

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

15 ROWAN AVENUE, PRIMROSE SANDS

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 27th April 2026**.

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 27th April 2026**.

APPLICATION NO: 5.2026-25.1
DATE: 10 APRIL 2026



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m



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

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

Design and construction cost of proposal:	\$
---	----------

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
---	--

Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
---------------------	-------

Current Owner/s:	Name(s).....
------------------	--------------

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

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



Sorell Council
 Development Application: 5.2026.25.1 -
 Development application - 15 Rowan Avenue,
 Primrose Sands - P1.pdf
 Plans Reference:P1
 Date Received:6/02/2026

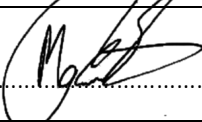
Part B continued: Please note that Part B of this form is publicly exhibited

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:
-----------------------------	---

Crown or General Manager Land Owner Consent

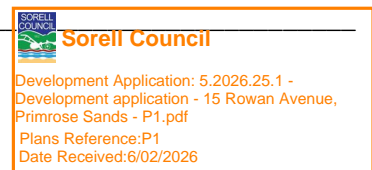
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

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



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

SEARCH OF TORRENS TITLE

VOLUME 61351	FOLIO 18
EDITION 4	DATE OF ISSUE 08-May-2020

SEARCH DATE : 16-Dec-2025

SEARCH TIME : 12.42 pm

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
 Lot 18 on Plan [61351](#) (formerly being P1482(K))
 Derivation : Part of 1072 Acres, Lot 31145 E.J. Kennedy Pur.
 Prior CT [2004/62](#)

SCHEDULE 1


[M493530](#) & [M803037](#) TRANSFER to MATTHEW ELLIOT JOHN EATON
 Registered 08-May-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[A194657](#) BENEFITING EASEMENT: Right of carriageway over the
 piece of land containing 16 perches shown on Diagram
 No. 415/15
[E218948](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 08-May-2020 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council

Development Application: 5.2026.25.1 -
 Development application - 15 Rowan Avenue,
 Primrose Sands - P1.pdf
 Plans Reference:P1
 Date Received:6/02/2026

STORMWATER ASSESSMENT

15 Rowan Avenue

Primrose Sands

January 2026

Updated March 2026



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	JOSCON Tasmania Pty Ltd
Site Address:	15 Rowan Avenue, Primrose Sands
Date of Inspection:	10/12/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	61351/18
Title Area:	Approx. 619.8 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	9° NW facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 500mm
Water Connection:	Tank
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.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.30	0.00-0.40	SM	Silty SAND: Fine grained, brown-grey, dry, dense.
0.20-0.60	0.30-0.80	0.40-0.90	CH	Silty CLAY with sand: High plasticity, dark brown, slightly moist, stiff.
0.60-0.90	0.80-1.10	0.90-1.10	CL	Sandy CLAY: Low plasticity, light brown-yellow, slightly moist, stiff.
0.90-1.20	1.10-1.30	1.10-1.20	SW	Gravelly SAND: Coarse grained, pale brown-yellow, slightly moist, very dense, refusal on rock.

Site Notes

The soils on site consist of silty sand overlying clay subsoils which developing from Jurassic Dolerite.. A low permeability of 0.12m/day is expected.

GES have identified the following at the site:

- The site has a 14% slope and presents little to no risk to slope stability and landslip
- There are no proposals for cuts or change of grade which will impact on any proposed onsite stormwater absorption,
- The site soils have been identified as comprising of deep clay dominant soils.
- A water table was not identified during the investigation.
- There is no evidence to suggest saline water intrusion at the site
- Bedrock was encountered at around 1.2m.

Soil Dispersion

The site soils have been identified as slightly dispersive (Emerson class 2.1).

Existing Conditions and Assumptions

The site covers an area of approximately 619.8m² with a total roof area of approx. 122m². To the North of the property there is a roadside table drain running to a grated pit. It is proposed that tank overflow be directed to this drain. 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.

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 condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
	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

Triennial	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
	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
Ongoing		

Location

Label: Meander
Easting: 467490
Northing: 5388922
Zone: 55
Latitude: Nearest grid cell: 41.6625 (S)
Longitude: Nearest grid cell: 146.6125 (E)



IFD Design Rainfall Intensity (mm/h)

Issued: 07 January 2026

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

Unit:

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	81.9	92.0	126	151	178	215	246
2 min	72.2	80.9	110	130	151	178	198
3 min	63.7	71.4	96.9	115	134	159	178
4 min	57.1	64.1	87.2	104	121	145	164
5 min	52.0	58.4	79.7	95.3	111	134	152
10 min	37.3	41.9	57.6	69.3	81.6	99.5	115
15 min	30.2	33.9	46.6	56.1	66.2	81.0	93.4
20 min	25.8	29.0	39.9	48.0	56.6	69.1	79.6
25 min	22.9	25.7	35.3	42.4	49.9	60.8	69.8
30 min	20.7	23.3	31.9	38.3	45.0	54.5	62.5
45 min	16.7	18.7	25.5	30.4	35.5	42.7	48.5
1 hour	14.3	16.0	21.7	25.8	30.0	35.7	40.3
1.5 hour	11.6	12.9	17.4	20.5	23.7	27.8	31.1
2 hour	9.94	11.1	14.8	17.4	20.0	23.3	25.9
3 hour	8.05	8.98	11.9	13.9	15.8	18.3	20.2
4.5 hour	6.50	7.23	9.50	11.0	12.5	14.4	15.8
6 hour	5.56	6.18	8.08	9.33	10.5	12.1	13.3
9 hour	4.42	4.91	6.38	7.34	8.25	9.55	10.5
12 hour	3.73	4.13	5.35	6.16	6.92	8.04	8.92
18 hour	2.89	3.19	4.13	4.75	5.35	6.27	7.01
24 hour	2.38	2.63	3.40	3.92	4.42	5.22	5.87
30 hour	2.04	2.25	2.91	3.36	3.80	4.51	5.09
36 hour	1.79	1.98	2.56	2.95	3.35	3.98	4.51
48 hour	1.45	1.60	2.07	2.39	2.72	3.25	3.70
72 hour	1.08	1.18	1.52	1.77	2.02	2.41	2.74
96 hour	0.872	0.956	1.23	1.43	1.63	1.93	2.19
120 hour	0.747	0.817	1.05	1.21	1.38	1.62	1.83
144 hour	0.663	0.724	0.924	1.07	1.21	1.41	1.57
168 hour	0.604	0.659	0.836	0.960	1.08	1.25	1.38

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.

Location: Primrose Sands, TAS
Site: 122m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Underground rectangular tank PSD = 0.47L/s
Storage: AEP of 5%, Underground rectangular tank volume = 1.99m³

Design Criteria (Custom AEP IFD data used)

Location = Primrose Sands, TAS
 Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probability (APE) = 5 %
 Storage annual exceedance probability (APE) = 5 %

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

Site Geometry

Site area (As) = 122 m² = 0.0122 Ha
 Pre-development coefficient (Cp) = 0.30
 Post development coefficient (Cw) = 1.00
 Total catchment (tc) = 20 minutes
 Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	0	0.90	0
Roof	0	1.00	0	Roof	122	1.00	122
Gravel	0	0.50	0	Gravel	0	0.50	0
Garden	122	0.30	37	Garden	0	0.30	0
Total	122	m²	37	Total	122	m²	122

$C_p = \frac{\sum Area * C}{Total} = 0.300$ $C_w = \frac{\sum Area * C}{Total} = 1.000$

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 45.9 mm/hr For catchment tc = 20 mins.
 Pre-development (Qp = Cp*I*As/0.36) = 0.47 L/s
 Peak post development (Qa = 2*Cw*I*As/0.36) = 3.11 L/s = (0.068 x I) Eq. 2.24
 Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
 Permissible site discharge (Qu = PSD) = 0.469 L/s

Above ground - Eq 3.8

$Q = PSD^2 - 2 * Q_a / t_c * (0.667 * t_c * Q_p / Q_a + 0.75 * t_c + 0.25 * t_{cs}) * PSD + 2 * Q_a * Q_p$
 Taking x as = PSD and solving
 a = 1.0 b = -6.5 c = 2.9
 $PSD = \frac{-b \pm \sqrt{b^2 - 4ac}}{2a}$
 PSD = 0.487 L/s

Below ground pipe - Eq 3.3

$Q_p = PSD * [1.6 * t_{cs} / \{t_c * (1 - 2 * PSD / (3 * Q_a))\} - 0.6 * t_{cs}^{2.67} / \{t_c * (1 - 2 * PSD_p / (3 * Q_a))\}^{2.67}]$
 = 0.47
 PSD = 0.484 L/s

Below ground rectangular tank - Eq 3.4

$t = t_{cs} / \{t_c * (1 - 2 * PSD / (3 * Q_a))\} = 0.834$
 $Q_p = PSD * [0.005 - 0.455 * t + 5.228 * t^2 - 1.045 * t^3 - 7.199 * t^4 + 4.519 * t^5]$
 = 0.47
 PSD = 0.469 L/s

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = $[0.5*Qa*td - [(0.875*PSD*td)(1-0.917*PSD/Qa) + (0.427*td*PSD^2/Qa)]] * 60/10^3 \text{ m}^3$ Eq 4.23
 Below ground pipe (Vs) = $[(0.5*Qa - 0.637*PSD + 0.089*PSD^2/Qa)*td] * 60/10^3 \text{ m}^3$ Eq 4.8
 Below ground rect. tank (Vs) = $[(0.5*Qa - 0.572*PSD + 0.048*PSD^2/Qa)*td] * 60/10^3 \text{ m}^3$ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m ³)	Pipe Vs (m ³)	B/G Vs (m ³)
5	88.1	6.0			0.82
29	36.8	2.5			1.71
41	29.7	2.0			1.83
53	25.4	1.7			1.90
65	22.4	1.5			1.94
77	20.3	1.4			1.97
89	18.6	1.3			1.98
101	17.3	1.2			1.99
113	16.3	1.1			1.98
125	15.4	1.0			1.97

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m ³)
Above Pipe				
B/ground	99.9	17.4	1.2	1.99

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$Q_{op2} = 0.75$ Cl 2.4.5.1
 $Q_{p2} = Q_{op2} * Q_{p1}$ (where $Q_{p1} = PSD$) = 0.37 L/s at which time above ground storage occurs
 $I = 360 * Q_{p2} / (2 * C_w * A_s * 10^3)$ = 5.4 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	99.9	1.2	2.0	73.5	222.2	295.7

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

Permissible site discharge ($Q_u = PSD$) = 0.47 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) = 100 mm
 Orifice flow (Q) = $CD * A_o * \sqrt{2 * g * H}$

Therefore:

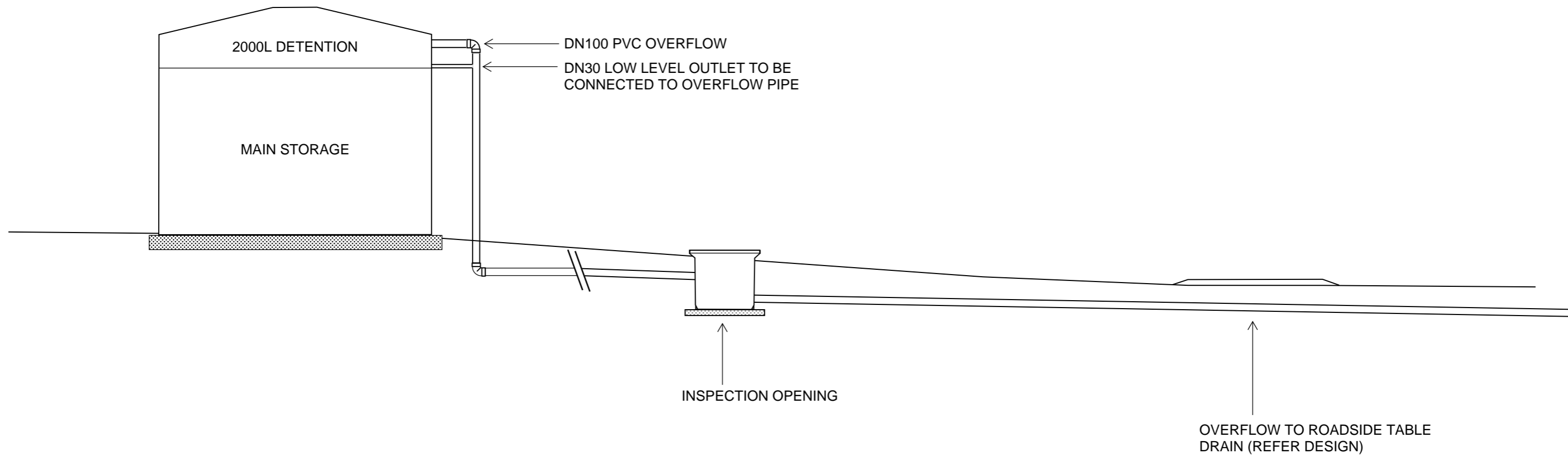
Orifice area (A_o) = 549 mm²
 Orifice diameter ($D = \sqrt{4 * A_o / \pi}$) = 26.4 mm



GEO-ENVIRONMENTAL

SOLUTIONS

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



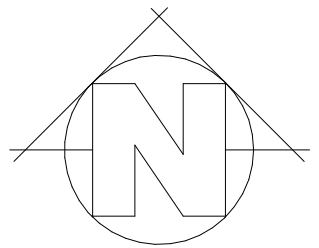
Do not scale from these drawings.
Dimensions to take precedence
over scale.

