NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 14 Richards Avenue, Dodges Ferry

PROPOSED DEVELOPMENT:
DWELLING

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 19th 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 19th May 2025**

APPLICANT: **Wilson Homes Tasmania Pty Ltd**

APPLICATION NO: **DA 2025 / 38 1**
DATE: **02 May 2025**

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

Full description of Proposal:	*Use:* Residential *Development:* New dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 349,070

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

Location of proposed works:	Street address: Lot 40, Richards Street Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 555032 Folio: 40

Current Use of Site	Vacant land

Current Owner/s:	Name(s) Brooke Hinchcliff

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/egineering/		

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: Mark Page Date: 18/02/25

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: 5.2025.38.1 - Development Application - 14 Richards Avenue, Dodges Ferry P1.pdf Plans Reference:P1 Date Received:18/02/2025

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

STORMWATER ASSESSMENT

Lot 40 Richards Avenue

Dodges Ferry

January 2025

Revised February 2025

Wilson Homes Reference: 714030/016/01

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Wilson Homes
Site Address:	Lot 40 Richards Avenue, Dodges Ferry
Date of Inspection:	22/04/2024
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	55032/40
Title Area:	Approx. 461.8 m²
Applicable Planning Overlays:	Priority Vegetation, Airport obstacle limitation area
Slope & Aspect:	Approx 10% W facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	Onsite stormwater

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.50	0.00-0.40	SP	**SAND**: grey, slightly moist, loose,
0.50-1.50	0.40-1.70	SP	**SAND**: brown, slightly moist, loose
1.50-2.50	1.70-2.00	SC	**Clayey SAND**: brown, slightly moist, dense, no refusal

Soil Conditions

The soils on site are comprised of deep Quaternary age sediments and consist of deep sands. The soil has an estimated permeability of approximately 5m/day

GES have identified the following at the site:

- The site has a 10% grade and presents a low risk to slope stability and landslip.
- There are proposals for cuts or changes of grade which may impact on any proposed onsite stormwater absorption.
- The soil onsite has been identified as comprising of deep sands. No soil dispersion was identified.
- No evidence of a water table was observed at the time of the investigation
- There is a low risk of the natural soils being impacted by contamination
- Bedrock was not encountered during investigations.

Soil Dispersion

The soil is non-dispersive.

Existing Conditions and Assumptions

The site has an area of approximately 461.8m^2 with a total proposed impervious area of approx. 180m^2 comprised of approx. 140m^2 of roof area and 40m^2 of concrete driveway.

There is no public stormwater system that the property can connect to, therefore it is proposed that stormwater from the site be routed through the proposed conventional underground drainage system comprising of Grated Sumps and PVC Pipes, coupled with water tank and soakage trench elements for on-site detention.

The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre-developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments,* a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- The 7m^2 base (7m x 1m), 1.2m deep soakage trench is designed over a 20-minute storm duration and is proposed for dispersion of tank overflow as well as the ag drain proposed for the development.
- One 24,000L stormwater detention and storage tank will be utilised, which has been sized to detain 2,500L over a 20-minute storm and store 23,500L.
- DN100 slotted PVC pipe with geotextile covering on top of aggregate to be installed within the soakage trench.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	**Inspection and criteria**	**Maintenance activities (where required)**
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check health of absorption trench area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings

Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects
	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater absorption area to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

APPENDIX A: STORMWATER DETENTION CALCULATIONS

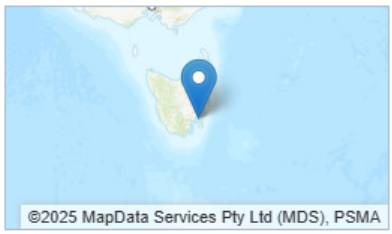
STORAGE TRENCH

Hydrology		
Total Catchment Area	180	m2
Runoff Coefficient	0.978	
Annunal Recurrence Interval (ARI)	20	yr
Ground Conditions		
Hydraulic conductivity (K)	5.000	m/day
	3.470	mm/min
Adjusted Rate (15% clogging factor)	2.950	mm/min
Trench Design		
Length	7	m
Width	1	m
Depth	1.2	m
Infiltration Area	7	m2
Porosity	0.35	%
Trench Storage	2.9	m3
	2940	L
Detention tank data		
Tank Storage	2.18	m3
Tank Underflow	0.707	L/s
Tank Underflow	42.42	L/min
Total Available storage	5.1	m3
	5120	L

Final Check			
Criteria	**Requirement**	**Design**	**Check**
Total Detention needed	2500	5120	OK
Trench Capacity underflow for 5% AEP 20-minute storm	1826	2940	OK

STORM CHECK					
Storm Duration	**Intensity**	**Inflow Volume**	**Outflow Volume**	**Required Storage**	**Emptying time**
	(mm/hr)	**(m^3)**	**(L)**	**(L)**	**(hr)**
1 min	**141**	414	21	393	0.32
2 min	**112**	657	41	616	0.50
3 min	**101**	889	62	827	0.67
4 min	**93.3**	1095	83	1012	0.82
5 min	**86.8**	1273	103	1170	0.94
10 min	**65.3**	1916	206	1709	1.38
15 min	**53.1**	2337	310	2027	1.64
20 min	**45.2**	2652	413	2239	1.81
25 min	**39.7**	2912	516	2396	1.93
30 min	**35.5**	3125	619	2505	2.02
45 min	**27.7**	3657	929	2728	2.20
1 hour	**23.2**	4084	1239	2845	2.30
1.5 hour	**18.1**	4779	1858	2921	2.36
2 hour	**15.3**	5387	2478	2909	2.35
3 hour	**12.1**	6390	3716	2674	2.16
4.5 hour	**9.74**	7716	5575	2141	1.73
6 hour	**8.37**	8841	7433	1408	1.14
9 hour	**6.77**	10726	11149	-	-
12 hour	**5.8**	12252	14865	-	-
18 hour	**4.61**	14608	22298	-	-
24 hour	**3.87**	16351	29731	-	-
30 hour	**3.35**	17692	37164	-	-
36 hour	**2.95**	18695	44596	-	-
48 hour	**2.38**	20111	59462	-	-
72 hour	**1.71**	21674	89193	-	-
			Full volume	2940	2.36
Notes:					
Inflow volume calculated using Equation 10.1 (WSUD Guidelines: Chapter 10)					
Outflow volume calculated using Equation 10.2 (WSUD Guidelines: Chapter 10)					
Required storage and emptying time is left blank when outflow volume exceeds inflow volume					

Location



Label: Lot 40 Richards Avenue, Dodges Ferry
Easting: 550850
Northing: 5256541
Zone: 55
Latitude: Nearest grid cell: 42.8375 (S)
Longitude: Nearest grid cell: 147.6125 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 21 January 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	64.2	72.3	99.6	120	141	172	197
2 min	54.7	61.2	82.3	97.4	112	131	144
3 min	48.5	54.4	73.5	87.3	101	119	132
4 min	43.9	49.2	67.1	80.0	93.3	111	125
5 min	40.2	45.2	61.9	74.1	86.8	104	118
10 min	29.3	33.0	45.7	55.3	65.3	80.2	92.6
15 min	23.7	26.7	37.1	44.9	53.1	65.4	75.7
20 min	20.3	22.9	31.7	38.2	45.2	55.5	64.1
25 min	17.9	20.2	27.9	33.6	39.7	48.5	55.8
30 min	16.2	18.2	25.1	30.2	35.5	43.2	49.6
45 min	12.9	14.5	19.8	23.7	27.7	33.2	37.7
1 hour	11.0	12.3	16.8	19.9	23.2	27.5	31.0
1.5 hour	8.80	9.87	13.3	15.7	18.1	21.2	23.7
2 hour	7.54	8.45	11.3	13.3	15.3	17.8	19.7
3 hour	6.07	6.82	9.13	10.7	12.1	14.0	15.5
4.5 hour	4.89	5.50	7.38	8.59	9.74	11.2	12.4
6 hour	4.18	4.72	6.35	7.39	8.37	9.67	10.6
9 hour	3.33	3.78	5.11	5.97	6.77	7.87	8.70
12 hour	2.81	3.20	4.36	5.10	5.80	6.79	7.54
18 hour	2.18	2.49	3.43	4.04	4.61	5.46	6.11
24 hour	1.79	2.05	2.85	3.37	3.87	4.61	5.19
30 hour	1.52	1.75	2.44	2.90	3.35	4.01	4.53
36 hour	1.33	1.53	2.14	2.55	2.95	3.55	4.01
48 hour	1.06	1.22	1.72	2.05	2.38	2.87	3.26
72 hour	0.756	0.868	1.22	1.47	1.71	2.06	2.34
96 hour	0.589	0.675	0.948	1.13	1.32	1.59	1.80
120 hour	0.485	0.555	0.774	0.921	1.07	1.28	1.45
144 hour	0.414	0.473	0.655	0.775	0.893	1.07	1.22
168 hour	0.363	0.415	0.570	0.669	0.767	0.920	1.04

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: **Dodges Ferry, TAS**
Site: **180m² with tc = 20 and tcs = 15 mins.**
PSD: **AEP of 5%, Above ground PSD = 0.71L/s**
Storage: **AEP of 5%, Above ground volume = 2.18m³**

Design Criteria

(Custom AEP IFD data used)

Location = Dodges Ferry, TAS
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probabiliy (APE) = 5 %
Storage annual exceedance probabiliy (APE) = 5 %

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 180 m² = 0.018 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 0.98

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	0	1.00	0
Gravel	0	0.50	0
Garden	180	0.30	54
Total	180 m²		54

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	40	0.90	36
Roof	140	1.00	140
Gravel	0	0.50	0
Garden	0	0.30	0
Total	180 m²		176

Cw = ΣArea*C/Total = 0.978

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 45.2 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 0.68 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 4.43 L/s =(0.098 x I) Eq. 2.24

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 0.707 L/s

Above ground - Eq 3.8

$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$
Taking x as = PSD and solving
a = 1.0 b = -9.2 c = 6.0
$PSD = -b \pm \sqrt{(b^2-4ac)}/(2a)$
PSD = 0.707 L/s

Below ground pipe - Eq 3.3

$Qp = PSD*[1.6*tcs/\{tc*(1-2*PSD/(3*Qa))\}-0.6*tcs^{2.67}/\{tc*(1-2*PSDp/(3*Qa))\}^{2.67}]$
= 0.68
PSD = 0.702 L/s

Below ground rectangular tank - Eq 3.4

$t = tcs/(tc*(1-2*PSD/(3*Qa)))$ = 0.836
$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$
= 0.68
PSD = 0.681 L/s

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = $[0.5*Qa*td-[(0.875*PSD*td)(1-0.917*PSD/Qa)+(0.427*td*PSD^2/Qa)]]*60/10^3$ m^3 Eq 4.23

Below ground pipe (Vs) = $[(0.5*Qa-0.637*PSD+0.089*PSD^2/Qa)*td]*60/10^3$ m^3 Eq 4.8

Below ground rect. tank (Vs) = $[(0.5*Qa-0.572*PSD+0.048*PSD^2/Qa)*td]*60/10^3$ m^3 Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m^3)	Pipe Vs (m^3)	B/G Vs (m^3)
5	86.8	8.5	1.10		
16	51.3	5.0	1.86		
21	44.0	4.3	1.99		
27	37.9	3.7	2.09		
32	34.2	3.3	2.13		
37	31.2	3.1	2.16		
43	28.5	2.8	2.18		
48	26.6	2.6	2.18		
54	24.7	2.4	2.17		
59	23.4	2.3	2.16		

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m^3)
Above	46.8	27.0	2.6	**2.18**
Pipe				
B/ground				

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 0.53 L/s at which time above ground storage occurs

I = $360*Qp2/(2*Cw*As*10^3)$ = 5.4 mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = td*(1-0.92*PSD/Qa) Eq 4.27

Below ground pipe (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Below ground rect. tank (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Time to empty:

Above ground (te) = $(Vs+0.33*PSD^2*td/Qa*60/10^3)*(1.14/PSD)*(10^3/60)$ Eq 4.28

Below ground pipe (te) = $1.464/PSD*(Vs+0.333*PSD^2*td/Qa*60/10^3)*(10^3/60)$ Eq 4.32

Below ground rect. tank (te) = $2.653/PSD*(Vs+0.333*PSD^2*td/Qa*60/10^3)*(10^3/60)$ Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above	46.8	2.6	2.2	35.3	63.3	98.6
Pipe						
B/ground						

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

Permissible site discharge (Qu=PSD) = 0.71 L/s (Above ground storage)

Orifice coefficient (CD) = 0.61 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s^2

Maximum storage depth above orifice (H) = 400 mm

Orifice flow (Q) = $CD*Ao*\sqrt{(2*g*H)}$

Therefore:

Orifice area (Ao) = 414 mm^2

Orifice diameter ($D = \sqrt{(4*Ao/\pi)}$) = 22.9 mm

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Wilson Homes *Owner name*
250 Murray Street *Address*
Hobart 7000 *Suburb/postcode*

Designer details:

Name: Vinamra Gupta
Category: Civil Engineer
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: 685982720
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Wilson Homes
Designer's project reference No. J10373
Address: Lot 40 Richards Avenue
Lot No: 55032/40
Dodges Ferry 7173

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

Description of work:

On-site wastewater management system - design / On-Site stormwater system - 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 Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

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

Other details:

Onsite stormwater retention

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Feb-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Feb-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Geo-Environmental Solutions	Date: Feb-25
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Feb-25

Standards, codes or guidelines relied on in design process:

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

Any other relevant documentation:

Stormwater Assessment - Lot 40 Richards Avenue Dodges Ferry- 714030 - Feb-25

Attribution as designer:

I Vinamra Gupta, 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:	Vinamra Gupta		07/02/2025
Licence No:	685982720		

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 ..... Vinamra Gupta..... 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:	Vinamra Gupta		07/02/2025

Design notes:

1.Absorption bed dimensions of up to 21m long by 1.2m deep by 1m wide
– total storage volume calculated at average 35% porosity.
2.Base of bed to be excavated level and smearing and compaction avoided.
3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
5.All works on site to comply with AS3500 and Tasmanian Plumbing code.

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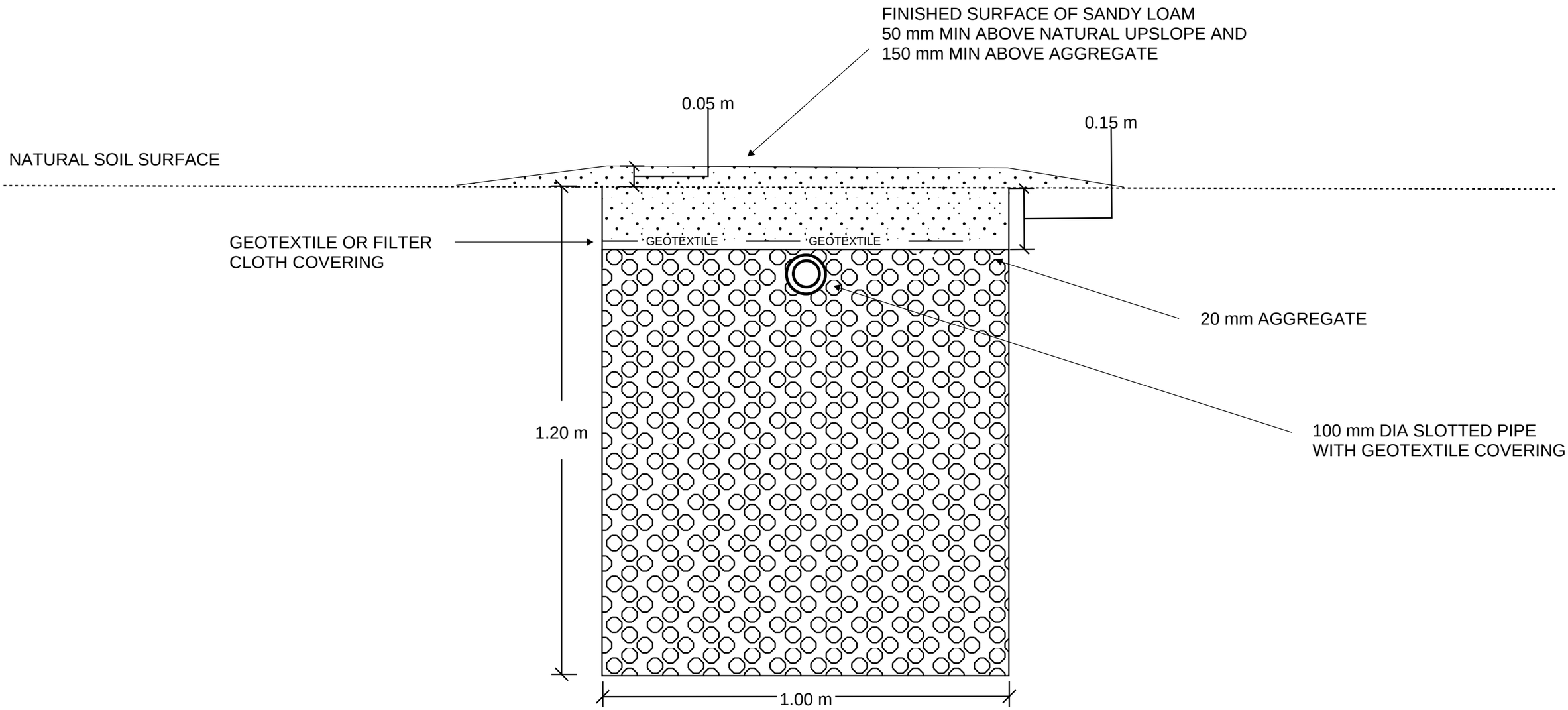
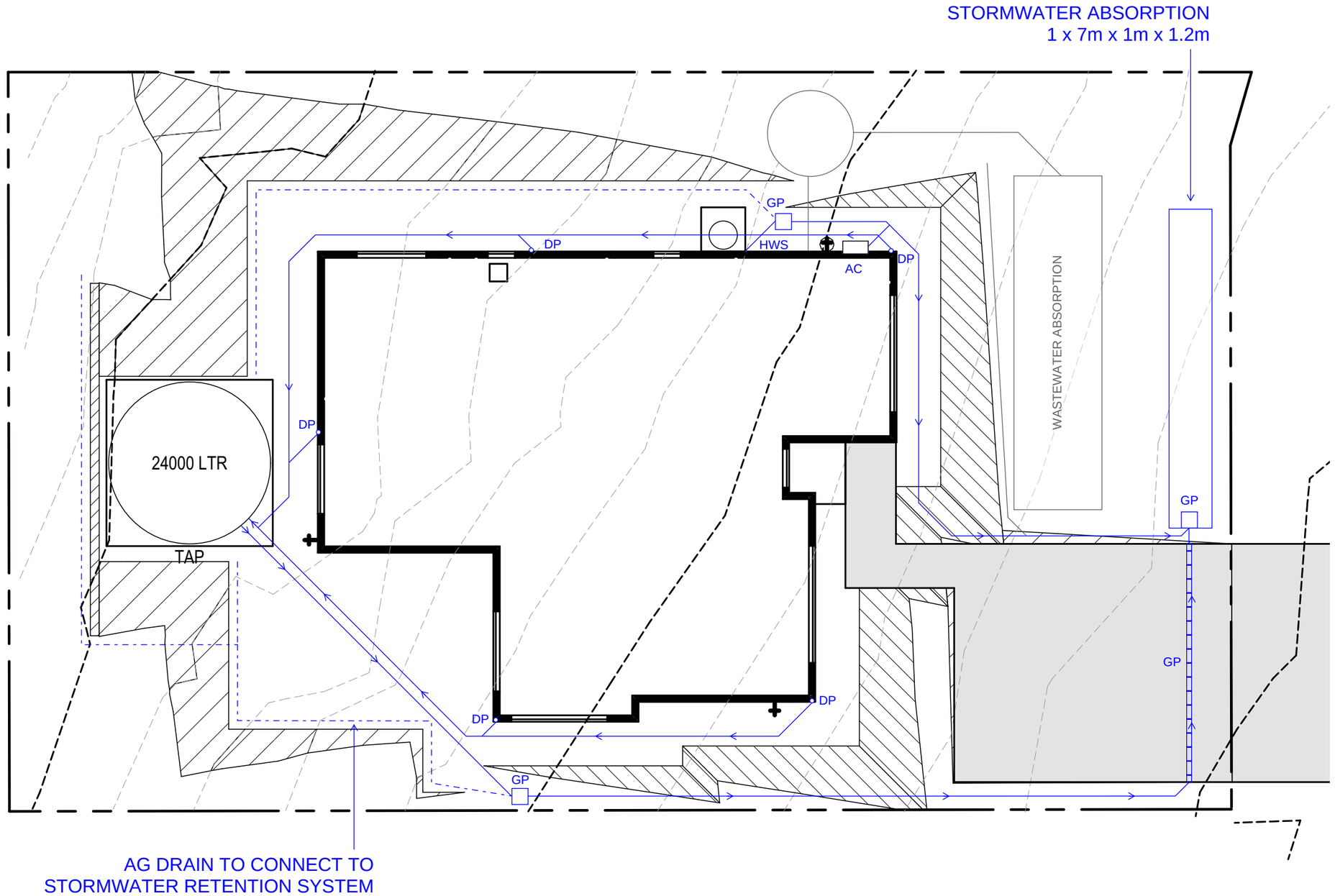


Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions Stormwater trench			Stormwater Absorption Detail



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New Services

STORMWATER PIPE
WITH FLOW DIRECTION

GRATED STORMWATER PIT
450x450 CLASS A
ACO GALVANISED HEELGUARD OR SIMILAR
ENGINEER APPROVED

RAINWATER DETENTION AND STORAGE TANK
DN30 UNDERFLOW AND DN100 OVERFLOW

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
   SECTION 168 OCCUPATIONAL HEALTH AND SAFETY
   & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

AC AIR CONDITIONING UNIT
DP DOWNPIPE
GP GRATED PIT
HWS HOT WATER SYSTEM

Do not scale from these drawings. Dimensions to take precedence over scale.	Wilson Homes Lot 40 RIchards Avenue DODGES FERRY 7173	C.T.: 55032/40 PID: 9365333	Date: 22/01/2025 v2: 07/02/2025	On-Site Stormwater Management Plan	1:100 @ A3	Sheet 1 of 1 Drawn by: EF

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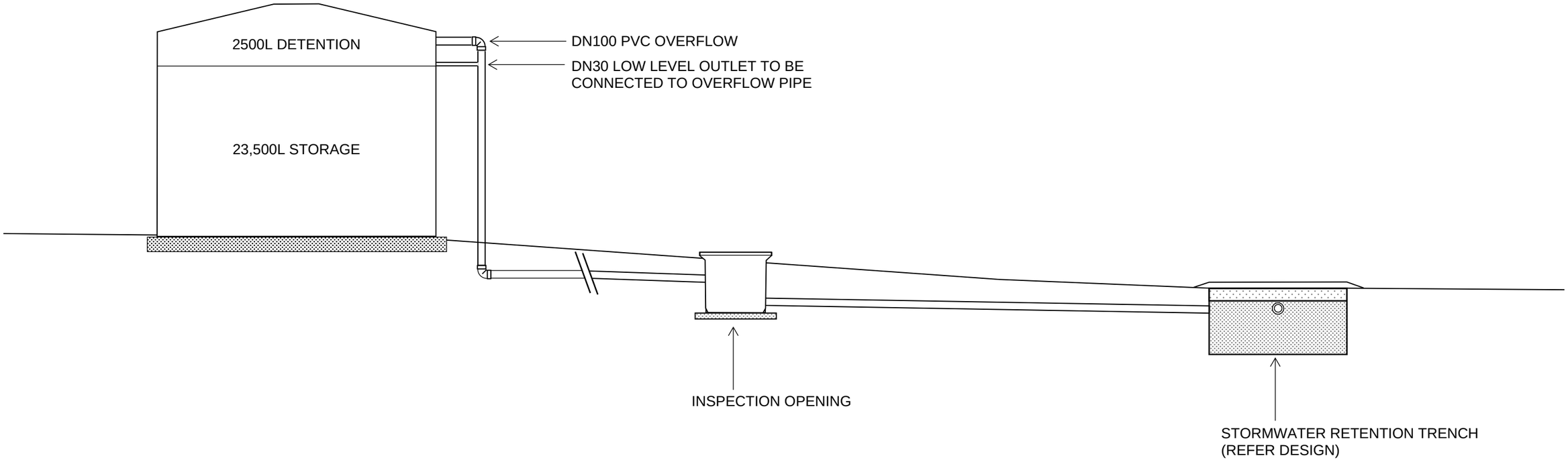


Do not scale from these drawings. Dimensions to take precedence over scale.	STORMWATER DETENTION SCHEMATIC CROSS-SECTION			24,000L RAINWATER TANK WITH 2500L DETENTION		Sheet 1 of 1 Drawn by: SR

ON-SITE WASTEWATER ASSESSMENT

Lot 40 Richards Avenue

Dodges Ferry

January 2025

Wilson Homes Reference: 714030/016/01

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Wilson Homes
Site Address:	Lot 40 Richards Avenue, Dodges Ferry
Date of Inspection:	22/04/2024
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	55032/40
Title Area:	Approx. 461.8 m²
Applicable Planning Overlays:	Priority Vegetation, Airport obstacle limitation area
Slope & Aspect:	Approx 10% W facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site. A representative test hole at the approximate location indicated on the attached site plan was chosen for testing and classification according to AS1547-2012. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.50	0.00-0.40	SP	**SAND**: grey, slightly moist, loose,
0.50-1.50	0.40-1.70	SP	**SAND**: brown, slightly moist, loose
1.50-2.50	1.70-2.00	SC	**Clayey SAND**: brown, slightly moist, dense, no refusal

Site Notes

The soils on site are comprised of deep Quaternary age sediments. These soils have good capacity for onsite wastewater disposal.

Wastewater Classification & Recommendations

According to AS1547-2012 the site is classified as **Sandy LOAM (Category 2)**. The onsite disposal of wastewater is constrained by the limited land area available. Therefore, all wastewater on site should undergo secondary treatment via a package treatment system (e.g., AWTS such as Econocycle, Envirocycle, Ozzikleen). A conservative Design Loading Rate (DLR) of 40L/m^2/day has been assigned for secondary treated effluent.

The proposal is to build a three-bedroom house with a tank water supply, which will result in a calculated daily wastewater loading of 600L/day (5 persons @ 120L/person/day). Using a DLR of 40L/m^2/day, an absorption area of 15m^2 is required. This can be accommodated by one 7.5m x 2m x 0.6m absorption bed as per the attached design.

Given the proximity of a fill batter to the upslope edge of the proposed absorption bed, it is recommended to install a surface diversion drain to capture any runoff. There is insufficient space on site to accommodate a 100% reserve area, however this is deemed to be acceptable given the use of secondary treatment, conservative loading rate and relative ease of access to the proposed application area.

In the event that failure occurs, the failing component(s) of the absorption bed may be repaired without large scale disturbance to the site, with old lines and substrate to be removed and replaced within a 48-hour period of any issue being identified.

The following setback distances are required to comply with the Building Act 2016:

Upslope and level buildings:	2m
Downslope buildings:	3.5m
Upslope and level boundaries:	1.5m
Downslope boundary:	3m
Downslope surface water:	27m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table. A risk assessment has been conducted to assess the positioning of the land application area with reduced setbacks to the downslope boundary (see attached). This was required due to the small lot size and topography of the site. Design provisions have been made to address site constraints and manage risk, including the use of secondary treatment with subsurface application using a conservative DLR.

Provided that the application area is installed in accordance with the design and minimum setbacks as outlined in this report, there is minimal risk of any detrimental impact from onsite wastewater on the features listed in P1 of SOR-S2.7.1 of the Sorell Local Provisions Schedule detailed overleaf. It is therefore concluded that there is a low and acceptable risk of environmental impact and impact on human health from wastewater management on the site for the current proposal.

To comply with the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan of the Sorell Local Provisions Schedule:

SOR-S2.7.1 On-site waste water

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: (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) 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 See P1

Performance Criteria	**Comment**
P1 The site must provide sufficient area for management of on-site waste water, having regard to: (a)the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (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 (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system.	Complies

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes	Assess. Date	22-Jan-25
		Ref. No.	
Assessed site(s)	Lot 40 Richards Avenue, Dodges Ferry	Site(s) inspected	22-Apr-24
Local authority	Sorell	Assessed by	John Paul Cumming

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 = 600 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 200
Sullage volume (L/day) = 400
Total nitrogen (kg/year) generated by wastewater = 1.8
Total phosphorus (kg/year) generated by wastewater = 1.2

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)	32	23	34	32	45	40	33	45	31	53	44	42
Adopted rainfall (R, mm)	32	23	34	32	45	40	33	45	31	53	44	42
Retained rain (Rr, mm)	27	19	29	27	38	34	28	38	26	45	37	36
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**103**	**91**	**62**	**36**	**4**	**-5**	**3**	**4**	**37**	**39**	**68**	**90**

Annual evapotranspiration less retained rain (mm) = 533

Soil characterisitics

Texture = Sandy LOAM Category = 2 Thick. (m) = 2.5
Adopted permeability (m/day) = 3 Adopted LTAR (L/sq m/day) = 40 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 a package treatment plant
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) =	7
Width (m) =	2.2
Depth (m) =	0.6
Total disposal area (sq m) required =	15
comprising a Primary Area (sq m) of:	15
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments

The calculated DLR for secondary treated effluent is 40L/m^2/day requiring an absorption area of 15m^2. Therefore the system will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes	Assess. Date	22-Jan-25
		Ref. No.	
Assessed site(s)	Lot 40 Richards Avenue, Dodges Ferry	Site(s) inspected	22-Apr-24
Local authority	Sorell	Assessed by	John Paul Cumming

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		Remarks
					Trench	Amended	
	Expected design area	sq m	50	V. high	Very high	Moderate	Other factors lessen impact
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	6	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate	No change	
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	2.5	V. high	Very low		
	Depth to bedrock	m	3.0	V. high	Very low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	40	High	Very high	Moderate	Other factors lessen impact

Comments

The site has the capability to accept onsite wastewater.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Wilson Homes	Assess. Date	22-Jan-25
		Ref. No.	
Assessed site(s)	Lot 40 Richards Avenue, Dodges Ferry	Site(s) inspected	22-Apr-24
Local authority	Sorell	Assessed by	John Paul Cumming

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		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	30	High	High		
A	Phos. adsorp. capacity	kg/cub m	0.3	High	High		
	Annual rainfall excess	mm	-533	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	3.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	90	V. high	High		
	Dist. to nearest other feature	m	2	V. high	Very high	Moderate	Other factors lessen impact
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

Comments

There is acceptably low risk of environmental degredation associated with the proposed OWMS. Planting out of the absorption area with suitable species is recommended to aid nutrient uptake.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

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 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) 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 Land application area will be located with a minimum separation distance of 2m from an upslope or level building and 3.5m from a downslope building.
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) Setbacks 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) (ii) Land application area will be located with a minimum separation distance of 27m of downslope surface water.

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 P3 Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary and 3m from a downslope property boundary – see attached risk assessment.
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	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	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.	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

Risk Assessment Summary

Given site constraints, it is appropriate to conduct a full risk assessment to demonstrate that the proposed land application area is of acceptable risk and will meet the Performance Solutions of the Directors Guidelines for Onsite Wastewater Management. The proposal is to install a secondary treatment system with treated effluent disposed in a modified absorption bed.

A Qualitative risk analysis was undertaken based on the likelihood and consequences of the proposed issue(s) using the matrix below:

Qualitative Risk Matrix

Likelihood of the Consequence	**Maximum Reasonable Consequence**				
	(1) Insignificant	(2) Minor	(3) Moderate	(4) Major	(5) Catastrophic
(A) Almost certain	11 High	16 High	20 Extreme	23 Extreme	25 Extreme
(B) Likely	7 Moderate	12 High	17 High	21 Extreme	24 Extreme
(C) Occasionally	4 Low	8 Moderate	13 High	18 Extreme	22 Extreme
(D) Unlikely	2 Low	5 Low	9 Moderate	14 High	19 Extreme
(E) Rare	1 Low	3 Low	6 Moderate	10 High	15 High

Source: AS/NZS 4360:2004 Risk Management

Consequence Index

Severity Level	Natural Environment	Legal/Government	Heritage	Community / Reputation/Media
(1) Insignificant	Limited damage to minimal area of low significance.	Low-level legal issue. On the spot fine. Technical non-compliance prosecution unlikely. Ongoing scrutiny/attention from regulator.	Low-level repairable damage to commonplace structures.	Low level social impacts. Public concern restricted to local complaints. Could not cause injury or disease to people.
(2) Minor	Minor effects on biological or physical environment. Minor short-medium term damage to small area of limited significance.	Minor legal issues, non-compliances and breaches of regulation. Minor prosecution or litigation possible. Significant hardship from regulator.	Minor damage to items of low cultural or heritage significance. Mostly repairable. Minor infringement of cultural heritage values.	Minor medium-term social impacts on local population. Could cause first aid injury to people. Minor, adverse local public or media attention and complaints.
(3) Moderate	Moderate effects on biological or physical environment (air, water) but not affecting ecosystem function. Moderate short-medium term widespread impacts (e.g. significant spills).	Serious breach of regulation with investigation or report to authority with prosecution or moderate fine possible. Significant difficulties in gaining future approvals.	Substantial damage to items of moderate cultural or heritage significance. Infringement of cultural heritage/ scared locations.	Ongoing social issues. Could cause injury to people, which requires medical treatment. Attention from regional media and/or heightened concern by local community. Criticism by Non-Government Organisations (NGO). Environmental credentials moderately affected.

Severity Level	Natural Environment	Legal/Government	Heritage	Community / Reputation/Media
(4) Major	Serious environmental effects with some impairment of ecosystem function. Relatively widespread medium-long term impacts.	Major breach of regulation with potential major fine and/or investigation and prosecution by authority. Major litigation. Future project approval seriously affected.	Major permanent damage to items of high cultural or heritage significance. Significant infringement and disregard of cultural heritage values.	On-going serious social issues. Could cause serious injury or disease to people. Significant adverse national media/public or NGO attention. Environment/management credentials significantly tarnished.
(5) Catastrophic	Very serious environmental effects with impairment of ecosystem function. Long term, widespread effects on significant environment (e.g. national park).	Investigation by authority with significant prosecution and fines. Very serious litigation, including class actions. Licence to operate threatened.	Total destruction of items of high cultural or heritage significance. Highly offensive infringements of cultural heritage.	Very serious widespread social impacts with potential to significantly affect the well being of the local community. Could kill or permanently disable people. Serious public or media outcry (international coverage). Damaging NGO campaign. Reputation severely tarnished. Share price may be affected.

Likelihood Index

Level	Descriptor	Description	Guideline
A	Almost Certain	Consequence is expected to occur in most circumstances.	Occurs more than once per month.
B	Likely	Consequence will probably occur in most circumstances.	Occurs once every 1 month – 1 year.
C	Occasionally	Consequence should occur at some time.	Occurs once every 1 year - 10 years.
D	Unlikely	Consequence could occur at some time.	Occurs once every 10 years – 100 years.
E	Rare	Consequence may only occur in exceptional circumstances.	Occurs less than once every 100 years.

Source: AS/NZS 4360:2004 Risk Management

Issue	Potential impacts	Comment	Likelihood	Consequence	Risk Rating	Risk Reduction measure (RRM) / factors	Rating after adoption of RRM
Limited space on site requires the omission of a reserve area and reduced setback to downslope boundary	Subsurface seepage/off-site movement of treated wastewater – public health hazard Limited options available for future wastewater management	The main hazard identified is potential leakage of wastewater from the absorption bed The application area has an average slope of approximately 10% Highly permeable soils with no limiting layer identified Absorption area may be reinstated in same position at end of life	D	2	L	Secondary treatment of effluent through AWTS prior to land application AWTS unit fitted with alarm to alert failure/overloading AWTS unit will have regular servicing to monitor performance Treated effluent will be dosed through the absorption bed via a pump to allow optimum use of land application area Conservative loading rate Subsurface wastewater application Surface diversion drain to divert runoff from upslope fill batter to mitigate additional moisture entering absorption area	L

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: Lot 40 Richards Avenue, Dodges Ferry

System Capacity: 5 persons @ 120L/person/day

Summary of Design Criteria

DLR: 40L/m^2/day

Absorption area: 15m^2

Reserve area location /use: Not assigned. Distribution lines and substrate will need to be replaced within a 48 hour period.

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 use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

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. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Wilson Homes *Owner name*
250 Murray Street *Address*
Hobart 7000 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Wilson Homes
Designer's project reference No. J10373
Address: Lot 40 Richards Avenue
Lot No: 55032/40
Dodges Ferry 7173

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

Description of work:
On-site wastewater management system - 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 Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

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

Other details:

AWTS to modified absorption bed

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jan-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jan-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jan-25

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:

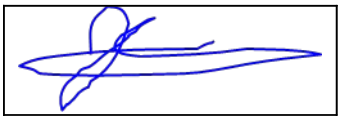
Onsite Wastewater Assessment - Lot 40 Richards Avenue Dodges Ferry- 714030 - Jan-25
Onsite Wastewater Assessment - Lot 40 Richards Avenue Dodges Ferry- 714030 - Jan-25

Attribution as designer:

I John-Paul Cumming, 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:	John-Paul Cumming		22/01/2025
Licence No:	CC774A		

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.

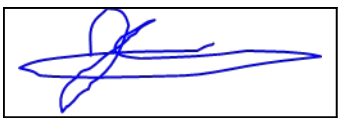
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

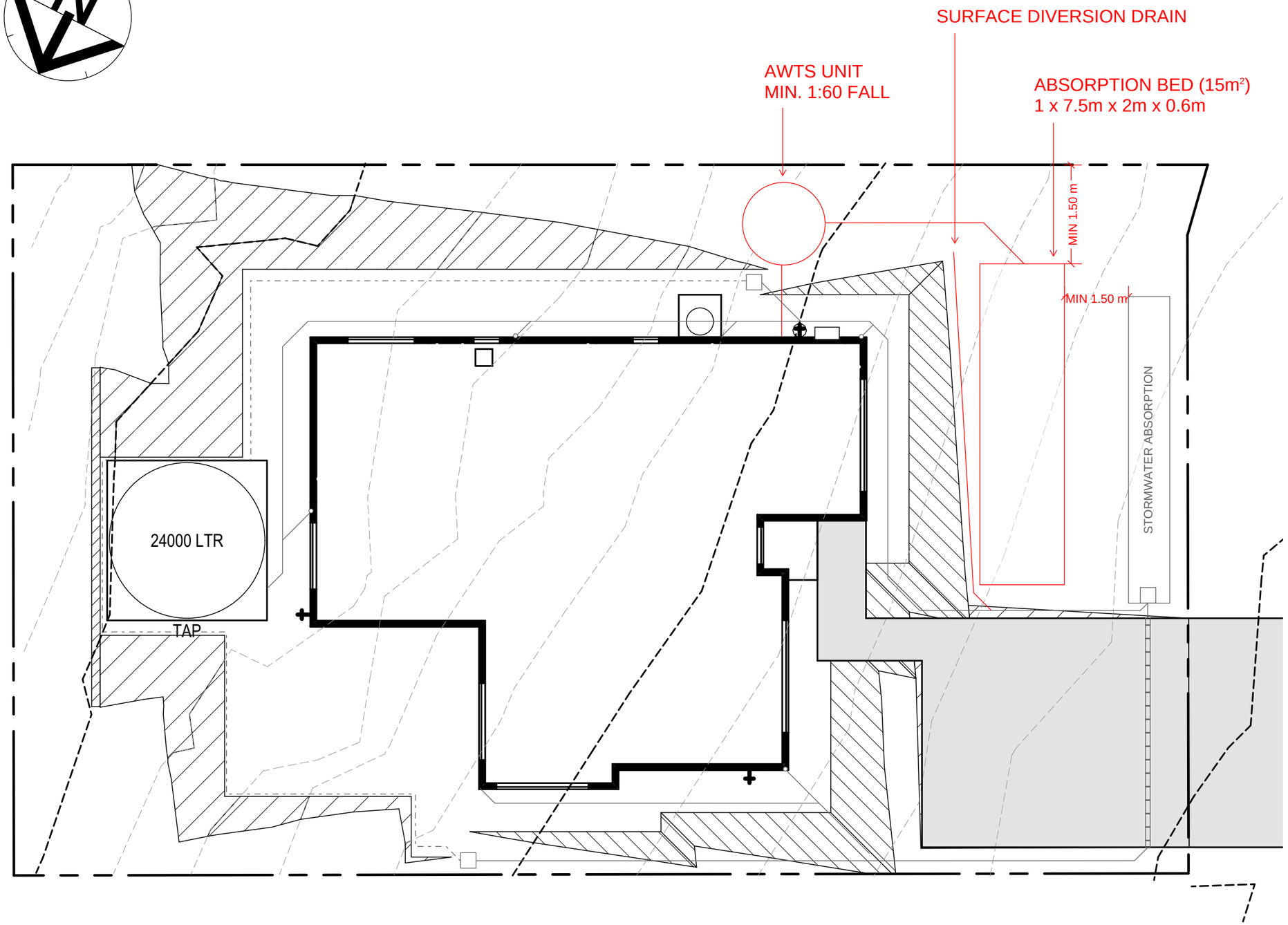
- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification 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 ..... John-Paul Cumming..... 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:	John-Paul Cumming		22/01/2025



GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au

Wastewater system:

AWTS Unit with venting according to NCC Vol 3 Tas C2D6

Surface diversion drain

Absorption bed (15m²)
1 x 7.5m x 2m x 0.6m

Min 2m from upslope buildings
Min 3.5m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 3m from downslope boundary
Min 27m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

22/01/2025

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GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

Do not scale from these drawings. Dimensions to take precedence over scale.	Wilson Homes Lot 40 RIchards Avenue DODGES FERRY 7173	C.T.: 55032/40 PID: 9365333	Date: 22/01/2025	On-Site Wastewater Management Plan	1:100 @ A3	Sheet 1 of 1 Drawn by: EF

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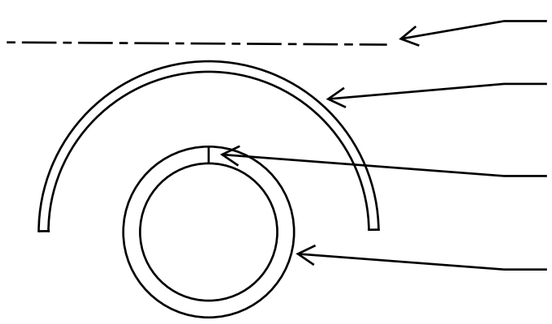
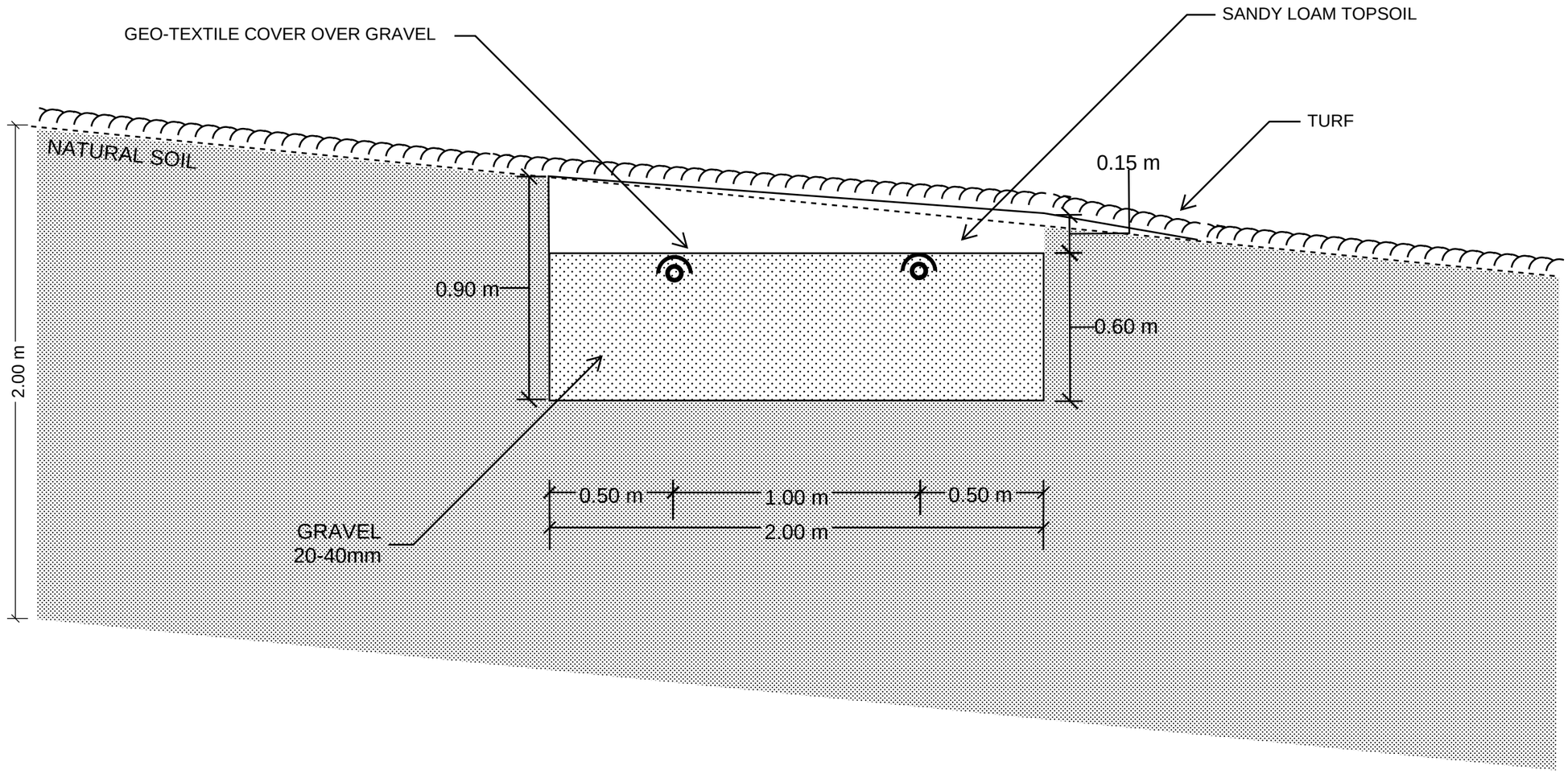
T| 6223 1839 E| office@geosolutions.net.au

Distribution pipe detail





Do not scale from these drawings. Dimensions to take precedence over scale.	AWTS Modified Absorption Bed			On-site Wastewater Cross-Section	Sheet 1 of 2

Design notes:

1.Absorption bed dimensions of up to 15m long by 0.6m deep by 2.0m wide.

2. Base of bed to be excavated level into natural soils and smearing and compaction avoided.

3. Bed to be filled with 20-40mm aggregate and drilled 40mm distribution pipes packed into upper 100mm.

4. 40mm distribution pipes drilled with sufficient 5mm holes in the top of the pipe (approx spacing 300mm) to distribute the effluent and half circle 90-100mm UPVC pipe, un-perforated, laid over each 40mm perforated lateral to direct water jet downwards.

5. One 5 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.

6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate - the sides of the bed should also be lined.

7. Final finished surface with sandy loam to be a minimum of 150 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m2)

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 Tasmanian Plumbing code.

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m 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 15m long, it is acceptable to adopt a flow rate of 4-5L/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.

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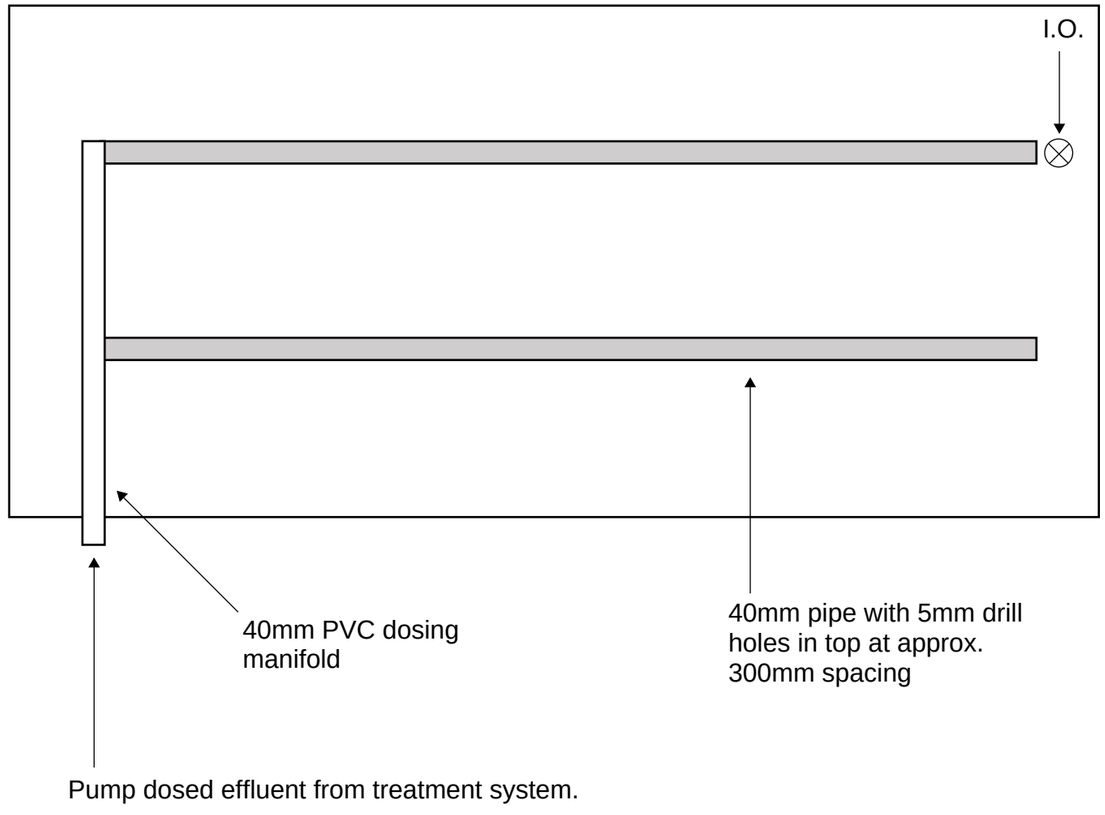
Distribution Pipe Plan View



Do not scale from these drawings. Dimensions to take precedence over scale.				On-site Wastewater Design Notes	Sheet 2 of 2

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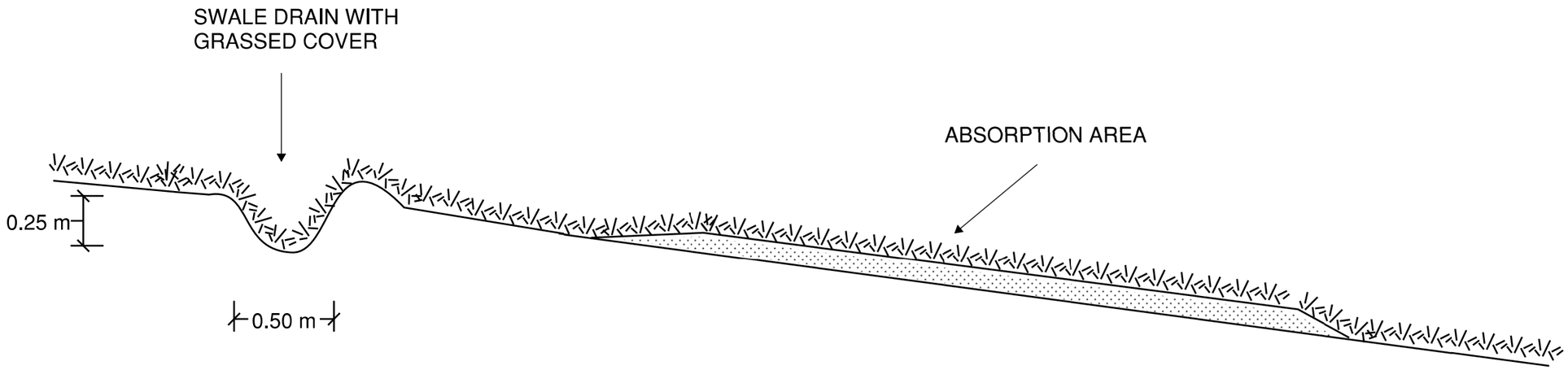
TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.25M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: June 2017	Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by PL

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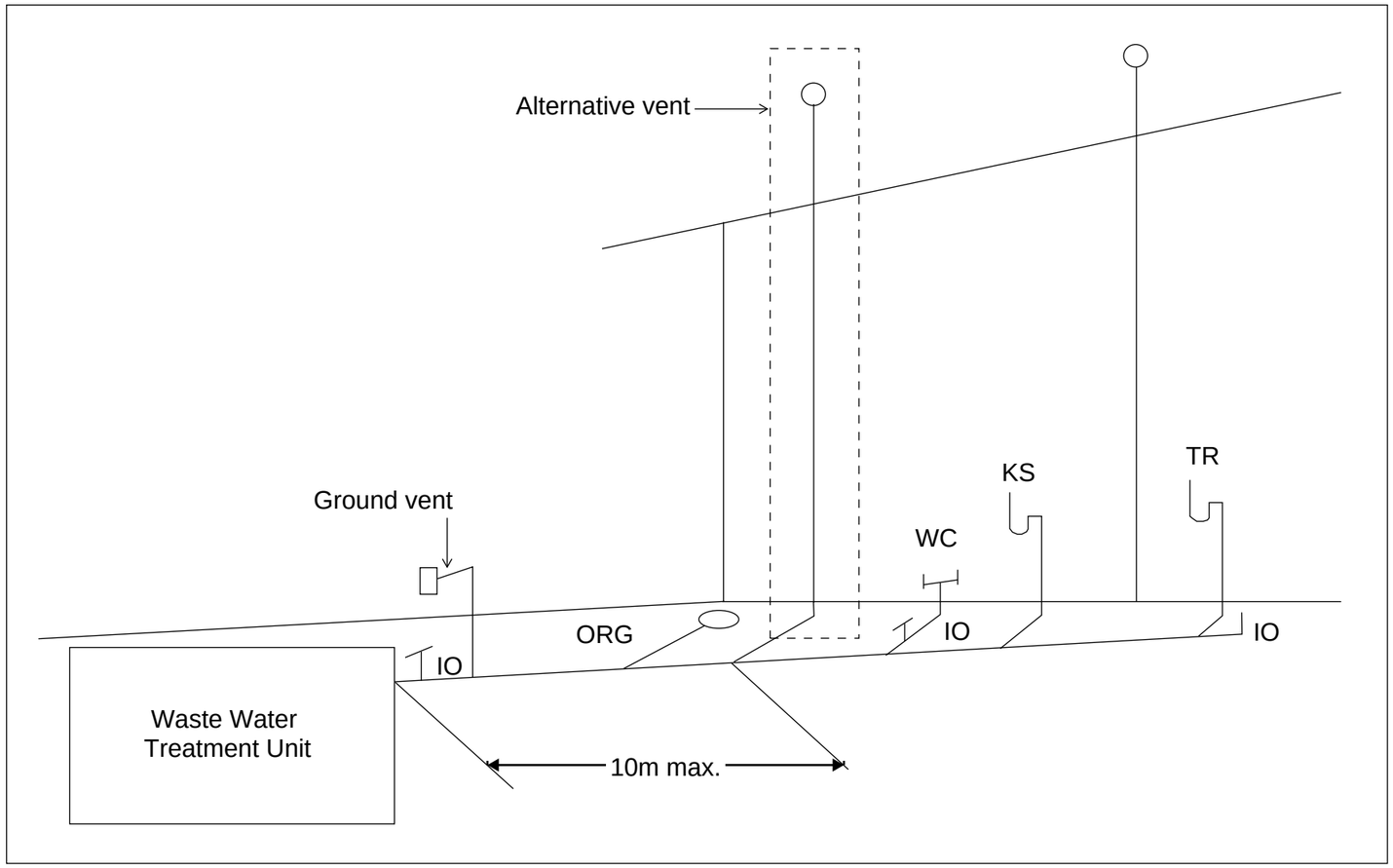


Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	CALCULATIONS
9	DETAILS (CLADDING)
10	DRAINAGE PLAN
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BATHROOM DETAILS
15	ENSUITE DETAILS
16	LAUNDRY DETAILS
17	GENERAL NOTES
18	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

LIVING	110.46
PORCH	1.63
	112.09 m²

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (22/01/2025)

ON SITE STORMWATER MANAGEMENT. REFER TO REPORT PREPARED BY GES/FLUSSIG (07/02/2025)

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

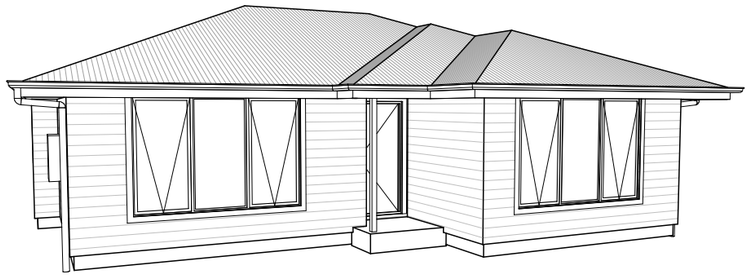
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	A
SPECIFIC AREA PLAN OVERLAY	YES
SOUTHERN BEACHES ON-SITE WASTER WATER AND SW MANAGAMENT	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	100m
WITHIN 50km BREAKING SURF	3.00km
ZONING	LOW DENSITY RESIDENTIAL
PRIORITY VEGETATION	
AIRPORT OBSTACLE LIMITATION	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	7,569mm
SIDE	MIN. 5,000mm	2,007mm
REAR	MIN. 5,000mm	7,000mm
BULK & SCALE		
SITE AREA	464m²	
SITE COVERAGE	MAX. 30%	24.16%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	979mm
FILL DEPTH	MAX. 1,000mm	586mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	LIGHT
WALL MATERIAL	CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

Sorell Council

Development Application: 5.2025.38.1 - Reponse to Request For Information - 14 Richards Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 17/04/2025

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

BA PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
08	BA PLAN SET - INTIAL ISSUE	ALL	2025.04.10	TDI	-

WILSON HOMES

SPECIFICATION: DISCOVERY

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	REVISION	DRAWN	
4	PRELIM PLANS - INITIAL ISSUE	TNG	11/11/2024
5	PRELIM PLANS - COLOUR & VARIATION REF.001 UPDATE	TNG	12/12/2024
6	PRELIM PLANS - AMENDMENTS & VARIATION 003 UPDATE	MLG	06/01/2025
7	PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG	14/02/2025
8	BA PLANS - INITIAL ISSUE	TDI	10/04/2025

CLIENT: BROOKE MARIE HINCHCLIFF
ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173
LOT / SECTION / CT: 40 / - / 55032
COUNCIL: SORELL COUNCIL

HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 18

HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
SCALES: 1:100

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

714030

Last Published: Tuesday, 15 April 2025 12:58 PM

File Location: G:\Wilson\8. Drafting\Job Files\714000\714030 - Hinchcliff\Plans\714030 Hinchcliff - AC24 - Rev.08 - BA - 2025.04.10.pln

Template Version: 24.037

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

PLANS ARE PRELIMINARY ONLY PENDING FURTHER INVESTIGATION & CONFIRMATION OF PROPERTY CONNECTIONS

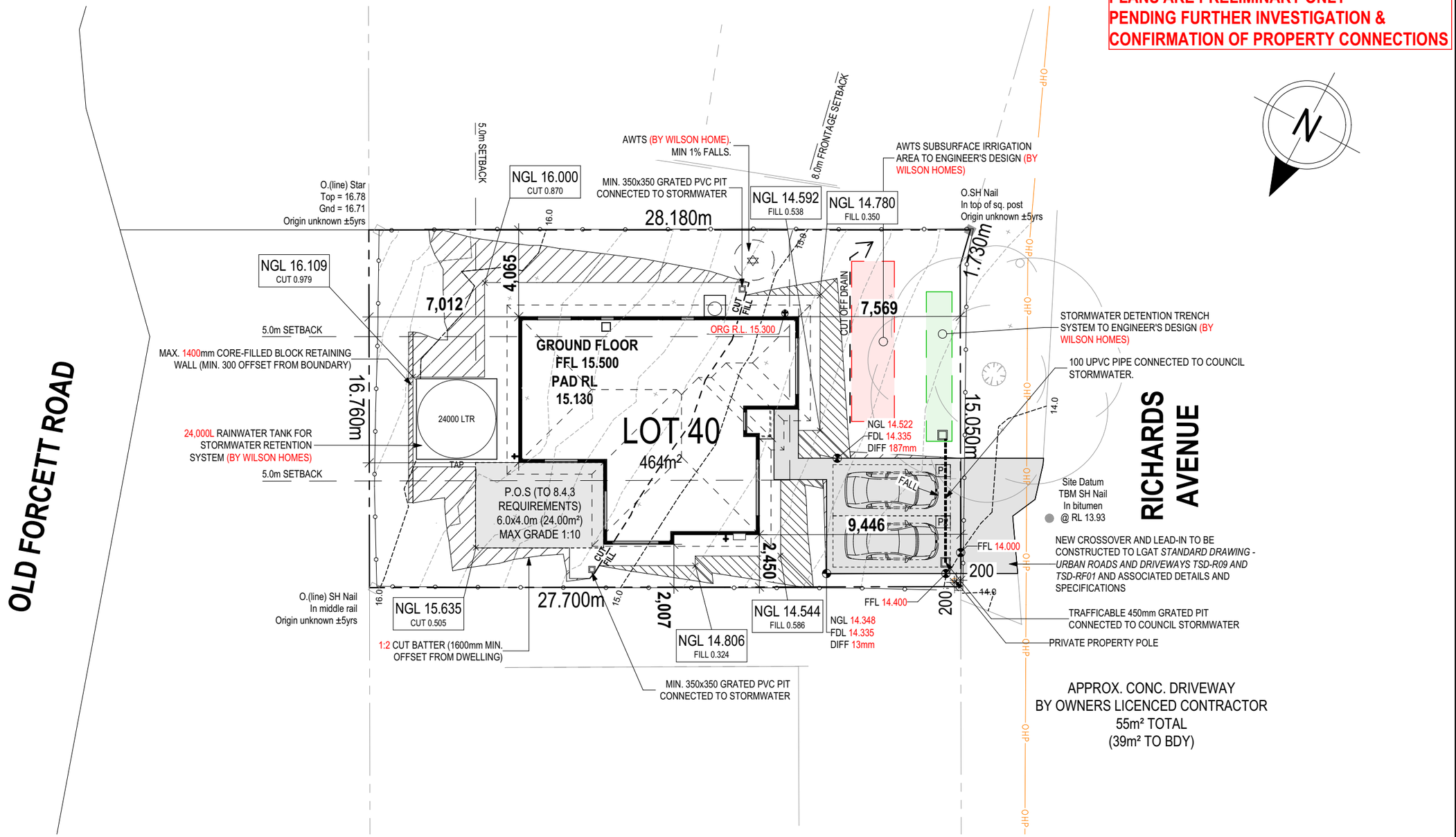
APPROX. CUT/FILL

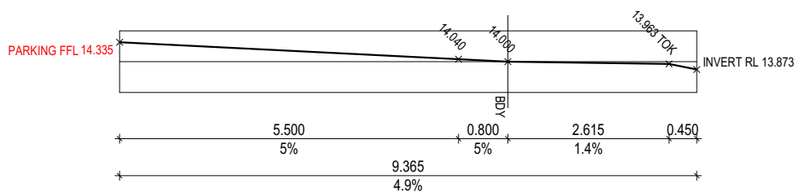
CUT	76.74m³	172.67t
FILL	22.47m³	50.56t
DIFFERENCE	54.27m³	122.11t

122 TONNES OF EXPORT FILL

LOT SIZE:	**464.00m²**
HOUSE (COVERED AREA)**:**	**112.09m²**
SITE COVERAGE:	**24.15%**

RETAINING WALL DETAILS		
DESCRIPTION	**HEIGHT (mm)**	**SURFACE AREA (m²)**
	400	3.20
		3.20 m²





AUSTRALIAN STANDARD DRIVEWAY PROFILE

Sorell Council

Development Application: 5.2025.38.1 - Reponse to Request For Information - 14 Richards Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 17/04/2025

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

SPECIFICATION: DISCOVERY
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	REVISION	DRAWN	
4	PRELIM PLANS - INITIAL ISSUE	TNG	11/11/2024
5	PRELIM PLANS - COLOUR & VARIATION REF.001 UPDATE	TNG	12/12/2024
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7	PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG	14/02/2025
8	BA PLANS - INITIAL ISSUE	TDI	10/04/2025

CLIENT: BROOKE MARIE HINCHCLIFF
ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173
LOT / SECTION / CT: 40 / - / 55032
COUNCIL: SORELL COUNCIL
HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 18
HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
SCALES: 1:200

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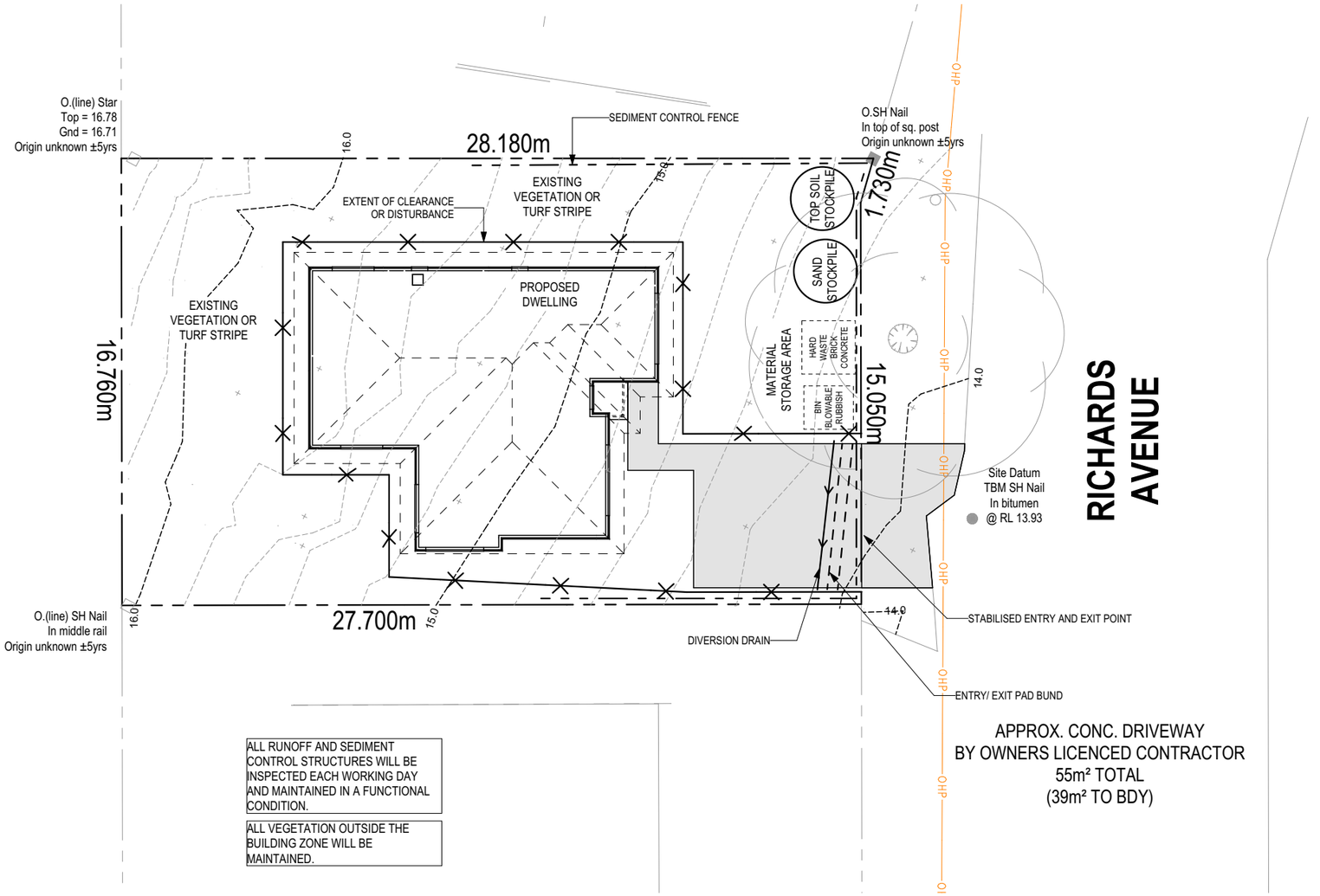
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

Sorell Council

Development Application: 5.2025.38.1 - Reponse to Request For Information - 14 Richards Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
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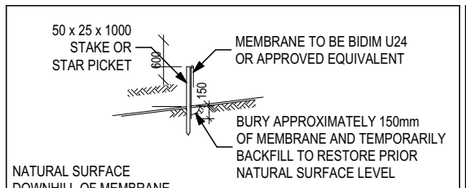

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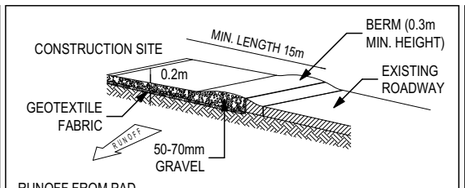

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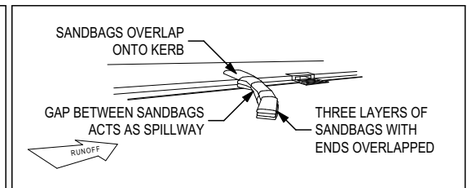

SANDBAG KERB INLET
SEDIMENTATION TRAP

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION: DISCOVERY
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ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173
LOT / SECTION / CT: 40 / - / 55032
COUNCIL: SORELL COUNCIL
HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: SOIL & WATER MANAGEMENT PLAN
SHEET No.: 3 / 18
HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
SCALES: 1:200

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

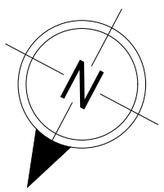
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

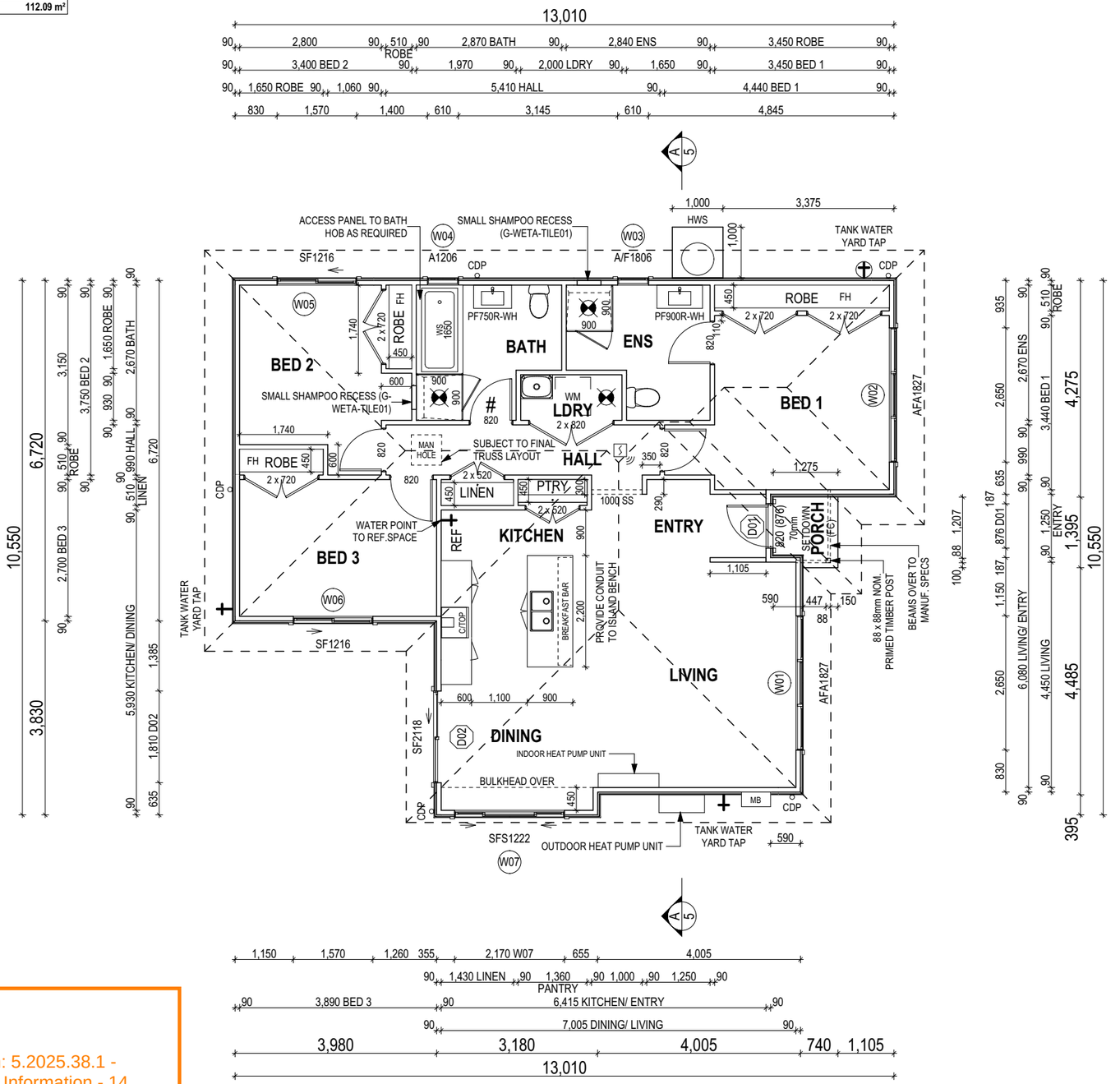
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS: A, B, C, D

MAIN DWELLING, GROUND FLOOR	
LIVING	110.46
PORCH	1.63
	112.09 m²

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.





LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
	WATER POINT
FW	FLOOR WASTE
GAS	GAS BAYONET

Sorell Council

Development Application: 5.2025.38.1 - Reponse to Request For Information - 14 Richards Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
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SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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ALL DIMENSIONS ARE FRAME DIMENSIONS

WILSON HOMES

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	5	PRELIM PLANS - COLOUR & VARIATION REF.001 UPDATE	TNG	12/12/2024	ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA
	6	PRELIM PLANS - AMENDMENTS & VARIATION 003 UPDATE	MLG	06/01/2025			
	7	PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG	14/02/2025	LOT / SECTION / CT: 40 / - / 55032	COUNCIL: SORELL COUNCIL	SHEET TITLE: GROUND FLOOR PLAN — SHEET No.: 4 / 18
	8	BA PLANS - INITIAL ISSUE	TDI	10/04/2025			SCALES: 1:100

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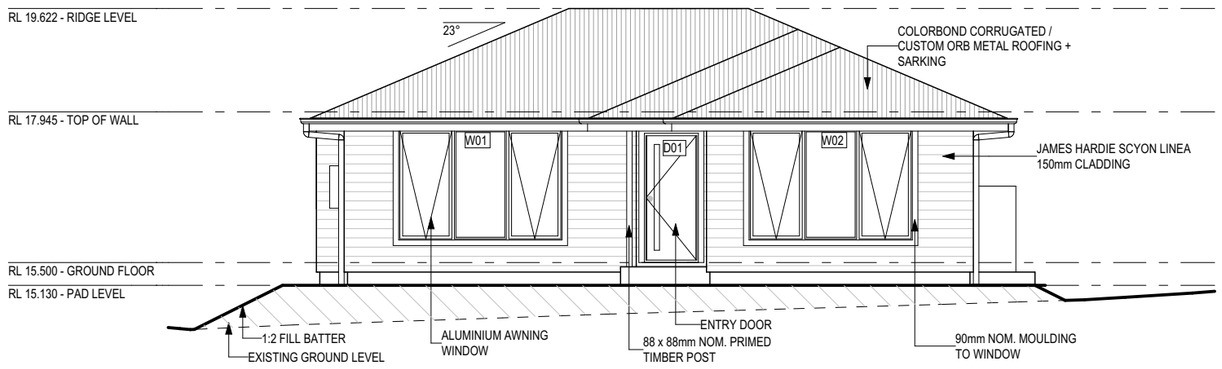
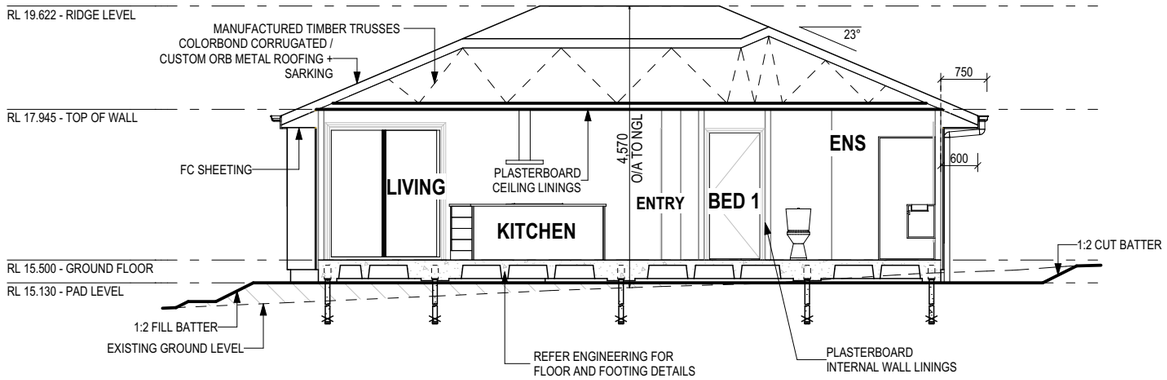
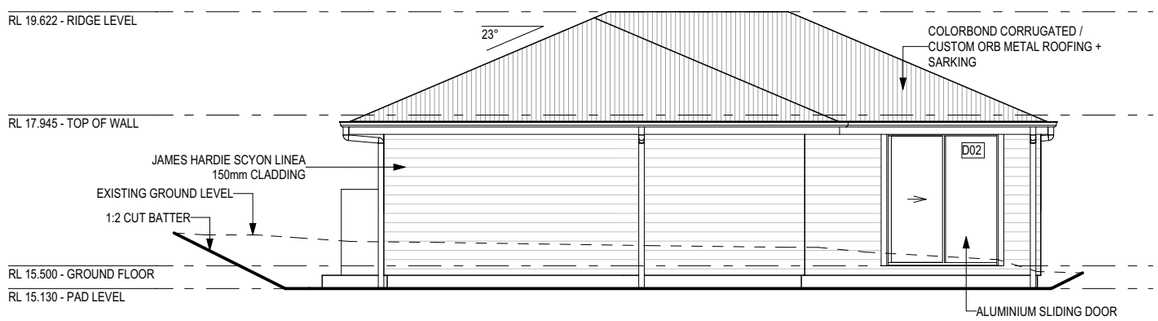


SOUTH WEST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



NORTH EAST ELEVATION
SCALE: 1:100

Sorell Council

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- GENERAL BUILDING INFORMATION

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SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: ELEVATIONS / SECTION
SHEET No.: 5 / 18
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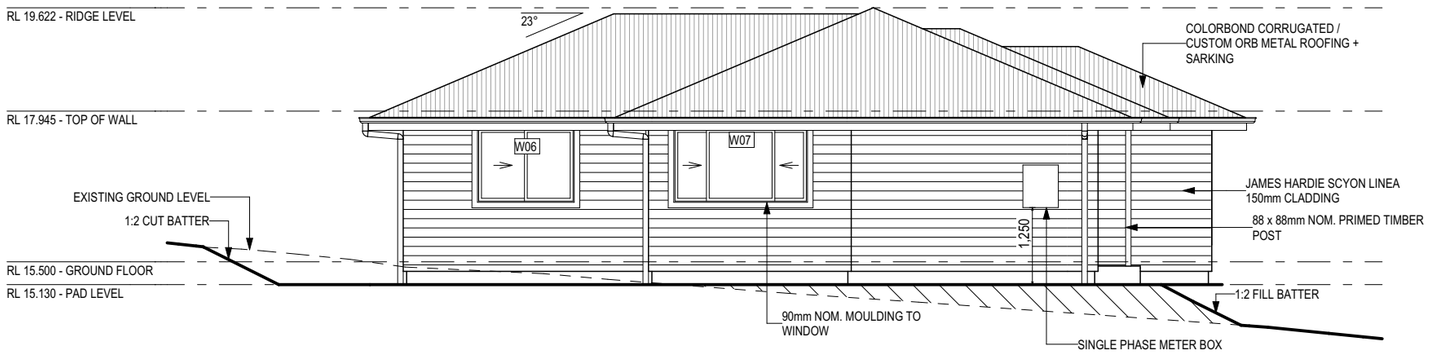
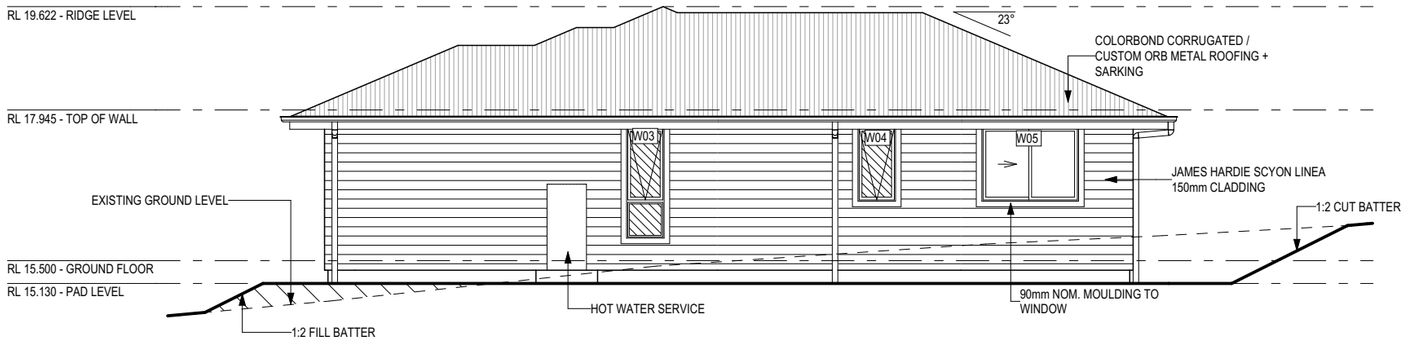


NORTH WEST ELEVATION
SCALE: 1:100



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CLEAR OBSCURE

WINDOW TYPE LEGEND
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COUNCIL: SORELL COUNCIL

HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: ELEVATIONS
SHEET No.: 6 / 18

HOUSE CODE: H-WDCASC10SA
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SCALES: 1:100

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EXTERIOR WINDOW & DOOR SCHEDULE [1,2] ASSUME LOOKING FROM OUTSIDE

MANUFACTURER: CLARK

STOREY	ID	CODE[1]	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION[2]
WINDOW															
GROUND FLOOR	W01	AFA1827	AWNING	LIVING	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	NONE	SW	3.93	CLEAR	MP 883-883, VIBE ROLLER BLINDS
GROUND FLOOR	W02	AFA1827	AWNING	BED 1	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	NONE	SW	3.93	CLEAR	MP 883-883, VIBE ROLLER BLINDS
GROUND FLOOR	W03	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	SE	0.80	OBSCURE, TOUGHENED	BP 600
GROUND FLOOR	W04	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	N/A	NONE	SE	0.52	OBSCURE, TOUGHENED	
GROUND FLOOR	W05	SF1216	SLIDING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	NONE	SE	1.64	CLEAR	VIBE ROLLER BLINDS
GROUND FLOOR	W06	SF1216	SLIDING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	NONE	NW	1.64	CLEAR	VIBE ROLLER BLINDS
GROUND FLOOR	W07	SFS1222	SLIDING	DINING	1,200	2,170	6,740	2.60	ALUMINIUM	N/A	NONE	NW	2.27	CLEAR	VIBE ROLLER BLINDS
								17.73					**14.73**		
DOOR															
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	N/A	NONE	SW	1.23	N\A	
GROUND FLOOR	D02	SF2118	SLIDING	DINING	2,158	1,810	7,936	3.91	ALUMINIUM	N/A	NONE	NE	3.41	CLEAR, TOUGHENED	VIBE ROLLER BLINDS
								5.75					**4.64**		
								23.48					**19.37**		

Manufacturer - Clark Windows			
Window Type	**Glazing**	**U-Value**	**SHGC**
Awning	**Single**	6.5	0.67
	Double	4.1	0.57
Fixed	**Single**	5.9	0.75
	Double	3.2	0.67
Sliding	**Single**	6.4	0.76
	Double	4.2	0.59
Fixed Pane	**Single**	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	**Single**	6.0	0.62
	Double	4.3	0.55
Sliding Door	**Single**	6.1	0.74
	Double	3.6	0.66
Stacking Door	**Single**	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	**Single**	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	**Single**	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	**Single**	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	**Single**	6.5	0.76
	Double	4.2	0.59
Bifold Doors	**Single**	6.1	0.61
	Double	4.4	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	4	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,040	1,640	N/A	
GROUND FLOOR	4	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- SITE CLASSIFICATION
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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COUNCIL: SORELL COUNCIL

HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: WINDOW & DOOR SCHEDULES
SHEET No.: 7 / 18

HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
SCALES:

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NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVNG/ DINING	35.58 m²	W01, W07, D02	3.56 m²	9.61 m²	1.78 m²	5.96 m²
BED 1	14.61 m²	W02	1.46 m²	3.93 m²	0.73 m²	2.96 m²
BED 2	10.85 m²	W05	1.09 m²	1.64 m²	0.54 m²	0.86 m²
BED 3	11.34 m²	W06	1.13 m²	1.64 m²	0.57 m²	0.86 m²

PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)

PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

ABCB

National Construction Code

Lighting

Class 1 & 10a buildings

Main Menu | Help | Calculator

Building name/description	Classification
714030 - HINCHCLIFF - RESIDENTIAL	Class 1

Number of rows preferred in table below: 9 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factor	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	ENTRY	Corridor	4.9 m²	10 W	Class 1 building					5.0 W/m²	2.0 W/m²	13% of 22%
2	HALL	Corridor	6.4 m²	10 W	Class 1 building					5.0 W/m²	1.6 W/m²	10% of 22%
3	BED 1	Bedroom	14.6 m²	10 W	Class 1 building					5.0 W/m²	0.7 W/m²	4% of 22%
4	BED 2	Bedroom	10.9 m²	10 W	Class 1 building					5.0 W/m²	0.9 W/m²	6% of 22%
5	BED 3	Bedroom	11.3 m²	10 W	Class 1 building					5.0 W/m²	0.9 W/m²	6% of 22%
6	BATH	Bathroom	6.8 m²	10 W	Class 1 building					5.0 W/m²	1.5 W/m²	10% of 22%
7	ENSUITE	Bathroom	6.4 m²	10 W	Class 1 building					5.0 W/m²	1.6 W/m²	10% of 22%
8	OPEN LIVING	Living room	36.3 m²	30 W	Class 1 building					5.0 W/m²	0.8 W/m²	5% of 22%
9	LAUNDRY	Laundry	1.8 m²	10 W	Class 1 building					5.0 W/m²	5.6 W/m²	36% of 22%

			Allowance	Design average
99.3 m²	110 W	Class 1 building	5.0 W/m²	1.1 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

Sorell Council
Development Application: 5.2025.38.1 - Reponse to Request For Information - 14 Richards Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 17/04/2025

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: BROOKE MARIE HINCHCLIFF	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA
COPYRIGHT: © 2025	4 PRELIM PLANS - INITIAL ISSUE	TNG 11/11/2024			
	5 PRELIM PLANS - COLOUR & VARIATION REF.001 UPDATE	TNG 12/12/2024	ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA
	6 PRELIM PLANS - AMENDMENTS & VARIATION 003 UPDATE	MLG 06/01/2025			
	7 PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG 14/02/2025	LOT / SECTION / CT: 40 / - / 55032	COUNCIL: SORELL COUNCIL	SHEET TITLE: CALCULATIONS
	8 BA PLANS - INITIAL ISSUE	TDI 10/04/2025			SHEET No.: 8 / 18
					SCALES:

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Last Published: Tuesday, 15 April 2025 12:58 PM

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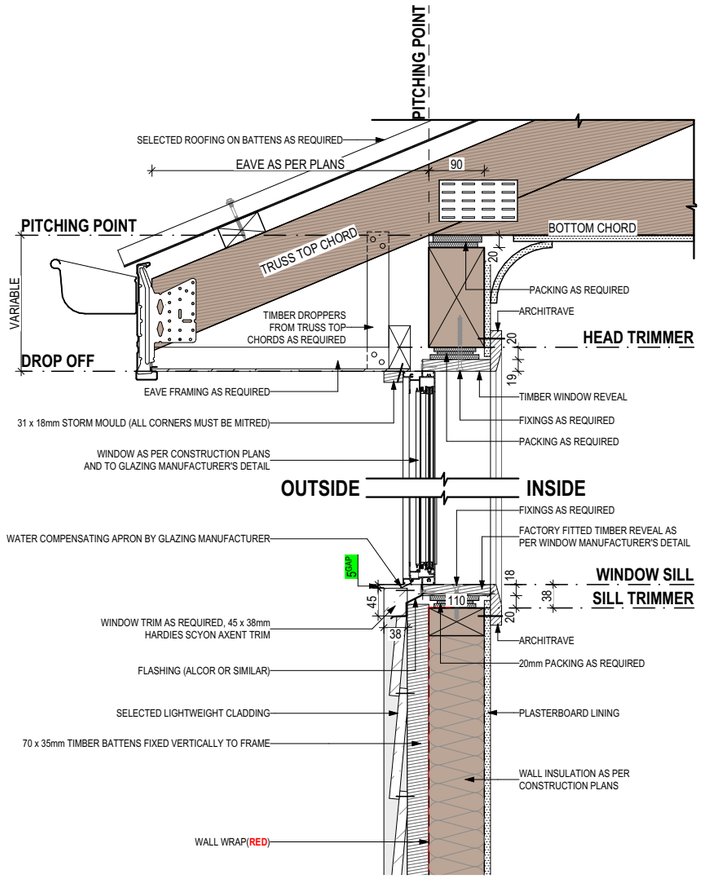
Template Version: 24.037

REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



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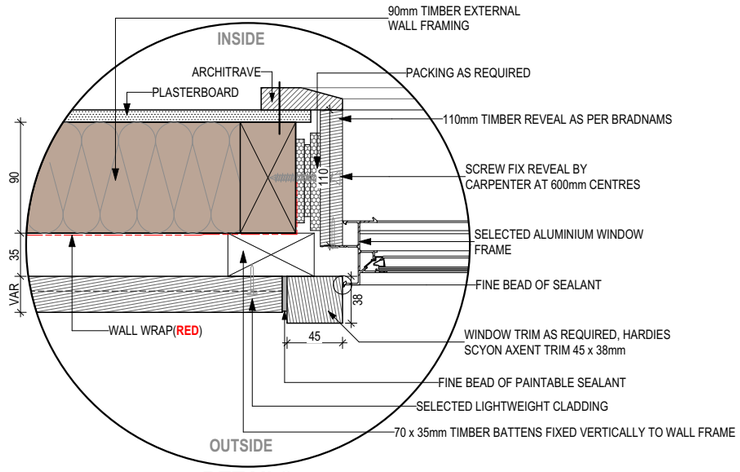

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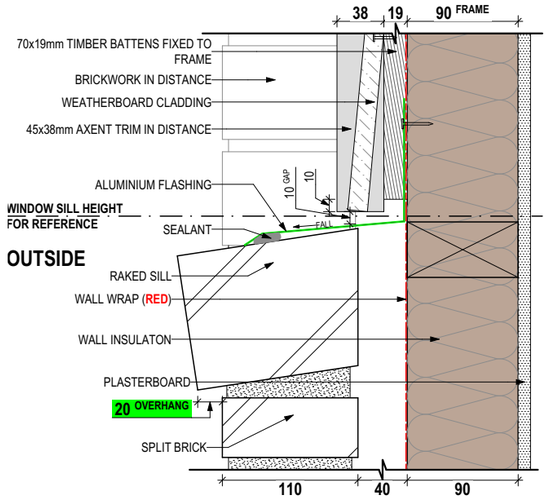

BRICK HOBWALL DETAIL 02
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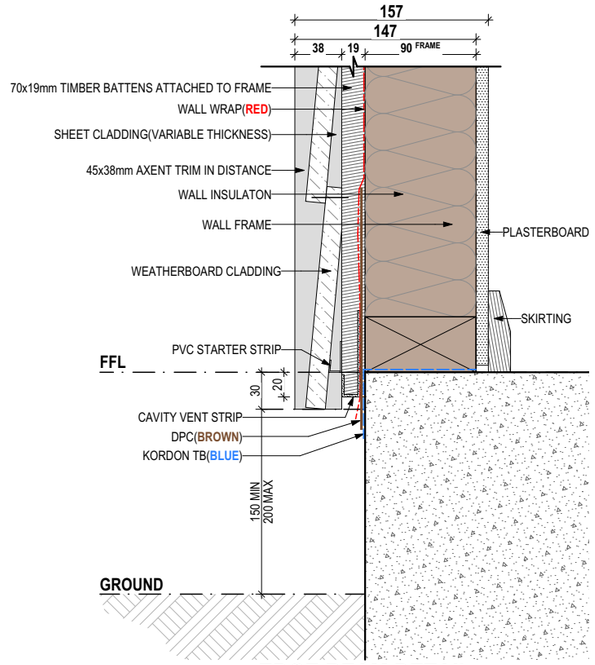
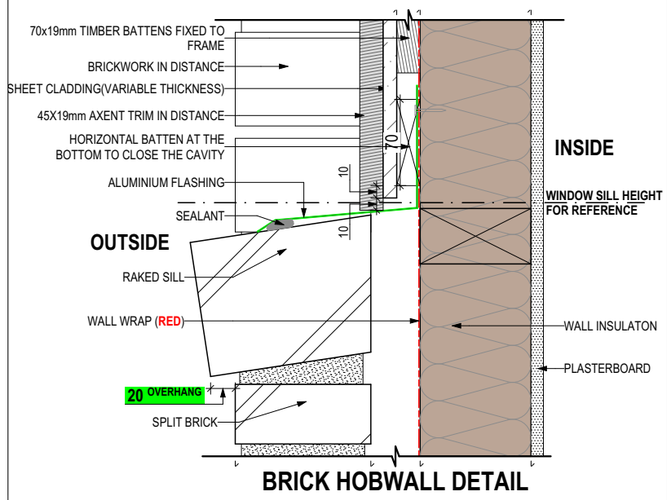
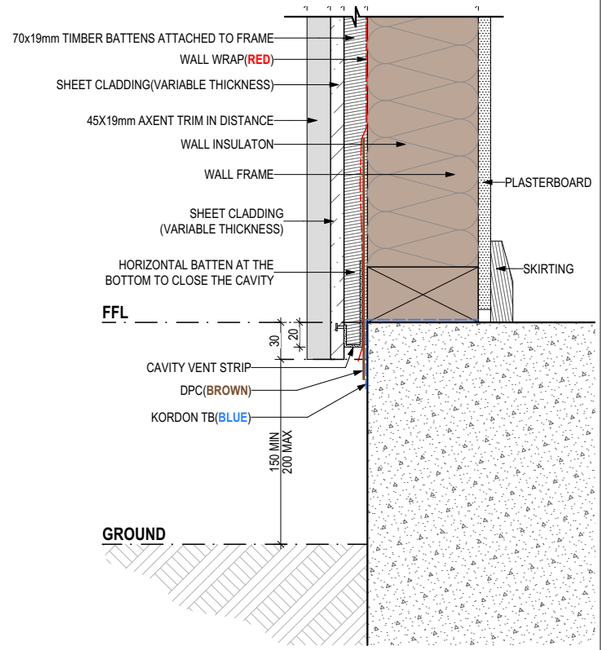


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

Sorell Council
Development Application: 5.2025.38.1 - Reponse to Request For Information - 14 Richards Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 17/04/2025

THIS DWELLING IS BEING CONSTRUCTED IN A [Unused] AREA
(RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY. REFER TO NOTES)

WILSON HOMES

SPECIFICATION: DISCOVERY			
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	REVISION	DRAWN	
4	PRELIM PLANS - INITIAL ISSUE	TNG	11/11/2024
5	PRELIM PLANS - COLOUR & VARIATION REF.001 UPDATE	TNG	12/12/2024
6	PRELIM PLANS - AMENDMENTS & VARIATION 003 UPDATE	MLG	06/01/2025
7	PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG	14/02/2025
8	BA PLANS - INITIAL ISSUE	TDI	10/04/2025

CLIENT: BROOKE MARIE HINCHCLIFF		HOUSE DESIGN: ASCOT 12		HOUSE CODE: H-WDCASC10SA
ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173		FACADE DESIGN: CLASSIC		FACADE CODE: F-WDCASC10CLASA
LOT / SECTION / CT: 40 / - / 55032	COUNCIL: SORELL COUNCIL	SHEET TITLE: DETAILS (CLADDING)	SHEET No.: 9 / 18	SCALES:

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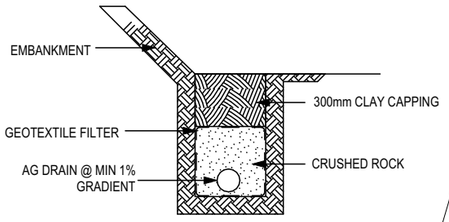
Last Published: Tuesday, 15 April 2025 12:58 PM



WHERE AG DRAIN IS <1.5m FROM FOOTING, THE FOLLOWING ENGINEERING PRINCIPLES ARE REQUIRED:

1. AG DRAIN TO BE CAPPED WITH 300mm OF CLAY TO PREVENT INGRESS OF SURFACE RUN-OFF UNLESS IT IS UNDER A PAVING SLAB ETC (AG DRAINS ARE DESIGNED FOR REMOVAL OF GROUND WATER, SURFACE WATER SHOULD BE DEALT WITH SEPARATELY).
2. AG DRAIN TO HAVE A MINIMUM 1% TO A GRATED PIT WHICH DRAINS TO THE STORMWATER SYSTEM.
3. INSTALL A GEOTEXTILE FILTER SOCK TO THE SLOTTED DRAIN, AND ENCLOSE THE WHOLE DRAIN IN GEOFABRIC (TO THE UNDERSIDE OF CLAY CAPPING)
4. PROVIDE ADDITIONAL GRATED PITS/ OR INSPECTION OPENINGS ALONG THE LENGTH OF THE AG DRAIN AND AT THE HIGH POINT TO MAKE THE EFFECT OF A BLOCKAGE VISIBLE AND ENABLE A BLOCKAGE TO BE CLEARED.
5. IF REQUIRED, IN GROUND ABSORPTION TRENCHES TO BE TREATED WITH GYPSUM AT 1kg/m², AS PER THE DISPERSIVE SOILS REPORT

AG DRAIN DETAIL N.T.S.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

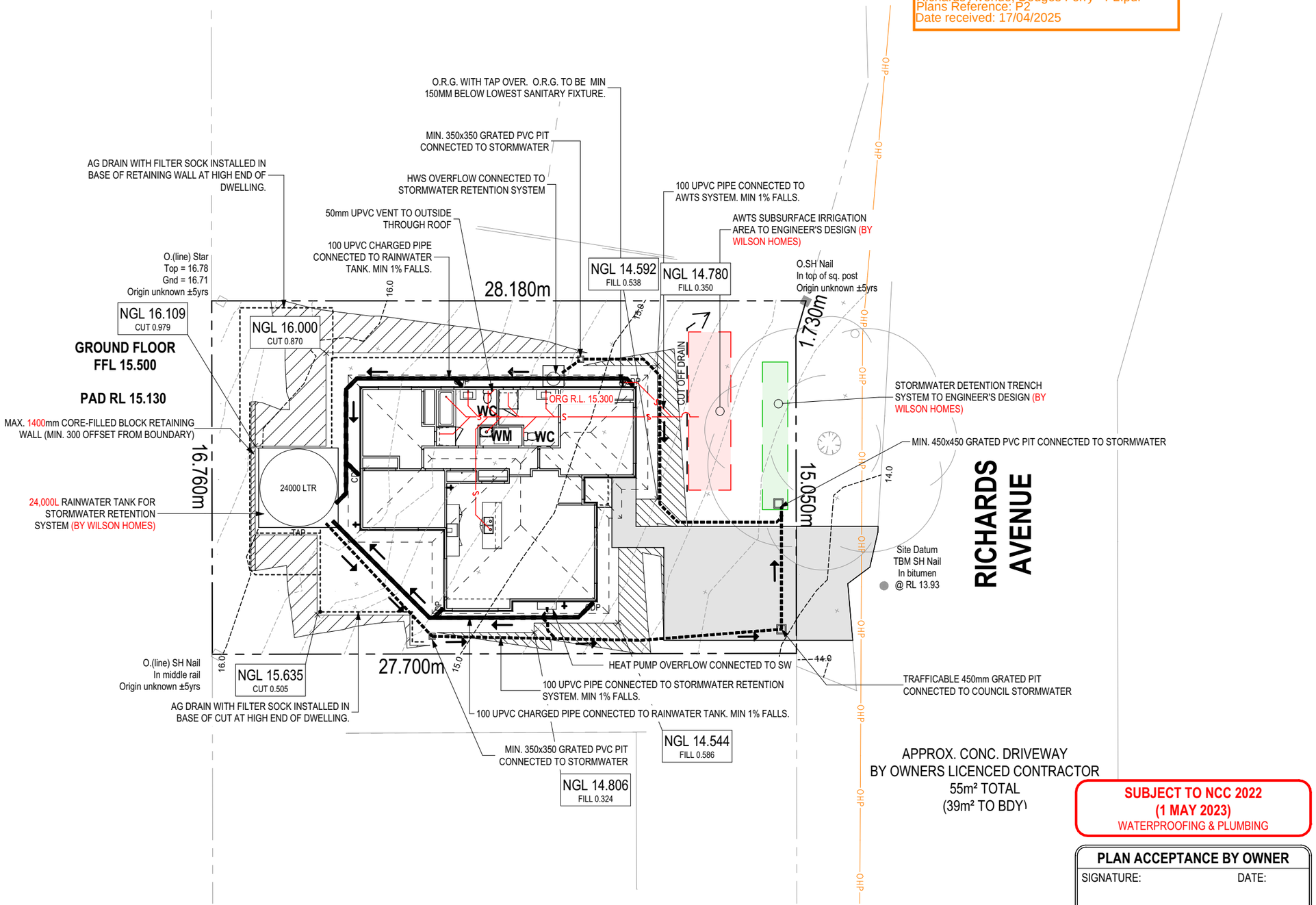
TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

- SDP / CDP — STANDARD DOWNPIPE / CHARGED DOWNPIPE
- RECYCLED COLD WATER LINE
- TANK COLD WATER LINE
- WATER LINE TO MAIN SUPPLY
- NON-CHARGED STORMWATER LINE
- CHARGED STORMWATER LINE
- -S- SEWERAGE LINE 100 UPVC
- AG DRAIN
- WM — WASHING MACHINE
- WC — TOILET
- YARD TAP
- YARD TAP + ORG
- INSPECTION OPENING
- SURFACE PIT

OLD FORCETT ROAD



SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
SIGNATURE:	DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

SPECIFICATION:		REVISION	DRAWN	
DISCOVERY	4	PRELIM PLANS - INITIAL ISSUE	TNG	11/11/2024
COPYRIGHT:	5	PRELIM PLANS - COLOUR & VARIATION REF.001 UPDATE	TNG	12/12/2024
© 2025	6	PRELIM PLANS - AMENDMENTS & VARIATION 003 UPDATE	MLG	06/01/2025
	7	PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG	14/02/2025
	8	BA PLANS - INITIAL ISSUE	TDI	10/04/2025

CLIENT: BROOKE MARIE HINCHCLIFF		HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA
ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173		FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA
LOT / SECTION / CT: 40 / - / 55032	COUNCIL: SORELL COUNCIL	SHEET TITLE: DRAINAGE PLAN	SHEET No.: 1 / 1
			SCALES: 1:200

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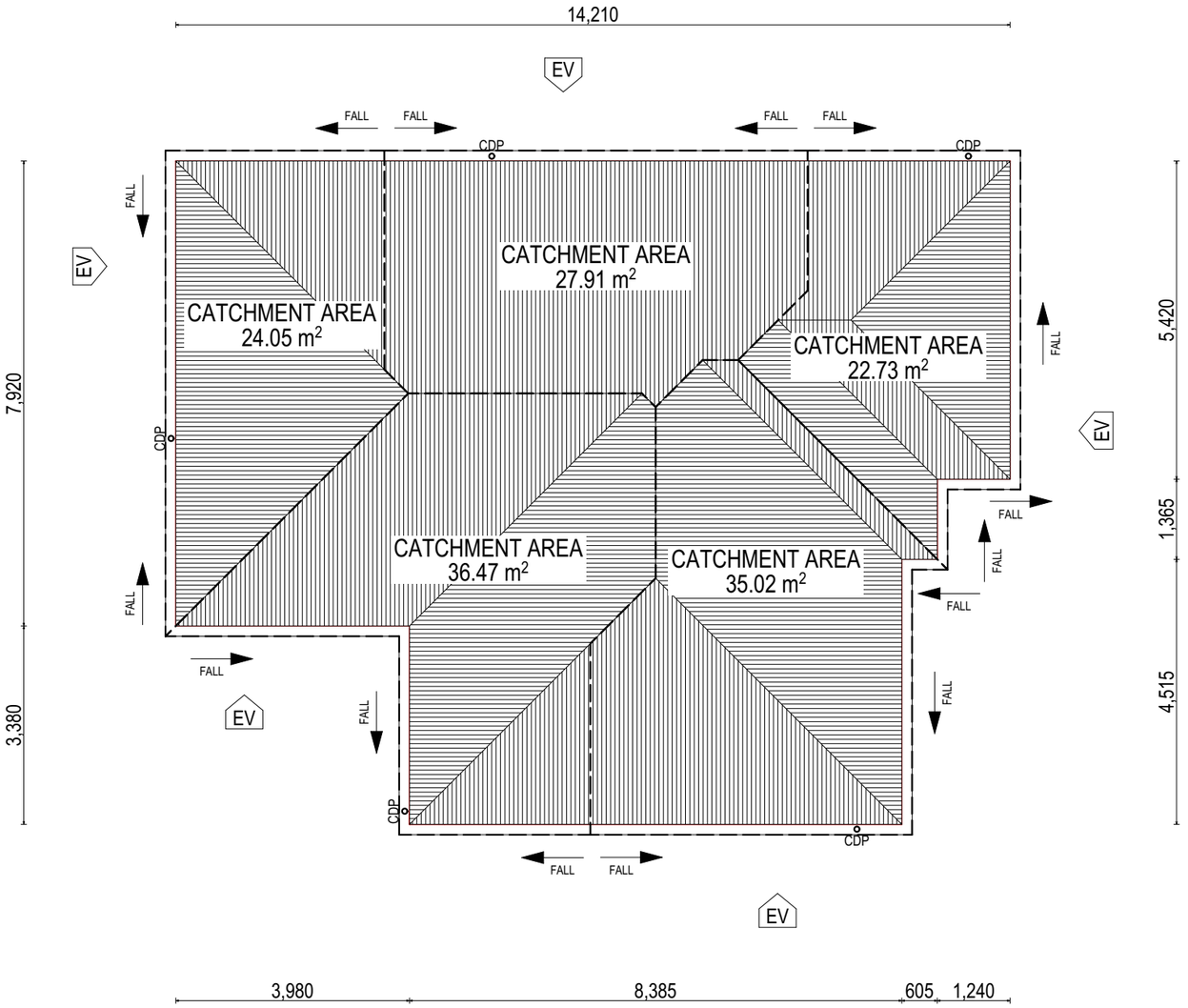

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data

	137.10	Flat Roof Area (excluding gutter and slope factor) (m^2)
	148.95	Roof Surface Area (includes slope factor, excludes gutter) (m^2)

Downpipe roof calculations (as per AS/NZA3500.3:2021)

Ah	146.18	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	176.87	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23˚ pitch) (m^2)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm^2)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m^2)
Required Downpipes	2.76	Ac / Acdp
Downpipes Provided	5	

For Roofs With >15 - <75 Degree Roof Pitch.	
Longest Horizontal Dimension of Roof (m)	14.21
Ventilation Surface Area Required (Eave Ventilation - 7,000mm2/ m)	99470
Ventilation Surface Area Required (Ridge Ventilation - 5,000mm2 /m)	71050
Ventilation Area (m2) per Whirlybird (if used)	0.07
Ventilation Area per Eave Vents (mm2) (min. 418 x 200mm)	21000
Minimum required soffit ventilation (eave vents) NB: to be evenly spaced around soffit	5
Ridge ventilation to be provided by continuous gap to ridge cappings	
AS3959 Compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones	

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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WILSON HOMES

SPECIFICATION: DISCOVERY
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8	BA PLANS - INITIAL ISSUE	TDI	10/04/2025

CLIENT: BROOKE MARIE HINCHCLIFF
ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173
LOT / SECTION / CT: 40 / - / 55032
COUNCIL: SORELL COUNCIL

HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 11 / 18

HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
SCALES: 1:100

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Template Version: 24.037

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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

- NO COVERING
- COVER GRADE CONCRETE
- CARPET
- LAMINATE
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)

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SHEET TITLE: FLOOR COVERINGS	SHEET No.: 12 / 18	HOUSE CODE: H-WDCASC10SA	FACADE CODE: F-WDCASC10CLASA
SCALES: 1:100	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	714030	

	REVISION	DRAWN	
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7	PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG	14/02/2025
8	BA PLANS - INITIAL ISSUE	TDI	10/04/2025

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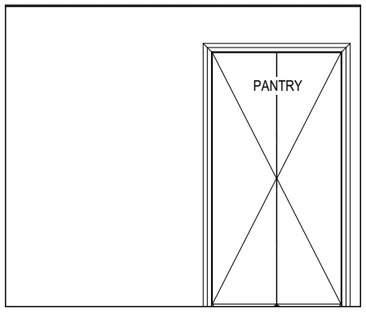
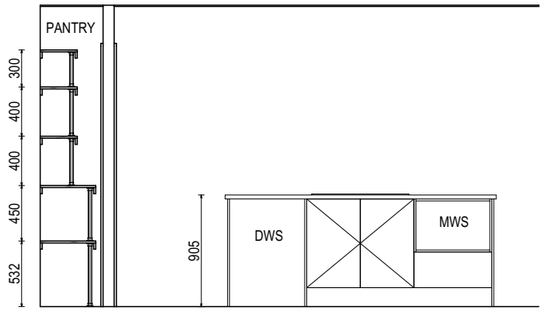


ELEVATION A
SCALE: 1:50



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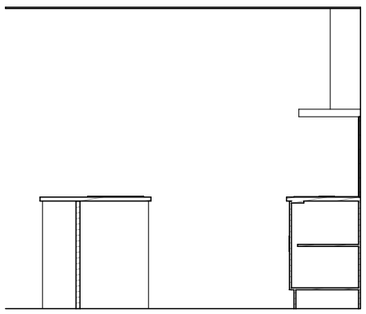

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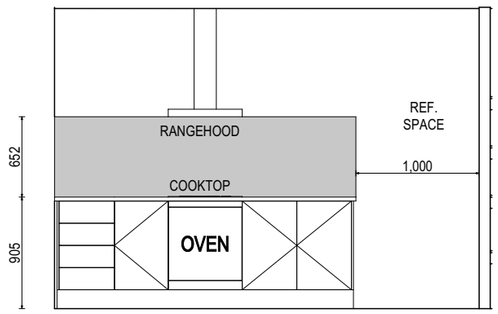
SCALE: 1:50



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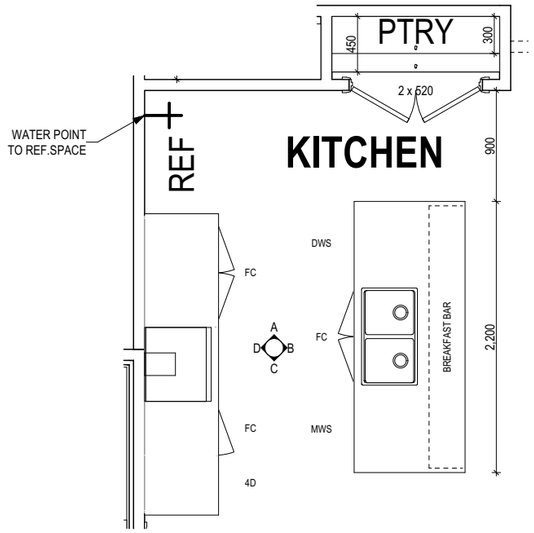
SCALE: 1:50



KITCHEN PLAN
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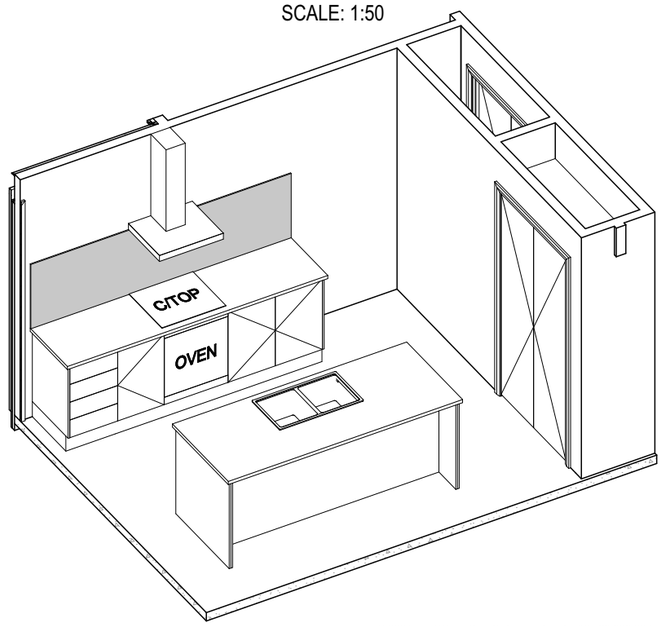

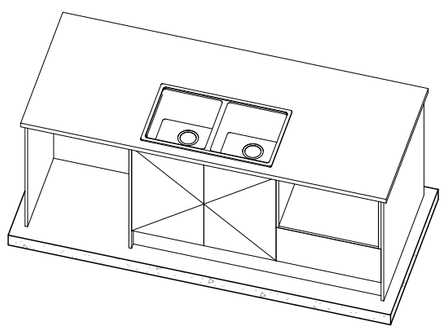

ALL DIMENSIONS ARE FRAME DIMENSIONS

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

SPECIFICATION: DISCOVERY	CLIENT: BROOKE MARIE HINCHCLIFF	HOUSE DESIGN: ASCOT 12	HOUSE CODE: H-WDCASC10SA
COPYRIGHT: © 2025	ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA
	LOT / SECTION / CT: 40 / - / 55032	COUNCIL: SORELL COUNCIL	SHEET TITLE: KITCHEN DETAILS
			SHEET No.: 13 / 18
			SCALES: 1:50

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714030

	REVISION	DRAWN	
4	PRELIM PLANS - INITIAL ISSUE	TNG	11/11/2024
5	PRELIM PLANS - COLOUR & VARIATION REF.001 UPDATE	TNG	12/12/2024
6	PRELIM PLANS - AMENDMENTS & VARIATION 003 UPDATE	MLG	06/01/2025
7	PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG	14/02/2025
8	BA PLANS - INITIAL ISSUE	TDI	10/04/2025

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REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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- GENERAL BUILDING INFORMATION

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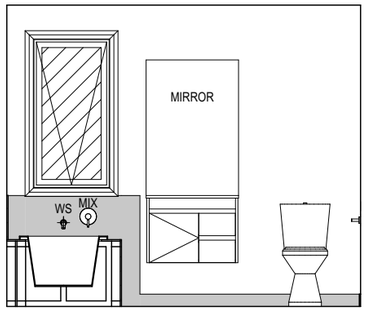
LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



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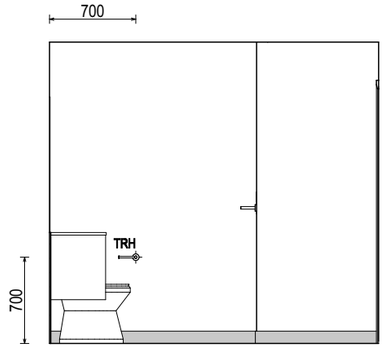

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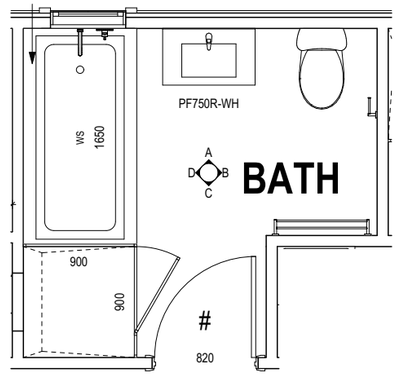

BATHROOM PLAN
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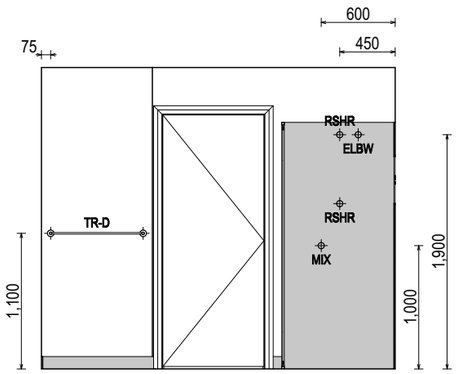

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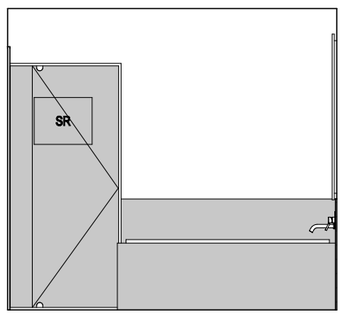

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Sorell Council

Development Application: 5.2025.38.1 - Reponse to Request For Information - 14 Richards Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 17/04/2025

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
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REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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WILSON HOMES

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CLIENT: BROOKE MARIE HINCHCLIFF
ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173
LOT / SECTION / CT: 40 / - / 55032
COUNCIL: SORELL COUNCIL
HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 14 / 18
HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
SCALES: 1:50

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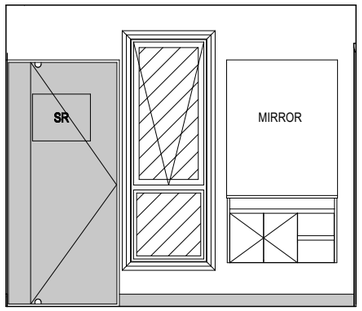

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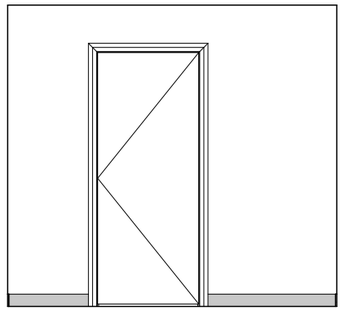

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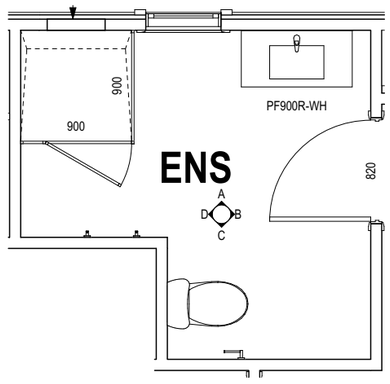

ENSUITE PLAN
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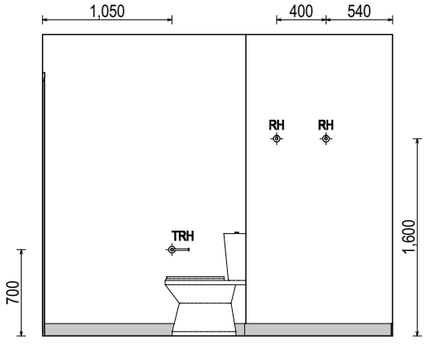

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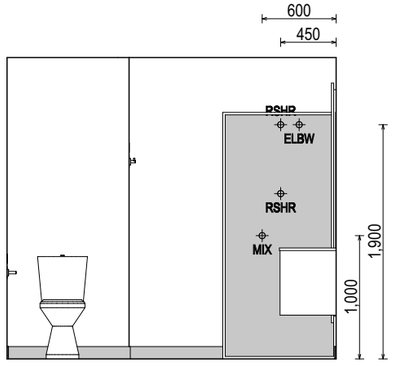

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LOT / SECTION / CT: 40 / - / 55032
COUNCIL: SORELL COUNCIL

HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: ENSUITE DETAILS
SHEET No.: 15 / 18

HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
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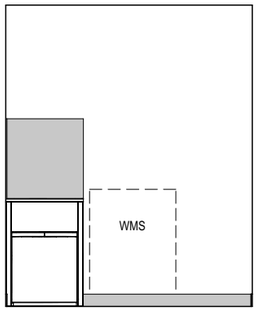

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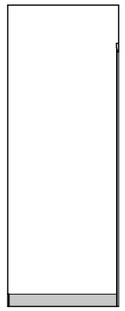

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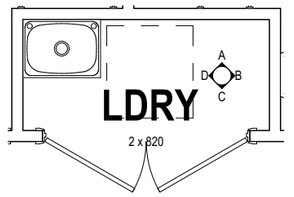

LAUNDRY PLAN
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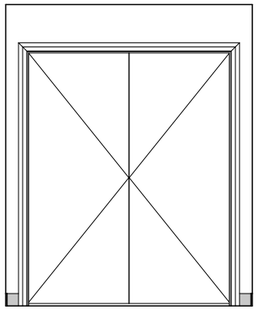

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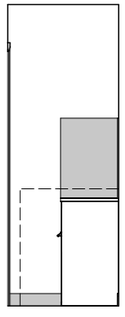

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GENERAL

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC)
- INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DO NOT INCLUDE WALL LININGS

SITE WORKS

- CUT AND FILL BATTERS ARE INDICATIVE ONLY. BATTER TO COMPLY WITH THE NCC TABLE 3.2.1
- ALL CUTS AND FFL'S SHOWN (DA DRAWINGS) ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTORY SOIL TEST HAS BEEN RECEIVED AND REVIEWED
- ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT EROSION
- EMBANKMENTS CANNOT EXCEED 2.0m IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPES OF SOIL RETAINING METHODS
- ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.2.1 OF THE NCC

SOIL TYPE / CLASSIFICATION	EMBANKMENT OF SLOPE	
	COMPACTED FILL	CUT
STABLE ROCK (A)	3 : 3	8 : 1
SAND (A)	1 : 2	1 : 2
SILT (P)	1 : 4	1 : 4
FIRM CLAY	1 : 2	1 : 1
SOFT CLAY	NOT SUITABLE	2 : 3
SOFT SOILS (P)	NOT SUITABLE	NOT SUITABLE

MASONRY

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700
- EXTERNAL WALLS TO BE 110mm BRICKWORK UNLESS NOTED OTHERWISE
- MORTAR MIXED @ 1:1:6 CEMENT:LIME:SAND UNLESS STATED OTHERWISE BY ENGINEER
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES @ 1200 CTRS IN ACCORDANCE WITH AS2904
- VERTICAL ARTICULATION JOINTS TO BE PROVIDED @ 6m MAX. CTRS FOR UNREINFORCED MASONARY WALLS EXCEPT WHERE BUILT ON CLASS A OR S SOIL AND SPACED AS PER AS3700 SECTION 12.6.4. WILSON HOMES REQUEST THAT @ 5M CTRS.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700a

TIMBER FRAMING

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NCC
- ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684
- MGP10 PINE FRAMING OR F17 SOLID AND FINGER JOINED FRAMING TO ALL STRUCTURAL COMPONENTS. 90 x 35mm FRAMING TO INTERNAL AND EXTERNAL WALLS. TIMBER COMPOSITE ENGINEERED ROOF TRUSSES WITH HARDWOOD AND MGP COMPONENTS
- GALVANISED WALL TIES TO MASONRY @ 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS

BRACING / LINTELS

- WALL BRACING AS PER AS1684-2 2021 AND AS1170 WIND LOADS
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684 TABLE 8.18 (H) METHOD B. 900 WIDE SHEET PLY BRACING PANELS (6mm THICK F11 OR 4mm THICK F14) TO BE FIXED TO STUD FRAME WITH 2.8mm DIA x 30mm LONG MIN. FLAT HEAD NAILS.
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17 HARDWOOD AS FOLLOWS:

0 - 1500 120 x 35
1500 - 2400 140 x 35
2400 - 2700 190 x 35

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:

0 - 2700 90 x 90 x 6 EA
2700 - 3200 100 x 100 x 8 EA
3200 - 4000 150 x 90 x 8 EA

****LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING***

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

- CONCRETE FOOTING AND SLABS TO BE IN ACCORDANCE WITH AS2870
- CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND:
  - HAVE A STRENGTH @ 28 DAYS OF NOT LESS THAN 25MpA (N25 GRADE)
  - HAVE A 20mm NOMINAL AGGREGATE SIZE
  - HAVE A NOMINAL 80mm SLUMP
- CONCRETE SLAB TO BE LAID OVER 0.2mm POLYTHENE MEMBRANE, 50mm WELL BEDDED SAND AND MINIMUM COMPACTED FCR (20mm)
- SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

WINDOWS

- WINDOWS TO BE ALUMINIUM FRAMED SLIDING UNLESS NOTED OTHERWISE
- ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEERS REPORT
- ALL OPENING WINDOWS TO COMPLY WITH NCC 8 REQUIREMENTS
- AS PER NCC 11.3.6 ALL BEDROOM WINDOWS WHERE THE LOWEST OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m OF FFL AND THE FFL IS 2m OR MORE ABOVE NGL, REQUIRE A PERMANANTLY FIXED DEVICE RESTRICTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH; AND RESISTING OUTWARDS HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVER-RIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM INSTALLED AND BARRIER BELOW THE WINDOW THAT IS 865mm HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125mm SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm FROM FFL.
- GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY WITH NCC PART 8.4

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NCC TABLE 3.1.1.1
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

STAIRCASES / BALUSTRADES / HANDRAILS

STAIR TREADS 240mm MIN. - 355mm MAX.
STAIR RISERS 115mm MIN. - 190mm MAX.

- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
- NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
- BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
- DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
- NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
- WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS, OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
- GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.

ELECTRICAL

- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD
- COMPLIANCE WITH NCC PART 10.2 AND AS3740
- ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MINIMUM 900mm SHOWER SCREEN OR FLOORWASTE WITHIN 1500mm OF SHOWER CONNECTION AS PER AS3740

CONDENSATION

- WHERE RAKED CEILINGS EXIST, IT IS HIGHLY RECCOMENDED THAT SUITABLE SPACING BETWEEN SARKING AND BULK INSULATION EXISTS. (NO CONTACT BETWEEN PRODUCTS). THE BUILDER IS TO ENSURE ADEQUATE SIZED TIMBER IS USED TO ENSURE THIS SEPARATION IS PROVIDED.
- IN STANDARD ROOF SPACES, IT IS HIGHLY RECOMMENDED TO PROVIDE SEPARATION BETWEEN SARKING AND CEILING INSULATION AROUND THE BUILDING PERIMETER, TO ENSURE AIRFLOW FROM EAVE VENTS IS MAINTAINED
- IT IS HIGHLY RECOMMENDED THAT ALL LIGHTWEIGHT CLADDING IS BATTENED OUT FROM STUDS (METAL / FC SHEET / TIMBER)

WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4

FIRE SAFETY

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
- SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES

Sorell Council

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Date received: 17/04/2025

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

WILSON HOMES

SPECIFICATION: DISCOVERY
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5	PRELIM PLANS - COLOUR & VARIATION REF.001 UPDATE	TNG	12/12/2024
6	PRELIM PLANS - AMENDMENTS & VARIATION 003 UPDATE	MLG	06/01/2025
7	PRELIM PLANS - SW WW REPORT ,VAR 002,004 UPDATE	CLG	14/02/2025
8	BA PLANS - INITIAL ISSUE	TDI	10/04/2024

CLIENT: BROOKE MARIE HINCHCLIFF
ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173
LOT / SECTION / CT: 40 / - / 55032
COUNCIL: SORELL COUNCIL
HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: GENERAL NOTES
SHEET No.: 17 / 18
HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
SCALES:

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WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED SHOWER AREA.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPRROF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

WAFFLE POD ALLOWANCES:
- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS
TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION
BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION
REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE
(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENERATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.
(ii) IF NO ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN CEILING PENETRATION AREA MUST BE CALCULATED AND THE NECESSARY ADJUSTMENT MADE TO THE SPECIFIED INSULATION AS PER TABLE 3.12.1.1B OF NCC

3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION
FOR CONCRETE SLAB ON GROUNG WITH IN SLAB HEATING OR COOLING.

3.12.3 - FOR BUILDING SEALING
3.12.3.1 - CHIMNEYS AND FLUES
THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 - ROOF LIGHTS
(a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:
  (i) A CONDITIONED SPACE; OR
  (ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8
(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:
  (i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR
  (ii) A WATERPROOF SEAL; OR
  (iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS
(a) A SEAL TO RESTRIC AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
  (I) WHEN SERVING A CONDITIONED SPACE; OR
  (II) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
(b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
(c) A SEAL REQUIRED BY (a)
  (i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
  (ii) FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:
(a) A CONDITIONED SPACE; OR
(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS
(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:
  (i) A CONDITIONED SPACE; OR
  (ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
(b) CONSTRUCTION REQUIRED BY (a) MUST BE:
  (i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
  (ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS
AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:
(a) A HEATED SPACE; OR
(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING
(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:
  (i) 5W/m² IN A CLASS 1 BUILDING
  (ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
  (iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.
(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

Sorell Council
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WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER
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CLIENT: BROOKE MARIE HINCHCLIFF
ADDRESS: RICHARDS AVE, DODGES FERRY TAS 7173
LOT / SECTION / CT: 40 / - / 55032
COUNCIL: SORELL COUNCIL
HOUSE DESIGN: ASCOT 12
FACADE DESIGN: CLASSIC
SHEET TITLE: WET AREA & ENERGY EFFICIENCY NOTES
SHEET No.: 18 / 18
HOUSE CODE: H-WDCASC10SA
FACADE CODE: F-WDCASC10CLASA
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