

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

3 EASTAUGH STREET, DODGES FERRY

PROPOSED DEVELOPMENT:

DWELLING AND TEMPORARY DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 24th November 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 24th November 2025**.

APPLICATION NO: 5.2025-243.1
DATE: 31 OCTOBER 2025



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m

6-Nov-2025

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

Full description of Proposal:	Use: Dwelling
	Development: New Private Residence, class 10a (temporary occupancy)
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 520,000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 3 Eastaugh
	Suburb: Dodges Ferry Postcode: 7173
	Certificate of Title(s) Volume: 187805 Folio: 2

Current Use of Site	Vacant Land
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Current Owner/s:	Name(s) Scott Webb & Hannah Evans
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Is the Property on the Tasmanian Heritage Register?	No: ☐ Yes: ☒	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☐ Yes: ☒	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☐ Yes: ☒	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☐ Yes: ☒	<i>If yes, please complete the Council or Crown land section on page 3</i>
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/		


Sorell Council
 Development Application: 5.2025.243.1 -
 Development Application - 3 Eastaugh Street,
 Dodges Ferry - P1.pdf
 Plans Reference: P1
 Date Received: 09/09/2025

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 <i>Land Use Planning and Approvals Act 1993</i>, 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. <i>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>	
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 <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u><i>Damon Jackson</i></u> Date: <u>09/09/2025</u>

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 <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is 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: 5.2025.243.1 - Development Application - 3 Eastaugh Street, Dodges Ferry - P1.pdf Plans Reference: P1 Date Received: 09/09/2025	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



CONTACT

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Date: 09/09/2025

Planning Department
Sorell Council
47 Cole Street
Sorell TAS 7172

Subject: Development Application – Proposed New Dwelling at 3 Eastaugh Street, Dodges Ferry TAS 7173

Dear Sir/Madam,

I am writing to formally submit a Development Application for the proposed new dwelling at **3 Eastaugh Street, Dodges Ferry TAS 7173**, within the Sorell Municipality. The development is proposed to be delivered in **two stages**:

1. **Stage 1 – Temporary Accommodation (Class 10a Outbuilding):**

A small Class 10a outbuilding is proposed to be constructed and temporarily occupied during the building phase of the main dwelling. This structure will provide short-term accommodation and support the construction process.

2. **Stage 2 – Main Dwelling (Class 1a):**

A new Class 1a dwelling will be constructed on the site. Upon completion and the granting of a Certificate of Occupancy for the main dwelling, the temporary accommodation (outbuilding) will be decommissioned as a Class 1a structure and reinstated as a Class 10a outbuilding, in accordance with regulatory requirements.

This staged approach ensures a practical and efficient construction process while complying with the relevant planning and building regulations.

Please find enclosed the required plans, documentation, and supporting information to accompany this application. Should further information or clarification be required, I would be pleased to provide it.

Thank you for your time and consideration of this application. I look forward to working with Council throughout the assessment process.

Yours sincerely,
Damon Jackson



Sorell Council

Development Application: 5.2025.243.1 -
Development Application - 3 Eastaugh Street,
Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 09/09/2025



Sorell Council

Development Application: 5.2025.243.1 -
Response to Request For Information - 3
Eastaugh Street, Dodges Ferry - P3.pdf
Plans Reference: P3
Date Received: 28/10/2025

DOYLE **SOIL** **CONSULTING**



SITE AND SOIL EVALUATION REPORT **ONSITE WASTEWATER ASSESSMENT**

3 Eastaugh St

Dodges Ferry

July 2025

Updated October 2025

ATTENTION:

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

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

SITE INFORMATION

Client: Scott Webb and Hannah Evans

Address: 3 Eastaugh St, Dodges Ferry (CT 187805/2)

Site Area: Approximately 1506 m²

Date of inspection: 28/05/2025

Building type: New house and ancillary

Services: Reticulated Tank water supply and onsite wastewater management

Relevant Planning Overlays: Nil

Mapped Geology - Mineral Resources Tasmania 1:250 000 SE sheet: **Rq** = Dominantly quartz sandstone

Soil Depth: 0.6 – 0.7 m

Subsoil Drainage: Well-drained

Vegetation: grass and weeds. Disturbed.

Rainfall in previous 7 days: Approximately 30 mm

Slope: Approximately 4° to the northwest

SITE ASSESSMENT AND SAMPLE TESTING

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

Emerson Dispersion test on subsoils.

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

SOIL PROFILES – Test Hole 1



Depth (m)	Horizon	Description and field texture grade	Soil Cat
0.0 – 0.2	Fill	Brown (10YR 5/3), Sand , single grain + weak fine polyhedral structure, slightly moist loose consistency, few gravels	1
0.2 – 0.4	A1	Dark greyish brown (10YR 4/2), Sand , single grain, dry loose consistency, few roots	1
0.4 – 0.7	A3	Brown (7.5YR 4/3) Very Fine Sand , slightly hydrophobic slightly dilatant, single grain, dry medium consistency <u>Refusal</u>	1

SOIL PROFILES – Test Hole 2



Depth (m)	Horizon	Description and field texture grade	Soil Cat
0.0 – 0.2	A1	Brown (10YR 4/3), Sand , single grain, slight moist loose consistency	1
0.2 – 0.4	A2	Brown (7.5YR 5/3), Fine Sand , single grain, slightly dilatant, slightly hydrophobic	1
0.4 – 0.60	A3	Brown (7.5YR 4/3) Very Fine Sand , slightly hydrophobic slightly dilatant, single grain dry medium consistency <u>Refusal</u>	1

OIL PROFILES – Test Hole 3



Depth (m)	Horizon	Description and field texture grade	Soil Cat
0.0 – 0.4	A1	Brown (7.5YR 4/2), Sand , single grain, few roots, slightly moist loose consistency	1
0.4 – 0.6		Brownish yellow (10YR 6/6), Sand , weak fine polyhedral structure, slightly moist dense consistency, common sandstone fragments <u>Refusal on sandstone</u>	1

SITE AND SOIL COMMENTS

The soil profiles are formed from windblown sands derived from Triassic sandstone. The profiles are shallow, with hard refusal occurring at approximately 0.6 to 0.7 m. The field textures of the soil profile are dominated by non-reactive fine sands, which are poorly graded, dry and loose. For land application purposes, the soil profiles are limited by the total depth to bedrock.

Site constraints (to be addressed by suitably designed OWMS):

- Sand (Cat. 1) soils to 0.6 – 0.7 m depth
- limited area available.
- Gentle slope angles of 4° at the proposed LAA
- 4 + 2-bedroom occupancy – potential hydraulic load from 10 equivalent people.

Site strengths: (to be exploited by suitably designed OWMS):

- Cat 1 – sand – soils of sufficient depth (i.e. > 0.5 m) to enable a land application area (LAA) sized using normal loading rates for sand.
- A moderate area is available for the LAA
- Sunny aspect to maximise evapotranspiration

The site and soil constraints shall be addressed by installing an aerated wastewater treatment system (AWTS) between the proposed ancillary and the proposed house. Land application via subsurface irrigation (SSI), with area sized using a design irrigation rate (DIR) appropriate for sand (i.e. 5 mm/day). This design precludes the use of an OZZI-KLEEN AWTS due to known and ongoing issues with their sludge wasting, storage and disposal system.

WASTEWATER LAND APPLICATION AREA SETBACKS

Required setback from upslope foundations: 3 m

Required setback from upslope foundations: 3 m

Required setback from downslope surface water: 100 m

Required setback from downslope boundary: 5.5 m

Required setback from upslope and side boundaries: 1.5 m

Required vertical setback to bedrock: 0.5 m below the LAA (Table R1 of AS1547-2012)

Required vertical setback to groundwater: 0.6 m below the LAA (Table R1 of AS1547-2012)

WASTEWATER CLASSIFICATION AND DESIGN

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

Secondary treatment is recommended.

Wastewater loading: 10 persons @ 120 L/day (tank) - 1200 L/day.

Design Irrigation Rate (DIR): 5 mm/day for LAA.

Total minimum Land Application Area required: 240 m².

The proposal is to build a two-bedroom equivalent ancillary initially, and then a four-bedroom house. These will have a combined calculated loading of a calculated daily wastewater loading of 1200 L/day (up to 10 persons @ 120L/person). Using a DIR of 5 L/m²/day, a minimum irrigation area of 240 m² is required.

The irrigation may be installed as subsurface under either lawn or mulch with landscaped gardens. Use **Lilac Netafim Unibioline CNL (ID: 16 mm, dripper flow rate: 2.3 L/hr, dripper spacing: 0.3 m, pressure compensating, anti-siphon, non-leakage).**

The natural surface should be lightly ripped following the contour, the irrigation lines laid down, and then they should be covered with a minimum of 150 mm of topsoil.

Dripper line laterals to be installed 600 mm apart to achieve even distribution across the irrigation area. This means the irrigation zone will have approximately 22 runs of dripper line (laterals).⁵

The minimum irrigation pump capacity for the proposed design is 41 L/min @ 15.5 m head. When subjected to the maximum design hydraulic load of 1200 L/day, the pump will run for a maximum of 24 minutes per day. If the minimum pump capacity is not achievable with the standard pump of the new AWTS unit (check pump curve data), a Xenox-040 (or pump of equivalent capacity) is recommended. See Appendix 2 for hydraulic design calculations and minimum pump capacity

Additional Details – Short Term (first year)

The vegetative cover is very important part of the system. The LAA relies on evapotranspiration for excess water removal and plant growth for nutrient removal. Do not mow until the grass has matured - mowing too early or frequently will delay and/or compromise grass establishment.

Additional Details – Long Term

Control weeds during grass establishment phase to ensure effective grass cover for the evapotranspiration/absorption area (LAA). Healthy plants are required for effective

evapotranspiration. If the system is consistently underloaded (i.e., by low occupation), supplementary watering may be required – maintain green grass cover. The area should be mowed to encourage growth and nutrient removal. Clippings to be removed – see Loading Certificate.

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

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

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

Performance Criteria	Comment:
P1 The change, expansion, or intensification of a residential or business use on the site does not cause any adverse environmental impact or impact on public health, having regard to: (a) the extent and nature of the land available on the property to accommodate an on-site wastewater management system (including the land application area) for the proposed development; and (b) the land application area is setback a sufficient distance from watercourses, property boundaries and groundwater.	Complies with the use of secondary treatment via an AWTs and subsurface irrigation. Complies – the setbacks are consistent with the Directors Guidelines 2016 (more than 100 m)

SOR – S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site wastewater

Acceptable Solutions	Comment:
A1 Development must:	

(a) not cover more than 20% of the site. (b) not be located on land shown on an overlay map, as within: (i) a flood-prone hazard area. (ii) a landslip hazard area. (iii) a coastal erosion hazard area. (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area. (c) be located on a site with a soil depth of at least 1.5m. (d) be located on a site where the average gradient of the land does not exceed 10%; and in the case of a dwelling, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	Complies Complies Complies Complies Complies Complies Non-compliance therefore P2 must be addressed. Complies. Non-compliance therefore P2 must be addressed.
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Performance Criteria	Comment:
P1 The site must provide sufficient area for management of on-site wastewater, having regard to: (a) the topography of the site. (b) the capacity of the site to absorb wastewater. (c) the size and shape of the site. (d) the existing buildings and any constraints imposed by existing development.	Complies Complies -the site is moderately deep sands and has good permeability. Complies -the LAA is located between the proposed house and shed/ancillary N/A Complies

(e) the area of the site to be covered by the proposed development. (f) the provision for landscaping, vehicle parking, driveways, and private open space. (g) any adverse impacts on the quality of ground, surface, and coastal waters. (h) any adverse environmental impact on surrounding properties and the locality; and any written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site wastewater management system.	complies Complies -the effluent will be treated to a secondary standard, not near the coast or other surface water. Complies
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Acceptable Solutions	Comment:
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	Complies

A 100% reserve area is not available; however, the irrigation area may be dug up and reinstated within a 48-hour period, for future wastewater requirements.

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

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

Before starting work:

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

- Layout of the SSI prior to covering with topsoil
- Pressure test of the SSI system prior to covering with topsoil
- Topsoil seeded with grass over

A Form 71b and as-installed plan should accompany these photos. Doyle Soil may not provide a certificate of compliance until all have been sited.



Robyn Doyle

B.Agr.Sc.

CPSS (Certified Prof Soil Scientist)

Soil Scientist and Wastewater Designer

Licence no. CC7149



APPENDIX 1 – TRENCH™

Doyle Soil Consulting
 Land suitability and system sizing for on-site wastewater management
 Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Assessment for Hannah Evans and Scott Webb	Assess. Date	23-Oct-25
	Ref. No.	
Assessed site(s) 3 Eastaugh St Dodges Ferry	Site(s) inspected	28-May-25
Local authority Sorell Council	Assessed by	R Doyle

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system 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 = 1,200 (using a method independent of the no. of bedrooms)
 Septic tank wastewater volume (L/day) = 400
 Sullage volume (L/day) = 800
 Total nitrogen (kg/year) generated by wastewater = 8.8
 Total phosphorus (kg/year) generated by wastewater = 2.2

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

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

Annual evapotranspiration less retained rain (mm) = 491

Soil characteristics

Texture = Sand Category = 1 Thick. (m) = 0.6
 Adopted permeability (m/day) = 1 Adopted LTAR (L/sq m/day) = 5 Min depth (m) to water = 3

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) = 19
 Width (m) = 13
 Depth (m) = 0.2
 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.)

Comments

The calculated DIR for the category 1 soil is 52 mm/day and an irrigation area of 240 sq m is required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting
Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Assessment for Hannah Evans and Scott Webb

Assess. Date

23-Oct-25

Ref. No.

Assessed site(s) 3 Eastaugh St Dodges Ferry

Site(s) inspected

28-May-25

Local authority Sorell Council

Assessed by

R Doyle

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,000		Moderate		
A	Density of disposal systems	/sq km	25		High		
	Slope angle	degrees	4		Very low		
	Slope form	Straight simple			Low		
	Surface drainage	Good			Very low		
	Flood potential	Site floods <1:100 yrs			Very low		
	Heavy rain events	Rare			Low		
	Aspect (Southern hemi.)	Faces NE or NW			Low		
	Frequency of strong winds	Common			Low		
AA	Wastewater volume	L/day	1,200		Very high		
	SAR of septic tank effluent		1.0		Low		
	SAR of sullage		2.5		Moderate		
	Soil thickness	m	0.6		Moderate		
AA	Depth to bedrock	m	0.7		Very high		
	Surface rock outcrop	%	0		Very low		
	Cobbles in soil	%	5		Low		
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.4		Very low		
	Soil dispersion	Emerson No.	8		Very low		
A	Adopted permeability	m/day	1		High		
A	Long Term Accept. Rate	L/day/sq m	5		High		

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

Comments

The site is suitable for onsite wastewater disposal with a moderately large area available. The site is limited by depth of soil therefore secondary treatment and irrigation is recommended

Doyle Soil Consulting
Land suitability and system sizing for on-site wastewater management
 Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Assessment for Hannah Evans and Scott Webb

Assess. Date

23-Oct-25

Ref. No.

Assessed site(s) 3 Eastaugh St Dodges Ferry

Site(s) inspected

28-May-25

Local authority Sorell Council

Assessed by

R Doyle

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
AA	Cation exchange capacity	mmol/100g	15		Very high		Factor not assessed
A	Phos. adsorp. capacity	kg/cub m	0.2		High		
	Annual rainfall excess	mm	-491		Very low		
	Min. depth to water table	m	3		Very low		
	Annual nutrient load	kg	11.0		Moderate		
	G'water environ. value	Agric sensit/dom irrig			Moderate		
	Min. separation dist. required	m	10		Low		
	Risk to adjacent bores						
	Surf. water env. value	Agric non-sensit			Low		
	Dist. to nearest surface water	m	450		Low		
AA	Dist. to nearest other feature	m	3		Very high		
	Risk of slope instability		Very low		Very low		
	Distance to landslip	m	1000		Very low		

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

Comments

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

APPENDIX 2 – Design Hydraulics, System Componentry & Pumping Capacity

System Sizing and Componentry - Subsurface Irrigation - 3 Eastaugh St Dodges Ferry		
Design Hydraulic Load (L / day)	Max. DIR (L / m ² / day)	Min. LAA (m ²)
1200	5.0	240
System width (m)	Lateral spacing (m)	Number of laterals
13	0.6	21.7
Dripper Line material		
Lilac Netafim Unibioline CNL (ID: 14.2 mm, dripper flow rate: 2.3 L/hr, dripper spacing: 0.3 m, pressure compensating, anti-siphon, non-leakage)		
Dripper spacing (m)	Total length irrigation pipe (m)	Number of drippers
0.30	400	1333
Dripper flow rate (L / hr)	System flow rate (L/hr)	System flow rate (L/min)
2.3	3067	51
Supply line material	Supply line internal dia. (mm)	Supply line length (m)
Lilac LDPE	31.7	24
Filter Type	Make/Model (or equivalent)	Filter grade
Disk	1.5 inch AZUD modular 100	120 mesh/130 micron (RED)

Dynamic Head Calculation		Pump Requirements	
Component	Approx. Head loss (m)	Min. pump capacity	Max. Pump time @ Design Hydraulic Load
Supply line (friction @ flow rate)	1.0	51 L / min @ 15.5 m head	24 mins / day
Filter (friction @ flow rate)	0.2		
Other Fittings (friction)	0.3		
Elevation differential (from bottom of AWTS to highest point of LAA)	4.0		
Dripper Operating head	10.0	14.8 m/sec	Suitable Pump Xenox ZHS-040-1A
Total	15.5 m		

Note: If using 25 mm ID LDPE supply main and fittings, TDH requirement increases to approx. 17.5 m at the same flow rate.

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

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

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: a) be no less than 40m from a property boundary; or b) be no less than: i) 1.5m from an upslope or level property boundary; and ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 5.5 m of downslope property boundary (5.5 m required)
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 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) No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: a) 1.5m if primary treated effluent; or b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (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

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35**

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
 Address: Lot No:

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

Description of work:

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

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

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Services Designer
	☐ Structural design	Structural Engineer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber
	☐ Other (specify)	
Deemed-to-Satisfy: ☒ Performance Solution: ☐ (X the appropriate box)		
Other details:		

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

AS1547-2012 On site domestic wastewater management.

National Construction Code 2022 Vol 3

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

Any other relevant documentation:

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

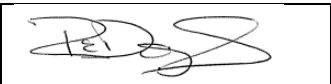
Cromer, W. C. (2021). *Site and Soil Evaluation Report, and System Design for Upgraded On- site Wastewater Management, 91 Spitfarm Road, Opossum Bay*. Unpublished report for J. Mackerprang by William C. Cromer Pty. Ltd., 29 November 2021

Attribution as designer:

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

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

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	R Doyle		29/08/2025
Licence No:	CC7418		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	Signed	Date
Designer:	Robyn Doyle		29/08/2025



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner name
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (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: (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:

AS/NZS 1547-2012 On-Site Domestic Wastewater Management

Relevant
calculations:

References:

AS1547-2012 On-Site Domestic Wastewater Management
Directors Guidelines for On-Site wastewater Management Systems -
CBOS -2017

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

Site and soil evaluation

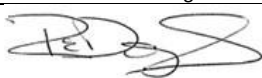
Scope and/or Limitations

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

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

1747

Date:

06/06/2025



AS1547:2012 – Loading Certificate – AWTS Design

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

Site Address: 3 Eastaugh St Dodges Ferry

System Capacity: 10 persons @ 120 L/person/day

Summary of Design Criteria

DIR: 5 mm/day.

Irrigation area: 240 m²

Reserve area location /use: Not assigned due to the ease at which the irrigation may be replaced within a 48 hour period

Water saving features fitted: Standard fixtures

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

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

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

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non-occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

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

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system, listed above, by the installer/maintenance contractor/owners/rental agents.

3 Eastaugh St Dodges Ferry

Cross-section of irrigation area

Shallow sub-surface irrigation under grass or garden mulch. Total area: 190 m²

Comprising:

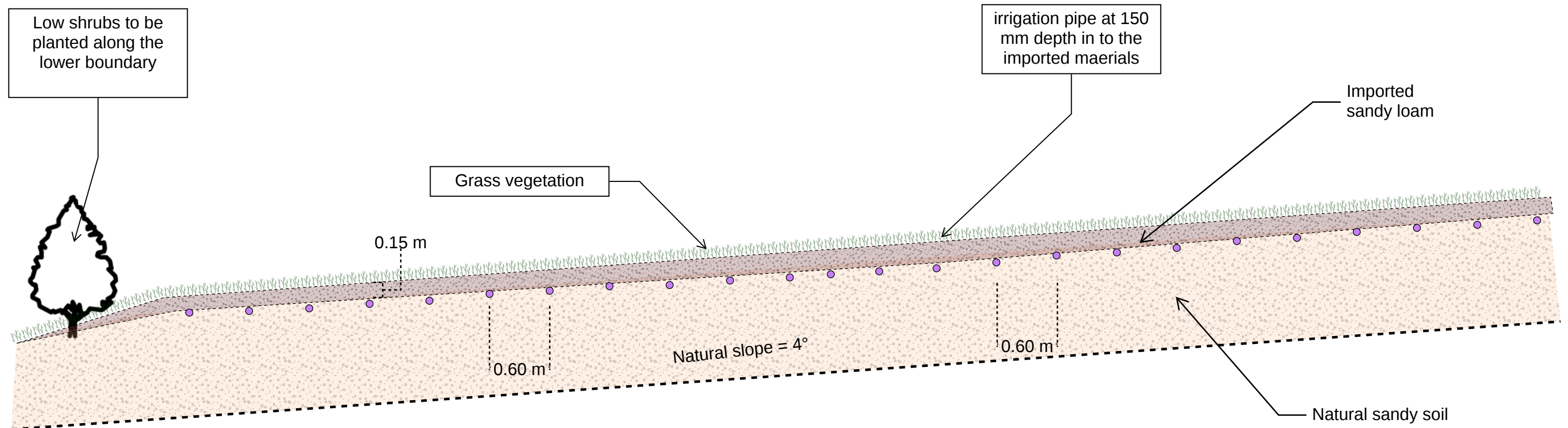
Scarify the surface across the slope and place Irrigation lines in line with contour.

Import a minimum of 150 mm sandy loam topsoil to cover

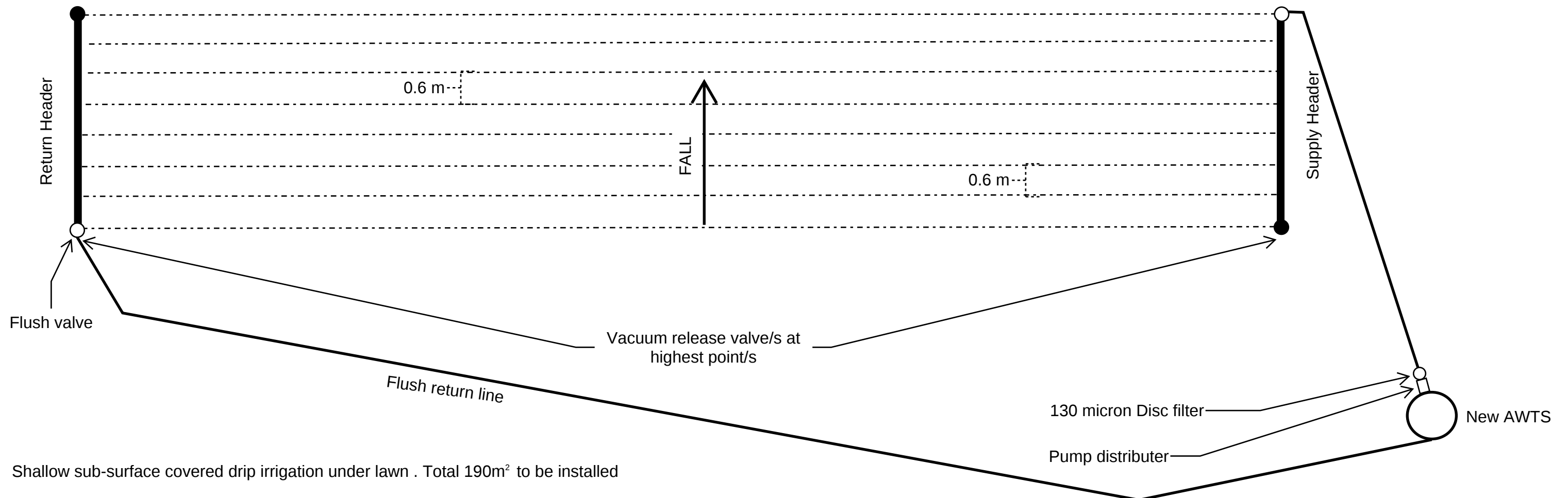
Use Netafim Lilac Unibioline CNL (ID: 16 mm, dripper flow rate: 2.3 L/hr, dripper spacing: 0.3 m, pressure compensating, anti-siphon, non-leakage). irrigation line to be laid along the contour at 600 mm spacings. Bury at 150 mm depth into imported sandy loam fill. Seed with grass.

Additional watering may be required to establish the grass vegetation. Weed control during grass establishment is recommended.

All onsite wastewater management systems are site-specific. Installer to refer DSC report and design spec sheets, and contact the system designer with any questions or proposed changes to the system prior to proceeding with changes.



3 Eastaugh St Dodges Ferry
Schematic Plan View
(DRAWING NOT TO SCALE)



Shallow sub-surface covered drip irrigation under lawn . Total 190m² to be installed

Supply manifold from AWTS with 130 micron disc filter.

Ground surface to be prepared per the specifications in the design report.

Netafim lilac Netafim Unibioline CNL (ID: 16 mm, dripper flow rate: 2.3 L/hr, dripper spacing: 0.3 m, pressure compensating, anti-siphon, non-leakage). Dripper line to be laid along the contour at 600 mm spacings. Bury at 150 mm depth into imported sandy loam fill.

Supply and Return manifolds, each comprising 32 mm diameter lilac coloured LDPE pipe, to be laid at either end of the dripper lines and buried to a depth of 100 – 200 mm.

link the supply and return manifolds of both areas so they comprise one irrigation 'zone'.

Install vacuum breakers at (all) high points. All valves to be placed in valve boxes with screw-down covers that are flush with the finished ground surface.

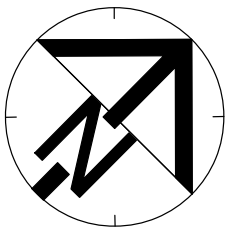
Flushing valve to be provided in return line, discharging back to the AWTS distribution chamber.

The minimum irrigation pump capacity for the proposed design is 41 L/min @ 15.1m head. If the minimum pump capacity is not achievable with the standard pump of the AWTS unit (check pump curve data), a Xenox 040 is a suitable unit. See Appendix 2 for hydraulic design calculations.

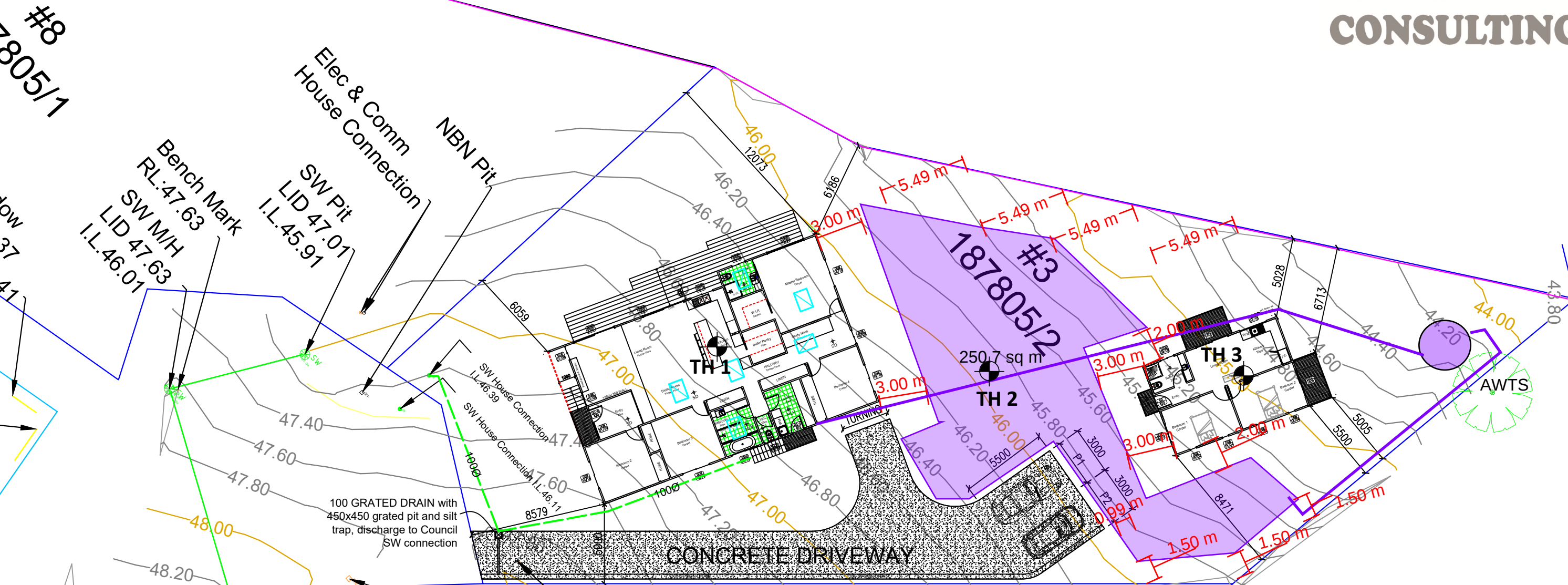
Condition and performance of wastewater land application area to be monitored and reported on during routine quarterly maintenance inspections.

