NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 493 Pawleena Road, Pawleena

PROPOSED DEVELOPMENT:
ADDITIONS TO DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 28th January 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Tuesday 28th January 2025.**

APPLICANT: **Systembuilt Homes**

APPLICATION NO: **DA 2024 / 333 - 1**
DATE: **09 January 2025**

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

Full description of Proposal:	*Use:* Residential *Development:* Addition to existing dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 216k

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

Location of proposed works:	Street address: 493 Pawleena Road Suburb: Pawleena Postcode: 7172 Certificate of Title(s) Volume: 42267 Folio: 1

Current Use of Site	Single dwelling

Current Owner/s:	Name(s) Martin and Natasha Exel

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

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

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

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

Applicant Signature:	Signature: ..... Date: 13/12/2024

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Sorell Council
Development Application: 5.2024.333.1 - Development Application - 493 Pawleena Road, Pawleena.pdf
Plans Reference:P1
Date Received: 13/12/2024

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

SUMMARY

Martin & Natasha Exel have proposed the construction of an extension to their residence at 493 Pawleena Road, Pawleena (Figure 1). The site designated for the extension is underlain by loam, sand, and sandy clay, with siltstone bedrock at between 1.0 and 1.45m depth.

The site is classified as Class 'M' in accordance with AS2870. It is recommended to found the extension directly onto the siltstone bedrock.

The following Wind Load Classifications (AS4055-2012: Wind Loads for Housing) are appropriate.

• Terrain Category Classification	TC2.5	Terrain with a few obstructions
• Shielding Classification	PS	Partial Shielding
• Topographic Classification	T1	
• Wind Load Classification	N2	

INVESTIGATION

The Tasmanian Geological Survey 1:50000 Geological Atlas 'Sorell' indicates that the site is underlain by Permian sediments.

A site investigation was completed on Tuesday 20 August, 2024. This included the augering of multiple 100mm diameter test holes to assess the site for foundation conditions and onsite wastewater (4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers).

The locations of the auger holes are marked on Figure 1.

It is proposed to construct an extension onto the western side of the current residence. The site is covered in grass and is devoid of trees, and slope shallowly to the northwest at approximately 3 degrees. The profile encountered in Test Hole #2 consisted of:

0.00 – 0.15m	SAND: fine grained, dark brown, trace roots and rootlets – TOPSOIL
0.15 – 0.30m	SAND: fine to medium grained, grey, some clay, moist
0.30 – 0.95m	sandy CLAY: medium to high plasticity, grey / greyish brown, to 30% fine to medium grained sand, trace silt, moist
0.95 – 1.45	sandy CLAY / clayey SAND: fine to medium grained sand, medium plasticity clay, yellowish brown, trace silt, trace siltstone gravel, dry – EXTREMELY WEATHERED SILTSTONE
1.45m+	Mechanical auger refusal on siltstone bedrock – 1.45m depth.

Test Hole #2 encountered a similar profile but with auger refusal on siltstone bedrock at 1m depth.

Groundwater was not encountered in any of the Test Holes.

Plate 1 – Test Hole #1 - looking upslope to the east at the proposed development site.

Plate 2 - Test Hole #2 - looking across-slope to the south at the proposed house site.

CONDITIONS OF INVESTIGATION

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

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

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

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

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

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

Investigations are conducted to standards outlined in Australian Standards:

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

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

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

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

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

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

Peter Hofto
ROCK SOLID GEOTECHNICS P/L

LOCALITY MAP
493 PAWLEENA ROAD. PAWLEENA
TEST HOLE LOCATIONS

GDA94 MGA55 : 547669E, 5267958N 1:846 **Disclaimer and Copyright Notice**

In issuing this certificate the following matters are relevant –

Documents:

Relevant calculations:

AS2870
AS4055

References:

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

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No: GEOTECH 24-117

Date: 5/9/2024

ONSITE WASTEWATER ASSESSMENT / SYSTEM DESIGN – 493 Pawleena Road, Pawleena

Below find the assessment to determine of the type and size of wastewater treatment system, and the allocation of a Land Application Area (LAA) for the current residence at 493 Pawleena Road, Pawleena (Figure 1). This assessment should be read in conjunction with Site & Soil Evaluation Report (GEOTECH 24-117) - enclosed.

The current residence is serviced with an old wastewater system that consists of;

- Blackwater collected in a septic tank, and discharging to an absorption trench to the southwest of the residence.
- Greywater currently being discharged onto the surface of the land to the west of the residence.
- The above system is in disrepair and requires replacement.

A site investigation was completed on Tuesday 20 August, 2024. This included the augering of multiple 100mm diameter test holes to assess the site for foundation conditions and onsite wastewater (4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers).

Land upslope and to the east of the residence was assessed as a potential LAA. This area is underlain by sandy topsoils and sandy clays. For this area to be used it would be necessary to install an Aerated Wastewater Treatment System (AWTS) with subsurface dripline irrigation. An area downslope and to the west of the residence was also assessed. This area is south of a farm dam, and away from both the dam and the natural drainage line further downslope. This area has recently been cleared, and is currently covered in exposed topsoil and upslope from a small olive grove. The site slopes at approximately 4 degrees to the west / northwest.

The profile encountered in Test Hole #3 (Plates 3 & 4) consisted of:

0.00 – 0.15m	SAND: fine grained, dark brown, trace roots and rootlets – TOPSOIL
0.15 – 0.30m	SAND: fine to medium grained, grey, some clay, moist
0.30 – 0.95m	sandy CLAY: medium plasticity, grey / greyish brown, to 35% fine to medium grained sand, trace silt, moist
0.95 – 2.10	sandy CLAY / clayey SAND: fine to medium grained sand, medium plasticity clay, yellowish brown, trace silt, trace siltstone gravel, dry – EXTREMELY WEATHERED SILTSTONE
2.10m+	Hole terminated at required depth – 2.10m depth.

Groundwater was not encountered in the test hole.

The site is classified as Class 1 SAND over Class 5 (light CLAY) with an Indicative Permeability of 0.12-0.5m/day. A Design Loading Rate of 8mm/day is appropriate (advanced primary effluent).

Plate 3 – Looking to the east from the proposed LAA towards the residence.

Plate 4 – Test Hole #3 - Looking to the west at the proposed LAA from the residence.

COMPLIANCE WITH THE 2016 DIRECTOR'S GUIDELINES FOR ONSITE WASTEWATER

Compliance Table	Directors Guidelines for OSWM	
Acceptable Solutions	Performance Criteria	Compliance achieved by
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with A1 LAA >6m from any building.
A2 Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 LAA >60m from downslope surface water (seasonal creek).
A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 LAA > 40m from property boundary.

A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4 No known potable bores in the immediate vicinity of the site.
A5 Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 Groundwater not encountered.
A6 Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 Limiting layer not encountered.
A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties.	Complies with P7

ONSITE WASTEWATER SYSTEM DESIGN

A new, 3200 litre (minimum) septic tank will be installed. The septic tank should not be fitted with an outlet filter. The effluent leaving the septic tank is to be gravity fed to an in-ground Advanced Enviro-Septic (AES) bed sited to the west of the residence, immediately upslope from the olive grove (Figure 2).

The following calculations determine the size of the AES Bed designed to service the 3-bedroom residence.

3-bedroom residence	5 persons
Tank water	120 litres / person / day
Wastewater Flow Rate	5 x 120 = 600 litres / day
Design Loading Rate (DLR)	8mm/day
DLR	8 litres / m^2 / day
Basal Area of Land Application Area	600 / 8 = 75m^2

The Advanced Enviro Septic (AES) system utilizes a modular distribution layout consisting of pipework laid in "system sand".

This module consists of a single run of 6 x 300mm diameter AES pipes (Figure 4).

Distribution unit length	=	AES pipe length + (0.9m)
		18m + 0.6m = 18.6m
Width of single-pipe wide AES unit	=	0.90m
A System Extension is required for this site.		18.9m long x 3.07m wide = 58m^2
Area of AES	=	189 m x 3.97m = 75m^2

The AES system should be installed by a plumber who has been accredited by Chankar Environmental Proprietary Limited to install Advanced Enviro Septic systems, and who has appropriate experience.

Site preparation specific to this design.

- The AES bed shall be protected from overground water flow by a compacted earth bund, constructed on the upslope or eastern side of the AES bed, draining to the south.

General Site Preparation

- Rope off the site to prevent damage to the area during other construction activity on the lot.
- Vehicular traffic over the area must be prohibited to avoid compaction.
- Excavate the existing soil surface, parallel with the contour (cross slope) to a depth of 750mm over the selected wastewater land application area.
- Rake/scarify the exposed soil surface.
- Add gypsum to the base of the bed at a rate of 1kg/m^2.
- Install and connect the septic tank and AES bed in accordance with the AES site instructions (see below) and the design plans attached.
- The AES pipe must be laid in a bed of approved "system sand". This is a coarse sand meeting the specifications as listed below.

AES System Sand Specifications

- Percentage Restrictions - 35% or less of the total sand may be gravel. 40%-90% of the total sand is to be coarse and very coarse sand.
- Gravel Quality Restrictions - No gravel is to exceed 9mm in diameter. No gravel is smaller than 2mm in diameter.
- Coarse Sand Quality Restrictions - No coarse sand is smaller than 0.5mm in diameter.
- Fines Quality Restrictions - No more than 2% of the total sand may pass through a 75µ m sieve.

Venting – AES system and septic tank

- Ensure that roof vent comprises a minimum of single 80mm diameter pipe or 2 x 40mm diameter vent pipes.
- Roof vent to be a minimum of 3m above ground vent.
- Venting of the septic tank is to be consistent with NCC Pt 3 Tas F101.2.
- Low vent as per AES pipe layout plan (Low vent at end of pipework).

LOCALITY MAP
493 PAWLEENA ROAD. PAWLEENA
TEST HOLE LOCATIONS

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ADVANCED ENVIRO-SEPTIC™ "Always The First Option"

Advanced Enviro-septic Design Calculator V9.0 ©

AES The World Leader in Passive Solutions ©

Site Address	493 Pawleena Road, Pawleena		State TAS	Post Code	7172
Client Name	Martin & Natasha Exel			Date of Site Visit	20/8/24
Designers Name	Peter Hofto, Rock Solid Geotechnics Pty Ltd	Designers Ph Number	0417 960 769	Designer Lic (e.gQBCC)	CC6159I
Lic Plumber	To be announced	Plumber Ph Number		Plumb / Drainer Lic Number	TBA
Council Area	Sorell	Designers AES Cert Number	1463	Date	5/9/24

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	38	*>> This design is for a SECONDARY system.*
Is this a new installation Y or N	Y	**>> Minimun single vent size is 80mm or 2 x 50mm house vents**
Number of Bedrooms	3	**>> This is not used in ANY Calculation. If not known use N/A or 0.**
Number of persons	5	**>> A septic tank outlet filter is NOT RECOMMENDED**
Daily Design Flow Allowance Litre/Person/Day	120	
Number of rows required to suit site constraints	1	**>> The maximum length of a single AES pipe run is 30m or 10 PIPES**
Infiltration Soil Category from site/soil evaluation. CATEGORY	5	**>> Catagory may require design considerations. Ref AS1547**
Design Loading Rate based on site & soil evaluation DLR (mm/day)	8	**>> Soil conditioning may be necessary. Ref AS1547 & Comments.**
Bore log depth below system Basal area	1.5m	**>> Min depth 1.5m. Check water table/restrictive layer**
Is this design a GRAVITY system with no outlet filter? Y or N	y	**>> GRAVITY. A House Vent & LOW VENT required on this system**

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

COMMENTS :- *" The outcome must be important to everyone. "*

- **Ripping of receiving surface required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate & rip parallel to the site slope/AES pipe.**
- **Specialist soils advice & special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547**
- **Designers need to be familar with special requirements of Local Authorities. ie - Minimum falls from Septic tank outlets to Land application areas etc**
- **Plumbers are reminded good construction techniques as per AS1547 are especilly important in these soil types. Refer AS1547 & AES installation Instructions**

AES System Calculator Outcomes		
Total System load - litres / day (Q).	600	l/d
Min Length of AES pipe rows to treat loading	15.79	lm
Number of FULL AES Pipe lengths per row	6	lths
Total Capacity of AES System pipe in Litres	1293	ltr.

AES dimensions	AES System	System Extension
Length:(L)	18.90m	18.90m
Width:(W)	0.90m	3.07m
Sand Depth :	0.75m	0.15m
Area m2	17.0 m^2	58.0 m^2

USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y) n

IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"

Enter Custom Width in metre

AES INFILTRATION FOOT PRINT AREA - L = Q / (DLR x W)	Length		Width		Minimum AES foot print required	
for this Basic Serial design is	18.900m	x	3.97m	=	75.0	m2 total

Single rows have 2 parts with a 300mm straight raised connector. The 1st part would contain the extra pipe if number of pipes are not even. IE 3+2 , 4+3, 5+4. etc

Code	AES System Bill of Materials.			Chankar Environmental Use Only
AES-PIPE	AES 3 metre Lengths required	6	lths	
AESC	AES Couplings required	4	ea	
AESO	AES Offset adaptors	4	ea	
AESODV	AES Oxygen demand vent	1	ea	
AES-IPB	AES 100mm Inspection point base	2	ea	
TD Kit 4	4 Hole Distribution Box Kit		ea	
TD Kit 7	7 Hole Distribution Box Kit		ea	
VS43-4	Sweet Air Filter VS43-4		ea	
AES DESO	Double Offset Adaptors		ea	
	TOTAL SYSTEM SAND REQUIRED (Estimate Only)	26	m3	

Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to

designreview@enviro-septic.com.au

designreview@enviro-septic.com.au

> The AES Calculator is a design aid to allow checking of the AES components, configuration and is a guide only. Site and soil conditions referencing AS1547 are calculated and designed by a Qualified Wastewater Designer.

> Chankar Environmental accepts no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.

> AES pipes can be cut to length on site. They are supplied in 3 meter lengths only.