STORMWATER DETENTION
SCHEMATIC CROSS-SECTION

RAINWATER TANK
WITH 2000L DETENTION

Sheet 1 of 1
Drawn by: SR

DATUM:
SH IN BIT.
R:37.130



LEGEND

- 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

- 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.



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



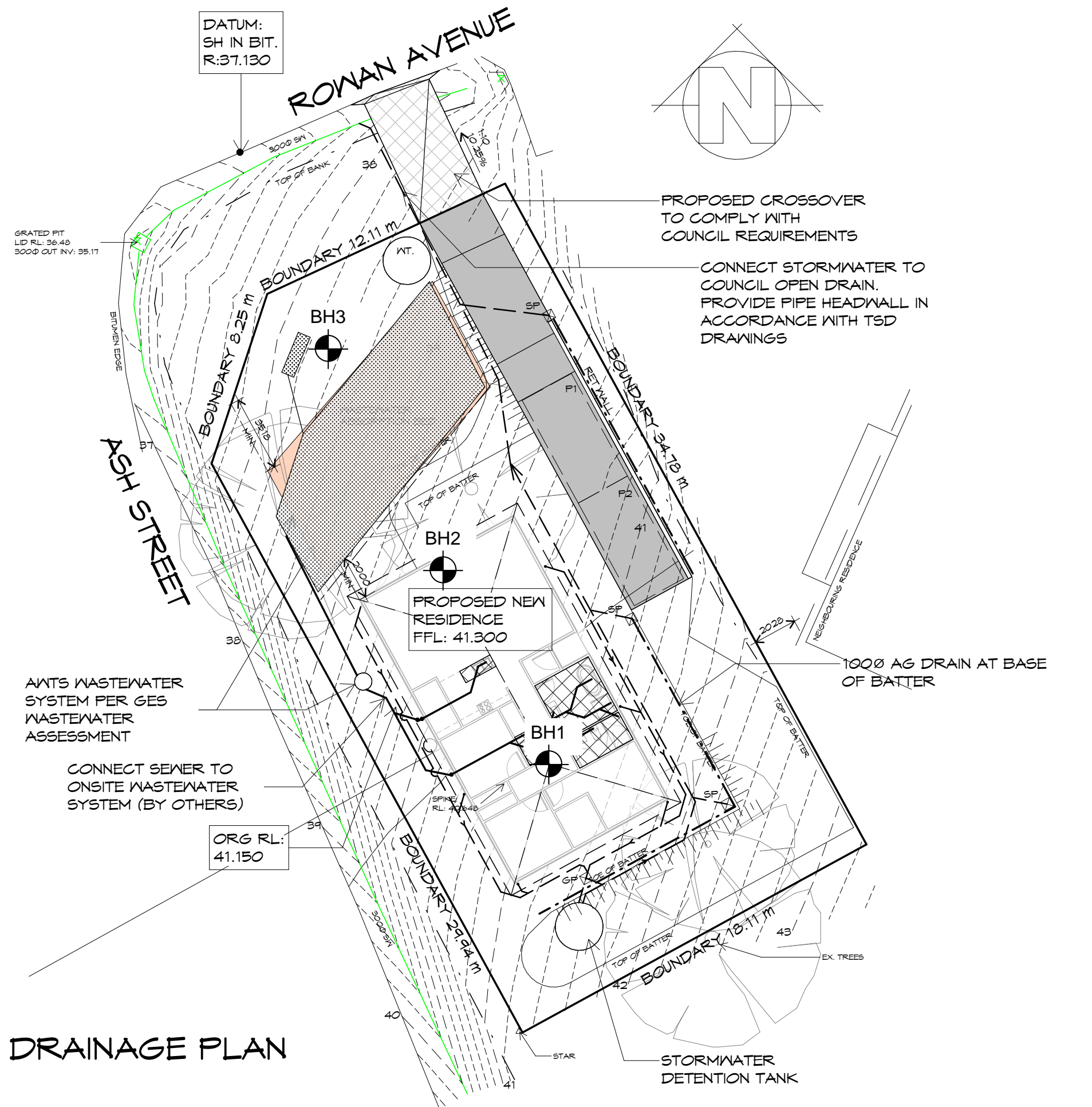
Date: 27.02.2026
Drafted by: M.R.
Approved by: M.R.

Project/Drawing no: PD25468 - 02
Scale: As indicated
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

SITE DRAINAGE PLAN

1 : 200



NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
SITE DRAINAGE PLAN



NOT FOR CONSTRUCTION

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

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

Description of work:

(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
<input type="checkbox"/>	Building design	Architect or Building Designer
<input type="checkbox"/>	Structural design	Engineer or Civil Designer
<input type="checkbox"/>	Fire Safety design	Fire Engineer
<input checked="" type="checkbox"/>	Civil design	Civil Engineer or Civil Designer
<input type="checkbox"/>	Hydraulic design	Building Services Designer
<input type="checkbox"/>	Fire service design	Building Services Designer
<input type="checkbox"/>	Electrical design	Building Services Designer
<input type="checkbox"/>	Mechanical design	Building Service Designer
<input type="checkbox"/>	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/>	Other (specify)	

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

Other details:

Stormwater Assessment

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-26

Standards, codes or guidelines relied on in design process:	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	


Any other relevant documentation:	
Stormwater Assessment - 15 Rowan Avenue Primrose Sands - Mar-26	

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.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		25/03/2026
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:

- The works will not increase the demand for water supplied by TasWater
- 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
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater’s infrastructure
- The works will not damage or interfere with TasWater’s works
- The works will not adversely affect TasWater’s operations
- The work are not within 2m of TasWater’s infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- 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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		25/03/2026

GEO-ENVIRONMENTAL ASSESSMENT

15 Rowan Avenue

Primrose Sands

January 2026

Updated March 2026



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	JOSCON Tasmania Pty Ltd
Site Address:	15 Rowan Avenue, Primrose Sands
Date of Inspection:	10/12/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	61351/18
Title Area:	Approx. 619.8 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	8° NW facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 500mm
Water Connection:	Tank
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	0.00-0.30	0.00-0.40	SM	Silty SAND: Fine grained, brown-grey, dry, dense.
0.20-0.60	0.30-0.80	0.40-0.90	CH	Silty CLAY with sand: High plasticity, dark brown, slightly moist, stiff.
0.60-0.90	0.80-1.10	0.90-1.10	CL	Sandy CLAY: Low plasticity, light brown-yellow, slightly moist, stiff.
0.90-1.20	1.10-1.30	1.10-1.20	SW	Gravelly SAND: Coarse grained, pale brown-yellow, slightly moist, very dense, refusal on rock.

Site Notes

The soils on site consist of silty sand overlying clay subsoils which 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 M

Y^{rs} range: **20-40mm**

Notes: Soils on site are have plastic and reactive characteristics, however, these soils are shallow and not likely to exhibit maximum ground surface movement potential with an indicative Y’s range of 20-40mm. All foundations must be founded into the underlying bedrock

Wind Loading Classification

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

Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	PS
Topographic Classification:	T2
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 **Light Clay (category 5)**. The site is unsuited to the installation of a traditional septic tank and trenches due to limited space onsite. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen, UbiAqua, etc) with treated effluent disposed in a raised absorption bed. A Design Loading Rate (DLR) of 10L/m²/day has been assigned for this site.

The proposed three-bedroom dwelling has a calculated maximum wastewater output of 600L/day. This is based on a tank water supply and a maximum occupancy of 5 people (120L/day/person). With secondary treatment this will require an absorption area of at least 60m². Soils on site were found to be slightly dispersive therefore it is strongly recommended that gypsum be applied to the bottom of the absorption area at a rate of 1Kg/m². 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. Due to the limited area on site a 100% reserve area has not been assigned. In the event of failure the beds will need to be excavated and reinstated with new materials. The wastewater area must be excluded from traffic or any future building works.

Hydraulic Design Calculations						
Length dripper line (m)	Linear dripper spacing	Dripper flow rate (L/hr)	No. drippers	Total dripper flow rate (L/hr)	Total dripper flow rate (L/min)	Head loss (m)
100	0.3	8	333	2664	44	
Length supply pipe (m)	Material supply pipw	ID pipe (mm)	Friction loss (m) at flow rate (L/min)			
10	LDPE	32	0.31			0.31
Friction loss from other pipe fittings	25%					
0.08						0.08
Total Friction head (m)						0.39
Elevation change (m)	Depth of AWTS unit (m)	Operating head of dripperline				
0	1.5	10	Elevation head (m)			11.5
Total Dynamic Head (m)						11.89
Recommended Pump Capacity					45L/min	15m head

To comply with the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan of the Sorell Local Provisions Schedule:

SOR-S2.7.1 On-site waste water

Acceptable Solutions	Comment
<p>A1 Development must:</p> <ul style="list-style-type: none"> (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map, as within: <ul style="list-style-type: none"> (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) in the case of a dwelling, provide 65m² of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary. 	<p>Non-compliance with A1 (e) See P1</p>

Performance Criteria	Comment
<p>P1 The site must provide sufficient area for management of on-site waste water, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground, surface and coastal waters; (h) any adverse environmental impact on surrounding properties and the locality; and (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system. 	<p>Complies</p>

Acceptable Solutions	Comment
<p>A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.</p>	<p>Complies</p>

A risk assessment has been conducted to assess the positioning of the land application area with reduced setbacks to the downslope boundary and proposed building (see attached). This was required due to the small lot size. Design provisions have been made to address site constraints and manage risk including the use of secondary treatment and subsurface application, assigning a conservative DLR. Providing the site is sufficiently drained and foundation depths are below the depth of the wastewater area, there should be no detrimental impact from onsite wastewater on footings. It is therefore concluded that there is a low and acceptable risk of environmental impact and impact on human health from wastewater management on the site for the current proposal.

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

Upslope or level buildings:	3m
Downslope buildings:	4m
Upslope or level boundaries:	1.5m
Downslope boundaries:	3.5m
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 M**.

It is recommended that all footing loads are transferred to bedrock (either directly or via piers/piles).

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

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 JOSCON Tasmania Pty Ltd	Assess. Date	20-Mar-26
	Ref. No.	
Assessed site(s) 15 Rowan Avenue Primrose Sands	Site(s) inspected	10-Dec-25
Local authority Sorell	Assessed by	John Paul Cumming

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)
 Septic tank wastewater volume (L/day) = 200
 Sullage volume (L/day) = 400
 Total nitrogen (kg/year) generated by wastewater = 1.8
 Total phosphorus (kg/year) generated by wastewater = 1.2

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 characteristics

Texture = Light Clay Category = 5 Thick. (m) = 1.2
 Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 10 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: Evapotranspiration bed(s)
 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) = 11
 Width (m) = 5.5
 Depth (m) = 0.6
 Total disposal area (sq m) required = 60
 comprising a Primary Area (sq m) of: 60
 and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

Using the conservative DLR for secondary treated effluent of 10L/m²/day within a Category 5 soil, an absorption area of at least 60m² will be required.

GES

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	JOSCON Tasmania Pty Ltd	Assess. Date	20-Mar-26
		Ref. No.	
Assessed site(s)	15 Rowan Avenue Primrose Sands	Site(s) inspected	10-Dec-25
Local authority	Sorell	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		Remarks
					Trench	Amended	
AA	Expected design area	sq m	100	V. high	Very high		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	8	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	1.2	V. high	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.12	Mod.	Very low	Moderate	
	Long Term Accept. Rate	L/day/sq m	10	High	Low	Moderate	

Comments

The site has the capability to accept disposal of secondary treated wastewater. Subsoils were found to be slightly dispersive therefore gypsum should be applied to the bottom of the absorption area at a rate of 1kg/m².