All onsite wastewater management systems are site-specific. Installer to refer DSC report in full. Please contact the system designer with any questions or proposed changes to the system design prior to proceeding with changes.

OH&S HAZARD
Type: public safety
Solution: provision of safety fencing
around construction area



DOYLE
SOIL
CONSULTING



All onsite wastewater management systems are site-specific. Installer to refer DSC report and design spec sheets. Please contact the system designer with any questions or proposed changes to the system prior to proceeding with any changes.

Robyn Doyle
Building Services Designer
Hydraulic
CC7418

15/7/2025
Updated 29/8/2025
updated 20/10/2025

Wastewater system:

- AWTS unit
- Subsurface Irrigation area min 240m²
- Refer to DSC report
- Approx test hole location

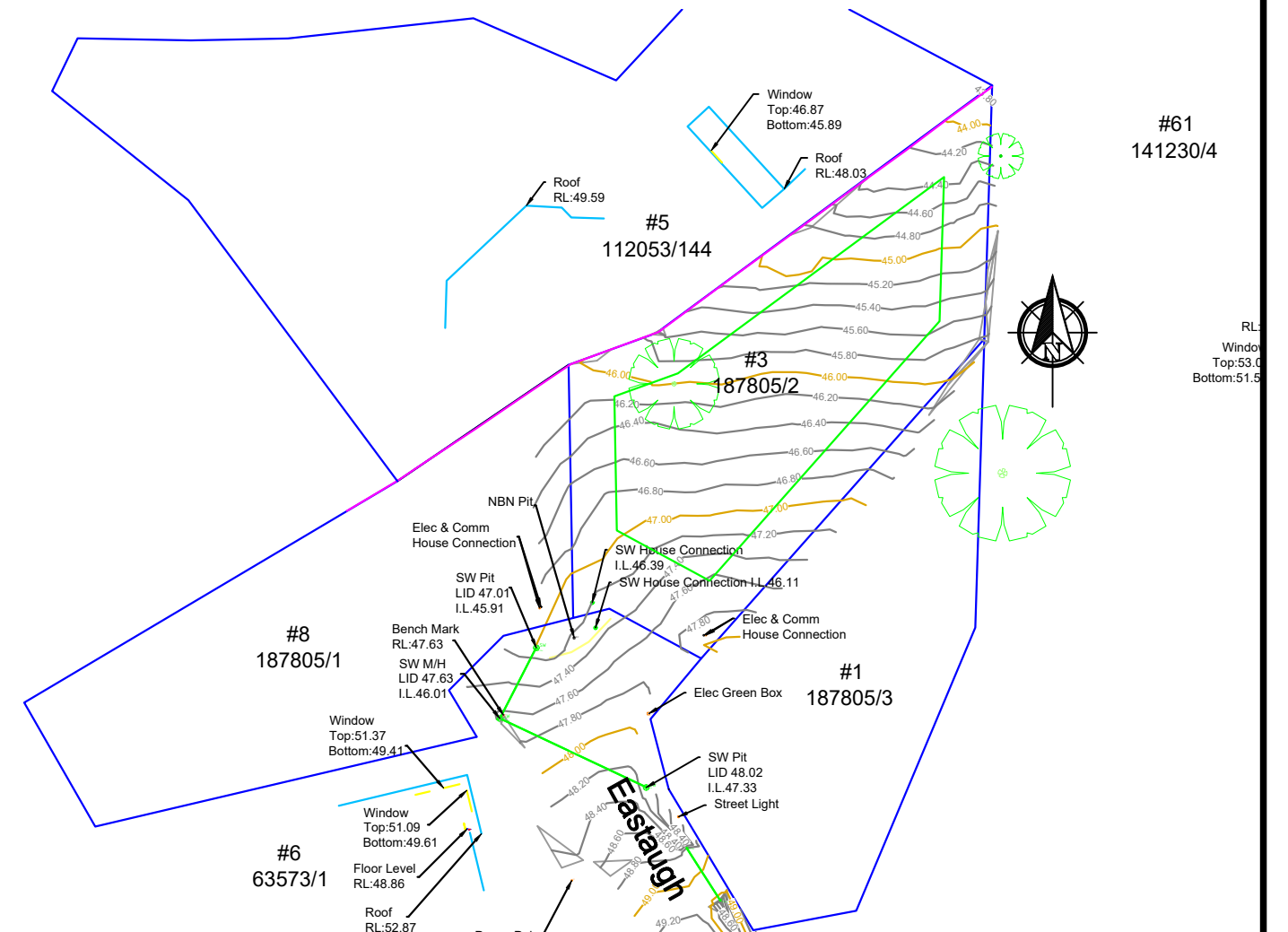
Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au	ARCHIBIM	Client: Webb / Evans		
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS - N2 AS4055 SOIL CLASS - A AS2870 CLIMATE ZONE - 7 ENERGY RATING - refer report TITLE 180493 - Lot 2 Planning Zone - Low Density	Project: 3 EASTAUGH ST DODGES FERRY TAS 7173					
17/10/2025	A	Issued for RFI 22/09/2025	D. Jackson	Title: Proposed Site Plan						
				Scale: 1:250						
	24/10/2025			Drawn : D. Jackson Date : 13/05/2025						
				Designed : D. Jackson Date : 01/05/2025						
						JOB NUMBER: 130625		Drawing : A02	REVISION: B	
						Checked by: D. JACKSON CC340Y				

Planning Application for Proposed for Dwelling at 3 Eastaugh, Dodges Ferry for S. Webb and H. Evans

Drawing List (15 sheets)

Architectural

Sheet A01	-	Survey plan
Sheet A02	-	Proposed site plan
Sheet A03	-	Proposed floor plan - Main Dwelling
Sheet A03a	-	Proposed floor plan - Outbuilding
Sheet A04	-	Elevations - Main Dwelling
Sheet A04a	-	Elevations - Outbuilding
Sheet A05	-	Flashing details
Sheet A06	-	Section plan - Architectural "Dwelling"
Sheet A06a	-	Section plan - Architectural "Outbuilding"
Sheet H01	-	Roof plans
Sheet M01-M05	-	SWMP's



NOTES TO PLANS

To be read in conjunction with plans and specifications

- 1- Figured dimensions to be used. Do not scale drawings
- 2- It is considered mandatory that a registered surveyor be engaged to confirm all dimensions. It is incumbent upon the builder to instigate this process. Discrepancies are to be notified to this office immediately.
- 3- All materials and work, including installation methods to be in accordance with the relevant AS code, BCA and Manufacturers recommendations. (Refer (4) below)
- 4- It is incumbent and expected that the builder and/or tradesman will be familiar with, and apply exactly, all of the relevant Manufacturers directions and instructions (including those contained within the BCA) for the various materials and systems used in this project. This office can provide this information on request.
- 5- Although every care is taken, R & M Jackson accepts no responsibility for interpretation, error or omission. It is expected that all building work will be carried out in a professional manner in accordance with the relevant AS codes however where ambiguity or doubt exists on the plans the builder MUST notify this office immediately. It is also expected that the builder will be familiar with and understand all aspects of the construction before commencement.
- 6- These drawings to be read in conjunction with engineers reports and other associated reports and details.
- 7- All plumbing and drainage to AS 3500 and Local Authority requirements
- 8- All electrical work to be in accordance with the relevant AS codes.
- 9- Aerial imagery courtesy of 'Google Maps Aust.' where supplied.
- 10- Any changes to the drawings (as constructed) after submission to the building surveyor are at the cost of the owner and/or the builder and to be paid for prior to lodgement.

ARCHIBIM

ARCHITECTURAL BUILDING INVENTORY MODELLING

ABN: 34 625 657 785
Unit 23, 15 Stanton Place, Cambridge TAS 7170
Email: damon@archibim.com.au

Accredited Building Practitioner
Licence No: CC340Y

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copyrighted

PROJECT No
130625

ARCHIBIM

Floor Areas:

Main Dwelling - 188.00m²

DENOTES 780x1180 Velux Fixed Skylight
U-Value 2.60, SHG Co-efficient 0.24

ALL DIMENSIONS & LEVELS TO BE
CONFIRMED BY BUILDER ON SITE
PRIOR TO COMMENCEMENT.
DISCREPANCIES TO BE REFERRED
TO THIS OFFICE IMMEDIATELY

Contractor to verify the location of all
current underground services shown on
the plans including but not limited to
electricity, telecom, gas, sewer,
stormwater, NBN etc. prior to excavation.
(DBYD www.1100.com.au)

Door & window Tag Legend
(sizes examples only - refer to floor plan for actual)

- SGW 10/09 Single Glazed Safety Glass Window (1000h x 900w)
SGW 10/09 Single Glazed Window (1000h x 1800w)
DGW 10/18 Double Glazed Window (1000h x 1800w)
SGSD 21/18 Single Glazed Sliding Doors (2100h x 1800w)
DGSD 21/18 Double Glazed Sliding Doors (2100h x 1800w)
SGF 10/09 Single Glazed Fixed Glass (1000h x 900w)
DGSa 10/09 Double Glazed Safety Glass Window (1000h x 900w)

d/h denotes double hung / slid. denotes sliding / aw. denotes awning

NOTE: * bathroom and wc glazing to be obscure unless directed otherwise by owners

* Where windows are > 2m (bedrooms) and > 4m (all others) above external
surface refer table above

- Denotes mech. light & ventilation to AS1668.2
MLV Denotes wired-in smoke detector to AS 3786
SD NOTE: All to be interconnected to operate simultaneously

NOTE: ALL WINDOWS TO BE ALUM. FRAMED

REFER ENERGY ASSESSMENT RE: U and SHGC values

NOTES:-

- Kitchen to be provided with rangehood vented externally.
- All MLV's to be vented externally (can interconnect in roof space) and to be provided with time delay switches.
- All cupboards adjacent to external walls to be provided with air vents
- ARTIFICIAL LIGHTING -
max. 5 watts/m² for living areas
max. 4 watts/m² for balconies, verandahs
max. 3 watts/m² for Class 10a buildings (assoc. with Class 1a)
- All windows are to positioned centrally within walls UNO
- Provide 12mm ply blocking between studs at positions of handrails etc in WC's and bathrooms etc.
- All doors UNO to be 2040x820
- WC door to either inward swing with removable hinges, outward swing, slide, or inward swing with 1200mm min. between doorway and pan



Development Application: 5.2025.243.1 -
Development Application - 3 Eastaugh Street,
Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 09/09/2025

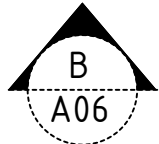
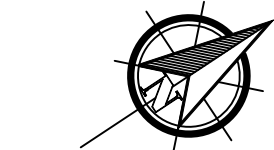
WINDOW SPECIFICATIONS TO NCC :-

BEDROOMS where external fall height >2m

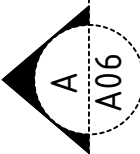
- * where opening is more than 1700mm (sill) above floor NO opening restrictions.
- * where opening is within 1700mm above floor and has climbable element between 150mm and 750mm, opening to be restricted to 125mm or fitted with a non-removable robust screen.
- * where opening is between 865mm and 1700mm above floor and has no climbable element between 150mm and 760mm above floor, opening to be restricted to 125mm or fitted with a removable robust screen.
- * where opening is within 865mm above floor and has climbable element between 150mm and 760mm above the floor, opening to be restricted to 125mm or fitted with non-removable robust screen.

ALL OTHERS where external fall height >4m

- * where window transom is above 865mm above floor and a sill height less than 150mm and no opening within 865mm above floor, NO opening restriction required.
 - * as above - where sill is greater than 150mm, opening to be restricted.
 - * where window transom is below 865mm above the floor and sill is less than 150mm, opening is to be restricted.
- This note is for information only - manufacturer to confirm and liaise with builder and owner.



Main Dwelling
1:100



Date	Rev.	Description	Drawn By	SITE DESCRIPTION	
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS SOIL CLASS CLIMATE ZONE ENERGY RATING TITLE 180493 Planning Zone	- N2 AS4055 - A AS2870 - 7 - refer report - Lot 2 - Low Density

ARCHIBIM

ARCHITECTURAL BUILDING INVENTORY MODELLING

ABN: 34 625 657 785
Unit 1, 10 Stanton Place, Cambridge TAS 7170
Email: archibim@outlook.com.au



Client: Webb / Evans
Project: 3 EASTAUGH ST DODGES FERRY TAS 7173
Title: Proposed Floor Plan
Scale: 1:100

Drawn : D. Jackson	Date : 13/05/2025	Checked by: R.JACKSON CC340Y
Designed : D. Jackson	Date: 01/05/2025	
JOB NUMBER: 130625		Drawing : A03
		REVISION: A

WINDOW SPECIFICATIONS TO NCC :-

BEDROOMS where external fall height >2m

- * where opening is more than 1700mm (sill) above floor NO opening restrictions.
- * where opening is within 1700mm above floor and has climbable element between 150mm and 750mm, opening to be restricted to 125mm or fitted with a non-removable robust screen.
- * where opening is between 865mm and 1700mm above floor and has no climbable element between 150mm and 760mm above floor, opening to be restricted to 125mm or fitted with a removable robust screen.
- * where opening is within 865mm above floor and has climable element between 150mm and 760mm above the floor, opening to be restricted to 125mm or fitted with non-removable robust screen.

ALL OTHERS where external fall height >4m

- * where window transom is above 865mm above floor and a sill height less than 150mm and no opening within 865mm above floor, NO opening restriction required.
 - * as above - where sill is greater than 150mm, opening to be restricted.
 - * where window transom is below 856mm above the floor and sill is less than 150mm, opening is to be restricted.
- This note is for information only - manufacturer to confirm and liaise with builder and owner.

