NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

87 ARTHUR HIGHWAY, DUNALLEY

PROPOSED DEVELOPMENT:

TWO OUTBUILDINGS & RETROSPECTIVE ADDITION TO DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 24th February 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 **Tuesday 24th February 2026.**

APPLICATION NO: **5.2024-203.1**
DATE: **06 FEBRUARY 2026**

87 Arthur Highway, Dunalley

5-Feb-2026

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:* Residential *Development:* Proposed addition to existing dwelling and two outbuildings (garage and shed) *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 300,000

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

Location of proposed works:	Street address: 87 Arthur Highway Suburb: Dunalley, TAS Postcode: 7177 Certificate of Title(s) Volume: 62474 Folio: 2

Current Use of Site	Residential

Current Owner/s:	Name(s) Max Cunningham

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: P.Pitt Date: 13/01/2026

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

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
62474	2
EDITION	DATE OF ISSUE
3	25-Mar-2013

SEARCH DATE : 20-Aug-2025
SEARCH TIME : 10.35 AM

DESCRIPTION OF LAND

Town of DUNALLEY
Lot 2 on Diagram 62474 (formerly being 168-8D)
Derivation : Part of Lot 2 (Sec. F.) Gtd. to W.C. Hyatt.
Prior CT 2355/26

SCHEDULE 1

M411514 TRANSFER to MAXWELL PETER CUNNINGHAM Registered 25-Mar-2013 at 12.01 PM

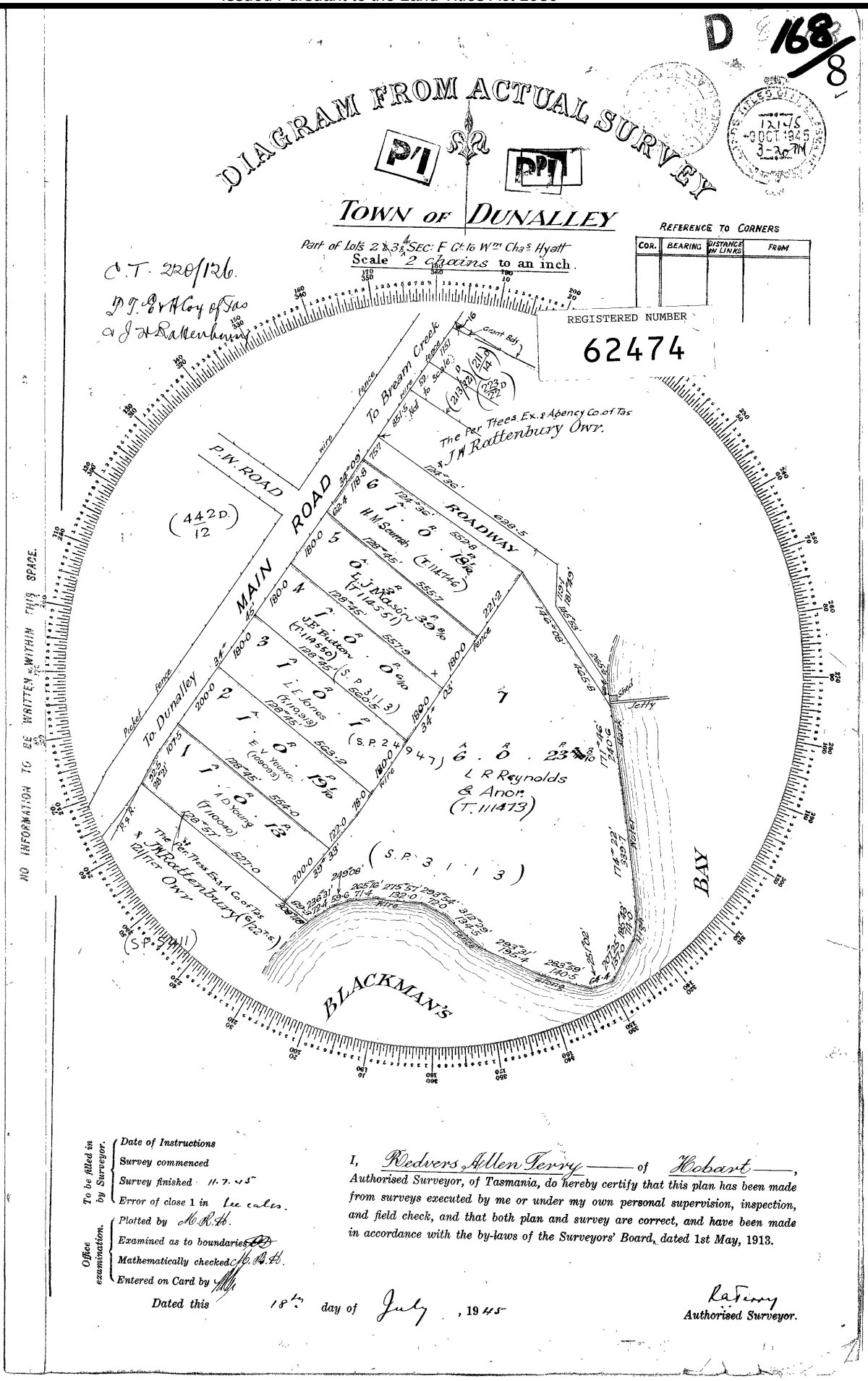
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D75060 MORTGAGE to National Australia Bank Limited Registered 25-Mar-2013 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

D 168/8



To be filled in by Surveyor.
- Date of Instructions
- Survey commenced
- Survey finished 11.7.45
- Error of close 1 in Lee cales.

Office examination.
- Plotted by M.R.H.
- Examined as to boundaries
- Mathematically checked M.R.H.
- Entered on Card by

Dated this 18th day of July, 1945

I, Redvers Allen Terry of Hobart, Authorised Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyors' Board, dated 1st May, 1913.

R.A. Terry
Authorised Surveyor.

ON-SITE WASTEWATER REPORT

Max Cunningham

Perri Pitt Design

87 Arthur Highway Dunalley

CKDesign Reference: ***CKD-HYD-322***

Date:17/09/2025

For Approval – Rev 0

TABLE OF CONTENTS

1. INTRODUCTION AND SCOPE OF ENGAGEMENT

Fysh Design has been engaged to provide a design for an on-site wastewater system for the proposed dwelling at 87 Arthur Highway Dunalley

It is proposed that the existing dwelling will now be 3 bedrooms.

The following report outlines the methodology and assumptions used for the proposed wastewater system.

2. WASTEWATER DESIGN

Site Conditions

Client: Max Cunningham

Address: 87 Arthur Highway – Dunalley

Site Area – Approx 4530m2

Building Type – Proposed Residential Dwelling additions

Drainage lines & Water Courses – Free drainage with overland flow run off directly from the north, groundwater detected at 0.2m depths

Vegetation – Mixed native bushland with planted tree

Rainfall in the previous 7 days – 25mm

Average slope approx. Slope of 4% (2 degrees) to the south

Wind Classification

Direction – Northeast

Region – A

Wind Classification N3

Domestic water supply – Rainwater Tank supply

Soil Type – **Category 6 – Clay**

Background Information

Mapped Geology – Mineral Resources Tasmania 1:250,000

Rock Type– Jurassic Dolerite

Soil Depth – Refusal at 1.5m (Heavy silty clays)

Landslide Zoning – None

Local Rainfall Data – Annual rainfall approx. 529mm (Dunalley Station)

Local Services – Onsite wastewater disposal, Rainwater Tank Supply

A site and soil report were conducted by Enviro-Tech Soil Consultants on the 29th of August 2025 (see attached with compiled documents) Figure 1 below displays the soil profile and properties analysed by Enviro-Tech Soil Consultants.

Two auger holes were completed to identify the profile and variation in soil materials on site. Test Hole BH02 was drilled within the approximate location where the proposed wastewater sub surface irrigation area is to be located and classified in accordance with AS1547.2012 (refer to figure 04) It is determined the Soil Type is **Category 6 Clay** as per AS1547.2012

enviro·tech CONSULTANTS

ASSESSMENT: Foundation Classification
STRUCTURE: Dwelling
EASTING: 566617 **HORIZONTAL**
NORTHING: 5251719 **ACCURACY:** 0.61m

HOLE ID NO.: BH02
DATE TESTED: 29/08/2025
LOGGED BY: M. Scalisi
ELEVATION: 10.00

LOCATION: 87 Arthur Highway - Dunalley
CLIENT: Max Cunningham

EQUIPMENT: Power Auger
NATURAL SURFACE (RL):

DEPTH (m)	GRAPHIC	DESCRIPTION	LAYER	DENSITY CONSISTENCY STRENGTH	MOISTURE INDEX	%	SAMPLES	TEST	Cu (kPa)	UCS (kg/cm²)	BLOW COUNT	blows/100mm 0 5 10 15 20
0.0	ML	Sandy SILT, dark brown, well sorted, low plasticity, medium grained sand, trace roots, 5 % roots	2		Dry	30	DS					
0.5	CH	CLAY, light olive brown, high plasticity, fine to medium grained sand, with sand, trace organics, 5 %	3		Wet							
1.0	CI	SOIL & COBBLES: Silty CLAY with gravel/sand, light olive brown, mottled olive yellow, medium plasticity, medium grained sand	6		Slightly Moist	19	DS					
1.5		Refusal in , light olive brown mottled olive yellow SOIL & COBBLES: Silty CLAY with gravel/sand End of borehole at 1.5m depth.										

GROUNDWATER: Encountered at 0.2 m Below Ground Surface
TESTING: Permeameter: AS 1289.6.7.3

PAGE 1 of 1

Where blows per 100mm are less than 1, distance travelled per penetrometer blow is measured and converted to blows per 100mm.
DS - Disturbed Sample; U50 - Undisturbed 50mm Core; FV - Field Vane (Ømm); PP - Pocket Penetrometer; CBR - Califronian Bearing Ratio: PV - Pocket Vane

Figure 2, Bore Hole 02 Soil Profile data

Figure 3 – Bore Hole Soil Samples

Figure 4 – Bore Hole Locations

Wastewater Loading Certificate for system design (As per Clause 7.4.2(d) of AS1547/2012) (Proposed)

Proposed System Capacity – 5 people @ 120 L/Person/Day

Summary of Design Criteria (Proposed) – DIR 3.0/m2/day (Secondary Treatment DIR Rating)

Q = Design Flow = 600L/Day

Q/ DIRxLine separation (1m)

600 / (3.0x1) = 200m2 (Minimum rounded sub surface irrigation area required)

This calculation is based on the top 250mm layer imported of sandy loam or topsoil to have minimum separation from groundwater below **(Category 6)**

Water Supply – Rainwater Tank

Reserve area use - (unused backyard area) (not required)

Wastewater Site Layout

Consequences of changes in loading capacity – A proposed Taylex ABS1500 (or approved equivalent) Secondary treatment system has an additional peak load capacity of 900L per day with demands only requiring 600L per day, with an overall capacity of 1500L per day. Irrigation area has some redundancy and have been sized conservatively.

Consequences of overloading the system – A proposed Taylex ABS1500 (or approved equivalent) Secondary treatment system has an additional peak load capacity of 900L per day with demands only requiring 600L per day, with an overall capacity of 1500L per day. Irrigation area has some redundancy and has been sized conservatively.

Consequences of underloading the system – No odour should occur due to 2 stage solid break down of the proposed system utilizing secondary treatment, so long as the proposed system is maintained by qualified contractor on a quarterly basis.

Consequences poor maintenance or attention – Refer to maintenance section of report.

Other Design considerations

- Use water saving fixtures.
- Remove excess fats and grease from kitchen dishes.
- Ensure no solids are put into the system.
- Food disposal system not to be used.
- Do not dispose of sanitary nappies or napkins to the system.
- Use biodegradable detergents.
- Do not dispose of powerful chemicals, bleaches, or whiteners etc down drain system.
- Spread load of washing machine and dishwasher routines throughout the day

Consequences poor maintenance or attention – Refer to maintenance section of report.

Wastewater Classification and Recommendations

According to AS1547.2012 for on- site wastewater management the soil in the property is classified as **Clays (Category 6).**

Table J1 of AS1547.2012 indicates based on 3 bedrooms in the proposed dwelling a conservative population of up to 5 people loading has been adopted. It is proposed all outflow from the proposed building is connected via a DN100 Gravity line to a proposed 1500L AWTS (aerated wastewater treatment system) then outflows via pumped discharged to adequately sized sub surface drip irrigation system

An upslope cut off drain table drain is recommended upslope for the irrigation area for peak rainfall events, to prevent water egress into the irrigation area (as per detail)

A DIR of 3.0/mm/day, Category 6 rating has been applied to this rating due utilizing imported sandy loam or topsoil, and a 250mm thick layer of imported well-structured sandy loam **or mulch** on top of proposed poly irrigation area. For calculations, please refer to the trench summary reports.

Please see design / construction details at the end of the report for further details on the sub surface area

I recommend during construction, any major variations in the soil or wastewater loadings that I be notified as shown in this report.

Wastewater Site Layout

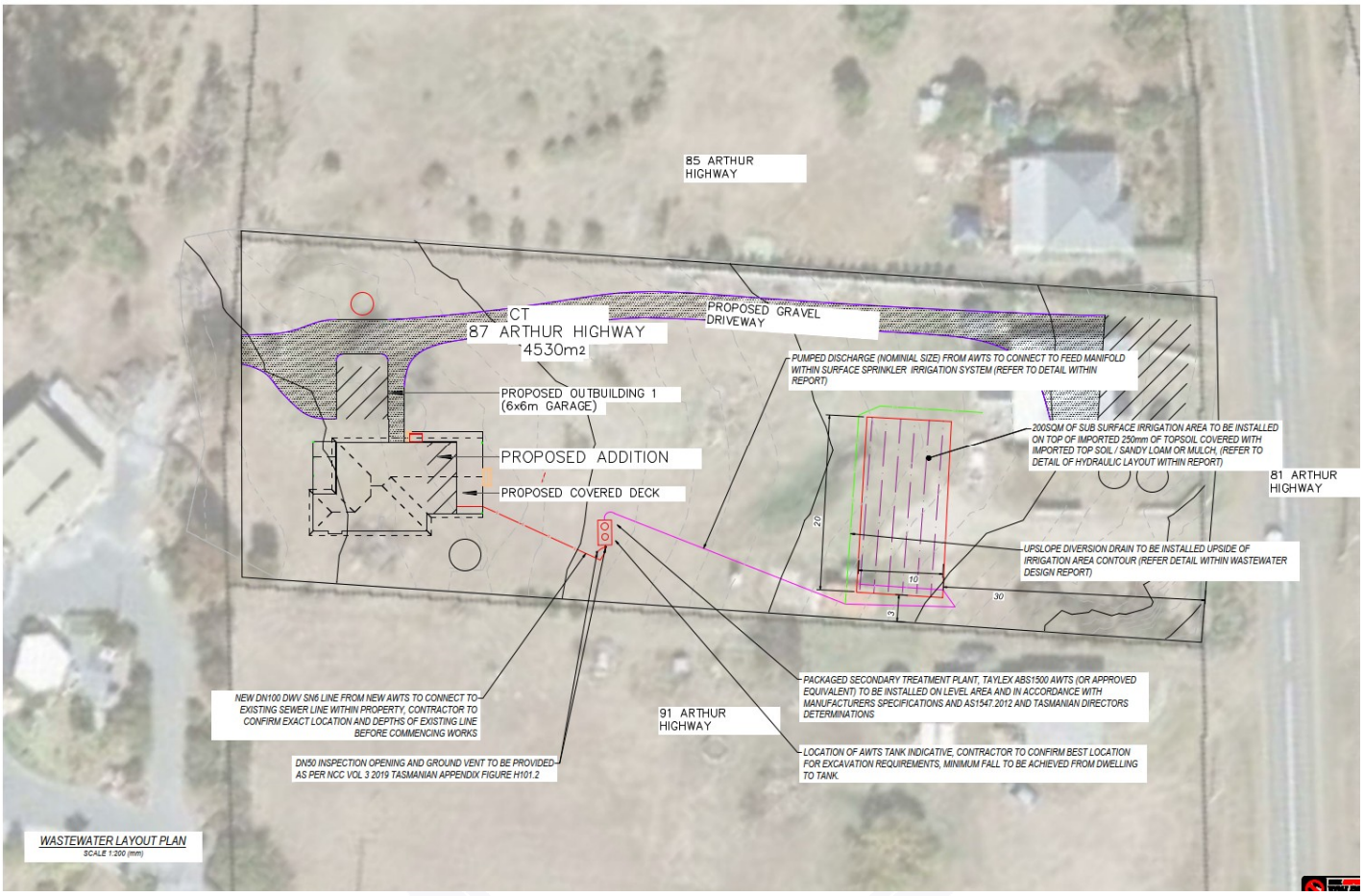


Figure 5: PROPOSED WASTEWATER SITE LAYOUT

3. TRENCH 3 REPORTING

Fysh Design

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report
Wastewater Design

Assessment for	Max Cunningham	Assess. Date	17-Sep-25
	87 Arthur Highway Dunalley	Ref. No.	CKD-HYD-322
Assessed site(s)	87 Arthur Highway Dunalley	Site(s) inspected	
Local authority	Sorell Council	Assessed by	Chris Fysh

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 enterec into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 200
Sullage volume (L/day) = 400
Total nitrogen (kg/year) generated by wastewater = 1.8
Total phosphorus (kg/year) generated by wastewater = 0.9

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)	50	29	38	37	53	54	36	48	41	57	43	38
Adopted rainfall (R, mm)	50	29	38	37	53	54	36	48	41	57	43	38
Retained rain (Rr, mm)	45	26	34	33	48	49	32	43	37	51	39	34
Max. daily temp. (deg. C)	22	22	21	18	15	12	12	13	15	17	18	20
Evapotrans (ET, mm)	153	135	124	66	32	16	23	36	55	91	99	133
Evapotr. less rain (mm)	**108**	**109**	**90**	**32**	**-15**	**-32**	**-9**	**-7**	**18**	**40**	**60**	**99**

Annual evapotranspiration less retained rain (mm) = 492

Soil characterisitics

Texture = Clay Category = 6 Thick. (m) = 1.5
Adopted permeability (m/day) = 0.06 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 50

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:	A combination of in- and above-ground methods
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) = 20
Width (m) = 10
Depth (m) = 0.3
Total disposal area (sq m) required = 200
comprising a Primary Area (sq m) of: 200
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
LTAR is based on secondary treatment effluent (3.0DIR) Based on a 3 bedroom with a conservative rate of 5 people at 120L per day secondary treatment on rainwater tank supply

Figure 6: WASTEWATER ASSESSMENT REPORT

Fysh Design

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Wastewater Design

Assessment for	Max Cunningham 87 Arthur Highway Dunalley	Assess. Date Ref. No.	17-Sep-25 CKD-HYD-322
Assessed site(s)	87 Arthur Highway Dunalley	Site(s) inspected	
Local authority	Sorell Council	Assessed by	Chris Fysh

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
AA	Expected design area	sq m	200		Very high		
	Density of disposal systems	/sq km	1		Very low		
	Slope angle	degrees	2		Very low		
	Slope form	Convex spreading			Very low		
A	Surface drainage	Poor			High		
	Flood potential	Site floods 1 in 50-75 yrs			Moderate		
	Heavy rain events	Infrequent			Moderate		
	Aspect (Southern hemi.)	Faces NE or NW			Low		
	Frequency of strong winds	Common			Low		
	Wastewater volume	L/day	600		Moderate		
	SAR of septic tank effluent		1.2		Low		
	SAR of sullage		1.9		Low		
	Soil thickness	m	1.5		Very low		
	Depth to bedrock	m	1.5		Moderate		
AA	Surface rock outcrop	%	40		Very high		
A	Cobbles in soil	%	40		High		
A	Soil pH		4.0		High		
	Soil bulk density	gm/cub. cm	1.2		Very low		
	Soil dispersion	Emerson No.	5		Moderate		
	Adopted permeability	m/day	0.06		Very low		
	Long Term Accept. Rate	L/day/sq m	3				

Figure 8: SITE CAPABILITY REPORT

Fysh Design

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Wastewater Design

Assessment for	Max Cunningham 87 Arthur Highway Dunalley	Assess. Date Ref. No.	17-Sep-25 CKD-HYD-322
Assessed site(s)	87 Arthur Highway Dunalley	Site(s) inspected	
Local authority	Sorell Council	Assessed by	Chris Fysh

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	80		Low		
	Phos. adsorp. capacity	kg/cub m	1		Moderate		
	Annual rainfall excess	mm	-492		Very low		
	Min. depth to water table	m	50		Very low		
	Annual nutrient load	kg	2.6		Very low		
	G'water environ. value	Indust non-sensit			Very low		
A	Min. separation dist. required	m	40		High		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Indust non-sensit			Very low		
A	Dist. to nearest surface water	m	100		High		
	Dist. to nearest other feature	m	40		Moderate		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	1000		Very low		

Figure 9: ENVIROMENTAL SENSITIVITY REPORT

4. IRRIGATION DETAIL

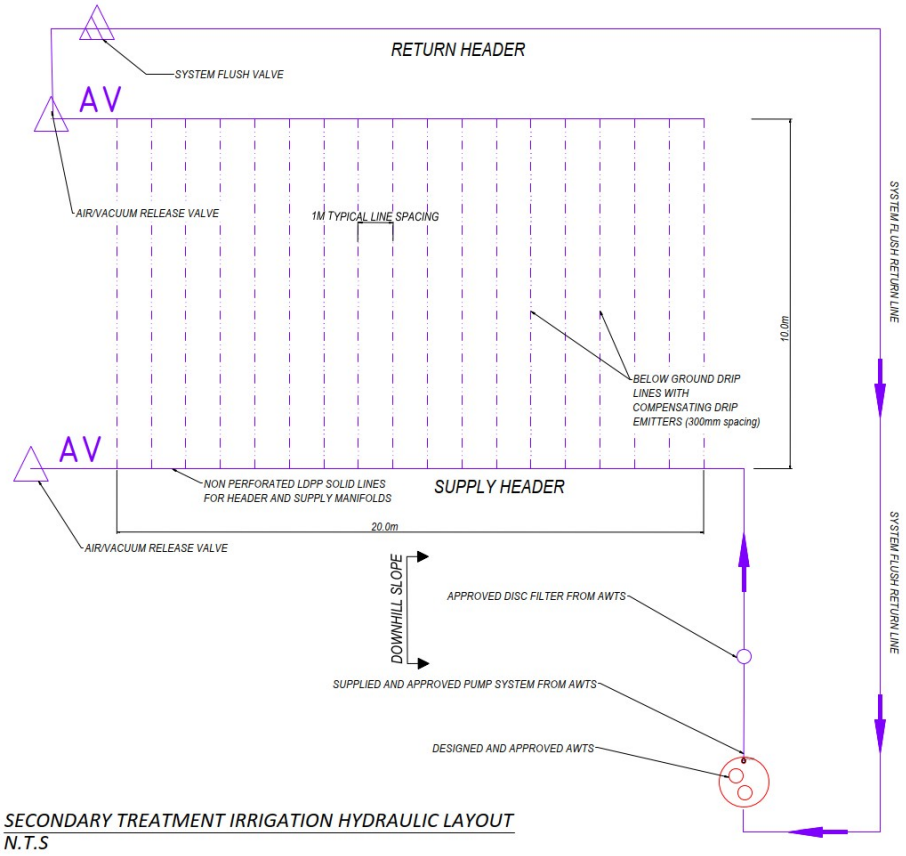


Figure 8: IRRIGATION LAYOUT

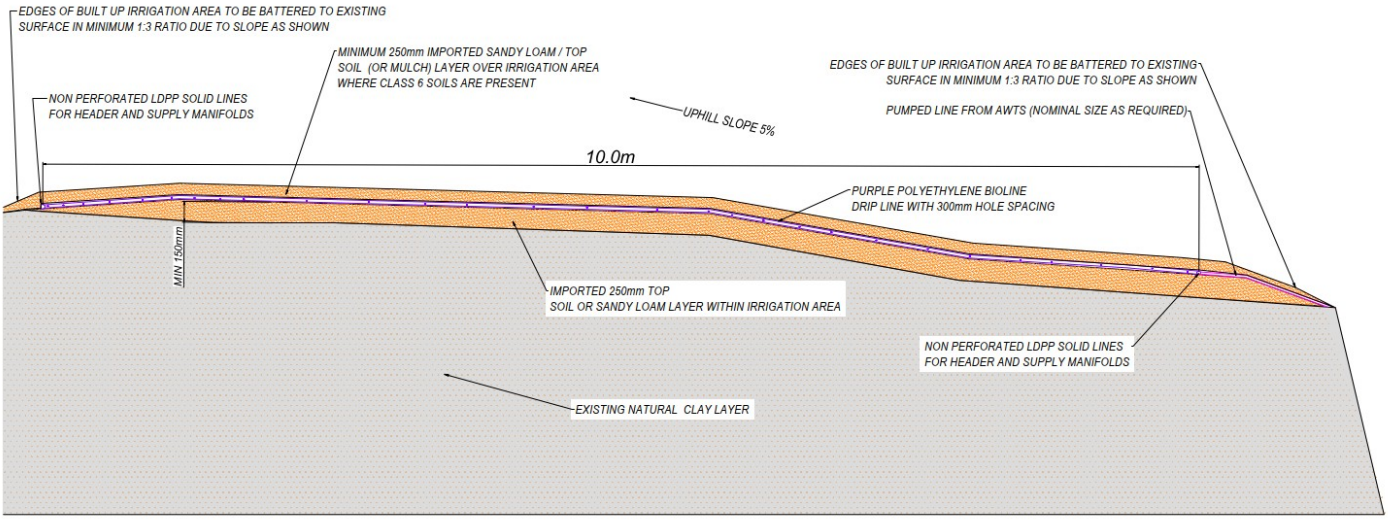


Figure 9: IRRIGATION CROSS SECTION

- Treatment dimensions of up to 20m long x 10m Wide x 0.3m deep (200m2)
- Base of irrigation area to be excavated level and spearing and compaction MUST be avoided.
- All works onsite to comply with AS3500.2, NCC2022, AS1547.2012 and all council regulations.

Tasmanian directors' determination guideline requirements for on-site wastewater management – building extensions, alterations, or outbuildings.

- A2 acceptable solution has been satisfied due to a new treatment system within the existing site (Existing Dwelling)

Tasmanian directors' determination guideline requirements for Wastewater (standards for wastewater land application areas)

- A1 acceptable solution has been satisfied as 5m from proposed downstream building **As per A1 (iii) directors' determination for wastewater 2m plus 0.25 for every degree of gradient (10 degree) = 2.0 + 10 x 0.25 = 4.5m - Satisfied**
- A2 acceptable solution has been satisfied with over 100m distance to a downslope waterway. (Coastline) **As per A2 of Directors determination for wastewater (ii) Secondary treatment 15m + 2m for every average degree of gradient (2 degree) = 15 + 2 x 2 = 19 - Satisfied**
- A3 acceptable solution has been satisfied with 25m distance to a downslope boundary. **As per A3 of Directors determination for wastewater (iii) Secondary treatment 1.5m + 1m for every average degree of gradient (2 degree) = 15 + 2 x 2 = 19m requirement - Satisfied**
- A4 acceptable solution has been as no water bore detected on site. (Ref Enviro-tech Report)
- A5 acceptable solution has been satisfied as site is free draining and no ponding groundwater on site due to soil properties.
- A6 acceptable solution has been satisfied as due to secondary treatment sub surface irrigation importing 250mm of sandy loam or topsoil achieving 500mm distance from bedrock or groundwater

5. INSTALLATION AND COMMISIONING

- the site conditions detailed in the plumbing permit are consistent with the conditions where the OWMS is to be installed. If a variation exists the plumber must consult the designer for written instructions and seek approval from the permit authority to vary the permit (inspecting the site before quoting is highly recommended to avoid delays);
- when the absorption trenches or other types of land application area are excavated, the walls of the trenches must not be smeared (which reduces the soil permeability). Particular attention is required in wet soils with a high clay content;
- pipe work is installed correctly to ensure that wastewater is evenly distributed throughout the land application area;
- the stamped plumbing permit and conditions are on-site when works are occurring;
- before commencing work check that the proposed LAA will fit where designed;
- the LAA is protected from damage during construction;
- the trenches are excavated to the required depth and into the soil profile specified by the designer (refer to figure 1);
- if there is insufficient fall to the wastewater treatment unit or land application area, the plumber must stop work and consult the designer to determine if the land application area can be excavated deeper or if a pump chamber needs to be installed. A variation to the permit is required and the plumber must obtain authorization from the permit authority;
- after installation that the pump chamber and the wastewater treatment unit contain sufficient water to prevent hydrostatic uplift;

- an 'as constructed' plan has been prepared and for the permit authority to complete an inspection at all mandatory notification stages;
- records have been kept of each installation including photographs of the land application area when excavated and before backfilling so that a permit authority or designer can verify that the system has been installed correctly. This will also provide a level of protection for the plumber if the system fails and doubts are raised about incorrect installation.

6. MAINTENANCE AND MONITORING

- 4.1 Each installation must be serviced and monitored at not less than 3 monthly intervals in accordance with the conditions of accreditation, the conditions of permit / maintenance specified in a Schedule of Maintenance and manufacturer's requirements.
- Notes:
- (1) Only a licensed plumber and or his or her qualified technician can carry out the maintenance and required monitoring of the system other than electrical work unless licensed to do so.
- (2) The licensed plumber and his or her technician may need to complete training by the supplier before carrying out any maintenance on the system. The licensed plumber and their technician must comply with the applicable Directors Determination with regard to the training, reporting requirements and qualifications required to carry out servicing on the STS.
- (3) The maintenance and monitoring intervals may be combined provided the monitoring frequency remains at 3-month intervals.
- 4.2 The owner of the system must enter into and maintain a maintenance contract with a suitable licenced plumbing contractor.
- 4.3 The owner must notify the council that a maintenance contract is in place for the maintenance of the STS.
- 4.4 The system must be operated and maintained to ensure it performs continuously and without any intervention between inspections carried out by the plumber.
- 4.5 A service report is to be prepared by the plumber who carried out the work detailing the inspection of the installation and the results of all servicing tests and conditions at the completion of all scheduled or unscheduled services or inspections.
- 4.6 The service report is to be accompanied by a signed document certifying that the system is operating and performing adequately.
- 4.7 A copy of the service report and certifying document is to be provided to the occupant and council. Each service report is to contain a statement reminding the user about items and products that must not be placed in the system.
- 4.8 Each service must include monitoring the operation of the system and associated land application system.
- 4.9 Maintenance must be carried out on all mechanical, electrical and functioning components of the system including the associated land application system as appropriate.
- 4.10 The monitoring, servicing and reporting of the installation must include but not be restricted to the following matters, as appropriate:
- 4.10.1 Reporting on weather conditions, ambient temperature, effluent temperature
- 4.10.2 Odour
- 4.10.3 Check and test pump
- 4.10.4 Check and test air blower, fan or air venturi and clean/replace air filters
- 4.10.5 Check and test alarm system
- 4.10.6 Check slime growth on membranes and report the on condition of membranes
- 4.10.7 Check and report operation of sludge return, sludge level and de-sludging
- 4.10.8 Check and record water meter reading (if fitted)
- 4.10.9 Check and record operation of irrigation area, irrigation fittings Department of Justice – Certificate of Accreditation Doc/20/66067 Date of Issue: 14/08/20 Director of Building Control Page 13 of 20 Delegate of Minister for Building and Construction

4.10.10 Check and clean/replace irrigation filters.

4.10.11 Check and report on water quality (testing for pH, Turbidity, EC and dissolved oxygen)
4.10.12 Check, and replenish chlorine disinfection system.

4.10.13 Cleaning of the following items at above the waterline – I. clarifier II. pipework III. valves IV. walls of chambers.