GES

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	JOSCON Tasmania Pty Ltd	Assess. Date	20-Mar-26
		Ref. No.	
Assessed site(s)	15 Rowan Avenue Primrose Sands	Site(s) inspected	10-Dec-25
Local authority	Sorell	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		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	75	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-489	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	3.1	High	Very 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 sensit/dom drink		V. high	Moderate		
	Dist. to nearest surface water	m	182	V. high	Moderate		
AA	Dist. to nearest other feature	m	3.5	V. high	Very high		
	Risk of slope instability	Low		V. high	Low		
	Distance to landslip	m	76	V. high	Moderate		

Comments

The clay subsoils on site have high CEC, therefore the soil system has a good capacity to cope with the applied nutrient load.

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

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> a) be no less than 6m; or b) be no less than: <ul style="list-style-type: none"> (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. 	<p>P1</p> <ul style="list-style-type: none"> a) The land application area is located so that <ul style="list-style-type: none"> (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 	<p>Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building.</p> <p>Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 4m from a downslope building.</p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <ul style="list-style-type: none"> (a) be no less than 100m; or (b) be no less than the following: <ul style="list-style-type: none"> (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. 	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> 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. 	<p>Consistent with A2 (b) (ii) Land application area will be located a minimum of 100m from downslope surface water</p>

<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <p>(i) 1.5m from an upslope or level property boundary; and</p> <p>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>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</p> <p>Consistent with P3 (a) & (b) Land application area will be located with a minimum separation distance of 3.5m from a downslope property boundary.</p>
<p>A4</p> <p>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.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p>Consistent with A4 No bore or well identified within 50m</p>

<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.6m if secondary treated effluent</p>	<p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p>Consistent with A5 (b)</p> <p>No groundwater encountered</p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.5m if secondary treated effluent</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>Consistent with A5 (b)</p>
<p>A7</p> <p>nil</p>	<p>P7</p> <p>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</p>	<p>Consistent</p>

ASSESSMENT OF HORIZONTAL AND VERTICAL SETBACK DISTANCES

(adapted from Table R1 in AS1547 - to be used in conjunction with Site Constraint Table)

Site feature	Setback distance range (m)	Site constraint items of specific concern (from Site Constraint Table)	Assessment	Adopted setback distance (m)
	<i>Horizontal setback distance</i> (m)			
Property boundary	1.5 – 50	A, D, J	3.5	>3.5
Buildings/houses	2.0 –> 6	A, D, J	2	>2m
Surface water	15 – 100	A, B, D, E, F, G, J	100	100
Bore, well	15 – 50	A, C, H, J	N/A	N/A
Recreational areas (Children’s play areas, swimming pools and so on)	3 – 15	A, E, J	N/A	N/A
In-ground water tank	4 – 15	A, E, J	N/A	N/A
Retaining wall and Embankments, escarpments, cuttings	3.0 m or 45° angle from toe of wall (whichever is greatest)	D, G, H	N/A	N/A
	<i>Vertical setback distance</i> (m)			
Groundwater	0.6 –> 1.5	A, C, F, H, I, J	0.6	N/A
Hardpan or bedrock	0.5 – ≥ 1.5	A, C, J	0.5	0.6

SITE CONSTRAINT RATING

(adapted from Table R2 in AS1547 - used as a guide in determining appropriate setback distances)

Item	Site/system feature	Constraint scale (see Note 1)		Sensitive features	Comment	Constraint Rating
		LOWER	HIGHER			
		Examples of constraint factors (see Note 2)				
A	Microbial quality of effluent	Effluent quality consistently producing ≤ 10 cfu/100 mL <i>E. coli</i> (secondary treated effluent with disinfection)	Effluent quality consistently ⁶ producing > 10 cfu/100 mL <i>E. coli</i> (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard	Secondary treated effluent	Low
B	Surface water	Category 1 to 3 soils, no surface water down gradient within > 100 m, low rainfall area	Category 4 to 6 soils, permanent surface water <50 m down gradient, high rainfall area, high resource/environmental value	Surface water pollution hazard for low permeable soils, low lying or poorly draining areas	Downslope surface water 100m	Consistent with Acceptable Solutions
C	Groundwater	Category 5 and 6 soils, low resource/environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard	Light Clay (category 5) soil No groundwater encountered	Low
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	> 10% (surface effluent application), > 30% subsurface effluent application	Off-site export of effluent, erosion	Terraced Subsurface application	Low
E	Position of land application area in landscape.	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off-site export of effluent	Downslope boundary minimum 3.5m	Consistent with Acceptable Solutions
F	Drainage	Category 1 and 2 soils, gently sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard	Light Clay (category 5) soil No visible seepage or moisture tolerant sp	Consistent with Acceptable Solutions
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off-site export of effluent, system failure, mechanical faults	Above 1:20 year flood contour	Consistent with Acceptable Solutions

SITE CONSTRAINT RATING (cont)

Item	Site/system feature	Constraint scale (see Note 1)		Sensitive features	Comment	Constraint Rating
		LOWER	HIGHER			
		Examples of constraint factors (see Note 2)				
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils	Light Clay (category 5) soil High permeability	Consistent with Acceptable Solutions
I	Landform	Hill crests, convex side slopes, and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard	side slope	Consistent with Acceptable Solutions
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off-site export of effluent, surface water pollution	Subsurface application	Low

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: 15 Rowan Avenue Primrose Sands

System Capacity: 5 persons @ 120L/person/day

Summary of Design Criteria

DLR: 10mm/day.

Absorption area: 60m²

Reserve area location /use: Not assigned. Irrigation lines and topsoil will need to be replaced within a 48 hour period

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 absorption 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 absorption 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 THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

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

Description of work:
 (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
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –
 Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-26

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 - 15 Rowan Avenue Primrose Sands - Mar-26	
Onsite Wastewater Assessment - 15 Rowan Avenue Primrose Sands - Mar-26	

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.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		20/03/2026
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.

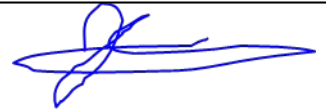
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- The works will not increase the demand for water supplied by TasWater
- 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
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater’s infrastructure
- The works will not damage or interfere with TasWater’s works
- The works will not adversely affect TasWater’s operations
- The work are not within 2m of TasWater’s infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- 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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		20/03/2026



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (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: (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:

Date:

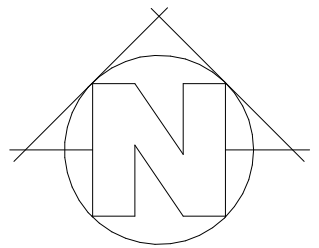
J12447

20/03/2026








A handwritten signature in black ink, appearing to read 'John Paul Cumming', written over a light grey background.

DATUM:
SH IN BIT.
R:37.130



LEGEND

-  450X 450 SURFACE DRAINAGE PIT
-  WET AREAS
-  SEWER LINE
-  STORMWATER LINE
-  100Φ AG DRAIN

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

Wastewater system:


AWTS unit vented according to NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures

Cut-off drain

Modified absorption bed - 60m²


Min 2m from upslope buildings
Min 4m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 3.5m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

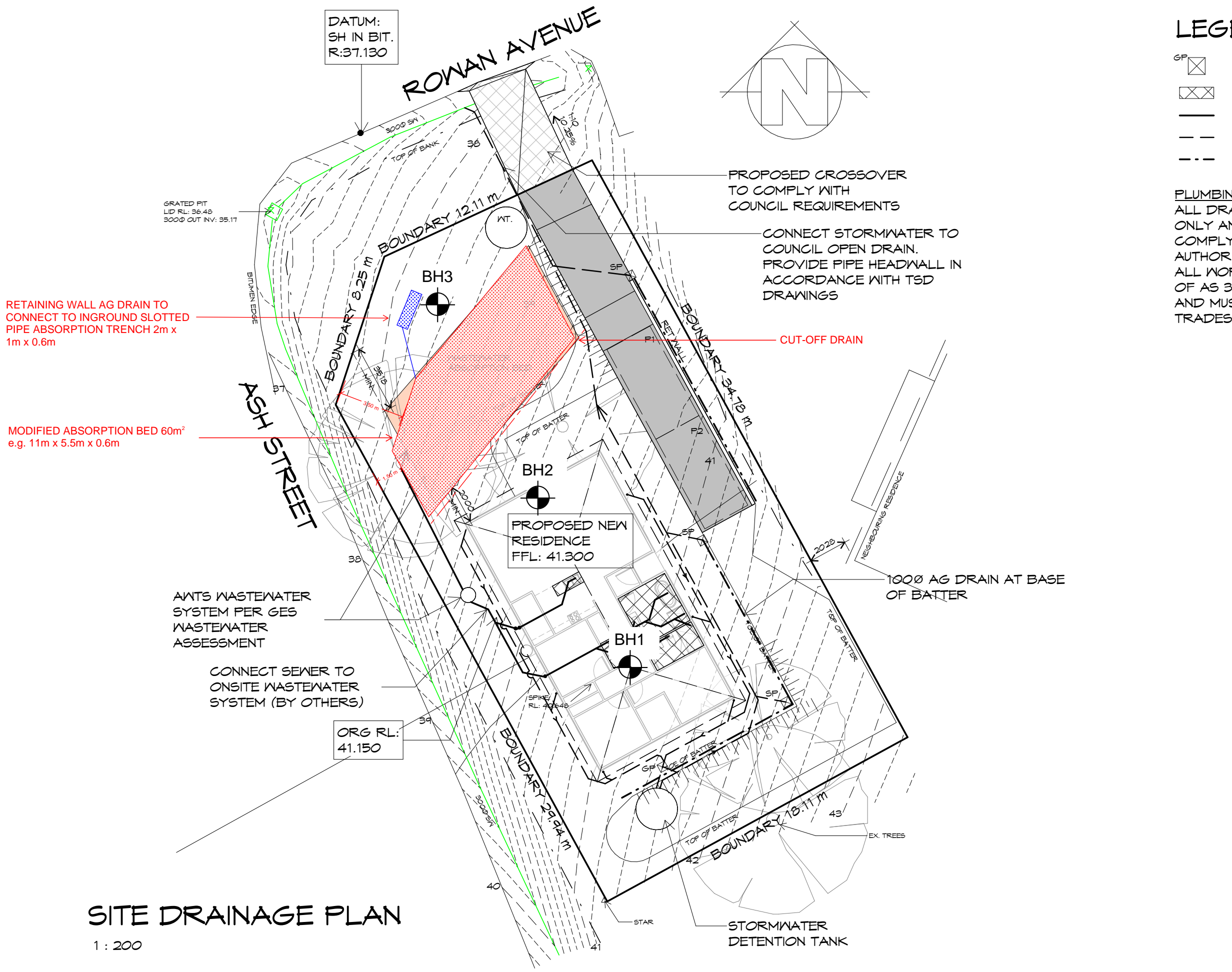


GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place Battery Point
TJ 62231839 E| office@geosolutions.net.au

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A



20/03/2026



SITE DRAINAGE PLAN

1 : 200



NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

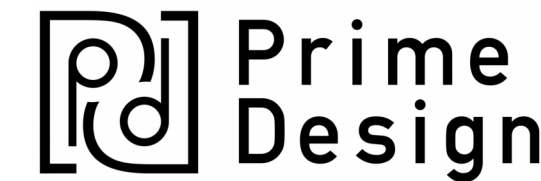
Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

