Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/084

LOCATION OF AFFECTED AREA

806 BOYER ROAD, DROMEDARY

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING & OUTBUILDING

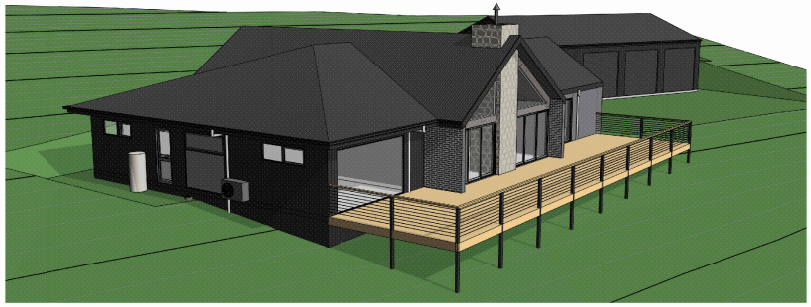
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **07/07/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

JOSCON
TASMANIA



AP2025-2438 - PROPOSED CLARK (1993) RESIDENCE
806 Boyer Road,
DROMEDARY

SHEET		DRAWING TITLE
01	E	LOCATION PLAN
01a	E	SITE PLAN 500
01b	E	SITE PLAN
01c	E	DRAINAGE LOCATION PLAN
01d	E	DRAINAGE PLAN
02	E	FLOOR PLAN (A2)
02a	D	SHED FLOOR PLAN (STAGE 2)
03	E	ELEVATIONS SHEET 1
03a	E	ELEVATIONS SHEET 2
03b	E	PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
E	Extend deck, Wire handrail.	02 June 2025	SW	CK	01 - 02, 03 - 03b
D	Show raked ceiling over Living/ Dining and show roof as 240 Rafters in this section,reduce deck to be 63m²+/-,show Garage window as 06-21AW centred on wall, add WC & handbasin to Shed (Stage 2)	15 May 2025	RJ	ST	01 - 03c & Roof drainage plan
	DA PLAN SET	10 Apr. 2025	ST	CK	01 - 03
C	Show location of fire fighting tank and hardstand, further window changes, add deck. Update all relevant plans	8 Apr. 2025	ST	N/A	01 - 01b, 02 - 03b
B	Window changes, modify layout of Ensuite, WIR & WIP/WC. Show Shed on plans	3 Apr. 2025	ST	N/A	02 - 02a
A	Relocate and rotate house on site. Update Prelim DA	13 Mar. 2025	ST	N/A	01 - 03
	Prelim DA Plan Set	24 Jan. 2025	ST	N/A	01 - 03

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- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
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info@anotherperspective.com.au

Client / Project info

PROPOSED CLARK (1993) RESIDENCE

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Soil Classification:	S
Title Reference:	CT 87263/2
Floor Areas:	269.41m²
Porch / Deck Areas:	91.74m²
Wind Speed:	N3
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	Medium
Certified BAL:	TBC
Designed BAL:	TBC
(Refer to Standard Notes for Explanation)	

COVER SHEET

AP2025-2438

Date 24 February 2025

Scale

Sheet 00/03

No.	Date	Int.
E	02 June 2025	SW
D	15 May 2025	RJ
C	8 Apr. 2025	ST

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JOSCON TASMANIA

LOCATION PLAN

Drawn	ST	AP2025-2438
Date	4 April 2025	Sheet
Scale	1 : 800	01/03

EXPLANATORY NOTES:
TASMANIAN PLANNING SCHEME - BRIGHTON COUNCIL

11.4.1 - Site coverage

A1	(a)	Site Coverage: Max. 400m² Proposed site coverage: 432.43m²

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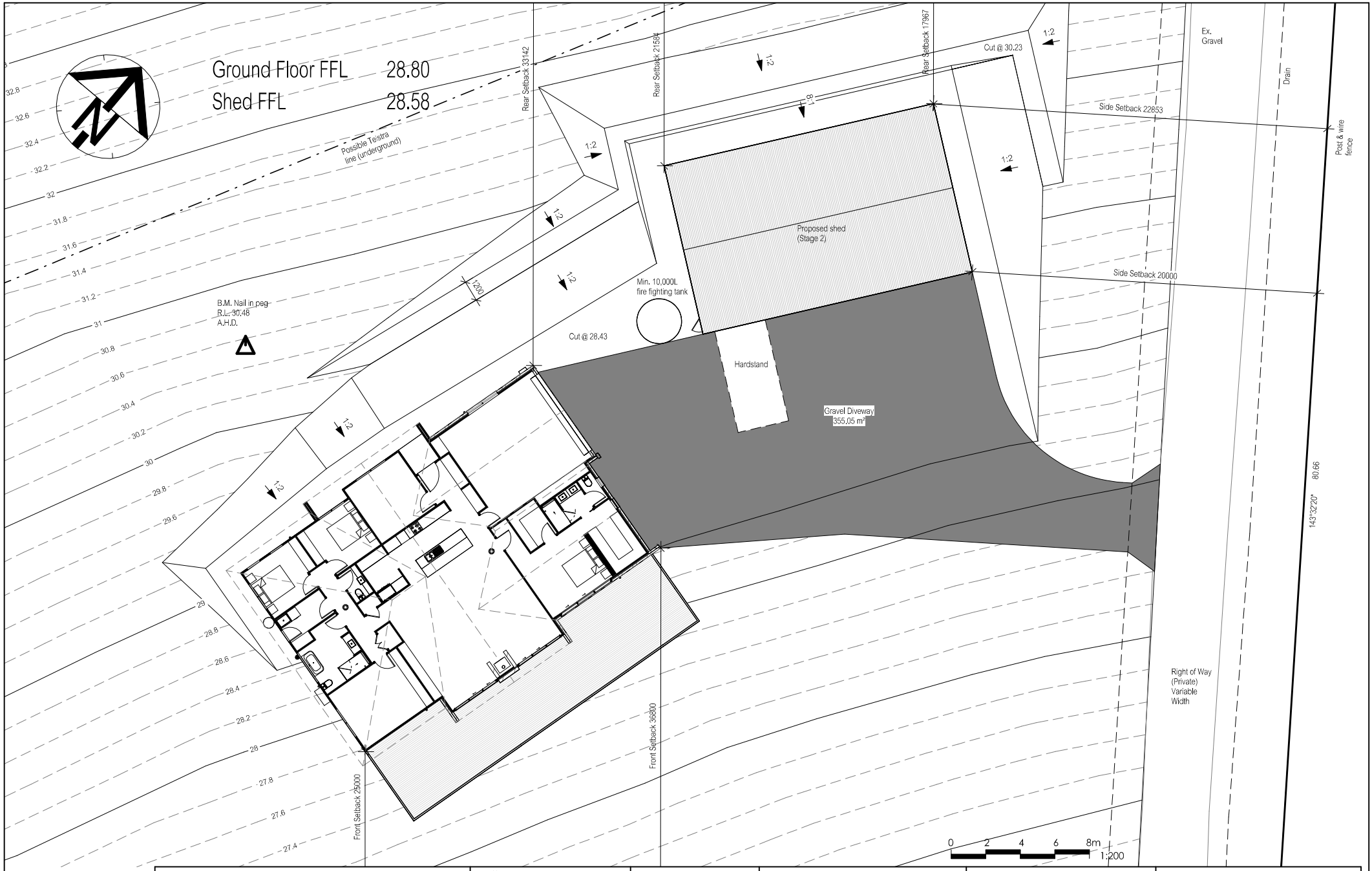
SITE PLAN 500

Drawn	ST	AP2025-2438
Date	24 February 2025	Sheet
Scale	1 : 500	01a/03



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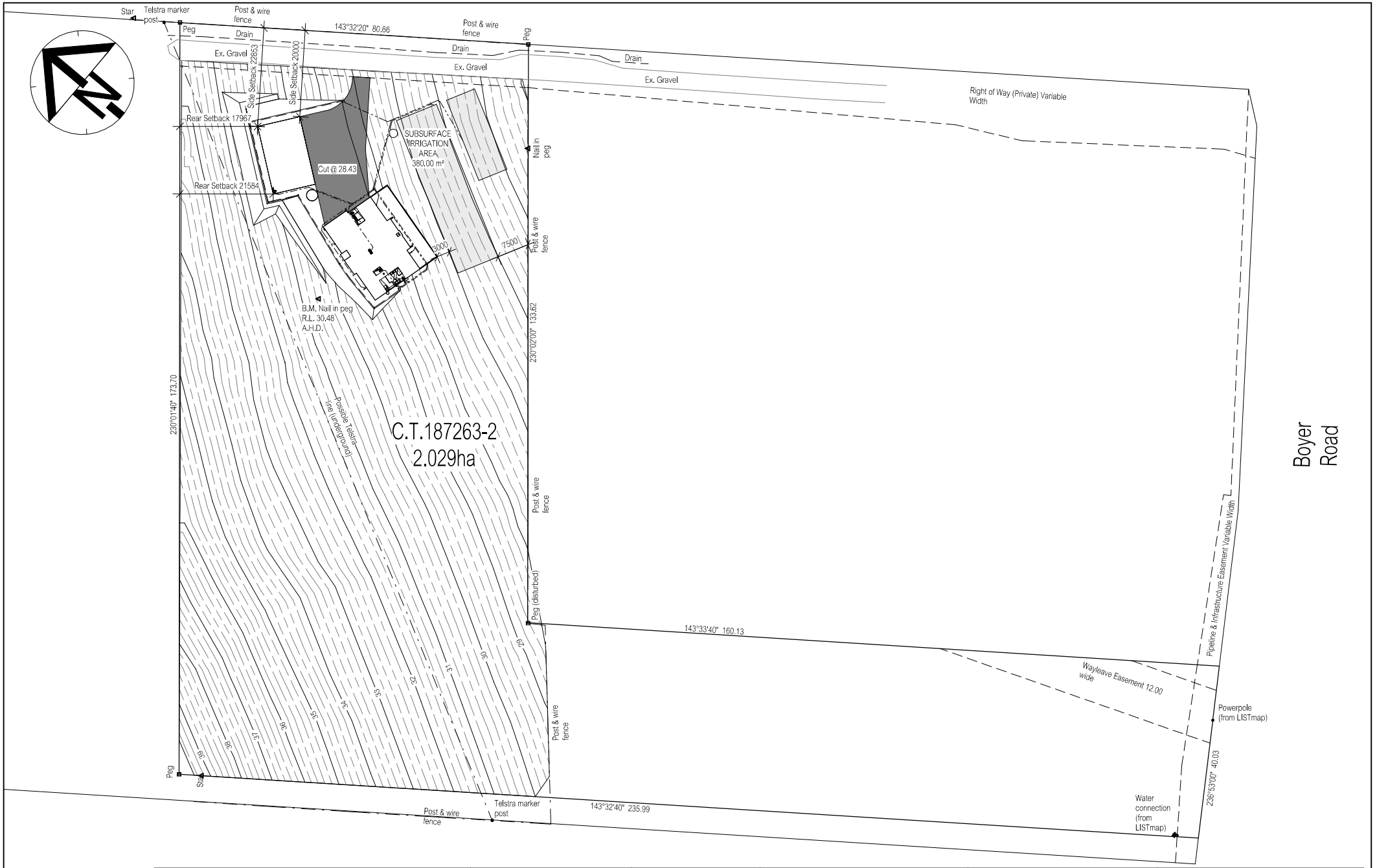
SITE PLAN

Drawn	ST	AP2025-2438
Date	24 February 2025	Sheet
Scale	1 : 200	01b/03



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DRAINAGE LOCATION PLAN

Drawn	ST	AP2025-2438
Date	4 April 2025	Sheet
Scale	1 : 800	01c/03

Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

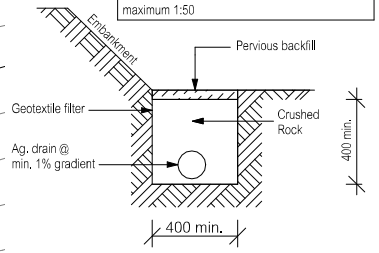
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.

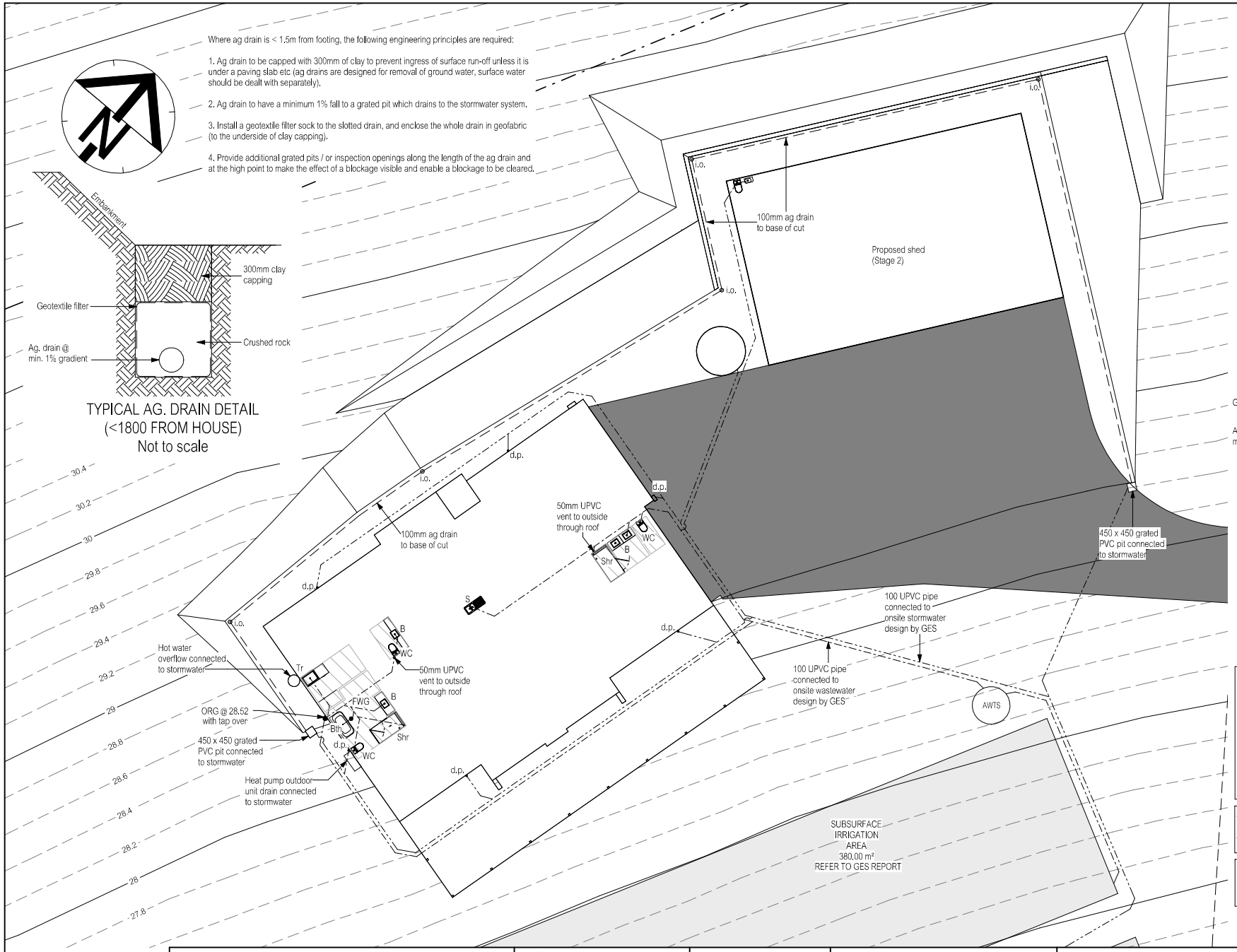
TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
	Sewer Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (150Ø UPVC) (unless noted otherwise)	

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale



WASTEWATER SYSTEM:
AWTS unit vented according to NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures
Cut-off drain
Subsurface irrigation - 380m2
Min 3m from upslope buildings
Min 3.5m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 7.5m from downslope boundary
Min 100m from downslope surface water
Refer to GES report

Refer to Roof Plan for downpipe calculations

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

0 2 4 6 8m
1:200

Soil classification: S

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

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PROPOSED CLARK (1993) RESIDENCE

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DROMEDARY

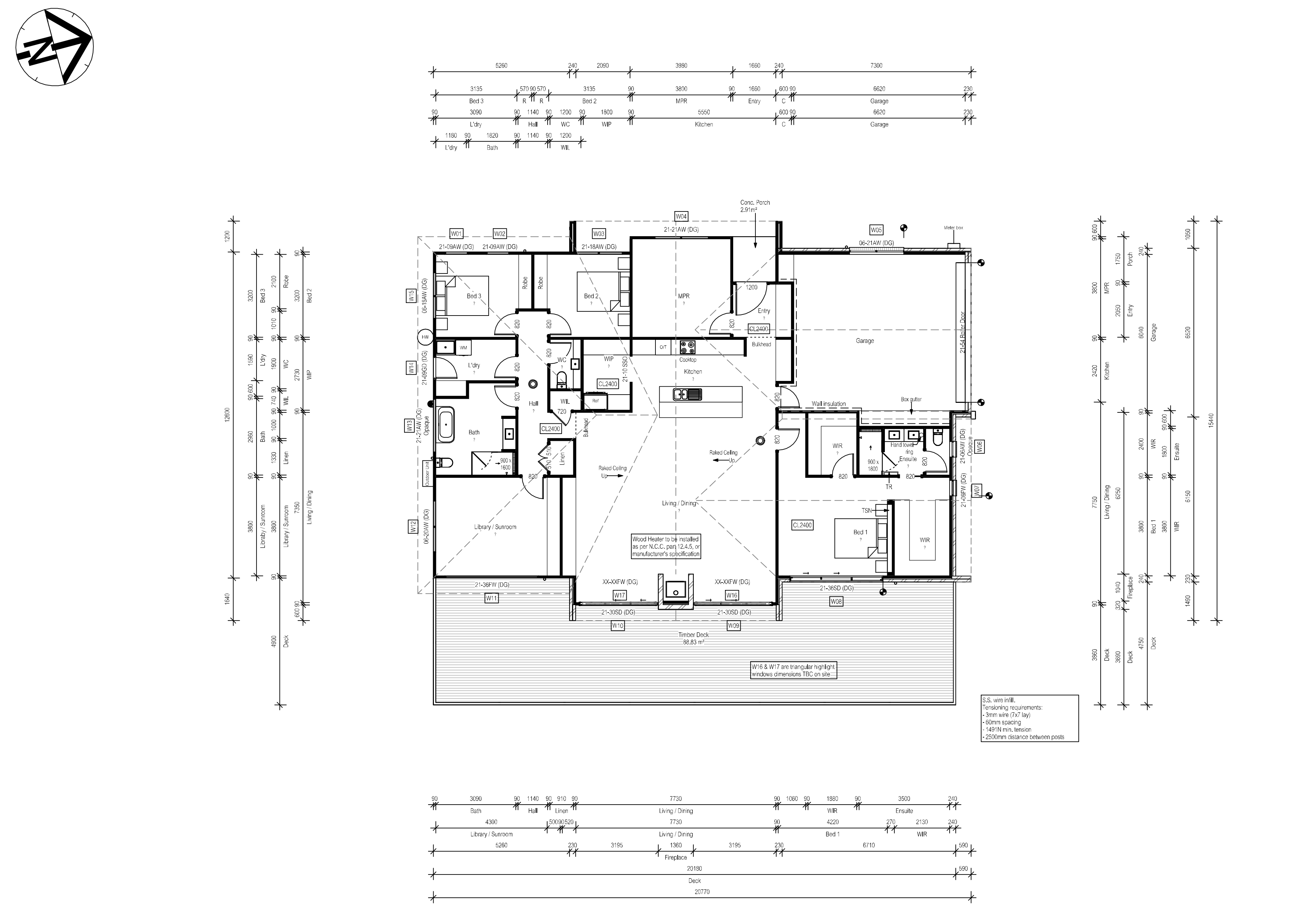
JOSCON TASMANIA

DRAINAGE PLAN

Drawn	ST	AP2025-2438
Date	4 April 2025	Sheet
Scale	1 : 200	01d/03

LEGEND
BH - BULKHEAD @ 2160 UNO
SSN - SINGLE STUD NICHE
DSN - DOUBLE STUD NICHE
TSN - TRIPLE STUD NICHE
SSO - SQUARE SET OPENING
O/H - OVERHEAD
O/T - OVEN TOWER
TR - TOWEL RAIL
TRH - TOILET ROLL HOLDER
RH - ROBE HOOK
LOCATION OF WALL REINFORCEMENT TO COMPLY WITH PART 6 OF THE *LIVABLE HOUSING DESIGN STANDARD.*

NOTES:
ALL WINDOW & DOOR HEAD HEIGHTS @ 2160 UNO
NICHES AS PER JOSCON BA SPEC DOCUMENT
JOINERY AS PER JOSCON BA SPEC DOCUMENT
WATERSTOPS AT SHOWER DOORS



0 1 2 3 4m 1:100

Floor Area = 269.41m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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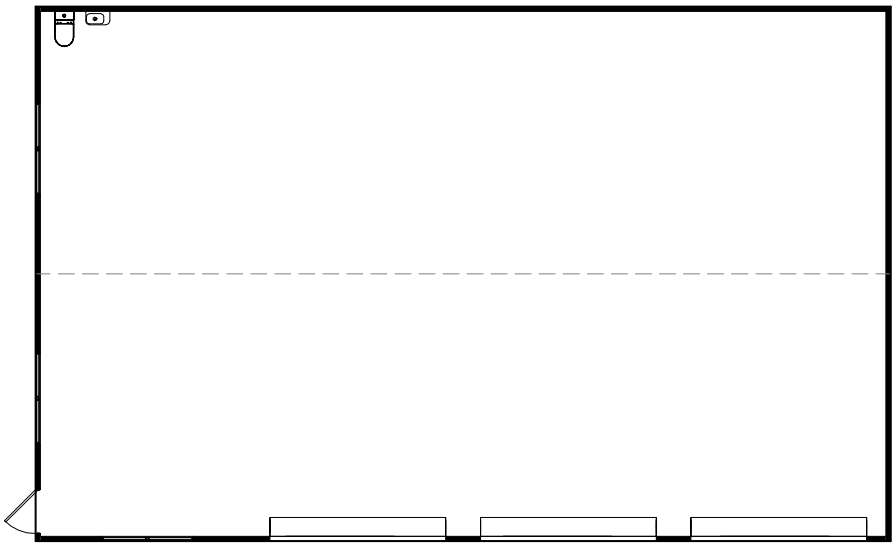
FLOOR PLAN (A2)

