NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
39 FOURTH AVENUE, DODGES FERRY

PROPOSED DEVELOPMENT:
DEMOLITION(EXISTING DWELLING) & 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 15th December 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 15th December 2025.**

APPLICATION NO: **5.2025-253.1**
DATE: **28 NOVEMBER 2025**

39 Fourth Avenue, Dodges Ferry

26-Nov-2025

SORELL COUNCIL

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.

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

Full description of Proposal:	*Use:* RESIDENTUAL *Development:* NEW HOME & Demolition of existing *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 700 000
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 39 FOURTH AVE Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 100264 Folio: 1
Current Use of Site	Residentual
Current Owner/s:	Name(s) S & A GREENWOOD

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: 17 Sept 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: 5.2025.253.1 - Development Application - 39 Fourth Avenue, Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 17/09/2025

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

September 2025

DEVELOPMENT APPLICATION PROPOSED NEW RESIDENCE DEMOLITION and CARPORT

39 FOURTH AV. DODGES FERRY, MUNICIPALITY OF SORELL

The subject property is located in the Township of Dodges Ferry, within the Planning Zone Low Density Residential.

Planning Code Overlays include:

Airport obstacle limitation area.

Waterway and Coastal protection area.

The site presently has a 2-bedroom dwelling, ancillary building and some outbuildings. The proposed development is to remove existing residence and in place build a new 5-bedroom residence and carport. The existing ancillary building and outbuildings will also be removed.

C16.0 Safeguarding of Airports Code

C16.1.1 To safeguard the operation of airports from incompatible use or development.

C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

The proposed development is compatible with the operations of the Hobart International Airport as the proposal does not affect the safe navigation of air traffic.

C7.0 Natural Assets Code

C7.1.1 C7.1.2 C7.1.3 C7.1.4 C7.1.5 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast. To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise. To minimise impacts on identified priority vegetation. To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The current residence covers 97.4m^2 within the coastal protection overlay, while the proposed residence will cover 133m2, a 35.6% increase. This expansion should be acceptable since this area is already used for recreation as paved and lawn space.

The footprint of the proposed residence is not expected to impact the current coastal-foreshore assets.

As there is currently no existing infrastructure at the proposed crossover location, we will construct a new concrete crossover in accordance with the relevant Australian Standards and Sorell Council specifications.

The large gum tree located within the public walkway, which is listed as an easement on our property title (56/9975), currently overhangs the proposed development area and encroaches through the boundary fence. We respectfully request that Sorell Council consider the removal of this tree during the demolition of the existing dwelling. We are willing to provide access to a qualified arborist to facilitate assessment and removal. We have no objection to the gum tree mulch and associated organic material remaining on our property following removal. Please note that the base of the tree, which lies within our property boundary, is the proposed location for a new retaining wall as part of the development.

We kindly request that Sorell Council consider the potential sale or transfer of the easement (Title Reference 56/9975) to us as the adjoining property owners. The easement is currently closed to public access and would require significant works to reinstate its use as a public walkway. Given its current condition and limited utility, we believe this proposal could present a mutually beneficial outcome and would welcome further discussion with Council regarding the feasibility of this request.

Happy to discuss any of the above for further clarity.

Applicant:

Scott Greenwood

[redacted]

[redacted]

PROPERTY INFORMATION REPORT

VALUER-GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001

Tasmanian Government

PROPERTY ID: 5916683
MUNICIPALITY: SORELL

PROPERTY ADDRESS: 39 FOURTH AVENUE
DODGES FERRY TAS 7173
PROPERTY NAME:
TITLE OWNER: 100264/1 : SCOTT ANTHONY GREENWOOD, ALISON BELINDA GREENWOOD
INTERESTED PARTIES: ALISON BELINDA GREENWOOD, SCOTT ANTHONY GREENWOOD
POSTAL ADDRESS: (Interested Parties) [redacted]

MAIN IMPROVEMENTS SUMMARY

Improvements:	DWELLING	
Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	DWELLING	91.0 square metres
	SLEEPOUT	48.0 square metres
	GARAGE	13.0 square metres
Number of Bedrooms:	2	
Construction Year of Main Building:	1948	
Roof Material:	Galvanised Iron	
Wall Material:	Imitation Weatherboard	
Land Area:	0.0971 hectares	

LAST SALES

Contract Date	Settlement Date	Sale Price
09/02/2015	17/04/2015	$370,000
28/07/2003	25/09/2003	$180,000

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
12/12/2024	01/07/2024	$580,000	$790,000	$31,600	FRESH VALUATION
20/12/2016	01/07/2016	$285,000	$425,000	$17,000	REVALUATION

SORELL COUNCIL

Sorell Council

Development Application: 5.2025.253.1 - Development Application - 39 Fourth Avenue, Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 17/09/2025

Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
100264	1
EDITION	DATE OF ISSUE
5	17-Aug-2024

SEARCH DATE : 12-Aug-2025
SEARCH TIME : 11.35 AM

DESCRIPTION OF LAND

Town of DODGES FERRY
Lot 1 on Diagram 100264
Derivation : Part of 300 Acres Loc. to George Wise
Derived from W1023

SCHEDULE 1

M512720 TRANSFER to SCOTT ANTHONY GREENWOOD and ALISON BELINDA GREENWOOD Registered 29-Apr-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
56/9975 CONVEYANCE Benefiting Easement: Right of Way over the land shown marked Right of Way 2.74 wide on Diagram No. 100264
25/5871 CONVEYANCE Made Subject to Fencing & other conditions
E391390 MORTGAGE to Macquarie Bank Limited Registered 17-Aug-2024 at 12.01 PM

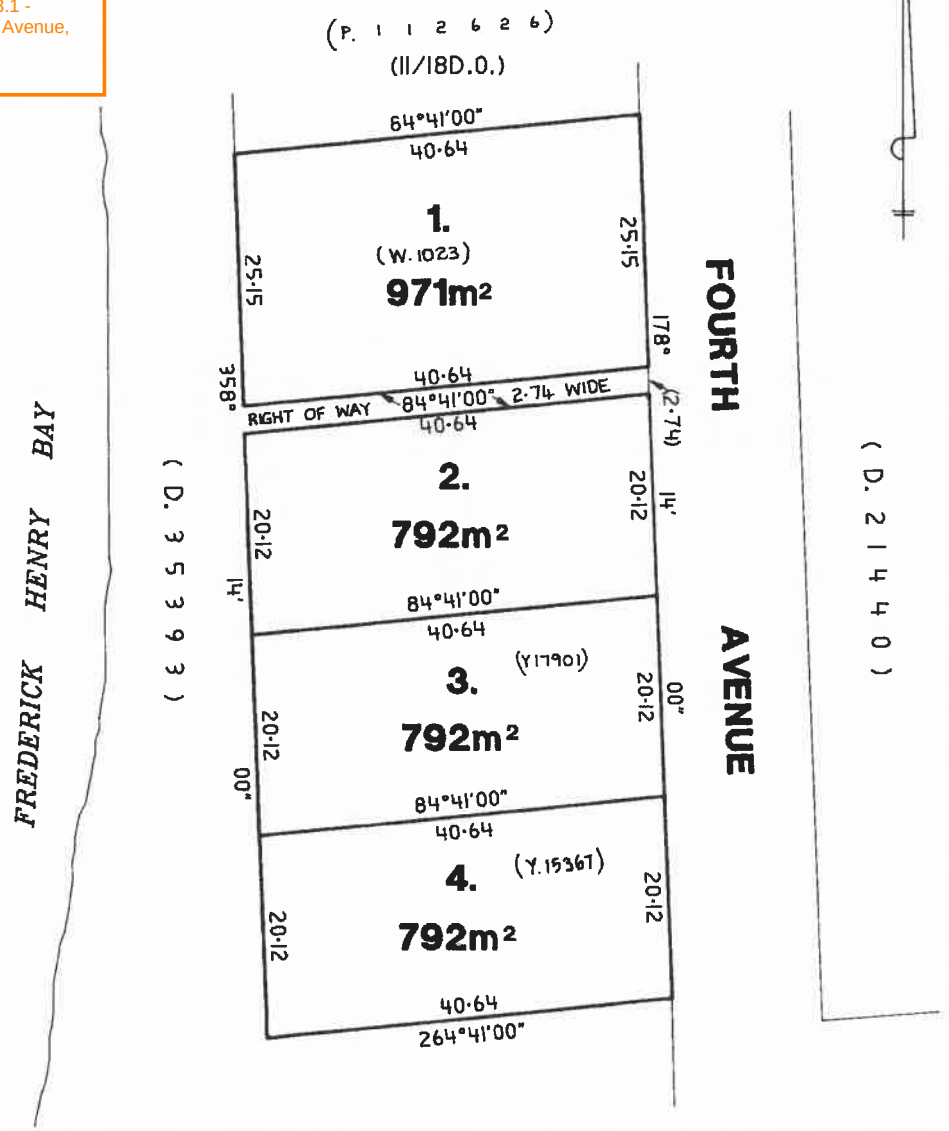
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OSK 3810

Owner: L.T.ACT 1980	PLAN OF TITLE of land situated in the TOWN OF DODGES FERRY	Registered Number: D.100264
Title Reference: Y.15367		
Grantee: PART OF 300AC. LOC. TO GEORGE WISE	COMPILED FROM 16/54D.O. SCALE 1.500 MEASUREMENTS IN METRES	Approved 3 JUL 1992 Recorder of Titles

TASMAP MUNICIPAL CODE NO. 29	LAST TASMAP UPI NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



NOTATION "RIGHT OF WAY 2.74 WIDE" ADDED 11-10-94

SG 22.6.92

GEOTECH 25-127

13/9/2025

Scott Greenwood [redacted]

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Road
Orielton
TAS 7172
0417 960 769
peter@rocksolidgeotechnics.com.au

ONSITE WASTEWATER ASSESSMENT / SYSTEM DESIGN – 39 Fourth Avenue, Dodges Ferry

The current dwelling, storage shed and outbuilding at 39 Fourth Avenue, Dodges Ferry (Figure 1) will be removed and replaced with a new, 5-bedroom residence and double garage (Figure 2). The current onsite wastewater system will be decommissioned and replaced (the subject of this report).

A site assessment was completed on Thursday 28 August, 2025. A test hole was completed to assess the site for onsite wastewater disposal suitability (4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers). The location of the test hole is marked on Figure 1.

The only land on the site available for wastewater disposal lies in the northeastern corner of the block, adjacent to Fourth Avenue. This area slopes at 1-3 degrees to the south, and is covered in grass and weeds, and is devoid of trees.

The test hole encountered dry sand to full depth (2.10m).

Groundwater was not encountered in the hole.

The site is classified as Class 1 (SAND), with an Indicative Permeability of 3m/d.

Plate 1 – looking to the northwest from Fourth Avenue. Test Hole #1.

COMPLIANCE WITH THE 2016 DIRECTOR'S GUIDELINES FOR ON-SITE WASTEWATER DISPOSAL

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	Performance Criteria	Compliance achieved by
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary 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 LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with A1 Deep sand site. Setback of LAA from garage >3m.

GEOTECH 25-127

13/9/2025

[redacted]

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A2 Horizontal separation distance from downslope surface water to a LAA 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 LAA 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 LAA 50m from foreshore. 15° slope to HWM. Setback 15m x (2m x 15°) = 45m
A3 Horizontal separation distance from a property boundary to a LAA 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; & (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 LAA 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 1.5m setback required from upslope and side-slope boundaries. 3° slope to southern boundary – setback required; 1.5m + (1m x 3°) = 4.5m

A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA 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 LAA 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 known potable bores in the immediate vicinity of the site.

