NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 2 Pinto Close, Orielton

PROPOSED DEVELOPMENT:
DWELLING AND OUTBUILDING

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 21st July 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 21st July 2025.**

APPLICANT: **Joscon Tasmania Pty Ltd**

APPLICATION NO: **DA 2025 / 84**
DATE: **04 July 2025**

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

Full description of Proposal:	*Use:* Residential Dwelling and 1 x outbuilding *Development:* New Dwelling and 1 new outbuilding *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 600000

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

Location of proposed works:	Street address: 2 Pinto Close Suburb: Orielton Postcode: 7172 Certificate of Title(s) Volume: 186369 Folio: 8

Current Use of Site	Vacant

Current Owner/s:	Name(s) JAC Multi Asset PTY LD

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

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

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

Applicant Signature:	Signature: ..... Date: 3.4.2025

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____ Sorell Council Development Application: 5.2025.84.1 - Development Application - 2 Pinto Close, Orielton - P1.pdf Plans Reference: P1 Date Received: 03/04/2025

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
186369	8
EDITION	DATE OF ISSUE
1	22-Feb-2024

SEARCH DATE : 03-Apr-2025
SEARCH TIME : 08.40 AM

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE
Lot 8 on Sealed Plan 186369
Derivation : Part of Lot 30000, 276A-1R-25P Gtd. to Owen Douglas Townsend
Prior CTs 167839/1 and 182991/2

SCHEDULE 1

M969645 TRANSFER to JAC MULTI ASSET PTY LTD Registered 29-Aug-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP186369 COVENANTS in Schedule of Easements
SP186369 FENCING PROVISION in Schedule of Easements
SP 31317 FENCING COVENANT in Schedule of Easements
SP103907, SP155615 & SP167839 FENCING PROVISION in Schedule of Easements
SP 31317 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186369

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 11 is SUBJECT TO a Right of Carriageway over the area marked "RIGHT OF WAY ' A ' 3.00 WIDE" (private) appurtenant to lot 12 on the Plan.

Lot 11 is TOGETHER WITH a Right of Carriageway over the area marked "RIGHT OF WAY ' B ' 3.00 WIDE" (private) over lot 12 on the Plan.

Lot 12 is SUBJECT TO a Right of Carriageway over the area marked "RIGHT OF WAY ' B ' 3.00 WIDE" (private) appurtenant to lot 11 on the Plan.

Lot 12 is TOGETHER WITH a Right of Carriageway over the area marked "RIGHT OF WAY ' A ' 3.00 WIDE" (private) over lot 11 on the Plan.

Lot 13 is SUBJECT TO a Right of Drainage over the area marked "DRAINAGE EASEMENT 4.00 WIDE" appurtenant to the Sorell Council

Lot 20 is SUBJECT TO a Right of Drainage over the area marked "DRAINAGE EASEMENT 6.00 WIDE" appurtenant to the Sorell Council

Lots 2 , 3 and 18-21 (inclusive) are SUBJECT TO a Wayleave Easement (as defined herein) marked "WAYLEAVE EASEMENT VARIABLE WIDTH 'B' appurtenant to Tasmanian Networks Pty Ltd. on the plan

Lots 13, 14 & 15 are each ~~Lot 13 is SUBJECT TO~~ are SUBJECT TO a Wayleave Easement (as defined herein) marked "WAYLEAVE EASEMENT VARIABLE WIDTH 'A' appurtenant to Tasmanian Networks Pty Ltd. on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JAC MULTI ASSET PTY LTD FOLIO REF: 182990/1 & 182991/2 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:222609)	PLAN SEALED BY: SORELL COUNCIL DATE: 1/12/24 SA 2016/00011 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 186369
SUBDIVIDER: JAC MULTI ASSET PTY LTD FOLIO REFERENCE: 182990/1 & 182991/2	

Definitions

"**Right of Carriageway**" means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"**Right of Drainage**" means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"Wayleave Easement means :

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

(a) TO clear the lands marked "WAYLEAVE EASEMENT VARIABLE WIDTH" Plan (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:

(i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure")

for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.

(b) TO operate and maintain electricity infrastructure on the servient land.

(c) TO cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:

(i) overhang, encroach upon or be in or on the servient land; or

(ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.

(d) TO enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

(i) erect any buildings; or

(ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

..... Director – JAC Multi Asset Pty Ltd

..... Director – JAC Multi Asset Pty Ltd

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 186369
SUBDIVIDER: JAC MULTI ASSET PTY LTD FOLIO REFERENCE: 182990/1 & 182991/2	

~~COVENANTS~~

SEE BELOW

Jason Smee Solicitor for Subdivider 22.2.24

~~The owners of lots 2, 3, 4, 7, 8, 9, 13 and 14 on the Plan covenant with Tasmanian Irrigation Pty Ltd (ACN 133 148 384) as a covenant in gross that no building or other structure, including concreted areas or landscaping and walls (other than a boundary fence) are to be erected or maintained on that part of the Lot shown as "NO BUILDING ZONE" on the Plan to the intent that the burden of this covenant will run with and bind the covenantor's lot and every part of that lot.~~

FENCING PROVISION

In respect to the lots on the plan the vendor (JAC MULTI ASSET PTY LTD) shall not be required to fence.

COVENANTS

The subdivider as the owner of Lots 2, 3, 4, 7, 8, 9, 13 and 14 on the plan covenants with Tasmanian Irrigation Pty Ltd (ACN 133 148 384) to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof, and that the benefit thereof may be created in favour of Tasmanian Irrigation Pty Ltd to observe the following stipulations:

1. Not to allow any building or other structure, including concreted areas or landscaping and walls (other than a boundary fence) to be erected or maintained on that part of the Lot shown as "NON-BUILDING ZONE" on the plan.

"

Director – JAC Multi Asset Pty Ltd

Director – JAC Multi Asset Pty Ltd

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 186369
SUBDIVIDER: JAC MULTI ASSET PTY LTD FOLIO REFERENCE: 182990/1 & 182991/2	

EXECUTED by **JAC MULTI ASSET PTY LTD (ACN 636 512 082)** pursuant to section 127 of the Corporations Act 2001 by:

....

Director Signature Director/ ~~Secretary~~

Signature

DEAN MURRAY COCKER PETER KING

....

Director Full Name (print) Director/ ~~Secretary~~ Full

Name (print)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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OWNER: JAC MULTI ASSET PTY LTD

FOLIO REFERENCE: C.T. 182990-1, C.T. 182991 - 2 & C.T. 167839 - 1

GRANTEE:

PART OF LOT 30000, ~~279~~ 276 1-25 GRANTED TO OWEN DOUGLAS TOWNSEND

PLAN OF SURVEY

BY SURVEYOR: J.B. MEDBURY of LEARY,COX & CRIPPS SURVEYORS Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com

LOCATION: LAND DISTRICT OF PEMBROKE PARISH OF SORELL

SCALE 1: 2500 LENGTHS IN METRES

REGISTERED NUMBER

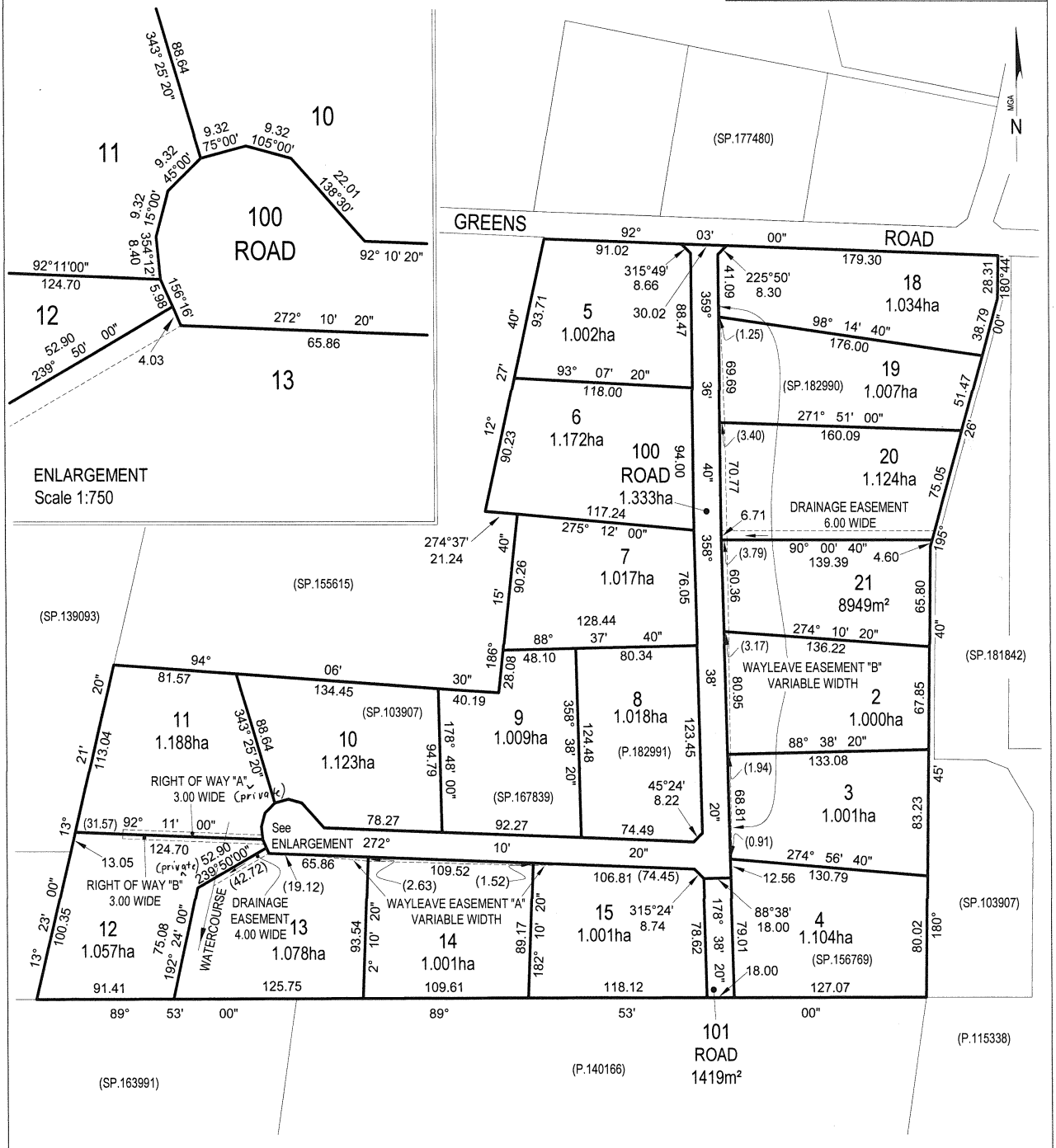
SP186369

APPROVED EFFECTIVE FROM 22 FEB 2024

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



see ANNEXURE SHEET 1. for NON - BUILDING ZONE

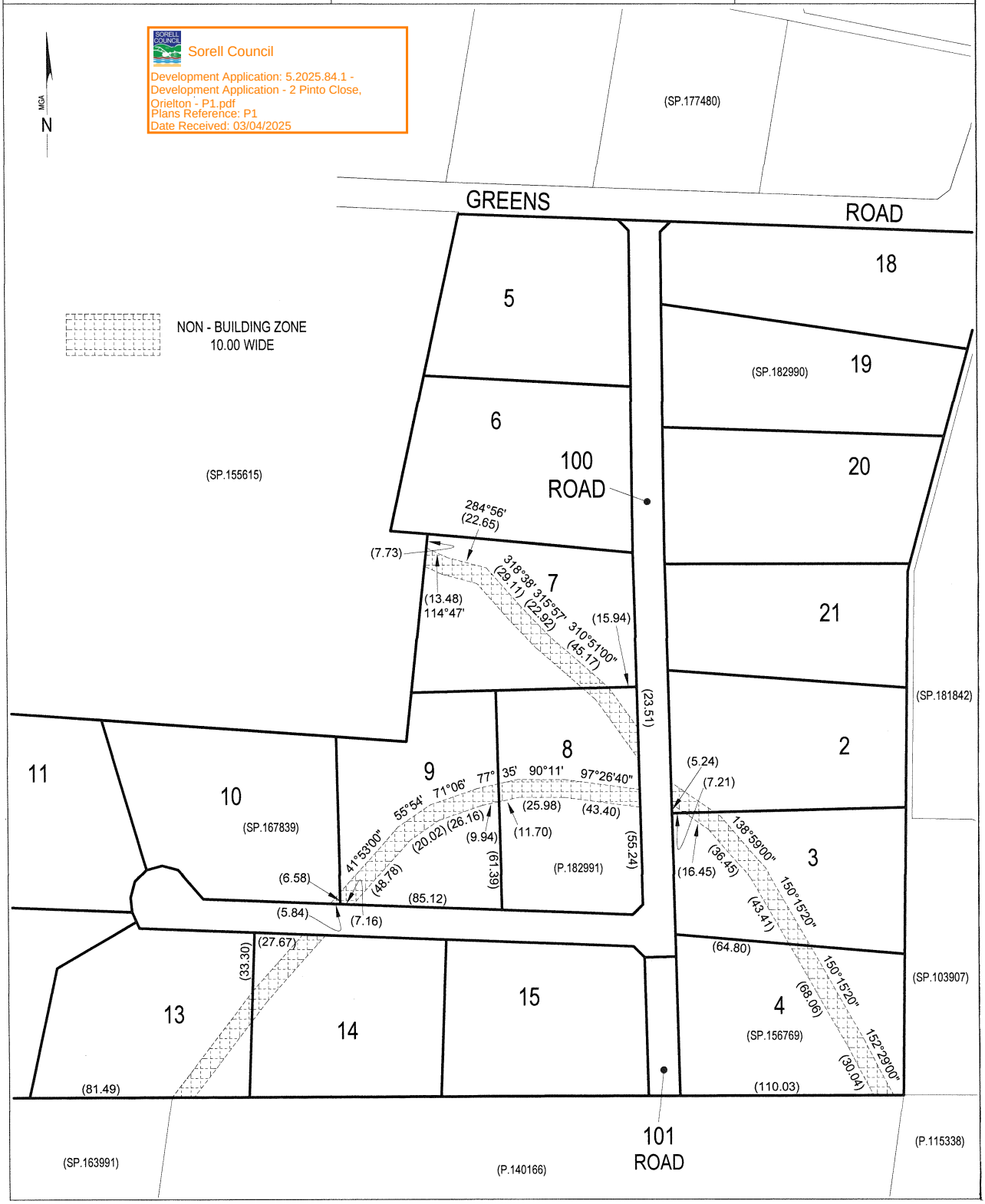
Registered Land Surveyor 11/12/2023 Date

Council Delegate 1/2/24 Date

Sorell Council

Development Application: 5.2025.84.1 - Development Application - 2 Pinto Close, Orielton - P1.pdf
Plans Reference: P1
Date Received: 03/04/2025

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER: JAC MULTI ASSET PTY LTD FOLIO REFERENCE: C.T. 182990-1, C.T. 182991 - 2 & C.T. 167839 - 1 SCALE 1: 2000 LENGTH IN METRES	Registered Number SP 186369
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 1/2/24 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 11/12/2023 Date	APPROVED EFFECTIVE FROM 22 FEB 2024 Recorder of Titles



GEO-ENVIRONMENTAL ASSESSMENT

2 Pinto Close

Orielton

March 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	JOSCON Tasmania Pty Ltd
Site Address:	2 Pinto Cl, Orielton
Date of Inspection:	26/02/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	186369/8
Title Area:	Approx. 1.018 ha
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	1° W facing slope
Vegetation:	Grass

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 550mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021

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. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.10	0.00-0.10	0.00-0.20	SM	**SILTY SAND**: dark brown, slightly moist, medium dense
0.10-0.50	0.10-0.40	0.20-0.70	CH	**SANDY CLAY**: high plasticity, dark brown, slightly moist, stiff
0.50-1.70	0.40-1.00	0.70-0.80	GC	**Clayey GRAVEL**: light brown, slightly moist, very dense, refusal

Site Notes

The soil onsite consists of sandy topsoil overlying sandy clay subsoils. The sandy clay subsoil was tested to be slightly dispersive (Emerson Class 2:1).

