NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

3A ROTULI STREET, DODGES FERRY CT 184997/1

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 22nd 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 22nd December 2025.**

APPLICATION NO: **5.2025-265.1**
DATE: **5 DECEMBER 2025**

3a Rotuli Street, Dodges Ferry

3-Dec-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:* residential *Development:* Contruct dwelling s Residential *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 1,100,000
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 3A Rotuli Street Suburb: DODGES FERRY Postcode: 7173 Certificate of Title(s) Volume: 184997 Folio: 1
Current Use of Site	vacant land
Current Owner/s:	Name(s) Lynette and Daryl Plumb

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/

Plans and Supporting Documentation required

Section 6 of the planning scheme outlines the plans and supporting documents required for a planning application. The following is a summary of section 6 and what Council requires you to submit;

	All applications are to be submitted electronically were possible at sorell.council@sorell.tas.gov.au *Please note that all documents submitted electronically must be in.pdf or.docx format with a file size not exceeding 20MB.*
☑	Completed and signed application form
☐	Cover letter explaining the proposal, what you are hoping to achieve, the approach to the design and how any impact to adjoining land or services has been considered. In many cases, a written statement justifying how the proposal satisfies the performance criteria is necessary. N/A
☑	Current copy of the Certificate of Title to the land which has a search date not greater than 6 (six) months, also containing the: ▪ Search Page. ▪ Plan, Sealed Plan or Diagram. ▪ Any Schedule of Easements, Covenants, Council Notifications, or Conditions of Transfer
☑	Dimensioned and scaled site analysis / site plan showing: ▪ the existing and proposed building(s) and use(s) on the site; ▪ the boundaries and dimensions of the site, including easements; ▪ the location of adjoining properties, buildings and their uses; ▪ contours showing AHD levels, site features, natural drainage lines, watercourses and wetlands on or adjacent to the site; ▪ soil type and any cut or fill including batters / method of retention; ▪ vegetation communities and trees, including vegetation to be removed; ▪ concept water, stormwater and sewer/onsite wastewater system design, including supporting calculations where necessary; ▪ existing or proposed pedestrian and vehicle access (including width, surface, culverts, gates and sight distance as necessary), driveways, parking areas and paths; ▪ extent of any overlays or natural hazards that apply to the site; ▪ existing and proposed landscaping, including watering; and ▪ any proposed open space, common space, or facilities on the site.
☑	Detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 showing; ▪ the internal layout of each building on the site; ▪ the private open space for each dwelling; ▪ external storage spaces; and ▪ building elevations with materials, colours and natural and finished ground levels
	Supplementary Requirements *The following may be required in order to fully assess the use or development*
	Shadow diagrams of new buildings demonstrating the extent of shading to private open spaces and external windows.
	Any suitably qualified person reports, plans or other information for applicable zone, code or site-specific clauses, such as flood hazard report, bushfire hazard report, onsite wastewater or onsite stormwater.
	Non-Residential Use Any non-residential use should include a completed Additional Information for Non-Residential Use form available at www.sorell.tas.gov.au

RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
184997	1
EDITION	DATE OF ISSUE
1	17-Aug-2023

SEARCH DATE : 26-Sep-2025
SEARCH TIME : 02.53 PM

DESCRIPTION OF LAND

Parish of FORCETT Land District of PEMBROKE
Lot 1 on Sealed Plan 184997
Derivation : Part of 547 Acres Gtd. to Thomas MacDowell
Prior CTs 79153/1 and 79153/2

SCHEDULE 1

M364182 TRANSFER to AMANDA JANE ROWE Registered 23-Apr-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A64671 FENCING CONDITION in Transfer
A156821 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

N277057 PRIORITY NOTICE reserving priority for 90 days TRANSFER AMANDA JANE ROWE to Daryl James Plumb and Lynette Dorothy Plumb Lodged by GOODMAN CONVEYANCING on 18-Jul-2025 BP: N277057
N277048 TRANSFER to LYNETTE DOROTHY PLUMB and DARYL JAMES PLUMB Lodged by GOODMAN CONVEYANCING on 02-Sep-2025 BP: N277048

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 184997

EASEMENTS AND PROFITS

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

Nil Schedule

No easements covenants or profits a prendre are created by the plan.

SIGNED by: Isaac Vincent Williams on behalf of Tierney Law as the solicitors for Amanda Jane Rowe as the registered proprietor of the land contained in Folio of the Register Volume 79153 Folio 1 and Folio of the Register Volume 79153 Folio 2:

Isaac Vincent Williams: *signature* .....

in the presence of *witness: signature* .....

witness name .....

witness occupation .....Ingrid Mooy, Legal Assistant.....

witness address .....Tierney Law
42 Main Road, Sorell, Tas 7172

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Amanda Jane Rowe	PLAN SEALED BY: Sorell Council,
FOLIO REF: Volume 79153 Folios 1 & 2	DATE: 4.8.22
SOLICITOR	7.2021.11.1
& REFERENCE: Isaac Williams, Tierney Law - 222048	REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

OWNER AMANDA JANE ROWE

FOLIO REFERENCE C.T.79153/1 & 2

GRANTEE PART OF 547 ACRES GRANTED TO THOMAS MACDOWELL

PLAN OF SURVEY

BY SURVEYOR SAMUEL FRANKLIN HARVEY
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0402-476-360

LAND DISTRICT OF PEMBROKE
PARISH OF FORCETT

SCALE 1: 500 LENGTHS IN METRES

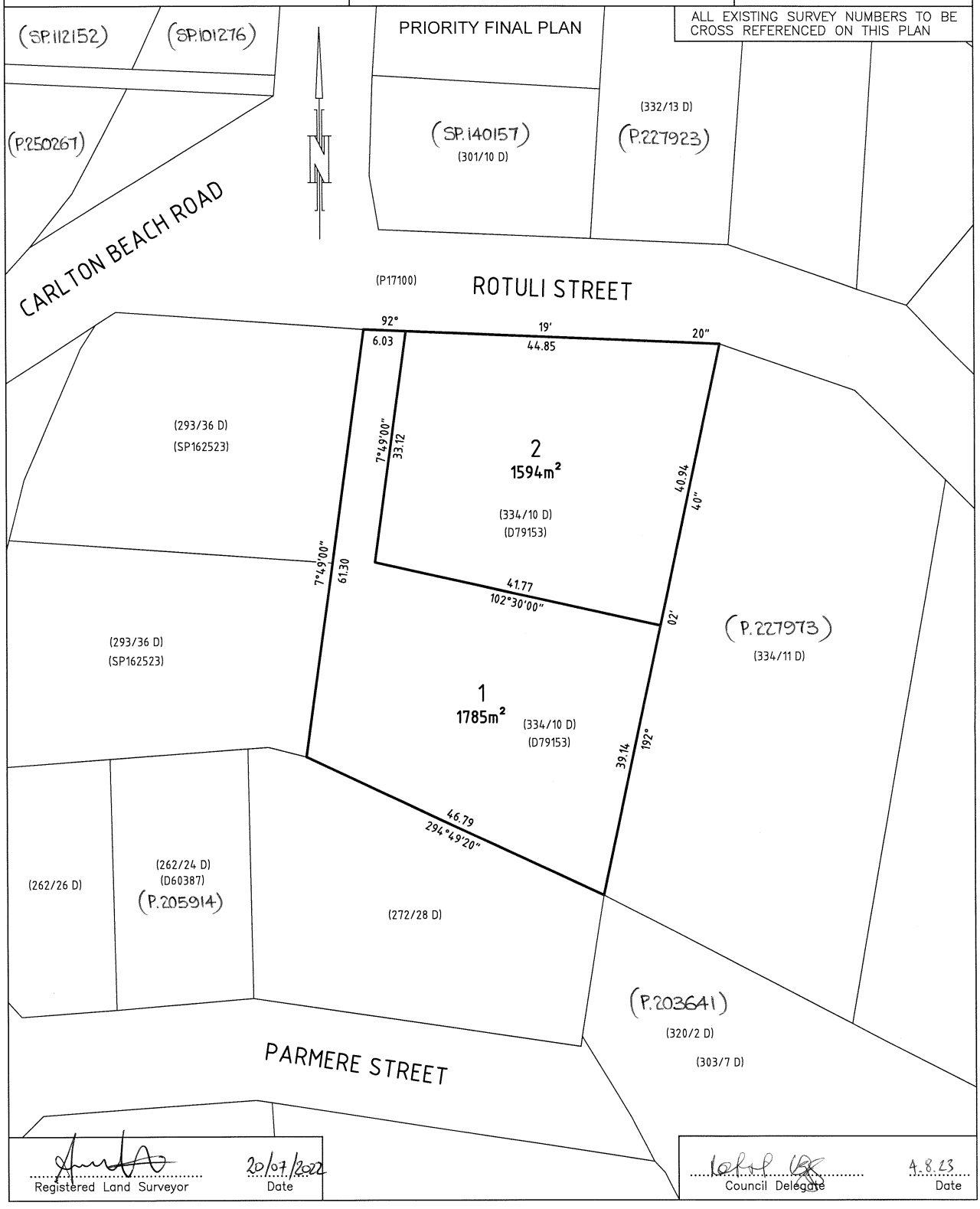
REGISTERED NUMBER
SP184997

APPROVED
EFFECTIVE FROM 17 AUG 2023

Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor 20/07/2022 Date

Council Delegate 4.8.23 Date

Sorell Council
Development Application: 5.2025.265.1 - Development Application - 3a Rotuli Street, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:29/09/2025

SITE INVESTIGATION REPORT

AS 2870 SITE CLASSIFICATION & AS 4055 WIND LOADS FOR HOUSING

CLIENT:
L & D PLUMB

PROJECT ADDRESS:
3A ROTLUI STREET
DODGES FERRY 7173

PROPOSED DEVELOPMENT:
RESIDENTIAL DWELLING, ANCILLARY DWELLING AND CARPORT

FILE NUMBER:
H3083

DATE:
12 SEPTEMBER 2025

HED CONSULTING
UNIT 2, 1 LIVERPOOL ST, HOBART 7000
P 03 6146 0334 E info@hed-consulting.com.au

1. Executive Summary

The subject land is located at 3A Rotlui Street, Dodges Ferry. The development proposal includes the construction of a residential dwelling, ancillary dwelling and carport. The site investigation has been conducted in accordance with AS2870:2011 *Residential slabs and footings* and AS4055-2021 *Wind Load for housing*. A summary of the report is detailed within the table below.

Analysis	Observations / Results
Site classification	**P (due to erodible, soft soils)**
Surface movement (y_s) range:	**0-20mm**
Geology:	**Quaternary sand, gravel and mud of alluvial, lacustrine and littoral origin**
Refusal depth:	**>3m**
Estimated soil bearing capacity:	**BH01: 0-0.5m (<50kPa)** **0.5 – 1.2m (>50 - <100 kPa)** **1.2m+ (>100 kPa)** **BH02: 0-0.6m (<50kPa)** **0.6 – 0.8m (>50 - <100 kPa)** **0.8m+ (>100 kPa)**
Modified Emerson Crumb test:	**Non - dispersive**
Wind classification:	**N3**

2. Client Information and Site Location

	Information
Client name:	**L & D Plumb**
Property ID:	**5925109**
Title Reference:	**184997/1**

3. Site information

Site information	Results
Size of development:	262.15m^2
Services available:	Power and telecommunications
Zoning:	Low Density Residential
Tenure:	Private Freehold
Permit Authority:	Sorell Council
Planning Overlays:	Airport Obstacle Limitation Area & Flood-prone areas

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	10/9/2025
Slope:	18-25% (natural slope)
Aspect:	North to north - east
Rainfall:	22.6mm (preceding two weeks)[1]
Drainage:	Well draining
Vegetation:	Grass and isolated shrubs
Erosion:	No significant erosion was observed

[1] Bureau of Meteorology, http://www.bom.gov.au, Daily Rainfall Sorell (Abbatoirs)

5. Soil Profile

A maximum 1.9m cut is proposed at the rear of the proposed building. FFL is at 16.5m. Bore hole BH01 conducted at approximately 16m AHD and bore hole BH02 was conducted at approximately 16.25m AHD.

Both bore holes revealed a dominant deep sandy soil profile. Clay lens of sandy clay was observed on bore hole BH02 at 2.3 – 2.5m depth.

A 9Kg Dynamic Cone Penetrometer test was conducted at both bore hole locations.

The soil profile, DCP test results and location of the bore hole locations is shown in the appendix of this report.

6. Site Stability

Site drainage above the buildings to intercept upslope surface and subsurface flow and divert away from the foundations. Stormwater and wastewater should be collected and discharged downslope of both building areas and not upslope of any building.

Site cuttings for driveway and the building sites shall be retained by engineer designed retaining wall. Fill embankment to be battered to engineer design.

Earthworks shall comply with AS3798-2007 Guidelines on earthworks for commercial and residential developments.

7. AS2870 Site Classification

The site is classified as: P

The natural soil profile has an estimated 0-20mm y_s surface movement.

Footings to be designed by a qualified engineer and piered into competent natural material.

8. AS4055 Wind Classification

The site is classified as per AS4055 – 2021 Wind loads for housing.

Site information	Results
Geographic region:	**A**
Terrain Category:	**1**
Topographic classification:	**T0**
Shielding:	**NS**
Wind Classification:	**N3**
Wind Speed ($V_{h,u}$):	**50m/s**

9. General notes and limitations

Site Investigation:

Site investigation conducted in accordance with the requirements of clause 2.4 of AS2870:2011. The aim of a site investigation is to obtain information about the soil at the location of the intended building(s). The location of bore holes are based on information supplied from the client and other any other location that is deemed necessary by HED Consulting to provide an accurate report. The investigation only applies to this part of the site and the results and recommendations of this report should not be used for any other part of the site.

HED Consulting aims to provide an accurate report at the time of the investigation however natural variations in soil characteristics and depth can occur over short distances. Soil conditions can also vary over time due to climatic events or earthworks. For example, the bearing capacity of clay soils can vary due to the seasonal climatic events. HED Consulting accepts no responsibility for soil conditions that are different to what was inspected at the time of the investigation. If the soil conditions encountered vary to the results of this report HED Consulting should be contacted for advice. As per clause 2.5.2 of AS2870:2011 the site may require to be re-classified if a cut exceeds 500mm or depth of fill would result in a P classification (when the earthworks were not known at the time of investigation).
Soil testing:

Soil samples (when collected) are tested in accordance with AS1289.7.1.1 – 2003 *Soil reactivity tests- determination of the shrinkage index of a soil-shrink swell index.* Soil testing is not required for all

sites due to previous testing of similar material and/or using professional opinion. Bearing capacity of soil is based on field testing with accordance to clause 6.1.7 of AS1726:2017 and / or pocket penetrometer and / or DCP method. Bearing capacity of clays can vary seasonally. Clay can lose strength with high moisture content and increase in strength when clay dries. Bearing capacity results are estimated and are valid for the time of the investigation only. Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference Manual, Marcus Hardie – 2009. This test reveals whether a clay is dispersive or not.

Building maintenance notes:

The building foundations shall be designed by an engineer. The builder must ensure that good site drainage is provided during the construction phase. Soil drains shall be constructed before excavation of the footings. Roof water should be diverted away from the footing as soon as the roof is constructed by using temporary pipes if necessary.

The long-term performance of the building is dependent upon satisfactory ongoing maintenance by the owner. The builder and owner should obtain a copy of the notes contained within the CSIRO – Building Technology Services, Foundation Maintenance and Footing Performance. A copy of this manual can be purchased from CSIRO Publishing, http://www.publish.csiro.au. Earthworks shall comply with AS3798-2007 Guidelines on Earthworks for commercial and residential developments.

10. Appendix

10.1 Field photos

Photo 1: Field photo showing the soil profile of bore hole TP01.

Photo 2: Field photo showing the soil profile of bore hole TP02.

10.2 Bore hole logs

See attached.

10.3 Site plan

See attached.

10.4 Form 55

See attached.

Engineering Log - Bore hole

Project Number : H3083

Client:	L & D Plumb	Date:	10/09/2025
Project Address:	3A Rotuli Street Dodges Ferry	Borehole Location:	Lat -042.862716° / Long +147.612568° (±2.1m)
Logged By:	J Hepper	Drilling Method:	55mm Sitech Auger

Drilling Information									*Observation / Notes*
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	Insitu testing (Est. KPa)	Structure and Additional Observations
			2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000	SP	SAND, with clay, brown - white mottled orange.	M	D	>100	
					Auger terminated at required depth.				

Drilling Method
HA - Hand Auger
E - Excavator
WB - Wash Boring

Water
Level
Inflow
Partial Loss

Support
C- Casing

Sample and Tests
U - Undisturbed Sample
D - Disturbed Sample
PP - Pocket Penetrometer
DCP - Dynamic Cone Penetration Test
SPT - Standard Penetration Test
SV - Shear Vane Test

Classification Symbols and Soil Description
Based on Unified Soil Classification System and in accordance with AS1726

Moisture Condition
W -Wet
M - Moist
D - Dry

Consistency / Relative Density
VS - Very Soft
S - Soft
F - Firm
St - Stiff
Vst - Very Stiff
H - Hard
Fr - Friable
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Bore hole No.

BH01

Page 1 of 2

Engineering Log - Bore hole

Project Number : H3083

Client:	L & D Plumb	Date:	10/09/2025
Project Address:	3A Rotuli Street Dodges Ferry	Borehole Location:	Lat -042.862716° / Long +147.612568° (±2.1m)
Logged By:	J Hepper	Drilling Method:	55mm Sitech Auger

Drilling Information									*Observation / Notes*
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	Insitu testing (Est. KPa)	Structure and Additional Observations
	1		100	SP	SAND, fine-medium grained rounded, brown - grey trace rootlets.	D	L	<50	
	1		200						
	1		300	SP	SAND, medium rounded, brown - white - yellow.	M	L	<50	
	1		400						
	1		500						
	2		600	SP	As above	M	MD	>50-<100	
	2		700						
	2		800						
	2		900						
	2		1000						
	3		1100						
	3		1200						
	4		1300	SP	As above	M	D	>100	
	4		1400						
	5		1500						
	5		1600						
	7		1700						
	7		1800						
	8		1900						
	8		2000						
					Please refer to page 2 of 2.				

Drilling Method
HA - Hand Auger
E - Excavator
WB - Wash Boring

Water
Level
Inflow
Partial Loss

Support
C- Casing

Sample and Tests
U - Undisturbed Sample
D - Disturbed Sample
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DCP - Dynamic Cone Penetration Test
SPT - Standard Penetration Test
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Classification Symbols and Soil Description
Based on Unified Soil Classification System and in accordance with AS1726

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Consistency / Relative Density
VS - Very Soft
S - Soft
F - Firm
St - Stiff
Vst - Very Stiff
H - Hard
Fr - Friable
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Bore hole No.

BH02

Project Number : H3083

Engineering Log - Bore hole

Client:	L & D Plumb	Date:	10/09/2025
Project Address:	3A Rotuli Street Dodges Ferry	Borehole Location:	Lat -042.862810° / Long +147.612902° (±3.8m)
Logged By:	J Hepper	Drilling Method:	55mm Sitech Auger

Drilling Information									*Observation / Notes*
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	Insitu testing (Est. KPa)	Structure and Additional Observations
	1		100	SP	SAND, fine grained rounded, brown - grey trace rootlets.	D	L	<50	
	1		200						
	1		300						
	1		400						
	1		500	SP	SAND, fine - medium grained, brown - white.	M	L	<50	
	1		600						
	2		700	SP	As above	M	MD	>50-<100	
	2		800						
	4		900	SP	As above	M	D	>100	
	3		1000						
	4		1100						
	6		1200						
	5		1300						
	6		1400						
	6		1500						
	7		1600						
	7		1700						
	7		1800						
	8		1900						
	8		2000						
					Please refer to page 2 of 2.				

Drilling Method
HA - Hand Auger
E - Excavator
WB - Wash Boring

Water
Level
Inflow
Partial Loss

Support
C- Casing

Sample and Tests
U - Undisturbed Sample
D - Disturbed Sample
PP - Pocket Penetrometer
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SPT - Standard Penetration Test
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Classification Symbols and Soil Description
Based on Unified Soil Classification System and in accordance with AS1726

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D - Dense
VD - Very Dense

Bore hole No.

BH02

Page 2 of 2

Engineering Log - Bore hole

Project Number : H3083

Client:	L & D Plumb	Date:	10/09/2025
Project Address:	3A Rotuli Street Dodges Ferry	Borehole Location:	Lat -042.862810° / Long +147.612902° (±3.8m)
Logged By:	J Hepper	Drilling Method:	55mm Sitech Auger

Drilling Information									*Observation / Notes*
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	Insitu testing (Est. KPa)	Structure and Additional Observations
	10		2100	SP	SAND, fine grained rounded, brown - grey.	M	D	>100	
	15		2200						
	20+		2300						
			2400	SC	Sandy CLAY, brown - orange, moderate plasticity, dispersive.	M	St	>100	
			2500						
			2600	SP	SAND, medium rounded, brown - white.	M	D	>100	
			2700						
			2800						
			2900						
			3000						
			3100		Auger teriminated at required depth.				
			3200						
			3300						
			3400						
			3500						
			3600						
			3700						
			3800						
			3900						
			4000						

Drilling Method
HA - Hand Auger
E - Excavator
WB - Wash Boring

Water
Level
Inflow
Partial Loss

Support
C- Casing

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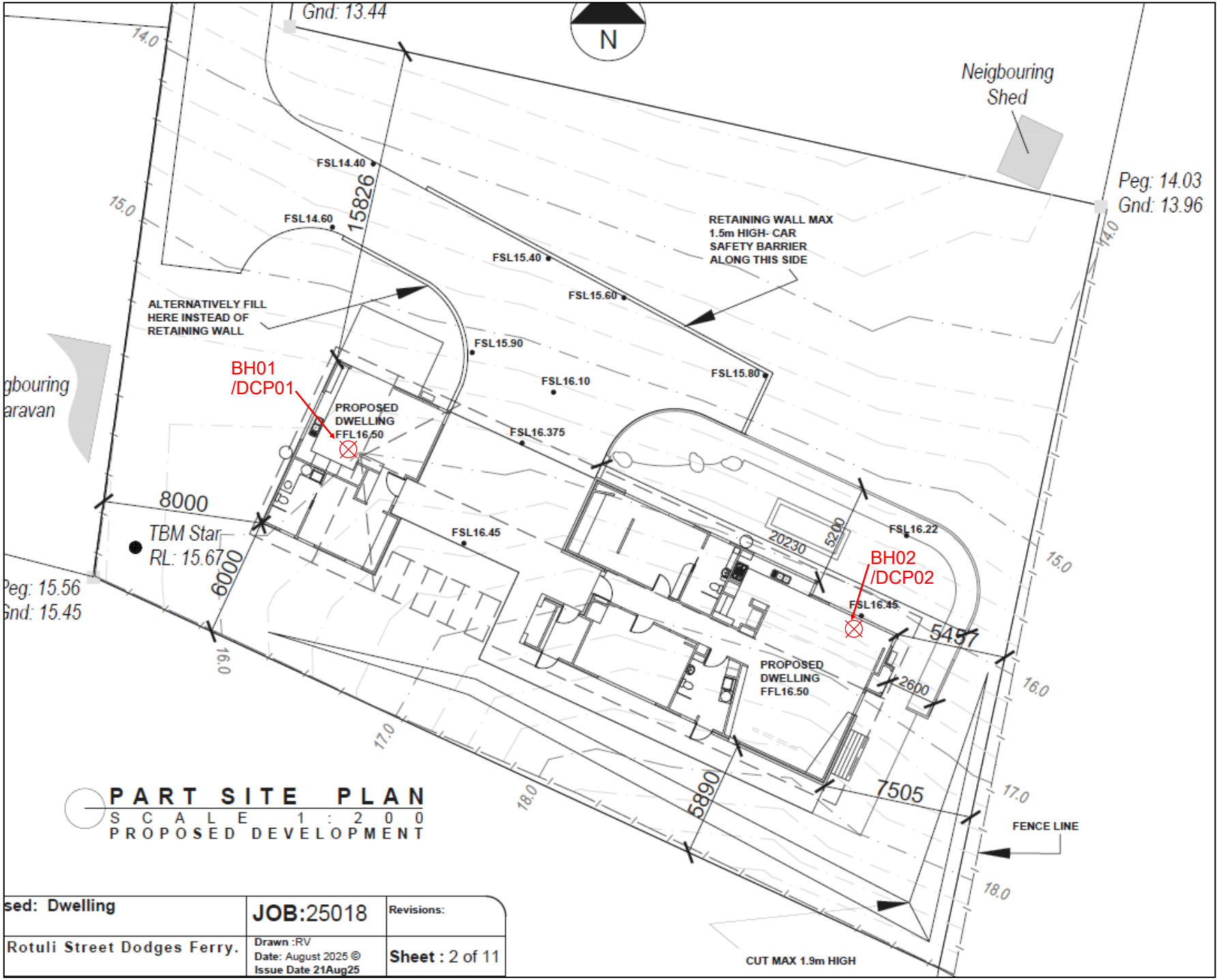
H - Hard
Fr - Friable
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense



PART SITE PLAN

SCALE 1:200

PROPOSED DEVELOPMENT

sed: Dwelling	**JOB:**25018	Revisions:
Rotuli Street Dodges Ferry.	Drawn :RV Date: August 2025 © Issue Date 21Aug25	**Sheet :** 2 of 11

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: L & D PLUMB *Owner /Agent*

plumbld@hotmail.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Licence No: NA

Phone No: 03 6146 0334

Fax No:

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: BSc. major in geology
ABOUT UNDERWRITING
PN: ENG 20 000459

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

Speciality area of expertise: Foundation classification in accordance with AS2870

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

Details of work:

Address: 3A ROTULI STREET

DODGES FERRY 7173

Lot No: 1

Certificate of title No: 184997

The assessable item related to this certificate: Geo – technical assessment

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

Certificate details:

Certificate type: Foundation classification – AS2870

(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:	AS2870 Site Classification and AS4055 Wind Classification dated 12 September 2025.
Relevant calculations:	
References:	AS2870 – 2011, AS4055 – 2021

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

Foundation and wind classification

Scope and/or Limitations

Footings to be bedded / piered to competent natural material.

Footings to be designed and inspected by a qualified engineer.

Cut should be retained by engineer designed retaining wall.

Limitations as per section 9.0 of site investigation report dated 12 September 2025.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER	H3083	12/9/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Daryl & Lyn Plumb *Owner name*
3a Rotuli St *Address*
Dodges Ferry 7173 *Suburb/postcode*

Designer details:

Name: David McKinnon
Category: Engineer - Civil
Business name: McKinnon Consulting Engineer
Phone No: 0402 074 779
Business address: PO Box 380
LENAH VALLEY TAS 7008
Fax No:
Licence No: CC 4020 E
Email address: david@mckengineering.com.au

Details of the proposed work:

Owner/Applicant Daryl & Lyn Plumb
Designer's project reference No. 25034
Address: 3a Rotuli St
Lot No:
Dodges Ferry 7173

Type of work: Building work [X] Plumbing work [ ] *(X all applicable)*

Description of work:

Structural design for driveway construction in designated flood prone hazard area.

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

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

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

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

Other details:

- Driveway construction to be consistent with the natural contour of the site to avoid alterations of the natural site flows during a flood event.
- Slab surface to be ≤ 50 above NGL
- Disturbed exposed surface to be reestablished to prior condition. (Bush grass cover)
- Leading edge of slab 200 thick, see details

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: 25034 S01B, (Rev A)	Prepared by: McKinnon Consulting Engineer	Date: 1/12/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS3600, State Planning Provisions C2.6.1, C2.6.2,
Suitablilty to receive overland flows to 1% AEP

Any other relevant documentation:

Attribution as designer:

I David McKinnon 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:	David McKinnon		1/12/2025
Licence No:	CC 4020 E		

Assessment of Certifiable Works: (TasWater)

N/A

SITE INVESTIGATION REPORT

ON-SITE WASTEWATER MANAGEMENT SYSTEM ASSESSMENT REPORT

CLIENT:
L & D PLUMB

PROJECT ADDRESS:
3A ROTULI STREET
DODGES FERRY 7173

PROPOSED DEVELOPMENT:
MAIN & ANCILLARY DWELLING

FILE NUMBER:
H3083

DATE:
1/10/2025

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET, HOBART 7000
03 6146 0334 info@hed-consulting.com.au

HED CONSULTING

1. Executive Summary

The subject land is located at 3A Rotuli Street, Dodges Ferry. The development proposal includes the construction of a main and ancillary dwelling. The site investigation has been conducted with accordance with AS1547:2012 *On-site domestic-wastewater management.* A summary of the report is detailed within the table below.

Analysis	Observations / Results
Soil category:	**1**
Estimated permeability:	**5m/day**
Long Term Acceptance Rate:	**50mm/day (secondary treated)**
Geology:	**Sand, gravel and mud of alluvial, lacustrine and littoral origin**
Bedrock depth:	**3m+**
Modified Emerson Crumb test:	**Non - dispersive**
Type of OWMS:	**Aerated Wastewater Treatment System (AWTS) and absorption bed**
Land application area required:	**15m^2 (total wetted area)**

2. Client and Site Location

	Information
Client name:	**L & D Plumb**
Site address:	**3A Rotuli Street, Dodges Ferry**
Property ID:	**184997/1**
Title Reference:	**5925109**

3. Site information

Site information	Results
Size of development:	Main and ancillary dwelling
Services available:	Power & telecommunications
Zoning:	Low Density Residential
Tenure:	Private freehold
Permit Authority:	Sorell Council
Planning Overlays:	Flood – prone areas & Airport Obstacle Limitation Area

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	22/9/2025
Slope:	10-12%
Aspect:	North
Rainfall:	9.2mm (preceding two weeks)[1]
Drainage:	Well draining
Vegetation	Grass
Erosion:	None observed

[1] Bureau of Meteorology, http://www.bom.gov.au, Daily Rainfall Sorell (Abbatoirs)

5. Soil Profile

Bore holes were conducted to gather information on the soil characteristics and depth to limiting layer. The below soil profile is typical of the bore holes conducted at the land application area.

Soil depth (mm)	Soil Description	Soil Category
0-400	Brown SAND, trace rootlets, dry – moist, loose.	1 – GRAVELS AND SANDS
400-1500	Grey – white SAND, moist, medium dense.	1 – GRAVELS AND SANDS
1500-2000+	White – grey slightly mottled yellow SAND, trace clay, moist, medium dense to dense.	1 – GRAVELS AND SANDS

The soil is classed as soil category 1 – Gravels and sands for purposes of AS1547:2012. A long - term acceptance rate (LTAR) of 50mm/day has been adopted (secondary treated). Bore hole localities are provided in the appendix of this report.

6. Wastewater Load & Total Wetted Area Required

The wastewater load is calculated from AS1547:2012.

Number of bedroom(s):	3
Number of people:	6
Individual wastewater load:	120 (tank water supply)
Total wastewater load:	720L/day
Long term acceptance rate:	50mm/day (secondary treated)
Total wetted area required:	15m^2

7. Site limitations and risks

The attached 'Trench3.0'program site capability and environment sensitivity reports detail several factors and risks associated with onsite wastewater disposal. Alerts will be flagged when some factors are 'high risk.' These factors need to be addressed and decreased to a tolerable risk by implementing design risk reduction measures. These measures are detailed in the text box of both reports and may be expanded upon further in this report.

The limitations of the site include the small lot size and flood – prone overlay. These limitations can be overcome by using an AWTS and absorption bed. No part of the OWMS shall be installed within the flood prone overlay.

8. Proposed onsite wastewater management system

Primary and secondary treatment (AWTS)

All wastewater from the proposed dwelling shall be gravity – fed to an AWTS.

Land application area (LAA)

The secondary treated wastewater shall be fed to the land application area. This area shall consist of a minimum of 15m^2 of total wetted area. This can be achieved by installing a single modified absorption bed with a length of 10m and width of 4m.

Minimum setbacks of the land application area shown below:

Upslope & cross gradient property boundary:	1.5m
Down slope property boundary:	4m
Down slope surface water:	50m
Upslope retaining wall:	2m
Buildings:	6m

A further minimum area of 15m^2 shall be a 'reserve' area. Refer to attached construction notes, drawings, and site plan for further information.

The bed shall be installed when the weather is fine. Avoid excavation when the soil is wet to avoid smearing any clay. The excavator should be fitted with 'raker teeth' and excavate in small sections to avoid compaction.

If rain is forecast cover any open parts of the bed. Always excavate perpendicular to the line of fall (parallel to contours) and make sure inverts are level.

9. OMWS Designer Inspection

The OWMS must be inspected by HED Consulting to issue an OWMS Installation Certificate. This inspection is a requirement of the plumbing permit issued by the permit authority.

Please email info@hed-consulting.com.au or phone 03 6146 0334 before works begin on the OWMS to arrange a date and time for the inspection.

10. Operation & Maintenance Guidelines

This OWMS has been assessed to perform in accordance with the attached loading certificate. Regular maintenance is essential for the long-term performance of any OWMS. Maintenance guidelines are shown below. This is not a complete list and other maintenance guidelines should be sought from the manufacturer and the permit authority.

Primary and secondary treatment (AWTS)

- The AWTS must be protected from vehicle traffic to avoid damage.
- Kitchen waste such as grease and fats shall be removed and disposed of into a bin before washing.
- Install sink waste plugs to keep out possible solids entering the OWMS.
- Do not install a garbage grinder.
- Do not dispose of hygiene products into the OWMS.
- Use bio – degradable soaps and low – phosphorus cleaning products.
- Do not put powerful bleachers, chemicals, and paint into the OWMS.
- Try and space out water usage as much as possible to avoid peaks loading.

Land application area

- Land application area to be protected from all vehicle traffic (including ride – on mowers) and regular foot traffic (no paths).
- Access to the land application area shall be discouraged. The land application area is not to be used as a play area for children.
- The reserve area (if required) shall not be built upon and access to this area shall also be discouraged.

11. Report limitations

Site Investigation:

Site investigations are conducted in accordance with clause 2.4 of AS1547:2012. The aim of a site investigation is to obtain information about the soil at the location of the proposed land application area. The location of bore holes based on information supplied from the client and where is deemed necessary by HED Consulting. The investigation only applies to this part of the site and the results and recommendations of this report should not be used for any other part of the site.

Soil testing:

Soil samples are collected and tested in accordance with Appendix E of AS1547:2012. Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference Manual, Marcus Hardie – 2009. This test reveal whether a clay is dispersive or not. The test is not always accurate however it is recognized as a reliable and quick way to test for dispersion.

Wastewater load:

The report is based on a wastewater load as per the attached loading certificate. HED Consulting accepts no responsibility for the performance of the OWMS if the wastewater load exceeds the amount shown on the loading certificate.

12. Appendix

12.1 OWMS Construction Notes

Primary and Secondary treatment (AWTS)

- The AWTS shall be buried with the opening accessible at the natural surface. The tank shall also be placed in a location where vehicular access is possible for desludging.
- The tank opening shall be easily accessible for inspection and maintenance requirements.
- The AWTS tank shall also be sealed to prevent stormwater intrusion.

Land application area (LAA)

The absorption bed has been designed to comply with the performance requirements of AS/NZS147:2012.

- The LAA shall be kept clear of all traffic (including people)
- The LAA shall be prepared by rotary hoe / rip parallel to contours to a depth of 200mm.
- Construction of the modified shall be done when the weather is fine, and the soil is relatively dry.
- The absorption bed shall be constructed parallel to the contours.
- The base of the bed shall be made flat.
- The bed shall be installed as per the attached diagram and at the location as per the attached site plan.
- SITE INSPECTION STAGE – The pipework of the modified bed shall be inspected by the designer before the bed is backfilled with the sandy topsoil.
- Topsoil must be good quality with some organic matter to promote vegetation growth.
- Fast growing, shallow root vegetation with a high transpiration capacity shall be planted in the topsoil and the area down slope of the bed.
- A list of suitable vegetation is provided with this report. Your council and local nursery can also advise on suitable plants.

12.2 OWMS Trench Reports, Construction Diagrams, Site Plan, Compliance to OWMS guidelines & Risk Assessment

See attached.

12.3 OWMS Loading Certificate

See attached.

12.4 Form 55 (Site and Soil Evaluation Report) & Form 35 (OWMS Design)

See attached.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Onsite Wastewater Management Assessement

Assessment for	L & D Plumb plumbld@hotmail.com	Assess. Date Ref. No.	25-Sep-25 H3083
Assessed site(s)	3A Rotuli Street Dodges Ferry	Site(s) inspected	23-Sep-25
Local authority	Sorell Council	Assessed by	J Hepper

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 720 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 240

Sullage volume (L/day) = 480

Total nitrogen (kg/year) generated by wastewater = 8.8

Total phosphorus (kg/year) generated by wastewater = 3.9

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	30	22	33	32	44	40	35	43	31	50	42	45
Adopted rainfall (R, mm)	33	24	36	35	48	44	38	47	34	55	46	49
Retained rain (Rr, mm)	28	20	31	30	41	37	32	40	29	47	39	42
Max. daily temp. (deg. C)	22	22	21	18	15	13	12	13	15	17	19	20
Evapotrans (ET, mm)	81	69	66	53	42	47	45	48	53	63	68	74
Evapotr. less rain (mm)	**53**	**49**	**35**	**23**	**1**	**9**	**13**	**8**	**24**	**16**	**29**	**32**

Annual evapotranspiration less retained rain (mm) = 294

Soil characterisitics

Texture = Sand Category = 1 Thick. (m) = 3

Adopted permeability (m/day) = 5 Adopted LTAR (L/sq m/day) = 50 Min depth (m) to water = 1.5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	8
Width (m) =	2
Depth (m) =	0.45
Total disposal area (sq m) required =	30
comprising a Primary Area (sq m) of:	15
and a Secondary (backup) Area (sq m) of:	15

Sufficient area is available on site

Comments

The three - bedroom / six people development will require a minimum total wetted area of 15m^2.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Onsite Wastewater Management Assessement

Assessment for	L & D Plumb plumbld@hotmail.com	Assess. Date Ref. No.	25-Sep-25 H3083
Assessed site(s)	3A Rotuli Street Dodges Ferry	Site(s) inspected	23-Sep-25
Local authority	Sorell Council	Assessed by	J Hepper

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 Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,594	High	Low		
	Density of disposal systems	/sq km	150	High	Very high	Moderate	Other factors lessen impact
	Slope angle	degrees	7	V. high	Low		
	Slope form	Concave converging		V. high	Very high	Moderate	Other factors lessen impact
	Surface drainage	Good		Mod.	Very low		
	Flood potential	Site floods 1 in 75-100 yrs		High	Low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	720	High	Moderate		
	SAR of septic tank effluent		1.6	Mod.	Low		
	SAR of sullage		2.8	High	Moderate		
	Soil thickness	m	3.0	High	Very low		
	Depth to bedrock	m	3.0	V. high	Very low		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	0	High	Very low		
	Soil pH		6.0	Mod.	Low		
	Soil bulk density	gm/cub. cm	1.6	Mod.	Moderate		
	Soil dispersion	Emerson No.	8	Mod.	Very low		
	Adopted permeability	m/day	5	Mod.	Very high	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	50	Mod.	Very high	Moderate	Other factors lessen impact

Comments

All wastewater to be treated to acceptable levels within the property boundaries. The slope angle limitation is overcome by the presence of deep well draining soils. Elevated permeabiity due top sandy soil profile. LTAR is based on Table L1 of AS1547:2012.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Onsite Wastewater Management Assessement

Assessment for	L & D Plumb	Assess. Date	25-Sep-25
	plumbld@hotmail.com	Ref. No.	H3083
Assessed site(s)	3A Rotuli Street Dodges Ferry	Site(s) inspected	23-Sep-25
Local authority	Sorell Council	Assessed by	J Hepper

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

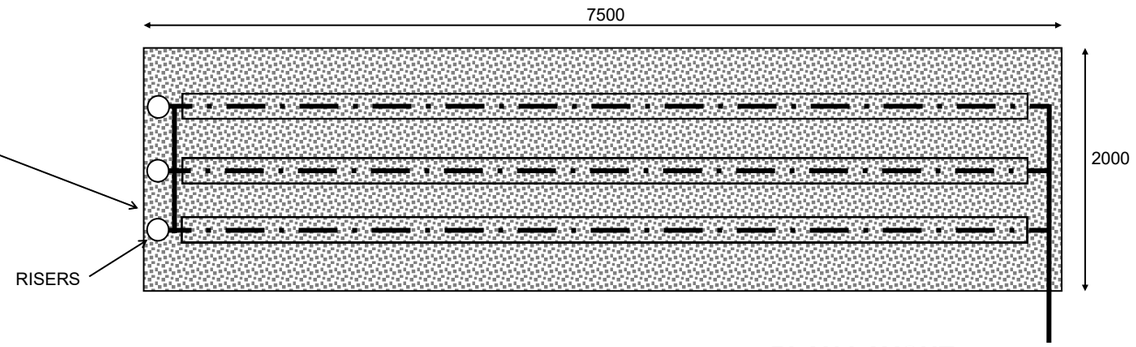
Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	10	Mod.	Very high	Moderate	Other factors lessen impact
	Phos. adsorp. capacity	kg/cub m	0.2	Mod.	High	Moderate	Other factors lessen impact
	Annual rainfall excess	mm	-294	High	Very low		
	Min. depth to water table	m	1.5	Mod.	Moderate		
	Annual nutrient load	kg	12.7	High	Moderate		
	G'water environ. value	Agric sensit/dom irrig		Mod.	Moderate		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		Mod.	Very low		
	Surf. water env. value	Recreational		Mod.	High	Moderate	Other factors lessen impact
	Dist. to nearest surface water	m	125	High	High	Moderate	Other factors lessen impact
	Dist. to nearest other feature	m	4	High	Very high	Moderate	Other factors lessen impact
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	100	Mod.	Moderate		

Comments

The soil has an estimated low cation exchange and phosphorus adsorption capacity. Wastewater to be secondary treated before discharge into the trench will overcome this limitation. 'Trench 3.0 indicates a viral die-off distance of 2m thus distance to nearest downslope surface water and nearest other feature (downslope property boundary) is deemed acceptable.

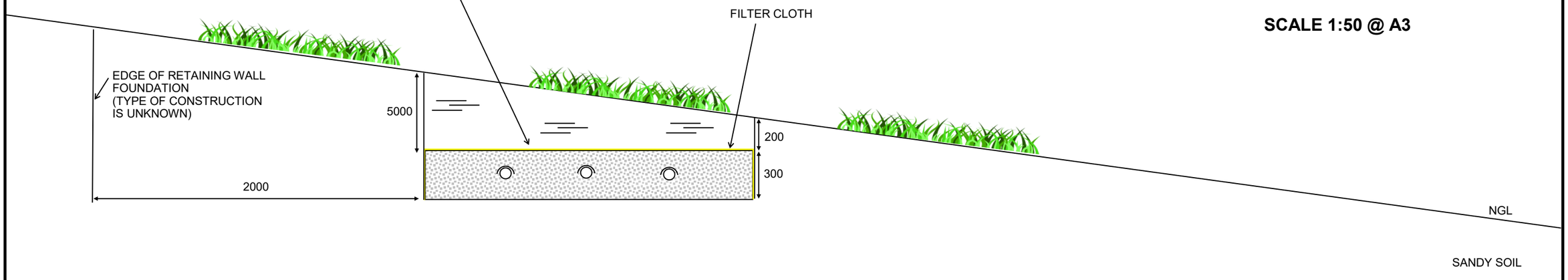
DISTRIBUTION PIPEWORK:

- 40MM UPVC DISTRIBUTION LATERALS INSTALLED AS 500MM CENTRES.
- LATERAL TO HAVE A 5MM PERFORATION DRILLED INTO THE TOP OF THE PIPE AT 140MM SPACINGS
- LATERAL TO HAVE A SINGLE 5MM DIA PERFORATION DRILLED INTO THE BASE AT THE CENTRE OF EACH LATERAL
- LATERAL TO BE COVERED WITH HALF 90/100MM UPVC PIPE
- ALL PIPEWORK TO BE LEVEL USING A LASER LEVEL



PLAN LAYOUT

SCALE 1:50 @ A3



SECTION LAYOUT

SCALE 1:25 @ A3

KEY:

300MM DEPTH DISTRIBUTION AGGREGATE
(20-40MM CLEAN GRAVEL)

NATURAL GROUND TO BE ROTARY HOED TO A DEPTH OF 200MM. THIS INCLUDES AREA DOWNSLOPE OF THE BEDS. ANY GRAVEL LARGER THAN 64MM TO BE REMOVED AND REPLACED WITH SANDY TOPSOIL. AGRICULTURAL GYPSUM (CLAY BREAKER) TO BE APPLIED AT A RATE OF 1KG/M^2

SANDY LOAM TOPSOIL

VEGETATION WITH A HIGH TRANSPIRATION CAPACITY AND ABILITY TO TOLERATE WET SOIL CONDITIONS

SEE ATTACHED PLANT LIST

HED CONSULTING

www.hed-consulting.com.au
info@hed-consulting.com.au

CLIENT: L & D PLUMB		FILENAME: H3083	DRAWN: J H	COMMENTS
SITE ADDRESS: 3A ROTULI STREET DODGES FERRY		DATE: 25/9/2025	SCALE: AS SHOWN	CERTIFIED: ENGINEER

List of plants suitable for Aerobic Waste Water Treatment Systems

Common plant name	Soil type							Botanical name
	Wet	Dry	Margin	Clay	Sand	Loam	Salt tolerant	Genus and species
Grasses & sedges								
southern cordrush	✓		✓	✓	✓			*Baloskian australe*
tassel cordrush	✓		✓	✓	✓	✓		*Baloskian tetaphyllum*
tall sedge	✓		✓	✓		✓		*Carex appressa*
tassell sedge	✓		✓	✓		✓		*Carex fascicularis*
curly sedge		✓	✓	✓		✓		*Carex tasmanica*
spreading flaxlily		✓	✓	✓	✓	✓		*Dianella revoluta*
forest flaxlily	✓	✓	✓	✓	✓	✓		*Dianella tasmanica*
western flag-iris	✓		✓	✓	✓	✓		*Diplarrena latifolia*
white flag-iris	✓	✓	✓	✓	✓	✓		*Diplarrena moraea*
knobby clubsedge	✓	✓	✓	✓	✓	✓	✓	*Ficini nodosa*
cutting grass	✓		✓	✓	✓	✓		*Gahnia grandis*
sea rush	✓		✓	✓	✓	✓	✓	*Juncus kraussii*
pale rush	✓		✓	✓	✓	✓		*Juncus pallidus*
sagg		✓	✓	✓	✓	✓		*Lomandra longifolia*
silver tussockgrass	✓	✓	✓	✓		✓		*Poa labillardierei*
velvet tussockgrass		✓	✓	✓		✓		*Poa rodwayi*
Low shrubs (up to 1.5m)								
wiry bauera			✓			✓		*Bauera rubiodes*
hop native-primrose	✓	✓	✓	✓	✓	✓		*Goodenia ovata*
slender honeymyrtle	✓		✓	✓		✓		*Melaleuca gibbosa*
Tall shrubs/trees (2-5m)								
silver wattle		✓	✓	✓	✓	✓		*Acacia dealbata*
blackwood	✓		✓	✓		✓		*Acacia melanoxylon*
arching wattle	✓		✓	✓		✓		*Acacia riceana*
prickly moses			✓	✓	✓	✓		*Acacia verticillata*
yellow bottlebrush		✓	✓	✓		✓		*Callistemon pallidus*
prickly bottlebrush	✓		✓	✓		✓		*Callistemon viridflorus*
native hop		✓	✓	✓	✓	✓		*Dodonaea viscosa*
smoky teatree		✓	✓		✓	✓		*Leptospermum glaucescens*
woolly teatree	✓	✓	✓	✓		✓		*Leptospermum lanigerum*
shiny teatree	✓		✓	✓		✓		*Leptospermum nitidium*
river teatree	✓		✓	✓		✓		*Leptospermum riparium*
common teatree		✓	✓	✓	✓	✓		*Leptospermum scoparium*
warty paperbark	✓		✓	✓		✓		*Melaleuca pustulata*
swamp honeymyrtle	✓		✓	✓		✓		*Melaleuca squamea*
scented paperbark	✓		✓	✓		✓		*Melaleuca squarrosa*
common dogwood	✓		✓	✓		✓		*Pamaderris apetala*
Trees (>10m)								
black gum	✓		✓	✓		✓		*Eucalyptus ovata*
Exotics								
Pittosporum bicolr								
Pittosporum Tenuifolium								
coleonema								
acemena (lillypilly)								
ceanothus								
hebe all varieties are very good with the exception of hebe emerald green								
penstemon								
abelia								
buxus sempervirens								
* Fruit trees are not recommended in an irrigation area.								

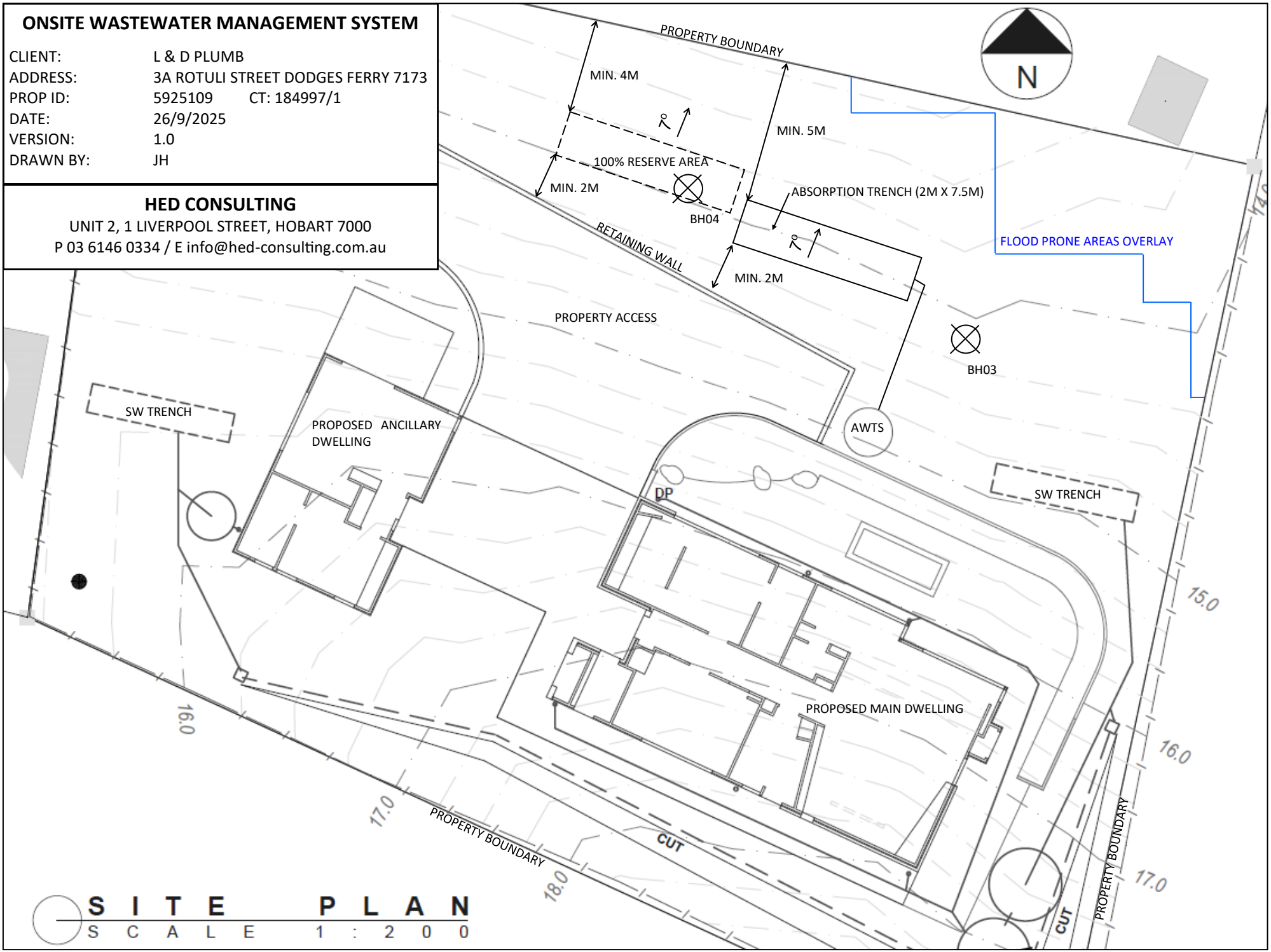
Note: For information only. Please consult your local nursery before finalising the plant choices to suit your locality and site conditions.

Source: Clarence City Council Infosheet, Plants suitable for Aerobic Waste water Treatment Systems

ONSITE WASTEWATER MANAGEMENT SYSTEM

CLIENT:	L & D PLUMB
ADDRESS:	3A ROTULI STREET DODGES FERRY 7173
PROP ID:	5925109 CT: 184997/1
DATE:	26/9/2025
VERSION:	1.0
DRAWN BY:	JH

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET, HOBART 7000
P 03 6146 0334 / E info@hed-consulting.com.au



SITE PLAN
SCALE 1 : 200

SOR – S2.0 Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan

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

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

Acceptable Solutions	**Performance Criteria**	**Development Response to Achieve Compliance**
A1 No change, expansion or intensification of residential or business use on the site.	**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.	The proposed development will not cause any adverse environmental impact or impact on public health. The proposed OWMS Design satisfies P1 (a) and (b).

…SOR – S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site waste water

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

Acceptable Solutions	**Performance Criteria**	**Development Response to Achieve Compliance**
A1 Development must: (a) not cover less than 20% of the site; (b) not located on land shown on an overlay map in the relevant Local Provisions Schedule, as within; (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) in the case of a dwelling, provide 65m^2 of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope	**P1** The site must provide sufficient area for management of on-site waste water, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground surface and coastal waters;	The proposed development satisfies A1 (a), (b) & (c). The proposed development does not satisfy A1 (d) or (e). Development response to P1 is shown below. (a) OWMS is installed on gentle sloping land. (b) Well draining sandy soil (min. 2m depth). (c) The LAA has a sufficient area to provide wastewater disposal and a 100% reserve area. (d) No existing buildings. (e) The LAA has a sufficient area to provide wastewater disposal and a 100% reserve area.

boundary.	(h) any adverse environmental impact on surrounding properties and the locality; and (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system.	(f) Landscaping, vehicle parking, driveways and private open space do not encroach onto the proposed OWMS. (g) Effluent to be secondary treated and a minimum 1.5m between the base of the trench and groundwater. (h) Proposed OWMS shall have no adverse environmental impact on surrounding properties and the locality. (i) See OWMS Assessment Report.
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	**P2** An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new on-site waste water management system.	The proposed driveway and parking area do not encroach onto the proposed OWMS.

SOR-S2.7.2 Stormwater management

O**bjective:**	The development provides for adequate on-site stormwater management.	
Acceptable Solutions	**Performance Criteria**	**Development Response to Achieve Compliance**
A1 Development must be capable of connecting by gravity to a public stormwater system.	**P1** Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to: (a) the topography of the site; (b) the size and shape of the site; (a) soil conditions; (b) any existing buildings and any constraints imposed by existing development on the site; (c) any area of the site covered by impervious surfaces; (d) any watercourses on the land; (e) stormwater quality and quantity management targets identified on the State Stormwater Strategy 2010; and	The proposed on-site stormwater management cannot comply with A1 and thus shall comply with P1. (a) Stormwater to be collected and discharged into a sized absorption trench for a 5% AEP storm event over 5 minutes. (b) As above (a). (c) As above (a). (d) Proposed stormwater trench accommodates overflow from buildings and flow from the existing driveway. The proposed stormwater trench shall be located downslope of the existing buildings and proposed wastewater beds.

	(f) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.	(e) As above (d). (f) No water courses are located on the land. (g) Stormwater quality and quantity management complies with the State Stormwater Strategy 2010. (h) No shallow seasonal water table and no risk of inundation (due to the proposed stormwater trench). Proposed stormwater trench has capacity for a 5% AEP storm over 5 minutes and is unlikely to increase risk of land instability or coastal erosion.

WASTEWATER DESIGN COMPLIANCE TO DIRECTOR'S GUIDELINES FOR ON-SITE WASTEWATER MANAGEMENT SYSTEMS

3. Standards for Wastewater Land Application Areas

3.1 Objective – PCA FP1.5 (a)-(c)

Acceptable Solutions	**Performance Criteria**	**Development Response to Achieve Compliance**
A1 Horizontal separation distance for a building to a land application area must comply with one of the following: (a) be no less than 6m; (b) be no less than: (i) 3m from an upslope or level building: (ii) if primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a down slope building; (iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a down slope building	P1 The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Proposed wastewater design complies with A1(b). The land application area is a minimum 6m from any building.

A2 Horizontal separation distance from down slope 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 down slope 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 down slope surface water to a land application area must comply with all of the following: (a) setbacks must be consistent with AS/NZS1547 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.	Proposed wastewater design complies with A2(a). The land application area is a minimum 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	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/NZS1547 has been completed that demonstrates that the risk is acceptable	Proposed wastewater design complies with P3. The land application area setback is consistent with AS/NZS 1547 Appendix R and a risk assessment in accordance with Appendix A of AS/nzs1547 has been completed and demonstrates that this risk is acceptable.

(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.		
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.	Proposed wastewater design complies with A4. The land application area is a minimum 50m from a downslope bore, well or similar water supply.
A5 Vertical separation distance between the 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	Proposed wastewater design complies with A5. The land application area has a minimum 0.6m (secondary treated effluent) vertical separation distance between the groundwater and land application area.

	accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	
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) 0.6m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS 1547 Appendix R.	Proposed wastewater design complies with A6. The land application area has a minimum 0.6m (secondary treated effluent) vertical separation distance between a limiting layer and land application area.
A7 None.	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 Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit.	Proposed wastewater design complies with P7.

HORIZONTAL AND VERTICAL SETBACK DISTANCES ASSESSMENT

ADAPTED FROM TABLE R1 OF AS1547:2012 - THIS TABLE TO BE USED IN CONJUNCTION WITH TABLE R2

Site feature	Setback distance range (m)	Site constraint items of specific concern (See table R2)	Site specific assessment	Minimum setback distance required
	Horizontal setback distance (m)			
Property boundary	1.5 - 50	A, D, J	5m	4m
Buildings / houses	2 - 6	A, D, J	>6m	6m
Surface water	15 - 100	A, B, D, E, F, G, J	>100m	50m
Bore, well	15 - 50	A, C, H, J	>50m	50m
Recreational areas (Children's play areas, swimming pools etc.)	3 - 15	A, E, J	>15m	5m
In-ground water tank	4 - 15	A, E, J	>15m	10m
Retaining wall and Embankments, escarpments, cuttings	3.0m or 45^{o} angle from toe of wall (whichever is greatest)	D, G, H	3m	3m
	Vertical setback distance (m)			
Groundwater	0.6 – 1.5	A, C, F, H, I, J	>1.5m	0.6m
Hardpan or bedrock	0.5 – 1.5	A, C, J	>1.5m	0.5m

SITE CONSTRAINT SCALE FOR DEVELOPMENT OF SETBACK DISTANCES

ADAPTED FROM TABLE R2 OF AS1547:2012 - THIS TABLE TO BE USED IN CONJUNCTION WITH TABLE R1

Item	Site/system feature	Constraint scale **Lower** ◄——► **Higher** Examples of constraint factors		Sensitive features	Site specific assessment	Constraint assessment
A	Microbial quality of effluent	Effluent quality consistently producing ≤ 10 cfu/100 mL *E. Coli* (secondary treated effluent with disinfection	Effluent quality consistently producing ≥ 10^6 cfu/100 mL *E. Coli* (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard	Secondary treated effluent	Low
B	Surface water	Category 1 to 3 soils, no surface water down gradient within >100m, low rainfall area	Category 4 to 6 soils, permanent surface water <50m down gradient, high rainfall area, high resource/environmental value	Surface water pollution hazard for low permeable soils, low lying and poorly draining areas	Category 1 soils, down slope surface water min. 100m down gradient.	Low
C	Groundwater	Category 5 and 6 soils, low resource /environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard	Category 1 soils, no groundwater within 2m of surface	Low
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	>10% (surface effluent application) >30% (subsurface effluent application)	Off – site export of effluent, erosion	12% slope and subsurface application	Low

Item	Site/system feature	Constraint scale **Lower** ⟷ **Higher** Examples of constraint factors		Sensitive features	Site specific assessment	Constraint assessment
E	Position of land application area in landscape	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off – site export of effluent	Property boundary min 4m	**Medium**
F	Drainage	Category 1 and 2 soils, gentle sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard	Category 1 soils, gentle sloping land	Low
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off – site export of effluent, system failure, mechanical faults	Above 1 in 20 year flood contour	Low
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils	Category 1 soils, permeable soils	**High**
I	Landform	Hill crests, convex side slopes and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard	Gentle slope, converge drainage	**Medium**
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off – site export of effluent, surface water pollution	Subsurface application of effluent	Low

Note: Constraint assessment of Medium and High are discussed in the attached risk assessment.

RISK ASSESSMENT (IN ACCORDANCE TO APPENDIX A OF AS1547:2012)

CLIENT: L & D PLUMB

SITE ADDRESS: 3A ROTULI STREET DODGES FERRY

PROPOSED TYPE OF WASTEWATER SYSTEM: AWTS AND ABSORPTION BED

Cause	Likelihood	Consequence	Risk	Factors that increase likelihood	Design risk reduction measures
Wastewater system hydraulic failure	Possible	Medium	Moderate	• Excess solids discharged • Inadequate hydraulic design of treatment plant of land application system	The installation of water saving fixtures in the dwelling is recommended. Food waste disposal units should not be installed. The land application area has been designed for a wastewater load of 720L/day (five people).
Biological failure from power outage causing cessation of pumps and aerators	Unlikely	Minor	Low	• Remote or poorly serviced power areas • Faulty wiring	The AWTS well shall have a minimum 24-hour storage capacity. High level alarm to be wired into dwelling and to alert of pump failure. Emergency numbers shall be readily displayed.
Wastewater biological failure from washout of bacteria	Unlikely	Minor	Low	• Inadequate septic tank capacity • Hydraulic overload	The AWTS shall have sufficient capacity for daily wastewater loads and potential shock loads.
Soil system failure in dispersive soils	Unlikely	Minor	Low	• Clay	Secondary treated wastewater discharged into non-dispersive sandy soils.
Marginal soil conditions	Unlikely	Medium	Low	• Poor draining medium to heavy clays • Inadequate topsoil • Inadequate vegetation • South facing, poor exposure to sunlight • Non – conservative design loading rate for soil type	Well draining soils Adequate topsoil depth and quality. North facing
Limited available area	Possible	Medium	Moderate	• Small lot size • Steep slopes	Small lot with gentle slope.

						Wastewater to be secondary treated.
High rainfall or torrential downpours	Possible	Medium	Moderate	•	Inappropriate type of land application system • Stormwater ingress / ponding • Poor draining soils • Inadequate topsoil and assimilation capacity	Design based on rainfall data. Subsurface method of disposal maximise evapo – transpiration and limits absorption into the subsoil.
Salinisation	Unlikely	Medium	Low	•	High groundwater table	No groundwater intercepted.
Highly permeable soils or soils with preferential pathways	Likely	Medium	High	•	High groundwater table • Permeable gravel soils • Fissures in clay soils • Inadequate design of land application system	No groundwater intercepted. Wastewater is secondary treated before being discharged into the soil.

HED CONSULTING

AHEAD OF THE BUILD

PRE-CONSTRUCTION SERVICES FOR TASMANIAN HOMES

PROPOSED ONSITE WASTEWATER MANAGEMENT SYSTEM **LOADING CERTIFICATE as per clause 7.4.2 (d) of AS1547:2012**	
Agent:	L & D Plumb
Site Address:	3A Rotuli Street Dodges Ferry
Permit Authority:	Sorell Council
(i) System Capacity:	Individual person daily flow: 120 litres (tank water supply) 6 person: 6 x 120 = 720 litres per day
(ii) Summary of design criteria:	Effluent quality: Secondary treated from AWTS Land application system: Modified absorption bed
(iii) The location and use of the 'reserve area'	There is room on the existing lot to provide a 100% reserve land application area as shown on site plan.
(iv) Use of water efficient fittings, fixtures or applicances	It is recommended that water efficient fittings, fixtures and appliances are utilised. These includes maximum 4.5/3L toilets, 9L/min shower heads, aerator faucets and water conserving dishwashes and washing machines.
(v) Allowable variation from design flows (peak loading events)	The Aerated Wastewater Treatment System (AWTS) can accommodate variation in flows (peak and under loading) from normal domestic use.
(vi) Consequences of changes in loading	The Onsite Wastewater Management System (OWMS) can cope with a wastewater load from domestic use only. Additional organic loading from sink garbage grinders should be avoided. Use 'septic – safe' detergents and disinfectants and dilute to recommended levels. Bio - degradable soaps and low – phosphorus products are preffered.
(vii) Consequences of overloading the system	The AWTS is designed for a domestic wastewater loading of 720L / per day. Excessive loading (>720L/day) may result in failure of the system. This can include blockage of pipework, mechanical and / or pump failure, flooding of system, runoff from land application area and pooling of effluent. These failures may cause public health and / or environmental nuisance.

(viii) Consequences of underloading the system	**The AWTS may require injection of bacteria if left unused for a prolong period of time.**
(ix) Consequences of lack of operation, maintenance, and monitoring attention	All OWMS require maintenance and monitoring to ensure the system is working effectively. The AWTS requires regular servicing by installer or agent. The lack of maintenance and monitoring of the OWMS may cause public health and environmental nuisances such as foul odour, increase in likelihood of spreading infectious diseases, polluting surface and ground waters.
(x) Any other relevant considerations related to the use of the system	The OWMS shall be fenced if livestock has access to the site. Vehicle access over the OWMS is prohibited. Pedestrian access of the land application area shall be discouraged (no pathsover the area). The OWMS is not a play area for children. The land application area should kept weed free.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: L & D PLUMB *Owner /Agent*

plumbld@hotmail.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Phone No: 03 6146 0334

Fax No:

Licence No: NA

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: BSc. major in geology and experience in environmental geology
ABOUT UNDERWRITING
PN: ENG 20 000459

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

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

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

Details of work:

Address: 3A ROTULI STREET

DODGES FERRY 7173

Lot No: 1

Certificate of title No: 184997

The assessable item related to this certificate: Site and soil evaluation

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

Certificate details:

Certificate type: On-site wastewater management – *Site and soil evaluation (and land application system design)*

(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:	Site Investigation Report, Site and Soil Evaluation dated 26/9/2025
Relevant calculations:	
References:	AS1547: 2012 Director's Guidelines for On-site Wastewater Management Systems, Building Act 2016, v2.0 July 2017

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

Site and soil evaluation for new residential dwelling.

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER	H3083	27/9/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: L & D PLUMB *Owner name*

plumbld@hotmail.com *Address*

Suburb/postcode

Designer details:

Name: MANIKANDAN MUTHIAH Category: ENGINEER

Business name: HED CONSULTING Phone No: 03 6146 0334

Business address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000 Fax No:

Licence No: 064518368 Email address: info@hed-consulting.com.au

Details of the proposed work:

Owner/Applicant L & D PLUMB Designer's project reference No. H3083

Address: 3A ROTULI STREET Lot No: 1

DODGES FERRY 7173

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

Description of work:

On-site 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
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	X 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: HED Consulting	Date: 26/9/2025
Schedules:	Prepared by: HED Consulting	Date: 26/9/2025
Specifications:	Prepared by: HED Consulting	Date: 26/9/2025
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: HED Consulting	Date: 26/9/2025

Standards, codes or guidelines relied on in design process:

AS1547: 2012

Director's Guidelines for On-site Wastewater Management Systems, Building Act 2016, 20 November 2017, version 2.0

Any other relevant documentation:

Attribution as designer:

I, Manikandan Muthiah, 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:	MANIKANDAN MUTHIAH		01/10/2025
Licence No:	064518368		

Assessment of Certifiable Works: (TasWater)

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

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

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

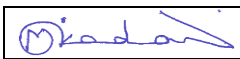
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

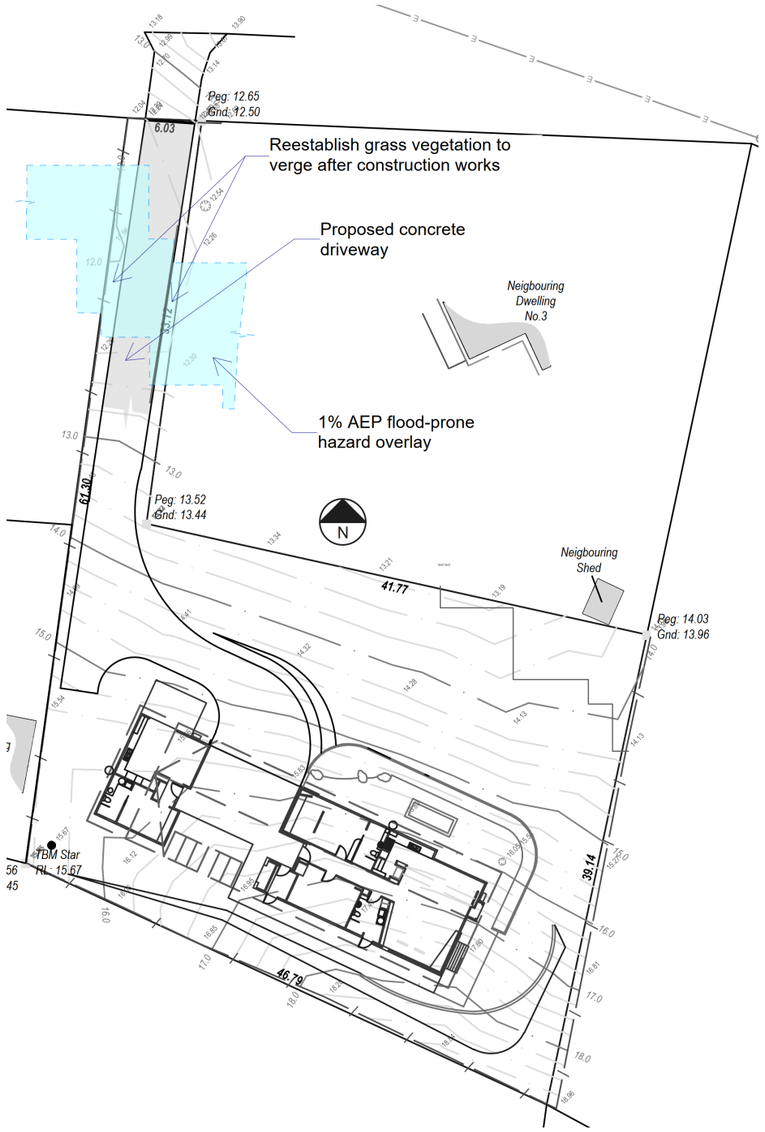
- [X] The works will not increase the demand for water supplied by TasWater
- [X] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [X] The works will not require a new connection, or a modification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

Certification:

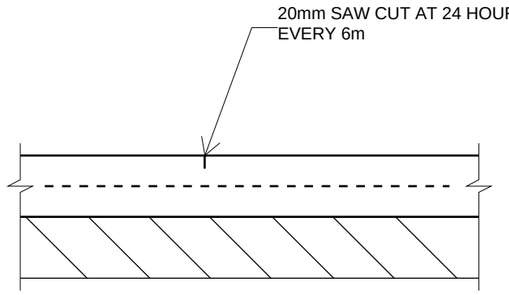
I, Manikandan Muthiah being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines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

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

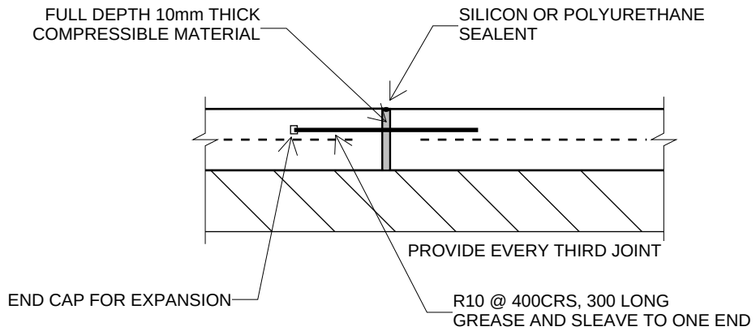
	Name: (print)	*Signed*	*Date*
Designer:	MANIKANDAN MUTHIAH		01/10/2025



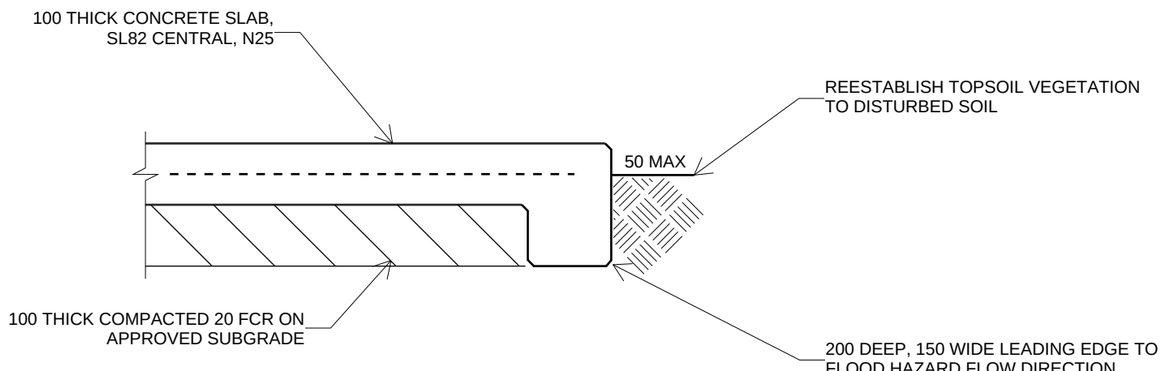
SITE PLAN: PROPOSED DRIVEWAY THROUGH FLOOD HAZARD AREA
Scale 1:500



TYPICAL CONTROL JOINT
Scale 1:10



TYPICAL EXPANSION JOINT
Scale 1:10



TYPICAL SLAB DETAIL
Scale 1:10

CONSTRUCTION HEALTH AND SAFETY

1. BEFORE CONSTRUCTION STARTS, THE BUILDER SHALL REVIEW THE DESIGN FOR HEALTH AND SAFETY DURING CONSTRUCTION. IF ANYTHING ASSOCIATED WITH THE PROJECT CREATES AN UNACCEPTABLE HEALTH AND SAFETY RISK, OR IF THERE IS AN ALTERNATE MEANS OF ACHIEVING THE DESIRED OUTCOME WITH A LOWER HEALTH AND SAFETY RISK DURING CONSTRUCTION, THE BUILDER SHALL ADVISE THE DESIGNER/ENGINEER IN WRITING.

GENERAL NOTES

1. THE LOCAL BUILDING AUTHORITY SHALL BE THE LOCAL COUNCIL.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS (AS) AND TO THE SATISFACTION OF THE LOCAL BUILDING AUTHORITY.
3. NO WORK SHALL START PRIOR TO THE RECEIPT OF FORMAL BUILDING APPROVAL.
4. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE BUILDER PRIOR TO STARTING EXCAVATION AND/OR CONSTRUCTION.
5. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
6. THE YEAR OF PUBLICATION OF AUSTRALIAN STANDARDS AND THE NCC IS INTENTIALLY OMITTED. THE BUILDER IS TO ENSURE THE LATEST VERSION OF AUSTRALIAN STANDARDS AND THE NCC IS USED.

CLIENT:
DARYL & LYN PLUMB

0 10 20 30 40 50mm
PRINT REDUCTION BAR | A3 SHEET

MCKINNON CONSULTING ENGINEER Pty Ltd
Civil & Structural
p: 0402 074 779
m: david@mckengineering.com.au
w: www.mckengineering.com.au
a: PO Box 380, Lenah Valley, 7008

APPROVED:
David McKinnon, Structural Engineer
B Eng Civil
CC 4020 E

Rev.	AMENDMENT DESCRIPTION	DATE
A	ISSUED FOR CONSTRUCTION	01-12-2025

PROPOSED NEW DWELLING
3a ROTULI ST, DODGES FERRY

DRIVEWAY DETAILS 1

SCALE AS SHOWN
DRAWN DAVID MCKINNON

JOB-DRAWING No. 25034-S01B
REVISION A

Project Details

Site Area:	1594m²
Floor Areas:	262.15m² dwelling, carport and granny flat
Site Cover:	262.15/1594 =16.38%
Climate Zone:	**7**
Title Reference:	**184997/2**

SHEET KEY

DEVELOPMENT APPLICATION

Skizze
Building Design
custom building design
PO Box 562 Swansea NSW 2281. P.0423099841
Accreditation Number CC645J

Client:
L & D Plumb

Proposed: Dwelling

At: 3a Rotuli Street Dodges Ferry.

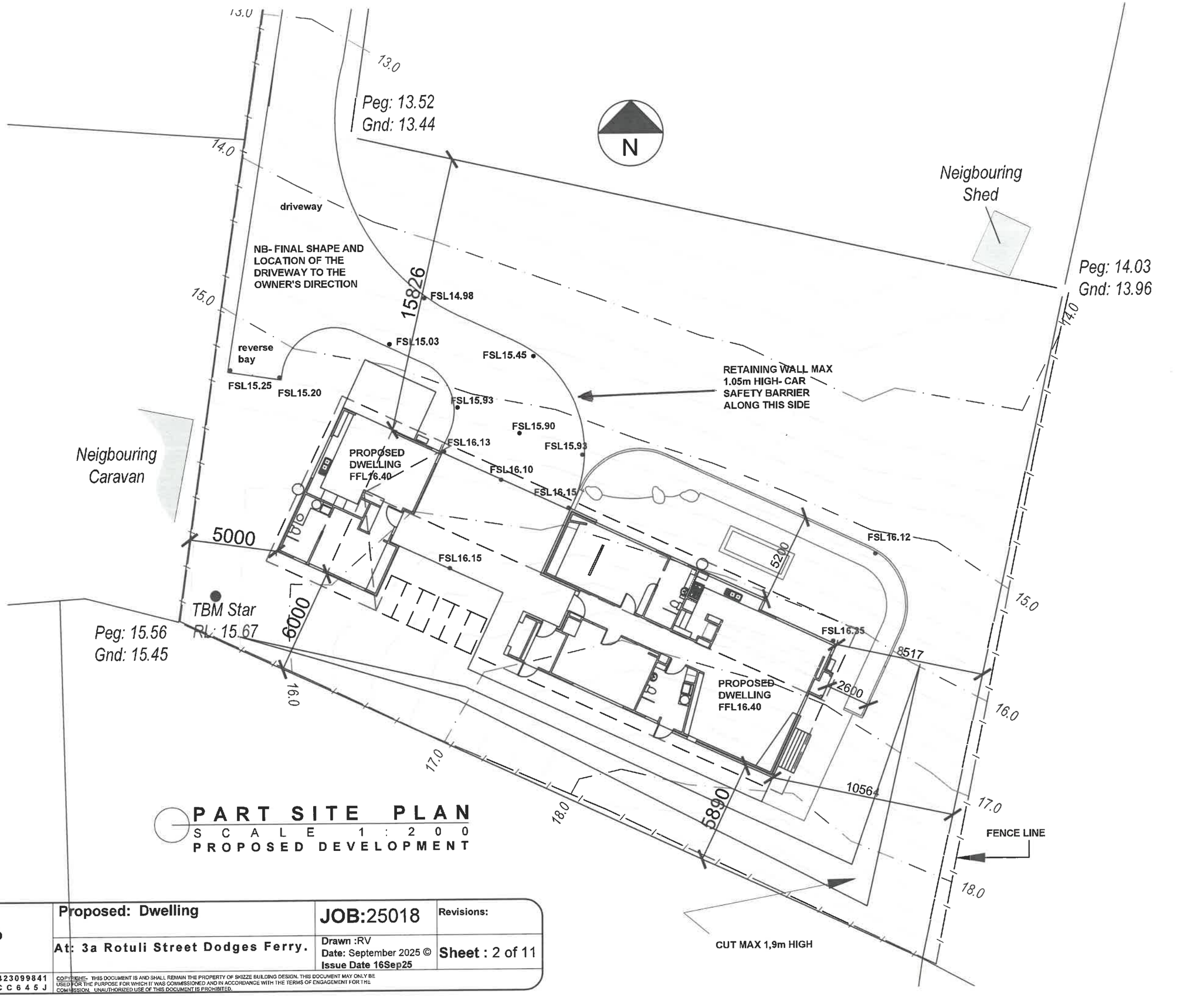
JOB:25018

Drawn :RV
Date: September 2025 ©
Issue Date 16Sep25

Revisions:

Sheet : 1 of 11

COVER SHEET



PART SITE PLAN
SCALE 1:200
PROPOSED DEVELOPMENT

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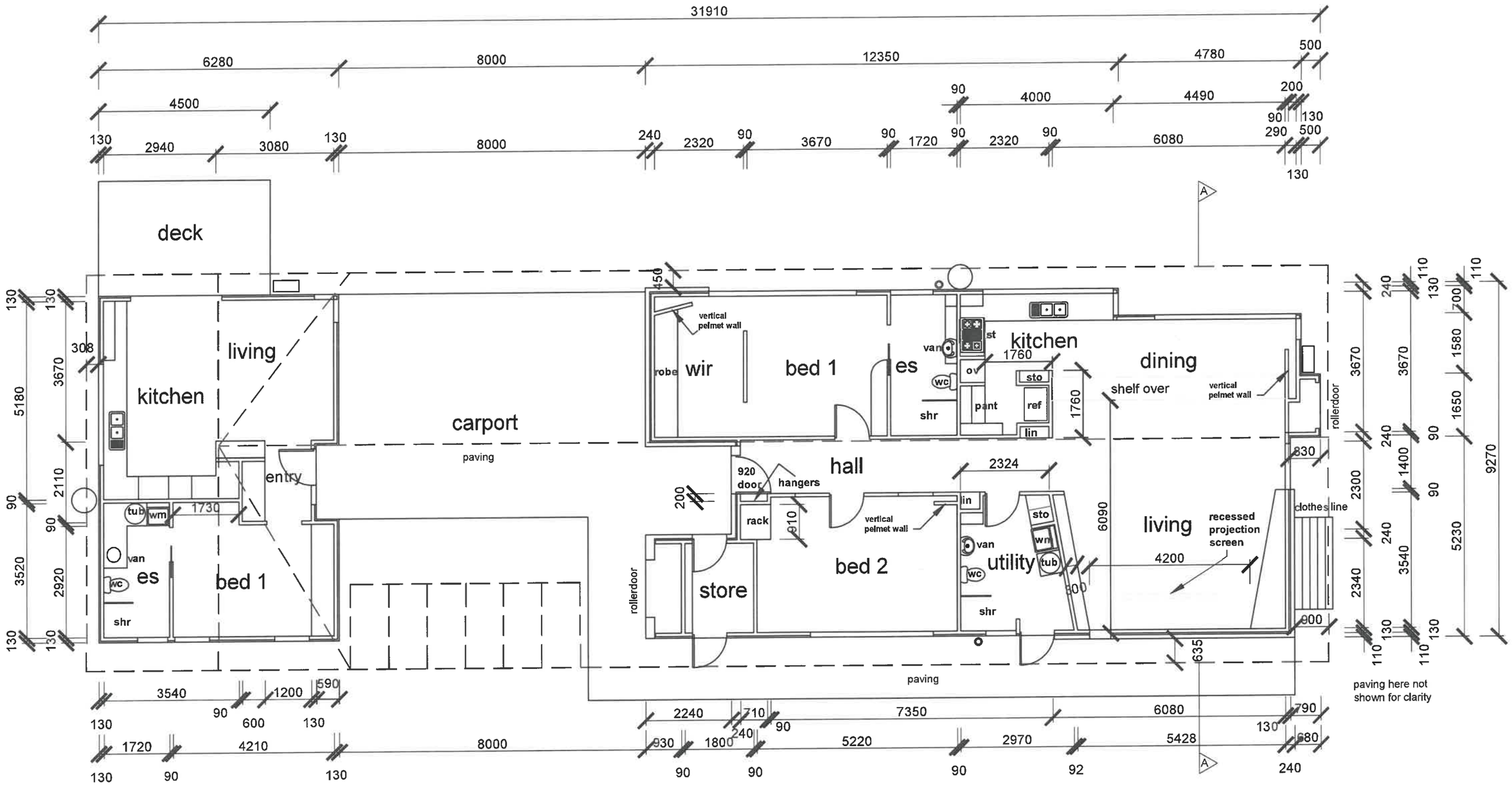
	At: 3a Rotuli Street Dodges Ferry.	Drawn :RV **Date:** September 2025 © **Issue Date 16Sep25**	**Sheet :** 2 of 11



PROPOSED FLOOR PLAN

S C A L E 1 : 1 0 0

56m² Granny Flat, 147.15m² Dwelling, 58m² paved area at carport, 27.6m² paving along studio plus northern garden area

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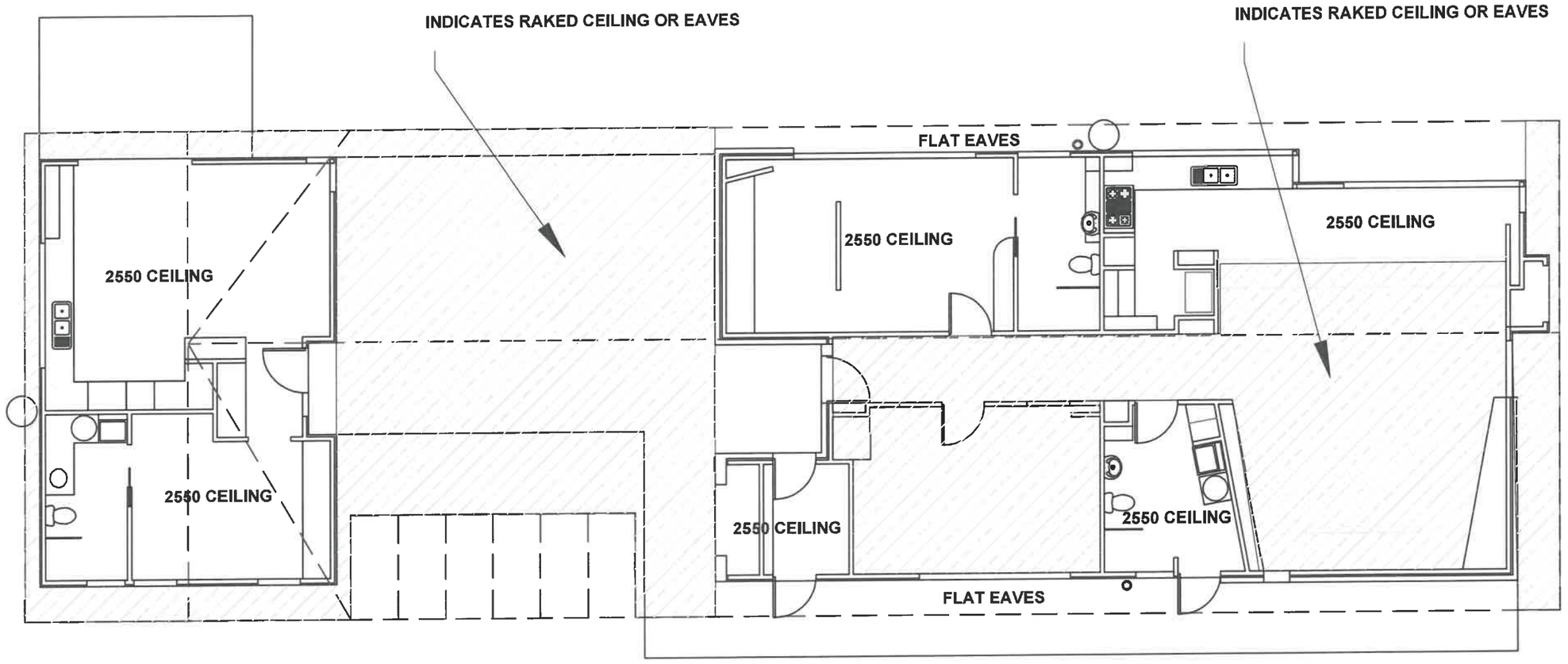

CEILING TYPE PLAN
SCALE 1:100

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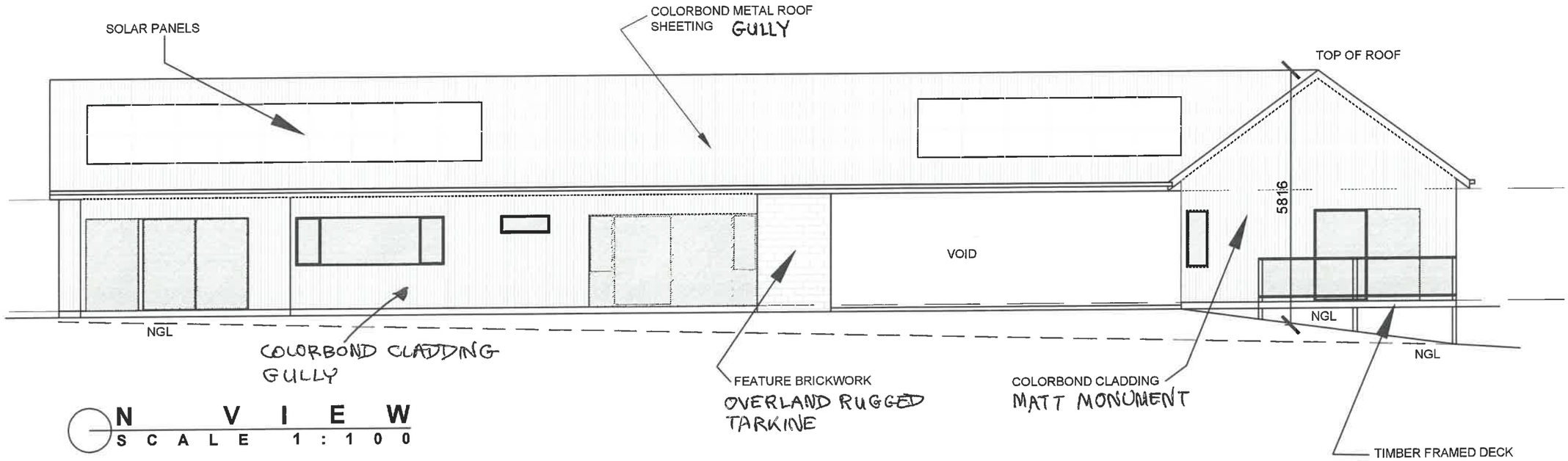
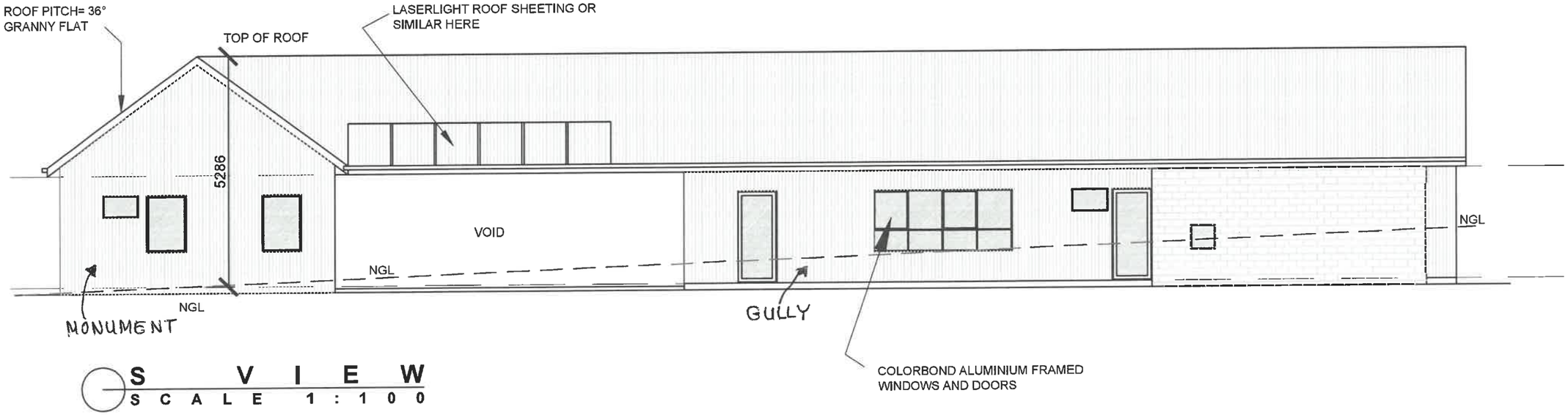


N V I E W
S C A L E 1 : 1 0 0



S V I E W
S C A L E 1 : 1 0 0

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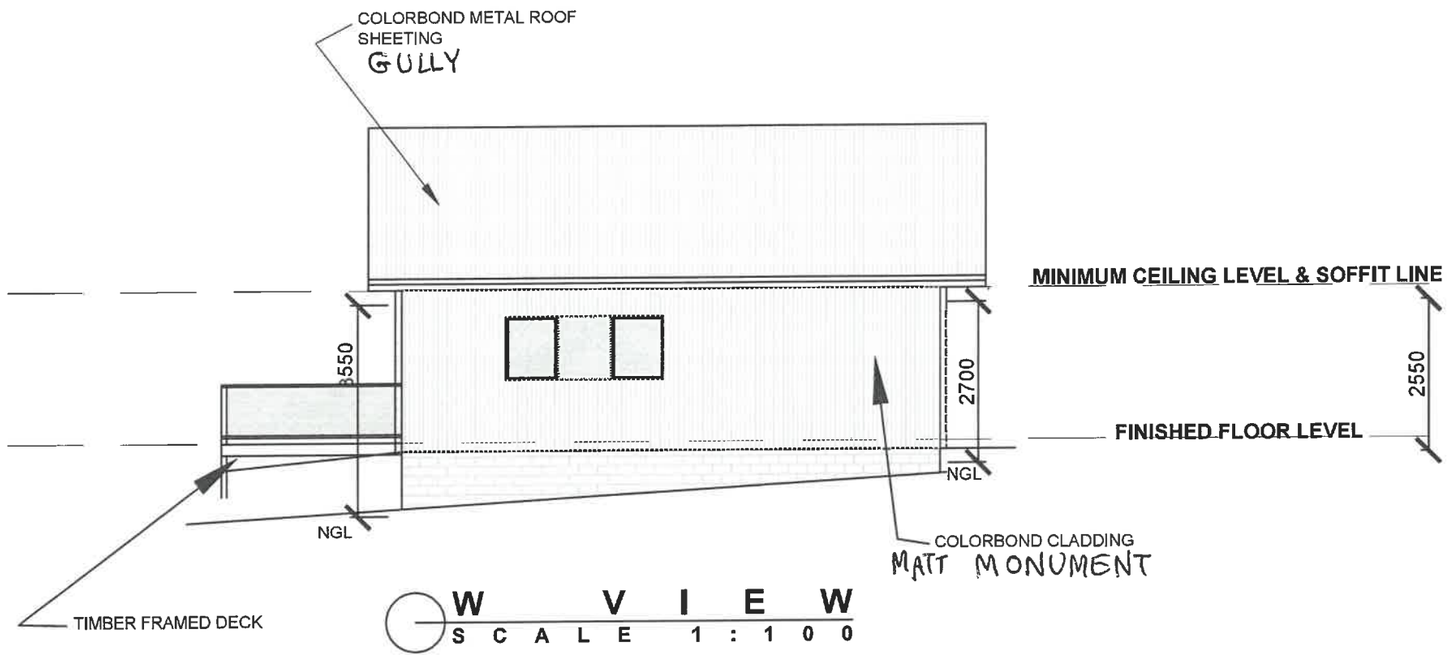

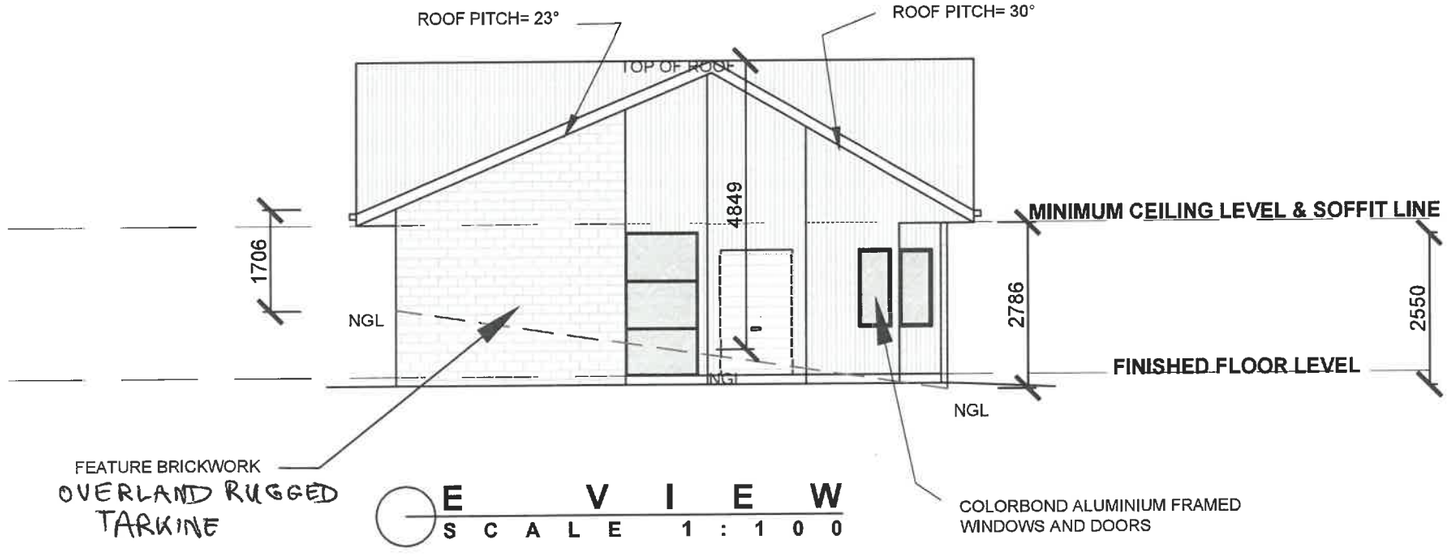

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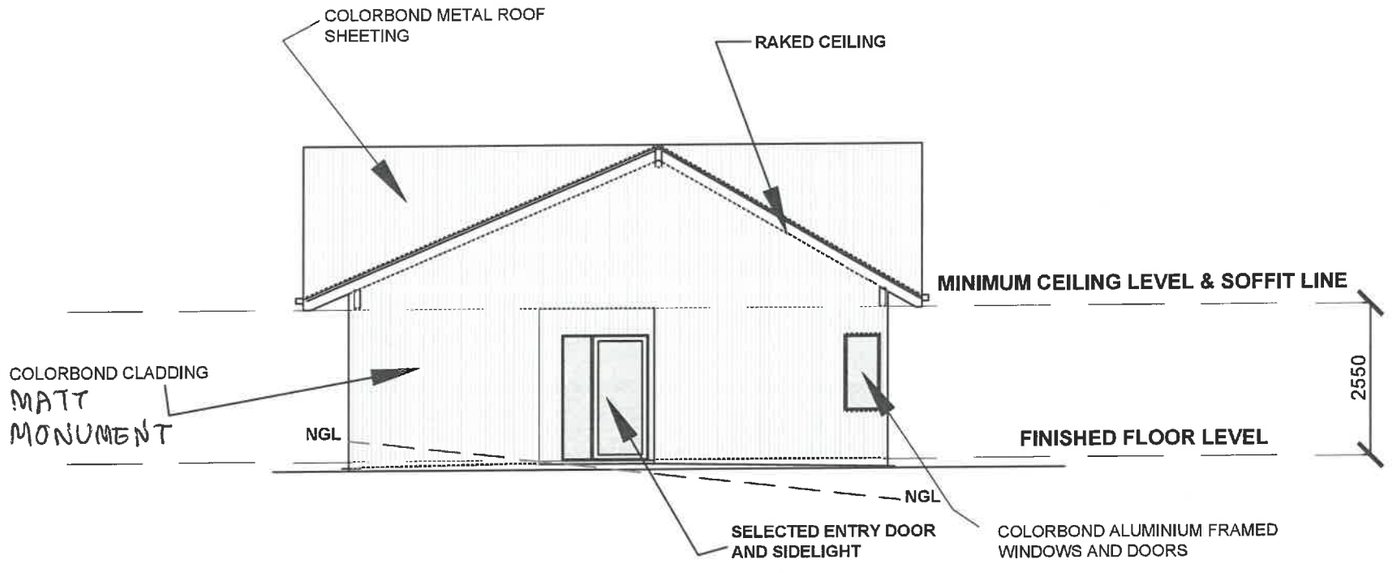
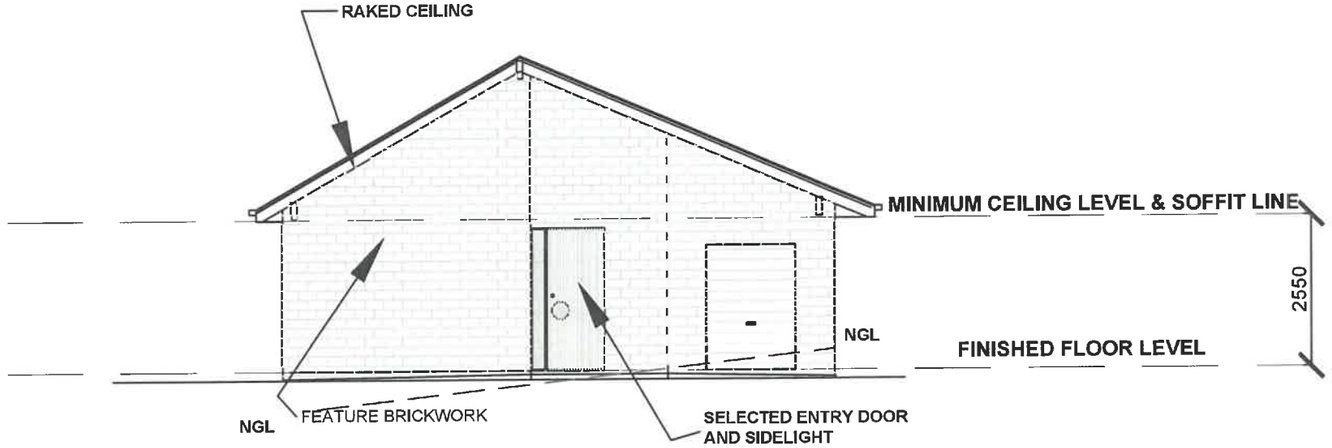


W V I E W
GRANNY FLAT
SCALE 1:100



E V I E W
DWELLING
SCALE 1:100

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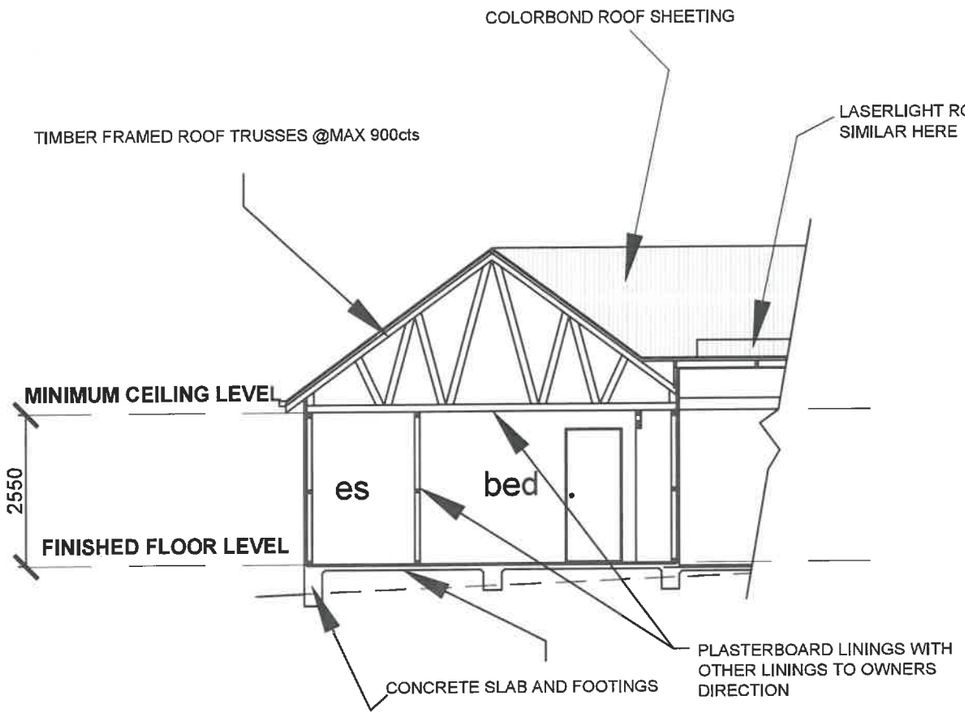
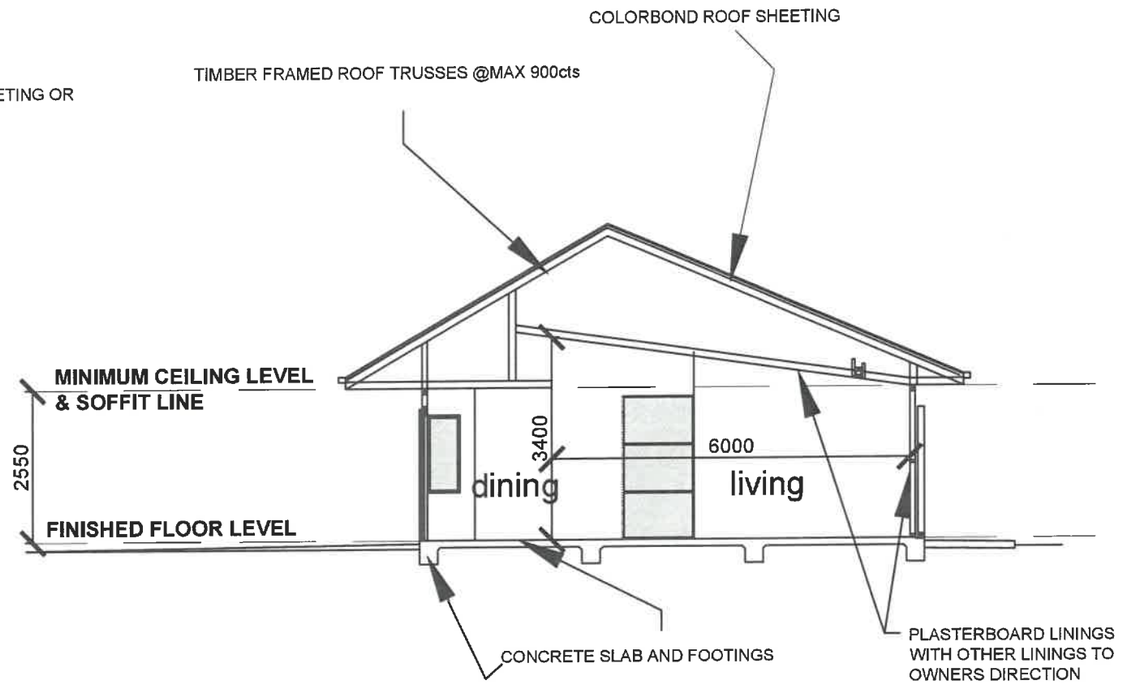


TYPICAL SECTION

G R A N N Y F L A T

Scale 1:100



TYPICAL SECTION

L I V I N G / D I N I N G

Scale 1:100

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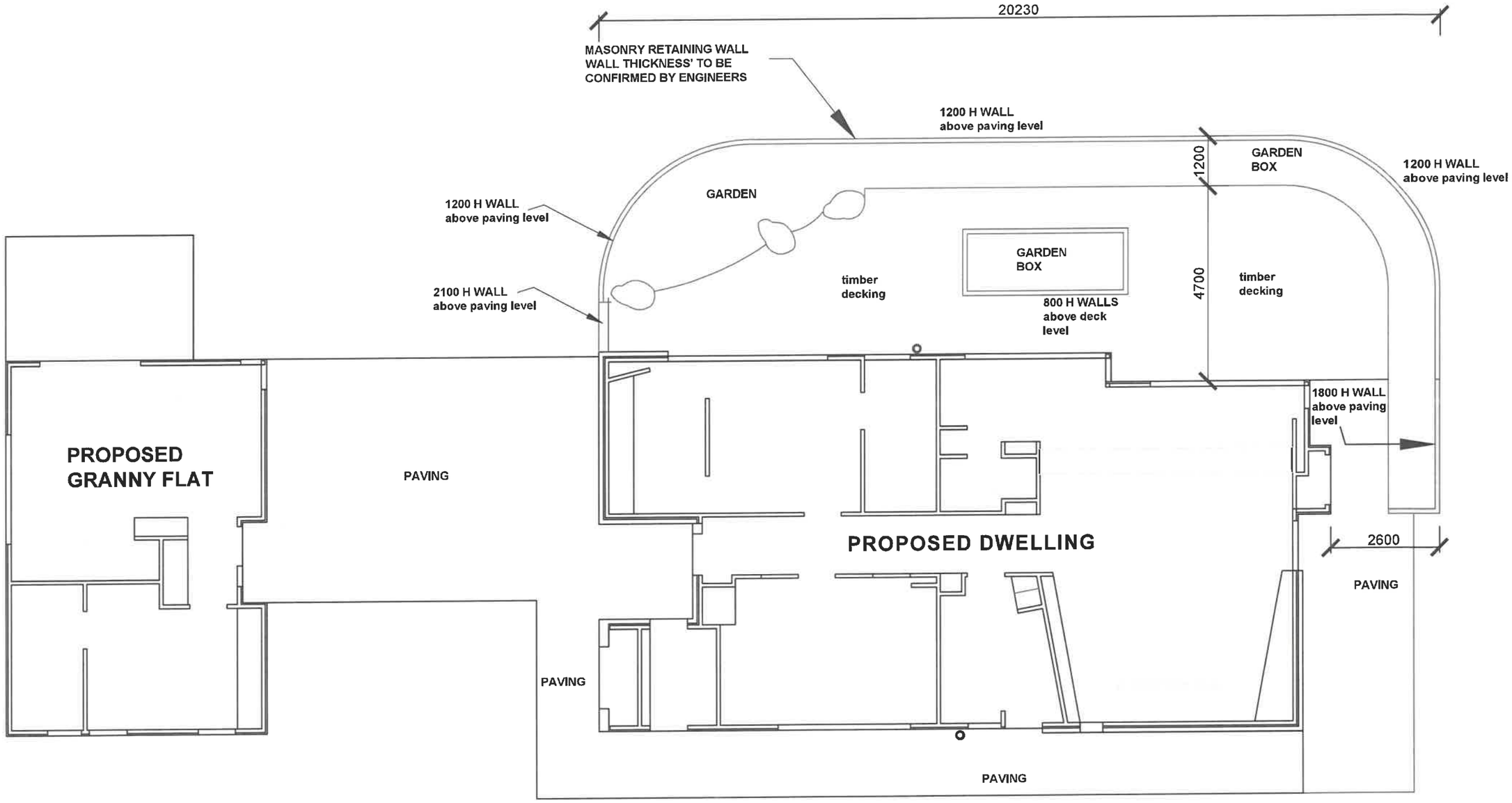

TERRACE PLAN

SCALE 1 : 100

NB- FINAL SIZE AND DETAILS OF GARDEN
TERRACE TO BE TO THE OWNERS DIRECTION

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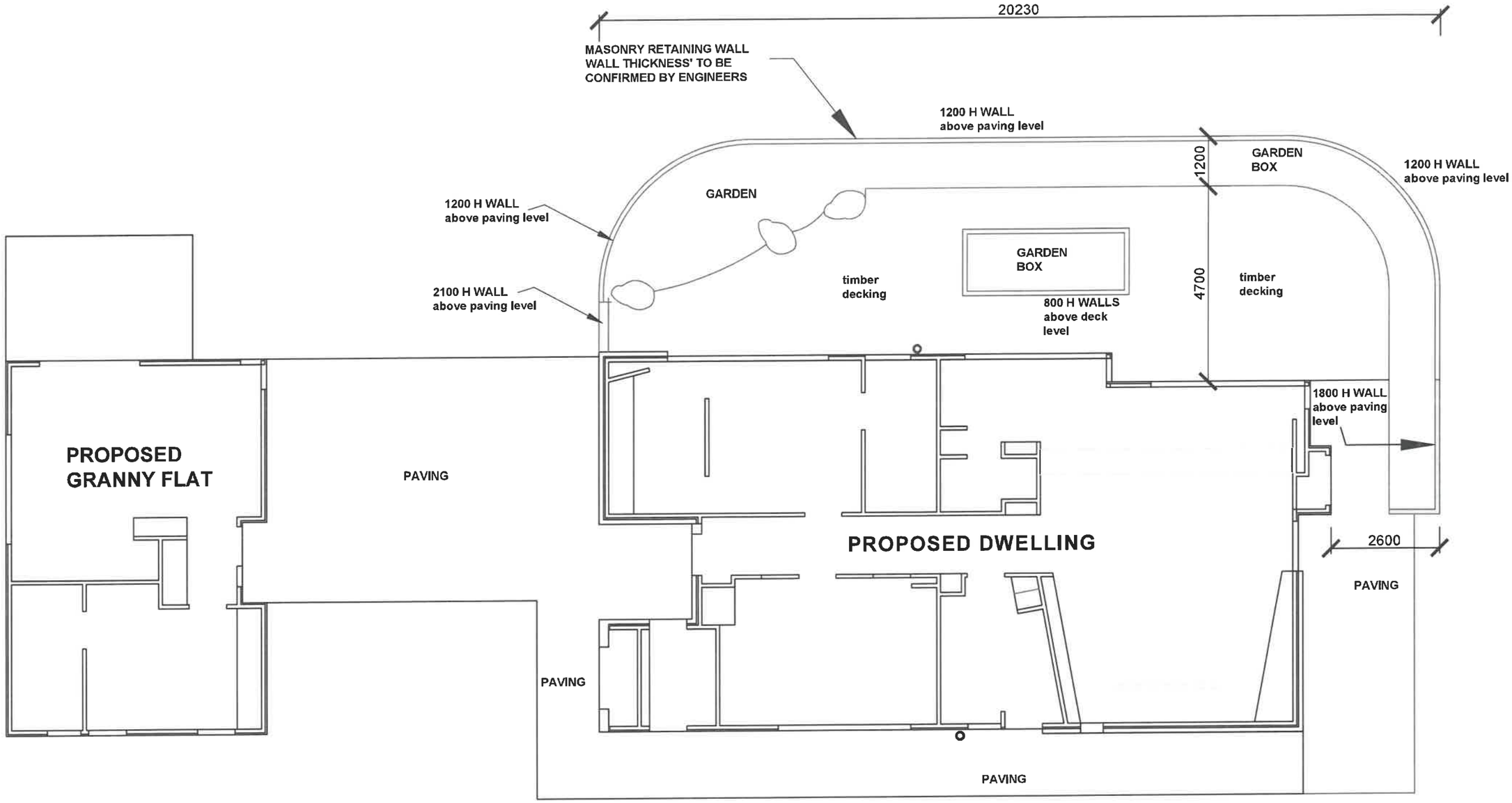

TERRACE PLAN
SCALE 1:100

NB- FINAL SIZE AND DETAILS OF GARDEN
TERRACE TO BE TO THE OWNERS DIRECTION

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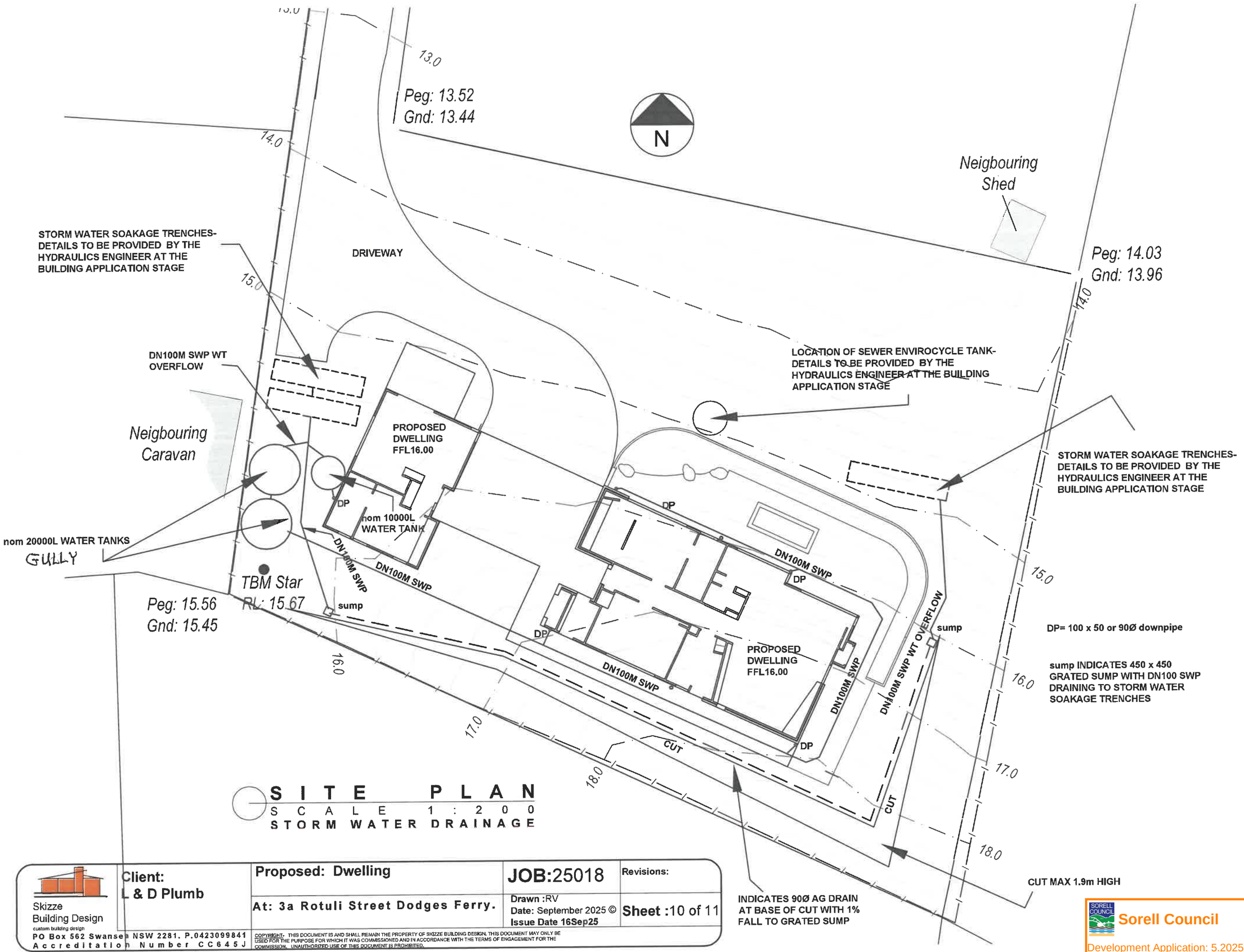

SITE PLAN
SCALE 1:200
STORM WATER DRAINAGE

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NOTES
1- Sediment fence to be either straw bales or geotextile or as approved fixed to the ground with star pickets
2- Stormwater pipes to be installed at start of works. As downpipes are installed they will be connected to the stormwater pipes immediately.A Temporary silt sump shall be installed at lowest point along sediment fence and connect to stormwater pipe
3- No trees or shrubs on site
4- No soil is to be taken off site
5- Earthworks consist of cutting in footings and trimming as required
6- Site is to be landscaped by the future occupier of the property.

EXISTING PAVED DRIVEWAY CROSSOVER AT FRONT BOUNDARY ENTRY/EXIT POINT

CONSTRUCTION WASTE BIN LOCATION

STOCKPILE LOCATION

TEMPORARY SEDIMENT FENCE : SEE WRITTEN SWMP.
TREATED WATER TO B E ALLOWED TO CONTINUE DOWN HILL.

Neigbouring Caravan

Neigbouring Shed

Peg: 13.52
Gnd: 13.44

Peg: 14.03
Gnd: 13.96

Peg: 15.56
Gnd: 15.45

TBM Star
RL: 15.67

13.0
14.0
15.0
16.0
17.0
18.0

N

SITE PLAN
SCALE 1:200
S W M P

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