

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 16 Lateena Street, Dodges Ferry**

**PROPOSED DEVELOPMENT:**

**CHANGE OF USE - SECONDARY RESIDENCE TO VISITOR  
ACCOMMODATION**

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](http://www.sorell.tas.gov.au) until **Monday 25<sup>th</sup> November 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 25<sup>th</sup> November 2024**.

**APPLICANT: R J & A J Gluckman**

**APPLICATION NO: DA 2024 / 268 - 1**

**DATE: 07 November 2024**

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

Full description of Proposal:	Use: <u>Short stay accommodation</u>
	Development: <u>Ancillary dwelling</u>
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$ <u>250,000</u>
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address: <u>16 Lateena Street</u>
	Suburb: <u>Dodges Ferry</u> Postcode: <u>7173</u>
	Certificate of Title(s) Volume: <u>77758</u> Folio: <u>2</u>

Current Use of Site	<u>Residential</u>
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Current Owner/s:	Name(s) <u>Rob Gluckman + Aimee Gluckman</u>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

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/>



**Sorell Council**  
 Development Application: Development Application - 16 Lateena Street, Dodges Ferry - P1.pdf  
 Plans Reference: P1  
 Date Received: 25/10/2024

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

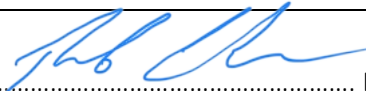
**Declarations and acknowledgements**

- 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.

<b>Applicant Signature:</b>	Signature:  Date: <u>19.10.24</u>
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**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 is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://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 \_\_\_\_\_



<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> <li>a. be no less than 6m:</li> <li>b. be no less than: <ul style="list-style-type: none"> <li>(i) 2m from an upslope or level building.</li> <li>(ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building</li> <li>(iii) If secondary treatment and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building</li> </ul> </li> </ul>	<p>P1</p> <p>a. The land application area is located so that the risk of wastewater reducing the bearing capacity of the buildings foundations is acceptably low</p>	<p>Complies with b(i)</p>
<p>A2</p> <p>Horizontal separation distance from downslope water to a land application area must comply with (a) or (b).</p> <ul style="list-style-type: none"> <li>a) be no less than 100m</li> <li>b) be no less than the following: <ul style="list-style-type: none"> <li>i) If primary treated effluent to be no less than 15m plus 7m for every degree of average gradient from a downslope surface water, or;</li> <li>ii) if secondary treatment and subsurface application, no less than 15m plus 2 m for every degree of average gradient from a downslope surface water</li> </ul> </li> </ul>	<p>P2</p> <p>Horizontal separation distance from downslope water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Setbacks must be consistent with AS/NZS 1547 Appendix R</li> <li>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable</li> </ul>	<p>Complies with A2 (bii)</p>
<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <ul style="list-style-type: none"> <li>a) be no less than 40m from a property boundary</li> <li>b) be no less than <ul style="list-style-type: none"> <li>(i) 1.5m from an upslope or level property boundary; and</li> </ul> </li> </ul>	<p>P3</p> <p>Horizontal separation distance from the boundary to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and</li> </ul>	<p>Complies with A3 (B) (I and III) based upon 1 degree slope</p>

*Site and Soil Evaluation and Onsite Wastewater System Design  
16 Lateena Street Dodgers Ferry*

<p>(ii) if <a href="#">primary treated effluent</a> 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) if <a href="#">secondary treated effluent</a> and subsurface <a href="#">application</a>, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable</p>	
<p>A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient</p>	<p>P4 Horizontal separation distance from a downslope bore to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and</li> <li>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable</li> </ul>	<p>Complies with A4</p>
<p>A5 Vertical separation distance between groundwater and a land application area must be no less than 1.5m</p> <div data-bbox="309 855 692 1077" style="border: 1px solid red; padding: 5px; margin: 10px 0;"> <p style="text-align: center;"><b>SORELL COUNCIL PLANNING PERMIT DOCUMENT</b></p> <p style="text-align: center;">This is the approved plan to which the below planning permit applies. Permit No: <b>5.2022.240.1</b></p> <p>Date Permit Issued: 05/12/2022 Signed: SHANE WELLS </p> </div>	<p>P5 Vertical separation distance between groundwater to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and</li> <li>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable</li> </ul>	<p>Complies with A5</p>
<p>A6 Vertical separation distance between a limiting layer and a land application area must be no less than 1.5m</p>	<p>P6 Vertical setback must be consistent with AS/NZS 1547 Appendix R,</p>	<p>Complies with A6</p>
<p>A7</p>	<p>P7</p>	<p>Complies with A7(a/b)</p>

**Sorell Council**

Development Application: Development Application - 16 Lateena Street, Dodgers Ferry - P1.pdf  
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16 Lateena Street Dodgers Ferry*

<p>The arrangement of a <u>land application area</u> must comply with both of the following:</p> <ul style="list-style-type: none"><li>(a) not include areas beneath buildings, driveways or other hard stand areas;</li><li>(b) have a minimum horizontal dimension of 3m.</li></ul>	<p>No performance criteria</p>	
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**SORELL COUNCIL  
PLANNING PERMIT DOCUMENT**



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This is the approved plan to which the below  
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Permit No: **5.2022.240.1**

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Date Permit Issued: 05/12/2022  
Signed:  
SHANE WELLS 

## 6. Conclusions and Further Recommendations

In conclusion, the following comments and recommendations are made:

- The maximum wastewater flow rate (MWWF) modelling conducted in this report shows that the generated flows are likely to be no more than 720L/day.
- That such flows will require a land application area (LAA) comprising one 180 m<sup>2</sup> Subsurface Irrigation.
- It is likely that peak flows associated with the development should be within the buffering capacity of the system both in terms of the system sizing as well as for their acceptance into the disposal area.
- If the hydraulic capacity of soils underlying disposal areas is exceeded by effluent water flows, the disposal area has the capacity to be increased by up to 50%.
- **If the prescriptions of this report are followed the likely human and environmental health risks associated with effluent disposal onsite is rated as low.**

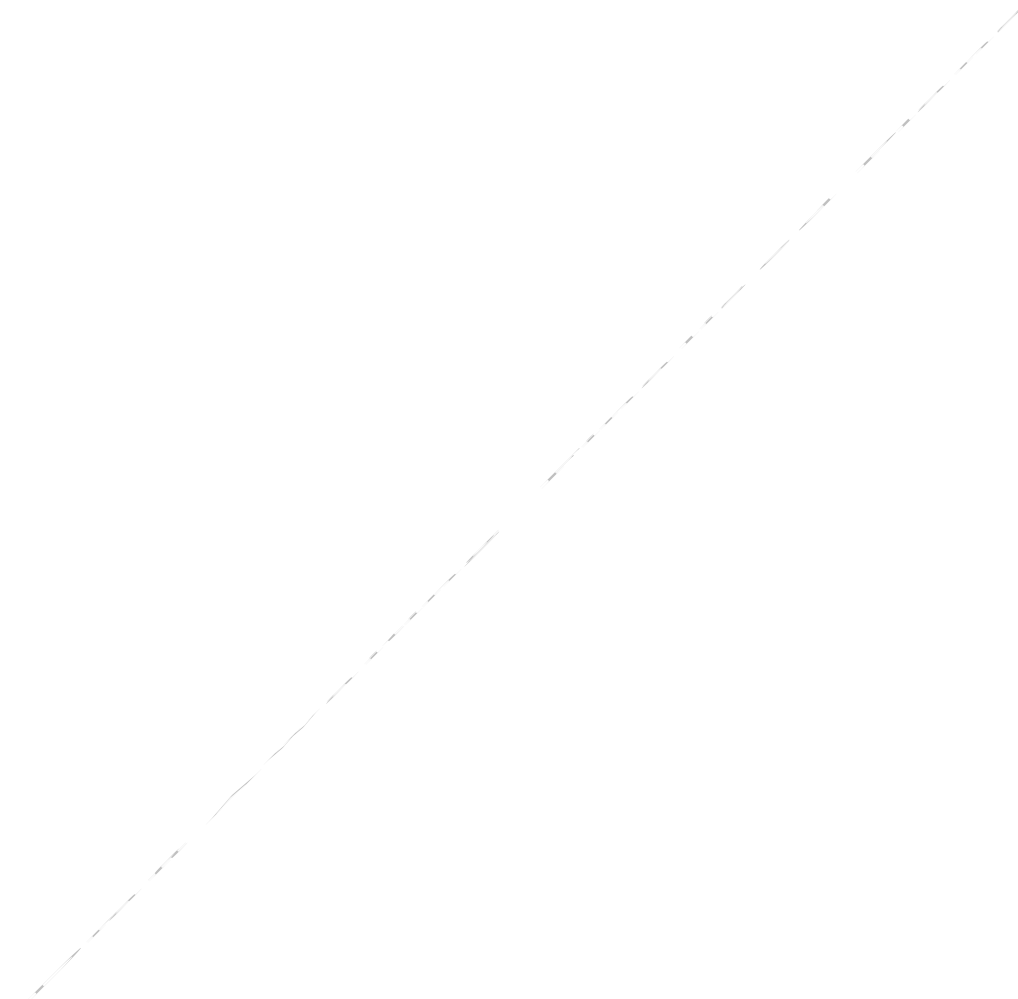


S Nielsen MEngSc CPSS  
*Director*  
Strata Geoscience and Environmental Pty Ltd  
E:sven@strataconsulting.com.au



## 7. References

- AS1726-1993- Geotechnical Site Investigations
- AS1547-2012 Onsite Domestic Wastewater Management
- Bureau of Meteorology Website- Monthly Climate Statistics



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Development Application: Development  
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## Appendix 1 Detailed Design Calculations

<b>Wastewater Loading Certificate*</b>	
<b>System Capacity</b>	6EP at 120L/person/day = 720 L/D
<b>Design Summary</b>	
<ul style="list-style-type: none"> <li>Effluent Quality</li> </ul>	Advanced Secondary with Nutrient Reduction
<ul style="list-style-type: none"> <li>Adopted Soil category</li> </ul>	3
<ul style="list-style-type: none"> <li>Amended Adopted Soil Category</li> </ul>	Not amended
<ul style="list-style-type: none"> <li>Adopted DLR/DIR (mm/d OR L/m<sup>2</sup>/d)</li> </ul>	4
<ul style="list-style-type: none"> <li>LAA Design</li> </ul>	Irrigation
<ul style="list-style-type: none"> <li>Primary LAA Requirement</li> </ul>	180m <sup>2</sup>
<ul style="list-style-type: none"> <li>Reserve Area</li> </ul>	Min 50% reserve LAA must be maintained in an undeveloped state near the primary LAA as identified on the site plan
<b>Fixtures</b>	Assumes std water saving fixtures inc 6/3L dual flush toilets, aerator forcets, Washing/dishwashing machines with min WELSS rating 4.5 star
<b>Consequences of Variation in Effluent Flows</b>	
<ul style="list-style-type: none"> <li>High Flows</li> </ul>	The system should be capable of buffering against flows of up to 10 % in a 24 hr period or 5% over a 7 day period. System not rated for spa installation.
<ul style="list-style-type: none"> <li>Low Flows</li> </ul>	Should not affect system performance
<b>Consequences of Variation in Effluent Quality</b>	Residence to avoid the installation of sink disposal systems (eg "sinkerators"), or the addition of large amounts of household cleaning products or other solvents. These can overload system BOD or affect effluent treatment by system biota.
<b>Consequences of Lack of Maintenance and Monitoring Attention</b>	<p>Owners should maintain the system in compliance with systems Home Owners Manual and council permit.</p> <p>All livestock, vehicles and persons to be excluded from the LAA.</p> <p>Failure to ensure the above may lead to infection of waterways, bores or the spread of disease, as well as production of foul odours, attraction of pests and excessive weed growth.</p>

\* In accordance with Clause 7.4.2(d) of AS/NZS 1547.2012.





### Irrigation Design

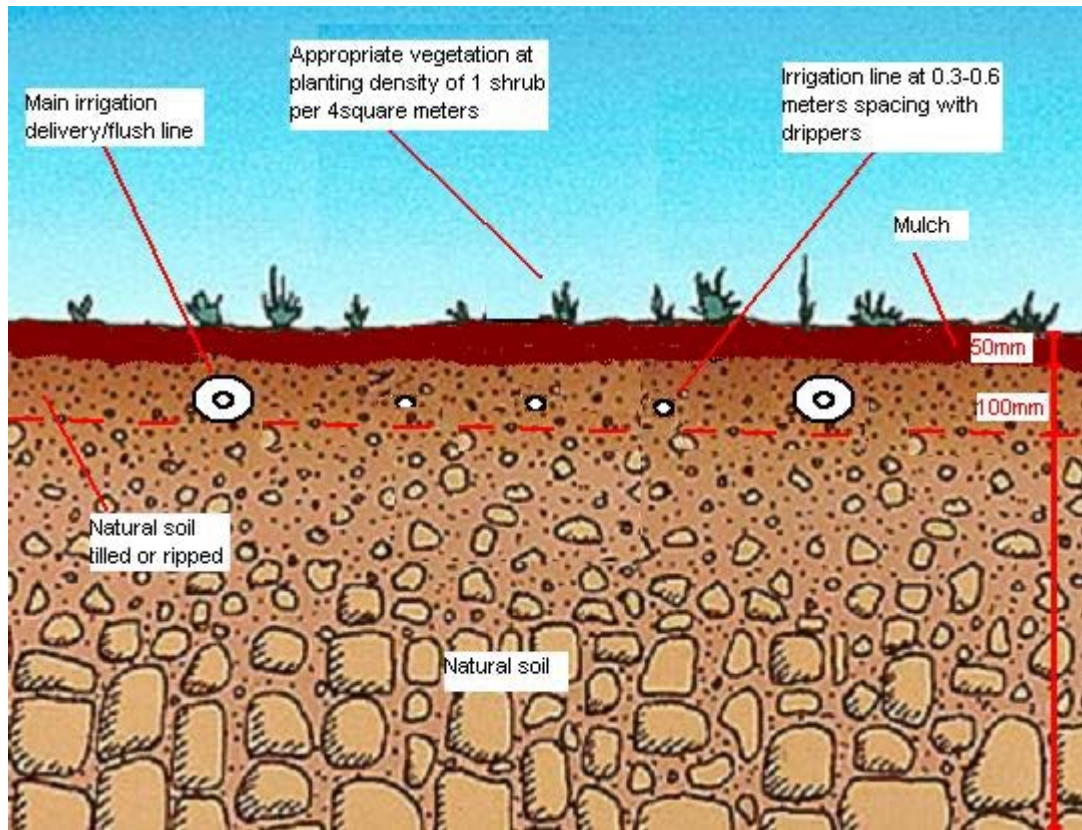
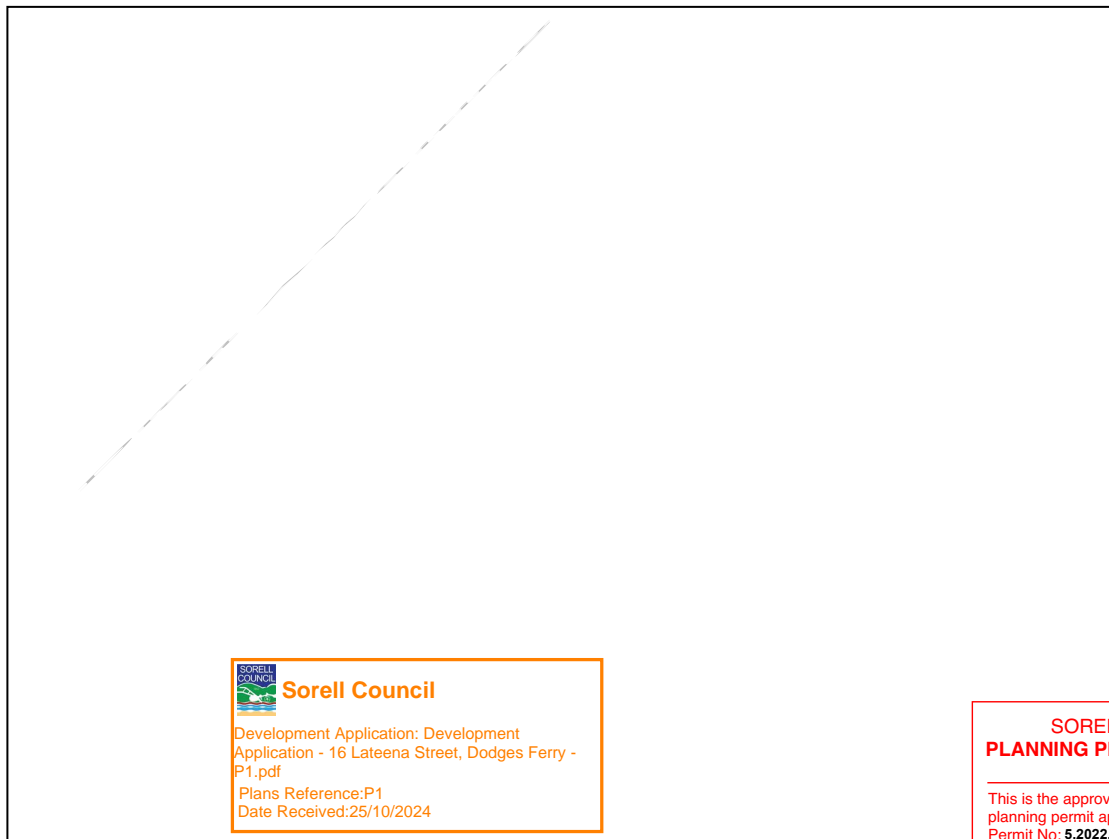


Figure 1 Irrigation cross section showing major delivery/flush lines and irrigation lines.



**Sorell Council**  
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 SHANE WELLS

Figure 2 Irrigation Plan View

### Site De-vegetation and Soil Renovation Processes (Only applicable for recently de-vegetated sites) (Pre irrigation installation)

1. The land application area is located in the area contained within the bushfire buffer zone and hence will have all vegetation removed. This will alleviate the effects of the forest canopy reducing evapotranspiration rates.
2. Soils will be disturbed by site de-vegetation and removal of large trees. After de-vegetation the following steps should be taken to renovate the soil profile before irrigation is installed:
  - a. Harrow and level the residual soil surface. Ensure that the ground surface is levelled along natural slope contours and that all major rocks and large roots are removed.
  - b. Gypsum should be incorporated at the rate of 1kg/5m<sup>2</sup>
  - c. Imported topsoil (not clay) should be applied as shown in Fig 1 above. Do not compact this layer, and avoid travelling over with large machinery.
  - d. Irrigation should be laid as per the specifications below (point 3-4) and covered with further topsoil as per Fig 1 above.
  - e. Selected vegetation should be planted at a density of approx. 1 plant per 4m<sup>2</sup>.
  - f. Mulch should be placed over the site as shown in Figure 1 above.

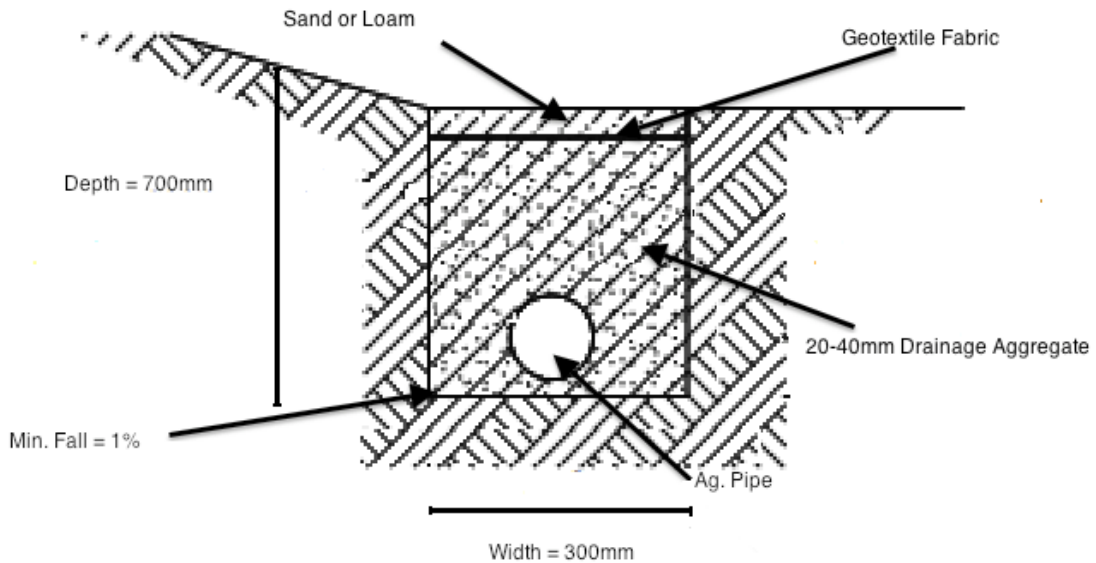
### Land Application Area Design and Construction Notes

3. Delivery/flush line diameter = 25 -30 mm
4. Irrigation line diameter = 12-16mm
5. Irrigation line spacing (A) =300 mm for Sands, Sandy Loams and Loams to 600mm for Clay Loams, Light Clays and Heavy Clays (see the wastewater flow modelling section of this report for soil classification).
6. Dripper/Sprinkler spacing (B) as per manufacturers specifications.
7. A vacuum breaker should be installed at the highest point of the irrigation area (or in the case of multiple irrigation lots at each lot). This breaker should be protected and marked).
8. A flush line should be installed at the lowest point of the irrigation area incorporating a return valve for back flushing of the system back into the treatment chamber.
9. **All lateral lines MUST be installed parallel to the contours of the land. All minimum setbacks MUST be adhered to.**
10. An inline filter must be inserted into the delivery line.
11. The first 100mm of the natural soil below the ground surface should be mechanically tilled to aid line installation and soil permeability
12. Gypsum should be incorporated at the rate of 1kg/5m<sup>2</sup> in dispersive soils.
13. Imported topsoil (not clay) should be applied as shown above.
14. Selected vegetation should be planted at a density of approx. 1 plant per 4m<sup>2</sup>. Recommendation regarding suitable species is made in this report.
15. Irrigation areas greater than 400 m<sup>2</sup> should be split into 100 m<sup>2</sup> cells with effluent flows switched between irrigation lots with an automatic valve system.
16. Where practical a 50% reserve area should be identified on the site to allow movement of the irrigation area if required.
17. In areas of moderate to steep slopes (>10%) then upslope cut off drainage should be installed to minimise shallow ground water recharge of the irrigation area from upslope.
18. All livestock and Vehicles MUST be excluded from irrigation area.





## Interceptor Ag Drain Design and Construction Notes



Ag drain cross section showing key dimensions

### Interceptor Drain Construction Notes

1. Ag drain should be located upslope of the proposed irrigation area/trenches/beds as shown in site plan.
2. Ag drain should be 300mm wide and 700mm deep. The base of the trench **MUST** be excavated evenly with a minimum fall to the discharge point of 1%. In clay soils smearing of walls and floors of bed **MUST** be avoided.
3. Ag drains are best employed for areas where significant subsurface groundwater recharge is anticipated.
4. Ag. drains should be constructed to ensure adequate fall to appropriate stormwater discharge points or other suitable areas provided that any water is not disposed of over site boundaries.





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Signed: *Shane Wells*  
SHANE WELLS

*Site and Soil Evaluation and Onsite Wastewater System Design*  
*16 Lateena Street Dodgers Ferry*

**Appendix 3 Bore Logs and Site Photos**



 **Sorell Council**  
Development Application: Development  
Application - 16 Lateena Street, Dodgers Ferry - P1.pdf  
Plans Reference:P1  
Date Received:25/10/2024



Site and Soil Evaluation and Onsite Wastewater System Design  
16 Lateena Street Dodgers Ferry



 **Sorell Council**  
Development Application: Development  
Application - 16 Lateena Street, Dodgers Ferry -  
P1.pdf  
Plans Reference:P1  
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**strata**  
geoscience and environmental

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## Appendix 4 Terms and Conditions

### Scope of Work

These Terms and Conditions apply to any services provided to you ("the Client") by Strata Geoscience and Environmental Pty Ltd ("Strata"). By continuing to instruct Strata to act after receiving the Terms and Conditions or by using this report and its findings for design and/or permit application processes and not objecting to any of the Terms and Conditions the Client agrees to be bound by these Terms and Conditions, and any other terms and conditions supplied by Strata from time to time at Strata's sole and absolute discretion. The scope of the services provided to the Client by Strata is limited to the services and specified purpose agreed between Strata and the Client and set out in the correspondence to which this document is enclosed or annexed ("the Services"). Strata does not purport to advise beyond the Services.

### Third Parties

The Services are supplied to the Client for the sole benefit of the Client and must not be relied upon by any person or entity other than the Client. Strata is not responsible or liable to any third party. All parties other than the Client are advised to seek their own advice before proceeding with any course of action.

### Provision of Information

The Client is responsible for the provision of all legal, survey and other particulars concerning the site on which Strata is providing the Services, including particulars of existing structures and services and features for the site and for adjoining sites and structures. The Client is also responsible for the provision of specialised services not provided by Strata. If Strata obtains these particulars or specialised services on the instruction of the Client, Strata does so as agent of the Client and at the Client's expense. Strata is not obliged to confirm the accuracy and completeness of information supplied by the Client or any third party service provider. The Client is responsible for the accuracy and completeness of all particulars or services provided by the Client or obtained on the Client's behalf. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person or entity resulting from the failure of the Client or third party to provide accurate and complete information. In the event additional information becomes available to the Client, the Client must inform Strata in writing of that information as soon as possible. Further advice will be provided at the Client's cost. Any report is prepared on the assumption that the instructions and information supplied to Strata has been provided in good faith and is all of the information relevant to the provision of the Services by Strata. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if Strata has been supplied with insufficient, incorrect, incomplete, false or misleading information.

### Integrity

Any report provided by Strata presents the findings of the site assessment. While all reasonable care is taken when conducting site investigations and reporting to the Client, Strata does not warrant that the information contained in any report is free from errors or omissions. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from errors in a report. Any report should be read in its entirety, inclusive of any summary and annexures. Strata does not accept any responsibility where part of any report is relied upon without reference to the full report.

### Project Specific Criteria

Any report provided by Strata will be prepared on the basis of unique project development plans which apply only to the site that is being investigated. Reports provided by Strata do not apply to any project other than that originally specified by the Client to Strata. The Report must not be used or relied upon if any changes to the project are made. The Client should engage Strata to further advise on the effect of any change to the project. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever where any change to the project is made without obtaining a further written report from Strata. Changes to the project may include, but are not limited to, changes to the investigated site or neighbouring sites, for instance, variation of the location of proposed building envelopes/footprints, changes to building design which may impact upon building settlement or slope stability, or changes to earthworks, including removal (site cutting) or deposition of sediments or rock from the site.

### Classification to AS2870-2011

It must be emphasised that the site classification to AS2870-2011 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.1.1 of AS2870 - 2011. Other abnormal moisture conditions as defined in AS2870 - 2011 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2870 - 2011, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be borne by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void.

### Subsurface Variations with Time

Any report provided by Strata is based upon subsurface conditions encountered at the time of the investigation. Conditions can and do change significantly and unexpectedly over a short period of time. For example groundwater levels may fluctuate over time, affecting latent soil bearing capacity and ex-situ/insitu fill sediments may be placed/removed from the site. Changes to the subsurface conditions that were encountered at the time of the investigation void all recommendations made by Strata in any report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any change to the subsurface conditions that were encountered at the time of the investigation. In the event of a delay in the commencement of a project or if additional information becomes available to the Client about a change in conditions becomes available to the Client, the Client should engage Strata to make a further investigation to ensure that the conditions initially encountered still exist. Further advice will be provided at the Client's cost. Without limiting the generality of the above statement, Strata does not accept liability where any report is relied upon after three months from the date of the report, (unless otherwise provided in the report or required by the Australian Standard which the report purports to comply with), or the date when the Client becomes aware of any change in condition. Any report should be reviewed regularly to ensure that it continues to be accurate and further advice requested from Strata where applicable.

## Site and Soil Evaluation and Onsite Wastewater System Design 16 Lateena Street Dodgers Ferry

### Interpretation

Site investigation identifies subsurface conditions only at the discrete points of geotechnical drilling, and at the time of drilling. All data received from the geotechnical drilling is interpreted to report to the Client about overall site conditions as well as their anticipated impact upon the specific project. Actual site conditions may vary from those inferred to exist as it is virtually impossible to provide a definitive subsurface profile which accounts for all the possible variability inherent in earth materials. This is particularly pertinent to some weathered sedimentary geologies or colluvial/alluvial clast deposits which may show significant variability in depth to refusal over a development area. Rock incongruities such as joints, dips or faults may also result in subsurface variability. Soil depths and composition can vary due to natural and anthropogenic processes. Variability may lead to differences between the design depth of bored/driven piers compared with the actual depth of individual piers constructed onsite. It may also affect the founding depth of conventional strip, pier and beam or slab footings, which may result in increased costs associated with excavation (particularly of rock) or materials costs of foundations. Founding surface inspections should be commissioned by the Client prior to foundation construction to verify the results of initial site characterisation and failure to insure this will void the classifications and recommendations contained within this report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any variation from the site conditions inferred to exist.

Strata is not responsible for the interpretation of site data or report findings by other parties, including parties involved in the design and construction process. The Client must seek advice from Strata about the interpretation of the site data or report.

### Report Recommendations

Any report recommendations provided by Strata are only preliminary. A report is based upon the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete. Where variations in conditions are encountered, Strata should be engaged to provide further advice. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if the results of selective point sampling are not indicative of actual conditions throughout an area or if the Client becomes aware of variations in conditions and does not engage Strata for further advice.

### Geo-environmental Considerations

Where onsite wastewater site investigation and land application system designs are provided by Strata, reasonable effort will be made to minimise environmental and public health risks associated with the disposal of effluent within site boundaries with respect to relevant Australian guidelines and industry best practise at the time of investigation. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from:

- (i) changes to either the project or site conditions that affect the onsite wastewater land application system's ability to safely dispose of modelled wastewater flows; or
- (ii) seepage, pollution or contamination or the cost of removing, nullifying or clearing up seepage, polluting or contaminating substances; or
- (iii) poor system performance where septic tanks have not been de-sludged at maximum intervals of 3 years or AWTs systems have not been serviced in compliance with the manufacturers recommendations; or
- (iv) failure of the client to commission both interim and final inspections by the designer throughout the system construction; or
- (v) the selection of inappropriate plants for irrigation areas; or
- (vi) damage to any infrastructure including but not limited to foundations, walls, driveways and pavements; or
- (vii) land instability, soil erosion or dispersion; or
- (viii) design changes requested by the Permit Authority.

Furthermore Strata does not guarantee septic trench and bed design life beyond 5 years from installation, given the influence various household chemicals have on soil structural decline and premature trench failure in some soil types

Strata does not consider site contamination, unless the Client specifically instructs Strata to consider the site contamination in writing. If a request is made by the Client to consider site contamination, Strata will provide additional terms and conditions that will apply to the engagement.

### Copyright and Use of Documents

Copyright in all drawings, reports, specifications, calculations and other documents provided by Strata or its employees in connection with the Services remain vested in Strata. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by Strata. The Client must not publish or allow to be published, in whole or in part, any document provided by Strata or the name or professional affiliations of Strata, without first obtaining the written consent of Strata as to the form and context in which it is to appear.

If, during the course of providing the Services, Strata develops, discovers or first reduces to practice a concept, product or process which is capable of being patented then such concept, product or process is and remains the property of Strata and:

- (i) the Client must not use, infringe or otherwise appropriate the same other than for the purpose of the project without first obtaining the written consent of Strata; and
- (ii) the Client is entitled to a royalty free licence to use the same during the life of the works comprising the project.

### Digital Copies of Report

If any report is provided to the Client in an electronic copy except directly from Strata, the Client should verify the report contents with Strata to ensure they have not been altered or varied from the report provided by Strata.



# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

**SORELL COUNCIL  
PLANNING PERMIT DOCUMENT**

This is the approved plan to which the below planning permit applies.  
Permit No: 5.2022.240.1

Date Permit Issued: 05/12/2022  
Signed: SHANE WELLS

To:  Owner name

Address

Suburb/postcode

## Designer details:

Name:  Category:

Business name:  Phone No:

Business address:

Fax No:

Licence No:  Email address:


## Details of the proposed work:

**Owner/Applicant**  Designer's project reference No.

**Address:**  Lot No:

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

## Description of work:



**Sorell Council**  
Development Application: Development Application - 16 Lateena Street, Dodges Ferry - P1.pdf  
Plans Reference:P1  
Date Received:25/10/2024

(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
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: <input checked="" type="checkbox"/>		Performance Solution: <input type="checkbox"/> <small>(X the appropriate box)</small>

Other details:

**Design documents provided:**

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

Drawing numbers:	Prepared by: SN	Date:26/7/22
Schedules:	Prepared by: SN	Date:26/7/22
Specifications:	Prepared by: SN	Date:26/7/22
Computations	Prepared by: SN	Date 26/7/22
Performance solution proposals:	Prepared by: SN	Date:26/7/22
Test reports:	Prepared by: NA	Date 26/7/22

**Standards, codes or guidelines relied on in design process:**

**Any other relevant documentation:**

STRATA REPORT SR04785

**Attribution as designer:**

I SVEN NIESLEN ..... 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)SVEN NIELSEN

SN

Designer:

SVEN NIELSEN



26/7/22

Licence No:

CC6113K

**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:**

- The works will not increase the demand for water supplied by TasWater
- 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
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- 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 .....SVEN NIELSEN..... 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](http://www.taswater.com.au)

Name: (print)

Signed

Date

Designer:

SVEN NIELSEN



Date:  
26/7/22





BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION  
 USE WRITTEN DIMENSIONS-DO NOT SCALE  
 ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

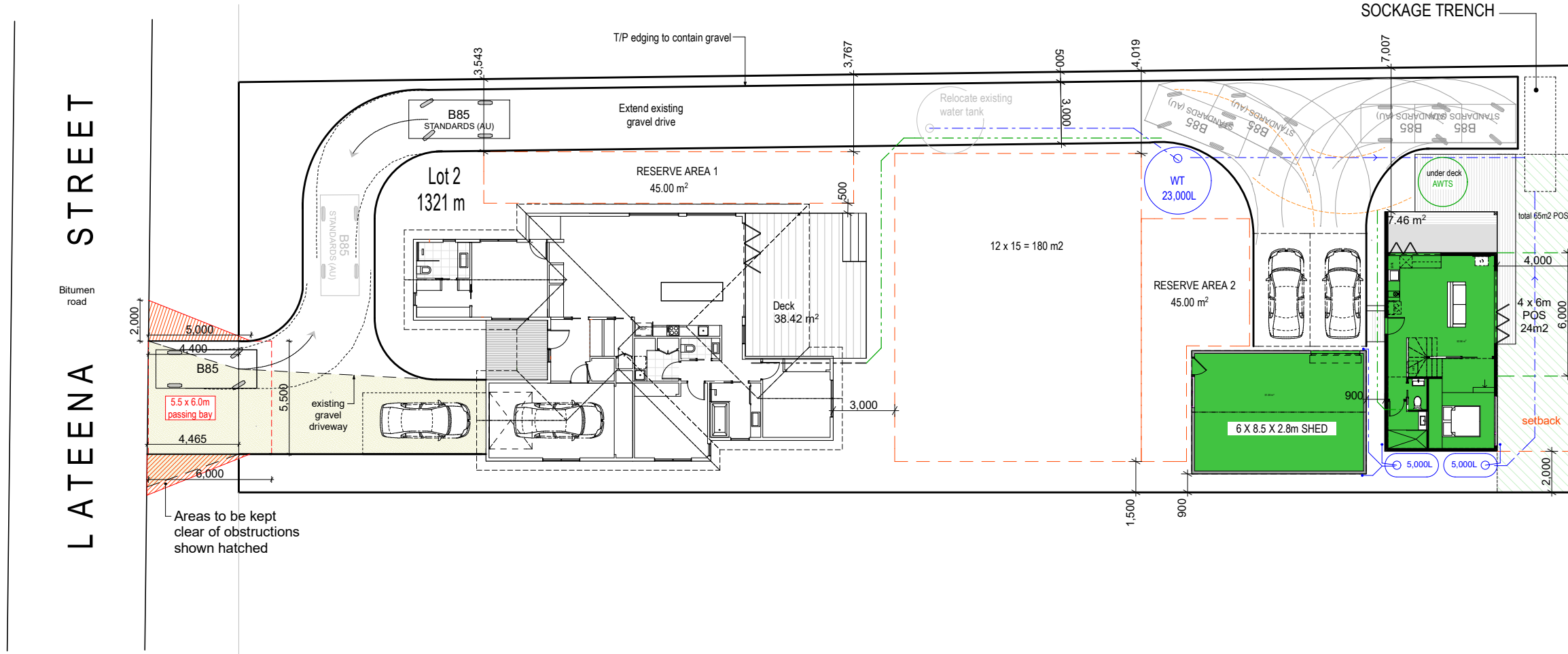
- Geographic region – A
- Terrain Category – TC 2
- Topographic classification – T1
- Shielding – FS (FULL shielding)
- Wind classification – N2
- Max. Design Gust Wind Speed – 33 m/second

Site classification - class S. (slightly reactive clay)  
 This classification is in accordance with AS 2870-1996.

**SITE COVERAGE %**  
 SITE 1321m<sup>2</sup>  
 TOTAL SITE BUILDING AREA (NOT INC EAVES TO 600mm) : 302.05m<sup>2</sup>  
 COVERAGE PERCENTAGE = 22.80%

**PERMEABLE AREAS%**  
 NON PERMEABLE AREAS INC DECKS : 365.50m<sup>2</sup>  
 AREA FREE OF IMPERMEABLE SURFACES: 72.33%

NOTE: OVERFLOW FROM TANKS TO SOCKAGE TRENCH



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REV :  
 (1) 3/10/22 DRIVEWAY ACCESS  
 (2) 4.10.22 SOAKAGE TRENCH

JOB : PROPOSED NEW TINY HOUSE

AT : 16 LATEENA STREET DODGES FERRY

FOR : ROB GLUCKMAN & AIMEE WOODS

DRAWING TITLE :

## SITE PLAN

DRAWN:	DATE:	DWG NO. :
MJD	4.8.2022	01
SCALE:A3	ISSUE:	
1:250	DA	



**Sorell Council**  
 Development Application: Development  
 Application - 16 Lateena Street, Dodges Ferry - P1.pdf  
 Plans Reference:P1  
 Date Received:25/10/2024

**SORELL COUNCIL PLANNING PERMIT DOCUMENT**  
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 Permit No: 5.2022.240.1  
 Date Permit Issued: 05/12/2022  
 Signed: SHANE WELLS

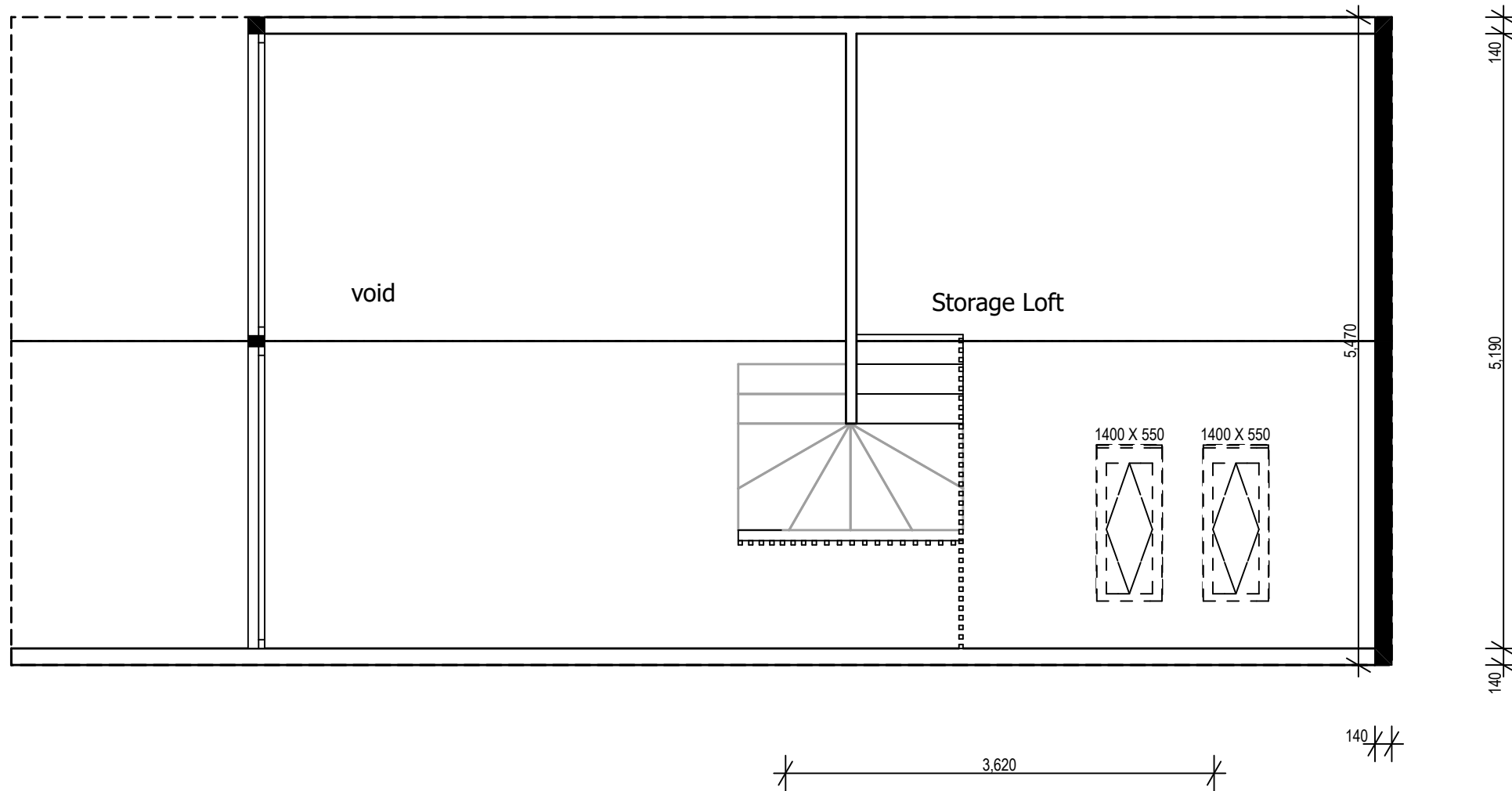
NOTE: LEVELS SHOWN ARE NOT AS A RESULT OF SURVEY AND ARE FOR REFERENCE ONLY. NOT RELATED TO AHD.  
 LAND SLOPES @ MINIMAL 1-2 DEGREE FALL TO THE WEST. BOUNDARY LINES & LAND AREA ARE DERIVED FROM TITLE & FOLIO PLAN

Belinda Weston  
 Mark Day  
 155 Fergusson Rd,  
 Brighton. TAS. 7030  
 Ph : 03 62680063  
 M : 0409 537 337  
 or 0434 147 747  
 Email :  
 duodesign@bigpond.com





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LOFT AREA : 19.80m2

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 SHANE WELLS

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 or 0434 147 747  
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 duodesign@bigpond.com

JOB : PROPOSED ANCILLARY  
 DWELLING & SHED  
 AT : 16 LATEENA STREET,  
 DODGES FERRY  
 FOR : ROB GLUCKMAN &  
 AIMEE WOODS

DRAWING TITLE :  
**PROPOSED  
 LOFT PLAN**  
 DRAWN: MJD DATE: 28.3.2022 DWG NO. :  
 SCALE:A3 1:50 ISSUE: DA **03**

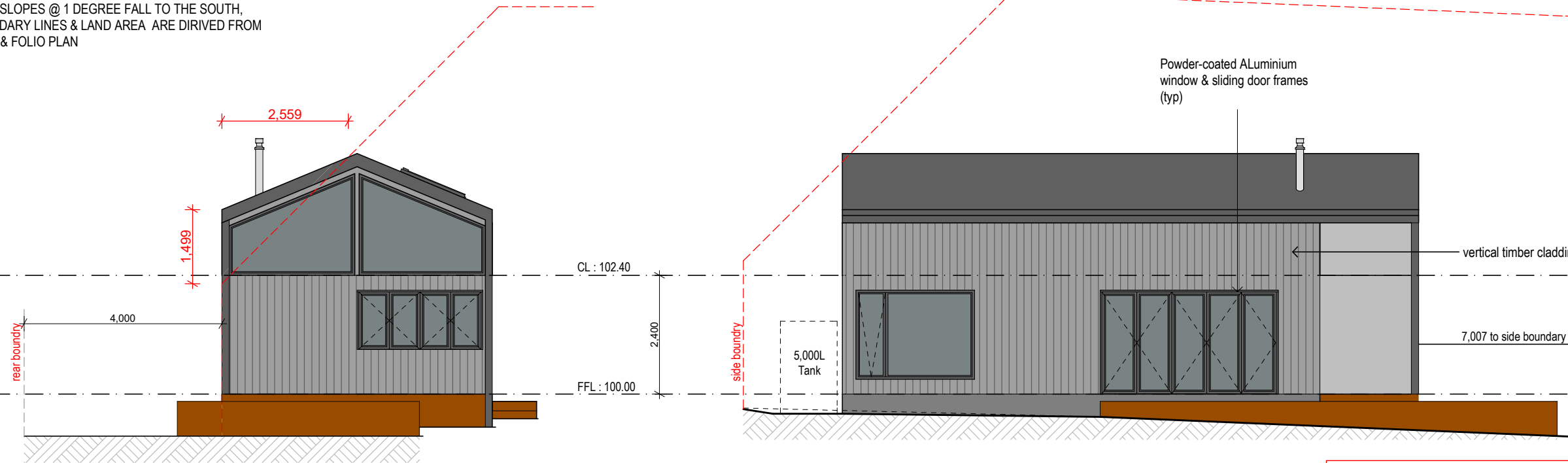


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**GENERAL NOTES:**

1. ALL EXPOSED STEEL WORK SHALL BE HOT DIPPED GALVANISED.
2. ALL REMAINING STEEL WORK SHALL BE PAINTED WITH AN APPROVED CORROSION RESISTANT PAINTSYSTEM TO NCC REQUIREMENTS
3. STRUCTURAL STEELWORK SHALL COMPLY WITH AS 4100
4. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1684.2
5. ALL DECK FIXINGS TO BE HOT DIP GALVANISED OR STAINLESS STEEL
6. ALL WELDS SHALL BE C.F.W. U.N.O., SIZES AS SPECIFIED BY THE ENGINEER



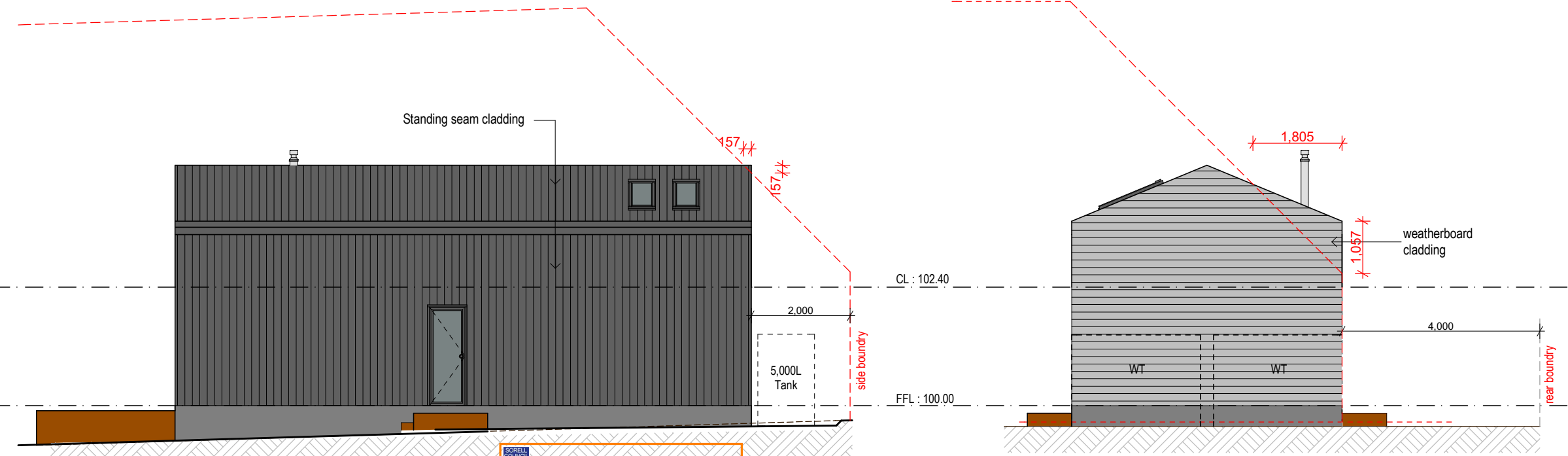
WEST ELEVATION

NORTH ELEVATION

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 Signed: *Shane Wells*  
 SHANE WELLS



SOUTH ELEVATION

EAST ELEVATION

**Sorell Council**

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JOB : PROPOSED ANCILLARY DWELLING & SHED

AT : 16 LATEENA STREET DODGES FERRY

FOR : ROB GLUCKMAN & AIMEE WOODS

DRAWING TITLE :

**PROPOSED ELEVATIONS**

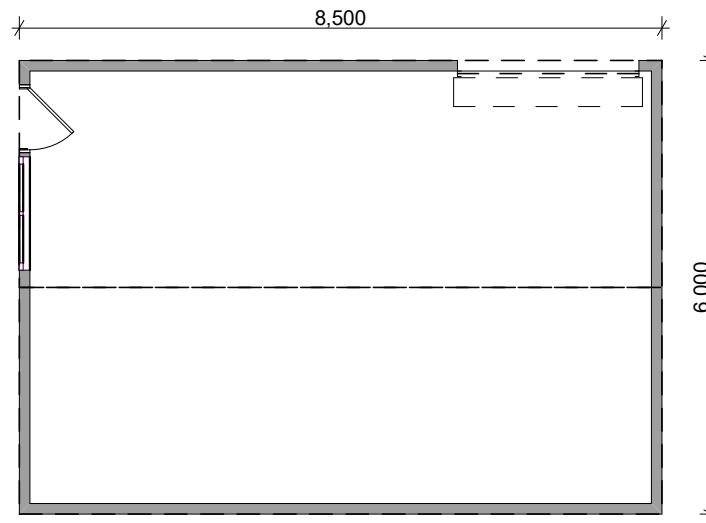
DRAWN:	DATE:	DWG NO. :
MJD	4.8.2022	<b>04</b>
SCALE:A3	ISSUE:	
1:100	DA	



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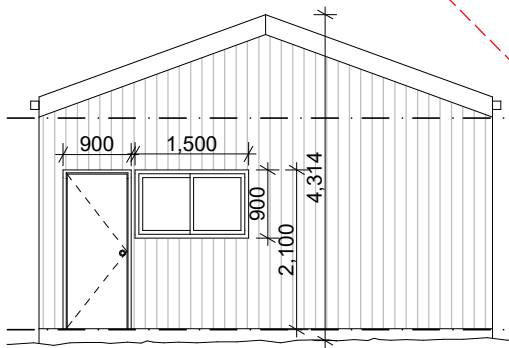
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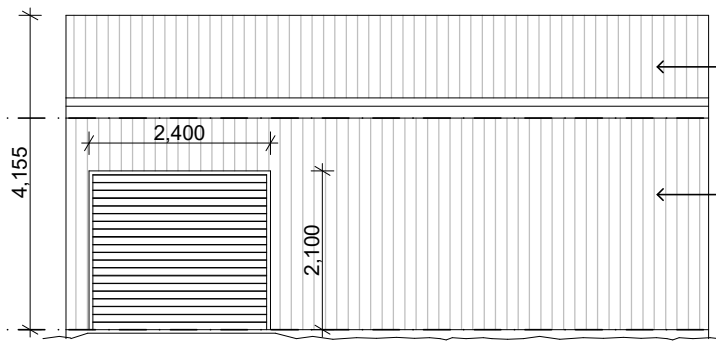


**FLOOR PLAN**  
1.100

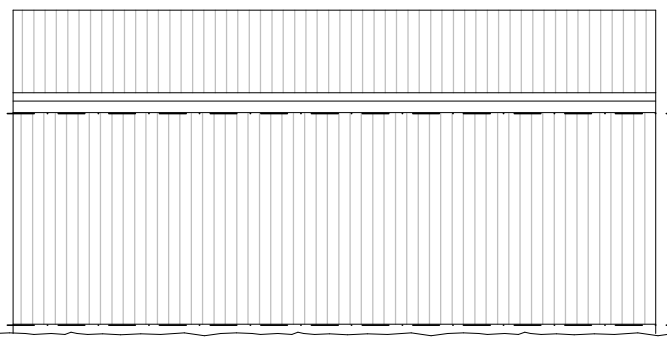
**ELEVATIONS**  
1.100



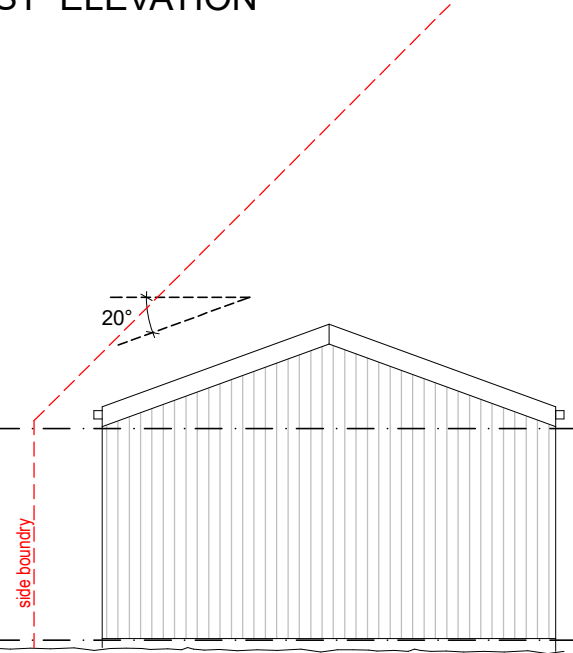
**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

NOTE: SHED BY OTHERS

**SORELL COUNCIL**  
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**Sorell Council**

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FOR : ROB GLUCKMAN & AIMEE WOODS

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DRAWING TITLE :  
**PROPOSED SHED (BY OTHERS)**

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MJD	4.8.2022	<b>05</b>
SCALE:A3	ISSUE:	
1:100	DA	