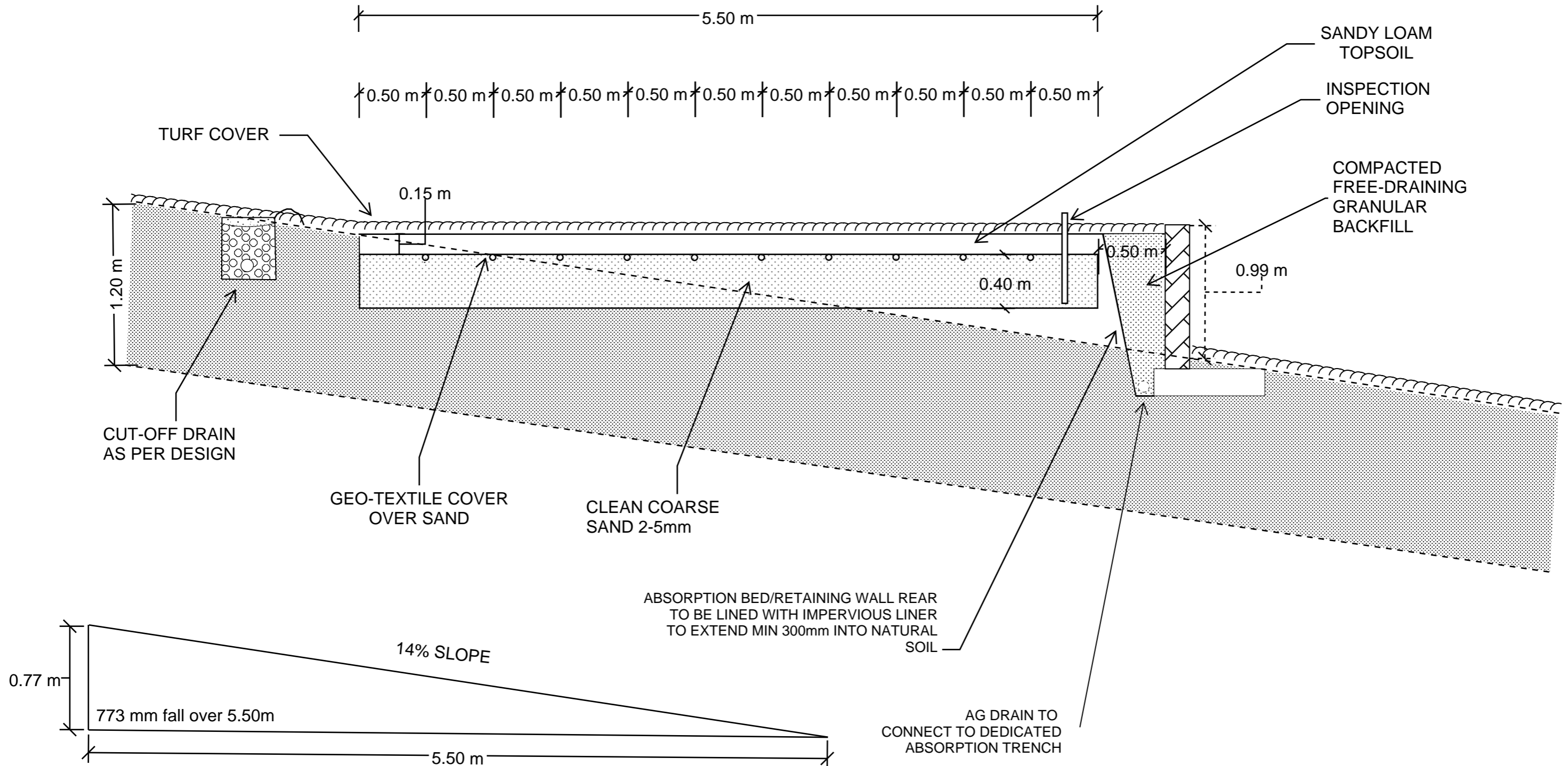
Drawing:
SITE DRAINAGE PLAN

Date: 27.02.2026
Drafted by: M.R.
Approved by: M.R.

Project/Drawing no: PD25468 - 02
Scale: As indicated
Revision: 02

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd





Do not scale from these drawings. Dimensions to take precedence over scale.

Modified Absorption Bed - Site Specific Design
 15 Rowan Avenue Primrose Sands

On-site Wastewater Cross-Section

Sheet 1 of 3



GEO-ENVIRONMENTAL

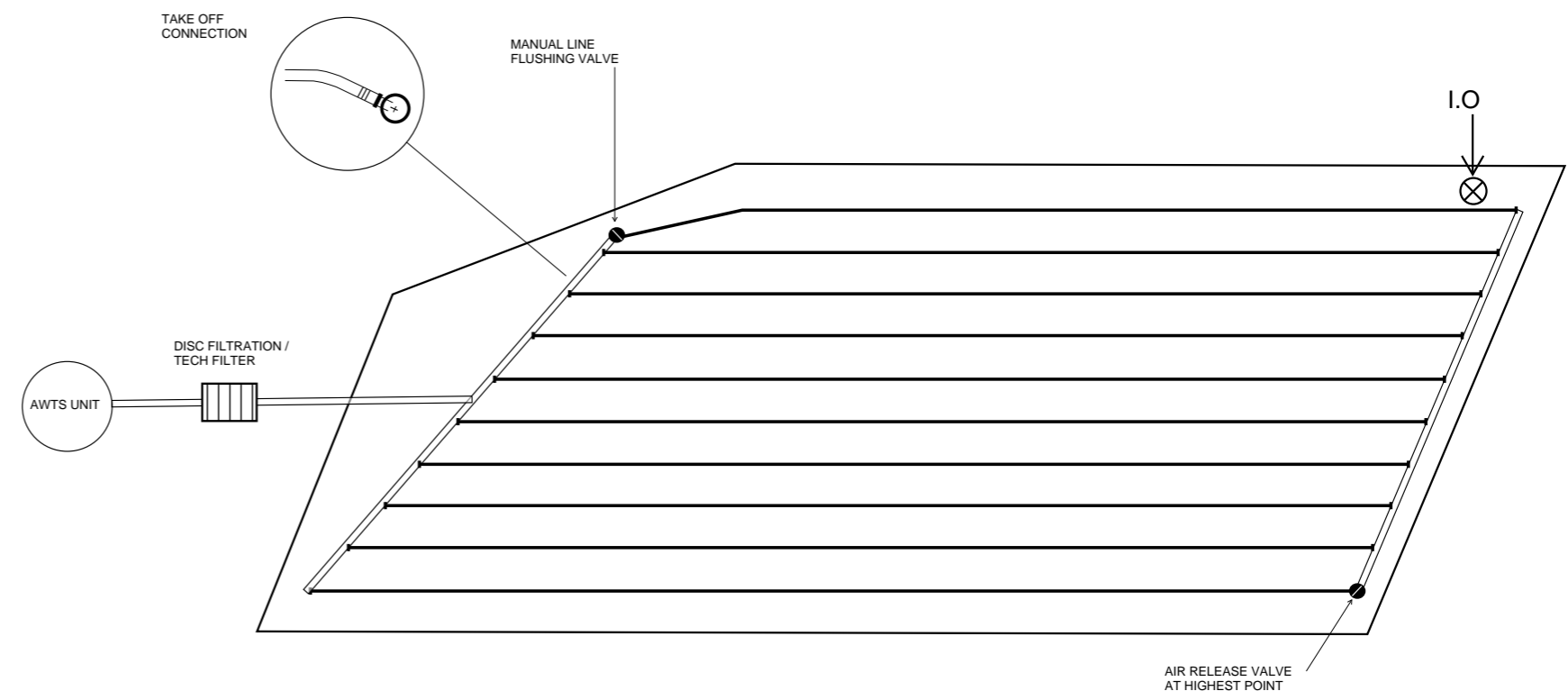
SOLUTIONS

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

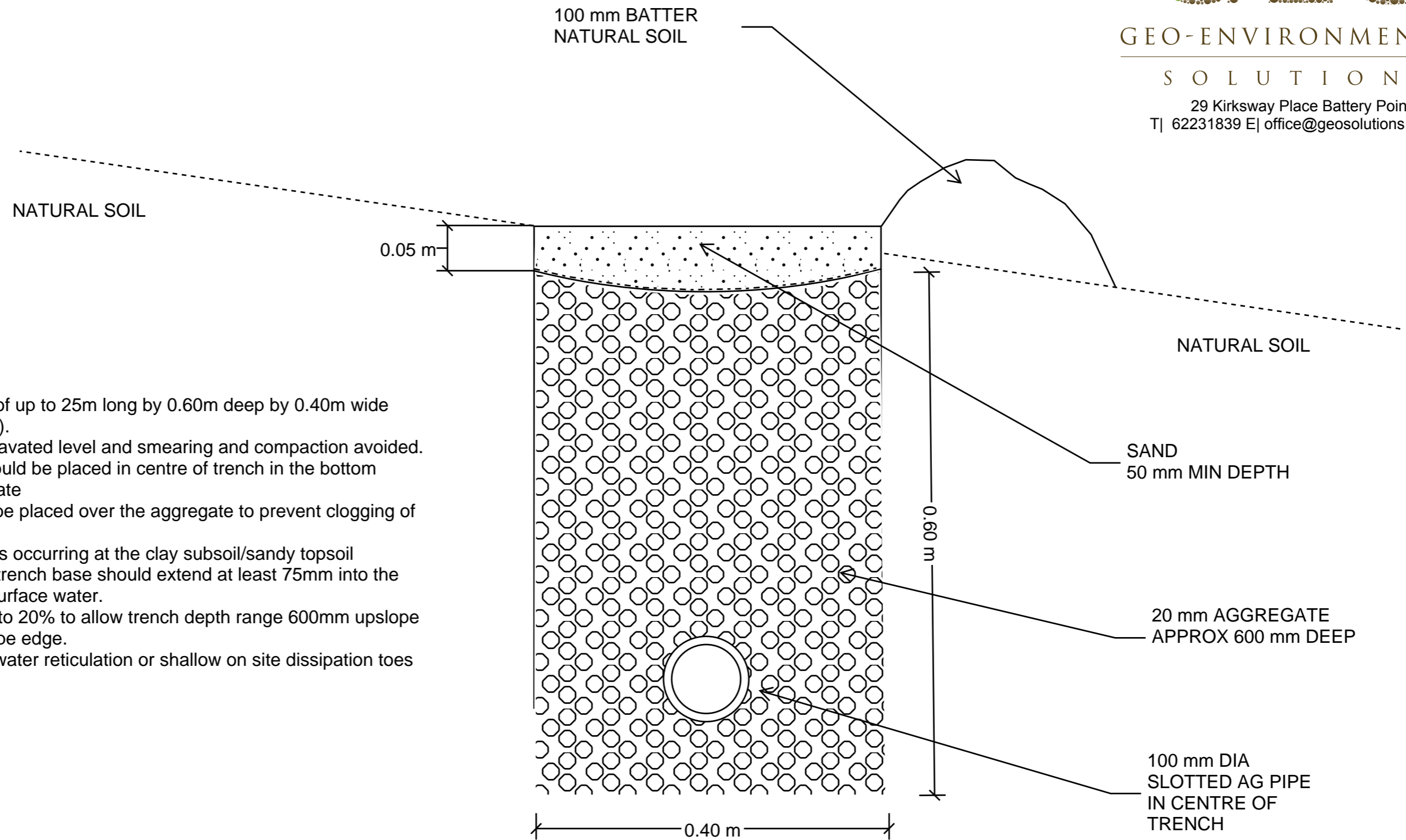
Design notes:

1. Absorption bed dimensions of up to 15m long by 0.60m deep by 6.6m wide.
2. Base of bed to be excavated level min. 200mm into natural soils and smearing and compaction avoided.
3. Lower 450mm of bed to be filled with 2-5mm clean washed sand
4. Geotextile or filter cloth to be placed over the sand to prevent clogging of the pipes and aggregate
5. Poly pressure lines (High flow Tiran pipes) to be used and remainder of the bed backfilled with suitable sandy loam
6. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (eg Netafim Unibioline Tiran with 7-8L/min flow) with max spacing of 0.7m (min 110m of dripper line in bed with approx 350 drippers delivering 50-60L/hr at min 12m head pressure)
7. Final finished surface with sandy loam from on site to be 150mm above natural surface to allow for settlement with turf cover or mulch with appropriate vegetation (i.e native grasses and small shrubs at 1 plant per 1m²)
8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate
9. Cut-off drain recommended up slope of large areas which may be subject to surface water flows
10. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet, but a 100-120µm inline disc filter should be installed prior to discharge into the irrigation area
11. A vacuum breaker valve must be installed at the highest point of each absorption zone in a marked and protected valve control box
12. A flush line must be installed at the lowest point/bottom of each absorption area with a return valve for flushing back into the treatment chamber of the system, (not into the primary chamber as it may effect the performance of the microbial community) or to a dedicated absorption trench
- 13 The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the highest point of the irrigation area (a gauge should be placed at the vacuum breaker) - therefore pump size can be match on site to the irrigation pipe size and design.
14. All works on site to comply with AS3500 and Tasmanian Plumbing code.

