NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

23 SPIRAEA STREET, PRIMROSE SANDS

PROPOSED DEVELOPMENT:

RETROSPECTIVE - ADDITIONS(DECK) AND ALTERATIONS

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: **5.2025-331.1**
DATE: **19 DECEMBER 2025**

23 Spiraea Street, Primrose Sands

18-Dec-2025

Annotations
- Polygon5
- Polygon4
- Polygon3
- Polygon2
- Polygon1

Surrounding Properties for PID: 5956941
- Property

Surrounding Properties for PID: 5964343
- Property

Surrounding Properties for PID: 3306996
- Property

Surrounding Properties for PID: 3042628
- Property

Surrounding Properties for PID: 2243743
- Property

Roads
- DSG Roads
- Council Roads

Property
- property
- Titles

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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N

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

Full description of Proposal:	*Use:* Habitable Dwelling *Development:* Existing approved structures + Retrospective Approval *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ N/A

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

Location of proposed works:	Street address: 23 SPIRAEA ST Suburb: PRIMROSE SANDS Postcode: 7173 Certificate of Title(s) Volume: 60442 Folio: 41

Current Use of Site	Habitable Dwelling

Current Owner/s:	Name(s) WILLIAM SCOTT ANTHONY BRETHERTON

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
https://www.sorell.tas.gov.au/services/engineering/

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

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 28/11/2025

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 _____

Sorell Council
Development Application: 5.2025.331.1 - Development Application - 23 Spirea Street, Primrose Sands - P1.pdf
Plans Reference: P1
Date Received: 28/11/2025

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
60442	41
EDITION	DATE OF ISSUE
6	05-Jul-2025

SEARCH DATE : 15-Sep-2025
SEARCH TIME : 09.04 AM

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 41 on Plan 60442 (formerly being P1414(R))
Derivation : Part of Lot 31145 Gtd to E J Kennedy
Prior CT 2896/24

SCHEDULE 1

N256644 TRANSFER to WILLIAM SCOTT ANTHONY BRETHERTON
Registered 05-Jul-2025 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way over the land coloured green on the diagram on Certificate of Title Vol 1004 Fol 89
BENEFITING EASEMENT: Right of Drainage over the drainage easement J K P N on P 60442
A145212 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
60442	41
EDITION	DATE OF ISSUE
5	07-May-2018

SEARCH DATE : 06-Feb-2025
SEARCH TIME : 10.37 AM

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 41 on Plan 60442 (formerly being P1414(R))
Derivation : Part of Lot 31145 Gtd to E J Kennedy
Prior CT 2896/24

SCHEDULE 1

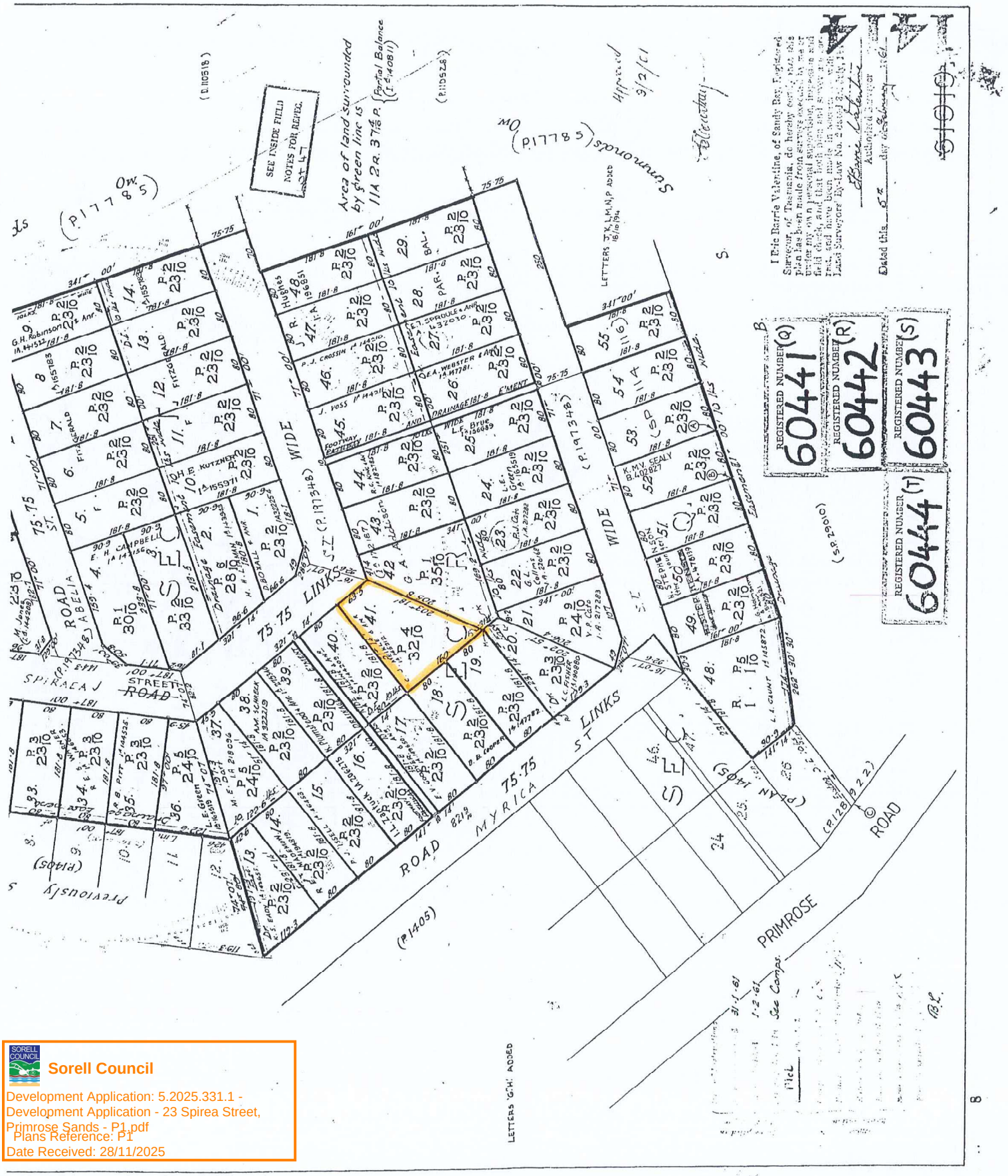
M688603 TRANSFER to PHILIP GRAEME AULICH Registered 07-May-2018 at 12.01 PM

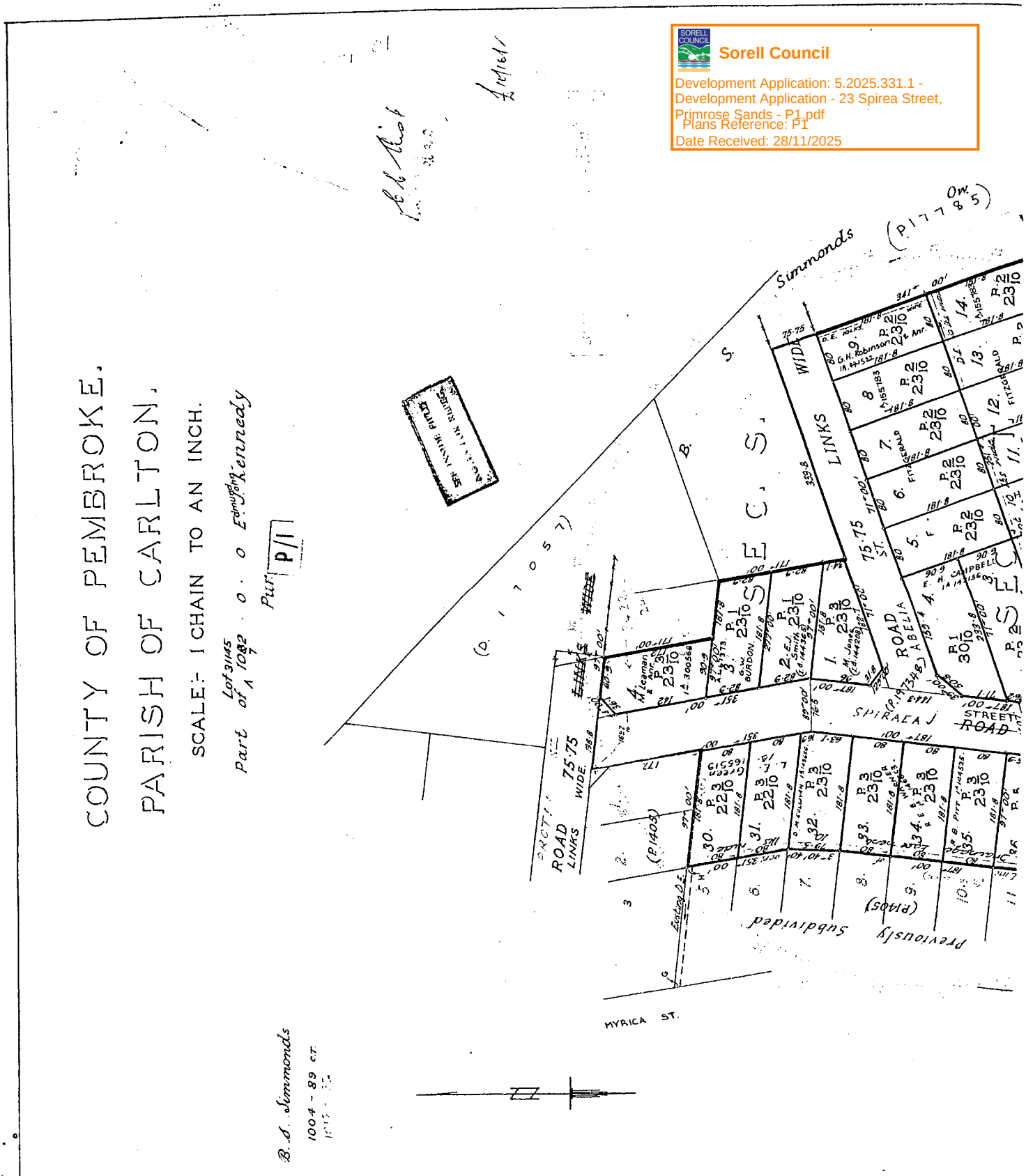
SCHEDULE 2

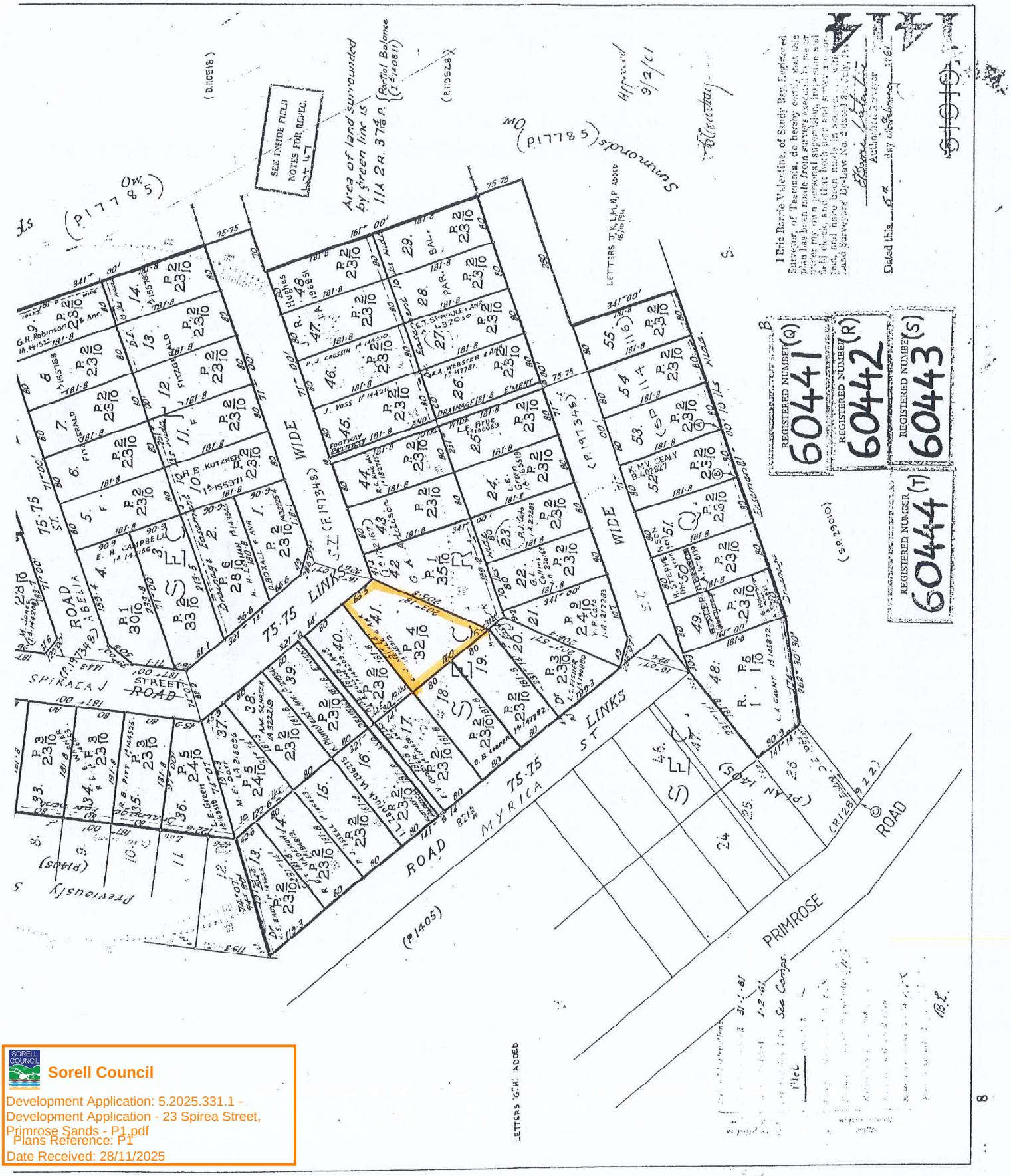
Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way over the land coloured green on the diagram on Certificate of Title Vol 1004 Fol 89
BENEFITING EASEMENT: Right of Drainage over the drainage easement J K P N on P 60442
A145212 FENCING CONDITION in Transfer
M992620 CAVEAT by Commonwealth of Australia Registered 19-Sep-2022 at noon

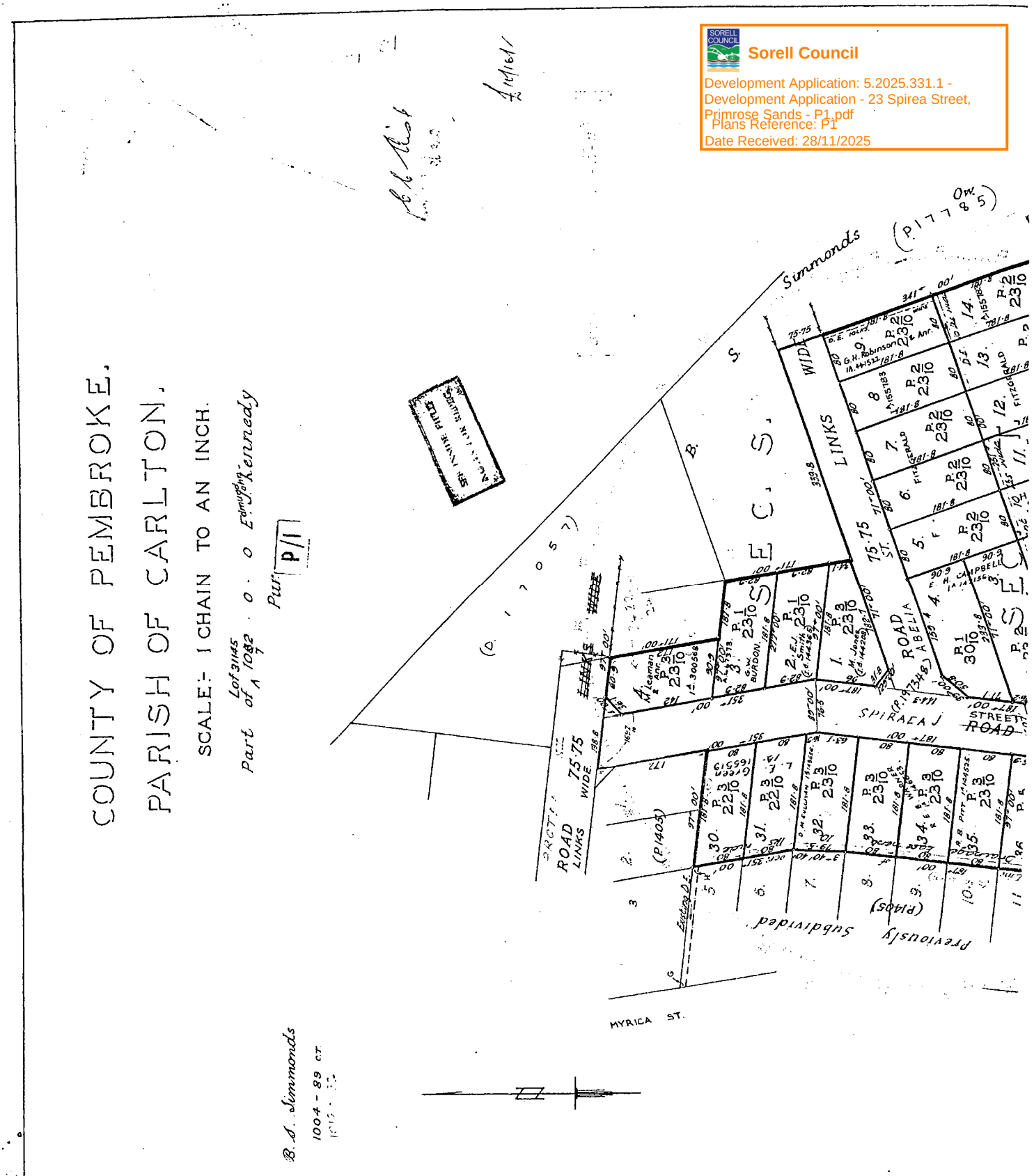
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations









SOIL 18-167

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
171 Lewisham Scenic Dv
Lewisham
TAS 7173

Ph 0417 960 769
peter@rocksolidgeotechnics.com.au

19/6/2018

Geotechnical Assessment / Classification for Proposed Residential Development at 23 Spiraea Street, Primrose Sands.

CLIENTS Mr Phillip Aulich philaul@yahoo.com

CONTENTS

SUMMARY

A residential development is proposed by Mr Phillip Aulich at 23 Spiraea Street, Primrose Sands. The site is underlain by deep sand over dolerite bedrock.

The site is classified as **Class 'S'** in accordance with AS2870-2011.

It is recommended to install drainage upslope from the proposed house site prior to commencement of construction.

The following wind load classifications (AS4055-2012: Wind loads for housing) are appropriate.

Terrain Category Classification of **TC2** – Open Terrain
Shielding Classification of **NS** – No Shielding
Topographic Classification – **T2**
Wind Load Classification – **N3**

INVESTIGATION

The Tasmanian Geological Survey 1:50000 Geological Atlas – Sorell indicates that the site is underlain by Jurassic dolerite. A site investigation was completed on Thursday 14 June, 2018. This included the augering of four test holes to assess the site for foundation conditions and onsite wastewater. The locations of the holes are marked on Figure 1.

It is proposed to construct a new dwelling on the triangular, 835m^2 block, sited on the southwestern or lower side of Spiraea Street. The site is covered in grass and small shrubs, and two mature gum trees (to be removed). A small shack and garden shed have been constructed adjacent to the southwestern or lower-slope boundary. The site has a natural slope of approximately 7 degrees to the southwest.

In summary the profile displayed in TEST HOLE #3 consisted of:

0 – 0.25m	SAND: fine grained, grey, roots and rootlets - TOPSOIL
0.25 – 1.45m	SAND: fine grained, grey / light brown / brown - dry
1.45 – 1.70m	sandy CLAY / clayey SAND: fine to medium grained sand, medium plasticity clay, dark greyish brown, moist
1.70 – 1.80m	gravelly SAND: fine to medium grained, grey / greyish brown, 20% fine to medium angular dolerite gravel – EXTREMELY WEATHERED DOLERITE
1.80m+	Mechanical auger refusal on dolerite bedrock.

Test Hole #4 encountered a similar profile with sand to 1.05m and refusal on dolerite bedrock at 1.40m depth. Groundwater was not encountered in any of the holes.

CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. The Form 55 and Form 35 are not transferable to another body without consultation (reissue) from RSG. The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

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

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

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie if the development site is moved from the original assessment site an additional assessment will be required).

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

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS2870-2011: Residential Slabs and Footings
- AS4055-2012: Wind Loads for Housing
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

All new developments should subject to strict site maintenance. Attention is drawn to the enclosed information reproduced with the permission from Standards Australia:

- CSIRO Information Sheet No. BTF18 – 'Guide to home owners on foundation maintenance & footing performance'.

Additional site care and maintenance is recommended for any site with a Class "H" or "E" classification. Compliance with Appendix B of AS2870 is recommended. Attention is drawn to the information available from Standards Australia:

- Sections 5.5 and 6.6 of AS2870 – additional requirements for Class H and E Sites.
- Appendix B of AS2870 – Performance Requirements and Foundation Maintenance.
- Appendix C of AS2870 – Classification of Damage.

Any assessment that has included an onsite wastewater system design will require a further site visit once the system has been installed if a "Certificate of Completion" is required (to verify that the system has been installed as per RSG's design & the council issued Special Plumbing Permit). An additional fee applies for the site visit & issuing the certificate.

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

PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

APPENDIX 1

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Mr Phillip Aulich *Owner /Agent*

[redacted] *Address*

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Peter Hofto – Rock Solid Geotechnics Pty Ltd

Address: 171 Lewisham Scenic Drive

Lewisham 7173

Phone No: 0417960769

Fax No:

Licence No:

Email address: peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details: BSc (Hons) - Geology / Geophysics
PI Insurance - Sterling Insurance
PL Insurance - CGU Insurance Ltd

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Geotechnical Assessment

(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: 23 Spiraea Street, Primrose Sands

Lot No:

Certificate of title No:

The assessable item related to this certificate: Geotechnical Assessment

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

Certificate details:

Certificate type:

(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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:	
Relevant calculations:	
References:	AS2870

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

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		SOIL 18-167	19/6/2018

APPENDIX 3

Onsite Wastewater Assessment / System Design
23 Spiraea Street, Primrose Sands.

Below find the assessment to determine of the type and size of wastewater treatment system, and the allocation of a Land Application Area (LAA) for a proposed new, 2 bedroom residence at 23 Spiraea Street, Primrose Sands. This assessment should be read in conjunction with a Site & Soil Evaluation Report (Soil 18-167) - enclosed copy.

It is proposed to construct a new dwelling on the triangular, 835m^2 block, sited on the southwestern or lower side of Spiraea Street. The site is covered in grass and small shrubs, and two mature gum trees (to be removed). A small shack and garden shed have been constructed adjacent to the southwestern or lower-slope boundary. The site has a natural slope of approximately 7 degrees to the southwest. A septic tank and some form of trench system have been installed across the slope from the shack.

In summary the profile displayed in TEST HOLE #1 consisted of:

0 – 0.25m	SAND: fine grained, grey, roots and rootlets - TOPSOIL
0.25 – 1.60m	SAND: fine grained, grey / light brown / brown – dry
1.60 – 2.10m	sandy CLAY / clayey SAND: fine to medium grained sand, medium plasticity clay, dark greyish brown, moist
2.10m+	Hole terminated at 2.10m – required depth.

Test Hole #2 encountered a similar upper profile with sand to 1.55m and refusal on dolerite bedrock at 1.65m depth.

Groundwater was not encountered in any of the holes.

The site is classified as a Class 1 (SAND) site with an Indicative Permeability of <3.0m/day and a Design Loading Rate (DLR) of 20mm/day.

The current wastewater system that services the shack cannot be used for the proposed new dwelling. It is unlikely that it has council approval and is of insufficient size to service the proposed new 2 bedroom residence. In addition to the above it does not comply with the 2015 Interim Planning Scheme requirements.

It will be necessary to install a new wastewater system to service the new dwelling.

The Sorell Council's Planning Scheme (2015) delineates the wastewater requirements for new dwellings.

- E.23.7.1 A1 stipulates that "A new dwelling must be provided with a land application area that complies with Table E23.1." For a Class 1 (SAND) site Table E23.1 stipulates a minimum area of 50m2/bedroom, or 100m2 for this dwelling.

  There is insufficient available room for the required 100m2 LAA with appropriate setbacks. The wastewater application will therefore need to be assessed under the performance criteria P1 which states that the system must comply with Australian Standard 1547 – in this case the LAA would need to be twice the required size to ensure a reserve area equal to the 'Primary LAA'.
  - The design complies with E23.7.1 P1.

- E23.10.1 A1 stipulates that the "Horizontal separation distance from a building to a land application area must comply with one of the following;

  - be no less than 6m;
  - be no less than 2m plus from an upslope or level building.
  - If primary treated effluent 4m plus 1m for every degree of average slope from a downslope building (11m).
  - If secondary treated effluent 2m plus 0.25m for every degree of average slope from a downslope building (4m).
  - The design complies with E23.10.1 A1.

- E23.10.1 A2 (Acceptable Solution) specifically delineates the "Horizontal separation distance from downslope surface water to a LAA must comply with any of the following;

  - be no less than 100m.
  - The design complies with E23.10.1 A2.

- E23.10.1 A3 (Acceptable Solution) specifically delineates the "Horizontal separation distance from a property boundary to a LAA must comply with either of the following;

  (a) be no less than 40m;
  (b) be no less than:
    - 1.5m from an upslope or level property boundary; and
    - if primary treated effluent and subsurface application, 2m for every degree of average gradient from a downslope property boundary (in this case 14m). Clearly there is insufficient available space for the installation of the wastewater LAA for primary treated effluent.
  - However if effluent is secondary treated the setback from the lower slope boundary can be reduced to 1.5m.
  - The design complies with E23.10.1 P3.

WASTEWATER SYSTEM DESIGN:

It is proposed to build a Bottomless Sand Filter (BSF) downslope from the residence and to gravity feed the effluent to the LAA. This complies with all requirements of the Planning Scheme (secondary treated effluent via the BSF).

A new, 3000 litre, dual purpose septic tank (to be fitted with an outlet filter) will be used. The BSF will be pulse dosed utilising a *Drainwave Applicator* (Appendix 6). The Drainwave Applicator should be sited in the top of the BSF. A 100mm diameter PVC pipe will distribute the effluent between the septic tank and the BSF.

The size of the required BSF is:

2 bedroom residence	4 people design loading
Tank water	120 litres/person/day
Design Loading Rate (DLR)	**40mm/day** (Primary treated effluent)
Wastewater Flow Rate	4 x 120 = 480 litres / day
DLR	40 litres / m^2 / day
Surface Area of BSF	480 / 40 = $12m^2$

Total size of calculated Surface Area of BSF is **$12m^2$**.

Length (and hence width) of the BSF:

Daily wastewater volume	480 litres
Linear Loading Rate	80 L/m/day
Minimum length of BSF	**6m**
It is proposed to construct the BSF	**6m long and 2m wide** (total area $12m^2$)

CONSTRUCTION AND INSTALLATION NOTES FOR THE BSF:

The BSF should be constructed as per the accompanying plan and the following notes.

- The area designated for the BSF should be accurately marked out on the ground.
- Stake out the perimeter of the proposed timber retaining structure (6m x 2m internal measurements).
- Construct the timber retaining structure from 200mm x 75mm CCA treated pine sleepers, including the posts. Posts to be concreted into natural ground to minimum depth of 500mm. The minimum height of the BSF retaining structure is to be **500mm**.
- Line inside walls with "Fortecon" plastic or similar, and attach with staples.

- Place the sand filter (**300mm thickness**) inside the retaining structure in 100mm increments, lightly compacting. Level finished sand layer. The filter sand should meet or closely conform to the requirements of Clause N3.3.2 of AS/NZS 1547:2012 ie the sand must be of medium grain size in the range of 0.25-1.0mm, and be free of clay, limestone, and organic matter.

- Add cross bracing to the BSF to ensure structural integrity.

- Place 10-20mm diameter screened aggregate on the filter sand to a thickness of 50mm and level.

- Install the *Drainwave Applicator*.

- Install the 100mm PVC distribution pipework. Perforate as specified with 8mm holes in the base at 500mm centres.

- Cover the 100mm PVC with screened 10-20mm aggregate.

- Cover the aggregate with geofabric / filter cloth.

- Cover the geofabric with 50mm of sand.

- Cover the sand with 50mm of ornamental gravel.

Note that the bend in the pipework within the BSF must be a 'large diameter 'swept' bend (either purchased specifically or made from a series of 15 degree bends), not 2 x 90 degree bends - to allow smooth flow of the pulsed wastewater from the Drainwave to get to the end of the distribution pipe.

The construction of BSFs must be completed to exacting standards to ensure effective and safe wastewater distribution. Mr Chris Lewis (0412046349) is experienced in the construction of this type of system and he is highly recommended as an installer.

This system design and construction notes are based on information provided in:

- Cromer, W.C. (2013). Bottomless sand filters: Notes for Designers, installers and regulators July 2013. Land application systems for domestic wastewater management. Unpublished report by William C. Cromer Pty Ltd, 7 July 2013. It is recommended that the installer of the above system familiarise themselves with the abovementioned document, available at www.williamccromer.com.

Peter Hofto

LOCALITY MAP

10m

SITE AND SOIL EVALUATION REPORT

Location:	23 Spiraea Street, Primrose Sands
Owner:	Mr Phillip Aulich

Site Plan:	See attached	
Soil Category: (as stated in AS/NZS 1547-2000) 1,...2,...3,...4,...5,...6	Modified Emerson Test Required If Yes, Emerson Class No.	No
Measured or Estimated Soil Permeability (m/d)	1.4-3.0 m/d	
Design Loading Rate: (mm/d)	20mm/day	Primary effluent
Geology:	Jurassic dolerite	

Topography: - relevant information is presented on the site plan.

Slope:	7 degrees
Drainage lines / water courses:	See accompanying report
Vegetation:	Grass, shrubs

Indicate the location of any of the following features on site plan:

- Waterways or drainage lines
- Embankments (on this lot or on surrounding land)
- Buildings
- Wells or bores

Site History: (land use)	Shack site
Aspect:	Southwesterly
Pre-dominant wind direction:	Northwest to southwest

Environmental Issues:

Location of sensitive vegetation, high water table, swamps, waterways etc.

Site Stability: Will on-site wastewater disposal affect site stability? No

Is geological advice required?	No
Drainage/Groundwater:	Nil
Depth to seasonal groundwater (m):	Not encountered
Are surface or sub-surface drains required upslope of the LAA	No

Primary and Reserve Land Application Area:

Water Supply:

- ☐ Public Supply
- ☑ Rainwater Tanks
- ☐ Bore, Well or Dam

Date of Site Evaluation:	14/6/2018
Weather Conditions: (on the day of evaluation and during the last week)	Fine

Site Evaluator:

Name:	Peter Hofto
Signed:	
Company:	Rock Solid Geotechnics Pty Ltd
Address:	171 Lewisham Scenic Drive, Lewisham TAS 7173
Phone:	0417 960 769
Email:	peter@rocksolidgeotechnics.com.au
Qualifications:	BSc (Hons) – Geology/Geophysics

APPENDIX 4

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

[redacted] *Owner name*

[redacted] *Address*

Suburb/postcode

Form **35**

Designer details:

Name:	PETER HOFTO	Category:	Hydraulic - Restricted
Business name:	ROCK SOLID GEOTECHNICS PTY LTD	Phone No:	0417960769
Business address:	171 LEWISHAM SCENIC DRIVE		
	LEWISHAM 7173	Fax No:	
Licence No:	CC 61591	Email address:	peter@rockolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant	Mr Phillip Aulich	Designer's project reference No.	SOIL 18-167
Address:	23 Spiraea Street, Primrose Sands	Lot No:	

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

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

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

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

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

	☐ Other (specify)
Deemed-to-Satisfy: X	Performance Solution: ☐ *(X the appropriate box)*
Other details:	

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS P/L	Date: 19/6/2018
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS P/L	Date: 19/6/2018
Computations:	Prepared by: ROCK SOLID GEOTECHNICS P/L	Date: 19/6/2018
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: ROCK SOLID GEOTECHNICS P/L	Date: 19/6/2018

Standards, codes or guidelines relied on in design process:

AS1547-2012
BUILDING ACT 2016

Any other relevant documentation:

Attribution as designer:

I PETER HOFTO – ROCK SOLID GEOTECHNICS P/L am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	PETER HOFTO		19/6/2018
Licence No:	CC 61591		

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

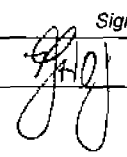
[X] I have checked the LISTMap to confirm the location of TasWater infrastructure

[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 PETER HOFTO – ROCK SOLID GEOTECHNICS P/L being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

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

	Name: (print)	*Signed*	*Date*
Designer:	PETER HOFTO		19/6/2018

APPENDIX 5

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
171 Lewisham Scenic Dv
Lewisham
TAS 7173

Ph 0417 960 769
peter@rocksolidgeotechnics.com.au

19/6/2018

Mr Phillip Aulich
[redacted]

Loading Certificate for Onsite Wastewater System
23 Spiraea Street, Primrose Sands

1 System Capacity: (medium/long term) - 2 bedrooms, 4 persons

2 Design Criteria Summary: Primary Treated Effluent - 3000 litre Dual purpose septic tank.
Soil Category - Class 1 Sand
Land Application System - BOTTOMLESS SAND FILTER

3 Reserve Area: Ample available reserve areas.

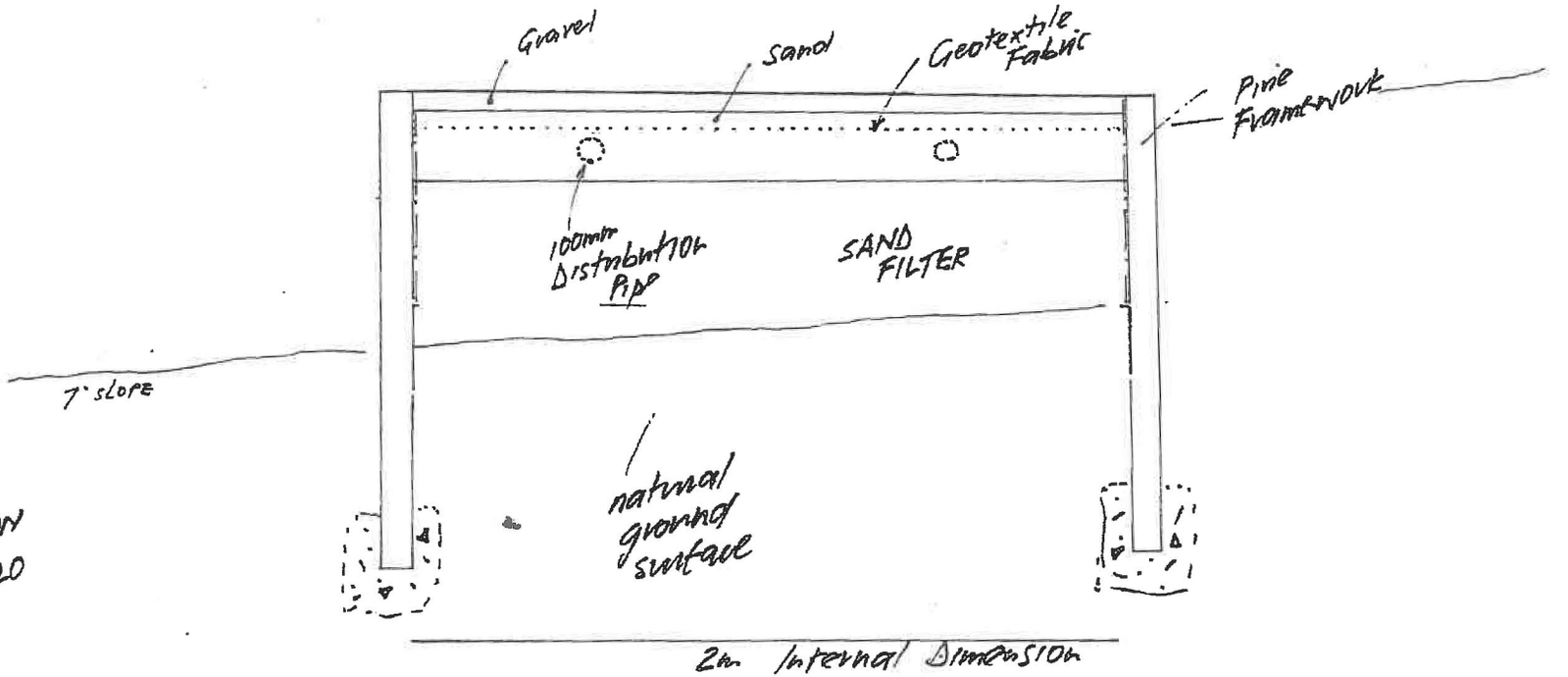
4 Variation from design flows etc: The system should successfully assimilate additional peak loadings which may result from occasional social gatherings provided that this does not exceed use by more than 8 persons in a 24 hour period or more than 2 temporary resident visitors (ie up to 6 persons total) for a period not exceeding 4 days. Visitors should be advised of the requirement to minimise time spent in showers, not running taps whilst cleaning teeth, and other common sense water conservation measures.

5 Consequences of overloading the system: Long term use by more than 4 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.

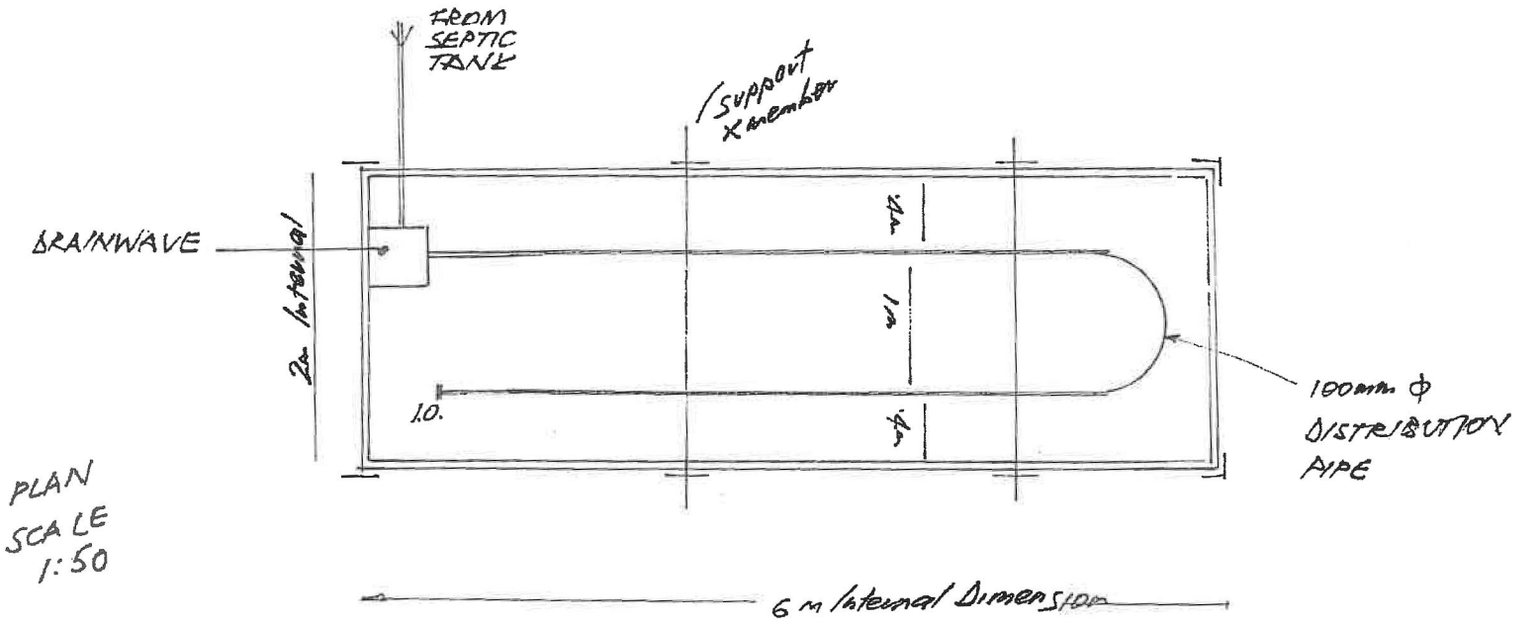
6 Consequences of under-loading the system: Nil.

7 Consequences of lack of operation, maintenance and monitoring attention: The septic tank should be pumped at least every 3 years. The Outlet Filter should be cleaned every 6 months.

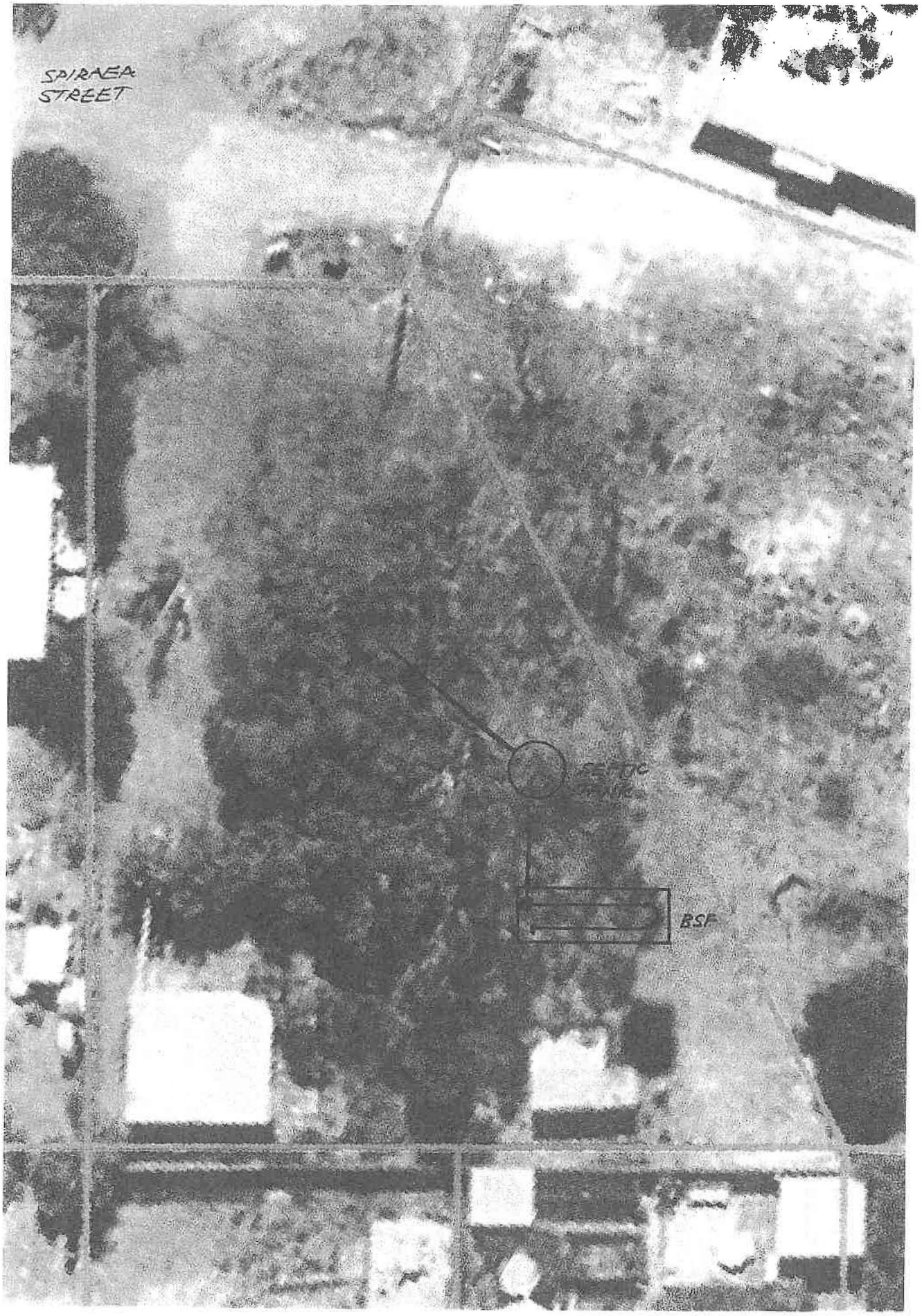
Peter Hofto



CROSS-SECTION
SCALE 1:20



PLAN
SCALE
1:50



SCALE 1:200

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Phillip Aulich *Owner /Agent*

Address

Suburb/postcode

Qualified person details:

Qualified person: Emmanuel Dellas

Address: 20 Stratton Avenue

LENAH VALLEY 7008

Phone No: (03) 62282225

Mobile No: 0418232811

Licence No: CC164C

Email address: edellas@bigpond.com

Qualifications and Insurance details:

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Civil / Structural Engineering

(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: 23 Spirea Street

PRIMROSE SANDS 7173

Lot No:

Certificate of title No:

The assessable item related to this certificate: New Building

(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: Structural

(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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: Statewide Constructions Pty Ltd working drawings
Sheets 2, 3, 4, 5 & 6 as certified.

Relevant calculations:

References: AS1170.1, AS 1170.2, AS4600, AS4100, AS 3600

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

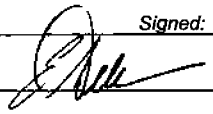
Design of concrete foundations, steel building frame, roof trusses and bracing.

Scope and/or Limitations

All foundations must be excavated to approved natural sub-grade.

Excludes all other work

I certify the matters described in this certificate.

Qualified person: *Signed:* 

Certificate No: 4844

Date: 9/10/2020

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form 35

To: PHILIP AULICH *Owner name*

Address

Suburb/postcode

Designer details:

Name: Rocco Caccavo Category:

Business name: Statewide Constructions Phone No: (03) 6278 1510

Business address: 131 Albert Road

Moonah TAS 7009 Fax No:

Licence No: CC1902R Email address: rocky@statewideconstructions.com.au

Details of the proposed work:

Owner/Applicant PHILIP AULICH Designer's project reference No. # POD

Address: 23 SPIREAE STREET Lot No:

PRIMROSE SANDS 7173

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

Description of work:

New building

(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
	[X] Building design	Architect or Building Designer
	[ ] Structural design	Engineer or Civil Designer
	[ ] Fire Safety design	Fire Engineer
	[ ] Civil design	Civil Engineer or Civil Designer
	[ ] Hydraulic design	Building Services Designer
	[ ] Fire service design	Building Services Designer
	[ ] Electrical design	Building Services Designer
	[ ] Mechanical design	Building Service Designer
	[X] Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	[ ] Other (specify)	

Deemed-to-Satisfy: [X] Performance Solution: [ ] *(X the appropriate box)*

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: 2-11, 3-11, 4-11, 5-11 & 6-11	Prepared by: Allan Banks	Date: 13.02.20
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS1170.1, AS1170.2 (41m/s), AS4600, AS4100, AS3660

Any other relevant documentation:

Attribution as designer:

I, Rocky Caccavo, 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:	ROCKY CACCAVO		14.10.20
Licence No:	CC1902R		

GEOTECH 25-166

2/12/2025

[redacted]

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STORMWATER TRENCH DESIGN - 23 Spiraea Street, Primrose Sands

Mr Joe Holmes (Retrospective Compliance & Project Facilitation) is completing certification for Scott Bretherton on the residence at 23 Spiraea Street, Primrose Sands (Figure 1, Plate 1). As part of the project, overflow from three rainwater tanks will need to be managed - stormwater (SW) trenches will need to be designed and installed (the subject of this assessment).

A site assessment was completed in the presence of Joe Holmes on Friday 21 November 2025. A previous site assessment was completed in June 2018, that included completion of four test holes to assess the site for foundations and onsite wastewater disposal suitability (4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers). The locations of the test holes are marked on Figure 1.

Buildings on site include a residence (with 2 x 5kL rainwater tanks sited under the dwelling - Plate 1), and a shed (with a 5kL rainwater tank sited upslope to the northeast of the shed. At present the rainwater tanks discharge directly onto the sandy topsoils where the water is readily absorbed, with no evidence of any runoff from the discharge outlets.

The land has a natural slope of approximately 5-6 degrees to the southwest (Plate 2). A septic tank and absorption bed have been installed immediately downslope from the shack. Groundwater was not encountered in any of the holes.

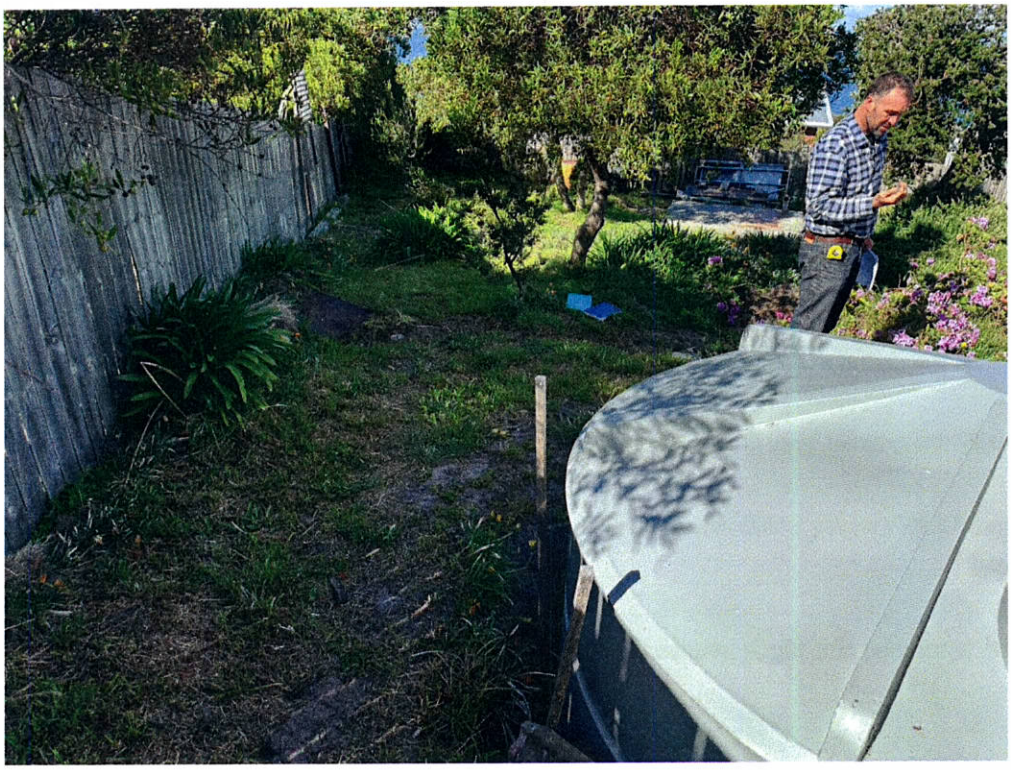
In summary the profile displayed in TEST HOLE #1 consisted of:

0 – 0.25m	SAND: fine grained, grey, roots and rootlets - TOPSOIL
0.25 – 1.60m	SAND: fine grained, grey / light brown / brown – dry
1.60 – 2.10m	sandy CLAY / clayey SAND: fine to medium grained sand, medium plasticity clay, dark greyish brown, moist
2.10m+	Hole terminated at 2.10m – required depth.

The site is classified as a Class 1 (SAND) site with an Indicative Permeability of 2.0m/day.

Plate 1 – 2 x 5kL rainwater tanks – looking to the west.

Plate 2 – rainwater tank and land downslope to the southwest.



This area is classified as Class 1 (SAND), with an Indicative Permeability of 2m/d. This is a low-risk site w.r.t. stormwater disposal due to;

- Proposed SW trench will be set well back from the lower slope (southwestern) property boundary.
- Highly permeable sandy site.
- History of rainwater tank discharge directly onto the ground with no adverse effects.

RAINWATER TANKS OVERFLOW TRENCH DESIGNS.

All three rainwater tanks are utilised for domestic purposes (residence and outside taps).

It is likely that the tanks will only overflow during the wetter, winter months.

It is proposed to install;

- a 4m long and 1m wide trench to contain the discharge from the two rainwater tanks located under the dwelling, and;
- a 3m long and 1m wide trench to contain the discharge from the single rainwater tank located upslope from the shed.

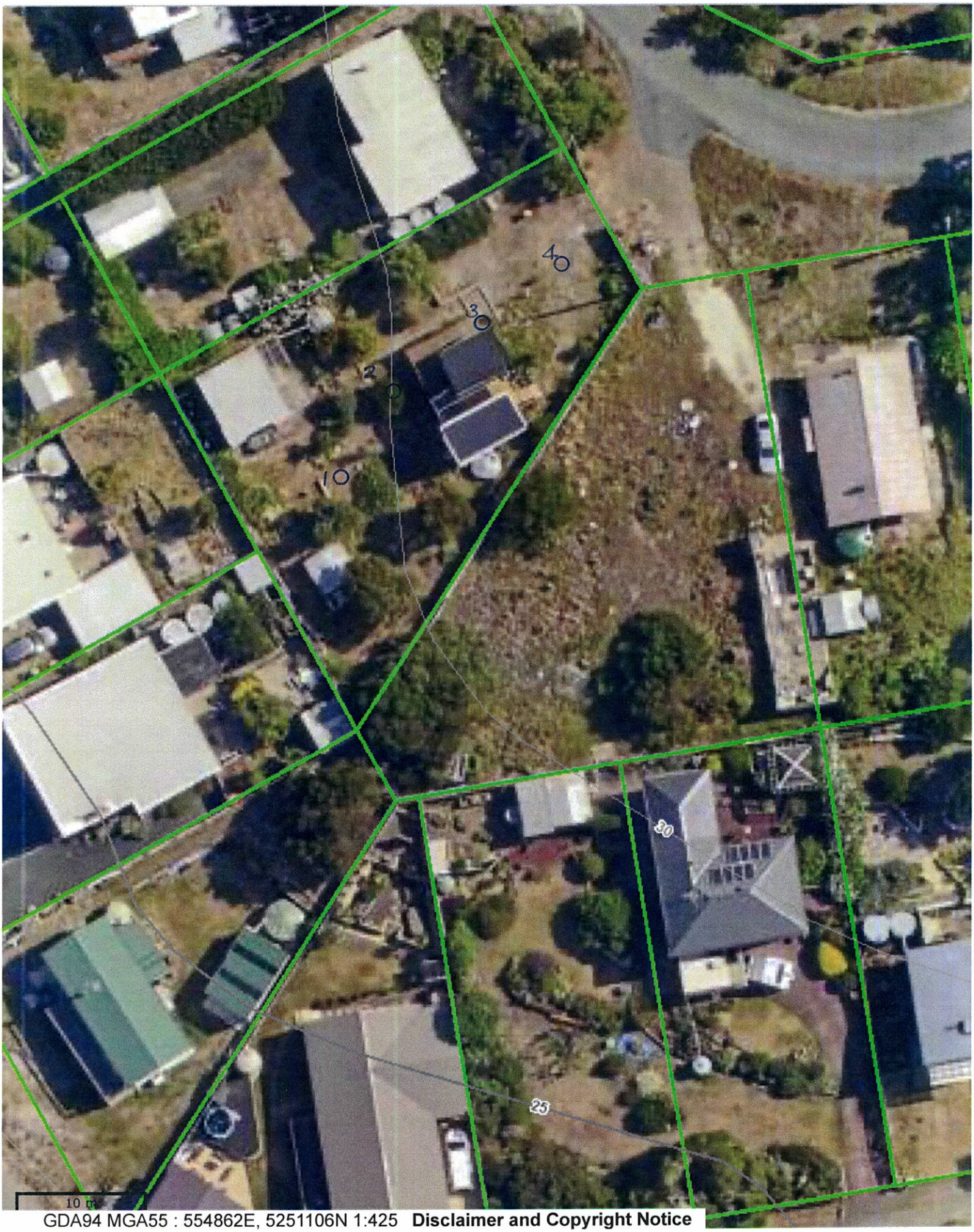
The locations of the trenches are marked on Figure 2.

The trenches will consist of 410mm trench arch in drain gravel (Figure 3).

Peter Hofto

ROCK SOLID GEOTECHNICS P/L

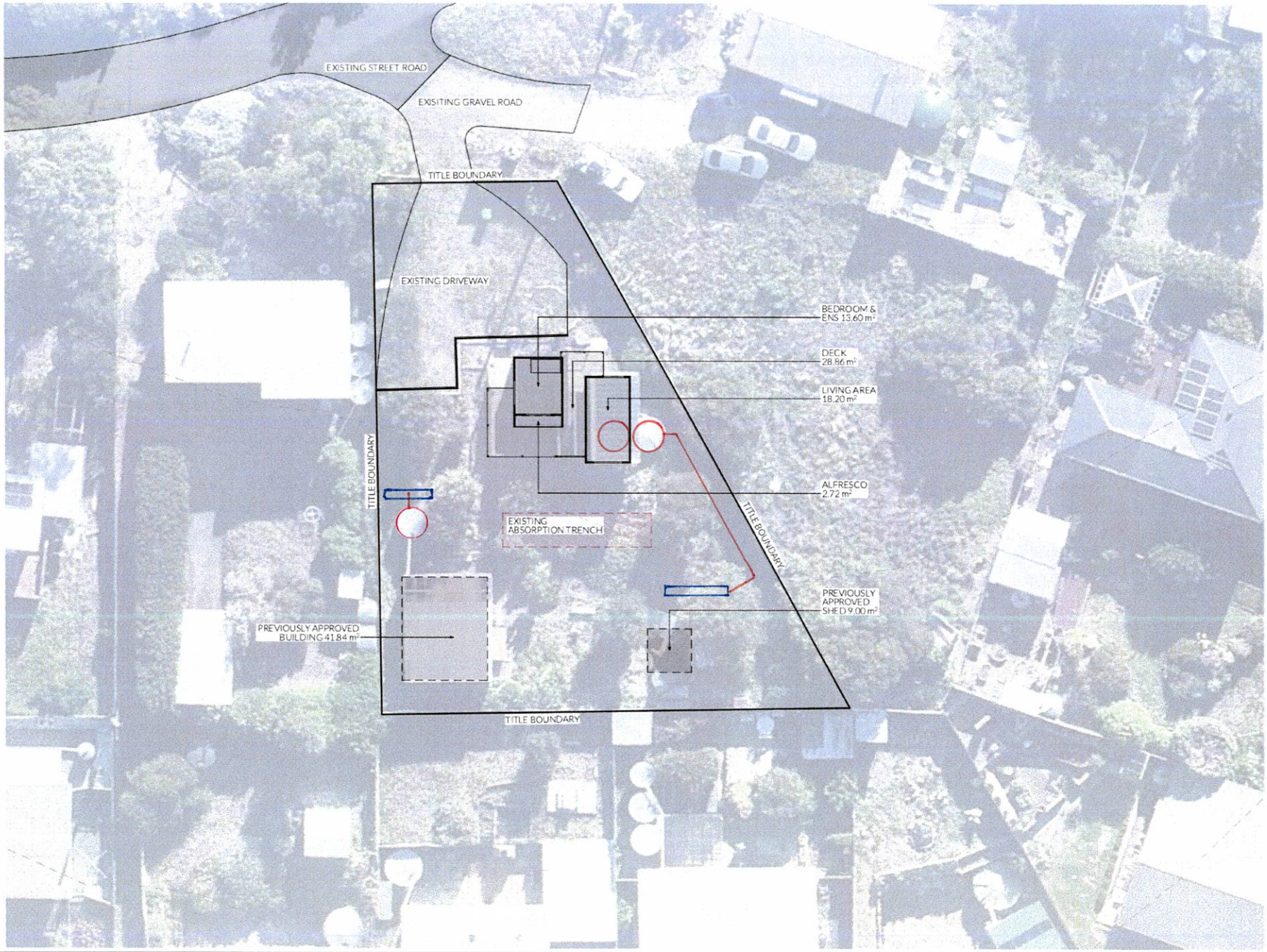
TEST HOLE LOCATIONS



GDA94 MGA55 : 554862E, 5251106N 1:425 **Disclaimer and Copyright Notice**

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor



PINNACLE

PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

Location Plan

Revision: DA - 01
Approved by: JN

Scale: 1:250 @ A3
Pg No: A.01

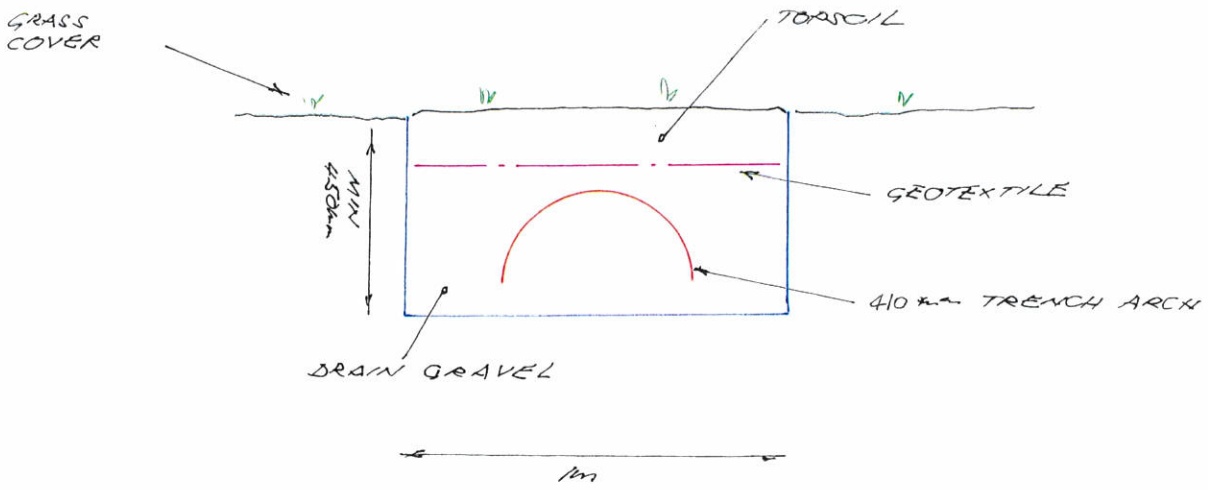
Proposal: Retrospective Documentation
Client: William Scott Anthony Bretherton
Address: 2/3 Spiraea Street Primrose Sands 7170

Date: 26/11/2025
Drawn by: JRM
Job No: TBA
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

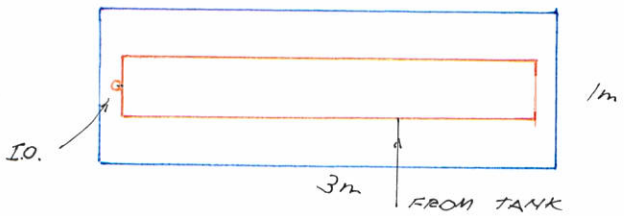
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CROSS-SECTION TRENCH
1:20

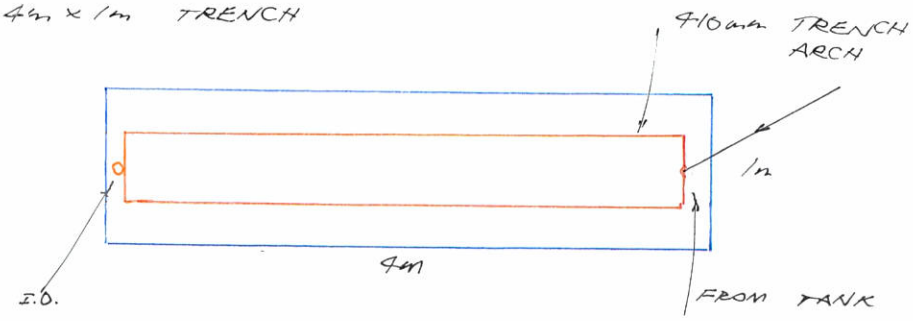


3m x 1m TRENCH

PLAN 1:50



4m x 1m TRENCH



[redacted]

GEOTECH 25-172

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

2/12/2025

ONSITE WASTEWATER ASSESSMENT / SYSTEM DESIGN – 23 Spiraea Street, Primrose Sands

Below find a site assessment and system design for the wastewater treatment system at 23 Spiraea Street, Primrose Sands (Figure 1). This assessment should be read in conjunction with Site & Soil Evaluation Report (GEOTECH 25-172) - enclosed.

A site investigation and system design was initially completed in 2018 for a previous owner. The then owner installed the system but did not notify council and did not obtain a Plumbing Permit.

The property has since been sold to the current owner who is undertaking retrospective approval for the residence and wastewater system. A second site assessment was undertaken on Friday 21 November, 2025 in the presence of owner's representative Mr Joe Holmes.

The initial assessment included the augering of four test holes to assess the site for onsite wastewater conditions (4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers). The locations of the auger holes are marked on Figure 1.

The land has a natural slope of approximately 5-6 degrees to the southwest. Groundwater was not encountered in any of the holes.

In summary the profile displayed in TEST HOLE #1 consisted of:

0 – 0.25m	SAND: fine grained, grey, roots and rootlets - TOPSOIL
0.25 – 1.60m	SAND: fine grained, grey / light brown / brown – dry
1.60 – 2.10m	sandy CLAY / clayey SAND: fine to medium grained sand, medium plasticity clay, dark greyish brown, moist
2.10m+	Hole terminated at 2.10m – required depth.

The site is classified as a Class 1 (SAND) site with an Indicative Permeability of 2.0m/day.

A 3000L dual-purpose septic tank has been installed immediately downslope from the shack (Plate 1). The septic tank accepts all the residential wastewater from the 1-bedroom residence, and discharges into an absorption bed immediately downslope from the septic tank and residence (Plate 2, Figure 2), setback 12m from the lower-slope property boundary. The absorption bed is configured as a slight mound.

Plate 1 – looking upslope to the northeast at the septic tank – residence in the background.

Plate 2 - looking to the west from the proposed LAA (residence in the distance).

The pipework within the absorption bed was exposed and levels checked. The bed consists of a 100mm diameter PVC distribution pipe (perforated with 8mm holes at 500mm centres in the base) on a bed of 25mm crushed drain gravel. The pipework is covered in additional drain gravel, geotextile fabric and sandy topsoil, and the area is planted with ground cover plants. A plan and cross-section of the bed is presented in Figure 3. The area is protected from overground water flows by the residence.

The current, as installed wastewater complies with the requirements of the *Director's Guidelines for Onsite Wastewater Systems*.

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	**Performance Criteria**	**Compliance achieved by**
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with A1 Distance between building & the LAA >6m.
A2 Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 LAA >100m from downslope surface water.
A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 LAA > 1.5m from upslope and side-slope property boundaries. 5^0 slope. Setback required from lower, southwestern property boundary; 2m x 5^o = 10m

A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4 No known potable bores within 50m of the site.
A5 Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 Groundwater not encountered.
A6 Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 Limiting layer not encountered.
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 with P7

WASTEWATER SYSTEM SIZE:

Despite the current residence having only 1-bedroom, the current wastewater system was designed for a 2-bedroom dwelling. The absorption bed has a basal area of 21m^2 (7m x 3m) – Plan and cross-section Figure 3.

This equates to a Design Loading Rate of 23mm/day based on the following calculations;

- 2-bedroom ancillary dwelling — 4 people design loading
- Tank water — 120 litres/person/day
- Design Loading Rate (DLR) — 23mm/day (Primary treated effluent)
- Wastewater Flow Rate — 4 x 120 = 480 litres / day
- DLR — 23 litres / m^2 / day
- Basal Area of absorption bed — 480 / 23 = 21m^2

The current onsite wastewater system is therefore both compliant with the current wastewater regulations, and is sized appropriately for a 2-bedroom residence.

A Wastewater Loading Certificate is appended.

Soil Category: (as stated in AS/NZS 1547-2000) **1,**…2,…3,…4,…5,…6	Modified Emerson Test Required If Yes, Emerson Class No.	No
Measured or Estimated Soil Permeability (m/d):	2.0m/d	
Design Loading Rate: (mm/d)	15 mm/day	
Geology:	Quaternary sediments.	

Slope:	5 degrees
Drainage lines / water courses:	Nil
Vegetation:	Grass
Site History: (land use)	Vacant block
Aspect:	Southwest
Pre-dominant wind direction:	Northwest to southwest
Site Stability: Will on-site wastewater disposal affect site stability?	No
Is geological advice required?	No
Drainage/Groundwater:	Not encountered
Depth to seasonal groundwater (m):	Not Encountered
Are surface or sub-surface drains required upslope of the land application area	No
Water Supply:	
☑ Rainwater Tanks	
Date of Site Evaluation:	2018 & November 2025
Weather Conditions:	Fine

[redacted]

2/12/2025

Sorell Council
Development Application:5.2025.331.1 - Response to Request For Information - 23 Spiraea Street, Primrose Sands - P3.pdf
Plan Reference:P3
Date received:12/12/2025

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Rd
Orielton
TAS 7172
0417960769
peter@rocksolidgeotechnics.com.au

Loading Certificate for Onsite Wastewater System - 23 Spiraea Street, Primrose Sands

1 System Capacity:

- (medium/long term) — 2-bedroom dwelling, 4 persons, 480 litres/day

2 Design Criteria Summary:

- Primary Treated Effluent — 3000 litre (minimum) dual-purpose septic tank.
- Soil Category — Class 1 SAND
- Land Application System — Absorption Bed

3 Reserve Area:

- Suitable available reserve area.

4 Variation from design flows etc:

- The system should successfully assimilate additional peak loadings which may result from occasional social gatherings if this does not exceed use by more than 7 persons in a 24-hour period or more than 2 temporary resident visitors (ie. up to 6 persons total) for a period not exceeding 4 days.

5 Consequences of overloading the system:

- Long term use by more than 4 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.

6 Consequences of under-loading the system:

- Nil.

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

- The septic tank should be pumped at least every 3 years.

Peter Hofto
Rock Solid Geotechnics Pty Ltd

CONDITIONS OF INVESTIGATION

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

Investigations are conducted to standards outlined in Australian Standards:

- AS1547-2012: Onsite Domestic Wastewater Management

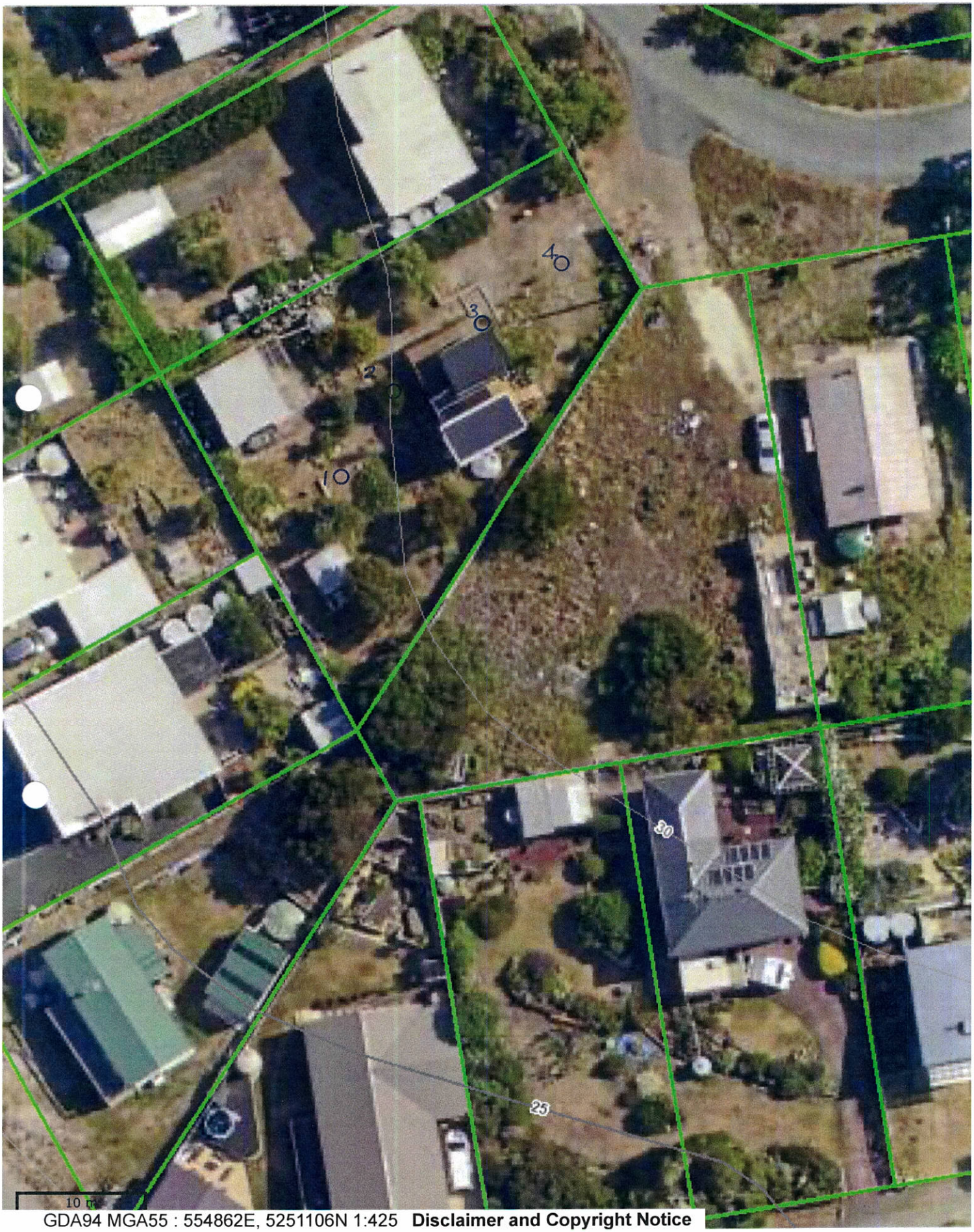
& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

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

PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

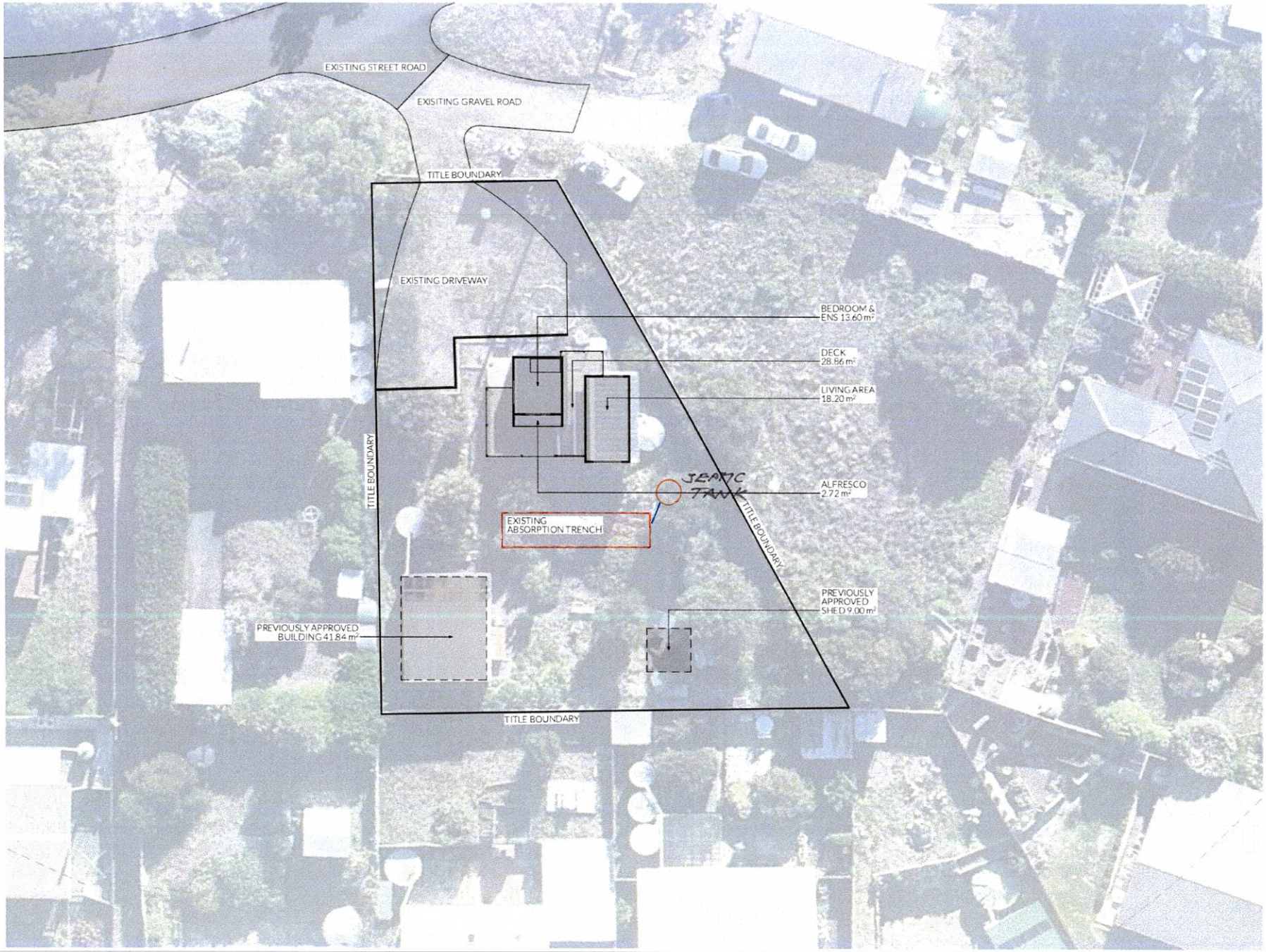
TEST HOLE LOCATIONS



GDA94 MGA55 : 554862E, 5251106N 1:425 **Disclaimer and Copyright Notice**

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor



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Location Plan

Revision: DA - 01
Approved by: JN

Scale: 1:250 @ A3
Pg. No: A.01

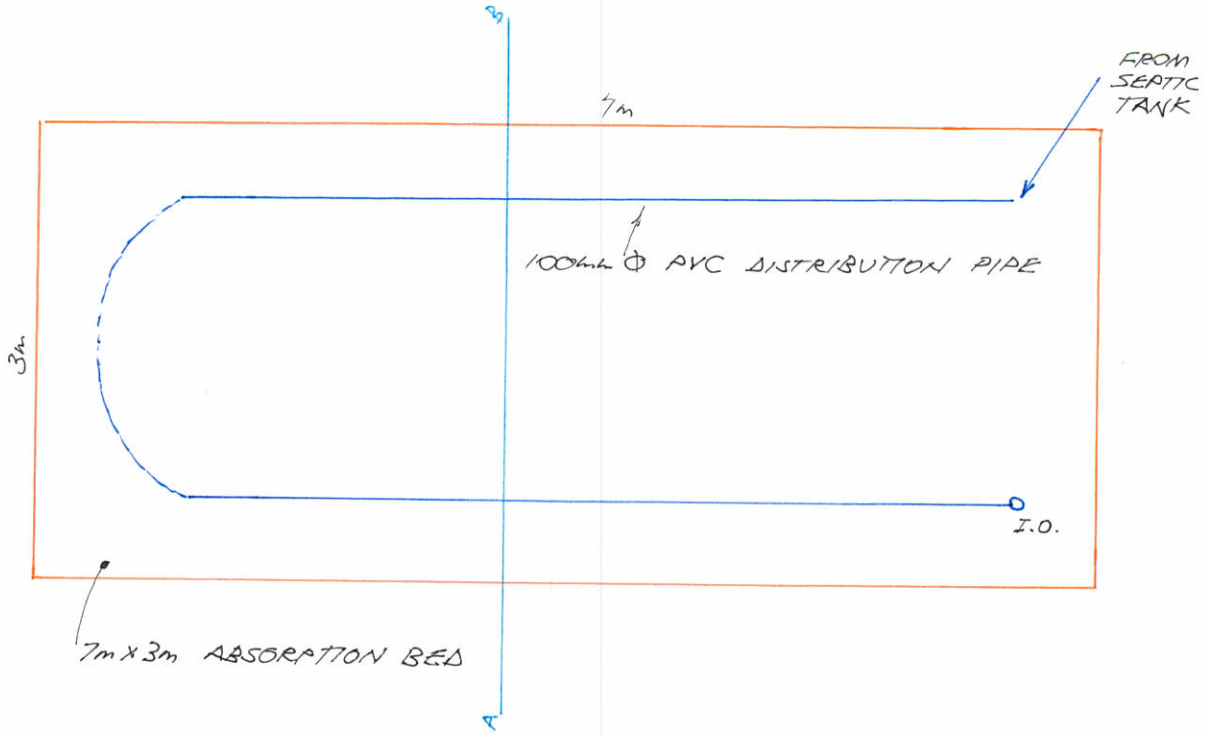
Proposal: Retrospective Documentation
Client: William Scott Anthony Bretherton
Address: 23 Spiraea Street, Primrose Sands 7170

Date: 26.11.2025
Drawn by: JRM
Job No: TBA
Engineer: TBA
Building Surveyor: TBA

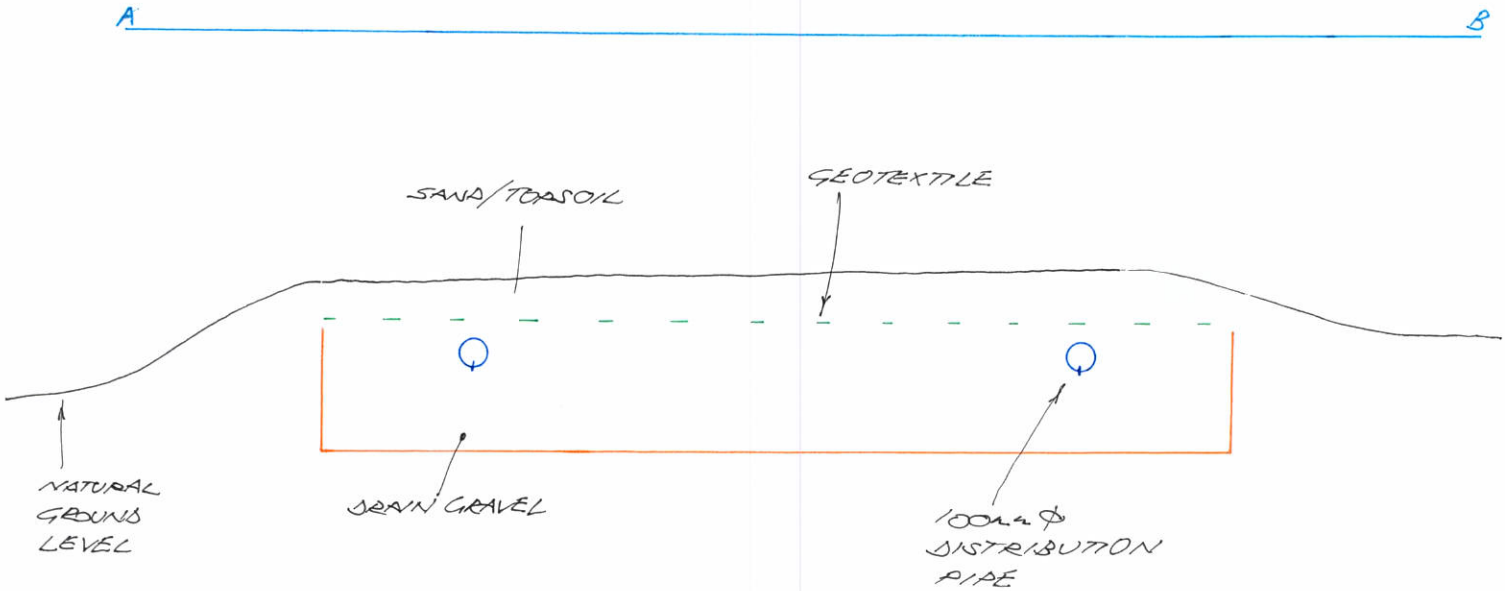
Issue	Date	Designer

bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

PLAN
ABSORPTION BED
1:50



CROSS-SECTION
1:25



CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

[redacted] *Owner name*

Address

Suburb/postcode

Form 35

Designer details:

Name:	Peter Hofto	Category:	Building Services Designer Hydraulic - Restricted
Business name:	Rock Solid Geotechnics P/L	Phone No:	0417960769
Business address:	163 Orielton Road		
	Orielton 7172	Fax No:	
Licence No:	CC6159I	Email address:	peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant	William Bretherton	Designer's project reference No.	GEOTECH 25-172
Address:	23 Spiraea Street, Primrose Sands	Lot No:	

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

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

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

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

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

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/12/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/12/2025
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/12/2025
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

Attribution as designer:

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L ..... am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		2/12/2025
Licence No:	CC6159I		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

I .....Peter Hofto – ROCK SOLID GEOTECHNICS P/L.....
being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

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

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		2/12/2025

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Changes List			
Issue	**Description of change**	**Date**	**Designer**
DA-02	Council RFI - Amend Stormwater Trench Location	12.12.2025	JRM

Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

23 Spiraea Street, Primrose Sands - 7173

Owner(s) or Clients	William Scott Anthony Bretherton	Title Reference	60442/41
Building Classification	1a	Zoning	Low Density Residential
Designer	Jason Nickerson CC6073Y	Land Size	820m^2
Total Floor Area (Combined)	31.80m^2 Deck 31.46m^2	Design Wind Speed	N3
Alpine Area	N/A	Soil Classification	S
Other Hazards	Specific Area Plan	Climate Zone	7
		Corrosion Environment	High
		Bushfire Attack Level (BAL)	LOW

(e.g.. High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

Sorell Council

Development Application:5.2025.331.1 - Response to Request For Information - 23 Spiraea Street, Primrose Sands - P3.pdf
Plan Reference:P3

Date received:12/12/2025

ID	Sheet Name	Issue
A.01	Location Plan	DA - 02
A.02	Site Plan	DA - 02
A.03	Floor Plan - Elevation	DA - 02

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

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Licence: CC6073Y

Location Plan

Revision: DA - 02
Approved by: JN

Scale: 1:250 @ A3
Pg. No: A.01

Proposal: Retrospective Documentation
Client: William Scott Anthony Bretherton
Address: 23 Spiraea Street, Primrose Sands - 7173

Date: 26.11.2025
Drawn by: JRM
Job No: TBA
Engineer: TBA
Building Surveyor: BS TAS

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

Legend

- Electrical Connection
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CONTOURS AND SITE

TERRAIN DOCUMENTATION AROUND DWELLING TAKEN FROM LIDAR SCAN.

