NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
41 WIGGINS ROAD, WATTLE HILL

PROPOSED DEVELOPMENT:
DWELLING AND OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Thursday 8th January 2026.**

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 **Thursday 8th January 2026.**

APPLICATION NO: **5.2025.299.1**
DATE: **12 DECEMBER 2025**

41 Wiggins Road, Wattle Hill

10-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.

200 m

N

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

Full description of Proposal:	*Use:* Residential dwelling & shed *Development:* Dwelling & Outbuilding *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 700,000.00

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

Location of proposed works:	Street address: 41 Wiggins Road Suburb: Wattle Hill Postcode: …… Certificate of Title(s) Volume: 44790 Folio: 1

Current Use of Site	Vacant land

Current Owner/s:	Name(s) Michael Cook & Veronique Balducci

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: 03/11/2025

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 _____

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
44790	1
EDITION	DATE OF ISSUE
2	05-Jul-2025

SEARCH DATE : 21-Oct-2025
SEARCH TIME : 11.58 PM

DESCRIPTION OF LAND

Parish of CANNING, Land District of PEMBROKE
Lot 1 on Plan 44790
Derivation : Part of 294 Acres and 416 Acres Gtd. to A. Council
Prior CT 4779/19

SCHEDULE 1

N258144 TRANSFER to MICHAEL COOK and VERONIQUE BALDUCCI
Registered 05-Jul-2025 at 12.01 PM

SCHEDULE 2

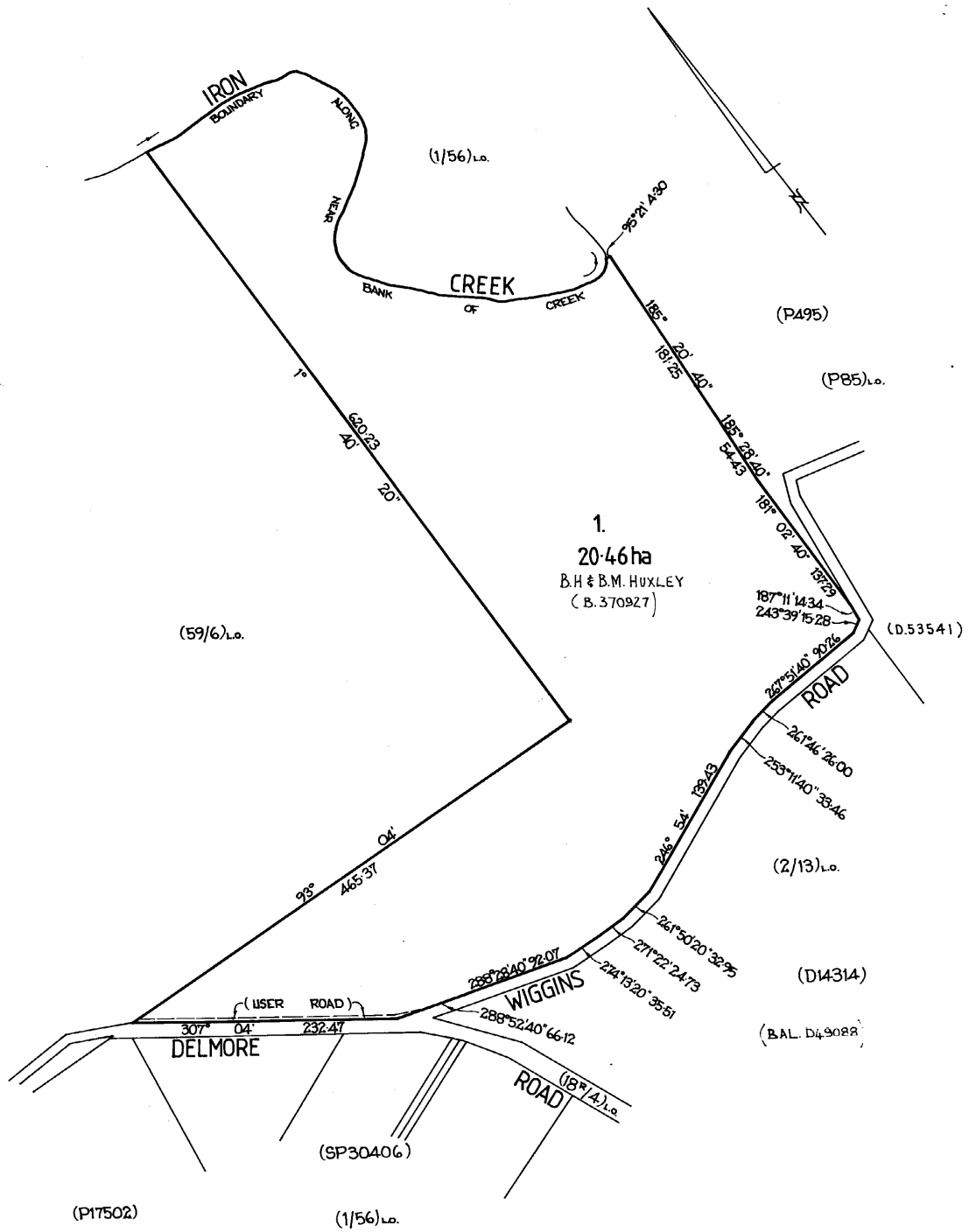
Reservations and conditions in the Crown Grant if any
M220176 Application by Aurora Energy Pty Ltd for Noting of a Notable Interest pursuant to Section 12(1) (2) (a) & (b) of the Electricity Wayleaves and Easement Act 2000 Registered 25-Jun-2009 at noon
E418006 MORTGAGE to Commonwealth Bank of Australia
Registered 05-Jul-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: GWENDOLINE NEWITT & ROSS MARTIN JACOBSON	**PLAN OF SURVEY** by Surveyor A.M. PEACOCK of PEACOCK, DARCEY & ANDERSON PTY. LTD. AUTHORISED SURVEYORS 127 BATHURST STREET, HOBART OF LAND SITUATED IN THE LAND DISTRICT OF PEMBROKE PARISH OF CANNING SCALE 1:3,000 MEASUREMENTS IN METRES	**Registered Number:** P44790
Title Reference: C.T. 3841-47		Approved Effective from:
Grantee: PART OF 416 Ac. & PART OF 294 Ac. GTD. TO ANDREW COUNCIL.		Recorder of Titles

UR SN's 22/6/90



Agricultural Report

Lot 1, Wiggins Rd, Wattle Hill, TAS

Prepared by Luke Taylor

AgAssist

Feb 2025

Luke Taylor
30 Red Chapel Avenue
Sandy Bay, TAS, 7005
0409 963 201
ltaylor@agassist.net.au

Introduction

AgAssist has been engaged by Mike Cook to conduct an agricultural assessment on the property located at Lot 1, Wiggins Rd, Wattle Hill, TAS (Property ID: 9649729 Title Reference: 44790/1). As part of the assessment a desktop analysis was conducted to assess the drainage, slope and aspect of the site, as well a site visit to assess the landscape and assess the soils.

The desktop analysis and the onsite assessment determined that the property, zoned as Agriculture, is unsuitable for a commercially viable agricultural enterprise, including livestock farming, as well as for any crop or horticultural activities. This is due to the limited land size, no access to irrigation water and soil types which are marginal and at risk of degradation.

The site also lacks suitability for viable rural activities, such as extractive industries, resource processing, or manufacturing, as there is no access to commercial water supplies. Similarly, the adjacent surrounding properties face comparable limitations for agricultural or rural use.

The property is better suited to residential with the option to also support a very small-scale hobby farm (grazing) which aligns with both the intended use by the prospective buyer and the surrounding land use.

Given the rural or semi-rural nature of the area, maintaining a small number of livestock on the property would be in harmony with neighbouring properties and would contribute to the existing small scale hobby farm character of the community. Furthermore, a small scale hobby farm grazing operation would help reduce the fuel load on the grazing areas which will help reduce the bushfire risk.

In regards to the immediate neighbouring properties to the west and the east, these are also too small to run viable commercial operations due to the limited property size for grazing operations and no access to irrigation water for horticulture. Even if the neighbouring properties purchased this property (Property ID: 9649729), the combined area would be too small to run a commercial agricultural operation.

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Qualifications and Experience

Luke Taylor is the principal consultant with AgAssist and has had over 25 years' experience in the Agricultural sector. Luke has a Bachelor of Management in Agribusiness from Sydney University as well and an Advanced Diploma in Farm Management from Melbourne University. For the past 15 years Luke has been consulting to the agricultural sector across Tasmania as well as some part time lecturing at the School of Land and Food at the University of Tasmania.

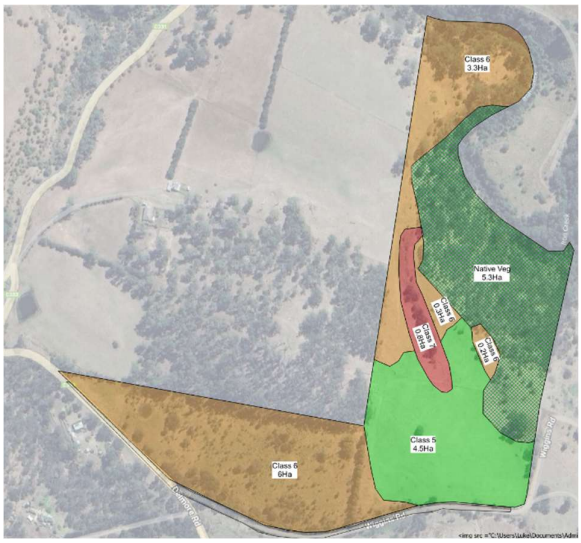
Geology

The block of land is predominantly sitting on Dolerite which was evident from the dolerite surface and bed rock visible during the survey. Towards the lower lying areas near Iron Creek the geology transitions to basalt (see geology map).

Land Classification

Across Tasmanian agricultural zones, agricultural land capabilities have been classified using the Tasmanian Land Capability Classification System (Grose, 1999) which is a method of ranking the ability of the land to support a range of broadacre agricultural activities on a sustainable basis. The lands classification system comprises seven classes ranked in order of agricultural versatility. Class 1 land is the best and Class 7 the poorest. Classification requires the synthesis and land information including soils, topography and climatic data.

According to TheList the land has been classed as being class 4, 5 and 6 (see TheList zoning map). This classification is done on a broad scale usually as a desktop survey and often requires a site assessment to refine the actual classification.



After assessing the property, the classifications for the block are 5, 6 and 7 (see pic to the right and land capability zone map at the back of this report).

The Class 5 land have soils which are fragile and at risk of degradation through over cropping and would only be capable of supporting a pasture with the occasional (every 10 years) forage crop.

The Class 6 areas have similar fragile soils but are either steep or have large amounts of rock and are un arable.

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The Class 7 area has severe tunnel erosion and should be fenced off and planted out to natives to maximise groundcover and improve soil stability.

The description for the classifications are described below:

CLASS 5 This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6 Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7 Land with very severe to extreme limitations which make it unsuitable for agricultural use.

A full explanation of the Land Capability System is available in the *LAND CAPABILITY HANDBOOK - Guidelines for the Classification of Agricultural Land in Tasmania*, Second Edition, Edited by C J GROSE, Department of Primary Industries, Water and Environment, 1999.

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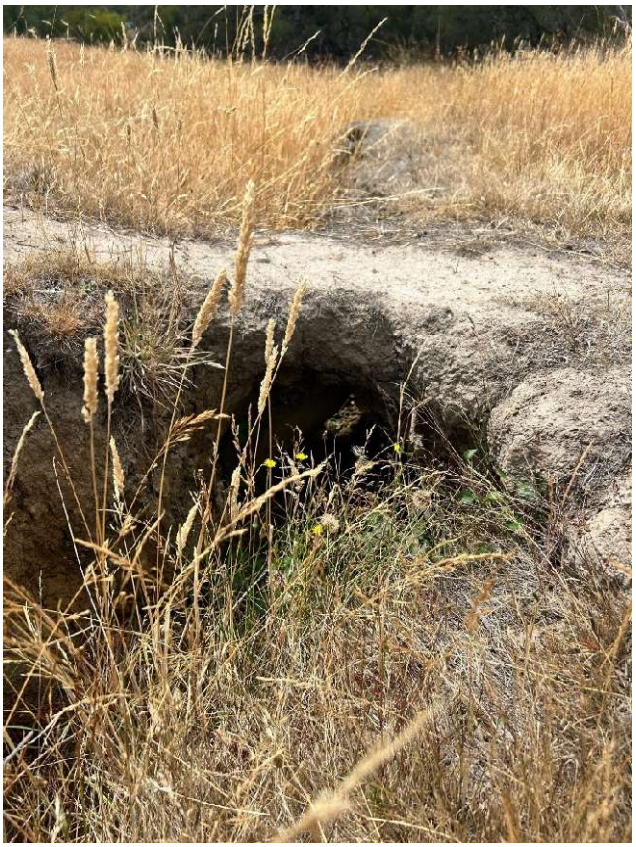
Soil Classification

The soils on the block are predominantly Chromosols and consist of light grey loams to a depth of 20cm over brown moderate to poorly structured subsoil. Within the Chromosols there will be pockets of Sodosols which are similar to Chromosols but have sodic subsoils (High exchangeable Sodium Percentage -ESP) and are at risk of tunnel erosion on the steeper slopes which was evident on both the north and south facing slopes. See pics below of the tunnel erosion.



It is expected that the nutrient levels (particularly phosphorus) will be very low with moderate to low pH levels.

The soils are currently in good condition with well structured topsoils. These soils however are fragile and at risk of degradation if they are over cultivated.

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Agricultural Potential

The agricultural potential of the property is limited to a hobby farm status due to the land size being too small to support a viable commercial agricultural grazing or cropping operation. The other limitation is there is no available water resource (either external or harvested/stored on farm) for irrigation, which rules out any possibility of a commercial horticultural operation.

The Class 5 area which can support a grazing operation is only 4.5Ha. The Class 6 land which is un-arable totals 9.8Ha. Another 5.3Ha of land is protected as a threatened native vegetation community and cannot be used for agriculture.

Under the guidelines of the Agricultural Land Mapping Project (ALMP) commissioned by the State Government in 2016, the available land area is well below the minimum land areas for all viable commercial enterprises (see Table 1).

Cluster	Title Size	Access to Irrigation
ES1 – Irrigated Perennial Horticulture	10ha	Yes
ES2 – Vegetable Production	25ha	Yes
ES3 – Irrigated Grazing (Dairy)	40ha	Yes
ES4 – Broadacre – Cropping and Livestock	133ha	No
ES5 - Broadacre – Dryland Pastoral	333ha	No

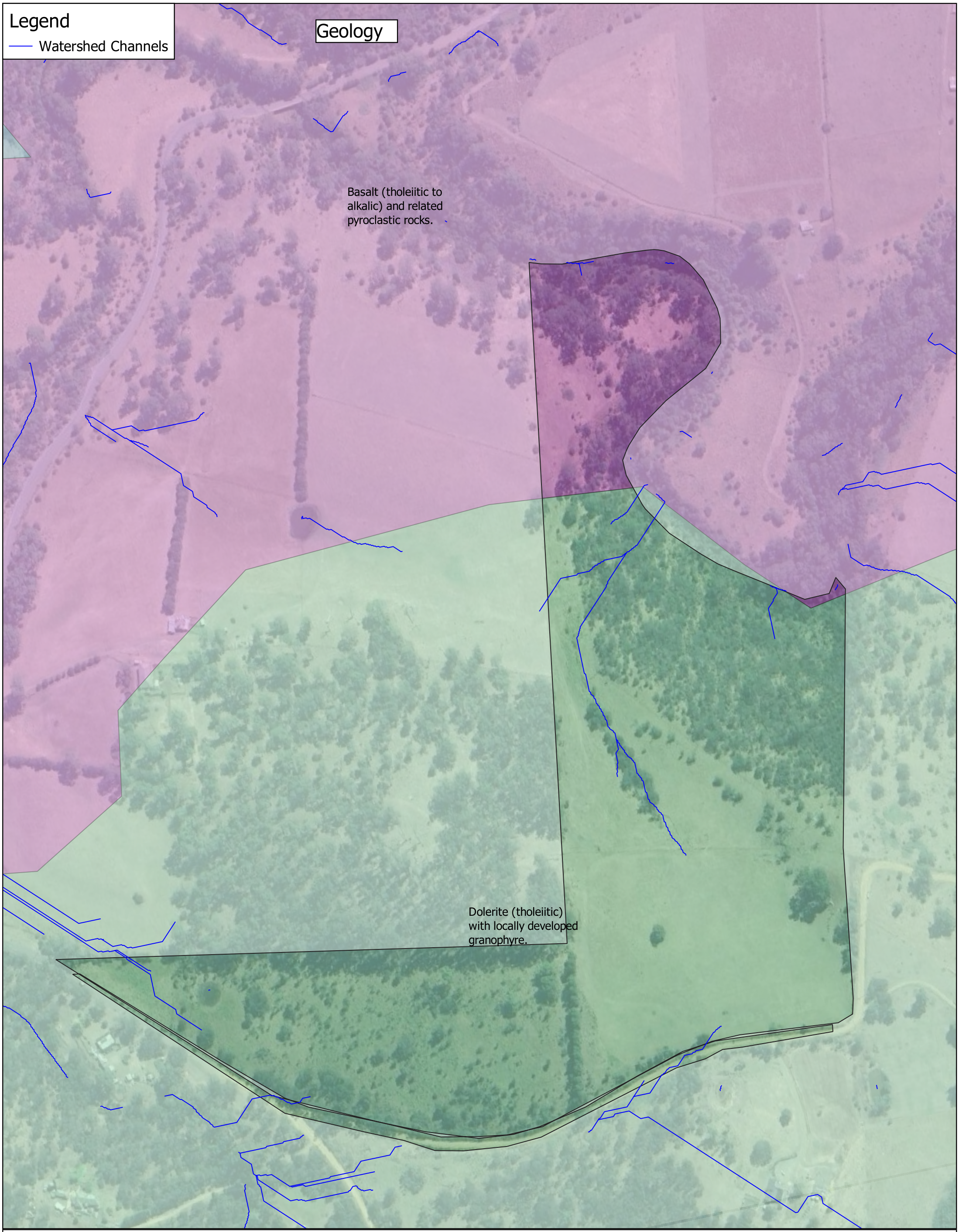
Table 1 : Enterprise clusters and minimum title sizes (from ALMP 2016)

Source: Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones, AK Consulting, 2018.

The class 6 areas on the western side of the property is dominated with native grasses and is non-arable due to the large amount of surface and exposed bed rock (see pic to the right).

The class 6 land to the north along the Iron Creek is also un arable due to the steed rocky slopes (see slope map).

There is a section of land which has been classified as Class 7 due to the severe tunnel erosion. This should be fenced of and not grazed.



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Mike Cook - Wattle Hill

Scaled for printing in A3

0.06 0 0.06 0.12 0.18 0.24 km

Date Printed: 13-2-2025
GDA94 / MGA zone 55

NORTH

Data Source: The List, Tas Networks and DPIPWE

AgAssist

Soil Types - CSIRO Reconnaisance

Legend
- Watershed Channels

Ferrosol
Red brown soils on basalt 1
Well drained shallow red brown friable soils developed on Tertiary basalt bedrock and colluvium on the gentle (3-10%) slopes of ridge tops.

Chromosol
Podzolic soils on dolerite 1
Imperfectly drained texture contrast soils developed on Jurassic dolerite bedrock and colluvium on rolling to steep (10-56%) land.