7. CONCLUSION

This report has demonstrated that the proposed development at 87 Arhtur Highway Dunalley complies with the onsite wastewater quality conditions of Sorell Council plumbing and environmental requirements.

Please contact cfysh@fyshdesign.com.au if you require any additional information.

Yours sincerely

Chris Fysh

Director

Fysh Design

Building Services Designer Licence: 479819732

Mob: 0414 149 394

Email: cfysh@fyshdesign.com.au

FYSH DESIGN
CIVIL HYDRAULIC

85 ARTHUR HIGHWAY

CT
87 ARTHUR HIGHWAY
4530m2

PROPOSED GRAVEL DRIVEWAY

PROPOSED OUTBUILDING 1
(6x6m GARAGE)

PROPOSED ADDITION

PROPOSED COVERED DECK

PUMPED DISCHARGE (NOMINIAL SIZE) FROM AWTS TO CONNECT TO FEED MANIFOLD WITHIN SURFACE SPRINKLER IRRIGATION SYSTEM (REFER TO DETAIL WITHIN REPORT)

200SQM OF SUB SURFACE IRRIGATION AREA TO BE INSTALLED ON TOP OF IMPORTED 250mm OF TOPSOIL COVERED WITH IMPORTED TOP SOIL / SANDY LOAM OR MULCH, (REFER TO DETAIL OF HYDRAULIC LAYOUT WITHIN REPORT)

81 ARTHUR HIGHWAY

UPSLOPE DIVERSION DRAIN TO BE INSTALLED UPSIDE OF IRRIGATION AREA CONTOUR (REFER DETAIL WITHIN WASTEWATER DESIGN REPORT)

20
10
30
3

NEW DN100 DWV SN6 LINE FROM NEW AWTS TO CONNECT TO EXISTING SEWER LINE WITHIN PROPERTY, CONTRACTOR TO CONFIRM EXACT LOCATION AND DEPTHS OF EXISTING LINE BEFORE COMMENCING WORKS

91 ARTHUR HIGHWAY

PACKAGED SECONDARY TREATMENT PLANT, TAYLEX ABS1500 AWTS (OR APPROVED EQUIVALENT) TO BE INSTALLED ON LEVEL AREA AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND AS1547.2012 AND TASMANIAN DIRECTORS DETERMINATIONS

DN50 INSPECTION OPENING AND GROUND VENT TO BE PROVIDED AS PER NCC VOL 3 2019 TASMANIAN APPENDIX FIGURE H101.2

LOCATION OF AWTS TANK INDICATIVE, CONTRACTOR TO CONFIRM BEST LOCATION FOR EXCAVATION REQUIREMENTS, MINIMUM FALL TO BE ACHIEVED FROM DWELLING TO TANK.

WASTEWATER LAYOUT PLAN
SCALE 1:200 (mm)

DIAL BEFORE YOU DIG

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL CF	17/09/2025

CKEMP DESIGN
CIVIL HYDRAULIC

FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732

NORTH

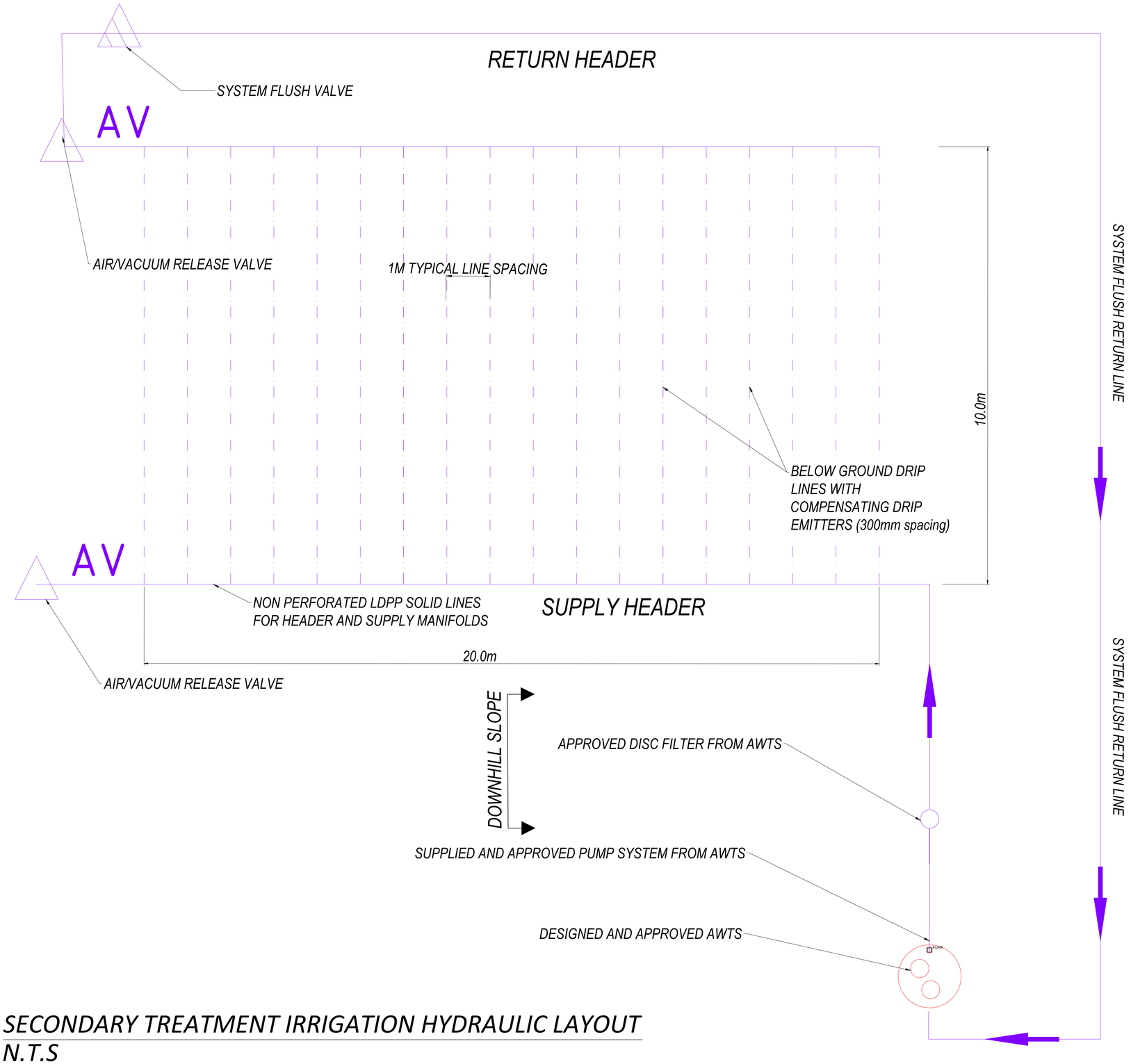
PROPOSED WASTEWATER SYSTEM

CLIENT: MAX CUNNINGHAM
87 ARTHUR HIGHWAY DUNALLEY

DRAWING TITLE
WASTEWATER LAYOUT PLAN

SCALE 1:100

DESIGNED	DRAWN	SCALE
CF	CF	AS NOTED
PROJECT	SHEET NO.	REVISION
CKD-HYD-322	H02	0



SECONDARY TREATMENT IRRIGATION HYDRAULIC LAYOUT

N.T.S

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	BUILDING APPROVAL CF	17/09/2025			

FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS, 7170
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732

PROPOSED WASTEWATER SYSTEM

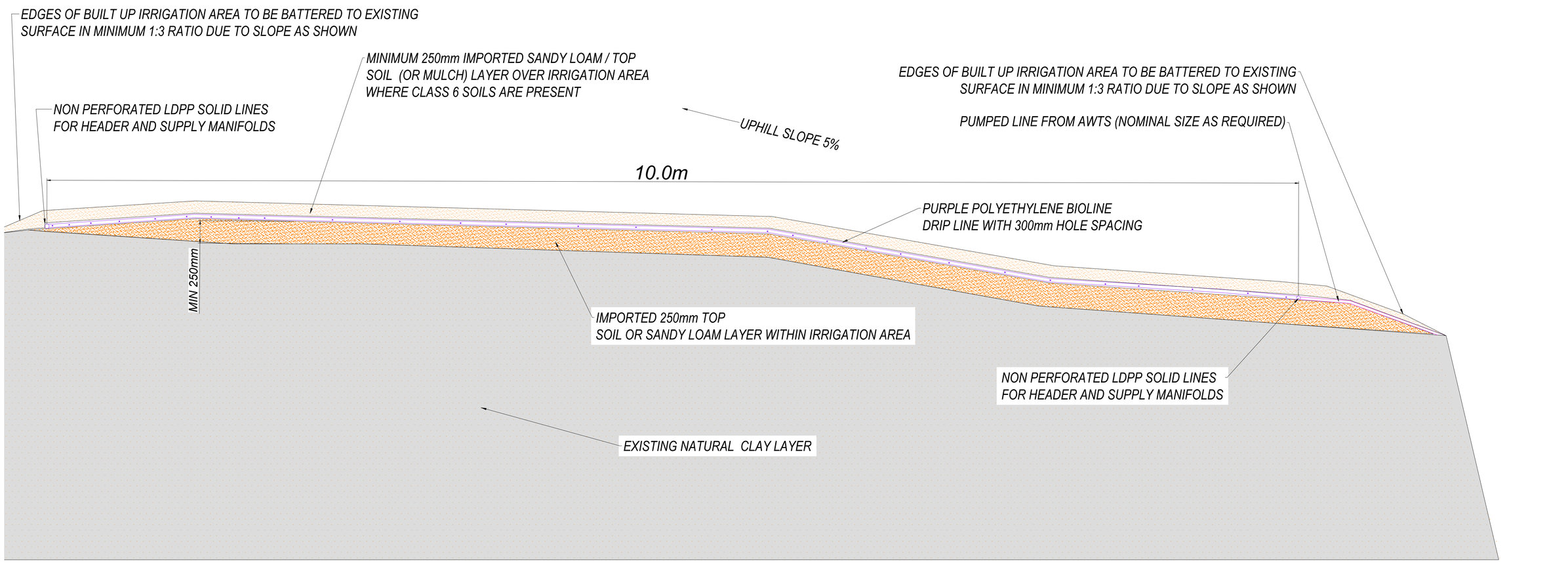
CLIENT: MAX CUNNINGHAM
87 ARTHUR HIGHWAY DUNALLEY

DRAWING TITLE
ONSITE WASTEWATER CROSS SECTION

SCALE 1:100

DESIGNED	DRAWN	SCALE
CF	CF	AS NOTED
PROJECT	SHEET NO.	REVISION
CKD-HYD-322	H01	0

DIAL BEFORE YOU DIG



SECONDARY TREATMENT IRRIGATION CROSS SECTION DETAIL
N.T.S

DESIGN NOTES:

1. ONE 5mm HOLE AT CENTER OF INVERT OF EACH PIPE TO ALLOW FOR DRAINAGE BETWEEN PUMP CYCLES
2. GEOTEXTILE FOR FILTER CLOTH TO BE PLACED OVER THE DISTRIBUTION PIPES TO PREVENT CLOGGING OF THE PIPES AND AGGREGATE - THE SIDES OF THE BED SHOULD ALSO BE LINED WITH HDPE LINER
3. FINIAL FINISHED SURFACE WITH SANDY LOAM TO BE A MINIMUM OF 150mm ABOVE AGGREGATE WITH TURF COVER OR MULCHED WITH APPROPRIATE VEGETATION (EG NATIVE GRASSES AND SMALL SHRUBS AT 1 PLANT PER 1m2)
4. THE TURF OR VEGETATION IS AN ESSENTIAL COMPONENT OF THE SYSTEM AND MUST BE MAINTAINED WITH REGULAR MOWING AND OR TRIMMING AS NEEDED
5. THE DISTRIBUTION PIPE GRID MUST BE ABSOLUTELY LEVEL TO ALLOW EVEN DISTRIBUTION OF EFFLUENT AROUND THE ABSORPTION AREA - IT IS RECOMMENDED THAT THE LEVEL BE VERIFIED BY RUNNING WATER INTO THE SYSTEM BEFORE BACKFILLING AND COMMISSIONING TRENCH
6. ALL WORKS ON SITE TO COMPLY WITH AS3500, AS1547.2012, NCC VOL 3 2019
7. PUMP TO BE CAPABLE OF DELIVERING THE TOTAL FLOW RATE REQUIRED AT ALL LATERALS WHILST PROVIDING A 1.5m RESIDUAL HEAD (SQUIRT HEIGHT) AT THE HIGHEST ORIFICE (WITH NO MORE THAN 15% VARIATION IN SQUIRT HEIGHT ACROSS THE ENTIRE BED
8. FOR BEDS WITH INDIVIDUAL LATERALS, NO MORE THAN 15m LONG, IT IS ACCEPTABLE TO ADOPT A FLOW RATE 4-5L/MIN/LINEAL METER. TOTAL DYNAMIC HEAD (INCLUDING FRICTION LOSS) WILL NEED TO BE DETERMINED ON A SITE- SPECIFIC BASIS
9. INDIVIDUAL FLUSH POINTS MUST BE INSTALLED FOR EACH LATERAL. THIS MAY BE A SCREW CAP FITTING ON A 90 DEGREE ELBOW LEVEL WITH THE BED SURFACE OR PRESSURE CONTROLLED FLUSH VALE INSIDE AN IRRIGATION BOX

DIAL BEFORE YOU DIG

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL CF	17/09/2025

REV	DESCRIPTION	DATE

FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS, 7170
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732

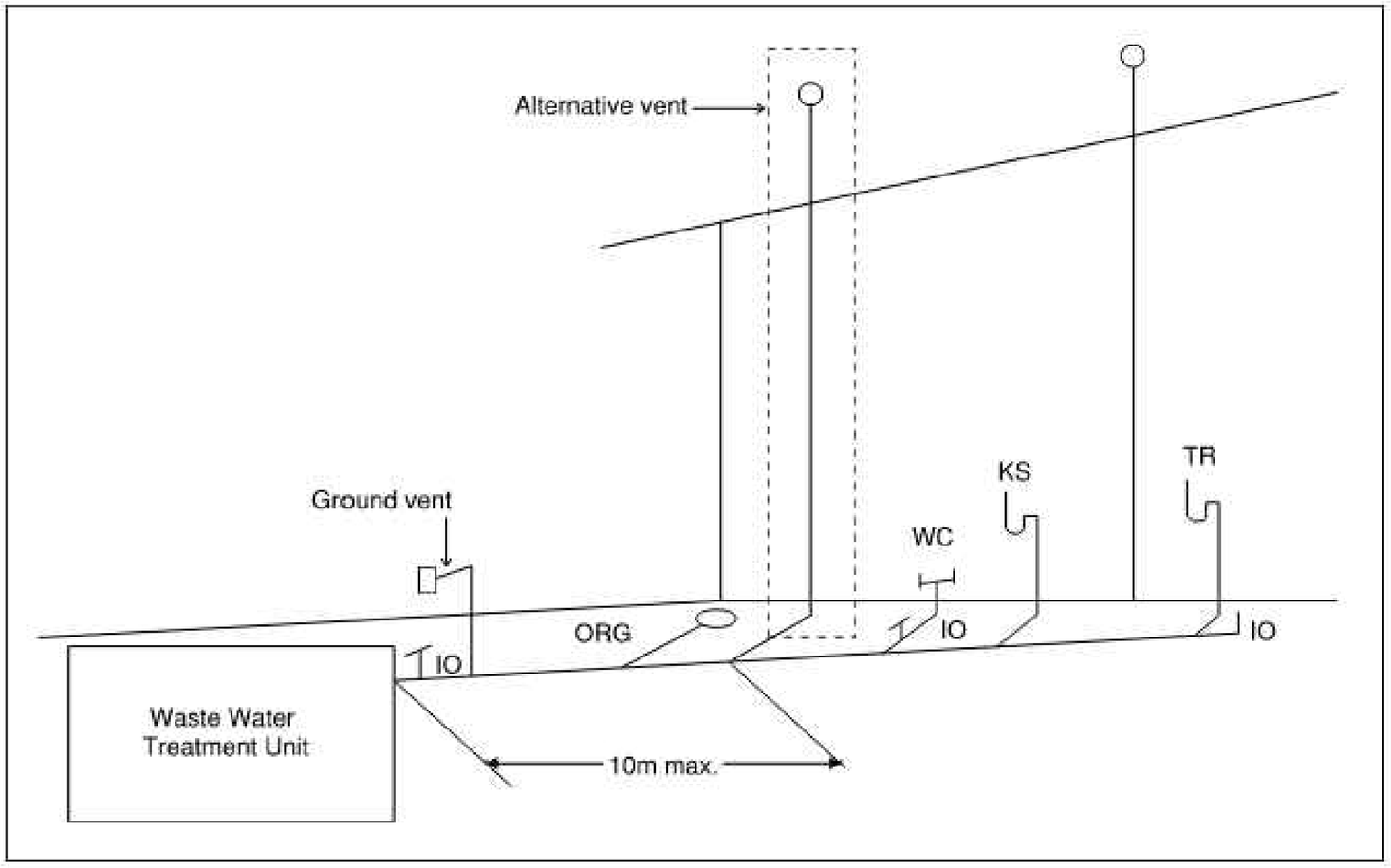
PROPOSED WASTEWATER SYSTEM

CLIENT: MAX CUNNINGHAM
87 ARTHUR HIGHWAY DUNALLEY

DRAWING TITLE
ONSITE WASTEWATER PLAN AND NOTES

SCALE 1:100

DESIGNED	DRAWN	SCALE	REVISION
CF	CF	AS NOTED	0
PROJECT	SHEET NO.		
CKD-HYD-322	H02		



TAS FIGURE H101.2 ALTERNATIVE VENTING ARRANGEMENTS

VENTS MUST TERMINATE IN ACCORDANCE WITH AS3500.2

ALTERNATIVE VENTING TO BE USED BY EXTENDING A VENT TO TERMINATE AS IF AN UPSTREAM VENT, WITH THE VENT CONNECTION BETWEEN THE LAST SANITARY FIXTURE OR SANITARY APPLIANCE AND ONSITE WASTEWATER MANAGEMENT SYSTEM. USE OF A GROUND VENT IS NOT RECOMMENDED

