NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 13 Wattle Road, Dodges Ferry

PROPOSED DEVELOPMENT:
OUTBUILDING

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

APPLICANT: **Rainbow Building Solutions**

APPLICATION NO: **DA 2025 / 21 1**
DATE: **4th April 2025**

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

Full description of Proposal:	*Use:* proposed garage and storage *Development:* New garage *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ $18,810
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 13 Wattle Road Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 45774 Folio: 19
Current Use of Site	Residential
Current Owner/s:	Name(s)... BENJAMIN CONNERY BROAD

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: 03.02.2025

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

Sorell Council
Development Application: 5.2024.21.1 - Development Application - 13 Wattle Road, Dodges Ferry P1.pdf
Plans Reference:P1
Date Received:30/01/2025

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

STORMWATER ASSESSMENT

13 Wattle Road

Dodges Ferry

March 2025

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Ben Broad
Site Address:	13 Wattle Road, Dodges Ferry
Date of Inspection:	24/02/2025
Proposed Works:	Shed
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	45774/19
Title Area:	Approx. 802.6 m²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	5° S facing slope
Vegetation:	Grass

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	Onsite Stormwater Retention

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

Depth (m)	USCS	Description
0.00-0.40	SM	**SILTY SAND**: brown, slightly moist, dense
0.40-0.70	CI	**SANDY CLAY**: medium plasticity, light brown, grey, slightly moist, stiff
0.70-1.00	CI	**CLAY SAND**: yellow brown, grey, slightly moist, dense, refusal

Soil Conditions

The soil on site has developed from Triassic sandstone. and consists of sandy topsoil overlying sandy clay subsoils. The soil has an estimated permeability of approximately 0.12-0.50m/day

GES have identified the following at the site:

- The site has an approx. 10% grade and presents a low risk to slope stability and landslip.
- There are no proposals for cuts or changes of grade which may impact on any proposed onsite stormwater absorption.
- The soil onsite has been identified as comprising of sands overlying sandy clay subsoils. No soil dispersion was identified.
- No evidence of a water table was observed at the time of the investigation
- There is a low risk of the natural soils being impacted by contamination
- Bedrock was encountered at a depth of approximately 1.0m

Soil Dispersion

The soil is non-dispersive.

Existing Conditions and Assumptions

The site covers an area of approximately 800m^2 with a total roof area of approx. 222m^2 consisting of an existing dwelling (168m^2) and a proposed shed (54m^2).

There is no public stormwater system that the property can connect to, and it is therefore it is proposed that stormwater from the site would be routed through the proposed conventional underground drainage system comprising of Grated Sumps and PVC Pipes, coupled with soakage trench elements for on-site detention.

The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre- developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments,* a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- The 18.75m^2 base (12.5m x 1.5m), 0.6m deep soakage trench is designed over a 20-minute storm duration for proposed development.
- DN100 slotted PVC pipe with geotextile covering on top of aggregate to be installed within the soakage trench.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	**Inspection and criteria**	**Maintenance activities (where required)**
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check health of absorption trench area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings

Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects
	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater absorption area to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

APPENDIX A: STORMWATER DETENTION CALCULATIONS

STORAGE TRENCH

Hydrology		
Total Catchment Area	222	m2
Runoff Coefficient	1	
Annunal Recurrence Interval (ARI)	20	yr
Ground Conditions		
Hydraulic conductivity (K)	0.180	m/day
	0.130	mm/min
Adjusted Rate (15% clogging factor)	0.111	mm/min
Trench Design		
Length	12.5	m
Width	1.5	m
Depth	0.6	m
Infiltration Area	18.75	m2
Porosity	0.35	%
Trench Storage	3.9	m3
	3937.5	L
Detention tank data		
Tank Storage	3	m3
Tank Underflow	1.642	L/s
Tank Underflow	98.52	L/min
Total Available storage	6.9	m3
	6937.5	L

Final Check

Criteria	Requirement	Design	Check
Total Detention needed	2760	6938	OK
Trench Capacity underflow for 5% AEP 20-minute storm	3232	3937.5	OK

STORM CHECK

Storm Duration	Intensity	Inflow Volume	Outflow Volume	Required Storage	Emptying time
	(mm/hr)	(m^3)	(L)	(L)	(hr)
1 min	**140**	518	2	516	4.15
2 min	**112**	829	4	825	6.63
3 min	**101**	1121	6	1115	8.97
4 min	**92.7**	1372	8	1364	10.97
5 min	**86.2**	1595	10	1584	12.74
10 min	**64.7**	2394	21	2373	19.09
15 min	**52.6**	2919	31	2888	23.23
20 min	**44.8**	3315	41	3274	26.33
25 min	**39.3**	3635	52	3583	28.83
30 min	**35.2**	3907	62	3845	30.93
45 min	**27.4**	4562	93	4469	35.95
1 hour	**23**	5106	124	4982	40.07
1.5 hour	**18**	5994	186	5808	46.72
2 hour	**15.2**	6749	249	6500	52.29
3 hour	**12**	7992	373	7619	61.29
4.5 hour	**9.63**	9620	559	9061	72.89
6 hour	**8.26**	11002	746	10256	82.51
9 hour	**6.65**	13287	1119	12168	97.88
12 hour	**5.69**	15158	1492	13666	109.94
18 hour	**4.51**	18022	2238	15784	126.97
24 hour	**3.78**	20140	2984	17156	138.01
30 hour	**3.26**	21712	3729	17982	144.65
36 hour	**2.87**	22937	4475	18462	148.51
48 hour	**2.32**	24722	5967	18755	150.87
72 hour	**1.66**	26533	8951	17583	141.44
			Full volume	3938	150.87

Notes:

