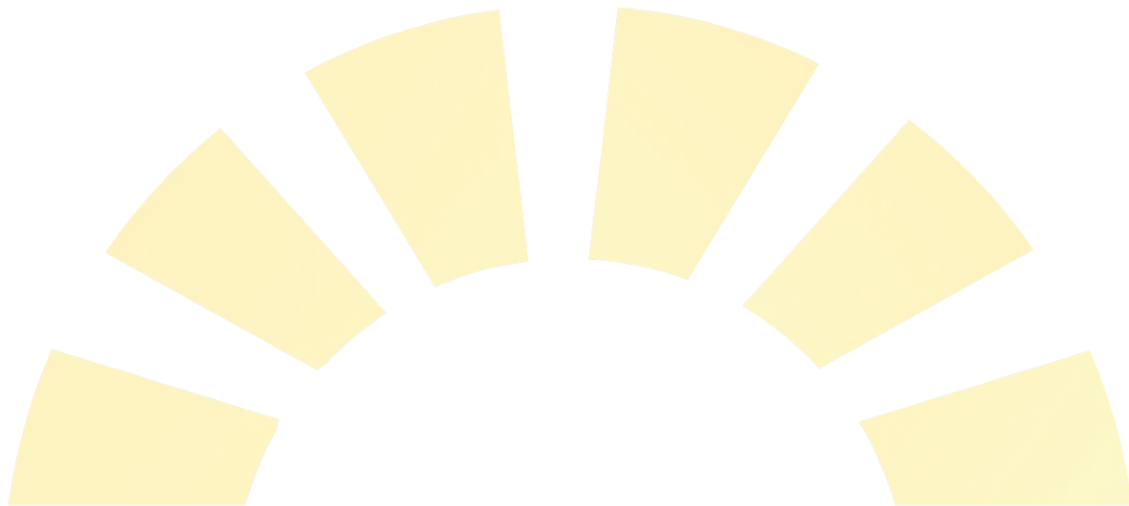




Appendices

For an intensive animal husbandry - dairy (loose housing) system at
106 Bream Creek Rd Bream Creek, Tasmania

October 2025

EIS - VOLUME TWO



Progressive Rural Solutions

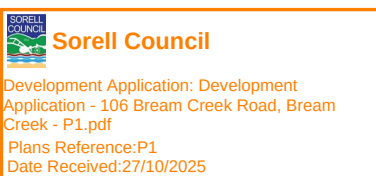
www.prsLtd.com.au

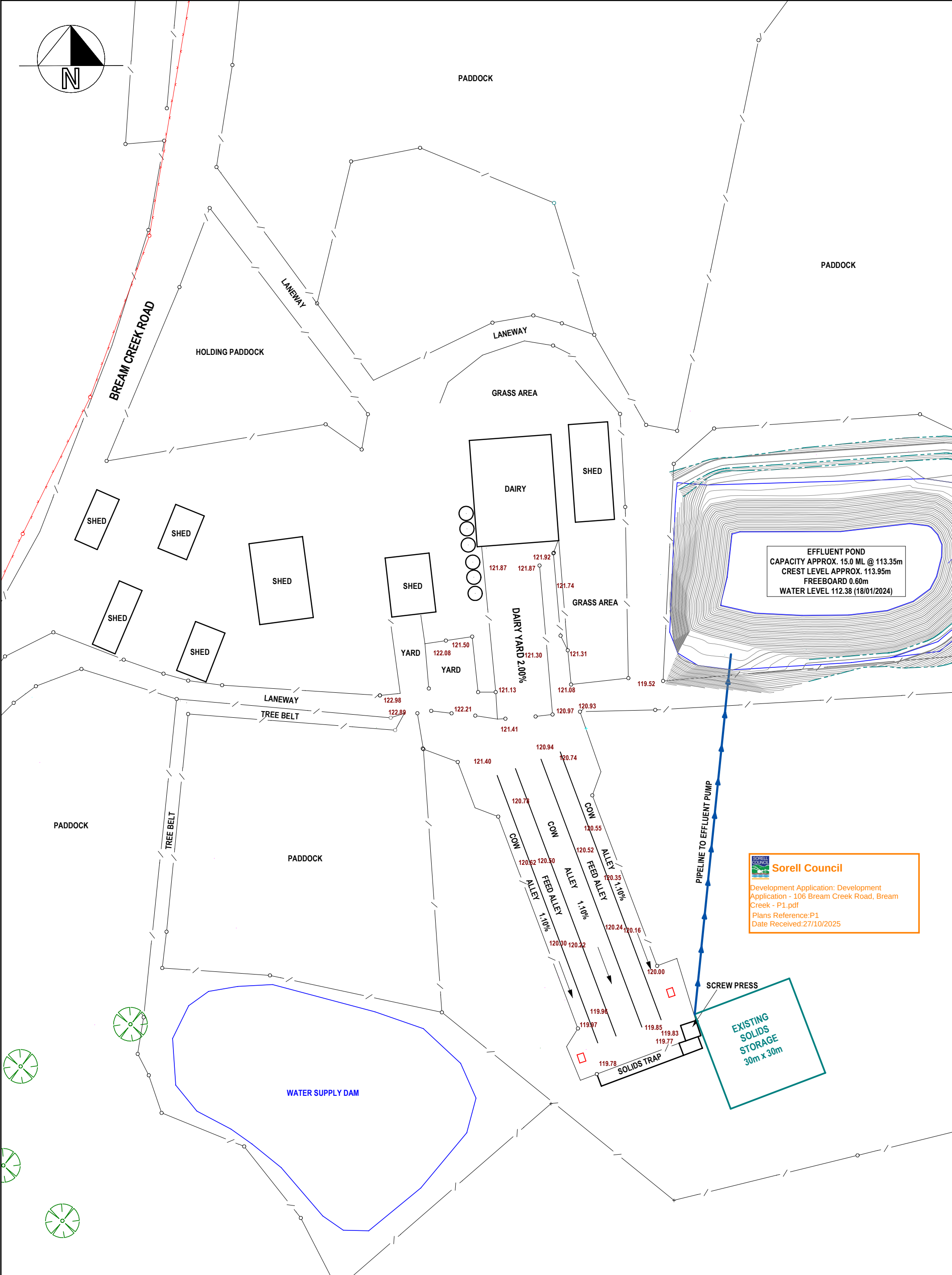


Appendix 1

Project Plans

Please see table 'Related Plans' on page 3 for list of following plans.





 **Sorell Council**
Development Application: Development Application - 106 Bream Creek Road, Bream Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025

LEGEND

BANK-80.68
BED-80.26

FARM CHANNEL

BED-79.73

FARM DRAIN

FENCELINE

TRACK

TREE LINE

POWERLINE & POLE

TELSTRA

TREE

PEG

TEMPORARY BENCH MARK

BENCH MARK

PUMP

NATURAL SURFACE LEVEL

CONCRETE LEVELS

CLEAN WATER EXTERNALLY MANAGED RUNOFF

ROOF RUNOFF TO CATCHMENT DAMS

EFFLUENT & CONTROLLED DRAINAGE

Sorell Council

Development Application - Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
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Date Received 27/10/2025

VOLUMES FOR SHED PAD AND RAMPS
CUT AREA = 18,520m² @ 0.20m TOPSOIL STRIP = 3,704m³
FILL AREA = 11,564m² @ 0.20m TOPSOIL STRIP = 2,313m³

CUT VOLUME BELOW STRIPPED TOPSOIL = 31,748m³
FILL VOLUME ABOVE STRIPPED TOPSOIL = 26,480m³ (SOLID INSITU)
PLUS 12.5% COMPACTION = 29,790m³

MAXIMUM CUT = 5.42m
MAXIMUM FILL = 6.51m

Note: Batter Stabilisation and Ongoing Management
All earthen batters are to be maintained in a stable condition following construction. Batters must be shaped to shed water evenly, protected from concentrated runoff, and promptly re-vegetated or mulched to achieve effective groundcover. Ongoing inspections are required, with any erosion, slumping, or vegetation loss to be repaired immediately to maintain long-term stability.

EFFLUENT POND DETAILS - POND 3
BANK HEIGHT = 112.62, CREST 4.0m WIDE
CORE TRENCH 3.0m WIDE, BATTERS 1 TO 1, DEPTH 1.0m
POND INTERNAL FILL BATTERS 4 TO 1
POND INTERNAL CUT BATTERS 2 TO 1
EXTERNAL BATTERS 3 TO 1
DESIGN CAPACITY = 29.30ML @ 111.85m (0.60 freeboard)
MAXIMUM CUT DEPTH = 3.56m
MAXIMUM FILL DEPTH = 6.51m
EFFLUENT POND 3 CONSTRUCTION FOOT PRINT AREA = 14,907m²

VOLUME OF TOPSOIL STRIP UNDER CUT AREAS (7.33m² @ 0.20m) = 1,467m³ (SOLID INSITU)
VOLUME OF TOPSOIL STRIP UNDER FILL AREAS (1,571m² @ 0.20m) = 3,142m³ (SOLID INSITU)
VOLUME IN CORE TRENCH BELOW STRIPPED TOPSOIL = 764m³ (SOLID INSITU)
+12.5% COMPACTION FACTOR = 860m³
VOLUME OF EARTHEN FILL ABOVE STRIPPED NS = 20,207m³ (SOLID INSITU)
+12.5% COMPACTION FACTOR = 22,824m³
VOLUME OF CUT IN FOOT PRINT (below stripped topsoil) = 18,475m³ (SOLID INSITU)
shortfall = 7,349m³
NOTE: ALL FINISHED ELEVATIONS ARE TOP OF EARTHEN FILL

EFFLUENT POND DETAILS - POND 1
DESIGN FSL = 114.24, CREST 4.0m WIDE
CORE TRENCH 3.0m WIDE, BATTERS 1 TO 1, DEPTH 0.6m
INTERNAL BATTERS 3 TO 1
EXTERNAL BATTERS 3 TO 1
DESIGN CAPACITY = 9.11ML @ 114.24m (0.60 freeboard)
MAXIMUM CUT DEPTH = 4.45m
MAXIMUM FILL DEPTH = 4.34m
EFFLUENT POND 1 CONSTRUCTION FOOT PRINT AREA = 13,919 m²
VOLUME OF TOPSOIL STRIP UNDER CUT AREAS (2,699m² @ 0.20m) = 539m³ (SOLID INSITU)
VOLUME OF TOPSOIL STRIP UNDER FILL AREAS (4,166m² @ 0.20m) = 833m³ (SOLID INSITU)
VOLUME IN CORE TRENCH BELOW STRIPPED TOPSOIL = 378m³ (SOLID INSITU)
+12.5% COMPACTION FACTOR = 425m³
VOLUME OF EARTHEN FILL ABOVE STRIPPED NS = 6,783 m³ (SOLID INSITU)
+12.5% COMPACTION FACTOR = 7,639m³
VOLUME OF CUT IN FOOT PRINT (below stripped topsoil) = 6,001 m³ (SOLID INSITU)
SHORTFALL 3,879m³
NOTE: ALL FINISHED ELEVATIONS ARE TOP OF EARTHEN FILL

VOLUMES FOR SILAGE AREA AND DRAINAGE
CUT AREA = 11,815m² @ 0.20m TOPSOIL STRIP = 2,363m³
FILL AREA = 7,265m² @ 0.20m TOPSOIL STRIP = 1,453m³