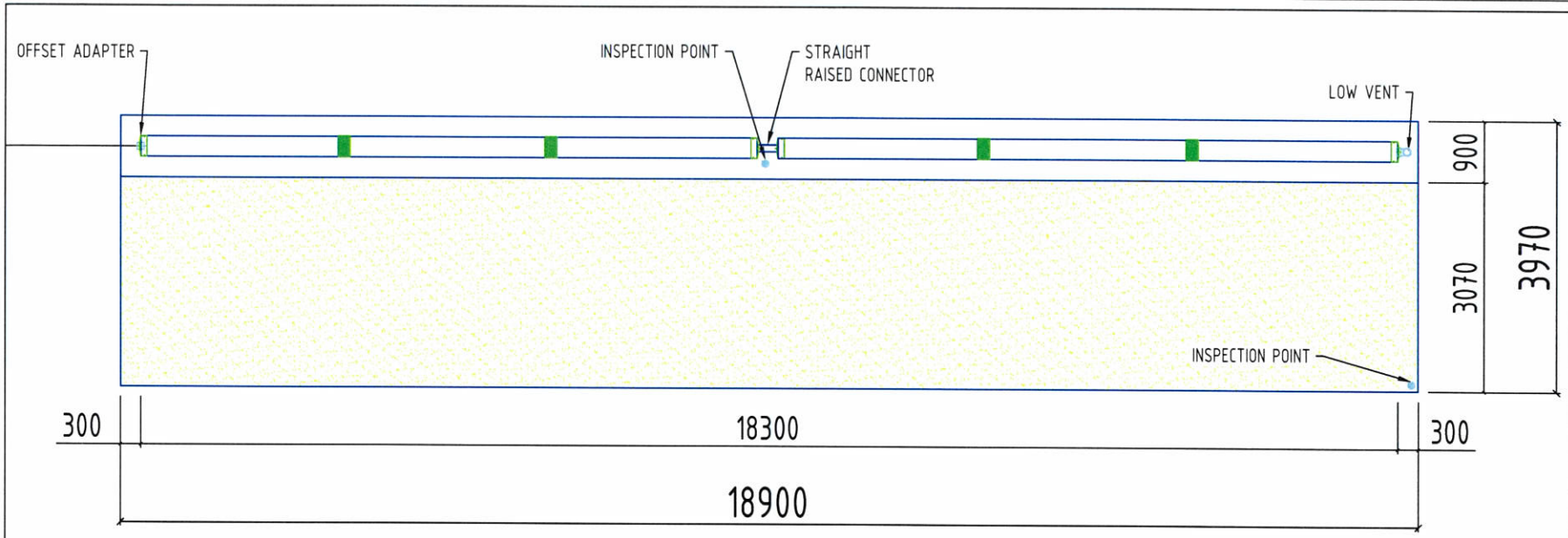
> AES ONLY supply AES components as detailed in the Bill of Materials.

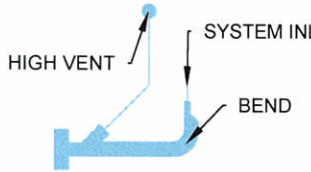
> SEPTIC Tank & other components including SAND will need to be sourced from other suppliers. Refer to our WEBSITE www.enviro-septic.com.au OR 07 5474 4055

LOCATION OF SEPTIC TANK AND AES BED

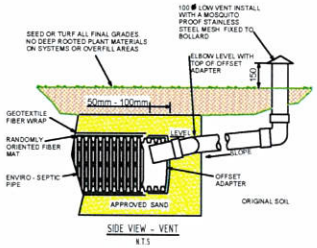
GDA94 MGA55 : 547678E, 5267915N 1:425 **Disclaimer and Copyright Notice**

0 10m

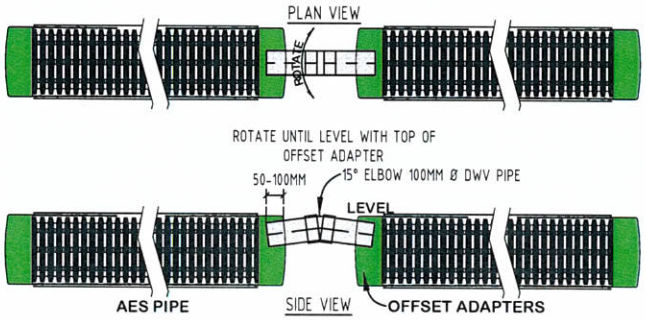


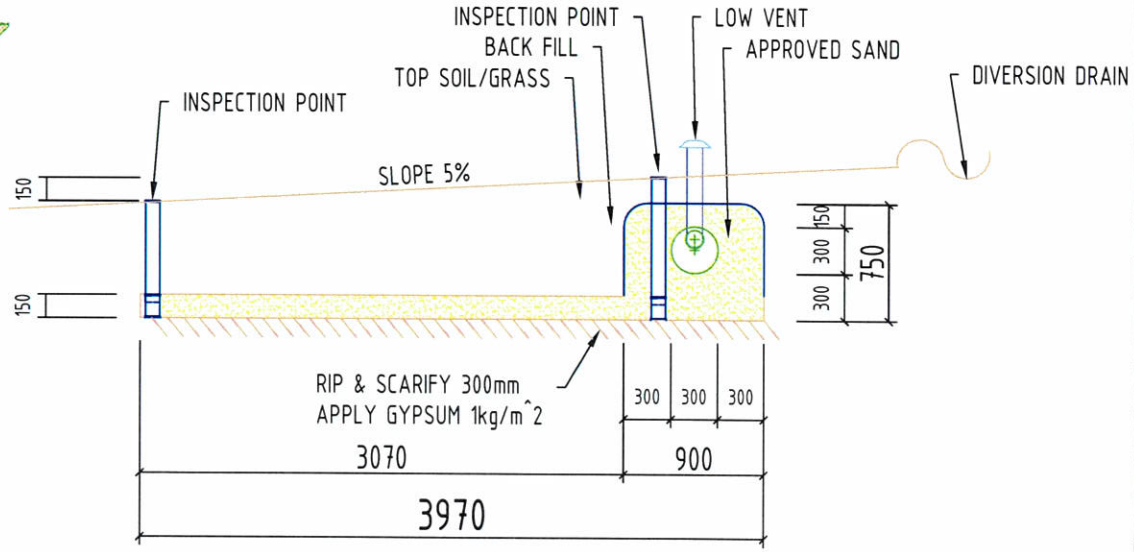


1m MINIMUM LENGTH PIPE
MAXIMUM PUMP FLOW 76 L/M
PUMPED SYSTEM REQUIREMENTS
TYPICAL VELOCITY REDUCER DETAIL
PLAN NTS



SIDE VIEW - VENT
NTS

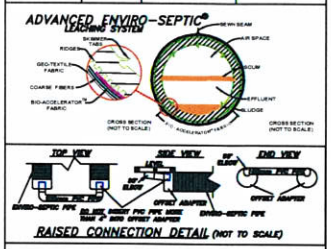




RAISED STRAIGHT CONNECTION

REVISIONS

REV #	DATE	SUBJECT	AUTHORISED



CHANKAR ENVIRONMENTAL PTY LTD
T/A
ADVANCED ENVIRO-SEPTIC™
"Always The First Option"
QBCC LICENCE NUMBER
150 238 31
ABN NUMBER 29154897097
Phone: +61 7 5474 4055
Fax: +61 7 5335 1691
Email: designreview@enviro-septic.com.au
Web: www.enviro-septic.com.au

WASTE WATER TREATMENT &
EFFLUENT DISPOSAL SYSTEM
SITE PLAN

NAME OF CLIENT	Martin & Natasha Xcel
DESIGNER	Peter Hofto
DATE	27/8/2024
DRAWN	S. Dennis
DATE	27/8/2024
LOT & PLAN	
STREET ADDRESS	493 Pawleena Rd, Pawleena, 7172
COUNCIL	Sorell
DRAWING DETAILS	AES 1 Row 6 Pipes Slope
SCALE	
CLIENT REFERENCE #	
JOB NUMBER	
REVISION	
DWG #	1R 6P TE

SITE AND SOIL EVALUATION REPORT

Soil Category:		
	Modified Emerson Test Required	No
1,…2,…3,…4,…5,…6	If Yes, Emerson Class No.	
Measured or Estimated Soil Permeability (m/d):	0.12-0.5	
Design Loading Rate (DLR)	8mm/day	
Geology:	Permian sediments	
Slope:	3 degrees	
Drainage lines / water courses:	Nil	
Vegetation:	Grass	
Site History: (land use)	Grazing block	
Aspect:	West	
Pre-dominant wind direction:	Northwest to southwest	
Site Stability: Will on-site wastewater disposal affect site stability?	No	
Is geological advice required?	No	
Drainage/Groundwater:	Not Encountered	
Depth to seasonal groundwater (m):	Not Encountered	
Are surface or sub-surface drains required upslope of the LAA?	Yes – earth bund - 200mm high, 300mm wide	
Date of Site Evaluation:	20/8/2024	
Weather Conditions:	Fine	

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

Martin & Natasha Exel
martin.exel108@gmail.com

5/9/2024

Loading Certificate for Onsite Wastewater System

493 Pawleena Road, Pawleena

1 System Capacity:

- (medium/long term) 3-bedroom residence - 5 persons, 600 litres/day

2 Design Criteria Summary:

- Primary Treated Effluent 3200 litre Dual-purpose septic tank.
- Soil Category Class 1 SAND over Class 5 (light CLAY)
- Land Application System 18.9m long x 3.97m wide AES Bed

3 Reserve Area:

- Reserve LAA available if required.