Inflow volume calculated using Equation 10.1 (WSUD Guidelines: Chapter 10)

Outflow volume calculated using Equation 10.2 (WSUD Guidelines: Chapter 10)

Required storage and emptying time is left blank when outflow volume exceeds inflow volume

Location

Label: 13 Wattle Rd Dodges Ferry
Easting: 550905
Northing: 5254110
Zone: 55
Latitude: Nearest grid cell: 42.8625 (S)
Longitude: Nearest grid cell: 147.6125 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 06 March 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart

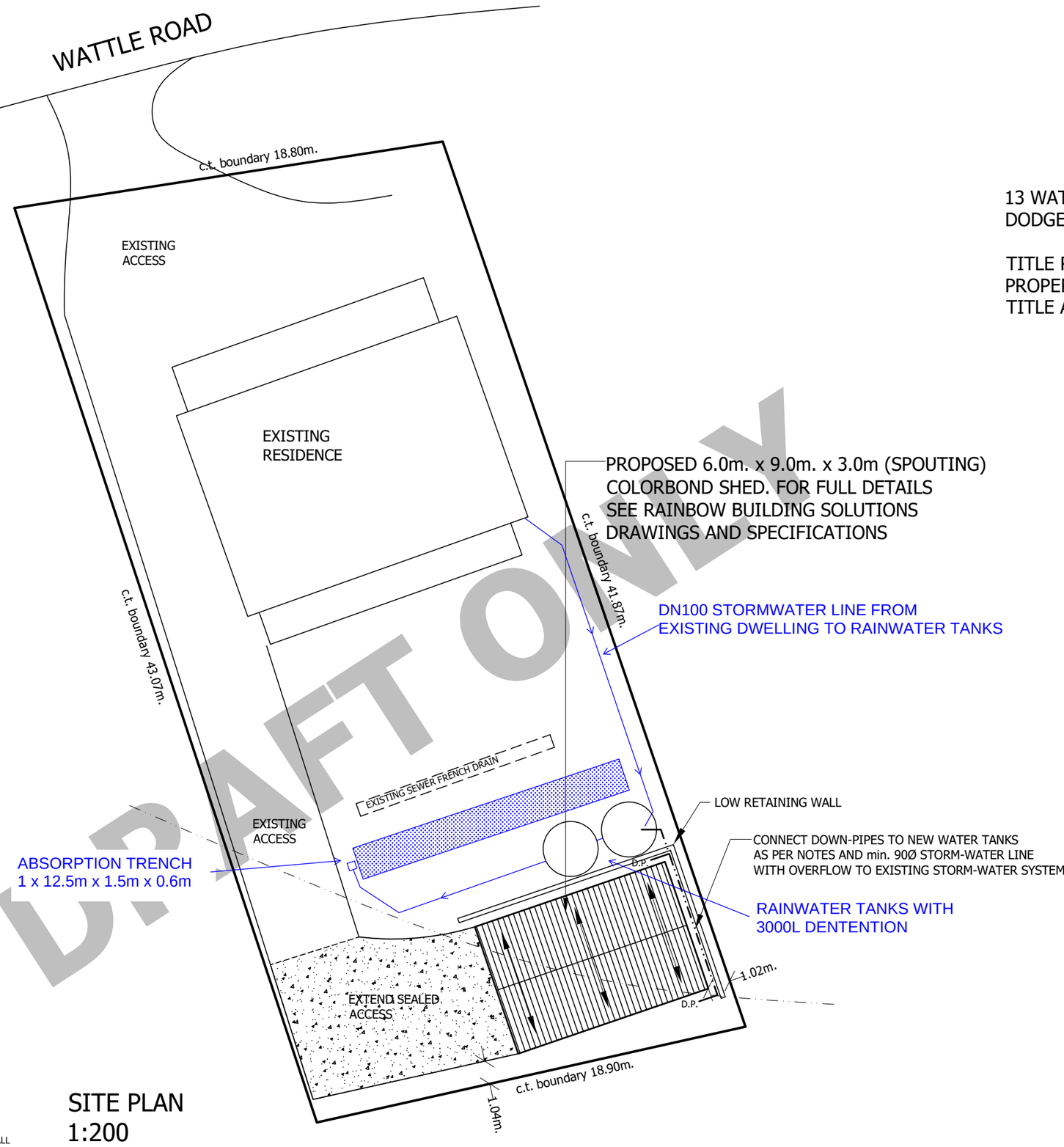
Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	63.8	71.9	98.9	119	140	170	195
2 min	54.5	60.9	81.8	96.8	112	130	144
3 min	48.3	54.1	73.1	86.8	101	118	132
4 min	43.6	49.0	66.7	79.5	92.7	110	124
5 min	40.0	44.9	61.5	73.6	86.2	103	117
10 min	29.1	32.8	45.4	54.8	64.7	79.4	91.7
15 min	23.6	26.6	36.8	44.5	52.6	64.8	74.9
20 min	20.2	22.7	31.4	37.9	44.8	55.0	63.5
25 min	17.8	20.1	27.7	33.3	39.3	48.0	55.2
30 min	16.1	18.1	24.9	29.9	35.2	42.8	49.1
45 min	12.8	14.4	19.6	23.5	27.4	32.9	37.4
1 hour	10.9	12.3	16.6	19.8	23.0	27.3	30.7
1.5 hour	8.75	9.80	13.2	15.6	18.0	21.0	23.5
2 hour	7.48	8.39	11.3	13.2	15.2	17.6	19.5
3 hour	6.02	6.76	9.04	10.6	12.0	13.9	15.3
4.5 hour	4.84	5.45	7.30	8.50	9.63	11.1	12.2
6 hour	4.14	4.67	6.27	7.30	8.26	9.55	10.5
9 hour	3.29	3.73	5.04	5.88	6.65	7.74	8.55
12 hour	2.77	3.15	4.29	5.01	5.69	6.67	7.39
18 hour	2.14	2.44	3.36	3.95	4.51	5.34	5.97
24 hour	1.76	2.01	2.79	3.30	3.78	4.51	5.06
30 hour	1.49	1.71	2.39	2.83	3.26	3.91	4.41
36 hour	1.30	1.49	2.09	2.49	2.87	3.45	3.91
48 hour	1.03	1.19	1.67	2.00	2.32	2.79	3.17
72 hour	0.736	0.845	1.19	1.42	1.66	2.00	2.27
96 hour	0.573	0.657	0.920	1.10	1.28	1.54	1.75
120 hour	0.472	0.540	0.751	0.894	1.03	1.24	1.41
144 hour	0.403	0.461	0.637	0.752	0.862	1.04	1.18
168 hour	0.355	0.405	0.555	0.650	0.739	0.894	1.01