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class M

Y_s range: **20-40mm**

Notes: That is a moderately reactive clay

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification:	**N3**
Region:	A
Terrain Category:	2.0
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **LIGHT CLAY (category 5)**. It is proposed to install a package treatment system (e.g. AWTS such as Econocycle, EnviroTas, Ozzikleen etc) with the treated wastewater applied through subsurface irrigation. A Design Irrigation Rate (DIR) of 3mm/day has therefore been assigned for secondary treated wastewater.

The proposed four-bedroom equivalent dwelling has a calculated maximum wastewater output of 720L/day. This is based on a tank water supply and a maximum occupancy of 5 people (120L/day/person).

Using the DIR of 3mm/day, an irrigation area of at least 240m^2 will be required to accommodate the expected flows. Additional sandy loam is to be applied to the application area (min 200mm). Gypsum will also need to be incorporated at a rate of 1kg/5m^2.

A cut-off diversion drain will not be required upslope of the absorption area due to the limited slope angle onsite. All stormwater overflow is to be directed to onsite absorption situated below the proposed irrigation area. A 100% reserve area will need to be set aside for any future wastewater requirements. There is sufficient space available onsite to accommodate the required reserve due to the large property size (approx. 1ha). Therefore, a formal reserve area has not been assigned.

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

Upslope or level buildings:	3m
Downslope buildings:	2.25m
Upslope or level boundaries:	1.5m
Downslope boundaries:	2.5m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil condition or wastewater loading as outlined in this report.

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

Director

GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for wastewater system

Assessment for	JOSCON Tasmania Pty Ltd	Assess. Date	11-Mar-25
		Ref. No.	
Assessed site(s)	2 Pinto Close	Site(s) inspected	26-Feb-25
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 =	720	(using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) =	240	
Sullage volume (L/day) =	480	
Total nitrogen (kg/year) generated by wastewater =	3.9	
Total phosphorus (kg/year) generated by wastewater =	1.8	

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)	41	36	36	47	44	48	48	47	49	55	47	49
Adopted rainfall (R, mm)	41	36	36	47	44	48	48	47	49	55	47	49
Retained rain (Rr, mm)	36	32	32	42	40	43	43	42	44	50	42	44
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**94**	**78**	**59**	**21**	**2**	**-14**	**-12**	**0**	**19**	**35**	**63**	**82**

Annual evapotranspiration less retained rain (mm) = 425

Soil characterisitics

Texture = Light clay Category = 5 Thick. (m) = 0.8

Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 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:	None
The preferred type of above-ground secondary treatment:	Trickle irrigation
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	22
Width (m) =	11
Depth (m) =	0.6
Total disposal area (sq m) required =	240
comprising a Primary Area (sq m) of:	240
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.)

Comment

Calculated DIR for the soil for wastewater is 3mm/day, with a required irrigation area of 240m^2.

GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for wastewater system

Assessment for	JOSCON Tasmania Pty Ltd	Assess. Date	11-Mar-25
		Ref. No.	
Assessed site(s)	2 Pinto Close	Site(s) inspected	26-Feb-25
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	5,000	V. high	Very low		
	Density of disposal systems	/sq km	10	High	Very low		
	Slope angle	degrees	1	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	720	High	Moderate		
	SAR of septic tank effluent		1.7	Mod.	Low		
	SAR of sullage		2.1	Mod.	Moderate		
	Soil thickness	m	0.8	V. high	Low		
AA	Depth to bedrock	m	0.8	High	Very high		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	0	High	Very low		
	Soil pH		6.0	High	Low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.12	High	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

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

The site has the capability to accept secondary treated wastewater.

GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for wastewater system

Assessment for	JOSCON Tasmania Pty Ltd	Assess. Date	11-Mar-25
		Ref. No.	
Assessed site(s)	2 Pinto Close	Site(s) inspected	26-Feb-25
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 Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	110	High	Very low		
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	-425	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	5.6	High	Low		
	G'water environ. value	Agric non-sensit		High	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		High	Very low		
	Surf. water env. value	Agric non-sensit		High	Low		
	Dist. to nearest surface water	m	300	High	Low		
	Dist. to nearest other feature	m	100	V. high	Low		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	500	Mod.	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.)

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	**0mm**
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	**0 – 20mm**
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	**20 – 40mm**
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	**40 – 60mm**
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	**60 – 75mm**
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	**>75mm**

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHESIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

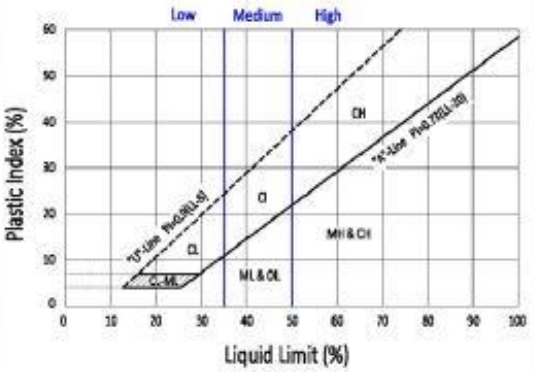
Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 / medium 6 / fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 / medium 0.2 / fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity					
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					

Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'

Plasticity Chart

For classification of fine grained soils and fine fraction of coarse grained soils.



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

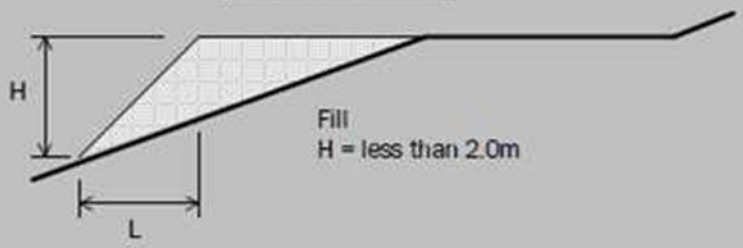
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

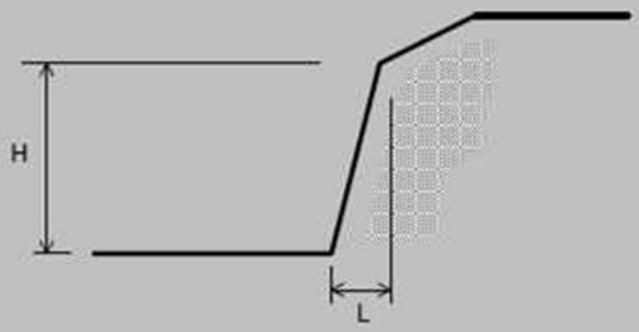
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

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 a third party.

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

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 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 A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level 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 (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) (iii) Land application area will be located with a minimum separation distance of 2.5m of downslope property boundary
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b)
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 (b)
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

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SOLUTIONS

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: 2 Pinto Close, Orielton

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

Summary of Design Criteria

DIR: 3mm/day.

Irrigation area: 240m^2

Reserve area location /use: Not assigned – more than 100% available

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 QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: JOSCON Tasmania Pty Ltd *Owner /Agent*

119 Harrington Street *Address*

Hobart 7000 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

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

Speciality area of expertise: AS2870-2011 Foundation Classification

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

Details of work:

Address: 2 Pinto Cl

Lot No:

Orielton 7172

Certificate of title No: 186369/8

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(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: Foundation Classification

(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 ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

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 earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No: J11440

Date: 11/03/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: JOSCON Tasmania Pty Ltd *Owner name*
119 Harrington 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 JOSCON Tasmania Pty Ltd
Designer's project reference No. J11440
Address: 2 Pinto Cl
Lot No: 186369/8
Orielton 7172

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 with irrigation

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Geo-Environmental Assessment - 2 Pinto Close Orielton - Mar-25

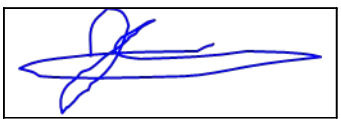
Geo-Environmental Assessment - 2 Pinto Close Orielton - Mar-25

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		11/03/2025
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.

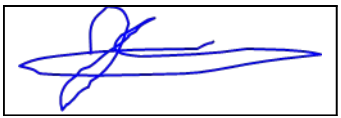
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [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.

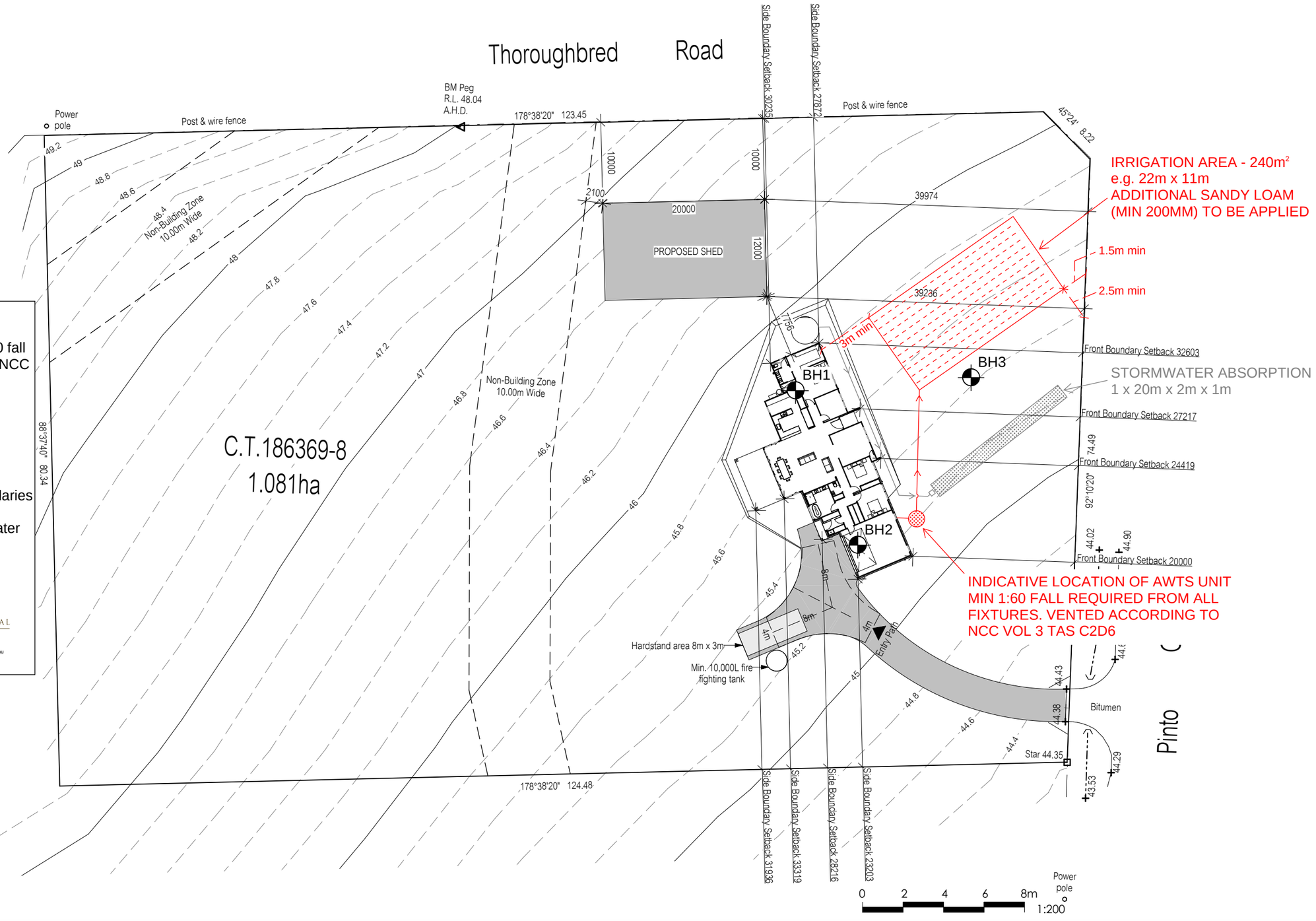
Certification:

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		11/03/2025

Ground Floor FFL 45.70



Wastewater system:

AWTS unit located to ensure min 1:60 fall from all fixtures. Vented according to NCC Vol 3 Tas C2D6

Subsurface irrigation - 240m²
e.g. 22m x 11m
Additional sandy loam (min 200mm)

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 2.5m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

11/03/2025

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

No.	Date	Int.	Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

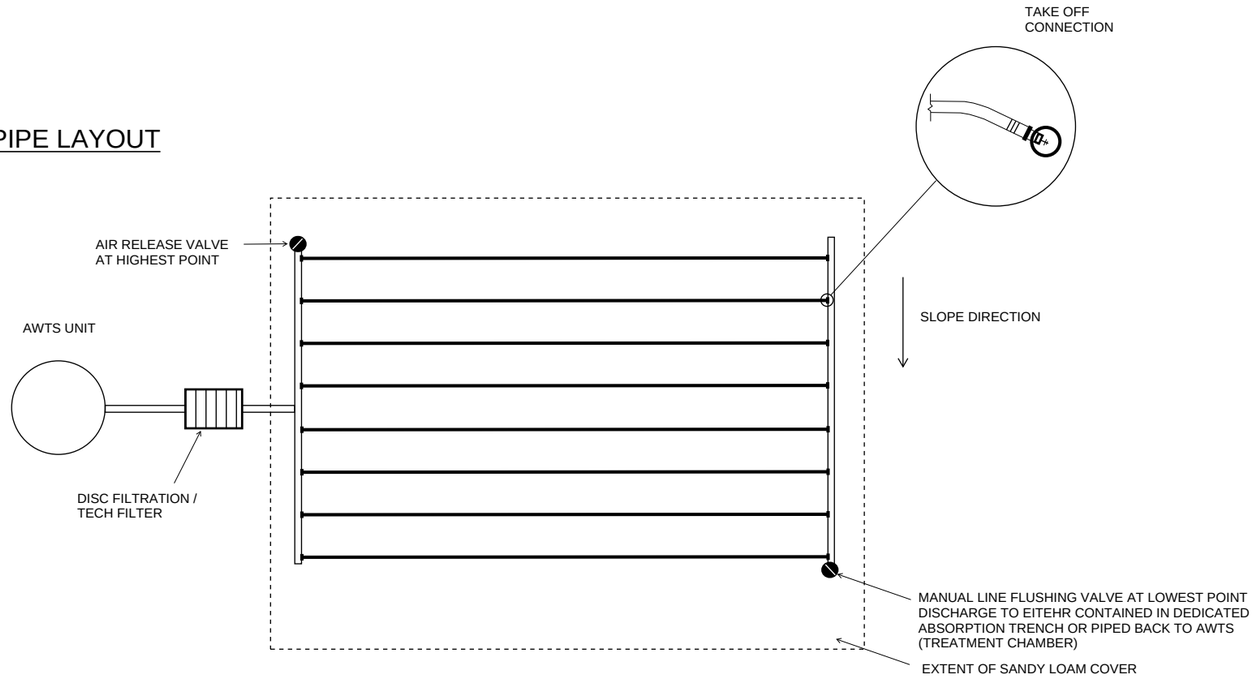
Client / Project info
PROPOSED WOOLLEY RESIDENCE
2 Pinto Close,
ORIELTON

JOSCON TASMANIA

LOCATION PLAN

Drawn	SW	AP2024-2420	
Date	05 December 2024	Sheet	01/03
Scale	1 : 500		

BED PLAN PIPE LAYOUT



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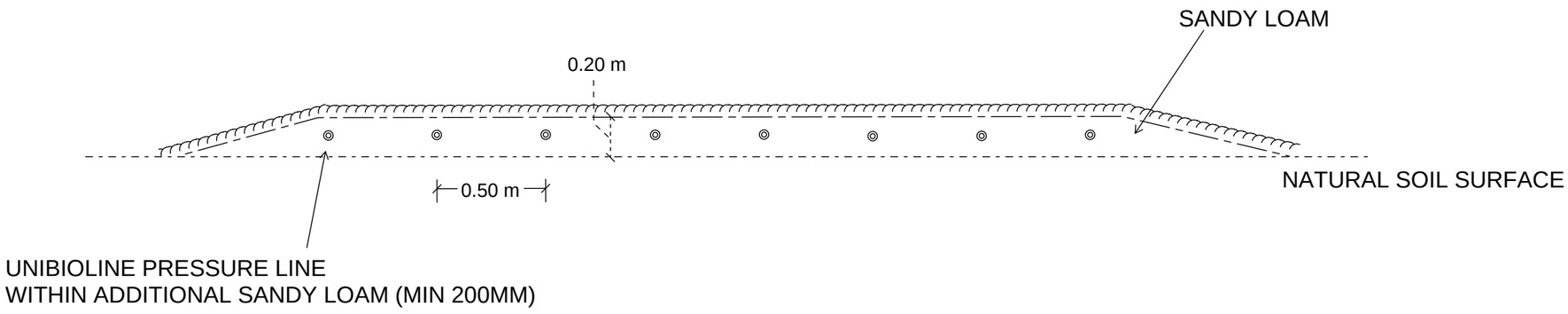
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au

APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES UP TO 10%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER. ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSATLLED INTO MIN 200mm ADDITIONAL SANDY LOAM
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGTION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF EACH ABSORPTION ZONE IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF EACH ABSORPTION AREA WITH A RETURN VALVE FOR FLUSHING BACK INTO THE TREATMENT CHAMBER OF THE SYSTEM (NOT PRIMARY CHAMBER) OR TO A DEDICATED ABSORPTION TRENCH.
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



Do not scale from these drawings. Dimensions to take precedence over scale.				CROSS-SECTION SUBSURFACE APPLICATION SLOPES <10%		Sheet 1 of 1 Drawn by: SR

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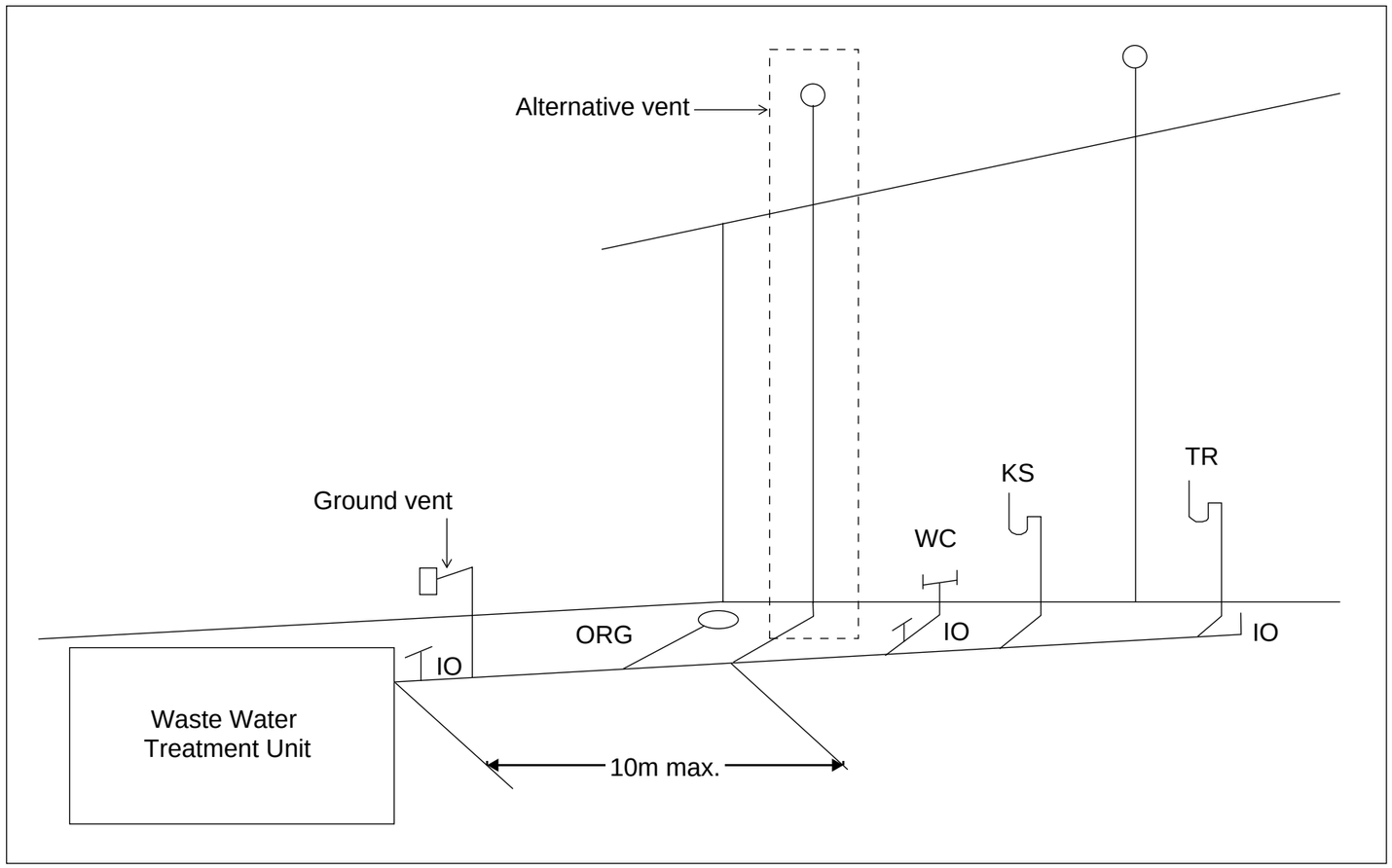
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au



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

STORMWATER ASSESSMENT

2 Pinto Close

Orielton

March 2025

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	JOSCON Tasmania Pty Ltd
Site Address:	2 Pinto Cl, Orielton
Date of Inspection:	26/02/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	186369/8
Title Area:	Approx. 1.018 ha
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	1° W facing slope
Vegetation:	Grass

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 550mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	Onsite stormwater retention

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. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.10	0.00-0.10	0.00-0.20	SM	**SILTY SAND**: dark brown, slightly moist, medium dense
0.10-0.50	0.10-0.40	0.20-0.70	CH	**SANDY CLAY**: high plasticity, dark brown, slightly moist, stiff
0.50-1.70	0.40-1.00	0.70-0.80	GC	**Clayey GRAVEL**: light brown, slightly moist, very dense, refusal

Site Notes

The soil onsite consists of sandy topsoil overlying sandy clay subsoils. The sandy clay subsoil was tested to be slightly dispersive (Emerson Class 2:1).

Soil Conditions

The soil on site has developed from Quaternary sediments and consists of sandy topsoil overlying sandy clay subsoils. The soil has an estimated permeability of approximately 0.12-0.50m/day

GES have identified the following at the site:

- The site has an approx. <5% grade and presents a low risk to slope stability and landslip.
- There are no 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 sands overlying sandy clay subsoils with gravel content increasing from approximately 0.5m
- 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 encountered at a depth of approximately 1.0-1.5m

Soil Dispersion

The sandy clay subsoil was tested to be slightly dispersive (Emerson Class 2:1). It is proposed install the required stormwater retention trench that connects to the underlying gravelly clay (approx. 0.5m) which tested as non-dispersive.

Existing Conditions and Assumptions

The site covers an area of approximately 1ha with a total roof area of approx. 560m^2 consisting of a proposed dwelling (320m^2) and shed (240m^2).

There is no public stormwater system that the property can connect to, and it is therefore it is proposed that stormwater from the site would be routed through the proposed conventional underground drainage system comprising of Grated Sumps and PVC Pipes, coupled with 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 40m^2 base (20m x 2m), 0.6m deep soakage trench is designed over a 20-minute storm duration for proposed development.
- 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	560	m2
Runoff Coefficient	1	
Annunal Recurrence Interval (ARI)	20	yr
Ground Conditions		
Hydraulic conductivity (K)	0.180	m/day
	0.130	mm/min
Adjusted Rate (15% clogging factor)	0.111	mm/min
Trench Design		
Length	20	m
Width	2	m
Depth	1	m
Infiltration Area	40	m2
Porosity	0.35	%
Trench Storage	14.0	m3
	14000	L
Detention tank data		
Tank Storage	3.5	m3
Tank Underflow	2.246	L/s
Tank Underflow	134.76	L/min
Total Available storage	17.5	m3
	17500	L

Final Check

Criteria	Requirement	Design	Check
Total Detention needed	3500	17500	OK
Trench Capacity underflow for 5% AEP 20-minute storm	8447	14000	OK

STORM CHECK					
Storm Duration	**Intensity**	**Inflow Volume**	**Outflow Volume**	**Required Storage**	**Emptying time**
	(mm/hr)	**(m^3)**	**(L)**	**(L)**	**(hr)**
1 min	**144**	1344	4	1340	5.05
2 min	**114**	2128	9	2119	7.99
3 min	**102**	2856	13	2843	10.72
4 min	**94.5**	3528	18	3510	13.24
5 min	**88**	4107	22	4085	15.40
10 min	**66.5**	6207	44	6162	23.24
15 min	**54.2**	7588	66	7522	28.36
20 min	**46.2**	8624	88	8536	32.19
25 min	**40.5**	9450	111	9340	35.22
30 min	**36.3**	10164	133	10031	37.83
45 min	**28.2**	11844	199	11645	43.91
1 hour	**23.6**	13216	265	12951	48.83
1.5 hour	**18.4**	15456	398	15058	56.78
2 hour	**15.5**	17360	530	16830	63.46
3 hour	**12.2**	20496	796	19700	74.29
4.5 hour	**9.79**	24671	1193	23477	88.53
6 hour	**8.4**	28224	1591	26633	100.43
9 hour	**6.79**	34222	2387	31835	120.04
12 hour	**5.83**	39178	3182	35995	135.73
18 hour	**4.66**	46973	4774	42199	159.12
24 hour	**3.94**	52954	6365	46589	175.67
30 hour	**3.42**	57456	7956	49500	186.65
36 hour	**3.03**	61085	9547	51538	194.33
48 hour	**2.47**	66394	12730	53664	202.35
72 hour	**1.79**	72173	19094	53078	200.14
			Full volume	14000	202.35
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: 2 Pinto Close Orielton
Easting: 544635
Northing: 5269065
Zone: 55
Latitude: Nearest grid cell: 42.7375 (S)
Longitude: Nearest grid cell: 147.5375 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 07 March 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	64.0	72.4	101	122	144	175	201
2 min	54.8	61.5	83.3	98.9	114	132	147
3 min	48.5	54.5	74.3	88.5	102	121	134
4 min	43.8	49.3	67.7	81.1	94.5	113	127
5 min	40.1	45.2	62.5	75.1	88.0	106	120
10 min	29.2	33.0	46.2	56.1	66.5	81.9	94.8
15 min	23.7	26.8	37.5	45.6	54.2	66.9	77.6
20 min	20.3	22.9	32.1	38.9	46.2	56.8	65.8
25 min	17.9	20.3	28.2	34.2	40.5	49.6	57.2
30 min	16.2	18.3	25.4	30.7	36.3	44.2	50.8
45 min	12.9	14.6	20.1	24.1	28.2	34.0	38.6
1 hour	11.0	12.4	17.0	20.3	23.6	28.1	31.7
1.5 hour	8.79	9.90	13.4	15.9	18.4	21.6	24.1
2 hour	7.52	8.46	11.4	13.5	15.5	18.0	20.0
3 hour	6.04	6.80	9.16	10.7	12.2	14.2	15.6
4.5 hour	4.85	5.48	7.38	8.61	9.79	11.3	12.5
6 hour	4.15	4.69	6.33	7.39	8.40	9.73	10.7
9 hour	3.31	3.75	5.10	5.96	6.79	7.92	8.76
12 hour	2.79	3.18	4.35	5.11	5.83	6.84	7.61
18 hour	2.17	2.49	3.44	4.06	4.66	5.53	6.19
24 hour	1.80	2.06	2.87	3.41	3.94	4.70	5.29
30 hour	1.54	1.77	2.48	2.96	3.42	4.10	4.63
36 hour	1.35	1.55	2.18	2.61	3.03	3.64	4.12
48 hour	1.08	1.24	1.76	2.12	2.47	2.97	3.37
72 hour	0.779	0.895	1.27	1.53	1.79	2.16	2.45
96 hour	0.609	0.699	0.988	1.19	1.39	1.67	1.90
120 hour	0.501	0.574	0.807	0.968	1.13	1.35	1.54
144 hour	0.426	0.488	0.682	0.812	0.949	1.13	1.29
168 hour	0.372	0.426	0.590	0.698	0.815	0.972	1.11

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: Orielton
Site: 560m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Above ground PSD = 2.25L/s
Storage: AEP of 5%, Above ground volume = 7.13m³

Design Criteria

(Custom AEP IFD data used)

Location = Orielton
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) = 560 m² = 0.056 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 1.00

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	560	0.30	168
Total	560 m²		168

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	560	1.00	560
Gravel	0	0.50	0
Garden	0	0.30	0
Total	560 m²		560

Cw = ΣArea*C/Total = 1.000

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

PSD Intensity (I) = 46.2 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 2.15 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 14.37 L/s =(0.311 x I) Eq. 2.24

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 2.246 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 = -29.8 c = 61.9
$PSD = -b \pm \sqrt{(b^2-4ac)}/(2a)$
PSD = 2.246 L/s

Below ground pipe - Eq 3.3

$Qp = PSD*[1.6*tcs/\{tc*(1-2*PSD/(3*Qa))\}-0.6*tcs^{2.67}/\{tc*(1-2*PSDp/(3*Qa))\}^{2.67}]$
= 2.15
PSD = 2.231 L/s

Below ground rectangular tank - Eq 3.4

$t = tcs/(tc*(1-2*PSD/(3*Qa))) =$ 0.834
$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$
= 2.15
PSD = 2.163 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	88.0	27.4	3.54		
16	52.3	16.3	6.04		
21	44.9	14.0	6.49		
27	38.7	12.0	6.82		
32	34.9	10.8	6.98		
37	31.9	9.9	7.07		
43	29.0	9.0	7.12		
48	27.1	8.4	7.13		
54	25.2	7.8	7.10		
59	23.8	7.4	7.06		

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	27.5	8.6	**7.13**
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) = 1.68 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	8.6	7.1	35.5	64.9	100.4
Pipe						
B/ground						

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

Orifice

Permissible site discharge (Qu=PSD) = 2.25 L/s (Above ground storage)

Orifice coefficient (CD) = 1 For sharp circular orifice

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

Maximum storage depth above orifice (H) = 450 mm

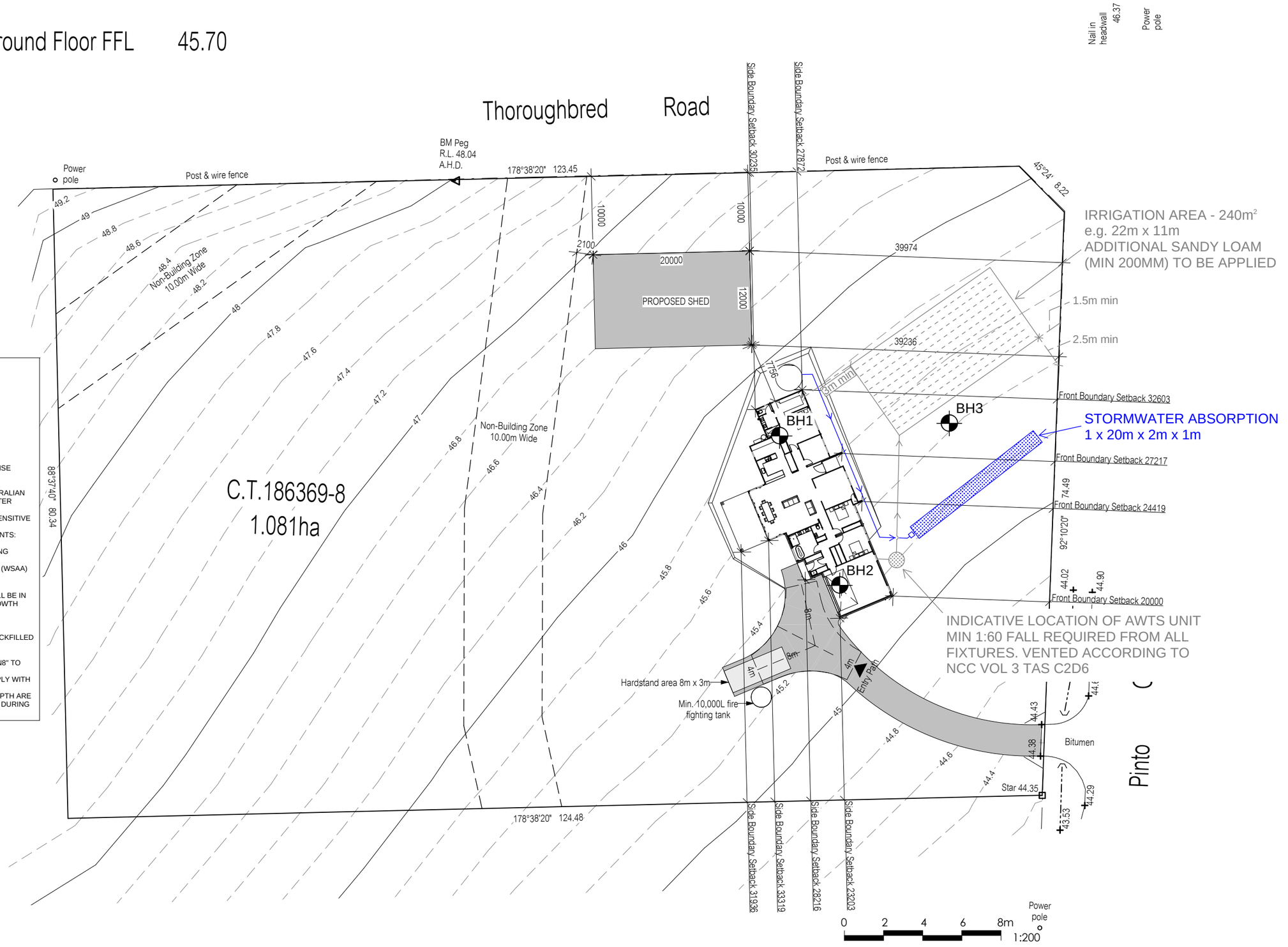
Orifice flow (Q) = $CD*Ao*\sqrt{(2*g*H)}$

Therefore:

Orifice area (Ao) = 756 mm^2

Orifice diameter ($D = \sqrt{(4*Ao/\pi)}$) = 31.0 mm

Ground Floor FFL 45.70



New Services

STORMWATER PIPE WITH FLOW DIRECTION

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

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.

No.	Date	Int.	Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WOOLLEY RESIDENCE

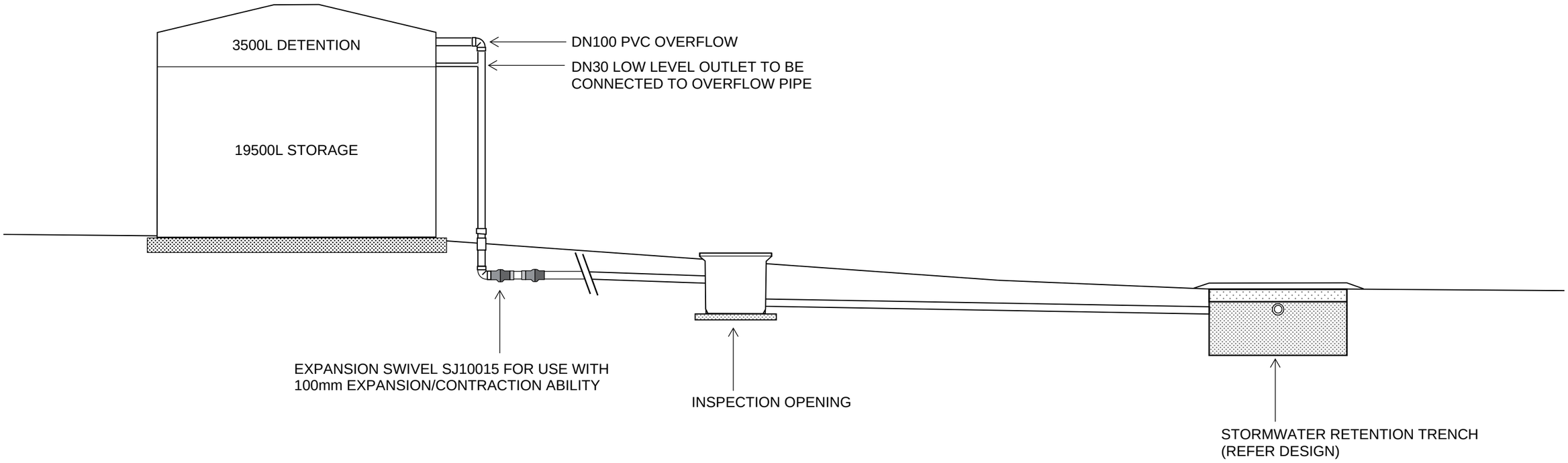
2 Pinto Close,
ORIELTON

JOSCON TASMANIA

LOCATION PLAN

Drawn	SW	AP2024-2420	
Date	05 December 2024	Sheet	01/03
Scale	1 : 500		

GES
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.	STORMWATER DETENTION SCHEMATIC CROSS-SECTION			23000L RAINWATER TANK WITH 3500L DETENTION		Sheet 1 of 1 Drawn by: SR

Design notes:

1. Absorption bed dimensions of up to 21m long by 0.60m deep by 2m 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. Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
6. All works on site to comply with AS3500 and Tasmanian Plumbing code.

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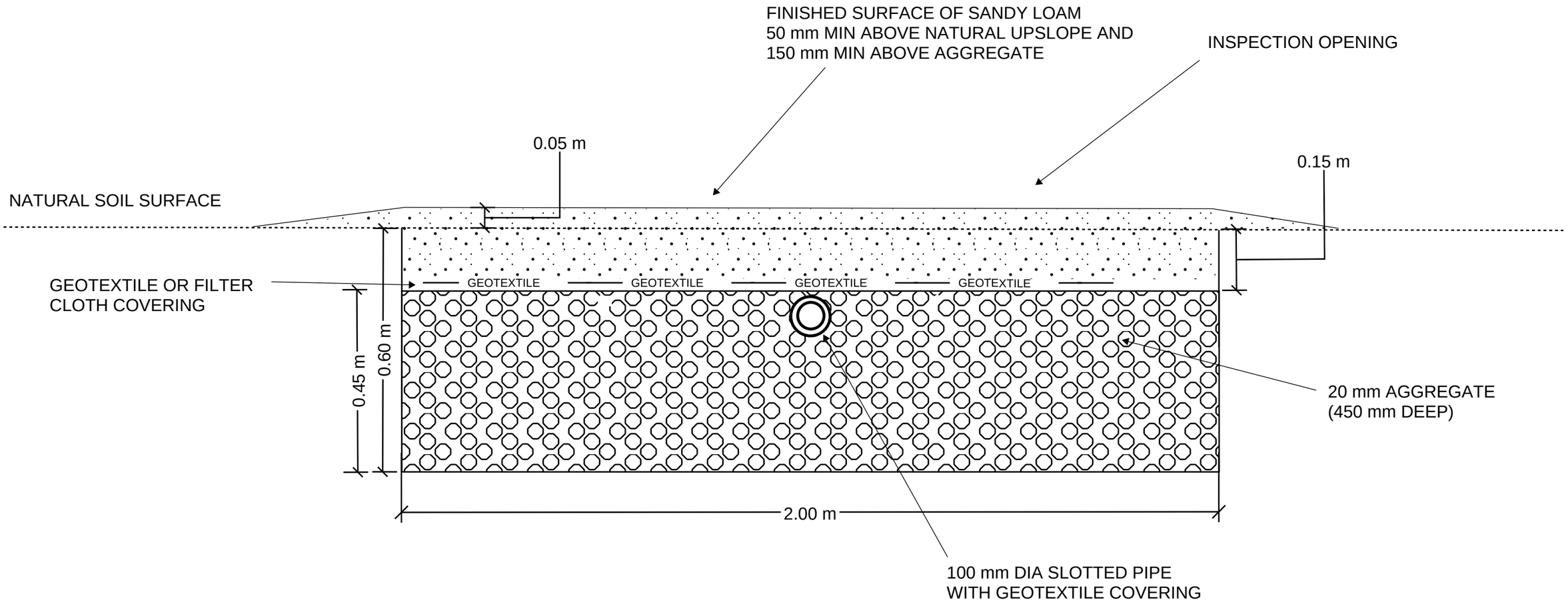


Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions Stormwater trench			Stormwater Absorption Detail

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: JOSCON Tasmania Pty Ltd *Owner name*
119 Harrington 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 JOSCON Tasmania Pty Ltd
Designer's project reference No. J11440
Address: 2 Pinto Cl
Lot No: 186369/8
Orielton 7172

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 with irrigation

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

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

Any other relevant documentation:

Geo-Environmental Assessment - 2 Pinto Close Orielton - Mar-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		11/03/2025
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		11/03/2025

RED SEAL
Urban & Regional Planning

PLANNING REPORT
SITE COVERAGE & SETBACK

Client:	*JOSCON TASMANIA*
Project:	Woolley Residence
Location:	2 Pinto Close, Orielton, TAS 7172
Property ID:	9456526
Certificate of Title:	186369/8
Planning Authority:	Sorell Council
Council Ref:	**DA 2025/84**
Planning Scheme:	Tasman Planning Scheme - Sorell
Zone:	11 Rural Living (Rural Living zone A)
Overlay Code:	Airport obstacle limitation area16 Bushfire-Prone Areas Code 13,
Development Code:	Parking & Sustainable Transport Code C2
Local Provisions:	Sorell Local Provisions Schedule
Specific Area Plan:	2. Specific Area Plan (SOR-S1.0)
Use Class:	Residential
Development:	Dwelling & Outbuilding (shed)
Lot Size:	10180m^2
Site coverage:	484m^2

Current Site Use/Development: Vacant land.