4 Variation from design flows etc:

- The system should successfully assimilate additional peak loadings which may result from occasional social gatherings provided that this does not exceed use by more than 10 persons in a 24-hour period or more than 2 temporary resident visitors (ie. up to 7 persons total) for a period not exceeding 4 days. Visitors should be advised of the requirement to minimise time spent in showers, not running taps whilst cleaning teeth, and other common sense water conservation measures.

5 Consequences of overloading the system:

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

6 Consequences of under-loading the system:

- Nil.

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

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

Peter Hofto
Rock Solid Geotechnics Pty Ltd

ADVANCED ENVIRO-SEPTIC™
"Always The First Option"

Advanced Enviro-Septic™ Installation Instructions

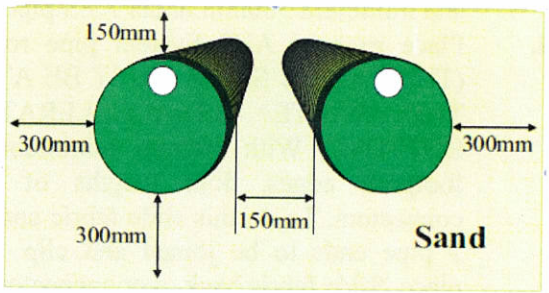
1. SET OUT

i. Set out should be in accordance with the design approved by Council.

ii. The length of each run of AES System pipe must be horizontal

iii. AES calculator footprint dimensions are based upon the DLR of the receiving soil and are the minimum foot print area.

iv. Any system extension must be to the down slope side unless the infiltration footprint is level.



AES Sand Coverage Minimums

2. EXCAVATION – (track machinery causes less compaction of the soil.)

i. Excavate as required leaving the base of excavation loose to aid infiltration. Strip and separate top soil for covering installation as per AS 1547:2012.
DO NOT damage infiltration area by driving equipment or walking on excavation prior to placement of sand layer. Refer to Appendix L Sec L7 of AS1547: 2012. Construction Techniques. Rip or scarify the infiltration area to a depth of 150 to 200mm minimum parallel to the AES pipe on all systems especially systems in Cat 4,5,6 soil with high clay content. (Refer to the design and report for this onsite installation)

"L7.1 Good construction technique AS 1547:2010
The following excavation techniques shall be observed so as to minimise the risk of damage to the soil:
(a) Plan to excavate only when the weather is fine;
(b) Avoid excavation when the soil has a moisture content above the plastic limit. This can be tested by seeing if the soil forms a 'wire' when rolled between the palms;
(c) During wet seasons or when construction cannot be delayed until the weather becomes fine, smeared soil surfaces may be raked to reinstate a more natural soil surface, taking care to use fine tines and only at the surface;
(d) When excavating by machine, fit the bucket with 'raker teeth' if possible, and excavate in small 'bites' to minimise compaction; and
(e) Avoid compaction by keeping people off the finished trench or bed floor.
In particular for trenches and beds:
(f) If rain is forecast then cover any open trenches, to protect them from rain damage;
(g) Excavate perpendicular to the line of fall or parallel to the contour of sloping ground; and
(h) Ensure that the inverts are horizontal.

CL7.1
Damage can be done by:
(a) Smearing, where the soil surface is smoothed, filling cracks and pores;
(b) Compacting, where the soil porosity is reduced; and
(c) Puddling, where washed clay settles on the base of the trench to form a relatively impermeable layer.
In particular, cohesive soils, or soils containing a significant quantity of clay, are susceptible to damage by excavation equipment during construction.

ii. If using a raised bed configuration ensure you have sufficient soil to cover entire mound or bring in enough sand to fill out batters prior to covering with topsoil etc. as per AS 1547:2012.

3. SYSTEM SAND – Course washed sand with less than 2mm silt (ASTM C-33)

i. Place minimum150mm system sand to extension area and minimum 300mm under AES pipe footprint area.

ii. Place runs of AES System pipe roughly in position (THE FABRIC SEAM MUST BE AT THE TOP AND THE WHITE BIO-ACCELERATOR AT THE BOTTOM.) With 300mm minimum clearance to all footprint edges. Join lengths of AES with AES connectors. To do this slide fabric and fibre back on the 2 pipe ends to be joined and clip AES connector in place. Slide fabric back over connector.

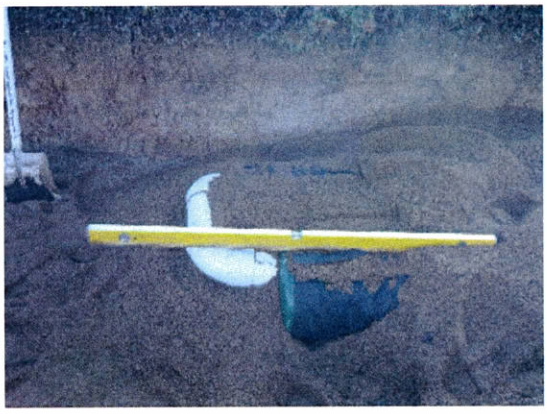
iii. Place offset adaptors on each run with the 100mm hole at the top.

iv. Ensure minimum 150mm between AES system pipes. This can be done with pegs, short pieces of 150mm pvc or reusable AES Spacer Plates. One side provides the 300m spacing required for minimum system sand. The opposite side must have a minimum of 300mm of system sand beyond the edge of the AES System pipe.

v. Place system sand around AES pipes ensuring they stay level and in position. Remove and progressively position spacer plates or PVC pipe until all system pipes are surrounded by system sand to the top. **Walk sand between rows to aid compaction.**

vi. EXTENSION SAND depth is a minimum of 150mm.

4. CONNECTING ROWS



i. Connect rows with 100mm pipe as required with a maximum 100mm extending into the AES system pipe. (Raised connection – After placing raised connection pipes the top of the PVC pipe must be level with the top of the AES pipe. Lift and pack with sand.) This ensures airflow is not restricted and buffer capacity is maximised.

5. VENTING

i. Ensure the system has a High Vent and a low vent. As per design. Low vent is a minimum 150mm above ground. Vents can be located any distance from the system provide they have no water traps that can block oxygen flow through the system. The High Vent must be 3 meters higher than the low vent.

ii. Pressurised or steep gravity systems will require a **Velosity Diffuser**

6. BACK FILLING

i. Ensure a minimum of150mm System sand covers the AES pipes and PVC pipe work.

ii. Refer to the Onsite design and Council approval and ensure that all diversions drains or site specific requirements are correctly installed.

iii. Back fill with natural soil and compact. System extensions may require compaction in a couple of layers depending on the depth.

iv. On mounds and down slopes strip vegetation and place fill evenly and level to all sides to avoid breakout from low points during high seasonal loadings.

v. Cover excavation area with topsoil creating a finished surface level 50 to 100mm higher than the natural surface level ensuring that water sheds off the land application area and does not pond, compact lightly and seed or grass when completed.

For Installation support phone 0754744055

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Martin & Natasha Exel *Owner name*

martin.exel108@gmail.com *Address*

Suburb/postcode

Designer details:

Name: Peter Hofto

Category: Building Services Designer Hydraulic - Restricted

Business name: Rock Solid Geotechnics P/L

Phone No: 0417960769

Business address: 163 Orielton Road

Orielton 7172

Fax No:

Licence No: CC6159I

Email address: peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant Martin & Natasha Exel

Designer's project reference No. GEOTECH 24-117

Address: 493 Pawleena Road, Pawleena

Lot No:

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

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

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

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

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

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 5/9/2024
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 5/9/2024
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 5/9/2024
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

Advanced Enviro Septic Design & Installation Manual.
Advanced Enviro Septic Design Installation Instructions & Home-Owner's Manual.
All by Chandlers Environmental Pty Ltd

Site & Soil Evaluation and design report, 493 Pawleena Road, Pawleena, dated 5/9/2024

Form 55 by Rock Solid Geotechnics P/L, dated 5/9/2024, certifying Site & Soil Evaluation Report

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		5/9/2024
Licence No:	CC6159I		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		5/9/2024

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Martin & Natasha Exel *Owner /Agent*

martin.exel108@gmail.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: Peter Hofto - Rock Solid Geotechnics P/L

Address: 163 Orielton Road Phone No: 0417960769

Orielton 7172 Fax No:

Licence No: CC6159I Email address: peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details:	BSc (Hons) – Geology / Geophysics PI Insurance – Lloyds Underwriting Policy Number ENG 22000391	*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*
Speciality area of expertise:	Site & Soil Evaluation & Land Application System Design	*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: 493 Pawleena Road, Pawleena Lot No:

Certificate of title No:

The assessable item related to this certificate:	Onsite wastewater management – site & soil evaluation for onsite wastewater management capacity, including; Characterisation of wastewater and predicted hydraulic loadings, Selection of onsite wastewater treatment system, Selection of land application area, Determination of design loading rate.	*(description of the assessable item being certified)* *Assessable item includes –* - *a material;* - *a design* - *a form of construction* - *a document* - *testing of a component, building system or plumbing system* - *an inspection, or assessment, performed*

Certificate details:

Certificate type:	On-site wastewater management – Site & Soil Evaluation	*(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

☑ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	AS 1547:2021 On-site domestic wastewater management
Relevant calculations:	
References:	AS/NZS 1547.2012 - Onsite domestic wastewater management Director's Guidelines for Onsite Wastewater Management – CBOS - 2017

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

Site & Soil Evaluation & Design Report - 493 Pawleena Road, Pawleena by Rock Solid Geotechnics P/L dated 5/9/2024

Scope and/or Limitations

Exclusions: Design of AES Bed

I certify the matters described in this certificate.

Qualified person:	*Signed:*	*Certificate No:*	*Date:*
		GEOTECH 24-117	5/9/2024

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Martin & Natasha Exel *Owner name*

martin.exel108@gmail.com *Address*

Suburb/postcode

Designer details:

Name: Stephen John Dennis

Category: Building Services Designer Hydraulic - Restricted

Business name:

Phone No: 0417960769

Business address: 4/100 Rene Street

Noosaville 4566

Fax No:

Licence No: 373083211

Email address: steve@enviro-septic.com.au

Details of the proposed work:

Owner/Applicant Martin & Natasha Exel

Designer's project reference No. GEOTECH 24-117

Address: 493 Pawleena Road, Pawleena

Lot No:

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

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

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

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

Certificate Type:	**Certificate**	**Responsible Practitioner**
	X Hydraulic design	Building Services Designer
	☐ Other (specify)	

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

Other details:

Performance solution, consistent with NCC Vol 3 with respect to:
Advanced Enviro Septic unit producing secondary treated effluent consistent with definition provided by Director's Guidelines for onsite wastewater management systems 2017.

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 5/9/2024
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 5/9/2024
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 5/9/2024
Performance solution proposals:	Prepared by: Stephen Dennis	Date: 5/9/2024
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

Advanced Enviro Septic Design & Installation Manual.
Advanced Enviro Septic Design Installation Instructions & Home-Owner's Manual.
All by Chandlers Environmental Pty Ltd

Site & Soil Evaluation and design report by Rock Solid Geotechnics P/L for 493 Pawleena Road, Pawleena, dated 5/9/2024

Form 55 by Rock Solid Geotechnics P/L, dated 5/9/2024, certifying Site & Soil Evaluation Report

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Stephen Dennis		5/9/2024
Licence No:	373083211		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Stephen Dennis		5/9/2024

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Martin & Natasha Exel *Owner /Agent*

martin.exel108@gmail.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: Stephen John Dennis

Address: PO Box 1556

Noosaville 4566

Phone No: 0455 826 203

Fax No:

Licence No: 373083211

Email address: stevedennis913@gmail.com

Qualifications and Insurance details:	BEng(Hons), GradDipMgt	*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*
Speciality area of expertise:	Professional Engineering Wastewater Design NER, NPER, CPEng, APEC, IntPE(Aust), RPEQ20663	*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: 493 Pawleena Road, Pawleena

Lot No:

Certificate of title No:

The assessable item related to this certificate: Design of an onsite wastewater management system.

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

Certificate details:

Certificate type: Design of an onsite wastewater management system.

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

☑ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	*Geotech* 24-117 *Rock Solid Geotechnics P/L*
Relevant calculations:	
References:	NCC Vol 3. Refer to AES Tasmania NCC Performance Solution V4. AS/NZS 1547.2012 - Onsite domestic wastewater management Director's Guidelines for Onsite Wastewater Management 2017 Advanced Enviro Septic Design & Installation Manual, Advanced Enviro-Septic Installation Instructions and, Home Owner's Manual; all by Chankar Environmental Pty Ltd, 62 Rene Street, Noosaville QLD 4566

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

Confirmation of the performance solution for design of Advanced Enviro-Septic System on 27/5/2024.

(Evidence of compliance with NCC Vol 3 TAS Section H is provided in the appended document headed "AES Tasmanian NCC Performance Solution")

Scope and/or Limitations

Exclusions: All works other than the above.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:			5/9/2024

ISSUE

Sorell Council

Development Application: 5.2024.333.1 - Development Application - 493 Pawleena Road, Pawleena.pdf
Plans Reference:P1
Date Received: 13/12/2024

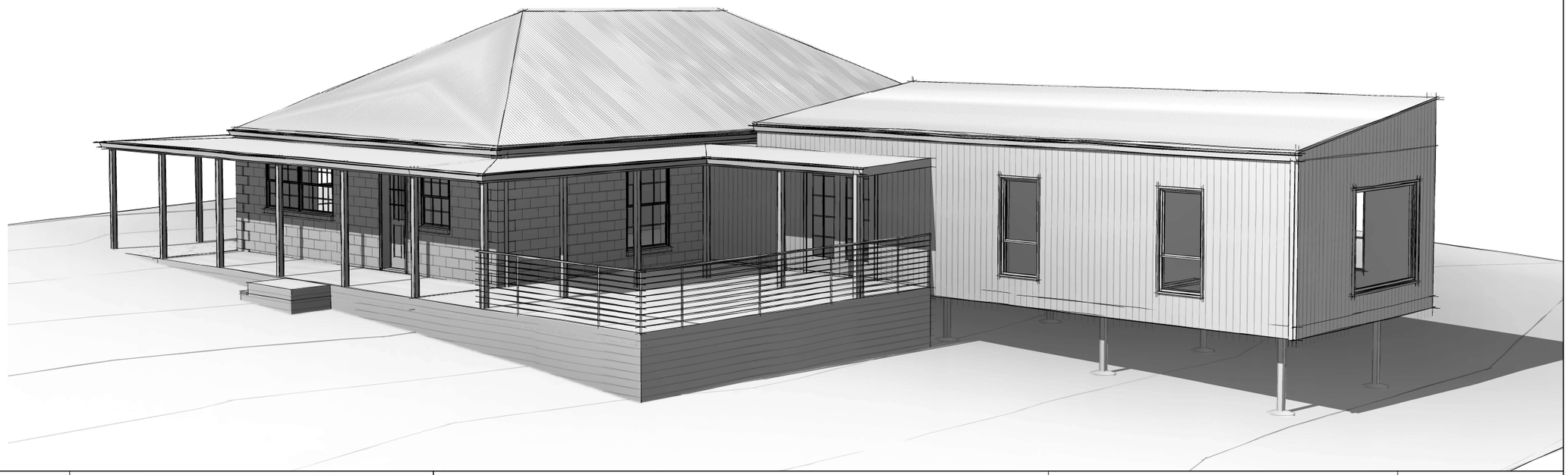
Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Revision Date
1 G-01	COVER	DA	R5	12/12/2024
1 G-02	GENERAL NOTES	DA	R5	12/12/2024
2 A-01	SITE PLAN - LOCATION	DA	R5	12/12/2024
2 A-01.1	SITE PLAN - EXISTING	DA	R5	12/12/2024
2 A-01.2	SITE PLAN - PROPOSED	DA	R5	12/12/2024
2 A-02	FLOOR PLANS	DA	R5	12/12/2024
2 A-02.1	FLOOR PLAN - PROPOSED	DA	R5	12/12/2024
2 A-03	ELEVATIONS	DA	R5	12/12/2024
2 A-03.1	ELEVATIONS	DA	R5	12/12/2024
2 A-04	ROOF PLAN	DA	R5	12/12/2024

DIAL BEFORE YOU DIG www.1100.com.au

WARNING:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE DBYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

General Information

Designer: Daniel Bastin CC6836
Classification: 1a
Title Reference: 42267/1
Design Wind Speed: N2
Soil Classification: M
Climate Zone: 7
BAL: TBA
Corrosion Environment: LOW
Known Hazards: Bushfire Prone Areas
Existing House: 157.78m²
Existing Porch / Decks: 77.25m²
Proposed Extension: 62.82m²
New Deck: 45.78m²



General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.

systembuilt designed for living
1063 Cambridge Road
Cambride, TAS 7170 (03) 6214 8888

Exel - Extension

493 Pawleena Road, Pawleena

Martin and Natasha Exel

COVER			
Project number		5291	1 G-01
Drawing Status		DA	
Current Revision	12/12/2024	R5	Scale on A3

12/12/24 10:32:57 AM

ISSUE

GENERAL NOTES:

Check all dimensions, boundaries, easements and service locations on site.
All work shall comply with the Tasmanian Building Regulations 2016, National Construction Codes and relevant current Australian Standards.

Check carefully all aspects of these documents before commencing work.
Any errors or anomalies to be reported to the drawer before work is continued.
Confirm all sizes and heights on site. Do not scale off plan.

All framing to comply with AS 1684 Residential Timber-Framed Construction.
Note: All timber sizes specified are minimum requirement only.
Substitutes may be used as long as verification of equal performance is obtained.

All construction is to comply with the National Construction Codes and all relevant Australian Standards.

These documents to be used with specifications, soil tests and all documentation prepared by an engineer.

These documents are intended for council applications and normal construction.

SITE NOTES:
All site works shall be in accordance with NCC CSIRO BTF 18, 19, 22 and AS 2870

Minimal site disturbance is to be carried out.
Sediment control; 'geolab' silt fence 1000 or similar.
Topsoil stockpiles remaining on the site to be covered with plastic, adequately retained along all edges. Unused stockpiles to be removed from site or used for future landscaping.

SITE PREPARATION AND EXCAVATION:
In accordance with ABCB Housing Provisions Standard Part 3 and to local council requirements.

FOOTINGS:
Concrete footings and slabs in accordance with ABCB Housing Provisions Standard Part 4, AS 2870.1 and engineer's specifications.

BRICK AND BLOCK:
In accordance with ABCB Housing Provisions Standard Part 5, AS 4773 and AS 3700

SUB-FLOOR VENTILATION:
In accordance with ABCB Housing Provisions Standard part 6

DAMP PROOFING:
In accordance with ABCB Housing Provisions Standard part 5 and AS/NZS 2904.

TIMBER FRAMING:
Timber framing, tie down and wind bracing details to ABCB Housing Provisions Standard Part 6 and AS 1684.2.and AS4055.

WALL CLADDING:
In accordance with ABCB Housing Provisions Standard Part 7 and manufacturer's specifications.

ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

WINDOWS & GLAZING:
All windows and glazing to AS 2047 and AS 1288 and ABCB Housing Provisions Standard Part 8.
Manufacturer to provide certification of compliance.
All window measurement shown are nominal only and are to be verified on site, prior to ordering.

CONDENSATION MANAGEMENT NOTES:

All condensation management in accordance with ABCB Housing Provisions Standard Part 10.8

VENTILATION OF ROOF SPACES:
In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:
Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

ELECTRICAL:
All wiring and electrical installation to be in accordance with AS 3000
Smoke alarm/s - a 240 volt hard wired smoke alarm complying with AS 3768 should be located near sleeping areas on every story and as per ABCB Housing Provisions Standard Part 9.

INTERIOR NOTES:

Plasterboard;
All internal plasterboard finishes to be in accordance with AS/NZS 2588

Joinery;
- Hardwood in accordance with AS 2796
- Softwood in accordance with AS 4785
- Plywood in accordance with AS/NZS 2270 and AS/NZS 2271

Domestic Kitchen Assemblies;
In accordance with AS/NZS 4386

Ceramic Tiling;
In accordance with AS 4662, AS 2358 and AS 4992

WATERPROOFING / WET AREAS:
In accordance with ABCB Housing Provisions Standard Part 10.2 and AS 3740
Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.

Sorell Council
Development Application: 5.2024.333.1 - Development Application - 493 Pawleena Road, Pawleena.pdf
Plans Reference:P1
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GENERAL NOTES

Project number	5291	
Drawing Status	DA	
Current Revision	12/12/2024	R5

1 G-02

Scale on A3

12/12/24 10:32:59 AM

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL TBA

ISSUE

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SITE PLAN - LOCATION

Project number		5291	
Drawing Status		DA	
Current Revision	12/12/2024	R5	

2 A-01

Scale on A3 1 : 2000

12/12/24 10:32:59 AM

ISSUE

COORDINATE ORIGIN
SPIKE = RL 52.36

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL TBA

EXISTING SHED

EXISTING SHED

287159 APPROX. TO BOUNDARY

EXISTING HARDSTAND / TURNING AREA

EXISTING PARKING

EXISTING EXTENSION (TBD) FFL 54.68

EXISTING VERANDAH / PORCH

225773 APPROX. TO BOUNDARY

53411 APPROX. TO BOUNDARY

SPIKE RL 52.82

EXISTING VERANDAH (TBD)

EXISTING DWELLING FFL 54.68

EXISTING VERANDAH / PORCH

WATER TANK

SPIKE RL 55.32

DRIVEWAY

141755 APPROX. TO BOUNDARY

493 PAWLEENA ROAD
PAWLEENA
14.15ha
CT - 42267/1

Sorell Council

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SITE PLAN - EXISTING

Project number		5291	2 A-01.1
Drawing Status		DA	
Current Revision	12/12/2024	R5	Scale on A3 1 : 200

12/12/24 10:33:00 AM

ISSUE

COORDINATE ORIGIN
SPIKE = RL 52.36

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL TBA

EXISTING SHED

EXISTING SHED

294838 APPROX. TO BOUNDARY

DN100 TO APPROVED WASTE SYSTEM

ORG WITH TAP OVER

PROPOSED DECK FFL 54.63

PROPOSED VERANDAH

PROPOSED EXTENSION FFL 54.68

EXISTING VERANDAH / PORCH

EXISTING PARKING

EXISTING HARDSTAND / TURNING AREA

225773 APPROX. TO BOUNDARY

53411 APPROX. TO BOUNDARY

EXISTING DWELLING FFL 54.68

EXISTING VERANDAH / PORCH

SPIKE
RL 52.82

DN90 STORMWATER TO ON-SITE WATER TANK

WATER TANK

SPIKE
RL 55.32

DRIVEWAY

141755 APPROX. TO BOUNDARY

493 PAWLEENA ROAD
PAWLEENA
14.15ha
CT - 42267/1

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SITE PLAN - PROPOSED

Project number	5291		
Drawing Status	DA		
Current Revision	12/12/2024	R5	

2 A-01.2

Scale on A3 1 : 200

12/12/24 10:33:00 AM

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ISSUE

1 04 Ground Floor - Existing
1 : 100

2 04 Ground Floor - Demolition
1 : 100

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Development Application: 5.2024.333.1 - Development Application - 493 Pawleena Road, Pawleena.pdf
Plans Reference:P1
Date Received: 13/12/2024

Area Schedule	
Existing House	157.78 m²
Existing Porch / Decks	77.25 m²
Proposed Extension	62.82 m²
New Deck	45.78 m²

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
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FLOOR PLANS

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2 A-02
Scale on A3 1 : 100

12/12/24 10:33:02 AM

ISSUE

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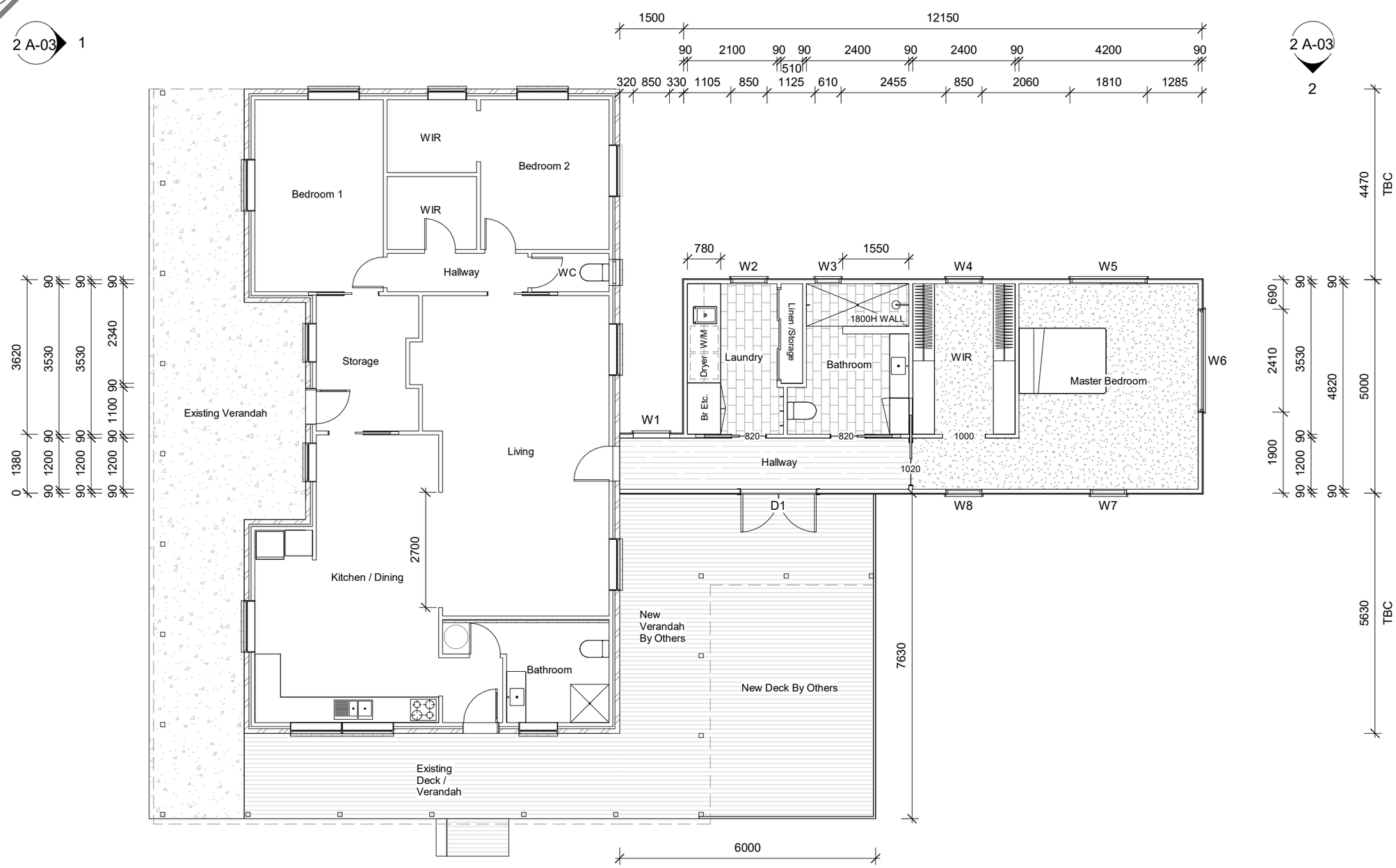

2 A-03.1

NOTE: DIFFERENT HEAD HEIGHTS

Glazing Schedule - Double Glazed - Monument - BAL TBA

Mark	Height	Width	Head Height	Description	Comments	Count
D1	2100	1810	2100	French Door	Clear	1
W1	1457	850	1800	Awning Window	Clear	1
W2	1800	850	2150	Awning Window	Clear	1
W3	1800	610	2150	Awning Window	White Trans	1
W4	1800	850	2150	Awning Window	Clear	1
W5	1800	1810	2150	Awning Window	Clear	1
W6	1800	2410	2150	Fixed Window	Clear	1
W7	1800	850	2150	Awning Window	Clear	1
W8	1800	850	2150	Awning Window	Clear	1

Area Schedule

Existing House	157.78 m²
Existing Porch / Decks	77.25 m²
Proposed Extension	62.82 m²
New Deck	45.78 m²

1 2 A-03.1

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FLOOR PLAN - PROPOSED

Project number	5291
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2 A-02.1

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ISSUE

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1 SOUTH EAST ELEVATION
1 : 100

2 SOUTH WEST ELEVATION
1 : 100

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ELEVATIONS

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2 A-03

Scale on A3 1 : 100

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ISSUE

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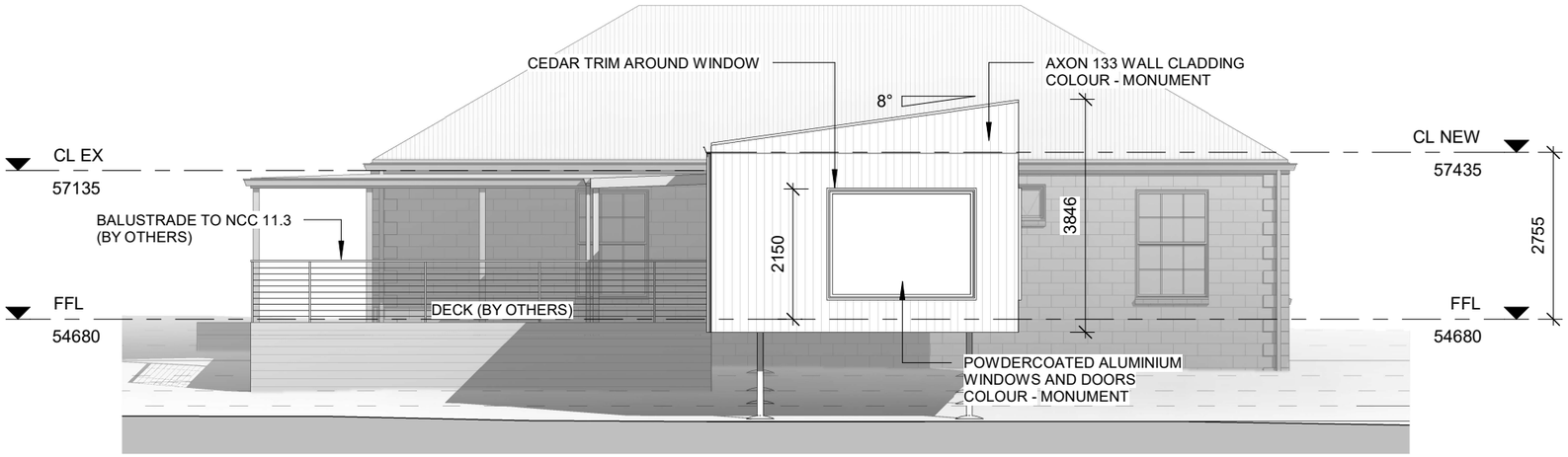
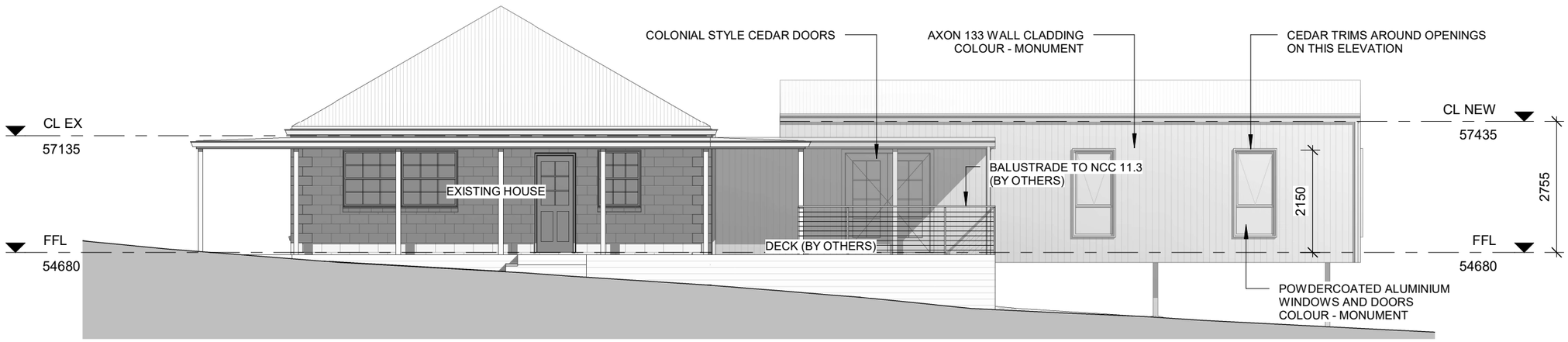


1 NORTH WEST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

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ELEVATIONS

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2 A-03.1

Scale on A3 1 : 100

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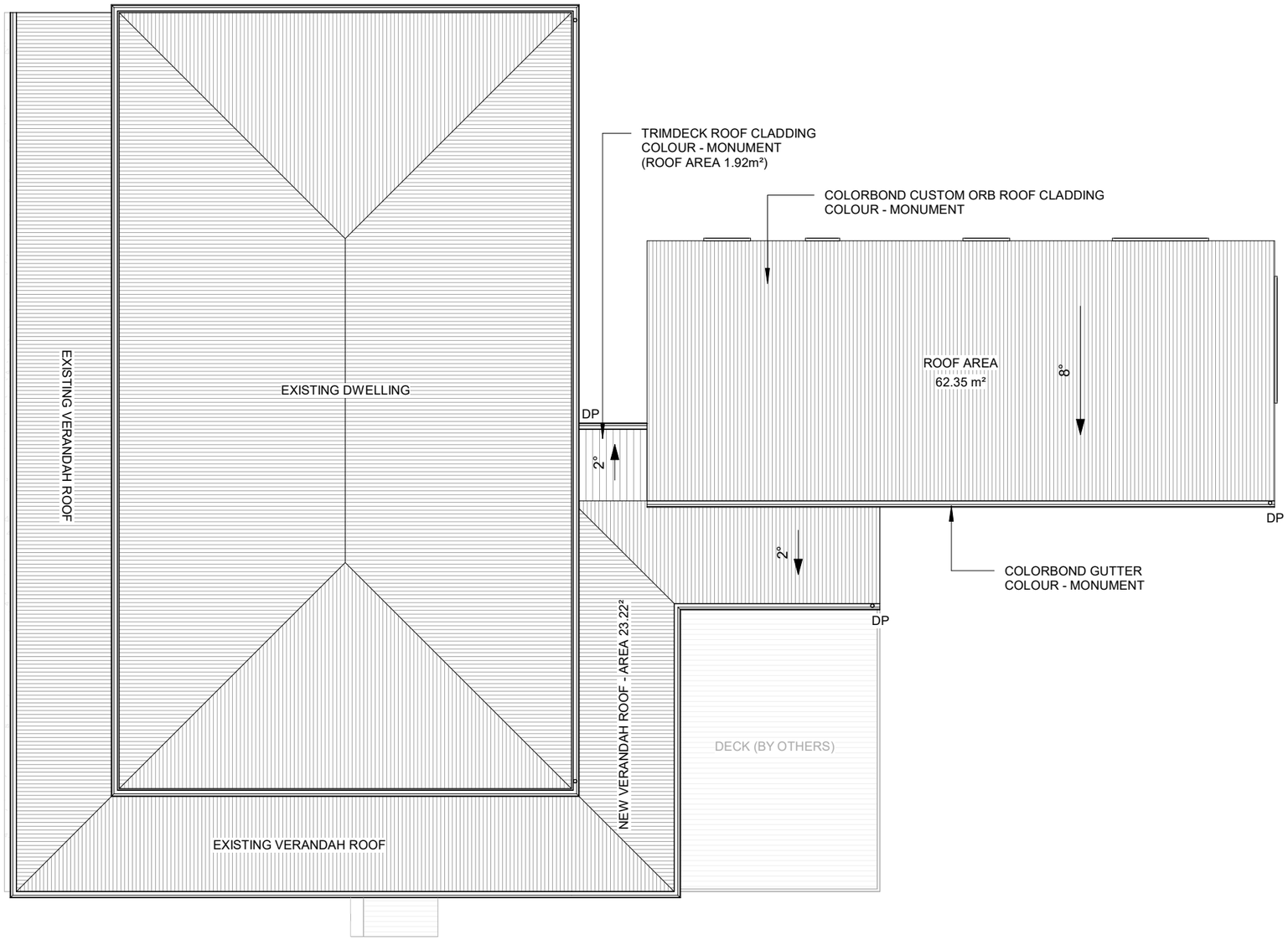

ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES:
In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:
Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

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ROOF PLAN

Project number		5291	
Drawing Status		DA	
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2 A-04

Scale on A3 1 : 100

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