INSPECTION OPENINGS MUST BE LOCATED AT THE INLET TO AN ONSITE WASTEWATER MANAGEMENT SYSTEM TREATMENT UNIT AND THE POINT OF CONNECTION TO THE LAND APPLICATION SYSTEM AND MUST TERMINATE AS CLOSE AS PRACTICAL TO THE UNDERSIDE OF AN APPROVED INSPECTION OPENING COVER INSTALLED AT THE FINISHED SURFACE LEVEL

ACCESS OPENINGS PROVIDING ACCESS FOR DESLUDGING OR MAINTENANCE OF ON-SITE WASTEWATER MANAGEMENT SYSTEM TREATMENT UNITS MUST TERMINATE AT OR ABOVE FINISHED SURFACE LEVEL

ALTERNATIVE VENT IS THE PREFERRED ARRANGEMENT WHERE POSSIBLE.

TASMANIAN WASTEWATER VENTING REQUIREMENTS DETAIL

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL CF	17/09/2025

REV	DESCRIPTION	DATE

FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS, 7170
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 47981973Z

PROPOSED WASTEWATER SYSTEM

CLIENT: MAX CUNNINGHAM
87 ARTHUR HIGHWAY DUNALLEY

DRAWING TITLE
ONSITE WASTEWATER PLAN AND NOTES

SCALE 1:100

DESIGNED	DRAWN	SCALE
CF	CF	AS NOTED
PROJECT	SHEET NO.	REVISION
CKD-HYD-322	H01	0

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Max Cunningham *Owner name*

Perri Pitt Design *Address*

Suburb/postcode

Designer details:

Name:	Christopher Fysh	Category:	Building Services Designer – Civil / Hydraulic
Business name:	Fysh Design	Phone No:	0414149394
Business address:	Unit 4, 160 Bungana Way		
	Cambridge / Tas	Fax No:	
Licence No:	479819732	Email address:	cfysh@fyshdesign.com.au

Details of the proposed work:

Owner/Applicant	Max Cunningham	Designer's project reference No.	CKD-HYD-322
Address:	87 Arthur Street		
	Dunalley TAS / TAS		

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

Description of work:

Wastewater Design

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

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

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☑ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	
Deemed-to-Satisfy:	Performance Solution: ☑ *(X the appropriate box)*	

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:-Wastewater Design Report-Rev-0	Prepared by: Fysh Design	Date:17/09/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS3500.2, AS1547.2012 NCC2022 Vol 3

Any other relevant documentation:

Insurance details:
CGU Civil / Hydraulic Liability Professional Indemnity CGU PI 05-21 $5,000,000
CGU General and Product Public Liability $20,000,000

Attribution as designer:

I Christopher Fysh ..... 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:	Christopher Fysh		17/09/2025
Licence No:	479819732		

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.

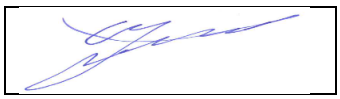
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [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 ..Christopher Fysh..... 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:	Christopher Fysh		17/09/2025

85 ARTHUR HIGHWAY

CT
87 ARTHUR HIGHWAY
4530m2

PROPOSED GRAVEL DRIVEWAY

PROPOSED OUTBUILDING 1
(6x6m GARAGE)

PROPOSED ADDITION

PROPOSED COVERED DECK

PUMPED DISCHARGE (NOMINIAL SIZE) FROM AWTS TO CONNECT TO FEED MANIFOLD WITHIN SURFACE SPRINKLER IRRIGATION SYSTEM (REFER TO DETAIL WITHIN REPORT)

200SQM OF SUB SURFACE IRRIGATION AREA TO BE INSTALLED ON TOP OF IMPORTED 250mm OF TOPSOIL COVERED WITH IMPORTED TOP SOIL / SANDY LOAM OR MULCH, (REFER TO DETAIL OF HYDRAULIC LAYOUT WITHIN REPORT)

81 ARTHUR HIGHWAY

UPSLOPE DIVERSION DRAIN TO BE INSTALLED UPSIDE OF IRRIGATION AREA CONTOUR (REFER DETAIL WITHIN WASTEWATER DESIGN REPORT)

20
10
30
3

NEW DN100 DWV SN6 LINE FROM NEW AWTS TO CONNECT TO EXISTING SEWER LINE WITHIN PROPERTY, CONTRACTOR TO CONFIRM EXACT LOCATION AND DEPTHS OF EXISTING LINE BEFORE COMMENCING WORKS

91 ARTHUR HIGHWAY

PACKAGED SECONDARY TREATMENT PLANT, TAYLEX ABS1500 AWTS (OR APPROVED EQUIVALENT) TO BE INSTALLED ON LEVEL AREA AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND AS1547.2012 AND TASMANIAN DIRECTORS DETERMINATIONS

DN50 INSPECTION OPENING AND GROUND VENT TO BE PROVIDED AS PER NCC VOL 3 2019 TASMANIAN APPENDIX FIGURE H101.2

LOCATION OF AWTS TANK INDICATIVE, CONTRACTOR TO CONFIRM BEST LOCATION FOR EXCAVATION REQUIREMENTS, MINIMUM FALL TO BE ACHIEVED FROM DWELLING TO TANK.

WASTEWATER LAYOUT PLAN
SCALE 1:200 (mm)

DIAL BEFORE YOU DIG

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL CF	17/09/2025

CKEMP DESIGN
CIVIL HYDRAULIC

FYSH DESIGN
UNIT 4, 160 BUNGANA WAY
CAMBRIDGE TAS
PH: 0414 149 394
ACCREDITATION: BSD LICENCE NO. 479819732

NORTH

PROPOSED WASTEWATER SYSTEM

CLIENT: MAX CUNNINGHAM
87 ARTHUR HIGHWAY DUNALLEY

DRAWING TITLE
WASTEWATER LAYOUT PLAN

SCALE 1:100

DESIGNED	DRAWN	SCALE
CF	CF	AS NOTED
PROJECT	SHEET NO.	REVISION
CKD-HYD-322	H02	0

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE AND COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE, BUILDING ACT 2016, WORK HEALTH AND SAFETY ACT 2012, COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS, STATE BASED REGULATIONS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

SITE PLAN NOTES

HORIZONTAL DATUM (NORTH POINT) IS APPROXIMATE TO GDA94.
VERTICAL DATUM (HEIGHT) IS AHD.

CONTOUR HEIGHTS ARE IN METRES.

SITE DATA AS PER DETAIL PLAN BY LARK & CREESE PTY LTD, PROJECT 31046, DRAWING 53054-01, DATED 12/08/2025.

SITE INFORMATION

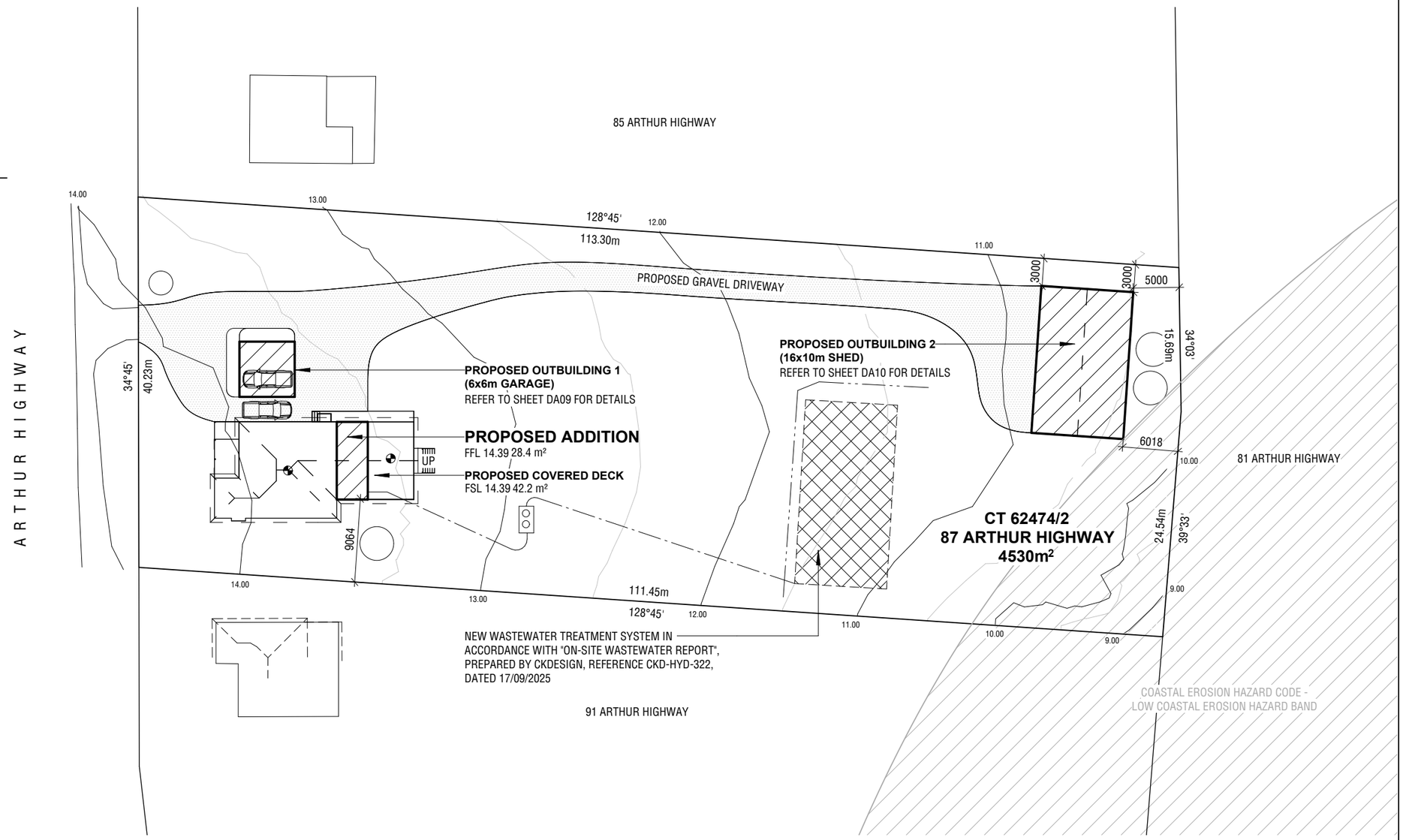
LAND TITLE REFERENCE	62474/2
PLANNING SCHEME ZONING	RURAL LIVING (ZONE A) TASMANIAN PLANNING SCHEME
PLANNING SCHEME OVERLAY(S)	BUSHFIRE-PRONE AREAS, COASTAL EROSION HAZARD
WIND CLASSIFICATION	N3
SOIL CLASSIFICATION	P
CLIMATE ZONE	7
BAL RATING	TBA
ALPINE AREA	NO
CORROSION ENVIRONMENT	HIGH (TBC)

BUILDING AREAS

EXISTING DWELLING (INCLUDING VERANDAH)	139.6 m²
EXISTING SUNROOM (TO BE REMOVED)	21.7 m²
PROPOSED ADDITION (INCLUDING COVERED DECK)	70.6 m²
PROPOSED OUTBUILDING 1	36.0m²
PROPOSED OUTBUILDING 2	160.0m²
TOTAL FOOTPRINT (EXCLUDING UNCOVERED DECKS)	205.1 m²
SITE COVERAGE	401.1 m²
LAND AREA	4530m²

LEGEND

FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL



Sorell Council

Development Application: 5.2024.203.1 - Response to Request For Information - 87 Arthur Highway, Dunalley - P2.pdf
Plans Reference: P2
Date received: 7/01/2026

PERRI PITT BUILDING DESIGNER
LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
25-012	DA01	DEVELOPMENT APPROVAL

CLIENT: MAX CUNNINGHAM

PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

SHEET TITLE: SITE PLAN

SCALE: 1 : 500 AT A3 (0 5 10 15 20 25m)

DRAWING INDEX

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE AND COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE, BUILDING ACT 2016, WORK HEALTH AND SAFETY ACT 2012, COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS, STATE BASED REGULATIONS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

SITE PLAN NOTES

HORIZONTAL DATUM (NORTH POINT) IS APPROXIMATE TO GDA94.
VERTICAL DATUM (HEIGHT) IS AHD.

CONTOUR HEIGHTS ARE IN METRES.

SITE DATA AS PER DETAIL PLAN BY LARK & CREESE PTY LTD, PROJECT 31046, DRAWING 53054-01, DATED 12/08/2025.

SITE INFORMATION

LAND TITLE REFERENCE	62474/2
PLANNING SCHEME ZONING	RURAL LIVING (ZONE A) TASMANIAN PLANNING SCHEME
PLANNING SCHEME OVERLAY(S)	BUSHFIRE-PRONE AREAS, COASTAL EROSION HAZARD
WIND CLASSIFICATION	N3
SOIL CLASSIFICATION	P
CLIMATE ZONE	7
BAL RATING	TBA
ALPINE AREA	NO
CORROSION ENVIRONMENT	HIGH (TBC)

BUILDING AREAS

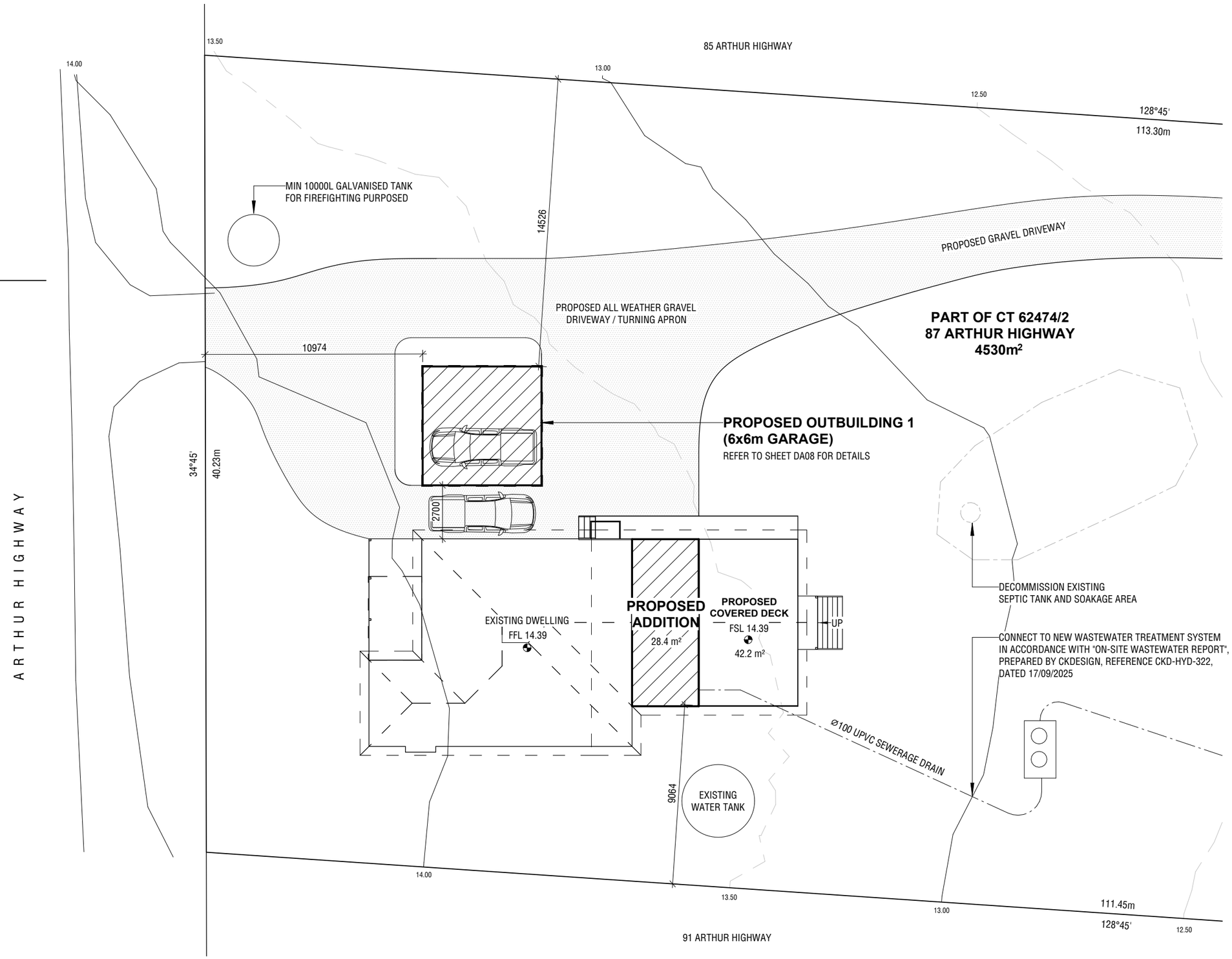
EXISTING DWELLING (INCLUDING VERANDAH)	139.6 m²
EXISTING SUNROOM (TO BE REMOVED)	21.7 m²
PROPOSED ADDITION (INCLUDING COVERED DECK)	70.6 m²
PROPOSED OUTBUILDING 1	36.0m²
PROPOSED OUTBUILDING 2	160.0m²
TOTAL FOOTPRINT (EXCLUDING UNCOVERED DECKS)	205.1 m²
SITE COVERAGE	401.1 m²
LAND AREA	4530m²

LEGEND

FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL

Sorell Council

Development Application: 5.2024.203.1 - Response to Request For Information - 87 Arthur Highway, Dunalley - P2.pdf
Plans Reference: P2
Date received: 7/01/2026



PERRI PITT BUILDING DESIGNER

LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
25-012	DA02	DEVELOPMENT APPROVAL

CLIENT: MAX CUNNINGHAM

PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

SHEET TITLE: PART SITE PLAN

SCALE: 1 : 200 AT A3 (0 2 4 6 8 10m)

DRAWING INDEX

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025

DEMOLITION NOTES

DEMOLITION WORK MUST BE UNDERTAKEN IN ACCORDANCE WITH THE DEMOLITION WORK CODE OF PRACTICE AND BUILDING REGULATIONS 2016 (TASMANIA)

WORKS TO BE CARRIED OUT IN PERMIT HOURS ONLY

EXISTING STRUCTURES SHALL BE MAINTAINED IN A STABLE MANNER AND ALL TEMPORARY PROPPING SHALL BE DESIGNED AND CHECKED BY A LICENSED STRUCTURAL ENGINEER. THE BUILDER IS RESPONSIBLE TO ENSURE THAT THE STRUCTURE REMAINS STABLE AND NO PART IS OVERSTRESSED

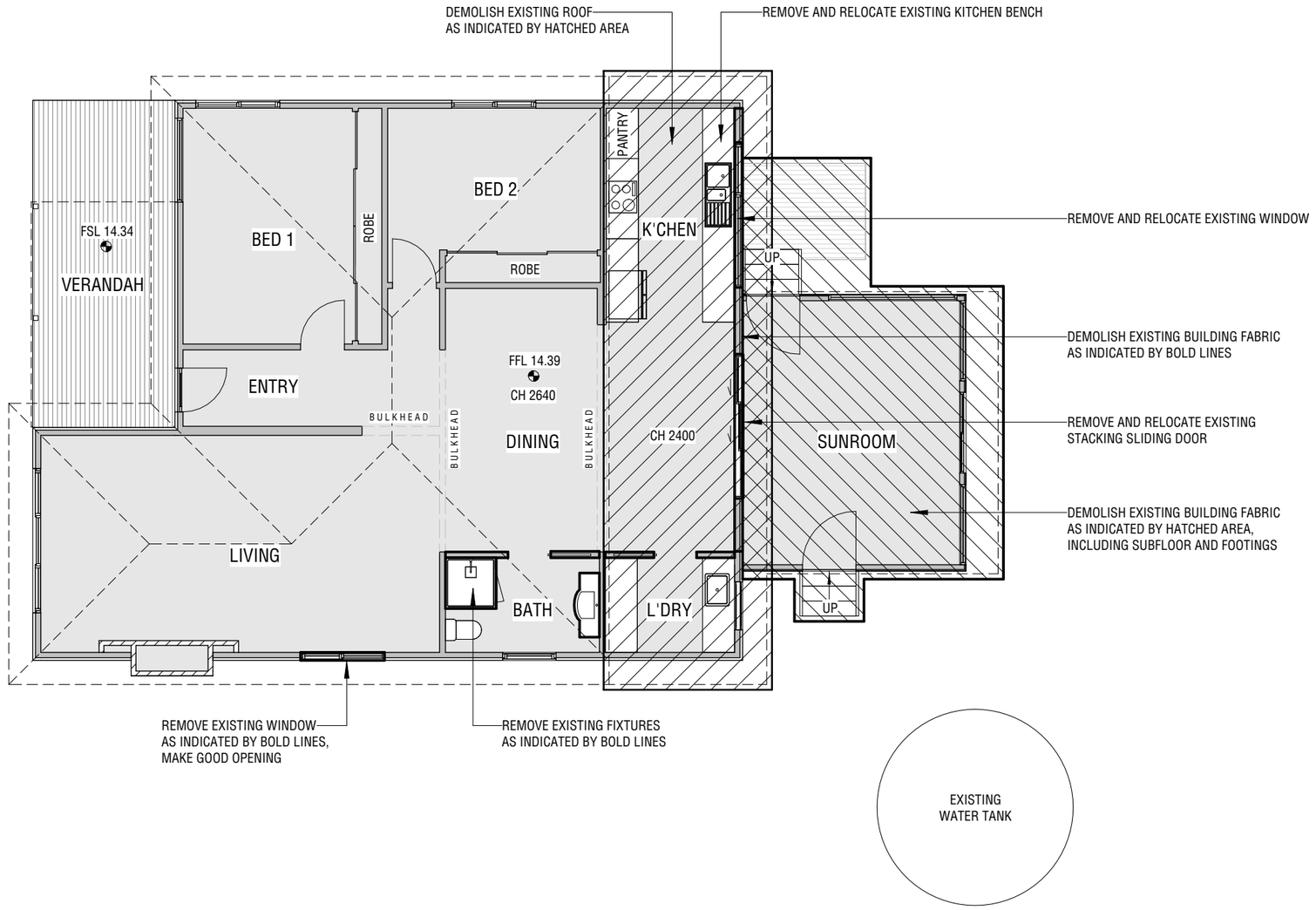
ISOLATE ELECTRICAL CONNECTIONS WHERE REQUIRED, REMOVE FITTINGS AND MAKE SAFE, BY LICENSED ELECTRICAL CONTRACTOR

RETAIN AND RE-USE ANY BUILDING MATERIALS WHERE APPROPRIATE

DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE

LEGEND

CH	CEILING HEIGHT
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL



EXISTING WATER TANK

PERRI PITT BUILDING DESIGNER

LICENCE No. CC6621
0400 018 260
perri@perripitt.com

PROJECT NO.:	SHEET NO.:	STATUS:
25-012	DA03	DEVELOPMENT APPROVAL

CLIENT: MAX CUNNINGHAM

PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

SHEET TITLE: EXISTING FLOOR PLAN

SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025

DEMOLITION NOTES

DEMOLITION WORK MUST BE UNDERTAKEN IN ACCORDANCE WITH THE DEMOLITION WORK CODE OF PRACTICE AND BUILDING REGULATIONS 2016 (TASMANIA)

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ISOLATE ELECTRICAL CONNECTIONS WHERE REQUIRED, REMOVE FITTINGS AND MAKE SAFE, BY LICENSED ELECTRICAL CONTRACTOR

RETAIN AND RE-USE ANY BUILDING MATERIALS WHERE APPROPRIATE

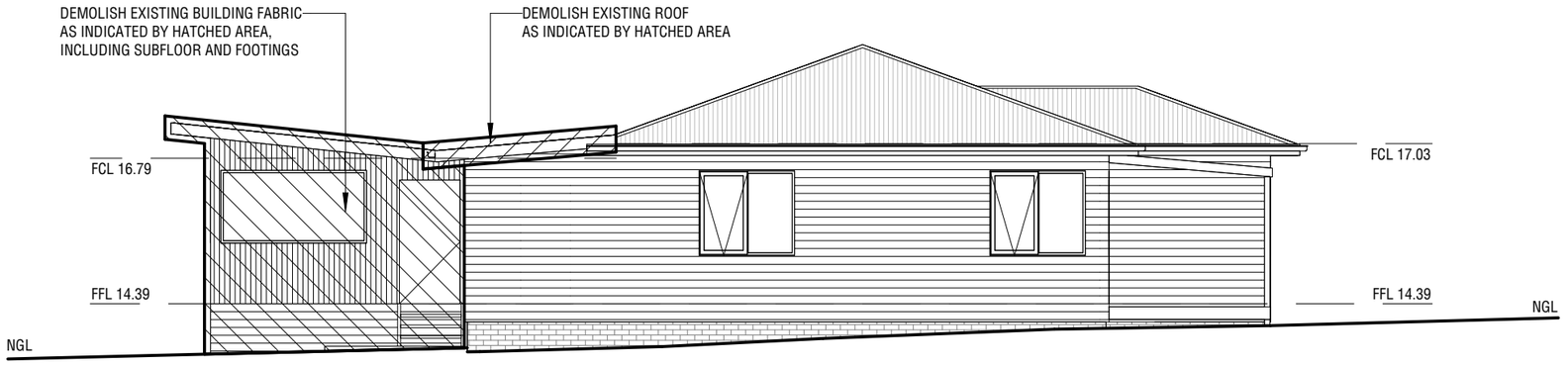
DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE

LEGEND

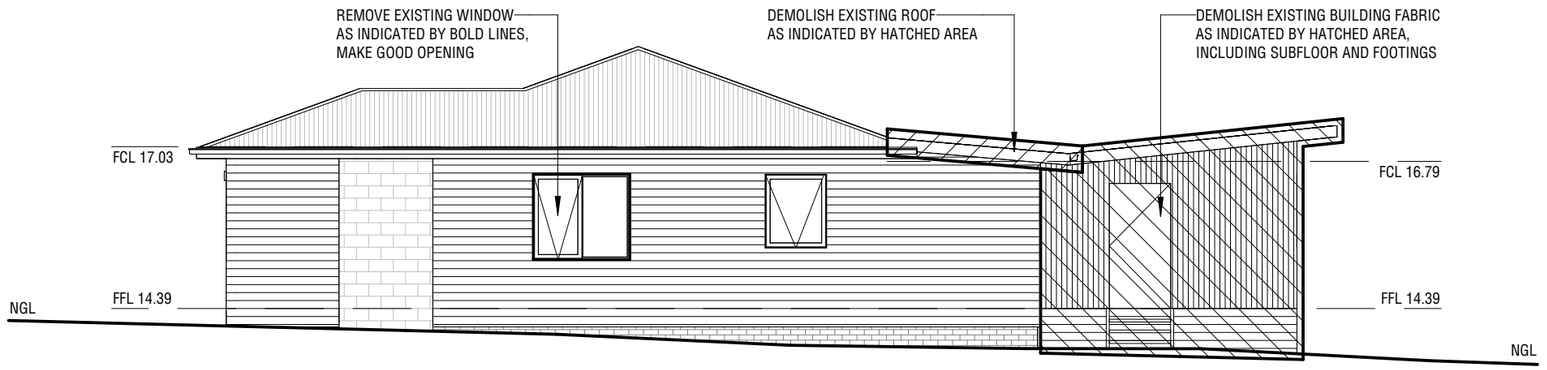
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
NGL	NATURAL GROUND LEVEL

Sorell Council

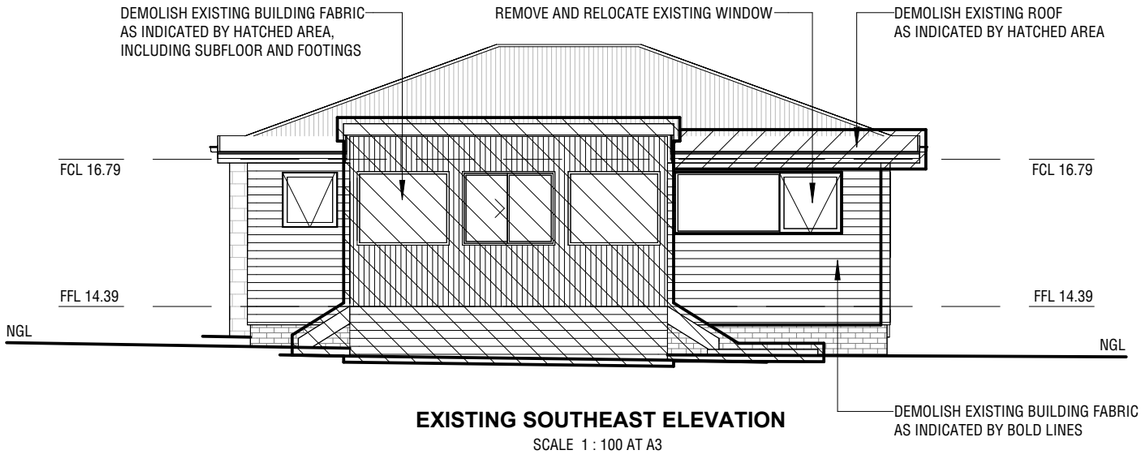
Development Application: 5.2024.203.1 - Response to Request For Information - 87 Arthur Highway, Dunalley - P2.pdf
Plans Reference: P2
Date received: 7/01/2026