Distribution Pipe Plan View

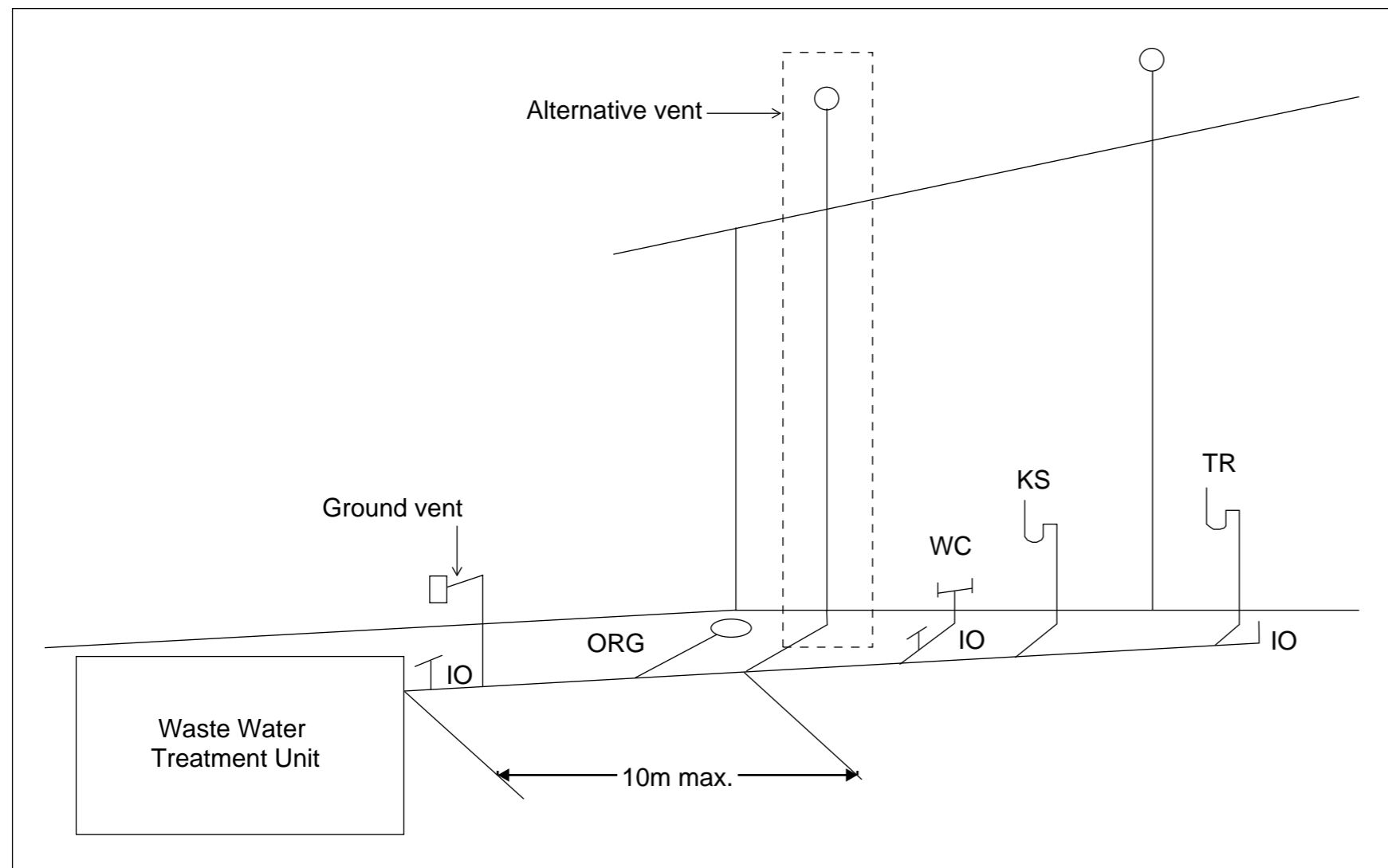


**Do not scale from these drawings.
Dimensions to take precedence
over scale.**



Design notes:

1. Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4. Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5. If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6. Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7. Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.



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

PROPOSED NEW RESIDENCE

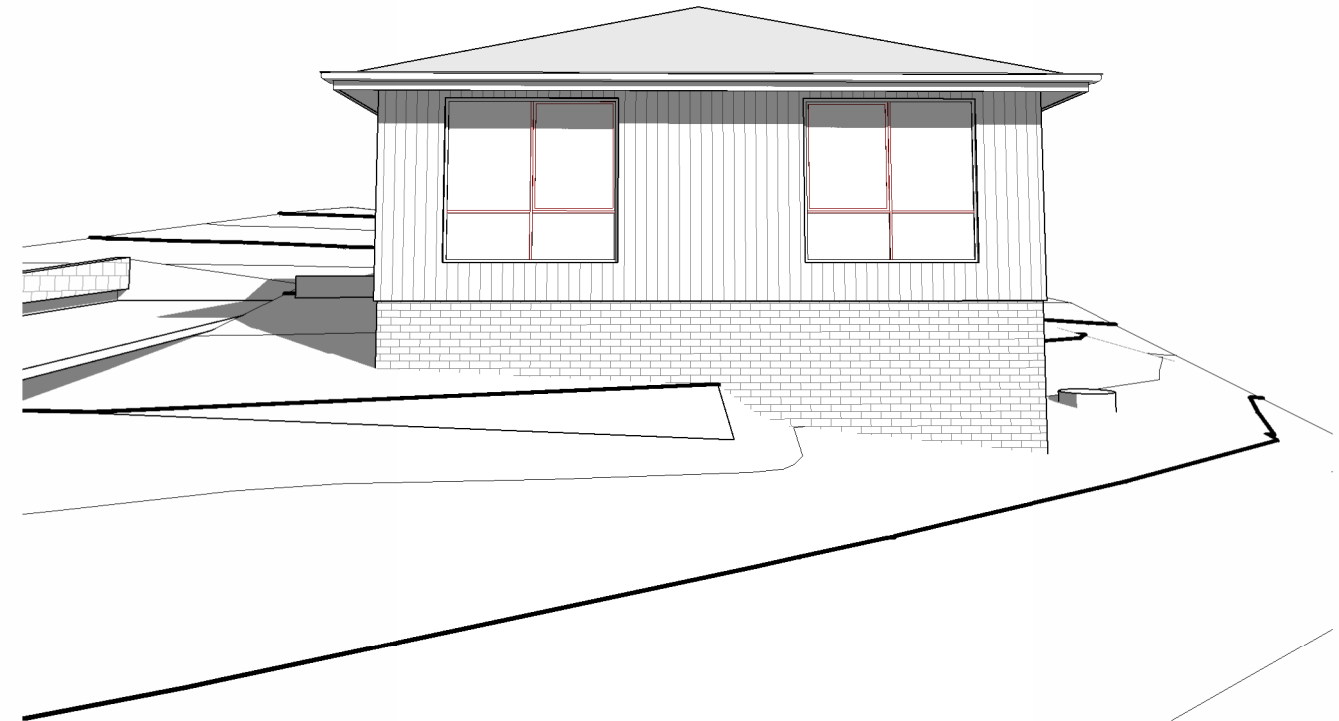
2039

15 ROWAN AVENUE

PRIMROSE SANDS

M.J.EATON

PD25468



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	LIVABLE HOUSING DESIGN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PERSPECTIVES

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 18/61351
 SITE AREA: 622m²
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: M
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: MEDIUM
 BAL RATING: 29
 OTHER KNOWN HAZARDS: BUSHFIRE PRONE AREA,
 AIRPORT OBSTACLE LIMITATION



L: 10 Goodman Court, Invermay, 7248
 p() + 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009
 p(h) + 03 6228 4575



info@primedesigntas.com.au
 Accredited Building Practitioner: Frank Geskus -No CC246A

NOT FOR CONSTRUCTION

COPYRIGHT: These drawings and designs and the copyright
 thereof are the sole property of Prime Design Tas PTY Ltd

REV.	DATE	DESCRIPTION
------	------	-------------



FLOOR AREA 119.74 m² (12.89 SQUARES)

FEBRUARY 2026
 PLANNING

CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
44.02	20.64

DATUM:
SH IN BIT.
R:37.130

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY REVIT ARE APPROXIMATE, GENERALLY PROVIDING RESULTS WITH +/- 1% TO 2% ACCURACY

GRATED PIT
LID RL: 36.48
3000 Ø OUT INV: 35.17

TITLE REF: 18/61351
LOT SIZE: 622m2

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 118 /SITE AREA 622 = 0.189
TOTAL SITE COVERAGE 18.9%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O

IMPORTANT NOTE
THE BOUNDARIES SHOWN UPON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE ONLY. IF BUILDING TO BOUNDARY, OR TO PRESCRIBED SET-BACKS, FURTHER SURVEY WILL BE REQUIRED.



NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

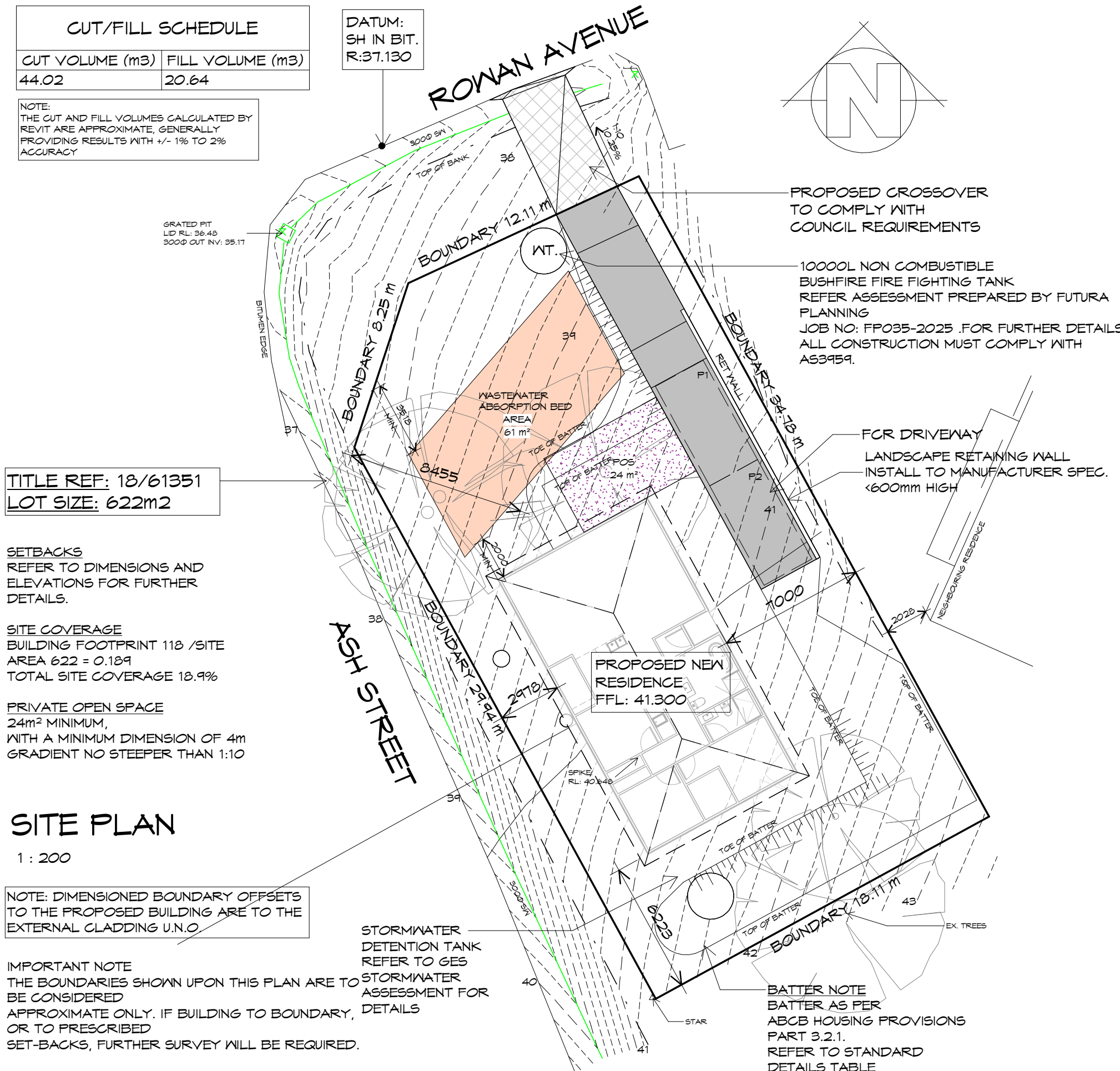
Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
SITE PLAN