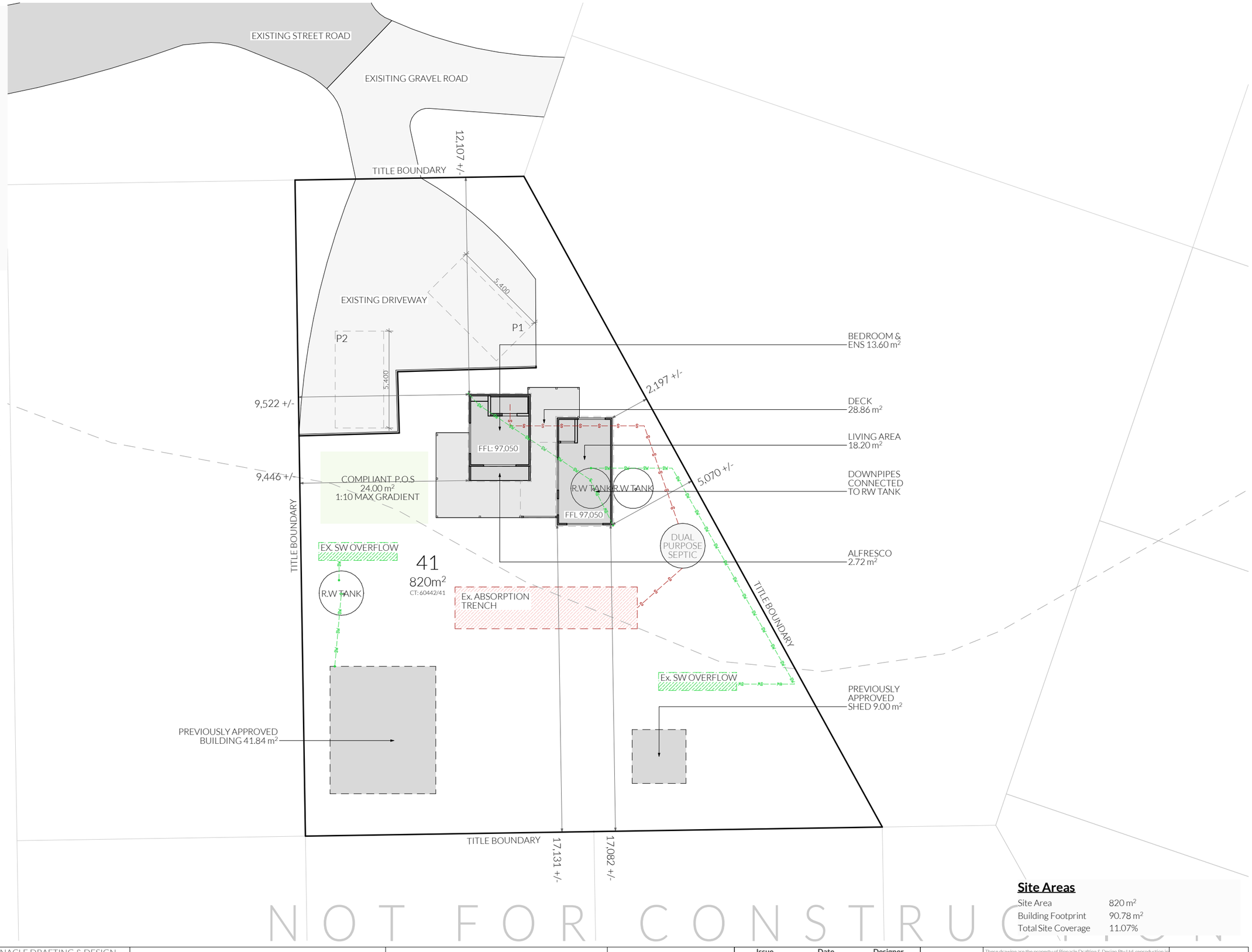
ALL OTHER TERRAIN DOCUMENTATION IS FROM THE LIST MAP

AHD & FFL:

ALL FFL RELATIVE TO AHD IS ASSUMED

RETROSPECTIVE DWELLING DIMENSIONS:

ALL SIZES/LOCATION/DIMENSIONS OF THE RESTROSPECTIVE BUILDERS HAVE BEEN DERIVED FROM ON SITE LIDAR SCANNING, LIST DATA MAPPING & NEARMAP SATELLITE IMAGING.



Site Areas

Site Area	820 m²
Building Footprint	90.78 m²
Total Site Coverage	11.07%

Sorell Council

Development Application:5.2025.331.1 - Response to Request For Information - 23 Spiraea Street, Primrose Sands - P3.pdf
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Site Plan

Revision: DA - 02
Approved by: JN

Scale: 1:200 @ A3
Pg. No: A.02

Proposal: Retrospective Documentation
Client: William Scott Anthony Bretherton
Address: 23 Spiraea Street, Primrose Sands - 7173

Date: 26.11.2025
Drawn by: JRM
Job No: TBA
Engineer: TBA
Building Surveyor: BS TAS

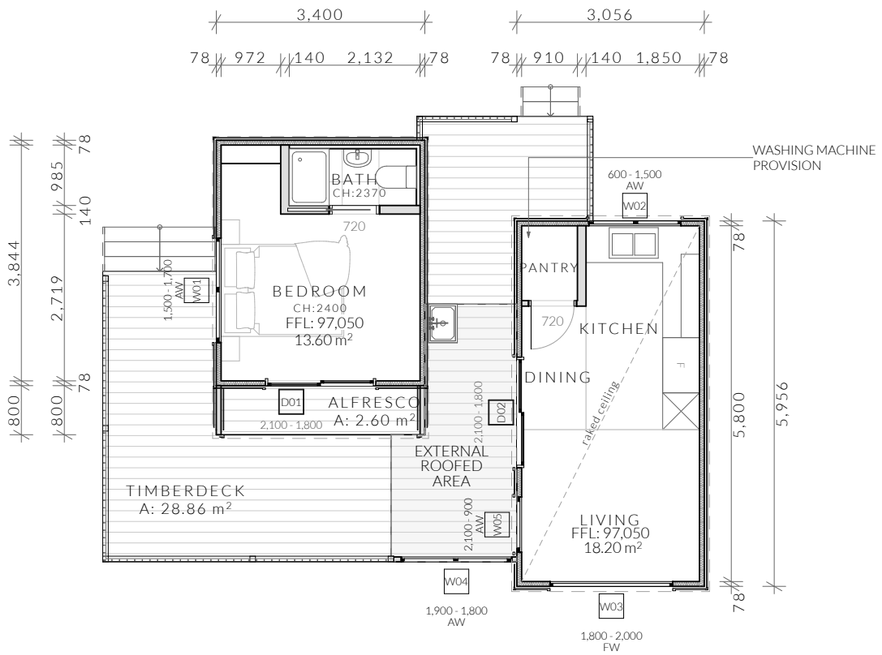
Issue	Date	Designer

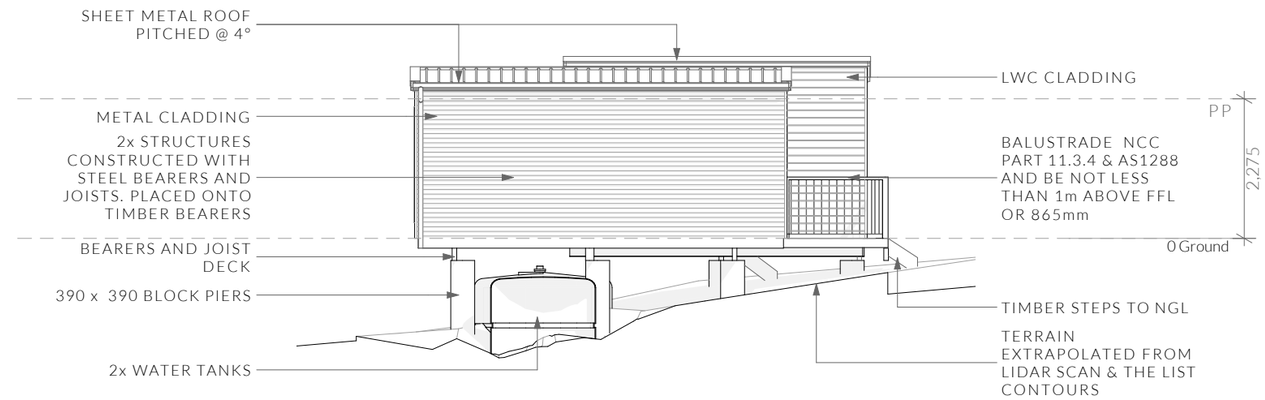
NOTE: Refer to cover page for further details on changes.

Access Panel

Articulation Joint

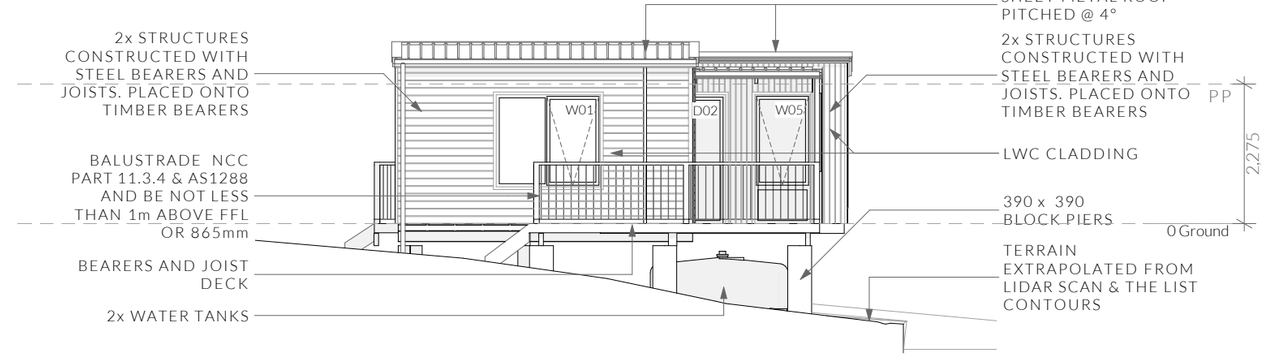
Smoke Alarm





South East Elevation

South West Elevation



North West Elevation

North East Elevation

Floor Areas

Total Floor Area	31.80m²
Deck	31.46m²

Sorell Council

Development Application:5.2025.331.1 - Response to Request For Information - 23 Spiraea Street, Primrose Sands - P3.pdf
Plan Reference:P3

Date received:12/12/2025

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Floor Plan - Elevation

Revision: DA - 02
Approved by: JN

Scale: 1:100 @A3
Pg. No: A.03

Proposal: Retrospective Documentation
Client: William Scott Anthony Bretherton
Address: 23 Spiraea Street, Primrose Sands - 7173

Date: 26.11.2025
Drawn by: JRM
Job No: TBA
Engineer: TBA
Building Surveyor: BS TAS

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA