



NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 27 Nugent Road, Wattle Hill

PROPOSED DEVELOPMENT:

DWELLING & GARAGE

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 **Monday 23rd December 2024**.

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 **Monday 23rd December 2024**.

APPLICANT: Island Life Designers

APPLICATION NO: DA 2024 / 189 - 1

DATE: 05 December 2024

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

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

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input 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 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 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 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 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 - Lot 27 Nugent Road, Wattle Hill - P1.pdf Plans Reference:P1 Date Received:8/08/2024

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.

Applicant Signature:	Signature: Date:
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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
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for

Sorell Council
 Development Application: Development Application - Lot 27 Nugent Road, Wattle Hill - P1.pdf
 Plans Reference: P1
 Date Received: 8/08/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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Instrument of Revocation and Delegation


DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act") and, acting pursuant to section 52(1E) of the Act, I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister administering the *Crown Lands Act 1976*, by instrument dated 9 November 2023.

SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 29 day of July, 2024



Jason Jacobi
DIRECTOR-GENERAL OF LANDS



Sorell Council

Development Application:5.2024.189.1 -
Development Application - 27 Nugent
Road, Wattle Hill - P3.pdf
Plan Reference:P3
Date received:4/11/2024



Department of Natural Resources,
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au



Enquiries: Haki George
Phone: (03) 6165 4253
Email: haki.george@parks.tas.gov.au
Our ref: 24/4187

30 September 2024

Nicholas Young, Island Life Designers
3 Sams Court
Howrah TAS 7018

Dear Mr Young,

**LODGEMENT OF PLANNING APPLICATION
ISLAND LIFE DESIGNERS
PROPOSED DWELLING
LOT 27 NUGENT ROAD, WATTLE HILL**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not the Parks and Wildlife Service's practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jesse Walker".

Jesse Walker
Unit Manager (Assessments)



Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections.

Discovery of Aboriginal Relics other than Skeletal Material

Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

Step 2:

A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal relics, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or Aboriginal Heritage Tasmania staff member.

Step 3:

Contact Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible and inform them of the discovery. Documentation of the find should be emailed to **aboriginal@dpac.tas.gov.au** as soon as possible. Aboriginal Heritage Tasmania will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.



Sorell Council

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Discovery of Skeletal Material

Step 1:

Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

Step 3:

A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

Step 4:

If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

Step 5:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.

Guide to Aboriginal site types

Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone

Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.



Sorell Council

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Further information on Aboriginal Heritage is available from:

Aboriginal Heritage Tasmania
Community Partnerships and Priorities
Department of Premier and Cabinet
GPO Box 123 Hobart TAS 7001

Telephone: **1300 487 045**

Email: **aboriginal@dpac.tas.gov.au**

Web: **www.aboriginalheritage.tas.gov.au**

This publication may be of assistance to you but the State of Tasmania and its employees do not accept responsibility for the accuracy, completeness, or relevance to the user's purpose, of the information and therefore disclaims all liability for any error, loss or other consequence which may arise from relying on any information in this publication.



ON-SITE WASTEWATER REPORT

Damien Taylor

Island Life Designs

Lot 27 Nugent Road, Wattle Hill

CKDesign Reference: CKD-CIV-124

Date: 14/08/2024

FOR APPROVAL Rev 0

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Sorell Council

Development Application: 5.2024.189.1 - lot 27
Nugent Road, Wattle Hill

Plans Reference: P4
Date Received: 04/11/2024

CKEMP DESIGN

CIVIL HYDRAULIC

1. INTRODUCTION AND SCOPE OF ENGAGEMENT

CKemp Design have been engaged to provide a design for an on-site wastewater system for the proposed dwelling at Lot 27 Nugent Road, Wattle Hill Tas 7172

It is proposed a four-bedroom plus rumpus dwelling is to be built on the property.

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

2. WASTEWATER DESIGN

Site Conditions

Client: Damien Taylor

Address: Lot 27 Nugent Road – Wattle Hill

Site Area – Approx 183800m² approx.

Building Type – Proposed Residential Dwelling

Drainage lines & Water Courses – Free drainage with overland flow run off directly from the southeast, no groundwater detected.

Vegetation – native natural grass, bushland native trees onsite.

Rainfall in the previous 7 days – 17.1mm

Average slope approx. Gradual slope in some areas of 15% (9 degrees) to the west

Wind Classification

Region – A

Wind Classification N3

Domestic water supply – Rainwater tank supply

Soil Type – Category – **Medium Clay (Category 6)**

Background Information

Mapped Geology – Mineral Resources Tasmania 1:250,000

Rock Type – Jurassic Dolerite

Soil Depth – Refusal at 0.7m Dolerite bedrock)

Landslide Zoning – none

Local Rainfall Data – Annual rainfall approx. 495mm (Hobart Airport Station)

Local Services – Onsite wastewater disposal, Rainwater tank water supply

A site and soil report were conducted by Enviro-Tech Soil Consultants on the 24th of May 2024 (see attached with compiled documents) Figure 1 below displays the soil profile and properties analysed by Enviro-Tech Soil Consultants.

Three auger holes were completed to identify the profile and variation in soil materials on site. Test Hole BH03 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 Medium Clays** as per AS1547.2012

enviro.tech CONSULTANTS		ASSESSMENT: Foundation Classification STRUCTURE: Dwelling EASTING: 555611 NORTHING: 5265594		HOLE ID NO.: BH03 DATE TESTED: 24/05/2024 LOGGED BY: M. Scalisi ELEVATION: 1E+02						
LOCATION: Nugent Rd - Wattle Hill CLIENT: Damian Taylor			EQUIPMENT: Power Auger NATURAL SURFACE (RL):							
DEPTH (m)	GRAPHIC	DESCRIPTION	LAYER	DENSITY CONSISTENCY STRENGTH	MOISTURE INDEX %	SAMPLES	TEST	Cu (kPa)	UCS (kg/cm ²)	BLOW COUNT
0.0	Cl	SOIL & COBBLES/BOULDERS: Silty Sandy CLAY trace gravel, very dark greyish brown, well sorted, medium plasticity, 15% DOLERITE cobbles/boulders	1		Moist					
0.5		SOIL & COBBLES: CLAY, very dark olive brown, medium plasticity, with sand, trace roots, 5 % roots and charcoal, charcoal; 5% DOLERITE cobbles	2	firm to hard	Moist	21	U			
		Extremely Weathered DOLERITE Bedrock yellow	4							
		Direct Push Sampler Refusal on Extremely Weathered DOLERITE Bedrock End of borehole at 0.9m depth.								

Figure 2, Bore Hole 03 Soil Profile data.

Table 2 Soil Summary Table

#	Layer	Details	USCS	BH01	BH02	BH03	BH04
1	Silty Sandy CLAY	SOIL & COBBLES/BOULDERS: Silty Sandy CLAY trace gravel, very dark greyish brown, well sorted, medium plasticity; 15% DOLERITE cobbles/boulders, F-VSt	CI	0-0.2 DS@0.0	0-0.3	0-0.2	0-0.3
2	CLAY	SOIL & COBBLES: CLAY, very dark olive brown, medium plasticity, with sand, trace roots, 5 % roots and charcoal; 5% DOLERITE cobbles	CI			0.2-0.7 DS@0.5	
3	GRAVEL	SOIL & COBBLES/BOULDERS: GRAVEL, reddish brown, poorly sorted, trace roots, 5 % roots; 50% DOLERITE cobbles/boulders, D	GP	0.2-0.3 DS@0.2	0.3-0.7		0.3-0.4
4	DOLERITE	Extremely Weathered DOLERITE Bedrock yellow				0.7-0.9 REF	
5	DOLERITE	Slightly Weathered DOLERITE Bedrock black		0.3-0.4 REF	0.7-0.8 REF		0.4-0.5 REF

Figure 3 – Overall Bore Hole Tests.

CKEMP DESIGN
CIVIL HYDRAULIC

Appendix A Mapping

Site Borehole Locations, Photos, Planning Scheme Landslip Hazard Overlay Mapping and Site Plan.



Figure 4 – Bore Hole Locations

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

(IRRIGATION AREA POST SECONDARY TREATMENT FROM ELJEN BED, BASED ON NATURAL AND IMPORTED LAYERS OF SANDY TOPSOIL)

System Capacity – 8 people @ 120 L/Person/Day

Summary of Design Criteria – DIR (Drip Irrigation Rate) 3.0/m²/day

Q = Design Flow = 960L/Day

Q/(DIRxLine separation) (1m)

960 / (3.0x1.0) = 320sqm (Minimum)

This calculation is based on the top 250mm layer of soil tested is Sand and topsoil with below natural layer of medium to light clays (**Category 6**)

Water Supply – Rainwater Tank supply

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

Wastewater Site Layout

Consequences of changes in loading capacity – A proposed 3250L septic tank has adequate capacity due to proposed loads and secondary treatment provided by a conservative sized Eljen secondary treatment bed and drip surface irrigation zone.

The system as approximately 30L/Person/per day shock load allowance

Consequences of overloading the system – A proposed 3250L septic tank has adequate capacity due to proposed loads and secondary treatment provided by a conservative sized Eljen secondary treatment bed and drip surface irrigation zone.

The system as approximately 30L/Person/per day shock load allowance

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 Medium Clays (**Category 6**) a minimum of 3250L septic tank will be required for the demand

Table J1 of AS1547.2012 indicates a proposed 3250L wastewater tank will be sufficient. However, secondary treatment will be required by the proposed Eljen treatment bed and above ground surface irrigation area (as per details below)

Table J1 of AS1547.2012 indicates based on **4 bedrooms, 8 people** loading has been adopted. The proposed 3250L wastewater tank will be sufficient based on this.

Sizing is based on design flows based on Table J1 of AS1547.2012 of a conservative 120L per person per day conservative to allow a minimum of **960L** of settling flow and **2290L** scum and sludge storage capacity.

With the proposed demand of 8 people (120L/day/person based on the property on rainwater tank supply) with a maximum wastewater output of 960L/day. this is based on using the DIR of 50L/m²/day a Category 1 rating has been applied to this rating due to the nature of the self-contained system of the **Elgen Modules**. DIR (Drip irrigation rate) 3.0/m²/day a **Category 6** once treated within the single Eljen secondary treatment bed

system then outflows via pumped discharged to an adequately sized irrigation area utilising above ground drip irrigation lines via flow and return manifold system (refer detail within report)

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

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 (OVERALL)

Wastewater Site Layout

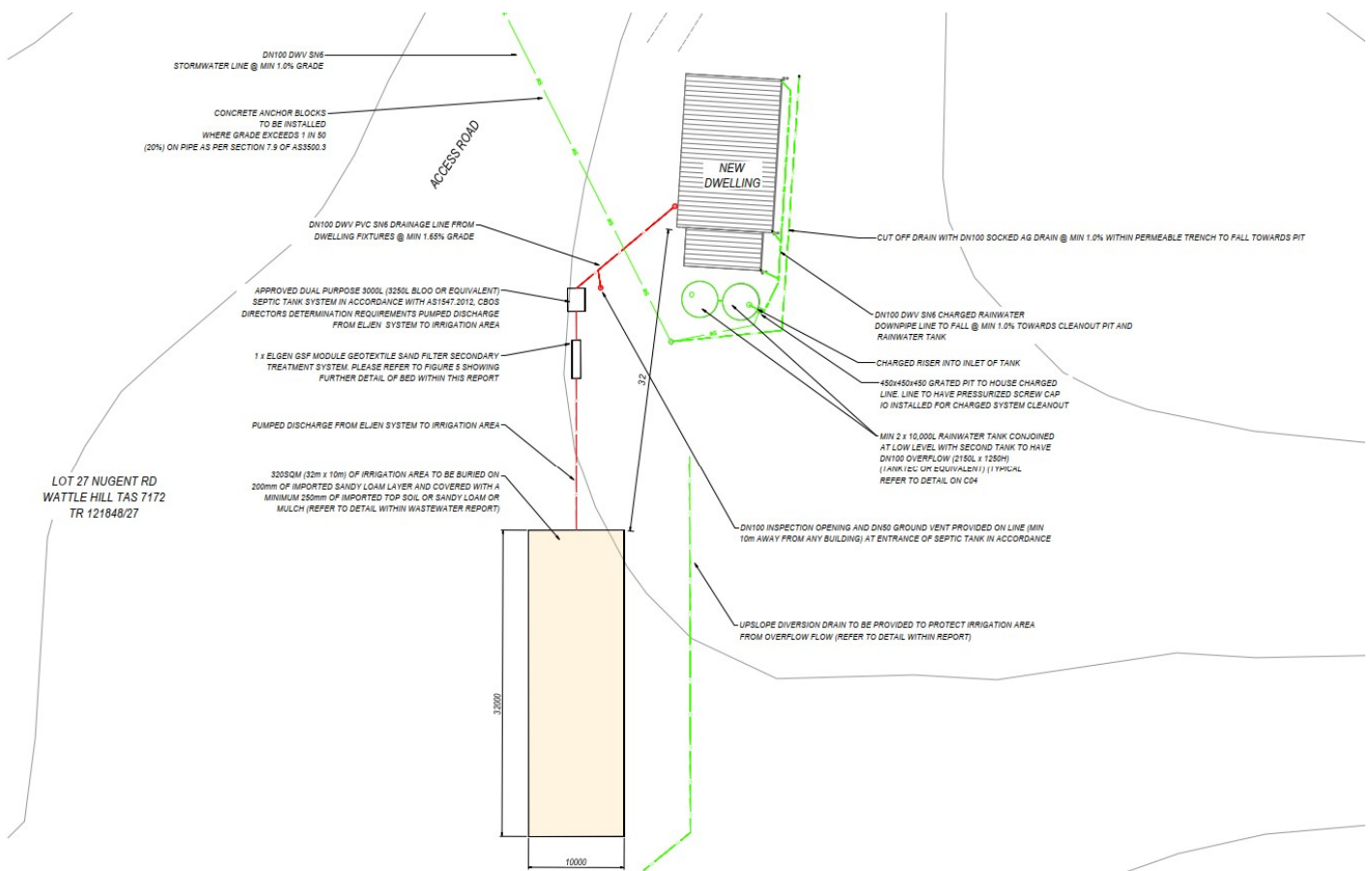


Figure 5: PROPOSED WASTEWATER SITE LAYOUT (DETAILED)

CKEMP DESIGN
CIVIL HYDRAULIC



		Eljen GSF System Design Program		<input type="button" value="RESET FORM"/>	
Date:	12-Jul-24	Client Name:	D Taylor		
Site Address:	Lot 27 Nugent Road, Wattle Hill		Council Area:	Sorell Council	
Designer:	CKemp Design	Designer Phone Number:	414149394	Is this new construction Y or N:	Y
Plumber:	Cameron Ward Plumbing	Plumber Phone Number:	407782308	Plumber License Number:	1110675
<p><i>Note: This design program is a guide only. All design constraints and limitations must be addressed by the designer prior to design and installation.</i></p>					
System Design Information			Design Notes and Comments		
Design Occupancy (Number of persons):	8		 12/7/2024		
Daily Design Flow (L/Person/Day):	120				
Total Daily Design Flow (L/Day):	960				
Trench or Bed	Bed				
Soil Category <i>(Note: Soil Categories 4-6 May Require additional design consideration. Please reference AS/1547 2012 when designing in these soil types.)</i>	1 - Gravels and Sands				
Site Design Loading Rate (L/mm/day):	50				
System Area Slope (%):	0%				
System Area Slope (converted from % slope to degrees slope):	0.00				
System Basal Area Bore Log Depth: <i>(Note: Must be greater than 600 mm)</i>	600				
Maximum System Length Based on Site Constraints:	13.5				
Desired Rows or Trenches in System	3				
Distribution Type <i>(G = Gravity - P = Pump to Gravity - LPD = Low Pressure Distribution):</i>	G				
System Dimensions					
Would you like to use a specific width?					
Specific Width (m)					
	Treatment Zone		Dispersal Zone Extension		
Length (m)	5.18				
Width (m)	3.71				
Sand Height (m)	0.15				
Sand Area (m ²)	19.20				
System Capacity					
Total Daily Design Flow (L/Day):			960		
Minimum Number of A42 Units Required			12		
Units per Row			4		
Length of Rows with 0.15 m Sand Extension			5.18		
End to End Space Between Modules (TRENCH ONLY)					
Materials					
Minimum Number of A42 Units Required			12		
The system requires a high vent. Are using 50mm or 100mm pipe?					
Low vent			1 x 100mm vent		
Effluent Filter			1		
Inspection Ports			2		
Pipe Required (m)			15.54		
Estimate of System Sand Required (m ³)			8.26		

Figure 6: ELGEN WASTEWATER ASSESSMENT REPORT (Secondary Treatment from septic tank)

3. TRENCH 3 REPORTING

Ckemp 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	D Taylor	Assess. Date	12-Jul-24
	Lot 27 Nugent Road Wattle Hill	Ref. No.	CKD-CIV-124
Assessed site(s)	Lot 27 Nugent Road Wattle Hill	Site(s) inspected	24-May-24
Local authority	Sorell Council	Assessed by	Chris Fysh

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 960 (using the 'No. of bedrooms in a dwelling' method)
 Septic tank wastewater volume (L/day) = 320
 Sullage volume (L/day) = 640
 Total nitrogen (kg/year) generated by wastewater = 2.8
 Total phosphorus (kg/year) generated by wastewater = 0.8

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	40	35	36	40	37	34	41	47	40	47	44	52
Adopted rainfall (R, mm)	40	35	36	40	37	34	41	47	40	47	44	52
Retained rain (Rr, mm)	32	28	29	32	30	27	33	38	32	38	35	42
Max. daily temp. (deg. C)	23	22	21	19	16	14	13	14	16	17	20	21
Evapotrans (ET, mm)	153	135	124	66	32	16	23	36	55	91	99	133
Evapotr. less rain (mm)	121	107	95	34	3	-11	-9	-2	23	53	64	92
Annual evapotranspiration less retained rain (mm) =												570

Soil characteristics

Texture = Medium Clays Category = 5 Thick. (m) = 0.7
 Adopted permeability (m/day) = 0.3 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) = 35
 Width (m) = 10
 Depth (m) = 0.3
 Total disposal area (sq m) required = 350
 comprising a Primary Area (sq m) of: 350
 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 4 bedroom with a conservative rate of 8 people at 120L per day secondary treatment on rainwater tank water supply

Figure 7: WASTEWATER ASSESSMENT REPORT



Ckemp 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 D Taylor
Lot 27 Nugent Road Wattle Hill
Assessed site(s) Lot 27 Nugent Road Wattle Hill
Local authority Sorell Council

Assess. Date 12-Jul-24
Ref. No. CKD-CIV-124
Site(s) inspected 24-May-24
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		Remarks
					Trench	Amended	
A	Expected design area	sq m	300		High		
	Density of disposal systems	/sq km	1		Very low		
	Slope angle	degrees	9		Moderate		
	Slope form	Straight simple			Low		
	Surface drainage	Imperfect			Moderate		
	Flood potential	Site floods 1 in 50-75 yrs			Moderate		
	Heavy rain events	Infrequent			Moderate		
	Aspect (Southern hemi.)	Faces N			Very low		
	Frequency of strong winds	Common			Low		
A	Wastewater volume	L/day	960		High		
	SAR of septic tank effluent		1.2		Low		
	SAR of sullage		1.9		Low		
AA	Soil thickness	m	0.7		Low		
	Depth to bedrock	m	0.7		Very high		
A	Surface rock outcrop	%	5		High		
	Cobbles in soil	%	5		Low		
A	Soil pH		4.0		High		
	Soil bulk density	gm/cub. cm	1.2		Very low		
	Soil dispersion	Emerson No.	4		Moderate		
	Adopted permeability	m/day	0.3		Very low		
	Long Term Accept. Rate	L/day/sq m	3				

Figure 8: SITE CAPABILITY REPORT

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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 D Taylor
Lot 27 Nugent Road Wattle Hill
Assessed site(s) Lot 27 Nugent Road Wattle Hill
Local authority Sorell Council

Assess. Date 12-Jul-24
Ref. No. CKD-CIV-124
Site(s) inspected 24-May-24
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		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	50		High		
	Phos. adsorp. capacity	kg/cub m	1		Moderate		
	Annual rainfall excess	mm	-570		Very low		
	Min. depth to water table	m	50		Very low		
	Annual nutrient load	kg	3.6		Very low		
	Gwater 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		
	Dist. to nearest surface water	m	200		Moderate		
	Dist. to nearest other feature	m	200		Very low		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	1000		Very low		

Figure 9: ENVIROMENTAL SENSITIVITY REPORT

1. ELJEN BED AND IRRIGATION DETAILS

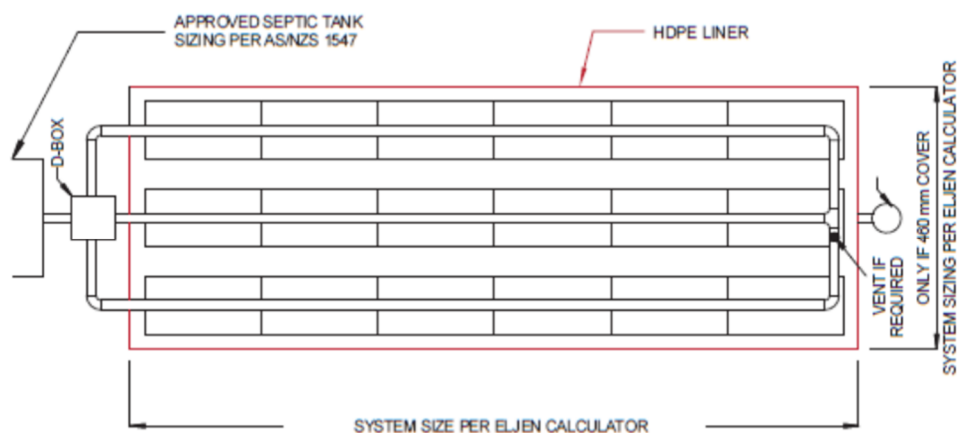


Figure 10: ELJEN TREATMENT BED LAYOUT DETAIL

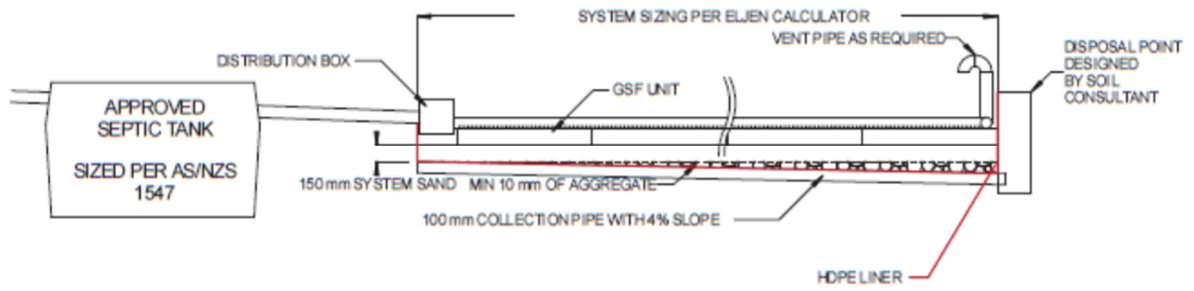


Figure 11: ELJEN TREATMENT BED SECTION DETAIL

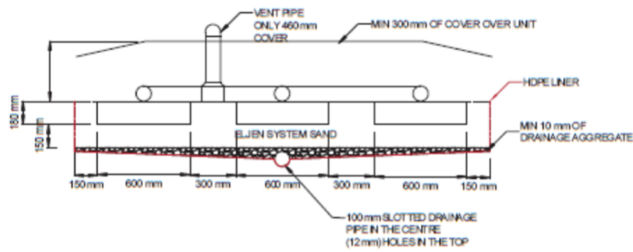


Figure 12: ELJEN TREATMENT

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4. IRRIGATION DETAIL

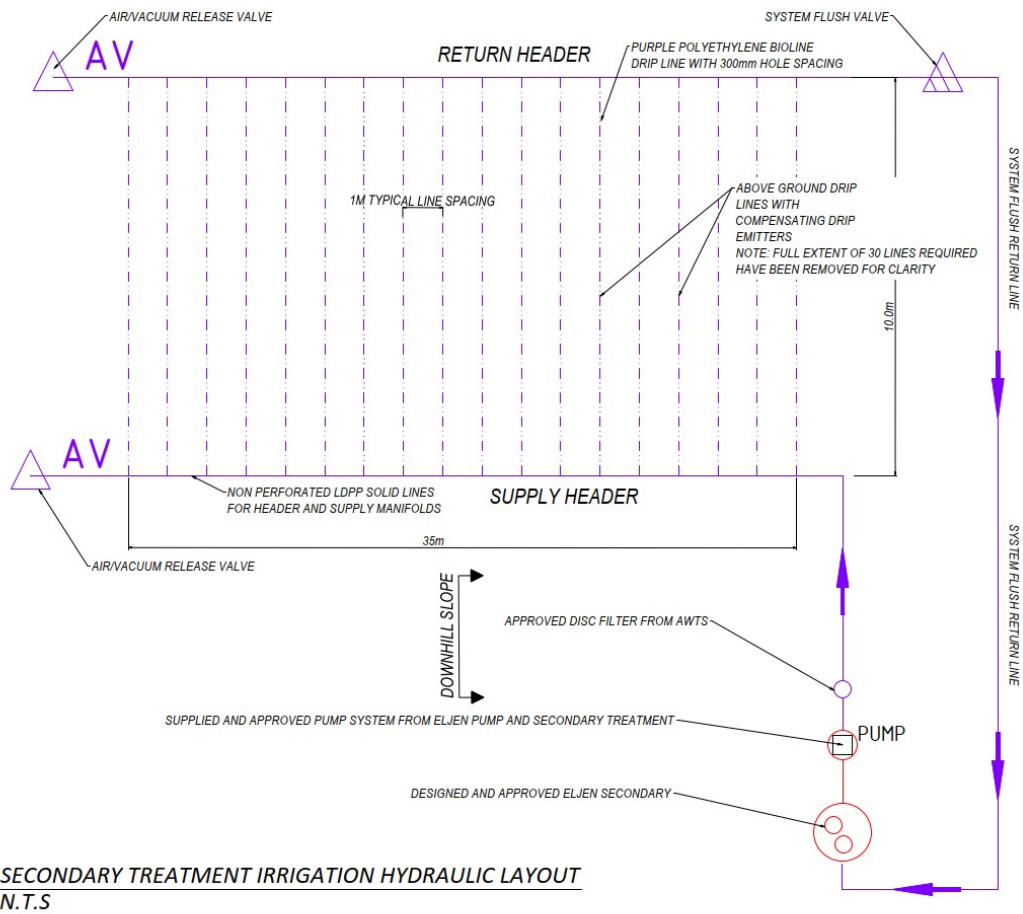


Figure 13: IRRIGATION LAYOUT

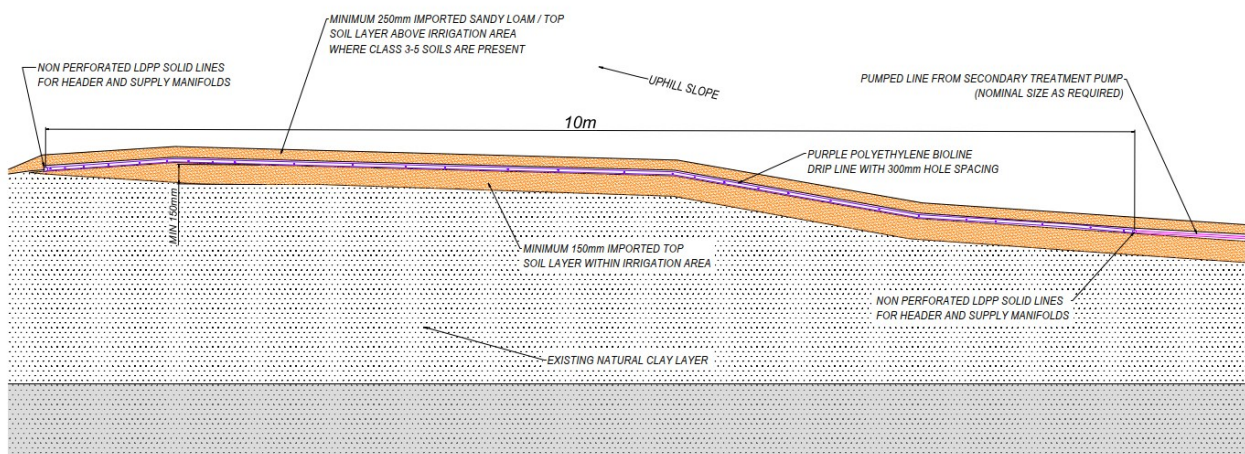


Figure 14: IRRIGATION CROSS SECTION

- Base of beds to be excavated level and spearing and compaction avoided.
- Geofabric filter cloth to be placed over Eljen modules and pipes to prevent clogging of pipes and aggregate.
- HDPE Liner to be lined under Eljen modules.
- Minimum of 150mm bedded specified sand to be used below Eljen modules
- Construction of an upslope cut off ag drain on slopes of over 20% to be provided
- On slopes over 10% sandy loam cover should be 150mm above natural surface level with toes no less than 500mm in length to avoid surface water accumulation

All works onsite to comply with AS3500.2, NCC2022 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 (New Dwelling)

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

- A1 acceptable solution has been satisfied as no downstream building present.
- A2 acceptable solution has been satisfied with over 200m distance to a downslope waterway.
- A3 acceptable solution has been satisfied with over 100m from a downslope property boundary
- 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. (sub surface irrigation)
- A6 acceptable solution has been satisfied as due to secondary treatment sub surface irrigation achieving 700mm distance from bedrock.

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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;

Page 18 of 29

Director's Guidelines for On-site Wastewater Management Systems v2.0

- 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.

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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
- 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 Lot 27 Nugent Road Wattle Hill, complies with the onsite wastewater quality conditions of Sorell Council plumbing and environmental requirements.

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

Yours sincerely

Chris Fysh



Director

CKemp Design

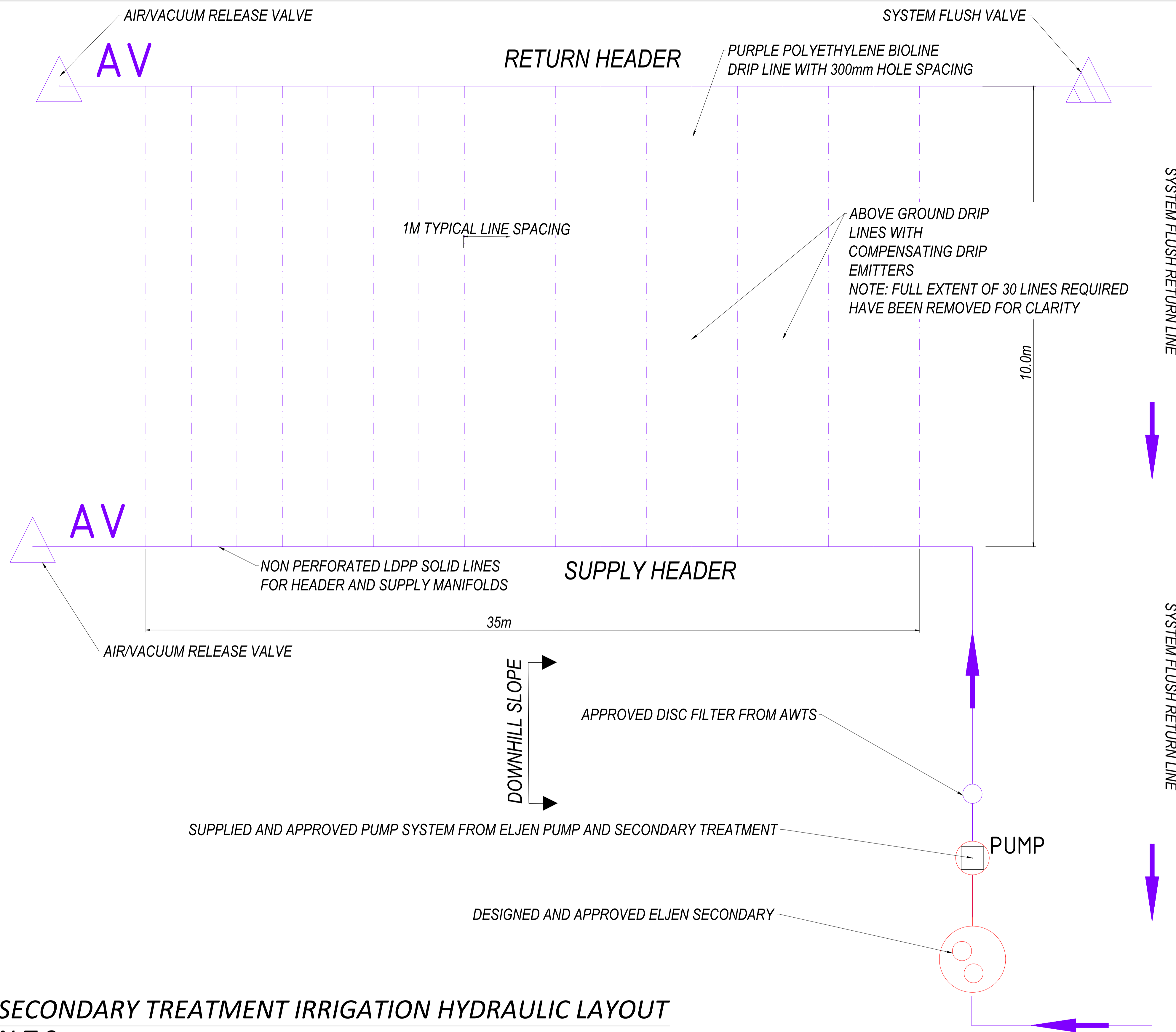
Building Services Designer Licence: 479819732

Mob: 0414 149 394

Email: cfysh@ckempdesign.com.au



CKEMP DESIGN
CIVIL HYDRAULIC



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. FINAL 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)

SECONDARY TREATMENT IRRIGATION HYDRAULIC LAYOUT
N.T.S

Sorell Council
 Development Application: 5.2024.189.1 - lot 27
 Nugent Road, Wattle Hill
 Plans Reference: P4
 Date Received: 04/11/2024



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
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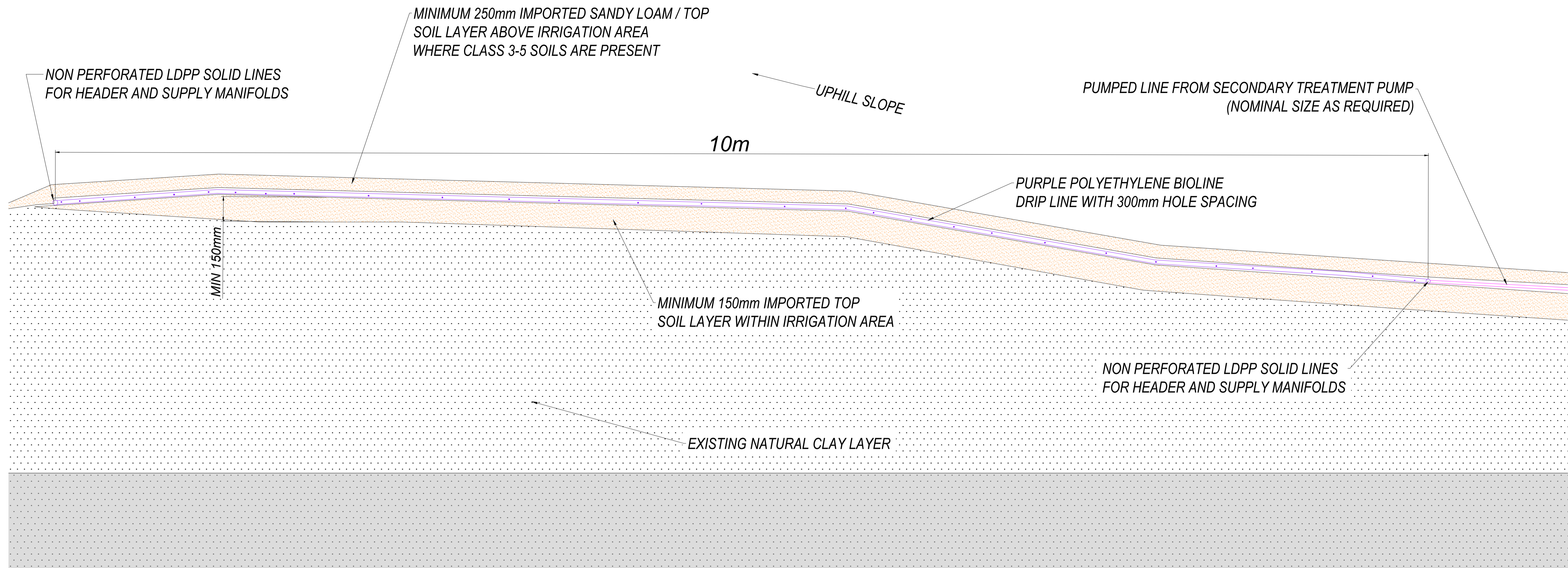


CKEMP DESIGN
 UNIT 4, 160 BUNGANA WAY
 CAMBRIDGE TAS, 7170
 PH: 0414 149 394
 ACCREDITATION: BSD LICENCE NO. 479819732

HYDRAULIC DRAWINGS - NEW SINGLE DWELLING
 CLIENT: MR D. TAYLOR
 LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172
 DRAWING TITLE
 IRRIGATION LAYOUT DETAIL (SYSTEM 1)

DESIGNED CF	DRAWN CF
PROJECT CKD-CIV 124	SHEET NO. H01


SCALE
1:100 @ A1
 REVISION
0



SECONDARY TREATMENT IRRIGATION CROSS SECTION DETAIL (SYSTEM 1)
N.T.S

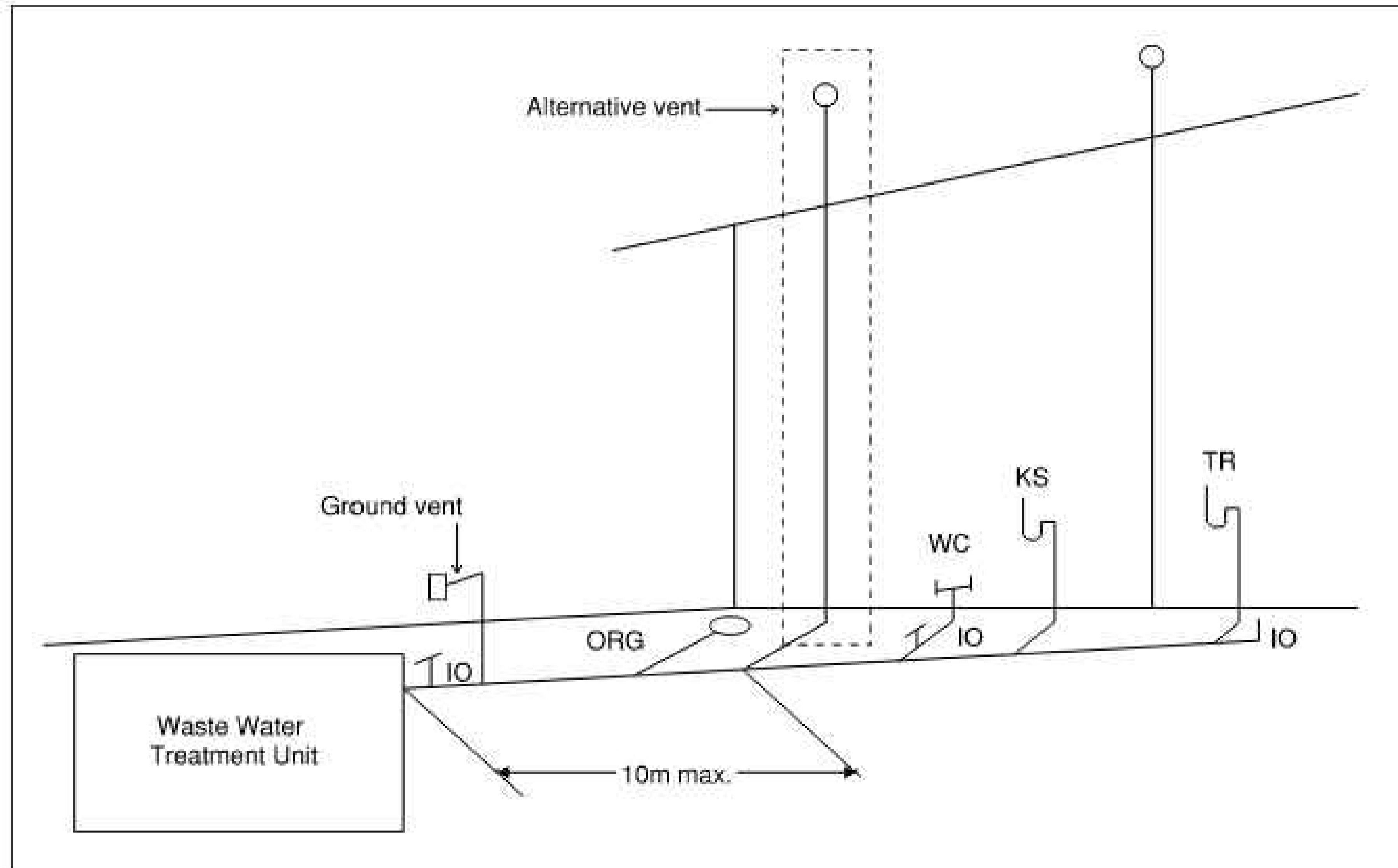
DESIGN NOTES:

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 **Sorell Council**
 Development Application: 5.2024.189.1 - lot 27
 Nugent Road, Wattle Hill
 Plans Reference: P4
 Date Received: 04/11/2024



 CKEMP DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS, 7170 PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732		HYDRAULIC DRAWINGS - NEW SINGLE DWELLING CLIENT: MR D. TAYLOR LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172 DRAWING TITLE WASTEWATER IRRIGATION CROSS SECTION SYSTEM 1		 SCALE 1:100 DESIGNED CF PROJECT CKD-CIV 124		DRAWN CF SHEET NO. H02 REVISION 0		SCALE 1:100 @ A1	
0	FOR APPROVAL	CF	12/07/2024	REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE



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

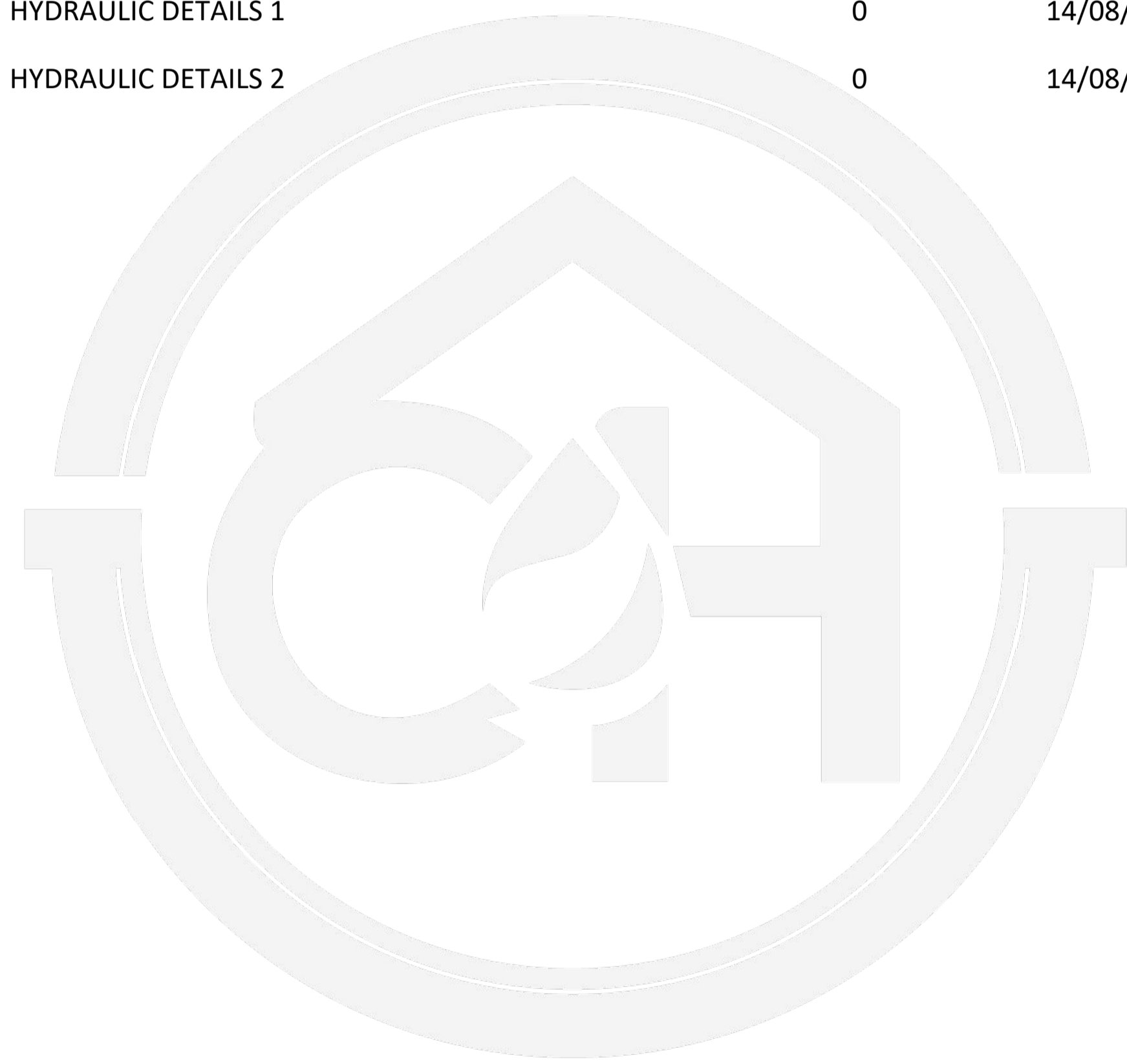

Sorell Council
 Development Application: 5.2024.189.1 - lot 27
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 Date Received: 04/11/2024

0	FOR APPROVAL	CF	12/07/2024						
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	 <p>CKEMP DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS, 7170 PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732</p>	HYDRAULIC DRAWINGS - NEW SINGLE DWELLING CLIENT: MR D. TAYLOR LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172 DRAWING TITLE WASTEWATER VENTING DETAIL	 SCALE 1:100 DESIGNED: CF DRAWN: CF PROJECT: CKD-CIV 124 SHEET NO.: H03	SCALE 1:100 @ A1 REVISION 0

**HYDRAULIC DRAWINGS
NEW SINGLE DWELLING
LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172**

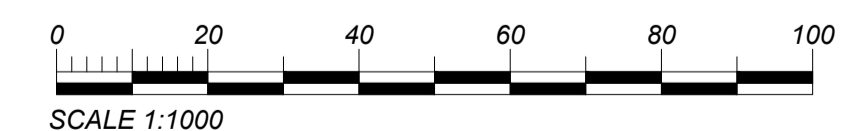
DRAWING SCHEDULE

SHEET	DRAWING TITLE	REV	DATE
H01	TITLE & OVERALL PLAN	0	14/08/2024
H02	NOTES & LEGEND	0	14/08/2024
H03	OVERALL LAYOUT PLAN	0	14/08/2024
H04	DRAINAGE SERVICES PLAN 1	0	14/08/2024
H05	DRAINAGE SERVICES PLAN 2	0	14/08/2024
H06	HYDRAULIC DETAILS 1	0	14/08/2024
H07	HYDRAULIC DETAILS 2	0	14/08/2024



OVERALL PLAN
SCALE 1:1000 (m) (A1)

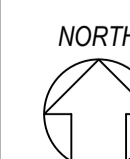
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REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE									



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



NORTH

HYDRAULIC DRAWINGS - NEW SINGLE DWELLING
CLIENT: MR D. TAYLOR
LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172
DRAWING TITLE
TITLE AND OVERALL PLAN

DESIGNED
CF
PROJECT
CKD-CIV 124

DRAWN
CF
SHEET NO.
H01

SCALE
1:1000 @ A1

REVISION
0

WATER SERVICES SCHEDULE

- COLD WATER (PE-X DN25) SDR9 U.N.O.
- FIRE SERVICE
- TEMPERED HOT WATER (PE-X NOMINAL SIZE)
- HOT WATER (PE-X NOMINAL SIZE)
- CIRCULATED HOT WATER SUPPLY
- COLD WATER FIXTURE
- HOT WATER FIXTURE
- TEMPERED WATER FIXTURE
- TEMPERING VALVE
- HW BALANCING VALVE
- STOP VALVE
- STOP VALVE
- THERMOSTATIC MIXING VALVE
- WATER METER

DRAINAGE SCHEDULE

- SEWER LINE SN6 DWV AT MIN. 1.65% U.N.O
- SEWER LINE - EXISTING
- STORMWATER LINE DN100 SN6 PVC U.N.O
- STORMWATER LINE - EXISTING
- DN100 SLOTTED PVC AG DRAIN @ MIN 1.0% U.N.O
- AIR ADMITTANCE VALVE
- SEWER (AS PER FIXTURE SCHEDULE)
- STORMWATER DOWNPIPE (DN100) U.N.O
- VENT (DN50) U.N.O
- TUNDISH
- HB BASIN (DN40)
- BTH BATH (DN40)
- GP 350 x 350 x 450D ACO POLYCRETE GRATED PIT OR EQUIVALENT
- GD CILL DRAIN AS SPECIFIED BY ARCHITECT
- HWC HOT WATER CYLINDER INSTALLED ON APPROVED SAFE TRAY WITH TUNDISH TO FLOOR WASTE GULLY
- IO INSPECTION OPENING
- ORG OVERFLOW RELIEF GULLY (DN100)
- SHR SHOWER (DN50)
- SK SINK (DN50)
- TR TROUGH (DN50)
- WC WATER CLOSET (DN100)

SERVICES NOTES:

- RAINWATER TANKS**
- RAINWATER TANKS USED FOR THE COLLECTION OF WATER FOR DRINKING MUST BE SEALED AS PER NCC VOL 3 TAS B107. THIS IS AT ALL POINTS, INLET, ACCESS AND OVERFLOW/STORMWATER OUTLET.
 - ACCESS OPENINGS MUST BE SEALED IN SUCH A WAY THAT GROUND WATER SHALL NEVER ENTER THE TANK, ANY SEALANTS MUST BE COMPLIANT WITH AS/NZS 4020.
 - STORMWATER OUTLETS MUST HAVE SOME FORM OF SURCHARGE PROTECTION TO PREVENT CONTAMINATED WATER MAKING ITS WAY BACK INTO THE TANK.
 - TANKS MAY BE BURIED BUT MUST REMAIN ACCESSIBLE. THIS MEANS THAT ACCESS FOR INSPECTION/MAINTENANCE MUST BE BOUGHT TO SURFACE AND REMAIN ACCESSIBLE.
 - A DRINKING WATER SUPPLY MUST BE DISINFECTED PRIOR TO FIRST USE AND REGULAR CLEANING CONSIDERED THEREAFTER.
- B107 APPLIES TO TANKS – INCLUDING RAINWATER TANKS – CONNECTED TO THE ROOF PLUMBING SYSTEM, OR A TANK SUPPLIED FROM A NEARBY STREAM, BORE OR WELL USED IN DRINKING WATER SERVICES, OR A DRINKING WATER SUPPLY IN RETICULATED OR NON-RETICULATED AREAS.
- INSTALLATION OF COLD-WATER STORAGE TANKS USED TO SUPPLY WATER TO A DRINKING WATER SERVICE MUST COMPLY WITH B107.
- FOR CONNECTION OF COLD WATER TANKS WHERE RETICULATED SUPPLY IS AVAILABLE REFER TO SECTIONS 8 AND 15 OF AS/NZS 3500.1.
- COLD WATER STORAGE TANKS AND THEIR INSTALLATION MUST COMPLY WITH THE RELEVANT REQUIREMENTS OF THE FOLLOWING DOCUMENTS—
- AS 2070 PLASTICS MATERIALS FOR FOOD CONTACT USE
 - AS 3600 CONCRETE STRUCTURES
 - AS 3735 CONCRETE STRUCTURES RETAINING LIQUIDS
 - AS/NZS 2179.1 SPECIFICATIONS FOR RAINWATER GOODS, ACCESSORIES AND FASTENERS – METAL SHAPE OR SHEET RAINWATER GOODS, AND METAL ACCESSORIES AND FASTENERS
 - AS/NZS 3500.0 PLUMBING AND DRAINAGE
 - AS/NZS 3500.1 WATER SERVICES
 - AS/NZS 3500.3 STORMWATER DRAINAGE
 - AS/NZS 4020 TESTING OF PRODUCTS IN CONTACT WITH DRINKING WATER
 - AS/NZS 4130 POLYETHYLENE (PE) PIPES FOR PRESSURE APPLICATIONS
 - AS/NZS 4766 POLYETHYLENE STORAGE TANKS FOR WATER AND CHEMICALS
 - ABC8 PROCEDURES FOR THE CERTIFICATION OF PLUMBING AND DRAINAGE PRODUCTS SECTION B WATER SERVICES TASMANIA
 - NCC 2019 VOLUME THREE – PLUMBING CODE OF AUSTRALIA PAGE 134
- THE FOLLOWING REFERENCES ARE FOR INFORMATION ONLY— HB 230 RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK AND THE ENHEALTH GUIDANCE ON THE USE OF RAINWATER TANKS
- (3) MATERIALS AND PRODUCTS IN CONTACT WITH WATER IN A DRINKING WATER SUPPLY MUST COMPLY WITH AS/NZS 4020. LININGS AND COATINGS MUST COMPLY WITH AS/NZS 4020 AT A SURFACE AREA TO VOLUME RATIO NOT GREATER THAN THAT SPECIFIED IN THE CONDITIONS OF USE. MATERIALS AND PRODUCTS USED IN MANUFACTURE OF TANKS MUST BE SELECTED TO ENSURE FITNESS FOR THEIR INTENDED PURPOSE. TANKS MUST BE SELECTED FROM THE RELEVANT STANDARDS LISTED IN THIS PART. FACTORS TO BE TAKEN INTO ACCOUNT INCLUDE – BUT ARE NOT LIMITED TO—
- THE NATURE AND SOURCE OF THE WATER;
 - THE RISK OF CORROSION AND TANK CONTAMINATION;
 - THE NATURE OF THE ENVIRONMENT;
 - THE PHYSICAL AND CHEMICAL CHARACTERISTICS OF THE MATERIALS AND PRODUCTS;
 - COMPATIBILITY OF MATERIALS AND PRODUCTS; AND
 - ACCESSIBILITY FOR MONITORING AND MAINTENANCE.
- (4) PLASTIC TANKS MUST COMPLY WITH AS/NZS 4766
- (5) WATERSTOPS, JOINT FILLERS AND SEALANTS USED IN THE MANUFACTURE OF TANKS MUST BE CERTIFIED UNDER THE WATERMARK CERTIFICATION SCHEME TO AS/NZS 4020.
- (6) SOLDERS USED IN THE MANUFACTURE OF TANKS MUST BE CERTIFIED UNDER THE WATERMARK CERTIFICATION SCHEME TO AS/NZS 4020. SOFT SOLDER MUST COMPLY WITH AS 1834.1 AND BE LEAD-FREE FOR ROOF DRAINAGE COMPONENTS USED FOR THE CONVEYANCE OF DRINKING WATER.
- (7) STAINLESS STEEL SHEET MUST BE MANUFACTURED FROM ALLOY 304 OR 316 COMPLYING WITH ASTM A240/A240M.
- (8) DEZINCIFICATION RESISTANT (DR) COPPER ALLOYS WHERE DEZINCIFICATION RESISTANT COPPER ALLOYS ARE SPECIFIED, THEY MUST COMPLY WITH AS 2345.
- (9) STEEL SHEET HOT-DIPPED ZINC-COATED OR ALUMINIUM-ZINC-COATED SHEET STEEL MUST COMPLY WITH AS 1397 AND HAVE AN INTERNAL LINING OR COATING CERTIFIED TO AS/NZS 4020.
- (10) CONCRETE TANKS MUST COMPLY WITH AS 3735 OR AS 3600.
- (11) TANK LININGS MUST COMPLY WITH AS/NZS 4020.
- (12) IN ADDITION TO THE MARKING REQUIREMENTS SET OUT IN CLAUSE 8.9 OF AS/NZS 3500.1 ALL TANKS MUST BE PERMANENTLY MARKED WITH THE FOLLOWING—
- MANUFACTURER'S NAME, BRAND OR TRADEMARK, AND
 - THE STANDARD WHICH THE TANK IS MANUFACTURED TO, AND
 - THE DATE OF MANUFACTURE.
- (13) A SLUDGE VALVE MUST BE FITTED WHEN THE CAPACITY OF THE TANK EXCEEDS 500 LITRES. THE MINIMUM SIZE OF THE VALVE MUST BE NOT LESS THAN HALF THE OUTLET PIPE SIZE AND NOT LESS THAN DN 40.
- (14) ALL OPENINGS TO TANKS MUST BE SEALED SO THAT INSECTS, SMALL ANIMALS, BIRDS AND SUNLIGHT CANNOT ENTER TANKS, IN ORDER TO MINIMISE THE GROWTH OF ALGAE AND TO PREVENT UNAUTHORISED ACCESS.
- (15) BEFORE USING THE WATER FROM A TANK FOR THE FIRST TIME THE TANK MUST BE CLEANED AND DISINFECTED (SEE APPENDIX 1 OF AS/NZS 3500.1).
- (16) THE MANUFACTURER'S WARRANTY MUST CONTAIN THE FOLLOWING STATEMENT: "THIS TANK HAS BEEN MANUFACTURED FOR THE STORAGE OF DRINKING WATER AND ALL MATERIALS USED ARE SUITABLE FOR CONTACT WITH DRINKING WATER."

GENERAL NOTES

- ALL PRIVATE PLUMBING WORKS SHALL GENERALLY BE IN ACCORDANCE WITH THE AS3500, NATIONAL CONSTRUCTION CODE VOL 3 (PLUMBING CODE OF AUSTRALIA), & THE IPWEA MUNICIPAL STANDARD SPECIFICATION AND DRAWINGS AS APPLICABLE.
- UNLESS NOTED OTHERWISE THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORKS INCLUDING ANY WORKS IN THE ROAD RESERVATION AND ON ADJACENT PRIVATE PROPERTIES.
- THE CONTRACTOR SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL DANGEROUS SERVICES UNDERGROUND & OVERHEAD.
- ALL DRAIN AND SERVICES TIE IN LEVELS & LOCATIONS ARE TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION WORK.
- UNLESS NOTED OTHERWISE ALL SERVICE CONNECTIONS TO COUNCIL OR WATER AUTHORITY SERVICE SHALL BE UNDERTAKEN BY THE COUNCIL OR WATER AUTHORITY AT THE CONTRACTOR'S COST.
- ALL REDUNDANT SERVICE LINES SHALL BE CUT AND PLUGGED AT EXTERNAL BOUNDARIES. WITHIN THE SITE BOUNDARY ALL REDUNDANT SERVICES SHALL BE REMOVED AND DISPOSED OF.
- REDUNDANT SERVICE TRENCHES SHALL BE BACKFILLED WITH FULLY COMPACTED MATERIAL APPROPRIATE FOR THE AREA OF THE DEVELOPMENT SITE.
- ALL UNDERGROUND WATER AND SEWER WORKS MUST BE TESTED AND INSPECTED BY COUNCIL OR TASWATER PRIOR TO BACKFILL.
- ALL PIPES UNDER TRAFFIC ABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20MM F.C.R. AND FULLY COMPACTED.

SERVICES NOTES:

- WATER SUPPLY**
- ALL WATER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED 2 AND TASWATER'S SUPPLEMENT.
 - ALL WATER SUPPLY WORKS IN PRIVATE AREAS SHALL BE IN ACCORDANCE WITH WITH AS3500.1 & AS3500.4
 - ALL INTERNAL WATER SUPPLY SERVICES SHALL BE PLANNED AND INSTALLED BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH AS3500.
 - ALL HOT WATER LINES ARE TO BE FULLY LAGGED.
 - ALL HOT WATER SERVICES TO BE INSTALLED WITH TEMPERING DEVICES PROVIDING WATER AT NO GREATER THAN 45 DEGREES C. IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500.4.
 - ALL MODIFICATIONS AND ADDITIONS TO WATER SERVICES THAT CONNECT DIRECTLY ONTO TASWATER MAINS MUST BE CARRIED BY TASWATER AT THE CONTRACTOR'S COST.
 - ALL WATER SUPPLY PIPES ARE TO BE LOCATED WITH MINIMUM CLEARANCES TO OTHER SERVICES IN ACCORDANCE WITH THAT SPECIFIED IN THE WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED E - TABLE 5.5.

SERVICES NOTES:

- SEWER**
- ALL SEWER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WSA 02-2002-2.3 MRWA EDITION 1.0 AND TASWATER'S SUPPLEMENT.
 - ALL SEWER WORKS IN PRIVATE AREAS SHALL BE IN ACCORDANCE WITH AS3500.2.
 - UNLESS NOTED OTHERWISE ALL SEWER DRAINS SHALL BE PVC SEWER CLASS 'SN6' TO AS1260.
 - ALL SEWER MANHOLE LIDS TO BE GATIC TYPE, HEAVY DUTY FOR TRAFFIC AREAS, LIGHT DUTY FOR NON TRAFFIC AREAS.
 - WHERE NECESSARY ALL EXISTING MANHOLE & PIT TOPS SHALL BE ADJUSTED TO SUIT NEW SURFACE LEVELS. PROVIDE AND INSTALL NEW APPROVED LIDS WHERE NECESSARY.
 - PROVIDE ALL NECESSARY TESTING & INSPECTION OPENINGS TO PIPE WORK, WHERE RELEVANT PROVIDE ADDITIONAL INSPECTION OPENINGS TO ALLOW IDENTIFICATION OF THE ORIGIN OF BLOCKAGES.
 - ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH WSA SEW1300 DRAWING SERIES.
 - NEW SEWER MAIN DRAINS SHALL BE DN150 UPVC CLASS 'SN6' TO AS 1260 - U.N.O.
 - ALL PRIVATE SEWER DRAINS TO BE DN100 (UNO) PVC TO AS1260.
 - MANHOLES WITH INTERNAL DROPS SHALL BE 1200 INTERNAL DIAMETER MINIMUM.

WORKPLACE HEALTH & SAFETY NOTES:

- BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRE-START HAZARD ANALYSIS / JOB SAFETY ANALYSIS (JSA) WHICH SHALL IDENTIFY IN DOCUMENTED FORM:
- THE TYPE OF WORK
 - HAZARDS AND RISKS TO HEALTH AND SAFETY.
 - THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK POSED BY THE IDENTIFIED HAZARDS.
 - THE MANNER IN WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED.

THESE ARE TO BE SUBMITTED TO THE SUPERINTENDENT AND/OR OTHER RELEVANT WORKPLACE SAFETY OFFICERS.

FOR THIS PROJECT, POSSIBLE HAZARDS INCLUDE (BUT ARE NOT LIMITED TO):

- EXCAVATION OF ANY TYPE & DEPTHS
- CONTAMINATED SOILS
- CONSTRUCTION IN GROUND WITH HIGH WATER TABLE
- FELLING / LOPPING &/OR REMOVAL OF EXISTING TREES/VEGETATION
- UNDERGROUND STRUCTURES (MANHOLES / SUMPS / ETC)
- CONFINED SPACES
- OVERHEAD POWER LINES
- UNDERGROUND STORMWATER, WATER AND SEWER PIPES
- TELECOMMUNICATION CABLES - BOTH UNDERGROUND & OVERHEAD
- ELECTRICAL/POWER CABLES - BOTH UNDERGROUND & OVERHEAD
- WORKING AT HEIGHTS
- WORKING WITH ASBESTOS CONTAINING MATERIALS
- TRAFFIC MANAGEMENT


SERVICES NOTES:

- STORMWATER**
- ALL STORMWATER WORKS TO BE IN ACCORDANCE WITH AS3500.3.
 - ALL STORM WATER PIPES LESS THAN DN300 TO BE UPVC CLASS 'SN6' TO AS 1254 UNO.
 - ALL STORMWATER PIPES DN300 & LARGER TO BE 'BLACKMAX' UNO.
 - ALL SUBSOIL DRAINS SHALL COMPRISE DN60 CLASS 400 SN6 POLYETHYLENE PIPE TO AS2439.1 WITH PROPRIETARY POLYESTER PIPE FILTER SOCK SLEEVING AND FREEE DRAINING BEDDING MATERIAL.
 - PROVIDE ANCHOR BLOCKS IN ACCORDANCE WITH MSD SD-5005 WHERE PIPE GRADES EXCEED 15 %.
 - CONNECTIONS TO LIVE COUNCIL MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST.
 - ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE MUNICIPAL STANDARD DRG MSD SD 5001.
 - ALL MANHOLE LIDS IN TRAFFICABLE AREAS SHALL COMPLY WITH CLASS 'C' LOAD RATING TO AUSTRALIAN STANDARD AS 3096. PIT DIMENSIONS SHOWN HAVE BEEN DESIGNED BY PIT CAPACITY TABLES. THESE PITS MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER AS3500.3 AS PER TABLE BELOW WHICH IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE TO AS3500. (SEE ADJACENT)

GENERAL NOTES

- THE LOCATION OF UNDERGROUND SERVICES ARE INDICATIVE ONLY. THE EXACT POSITION OF EACH SERVICE PRESENT SHOULD BE ESTABLISHED ON SITE WITH THE RESPECTIVE SERVICE OWNERS PRIOR TO COMMENCING CONSTRUCTION.
- ALL WORKS SHALL BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS (U.N.O.)
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE (U.N.O.)

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS mm	
	WIDTH	LENGTH
≤600	450	450
>600 ≤900	600	600
>900 ≤1200	600	900
>1200	900	900



Sorell Council

Development Application: 5.2024.189.1 - lot 27 Nugent Road, Wattle Hill

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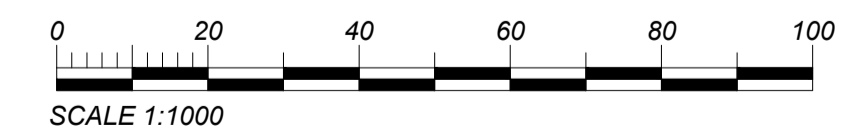
 <p>FYSH DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732</p>			<p>HYDRAULIC DRAWINGS - NEW SINGLE DWELLING</p> <p>CLIENT: MR D. TAYLOR LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172</p> <p>DRAWING TITLE NOTES AND LEGEND</p>			<p>SCALE NTS</p> <p>DESIGNED CF</p> <p>DRAWN CF</p> <p>PROJECT CKD-CIV 124</p> <p>SHEET NO. H02</p> <p>REVISION 0</p>		
0	FOR APPROVAL	CF	14/08/2024					
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE			

NOTE: RAINWATER TANKS TO ALWAYS HAVE MINIMUM HALF WATER CAPACITY MAINTAINED TO ENSURE TANKS DO NOT BLOW AWAY FROM HIGH WINDS



OVERALL LAYOUT PLAN
SCALE 1:1000 (m)

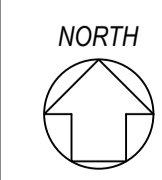
 **Sorell Council**
 Development Application: 5.2024.189.1 - lot 27
 Nugent Road, Wattle Hill
 Plans Reference: P4
 Date Received: 04/11/2024



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR APPROVAL	14/08/2024			



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HYDRAULIC DRAWINGS - NEW SINGLE DWELLING
 CLIENT: MR D. TAYLOR
 LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172
 DRAWING TITLE
 OVERALL LAYOUT PLAN

DESIGNED: CF
 PROJECT: CKD-CIV 124
 DRAWN: CF
 SHEET NO.: H03

SCALE: 1:1000 @ A1
 REVISION: 0

REFER TO H05 FOR CONTINUATION

DN100 DWV SN6
STORMWATER LINE @ MIN 1.0% GRADE

CONCRETE ANCHOR BLOCKS
TO BE INSTALLED
WHERE GRADE EXCEEDS 1 IN 50
(20%) ON PIPE AS PER SECTION 7.9 OF AS3500.3

ACCESS ROAD

NEW DWELLING

DN100 DWV PVC SN6 DRAINAGE LINE FROM
DWELLING FIXTURES @ MIN 1.65% GRADE

CUT OFF DRAIN WITH DN100 SOCKED AG DRAIN @ MIN 1.0% WITHIN PERMEABLE TRENCH TO FALL TOWARDS PIT

APPROVED DUAL PURPOSE 3000L (3250L BLOO OR EQUIVALENT)
SEPTIC TANK SYSTEM IN ACCORDANCE WITH AS1547.2012, CBOS
DIRECTORS DETERMINATION REQUIREMENTS PUMPED DISCHARGE
FROM ELJEN SYSTEM TO IRRIGATION AREA

DN100 DWV SN6 CHARGED RAINWATER
DOWNPIPE LINE TO FALL @ MIN 1.0% TOWARDS CLEANOUT PIT AND
RAINWATER TANK

1 x ELGEN GSF MODULE GEOTEXTILE SAND FILTER SECONDARY
TREATMENT SYSTEM. PLEASE REFER TO FIGURE 5 SHOWING
FURTHER DETAIL OF BED WITHIN THIS REPORT

CHARGED RISER INTO INLET OF TANK

PUMPED DISCHARGE FROM ELJEN SYSTEM TO IRRIGATION AREA

450x450x450 GRATED PIT TO HOUSE CHARGED
LINE. LINE TO HAVE PRESSURIZED SCREW CAP
TO INSTALLED FOR CHARGED SYSTEM CLEANOUT

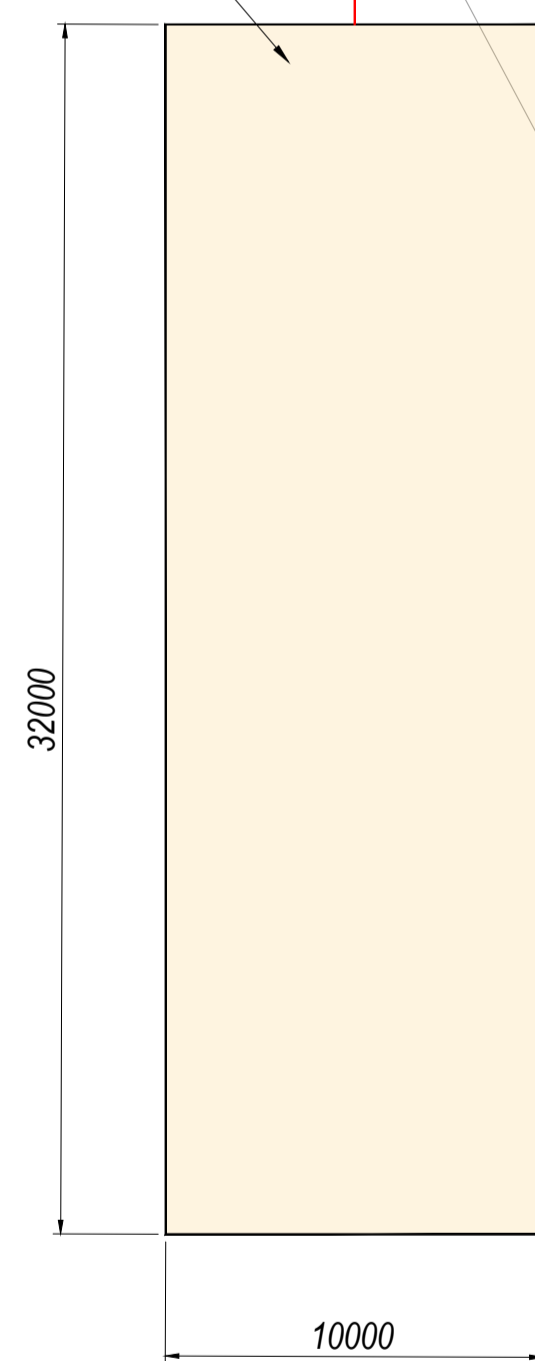
320SQM (32m x 10m) OF IRRIGATION AREA TO BE BURIED ON
200mm OF IMPORTED SANDY LOAM LAYER AND COVERED WITH A
MINIMUM 250mm OF IMPORTED TOP SOIL OR SANDY LOAM OR
MULCH (REFER TO DETAIL WITHIN WASTEWATER REPORT)

MIN 2 x 10,000L RAINWATER TANK CONJOINED
AT LOW LEVEL WITH SECOND TANK TO HAVE
DN100 OVERFLOW (2150L x 1250H)
(TANKTEC OR EQUIVALENT) (TYPICAL
REFER TO DETAIL ON C04

LOT 27 NUGENT RD
WATTLE HILL TAS 7172
TR 121848/27

DN100 INSPECTION OPENING AND DN50 GROUND VENT PROVIDED ON LINE (MIN
10m AWAY FROM ANY BUILDING) AT ENTRANCE OF SEPTIC TANK IN ACCORDANCE

UPSLOPE DIVERSION DRAIN TO BE PROVIDED TO PROTECT IRRIGATION AREA
FROM OVERFLOW FLOW (REFER TO DETAIL WITHIN REPORT)

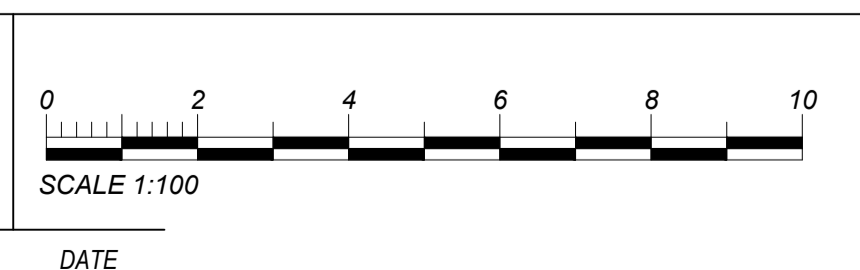


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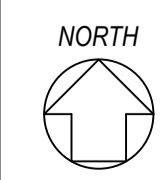
DRAINAGE LAYOUT PLAN
SCALE 1:200 (m)



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR APPROVAL	14/08/2024	CF		



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HYDRAULIC DRAWINGS - NEW SINGLE DWELLING
 CLIENT: MR D. TAYLOR
 LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172
 DRAWING TITLE
 DRAINAGE SERVICES PLAN 1

DESIGNED	DRAWN	SCALE
CF	CF	1:250 @ A1
PROJECT	SHEET NO.	REVISION
CKD-CIV 124	H04	0

150mm ROCK SPOOLS LOCATED AT DISBURSEMENT WITHIN BOUNDARY OF EXISTING WATERCOURSE TO PREVENT SCOURING (REFER DETAIL ON H05)

RUNNING CREEK BED

NEW 600x600x600D GRATED PIT BEFORE HEADWALL

CONCRETE HEADWALL TO SUIT DN150 PIPE (BY HUDSON CIVIL PRODUCTS (HCP) WITH 120 X 120 ENERGY DISSIPATING UPSTANDS (REFER DETAIL)

NEW DN100 SN6 SW PIPE TO CONNECT TO PIT AND HEADWALL @ MIN 1.0% GRADE

DN100 DWV SN6 STORMWATER LINE @ MIN 1.0% GRADE

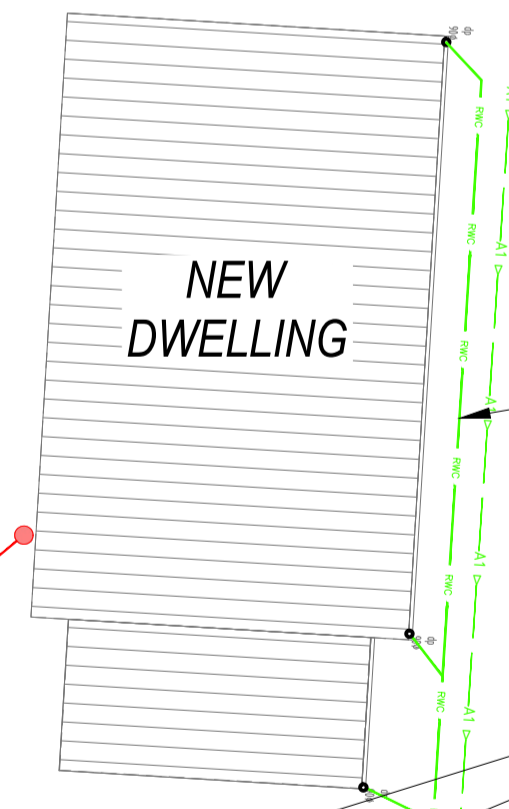
LOT 27 NUGENT RD WATTLE HILL TAS 7172 TR 121848/27

DN100 DWV SN6 STORMWATER LINE @ MIN 1.0% GRADE

CONCRETE ANCHOR BLOCKS TO BE INSTALLED WHERE GRADE EXCEEDS 1 IN 50 (20%) ON PIPE AS PER SECTION 7.9 OF AS3500.3

ACCESS ROAD

DN100 DWV PVC SN6 DRAINAGE LINE FROM DWELLING FIXTURES @ MIN 1.65% GRADE



DN100 DWV SN6 CHARGED RAINWATER DOWNPIPE LINE TO FALL @ MIN 1.0% TOWARDS CLEANOUT PIT AND RAINWATER TANK

MIN 2 x 10,000L RAINWATER TANK CONJOINED AT LOW LEVEL WITH SECOND TANK TO HAVE DN100 OVERFLOW (2150L x 1250H) (TANKTEC OR EQUIVALENT) (TYPICAL REFER TO DETAIL ON C04

450x450x450 GRATED PIT TO HOUSE CHARGED LINE. LINE TO HAVE PRESSURIZED SCREW CAP IO INSTALLED FOR CHARGED SYSTEM CLEANOUT

APPROVED DUAL PURPOSE 3000L (3250L BLOO OR EQUIVALENT) SEPTIC TANK SYSTEM IN ACCORDANCE WITH AS1547.2012, CBOS DIRECTORS DETERMINATION REQUIREMENTS PUMPED DISCHARGE FROM ELJEN SYSTEM TO IRRIGATION AREA

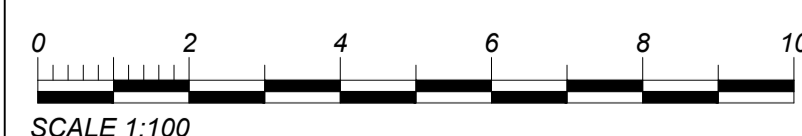
1 x ELGEN GSF MODULE GEOTEXTILE SAND FILTER SECONDARY TREATMENT SYSTEM. PLEASE REFER TO FIGURE 5 SHOWING FURTHER DETAIL OF BED WITHIN THIS REPORT

REFER TO H04 FOR CONTINUATION

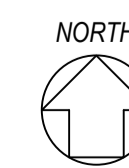
Sorell Council
 Development Application: 5.2024.189.1 - lot 27 Nugent Road, Wattle Hill
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DRAINAGE LAYOUT PLAN
 SCALE 1:200 (m)

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR APPROVAL	14/08/2024	CF		



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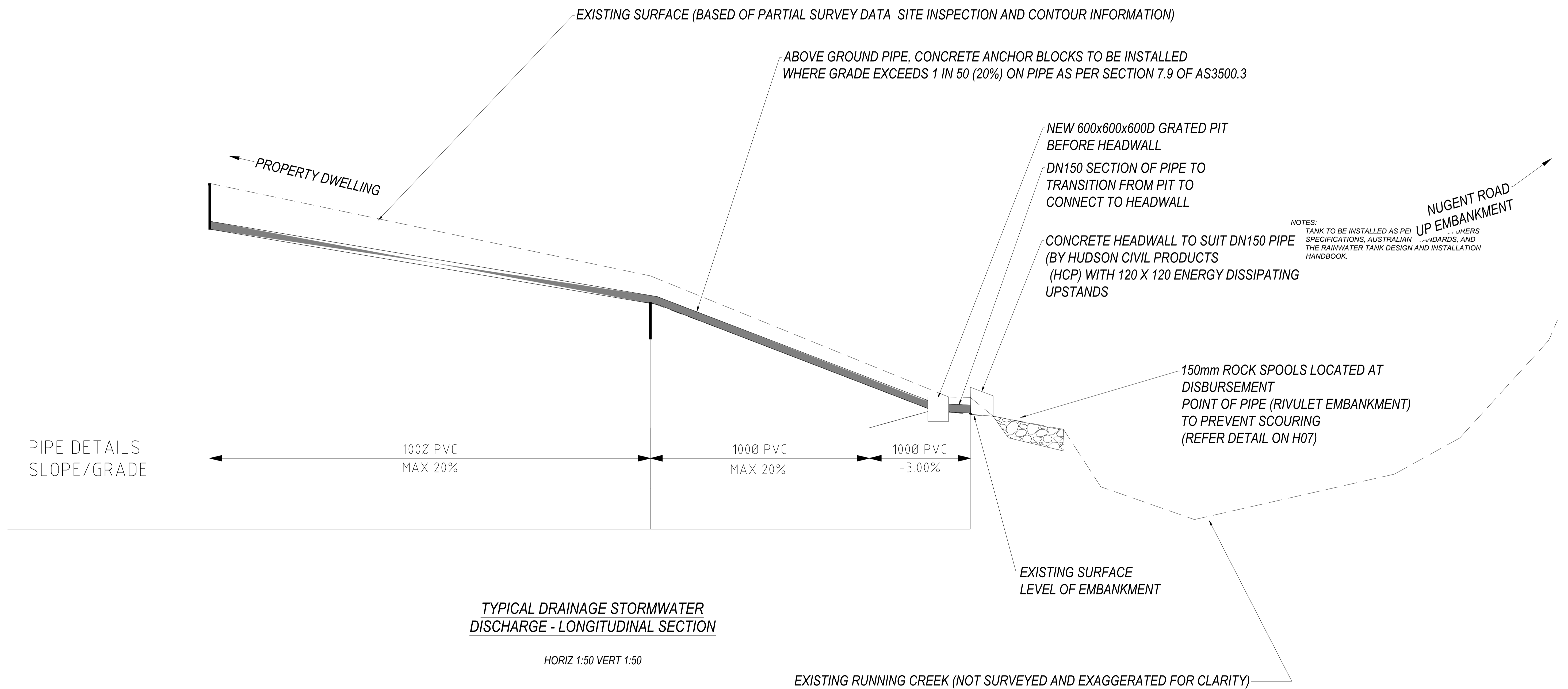
HYDRAULIC DRAWINGS - NEW SINGLE DWELLING
 CLIENT: MR D. TAYLOR
 LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172
 DRAWING TITLE
 DRAINAGE SERVICES PLAN 2

DESIGNED	DRAWN
CF	CF
PROJECT	SHEET NO.
CKD-CIV 124	H05

SCALE	REVISION
1:250 @ A1	0



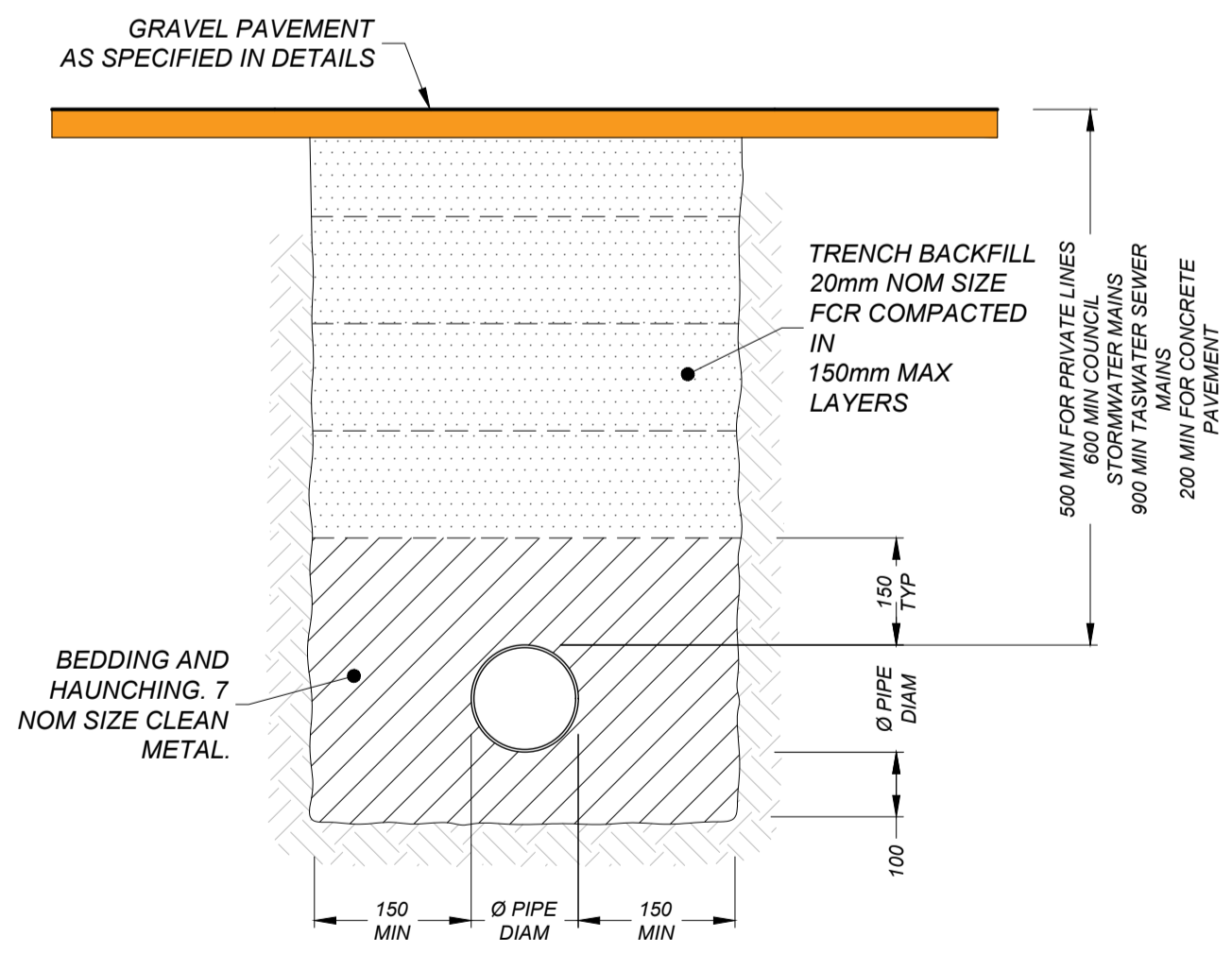
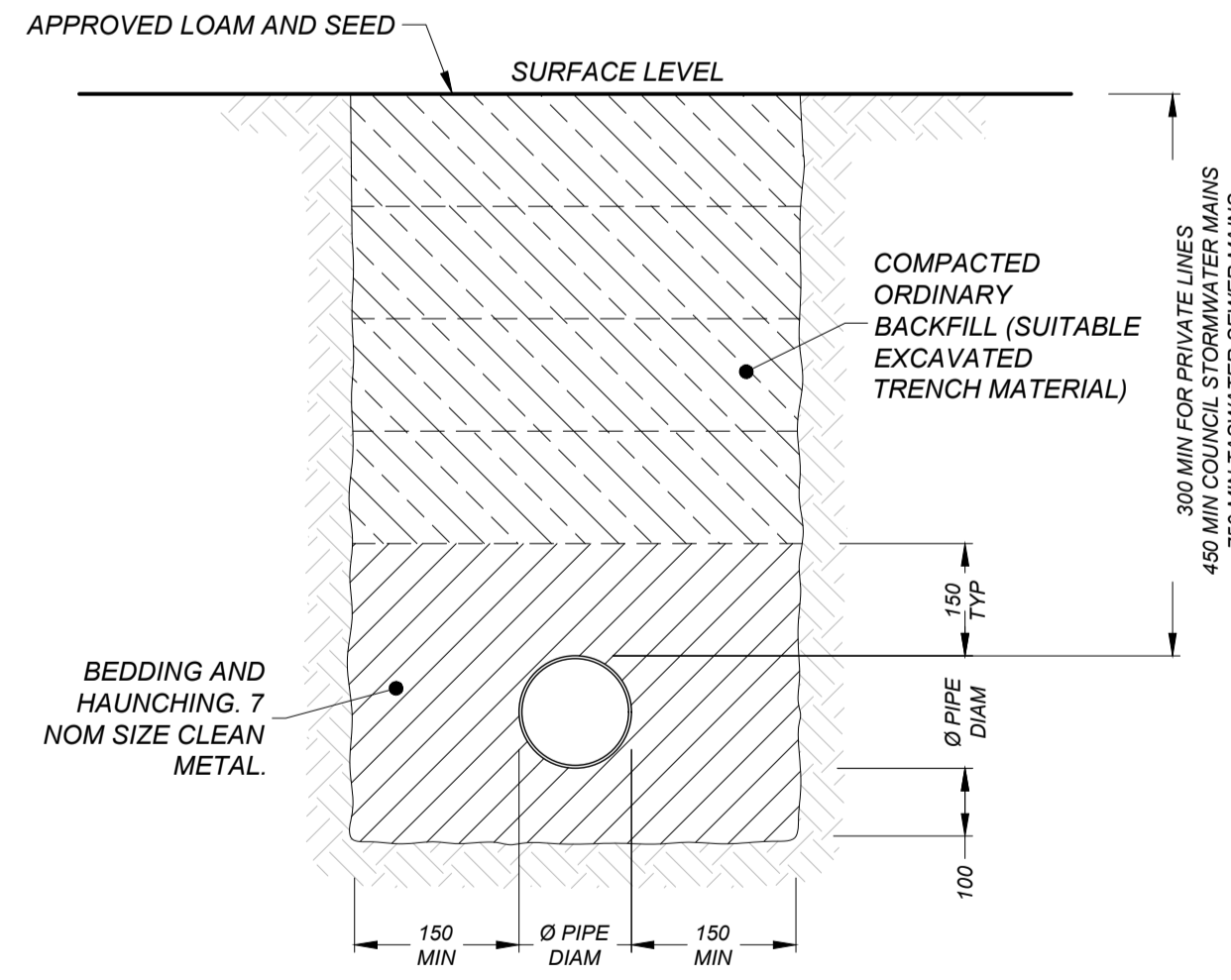
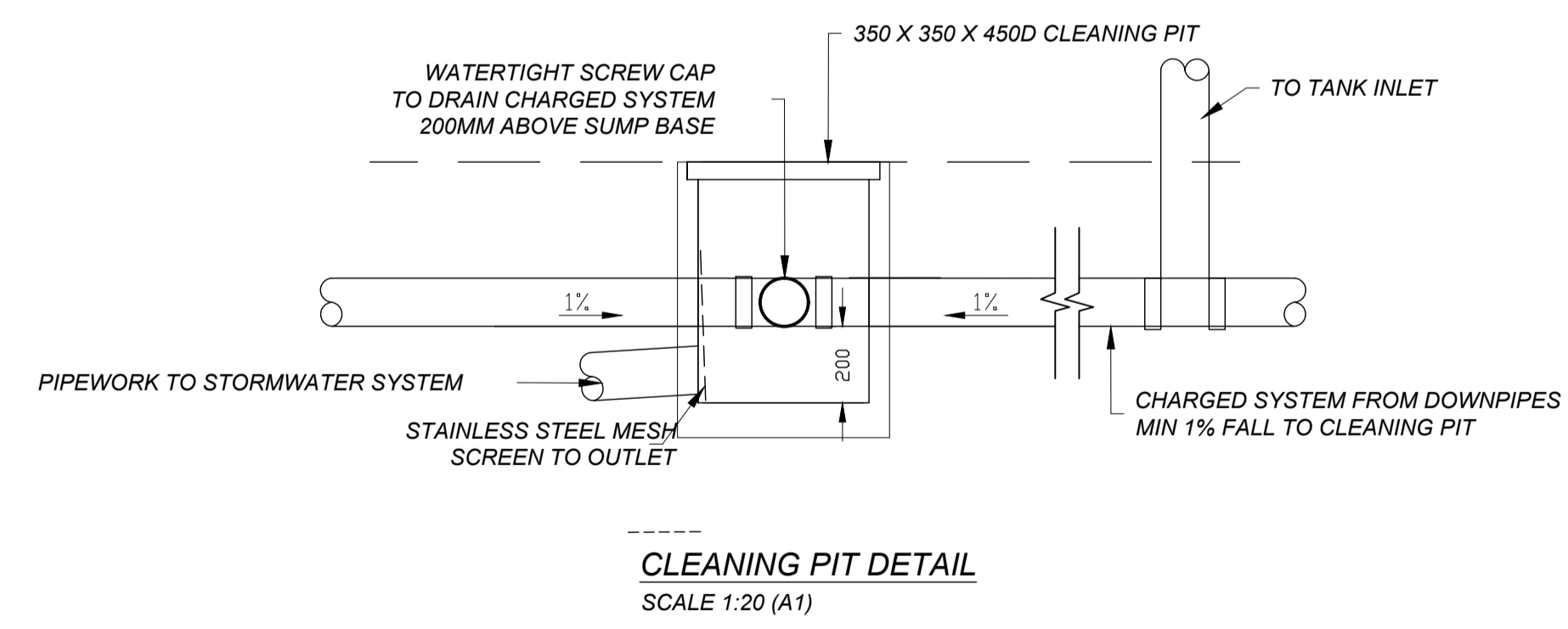
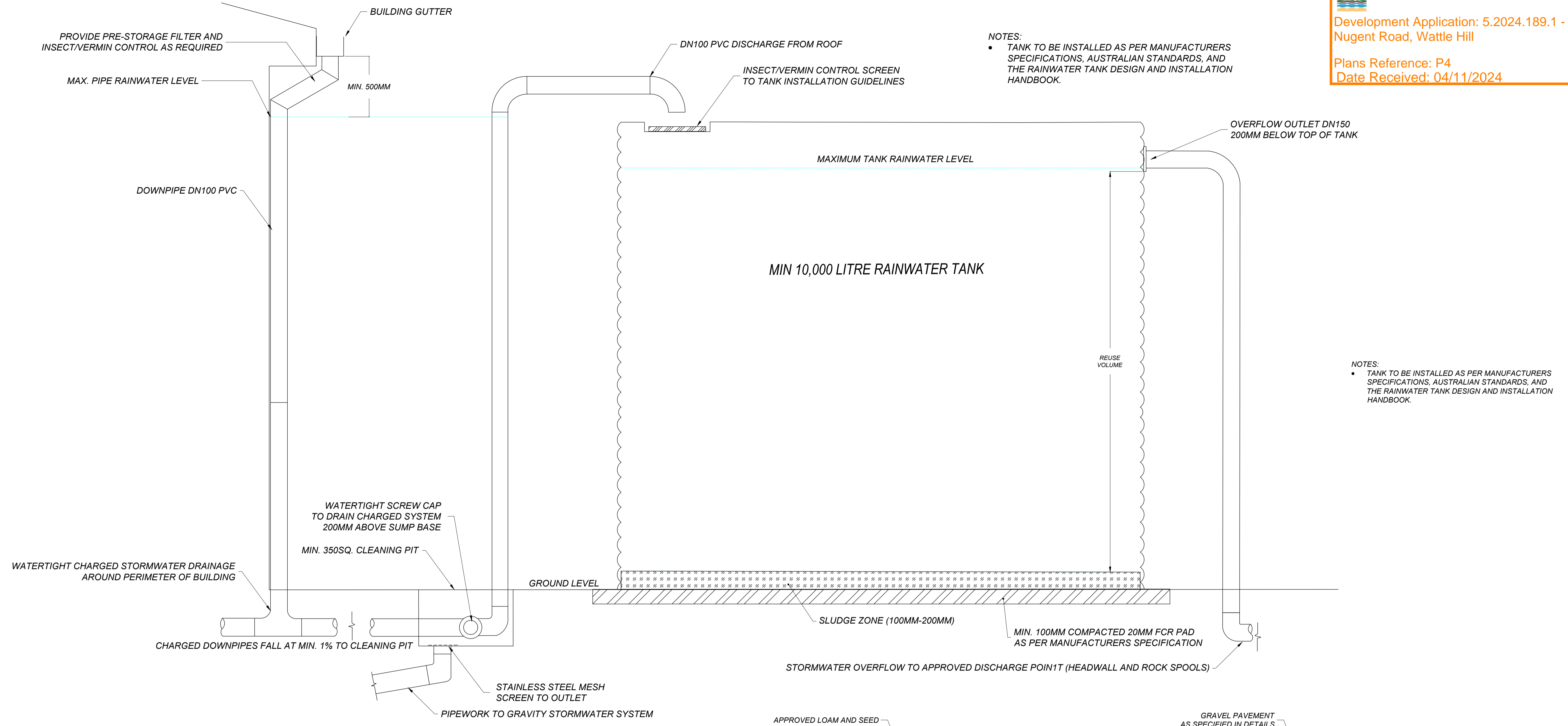
BOUNDARY



Sorell Council
 Development Application: 5.2024.189.1 - lot 27
 Nugent Road, Wattle Hill
 Plans Reference: P4
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FYSH DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732		HYDRAULIC DRAWINGS - NEW SINGLE DWELLING CLIENT: MR D. TAYLOR LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172 DRAWING TITLE HYDRAULIC DETAILS 1		DESIGNED CF PROJECT CKD-CIV 124	DRAWN CF SHEET NO. H06	SCALE AS SHOWN REVISION 0
0	FOR APPROVAL	CF	14/08/2024			
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	



**CHARGED RAINWATER SYSTEM
 OVERFLOW LINE
 N.T.S**



0	FOR APPROVAL	CF	14/08/2024				FYSH DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732	HYDRAULIC DRAWINGS - NEW SINGLE DWELLING CLIENT: MR D. TAYLOR LOT 27 NUGENT ROAD, WATTLE HILL TAS 7172 DRAWING TITLE HYDRAULIC DETAILS 2	DESIGNED CF PROJECT CKD-CIV 124	DRAWN CF SHEET NO. H07	SCALE AS SHOWN REVISION 0
REV	DESCRIPTION		DATE	REV	DESCRIPTION	DATE					

GENERAL INFORMATION

- Land Title Referene - 121848/27
- Building Class - 1a
- Property Zone - Agriculture
- Wind Classification - T.B.C.
- Soil Classification (AS 2870) - CLASS S
- Climate Zone (NCC 3.12) - Zone 7
- Alpine Area (900m above AHD) - NA
- BAL Rating (AS3959) - T.B.C.
- Heritage Building - NO
- Flood Prone Area - NO
- Coastal Ingress Area - NO
- Coastal Erosion Area - NO
- Corrosion Environment - Moderate

OTHER CONSULTANTS

- Structural Engineer - T.B.C
- Geological Report (Soil) - Kris Taylor - ENVIROTECH PTY LTD
- Energy Assessment - T.B.C
- Waste Water Report - NA
- Bushfire Assessment - NA
- Civil Engineer - NA
- Mechanical Engineer - NA
- Electrical Engineer - NA
- Site Survey - PDA
- Hydrologist Report - Chris Fysh - CKEMP DESIGN CIVIL HYDRAULIC
- Contaminated Site Survey - NA

AREA SCHEDULE *(All measurements in m2)*

- Site Plan - 183,800m2
- Existing Residence - NA
- Residence (Ground Floor) - 40.80m2
- Residence (First Floor) - 160m2
- Alfresco Area - NA
- Verandah Area - NA
- Porch (Laundry) - NA
- Detached Office / Study - NA
- Porch - NA
- Decking Area - 18.00m2
- Balcony (existing) - NA
- Garage - 151.20m2
- Residential Shed / Outbuilding - NA

Proposed Dwelling

No. 27 Nugent Road
Wattle Hill TAS 7172

Drawing Schedule:

Sheet number	Sheet name
01	TITLE PAGE
02	SITE PLAN - OVERALL
02A	AGRICULTURE LAYOUT
03	SITE PLAN
04	SITE PLAN DRAINAGE PLAN
05	GROUND FLOOR PLAN
06	FIRST FLOOR PLAN
07	ROOF PLAN
08	GROUND FLOOR DRAINAGE PLAN
09	FIRST FLOOR DRAINAGE PLAN
10	ELEVATIONS 1 & 2
11	ELEVATIONS 3 & 4
12	SHADOW DIAGRAM



Sorell Council

Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill

Plans Reference: P5

Date Received: 21/11/2024



ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 456943679
CONTACT: nick@islandlifedesigners.com

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the building designer.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey.

notes	revision	stage
Concept Layout	A	<input type="checkbox"/> sketch design
Adjusted plans	B	<input type="checkbox"/> preliminary design
Roof - gable to skillion	C	<input type="checkbox"/> contract documentation
D.A. Issue	D	<input checked="" type="checkbox"/> DA
		<input type="checkbox"/> BA
		<input type="checkbox"/> construction drawings

PROJECT NAME :
Proposed Dwelling

CLIENT :
Mr. D. Taylor

SITE :
Lot 27 Nugent Road Wattle Hill TAS 7172

DRAWING TITLE :
Title

REVISION NO. D

DRAWING NO 01

SCALE As noted on A3 paper size

DRAWN BY : NY

CHECKED BY : Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024



Nugent Road

Existing Driveway Access
from Nugent Road

Proposed Dwelling
2x 22,500 Litre rainwater tanks



Sorell Council
 Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill
 Plans Reference: P5
 Date Received: 21/11/2024

- Site Plan - Overall
 - scale 1:3000@A3



ISLAND LIFE DESIGNERS
 BUILDING SERVICES PROVIDER
 LICENCE No: 466843679
 CONTACT: nick@islandlifedesigners.com

General Notes
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notes	revision	stage
Concept Layout	A	sketch design
Adjusted plans	B	preliminary design
Roof - gable to skillion	C	contract documentation
D.A. Issue	D	DA
		BA
		construction drawings

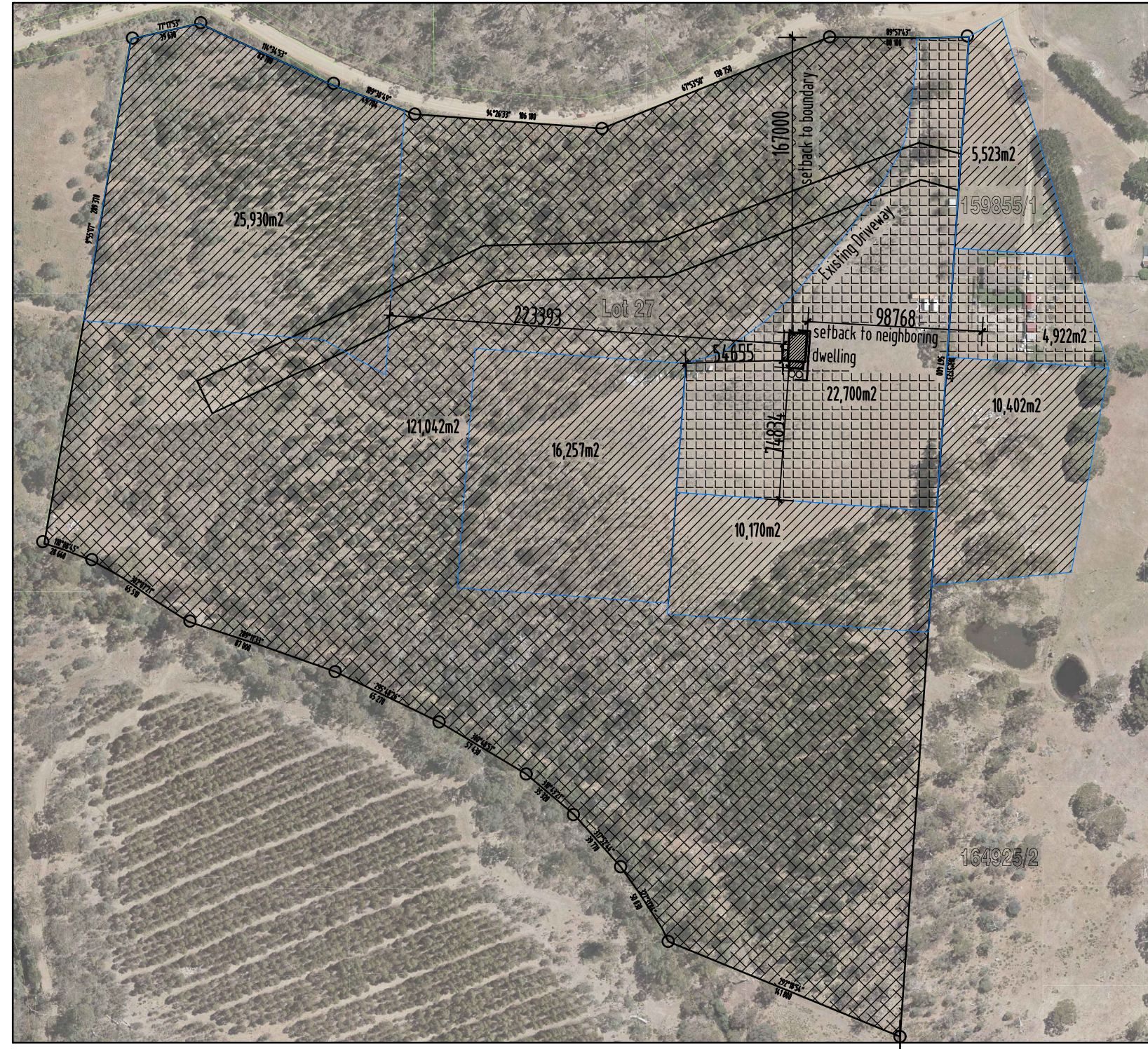
PROJECT NAME :
 Proposed Dwelling
 CLIENT :
 Mr. D. Taylor




SITE :
 Lot 27 Nugent Road Wattle Hill
 TAS 7172
 DRAWING TITLE :
 Site Plan - Overall

REVISION NO. D
 DRAWING NO 02
 SCALE As noted on
 A3 paper size

DRAWN BY : NY
 CHECKED BY : Nicholas Young
 PROJECT NO. 24-004
 Plot Date: 02/08/2024

Nugent Road



-  House paddock
-  Fenced grazing livestock(Sheep/Cattle)
No crops
-  Open grazing paddock
No crops



Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill

Plans Reference: P5
Date Received: 21/11/2024

Agriculture Layout
scale 1:3000@A3



ISLAND LIFE DESIGNERS
BUILDING SERVICES PROVIDER
LICENCE No. 466843679
CONTACT: nick@islandlifedesigners.com

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Do not scale drawings.
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notes	revision	stage
Concept Layout	A	sketch design
Adjusted plans	B	preliminary design
Roof - gable to skillion	C	contract documentation
D.A. Issue	D	DA
		BA
		construction drawings

PROJECT NAME :
Proposed Dwelling

CLIENT :
Mr. D. Taylor

SITE :
Lot 27 Nugent Road Wattle Hill
TAS 7172

DRAWING TITLE :
Agriculture Layout

REVISION NO. D

DRAWING NO 02A

SCALE As noted on
A3 paper size

DRAWN BY : NY

CHECKED BY : Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024

LOT 27 Nugent Road Wattle Hill TAS 7172
 Site Area: 183,800m²
 Proposed Dwelling Cover 192.00m² + Deck cover 18.00m² = 210m²
 Total Site Cover: 210m² = 0.15%



Sorell Council

Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill

Plans Reference: P5
 Date Received: 21/11/2024



Existing Driveway

167000
 setback to North boundary

Proposed Dwelling POS = 24m²
 10.4.3 - A2(a)(i)&(f)
 (Min. dimension 4.0M)
 Max gradient = 1:10

80000

setback to East boundary

LOT 27
 183,900m²

2x 22,500 litre rainwater tanks

Site Plan
 scale: 1:200 @A3



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Adjusted plans	B	preliminary design
Roof - gable to skillion	C	contract documentation
D.A. Issue	D	<input checked="" type="checkbox"/> DA
		<input type="checkbox"/> BA
		<input type="checkbox"/> construction drawings

PROJECT NAME:
 Proposed Dwelling

CLIENT:
 Mr. D. Taylor

SITE:
 Lot 27 Nugent Road Wattle Hill
 TAS 7172

DRAWING TITLE:
 Site Plan

REVISION NO. D

DRAWING NO 03

SCALE
 As noted on
 A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024



LEGEND & NOTES

- SEWER
- - - - - SUB SOIL DRAINAGE
- - - - - STORMWATER DRAINAGE
- w- - - - - COLD WATER

⊕ New Levels

Note: Site levels as per survey

Soil & Water Management Strategies
Downpipes to be connected as soon as the roof is installed.

Install AG drain prior to footing excavation. See drawing

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

Construction vehicles to be parked on the street or the driveway once concreted, to prevent transferring debris onto Example Street.

All existing and proposed driveway and road connections to be confirmed and completed by Civil engineer.

Protection Work

(Section 121 of the Building Act)

If excavation is to a level below that of the adjoining owner's footings, along the title boundary or within 3 metres of a building belonging to an adjoining owner, the builder must (as a minimum) provide and maintain a guard to supervise the excavation. Adjoining owner to be notified using Form 6 (Building and Protection Work Notice) by the Building Surveyor.

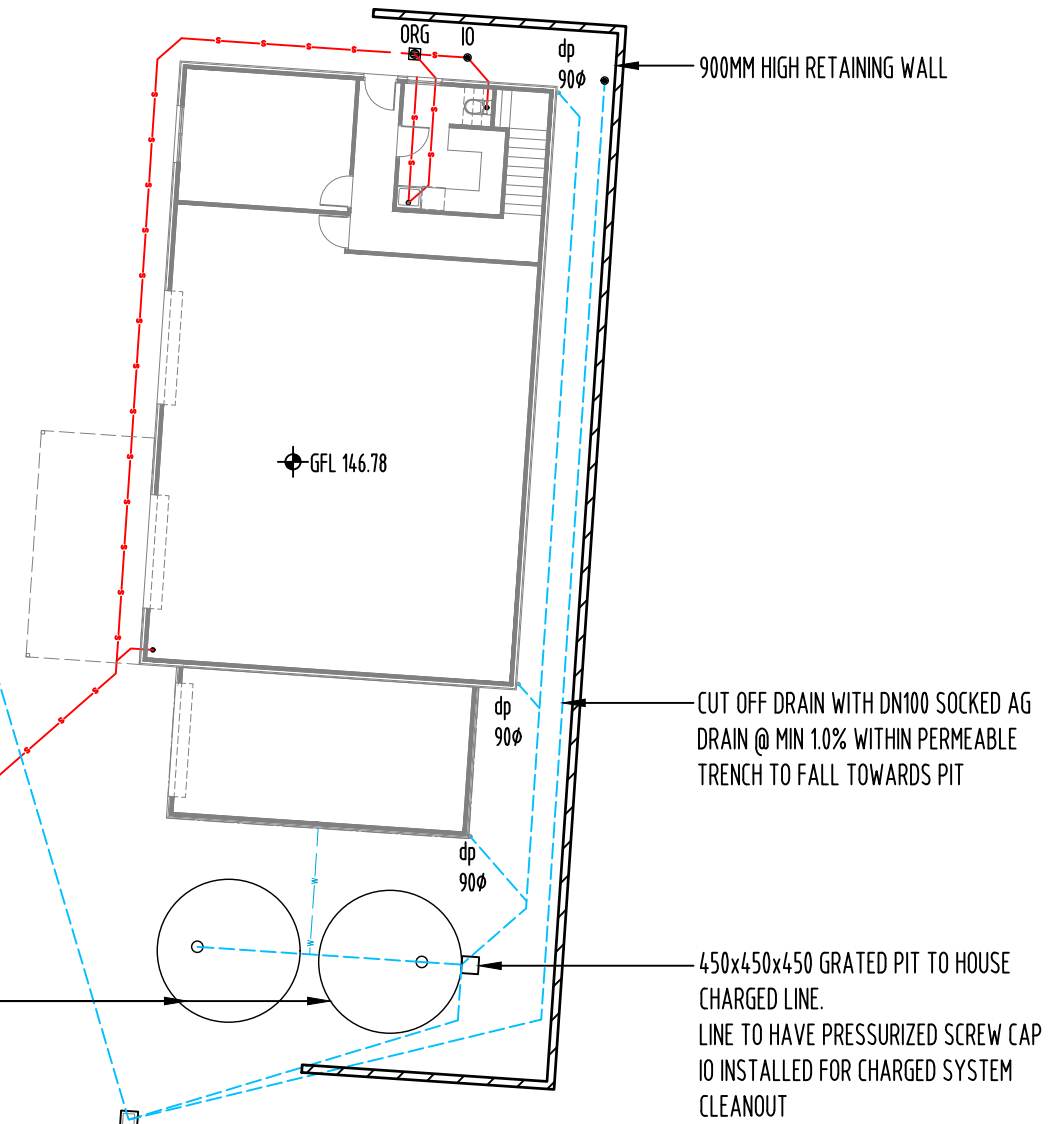
NEW PIPEWORK	ABBREVIATIONS
SEWER —●—●—●—	V VENT PIPE
SUB SOIL DRAINAGE - - - - -	IO INSPECTION OPENING
STORMWATER DRAINAGE - - - - -	IOS INSPECTION OPENING SHAFT
COLD WATER -w- - - - -	Bth BATH
	Shr SHOWER
	B BASIN
	S SINK
	Tr TROUGH
	WC WATER CLOSET
	FWG FLOOR WASTE GULLY
	HWC HOT WATER CYLINDER
	IV ISOLATION VALVE
	PLV PRESSURE LIMITING VALVE
	CWM COLD WATER METER
	GD GRATED DRAIN
	GP GRATED PIT
	RP ROD POINT
	IS INSPECTION SHAFT

SYMBOLS	
INSPECTION OPENING	
FLOOR WASTE GULLY	
OVERFLOW RELIEF GULLY	
ISOLATION VALVE IN BOX	
DROPPER/ RISER	

Stormwater line to overflow disposal point
Refer to Hydraulic Drawings

Sewer line to connect to onsite sewer system
Refer to Hydraulic Drawings

2x 22,500 Litre rainwater tanks



Sorell Council

Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill

Plans Reference: P5
Date Received: 21/11/2024

Site Plan - Drainage Plan
scale 1:200@A3



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Roof - gable to skillion	C	contract documentation
D.A. Issue	D	DA
		BA
		construction drawings

PROJECT NAME:
Proposed Dwelling

CLIENT:
Mr. D. Taylor

SITE:
**Lot 27 Nugent Road Wattle Hill
TAS 7172**

DRAWING TITLE:
Site Plan Drainage Plan

REVISION NO. D

DRAWING NO. 04

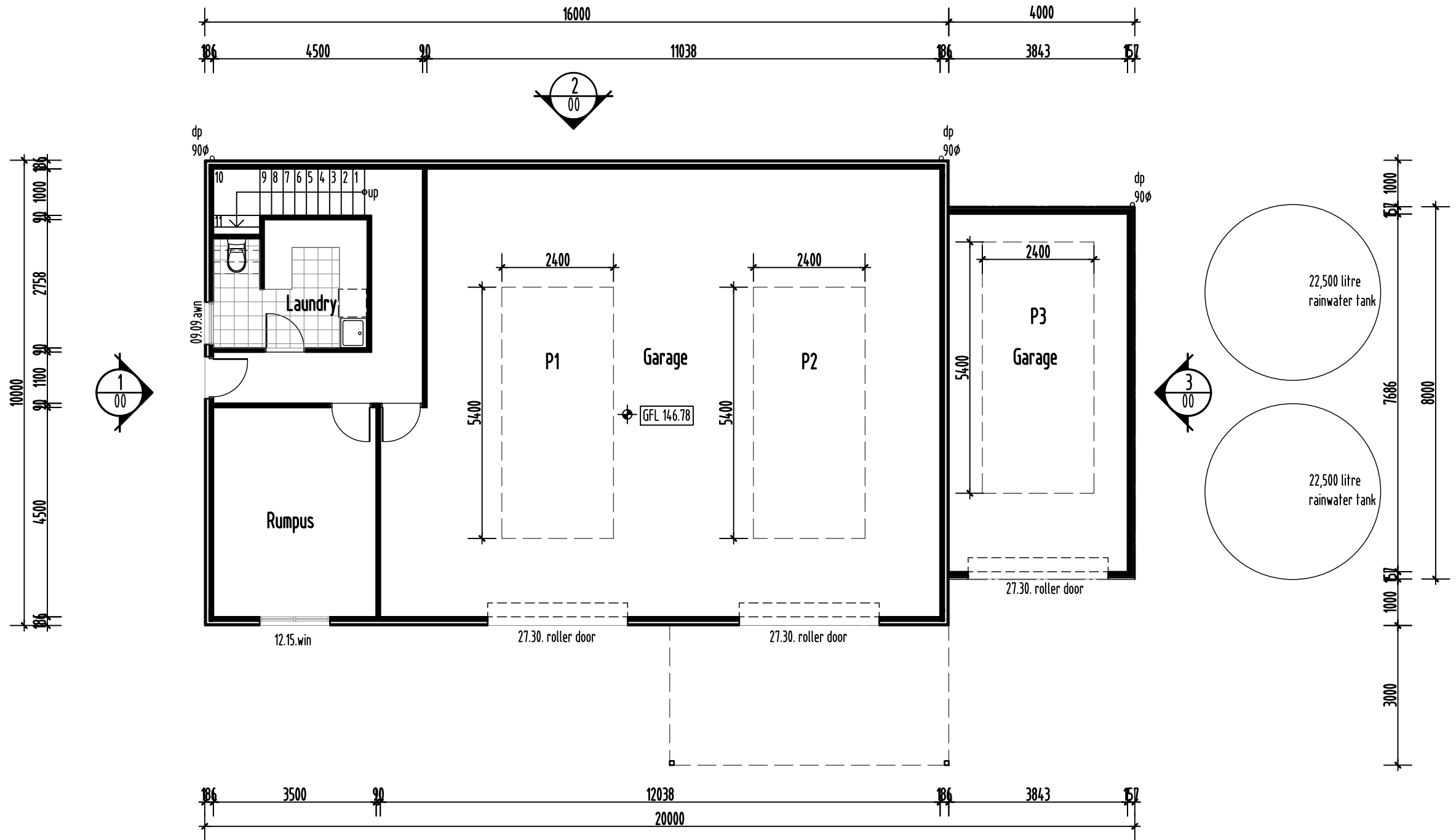
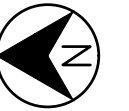
SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024



AREAS

Rumpus/ stairs/Laundry:	40.80m ²
Garage:	119.20m ²
Garage 4x8M:	32.00m ²
TOTAL FLOOR AREA:	192.00m ²

SORELL COUNCIL
Sorell Council
 Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill
 Plans Reference: P5
 Date Received: 21/11/2024

Ground Floor Plan
 scale: 1:100 @A3



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		BA
		construction drawings

PROJECT NAME:
Proposed Dwelling

CLIENT:
 Mr. D. Taylor

SITE:
 Lot 27 Nugent Road Wattle Hill
 TAS 7172

DRAWING TITLE:
 Ground Floor Plan

REVISION NO. D

DRAWING NO 05

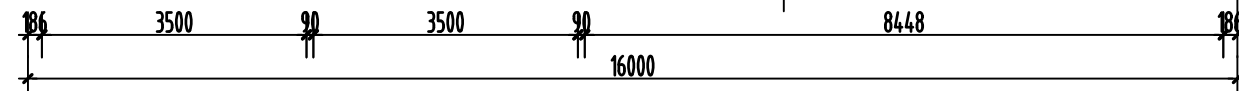
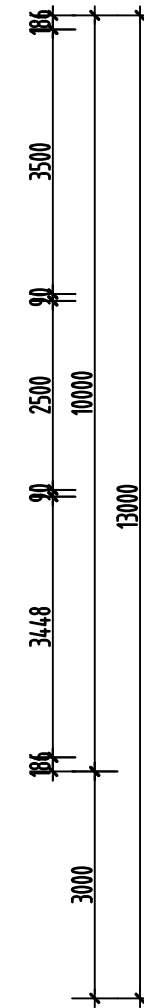
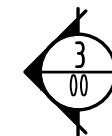
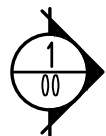
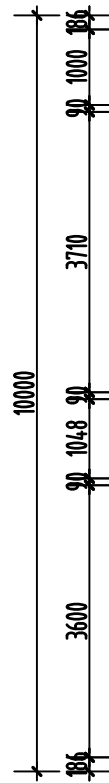
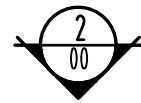
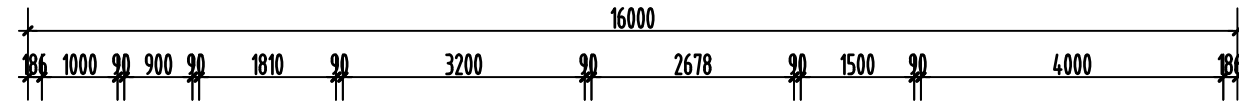
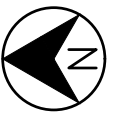
SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024



AREAS

Living:	160m ²
Deck:	18.00m ²
TOTAL FLOOR AREA:	178.00m ²

First Floor Plan
scale: 1:100 @A3

 **Sorell Council**
 Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill
 Plans Reference: P5
 Date Received: 21/11/2024



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Adjusted plans	B	preliminary design
Roof - gable to skillion	C	contract documentation
D.A. Issue	D	DA
		BA
		construction drawings

PROJECT NAME:
Proposed Dwelling

CLIENT:
Mr. D. Taylor

SITE:
Lot 27 Nugent Road Wattle Hill
TAS 7172

DRAWING TITLE:
First Floor Plan

REVISION NO. D

DRAWING NO 06

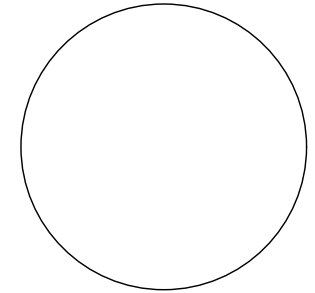
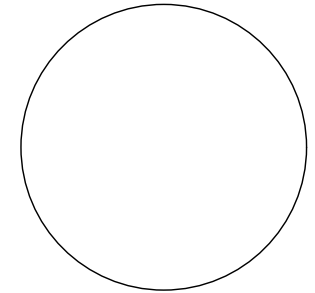
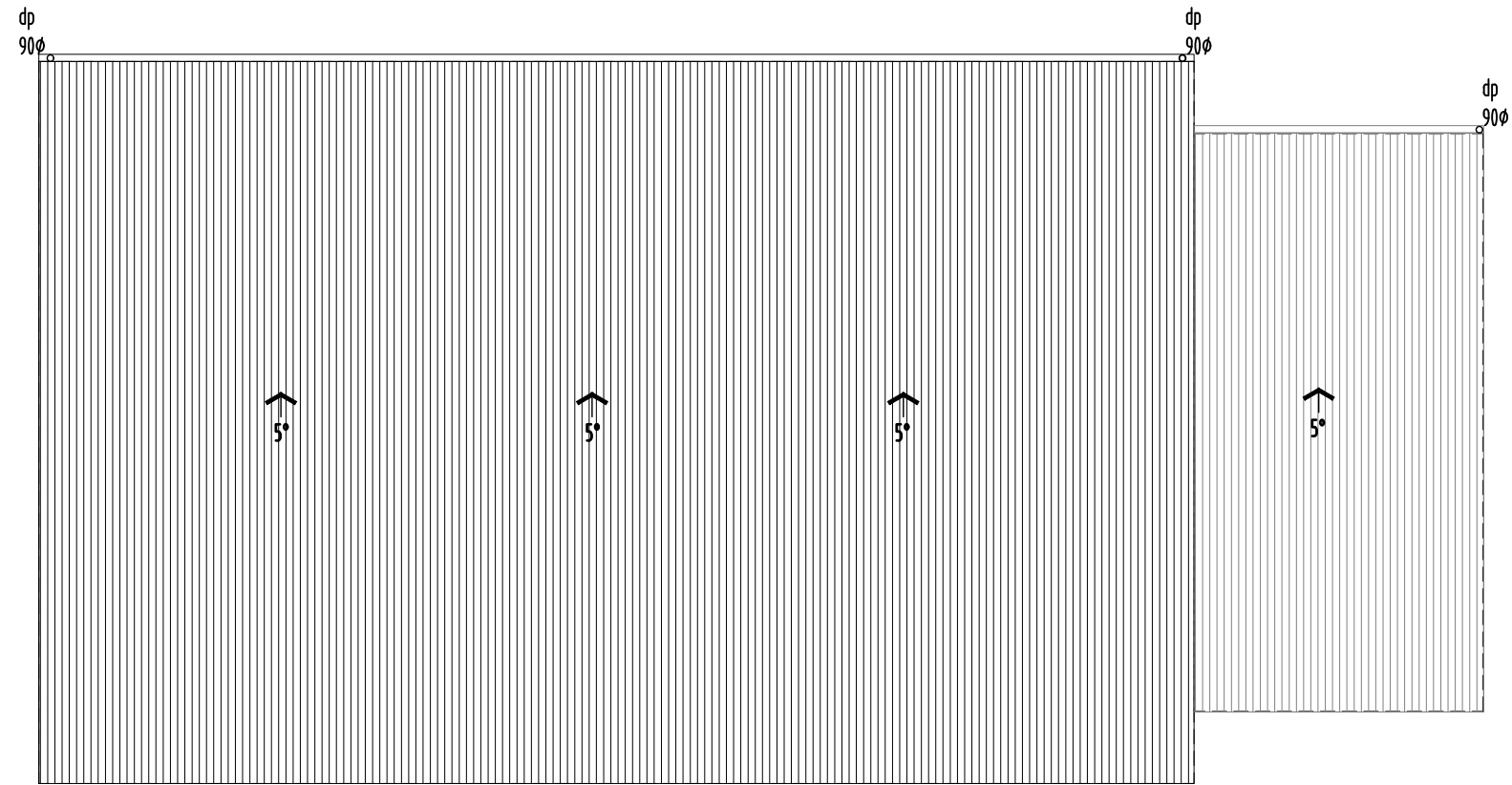
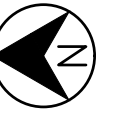
SCALE: As noted on A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024



Sorell Council

Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill

Plans Reference: P5

Date Received: 21/11/2024

Roof Plan
scale: 1:100 @A3



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Concept Layout	A	<input type="checkbox"/> sketch design
Adjusted plans	B	<input type="checkbox"/> preliminary design
Roof - gable to skillion	C	<input type="checkbox"/> contract documentation
DA Issue	D	<input checked="" type="checkbox"/> DA
		<input type="checkbox"/> BA
		<input type="checkbox"/> construction drawings

PROJECT NAME:
Proposed Dwelling

CLIENT:
Mr. D. Taylor

SITE:
**Lot 27 Nugent Road Wattle Hill
TAS 7172**

DRAWING TITLE:
Roof Plan

REVISION NO. D

DRAWING NO 07

SCALE
As noted on
A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024

NEW PIPEWORK

SEWER —s—

SUB SOIL DRAINAGE —sd—

STORMWATER DRAINAGE —st—

COLD WATER —w—

SYMBOLS

INSPECTION OPENING

FLOOR WASTE GULLY

OVERFLOW RELIEF GULLY

ISOLATION VALVE IN BOX

DROPPER/ RISER

ABBREVIATIONS

V VENT PIPE

IO INSPECTION OPENING

IOS INSPECTION OPENING SHAFT

Bth BATH

Shr SHOWER

B BASIN

S SINK

Tr TROUGH

WC WATER CLOSET

FWG FLOOR WASTE GULLY

HWC HOT WATER CYLINDER

IV ISOLATION VALVE

PLV PRESSURE LIMITING VALVE

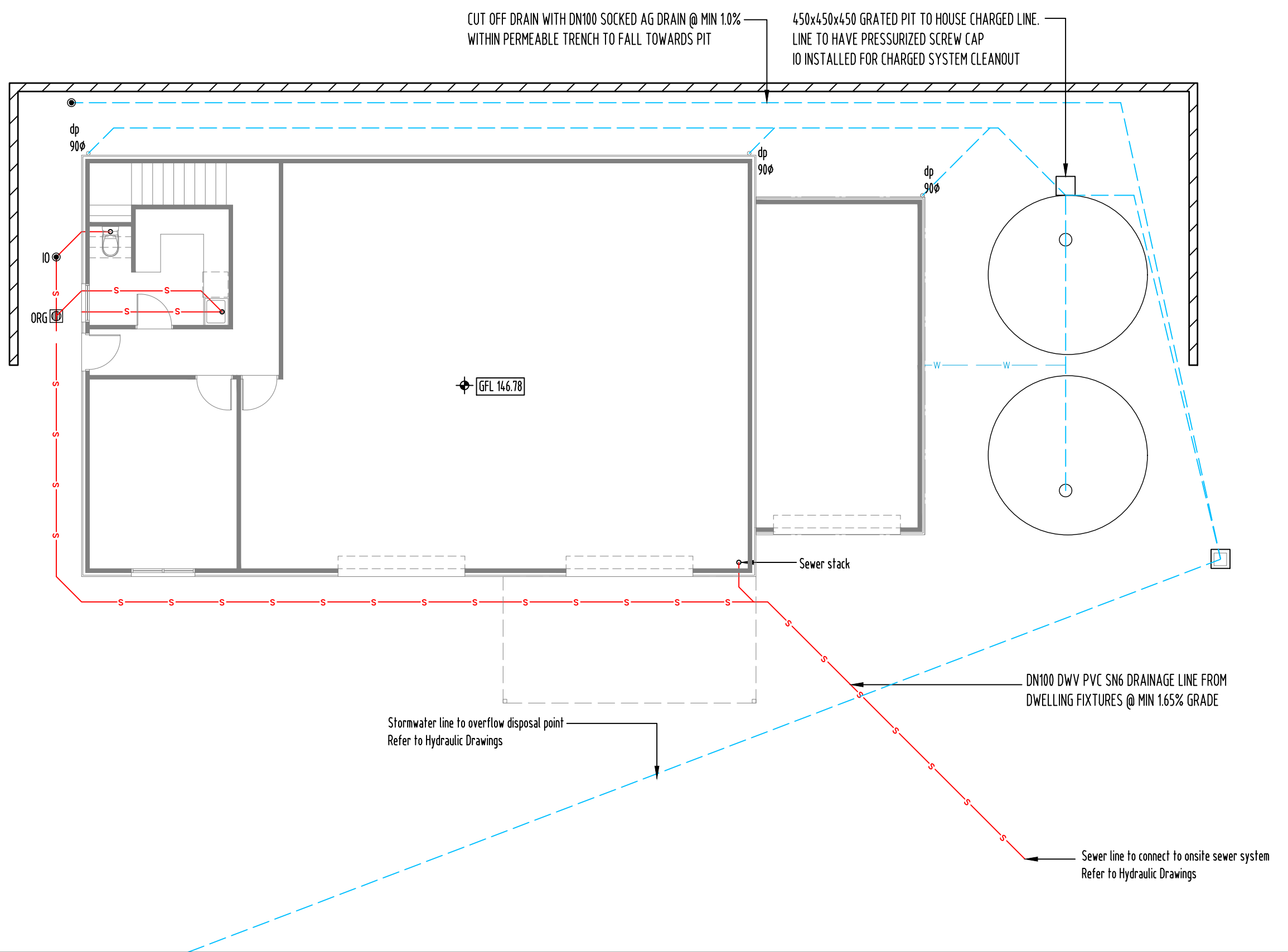
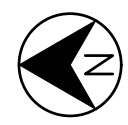
CWM COLD WATER METER

GD GRATED DRAIN

GP GRATED PIT

RP ROD POINT

IS INSPECTION SHAFT



Sorell Council

Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill

Plans Reference: P5

Date Received: 21/11/2024

Ground Floor Drainage Plan

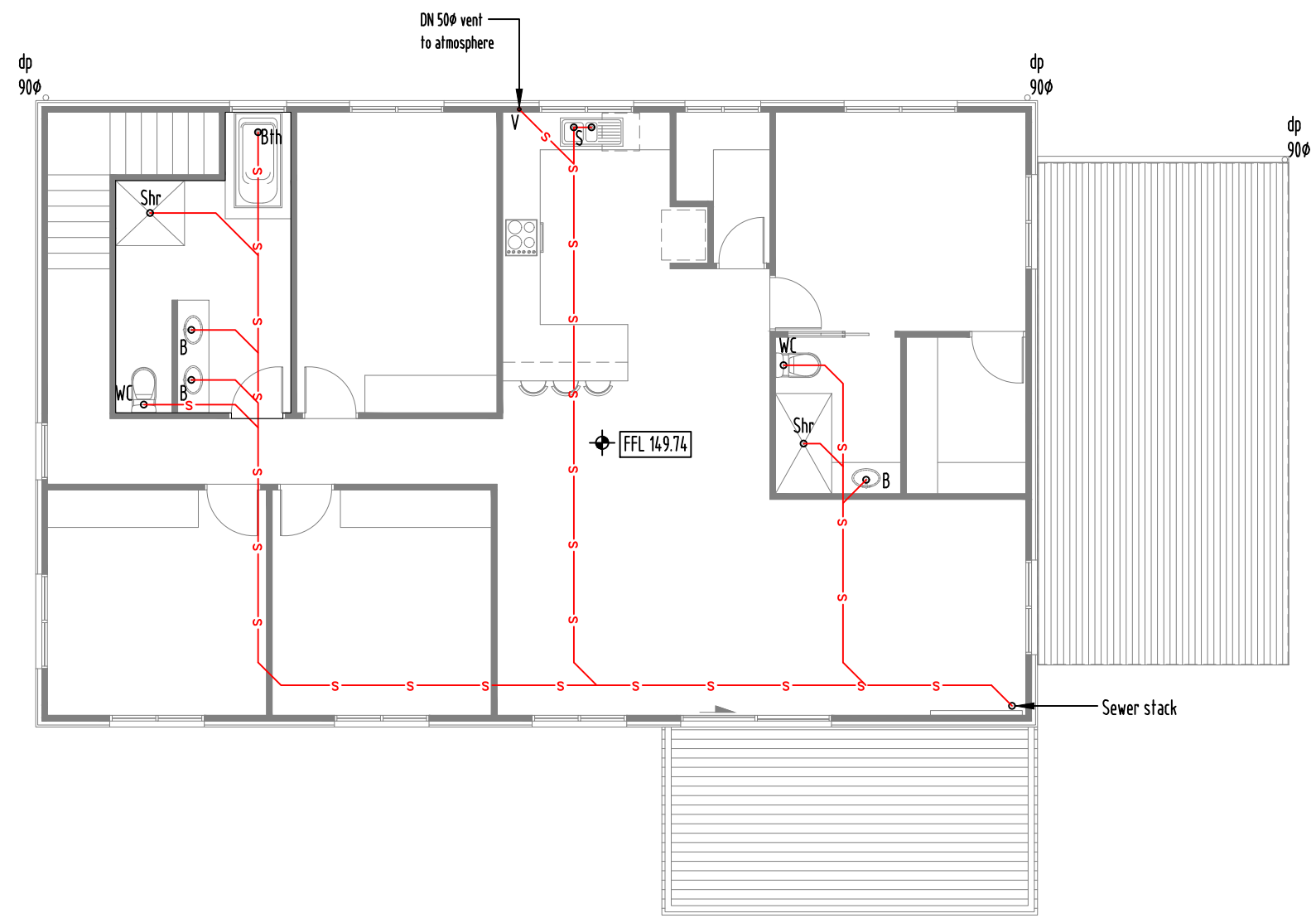
scale: 1:100 @A3

<p>ISLAND LIFE DESIGNERS BUILDING SERVICES PROVIDER LICENCE No. 456843679 CONTACT: nick@islandlifedesigners.com</p> <p>General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the building designer. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.</p>	<table border="1"> <thead> <tr> <th>notes</th> <th>revision</th> <th>stage</th> </tr> </thead> <tbody> <tr> <td>Concept Layout</td> <td>A</td> <td><input type="checkbox"/> sketch design</td> </tr> <tr> <td>Adjusted plans</td> <td>B</td> <td><input type="checkbox"/> preliminary design</td> </tr> <tr> <td>Roof - gable to skillion</td> <td>C</td> <td><input type="checkbox"/> contract documentation</td> </tr> <tr> <td>D.A. Issue</td> <td>D</td> <td><input checked="" type="checkbox"/> DA</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> BA</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> construction drawings</td> </tr> </tbody> </table>	notes	revision	stage	Concept Layout	A	<input type="checkbox"/> sketch design	Adjusted plans	B	<input type="checkbox"/> preliminary design	Roof - gable to skillion	C	<input type="checkbox"/> contract documentation	D.A. Issue	D	<input checked="" type="checkbox"/> DA			<input type="checkbox"/> BA			<input type="checkbox"/> construction drawings	<p>PROJECT NAME: Proposed Dwelling</p> <p>CLIENT: Mr. D. Taylor</p>	<p>SITE: Lot 27 Nugent Road Wattle Hill TAS 7172</p> <p>DRAWING TITLE: Ground Floor Drainage Plan</p>	<p>REVISION NO. D</p> <p>DRAWING NO. 08</p> <p>SCALE: As noted on A3 paper size</p>	<p>DRAWN BY: NY</p> <p>CHECKED BY: Nicholas Young</p> <p>PROJECT NO. 24-004</p> <p>Plot Date: 02/08/2024</p>
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NEW PIPEWORK		ABBREVIATIONS	
SEWER		V	VENT PIPE
SUB SOIL DRAINAGE		IO	INSPECTION OPENING
STORMWATER DRAINAGE		IOS	INSPECTION OPENING SHAFT
COLD WATER		Bth	BATH
		Shr	SHOWER
		B	BASIN
		S	SINK
		Tr	TROUGH
		WC	WATER CLOSET
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		CWM	COLD WATER METER
		GD	GRATED DRAIN
		GP	GRATED PIT
		RP	ROD POINT
		IS	INSPECTION SHAFT

SYMBOLS	
INSPECTION OPENING	
FLOOR WASTE GULLY	
OVERFLOW RELIEF GULLY	
ISOLATION VALVE IN BOX	
DROPPER/ RISER	



First Floor Drainage Plan
scale: 1:100 @A3

Sorell Council
 Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill
 Plans Reference: P5
 Date Received: 21/11/2024



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		<input type="checkbox"/> construction drawings

PROJECT NAME:
Proposed Dwelling

CLIENT:
Mr. D. Taylor

SITE:
Lot 27 Nugent Road Wattle Hill
TAS 7172

DRAWING TITLE:
First Floor Drainage Plan

REVISION NO. D

DRAWING NO 09

SCALE: As noted on A3 paper size

DRAWN BY: NY

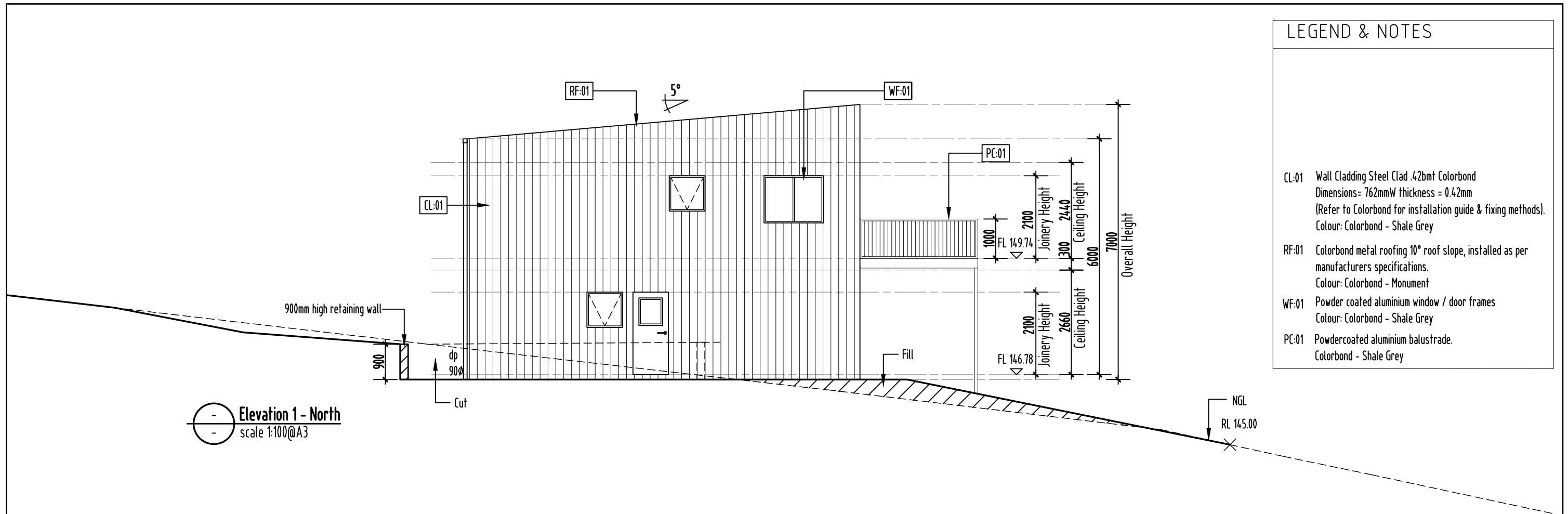
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PROJECT NO. 24-004

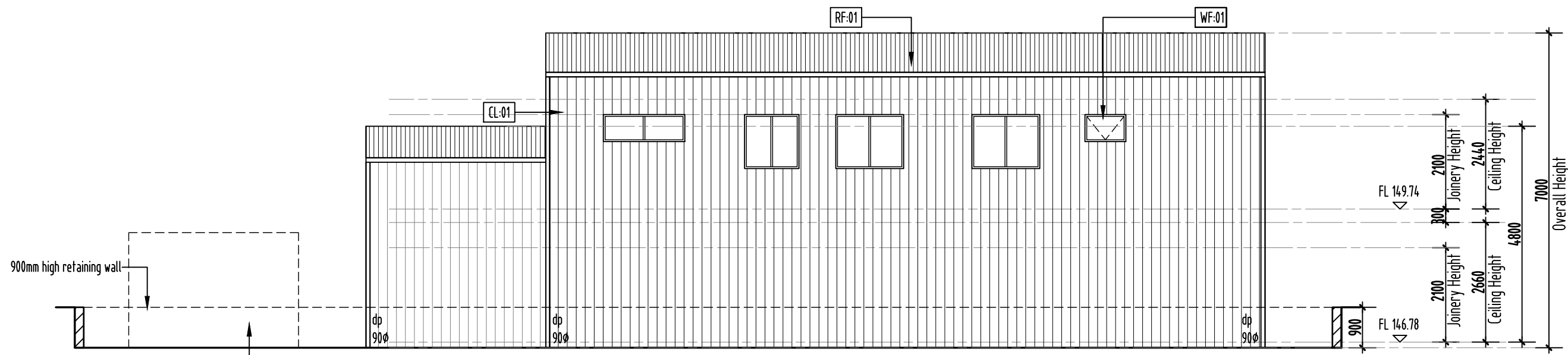
Plot Date: 02/08/2024

LEGEND & NOTES

- CL-01 Wall Cladding Steel Clad .42bmt Colorbond
Dimensions= 762mmW thickness = 0.42mm
(Refer to Colorbond for installation guide & fixing methods).
Colour: Colorbond - Shale Grey
- RF-01 Colorbond metal roofing 10° roof slope, installed as per
manufacturers specifications.
Colour: Colorbond - Monument
- WF-01 Powder coated aluminium window / door frames
Colour: Colorbond - Shale Grey
- PC-01 Powdercoated aluminium balustrade.
Colorbond - Shale Grey



Elevation 1 - North
scale 1:100@A3



Elevation 2 - East
scale 1:100@A3

Sorell Council
Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill
Plans Reference: P5
Date Received: 21/11/2024



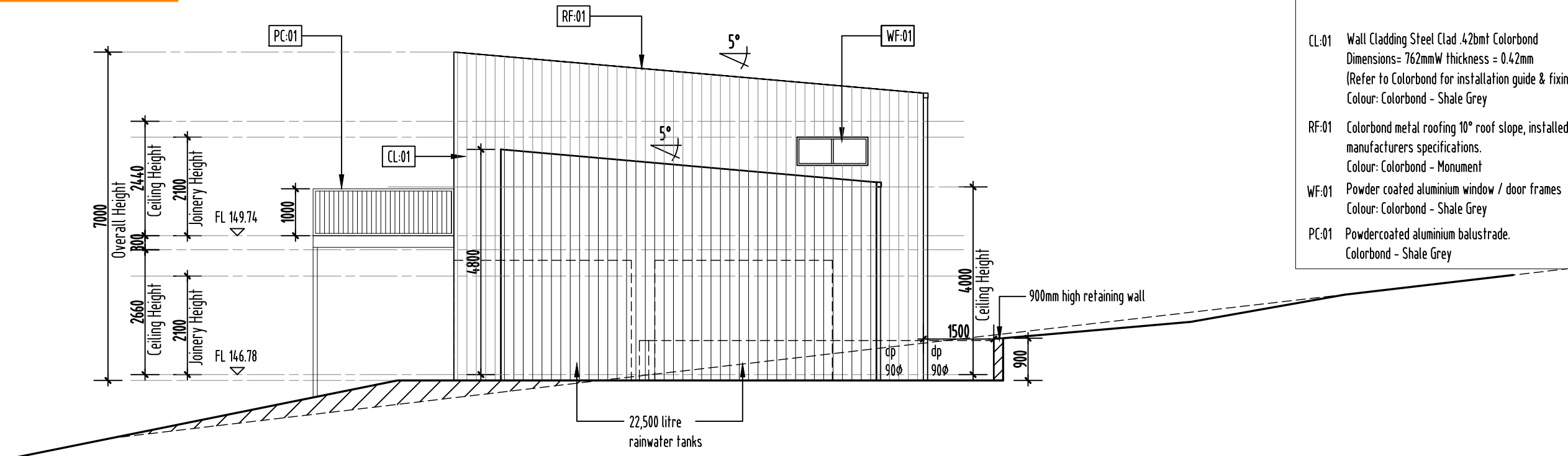
Sorell Council

Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill

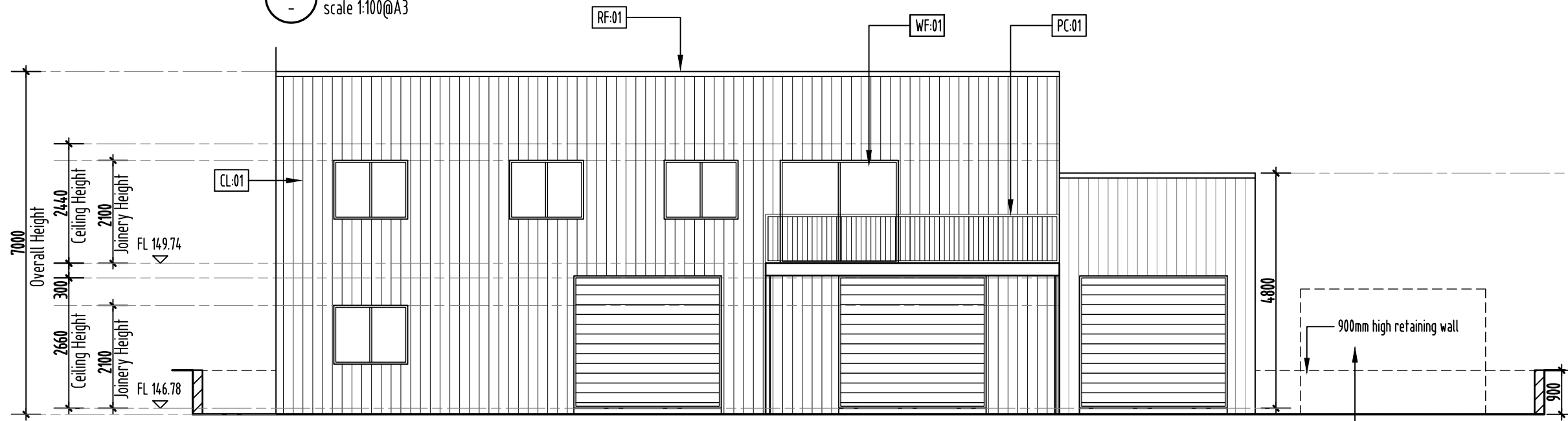
Plans Reference: P5
Date Received: 21/11/2024

LEGEND & NOTES

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(Refer to Colorbond for installation guide & fixing methods).
Colour: Colorbond - Shale Grey
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Colour: Colorbond - Monument
- WF-01 Powder coated aluminium window / door frames
Colour: Colorbond - Shale Grey
- PC-01 Powdercoated aluminium balustrade.
Colorbond - Shale Grey



Elevation 3 - South
scale 1:100@A3



Elevation 4 - West
scale 1:100@A3



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		construction drawings

PROJECT NAME:
Proposed Dwelling

CLIENT:
Mr. D. Taylor

SITE:
**Lot 27 Nugent Road Wattle Hill
TAS 7172**

DRAWING TITLE:
Elevations 3 & 4

REVISION NO. D

DRAWING NO 11

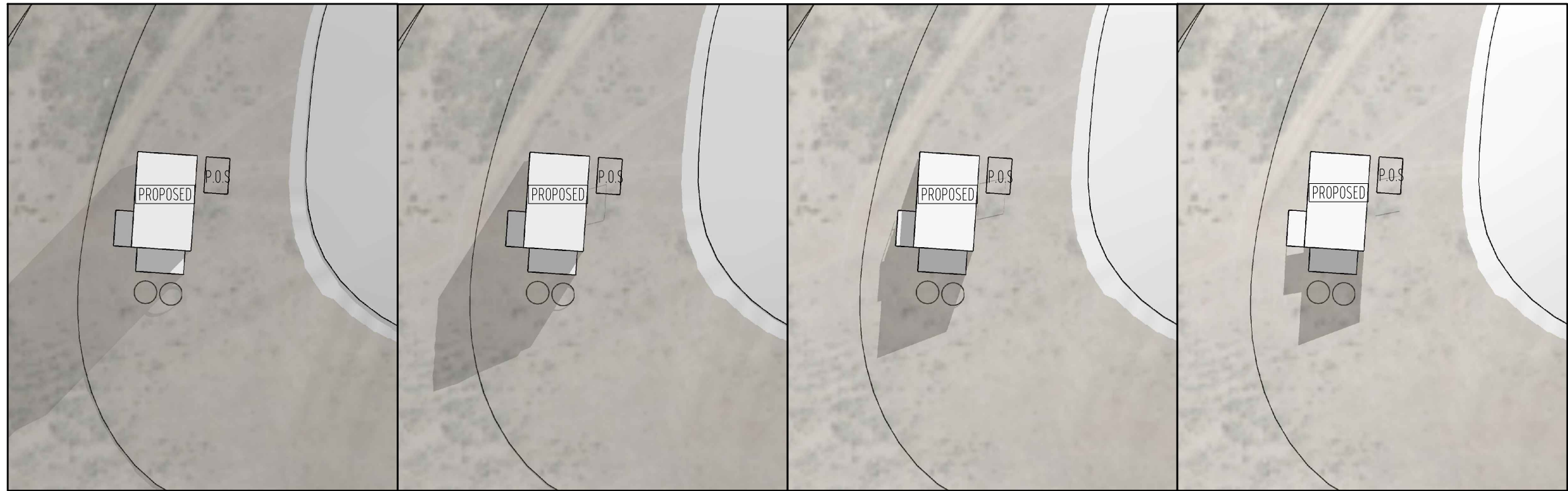
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As noted on
A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024

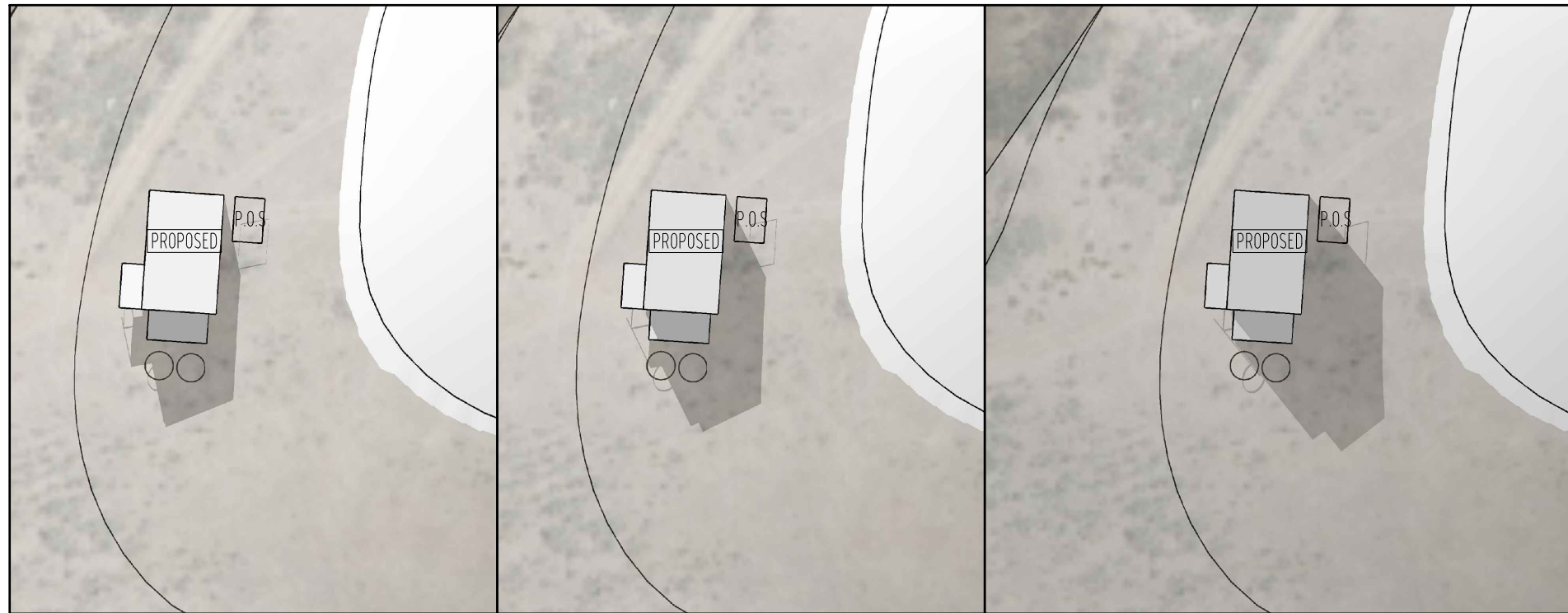


- SUN SHADOW DIAGRAM 21st JUNE-9am
- SCALE NTS

- SUN SHADOW DIAGRAM 21st JUNE-10am
- SCALE NTS

- SUN SHADOW DIAGRAM 21st JUNE-11am
- SCALE NTS

- SUN SHADOW DIAGRAM 21st JUNE-12am
- SCALE NTS



- SUN SHADOW DIAGRAM 21st JUNE-1pm
- SCALE NTS

- SUN SHADOW DIAGRAM 21st JUNE-2pm
- SCALE NTS

- SUN SHADOW DIAGRAM 21st JUNE-3pm
- SCALE NTS

 **Sorell Council**
 Development Application: 5.2024.189.1 - Nugent Road, Wattle Hill
 Plans Reference: P5
 Date Received: 21/11/2024



ISLAND LIFE DESIGNERS
 BUILDING SERVICES PROVIDER
 LICENCE No. 456843679
 CONTACT: nick@islandlifedesigners.com

General Notes
 The Builder shall check all dimensions and levels on site prior to construction.
 Notify any errors, discrepancies or omissions to the building designer.
 Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.
 All boundaries and contours subject to survey

notes	revision	stage
Concept Layout	A	<input type="checkbox"/> sketch design
Adjusted plans	B	<input type="checkbox"/> preliminary design
Roof - gable to skillion	C	<input type="checkbox"/> contract documentation
DA Issue	D	<input checked="" type="checkbox"/> DA
		<input type="checkbox"/> BA
		<input type="checkbox"/> construction drawings

PROJECT NAME:
Proposed Dwelling

CLIENT:
Mr. D. Taylor

SITE:
Lot 27 Nugent Road Wattle Hill
TAS 7172

DRAWING TITLE:
Shadow Diagram

REVISION NO. D

DRAWING NO 12

SCALE As noted on
A3 paper size

DRAWN BY: NY

CHECKED BY: Nicholas Young

PROJECT NO. 24-004

Plot Date: 02/08/2024