NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 3 First 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 4th August 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 4th August 2025.**

APPLICANT: **Jjjd Design**

APPLICATION NO: **DA 2025 / 00148 1**
DATE: **17 July 2025**

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

Full description of Proposal:	*Use:* Residential *Development:* Proposed 3 Bedroom Dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 400,000
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 3 First Avenue Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 19506 Folio: 21
Current Use of Site	Vacant Site
Current Owner/s:	Name(s) Josh Youl

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

JJJD DESIGN

PHONE: *0439336257* **EMAIL:** *info@jjjd.design*

Dear Sorell Council Planning Authority,

This cover letter is submitted in support of the proposed development at 3 First Avenue, Dodges Ferry.

The proposed development consists of a three-bedroom, two-bathroom dwelling with a compacted fine crushed rock (FCR) driveway and car parking area. The site is one of the last remaining vacant lots in an otherwise well-established residential area.

The form, scale, massing, and siting of the proposed dwelling is compatible with the surrounding residential development. However, due to recent amendments to the *Acceptable Solutions* within the *Low Density Residential Zone*, introduced through the implementation of the *Tasmanian Planning Scheme*, the proposal does not meet the Acceptable Solutions outlined in the following clauses:

- Clause 10.4.3 – Building Setback
- Clause 10.4.4 – Site Coverage
- Clause C2.6.1 – Construction of Parking Areas
- SOR - S2.6.1 – Uses within the Southern Beaches On-Site Waste Water Management Specific Area plan
- SOR – S2.7.1 – On-site waste water

This letter provides a justification for compliance with the Performance Criteria associated with the above clauses.

Yours Sincerely,

Jeremiah Dwyer Principal – JJJD Design

BEnvDes, CPP50911 Diploma of Building Design

JJJD DESIGN

PHONE: *0439336257* **EMAIL:** *info@jjjd.design*

Clause 10.4.3 – Building Set-back

Objective:

That the siting of dwellings is compatible with the streetscape and does not cause unreasonable loss of amenity for adjoining properties.

Acceptable Solutions not met: A1

Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a set-back from a frontage not less than 8m.

Relating Performance Criteria: P1

The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:

(a) The Topography of the site

- The proposed dwelling features a low-profile roof with minimal pitch, which aligns with the site's flat topography and minimises visual impact.

(b) The set-backs of surrounding buildings

- The front setback of the proposed dwelling is generally consistent with those of neighbouring properties.
- If nearby dwellings were assessed under current planning scheme requirements for front boundary setbacks, many—if not most—would not comply.

(c) The height, bulk and form of existing and proposed buildings

- Dwellings in the immediate area appear to have been designed in accordance with the former *Sorell Interim Planning Scheme – Low Density Residential Zone*, with many sited close to at least one side boundary.
- The proposed dwelling reflects this established development pattern and complies with the development standards of the *Sorell Interim Planning Scheme 2015 – Low Density Residential Zone.*

(d) The appearance when viewed from roads and public open spaces adjacent to the site

- The proposed dwelling has been designed with a low-profile roof and minimal pitch to minimise its visual impact when viewed from the street.
- The dwelling is set back further from First Avenue than the adjoining properties, which further reduces its presence in the streetscape.

(e) The safety of road users

- The proposed driveway provides ample manoeuvring space to allow for safe vehicle entry and exit.
- Clear sightlines in both directions ensure there are no obstructions for either pedestrians or vehicles.

Acceptable Solutions not met: A2

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

Relating Performance Criteria: P2

The siting of a dwelling must not cause unreasonable loss of amenity to adjoining properties, having regard to:

(a) The Topography of the site

- The proposed dwelling features a low-profile roof with minimal pitch, consistent with the essentially flat topography of the site.

(b) The size, shape and orientation of the site

- The rectangular footprint of the proposed dwelling mirrors the shape of the lot, while accommodating the necessary plumbing to the rear and vehicle parking at the front.

(c) The set-backs of surrounding buildings

- The proposed dwelling's side boundary setbacks are generally consistent with those of neighbouring properties.
- The dwelling is centrally located on the site, with a slight offset to facilitate plumbing to the rear and parking access to the front.

(d) The height, bulk and form of existing and proposed buildings

- Nearby dwellings appear to have been designed in accordance with the former *Sorell Interim Planning Scheme – Low Density Residential Zone*, with many located close to at least one side boundary.
- In keeping with the established development pattern, the proposed dwelling has been designed to comply with the development standards under the *Sorell Interim Planning Scheme 2015 – Low Density Residential Zone.*

(e) The existing Buildings and private open space areas on the site

- There are no existing buildings to remain on the site.
- The proposed dwelling is set back from the northern boundary, allowing for a generous area of private open space with ample sunlight.

(f) Sunlight to private open space and windows of habitable rooms on adjoining properties

- The proposed dwelling has been designed to remain within the 'General Residential' building envelope, minimising overshadowing and ensuring continued sunlight access for adjoining properties.
- The low, north-facing roof profile further ensures that solar access to neighbouring habitable rooms and open space is not obstructed.

(g) The character of development existing on established properties in the area.

- The local area features a diverse mix of architectural styles, including older fibro-cement beach shacks and modern, architect-designed homes.
- The proposed dwelling adopts a contemporary interpretation of the traditional 'beach shack' aesthetic, contributing positively to the varied character of the neighbourhood.
- If adjacent properties were assessed under planning scheme conditions regarding rear and side boundary set-backs, most—if not all—would not comply.

Clause 10.4.4 – Site Coverage

Objective:

That site coverage:

(a) Is consistent with the character of existing development in the area.

(b) Provides sufficient area for private open space and landscaping.

(c) Assists with the management of stormwater runoff.

Acceptable Solutions not met: A1

Dwellings must have a site coverage of not more than 30%

Relating Performance Criteria: P1

The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to:

(a) The Topography of the site

- This area of Dodges Ferry is characterised by medium-density residential development, with a spatial arrangement of buildings more closely aligned to areas zoned *General Residential*.

(b) The capacity of the site to absorb runoff.

- The flat, sandy soil profile promotes efficient natural drainage.
- A stormwater overflow absorption trench, designed and certified by a qualified professional, has been incorporated into the proposal to manage potential runoff during heavy rainfall events.

(c) The size, shape and orientation of the site

- While the minimum lot size for the *Low Density Residential* zone is 1,500m², this site measures only 525m², making it more consistent with typical *General Residential* lots.
- The rectangular footprint of the proposed dwelling reflects the shape of the site while accommodating necessary plumbing at the rear and vehicle parking at the front.

(d) The existing buildings and any constraints imposed by existing development

- All existing outbuildings on the site are to be removed, eliminating any constraints from prior development.

(e) The provision for landscaping and private open space.

- The proposed sewer/stormwater absorption trenches at the rear of the site will offer excellent opportunities for planting and landscaping.
- A semi-covered northern deck, screened by an eastern blade wall, will provide generous private open space with excellent solar access.

(f) The need to remove vegetation

- The site is mostly cleared, with only a small palm and a shrub to be removed, resulting in minimal vegetation loss.

(g) The site coverage of adjacent properties.

- The proposed site coverage is consistent with surrounding properties, many of which feature similar dwelling sizes and associated outbuildings on similarly sized lots.
- If assessed under current planning scheme site coverage standards, most adjoining properties would not comply.

JJJD DESIGN

PHONE: *0439336257* **EMAIL:** *info@jjjd.design*

Clause C2.6.1 – Construction of Parking Areas

Objective:

That parking areas are constructed to an appropriate standard.

Acceptable Solutions not met: A1

All parking, access ways, manoeuvring and circulation spaces must:

(a) Be constructed with a durable all weather pavement

(b) Be drained to the public stormwater system, or contain stormwater on the site

(c) Excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreational Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

Relating Performance Criteria: P1

All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

(a) The nature of the use

- The driveway and carpark will primarily serve the occupants of the dwelling, who will be familiar with the layout of the driveway, parking spaces, and manoeuvring areas.

(b) The topography of the land

- The site is essentially flat, with the parking section of the driveway having a gradient of less than 2%. Consequently, there will be minimal to no runoff from the gravel driveway, as it will drain through the permeable surface and into the sand substrate.
- The slight gradient on the property directs surface water towards the dwelling, away from the property boundary. In the highly unlikely event that surface water accumulates on the compacted FCR driveway, the sand substrate will absorb it, preventing any impact on neighbouring properties or public roads.

(c) The drainage system available

- The flat, sandy site facilitates natural drainage into the ground. The combination of the sandy substrate and the permeable FCR driveway surface will significantly reduce any potential runoff.

(d) The likelihood of transporting sediment or debris from the site onto a road or public space

- FCR (fine crushed rock) is composed of clean, crushed rock and crushed blue metal. It is designed to remain stable, preventing the transport of sediment or debris to public roads or public spaces via vehicles or runoff.

(e) The likelihood of generating dust

- FCR, made from clean crushed rock and blue metal, will not generate dust when driven over by vehicles or subjected to strong winds.

(f) The nature of the proposed surfacing

- The FCR will be compacted in two 100mm layers to create a firm, yet permeable surface suitable for vehicle use.
- Due to the flat terrain and well-drained sand substrate, the driveway will require significantly less maintenance compared to driveways on more challenging sites (e.g., steep slopes or clay soils).
- Approximately 50% of nearby properties have FCR driveways, indicating that this surface treatment is both appropriate and consistent with the local area.

SOR – S2.6.1 – Uses with the Southern Beaches On-site Waste Water Management Specific Area Plan

Objective:

That on-site waste water management for residential or business use does not cause any adverse environmental impact on public health

Acceptable Solutions not met: A1

No change, expansion or intensification of residential; or business use on the site

Relating Performance Criteria: P1

The change, expansion or intensification of a residential or business use on the site does not cause any adverse environmental impact or impact on public health, having regard to:

(a) The extent and nature of the land available on the property to accommodate an on-site waste water management system (including the land application area for the proposed development

- The flat, sandy soil profile of the site promotes efficient natural drainage.
- The wastewater bed has been sized using a conservative design loading rate (30 mm/day) due to the limited space available. With a category 1 sand, a DLR of up to 35 mm/day may be used for primary treated effluent in deep, well-drained sand.

- Proposed wastewater system was a considered choice because while using a higher DLR would have meant that a reserve area could be shown on the site, it was decided that a bigger actual LAA would be preferred as it may be dug up and reinstated should it require upgrading down the track.
- Stormwater overflow to be directed into the roadside drain.

(b) The land application area is setback a sufficient distance from, watercourses, property boundaries and groundwater

- The set-backs are consistent with the Directors Guidelines 2016
- The bed is raised and mounded minimum 200mm due to the flood-prone overlay over a small part of the site. With deep sand, there will be NO overland flow of water as it will seep into the soil.

SOR – S2.7.1 – On-site waste water

Objective:

That the site has a sufficient and suitable area of land available for on-site waste water management.

Acceptable Solutions not met: A1

Development must:

(a) Not cover more than 20% of the site

(b) Not be located on land shown on an overlay map in the relevant Local Provisions Schedule, 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
(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%

(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 slop boundary and 5m from a downslope boundary.

JJJD DESIGN

PHONE: *0439336257* **EMAIL:** *info@jjjd.design*

Relating Performance Criteria: P1

The site must provide sufficient area for management of on-site wastewater, having regard to:

(a) The Topography of the site

- This area of Dodges Ferry is characterised by deep sands with good permeability. This soil profile combined with a minimal slope promotes efficient natural drainage for both stormwater and wastewater.

(b) The capacity of the site to absorb wastewater.

- The flat, sandy soil profile promotes efficient natural drainage to mitigate run-off.
- The deep sand profile with good permeability has excellent capacity for absorbing wastewater.
- The bed is to be raised and mounded a minimum of 200mm above the natural soil surface.

(c) The size and shape of the site

- The proposed LAA is located in widest and flattest part of the site

(d) The existing buildings and any constraints imposed by existing development

- Existing shed to be removed to make way for proposed wastewater system & LAA

(e) The area of the site to be covered by the proposed development.

- Proposed compact 3 bedroom dwelling is of a size typical to this area of Dodges Ferry.
- Proposed dwelling has been located as close as possibly to front boundary to maximise the size of the LAA, whilst still allowing space for parking.

(f) The Provision for landscaping, vehicle parking, driveways, and private open space.

- Compliant car parking at the front of the site
- The proposed sewer/stormwater absorption trenches at the rear of the site will offer excellent opportunities for planting and landscaping.
- A semi-covered northern deck, screened by an eastern blade wall, will provide generous private open space with excellent solar access.

(g) Any adverse environmental impact on surrounding properties and the locality.

- No Ground water was encountered during the geotechnical site assessment.
- Downslope water is >100m away from site.

(h) Any adverse environmental impact on surrounding properties and the locality

- LAA set-backs are consistent with the Directors Guidelines 2016
- LAA bed is raised and mounded minimum 200mm due to the flood-prone overlay over a small part of the site. With deep sand, there will be NO overland flow of water as it will seep into the soil.

(i) Any writted advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site waste water management system

- Please refer to Wastewater Assessment prepared by Robyn Doyle CC7418

Conclusion:

In summary, while the proposed development does not comply with the Acceptable Solutions for Clauses 10.4.3 (Setbacks), 10.4.4 (Site Coverage), and C2.6.1 (Construction of Parking Areas), it is demonstrated that the design meets the corresponding Performance Criteria in full.
The dwelling has been carefully sited and designed to be compatible with the established character of the area and to avoid any unreasonable loss of amenity for adjoining properties. The proposal responds appropriately to the topography, lot size, and context of the site. It provides adequate private open space, manages wastewater effectively, and reflects a consistent development pattern when compared with neighbouring lots.
The proposed FCR driveway and parking area are appropriate for the residential use and local conditions, with the flat, sandy site ensuring effective natural drainage and minimal risk of sediment runoff or dust generation. The choice of surface material is also consistent with other properties in the area.
Overall, the development represents a well-considered and contextually appropriate outcome under the Tasmanian Planning Scheme. We respectfully request that the Sorell Council Planning Authority support the application on the basis of the merits and justifications presented.

DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

ONSITE WASTEWATER ASSESSMENT

3 First Ave

Dodges Ferry

March 2025

Amended June 2025

ATTENTION:
Printed Copies of this report must be printed in colour, and in full.
No responsibility is otherwise taken for its contents

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

SITE INFORMATION

Client: Josh Youl

Address: 3 First Ave, Dodges Ferry (CT 19806/21)

Site Area: Approximately 577 m^2

Date of inspection: 19/02/2025

Building type: New house

Services: Tank water and onsite wastewater

Relevant Planning Overlays: Southern Beaches onsite wastewater and stormwater management, flood prone areas – northwest corner

Mapped Geology - Mineral Resources Tasmania 1:250 000 Southeastern sheet:
Qh = Quaternary sand, gravel, mud of alluvial, lacustrine and littoral origin

Soil Depth: 1.2 – 2.0+ m

Subsoil Drainage: Imperfectly drained

Drainage lines/water courses: Sea 200 m north

Vegetation: Pasture

Rainfall in previous 7 days: Approximately 10 mm

Slope: Approximately 2° to the east

SITE ASSESSMENT AND SAMPLE TESTING

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

Emerson Dispersion test on subsoils.

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

SOIL PROFILES – Test Hole 1

Depth (m)	Horizon	Description and field texture grade	Soil Cat
0.0 – 0.4	A1	Dark grey (7.5YR 4/1), **Fine Sand**, single grain, dry loose consistency	**1**
0.4 – 0.9	A2	Grey (5YR 5/1), **Sand**, single grain, slightly moist medium dense consistency	**1**
0.9 – 1.4	$B2_1$	Pale brown (10YR 6/3), **Sand**, single grain, moist dense consistency	**1**
1.4 – 1.5	$B2_2$	Light grey (10YR 7/1) with a few medium brownish yellow (10YR 6/6) mottles, **Loamy Sand**, massive, moist dense consistency	**1**
1.5 – 1.7	$B2_3$	Mixed light yellowish brown (10YR 6/4) and light grey (10YR 7/1), **Coarse Sand**, massive, moist dense consistency, few fine shell fragments	**1**
1.7 – 1.8	$B2_4$	Mottled brownish yellow (10YR 6/6) and light grey (10YR 7/1), **Sand**, massive,	**1**
1.8 – 2.0	BC	Light olive grey (5Y 6/2), **Sandy Clay Loam**, massive, moist dense consistency	**4**

SOIL PROFILES – Test Hole 2

Depth (m)	Horizon	Description and field texture grade	Soil Cat
0.0 – 0.2	A1	Very dark brown (7.5YR 2.5/2), **Sand**, single grain, dry loose consistency, abundant roots	**1**
0.2 – 0.8	A2	Brown (7.5YR 4/2), **Sand**, single grain, dry loose consistency	**1**
0.8 – 1.1	A3	Brown (10YR 5/3), **Sand**, single grain, moist dense consistency	**1**
1.1 – 1.4	$B2_1$	Pale brown (2.5Y 7/3) with common coarse brownish yellow (10YR 6/6) mottles, **Loamy Sand**, massive, moist dense consistency	**1**
1.4 – 1.55	$B2_2$	Light grey (2.5Y 7/1), **Sand**, single grain, moist dense consistency	**11**
1.55 – 1.8+	$B2_3$	Olive yellow (2.5Y 6/6) with common light grey (2.5Y 7/1) mottles, **Sand**, massive, moist dense consistency	**1**

SITE AND SOIL COMMENTS

The soil profiles are formed from variably deep windblown sands (dunes) over clay layers derived from the underlying sandstone bedrock. The profiles are variably deep, with no refusal occurring at approximately 2.0 m at the rear (western end) of the block, where the proposed wastewater LAA will be situated.