Proposed Works:

Three (3) bedroom dwelling with incorporated double garage on the western end of the building. The living area of the dwelling is orientated to the north and opens out to a covered patio or alfresco space. The dwelling has a floor area of 261m^2 with a covered porch area of 31m^2.

A shed (192m^2) is proposed on the eastern side of the property, positioned in a location that provides a degree of screening of the immediate rear yard and patio on the northern side of the dwelling from the adjacent Thoroughbred Road.

Purpose of the shed is for residential storage associated with the dwelling.

Zone Use Classification: No Permit Required

Reference is made to Sorell Council's request pursuant to Section 54 of the *Land Use Planning & Approvals Act 1993* (LUPAA) dated 16 April 2025, relating to the development application a dwelling and outbuilding, at 2 Pinto Close, Orielton (CT: 186369/8).

Council's correspondence references several matters that have been requested under Sec.54 LUPAA; however, *Red Seal Urban & Regional Planning* was asked to address matters relating to Request 1: Site Coverage, and Request 2: Setback. These two matters are addressed as follows:

Request 1: Site coverage – cl. 11.4.1

Council's Request 1 states:

> *A written statement and associated amended plans that address and respond to the 'Performance Criteria' of the Rural Living Zone – 11.4.1 P1 Site Coverage of the Scheme.*
>
> *Please Note. Site coverage relates to roofed areas not floor areas, and where a proposal is within the Rural Living Zone, eaves are not subtracted from the calculation.*

The proposed development has a site coverage of 484m^2 exceeding the Acceptable Solution cl. 11.4.1 A1 by 84m^2 which equates to 4.75% of the lot; therefore, relying on the Performance Criteria as referenced by Council.

The Performance Criteria cl. 11.4.1 P1 states:

> ***P1*** *- The site coverage must be consistent with that existing on established properties in the area, having regard to:*
>
> *(a) the topography of the site;*
> *(b) the capacity of the site to absorb runoff;*
> *(c) the size and shape of the site;*
> *(d) the existing buildings and any constraints imposed by existing development;*
> *(e) the need to remove vegetation; and*
> *(f) the character of development existing on established properties in the area.*

The test of the standard is that the proposed site coverage is consistent with existing development established on properties within the area. Under Table 3.1 Planning Terms & Definitions of the Scheme, site coverage is defined as "*the proportion of a site, excluding any access strip, covered by roofed buildings*". No definition is provided by the Scheme for the context or delineation of "area" as referenced by cl. 11.4.1 of the Scheme.

If area was confined to only the properties of Pinto Close, then reference would be confined to "streetscape" or even "adjacent or adjoining" properties, that are defined by Table 3.1 of the Scheme. Reference is made to the Tribunal's decision *M Drury v Hobart City Council and Ors*[1] that considered that '*area*', for the purposes of character, "*must be sufficiently large to enable an assessment of the prevailing characteristics but not so large as to dilute the character of the area around the development and alongside which the development will sit*"[2]. In this context there is no practical difference arising from use of the qualifier "surrounding"[3]; however, surrounding also is contextual. Therefore, established properties in the area include the properties along Greens Road which is the central access route for Rural Living Zoned Land associated with Orielton.

[1] [2016] TASRMPAT 18.

[2] Ibid [38].

[3] Reiterated by the Tribunal within: *T Pain v Clarence City Council* [2021] TASRMPAT 28 at [18]-[19]; *S Cai v Launceston City Council and TRC Multi Property Pty Ltd* [2019] TASRAMPAT 22 [21].

Within the area of Orielton zoned Rural Living the highest site coverage observed is 962m^2 (CT: 46035/14), located 1km from the proposed development site (Appendix A). Of the thirty-one (31) properties within 1km from the site surveyed, twenty-one (21) exceeded the 400m^2 acceptable solution site coverage level, with the average of all surveyed properties being 495m^2 in total area. Therefore, the proposal at 484m^2 is consistent with that existing on established properties.

However, the standard requiring more than a mathematical analysis, if the site coverage is consistent with the surrounding area is provided by the requirement to "have regard to" the six listed matters under the Performance Criteria[4].

The topography of the site and surrounding properties is low undulating remnant pasture with minimal to no standing native vegetation. As shown on the site plan and reflective of the Schedule of Easements associated with the Sealed Plan, the property is burdened by "non-building zone" easements. although there are multiple other properties that have large site coverage located within close proximity to the road frontage already established within the area. Therefore, the proposal is consistent with sub-clause (a) of the Standard.

The coverage of the site is less than 5% of the lot, therefore there is sufficient area for the site to absorb runoff, complying with sub-clause (b) of the Standard.

The location of the development is in the southern half of the rectangular lot with the dwelling setback from the frontage 20m at the closest point. Therefore, there is still a considerable buffer in terms of setback from the proposed development, facilitating landscaping between the buildings and the title boundaries, thereby maintaining sub-clause (b).

Existing buildings established within the Rural Living Zone of Orielton comprise a single dwelling with an outbuilding: in some cases, there are multiple outbuildings. The proposed development is consistent with the existing development within the surrounding area and sub-clause (d) of the Standard.

As the site is remnant pasture, there is no native vegetation of any significance mapped on the site; therefore, the proposal complies with sub-clause (e) of the Standard.

As previously established, exceeding the acceptable solution site coverage by 84m^2 is not out of character with the existing development established on properties in the area; therefore, consistent with sub-clause (f) of the Standard.

The site coverage is consistent with the site coverage established on properties in the Orielton area under the same Rural Living Zoning, having regard to the applicable listed matters under cl. 11.4.1 P1 of the Scheme, the proposed development with a site coverage of 484m^2 is compatible with the character of existing development in the area.

We are of the position that the Planning Authority has sufficient information to determine this project against cl. 11.4.1 of the Scheme in regard to site coverage.

[4] As determined within *Hobart City Council v Rich Tapestry Pty Ltd (ACN 667 999 055)* [2024] TASSC 54 at [7], [26], and [28], the factors associated with the term "having regard to", are for a Planning Authority to consider in determining whether the application complies with the Performance Criteria's test: they are not themselves a mandatory requirement that the proposal must satisfy or comply with but may be considered in context with the standard's test, they may also not be applicable to each site or project.

Request 2: Setback – cl. 11.4.2 A2

Council's Request 2 states:

> *A written statement and associated amended plans that address and respond to the 'Performance Criteria' of the Rural Living Zone – 11.4.2 Building height, setback and siting.*
>
> *Please Note. The proposed outbuilding is within the front setback, as defined by Thoroughbred Road. As a frontage, the Acceptable Solution from this boundary is 20m. Where less than 20m an assessment of the compatibility of the proposal against the character of the area is required.*

The proposed development has a front setback to Thoroughbred Road of 10m for the outbuilding, with the dwelling having a setback of 27m to the same frontage and 20m at the closest point for Pinto Close frontage. As such, the dwelling's setback complies with the Acceptable Solution cl. 11.4.2 A2; however, the location of the outbuilding relies on the assessment of the Performance Criteria:

> ***P2** - Buildings must be sited to be compatible with the character of the area, having regard to:*
> *(a) the topography of the site;*
> *(b) the setbacks of adjacent buildings;*
> *(c) the height, bulk and form of existing and proposed buildings;*
> *(d) the appearance when viewed from roads and public places; and*
> *(e) the retention of vegetation.*

The test of the standard is for development to be "sited to be compatible with the character of the area", this does not require the setbacks to be the same as others in the area. Additionally, for the reasons previously cited, area is broader than streetscape.

A site inspection of the area, with subsequent cross referencing measurements based on aerial imagery within the State LIST Mapping, indicates there are multiple properties with established buildings located within the 20m setback from the applicable road frontage, which applies to both dwellings or outbuildings:

- CT: 186369/18, 0.0m setback to the outbuilding, 9m to the dwelling,
- CT: 177480/1, 15m setback to the dwelling,
- CT: 181842/4, 10m setback to the dwelling,
- CT: 32376/3, 8m setback to the dwelling,
- CT: 177885/11, 10m setback to the outbuilding (also a corner lot),

Within the Rural Living Zoned area of Orielton an outbuilding setback 10m from the road frontage is compatible with the established character of the area; therefore, compliant to the core test of the Standard.

Having regard to the listed matters, it is observed that whilst there may not be any dominate topographical implications on the site, as cited above, the Sealed Plan is burdened by no building areas on the easements. These easements appear to be associated with stormwater management across the landscape; therefore, the development is restricted on the site to a desirable location for construction. As such, regard has been given to sub-clause (a) of the Standard.

At the time of drafting this submission, no development has been established on the lots that share a common boundary. The closest property, with frontage to Thoroughbred Road is CT: 186369/18, which has a road setback of 0.0m as referenced above. Having regard for the surrounding area, the proposal is consistent with sub-clause (b).

The proposed building façade presenting to the frontage is that of a single wall shed that equates to just under 13% of the frontage length. Such a structure is not uncommon within the rural

landscape. The plans indicate that one corner will require a minor excavation, resulting in the bulk visually reduced to an extent. It is also noted that the shed is over 40m from the frontage to Pinto Close, as a consequence the structure wall is unlikely to pose a visual impact on road users rounding the corner. There is space surrounding for vegetation to be established to assist in screening the structure's visual bulk. However, it is advised that this should be undertaken with the advice of a Bushfire Practitioner to avoid establishing a hazard. Such a requirement can form part of the Planning Permit. Therefore, in regard to sub-clause (c) & (d) the location of the shed is compatible with the area and will not create an impact on the useability of the roads.

There is no native vegetation within this space for retention; therefore, sub-clause (e) is not applicable to this proposal.

We are of the position that the Planning Authority has sufficient information to determine this project against cl. 11.4.2 A2 of the Scheme in regard to the setback of the shed from Thoroughbred Road.

Conclusion

In reference to Sorell Council's request pursuant to Section 54 of the *Land Use Planning & Approvals Act 1993* (LUPAA) dated 16 April 2025, relating to the development application a dwelling and outbuilding, at 2 Pinto Close, Orielton (CT: 186369/8), relating to Request 1: Site Coverage, and Request 2: Setback, we are of the position that sufficient documentation and information has been provided to the Planning Authority.

Whilst the site coverage relies on the performance criteria of cl. 11.4.1 P1 Site Coverage, the development complies with the Scheme's applicable standards relevant to this area.

Additionally, the location of the shed results in the project relying on the performance criteria of cl. 11.4.2 P2 of the Scheme – a review of the area indicates that the project is compatible with established setbacks within the area; therefore, complying with the Scheme.

We look forward to seeing the application on public notice, processed, and with an approved determination as soon as possible.

Yours sincerely

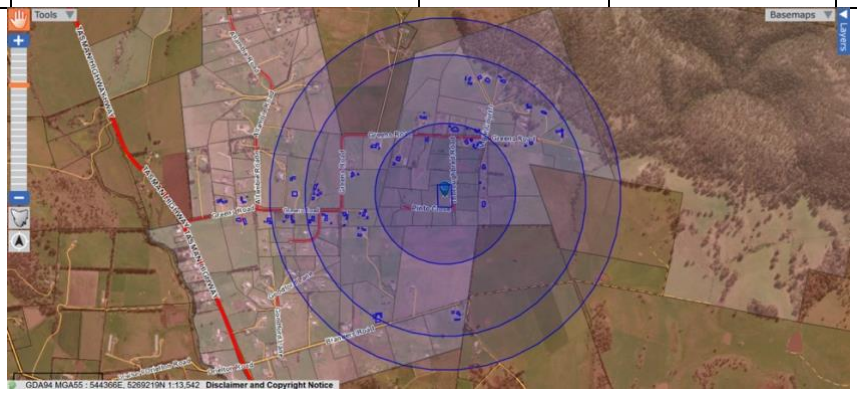
TRENT J. HENDERSON
BA(Hons), GCertUrbDes, MEnvPlg, MCulHerMus, RPIA

Principal Planner
RED SEAL Urban & Regional PLANNING

Building Occupational Licensing No. 172221947

Appendix A: Orielton Site Coverage Study Date – Rural Living Zone

Title Reference	Address	Site coverage sqm[5]	Distance from 2, Pinto close, Orielton (Radius)	Zone
181842/2	214 GREENS RD ORIELTON	389.1	400 m	Rural Living
181842/1	214A GREENS RD ORIELTON	437.7	400m	Rural Living
186369/18	212 GREENS RD ORIELTON	739.02	400m	Rural Living
186830/3	186 GREENS RD ORIELTON	175.6	400m	Rural Living
186830/1	186 GREENS RD ORIELTON	500.5	400m	Rural Living
177480/1	215 GREENS RD ORIELTON	234	400m	Rural Living
177480/2	193 GREENS RD ORIELTON	798	400m	Rural Living
171025/1	150 GREENS RD ORIELTON	460.415	800m	Rural Living
128343/1	179 GREENS RD ORIELTON	340.71	800m	Rural Living
103907/12	21 VIGAR CT ORIELTON	401.661	800m	Rural Living
103907/11	23 VIGAR CT ORIELTON	628.8	800m	Rural Living
103907/10	22 VIGAR CT ORIELTON	407.1	800m	Rural Living
180600/1	18 VIGAR CT ORIELTON	224.3	800m	Rural Living
103907/7	251 GREENS RD ORIELTON	273.2	800m	Rural Living
103907/6	253 GREENS RD ORIELTON	540.64	800m	Rural Living
181842/4	220 GREENS RD ORIELTON	346.49	800m	Rural Living
107182/1	124 BRANDERS RD ORIELTON	507.44	800m	Rural Living
163991/2	85 BRANDERS RD ORIELTON	408.58	800m	Rural Living
38896/3	96 GREENS RD ORIELTON	430.92	800m	Rural Living
32376/3	94 GREENS RD ORIELTON	506.65	800m	Rural Living
139093/2	112 GREENS RD ORIELTON	350.35	800m	Rural Living
46035/15	73 GREENS RD ORIELTON	821.08	800m	Rural Living
163991/1	77 BRANDERS RD ORIELTON	897.5	800m	Rural Living
177885/11	5 ABRUZZI CT ORIELTON	496.6	800m	Rural Living
177885/3	8 ABRUZZI CT ORIELTON	512.5	800m	Rural Living
177885/2	62 GREENS RD ORIELTON	576.99	1000m	Rural Living
46035/14	67 GREENS RD ORIELTON	961.7	1000m	Rural Living
177885/1	50 GREENS RD ORIELTON	380.26	1000m	Rural Living
106244/2	34 GREENS RD ORIELTON	744.3	1000m	Rural Living
178774/2	33 GREENS RD ORIELTON	300.17	1000m	Rural Living
182814/4	23 GREENS RD ORIELTON	495.18	1000m	Rural Living



[5] Site coverage has been based on best available aerial imagery from the State LIST Mapping. More exact site coverage measurements would be achieved based on plans for each property and development; however, access to the Council records to undertake such a review is beyond the scope of this project.

JOSCON TASMANIA

AP2024-2420 - PROPOSED WOOLLEY RESIDENCE
2 Pinto Close,
ORIELTON

SHEET		DRAWING TITLE
01	D	LOCATION PLAN
01a	D	SITE PLAN
01b	D	DRAINAGE PLAN
01c	D	PERSPECTIVE VIEWS
02	D	FLOOR PLAN (A2)
02a		SHED PLAN (STAGE 2)
03	D	ELEVATIONS SHEET 1
03a	D	ELEVATIONS SHEET 2
03c	D	SHED ELEVATIONS (STAGE 2)

Sorell Council

Development Application: 5.2025.84.1 - Response to Request For Information - 2 Pinto Close, Orielton - P2.pdf
Plans Reference: P2
Date Received: 27/06/2025

No.	Amendment	Date	Drawn	Checked	Sheet
D	Client changes: Revert dewlling & shed to previous location, Update cladding / brick as per markup, Show parking spaces to garage, Driveway to be gravel.	26 June 2025	SW	ST	01 - 02, 03 - 03c
C	Client changes: Relocate dwelling parallel to Pinto Close, Relocate shed to have 20m setback from Thoroughbred road with water tanks on the Thoroughbred road side.	02 June 2025	KV	CK	01 - 01c, 03 - 03c
B	Client changes: Update cladding / Face brick as per markup's	24 Apr. 2025	KV	CK	01c,02,03 & 03a
	DA PLAN SET	14 Mar. 2025	SW	ST	01 - 03
A	Floor plan/Window changes.	24 Feb. 2025	SW	ST	01 - 02, 03, 03a
	New Floor Plan	20 Jan. 2025	SW	N/A	01 - 03
	Prelim DA	05 Dec. 2024	SW	N/A	01 - 03

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

Soil Classification:	TBC
Title Reference:	CT186369/8
Floor Areas:	261.39m²
Porch / Deck Areas:	31.07m²
Wind Speed:	TBC
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	LOW
Certified BAL:	TBC
Designed BAL:	TBC
(Refer to Standard Notes for Explanation)	

COVER SHEET

AP2024-2420

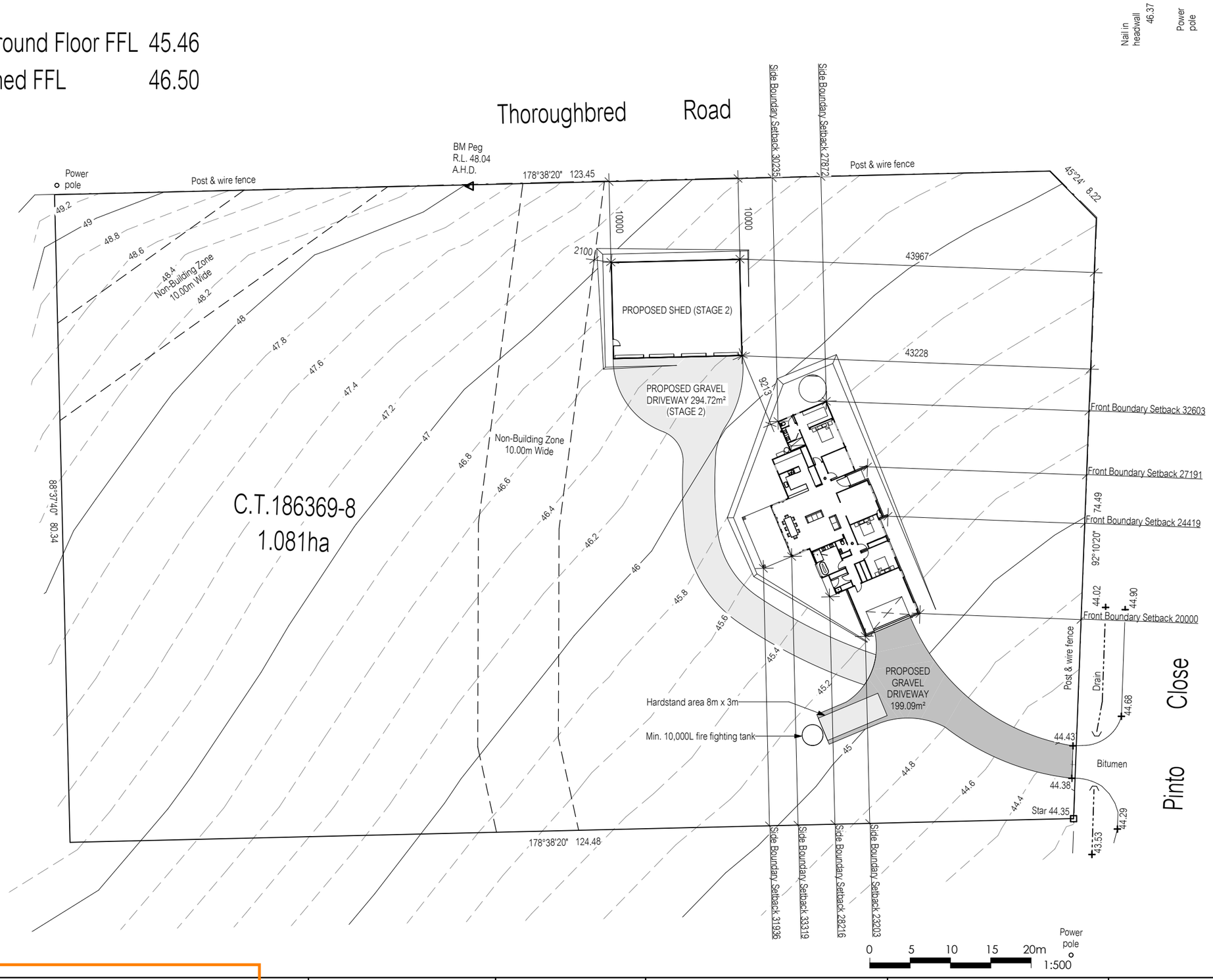
Date 14 March 2025

Scale

Sheet 00/03

Ground Floor FFL 45.46

Shed FFL 46.50



SORELL COUNCIL

Sorell Council

Development Application: 5.2025.84.1 - Response to Request For Information - 2 Pinto Close, Orielton - P2.pdf
Plans Reference: P2
Date Received: 27/06/2025

No.	Date	Int.	Amendment changes as per cover sheet
D	26 June 2025	SW	
C	02 June 2025	KV	
A	24 Feb. 2025	SW	

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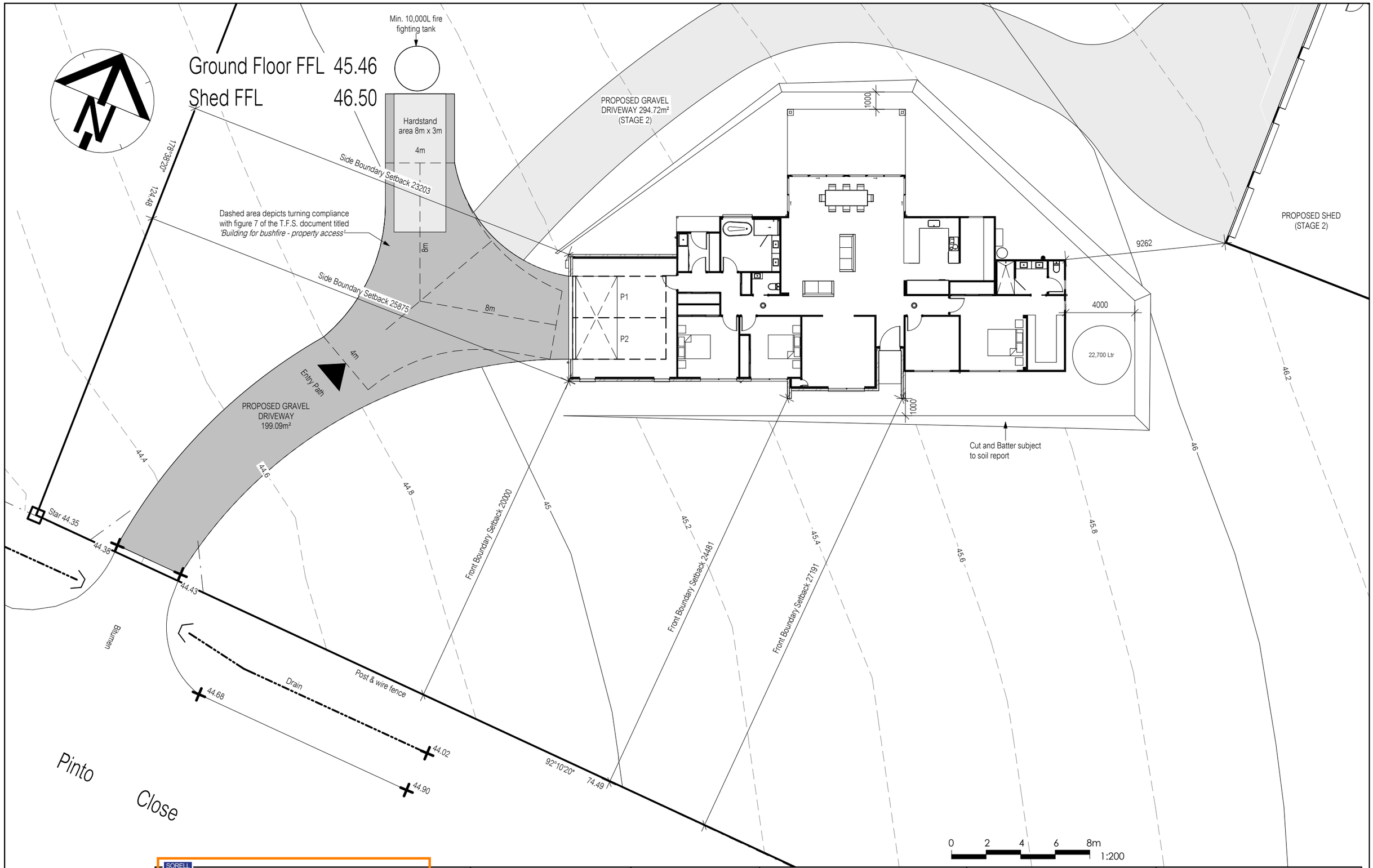
PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

JOSCON TASMANIA

LOCATION PLAN

Drawn	SW	AP2024-2420	
Date	05 December 2024	Sheet	01/03
Scale	1 : 500		



SORELL COUNCIL

Sorell Council

Development Application: 5.2025.84.1 - Response to Request For Information - 2 Pinto Close, Orielton - P2.pdf
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No.	Date	Int.	Amendment changes as per cover sheet
D	26 June 2025	SW	
C	02 June 2025	KV	
A	24 Feb. 2025	SW	

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Client / Project info

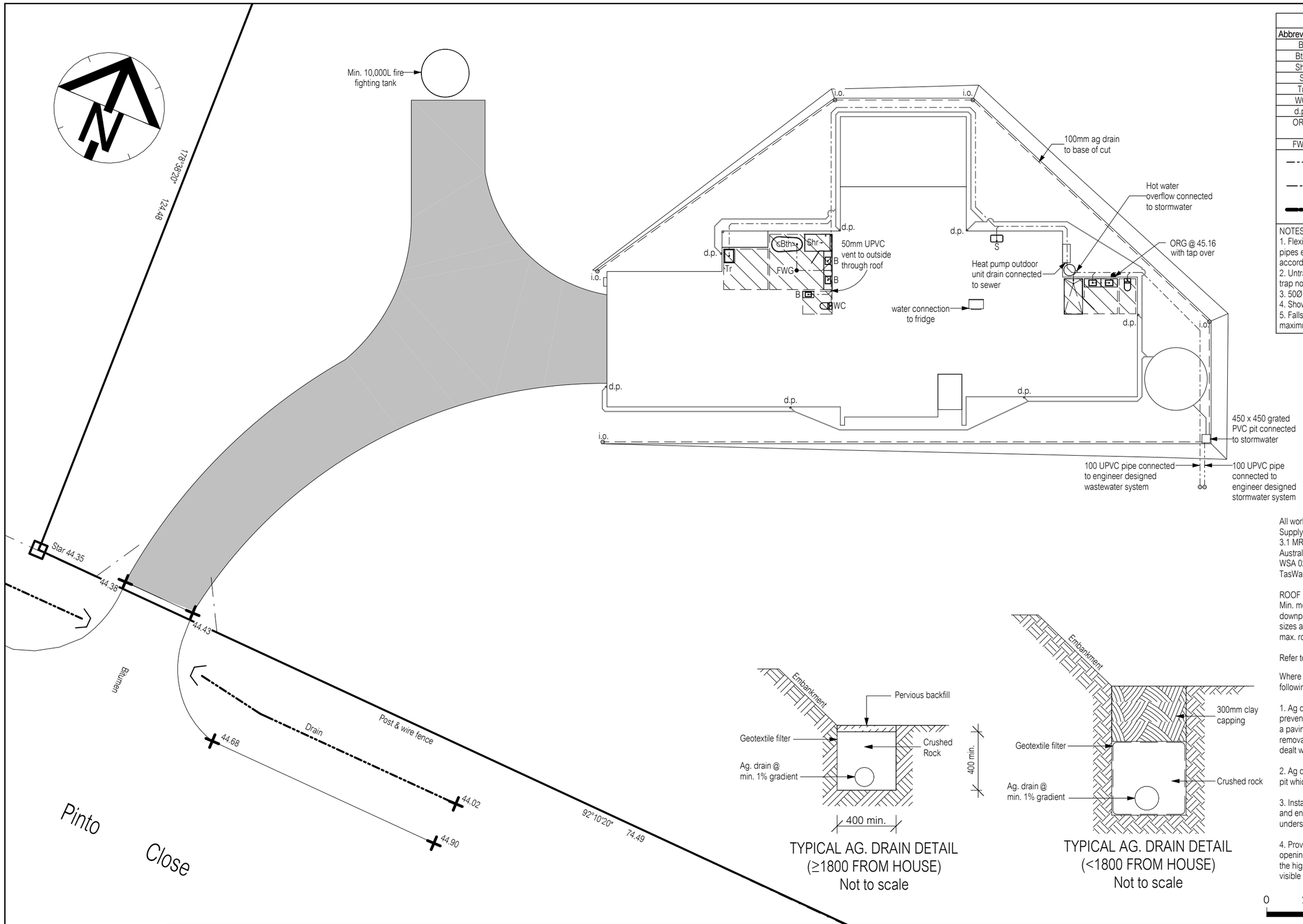
PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

JOSCON TASMANIA

SITE PLAN

Drawn	SW	AP2024-2420	
Date	05 December 2024	Sheet	01a/03
Scale	1 : 200		



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
	Sewer Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (150Ø UPVC) (unless noted otherwise)	

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

Refer to Roof Plan for downpipe calculations

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% fall 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.

TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale

0 2 4 6 8m
1:200

No.	Date	Int.
D	26 June 2025	SW
C	02 June 2025	KV
A	24 Feb. 2025	SW

Amendment changes as per cover sheet

Soil classification: TBC

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

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- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

JOSCON TASMANIA

DRAINAGE PLAN

Drawn	SW	AP2024-2420	
Date	6 March 2025	Sheet	01b/03
Scale	1 : 200		

No.	Date	Int.
D	26 June 2025	SW
C	02 June 2025	KV
B	24 Apr. 2025	KV
A	24 Feb. 2025	SW

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

Sorell Council

Development Application: 5.2025.84.1 - Response to Request For Information - 2 Pinto Close, Orielton - P2.pdf
Plans Reference: P2
Date Received: 27/06/2025

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NEW TOWN
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Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

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PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

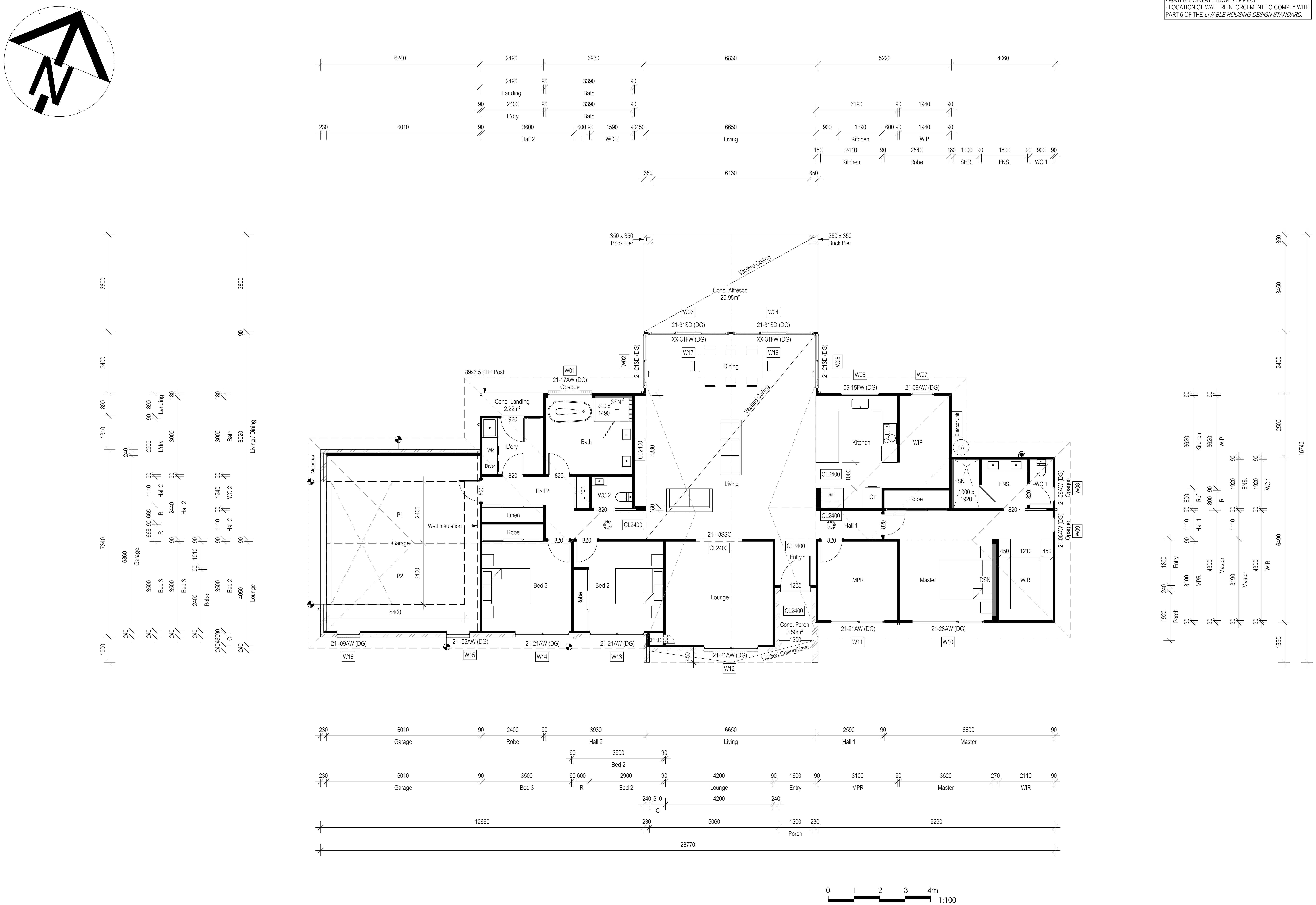
JOSCON TASMANIA

PERSPECTIVE VIEWS

Drawn	SW	AP2024-2420
Date	05 December 2024	Sheet 01c/03
Scale		

NOTES:
- ALL WINDOW & DOOR HEAD HEIGHTS @ 2160 UNO
- NICHES AS PER JOSCON BA SPEC DOCUMENT
- JOINERY AS PER JOSCON BA SPEC DOCUMENT
- WATERSTOPS AT SHOWER DOORS
- LOCATION OF WALL REINFORCEMENT TO COMPLY WITH PART 6 OF THE *LIVABLE HOUSING DESIGN STANDARD.*

LEGEND
BH - BULKHEAD @ 2160 UNO
SSN - SINGLE STUD NICHE
DSN - DOUBLE STUD NICHE
TSN - TRIPLE STUD NICHE
SSO - SQUARE SET OPENING
O/H - OVERHEAD
O/T - OVEN TOWER
TR - TOWEL RAIL
TRH - TOILET ROLL HOLDER
RH - ROBE HOOK



0 1 2 3 4m
1:100

Floor Area = 260.60m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

No.	Date	Int.
D	26 June 2025	SW
B	24 Apr. 2025	KV
A	24 Feb. 2025	SW

Amendment changes as per cover sheet

Notes
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Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email: info@anotherperspective.com.au

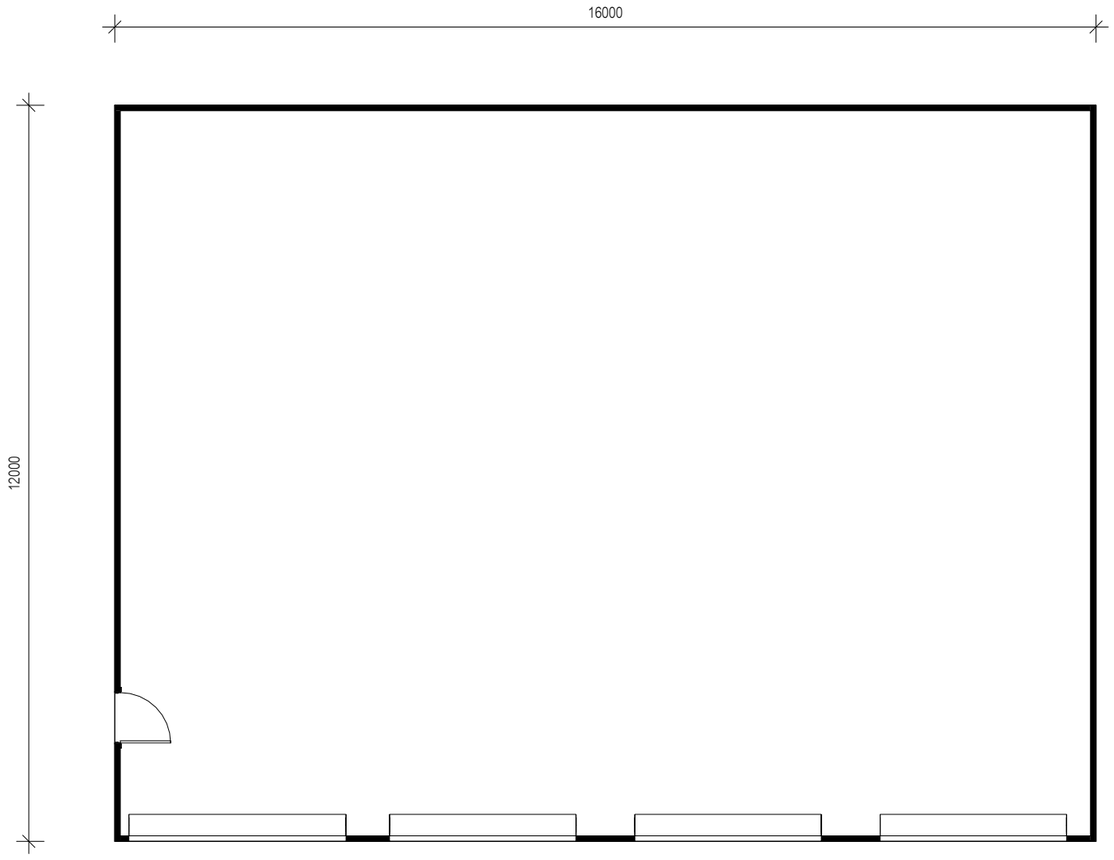
Client / Project info
PROPOSED WOOLLEY RESIDENCE
2 Pinto Close,
ORIELTON

JOSCON TASMANIA

FLOOR PLAN (A2)

Drawn	SW	AP2024-2420
Date	05 December 2024	Sheet
Scale	1 : 100 @ A2	02/03

NOTE:
Wall thickness nominal, refer to Rainbow Building Solutions documents for full details.



0 1 2 3 4m
1:100

No.	Date	Int.

Amendment changes as per cover sheet

Floor Area = 192.00m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes
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ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

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PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

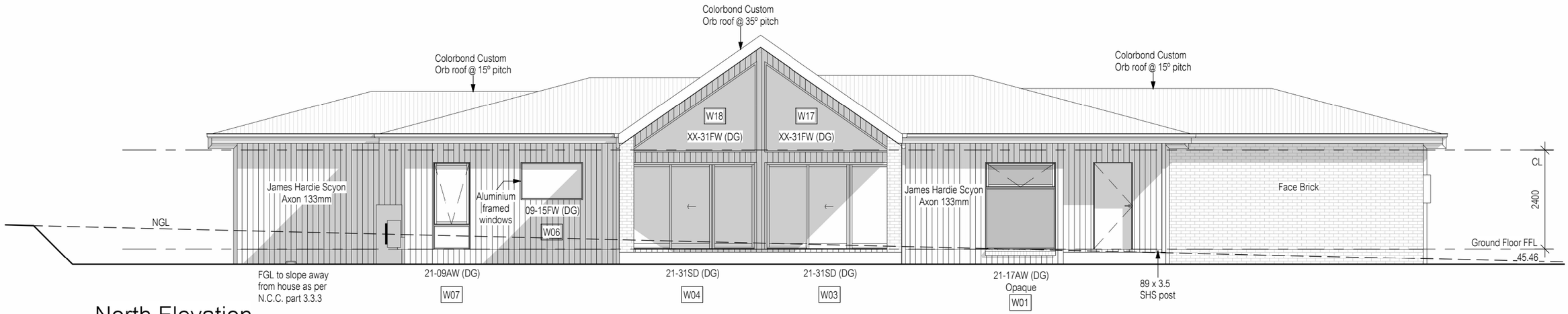
JOSCON TASMANIA

SHED PLAN (STAGE 2)

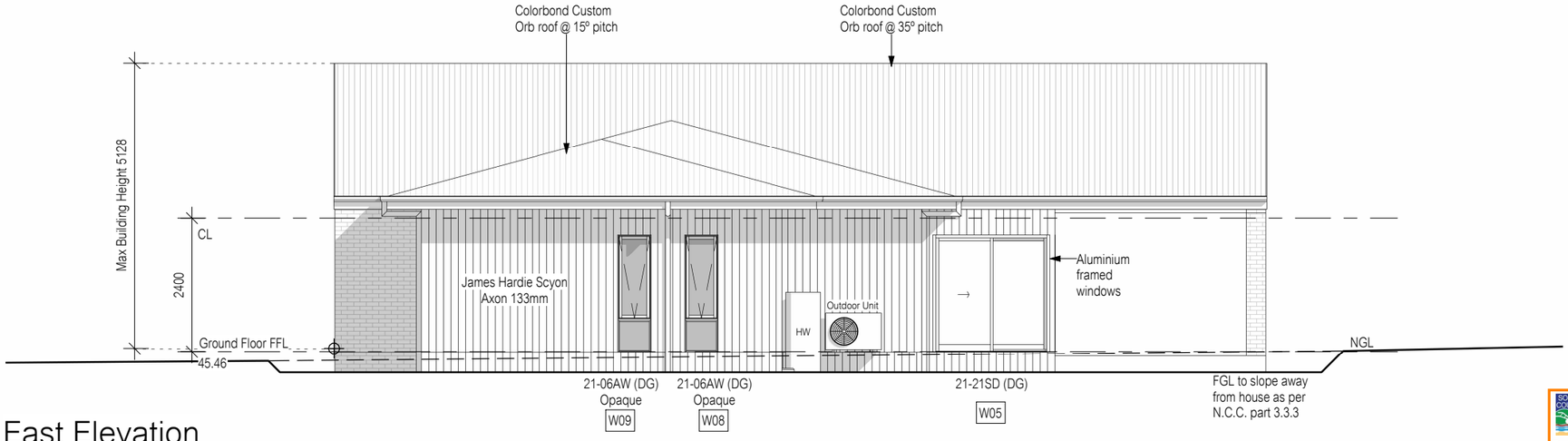
Drawn	SW	AP2024-2420
Date	05 December 2024	Sheet 02a/03
Scale	1 : 100	

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
Scyon Axon 133mm	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



North Elevation



East Elevation

Sorell Council
Development Application: 5.2025.84.1 - Response to Request For Information - 2 Pinto Close, Orielton - P2.pdf
Plans Reference: P2
Date Received: 27/06/2025

No.	Date	Int.
D	26 June 2025	SW
C	02 June 2025	KV
B	24 Apr. 2025	KV
A	24 Feb. 2025	SW

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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NEW TOWN
LIC. NO. 685230609 (S. Turvey)
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Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

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PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

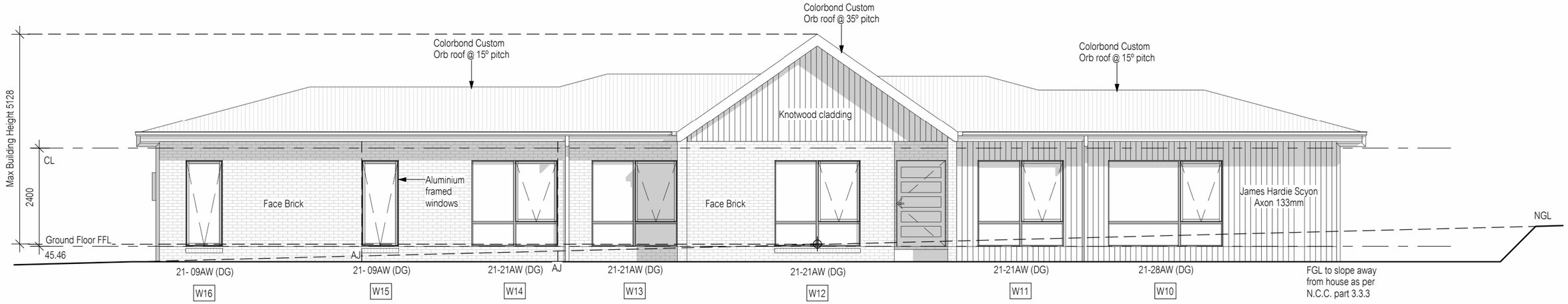
JOSCON TASMANIA

ELEVATIONS SHEET 1

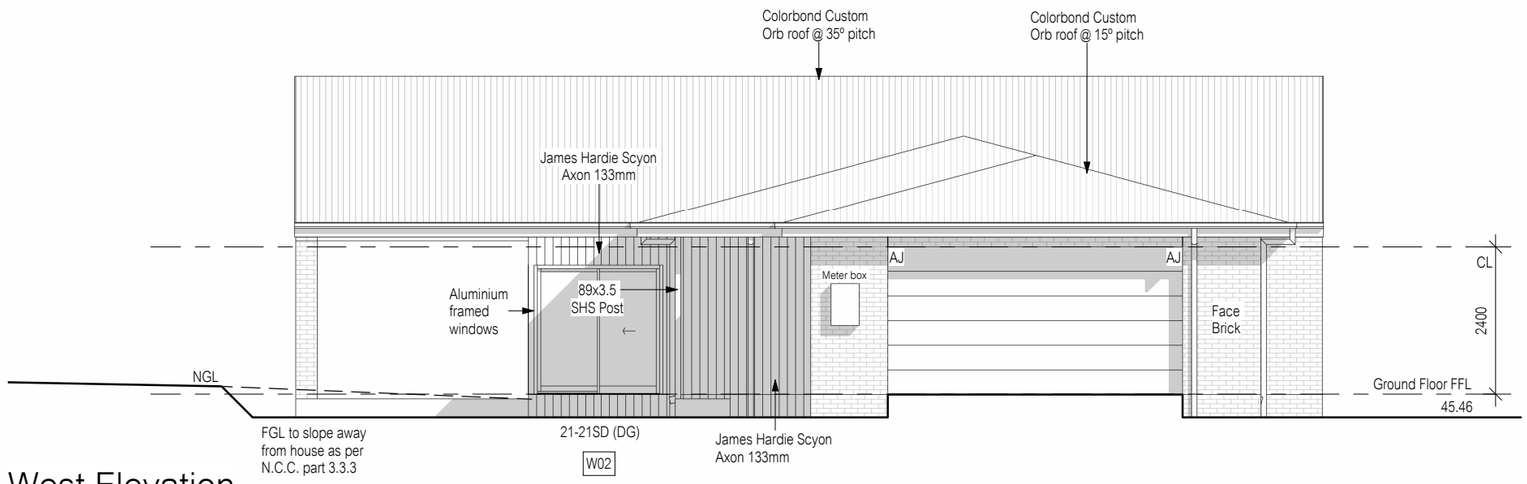
Drawn	SW	AP2024-2420
Date	14 March 2025	Sheet
Scale	1 : 100	03/03

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
Scyon Axon 133mm	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



South Elevation



West Elevation

Sorell Council
Development Application: 5.2025.84.1 - Response to Request For Information - 2 Pinto Close, Orielton - P2.pdf
Plans Reference: P2
Date Received: 27/06/2025

No.	Date	Int.
D	26 June 2025	SW
C	02 June 2025	KV
B	24 Apr. 2025	KV
A	24 Feb. 2025	SW

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
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PO BOX 21
NEW TOWN
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

JOSCON TASMANIA

ELEVATIONS SHEET 2

Drawn	SW
Date	14 March 2025
Scale	1 : 100
	Copyright ©

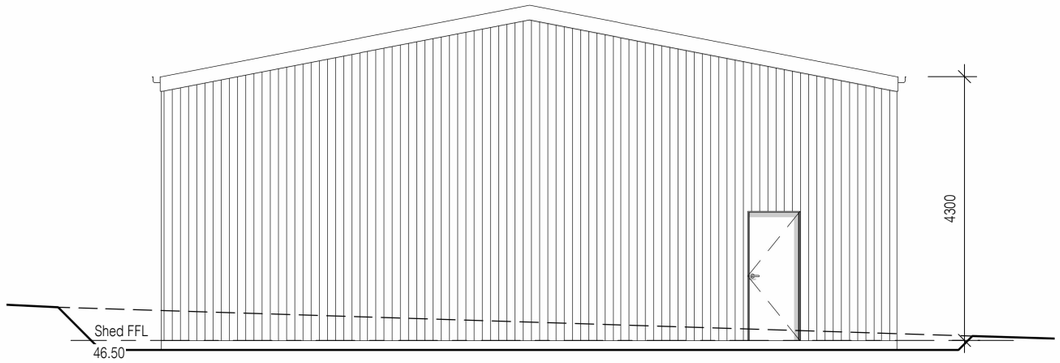
AP2024-2420

Sheet 03a/03

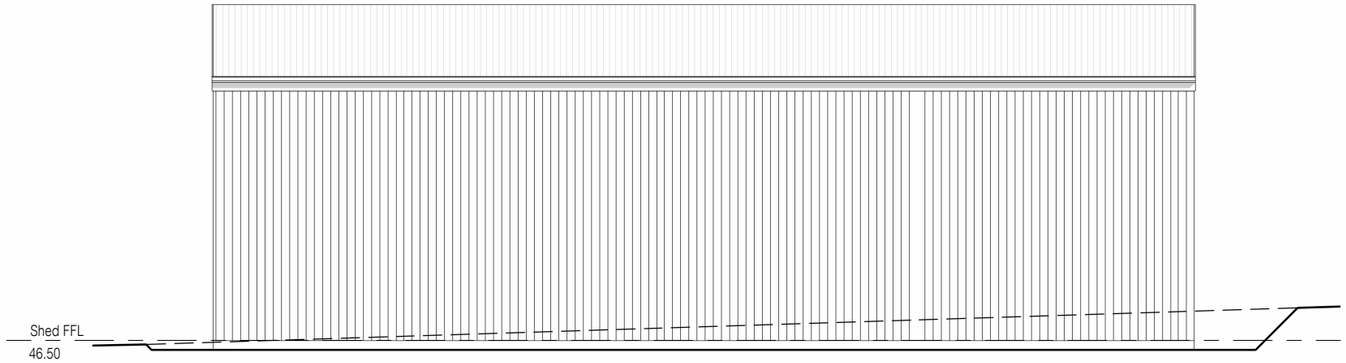
NOTE:
Refer to Rainbow Building Solutions documents for full details.

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
Scyon Axon 133mm	tbc

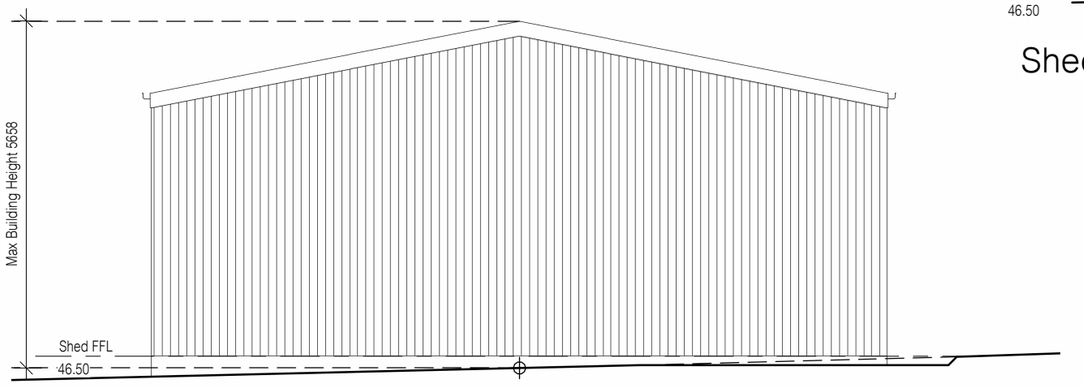
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



Shed North Elevation



Shed East Elevation



Shed South Elevation

Shed West Elevation

Sorell Council
Development Application: 5.2025.84.1 - Response to Request For Information - 2 Pinto Close, Orielton - P2.pdf
Plans Reference: P2
Date Received: 27/06/2025

No.	Date	Int.
D	26 June 2025	SW
C	02 June 2025	KV

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

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Email:
info@anotherperspective.com.au

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PROPOSED WOOLLEY RESIDENCE

2 Pinto Close,
ORIELTON

JOSCON TASMANIA

SHED ELEVATIONS (STAGE 2)

Drawn	SW	AP2024-2420	
Date	14 March 2025	Sheet	03c/03
Scale	1 : 100		

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

No.	Date	Int.	
A	24 Feb. 2025	SW	Amendment changes as per cover sheet

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PROPOSED WOOLLEY RESIDENCE
2 Pinto Close,
ORIELTON

JOSCON TASMANIA

ELECTRICAL PLAN

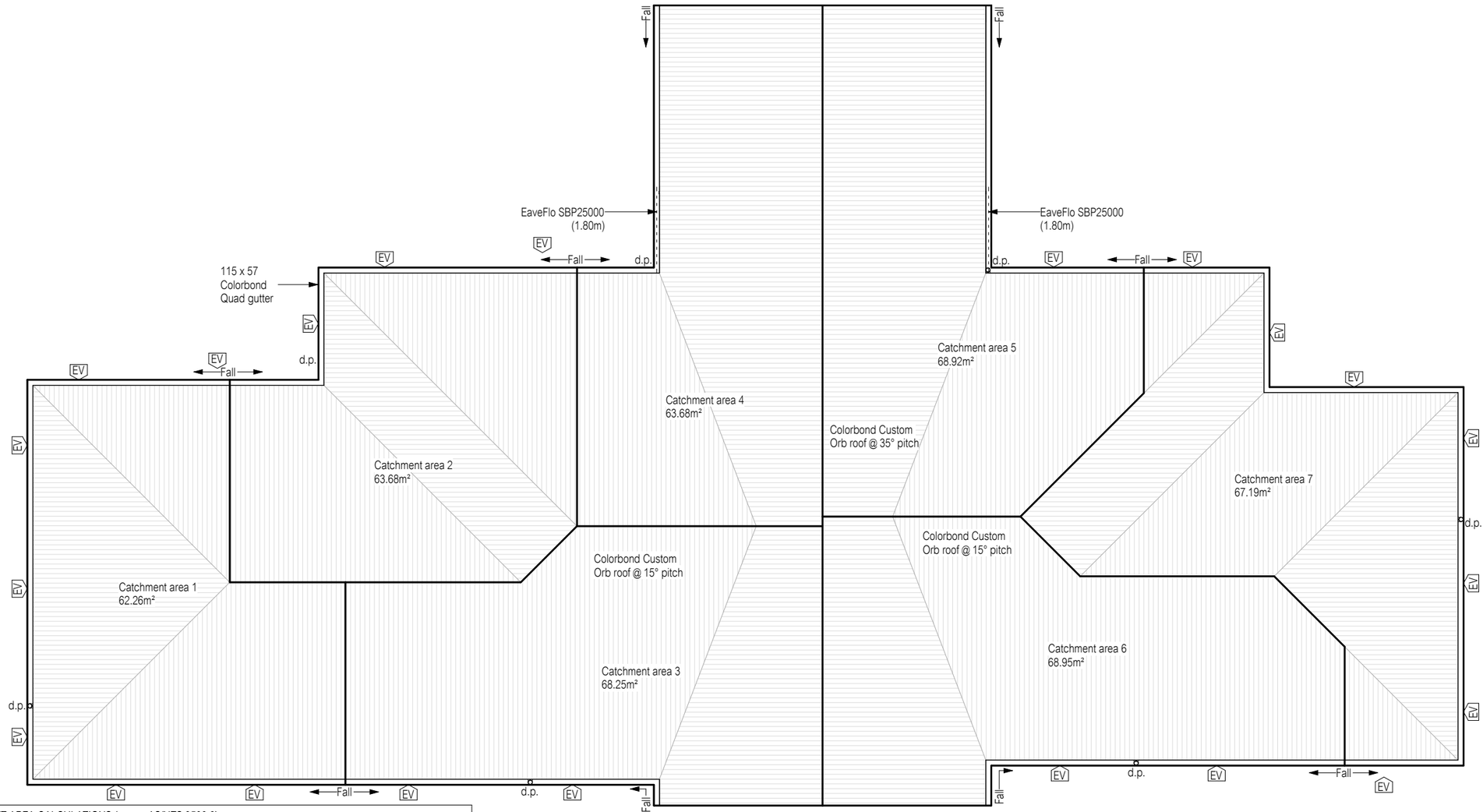
Drawn	SW	AP2024-2420	
Date	14 March 2025	Sheet	09/03
Scale	1 : 100		

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	329.39	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	338.52	Area of Roof (including 115mm Quad gutter) (m²)
Ac	457.01	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	6.01	Ac ÷ Acdp
Downpipes Provided	7	

Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

ROOF DRAINAGE NOTE: Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

EV

EAVES VENT NOTE: BRADFORD CSR METAL EAVE VENT (34,600mm²). 22 VENTS EVENLY SPACED

EAVES VENT NOTE: EaveFlo SBP25000

No.	Date	Int.	Amendment changes as per cover sheet

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Fx: (03) 6231 4166
Email:
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ORIELTON

JOSCON TASMANIA

ROOF PLAN

Drawn	SW	AP2024-2420	
Date	14 March 2025	Sheet	11/03
Scale	1 : 100		