NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 12 East Street, Dodges Ferry

PROPOSED DEVELOPMENT:
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 25th March 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 25th March 2025**

APPLICANT: **Matt Kennedy Drafting and Design**

APPLICATION NO: **DA 2024 / 266 1**
DATE: **7 March 2025**

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

Full description of Proposal:	*Use:* New Residential Dwellnig *Development:* *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 500,000

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

Location of proposed works:	Street address: 12 East Street Suburb: Dodges Ferry Postcode: 7172 Certificate of Title(s) Volume: 79621 Folio: 6

Current Use of Site	Vacant Lot with existing shed

Current Owner/s:	Name(s) James & Jessica Fisher

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: 15/10/24

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: Development Application - 12 East Street, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:25/10/2024

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

SITE INVESTIGATION REPORT

AS 2870 SITE CLASSIFICATION &
AS 4055 WIND LOADS FOR HOUSING

CLIENT:
JAMES & JESSICA FISHER

PROJECT ADDRESS:
12 EAST STREET
DODGES FERRY 7173

PROPOSED DEVELOPMENT:
NEW RESIDENTIAL DWELLING

FILE NUMBER:
H2750

DATE:
24 NOVEMBER 2023

HED CONSULTING
UNIT 2, 1 LIVERPOOL ST, HOBART 7000
P 03 6146 0334 E info@hed-consulting.com.au

MATT KENNEDY DRAFTING & DESIGN
0472 655 173
ADMIN@MATT-KENNEDY.COM.AU
5 MCINTYRE STREET, MORNINGTON

Dear Sorell Council Planning Officer,

We confirm that the siting of the proposed dwelling complies with Section 10.4.3 Setback P2 of the planning scheme and does not cause an unreasonable loss of amenity to adjoining properties.

The site features a natural slope, narrowing at the top and opening out further downslope. The proposed dwelling is located at the higher portion of the site, which is essential to accommodate the wastewater system at the lower end. This positioning is both functional and respectful of the site constraints, ensuring the infrastructure is located away from neighbouring dwellings. The proposed location reflects the established development pattern in the area, where similar topographical challenges have influenced the placement of houses.

The setbacks of the proposed dwelling align with those of surrounding properties, maintaining consistency with the character of the area. The height, bulk, and form of the dwelling have been designed to integrate harmoniously into the sloping landscape. This solution lowers visual impact and ensures the dwelling does not obstruct direct views of neighbouring or adjoining properties. We have utilised the slope, so the design ensures the building blends with the natural terrain without appearing imposing or inconsistent with the area's character.

Shadow diagrams have been prepared and submitted to demonstrate that the proposed dwelling has minimal impact on sunlight to adjoining properties. The shadow diagrams confirm that private open spaces and habitable room windows on neighbouring properties will not be unreasonably affected. The dwelling's orientation and design prioritise sunlight access for adjoining properties while maximising usability for the site itself.

The dwelling’s siting ensures adequate private open space is retained on the property and that the privacy and amenity of adjoining properties are preserved. Furthermore, the proposed development aligns with the established character of the neighbourhood, where dwellings typically make use of sloping sites to accommodate infrastructure such as wastewater systems.

In conclusion, the proposed dwelling is sited to balance the unique constraints of the site with the need to protect the amenity of adjoining properties. The design complies with Section 10.4.3 Setback P2 of the planning scheme by ensuring consistency with the setbacks, scale, and character of the area while minimising impacts on neighbouring properties.

1. Executive Summary

The subject land is located at 12 East Street, Dodges Ferry. The development proposal includes the construction of a residential dwelling. The site investigation has been conducted in accordance with AS2870:2011 *Residential slabs and footings* and AS4055-2021 *Wind Load for housing*. A summary of the report is detailed in the table below.

Analysis	Observations / Results
Site classification	**P (due to erodible soils)**
Surface movement (y_s) range:	**0-20mm (S)**
Geology:	**Triassic dominantly quartz sandstone**
Refusal depth:	**No refusal (2.8m+)**
Soil bearing capacity:	**100 kPa @ 0.6m depth**
Modified Emerson Crumb test:	**Non – dispersive**
Wind classification:	**N3**

2. Client Information and Site Location

	Information
Client name:	**James & Jessica Fisher**
Site address:	**12 East Street Dodges Ferry**
Property ID:	**5914901**
Title Reference:	**79621/6**

3. Site information

Site information	Results
Size of development:	Single residential dwelling
Services available:	Power, telecommunications
Zoning:	Low Density Residential
Tenure:	Private Freehold
Permit Authority:	Sorell Council
Planning Overlays:	Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan, Airport obstacle limitation area & Low landslip hazard band

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	23/11/2023
Slope:	20 - 30%
Aspect:	South - east
Rainfall:	24.3mm (preceding two weeks)[1]
Drainage:	Well - draining
Vegetation:	Grass and isolated shrubs
Erosion:	No significant erosion was observed

[1] Bureau of Meteorology, http://www.bom.gov.au, Daily Rainfall Sorell (Abbatoirs)

5. Soil Profile

Two bore holes were conducted in the top half of the lot. Both bore holes revealed a deep sandy soil profile. The soil profile and location of the bore holes is shown in the appendix of this report.

6. Site Stability

The proposed dwelling will be located within the Low landslip hazard band. The land has a slope that exceeds the commonly accepted threshold slope angle of 10 degrees for soil derived from Triassic sedimentary bedrock. Bore holes revealed a loose sandy topsoil and would be exposed to wind erosion if disturbed.

The site exhibits no signs of significant erosion or land instability. It should be noted that this report does not include a Landslide Risk Assessment and should not be relied upon for land stability.

Earthworks shall comply with AS3798-2007 Guidelines on earthworks for commercial and residential developments.

The Australian Geomechanics Society Sub-committee on landslide risk management (2007) can be found in the appendix of this report. These guidelines provide information on good hillside practice for construction and should be followed for the construction of the proposed dwelling.

7. AS2870 Site Classification

The site is classified as: P (due to the presence of erodible soils).

The natural soil profile has 0-20 mm y_s surface movement.

Footings shall be bedded / piered to competent natural material. Dense competent sand was identified at 2.1m depth in bore hole BH01 and 2.3m in bore hole BH02.

8. AS4055 Wind Classification

The site is classified as per AS4055 – 2021 Wind loads for housing.

Site information	Results
Geographic region:	**A**
Terrain Category:	**1**
Topographic classification:	**T1**
Shielding:	**NS**
Wind Classification:	**N3**
Wind Speed ($V_{h,u}$):	**50m/s**

9. General notes and limitations

Site Investigation:

Site investigation conducted in accordance with the requirements of clause 2.4 of AS2870:2011. The aim of a site investigation is to obtain information about the soil at the location of the intended building(s). The location of bore holes are based on information supplied from the client and other any other location that is deemed necessary by HED Consulting to provide an accurate report. The investigation only applies to this part of the site and the results and recommendations of this report should not be used for any other part of the site.

HED Consulting aims to provide an accurate report at the time of the investigation however natural variations in soil characteristics and depth can occur over short distances. Soil conditions can also vary over time due to climatic events or earthworks. For example, the bearing capacity of clay soils can vary due to the seasonal climatic events. HED Consulting accepts no responsibility for soil conditions that are different to what was inspected at the time of the investigation. If the soil conditions encountered vary to the results of this report HED Consulting should be contacted for advice. As per clause 2.5.2 of AS2870:2011 the site

may require to be re-classified if a cut exceeds 500mm or depth of fill would result in a P classification (when the earthworks were not known at the time of investigation).

Soil testing:

Soil samples (when collected) are tested in accordance with AS1289.7.1.1 – 2003 *Soil reactivity tests-determination of the shrinkage index of a soil-shrink swell index.* Soil testing is not required for all sites due to previous testing of similar material and/or using professional opinion. Bearing capacity of soil is based on field testing with accordance to clause 6.1.7 of AS1726:2017 and / or pocket penetrometer and / or DCP method. Bearing capacity of clays can vary seasonally. Clay can lose strength with high moisture content and increase in strength when clay dries. Bearing capacity results are estimated and are valid for the time of the investigation only. Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference Manual, Marcus Hardie – 2009. This test reveals whether a clay is dispersive or not.

Building maintenance notes:

The building foundations shall be designed by an engineer. The builder must ensure that good site drainage is provided during the construction phase. Soil drains shall be constructed before excavation of the footings. Roof water should be diverted away from the footing as soon as the roof is constructed by using temporary pipes if necessary.

The long-term performance of the building is dependent upon satisfactory ongoing maintenance by the owner. The builder and owner should obtain a copy of the notes contained within the CSIRO – Building Technology Services, Foundation Maintenance and Footing Performance. A copy of this manual can be purchased from CSIRO Publishing, http://www.publish.csiro.au. Earthworks shall comply with AS3798-2007 Guidelines on Earthworks for commercial and residential developments.

10. Appendix

10.1 Field photos

Photo 1: Field photo showing the soil profile of bore hole BH01.

Photo 2: Field photo showing the soil profile of bore hole BH02.

10.2 Bore hole logs

See attached.

10.3 Site plan & Goodhillside Construction Guidelines

See attached.

10.4 Form 55

See attached.

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Bore hole No.

BH01

Page 1 of 1

Engineering Log - Bore hole

Project Number : H2750

Client:	James & Jessica Fisher	Date:	23/11/2023
Project Address:	12 East Street Dodges Ferry	Borehole Location:	Lat -042.866152° / Long +147.620042° (±4.7m)
Logged By:	J Hepper	Drilling Method:	55mm Sitech Auger

Drilling Information									*Observation / Notes*
Method	Support	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	Insitu testing (Est. KPa)	Structure and Additional Observations
			200	SP	SAND, fine - very fine grained, rounded, trace rootlets, brown - grey	D	L	≤ 50	
			1500	SP	SAND, fine grained, rounded, brown - white	D	MD	≥ 50 - ≤ 100	D
			2100	SP	SAND, medium grained, rounded, brown - white	M	MD	≥ 50 - ≤ 100	D
			2800	SP	SAND, medium grained, rounded, trace clay, grey - brown mottled orange	M	D	≥ 100	
					Limit of bore				

Drilling Method
HA - Hand Auger
E - Excavator
WB - Wash Boring

Water
Level
Inflow
Partial Loss

Support
C- Casing

Sample and Tests
U - Undisturbed Sample
D - Disturbed Sample
PP - Pocket Penetrometer
DCP - Dynamic Cone Penetration Test
SPT - Standard Penetration Test
SV - Shear Vane Test

Classification Symbols and Soil Description
Based on Unified Soil Classification System and in accordance with AS1726

Moisture Condition
W -Wet
M - Moist
D - Dry

Consistency / Relative Density
VS - Very Soft
S - Soft
F - Firm
St - Stiff
Vst - Very Stiff
H - Hard
Fr - Friable
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

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Bore hole No.

BH02

Page 1 of 1

Engineering Log - Bore hole

Project Number : H2750

Client:	James & Jessica Fisher	Date:	23/11/2023
Project Address:	12 East Street Dodges Ferry	Borehole Location:	Lat -042.866183° / Long +147.620249° (±4.8m)
Logged By:	J Hepper	Drilling Method:	55mm Sitech Auger

Drilling Information									*Observation / Notes*
Method	Support	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	Insitu testing (Est. KPa)	Structure and Additional Observations
			200	SP	SAND, fine grained, rounded, trace rootlets, grey - brown	D	L	≤ 50	
			2300	SP	SAND, fine grained, rounded, brown - white	D - M	MD	≥ 50 - ≤ 100	
			2800	SP	SAND, medium grained, rounded, brown - white	M	D	≥ 100	
					Limit of bore				

Drilling Method
HA - Hand Auger
E - Excavator
WB - Wash Boring

Water
Level
Inflow
Partial Loss

Support
C- Casing

Sample and Tests
U - Undisturbed Sample
D - Disturbed Sample
PP - Pocket Penetrometer
DCP - Dynamic Cone Penetration Test
SPT - Standard Penetration Test
SV - Shear Vane Test

Classification Symbols and Soil Description
Based on Unified Soil Classification System and in accordance with AS1726

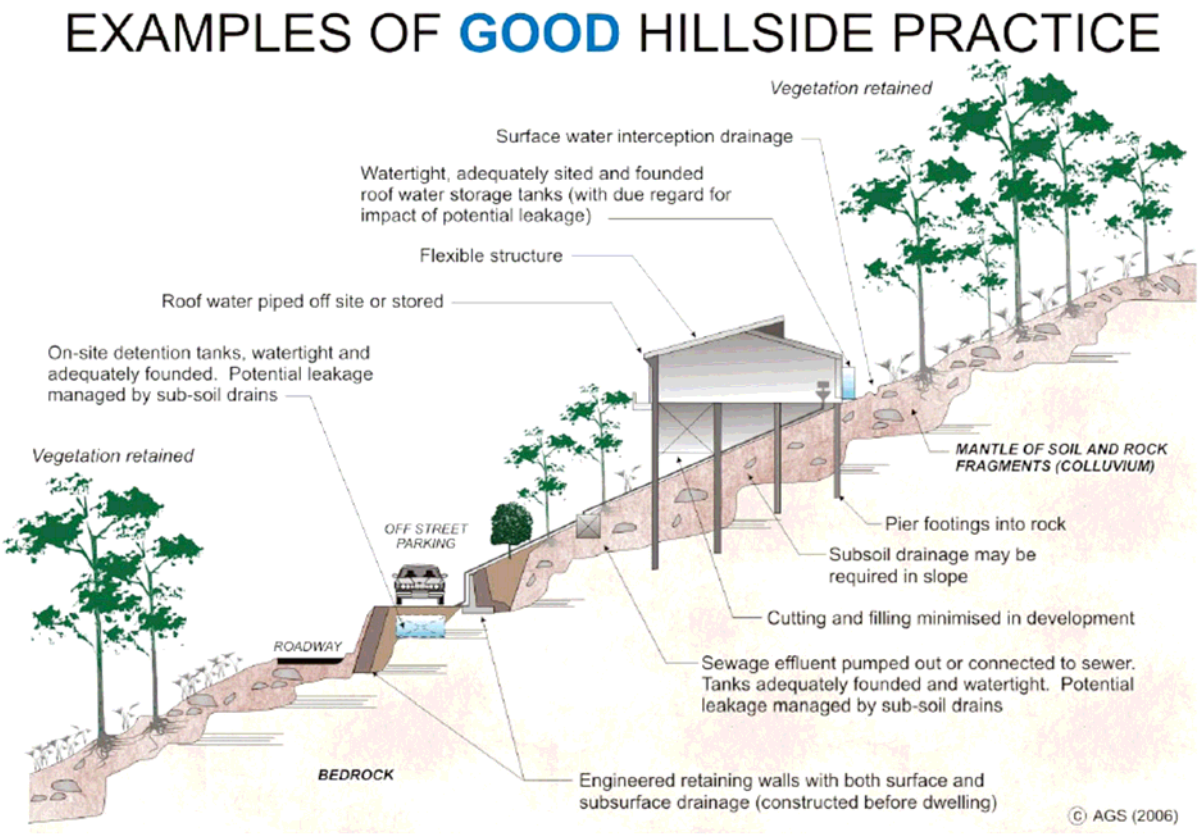
Moisture Condition
W -Wet
M - Moist
D - Dry

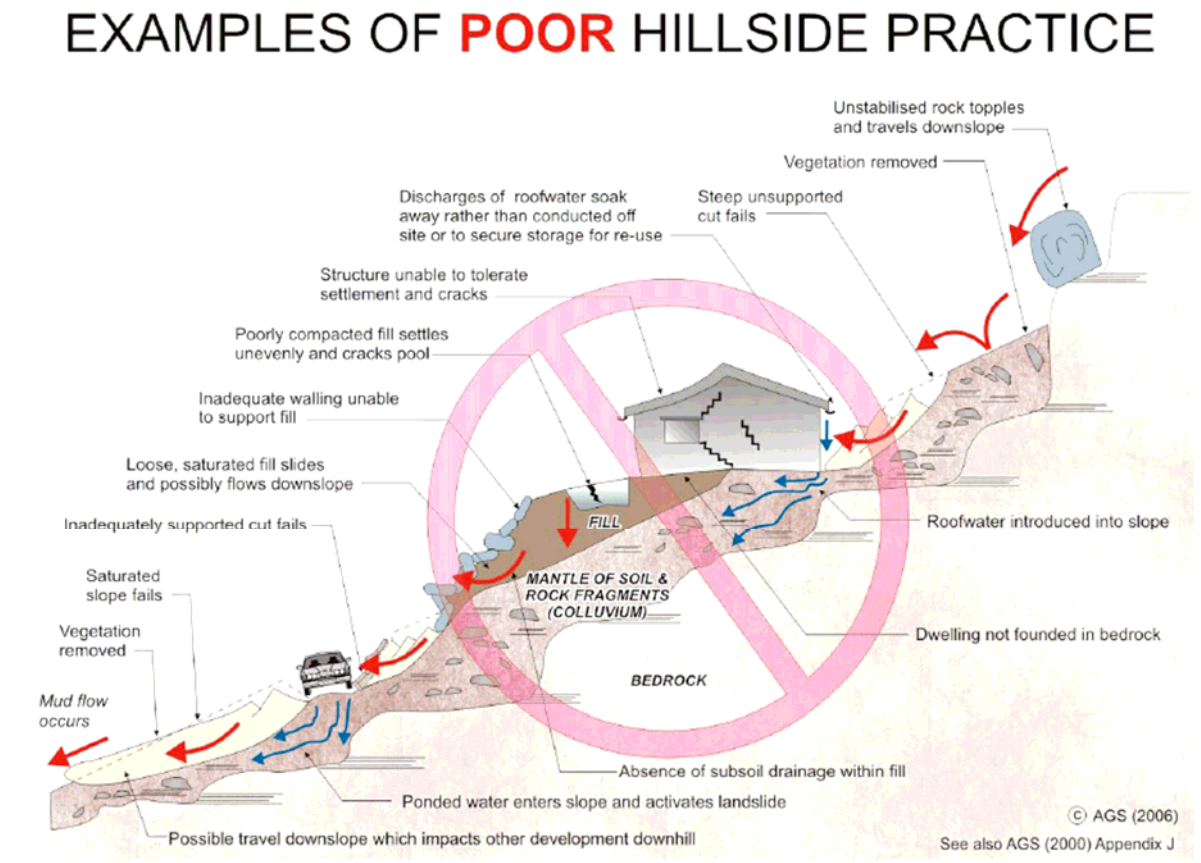
Consistency / Relative Density
VS - Very Soft
S - Soft
F - Firm
St - Stiff
Vst - Very Stiff
H - Hard
Fr - Friable
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense


12 EAST STREET DODGES FERRY
BORE HOLE LOCALITIES
EXISTING OUTBUILDING
BH01
BH02
BH01 - BORE HOLE ID
40
30
25
20

APPENDIX G - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

	GOOD ENGINEERING PRACTICE	*POOR ENGINEERING PRACTICE*
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers.	Excavate and fill for site access before geotechnical advice.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS	Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	


EXAMPLES OF GOOD HILLSIDE PRACTICE
Vegetation retained
Surface water interception drainage
Watertight, adequately sited and founded roof water storage tanks (with due regard for impact of potential leakage)
Flexible structure
Roof water piped off site or stored
On-site detention tanks, watertight and adequately founded. Potential leakage managed by sub-soil drains
Vegetation retained
MANTLE OF SOIL AND ROCK FRAGMENTS (COLLUVIUM)
OFF STREET PARKING
Pier footings into rock
Subsoil drainage may be required in slope
Cutting and filling minimised in development
ROADWAY
Sewage effluent pumped out or connected to sewer. Tanks adequately founded and watertight. Potential leakage managed by sub-soil drains
BEDROCK
Engineered retaining walls with both surface and subsurface drainage (constructed before dwelling)
© AGS (2006)


EXAMPLES OF POOR HILLSIDE PRACTICE
Unstabilised rock topples and travels downslope
Vegetation removed
Discharges of roofwater soak away rather than conducted off site or to secure storage for re-use
Steep unsupported cut fails
Structure unable to tolerate settlement and cracks
Poorly compacted fill settles unevenly and cracks pool
Inadequate walling unable to support fill
Loose, saturated fill slides and possibly flows downslope
Inadequately supported cut fails
FILL
Roofwater introduced into slope
Saturated slope fails
MANTLE OF SOIL & ROCK FRAGMENTS (COLLUVIUM)
Vegetation removed
Dwelling not founded in bedrock
BEDROCK
Mud flow occurs
Absence of subsoil drainage within fill
Ponded water enters slope and activates landslide
Possible travel downslope which impacts other development downhill
© AGS (2006)
See also AGS (2000) Appendix J

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: JAMES & JESSICA FISHER *Owner /Agent*

jessbrownmail@gmail.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Licence No: NA

Phone No: 03 6146 0334

Fax No:

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: BSc. major in geology
ABOUT UNDERWRITING
PN: ENG 20 000459

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Foundation classification in accordance with AS2870

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 12 EAST STREET

DODGES FERRY 7173

Lot No: 6

Certificate of title No: 30982

The assessable item related to this certificate: Geo – technical assessment

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

Certificate details:

Certificate type: Foundation classification – AS2870

(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 item, 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:	AS2870 Site Classification and AS4055 Wind Classification dated 24 November 2023
Relevant calculations:	
References:	AS2870 – 2011, AS4055 – 2021 Appendix G, Landslide Risk Management, Journal and News of the Australian Geomechanics Society Volume 42 No 1 March 2007

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

Foundation and wind classification

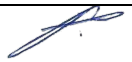
Scope and/or Limitations

Footings to be bedded / piered into competent material as per report.

Footings to inspected by engineer prior to pour.

Limitations as per section 9.0 of site investigation report dated 24 November 2023

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER 	H2750	24/11/2023

SITE INVESTIGATION REPORT

ON-SITE WASTEWATER MANAGEMENT SYSTEM ASSESSMENT REPORT

CLIENT:
J & J FISHER

PROJECT ADDRESS:
12 EAST STREET
DODGES FERRY 7173

PROPOSED DEVELOPMENT:
THREE – BEDROOM DWELLING

FILE NUMBER:
H2750

DATE:
20 SEPTEMBER 2024

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET, HOBART 7000
03 6146 0334 info@hed-consulting.com.au

1. Executive Summary

The subject land is located at 12 East Street, Dodges Ferry. The development proposal includes the construction of a three – bedroom residential dwelling and requires an onsite wastewater management system. The site investigation has been conducted in accordance with AS1547:2012 *On-site domestic-wastewater management.* A summary of the report is detailed in the table below.

Analysis	Observations / Results
Soil category:	**1**
Estimated permeability:	**3m/day**
Long Term Acceptance Rate:	**20mm/day**
Geology:	**Triassic dominantly quartz sandstone**
Refusal depth:	**No refusal (min. 2.5m)**
Modified Emerson Crumb test:	**Non - dispersive**
Type of OWMS:	**Dual – purpose septic tank & absorption bed**
Land application area required:	**30m^2 (total wetted area)**

2. Client and Site Location

	Information
Client name:	**J & J Fisher**
Site address:	**12 East Street Dodges Ferry**
Property ID:	**5914901**
Title Reference:	**79621/6**

3. Site information

Site information	Results
Size of development:	Three – bedroom dwelling
Services available:	Power & telecommunications
Zoning:	Low Density Residential
Tenure:	Private freehold
Permit Authority:	Sorell Council
Planning Overlays:	Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan, Airport obstacle limitation area & Low landslip hazard band

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	17/9/2024
Slope:	30-34%
Aspect:	South - east
Rainfall:	14.1mm (preceding two weeks)[1]
Drainage:	Well draining
Vegetation	Grass and minor trees
Erosion:	None

[1] Bureau of Meteorology, http://www.bom.gov.au, Daily Rainfall Sorell (Abbatoirs)

5. Soil Profile

Bore holes were conducted to gather information on the soil characteristics and depth to limiting layer. The below soil profile is typical of the bore holes conducted at the land application area.

BH01 & BH02

Soil depth (mm)	Soil Description	Soil Category
0-300	Brown SAND, trace rootlets, moist, loose.	1 – GRAVELS AND SANDS
300-2500+	Brown – white SAND, medium grained, rounded, moist, medium dense.	1 – GRAVELS AND SANDS

No ground water was observed in any bore hole.

The soil is classed as soil category 1 – Gravels and sands for purposes of AS1547:2012. A long - term acceptance rate (LTAR) of 20mm/day has been adopted. Borehole localities are provided in the appendix of this report.

6. Wastewater Load & Total Wetted Area Required

The wastewater load is calculated from AS1547:2012.

Number of bedroom(s):	3
Number of people:	5
Individual wastewater load:	120 (tank water supply)
Total wastewater load:	600L/day
Long term acceptance rate:	20mm/day (primary treated)
Total wetted area required:	300m^2

7. Site limitations and risks

The attached 'Trench3.0'program site capability and environment sensitivity reports detail several factors and risks associated with onsite wastewater disposal. Alerts will be flagged when some factors are 'high risk.' These factors need to be addressed and decreased to a tolerable risk by implementing design risk reduction measures. These measures are detailed in the text box of both reports and may be expanded upon further in this report.

The limitations of the site include the steep slope angle. These limitations can be overcome by careful installation of the absorption trenches. A bench should be created for the excavator to operate in a safe manner.

8. Onsite wastewater management system

Primary treatment (Min. 3000L dual – purpose septic tank)

All wastewater from the dwelling shall be gravity – fed to a minimum of a 3000-litre dual – purpose septic tank. This is the 'working capacity' not total volume.

Land application area

The primary treated wastewater shall be gravity fed to the land application area. This area shall consist of 30m^2 of total wetted area. This can be achieved by installing a single absorption bed with a length of 15m and width of 2m.

Minimum setbacks of the land application area shown below:

Upslope & cross gradient property boundary:	1.5m
Down slope property boundary:	10m
Down slope surface water:	100m

A further minimum area of 30m^2 shall be a 'reserve' area. Refer to attached construction notes, drawings, and site plan for further information.

The bed shall be installed when the weather is fine. Avoid excavation when the soil is wet to avoid smearing any clay. The excavator should be fitted with 'raker teeth' and excavated in small sections to avoid compaction.

If rain is forecast cover any open parts of the bed. Always excavate perpendicular to the line of fall (parallel to contours) and make sure inverts are level.

9. OMWS Designer Inspection

The OWMS must be inspected by the designer to issue an OWMS Installation Certificate. This inspection is a requirement of the plumbing permit issued by the permit authority.

Please email info@hed-consulting.com.au or phone 03 6146 0334 before works begin on the OWMS to arrange a date and time for the inspection.

10. Operation & Maintenance Guidelines

This OWMS has been assessed to perform in accordance with the attached loading certificate. Regular maintenance is essential for the long-term performance of any OWMS. Maintenance guidelines are shown below. This is not a complete list and other maintenance guidelines should be sought from the manufacturer and the permit authority.

Primary treatment (Septic tank)

- Septic tank must be protected from vehicle traffic to avoid damage.
- Kitchen waste such as grease and fats shall be removed and disposed of into a bin before washing.
- Install sink waste plugs to keep out possible solids entering the OWMS.
- Do not install a garbage grinder.
- Do not dispose of hygiene products into the OWMS.
- Use bio – degradable soaps and low – phosphorus cleaning products.
- Do not put powerful bleachers, chemicals, and paint into the OWMS.
- Try and space out water usage as much as possible to avoid peaks loading.
- Septic tank to be pumped out / de-sludged at a maximum of every 3-5 years.

Land application area (Secondary treatment)

- Land application area to be protected from all vehicle traffic (including ride – on mowers) and regular foot traffic (no paths).
- Access to the land application area shall be discouraged. The land application area is not to be used as a play area for children.
- The reserve area (if required) shall not be built upon and access to this area shall also be discouraged.

11. Report limitations

Site Investigation:

Site investigations are conducted in accordance with clause 2.4 of AS1547:2012. The aim of a site investigation is to obtain information about the soil at the location of the proposed land application area. The location of the bore holes is based on information supplied from the client and where is deemed necessary by HED Consulting. The investigation only applies to this part of the site and the results and recommendations of this report should not be used for any other part of the site.

Soil testing:

Soil samples are collected and tested in accordance with Appendix E of AS1547:2012. Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference Manual, Marcus Hardie – 2009. This test reveals whether clay is dispersive or not. The test is not always accurate however it is recognized as a reliable and quick way to test for dispersion.

Wastewater load:

The report is based on wastewater load as per the attached loading certificate. HED Consulting accepts no responsibility for the performance of the OWMS if the wastewater load exceeds the amount shown on the loading certificate.

12. Appendix

12.1 OWMS Construction Notes

Primary treatment (Septic tank)

- The septic tank shall be buried with the opening accessible at the natural surface.
- The tank shall also be placed in a location where vehicular access is possible for desludging / pump out purposes.
- The septic tank opening shall be easily accessible for inspection and maintenance requirements.
- The septic tank shall be sealed to prevent stormwater intrusion.

- The septic tank shall have a minimum working volume of 3000 litres.

Land application area (LAA)

The absorption bed has been designed to comply with the performance requirements of AS/NZS147:2012.

- The LAA shall be kept clear of all traffic (including people).
- The LAA shall be prepared by removing tree vegetation and backfilling any holes with sandy topsoil.
- Construction of the absorption bed shall be done when the weather is fine, and the soil is relatively dry.
- The absorption bed shall be constructed parallel to the contours.
- The base of the bed shall be made flat.
- The bed shall be installed as per the attached diagram and at the location as per the attached site plan.
- SITE INSPECTION STAGE – The pipework of the modified bed shall be inspected by the designer before the bed is backfilled with sandy topsoil.
- Topsoil must be good quality with some organic matter to promote vegetation growth.
- Fast growing, shallow root vegetation with a high transpiration capacity shall be planted in the topsoil and the area down slope of the bed.
- A list of suitable vegetation is provided with this report. Your council and local nursery can also advise on suitable plants.

12.2 OWMS Trench Reports, Construction Diagrams, Site Plan, Compliance to OWMS Guidelines & Risk Assessment

See attached.

12.3 OWMS Loading Certificate

See attached.

12.4 Form 55 (Site and Soil Evaluation) & Form 35 (OWMS Design)

See attached.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Onsite Wastewater Management Assessement

Assessment for	J & J Fisher C/- Matt Kennedy	Assess. Date	20-Sep-24
	admin@matt-kennedy.com.au	Ref. No.	H2750
Assessed site(s)	12 East Street Dodges Ferry	Site(s) inspected	17-Sep-24
Local authority	Sorell Council	Assessed by	J Hepper

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 200

Sullage volume (L/day) = 400

Total nitrogen (kg/year) generated by wastewater = 7.3

Total phosphorus (kg/year) generated by wastewater = 3.3

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	40	38	39	43	42	37	45	49	42	49	48	52
Adopted rainfall (R, mm)	44	41	42	47	46	40	49	53	46	53	52	57
Retained rain (Rr, mm)	31	29	29	33	32	28	34	37	32	37	36	40
Max. daily temp. (deg. C)	22	22	21	18	15	13	12	13	15	17	19	21
Evapotrans (ET, mm)	82	69	66	53	43	47	45	48	54	63	68	78
Evapotr. less rain (mm)	**51**	**40**	**36**	**20**	**11**	**19**	**10**	**11**	**22**	**26**	**32**	**38**

Annual evapotranspiration less retained rain (mm) = 317

Soil characterisitics

Texture = Sand Category = 1 Thick. (m) = 3

Adopted permeability (m/day) = 3 Adopted LTAR (L/sq m/day) = 20 Min depth (m) to water = 3

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 dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	15
Width (m) =	2
Depth (m) =	0.25
Total disposal area (sq m) required =	60
comprising a Primary Area (sq m) of:	30
and a Secondary (backup) Area (sq m) of:	30

Sufficient area is available on site

Comments

The three bedroom / five people dwelling will require a minimum total wetted area of 30m^2.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Onsite Wastewater Management Assessement

Assessment for	J & J Fisher C/- Matt Kennedy	Assess. Date	20-Sep-24
	admin@matt-kennedy.com.au	Ref. No.	H2750
Assessed site(s)	12 East Street Dodges Ferry	Site(s) inspected	17-Sep-24
Local authority	Sorell Council	Assessed by	J Hepper

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,185	High	Low		
	Density of disposal systems	/sq km	200	High	Very high	Moderate	Other factors lessen impact
	Slope angle	degrees	18	V. high	Very high	Moderate	Other factors lessen impact
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Good		Mod.	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces SE or SW		V. high	High	Moderate	Other factors lessen impact
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.6	Mod.	Low		
	SAR of sullage		2.8	High	Moderate		
	Soil thickness	m	3.0	High	Very low		
	Depth to bedrock	m	3.0	V. high	Very low		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	0	High	Very low		
	Soil pH		6.0	Mod.	Low		
	Soil bulk density	gm/cub. cm	1.6	Mod.	Moderate		
	Soil dispersion	Emerson No.	8	Mod.	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	20	Mod.	Low		

Comments

Wastewater to be treated to acceptable level within the property boundaries. The land has a steep slope angle, care should be taken when installing the onsite wastewater management system. The site has a south - east aspect but does receive good wind and sun exposure. Elevated permeability due to deep sandy soil profile.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Onsite Wastewater Management Assessement

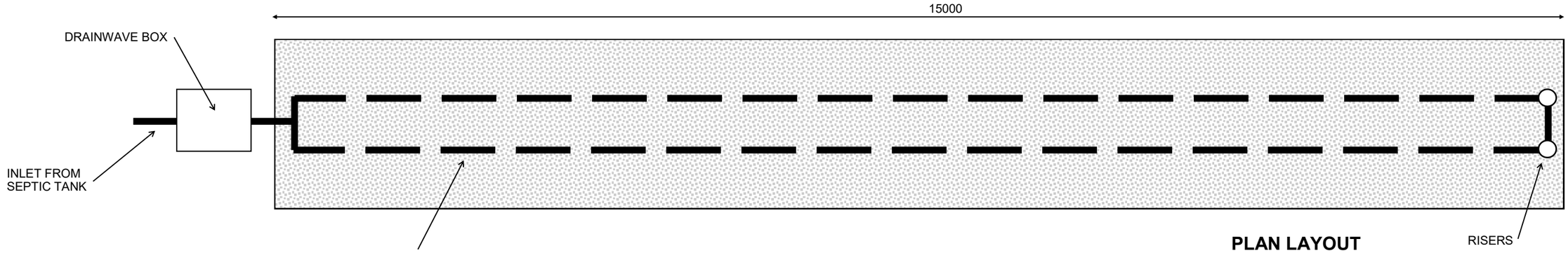
Assessment for	J & J Fisher C/- Matt Kennedy admin@matt-kennedy.com.au	Assess. Date Ref. No.	20-Sep-24 H2750
Assessed site(s)	12 East Street Dodges Ferry	Site(s) inspected	17-Sep-24
Local authority	Sorell Council	Assessed by	J Hepper

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	15	Mod.	Very high	Moderate	Other factors lessen impact
	Phos. adsorp. capacity	kg/cub m	0.2	Mod.	High	Moderate	Other factors lessen impact
	Annual rainfall excess	mm	-317	High	Very low		
	Min. depth to water table	m	3	Mod.	Very low		
	Annual nutrient load	kg	10.6	High	Moderate		
	G'water environ. value	Agric sensit/dom irrig		Mod.	Moderate		
	Min. separation dist. required	m	8	High	Very low		
	Risk to adjacent bores	Very low		Mod.	Very low		
	Surf. water env. value	Recreational		Mod.	High	Moderate	Other factors lessen impact
	Dist. to nearest surface water	m	350	High	Low		
	Dist. to nearest other feature	m	8	High	Very high	Moderate	Other factors lessen impact
	Risk of slope instability	Moderate		High	Moderate		
	Distance to landslip	m	200	Mod.	Low		

Comments

The soil has a low cation exchange and phosphorus adsorption capacity. The planting of vegetation will enhance nutrient uptake. No groundwater was intercepted within 2.5m of the ground surface. 'Trench 3.0' indicates a viral die-off distance of 8m thus distance to nearest surface water and nearest other feature (down slope property boundary) is deemed acceptable.



PLAN LAYOUT

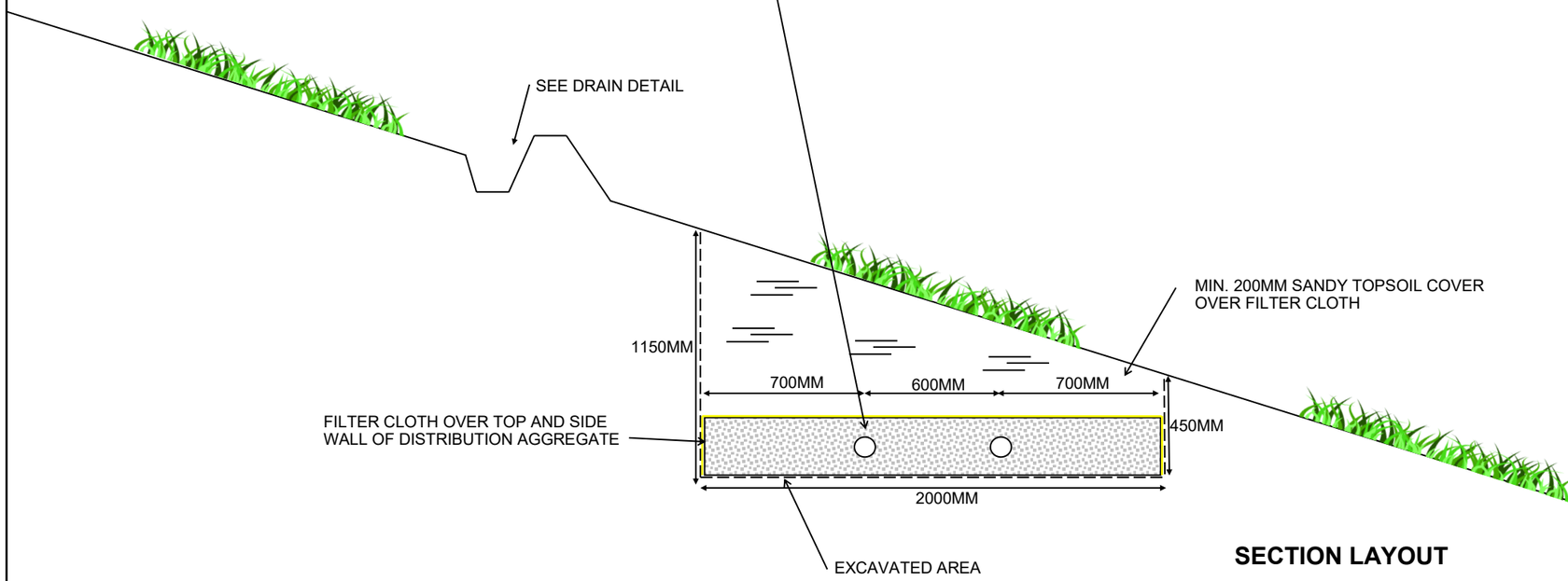
SCALE 1:50 @ A3

DISTRIBUTION PIPEWORK: MIN80MM DIA UPVC PIPE (LATERALS). 6MM DIA PERFORATIONS TO BE DRILLED INTO EACH LATERAL @ 75MM INTERNALS. ALTERNATE EACH SIDE OF PIPE AT OR JUST BELOW MID-HEIGHT.

SINGLE 6MM PERFORATION TO BE DRILLED INTO BASE OF EACH LATERAL (LOCATED AT CENTRE OF EACH LATERAL)

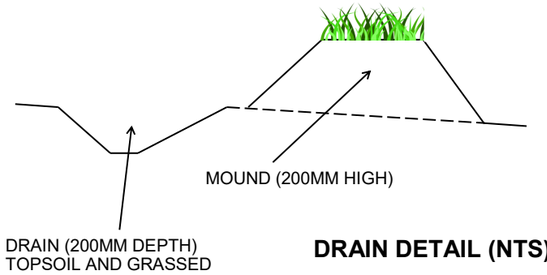
ALL PIPEWORK TO BE LEVEL USING A LASER LEVEL

700MM LATERAL SPACINGS FROM SIDE WALL AND 600MM BETWEEN LATERALS



SECTION LAYOUT

SCALE 1:25 @ A3



DRAIN DETAIL (NTS)

250MM DEPTH DISTRIBUTION AGGREGATE (20-40MM GRAVEL)

SANDY LOAM TOPSOIL

VEGETATION WITH A HIGH TRANSPIRATION CAPACITY AND ABILITY TO TOLERATE WET SOIL CONDITIONS

SEE ATTACHED PLANT LIST

HED CONSULTING
www.hed-consulting.com.au
info@hed-consulting.com.au

CLIENT: J & J FISHER	FILENAME: H2750	DRAWN: J H	COMMENTS
SITE ADDRESS: 12 EAST STREET DODGES FERRY 7173	DATE: 20/9/2024	SCALE: AS SHOWN	CERTIFIED: ENGINEER

List of plants suitable for Aerobic Waste Water Treatment Systems

Common plant name	Soil type							Botanical name
	Wet	Dry	Margin	Clay	Sand	Loam	Salt tolerant	Genus and species
Grasses & sedges								
southern cordrush	✓		✓	✓	✓			*Baloskian australe*
tassel cordrush	✓		✓	✓	✓	✓		*Baloskian tetaphyllum*
tall sedge	✓		✓	✓		✓		*Carex appressa*
tassell sedge	✓		✓	✓		✓		*Carex fascicularis*
curly sedge		✓	✓	✓		✓		*Carex tasmanica*
spreading flaxlily		✓	✓	✓	✓	✓		*Dianella revoluta*
forest flaxlily	✓	✓	✓	✓	✓	✓		*Dianella tasmanica*
western flag-iris	✓		✓	✓	✓	✓		*Diplarrena latifolia*
white flag-iris	✓	✓	✓	✓	✓	✓		*Diplarrena moraea*
knobby clubsedge	✓	✓	✓	✓	✓	✓	✓	*Ficini nodosa*
cutting grass	✓		✓	✓	✓	✓		*Gahnia grandis*
sea rush	✓		✓	✓	✓	✓	✓	*Juncus kraussii*
pale rush	✓		✓	✓	✓	✓		*Juncus pallidus*
sagg		✓	✓	✓	✓	✓		*Lomandra longifolia*
silver tussockgrass	✓	✓	✓	✓		✓		*Poa labillardierei*
velvet tussockgrass		✓	✓	✓		✓		*Poa rodwayi*
Low shrubs (up to 1.5m)								
wiry bauera			✓			✓		*Bauera rubiodes*
hop native-primrose	✓	✓	✓	✓	✓	✓		*Goodenia ovata*
slender honeymyrtle	✓		✓	✓		✓		*Melaleuca gibbosa*
Tall shrubs/trees (2-5m)								
silver wattle		✓	✓	✓	✓	✓		*Acacia dealbata*
blackwood	✓		✓	✓		✓		*Acacia melanoxylon*
arching wattle	✓		✓	✓		✓		*Acacia riceana*
prickly moses			✓	✓	✓	✓		*Acacia verticillata*
yellow bottlebrush		✓	✓	✓		✓		*Callistemon pallidus*
prickly bottlebrush	✓		✓	✓		✓		*Callistemon viridflorus*
native hop		✓	✓	✓	✓	✓		*Dodonaea viscosa*
smoky teatree		✓	✓		✓	✓		*Leptospermum glaucescens*
woolly teatree	✓	✓	✓	✓		✓		*Leptospermum lanigerum*
shiny teatree	✓		✓	✓		✓		*Leptospermum nitidium*
river teatree	✓		✓	✓		✓		*Leptospermum riparium*
common teatree		✓	✓	✓	✓	✓		*Leptospermum scoparium*
warty paperbark	✓		✓	✓		✓		*Melaleuca pustulata*
swamp honeymyrtle	✓		✓	✓		✓		*Melaleuca squamea*
scented paperbark	✓		✓	✓		✓		*Melaleuca squarrosa*
common dogwood	✓		✓	✓		✓		*Pamaderris apetala*
Trees (>10m)								
black gum	✓		✓	✓		✓		*Eucalyptus ovata*
Exotics								
Pittosporum bicolr								
Pittosporum Tenuifolium								
coleonema								
acemena (lillypilly)								
ceanothus								
hebe all varieties are very good with the exception of hebe emerald green								
penstemon								
abelia								
buxus sempervirens								
* Fruit trees are not recommended in an irrigation area.								

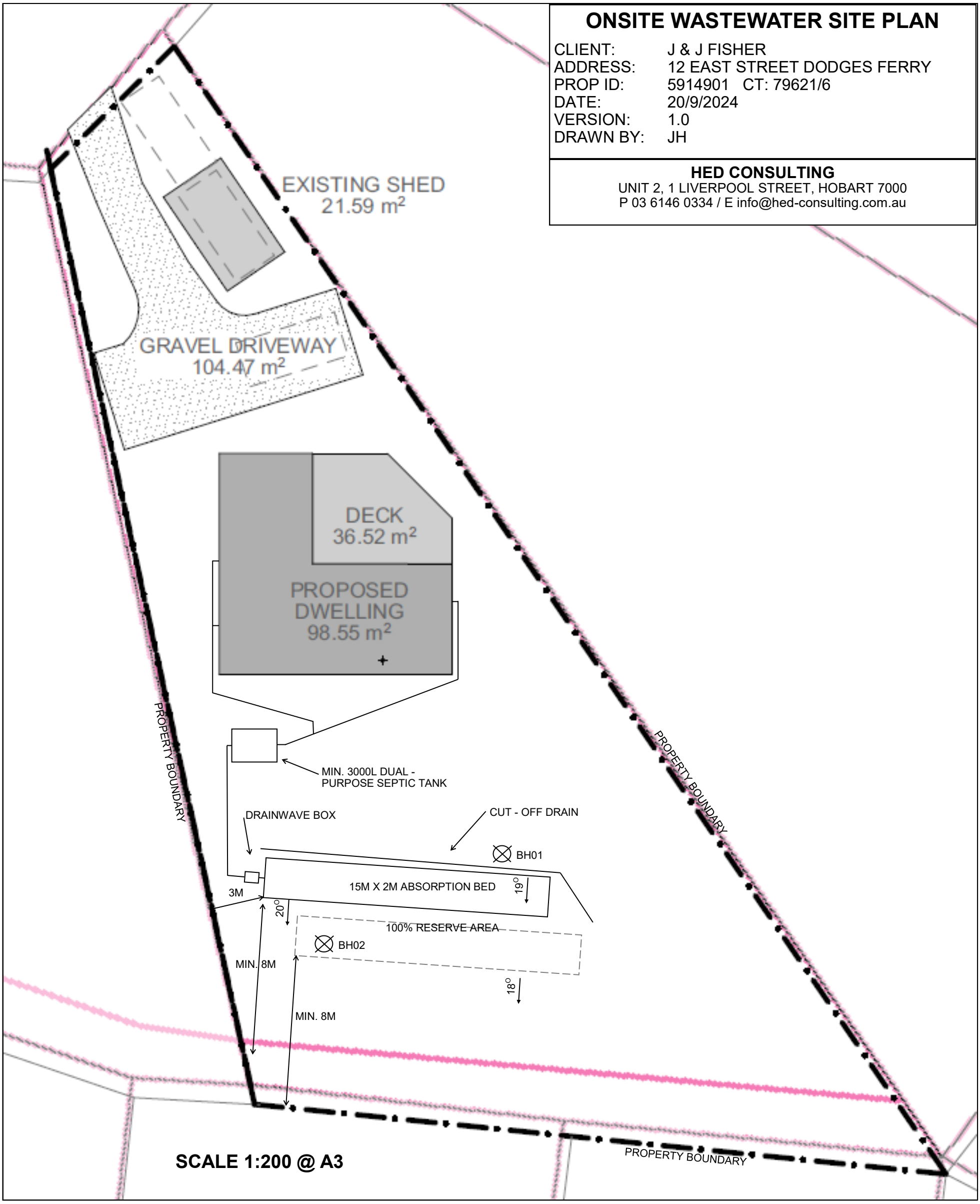
Note: For information only. Please consult your local nursery before finalising the plant choices to suit your locality and site conditions.

Source: Clarence City Council Infosheet, Plants suitable for Aerobic Waste water Treatment Systems

ONSITE WASTEWATER SITE PLAN

CLIENT:	J & J FISHER
ADDRESS:	12 EAST STREET DODGES FERRY
PROP ID:	5914901 CT: 79621/6
DATE:	20/9/2024
VERSION:	1.0
DRAWN BY:	JH

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET, HOBART 7000
P 03 6146 0334 / E info@hed-consulting.com.au



SCALE 1:200 @ A3

SOR – S2.0 Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan

…SOR – S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site waste water

Objective:	That the site has a sufficient and suitable area of land available for on-site waste water management.	
Acceptable Solutions	**Performance Criteria**	Development Response to Achieve Compliance
A1 Development must: (a) not cover less than 20% of the site; (b) not located on land shown on an overlay map in the relevant Local Provisions Schedule, as within; (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) in the case of a dwelling, provide 65m^2 of land for wastewater land application area per bedroom	**P1** The site must provide sufficient area for management of on-site waste water, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space;	Proposed LAA complies with P1. The Onsite Wastewater Management System Report satisfies the performance criteria.

which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	(g) any adverse impacts on the quality of ground surface and coastal waters; (h) any adverse environmental impact on surrounding properties and the locality; and (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system.	
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	**P2** An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new on-site waste water management system.	Not applicable.

WASTEWATER DESIGN COMPLIANCE TO DIRECTOR'S GUIDELINES FOR ON-SITE WASTEWATER MANAGEMENT SYSTEMS

3. Standards for Wastewater Land Application Areas

3.1 Objective – PCA FP1.5 (a)-(c)

Acceptable Solutions	**Performance Criteria**	**Development Response to Achieve Compliance**
A1 Horizontal separation distance for a building to a land application area must comply with one of the following: (a) be no less than 6m; (b) be no less than: (i) 3m from an upslope or level building: (ii) if primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a down slope building; (iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a down slope building	**P1** The land application area (LAA) is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Proposed LAA complies with A1. The LAA is a minimum 6m from any building.
A2 Horizontal separation distance from down slope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following:	**P2** Horizontal separation distance from down slope surface water to a land application area must comply with all of the following: (a) setbacks must be consistent with AS/NZS1547 Appendix R;	Proposed LAA complies with A2(a). The LAA is a minimum 100m from the down slope surface water.

(i) if primary treated effluent 15m plus 7m for every degree of average gradient to down slope 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.	(b) a risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	
A3 Horizontal separation distance from a property boundary to a land application area 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; and (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 land application area 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/NZS1547 has been completed that demonstrates that the risk is acceptable	Proposed LAA complies with P3. The setback is consistent with AS/NZS 1547 Appendix R. A risk assessment in accordance with Appendix A of AS/NZS1547 has been completed that demonstrates that the risk is acceptable (see appendix of this report).

A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	**P4** Horizontal separation distance from a downslope bore, well or similar water supply to a land application area 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.	Proposed LAA complies with A4. The LAA is a minimum 50m from a downslope bore, well or similar water supply and not within the zone of influence of any bore.
A5 Vertical separation distance between the groundwater and a land application area 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 land application area 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.	Proposed LAA complies with A5. The LAA has a minimum 1.5m vertical separation distance between the groundwater and LAA.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	**P6** Vertical setback must be consistent with AS/NZS 1547 Appendix R.	Proposed LAA complies with A6. The LAA has a minimum 1.5m vertical separation distance between the limiting layer and LAA.

A7 None.	**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. Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit.	Proposed wastewater design complies with P7.

HORIZONTAL AND VERTICAL SETBACK DISTANCES ASSESSMENT

ADAPTED FROM TABLE R1 OF AS1547:2012 - THIS TABLE TO BE USED IN CONJUNCTION WITH TABLE R2

Site feature	Setback distance range (m)	Site constraint items of specific concern (See table R2)	Site specific assessment	Minimum setback distance required
	Horizontal setback distance (m)			
Property boundary	1.5 - 50	A, D, J	8m	8m
Buildings / houses	2 - 6	A, D, J	>6m	6m
Surface water	15 - 100	A, B, D, E, F, G, J	>100m	100m
Bore, well	15 - 50	A, C, H, J	>50m	50m
Recreational areas (Children's play areas, swimming pools etc.)	3 - 15	A, E, J	>15m	10m
In-ground water tank	4 - 15	A, E, J	>15m	10m
Retaining wall and Embankments, escarpments, cuttings	3.0m or 45^{o} angle from toe of wall (whichever is greatest)	D, G, H	>3m	3m
	Vertical setback distance (m)			
Groundwater	0.6 – 1.5	A, C, F, H, I, J	>1.5m	1.5m
Hardpan or bedrock	0.5 – 1.5	A, C, J	>1.5m	1.5m

SITE CONSTRAINT SCALE FOR DEVELOPMENT OF SETBACK DISTANCES

ADAPTED FROM TABLE R2 OF AS1547:2012 - THIS TABLE TO BE USED IN CONJUNCTION WITH TABLE R1

Item	Site/system feature	Constraint scale **Lower** ◄——► **Higher** Examples of constraint factors		Sensitive features	Site specific assessment	Constraint assessment
A	Microbial quality of effluent	Effluent quality consistently producing ≤ 10 cfu/100 mL *E. Coli* (secondary treated effluent with disinfection	Effluent quality consistently producing ≥ 10^6 cfu/100 mL *E. Coli* (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard	Primary treated effluent	**Medium**
B	Surface water	Category 1 to 3 soils, no surface water down gradient within >100m, low rainfall area	Category 4 to 6 soils, permanent surface water <50m down gradient, high rainfall area, high resource/environmental value	Surface water pollution hazard for low permeable soils, low lying and poorly draining areas	Category 1 soils, down slope surface water >100m down gradient.	Low
C	Groundwater	Category 5 and 6 soils, low resource /environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard	Category 1 soils, no groundwater within 2.5m of surface	Low
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	>10% (surface effluent application) >30% (subsurface effluent application)	Off – site export of effluent, erosion	30% slope and subsurface application	**Medium**

Item	Site/system feature	Constraint scale **Lower** ⟷ **Higher** Examples of constraint factors		Sensitive features	Site specific assessment	Constraint assessment
E	Position of land application area in landscape	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off – site export of effluent	Property boundary min 9m.	**Medium**
F	Drainage	Category 1 and 2 soils, gentle sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard	Category 1 soils, moderate - steep sloping land	Low
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off – site export of effluent, system failure, mechanical faults	Above 1 in 20 year flood contour	Low
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils	Category 1 soils, permeable soils	**Medium**
I	Landform	Hill crests, convex side slopes and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard	Moderate - steep slope, straight simple drainage pattern	Low
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off – site export of effluent, surface water pollution	Subsurface application of effluent	Low

Note: Constraint assessment of Medium and High are discussed in the attached risk assessment.

RISK ASSESSMENT (IN ACCORDANCE TO APPENDIX A OF AS1547 : 2012)

CLIENT: J & J FISHER

SITE ADDRESS: 12 EAST STREET DODGES FERRY

PROPOSED TYPE OF WASTEWATER SYSTEM: DUAL PURPOSE SEPTIC TANK AND ABSORPTION BED

Cause	Likelihood	Consequence	Risk	Factors that increase likelihood	Design risk reduction measures
Wastewater system hydraulic failure	Possible	Medium	Moderate	• Excess solids discharged • Inadequate hydraulic design of treatment plant of land application system	The installation of water saving fixtures in the dwelling is recommended. Food waste disposal units should not be installed. The land application area has been designed for a wastewater load of 600L/day (5 people).
Biological failure from power outage causing cessation of pumps and aerators	NA	NA	NA	• Remote or poorly serviced power areas • Faulty wiring	Gravity – fed system.
Wastewater biological failure from washout of bacteria	Unlikely	Minor	Low	• Inadequate septic tank capacity • Hydraulic overload	The septic tank shall have sufficient capacity for daily wastewater loads and potential shock loads.
Soil system failure in dispersive soils	Unlikely	Minor	Low	• Clay	Non – dispersive soils.
Marginal soil conditions (Constraint assessment A, D, E & H)	Possible	Major	High	• Poor draining medium to heavy clays • Inadequate topsoil • Inadequate vegetation • South facing, poor exposure to sunlight • Non – conservative design loading rate for soil type	Vegetation shall be planted in the raised bed and surrounding area to enhance evapo – transpiration Topsoil has adequate depth and quality. Good exposure to sunlight and wind. Conservative DLR has been adopted.
Limited available area (Constraint assessment E)	Possible	Minor	Low	• Small lot size • Steep slopes	Permeable soils.

High rainfall or torrential downpours	Possible	Medium	Moderate	• Inappropriate type of land application system • Stormwater ingress / ponding • Poor draining soils • Inadequate topsoil and assimilation capacity	Design based on rainfall data. Subsurface method of disposal maximise evapo – transpiration and limits absorption into the subsoil. Cut – off drain to be installed upslope of the LAA.
Salinisation	Unlikely	Medium	Low	• High groundwater table	No groundwater intercepted.
Highly permeable soils or soils with preferential pathways	Possible	Medium	Moderate	• High groundwater table • Permeable gravel soils • Fissures in clay soils • Inadequate design of land application system	No groundwater intercepted.

HED CONSULTING

AHEAD OF THE BUILD

PRE-CONSTRUCTION SERVICES FOR TASMANIAN HOMES

ONSITE WASTEWATER MANAGEMENT SYSTEM **LOADING CERTIFICATE as per clause 7.4.2 (d) of AS1547:2012**	
Client:	J & J Fisher.
Site Address:	12 East Street Dodges Ferry.
Permit Authority:	Sorell Council.
(i) System Capacity:	Individual person daily flow: 120 litres (tank water supply). Three bedroom / 5 people: 5 x 120 = 600 litres per day.
(ii) Summary of design criteria:	Effluent quality: Primary treated (dual – purpose septic tank). Land application system: Absorption bed.
(iii) The location and use of the 'reserve area'	There is room on the existing lot to provide a reserve land application area. See site plan for location.
(iv) Use of water efficient fittings, fixtures or applicances	It is recommended that water efficient fittings, fixtures and appliances are utilised. These includes maximum 4.5/3L toilets, 9L/min shower heads, aerator faucets and water conserving dishwashes and washing machines.
(v) Allowable variation from design flows (peak loading events)	The septic tank can accommodate variation in flows (peak and under loading) from normal domestic use.
(vi) Consequences of changes in loading	The Onsite Wastewater Management System (OWMS) can cope with a wastewater load from domestic use only. Additional organic loading from sink garbage grinders should be avoided. Use 'septic – safe' detergents and disinfectants and dilute to recommended levels. Bio - degradable soaps and low – phosphorus products are preffered.
(vii) Consequences of overloading the system	The OWMS is designed for a domestic wastewater loading of 600L / per day. Excessive loading (>600L/day) may result in failure of the system. This can include blockage of pipework, mechanical and / or pump failure, flooding of system, runoff from land application area and pooling of effluent. These failures may cause public health and / or environmental nuisance.

HED CONSULTING
www.hed-consulting.com.au
info@hed-consulting.com.au
03 6146 0334
GROUND FLOOR, THE SANDSTONE BUILDING
1 LIVERPOOL STREET, HOBART
ABN:16 650 393 409

(viii) Consequences of underloading the system	Nil.
(ix) Consequences of lack of operation, maintenance, and monitoring attention	All OWMS require maintenance and monitoring to ensure the system is working effectively. The septic tank should be de-sludged / pumped out every three to five years. The lack of maintenance and monitoring of the OWMS may cause public health and environmental nuisances such as foul odour, increase in likelihood of spreading infectious diseases, polluting surface and ground waters.
(x) Any other relevant considerations related to the use of the system	The OWMS shall be fenced if livestock has access to the site. Vehicle access over the OWMS is prohibited. Pedestrian access of the land application area shall be discouraged (no pathsover the area). The OWMS is not a play area for children. The land application area should kept weed free.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: J & J FISHER *Owner /Agent*

C/- admin@matt-kennedy.com.au *Address*

Suburb/postcode

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Phone No: 03 6146 0334

Fax No:

Licence No: NA

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: BSc. major in geology and experience in environmental geology
PI Insurance - ABOUT UNDERWRITING
PN: ENG 20 000459

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Site and soil evaluation (and land application system design)

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 12 EAST STREET

DODGES FERRY 7173

Lot No: 6

Certificate of title No: 79621

The assessable item related to this certificate: Site and soil evaluation

(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 and soil evaluation (and land application system design)*

(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 item, 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:	Site Investigation Report, Site and Soil Evaluation dated 20 September 2024.
Relevant calculations:	
References:	AS1547: 2012

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

Site and soil evaluation for proposed onsite wastewater management system.

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER	H2750	20/9/2024

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: J & J FISHER *Owner name*

C/- admin@matt-kennedy.com.au *Address*

Suburb/postcode

Designer details:

Name: MANIKANDAN MUTHIAH

Category: ENGINEER

Business name: HED CONSULTING

Phone No: 03 6146 0334

Business address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Fax No:

Licence No: 064518368

Email address: info@hed-consulting.com.au

Details of the proposed work:

Owner/Applicant J & J FISHER

Designer's project reference No. H2750

Address: 12 EAST STREET

Lot No: 6

DODGES FERRY 7173

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

Description of work:

On-site 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
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	X Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: X

Performance Solution: ☐ (*X the appropriate box*)

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: V1.0	Prepared by: HED Consulting	Date: 20/9/2024
Schedules: V1.0	Prepared by: HED Consulting	Date: 20/9/2024
Specifications: V1.0	Prepared by: HED Consulting	Date: 20/9/2024
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports: V1.0	Prepared by: HED Consulting	Date: 20/9/2024

Standards, codes or guidelines relied on in design process:

AS1547: 2012

Director's Guidelines for On-site Wastewater Management Systems, Building Act 2016, 20 November 2017, version 2.0

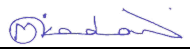
Any other relevant documentation:

Attribution as designer:

I, Manikandan Muthiah, 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:	MANIKANDAN MUTHIAH		20/9/2024
Licence No:	064518368		

Assessment of Certifiable Works: (TasWater)

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

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

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

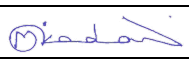
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

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

Certification:

I, Manikandan Muthiah 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:	MANIKANDAN MUTHIAH		20/9/2024

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Jessica & James Fisher *Owner name*

c/o matt@matt-kennedy.com.au *Address*

Suburb/postcode

Designer details:

Name: Manikandan Muthiah

Category: Civil Engineer

Business name: HED Consulting

Phone No: 03 6146 0334

Business address: 1 Liverpool Street

Hobart 7000

Fax No: -

Licence No: 06451868

Email address: mani@hed-consulting.com.au

Details of the proposed work:

Owner/Applicant Jessica & James Fisher

Designer's project reference No. H2750

Address: 12 East Street

Lot No: 79621/6

Dodges Ferry 7173

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

Description of work:

Proposed dwelling

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

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

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

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

Other details: This certificate covers the hydraulic design, onsite stormwater management of proposed development.

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
H2750 Sheets 50-A-101, 50-A-102	D.C	30/01/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS3500..3; Australian Rainfall and Runoff
HED Consulting Site Investigation report dated 24 November 2023.

Any other relevant documentation:

Attribution as designer:

I, Manikandan Muthiah, 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:	Manikandan Muthiah		19/02/2025
Licence No:	06451868		

LEGEND

- EXTENT OF DEVELOPMENT
- LOT BODY
- 36.50 EXISTING CONTOURS (@0.02m INTERVALS)
- 36.50 EXISTING MAJOR CONTOURS (@0.05m INTERVALS)
- EXISTING CONCRETE DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED RETAINING WALL
- PROPOSED ROOFWATER CONNECTION PIPE
- PROPOSED 450x450mm GRATED INLET
- DP NEW / EXISTING DOWNPIPES
- POST DEVELOPMENT OVERLAND FLOW
- POST DEVELOPMENT ROOF FLOW
- ON-SITE PERVIOUS AREA
- ON-SITE IMPERVIOUS AREA
- ON-SITE ROOF AREA
- PROPOSED OPEN DRAIN

NOTES:
DUE TO THE GEOLOGY OF THE SITE,THE SITE IS TO BE RE-VEGETATED AS SOON A PRACTICABLE TO AVOID EROSION.

Sorell Council
Development Application: 5.2024.266.1 - Reposne to Request for Information P2.pdf
Plans Reference: P2
Date received: 27.02.2025

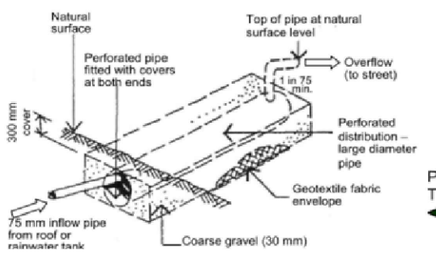
HED CONSULTING
H2750
19/02/2025

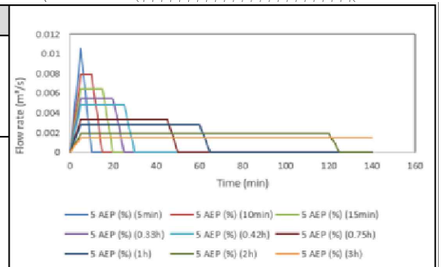
N

Post Development (Incl. CC)					
Including Detention - Hardstand					
Area	Area m²	C	Tc (min)	I (mm/hr)	5% AEP (l/s)
EXISTING BUILDING (IMPERVIOUS)	0	1.00			
EXISTING HARDSTAND (IMPERVIOUS)	0	0.90			
EXISTING PERVIOUS AREAS	0	0.63			
NEW BUILDING (IMPERVIOUS)	0	1.00			
NEW HARDSTAND (IMPERVIOUS)	0	0.90			
NEW PERVIOUS AREAS	0	0.63			
COMBINED	0	0.00	5	160.26	0.00
Including Detention - Building & Hardstand					
EXISTING BUILDING (IMPERVIOUS)	22	1.00			
EXISTING HARDSTAND (IMPERVIOUS)	0	0.90			
EXISTING PERVIOUS AREAS	0	0.00			
NEW BUILDING (IMPERVIOUS)	139	1.00			
NEW HARDSTAND (IMPERVIOUS)	0	0.90			
NEW PERVIOUS AREAS	0	0.63			
COMBINED	161	1.00	5	160.26	7.17
Excluding Detention					
EXISTING BUILDING (IMPERVIOUS)	0	1.00			
EXISTING HARDSTAND (IMPERVIOUS)	0	0.90			
EXISTING PERVIOUS AREAS	949	0.63			
NEW BUILDING (IMPERVIOUS)	0	1.00			
NEW HARDSTAND (IMPERVIOUS)	75	0.90			
NEW PERVIOUS AREAS	0	0.63			
COMBINED	1024	0.65	5	160.26	29.74
				Additional Peak Stormwater Flow to Manage (l/s)	**3.16**
				Volume of Stormwater Flow to Manage for a Duration of 60min (m³)	**0.40**

CONCRETE HARDSTAND AREA = 75m²
EXISTING IMPERVIOUS AREA = 22m²
PROPOSED BUILDING AREA = 139m²
Ø3000mm WATER STORAGE TANK (20000L) FOR DRINKING PURPOSES
STORMWATER INFILTRATION TRENCH SIZE: 0.8m(L) X 1.0m(W) X 1.52m(D) SEE DWG. H2750-50-103 FOR DETAILS
OUTLET HEADWALL TO DAYLIGHT WITH STONE PITCHING FOR SCOUR PROTECTION
PROPOSED RETAINING WALL
450X450mm GRATED INLET TO OUTLET AT BOTTOM OF RETAINING WALL
PROPOSED OPEN DRAIN TO DIVERT SURFACE RUNOFF AWAY FROM PROPOSED DWELLING
PERVIOUS AREA = 922m²
90mmØ uPVC SN8
DP
EAST ROAD
NEIGHBOURING BUILDING
14

Procedure 2B - Absorption Tank Specifications		
Height (m):	0.80	Assumed
Width (m):	1.00	Assumed
Void Space (es):	0.4	Provided
Soil Hydraulic Conductivity (kh):	0.00005	for Sandy Soil *(Ref. Cl 3.2.2)*
Moderation Factor (U):	0.5	for Sandy Soil *(Ref. Cl 5.1.2)*





Length of Trench (m)	**1.71**
Volume of Trench (m³)	**1.37**
Check Emptying Time Maximum Emptying Time for 5% AEP in Days (Table 3.3)	**2.50**
Time (min)	**106.16**
Days (Days)	**0.07**

No.	Revision	Date
C	ISSUED FOR INFORMATION - DRIVEWAY SURFACE MATERIAL CHANGED	30/01/2025
B	ISSUED FOR INFORMATION - DRIVEWAY REDESIGNED	15/01/2025
A	ISSUED FOR INFORMATION	26/11/2024

APPROVED: 30/01/2025
DATE: 30/01/2025

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www .hed-consulting.com.au

Project: 12 EAST ST, DODGES FERRY
Client: FISHER
Drawing Title: POST-DEVELOPMENT STORMWATER
Drawn: D.C | Job No.: H2750
Scale: 1:250 | Sheet: 50-A-101
Issue: C | Date: 30/01/2025

LEGEND

- EXTENT OF DEVELOPMENT
- LOT BODY
- 36.50 EXISTING CONTOURS (@0.2m INTERVALS)
- 36.50 EXISTING MAJOR CONTOURS (@0.05m INTERVALS)
- EXISTING ROADWAY
- EXISTING WALKWAY
- EXISTING CONCRETE DRIVEWAY
- EXISTING OVERLAND SURFACE FLOW
- ON-SITE PERVIOUS AREA
- ON-SITE IMPERVIOUS AREA
- ON-SITE ROOF AREA

Pre Development (Excl. CC)					
Area	Area m²	C	Tc (min)	I (mm/hr)	5% AEP (l/s)
EXISTING BUILDING (IMPERVIOUS)	22	1.00			
EXISTING HARDSTAND (IMPERVIOUS)	0	0.90			
EXISTING PERVIOUS AREAS	1163	0.63			
COMBINED	1185	0.64	5	**86.16**	18.14

B

IMPERVIOUS AREA = 22m²

PERVIOUS/ OPEN AREA = 1163m²

EAST ROAD

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

14

10

8

H2750
19/02/2025

Sorell Council

Development Application: 5.2024.266.1 - Reposne to Request for Information P2.pdf

Plans Reference: P2
Date received: 27.02.2025

No.	Revision	Date
B	ISSUED FOR INFORMATION - DRIVEWAY REDESIGNED	15/01/2025
A	ISSUED FOR INFORMATION	26/11/2024

APPROVED: 15/01/2025

DATE: 15/01/2025

Ground Floor,
The Sandstone Building
1 Liverpool St,
Hobart TASMANIA 7000
phone (03) 6146 0334
e info@hed-consulting.com.au
www .hed-consulting.com.au

Project: 12 EAST ST, DODGES FERRY

Client: FISHER

Drawing Title: PRE-DEVELOPMENT STORMWATER

Drawn: D.C | Job No.: H2750
Scale: 1:250 | Sheet: 50-A-102
Issue: B | Date: 15/01/2025

	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN 1:200
A.04	SITE SEWER, DRAINAGE & STORMWATER
A.05	UPPER FLOOR PLAN - PROPOSED
A.06	LOWER FLOOR PLAN - PROPOSED
A.07	ELEVATIONS
A.08	ELECTRICAL PLAN - UPPER
A.09	ELECTRICAL PLAN - LOWER
A.10	HYDRAULIC PLAN - UPPER
A.11	HYDRAULIC PLAN - LOWER
A.12	SHADOW DIAGRAM 9:00AM AT 21 JUNE
A.13	SHADOW DIAGRAM 12:00PM AT 21 JUNE
A.14	SHADOW DIAGRAM 3:00PM AT 21 JUNE
A.15	GENERAL NOTES - CONSTRUCTION
A.16	GENERAL NOTES - CONSTRUCTION 2
A.17	GENERAL NOTES - WET AREA
A.18	GENERAL NOTES - SAFETY
A.19	DOOR SCHEDULE
A.20	WINDOW SCHEDULE
A.21	LIGHTING CALCULATOR

MK

12 EAST ST, DODGES FERRY TAS

NEW DWELLING
JOB NO: 2333

ARTIST IMPRESSION ONLY

SITE INFORMATION

Title Reference:	79621/6
Property ID:	5914901
Council:	Sorell
Planning Zone:	Low Density Residential
Covenants	

General Overlays:
Specific Area Plan - Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan

Code Overlays:
Low landslip hazard band - Low
Airport obstacle limitation area

Soil Classification: **Class P**
Refer to HED Soil Report.

Wind Classification	50m/s
Topography:	T1
Sheilding:	NS
Climate zone:	7
Geographic Region:	A
Terrain Category:	1
Wind Classification:	N3

NCC Building Class: 1a

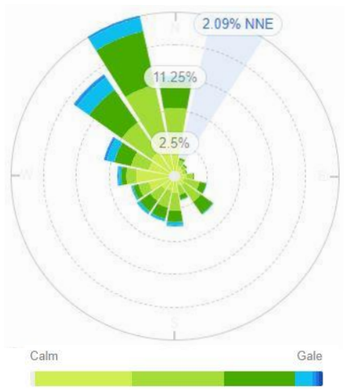
Land area:	1185m^2
Existing Shed:	21.59m^2
Dwelling Footprint - Proposed:	98.55m^2
Deck First floor - Proposed:	36.52m^2
Deck Lower floor - Proposed:	3.59m^2

Sorell Council

Development Application: 5.2024.266.1 - Reposne to Request for Information P2.pdf

Plans Reference: P2
Date received: 27.02.2025

WIND ROSE



All dimensions in millimetres unless noted otherwise.
PRINT ALL DRAWINGS IN COLOUR

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: **FISHER**
JOB NO: **2333**
PROPOSAL **NEW DWELLING**
DATE **26/02/2025**
ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE **BA**
SCALE **NA** **A3**

REV	AMENDMENT	DATES

A.01
LOCATION PLAN

LEGEND

SUN
SUMMER & WINTER SOLSTICE
WINTER JUNE 22
SUMMER DEC 22

VIEWS
VIEWS TO ENCAPSULATE DURING DESIGN PROCESS

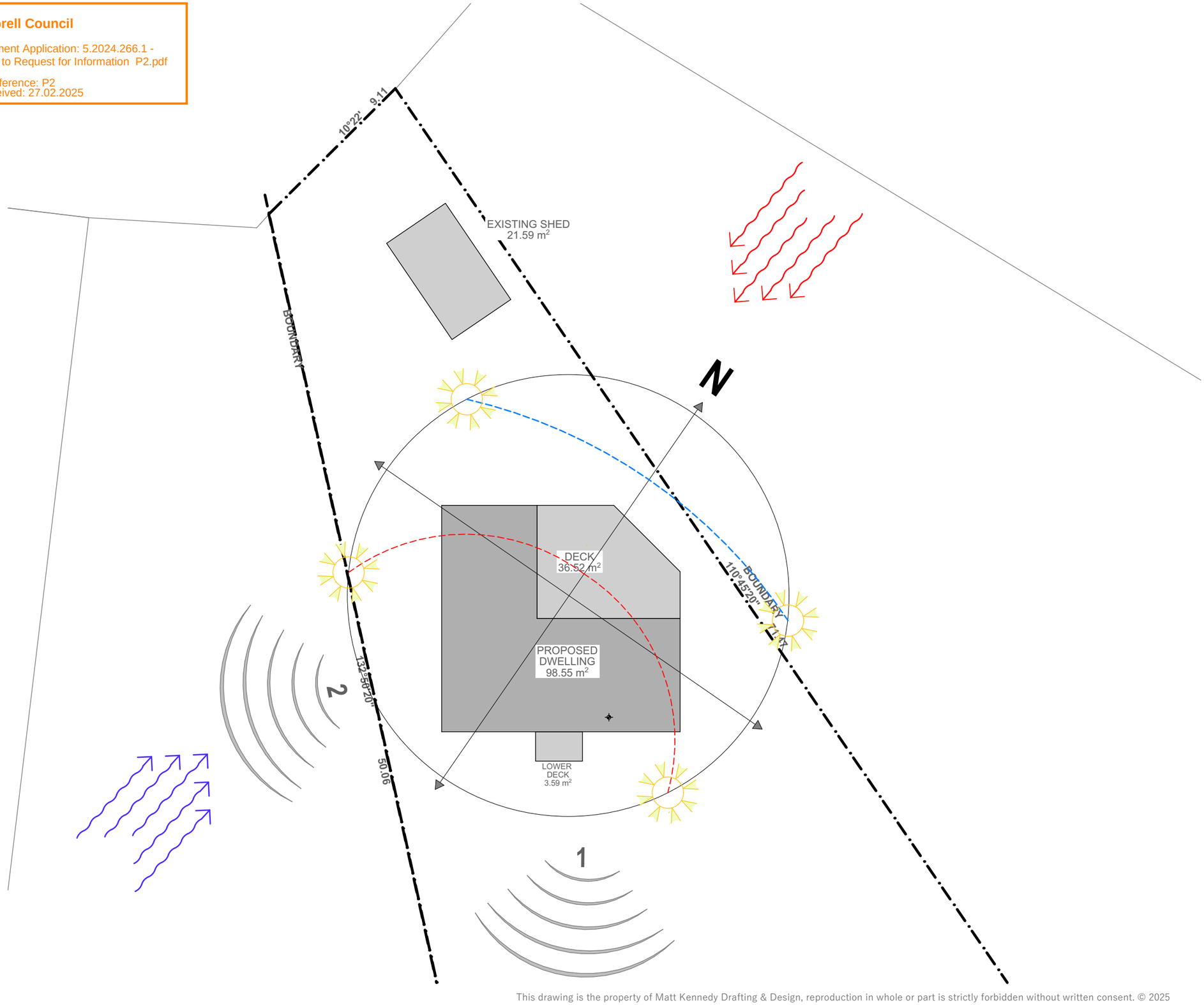
WINDS
PRODOMINATE BREEZES
CROSS VENTILATION
SCREENS TO AVOID

Sorell Council
Development Application: 5.2024.266.1 - Reposne to Request for Information P2.pdf

Plans Reference: P2
Date received: 27.02.2025

1 - Views of Carlton River

2 - Views of Park beach



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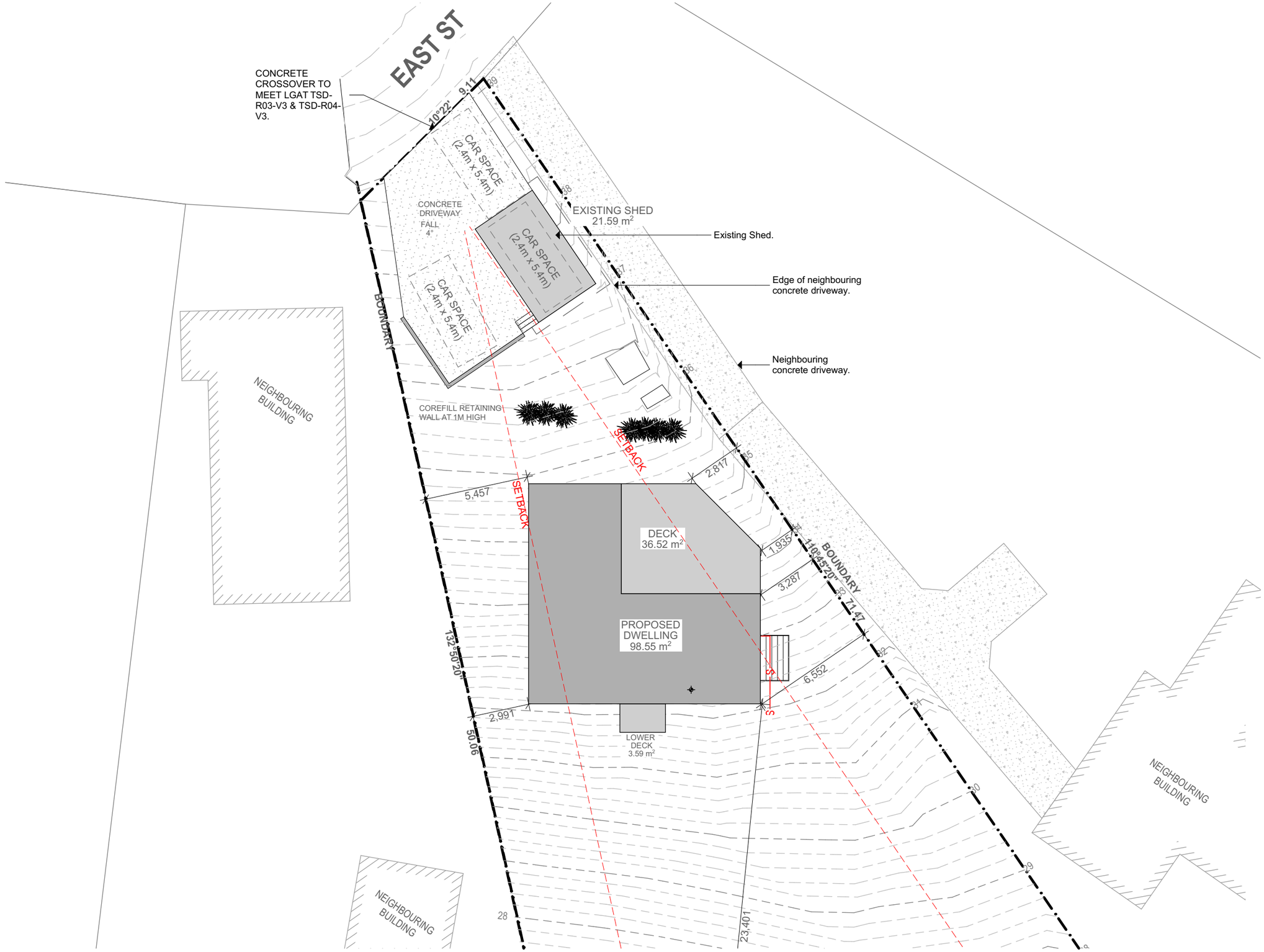
PROPOSAL: **NEW DWELLING**
DATE: **26/02/2025**
ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE: **BA**
SCALE: **1:200@A3**

REV	AMENDMENT	DATES

A.02
SITE ANALYSIS

LEGEND

- EXISTING BUILDING
- NEIGHBOURING BUILDING
- PROPOSED BUILDING
- CONTOUR
- SET BACK



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JOB NO: **2333**

PROPOSAL **NEW DWELLING**

DATE **26/02/2025**

ADDRESS: **12 EAST ST, DODGES FERRY**

PROJECT STAGE **BA**

SCALE **1:200@A3**

REV	AMENDMENT	DATES

A.03

SITE PLAN 1:200

LEGEND

- EXISTING BUILDING
- NEIGHBOURING BUILDING
- PROPOSED BUILDING
- CONTOUR
- SET BACK
- S — SEWER LINE

NOTE:
REFER ON-SITE WASTEWATER MANAGEMENT SYSTEM ASSESSMENT REPORT AND DESIGN BY HED CONSULTING

Sorell Council

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ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE: **BA**
SCALE: **1:200@A3**

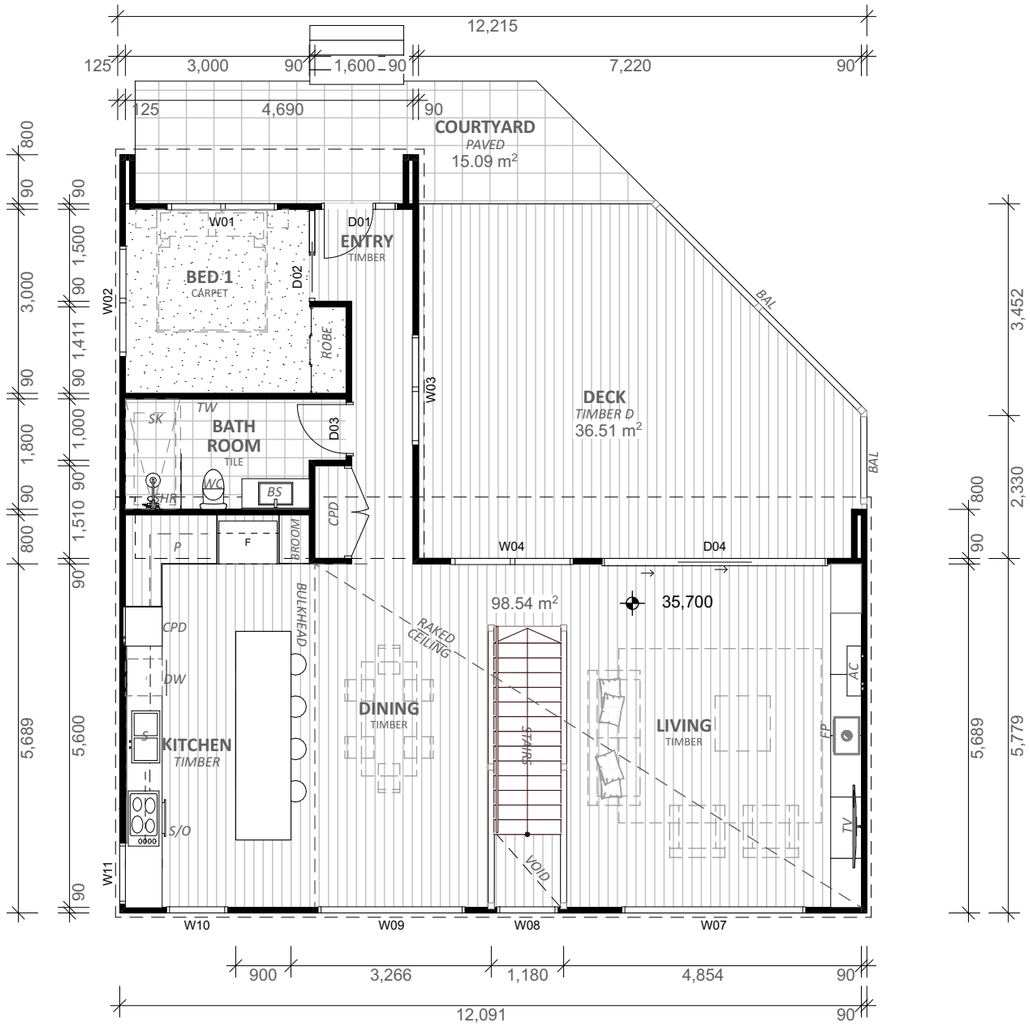
REV	AMENDMENT	DATES

A.04
SITE SEWER, DRAINAGE & STORMWATER

LEGEND

⌖	New levels
AC	Air Conditioner
BAL	Balustrade
BS	Basin
F	Refrigerator
FP	Fire Place
P	Pantry
CPD	Cupboard
S	Sink
S/O	Stove/Oven
DW	Dishwasher
SHR	Shower
TW	Towel rail
WC	Water closet
SK	Skylight

CARPET	Carpet- To Owners selection.
TILE	Ceramic Floor Tile- To Owners selection.
TIMBER	Internal - To Owners selection.
TIMBER - D	External - Ekowood, Alpine Ash decking boards.- To Owners selection.
PAVED	To Owners selection.



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DATE: **26/02/2025**

ADDRESS: **12 EAST ST, DODGES FERRY**

PROJECT STAGE: **BA**

SCALE: **1:100@A3**

N

REV	AMENDMENT	DATES

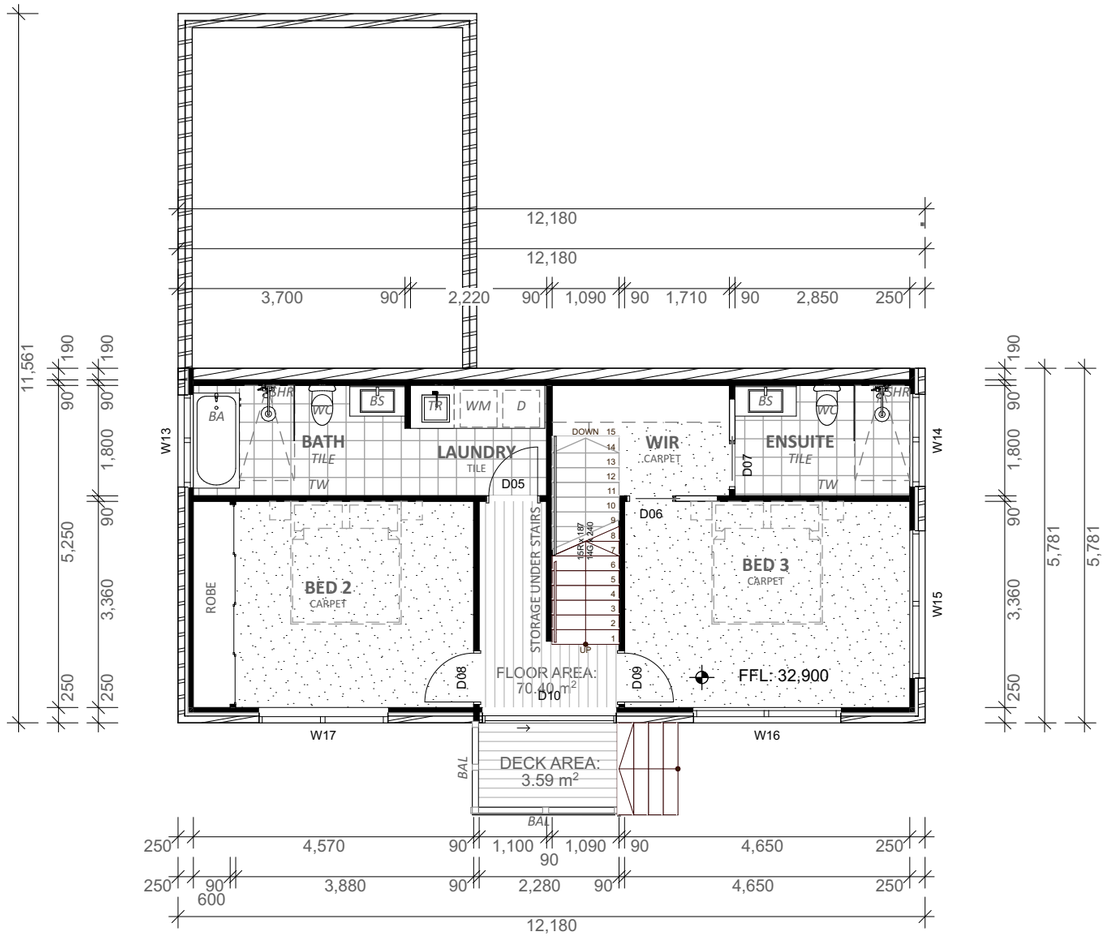
A.05

UPPER FLOOR PLAN - PROPOSED

LEGEND

⌖	New levels
BA	Bath
BAL	Balustrade
BS	Basin
SHR	Shower
TR	Trough
TW	Towel rail
WC	Water closet
D	Dryer
WM	Washing Machine

CARPET	Carpet- To Owners selection.
TILE	Ceramic Floor Tile- To Owners selection.
TIMBER	Timber Decking. Modwood Decking- To Owners selection.



Sorell Council

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Plans Reference: P2
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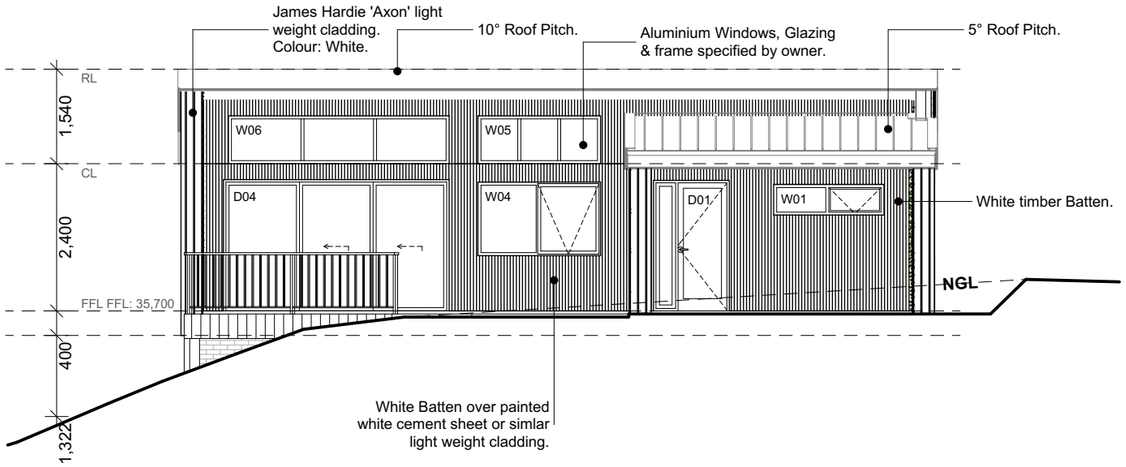
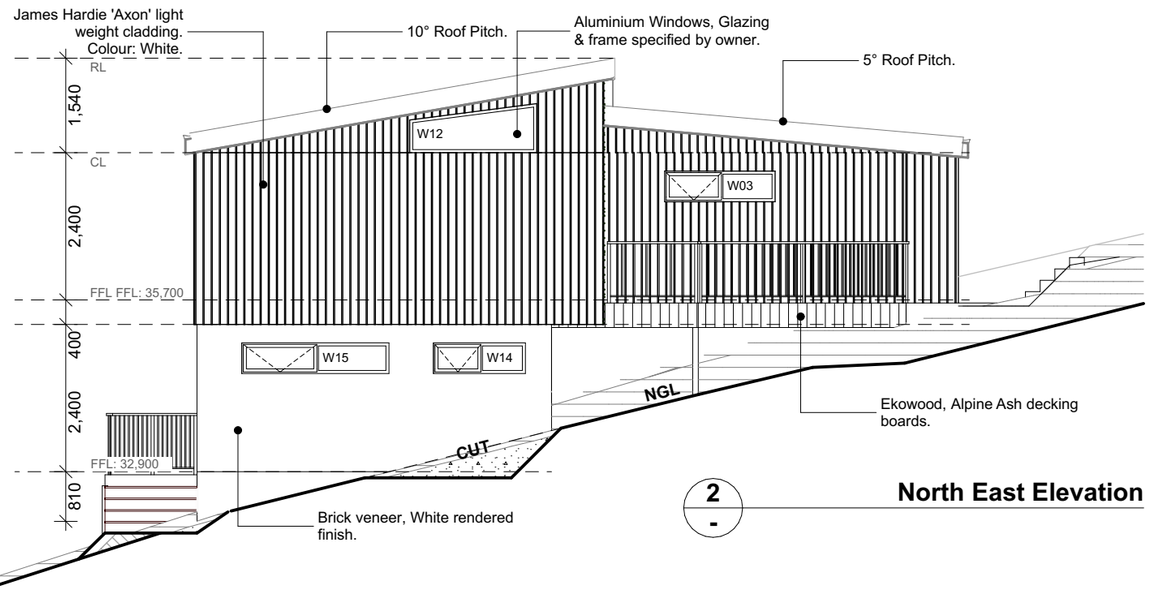
JOB NO: **2333**
PROPOSAL: **NEW DWELLING**
DATE: **26/02/2025**
ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE: **BA**
SCALE: **1:100@A3**

REV	AMENDMENT	DATES

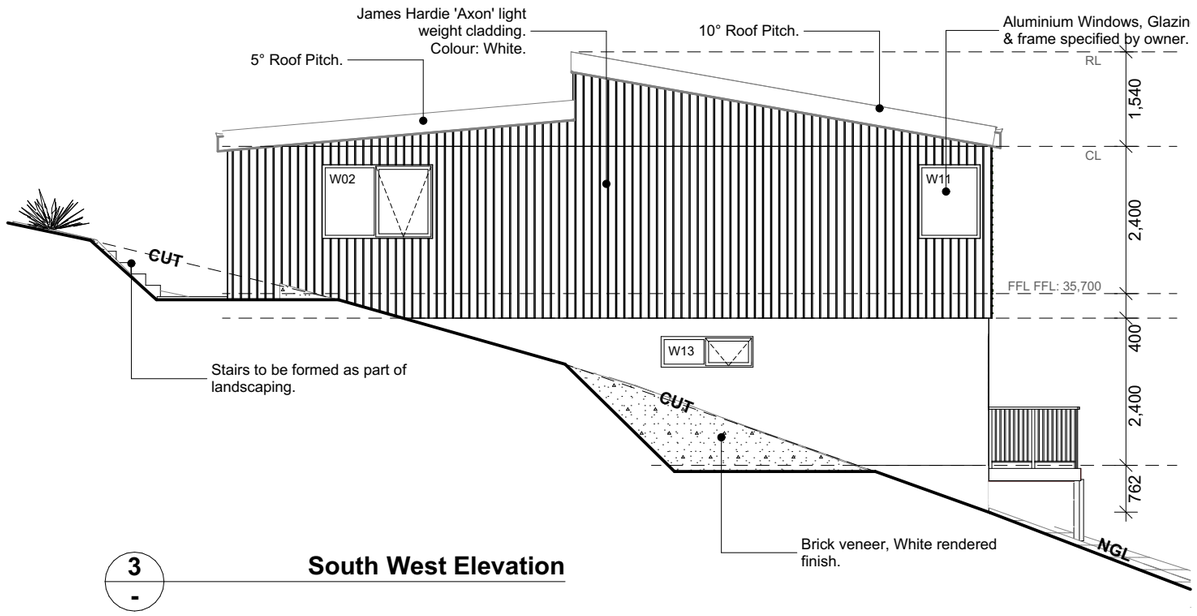
A.06
LOWER FLOOR PLAN - PROPOSED



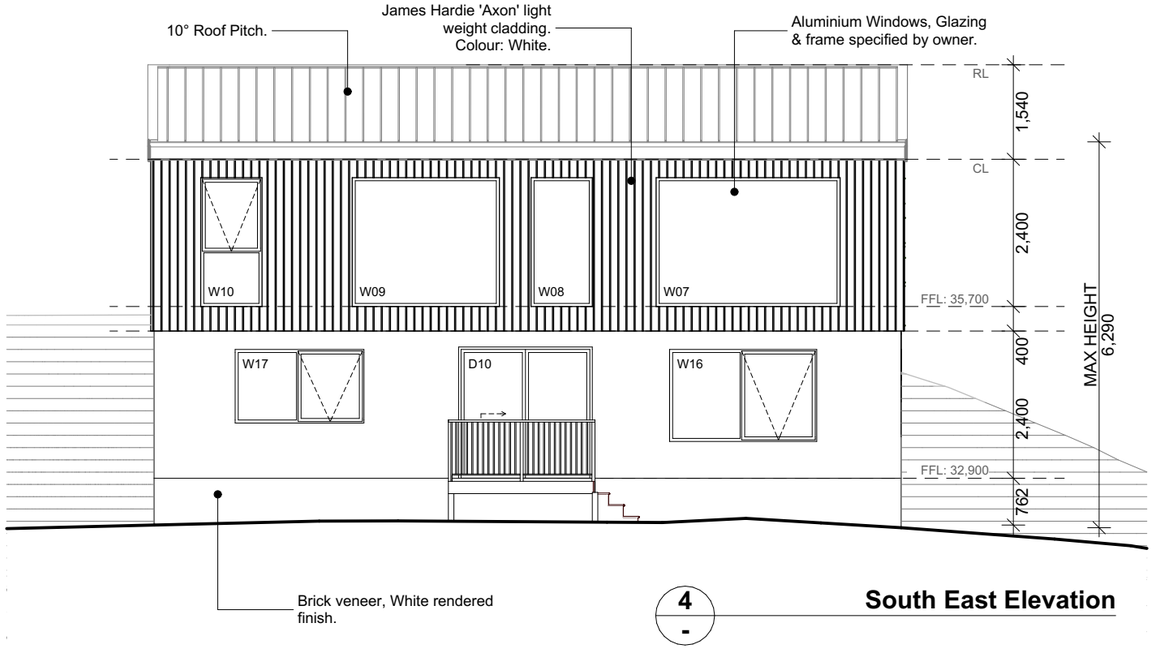
1 - North West Elevation



2 - North East Elevation



3 - South West Elevation



4 - South East Elevation

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JOB NO: **2333**
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DATE: **26/02/2025**
ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE: **BA**
SCALE: **1:100@A3**

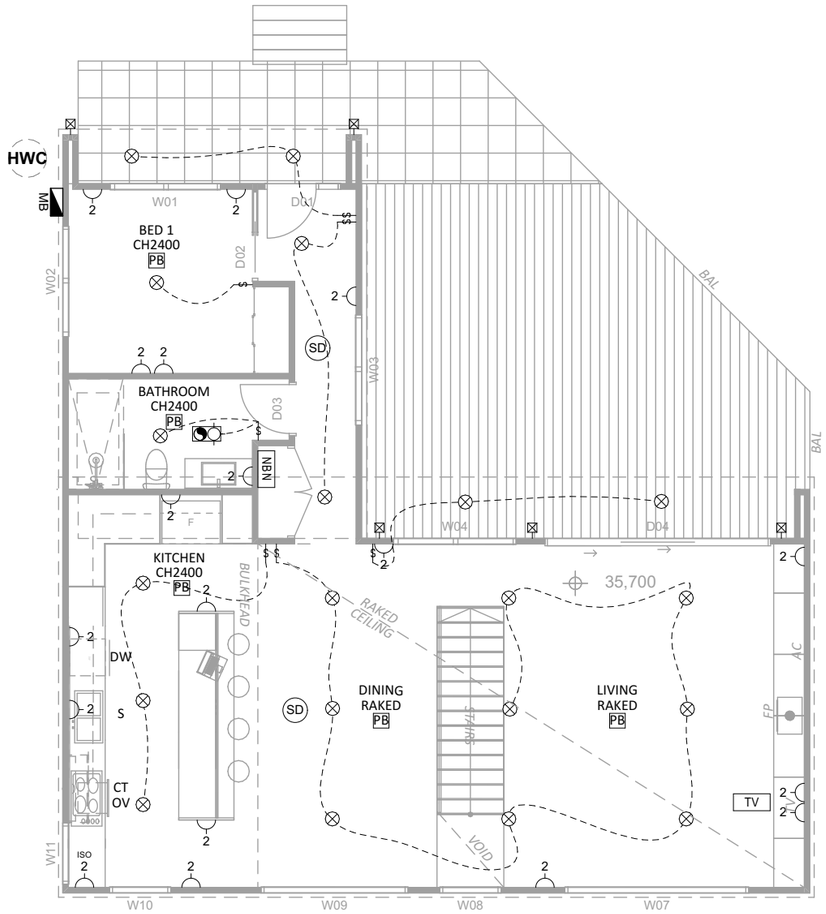
REV	AMENDMENT	DATES

A.07
ELEVATIONS

ELECTRICAL LEGEND & NOTES

NOTE:
LIGHTING LAYOUT MAY CHANGE, OWNER TO CONFIRM WITH BUILDER PRIOR TO PURCHASE/INSTALLATION OF EXACT QUANTITY AND LOCATION OF ELECTRICAL SERVICES

- Single GPO (DW/FR/WM)
- Double GPO
- Double GPO - Outdoor
- 32A Isolation swith
- Light switch
- 2-way light switch
- Fluorescent light
- LED downlight
  NOTE: Gimble downlights for raked ceilings
- Wall light
- Spotlight
- Manrose heat, light & fan unit or similar
- Exhaust fan
- TV — TV connection point
- NBN — NBN connection point
- MB — Meter box
- SD — Hardwired smoke detector
- HWC — Hot Water Cylinder
- CH XXXX — Ceiling Height (mm)
- PB — Plasterboard Ceiling



NOTES

Lighting layout may change, owner to confirm with builder prior to purchase/ installation of exact quantity and location of electrical services.

Smoke Alarms NCC 2022 Vol 2 Part 9.5.1

Smoke alarms must be installed in a class 1a building on or near the ceiling in any storey containing bedrooms-
(i) Between each part of the dwelling containing bedrooms and the remainder of the dwelling; and
(ii) Where bedrooms are served by a hallway, in that hallway.
Smoke alarms to comply with AS3786.
All smoke alarms must be connected to the consumer mains power where consumer power is supplied to the building.
Smoke alarms to be interconnected where there is more than one alarm.
Smoke alarms to have a battery back up in case of power outage. recommended batteries must be capable of servicing the smoke alarm without a fault for 1 year.

Ventilation

To comply with the requirements of clauses in NCC 2022 Vol 2 10.6.2.
Where mechanical ventilation is required, the exhaust is to be directed outside the building by way of 100mm dia. colorbond steel, PVC or other approved ducting material.

Lighting

For habitable rooms shall comply with the requirements of clauses in NCC 2022 Vol 2 Part 10.5 where required.

Sorell Council
Development Application: 5.2024.266.1 - Reposne to Request for Information P2.pdf

Plans Reference: P2
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: FISHER
JOB NO: 2333
PROPOSAL: NEW DWELLING
DATE: 26/02/2025
ADDRESS: 12 EAST ST, DODGES FERRY
PROJECT STAGE: BA
SCALE: 1:100@A3

REV | AMENDMENT | DATES

A.08
ELECTRICAL PLAN - UPPER

ELECTRICAL LEGEND & NOTES

NOTE:
LIGHTING LAYOUT MAY CHANGE, OWNER TO CONFIRM WITH BUILDER PRIOR TO PURCHASE/INSTALLATION OF EXACT QUANTITY AND LOCATION OF ELECTRICAL SERVICES

- Single GPO (DW/FR/WM)
- Double GPO
- Double GPO - Outdoor
- 32A Isolation swith
- Light switch
- 2-way light switch
- Fluorescent light
- LED downlight
  NOTE: Gimble downlights for raked ceilings
- Wall light
- Spotlight
- Manrose heat, light & fan unit or similar
- Exhaust fan
- TV — TV connection point
- NBN — NBN connection point
- MB — Meter box
- SD — Hardwired smoke detector
- HWC — Hot Water Cylinder
- CH XXXX — Ceiling Height (mm)
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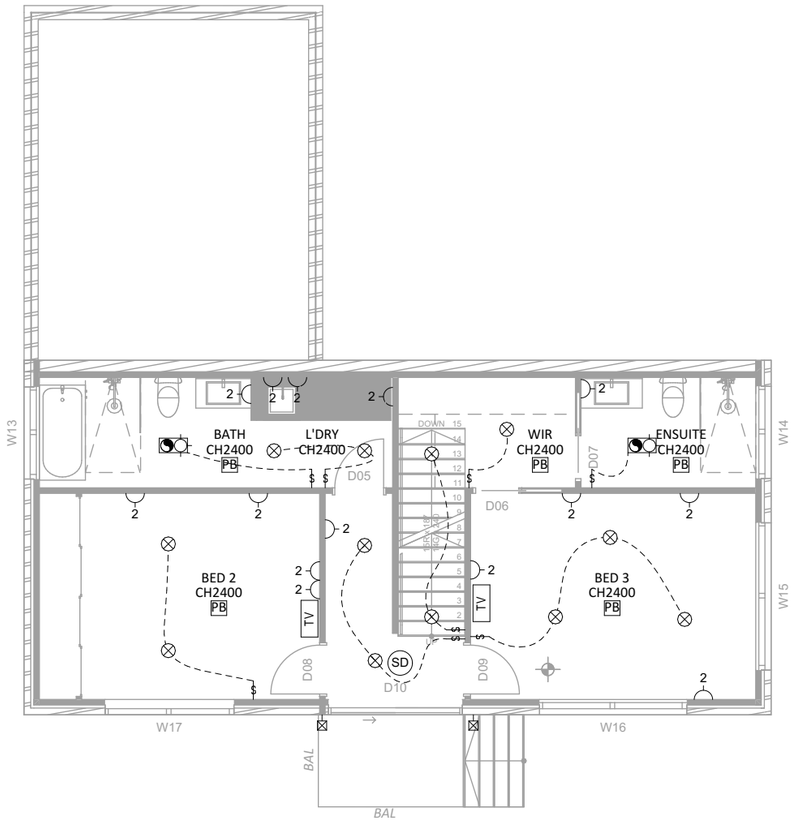

NOTES

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Smoke Alarms NCC 2022 Vol 2 Part 9.5.1

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To comply with the requirements of clauses in NCC 2022 Vol 2 10.6.2.
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Lighting

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JOB NO: **2333**
PROPOSAL: **NEW DWELLING**
DATE: **26/02/2025**
ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE: **BA**
SCALE: **1:100@A3**

REV	AMENDMENT	DATES

A.09
ELECTRICAL PLAN - LOWER

LEGEND

S — Sewer line

Wet areas hatched. Builder to ensure suitable falls & levels in wet areas in accordance with NCC 3.8.1

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Plumbing
Plumbing to AS3500 Parts 1-4 inclusive, and to the local authorities requirements.

All work shall be carried out by a licensed plumber and all necessary inspections carried out by council officers or other authorised persons.

Pipe layouts are diagramatic only. Contractior to finalise locations and installation details 'on-site'.

Hot & cold water reticulation to be copper type b. 200 generally with 150 to single fixtures.

Provide tray to hot water cylinder (HWC) and 500 overflow to be directed to external area.

Sanitary plumbing to be UPVC generally.

Sewer and stormwater to existing approved drainage connections. Plumber to verify connection locations.

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Pipe insulation
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping
a) All flow and return internal piping that is -
i) within an unventilated wall space
ii) within an internal floor
between storeys; or
iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.4 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.9 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system
Must have a minimum R-Value of 1.3 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

All stormwater pits to be designed in Accordance with AS3500 - Section 8.6

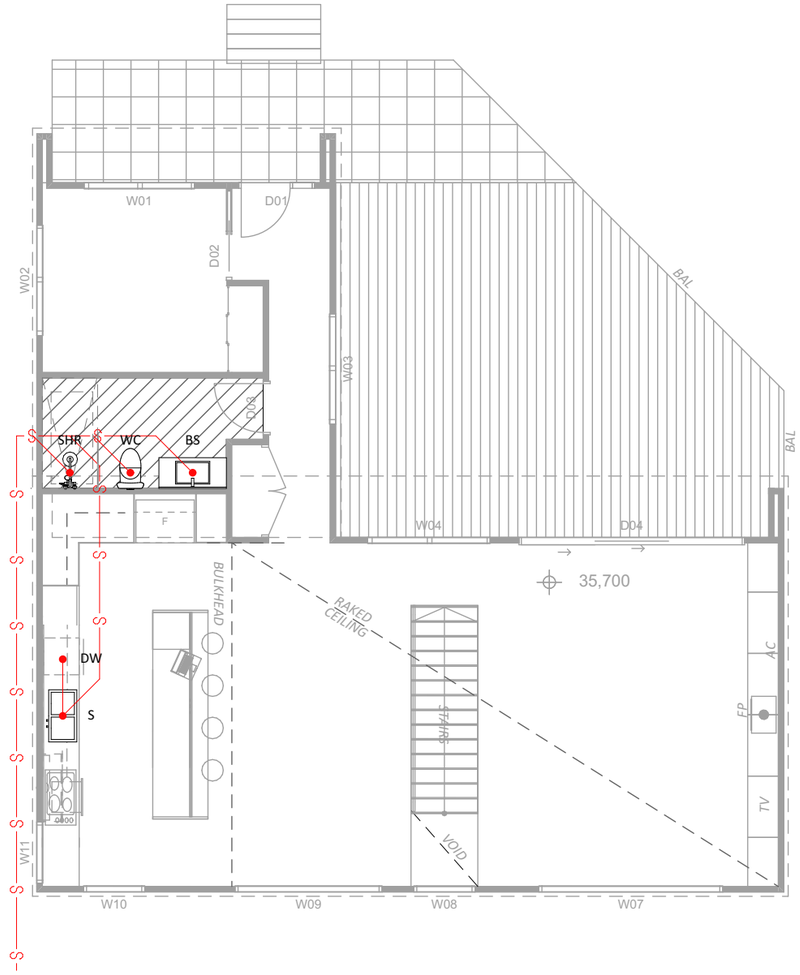
MInimum Gradient on pipes as per AS3500 7.3.5

MINIMUM GRADIENT ON PIPES AS PER AS3500 7.3.5
- DN90 = 1:100
- DN100 = 1:100
- DN150 = 1:100

MINIMUM GRADIENT ON SEWER PIPES AS PER AS3500:2000 4.4
- DN65 = 1:40
- DN80, DN100 = 1:60
- DN125 = 1:80
- DN150 = 1:100

TABLE 3.12.5.1 Central Heating Water Piping	
Insulation	R-Value
9mm of closed cell polymer	0.2
13mm of closed cell polymer	0.3
19mm of closed cell polymer	0.45
25mm of closed cell polymer	0.6
25mm of glass wool	1.5

FIXTURE	WASTE PIPE
WATER CLOSET	100 DIA CLASS SH
SINK	50 DIA
BASIN	40 DIA
SHOWER	50 DIA
BATH	50 DIA
TROUGH	50 DIA
WASHING MACHINE	50 DIA



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Licence: 189009392

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: **FISHER**
JOB NO: **2333**
PROPOSAL: **NEW DWELLING**
DATE: **26/02/2025**
ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE: **BA**
SCALE: **1:100@A3**

REV	AMENDMENT	DATES

A.10
HYDRAULIC PLAN - UPPER

LEGEND

S — Sewer line

Wet areas hatched. Builder to ensure suitable falls & levels in wet areas in accordance with NCC 3.8.1

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

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Plumbing to AS3500 Parts 1-4 inclusive, and to the local authorities requirements.

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Thermal insulation for heated water piping must:
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b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping
a) All flow and return internal piping that is -
i) within an unventilated wall space
ii) within an internal floor
between storeys; or
iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.4 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.9 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system
Must have a minimum R-Value of 1.3 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

All stormwater pits to be designed in Accordance with AS3500 - Section 8.6

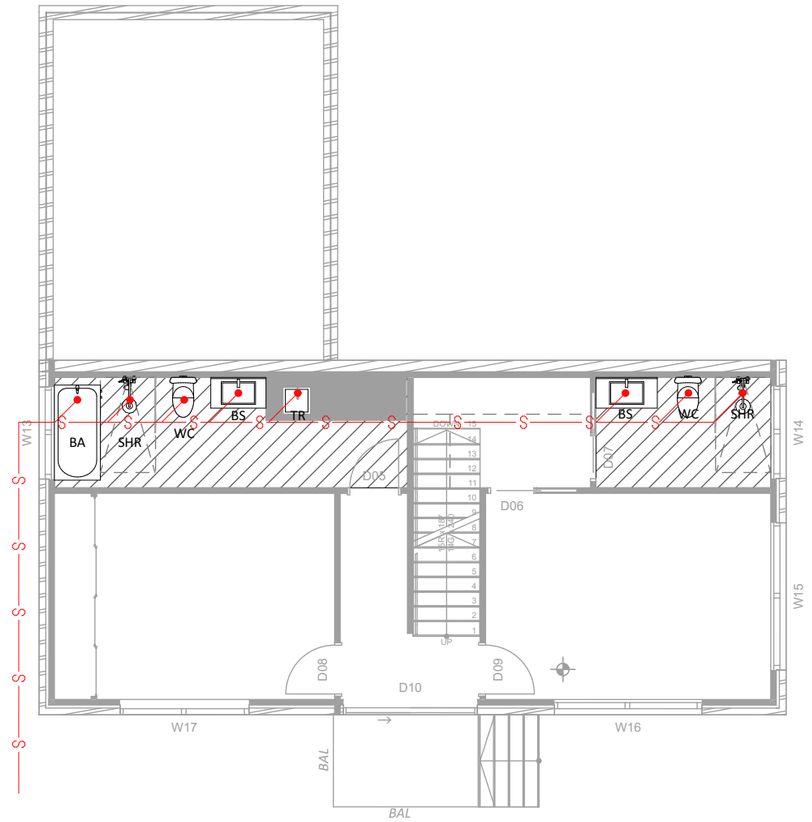
MInimum Gradient on pipes as per AS3500 7.3.5

MINIMUM GRADIENT ON PIPES AS PER AS3500 7.3.5
- DN90 = 1:100
- DN100 = 1:100
- DN150 = 1:100

MINIMUM GRADIENT ON SEWER PIPES AS PER AS3500:2000 4.4
- DN65 = 1:40
- DN80, DN100 = 1:60
- DN125 = 1:80
- DN150 = 1:100

TABLE 3.12.5.1 Central Heating Water Piping	
Insulation	R-Value
9mm of closed cell polymer	0.2
13mm of closed cell polymer	0.3
19mm of closed cell polymer	0.45
25mm of closed cell polymer	0.6
25mm of glass wool	1.5

FIXTURE	WASTE PIPE
WATER CLOSET	100 DIA CLASS SH
SINK	50 DIA
BASIN	40 DIA
SHOWER	50 DIA
BATH	50 DIA
TROUGH	50 DIA
WASHING MACHINE	50 DIA



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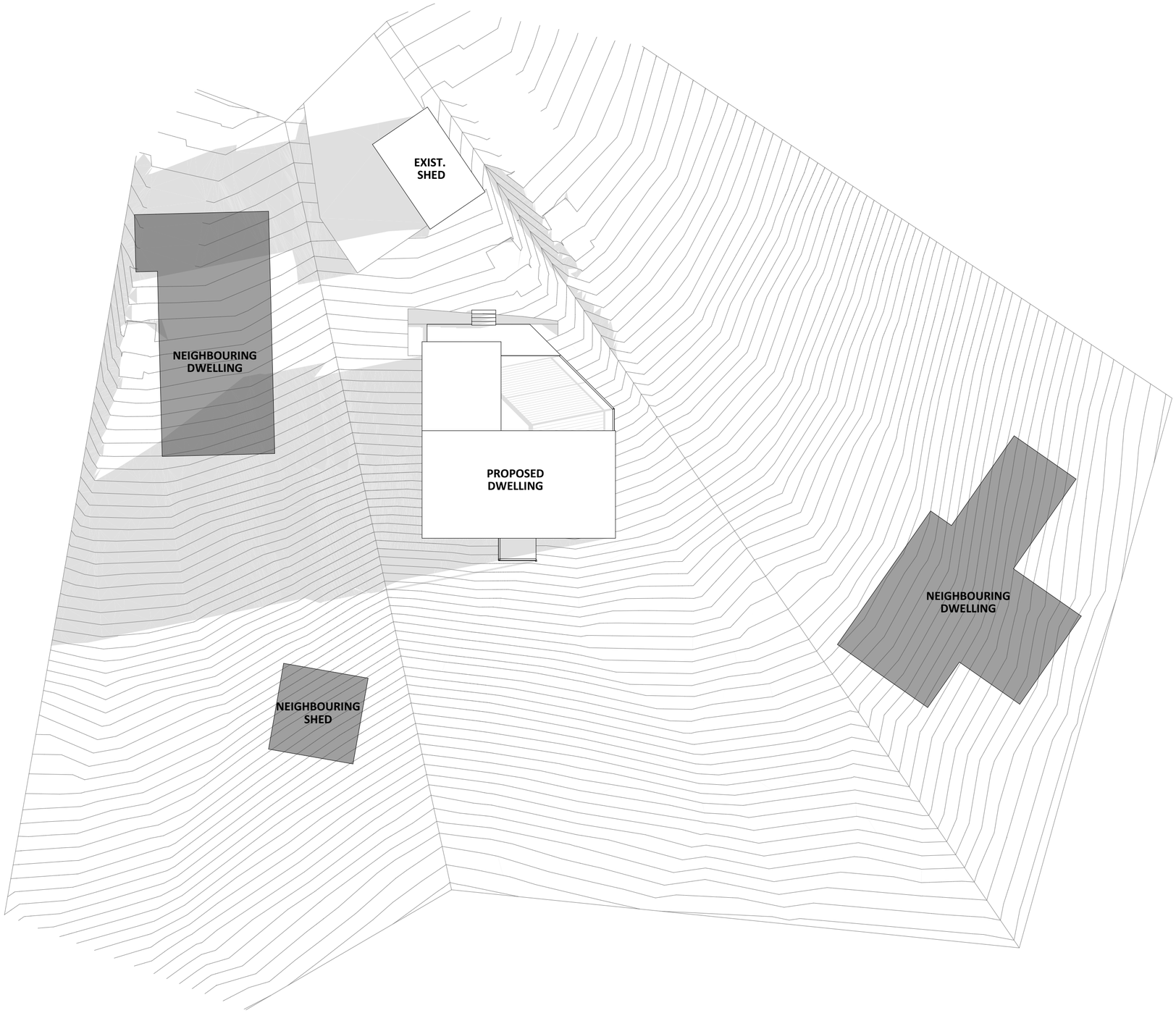
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: **FISHER**
JOB NO: **2333**
PROPOSAL: **NEW DWELLING**
DATE: **26/02/2025**
ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE: **BA**
SCALE: **1:100@A3**

REV	AMENDMENT	DATES

A.11
HYDRAULIC PLAN - LOWER



Sorell Council

Development Application: 5.2024.266.1 - Reposne to Request for Information P2.pdf

Plans Reference: P2
Date received: 27.02.2025

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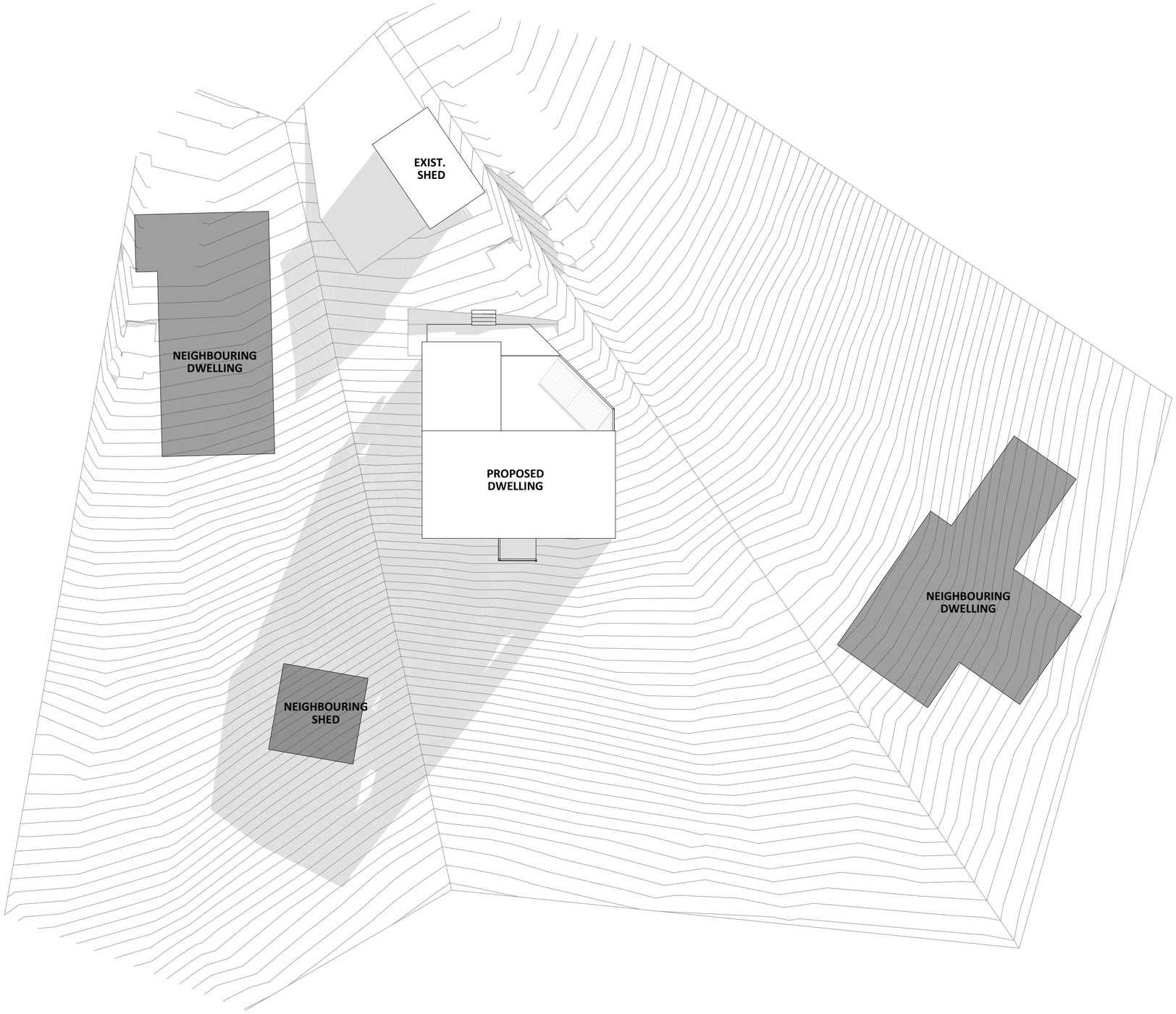
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: FISHER
JOB NO: 2333
ADDRESS: 12 EAST ST, DODGES FERRY
PROPOSAL: NEW DWELLING
PROJECT STAGE: BA
DATE: 26/02/2025
SCALE: 1:200@A2

REV	AMENDMENT	DATES

A.12

SHADOW DIAGRAM
9:00AM AT 21 JUNE



Sorell Council

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BUILDING DESIGNERS
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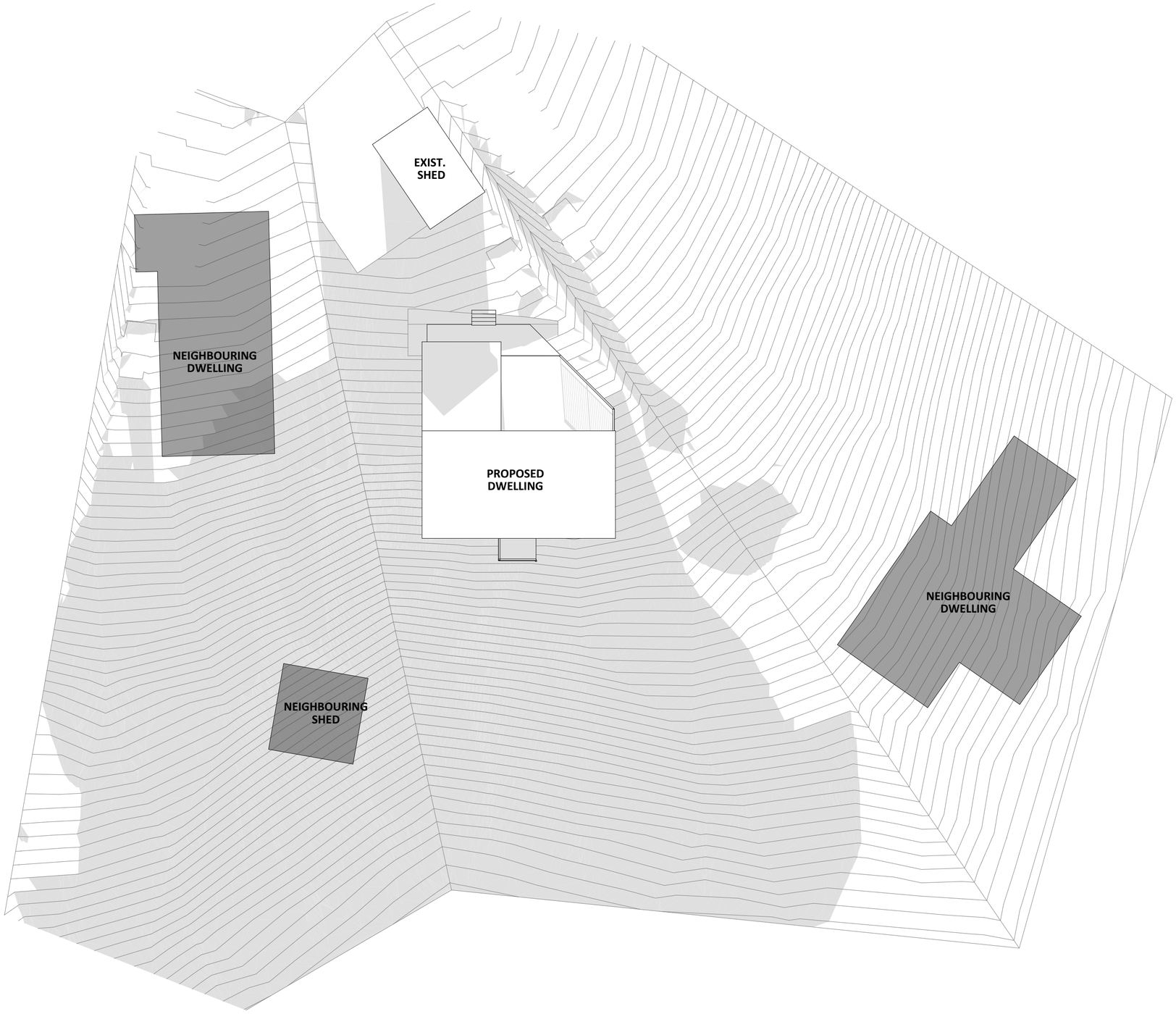
JOB NO: 2333
ADDRESS: 12 EAST ST, DODGES FERRY
PROPOSAL: NEW DWELLING
PROJECT STAGE: BA
DATE: 26/02/2025
SCALE: 1:200@A2

REV	AMENDMENT	DATES

A.13
SHADOW DIAGRAM
12:00PM AT 21 JUNE

NOTE:
3:00PM SHADOW ALSO CAST BY TERRAIN



Sorell Council
Development Application: 5.2024.266.1 - Reposne to Request for Information P2.pdf

Plans Reference: P2
Date received: 27.02.2025

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT: FISHER
JOB NO: 2333
ADDRESS: 12 EAST ST, DODGES FERRY
PROPOSAL: NEW DWELLING
PROJECT STAGE: BA
DATE: 26/02/2025
SCALE: 1:200@A2

REV	AMENDMENT	DATES

A.14
SHADOW DIAGRAM
3:00PM AT 21 JUNE

NOTE
PLEASE REFER TO **ENGINEERS** STRUCTURAL NOTES FOR ANY FURTHER INFORMATION.

ROOF CLADDING, GUTTERING AND DOWNPIPES

1. IN ACCORDANCE WITH PART 7.2, 7.3 AND 7.4 OF NCC 2022 VOL 2, AS/NZS 3500.3 AND AS/NZS 3500.5. SECTION 5 INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. WHEREVER FULL SHEETS CAN'T BE UTILIZED PROVIDE THE DISTANCE FOR END LAPPING WHERE SHEETS MEET:
   - SLOPES 5-15 = A LAP OF 200mm
   - SLOPES 15 AND GREATER = A LAP OF 150mm
3. GUTTERS MUST BE INSTALLED WITH A FALL OF NOT LESS THAN - 1:500 FOR EAVES GUTTERS AND 1:100 FOR BOX GUTTERS
4. DOWNPIPES MUST:
   a) NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE
   b) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

BUILDING SEALING

1. IN ACCORDANCE WITH TAS PART 13.4 OF NCC 2022 VOL 2 (IN TAS SECTION 13 IS REPLACED WITH BCA 2019 PART 3.12)
2 . CHIMNEYS AND FLUE MUST BE FITTED WITH A DAMPER/FLAP THAT CAN BE CLOSED
3. ROOFS,WALLS & FLOORS SEALED BY CAULKING,SKIRTING,ARCHITRAVES OR THE LIKE
4. EXTERNAL WINDOWS AND DOORS TO BE FITTED WITH COMPRESSIBLE STRIP, FOAM, RUBBER OR FIBROUS SEAL TO ALL EXTERNAL WINDOW SASHES AND EXTERNAL DOORS.
5. EXTERNAL FANS TO BE SELF CLOSING DAMPER OR FILTER TO BE FITTED
6. ALL DOWNLIGHTS TO BE SEALED

CEILING FANS

1. IN ACCORDANCE WITH TAS PART 13.5 OF NCC 2022 VOL 2 (IN TAS SECTION 13 IS REPLACED WITH BCA 2019 PART 3.12).

SERVICES

1. IN ACCORDANCE WITH TAS PART 13.7 OF NCC 2022 VOL 2 (IN TAS SECTION 13 IS REPLACED WITH BCA 2019 PART 3.12).

EXTERNAL GLAZING

1. IN ACCORDANCE WITH TAS PART 13.3 OF NCC 2022 VOL 2 (IN TAS SECTION 13 IS REPLACED WITH BCA 2019 PART 3.12).

SMOKE ALARMS

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART 9.5.4 OF NCC 2022 VOL 2 AND AS3786 REQUIREMENTS.
2. SMOKE ALARMS TO BE INSTALLED IN A CLASS 1a BUILDING ON OR NEAR THE CEILING IN:
   - ANY STOREY CONTAINING BEDROOMS (i) BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING; AND (ii) WHRE BEDROOMS ARE SERVED BY A HALLWAY, IN THAT HALLWAY.
3. ALL SMOKE ALARMS MUST BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING
4. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN 1 ALARM
5. SMOKE ALARMS TO HAVE BATTERY BACK UP IN CASE OF POWER OUTAGE. RECOMMENDED BATTERIES MUST BE CAPABLE OF SERVICING THE SMOKE ALARM WITH A FAULT FOR 1 YEAR.

ENERGY EFFICIENCY

1. IN ACCORDANCE WITH TAS PART 13.1 OF NCC 2022 VOL 2 (IN TAS SECTION 13 IS REPLACED WITH BCA 2019 PART 3.12).

BUILDING FABRIC

1. IN ACCORDANCE WITH TAS PART 13.2 OF NCC 2022 VOL 2 (IN TAS SECTION 13 IS REPLACED WITH BCA 2019 PART 3.12).

BUILDING FABRIC IN ACCORDANCE WITH OF BCA 2019 PART 3.12.1.1

EXTERNAL WALLS - BCA 2019 PART 3.12.1.4				
TYPE OF SYSTEM	**N.C.C REQUIREMENTS**	**VALUE OF WALL CONSTRUCTION FIG 3.12.1.3**	**ADDED R-VALUE OF INSULATION**	**TOTAL R-VALUE**
BRICK VENEER CLADDING W/SINGLE SIDED SISALATION	TOTAL R VALUE: 2.8	0.56	R2.0 FIBREGLASS BATTS	R2.56
90mm WALL CEMENT SHEET W/SINGLE SIDED SISALATION	TOTAL R VALUE: 2.8	0.42	R2.0 FIBREGLASS BATTS	R2.42
75mm POLYSTYRENE STUD WALL W/SINGLE SIDED SISALATION	TOTAL R VALUE: 2.8	2.62	R2.0 FIBREGLASS BATTS	R4.62
BLOCK WALL W/SINGLE SIDED SISALATION	TOTAL R VALUE: 2.8	0.54	R2.0 FIBREGLASS BATTS	R2.54
ROOFS - BCA 2019 PART 3.12.1.2				
TYPE OF SYSTEM	**N.C.C REQUIREMENTS**	**VALUE OF WALL CONSTRUCTION FIG 3.12.1.3**	**ADDED R-VALUE OF INSULATION**	**TOTAL R-VALUE**
PITCHED ROOF WITH FLAT CEILING W/ R1.3 ROOFING BLANKET	TOTAL R VALUE: 5.1	1.69	R4.0 FIBREGLASS BATTS	R5.69
FLOORS - BCA 2019 PART 3.12.1.5				
TYPE OF SYSTEM	**N.C.C REQUIREMENTS**	**VALUE OF WALL CONSTRUCTION FIG 3.12.1.3**	**ADDED R-VALUE OF INSULATION**	**TOTAL R-VALUE**
ENCLOSED SUSPENDED TIMBER FLOOR	TOTAL R VALUE: 2.75	0.89	R2.0 FIBREGLASS BATTS	R2.89
CONCRETE FLOOR	NO REQUIREMENT	-	-	-

LIGHT

1. NATURAL LIGHT TO BE IN ACCORDANCE WITH PART 10.5.1 OF N.C.C. 2022 VOL 2.
2. NATURAL LIGHT MUST BE PROVIDED TO ALL HABITABLE ROOMS
3. REQUIRED WINDOWS MUST HAVE A LIGHT TRANSMITTING AREA OF AT LEAST 10% OF THE FLOOR AREA.
4. SANITARY COMPARTMENTS, BATHROOM,LAUNDRIES AND THE LIKE NOT PROVIDED WITH NATURAL LIGHT MUST BE PROVIDED WITH ARTIFICIAL LIGHT AT A RATE OF NOT LESS THAN 1 LIGHT FITTING PER 16m^2 OF FLOOR AREA AND IN ACCORDANCE WITH AS/NZS 1680.0

VENTILATION

1. IN ACCORDANCE WITH PART 10.6.2 OF N.C.C. 2022 VOL 2.
2. AN EXHAUST FAN OR OTHERS MEANS OF MECHANICAL VENTILATION MAY BE USED TO VENTILATE A SANITARY COMPARTMENT, LAUNDRY, KITCHEN OR BATHROOM, OR WHERE MECHANICAL VENTILATION IS PROVIDED IN ACCORCANCE WITH N.C.C. 2022 VOL2 10.6.3(b), PROVIDED CONTAMINATED AIR EXHAUSTS WITH COMPLY WITH N.C.C. 2022 VOL 2 10.8.2.
3. SANITARY COMPARTMENTS MUST NOT OPEN DIRECTLY INTO A KITCHEN OR PANTRY UNLESS-
   (a) ACCESS IS BY AN AIRLOCK, HALLWAY OR OTHER ROOM
   (b) THE SANITARY ROOM IS PROVIDED WITH AN EXHAUST FAN OR OTHER MEANS OF MECHANICAL EXHAUST VENTILATION.

SOUND INSULATION

1. IN ACCORDANCE WITH PART 3.8.6 OF CURRENT N.C.C.

HEATING APPLIANCES

1. IN ACCORDANCE WITH AS/NZS 2918 FOR DOMESTIC SOLID-FUEL BURNING APPLIANCES.
2. ALL HEATING APPLIANCES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

BUSHFIRE PRONE AREAS

1. IN ACCORDANCE WITH SITE BAL REPORT AND AS3959-2009
2. AN ASSESSMENT TO DETERMINE THE BAL RATING MUST BE UNDERTAKEN AND ANY REQUIREMENTS FROM THE SUBSEQUENT BAL LEVEL MUST BE APPLIED
3. A CLASS 1 BUILDING WITHIN A DESIGNATED BUSHFIRE PRONE AREA MUST BE IN ACCORDANCE WITH TFS PROPERTY ACCESS REQUIREMENTS AND TFS WATER SUPPLY SIGNAGE GUIDELINE.

DRAINAGE REQUIREMENTS:

1. SURFACE DRAINAGE OF A SITE SHALL BE CONTROLLED FROM THE START OF SITE PREPARATION AND CONSTRUCTION.
2. SURFACE DRAINS SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTINGS. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTINGS, INCLUDING THE GROUND UPHILL FROM A SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM OVER A DISTANCE OF 1m AND SHAPED TO PREVENT PONDING OF WATER. WHERE FILL IS PLACED ADJACENT TO THE BUILDING, THE FILL SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OF WATER AWAY FROM THE BUILDING.
3. PLACEMENT OF TRENCHES ABOUT A FOOTINGS SYSTEM FOR MODERATE TO HIGHLY REACTIVE SITES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS2870 PART 5.6.3.
4. SUBSURFACE DRAINS SHALL BE A CONSIDERATION UPSLOPE OF A BUILDING ON ALL SLOPING SITES, AND NOT BE PLACED WITHIN 1.5M FROM THE PERIMETER FOOTINGS, UNLESS SPECIFIC MEASURES ARE MADE TO LIMIT MOISTURE ACCUMULATING ABOUT THE FOOTINGS.

WET AREAS & EXTERNAL WATERPROOFING

1. INSTALLED IN ACCORDANCE WITH PART 10.2 OF NCC 2022 VOL 2 AND AS/NZS 3740
2. BUILDING ELEMENTS IN WET AREAS MUST BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH PART 10.2.1 NCC 2022 VOL 2.
3. WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS4654 PARTS 1 AND 2

FACILITIES

1. IN ACCORDANCE WITH PART 10.4 OF NCC 2022 VOL 2.
2. THE DOOR TO A SANITARY CLOSED COMPARTMENT MUST -
   (a) OPEN OUTWARDS OR
   (b) SLIDE OR
   (c) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT
   UNLESS THERE IS A CLEAR SPACE OF 1.2m BETWEEN THE PAN AND THE DOORWAY

ROOM HEIGHTS

1. IN ACCORDANCE WITH PART10.3.1 OF NCC 2022 VOL. 2
2. CEILING HEIGHTS MUST NOT BE LESS THAN:
   (a) IN A *HABITABLE* ROOM EXCLUDING A KITCHEN - 2.4m
   (b) IN A KITCHEN - 2.1m
   (c) IN A CORRIDOR, PASSAGEWAY OR THE LIKE - 2.1m
   (d) IN A BATHROOM, LAUNDRY,WC,PANTRY,STOREROOM,GARAGE OR THE LIKE - 2.1m
   (e) IN A ROOM WITH A SLOPING CEILING OR PROJECTIONS BELOW THE CEILING LINE WITHIN:
   (i) A HABITABLE ROOM -
(A) IN AN ATTIC - NOT LESS THAN 2.2m FOR AT LEAST 2/3 OF THE FLOOR AREA OF THE ROOM
(B) I OTHER ROOMS - NOT LESS THAN 2.4m OVER 2/3 OF THE FLOOR AREA OF THE ROOM
   (ii) A NON-HABITABLE ROOM - NOT LESS THAN 2.1m FOR AT LEAST 2/3 OF THE ROOM AREA
   (f) IN A STAIRWAY, RAMP OR LANDING - 2.0m MEASURE VERTICALLY ABOVE THE NOSING OR SURFACE.
FORCES IN ACCORDANCE WITH AS/NZS 1170.1.

STAIR CONSTRUCTION

1. A STAIRWAY MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1 AND MUST HAVE-
   (a) NOT MORE THAN 18 AND NOT LESS THAN 2 RISERS IN EACH FLIGHT; AND
   (b) GOINGS (G), RISERS (R) AND A SLOPE RELATIONSHIP QUANTITY (2R+G) IN ACCORDANCE WITH TABLE 11.2.2A , EXCEPT AS PERMITTED BY (2) AND (3); AND
   (c) CONSTANT GOINGS, EXCEPT AS PERMITTED BY (3) AND (4), AND THE DIMENSIONS OF GOINGS (G) AND RISERS (R) IN ACCORDANCE WITH (1), (2) AND (3) ARE CONSIDERED CONSTANT IF THE VARIATION BETWEEN-
   (i) ADJACENT RISERS, OR BETWEEN ADJACENT GOINGS, IS NOT MORE THAN 5 MM; AND
   (ii) THE LARGEST AND SMALLEST RISER WITHIN A FLIGHT, OR THE LARGEST AND SMALLEST GOING WITHIN A FLIGHT, IS NOT MORE THAN 10 MM; AND
   (d) RISERS WHICH DO NOT HAVE ANY OPENINGS THAT WOULD ALLOW A 125 MM SPHERE TO PASS THROUGH BETWEEN THE TREADS; AND
   (e) TREADS OF SOLID CONSTRUCTION (NOT MESH OR OTHER PERFORATED MATERIAL) IF THE STAIRWAY IS MORE THAN 10 M HIGH OR CONNECTS MORE THAN 3 STOREYS.
2. IN THE CASE OF A STAIRWAY SERVING ONLY NON-HABITABLE ROOMS, SUCH AS ATTICS, STOREROOMS AND THE LIKE THAT ARE NOT USED ON A REGULAR OR DAILY BASIS-
   (a) THE GOING (G), RISER (R) AND SLOPE RELATIONSHIP QUANTITY (2R + G) IN ACCORDANCE WITH TABLE 11.2.2A MAY BE SUBSTITUTED WITH THOSE IN TABLE 11.2.2B; AND
   (b) NEED NOT COMPLY WITH 1. (d).
3. IN THE CASE OF A STAIRWAY WITH WINDERS
   (a) A MAXIMUM OF 3 CONSECUTIVE WINDERS IN LIEU OF A QUARTER LANDING IN A FLIGHT AND A MAXIMUM OF 6 CONSECUTIVE WINDERS IN LIEU OF A HALF LANDING IN A FLIGHT; AND
   (b) THE GOING OF ALL WINDERS IN LIEU OF A QUARTER OR HALF LANDING MAY VARY FROM THE GOING OF THE STRAIGHT TREADS WITHIN THE SAME FLIGHT PROVIDED THAT THE GOING OF SUCH WINDERS IS CONSTANT.
4. THE POINT OF MEASUREMENT OF THE GOING (G) IN THE SLOPE RELATIONSHIP QUANTITY (2R + G) FOR TAPERED TREADS AND TREADS IN SPIRAL STAIRWAYS AS DESCRIBED IN TABLE 11.2.2A (SEE FIGURE 11.2.2A, FIGURE 11.2.2B AND FIGURE 11.2.2C) MUST BE-
   (a) FOR TAPERED TREADS, OTHER THAN TREADS IN A SPIRAL STAIRWAY-
   (i) NOT MORE THAN 1 M IN WIDTH, THE MIDDLE OF THE UNOBSTRUCTED WIDTH OF THE STAIRWAY (SEE FIGURE 11.2.2B); AND
   (ii)MORE THAN 1 M IN WIDTH, 400 MM FROM THE UNOBSTRUCTED WIDTH OF EACH SIDE OF THE STAIRWAY (SEE FIGURE 11.2.2C); AND
   (b) FOR TREADS IN SPIRAL STAIRWAYS, THE POINT SEVEN TENTHS OF THE UNOBSTRUCTED WIDTH FROM THE FACE OF THE CENTRE POLE OR SUPPORT TOWARDS THE HANDRAIL SIDE (SEE FIGURE 11.2.2D AND FIGURE 11.2.2E).
5. RISER AND GOING DIMENSIONS MUST BE MEASURED IN ACCORDANCE WITH FIGURE 11.2.2F.

RAMPS

1. AN EXTERNAL RAMP SERVING AN EXTERNAL DOORWAY OR A RAMP WITHIN A BUILDING MUST-
   (a) BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1; AND
   (b) HAVE A GRADIENT NOT STEEPER THAN 1:8; AND
   (c) BE PROVIDED WITH LANDINGS COMPLYING WITH 11.2.5 AT THE TOP AND BOTTOM OF THE RAMP AND AT INTERVALS NOT GREATER THAN 15 M.

LANDINGS

1. LANDINGS MUST-
   (a) BE NOT LESS THAN 750 MM LONG AND WHERE THIS INVOLVES A CHANGE IN DIRECTION, THE LENGTH IS MEASURED 500 MM FROM THE INSIDE EDGE OF THE LANDING (SEE FIGURE 11.2.5A); AND
   (b) HAVE A GRADIENT NOT STEEPER THAN 1:50; AND
   (c) BE PROVIDED WHERE THE SILL OF A THRESHOLD OF A DOORWAY OPENS ONTO A STAIRWAY OR RAMP THAT PROVIDES A CHANGE IN FLOOR LEVEL OR FLOOR TO GROUND LEVEL GREATER THAN 3 RISERS OR 570 MM (SEE FIGURE 11.2.5B); AND
   (d) EXTEND ACROSS THE FULL WIDTH OF A DOORWAY.
2. IN THE CASE OF A STAIRWAY SERVING ONLY NON-HABITABLE ROOMS, SUCH AS ATTICS, STOREROOMS AND THE LIKE THAT ARE NOT USED ON A REGULAR OR DAILY BASIS, THE REQUIREMENTS OF 1.(a) MAY BE SUBSTITUTED WITH A MINIMUM LENGTH OF LANDING BEING NOT LESS THAN 600 MM LONG.

BARRIERS

1. INSTALLED IN ACCORDANCE WITH PART 11.3.4 OF NCC 2022 VOL 2.
2. (a) A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF -
   (i) A STAIRWAY, RAMP OR THE LIKE; AND
   (ii) A FLOOR, CORRIDOR, HALLWAY, BALCONY, DECK, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE; AND
   (iii) ANY ROOF TOP SPACE OR THE LIKE WHICH GENERAL ACCESS IS PROVIDED; AND
   (iv) ANY DELINEATED PATH OF ACCESS TO A BUILDING,
   WHERE IT IS POSSIBLE TO FALL 1m OR MORE MEASURED FROM THE LEVEL OF THE TRAFFICABLE SUFRACE TO THE SURFACE BENEATH (SEE FIUGRE 11.3.3a).
   (b) THE REQUIREMENTS OF (a) DO NOT APPLY TO -
   (i) A RETAINING WALL UNLESS THE RETAINING WALL FORMS PART OF, OR IS DIRECTLY ASSOCIATED WITH A DELINEATED PATH OF ACCESS TO A BUILDING FROM THE ROAD, OR A DELINEATED PATH OF ACCESS BETWEEN BUILDINGS (SEE FIGURE 11.3.3b); OR
   (ii) A BARRIER PROVIDED TO AN OPENABLE WINDOW COVERED BY 11.3.7 AND 11.3.8
3. A BARRIER REQUIRED BY 11.3.3 MUST BE IN ACCORDANCE WITH THE FOLLOWING:
   (a) THE HEIGHT MUST NOT BE LESS THAN 865mm ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR OF A RAMP OR THE LIKE.
   (b) THE HEIGHT MUST NOT BE LESS THAN -
   (i) 1m ABOVE THE FLOOR OF ANY LANDING, CORRIDOR, HALLWAY, BALCONY,DECK,VERANDAH, ACCESS PATH, MEZZANINE, ACCESS BRIDGE, ROOF TOP SPACE OR THE LIKE TO WHICH GENERAL ACCESS IS PROVIDED; OR
   (ii) 865mm ABOVE THE FLOOR OF A LANDING TO A STAIRWAY OR RAMP WHERE THE BARRIER IS PROVIDED ALONG THE INSIDE EDGE OF THE LANDING AND DOES NOT EXCEED A LENGTH OF 500mm.
4. OPENINGS IN BARRIERS (INCLUDING DECORATIVE BALUSTRADES) MUST BE SONSTRUCTED SO THAT THEY DO NOT PERMIT 125mm SPHERE TO PASS THROUGH IT AND FOR STAIRWAYS, THE OPENING IS MEASURED ABOVE THE NOSING LINE OF THE STAIR TREADS.
5. WHERE A REQUIRED BARRIER IS FIXED TO THE VERTICAL FACE FORMING AN EDGE OF A LANDING, BALCONY, DECK, STAIRWAY OR THE LIKE, THE OPENING FORMED BETWEEN THE BARRIER AND THE FACE MUST NOT EXCEED 40mm.
6. FOR THE PURPOSES OF (5), THE OPENING IS MEASURED HORIZONTIALLY FROM THE EDGE OF THE TRAFFICABLE SURFACE TO THE NEAREST INTERNAL FACE OF THE BARRER.
7. A BARRIER TO A STAIRWAY SERVING A NON-HABITABLE ROOM SUCH AS AN ATTIC, STOREROOM OR THE LIKE THAT IS NOT USED ON A REGULAR OR DAILY BASIS, NEED NOT COMPLY WITH (4) IF-
   (a) OPENINGS ARE CONSTRUCTED SO THAT THEY DO NOT PERMIT A 300 MM SPHERE TO PASS THROUGH; OR
   (b) WHERE RAILS ARE USED, THE BARRIER CONSISTS OF A TOP RAIL AND AN INTERMEDIATE RAIL, WITH THE OPENINGS BETWEEN RAILS NOT MORE THAN 460 MM.
8. RESTRICTION ON HORIZONTAL ELEMENTS:
   (a) WHERE IT IS POSSIBLE TO FALL MORE THAN 4 M, ANY HORIZONTAL ELEMENTS WITHIN THE BARRIER BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING.
   (b) FOR THE PURPOSE OF (a), THE 4 M IS MEASURED FROM THE FLOOR LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH.
9. A BARRIER CONSTRUCTED OF WIRE IS DEEMED TO MEET THE REQUIREMENTS OF (4) IF IT IS CONSTRUCTED IN ACCORDANCE WITH 11.3.6
10. A GLASS BARRIER OR WINDOW SERVING AS A BARRIER MUST COMPLY WITH H1D8 AND THE RELEVANT PROVISIONS OF THIS PART.
11. A BARRIER, EXCEPT A WINDOW SERVING AS A BARRIER, MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1.

HANDRAILS

1. HANDRAILS TO A STAIRWAY OR RAMP MUST-
   (a) BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT OR RAMP; AND
   (b) BE LOCATED ALONG THE FULL LENGTH OF THE STAIRWAY FLIGHT OR RAMP, EXCEPT IN THE CASE WHERE A HANDRAIL IS ASSOCIATED WITH A BARRIER THE HANDRAIL MAY TERMINATE WHERE THE BARRIER TERMINATES; AND
   (c) HAVE THE TOP SURFACE OF THE HANDRAIL NOT LESS THAN 865 MM VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR SURFACE OF THE RAMP (SEE FIGURE 11.3.4B); AND
   (d) BE CONTINUOUS AND HAVE NO OBSTRUCTION ON OR ABOVE THEM THAT WILL TEND TO BREAK A HANDHOLD, EXCEPT FOR NEWEL POSTS, BALL TYPE STANCHIONS, OR THE LIKE.
2. THE REQUIREMENTS OF (1) DO NOT APPLY TO-
   (a) A STAIRWAY OR RAMP PROVIDING A CHANGE IN ELEVATION OF LESS THAN 1m; OR
   (b) A LANDING; OR
   (c) A WINDER WHERE A NEWEL POST IS INSTALLED TO PROVIDE A HANDHOLD.

Sorell Council
Development Application: 5.2024.266.1 - Reposne to Request for Information P2.pdf
Plans Reference: P2
Date received: 27.02.2025

All dimensions in millimetres unless noted otherwise.
PRINT ALL DRAWINGS IN COLOUR

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: **FISHER**
JOB NO: **2333**
PROPOSAL **NEW DWELLING**
DATE **26/02/2025**
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PROJECT STAGE **BA**
SCALE

REV	AMENDMENT	DATES

A.15
GENERAL NOTES - CONSTRUCTION

NOTE
PLEASE REFER TO **ENGINEERS** STRUCTURAL NOTES FOR ANY FURTHER INFORMATION.

CORROSION PROTECTION FOR STURCTURAL STEEL MEMBERS

1. STRUCTURAL STEEL MEMBERS THAT ARE NOT BUILT INTO A MASONARY WALL MUST;
   (a) BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH TABLES 6.3.9A, 6.3.9B AND 6.3.9C; AND
   (b) WHERE A PAINT FINISH IS APPLIED TO THE SURFACE, BE FREE FROM RUST; AND
   (c) WHERE ZINC COATINGS ARE APPLIED TO THE SURFACE, BE PROVIDED WITH A BARRIER COAT TO PREVENT DOMESTIC ENAMELS FROM PEELING; AND
   (d) WHEN CUT OR WELDED ON-SITE, HAVE THOSE AREAS AND ANY OTHER AREAS OF DAMAGE TO PROTECTIVE COATINGS COMPLY WITH (A).

PROTECTIVE COATINGS FOR STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH NCC 2022 VOL. 2 TABLE 3.4.4.2

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		OPT. 1 (HOT DIP GALVANISING)	OPT. 2 (DUPLEX SYSTEM). SEE TABLE 6.3.9c
Low (mild steel corrosion rate 1.3 to 25 µm/year)	Typically remote inland areas or more than 1 km from sheltered bays	HDG75	-
Medium (mild steel corrosion rate 25-50 µm/year)	Typically more than 1 km from breaking surf or aggressive industrial areas or more than 50 m from sheltered bays	HDG225	-
High (mild steel corrosion rate 50 to 80 µm/year)	Typically more than 200 m from breaking surf or aggressive industrial areas or within 50 m from sheltered bays	HDG450	HDG150 (5 years) 4D (10-15 years) or HDG300 (10 years) 2D (5-10 years)
Very High (mild steel corrosion rate 80 to 200 µm/year)	Typically extends from 100 m inland from breaking surf to 200 m inland from breaking surf, or within 200 m of aggressive industrial areas and within 100 m of breaking surf.	HDG900	HDG300 (5 years) 5D (10-15 years) or HDG600 (10 years) 4D (5-10 years)

HOT DIP GALVANISING AND DUPLEX SYSTEMS MUST BE IN ACCORDANCE WITH AS2312.2. PAINT SYSTEMS IN ACCORDANCE WITH AS2312.1.

CORROSION PROTECTION & COMPATILITY REQUIREMENTS FOR ROOFING

1. SHEET METAL ROOFING MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH TABLE 7.2.2a
2. WHERE DIFFERENT METALS ARE USED IN A ROOFING SYSTEM, INCLUDING FLASHINGS, FASTENERS, GUTTERING,DOWNPIPES, ETC., THEY MUST BE COMPATABLE WITH EACH OTHER AS DESCRIBED IN TABLE 7.2.2b, TABLE 7.2.2c, TABLE 7.2.2c, TABLE 7.2.2d, TABLE 7.2.2e AND-
   (a) NO LEAD MATERIALS CAN BE USED UPSTREAM FROM ALUMINIUM/ZINC COATED MATERIALS; AND
   (b) NO LEAD MATERIALS CAN BE USED ON ROOFS THAT FORM PART OF A DRINKING WATER CATCHMENT AREA; AND
   (c) NO COPPER MATERIALS CAN BE USED UPSTREAM FROM GALVANISED COATED MATERIALS.

PROTECTIVE COATINGS FOR STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH NCC 2022 VOL. 2 TABLE 3.4.4.2

ENVIRONMENT	LOCATION	MIN. METAL COATING IN ACCORDANCE WITH AS1397: METALLIC COATED STEEL	MIN. METAL COATING IN ACCORDANCE WITH AS1397: METALLIC AND ORGANIC COATED STEEL
Low (mild steel corrosion rate 1.3 to 25 µm/year)	Typically remote inland areas or more than 1 km from sheltered bays	Z450 galvanised or AZ150 aluminium/zinc or AM125 aluminium/zinc/magnesium	Z275 galvanised or AZ150 aluminium/zinc or AM100 aluminium/zinc/magnesium
Medium (mild steel corrosion rate 25-50 µm/year)	Typically more than 1 km from breaking surf or aggressive industrial areas or more than 50 m from sheltered bays	Z450 galvanised or AZ150 aluminium/zinc or AM125 aluminium/zinc/magnesium	Z275 galvanised or AZ150 aluminium/zinc or AM100 aluminium/zinc/magnesium
High (mild steel corrosion rate 50 to 80 µm/year)	Typically more than 200 m from breaking surf or aggressive industrial areas or within 50 m from sheltered bays	AZ150 aluminium/zinc or AM125 aluminium/zinc/magnesium	AZ150 aluminium/zinc or AM100 aluminium/zinc/magnesium
Very High (mild steel corrosion rate 80 to 200 µm/year)	Typically extends from 100 m inland from breaking surf to 200 m inland from breaking surf, or within 200 m of aggressive industrial areas and within 100 m of breaking surf.	Not suitable	AZ200 aluminium/zinc or AM150 aluminium/zinc/magnesium
Very High (mild steel corrosion rate 80 to 200 µm/year)	Typically within 100 m inland from breaking surf.	Not suitable	Not suitable

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A.16
GENERAL NOTES - CONSTRUCTION 2

Wet Areas (To comply with NCC 3.8.1.2 and AS 3740)

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall/ floor junctions	Penetrations
Shower area					
With preformed shower base	Membrane 'M01' to shower floor. Ceramic floor tiles.	'M01' to min.150mm AFL. Ceramic tiles to shower walls 1800mm above finished floor level of the shower.	Waterproof wall junctions within shower area with Membrane 'M01'.	Waterproof wall/ floor junctions within shower area with Membrane 'M01'	Waterproof floor penetrations within shower area with Membrance 'M01'.
With step down	Waterproof floor in shower area including step down (M01).	Waterproof (M01) all walls in shower area to 150mm above FFL. Water resistant to 1800mm AFL.	Waterproof wall junctions within shower area with Membrane 'M01'	Waterproof wall / floor junctions within shower area with Membrane 'M01'.	Waterproof tap and spout penetrations with 'Waterbar' tap penetration flange and silicone.
Area outside shower area					
Timber floor	Waterproof floor of the room. Membrane 'M02'	N/A	N/A	Waterproof wall / floor junctions. Membrane 'M02'.	N/A
Concrete floor	Water resistant floor of the room. Ceramic floor tiles.	N/A	N/A	Waterproof wall / floor junctions. Membrane 'M02'.	
Area adjacent to bath					
Timber floor	Waterproof floor of the room. Membrane 'M01'.	a) 150mm min.high ceramic tile splashback to perimeter of bath. b) Ceramic tile upstand from floor level to underside lip of bath.	Silicone to junctions within 150mm above bath.	Ceramic tile upstand to extent of bath.	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.
Other areas					
Laundry/ and WC.	Water resistant floor of the room. Ceramic floor tiles.	N/A	N/A	Waterproof wall / floor junctions. Membrane 'M02'.	N/A
Walls adjoining sink, basin or laundry tub.	N/A	150mm min.high ceramic tiled splashback for extent to vessel, where the vessel is within 75mm of a wall.	Waterproof wall junction where vessel is fixed to a wall with silicone.	N/A	Waterproof tap and spout penetrations if within splashback with 'Waterbar' tap penetration flange and silicone.

KEY

Membrane 'M01': **Ardex** (or similar) shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone and membrane to manufacturer's recommendations.

Membrane 'M02': **Ardex** (or similar) water based acrylic polyurethane membrane applied by either brush or roller in a consistent thickness to manufacturer's recommendations.

N/A: Means not applicable

NOTE: Any silicone used in a wet area must be mould resistant.

WINDOWS IN WET AREAS

1. Ensure waterproofing is continued from the wall around all vertical and horizontal junctions of the window reveal. Minimum distance of 40mm;

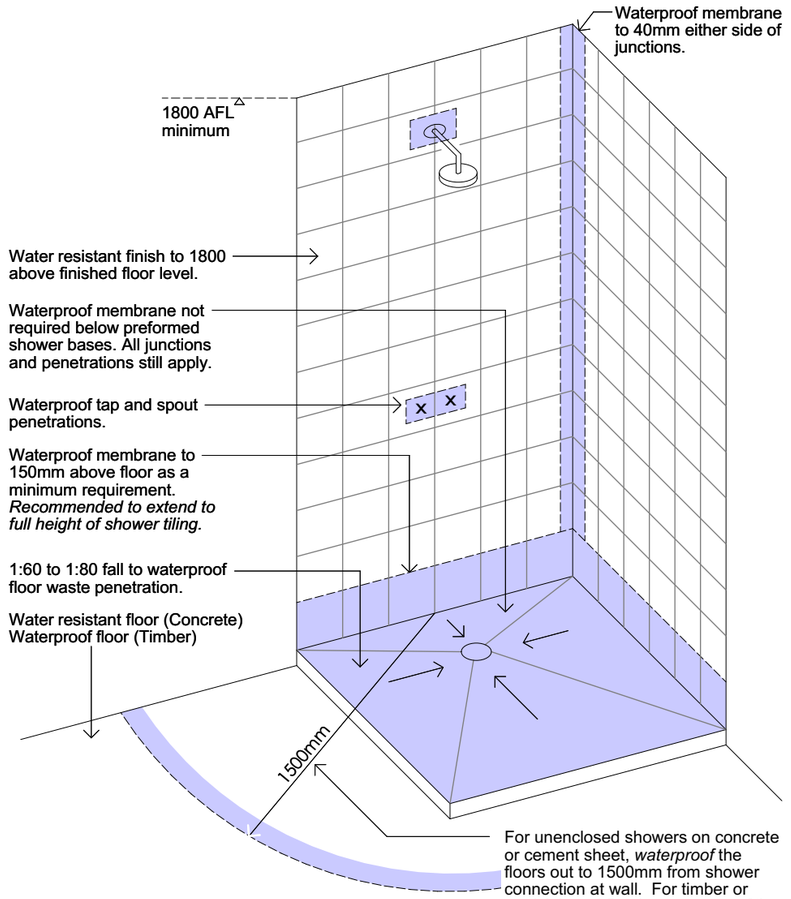
2. Tiles to sill and side reveals to be installed under the frame to prevent moisture;

3. Tiled sill must fall towards wet area.

4. Provide water stop and waterproof membrane to underside of window frame;

5. Wet area silicone typical to all junctions.

Waterproof means the property of a material that does not allow moisture to penetrate through it.



SHOWER WATERPROOFING

1 - Detail- Shower Waterproofing

Sorell Council
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SCALE **1:20@A3**

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A.17
GENERAL NOTES - WET AREA

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO: OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.

1. FALLS SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METRES IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

1.1.2 DURING OPERATION OR MAINTENANCE

HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE:

CLEANING AND MAINTENANCE OF WINDOWS,WALLS, ROOFS OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS AND TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

BUILDINGS WHERE SCAFFOLDING, LADDERS AND TRESTLES ARE NOT APPROPRIATE:

CLEANING AND MAINTENANCE OF WINDOWS,WALLS, ROOFS OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

1.1.3 ACHORAGE POINTS (NON -RESIDENTIAL ONLY)

ACHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

1.2 SLIPPERY OR ENEVEN SURFACES

1.2.1 FLOOR FINISHES- SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY THE DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY CHANGE TO THE SPECIFIED FINSIH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTRANCE SHOULD BE CHOSEN.

1.2.2 FLOOR FINISHES- BY OWNER

IF THE DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN -TRAFFICABLE AREAS OF THE BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197-1999 AND AS/NZ 4586:2004.

1.2.3 STEPS,LOOSE OBJECTS AND UNEVEN SURFACES

DUE TO THE DESIGN REQUIREMENTS FOR THE BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING THAT MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNINGS DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.
CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS AT THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS WAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

2.1 LOOSE MATERIAL OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THE BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS, ONE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING, FROM THE AREA WHERE WORK IS BEING CARRIED OUT, ONTO PERSONS BELOW.
1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORKER IS BEING CARRIED OUT.
2. PROVIDE TOE BOARDS TO SCAFFOLDING AND WORK PLATFORMS.
3.PROVIDE A PROTECTIVE STRCUTURE BELOW THE WORK AREA.
4.ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT.

2.2 BUILDING COMPONENTS

DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE, WHICH MAY INJURE PERSONS IN THE AREA, IS A POSSIBILITY.
MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS, CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO THE AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. TRAFFIC MANAGEMENT

BUILDINGS ON A MAJOR ROAD,NARROW ROAD OR STEEPLY INCLINED ROAD:

PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR SUPERVISION OFTHESE AREAS.

BUILDING WHERE ON SITE LOADING/UNLOADING IS RESTRICTED:

CONSTRUCTION OF THE BUILDING MAY REQUIRE LOADING OR UNLOADING MATERIALS ON THE ROADWAY, DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS.

ALL BUILDINGS:

BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHEN DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMEMTED FOR THE WORK SITE.

4. SERVICES

GENERAL:

RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIALS. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE INDICATED ON THE DRAWING, BUT THE EXACT LOCATION AND EXTENT OF THE SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG, TELSTRA, ETC). APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECCESSARY,SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

LOCATIONS WITH UNDERGROUND POWER LINES:

UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR ACCURATLEY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.

LOCATIONS WITH OVERHEAD POWER LINES:

OVERHEAD POWERLINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING,POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, ADEQUATE WARNING IN THE FORM OF BRIGHT-COLOURED TAPE OR SIGNAGE SHOULD BE USED, OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS.

ALL MATERIALS PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING, ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.
CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THE BUILDING REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR, IN THE CASE OF ELECTRICAL EQUIPMENT, NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS AND DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
1990- IT MAY CONTAIN ASBESTOS
1986- IT IS LIKELY TO CONTAIN ASBESTOS
EITHER IN CLADDING MATERIAL, OR IN FIRE-RETARDENT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK, AND IF NECCESSARY,TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING,DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

6.2 POWDERED MATERIALS

MANY MATERIALS USED IN CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM, PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION. OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING OR OTHERWISE DISTURBING THE POWDERED MATERIAL.

6.3 TREATED TIMBER

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISIONS FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THE MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

6.4 VOLATILE ORGANISE COMPOUNDS

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

6.5 SYNTHETIC MINERAL FIBRE

GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES, OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

6.6 TIMBER FLOORS

THE BUILDING MAY CONTAIN TIMBER FLOORS THAT HAVE AN APPLIED FINISH, AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

7. CONFINED SPACES

7.1 EXCAVATION

CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

7.2 ENCLOSED SPACES

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS, WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

7.3 SMALL SPACES

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THE BUILDING MAY REQUIRE ACCESS BY CONSTRUCTION AND MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES, THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS, MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS

PUBLIC ACESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

THE BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WOKRPLACE,THE PROVISIONS OF THE HEALTH AND SAFTEY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

NON-RESIDENTIAL BUILDINGS

NON-RESIDENTIAL BUILDINGS WHERE THE END-USE HAS NOT BEEN IDENTIFIED:
THE BUILDING HAS BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDINGS IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF FIT-OUT FOR THE END USER.

NON-RESIDENTIAL BUILDINGS WHERE THE END-USE IS KNOWN:
THE BUILDING HAS BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE, A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

10. OTHER HIGH-RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZS 3012 AND ALL LICENSING REQUIREMENTS.
ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODES OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE.
ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODES OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK.
DUE TO THE HISTORY OF SERIOUS INCIDENTS, IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

MATT KENNEDY
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Licence: 189009392

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT: **FISHER**
JOB NO: **2333**
PROPOSAL **NEW DWELLING**
DATE **26/02/2025**
ADDRESS: **12 EAST ST, DODGES FERRY**
PROJECT STAGE **BA**
SCALE

REV	AMENDMENT	DATES

A.18
GENERAL NOTES - SAFETY

LEGEND

Light and Ventilation

PART 3.8.4 LIGHT Minimum 10% of the floor area of a habitable room required (natural light).

PART 3.8.5 VENTILATION Minimum 5% of the floor area of a habitable room required.

(An exhaust fan may be used for a sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

Refer to elevations for window positions and styles.

Flyscreens to be fitted to all openable windows and doors.

Refer to Energy Assessment for glazing U-Value and SHGC requirements.

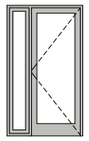
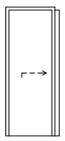
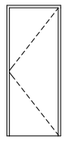
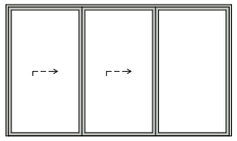
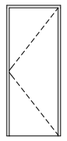
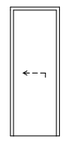
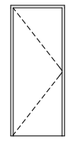
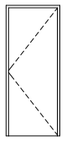
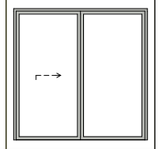
Shower Screens
Semi-frameless shower screens to comply with BCA Table 3.6.5. & AS1288. Minimum 4mm thick Grade A toughened safety glass, labelled to comply with industry standards.

Opaque Bands
Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible as follows:
- Marking in the form of an opaque band not less than 20mm in height;
- The upper edge is not less than 700mm above the floor;
- The lower edge is not more than 1200mm above the floor.

Flashings to Wall Openings
All openings must be adequately flashed using materials that comply with AS/NZS 2904. Flashing to window heads and sills to be installed with glazing manufacturer's specifications for cement sheet cladding and horizontal timber construction.

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

Door Schedule

										
ID	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10
Height	2,100	2,050	2,100	2,100	2,100	2,050	2,050	2,100	2,100	2,100
Width	820	820	820	3,600	820	720	720	820	820	2,100
Type	External Hinged w/ Sidelight	Internal Cavity Slider	Internal Hinged	External Sliding	Internal Hinged	Internal Cavity Slider	Internal Cavity Slider	Internal Hinged	Internal Hinged	External Sliding
Glazing	White Translucent	-	-		-	-	-	-	-	Clear

Sorell Council
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REV | AMENDMENT | DATES

A.19
DOOR SCHEDULE

LEGEND

Light and Ventilation

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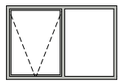
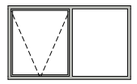
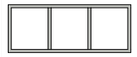
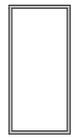
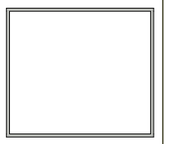
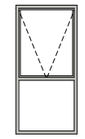
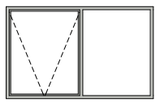
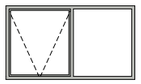
Window Schedule

Elevation										
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
Height	500	1,200	500	1,200	780	780	2,100	2,100	2,100	2,100
Width	1,800	1,800	1,800	2,000	2,000	3,600	3,000	1,000	2,400	1,000
Window sill height	1,560	900	1,600	900	2,400	2,400	0	0	0	0
Window head height	2,060	2,100	2,100	2,100	3,180	3,180	2,100	2,100	2,100	2,100
Glazing	Clear	Clear	Clear	Clear	Clear	Clear	Clear	Clear	Clear	Clear

Window Schedule

Elevation							
ID	W11	W12	W13	W14	W15	W16	W17
Height	1,200	800	500	500	500	1,500	1,200
Width	1,000	2,071	1,500	1,500	2,400	2,400	2,100
Window sill height	900	2,400	1,600	1,600	1,600	600	900
Window head height	2,100	3,200	2,100	2,100	2,100	2,100	2,100
Glazing	Clear	Clear	Clear	Clear	Clear	Clear	Clear

Sorell Council

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SCALE **1:1@A3**

REV | AMENDMENT | DATES

A.20
WINDOW SCHEDULE

ABCB

Lighting

Class 1 & 10a buildings

National Construction Code

Calculator

Building name/description	Classification
12 EAST STREET, DODGES FERRY	Class 1

Number of rows preferred in table below: 13 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factor (Adjustment factors)	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	DL's Bedroom 1	Bedroom	9.0 m²	9 W	Class 1 building					5.0 W/m²	1.0 W/m²	**4% of 28%**
2	Tastic and DL	Bathroom	6.0 m²	18 W	Class 1 building					5.0 W/m²	3.0 W/m²	**12% of 28%**
3	DL's Kitchen	Kitchen	19.2 m²	27 W	Class 1 building					5.0 W/m²	1.4 W/m²	**5% of 28%**
4	DL's Hallway	Corridor	6.6 m²	18 W	Class 1 building					5.0 W/m²	2.7 W/m²	**10% of 28%**
5	DL's Dining	Other	16.4 m²	27 W	Class 1 building					5.0 W/m²	1.7 W/m²	**7% of 28%**
6	DL's Living	Living room	35.6 m²	57 W	Class 1 building					5.0 W/m²	1.6 W/m²	**6% of 28%**
7	Tastic	Bathroom	10.0 m²	10 W	Class 1 building					5.0 W/m²	1.0 W/m²	**4% of 28%**
8	DL's Laundry	Laundry	4.2 m²	18 W	Class 1 building					5.0 W/m²	4.3 W/m²	**17% of 28%**
9	DL's Bedroom 2	Bedroom	51.4 m²	18 W	Class 1 building					5.0 W/m²	0.4 W/m²	**2% of 28%**
10	DL's WIR	Other	5.2 m²	9 W	Class 1 building					5.0 W/m²	1.7 W/m²	**7% of 28%**
11	Tastic Ensuite	Bathroom	5.1 m²	10 W	Class 1 building					5.0 W/m²	1.9 W/m²	**7% of 28%**
12	DL's Bedroom 3	Bedroom	15.6 m²	27 W	Class 1 building					5.0 W/m²	1.7 W/m²	**7% of 28%**
13	DL's Corridor	Corridor	5.2 m²	18 W	Class 1 building					5.0 W/m²	3.4 W/m²	**13% of 28%**

			Allowance	*Design average*
189.4 m²	266 W	**Class 1 building**	5.0 W/m²	1.4 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

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A.21
LIGHTING CALCULATOR