NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 15 Promenade, Dodges Ferry

PROPOSED DEVELOPMENT:

NEW DWELLING INCLUDING DEMOLITION OF EXISTING STRUCTURES

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 26th May 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 26th May 2025.**

APPLICANT: **Field Services Architecture**

APPLICATION NO: **DA 2025 / 24 1**
DATE: **09 May 2025**

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* Single Residential *Development:* A new single storey, 4 bedroom dwelling. Refer to attached report for further details. *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 1,000,000.00

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 15 Promenade Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 17647 Folio: 14

Current Use of Site	Single Residence

Current Owner/s:	Name(s) Adam J Snyder & Elke Pascoe

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 21.01.2025

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____ Sorell Council Development Application: 5.2024.24.1 - Development Application - 15 Promenade, Dodge Ferry - P1.pdf Plans Reference:P1 Date Received:30/01/2025

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

FO A

TOWN PLANNING REPORT

Construction of a single storey, detached dwelling
with associated landscaping and vegetation removal

15 Promenade, Dodges Ferry

JANUARY 2025 – REV A

FIELD
OFFICE
ARCHITECTURE

43 Derby Street
Collingwood, Vic 3066
fieldoffice.com.au

1.0 Introduction

This is a Site Analysis and Design Response Report for a new detached stepped single storey dwelling with garage and associated landscaping at 15 Promenade, Dodges Ferry.

This report is to accompany the design drawings prepared by Field Office Architecture and additional supporting information.

The proposal has been developed in response to:

- Inspection of the subject site and surrounding areas
- Assessment of the relevant planning policies and controls
- Consideration of client criteria
- Rigorous design review in response to local area character and features

The site is located within the Low Density Residential planning zone (Zone Number 10) and is subject to the following overlays:

- Southern Beaches On-site Waste and Stormwater Management Specific Area Plan (SOR-S2.0)
- Airport obstacle limitation area
- Waterway and coastal protection area
- Coastal Erosion Hazard - Investigation Area

This application for a planning permit is triggered by the following requirements:

Low Density Residential planning zone (Zone Number 10)

The proposal seeks an amendment to the following requirements:

- Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.
- Dwellings must have a site coverage of not more than 30%.

Southern Beaches On-site Waste and Stormwater Management Specific Area Plan (SOR-S2.0)

To demonstrate that:

- the development requiring on-site waster water management on a lot with an area of less than 1500m2 has sufficient land for on-site waste water management and;
- the stormwater quality and quantity is managed to protect natural assets, infrastructure and property.

Coastal Erosion Hazard - Investigation Area

- To ensure that the use or development subject to risk from coastal erosion is appropriated located and managed.

2.0 Subject Site & Environs

Site Aerial Photo April 2024 – Petrusma Property

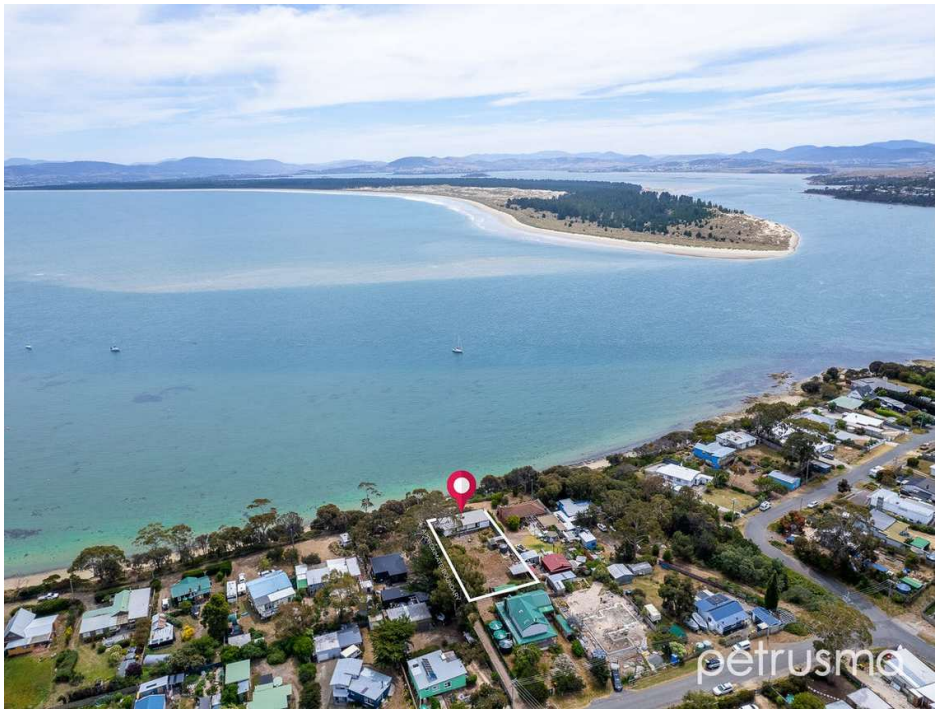
Subject Site:

The subject site is located on the eastern side of Promenade, Dodges Ferry.

The subject site is formally known as Lot 14 on Plan 17647 as per the Certificate of Title Volume 17647 Folio 14 (a copy of which has been submitted with the Application). The title shows the land is not affected by any restrictive covenants or Section 173 Agreements.

The subject site is rectangular in shape and has a frontage of approximately 20.17 metres, a rear boundary of approximately 20.17 metres, as well as side boundaries of approximately 44.74 metres (north) and 43.42 metres (south). The site maintains a total land area of approximately 888 square metres. The site has a slight slope with the lowest point being at the centre of the site.

The subject site is currently occupied by an existing single storey weatherboard dwelling with a small carport and outbuilding, a gravel driveway provides access to the site from an unnamed road between Second Avenue and Promenade. Pedestrian access is provided via a personal access gate from Promenade.



Site Aerial Photo April 2024 – Petrusma Property

Environs:

The site is located 38 kilometres east of Hobart within the township of Dodges Ferry.

The site is located within an established residential area of Dodges Ferry, within 10 metres of the Tiger Bay foreshore. The subject site is bound by the following:

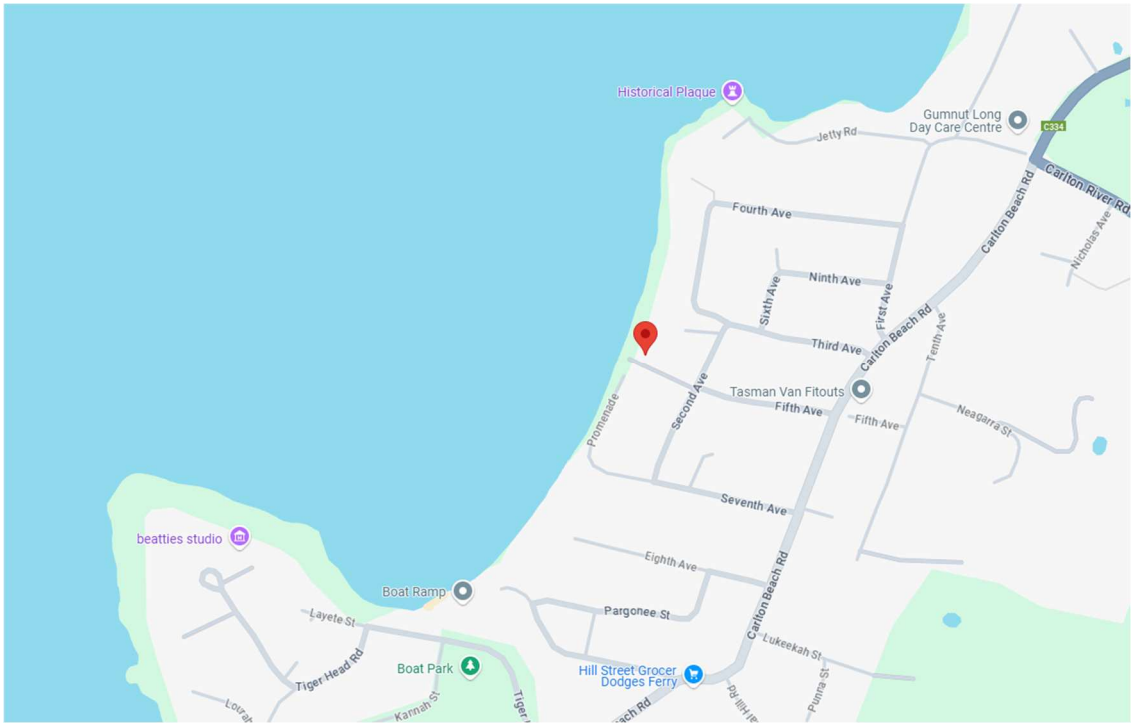
- Promenade frontage directly to the west
- A single-storey dwelling at No. 17 Promenade directly to the north
- A two-storey dwelling at No. 12 Second Avenue directly to the east
- The unsealed unnamed road to the south.

Promenade is an unsealed road, characterised by mid-level native shrubbery, the view to Tiger Bay and detached homes.

The neighbourhood's evolving character is made up of a diversity of building forms, but it is typically characterised by a combination of single and double-story residential homes with either flat or pitched roofs and a variety of front facades, as well as a growing amount of infill development.

Typically, most dwellings are with low height front fences, and there are no footpaths along the street.

See map below showing the subject site in context to its environs.



Site Context – Source Google Maps

3.0 Proposal

Development Summary:

Site Area:	888 sqm
Site Coverage:	302sqm | 34%
Street Setback:	8m

The proposal is for the construction of a new stepped single-storey detached dwelling to replace the existing outdated dwelling on the subject site. As part of this proposal, the existing house and outbuildings will be demolished. The project has had a thoughtful, architectural response that responds well to the site and its surrounds without any imposing impact on neighbouring dwellings.

The layout includes an expansive living room, dining area, and kitchen located towards the west of the site, maximising views and allowing for quality natural light throughout the day through strategic glazing to the west, east and north of the building. The proposal also features four bedrooms, including one primary bedroom with ensuite and robes. Additionally, there is a carport proposed to the rear of the site.

At the front of the dwelling is the living room, dining area and kitchen which maximises views to Tiger Head Bay and Mt Wellington whilst also maintaining privacy through the 8m setback, a pedestrian gate will also be included to the front boundary. The Master bedroom is also included at the front of the dwelling and will be screened with strategically located planting.

The front door is to the side boundary off the existing unnamed road. The vehicle access is located on the side boundary to the rear of the site and is consistent with the existing vehicle access.

The outdoor living space is highlighted by a large central courtyard which is located on the north side of the dwelling and brings in natural light and ventilation throughout the house. An additional entertaining deck is proposed to the west side of the dwelling, directly adjacent the main living spaces. A third outdoor space is provided through the walled garden which is a sheltered private area attached to the bedroom wing and laundry.

In terms of architectural language, the proposal will be a contemporary interpretation of the features to housing in the local area, with a modern narrative that clearly represents its era. The scale of the dwelling in terms of both height and proportion will be similar in style to many of those nearby, however, the flat roof and careful detailing will be clearly of a striking, modern design. It does not act to mimic older dwellings but rather to add an additional, carefully considered and crafted element to the overall street composition.

Materials have been selected to achieve a recessive and polite palette which does not detract from the primacy of the existing streetscape. Cladding will be primarily naturally treated shiplap timber cladding with charcoal accents throughout. The proposed addition appears as clearly contemporary and yet recessive.

The proposal avoids the issue of overlooking through orienting windows into the proposed private space such as the front deck, courtyard and the walled garden.

The proposal has a significant number of Environmentally Sustainable features that are critical to success and function of the dwelling:

- 7 Star Greenstar Nathers rating
- Primarily oriented to prioritise bringing north light into the building via the north facing internal courtyard. Maximised natural light to all living spaces while encouraging cross ventilation across the house for natural cooling and night purging.
- Where possible, avoids windows to the west and provides shade to the backyard during the afternoon.
- Double glazed, argon filled windows
- Highly insulated, tight building fabric
- Rainwater tank

4.0 Planning Controls

Clause 10.0 – Low Density Residential Zone

The subject site is located within the Low Density Residential Planning Zone under the Planning Scheme. The purpose of this zone is:

- 10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.
- 10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
- 10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

Tasmanian Planning Zone	
Zone Number	10
Zone	Low Density Residential

10.4 Development Standards for Dwellings

10.4.2 Building Height

Objective	
That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have a building height not more than 8.5m.	P1 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to: a) the topography of the site; b) the height of buildings on the site and adjacent properties; c) the bulk and form of existing and proposed buildings; d) sunlight to habitable rooms and private open space of dwellings; and e) any overshadowing of adjoining properties.

Response
A1 -The acceptable solution is achieved. The building is maximum height 3.7m.

10.4.3 Setback

Objective	
That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: a) the topography of the site; b) the setbacks of surrounding buildings; c) the height, bulk and form of existing and d) proposed buildings; e) the appearance when viewed from roads f) and public open space adjacent to the site; g) and

	h) e) the safety of road users.

Response

A1 - The acceptable solution is achieved. The front setback is 8m.

Acceptable Solutions	Performance Criteria
A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and e) proposed buildings; f) the existing buildings and private open g) space areas on the site; h) sunlight to private open space and windows of habitable rooms on adjoining properties; and i) the character of development existing on j) established properties in the area.

Response

P2 - Our proposal meets the Performance Criteria (P2) by ensuring the siting does not cause an unreasonable loss of amenity to adjoining properties, as outlined below:

a) The Topography of the Site

- The site features a gentle slope, with the lowest point at its centre. The stepped single-storey design generally follows the natural contours of the site, reducing the need for cut-and-fill and maintaining a low-profile form.
- The topographical conditions ensure that the building height and massing do not result in overbearing impacts or disrupt the visual harmony of the area.

b) The Size, Shape, and Orientation of the Site

- The subject lot is rectangular, with dimensions that accommodate the proposed dwelling's footprint while allowing for functional outdoor spaces and minimal impacts on neighbouring properties.

- The east-west orientation of the lot allows for private open spaces (courtyard and deck) to be positioned to maximise solar access, without overshadowing neighbouring properties.

c) The Setbacks of Surrounding Buildings

- The proposed side and rear setbacks (1m) reflect the established development pattern in Dodges Ferry, where narrow setbacks to lot boundaries are common.
- The 1.0m setback along the northern façade extends for a modest width of **8.4m**, before transitioning to a significantly increased setback of **3.0m** along the bedroom wing. This design ensures that the reduced setback is limited in extent and balanced by larger setbacks elsewhere on the site. Notably, the 1.0m portion mirrors the proportion of the existing dwelling on the site but is positioned further from the front boundary, enhancing compliance with contemporary standards.
- Neighbouring properties, including the existing dwelling on the subject site, exhibit reduced setbacks consistent with the proposed design, ensuring compatibility with the streetscape.
- The front setback of 8m meets the Acceptable Solutions, maintaining alignment with neighbouring dwellings and contributing to the cohesive visual character of the street.

d) The Height, Bulk, and Form of Existing and Proposed Buildings

- The single-storey design with a flat roof ensures a minimal building height, reducing visual bulk and any potential overshadowing impacts on adjacent lots.
- The contemporary architectural style, featuring natural shiplap timber cladding and a recessive colour palette, is sympathetic to the coastal setting and consistent with the mixed architectural forms in the area.
- The massing and proportion of the dwelling are carefully considered, ensuring it does not dominate or impose on adjoining properties.

e) Existing Buildings and Private Open Space Areas on the Site

- The proposed design incorporates multiple private open spaces, including a central courtyard, a rear deck, and a walled garden. These spaces ensure high amenity for future occupants while maintaining privacy for neighbours.
- The placement of windows avoids direct overlooking into neighbouring properties and directs views into the site's own private open spaces, preserving the amenity of adjoining lots.

f) Sunlight to Private Open Space and Windows of Habitable Rooms on Adjoining Properties

- The low-profile design minimises overshadowing, with shadow diagrams demonstrating that sunlight access to private open spaces and habitable rooms on adjacent properties remains unaffected.
- The orientation of the dwelling and its setbacks ensure sufficient sunlight for all surrounding properties, preserving their residential amenity.

g) The Character of Development Existing on Established Properties in the Area

- The proposed setbacks and design align with the character of Dodges Ferry, where residential development typically features narrow side setbacks and a mix of single- and double-storey dwellings.
- The dwelling adds a carefully designed modern element to the streetscape while respecting the established character through its scale, materiality, and siting.

The proposed side and rear setbacks are consistent with the established development pattern in the area and are supported by the site-specific design approach. The setbacks ensure privacy, sunlight access, and amenity for both the subject site and neighbouring properties. The proposed dwelling reflects the evolving character of the area, balancing contemporary design with sensitivity to the site context.
For these reasons, we respectfully submit that the proposal meets the Performance Criteria (P2) and the objectives of the Low Density Residential Zone.

10.4.4 Site Coverage

Objective	
That site coverage: a) is consistent with the character of existing development in the area; b) provides sufficient area for private open space and landscaping; and c) assists with the management of stormwater runoff.	
Acceptable Solutions	**Performance Criteria**
A1 Dwellings must have a site coverage of not more than 30%.	P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to: a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints e) imposed by existing development; f) the provision for landscaping and private g) open space; h) f) the need to remove vegetation; and (g) the site coverage of adjacent properties.

Response

P1 - The proposed site coverage of 34% at 15 Promenade, Dodges Ferry, exceeds the 30% threshold under the Acceptable Solutions. However, the design satisfies the Performance Criteria (P2) by demonstrating consistency with the established character of the area and addressing the specific considerations as follows:

a) The Topography of the Site

- The site features a gentle slope that allows for efficient management of surface water. The proposed dwelling design works with the natural contours of the land, minimising the need for significant earthworks and ensuring the integrity of the site is maintained.
- The stepped design reduces the visual impact of the increased site coverage while integrating harmoniously into the topography.

b) The Capacity of the Site to Absorb Runoff

- The proposed design incorporates rainwater harvesting systems, including a large rainwater tank, to collect and store stormwater for reuse, reducing the amount of runoff leaving the site.
- Permeable surfaces, such as landscaped areas, are provided in key locations to facilitate infiltration and stormwater absorption, further minimising runoff impact on adjoining properties and public infrastructure.

c) The Size and Shape of the Site

- The rectangular lot (888 sqm) provides sufficient area to accommodate the proposed dwelling footprint while maintaining a balance between built form and open space.
- The proposed site coverage is consistent with similar-sized lots in the immediate area, where developments with slightly higher site coverage are common due to the compact nature of coastal lots.

d) The Existing Buildings and Any Constraints Imposed by Existing Development

- The proposal replaces an outdated dwelling with a thoughtfully designed, contemporary design that maximises functionality while minimising visual and environmental impact.
- The positioning and design of the dwelling take into account the constraints of neighbouring properties, maintaining appropriate setbacks and minimising potential amenity impacts.

e) The Provision for Landscaping and Private Open Space

- Despite the slightly increased site coverage, the design incorporates substantial private open space, including:
    - A large north-facing central courtyard for year-round sunlight access.
    - A rear deck for outdoor living and entertaining.
    - A walled garden for additional privacy and amenity.
- Landscaped areas have been carefully designed to complement the building form, enhance the streetscape, and provide green buffers to neighbouring properties.

f) The Need to Remove Vegetation

- The site currently features minimal significant vegetation, and no substantial tree removal is required as part of the proposed development.
- Landscaping will include the use of native and drought-tolerant species to enhance the ecological value of the site and integrate with the local environment.

Consistency with the Objective

The proposed site coverage of 34% achieves the **Objective** of 10.4.4 by:

1. **Character Consistency**: The proposal is consistent with the character of surrounding development in Dodges Ferry, where site coverage often exceeds 30% due to smaller lot sizes and compact coastal designs.
2. **Private Open Space and Landscaping**: The design ensures ample private open space and landscaping, providing high levels of residential amenity while enhancing the site's appearance and functionality.
3. **Stormwater Management**: The proposal includes measures to manage stormwater effectively, such as rainwater harvesting and permeable landscaping, ensuring the increased site coverage does not negatively impact neighbouring properties or public infrastructure.