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

RAINBOW building solutions

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L			
SOIL TYPE		COMPACTED FILL	CUT
STABLE ROCK		2:3	8:1
SAND		1:2	1:2
SILT		1:4	1:4
CLAY	(FIRM)	1:2	1:1
	(SOFT)	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE



SITE PLAN
1:200

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

New Services

STORMWATER PIPE WITH FLOW DIRECTION

GRATED STORMWATER PIT 450x450 CLASS A ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION.
ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

A3

13 WATTLE RD
DODGES FERRY TAS 7173

TITLE REF: 45774/19
PROPERTY ID: 7699053
TITLE AREA = 793.00m.²

wilkin design
P.O. BOX 478
LAUNCESTON
TASMANIA 7250
ACCREDITATION NO: CC678 X

NOTES: ----------.

PROJECT TITLE: BROAD SHED
WATTLE ROAD
DODGES FERRY

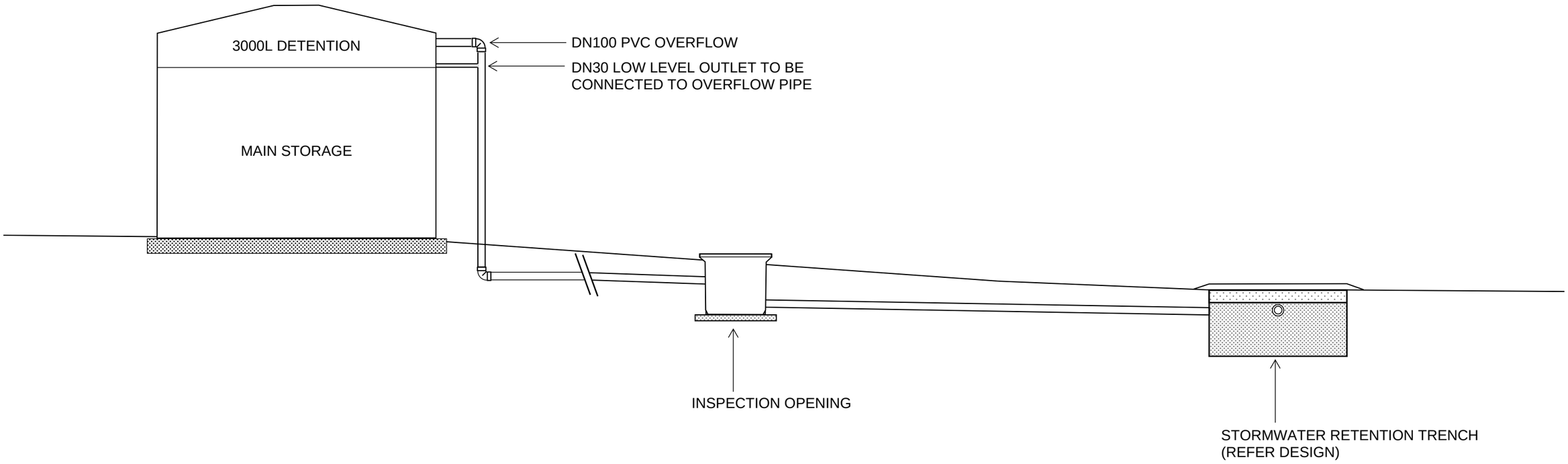
REVISION: ----------.

DATE: 11/02/2025

SCALE: AS SHOWN

JOB NUMBER: DA/BA-25SRBROA

GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au

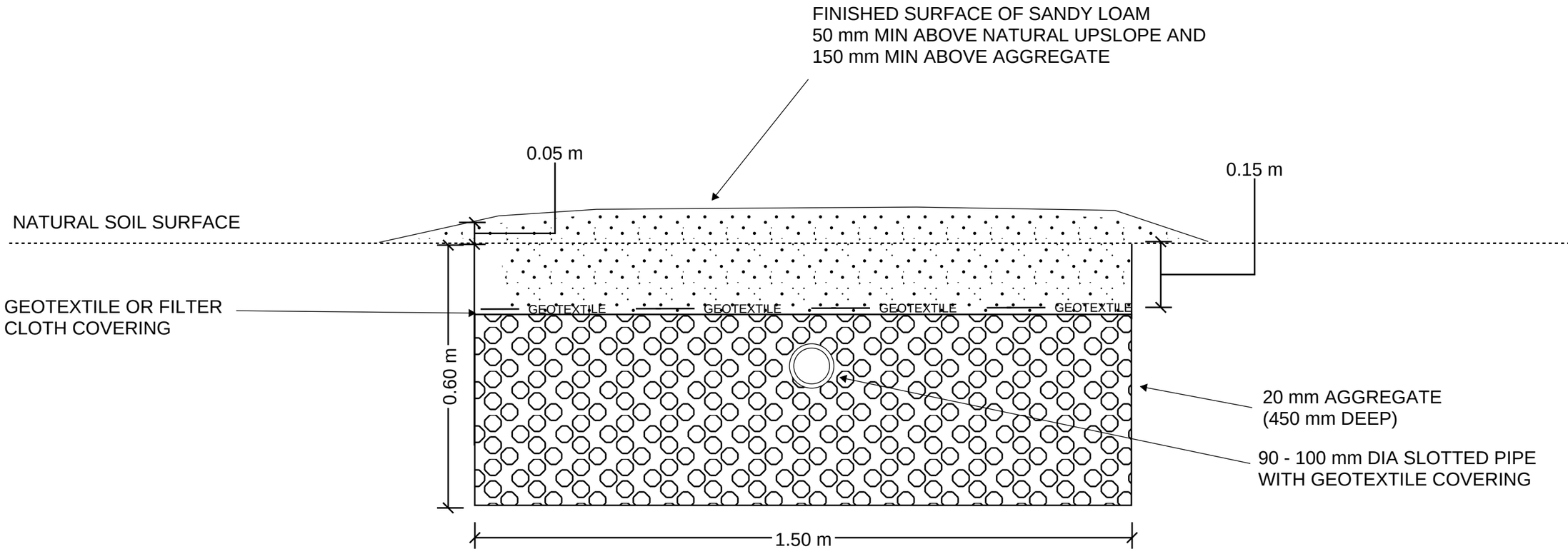


Do not scale from these drawings. Dimensions to take precedence over scale.	STORMWATER DETENTION SCHEMATIC CROSS-SECTION			RAINWATER TANK WITH 3000L DETENTION		Sheet 1 of 1 Drawn by: SR

Design notes:

1.Absorption trench dimensions of up to 20m long by 0.6m deep by 1.5m wide
– total storage volume calculated at average 35% porosity.
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
5.All works on site to comply with AS3500 and Tasmanian Plumbing code.

GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Stormwater Trench Detail	Sheet 1 of 1

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Ben Broad *Owner name*
13 Wattle Road *Address*
Dodges Ferry 7173 *Suburb/postcode*

Designer details:

Name: Vinamra Gupta
Category: Civil Engineer
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: 685982720
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Ben Broad
Designer's project reference No. J11411
Address: 13 Wattle Road
Lot No: 45774/19
Dodges Ferry 7173

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

Description of work:
On-Site stormwater system - design

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

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

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

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

Other details:

Onsite stormwater retention

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-25
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Mar-25
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-25

Standards, codes or guidelines relied on in design process:

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Stormwater Assessment - 13 Wattle Road Dodges Ferry - Mar-25

Attribution as designer:

I Vinamra Gupta, 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:	Vinamra Gupta		06/03/2025
Licence No:	685982720		

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 ..... Vinamra Gupta..... 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:	Vinamra Gupta		06/03/2025

CHECK CAREFULLY ALL ASPECTS OF THESE
DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED
TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE
BUILDING CODE OF AUSTRALIA AND ALL
RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN
THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH
AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL
DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND
NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING
PURPOSES OR INSPECTIONS.

REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 13 WATTLE RD DODGES FERRY TAS 7173
CLIENT NAME : B. BROAD
TITLE REF : 45774/19
FLOOR AREA : 54.00m.²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:

LEGEND:

PROPOSED SHED
FOR B. BROAD
AT 13 WATTLE RD
DODGES FERRY TAS 7173

Sorell Council
Development Application: 5.2025.21.1 - Response to Request For Information - 13 Wattle Road, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 25/03/2025

