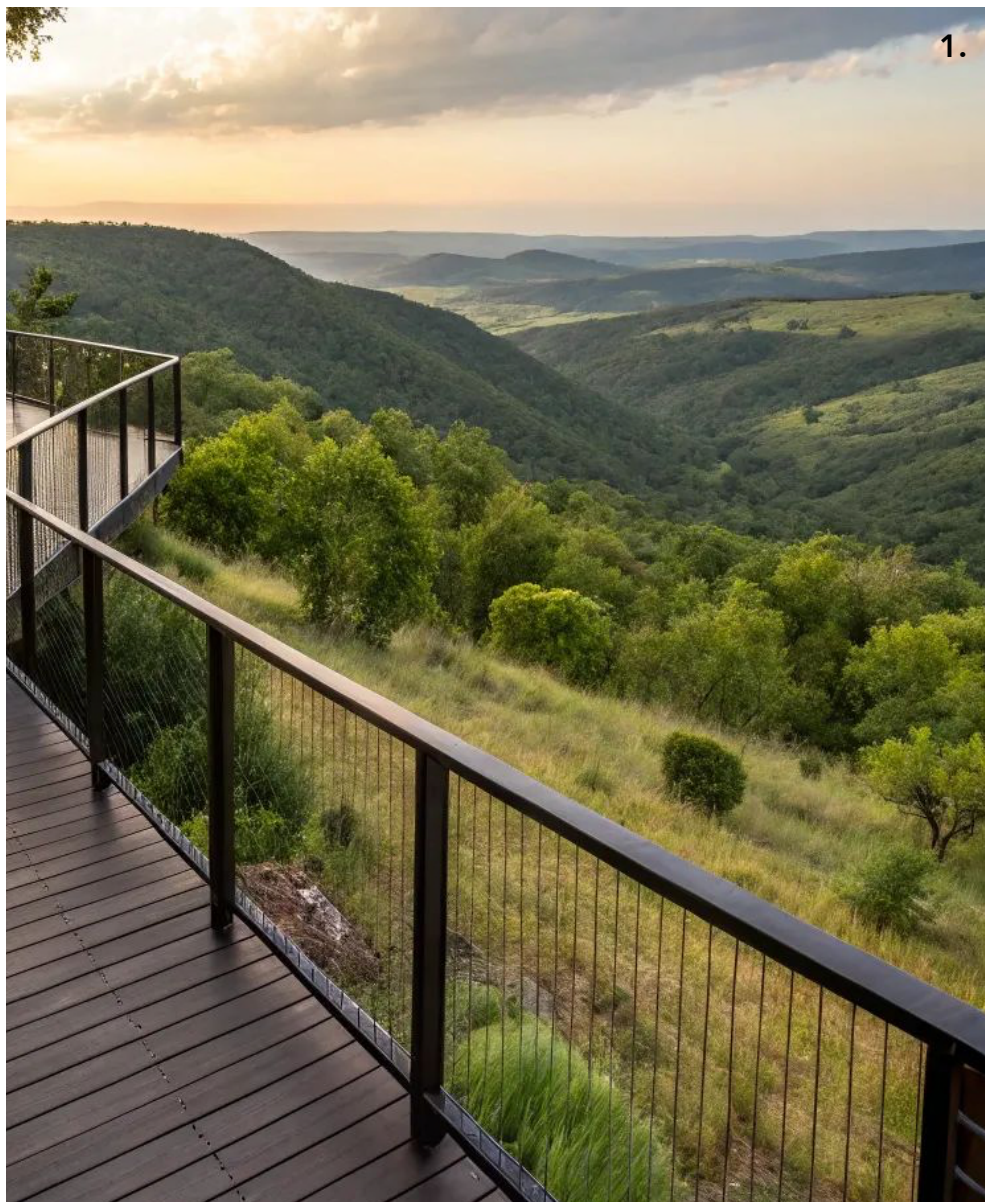
**PRECEDENT IMAGES:**

- 1: HOT TUB WITH DECK ACCESS
- 2: HOT TUB CONNECTED TO NATURE & LANDSCAPE
- 3: TIMBER DECK & STONE FINISHES
- 4: ICE BATH / HOT TUB WITHIN DECK
- 5: STONE PAVING CONNECTED TO LANDSCAPE
- 6: FIRE PIT INTEGRATED WITHIN LANDSCAPE
- 7: FEATURE FIRE + STONE PAVING  
(\*NO LOSS OF VIEWS)

**Kingborough Council**  
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ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert	DATE: 20/5/2026	DWG # 010
DRAWING:	<b>Precedents: Material Finishes</b>		REVISION
DRAWN:	AA	CHECKED:	AA
DRAWING SIGN OFF	NAME / POSITION:	DATE: 26/5/2026	APPROVAL SIGNATURE:
<small>           mensions on Site prior to Construction/Fabrication.            ice over Scaled Dimensions.            diately referred to AA:A.            tutory Authorities and relevant Australian Standards.         </small>			<small>           *ANDY ARMSTRONG : ARCHITECT            •Tel: (+61) 0405 200 034            •Email: andy@andyarmstrong.com.au            *Please consider the environment before printing         </small>
			<small>           Registered Architect UK: 077501 K            Registered Architect TAS: 1532 Company: F391 / Registered Architect NSW: 12716         </small>





**PRECEDENT IMAGES:**

- 1: DECK INTEGRATED WITHIN LANDSCAPE WITH VIEWS BEYOND
- 2: SAUNA VISUALLY LINKING TO VIEWS
- 3: SAUNA VISUALLY LINKING TO VIEWS
- 4: ICE BATH DECK
- 5: BLACK STEEL BALUSTRADES TO MINIMISE VISUAL IMPACT
- 6: OUTSIDE SHOWER

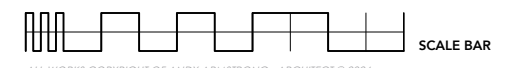
**Kingborough Council**  
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 Plan Reference No: P2  
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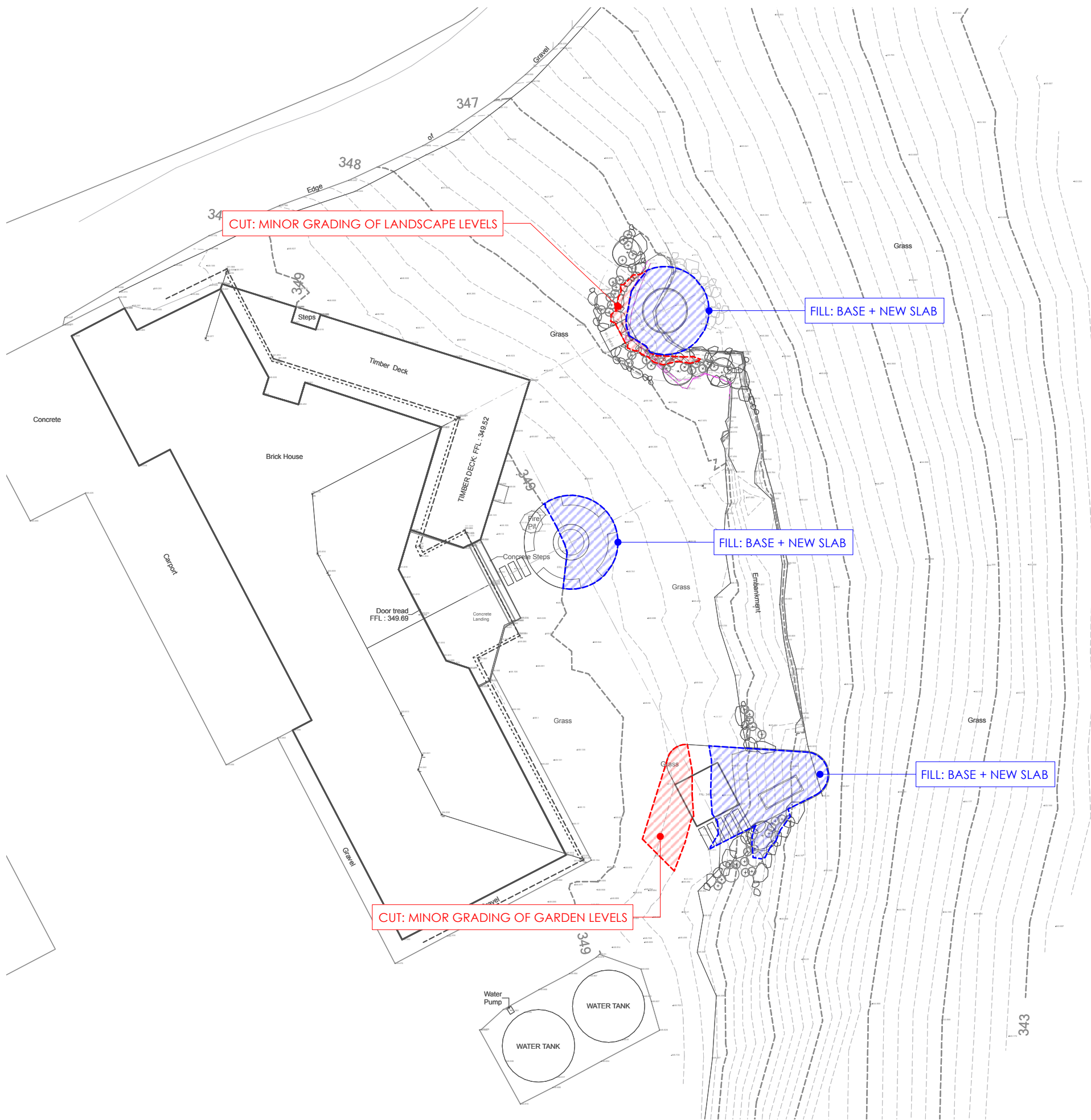
ISSUE	DATE	REVISION	BY
PROJECT: Van Morey Landscape Works 671 Van Morey Road - Margate 7054			PROJECT # 1870
CLIENT: Mr. B. Lambert	DATE: 20/5/2026		DWG # 011
DRAWING: <b>Precedents: Material Finishes</b>	SCALE: 1:50 @ A3		
	DRAWN: AA		
	CHECKED: AA		REVISION