NOTES:-

1. Kitchen to be provided with rangehood vented externally.
2. All MLV's to be vented externally (can interconnect in roof space) and to be provided with time delay switches.
3. All cupboards adjacent to external walls to be provided with air vents
4. ARTIFICIAL LIGHTING -
max. 5 watts/m² for living areas
max. 4 watts/m² for balconies, verandahs
max. 3 watts/m² for Class 10a buildings (assoc. with Class 1a)
5. All windows are to be positioned centrally within walls UNO
6. Provide 12mm ply blocking between studs at positions of handrails etc in WC's and bathrooms etc.
7. All doors UNO to be 2040x820
8. WC door to either inward swing with removable hinges, outward swing, slide, or inward swing with 1200mm min. between doorway and pan

Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation. (DBYD www.1100.com.au)

ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT. DISCREPANCIES TO BE REFERRED TO THIS OFFICE IMMEDIATELY

Door & window Tag Legend

(sizes examples only - refer to floor plan for actual)

SGW10/09	Single Glazed Safety Glass Window (1000h x 900w)
SGW10/09	Single Glazed Window (1000h x 1800w)
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d/h denotes double hung / slid. denotes sliding / aw. denotes awning

NOTE: * bathroom and wc glazing to be obscure unless directed otherwise by owners

* Where windows are > 2m (bedrooms) and > 4m (all others) above external surface refer table above

- ⊕

 Denotes mech. light & ventilation to AS1668.2
- MLV

 Denotes wired-in smoke detector to AS 3786
- ⊕

 SD NOTE: All to be interconnected to operate simultaneously

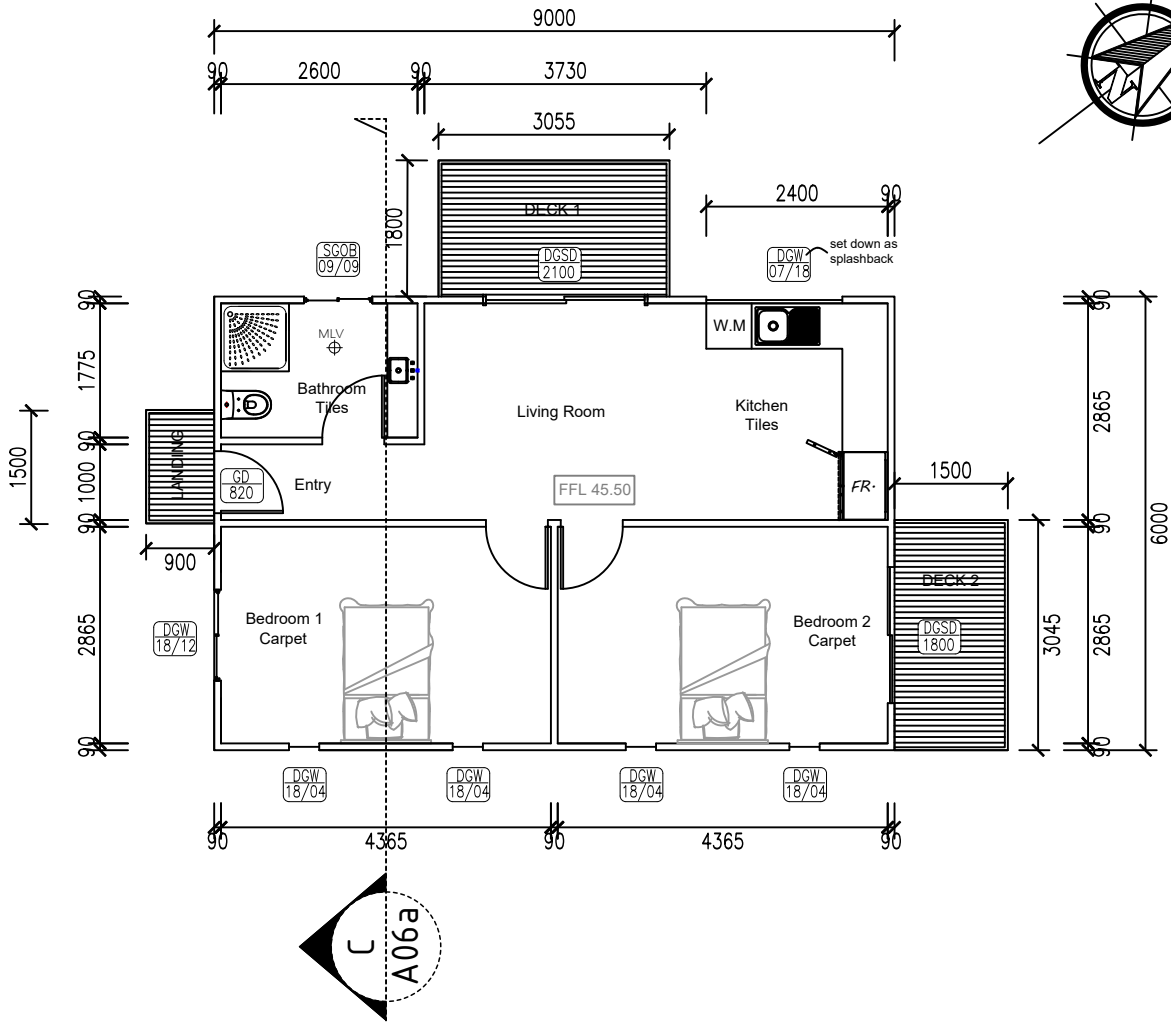
NOTE: ALL WINDOWS TO BE ALUM. FRAMED

REFER ENERGY ASSESSMENT RE: U and SHGC values

Floor Areas:

Outbuilding	- 54.00m ²
Deck 1	- 5.51m ²
Deck 2	- 4.47m ²
Landing	- 1.37m ²
TOTAL	- 65.35m ²

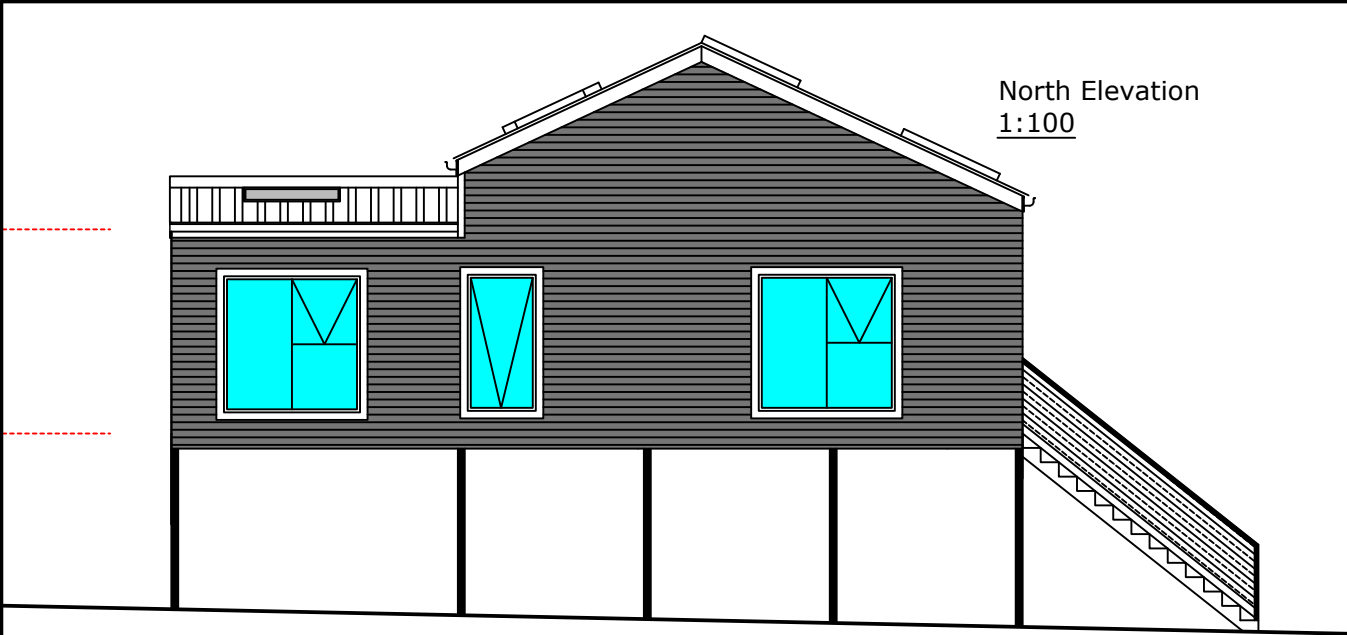
Outbuilding
1:100



**Sorell Council**

Development Application: 5.2025.243.1 -
Development Application - 3 Eastaugh Street,
Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 09/09/2025

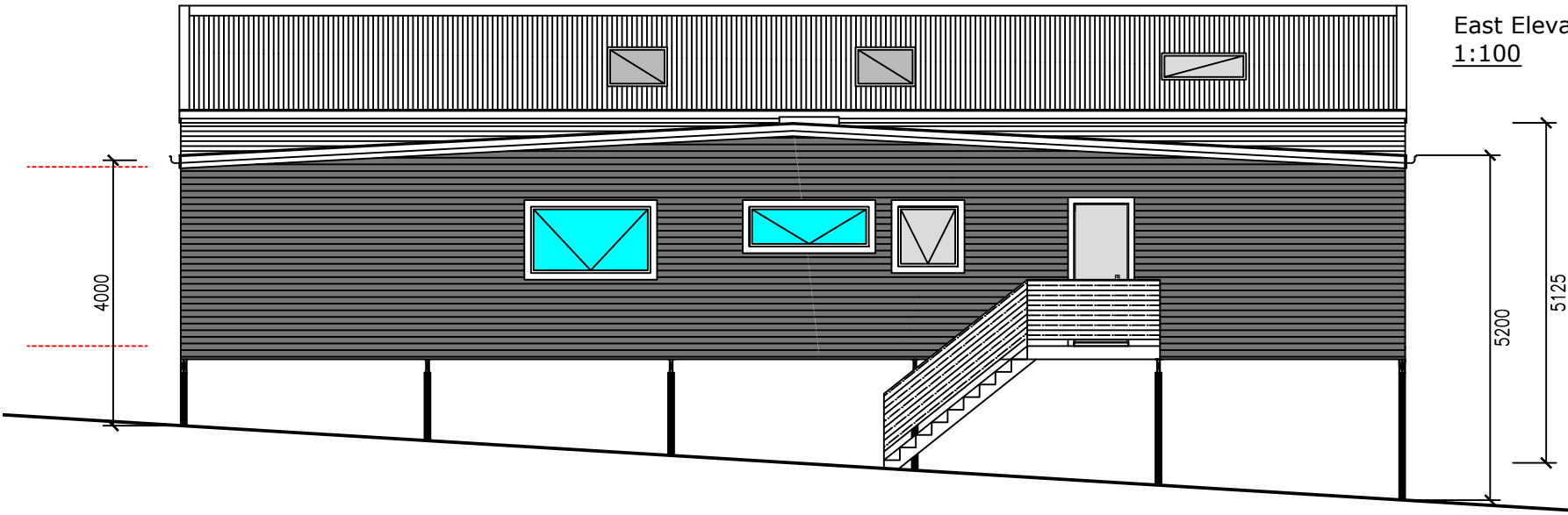
Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au	ARCHIBIM	Client: Webb / Evans		
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Project:	3 EASTAUGH ST DODGES FERRY TAS 7173	
				SOIL CLASS	- A AS2870			Title:	Proposed Floor Plans	
				CLIMATE ZONE	- 7			Scale:	1:100	
				ENERGY RATING	- refer report			Drawn : D. Jackson	Date : 13/05/2025	Checked by: R.JACKSON CC340Y
				TITLE 180493	- Lot 2			Designed : D. Jackson	Date: 01/05/2025	
				Planning Zone	- Low Density			JOB NUMBER: 130625	Drawing : A03a	REVISION: A



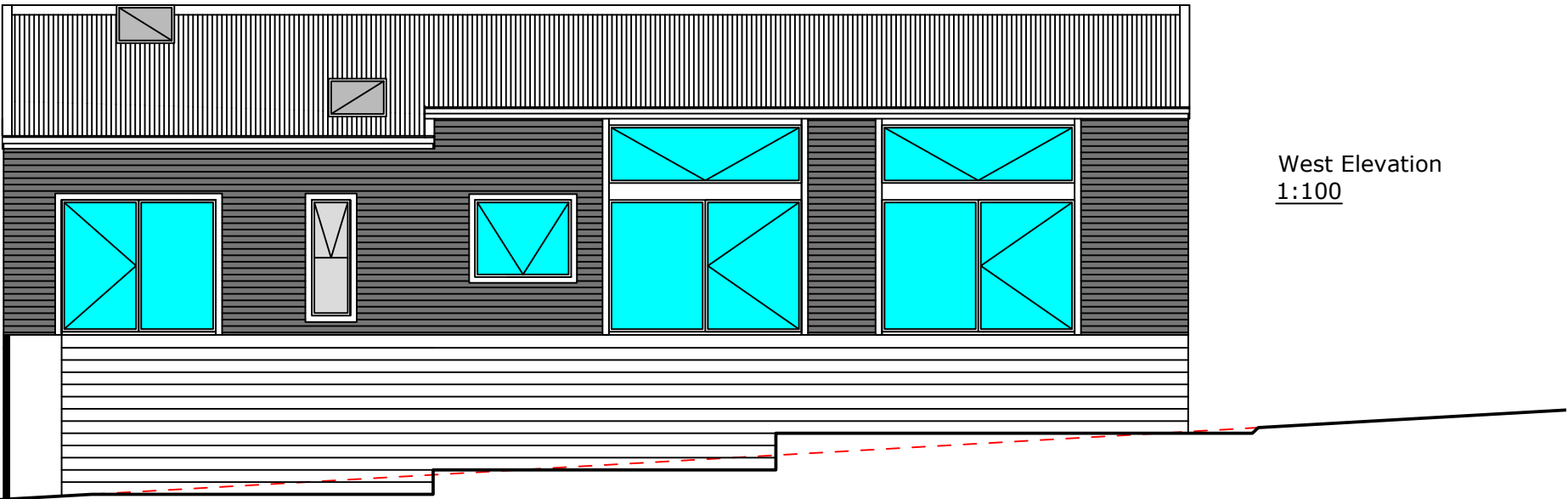
North Elevation
1:100



South Elevation
1:100



East Elevation
1:100



West Elevation
1:100

NOTES :

- * Subfloor vents in accordance with Tas. attachment
- * Articulation joints (AJ) indicative only and to be in accordance with details as per Sh BC1
- * All external cladding to be provided with timber battening (eg- 42x19 treated pine) fixed to studs over wall sarking.

Schedule

- Windows / doors
Surfmist
- James Hardie Scyon Linea weatherboards -
Dulux Lexicon
- Tas Oak Cladding
- Custom Orb colourbond roofing
Surfmist
Solar absorption
BCA classification

ABBREVIATIONS

- NSL - natural surface level
- ESL - existing surface level
- FSL - final surface level
- EFL - existing floor level
- FFL - finished floor level
- FCL - finished ceiling level
- U/S - underside
- JH - joinery height

Sorell Council
Development Application: 5.2025.243.1 -
Development Application - 3 Eastaugh Street,
Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 09/09/2025

Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au		Client: Webb / Evans		
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Project:	3 EASTAUGH ST DODGES FERRY TAS 7173	
				SOIL CLASS	- A AS2870			Title:	Elevations - Main Dwelling	
				CLIMATE ZONE	- 7			Scale:	1:100	
				ENERGY RATING	- refer report			Drawn : D. Jackson	Date : 13/05/2025	Checked by: R.JACKSON CC340Y
				TITLE 180493	- Lot 2			Designed : D. Jackson	Date: 01/05/2025	
				Planning Zone	- Low Density			JOB NUMBER: 130625	Drawing : A04	REVISION: A

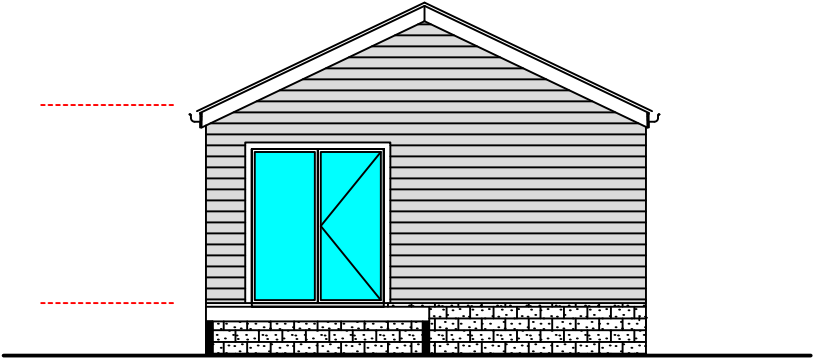
NOTES :

- * Subfloor vents in accordance with Tas. attachment
- * Articulation joints (AJ) indicative only and to be in accordance with details as per Sh BC1
- * All external cladding to be provided with timber battening (eg- 42x19 treated pine) fixed to studs over wall sarking.