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
11/02/2025

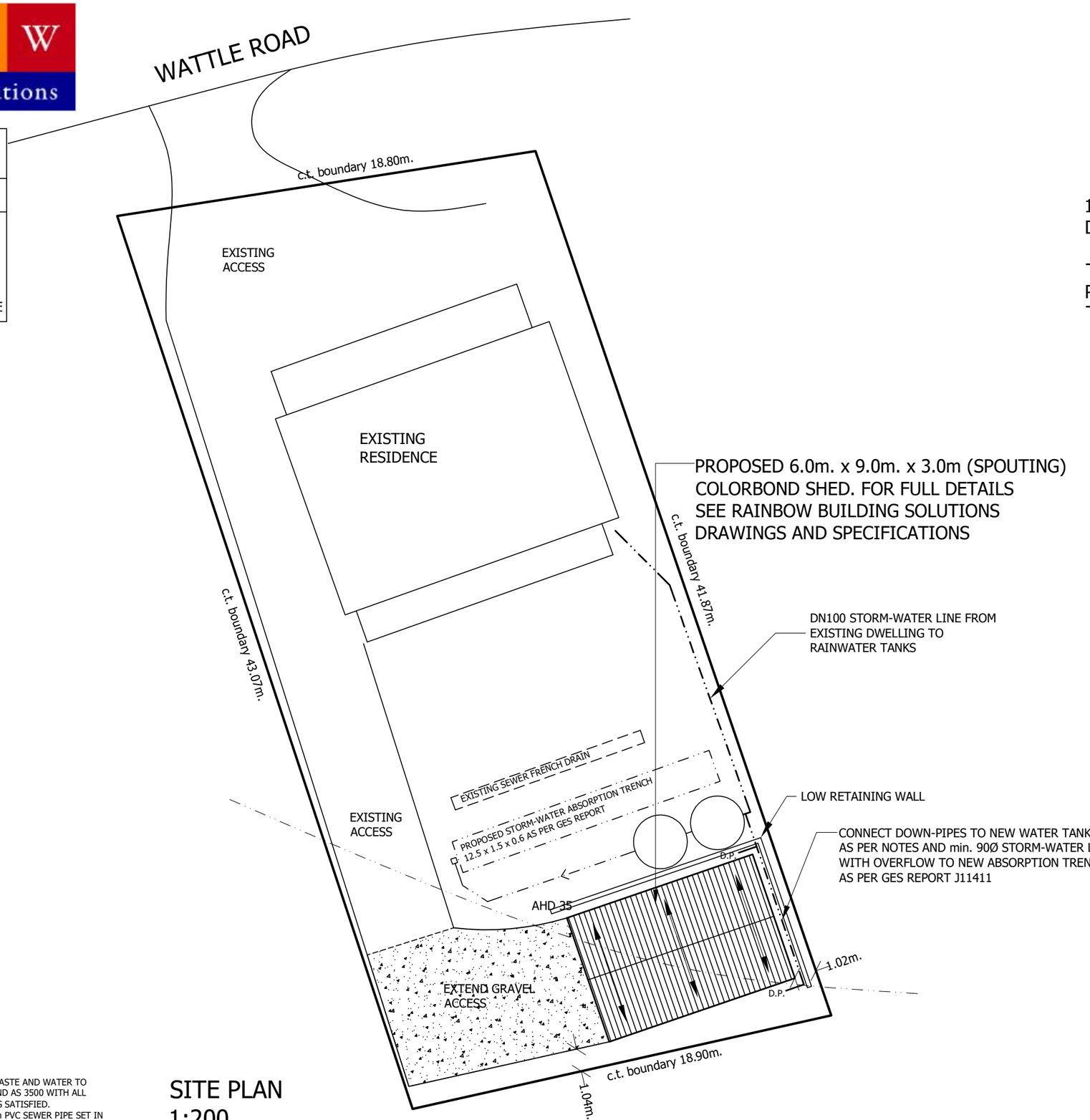
JOB NUMBER:
DA/BA-25SRBROA

RAINBOW building solutions

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L			
SOIL TYPE		COMPACTED FILL	CUT
STABLE ROCK		2:3	8:1
SAND		1:2	1:2
SILT		1:4	1:4
CLAY	(FIRM)	1:2	1:1
	(SOFT)	NOT SUITABLE	2:3
SOFT SOILS		NOT SUITABLE	NOT SUITABLE

Sorell Council

Development Application: 5.2025.21.1 - Response to Request For Information - 13 Wattle Road, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 25/03/2025



13 WATTLE RD
DODGES FERRY TAS 7173

TITLE REF: 45774/19
PROPERTY ID: 7699053
TITLE AREA = 793.00m.²

NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION.
ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

SITE PLAN
1:200

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

A3

wilkin design
P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO: CC678 X

NOTES: ----------.

PROJECT TITLE: BROAD SHED
WATTLE ROAD
DODGES FERRY

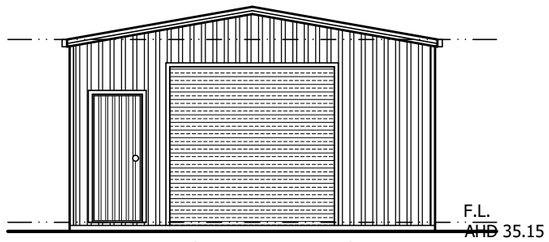
REVISION: ----------.

DATE: 11/02/2025

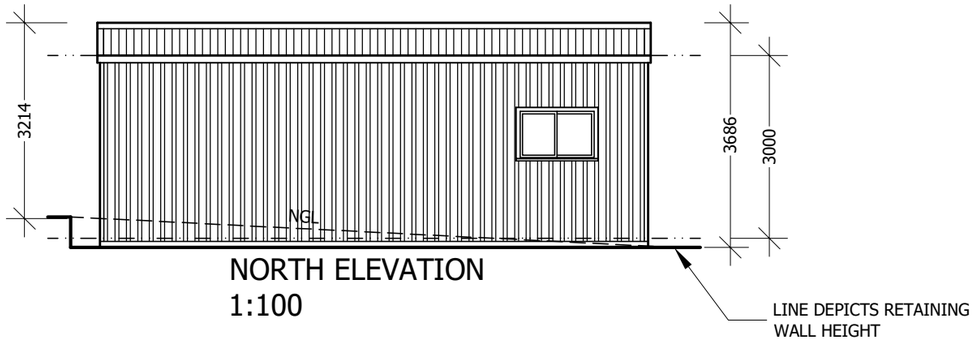
SCALE: AS SHOWN

JOB NUMBER: DA/BA-25SRBROA

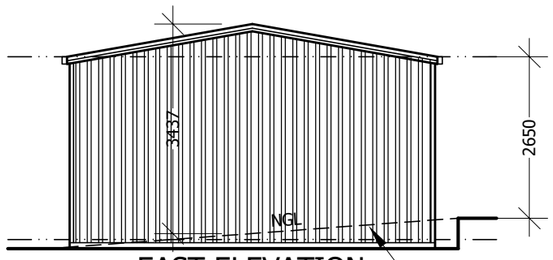
RAINBOW building solutions



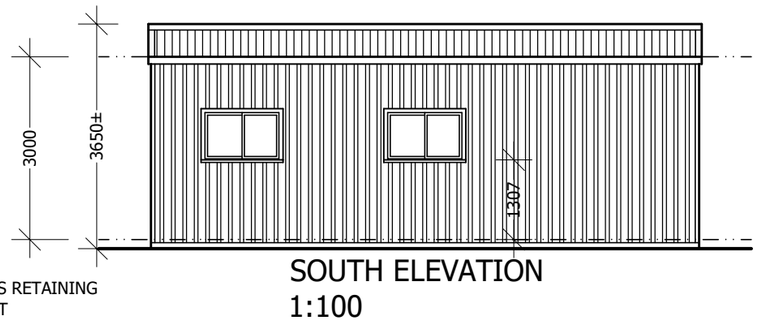
WEST ELEVATION
1:100



NORTH ELEVATION
1:100



EAST ELEVATION
1:100



SOUTH ELEVATION
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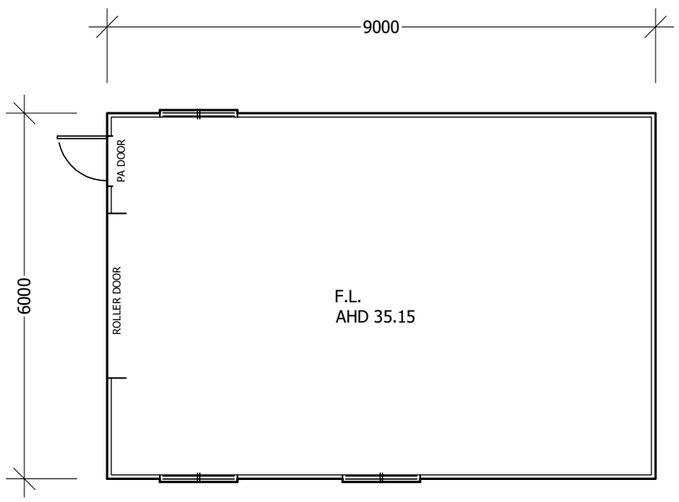


FLOOR PLAN
1:100

Sorell Council

Development Application: 5.2025.21.1 - Response to Request For Information - 13 Wattle Road, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 25/03/2025

wilkin design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
----------.

PROJECT TITLE:
BROAD SHED

WATTLE ROAD
DODGES FERRY

REVISION:
----------.

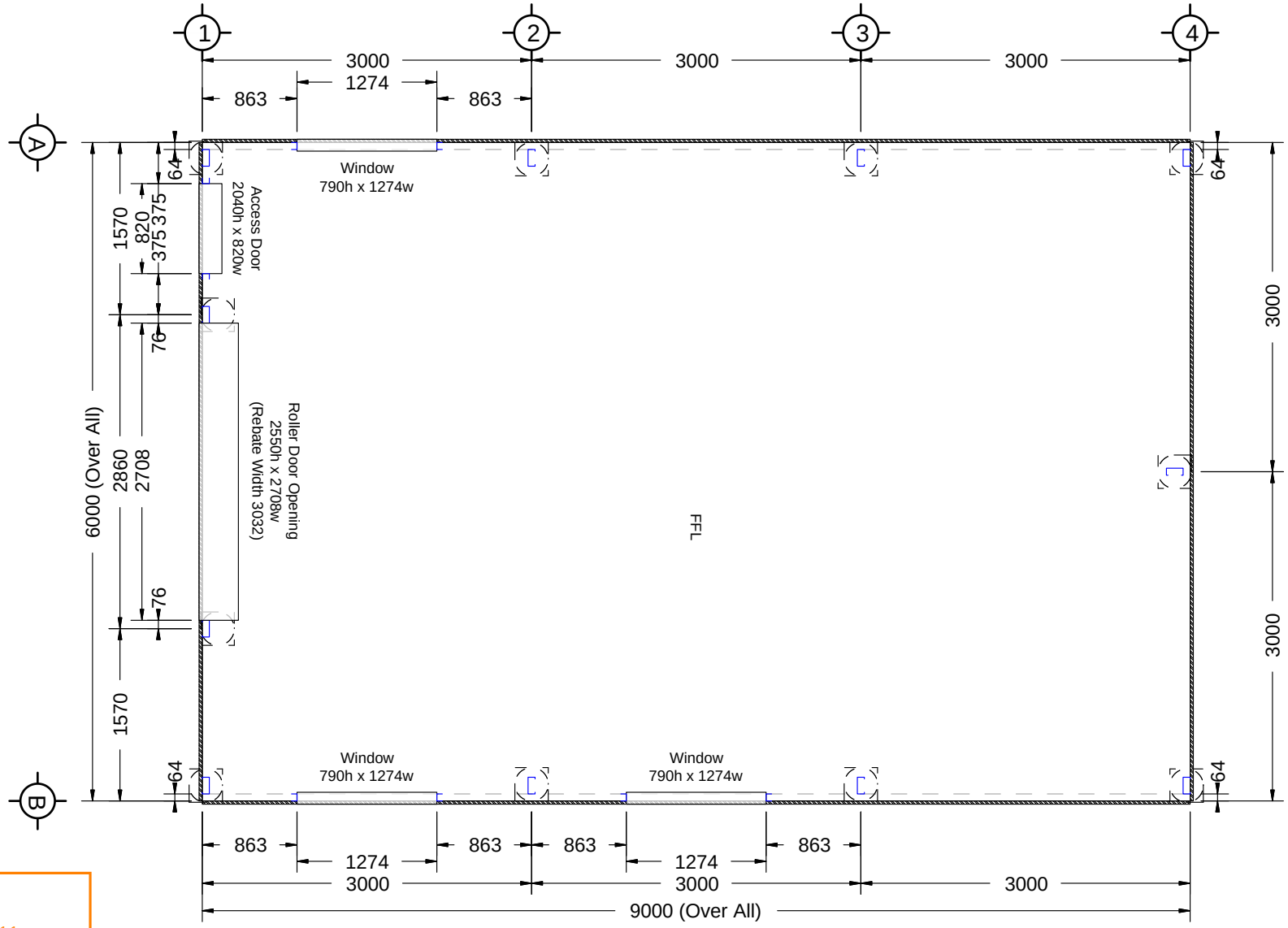
DATE:
11/02/2025

SCALE:
AS SHOWN

JOB NUMBER:
DA/BA-25SRBROA

PAGE:
02 of 02

A3



FLOOR PLAN

Sorell Council

Development Application: 5.2024.21.1 - Development Application - 13 Wattle Road, Dodges Ferry P1.pdf

Plans Reference:P1

Date Received:30/01/2025

139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Ben Broad

SITE ADDRESS: 13 Wattle Road, Dodges Ferry, TAS, 7173

PHONE: [redacted]

DRAWING TITLE: Floor Plan

SCALE: 1:55.976

DATE: 15-01-2025

Job Number: KING02_11731

Drawing Number: FP

Notes

1. Proposed 6x9x3m shed, with 2 / 10,000L water tanks to replace old concrete tank (old concrete tank to be removed).
   NS 21/01/2025, 4:01 AM
2. New SW from shed roof into 2 new 10,000L water tanks via 2/90mm round PVC downpipes. Overflow to existing point as previous tank.
   NS 21/01/2025, 4:02 AM
3. Small 36 sq/m gravel driveway extension, pervious surface finish.
   NS 21/01/2025, 4:03 AM
4. Existing sealed driveway and access to remain, no changes proposed.
   NS 21/01/2025, 4:05 AM
5. New 900mm high maximum retaining wall to be installed; new shed slab area to be leveled.
   NS 21/01/2025, 4:05 AM
6. Existing waste water trench, located by hand digging, 8m setback from house.
   NS 02/02/2025, 9:40 PM

Client Name Ben Broad **Client Email** [redacted] **Phone** [redacted] **Signature** _____

RAINBOW building solutions

Notes

1. Proposed 6x9x3m shed, with 2 / 10,000L water tanks to replace old concrete tank (old concrete tank to be removed).
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Client Name Ben Broad **Client Email** [redacted]m **Client Phone** [redacted] **Signature** _____

RAINBOW building solutions

Sorell Council
Development Application: 5.2024.21.1 - Development Application - 13 Wattle Road, Dodges Ferry P1.pdf
Plans Reference:P1
Date Received:30/01/2025

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ALL DIMENSIONS ARE IN METERS

Generated by Nick Smith nick@rainbowbuilding.com.au	**Phone**	**Sheet name** Site Plan	**Lic no** -
Property Details 13 Wattle Rd, Dodges Ferry, TAS 7173, Australia 19/45774 Sorell Lot/DP: 19/45774		**Design** Title: Ben Broad - 6x9x3m shed **Date** Mon Feb 03 2025	**Scale** 1:200 0m 2.5m 5m

Notes

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   NS 02/02/2025, 9:40 PM

Client Name Ben Broad **Client Email** [redacted] **Client Phone** [redacted]

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Phone

Property Details
13 Wattle Rd, Dodges Ferry, TAS 7173, Australia 19/45774

Sorell
Lot/DP: 19/45774

Sorell Council
Development Application: 5.2024.21.1 - Development Application - 13 Wattle Road, Dodges Ferry P1.pdf
Plans Reference:P1
Date Received:30/01/2025

Sheet name
Site Plan

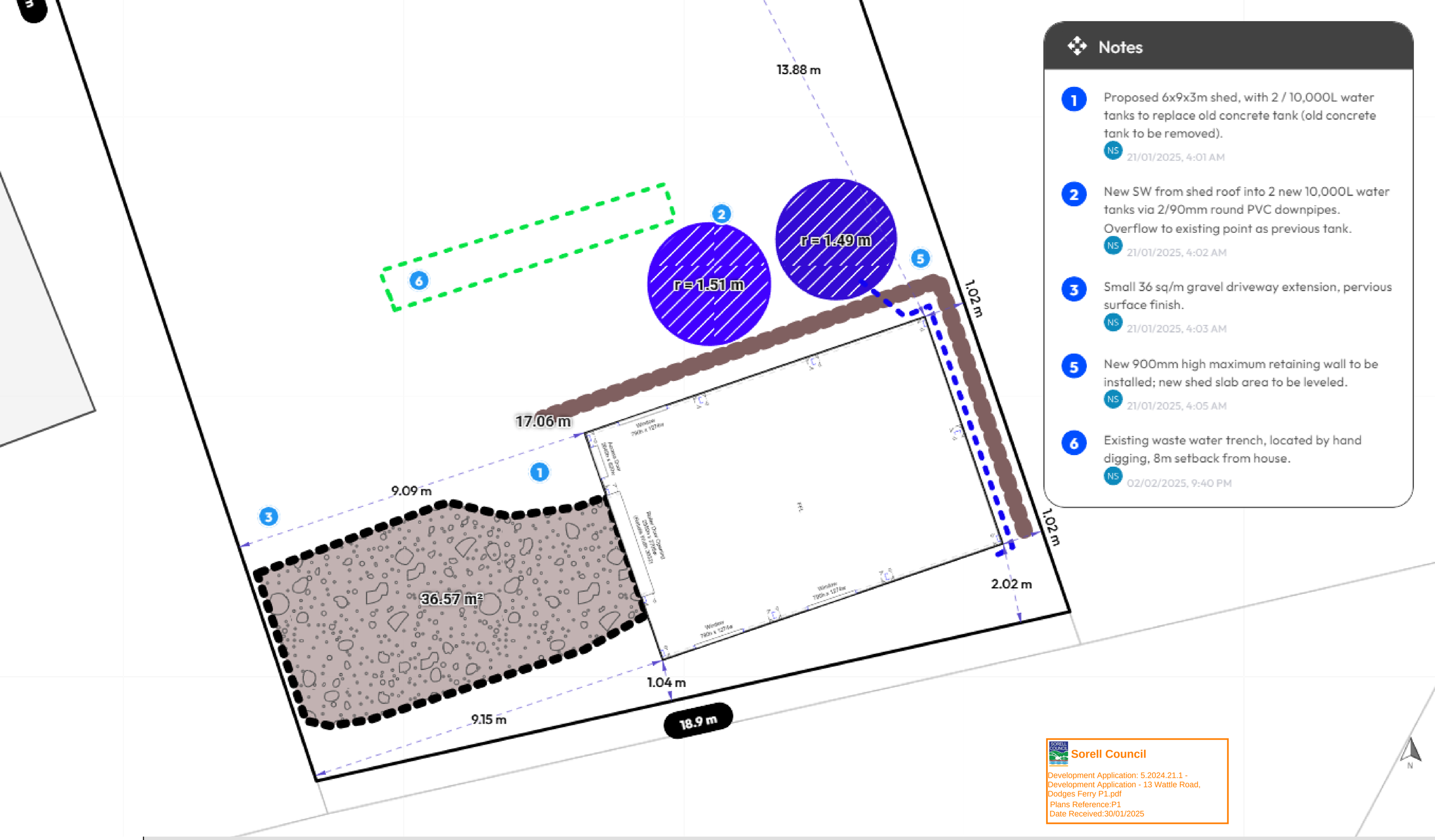
Design
Title: Ben Broad - 6x9x3m shed

Date Mon Feb 03 2025

Lic no
-

Scale
1:100

0m 1m 2m



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Sorell Council

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Client Name Ben Broad **Client Email** [redacted] **Client Phone** [redacted] **Signature** _____

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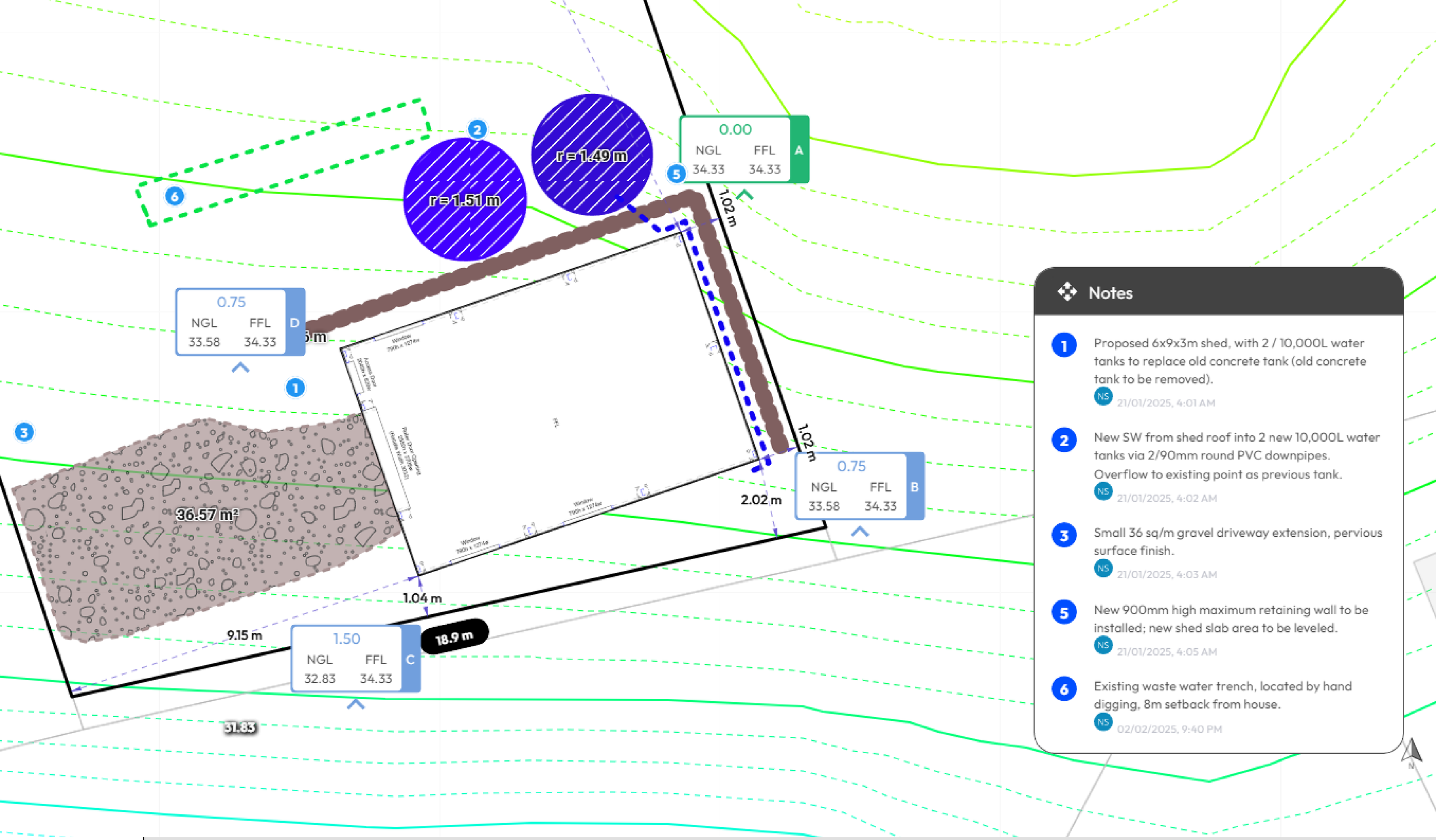

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Client Name Ben Broad **Client Email** broady.1@hotmail.com **Client Phone** 0401265659 **Signature** _____

Sorell Council
Development Application: 5.2024.21.1 - Development Application - 13 Wattle Road, Dodges Ferry P1.pdf
Plans Reference:P1
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