For most areas on the small property, the field textures of the soil profile are dominated by sand, which is poorly graded with loose top and medium dense consistency. In the lower lying, SE, section of the property the field textures of the soil profile are dominated by clay, which is moderately reactive, weakly structured and mildly dispersive.

WASTEWATER LAND APPLICATION AREA SETBACKS

Required setback from foundations: 3 m

Required setback from downslope surface water: 100 m

Required setback from downslope boundary: 4 m

Required setback from upslope and side boundaries: 1.5 m

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

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

WASTEWATER CLASSIFICATION AND DESIGN

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

Primary treatment is recommended.

Wastewater loading: 5 persons @ 120 L/day (tank) - 600 L/day.

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

Total minimum Land Application Area required: 30 m^2 raised absorption area.

The proposed three-bedroom house has a calculated maximum daily loading of 600 L/day. With a maximum daily loading of 600 L/day and a DLR of 20 L/m^2/day, a dual-purpose septic tank (min 3000 L) will require a minimum absorption area of 30 m^2.

This may be installed as one absorption bed 12.5 m long x 2.4 m wide x 0.6 m. Sandy loam topsoil should be mounded over the bed and deep-rooted grass species planted to aid in evapotranspiration.

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

The minimum irrigation pump capacity for the proposed design is 24 L/min @ 3.6 m head. When subjected to the maximum design hydraulic load of 600 L/day, the pump will run for a maximum of 25 minutes per day. If the minimum pump capacity is not achievable with the standard pump (check pump curve data), a Davey D15A (or pump of equivalent capacity) is recommended. See Appendix 2 for hydraulic design calculations and minimum pump capacity

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

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

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

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

SOR – S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site wastewater

Acceptable Solutions	Comment:
A1 Development must: (a) not cover more than 20% of the site. (b) not be located on land shown on an overlay map, as within: (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 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.	Complies Non-compliance therefore P1 must be addressed.The corner of the site is overlain with a flood-prone layer however due to the deep permeable sands, there will be no surface flooding in the proposed LAA Complies Complies Complies Complies Complies Complies. Non-compliance therefore P1 must be addressed.

Performance Criteria	Comment:
P1 The site must provide sufficient area for management of on-site wastewater, having regard to:	
(a) the topography of the site.	Complies
(b) the capacity of the site to absorb wastewater.	Complies -the site is deep sands and has good permeability. The bed is to be raised and mounded a minimum of 200 mm above the natural soil surface.
(c) the size and shape of the site.	Complies -the LAA is located up in the widest and flattest part of the site
(d) the existing buildings and any constraints imposed by existing development.	Complies -existing structures to be removed
(e) the area of the site to be covered by the proposed development.	Complies
(f) the provision for landscaping, vehicle parking, driveways, and private open space.	complies
(g) any adverse impacts on the quality of ground, surface, and coastal waters.	Complies -No ground water was encountered and the downslope water is >100 m away
(h) any adverse environmental impact on surrounding properties and the locality; and any written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site wastewater management system.	Complies

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

A 100% reserve area is not available however the bed may be dug up and re-instated within a 24 hr period.

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

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

Doyle Soil should be notified before the plumber commences work. The plumber is to provide photos of the installation, showing:

The depth of the bed with tape measure,

The base of the bed excavated level

Geotextile fabric down all sides of the bed

Pipework placement

Geotextile fabric over gravel

Topsoil over seeded with grass

Filter in the outlet of the septic tank

A Form 71b and as-installed plan should accompany these photos.

Doyle Soil will not provide a compliance certificate until all have been viewed.

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

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

APPENDIX 1 – TRENCH™

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Assessment for	Josh Youl	Assess. Date	24-Mar-25
		Ref. No.	
Assessed site(s)	3 First Ave Dodges Ferry	Site(s) inspected	19-Feb-25
Local authority	Sorell Council	Assessed by	R Doyle

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 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 = 4.4
Total phosphorus (kg/year) generated by wastewater = 1.1

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

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

Annual evapotranspiration less retained rain (mm) = 491

Soil characterisitics

Texture = Sand Category = 1 Thick. (m) = 2
Adopted permeability (m/day) = 2 Adopted LTAR (L/sq m/day) = 20 Min depth (m) to water = 5

Proposed disposal and treatment methods

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

Suggested dimensions for on-site secondary treatment system

Total length (m) =	10
Width (m) =	2.4
Depth (m) =	0.6
Total disposal area (sq m) required =	30
comprising a Primary Area (sq m) of:	30
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

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

Comments

The calculated DLR for the category 1 soil is 20 mm/day and an absorption area of 30 sq m is required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Assessment for	Josh Youl	Assess. Date	24-Mar-25
		Ref. No.	
Assessed site(s)	3 First Ave Dodges Ferry	Site(s) inspected	19-Feb-25
Local authority	Sorell Council	Assessed by	R Doyle

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
AA	Expected design area	sq m	100		Very high		
	Density of disposal systems	/sq km	20		Moderate		
	Slope angle	degrees	2		Very low		
	Slope form	Straight simple			Low		
	Surface drainage	Good			Very low		
	Flood potential	Site floods <1:100 yrs			Very low		
	Heavy rain events	Rare			Low		
	Aspect (Southern hemi.)	Faces E or W			Moderate		
	Frequency of strong winds	Common			Low		
	Wastewater volume	L/day	600		Moderate		
	SAR of septic tank effluent		1.0		Low		
	SAR of sullage		2.5		Moderate		
	Soil thickness	m	2.0		Very low		
	Depth to bedrock	m	5.0		Very low		
	Surface rock outcrop	%	0		Very low		
	Cobbles in soil	%	0		Very low		
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.4		Very low		
	Soil dispersion	Emerson No.	8		Very low		
A	Adopted permeability	m/day	2		High		
	Long Term Accept. Rate	L/day/sq m	20		Low		

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

Comments

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

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Assessment for	Josh Youl	Assess. Date	24-Mar-25
		Ref. No.	
Assessed site(s)	3 First Ave Dodges Ferry	Site(s) inspected	19-Feb-25
Local authority	Sorell Council	Assessed by	R Doyle

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
AA	Cation exchange capacity	mmol/100g	15		Very high		
A	Phos. adsorp. capacity	kg/cub m	0.2		High		
	Annual rainfall excess	mm	-491		Very low		
	Min. depth to water table	m	5		Very low		
	Annual nutrient load	kg	5.5		Low		
	G'water environ. value	Agric sensit/dom irrig			Moderate		
	Min. separation dist. required	m	10		Low		
	Risk to adjacent bores						Factor not assessed
A	Surf. water env. value	Recreational			High		
	Dist. to nearest surface water	m	180		Moderate		
AA	Dist. to nearest other feature	m	2		Very high		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	1000		Very low		

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

Comments

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

APPENDIX 2 – Design Hydraulics, System Componentry, Pump Capacity and float Switch Setup

System sizing and componentry for pump-dosed absorption bed			
Design hydraulic load (L/day)	Design Loading Rate (mm/day)	Application area (m^2)	Min pump flow rate (L/min)
600	20	30	24
Number of beds/mounds	Indexing valve required?	Make & model	
1	No	N/A	
Supply line material	Supply main ID (mm)	Supply line length (m)	
Lilac LDPE	31.7	7	
Distribution lateral length (m)	Number of distribution laterals	Bed distribution laterals ID (mm)	
12	3	25	

Dynamic Head Calculation	
Component	Approx. Head loss (m)
Supply line (friction @ flow rate)	0.1
Sequencing valve (friction @ flow rate)	N/A
Other Fittings (friction)	0.0
Approx. Elevation differential (from bottom of pumpwell to LAA)	2.0
Required head @ distribution manifold	1.5
Total Dynamic Head (TDH)	**3.6**

Pump Requirements	
Min. pump capacity	Max. Pump time @ Design Hydraulic Load (600L/day)
24L/min @ 3.6 m Head	25 mins/day
Suitable pump	**Davey D15A**

Dose Volume and Pump Float-switch Setup			
Supply main volume (L)	Distribution lateral Volume Total (L)	Set float-switch to pump (L)	Volume delivered to bed per dose (L)
6	18	114	90

Dosing rates in accordance with: *Converse, 2000. Pressure Distribution Network Design* - i.e., dose volume to:

(a) be minimum 5 times the distribution lateral void volume ✓

(b) to not exceed 20% the daily hydraulic load volume ✓

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: i) 3m from an upslope building or level building; ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building	P1 The land application area is located so that a) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and b) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with P1 Land application area will be located with minimum separation distance to proposed building of 2m. a) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low due to the deep permeable sands on the site.; and b) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) a) be no less than 100m; or b) be no less than the following: i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area located > 100m from 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 A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 28 m of downslope property boundary (4 m required)
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 Bore identified > 50m to the west

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

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Daniel Reimers *Owner name*
3 Rosevear Lane *Address*
Sandford TAS 7020 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Daniel Reimers
Designer's project reference No. 2025-3
Address: 3 First Ave
Lot No: 21
Dodges Ferry TAS 7175

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

Description of work:
On-site wastewater Design

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

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

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

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Doyle Soil Consulting	Date: March 2025 updated June 2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Doyle Soil Consulting	Date: March 2025
Computations:	Prepared by:	Date: March 2025
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Doyle Soil Consulting	Date: March 2025

Standards, codes or guidelines relied on in design process:

AS1547-2012 On site domestic wastewater management.

National Construction Code 2022 Vol 3

Directors Guidelines for On-site Wastewater Management Systems, Director of Building Control (Tasmania) 2017

Any other relevant documentation:

Site and soil evaluation and design report -Proposed onsite wastewater management system by Robyn Doyle

Cromer, W. C. (2021). *Site and Soil Evaluation Report, and System Design for Upgraded On- site Wastewater Management, 91 Spitfarm Ro9ad, Opossum Bay.* Unpublished report for J. Mackerprang by William C. Cromer Pty. Ltd., 29 November 2021

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	R Doyle		24/06/2025
Licence No:	CC7418		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Robyn Doyle		24/06/2025

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Daniel Reimers *Owner name*

3 Rosevear Lane *Address*

Sandford 7020 *Suburb/postcode*

Qualified person details:

Qualified person: Robyn Doyle

Address: 6/76 Auburn Rd

Kingston Beach 7050

Phone No: 0488 080 455

Fax No:

Licence No: N/A

Email address: robyn@doylesoilconsulting.com.au

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

About Underwriting -Lloyd's of London
ENG 21 000305

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

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

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

Details of work:

Address: 3 First Ave

Dodges Ferry 7175

Lot No: 21

Certificate of title No: 19506/21

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

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

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

Certificate details:

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

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

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

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

Site and soil evaluation

Scope and/or Limitations

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

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1691-1	02/03/2025

DOYLE SOIL CONSULTING

AS1547:2012 – Loading Certificate – Septic System Design

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

Site Address: 3 First Avenue Dodges Ferry

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

Summary of Design Criteria

DLR: 20 L/m^2/day.

Absorption area: 30 m^2

Reserve area location /use: Not assigned. Bed to be dug up and reinstated within a 24 hr period.

Water saving features fitted: Standard fixtures

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

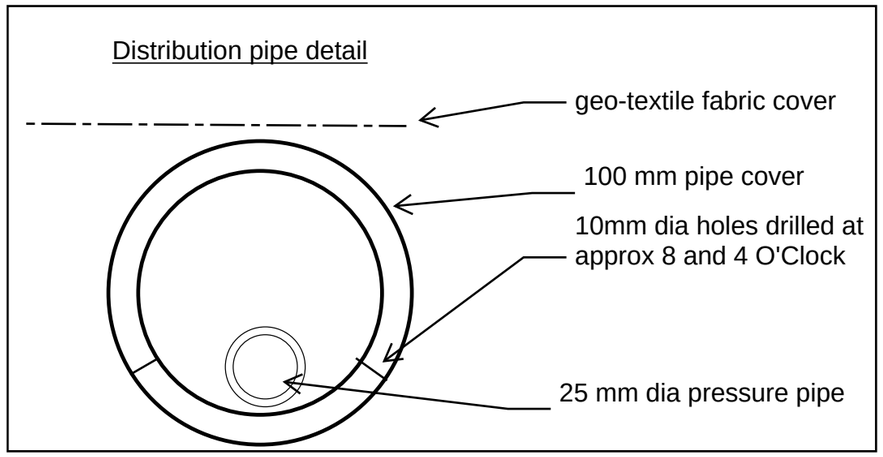
Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

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

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

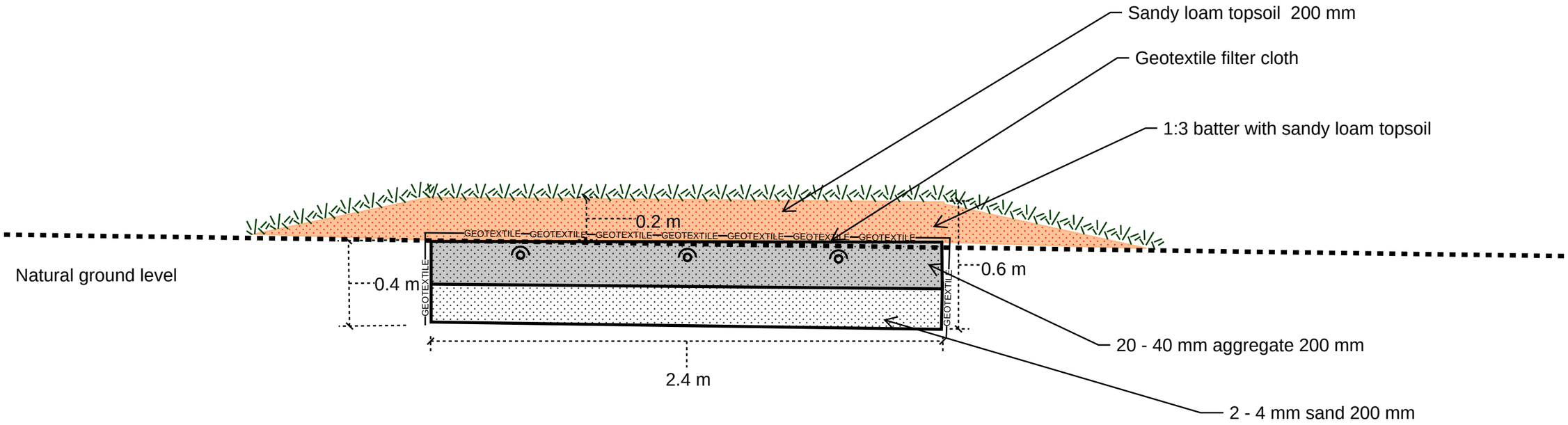
Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring. If monitoring and maintenance is not undertaken, system failure may arise and result in unacceptable health and environmental risks. Septic tank de-sludging must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

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



3 First Ave Dodges Ferry
pump-dosed bed

DOYLE SOIL CONSULTING



Design notes:

1.Absorption bed dimensions 12 500 mm long by 2400 mm wide by by 600 mm

2. Base of bed to be excavated level min 400 mm into natural soils and compaction avoided. Geotextile cloth to be placed down the sides of the bed

3. Lower 200 mm of bed to be filled with coarse sand, upper 200 mm to be filled with aggregate.

4. Install the drilled 100 mm distribution pipes onto the aggregate. aggregate to cover the pipework once it has been tested as working correctly.10 mm holes to be drilled in the lower sides of the pipe (approx spacing 300 mm) to distribute the effluent

5. 25 mm pressure pipe to feed into the 100 mm pipe

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

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

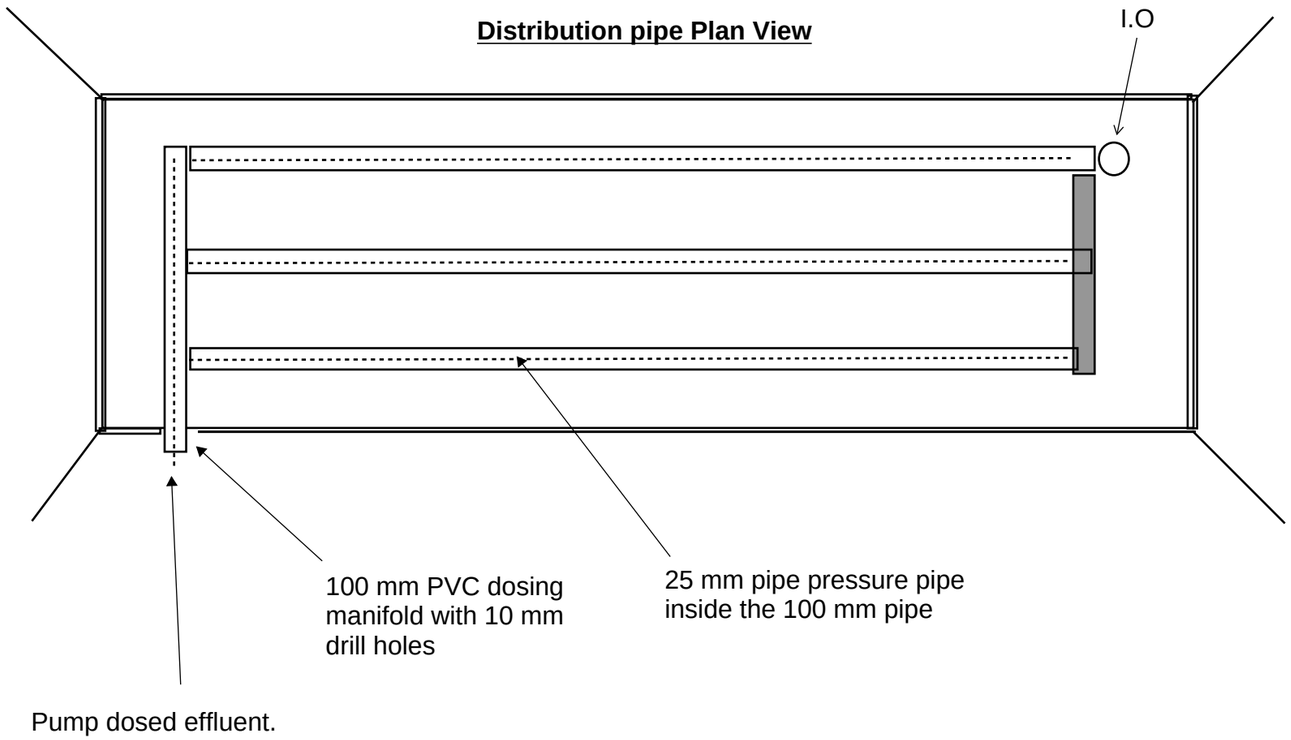
8. Final finished surface with sandy loam to be a minimum of 200 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m^2)

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

10. 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

11.All works on site to comply with AS3500 and Australian Plumbing Code.

Distribution pipe Plan View



General notes:

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

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

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

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

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

PRELIMINARY DESIGN: PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY

DOYLE SOIL CONSULTING

Wastewater system:

Dual purpose septic tank (min 3000 L) with outlet filter

Pumpwell (min 1000 L) and submersible pump

Absorption bed
12.5 m x 2.4 m x 0.6 m to be dug in no more than 0,4 m and mounded over with 0.2 m of sandy loam topsoil.
Grass is an important part of the system. Spread grass seed or lay turf.

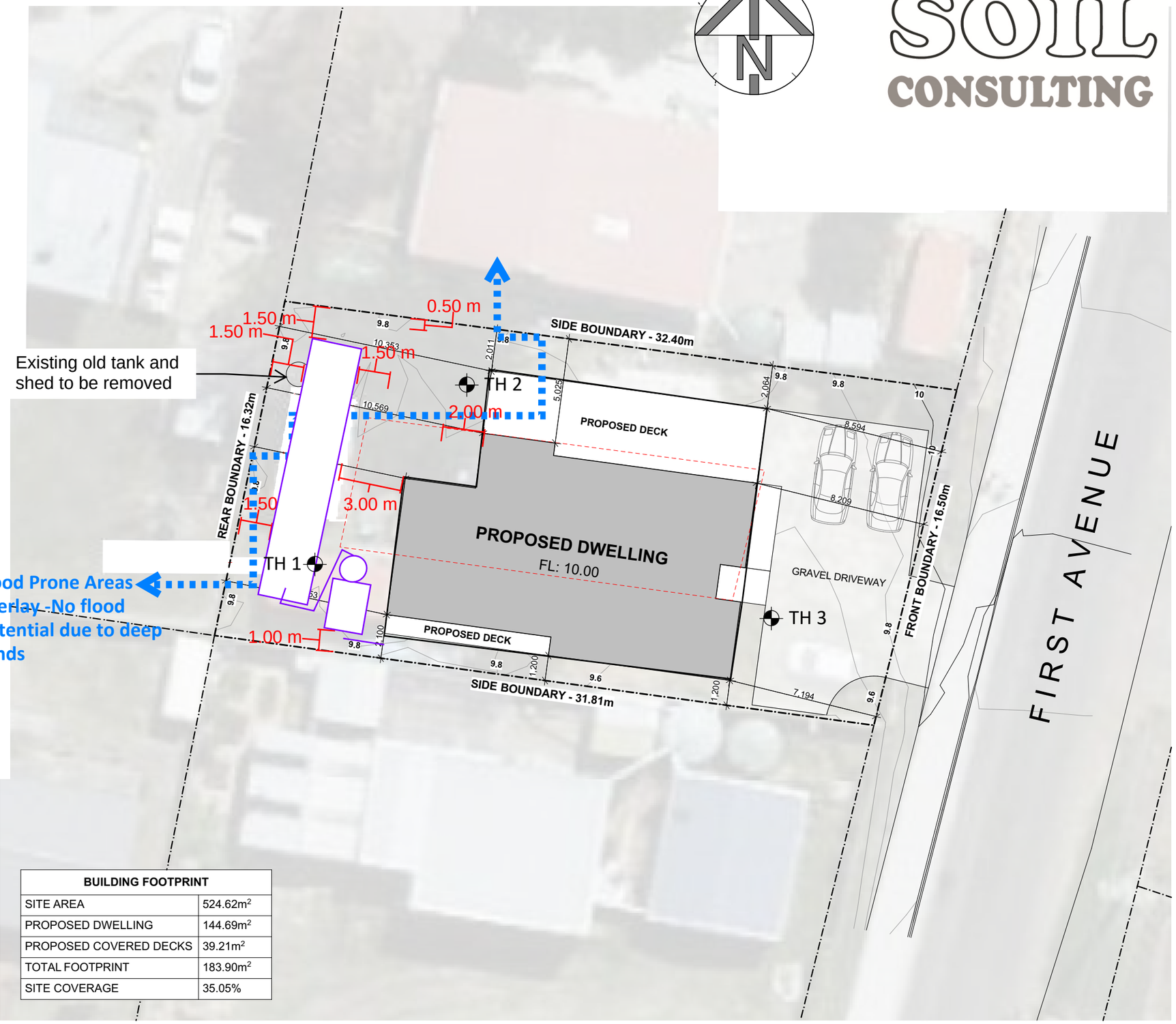
Min 2 m separation from footings
Min 2 m setback from boundaries

Approx. test hole location ⌖

Refer to DSC report

Stormwater

Any run-off from the roof area or gravel driveway is to be directed into the roadside drain via a grated drain.



BUILDING FOOTPRINT	
SITE AREA	524.62m²
PROPOSED DWELLING	144.69m²
PROPOSED COVERED DECKS	39.21m²
TOTAL FOOTPRINT	183.90m²
SITE COVERAGE	35.05%

Robyn Doyle
Building Services Designer
Hydraulic
CC7418

2/4/2025
Updated 24/6/2025

JJJD DESIGN
LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Ammendments

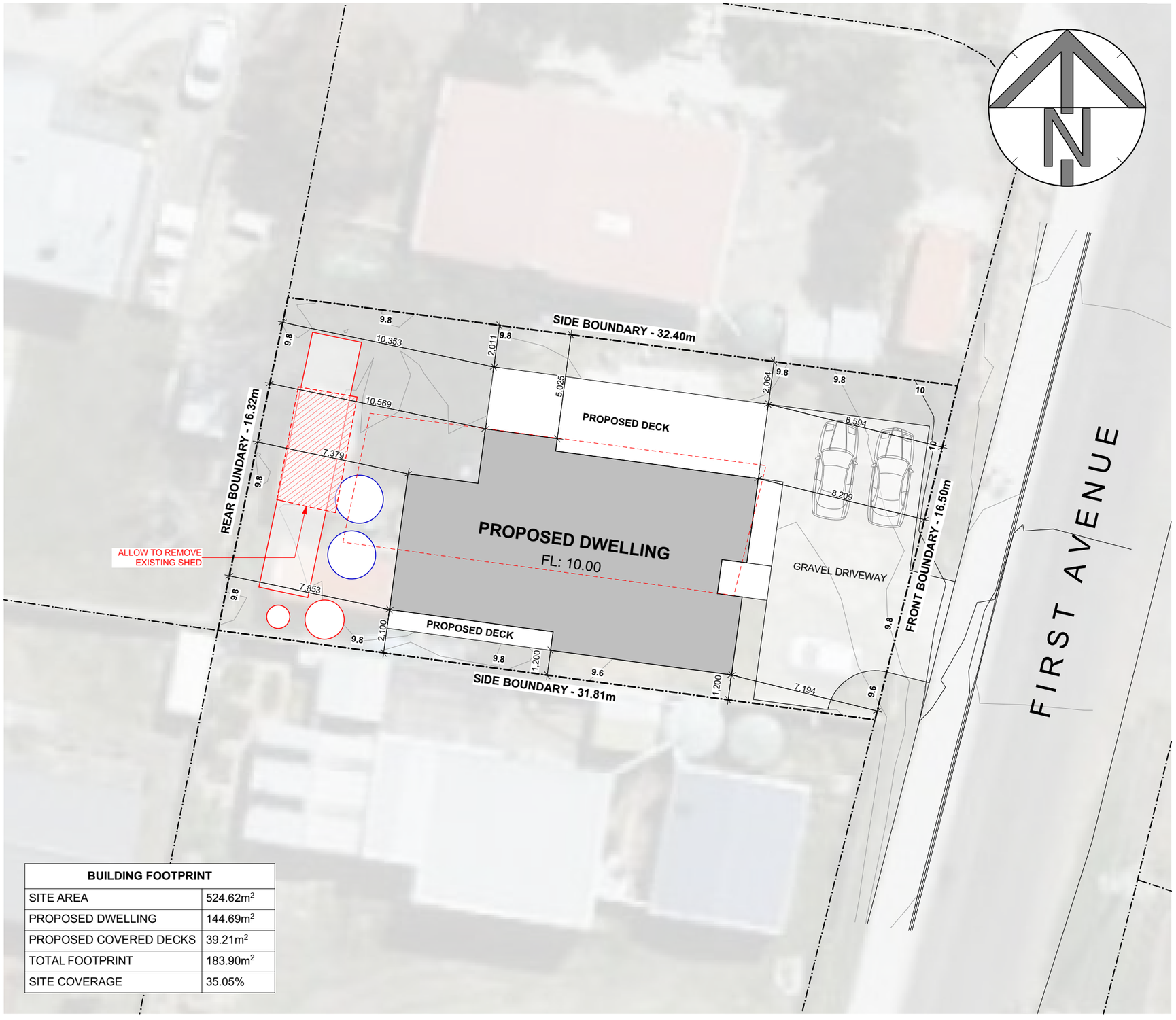
PROJECT:	DRAWING TITLE:	CLIENT:	
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173	DA.01 SITE PLAN	JOSH YOUL	DRAWN: J DWYER SCALE: 1:200 @A3 DATE: 26.03.25

24/06/2025

DEVELOPMENT APPLICATION: PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY

DIRECTOR'S LIST:

FOR:	JOSH YOUL
SITE:	3 FIRST AVENUE, DODGES FERRY 7173
LAND TITLE:	19506/21
PLANNING PERMIT:	TBD
ZONING:	LOW DENSITY RESIDENTIAL
SITE AREA:	524.62m^2
PROPOSED FOOTPRINT:	183.90m^2
SITE COVERAGE:	35.05%
BAL:	BAL - LOW
SOIL CLASSIFICATION:	CLASS 'P'



BUILDING FOOTPRINT	
SITE AREA	524.62m^2
PROPOSED DWELLING	144.69m^2
PROPOSED COVERED DECKS	39.21m^2
TOTAL FOOTPRINT	183.90m^2
SITE COVERAGE	35.05%

Sorell Council
Development Application: 5.2025.148.1 - Response to Request For Information - 3 First Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
Date Received: 25/06/2025

DRAWING SCHEDULE:

DA.01	SITE PLAN	25.06.25
DA.02	FLOOR PLAN	25.06.25
DA.03	ELEVATIONS 1 OF 2	25.06.25
DA.04	ELEVATIONS 2 OF 2	25.06.25
DA.05	SITE DRAINAGE PLAN	25.06.25
DA.06	ROOF PLAN	25.06.25
DA.07	3D PERSPECTIVE 1 OF 3	25.06.25
DA.08	3D PERSPECTIVE 2 OF 3	25.06.25
DA.09	3D PERSPECTIVE 3 OF 3	25.06.25

JJJD DESIGN
LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Ammendments

PROJECT:	**DRAWING TITLE:**	**CLIENT:**	DRAWN: J DWYER
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173	DA.01 SITE PLAN	JOSH YOUL	SCALE: 1:200 @A3
			DATE: 25.06.25

A/P ROOF ACCESS PANEL

SD SMOKE ALARM

AJ ARTICULATION JOINT

MB METER BOX

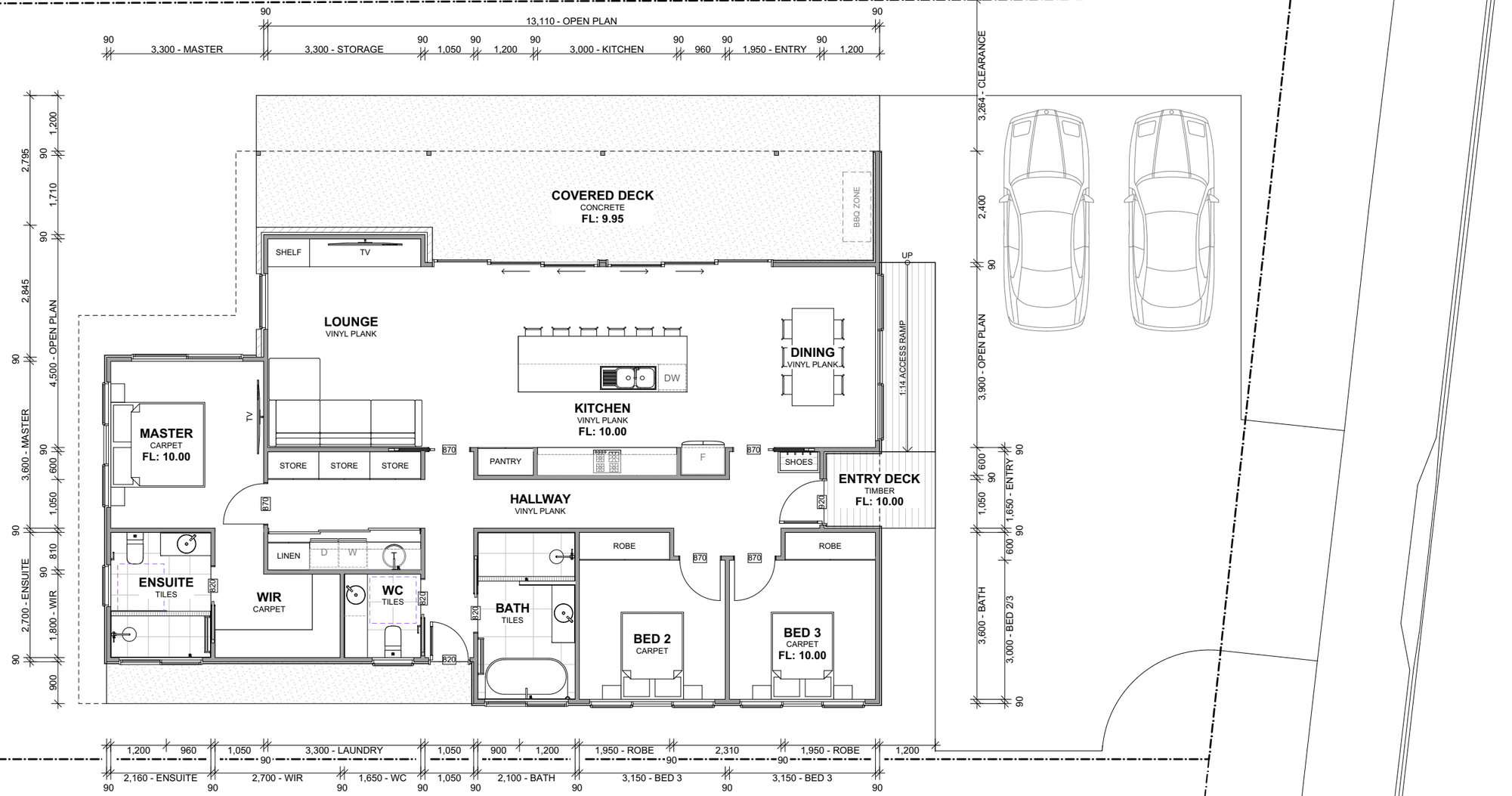
HWC HOT WATER CYLINDER

300x300 GRATED PIT

CONSTRUCTION OF SANITARY COMPARTMENTS 3.8.3.3 OF CURRENT BCA

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST -

- OPEN OUTWARDS; OR
- SLIDE; OR
- BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.



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Plans Reference: P2
Date Received: 25/06/2025

FLOOR AREA: 144.69m^2

TOTAL DECKS: 42.79m^2

TOTAL FLOOR AREA: 194.98m^2

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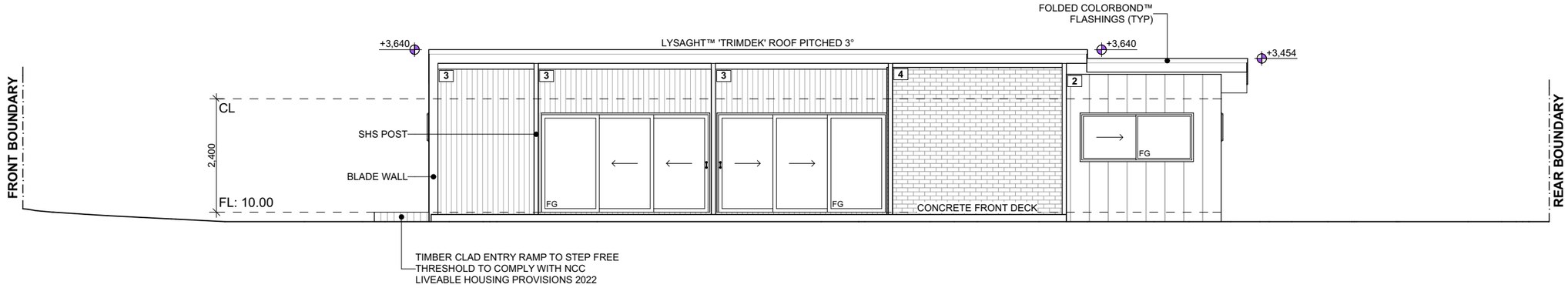
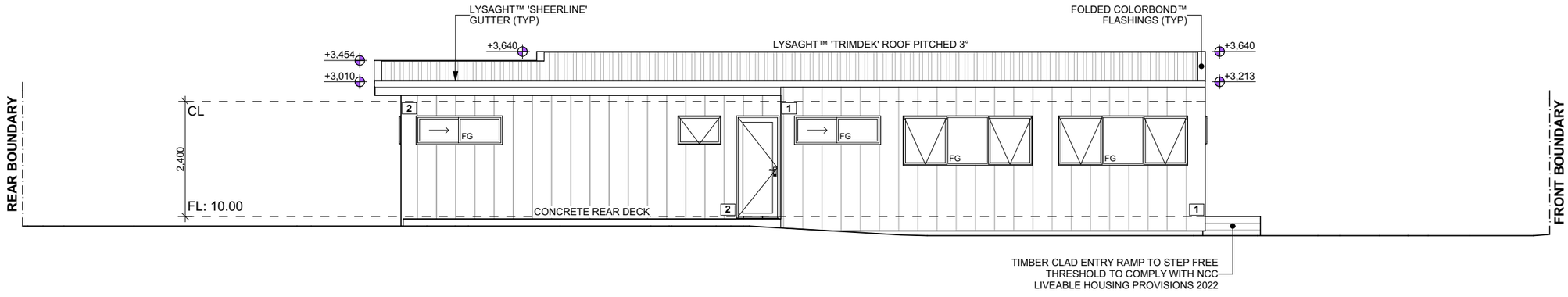
Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173	DA.02 FLOOR PLAN	JOSH YOUL	DRAWN: J DWYER SCALE: 1:100 @A3 DATE: 25.06.25



NORTH ELEVATION

SCALE 1:100 @A3



SOUTH ELEVATION

SCALE 1:100 @A3

LEGEND:

FG	FIXED GLAZING
NGL	NATURAL GROUND LINE
+1,234	HEIGHT ABOVE NGL
1	SCYON™ 'AXON 400' 9mm FRC CLADDING - DOVER WHITE
2	SCYON™ 'AXON 400' 9mm FRC CLADDING - SURFMIST
3	19mm SHIPLAP TIMBER CLADDING - CLEAR FINISH
4	RECLAIMED BRICK

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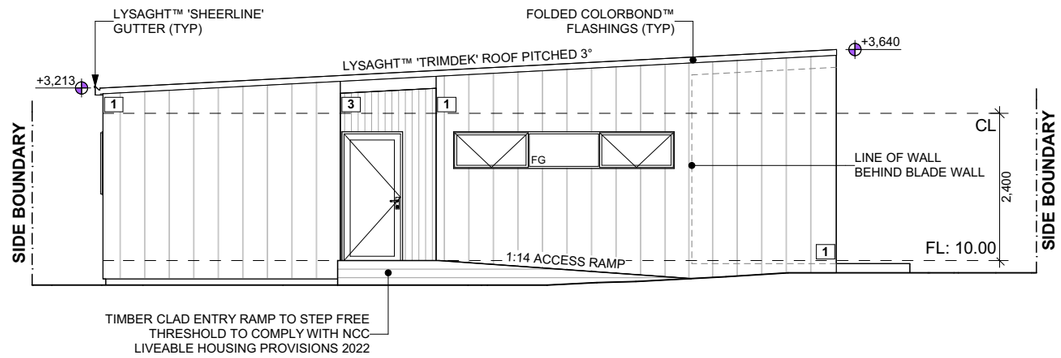
Ammendments

PROJECT:
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173

DRAWING TITLE:
DA.03 ELEVATIONS 1 OF 2

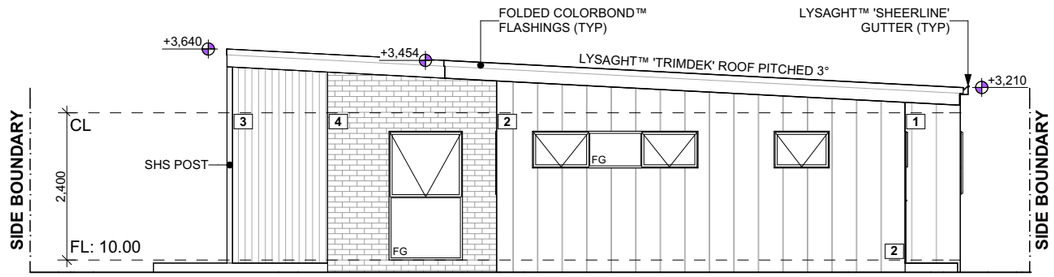
CLIENT:
JOSH YOUL

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 25.06.25



EAST ELEVATION

SCALE 1:100 @A3



WEST ELEVATION

SCALE 1:100 @A3

LEGEND:

FG	FIXED GLAZING
NGL	NATURAL GROUND LINE
+1,234	HEIGHT ABOVE NGL
1	SCYON™ 'AXON 400' 9mm FRC CLADDING - DOVER WHITE
2	SCYON™ 'AXON 400' 9mm FRC CLADDING - SURFMIST
3	19mm SHIPLAP TIMBER CLADDING - CLEAR FINISH
4	RECLAIMED BRICK

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Ammendments

PROJECT: PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173

DRAWING TITLE: DA.04 ELEVATIONS 2 OF 2

CLIENT: JOSH YOUL

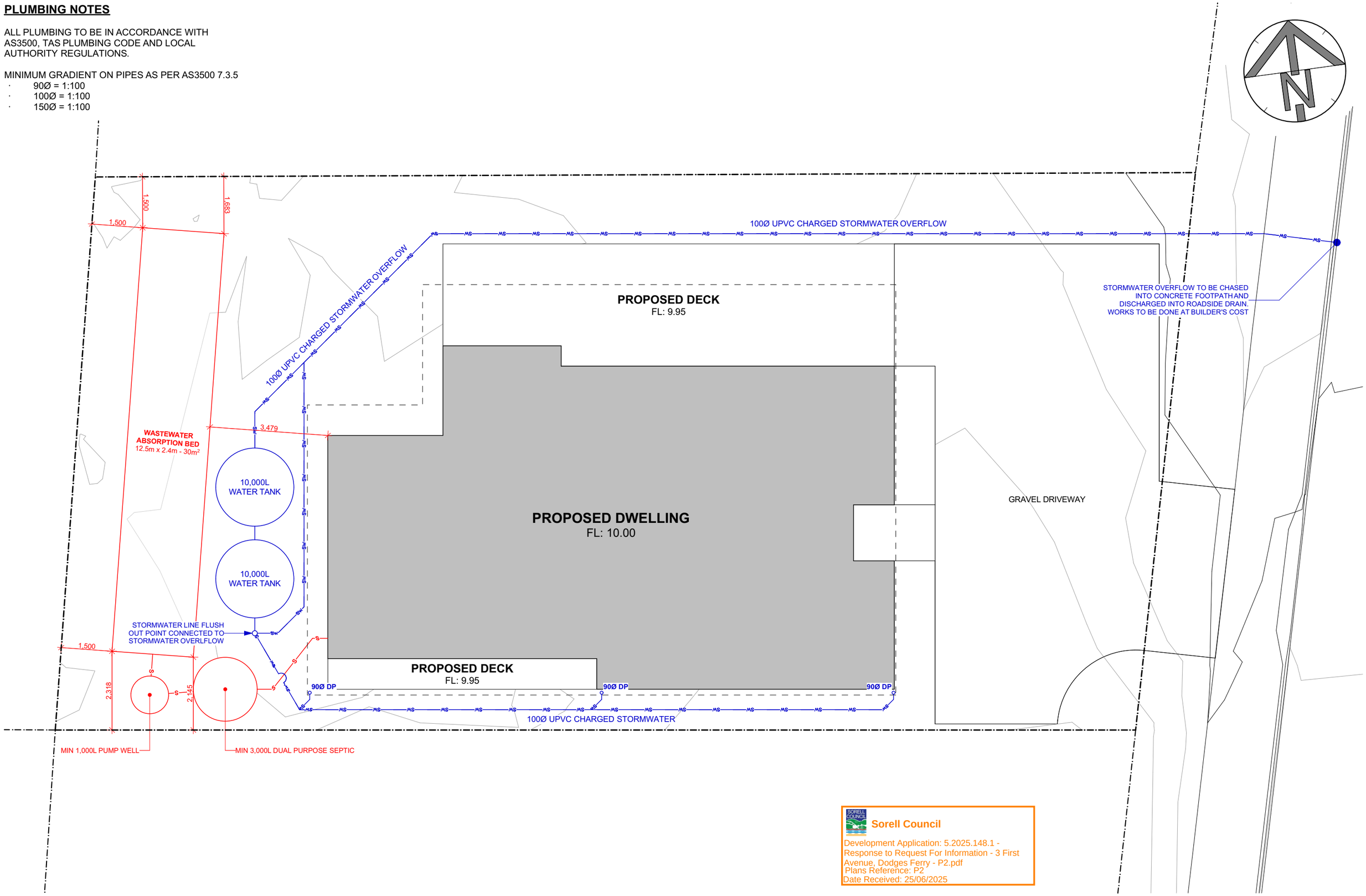
DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 25.06.25

PLUMBING NOTES

ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, TAS PLUMBING CODE AND LOCAL AUTHORITY REGULATIONS.

MINIMUM GRADIENT ON PIPES AS PER AS3500 7.3.5

- 90Ø = 1:100
- 100Ø = 1:100
- 150Ø = 1:100



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Development Application: 5.2025.148.1 - Response to Request For Information - 3 First Avenue, Dodges Ferry - P2.pdf
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Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173	DA.05 SITE DRAINAGE PLAN	JOSH YOUL	DRAWN: J DWYER SCALE: 1:100 @A3 DATE: 25.06.25

LEGEND

90Ø DP — 90Ø UPVC DOWNPIPE

ROOF AREAS:

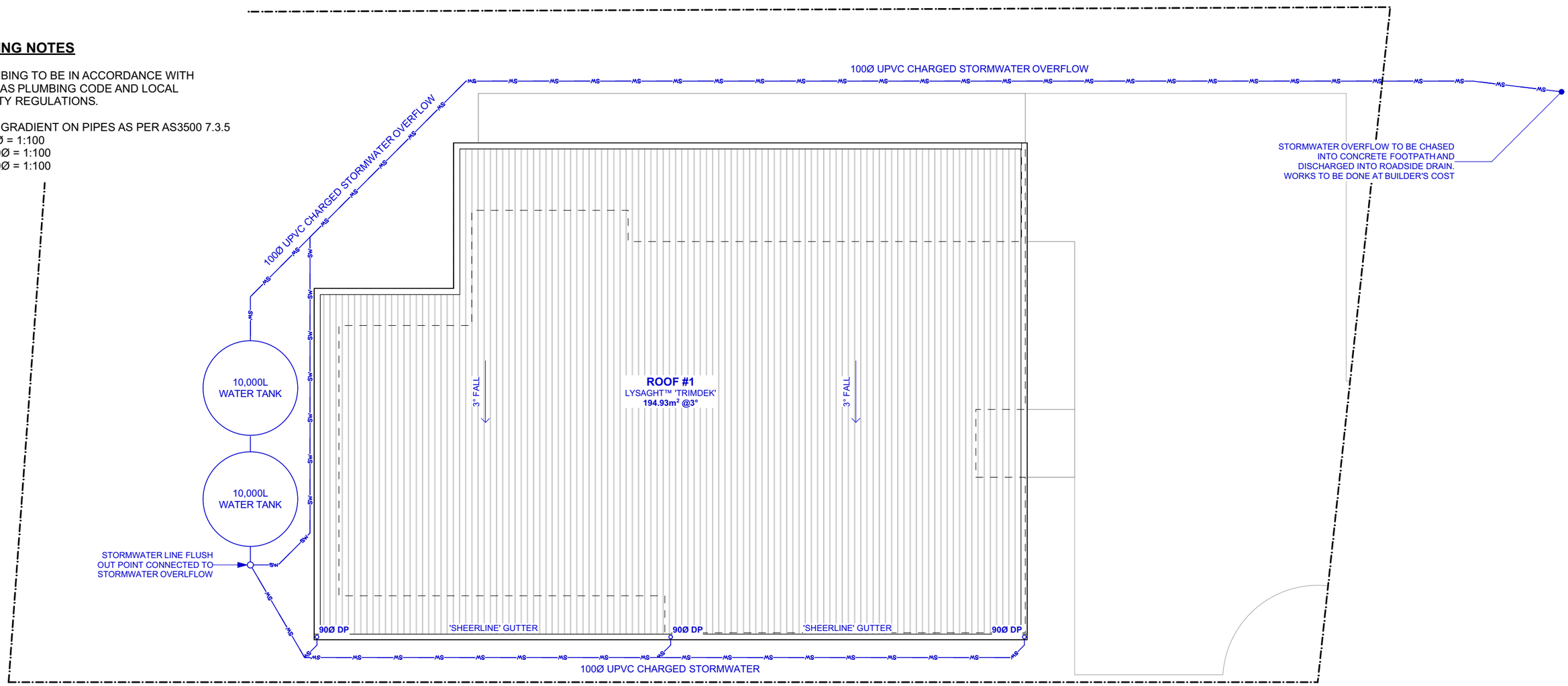
ROOF #1 LYSAGHT™ 'TRIMDEK' @3°
194.93m² x 1.03 (3°) = 200.78m²
NO. OF DOWNPIPES = 3
DOWN PIPE SIZE = 90Ø

PLUMBING NOTES

ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, TAS PLUMBING CODE AND LOCAL AUTHORITY REGULATIONS.

MINIMUM GRADIENT ON PIPES AS PER AS3500 7.3.5

- 90Ø = 1:100
- 100Ø = 1:100
- 150Ø = 1:100



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Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	DRAWN: J DWYER
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173	DA.06 ROOF PLAN	JOSH YOUL	SCALE: 1:100 @A3
			DATE: 25.06.25

EAST PERSPECTIVE (STREET VIEW)

NORTH-EAST PERSPECTIVE

NORTH PERSPECTIVE

NORTH-WEST PERSPECTIVE

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Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	DRAWN: J DWYER
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173	DA.07 3D PERSPECTIVE 1 OF 3	JOSH YOUL	SCALE: N/A @A3
			DATE: 25.06.25

WEST PERSPECTIVE

SOUTH-WEST PERSPECTIVE

SOUTH PERSPECTIVE

SOUTH-EAST PERSPECTIVE

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Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	DRAWN: J DWYER
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173	DA.08 3D PERSPECTIVE 2 OF 3	JOSH YOUL	SCALE: N/A @A3
			DATE: 25.06.25

KITCHEN

OPEN PLAN

LOUNGE

BATHROOM

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Ammendments

PROJECT:	DRAWING TITLE:	CLIENT:	DRAWN: J DWYER
PROPOSED DWELLING AT 3 FIRST AVENUE, DODGES FERRY, TAS 7173	DA.09 3D PERSPECTIVE 3 OF 3	JOSH YOUL	SCALE: N/A @A3
			DATE: 25.06.25