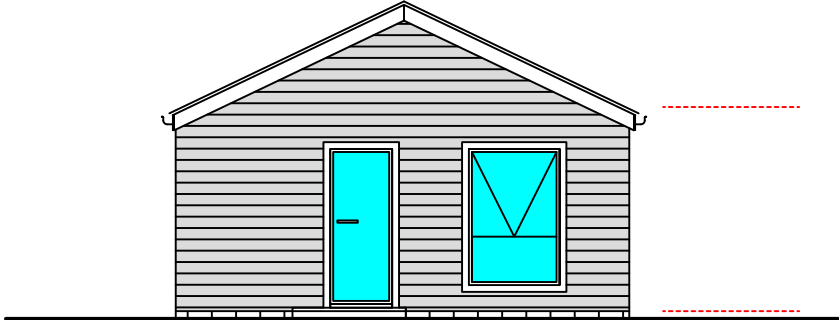
Schedule

- Windows / doors
Surfmist
- James Hardie Scyon Linea weatherboards -
Dulux Lexicon
- 20-01 faced Blockwork
- Custom Orb colourbond roofing
Surfmist
Solar absorption
BCA classification

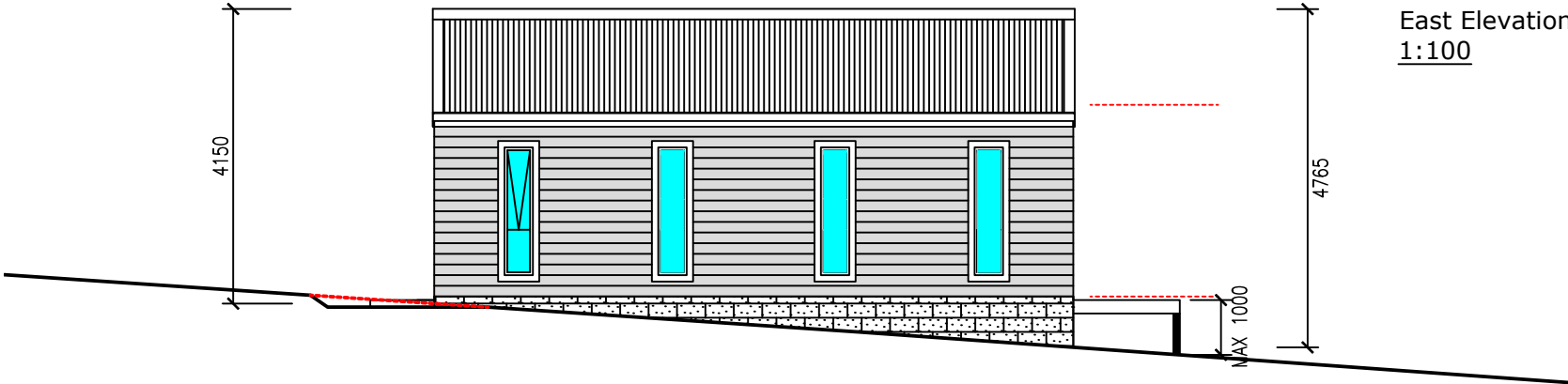
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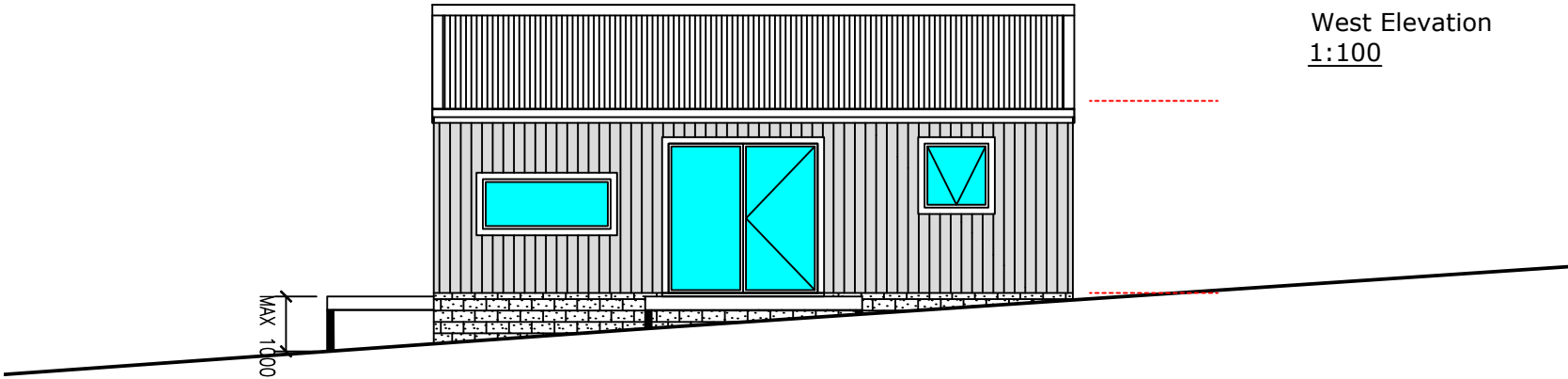
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East Elevation
1:100



West Elevation
1:100



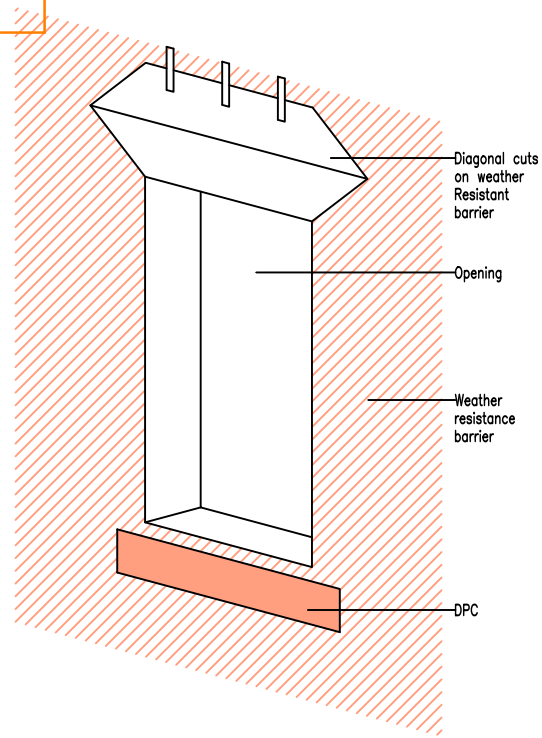
- ABBREVIATIONS
- NSL - natural surface level
 - ESL - existing surface level
 - FSL - final surface level
 - EFL - existing floor level
 - FFL - finished floor level
 - FCL - finished ceiling level
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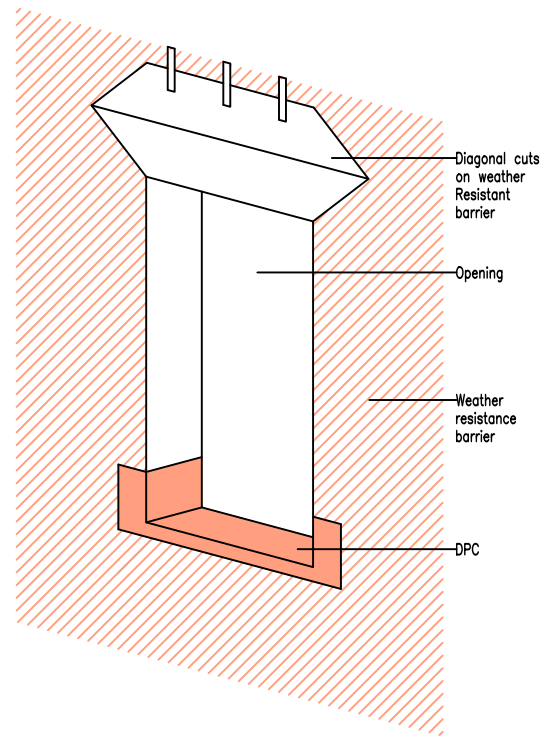
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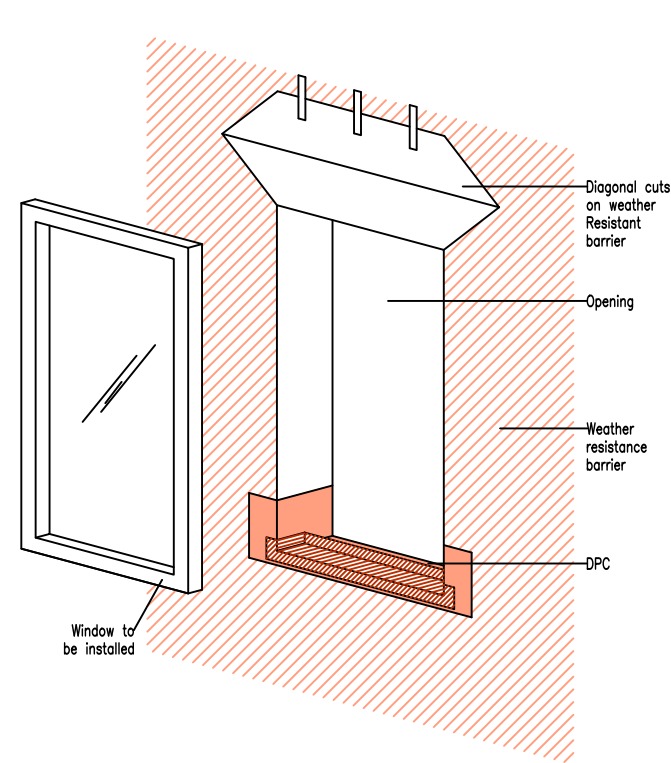
Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au	Client: Webb / Evans Project: 3 EASTAUGH ST DODGES FERRY TAS 7173 Title: Elevations - Outbuilding Scale: 1:100	Checked by: R.JACKSON CC340Y	
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Drawn : D. Jackson	Date : 13/05/2025
				SOIL CLASS	- A AS2870			Designed : D. Jackson	Date : 01/05/2025
				CLIMATE ZONE	- 7			JOB NUMBER: 130625	
				ENERGY RATING	- refer report			Drawing : A04a	
				TITLE 180493	- Lot 2			REVISION: A	
				Planning Zone	- Low Density				



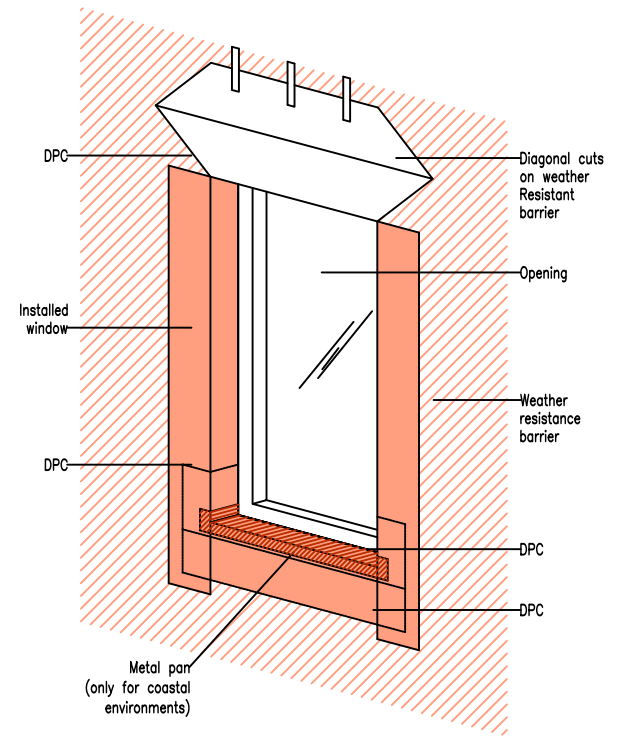
A FLASHING SEQUENCE



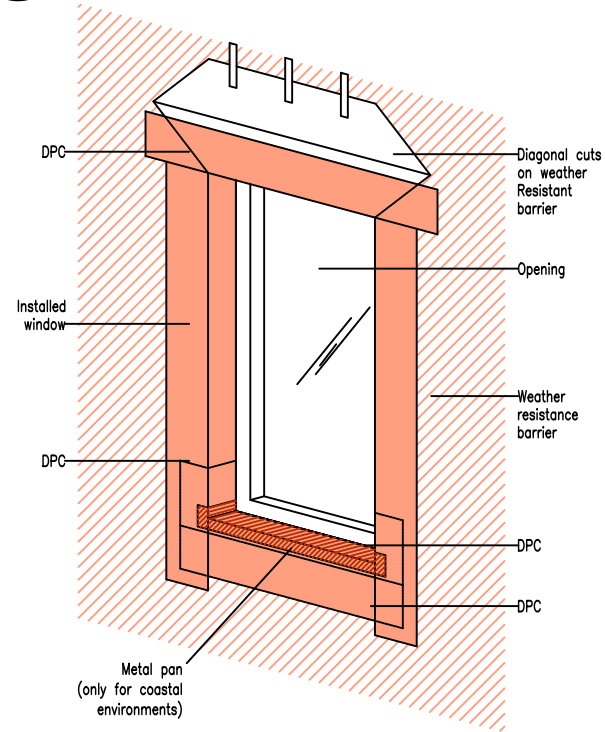
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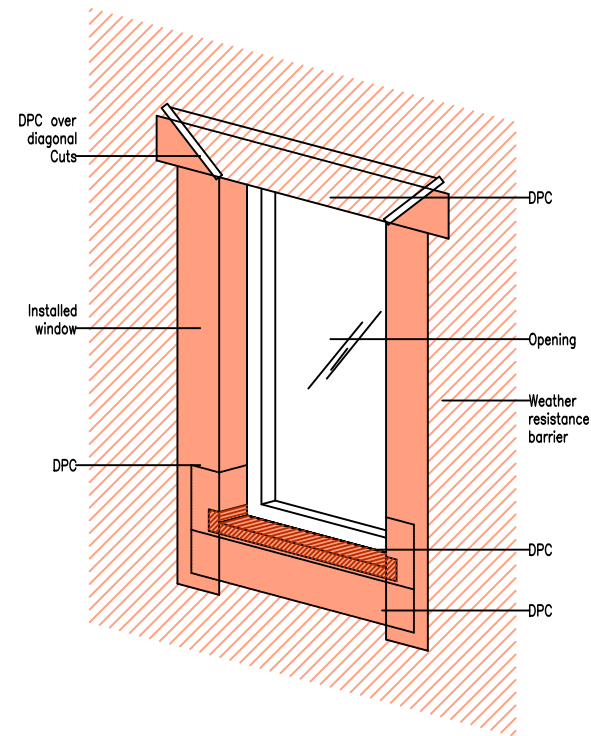
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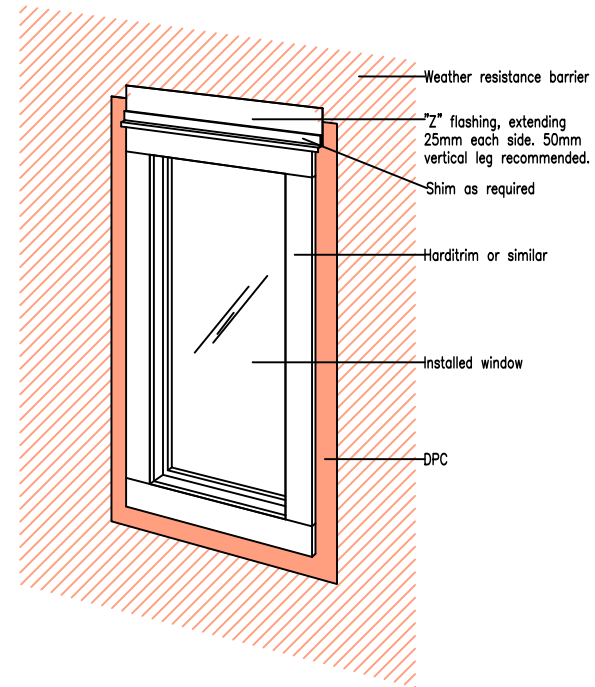
D FLASHING SEQUENCE



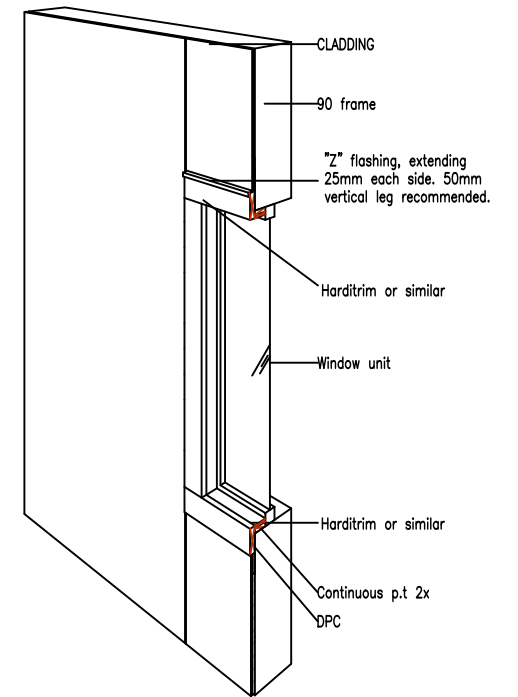
E FLASHING SEQUENCE



F FLASHING SEQUENCE



G ISOMETRIC



H ISOMETRIC SECTION

Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au		Client: Webb / Evans Project: 3 EASTAUGH ST DODGES FERRY TAS 7173 Title: Flashing Details Scale: 1:100		
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Drawn : D. Jackson	Date : 13/05/2025	Checked by: R.JACKSON CC340Y
				SOIL CLASS	- A AS2870			Designed : D. Jackson	Date: 01/05/2025	
				CLIMATE ZONE	- 7			JOB NUMBER: 130625	Drawing : A05	REVISION: A
				ENERGY RATING	- refer report					
				TITLE 180493	- Lot 2					
				Planning Zone	- Low Density					

SITE DRAINAGE
As shown on drawings. Min camber of 1 in 20 for first 1 metre around perimeter of building.

STAIRS & BALUSTRADES
STAIRS - (NOTE: 2R+G = 550min-700max)
min clear width of 820mm
min going (G) 240mm
max going (G) 355mm
min rise (R) 115mm
max rise (R)(refer below) 190mm
NOTE: min. 2000mm from toe of tread to FCL above.
Provide solid/partly solid risers to 125mm from u/s of above tread or limit rise to 170mm.
STRINGERS (max stair width 1000mm)
240x45 F5 (internal -max 15 risers)
290x35 F5 TRP (external- max 15 risers)

TREADS
45 thick F5 (internal/external - max span 1000mm) All treads to be provided with a slip-resistant finish or non-skid strip in accordance with 3.9.1.4 - eg. 'Crocgrip' non-slip tape.
NOTE: All treads to be housed into stringers and 8mm S/S rods bolted through opposing stringers every 4th +- tread
HANDRAILS
To be provided along (1) side of the stair where height above floor exceeds 1m. Height to be not less than 865mm above nosing of treads.
BALUSTRADES (Required where floor height exceeds 1m from surface level) (Refer Sh BC2)
1000mm high(Refer drawings) Stair balustrades 865mm height from edge of nosing.
125mm max aperture.
Wire balustrades to comply with Clause 3.9.2.3 (f) and Tables 3.9.2.1. - 3.9.2.2 and 3.9.2.3

GLAZING
All glazing to AS 1288,AS 2047 and Part 3.6 of BCA. Opening windows to comply with notation Sh A4 (Window Schedule). Certification of compliance with the above and to the relevant BAL (if required) to be provided to Building Surveyor.

TIE DOWNS (WALL & ROOF) - refer Sh S5

WALL FRAMING MGP10 - refer Sh S5

BRICKWORK SPEC'S - refer Sh SDB1

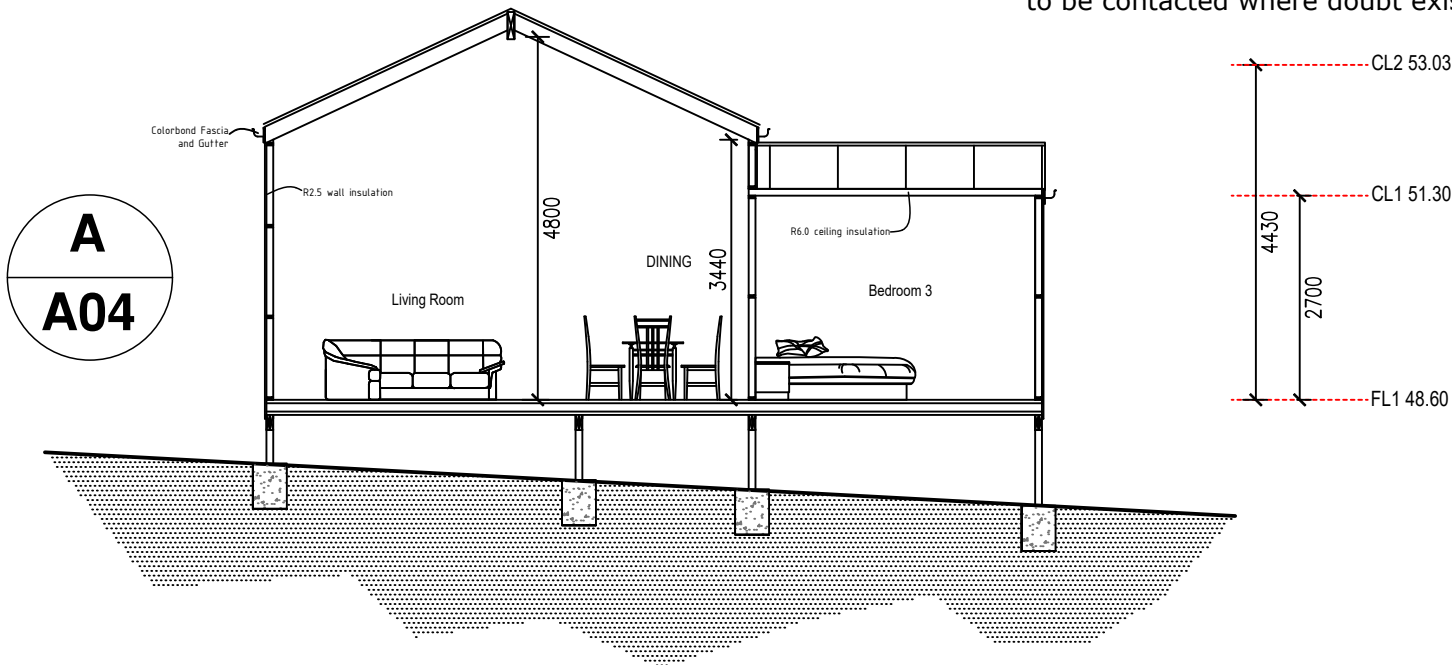
CONDENSATION CONTROL - refer Sh SDC1

SOFFITS
4.5mm Hardiflex fixed with 30x2.8 fibre cement nails at 200 crs to trimmers

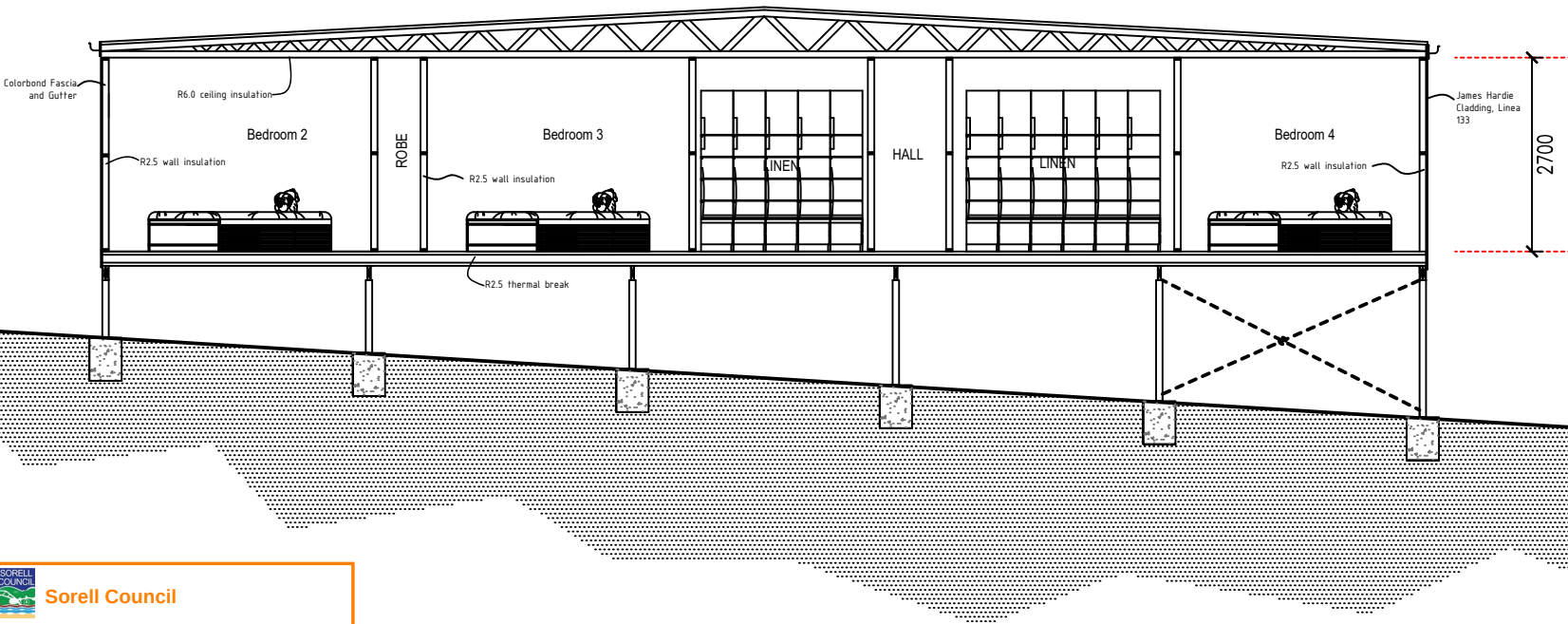
k/d TRP denotes kiln dried treated pine

CLADDING
All cladding to be provided with battening strips over wall sarking

ELECTRICAL - Pendant light fittings only. NO downlights to be installed unless provided with unventilated shields.
ARTIFICIAL LIGHTING -
*max. 5watts/m² for living areas
*max. 4 watts/m² for balconies / verandahs
*max. 3 watts/m² for Class 10a buildings (assoc. with Class 1a)



ROOF TRUSSES (T1)
Approved roof trusses at 900 crs designed, certified and supplied by accredited manufacturer and fixed as per details (refer note over) or to directions supplied by Manufacturer.
ROOF BATTENS 75x38 F8 at 900 crs fixed as per table.
Provide Enviroseal Proctorwrap HT-R sarking on roof battens with 'Cavibat' battens over.
Provide R6.0 insulation to ceiling areas.



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ROOF TRUSSES
Roof truss design to be obtained prior to commencement to verify that point loadings from girder trusses (if applicable)can be integrated into the footing design. Engineer to be contacted where doubt exists.

WET AREA FINISHES TO AS 3740
Villaboard or similar to all walls and ceilings Ceramic tiles or similar to 1800mm above shower base. Ceramic tiles or similar to 150mm min above vanity/laundry basins. Ceramic tiles or similar to 150mm min above kitchen benches. Ceramic tiles or similar to all floors with approved cement sheet underlay fixed as per Manufacturers instructions.
Waterproofing as required in strict accordance with As 3740 and Part 3.8.1 of BCA - Refer **Sh BC3**

ENERGY EFFICIENCY - 1
(refer also to **2** if applicable)
Provide Enviroseal Proctorwrap HT-R or equivalent over roof battens. Provide "Cavibat' roof battens over membrane. Roof blanket not to be used. Provide **R6.0** insulation batts to all ceiling areas. Provide wrap to all external walls fixed to external face (eg-Tyvek Homewrap or other equivalent Class 4 sarking) Provide air infiltration seal to all edges of external doors and windows.
Provide **R2.5** insulation batts between studs to all external walls and other walls where noted.

ENERGY EFFICIENCY - 2 (where applicable)
Provide **R2.5** insulation batts between floor joists eg - CSR 'Optimo' installed in accordance with Manuf. instructions

STRUCTURAL STEEL (external - moderate environment) -
*All members (if **non-Duragal**) - to be painted with (2) coats of alkyd primer **or** (2) coats of alkyd gloss
*If **Duragal** - (1) coat of of solvent based vinyl primer **or** (1) coat of vinyl gloss or alkyd
***OR** - hot dipped galv. (300g/m²)

STRUCTURAL STEEL (internal - moderate environment) -
no protection required

WOODHEATERS
To be installed in accordance with 3.7.3 of BCA and AS 2918 and damper to be provided in flue.

ROOF VENTILATION -refer Sh SDC1 /H1

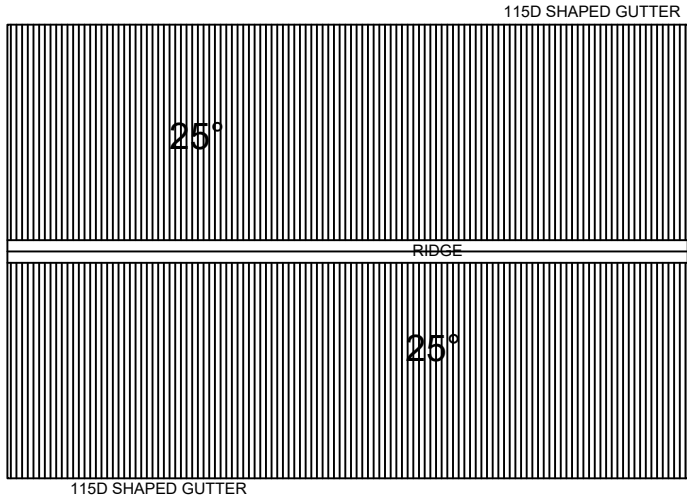
EXHAUST FANS - to have dampers fitted

WALL & CEILING LININGS
10mm plasterboard on furring channel at 450ctrs to all ceilings except where noted otherwise. 10mm plasterboard to all wall areas except where noted otherwise.

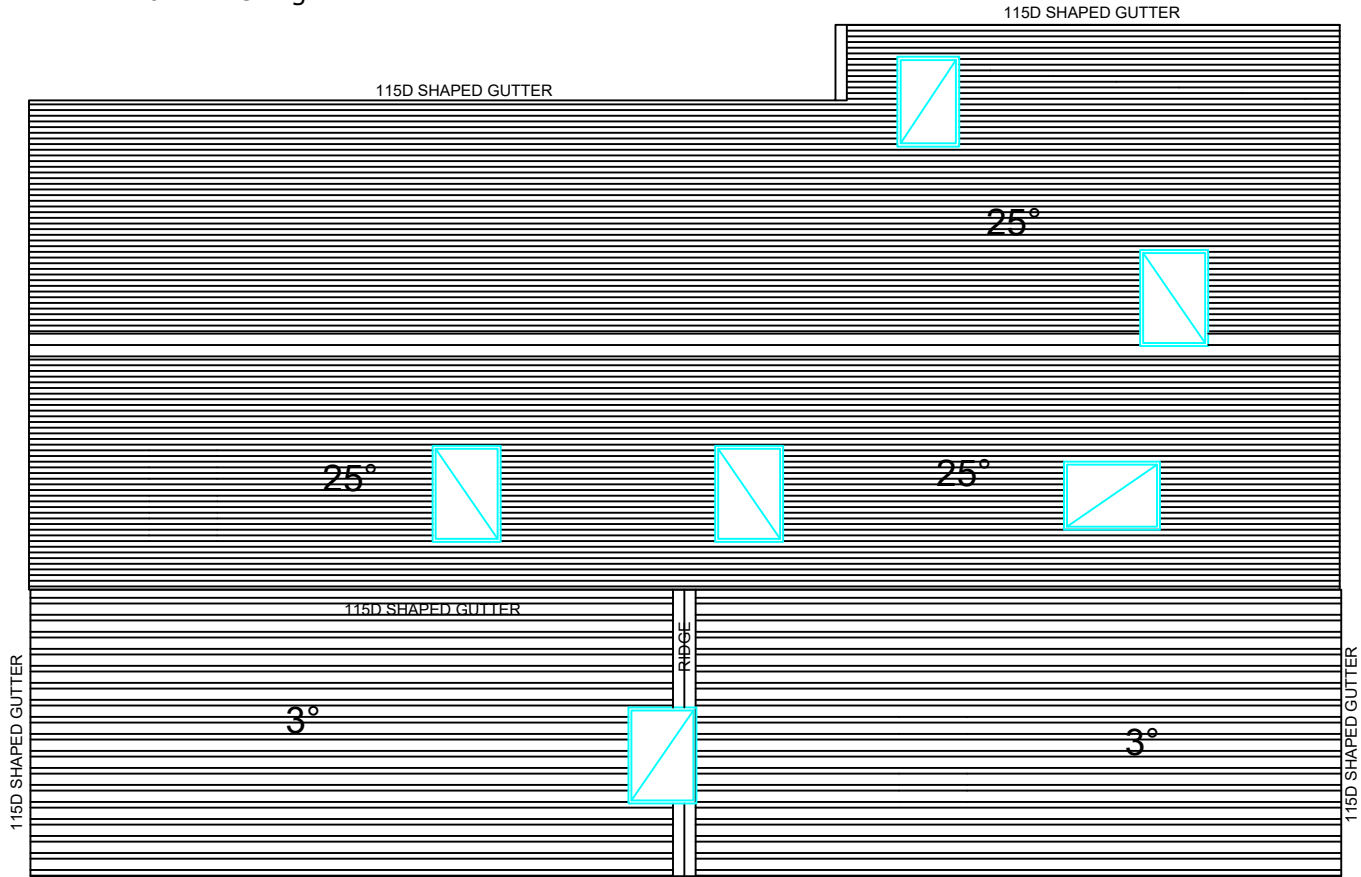
Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au	Client: Webb / Evans Project: 3 EASTAUGH ST DODGES FERRY TAS 7173 Title: Section Plan - Main Dwelling Scale: 1:100 Drawn : D. Jackson Designed : D. Jackson Date : 13/05/2025 Date: 01/05/2025 Checked by: R.JACKSON CC340Y Drawing : A06 JOB NUMBER: 130625 REVISION: A
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055		
				SOIL CLASS	- A AS2870		
				CLIMATE ZONE	- 7		
				ENERGY RATING	- refer report		
				TITLE 180493	- Lot 2		
				Planning Zone	- Low Density		

All roof areas shown
are indicative only and not to be
used for any other purpose

Roof Plan
Outbuilding



Roof Plan
Main Dwelling



- NOTES:**
1. Connect downpipes to council stormwater system immediately on completion of roof installation
 2. Roof sheeting to be crest fixed at side laps with (3) fixings at internal spans and (5) at end spans. Fixings to be RoofZips M6x65mm or equivalent

● denotes Edmonds Roof Valves or equivalent installed in accordance with Manuf. directions (max 900mm from ridge)

■ denotes 'Smoothline' Roof Ventilators or equivalent installed in accordance with Manuf. directions - in conjunction with eave ventilators (refer Sh A7a)

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08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Project:	3 EASTAUGH ST DODGES FERRY TAS 7173			
				SOIL CLASS	- A AS2870			Title:	Roof / Stormwater Plan			
				CLIMATE ZONE	- 7			Scale:	1:100			
				ENERGY RATING	- refer report			Drawn :	D. Jackson	Date :	13/05/2025	Checked by: R.JACKSON CC340Y
				TITLE 180493	- Lot 2			Designed :	D. Jackson	Date:	01/05/2025	
				Planning Zone	- Low Density		JOB NUMBER: 130625	Drawing :	H01	REVISION: A		

SOLID WASTE MATERIAL TO BE STORED AND REMOVED FROM SITE REGULARLY.

REMOVABLE WC TO BE INSTALLED ON SITE DURING CONSTURCTION UPTO THE POINT WHERE MAIN SEWER LINE IS CONNECTED.

STOCK PILES TO BE STABILISED AS SHOWN ON DETAIL SD9.

VEHICLES/MACHINERY ACCESSING THE SITE TO USE HARDENED ACCESS POINT AND TO BE THOROUGHLY WASHED (HIGH PRESSURE) TO REMOVE SOIL AND PLANT MATERIAL BEFORE LEAVING SITE.

REMOVE ANY SOIL, CONCRETE, PAINT OR OTHER POTENTIAL POLLUTANTS FROM ANY AREA NOT WITHIN THE SITE BOUNDARY, TO MINIMISE POLLUTION THROUGH RUN OFF IN THE RETICULATED STORMWATER SYSTEM.

RETICULATED WATER MAINS AND ELECTRICAL CONNECTION TRENCHED TOGETHER. NOTES AS PER SEWER AND STORMWATER TRENCHING ABOVE.

WATER DIVERSION BARRIER (DIVERSION OF UPSLOPE WATER) CONSTRUCTED FROM SAND OR GRAVEL FILLED BAGS IN ACCORDANCE WITH DRAWING SD1.

SILT TRAP/STORM WATER PIT PROVIDE FILTRATION BARRIER AS PER DETAIL SD10.

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

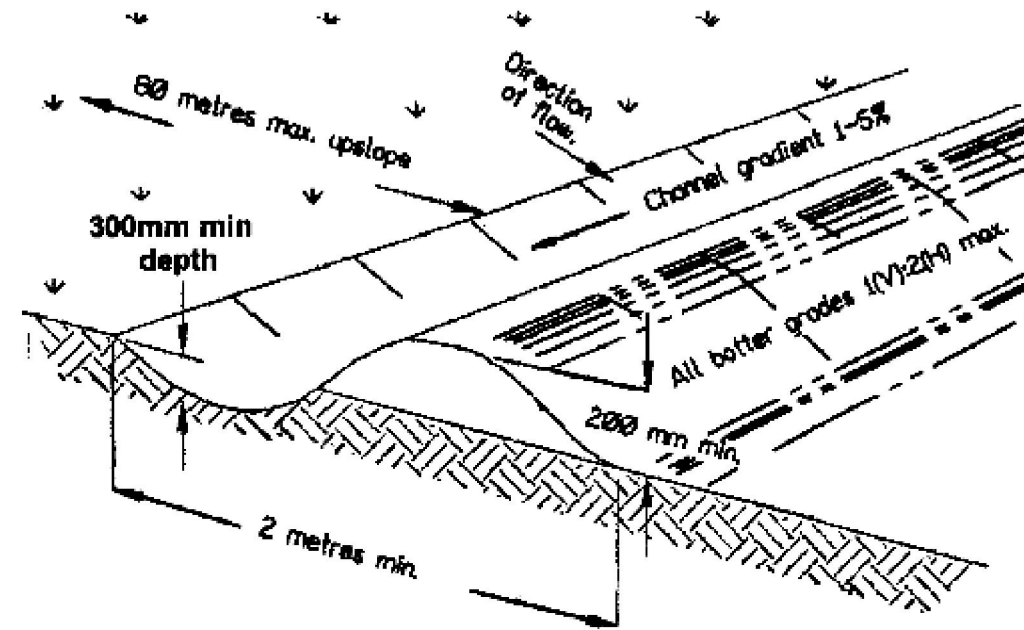


REVEGETATION & LONG TERM EROSION CONTROLS:

ONLY REMOVE VEGETATION AS REQUIRED DURING CONSTRUCTION. TREAT HEAVILY CLAYED SOILS WITH GYPSUM OR LIME AT A RATE OF 10t/ha TO STABILISE CLAY PARTICLES. TEMPORARY STABILISATION CAN BE GAINED BY SOWING RYECORN/OATS AT 40kg/ha AND RYEGRASS var. CONCORDE AT 10kg/ha OR SIMILAR FAST ROOTING GRASSES/CROPS (WITH ADVICE FROM AGRONOMIST) TO HOLD TOGETHER TOP SOIL. PERMANENT GROUND STABILISATION CAN BE ACHIEVED USING TURF OR OTHER GRASS MIXES OF FINE LEAF RYES, FESCUSES, POA, CLOVERS, ETC. GARDEN AREAS TO BE MULCHED WITH WATER EFFICIENT PLANTINGS THAT HAVE QUICK ESTABLISHMENT TIMES TO BE USED IN INITIAL GARDEN BEDS.

WHERE TUNNEL EROSION IS EVIDENT THE TUNNELED AREA MUST BE COMPLETELY BROKEN UP AND RECONSOLIDATED TO INTERRUPT CHANNLED FLOWS OF WATER AND THEN STABILISED WITH VEGETATION. DEEP RIP ACROSS THE SLOPE MAKING SURE THAT THESE RIP LINES ARE DEEPER THAN THE BOTTOM OF THE TUNNELS. COMPACT USING RUBBER WHEELED TRACTOR ON AREAS OF SHALLOW TUNNELING. TUNNELS DEEPER THAN THE RIPPERS ARE BEST EXCAVATED AND REPACKED.

Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au	ARCHIBIM	Client: Webb / Evans		
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Project:	3 EASTAUGH ST DODGES FERRY TAS 7173	
				SOIL CLASS	- A AS2870			Title:	SWMP 1	
				CLIMATE ZONE	- 7			Scale:	NTS	
				ENERGY RATING	- refer report			Drawn : D. Jackson	Date : 13/05/2025	Checked by: R.JACKSON CC340Y
				TITLE 180493	- Lot 2			Designed : D. Jackson	Date: 01/05/2025	
				Planning Zone	- Low Density			JOB NUMBER: 130625	Drawing : M01	REVISION: A



Construction Notes

1. Construct along gradient as specified.
2. Maximum spacing between banks shall be 80 metres.
3. Drains to be of parabolic or trapezoidal cross section not V-shaped.
4. Earth banks to be adequately compacted in order to prevent failure.
5. Construction is of a temporary nature and shall be completed at the end a days work or immediately prior to rain.
6. All outlets from disturbed lands are to feed into a sediment basin or similar.
7. Discharge runoff collected from undisturbed lands onto either a stabilised or an undisturbed disposal site within the same subcatchment area from which the water originated.
8. Compact with a suitable implement in situations where they are required to function for more than five days.
9. Earth banks to be free of projections or other irregularities that will impede normal flow.

DETAILS EXTRACTED FROM "GUIDELINES FOR SOIL AND WATER MANAGEMENT" BY THE DEPARTMENT OF PRIMARY INDUSTRIES WATER AND ENVIRONMENT - JUNE 1999
ENDORSED BY BRIGHTON, CLARENCE, GLENORCHY, HOBART AND KINGBOROUGH CITY AND MUNICIPAL COUNCILS.

SD 1 - Diversion of Upslope Water - CatchDrains

**Sorell Council**

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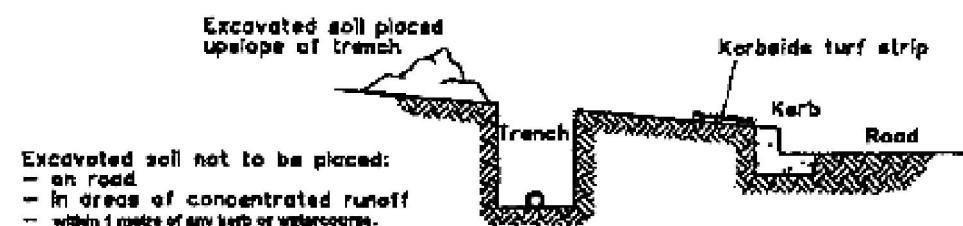
Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au	ARCHIBIM	Client: Webb / Evans					
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Project:	3 EASTAUGH ST DODGES FERRY TAS 7173				
				SOIL CLASS	- A AS2870			Title:	SWMP 2				
				CLIMATE ZONE	- 7			Scale:	NTS				
				ENERGY RATING	- refer report			Drawn :	D. Jackson	Date :	13/05/2025	Checked by:	R.JACKSON CC340Y
				TITLE 180493	- Lot 2			Designed :	D. Jackson	Date:	01/05/2025		
				Planning Zone	- Low Density			JOB NUMBER: 130625	Drawing :	M02	REVISION: A		



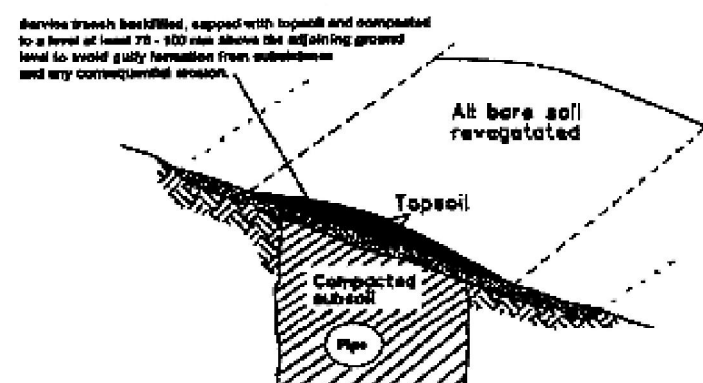
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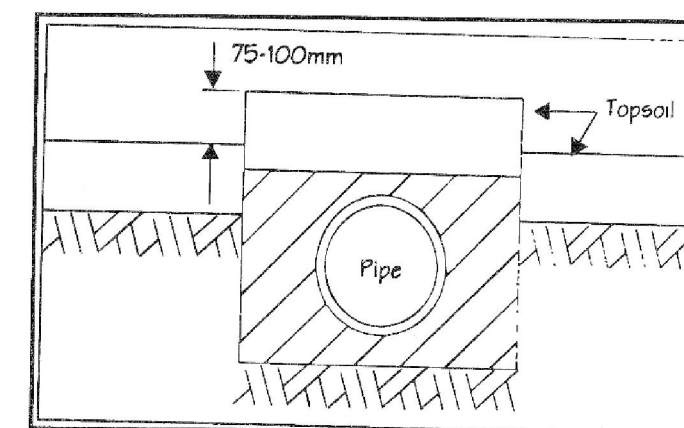
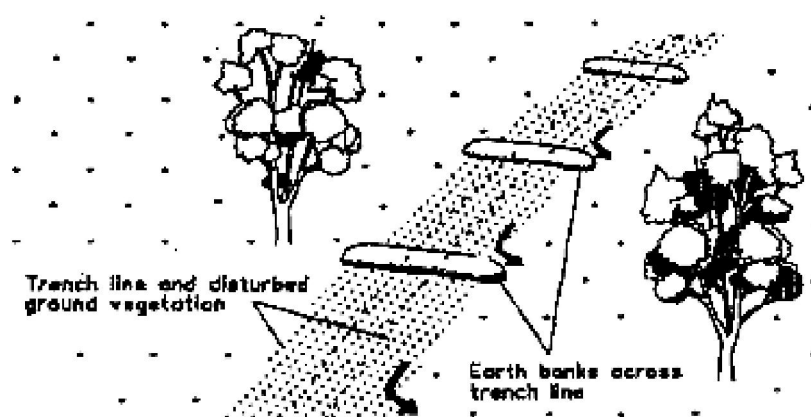
WHEN EXCAVATING TRENCH...



WHEN BACKFILLING TRENCH...



ON STEEP AND/OR LONG SECTIONS OF TRENCH...



[See Appendix B - Standard Drawing SD 3 for installation and construction details]

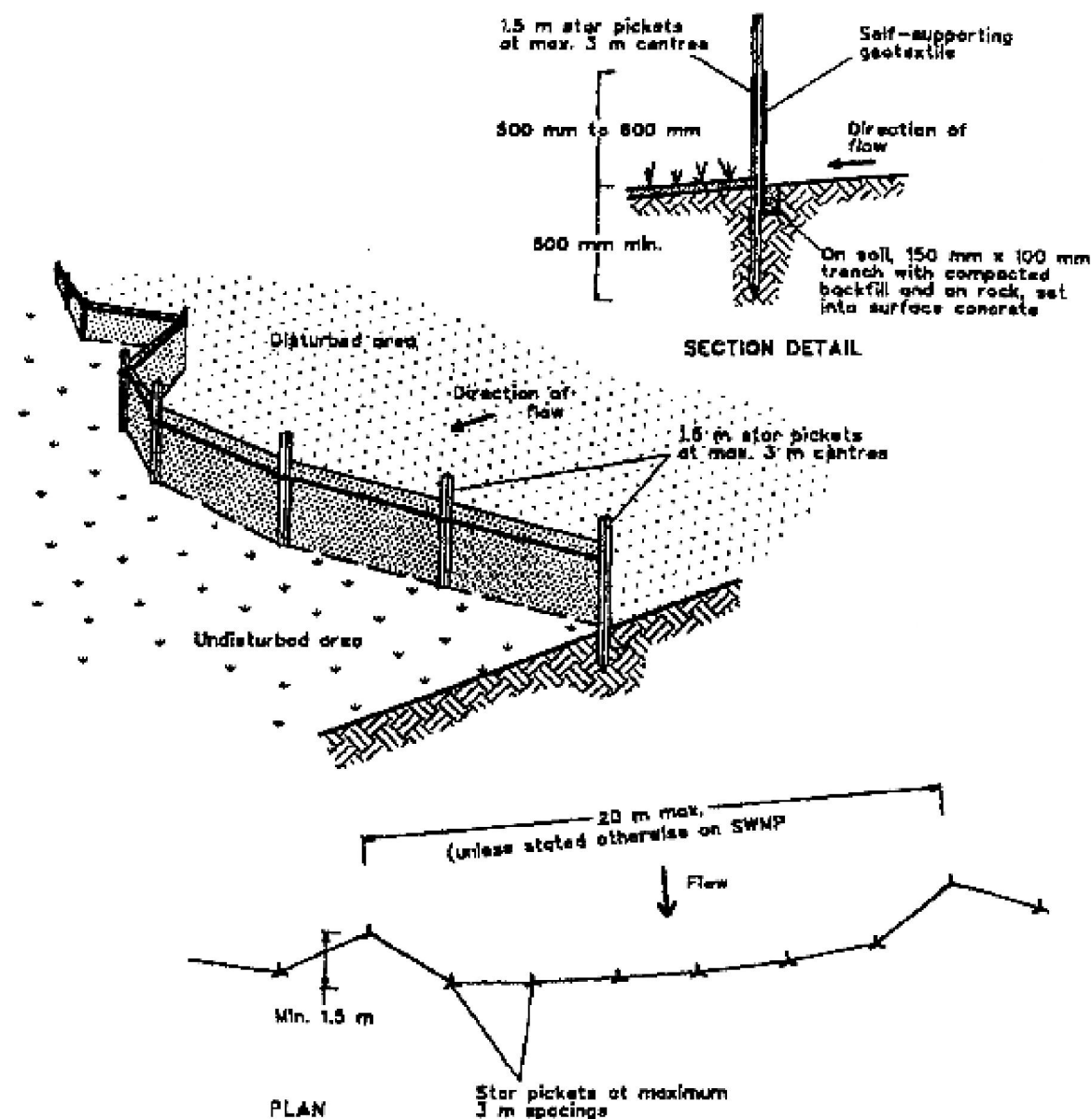
Construction Notes

1. Do not open any trench unless it is likely to be closed in three days.
2. Place excavated material upslope of trench.
3. Stockpile topsoil separately from subsoil.
4. Divert runoff from the line of the cut
5. Rehabilitate in accordance with specification.

SD 3 - Service Installation

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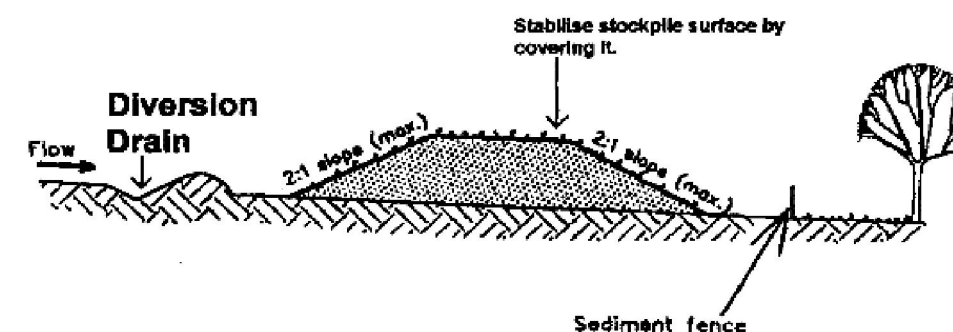
Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au	ARCHIBIM	Client: Webb / Evans		
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Project: 3 EASTAUGH ST DODGES FERRY TAS 7173		
				SOIL CLASS	- A AS2870			Title: SWMP 3		
				CLIMATE ZONE	- 7			Scale: NTS		
				ENERGY RATING	- refer report			Drawn : D. Jackson	Date : 13/05/2025	Checked by: R.JACKSON CC340Y
				TITLE 180493	- Lot 2			Designed : D. Jackson	Date: 01/05/2025	
				Planning Zone	- Low Density	JOB NUMBER: 130625	Drawing : M03	REVISION: A		



Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 3 metres apart.
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Backfill trench over base of fabric.
5. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
6. Join sections of fabric at a support post with a 150 mm overlap.

SD 8 - SEDIMENT FENCE



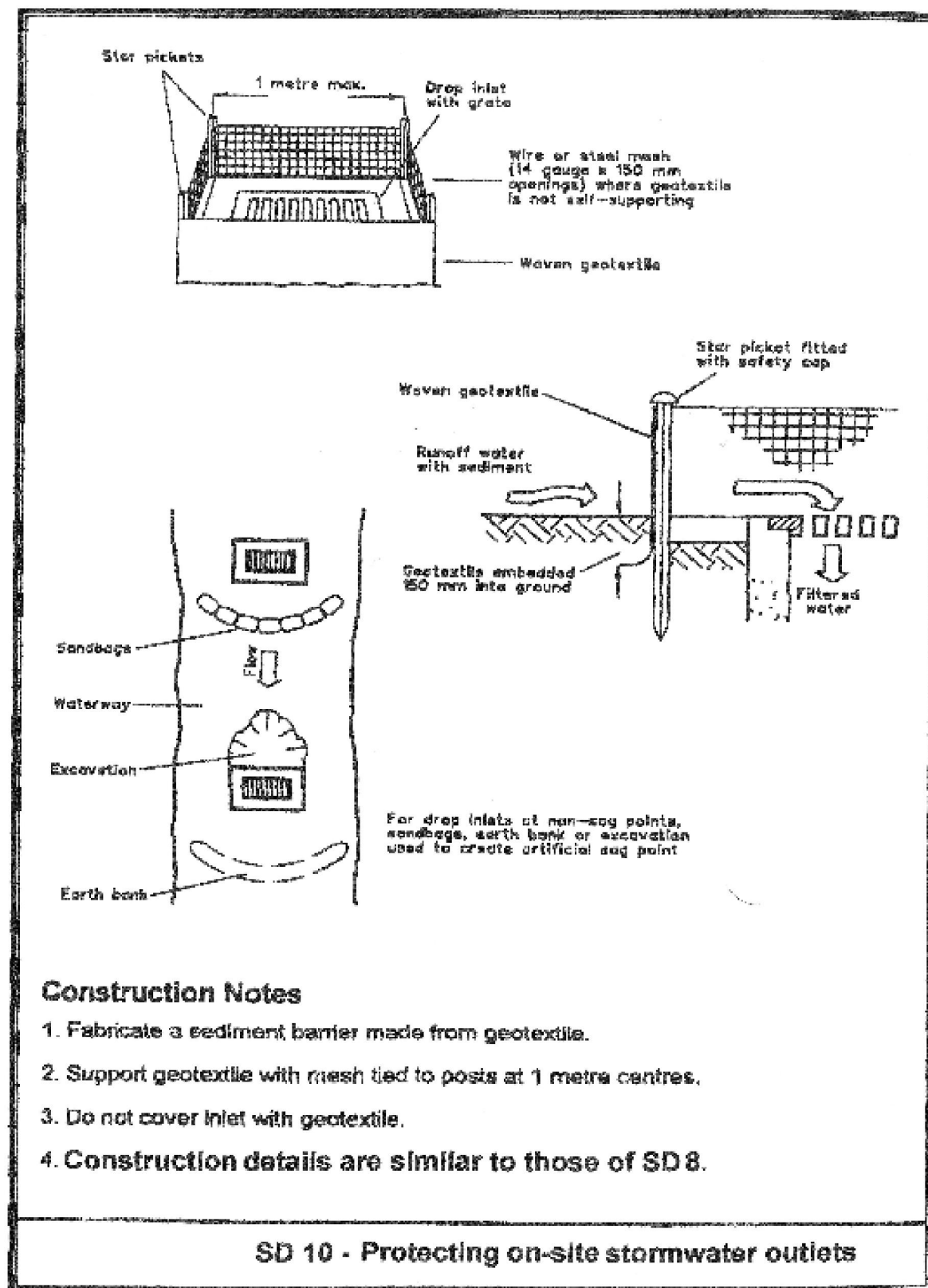
Construction Notes

1. Construct a diversion drain on upslope side of stockpile to divert water around stockpile and install a sediment fence 1-2 metres downslope of stockpile.
2. Locate stockpile at least 5 metres from existing bushland, concentrated water flows roads and other hazard areas.
3. Construct stockpile on the contour as a low, flat, elongated mound.
4. Where there is sufficient space, topsoil stockpiles shall be less than 2 metres high.
5. Rehabilitate in accordance with the SWMP.

SD 9 - Stabilising Stockpiles

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ENDORSED BY BRIGHTON, CLARENCE, GLENORCHY, HOBART AND KINGBOROUGH CITY AND MUNICIPAL COUNCILS.

Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au		Client: Webb / Evans Project: 3 EASTAUGH ST DODGES FERRY TAS 7173 Title: SWMP 4 Scale: NTS		
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055			Drawn : D. Jackson	Date : 13/05/2025	Checked by: R.JACKSON CC340Y
				SOIL CLASS	- A AS2870			Designed : D. Jackson	Date : 01/05/2025	
				CLIMATE ZONE	- 7			JOB NUMBER: 130625	Drawing : M04	REVISION: A
				ENERGY RATING	- refer report					
				TITLE 180493	- Lot 2					
				Planning Zone	- Low Density					



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Date	Rev.	Description	Drawn By	SITE DESCRIPTION		ARCHIBIM	Client: Webb / Evans Project: 3 EASTAUGH ST DODGES FERRY TAS 7173 Title: SWMP 5 Scale: NTS		
08/09/2025	A	Issued for Council Approval	D. Jackson	WIND CLASS	- N2 AS4055				
				SOIL CLASS	- A AS2870	ARCHIBIM ARCHITECTURAL BUILDING INVENTORY MODELLING ABN: 34 625 657 785 Unit 1, 10 Stanton Place, Cambridge TAS 7170 Email: archibim@outlook.com.au	JOB NUMBER: 130625	Drawing: M05	Checked by: R.JACKSON CC340Y REVISION: A
				CLIMATE ZONE	- 7				
				ENERGY RATING	- refer report				
				TITLE 180493	- Lot 2				
				Planning Zone	- Low Density				