Drawn	ST	AP2025-2438	
Date	24 February 2025	Sheet	
Scale	1 : 100 @ A2	02/03	

Refer to Documention prepared by RANBUILD



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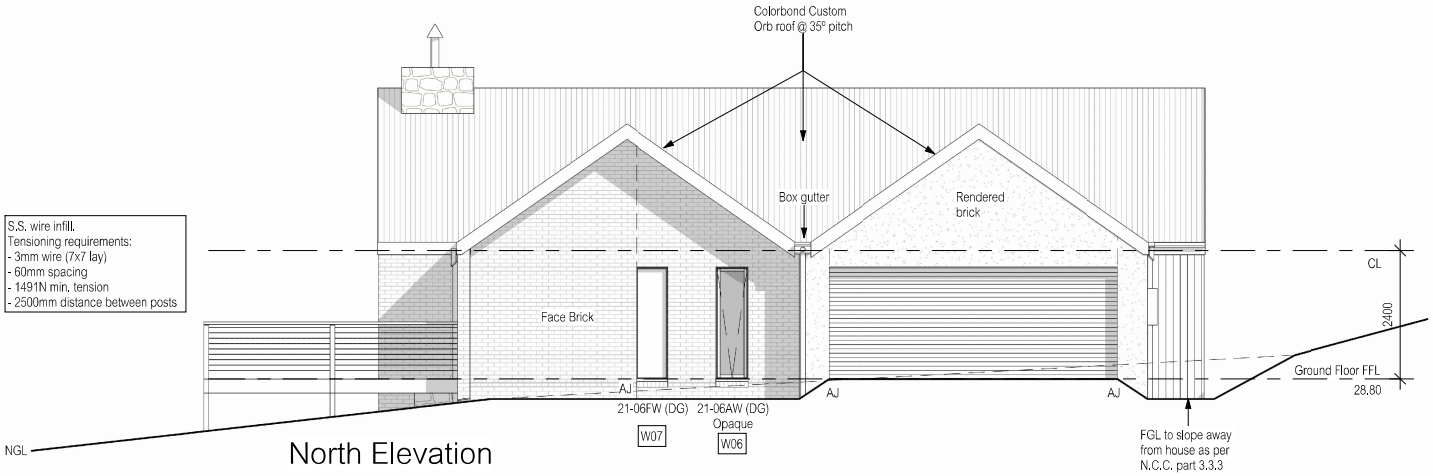
SHED FLOOR PLAN (STAGE 2)

Drawn	ST	AP2025-2438
Date	4 April 2025	Sheet
Scale	1 : 100	02a/03

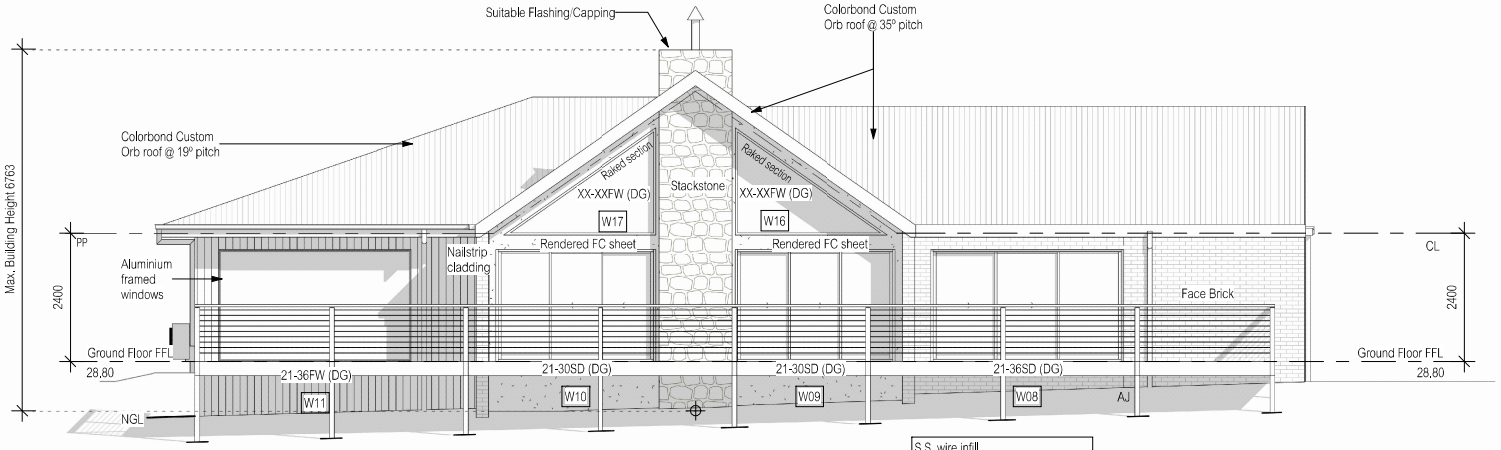
Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



S.S. wire infill.
Tensioning requirements:
- 3mm wire (7x7 lay)
- 60mm spacing
- 1491N min. tension
- 2500mm distance between posts

North Elevation



W16 & W17 are highlight triangular windows dimensions TBC on site

S.S. wire infill.
Tensioning requirements:
- 3mm wire (7x7 lay)
- 60mm spacing
- 1491N min. tension
- 2500mm distance between posts

East Elevation

No.	Date	Int.
E	02 June 2025	SW
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A	13 Mar, 2025	ST

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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ELEVATIONS SHEET 1

Drawn	ST	AP2025-2438	
Date	27 February 2025	Sheet	03/03
Scale	1 : 100		

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

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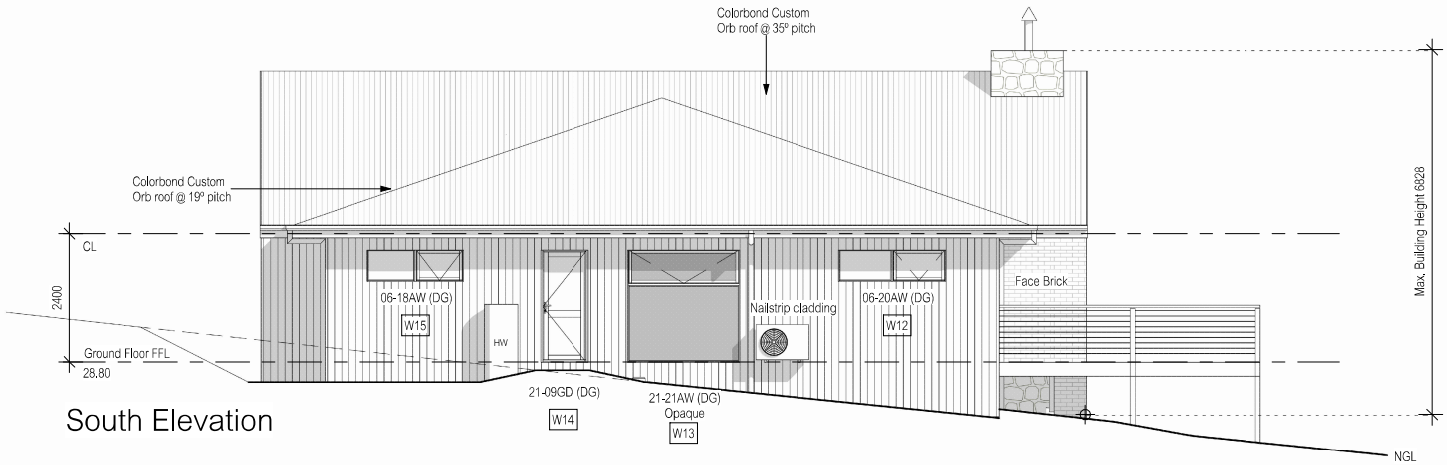
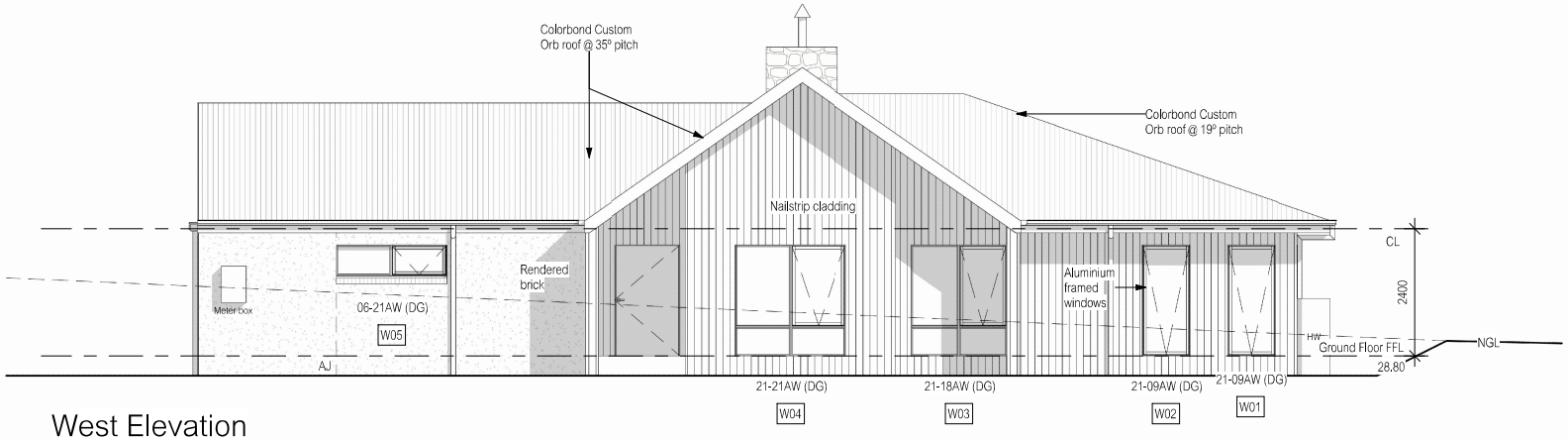


South Elevation

S.S. wire infill.
Tensioning requirements:
- 3mm wire (7x7 lay)
- 60mm spacing
- 1491N min. tension
- 2500mm distance between posts



West Elevation

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ELEVATIONS SHEET 2

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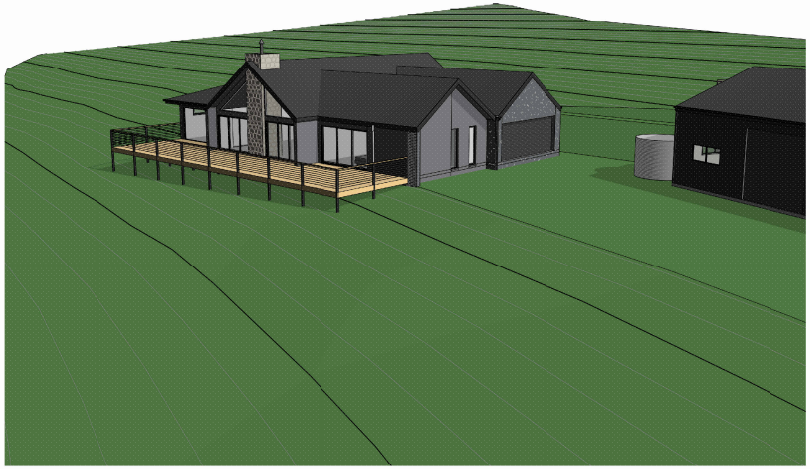