CUT VOLUME BELOW STRIPPED TOPSOIL = 19,036m³
FILL VOLUME ABOVE STRIPPED TOPSOIL = 9,296m³ (SOLID INSITU)
PLUS 12.5% COMPACTION = 10,458m³

EXCESS SOIL EXCAVATION = 8,578m³ (FOR PONDS 1 AND 3)

MAXIMUM CUT = 4.45m
MAXIMUM FILL = 3.50m

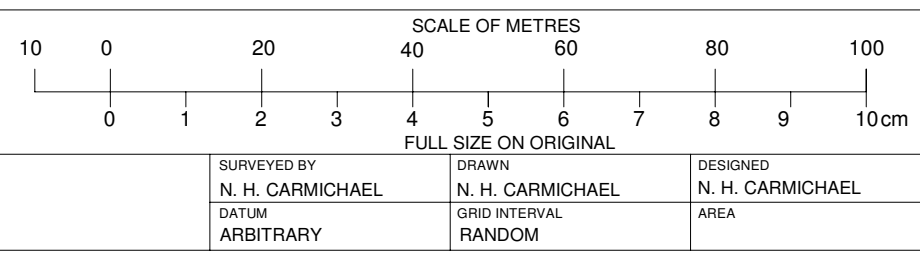
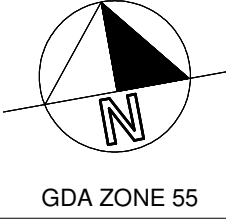
SILAGE RUNOFF CAPACITY @ 132.75 = 6.36ML (0.30 FREEBOARD)
SILAGE RUNOFF CAPACITY @ 132.45 = 5.54ML (0.60 FREEBOARD)

THESE PLANS ARE SUBJECT TO THE RELEVANT AUTHORITIES PLANNING APPROVALS PRIOR TO ANY CONSTRUCTION COMMENCING.
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TITLE BOUNDARIES SHOWN ON PLAN ARE APPROXIMATE ONLY.

NATURAL SURFACE CONTOURS IN GREY - 0.50m INTERVALS
DESIGN CONTOURS SHOWN - 0.50m INTERVAL (ORANGE) 2.0m INTERVAL (BROWN)



REV	DATE	REVISIONS	DRN	CHKD
1	12/09/2025	MORTALITY AND MANURE COMPOST AREAS ADDED	NHC	RJM
1	12/08/2025	SILAGE PAD AND DRAINAGE ADDED	NHC	RJM
0	25/05/2025	ORIGINAL CREATED	NHC	RJM



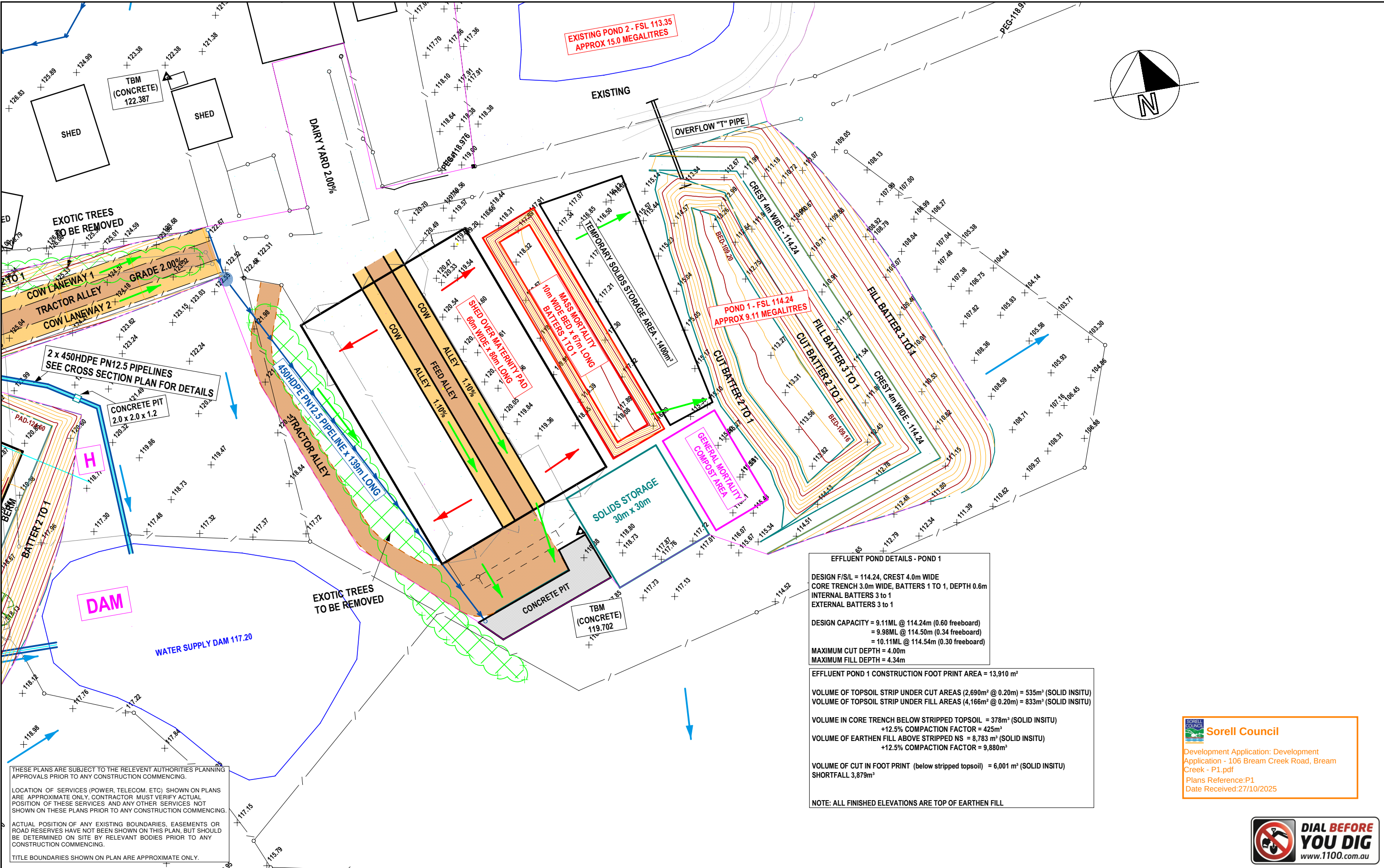
5 GARVEY ROAD
P.O. BOX 335
KEERANG, VIC 3579
PH. (03) 54521008
MOBILE 0427 929117
EMAIL - admin@njcis.com.au

BREAM CREEK DAIRY

PROPOSED DAIRY BARN AND EFFLUENT LAYOUT PLAN

BREAM CREEK ROAD, BREAM CREEK

CROWN ALLOTMENT	SECTION	PARISH	DRAWING NO	SHEET NUMBER	FILE REF	REV	SHEET SIZE
			50001-F	1	IS-674	2	A1



EFFLUENT POND DETAILS - POND 1

DESIGN F/S/L = 114.24, CREST 4.0m WIDE
CORE TRENCH 3.0m WIDE, BATTERS 1 TO 1, DEPTH 0.6m
INTERNAL BATTERS 3 TO 1
EXTERNAL BATTERS 3 TO 1

DESIGN CAPACITY = 9.11ML @ 114.24m (0.60 freeboard)
= 9.98ML @ 114.50m (0.34 freeboard)
= 10.11ML @ 114.54m (0.30 freeboard)

MAXIMUM CUT DEPTH = 4.00m
MAXIMUM FILL DEPTH = 4.34m

EFFLUENT POND 1 CONSTRUCTION FOOT PRINT AREA = 13,910 m²

VOLUME OF TOPSOIL STRIP UNDER CUT AREAS (2,690m² @ 0.20m) = 535m³ (SOLID INSITU)
VOLUME OF TOPSOIL STRIP UNDER FILL AREAS (4,166m² @ 0.20m) = 833m³ (SOLID INSITU)

VOLUME IN CORE TRENCH BELOW STRIPPED TOPSOIL = 378m³ (SOLID INSITU)
+12.5% COMPACTION FACTOR = 425m³
VOLUME OF EARTHEN FILL ABOVE STRIPPED NS = 8,783 m³ (SOLID INSITU)
+12.5% COMPACTION FACTOR = 9,880m³

VOLUME OF CUT IN FOOT PRINT (below stripped topsoil) = 6,001 m³ (SOLID INSITU)
SHORTFALL 3,879m³

NOTE: ALL FINISHED ELEVATIONS ARE TOP OF EARTHEN FILL

**Sorell Council**

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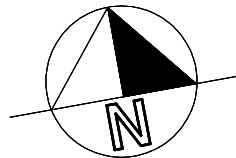
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				SURVEYED BY N.H. CARMICHAEL		DRAWN R.J. MACLEAN	
				DESIGNED N.H. CARMICHAEL			
0		30/9/2025		ORIGINAL CREATED		RJM NHC	
REV		DATE		REVISIONS		DRN CHKD	

**NJC**
IRRIGATION SOLUTIONS
SURVEY, CONSULTATION & DESIGN

5 GARVEY ROAD
KERANG, VIC 3579
PH. (03) 5452 1008
MOBILE 0427 929117
EMAIL admin@njcis.com.au

BREAM CREEK DAIRY
PROPOSED NEW EFFLUENT SOLIDS POND 1
BREAM CREEK ROAD, BREAM CREEK

CROWN ALLOTMENT	SECTION	PARISH	DRAWING NO.	SHEET NUMBER	FILE REF	REV
			51493	1 of 3	IS-674	0



EFFLUENT POND DETAILS - POND 3

BANK HEIGHT = 112.45, CREST 4.0m WIDE
CORE TRENCH 3.0m WIDE, BATTERS 1 TO 1 DEPTH 1.0m
POND INTERNAL FILL BATTERS 4 to 1
POND INTERNAL CUT BATTERS 2 to 1
EXTERNAL BATTERS 3 to 1

DESIGN CAPACITY = 29.30ML @ 111.85m (0.60 freeboard)
MAXIMUM CUT DEPTH = 3.58m
MAXIMUM FILL DEPTH = 6.13m

EFFLUENT POND 3 CONSTRUCTION FOOT PRINT AREA = 14,907m²

VOLUME OF TOPSOIL STRIP UNDER CUT AREAS (7,336m² @ 0.20m) = 1,467m³ (SOLID INSITU)
VOLUME OF TOPSOIL STRIP UNDER FILL AREAS (7,571m² @ 0.20m) = 1,514m³ (SOLID INSITU)

VOLUME IN CORE TRENCH BELOW STRIPPED TOPSOIL = 764m³ (SOLID INSITU)
+12.5% COMPACTION FACTOR = 860m³
VOLUME OF EARTHEN FILL ABOVE STRIPPED NS = 22,957 m³ (SOLID INSITU)
+12.5% COMPACTION FACTOR = 25,824m³

VOLUME OF CUT IN FOOT PRINT (below stripped topsoil) = 18,475m³ (SOLID INSITU)
shortfall = 7,349m³

NOTE: ALL FINISHED ELEVATIONS ARE TOP OF EARTHEN FILL

Sorell Council

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0	30/9/2025	ORIGINAL CREATED	RJM	NHC
REV	DATE	REVISIONS	DRN	CHKD

SCALE OF METRES 1 IN 1,000		
10	0	20 40 60
SURVEYED BY	DRAWN	DESIGNED
N.H. CARMICHAEL	R.J. MACLEAN	N.H. CARMICHAEL
DATUM	GRID INTERVAL	AREA
ARBITRARY	RANDOM	



NJC
IRRIGATION SOLUTIONS
SURVEY, CONSULTATION & DESIGN

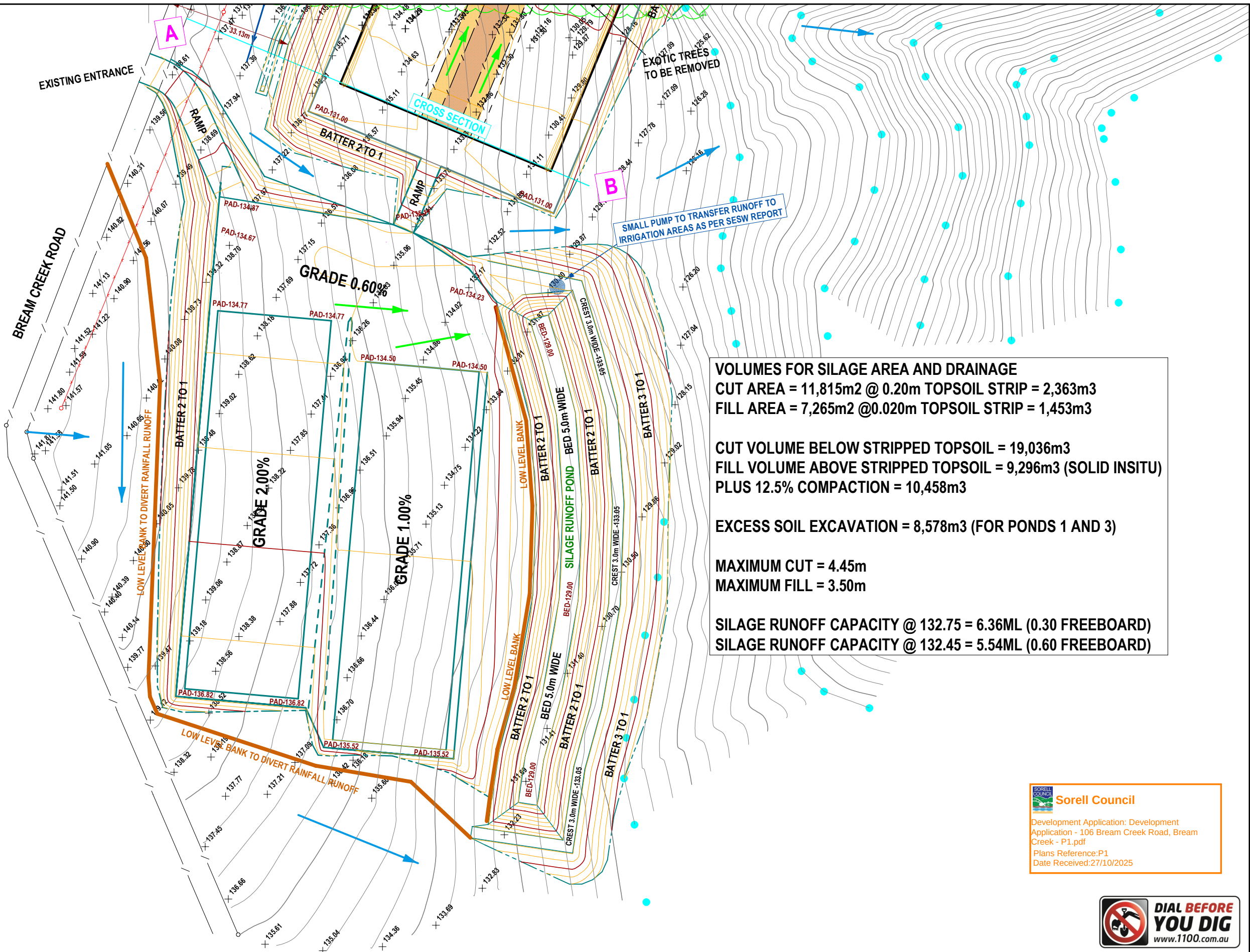
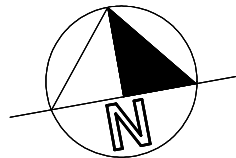
5 GARVEY ROAD
KERANG, VIC 3579
PH. (03) 5452 1008
MOBILE 0427 929117
EMAIL admin@njcis.com.au

BREAM CREEK DAIRY
PROPOSED NEW EFFLUENT STORAGE POND - POND 3
BREAM CREEK ROAD, BREAM CREEK

CROWN ALLOTMENT	SECTION	PARISH	DRAWING NO.	SHEET NUMBER	FILE REF	REV
			51493	3 of 3	IS-674	0

0 1 2 3 4 5 6 7 8 9 10 cm FULL SIZE ON ORIGINAL

Plotted mm 1 = 1 Drawing units **A3**



2 x SILAGE PADS
100m LONG x 30m WIDE

VOLUMES FOR SILAGE AREA AND DRAINAGE
CUT AREA = 11,815m² @ 0.20m TOPSOIL STRIP = 2,363m³
FILL AREA = 7,265m² @ 0.020m TOPSOIL STRIP = 1,453m³

CUT VOLUME BELOW STRIPPED TOPSOIL = 19,036m³
FILL VOLUME ABOVE STRIPPED TOPSOIL = 9,296m³ (SOLID INSITU)
PLUS 12.5% COMPACTION = 10,458m³

EXCESS SOIL EXCAVATION = 8,578m³ (FOR PONDS 1 AND 3)

MAXIMUM CUT = 4.45m
MAXIMUM FILL = 3.50m

SILAGE RUNOFF CAPACITY @ 132.75 = 6.36ML (0.30 FREEBOARD)
SILAGE RUNOFF CAPACITY @ 132.45 = 5.54ML (0.60 FREEBOARD)

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0	30/9/2025	ORIGINAL CREATED	RJM	NHC	
REV	DATE	REVISIONS	DRN	CHKD	

SCALE OF METRES 1 IN 1,000		
		
SURVEYED BY N.H. CARMICHAEL	DRAWN R.J. MACLEAN	DESIGNED N.H. CARMICHAEL
DATUM ARBITRARY	GRID INTERVAL RANDOM	AREA

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SURVEY, CONSULTATION & DESIGN

5 GARVEY ROAD
KERANG, VIC 3579
PH. (03) 5452 1008
MOBILE 0427 929117
EMAIL admin@njcis.com.au

BREAM CREEK DAIRY PROPOSED COMODITIES AREA AND RUNOFF STORAGE BREAM CREEK ROAD, BREAM CREEK					
CROWN ALLOTMENT	SECTION	PARISH	DRAWING NO.	SHEET NUMBER	FILE REF
			51493	2 of 3	IS-674
					REV 0

LEGEND

BANK-80.68
BED-80.26

FARM CHANNEL

BED-79.73

FARM DRAIN

FENCELINE

TRACK

TREE LINE

POWERLINE & POLE

TELSTRA

TREE

PEG

TEMPORARY BENCH MARK

BENCH MARK

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NATURAL SURFACE LEVEL

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CLEAN WATER EXTERNALLY MANAGED RUNOFF

ROOF RUNOFF TO CATCHMENT DAMS

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FILL VOLUME ABOVE STRIPPED TOPSOIL = 26,480m³ (SOLID INSITU)
PLUS 12.5% COMPACTION = 29,790m³

MAXIMUM CUT = 5.42m
MAXIMUM FILL = 6.51m

Note: Batter Stabilisation and Ongoing Management
All earthen batters are to be maintained in a stable condition following construction. Batters must be shaped to shed water evenly, protected from concentrated runoff, and promptly re-vegetated or mulched to achieve effective groundcover. Ongoing inspections are required, with any erosion, slumping, or vegetation loss to be repaired immediately to maintain long-term stability.

EFFLUENT POND DETAILS - POND 3
BANK HEIGHT = 112.45m, CREST 4.0m WIDE
CORE TRENCH 3.0m WIDE, BATTERS 1 TO 1, DEPTH 1.0m
POND INTERNAL FILL BATTERS 4 TO 1
POND INTERNAL CUT BATTERS 2 TO 1
EXTERNAL BATTERS 3 TO 1
DESIGN CAPACITY = 29.30ML @ 111.85m (0.60 freeboard)
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+12.5% COMPACTION FACTOR = 860m³
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SHORTFALL = 7,349m³
NOTE: ALL FINISHED ELEVATIONS ARE TOP OF EARTHEN FILL

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CORE TRENCH 3.0m WIDE, BATTERS 1 TO 1, DEPTH 0.6m
INTERNAL BATTERS 3 TO 1
EXTERNAL BATTERS 3 TO 1
DESIGN CAPACITY = 9.11ML @ 114.24m (0.60 freeboard)
MAXIMUM CUT DEPTH = 4.45m
MAXIMUM FILL DEPTH = 4.53m
EFFLUENT POND 1 CONSTRUCTION FOOT PRINT AREA = 13,919 m²

VOLUME OF TOPSOIL STRIP UNDER CUT AREAS (2,699m² @ 0.20m) = 539m³ (SOLID INSITU)
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VOLUME IN CORE TRENCH BELOW STRIPPED TOPSOIL = 378m³ (SOLID INSITU)
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NATURAL SURFACE CONTOURS IN GREY - 0.50m INTERVALS
DESIGN CONTOURS SHOWN - 0.50m INTERVAL (ORANGE) 2.0m INTERVAL (BROWN)



REV	DATE	REVISIONS	DRN	CHKD
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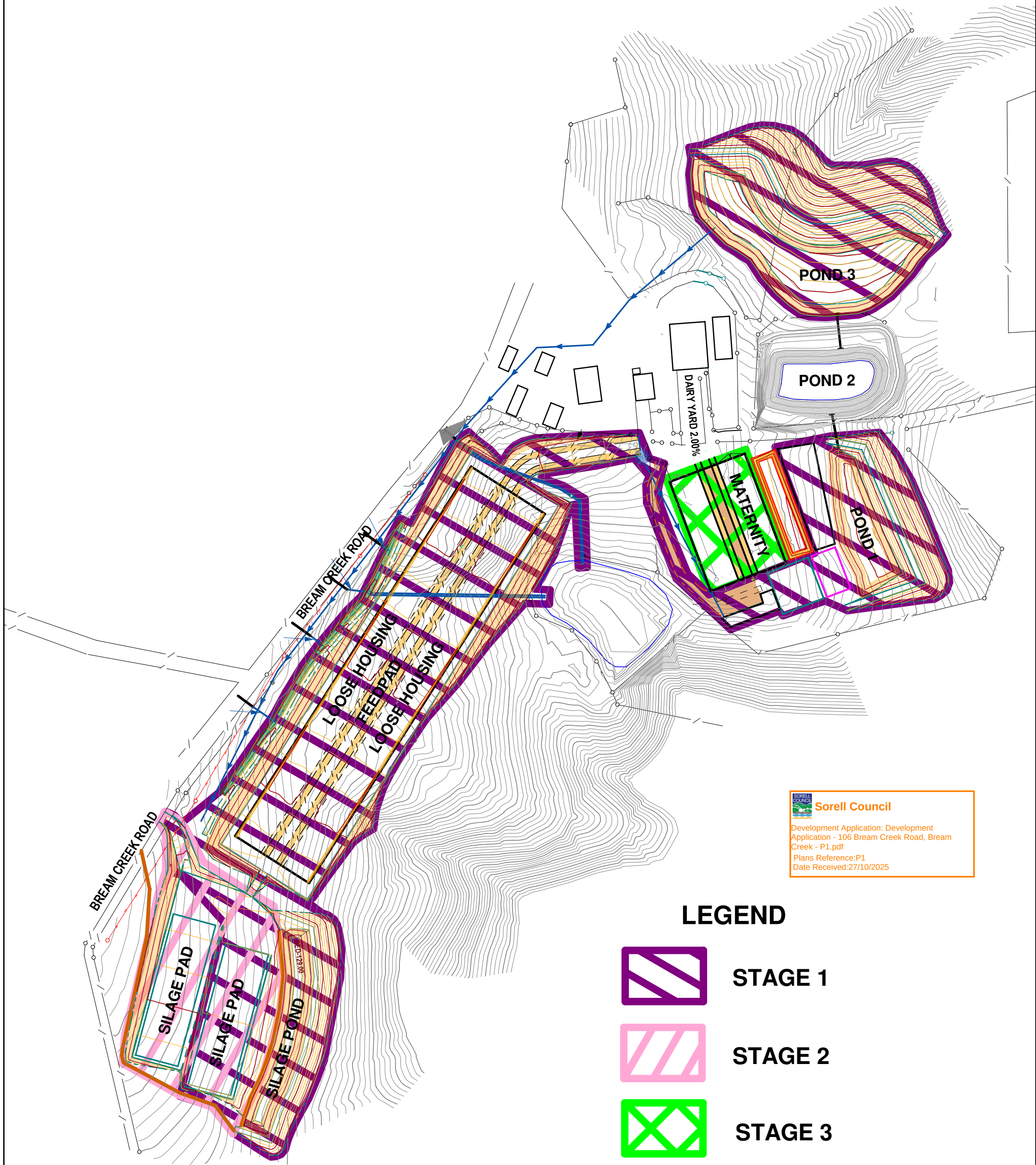
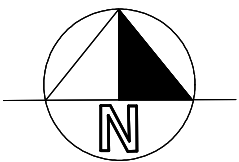
SCALE OF METRES			
0	20	40	60
0	1	2	3
0	4	5	6
0	7	8	9
0	10	100	
FULL SIZE ON ORIGINAL			
SURVEYED BY	DRAWN	DESIGNED	
N. H. CARMICHAEL	N. H. CARMICHAEL	N. H. CARMICHAEL	
DATUM	GRID INTERVAL	AREA	
ARBITRARY	RANDOM		



5 GARVEY ROAD
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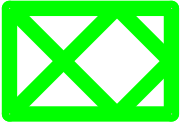
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BREAM CREEK ROAD, BREAM CREEK

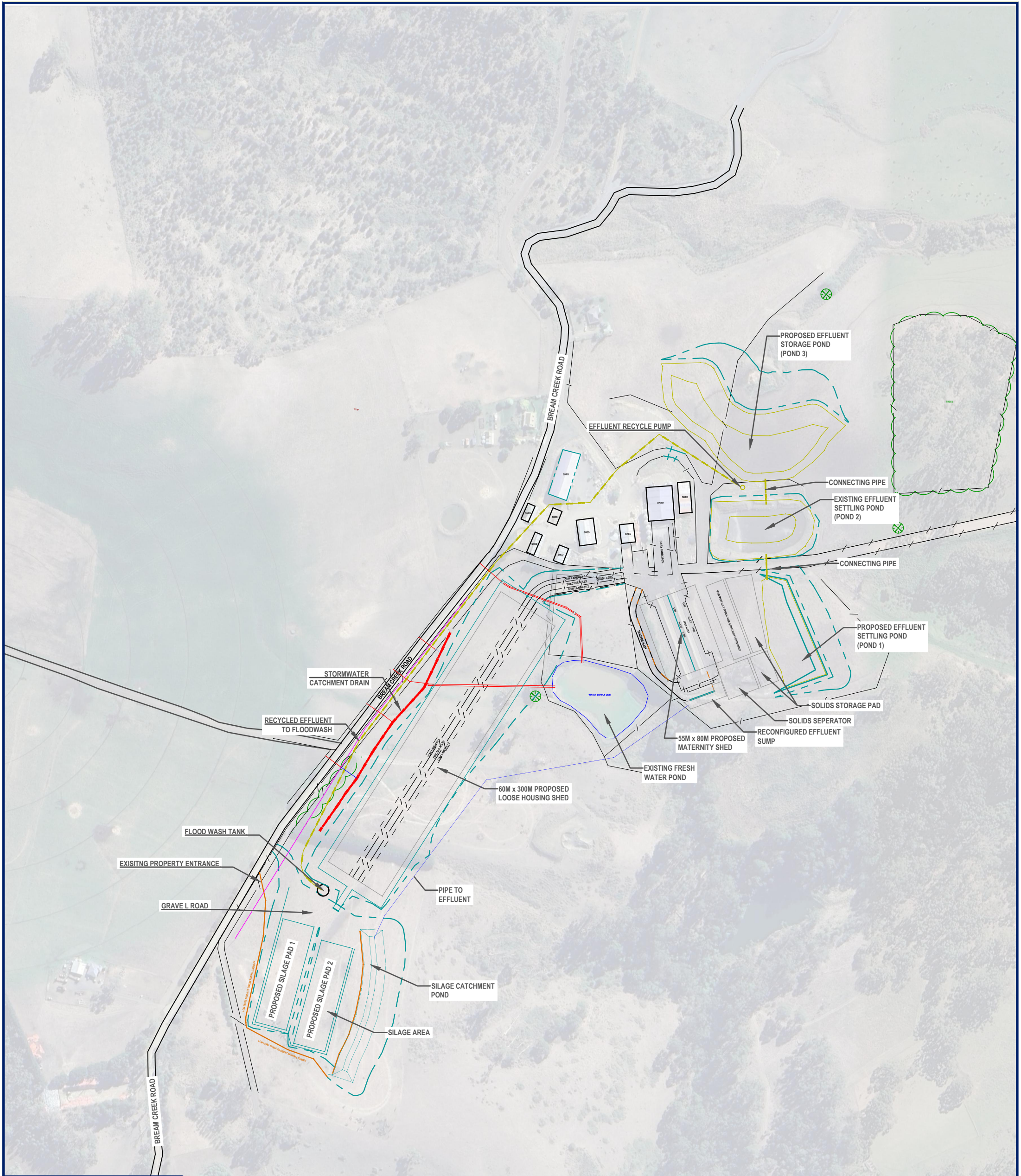
CROWN ALLOTMENT	SECTION	PARISH	DRAWING NO.	SHEET NUMBER	FILE REF	REV	SHEET SIZE
			50001-F	1	IS-674	2	A1



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Date Received: 27/10/2025

LEGEND

-  **STAGE 1**
-  **STAGE 2**
-  **STAGE 3**



Plan Type/Stage

FINAL

Overview Plan

For Lodgement



	Progressive Rural Solutions Pty Ltd PO Box 74, DENILIQUIN NSW 2710 Ph. 0408577248 ACN: 634 646 825 ABN: 58 634 646 825 Email: admin@prsltd.com.au Web: www.prsltd.com.au		Date.- 25/09/2026		Scale.- 1:4,000		Sheet Size.- A3	
	Client.- STROUD DAIRIES		Drawing No.- J373-SITEPLAN		Version		Date	
	Property.- BREAM CREEK		Amendment		V1R1		25/09/26	
	Project.- LOOSE HOUSING PROJECT		Initial Plan		-		-	
	Plan.- SITE PLAN OVERVIEW		-		-		-	

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PLANS PREPARED ON THE NJC IRRIGATION PLAN BASE





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NOT FOR CONSTRUCTION
10/14/2024

FOR
REVIEW
ONLY

LOAFING BARN
BIGNELL DAIRY
BREAM CREEK, TAS
CIVIL

FLOOR PLAN 1

**PROVOST &
PRITCHARD**
400 E. MAIN STREET, SUITE 300
ISALIA, CALIFORNIA 93291-6337
PHONE (559) 636-1166
FAX (559) 636-1177
www.provostandpritchard.com

DESIGN ENGINEER:

LICENSE NO:

DRAFTED BY: NPA/EVF	CHECKED BY: SCB
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DATE: 10/14/2024

JOB NO: _____

PROJECT NO:

PROJECT NO.
PHASE:

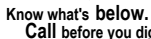
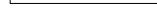
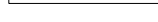
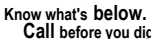
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ORIGINAL SCALE SHOWN IS ONE
INCH. ADJUST SCALE FOR
REDUCED OR ENLARGED PLANS.

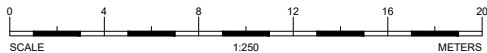
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6 OF 10

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10/14/2024

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LOAFING BARN

BIGNELL DAIRY
BREAM CREEK, TAS

CIVIL

FLOOR PLAN 2

PROVOST & PRITCHARD

100 E. MAIN STREET, SUITE 300
SANTA ANA, CALIFORNIA 92701-3337
PHONE (559) 636-1166
FAX (559) 636-1177
www.provostrandbritchard.com

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DATE: 10/14/2024

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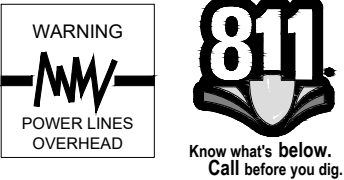
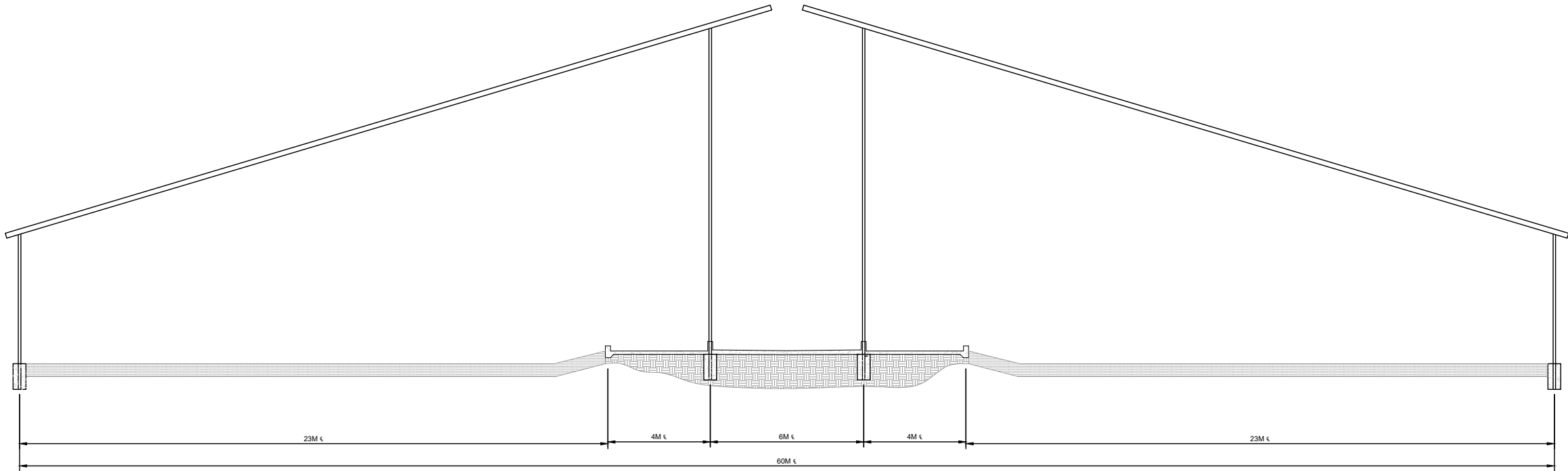
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SHEET C5

7 OF 10

0/14/2024 11:30 AM g:\bignell\jack-4355\435524001-bream creek dairy\300 CAD\340 sheet sets\02 Plans Maps\CS5 FLOOR PLAN 2.dwg -Evan Freitas



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10/14/2024

FOR
REVIEW
ONLY

LOAFING BARN

BIGNELL DAIRY
BREAM CREEK, TAS
CIVIL

LOAFING BARN SECTION

PROVOST & PRITCHARD
400 E. MAIN STREET, SUITE 300
VISALIA, CALIFORNIA 93291-4337
TEL: (559) 836-1176
FAX: (559) 836-1177
www.provostandpritchard.com

DESIGN ENGINEER:

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CHECKED BY: SCB

DATE: 10/14/2024

JOB NO.:

PROJECT NO.:

PHASE:

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SHEET

C6

8 OF 10

NOTES

- THIS DRAWING IS INTENDED TO SHOW THE CATTLE FEEDING AREA ONLY. BUILDING SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL SPECIFICATIONS ARE TO BE DETERMINED BY OTHERS.

LOAFING AREA

FEED LANE

DRIVE LANE

FEED LANE

LOAFING AREA

500MM

5
D1
TYP.

TYP.

130MM MIN THICKNESS

4M e

1
D1
TYP.

TYP.

SLOPE 50MM

150MM MIN THICKNESS

130MM MIN THICKNESS

4M e

1
D1
TYP.

TYP.

SLOPE 50MM

5
D1
TYP.

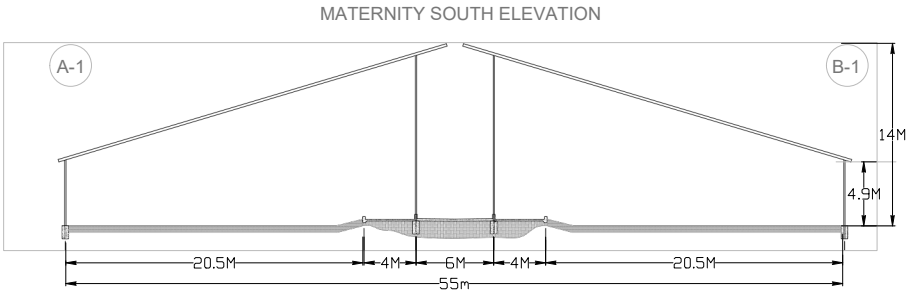
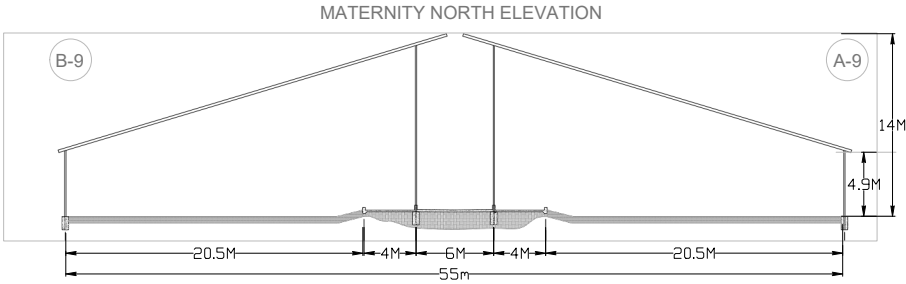
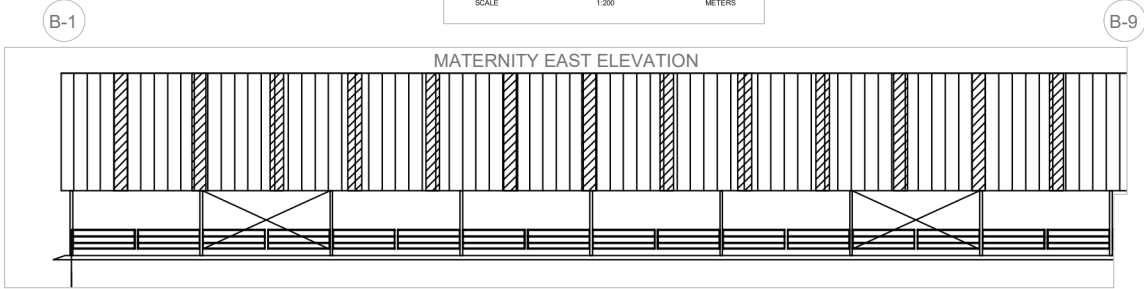
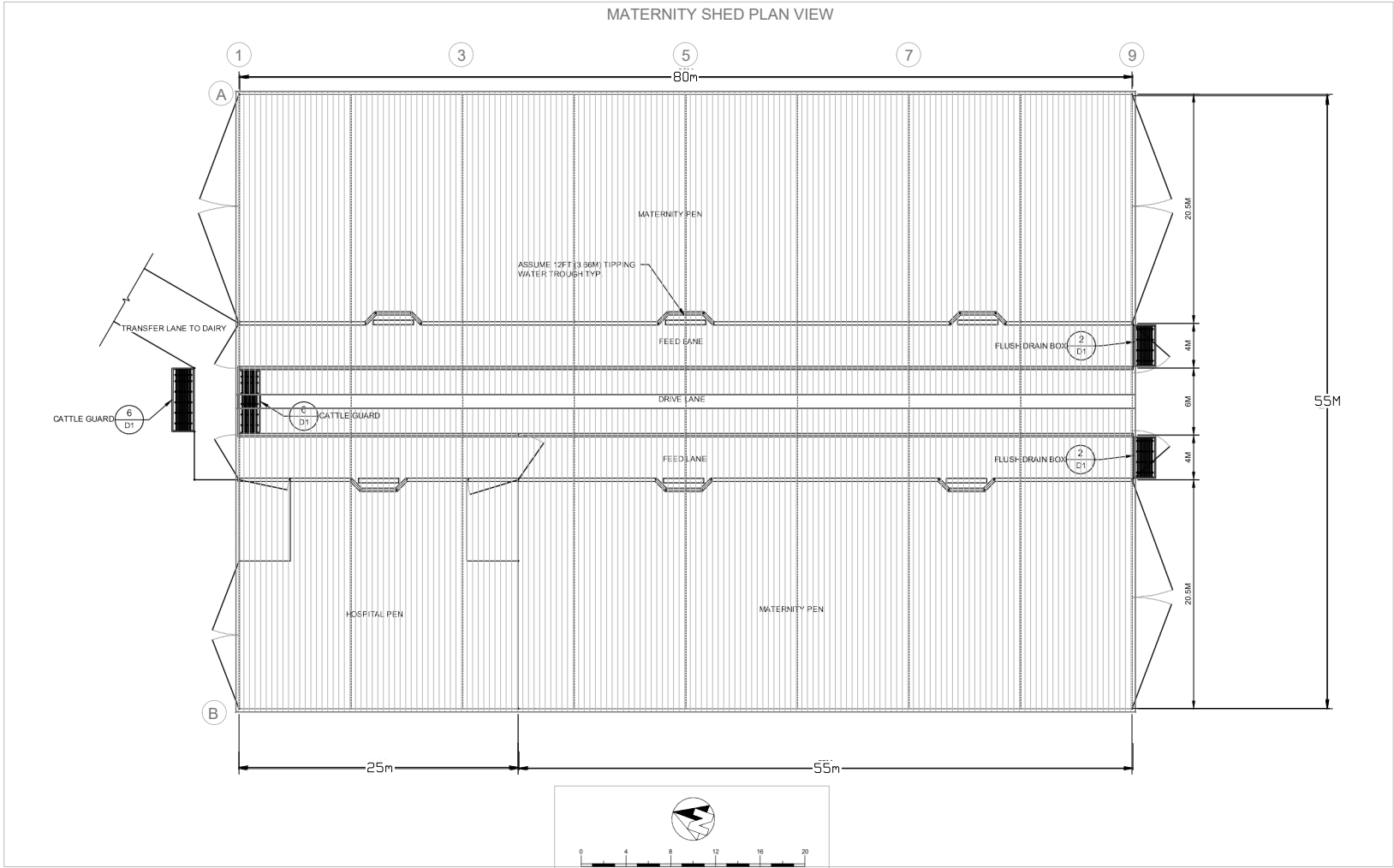
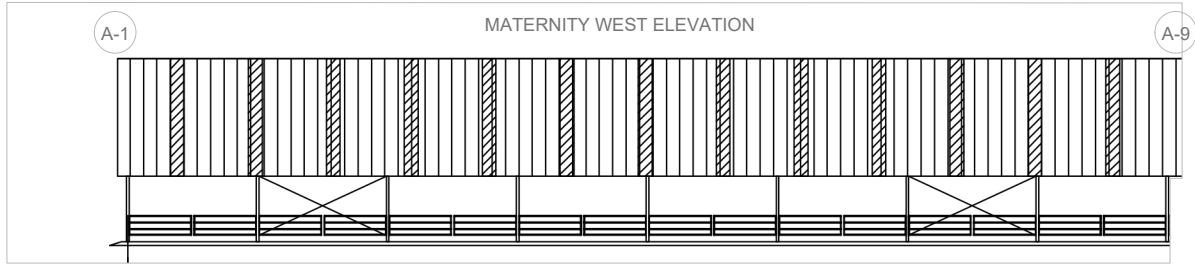
TYP.

500MM



Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025



Plan Type/Stage

FINAL

MATERNITY SHED
ELEVATIONS

Related & Base Plans

Date	Plan Description
-	-



Progressive Rural Solutions Pty Ltd

PO Box 74, DENILIQUIN NSW 2710

Ph. 0408577248 ACN: 634 646 825 ABN: 58 634 646 825

Email: admin@prsltd.com.au Web: www.prsltd.com.au

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PLANS PREPARED ON THE NJC IRRIGATION PLAN BASE

Date.- 25/09/2026

Client.-

STROUD DAIRIES

Property.-

BREAM CREEK

LOOSE HOUSING PROJECT

Plan.-

MATERNITY SHED ELEVATION

Scale.- 1:600

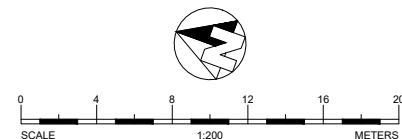
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Drawing No.- J373-C1-A

Version	Date	Amendment
V1R1	25/09/26	Initial Plan



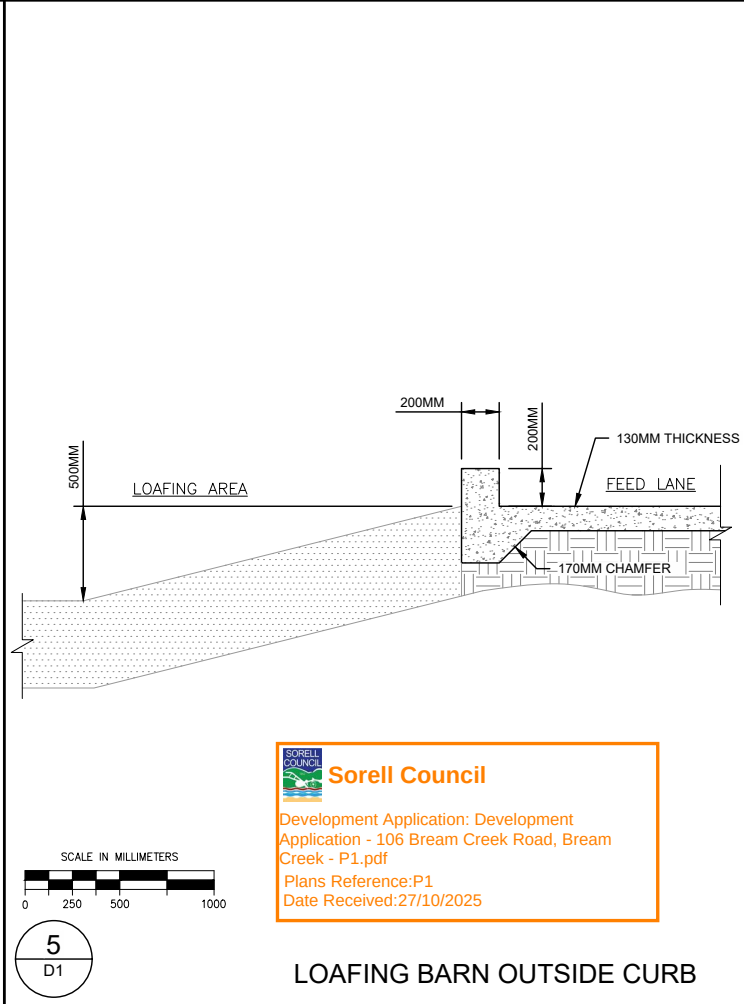
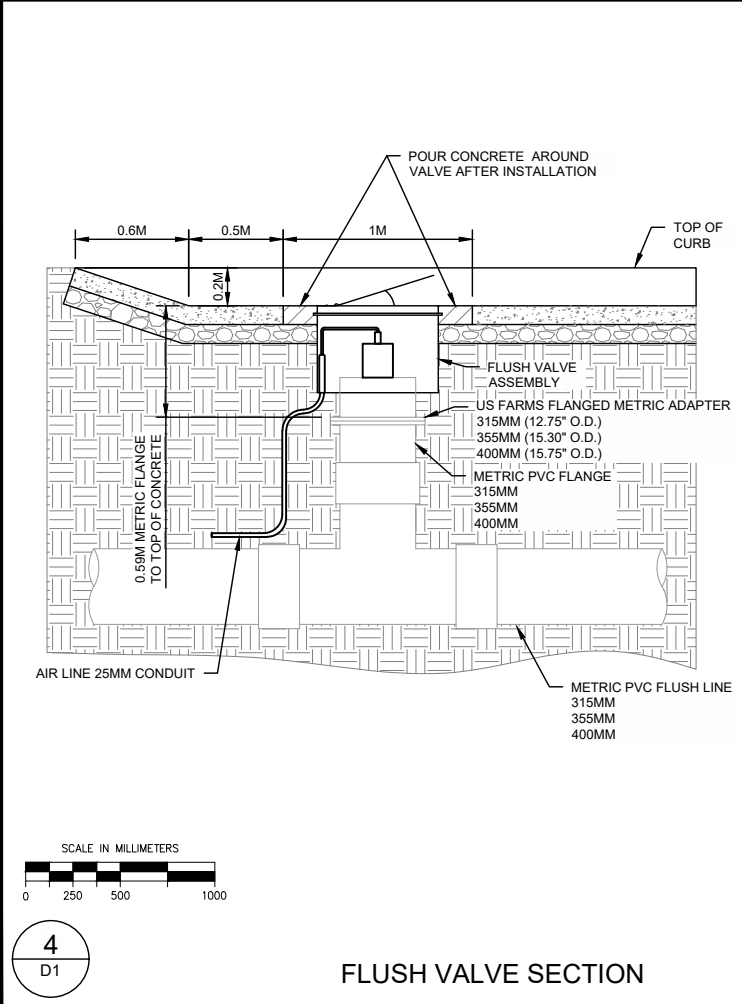
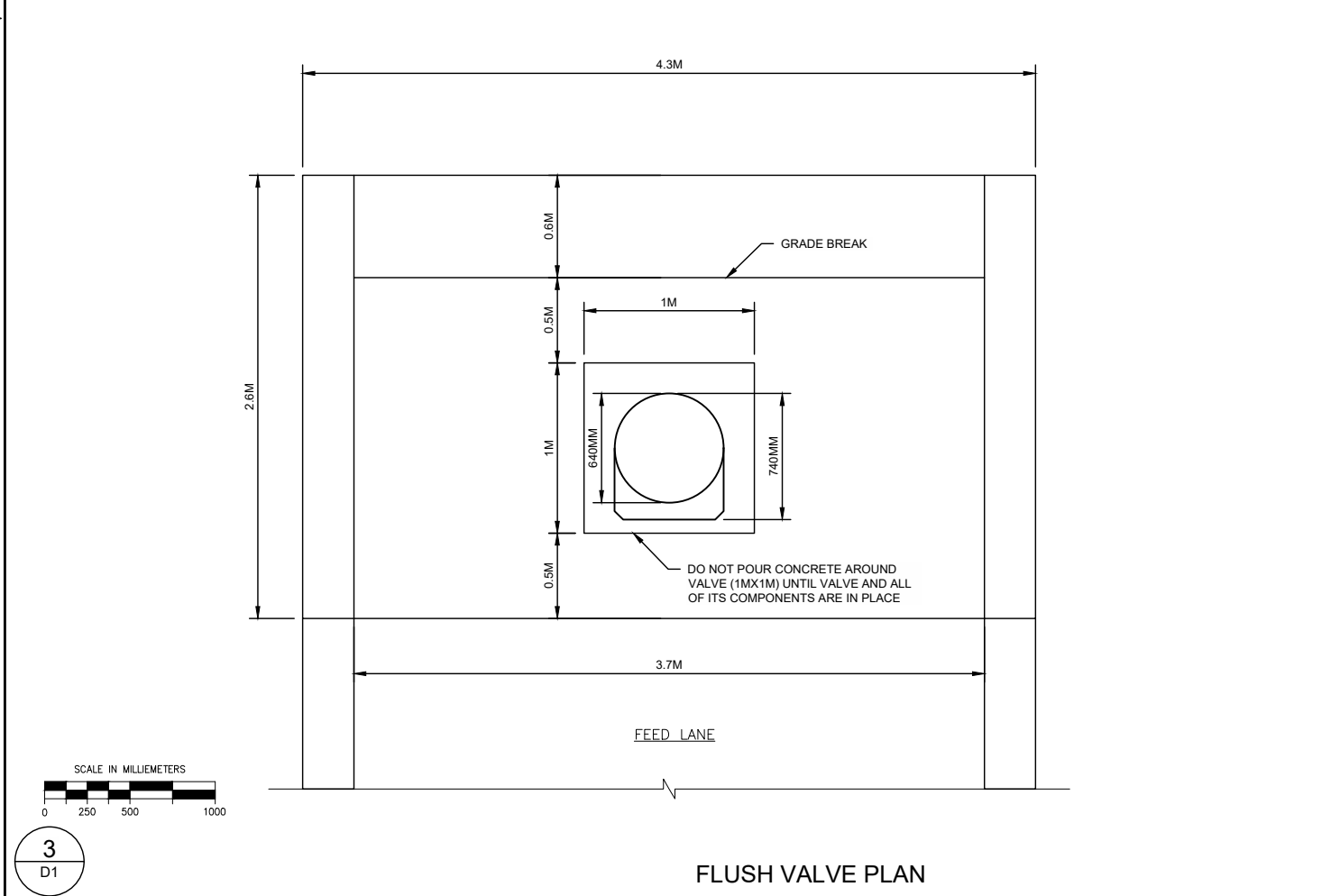
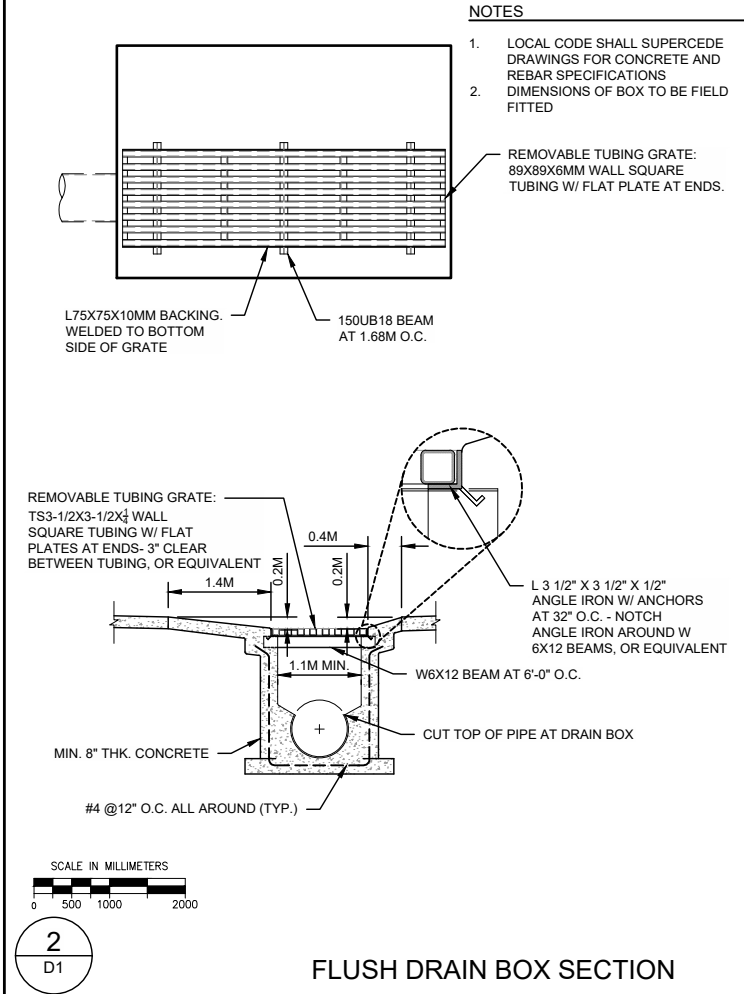
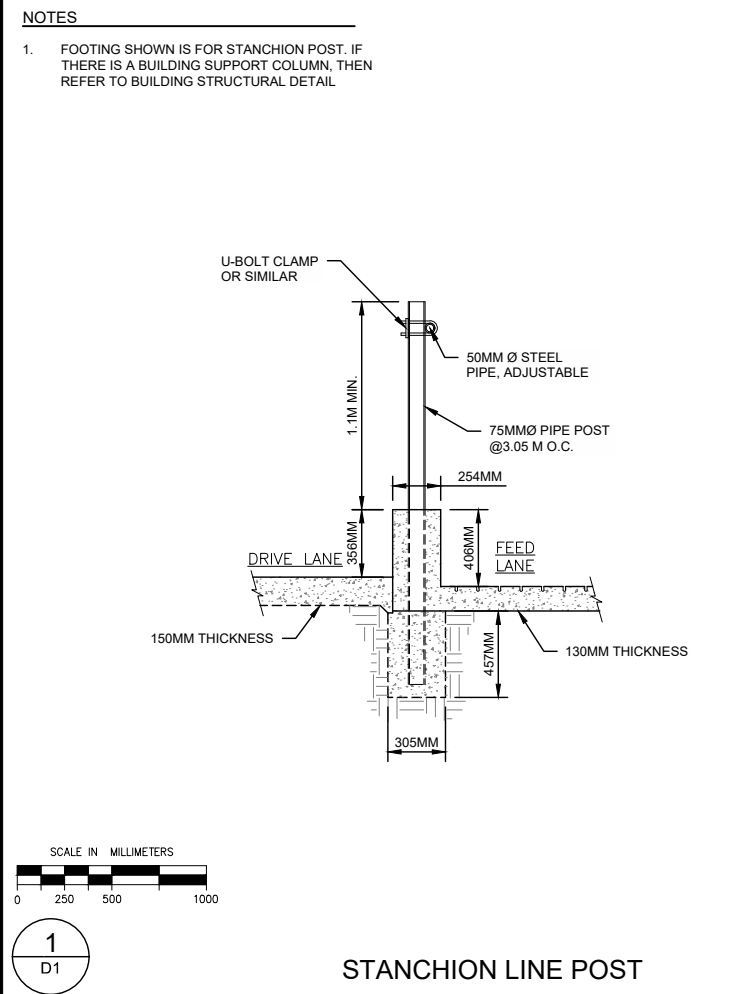
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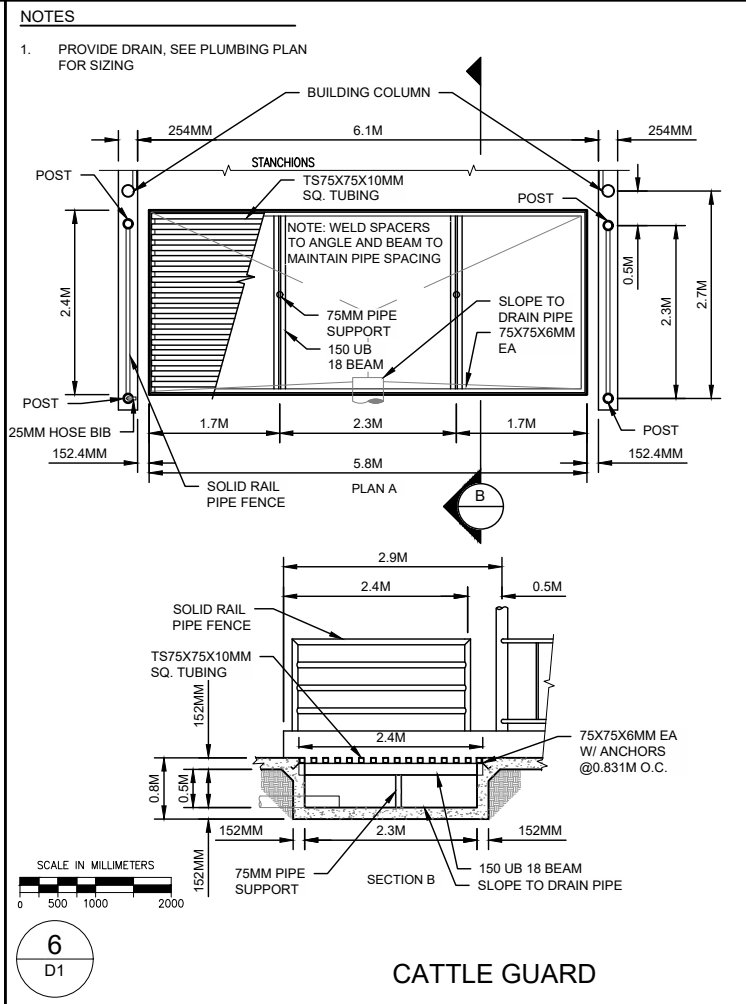
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference: P1
Date Received: 27/10/2025

PROVOST & PRITCHARD 400 E. MAIN STREET, SUITE 300 VICKSBURG, MISSISSIPPI 39180 PHONE (669) 636-1168 FAX (559) 636-1177 www.provostandpritchard.com	LOAFING BARN		FOR REVIEW ONLY	PRELIMINARY NOT FOR CONSTRUCTION 10/14/2024			
	BIGNELL DAIRY BREAM CREEK, TAS CIVIL			No.	REVISION	BY	DATE
DESIGN ENGINEER: ----- LICENSE NO.: -----		MATERNITY BARN FLOOR PLAN					
DRAFTED BY: NPA/EVF	CHECKED BY: SCB	DATE: 10/14/2024					
JOB NO.: -----							
PROJECT NO:							
PHASE:							
0"1" ORIGINAL SCALE SHOWN IS ONE INCH. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.							
SHEET C7							
9 OF 10							



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Development Application: Development Application - 106 Bream Creek Road, Bream Creek - P1.pdf
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Date Received:27/10/2025



CONCRETE SCHEDULE			
SITE AREA	THICKNESS	REINFORCEMENT	NOTES
DRYING PAD / COMMODITY SLAB	6"	UNREINFORCED WITH CONTROL JOINTS PER ACI/PCA	5,6
DRIVE LANES	6"	UNREINFORCED WITH CONTROL JOINTS PER ACI/PCA	1,6
FEED LANES/WALK LANES	5"	UNREINFORCED WITH CONTROL JOINTS PER ACI/PCA	1,6
TRANSFER LANES	4"	UNREINFORCED WITH CONTROL JOINTS PER ACI/PCA	1,6
SIDEWALKS	3 1/2"	UNREINFORCED WITH CONTROL JOINTS PER ACI/PCA	--
TANKER PADS	5 1/2"	#5 @ 18" O.C.	4,5,6
PARKING AREAS	5"	UNREINFORCED WITH CONTROL JOINTS PER ACI/PCA	--
BUILDINGS/STRUCTURAL CONCRETE	AS SPECIFIED	AS SPECIFIED	--
SAND LANE CONCRETE	5 1/2"	#5 @ 18" O.C.	4,5,6
SEPARATION BASINS/WEeping WALLS	AS SPECIFIED	AS SPECIFIED	--
WASH AREA/DEAD ANIMAL AREA	6"	UNREINFORCED WITH CONTROL JOINTS PER ACI/PCA	--
ROADS	6"	UNREINFORCED WITH CONTROL JOINTS PER ACI/PCA	2,3,6

NOTES:

1. MINIMUM THICKNESS

2. RECOMMENDED THICKNESS

3. PROVIDE 12" THICK AGGREGATE BASE.

4. SLAB REINFORCING IS TO BE PLACED BETWEEN THE CENTER AND 2" BELOW THE TOP OF THE SLAB UNLESS NOTED OTHERWISE.

5. FILL SAWCUT JOINTS WITH AN ELASTIC POLYURETHANE SEALANT.

6. SEE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.

IMPORTANT: CONCRETE SLABS ARE NOT TO BE PLACED ON EXPANSIVE SOIL. AN EXPANSIVE SOIL CONDITION **AUTOMATICALLY VOIDS** THIS DESIGN. IN CASE OF EXPANSIVE SOILS, CONSULT WITH THE SOILS ENGINEER.

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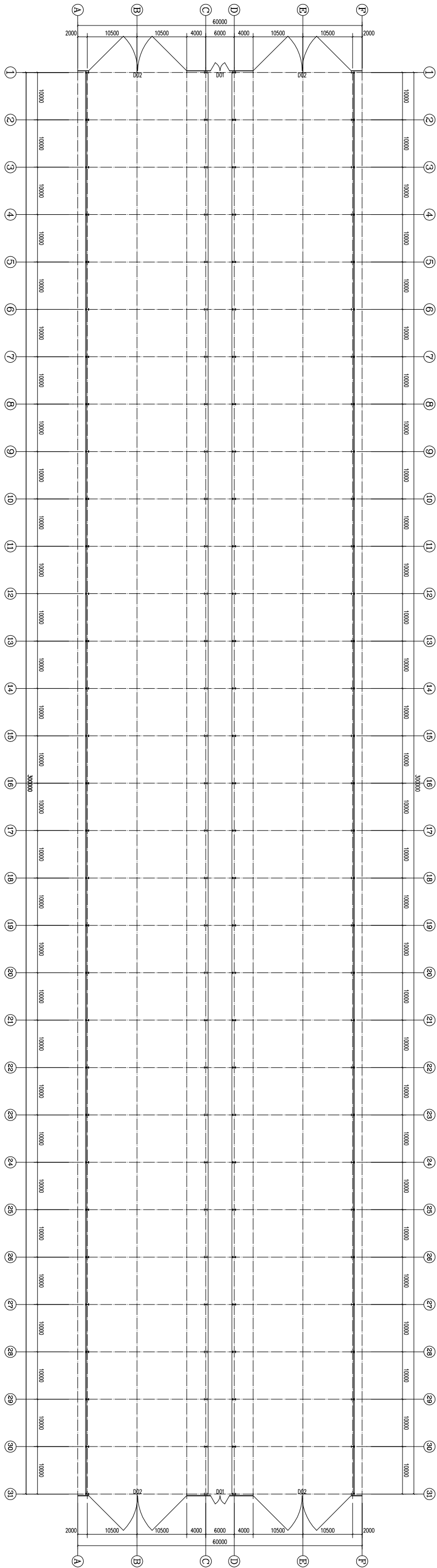
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FOR REVIEW ONLY

LOAFING BARN BIGNELL DAIRY BREAM CREEK, TAS DETAILS 1

DETAILS 1

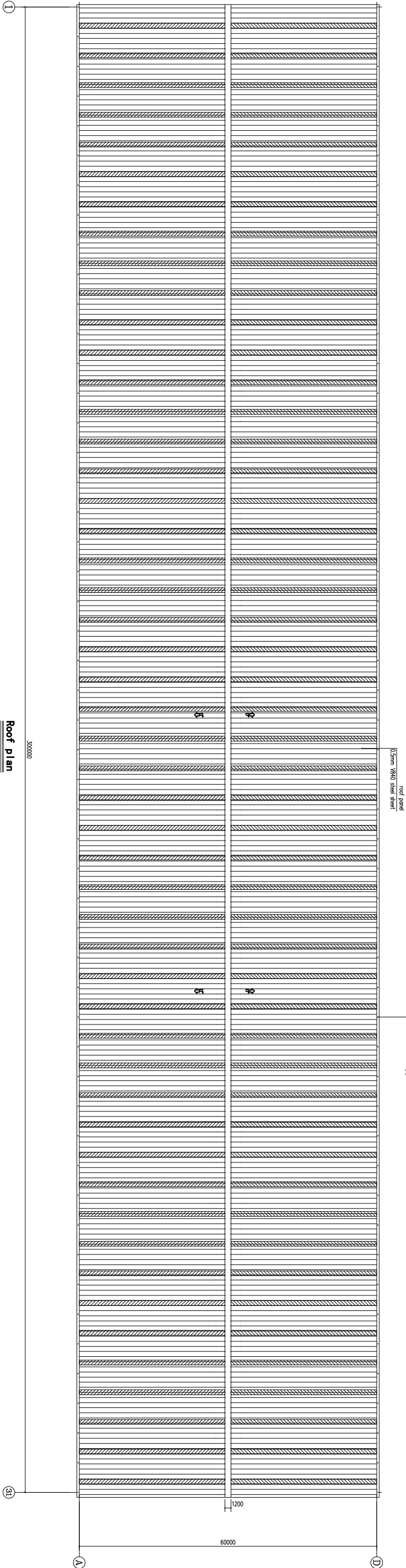
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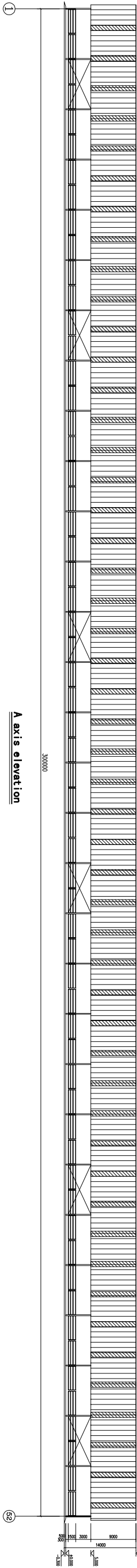
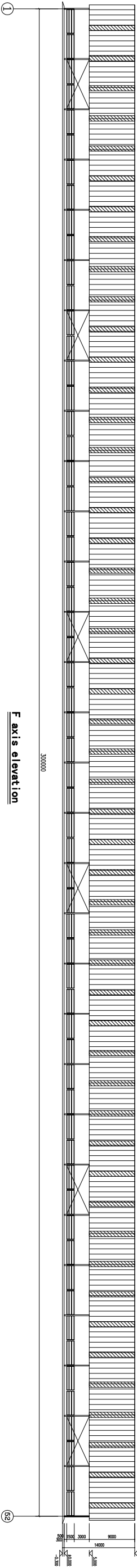


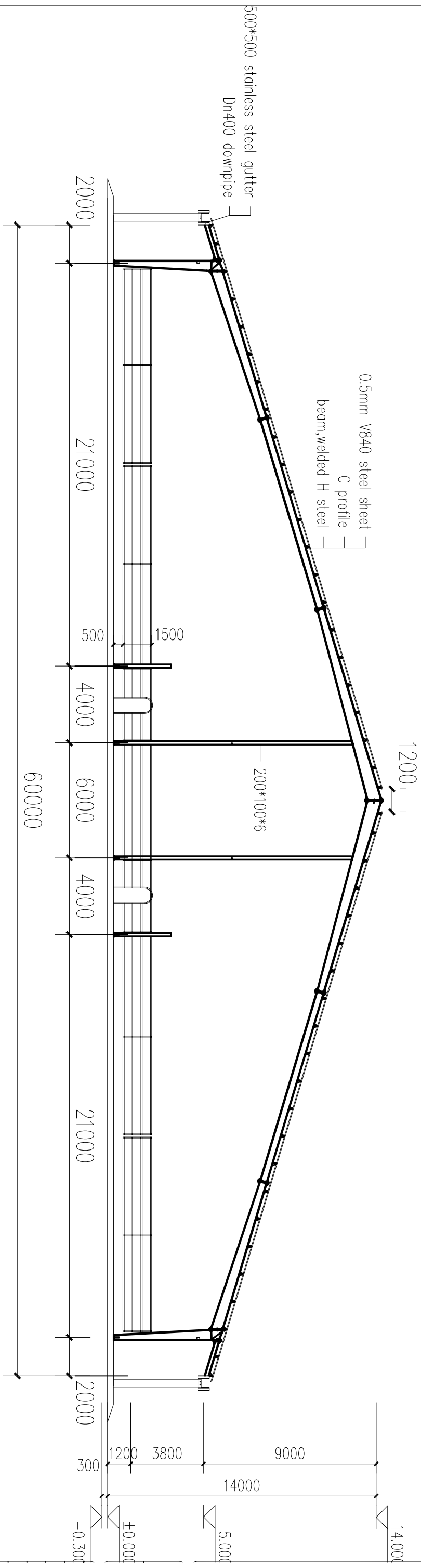


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Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
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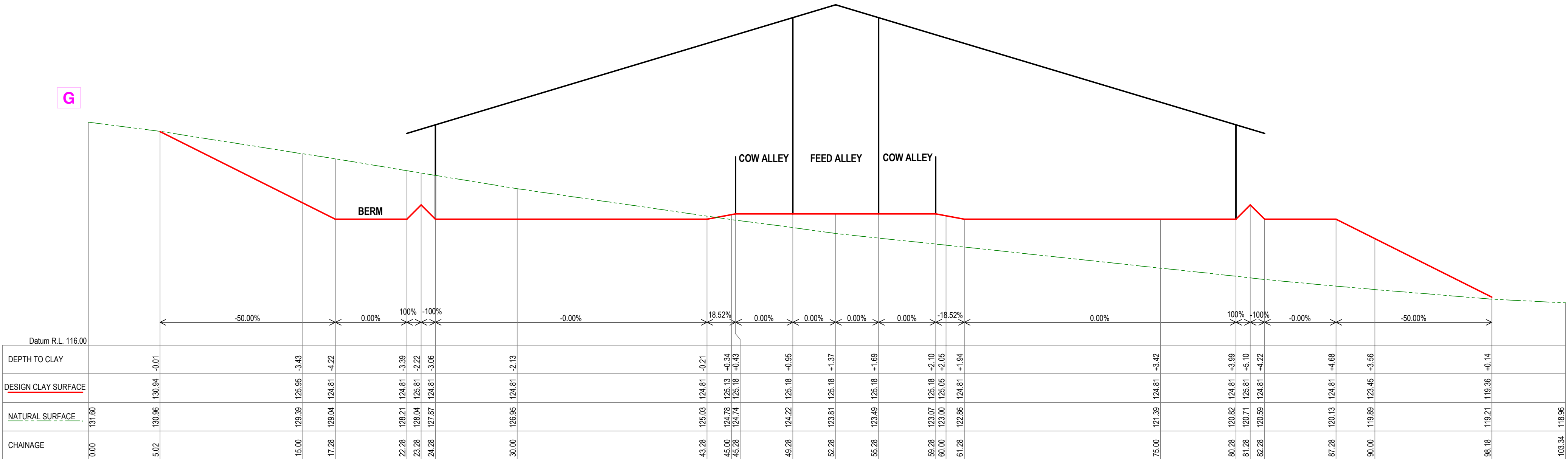
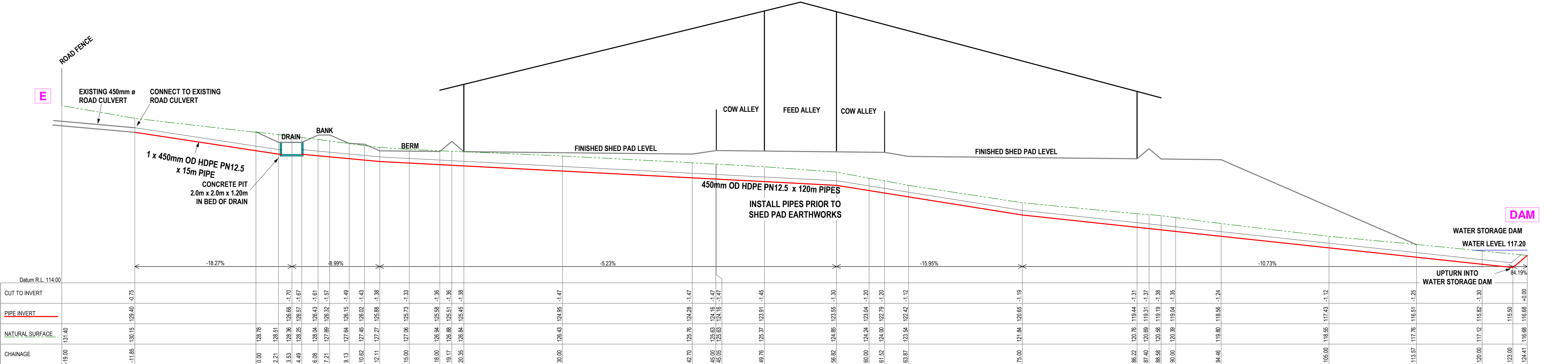
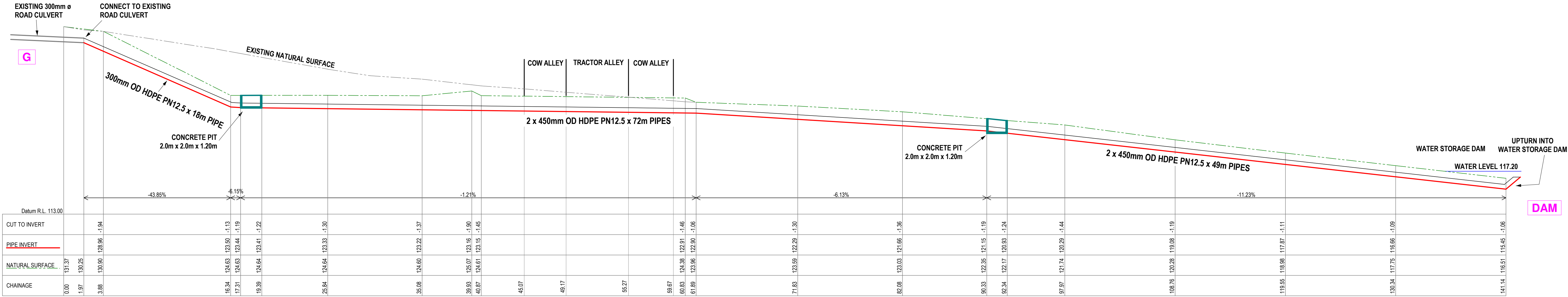
SURVEYED BY
N.H. CARMICHAEL
DATUM
ARBITRARY

DESIGNED
N.H. CARMICHAEL
AREA

NJC
IRRIGATION SOLUTIONS
SURVEY, CONSULTATION & DESIGN

BREAM CREEK DAIRY
BARN CROSS SECTIONS
BREAM CREEK ROAD - BREAM CREEK

Plotted mm 1 = 1 Drawing units A1



Sorell Council
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference P1
Date Received: 27/10/2025

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N.H. CARMICHAEL
DATUM
ARBITRARY

DRAWN
R.J. MACLEAN
GRID INTERVAL

DESIGNED
N.H. CARMICHAEL
AREA



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KERANG, VIC 3579
MOBILE 0427 929117
EMAIL - admin@njcis.com.au

BREAM CREEK DAIRY
BARN CROSS SECTIONS
BREAM CREEK ROAD - BREAM CREEK

CROWN ALLOTMENT	SECTION	PARISH	DRAWING NO.	SHEET NUMBER	FILE REF	REV
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