A5 Vertical separation distance between groundwater & a LAA 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 LAA 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 Groundwater not encountered.
A6 Vertical separation distance between a limiting layer & a LAA 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 Limiting layer not encountered.

WASTEWATER SYSTEM DESIGN

It is proposed to decommission the current wastewater system, and install an Aerated Wastewater Treatment System (AWTS).

The AWTS will secondary treat all the wastewater effluent, allowing disposal of the effluent into a new Land Application Area consisting of an absorption bed (sited in the northeastern corner of the site).

The size of the Land Application Area (LAA) is conditional on the potential wastewater load entering the system and the permeability of the site. The potential wastewater load is determined by the number of bedrooms in the dwelling.

The site is classified as Class 1 (SAND), with an Indicative Permeability of 3m/d and a conservative Design Loading Rate of 40mm/day.

5-bedroom residence	7 persons occupancy	
Tank water	120 litres/person/day	
Wastewater Load	7 x 120 litres/person/day	840 litres/day
Design Loading Rate (DLR)	40mm/day (secondary treated effluent)	
Basal area of the LAA / Absorption bed	840 / 40 = 21m^2	

A reserve disposal area, equal in size to the 21m^2 absorption bed, will need to be available for disposal if the system requires remediation in the future (marked on the site plan).

The absorption bed will be 12m long and 1.75m wide.

NOTE;
The rainwater tanks will be sited upslope from the proposed LAA. It is imperative that the rainwater tank's overflow trench is sited downslope from the wastewater LAA. There is ample available land to the south of the reserve LAA for such a trench.

The absorption bed will be constructed as per the following specifications:

- The LAA (area for the absorption bed) will be cleared of grass.
- The absorption bed (10m long and 2m wide) will be excavated to a depth of 450mm, and the base flattened and lightly ripped.
- Place 20mm diameter screened aggregate on the exposed sand to a thickness of 10mm and level.
- Install Class 9, 40mm uPVC distribution pipework. Perforate as specified with 5mm holes on top only at 400mm centres, except the first and last drill hole in each lateral that should be drilled on the underside so that the system can drain between pump cycles.
- Add inspection risers and screw caps at far end of the grid.
- Connect distribution grid to AWTS pump.
- Test the distribution system under pressure using clean water, before covering each lateral with an inverted half pipe section of 100mm PVC. This will prevent blockages of the drill holes.
- Cover the 100mm uPVC with screened 10-20mm aggregate.
- Cover the aggregate with geofabric / filter cloth.
- Cover the geofabric with loam and plant as lawn.
- An inline strainer (150-200 mesh) is to be installed on the outlet of the AWTS to prevent solids from entering the irrigation system.
- A cutoff drain will not be required.

SITE AND SOIL EVALUATION REPORT

Soil Category: (as stated in AS/NZS 1547-2000) 1,…2,…3,…4,…5,…6	Modified Emerson Test Required If Yes, Emerson Class No.	No
Measured or Estimated Soil Permeability (m/d):	>3mm/d	
Design Loading Rate: (mm/d)	40 mm/day	Secondary treated effluent
Geology:	Quaternary sediments	

Slope:	1-3°
Drainage lines / water courses:	Nil
Vegetation:	grass
Site History: (land use)	House site
Aspect:	South
Pre-dominant wind direction:	Northwest to southwest
Site Stability: Will on-site wastewater disposal affect site stability?	No
Is geological advice required?	No
Drainage/Groundwater:	No
Depth to seasonal groundwater (m):	N/A
Are surface or sub-surface drains required upslope of the land application area	No
Water Supply: ☑ Tank	
Date of Site Evaluation:	28/8/2025
Weather Conditions:	Fine

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Scott Greenwood
[redacted]

13/9/2025

Loading Certificate for Onsite Wastewater System - 39 Fourth Avenue, Dodges Ferry

1 System Capacity: (medium/long term)

- 5-bedrooms — 7 persons, 840 litres/day

2 Design Criteria Summary:

- Secondary Treated Effluent — Aerated Wastewater Treatment System (AWTS)
- Soil Category — Class 1 SAND
- Land Application System — 21m^2 absorption bed

3 Reserve Area:

- A reserve area equal to the primary LAA is provided if remediation is required.

4 Variation from design flows etc:

- The system should successfully assimilate additional peak loadings which may result from occasional social gatherings provided that this does not exceed use by more than 10 persons in a 24-hour period or more than 1 temporary resident visitor (ie. up to 8 persons total) for a period not exceeding 2 days. Visitors should be advised of the requirement to minimise time spent in showers, not running taps whilst cleaning teeth, and other common sense water conservation measures.

5 Consequences of overloading the system:

- Long term use by more than 7 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.

6 Consequences of under-loading the system:

- The system will work effectively with as few as 1-person in the residence, however long periods of zero occupancy may result in poor functioning of the system when normal use recommences. If the building is left unoccupied for more than one month, it is advised to inform the maintenance contractor.

7 Consequences of lack of operation, maintenance and monitoring attention:

- The AWTS must be maintained by a contracted maintenance provider. The outlet filter on the septic tank should be cleaned every 6 months.

Peter Hofto
Rock Solid Geotechnics Pty Ltd

CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. The Form 35 is not transferable to another body without consultation (reissue) from RSG. The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means. Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie. if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

- AS1547-2012: Onsite Domestic Wastewater Management

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. It is the responsibility of the client / plumber to inform the author as to when the wastewater system is being installed, and to arrange the final inspection. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

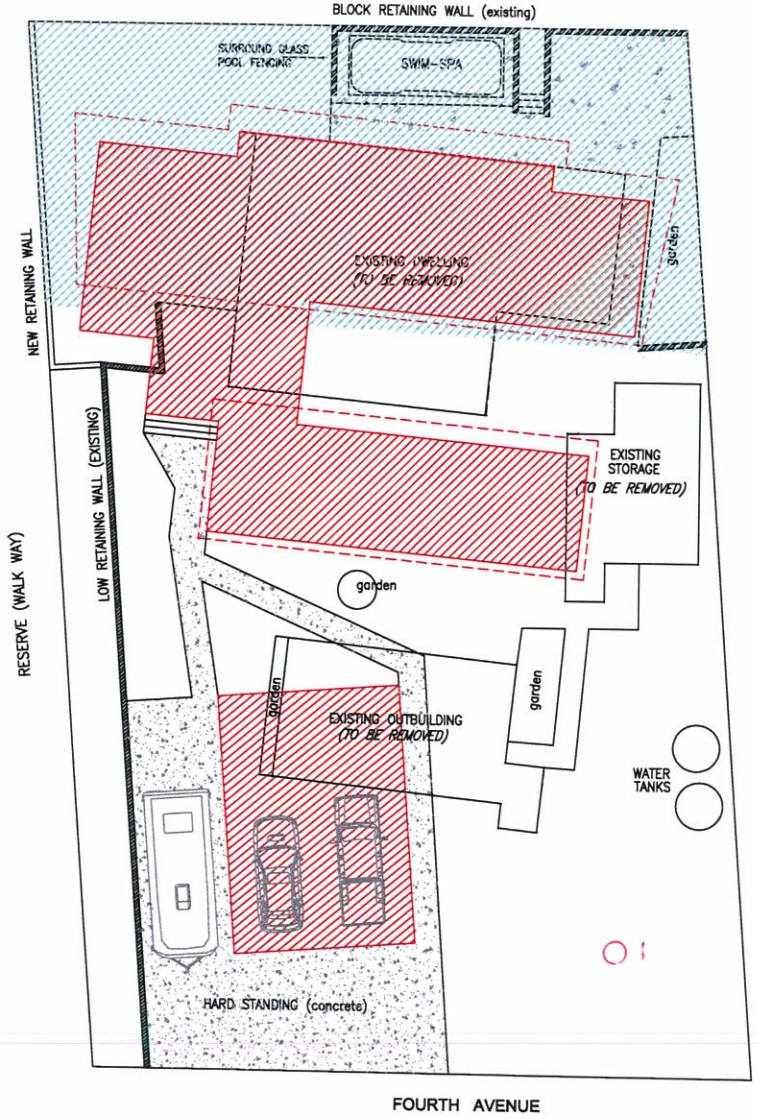
PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

COASTAL RESERVE

BLOCK RETAINING WALL (existing)

COASTAL PROTECTION AREA

PROPOSED NEW DWELLING AND GARAGE



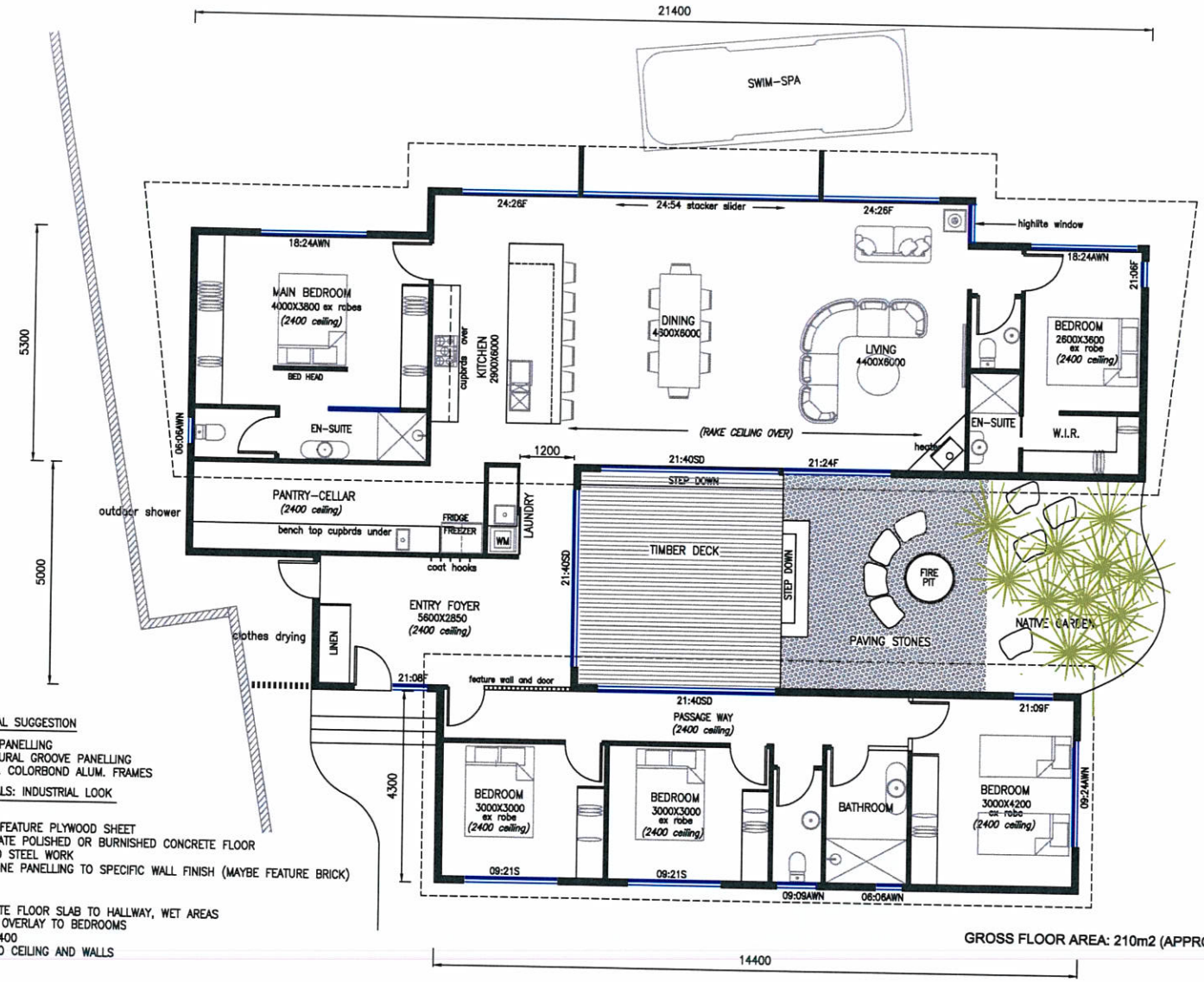
FOURTH AVENUE

PLANNING PURPOSES ONLY

project..	client..	drawing number	SCALE 1:200@A3	VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION
PROPOSED HOLIDAY RESIDENCE 39 FOURTH AV. DODGES FERRY MUNICIPALITY OF SORELL	A. and S. GREENWOOD	M025-01-002DA		© COPYRIGHT THIS DRAWING IS THE PROPERTY OF *PICONE DESIGNS* AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION
	SITE PLAN NEW-EXISTING OVERLAY COASTAL PROTECTION AREA	SHEET 3 OF 9 MARCH 2025		