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PERSPECTIVE VIEWS

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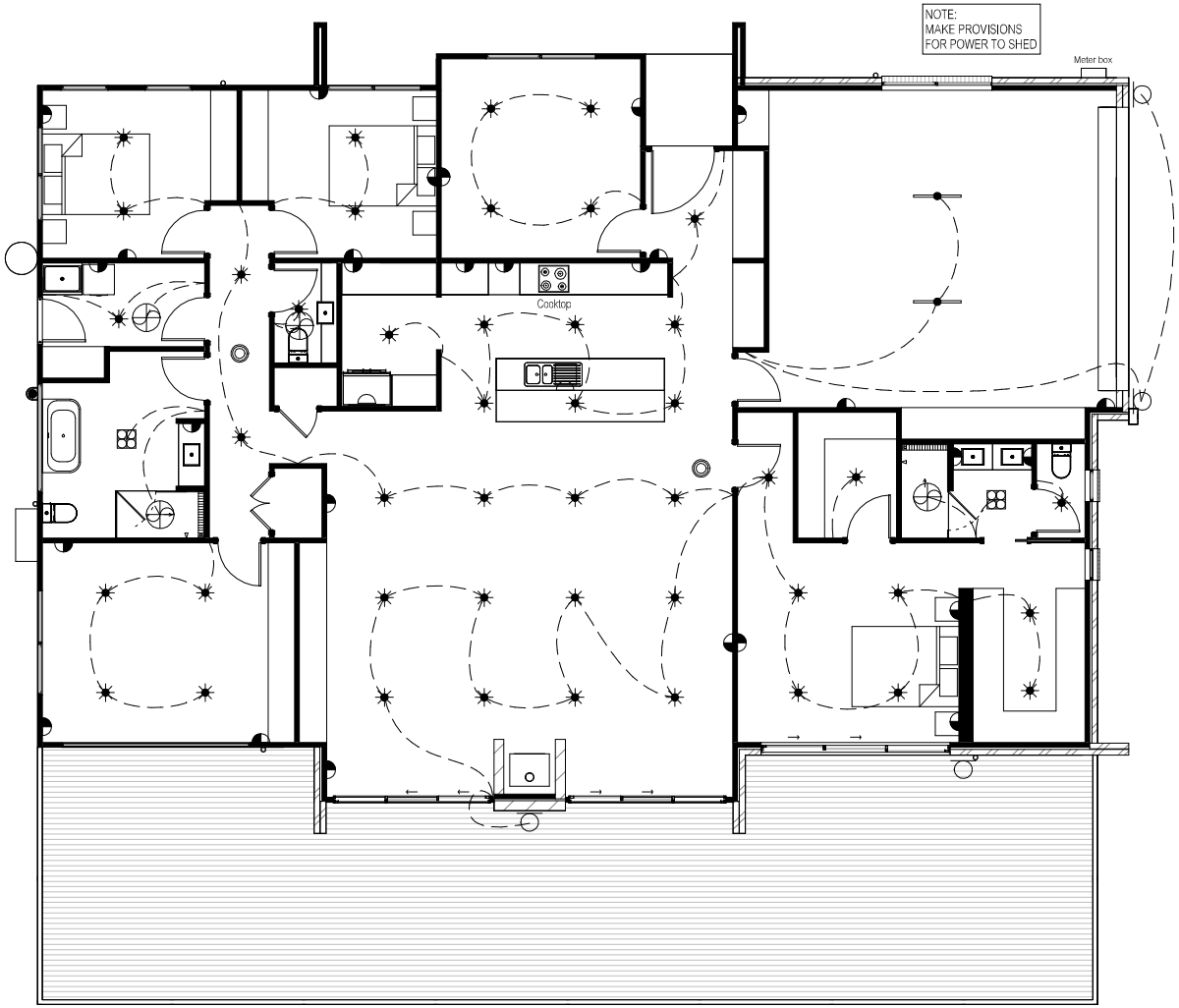
Scale		03b/03



LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

Where no external ventilation / windows provided, exhaust fans to wet areas/ laundry to be fitted with a run on timer. 20mm gap base of door to comply with N.C.C. 10.8.2 (5)(a).

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806 Boyer Road,
DROMEDARY

JOSCON TASMANIA

ELECTRICAL PLAN

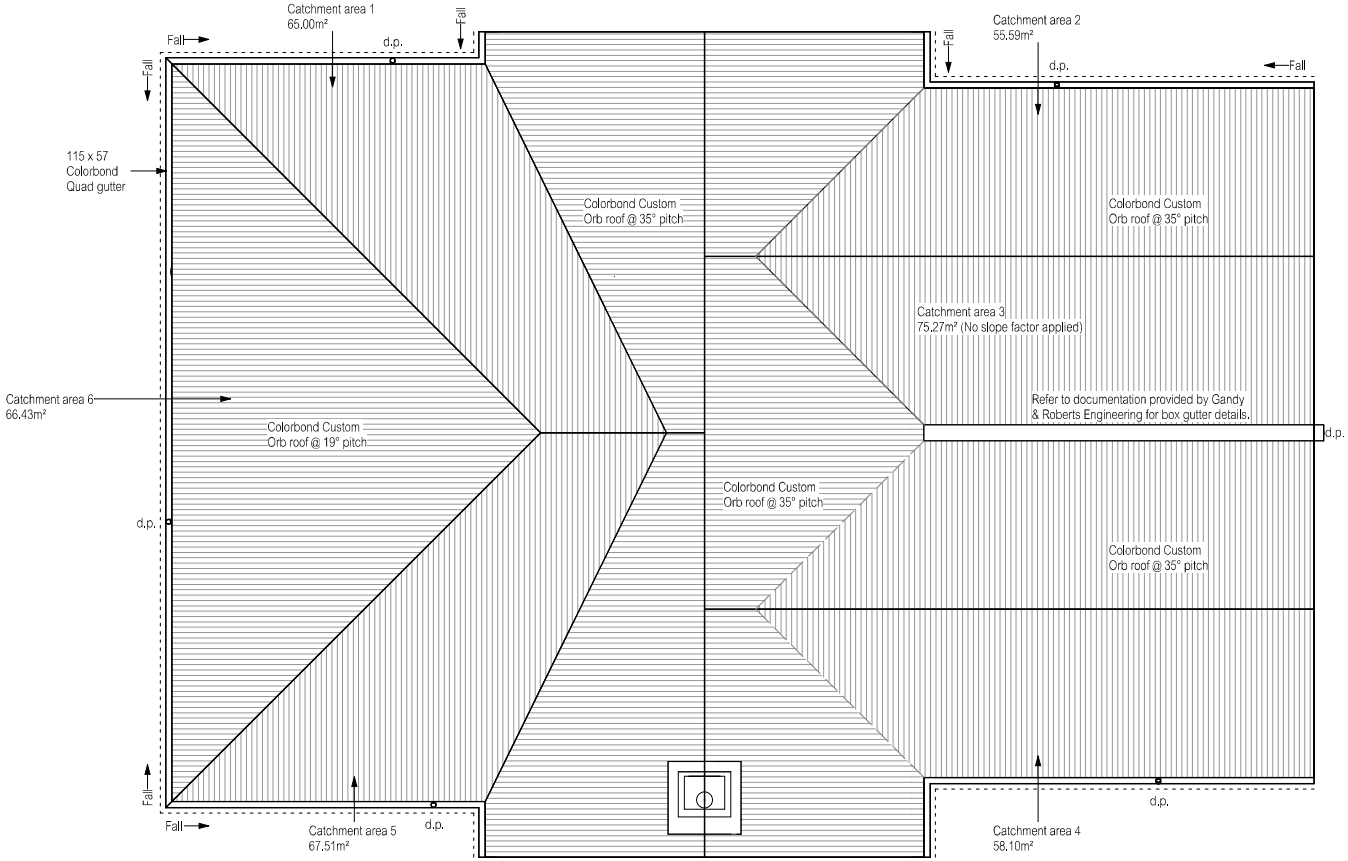
Drawn	RJ	AP2025-2438	
Date	15 May 2025	Sheet	09/03
Scale	1 : 100		

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	301.80	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	306.87	Area of Roof (including 115mm Quad gutter) (m²)
Ac	414.28	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	83.2	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	5.45	Ac ÷ Acdp
Downpipes Provided	6	

ROOF VENTILATION:

REQUIRED:
N.C.C. 10.8.3 - Ventilation of roof spaces
Table 10.8.3: Roof space ventilation requirements.

<10°	25,000mm²/m provided at each 2 opposing ends.
≥10° and <15°	25,000mm²/m provided at the eaves and 5,000 mm²/m at high level
≥15° and <75°	7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, **plus** an additional **18,000 mm²/m** at the eaves if the roof has a cathedral ceiling.

Eaves:
= 25,000mm²/m (7,000 + 18,000 due to cathedral ceiling)
High level (ridge):
= 5000mm²/m

PROVIDED:
Eaves : EaveFlo SBP25000 Free open area: 30,144mm²/m
High level (ridge) : 7500mm²/m (Custom Orb profile air flow)

EAVES VENT NOTE:
EaveFlo SBP25000 (Refer to manufacturer's documentation for installation details)

No.	Date	Int.	Amendment changes as per cover sheet
D	15 May 2025	RJ	

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

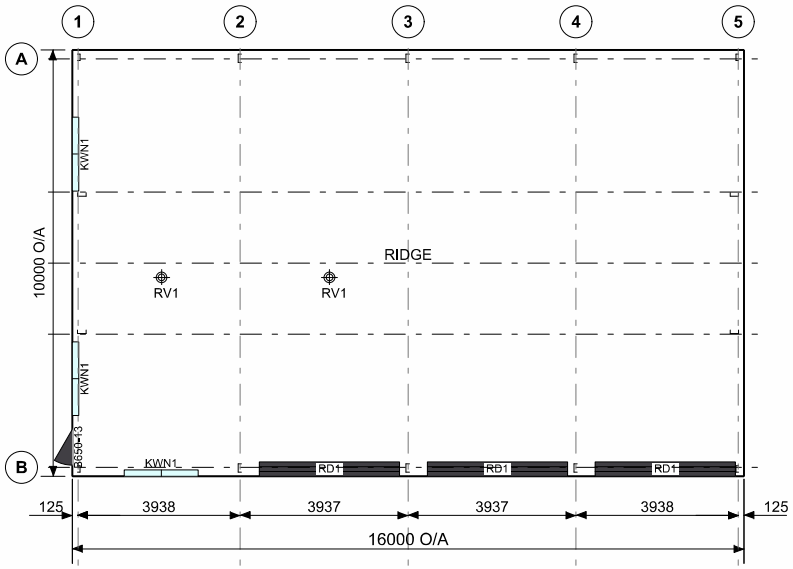
PROPOSED CLARK (1993) RESIDENCE

806 Boyer Road,
DROMEDARY

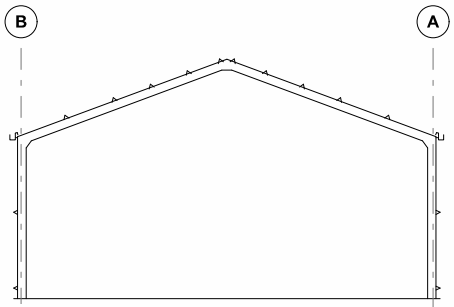
JOSCON TASMANIA

ROOF PLAN

Drawn	ST	AP2025-2438	
Date	4 April 2025	Sheet	11/03
Scale	1 : 100		

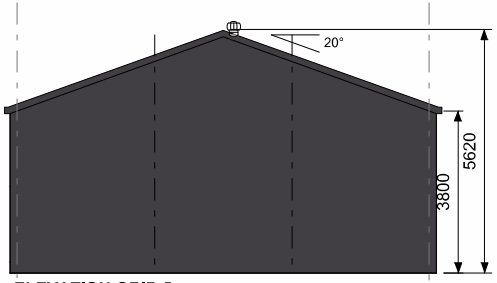


GROUND FLOOR PLAN

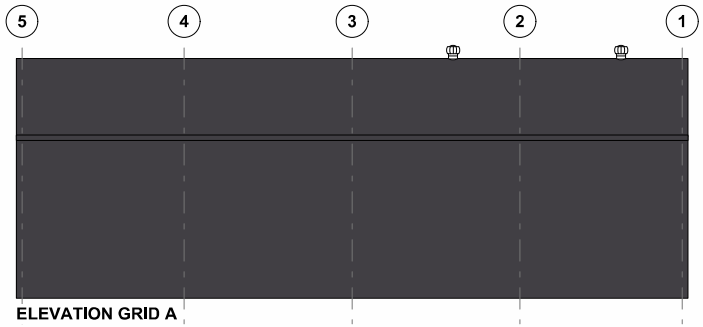


SECTION GRID 2, 3, 4

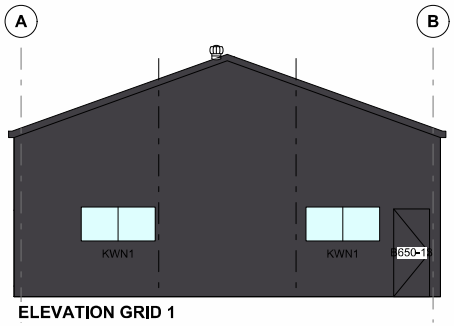
ELEVATION GRID B



ELEVATION GRID 5



ELEVATION GRID A



ELEVATION GRID 1

RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	SQUARELINE	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
3	KWN1	AMI - Reg A & B, 790x1731 CLR, Window Kit (BG)
1	B650-13	Larnec Door & Frame Kit, 650/37, Std, 2040 x 820 C/ Bond
3	RD1	Taurean, Light Indust. Commando S B 3225 high x 3287 wide Clr. Open, Windstrong
2	RV1	Rotary vent, 300 DIA Throat

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Glenn Clark

SITE
(Lot 2) 804 Boyer Road
DROMEDARY TAS 7030

BUILDING
BIG G
10000 SPAN x 3800 EAVE x 16000 LONG

TITLE
FLOOR PLAN & ELEVATION

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:125	BRWT4-7345	A	1/1

GEO-ENVIRONMENTAL ASSESSMENT

806 Boyer Road

Dromedary

May 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	JOSCON Tasmania Pty Ltd
Site Address:	806 Boyer Road, Dromedary
Date of Inspection:	11/04/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	187263/2
Title Area:	Approx. 2.026 ha
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	6° SE facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Surface Cracks

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 450mm
Water Connection:	Mains
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

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

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	0.00-0.20	A1	**Clayey SILT (ML)**: Low plasticity, dark brown, dry, medium dense.
0.20-0.40	0.20-0.40	0.20-0.50	BC	**Clayey GRAVELS (GC)**: Pale grey, dry, very dense, refusal on rock.

Site Notes

The soils on site consist of shallow clay soils developing from Jurassic Dolerite.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class S

Y_s range: **0-20mm**

Notes: The soil has plastic and reactive characteristics however, if foundations are placed onto underlying bedrock then Class S is applicable. Consideration should also be given to drainage and sediment control on site during and after construction. In particular, cut off drainage up slope of the house is recommended to minimise saturation and weakening of the clay sediments on site.

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification:	**N3**
Region:	A
Terrain Category:	2.0
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Clay loam (category 4)**. The site is unsuited to the installation of a traditional septic tank and trenches due to shallow soil onsite. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen etc) with treated effluent disposed by subsurface irrigation. Due a slope greater than 10% a reduced Design Irrigation Rate (DIR) of 2.8L/m^2/day has been assigned for this site.

The proposed five-bedroom dwelling has a calculated maximum wastewater output of 1050L/day. This is based on a mains water supply and a maximum occupancy of 7 people (150L/day/person). With secondary treatment this will require an absorption area of at least 380m^2. This can be accommodated by subsurface irrigation. Additional sandy loam (min 200mm) is to be added to the irrigation area during installation. For all calculations please refer to the Trench summary reports. A cut-off drain will be required and the area excluded from traffic or any future building works. A 100% reserve area should be set aside for future wastewater requirements. There is sufficient space available on site to accommodate the reserve due to the large property size (>2ha). Therefore, a formal reserve area has not been assigned.

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	3.5m
Upslope or level boundaries:	1.5m
Downslope boundaries:	7.5m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Construction Notes & Recommendations

The site has been classified as **Class S**.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	SOSCON Tasmania	Assess. Date	14-May-25
		Ref. No.	
Assessed site(s)	806 Boyer Road, Dromedary	Site(s) inspected	11-Apr-25
Local authority	Brighton	Assessed by	John Paul Cumming

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 = 1,050 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 350

Sullage volume (L/day) = 700

Total nitrogen (kg/year) generated by wastewater = 3.2

Total phosphorus (kg/year) generated by wastewater = 1.9

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	35	31	31	38	31	25	39	40	34	41	37	48
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**95**	**79**	**60**	**25**	**11**	**5**	**-8**	**2**	**29**	**43**	**68**	**78**

Annual evapotranspiration less retained rain (mm) = 489

Soil characterisitics

Texture = Clay loam Category = 4 Thick. (m) = 0.5

Adopted permeability (m/day) = 0.78 Adopted LTAR (L/sq m/day) = 3 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 a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
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) =	38
Width (m) =	10
Depth (m) =	0.2
Total disposal area (sq m) required =	380
comprising a Primary Area (sq m) of:	380
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Using the DIR of 2.8L/m^2/day an absorption area of at least 380m^2 is required

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	SOSCON Tasmania	Assess. Date	14-May-25
		Ref. No.	
Assessed site(s)	806 Boyer Road, Dromedary	Site(s) inspected	11-Apr-25
Local authority	Brighton	Assessed by	John Paul Cumming

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	5,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	6	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
A	Wastewater volume	L/day	1,050	High	High		
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	0.5	V. high	Moderate		
	Depth to bedrock	m	0.4	Mod.			
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capability to accept onsite wastewater.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	SOSCON Tasmania	Assess. Date	14-May-25
		Ref. No.	
Assessed site(s)	806 Boyer Road, Dromedary	Site(s) inspected	11-Apr-25
Local authority	Brighton	Assessed by	John Paul Cumming

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	75	High	Moderate		
A	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-489	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	5.1	High	Low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	250	V. high	Moderate		
AA	Dist. to nearest other feature	m	7	V. high	Very high		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	100	V. high	Moderate		

Comments: There is low risk of environmental harm associated with onsite wastewater disposal at this site.

Demonstration of wastewater system consistency with the *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 3.5m from a downslope building.
A2 Horizontal separation distance from downslope 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: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (a) Land application area will be located a minimum of 100m from downslope surface water

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/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 7.5m from a downslope property boundary.
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	Consistent with A4 No bore or well identified within 50m

A5 Vertical separation distance between 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	Consistent with A5 (b) No groundwater encountered
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) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Consistent with A5 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 806 Boyer Road, Dromedary

System Capacity: 7 persons @ 150L/person/day

Summary of Design Criteria

DIR: 2.8mm/day.

Irrigaion area: 380m^2

Reserve area location /use: Not Assigned - more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: JOSCON Tasmania Pty Ltd *Owner /Agent*
119 Harrington Street *Address*
Hobart 7000 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999
Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 806 Boyer Road
Dromedary 7030
Lot No:
Certificate of title No: 187263/2

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(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
(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:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

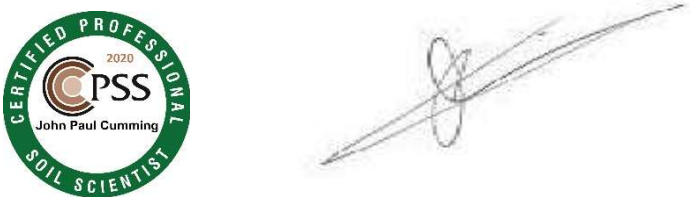
Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No: J11562

Date: 14/05/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: JOSCON Tasmania Pty Ltd *Owner name*
119 Harrington Street *Address*
Hobart 7000 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant JOSCON Tasmania Pty Ltd
Designer's project reference No. J11562
Address: 806 Boyer Road
Lot No: 187263/2
Dromedary 7030

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

Description of work:
On-site wastewater management 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:

awts with subsurface irrigation

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: May-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: May-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: May-25

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

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

Any other relevant documentation:

Onsite Wastewater Assessment - 806 Boyer Road Dromedary - May-25

Onsite Wastewater Assessment - 806 Boyer Road Dromedary - May-25

Attribution as designer:

I John-Paul Cumming, 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:	John-Paul Cumming		14/05/2025
Licence No:	CC774A		

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 ..... John-Paul Cumming..... 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:	John-Paul Cumming		14/05/2025

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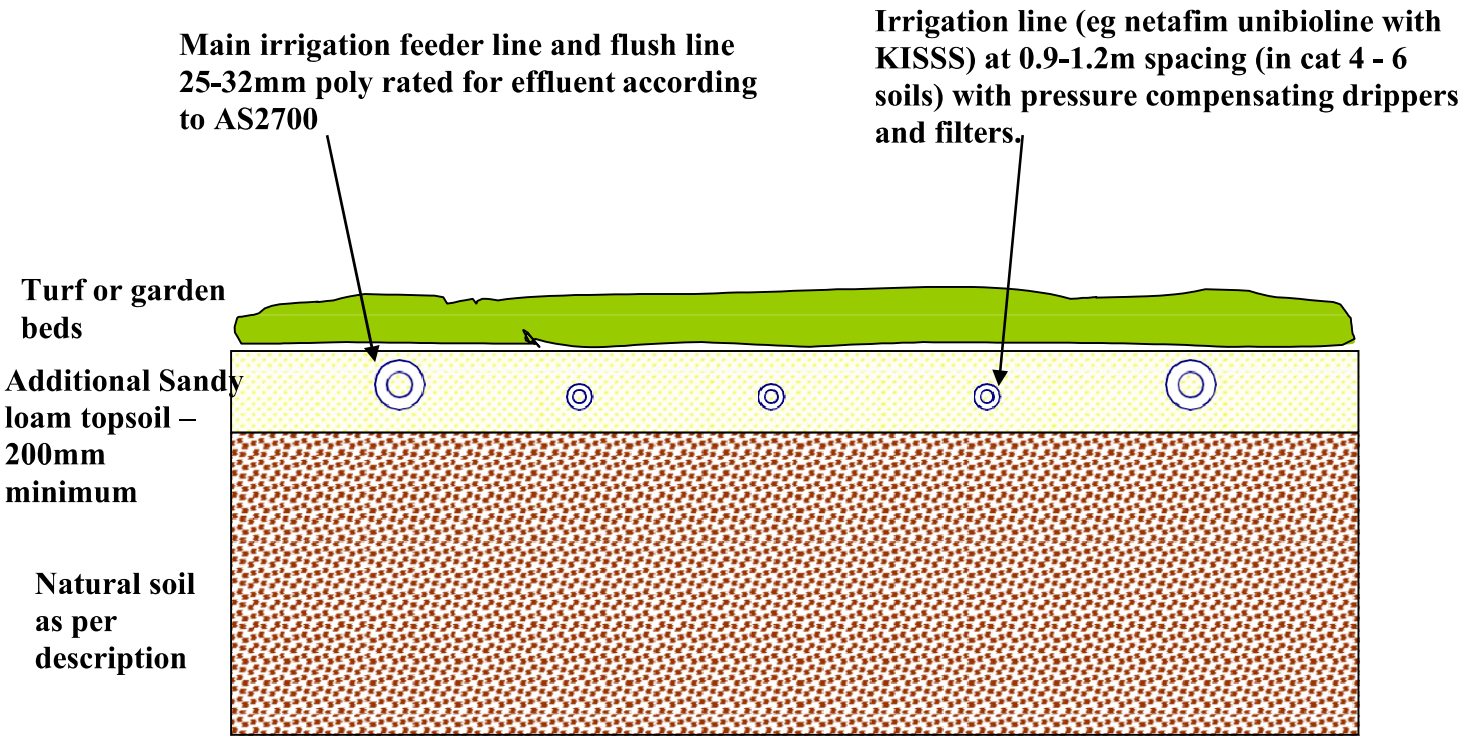
Figure 1

Subsurface irrigation design

To be used in conjunction with site evaluation report for construction of subsurface irrigation areas for use with aerated wastewater treatment systems (AWTS). On dispersive soils gypsum should be added to tilled natural soil at 1Kg/5m^2. The irrigation outlet line from the system or holding tank should utilize a 25-32mm main line out stepped down to a 11-16mm lateral drip irrigation lines in each irrigation row. If the final design is for shrubs/trees then a mounded row design is best employed with a nominal mound height of approximately 200mm.

Irrigation Area Cross Section



Note – the bedding sandy loam & topsoil/turf depths are minimum, with a maximum depth below surface of 100mm recommended (range 100-200mm).

- The existing surface of the site should be tilled to a depth of 100mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods – all stones must be removed
- A minimum of 200mm of sandy loam should be added to the site to aid installation of the drip line into a suitable medium – the loam should be mixed into the exiting subsoil with another pass of the cultivating tines or similar
- Turf, seed or plants should be applied to the are as soon as practical after the laying of dripper line and commissioning of the system

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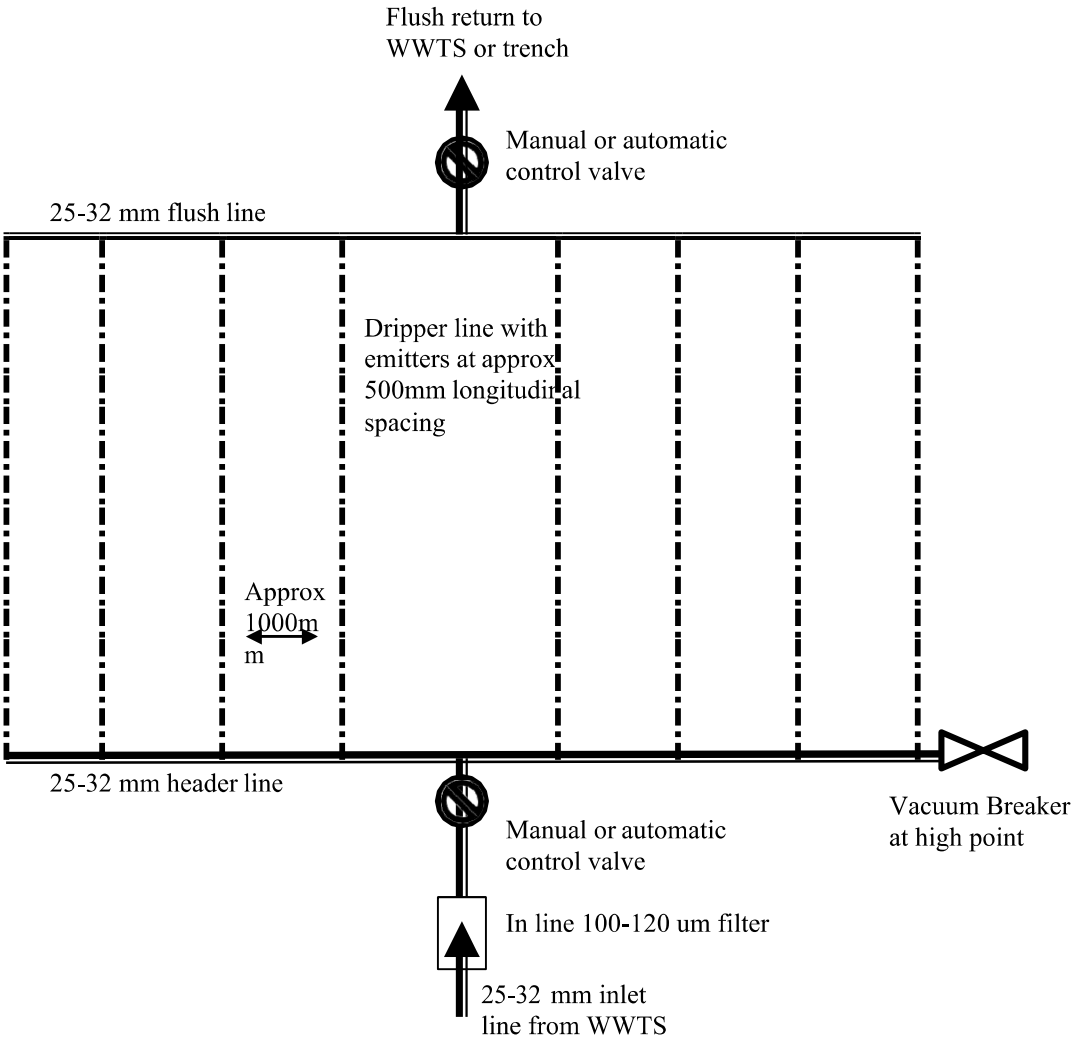
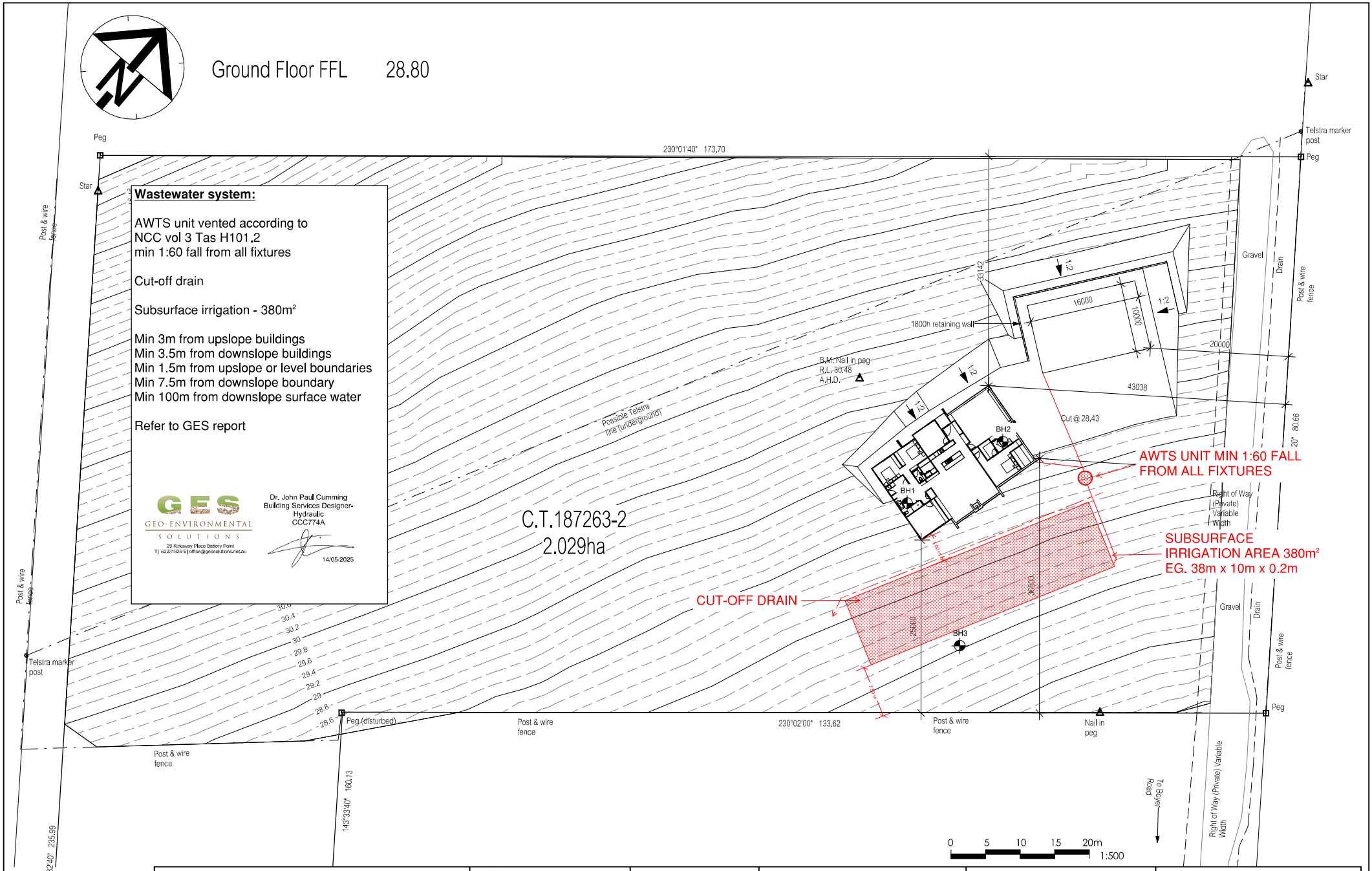
Irrigation Area Plan View



Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (eg netafim unibioline with/without KISSS) with commonly used with spacing of 0.3m (0.6m KISSS) in highly permeable soils and 0.6m (1.0-1.2m KISSS) in less permeably loams and clays.
2. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet, but a 100-120 µm inline disc filter should be installed prior to discharge into the irrigation area.
3. A vacuum breaker valve must be installed at the highest point of each irrigation zone in a marked and protected valve control box.
4. A flush line must be installed at the lowest point/bottom of the irrigation area with a return valve for flushing back into the treatment chamber of the system (not into the primary chamber as it may affect the performance of the microbial community) or to a dedicated absorption trench.
5. The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the furthest point of the irrigation area (a gauge should be placed at the vacuum breaker) – therefore pump size can be matched on site to the irrigation pipe size and design.



A	13 Mar, 2025	ST
No.	Date	Int.

Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED CLARK (1993) RESIDENCE

806 Boyer Road,
DROMEDARY

JOSCON TASMANIA

SITE PLAN

Drawn	ST	AP2025-2438
Date	24 February 2025	Sheet
Scale	1 : 500	01/03

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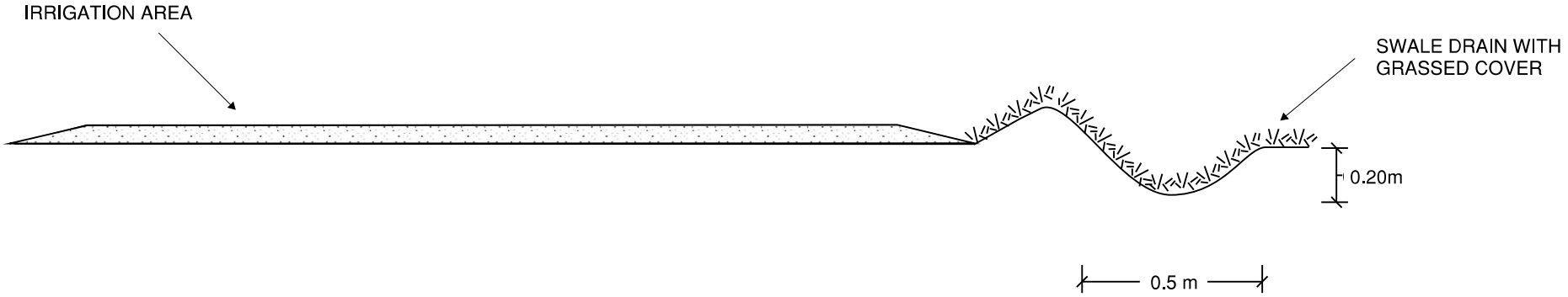
TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by SR

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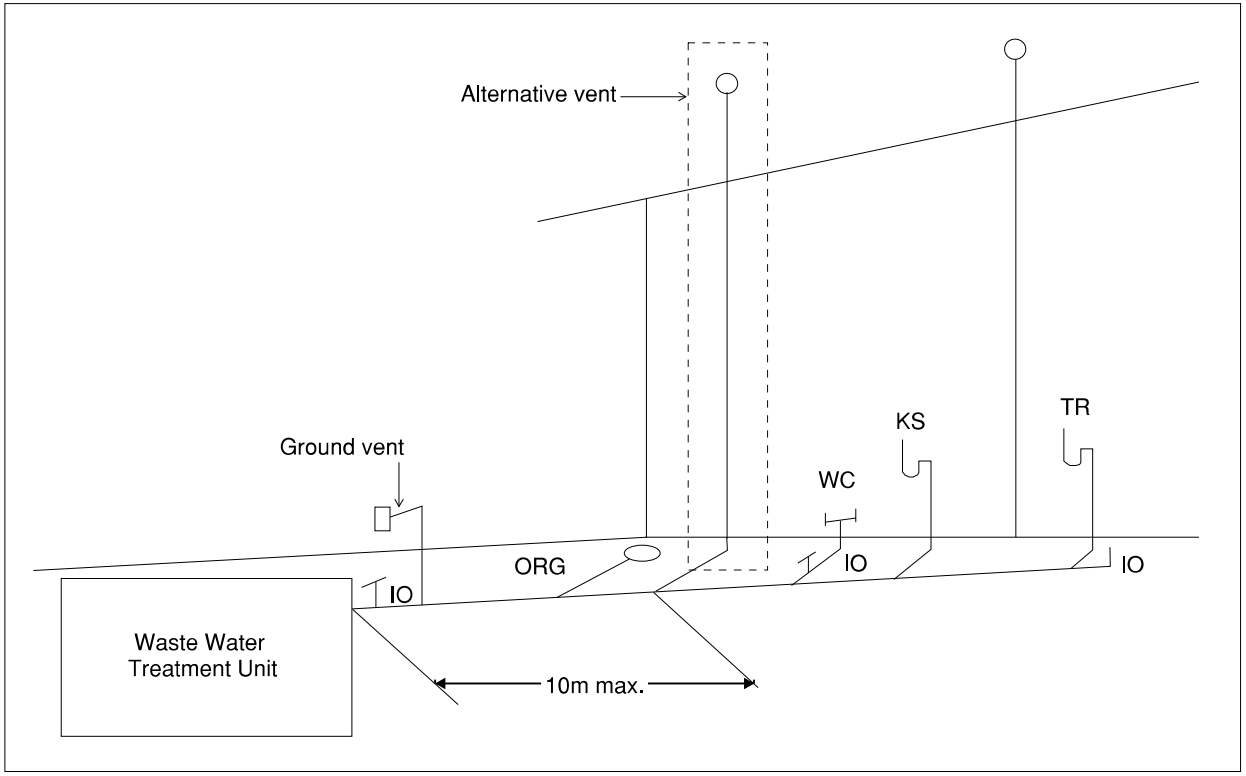


Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1

STORMWATER ASSESSMENT

806 Boyer Road

Dromedary

May 2025

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	JOSCON Tasmania Pty Ltd
Site Address:	806 Boyer Road, Dromedary
Date of Inspection:	11/04/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	187263/2
Title Area:	Approx. 2.026 ha
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	6° SE facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Surface Cracks

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 450mm
Water Connection:	Mains
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011 & AS1726:2017*

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

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	0.00-0.20	A1	**Clayey SILT (ML)**: Low plasticity, dark brown, dry, medium dense.
0.20-0.40	0.20-0.40	0.20-0.50	BC	**Clayey GRAVELS (GC)**: Pale grey, dry, very dense, refusal on rock.

Soil Conditions

The soils encountered on site consisted of shallow clay soils developing from Jurassic Dolerite.
The soil has a low estimated permeability of approximately 0.12-0.50m/day

GES have identified the following at the site:

- The site has an approx.11% 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 clayey silts over clayey gravels. Subsoils were found to be non dispersive.
- 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 0.4-0.5m.

Soil Dispersion

Subsoils were found to be non-dispersive

Existing Conditions and Assumptions

The site covers an area of approximately 2.026 ha with a total roof area of approx. 780m^2 for the house hardstand area and shed. 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 diffuse spreader 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 proposed trenches 6m surface spreader 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

STORM CHECK					
Storm Duration	**Intensity**	**Inflow Volume**	**Outflow Volume**	**Required Storage**	**Emptying time**
	(mm/hr)	**(m^3)**	**(L)**	**(L)**	**(hr)**
1 min	**133**	1729	15	1714	1.85
2 min	**107**	2782	31	2751	2.96
3 min	**96**	3744	46	3698	3.98
4 min	**88**	4576	62	4514	4.86
5 min	**81.6**	5304	77	5227	5.63
10 min	**61**	7930	155	7775	8.38
15 min	**49.7**	9692	232	9459	10.19
20 min	**42.3**	10998	309	10689	11.52
25 min	**37.2**	12090	387	11703	12.61
30 min	**33.4**	13026	464	12562	13.53
45 min	**26.1**	15269	696	14572	15.70
1 hour	**21.8**	17004	928	16076	17.32
1.5 hour	**17.1**	20007	1392	18615	20.05
2 hour	**14.4**	22464	1856	20608	22.20
3 hour	**11.3**	26442	2785	23657	25.49
4.5 hour	**8.99**	31555	4177	27378	29.50
6 hour	**7.64**	35755	5569	30186	32.52
9 hour	**6.07**	42611	8354	34258	36.91
12 hour	**5.13**	48017	11138	36878	39.73
18 hour	**4.01**	56300	16708	39593	42.66
24 hour	**3.32**	62150	22277	39874	42.96
30 hour	**2.85**	66690	27846	38844	41.85
36 hour	**2.5**	70200	33415	36785	39.63
48 hour	**2.01**	75254	44554	30701	33.08
72 hour	**1.44**	80870	66830	14040	15.13
			Full volume	9800	42.96
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: Dromedary
Easting: 512308
Northing: 5267034
Zone: 55
Latitude: Nearest grid cell: 42.7375 (S)
Longitude: Nearest grid cell: 147.1625 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 13 May 2025

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

Table | Chart | Coefficients

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	58.4	66.3	92.7	112	133	162	186
2 min	50.5	57.0	77.9	92.5	107	125	140
3 min	44.6	50.4	69.2	82.5	96.0	113	127
4 min	40.1	45.4	62.8	75.2	88.0	105	119
5 min	36.6	41.5	57.7	69.4	81.6	98.4	112
10 min	26.5	30.1	42.3	51.4	61.0	75.1	86.9
15 min	21.5	24.4	34.3	41.7	49.7	61.3	71.0
20 min	18.4	20.9	29.3	35.6	42.3	52.1	60.3
25 min	16.3	18.5	25.8	31.4	37.2	45.6	52.6
30 min	14.7	16.7	23.3	28.2	33.4	40.7	46.8
45 min	11.7	13.3	18.4	22.2	26.1	31.4	35.8
1 hour	9.99	11.3	15.6	18.7	21.8	26.1	29.5
1.5 hour	7.97	9.02	12.4	14.7	17.1	20.2	22.6
2 hour	6.79	7.69	10.5	12.5	14.4	16.9	18.8
3 hour	5.42	6.14	8.38	9.88	11.3	13.2	14.6
4.5 hour	4.31	4.89	6.68	7.86	8.99	10.5	11.6
6 hour	3.65	4.15	5.68	6.68	7.64	8.92	9.87
9 hour	2.86	3.26	4.49	5.30	6.07	7.13	7.93
12 hour	2.39	2.73	3.77	4.46	5.13	6.06	6.78
18 hour	1.83	2.09	2.91	3.46	4.01	4.78	5.38
24 hour	1.50	1.71	2.39	2.86	3.32	3.99	4.52
30 hour	1.28	1.46	2.03	2.44	2.85	3.44	3.90
36 hour	1.12	1.27	1.77	2.13	2.50	3.02	3.44
48 hour	0.893	1.01	1.42	1.71	2.01	2.43	2.78
72 hour	0.645	0.731	1.02	1.22	1.44	1.74	1.99
96 hour	0.510	0.576	0.795	0.956	1.12	1.35	1.53
120 hour	0.426	0.480	0.658	0.787	0.920	1.10	1.25
144 hour	0.368	0.414	0.564	0.672	0.781	0.929	1.05
168 hour	0.327	0.368	0.498	0.589	0.680	0.806	0.906

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.

Designed: 14/05/2025

Boyer road attempt 2

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: Boyer
Site: 780m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 20%, Underground rectangular tank PSD = 1.90L/s
Storage: AEP of 10%, Underground rectangular tank volume = 7.93m³

Design Criteria

(Custom AEP IFD data used)

Location = Boyer
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probabiliy (APE) = 20 %
Storage annual exceedance probabiliy (APE) = 10 %

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 780 m² = 0.078 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 0.79

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development

Zone	Area (m²)	C	Area * C
Concrete	0	1.00	0
Roof	0	0.90	0
Gravel	0	0.50	0
Garden	780	0.30	234
Total	780 m²		234

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	448	1.00	448
Gravel	332	0.50	166
Garden	0	0.30	0
Total	780 m²		614

Cw = ΣArea*C/Total = 0.787

Permissible Site Discharge (PSD) (AEP of 20%)

PSD Intensity (I) = 29.3 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 1.90 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 10.03 L/s =(0.342 x I) Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 1.899 L/s

Above ground - Eq 3.8

$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$
Taking x as = PSD and solving
a = 1.0 b = -21.3 c = 38.2
PSD = $-b \pm \sqrt{(b^2-4ac)}/(2a)$
PSD = 1.972 L/s

Below ground pipe - Eq 3.3

$Qp = PSD*[1.6*tcs/\{tc*(1-2*PSD/(3*Qa))\}-0.6*tcs^{2.67}/\{tc*(1-2*PSDp/(3*Qa))\}^{2.67}]$
= 1.90
PSD = 1.952 L/s

Below ground rectangular tank - Eq 3.4

$t = tcs/(tc*(1-2*PSD/(3*Qa))) =$ 0.858
$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$
= 1.90
PSD = 1.899 L/s

Design Storage Capacity (AEP of 10%)

Above ground (Vs) = $[0.5*Qa*td-[(0.875*PSD*td)(1-0.917*PSD/Qa)+(0.427*td*PSD^2/Qa)]]*60/10^3$ m³ Eq 4.23

Below ground pipe (Vs) = $[(0.5*Qa-0.637*PSD+0.089*PSD^2/Qa)*td]*60/10^3$ m³ Eq 4.8

Below ground rect. tank (Vs) = $[(0.5*Qa-0.572*PSD+0.048*PSD^2/Qa)*td]*60/10^3$ m³ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	69.4	23.8			3.24
27	30.0	10.3			6.59
38	24.5	8.4			7.15
49	21.1	7.2			7.49
61	18.5	6.3			7.73
72	16.8	5.7			7.85
83	15.4	5.3			7.92
94	14.4	4.9			7.93
105	13.5	4.6			7.91
116	12.7	4.3			7.85

Table 1 - Storage as function of time for AEP of 10%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above				
Pipe				
B/ground	92.6	14.5	5.0	**7.93**

Table 2 - Storage requirements for AEP of 10%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 1.48 L/s at which time above ground storage occurs

$I = 360*Qp2/(2*Cw*As*10^3)$ = 4.3 mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = td*(1-0.92*PSD/Qa) Eq 4.27

Below ground pipe (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Below ground rect. tank (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Time to empty:

Above ground (te) = $(Vs+0.33*PSD^2*td/Qa*60/10^3)*(1.14/PSD)*(10^3/60)$ Eq 4.28

Below ground pipe (te) = $1.464/PSD*(Vs+0.333*PSD^2*td/Qa*60/10^3)*(10^3/60)$ Eq 4.32

Below ground rect. tank (te) = $2.653/PSD*(Vs+0.333*PSD^2*td/Qa*60/10^3)*(10^3/60)$ Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above						
Pipe						
B/ground	92.6	5.0	7.9	69.0	216.0	285.0

Table 3 - Period of Storage requirements for AEP of 10%

Orifice

Permissible site discharge (Qu=PSD) = 1.90 L/s (Underground storage)

Orifice coefficient (CD) = 0.61 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s²

Maximum storage depth above orifice (H) = 400 mm

Orifice flow (Q) = $CD*Ao*\sqrt{(2*g*H)}$

Therefore:

Orifice area (Ao) = 1111 mm²

Orifice diameter ($D = \sqrt{(4*Ao/\pi)}$) = 37.6 mm

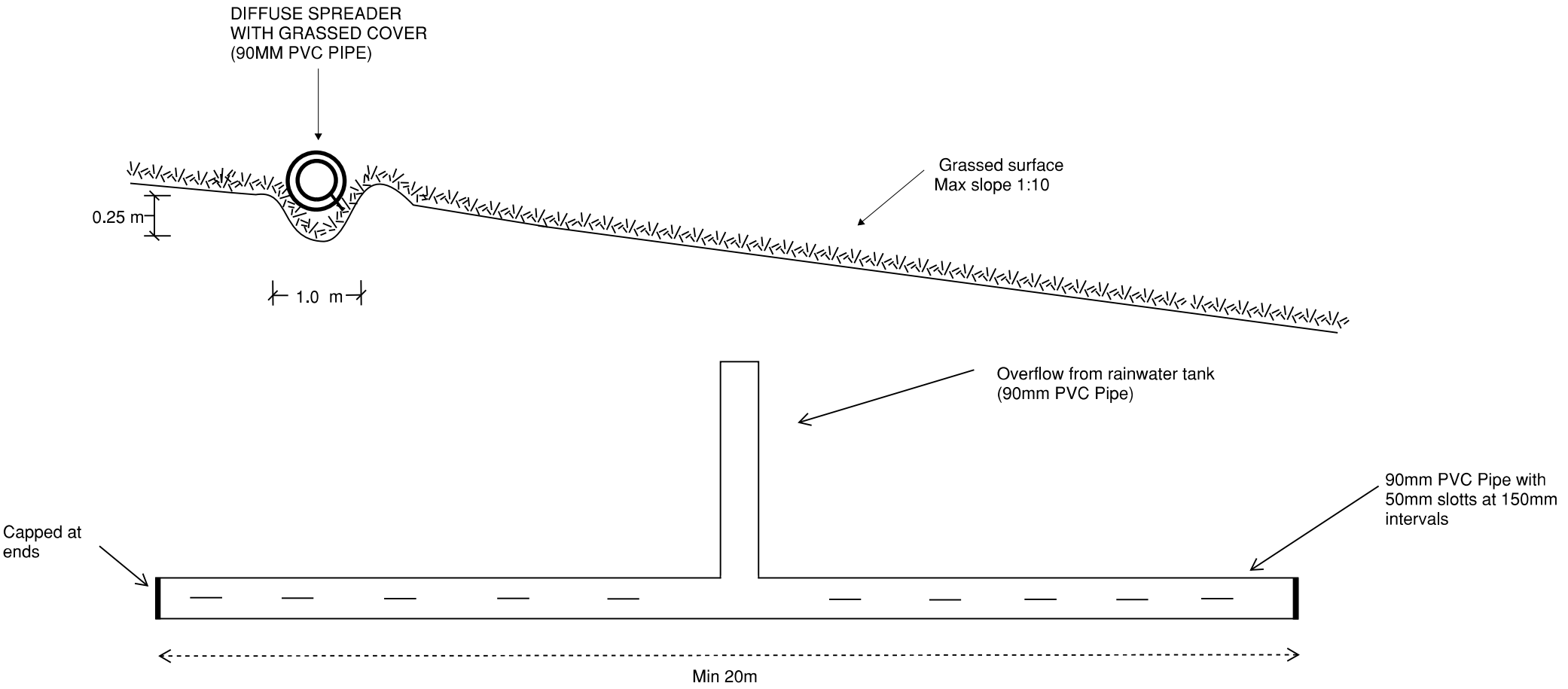
GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

TYPICAL GRASSED DIFFUSE SPREADER CROSS-SECTION

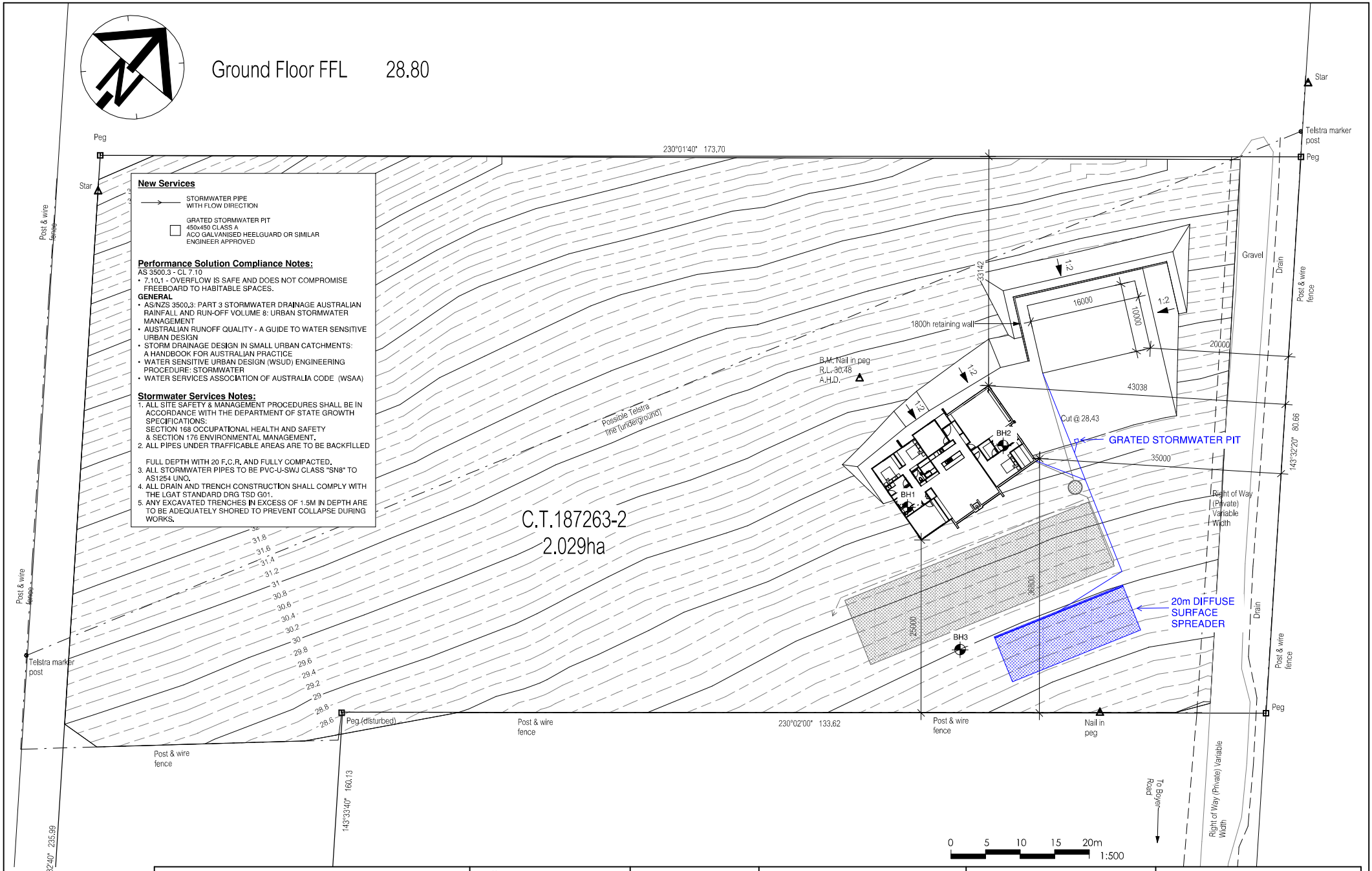
90MM PVC PIPE, MIN 15M IN LENGTH

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.25M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Grassed diffuse spreader typical cross-section	Sheet 1 of 1 Drawn by LR



A	13 Mar, 2025	ST
No.	Date	Int.

Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email: info@anotherperspective.com.au

Client / Project info

PROPOSED CLARK (1993) RESIDENCE

806 Boyer Road, DROMEDARY

JOSCON TASMANIA

SITE PLAN

Drawn	ST	AP2025-2438	
Date	24 February 2025	Sheet	01/03
Scale	1 : 500		

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: JOSCON Tasmania Pty Ltd *Owner name*
119 Harrington Street *Address*
Hobart 7000 *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 JOSCON Tasmania Pty Ltd
Designer's project reference No. J11562
Address: 806 Boyer Road
Lot No: 187263/2
Dromedary 7030

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:

stormwater difuse spreader

Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

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

Any other relevant documentation:

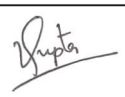
Stormwater Assessment - 806 Boyer Road Dromedary - May-25

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		13/05/2025
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.

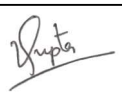
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [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		13/05/2025

Dang Van

From: Matthew Carter [redacted]
Sent: Thursday, 5 June 2025 12:32 PM
To: Development
Subject: RE: Application for development - 806 Boyer Road, Dromedary

Hi Katie,

Sorry yes include the outbuilding if you can please

Thanks

Matthew Carter
Office Manager
[redacted]
JOSCON Tasmania Pty Ltd

From: Development <Development@brighton.tas.gov.au>
Sent: Thursday, 5 June 2025 12:31 PM
To: Matthew Carter [redacted]
Subject: RE: Application for development - 806 Boyer Road, Dromedary

Good afternoon, Matthew.

Thank you for your application.

Can I confirm – is this application for a new dwelling and outbuilding? Checking because the form states a new dwelling only, but there are shed plans included with the documents.

Thanks!

REGARDS,

KATIE CLIFTON
ADMIN OFFICER - DEVELOPMENT SERVICES

Brighton Council
Brighton going places

1 Tivoli Road, Old Beach TAS 7017
Tel: (03) 6268 7041
www.brighton.tas.gov.au