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Legend

Watershed Channels

TheList Land Capability

4 - Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops

6 - Land marginally suited to grazing due to severe limitations

6 - Land marginally suited to grazing due to severe limitations

5 - Land unsuited to cropping and with slight to moderate limitations to pastoral use

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Legend

Watershed Channels

Land Types

Land Class

Class 5

Class 6

Class 7

Threatened native vegetation communities

Land Class

Class 6

Native Veg

Class 6

Class 7

Class 6

Class 5

Class 6

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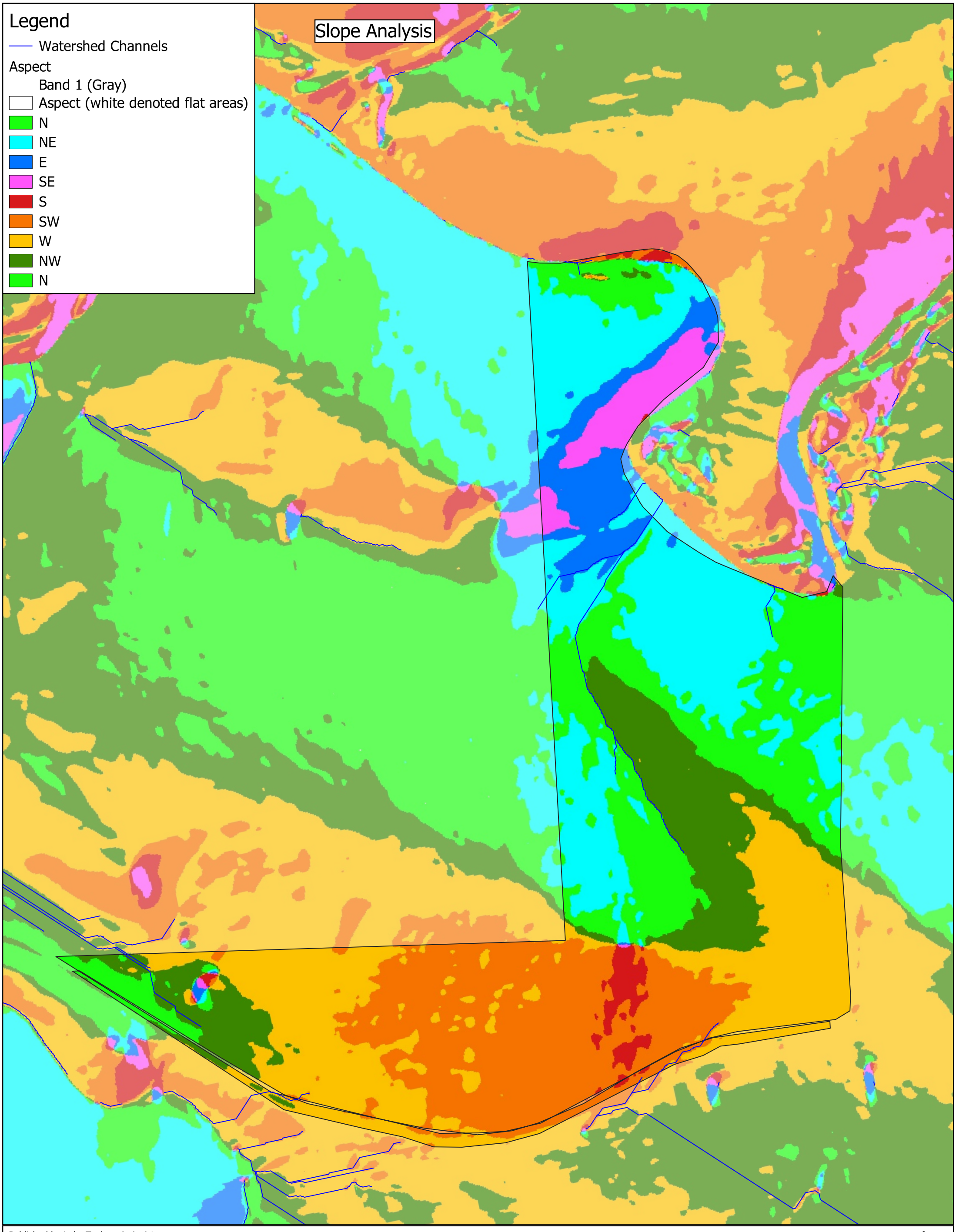
Slope Analysis



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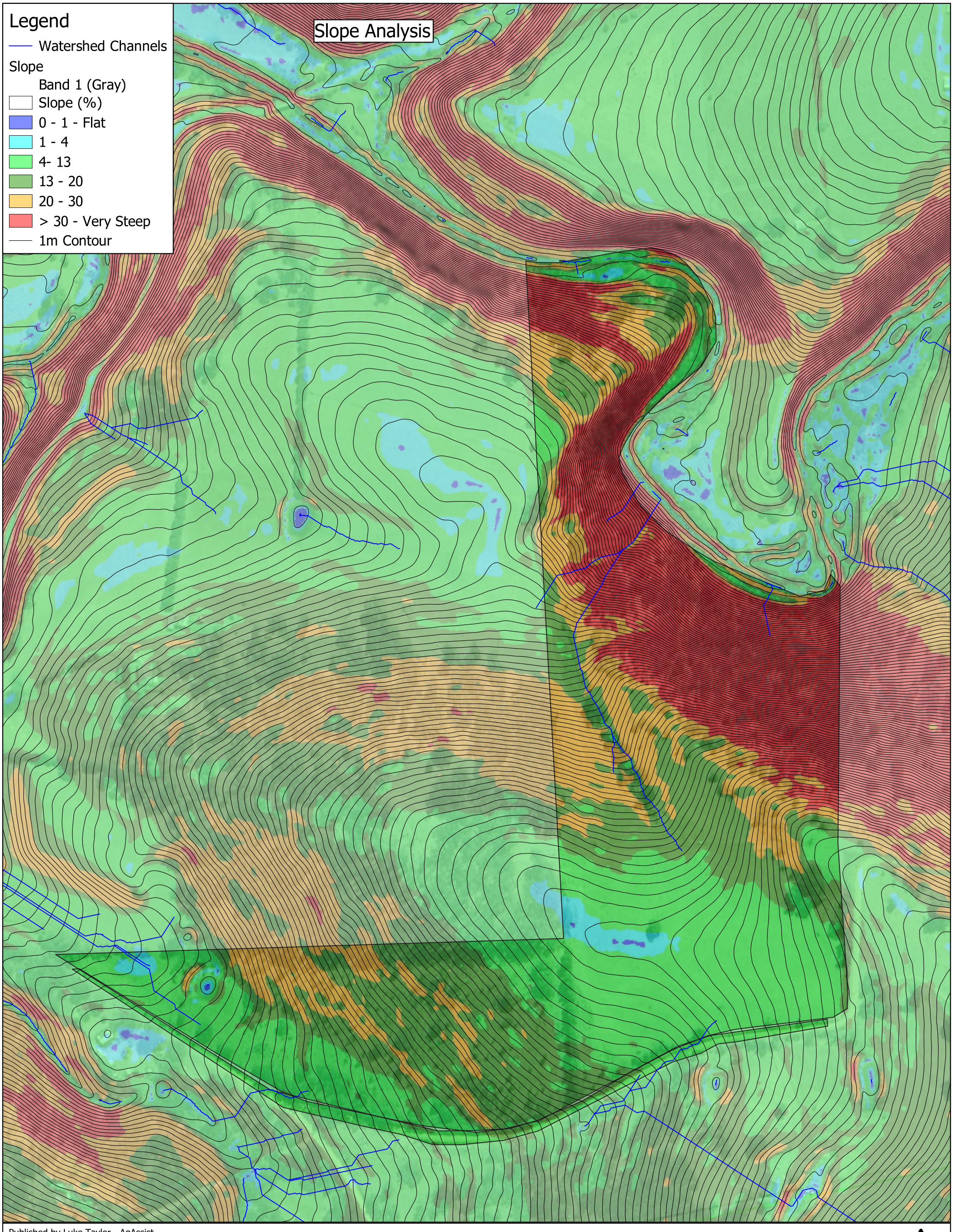

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As requested by the Sorell Council, this document is provided by Luke Taylor as a supporting statement to the agricultural assessment conducted by AgAssist for Mike Cook regarding the property located at Lot 1, Wiggins Rd, Wattle Hill, TAS (Property ID: 9649729, Title Reference: 44790/1).

It provides an assessment of the site's capability to support agricultural use, its potential for integration with neighbouring agricultural land, and the likely impact of the proposed development on adjoining properties.

Assessment Against Clause (b)

(i) The site is not capable of supporting an agricultural use

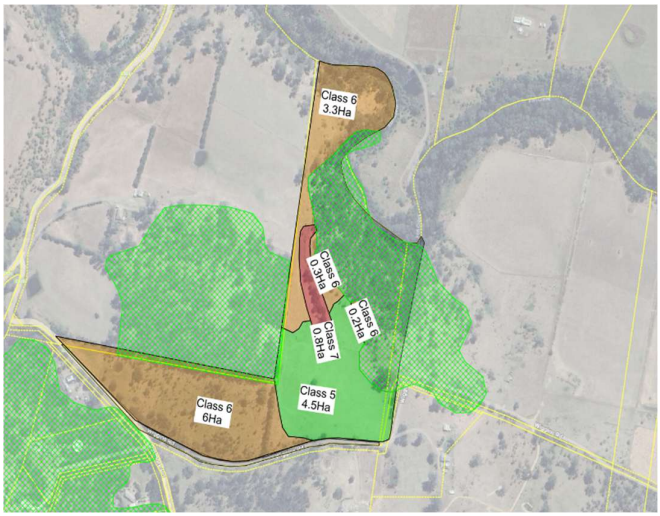
The property cannot support a commercially viable agricultural operation due to its limited size, fragile Class 5, 6 and 7 soils, steep slopes, and lack of irrigation water. Only small-scale hobby grazing is possible, which does not constitute commercial agriculture. The land capability, erosion risks and absence of water preclude any broadacre cropping, intensive livestock, or horticultural enterprise.

(ii) The site is not capable of being included with other agricultural land (regardless of ownership) for agricultural use

The adjoining properties—approximately 20 ha to the west and 30 ha to the east—are also too small to support a commercial agricultural enterprise. They have no access to irrigation water for intensive horticulture, contain areas of threatened native vegetation community covenants along their immediate boundaries to Lot 1, Wiggins Rd, and are only suitable for low-productivity dryland grazing. Even if one of these properties were to acquire this land, the combined area would still not meet the land size or resource requirements identified by the Agricultural Land Mapping Project (ALMP) for any viable commercial operation. Only a small portion of the consolidated landholding would be suitable for grazing, and this is insufficient to sustain a commercial enterprise.

(iii) Development will not confine or restrain agricultural use on adjoining properties

Given that the adjoining properties are only suitable for dryland grazing, contain protected vegetation areas on the boundaries of Lot 1 (see green hashed areas on the map to the right), lack irrigation water, and are not capable of supporting commercial agriculture, the proposed development will not limit or conflict with agricultural use. Any grazing activities on neighbouring properties would be well over 250 m from the proposed development, further ensuring there is no interference with agricultural practices. No viable commercial agricultural activity exists—or is feasible—on these neighbouring titles. The proposal aligns with the established pattern of rural lifestyle and hobby-farm use in the immediate surrounding area.



BUSHFIRE HAZARD REPORT

Proposed residential dwelling
41 Wiggins Road
Wattle Hill, 7172

Dated 2nd October 2025
Report by David Lyne BFP-144

Contents

Appendix A – Site analysis with Cadastral & Contour Overlay - indicates subject site
Appendix B – Designer's site plan and site photos
Appendix C – Bushfire Hazard Management Plan, by David Lyne – certified date 02.10.2025; Certificate of Others (Form 55) 1720/25

1. Introduction

I have been engaged by Tassie Homes to prepare a bushfire report and plan for a new residential dwelling in the suburb of Wattle Hill. The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for a new residential dwelling in accordance with the Directors Determination – Bushfire hazard areas v1.2.

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report should be included with approval documentation forming part of the certified documentation intended to satisfy the Directors Determination. The body of the report describes the site and assesses the requirements to be implemented to satisfy the requirements of the Directors Determination.

2. Limitation of Report

This report has been prepared for the above mentioned clients for their use and distribution only. The intent of the report is to provide supporting documentation for the Development Application (specifically vegetation clearance/maintenance distances) and the Building Application. Should submitted Application Plans differ from the Certified Plans in this report then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in September 2025 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognises that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward), *It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

3. Site Description and Background

41 Wiggins Road Wattle Hill is an existing land parcel located in the municipality of the Sorell Council. The property is currently low threat vegetation surrounding the proposed house site, with larger more established trees around the border of the property. Neighbouring properties to all directions are mostly grassland, with some managed vegetation around the dwellings present.

The site has access to an unsealed public road – Wiggins Road, which links to Nugent Road and eventually the Arthur Highway. This allotment is not provided with a reticulated hydrant water supply for firefighting.

3.1 Property Details

Address: 41 Wiggins Road, Wattle Hill 7172

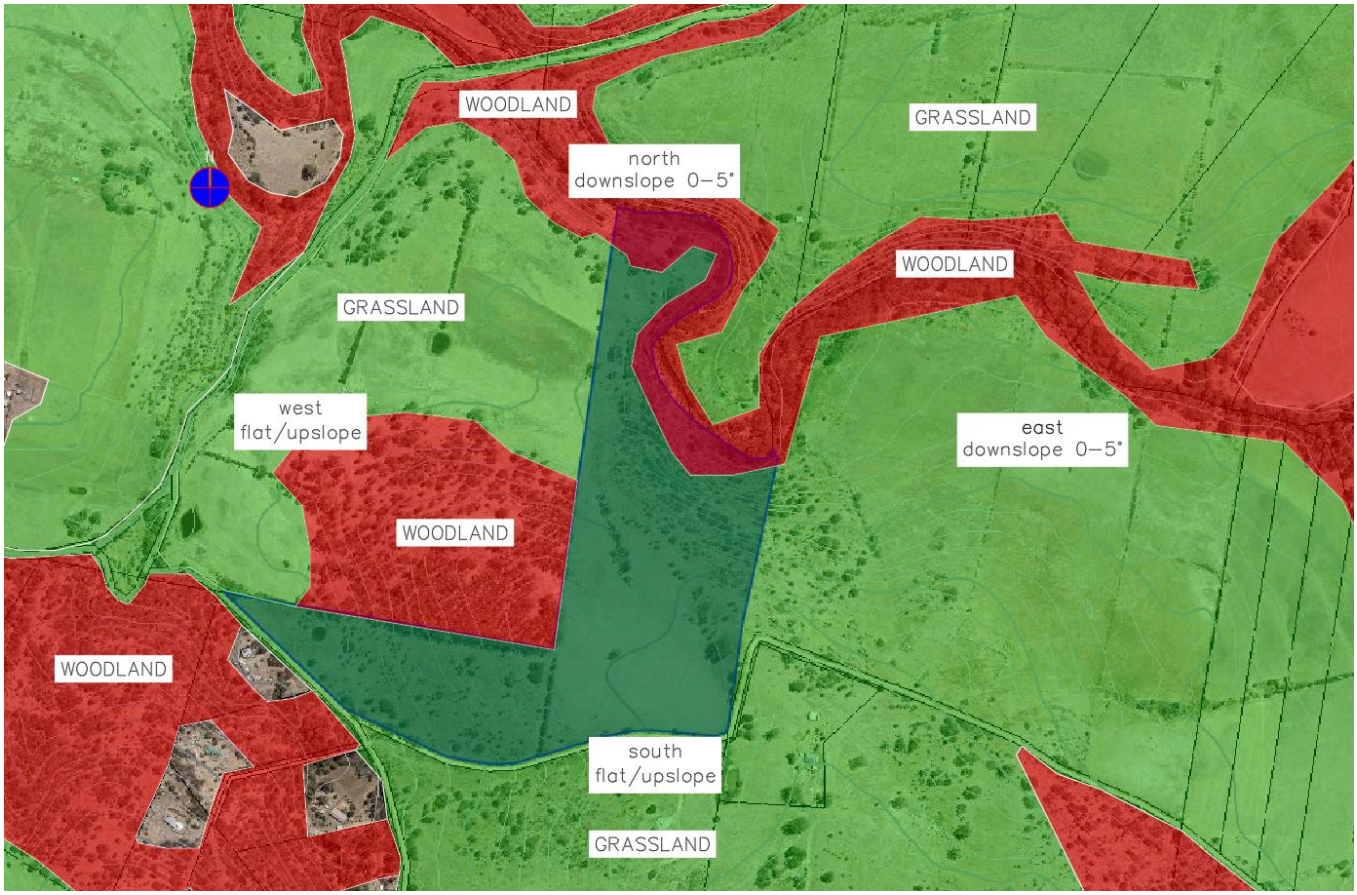
Municipality: Sorell Council

Zoned: Agriculture

Lot Number: 44790/1

Type of Development: New residential dwelling

Classified BAL: **BAL-12.5**



Appendix A: Photo 1 – Site analysis with cadastral overlay – Subject site highlighted blue.

3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. The Bushfire-Prone vegetation affecting the site is predominantly ***Grassland – Group G*** in accordance with AS3959-2018.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Directors Determination it is evident the proposed dwelling location is within 100 metres of greater than 1 hectare of vegetation classified in accordance with AS 3959-2018 and is therefore considered *'Bushfire Prone'*. It should be also noted that Clauses C2.2.3.1 and C2.2.5 of AS3959-2018 state that a sufficient level of distance must be used to determine the vegetation classification and the effective slope which may necessitate the consideration of vegetation out to distances in excess of 100m from the site. As such the classified vegetation and effective slope under the vegetation has been assessed over a distance of 140m of the site.

From the proposed dwelling site a 360° survey has been conducted to determine the vegetation type, proximity and slope under the vegetation which is of the highest hazard rating. In this case the ***Grassland*** is the highest hazard vegetation surrounding the proposed dwelling.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard. Photo 1, above indicates the Bushfire Prone Vegetation described.

3.3 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959- 2018.

The *effective* slope under the bushfire prone vegetation is generally Upslope/Flatland to the south and west; and downslope 0-5° to the north and east of the site.

Refer to Appendix A Image for topographic contour information.

4. Bushfire Assessment

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed dwelling site. In accordance with the Directors Determination, fire-fighting water supply and vehicle access are also considered and discussed in relation to the proposed dwelling.

It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

4.1 Bushfire Attack Level

Considering the current conditions, in accordance with AS3959-2018 the dwelling site is capable of achieving **BAL-12.5** (the minimum required standard being BAL-29 required by the Directors Determination).

The desired BAL rating to be applied in this instance will be **BAL-12.5**. The vegetation within the Hazard Management Area (HMA) is to be continually maintained in a minimal fuel condition and in which there are no other hazards present which significantly contribute to the spread of a fire.

Table 1 – Bushfire Attack Level Assessment Summary and Notes

Property Details

Applicants Name	Tassie Homes	**Phone**	03 6214 8888
Municipality	Sorell Council	**Zoning**	Agriculture
Certificate of Title/Lot No.	44790/1	**Lot Size**	20.46ha
Address	41 Wiggins Road, Wattle Hill 7172		

Type of Building Work

New Class 1a Buildings	x
New Class 10a Building	
New Class 2 Building	
New Class 3 Building	
Alteration/Additions to an existing building	

Description of building work: e.g. *single dwelling with attached garage*
New residential dwelling

Bush Fire Attack Level (BAL)

Relevant fire danger index: (see clause 2.2.2) **FDI 50**

Assess the vegetation within 100m in all directions (tick relevant group)
Note 1: Refer to table 2.3 and figures 2.3 & 2.4 for description and classification of vegetation.
Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.

Vegetation Classification (See Table 2.3	North X	South X	East X	West X
	North East	South-West	South-East	North-West
Group -	Grassland	Grassland	Grassland	Grassland

Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)

Distance of the site from classified vegetation (see clause 2.2.4)

Distance to classified vegetation	Show distances in meters			
	om	om	om	om

Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0°	Upslope/0° X	Upslope/0°	Upslope/0° X
	Downslope			
	>0 to 5° X	>0 to 5° ☐	>0 to 5° X	>0 to 5° ☐
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐
	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐

Assessed BAL value for each elevation	**BAL-FZ**	**BAL-FZ**	**BAL-FZ**	**BAL-FZ**
Proposed BAL value for each elevation	**BAL-12.5**	**BAL-12.5**	**BAL-12.5**	**BAL-12.5**
Separation to achieve BAL-29	**7-<11m**	**6-<10m**	**7-<11m**	**6-<10m**
Separation to achieve BAL-19	**11-<16m**	**10-<14m**	**11-<16m**	**10-<14m**
Separation to achieve BAL-12.5	**16-<50m**	**14-<50m**	**16-<50m**	**14-<50m**

Construction Requirements
For this particular development a BAL-12.5 rating would suit all directions of this site, construction will be generally compliant with AS3959 -2018 Sections 3 and 5.

4.2 Road / Vehicle Access

The primary access to the lot is from an unsealed public road – Wiggins Road, which connects to Nugent Road eventually the Arthur Highway. As the access is required in order for a fire appliance to access the onsite water supply in the case of a bushfire, it is subject to meeting the requirements of Table 2 of the Directors Determination.

Table 2: Requirements for Property Access		
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	**Not applicable to this development.**
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	**Not applicable to this development.**
E.	Additional requirements for certain Class 9 Buildings	**Not applicable to this development.**

4.3 Water supply for firefighting

As the proposed development does not have access to a reticulated water supply suitable for firefighting, a static water supply of minimum 10,000 litres must be provided solely for firefighting for this particular site. The water supply must include a water connection point within 3.0 m of a vehicle hardstand that is at least 6.0 m from the building. The hardstand must be connected to the property access. The water supply must comply with Table 3B of the Director's Determination:

Table 3B Static Water Supply for Fire fighting
A. Distance between building area to be protected and water supply
The following requirements apply: 1. The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and 2. The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B. Static Water Supplies
A static water supply: 1. May have a remotely located offtake connected to the static water supply; 2. May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; 3. Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; 4. Must be metal, concrete or lagged by non-combustible materials if above ground; and 5. If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (a) metal; (b) non-combustible material; or (c) fibre-cement a minimum of 6 mm thickness.
C. Fittings, pipework and accessories (including stands and tank supports)
Fittings and pipework associated with a water connection point for a static water supply must: 1. Have a minimum nominal internal diameter of 50mm; 2. Be fitted with a valve with a minimum nominal internal diameter of 50mm; 3. Be metal or lagged by non-combustible materials if above ground; 4. Where buried, have a minimum depth of 300mm; 5. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; 6. Ensure the coupling is accessible and available for connection at all times; 7. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); 8. Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and 9. Where a remote offtake is installed, ensure the offtake is in a position that is: (a) Visible; (b) Accessible to allow connection by firefighting equipment; (c) At a working height of 450 – 600mm above ground level; and (d) Protected from possible damage, including damage by vehicles.
D. Signage for static water connections
1. The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: Water tank signage requirements within AS 2304 *Water storage tanks for fire protection systems; or* 2. The following requirements: (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;

(b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
E. Hardstand
A hardstand area for fire appliances must be provided: 1. No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); 2. No closer than six metres from the building area to be protected; 3. With a minimum width of three metres constructed to the same standard as the carriageway; and 4. Connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Hazard management area

The minimum extents of the Hazard Management Area (HMA) are for the entirety of the residential allotment to be managed and treated as HMA. Management prescriptions for the proposed HMA are provided in Table 2.

Table 2 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	• No storage of flammable materials (e.g. firewood); • Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); • Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	• Maintain canopy separation of approximately 2.0m; • Ensure no branches overhang habitable buildings; • Remove tree branches within 2.0m of the ground level below; • Locate any new tree plantings 1.5 x their mature height from buildings; • Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	• Maintain grass cover at <100mm; • Maintain shrubs to <2.0m height; • Shrubs are to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); • Avoid locating shrubs directly underneath trees; • Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

5. Conclusion

The site has been classified as **BAL-12.5** as per the assessment processes outlined in AS3959-2018. The separation distances shown above are the areas to be maintained and kept in a way to reduce the fuel loads present in order to achieve lower BAL ratings. For this particular site and for where the proposed building is to be constructed, a **BAL-12.5** rating is easily achieved and would suit all directions of the site.

6. References

Directors Determination – Bushfire hazard areas v1.2.

LIST map version. Aerial Photograph [online]. Available from: http://www.thelist.tas.gov.au/listmap/listmap

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, AS 3959-2018.