PICONE DESIGNS
Phone 62251333
Mobile 0409 611133
ipicone@bigpond.net.au
Accreditation number CC1120S

bdaa
Building Designers Association of Australia



EXTERIOR MATERIAL SUGGESTION

CSR BARESTONE PANELLING
SHADOWCLAD NATURAL GROOVE PANELLING
DOUBLE GLAZING.. COLORBOND ALUM. FRAMES

INTERNAL MATERIALS: INDUSTRIAL LOOK

LIVING-DINING..

RAKE CEILING IN FEATURE PLYWOOD SHEET
EXPOSED AGGREGATE POLISHED OR BURNISHED CONCRETE FLOOR
FEATURE EXPOSED STEEL WORK
FEATURE BARESTONE PANELLING TO SPECIFIC WALL FINISH (MAYBE FEATURE BRICK)

BEDROOM WING..

EXPOSED CONCRETE FLOOR SLAB TO HALLWAY, WET AREAS
POSSIBLE TIMBER OVERLAY TO BEDROOMS
FLAT CEILINGS.. 2400
PLASTER SHEET TO CEILING AND WALLS

GROSS FLOOR AREA: 210m2 (APPROX. 24.0 SQUARES)

PLANNING PURPOSES ONLY

project..	client..	drawing number	SCALE 1:100@A3	VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION
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	FLOOR LAYOUT	SHEET 6 OF 9		
		MARCH 2025		

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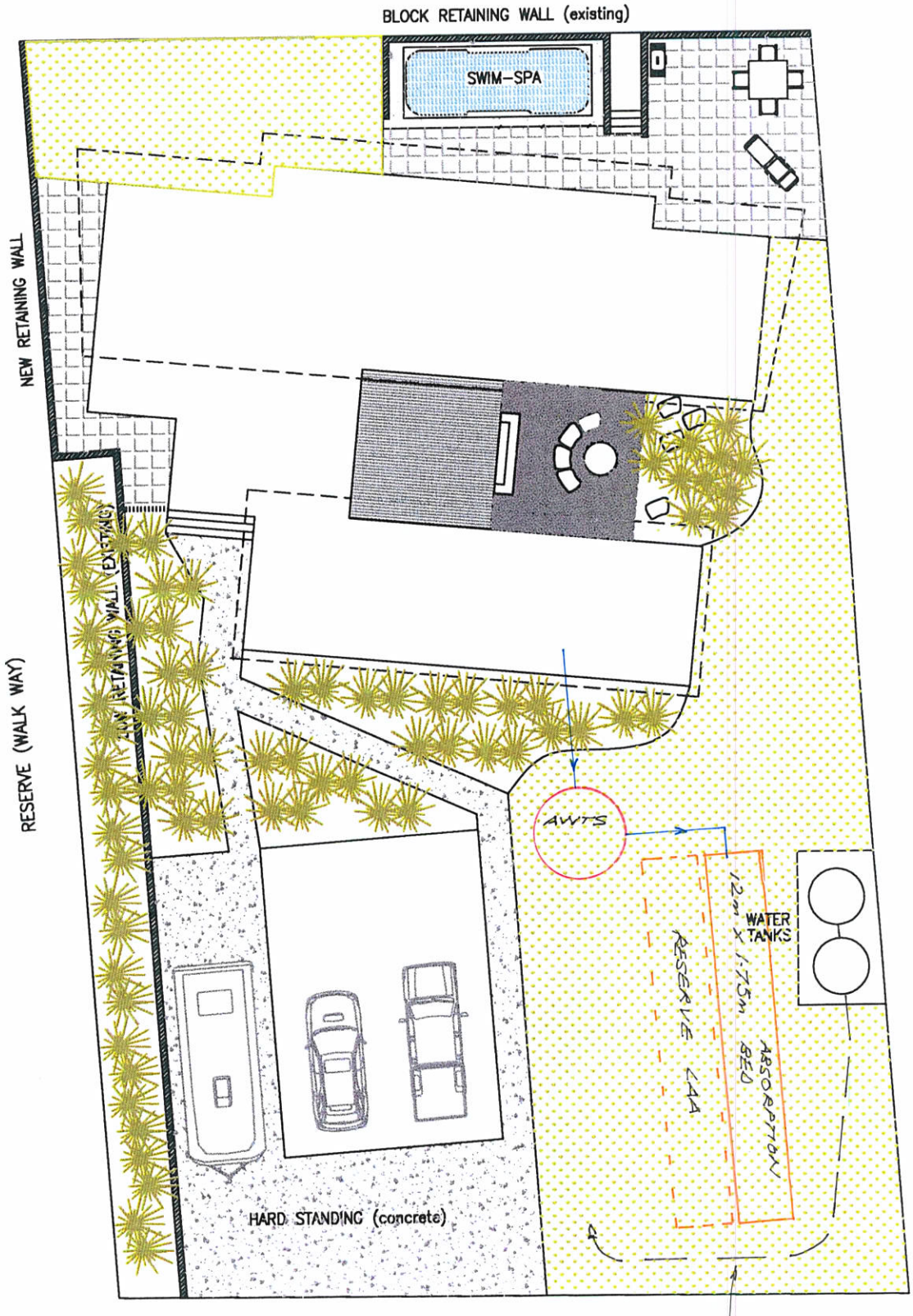
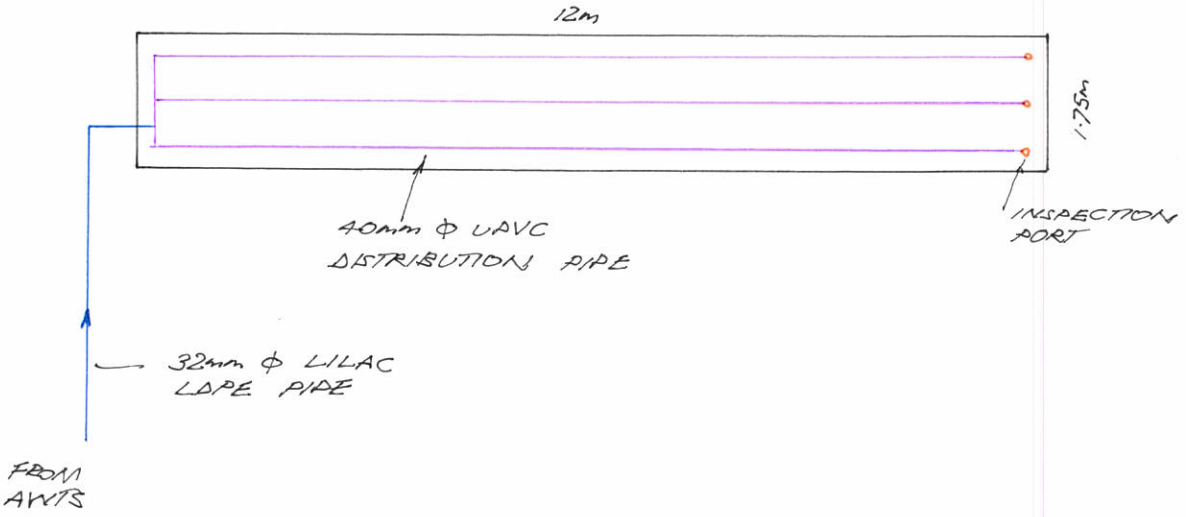
PLAN LAA
1:200

ING

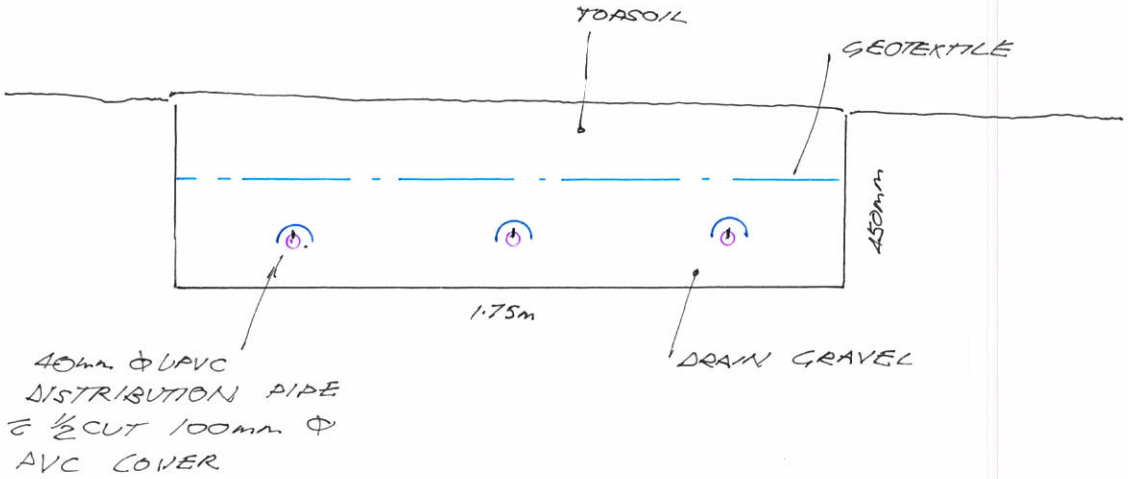


OVERFLOW FROM RAINWATER TANKS TO DISCHARGE DOWNSLOPE FROM LAA

PLAN 1:100
ABSORPTION BED



CROSS-SECTION
ABSORPTION BED
1:20



CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Scott Greenwood [redacted] *Owner name*

Address

[redacted] *Suburb/postcode*

Designer details:

Name: Peter Hofto

Category: Building Services Designer Hydraulic - Restricted

Business name: Rock Solid Geotechnics P/L

Phone No: 0417960769

Business address: 163 Orielton Road

Orielton 7172

Fax No:

Licence No: CC6159I

Email address: peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant Scott Greenwood [redacted]

Designer's project reference No. GEOTECH 25-127

Address: 39 Fourth Avenue, Dodges Ferry

Lot No:

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

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

(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
	X 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: X | 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: ROCK SOLID GEOTECHNICS	Date: 12/9/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 12/9/2025
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 12/9/2025
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

Attribution as designer:

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L ..... 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:	Peter Hofto		12/9/2025
Licence No:	CC6159I		

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.

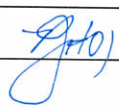
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [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 works 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 .....Peter Hofto – ROCK SOLID GEOTECHNICS P/L..... 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:	Peter Hofto		12/9/2025

59 Molle Street, Hobart TAS 7000
Phone: 0400 498 006
ABN: 66 670 496 214

admin@areteengineering.com.au
www.areteengineering.com.au

STORMWATER MANAGEMENT REPORT

39 FOURTH AVENUE, DODGES FERRY TASMANIA 7173

DOCUMENT DETAILS

Prepared For	Prepared By	Date	Arete Project Number
Scott Greenwood	B. Elmore	20/11/2025	2025-C01-PR46

DOCUMENT HISTORY

Revision	Date	Description	Prepared By	Reviewed By
D1	20/11/2025	Development Approval	B. Elmore	D. Morley

TABLE OF CONTENTS

1 SCOPE OF REPORT

Arete Engineering have been engaged to provide a stormwater management report for a proposed residence and carport at 39 Fourth Avenue, Dodges Ferry. The roofed areas of the proposed buildings are to connect to proposed rainwater storage tanks. An on-site stormwater infiltration trench is proposed to dispose of overflow from the rainwater tank.

Calculations were undertaken to determine the required size of the onsite stormwater infiltration trench to provide adequate infiltration area and temporary storage volume for the critical 5% AEP storm event.

This report has been prepared to demonstrate that the proposed development complies with the requirements of the Sorell Council RFI for development application number 5.2025.253.1 issued on the 9th October 2025:

1. Provide a report from a suitably qualified person demonstrating that the site is suitable for an on-site stormwater management system, having regard to clause S2.7.1 Stormwater Management; and

2. Please provide details of the proposed stormwater soakage device for the rainwater tank overflow and impervious surface areas.

2 STORMWATER INFILTRATION CALCULATIONS

2.1 INPUTS

2.1.1 RAINFALL DATA

Rainfall data for the subject site was sourced from the Bureau of Meteorology Design Rainfalls website (http://www.bom.gov.au/water/designRainfalls/revised-ifd/?multipoint).

Table 2.1: Rainfall IFD Data

Storm Duration (min.)	5% AEP Rainfall Depth (mm/hr)	Storm Duration (min.)	5% AEP Rainfall Depth (mm/hr)
5	86.8	**270**	9.74
10	65.3	**360**	8.37
15	53.1	**540**	6.77
20	45.2	**720**	5.80
25	39.7	**1080**	4.61
30	35.5	**1440**	3.87
45	27.7	**1800**	3.35
60	23.2	**2160**	2.95
90	18.1	**2880**	2.38
120	15.3	**4320**	1.71
180	12.1		

2.1.2 CATCHMENT DATA

The infiltration trench is proposed to receive the piped overflow from a rainwater storage tank connected to the roof area of the proposed building. The rainwater storage tank was assumed to be full for the purposes

of the infiltration trench calculations, therefore all flows from the roofed area were assumed to be directed to the infiltration trench via the tank overflow pipe.

A summary of the catchments contributing flows to the infiltration trench is given in Table 2.2.

Table 2.2: Site Catchment Data

Catchment	Area (m2)	Runoff Coefficient *C*
Proposed Dwelling and Garage Roofs	343	1.0

2.1.3 SOIL CHARACTERISTICS

Soil characteristics have been obtained from the site geo-environmental assessment performed by Rock Solid Geotechnics dated September 2025. The assessment reports that the site soil profile consists of Class 1 (Sand).

A point hydraulic conductivity of 3 m/day (125 mm/hr) was assumed based on the assessment and soil classification by Rock Solid Geotechnics.

2.1.4 MATERIAL POROSITY

A porosity value of 0.35 was assumed for a gravel-filled infiltration trench.

3 CALCULATIONS

3.1 INFILTRATION TRENCH SIZE

Calculations were performed in accordance with WSUD Procedures for Stormwater Management (Derwent Estuary Program, 2012) and Australian Runoff Quality (Engineers Australia, 2006). The required infiltration area and temporary storage volume were calculated for storm durations between 5 minutes and 72 hours.

The calculations determined that a gravel-filled infiltration trench of 3 m wide, 10 m long and 0.6 m deep has sufficient infiltration area and temporary storage volume to infiltrate flows from the critical 5% AEP storm.

A copy of the calculation spreadsheet results is included in Appendix A of this report.

3.2 EMPTYING TIME

As described in Chapter 10 of WSUD Procedures for Stormwater Management (Derwent Estuary Program, 2012), the trench emptying time was computed as the ratio of the volume of water in temporary storage (dimension of storage x porosity) to the infiltration rate (hydraulic conductivity x infiltration area). The maximum emptying time was calculated to be 2.70 hours. The infiltration trench therefore complies with the maximum recommended emptying time of 2.5 days given in Table 11.2 of Australian Runoff Quality (Engineers Australia, 2006).

3.3 INFILTRATION TRENCH LOCATION

The distance from any part of the infiltration trench to building footings and boundaries must be at least one metre as per Section 11.3.1 of Australian Runoff Quality (Engineers Australia, 2006). The stormwater infiltration trench should be located downslope of the proposed on-site wastewater disposal area designed by Rock Solid Geotechnics. A location for the infiltration trench is nominated in Appendix B of this report.

4 RESPONSE TO STORMWATER MANAGEMENT POLICY

SOR-S2.7.2 Stormwater Management

Objective: That development provides for adequate on-site stormwater management.

Performance Criteria	
P1 Performance Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:	**Response**
(a) topography of the site;	Satisfied – Design considers topography of site.
(b) the size and shape of the site;	Satisfied – Refer to Appendix C for siting of infiltration trench.
(c) soil conditions;	Satisfied – Infiltration area has been designed taking into account the geotechnical assessment by Rock Solid Geotechnics.
(d) any existing buildings and any constraints imposed by existing development on the site;	N/A – Existing buildings proposed to be demolished.
(e) any area of the site covered by impervious surfaces;	Satisfied – There is sufficient pervious area on site for installation of infiltration trench.
(f) any watercourses on the land;	N/A – There are no watercourses on land.
(g) stormwater quality and quantity management targets identified in the *State Stormwater Strategy 2010*; and	Satisfied – No quality or quantity mitigation is required.
(h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.	Satisfied – The site is not subject to coastal erosion or inundation codes. The geotechnical assessment by Rock Solid Geotechnics reports no groundwater or instability risks.

5 CONCLUSION

This stormwater management report, in conjunction with the engineering design drawings, demonstrates that the proposed development complies with the requirements of the Sorell Council RFI issued 9th October 2025.

Please address any queries regarding this stormwater management plan to dmorley@areteengineering.com.au or call 0400 498 006.

6 REFERENCES

Engineers Australia, 2006, *Australian Runoff Quality Australian Runoff Quality: A guide to Water Sensitive Urban Design, Editor-in-Chief, Wong, T.H.F.*

Derwent Estuary Program, 2012, *Water sensitive urban design : engineering procedures for stormwater management in Tasmania*

APPENDIX A INFILTRATION TRENCH DIMENSION CALCULATIONS

CALCULATION OF DIMENSIONS FOR INFILTRATION TRENCHES

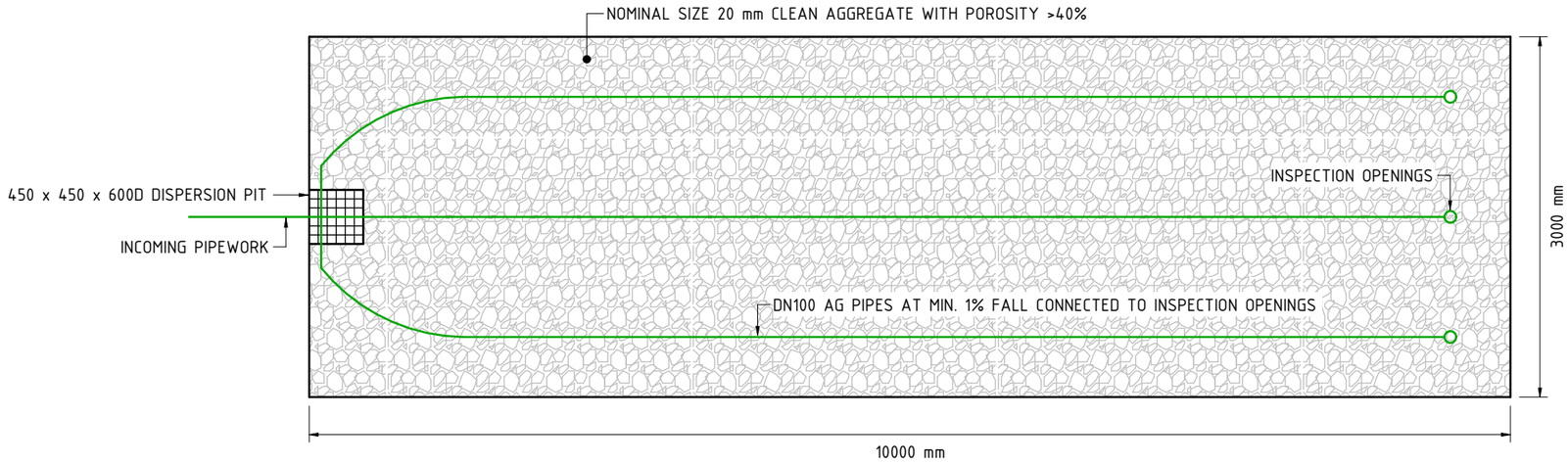
Location	39 Fourth Avenue, Dodges Ferry Tasmania 7173
Client	Scott Greenwood
Job Code	2024-C01-PR46

INPUTS		
Catchment Area	343	m^2
ARI	1:20	
Effective *C* (Runoff Coefficient)	1	
K_h (Soil Saturated Hydraulic Conductivity; mm/hr)	125	
U (Moderation Factor)	0.5	
Width of Infiltration Area	3	m
Length of Infiltration Area	10	m
Depth of storage	0.6	m
Trench Material	Gravel-filled	
Material Porosity	0.35	
Setbacks	1	m

OUTPUTS		
Storage Volume	18	m^3
Perimeter of Infiltration Area	26	m^2
Emptying Time	162	minutes
	2.70	hours
	0.11	days
Setbacks	1	m
Total Area Including Setbacks	48	m^2

Storm Duration	**Storm Mean Intensity**	**Volume In**	**Volume Out**	**Storage Volume Required**	**Percentage of Storage Provided**	
(minutes)	**(mm/hr)**	**(m^3)**	**(m^3)**	**(m^3)**	**(%)**	
5	87.5	2.503	0.197	2.306	273%	**OK**
10	65.4	3.742	0.394	3.348	188%	**OK**
12	53.1	3.646	0.473	3.173	199%	**OK**
18	45.1	4.645	0.709	3.936	160%	**OK**
25	39.6	5.664	0.984	4.680	135%	**OK**
30	35.5	6.093	1.181	4.912	128%	**OK**
45	27.9	7.183	1.772	5.411	116%	**OK**
60	23.5	8.067	2.363	5.704	110%	**OK**
90	18.6	9.577	3.544	6.034	104%	**OK**
120	15.9	10.916	4.725	6.191	102%	**OK**
180	12.9	13.285	7.088	6.197	102%	**OK**
270	10.6	16.374	10.631	5.743	110%	**OK**
360	9.21	18.969	14.175	4.794	131%	**OK**
540	7.57	23.387	21.263	2.125	297%	**OK**
720	6.56	27.023	28.350	0.000		**OK**
1080	5.27	32.563	42.525	0.000		**OK**
1440	4.44	36.579	56.700	0.000		**OK**
1800	3.84	39.545	70.875	0.000		**OK**
2160	3.38	41.770	85.050	0.000		**OK**
2880	2.73	44.983	113.400	0.000		**OK**
4320	1.95	48.196	170.100	0.000		**OK**

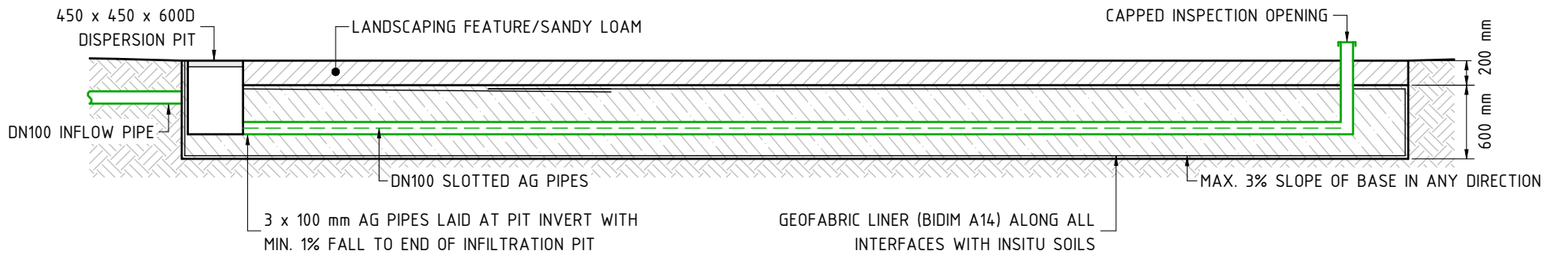
APPENDIX B INFILTRATION TRENCH DETAILS



GRAVEL INFILTRATION TRENCH - PLAN VIEW

1 : 50

INFILTRATION TRENCH DESIGN DATA	
DESIGN RAINFALL EVENT	5% AEP (1:20 ARI) UP TO 72 HOURS
SOIL PERMEABILITY	3 m/d
TRENCH LENGTH	10 m
TRENCH WIDTH	3 m
TRENCH DEPTH	0.8 m INCLUDING LANDSCAPING LAYER



GRAVEL INFILTRATION TRENCH - ELEVATION VIEW

1 : 50

0 0.5 1 1.5 2 2.5m

SCALE 1:50

ARETE

ARETE ENGINEERING PTY LTD
ADDRESS: 59 MOLLE STREET HOBART TAS 7000
CONTACT: ADMIN@ARETEENGINEERING.COM.AU
WEB: ARETEENGINEERING.COM.AU

CLIENT:
SCOTT GREENWOOD

PROJECT:
2025-C01-PR46
INFILTRATION TRENCH

39 FOURTH AVENUE
DODGES FERRY TAS 7173

ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	20/11/2025

DRAWING INFORMATION

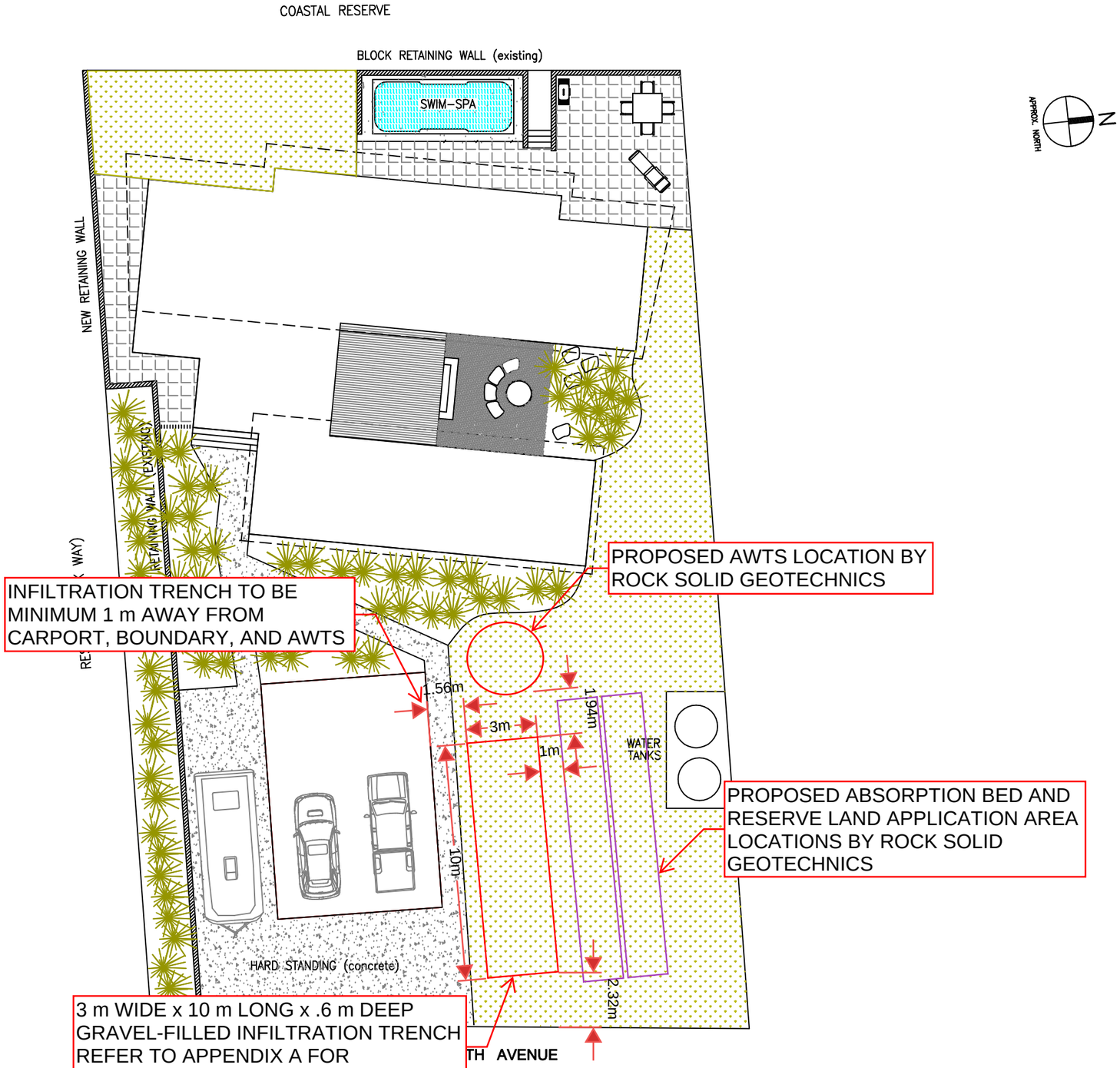
DRAWING TITLE: GRAVEL INFILTRATION TRENCH DETAILS

DESIGNED: D. MORLEY
DESIGN CHECK: R. MOON
DRAWN: B. ELMORE
DRAWING CHECK: R. MOON

DRAWING NO. 01
DRAWING STATUS DEVELOPMENT APPROVAL
REVISION D1
DATE 20/11/2025
SHEET SIZE A3

APPENDIX C INFILTRATION TRENCH LOCATION

PROPOSED NEW DWELLING
AND GARAGE



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	SITE PLAN **NEW SITE LAYOUT**	SHEET 3 OF 9	
		MARCH 2025	

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OWNER: S and A. GREENWOOD
TITLE: CT100264–1

DEVELOPMENT APPLICATION

PROPOSED NEW RESIDENCE-CARPORT

39 FOURTH AV. DODGERS FERRY

MUNICIPALITY OF SORELL

M025-01-002DA

SHEET SCHEDULE

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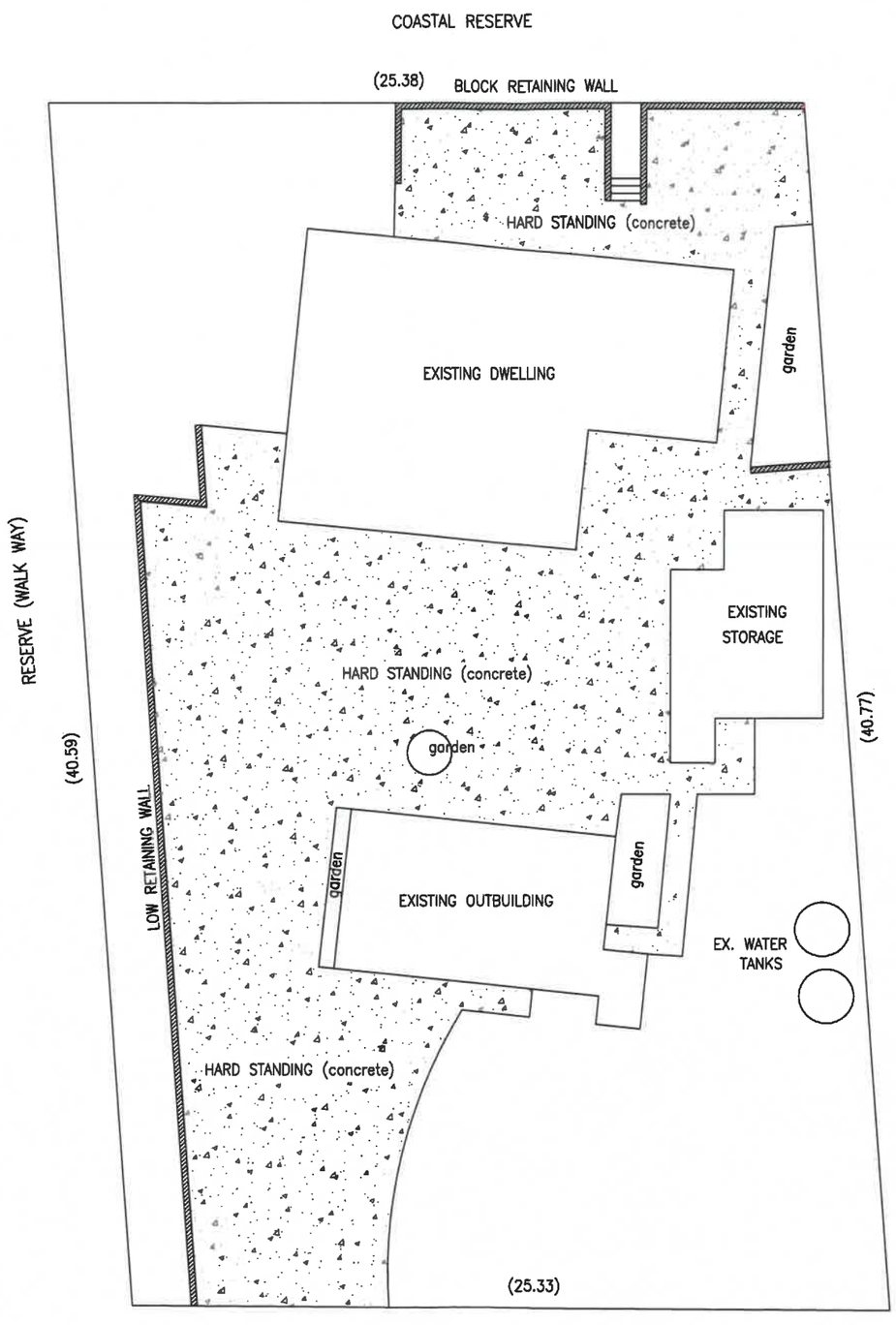

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	EXISTING SITE PLAN	SHEET 1 OF 9	
		MARCH 2025	

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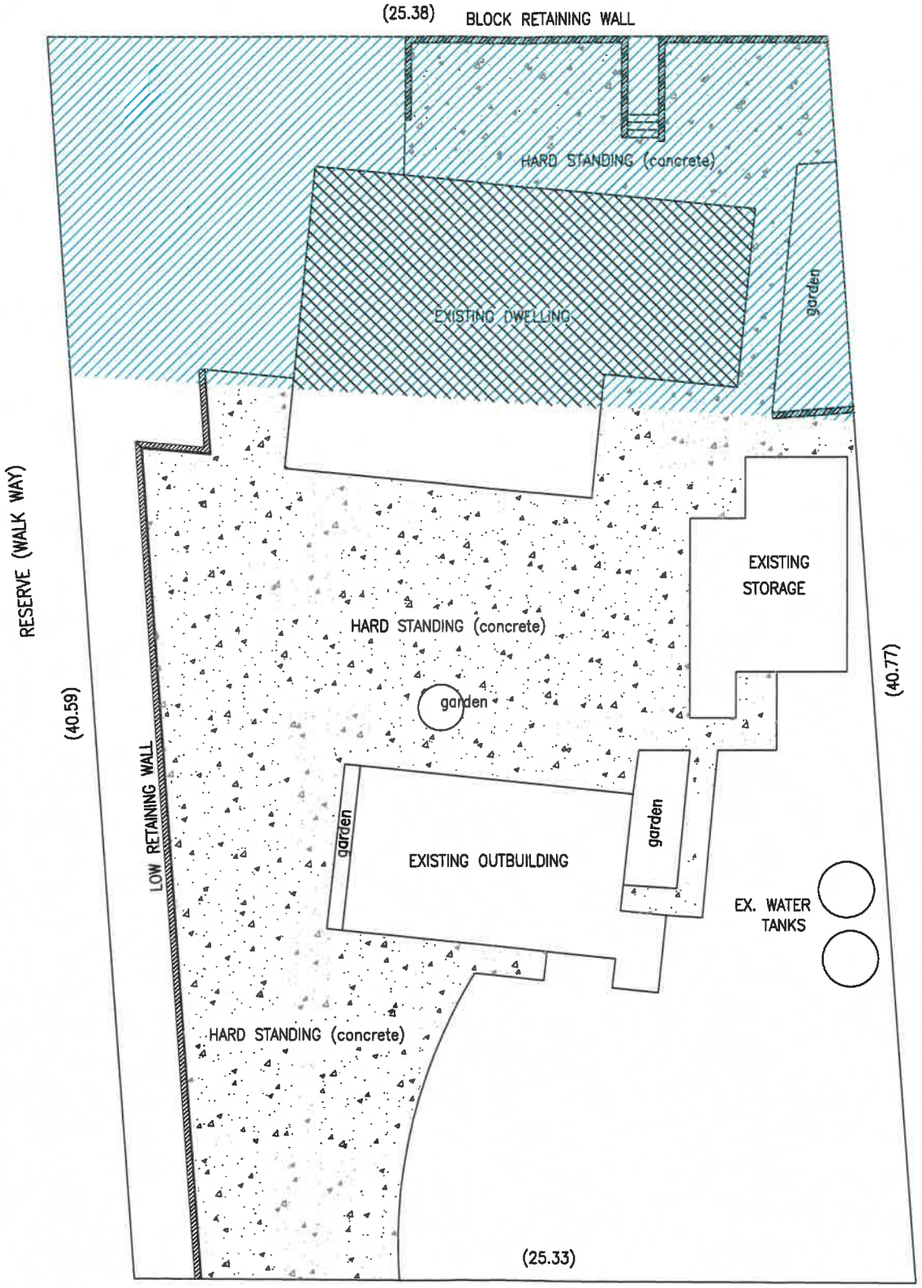
COASTAL PROTECTION AREA

PORTION OF EXISTING HOUSE ENCROACHING INTO COASTAL PROTECTION AREA.. 97.4m2



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project..	client..	drawing number	SCALE 1:200@A3
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	EXISTING SITE PLAN COASTAL PROTECTION AREA	SHEET 2 OF 9 MARCH 2025	

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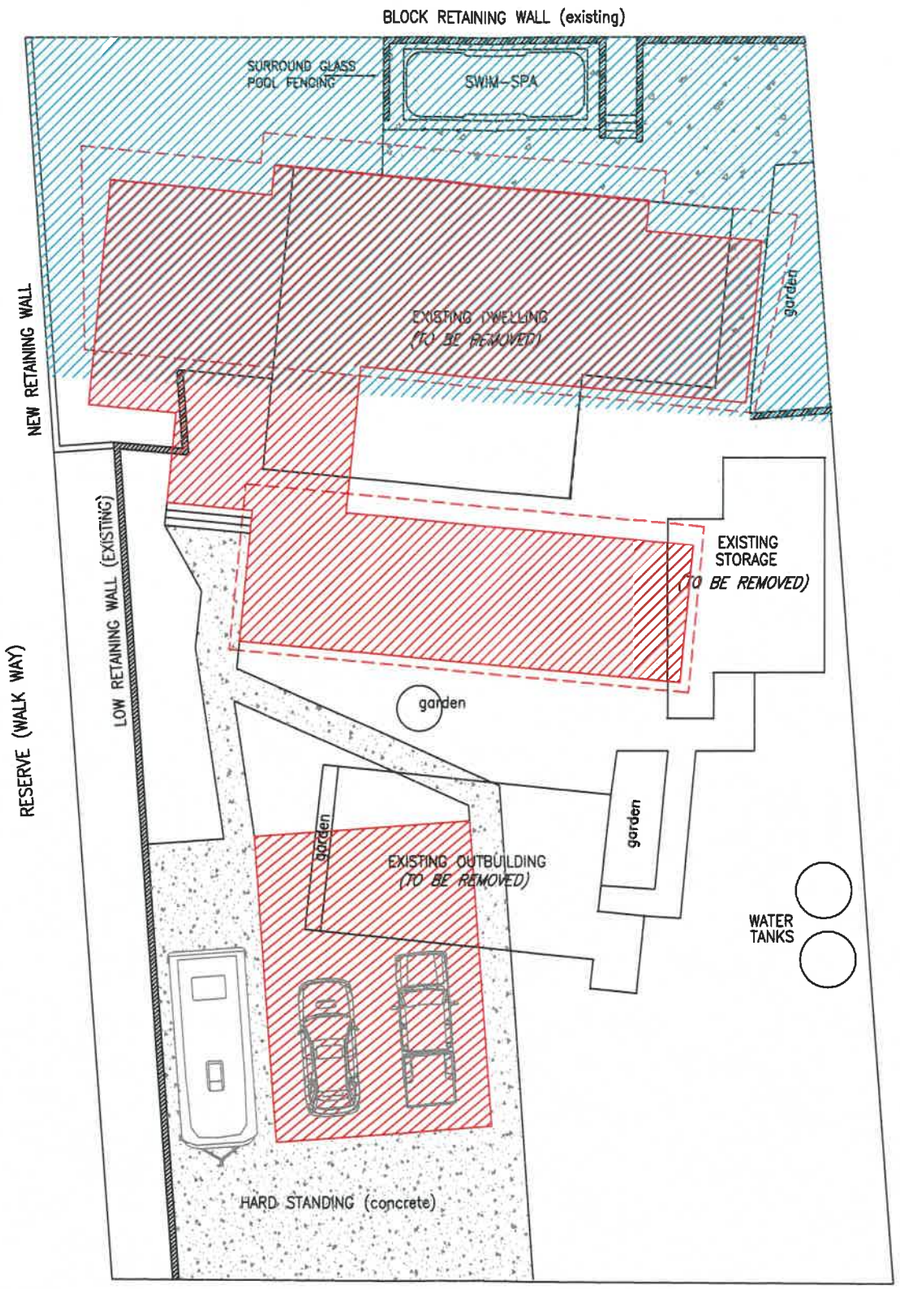
COASTAL PROTECTION AREA

PROPOSED NEW DWELLING AND GARAGE



APPROX. NORTH

PLANNING PURPOSES ONLY

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	SITE PLAN NEW-EXISTING OVERLAY COASTAL PROTECTION AREA	SHEET 3 OF 9 MARCH 2025	

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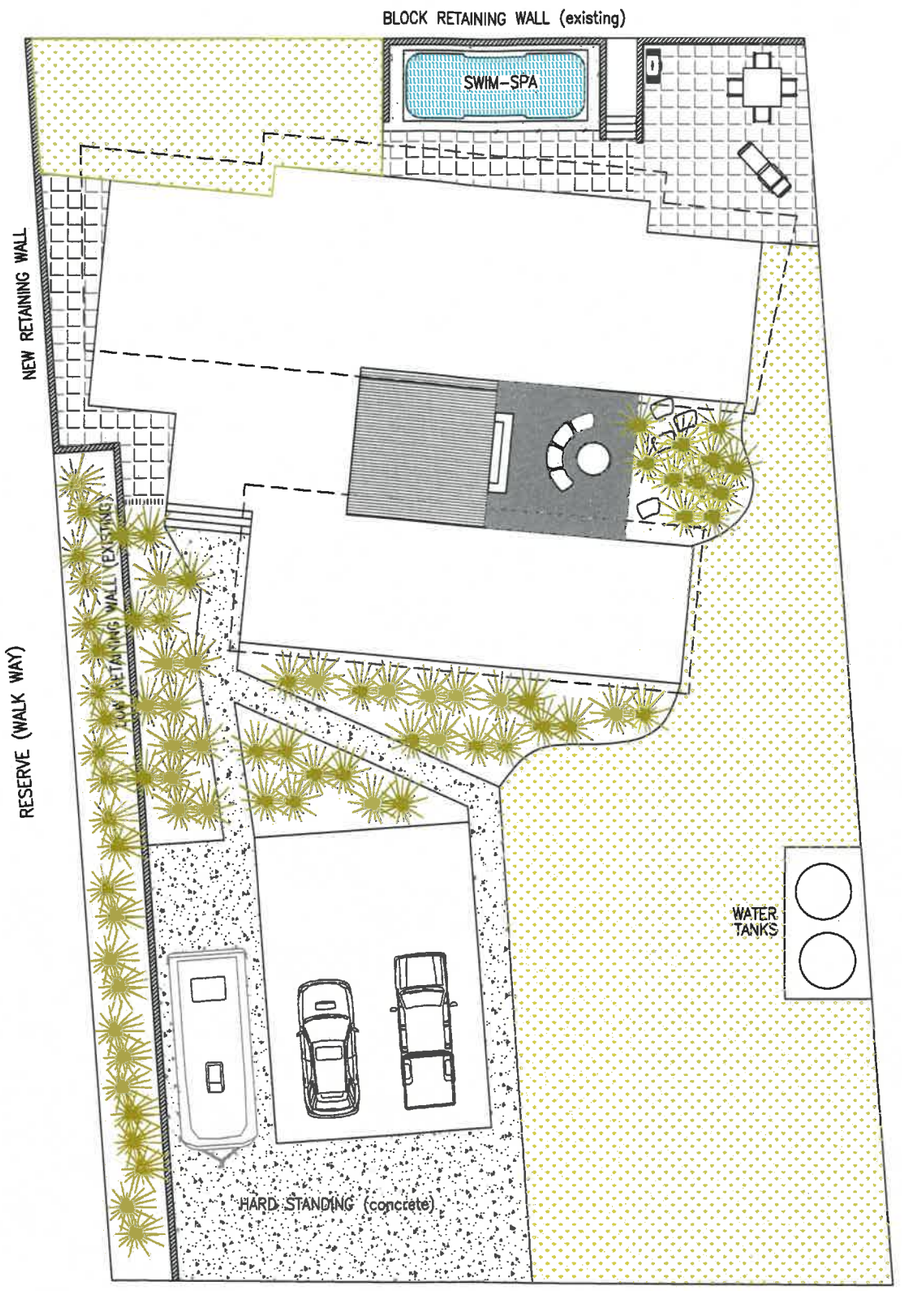
PROPOSED NEW DWELLING
AND GARAGE



PLANNING PURPOSES ONLY

project..	client..	drawing number	SCALE 1:200@A3
PROPOSED HOLIDAY RESIDENCE 39 FOURTH AV. DODGES FERRY MUNICIPALITY OF SORELL	A. and S. GREENWOOD	M025-01-002DA	
	SITE PLAN NEW SITE LAYOUT	SHEET 3 OF 9 MARCH 2025	

VERIFY ALL DIMENSIONS ON DRAWINGS
DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS
VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT
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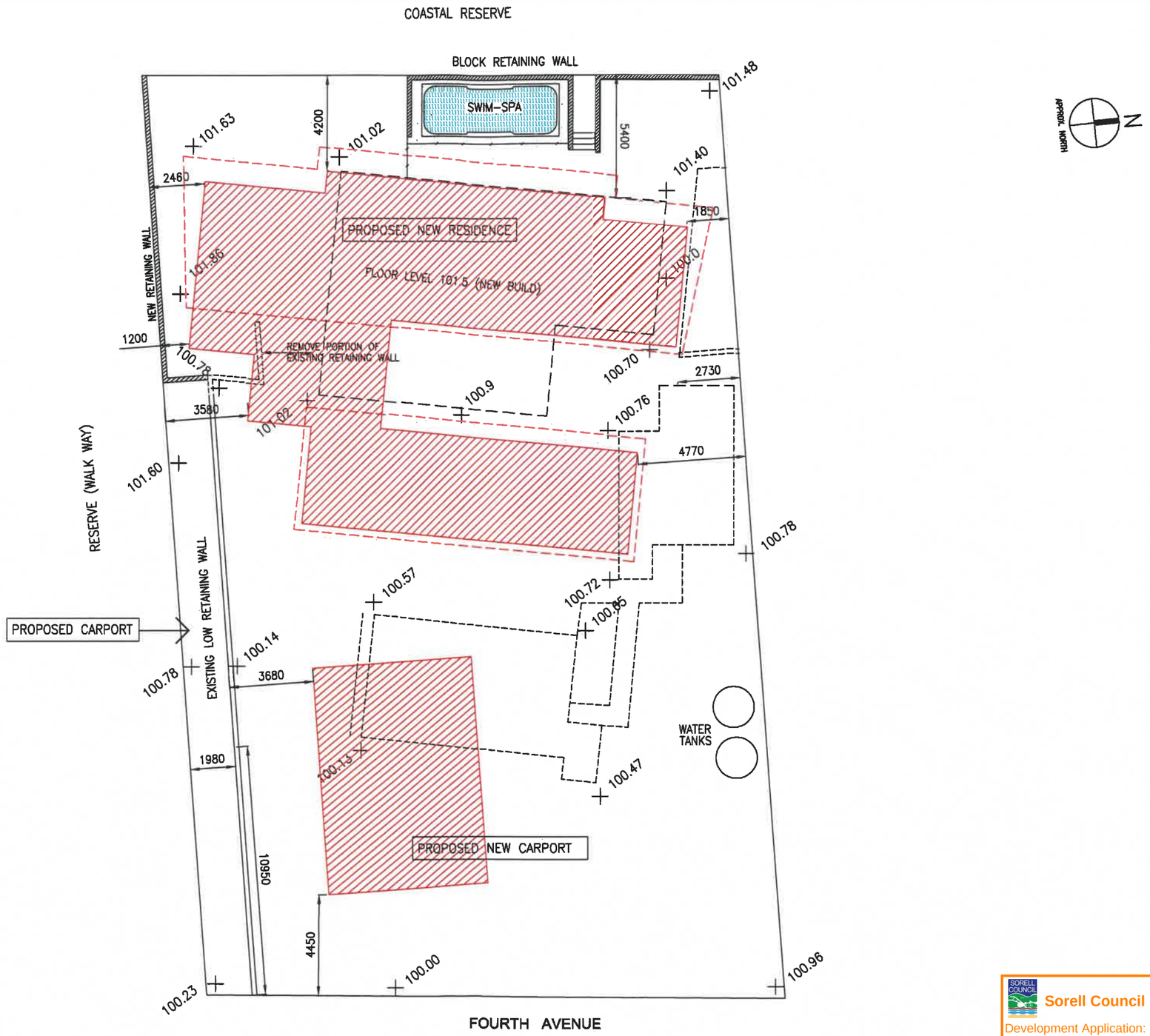

SITE DATUM: ARBITARY

PLANNING PURPOSES ONLY

project..	client..	drawing number	SCALE 1:200@A3
PROPOSED HOLIDAY RESIDENCE 39 FOURTH AV. DODGES FERRY MUNICIPALITY OF SORELL	A. and S. GREENWOOD	M025-01-002DA	
	EXISTING SITE LEVELS BUILDING OFFSETS	SHEET 5 OF 9	
		MARCH 2025	

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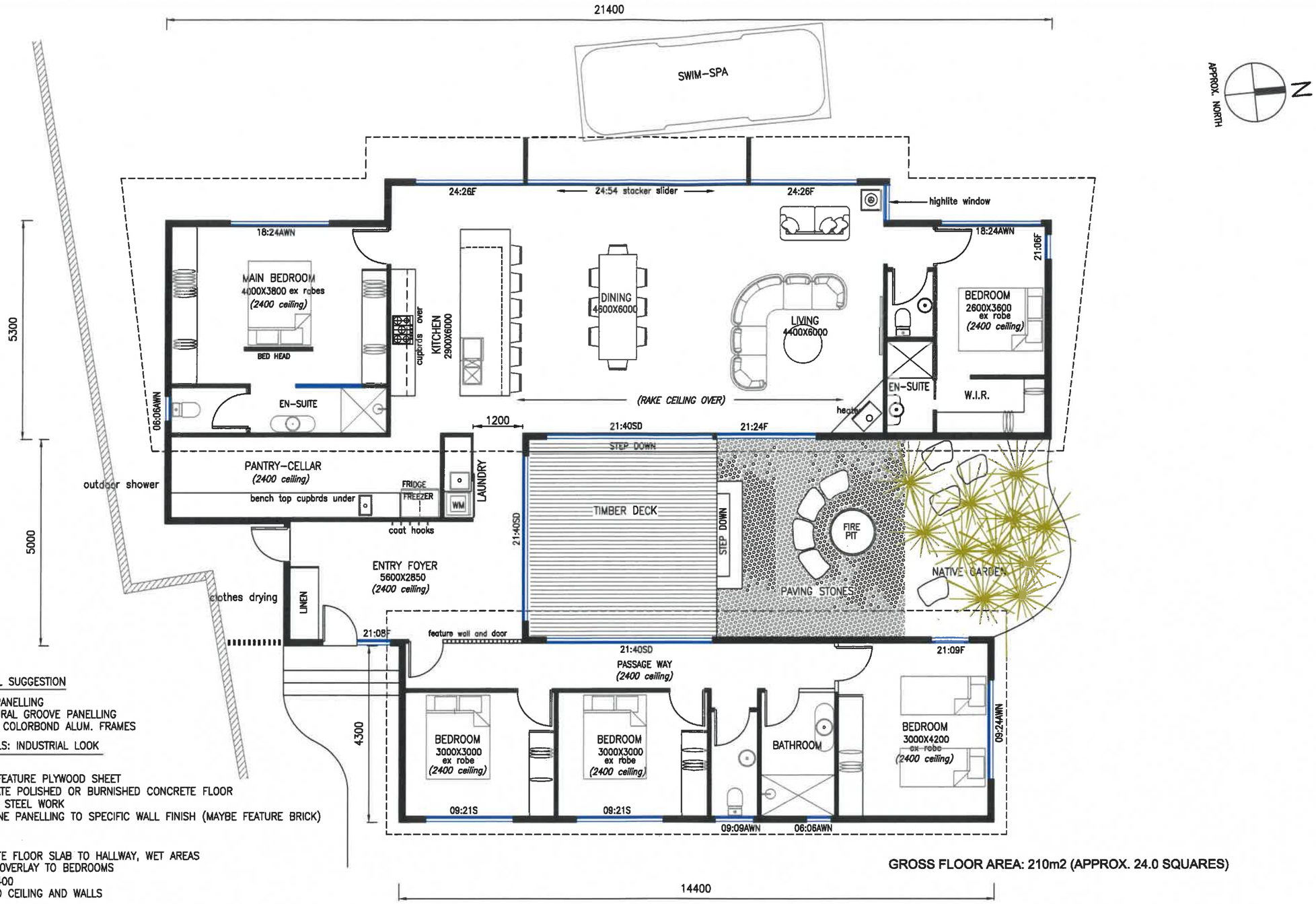

EXTERIOR MATERIAL SUGGESTION

CSR BARESTONE PANELLING
SHADOWCLAD NATURAL GROOVE PANELLING
DOUBLE GLAZING.. COLORBOND ALUM. FRAMES

INTERNAL MATERIALS: INDUSTRIAL LOOK

LIVING–DINING..

RAKE CEILING IN FEATURE PLYWOOD SHEET
EXPOSED AGGREGATE POLISHED OR BURNISHED CONCRETE FLOOR
FEATURE EXPOSED STEEL WORK
FEATURE BARESTONE PANELLING TO SPECIFIC WALL FINISH (MAYBE FEATURE BRICK)

BEDROOM WING..

EXPOSED CONCRETE FLOOR SLAB TO HALLWAY, WET AREAS
POSSIBLE TIMBER OVERLAY TO BEDROOMS
FLAT CEILINGS.. 2400
PLASTER SHEET TO CEILING AND WALLS

GROSS FLOOR AREA: 210m2 (APPROX. 24.0 SQUARES)

PLANNING PURPOSES ONLY

project..	client..	drawing number	SCALE 1:100@A3
PROPOSED HOLIDAY RESIDENCE 39 FOURTH AV. DODGES FERRY MUNICIPALITY OF SORELL	A. and S. GREENWOOD	M025-01-002DA	
	FLOOR LAYOUT	SHEET 6 OF 9	
		MARCH 2025	

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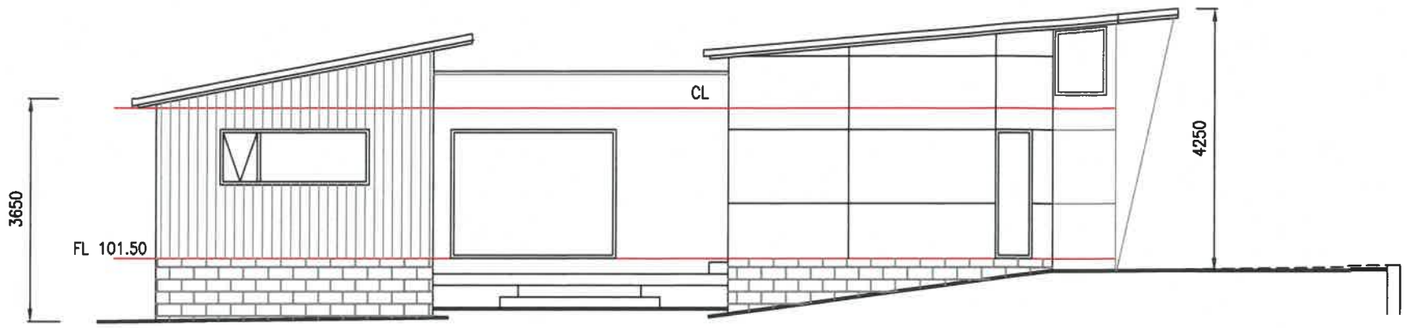
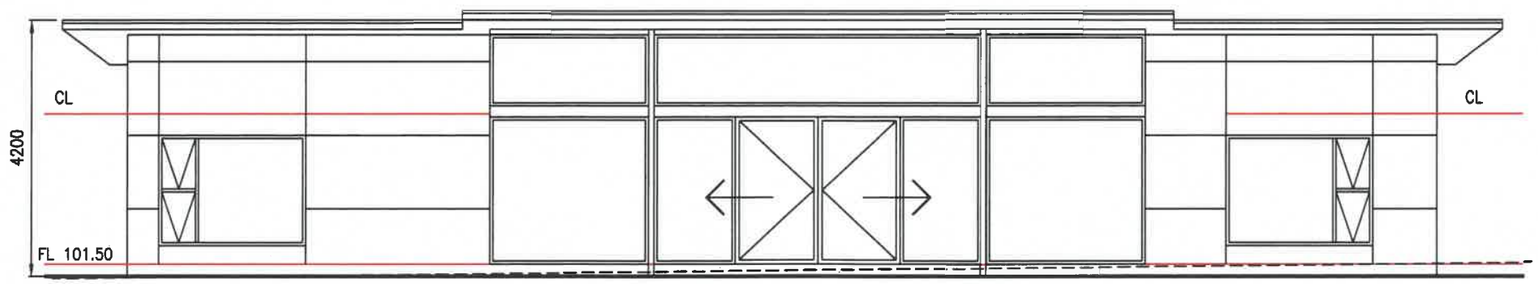
TYPICAL EXTERNAL MATERIALS:

CSR BARESTONE CEMENT SHEET CLADDING
SHADOWCLAD ULTRA GROOVE PLYWOOD CLADDING
HARDIES BRUSHED CONCRETE CLADDING
NATURAL MASONRY BLOCKWORK
COLORBOUND CUSTOM ORB ROOFING
DOUBLE GLAZING, COLORBONG POWDER COATED FRAMES



NORTHERLY ELEVATION



WESTERLY ELEVATION

PLANNING PURPOSES ONLY

project..	client..	drawing number	SCALE 1:100@A3
PROPOSED HOLIDAY RESIDENCE 39 FOURTH AV. DODGES FERRY MUNICIPALITY OF SORELL	A. and S. GREENWOOD	M025-01-002DA	
	ELEVATIONS	SHEET 7 OF 9	
		MARCH 2025	

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TYPICAL EXTERNAL MATERIALS:

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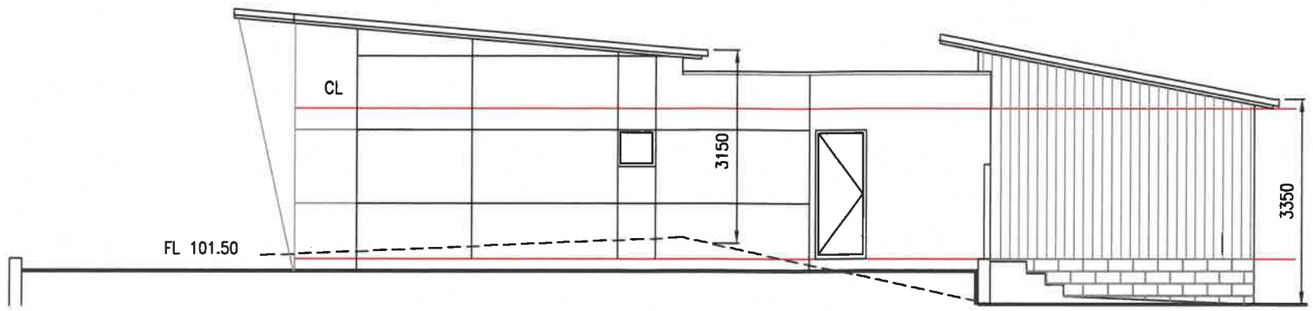
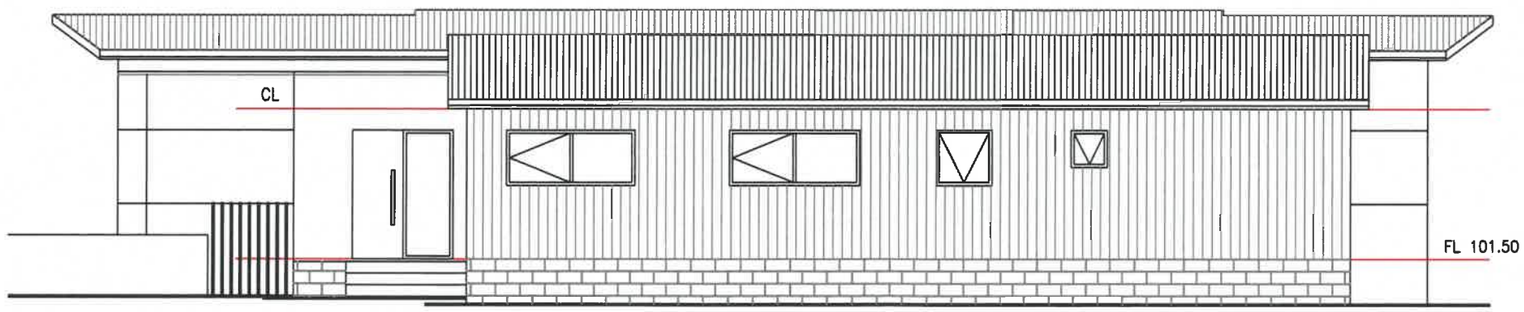
DOUBLE GLAZING, COLORBONG POWDER COATED FRAMES



SOUTHERLY ELEVATION



EASTERLY ELEVATION

PLANNING PURPOSES ONLY

project..	client..	drawing number	SCALE 1:100@A3	VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION
PROPOSED HOLIDAY RESIDENCE 39 FOURTH AV. DODGES FERRY MUNICIPALITY OF SORELL	A. and S. GREENWOOD	M025-01-002DA		
	ELEVATIONS	SHEET 8 OF 9		© COPYRIGHT THIS DRAWING IS THE PROPERTY OF *PICONE DESIGNS* AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION
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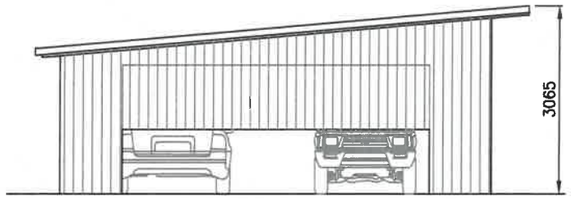
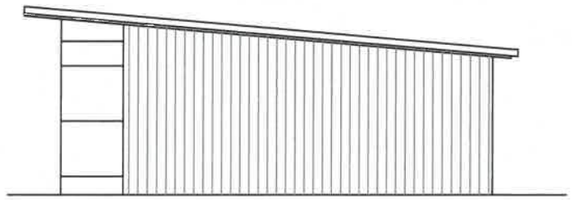
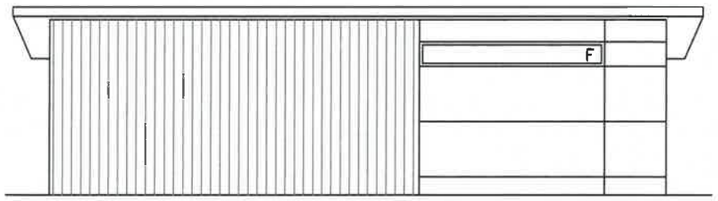
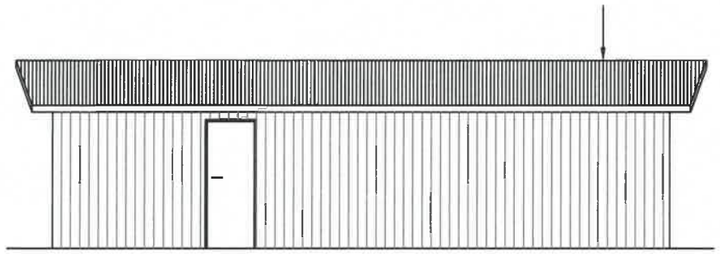




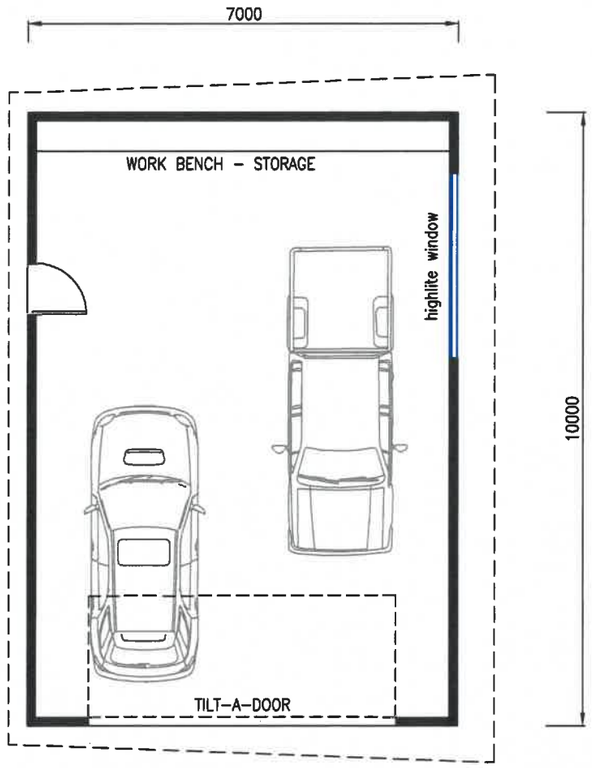


ROOF DESIGN TO MIRROR MAIN BUILD



EXTERIOR MATERIAL TO COMPLEMENT MAIN BUILD

CSR BARESTONE PANELLING
SHADOWCLAD NATURAL GROOVE PANELLING



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PROPOSED HOLIDAY RESIDENCE 39 FOURTH AV. DODGES FERRY MUNICIPALITY OF SORELL	A. and S. GREENWOOD	M025-01-002DA	
	CAR PORT	SHEET 9 OF 9	
		MARCH 2025	

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