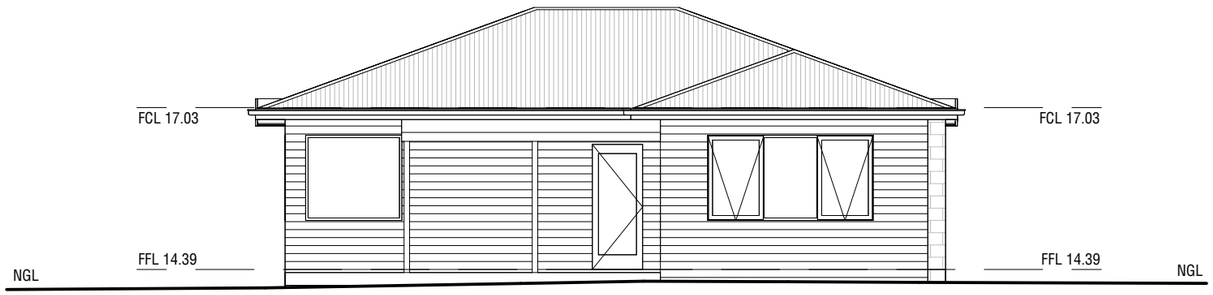
EXISTING NORTHEAST ELEVATION
SCALE 1 : 100 AT A3



EXISTING SOUTHWEST ELEVATION
SCALE 1 : 100 AT A3



EXISTING SOUTHEAST ELEVATION
SCALE 1 : 100 AT A3



EXISTING NORTHWEST ELEVATION
SCALE 1 : 100 AT A3

PERRI PITT BUILDING DESIGNER
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PROJECT NO.: 25-012
SHEET NO.: DA04
STATUS: DEVELOPMENT APPROVAL
SHEET TITLE: EXISTING ELEVATIONS
SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

CLIENT: MAX CUNNINGHAM

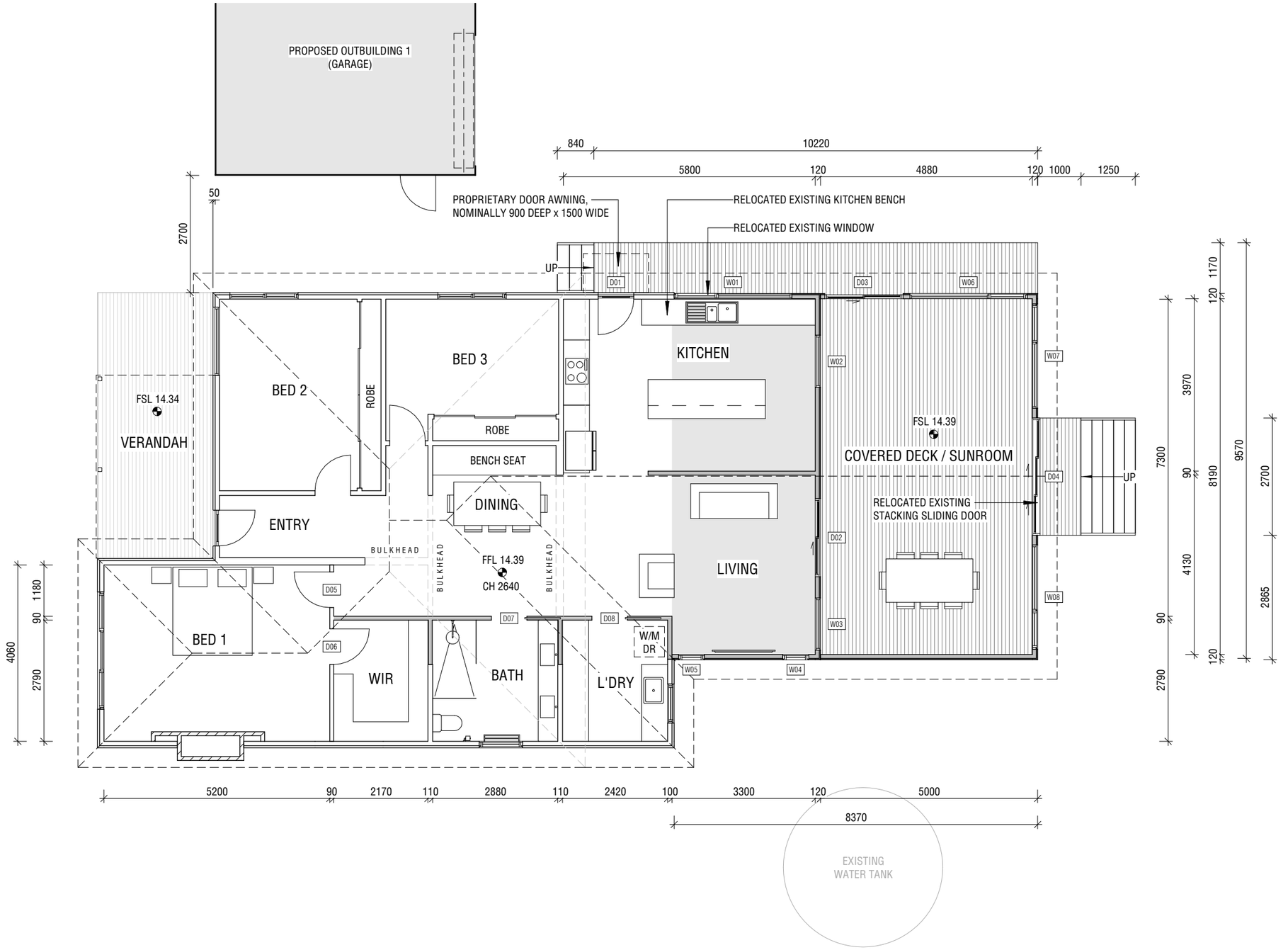
PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

DRAWING INDEX

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025

LEGEND

CH	CEILING HEIGHT
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL



PERRI PITT BUILDING DESIGNER

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PROJECT NO.:	SHEET NO.:	STATUS:
25-012	DA05	DEVELOPMENT APPROVAL

CLIENT: MAX CUNNINGHAM

PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

SHEET TITLE: PROPOSED FLOOR PLAN

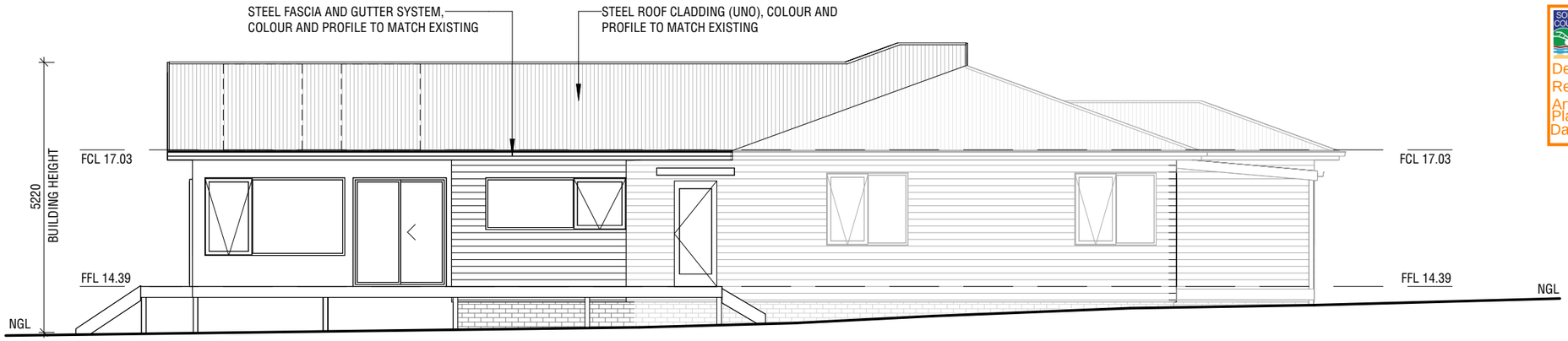
SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

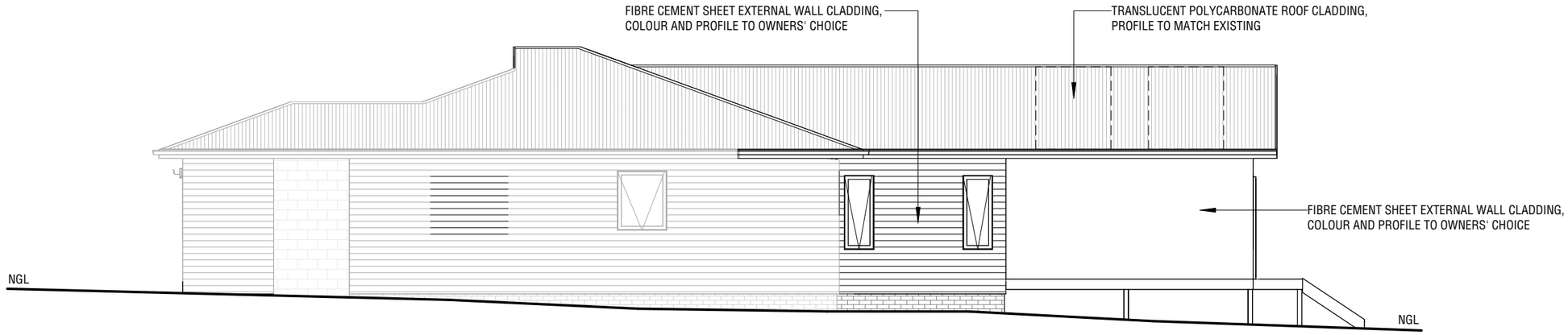
REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025

LEGEND

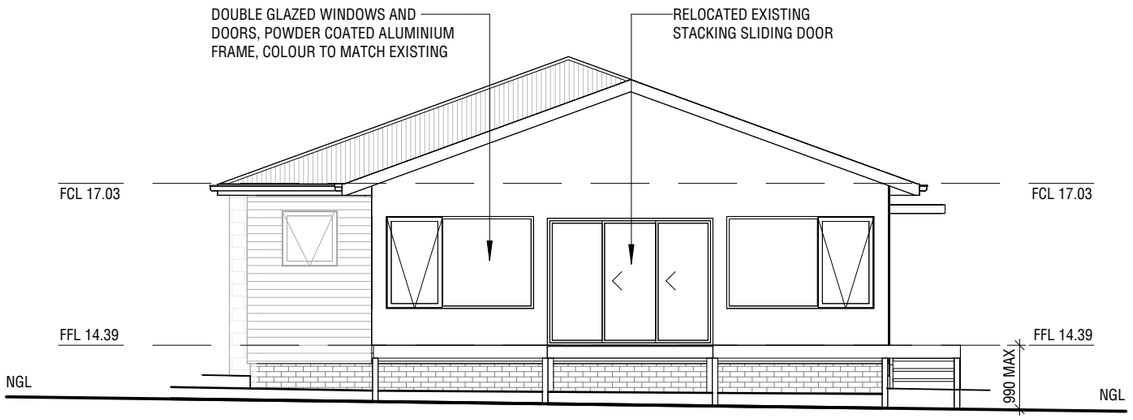
CH	CEILING HEIGHT
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL



PROPOSED NORTHEAST ELEVATION
SCALE 1 : 100 AT A3



PROPOSED SOUTHWEST ELEVATION
SCALE 1 : 100 AT A3



PROPOSED SOUTHEAST ELEVATION
SCALE 1 : 100 AT A3

PROPOSED NORTHWEST ELEVATION
SCALE 1 : 100 AT A3

PERRI PITT BUILDING DESIGNER
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PROJECT NO.:	SHEET NO.:	STATUS:
25-012	DA06	DEVELOPMENT APPROVAL

CLIENT: MAX CUNNINGHAM

PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

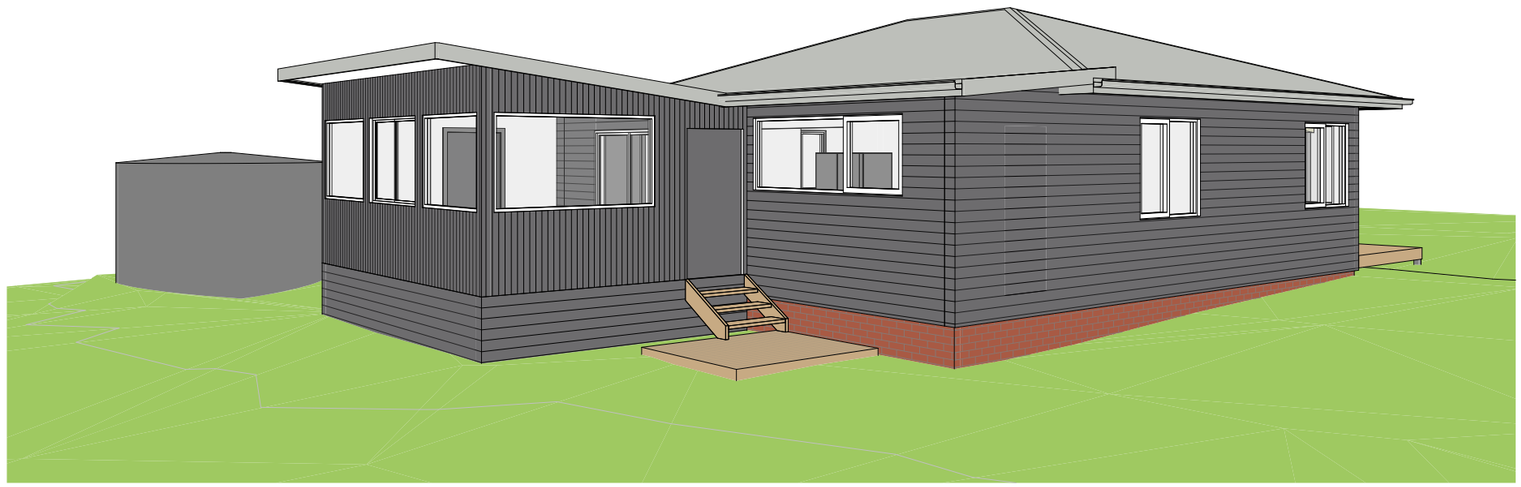
SHEET TITLE: PROPOSED ELEVATIONS

SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

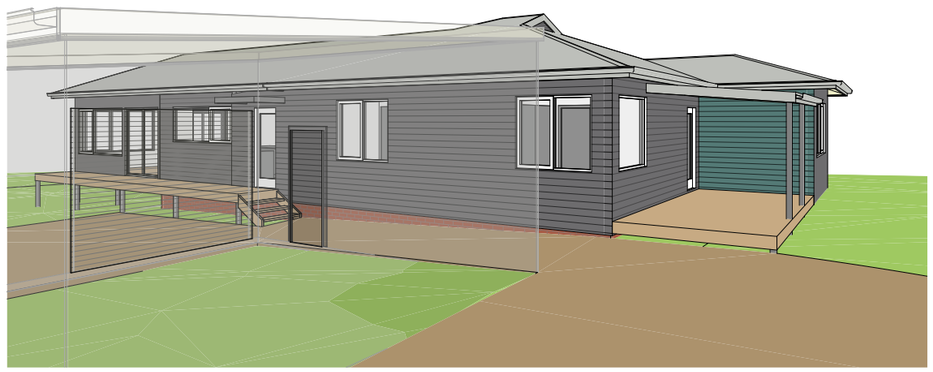
DRAWING INDEX

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025

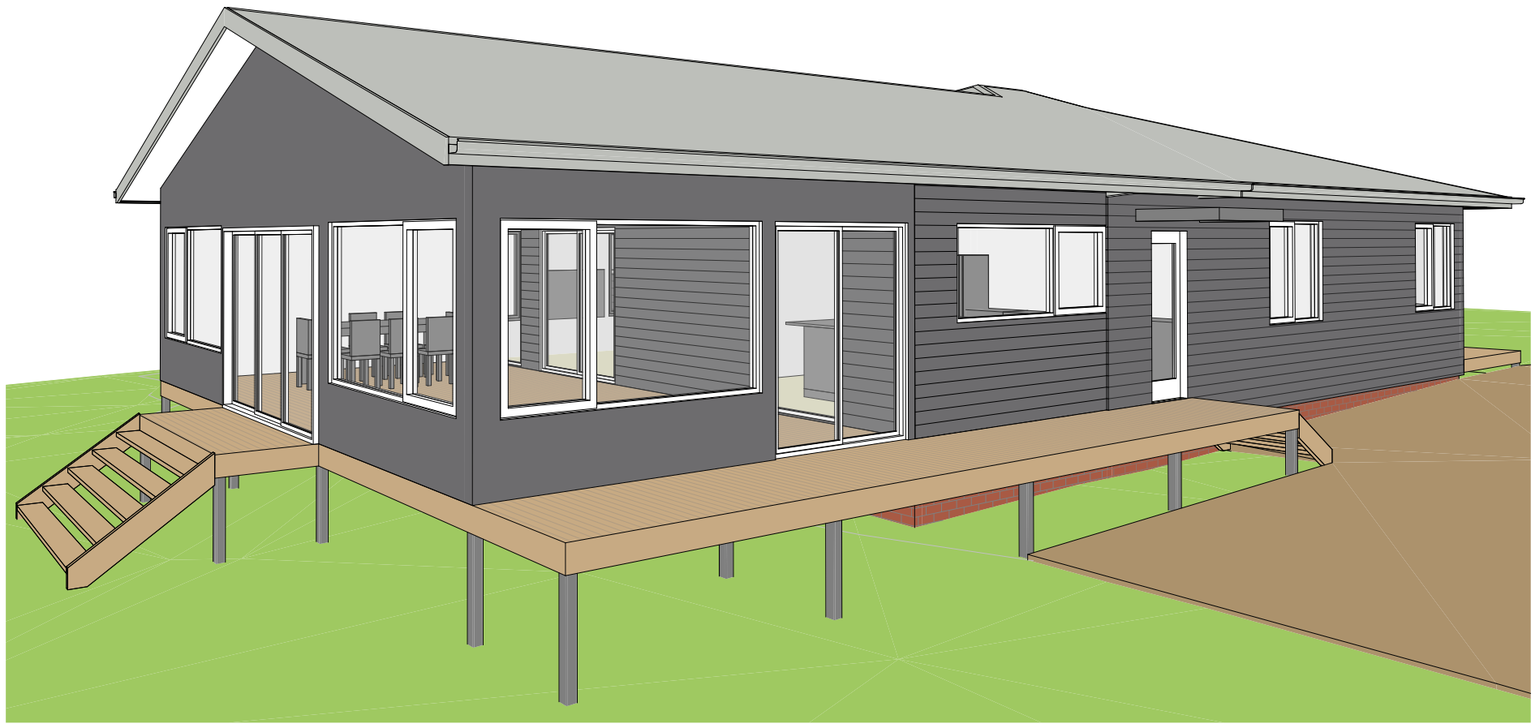
NOTE: TRANSPARENCY APPLIED TO PROPOSED OUTBUILDING 1 FOR CLARITY OF DWELLING ADDITION



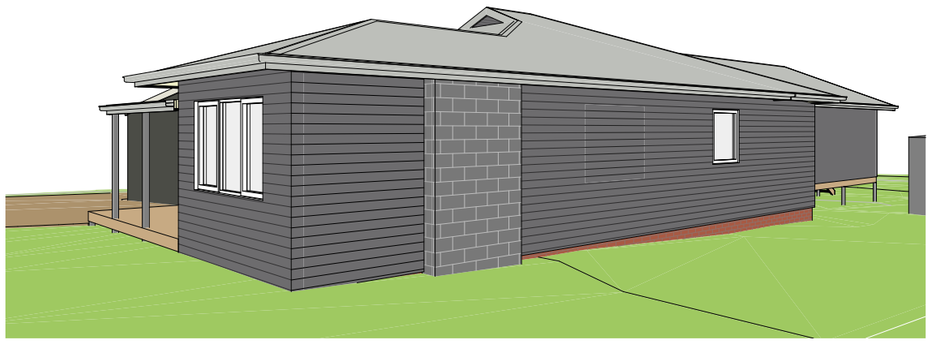
EXISTING EAST 3D VIEW
NOT TO SCALE



PROPOSED NORTH 3D VIEW
NOT TO SCALE



PROPOSED EAST 3D VIEW
SCALE AT A3



PROPOSED WEST 3D VIEW
NOT TO SCALE

PERRI PITT BUILDING DESIGNER
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PROJECT NO.:	SHEET NO.:	STATUS:	SHEET TITLE:	SCALE:
25-012	DA07	DEVELOPMENT APPROVAL	3D VIEWS	NOT TO SCALE

CLIENT: MAX CUNNINGHAM

PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

DRAWING INDEX

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025

ENERGY EFFICIENCY NOTES

ALL ENERGY EFFICIENCY PROVISIONS AS PER
- BCA 2019 PART 3.12

INSULATION, WHERE REQUIRED, MUST BE INSTALLED SO THAT:
a. IT ABUTS OR OVERLAPS ADJOINING INSULATION OTHER THAN AT SUPPORTING MEMBERS
b. IT FORMS A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS, AND
c. IT DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A DOMESTIC SERVICE OR FITTING.

BULK INSULATION, WHERE REQUIRED, MUST BE INSTALLED SO THAT:
a. IT MAINTAINS ITS POSITION AND THICKNESS, OTHER THAN WHERE IT CROSSES ROOF BATTENS, WATER PIPES, ELECTRICAL CABLING OR THE LIKE; AND
b. IN A CEILING, WHERE THERE IS NO BULK INSULATION OR REFLECTIVE INSULATION IN THE EXTERNAL WALL BENEATH, IT OVERLAPS THE EXTERNAL WALL BY GREATER THAN OR EQUAL TO 50 mm.

EXTERNAL WINDOWS AND DOORS
A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR AND OPENABLE WINDOW (INCLUDING INTERNAL GARAGE DOORS). MUST BE A DRAFT PROTECTION DEVICE (RAVEN BRAND OR EQUIVALENT). OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

EXHAUST FANS
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE WHEN SERVING A CONDITIONED SPACE.

CONSTRUCTION OF CEILINGS, WALLS AND FLOORS
ROOF, EXTERNAL WALLS, EXTERNAL FLOORS AND OPENINGS SUCH AS DOOR OR WINDOW FRAMES MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE:
- ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT THE CEILING, WALL AND FLOOR JUNCTIONS, OR
- SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE

SERVICES
A HEATED WATER SUPPLY SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART B2 OF NCC VOLUME THREE - PLUMBING CODE OF AUSTRALIA.

SARKING
CLASS 4 VAPOUR PERMEABLE WALL WRAP INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
VAPOUR PERMEABLE ROOF SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS

CONDENSATION:
REFERENCE SHOULD MUST BE MADE TO THE ABCB CONDENSATION IN BUILDING HANDBOOK 2014, AND CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE (BY BUILDING STANDARDS AND OCCUPATIONAL LICENSING)

WINDOW AND DOOR NOTES

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:
- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR

FLASHINGS TO WALL OPENINGS
- ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER CLASS TO COMPLY WITH AS 1288.

EXTERIOR DOOR SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	DESCRIPTION	COMMENTS
D01	2040	820	KITCHEN	ALUMINIUM FRAME, HINGED DOOR, CLEAR DOUBLE GLAZING	
D02	2100	1800	LIVING	ALUMINIUM FRAME, SLIDING DOOR, CLEAR DOUBLE GLAZING	
D03	2100	1800	COVERED DECK / SUNROOM	ALUMINIUM FRAME, SLIDING DOOR, CLEAR DOUBLE GLAZING	
D04	2070	2700	COVERED DECK / SUNROOM	ALUMINIUM FRAME, STACKING SLIDING DOOR, CLEAR DOUBLE GLAZING	REUSE EXISTING

INTERIOR DOOR SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	DESCRIPTION	COMMENTS
D05	2040	820	BED 1	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D06	2040	820	WIR	TIMBER, HOLLOW CORE, INTERIOR GRADE, HINGED	
D07	2040	820	BATH	TIMBER, HOLLOW CORE, INTERIOR GRADE, CAVITY SLIDING	
D08	2040	820	LAUNDRY	TIMBER, HOLLOW CORE, INTERIOR GRADE, CAVITY SLIDING	

WINDOW SCHEDULE

NO.	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT	LOCATION	DESCRIPTION	COMMENTS
W01	1000	2710	1100	2100	KITCHEN	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	REUSE EXISTING
W02	2080	1200	20	2100	KITCHEN	ALUMINIUM FRAME, FIXED, CLEAR DOUBLE GLAZING	
W03	2080	1200	20	2100	LIVING	ALUMINIUM FRAME, FIXED, CLEAR DOUBLE GLAZING	
W04	1500	600	600	2100	LIVING	ALUMINIUM FRAME, AWNING, CLEAR DOUBLE GLAZING	
W05	1500	600	600	2100	LIVING	ALUMINIUM FRAME, AWNING, CLEAR DOUBLE GLAZING	
W06	1500	2700	600	2100	COVERED DECK / SUNROOM	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W07	1500	2400	600	2100	COVERED DECK / SUNROOM	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	
W08	1500	2400	600	2100	COVERED DECK / SUNROOM	ALUMINIUM FRAME, AWNING/FIXED, CLEAR DOUBLE GLAZING	

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PROJECT NO.: 25-012
SHEET NO.: DA08
STATUS: DEVELOPMENT APPROVAL
SHEET TITLE: SCHEDULES
SCALE: NOT TO SCALE

CLIENT: MAX CUNNINGHAM

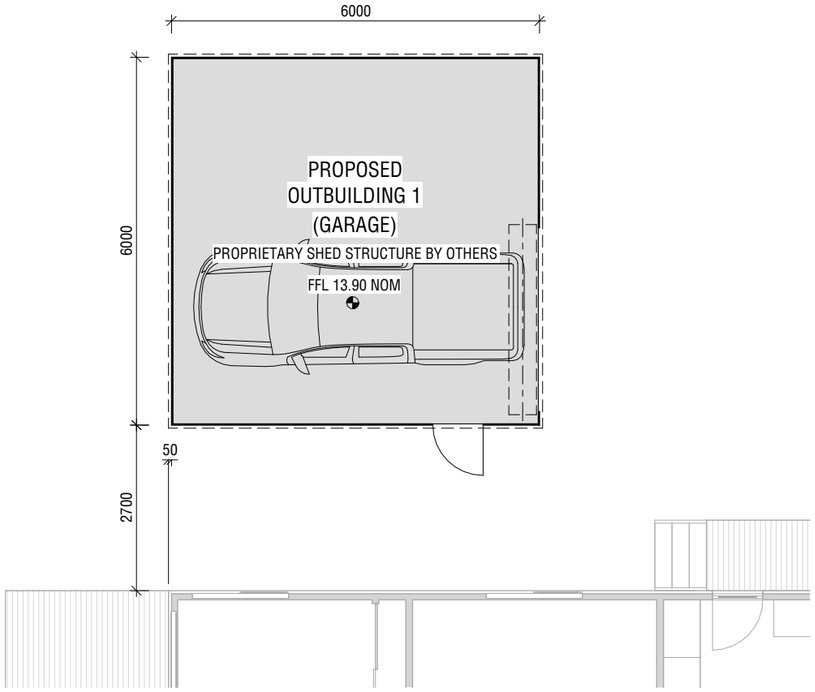
PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

DRAWING INDEX

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025

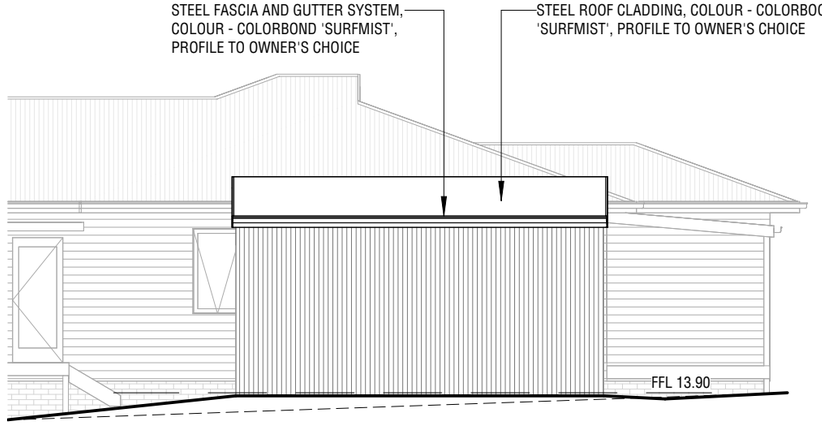
LEGEND

FFL	FINISHED FLOOR LEVEL
NGL	NATURAL GROUND LEVEL



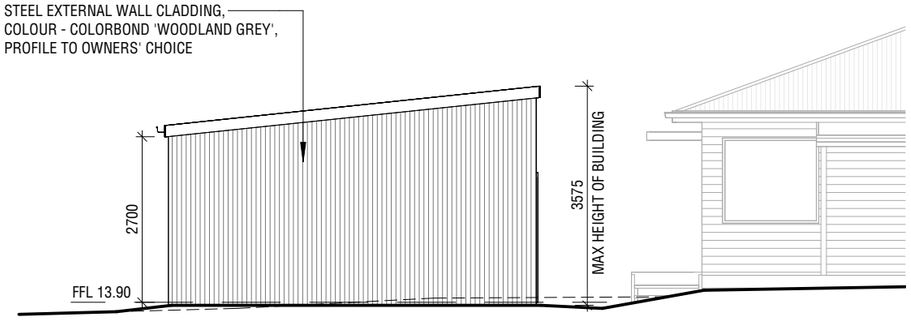
PROPOSED OUTBUILDING 1 FLOOR PLAN

SCALE 1 : 100 AT A3



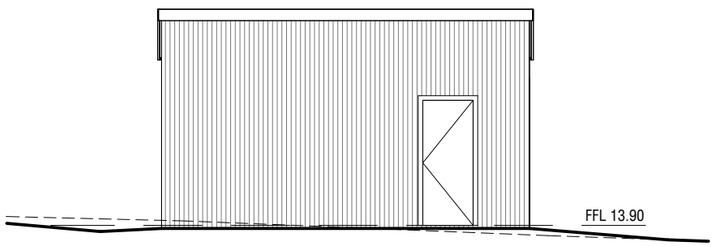
NORTHEAST ELEVATION

SCALE 1 : 100 AT A3



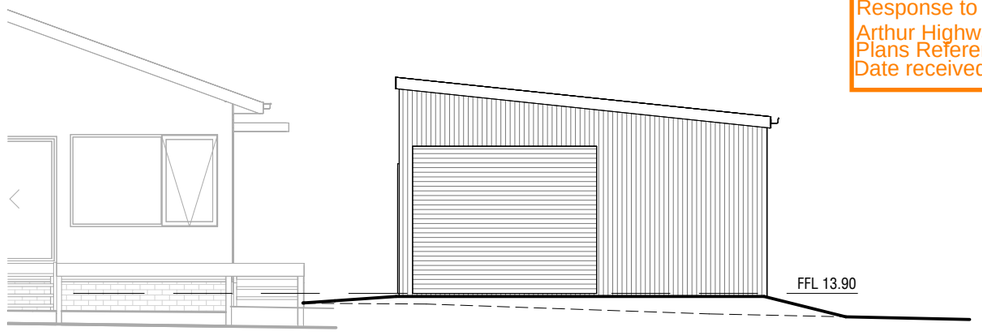
NORTHWEST ELEVATION

SCALE 1 : 100 AT A3



SOUTHWEST ELEVATION

SCALE 1 : 100 AT A3



SOUTHEAST ELEVATION

SCALE 1 : 100 AT A3

PERRI PITT BUILDING DESIGNER

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PROJECT NO.: 25-012
SHEET NO.: DA09
STATUS: DEVELOPMENT APPROVAL

CLIENT: MAX CUNNINGHAM

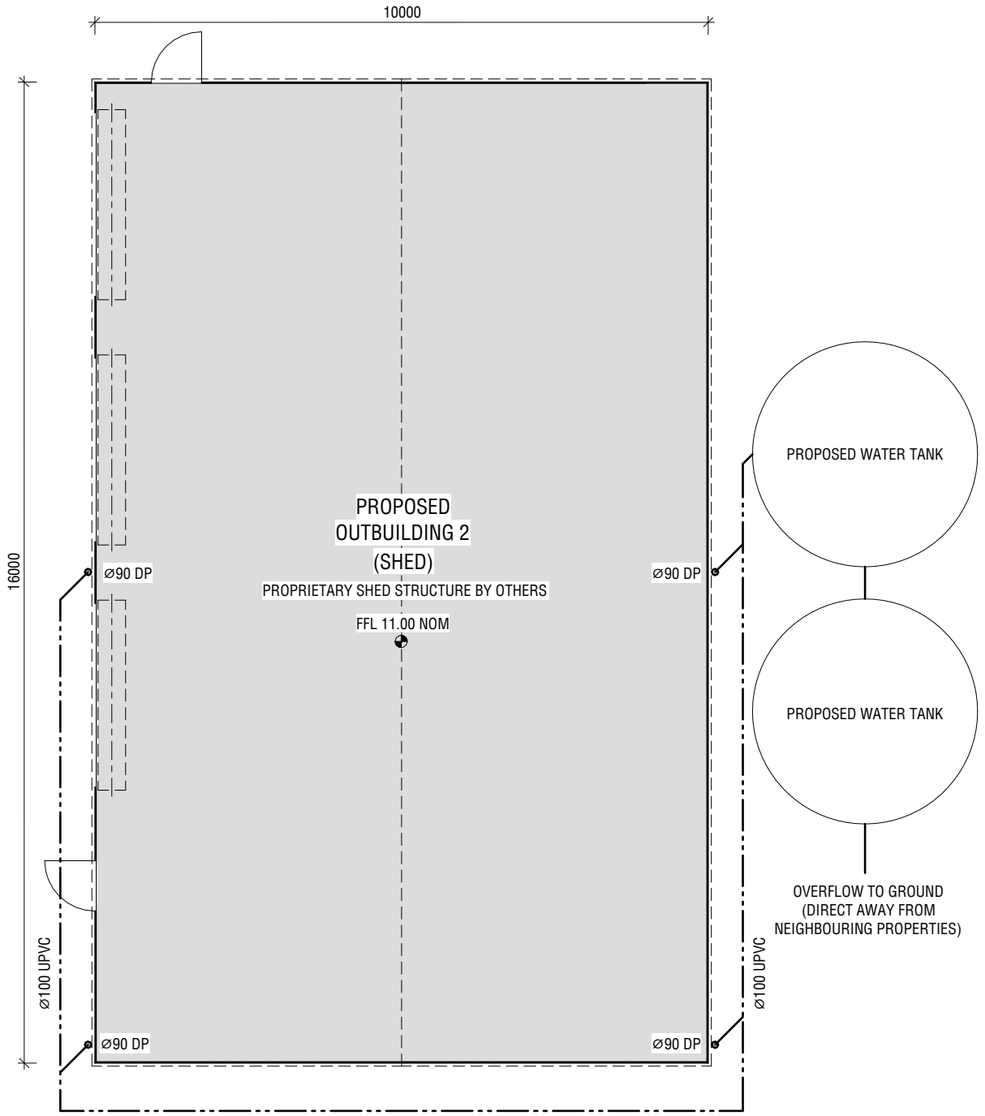
PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

SHEET TITLE: PROPOSED OUTBUILDING 1

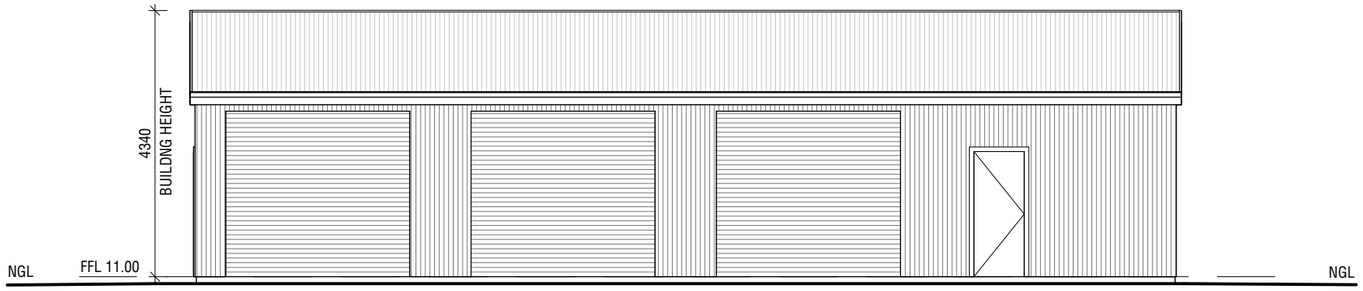
SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

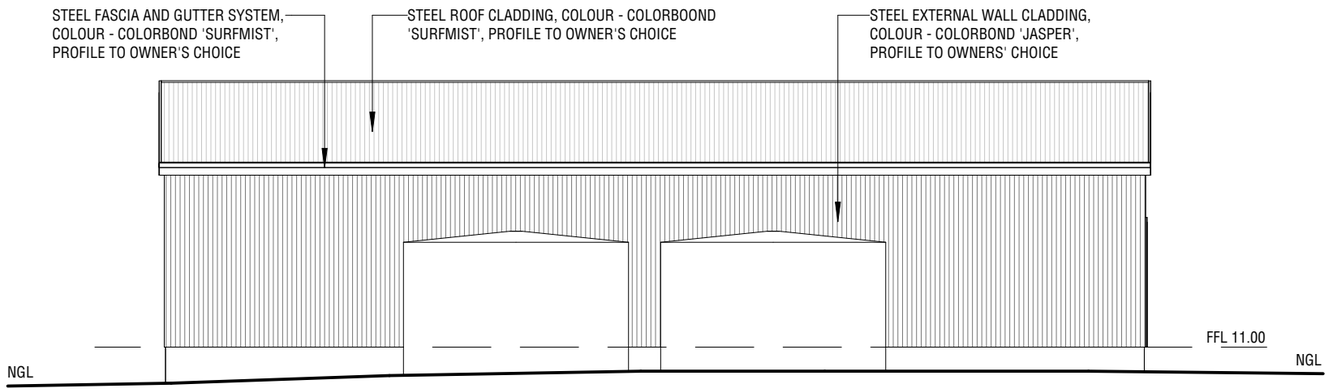
REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025



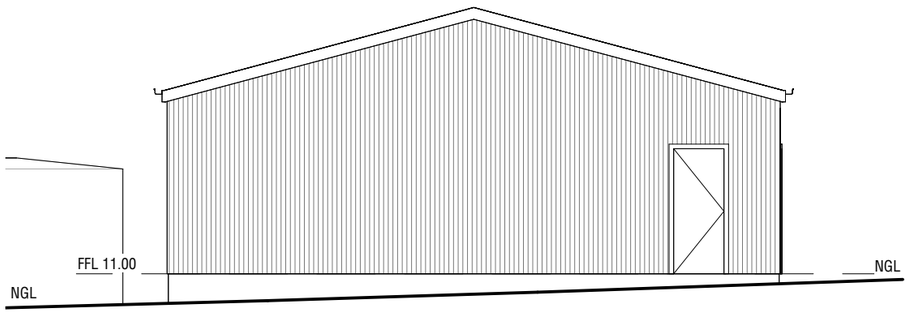
FLOOR PLAN
SCALE 1 : 100 AT A3



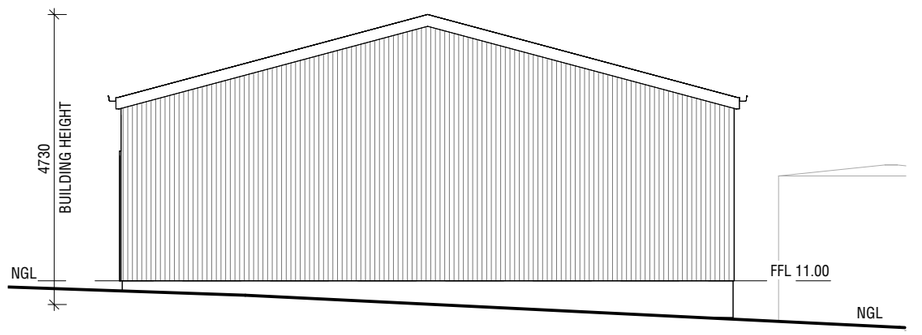
NORTHWEST ELEVATION
SCALE 1 : 100 AT A3



SOUTHEAST ELEVATION
SCALE 1 : 100 AT A3



NORTHEAST ELEVATION
SCALE 1 : 100 AT A3



SOUTHWEST ELEVATION
SCALE 1 : 100 AT A3

LEGEND

FFL	FINISHED FLOOR LEVEL
NGL	NATURAL GROUND LEVEL

PERRI PITT BUILDING DESIGNER
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perri@perripitt.com

PROJECT NO.: 25-012
SHEET NO.: DA10
STATUS: DEVELOPMENT APPROVAL
CLIENT: MAX CUNNINGHAM
PROJECT: PROPOSED ADDITION AND OUTBUILDINGS 87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177
SHEET TITLE: PROPOSED OUTBUILDING 2
SCALE: 1 : 100 AT A3 (0 1 2 3 4 5m)

DRAWING INDEX

REV.	DESCRIPTION	DATE
A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025

SITE PREPARATION NOTES

ALL PREPARATION TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE INCLUDING HOWEVER NOT LIMITED TO:

- NCC 2022 BUILDING CODE OF AUSTRALIA - VOLUME TWO PART 4.2.3 EXCAVATION FOR FOOTINGS, NOTING THE FOLLOWING:

TOPSOIL CONTAINING GRASS ROOTS MUST BE REMOVED FROM THE SITE OF THE FOUNDATIONS. FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD AND DEBRIS.

EXCAVATION DEPTHS AND SOIL CUTS MUST COMPLY WITH PART 3.2 EARTHWORKS.

PLUMBING AND DRAINAGE NOTES

ALL PLUMBING AND DRAINAGE MUST BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE AND LOCAL COUNCIL REQUIREMENTS.

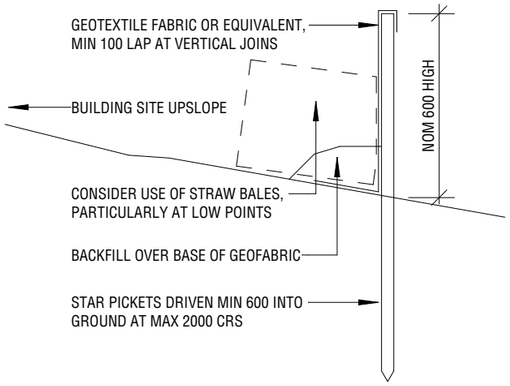
INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES

SOIL & WATER MANAGEMENT STRATEGIES

INSTALL SEDIMENT FENCE ON DOWNSLOPE OF ALL EXCAVATION AND MATERIAL STOCKPILES. SEDIMENT FENCE TO BE INSPECTED REGULARLY AND MAINTAINED DURING CONSTRUCTION. REMOVE UPON COMPLETION OF CONSTRUCTION, LANDSCAPING AND SITE REHABILITATION.

DOWNPIPES TO BE CONNECTED TO STORMWATER COLLECTION/DISCHARGE POINT AS SOON AS ROOF IS INSTALLED.

PERFORM SITE REHABILITATION (LANDSCAPING AND REVEGETATION) AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION.



TYPICAL SEDIMENT FENCE DETAIL

NOT TO SCALE

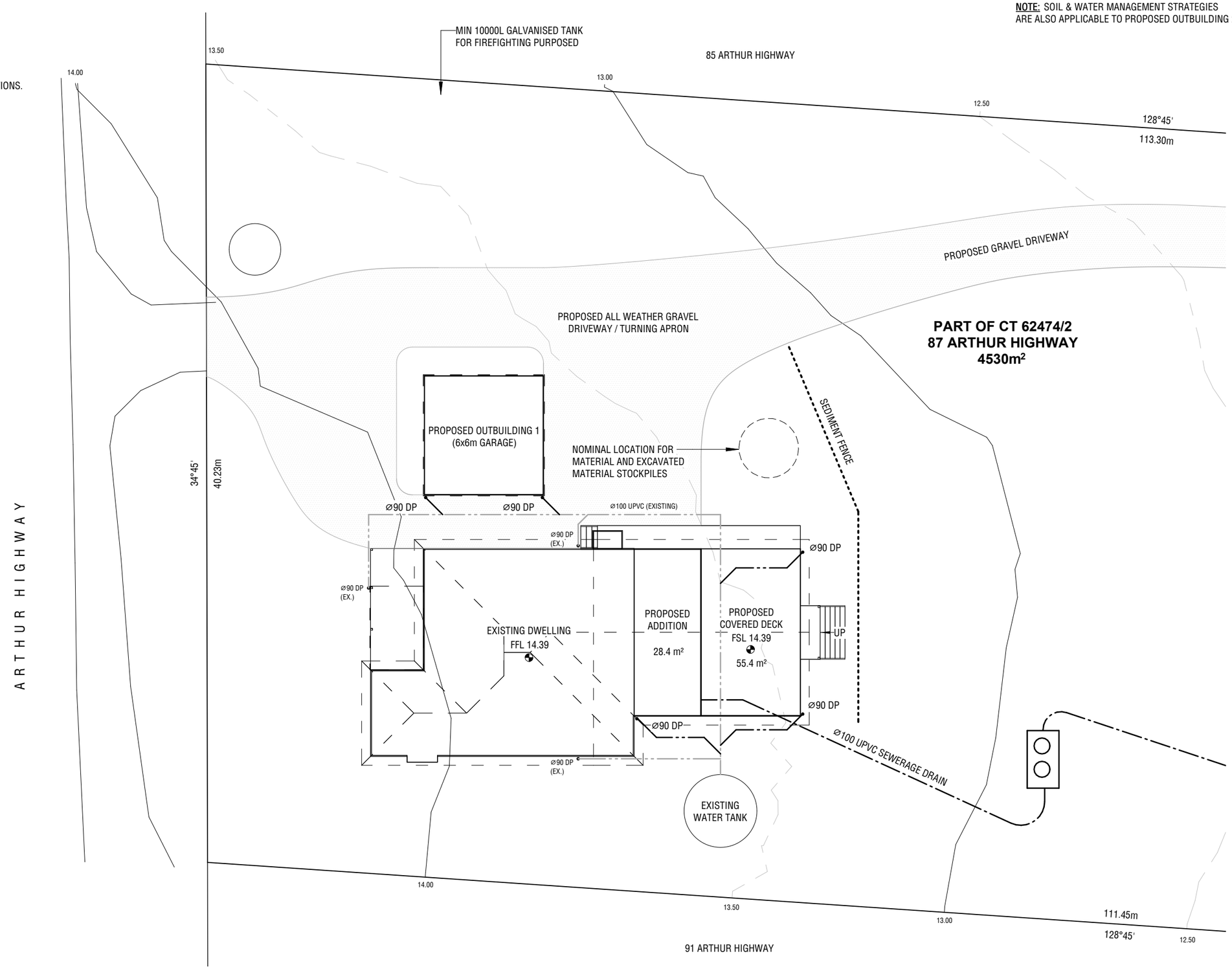
LEGEND

DP	DOWNPIPE
——·——·——	SEWER LINE (⌀100 UPVC)
——··——	STORMWATER LINE (⌀100 UPVC)

Sorell Council

Development Application: 5.2024.203.1 - Response to Request For Information - 87 Arthur Highway, Dunalley - P2.pdf
Plans Reference: P2
Date received: 7/01/2026

NOTE: SOIL & WATER MANAGEMENT STRATEGIES ARE ALSO APPLICABLE TO PROPOSED OUTBUILDING 2



PERRI PITT BUILDING DESIGNER

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PROJECT NO.:	SHEET NO.:	STATUS:
25-012	DA11	DEVELOPMENT APPROVAL

CLIENT: MAX CUNNINGHAM

PROJECT: PROPOSED ADDITION AND OUTBUILDINGS
87 ARTHUR HIGHWAY, DUNALLEY, TAS 7177

SHEET TITLE: SITE DRAINAGE PLAN

SCALE: 1 : 200 AT A3 (0 2 4 6 8 10m)

DRAWING INDEX

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A	ISSUED TO CLIENT FOR REVIEW	26/11/2025
B	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	08/12/2025