Date:	Drafted by:	Approved by:
27.03.2026	M.R.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25468 - 01	1 : 200	03

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A., CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SURVEYOR NOTES:

WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY. THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY EXISTING TITLE DIMENSIONS AND OCCUPATION (WHERE AVAILABLE) ONLY AND NOT BY FIELD SURVEY, AND AS A RESULT ARE CONSIDERED APPROXIMATE ONLY. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY. OR TO PRESCRIBED SET-BACKS, WITHOUT FURTHER SURVEY. PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS. ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED. DATUM - VERTICAL : AHD PER SPM10117 WITH REPUTED AHD LEVEL OF 16.906 FROM SURCOM ON 05/12/2025 AT THE TIME OF THIS SURVEY, CT.61351/18 WAS OWNED BY M.E.J. EATON DATE OF SURVEY : 5/12/2025

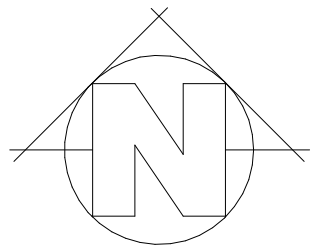
THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL29 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



DATUM:
SH IN BIT.
R:37.130



LEGEND

- 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN
- WASTEWATER ABSORPTION BED AREA, REFER WASTEWATER REPORT
- STORMWATER ABSORPTION BED AREA, REFER STORMWATER REPORT
- 150W GRATED TRENCH

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

AG DRAINS TO CONNECT TO ONSITE ABSORPTION TRENCH, REFER GES STORMWATER REPORT FOR DETAILS

PROPOSED CROSSOVER TO COMPLY WITH COUNCIL REQUIREMENTS

CONNECT STORMWATER TO COUNCIL OPEN DRAIN. PROVIDE PIPE HEADWALL IN ACCORDANCE WITH TSD DRAWINGS

GRATED PIT
LID RL: 36.48
3000φ OUT INV: 35.17

ANTS WASTEWATER SYSTEM PER GES WASTEWATER ASSESSMENT

CONNECT SEWER TO ONSITE WASTEWATER SYSTEM (BY OTHERS)

ORG RL:
41.150

1000 AG DRAIN AT BASE OF BATTER

PROPOSED NEW RESIDENCE
FFL: 41.300

SITE DRAINAGE PLAN

1 : 200



NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
SITE DRAINAGE PLAN



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Date: 27.03.2026	Drafted by: M.R.	Approved by: M.R.
---------------------	---------------------	----------------------

Project/Drawing no: PD25468 - 02	Scale: As indicated	Revision: 03
-------------------------------------	------------------------	-----------------

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



PROPOSED RESIDENCE
15 ROWAN AVENUE,
PRIMROSE SANDS

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED LOW DENSITY RESIDENTIAL AND REQUIRES A BUSHFIRE ASSESSMENT. RESIDENCE IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL29 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
LOCALITY PLAN

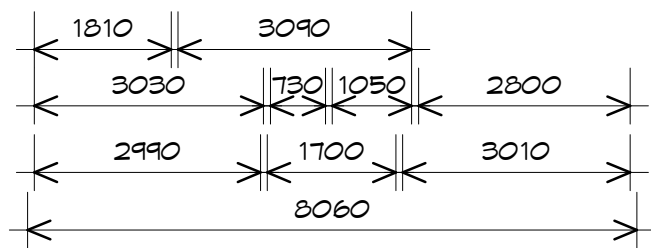
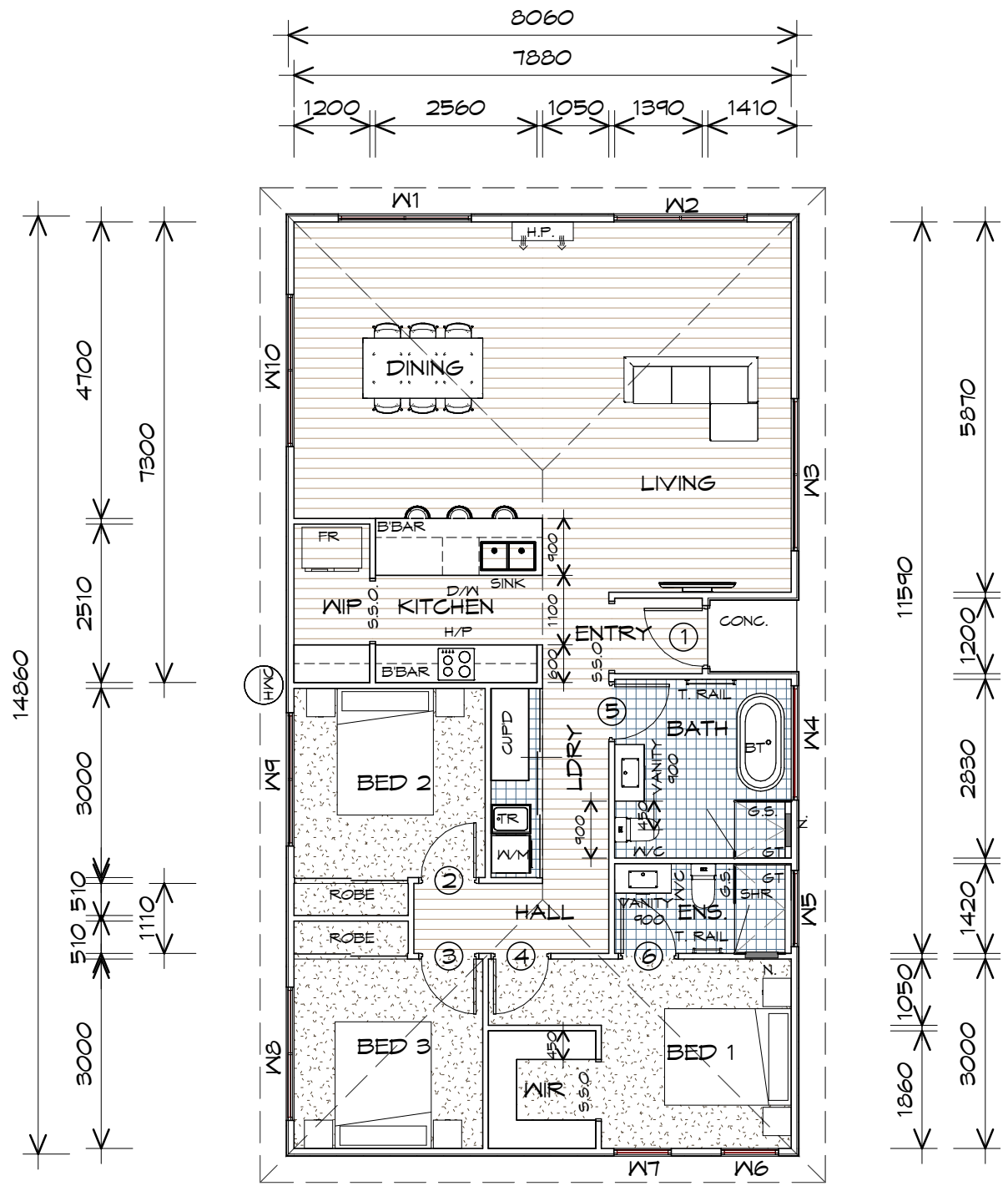
Date:	Drafted by:	Approved by:
27.03.2026	M.R.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25468 - 03	1 : 2000	03

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.S.O. SQUARE SET OPENING
- N 600X300 SHR NICHE
- G.T. GRATED TRENCH



FLOOR PLAN

1 : 100

FLOOR AREA 119.74 m² (12.89 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL29 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

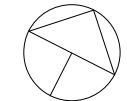
Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
FLOOR PLAN

Date: 27.03.2026
Drafted by: M.R.
Approved by: M.R.

Project/Drawing no: PD25468 - 04
Scale: 1 : 100
Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2000	2110	AWNING WINDOW	
W2	2000	2110	AWNING WINDOW	
W3	900	2410	AWNING WINDOW	
W4	2000	1810	AWNING WINDOW	OPAQUE
W5	400	1210	AWNING WINDOW	OPAQUE
W6	2000	910	AWNING WINDOW	
W7	2000	910	AWNING WINDOW	
W8	2000	2110	AWNING WINDOW	
W9	2000	2110	AWNING WINDOW	
W10	2000	2410	AWNING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE
WITH FLY SCREENS TO SUIT 29 BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

ALL EXTERNAL WINDOW AND DOOR HEAD HEIGHTS TO
BE SET @2160 ABOVE FFL.



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
27.03.2026	M.R.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25468 - 05		03

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

LEGEND

- 1 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY
- 2 CURBLESS SHOWER
- 3 A DOOR AS REQUIRED FOR LHDS PART 3 MIN 820 CLEAR OPENING WIDTH TO INTERNAL DOORWAYS

NOTE: THRESHOLDS OF AN INTERNAL DOORWAY SUBJECT TO PART 3, TO BE;

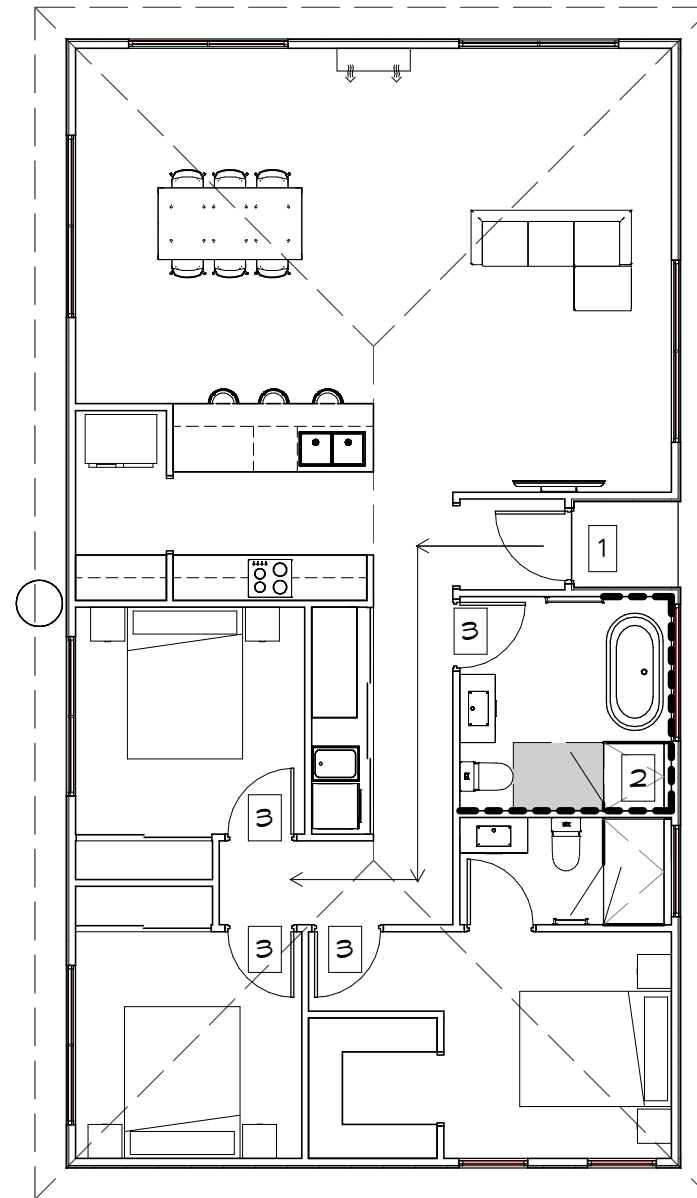
- LEVEL OR;
- HAVE A HEIGHT OF NOT MORE THAN 5mm IF LIP IS ROUNDED OR BEVELLED OR;
- RAMPED THRESHOLD IN ACCORDANCE WITH ABCB PART H8, & LHDS PART 3.2

--- LINE WALL WITH MIN 12mm STRUCTURAL PLYWOOD BEHIND PLASTER

■ 900x1200 W/C CIRCULATION

← 1000 CLEAR HALLWAY CIRCULATION

REFER TO DETAILS ON BD?? & BD??



PARKING

TO COMPLY WITH ABCB HOUSING PROVISIONS PART H8 & ABCB STANDARD FOR LIVABLE HOUSING DESIGN:

- PART 2.1, PART 3
- PART 4, PART 5, AND:
- PART 6.

