NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
14 BRACKEN COURT, DODGES FERRY

PROPOSED DEVELOPMENT:
SECONDARY RESIDENCE

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 15th 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 15th January 2026.**

APPLICATION NO: **5.2025-312.1**
DATE: **19 DECEMBER 2025**

14 Bracken Court, Dodges Ferry

18-Dec-2025

SORELL COUNCIL

Disclaimer

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

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

Full description of Proposal:	*Use:* Residential *Development:* Proposed Ancillary Dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 350,000.00

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

Location of proposed works:	Street address: 14 Bracken Court Suburb: Dodges Ferry TAS Postcode: 7173 Certificate of Title(s) Volume: 140253 Folio: 1

Current Use of Site	Residential

Current Owner/s:	Name(s) Timothy Peter Treloar Glennen, Alexandra Kate Glennen, Jennife

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/

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: 11/11/2025

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
140253	1
EDITION	DATE OF ISSUE
7	29-Apr-2025

SEARCH DATE : 11-Nov-2025
SEARCH TIME : 01.59 PM

DESCRIPTION OF LAND

Parish of FORCETT Land District of PEMBROKE
Lot 1 on Sealed Plan 140253
Derivation : For grantees see plan
Prior CT 110611/2

SCHEDULE 1

N250853 TRANSFER to JENNIFER JOY NEAL of one undivided 1/2 share and ALEXANDRA KATE GLENNEN and TIMOTHY PETER TRELOAR GLENNEN (jointly as between themselves) of one undivided 1/2 share as tenants in common
Registered 29-Apr-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 140253 WATER SUPPLY RESTRICTION
SP 140253 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP 60600 FENCING COVENANT in Schedule of Easements
SP 110611 FENCING PROVISION in Schedule of Easements
SP 60600 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
A427794 FENCING PROVISION in Transfer
E411855 MORTGAGE to Commonwealth Bank of Australia
Registered 29-Apr-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER P. Clements

FOLIO REFERENCE C.T. Vol. 110611 Fol.1
C.T. Vol. 110611 Fol.2

GRANTEE Part of Lot 17409, 247–2–0 gtd to William Nassau Holmes

PLAN OF SURVEY

BY SURVEYOR D. G. J. POTTER

LOCATION PEMBROKE FORCETT

SCALE 1: 600 LENGTHS IN METRES

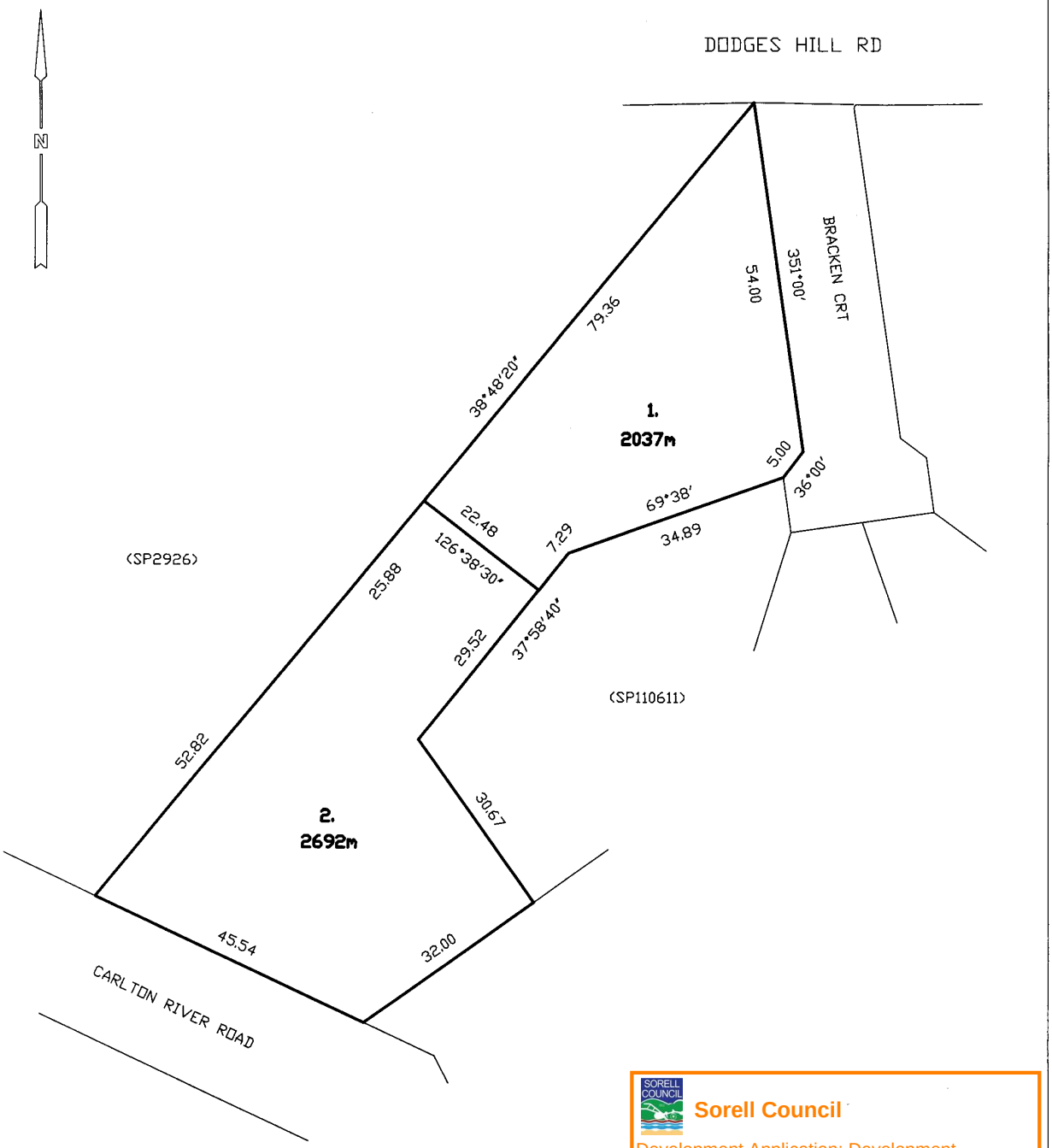
REGISTERED NUMBER

SP 140253

APPROVED
EFFECTIVE FROM 31 OCT 2003

Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. ~~28~~ (124) 5425-33	LAST UPI No 2905493 2905494	LAST PLAN No. SP 110611	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 140253

EASEMENTS AND PROFITS

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

No easements, profits a prendre or covenants are created to benefit or burden any lot on the Plan.

Signed by Peter James Clements
By his solicitor
McMullens Lawyers Conveyancers Executors
Per: Justin McMullen LLB

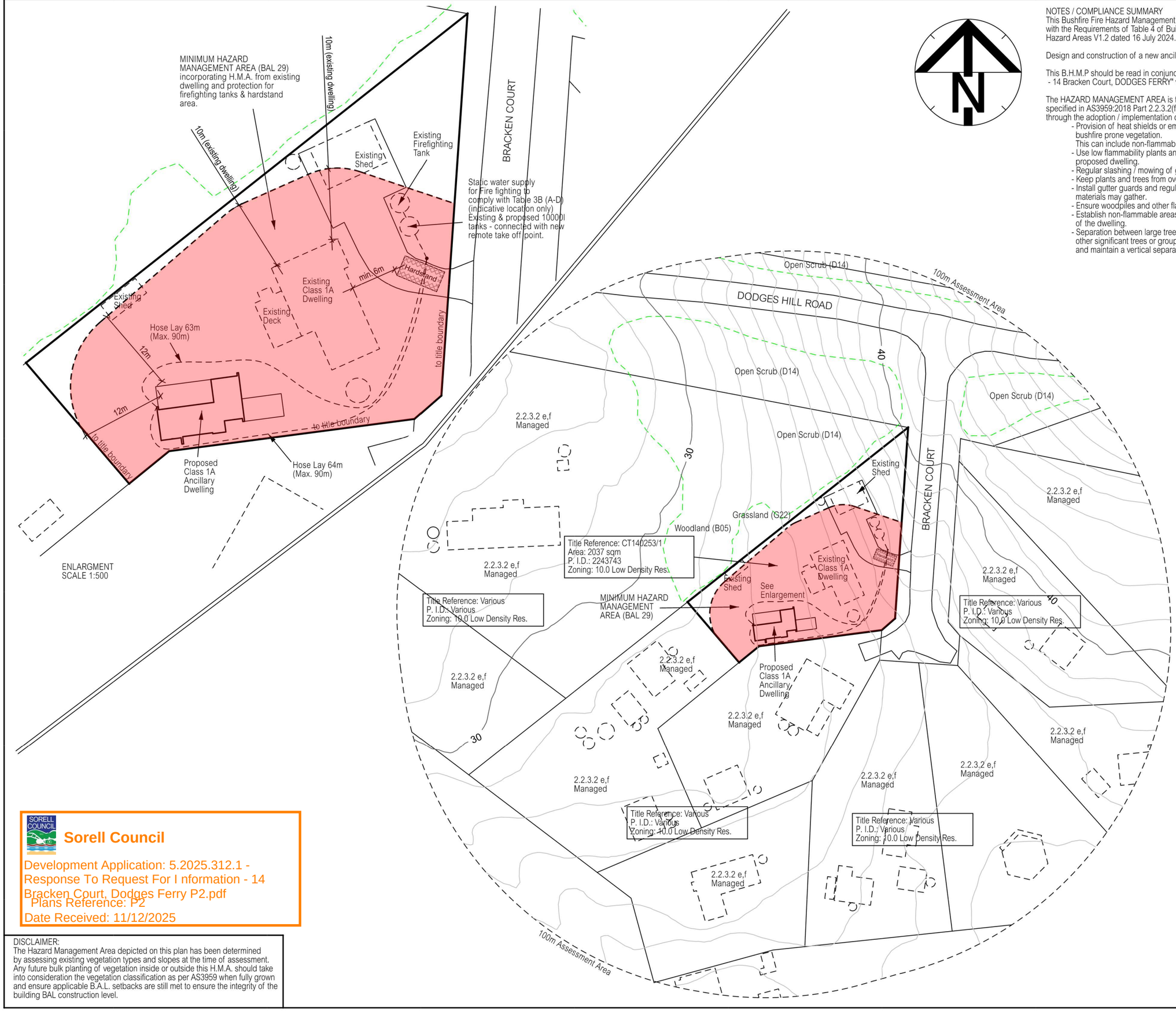
in the presence of: .....

Witness Sign..... Shmr
Witness Name..... Sharni Richardson
Witness Address..... 4 Howrah Rd Howrah.
Witness Occupation.. Personal Assistant

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter James Clements FOLIO REF: 110611/1 & 110611/2 SOLICITOR & REFERENCE: McMullens Lawyers Conveyancers Executors (030373)	PLAN SEALED BY: Sorell Council DATE: 19 August 2025 PP2009 REF NO. Council Delegate

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



NOTES / COMPLIANCE SUMMARY

This Bushfire Fire Hazard Management Plan (B.H.M.P.) and the attached BAL Report are in compliance with the Requirements of Table 4 of Building Act 2016 Directors Determination - Bushfire Hazard Areas V1.2 dated 16 July 2024.

Design and construction of a new ancillary dwelling on this lot is to comply with the BAL 29 (AS3959:2018)

This B.H.M.P should be read in conjunction with Bushfire Hazard Report - "Proposed Ancillary Dwelling - 14 Bracken Court, DODGES FERRY" v1 dated 05/12/2025.

The HAZARD MANAGEMENT AREA is to be established and maintained in a "minimal fuel condition" as specified in AS3959:2018 Part 2.2.3.2(f) for the area shown in "RED" on this plan. This may be achieved through the adoption / implementation of the following recommendations;

- Provision of heat shields or ember traps on the side of the property affected by the bushfire prone vegetation.
  This can include non-flammable fencing / walls & plantings of shrubs or hedges.
- Use low flammability plants and avoid placing them adjacent to glazed elements of the proposed dwelling.
- Regular slashing / mowing of grass areas to a height of less than 100mm.
- Keep plants and trees from overhanging roofs and gutters.
- Install gutter guards and regularly clean roof areas where leaf litter and other flammable materials may gather.
- Ensure woodpiles and other flammable materials are not stored against the dwelling.
- Establish non-flammable areas such as patios / garden paths etc around the perimeter of the dwelling.
- Separation between large trees should be maintained, preferrably 20m (Horizontally), from other significant trees or groups of shrubs and maintain a vertical separation between the ground / low plants to the tree canopies.

Construction Requirements & Construction Variations (Table 1)		
A.	Straw Bale Construction (maybe used up to and including BAL 19)	N/A
B.	Shielding Provisions under Section 3.5 of AS3959-2018. (Cannot result in a reduction of the assessment to BAL LOW)	N/A

Property Access (Table 2)		
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a fire fighting water point.	COMPLIES

Static Water Supply for Fire fighting (Table 3B)		
A.	Distance between building area to be be protected and water supply	COMPLIES
B	Static Water Supplies	COMPLIES
C.	Fittings, pipework and accessories (including stands and tank supports)	COMPLIES
D.	Signage for static water connections	COMPLIES
E.	Hardstand	COMPLIES

Hazard Management Area Requirements (Table 4)		
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	COMPLIES

Emergency Plan (Table 5)		
A.	Emergency Plans	N/A

Drawn By
ANDREW STRUGNELL
PO Box 21
New Town, TAS 7008
Ph. (03) 6231-4122
Fax (03) 6231-4166
Email: info@anotherperspective.com.au
Accreditation No. BFP-136 (1, 2, 3A)

another perspective drafting&design

Bushfire Hazard Management Plan
14 Bracken Court, DODGES FERRY

Drawn	AS	BAL2025-347
Date	05/12/2025 V1	Sheet
Scale	1:1000(A3)	
Signed		

DISCLAIMER:
The Hazard Management Area depicted on this plan has been determined by assessing existing vegetation types and slopes at the time of assessment. Any future bulk planting of vegetation inside or outside this H.M.A. should take into consideration the vegetation classification as per AS3959 when fully grown and ensure applicable B.A.L. setbacks are still met to ensure the integrity of the building BAL construction level.

Bushfire Hazard Report

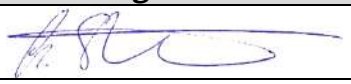
Proposed Ancillary Dwelling
14 Bracken Court
DODGES FERRY, 7173

Date: 05/12/2025

Prepared For:
T.P.T. & A.K. Glennen
J.J. Neal
14 Bracken Court
DODGES FERRY, TAS 7173

Prepared By:
Andrew Strugnell
Another Perspective Pty. Ltd.
Level 1, 67 Letitia Street
North Hobart, TAS 7000
Ph. (03) 6231-4122
Accreditation No: BFP-136 (1, 2, 3A)

Table of Contents

Version	Prepared By	Signature	Date
1	Andrew Strugnell		05/12/2025

Project Number: BAL2025-347

Disclaimer

It should be noted that the measures contained in AS3959:2018, used and referenced in this report, cannot and do not guarantee that a building will survive a bushfire event. This is due to the unpredictability of bushfire and variability of conditions at the time of any bushfire event.

All reasonable steps have been taken to ensure that the information gathered for, and contained in, this report is accurate and reflects the conditions at, and around, the time the assessment was carried out.

This report was prepared by Andrew Strugnell of Another Perspective Pty. Ltd. and contains information sourced from LIST (DPIPWE), photos by Another Perspective Pty. Ltd. and other information provided by the client.

EXECUTIVE SUMMARY

Site Details

Title Reference	CT140253/1
Property ID	2243743
Address	14 Bracken Court, DODGES FERRY 7173
Owner	T.P.T. & A.K. Glennen, J.J. Neal
Planning Scheme	Tasmanian Planning Scheme <SORELL>
Municipality	SOREL
Area	2037 sqm
Zoning	10.0 Low Density Residential
Surrounding Zoning	10.0 Low Density Residential (surrounding) 11.0 Rural Living (NE, E) 20.0 Rural Living (N, NW)

The purpose of this assessment is to provide a BAL (Bushfire Attack Level) and a Bushfire Hazard Management Plan for the proposed class 1a ancillary dwelling to be constructed at 14 Bracken Court in Dodges Ferry.

At the time of writing this report, the development site is deemed to be in a bushfire prone area based on the "Bushfire Prone Overlay" of the Tasmanian Planning Scheme (Sorell). The vegetation has been classified in accordance with table 2.3 and figure 2.3 of Section 2 (Method 1) AS3959-2018.

The proposed residence has been assessed as having a bushfire attack level of **BAL 29** given the setbacks to be implemented by the specified Hazard Management Area (Refer to areas marked in red on the attached Bushfire Hazard Management Plan). The Hazard Management Area show in red also encompasses the H.M.A. previously specified for the existing dwelling and protection for the firefighting tanks, remote connection point and the hardstand area. The proposed ancillary dwelling is to comply with the construction requirements specified in Section 7 of AS3959:2018.

No reticulated firefighting water source is available therefore an additional dedicated 10000l firefighting tank is to be installed on the site in accordance with the attached Bushfire Hazard Management Plan and table 3B of the *"Directors Determination – Bushfire Hazard Areas v1.2 16 July 2024"* and the *"Tasmania Fire Service Water Supply Signage Guideline"* – (TFS – V1 Dated February 2017). The existing firefighting tank should be connected to the new tank with a remote take off point to suit access from the hardstand area shown on the BHMP associated with this report.

Property access to the site and firefighting water connection point is to be in accordance with the attached Bushfire Hazard Management Plan and table 2 of the *"Directors Determination – Bushfire Hazard Areas v1.2 16 July 2024"*.

This report is to be read and used in conjunction with the "Bushfire Hazard Management Plan – 14 Bracken Court, DODGES FERRY" v1 dated 05/12/2025.

INTRODUCTION

This report has been prepared in accordance with methods and procedures defined in AS3959:2018 *Construction of Buildings in Bushfire Prone Areas*. The report describes the subject land, the surrounding land and defines the slope and vegetation on the areas of land that may provide a bushfire threat to life and property within this proposed development. Recommendations have been made, where appropriate, to assist in meeting the acceptable development solutions specified in the *Building Act 2016* – Directors *Determination – Bushfire Hazard Areas V1.2, Dated 16 July 2024.*

SITE LOCATION & DESCRIPTION

The proposed development site is located at 14 Bracken Court, Dodges Ferry, in the Sorell municipality. The lot is 2037 sqm in area, is zoned 10.0 Low Density Residential under the Tasmanian Planning Scheme - < SORELL>. The site is accessed by a formed public road (Bracken Court) and has a south westerly aspect. The site is surrounded by other land zoned 10.0 Low Desnsity Residential with areas of land zoned 11.0 Rural Living to the north east and east and land zoned 20.0 Rural to the north and north west. There is no reticulated firefighting water supply available to the site. An existing 10000l firefighting tank is on site to cater for the existing dwelling.

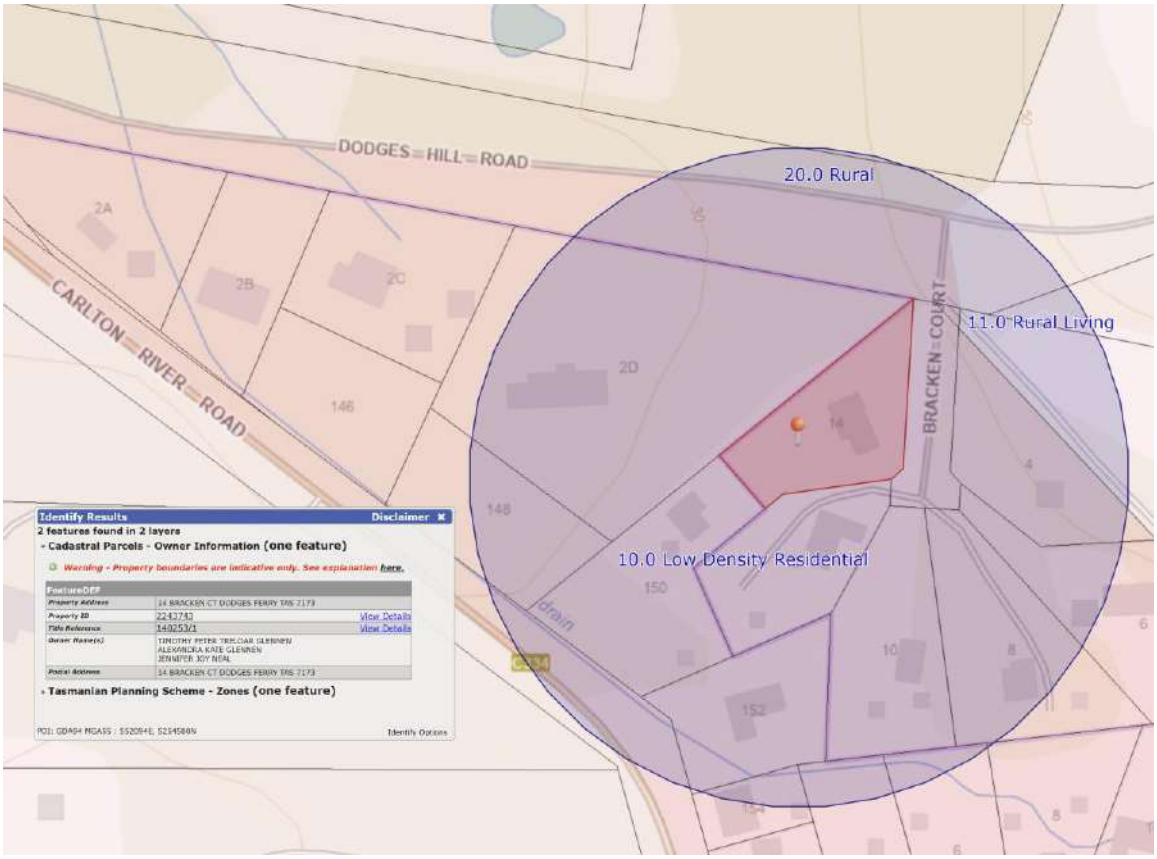


Figure 1. Location of CT140253/1

THE PROPOSED DEVELOPMENT

The proposal is for a class 1a ancillary dwelling to be constructed at the site known as 14 Bracken Court in Dodges Ferry.

BUSHFIRE HAZARD ASSESSMENT

The aerial photo shown below (Figure 2) shows the extent of vegetation on the development site and the adjacent properties with 100m of the development site.

Figure 2. Aerial Image of Vegetation on development site & adjacent land

The bushfire prone vegetation types outside of the proposed development area were assessed (refer to Table 1) and described as a Woodland (B05), Grassland (G22) and Open Scrub (D14). The vegetation has been classified in accordance with AS3959-2018 Section 2 (Method 1), Table 2.3 and figure 2.3 for vegetation within 100m of the development site boundary.

Table 1 – Classified vegetation with 100m of the proposed dwelling as determined during site visit conducted on 24/06/2025.

14 Bracken Court, DODGES FERRY					MINIMUM BAL 29	
AZIMUTH	DISTANCE TO VEG.	VEGETATION CLASSIFICATION	SLOPE UNDER VEG. (US/DS)	VEGETATION & SLOPE ASSESSMENT	SETBACK REQUIRED	NOTES
NORTH	0-20m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	20-28m	Grassland (G22)	Flat	BAL 12.5	6m	
	28-83m	Open Scrub (D14)	U/S	BAL 19	13m	
	83-93m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Road
	93-100m	Open Scrub (D14)	U/S	BAL 12.5	13m	
NORTH EAST	0-36m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	36-46m	Grassland (G22)	U/S	BAL 12.5	6m	
	46-67m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Road
	67-94m	Open Scrub (D14)	U/S	BAL 12.5	13m	
	94-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Road
EAST	0-23m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	23-37m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Road
	37-81m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
	81-100m	Woodland (B05)	U/S	BAL 12.5	10m	
SOUTH EAST	0-4m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	4-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
SOUTH	0-2m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	2-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
SOUTH WEST	0-8m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	8-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
WEST	0-13m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	13-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
NORTH WEST	0-12m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	12-14m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
	14-34m	Woodland (B05)	<5° D/S	BAL 29	10m	
	34-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed

Legend: U/S = upslope, D/S = Downslope

As per table 2.1 of AS3959:2018 the fire index of 50 (FDI50) used to determine the bushfire attack levels for this proposal. In accordance with Clause 2.2.6 and Table 2.6 of Section 2 (Method 1) AS3959:2018 the bushfire attack levels for each azimuth were determined.

CONCLUSIONS & RECOMMENDATIONS

The proposed class 1a ancillary dwelling, has been assessed as having a bushfire attack level of BAL 29, given the setbacks to be implemented by the specified Hazard Management Area (Refer to areas marked in red on the attached Bushfire Hazard Management Plan). The proposed ancillary dwelling is to comply with the construction requirements specified in Section 7 of AS3959:2018.

The "Hazard Management Area" shown in red on the Bushfire Hazard Management Plan is to be maintained to "minimal fuel condition" as specified in section 2.2.3.2 (f) of AS3959:2018. The Hazard Management Area also encompasses the H.M.A. previously specified for the existing dwelling and protection for the firefighting tanks, remote connection point and the hardstand area.

The following details outline some of the things that can be done to maintain the site.

- Eliminate where possible any flammable material immediately adjacent to the proposed structure, such as flammable plants, mulch & wood chips, wood piles etc.
- Include non-flammable areas such as paths driveways and well-kept short grass areas.
- Create windbreaks and radiation shields where appropriate using no combustible materials and low flammability hedges and plants. Not all trees in a low fuel area need to be removed as some will provide natural wind breaks and some shielding from direct heat radiation.
- Maintain vertical separation of tree canopies from the ground through appropriate pruning of vegetation and removal of dead and dry fallen leaves / bark & twigs.

No reticulated firefighting water source is available, so an additional dedicated 10000l firefighting tank is be installed on the site in accordance with the attached Bushfire Hazard Management Plan and table 3B of the *"Directors Determination – Bushfire Hazard Areas v1.2 16 July 2024"* and the *"Tasmania Fire Service Water Supply Signage Guideline"* – (TFS – V1 Dated February 2017). The existing firefighting tank should be connected to the new tank with a remote take off point to suit access from the hardstand area shown on the BHMP associated with this report.

Property access to the site and firefighting water connection point is to be in accordance with the attached Bushfire Hazard Management Plan and table 2 of the *"Directors Determination – Bushfire Hazard Areas v1.2 16 July 2024".*

This report is to be read and used in conjunction with the "Bushfire Hazard Management Plan – 14 Bracken Court, Dodges Ferry" v1 dated 05/12/2025.

REFERENCES

"AS3959:2018 – Construction of buildings in bushfire prone areas"

"Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners & Builders" – (TFS Dec. 2013)

"Bushfire-Prone Areas Advisory Note 01-2014" – (TFS – V3 - November 2017)

"Bushfire-Prone Areas Advisory Note 03-2014" – (TFS – V1 September 2014)

"Bushfire Hazard Advisory Note 04-2020" – (TFS – V4 August 2020)

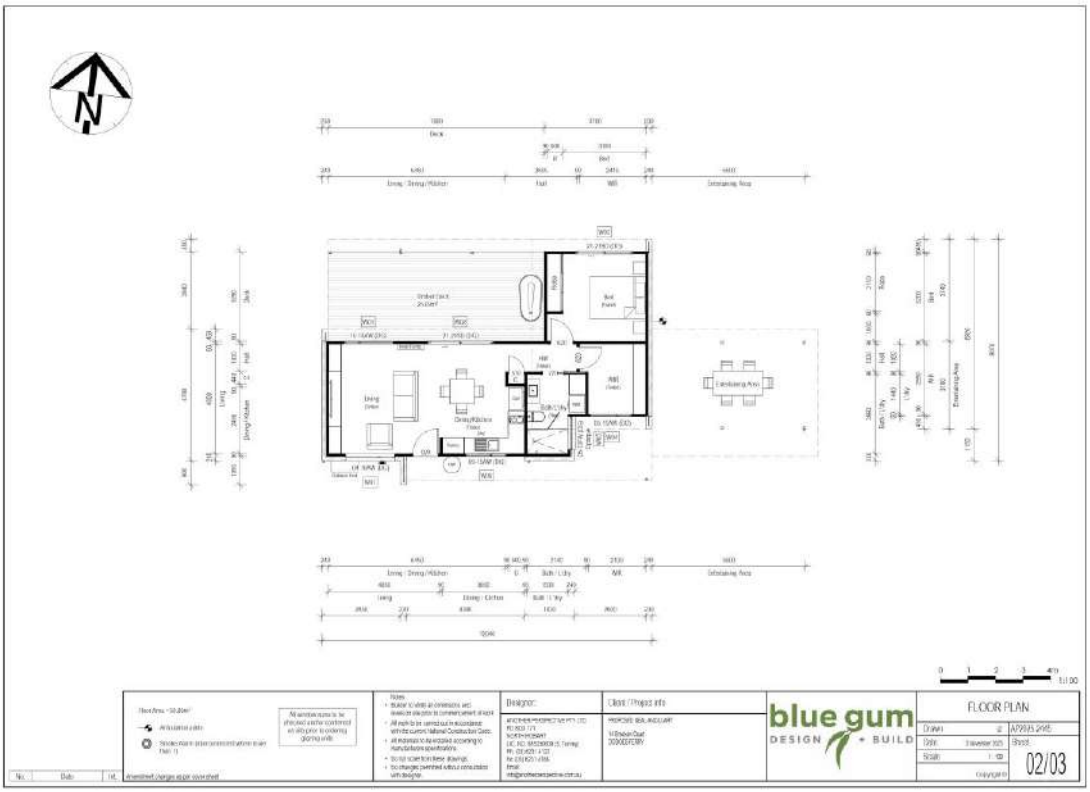
"Bushfire Emergency Planning Guidelines" – (TFS – V3 2021)

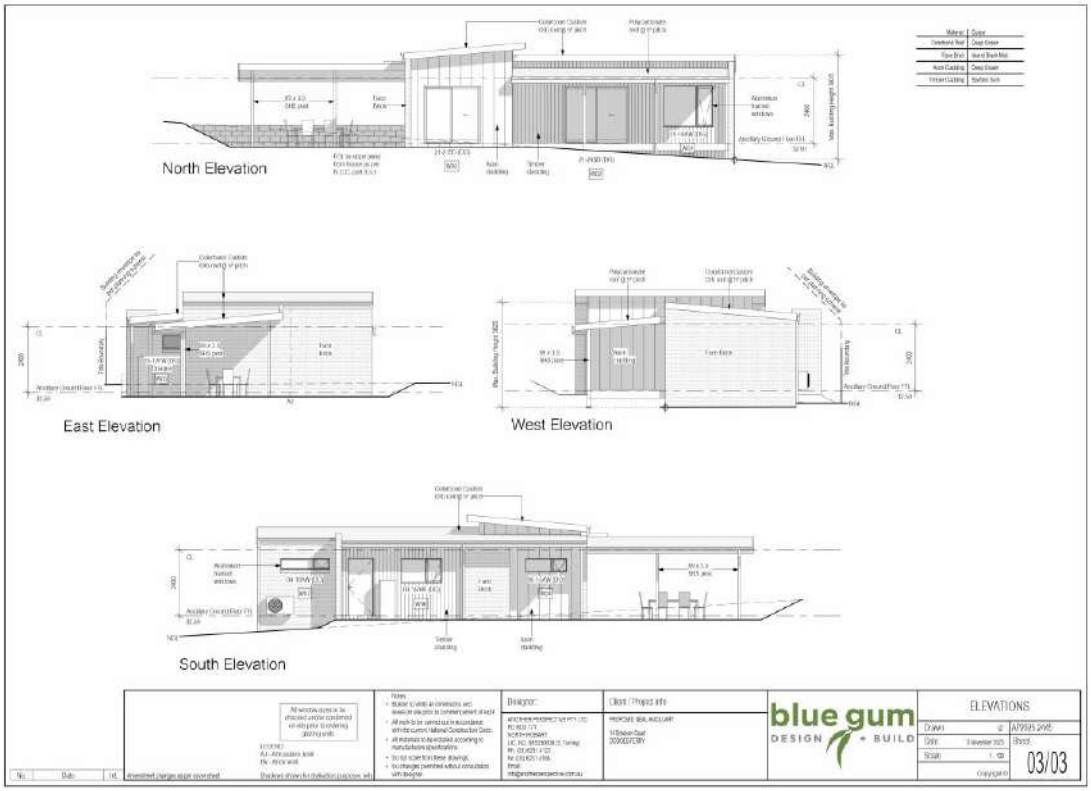
"Building Act 2016 – Directors Determination – Bushfire Hazard Areas" – (Director of Building Control –V1.2 Dated 16 July 2024)

"Tasmania Fire Service Water Supply Signage Guideline" – (TFS – V1 Dated February 2017) (if required for static firefighting water supplies)

"Building Regulations 2016"

Appendix 1 - Plans





Appendix 2 – Vegetation Classification Images

Photo 1 – NORTH

Photo 2 – NORTH

Photo 3 – NORTH EAST

Photo 4 – NORTH EAST

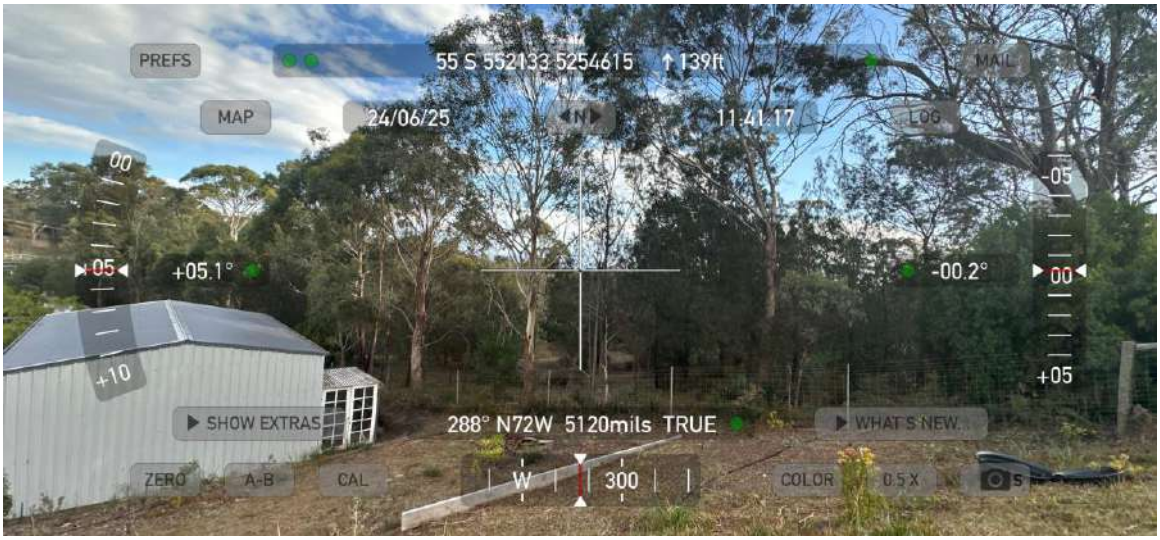


Photo 5 – NORTH EAST

Photo 6 – NORTH EAST

Photo 7 – EAST

Photo 8 – EAST

Photo 9 – EAST

Photo 10 – SOUTH EAST

Photo 11 – SOUTH EAST

Photo 12 – SOUTH

Photo 13 – SOUTH WEST

Photo 14 – WEST

Photo 15 – NORTH WEST

Photo 16 – NORTH WEST

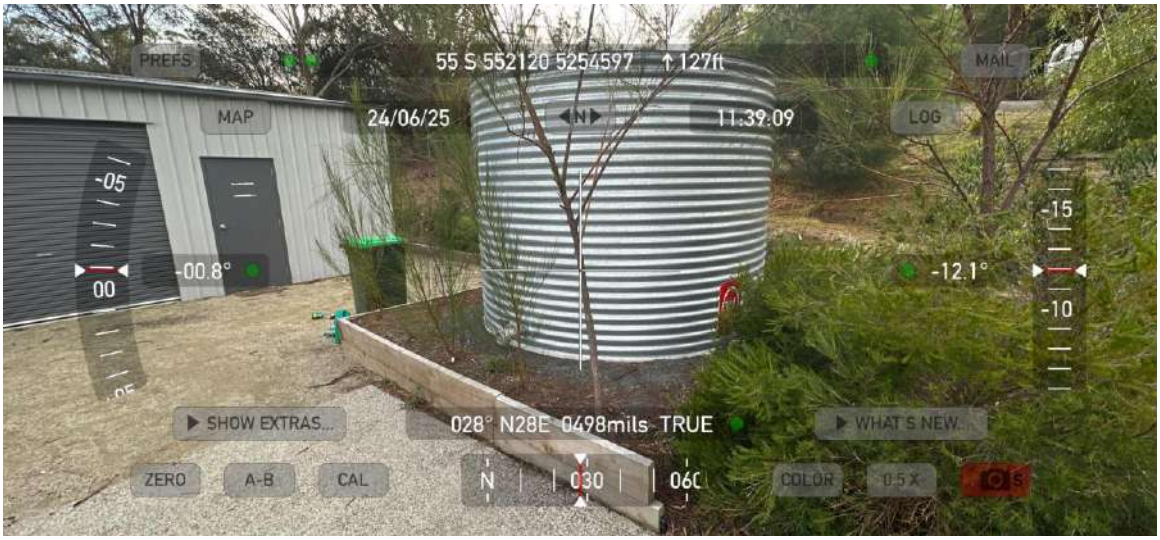


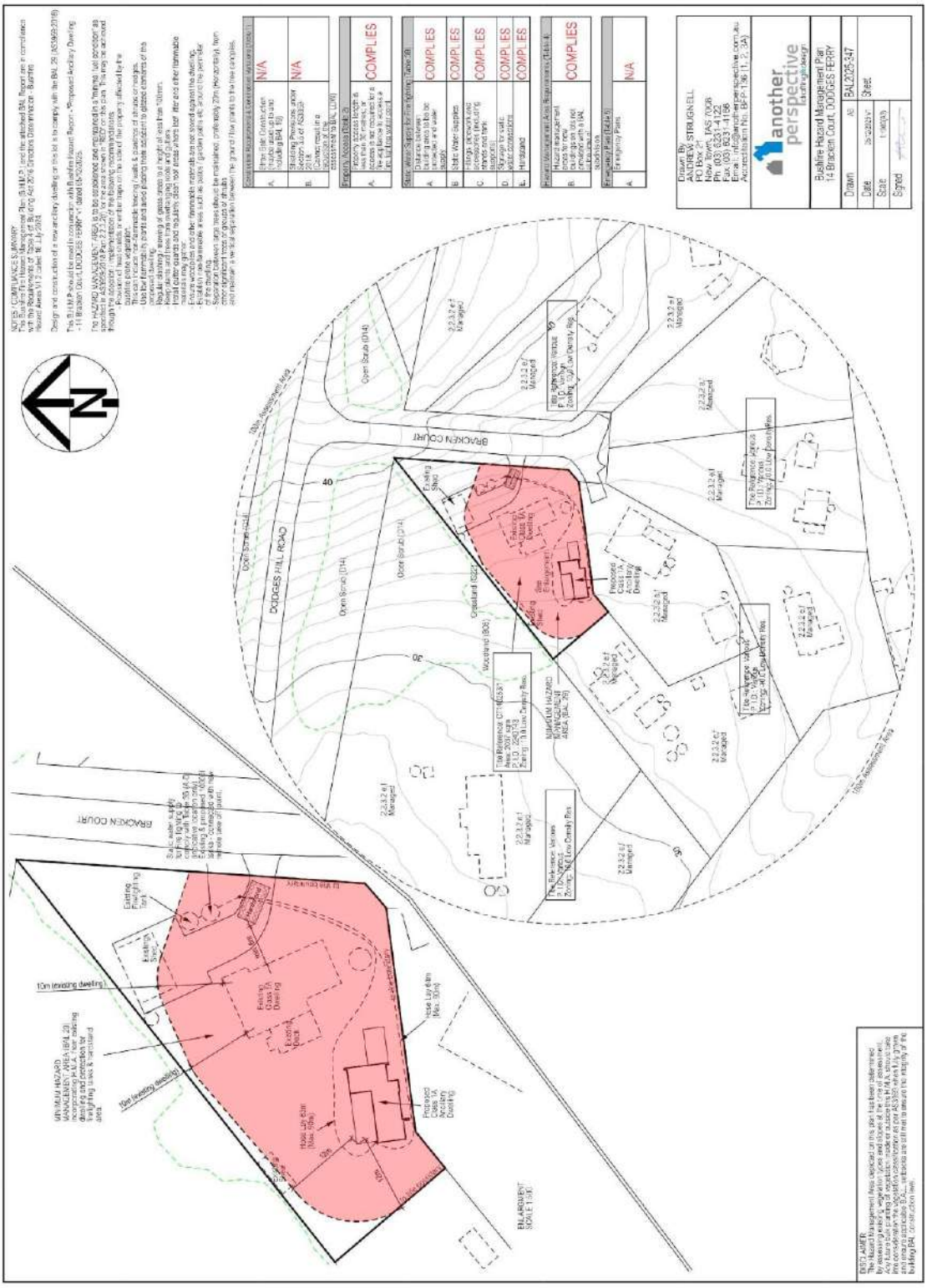
Photo 17 – EXISTING FIRE-FIGHTING TANK

Photo 18 – ACCESS

Photo 19 – ACCESS

Photo 20 – ACCESS

Appendix 3 – Bushfire Hazard Management Plan (B.H.M.P.)



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: T.P.T. & A.K. Glennen & J.J. Neal *Owner /Agent*

14 Bracken Court *Address*

DODGES FERRY 7173 *Suburb/postcode*

Form 55

Qualified person details:

Qualified person: Andrew Strugnell

Address: PO Box 171 Phone No: 03 6231-4122

NORTH HOBART 7002 Fax No: 03 6231-4166

Licence No: BFP-136 (1, 2, 3A) Email address: info@anotherperspective.com.au

Qualifications and Insurance details:

Accredited to report on Bushfire Hazards under the Fire Service Act 1979.
Professional Indemnity Insurer – Aon Risk Services – Insurance Australia Limited T/AS CGU PROF RISKS Policy No. 82CON1847011

(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: 14 Bracken Court Lot No: 1

DODGES FERRY 7173 Certificate of title No: 140253

The assessable item related to this certificate: Bushfire hazard management plan and supporting bushfire hazard report prepared for a class1a ancillary dwelling.

(description of the assessable item being certified)

Certificate details:

Certificate type: Bushfire Hazard

(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 Management Plan – 14 Bracken Court, DODGES FERRY - BAL2025-347 v1 – Andrew Strugnell – BFP136 – dated 05/12/2025 Bushfire Hazard Report – 14 Bracken Court, DODGES FERRY - BAL2025-347 v1 – Andrew Strugnell – BFP136 – dated 05/12/2025
Relevant	AS3959:2018 – Method 1 BAL assessment
References:	N/A

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

1. Proposed building work, if designed and implemented in accordance with the Bushfire Hazard Management Plan referred to in this certificate – will comply with the deemed-to-satisfy requirements of the *Directors Determination – Bushfire Hazard Areas V1.2, Dated 16 July 2024.*
2. The applicable Bushfire Attack Level (BAL) determined using AS3959:2018 for design and construction is BAL 29.

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the *Directors Determination – Bushfire Hazard Areas V1.2, Dated 16 July 2024.*

1. The effectiveness of the measures prescribed in the Bushfire Hazard Management Plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.

2. No guarantee that the building work will survive every bushfire event.

3. This certificate has been provided on the understanding that the bushfire hazard assessment only deals with bushfire risk and all other statutory requirements are outside the scope of this certificate.

4. No action or reliance is to be placed on this certificate or report other than for which it was commissioned.

5. This certification may only be used for compliance purposes for 6 years from the date of certification.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		BAL2025-347	05/12/2025

DOYLE SOIL CONSULTING

Storm Water Retention and Management

Client: Another Perspective

Address: 14 Bracken Court, Dodges Ferry (CT 140253/1)

Site Area: Approximately 2023 m^2

Date of inspection: 02/04/2025

Building type: New 2-bedroom ancillary dwelling.

Services: Tank water supply and onsite wastewater management

Planning Overlays: Southern beaches on-site wastewater and storm water management specific area

Mapped Geology - Mineral Resources Tasmania 1:250 000 Southeast sheet:

Qh = Quaternary sand, gravel and mud

Soil Depth: 1.5 – 2.4 m

Subsoil Drainage: Imperfectly drained

Drainage lines/water courses:

Vegetation: pasture

Rainfall in previous 7 days: Approximately 4 mm

Slope: Approximately 4° to the SW

SITE AND SOIL CONDITIONS

The site consists of gently sloping land with an aspect facing southwest. A new stormwater design is required for the proposed ancillary dwelling (proposed roof area approx. 120 m^2). Because the existing stormwater retention on the site is not known, a stormwater retention area for the existing house (roof area of 170 m^2) has also been considered in this report. A summary of the IFD rainfall data for Dodges Ferry is presented in Appendix 1.

The soil is mapped as being derived from Quaternary sands however the soil profile is influenced from the upslope Triassic Sandstone. The soil profile is dominated by sands overlying light clays

and clay loams in the lower portion of the site. The soil has an estimated subsoil permeability of 0.5 m/day. There is a very small area of land available for stormwater dispersal. A moderation factor of 1 has been used.

STORMWATER CALCULATIONS

Stormwater runoff from impervious surfaces on site (roof area) is calculated according to the rational method taken from *Australian Rainfall and Runoff (ARR).*

Where the flowrate Q = 0.000278 x C x I x A

C = Runoff coefficient (taken as 0.90 for roof and 0.75 for gravel)

I = Intensity of rainfall

A = Catchment area

All 1:20yr scenarios (5 minutes to 72 hours) have been calculated in the attached spreadsheet. The Intensity Frequency Duration (IFD) data generated for the site is shown in the attached charts and table.

For the proposed ancillary dwelling roof area (including covered deck and proposed covered porch/yoga area) of approximately 120 m^2plus the existing dwelling roof area of approximately 170 m^2

The required stormwater trench area to accommodate the calculated stormwater overflow from the roof area from the stormwater worksheet attached is 36 m^2. The absorption area can be installed as one trench 12 m long by 3 m wide by 1 m deep.

SOR-S2.7.2 Stormwater management

Acceptable Solutions	**Comment:**
A1 Development must be capable of connecting by gravity to a public stormwater system.	Non-compliance therefore P1 must be met

Performance Criteria	**Comment:**
P1 Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to: (a) topography of the site; (b) the size and shape of the site; (c) soil conditions; (d) any existing buildings and any constraints imposed by existing development on the site; (e) any area of the site covered by impervious surfaces; (f) any watercourses on the land; (g) stormwater quality and quantity management targets identified in the *State Stormwater Strategy 2010*; and any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.	 Complies Complies Complies Complies Complies N/A Complies Complies

STORMWATER DISPOSAL

It is recommended that one bed 12 m x 3 m x 1 m deep absorption bed be installed to accept overflow from the existing house and proposed ancillary roof areas as per the attached design specs.

The resultant stormwater retention area/volume should therefore be sufficient to handle all ARI 1:20 events.

Please contact us if you have any further questions.

Robyn Doyle CPSS
B.Agr.Sc.

Director Lithos Group P/L, t/a Doyle Soil Consulting
Soil Scientist and Wastewater Designer

Appendix 1 STORMWATER CALCULATIONS -New Ancillary Dwelling and Existing Dwelling

Calculation of Dimensions for Soakage Area -Ancillary +Existing House

Location	**14 Bracken Court Dodges Ferry**					
Client	**Another Persective**			Base Area	36	m^2
Job Code				Peak Area infiltration	66	m^2
Catchment Area	290	m^2		Storage Volume	36	m^3
C	1	Runoff Coeff.		Perimeter of Inf A	30	m
Soil K_h	20.83333			Emptying Time	1465	minutes
Moderating Factor (U)	1				24.41	hours
Width of Infiltration Area	3	m			1.02	days
Length of Infiltration Area	12	m				
Depth of storage	1	m				
Porosity	35%	%		35%	20mm Clean	
ARI	1:20			95%	Atlantis Cell	

Storm Duration (minutes)	Storm Mean Intensity (mm/hr)	Volume in (m^3)	Volume out (m^3)	Storage Volume Required (m^3)	Percentage of storage provided (%)	
1	140	0.677	0.018	0.659	1911%	OK
2	112	1.084	0.035	1.048	1202%	OK
3	101	1.466	0.053	1.413	892%	OK
4	92.7	1.794	0.071	1.723	731%	OK
5	86.2	2.085	0.089	1.996	631%	OK
10	64.7	3.130	0.177	2.953	427%	OK
15	52.6	3.817	0.266	3.551	355%	OK
20	44.8	4.334	0.354	3.980	317%	OK
25	39.3	4.753	0.443	4.310	292%	OK
30	35.2	5.108	0.531	4.577	275%	OK
45	27.4	5.964	0.797	5.167	244%	OK
60	23	6.675	1.063	5.613	224%	OK
90	18	7.836	1.594	6.243	202%	OK
120	15.2	8.823	2.125	6.698	188%	OK
180	12	10.448	3.188	7.261	174%	OK
270	9.63	12.577	4.781	7.796	162%	OK
360	8.26	14.384	6.375	8.009	157%	OK
540	6.65	17.370	9.563	7.808	161%	OK
720	5.69	19.817	12.750	7.067	178%	OK
1080	4.51	23.561	19.125	4.436	284%	OK
1440	3.78	26.330	25.500	0.830	1518%	OK
1800	3.26	28.385	31.875	0.000		OK
2160	2.87	29.987	38.250	0.000		OK
2880	2.32	32.320	51.000	0.000		OK
3600	1.66	28.907	63.750	0.000		OK
4320	1.28	26.748	76.500	0.000		OK

Appendix 2 Summary from the IFD Rainfall Data System -Dodges Ferry -Bureau of Meteorology

Location

Label: 120 Bally Park Rd Dodges Ferry
Easting: 550285
Northing: 5254214
Zone: 55
Latitude: Nearest grid cell: 42.8625 (S)
Longitude: Nearest grid cell: 147.6125 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 05 August 2025

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

Table | Chart

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	63.8	71.9	98.9	119	140	170	195
2 min	54.5	60.9	81.8	96.8	112	130	144
3 min	48.3	54.1	73.1	86.8	101	118	132
4 min	43.6	49.0	66.7	79.5	92.7	110	124
5 min	40.0	44.9	61.5	73.6	86.2	103	117
10 min	29.1	32.8	45.4	54.8	64.7	79.4	91.7
15 min	23.6	26.6	36.8	44.5	52.6	64.8	74.9
20 min	20.2	22.7	31.4	37.9	44.8	55.0	63.5
25 min	17.8	20.1	27.7	33.3	39.3	48.0	55.2
30 min	16.1	18.1	24.9	29.9	35.2	42.8	49.1
45 min	12.8	14.4	19.6	23.5	27.4	32.9	37.4
1 hour	10.9	12.3	16.6	19.8	23.0	27.3	30.7
1.5 hour	8.75	9.80	13.2	15.6	18.0	21.0	23.5
2 hour	7.48	8.39	11.3	13.2	15.2	17.6	19.5
3 hour	6.02	6.76	9.04	10.6	12.0	13.9	15.3
4.5 hour	4.84	5.45	7.30	8.50	9.63	11.1	12.2
6 hour	4.14	4.67	6.27	7.30	8.26	9.55	10.5
9 hour	3.29	3.73	5.04	5.88	6.65	7.74	8.55
12 hour	2.77	3.15	4.29	5.01	5.69	6.67	7.39
18 hour	2.14	2.44	3.36	3.95	4.51	5.34	5.97
24 hour	1.76	2.01	2.79	3.30	3.78	4.51	5.06
30 hour	1.49	1.71	2.39	2.83	3.26	3.91	4.41
36 hour	1.30	1.49	2.09	2.49	2.87	3.45	3.91
48 hour	1.03	1.19	1.67	2.00	2.32	2.79	3.17
72 hour	0.736	0.845	1.19	1.42	1.66	2.00	2.27
96 hour	0.573	0.657	0.920	1.10	1.28	1.54	1.75
120 hour	0.472	0.540	0.751	0.894	1.03	1.24	1.41
144 hour	0.403	0.461	0.637	0.752	0.862	1.04	1.18
168 hour	0.355	0.405	0.555	0.650	0.739	0.894	1.01

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.

Location

Label: 120 Bally Park Rd Dodges Ferry
Easting: 550285
Northing: 5254214
Zone: 55
Latitude: Nearest grid cell: 42.8625 (S)
Longitude: Nearest grid cell: 147.6125 (E)

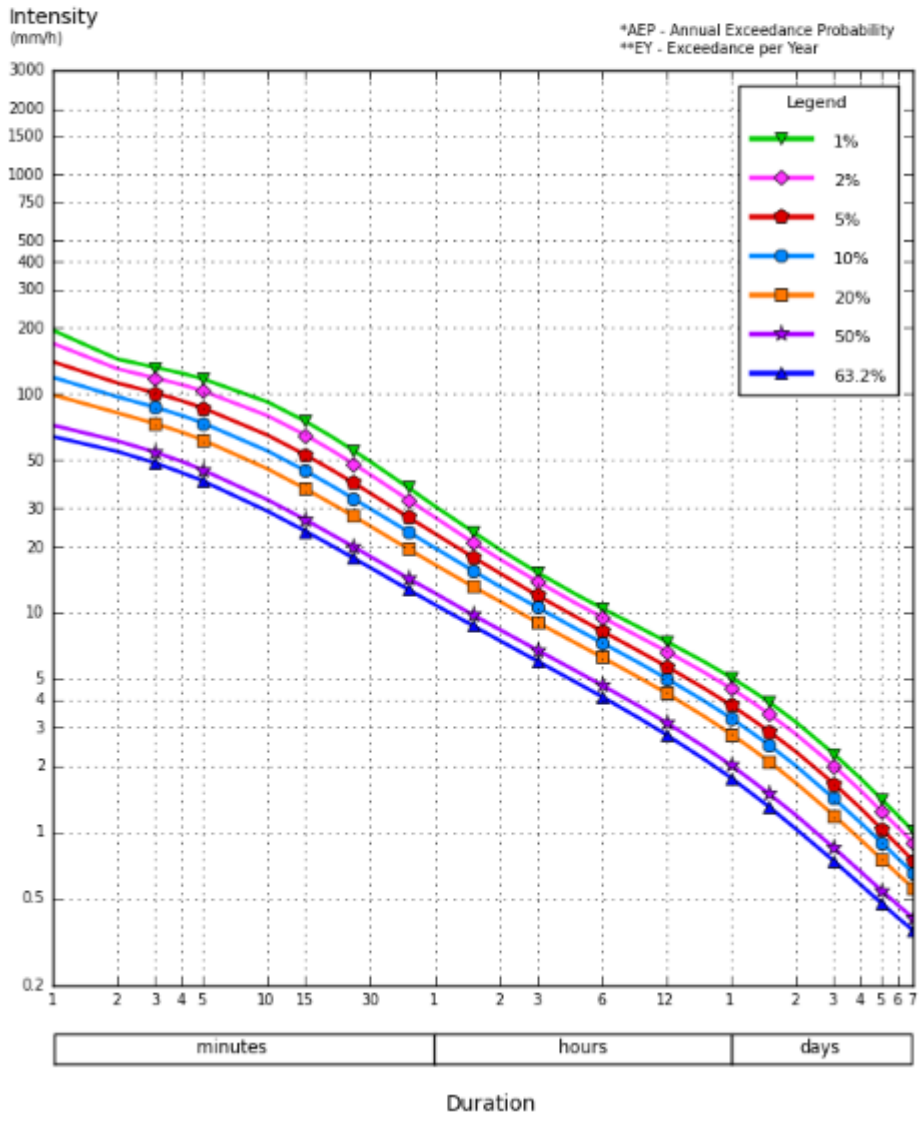
IFD Design Rainfall Intensity (mm/h)

Issued: 05 August 2025

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

Table | Chart

Unit: mm/h



CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Another Perspective *Owner name*
Level 1, 67 Letitia St *Address*
North Hobart TAS 7000 *Suburb/postcode*

Designer details:

Name: Robyn Doyle
Category: Bldg srvcs dsgnr-hydraulic domestic
Business name: Doyle Soil Consulting
Phone No: 0488080455
Business address: 6/76 Auburn Rd
Kingston Beach 7050
Fax No:
Licence No: CC7418
Email address: robyn@doylesoilconsulting.com.au

Details of the proposed work:

Owner/Applicant Another Perspective
Designer's project reference No. 2025-08
Address: 14 Bracken Court
Lot No: 1
Dodges Ferry TAS 7173

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

Description of work:
Stormwater Design

Sorell Council
Development Application: 5.2025.312.1 - Response To Request For I nformation - 14 Bracken Court, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 11/12/2025

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

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

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

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

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:

Site and Soil Evaluation Report -Doyle Soil Consulting
Onsite Wastewater Report - Doyle Soil Consulting

Form 55 - Saltmarsh and Escobar Consulting Engineers

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	R Doyle		25/8/2025
Licence No:	CC7418		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Robyn Doyle		25/8/2025

CERTIFIED PROFESSIONAL SOIL SCIENTIST
PSS
Ms Robyn Doyle

SORELL COUNCIL
Sorell Council
Development Application: 5.2025.312.1 - Response To Request For I nformation - 14 Bracken Court, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 11/12/2025

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: SORELL COUNCIL *Owner /Agent*

Address

Suburb/postcode

Qualified person details:

Qualified person: LEIGH SALTMARSH

Address: 10 RYDE STREET

NORTH HOBART 7000

Phone No:

Fax No:

Licence No: CC2663J

Email address: info@lsandne.com

Qualifications and Insurance details: CIVIL
SOLUTION UNDERWRITING

Speciality area of expertise: STRUCTURAL / CIVIL ENGINEER

Details of work:

Address: 14 Bracken Court

Dodges Ferry

Lot No:

Certificate of title No:

The assessable item related to this certificate: STORMWATER ABSORPTION TRENCH

Certificate details:

Certificate type: PLUMBING WORK

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: X

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents: Report: Storm Water detention and Management Doyle Soil Consulting.
Drawings: Site Stormwater Plan & Trench Details by Doyle Soil Consulting.

Relevant calculations:

References: AS3500 (Parts 0-5)-2015 Plumbing & Drainage set.

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

Stormwater Absorption trench.

Scope and/or Limitations

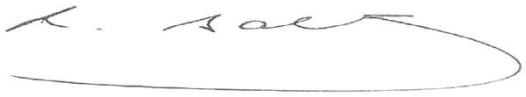
The hydraulic design of the above elements is based on report provided by DSC (estimated permeability 83.3 mm/hr with a moderation of 1.0 and a catchment area of 290 & 220 m^2 for the proposed development.

S&E recommends that inspections are carried out by the local authority to ensure installation has been carried out in accordance with Doyle Soil Consulting report.

We must be advised of any proposed alterations to the certified drawings or design discrepancies due to variations of levels or site conditions to those contained in the referenced documents.

We have not been engaged to undertake inspections of the above certified elements.

I certify the matters described in this certificate.

Qualified person: 

Certificate No: 25283-55 SW

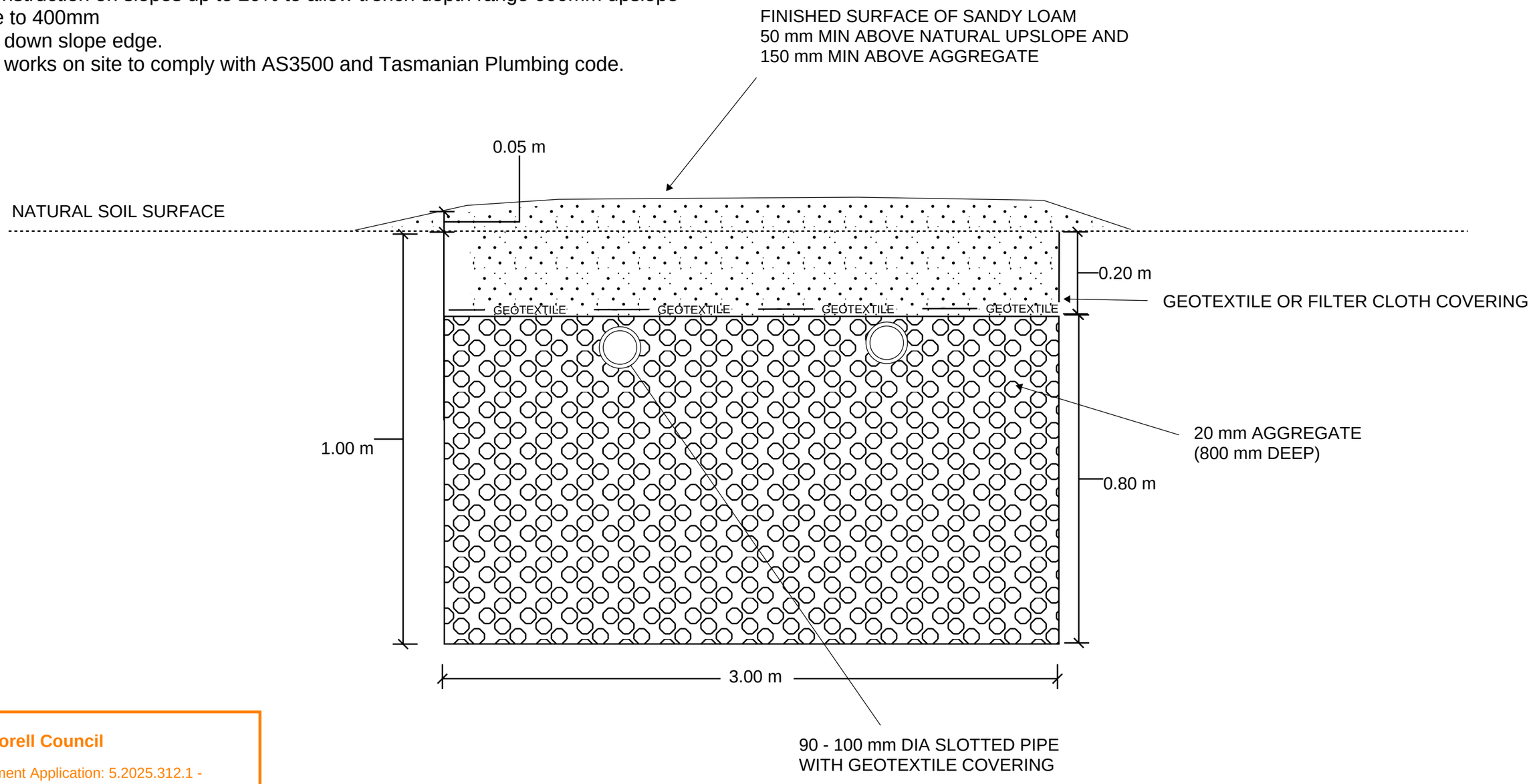
Date: 25/08/2025

DOYLE SOIL CONSULTING

Stormwater bed detail

Design notes:

1.Absorption bed dimensions of 9-12 m long by 3 m wide by 1 m deep
– total storage volume calculated at average 35% porosity.
2.Base of bed to be excavated level and smearing and compaction of base and sides avoided.
3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
5.Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm
on down slope edge.
6.All works on site to comply with AS3500 and Tasmanian Plumbing code.



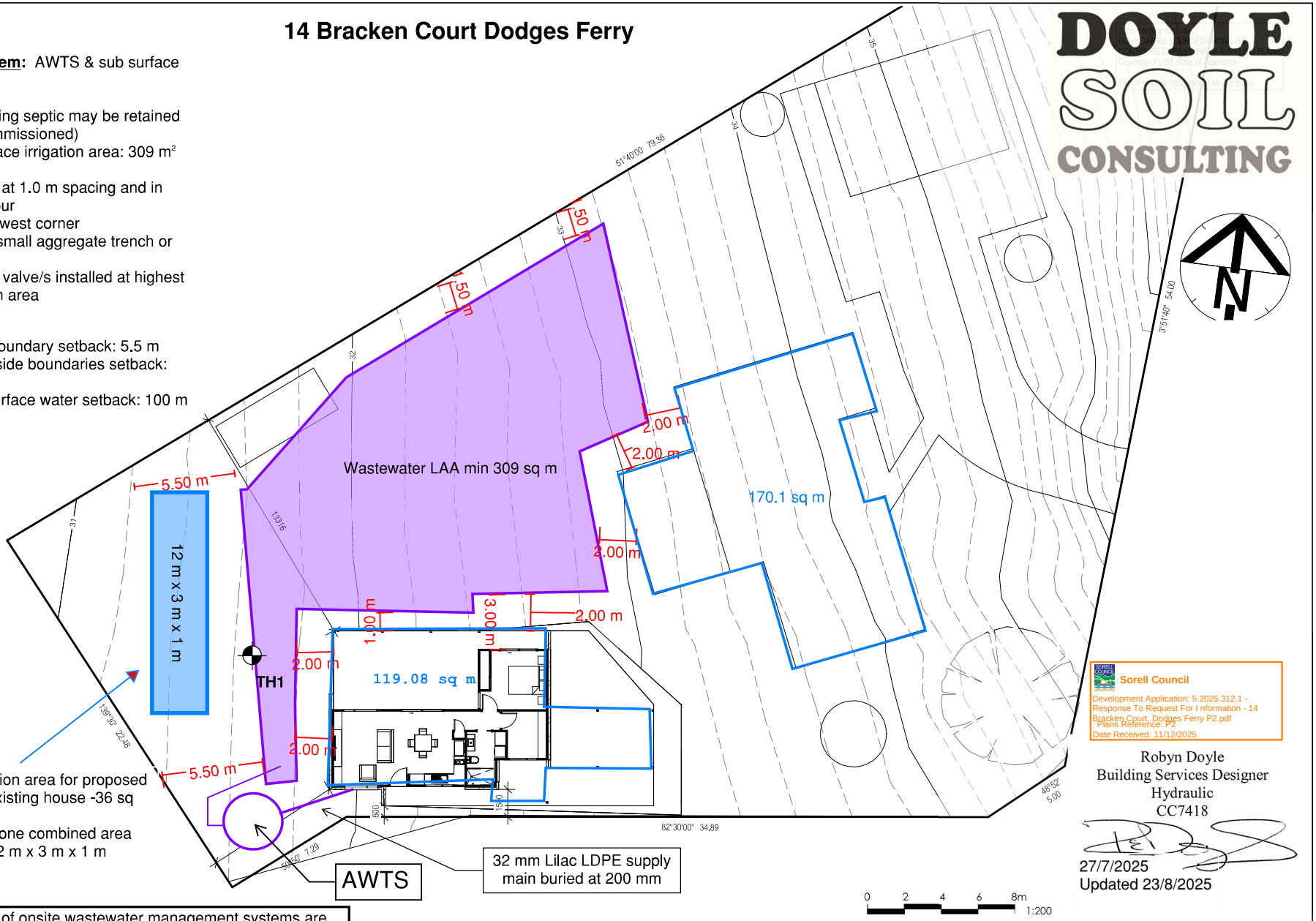
14 Bracken Court Dodges Ferry

Wastewater system: AWTS & sub surface irrigation

New AWTS (existing septic may be retained in series or decommissioned)
Min. total subsurface irrigation area: 309 m²

- laterals installed at 1.0 m spacing and in line with the contour
- Feed from the lowest corner
- Manual flush to small aggregate trench or into SW trench
- Vacuum release valve/s installed at highest point/s of irrigation area

Min. downslope boundary setback: 5.5 m
Min upslope and side boundaries setback: 1.5 m
Min downslope surface water setback: 100 m



Stormwater detention area for proposed ancillary and for existing house -36 sq m.
To be installed as one combined area with dimensions 12 m x 3 m x 1 m

DOYLE SOIL CONSULTING

Sorell Council
Development Application: 5.2025.312.1 - Response To Request For Information - 14 Bracken Court, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 11/12/2025

Robyn Doyle
Building Services Designer
Hydraulic
CC7418

27/7/2025
Updated 23/8/2025

0 2 4 6 8m
1:200

Designs of onsite wastewater management systems are site-specific. Installer to refer closely to DSC report and design spec sheets. Contact the system designer with any questions or proposed changes to the system prior to proceeding with changes. Failure to do so may prevent designer certification/sign-off

No.	Date	Int.	Amendment changes as per cover sheet

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

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

Client / Project info
PROPOSED NEAL RESIDENCE
14 Bracken Court
DODGES FERRY

blue gum DESIGN + BUILD

SITE PLAN

Drawn	??	AP2025-2445	
Date	??/??/??	Sheet	01/03
Scale	1 : 200		

DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

ONSITE WASTEWATER ASSESSMENT

14 Bracken Court

Dodges Ferry

July 2025

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

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

SITE INFORMATION

Client: Another Perspective

Address: 14 Bracken Court, Dodges Ferry (CT 140253/1)

Site Area: Approximately 2023 m^2

Date of inspection: 02/04/2025

Building type: House extension – new 2-bedroom ancillary dwelling.

Services: Tank water supply and onsite wastewater management

Planning Overlays: Southern beaches on-site wastewater and storm water management specific area

Mapped Geology - Mineral Resources Tasmania 1:250 000 Southeast sheet:

Qh = Quaternary sand, gravel and mud

Soil Depth: 1.5 – 2.4 m

Subsoil Drainage: Imperfectly drained

Drainage lines/water courses:

Vegetation: pasture

Rainfall in previous 7 days: Approximately 4 mm

Slope: Approximately 4° to the SW

SITE ASSESSMENT AND SAMPLE TESTING

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

Emerson Dispersion test on subsoils.

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

SITE AND SOIL COMMENTS

The soil profiles are formed from windblown sands over clayey colluvium derived from Triassic sandstone. The profiles are deep with refusal occurring at approximately 2.4 m. The field textures of the soil profile are dominated loamy sand and sandy clay loam which is weakly structured and mildly dispersive.

SOIL PROFILES – Test Hole 1

Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0.0 – 0.2	A1	Very dark grey (7.5 3/1), **Sand**, single grain, dry loose consistency, few roots	1
0.2 – 0.4	A3	Brown (7.5YR 4/2), **Loamy Sand**, slightly dilatant, single grain, dry loose consistency. Common angular sandstone gravels at 0.3 – 0.4.	**1**
0.4 – 0.6	$B2_1$	Grey (7.5YR 6/1) with few medium yellow mottles, **Sandy Light Clay**, weak medium blocky structure, dry stiff consistency	**5**
0.6 – 1.5	$B2_2$	Light grey (2.5Y 7/1) with common yellow mottles, **Sandy Clay Loam**, No Refusal	**4**

EMERSON AGGREGATE DISPERSION TEST

Soils with an excess of exchangeable sodium ions on the cation exchange complex (clays), can cause clay dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnels leading to eventual gully erosion. Dispersive clay subsoil materials can also cause sealing of the soil surface – if left out in wet weather, they then dry and set very hard in dry weather. Based upon field survey of the property and the surrounding area, no erosion was identified at the site.

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). Photos of test results are available on request. Testing resulted in Emerson class 2(2), indicating clays with mild dispersion characteristics. Exposure to rainfall/low-electrolyte water may therefore, lead to spontaneous clay dispersion.

To minimise the likelihood of this, we recommend treating the base of the land application area with gypsum at 1.0 - 0.5 Kg/m^2. During and after construction, cover any exposed subsoil with topsoil and grass seed (or regular treatment gypsum at 1.0 - 0.5 Kg/m^2). Minimise subsoil disturbance where possible.

TH #	Depth (m)	Visual sign	Class
1	0.4 - 0.5	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
1	0.6 - 1.5	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)

WASTEWATER LAND APPLICATION AREA SETBACKS

Required setback from foundations: 3 m

Required setback from downslope surface water: 100 m

Required setback from downslope boundary: 5.5 m

Required setback from upslope and side boundaries: 1.5 m

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

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

WASTEWATER CLASSIFICATION AND DESIGN

According to AS1547-2012, the soil is **category 4** (Clay Loam).

Secondary treatment is recommended.

Wastewater loading: 9 persons @ 120 L/day - 1080 L/day.

Design Loading Rate (DIR) 3.5 mm/day for LAA.

Total minimum Land Application Area required: 308 m^2 absorption area.

The existing three-bedroom house and proposed two-bedroom ancillary dwelling have a calculated maximum daily loading of 1080 L/day. It is proposed to install a new packaged treatment system (AWTS) to service both dwellings. With a maximum daily loading of 1080 L/day and a DIR of 3.5 mm/day, an AWTS will require a minimum irrigation area of 308 m^2.

This may be installed as subsurface irrigation under lawn. using purple Netafim Unibioline (internal diameter = 16mm, dripper flow rate = 2.3 L/hr, dripper spacing = 0.3m, pressure compensating drippers).

The site is **suitable** for irrigation lines installed in shallow trenches, backfilled with local soil, as the deep natural topsoil is sandy. A minimum of 150 mm of soil should cover the irrigation lines. To avoid compaction, the LAA is not to have vehicles or heavy machinery on it during wet conditions - soil compaction may cause failure of the land application area.

Dripper line laterals to be installed 0.5 m apart to achieve even distribution across the irrigation area. This means the irrigation zone will have 40 runs of dripper line (laterals).

The minimum irrigation pump capacity for the proposed design is 79 L/min @ 16.2 m head. When subjected to the maximum design hydraulic load of 1080 L/day, the pump will run for a maximum of 14 minutes per day. If the minimum pump capacity is not achievable with the standard pump of the new AWTS unit (check pump curve data), a Xenox-075 (or pump of equivalent capacity) is recommended. See Appendix 2 for hydraulic design calculations and minimum pump capacity

A surface diversion drain is to be installed upslope of the wastewater absorption area to divert any runoff water. Once constructed, the diversion drain should have adequate topsoil and grass seed to ensure successful pasture establishment. This will protect against soil erosion.

The vegetative cover is very important part of the system. The LAA relies on evapotranspiration for excess water removal and plant growth for nutrient removal. For lawns, grass species which are moderately-to-highly salt tolerant, winter active and tolerant to waterlogging are recommended. For heavier (clay-dominant) soils, a pasture mix which includes Tall Fescue (winter active), Phalaris and Kentucky Blue Grass is recommended. Successful establishment will ensure best possible long-term performance of the LAA. Depending on the environment, protection from (temporary fencing) and supplementary watering may be necessary to establish full cover of the desired pasture species. Do not mow until the grass has matured - mowing too early/frequently will delay and/or compromise establishment. Installation of the LAA and grass establishment is ideally completed well in advance of occupancy so that some transpiration capacity exists for water removal, upon use.

A 100% reserve area cannot be set aside for future wastewater requirements. Therefore, it must be ensured that there is good access to the backyard should the irrigation require replacing.

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

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

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

The depth and spacing of the irrigation lines with tape measure,

Topsoil seeded with grass over

A Form 71b and as-installed plan should accompany these photos.

Doyle Soil will not be providing a certificate of compliance until all have been sited.

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7149

Rowan Mason
B.Agr.Sc.(hons)
Soil Scientist

APPENDIX 1 – TRENCH™

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Assessment for	Jennifer Neal	Assess. Date	10-Jul-25
		Ref. No.	
Assessed site(s)	14 Bracken Court Dodges Ferry	Site(s) inspected	2-Apr-25
Local authority	Sorell Council	Assessed by	R Doyle

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 = 1,080 (using a method independent of the no. of bedrooms)
Septic tank wastewater volume (L/day) = 360
Sullage volume (L/day) = 720
Total nitrogen (kg/year) generated by wastewater = 7.9
Total phosphorus (kg/year) generated by wastewater = 2.0

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

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

Annual evapotranspiration less retained rain (mm) = 491

Soil characterisitics

Texture = Clay Loam Category = 6 Thick. (m) = 2.4
Adopted permeability (m/day) = 0.5 Adopted LTAR (L/sq m/day) = 4 Min depth (m) to water = 3

Proposed disposal and treatment methods

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

Suggested dimensions for on-site secondary treatment system

Total length (m) =	13
Width (m) =	25
Depth (m) =	0.2
Total disposal area (sq m) required =	310
comprising a Primary Area (sq m) of:	308
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

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

Comments

The calculated DIR for the category 4 soil is 3.5 mm/day and an irrigation area of 308 sq m is required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Assessment for	Jennifer Neal	Assess. Date	10-Jul-25
		Ref. No.	
Assessed site(s)	14 Bracken Court Dodges Ferry	Site(s) inspected	2-Apr-25
Local authority	Sorell Council	Assessed by	R Doyle

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,000		Moderate		
	Density of disposal systems	/sq km	15		Moderate		
	Slope angle	degrees	4		Very low		
	Slope form		Straight simple		Low		
	Surface drainage		Good		Very low		
	Flood potential		Site floods 1 in 75-100 yrs		Low		
	Heavy rain events		Rare		Low		
A	Aspect (Southern hemi.)		Faces SE or SW		High		
	Frequency of strong winds		Common		Low		
A	Wastewater volume	L/day	1,080		High		
	SAR of septic tank effluent		1.0		Low		
	SAR of sullage		2.5		Moderate		
	Soil thickness	m	2.4		Very low		
	Depth to bedrock	m	2.4		Very low		
A	Surface rock outcrop	%	5		High		
	Cobbles in soil	%	5		Low		
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.4		Very low		
	Soil dispersion	Emerson No.	8		Very low		
	Adopted permeability	m/day	0.5		Moderate		
A	Long Term Accept. Rate	L/day/sq m	4		High		

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

Comments

The site is suitable for onsite wastewater disposal with a moderatearea available.The loading for two dwellings is moderate therefore seconadary treatment and irrigation is recommended

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Assessment for	Jennifer Neal	Assess. Date	10-Jul-25
		Ref. No.	
Assessed site(s)	14 Bracken Court Dodges Ferry	Site(s) inspected	2-Apr-25
Local authority	Sorell Council	Assessed by	R Doyle

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
AA	Cation exchange capacity	mmol/100g	20		Very high		
A	Phos. adsorp. capacity	kg/cub m	0.3		High		
	Annual rainfall excess	mm	-491		Very low		
	Min. depth to water table	m	3		Very low		
	Annual nutrient load	kg	9.9		Low		
	G'water environ. value	Agric non-sensit			Low		
	Min. separation dist. required	m	5		Very low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric non-sensit			Low		
	Dist. to nearest surface water	m	130		Moderate		
AA	Dist. to nearest other feature	m	5.5		Very high		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	1000		Very low		

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

Comments

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

APPENDIX 2 – Design Hydraulics, System Componentry & Pumping Capacity

System Sizing and Componentry - Subsurface Irrigation		
Design Hydraulic Load (L / day)	Max. DIR (L / m^2 / day)	Min. LAA (m^2)
1080	3.5	309
System width (m)	Lateral spacing (m)	Number of laterals
20	0.5	40
Dripper Line material		
Lilac Netafim Unibioline CNL (ID: 14.2 mm, dripper flow rate: 2.3 L/hr, dripper spacing: 0.3 m, pressure compensating, anti-siphon, non-leakage)		
Dripper spacing (m)	Total length irrigation pipe (m)	Number of drippers
0.30	617	2057
Dripper flow rate (L / hr)	System flow rate (L/hr)	System flow rate (L/min)
2.3	4731	79
Supply line material	Supply line internal dia. (mm)	Supply line length (m)
Lilac LDPE	31.7	7
Filter Type	Make/Model (or equivalent)	Filter grade
Disk	1.5 inch AZUD modular 100	120 mesh/130 micron (RED)

Dynamic Head Calculation	
Component	Approx. Head loss (m)
Supply line (friction @ flow rate)	0.6
Filter (friction @ flow rate)	0.3
Other Fittings (friction)	0.2
Elevation differential (from bottom of AWTS to highest point of LAA)	5.0
Dripper Operating head	10.0
Total	**16.2 m**

Pump Requirements	
Min. pump capacity	Max. Pump time @ Design Hydraulic Load
79 L / min @ 16.2 m head	14 mins / day

Flushing Velocity	Suitable Pump
12.5 m/sec	Xenox ZHS-075-1A

Note: If using 25 mm ID LDPE supply main and fittings, TDH requirement increases to approx. 19.6 m at the same flow rate.

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: i) 3m from an upslope building or level building; ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building	P1 The land application area is located so that a) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and b) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3 m from an upslope or level building. Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 3 m of downslope building (3 m required)
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) a) be no less than 100m; or b) be no less than the following: i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area located > 100m from downslope surface water Sorell Council Development Application: 5.2025.312.1 - Response To Request For I nformation - 14 Bracken Court, Dodges Ferry P2.pdf Plans Reference: P2 Date Received: 11/12/2025

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: a) be no less than 40m from a property boundary; or b) be no less than: i) 1.5m from an upslope or level property boundary; and ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 5.5 m of downslope property boundary (5.5 m required)
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m (Bore approx. 70 m to the south)

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

DOYLE SOIL CONSULTING

AS1547:2012 – Loading Certificate – AWTS Design

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

Site Address: 14 Bracken Court, Dodges Ferry

System Capacity: 9 persons @ 120 L/person/day

Summary of Design Criteria

DIR: 3.5 mm/day.

Irrigation area: 308 m^2

Reserve area location /use: Not assigned

Water saving features fitted: Standard fixtures

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

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

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

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

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

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

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Another Perspective *Owner name*
Level 1, 67 Letitia St *Address*
North Hobart TAS 7000 *Suburb/postcode*

Designer details:

Name: Robyn Doyle
Category: Bldg srvcs dsgnr-hydraulic domestic
Business name: Doyle Soil Consulting
Phone No: 0488080455
Business address: 6/76 Auburn Rd
Kingston Beach 7050
Fax No:
Licence No: CC7418
Email address: robyn@doylesoilconsulting.com.au

Details of the proposed work:

Owner/Applicant Jenny Neal
Designer's project reference No. 2025-4
Address: 14 Bracken Court
Lot No: 1
Dodges Ferry TAS 7173

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

Description of work:
On-site wastewater Design

Sorell Council
Development Application: 5.2025.312.1 - Response To Request For I nformation - 14 Bracken Court, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 11/12/2025

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

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

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

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

AS1547-2012 On site domestic wastewater management.

National Construction Code 2022 Vol 3

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

Any other relevant documentation:

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

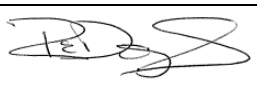
Cromer, W. C. (2021). *Site and Soil Evaluation Report, and System Design for Upgraded On- site Wastewater Management, 91 Spitfarm Ro9ad, Opossum Bay.* Unpublished report for J. Mackerprang by William C. Cromer Pty. Ltd., 29 November 2021

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	R Doyle		10/04/2025
Licence No:	CC7418		

Assessment of Certifiable Works: (TasWater)

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

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

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

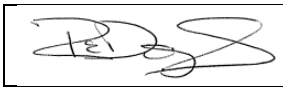
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Robyn Doyle		10/04/2025

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Another Perspective *Owner name*
Level 1, 67 Letitia St *Address*
North Hobart TAS 7000 *Suburb/postcode*

Qualified person details:

Qualified person: Robyn Doyle
Address: 6/76 Auburn Rd
Kingston Beach 7050
Phone No: 0488 080 455
Fax No:
Licence No: N/A
Email address: robyn@doylesoilconsulting.com.au

Qualifications and Insurance details:
Soil Scientist
Certified Professional Soil Scientist (CPSS)
Professional Indemnity cover –

About Underwriting -Lloyd's of London
ENG 21 000305

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

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

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

Details of work:

Address: 14 Bracken Court
Dodges Ferry TAS 7173
Lot No: 1
Certificate of title No: 140253/1

The assessable item related to this certificate:
Onsite wastewater management -Site evaluation and soil classification for onsite wastewater management capability

Including
Characterisation of wastewater and predicted hydraulic loadings
Selection of land application area
Determination of design loading rate

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

Certificate details:

Certificate type:
On-site wastewater management - Site and soil evaluation

(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: X

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	AS/NZS 1547-2012 On-Site Domestic Wastewater Management
Relevant calculations:	
References:	AS1547-2012 On-Site Domestic Wastewater Management Directors Guidelines for On-Site wastewater Management Systems - CBOS -2017

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

Site and soil classification

Scope and/or Limitations

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

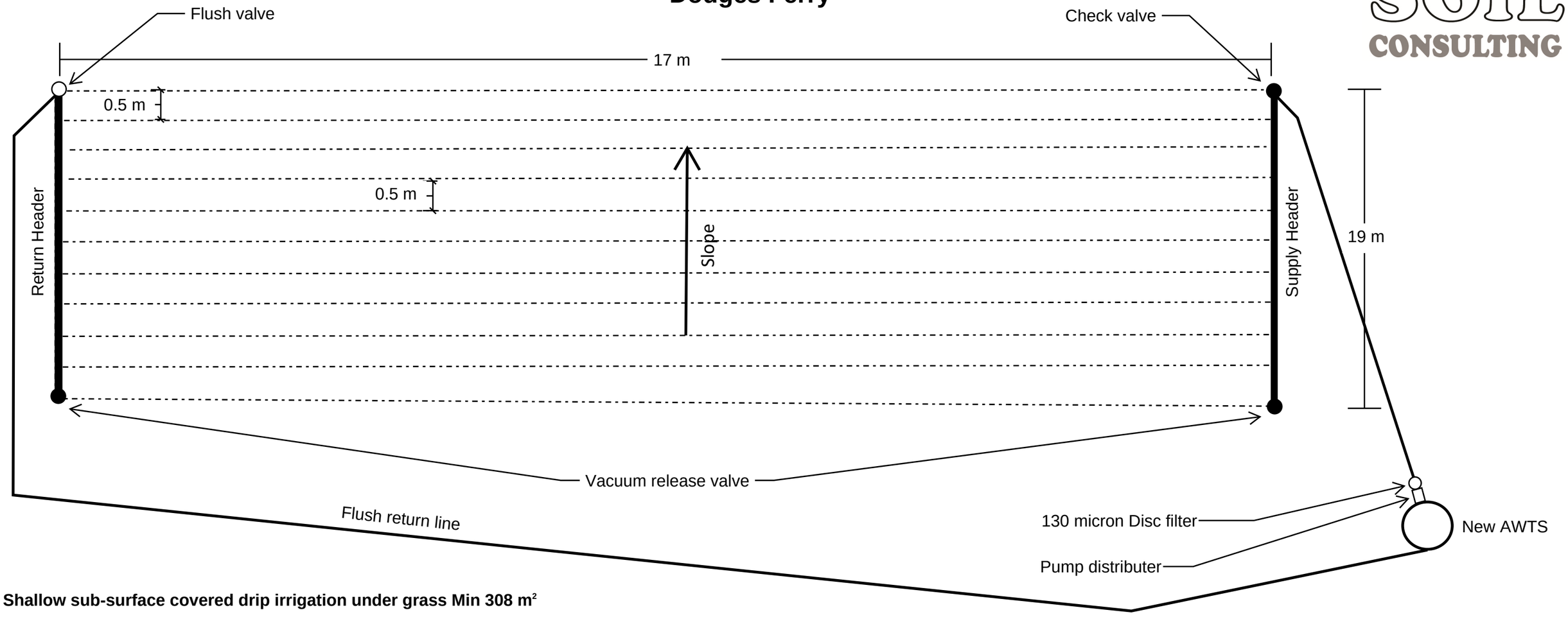
I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1714-1	10/04/2025

CERTIFIED PROFESSIONAL SOIL SCIENTIST
PSS
Ms Robyn Doyle

DOYLE SOIL CONSULTING

14 Bracken Court
Dodges Ferry



Shallow sub-surface covered drip irrigation under grass Min 308 m²

Supply manifold from the new AWTS is to be fitted with a 130 micron disc filter.

Ground surface to be prepared along the length of the area as per the report specifications

Netafim 'UniBioline' 16-17 mm polypipe drip irrigation system with inbuilt 2.0 – 2.3 L/hr drip emitters (or similar) at 300 - 500 mm spacings. Dripper line to be laid along the contour at 500 mm spacings

Supply and Return manifolds each comprising 25 - 32 mm diameter lilac coloured polypipe to be laid at either end of the dripper lines and buried to a depth of 100 – 200 mm

Install vacuum breakers at highest points on the supply or return manifolds.

All valves and breakers to be placed in valve boxes with screw-down covers that are flush with the finished ground surface.

Manual or automatic flushing valve to be provided in return line, discharging either back to the AWTS (pictured above) or into a small trench 600 mm x 400 mm x 400 mm filled with 200 mm bluemetal.

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

The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the furthest point of the irrigation area (a gauge should be placed at the vacuum breaker) – therefore pump size can be matched on site to the irrigation pipe size and design.

14 Bracken Court Dodges Ferry

Wastewater system: AWTS & sub surface irrigation

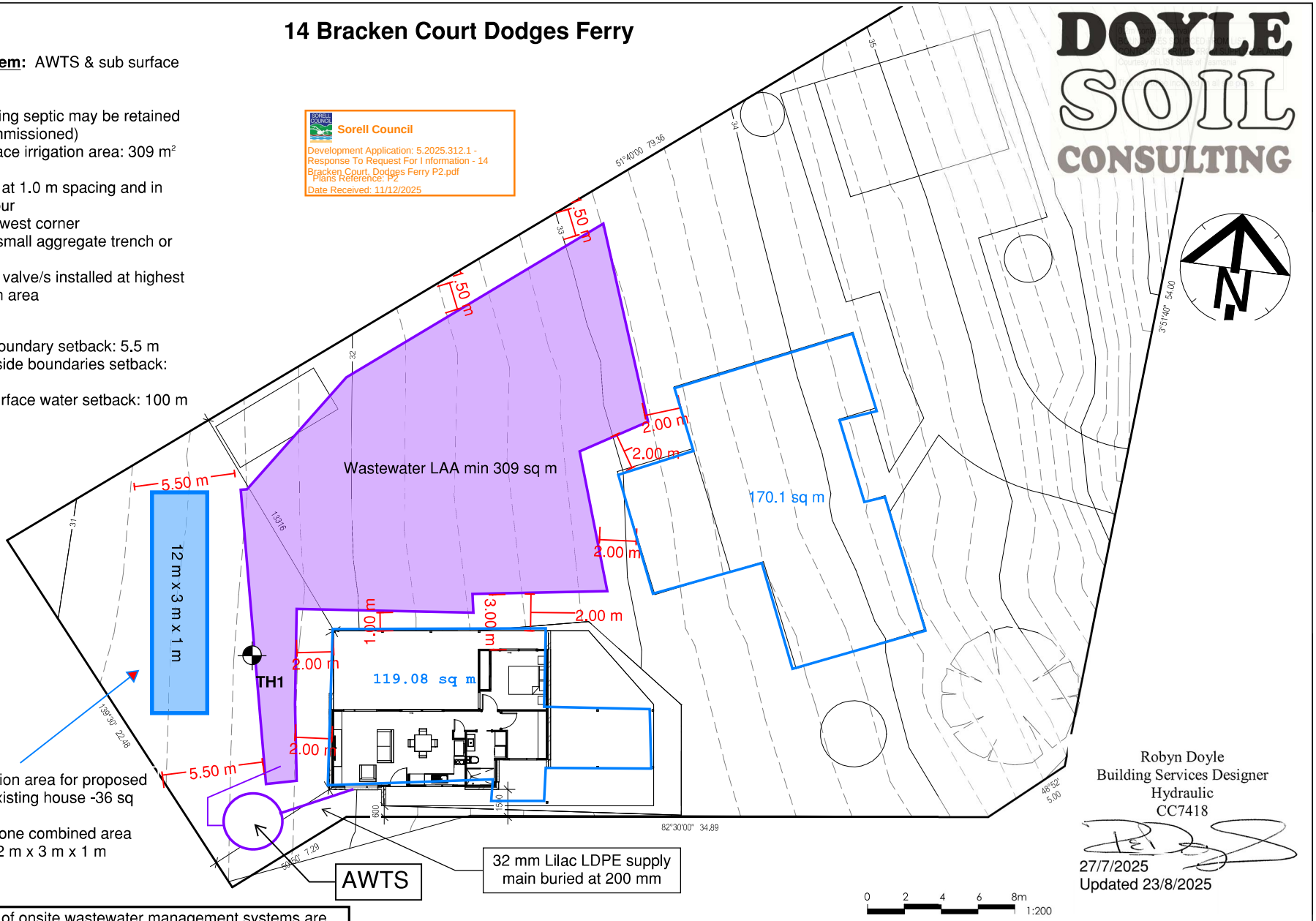
New AWTS (existing septic may be retained in series or decommissioned)
Min. total subsurface irrigation area: 309 m²

- laterals installed at 1.0 m spacing and in line with the contour
- Feed from the lowest corner
- Manual flush to small aggregate trench or into SW trench
- Vacuum release valve/s installed at highest point/s of irrigation area

Min. downslope boundary setback: 5.5 m
Min upslope and side boundaries setback: 1.5 m
Min downslope surface water setback: 100 m

Sorell Council
Development Application: 5.2025.312.1 - Response To Request For I nformation - 14 Bracken Court, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 11/12/2025

DOYLE SOIL CONSULTING



Stormwater detention area for proposed ancillary and for existing house -36 sq m.
To be installed as one combined area with dimensions 12 m x 3 m x 1 m

0 2 4 6 8m
1:200

Robyn Doyle
Building Services Designer
Hydraulic
CC7418

27/7/2025
Updated 23/8/2025

Designs of onsite wastewater management systems are site-specific. Installer to refer closely to DSC report and design spec sheets. Contact the system designer with any questions or proposed changes to the system prior to proceeding with changes. Failure to do so may prevent designer certification/sign-off

No.	Date	Int.	Amendment changes as per cover sheet

Notes
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info@anotherperspective.com.au

Client / Project info
PROPOSED NEAL RESIDENCE
14 Bracken Court
DODGES FERRY

blue gum DESIGN + BUILD

SITE PLAN

Drawn	??	AP2025-2445	
Date	??/??/??	Sheet	01/03
Scale	1 : 200		

AS2870-2011 SITE ASSESSMENT

14 Bracken Court

Dodges Ferry

July 2020

GEO-ENVIRONMENTAL SOLUTIONS

Geo-Environmental Solutions P/L 29 Kirksway Place Battery Point 7004. Ph 6223 1839 Fax 6223 4539

Introduction

Client: Maveric Builders
Date of inspection: 17/7/20
Location: 14 Bracken Court, Dodges Ferry
Land description: Approx 2023m^2
Building type: Proposed new dwelling
Investigation: Power Probe
Inspected by: A Plummer

Background information

Map: Mineral Resources Tasmania – Carlton Sheet 1:25 000
Rock type: Quaternary sediments
Soil depth: 2.20m
Planning overlays: None known
Local meteorology: Annual rainfall approx 550 mm
Local services: Tank with on-site wastewater disposal required

Site conditions

Slope and aspect: Approx 5% to the WSW
Site drainage: Imperfect drainage
Vegetation: Mixed flora
Weather conditions: Cloudy, approx 10 mm rainfall received in preceding 7 days.
Ground surface: Slightly moist surface conditions

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Representative excavations at the approximate location indicated on the site plan were chosen for testing and classification according to AS2870-2011 (see profile summary).

Profile summary

Hole 1 Depth (m)	Horizon	Description
0.00 – 0.30	A1	Grey **SAND (SP)**, single grain, slightly moist medium dense consistency, clear smooth boundary to
0.30 – 0.60	A2	Light Grey **SAND (SW)**, single grain, moist medium dense consistency, clear smooth boundary to
0.60 – 0.90	A3	Dark Reddish Brown **SAND (SW)**, single grain, moist medium dense consistency, clear smooth boundary to
0.90 – 2.20	BC	Brownish Yellow and Grey **Clayey SAND (SC),** weak polyhedral structure, moist very dense consistency, auger refusal on quaternary sediments

Site Classification

According to AS2870-2011 (construction) the natural soil is classified as **Class P**, due to abnormal moisture conditions (estimated ground surface movement of natural soils is consistent with Class S).

Wind Classification

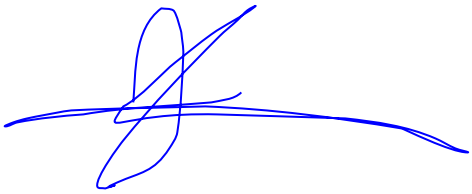
The AS 4055-2012 Wind load for Housing classification of the site is:

Region:	**A**
Terrain category:	**TC2.5**
Shielding Classification:	**PS**
Topographic Classification:	**T1**
Wind Classification:	**N2**
Design Wind Gust Speed ($V_{h,u}$)	**40 m/sec**

Construction recommendations

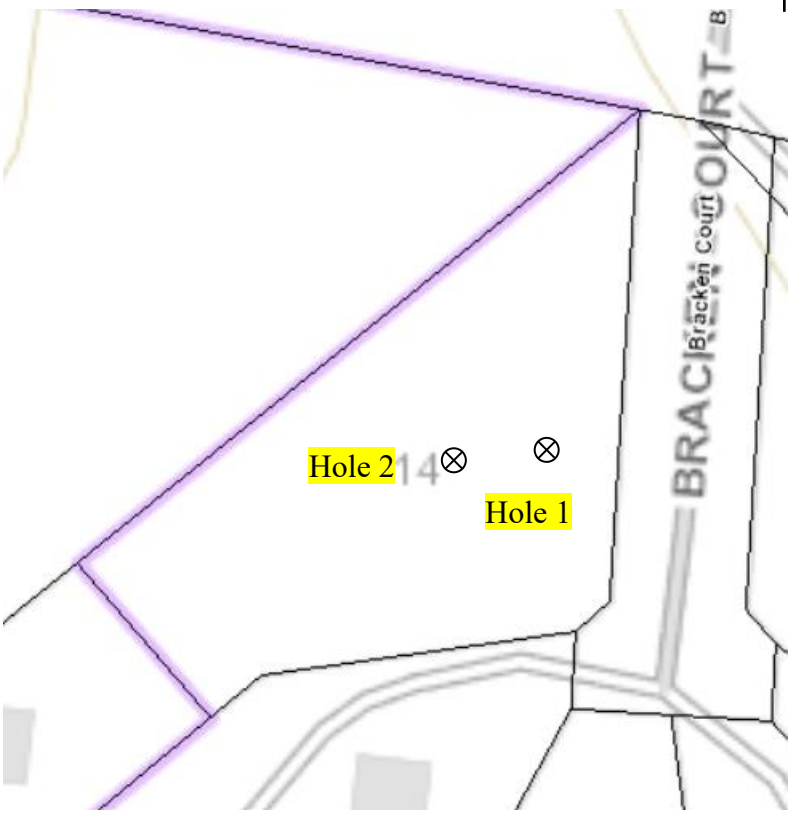
According to AS2870-2011 (construction) the natural soil is classified as **Class P**, due to abnormal moisture conditions (estimated ground surface movement of natural soils is consistent with Class S). All earthworks must comply with AS3798-2012 *Guidelines on earthworks for commercial and residential developments*. Attention should be paid to the preparation of a consistent footing surface, and appropriate backfilling in accordance with recommendations in AS2870-2011 for reactive clay sites. In addition, adequate drainage should be installed surrounding the construction areas to ensure soil strength is not compromised by excessive soil moisture.

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



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Figure 1. Site plan – ⊗ test holes N



blue gum
DESIGN + BUILD

AP2025-2445 - PROPOSED NEAL ANCILLARY
14 Bracken Court
DODGES FERRY

SHEET		DRAWING TITLE
01	A	SITE PLAN
01a	A	DRAINAGE PLAN
02		FLOOR PLAN
03		ELEVATIONS
03a		PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
A	Council RFI: Show gravel path to proposed ancillary.	28 Nov. 2025	PJ	ST	01 - 01a
	DA PLAN SET	5 Nov. 2025	ST	RJ	01 - 03

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Client / Project info

PROPOSED NEAL ANCILLARY

14 Bracken Court
DODGES FERRY

Soil Classification:	P
Title Reference:	CT140253/1
Floor Areas:	59.89m²
Porch / Deck Areas:	25.93m²
Wind Speed:	N2
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	LOW
Certified BAL:	TBC
Designed BAL:	TBC
(Refer to Standard Notes for Explanation)	

COVER SHEET

AP2025-2445

Date 5 November 2025

Scale

Sheet 00/03

Ancillary Ground Floor FFL 32.50

Ex Ground Floor FFL 34.45

0.2m contour interval
BOUNDARIES SOURCED FROM LIST
Courtesy of LIST State of Tasmania
CONTOURS DERIVED FROM SUPPLIED PLANS

This note to be included on all site plans

BRACKEN COURT

CT140253/1
2037m²

Ex. Garage

Ex. Conc. Driveway

Ex. Shed

Ex. House

Ex. 24,000L water tank

Gravel Path
27.03 m²

Cut @ 32.35

Soil to be battered at 1:2

Drystack retaining wall

Compact fill to be sloped at 1:2

51°40'00" 79.36

139°30' 22.48

50°50' 7.29

82°30'00" 34.89

31°51'40" 54.00

48°52' 5.00

Rear setback 11743

Rear setback 10003

Rear setback 7400

Side setback 14046

Side setback 19713

Side setback 750

Side setback 1650

Side setback 900

Side setback 2800

31 32 33 34 35 36 37 38 39

0 2 4 6 8m
1:200

No.	Date	Int.
A	28 Nov. 2025	PJ

Amendment changes as per cover sheet

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PROPOSED NEAL ANCILLARY

14 Bracken Court
DODGES FERRY

blue gum DESIGN + BUILD

SITE PLAN

Drawn	ST	AP2025-2445	
Date	5 November 2025	Sheet	01/03
Scale	1 : 200		

Soil classification: P

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

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

- Wet areas to comply with NCC 10.2 and AS3740

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

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

Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

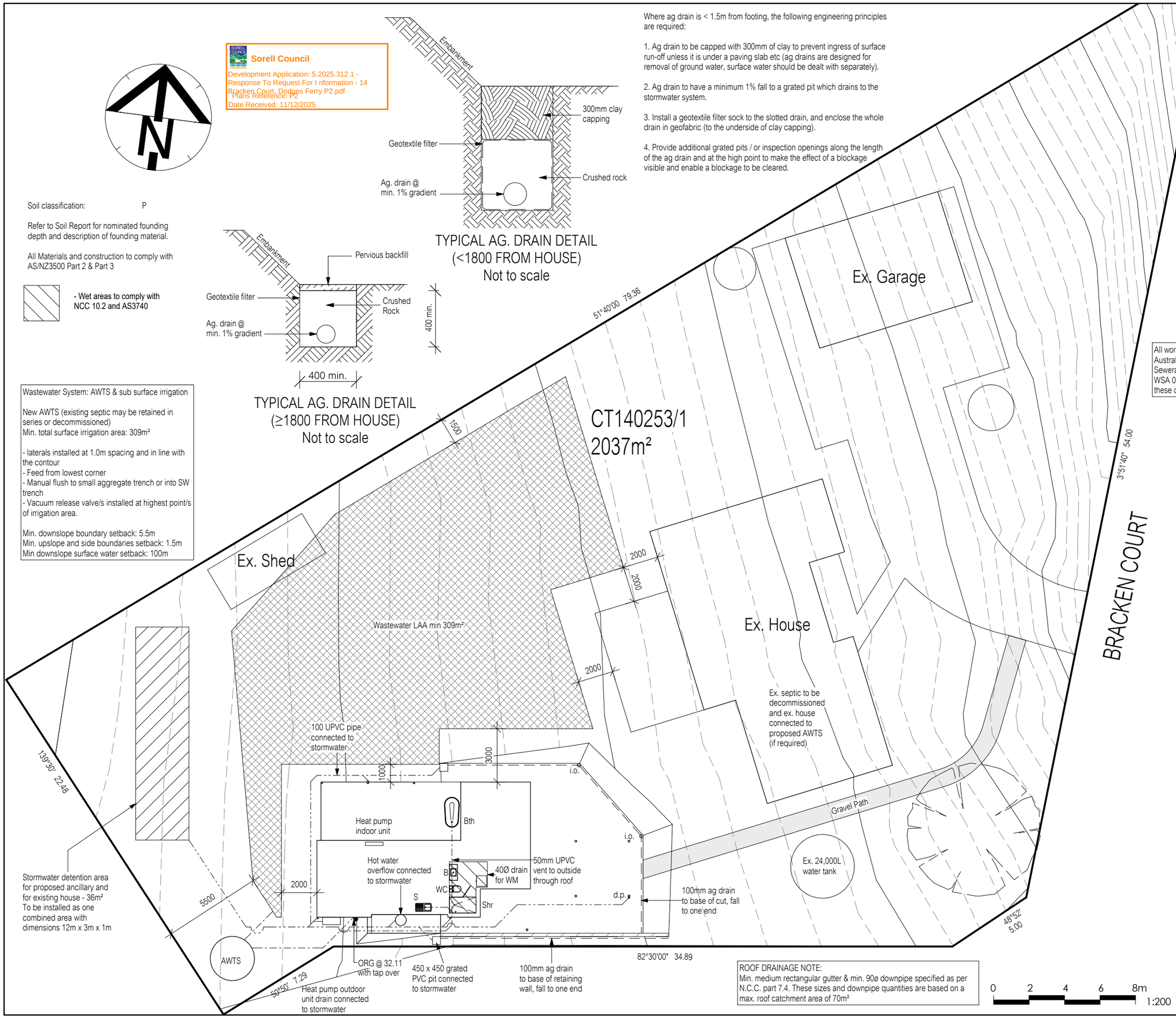
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.

Wastewater System: AWTS & sub surface irrigation

New AWTS (existing septic may be retained in series or decommissioned)
Min. total surface irrigation area: 309m²

- laterals installed at 1.0m spacing and in line with the contour
- Feed from lowest corner
- Manual flush to small aggregate trench or into SW trench
- Vacuum release valve/s installed at highest point/s of irrigation area.

Min. downslope boundary setback: 5.5m
Min. upslope and side boundaries setback: 1.5m
Min downslope surface water setback: 100m



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

0 2 4 6 8m
1:200

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

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

All works are to in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

No.	Date	Int.
A	28 Nov. 2025	PJ

Amendment changes as per cover sheet

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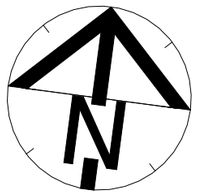
PROPOSED NEAL ANCILLARY

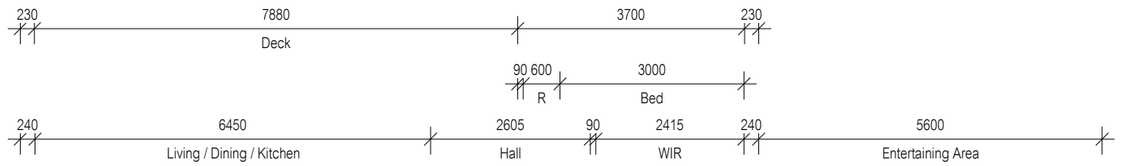
14 Bracken Court
DODGES FERRY

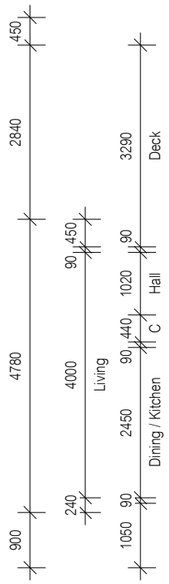
blue gum DESIGN + BUILD

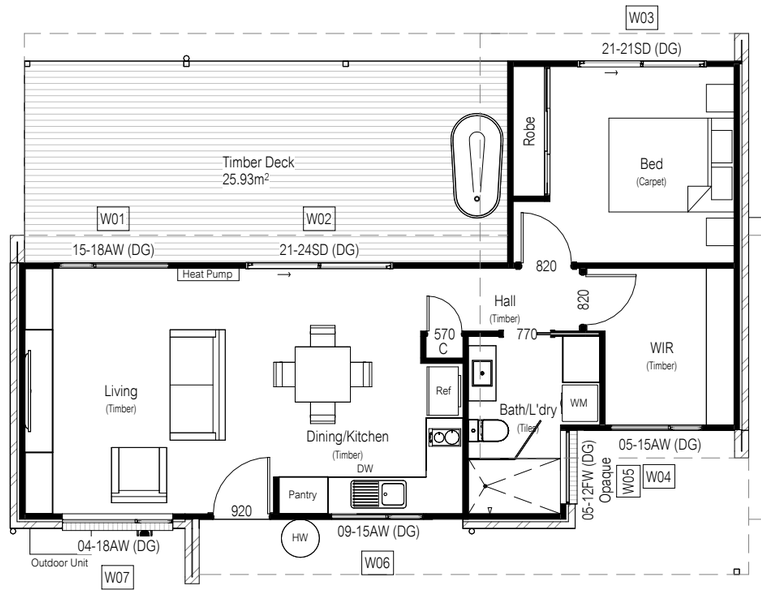
DRAINAGE PLAN

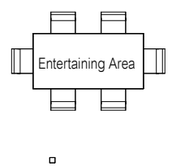
Drawn	ST	AP2025-2445
Date	5 November 2025	Sheet 01a/03
Scale	1 : 200	

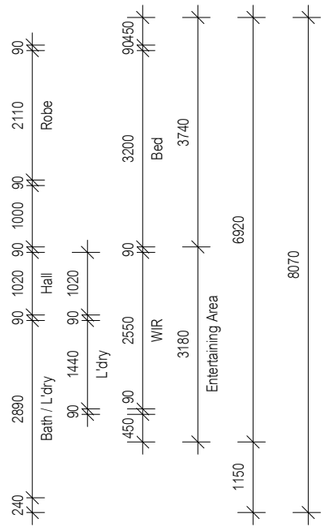


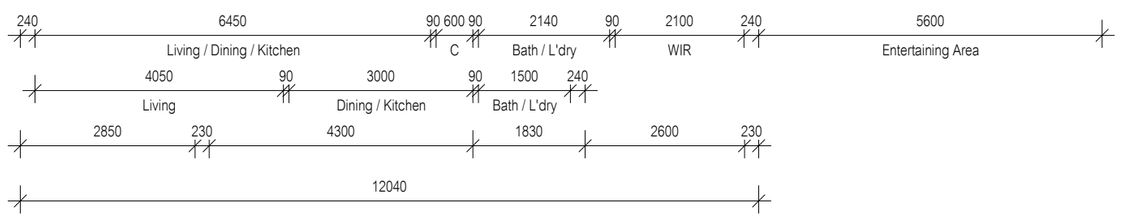












Sorell Council

Development Application: 5.2025.312.1 - Response To Request For I nformation - 14 Bracken Court, Dodges Ferry P2.pdf

Plans Reference: P2

Date Received: 11/12/2025

0 1 2 3 4m

1:100

Floor Area =59.89m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

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

Notes

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PROPOSED NEAL ANCILLARY

14 Bracken Court
DODGES FERRY

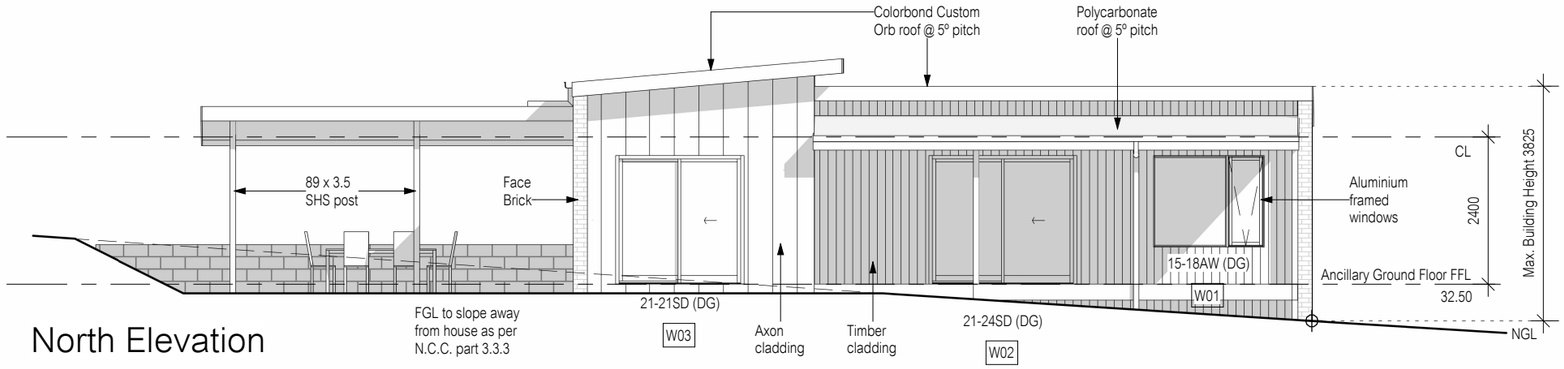
blue gum DESIGN + BUILD

FLOOR PLAN

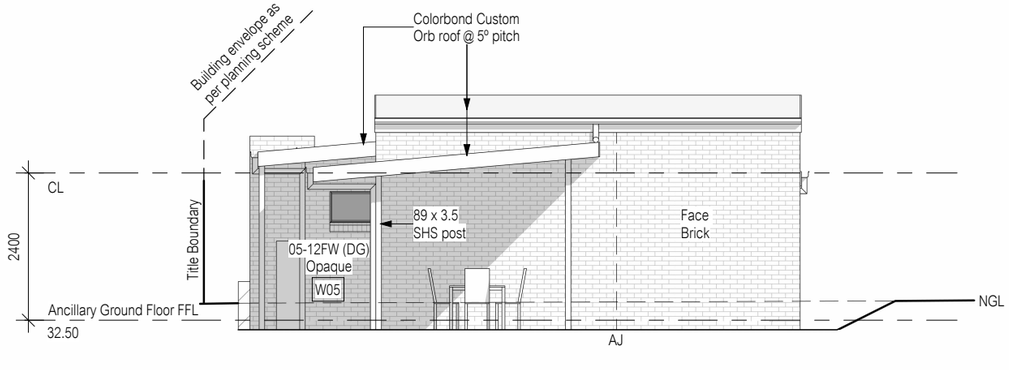
Drawn	ST	AP2025-2445	
Date	5 November 2025	Sheet	02/03
Scale	1 : 100		

No.	Date	Int.	Amendment changes as per cover sheet

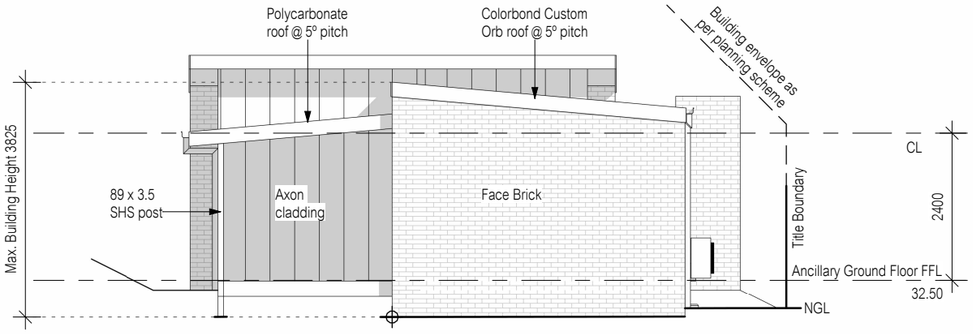
Material	Colour
Colorbond Roof	Deep Ocean
Face Brick	Island Block Mist
Axon Cladding	Deep Ocean
Timber Cladding	Spotted Gum



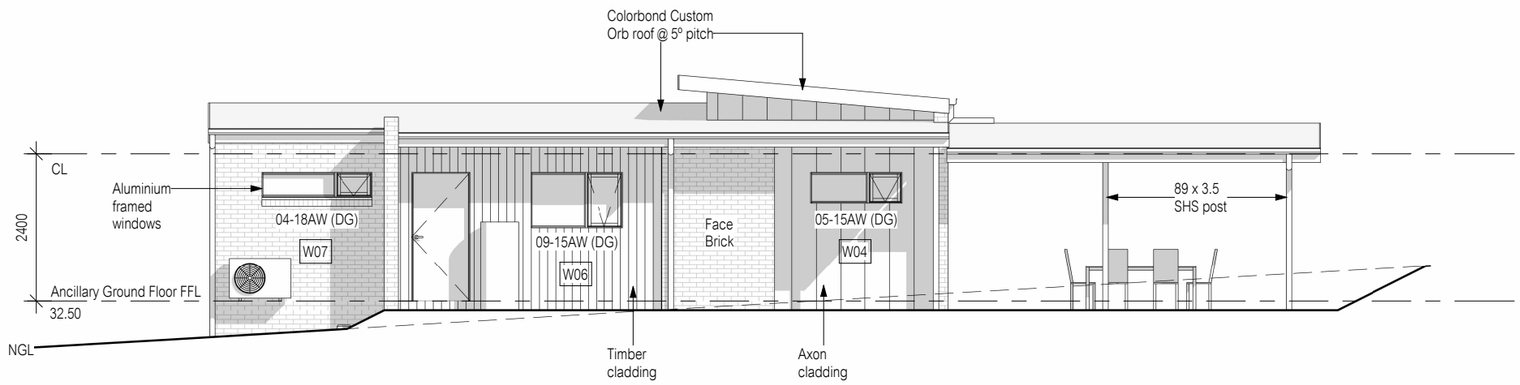
North Elevation



East Elevation



West Elevation



South Elevation

No.	Date	Int.	Amendment changes as per cover sheet

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

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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PROPOSED NEAL ANCILLARY

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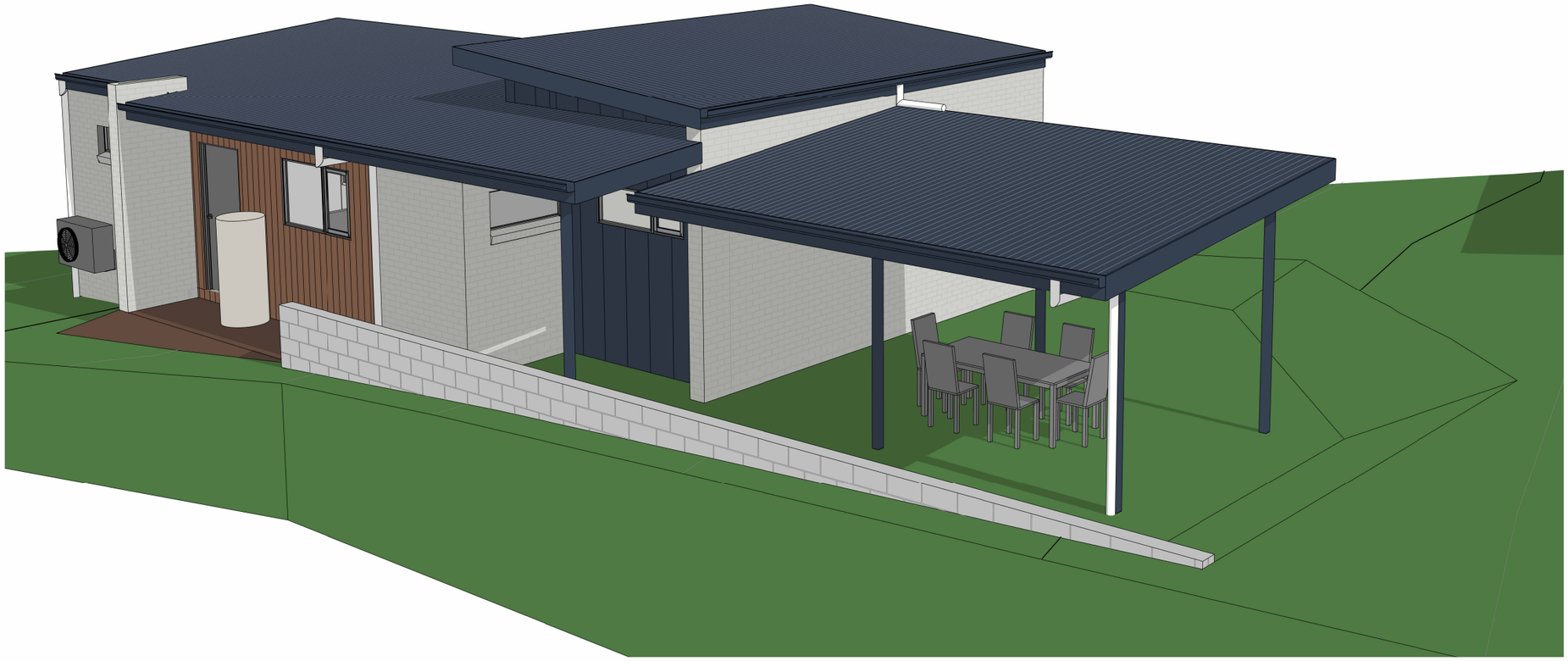
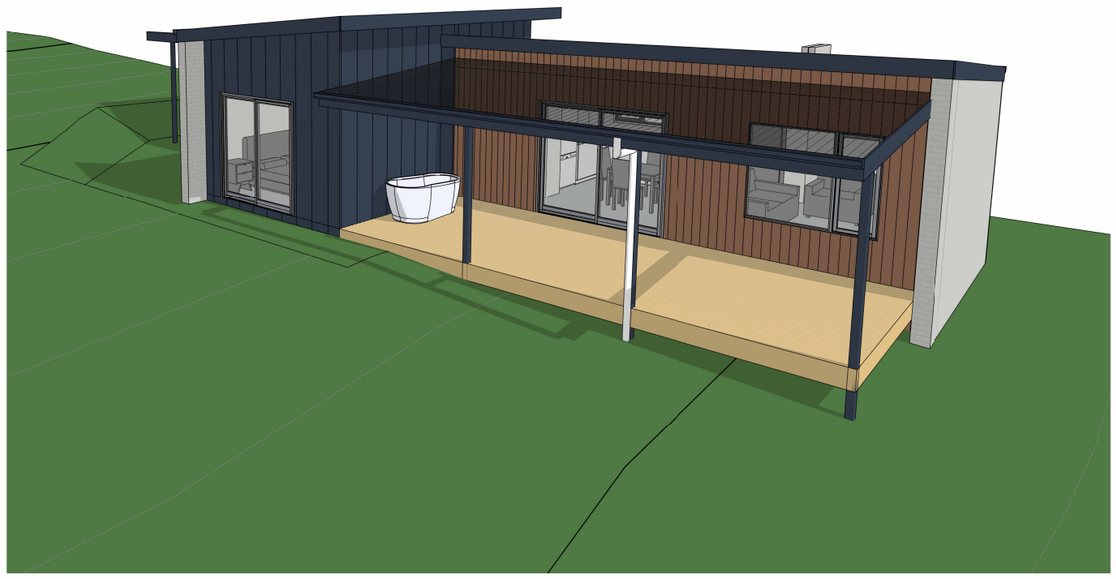
blue gum DESIGN + BUILD

ELEVATIONS

Drawn	ST	AP2025-2445
Date	5 November 2025	Sheet
Scale	1 : 100	03/03





No.	Date	Int.
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DODGES FERRY

blue gum DESIGN + BUILD

PERSPECTIVE VIEWS

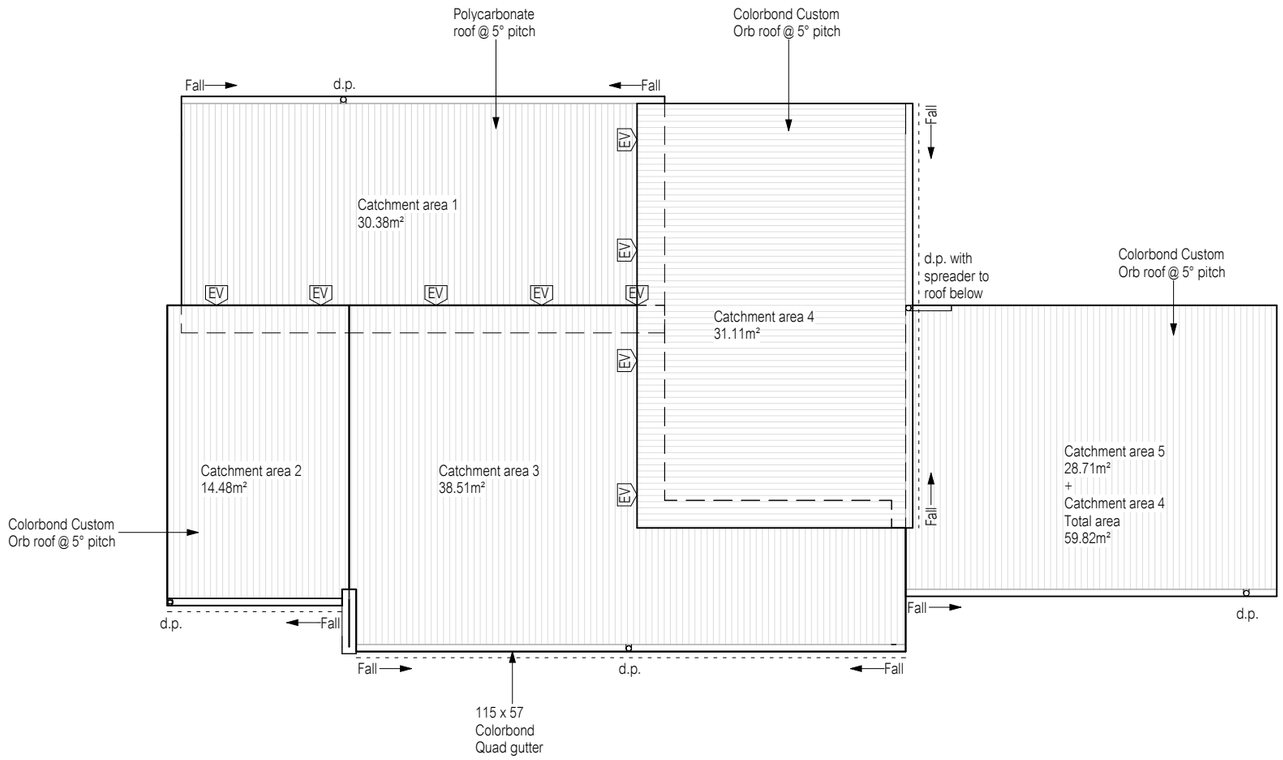
Drawn	??	AP2025-2445	
Date	??/??/??	Sheet	03a/03
Scale			

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

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

Batten spacing: 75 x 38 F8 @ 900 Centre

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



SUPPLY EAVES VENT NOTE:
EaveFlo SBP25000 (Refer to manufacturer's documentation for installation details)

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

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

EV

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

Sorell Council
Development Application: 5.2025.312.1 - Response To Request For I nformation - 14 Bracken Court, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 11/12/2025

No.	Date	Int.	Amendment changes as per cover sheet

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

Designer:

ANOTHER PERSPECTIVE PTY LTD
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NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
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Email:
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Client / Project info

PROPOSED NEAL ANCILLARY

14 Bracken Court
DODGES FERRY

blue gum DESIGN + BUILD

ROOF PLAN

Drawn	ST	AP2025-2445	
Date	5 November 2025	Sheet	11/03
Scale	1 : 100		