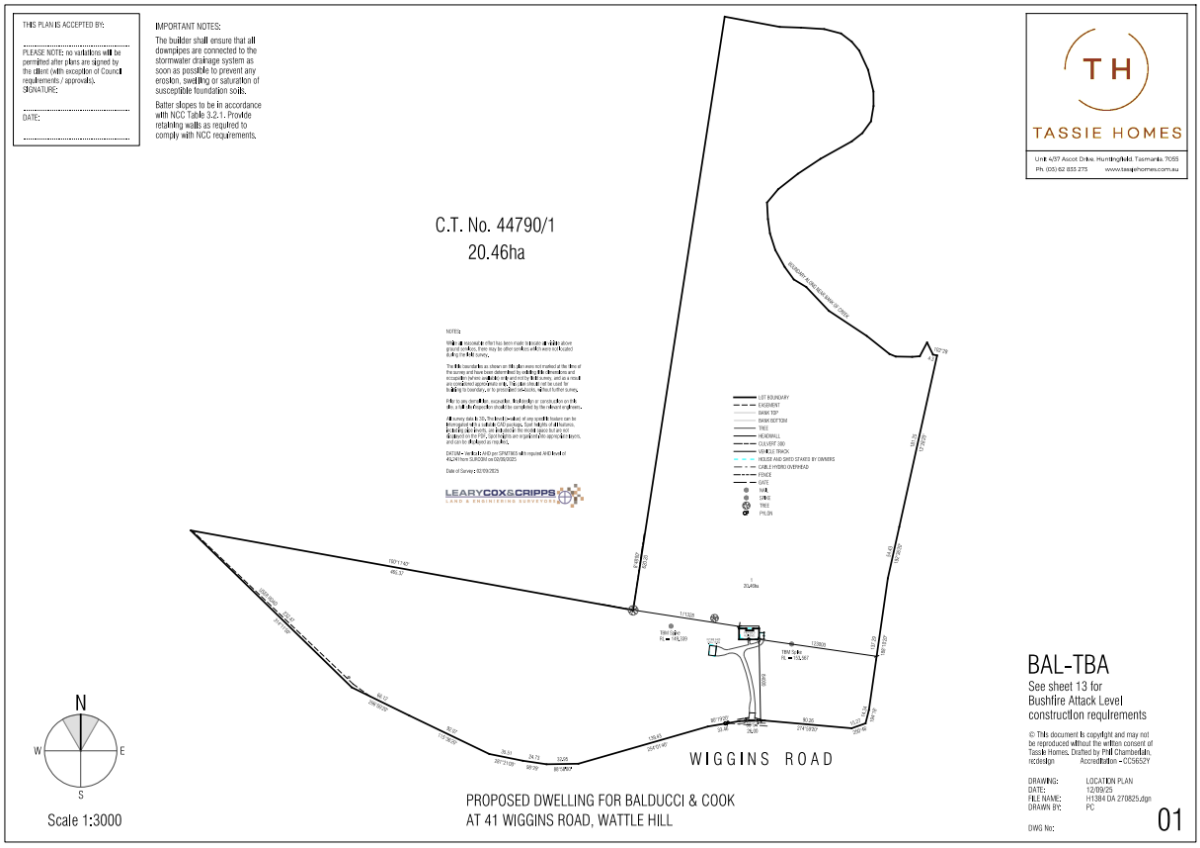
Statement

I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
It should be noted that this report does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to lack of ongoing maintenance. Compliance with the recommendations contained in this assessment does not mean that there is no residual risk to safety of life or property as a result of bushfire.

Signed: .....

Date: 02/10/2025.....

Appendix B – Designer's site plan and site images



Looking north

Looking south

Looking east

Looking west

HAZARD MANAGEMENT AREAS – HMA

Hazard Management Area includes the area to protect the Building as well as the access and water supplies. Vegetation in the Hazard Management area is to be managed and maintained in a minimum fuel condition.
The HMA is determined from the unmanaged vegetation on this allotment and neighbouring allotments, and should the level of the unmanaged vegetation increase the BHMP and HMA should be reviewed to determine the ongoing suitability of the BHMP and HMA associated with the development.

MAINTENANCE SCHEDULE

- Removal of fallen limbs, leaf and bark litter;
- Cut lawns short (less than 100mm) and maintain;
- Remove pine bark and other garden mulch;
- Complete under–brushing and thin out the under storey;
- Prune low hanging trees to ensure separation from ground litter;
- Prune larger trees to establish and maintain horizontal and vertical canopy separation;
- Maintain storage of petroleum fuels;
- Maintain access to the dwelling and water storage area Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;
- Ensure that 10,000 litres of dedicated water supply for fire fighting purposes is available at all times.

BUSHFIRE PROTECTION MEASURES

To reduce the risk of bushfire attack, continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction are to be undertaken by successive owners for perpetuity.

WATER SUPPLY

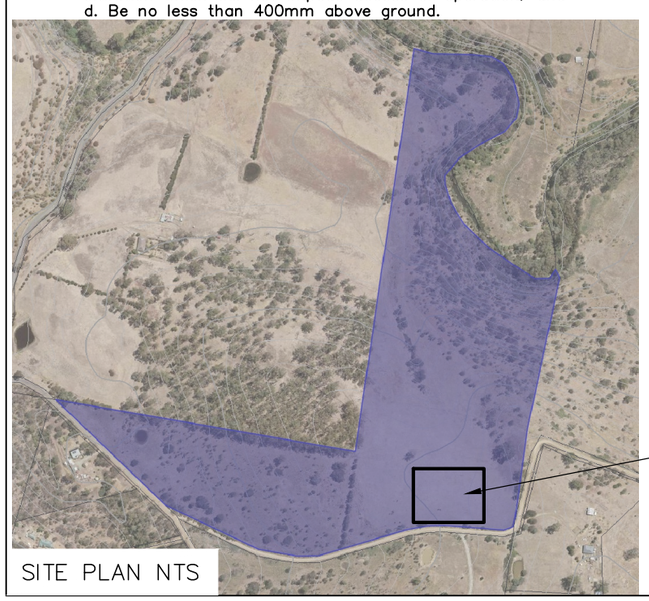
Fittings and pipework associated with a water connection point for a static water supply must: –

- Have a minimum nominal internal diameter of 50mm
- Be fitted with a valve with a minimum nominal internal diameter of 50mm
- Be metal or lagged by non–combustable materials if above ground
- Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1 Clause 5.23)
- Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
- Ensure the coupling is accessible and available for connection at all times
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
- Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
- Where a remote offtake is installed, ensure the offtake is in a position that is:
  a. Visible
  b. Accessible to allow connection to by fire fighting equipment
  c. At a working height of 450–600mm above ground level; and
  d. Protected from possible damage, including damage by vehicles

SIGNAGE FOR STATIC WATER CONNECTIONS

The water connection points for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: –

- Water tank signage requirements within AS2304 Water storage tanks for fire protection systems; or
- The following requirements:
  a. Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height;
  b. Be in fade–resistant material with white reflective lettering and circle on a red background;
  c. Be located within one metre of the water connection point in a situation which will not impede access or operation; and
  d. Be no less than 400mm above ground.



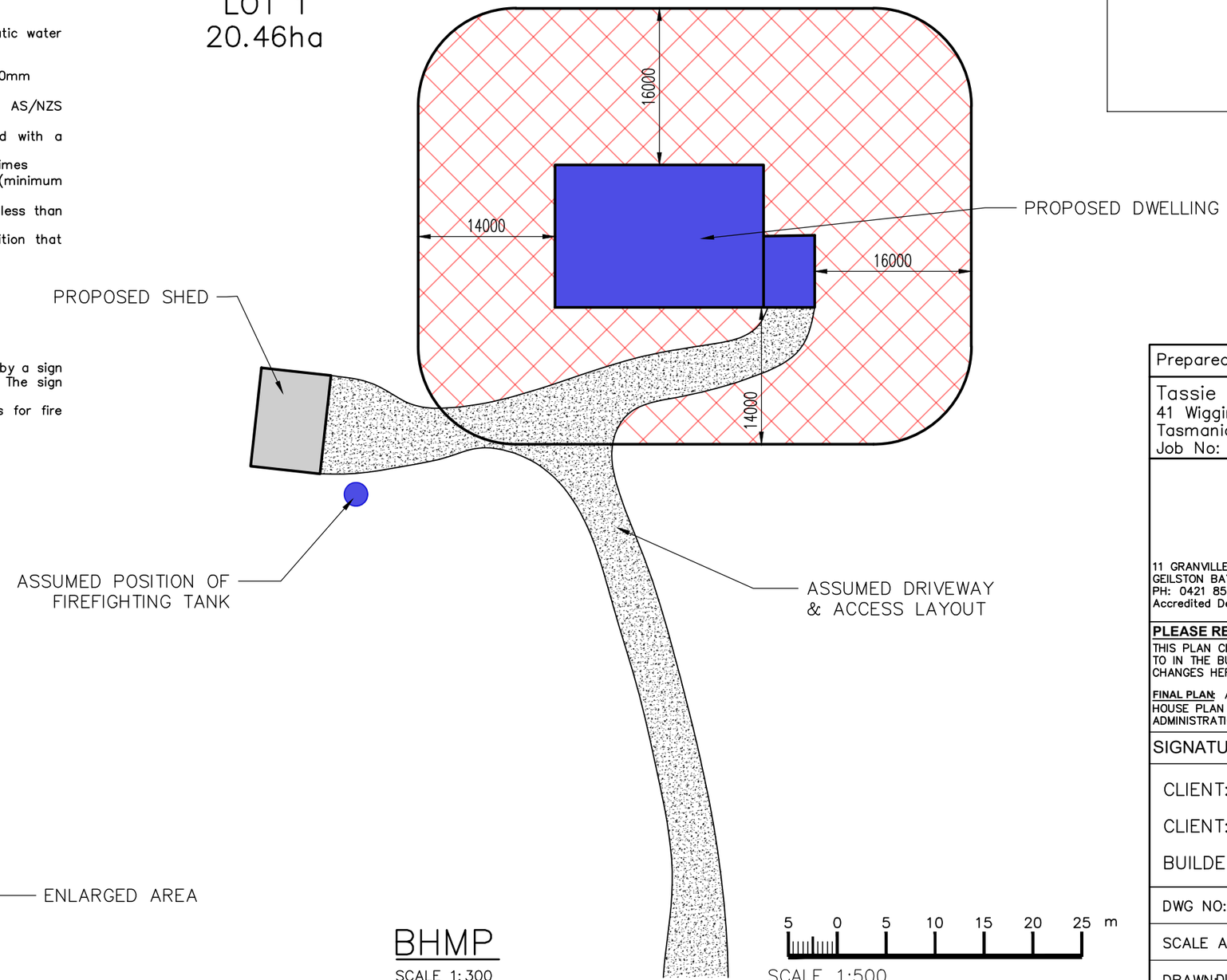
SITE PLAN NTS

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) REPORT

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS

HAZARD MANAGMENT AREA
Low threat, maintained vegetation in accordance with AS 3959 – Clause 2.2.3.2 (e) & (f). Building is to be constructed to meet BAL–12.5 requirements



BHMP
SCALE 1:300

5 0 5 10 15 20 25 m
SCALE 1:500

Private access roads for vehicles – requirements for design and construction

Vehicle access roads of a length (or part thereof) as specified in Column A is satisfied by the design and construction requirements specified in Column B.

Column A	Column B
A. Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point	There is no design and construction requirements if TFS access to the water supply is not required
B. Property access length is 30 metres or greater; or access for a fire appliance to a water connection point	The following design and construction requirements apply: • All–weather construction • a load limit of at least 20 tonnes, including for bridges and culverts • minimum carriageway width of 4 metres • minimum vertical clearance of 4 metres • minimum horizontal clearance of 0.5 metres from the edge of the carriageway • cross falls of less than 3° (1:20 or 5%) • dips less than 7° (1:8 or 12.5%) entry and exit angle • Curves with a minimum inner radius of 10 metres • maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads • terminate with a turning area for fire applicances provided by one of the following (a) a turning circle with a minimum inner radius of 10m (b) a property access encircling the building (c) a hammerhead "T" or "Y" turning head 4m wide and 8m long

Prepared By David Lyne – BFP 144

Tassie Homes
41 Wiggins Road, Wattle Hill
Tasmania 7172
Job No: 1720

N

11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
PH: 0421 852 987 EMAIL: david@lynedesign.com.au
Accredited Designer: David Lyne CC7063

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

SIGNATURES

CLIENT:..... DATE:.....

CLIENT:..... DATE:.....

BUILDER:.....DATE:.....

DWG NO: 1720		SHEET: 01
SCALE AT A3: 1:500		DATE:02.10.2025
DRAWN:DL	CHECK:DL	REV 0

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Tassie Homes *Owner /Agent*

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: David Lyne

Address: [redacted]

Phone No: [redacted]

[redacted]

Fax No:

Licence No: BFP-144

Email [redacted]

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act 1979

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

Speciality area of expertise: Analysis of hazards in bushfire-prone areas

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

Details of work:

Address: 41 Wiggins Road

Lot No: 1

Wattle Hill 7172

Certificate of title No: 44790

The assessable item related to this certificate: Assessment – BAL Ratings

(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: Bushfire Hazard
Bushfire Hazard Management Plan

(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 items, 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:	Bushfire Hazard Report – new residential dwelling Bushfire hazard management plan
Relevant calculations:	• In Accordance with AS3959-2018; and • the Building Regulations (TAS).
References:	• AS3959-2018; • the Building Regulations (TAS); and • Building Code of Australia (BCA).

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

The above mentioned report concludes that a BAL-12.5 rating is achievable and easily maintained for this site

Scope and/or Limitations

The assessment has been conducted according to information provided by the designer/client and freely available historical data and does not take into account the possibility of altered site conditions from the data relied upon.
It should be noted compliance with the recommendations contained in the certified documents does not mean that there is no residual risk to life safety and property as a result of bushfire. The limitation is expressed in the following extract from AS3959-2018, which states:

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

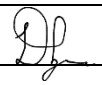
The level of residual risk is inherent in all bushfire standards and also applies to this certification.

The assessment has been undertaken and certification provided on the understanding that; -

1. The certificate only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.

2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1720/25	02/10/2025

ONSITE-WASTEWATER ASSESSMENT

41 Wiggins Road

Wattle Hill

October 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Tassie Homes Pty Ltd
Site Address:	41 Wiggins Road, Wattle Hill
Date of Inspection:	25/09/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	44790/1
Title Area:	Approx. 20.52 ha
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	5° N facing slope
Vegetation:	Pasture
Ground Surface:	Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 400mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	TH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	0.00-0.20	SM	**Silty SAND**: Fine grained, Brown-grey, slightly moist, medium dense.
0.20-0.60	0.20-0.50	0.20-0.50	CH	**Silty CLAY**: High plasticity, brown, slightly moist, firm-stiff.
	0.50-1.20	0.50-0.70	SC	**Sandy CLAY**: Low plasticity, pale brown-orange, slightly moist, stiff.
0.60-1.70	1.20-1.70	0.70-1.80	CL	**Clayey SAND with gravels**: Medium grain, Pale brown mottled orange, slightly moist, dense-very dense, refusal on rock.

Site Notes

The soils on site consist of windblown sands overlying clay dominant subsoils developing from Jurassic Dolerite.

Site Classification

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

The site has been classified as:

Class M

Y_s range: **20-40mm**

Notes: The site has been classified as Class M (20-40mm Ys range), the natural soil is moderately reactive, design and construction should be made in accordance with this classification.

Wind Loading Classification

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

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

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light Clay (category 5)**. The site is unsuited to the installation of a traditional septic tank and trenches due to low permeability subsoils. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen etc) with treated effluent disposed by subsurface irrigation. Due to the presence of dispersive subsoils a reduced Design Irrigation Rate (DIR) of 2L/m^2/day has been assigned for this site.

The proposed four-bedroom equivalent dwelling has a calculated maximum wastewater output of 720L/day. This is based on a tank water supply and a maximum occupancy of 6 people (120L/day/person). With secondary treatment this will require an absorption area of at least 360m^2. This can be accommodated by subsurface irrigation. Soils on site were found to be slightly dispersive therefore it is strongly recommended that gypsum be applied to the bottom of the irrigation area at a rate of 1Kg/5m^2. For all calculations please refer to the Trench summary reports. A cut-off drain will be required and the area excluded from traffic or any future building works. A 100% reserve area should be set aside for future wastewater requirements. There is sufficient space available on site to accommodate the reserve due to the large property size (>2ha). Therefore, a formal reserve area has not been assigned.

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

Upslope or level buildings:	3m
Downslope buildings:	3.25m
Upslope or level boundaries:	1.5m
Downslope boundaries:	6.5m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table. During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Construction Notes & Recommendations

The site has been classified as **Class M**.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa.

Specific care must be taken with all site excavation due to the dispersion potential of the soils and reference to the DPIW publication “Dispersive soil management” is strongly recommended.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

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

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

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Tassie Homes PTY LTD	Assess. Date	13-Oct-25
		Ref. No.	
Assessed site(s)	41 Wiggins Road, Wattle Hill	Site(s) inspected	25-Sep-25
Local authority	Sorell	Assessed by	John Paul Cumming

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 240
Sullage volume (L/day) = 480
Total nitrogen (kg/year) generated by wastewater = 2.6
Total phosphorus (kg/year) generated by wastewater = 1.3

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	37	44	44	52	56	61	40	41	44	72	55	50
Adopted rainfall (R, mm)	37	44	44	52	56	61	40	41	44	72	55	50
Retained rain (Rr, mm)	33	40	40	47	50	55	36	37	40	65	50	45
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**97**	**70**	**51**	**16**	**-8**	**-26**	**-5**	**5**	**23**	**19**	**56**	**81**

Annual evapotranspiration less retained rain (mm) = 381

Soil characterisitics

Texture = Light Clay Category = 5 Thick. (m) = 1.8
Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 2 Min depth (m) to water = 3

Proposed disposal and treatment methods

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

Suggested dimensions for on-site secondary treatment system

Total length (m) =	36
Width (m) =	10
Depth (m) =	0.2
Total disposal area (sq m) required =	360
comprising a Primary Area (sq m) of:	360
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments
Using the DIR of 2mm/day, an irrigation area of 360m^2 will be required to accommodate the expected flows.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Tassie Homes PTY LTD	Assess. Date	13-Oct-25
		Ref. No.	
Assessed site(s)	41 Wiggins Road, Wattle Hill	Site(s) inspected	25-Sep-25
Local authority	Sorell	Assessed by	John Paul Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,000	V. high	Moderate		
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	5	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	720	High	Moderate		
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	1.8	V. high	Very low		
	Depth to bedrock	m	1.8	V. high	Low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.12	Mod.	Very low		
	Long Term Accept. Rate	L/day/sq m	2	High	High	Moderate	Other factors lessen impact

Comments

The site has the capability to accept onsite wastewater. Soils were found to be slightly dispersive therefore gypsum will need to be added to the bottom of the absorption area at a rate of 1kg'5m^2.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Tassie Homes PTY LTD	Assess. Date	13-Oct-25
		Ref. No.	
Assessed site(s)	41 Wiggins Road, Wattle Hill	Site(s) inspected	25-Sep-25
Local authority	Sorell	Assessed by	John Paul Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	110	High	Very low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-381	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	3.9	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	280	V. high	Low		
	Dist. to nearest other feature	m	190	V. high	Very low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	85	V. high	Moderate		

Comments: There is little to no risk of environmental harm associated with onsite wastewater disposal at this site.

APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location TH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	2	50.0	0.6	69	4
100-200	3	33.3	0.9	104	6
200-300	2	50.0	0.6	69	4
300-400	2	50.0	0.6	69	4
400-500	3	33.3	0.9	104	6
500-600	3	33.3	0.9	104	6
600-700	5	20.0	1.6	174	10
700-800	7	14.3	2.2	243	15
800-900	7	14.3	2.2	243	15
900-1000	11	9.1	3.4	382	25
1000-1100	16	6.3	5.0	556	37
1100-1200	20	5.0	6.3	694	48

Demonstration of wastewater system consistency with the *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 3.25m from a downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (a) Land application area will be located a minimum of 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 6.5m 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	Consistent with A4 No bore or well identified within 50m

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

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 41 Wiggins Road, Wattle Hill

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

Summary of Design Criteria

DIR: 2mm/day.

Irrigaion area: 360m^2

Reserve area location /use: Not Assigned - more than 100% available

Water saving features fitted: Standard fixtures

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

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

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

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

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

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Tassie Homes Pty Ltd *Owner name*
4/37 Ascot Drive *Address*
Huntingfield 7055 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Tassie Homes Pty Ltd
Designer's project reference No. J12199
Address: 41 Wiggins Road
Lot No: 44790/1
Wattle Hill 7172

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

Description of work:
On-site wastewater management system - design

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

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

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

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

Other details:

AWTS with subsurface irrigation

Design documents provided:

The following documents are provided with this Certificate –
Document description:

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

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

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

Any other relevant documentation:

Onsite Wastewater Assessment - 41 Wiggins Road, Wattle Hill - Oct-25

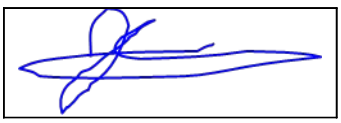
Onsite Wastewater Assessment - 41 Wiggins Road, Wattle Hill - Oct-25

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		10/10/2025
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

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

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

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

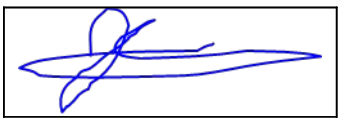
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		10/10/2025

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Tassie Homes Pty Ltd *Owner /Agent*
4/37 Ascot Drive *Address*
Huntingfield 7055 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999
Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 41 Wiggins Road
Wattle Hill 7172
Lot No:
Certificate of title No: 44790/1

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

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

Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work ☒
or
a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No: J12199

Date: 13/10/2025

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

C.T. No. 44790/1
20.46ha

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

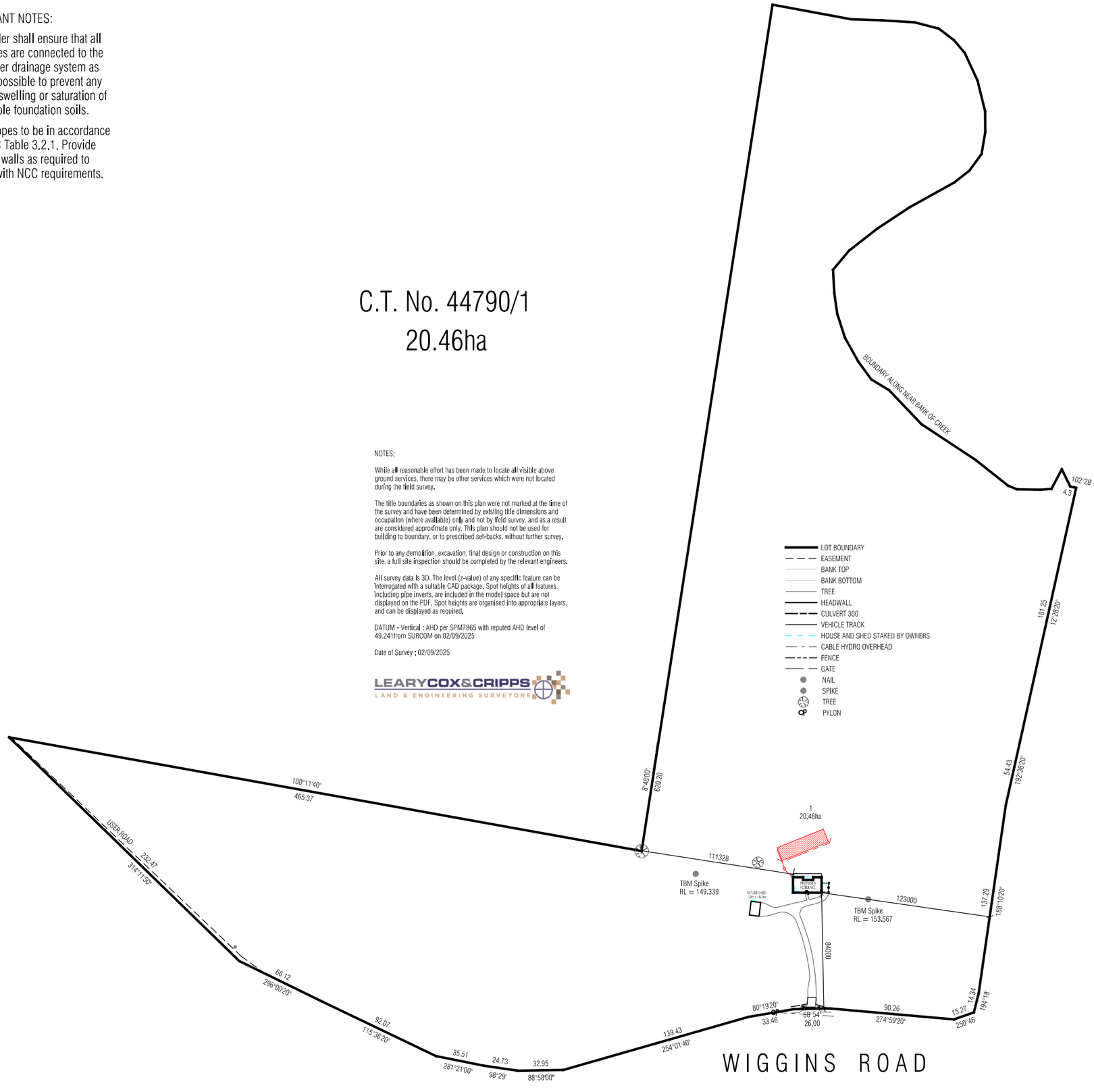
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM7865 with reputed AHD level of 49.241from SURCOM on 02/09/2025

Date of Survey : 02/09/2025

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS



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Scale 1:3000

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

BAL-TBA

See sheet 13 for
Bushfire Attack Level
construction requirements

DRAWING: LOCATION PLAN
DATE: 12/09/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 01

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

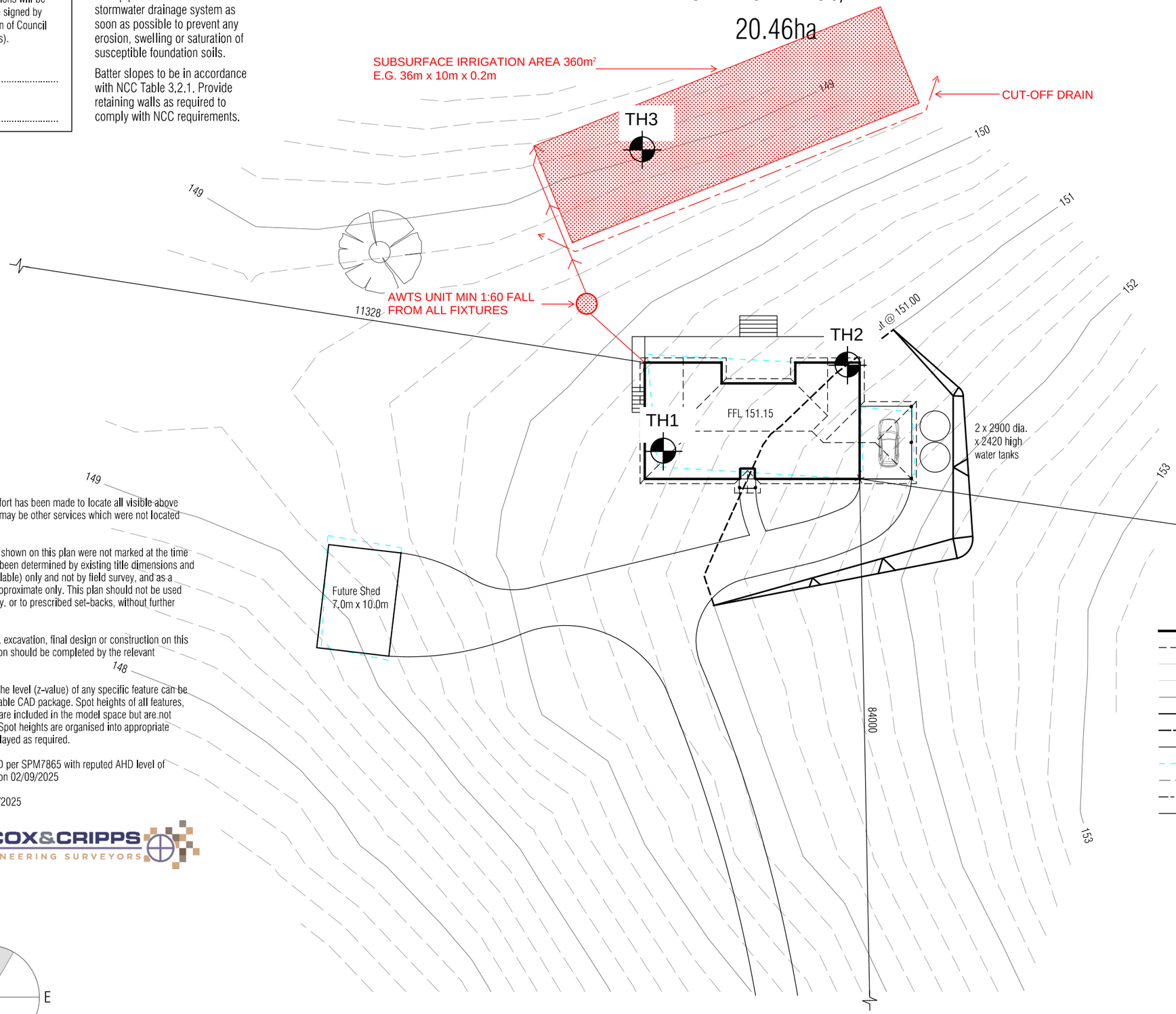
.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. No. 44790/1
20.46ha



- LOT BOUNDARY
- EASEMENT
- BANK TOP
- BANK BOTTOM
- TREE
- HEADWALL
- CULVERT 300
- VEHICLE TRACK
- HOUSE AND SHED STAKED BY OWNERS
- CABLE HYDRO OVERHEAD
- FENCE
- GATE
- NAIL
- SPIKE
- TREE
- PYLON

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM7865 with reputed AHD level of 49.241from SURCOM on 02/09/2025

Date of Survey : 02/09/2025

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

N
W E
S

Scale 1:400

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Wastewater system:

AWTS unit vented according to NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures

Cut-off drain

Subsurface irrigation - 360m²

Min 3m from upslope buildings
Min 3.25m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 6.5m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

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

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A
13/10/2025

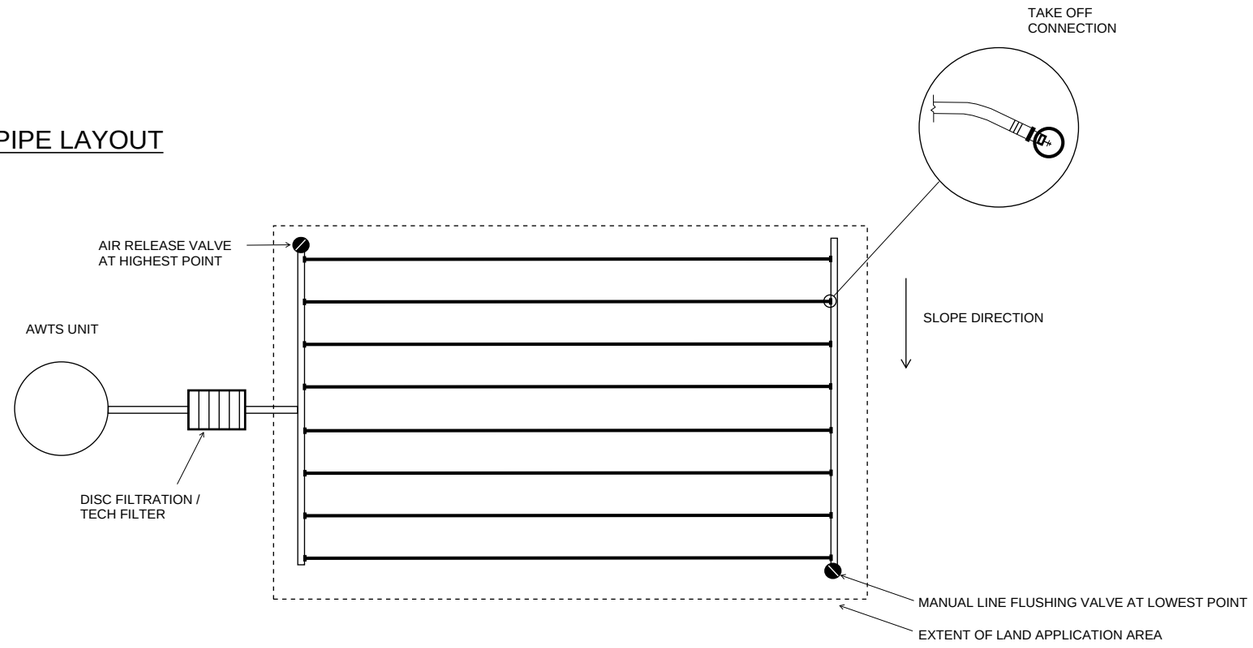
BAL-TBA
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: SITE PLAN
DATE: 12/09/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 01a

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

BED PLAN PIPE LAYOUT



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

HYDRAULIC DESIGN PERAMETERS

UNIBIOLINE 2.3L/HOUR @ 0.3m LINEAR SPACING

DRIPPER LINE SPACING: 0.90-1.25m

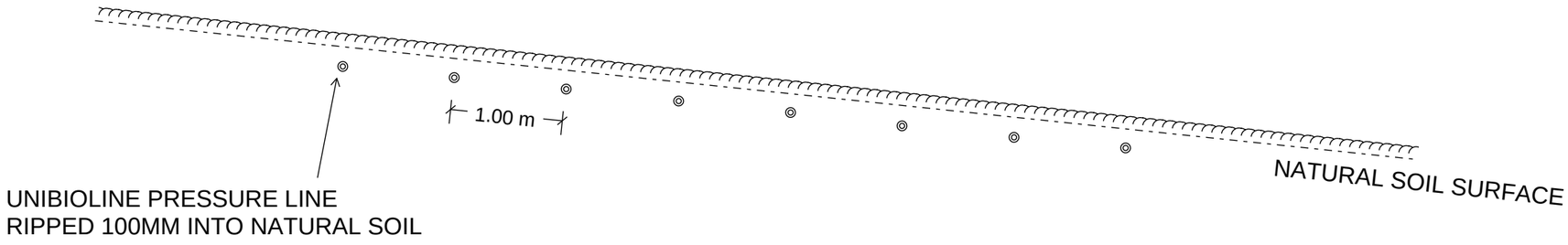
RECOMMENDED DRIPPER LINE LENGTH: 250-350m

RECOMMENDED PUMP CAPACITY: 40L/MIN, 20m HEAD

APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES 10-20%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER. ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO NATURAL SANDY TOPSOIL MIN 100mm DEPTH
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



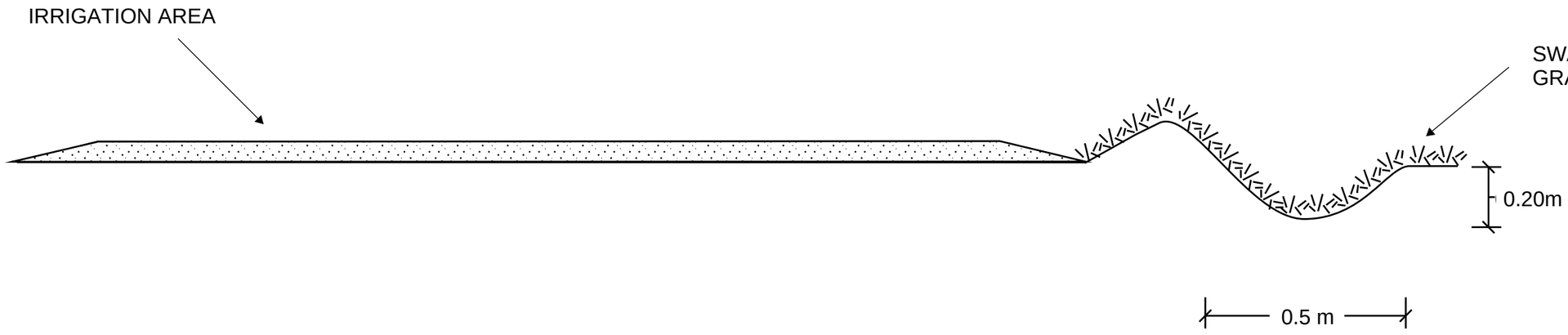
Do not scale from these drawings. Dimensions to take precedence over scale.				CROSS-SECTION SUBSURFACE APPLICATION SLOPES 10-20%		Sheet 1 of 1 Drawn by: SR

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

TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by SR

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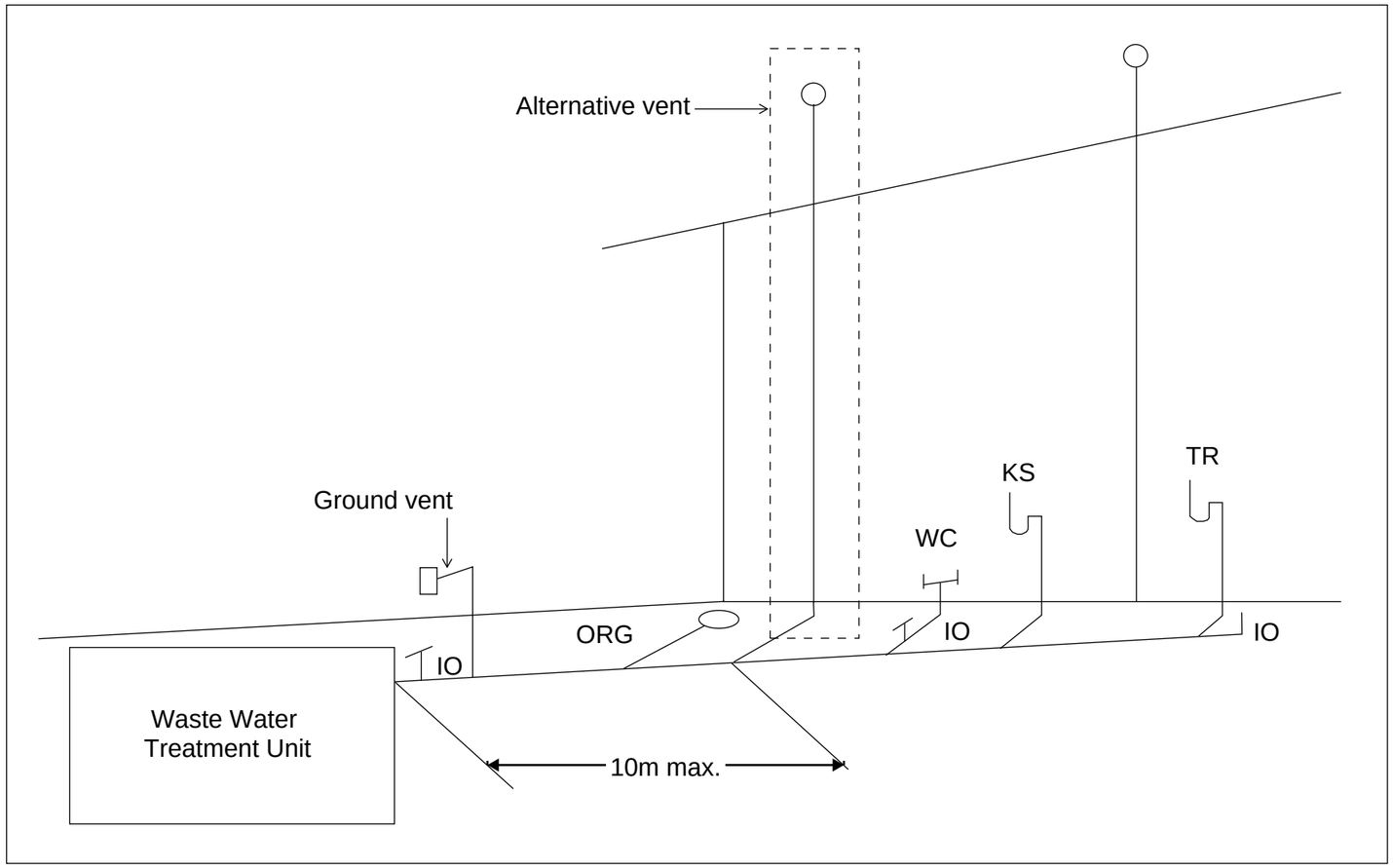


Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1

STORMWATER ASSESSMENT

41 Wiggins Road

Wattle Hill

October 2025

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Tassie Homes Pty Ltd
Site Address:	41 Wiggins Road, Wattle Hill
Date of Inspection:	25/09/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	44790/1
Title Area:	Approx. 20.52 ha
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	5° N facing slope
Vegetation:	Pasture
Ground Surface:	Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 400mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011 & AS1726:2017

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	TH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	0.00-0.20	SM	**Silty SAND**: Fine grained, Brown-grey, slightly moist, medium dense.
0.20-0.60	0.20-0.50	0.20-0.50	CH	**Silty CLAY**: High plasticity, brown, slightly moist, firm-stiff.
	0.50-1.20	0.50-0.70	SC	**Sandy CLAY**: Low plasticity, pale brown-orange, slightly moist, stiff.
0.60-1.70	1.20-1.70	0.70-1.80	CL	**Clayey SAND with gravels**: Medium grain, Pale brown mottled orange, slightly moist, dense-very dense, refusal on rock.

Soil Conditions

The soils on site consist of windblown sands overlying clay dominant subsoils developing from Jurassic Dolerite. The subsoils are expected to have a low t permeability of approximately 0.06-0.12m/day.

GES have identified the following at the site:

- The site has a 9% slope and presents low risk to slope stability and landslip
- There are no proposals for cuts or change of grade which will impact on any proposed onsite stormwater absorption,
- The site soils have been identified as comprising windblown sands over clay dominant subsoils.
- A water table was not identified during the investigation.
- There is a low risk of the natural soils being impacted by contamination;
- There is no evidence to suggest saline water intrusion at the site
- Bedrock was encountered between 1.70-1.80m

Soil Dispersion

The site soils have been identified as dispersive (Emerson class 2(2)).

Existing Conditions and Assumptions

The site covers an area of approximately 20.54ha with a proposed roof area of approx. 291m^2.
There is no public stormwater system that the property can connect to, and it is therefore it is proposed that stormwater from the site would be routed through the proposed drainage to a subsurface absorption trench.
The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre- developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments,* a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- The 12m trench is designed over a 20-minute storm duration for proposed development.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	Inspection and criteria	Maintenance activities (where required)
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check health of absorption trench area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings

Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects
	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater absorption area to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

Hydrology		
Total Catchment Area	291	m^2
Runoff Coefficient	1	
Annunal Recurrence Interval (ARI)	20	yr
Ground Conditions		
Hydraulic conductivity (K)	0.060	m/day
	0.040	mm/min
Adjusted Rate (15% clogging factor)	0.034	mm/min
Trench Design		
Length	12	m
Width	1.2	m
Depth	1	m
Infiltration Area	14.4	m^2
Porosity	0.35	%
Trench Storage	5.0	m^3
	5040	L
Detention tank data		
Tank Storage	1.5	m^3
Tank Underflow	1.163	L/s
Tank Underflow	69.78	L/min
Total Available storage	6.5	m^3
	6540	L

Final Check

Criteria	Requirement	Design	Check
Total Detention needed	5040	6540	OK
Trench Capacity underflow for 5% AEP 20-minute storm	4627	5040	OK

STORM CHECK

Storm Duration	Intensity	Inflow Volume	Outflow Volume	Required Storage	Emptying time		% Storage Provided
	(mm/hr)	(m^3)	(L)	(L)	(hr)		
1 min	**149**	723	0	722	24.58		698
2 min	**118**	1145	1	1144	38.93		441
3 min	**107**	1557	1	1555	52.95		324
4 min	**98.4**	1909	2	1907	64.92		264
5 min	**91.7**	2224	2	2221	75.62		227
10 min	**69.1**	3351	5	3346	113.92		151
15 min	**56.2**	4089	7	4081	138.93		123
20 min	**47.8**	4637	10	4627	157.50		109
25 min	**41.9**	5080	12	5068	172.53		99
30 min	**37.5**	5456	15	5442	185.24		93
45 min	**29.3**	6395	22	6373	216.94		79
1 hour	**24.7**	7188	29	7158	243.68		70
1.5 hour	**19.5**	8512	44	8468	288.25		60
2 hour	**16.6**	9661	59	9602	326.88		52
3 hour	**13.4**	11698	88	11610	395.22		43
4.5 hour	**11**	14405	132	14272	485.85		35
6 hour	**9.64**	16831	176	16655	566.97		30
9 hour	**8**	20952	264	20688	704.24		24
12 hour	**6.99**	24409	353	24057	818.92		21
18 hour	**5.71**	29909	529	29380	1000.14		17
24 hour	**4.87**	34012	705	33307	1133.82		15
30 hour	**4.26**	37190	881	36309	1235.99		14
36 hour	**3.79**	39704	1058	38647	1315.58		13
48 hour	**3.09**	43161	1410	41751	1421.26		12
72 hour	**2.23**	46723	2115	44608	1518.51		11
			Full volume	5040	1518.51		

Notes:

Inflow volume calculated using Equation 10.1 (WSUD Guidelines: Chapter 10)

Outflow volume calculated using Equation 10.2 (WSUD Guidelines: Chapter 10)

Required storage and emptying time is left blank when outflow volume exceeds inflow volume

Location

Label: Wattle Hill
Easting: 553701
Northing: 5264918
Zone: 55
Latitude: Nearest grid cell: 42.7625 (S)
Longitude: Nearest grid cell: 147.6625 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 13 October 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart | Coefficients

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	67.3	75.9	105	127	149	182	208
2 min	57.4	64.2	86.3	102	118	137	152
3 min	51.0	57.1	77.4	91.8	107	125	140
4 min	46.1	51.8	70.7	84.4	98.4	117	132
5 min	42.2	47.6	65.3	78.3	91.7	110	125
10 min	30.7	34.7	48.3	58.4	69.1	84.9	98.2
15 min	24.9	28.1	39.1	47.4	56.2	69.2	80.1
20 min	21.3	24.0	33.4	40.4	47.8	58.7	67.8
25 min	18.8	21.2	29.4	35.5	41.9	51.2	59.0
30 min	17.0	19.2	26.4	31.9	37.5	45.7	52.4
45 min	13.6	15.3	20.9	25.1	29.3	35.2	40.0
1 hour	11.6	13.1	17.8	21.2	24.7	29.3	33.0
1.5 hour	9.42	10.6	14.3	16.9	19.5	22.8	25.5
2 hour	8.14	9.14	12.3	14.5	16.6	19.3	21.4
3 hour	6.66	7.50	10.1	11.8	13.4	15.5	17.1
4.5 hour	5.47	6.18	8.31	9.70	11.0	12.7	14.0
6 hour	4.76	5.38	7.27	8.49	9.64	11.2	12.3
9 hour	3.88	4.41	6.01	7.04	8.00	9.33	10.3
12 hour	3.33	3.80	5.22	6.13	6.99	8.20	9.12
18 hour	2.64	3.03	4.21	4.98	5.71	6.77	7.58
24 hour	2.20	2.54	3.55	4.23	4.87	5.81	6.54
30 hour	1.90	2.19	3.08	3.68	4.26	5.11	5.76
36 hour	1.67	1.92	2.72	3.26	3.79	4.55	5.15
48 hour	1.34	1.55	2.20	2.65	3.09	3.72	4.22
72 hour	0.968	1.12	1.59	1.91	2.23	2.69	3.05
96 hour	0.757	0.873	1.24	1.48	1.73	2.08	2.36
120 hour	0.625	0.718	1.01	1.21	1.40	1.68	1.90
144 hour	0.534	0.613	0.857	1.02	1.17	1.41	1.59
168 hour	0.469	0.538	0.746	0.880	1.01	1.21	1.37

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

Designed: 13/10/2025

Wattle Hill Detention Design SD02

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: **Wattle Hill, Tas**
Site: **291m² with tc = 20 and tcs = 15 mins.**
PSD: **AEP of 5%, Underground rectangular tank PSD = 1.16L/s**
Storage: **AEP of 5%, Underground rectangular tank volume = 5.04m³**

Design Criteria

(Custom AEP IFD data used)

Location = Wattle Hill, Tas
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probabiliy (APE) = 5 %
Storage annual exceedance probabiliy (APE) = 5 %

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 291 m² = 0.0291 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 1.00

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	0	1.00	0
Gravel	0	0.50	0
Garden	291	0.30	87
Total	291 m²		87

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	291	1.00	291
Gravel	0	0.50	0
Garden	0	0.30	0
Total	291 m²		291

Cw = ΣArea*C/Total = 1.000

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

PSD Intensity (I) = 47.8 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 1.16 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 7.72 L/s =(0.162 x I) Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 1.163 L/s

Above ground - Eq 3.8

$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$
Taking x as = PSD and solving
a = 1.0 b = -16.0 c = 17.9
PSD = $-b \pm \sqrt{(b^2-4ac)}/(2a)$
PSD = 1.208 L/s

Below ground pipe - Eq 3.3

$Qp = PSD*[1.6*tcs/\{tc*(1-2*PSD/(3*Qa))\}-0.6*tcs^{2.67}/\{tc*(1-2*PSDp/(3*Qa))\}^{2.67}]$
= 1.16
PSD = 1.199 L/s

Below ground rectangular tank - Eq 3.4

$t = tcs/(tc*(1-2*PSD/(3*Qa)))$ = 0.834
$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$
= 1.16
PSD = 1.163 L/s

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = $[0.5*Qa*td-[(0.875*PSD*td)(1-0.917*PSD/Qa)+(0.427*td*PSD^2/Qa)]]*60/10^3$ m³ Eq 4.23

Below ground pipe (Vs) = $[(0.5*Qa-0.637*PSD+0.089*PSD^2/Qa)*td]*60/10^3$ m³ Eq 4.8

Below ground rect. tank (Vs) = $[(0.5*Qa-0.572*PSD+0.048*PSD^2/Qa)*td]*60/10^3$ m³ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	91.7	14.8			2.03
32	36.1	5.8			4.35
46	28.9	4.7			4.66
59	24.9	4.0			4.83
73	22.0	3.5			4.94
87	19.8	3.2			5.00
100	18.3	3.0			5.03
114	17.1	2.8			5.04
127	16.1	2.6			5.03
141	15.2	2.5			5.00

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above				
Pipe				
B/ground	113.1	17.1	2.8	**5.04**

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 0.91 L/s at which time above ground storage occurs

I = $360*Qp2/(2*Cw*As*10^3)$ = 5.6 mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = td*(1-0.92*PSD/Qa) Eq 4.27

Below ground pipe (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Below ground rect. tank (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Time to empty:

Above ground (te) = $(Vs+0.33*PSD^2*td/Qa*60/10^3)*(1.14/PSD)*(10^3/60)$ Eq 4.28

Below ground pipe (te) = $1.464/PSD*(Vs+0.333*PSD^2*td/Qa*60/10^3)*(10^3/60)$ Eq 4.32

Below ground rect. tank (te) = $2.653/PSD*(Vs+0.333*PSD^2*td/Qa*60/10^3)*(10^3/60)$ Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above						
Pipe						
B/ground	113.1	2.8	5.0	81.4	233.6	315.1

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

Orifice

Permissible site discharge (Qu=PSD) = 1.16 L/s (Underground storage)

Orifice coefficient (CD) = 0.61 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s²

Maximum storage depth above orifice (H) = 400 mm

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

Therefore:

Orifice area (Ao) = 681 mm²

Orifice diameter ($D = \sqrt{(4*Ao/\pi)}$) = 29.4 mm

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

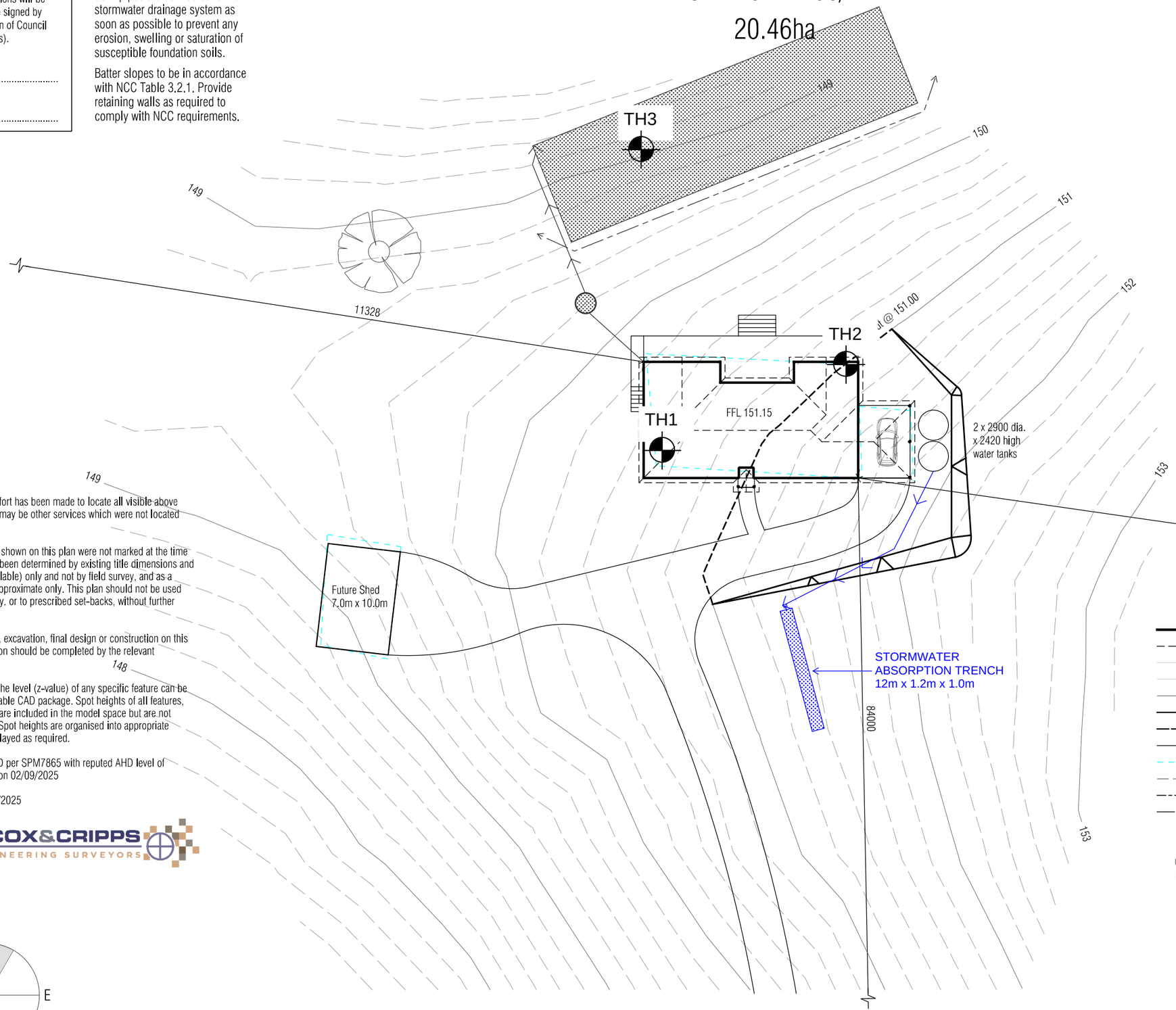
.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. No. 44790/1
20.46ha



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM7865 with reputed AHD level of 49.241from SURCOM on 02/09/2025

Date of Survey : 02/09/2025

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

- LOT BOUNDARY
- EASEMENT
- BANK TOP
- BANK BOTTOM
- TREE
- HEADWALL
- CULVERT 300
- VEHICLE TRACK
- HOUSE AND SHED STAKED BY OWNERS
- CABLE HYDRO OVERHEAD
- FENCE
- GATE
- NAIL
- SPIKE
- TREE
- PYLON

N
W E
S

Scale 1:400

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

TH
TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

New Services

- STORMWATER PIPE WITH FLOW DIRECTION
- GRATED STORMWATER PIT 450x450 CLASS A ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:
1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

GES
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BAL-TBA

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: SITE PLAN
DATE: 12/09/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 01a

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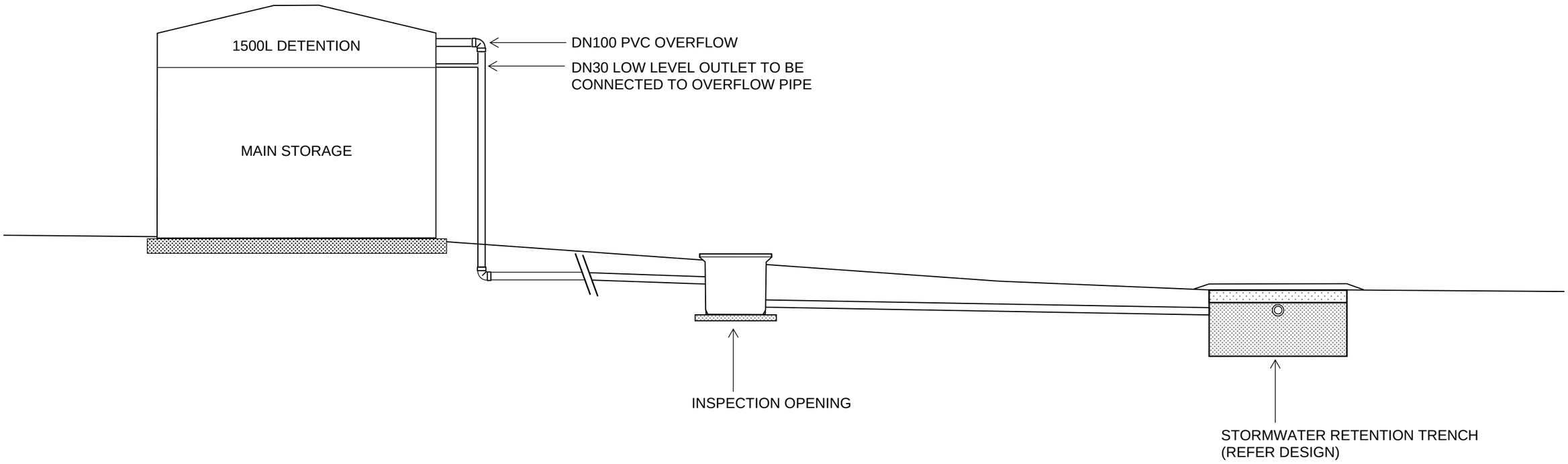
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au

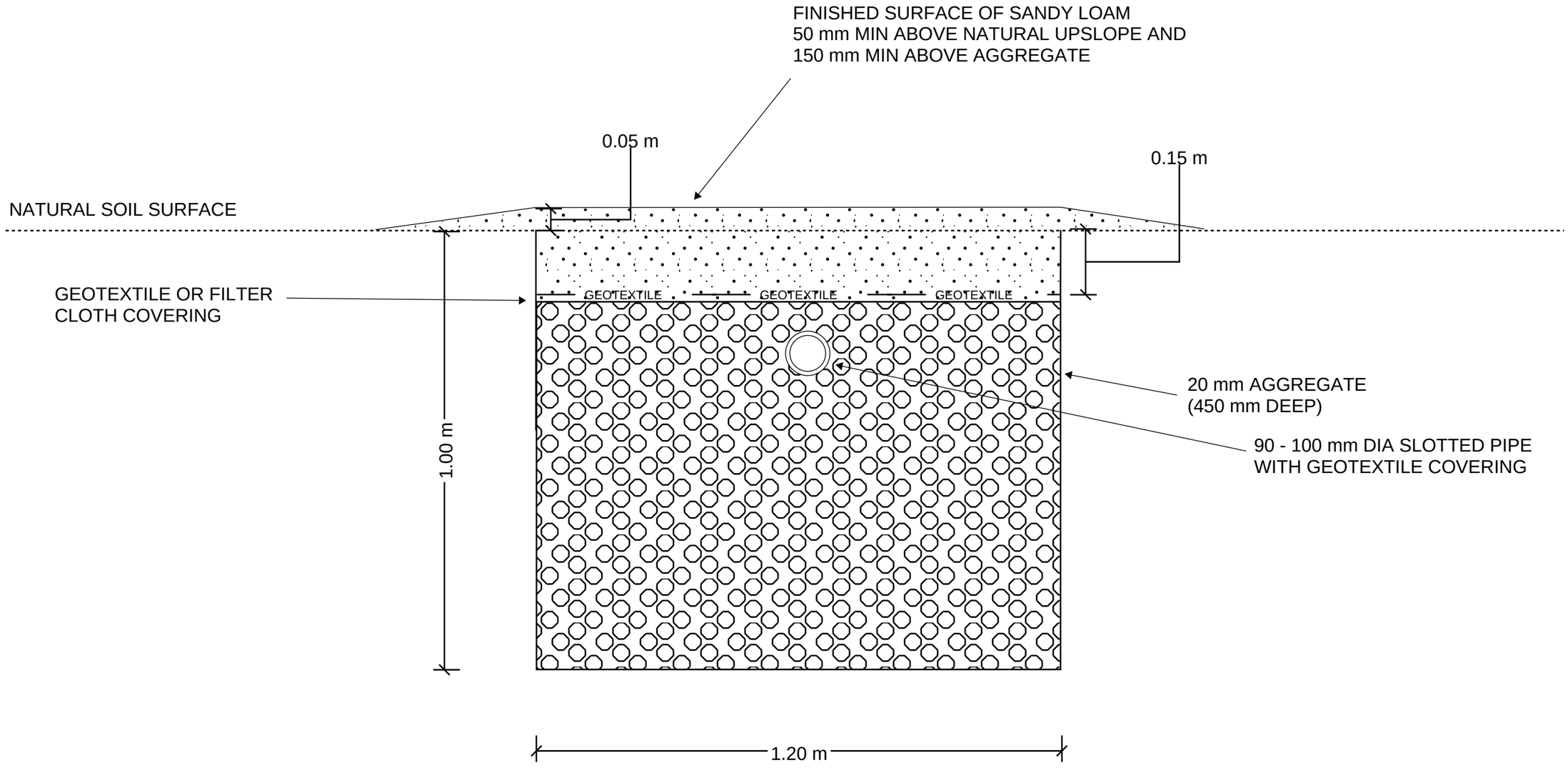


Do not scale from these drawings. Dimensions to take precedence over scale.	STORMWATER DETENTION SCHEMATIC CROSS-SECTION			RAINWATER TANK WITH 1500L DETENTION		Sheet 1 of 1 Drawn by: SR

Design notes:

1.Absorption trench dimensions of up to 20m long by 1.0m deep by 1.2m wide
– total storage volume calculated at average 35% porosity.
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
5.All works on site to comply with AS3500 and Tasmanian Plumbing code.

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



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Stormwater Trench Detail	Sheet 1 of 1

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Tassie Homes Pty Ltd *Owner name*
4/37 Ascot Drive *Address*
Huntingfield 7055 *Suburb/postcode*

Designer details:

Name: Vinamra Gupta
Category: Civil Engineer
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: 685982720
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Tassie Homes Pty Ltd
Designer's project reference No. J12199
Address: 41 Wiggins Road
Lot No: 44790/1
Wattle Hill 7172

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

Description of work:
On-Site stormwater system - design

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

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

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

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

Other details:

Stormwater absorption trench

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Oct-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Oct-25
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Oct-25
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Oct-25

Standards, codes or guidelines relied on in design process:

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

Any other relevant documentation:

Stormwater Assessment - 41 Wiggins Road, Wattle Hill - Oct-25

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		13/10/2025
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		13/10/2025

H1384 - Proposed Dwelling, BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tasslehomes.com.au

Architectural Drawing No.	*Description*
01	Location Plan
01a	Site Plan
02	Drainage Plan
03	Floor Plan
04	Elevations
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
10a	Liveable Housing Specifications Sheet 1 of 3
10b	Liveable Housing Specifications Sheet 2 of 3
10c	Liveable Housing Specifications Sheet 3 of 3
11	Wet Area Specifications
11a	Stair Notes
11b	Balustrade Notes
12	Vegetation Overlay
13	BAL Construction Requirements

Climate Zone - 7
C.T. No. 44790/1
Wind Speed - N3
Corrosion Environment - MODERATE
Soil Classification - M
Floor Area = 216.4m²
= 23.3 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE	INTERNAL	No protection required	
More than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	EXTERNAL	Option 1 2 coats alkyd primer; or Option 2 2 coats alkyd gloss Option 3 Hot dip galvanise 300 g/m² min. Option 4 Hot dip galvanise 100 g/m² min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

11 SEPTEMBER 2025 ● Preliminary drawings
31 OCTOBER 2025 ● Development application drawings (DA)
○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)
○ Approved by Engineer
○ Approved by Building Surveyor

DRAWING: COVER SHEET
DATE: 31/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC
DWG No: COVER SHEET

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

C.T. No. 44790/1
20.46ha

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

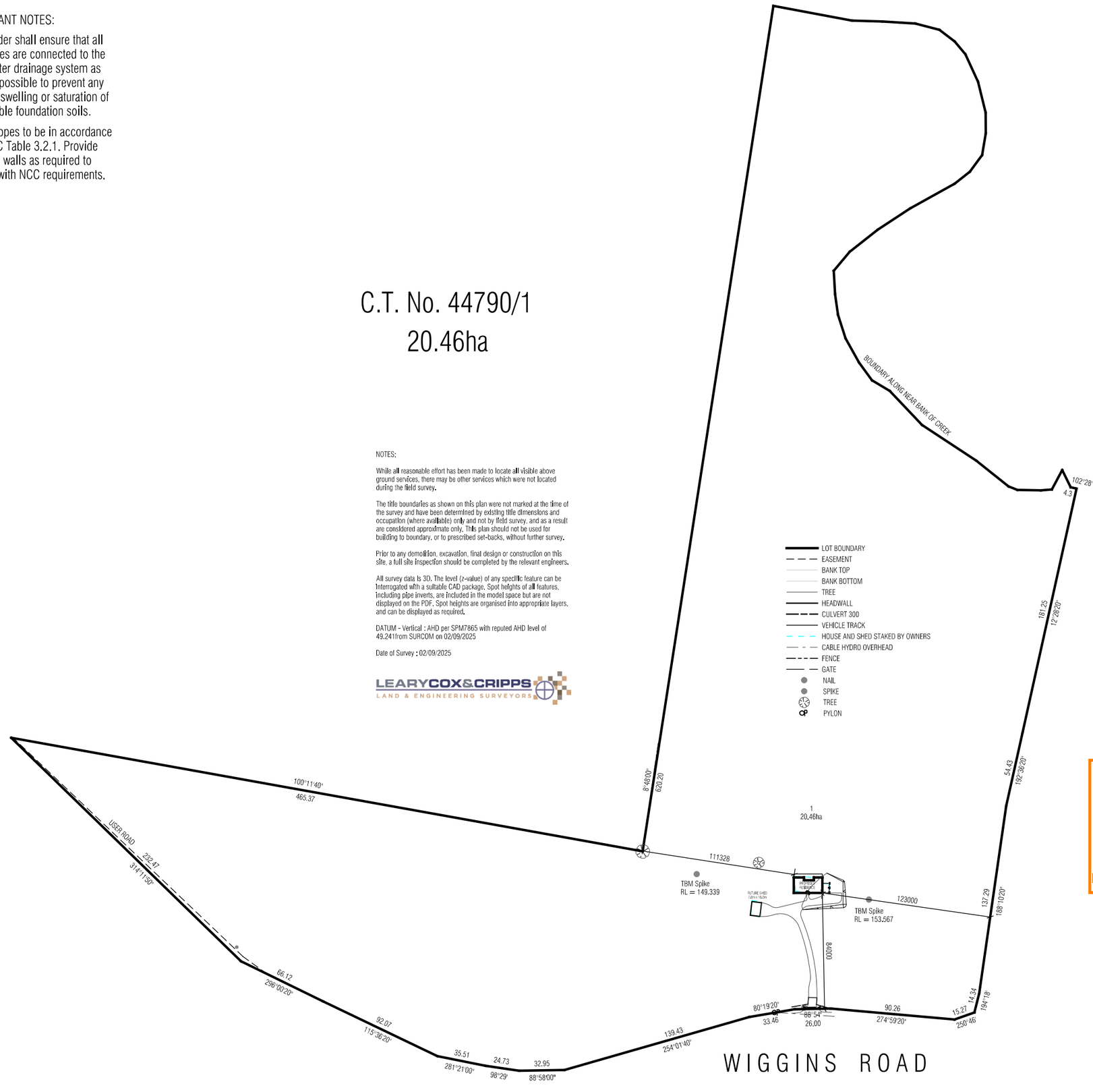
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM7865 with reputed AHD level of 49.241from SURCOM on 02/09/2025

Date of Survey : 02/09/2025

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS



N
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Scale 1:3000

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: LOCATION PLAN
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 01

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

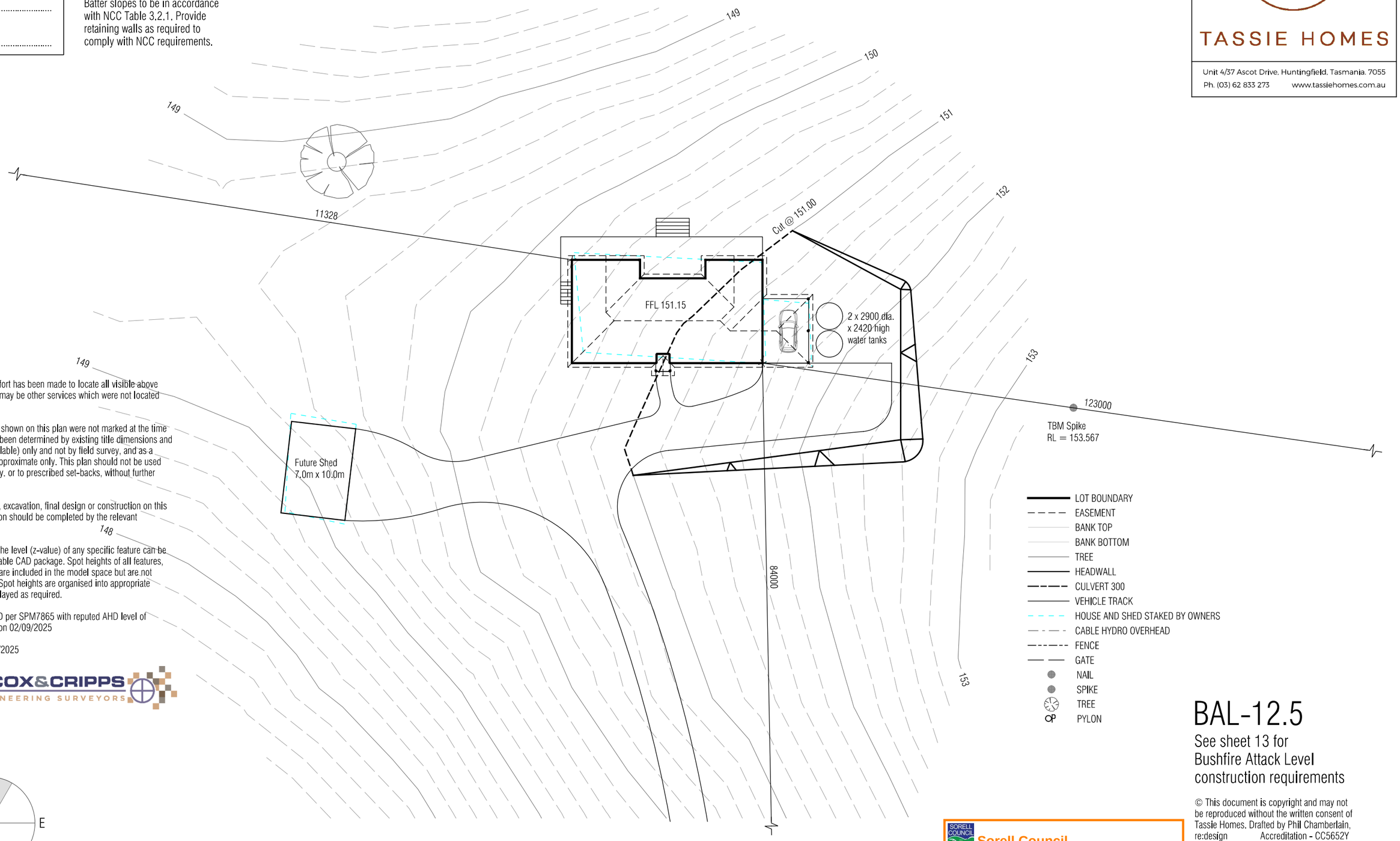
.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. No. 44790/1
20.46ha



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM7865 with reputed AHD level of 49.241from SURCOM on 02/09/2025

Date of Survey : 02/09/2025

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

N
W E
S

Scale 1:400

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: SITE PLAN
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 01a

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

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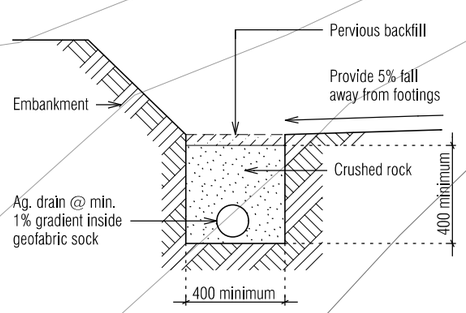
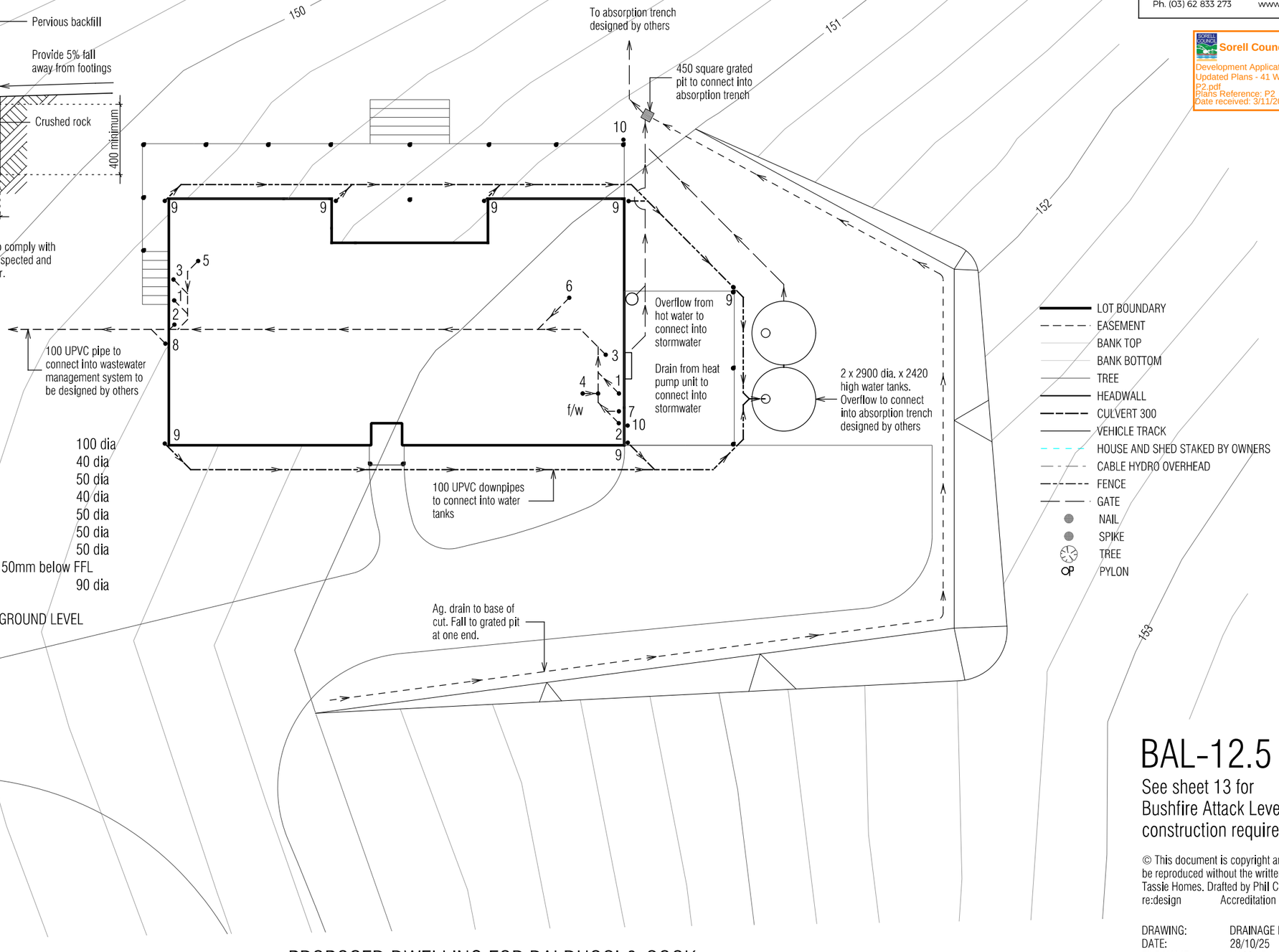
TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



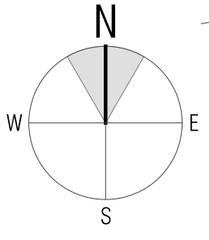
All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.



DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED ORG min. 150mm below FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	

- LOT BOUNDARY
- EASEMENT
- BANK TOP
- BANK BOTTOM
- TREE
- HEADWALL
- CULVERT 300
- VEHICLE TRACK
- HOUSE AND SHED STAKED BY OWNERS
- CABLE HYDRO OVERHEAD
- FENCE
- GATE
- NAIL
- SPIKE
- TREE
- PYLON



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PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: DRAINAGE PLAN
DATE: 28/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 02

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

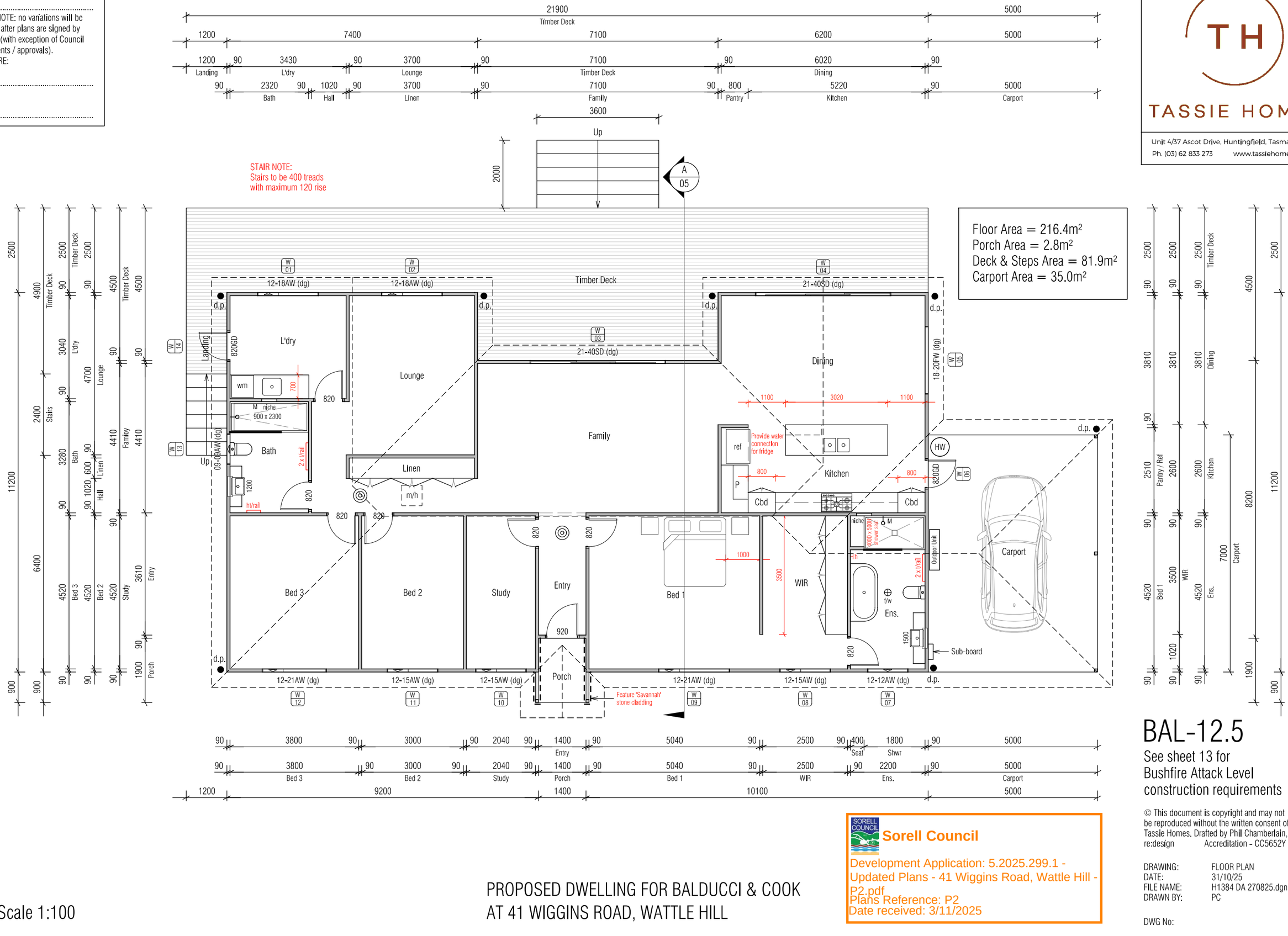
DATE:

.....

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

STAIR NOTE:
Stairs to be 400 treads
with maximum 120 rise



Floor Area = 216.4m²
Porch Area = 2.8m²
Deck & Steps Area = 81.9m²
Carport Area = 35.0m²

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council

Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

Scale 1:100

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

DRAWING: FLOOR PLAN
DATE: 31/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 03

THIS PLAN IS ACCEPTED BY:

.....

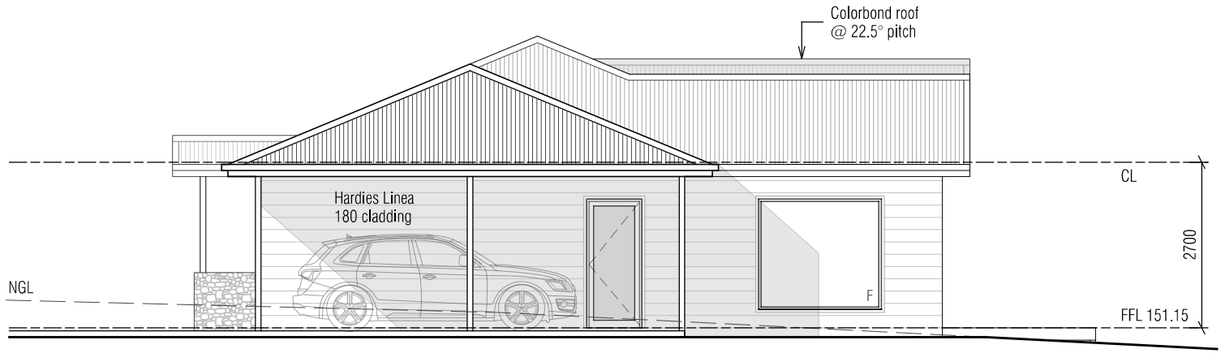
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

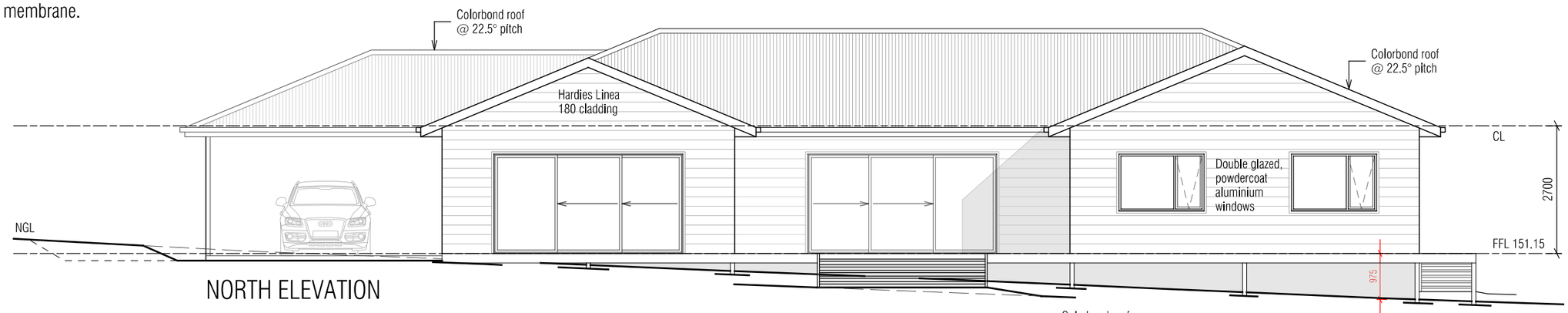
DATE:

.....

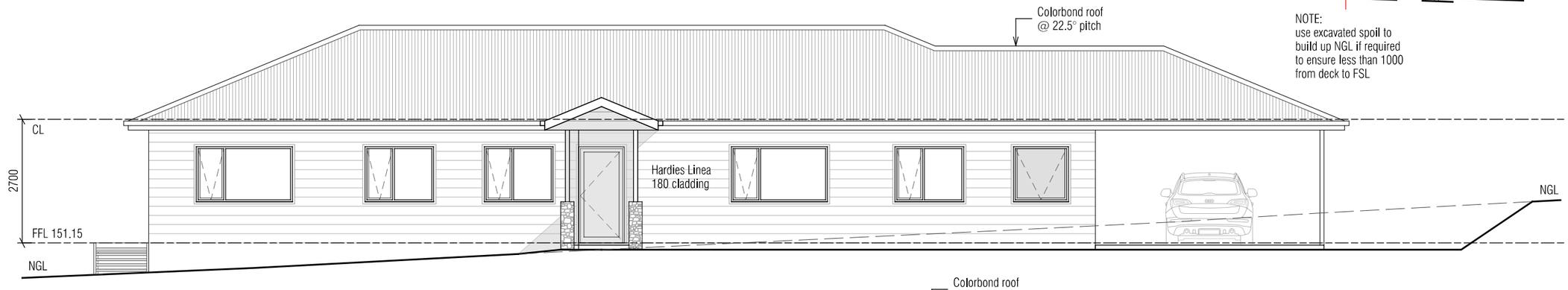
IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



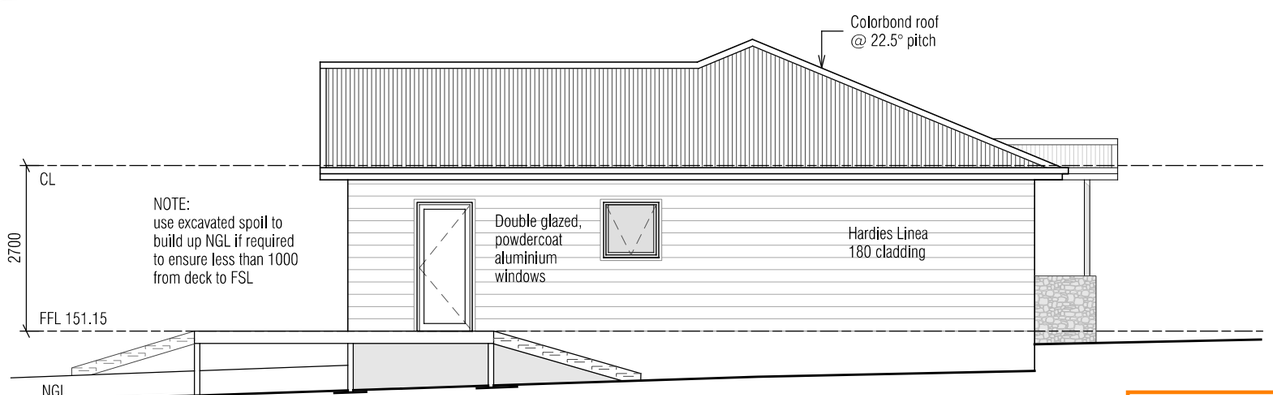
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

Scale 1:100

TH
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

DRAWING: ELEVATIONS
DATE: 10/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 04

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

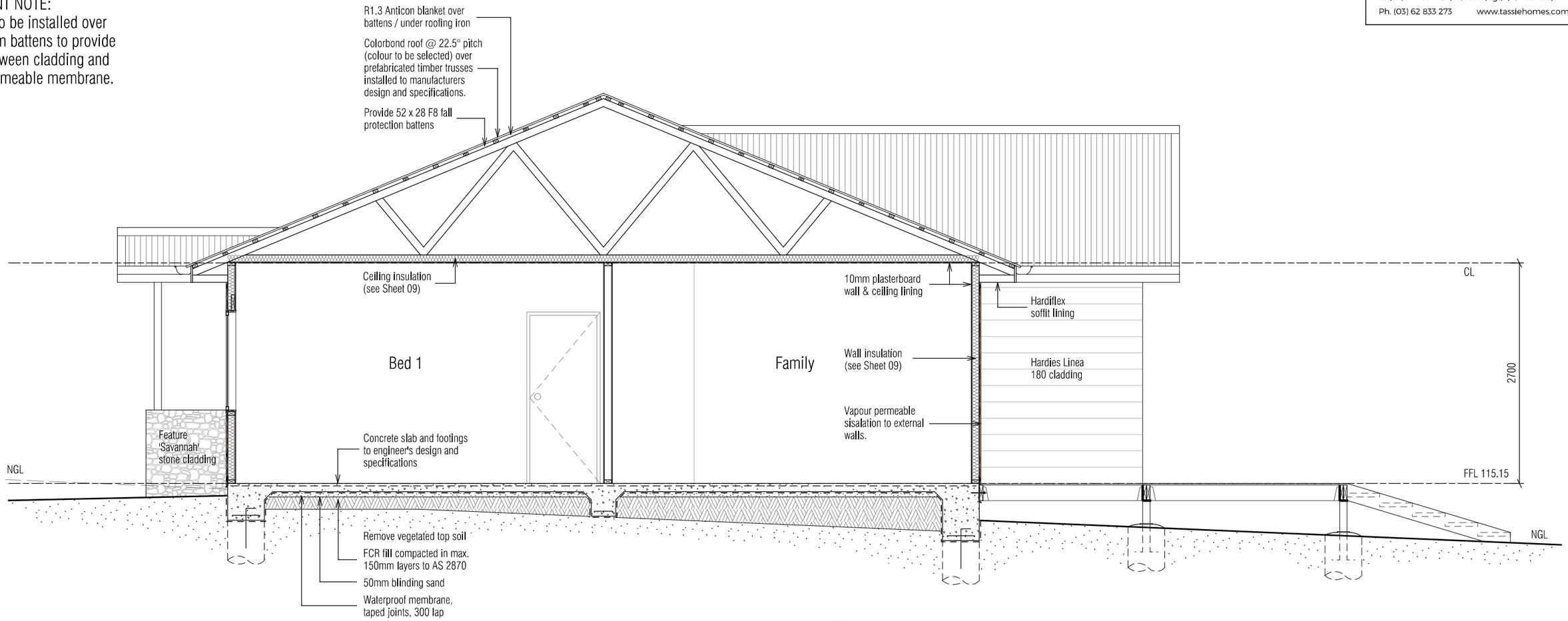
.....

DATE:

.....

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



SECTION A
Scale 1:50
03

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: SECTION
DATE: 10/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 05

Scale 1:50

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

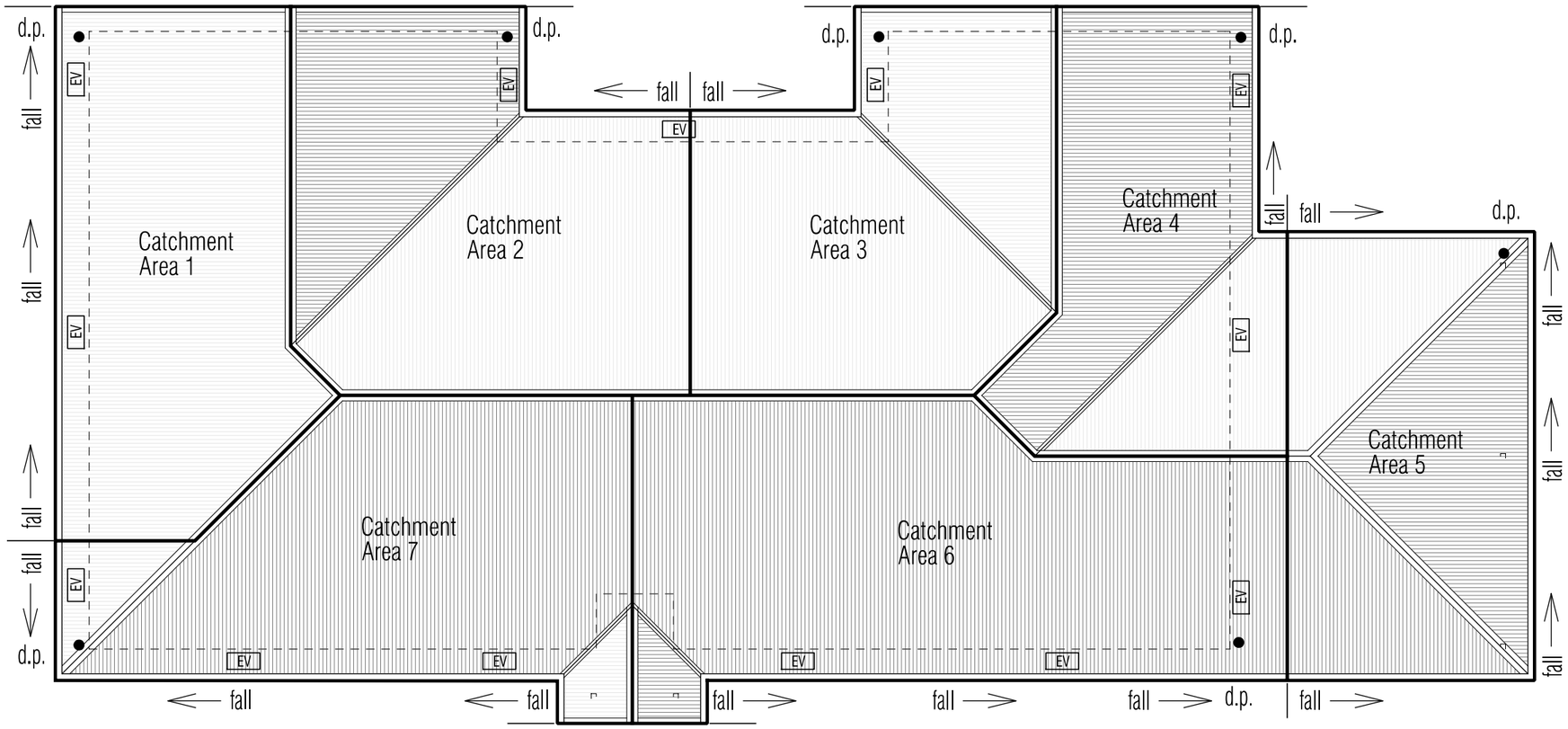
Scale 1:100

ROOF VENTILATION CALCULATIONS
(23º hip roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 210.0m² / 300 = 0.700m²
30% of 0.700m² = 0.210m²
0.210m² / 0.08m² = 2.6 (x 2) = 6 ridge vents
70% of 0.700m² = 0.490m²
0.490m² / 0.08m² = 6.1 (x 2) = 13 eaves vents

RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
Ensure continuous gap in sarking at ridge to provide for ridge ventilation.



DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	298.5	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	361.2	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	6	$\frac{Ac}{Acdp}$
Downpipes Provided	7	

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

TH
TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

CATCHMENT AREA NOTES:
Colorbond hip roof @ 22.5° pitch
CATCHMENT AREA 1 = 49.2m²
CATCHMENT AREA 2 = 54.6m²
CATCHMENT AREA 3 = 48.6m²
CATCHMENT AREA 4 = 41.4m²
CATCHMENT AREA 5 = 44.2m²
CATCHMENT AREA 6 = 68.8m²
CATCHMENT AREA 7 = 54.6m²

denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: ROOF PLAN
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 06

THIS PLAN IS ACCEPTED BY:

.....

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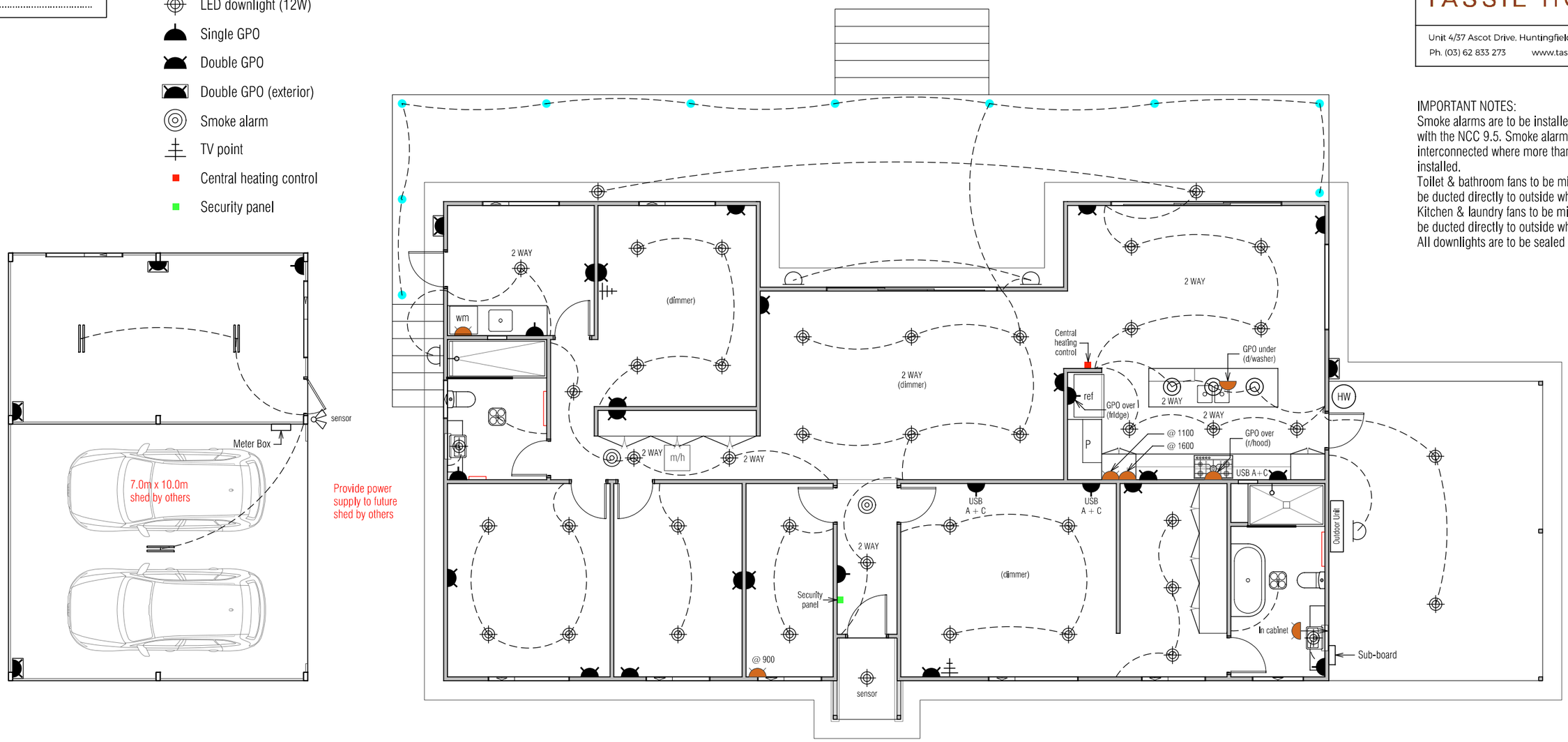
- Fluorescent light (19 W)
- Ducted exhaust fan
- Deck LED light
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- TV point
- Central heating control
- Security panel



TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: ELECTRICAL PLAN
DATE: 31/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 07

Scale 1:100

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

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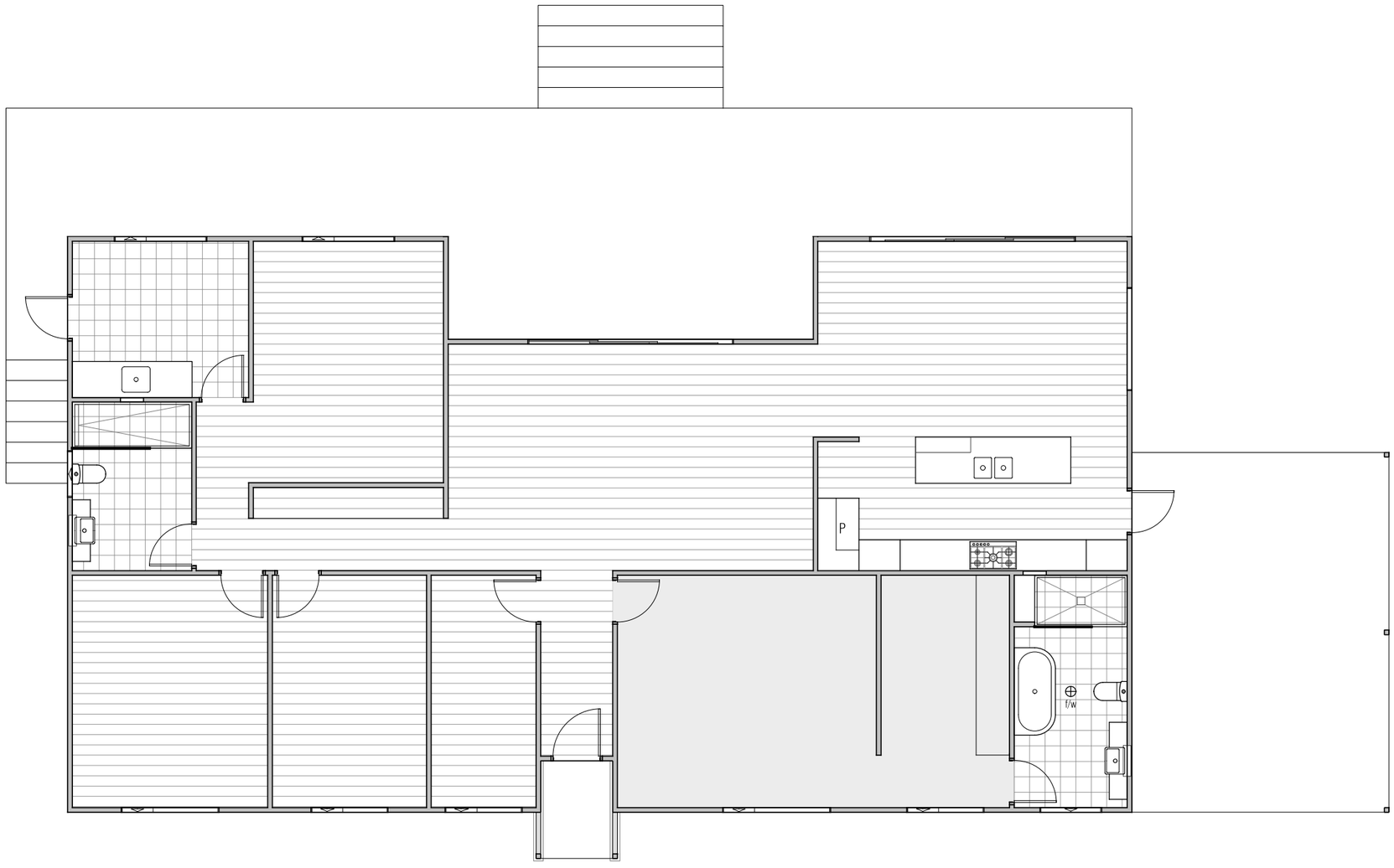

FLOORING LEGEND

- Floating Flooring
- Carpet
- Tiles

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

Scale 1:100

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

DRAWING: FLOORING LAYOUT PLAN
DATE: 28/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 08

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LIGHTING CALCULATIONS

ABCB

Lighting

Class 1 & 10a buildings

National Construction Code

Calculator

Building name/description	Classification
41 Wiggins Road, WATTLE HILL	Class 1

Number of rows preferred in table below: 12 *(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factors	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	Family, Dining, Kitchen & Entry	Living Room	75.4 m²	274 W	Class 1 building					5.0 W/m²	3.6 W/m²	**12% of 58%**
2	Ens.	Bathroom	9.9 m²	22 W	Class 1 building					5.0 W/m²	2.2 W/m²	**8% of 58%**
3	WIR	Other	11.4 m²	36 W	Class 1 building					5.0 W/m²	3.2 W/m²	**11% of 58%**
4	Bed 1	Bedroom	22.9 m²	48 W	Class 1 building					5.0 W/m²	2.1 W/m²	**7% of 58%**
5	Study	Other	9.2 m²	24 W	Class 1 building					5.0 W/m²	2.6 W/m²	**9% of 58%**
6	Bed 2	Bedroom	13.6 m²	24 W	Class 1 building					5.0 W/m²	1.8 W/m²	**6% of 58%**
7	Bed 3	Bedroom	17.2 m²	48 W	Class 1 building					5.0 W/m²	2.8 W/m²	**10% of 58%**
8	Bath	Bathroom	7.6 m²	22 W	Class 1 building					5.0 W/m²	2.9 W/m²	**10% of 58%**
9	L'dry	Laundry	10.4 m²	12 W	Class 1 building					5.0 W/m²	1.2 W/m²	**4% of 58%**
10	Lounge	Living Room	17.6 m²	48 W	Class 1 building					5.0 W/m²	2.7 W/m²	**9% of 58%**
11	Hall	Corridor	9.5 m²	36 W	Class 1 building					5.0 W/m²	3.8 W/m²	**13% of 58%**
12	Carport	Verandah or balcony	35.0 m²	52 W	Verandah or balcony					4.0 W/m²	1.5 W/m²	**100% of 38%**

		Allowance	*Design average*
239.7 m²	646 W	**Class 1 building**	5.0 W/m²	2.9 W/m²
		Verandah or balcony	4.0 W/m²	1.5 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
  (i) 5W per m² in Class 1 building;
  (ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
  (iii) 3W per m² in a Class 10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	12-18	Clear	4.30	0.55
W02	AW	AWS-008-01	12-18	Clear	4.30	0.55
W03	SD	AWS-013-01	21-40	Clear	4.00	0.61
W04	SD	AWS-013-01	21-40	Clear	4.00	0.61
W05	FW	AWS-067-08	18-20	Clear	3.20	0.68
W06	FD	AWS-019-01	21-09	Frosted	4.10	0.50
W07	AW	AWS-008-01	12-12	Frosted	4.30	0.55
W08	AW	AWS-008-01	12-15	Clear	4.30	0.55
W09	AW	AWS-008-01	12-21	Clear	4.30	0.55
W10	AW	AWS-008-01	12-15	Clear	4.30	0.55
W11	AW	AWS-008-01	12-15	Clear	4.30	0.55
W12	AW	AWS-008-01	12-21	Clear	4.30	0.55
W13	AW	AWS-008-01	09-09	Frosted	4.30	0.55
W14	FD	AWS-019-01	21-09	Clear	4.10	0.50

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 13)

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
220mm for R4.1 bulk insulation;
240mm for R5.0 bulk insulation;
260mm for R6.0 bulk insulation;
290mm for R7.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 17/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 09

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1 & AS 3500.3.2.
Suface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
- Minimum 150 above finished ground;
- Minimum 50 above paved surfaces;

Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	3:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4;
Masonry accessories to NCC 5.6;
Vertical articulation joints to NCC 5.6.8:
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm^{2}per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm^2.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918, Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof.Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
RISERS - min. 115, max. 190;
TREADS min. 240, max. 355.
Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLICANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation.Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.Wall surface density minimum - 220kg/m^2
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap.Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter.Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.Windows and external door weatherproofing to AS 2047.

TASSIE HOMES
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Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: COMPLIANCE NOTES
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC
DWG No: 10

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

THIS PLAN IS ACCEPTED BY:

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STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

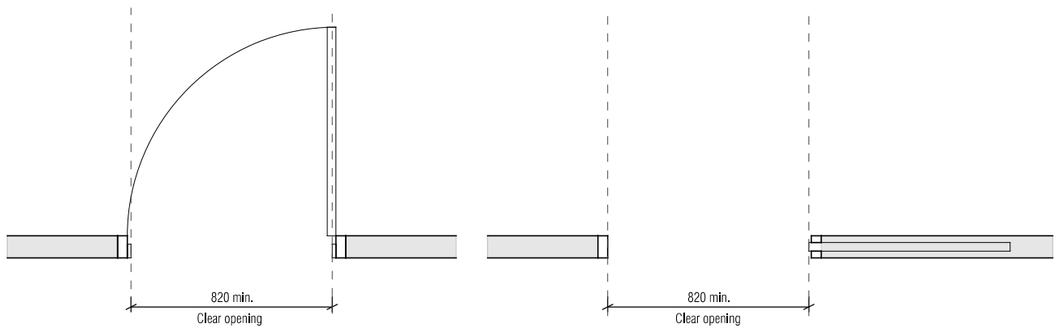
THRESHOLD NOTES:
The threshold of an entrance door must -
  (a) be level; or
  (b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
  (c) have a ramped threshold that -
    (i) does not extend beyond the depth of the door jamb; and
    (ii) has a gradient not steeper than 1:8; and
    (iii) is at least as wide as the minimum clear opening width of the entrance door; and
    (iv) does not intrude into the minimum dimensions of the required landing area; or
  (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
    (i) have no lip or upstand greater than 15mm within the sill profile; and
    (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
  (a) unobstructed (other than by a gate or a screen door); and
  (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
  (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
  (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
    (i) 8mm; or
    (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
  (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: LIVEABLE HOUSING NOTES 1 of 3
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 10a

THIS PLAN IS ACCEPTED BY:

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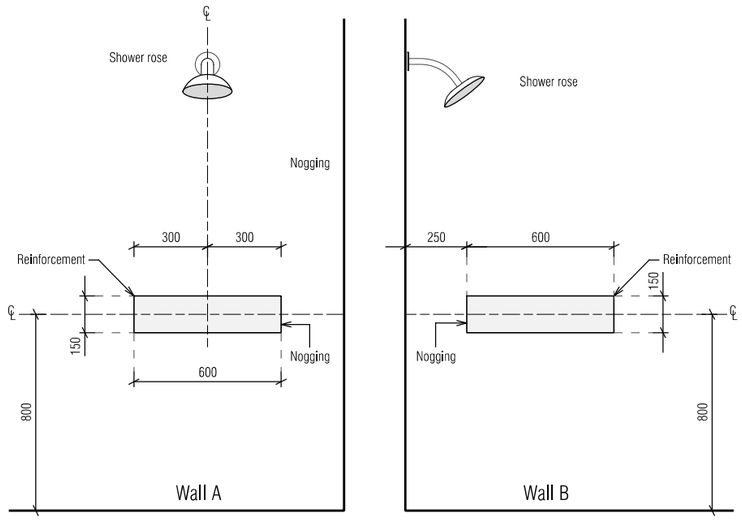
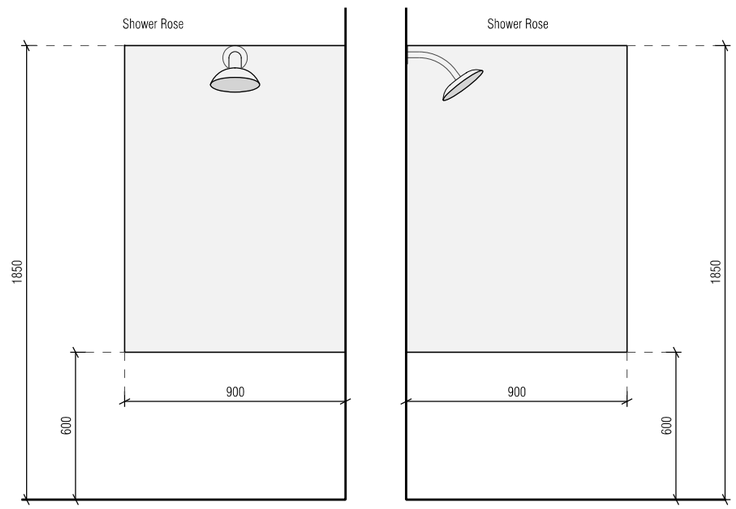
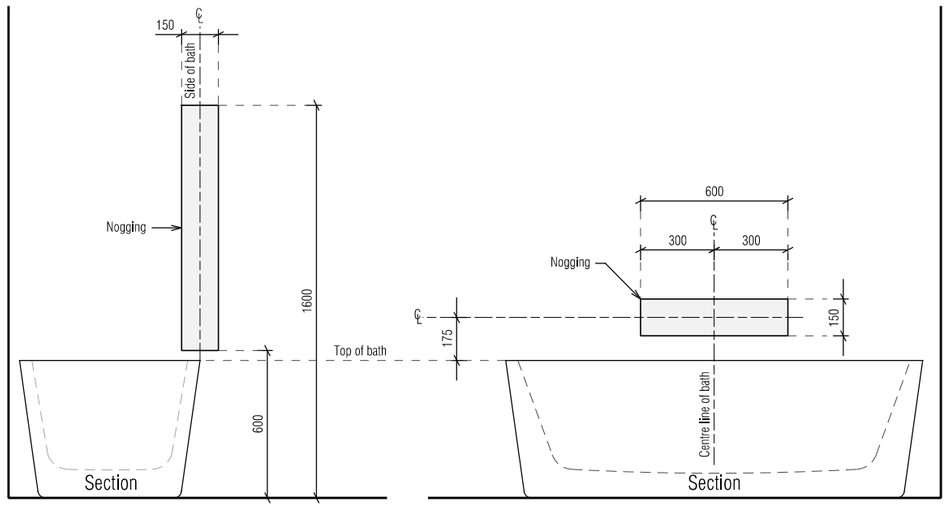


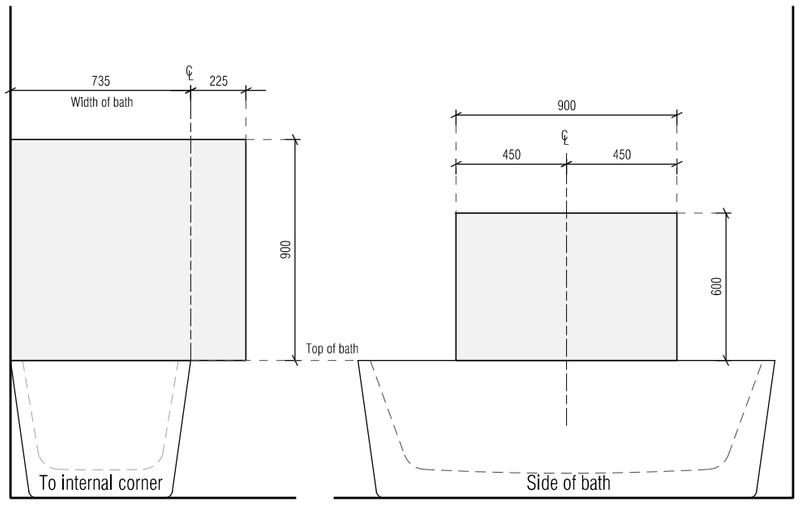
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

SORELL COUNCIL
Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: LIVEABLE HOUSING NOTES 2 of 3
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 10b

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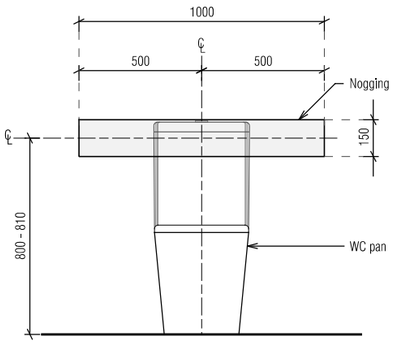
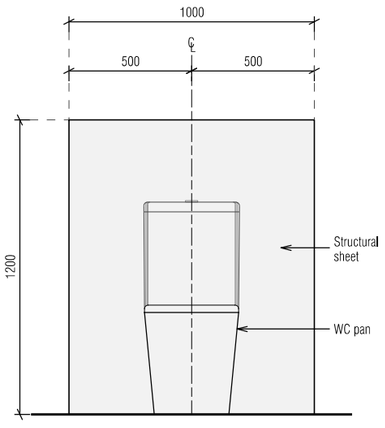
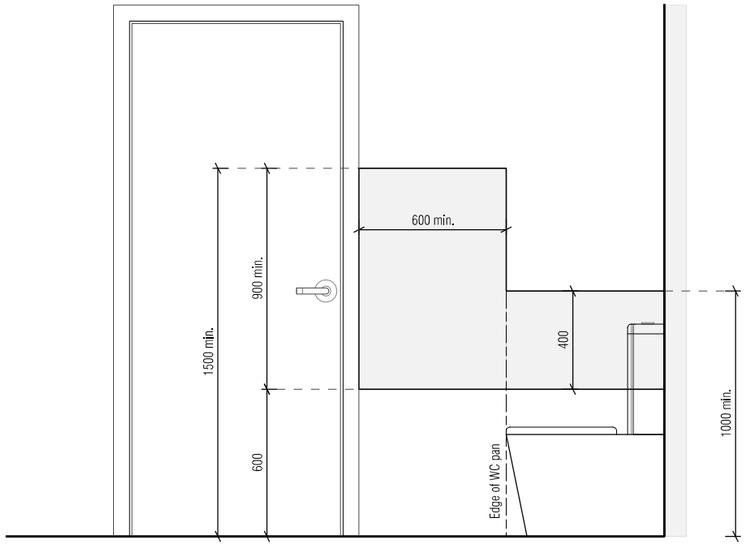


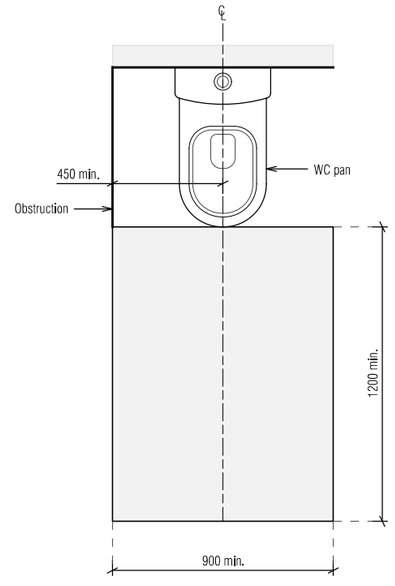
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

BAL-12.5

See sheet 13 for
Bushfire Attack Level
construction requirements

DRAWING: LIVEABLE HOUSING NOTES 3 of 3
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 10c

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TH
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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:
1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
   Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT
Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:
1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: WET AREA SPECIFICATIONS
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 11

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

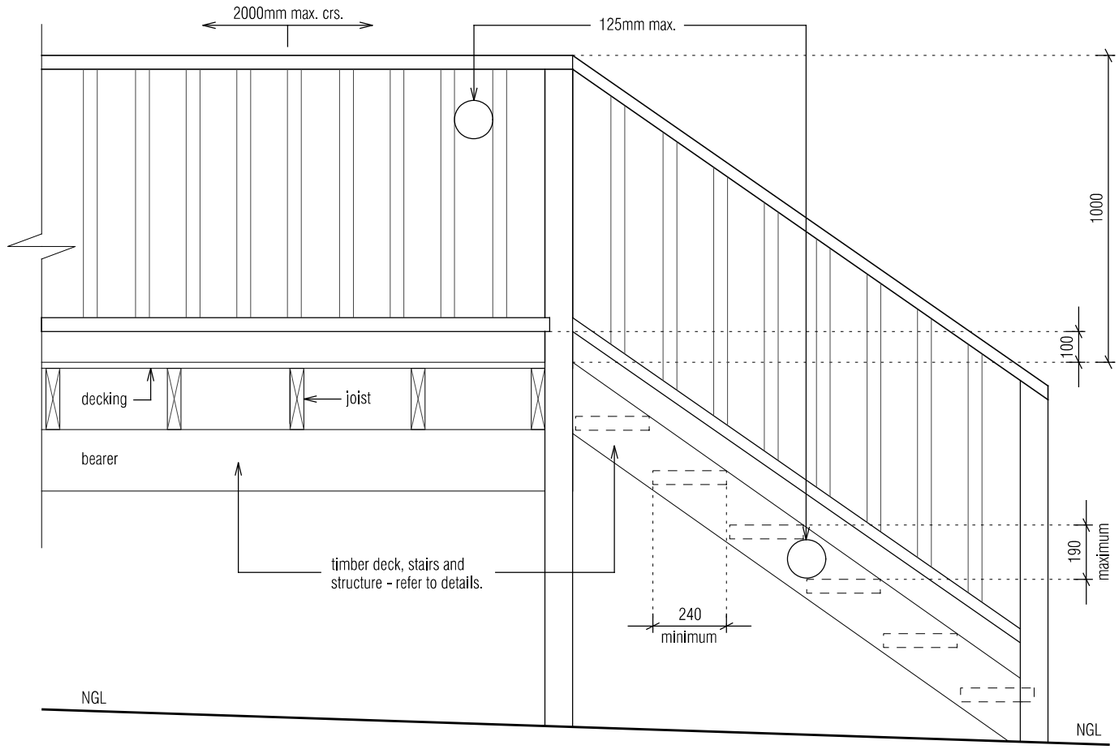
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

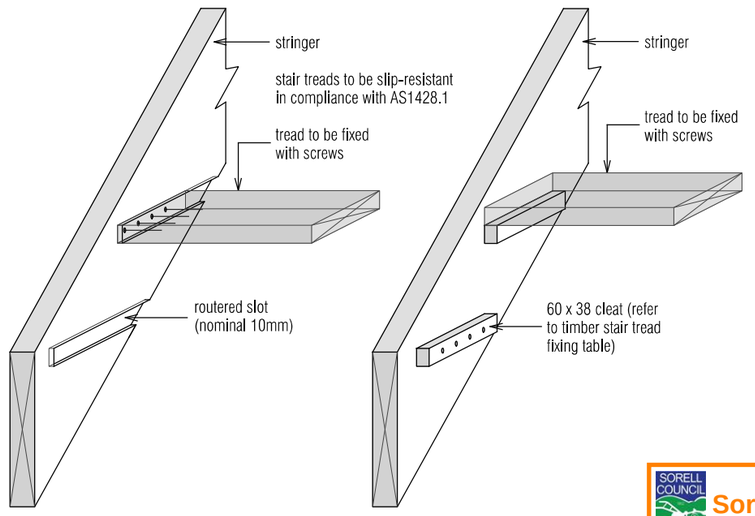
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:
DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



PROPOSED DWELLING FOR BALDUCCI & COOK AT 41 WIGGINS ROAD, WATTLE HILL

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

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BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: STAIR NOTES
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

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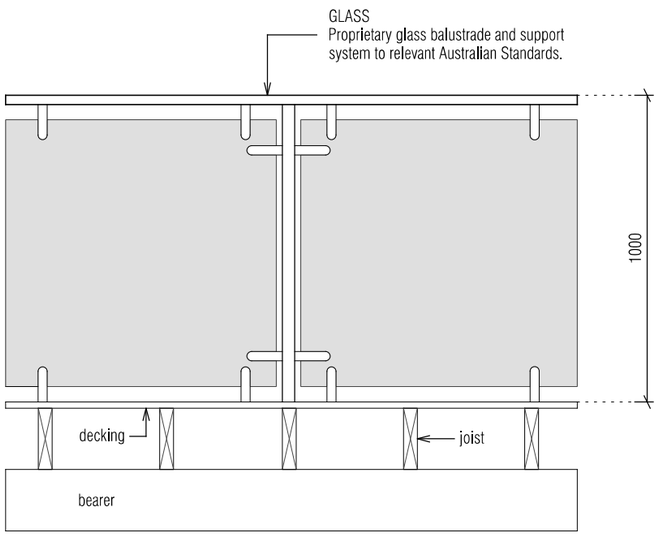

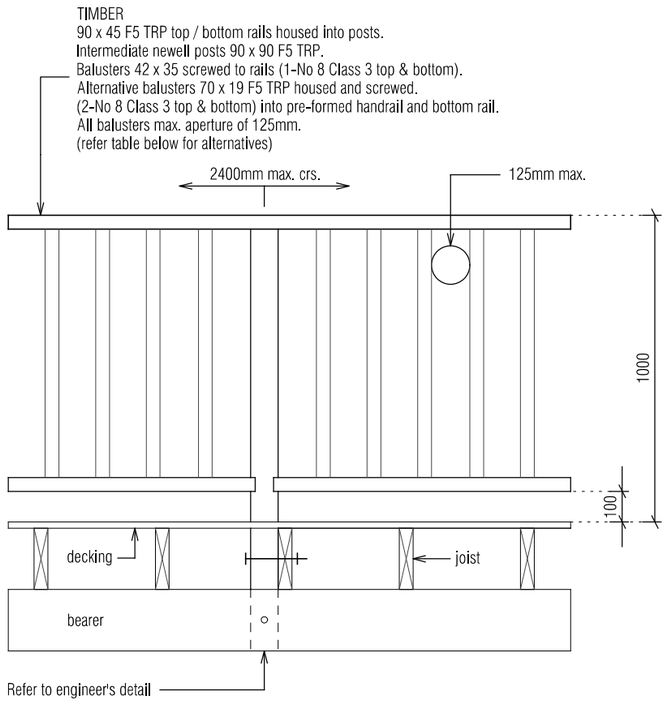

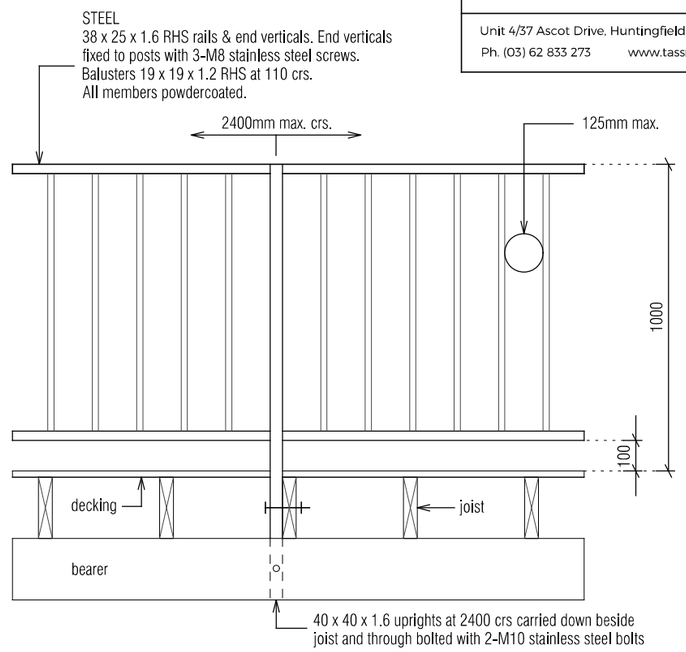

TIMBER STRINGERS

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
		MAXIMUM NUMBER OF RISERS				
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
	290 x 45	18	18	8	17	16

* Sizes stated are minimum sizes.

NOTE:
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

SIZES OF HANDRAILS

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
	RECOMMENDED HANDRAIL SIZE* (mm)				
Treated Pine, Cypress	70 x 35 70 x 45	120 x 35 70 x 45	170 x 35 70 x 45	290 x 35 140 x 45	240 x 45
Jarrah, other hardwoods	70 x 35 70 x 45	70 x 35 70 x 45	90 x 35 70 x 45	170 x 35 90 x 45	290 x 35 140 x 45
Kwila	70 x 35 70 x 45	70 x 35 70 x 45	70 x 35 70 x 45	170 x 35 70 x 45	290 x 35 120 x 45

*Section sizes can be used in either a vertical or horizontal postion.

NOTES:
1. Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
2. The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

* WIRE HANDRAILS AS PER NCC Part 11.3.6
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

PROPOSED DWELLING FOR BALDUCCI & COOK AT 41 WIGGINS ROAD, WATTLE HILL

BAL-12.5
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: BALUSTRADE NOTES
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 11b

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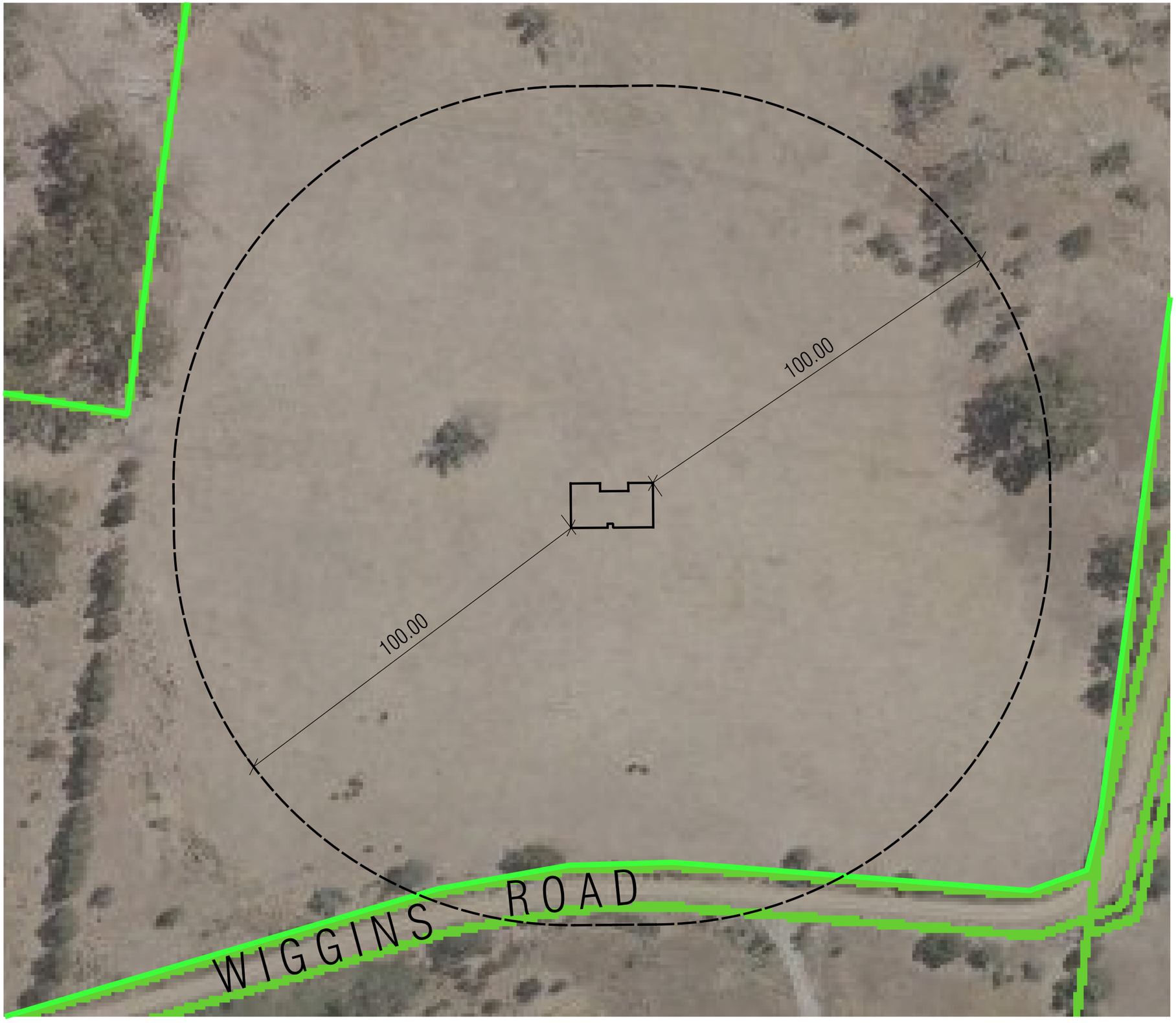

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PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
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Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: VEGETATION OVERLAY
DATE: 09/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 12

TASSIE HOMES
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CONSTRUCTION SCHEDULE BAL-12.5

Construction shall be in accordance with Bushfire Attack Level 12.5 (BAL-12.5) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 5.

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 5.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m3. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m3 or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

SCREENS shall be fitted internally or externally to openable portions of windows.Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only. Windows above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass. Sliding doors shall be glazed with a minimum of Grade A safety glass. Refer section 5.5.2 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650kg/m3 or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750kg/m3 or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

BALUSTRADES AND HANDRAILS can be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail.

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

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PROPOSED DWELLING FOR BALDUCCI & COOK
AT 41 WIGGINS ROAD, WATTLE HILL

SORELL COUNCIL
Sorell Council
Development Application: 5.2025.299.1 - Updated Plans - 41 Wiggins Road, Wattle Hill - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

BAL-12.5

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: BUSHFIRE ATTACK LEVEL CONSTRUCTION REQUIREMENTS
DATE: 10/10/25
FILE NAME: H1384 DA 270825.dgn
DRAWN BY: PC

DWG No: 13