The proposed site coverage of 34% aligns with the Performance Criteria (P2) by addressing the specific site conditions, respecting the character of the surrounding area, and providing high-quality open space and landscaping. It ensures effective stormwater management and reflects a site-responsive and sustainable approach to development. We respectfully submit that the proposal meets the Performance Criteria and supports the objectives of the Low Density Residential Zone.

10.4.5 Front fences for all dwellings

Objective	
That the height and transparency of frontage fences: a) provides adequate privacy and security for residents; b) allows the potential for mutual passive surveillance between the road and the dwelling; and c) is reasonably consistent with fences in the street	
Acceptable Solutions	**Performance Criteria**
A1 Dwellings must have a site coverage of not more than 30%.	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be consistent with the height and transparency of fences in the street, having regard to: i. the topography of the site; and ii. traffic volumes on the adjoining road.

Response

P1 - The performance criteria are addressed through the thoughtful selection of a proposed timber batten fence, which is 1.2m high. This fence design aligns with the materiality, height and transparency of neighbouring dwellings. The semi-open design offers suitable transparency for the low-traffic nature of the neighbourhood whilst also providing adequate privacy to the largely glazed front façade. Good passive surveillance is available due to the raised nature of the front wing of the dwelling. As the site is flat at the

fence's location, the timber batten style is appropriate and complements the area. We respectfully submit that this proposal satisfies the Performance Criteria and aligns with the objectives of the Low-Density Residential Zone.

5.0 Overlays

Southern Beaches On-site Waste and Stormwater Management Specific Area Plan (SOR-S2.0)

The subject site is located within the VPO1 under the Planning Scheme. The purpose of the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan is:

- SOR-S2.1.1 That development requiring on-site waste water management on lots with an area of less than 1,500m2 has sufficient land available for on-site waste water management.
- SOR-S2.1.2 That stormwater quality and quantity is managed to protect natural assets, infrastructure and property.

Tasmanian Planning General Overlays

The General Overlay will show where specific local planning requirements may apply. This overlay will contain local area objectives and any planning controls for unique places specific to the local area. These unique areas can be in the form of particular purpose zones, specific area plans, and site-specific qualifications.

Local Provision Schedule	Sorell Local Provisions Schedule
Overlay Type	Specific Area Plan
Overlay Name	Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan
LPS Reference Number	SOR-S2.0

Refer to the attached Wastewater Assessment Report prepared by Doyle Consulting for details on the compliant Wastewater System proposed for the site.

Coastal Erosion Hazard - Investigation Area

The subject site is coded as Coastal Erosion Hazard – Investigation Area pursuant to the provision of the Planning Scheme. The purpose of the Coastal Erosion Hazard Code is:

- C10.1.1 To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:
- people, property and infrastructure are not exposed to an unacceptable level of risk;
- future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
- it does not increase the risk from coastal erosion to other land or public infrastructure; and
- works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

- C10.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

Coastal Erosion Hazard

Coastal erosion hazard bands: Colour coding

The coloured areas on the map represent the relevant Coastal Erosion Hazard Bands. The Low Risk Hazard Band is yellow, the Medium Risk Hazard Band is orange and the High Hazard Band is Red. Areas under investigation are shown in green. The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

HAZARD_BAND	Investigation

Based on the preliminary assessment prepared by Enviro-Tech Consultants (attached), the site is determined to fall within the acceptable criteria for the coastal erosion hazard.

6.0 Conclusion

We respectfully submit that this proposal is an entirely appropriate and thoughtful response to the unique characteristics of the subject site, aligning with both State and Local Planning Policies. It achieves compliance with the objectives of the Low Density Residential Planning Zone and the relevant overlays applicable to the site.

The proposed development represents a highly site-responsive design that integrates seamlessly into the existing streetscape while respecting and enhancing the character of the local area. By addressing both the established and emerging neighbourhood character, the proposal supports the ongoing evolution of the Dodges Ferry community.

The new dwelling has been designed to provide a high standard of amenity for future occupants, featuring well-proportioned rooms, secluded private open space, and carefully considered landscaping. Its architectural design sets a benchmark for contemporary, sustainable living while remaining sensitive to the site's context. Furthermore, the proposal will have no adverse impacts on the amenity of surrounding properties, ensuring privacy, access to sunlight, and visual harmony are maintained.

This proposal exemplifies a balance between innovative, modern design and thoughtful integration with the neighbourhood, offering long-term benefits to the community and contributing positively to the area's built environment.

For these reasons, we commend the proposal to council and respectfully request the granting of a planning permit.

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15 Promenade, Dodges Ferry

Town Planning - Neighbourhood & Site Description + Design Response

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43 Derby Street
Collingwood, Vic 3066
fieldoffice.com.au

SITE CONTEXT

Site Context Plan

1. Subject Site
2. Tiger Head Bay
3. Tiger Head Beach
4. Dodges Ferry Primary School
5. Dodges Ferry Shopping Precinct
6. Lagoon Beach
7. Tiger Head
8. Boat Park

Intersecting ROW
Promenade
Main Road

The subject site is located 38 kilometers east of Hobart, within the coastal township of Dodges Ferry. Positioned just metres from the coast, the site enjoys a relaxed seaside setting within an established residential area.

Promenade is a quiet, unsealed road typical of the local streetscape, featuring native vegetation, gently sloping terrain, and detached homes. Gardens along Promenade range from low-maintenance coastal planting to manicured spaces, complementing the natural surroundings.

The neighborhood's character is evolving, with a mix of single and double-story homes showcasing diverse architectural styles. Traditional pitched roofs and contemporary flat rooflines coexist, utilising materials such as timber, brick, and lightweight cladding. This variety reflects a blend of long-term residents and newer developments catering to holiday homeowners and families.

Dodges Ferry offers essential amenities, including a shopping precinct with cafes, general stores, and local businesses, all within a 5-minute drive of the site. The area serves as a vibrant community hub for both permanent residents and seasonal visitors. Proximity to the coastline and nearby recreational spaces, including surf spots, walking trails, and community facilities, enhances Dodges Ferry's appeal as a tranquil yet active coastal destination.

Tiger Head Beach

Dodges Ferry Boat Ramp

Tiger Head Bay

Dodges Ferry local cafes

Dodges Ferry Hotel

Boat Park - local park

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Sorell Council

Development Application: 5.2024.24.1 - Development Application - 15 Promenade, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:30/01/2025

Project Address:	15 Promenade, Dodges Ferry	Drawing:	Site Context	Date:	January 2025	Drawing No:	TP02	Rev:	A
Project No:	2408	Phase:	Town Planning	Scale:	N/A				

KEY SITE CONTEXT PHOTOS

View north-east along Promenade

View north-east from Promenade towards subject site

View east from Promenade towards subject site

View south-east along Promenade

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Project Address:	15 Promenade, Dodges Ferry	Drawing:	Site Photos	Date:	January 2025	Drawing No:	TP03	Rev:	A
Project No:	2408	Phase:	Town Planning	Scale:	N/A				

KEY SITE CONTEXT PHOTOS

View west towards rear of existing dwelling from rear of subject site

View north towards out-house from rear of subject site

View east from subject site towards rear boundary

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ARCHITECTURE

Project Address:	15 Promenade, Dodges Ferry	Drawing:	Site Photos	Date:	January 2025	Drawing No:	TP04
Project No:	2408	Phase:	Town Planning	Scale:	N/A		

Rev: A

KEY SITE CONTEXT PHOTOS

View west along ROW from subject site vehicle entry gate

View east along ROW adjacent subject site

View west from subject site towards Tiger Head Bay

View west from Promenade towards Tiger Head Bay

FIELD
OFFICE
ARCHITECTURE

Sorell Council

Development Application: 5.2024.24.1 - Development Application - 15 Promenade, Dodge Ferry - P1.pdf
Plans Reference:P1
Date Received:30/01/2025

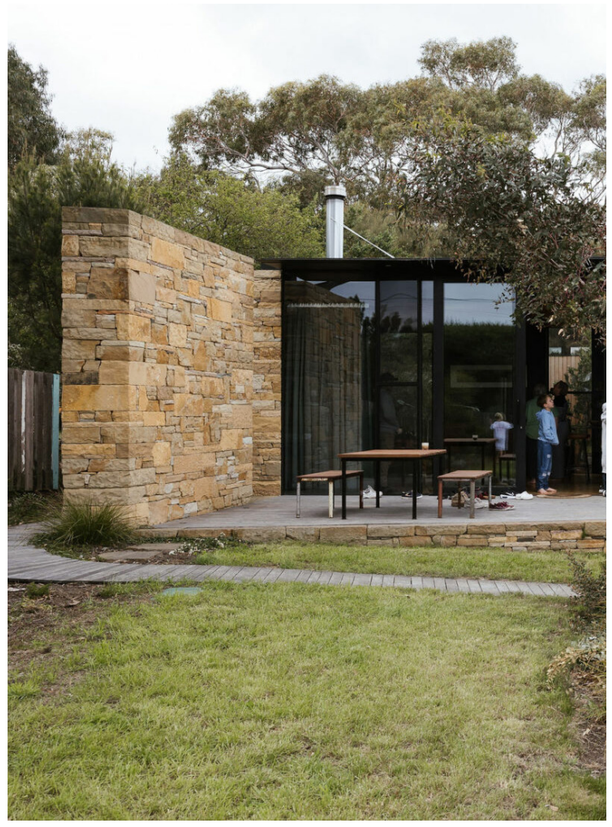
Project Address:	15 Promenade, Dodges Ferry	Drawing:	Site Photos	Date:	January 2025	Drawing No:	TP05	Rev:	A
Project No:	2408	Phase:	Town Planning	Scale:	N/A				

KEY SITE CONTEXT PHOTOS

Neighbouring dwelling at 13 Promenade

Neighbouring on Second Avenue

Neighbouring Dodges Ferry Dwelling



Neighbouring Dodges Ferry Dwelling

FIELD
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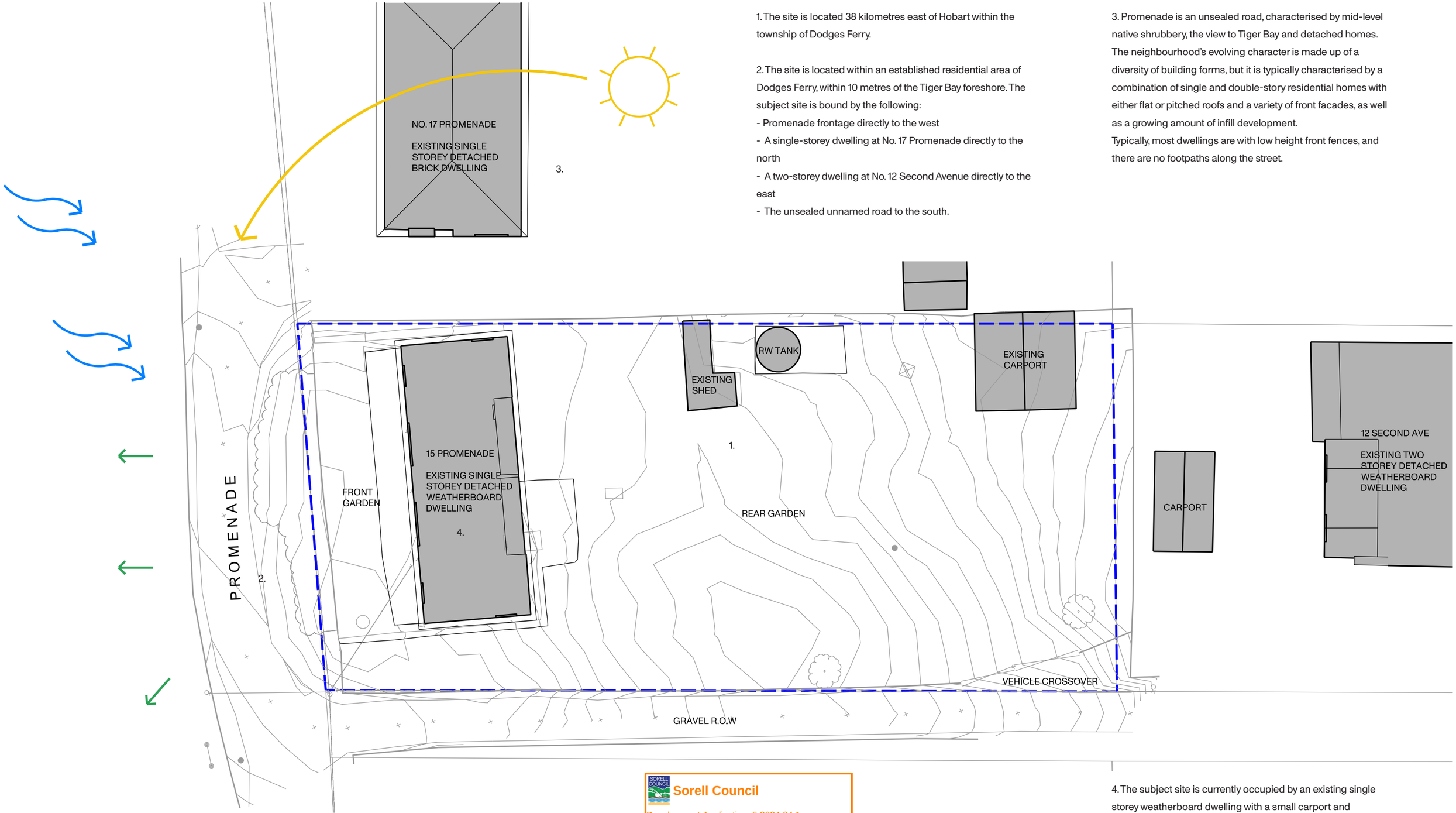
ARCHITECTURE

Project Address:	15 Promenade, Dodges Ferry	Drawing:	Site Photos	Date:	January 2025	Drawing No:	TP06
Project No:	2408	Phase:	Town Planning	Scale:	N/A	Rev:	A

SITE ANALYSIS PLAN



1. The site is located 38 kilometres east of Hobart within the township of Dodges Ferry.

2. The site is located within an established residential area of Dodges Ferry, within 10 metres of the Tiger Bay foreshore. The subject site is bound by the following:
- Promenade frontage directly to the west
- A single-storey dwelling at No. 17 Promenade directly to the north
- A two-storey dwelling at No. 12 Second Avenue directly to the east
- The unsealed unnamed road to the south.

3. Promenade is an unsealed road, characterised by mid-level native shrubbery, the view to Tiger Bay and detached homes. The neighbourhood's evolving character is made up of a diversity of building forms, but it is typically characterised by a combination of single and double-story residential homes with either flat or pitched roofs and a variety of front facades, as well as a growing amount of infill development.
Typically, most dwellings are with low height front fences, and there are no footpaths along the street.

4. The subject site is currently occupied by an existing single storey weatherboard dwelling with a small carport and outbuilding, a gravel driveway provides access to the site from an unnamed road between Second Avenue and Promenade. Pedestrian access is provided via a personal access gate from Promenade.

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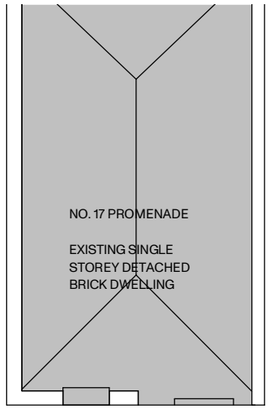
Project Address:	15 Promenade, Dodges Ferry	Drawing:	Site Analysis	Date:	January 2025	Drawing No:	TP07	Rev:	A
Project No:	2408	Phase:	Town Planning	Scale:	1:200 @ A3				

DESIGN RESPONSE PLAN

1. The proposal is for the construction of a new stepped single-storey detached dwelling to replace the existing outdated dwelling on the subject site. As part of this proposal, the existing house and outbuildings will be demolished. The project has had a thoughtful, architectural response that responds well to the site and its surrounds without any imposing impact on neighbouring dwellings.

2. The layout includes an expansive living room, dining area, and kitchen located towards the west of the site, maximising views and allowing for quality natural light throughout the day through strategic glazing to the west, east and north of the building. The proposal also features four bedrooms, including one primary bedroom with ensuite and robes. Additionally, there is a carport proposed to the rear of the site.

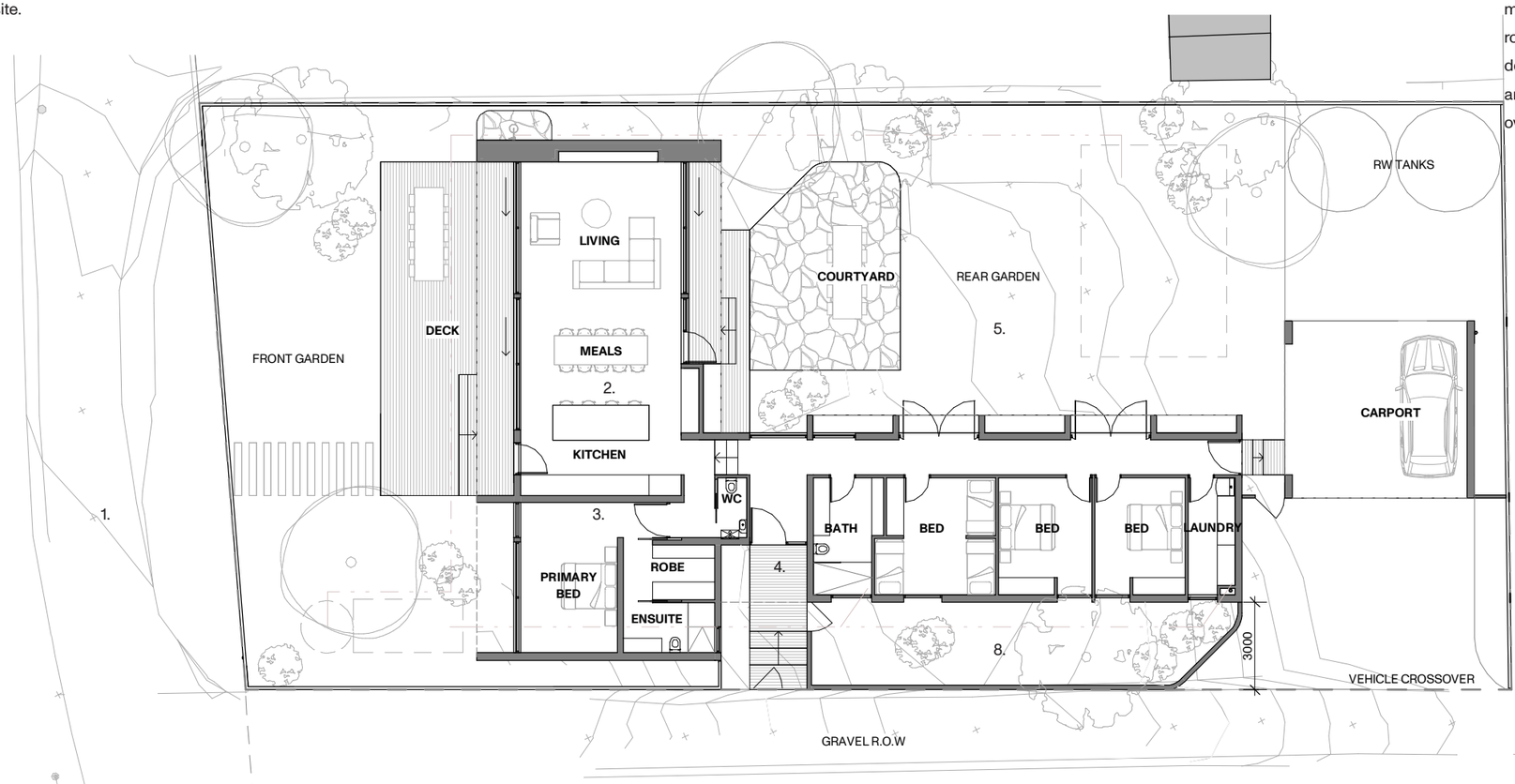


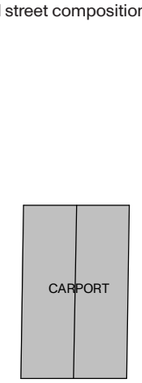
3. At the front of the dwelling is the living room, dining area and kitchen which maximises views to Tiger Head Bay and Mt Wellington whilst also maintaining privacy through the 8m setback, a pedestrian gate will also be included to the front boundary. The Master bedroom is also included at the front of the dwelling and will be screened with strategically located planting.

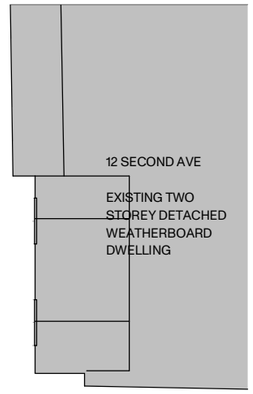
4. The front door is to the side boundary off the existing unnamed road. The vehicle access is located on the side boundary to the rear of the site and is consistent with the existing vehicle access.

5. The outdoor living space is highlighted by a large central courtyard which is located on the north side of the dwelling and brings in natural light and ventilation throughout the house. An additional entertaining deck is proposed to the west side of the dwelling, directly adjacent the main living spaces. A third outdoor space is provided through the walled garden which is a sheltered private area attached to the bedroom wing and laundry.

6. In terms of architectural language, the proposal will be a contemporary interpretation of the features to housing in the local area, with a modern narrative that clearly represents its era. The scale of the dwelling in terms of both height and proportion will be similar in style to many of those nearby, however, the flat roof and careful detailing will be clearly of a striking, modern design. It does not act to mimic older dwellings but rather to add an additional, carefully considered and crafted element to the overall street composition.







13 PROMENADE

EXISTING SINGLE STOREY DETACHED METAL CLAD DWELLING

7. Materials have been selected to achieve a recessive and polite palette which does not detract from the primacy of the existing streetscape. Cladding will be primarily naturally treated shiplap timber cladding with charcoal accents throughout. The proposed addition appears as clearly contemporary and yet recessive.

8. The proposal avoids the issue of overlooking through orienting windows into the proposed private space such as the front deck, courtyard and the walled garden.

FIELD OFFICE ARCHITECTURE

Project Address:	15 Promenade, Dodges Ferry	Drawing:	Design Response	Date:	January 2025	Drawing No:	TP08	Rev:	A
Project No:	2408	Phase:	Town Planning	Scale:	1:200 @ A3				

EXTERNAL MATERIAL PALETTE

NATURAL FINISH TIMBER SHIPLAP CLADDING

LIGHT COLOURED ROOFING

BLACK METAL WINDOW FRAMING

BLOCKWORK MASONRY

FIELD
OFFICE
ARCHITECTURE

Project Address:	15 Promenade, Dodges Ferry	Drawing:	Material Palette	Date:	January 2025	Drawing No:	TP09
Project No:	2408	Phase:	Town Planning	Scale:	N/A		

Rev: A

DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

ONSITE WASTEWATER ASSESSMENT

15 Promenade

Dodges Ferry

January 2025

Warning
Printed copies of this report must be in colour, and in full.
No responsibility is otherwise taken for its contents.

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Adam Snyder and Elke Pascoe

Address: 15 Promenade, Dodges Ferry (CT 17647/14)

Site Area: Approximately 896.7 m^2

Date of inspection: 27/11/2023

Building type: Renovation -to four-bedroom house

Services: Tank water and onsite wastewater required

Planning Overlays: Coastal Erosion Hazard Code, Southern Beaches On-site Wastewater and Stormwater Management Specific Area Plan

Mapped Geology - Mineral Resources Tasmania 1:50 000 Sorell sheet:

Qh = Undifferentiated Quaternatry Sediments: Sand, gravel and mud of alluvial lacustrine and littoral origin

Soil Depth: 1.9+m

Subsoil Drainage: Well drained

Drainage lines/water courses: Tiger Head Bay to the west

Vegetation: Grass

Rainfall in previous 7 days: Approximately 4 mm

Slope: Approximately 3° to the northwest

SITE ASSESSMENT AND SAMPLE TESTING

Site and soil assessment in accordance with AS1547-2012 *Onsite domestic wastewater assessment and design*.

Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm).

SITE AND SOIL COMMENTS

The natural soil profiles are formed from windblown sands derived from Quaternary sediments. The profiles are moderately deep with no refusal occurring at approximately 1.9+ m. The field textures of the soil profile are dominated by well draining sand.

SOIL PROFILES – Test Hole 1

Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0 – 0.2	A1	Dark grey (10YR 4/1), **Sand**, single grain, dry loose consistency	1
0.2 – 0.7	B2	Light brownish grey (10YR 6/2), **Sand**, single grain, dry loose consistency	1
0.7 – 1.9+	AC	Pale brown (10YR 6/3), **Sand**, single grain, slightly moist dense consistency, no refusal	1

WASTEWATER LAND APPLICATION AREA SETBACKS

Required setback from foundations: 2 m

Required setback from downslope surface water: 50 m

Required setback from downslope boundary: 6 m

Required setback from upslope and side boundaries: 1.5 m

Required vertical setback to bedrock: 1.5 m below the LAA (Table R1 of AS1547-2012)

Required vertical setback to groundwater: 1.5 m below the LAA (Table R1 of AS1547-2012)

WASTEWATER CLASSIFICATION AND DESIGN

According to AS1547-2012, the soil is **category 1** (Sand).

Primary treatment is recommended.

Wastewater loading: 6 persons @ 120 L/day (tank) - 720 L/day.

Design Loading Rate (DLR): 20 mm/day for LAA.

Total minimum Land Application Area required: 36 m^2 absorption area.

The four-bedroom house has a calculated maximum daily loading of 720 L/day. With a maximum daily loading of 720 L/day and a DLR of 20 L/m^2/day, a dual-purpose septic tank (min 4000 L) will require a minimum absorption area of 36 m^2.

This may be installed as one bed 7 m long x 5.2 m wide x 0.4 m deep. Sandy loam topsoil should be mounded over the bed and deep-rooted grass species planted to aid in evapotranspiration. The base of the bed is to be excavated level, therefore the bed may be dug in deeper than 0.4 m if necessary. Geotextile fabric is to be placed down all sides of the bed..

The vegetative cover is very important part of the system. The LAA relies on evapotranspiration for excess water removal and plant growth for nutrient removal. For lawns, grass species which are moderately-to-highly salt tolerant, winter active and tolerant to waterlogging are

recommended. For heavier (clay-dominant) soils, a pasture mix which includes Tall Fescue (winter active), Phalaris and Kentucky Blue Grass is recommended. Successful establishment will ensure best possible long-term performance of the LAA. Depending on the environment, protection from (temporary fencing) and supplementary watering may be necessary to establish full cover of the desired pasture species. Do not mow until the grass has matured - mowing too early/frequently will delay and/or compromise establishment. Installation of the LAA and grass establishment is ideally completed well in advance of occupancy so that some transpiration capacity exists for water removal, upon use.

A 100% reserve area should be set aside for future wastewater requirements.

Subsoils were tested for reactivity, the tests resulted in horizons that are Class A. All plumbing fixtures and fittings should be installed as per *Appendix G AS/NZS 3500.2.2021*.

To comply with the Southern Beaches On-site Waste Water Management Specific Area Plan

SOR-S2.6.1 Uses within the Southern Beaches On-site Wastewater Management Specific Area Plan

Acceptable Solutions:	**Comment:**
A1 No change, expansion, or intensification of residential or business use on the site.	Non-compliance therefore P1 must be addressed

Performance Criteria	**Comment:**
P1 The change, expansion, or intensification of a residential or business use on the site does not cause any adverse environmental impact or impact on public health, having regard to:	
(a) the extent and nature of the land available on the property to accommodate an on-site wastewater management system (including the land application area) for the proposed development; and	Complies with the use of primary treatment via septic tank into an in-ground bed.
(b) the land application area is setback a sufficient distance from watercourses, property boundaries and groundwater.	Complies – the setbacks are consistent with the Directors Guidelines 2016

SOR – S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site wastewater

Acceptable Solutions	**Comment:**
A1 Development must: (a) not cover more than 20% of the site. (b) not be located on land shown on an overlay map, as within:	Complies

(i) a flood-prone hazard area.	Complies
(ii) a landslip hazard area. (iii) a coastal erosion hazard area. (iv) a waterway and coastal protection area; or	Complies Complies Complies
(v) a coastal inundation hazard area.	Complies
(c) be located on a site with a soil depth of at least 1.5m.	Complies
(d) be located on a site where the average gradient of the land does not exceed 10%; and	Complies.
in the case of a dwelling, provide 65m^2 of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	Non-compliance therefore P2 must be addressed.

Performance Criteria	**Comment:**
P1 The site must provide sufficient area for management of on-site wastewater, having regard to:	
(a) the topography of the site.	Complies
(b) the capacity of the site to absorb wastewater.	Complies -the site is deep sands and has good permeability.
(c) the size and shape of the site.	Complies -the LAA is located up in the widest part of the site
(d) the existing buildings and any constraints imposed by existing development.	Complies -existing shed to be removed
(e) the area of the site to be covered by the proposed development.	Complies
(f) the provision for landscaping, vehicle parking, driveways, and private open space.	complies

(g) any adverse impacts on the quality of ground, surface, and coastal waters. (h) any adverse environmental impact on surrounding properties and the locality; and any written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site wastewater management system.	Complies Complies

Acceptable Solutions	**Comment:**
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	Complies

Performance Criteria	**Comment:**
P2 An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new on- site wastewater management system.	N/A

Compliance with *Directors Guidelines 2016* is shown in the attached table for acceptable criteria. It is recommended that during construction Doyle Soil Consulting be notified of any major variation to the soil conditions or loading rate as predicted in this report.

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7149

Rowan Mason
B.Agr.Sc.(hons)
Soil Scientist

APPENDIX 1 – TRENCH™

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Assessment for	Adam Snyder and Elke Pascoe	Assess. Date	10-Jan-25
		Ref. No.	
Assessed site(s)	15 Promenade Dodges Ferry	Site(s) inspected	27-Nov-24
Local authority	Sorell Council	Assessed by	R Doyle

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 240
Sullage volume (L/day) = 480
Total nitrogen (kg/year) generated by wastewater = 5.3
Total phosphorus (kg/year) generated by wastewater = 1.3

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	40	35	36	40	37	34	41	47	40	47	44	52
Adopted rainfall (R, mm)	40	35	36	40	37	34	41	47	40	47	44	52
Retained rain (Rr, mm)	36	31	33	36	34	31	37	42	36	42	40	47
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	137	120	91	61	41	27	30	43	63	91	103	130
Evapotr. less rain (mm)	**100**	**88**	**58**	**25**	**8**	**-3**	**-7**	**1**	**27**	**49**	**63**	**83**

Annual evapotranspiration less retained rain (mm) = 491

Soil characterisitics

Texture = Sand Category = 1 Thick. (m) = 3
Adopted permeability (m/day) = 1 Adopted LTAR (L/sq m/day) = 20 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	6
Width (m) =	5.2
Depth (m) =	0.4
Total disposal area (sq m) required =	36
comprising a Primary Area (sq m) of:	36
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The calculated DLR for the category 1 soil is 20 mm/day and an absorption area of 60 sq m is required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Assessment for	Adam Snyder and Elke Pascoe	Assess. Date	10-Jan-25
		Ref. No.	
Assessed site(s)	15 Promenade Dodges Ferry	Site(s) inspected	27-Nov-24
Local authority	Sorell Council	Assessed by	R Doyle

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
AA	Expected design area	sq m	100		Very high		
A	Density of disposal systems	/sq km	25		High		
	Slope angle	degrees	3		Very low		
	Slope form		Straight simple		Low		
	Surface drainage		Good		Very low		
	Flood potential		Site floods 1 in 75-100 yrs		Low		
	Heavy rain events		Rare		Low		
	Aspect (Southern hemi.)		Faces E or W		Moderate		
	Frequency of strong winds		Common		Low		
	Wastewater volume	L/day	720		Moderate		
	SAR of septic tank effluent		1.0		Low		
	SAR of sullage		2.5		Moderate		
	Soil thickness	m	3.0		Very low		
	Depth to bedrock	m	5.0		Very low		
	Surface rock outcrop	%	0		Very low		
	Cobbles in soil	%	0		Very low		
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.4		Very low		
	Soil dispersion	Emerson No.	8		Very low		
A	Adopted permeability	m/day	1		High		
	Long Term Accept. Rate	L/day/sq m	20		Low		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site is suitable for onsite wastewater disposal with a moderate area available.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Assessment for	Adam Snyder and Elke Pascoe	Assess. Date	10-Jan-25
		Ref. No.	
Assessed site(s)	15 Promenade Dodges Ferry	Site(s) inspected	27-Nov-24
Local authority	Sorell Council	Assessed by	R Doyle

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
AA	Cation exchange capacity	mmol/100g	15		Very high		
A	Phos. adsorp. capacity	kg/cub m	0.2		High		
	Annual rainfall excess	mm	-491		Very low		
	Min. depth to water table	m	5		Very low		
	Annual nutrient load	kg	6.6		Low		
A	G'water environ. value	Recreational			High		
	Min. separation dist. required	m	10		Low		
	Risk to adjacent bores						Factor not assessed
A	Surf. water env. value	Recreational			High		
AA	Dist. to nearest surface water	m	50		Very high		
AA	Dist. to nearest other feature	m	10		Very high		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	1000		Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

There will be a low environmental risk due to the large available area and the distance to the dowslope boundary means a very low risk of off-site movement.

Demonstration of wastewater system compliance to *2016 Directors Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: i) 3m from an upslope building or level building; ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building	P1 The land application area is located so that a) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and b) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with P1 The land application area is located with a setback of 2 m from a level building a) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and b) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) a) be no less than 100m; or b) be no less than the following: i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (b) Land application area located > 50m from downslope surface water, and technically the land falls to the east below the LAA -back towards the LAA Complies with A2 (b) (i) Land application area will be located with a minimum separation distance of 50m of downslope surface water (18m required)

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: a) be no less than 40m from a property boundary; or b) be no less than: i) 1.5m from an upslope or level property boundary; and ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary There is no downslope boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: a) 1.5m if primary treated effluent; or b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment completed in accordance with appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (a) No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: a) 1.5m if primary treated effluent; or b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (a) No limiting layer identified.
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Adam Snyder and Elke Pascoe *Owner name*
15 Promenade *Address*
Dodges Ferry TAS 7173 *Suburb/postcode*

Designer details:

Name: Robyn Doyle
Category: Bldg srvcs dsgnr-hydraulic domestic
Business name: Doyle Soil Consulting
Phone No: 0488080455
Business address: 6/76 Auburn Rd
Kingston Beach 7050
Fax No:
Licence No: CC7418
Email address: robyn@doylesoilconsulting.com.au

Details of the proposed work:

Owner/Applicant Adam Snyder and Elke Pascoe
Designer's project reference No. 2025-1
Address: 15 Promenade
Lot No: 14
Dodges Ferry TAS 7173

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
Wastewater Design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Services Designer
	☐ Structural design	Structural Engineer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Doyle Soil Consulting	Date: January2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Doyle Soil Consulting	Date: January 2025
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Doyle Soil Consulting	Date:January 2025

Standards, codes or guidelines relied on in design process:

AS1547-2012 On site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Site and Soil Evaluation Report

Attribution as designer:

I, Robyn Doyle, am responsible for the design of that part of the work as described in this certificate.

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act.

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	R Doyle		10/1/2025
Licence No:	CC7418		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [X] The works will not increase the demand for water supplied by TasWater
- [X] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [X] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [X] The works will not damage or interfere with TasWater's works
- [X] The works will not adversely affect TasWater's operations
- [X] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [X] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [X] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I, ……Robyn Doyle……being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Robyn Doyle		10/1/2025

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Adam Snyder and Elke Pascoe *Owner name*

15 Promenade *Address*

Dodges Ferry 7173 *Suburb/postcode*

Qualified person details:

Qualified person: Robyn Doyle

Address: 6/76 Auburn Rd

Phone No: 0488 080 455

Kingston Beach 7050

Fax No:

Licence No: N/A

Email address: robyn@doylesoilconsulting.com.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS)
Professional Indemnity cover –

About Underwriting -Lloyd's of London
ENG 21 000305

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Site and Soil evaluation and land application system design

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 15 Promenade

Lot No: 14

Dodges Ferry 7173

Certificate of title No: 17647/14

The assessable item related to this certificate: Onsite wastewater management -Site evaluation and soil classification for onsite wastewater management capability

Including
Characterisation of wastewater and predicted hydraulic loadings
Selection of land application area
Determination of design loading rate

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: On-site wastewater management - Site and soil evaluation

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: X

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	AS/NZS 1547-2012 On-Site Domestic Wastewater Management
Relevant calculations:	
References:	AS1547-2012 On-Site Domestic Wastewater Management Directors Guidelines for On-Site wastewater Management Systems - CBOS -2017

Substance of Certificate: *(what it is that is being certified)*

Site and soil evaluation

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earthworks, drainage condition changes or variations in site maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1681A	10/1/2025

DOYLE SOIL CONSULTING

AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate is provided in accordance with Clause 7.4.2(d) of AS/NZS 1547:2012 and sets out the design criteria and the limitations associated with use of the system.

Site Address: 15 Promenade

System Capacity: 6 people @ 120 L/person/day

Summary of Design Criteria

DLR: 20 L/m^2/day.

Absorption area: 26 m^2

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

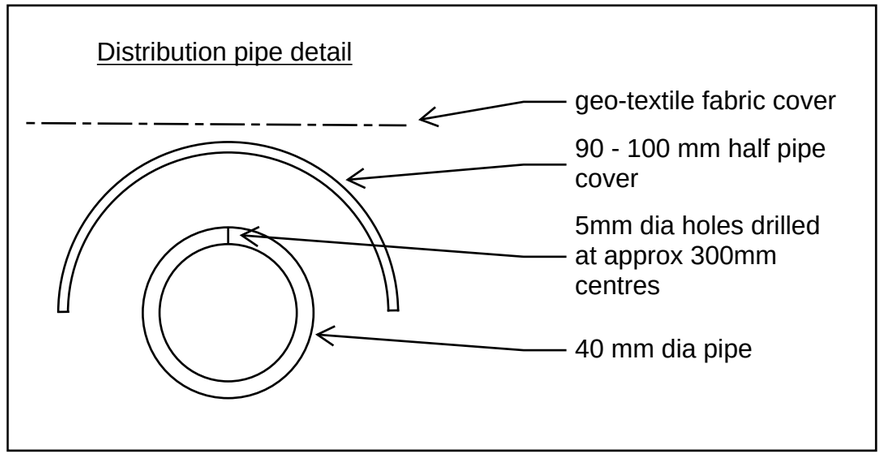
Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non-occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

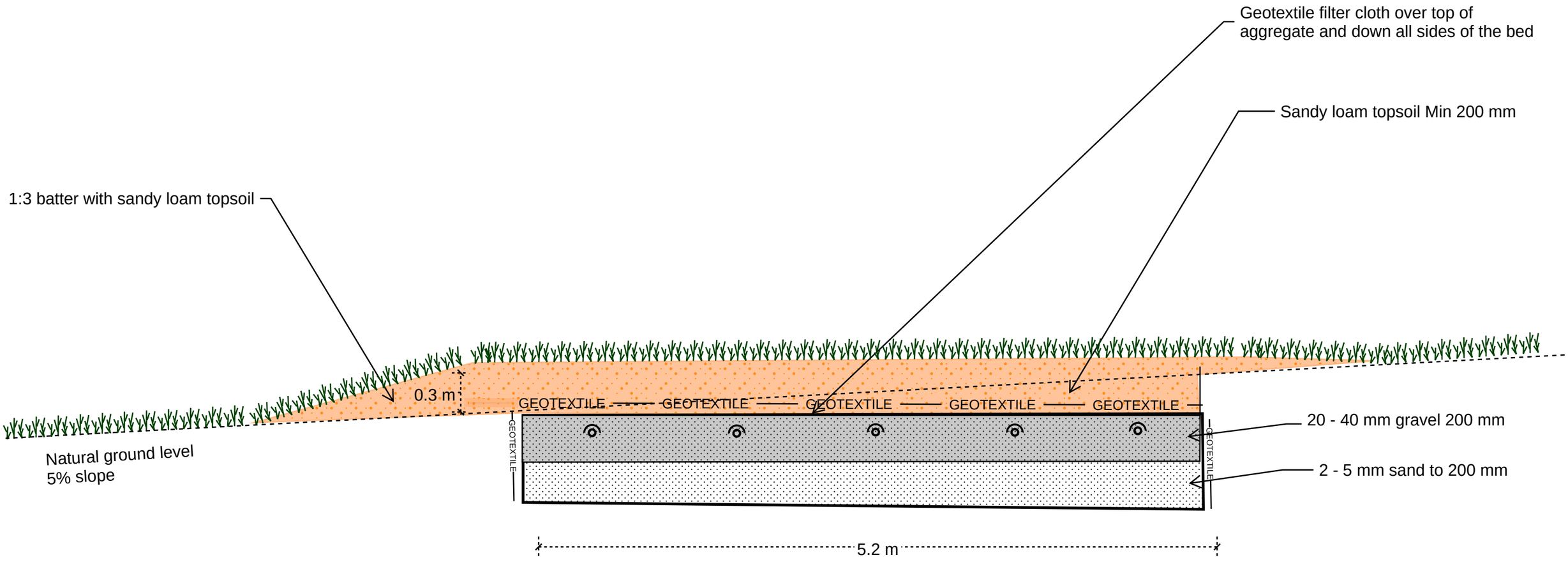
Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring. If monitoring and maintenance is not undertaken, system failure may arise and result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank **outlet filters** must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.