IN ACCORDANCE WITH CBOS DIRECTORS DETERMINATION 2024

LIVABLE HOUSING PLAN

1 : 100

NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
LIVABLE HOUSING DESIGN

Prime Design

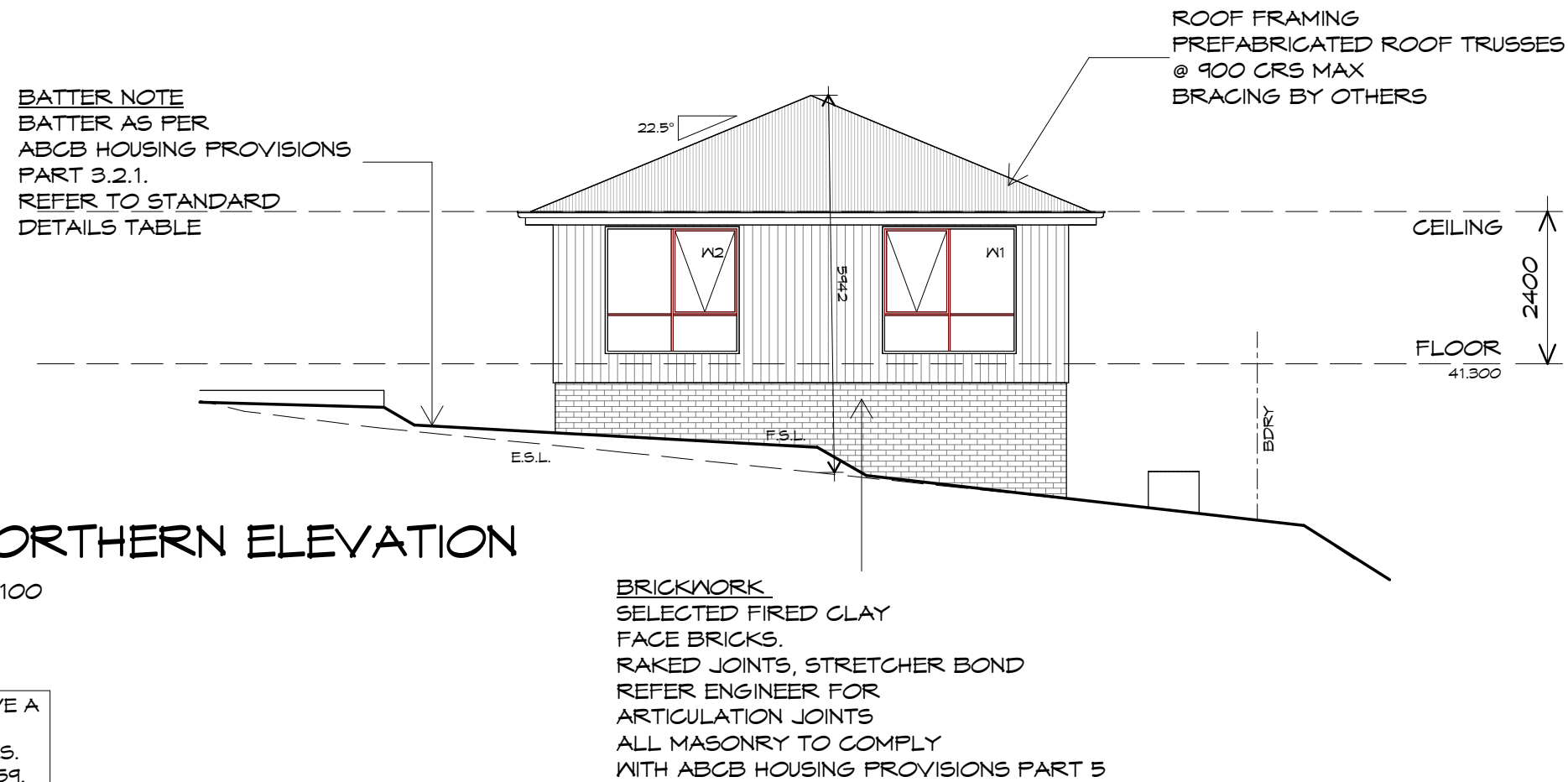
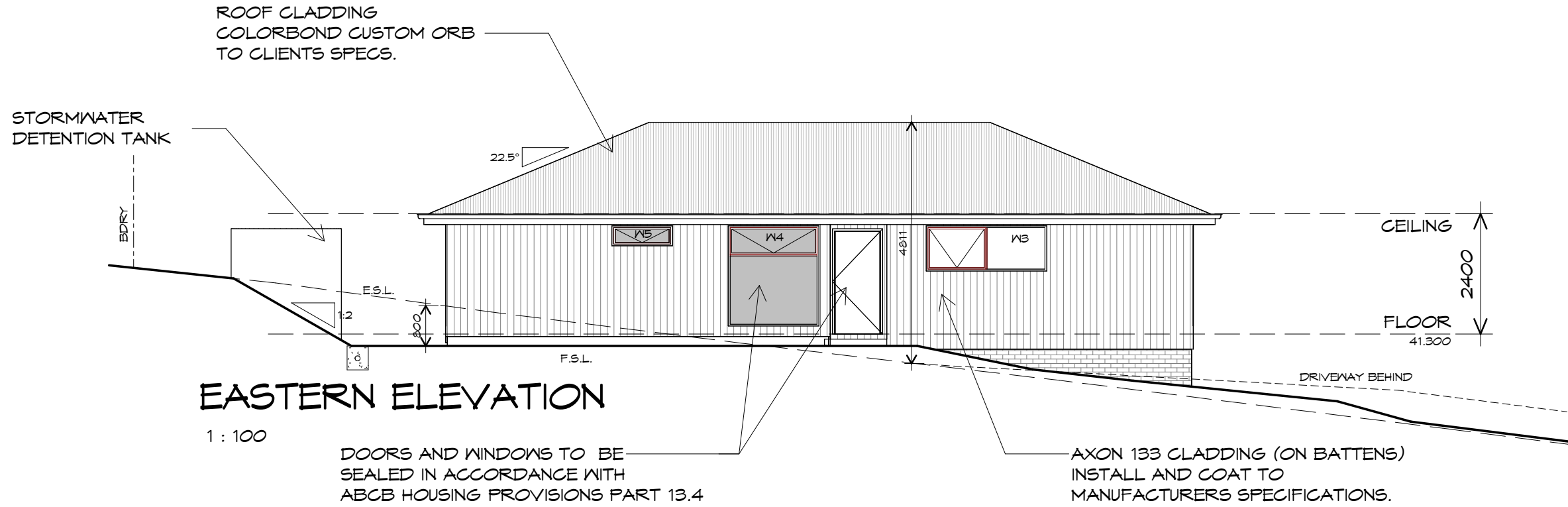
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date:	Drafted by:	Approved by:
27.03.2026	M.R.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25468 - 06	1 : 100	03

Accredited building practitioner: Frank Geskus -No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL29 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.

Prime Design

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

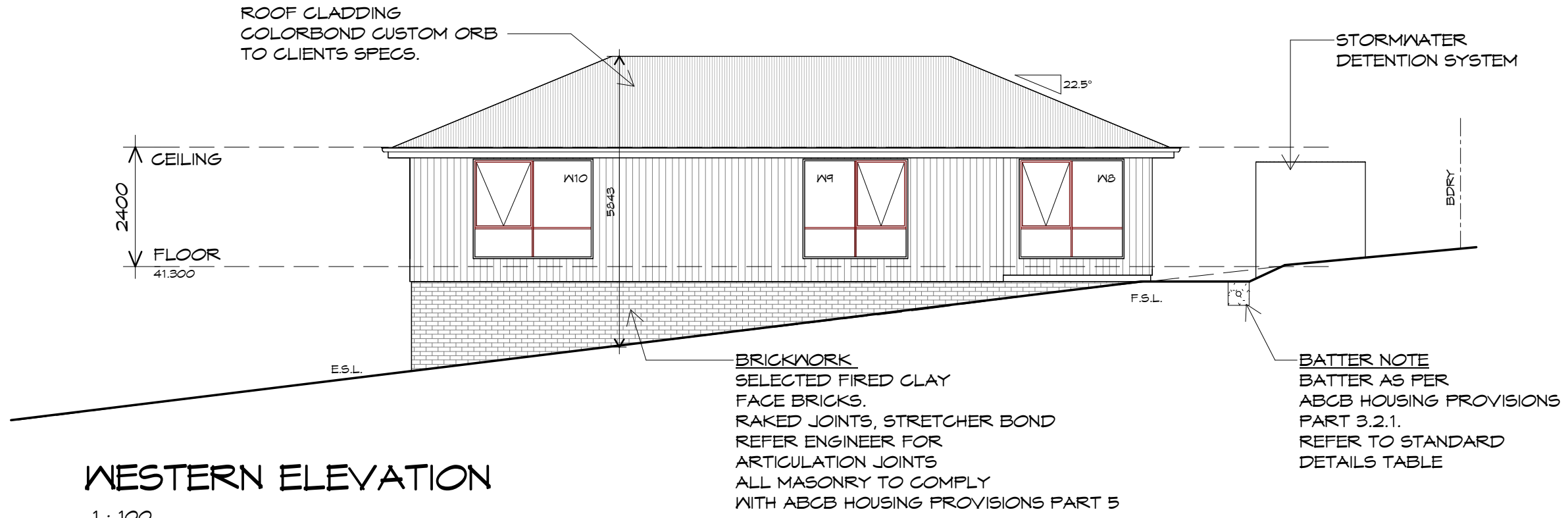
Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
ELEVATIONS

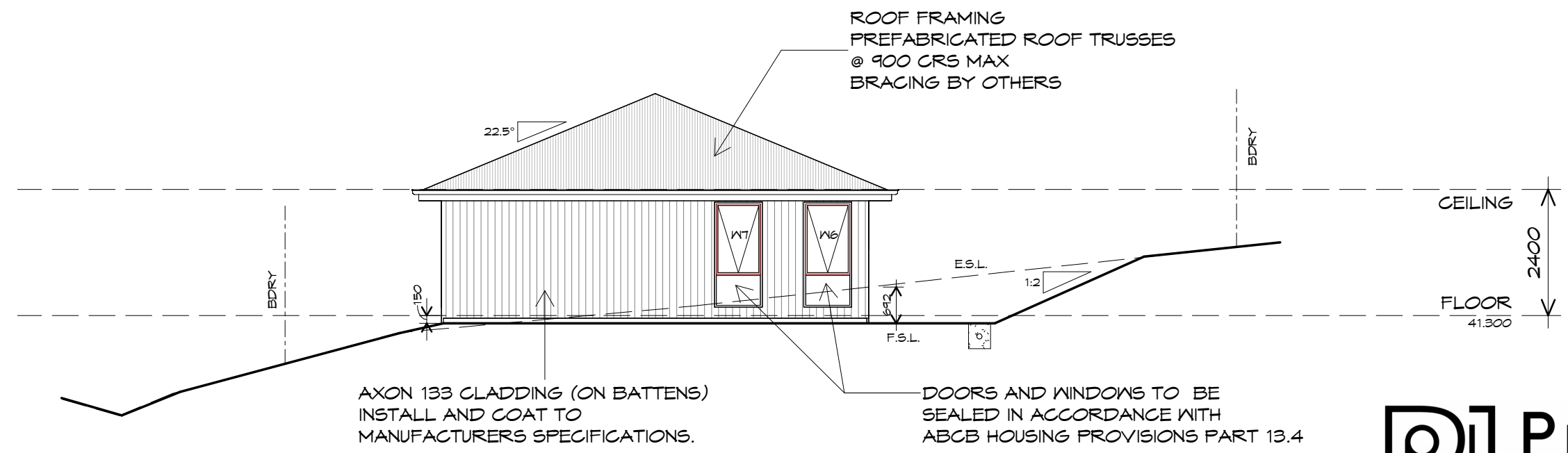
Date:	Drafted by:	Approved by:
27.03.2026	M.R.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25468 - 07	1 : 100	03

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd



WESTERN ELEVATION
1 : 100



SOUTHERN ELEVATION
1 : 100



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION

Client name:
M.J.EATON

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
15 ROWAN AVENUE
PRIMROSE SANDS

Drawing:
ELEVATIONS

Date: 27.03.2026
Drafted by: M.R.
Approved by: M.R.

