

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

4 OCHRE COURT, DODGES FERRY

PROPOSED DEVELOPMENT:

DWELLING AND OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 29th June 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 Chief Executive Officer. Representations must be received no later than **Monday 29th June 2026**.

APPLICATION NO: 5.2025-340.1
DATE: 12 JUNE 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.

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

Full description of Proposal:	Use: OWNER/OCCUPY
	Development: PROPOSED NEW RESIDENCE AND SHED
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 450 000

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

Location of proposed works:	Street address: 4 OCHRE COURT
	Suburb: DODGES FERRY Postcode: 7173
	Certificate of Title(s) Volume: 187805 Folio: 7

Current Use of Site	VACANT
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Current Owner/s:	Name(s) IGOR FELDMAN
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" 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 checked="" type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" 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 checked="" 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 checked="" 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

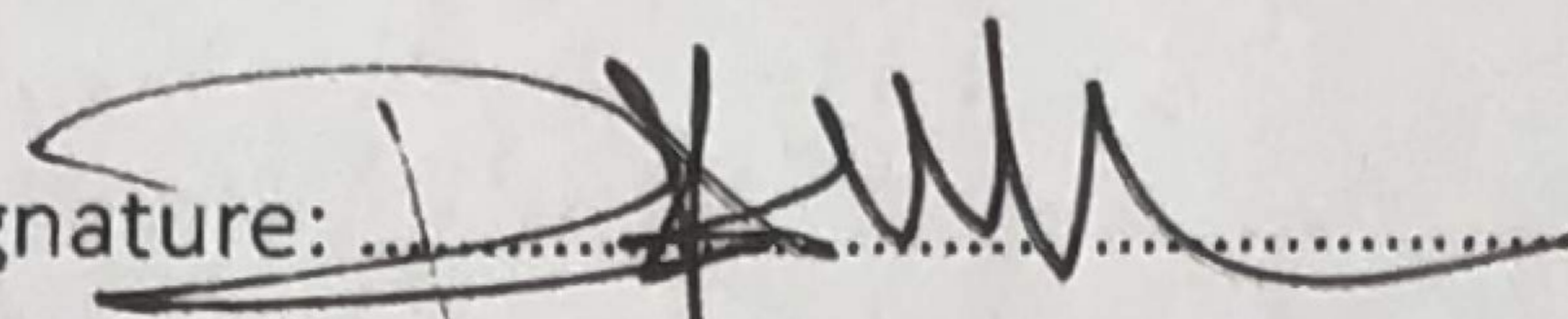
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Plans Reference:P1
Date Received:5/12/2025

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: <u>01.12.2025</u>
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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 N/A being responsible for the administration of land at _____

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



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Signature of General Manager, Minister or Delegate:	Signature: Date:
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SEARCH OF TORRENS TITLE

VOLUME 187805	FOLIO 7
EDITION 1	DATE OF ISSUE 01-Dec-2024

SEARCH DATE : 13-Dec-2024
SEARCH TIME : 12.54 PM

DESCRIPTION OF LAND

Town of DODGES FERRY
Lot 7 on Sealed Plan 187805
Derivation : Part of 547 Acres Gtd. to Thomas Macdowell.
Prior CT 185271/200

SCHEDULE 1

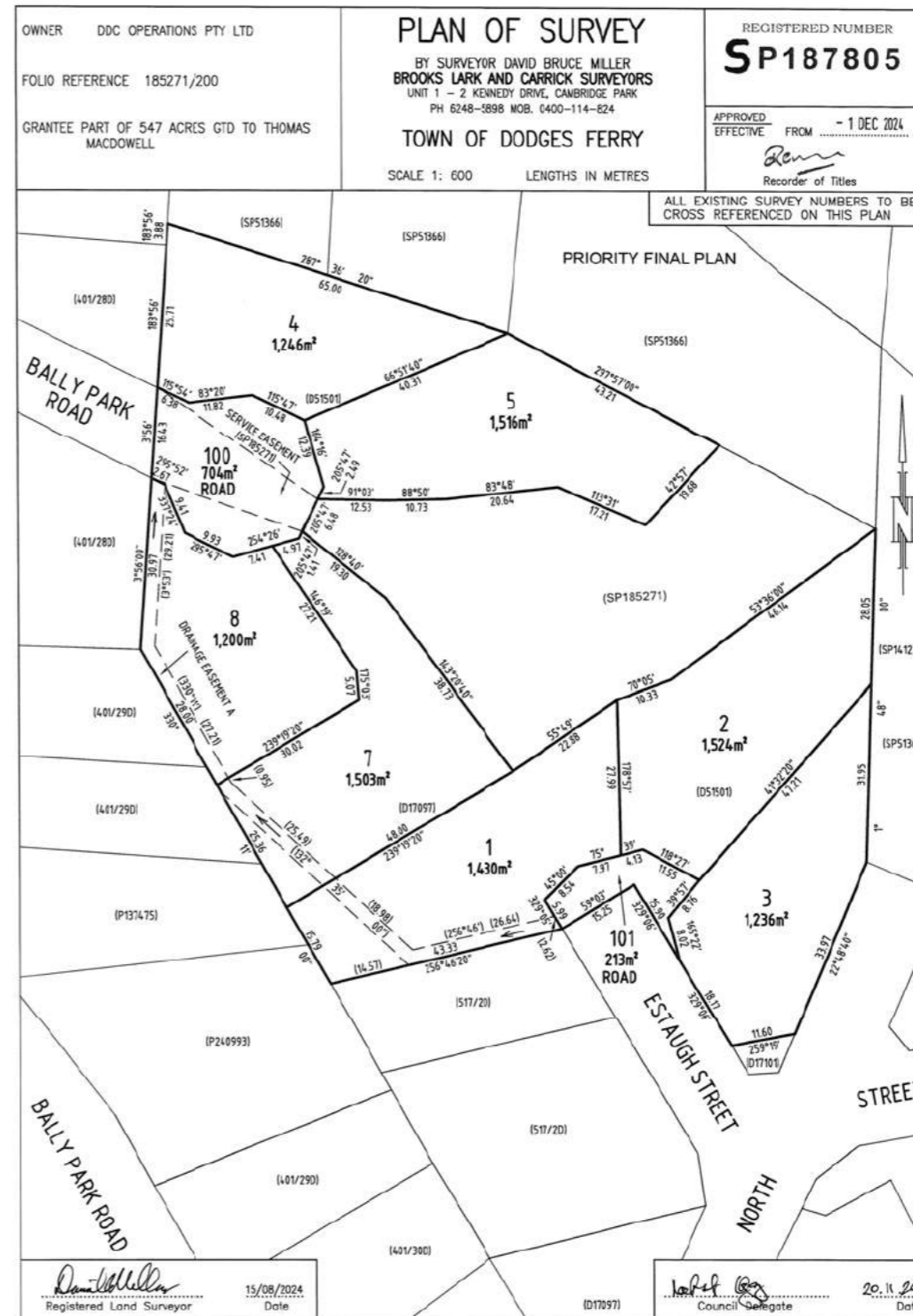
M968433 TRANSFER to DDC OPERATIONS PTY LTD Registered
09-Jul-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP187805 EASEMENTS in Schedule of Easements
SP187805 FENCING PROVISION in Schedule of Easements
SP185271 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



A Workshop
0432 936 911
aworkshop@iinet.net.au
paulwakelamarchitect.com
Level 7 | 65 Murray Street, Hobart Tasmania 7000
Paul Wakelam Architect

NOTES
COPYRIGHT OF ALL THIS DRAWING IS RESERVED BY THE CONSULTANT. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATING TO THE PROJECT FOR ACCURATE CO-ORDINATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CHECKING ALL DIMENSIONS BEFORE PREPARATION OF WORKING DRAWINGS OR COMMENCEMENT OF WORK. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST.

REVISION NO
NOTE: DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS

DEVELOPMENT APPROVAL SUBMISSION
TITLE & SURVEY

PROJECT

PROPOSED RESIDENCE | SHED
TO
LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173
4 Ochre Court, Dodges Ferry TAS 7173
FOR
IGOR FELDMAN
NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

DESIGN	PAUL WAKELAM	A_01.11.25
SCALE	NTS	DATE
DRAWN	paw	01.04.25
		DRAWING
		A1.0

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185271

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a premdre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a premdre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Easements

Lot 6 on the plan is TOGETHER WITH a Right of Carriage Way over that part of Lot 200 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT".

Lot 6 on the plan is TOGETHER WITH a Service Easement (as defined) over that part of Lot 200 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT".

Lot 200 on the plan is SUBJECT TO a Right of Carriage Way over that part of Lot 200 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT" appurtenant to Lot 6 on the plan.

Lot 200 on the plan is SUBJECT TO a Service Easement (as defined) over that part of Lot 200 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICE EASEMENT" appurtenant to Lot 6 on the plan.

Covenants

No covenants are created in this Schedule of Easements.

Fencing Provision

In respect of each lot shown on the plan, the Vendor DDC Operations Pty Ltd will not be required to fence.

Interpretation

Service Easement means the full and free right of every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land, and those persons' employees, agents and contractors, with which such right being capable of enjoyment in common with the owner of the servient tenement and the relevant Council, the relevant Water Authority, Aurora Energy Pty Ltd or any other relevant electrical supply entity and Telstra Corporation or any other telecommunications

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DDC Operations Pty Ltd (ACN 655 059 724) FOLIO REF: 51501/1 SOLICITOR & REFERENCE: Dobson Mitchell Allport and AB:23001454	PLAN SEALED BY: Sorell Council DATE: 28-7-23 7.2022.32.1 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

34678364-4195, v.1

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGE/S	Registered Number
	SP 185271
SUBDIVIDER: DDC Operations Pty Ltd (ACN 655 059 724) FOLIO REFERENCE: 51501/1	

PAGE 2 OF 2 PAGE/S

supply entity (and their successors from time to time), to lay services and to have the right of free and uninterrupted passage and running of water, electricity, telephone or other services or supplies (including electronic or other information transfer services) through, under, over and along the easement by pipes, wires, cables, poles, and all other conducting media which are now or at any time laid under or over the easement provided that pipes, wires, cables and all other conducting media under the natural surface of the land are safe and protected in accordance with all relevant Acts, Regulations or By-laws, together with a right for them and their surveyors and workmen to enter on the easement with or without machinery, materials and specialist service providers for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any such pipes, wires, cables, poles or other conducting media, with every person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good any damage caused to the servient tenement.

Executed by DDC Operations Pty Ltd in accordance with section 127(1) of the Corporations Act 2001

Sole Director/Secretary

Name of Sole Director/Secretary (print)

DAVID BRUCE MILLER

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

34678364-4195, v.1

Sorell Council
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 Ferry - P1.pdf
 Plans Reference: P1
 Date Received: 5/12/2025

<p>A Workshop 0432 936 911 aworkshop@iinet.net.au paulwakelamarchitect.com Level 7 65 Murray Street, Hobart Tasmania 7000 Paul Wakelam Architect</p>	<p>ESPL No. CCT578</p>	<p>NOTES COPYRIGHT OF ALL THIS DRAWING IS RESERVED BY THE CONSULTANT. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATING TO THE PROJECT FOR ACCURATE CO-ORDINATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CHECKING ALL DIMENSIONS BEFORE PREPARATION OF WORKING DRAWINGS OR COMMENCEMENT OF WORK. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST.</p>	<p>REVISION NO</p> <p>NOTE: DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS</p>	<p>DEVELOPMENT APPROVAL SUBMISSION</p> <p>SCHEDULE OF EASEMENT</p>		<p>PROJECT</p> <p>PROPOSED RESIDENCE SHED</p> <p>TO LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173 4 Ochre Court, Dodges Ferry TAS 7173 FOR IGOR FELDMAN NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED</p>	<p>DESIGN PAUL WAKELAM SCALE NTS DRAWN paw</p>	<p>A_01.11.25 DATE 01.04.25 DRAWING A1.1</p>
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 **Sorell Council**
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GEOTECH 22-147b

ROCK SOLID GEOTECHNICS PTY LTD

24/2/2023

CLIENT: DDC Holdings P/L

C/o Mr David Miller

Peter Hofto

163 Orielton Road

ORIELTON

TAS 7172

0417 960 769

peter@rocksolidgeotechnics.com.au

Geotechnical Assessment - Subdivision of Land at 116A Bally Park Road, Dodges Ferry

Response to Council RFI. Council have issued an RFI, specifically:

- Demonstrate compliance with Clause 10.6.3P2 of the Tasmanian Planning Scheme- Sorell 2022 by identifying on the subdivision plan potential wastewater land application areas for each lot and comment on appropriate setback distances.
- P2 states – Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
- For the purpose of this report, it is considered that a 'typical' future use of the proposed lots is the development of a three-bedroom residence and associated infrastructure.

The boundary setback distance requirements outlined in the 2016 Director's Guidelines are defined below.

<p>A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A3</p>
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Sorell Council

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Ochre Court, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:13/05/2026

GEOTECH 26-051

ROCK SOLID GEOTECHNICS PTY LTD

Peter Hoffo

163 Orielton Road

Orielton

TAS 7172

0417 960 769

peter@rocksolidgeotechnics.com.au

13/3/2026

Geotechnical Assessment / Classification for Proposed Residential Development

4 Ochre Court, Dodges Ferry.

CLIENT:



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SUMMARY	2
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FIGURE 1 Site Plan

APPENDIX 1	Certificate of Others (Building) – Form 55
APPENDIX 2	CSIRO 'Guide to home-owners on foundation maintenance and footing performance'
APPENDIX 3	Onsite Wastewater Assessment & System Design
APPENDIX 4	Form 35
APPENDIX 5	Wastewater Loading Certificate

SUMMARY

A residential development is proposed by Igor Feldman at 4 Ochre Court, Dodges Ferry ([Figure 1, Plate 1](#)). The site is underlain by thin sandy topsoils, sandy and sandy clay subsoils, and Triassic sandstone at variable depths.

The site for the proposed residence is classified as **Class 'S'** in accordance with AS2870-2011.

Suitable upslope site drainage should be installed prior to the commencement of construction.

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

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

INVESTIGATION

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

A site investigation was completed on Thursday 29 January, 2026. This included the augering of multiple test holes to assess the site for foundation conditions and onsite wastewater disposal (4WD mounted SAMPLA25 mechanical auger with 100mm solid flight augers). The locations of the holes are marked on [Figure 1](#).

It is proposed to construct a new residence on the currently vacant, internal, 1503m² Lot 7, sited on the southern side of the cul-de-sac at the end of Ochre Court. The site slopes at approximately 2-5 degrees to the west/northwest. The site is covered in sparse grass and weeds, and is devoid of trees. Sandstone bedrock is visible on the surface in several areas.

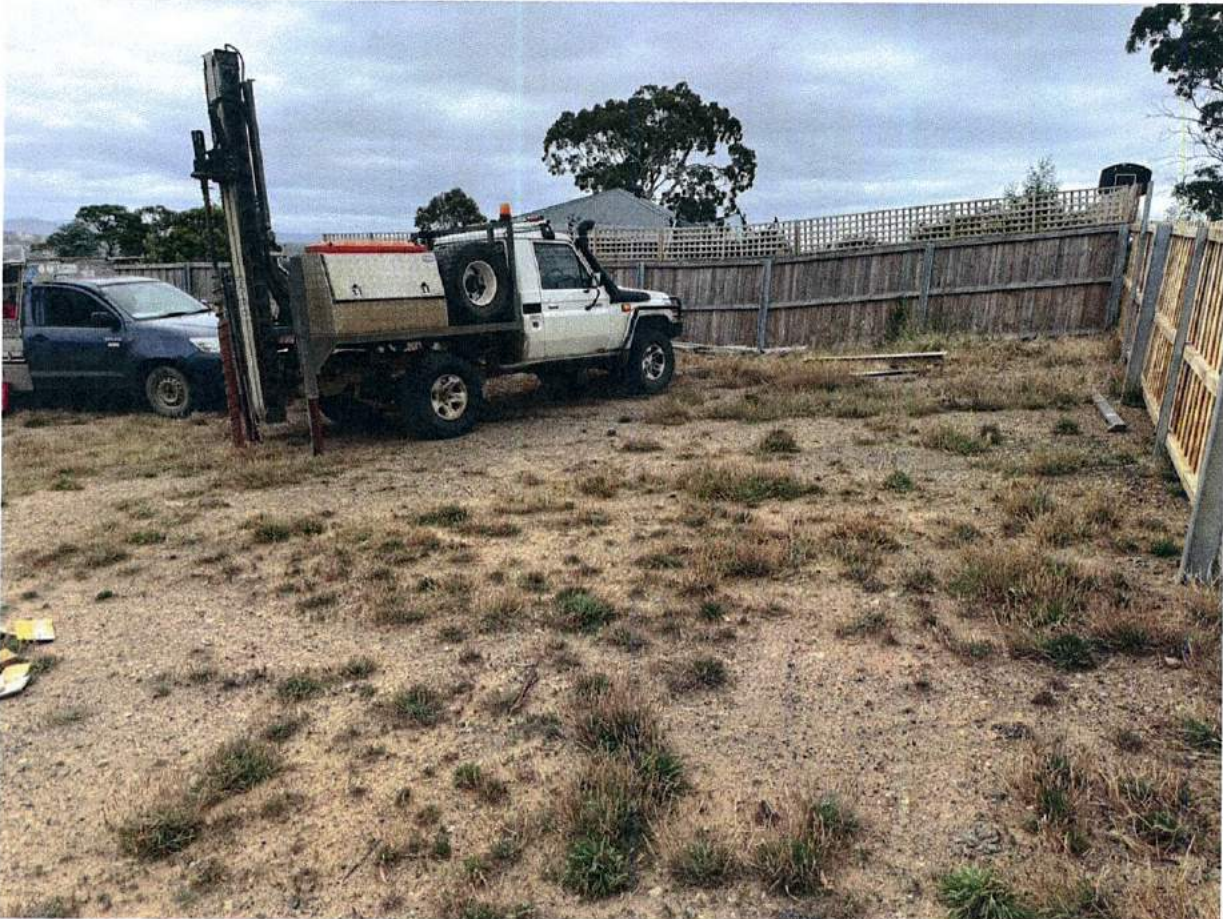
Groundwater was not encountered in any of the holes.

A stormwater drain has been installed in an easement running southeast to northwest through the western property boundary.

The profile displayed in **Test Hole #1** consisted of:

0.00 – 0.15m	SAND: fine grained, grey, trace rootlets – TOPSOIL
0.15 – 0.65m	SAND: fine grained, grey/light brown, dry
0.65 – 0.75m	sandy CLAY: medium plasticity, greyish & yellowish brown, 35% fine to medium grained sand, moist
0.75m+	Mechanical auger refusal on sandstone bedrock – 0.75m.

Plate 1 – Test Hole #1 - looking to the east.



The profile displayed in Test Hole #2 consisted of:

0.00 – 0.20m	SAND: fine grained, grey, trace rootlets – TOPSOIL
0.20 – 1.60m	SAND: fine grained, grey/light brown, dry
1.60 – 1.80m	sandy CLAY: medium plasticity, greyish & yellowish brown, 35% fine to medium grained sand, moist
1.80m+	Mechanical auger refusal on sandstone bedrock – 1.80m.

Test Hole #3 encountered sand to 1.05m then sandy clay to auger refusal at 1.20m depth.

Test Hole #4 encountered sand to 1.10m then sandy clay to auger refusal at 1.40m depth.

Test Hole #5 encountered sand to 0.70m (auger refusal).

Plate 2 – Test Hole #2 - looking to the east.



CONDITIONS OF INVESTIGATION

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

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

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

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

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

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

Investigations are conducted to standards outlined in Australian Standards:

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

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

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

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

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

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

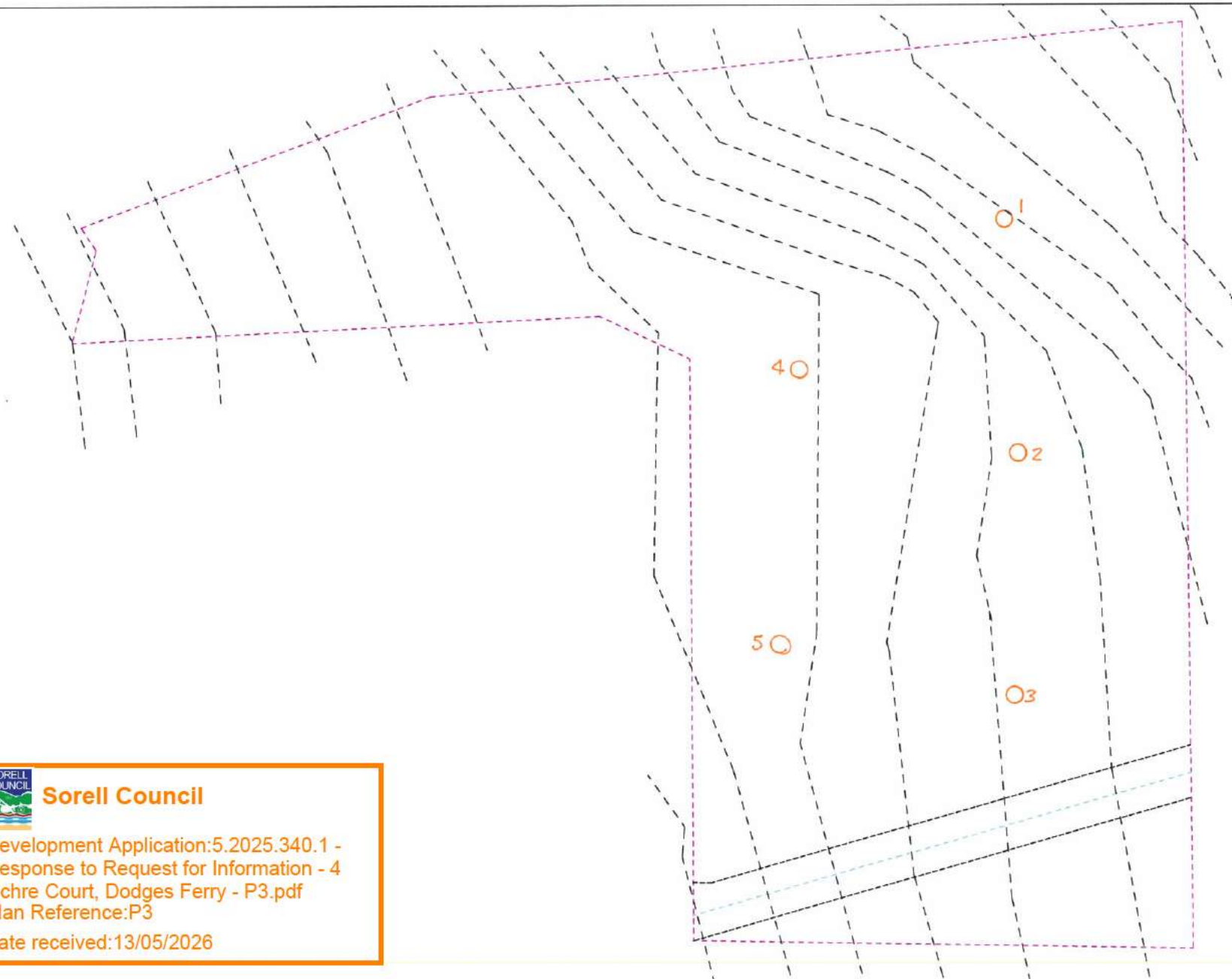
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PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD



GDA94 MGA55 : 550320E, 5254229N 1:425 Disclaimer and Copyright Notice

TEST HOLES
1:300



55m²

B 12.01.26

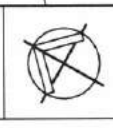
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A Workshop
 0432 936 911
 aworkshop@iinet.net.au
 paulwakelamarchitect.com
 Level 7 | 65 Murray Street, Hobart Tasmania 7000
Paul Wakelam Architect

NOTES
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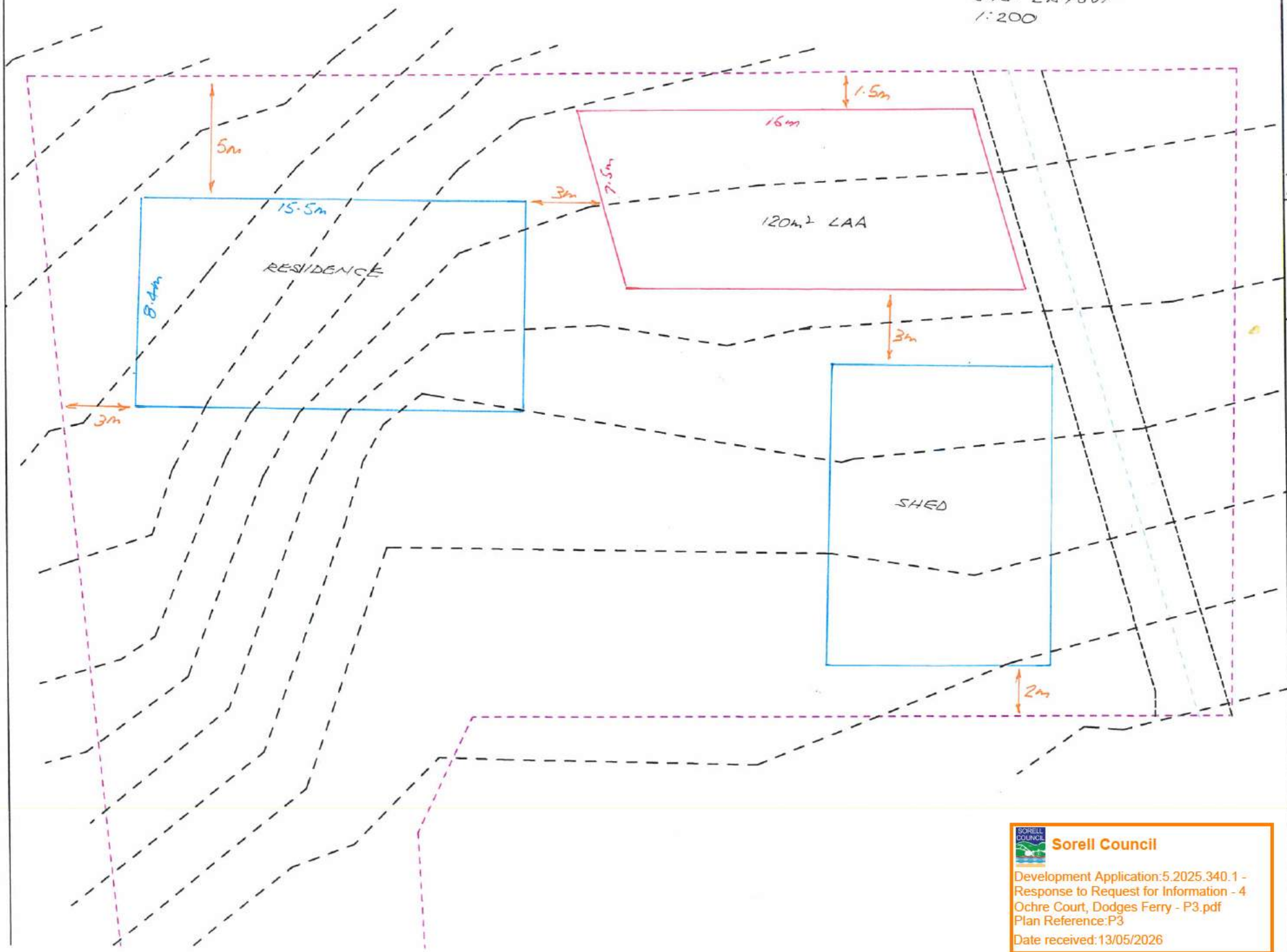
BUILDING LICENSE SUBMISSION
SITE PLAN



PROJECT PROPOSED RESIDENCE | SHED
 TO
 LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173
 4 Ochre Court, Dodges Ferry TAS 7173
 FOR
 IGOR FELDMAN
 NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

DESIGN	PAUL WAKELAM	A_01.02.26
SCALE	1:200	DATE
DRAWN	paw	01.04.25
DRAWING	A1.2	

SITE LAYOUT
1:200



PROPOSED RESIDENT
TO
LOT 7, 116A BALLY PARK ROAD, DOD
4 Ochre Court, Dodges Ferry TAS 7173
FOR
IGOR FELDMAN
NOT TO BE USED FOR CONSTRUCTION UNLESS



BUILDING LICENSE SUBMISSION

SITE PLAN

 **Sorell Council**
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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Peter Hofto - Rock Solid Geotechnics P/L
Address: 163 Orielton Road Phone No: 0417960769
 Orielton 7172 Fax No:
Licence No: Email address: peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details: BSc (Hons) – Geology / Geophysics (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)
 PI Insurance – Lloyds Underwriting
 PL Insurance – CGU Insurance Lt
Speciality area of expertise: Geotechnical Assessments (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 4 Ochre Court, Dodges Ferry Lot No: 7
 Certificate of title No:
The assessable item related to this certificate: Geotechnical Assessment – Foundations (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: Geotechnical Assessment (description from Column 1 of Schedule 1 of the Director's Determination – Certificates by Qualified Persons for Assessable Items n)

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

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation



In issuing this certificate the following matters are relevant –

Documents:

Relevant calculations:

AS2870

References:

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

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

GEOTECH
26-051

Date:

13/3/2026



Sorell Council

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Foundation Maintenance and Footing Performance: A Homeowner's Guide



BTF 18
replaces
Information
Sheet 10/91

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Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
I	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or pendants).

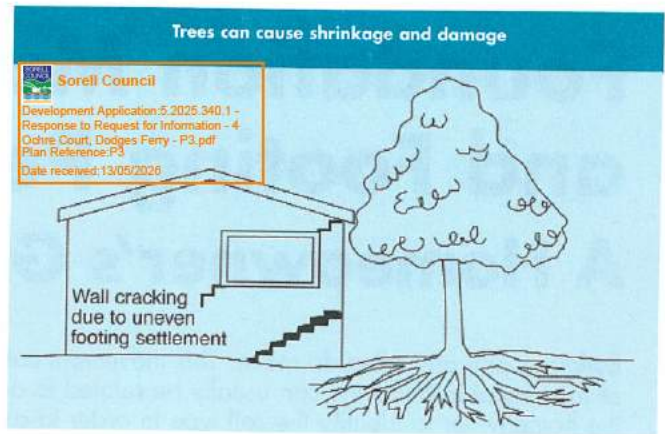
Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

Protection of the building perimeter

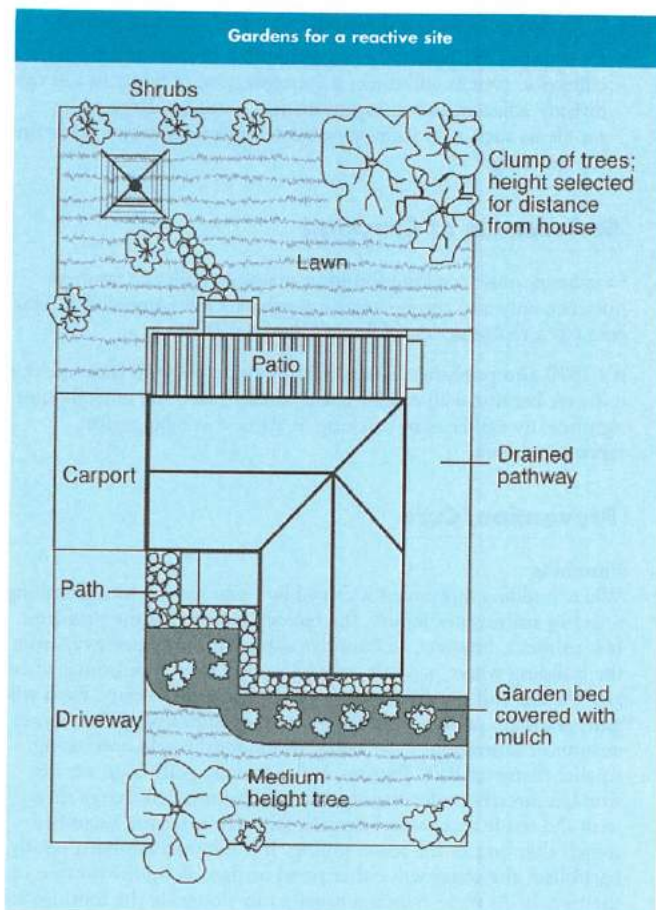
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving



CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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CSIRO PUBLISHING PO Box 1139, Collingwood 3066, Australia
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APPENDIX 3

Onsite Wastewater System Design – 4 Ochre Court, Dodges Ferry

Below find an Onsite Wastewater System design, and the allocation of a Land Application Area (LAA) for the proposed, 3-bedroom residence at 4 Ochre Court, Dodges Ferry.

This assessment should be read in conjunction with the attached Site & Soil Evaluation Report (GEOTECH 26-051).

It is proposed to construct a new residence on the currently vacant, internal, 1503m² Lot 7, sited on the southern side of the cul-de-sac at the end of Ochre Court. The site slopes at approximately 2-5 degrees to the west/northwest. The site is covered in sparse grass and weeds, and is devoid of trees. Sandstone bedrock is visible on the surface in several areas.

Groundwater was not encountered in any of the holes.

A stormwater drain has been installed in an easement running southeast to northwest through the western property boundary.

The profile displayed in **Test Hole #3** consisted of:

0.00 – 0.15m	SAND: fine grained, grey, trace rootlets – TOPSOIL
0.15 – 1.05m	SAND: fine grained, grey/light brown, dry
1.05 – 1.20m	sandy CLAY: medium plasticity, greyish & yellowish brown, 35% fine to medium grained sand, moist
1.20m+	Mechanical auger refusal on sandstone bedrock – 1.20m.

The site is classified as Class 1 (SAND) over BEDROCK with an indicative permeability of 1m/day, and a Design Irrigation Rate (DIR) of 5mm/day (Secondary treated effluent).

Plate 3 – Test Hole #3 - looking upslope to the southeast.



COMPLIANCE WITH THE 2016 DIRECTOR'S GUIDELINES FOR ONSITE WASTEWATER

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	Performance Criteria	Compliance achieved by
<p>7. Standards for Wastewater Land Application Areas</p> <p>A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.</p>	<p>P1 The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.</p>	<p>Complies with P1</p> <p>LAA 3m from residence.</p> <p>LAA 3m from downslope garage. Garage to be founded on sandstone bedrock and protected by upslope ag-drain.</p> <p>No risk of the LAA impacting the garage's foundations.</p>

<p>A2 Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</p>	<p>P2 Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A2 LAA >100m from downslope surface water.</p>
<p>A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A3 LAA > 1.5m from upslope and side-slope property boundaries. Secondary treated effluent. 3° slope. Setback required to lower slope boundary; $1.5m + (1m \times 3^\circ) = 4.5m.$</p>
<p>A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p>P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.</p>	<p>Complies with A4 No known potable bores in the immediate vicinity of this site.</p>
<p>A5 Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent.</p>	<p>P5 Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.</p>	<p>Complies with A5 Groundwater not encountered.</p>
<p>A6 Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.</p>	<p>P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>Complies with A6 Limiting layer (bedrock) at >1m depth.</p>
<p>A7 Nil</p>	<p>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.</p>	<p>Complies with P7</p>

WASTEWATER SYSTEM DESIGN:

It is proposed to secondary treat all the wastewater from the residence in an Aerated Wastewater Treatment System (AWTS), and to apply the effluent onto the LAA via subsurface dripline irrigation.

The size of the required Land Application Area for the AWTS is conditional on the wastewater load entering the system and the permeability of the site.

The site is classified as Class 1 (SAND) over BEDROCK with an indicative permeability of 1m/day, and a Design Irrigation Rate (DIR) of 5mm/day (Secondary treated effluent).

3-bedroom residence	5-person occupancy	
Tank water	120 litres/person/day	
Wastewater Load	5 x 120 litres/person/day	600 litres/day
Design Irrigation Rate (DIR)	5mm/day	Secondary treated effluent
Irrigation Area	600 / 5 = 120m ²	

Total size of calculated Land Application Area (LAA) is 120m².

It is proposed to install the required 120m² of irrigation to the southwest of the residence with wastewater used for subsurface irrigation of lawns.

The LAA is covered in sand. It will be necessary to add a minimum of 100mm of sandy loam over the LAA in order to establish grass cover.

A cutoff drain (500mm deep and 300mm wide ag-drain with geotextile covered ag-pipe) will be installed immediately upslope from the LAA, discharging to the southwest.

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LAND APPLICATION AREA

The Land Application Area should be constructed as per the following specifications:

- Establishment and maintenance of a minimum of 120m² of irrigation area.
- The area is to consist of sub-surface irrigation under designated lawns.
- Landscaping of the irrigation area is to be maintained in good order at all times. Such maintenance includes the mowing of the lawns.
- The irrigation area is not to be used for growing vegetables.
- An approved warning sign is to be clearly positioned to inform occupants that reclaimed effluent is used for irrigation.
- The drip lines must be rated for use with wastewater (pressure compensated), and organized to cover the entire 120m² LAA (@ 0.8m spacings).
- 100mm of sandy loam will be placed over the driplines (to assist with establishing the required lawn) and will be planted with grass.
- A Vacuum Breaker Valve should be provided at the high point of the LAA, and placed in a valve box to enable inspection.
- A Flush Valve should be provided for the LAA, with piping returning the flush water to the treatment plant. The Flush Valve is to be installed in a valve box to allow inspection and servicing.
- An inline strainer (150-200 mesh) is to be installed to prevent solids from entering the irrigation system.
- A cutoff drain (500mm deep and 300mm wide ag-drain with geotextile covered ag-pipe) will be installed immediately upslope from the LAA, discharging to the southwest.
- The area should not be driven on, as compaction of the subsurface driplines will render the system unserviceable.



Peter Hofto

Rock Solid Geotechnics Pty Ltd



SITE AND SOIL EVALUATION REPORT

<u>Soil Category:</u> (as stated in AS/NZS 1547-2000) 1,... 2,...3,...4,...5,...6	Modified Emerson Test Required If Yes, Emerson Class No.	No
<u>Measured or Estimated Soil Permeability (m/d):</u>	1m/d	
<u>Design Irrigation Rate (DIR)</u>	5mm/day	(Secondary Treated Effluent)
<u>Geology:</u>	Triassic sediments.	
<u>Slope:</u>	3 degrees to the west/northwest	
<u>Drainage lines / water courses:</u>	Nil	
<u>Vegetation:</u>	Grass	
<u>Site History: (land use)</u>	Unknown	
<u>Aspect:</u>	West	
<u>Pre-dominant wind direction:</u>	Northwest to southwest	
<u>Site Stability:</u> Will on-site wastewater disposal affect site stability?	No	
<u>Is geological advice required?</u>	No	
<u>Drainage/Groundwater:</u>	Not encountered	
<u>Depth to seasonal groundwater (m):</u>	Not Encountered	
<u>Are surface or sub-surface drains required upslope of the land application area</u>	Yes	
<u>Water Supply:</u>		
<input checked="" type="checkbox"/> Tank water		
<u>Date of Site Evaluation:</u>	29/1/2026	
<u>Weather Conditions:</u>	Fine	

ROCK SOLID GEOTECHNICS PTY LTD

Peter Hofto

163 Orielson Rd

Orielson

TAS 7172

0417960769

peter@rocksolidgeotechnics.com.au

13/3/2026

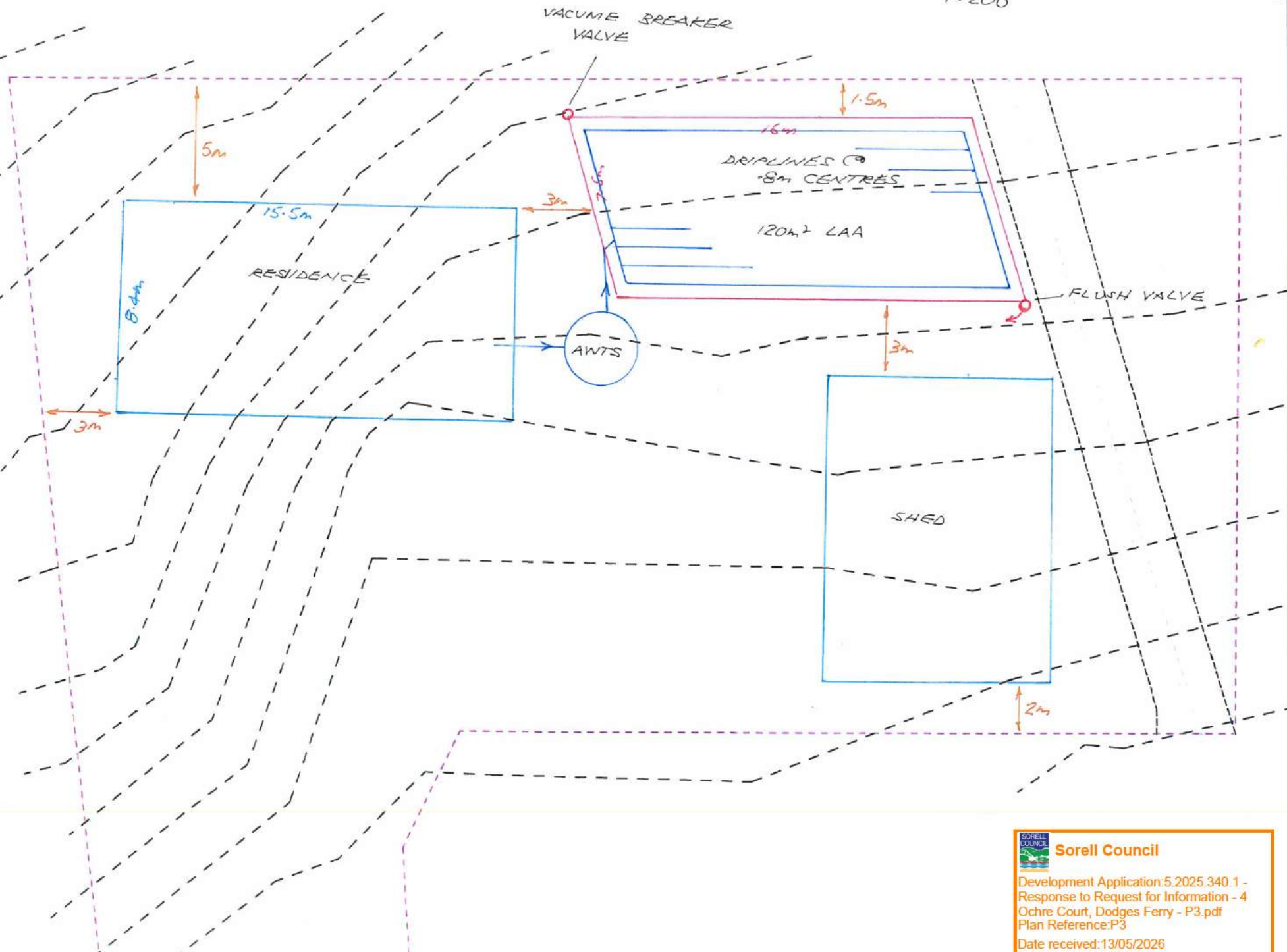
Loading Certificate for Onsite Wastewater System - 4 Ochre Court, Dodges Ferry

- 1 System Capacity: (medium/long term)
 - 3-bedroom residence, 5 persons total 600 litres/day
- 2 Design Criteria Summary:
 - Secondary Treated Effluent Aerated Wastewater Treatment System (AWTS)
 - Soil Category Class 1 SAND over bedrock
 - Land Application System 120m² of sub-surface dripline irrigation
- 3 Reserve Area:
 - Suitable reserve area if required in the future.
- 4 Variation from design flows etc:
 - The system should successfully assimilate additional peak loadings which may result from occasional social gatherings if this does not exceed use by more than 8 persons in a 24-hour period, or more than 1 temporary resident visitors (ie. up to 6 persons total) for a period not exceeding 4 days. Visitors should be advised of the requirement to minimise time spent in showers, not unduly running taps, and other common-sense water conservation measures.
- 5 Consequences of overloading the system:
 - Long term use by more than 5 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.
- 6 Consequences of under-loading the system:
 - The system will work effectively with as few as 1-person in the residence, however long periods of zero occupancy may result in poor functioning of the system when normal use recommences. If the building is left unoccupied for more than one month, it is advised to inform the maintenance contractor.
- 7 Consequences of lack of operation, maintenance and monitoring attention:
 - The AWTS must be maintained by a contracted maintenance provider.


Peter Hofto

Rock Solid Geotechnics Pty Ltd

 **Sorell Council**
Development Application:5.2025.340.1 -
Response to Request for Information - 4
Ochre Court, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:13/05/2026



PROPOSED RESIDENT
TO
LOT 7, 116A BALLY PARK ROAD, DOD
4 Ochre Court, Dodges Ferry TAS 7173
FOR
IGOR FELDMAN
NOT TO BE USED FOR CONSTRUCTION UNLESS



BUILDING LICENSE SUBMISSION
SITE PLAN

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:

ONSITE WASTEWATER MANAGEMENT SYSTEM



Sorell Council
 Development Application: 5.2025.340.1 -
 Response to Request for Information - 4
 Ochre Court, Dodges Ferry - P3.pdf
 Plan Reference: P3
 Date received: 13/05/2026

(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: <input checked="" type="checkbox"/>		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: ROCK SOLID GEOTECHNICS	Date: 13/3/2026
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 13/3/2026
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 13/3/2026
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management
Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:



Sorell Council
Development Application:5.2025.340.1 -
Response to Request for Information - 4
Ochre Court, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:13/05/2026

Attribution as designer:

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

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

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	<input type="text" value="Peter Hofto"/>	<input type="text" value="Peter Hofto"/>	<input type="text" value="13/3/2026"/>
Licence No:	<input type="text" value="CC61591"/>		

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 works 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:

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

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

Designer: Name: (print) Signed Date
Peter Hofto  13/3/2026



Sorell Council
Development Application:5.2025.340.1 -
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This development proposal is for an eight-lot subdivision at 116A Bally Park Road, Dodges Ferry (Figure 1). It is proposed to subdivide the block into;

- Lot 1 (1506m²) – vacant land
- Lot 2 (1506m²) – vacant land
- Lot 3 (1236m²) – vacant land
- Lot 4 (1246m²) – vacant land
- Lot 5 (1512m²) – vacant land
- Lot 6 (2981m²) – Includes the current, 4-bedroom residence
- Lot 7 (1506m²) – vacant land
- Lot 8 (1201m²) – vacant land

Lot 6 can sustain an onsite wastewater system for the current 4-bedroom dwelling but will require the installation of a new system.

ONSITE WASTEWATER REQUIREMENTS

The land designated for an eight-lot subdivision at 116A Bally Park Road, Dodges Ferry is underlain by thin sandy soils over Triassic sandstone bedrock. Individual block test hole information is attached below.

All the proposed new blocks will require the utilisation of secondary treated effluent, most probably an Aerated Wastewater Treatment System (AWTS), preferably with a shallow sub-surface irrigation Land Application Area (LAA). The dripline irrigation areas will distribute the secondary treated effluent over a large surface area.

The size of the Land Application Area (LAA) / subsurface irrigation zone is conditional on the potential wastewater load entering the system and the permeability of the site. The potential wastewater load is determined by the number of bedrooms in the dwelling.

A Design Irrigation Rate (DIR) of 5mm/day is appropriate (Class 1 – SAND over BEDROCK site).

3-bedroom residence	5 persons occupancy	
Tank water	120 litres/person/day	
Wastewater Load	5 x 120 litres/person/day	600 litres/day
Design Irrigation Rate (DIR)	5mm/day	Secondary treated effluent
Irrigation Area	600 / 5 = 120m ²	

Total size of calculated Land Application Area (LAA) is 120m².

Each of the proposed Lots has suitable available area for a 120m² LAA.

The locations of the LAAs on the proposed blocks must also comply with the requirements of the Tasmanian Planning Scheme and the Director's Guidelines for Onsite Wastewater. There are requirements for minimum setback distances of the LAAs from buildings and boundaries. These can easily be attained (shallow slopes) on all the proposed blocks.

An individual site assessment will ultimately determine the type and position of the onsite wastewater system required for any proposed development on any proposed Lot. These assessments will determine the most suitable location for the LAAs, including staying clear of the areas where the bedrock is exposed at the surface.

In order to ensure that each of the proposed lots has a suitable and available area for the required LAA, an area has been marked on a plan each of the blocks – taking into consideration the required boundary setbacks.

LOT 1

Proposed Lot 1 is a 1506m², vacant block, with access directly from Estaugh Street.

Lot 1 is covered in grass, minor small trees, and several semi-mature wattle trees. The land generally slopes to the west/northwest at 2-4 degrees. Triassic sandstone bedrock was observed to be outcropping the surface on the southern portion of the block.

The profiles encountered in the Test Holes consisted of:

0.00 – 0.20m	SAND: fine grained, dark grey, rootlets - TOPSOIL
0.20 – 0.55m	SAND: fine grained, grey / light brown, dry
0.55m+	Mechanical auger refusal on Triassic sandstone bedrock – 0.55m.

Groundwater was not encountered in either hole. The site is classified as CLASS 1 (SAND) over BEDROCK.

LOT 1 BOUNDARY SETBACK REQUIREMENTS

Slope 2-4 degrees

120m² of LAA required (3-bedroom residence)

Side slope and up-slope boundary setback required 1.5m

Lower slope boundary setback required 1.5m + (1m x 2°) = 3.5m

A 120m² LAA is marked on Figure 2 with appropriate boundary setbacks.

Plate 1 – Lot 1 – Test Hole #1B - looking to the northeast.



LOT 2

Proposed Lot 2 is a 1506m², vacant block, with access directly from Estaugh Street.

Lot 2 is covered in grass, minor small trees, and several semi-mature wattle trees. The land generally slopes to the north at 1-4 degrees. Triassic sandstone bedrock was observed to be outcropping the surface on the western portion of the block.

The profile encountered in Test Hole #2A consisted of:

0.00 – 0.20m	SAND: fine grained, dark grey, rootlets - TOPSOIL
0.20 – 0.70m	SAND: fine grained, grey / light brown, dry
0.70m+	Mechanical auger refusal on Triassic sandstone bedrock – 0.70m.

Groundwater was not encountered in either hole. The site is classified as CLASS 1 (SAND) over BEDROCK.

LOT 2 BOUNDARY SETBACK REQUIREMENTS

Slope 2-4 degrees

120m² of LAA required (3-bedroom residence)

Side slope and up-slope boundary setback required 1.5m

Lower slope boundary setback required $1.5m + (1m \times 2^\circ) = 3.5m$

A 120m² LAA is marked on Figure 3 with appropriate boundary setbacks.

Plate 2 – Lot 2 – looking to the west at Test Hole #2A.



LOT 3

Proposed Lot 3 is a 1236m², vacant block, with access directly from Estaugh Street.

Lot 3 is covered in grass, minor small trees, and several semi-mature wattle and pine trees. The land generally slopes to the north at 2-3 degrees. Triassic sandstone bedrock was observed to be outcropping the surface on the southern portion of the block. The profile encountered in Test Hole #3A consisted of:

0.00 – 0.20m	SAND: fine grained, dark grey, rootlets - TOPSOIL
0.20 – 0.60m	SAND: fine grained, grey / light brown, dry
0.60m+	Mechanical auger refusal on Triassic sandstone bedrock – 0.60m.

Groundwater was not encountered in either hole. The site is classified as CLASS 1 (SAND) over BEDROCK.

LOT 3 BOUNDARY SETBACK REQUIREMENTS

Slope 2-4 degrees

120m² of LAA required (3-bedroom residence)

Side slope and up-slope boundary setback required 1.5m

Lower slope boundary setback required $1.5m + (1m \times 2^\circ) = 3.5m$

A 120m² LAA is marked on Figure 4 with appropriate boundary setbacks.

Plate 3 – Lot 3 – looking to the northeast at Test Hole #3A.



LOT 4

Proposed Lot 4 is a 1246m², vacant block, with access directly from Bally Park Road.

Lot 4 is covered in grass, minor small trees, and several semi-mature wattle trees. The land generally slopes to the northwest at 4 degrees. The profiles encountered in the Test Holes consisted of:

0.00 – 0.20m	SAND: fine grained, dark grey, rootlets - TOPSOIL
0.20 – 0.50m	SAND: fine grained, grey / light brown, dry
0.50m+	Mechanical auger refusal on Triassic sandstone bedrock – 0.50m.

Groundwater was not encountered in either hole. The site is classified as CLASS 1 (SAND) over BEDROCK.

LOT 4 BOUNDARY SETBACK REQUIREMENTS

Slope 4 degrees

120m² of LAA required (3-bedroom residence)

Side slope and up-slope boundary setback required 1.5m

Lower slope boundary setback required $1.5m + (1m \times 4^\circ) = 5.5m$

A 120m² LAA is marked on Figure 5 with appropriate boundary setbacks.

Plate 4 – Lot 4 – looking to the southeast at Test Hole #4A.



LOT 5

Proposed Lot 5 is a 1512m², vacant block, with access directly from Bally Park Road.

Lot 5 is covered in grass, minor small trees, and several semi-mature wattle trees. The land generally slopes to the north/northwest at 2-5 degrees. The profile encountered in Test Hole #5B consisted of:

0.00 – 0.20m	SAND: fine grained, dark grey, rootlets - TOPSOIL
0.20 – 1.05m	SAND: fine grained, grey / light brown, dry
1.05m+	Mechanical auger refusal on Triassic sandstone bedrock – 1.05m.

Test Hole #5A encountered sandstone bedrock at 0.45m.

Groundwater was not encountered in either hole. The site is classified as CLASS 1 (SAND) over BEDROCK.

LOT 5 BOUNDARY SETBACK REQUIREMENTS

Slope 4 degrees

120m² of LAA required (3-bedroom residence)

Side slope and up-slope boundary setback required 1.5m

Lower slope boundary setback required $1.5m + (1m \times 4^\circ) = 5.5m$

A 120m² LAA is marked on Figure 6 with appropriate boundary setbacks.

Plate 5 – Lot 5 – looking to the northeast at Test Hole #5A.



LOT 7

Proposed Lot 7 is a 1506m², vacant block, with access directly from Bally Park Road.

Lot 7 is covered in grass, minor small trees, and several semi-mature wattle trees. The land generally slopes to the north / northwest at 3-4 degrees. Triassic sandstone bedrock was observed to be outcropping the surface on the western portion of the block. The profile encountered in Test Hole #7B consisted of:

0.00 – 0.20m	SAND: fine grained, dark grey, rootlets - TOPSOIL
0.20 – 0.45m	SAND: fine grained, dark brown, dry
0.45 – 0.70m	SAND: fine grained, brown, dry
0.70 – 1.20m	sandy CLAY: medium plasticity, brown / light brown, 40% fine to medium grained sand, some silt, moist
1.20m+	Mechanical auger refusal on Triassic sandstone bedrock – 1.20m.

Test Hole #7A encountered sandstone bedrock at 0.90m. Groundwater was not encountered in either hole.

The site is classified as CLASS 1 (SAND) over CLASS 5 (light CLAY) and BEDROCK.

LOT 7 BOUNDARY SETBACK REQUIREMENTS

Slope 4 degrees

120m² of LAA required (3-bedroom residence)

Side slope and up-slope boundary setback required 1.5m

Lower slope boundary setback required $1.5m + (1m \times 3^\circ) = 4.5m$

A 120m² LAA is marked on [Figure 7](#) with appropriate boundary setbacks.

Plate 7 – Lot 7 – looking to the northeast at [Test Hole #7B](#).



LOT 8

Proposed Lot 8 is a 1201m², vacant block, with access directly from Bally Park Road.

Lot 8 is covered in grass, minor small trees, and several semi-mature wattle trees. The land generally slopes to the northwest at 3 degrees.

The profile encountered in Test Hole #8A consisted of:

0.00 – 0.20m	SAND: fine grained, dark grey, rootlets - TOPSOIL
0.20 – 0.60m	SAND: fine grained, grey / light brown, dry
0.60m+	Mechanical auger refusal on Triassic sandstone bedrock – 0.60m.

Test Hole #8B encountered sandstone bedrock at 0.45m.

Groundwater was not encountered in either hole. The site is classified as CLASS 1 (SAND) over BEDROCK.

LOT 8 BOUNDARY SETBACK REQUIREMENTS

Slope 4 degrees

120m² of LAA required (3-bedroom residence)

Side slope and up-slope boundary setback required 1.5m

Lower slope boundary setback required $1.5m + (1m \times 3^\circ) = 4.5m$

A 120m² LAA is marked on Figure 8 with appropriate boundary setbacks.

Plate 8 – Lot 8 – looking to the southeast at **Test Hole #8A**.



RECCOMENDATIONS

It is the conclusion of this report that each of the proposed vacant Lots can sustain an onsite wastewater system for a three-bedroom dwelling.

Lot 6 can sustain an onsite wastewater system for the current 4-bedroom dwelling but will require the installation of a new onsite wastewater system (see [GEOTECH 22-147a](#)).

A handwritten signature in blue ink, appearing to read 'Peter Hofto'.

Peter Hofto

ROCK SOLID GEOTECHNICS P/L

CONDITIONS OF INVESTIGATION

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

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

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

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS1547-2012: Onsite Domestic Wastewater Management

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

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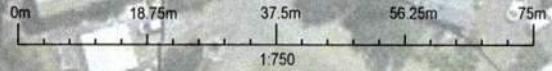


PETER HOFTO

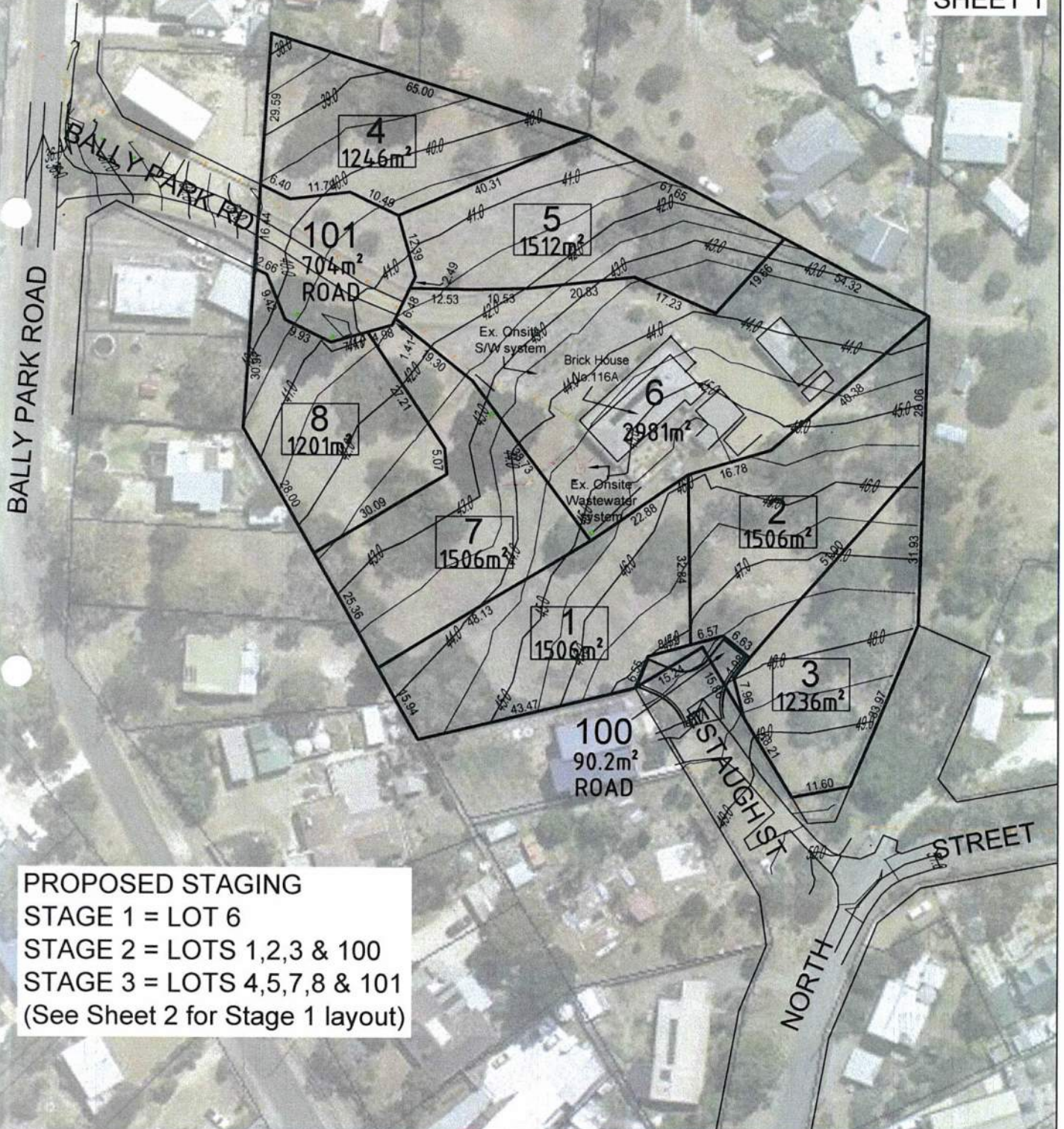
ROCK SOLID GEOTECHNICS PTY LTD

**Brooks, Lark
and Carrick
SURVEYORS**

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@bicsurveyors.com.au
WEB: www.rbsurveyors.com



SHEET 1



PROPOSED STAGING
 STAGE 1 = LOT 6
 STAGE 2 = LOTS 1,2,3 & 100
 STAGE 3 = LOTS 4,5,7,8 & 101
 (See Sheet 2 for Stage 1 layout)

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
 All measurements and areas are subject to the final survey.
 Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

OWNER: C.M. GARNER
 TITLE REFERENCE: C.T.51501/1
 LOCATION: 116A BALLY PARK ROAD,
 DODGES FERRY

Proposed Subdivision	
Date: 28-2-2022	Reference: ZZGEN01 9999-99
Scale: 1:750 (A3)	Municipality: SORELL

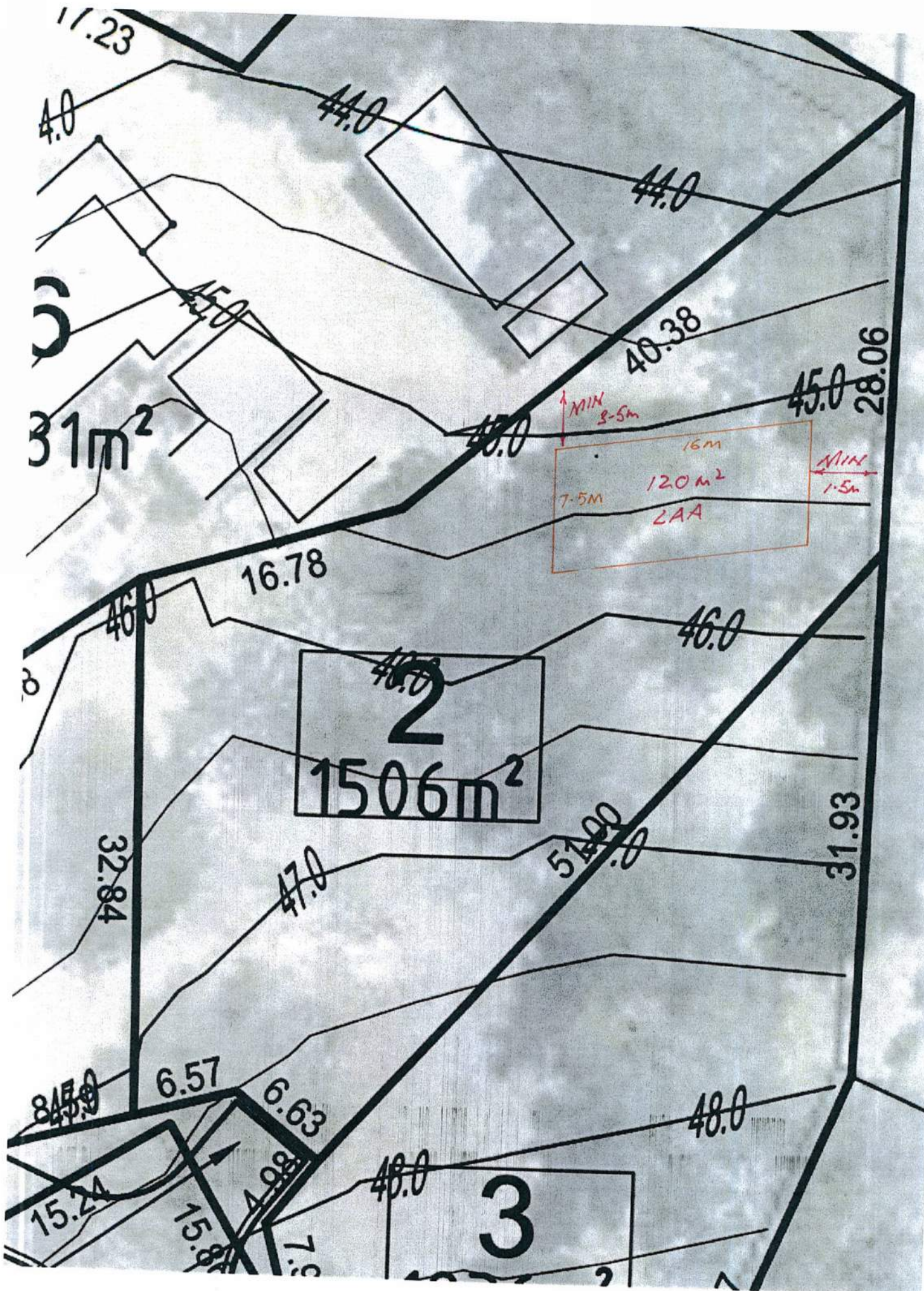


FIGURE 3
1:300

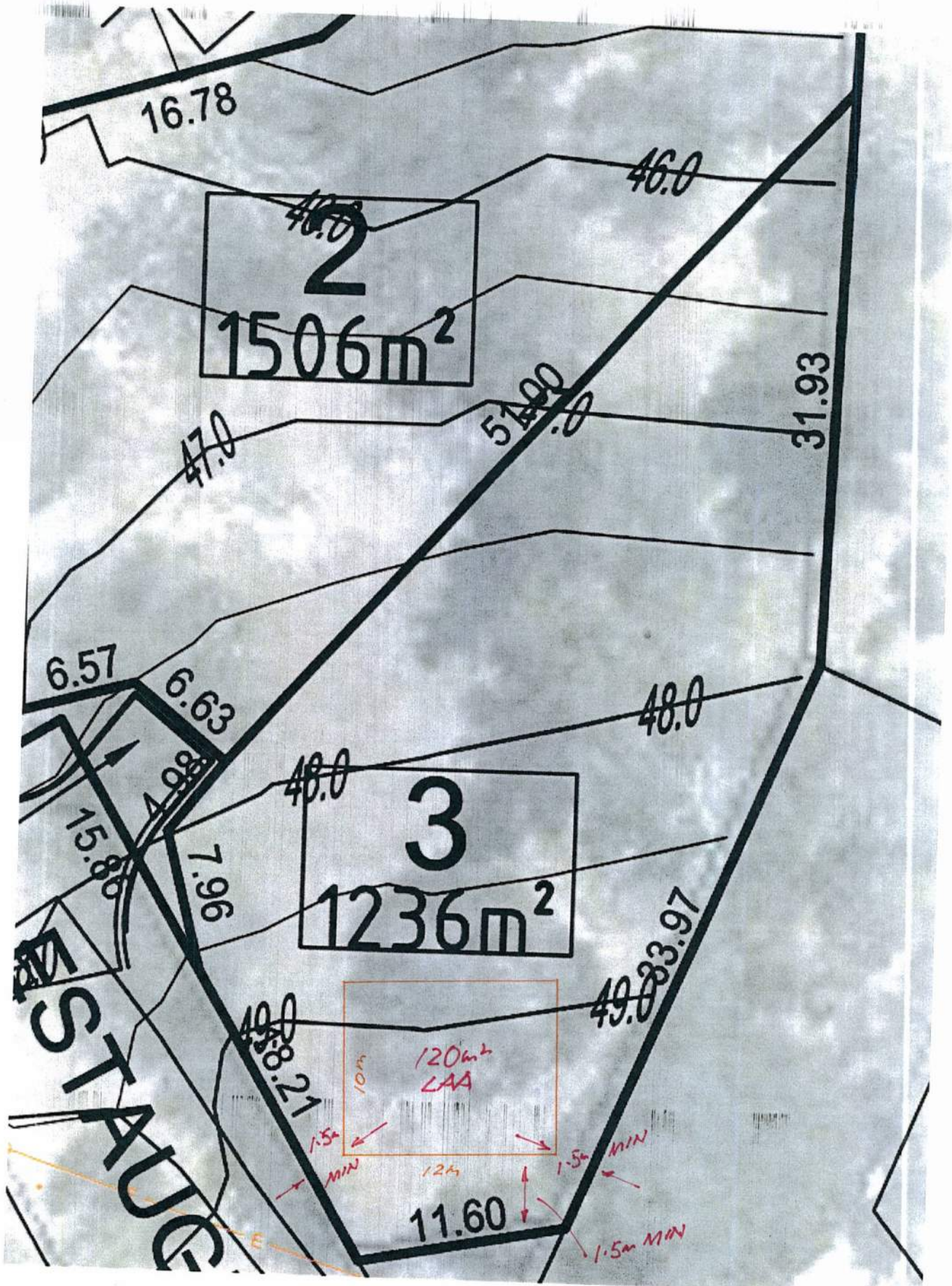


FIGURE 4

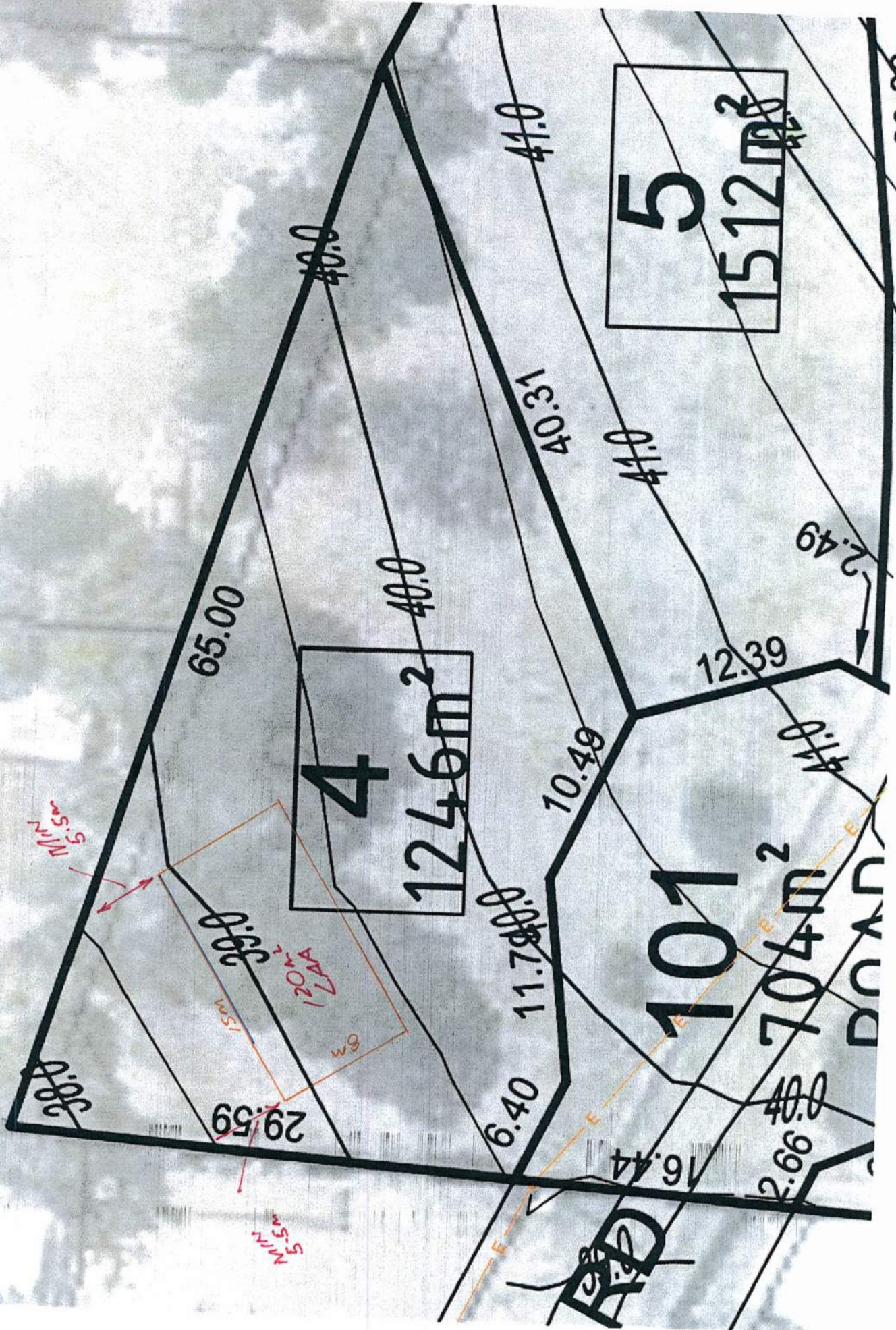
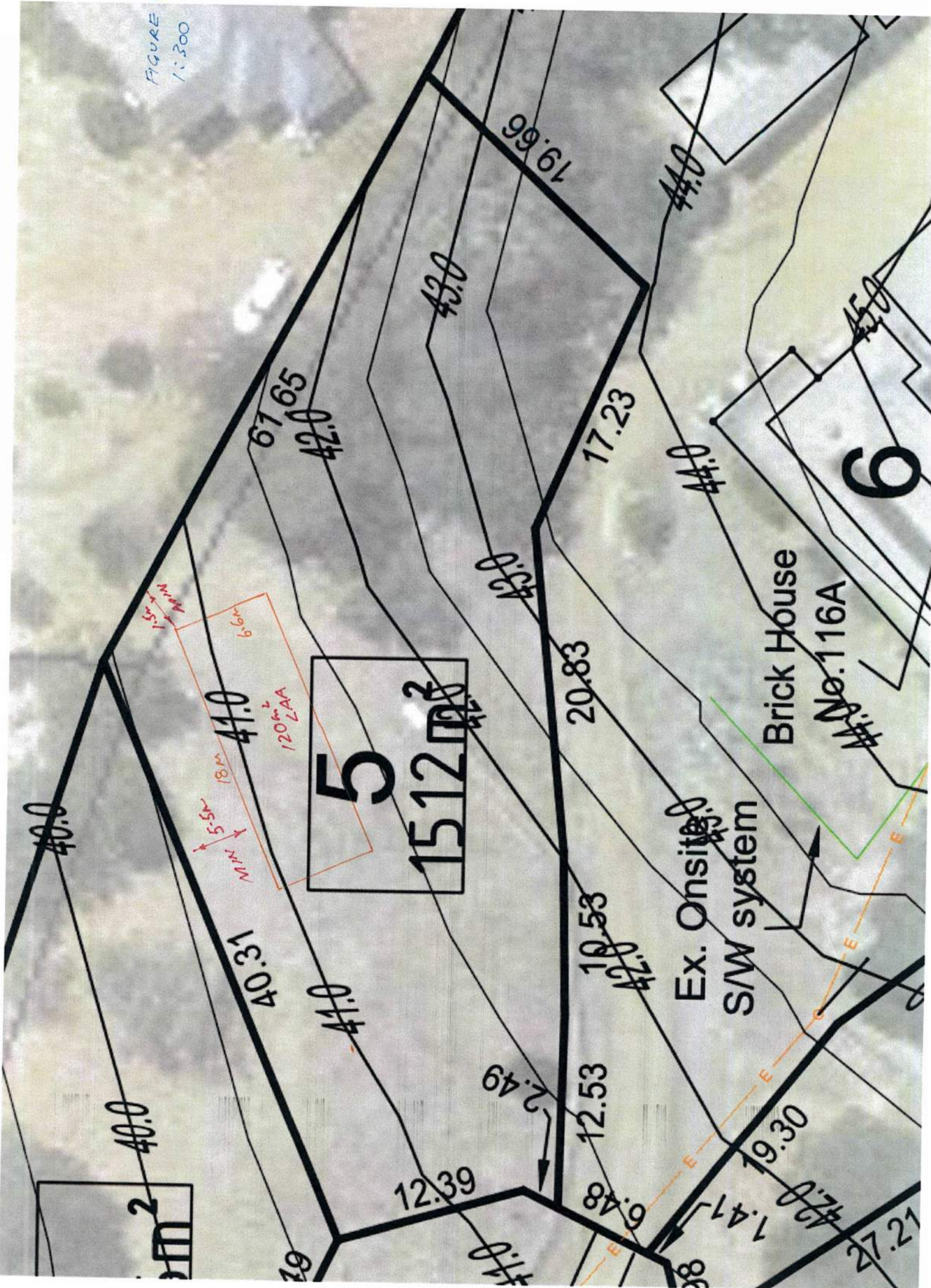


FIGURE 5
SCALE 1:300

FIGURE 6
1:300



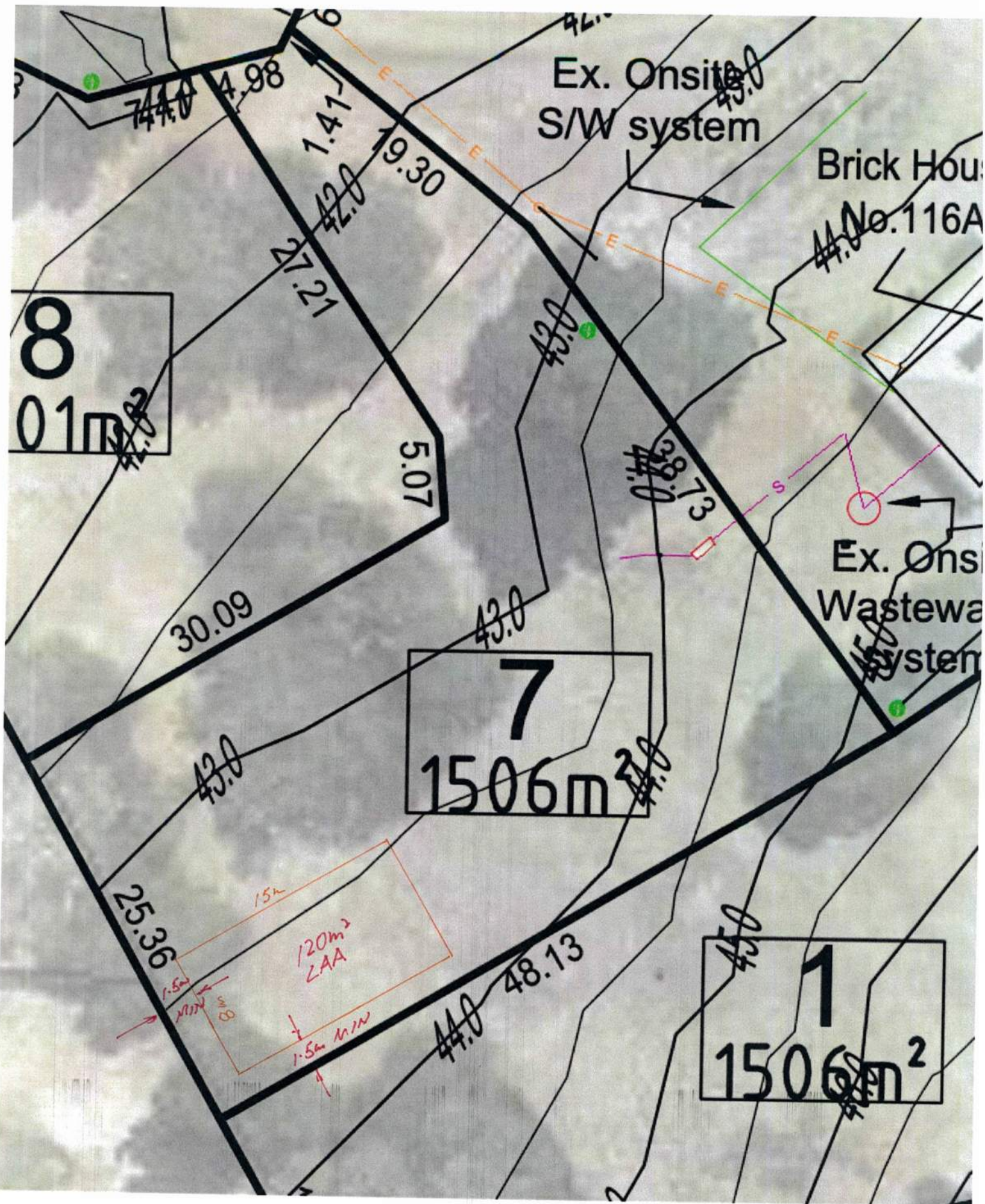


FIGURE 1
 11300

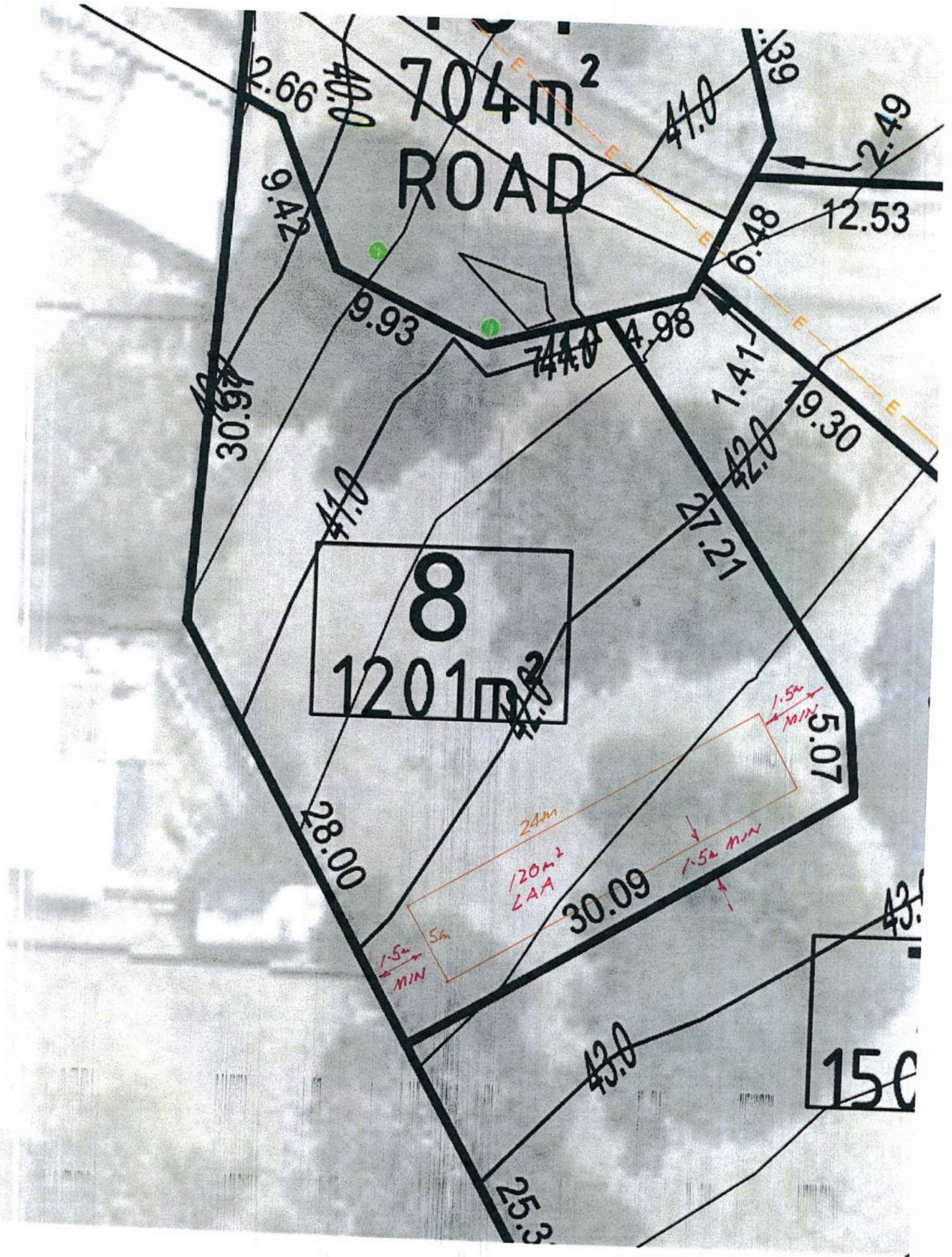


FIGURE 8
11300



Title Reference: 187805/7
 Property ID: 9211753
 View Property in LISTmap
 Address: 4 OCHRE CT,
 DODGES FERRY TAS 7173
 Location of Certificate:
 Held on behalf of NATIONAL
 AUSTRALIA BANK LIMITED
 Effective Date: 27/3/2025
 Description of Land:
 Prior CT 185271/200.

Town of DODGES FERRY.

Lot 7 on Sealed Plan 187805.

Derivation : Part of 547
 Acres Gtd. to Thomas Macdowell..m

DRAWINGS

- A0.0 COVER SHEET
- A1.0 TITLE & SURVEY
- A1.1 SCHEDULE OF EASEMENTS
- A1.2 SITE PLAN
- A2.0 SHED FLOORPLAN
- A2.1 SHED ELEVATIONS
- A2.2 HOUSE LOWER FLOORPLAN
- A2.3 HOUSE UPPER FLOORPLAN
- A3.0 ELEVATIONS
- A4.0 SECTION
- A4.1 SECTION

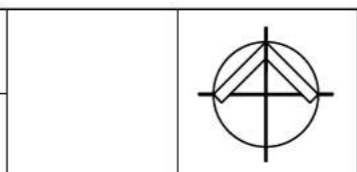
Sorell Council
 Development Application: 5.2025.340.1 -
 Development Application - 4 Ochre Court, Dodges
 Ferry - P1.pdf
 Plans Reference: P1
 Date Received: 5/12/2025

A Workshop
 0432 936 911
 aworkshop@iinet.net.au
 paulwakelamarchitect.com
 Level 7 | 65 Murray Street, Hobart Tasmania 7000
Paul Wakelam Architect

NOTES
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DEVELOPMENT APPROVAL SUBMISSION
COVER PAGE



PROJECT **PROPOSED RESIDENCE | SHED**
 TO
 LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173
 4 Ochre Court, Dodges Ferry TAS 7173
 FOR
 IGOR FELDMAN
 NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

DESIGN	PAUL WAKELAM	A_01.11.25
SCALE	NTS	DATE
DRAWN	paw	01.04.25
		DRAWING
		A0.0

1st November 2025
15th January 2026 Response to RFI 1
11th May 2026 Response to RFI 2
Job Number: 7325
Our Reference: Dodges Ferry

Emails:
Applicant
aworkshop@iinet.net.au
Owner
[REDACTED]

Sorell Council
PO Box 126 Hobart, Tasmania 7172
sorell.council@sorell.tas.gov.au



Attention: Kate Guinane Planner

4 Ochre Court, Dodges Ferry – New Residence and Shed

Subject : Application No PLN- 5.2025.340

Refer to

- Shane Wells | Manager Planner | Letter 11 December 2025

Planning:

1. Amended elevations of the proposed outbuilding that include reference to natural ground level and show both the proposed wall height and maximum building height. **Satisfied**

1. Refer to drawing A2.0C & A2.1C for wall heights and max building height for out building (shed). These had to be adjusted in relation to Soil and Waste Water System Design Report.

2. Documentation to address the requirements of Clause 10.4.3 (P2) of the Tasmanian Planning Scheme – Sorell (the Scheme) for setback, specifically in that diagrams to show the likely extent of overshadowing to occur at Winter Solstice as a result of the proposed outbuilding are required.

Not Satisfied – The shadow diagram provided does not indicate how the shadowing impacts over time or at what time the shadow shown on the plans is. Please provide shadow diagrams showing shadowing impacts throughout the day of winter solstice with the time of day labelled.

2. Refer to drawing A1.2C for sun shading diagram outcome for winter solstice showing extent of over shadowing which predominantly is mitigated by existing fence on boundary. **Please confirm if this is still a requirement as the shed has been downsized and relocated to accommodate Soil and Waste Water System Report. Overshadowing will be kept within owners boundary.**

3. The amended floor plan received of the outbuilding now shows two offices, a kitchenette and bathroom. Please advise the specific

PAUL WAKELAM
ARCHITECT

A WORKSHOP

ARCHITECTURE

CONSERVATION

PERFORMANCE

INTERIORS

LEVEL 7/65
MURRAY STREET
HOBART
TASMANIA
7000

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0432 936 911

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paulwakelamarchitect.com

PAUL WAKELAM RAIA

TAS ARB NO. 1030
WA ARB NO. 3034
BSPL NO. CC7578
AIA TAS COUNCIL
2017-2021

proposed use for these offices, the workshop area and the out building as a whole.

3. Refer to Drawing A2.0C Floorplan. The purpose of these offices is for the client, a builder to run his business from and provide substantial storage for his equipment required for building. There is also an artist studio for his partner off to the side. During construction of the main house they will occupy this space as accommodation. Once house is complete it will resume as builders and artist quarters as discussed in Soi and Waste Water Report.

Engineering:

4. Please provide an offset from the stormwater main for the proposed new shed in accordance with Council Stormwater in New Development Policy.

Note: Offset is required from easement to protect Council stormwater main during construction work and for any future upgrade stormwater main pipe work. A minimum of 1 m offset is required from the edge of the easement. Also, response provided must not show any wastewater services proposed over Council's stormwater main. Satisfied

4. Refer to drawing A1.2C for 1m setback from stormwater main pipe. **Satisfied**

5. Please provide lot connection to reticulated main in accordance with Council's Stormwater in New Development Policy.

5. Refer to drawing A1.2C for locations of pits and stormwater piping to main storm water drain located on site. **Satisfied**

Environmental Health:

6. Demonstrate Compliance with SOR – S2.7.1 A1 or P1 – Southern Beaches On-Site Wastewater Management Special Area Plan of the Tasmanian Planning Scheme - Sorell by providing a wastewater design from a suitably qualified person, the design must ensure that the wastewater land application area is setback a sufficient distance from property boundaries and is not located over the stormwater main. **Satisfied**

6. Please refer to attached Onsite Waste Water Report by Rock Solid Geotechnics PTY LTD 22-147B for Lot 7 for waste water requirements which is compliant to Tasmanian Planning Scheme and the Director's Guidelines for Onsite Wastewater including setbacks for LAA's to boundaries. The slope of the land on average is just under 7%. Refer to drawing A1.2B for layout. The LAA in this case has been relocated to new position because of the location of a stormwater main drainage easement and hence satisfying the requirements of SOR-S2.7.1 A1 or P1.

Not Satisfied – A site specific wastewater design has not been provided demonstrating that the proposed wastewater land application area complies with SOR-S2.0 Southern Beaches On-site Wastewater and Stormwater Management Specific Area Plan, particularly S2.7.1 P1. The area nominated for wastewater land application on the site plan is long,

narrow and has 3m of cross fall, making wastewater distribution difficult. In addition, part of the area is not setback from the house.

6. Please refer to attached Soil and Onsite Waste Water Report by Rock Solid Geotechnics PTY LTD 26-051 and Drawing 1.2C Site plan for Lot 7 for waste water requirements which is compliant to Tasmanian Planning Scheme and the Director's Guidelines for Onsite Wastewater including setbacks for LAA's to boundaries. The LAA in this case has been relocated to new position because of the location of a stormwater main drainage easement and hence satisfying the requirements of SOR-S2.7.1 A1 or P1.

7. Provide a stormwater design that demonstrates compliance with SOR – S2.7.2 A1 or P1 – Southern Beaches On-Site **Satisfied**

7. Refer to drawing A1.2C Site plan for stormwater layout compliant with SOR-S2.7.2 A1. **Satisfied**

Any queries or comment please email or call 0432 936 911.

Thanks.

Warm regards,



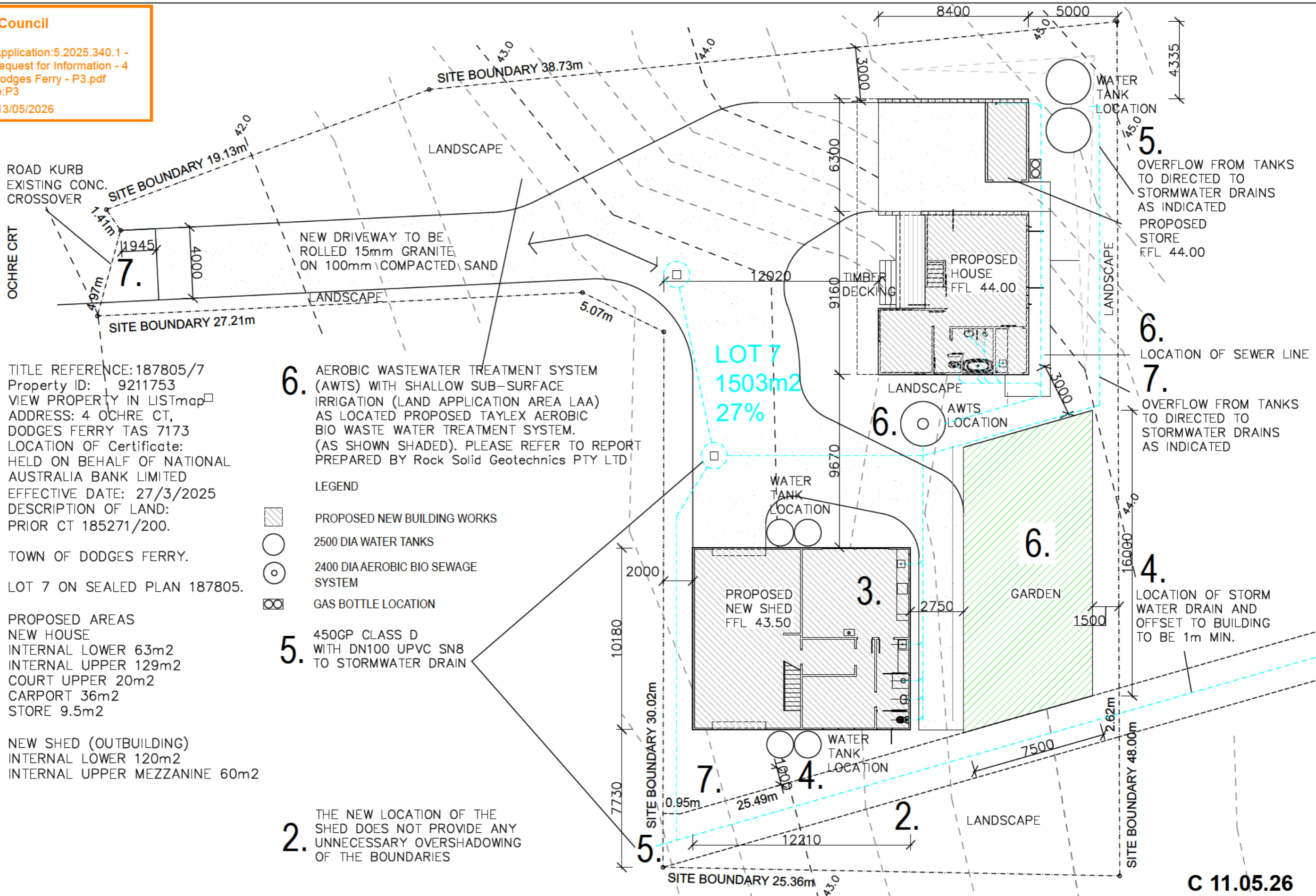
Paul Wakelam RAIA



Sorell Council

Development Application:5.2025.340.1 -
Response to Request for Information - 4
Ochre Court, Dodges Ferry - P3.pdf
Plan Reference:P3

Date received:13/05/2026



TITLE REFERENCE: 187805/7
 Property ID: 9211753
 VIEW PROPERTY IN LISTmap
 ADDRESS: 4 OCHRE CT,
 DODGES FERRY TAS 7173
 LOCATION OF Certificate:
 HELD ON BEHALF OF NATIONAL
 AUSTRALIA BANK LIMITED
 EFFECTIVE DATE: 27/3/2025
 DESCRIPTION OF LAND:
 PRIOR CT 185271/200.

TOWN OF DODGES FERRY.
 LOT 7 ON SEALED PLAN 187805.
 PROPOSED AREAS
 NEW HOUSE
 INTERNAL LOWER 63m²
 INTERNAL UPPER 129m²
 COURT UPPER 20m²
 CARPORT 36m²
 STORE 9.5m²

NEW SHED (OUTBUILDING)
 INTERNAL LOWER 120m²
 INTERNAL UPPER MEZZANINE 60m²

6. AEROBIC WASTEWATER TREATMENT SYSTEM (AWTS) WITH SHALLOW SUB-SURFACE IRRIGATION (LAND APPLICATION AREA LAA) AS LOCATED PROPOSED TAYLEX AEROBIC BIO WASTE WATER TREATMENT SYSTEM. (AS SHOWN SHADED). PLEASE REFER TO REPORT PREPARED BY Rock Solid Geotechnics PTY LTD

- LEGEND
- PROPOSED NEW BUILDING WORKS
 - 2500 DIA WATER TANKS
 - 2400 DIA AEROBIC BIO SEWAGE SYSTEM
 - GAS BOTTLE LOCATION

5. 450GP CLASS D WITH DN100 UPVC SN8 TO STORMWATER DRAIN

2. THE NEW LOCATION OF THE SHED DOES NOT PROVIDE ANY UNNECESSARY OVERSHADOWING OF THE BOUNDARIES

5. OVERFLOW FROM TANKS TO DIRECTED TO STORMWATER DRAINS AS INDICATED
 PROPOSED STORE FFL 44.00

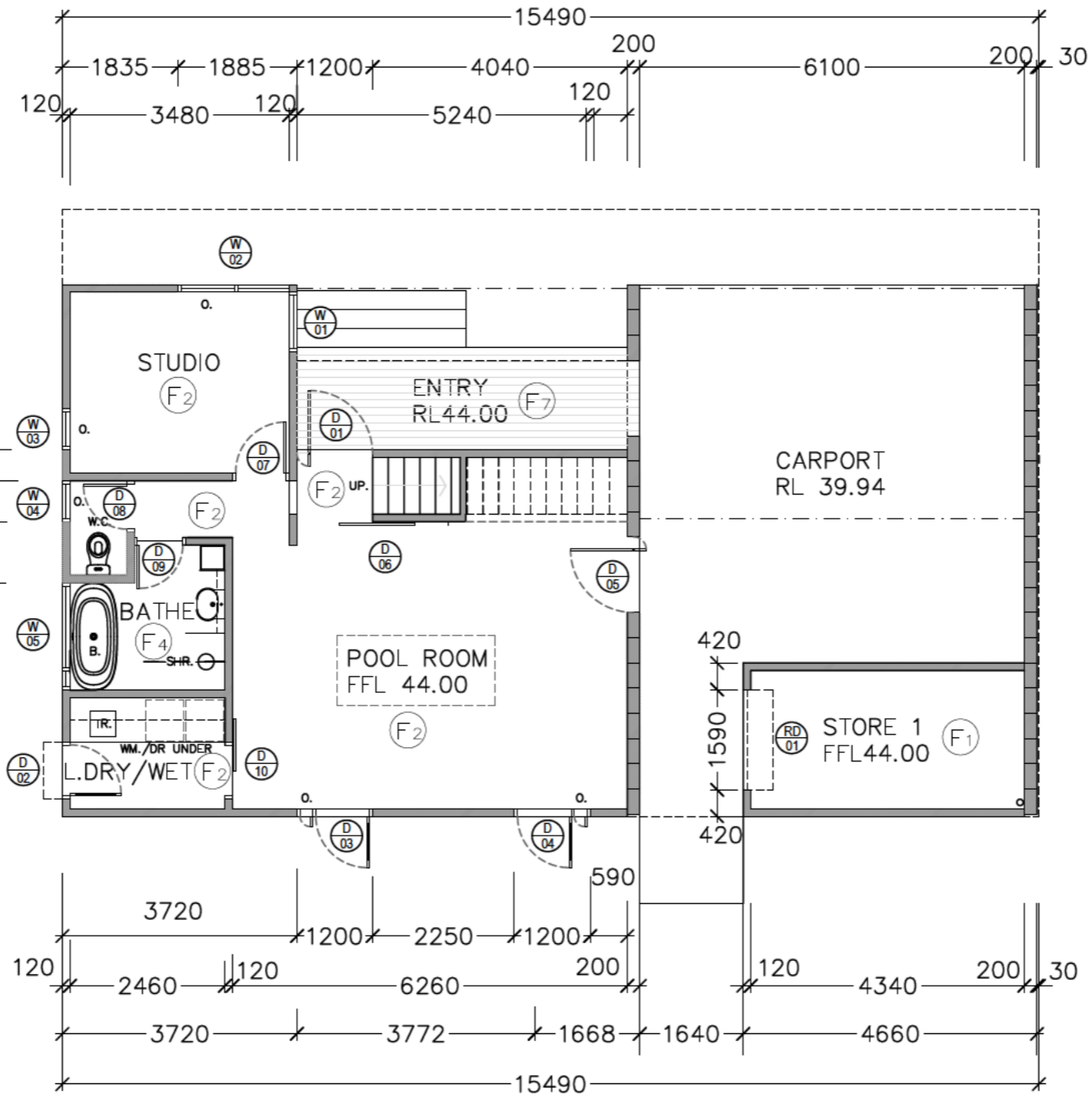
6. LOCATION OF SEWER LINE

7. OVERFLOW FROM TANKS TO DIRECTED TO STORMWATER DRAINS AS INDICATED

4. LOCATION OF STORM WATER DRAIN AND OFFSET TO BUILDING TO BE 1m MIN.

C 11.05.26

A Workshop 0432 936 911 aworkshop@iinet.net.au paulwakelamarchitect.com Level 7 65 Murray Street, Hobart Tasmania 7000 Paul Wakelam Architect	BSPL No. CC7578 NOTES COPYRIGHT OF ALL THIS DRAWING IS RESERVED BY THE CONSULTANT. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATING TO THE PROJECT FOR ACCURATE CO-ORDINATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CHECKING ALL DIMENSIONS BEFORE PREPARATION OF WORKING DRAWINGS OR COMMENCEMENT OF WORK. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST.	REVISION NO	BUILDING LICENSE SUBMISSION		PROJECT PROPOSED RESIDENCE SHED TO LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173 4 Ochre Court, Dodges Ferry TAS 7173 FOR IGOR FELDMAN NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED	DESIGN PAUL WAKELAM	A_01.02.26
		NOTE: DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS	SITE PLAN			SCALE 1:200	DATE 01.04.25
						DRAWN paw	DRAWING A1.2



FLOOR PLAN

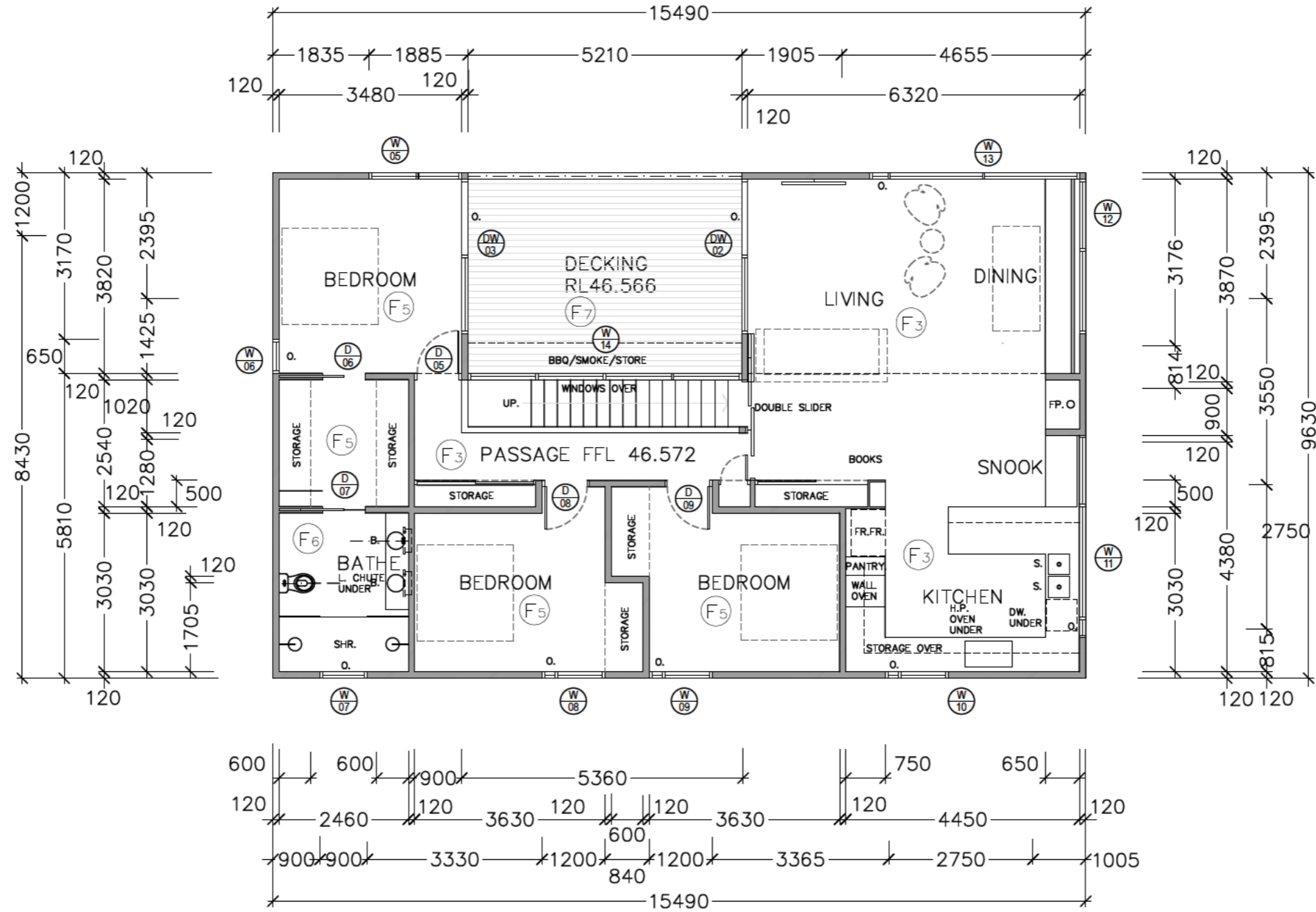
KEY TO MATERIALS

- (F1) CONCRETE SLAB ON CLEAN INFILL
- (F2) BURNISHED CONCRETE SLAB
- (F3) SELECTED TIMBER FLOORING ON STRUCTAFLOOR
- (F4) SELECTED TILE FLOORING ON CONCRETE SETDOWN
- (F5) SELECTED CARPET ON STRUCTAFLOOR
- (F6) SELECTED TILE FLOORING ON 19mm CEMENT SHEETING
- (F7) TIMBER DECKING

PROPOSED AREAS
 NEW HOUSE
 INTERNAL LOWER 63m²
 INTERNAL UPPER 129m²
 COURT UPPER 20m²
 CARPORT 36m²
 STORE 9.5m²

Sorell Council
 Development Application: 5.2025.340.1 -
 Development Application - 4 Ochre Court, Dodges
 Ferry - P1.pdf
 Plans Reference:P1
 Date Received:5/12/2025

<p>A Workshop 0432 936 911 aworkshop@iinet.net.au paulwakelamarchitect.com Level 7 65 Murray Street, Hobart Tasmania 7000 Paul Wakelam Architect</p>	<p>BSPL No. CC7578</p>	<p>NOTES COPYRIGHT OF ALL THIS DRAWING IS RESERVED BY THE CONSULTANT. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATING TO THE PROJECT FOR ACCURATE CO-ORDINATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CHECKING ALL DIMENSIONS BEFORE PREPARATION OF WORKING DRAWINGS OR COMMENCEMENT OF WORK. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST.</p>	<p>REVISION NO</p> <p>NOTE: DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS</p>	<p>DEVELOPMENT APPROVAL SUBMISSION</p> <hr/> <p>HOUSE LOWER FLOORPLAN</p>		<p>PROJECT PROPOSED RESIDENCE SHED TO LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173 4 Ochre Court, Dodges Ferry TAS 7173 FOR IGOR FELDMAN NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED</p>	<p>DESIGN PAUL WAKELAM SCALE 1:100 DRAWN paw</p>	<p>A_01.11.25 DATE 01.04.25 DRAWING A2.2</p>
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UPPER FLOOR PLAN

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PROPOSED AREAS
 NEW HOUSE
 INTERNAL LOWER 63m²
 INTERNAL UPPER 129m²
 COURT UPPER 20m²
 CARPORT 36m²
 STORE 9.5m²

Sorell Council
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 Ferry - P1.pdf
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A Workshop
 0432 936 911
 aworkshop@iinet.net.au
 paulwakelamarchitect.com
 Level 7 | 65 Murray Street, Hobart Tasmania 7000
Paul Wakelam Architect

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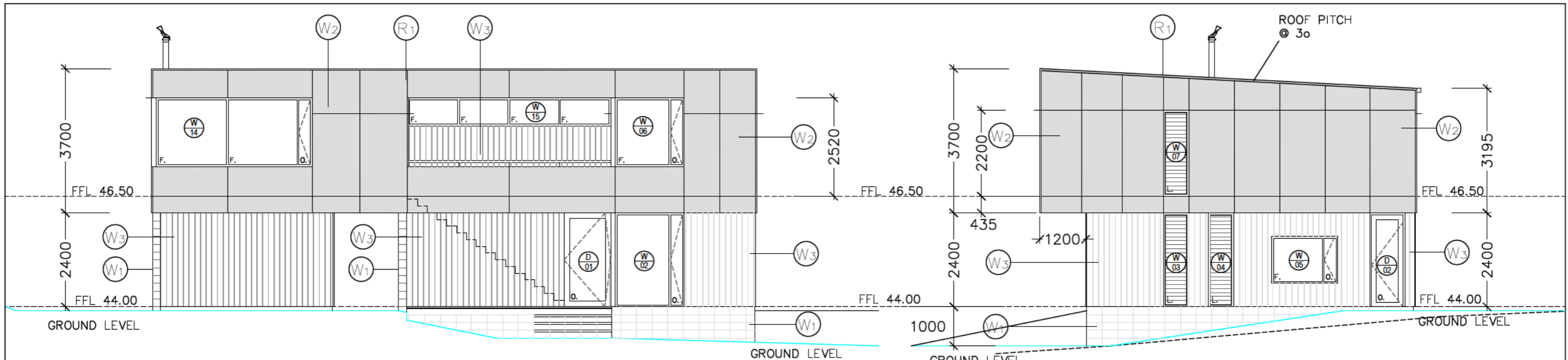
REVISION NO
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DEVELOPMENT APPROVAL SUBMISSION
 HOUSE UPPER FLOORPLAN



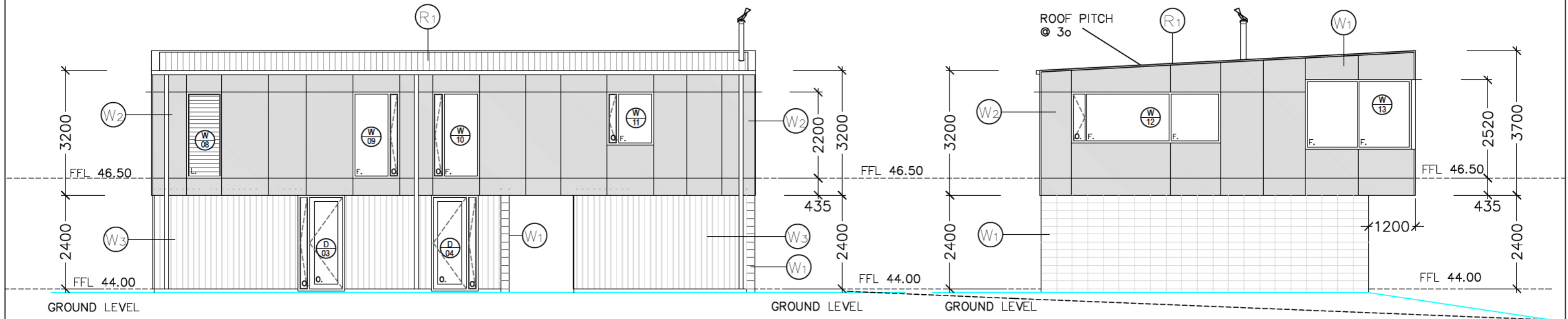
PROJECT PROPOSED RESIDENCE | SHED
 TO
 LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173
 4 Ochre Court, Dodges Ferry TAS 7173
 FOR
 IGOR FELDMAN
 NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

DESIGN PAUL WAKELAM	A_01.11.25
SCALE 1:100	DATE 01.04.25
DRAWN paw	DRAWING A2.3



NORTH

WEST



SOUTH

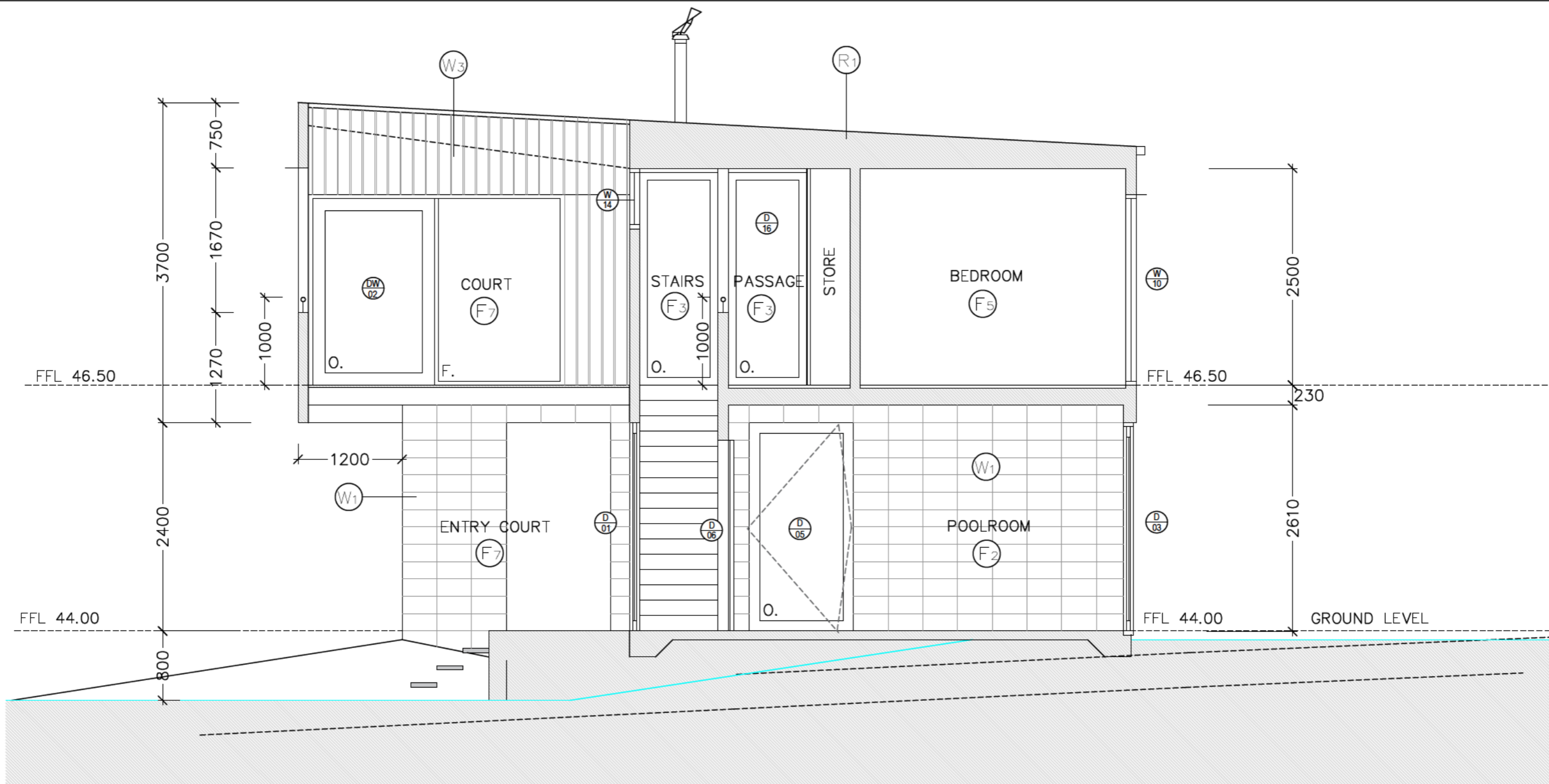
EAST

- KEY TO MATERIALS
- (R1) PROPOSED 'NIGHTSKY' CORRUGATED ROOF SHEETING
 - (W1) PROPOSED CONCRETE 390x190 STACKED BLOCKWORK
 - (W2) PROPOSED MATRIX BLACK CEMENT SHEET CLADDING OR SIMILAR ON TIMBER STUDWORK
 - (W3) PROPOSED TIMBER SHIP LAP CLADDING CLADDING OR SIMILAR ON TIMBER STUDWORK

Sorell Council

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 Development Application - 4 Ochre Court, Dodges
 Ferry - P1.pdf
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			ELEVATION			SCALE 1:100 DATE 01.04.25



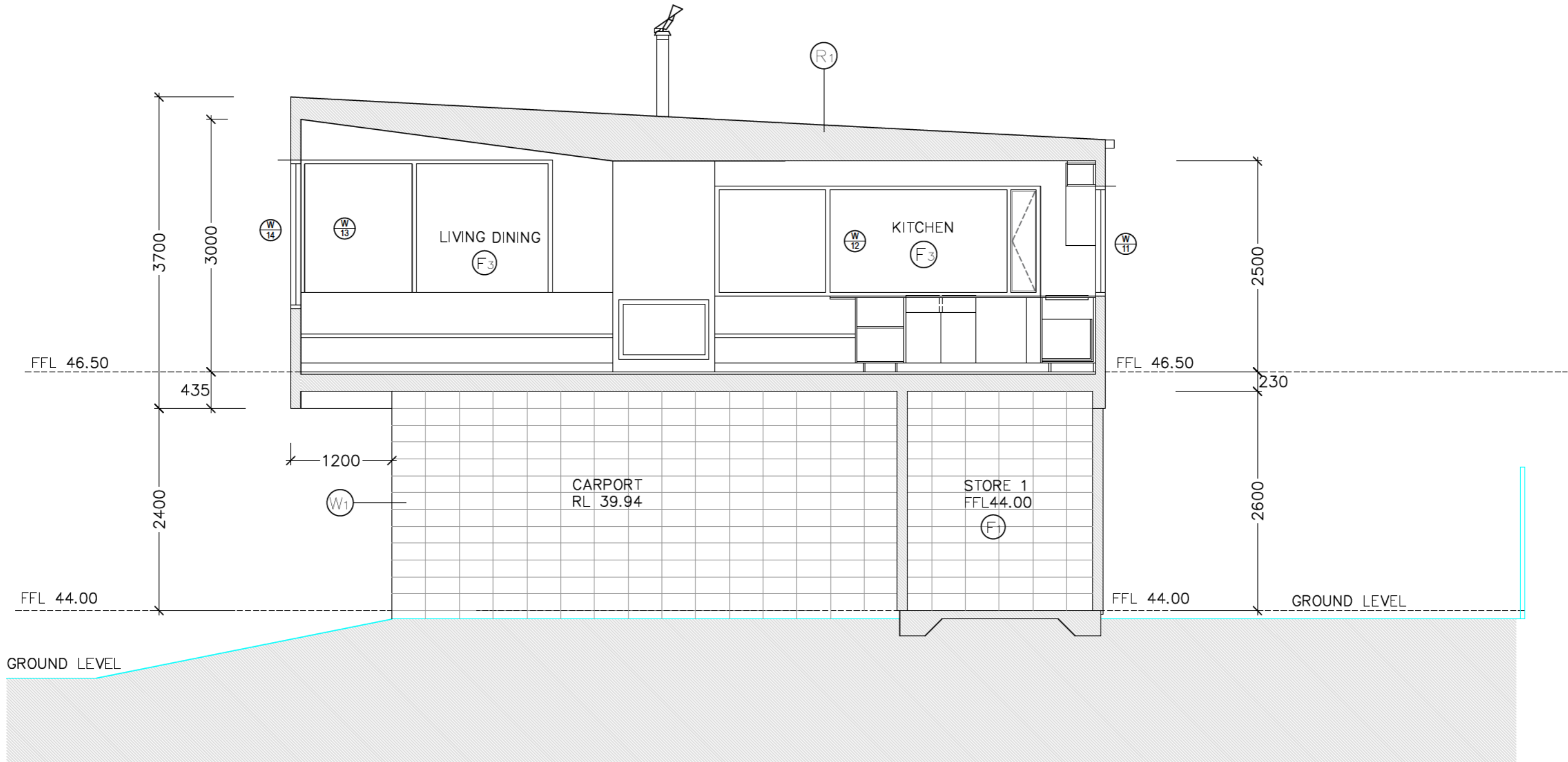
SECTION NORTH SOUTH

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SECTION NORTH SOUTH

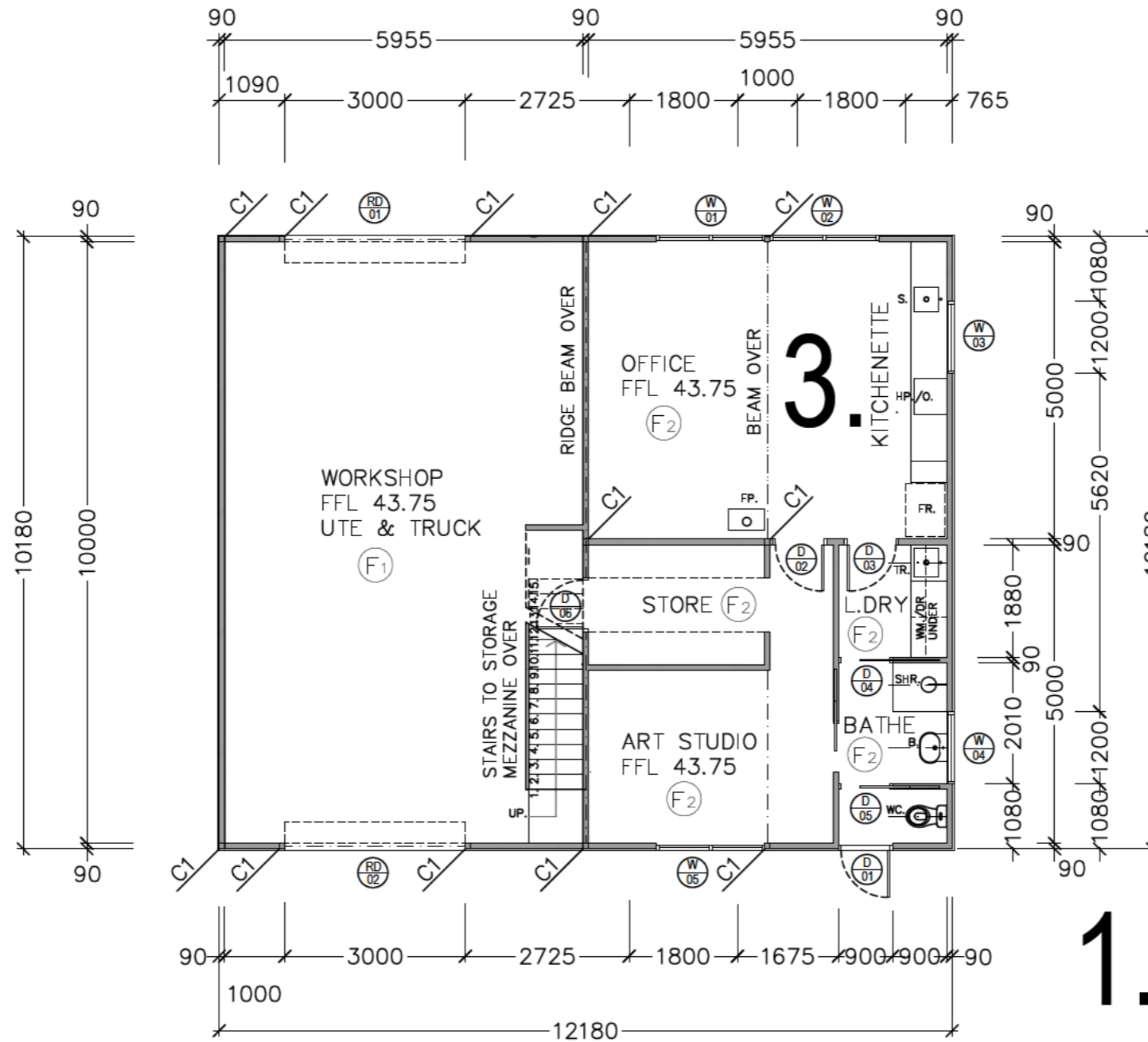
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- (W3) PROPOSED TIMBER SHIP LAP CLADDING CLADDING OR SIMILAR ON TIMBER STUDWORK
- (F3) SELECTED TIMBER FLOORING ON STRUCTAFLOOR
- (F6) SELECTED TILE FLOORING ON 19mm CEMENT SHEETING

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				<p>SECTION</p>		<p>SCALE 1.50</p>	<p>DATE 01.04.25</p>

A4.1



FLOOR PLAN

KEY TO MATERIALS

- (F1) CONCRETE SLAB ON CLEAN INFILL
- (F2) BURNISHED CONCRETE SLAB
- (F3) SELECTED STRUCTAFLOOR ON TIMBER STRUCTURE OVER
- (F4) SELECTED TILE FLOORING ON CONCRETE SETDOWN

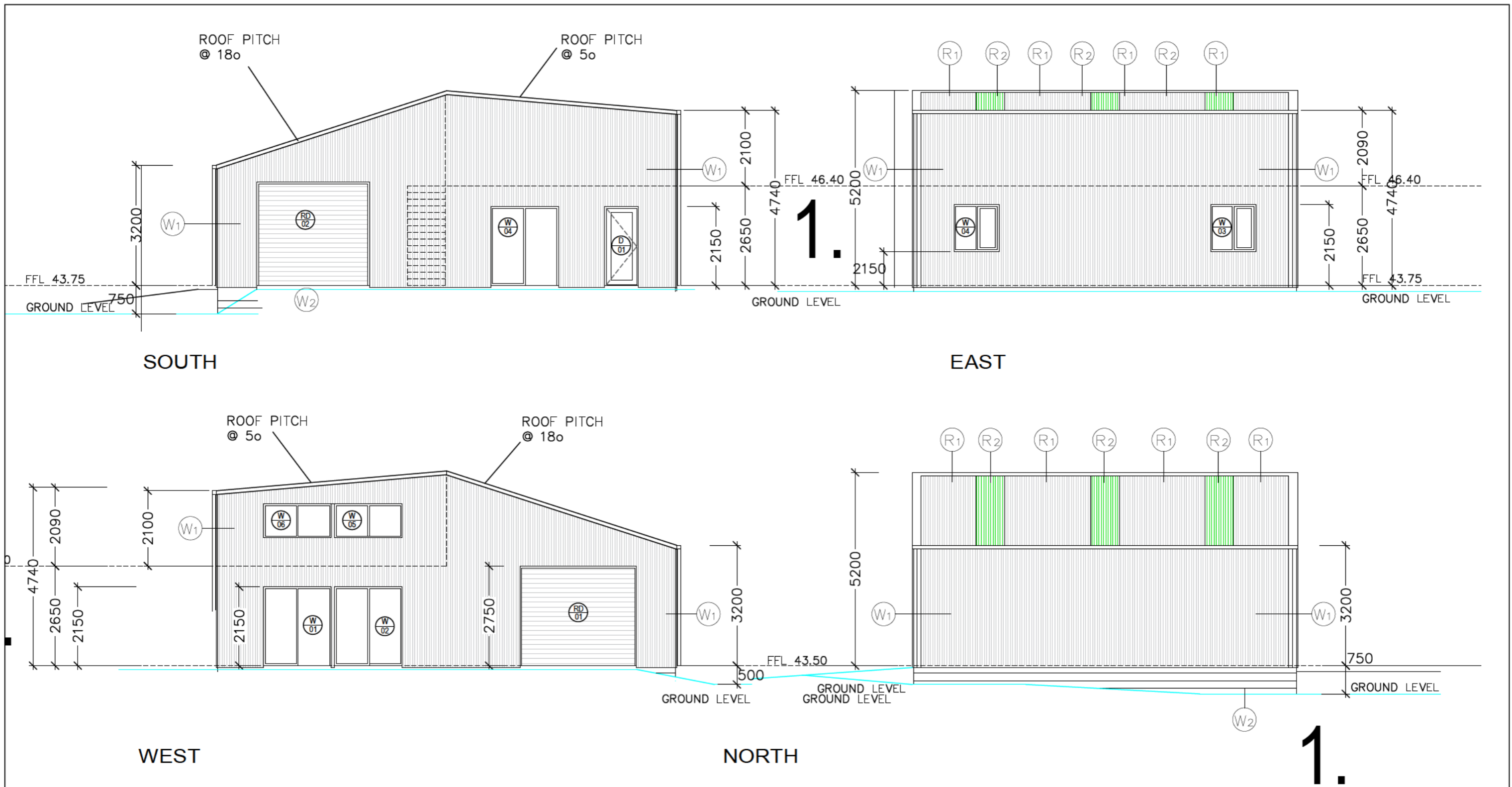
PROPOSED AREAS

- NEW SHED
- INTERNAL LOWER 120m2
- INTERNAL UPPER MEZZANINE 60m2

Sorell Council
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		SCALE 1:100	DRAWING DRAWN paw A2.0					



KEY TO MATERIALS

- (R1) PROPOSED 'NIGHTSKY' CORRUGATED ROOF SHEETING
- (R2) PROPOSED PROFILED POLYCARBATE SHEETING GREY TINT
- (W1) PROPOSED 'NIGHTSKY' CORRUGATED WALL SHEETING
- (W2) CONCRETE BLOCKWORK ON CONCRETE FOOTING TO SE DETAIL

GENERAL CONSTRUCTION NOTES:

- CONCRETE SLAB AND FOOTINGS
- CORRUGATED SHEETING ON TIMBER AND STEEL FRAMEWORK (SINGLE SKIN).
- ALUMINIUM DOORS & WINDOWS 'KNIGHTSKY'

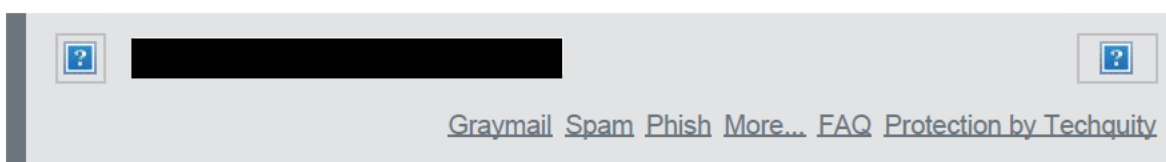
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			SHED ELEVATIONS				SCALE 1:100	DRAWING 01.04.25

A2.1

From: aworkshop@iinet.net.au
To: [Sorell Council](#); [Sorell Council](#); aworkshop@iinet.net.au
Subject: Re: 5.2025.340.1 - NOT Satisfied Request for Information - 4 Ochre Court, Dodges Ferry 20.5.2026 Response
Date: Thursday, 4 June 2026 7:21:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[inkv-injection-inliner-6f42d488d348cfd86bff9497caf9f6a.png](#)
[inkv-injection-inliner-239761ff400e110ea6b895ece084a6bf.png](#)
[A1.3 SHADOW NTS.pdf](#)
[A1.4 SHADOW NTS.pdf](#)



RFI requested response below.

Documentation to address the requirements of Clause 10.4.3 (P2) of the Tasmanian Planning Scheme – Sorell (the Scheme) for setback, specifically in that diagrams to show the likely extent of overshadowing to occur at Winter Solstice because of the proposed outbuilding and residence are required.

Not Satisfied – this requirement remains, and updated shadow diagrams are required that show how the shadowing from both revised buildings would impact adjacent land at the winter solstice.

Please find attached Drawing A1.3 and A1.4 Shadow Plans for proposed outbuilding and residence as requested for extent of overshadowing on the winter solstice at 9am, 12pm and 3pm.

As noted and shown there is no overshadowing of neighbours private outdoor spaces (POS). Any queries please email or call thanks.

warm regards

Paul Wakelam RAIA

TAS ARB NO. 1030 | WA ARB NO. 3034 | BSPL NO. CC7578 | AIA TAS COUNCIL MEMBER 2017-2021

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ARCHITECTURE CONSERVATION PERFORMANCE INTERIORS

+61 (0) 432 936 911 ABN 463 556 199 47

A+ AIA Member

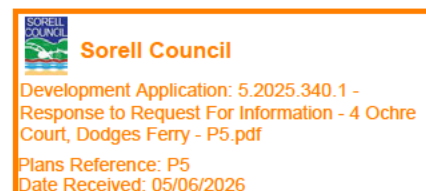
aworkshop@iinet.net.au | www.paulwakelamarchitect.com

www.greatsoutherndance.com.au

www.unsettlingqueenstown.org | Venice Architectural Biennale 2023 Exhibition

Co-Founder Great Southern Dance 2019 -

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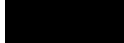


We would like to acknowledge that where-ever we are in this big Country, that we are with

deep time and deep stories with a long history and future of people and place co-existing. We acknowledge the many lands on which we work and live and that the land underpins all life. Always was, Always will be. We pay our respects to their elders past, present and emerging.

On Tue May 26 2026 <aworkshop@iinet.net.au> wrote:

----- Original Message -----



RFI requested response below.

Documentation to address the requirements of Clause 10.4.3 (P2) of the Tasmanian Planning Scheme – Sorell (the Scheme) for setback, specifically in that diagrams to show the likely extent of overshadowing to occur at Winter Solstice because of the proposed outbuilding are required.

Not Satisfied – this requirement remains, and updated shadow diagrams are required that show how the shadowing from both revised buildings would impact adjacent land at the winter solstice.

Please find attached Drawing A1.3 Shadow Plan for outbuilding as requested for extent of overshadowing on the winter solstice at 9am, 12pm and 3pm.

As noted and shown there is no overshadowing of neighbours private outdoor spaces (POS).

Any queries please email or call thanks.

warm regards

Paul Wakelam RAIA

TAS ARB NO. 1030 | WA ARB NO. 3034 | BSPL NO. CC7578 | AIA TAS COUNCIL MEMBER 2017-2021

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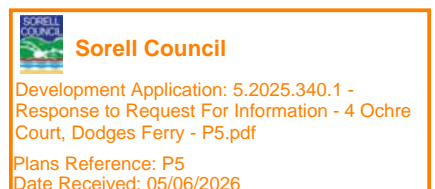
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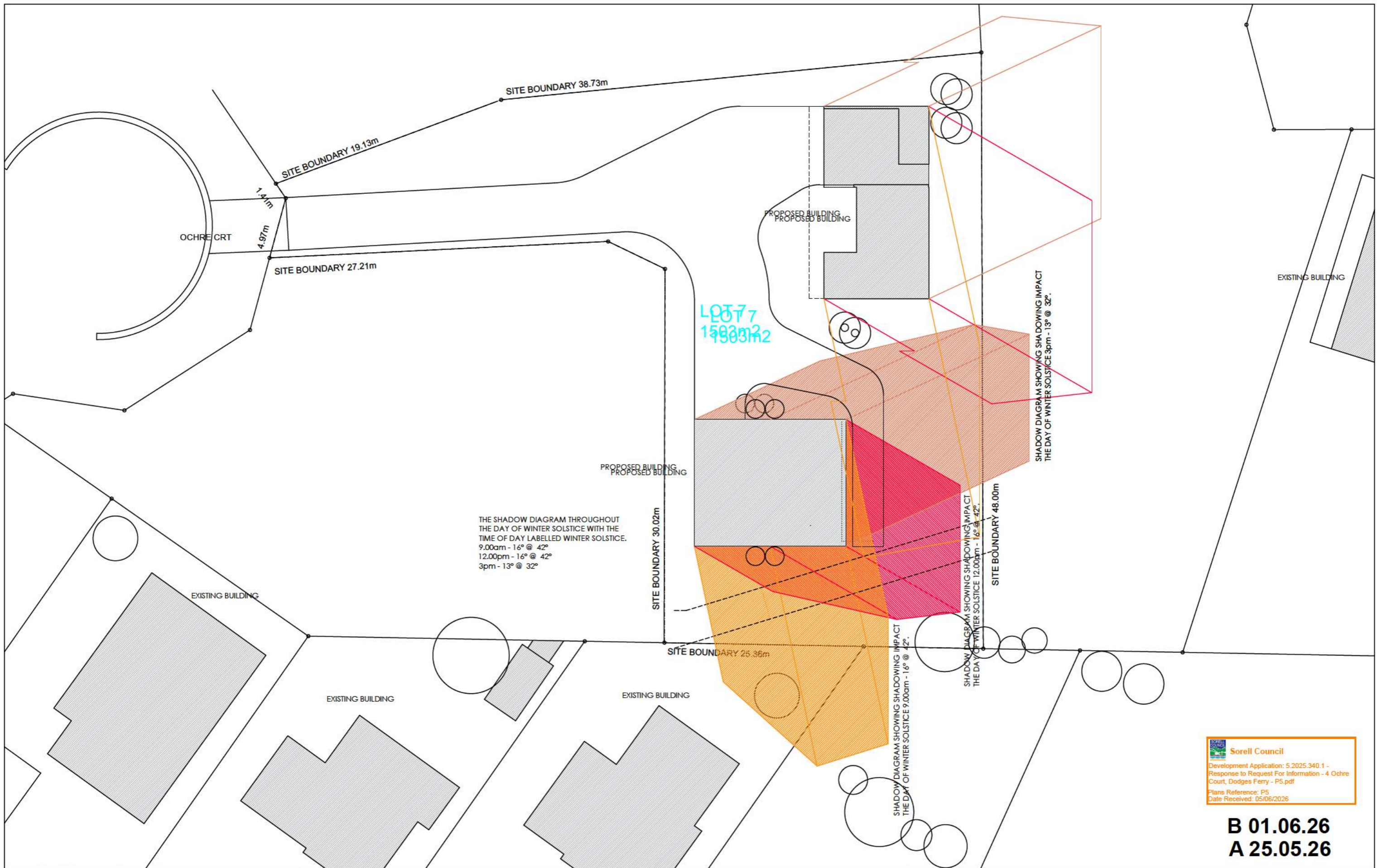
Co-Founder Great Southern Dance 2019 -
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On Wed May 20 2026 Sorell Council <info@sorell.tas.gov.au>
wrote:
----- Original Message -----

Good afternoon,

Please find attached **Not Satisfied Information request** Letter
for the above address.

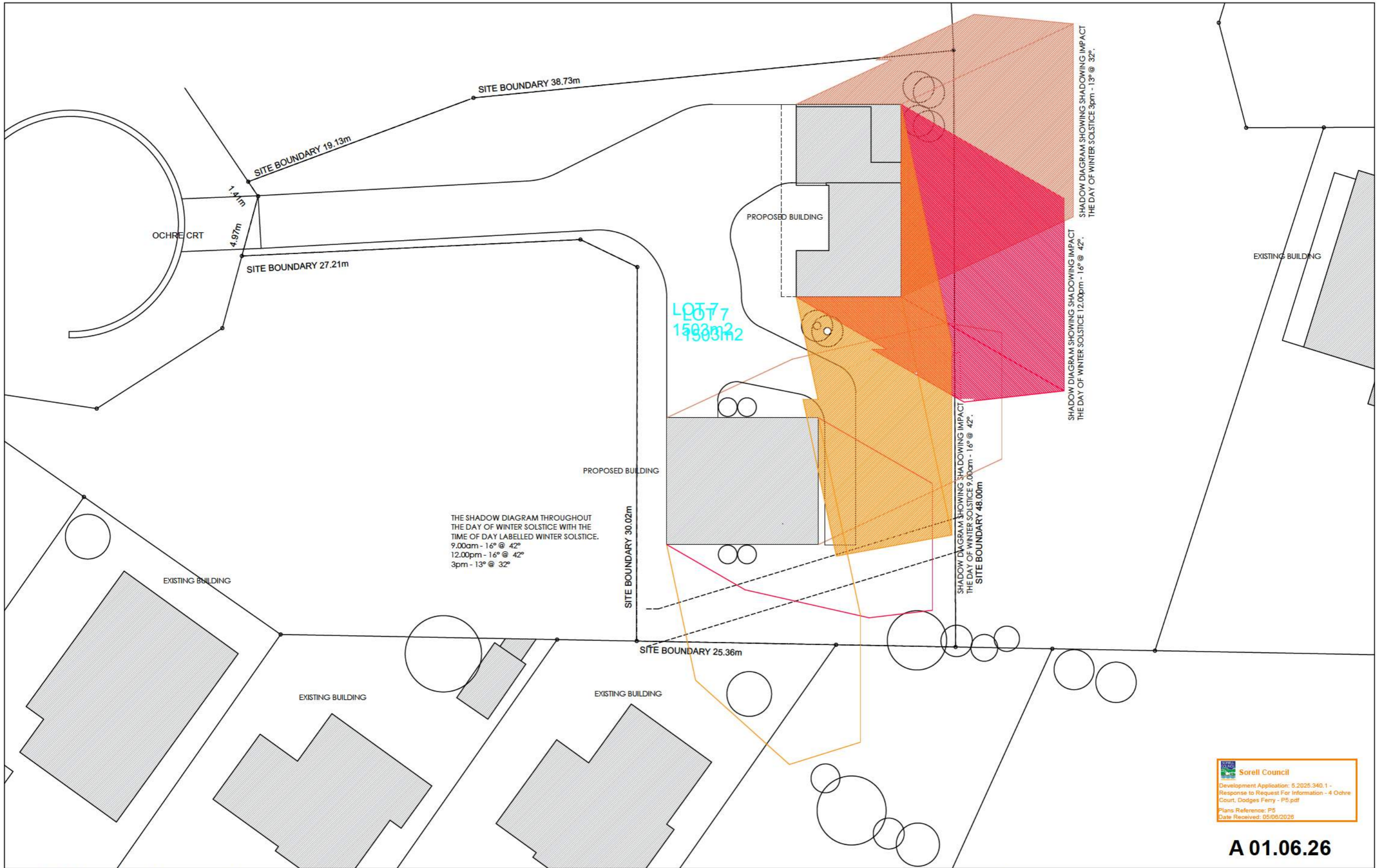


THE SHADOW DIAGRAM THROUGHOUT THE DAY OF WINTER SOLSTICE WITH THE TIME OF DAY LABELLED WINTER SOLSTICE.
 9.00am - 16° @ 42°
 12.00pm - 16° @ 42°
 3pm - 13° @ 32°

Sorell Council
 Development Application: 5.2025.340.1 -
 Response to Request For Information - 4 Ochre
 Court, Dodges Ferry - P5.pdf
 Plans Reference: P5
 Date Received: 05/06/2026

B 01.06.26
A 25.05.26

A Workshop 0432 936 911 aworkshop@iinet.net.au paulwakelamarchitect.com Level 7 65 Murray Street, Hobart Tasmania 7000 Paul Wakelam Architect	BSPL No. CC7578	NOTES COPYRIGHT OF ALL THIS DRAWING IS RESERVED BY THE CONSULTANT. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATING TO THE PROJECT FOR ACCURATE CO-ORDINATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CHECKING ALL DIMENSIONS BEFORE PREPARATION OF WORKING DRAWINGS OR COMMENCEMENT OF WORK. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST.	REVISION NO NOTE: DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS	BUILDING LICENSE SUBMISSION		PROJECT PROPOSED RESIDENCE SHED TO LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173 4 Ochre Court, Dodges Ferry TAS 7173 FOR IGOR FELDMAN NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED	DESIGN PAUL WAKELAM	DATE A_01.02.26
		SHADOW PLAN	SCALE NTS	DATE 01.04.25			DRAWN paw	DRAWING A1.3



THE SHADOW DIAGRAM THROUGHOUT THE DAY OF WINTER SOLSTICE WITH THE TIME OF DAY LABELLED WINTER SOLSTICE.
 9.00am - 16° @ 42°
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LOT 7
 116A BALLY PARK RD

Sorell Council
 Development Application: 5.2025.340.1 -
 Response to Request For Information - 4 Ochre
 Court, Dodges Ferry - P5.pdf
 Plans Reference: P5
 Date Received: 05/08/2028

A 01.06.26

A Workshop 0432 936 911 aworkshop@iinet.net.au paulwakelamarchitect.com Level 7 65 Murray Street, Hobart Tasmania 7000 Paul Wakelam Architect	BSPL No. CC7578 NOTES COPYRIGHT OF ALL THIS DRAWING IS RESERVED BY THE CONSULTANT. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATING TO THE PROJECT FOR ACCURATE CO-ORDINATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CHECKING ALL DIMENSIONS BEFORE PREPARATION OF WORKING DRAWINGS OR COMMENCEMENT OF WORK. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST.	REVISION NO NOTE: DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS	BUILDING LICENSE SUBMISSION			PROJECT PROPOSED RESIDENCE SHED TO LOT 7, 116A BALLY PARK ROAD, DODGES FERRY 7173 4 Ochre Court, Dodges Ferry TAS 7173 FOR IGOR FELDMAN NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED	DESIGN PAUL WAKELAM	A_01.02.26
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							DRAWN paw	DRAWING A1.3