Modified bed

DOYLE SOIL CONSULTING



Design notes:

1. Absorption bed dimensions 7 000 mm long by 5200 mm wide by 600 mm.

2. Base of bed to be excavated level into natural soil.

3. Geotextile or filter cloth to line all sides of the bed

4. Lower 200 mm of bed to be filled with 2-5 mm clean washed sand then 200 mm of aggregate

5. 40 mm distribution pipes drilled with sufficient 5 mm holes in the top of the pipe (approx spacing 300 mm) to distribute the effluent and half circle 100 mm UPVC pipe, un-perforated, laid over each 40 mm perforated lateral to direct water jet downwards.

6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate

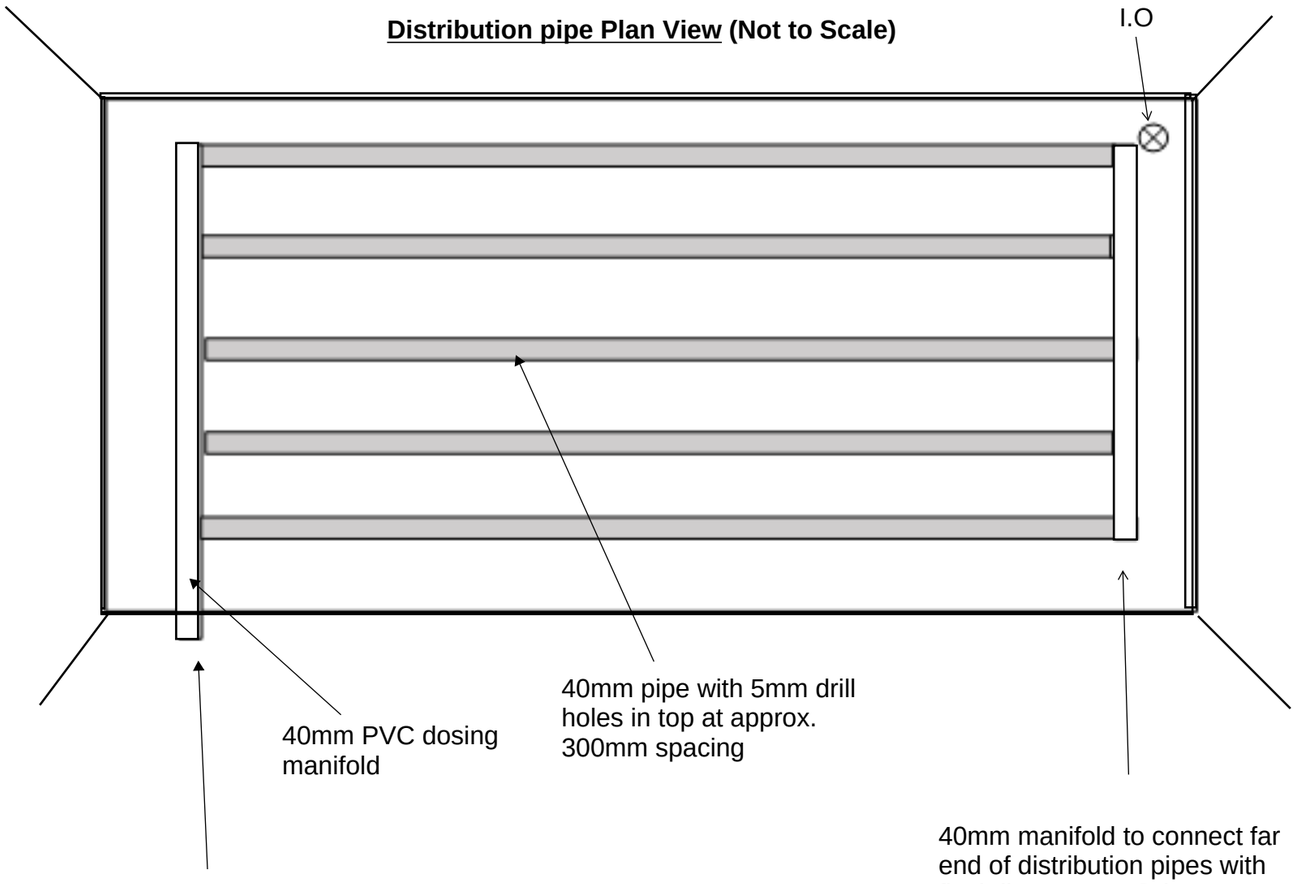
7. Final finished surface with sandy loam to be a minimum of 200 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m^2)

8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate

9. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench

10. All works on site to comply with AS3500 and NCC.

Distribution pipe Plan View (Not to Scale)



General notes:

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5 m residual head (ie squirt height) at the highest orifice (with no more than 15 % variation in squirt height across the whole bed).

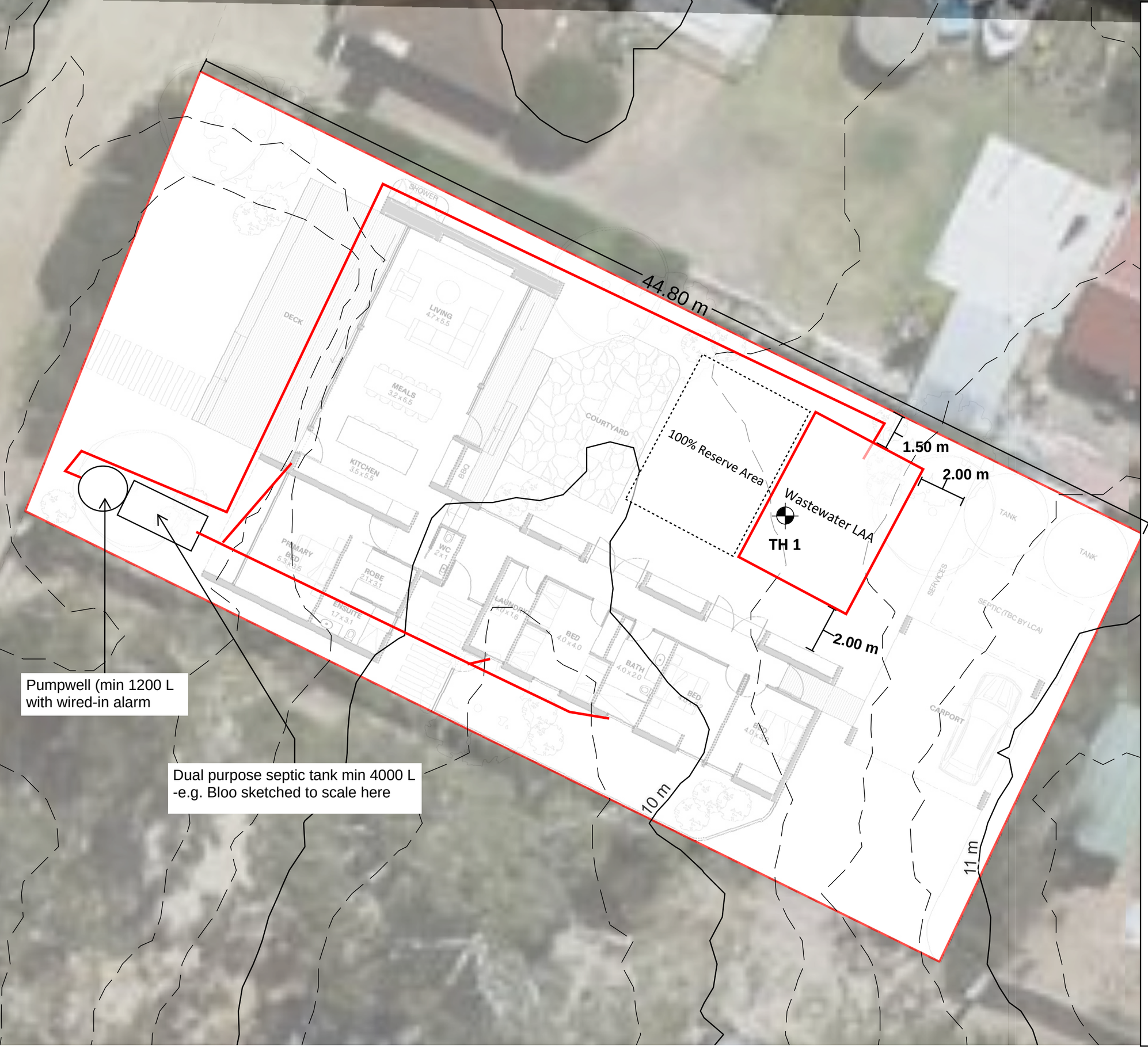
For beds with individual laterals, no more than 15 m long, it is acceptable to adopt a flow rate of 4-5 L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

Individual flush points must be installed for each lateral. This may be a screw cap fitting on a 90 degree elbow level with the bed surface or a pressure controlled flush valve inside an irrigation control box.

Reference:

Cromer, W. C. (2013). Bottomless sand filters: Notes for designers, installers and regulators July 2013. Land application systems for domestic wastewater management. Unpublished report by William C Cromer Pty Ltd, 1 December 2013.

Cromer, W. C. (2013). Nonconventional beds: Notes for designers, installers and regulators, July 2013. Land application systems for domestic wastewater management. Unpublished report by William C Cromer Pty Ltd, 7 July 2013.



DOYLE SOIL CONSULTING

15 Promenade Dodges Ferry

Dual purpose septic tank -min 4000L

Pummpwell min 1200 L with submersible pump and wired-in alarm

Land application area 36 m2
one bed 7 m x 5.2 m x 0.4 m

To be installed as per the spec sheet. Bed may be dug in deeper to acheve a level base

Bed is to be situated a minimum of
1.5 m fromm upslope adn side boundaries
2 m from footings
Min 50 m setback from downslope water.

Prepared by
Rowan Mason

8/1/2025

Robyn Doyle
Building Services Designer
Hydraulic
CC7418

9/1/2025

Coastal Erosion Investigation Area – Site Assessment

Methodology for conducting a site assessment in a Coastal Erosion Investigation Area

January 2021

V1.0

Tasmanian Government

ACKNOWLEDGEMENT

This document has been developed by Tasmania's Department of Premier and Cabinet, in collaboration with the Local Government Association of Tasmania, Department of State Growth, Department of Justice, Department of Primary Industries, Parks, Water and Environment, and the University of Tasmania.

DOCUMENT ACCEPTANCE AND RELEASE

This document is Version 1.0 of the *methodology for conducting a site assessment in a Coastal Erosion Investigation Area*. This is a managed document. For identification of amendments, each page contains a release number and a page number. Changes are only issued as a complete replacement; superseded versions should be removed from circulation.

DOCUMENT DEVELOPMENT HISTORY

VERSION CONTROL

Version	Date	Author	Reason	Sections
1.0	Jan 2021	DPAC, Office of Security and Emergency Management	Public release	All

Disclaimer

CONTENTS

Overview

THIS GUIDE provides the methodology for a suitably qualified person to determine the applicable hazard band of sites within a Coastal Erosion Investigation Area.

The Coastal Erosion Hazard Code in the Tasmanian Planning Scheme and the *Director's Determination – Coastal Erosion Hazard Areas*[1] require that a report by a suitably qualified person is submitted to the relevant local council when lodging an application for a planning permit or authorisation for building work that relates to land in a Coastal Erosion Investigation Area. The report must:

(a) categorise the site in the relevant Coastal Erosion Hazard Band in accordance with the methodology in this document; and
(b) consider any matter specifically required by Performance Criteria in the Coastal Erosion Hazard Code.

COASTAL EROSION AND INVESTIGATION AREAS

Coastal erosion occurs when water, wind and general weather conditions wear away or destroy coastal land. The potential for coastal erosion to harm people, property, or valued aspects of the environment is referred to as a *hazard*.

International predictions provide estimates of the likely scenarios for sea level rise in 2050 and 2100[2]. As sea levels rise, scientific evidence suggests that extreme events, such as high tides and storm surges, will increase the rate of coastal erosion in susceptible areas.

To facilitate adaptation to these changes, land along the Tasmanian coastline has been classified within one of four Coastal Erosion Hazard Bands or as a Coastal Erosion Investigation Area (Table 1). Coastal Erosion Hazard Bands[3] describe the vulnerability of different parts of the Tasmanian coast to the effects of coastal erosion and inform decisions about planning and building in coastal areas.

Table 1: Defining Coastal Erosion Hazard Bands and Investigation Area

Acceptable	Area unlikely to be affected by coastal recession until after 2100
Low	Area vulnerable to coastal recession before 2100
Medium	Area vulnerable to coastal recession before 2050
High	Area vulnerable to coastal erosion now
Investigation Area	The vulnerability of the area to coastal recession is unknown

[1] issued under the *Building Act 2016*

[2] *http://www.environment.gov.au/climate-change/climate-science-data/climate-science/climate-change-future/sea-level*

[3] Detailed information about development of the hazard bands is available in the Coastal Erosion Mapping Technical Report, which is publicly available at www.dpac.tas.gov.au

If there is insufficient or incomplete information about an area to estimate how susceptible that land is to coastal erosion, it has been categorised as an ***investigation area***. Investigation areas are typically located outside coastal settlements or townships, and/or in areas that were not accessible when the classification process was carried out.

People who own properties in investigation areas must arrange for a site assessment to determine which hazard band applies to the land as part of preparing for any further development on that land.

For information about the development and operation of the hazard bands please refer to *Fact Sheet SPP9 – State Planning Provisions – Coastal Hazards* prepared by the Department of Justice's Planning Policy Unit.

COMPLETING A SITE ASSESSMENT

A suitably qualified person, defined in the Director's Determination as a geotechnical practitioner (refer Box 1), must be engaged to conduct a site assessment in accordance with the methodology detailed on pages 6-9 of this document.

Findings are to be recorded in the data sheet on pages 10-11 of this document and used to classify the site into a hazard band using the matrix at Appendix A.

Following this, they are to prepare a coastal erosion investigation area report in accordance with the Coastal Erosion Hazard Code and *Director's Determination*.

Box 1: What is a Geotechnical Practitioner?

For the purposes of the *Director's Determination*:
A **geotechnical practitioner** includes people working in the following professions:

(a) an engineer-civil;
(b) a geotechnical engineer licensed as an engineer-civil acting within their area of competence;
(c) an engineering geologist with the qualifications and expertise specified in the Certificates by Qualified Persons for an Assessable Item Determination made by the Director of Building Control as amended or substituted from time to time, acting within their area of competence.

Site Assessment Methodology

QUESTION 1: HOW EXPOSED IS THE SITE TO WAVES?

Waves contribute to both coastal erosion (wearing away) and coastal accretion (build-up).
The power of waves in normal weather is different to the power of waves during storms. While high-energy storm waves cause shoreline erosion, the low-moderate energy waves experienced in normal weather can return sand and rebuild shorelines. The combination of waves, wind and currents significantly affects susceptibility to coastal erosion.

Swell-exposed or swell-sheltered?

In general, the more open the coast is, the more exposed it is to swell.

To determine whether the coast is exposed or sheltered, consider the following questions:

- *Is the shoreline directly exposed to the ocean?*
- *Are there waves on the shore in still calm weather?*

There are two categories of swell exposure:

Category	Description
Swell-exposed	A swell-exposed coast normally has wave activity on the shore, even in very calm weather These areas are subject to lower-energy normal weather waves and high-energy storm waves: that is, processes that both wear away and rebuild shorelines.
Swell-sheltered	On a swell-sheltered coast, there is typically very little wave activity in normal weather. While these areas are subject to erosion by wind-generated, high-energy waves, they are unlikely or slow to rebuild after erosion takes place, due to the absence of low-moderate energy wave activity in normal weather.

Coastal region?

Different sections of coastline are exposed to different levels of wave energy, influenced by characteristics such as wave height and direction. Waves in swell-exposed areas share similar characteristics along broad regional stretches. Without good local knowledge, long-term measurements or specialist expertise, it may be difficult to assess the characteristics of waves in swell-sheltered areas.

There are four main coastal regions: *(refer map on next page)*

Region	Description
North Coast	Extends from Woolnorth Point to Cape Portland
East Coast	Extends from Cape Portland to Cape Pillar
Storm Bay	Extends from Cape Pillar to South East Cape
South and West	Extends from South East Cape to Woolnorth Point

MAIN COASTAL REGIONS OF TASMANIA

QUESTION 2: IS THE GROUND MAINLY SAND, GRAVEL, CLAY OR ROCK?

The ground materials that make up shorelines comprise anything from hard rock to loose sand. The type of ground influences how susceptible the site is to wave energy and erosion.

The soil or sand that sits on top of the underlying ground material can vary in thickness, which may obscure the actual type of ground underneath. For example, some shorelines may appear to be composed of soft sand dunes, but the sand may be just a thin layer that covers a hard rock base.

Soft or hard ground?

There are five broad categories of coastal ground:

Category	Description
Soft, sandy or loose	Mainly sand and/or sandy soil or gravel that extends vertically down from the surface of the land to below sea level
Coarse boulder clay	Mainly friable (easily broken) claystone or sandstone, with hard bedrock boulders
Soft rock	Mainly friable (easily broken) claystone or sandstone
Sandy beach backed by hard rock	Hard rock platforms above sea level and sloping rock ramps, with sandy shorelines; may have superficial sand dunes with bedrock underneath
Hard rock	Hard rock platforms above sea level and sloping rock ramps, without sandy shorelines

Geological maps may help you to identify the type of ground on the site. These are available online and free of charge through LISTmap, an online mapping service available at www.thelist.tas.gov.au. The most useful scale of maps for this purpose are 1:25,000 or 1:50,000.

Man-made coastal defences?

Artificial coastal defences – such as man-made seawalls – also influence a site's vulnerability to the forces of coastal erosion.

Some coastal defences are more resilient than others. For example, a newly-constructed seawall that is made from steel or rock and concrete would be expected to have a lifespan of more than ten years, whereas a seawall made with timber or log piles would have an expected lifespan of less than ten years.

QUESTION 3: IS THE SITE FLAT, SLOPING OR ON A CLIFF?

The slope of a site affects the type and speed at which erosion is likely to occur. For the purposes of this guide, the slope of a property may be estimated and defined as a simple percentage.

There are two categories of slope:

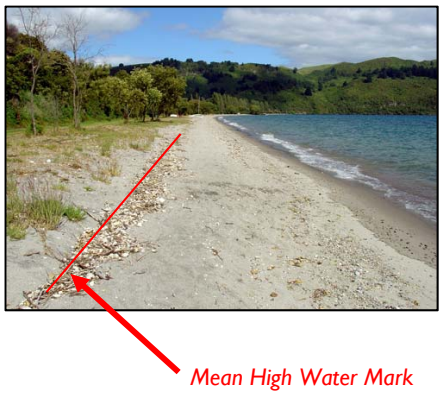
Category	Description
Flat to moderate	0% - 35%
Steep or on a cliff	36% or more [Note: 36% is equivalent to a 20° slope]

QUESTION 4: HOW CLOSE IS YOUR SITE TO THE MEAN HIGH WATER MARK?

The Mean High Water Mark is the highest line of regular wave wash on the shore during normal weather (not storms).

The easiest way to identify this is to find the line of debris (seaweed, dead wood etc.) that has washed up on the shore at high tide. Measure from this line to the closest boundary of the site within the investigation area.

If the site is on a cliff or steep hill overlooking a shoreline, measure from the edge of the cliff or line of vegetation to the closest boundary of the site.



Data sheet

Please record the results of your site assessment in this data sheet and include any other supporting information and photographic evidence.

CONTACT INFORMATION

Name	Kris Taylor		
Phone	0476 595 889	Mobile or other phone	
Email	kris@envirotechtas.com.au		
Are you the landowner?	☐ YES	☒ NO	

SITE ADDRESS

Street number and name	15 Promenade
Suburb or town	Dodges Ferry

1. HOW EXPOSED IS THE SITE TO WAVES? *(see page 6-7)*

1.1 How would you categorise the swell exposure of your site? *(select one)*

☐ Swell-exposed	☒ Swell-sheltered

1.2 In which of the four coastal regions is your site located? *(select one)*

☐ North Coast	☐ East Coast	☒ Storm Bay	☐ South and West

ACTION **Please attach and label TWO or more photographs and other information:**

☒ 1: General photos that provide evidence of the swell exposure of your site

☒ 2: Photos taken from your site, looking out to sea, any surrounding islands or estuary

2. IS THE GROUND MAINLY SAND, GRAVEL, CLAY OR ROCK? *(see page 8)*

2.1 How would you categorise the ground on your site? *(select one)*

☒ Soft, sandy or loose	☐ Coarse boulder clay	☐ Soft rock	☐ Sandy beach backed by hard rock	☐ Hard rock

2.2 Is your site protected by a man-made coastal defence, such as a seawall? *(select one)*

☒ Yes – resilient (estimated lifespan **more** than 10 years)	☐ Yes – non-resilient (estimated lifespan **less** than 10 years)	☐ No protection

ACTION **Please attach and label TWO or more photographs and other information:**

☒ 1: Photos that provide evidence of the type of ground on your site

☒ 2: Photos and information about any man-made coastal defences protecting your site, if present

3. IS THE SITE FLAT, SLOPING OR ON A CLIFF? *(see page 9)*

How would you categorise the slope of your site? (select one)	
☐ Flat to moderate slope	☒ Steep or on a cliff

ACTION **Please attach and label TWO or more photographs and other information:**

- ☒ 1: Photos that provide evidence of the slope of your site
- ☐ 2: Any other supporting information, including the method used to calculate slope

4. HOW CLOSE IS YOUR SITE TO THE MEAN HIGH WATER MARK? *(see page 9)*

What is the shortest distance from the Mean High Water Mark to the boundary of your site?
26 metres (estimate to the nearest metre)

ACTION **Please attach and label TWO or more photographs and other information:**

- ☒ 1: Photos that support your estimate of distance to the Mean High Water Mark
- ☐ 2: A description that notes the exact distance of your site from Mean High Water Mark

5. ASSESS YOUR SITE'S HAZARD BAND CLASSIFICATION

Use answers to the questions above to find the relevant Hazard Band in in Appendix A. (select one)			
☐ HIGH	☐ MEDIUM	☐ LOW	☒ ACCEPTABLE

6. CERTIFICATION AND SIGNATURE (APPLICANT)

Date	03/12/2024
Name	Kris Taylor
Signature	

Appendix A

Appendix A: Hazard band classification

REGION	SWELL EXPOSURE	TYPE OF GROUND	COASTAL DEFENCE	SLOPE	SHORTEST DISTANCE TO MEAN HIGH WATER MARK	HAZARD BAND
NORTH COAST	SWELL-EXPOSED	Soft, sandy or loose	YES: resilient	Not applicable	< 35 metres	LOW
					> 35 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 35 metres	HIGH
					35-75 metres	MEDIUM
					> 75 metres	ACCEPTABLE
			NO protection	Not applicable	< 35 metres	HIGH
					35-75 metres	MEDIUM
					> 75 metres	ACCEPTABLE
		Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			NO protection	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW
					> 28 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
			NO protection	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 35 metres	LOW
					> 35 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 35 metres	HIGH
					> 35 metres	ACCEPTABLE
			NO protection	Not applicable	< 35 metres	HIGH
					> 35 metres	ACCEPTABLE
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			NO protection	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
NORTH COAST	SWELL-PROTECTED	Soft, sandy or loose	YES: resilient	Not applicable	< 22 metres	LOW
					> 22 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 22 metres	HIGH
					22-49 metres	MEDIUM
					49-83 metres	LOW
					> 83 metres	ACCEPTABLE
			NO protection	Not applicable	< 22 metres	HIGH
					22-49 metres	MEDIUM
					49-83 metres	LOW
					> 83 metres	ACCEPTABLE
		Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			NO protection	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW
					> 28 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
			NO protection	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 22 metres	LOW
					> 22 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 22 metres	MEDIUM
					> 22 metres	ACCEPTABLE
			NO protection	Not applicable	< 22 metres	MEDIUM
					> 22 metres	ACCEPTABLE
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			No protection	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE

Appendix A: Hazard band classification

REGION	SWELL EXPOSURE	TYPE OF GROUND	COASTAL DEFENCE	SLOPE	SHORTEST DISTANCE TO MEAN HIGH WATER MARK	HAZARD BAND
EAST COAST	SWELL-EXPOSED	Soft, sandy or loose	YES: resilient	Not applicable	< 48 metres	LOW
					> 48 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 48 metres	HIGH
					48-88 metres	MEDIUM
					> 88 metres	ACCEPTABLE
			NO protection	Not applicable	< 48 metres	HIGH
					48-88 metres	MEDIUM
					> 88 metres	ACCEPTABLE
		Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			NO protection	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW
					> 28 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
			NO protection	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 48 metres	LOW
					> 48 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 48 metres	HIGH
					> 48 metres	ACCEPTABLE
			NO protection	Not applicable	< 48 metres	HIGH
					> 48 metres	ACCEPTABLE
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			NO protection	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
EAST COAST	SWELL-PROTECTED	Soft, sandy or loose	YES: resilient	Not applicable	< 22 metres	LOW
					> 22 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 22 metres	HIGH
					22-49 metres	MEDIUM
					49-83 metres	LOW
					> 83 metres	ACCEPTABLE
			NO protection	Not applicable	< 22 metres	HIGH
					22-49 metres	MEDIUM
					49-83 metres	LOW
					> 83 metres	ACCEPTABLE
		Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			NO protection	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW
					> 28 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
			NO protection	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 22 metres	LOW
					> 22 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 22 metres	MEDIUM
					> 22 metres	ACCEPTABLE
			NO protection	Not applicable	< 22 metres	MEDIUM
					> 22 metres	ACCEPTABLE
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			NO protection	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE

Appendix A: Hazard band classification

REGION	SWELL EXPOSURE	TYPE OF GROUND	COASTAL DEFENCE	SLOPE	SHORTEST DISTANCE TO MEAN HIGH WATER MARK	HAZARD BAND
STORM BAY	SWELL-EXPOSED	Soft, sandy or loose	YES: resilient	Not applicable	< 35 metres	LOW
					> 35 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 35 metres	HIGH
					35-75 metres	MEDIUM
					> 75 metres	ACCEPTABLE
			NO protection	Not applicable	< 35 metres	HIGH
					35-75 metres	MEDIUM
					> 75 metres	ACCEPTABLE
		Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			NO protection	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW
					> 28 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
			NO protection	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 35 metres	LOW
					> 35 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 35 metres	HIGH
					> 35 metres	ACCEPTABLE
			NO protection	Not applicable	< 35 metres	HIGH
					> 35 metres	ACCEPTABLE
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			NO protection	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
STORM BAY	SWELL-PROTECTED	Soft, sandy or loose	YES: resilient	Not applicable	< 22 metres	LOW
					> 22 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 22 metres	HIGH
					22-49 metres	MEDIUM
					49-83 metres	LOW
					> 83 metres	ACCEPTABLE
			NO protection	Not applicable	< 22 metres	HIGH
					22-49 metres	MEDIUM
					49-83 metres	LOW
					> 83 metres	ACCEPTABLE
		Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			NO protection	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW
					> 28 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
			NO protection	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 22 metres	LOW
					> 22 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 22 metres	MEDIUM
					> 22 metres	ACCEPTABLE
			NO protection	Not applicable	< 22 metres	MEDIUM
					> 22 metres	ACCEPTABLE
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			NO protection	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
SOUTH & WEST	SWELL-EXPOSED	Soft, sandy or loose	YES: resilient	Not applicable	< 73 metres	LOW
					> 73 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 73 metres	HIGH

Appendix A: Hazard band classification

REGION	SWELL EXPOSURE	TYPE OF GROUND	COASTAL DEFENCE	SLOPE	SHORTEST DISTANCE TO MEAN HIGH WATER MARK	HAZARD BAND
SOUTH & WEST					73-113 metres	MEDIUM
					> 113 metres	ACCEPTABLE
			NO protection	Not applicable	< 73 metres	HIGH
					73-113 metres	MEDIUM
					> 113 metres	ACCEPTABLE
		Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			NO protection	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW
					> 28 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
			NO protection	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 73 metres	LOW
					> 73 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 73 metres	HIGH
					> 73 metres	ACCEPTABLE
			NO protection	Not applicable	< 73 metres	HIGH
					> 73 metres	ACCEPTABLE
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	> 50 metres	LOW
					> 50 metres	ACCEPTABLE
			NO protection	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	> 50 metres	LOW
					> 50 metres	ACCEPTABLE
	SWELL-PROTECTED	Soft, sandy or loose	YES: resilient	Not applicable	< 22 metres	LOW
					> 22 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 22 metres	HIGH
					22-49 metres	MEDIUM
					49-83 metres	LOW
					> 83 metres	ACCEPTABLE
			NO protection	Not applicable	< 22 metres	HIGH
					22-49 metres	MEDIUM
					49-83 metres	LOW
					> 83 metres	ACCEPTABLE
		Coarse boulder clay	YES: resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
			NO protection	Not applicable	< 20 metres	LOW
					> 20 metres	ACCEPTABLE
		Soft rock	YES: resilient	Not applicable	< 28 metres	LOW
					> 28 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
			NO protection	Not applicable	< 28 metres	MEDIUM
					28-63 metres	LOW
					> 63 metres	ACCEPTABLE
		Sandy beach backed by hard rock	YES: resilient	Not applicable	< 22 metres	LOW
					> 22 metres	ACCEPTABLE
			YES: non-resilient	Not applicable	< 22 metres	MEDIUM
					> 22 metres	ACCEPTABLE
			NO protection	Not applicable	< 22 metres	MEDIUM
					> 22 metres	ACCEPTABLE
		Hard rock	YES: resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			YES: non-resilient	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE
			NO protection	Flat to moderate	Not applicable	ACCEPTABLE
				Steep or on a cliff	< 50 metres	LOW
					> 50 metres	ACCEPTABLE

Appendix Site photos

Photo #1 Sandy exposure at the top of the slope

Photo #2 View from the road in front of the Site towards the Spit of Seven Mile Beach

Photo #3 Steep slope down to the beach

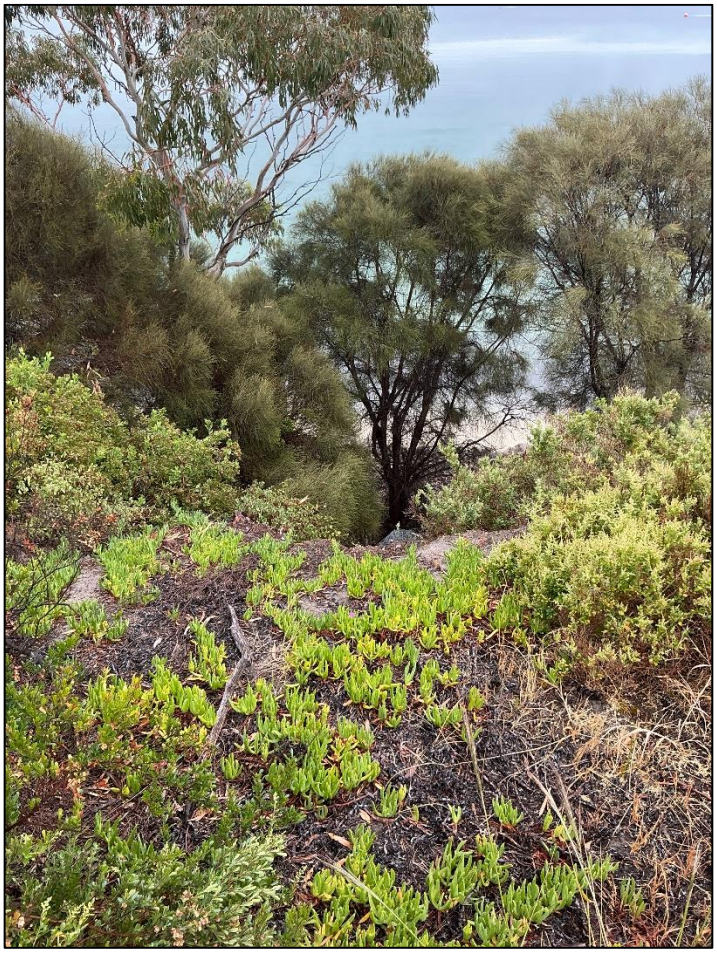


Photo #4 Coastal protection works along the beach made form dolerite boulders. The steep slope is clearly visible as well. The mean high water mark is at the coastal protection works

Photo #5 View uphill form the beach with the coastal protection works and boulders behind the protection works

Photo #6 View towards the west in the direction of Seven Mile Beach

Photo #7 View towards the spit of Seven Mile Beach

Photo #8 Sandy beach in front of coastal protection works

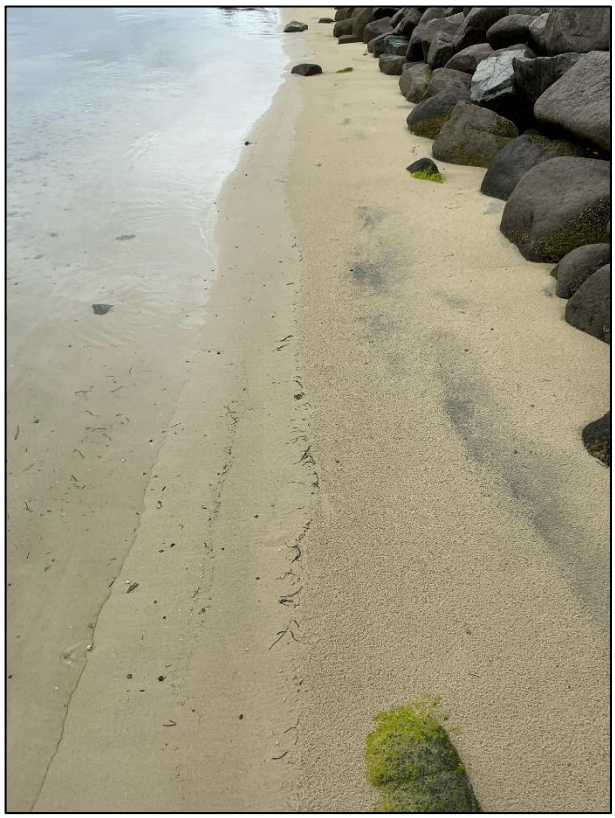
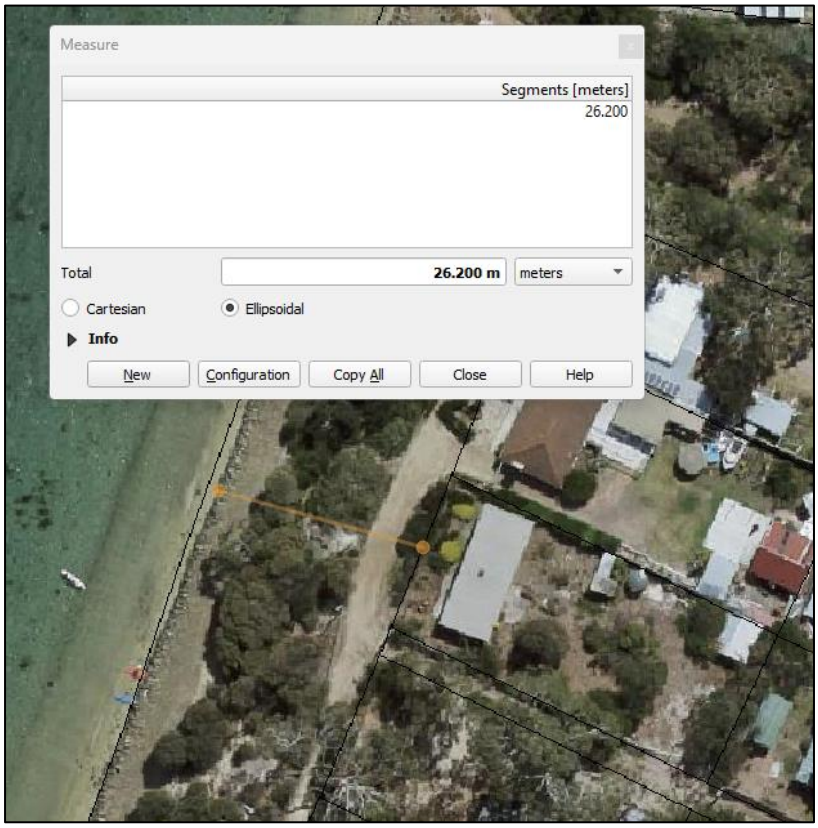


Photo #8 Distance from high tide mark (top of coastal protection boulders) to Site cadastre boundary



enviro•tech
CONSULTANTS
Geotechnical & Environmental Services

STORMWATER DETENTION AND MANAGEMENT

PROPOSED DWELLING
15 PROMENADE - DODGES FERRY

Client: Adam Snyder and Elke Pascoe

Certificate of Title: 17647/14

Investigation Date: Friday, 11 April 2025

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2025. Stormwater Detention and Management Report for a Proposed Dwelling, 15 Promenade - Dodges Ferry. Unpublished report for Adam Snyder and Elke Pascoe by Enviro-Tech Consultants Pty. Ltd., 11/04/2025.

Report Distribution:

This report has been prepared by Enviro-Tech Consultants Pty. Ltd. for the use by parties involved in the proposed residential development of the property named above. It is to be used only to assist in managing stormwater relating to the Site and its development.

Limitations of this report

The data displayed within this document has been prepared using open-source scientific documents and data. Envirotech have used this local and regional data to estimate present and future hazards at the site. The data is by its nature approximate and may contain errors introduced by the data provider(s).

Building plumbing plans are to incorporate information contained within this document. This report contains information for determining trench geometry only and may not contain complete information for hydraulic plumbing design.

1 Introduction

1.1 *Background*

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Adam Snyder and Elke Pascoe to prepare a stormwater detention management assessment for a proposed dwelling at 15 Promenade - Dodges Ferry (Attachment 1 Map 1).

This assessment report has been prepared by an environmental and engineering geologist with hydrology and hydrogeology training and experience.

1.2 *Cadastral Title*

The land studied in this report is defined by the title 17647/14

2 Stormwater Management

2.1 *Proposed Development*

Table 1 summarises the provided design documents from which this assessment is based (Attachment 2).

Table 1 Project Design Drawings

Drafted By	Project ID	Date Generated	Drawing No.
Field Office Architecture Pty Ltd	2408	01/2025	TP02

The proposed involves the development of a one-story dwelling with three bedrooms and one carport.

2.2 *Soil Properties*

Soil at the site comprises SAND (Category 1) and has an estimated hydraulic conductivity of 3 m per day. Soil property details are presented in Attachment 3.

2.3 *Trench Sizing*

The sizing of the trenches is summarised in Table 2. Trenches sizing calculations are presented in Attachment 4.

Table 2 Trench Sizing

Dimension	Units	Trench 1
Depth	m	0.5
Width	m	3.5
Length	m	8.5

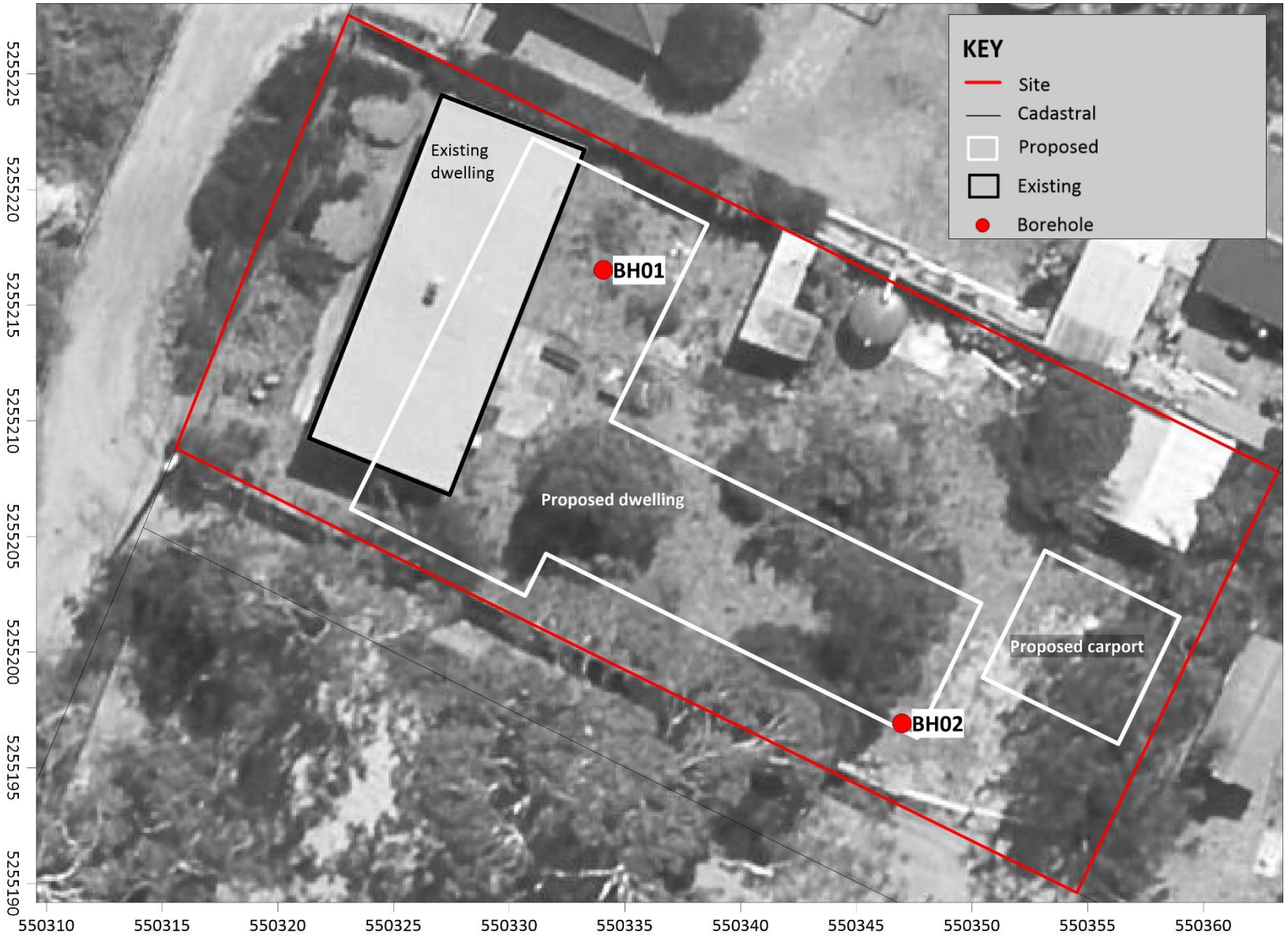
Marco Scalisi BSc Msc | Environmental & Engineering Geologist

Project manager

Enviro-Tech Consultants Pty. Ltd.

Attachment 1 Mapping

Map 1

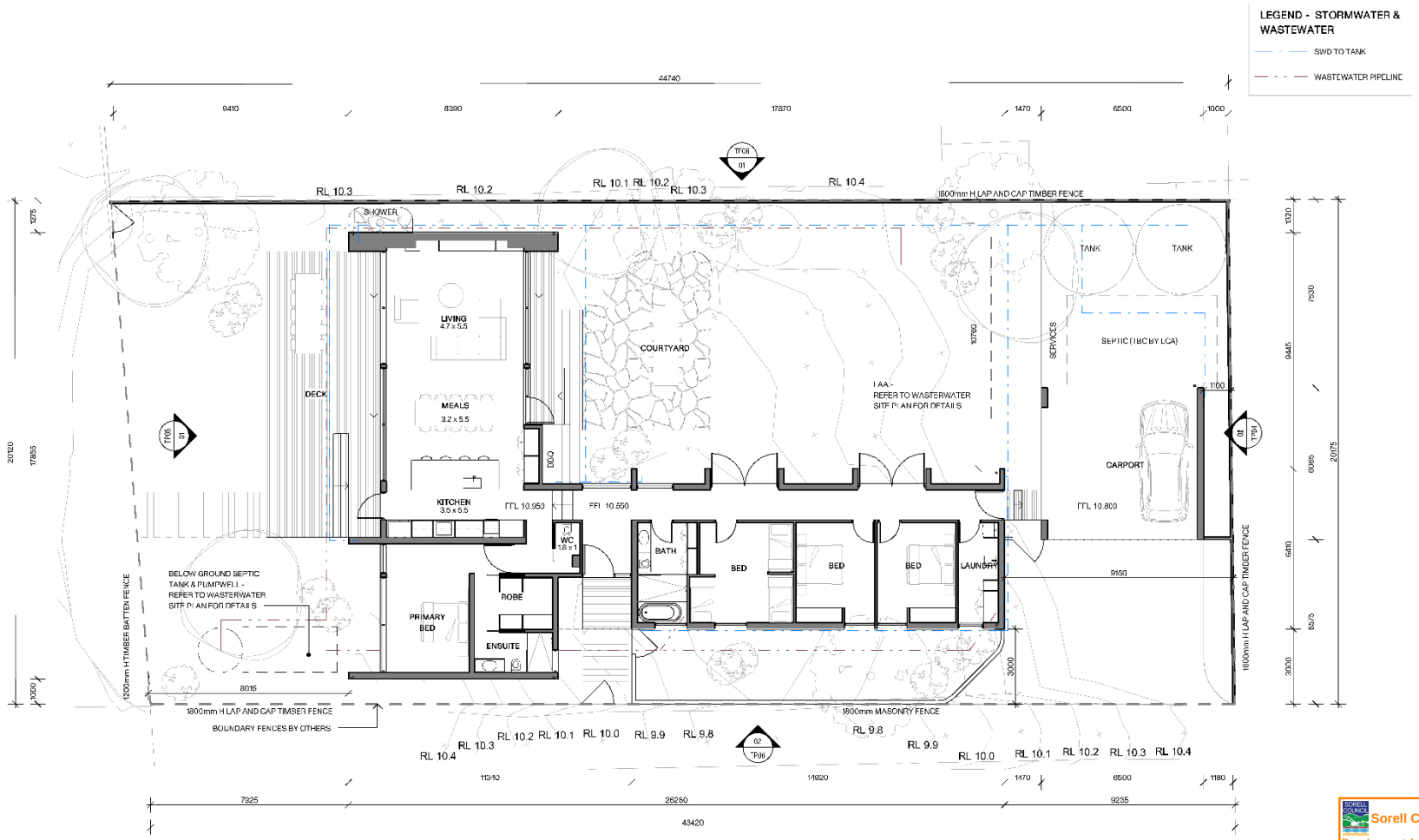


Map 1 Site plan with soil testing locations

Map 2

Map 2 Stormwater detention pit dimensions – refer to Attachment 2 for plumbing

Attachment 2 Preliminary Design Concept Plans



FO A FIELD OFFICE ARCHITECTURE

43 Derby St, Collingwood, Victoria 3066
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© Field Office Architecture Pty Ltd
(03) 9016 9445
info@fieldoffice.com.au

Project Type & Location: 15 PROMENADE, DODGES FERRY
Project No.: 2408
Date: JAN 2025
Scale: As indicated @A3
Project Stage: TOWN PLANNING
Drawn: IM
Checked: CB/NG

Drawing No.: TP03
Revision: A
Drawing Title: PROPOSED PLAN

Attachment 3 Soil Assessment Findings

Soil Bore Logs

Soil descriptions are summarised in Table 4.

Table 3 Site soil profiles used to determine trench construction

#	Layer	Details	USCS	BH01	BH02
1	SAND	TOPSOIL: SAND, greyish brown, poorly sorted, fine to medium grained sand, with silt, trace roots, 5 % roots, VL	SP-SM	0-0.5	0-0.5
2	SAND	SAND, light brownish grey, poorly sorted, fine to medium grained sand, VL	SP	0.5-0.8	0.5-0.6
3	SAND	SAND, pale brown, poorly sorted, fine to medium grained sand, VL-MD	SP	0.8-1.2	0.6-1.5
4	SAND	SAND, light yellowish brown, poorly sorted, medium grained sand, L-MD	SP	1.2-2.1	1.5-2.2

Soil Infiltration Capacity

Soil on the property is classified as SAND (category 1) with a high permeability (~3m/day).

Attachment 4 Stormwater Detention Management

Proposed Development Footprint

The proposed development plan is presented in Appendix A and total surface areas for drainage calculations are presented in Table 4. Water from the total roof area (proposed dwelling and carport) will be diverted to the proposed water tank with the subsequent overflow directed to trench 1 located at the front of the property.

Table 4 Site Drainage Surfaces

Proposed Development or Works	Surfacing	Runoff Coefficient	Drainage Surface Area (m^2)
Roof 1	Zinc/Colourbond	0.95	264.0
Roof 2	Zinc/Colourbond	0.95	39.5

Rainfall Depths

The design runoff is based on a 5% Annual Exceedance Probability precipitation event with cumulative values for 1 minute to 168-hour stormflow durations.

This information is obtained from the Bureau of Meteorology (BOM) Design Rainfall Data System with Intensity Duration Frequency (IDF) Design Rainfall Depths specific to the Site.

Data sheets are presented in Figure 1 with rainfall depths (in mm) used in the analysis.

Stormwater Volumes

This analysis is based on total stormwater volumes and not peak flow rates. Stormwater discharge volumes (input into the system given the AEP event) is calculated from the following formula:

V = CAI

Where:

V = volume accumulated (m3)

C = runoff coefficient

A = area of catchment (metres square)

I = rainfall depth (metres)

Potential Trench Discharge Volumes

Potential trench discharge volumes are calculated from the hydraulic conductivity of the underlying Sand units and the surface area of the base of the trench (transmissivity) for the duration of the hypothetical 5% AEP storm flow event.

Groundwater Transmissivity

Absorption trenches are designed based on vertical hydraulic gradients alone, recharging directly into the underlying Sand observed at the testing location.

Hydraulic Conductivity

A hydraulic conductivity of 3 m per day is suitable for the fine to medium grained sandy subsoil profile observed in BH01 and in BH02.

Trench Peak Water Volume

The trench peak water volume is calculated from the stormwater volume minus the potential discharge volume to determine the peak net volume stored for the given period.

Stormwater Detention and Absorption – Total Runoff

Stormwater calculations are based on a 5% AEP stormflow event and presented in Appendix C, with details on Table 5, Table 6

Stormwater Detention and Absorption – Trench Geometry

The above calculations are based on:

- Trench 1: 0.5 m deep and 8.5 m long x 3.5 m wide with 3 x 100 mm distribution pipes

Trenches location and geometry are included in Map 2 and Figure 2.

Label:15 Promenade, Dodges Ferry
Requested coordinate Easting: 550323.4800 Northing: 5255207.0100 Zone: 55
Nearest grid cell Latitude: 42.8625 (S) Longitude: 147.6125 (E)

IFD Design Rainfall Depth (mm)

Issued: 11 April 2025

Rainfall depth in millimetres for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).

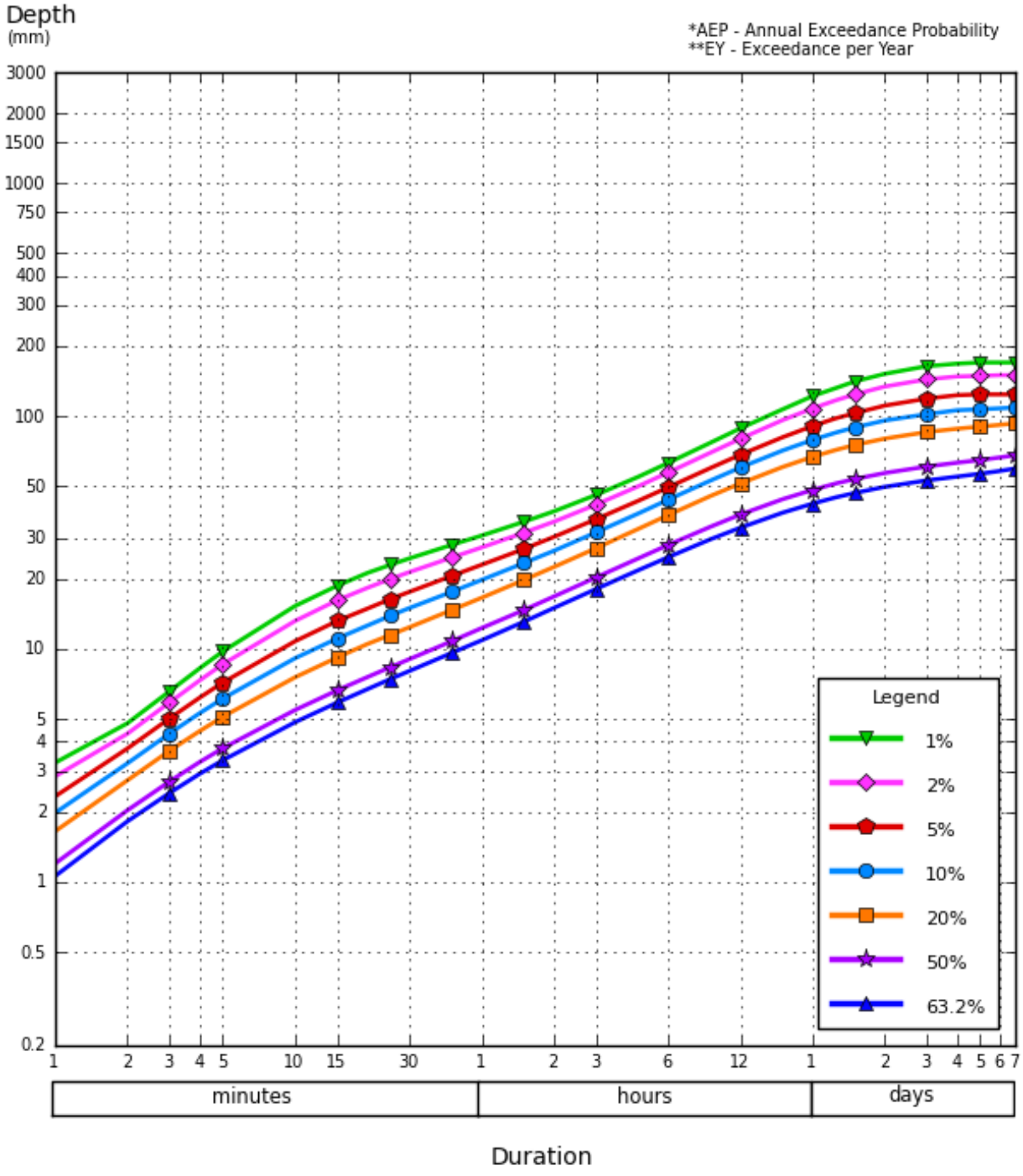


Figure 1 Site Australian rainfall and runoff design rainfall - chart

Table 5 Site Australian rainfall and runoff design rainfall - Table

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	1.06	1.20	1.65	1.98	2.33	2.84	3.25
2 min	1.82	2.03	2.73	3.23	3.74	4.33	4.80
3 min	2.41	2.70	3.66	4.34	5.04	5.90	6.59
4 min	2.91	3.27	4.44	5.30	6.18	7.33	8.26
5 min	3.33	3.75	5.12	6.13	7.18	8.61	9.77
10 min	4.85	5.47	7.56	9.13	10.8	13.2	15.3
15 min	5.89	6.65	9.20	11.1	13.2	16.2	18.7
20 min	6.72	7.57	10.5	12.6	14.9	18.3	21.2
25 min	7.43	8.36	11.5	13.9	16.4	20.0	23.0
30 min	8.05	9.05	12.4	15.0	17.6	21.4	24.5
45 min	9.62	10.8	14.7	17.6	20.6	24.7	28.0
1 hour	10.9	12.3	16.6	19.8	23.0	27.3	30.7
1.5 hour	13.1	14.7	19.8	23.4	26.9	31.6	35.2
2 hour	15.0	16.8	22.5	26.4	30.3	35.2	39.0
3 hour	18.1	20.3	27.1	31.7	36.1	41.7	45.9
4.5 hour	21.8	24.5	32.8	38.2	43.3	50.0	54.9
6 hour	24.8	28.0	37.6	43.8	49.5	57.3	63.0
9 hour	29.6	33.5	45.4	52.9	59.9	69.7	76.9
12 hour	33.2	37.8	51.4	60.2	68.3	80.0	88.7
18 hour	38.5	44.0	60.5	71.2	81.2	96.2	107
24 hour	42.1	48.2	66.9	79.1	90.7	108	122
30 hour	44.8	51.4	71.6	85.0	97.9	117	132
36 hour	46.8	53.7	75.2	89.5	103	124	141
48 hour	49.7	57.0	80.1	95.8	111	134	152
72 hour	53.0	60.8	85.5	102	119	144	164
96 hour	55.0	63.1	88.3	106	123	148	168
120 hour	56.6	64.8	90.2	107	124	149	170
144 hour	58.1	66.4	91.7	108	124	150	170
168 hour	59.6	68.0	93.2	109	124	150	170

Table 6 Stormwater calculations Scenario 1

Absorption Trench Scenario 1

Stormwater Balance Calculations - Dwelling roof 1 Runoff

AEP	5%	Trench Area Adopted (m2)	26.50
Runoff Scenario	Dwelling roof 1		
		Trench Length (m)	7.6
Dwelling roof 1 Runoff Coefficient	95%	Trench Width (m)	3.50
Dwelling roof 1 Area (m2)	264	Trench Depth (m)	0.50
Transmissive Unit	SAND	Topsoil Thickness - Mounded (m)	0.25
Hydraulic Conductivity (m/day)	3.0	Drainage Rock Thickness (m)	0.30
Infiltration Rate (mm/min)	2.1		
		Total Arch Volume (m3)	0.0
Drainage Rock Porosity	0.35	Est. Volume of Drainage Rock (m3)	8.0
		Volume of Topsoil In Place (m3)	6.6
Arch Sizing (mm)	350		
Number of Arches (250 overlap)	0	Trench Peak Water Volume (m3)	2.8
Arch Width (mm)	584	Trench Peak Water Level (m)	0.3
Arch Volume (L)	227	Trench Peak Water Level (hours)	30 min

Rainfall Duration	Duration in min	5% AEP mm	Dwelling roof 1 Stormwater Volume (m3)	Potential Trench Discharge (m3)	Net Volume Stored In Trench (m3)
1 min	1	2.3	0.6	0.1	0.5
2 min	2	3.7	0.9	0.1	0.8
3 min	3	5.0	1.3	0.2	1.1
4 min	4	6.2	1.5	0.2	1.3
5 min	5	7.2	1.8	0.3	1.5
10 min	10	10.8	2.7	0.6	2.2
15 min	15	13.2	3.3	0.8	2.5
20 min	20	14.9	3.7	1.1	2.6
25 min	25	16.4	4.1	1.4	2.7
30 min	30	17.6	4.4	1.7	2.8
45 min	45	20.6	5.2	2.5	2.7
1 hour	60	23.0	5.8	3.3	2.5
1.5 hour	90	26.9	6.7	5.0	1.8
2 hour	120	30.3	7.6	6.6	1.0
3 hour	180	36.1	9.1	9.9	0.0
4.5 hour	270	43.3	10.9	14.9	0.0
6 hour	360	49.5	12.4	19.9	0.0
9 hour	540	59.9	15.0	29.8	0.0
12 hour	720	68.3	17.1	39.8	0.0
18 hour	1080	81.2	20.4	59.6	0.0
24 hour	1440	90.7	22.7	79.5	0.0
30 hour	1800	97.9	24.6	99.4	0.0
36 hour	2160	103.0	25.8	119.3	0.0
48 hour	2880	111.0	27.8	159.0	0.0
72 hour	4320	119.0	29.8	238.5	0.0
96 hour	5760	123.0	30.8	318.0	0.0
120 hour	7200	124.0	31.1	397.5	0.0
144 hour	8640	124.0	31.1	477.0	0.0
168 hour	10080	124.0	31.1	556.5	0.0

Table 7 Stormwater calculations Scenario 2

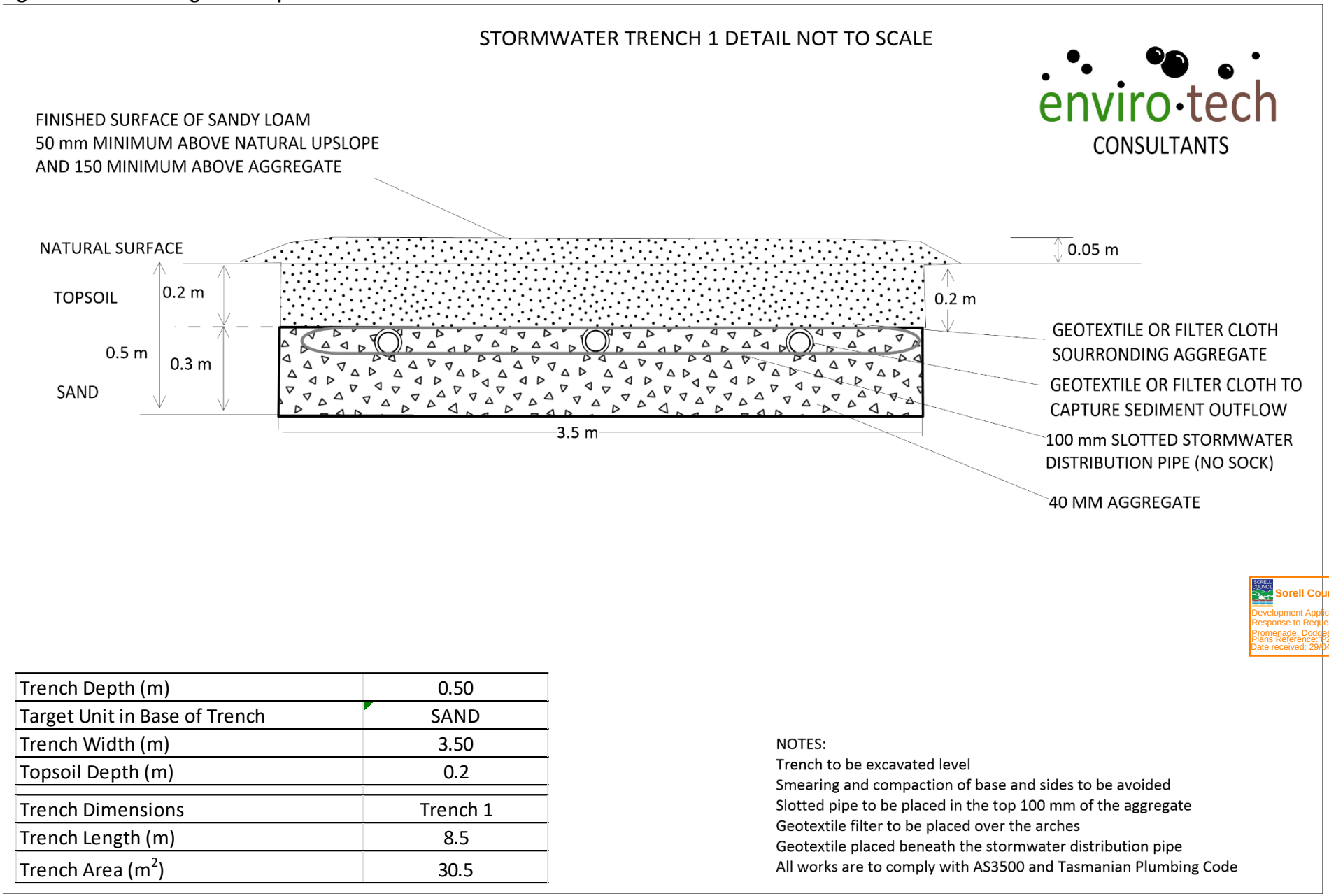
Absorption Trench Scenario 2

Stormwater Balance Calculations - Carport roof 2 Runoff

AEP	5%	Trench Area Adopted (m2)	4.00
Runoff Scenario	Carport roof 2		
		Trench Length (m)	4.0
Carport roof 2 Runoff Coefficient	95%	Trench Width (m)	1.00
Carport roof 2 Area (m2)	39	Trench Depth (m)	0.50
Transmissive Unit	SAND	Topsoil Thickness - Mounded (m)	0.25
Hydraulic Conductivity (m/day)	3.0	Drainage Rock Thickness (m)	0.30
Infiltration Rate (mm/min)	2.1		
		Total Arch Volume (m3)	0.0
Drainage Rock Porosity	0.35	Est. Volume of Drainage Rock (m3)	1.2
		Volume of Topsoil In Place (m3)	1.0
Arch Sizing (mm)	350		
Number of Arches (250 overlap)	0	Trench Peak Water Volume (m3)	0.4
Arch Width (mm)	584	Trench Peak Water Level (m)	0.3
Arch Volume (L)	227	Trench Peak Water Level (hours)	30 min

Rainfall Duration	Duration in min	5% AEP mm	Carport roof 2 Stormwater Volume (m3)	Potential Trench Discharge (m3)	Net Volume Stored In Trench (m3)
1 min	1	2.3	0.1	0.0	0.1
2 min	2	3.7	0.1	0.0	0.1
3 min	3	5.0	0.2	0.0	0.2
4 min	4	6.2	0.2	0.0	0.2
5 min	5	7.2	0.3	0.0	0.2
10 min	10	10.8	0.4	0.1	0.3
15 min	15	13.2	0.5	0.1	0.4
20 min	20	14.9	0.6	0.2	0.4
25 min	25	16.4	0.6	0.2	0.4
30 min	30	17.6	0.7	0.3	0.4
45 min	45	20.6	0.8	0.4	0.4
1 hour	60	23.0	0.9	0.5	0.4
1.5 hour	90	26.9	1.0	0.8	0.2
2 hour	120	30.3	1.1	1.0	0.1
3 hour	180	36.1	1.3	1.5	0.0
4.5 hour	270	43.3	1.6	2.3	0.0
6 hour	360	49.5	1.8	3.0	0.0
9 hour	540	59.9	2.2	4.5	0.0
12 hour	720	68.3	2.5	6.0	0.0
18 hour	1080	81.2	3.0	9.0	0.0
24 hour	1440	90.7	3.4	12.0	0.0
30 hour	1800	97.9	3.6	15.0	0.0
36 hour	2160	103.0	3.8	18.0	0.0
48 hour	2880	111.0	4.1	24.0	0.0
72 hour	4320	119.0	4.4	36.0	0.0
96 hour	5760	123.0	4.6	48.0	0.0
120 hour	7200	124.0	4.6	60.0	0.0
144 hour	8640	124.0	4.6	72.0	0.0
168 hour	10080	124.0	4.6	84.0	0.0

Figure 2 Trench 1 Design – Site Specific for Soil Conditions



Trench Depth (m)	0.50
Target Unit in Base of Trench	SAND
Trench Width (m)	3.50
Topsoil Depth (m)	0.2
Trench Dimensions	Trench 1
Trench Length (m)	8.5
Trench Area (m^2)	30.5

NOTES:
Trench to be excavated level
Smearing and compaction of base and sides to be avoided
Slotted pipe to be placed in the top 100 mm of the aggregate
Geotextile filter to be placed over the arches
Geotextile placed beneath the stormwater distribution pipe
All works are to comply with AS3500 and Tasmanian Plumbing Code

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: CLARENCE COUNCIL *Owner /Agent*

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: LEIGH SALTMARSH

Address: 10 RYDE STREET

NORTH HOBART 7000

Phone No:

Fax No:

Licence No: CC2663J

Email address: info@lsandne.com

Qualifications and Insurance details: CIVIL
SOLUTION UNDERWRITING

Speciality area of expertise: STRUCTURAL / CIVIL ENGINEER

Details of work:

Address: 15 Promenade

Dodges Ferry

Lot No:

Certificate of title No:

The assessable item related to this certificate: STORMWATER ABSORPTION TRENCH

Certificate details:

Certificate type: PLUMBING WORK

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: X

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents: Report: Storm Water detention and Management by Enviro Tech Consultants.
Drawings: Site Stormwater Plan & Trench Details by Enviro Tech Consultants.

Relevant calculations:

References: AS3500 (Parts 0-5)-2015 Plumbing & Drainage set.

Substance of Certificate: (what it is that is being certified)

Stormwater Absorption trench.

Scope and/or Limitations

The hydraulic design of the above elements is based on report provided by ETC (estimated permeability 125 mm/hr with a moderation of 0.5 and a catchment area of 264 & 40 m^2 for the proposed development.

S&E recommends that inspections are carried out by the local authority to ensure installation has been carried out in accordance with Enviro Tech Consultants report.

We must be advised of any proposed alterations to the certified drawings or design discrepancies due to variations of levels or site conditions to those contained in the referenced documents.

We have not been engaged to undertake inspections of the above certified elements.

I certify the matters described in this certificate.

Qualified person:

Certificate No: 25109-55 SW

Date: 16/04/2025

15 PROMENADE, DODGES FERRY

NEW SINGLE DWELLING

DRAWING LIST - TOWN PLANNING

TP00	TITLE PAGE
TP01	EXISTING/DEMOLITION SITE PLAN
TP02	PROPOSED SITE PLAN
TP03	PROPOSED PLAN
TP04	PROPOSED ELEVATIONS
TP05	PROPOSED ELEVATIONS
TP06	PROPOSED ELEVATIONS
TP07	PROPOSED FENCE ELEVATIONS
TP08	PROPOSED FENCE ELEVATIONS

FO A | FIELD OFFICE ARCHITECTURE

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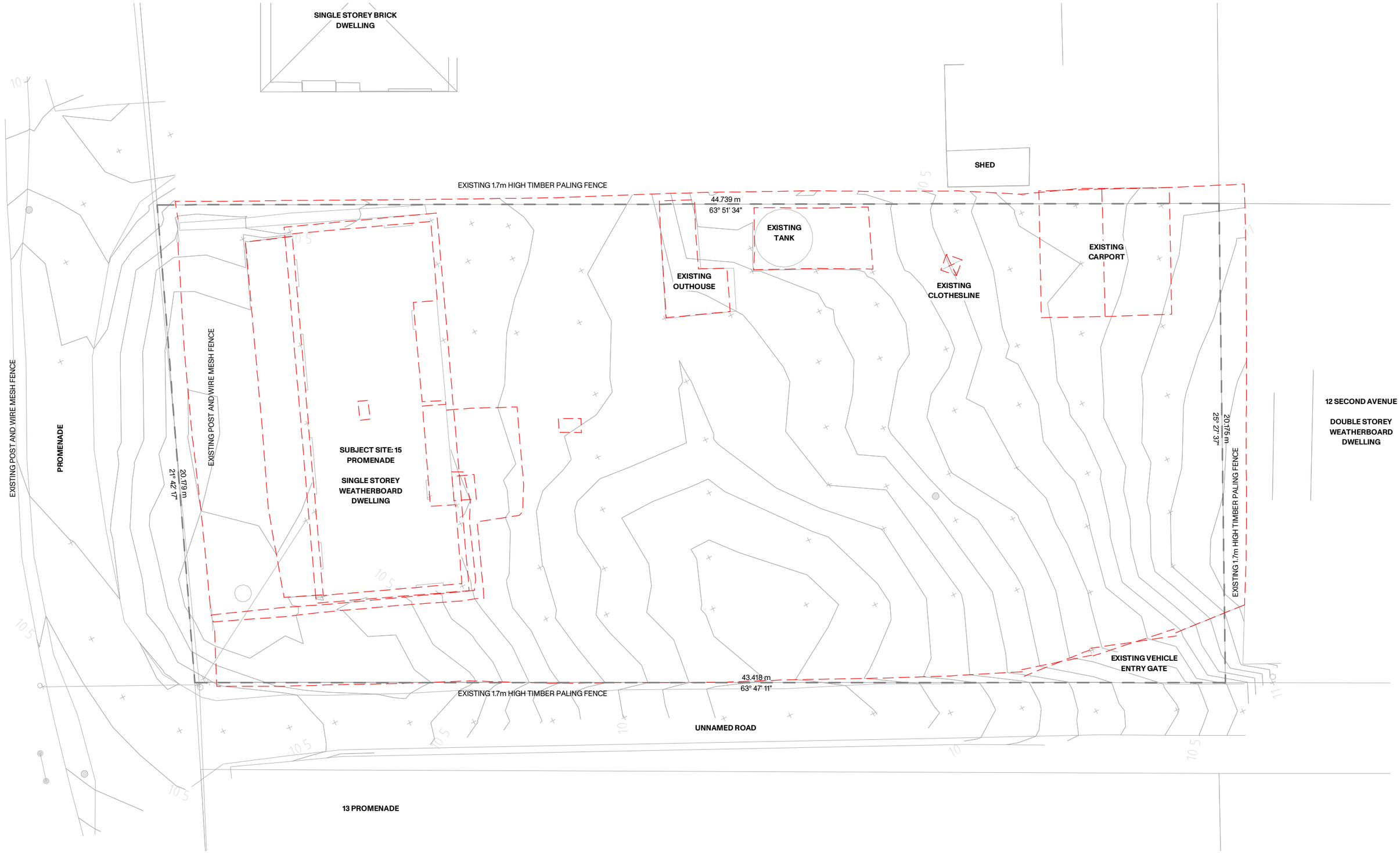
Project Type & Location: 15 PROMENADE, DODGES FERRY

Project No.	Date	Scale	
2408	JAN 2025	@A3	
Project Stage		**Drawn**	**Checked**
TOWN PLANNING		IM	CB

Drawing No. TP00 Revision B

Drawing Title: TITLE PAGE



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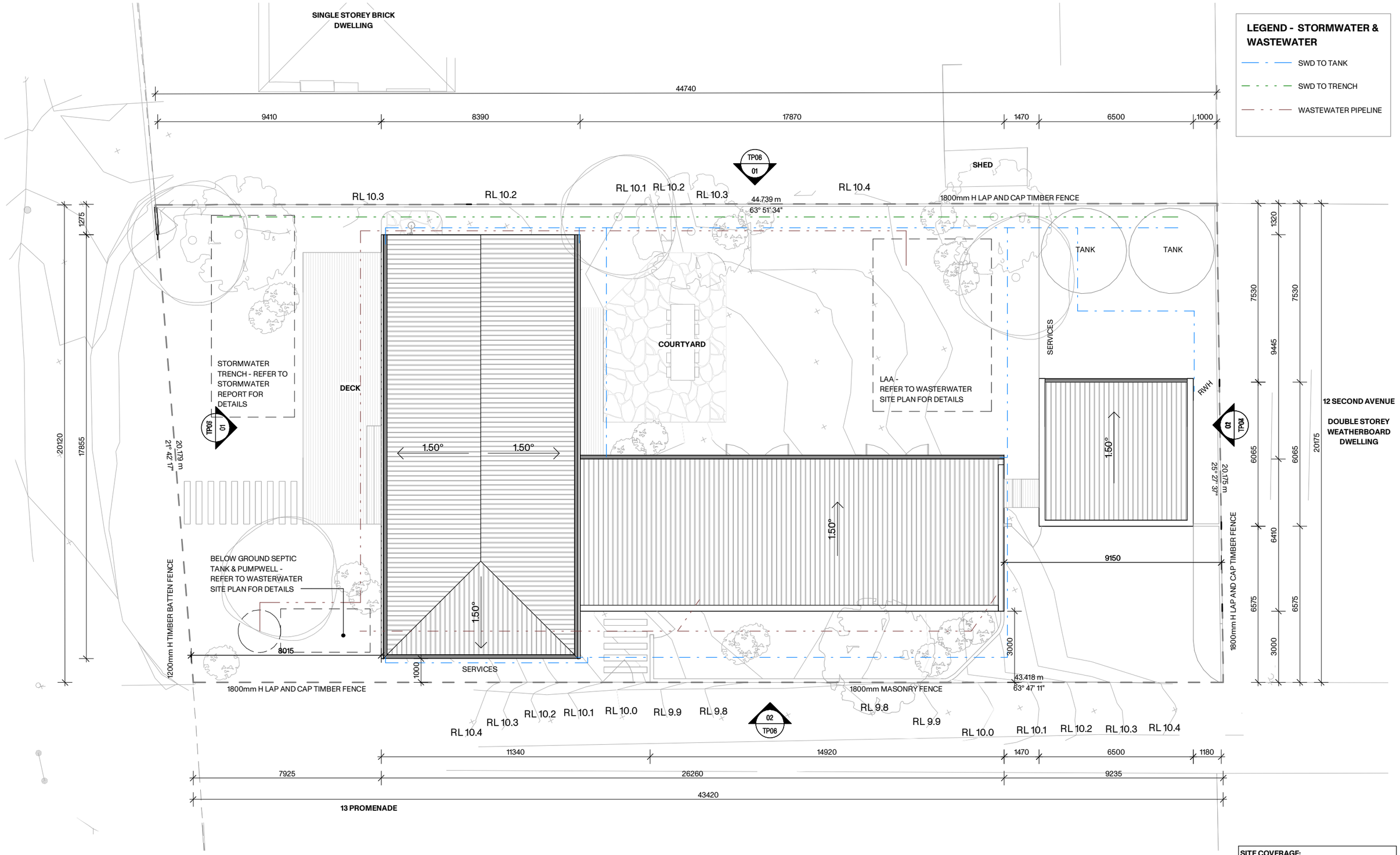
Project Type & Location
15 PROMENADE, DODGES FERRY

Project No.	Date	Scale	
2408	JAN 2025	1 : 150 @A3	
Project Stage		Drawn	Checked
TOWN PLANNING		IM	CB/NG

Drawing No. TP01 Revision A

Drawing Title
EXISTING/DEMOLITION SITE PLAN



Sorell Council
Development Application: 5.2025.24.1 - Response to Request For Information 15 Promenade, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 29/04/2025

SITE COVERAGE:

SITE AREA: 888 sqm
ROOFING BUILDING AREA: 301sqm

SITE COVERAGE: 33.9%

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Project Stage	Drawn	Checked
TOWN PLANNING	IM	CB/NG

Drawing No. TP02
Revision B
Drawing Title
PROPOSED SITE PLAN

LEGEND - STORMWATER & WASTEWATER

- SWD TO TANK
- SWD TO TRENCH
- WASTEWATER PIPELINE

44740

9410 | 8390 | 17870 | 1470 | 6500 | 1000

RL 10.3 RL 10.2 RL 10.1 RL 10.2 RL 10.3 RL 10.4

TP06 01

1800mm H LAP AND CAP TIMBER FENCE

SHOWER

TANK TANK

SERVICES

LIVING 4.7 x 5.5

COURTYARD

DECK

MEALS 3.2 x 5.5

STORMWATER TRENCH - REFER TO STORMWATER REPORT FOR DETAILS

TP05 01

LAA - REFER TO WASTERWATER SITE PLAN FOR DETAILS

10760

1100

TP04 01

CARPORT

BBQ

KITCHEN 3.5 x 5.5

FFL 10.950

FFL 10.550

FFL 10.800

WC 1.8 x 1

BATH

BED BED BED

LAUNDRY

9150

ROBE

PRIMARY BED

ENSUITE

BELOW GROUND SEPTIC TANK & PUMPWELL - REFER TO WASTERWATER SITE PLAN FOR DETAILS

3000

1200mm H TIMBER BATTEN FENCE

1800mm H LAP AND CAP TIMBER FENCE

8015

1800mm MASONRY FENCE

BOUNDARY FENCES BY OTHERS

RL 10.4 RL 10.3 RL 10.2 RL 10.1 RL 10.0 RL 9.9 RL 9.8

02 TP06

RL 9.8 RL 9.9 RL 10.0 RL 10.1 RL 10.2 RL 10.3 RL 10.4

11340 | 14920 | 1470 | 6500 | 1180

7925 | 26260 | 9235

43420

20120 | 17855 | 1275 | 1000

1320 | 9445 | 7530 | 6065 | 20175 | 6410 | 6575 | 3000

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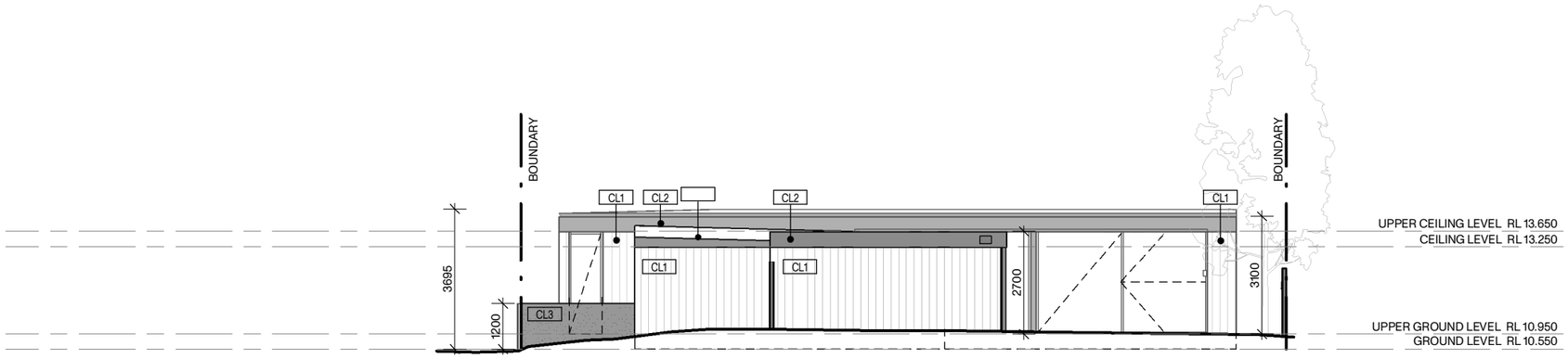
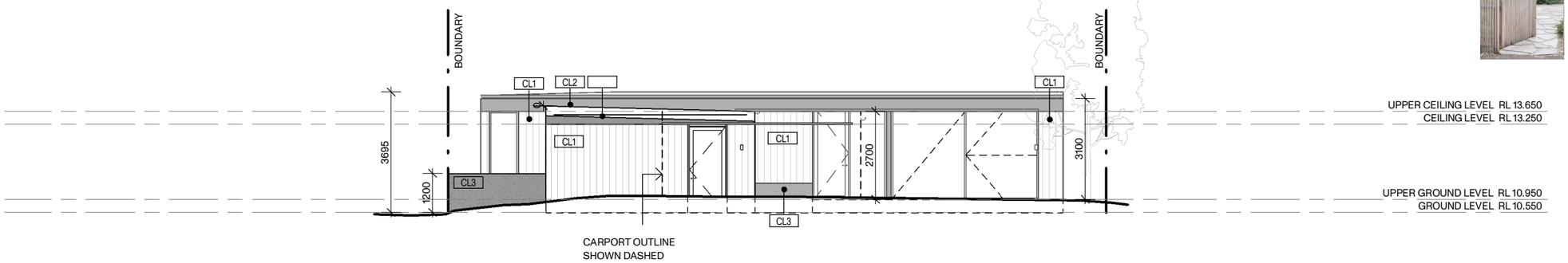
Project No.	Date	Scale	
2408	JAN 2025	As indicated @A3	
Project Stage		Drawn	Checked
TOWN PLANNING		IM	CB/NG

Drawing No. TP03 Revision B

Drawing Title
PROPOSED PLAN



01 DD 110 **EAST ELEVATION**



02 **EAST ELEVATION (CARPORT NOT SHOWN)**

PROPOSED FINISHES LEGEND

FF1 TIMBER DECKING

FF2 STONE/TILE PAVING

BLACK FRAMED GLAZING

CL1 VERTICAL TIMBER CLADDING

CL2 BLACK CLADDING

CL3 MASONRY WALL

RF1 METAL ROOF SHEETING

FEN1 NATURAL TIMBER LAP AND CAP FENCING

FEN2 NATURAL TIMBER BATTEN FENCING

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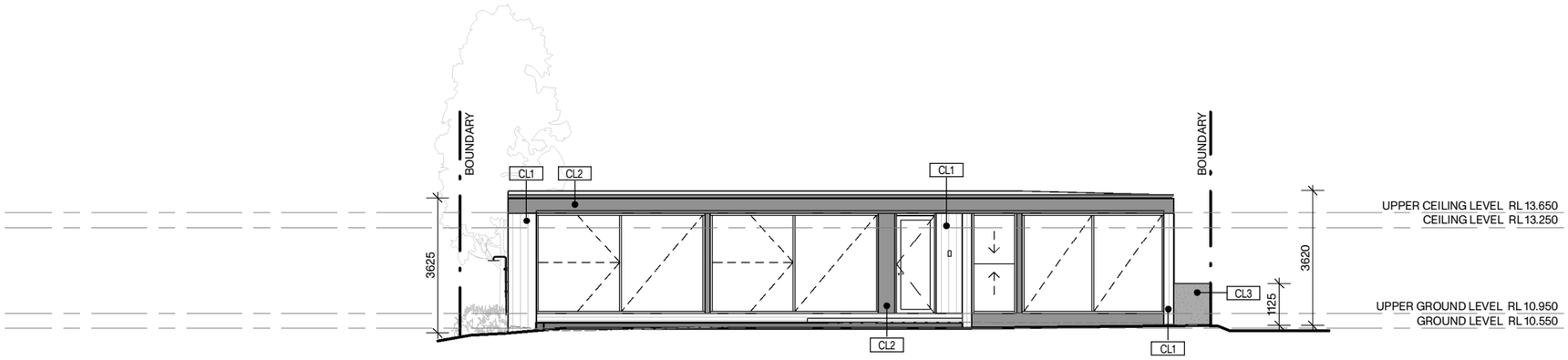
Project No.: 2408 | Date: JAN 2025 | Scale: As indicated @A3

Project Stage: TOWN PLANNING | Drawn: IM | Checked: CB

Drawing No.: TP04 | Revision: B

Drawing Title: PROPOSED ELEVATIONS



01 TP02 **WEST ELEVATION**

PROPOSED FINISHES LEGEND

FF1	TIMBER DECKING
FF2	STONE/TILE PAVING
	BLACK FRAMED GLAZING
CL1	VERTICAL TIMBER CLADDING
CL2	BLACK CLADDING
CL3	MASONRY WALL
RF1	METAL ROOF SHEETING
FEN1	NATURAL TIMBER LAP AND CAP FENCING
FEN2	NATURAL TIMBER BATTEN FENCING

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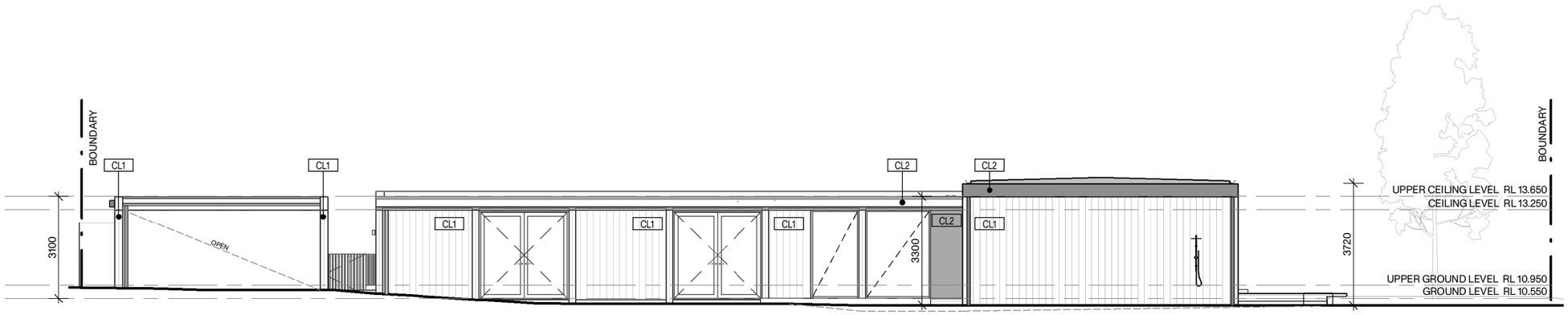
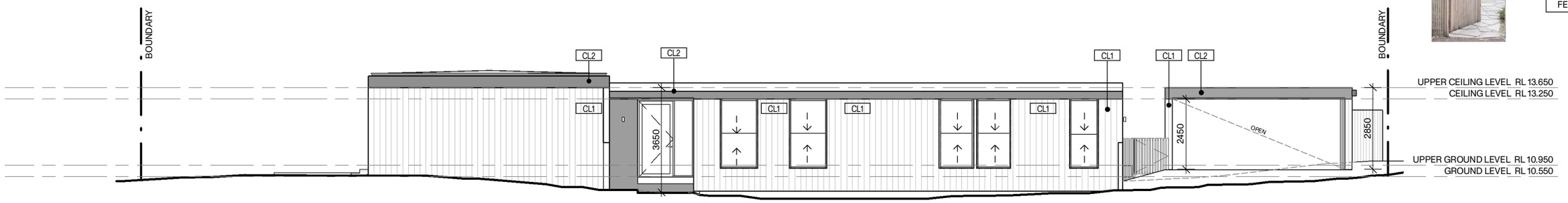
Project No.: 2408
Date: JAN 2025
Scale: As indicated @A3
Project Stage: TOWN PLANNING
Drawn: IM
Checked: CB

Drawing No.: TP05
Revision: B
Drawing Title: PROPOSED ELEVATIONS



01 DD 110 **NORTH ELEVATION**



02 DD 110 **SOUTH ELEVATION**

PROPOSED FINISHES LEGEND

FF1	TIMBER DECKING
FF2	STONE/TILE PAVING
	BLACK FRAMED GLAZING
CL1	VERTICAL TIMBER CLADDING
CL2	BLACK CLADDING
CL3	MASONRY WALL
RF1	METAL ROOF SHEETING
FEN1	NATURAL TIMBER LAP AND CAP FENCING
FEN2	NATURAL TIMBER BATTEN FENCING

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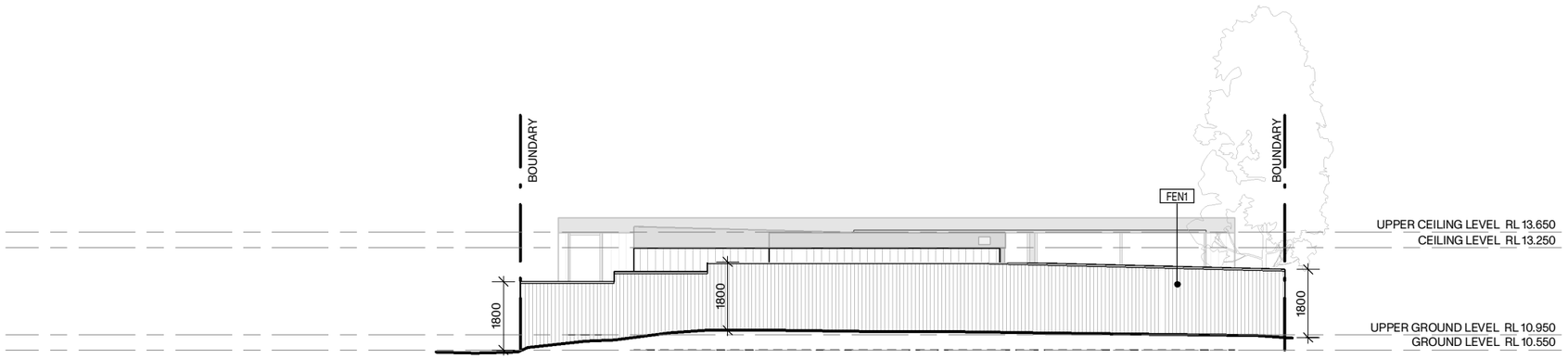
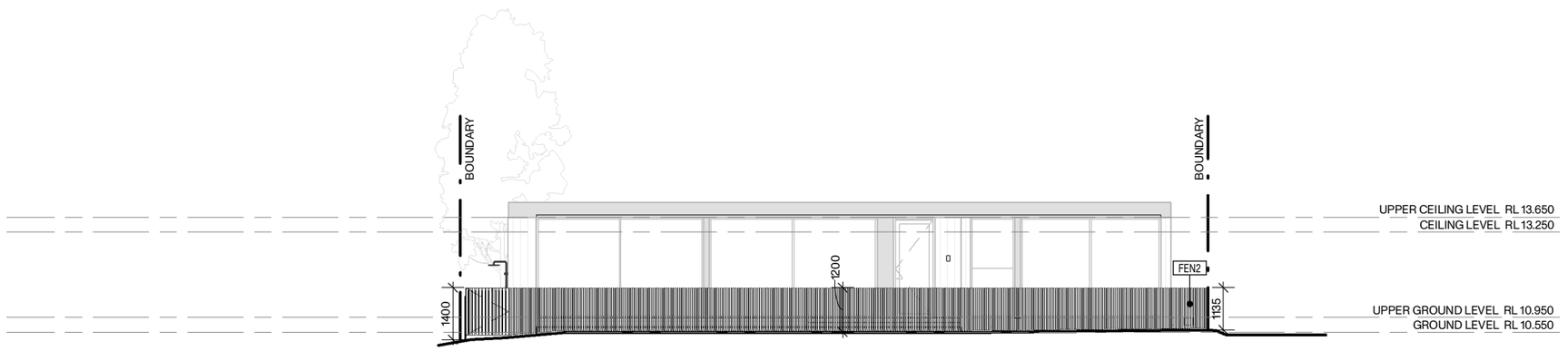
Project No.: 2408
Date: JAN 2025
Scale: As indicated @A3
Project Stage: TOWN PLANNING
Drawn: IM
Checked: CB

Drawing No.: TP06
Revision: B
Drawing Title: PROPOSED ELEVATIONS



01 DD 100 **EAST FENCE ELEVATION**



01 DD 100 **WEST FENCE ELEVATION**

PROPOSED FINISHES LEGEND

FF1	TIMBER DECKING
FF2	STONE/TILE PAVING
	BLACK FRAMED GLAZING
CL1	VERTICAL TIMBER CLADDING
CL2	BLACK CLADDING
CL3	MASONRY WALL
RF1	METAL ROOF SHEETING
FEN1	NATURAL TIMBER LAP AND CAP FENCING
FEN2	NATURAL TIMBER BATTEN FENCING

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Date: JAN 2025
Scale: As indicated @A3
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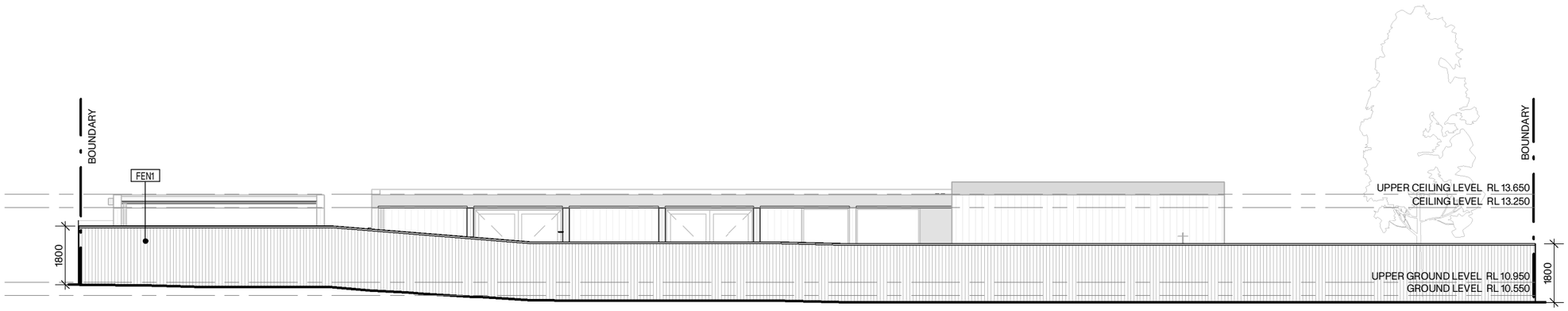
Drawn: IM
Checked: CB

Drawing No.: TP07
Revision: B
Drawing Title: PROPOSED FENCE ELEVATIONS



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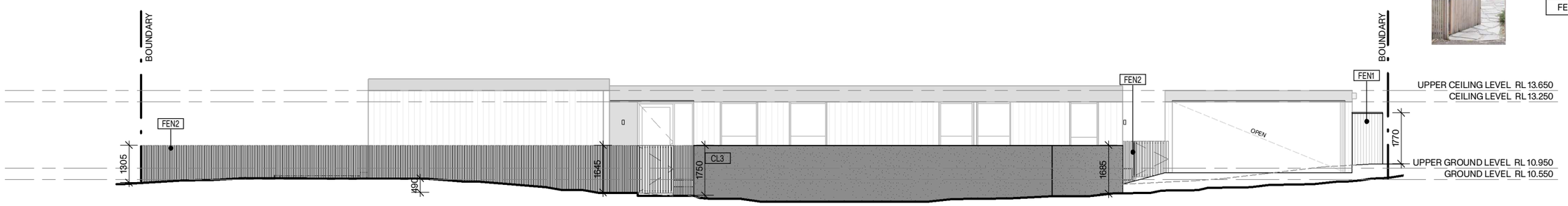

02 DD 100 **SOUTH FENCE ELEVATION**

PROPOSED FINISHES LEGEND

FF1	TIMBER DECKING
FF2	STONE/TILE PAVING
	BLACK FRAMED GLAZING
CL1	VERTICAL TIMBER CLADDING
CL2	BLACK CLADDING
CL3	MASONRY WALL
RF1	METAL ROOF SHEETING
FEN1	NATURAL TIMBER LAP AND CAP FENCING
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Project No.: 2408
Date: JAN 2025
Scale: As indicated @A3
Project Stage: TOWN PLANNING
Drawn: IM
Checked: CB

Drawing No.: TP08
Revision: B
Drawing Title: PROPOSED FENCE ELEVATIONS