**NORTH POINT** DRAWING SIGN OFF NAME / POSITION: DATE: 26/5/2026 APPROVAL SIGNATURE:

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**CUT & FILL CALCULATIONS:**

CUT: HOT TUB AREA = 0.6 m3  
 CUT: FIRE PIT AREA = NIL  
 CUT: SAUNA DECK AREA = 3.0 m3

**TOTAL SITE CUT = 3.6 m3**

FILL: HOT TUB AREA = 2.5 m3  
 FILL: FIRE PIT AREA = 1.5 m3  
 FILL: SAUNA DECK AREA = 3.8 m3

**TOTAL SITE FILL = 7.8 m3**

**Kingborough Council**  
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 Date Received: 26/5/2026  
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ISSUE	DATE	REVISION	BY
A	25/5/2026	MINOR CALC UPDATES	

	PROJECT: Van Morey Landscape Works 671 Van Morey Road - Margate 7054	PROJECT # 1870
	CLIENT: Mr. B. Lambert	DATE: 20/5/2026
	DRAWING: Demolition Plan - Cut & Fill	SCALE: 1:200 @ A3
		DWG # 050
	CHECKED: AA	REVISION A

1 SITE - DEMOLITION PLAN  
 Scale 1:200 @A3

# Kingborough Council

Development Application: DA-2026-151

Plan Reference No: P2

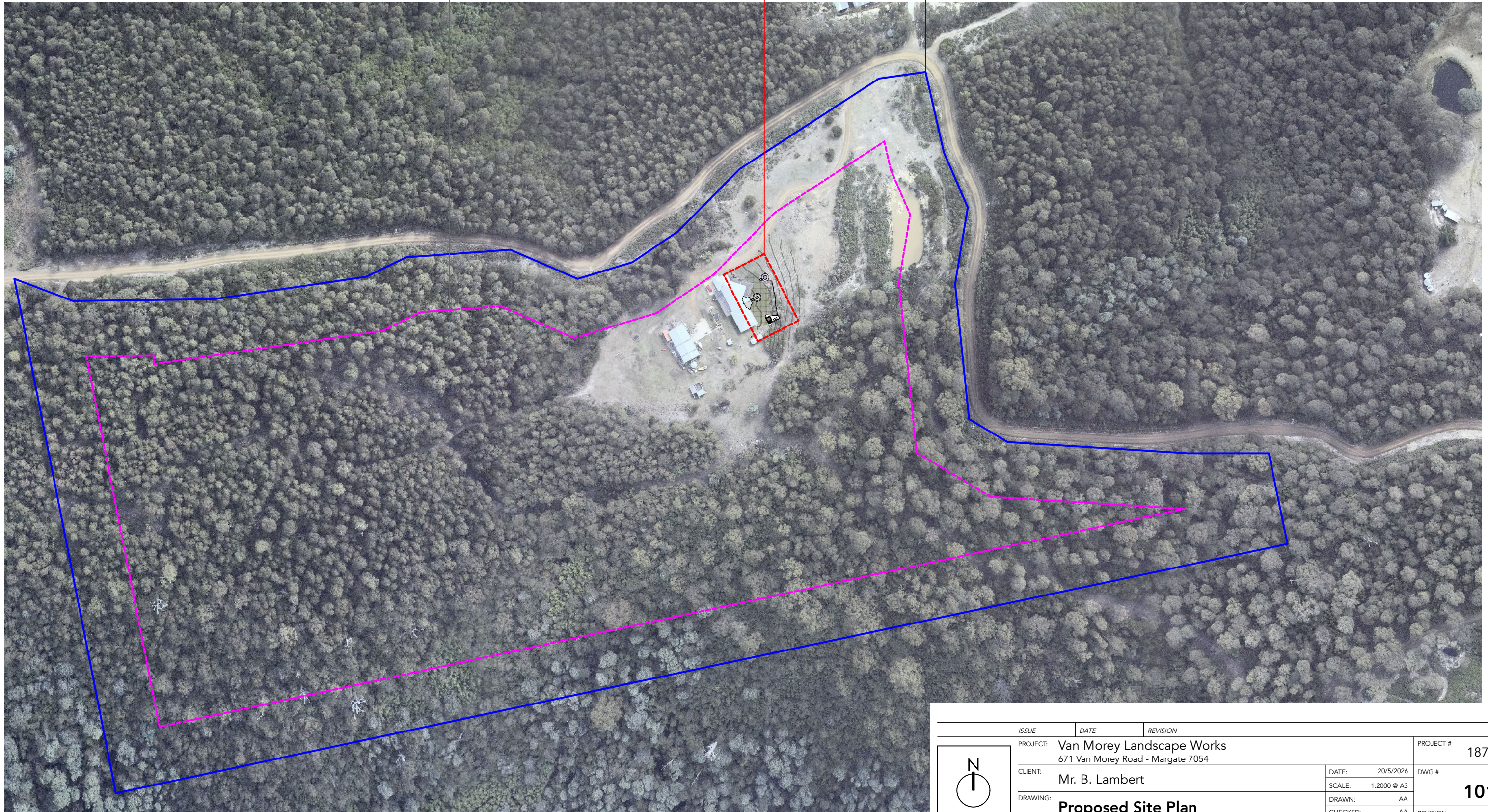
Date Received: 26/5/2026

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MAGENTA LINE DENOTES 30m SETBACK CONTROLS (14.4.2)

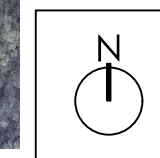
IDENTIFIED AREA OF PROPOSED WORKS  
WITHIN EXISTING SITE LANDSCAPE

BLUE LINE DENOTES SITE BOUNDARY LINE



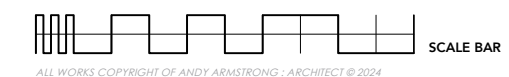
ISSUE	DATE	REVISION	BY
PROJECT: Van Morey Landscape Works 671 Van Morey Road - Margate 7054			PROJECT # 1870
CLIENT: Mr. B. Lambert	DATE: 20/5/2026	DWG # 101	
DRAWING: Proposed Site Plan	SCALE: 1:2000 @ A3	DRAWN: AA	
		CHECKED: AA	REVISION
DRAWING SIGN OFF	NAME / POSITION:	DATE: 26/5/2026	APPROVAL SIGNATURE:

NORTH POINT



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Registered Architect UK: 077501 K  
Registered Architect TAS: 1532 Company: F391 / Registered Architect NSW: 12716



1 PROPOSED SITE PLAN  
Scale 1:2000 @A3

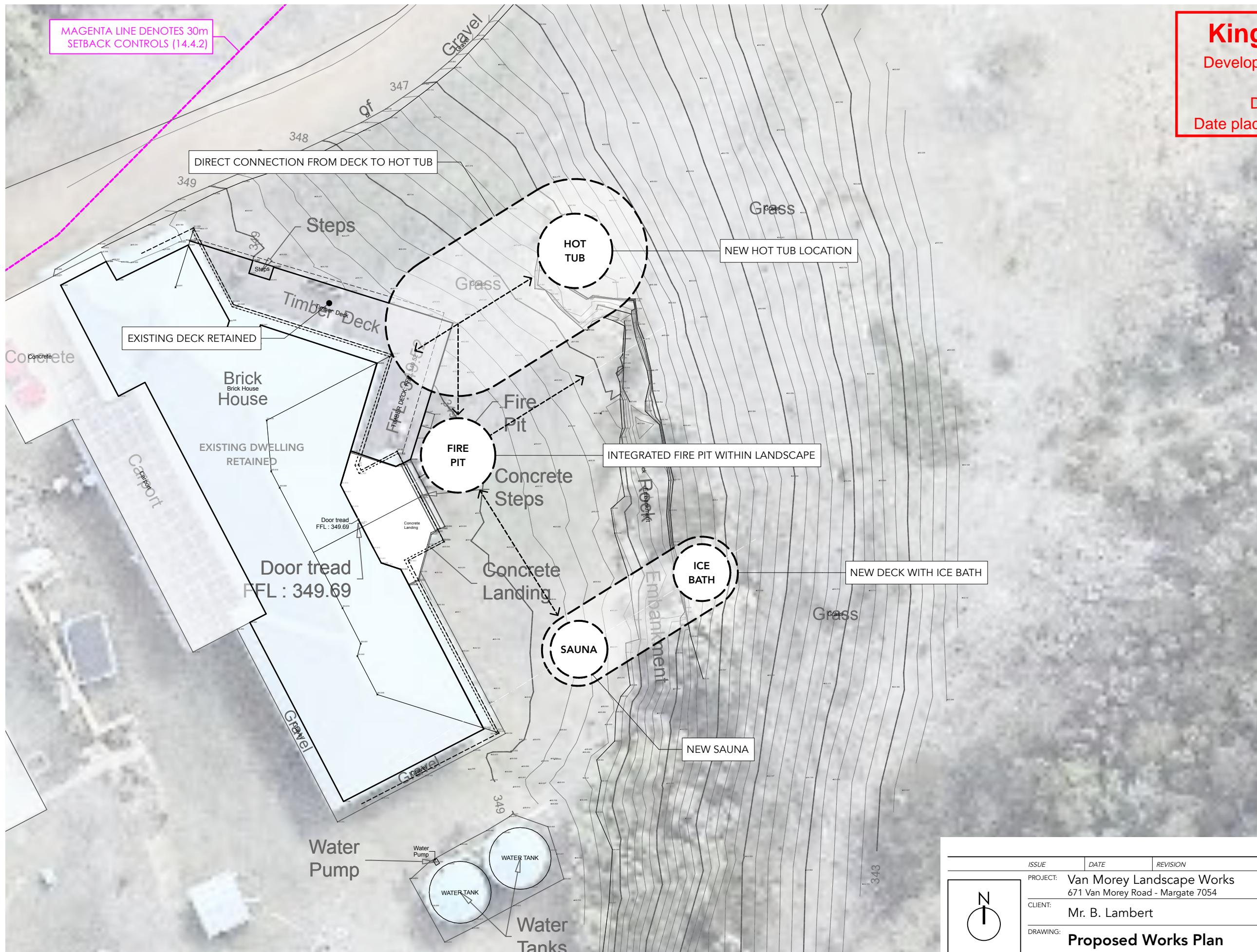
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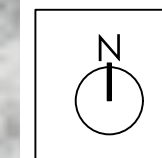
Plan Reference No: P2

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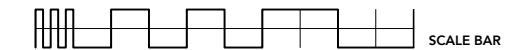
ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert		DATE: 20/5/2026 DWG # 102
DRAWING:	Proposed Works Plan		DRAWN: AA CHECKED: AA REVISION
DRAWING SIGN OFF	NAME / POSITION:	DATE: 26/5/2026	APPROVAL SIGNATURE:



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SCALE BAR

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1 PROPOSED SITE PLAN  
Scale 1:200 @A3

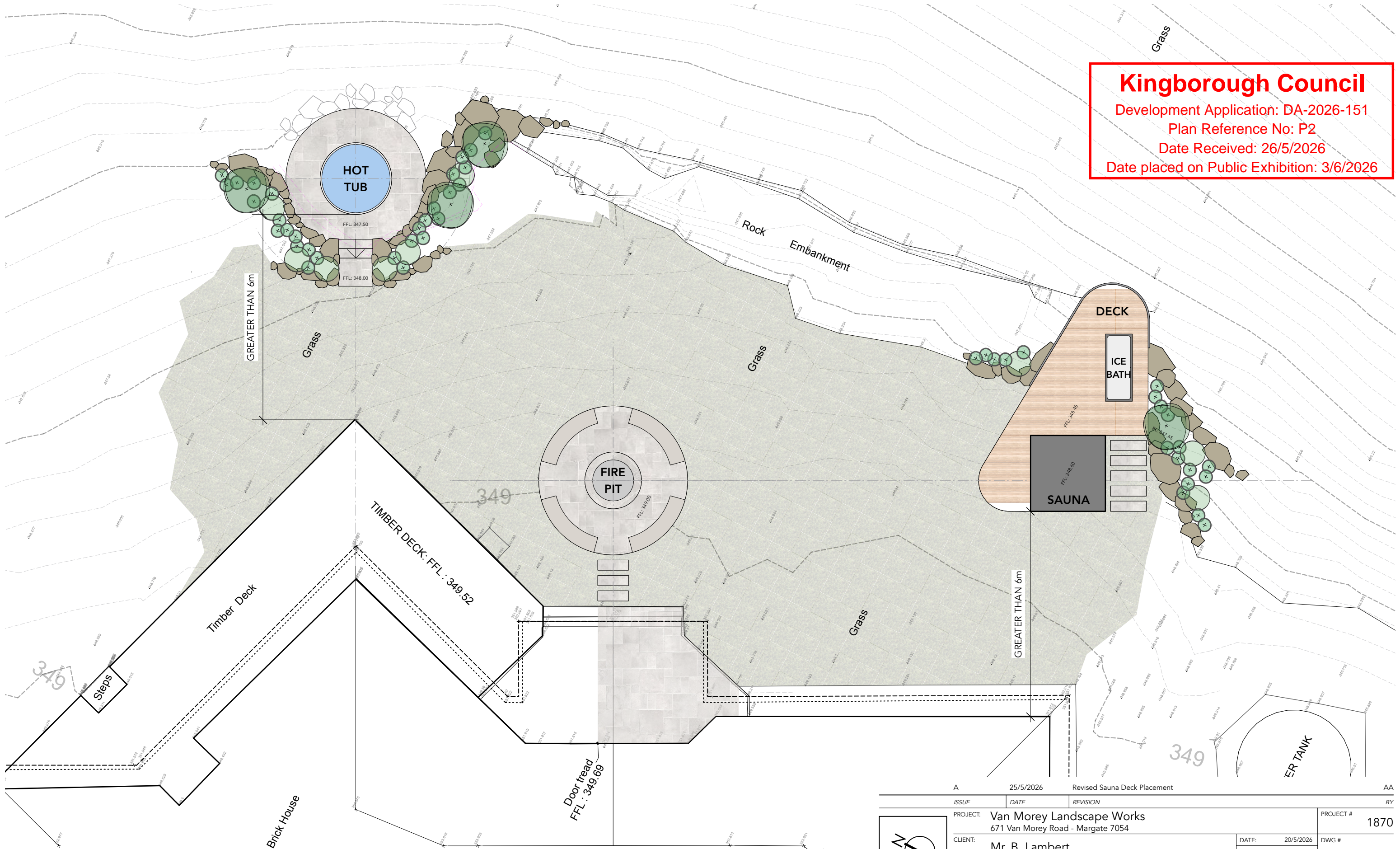
# Kingborough Council

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Plan Reference No: P2

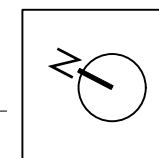
Date Received: 26/5/2026

Date placed on Public Exhibition: 3/6/2026



EXISTING DWELLING RETAINED - LANDSCAPE WORKS ONLY

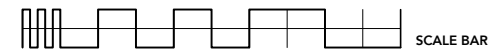
A	25/5/2026	Revised Sauna Deck Placement	AA
ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert	DATE: 20/5/2026	DWG # 103
DRAWING:	Proposed Site Plan A	SCALE: 1:100 @ A3	REVISION A
		DRAWN: AA	
		CHECKED: AA	
DRAWING SIGN OFF		DATE: 26/5/2026	APPROVAL SIGNATURE:
NAME / POSITION:			



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SCALE BAR

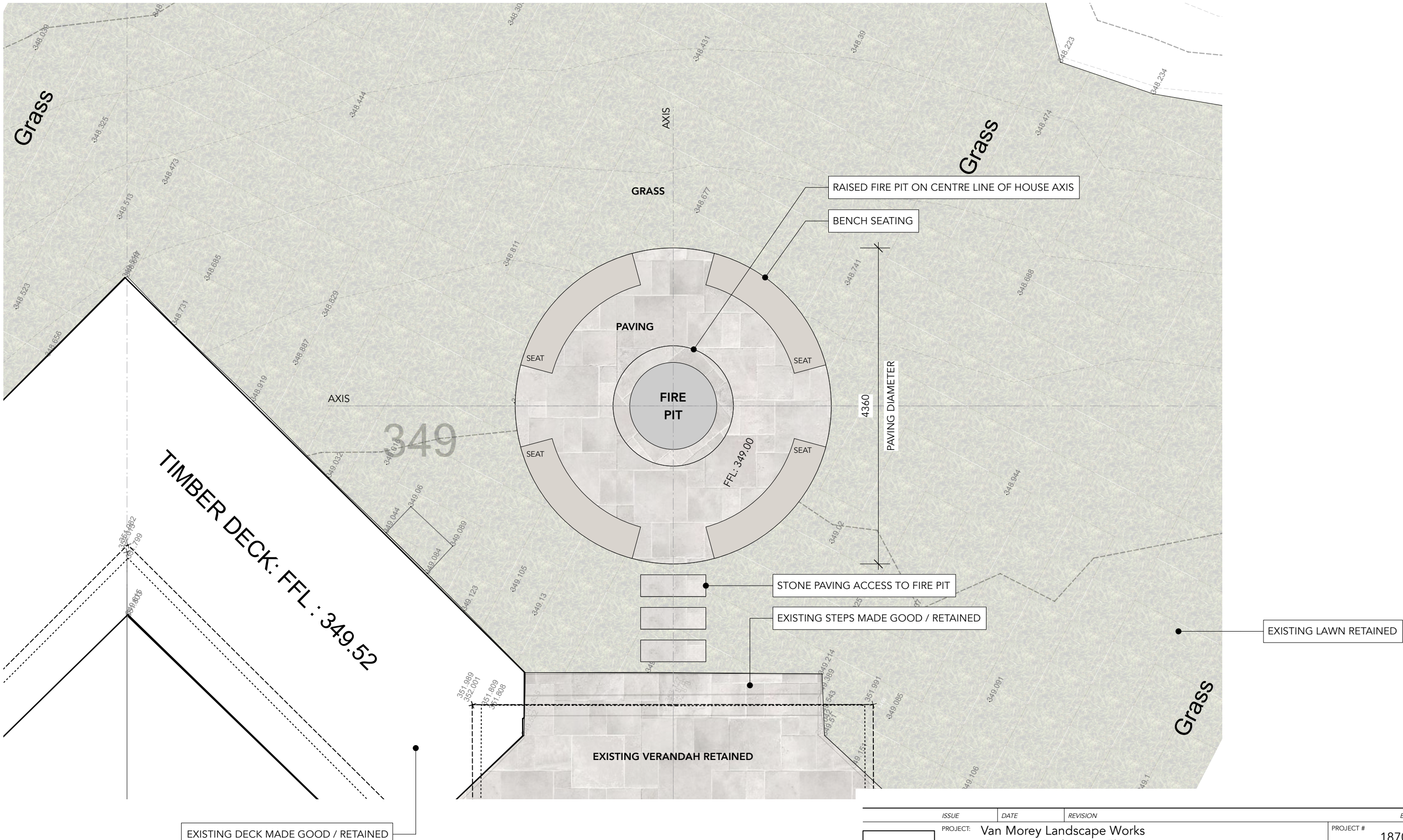
Registered Architect UK: 077501 K  
Registered Architect TAS: 1532 Company: F391 / Registered Architect NSW: 12716



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1 PROPOSED SITE PLAN  
Scale 1:100 @ A3





TIMBER DECK: FFL : 349.52

EXISTING DECK MADE GOOD / RETAINED

EXISTING VERANDAH RETAINED

STONE PAVING ACCESS TO FIRE PIT

EXISTING STEPS MADE GOOD / RETAINED

EXISTING LAWN RETAINED

RAISED FIRE PIT ON CENTRE LINE OF HOUSE AXIS

BENCH SEATING

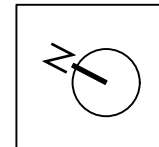
PAVING

FIRE PIT

FFL: 349.00

PAVING DIAMETER  
4360

NORTH POINT



ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert	DATE: 20/5/2026	DWG # 105
DRAWING:	Proposed Plan - Fire Pit		REVISION
DRAWING SIGN OFF	NAME / POSITION:	DATE: 26/5/2026	APPROVAL SIGNATURE:

**Kingborough Council**

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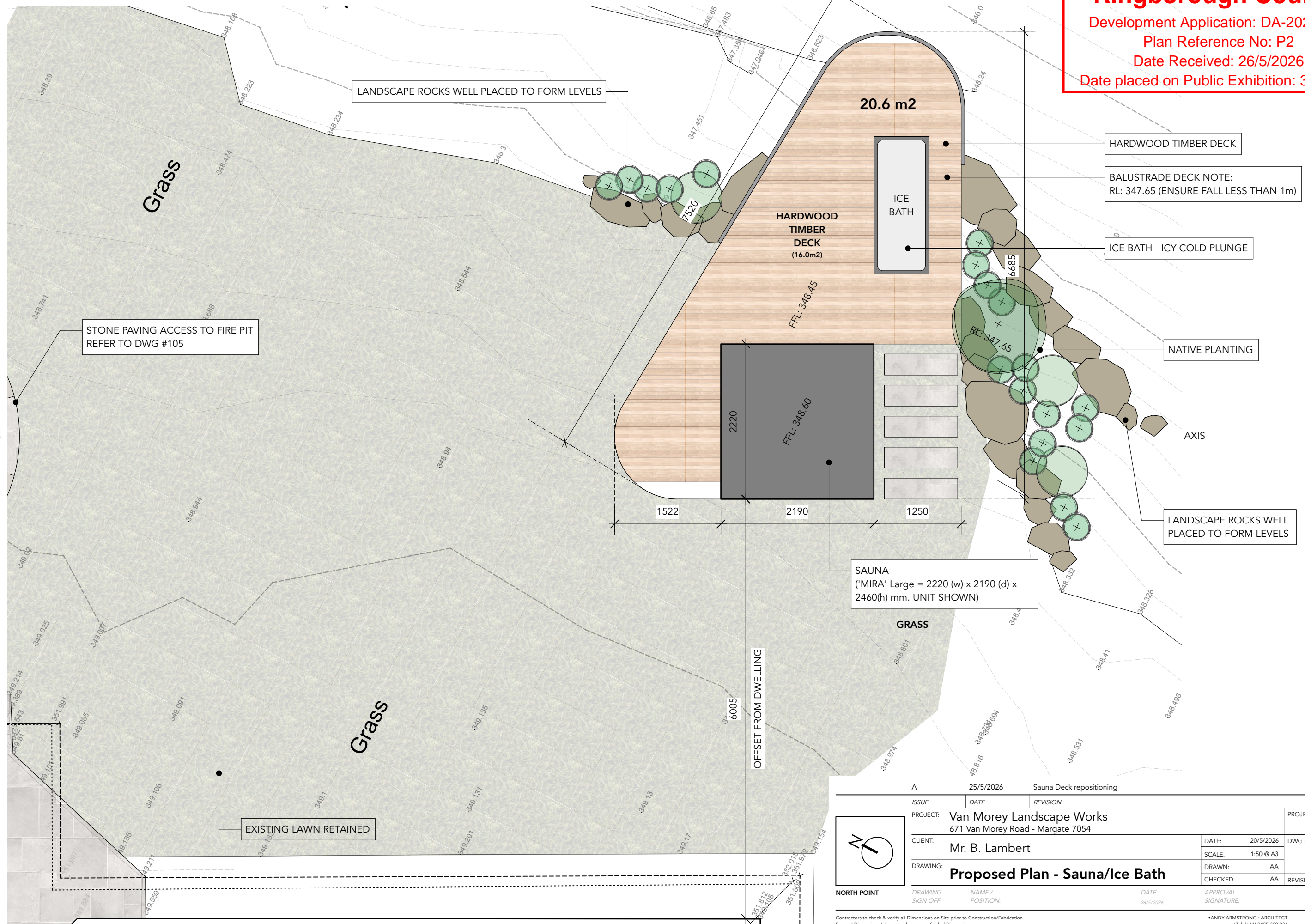
Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication.  
Figured Dimensions take precedence over Scaled Dimensions.  
Any discrepancies should be immediately referred to AAA.  
All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards.

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Registered Architect UK: 077501 K  
Registered Architect TAS: 1532 Company: F391 / Registered Architect NSW: 12716

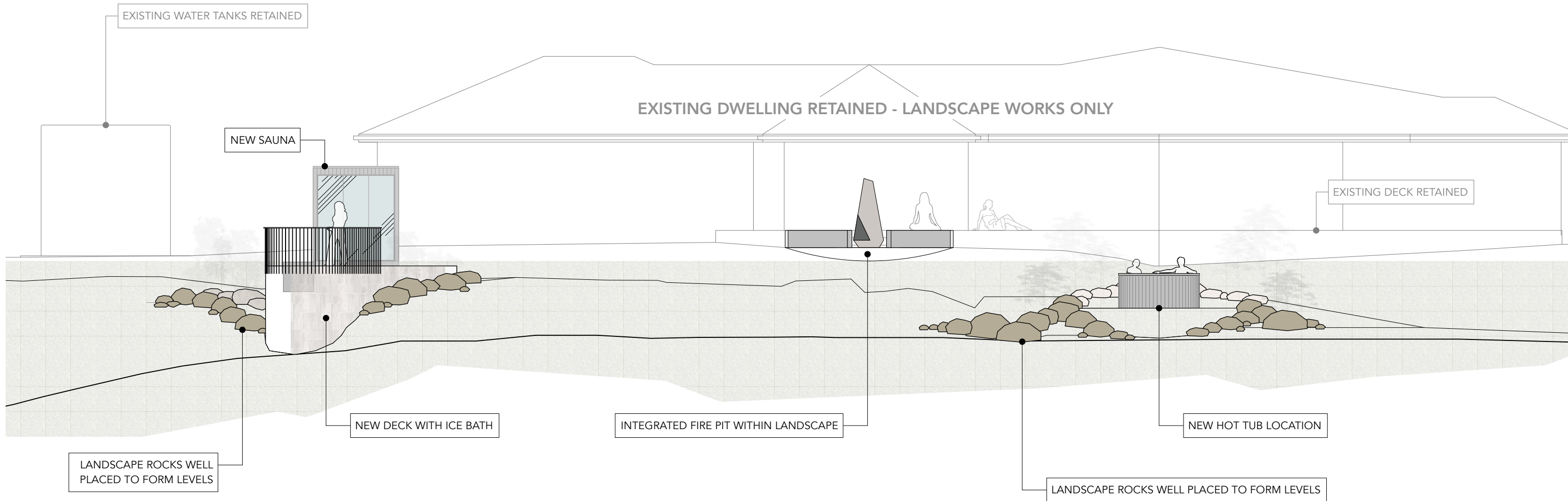


1 PROPOSED SITE PLAN - FIRE PIT  
Scale 1:50 @A3



A	25/5/2026	Sauna Deck repositioning	AA
ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert	DATE: 20/5/2026	DWG # 106
DRAWING:	Proposed Plan - Sauna/Ice Bath		REVISION A
DRAWING SIGN OFF	NAME / POSITION	DATE: 26/5/2026	APPROVAL SIGNATURE:

1 PROPOSED SITE PLAN - SAUNA DECK  
 Scale 1:50 @A3

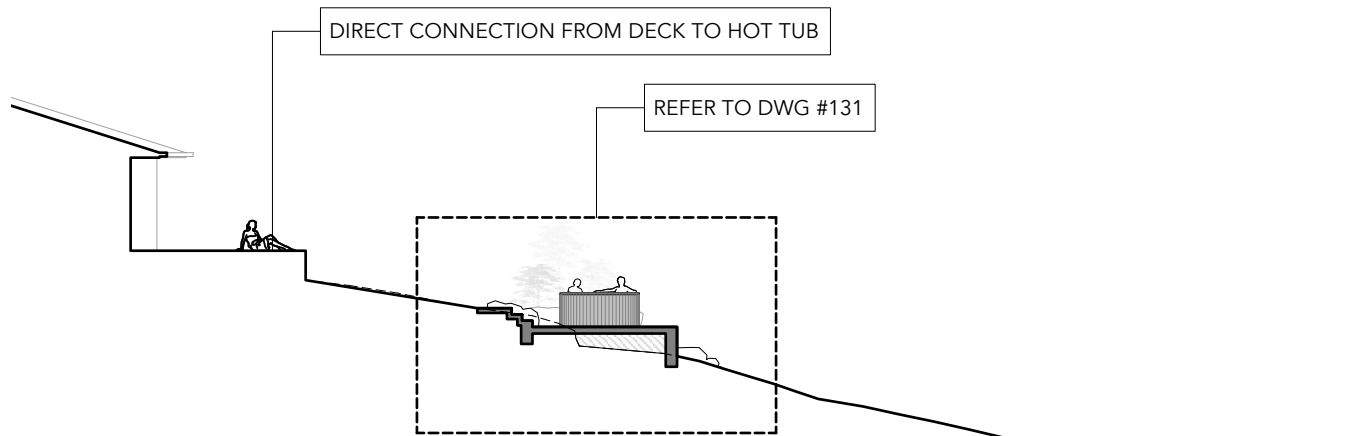


1 PROPOSED SITE ELEVATION - NORTH EAST FACING  
Scale 1:100 @A3

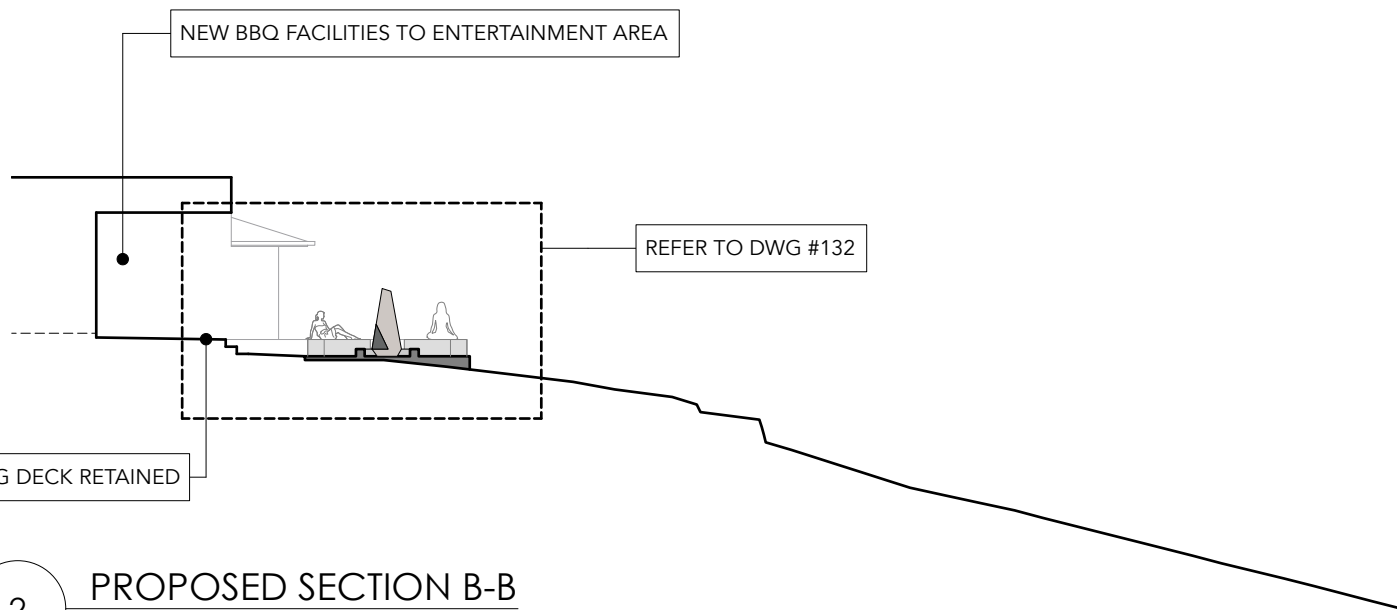
**Kingborough Council**  
 Development Application: DA-2026-151  
 Plan Reference No: P2  
 Date Received: 26/5/2026  
 Date placed on Public Exhibition: 3/6/2026

A	25/5/2026	Sauna Deck repositioning	AA
<i>ISSUE</i>	<i>DATE</i>	<i>REVISION</i>	<i>BY</i>
PROJECT: Van Morey Landscape Works 671 Van Morey Road - Margate 7054			PROJECT # 1870
CLIENT: Mr. B. Lambert		DATE: 20/5/2026	DWG # 120
DRAWING: Proposed Site Elevation		DRAWN: AA	REVISION A
		CHECKED: AA	
NORTH POINT	DRAWING SIGN OFF	NAME / POSITION:	DATE: 26/5/2026
		APPROVAL SIGNATURE:	

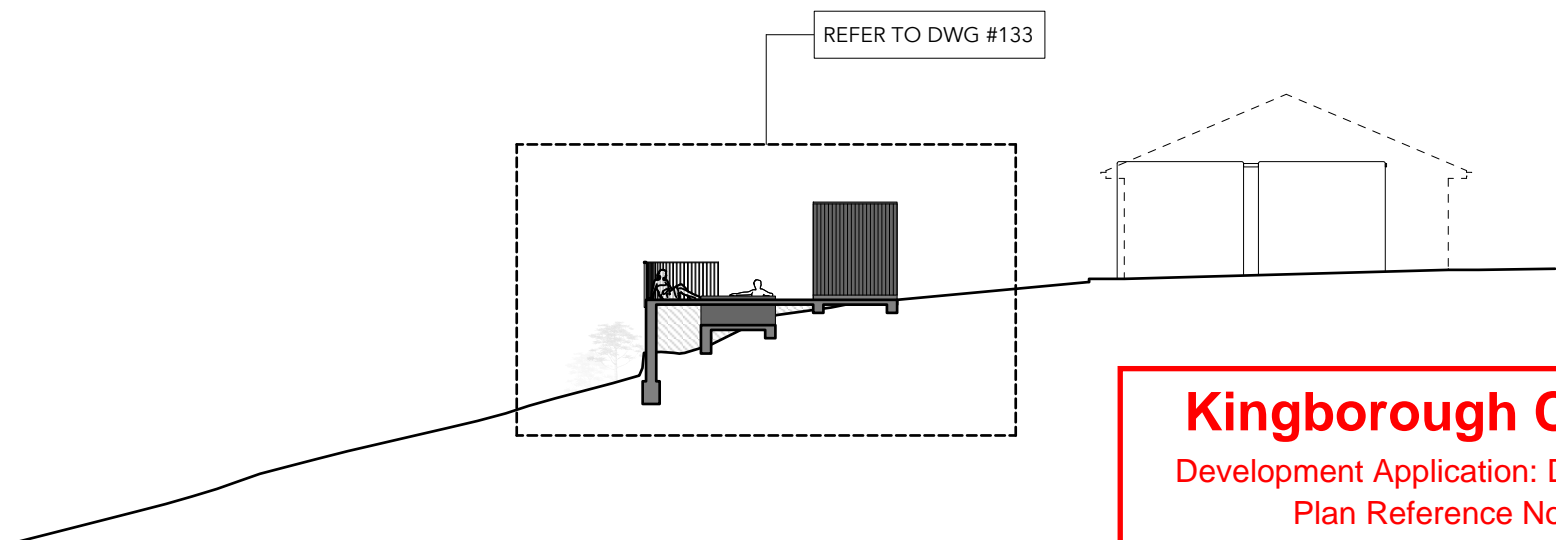




1 PROPOSED SECTION A-A  
Scale 1:200 @A3

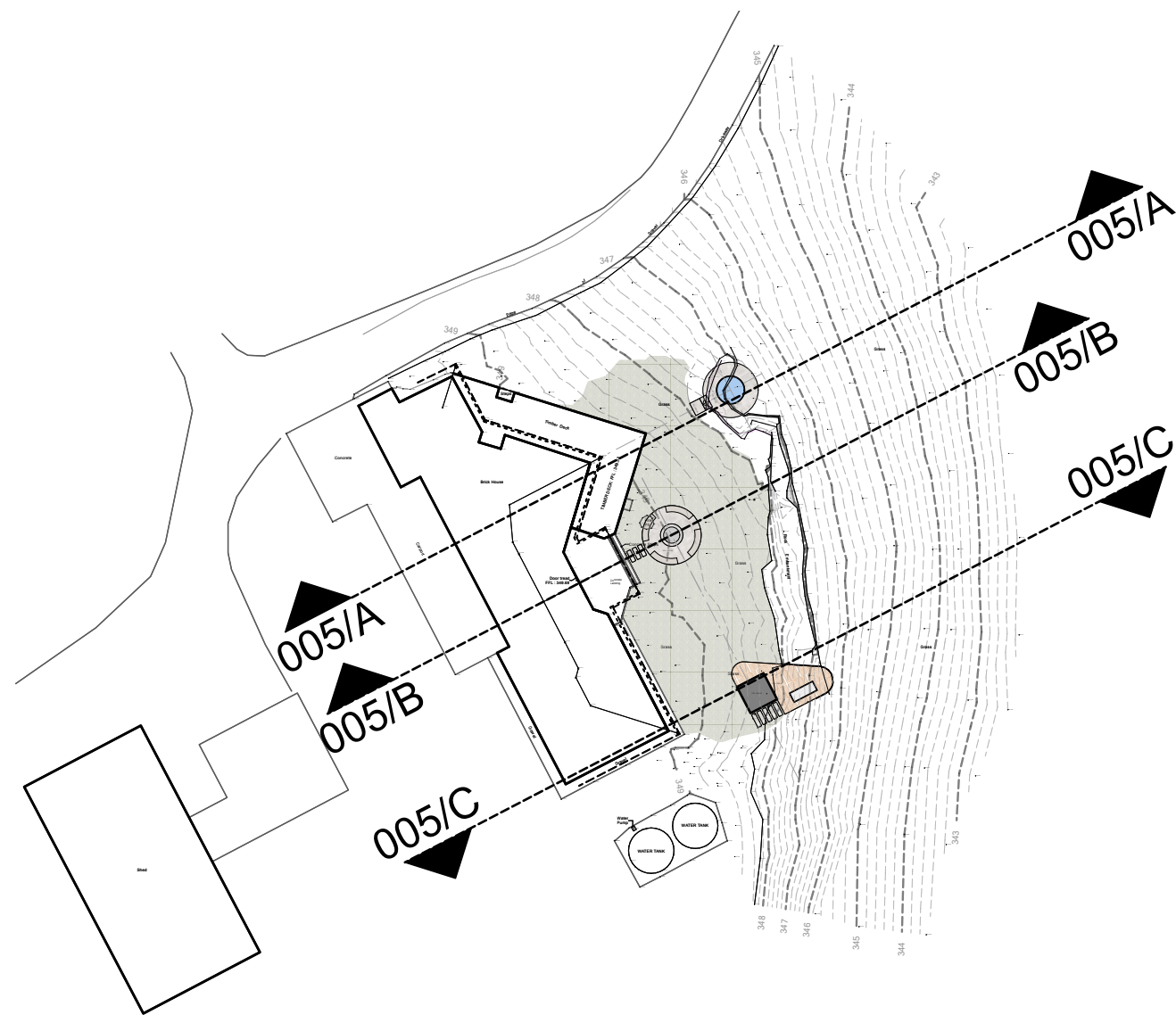


2 PROPOSED SECTION B-B  
Scale 1:200 @A3



3 PROPOSED SECTION C-C  
Scale 1:200 @A3

**Kingborough Council**  
Development Application: DA-2026-151  
Plan Reference No: P2  
Date Received: 26/5/2026  
Date placed on Public Exhibition: 3/6/2026



4 PROPOSED SITE SECTION PLAN  
Scale 1:500 @A3

A		25/5/2026	Sauna Deck repositioning	AA
ISSUE	DATE	REVISION		BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054			PROJECT # 1870
CLIENT:	Mr. B. Lambert			DWG # 130
DRAWING:	Proposed Site Sections			REVISION A
DATE:		20/5/2026		
SCALE:		1:200 @ A3		
DRAWN:		AA		
CHECKED:		AA		

NORTH POINT DRAWING SIGN OFF NAME / POSITION: DATE: 26/5/2026 APPROVAL SIGNATURE:

Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to AA.A. All work to comply with N.C.C. Statutory Authorities and relevant Australian Standards. \*ANDY ARMSTRONG : ARCHITECT Tel: (+61) 0405 200 034 Email: andy@andyarmstrong.com.au \*Please consider the environment before printing

1 PROPOSED SECTION A-A  
Scale 1:50 @A3

EXISTING DWELLING RETAINED

EXISTING DECK MADE GOOD / RETAINED

VIEWS

GRASS

EXISTING LAWN RETAINED

STEPPED ACCESS

LANDSCAPE ROCKS WELL PLACED TO FORM LEVELS

HOT TUB

PAVING

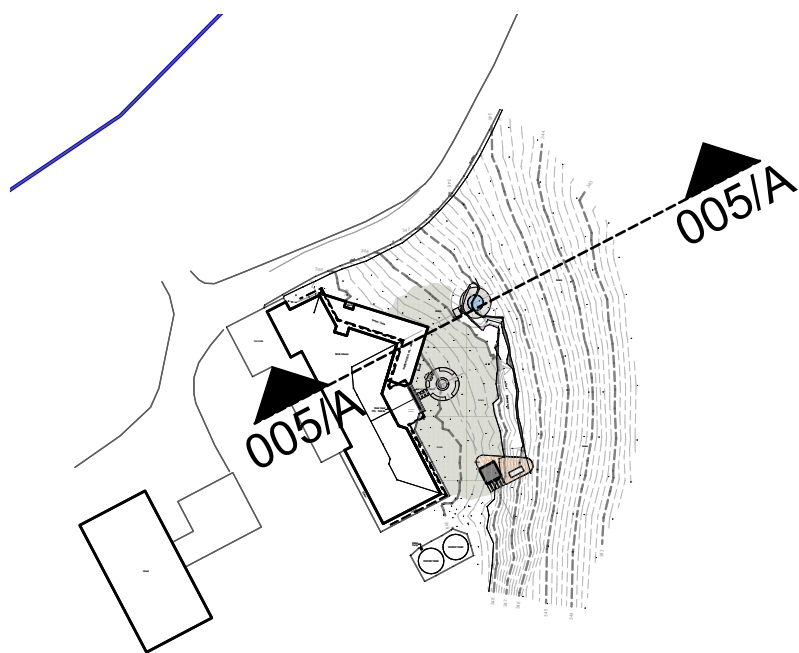
VIEWS

DEGREE 43 HOT TUB SIZE 2.1m ø

FFL: 348.00

FFL: 347.50

775  
MAX



2 PROPOSED SITE SECTION PLAN  
Scale 1:1000 @A3

**Kingborough Council**  
Development Application: DA-2026-151  
Plan Reference No: P2  
Date Received: 26/5/2026  
Date placed on Public Exhibition: 3/6/2026

ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert		DATE: 20/5/2026 SCALE: 1:50 @ A3 DWG # 131
DRAWING:	Proposed Section A-A		DRAWN: AA CHECKED: AA REVISION
NORTH POINT	DRAWING SIGN OFF	NAME / POSITION:	DATE: 26/5/2026 APPROVAL SIGNATURE:

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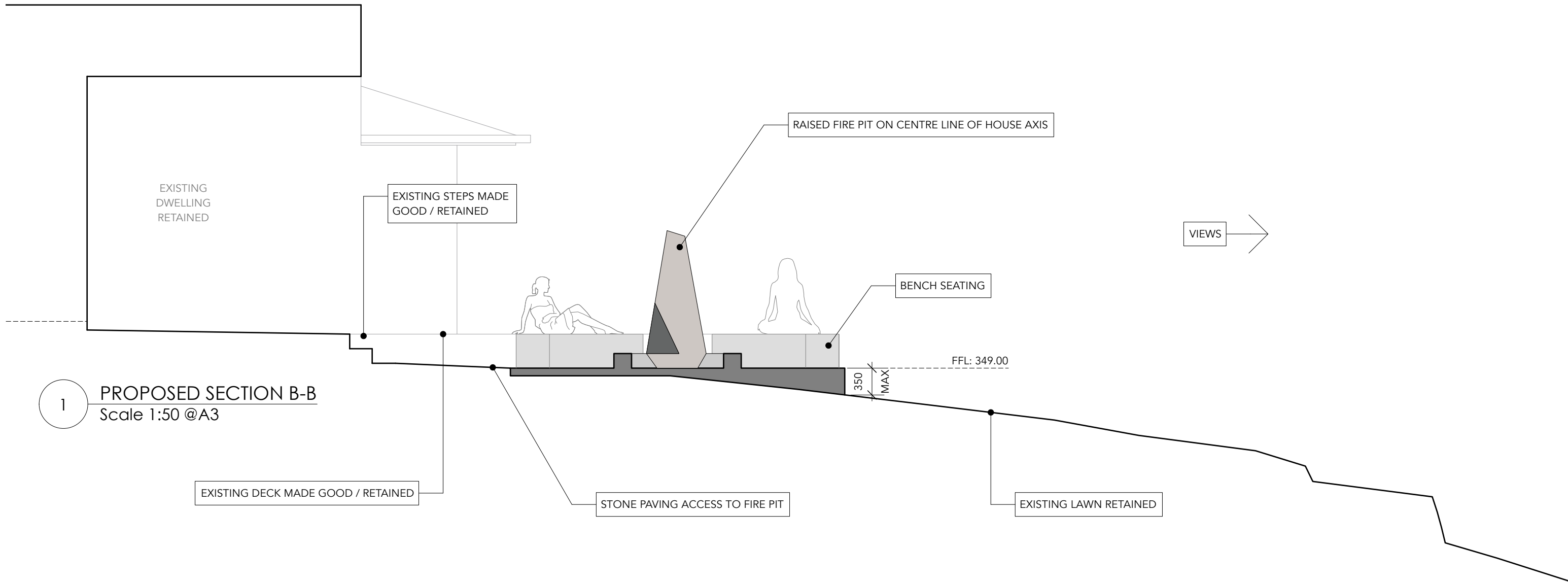
SCALE BAR

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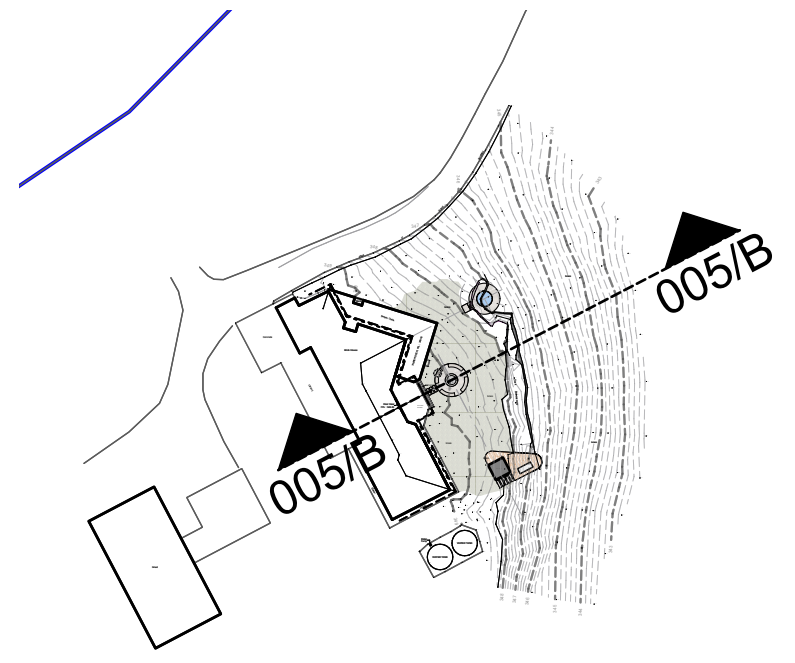


1 PROPOSED SECTION B-B  
Scale 1:50 @A3

EXISTING DECK MADE GOOD / RETAINED

STONE PAVING ACCESS TO FIRE PIT

EXISTING LAWN RETAINED



2 PROPOSED SITE SECTION PLAN  
Scale 1:1000 @A3

**Kingborough Council**  
 Development Application: DA-2026-151  
 Plan Reference No: P2  
 Date Received: 26/5/2026  
 Date placed on Public Exhibition: 3/6/2026

ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert	DATE: 20/5/2026	DWG # 132
DRAWING:	Proposed Section B-B		REVISION
		SCALE: 1:50 @ A3	
		DRAWN: AA	
		CHECKED: AA	

**NORTH POINT**

Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication.  
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SCALE BAR

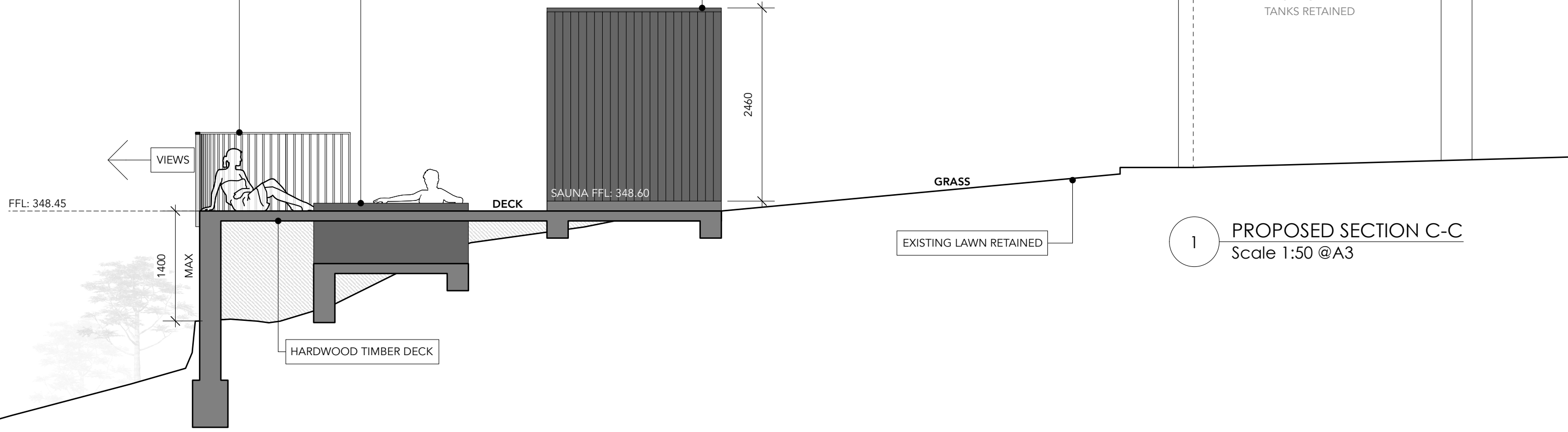
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BALUSTRADE DECK NOTE:  
RL: 347.65 (ENSURE FALL LESS THAN 1m)

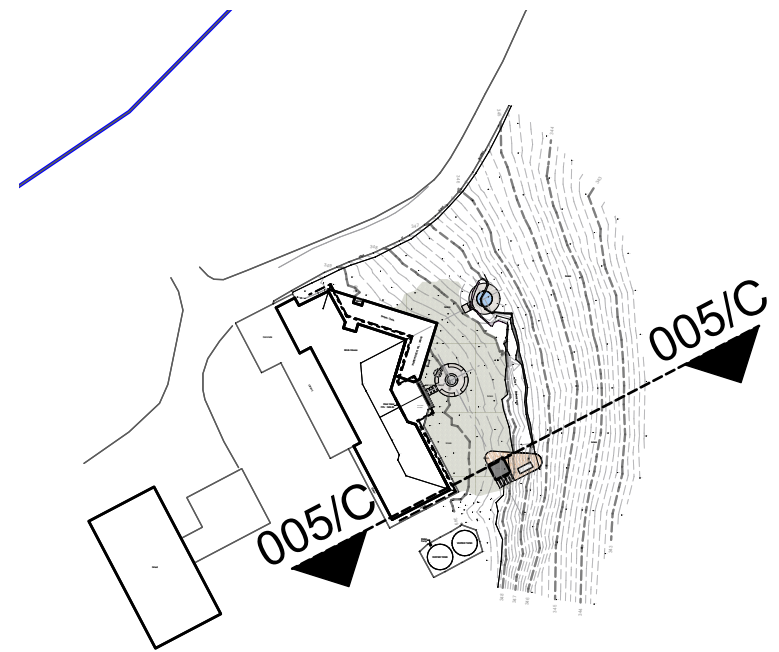
HANDRAIL TO NCC REQUIREMENTS

ICE BATH - ICY COLD PLUNGE

SAUNA  
(‘MIRA’ Large = 2220 (w) x 2190 (d) x 2460(h) mm. UNIT SHOWN)



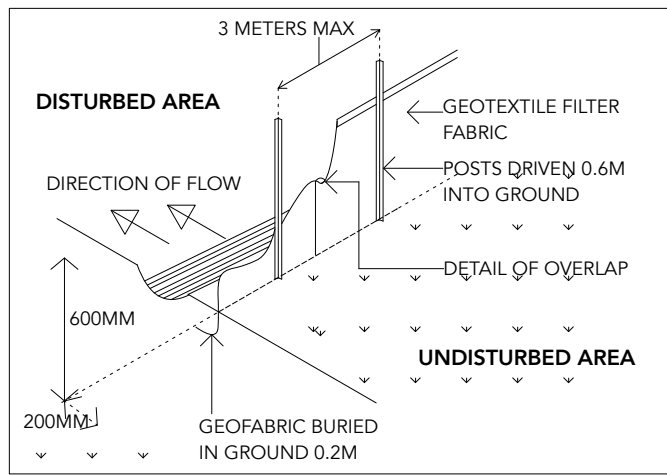
1 PROPOSED SECTION C-C  
Scale 1:50 @A3



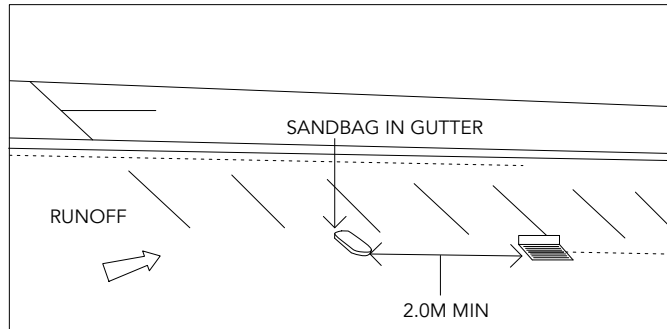
2 PROPOSED SITE SECTION PLAN  
Scale 1:1000 @A3

**Kingborough Council**  
Development Application: DA-2026-151  
Plan Reference No: P2  
Date Received: 26/5/2026  
Date placed on Public Exhibition: 3/6/2026

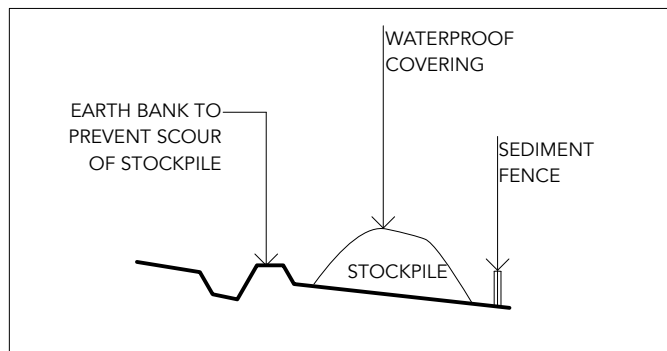
A	25/5/2026	Sauna Deck repositioning	AA
ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # 1870
CLIENT:	Mr. B. Lambert	DATE: 20/5/2026	DWG # 133
DRAWING:	Proposed Section C-C		REVISION A
DRAWN:	AA	CHECKED:	AA
DRAWING SIGN OFF	NAME / POSITION:	DATE: 26/5/2026	APPROVAL SIGNATURE:



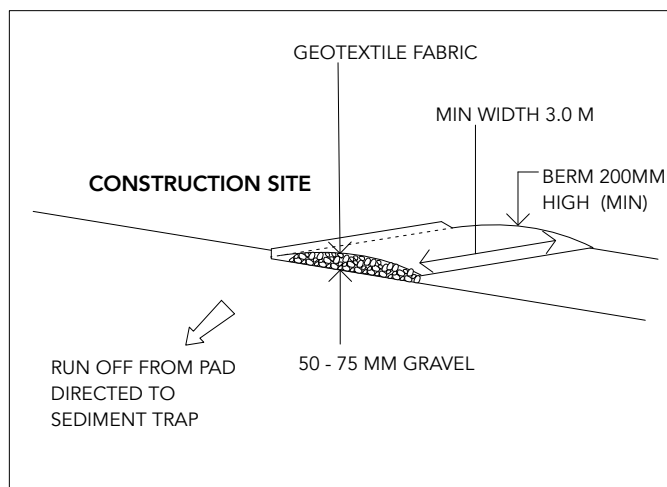
**SEDIMENT FENCE DETAIL**



**SANDBAG KERB SEDIMENT TRAP DETAIL**

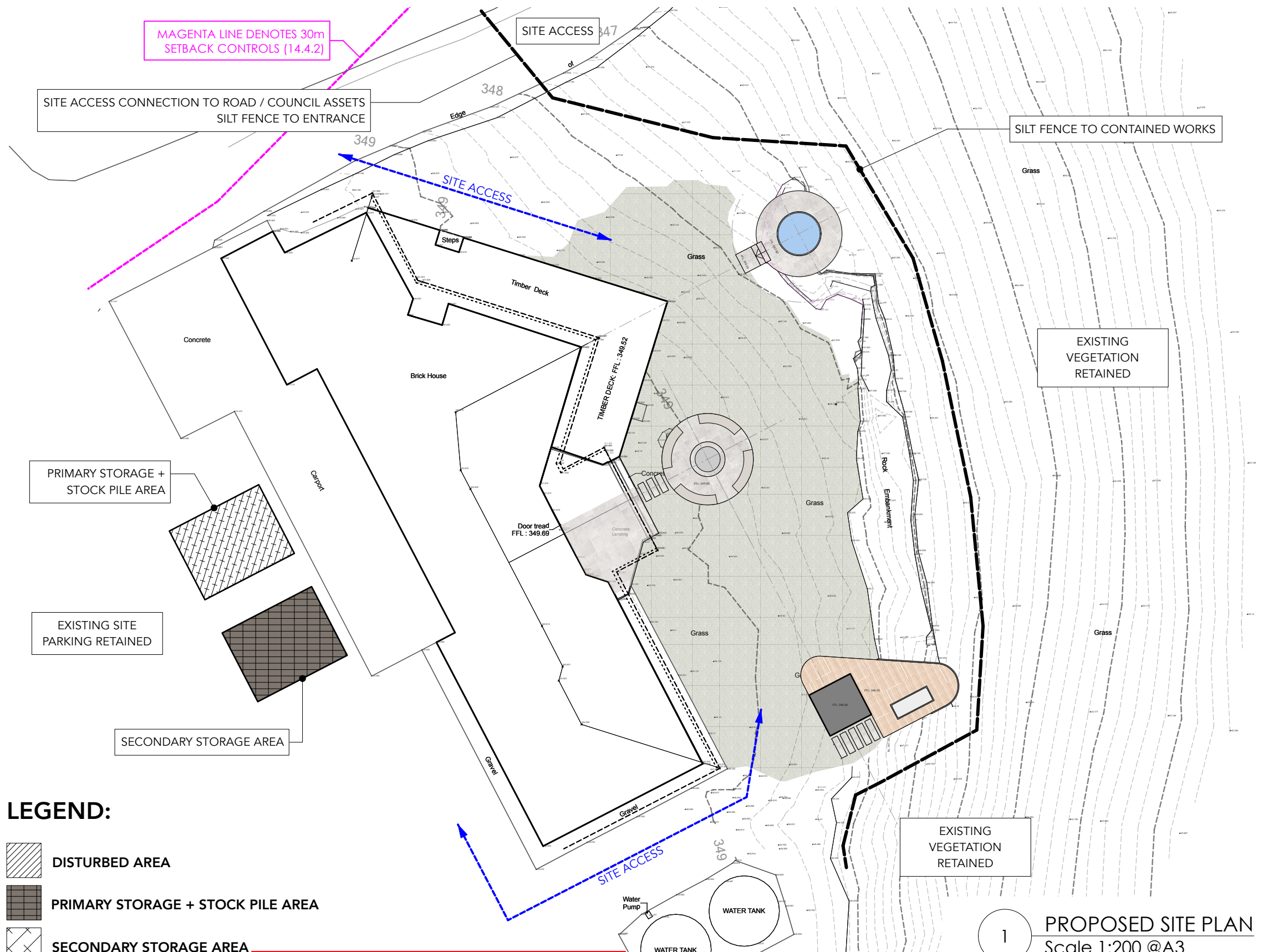


**BUILDING MATERIAL STOCKPILES DETAIL**







**VEHICLE ACCESS TO SITE DETAIL**

- NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
  2. ALL LOOSE MATERIAL STOCKPILES TO BE COVERED AND CLEAR OF ALL DRAINS, NATURAL WATER COURSES, GUTTERS AND FOOTPATHS.
  3. EXCESS MATERIALS (CEMENT, CONCRETE SLURRY, WATER AND SOLVENT FOR CLEANING PAINT BRUSHES AND TOOLS) MUST NOT BE WASHED INTO THE STORMWATER SYSTEM.
  4. STABILISE AND REVEGETATE SITE BEFORE REMOVING EROSION AND SEDIMENT CONTROL DEVICES.
  5. DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
  6. ROAD AND FOOTPATH TO BE SWEEP DAILY
  7. MINIMISE DISTURBED AREAS.



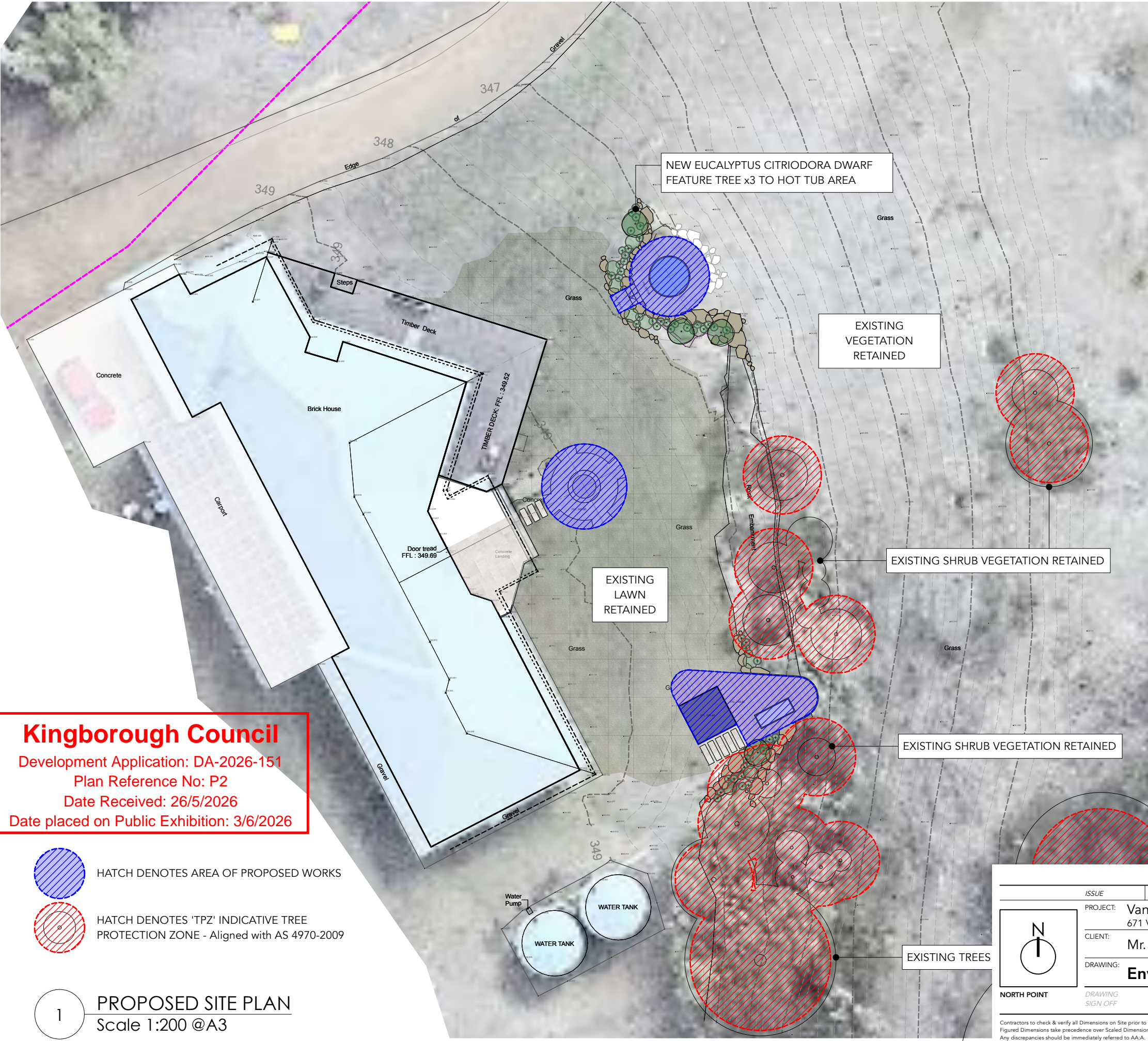
**LEGEND:**

-  **DISTURBED AREA**
-  **PRIMARY STORAGE + STOCK PILE AREA**
-  **SECONDARY STORAGE AREA**
-  **SILT FENCE**

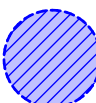
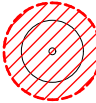
**Kingborough Council**  
 Development Application: DA-2026-151  
 Plan Reference No: P2  
 Date Received: 26/5/2026  
 Date placed on Public Exhibition: 3/6/2026

**1** **PROPOSED SITE PLAN**  
 Scale 1:200 @A3

ISSUE	DATE	REVISION	BY
PROJECT:	Van Morey Landscape Works 671 Van Morey Road - Margate 7054		PROJECT # <b>1870</b>
CLIENT:	Mr. B. Lambert		DATE: 20/5/2026 DWG # <b>900</b>
DRAWING:	<b>Erosion Sediment Control Plan</b>		DRAWN: AA CHECKED: AA REVISION
DRAWING SIGN OFF		NAME / POSITION:	DATE: 26/5/2026 APPROVAL SIGNATURE:



**Kingborough Council**  
 Development Application: DA-2026-151  
 Plan Reference No: P2  
 Date Received: 26/5/2026  
 Date placed on Public Exhibition: 3/6/2026

-  HATCH DENOTES AREA OF PROPOSED WORKS
-  HATCH DENOTES 'TPZ' INDICATIVE TREE PROTECTION ZONE - Aligned with AS 4970-2009

**1** PROPOSED SITE PLAN  
 Scale 1:200 @A3

**ENVIRONMENTAL MANAGEMENT PLAN:**

**NOTE:** Proposed works located to avoid existing vegetation removal or root protection zone impact.

**TREE ROOT PROTECTION:**

**Objective:** Identify trees which may be impacted during construction.

**Response:** Existing Trees Retained, all works located beyond RPZ (Root Protection Zones). No vegetation removal required.

**WEED MANAGEMENT:**

**Objective:** Building and works may result in the spread of existing weeds or the introduction of new weeds into a site.

**Response:** Works are located with existing lawn area and close proximity rock areas only. No vegetation removal required.

**VEHICLE HYGIENE:**

**Objective:** In addition to preventing the spread of weeds, vehicle hygiene is important for preventing the spread of soil borne pathogens resulting in die- back of native vegetation.

**Response:** Refer to Soil & Erosion control Plan. Responsible contractors will wash down vehicles & other machinery. Mud migration is to be controlled by on site management. Contractors to follow vehicle hygiene measures. Vehicles coming to & from the site are to be free from contaminating material

**BUSHFIRE HAZARD MANAGEMENT:**

**Objective:** Implementing bushfire hazard management measures, including vegetation removal

**Response:** N/A. No impact to existing vegetation. Existing management retained. No vegetation removal required.

**VEGETATION MANAGEMENT/HABITAT FOR NATIVE ANIMALS:**

**Objective:** Impact on native vegetation, including habitat values.

**Response:** No vegetation removal required.

**WATERWAYS OR THE COAST:**

**Objective:** All works within the waterway must be designed & constructed to minimise impacts on existing natural values

**Response:** N/A. No works within waterways or coastal area.

ISSUE	DATE	REVISION	BY
PROJECT: Van Morey Landscape Works 671 Van Morey Road - Margate 7054			PROJECT # 1870
CLIENT: Mr. B. Lambert			DATE: 20/5/2026 DWG # 901
DRAWING: Environmental Management Plan			SCALE: 1:200 @ A3
DRAWING SIGN OFF			DRAWN: AA
NAME / POSITION:			CHECKED: AA
DATE: 26/5/2026			REVISION
APPROVAL SIGNATURE:			