Project/Drawing no: PD25468 - 08
Scale: 1 : 100
Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A
COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd

OVERFLOW MEASURES
 INSTALL FRONT FACE SLOTTED GUTTER OR
 10mm CONTROLLED BACK GAP, STAND OFF
 BRACKET WITH SPACER.
 BACK OF GUTTER INSTALLED A MINIMUM OF
 10mm BELOW THE TOP OF FASCIA
 INSTALL IN ACCORDANCE WITH ABCB HOUSING
 PROVISIONS PART 7.4.6

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
 TO BE IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 7.4.4
 WITH FALL NO LESS THAN
 1:500 FOR EAVES GUTTER
 BOX GUTTERS IN ACCORDANCE WITH
 AS33500.3:2021

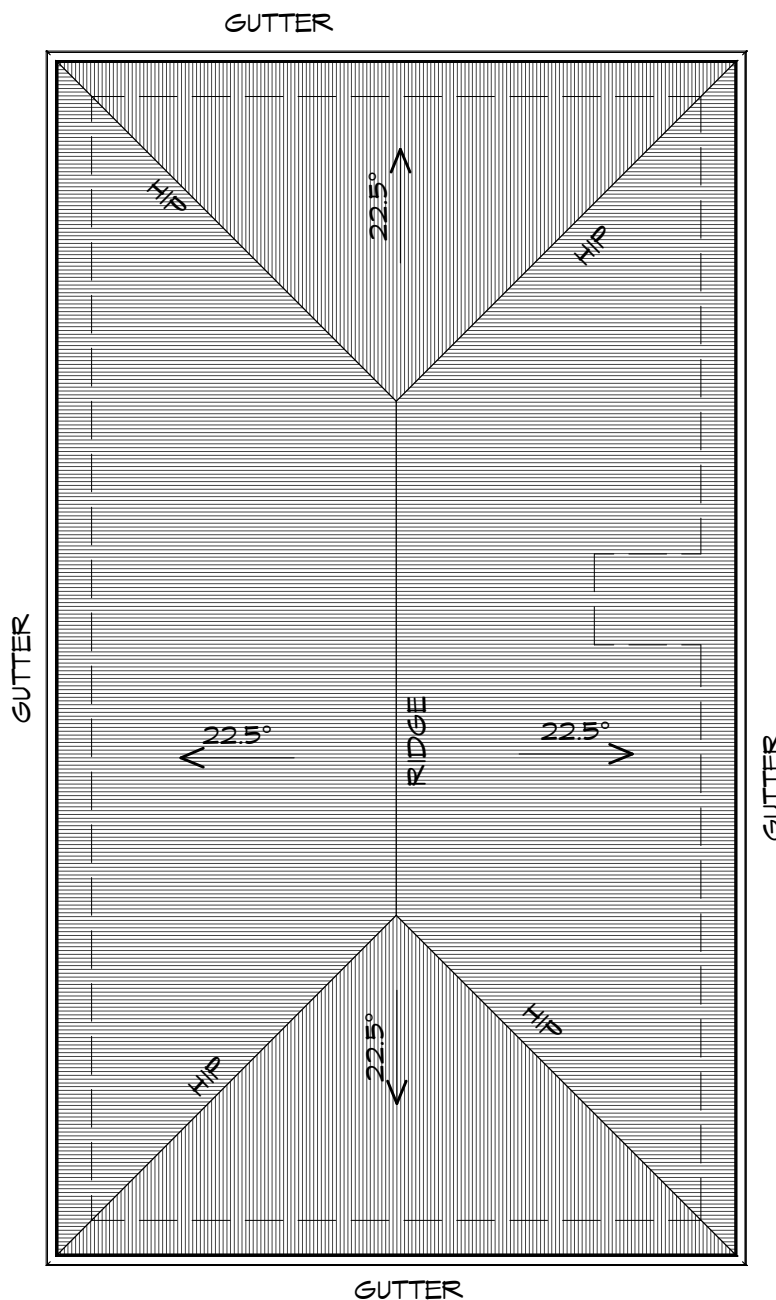
UNLESS FIXED TO METAL FASCIA
 EAVES GUTTER TO BE FIXED
 @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
 A) MORE THAN 12.5° DEGREES - MUST
 HAVE A WIDTH OF NOT LESS THAN
 400mm AND ROOF OVERHANG OF NOT
 LESS THAN 150mm EACH SIDE OF VALLEY
 GUTTER.
 B) LESS THAN 12.5° DEGREES, MUST BE
 DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
 OF FLOW, RIVET & SEAL WITH AN
 APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
 PLAN ARE NOMINAL ONLY.
 EXACT LOCATION & NUMBER OF D.P'S
 REQUIRED ARE TO BE IN ACCORDANCE
 WITH ABCB HOUSING PROVISIONS PART 7.4.5
 REQUIREMENTS.
 SPACING BETWEEN DOWNPIPES MUST NOT
 BE MORE THAN 12m & LOCATED AS CLOSE AS
 POSSIBLE TO VALLEY GUTTERS

METAL ROOF
 METAL SHEETING ROOF TO BE INSTALLED IN
 ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
 CORROSION PROTECTION FOR SHEET ROOFING,
 REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
 OF CONTACT BETWEEN DIFFERENT ROOFING
 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
 FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS
 AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
 DETAILS REFER TO ABCB HOUSING PROVISIONS PART
 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
 REFER TO TO ABCB HOUSING PROVISIONS PART
 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



ROOF PLAN

1 : 100

NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION

Client name:
 M.J.EATON

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 15 ROWAN AVENUE
 PRIMROSE SANDS

Drawing:
 ROOF PLAN

Prime Design

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

bdoo
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

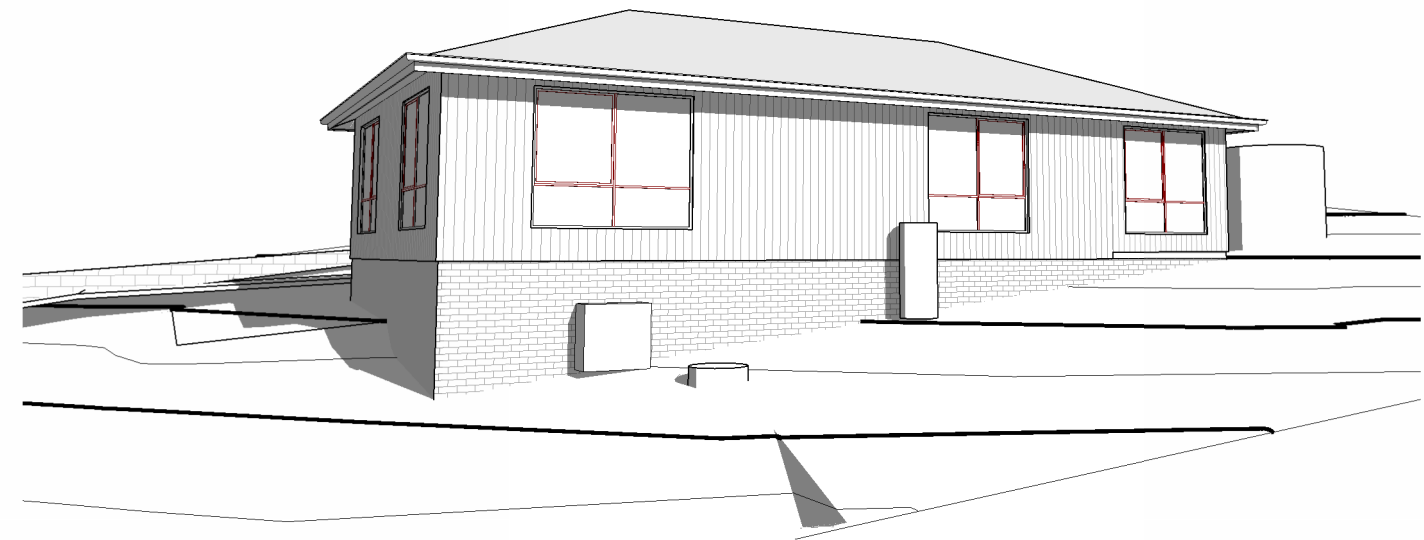
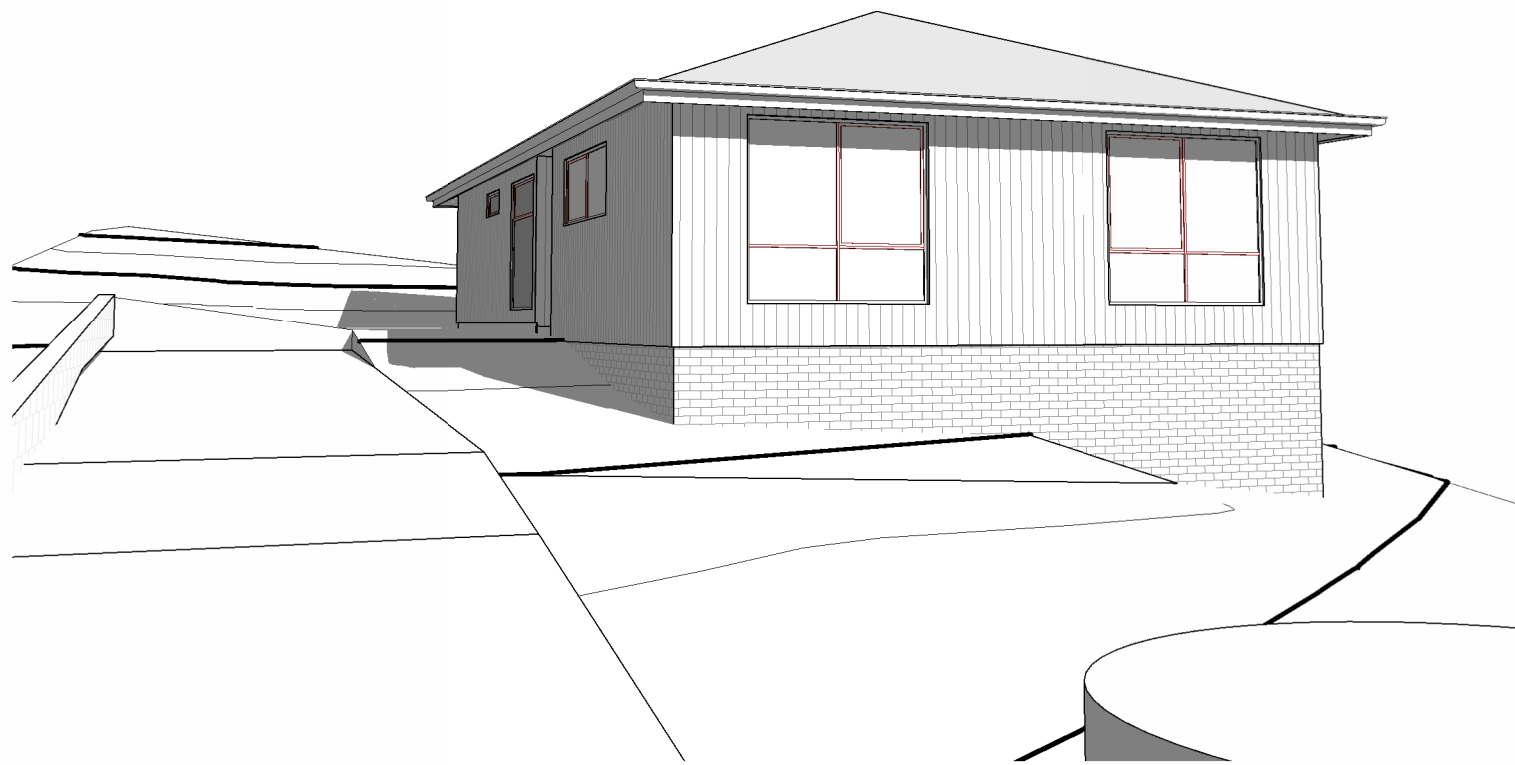
Date: 27.03.2026	Drafted by: M.R.	Approved by: M.R.
---------------------	---------------------	----------------------

Project/Drawing no: PD25468 - 09	Scale: 1 : 100	Revision: 03
-------------------------------------	-------------------	-----------------



Accredited building practitioner: Frank Geskus - No CC246A
 COPYRIGHT: These drawings and designs and the copyright thereof are the sole
 property of Prime Design Tas PTY Ltd

JOSCON
 TASMANIA



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au



NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION
-----------	-------------

Client name:
 M.J.EATON

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 15 ROWAN AVENUE
 PRIMROSE SANDS

Drawing:
 PERSPECTIVES

Date: 27.03.2026	Drafted by: M.R.	Approved by: M.R.
---------------------	---------------------	----------------------

Project/Drawing no: PD25468 - 10	Scale:	Revision: 03
-------------------------------------	--------	-----------------

Accredited building practitioner: Frank Geskus -No CC246A
 COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd