

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

7 ASH STREET, PRIMROSE SANDS

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 7th September 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 7th September 2026**.

APPLICATION NO: 5.2026.119.1
DATE: 21 August 2026



Disclaimer

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50 m



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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$	

Is all, or some the work already constructed:	No: ☐ Yes: ☐
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site	
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: ☐ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☐ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☐ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☐ Yes: ☐	<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: ☐ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		



Sorell Council

Development Application: 5.2026.119.1 -
 Development Application - 7 Ash Street,
 Primrose Sands P1 .pdf
 Plans Reference: P1
 Date Received: 15/04/2026

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 <i>Land Use Planning and Approvals Act 1993</i>, 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. <i>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>	
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 <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: Date:

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: 5.2026.119.1 - Development Application - 7 Ash Street, Primrose Sands P1.pdf Plans Reference: P1 Date Received: 15/04/2026	
Signature of General Manager, Minister or Delegate:	Signature: Date:

Ash Street

Planning Report

Prepared for
VTAS Architecture

Client representative
Sofia Markina

Date
14 April 2026

Rev01



Sorell Council

Development Application: 5.2026.119.1 -
Development Application - 7 Ash Street,
Primrose Sands P1 .pdf
Plans Reference: P1
Date Received: 15/04/2026

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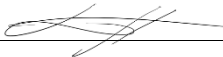
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Prepared by — Maddison Mayjor		Date — 2 April 2026
Reviewed by — Trent Henderson		Date — 2 April 2026
Authorised by — Trent Henderson		Date — 2 April 2026

Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
RevA	Draft Planning Report	MM	TH	TH	1 April 2026
Rev00	Final Planning Report	MM	TH	TH	2 April 2026
Rev01	Final Planning Report (updated site plan)	MM	TH	TH	13 April 2026

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Executive Summary

Client:	VTAS Architects
Project:	Residential dwelling
Location:	7 Ash Street, Primrose Sands Tasmania
Property ID:	5940296
Certificate of Title:	Volume 72346 Folio 27
Crown Lease:	N/A
Planning Authority:	Sorell Council
Planning Scheme:	Tasmanian Planning Scheme - Sorell
Zone:	Low Density Residential (10)
Overlay Code:	Safeguarding of Airports Code C16 Landslip Hazard Code C15
Development Code:	Parking & Sustainable Transport C2 Road & Railway Assets Code C3
Local Provisions:	N/A
Specific Area Plan:	Southern Beaches On-site Wastewater and Stormwater Management Specific Area Plan
Use Class:	Residential
Development:	New residence
Heritage:	N/A
Date of Assessment:	March 2026
Proposal:	To construct a single dwelling on a vacant block.
Documents:	Record of Title and Folio (Appendix A) Site Plan by VTAS Architects (Appendix B) Floor Plan by VTAS Architects (Appendix C) Site and Soil Evaluation and Onsite Wastewater System Design by Strata Geoscience and Environmental (Appendix D)
Issue:	The proposed structure is to be within 7m of the frontage of Ash Street and 1.5m from the side boundaries.
Synopsis:	A single dwelling complies with the applicable acceptable solutions and performance criteria of the <i>Tasmanian Planning Scheme – Sorell</i> .

1. Introduction

pitt&sherry has been engaged by VTAS Architecture on the behalf of the property owners to prepare a development application (DA) for Sorell Council, pursuant to the provisions of Section 57 of the *Land Use Planning and Approvals Act 1993* for a dwelling at 7 Ash Street, Primrose Sands Tasmania (PID: 5940296, CT: 72346/27).

2. Project Overview

The project seeks to build a single dwelling, that is located within the centre of the site, known as 7 Ash Street, Primrose Sands Tasmania (PID: 5940296, CT: 72346/27).

2.1 The Proposal

The single residential dwelling is to be a two bedroom structure that is 5.3m in width and 11.2m in length. The two bedrooms are located on either side of the central living room that includes a bathroom in the corner adjacent to the kitchen (Figure 1.1a).

The living area is orientated to the west and opens onto a deck that wraps around the building.

Location of the proposed dwelling has a setback of 7m from the road frontage to Ash Street and 1.5m from the side boundaries. (Figure 1.1b).

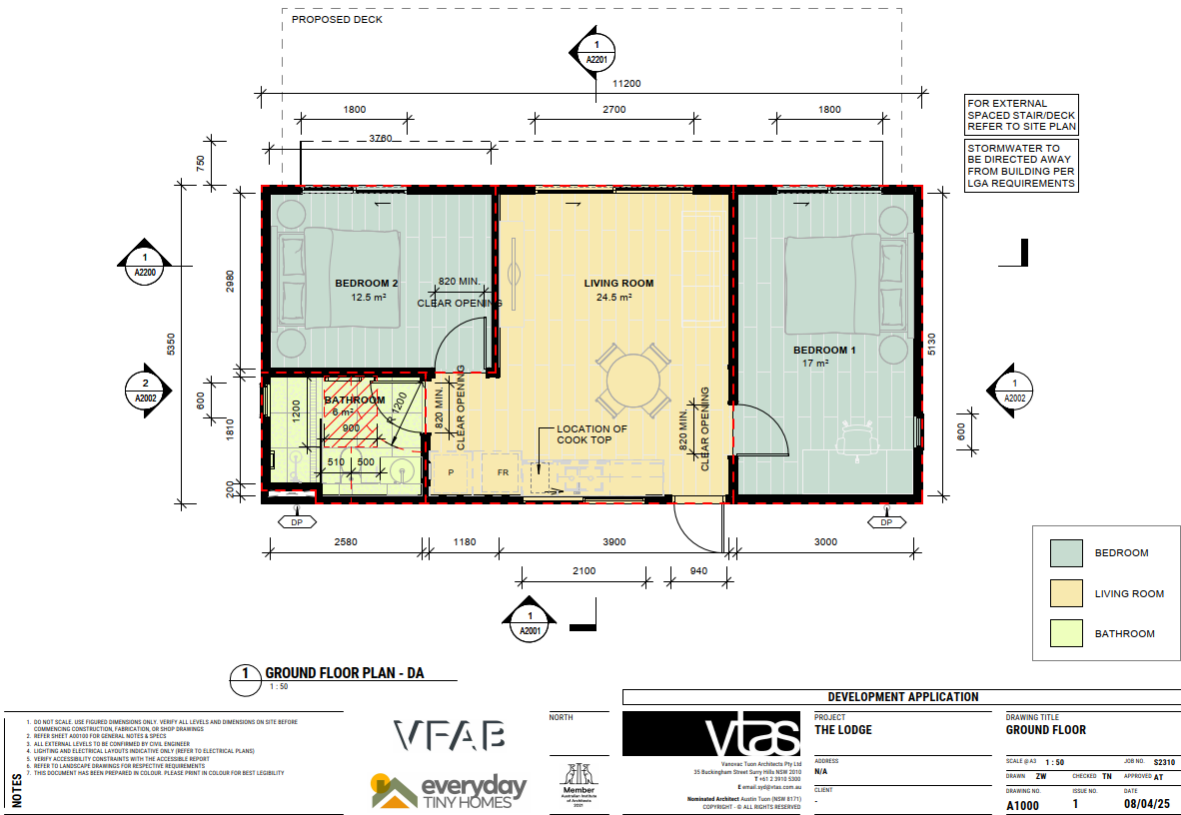


Figure 1.1a – Floor plan of dwelling

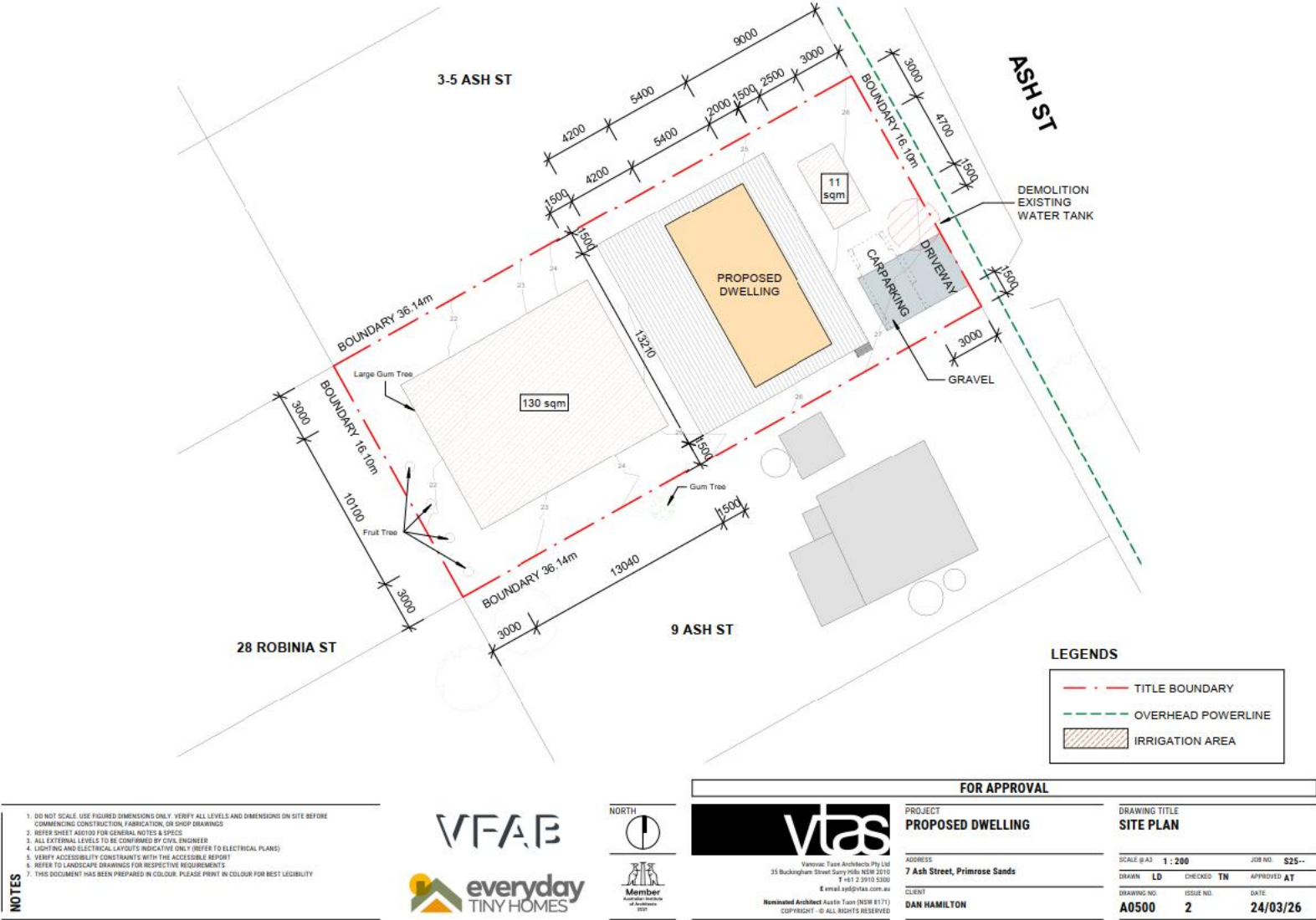


Figure 1.1b- Site Plan showing proposed dwelling is to be constructed on the eastern portion of 7-9 Ash Street, Primrose Sands (Source: VTAS Site Plan).

3. Site Analysis

3.1 The Site

The site is approximately 597 m² rectangle-shaped Low Density Residential Zoned property with an existing dwelling on 9 Ash Street to the south; however, consistent with the surrounding lot size the area is site is the scale of a lot that may be found within a General Residential Zoned area. The development site is currently a vacant block with a water tank and limited vegetation (Figure 2.1a). The topography of the site results in the lot having a western aspect, with the highest point at the road frontage at 24m contour falling to the rear boundary at approximately 21m contour level, providing a 11% average gradient.

The property has road frontage to Ash Street along the eastern boundary. Ash Street is a Council maintained gravel road.

Informal vehicle access is currently provided to the property via the southeastern corner and is off Ash Street.

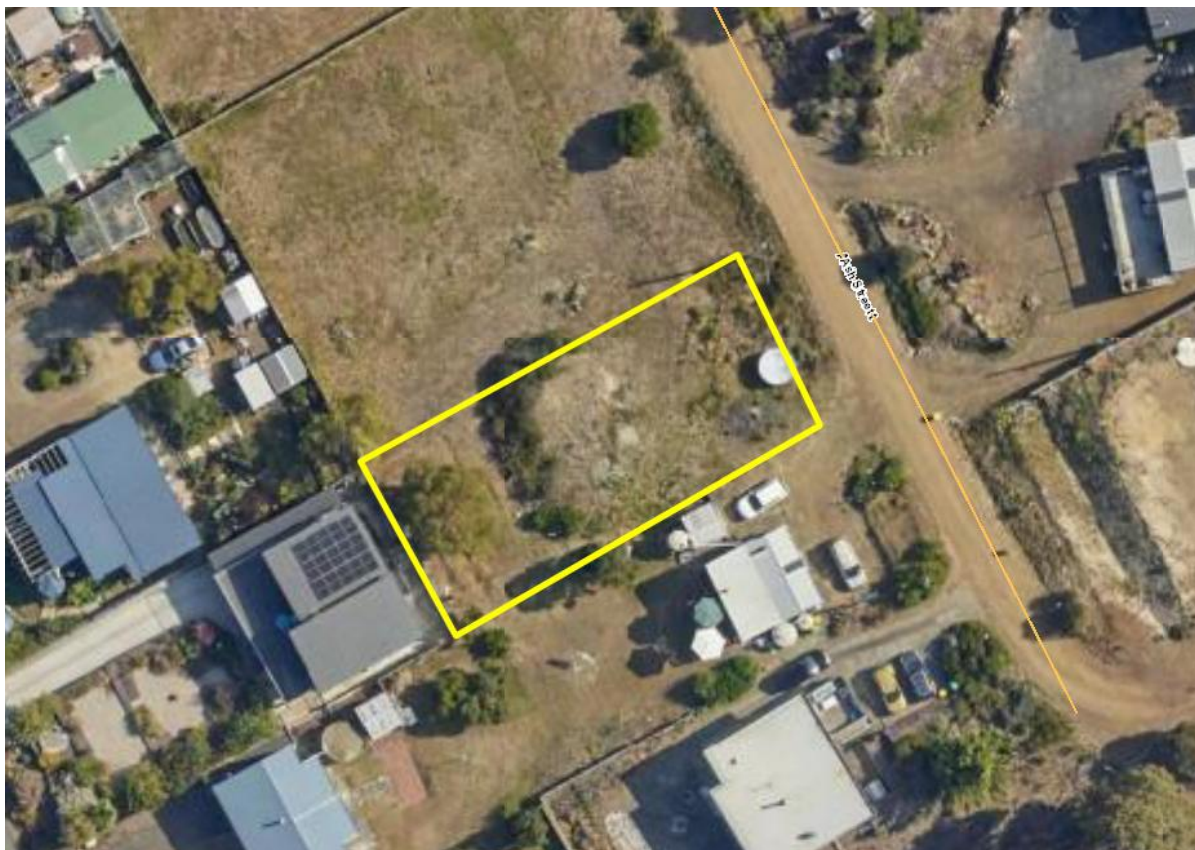


Figure 2.1a – 7 Ash Street, Primrose Sands (outlined) showing the location of the proposed dwelling is clear of native vegetation and other features. (Source: LIST Map)

3.2 Surrounding Analysis

The surrounding adjoining land is characterised by that of single residential dwellings on similarly sized Low Density Residential Zoned Lots; however, it is observed that the patten of streets and lot size and layout is consistent with that which is found within the General Residential Zone.

At the time of assessment, the adjoining Lot to the north is vacant. Adjacent land to the south, 9 Ash Street and to the west, 28 Robina Street, have both established single residential dwellings present (Figure 2.2a).

The site is adjoined by land that is also zoned Low Density Residential under the Scheme (Figure 2.2b). Approximately 15m east of the Site, the land is zoned Rural Living. Sorrell Council is the road authority for Ash Street.

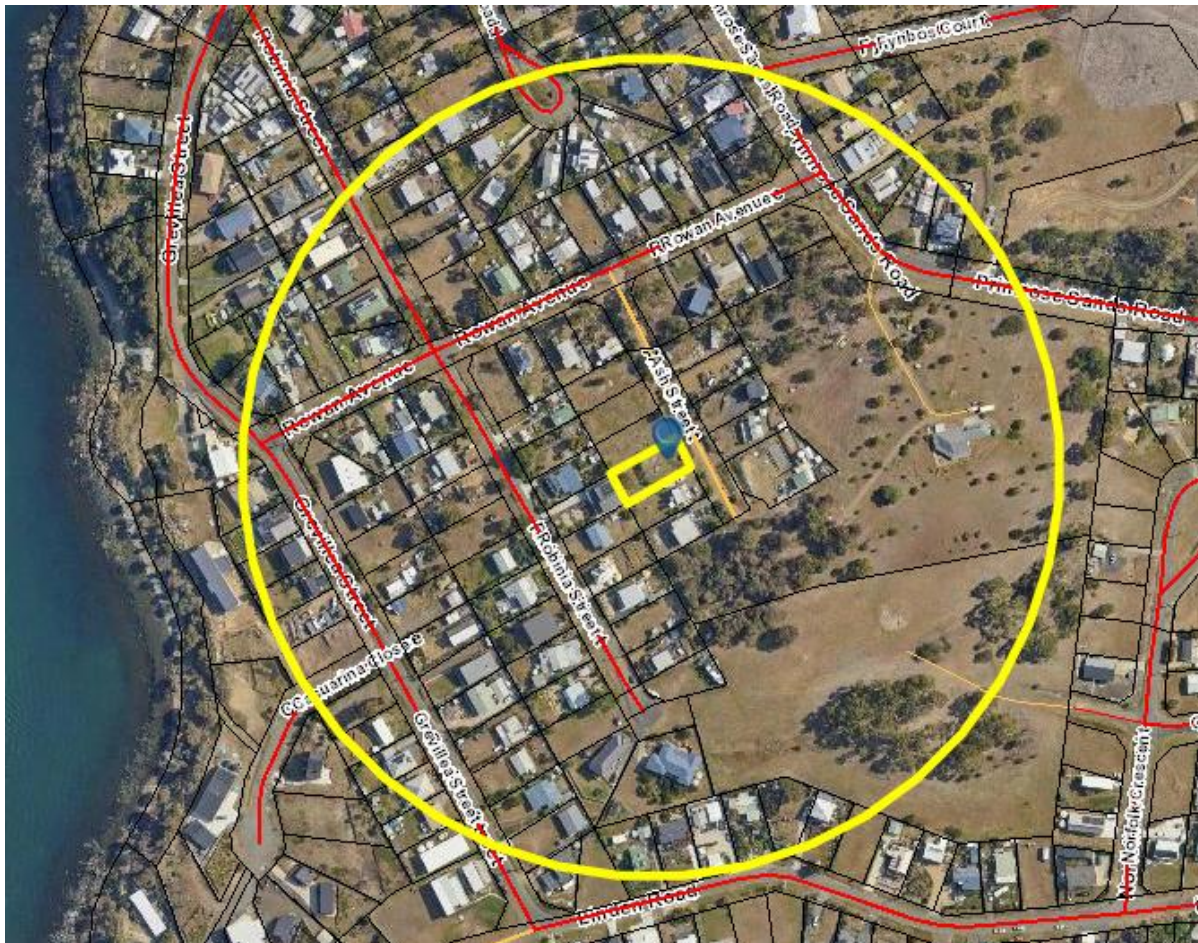


Figure 2.2a - Aerial image of 7 Ash Street, Primrose Sands. The proposed dwelling is indicated by the blue tag with the yellow circle showing 200m from the proposed development. (Source: LIST Map)

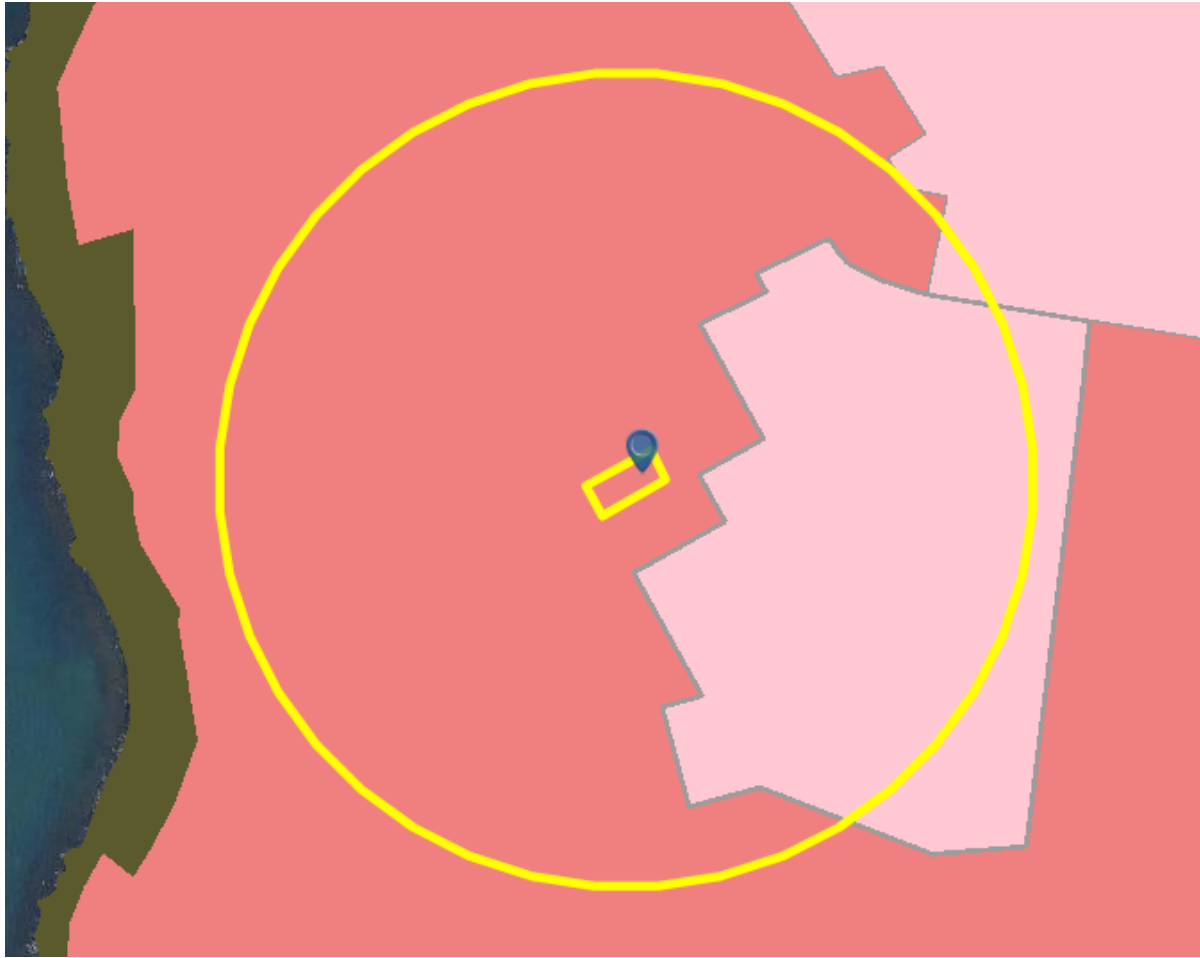


Figure 2.2b – 7 Ash Street, Primrose Sands (yellow box outlined) is surrounded by Low Density Residential zoned land (dark pink colour). The Rural Living Zone (light pink colour) is within 15m of the site to the east and the Environmental Management Zone (dark green colour) to the west along the coastline). The secondary dwelling is indicated by the blue tag with the yellow circle showing 200m from the proposed development. (Source: LIST Map).

4. Tasmanian Planning Scheme – Sorrell

Unless specifically exempt, all works, development, and use on land within Tasmania are subject to the *Land Use Planning and Approvals Act 1993* (LUPAA). At the time of lodgement of this development application, administration of LUPAA for this site is the *Tasmanian Planning Scheme – Sorrell* (the Scheme).

Pursuant to Part 5 – Operation of the Scheme, provisions within the Scheme set out applicable standards for use and development of a site through the category of use, zoning, codes, and specific area plans with standards that exempt, or set automatic compliance under the acceptable solution, or discretionary compliance subject to being consistent with the relevant performance criteria.

4.1 Exemptions or No Planning Permit Required

4.1.1 Exempt

This application does not seek any exemptions under Part 4 – Exemptions of the Scheme.

4.1.2 No Planning Permit Required

In accordance with the standards listed under Clause 6.6 of the Scheme, a use may not require a permit to begin. The Low Density Residential Zone Use Table (10.2) lists Residential Use Class as No Permit Required for single dwellings; therefore, the proposed use class is No Permit Required under the Scheme.

4.2 Use Class

Pursuant to cl. 6.2 the Scheme categorises use and development into a single “Use Class”; therefore, a Use Class may have several different uses or activities that are categorised as a particular Use Class.

Residential is a separate Use Class:

“Residential: use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based childcare, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.”

Pursuant to cl. 3.1 of the Scheme, a dwelling is defined as:

“A building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.”

Pursuant to cl. 3.1 of the Scheme, a single dwelling is defined as:

“Means a dwelling on a lot on which no other dwelling, other than a secondary residence, is situated.”

The proposed development meets the requirement for a single dwelling and classified as residential use under cl. 6.2 of the Scheme.

4.3 General Provisions – Part 7

The application does not seek assessment against any standards listed under the General Provisions Part 7 of the Scheme.

4.4 Low Density Residential Zone

4.4.1 Purpose of the Low Density Residential Zone – cl. 10.1

The Site is currently zoned as Low Density Residential; therefore, the proposed use for is consistent with the purpose statements of the Zone.

4.5 Low Density Residential Zone Development & Work Standards – cl. 10.4

4.5.1 Residential Density for Multiple Dwellings CL. 10.4.1

The proposal does not involve the development of multiple dwellings; therefore, the proposed development is not applicable to this standard of the Scheme.

4.5.2 Building Height – Cl. 10.4.2

The Site Plan provided demonstrates that proposed structure does not exceed the maximum building height of 8.5m at any point, satisfying the Acceptable Solution of cl 10.4.2 A1 and therefore complies with the Scheme.

4.5.3 Setbacks – Cl. 10.4.3 A1 Front Boundary

The Acceptable Solution cl. 10.4.3 A1 requires a setback to a frontage boundary to be no less than 8m, excluding protrusions that extend not more than 0.9m into the road frontage. The Site Plan indicates that the proposed dwelling has a setback 7m from the front boundary; therefore, the location of the dwelling relies on the Performance Criteria cl.10.4.3 P1 of the Scheme.

The Proposal satisfies Performance Criteria P1, as the dwelling is compatible with the established streetscape and the character of development in the surrounding area, which is reflective of lots within the general residential zone more than that of the Low Density Residential Zone.

The Site features topography with a western aspect overlooking Frederick Henry Bay. Nearby dwellings at 6 and 8 Ash Street, as well as the adjoining property at 9 Ash Street, exhibit similar design responses, including elevated building forms with balconies on the western side to accommodate the slope. Setbacks in the locality vary, with properties on the eastern side of Ash Street typically positioned toward the front of their lots to maximise ocean views. The adjoining dwelling at 9 Ash Street has an approximate 7 m setback from the Ash Street frontage, consistent with the proposed setback of the development. The proposed two-bedroom dwelling is comparable in scale, and in some cases smaller, than surrounding properties. Furthermore, Ash Street is a no-through road, and the proposed 7 m frontage setback is not expected to adversely affect road user safety.

4.5.4 Setbacks – Cl. 10.4.3 A2

The proposed dwelling is to be situated 17.54m from the rear boundary, which meets the A2 Acceptable Solutions for the rear setback.

The Acceptable Solution cl. 10.4.3 A2 requires a setback to a side and rear boundaries to be no less than 5m, which is not practical on such a small lot. The proposed setback of 1.5m from the side boundaries do not meet the Acceptable Solutions and will rely; therefore, the proposal relies on the Performance Criteria f cl. 10.4.3 P2 of the Scheme, which states:

P2 - The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties

The fact that there is a reduction of the setback does not equate to a loss of amenity and the test if there is a loss, but whether the loss is of an extent to be considered unreasonable. In the context of the building design, the test is not whether the proposal is aesthetically appealing or appropriate for the site when viewed from the adjoining property, but the question is whether the proportions of the proposal, in terms of scale and bulk, impact on residential amenity of the dwelling on the adjoining lot go beyond are what might be considered reasonable for a low density residential site: *Mamic v Hobart City Council [2018] TASRMPAT 5* [61].

As affirmed in *J Dunn v Central Coast Council and PLA Design [2018] TASRMPAT 27* [49], an unreasonable loss is one that is 'immoderate' or 'exorbitant'; that is, to what extent a proposal's impact on adjoining properties is considered as unrestrained or excessive.

The rationale for the location of the dwelling having a closer front setback is to avoid the structure aligning with the dwelling on the adjoining lot.

The proposed dwelling is only small with a deck surrounding the building, to provide some levelled site; consistent with sub-clause (a).

There is capacity for the site to absorb runoff as the dwelling has a footprint of 60m², which is 12% of the site. A wastewater assessment has been provided. Therefore, regard has been given to subclause (b).

Regard has been given to the size and shape of the site, with the lot size only 597m² in total area.

There are no other buildings on the site; therefore, there are no existing buildings or any constraints imposed by existing development on the proposed dwelling other than the location of the neighbouring dwelling.

The dwelling only takes up 12% of the site; therefore, there is sufficient area for landscaping.

No vegetation to be removed.

The development is consistent with the site coverage of adjacent properties to the south of the site.

Therefore, the 60m² dwelling has had regard to the listed requirements under cl. 10.4.3 P2 of the Scheme and will not result in an unreasonable loss of amenity to an adjoining property and is regarding appropriate development for a small site.

4.5.5 Site Coverage – Cl. 10.4.4 A1

The Acceptable Solution Cl. 10.4.4 A1 requires dwellings to not have a site coverage of more than 30%. The total proposed site coverage of the dwelling (not including the deck) is an estimate of 60m² of 581.85m². Therefore, the proposed site coverage of 12% will be compliant with A1 and therefore the Scheme.

4.5.6 Frontage Fences Cl. 10.4.5

The scope of this project does not include a front fence.

4.6 Development Standards for Non-dwellings Cl. 10.5.1

The scope of this Development Application does not involve non-dwelling development; therefore, this standard is not applicable to the assessment of this proposal.

4.7 Development Standards for Subdivision 10.6.

The scope of this Development Application does not involve alteration to the titles; therefore, this standard is not applicable to the assessment of this proposal.

5. Tasmanian Planning Scheme: Code Requirements

For matters that transcend specific zones, the Planning Scheme addresses these via a Code, either in the form of a development code, such as car parking or a mapped overlay for significant native vegetation. Whilst there are several codes that apply to the property, the extent to which they apply to a specific development application will vary according to the final design and the intensity or type of use.

5.1 Signs Code – C10.0

Pursuant to cl. C1.2 of the Scheme, this Code is not applicable to the proposal.

5.2 Parking & Sustainable Transport Code – C2.0

Pursuant to CL C2.2 this Code is applicable to this proposal as cl. 2.2.1 applies. Table c 2.1 outlines that the parking space requirements for any Residential use in any other zone to be 1 space per bedroom or 2 spaces per 3 bedrooms. As demonstrated on the Site Plan, the access driveway and parking area are shown to confirm that there is 1 space, which is sufficient for a 60m² dwelling.

5.3 Road & Railway Assets Code - C3.0

Pursuant to Clause C3.2 this Code is applicable to this proposal, as it will require a new vehicle crossing to enter or leave the road from land adjoining the road (b).

The proposal relies on the Performance Criteria as written consent from the road authority has not been issued for a new junction per the applicable Acceptable Solutions (A1.2) for C3.5.1.

The Proposal satisfies Performance Criteria P1. As the existing Use is not being altered, any traffic generated by the development will remain consistent with that associated with low density residential use. While a minor increase in traffic may occur once the dwelling is occupied, it is not expected to exceed that of the existing use.

Ash Street is a no-through road and can only be accessed from Rowan Avenue. Ash street provides access to 14 properties, of which five properties are accessed beyond the proposed development. Accordingly, current traffic volumes are minimal and are anticipated to remain low.

Pursuant to cl. C3.6 and C3.7, the development standards are not applicable as the proposal is not within a road or railway attenuation area.

5.4 Electricity Transmission Infrastructure Code – C4.0

Pursuant to cl. C4.2 of the Scheme, this Code is not applicable to this proposal.

5.5 Telecommunications Code - C5.0

Pursuant to cl. C5.2 of the Scheme, this Code is not applicable to this proposal.

5.6 Local Historic Heritage Code - C6.0

Pursuant to cl. C6.2 of the Scheme, the site is not registered on a Heritage Register; therefore, the Code is not applicable.



5.7 Natural Assets Code – C7.0

Pursuant to cl. C7.2 the Natural Assets Code does not apply to the project as there is no protection areas associated with the site.

5.8 Scenic Protection Code - C8.0

No scenic overlay applies to the property or the surrounding area; therefore, pursuant to cl. C8.2 of the Scheme, this Code is not applicable to the determination of this proposal.

5.9 Attenuation Code – C9.0

Pursuant to Clause C9.2.2, this Code is not considered to be applicable to this proposal.

5.10 Coastal Erosion Hazard Code - C10.0

Pursuant to cl. C10.2 of the Scheme, this Code is not applicable to the determination of this proposal.

5.11 Coastal Inundation Hazard Code C11 & Flood-Prone Areas Hazard Code C12

The property is not subject to inundation or flooding; therefore, pursuant to cl. C11.2 and cl. C12.2 of the Scheme, these Codes are not applicable to the site or the assessment of this proposal.

5.12 Bushfire-Prone Areas Code - C13.0

Pursuant to Clause C13.2, this Code is not applicable to this proposal, as it is not located within a Bushfire-prone Area.

5.13 Potentially Contaminated Land Code - C14.0

Pursuant to cl. C14.2 of the Scheme, this Code is not considered to be applicable to this proposal, on the assumption that the land is not listed as contaminated.

5.14 Landslip Hazard Code - C15.0

Pursuant to Cl. C15.2.1, this Code is applicable to this proposal as the Property is located within the low landslip hazard band.

Pursuant to Cl. C15.4.1 (d) (i, a) the proposal is exempt from this code as the development is within a low landslip hazard band and is for building work as defined in the *Building Act 2016*.

5.15 Safeguarding Airports Code C.16

Pursuant to Cl. C16.2.1(b), this Code is applicable to this proposal as it involves development within an airport obstacle limitation area.

Pursuant to Cl. 16.4.1 (a) the proposal is exempt from this code as the development does not exceed the overlay height of 152m within the airport obstacle limitation area.

5.16 Local Provisions Schedule Requirements

The site is subject to SOR-S2.0 Southern Beaches On-site Wastewater and Stormwater Management Specific Area Plan.

The client engaged Strata Geoscience and Environmental Pty who undertook a *Site and Soil Evaluation and Onsite Wastewater System Design – 7 Ash Street Primrose Sands* (March 2026).

Pursuant to SOR2.6 Use Standards, the proposal satisfies the Performance Criteria, with the site and soil evaluation confirming that potential human and environmental health risks from on-site effluent disposal are low when managed in accordance with the report.

Pursuant to SOR2.7 Development Standards, the proposal must meet the Performance Criteria for A1 as the location of the proposal is within the landslip hazard are A1 (ii). The Report provides written advice from a suitably qualified person and provided specificity regarding the design and construction (Figure 3) to satisfy the Performance Criteria for A1 and A2.

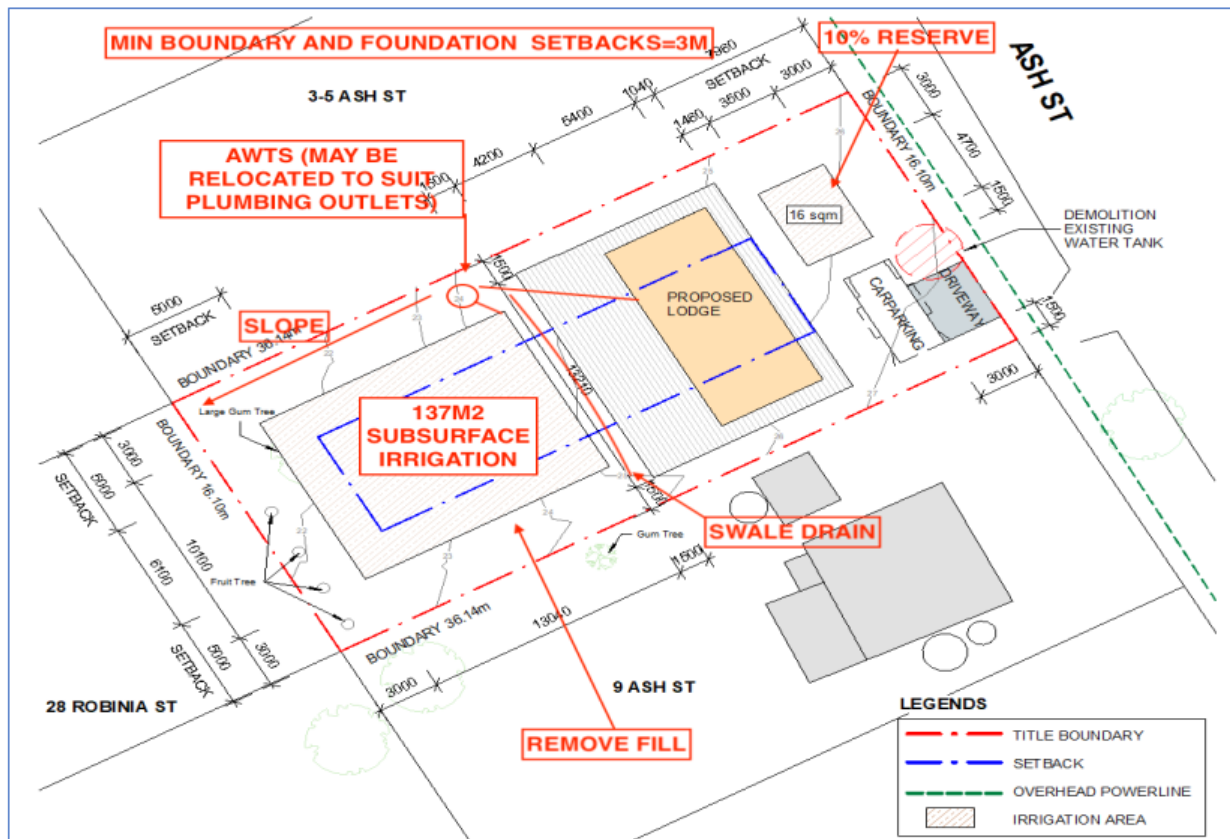


Figure 3: Notated Site Plan for 7 Ash Street to include specific details and construction notes by suitably qualified person (From Appendix 2 of Site and Soil Evaluation and Onsite Wastewater System Design – 7 Ash Street Primrose Sands).

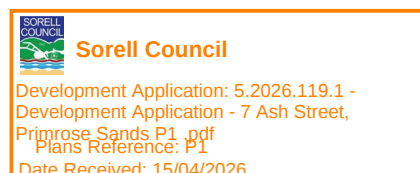
6. Conclusion

A single dwelling at 7 Ash Street, Tasmania, is a permissible use class within the Low Density Residential Zone complying with the applicable Acceptable Solution standards and where required Performance Criteria standards of the *Tasmanian Planning Scheme – Sorrell*.

Important Information About Your Report

In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the Client for the purpose set out in the Report. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of the Client or such third parties.

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Sorell Council

Development Application: 5.2026.119.1 -
Development Application - 7 Ash Street,
Primrose Sands P1 .pdf
Plans Reference: P1
Date Received: 15/04/2026

Title and Folio

Appendix A

pitt&sherry

SEARCH OF TORRENS TITLE

VOLUME 72346	FOLIO 27
EDITION 2	DATE OF ISSUE 02-Apr-1997

SEARCH DATE : 23-Jan-2026

SEARCH TIME : 10.55 am

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 27 on Diagram [72346](#) (formerly being 475-7D)
Derivation : Part of Lot 31145 Gtd to E J Kennedy
Prior CT [2063/59](#)

SCHEDULE 1

[C12152](#) TRANSFER to BARRY CRANEFIELD and CAROLE JAYNE
CRANEFIELD Registered 02-Apr-1997 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[A211771](#) EASEMENTS set forth in Order
[A231904](#) FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2026.119.1 -
Development Application - 7 Ash Street,
Primrose Sands P1 .pdf
Plans Reference: P1
Date Received: 15/04/2026

Program No. 348

DIAGRAM FROM ACTUAL SURVEY

REGISTERED NUMBER

VOL
FOL

COUNTY OF PEMBROKE

72346

PARISH OF CARLTON

Part of 1082 acres, Ex Kennedy Pur.

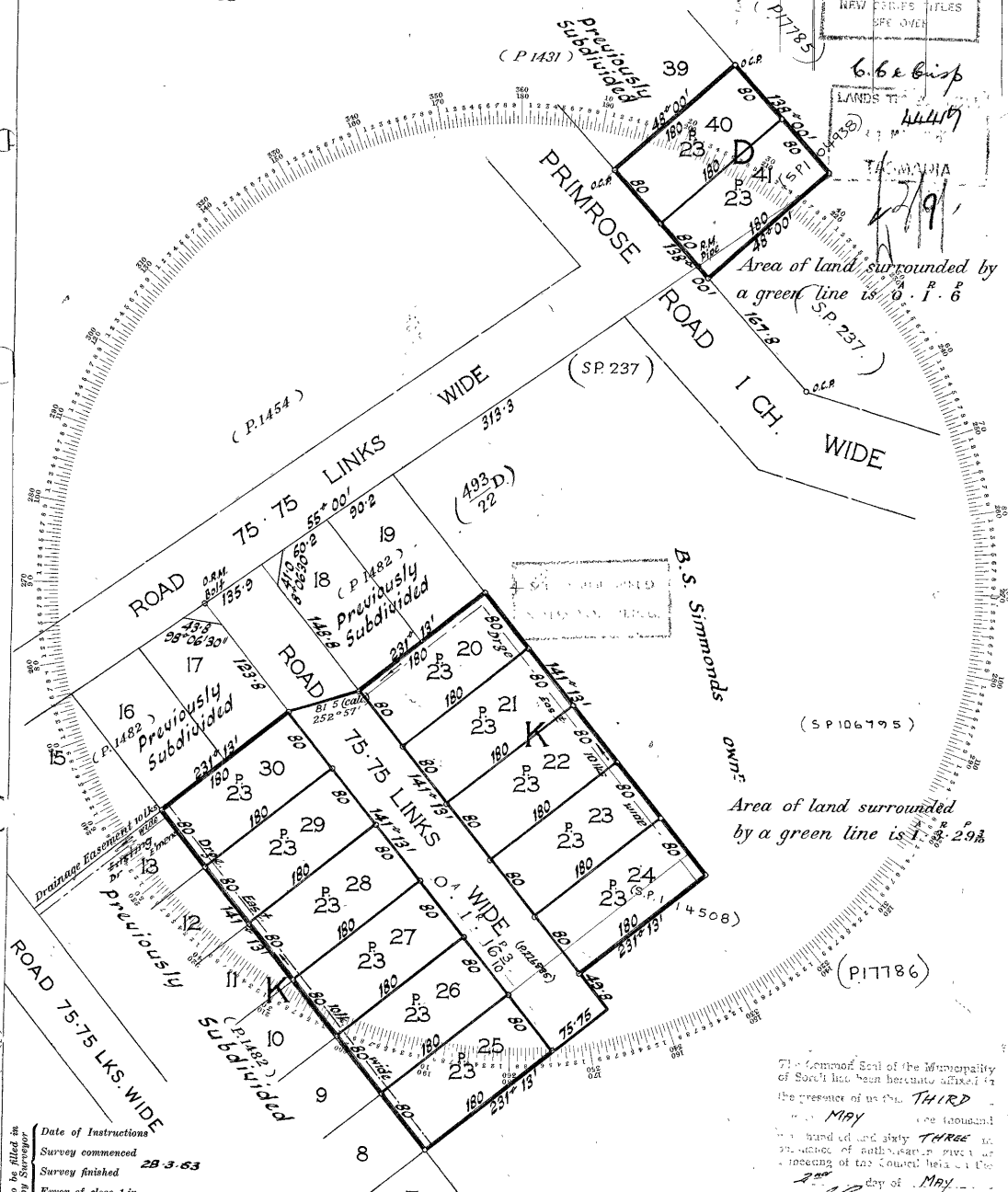
Scale 1 chain to an inch

No. OF APPLICATION

B.S. Simmonds Owner
1004-89-7

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE	FROM
NEW CORNERS			
SP. 237			



Date of Instructions
Survey commenced
Survey finished 28.3.63
Error of close 1 in see comp.

Plot Regulations Checked BL
Computations Checked BL
Boundaries Checked BL 5.7.63
Entered on Diagrams BL
Entered on General Plan
State Permanent Marks BL
Finally examined BL

May be acted upon
Acted upon AM

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
I Eric Barrie Valentine, of Sandy Bay, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2 dated 8th July, 1949.			
Barrie Valentine Authorised Surveyor			
Dated this 10th day of April 1963			

The Common Seal of the Municipality of Sorrell has been hereunto affixed by the presence of us the THIRD MAY 1963

Warden
Councillor
Council Clerk

Authorised Surveyor



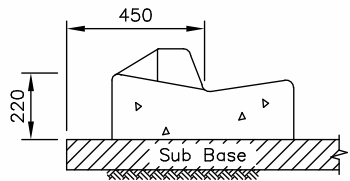
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Primrose Sands P1 .pdf
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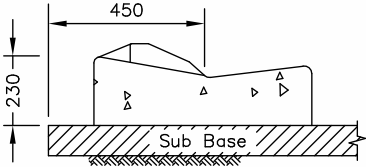
Site Plan

Appendix B

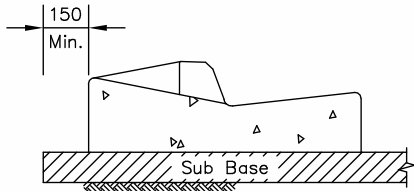
pitt&sherry



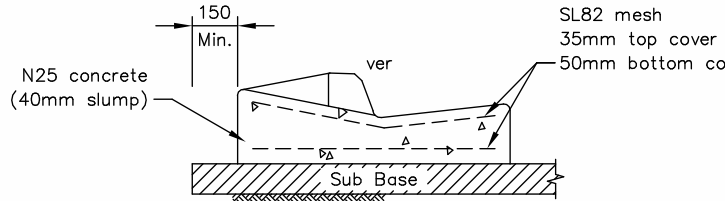
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SCALE 1 : 1 :



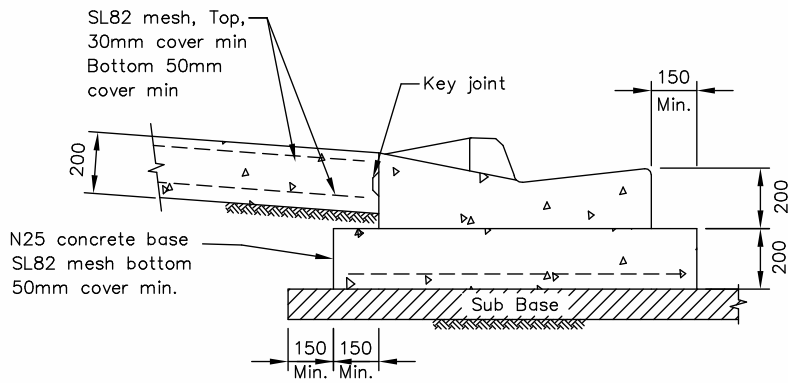
TYPE KCM
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SCALE 1 : 20



TYPE KC
UNREINFORCED
SCALE 1 : 20

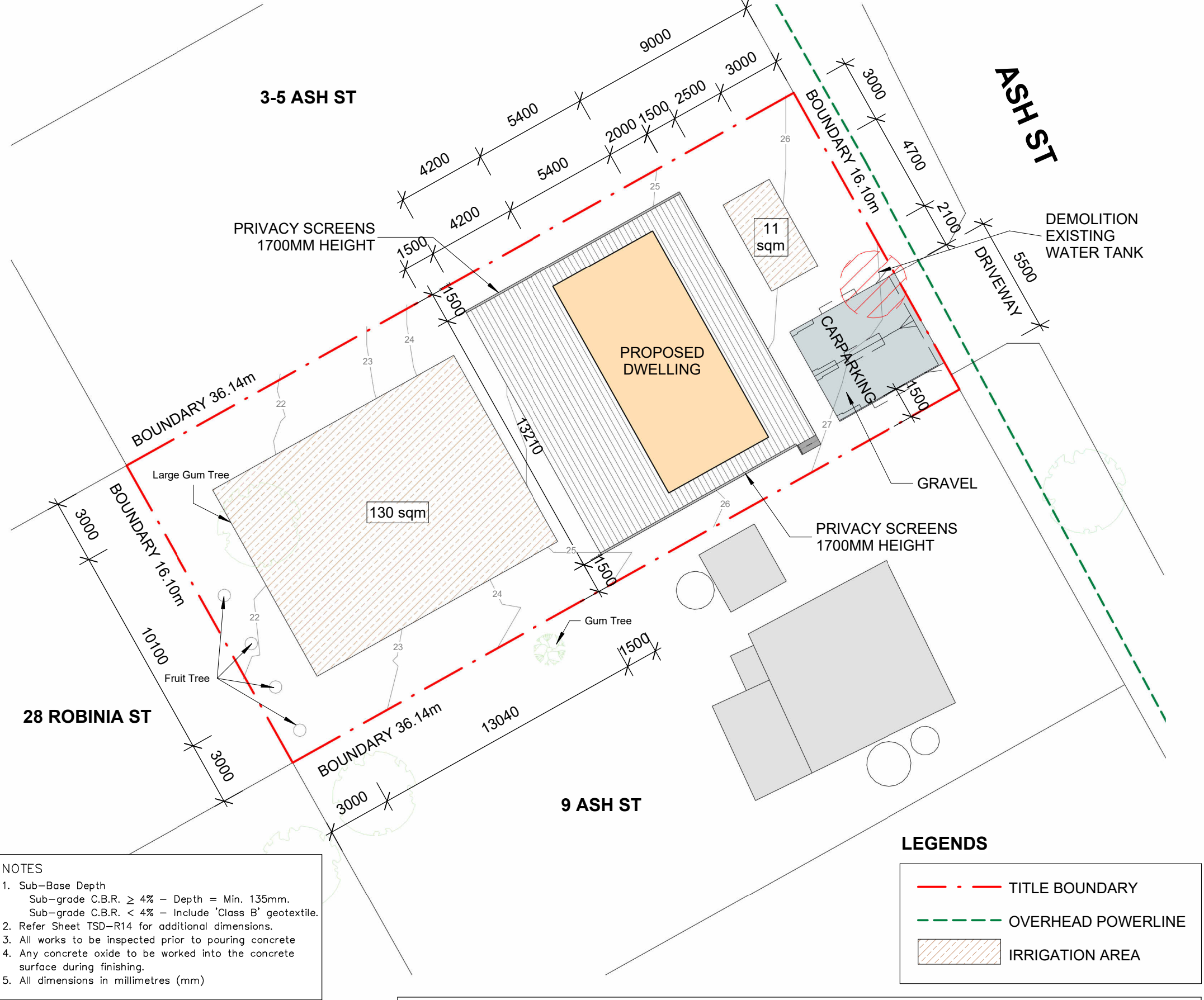


TYPE KCR & B1 (HEAVY VEHICLES)
IN-SITU POURED REINFORCED
SCALE 1 : 25
(Types KCS and KCM similar)



TYPE KCRB & B1 (HEAVY VEHICLES)
EXTRUDED ON REINFORCED BASE
SCALE 1 : 20
(Types KCS and KCM similar)

- NOTES**
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION, OR SHOP DRAWINGS
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 - REFER TO LANDSCAPE DRAWINGS FOR RESPECTIVE REQUIREMENTS
 - THIS DOCUMENT HAS BEEN PREPARED IN COLOUR. PLEASE PRINT IN COLOUR FOR BEST LEGIBILITY



NOTES

- Sub-Base Depth
Sub-grade C.B.R. $\geq 4\%$ - Depth = Min. 135mm.
Sub-grade C.B.R. $< 4\%$ - Include 'Class B' geotextile.
- Refer Sheet TSD-R14 for additional dimensions.
- All works to be inspected prior to pouring concrete
- Any concrete oxide to be worked into the concrete surface during finishing.
- All dimensions in millimetres (mm)

LEGENDS

- TITLE BOUNDARY
- OVERHEAD POWERLINE
- IRRIGATION AREA

FOR APPROVAL

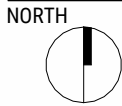
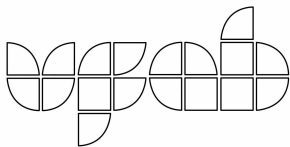
PROJECT
PROPOSED DWELLING

ADDRESS
7 Ash Street, Primrose Sands

CLIENT
DAN HAMILTON

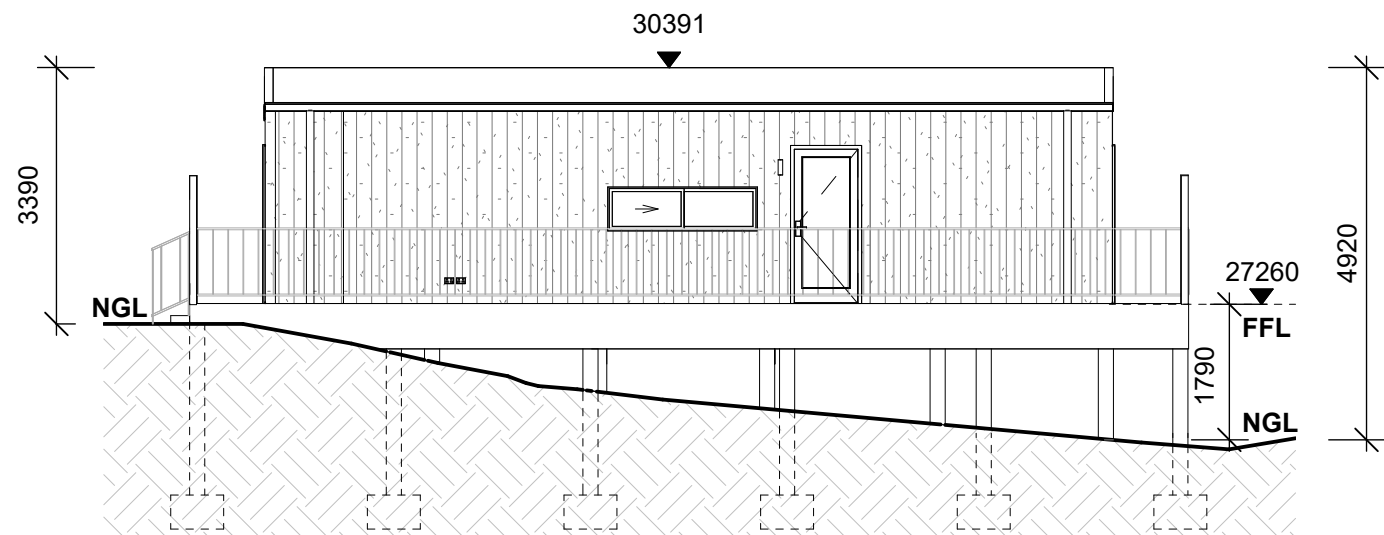
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SITE PLAN

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DRAWING NO. **A0500** ISSUE NO. **2** DATE **25/05/26**



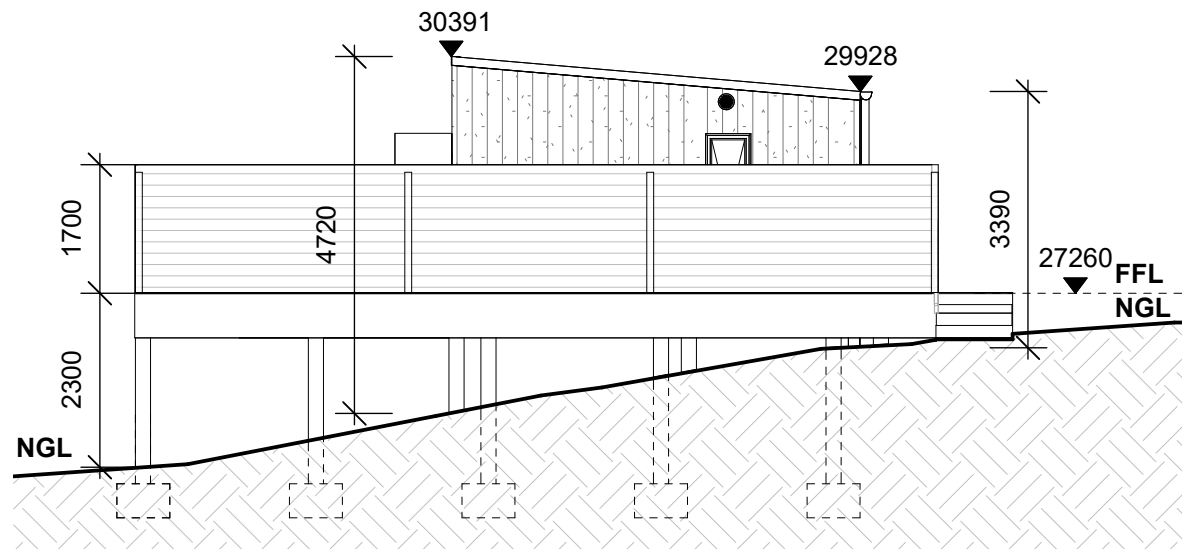
Vanovac Tuo Architects Pty Ltd
35 Buckingham Street Surry Hills NSW 2010
T +61 2 3910 5300
E email.syd@vtas.com.au

Nominated Architect Austin Tuo (NSW 8171)
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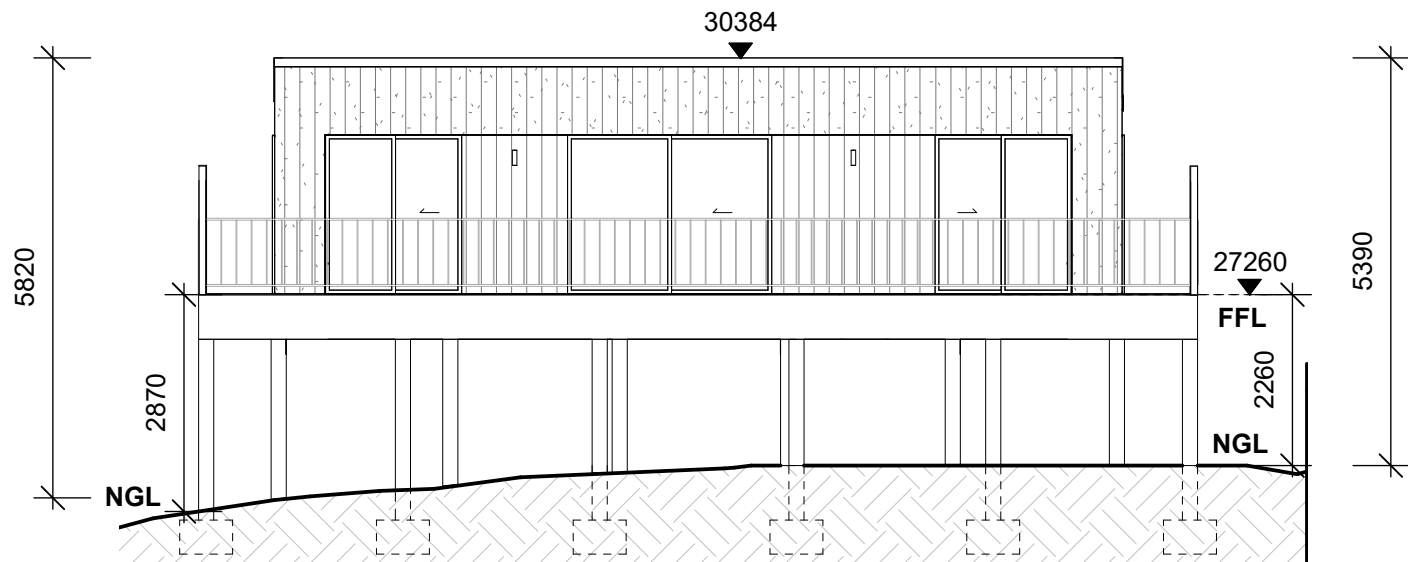
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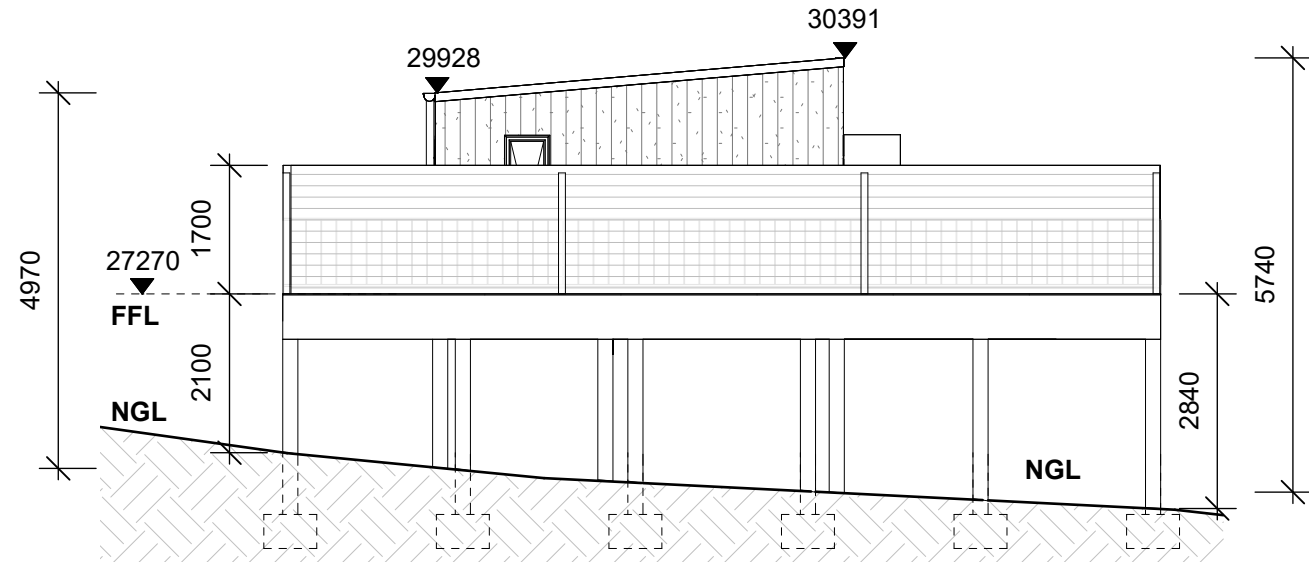
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SCALE: 1 : 100



3 | SOUTHWEST

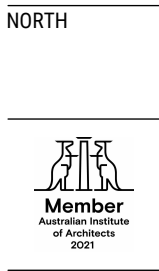
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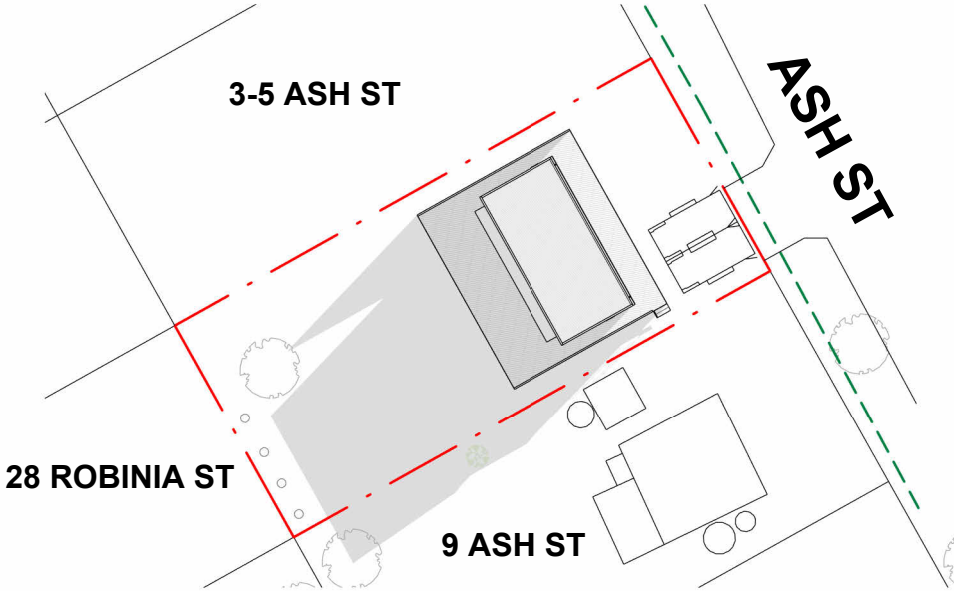
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SCALE: 1 : 100

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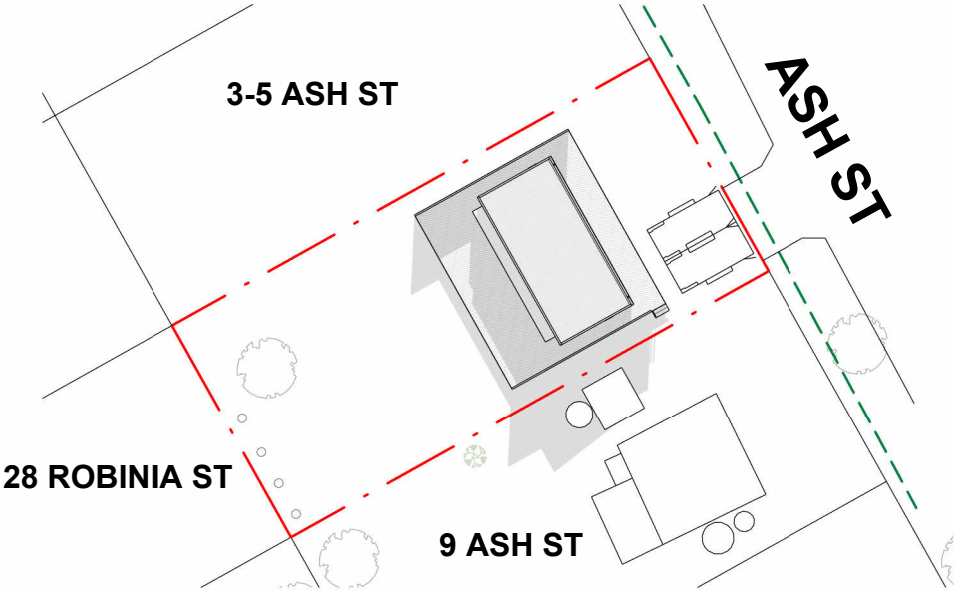


FOR APPROVAL			
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PROJECT PROPOSED DWELLING		SCALE @ A3 1 : 100	
ADDRESS 7 Ash Street, Primrose Sands		JOB NO. S25--	
CLIENT DAN HAMILTON		DRAWN LD	
Nominated Architect Austin Tuon (NSW 8171) COPYRIGHT - © ALL RIGHTS RESERVED		CHECKED TN	
		APPROVED AT	
		DRAWING NO. A2000	
		ISSUE NO. 2	
		DATE 25/05/26	



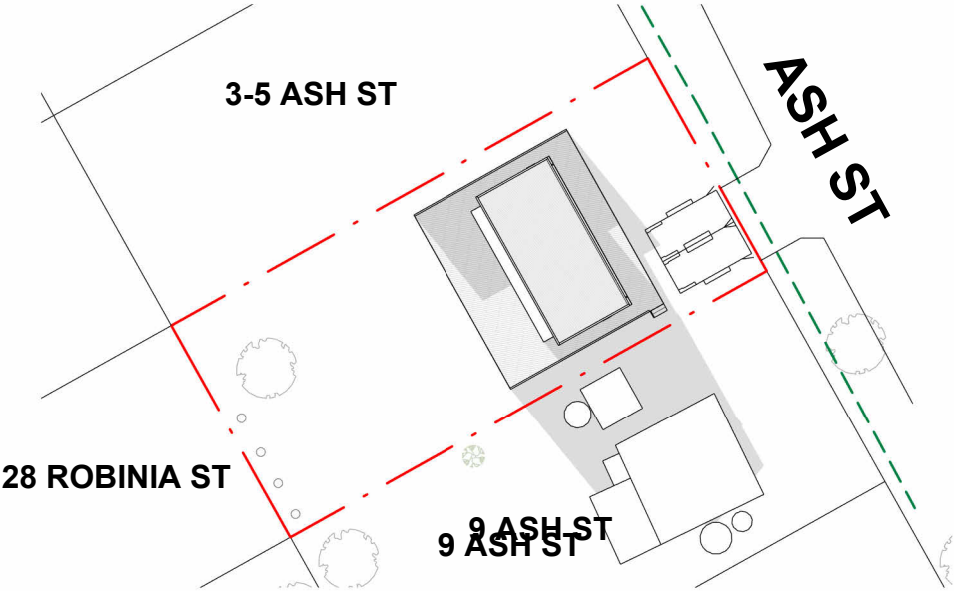
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SCALE: 1 : 500



2 | WINTER SOLSTICE 12.00 AM

SCALE: 1 : 500



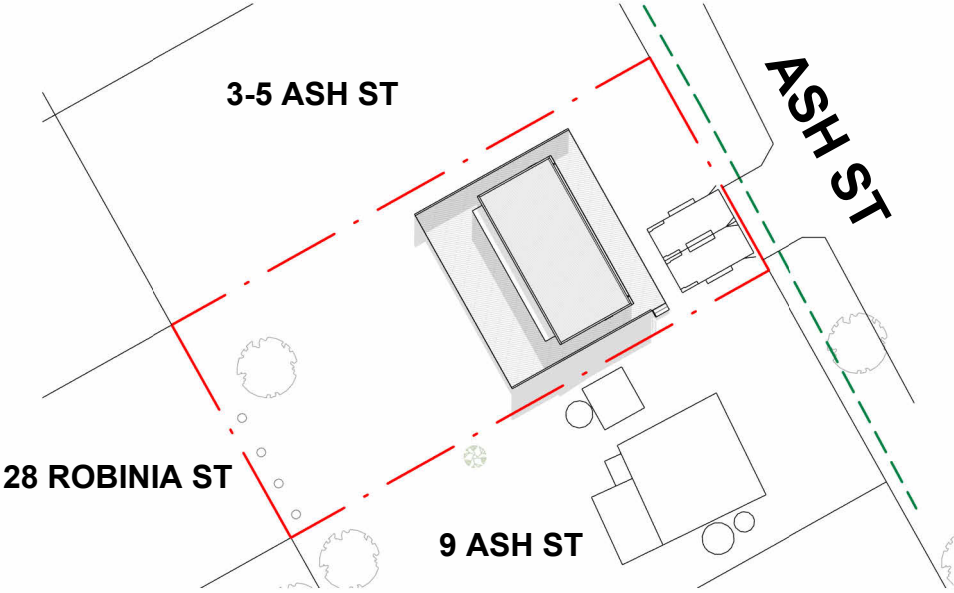
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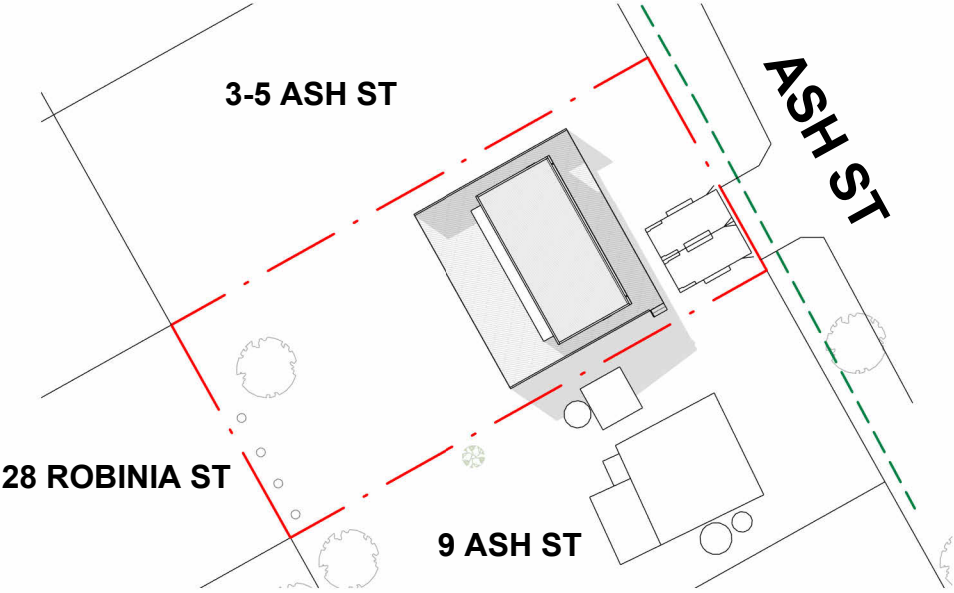
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SCALE: 1 : 500



5 | SEPT EQUINOX 12.00 AM

SCALE: 1 : 500



6 | SEPT EQUINOX 3.00 PM

SCALE: 1 : 500

**Sorell Council**
Development Application: 5.2026.119.1 -
Response to Request For Information - 7 Ash
Street, Primrose Sands - P2.pdf
Plans Reference: P2
Date received: 1/06/2026

NOTES

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Vanovac Tuon Architects Pty Ltd
35 Buckingham Street Surry Hills NSW 2010
T +61 2 3910 5300
E email.syd@vtas.com.au

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FOR APPROVAL

PROJECT
PROPOSED DWELLING

ADDRESS
7 Ash Street, Primrose Sands

CLIENT
DAN HAMILTON

DRAWING TITLE
SHADOW DIAGRAM

SCALE @ A3	1 : 500	JOB NO.	S25--
DRAWN	LD	CHECKED	TN
APPROVED	AT		
DRAWING NO.	A9000	ISSUE NO.	1
		DATE	25/05/26



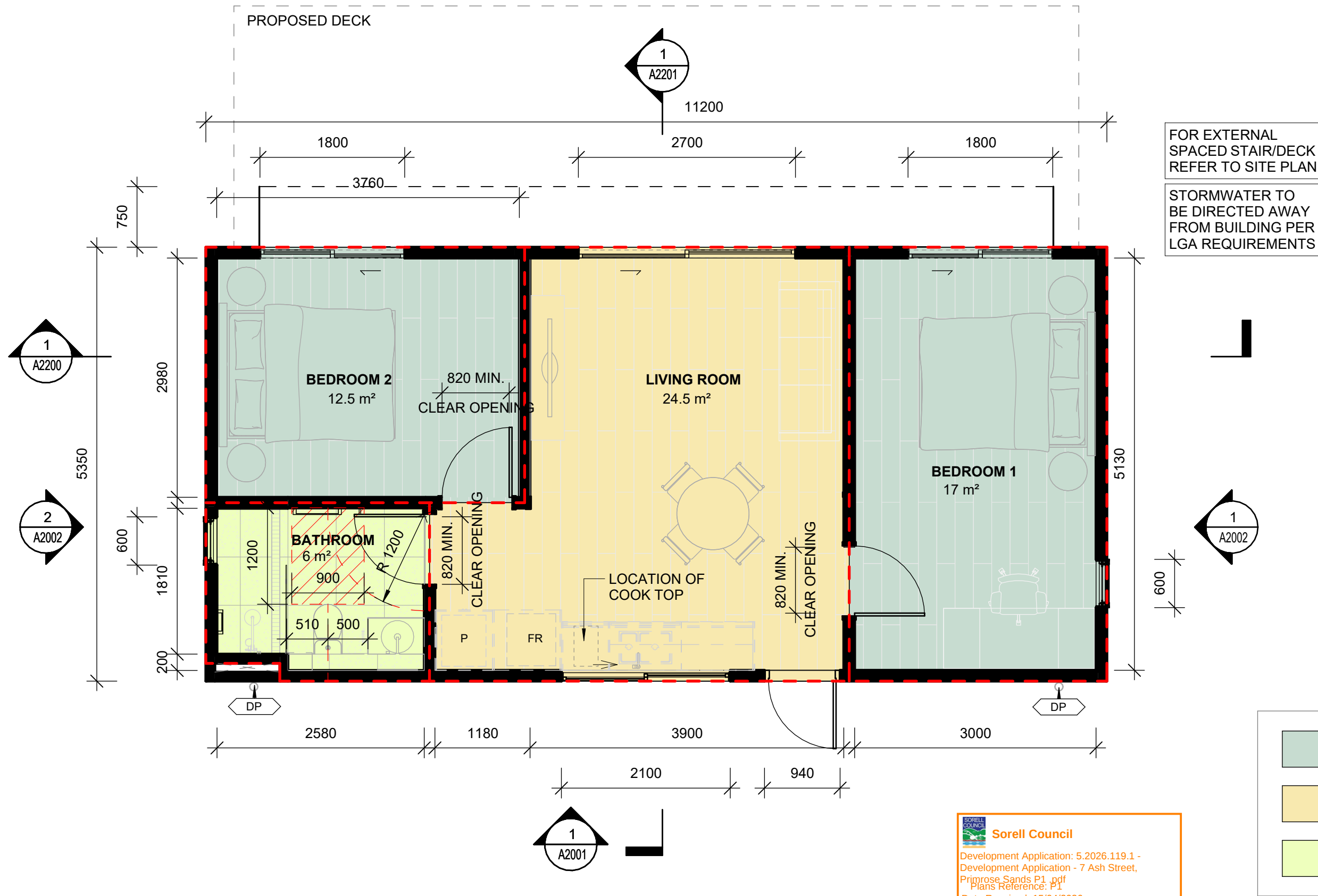
Sorell Council

Development Application: 5.2026.119.1 -
Development Application - 7 Ash Street,
Primrose Sands P1 .pdf
Plans Reference: P1
Date Received: 15/04/2026

Floor Plan

Appendix C

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1 GROUND FLOOR PLAN - DA
1 : 50

NOTES

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35 Buckingham Street Surry Hills NSW 2010
T +61 2 3910 5300
E email.syd@vtas.com.au

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DEVELOPMENT APPLICATION

PROJECT
THE LODGE

ADDRESS

N/A

CLIENT

-

DRAWING TITLE
GROUND FLOOR

SCALE @ A3 1 : 50 JOB NO. S2310

DRAWN ZW CHECKED TN APPROVED AT

DRAWING NO. ISSUE NO. DATE

A1000 1 08/04/25



Sorell Council

Development Application: 5.2026.119.1 -
Development Application - 7 Ash Street,
Primrose Sands P1 .pdf
Plans Reference: P1
Date Received: 15/04/2026

Site and Soil Evaluation and Onsite Wastewater System Design

Appendix D

pitt&sherry



strata
geoscience and environmental

Site and Soil Evaluation and Onsite Wastewater System Design

7 Ash Street Primrose Sands

March 2026

Important Notes:

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Strata Geoscience and Environmental reserves the right to submit this report the relevant regulatory agencies where it has a responsibility to do so.



Sorell Council

Development Application: 5.2026.119.1 -
Response to Request For Information - 7 Ash
Street, Primrose Sands - P2.pdf
Plans Reference: P2
Date received: 1/06/2026

1. Introduction

Strata Geoscience and Environmental Pty Ltd was commissioned to conduct an onsite wastewater system design for:

Client and Site Details	
Client/Agent Name	Dan Hamilton
Site Address	7 Ash Street Primrose Sands
Proposed Development	New system for proposed dwelling

The investigation was conducted with reference to Australian Standards AS1547-2012 Onsite Domestic Wastewater Management and also follows the principles outlined in AS1726-1993 Geotechnical Site Investigations.

2. Summary of Site and Soil Evaluation and Design Outcomes

The investigation's key findings were:

SSE and Design Outcomes	
General Comments	Site suitable for disposal of secondary treatment
Key Site and Soil Limitations to System Design	• Rocky clay soils • Slope • Uncontrolled fill • Lot size
Summary of Proposed System Specification	Primary Treatment: AWTs Secondary Treatment: AWTs Land Application: SUBSURFACE IRRIGATION



3. Investigation

Please refer to Appendix 4 for bore logs, permeability data (where tested) and other relevant site information.

4. Interpretation

The site is situated on a slight simple slope underlain by moderately deep clayey sands derived from inferred Jurassic Dolerite.

With respect to the sustainability of long term disposal of wastewater within the site boundaries the following comments are made:

Soils – Natural soils will have a low permeability for the acceptance of wastewater flows and will show a moderate cation exchange complex for the absorption of nutrients from effluent.

Environmental Sensitivities – The development area is slightly sloping with nearest surface water body located approximately 100+ m downslope of the proposed residence. Groundwater was not intersected throughout geotechnical investigation and is anticipated to be several meters beneath the existing ground surface.

Climate - the nearest weather station with long term data is Dunalley Station with a mean annual rainfall of 559 mm (BOM 2026) and no evaporation data. A net rainfall deficit would likely exist for the site.

Title Searches – Searches of the Land Title did not show any easements or right of ways which would affect the positioning of the wastewater land application system.

Given the above, the general environmental and public health risk associated with the site is regarded as low provided adequate setback distances and other controls are adopted.

5. Onsite Wastewater System Design

5.1 Site and Soil Considerations

Results of the SSE (Appendix 4) found the following typical soil profile on site:

	Topsoils (A1-A3)	Subsoils (B1-B3)
Description	SAND (SM)	CLAY (CL/CH)
Soil Category (AS1547-2012)	1	5
Indicative Permeability (m/d)	2.0+	0.5
Recommended DIR (mm/d)/DLR (L/D)	5	3
pH	6.1	5.8
EC	2.2	4.2
Emmerson Class	8	5

5.2 Risk Management of Site and Soil Constraints

Risk identification and reduction measures compliant with AS1547 – 2012

Clause A3.2 is presented below:

Risk	Factors that Increase Risk Likelihood	Design Risk Reduction Measures
Hydraulic Overloading of System	• Under scaled system • Prolonged overuse • Leaking taps • Shock Loading • Excessive solid disposal	• Scale to peak potential loading • Use Conservative DLR/DIR • Use water conservation practices eg water reduction fixtures
Biological Failure	• Overuse of household chemicals • Shock loading	• Limit detergents and bleach use where practical • System not fit for spa or sinkerator installation
Marginal Soil Conditions	• low soil hydraulic conductivity • Dispersive soils • Poor aspect/drainage	• Use appropriate DLR/DIR, avoid trenching • Treat with gypsum, manage sodium inputs
Site Constraints	• Drainage • Variable slopes • Lot size • Fill • Shallow profiles	• Use irrigation into topsoils on flatter areas

Risk	Factors that Increase Risk Likelihood	Design Risk Reduction Measures
High Rainfall/Torrential Rainfall	• Inappropriate LAA Scaling • Stormwater impacts	• Use suitable hydraulic scaling • Stormwater Diversion around LAA if required
Clogged Outlet Filter	• Overloading • Infrequent cleaning	• Clean monthly
Pipe Blockages	• Overloading • Infrequent de-sludging	• Reduce solids inflows • De-sludge septic max 3 year intervals • Check IO's regularly
Sludge transport to LAA	• Infrequent de-sludging • Clogged outlet filter • High organic loading	• De-sludge septic max 3 year intervals • Clean filter monthly • No sinkerator installation
Broken pipes in LAA	• Stock/vehicles	• Exclude stock/vehicles

5.3 Proposed Wastewater System Concept Design

It is therefore recommended that the following system be adopted:

Treatment Train Component	Proposed Concept Design
Primary Treatment	• AWTs
Secondary Treatment	• Irrigation
LAA Design	• Irrigation

5.4 Effluent Flow and Land Application Area Modelling

The development proposal is for the construction of a new wastewater system to service:

Maximum Daily Hydraulic and BOD Loadings			
Segment	Loading (L/D)	Maximum Daily Hydraulic Loading (L/D)	Maximum Daily BOD Loading (g/D)
One x 2 Bedroom Dwelling 4 EP	4 EP at 120L/D* ¹ 4 EP at 60g BOD/EP/D* ¹	480	240
Totals		480	240
Irrigation Area Requirement m² (based upon DLR of 3.5 mm/d)		137	

*¹ Specific Flow Rate Modelling Notes taken from AS1547-2012

The absorption area could be catered for by one 137 m² subsurface irrigation installed as shown on the site plan with adequate room for a 10% reserve if required (see Appendix 2). Refer to Appendix 2/3 for more detailed calculations as well as specific design and construction notes.

5.5 System Specifications

The system has the following specification (see Appendix 1-3 for further details):

- Min DN100 gravity fed sewer pipe
- Min 1500L/d (daily treatment capacity) approved AWTs. (Note tank should be anchored to prevent popping if influenced by shallow groundwater tables).
- Min 137m² Subsurface irrigation
- Provision for 10% reserve area (must remain free from development)

5.6 Management Requirements

It is imperative that regular servicing of the treatment unit compliant with the prescriptions of the manufacturer and Council permit occur.

To ensure that the treatment system functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- Suitably qualified maintenance contractors must be engaged to service the system, as required by Council under the approval to operate.
- Keep as much fat and oil out of the system as possible; and
- Conserve water.

Minimum servicing schedule:

Treatment Train Component	Service Interval
AWTS	• SERIVES AS PER MANUFACTURERS RECOMMENDATIONS WITH QUALIFIED TECHNICIAN, RETAIN ALL RECORDS
IRRIGATION	• ENSURE ADEQUATE POLANTINGS OF 1 PLANT PER 4M² AT INSTALLATION. • ENSURE MULCH COVERING IS MAINTAINED • ENSURE VEGETATION IS HARVESTED AND KEPT WEED FREE • ENSURE UPSLOPE INTERCEPTOR (WHERE RECOMMENDED) IS INSTALLED.

To ensure that the land application area (LAA) functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- LAA should be checked regularly to ensure that effluent is draining freely, including flushing of lines and cleaning of inline filters.
- All vehicles, livestock and large trees should be excluded from around the irrigation area.
- Low sodium/phosphorous based detergents should be used to increase the service life of irrigation area.
- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Not to erect any structures over the LAA;
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).

Excessive surface dampness, smell or growth of vegetation around the LAA may indicate sub-optimal performance and professional advice should be sort.

5.7 Compliance Requirements

The setbacks as indicated on the site plan conform with Acceptable Solutions or Performance Criteria for setback distance outlined in the Tasmanian Building Code 2016.

*Site and Soil Evaluation and Onsite Wastewater System Design
7 Ash Street Primrose Sands*

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a. be no less than 6m: b. be no less than: (i) 3m from an upslope or level building. (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building (iii) If secondary treatment and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building	P1 a. The land application area is located so that the risk of wastewater reducing the bearing capacity of the buildings foundations is acceptably low	Complies with b(i)
A2 Horizontal separation distance from downslope water to a land application area must comply with (a) or (b). a) be no less than 100m b) be no less than the following: i) If primary treated effluent to be no less than 15m plus 7m for every degree of average gradient from a downslope surface water, or; ii) if secondary treatment and subsurface application, no less than 15m plus 2 m for every degree of average gradient from a downslope surface water	P2 Horizontal separation distance from downslope water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable	Complies with A2 (bii)
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: a) be no less than 40m from a property boundary b) be no less than (i) 1.5m from an upslope or level property boundary; and (ii) if <u>primary treated effluent</u> 2m for every degree of average gradient from a downslope property boundary; and	P3 Horizontal separation distance from the boundary to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and	Complies with A3 (B) (I and III)

*Site and Soil Evaluation and Onsite Wastewater System Design
7 Ash Street Primrose Sands*

(iii) if secondary treated effluent and subsurface ap plus 1m for every degree of average gradient from property boundary.	b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable	
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient	P4 Horizontal separation distance from a downslope bore to a land application area must comply with all of the following: a) Setbacks 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	Complies with A4
A5 Vertical separation distance between groundwater and a land application area must be no less than 1.5m  Sorell Council Development Application: 5.2026.119.1 - Response to Request For Information - 7 Ash Street, Primrose Sands - P2.pdf Plans Reference: P2 Date received: 1/06/2026	P5 Vertical separation distance between groundwater to a land application area must comply with all of the following: a) Setbacks 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	Complies with A5
A6 Vertical separation distance between a limiting layer and a land application area must be no less than 1.5m	P6	Complies with A6

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	Vertical setback must be consistent with AS/NZS 1547 Appendix R,	
A7 The arrangement of a land application area must comply with both of the following: (a) not include areas beneath buildings, driveways or other areas; (b) have a minimum horizontal dimension of 3m.	P7 No performance criteria	Complies with A7(a/b)

6. Conclusions and Further Recommendations

In conclusion, the following comments and recommendations are made:

- The maximum wastewater flow rate (MWWF) modelling conducted in this report shows that the generated flows are likely to be no more than 480 L/day.
- That such flows will require a land application area (LAA) comprising one 137 m² Subsurface Irrigation.
- It is likely that peak flows associated with the development should be within the buffering capacity of the system both in terms of the system sizing as well as for their acceptance into the disposal area.
- If the hydraulic capacity of soils underlying disposal areas is exceeded by effluent water flows, the disposal area has the capacity to be increased by up to 10%.
- **If the prescriptions of this report are followed the likely human and environmental health risks associated with effluent disposal onsite is rated as low.**



S Nielsen MEngSc CPSS
Director
Strata Geoscience and Environmental Pty Ltd
E:sven@strataconsulting.com.au



7. References

- AS1726-1993- Geotechnical Site Investigations
- AS1547-2012 Onsite Domestic Wastewater Management
- Bureau of Meteorology Website- Monthly Climate Statistics



Appendix 1 Detailed Design Calculations

Wastewater Loading Certificate*	
System Capacity	4EP at 120L/person/day = 480 L/D
Design Summary	
• Effluent Quality	Secondary
• Adopted Soil category	4
• Amended Adopted Soil Category	Not amended
• Adopted DLR/DIR (mm/d OR L/m ² /d)	3.5
• LAA Design	Irrigation
• Primary LAA Requirement	137 m ²
• Reserve Area	Min 10% reserve LAA must be maintained in an undeveloped state near the primary LAA as identified on the site plan
Fixtures	Assumes std water saving fixtures inc 6/3L dual flush toilets, aerator forccets, Washing/dishwashing machines with min WELSS rating 4.5 star
Consequences of Variation in Effluent Flows	
• High Flows	The system should be capable of buffering against flows of up to 10 % in a 24 hr period or 5% over a 7 day period. System not rated for spa installation.
• Low Flows	Should not affect system performance
Consequences of Variation in Effluent Quality	Residence to avoid the installation of sink disposal systems (eg "sinkerators"), or the addition of large amounts of household cleaning products or other solvents. These can overload system BOD or affect effluent treatment by system biota.
Consequences of Lack of Maintenance and Monitoring Attention	Owners should maintain the system in compliance with systems Home Owners Manual and council permit. All livestock, vehicles and persons to be excluded from the LAA. Failure to ensure the above may lead to infection of waterways, bores or the spread of disease, as well as production of foul odours, attraction of pests and excessive weed growth.

* In accordance with Clause 7.4.2(d) of AS/NZS 1547.2012.

Irrigation Design (REF AS1547-2012)

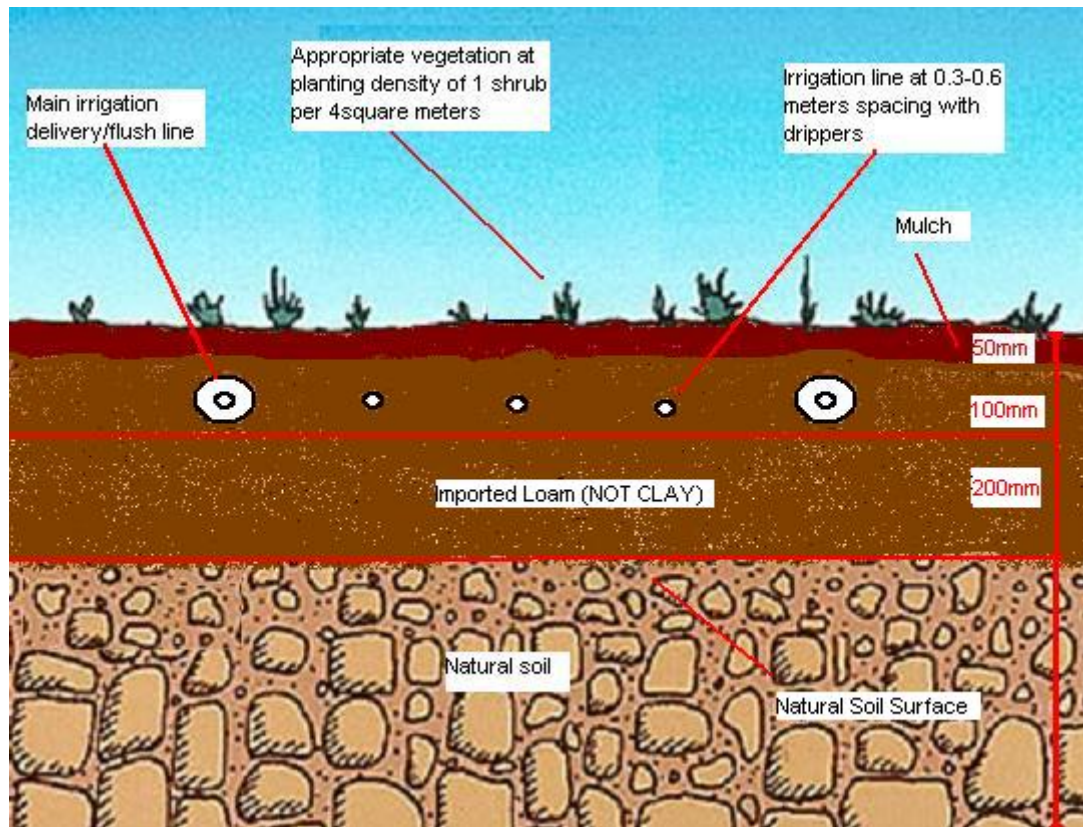


Figure 1 Irrigation cross section showing major delivery/flush lines and irrigation lines.

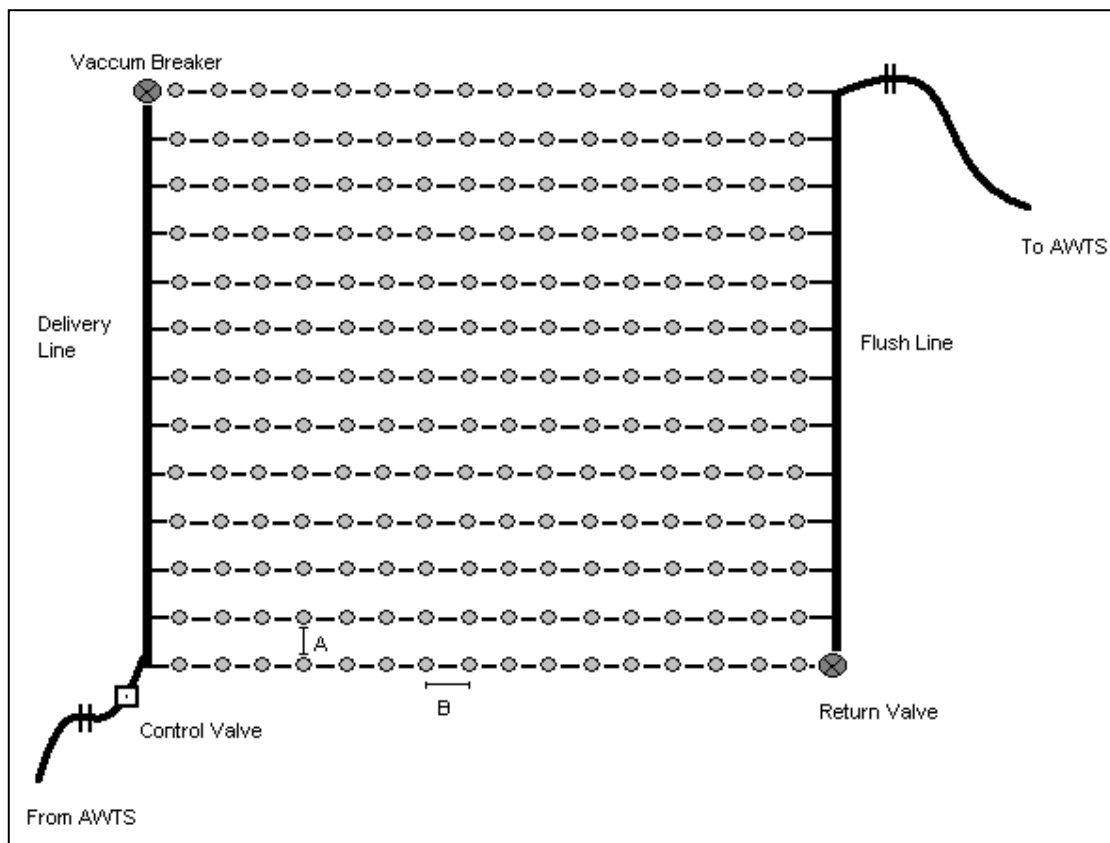


Figure 2 Irrigation Plan View

**Site De-vegetation and Soil Renovation Processes
(Only applicable for recently de-vegetated sites)
(Pre irrigation installation)**

1. The land application area is located in the area contained within the bushfire buffer zone and hence will have all vegetation removed. This will alleviate the effects of the forest canopy reducing evapotranspiration rates.
2. Soils will be disturbed by site de-vegetation and removal of large trees. After de-vegetation the following steps should be taken to renovate the soil profile before irrigation is installed:
 - a. Harrow and level the residual soil surface. Ensure that the ground surface is levelled along natural slope contours and that all major rocks and large roots are removed.
 - b. Gypsum should be incorporated at the rate of 1kg/5m²
 - c. Imported topsoil (not clay) should be applied as shown in Fig 1 above. Do not compact this layer, and avoid travelling over with large machinery.
 - d. Irrigation should be laid as per the specifications below (point 3-4) and covered with further topsoil as per Fig 1 above.
 - e. Selected vegetation should be planted at a density of approx. 1 plant per 4m².
 - f. Mulch should be placed over the site as shown in Figure 1 above.

Land Application Area Design and Construction Notes

3. Delivery/flush line diameter = 25 -30 mm
4. Irrigation line diameter = 12-16mm
5. Irrigation line spacing (A) =1000mm
6. Dripper/Sprinkler spacing (B) as per manufacturers specifications.
7. A vacuum breaker should be installed at the highest point of the irrigation area (or in the case of multiple irrigation lots at each lot). This breaker should be protected and marked).
8. A flush line should be installed at the lowest point of the irrigation area incorporating a return valve for back flushing of the system back into the treatment chamber.
9. **All lateral lines MUST be installed parallel to the contours of the land. All minimum setbacks MUST be adhered to.**
10. An inline filter must be inserted into the delivery line.
11. The first 100mm of the natural soil below the ground surface should be mechanically tilled to aid line installation and soil permeability
12. Gypsum should be incorporated at the rate of 1kg/5m² in dispersive soils.
13. Imported topsoil (not clay) should be applied as shown above.
14. Selected vegetation should be planted at a density of approx. 1 plant per 4m². Recommendation regarding suitable species is made in this report.
15. Irrigation areas greater than 400 m² should be split into 100 m² cells with effluent flows switched between irrigation lots with an automatic valve system.
16. Where practical a 10% reserve area should be identified on the site to allow movement of the irrigation area if required.
17. In areas of moderate to steep slopes (>10%) then upslope cut off drainage should be installed to minimise shallow ground water recharge of the irrigation area from upslope.
18. All livestock and Vehicles MUST be excluded from irrigation area.

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Interceptor Spoon Drain Design and Construction Notes

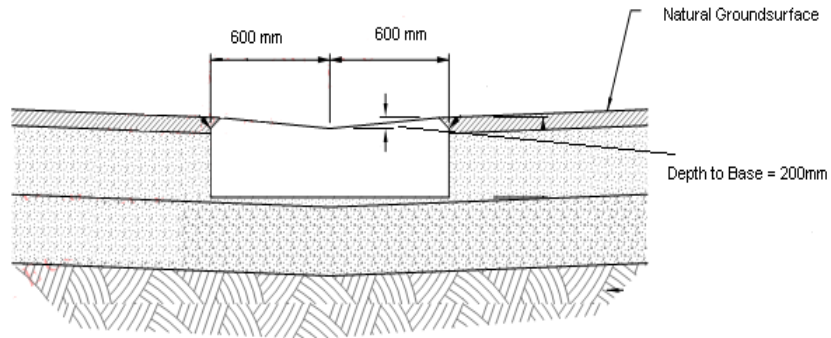


Figure 3 Spoon drain cross section showing key dimensions

1. Spoon drain should be located upslope of the proposed irrigation area/trenches/beds as shown in site plan.
2. Spoon Drains should be 1200mm wide and 200mm deep.
3. Spoon drains are best employed for areas where surface water run on from upslope areas is possible with little immediate subsurface recharge anticipated.
4. The drainage channel can be armoured with 50-100mm Dolerite aggregate if soils are anticipated to be dispersive or intensive peak flows are expected (ie if immediately down slope from hardstand surfaces).
5. Spoon drains should be constructed to ensure adequate fall to appropriate stormwater discharge points or other suitable areas provided that any water is not disposed of over site boundaries.

Indicative Plantings

PLANTS 1 – 6m

Acacia mucronata

Variable willow wattle, Narrow leaf wattle

An upright or spreading, medium to tall shrub 3-4m X 2-3m. Quick growing. Profuse cream to yellow flowers in spring, showy. Attracts seed eating birds. Drought tolerant.

Acacia verticillata

Prickly Moses

Prickly shrub to 2m. Useful habitat plant and very attractive in flower.

Banksia marginata

Honeysuckle, Silver banksia

Evergreen shrub or small tree with attractive narrow, smooth edged leaves which are square or notched at the end and silvery beneath. Greenish yellow cones of flowers that last as cut flowers. Grows well in sandy soil. Strong upright growth.

Bauera rubioides

Dog Rose

Hardy small to medium dense shrub. 1-2m X 1-2m wide with masses of dainty pink flowers, flowering most of year, attracting butterflies. Grows well in wet or moist soils, prefers acid soils. Likes full or filtered sun. Good coastal plant. Frost tolerant. Prune regularly. Good erosion control.

Callistemon pallidus

Lemon Bottlebrush

Evergreen medium shrub, very upright with silky leaves that become smooth with age. Lovely lemon yellow bottlebrushes in spring and summer. Likes a dry or moist position. Tolerates full or filtered sunlight. Attracts nectar eating birds.

Callitris oblonga

Cypress pine, South esk pine

This is one of Australia's native conifers. It has an attractive shrubby shape and is suitable for use in the garden as a fast growing hedge, since it can be pruned to shape. It is also useful for gardens where the soil is rocky and sandy but will tolerate a range of soils, providing the drainage is good.

Correa backhousiana

Velvet correa

A dense, bushy, spreading shrub to 1.5m high by 2m wide. Leaves are glossy green on top, rusty coloured underneath. Greenish cream bell flowers in winter. Spring bird attracting. Tolerates lime and coastal plantings. Usually frost resistant.

Leptospermum lanigerum

Woolley tea-tree

Hardy medium to large shrub 2.5 to 5m high x 1.2-3m wide, massed with white flowers during spring. Soft grey foliage. Prefers moist to wet soils with good drainage and will grow well in full or filtered sun. Attracts butterflies and seed eating birds. Tolerates light snow, smog and frost.

Melaleuca ericifolia

A very hard, fast growing small evergreen tree suited to most soils and aspects. Suitable for poorly drained or saline soils and withstands coastal exposure. Needle-like leaves and 2-3cm long cream flower spikes, in spring and early summer. Ideal for planting as a screen.

Melaleuca gibbosa

Fine leaved paperbark, Slender honey-myrtle

Evergreen small shrub with mauve/purple ball shaped flowers in late spring and summer. Suitable for most soils, tolerating lime and salt soil. Frost resistant.

Melaleuca squarrosa

Tall, bushy shrub, good foliage. Scented, yellow brush flowers, in spring-summer. Suitable for most soils, tolerating very wet conditions, lime, saline and frost.

Micranthemum hexandrum

River box

Attractive foliage plant with new growth showing red stems. Cream flowers in spring. Grows up to 2m high. Prune to form a dense screen plant.

Notelaea ligustrina

Native Olive, Mock olive, Privet mock olive

Tall shrub with smooth, dark green leaves. Small yellow flowers and purple fruit. Prefers a moist, semi-shaded position but grows well in a wide range of conditions.

Pomaderris apetala

Dogwood

Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

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SHRUBS TO 1m

Amperea xiphioclada

Upright or arching stems. Attractive foliage sculptural in appearance to 60cm. Useful for basket weaving. Dry to moist sites.

Blechnum penna-marina

Alpine Water Fern

Attractive, low growing, matted ground cover. Leathery dark green fronds to 15cm long, tinged pink when young. Ideal hanging baskets. Rockeries and moist positions in the open ground.

Blechnum wattsii

Hard Water Fern

Hardy and vigorous fern with dark green leathery fronds to 1m tall. Very easily grown in large pot or a moist, shady position in the ground.

Callistemon viridiflorus

Green Bottlebrush

Erect shrub with pale green bottlebrushes. Good in damp conditions. 1-2m X 1m. Frost resistant.

Carex appressa

Tall sedge, Tussock sedge

A tall perennial to 1.8m high. Stems acutely 3 angled and leaves 3-6mm broad. Occurs in winter wet depressions that can dry out completely in summer. Flowers in spring.

Carex inyx

Tassell Sedge

Evergreen clump forming sedge with green foliage and gorgeous golden brown pendulous tassels 1m x 1m.

Carex tasmanica

Curley Sedge

An upright sedge to 30cm. Attractive tight curls on tips of leaves. Wet sites but will tolerate long dry spells.

Dianella tasmanica

Flax Lily

An evergreen perennial plant with arching, strap-like leaves which can be up to 1.2m long. During spring and summer this plant bears clusters of nodding, star shaped, bright blue to purple flowers which are followed by glossy deep blue berries. Thrives in a sunny to partly shaded position in humus rich, well drained soil. Ideal for rockeries, poolside planting and containers.



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Ficinea nodosa (syn isolepis nodosa)

Knobby club rush

Dense tufted native rush with stiff stems. Rounded brown flower knobs in summer. Suit damp or moist sandy soil. 60cm X 1m wide.

Ficinea nodosa (syn isolepis nodosa)

Knobby club rush (syn. *Isolepis nodosa*)

Ideal for planting around pond margins, this fast growing perennial plant forms clumps of upright, often arching, dark green stems. Brownish, globular flower heads are produced throughout the year. A tough hardy plant which thrives in full sun in a range of soils. Tolerates salt spray, waterlogged and saline soils. Adds texture and colour to seaside gardens and water features, useful for general garden planting.

Goodenia elongata

Lanky Goodenia

Suckering ground cover 10cm tall X 50cm. Glossy green leaves, rich yellow flowers on tall stems spring-summer, prefers moist soils in full sun or part shade.

Isolepis inundata

Knobby club rush, Swamp club rush

Handy aquatic for waters edge or general planting (eg. shrub beds, dry creek beds).

Lomandra longifolia

Long leaf mat bush, Sagg

A popular plant for use as accent in gardens, where the rush like foliage contrasts well with broad leafed plants. Use it next to ponds or as a border plant. Flowers in spring, bearing clusters of cream, strongly perfumed flowers - great for use in flora arrangements. A very adaptable plant that will grow well in a range of soils but does best in a moist position.

Mazus pumilio

Mauve carpet

Low growing creeping plant. Ideal ground cover, with mauve flowers, spring and summer. Semi shade or sun.

Melaleuca squamea

A bushy shrub to 1m with stunning mauve flowers in spring-summer. Grows well in a damp spot. Frost hardy.

Poa labillardieri

A popular native grass grown for its soft blue foliage. In the warmer months this clumping plant produces an attractive flower head with a purple tint. Thrives in a sunny to partly shaded position and grows in a range of soils. Suitable for planting under trees, embankments and mass plantings. Cut to just above ground level in late winter for fresh new spring growth.

Polystichum proliferum

Mother Shield Fern

An easy to grow fern with attractive green fronds. New fronds are covered with eye catching brownish scales. An ideal plant for ferneries and shaded garden positions but will perform equally well when planted in a container. Plant in humus rich, moist, well drained soil in part shade. Fertilise with a good organic fertilizer. When planting in containers use a premium potting mix.

Polystichum proliferum

Mother Shield Fern

Attractive native fern with arching fronds to 1m long forming plantlets near the tip. Very easily grown in a moist position in morning or filtered sun. Suitable for tubs.

Pratia pedunculata

Blue pratia, Common pratia, White pratia

This dainty, spreading plant forms a carpet of tiny green leaves which from spring to early summer is smothered in a mass of tiny, white flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers and makes an attractive groundcover. Thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Pratia pedunculata

Blue pratia, Common pratia, White pratia

This dainty, spreading plant forms a carpet of tiny, green leaves, which from spring to early summer is smothered in a mass of tiny blue flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers, and makes an attractive groundcover, thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Scaevola hookeri

Creeping fan flower, Mat fan flower

A very densely matting, evergreen groundcover with glossy, dark green leaves and small, white fan-shaped flowers in flushes, during spring, summer and autumn. An excellent soil binding plant for average to moist positions. Frost hardy.



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TREES

Acacia dealbata

Silver Wattle

A tall tree with a smooth trunk, often decorated with silvery, mottled patches contrasting with the greyish-green leaves. In spring, clusters of golden-yellow, fluffy ball like flowers almost cover the whole tree.

Acacia melanoxylon

Blackwood

A beautiful formal tree that produces one of Australia's most sought after woods for cabinet making. Light yellow flowers occur in winter and early spring. A useful tree for a windbreak or screen as it grows densely. It is also tolerant of a wide range of positions, however its height and width will be greatest if the soil is moist and fertile.

Eucalyptus ovata

Black gum, Swamp gum

Evergreen medium to tall moisture loving tree, good for poorly drained soils. Smooth white trunk. Masses of white flowers in autumn which attract birds. Frost hardy. Good tree for cool districts. Water absorber. Drought tolerant. Excellent shade and windbreak tree.

Eucalyptus rodwayi

Swamp Peppermint

This tree is suitable for a wide range of conditions, from very dry sandy soils to river banks. Grows 15 to 20m.

Eucalyptus viminalis

White Gum

A magnificent tree with a lovely white trunk. This tree is suitable for very dry to very wet sites. Its height is 20 to 40m depending on availability of moisture.

Pomaderris apetala

Dogwood

Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

Prostanthera lasianthos

Christmas bush, Tasmanian Christmas bush

The Tasmanian Christmas bush comes into flower around Christmas with masses of mint scented foliage. A rapid growth in a range of soils but for best results grow in a well drained soil and mulch to retain moisture in the drier months. An attractive plant that will grow in a range of positions in the garden.

Tasmannia lanceolata

Mountain pepper, Native pepper

Small leaved mountain form. Handsome foliage shrub with bright green leaves and red stems. Creamy-yellow flowers in spring. Slow growing to 1.5m, hardy in a cool moist well drained position in sun or shade.



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Appendix 3 Site Investigation Details/ Photos and Indicative Bore Logs

Site and Soil Evaluation with Reference to AS1547 Table D1 Appendix D1	
Site Factor	Result
Slope (over proposed system/LAA)	5 Degrees
Shape	Variable
Aspect	W
Exposure	High exposure to both sun and wind
Erosion, mass movements landslip	No evidence of erosion, mass movement or landslip
Boulders/Rock Outcrops	Rocky shallow soil profiles
Vegetation	Grass, weeds
Watercourse	See site plans >100m from LAA.
Soil Water Regime	Depth to permanent groundwater estimated >2m
Fill	Fill pad must be removed
Run-on/Flooding	Not anticipated over the development area or LAA. Upslope interceptor to capture any surface, near surface flows.
Channeled Runoff	No concentrated runoff over proposed LAA. See storm water management plan (or similar) for details of onsite storm water management.
Soil Surface Condition	Dry
Salinity	No saline tolerant species, salt scald or bare earth observed.
Other Site and Soil Factors	Ensure tank located to ensure gravity dosing

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 strata geoscience and environmental		Indicative Bore Log										BH01												
Client: See Section 1												Coords												
Project: see report												Bearing:												
Drill Type:												Dip:												
Drilling Met:												R.L. SEE WS												
Fluid: Nil												Logged by: SN												
												Date:												
RL	Depth (mm)	Graphic Log	Material Description	Soil				Rock				Weathering				Frac. Spacing (mm)		Sampling and Insitu Testing						
				Very Loose	Loose	Medium Dense	Very Dense	Very Low	Low	Medium	High	Very High	Extremely High	Very Low	Low	Medium	High	Very High	Extremely High	Very Low	Low	Medium	High	Very High
			BROWNISH GREY SILTY SAND (SM) LOOSE-MD, NP																					
	500		BROWN SILTY CLAY (CH) DRY, HARD, SUDDEN REFUSAL IN INFERRED ROCK																					
	1000																							
	1500																							
	2000																							
	2500																							
	3000																							
	3500																							
	4000																							
	4500																							
	5000																							
	5500																							
	6000																							

BORE TERMINATED AT 0.8 M



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 strata geoscience and environmental		Indicative Bore Log										BH02									
Client:		See Section 1										Coords									
Project:		see report																			
Drill Type:												Bearing: Dip:									
Drilling Met:												R.L. SEE WS									
Fluid		Nil										Logged by: SN									
												Date:									
RL	Depth (mm)	Graphic Log	Material Description	Soil										Rock		Weathering		Frac. Spacing (d)		Sampling and Insitu Testing	
				V. Soft	Soft	Stiff	Very Stiff	Ext. Dense	Very Dense	Ext. Hard	Very Hard	Ext. High	Very High	Ext. High	Very High	Ext. High	Very High	Ext. High	Very High	Ext. High	Very High
UNCONTROLLED FILL MAINLY COMPRISING CLAYS (CL/CH) AND DOLERITE ROCKS																					
REFUSAL IN INFERRED FILL																					
																					
BORE TERMINATED AT 1.5 M																					


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strata

geotechnical engineering

Indicative Bore Log

BH03

Client: See Section 1

Project: see report

Drill Type:

Drilling Met:

Fluid: Nil

Coords

Bearing: Dip:

R.L. SEE WS

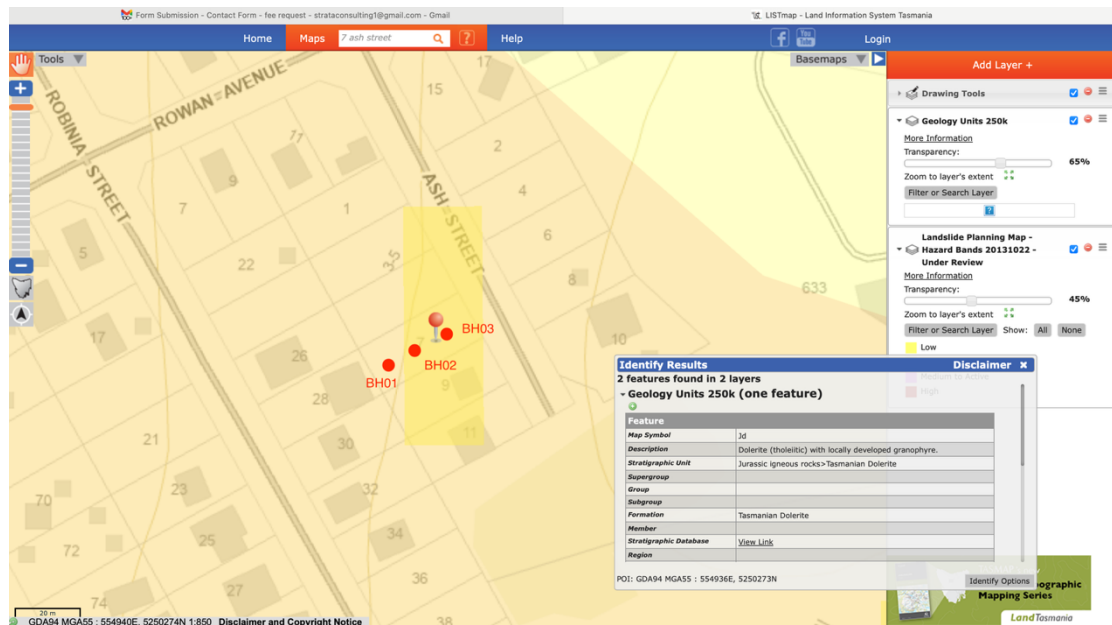
Logged by: SN

Date:

RL	Depth (mm)	Graphic Log	Material Description	Soil			Rock			Weathering			Frac. Spacing (mm)		Sampling and Insitu Testing		Test Results and Comments
				V	S	M	V	S	M	V	S	M	0.05	0.1	0.5	1	
			BROWNISH GREY SILTY SAND (SM) LOOSE-MD, NP														3 ATTEMPTS
			SUDDEN REFUSAL														
500																	
1000																	
1500																	
2000																	
2500																	
3000																	
3500																	
4000																	
4500																	
5000																	
5500																	
6000																	

BORE TERMINATED AT 0.2 M

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Appendix 4 Form 35 and Certificate of Accreditation

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: DAN HAMILTON

Owner name

Form **35**

Address

Suburb/postcode

Designer details:

Name:

S NIELSEN

Category:

HYDRAULIC
SERVICES

Business name:

STRATA GEOSCIENCE AND
ENVIRONMNETAL P/L

Phone No:

0413545358

Business
address:

72-74 LAMBECK DRIVE

TULLAMARINE

3043

Fax No:

Licence No:

CC6113K

Email address:

sven@strataconsulting.com.au

Details of the proposed work:

Owner/Applicant

DAN HAMILTON

Designer's project
reference No.

SR06557

Address:

7 ASH STREET

Lot No:

PRIMROSE SANDS

Type of work:

Building work ☐

Plumbing work ☒ (X all applicable)

Description of work:

WASTEWATER SYSTEM SPECIFICATION – ONLY
WARRANTED TO A THE MAXIMUM MODELLED DAILY FLOW
RATE AND WHEN INSTALLED AS PER THE DESIGN AND
TERMS AND CONDITIONS OF THE REPORT.

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

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

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic	Building Services Designer



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	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	
Deemed-to-Satisfy: ☒		
Performance Solution: ☐ (X the appropriate box)		
Other details:		

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: SN	Date:
Schedules:	Prepared by: SN	Date
Specifications:	Prepared by: SN	Date 19/3/26
Computations	Prepared by: SN	Date 19/3/26
Performance solution proposals:	Prepared by: SN	Date:
Test reports:	Prepared by: NA	Date

Standards, codes or guidelines relied on in design process:

AS1547-2012



--

Any other relevant documentation:

STRATA REPORT SR06557

Attribution as designer:

I SVEN NIESEN am responsible for the design of that part of the work as described in this certificate;

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

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

Name: (print)SVEN NIELSEN

SN

Designer:

SVEN NIELSEN

Sven Nielsen

19/3/26

Licence No:

CC6113K

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



Sorell Council

Development Application: 5.2026.119.1 -
Response to Request For Information - 7 Ash
Street, Primrose Sands - P2.pdf
Plans Reference: P2
Date received: 1/06/2026

*Site and Soil Evaluation and Onsite Wastewater System Design
7 Ash Street Primrose Sands*

- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

ISVEN NIELSEN..... 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 1378*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	SVEN NIELSEN	<i>Sven Nielsen</i>	Date:19/3/26





Certificate of Accreditation

On-Site Wastewater Management System

This Certificate of Accreditation is hereby issued by the Director of Building Control pursuant to Section 18(1) of the *Building Act 2016* and the accreditation of products.

System:	Taylex ABS1500 and PABS1500
Manufacturer or Supplier:	Taylex Australia Pty Ltd
Of:	56 Prairie Rd ORMEAU QLD 4208

This is to certify that the ABS1500 and PABS1500 as described in Schedule 1, has been accredited for use as a **Secondary Treatment System** for the treatment of domestic wastewater generated in association with any class of building defined within the National Construction Code. This accreditation is subject to the conditions and permitted uses specified in Schedule 2, and in accordance with the *Building Act 2016*.

A handwritten signature in blue ink that reads "Pearce".

Robyn Pearce
Director of Building Control
Consumer, Building and Occupational Services
Department of Justice

Date of Issue: 20 October 2025

Certificate Number: DOC/25/82462

This Certificate of Accreditation is in force until 06 November 2030 unless withdrawn earlier at the discretion of the Director of Building Control



Appendix 5 Terms and Conditions

Scope of Work

These Terms and Conditions apply to any services provided to you ("the Client") by Strata Geoscience and Environmental Pty Ltd ("Strata"). By continuing to instruct Strata to act after receiving the Terms and Conditions or by using this report and its findings for design and/or permit application processes and not objecting to any of the Terms and Conditions the Client agrees to be bound by these Terms and Conditions, and any other terms and conditions supplied by Strata from time to time at Strata's sole and absolute discretion. The scope of the services provided to the Client by Strata is limited to the services and specified purpose agreed between Strata and the Client and set out in the correspondence to which this document is enclosed or annexed ("the Services"). Strata does not purport to advise beyond the Services.

Third Parties

The Services are supplied to the Client for the sole benefit of the Client and must not be relied upon by any person or entity other than the Client. Strata is not responsible or liable to any third party. All parties other than the Client are advised to seek their own advice before proceeding with any course of action.

Provision of Information

The Client is responsible for the provision of all legal, survey and other particulars concerning the site on which Strata is providing the Services, including particulars of existing structures and services and features for the site and for adjoining sites and structures. The Client is also responsible for the provision of specialised services not provided by Strata. If Strata obtains these particulars or specialised services on the instruction of the Client, Strata does so as agent of the Client and at the Client's expense. Strata is not obliged to confirm the accuracy and completeness of information supplied by the Client or any third party service provider. The Client is responsible for the accuracy and completeness of all particulars or services provided by the Client or obtained on the Client's behalf. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person or entity resulting from the failure of the Client or third party to provide accurate and complete information. In the event additional information becomes available to the Client, the Client must inform Strata in writing of that information as soon as possible. Further advice will be provided at the Client's cost. Any report is prepared on the assumption that the instructions and information supplied to Strata has been provided in good faith and is all of the information relevant to the provision of the Services by Strata. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if Strata has been supplied with insufficient, incorrect, incomplete, false or misleading information.

Integrity

Any report provided by Strata presents the findings of the site assessment. While all reasonable care is taken when conducting site investigations and reporting to the Client, Strata does not warrant that the information contained in any report is free from errors or omissions. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from errors in a report. Any report should be read in its entirety, inclusive of any summary and annexures. Strata does not accept any responsibility where part of any report is relied upon without reference to the full report.

Project Specific Criteria

Any report provided by Strata will be prepared on the basis of unique project development plans which apply only to the site that is being investigated. Reports provided by Strata do not apply to any project other than that originally specified by the Client to Strata. The Report must not be used or relied upon if any changes to the project are made. The Client should engage Strata to further advise on the effect of any change to the project. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever where any change to the project is made without obtaining a further written report from Strata. Changes to the project may include, but are not limited to, changes to the investigated site or neighbouring sites, for instance, variation of the location of proposed building envelopes/footprints, changes to building design which may impact upon building settlement or slope stability, or changes to earthworks, including removal (site cutting) or deposition of sediments or rock from the site.

Classification to AS2870-2011

It must be emphasised that the site classification to AS2870-2011 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.1.1 of AS2870 - 2011. Other abnormal moisture conditions as defined in AS2870 - 2011 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2870 - 2011, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be borne by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void.

Subsurface Variations with Time

Any report provided by Strata is based upon subsurface conditions encountered at the time of the investigation. Conditions can and do change significantly and unexpectedly over a short period of time. For example groundwater levels may fluctuate over time, affecting latent soil bearing capacity and ex-situ/insitu fill sediments may be placed/removed from the site. Changes to the subsurface conditions that were encountered at the time of the investigation void all recommendations made by Strata in any report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any change to the subsurface conditions that were encountered at the time of the investigation. In the event of a delay in the commencement of a project or if additional information becomes available to the Client about a change in conditions becomes available to the Client, the Client should engage Strata to make a further investigation to ensure that the conditions initially encountered still exist. Further advice will be provided at the Client's cost. Without limiting the generality of the above statement, Strata does not accept liability where any report is relied upon after three months from the date of the report, (unless otherwise provided in the report or required by the Australian Standard

Site and Soil Evaluation and Onsite Wastewater System Design 7 Ash Street Primrose Sands

which the report purports to comply with), or the date when the Client becomes aware of any change in condition. Any report should be reviewed regularly to ensure that it continues to be accurate and further advice requested from Strata where applicable.

Interpretation

Site investigation identifies subsurface conditions only at the discrete points of geotechnical drilling, and at the time of drilling. All data received from the geotechnical drilling is interpreted to report to the Client about overall site conditions as well as their anticipated impact upon the specific project. Actual site conditions may vary from those inferred to exist as it is virtually impossible to provide a definitive subsurface profile which accounts for all the possible variability inherent in earth materials. This is particularly pertinent to some weathered sedimentary geologies or colluvial/alluvial clast deposits which may show significant variability in depth to refusal over a development area. Rock incongruities such as joints, dips or faults may also result in subsurface variability. Soil depths and composition can vary due to natural and anthropogenic processes. Variability may lead to differences between the design depth of bored/driven piers compared with the actual depth of individual piers constructed onsite. It may also affect the founding depth of conventional strip, pier and beam or slab footings, which may result in increased costs associated with excavation (particularly of rock) or materials costs of foundations. Founding surface inspections should be commissioned by the Client prior to foundation construction to verify the results of initial site characterisation and failure to insure this will void the classifications and recommendations contained within this report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any variation from the site conditions inferred to exist.

Strata is not responsible for the interpretation of site data or report findings by other parties, including parties involved in the design and construction process. The Client must seek advice from Strata about the interpretation of the site data or report.

Report Recommendations

Any report recommendations provided by Strata are only preliminary. A report is based upon the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete. Where variations in conditions are encountered, Strata should be engaged to provide further advice. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if the results of selective point sampling are not indicative of actual conditions throughout an area or if the Client becomes aware of variations in conditions and does not engage Strata for further advice.

Geo-environmental Considerations

Where onsite wastewater site investigation and land application system designs are provided by Strata, reasonable effort will be made to minimise environmental and public health risks associated with the disposal of effluent within site boundaries with respect to relevant Australian guidelines and industry best practise at the time of investigation. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from:

- (i) changes to either the project or site conditions that affect the onsite wastewater land application system's ability to safely dispose of modelled wastewater flows; or
- (ii) seepage, pollution or contamination or the cost of removing, nullifying or clearing up seepage, polluting or contaminating substances; or
- (iii) poor system performance where septic tanks have not been de-sludged at maximum intervals of 3 years or AWTs systems have not been serviced in compliance with the manufacturers recommendations; or
- (iv) failure of the client to commission both interim and final inspections by the designer throughout the system construction; or
- (v) the selection of inappropriate plants for irrigation areas; or
- (vi) damage to any infrastructure including but not limited to foundations, walls, driveways and pavements; or
- (vii) land instability, soil erosion or dispersion; or
- (viii) design changes requested by the Permit Authority.

Furthermore Strata does not guarantee land application area design life beyond 2 years from installation.

Strata does not consider site contamination, unless the Client specifically instructs Strata to consider the site contamination in writing. If a request is made by the Client to consider site contamination, Strata will provide additional terms and conditions that will apply to the engagement.

Copyright and Use of Documents

Copyright in all drawings, reports, specifications, calculations and other documents provided by Strata or its employees in connection with the Services remain vested in Strata. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by Strata. The Client must not publish or allow to be published, in whole or in part, any document provided by Strata or the name or professional affiliations of Strata, without first obtaining the written consent of Strata as to the form and context in which it is to appear.

If, during the course of providing the Services, Strata develops, discovers or first reduces to practice a concept, product or process which is capable of being patented then such concept, product or process is and remains the property of Strata and:

- (i) the Client must not use, infringe or otherwise appropriate the same other than for the purpose of the project without first obtaining the written consent of Strata; and
- (ii) the Client is entitled to a royalty free licence to use the same during the life of the works comprising the project.

Digital Copies of Report

If any report is provided to the Client in an electronic copy except directly from Strata, the Client should verify the report contents with Strata to ensure they have not been altered or varied from the report provided by Strata.



GES

geo-environmental
solutions

STORMWATER REPORT

JOB NUMBER

J13443

ADDRESS

7 Ash Street

Primrose Sands

CLIENT

Dan Hamilton Harvey



Sorell Council

Development Application: 5.2026.119.1 -
Response to Request For Information - 7 Ash
Street, Primrose Sands - P3.pdf

Plans Reference: P2
Date Received: 11/08/2026

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au
www.geosolutions.net.au



Investigation Details

Client:	Dan Hamilton harvey
Site Address:	7 Ash Street, Primrose Sands
Date of Inspection:	21/08/2026
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	JP Cumming

Site Details

Certificate of Title (CT):	72346/27
Title Area:	Approx. 584 m ²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	7° SW facing slope
Vegetation:	Grass

Background Information

Geology Map:	MRT
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 838mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	Onsite Stormwater Retention



Sorell Council

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Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. The site was assessed for stormwater wastewater management with a design completed in accordance with the documents listed below.

Soil Profile Summary

BH 1 Depth (m)	USCS	Description
0.00-0.40	SM	SILTY SAND: brown grey, slightly moist, loose
0.40-0.70	CH	SANDY CLAY: high plasticity, dark brown, grey, slightly moist, firm
0.70-0.80	CL	GRAVELLY CLAY: low plasticity, yellow brown, dry, very dense, refusal

Site Notes

- The soils on site are comprised of mainly sandy clays, which have an estimated permeability of 0.5m/day.
- The site has a grade of approx. 10% and the soakage area presents a low risk to slope stability and landslip.
- There are no proposals for cuts and change of grade which may impact any proposed onsite stormwater absorption.
- The soils on site were not identified as dispersive.
- No evidence of a water table was observed at the time of the investigation.
- There is a low risk of the natural soils being impacted by contamination.
- Bedrock was encountered at approx. 0.8m during investigations.



Existing Conditions and Assumptions

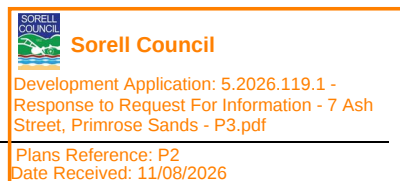
The site covers an area of approximately 584m². The proposed dwelling has a roof area of 60m² with a gravel hardstand of approx. 20m². There is no public stormwater system that the property can connect to, therefore it is recommended that overflow from the proposed water tank be managed on site. It is proposed to utilise a conventional underground drainage system comprised of grated sumps and PVC pipes, coupled with tank detention and soakage trench elements.

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

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

Detention Calculations

Detention calculations are provided in Appendix B.



Summary and Conclusions

Detention design to be adopted as per design and documentation.

- The designed solution complies with the performance solution design check carried out.
- The 10.8m² base (9m x 1.2m x 0.9m) trench is designed over a 20-minute storm duration for the proposed development.
- DN100 slotted PVC pipe with geotextile covering on top of aggregate to be installed within the soakage trench.

Regular inspection and maintenance should be conducted to ensure the stormwater system operates without obstruction. Recommended checks are outlined in Appendix A. It is also recommended that during construction that GES or the design engineer be notified of any major variation to the soil and/or stormwater conditions as outlined in this report.

All drainage works on site to comply with AS3500 and Tasmanian Plumbing Code.



APPENDIX A - Stormwater Maintenance Checklist

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



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



Sorell Council

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APPENDIX B – Detention Calculations

Soakage Trench

Hydrology			
Total Catchment Area		80	m ²
Runoff Coefficient		0.875	
Annunal Recurrence Interval (ARI)		20	yr
Ground Conditions			
Hydraulic conductivity (K)		0.5	m/day
		0.350	mm/min
Adjusted Rate (15% clogging factor)		0.298	mm/min
Trench Design			
Length		9	m
Width		1.2	m
Depth		0.6	m
Infiltration Area		10.8	m ²
Porosity		0.35	%
Trench Storage		2.27	m ³
		2268	L
Final Check			
Criteria	Requirement	Design	Check
Detention reqd	820	2268	OK



Sorell Council

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Location

Label: 7 Ash St Primrose Sands

Easting: 554930

Northing: 5250270

Zone: 55

Latitude: Nearest grid cell: 42.8875 (S)

Longitude: Nearest grid cell: 147.6625 (E)



IFD Design Rainfall Intensity (mm/h)

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

Table

Chart

Unit: **mm/h**

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	64.8	72.8	99.9	120	141	171	196
2 min	54.9	61.2	81.9	96.7	112	130	143
3 min	48.8	54.5	73.4	86.9	101	118	132
4 min	44.2	49.5	67.1	79.9	93.0	110	124
5 min	40.5	45.5	62.0	74.1	86.6	104	118
10 min	29.6	33.3	45.9	55.4	65.3	80.0	92.4
15 min	24.0	27.0	37.3	45.0	53.1	65.2	75.4
20 min	20.5	23.1	31.8	38.3	45.2	55.3	63.8
25 min	18.1	20.3	27.9	33.6	39.6	48.3	55.5
30 min	16.3	18.4	25.1	30.2	35.5	43.0	49.3
45 min	13.0	14.6	19.8	23.6	27.6	33.1	37.5
1 hour	11.1	12.4	16.8	19.9	23.1	27.4	30.8
1.5 hour	8.88	9.93	13.3	15.7	18.1	21.2	23.6
2 hour	7.61	8.52	11.4	13.4	15.3	17.8	19.7
3 hour	6.14	6.89	9.20	10.7	12.2	14.1	15.5
4.5 hour	4.97	5.59	7.48	8.70	9.86	11.4	12.5
6 hour	4.27	4.82	6.47	7.53	8.52	9.84	10.8
9 hour	3.42	3.88	5.25	6.13	6.94	8.08	8.92
12 hour	2.90	3.30	4.50	5.27	5.99	7.01	7.78
18 hour	2.26	2.58	3.57	4.20	4.80	5.68	6.35
24 hour	1.87	2.14	2.98	3.53	4.05	4.83	5.43
30 hour	1.60	1.83	2.56	3.05	3.51	4.21	4.75
36 hour	1.39	1.60	2.25	2.68	3.10	3.73	4.22
48 hour	1.12	1.28	1.81	2.16	2.51	3.03	3.44
72 hour	0.797	0.916	1.29	1.55	1.80	2.17	2.47
96 hour	0.622	0.714	1.00	1.20	1.39	1.67	1.90
120 hour	0.513	0.587	0.817	0.972	1.12	1.35	1.54
144 hour	0.439	0.501	0.693	0.818	0.938	1.13	1.28
168 hour	0.386	0.441	0.604	0.708	0.805	0.967	1.10

Note:

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

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



Sorell Council

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Date Received: 11/08/2026



APPENDIX C- Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.



Stormwater Detention

Designed: 29/07/2026
7 Ash St Primrose Sands

STORMWATER DETENTION V5.06

Geo-Environmental Solutions

Location: Primrose Sands, TAS
Site: 80m² with tc = 25 and tcs = 10 mins.
PSD: AEP of 5%, Above ground PSD = 0.31L/s
Storage: AEP of 5%, Above ground volume = 0.82m³

Design Criteria (Custom AEP IFD data used)

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

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

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

Site Geometry

Site area (As) = 80 m² = 0.008 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 0.88

Total catchment (tc) = 25 minutes
Upstream catchment to site (tcs) = 10 minutes

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	0	0.90	0
Roof	0	1.00	0	Roof	60	1.00	60
Gravel	0	0.50	0	Gravel	20	0.50	10
Garden	80	0.30	24	Garden	0	0.30	0
Total	80	m²	24	Total	80	m²	70

$$C_p = \Sigma \text{Area} * C / \text{Total} = 0.300$$

$$C_w = \Sigma \text{Area} * C / \text{Total} = 0.875$$

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

PSD Intensity (I) = 39.6 mm/hr For catchment tc = 25 mins.
Pre-development (Qp = Cp*I*As/0.36) = 0.26 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 1.54 L/s =(0.039 x I) Eq. 2.24

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 0.305 L/s

Above ground - Eq 3.8

$$0 = \text{PSD}^2 - 2*Q_a/tc*(0.667*tc*Q_p/Q_a + 0.75*tc+0.25*tcs)*\text{PSD} + 2*Q_a*Q_p$$

Taking x as = PSD and solving

$$a = 1.0 \quad b = -3.0 \quad c = 0.8$$

$$\text{PSD} = \frac{-b \pm \sqrt{b^2 - 4ac}}{(2a)}$$

$$\text{PSD} = 0.305 \text{ L/s}$$

Below ground pipe - Eq 3.3

$$Q_p = \text{PSD} * [1.6 * tcs / \{tc * (1 - 2 * \text{PSD} / (3 * Q_a))\} - 0.6 * tcs^{2.67} / \{tc * (1 - 2 * \text{PSD} / (3 * Q_a))\}^{2.67}]$$

$$= 0.26$$

$$\text{PSD} = 0.386 \text{ L/s}$$

Below ground rectangular tank - Eq 3.4

$$t = tcs / (tc * (1 - 2 * \text{PSD} / (3 * Q_a))) = 0.489$$

$$Q_p = \text{PSD} * [0.005 - 0.455 * t + 5.228 * t^2 - 1.045 * t^3 - 7.199 * t^4 + 4.519 * t^5]$$

$$= 0.26$$

$$\text{PSD} = 0.422 \text{ L/s}$$

**Design Storage Capacity (AEP of 5%)**

$$\text{Above ground (Vs)} = [0.5 * Q_a * t_d - [(0.875 * PSD * t_d)(1 - 0.917 * PSD / Q_a) + (0.427 * t_d * PSD^2 / Q_a)]] * 60 / 10^3 \text{ m}^3 \quad \text{Eq 4.23}$$

$$\text{Below ground pipe (Vs)} = [(0.5 * Q_a - 0.637 * PSD + 0.089 * PSD^2 / Q_a) * t_d] * 60 / 10^3 \text{ m}^3 \quad \text{Eq 4.8}$$

$$\text{Below ground rect. tank (Vs)} = [(0.5 * Q_a - 0.572 * PSD + 0.048 * PSD^2 / Q_a) * t_d] * 60 / 10^3 \text{ m}^3 \quad \text{Eq 4.13}$$

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	86.6	3.4	0.43		
14	55.1	2.1	0.69		
19	46.5	1.8	0.75		
23	41.6	1.6	0.78		
28	37.0	1.4	0.80		
33	33.4	1.3	0.81		
37	31.2	1.2	0.82		
42	28.8	1.1	0.82		
46	27.2	1.1	0.82		
51	25.5	1.0	0.81		

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

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above Pipe B/ground	40.7	29.4	1.1	0.82

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$$Q_{op2} = 0.75 \text{ CI 2.4.5.1}$$

$$Q_{p2} = Q_{op2} * Q_{p1} \text{ (where } Q_{p1} = PSD) = 0.23 \text{ L/s at which time above ground storage occurs}$$

$$I = 360 * Q_{p2} / (2 * C_w * A_s * 10^3) = 5.9 \text{ mm/h} \quad \text{Eq 4.24}$$

Period of Storage**Time to Fill:**

$$\text{Above ground (tf)} = t_d * (1 - 0.92 * PSD / Q_a) \quad \text{Eq 4.27}$$

$$\text{Below ground pipe (tf)} = t_d * (1 - 2 * PSD / (3 * Q_a)) \quad \text{Eq 3.2}$$

$$\text{Below ground rect. tank (tf)} = t_d * (1 - 2 * PSD / (3 * Q_a)) \quad \text{Eq 3.2}$$

Time to empty:

$$\text{Above ground (te)} = (V_s + 0.33 * PSD^2 * t_d / Q_a * 60 / 10^3) * (1.14 / PSD) * (10^3 / 60) \quad \text{Eq 4.28}$$

$$\text{Below ground pipe (te)} = 1.464 / PSD * (V_s + 0.333 * PSD^2 * t_d / Q_a * 60 / 10^3) * (10^3 / 60) \quad \text{Eq 4.32}$$

$$\text{Below ground rect. tank (te)} = 2.653 / PSD * (V_s + 0.333 * PSD^2 * t_d / Q_a * 60 / 10^3) * (10^3 / 60) \quad \text{Eq 4.36}$$

$$\text{Storage period (Ps)} = t_f + t_e \quad \text{Eq 4.26}$$

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above Pipe B/ground	40.7	1.1	0.8	30.7	55.0	85.7

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

Orifice

$$\text{Permissible site discharge (Qu=PSD)} = 0.31 \text{ L/s (Above ground storage)}$$

$$\text{Orifice coefficient (CD)} = 0.61 \text{ For sharp circular orifice}$$

$$\text{Gravitational acceration (g)} = 9.81 \text{ m/s}^2$$

$$\text{Maximum storage depth above orifice (H)} = 400 \text{ mm}$$

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

Therefore:

$$\text{Orifice area (Ao)} = 179 \text{ mm}^2$$

$$\text{Orifice diameter (D)} = \sqrt{4 * A_o / \pi} = 15.1 \text{ mm}$$

**Sorell Council**Development Application: 5.2026.119.1 -
Response to Request For Information - 7 Ash
Street, Primrose Sands - P3.pdfPlans Reference: P2
Date Received: 11/08/2026

STORMWATER PIPE WITH FLOW DIRECTION

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

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10

7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL

AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT

AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN

STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE

WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER

WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.

2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.

3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.

4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.

5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

SORELL COUNCIL

Sorell Council

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Plans Reference: P2

Date Received: 11/08/2026

NOTES

1. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION, OR SHOP DRAWINGS

2. REFER SHEET A00100 FOR GENERAL NOTES & SPECS

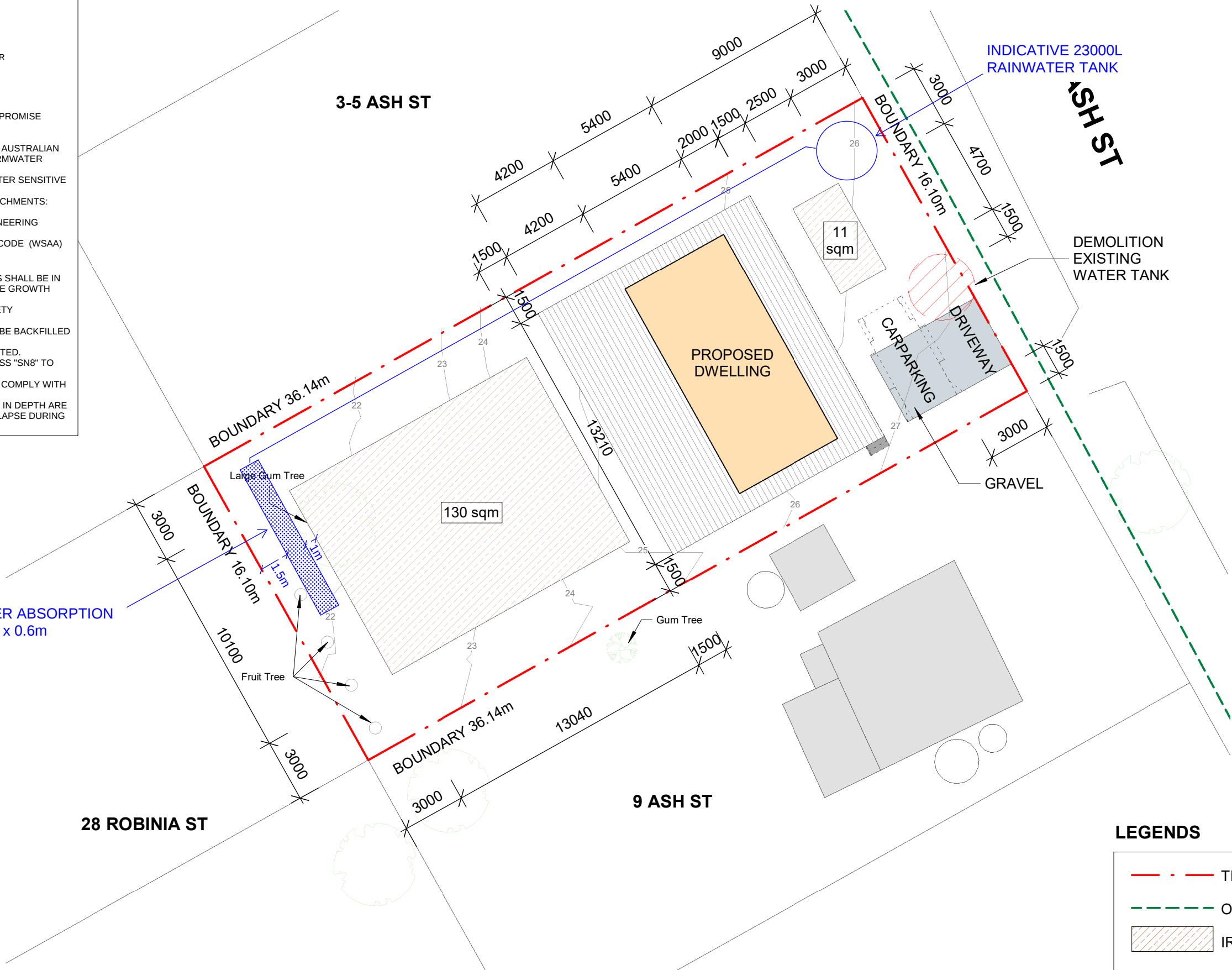
3. ALL EXTERNAL LEVELS TO BE CONFIRMED BY CIVIL ENGINEER

4. LIGHTING AND ELECTRICAL LAYOUTS INDICATIVE ONLY (REFER TO ELECTRICAL PLANS)

5. VERIFY ACCESSIBILITY CONSTRAINTS WITH THE ACCESSIBLE REPORT

6. REFER TO LANDSCAPE DRAWINGS FOR RESPECTIVE REQUIREMENTS

7. THIS DOCUMENT HAS BEEN PREPARED IN COLOUR. PLEASE PRINT IN COLOUR FOR BEST LEGIBILITY



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NORTH

Member

Australian Institute of Architects

2021

vtas

Vanovac Tuon Architects Pty Ltd

35 Buckingham Street Surry Hills NSW 2010

T +61 2 3910 5300

E email.syd@vtas.com.au

Nominated Architect Austin Tuon (NSW 8171)

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FOR APPROVAL

PROJECT

PROPOSED DWELLING

ADDRESS

7 Ash Street, Primrose Sands

CLIENT

DAN HAMILTON

DRAWING TITLE

SITE PLAN

SCALE @ A3

1 : 200

JOB NO.

S25--

DRAWN

LD

CHECKED

TN

APPROVED

AT

DRAWING NO.

A0500

ISSUE NO.

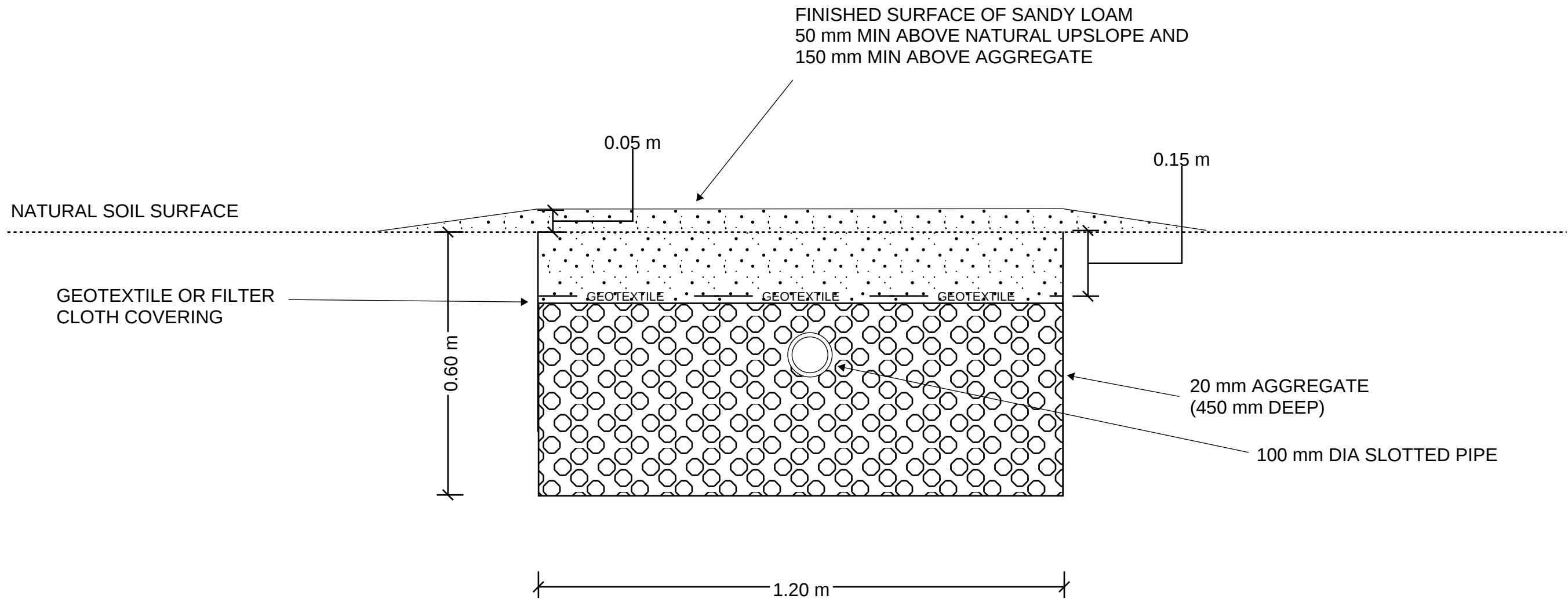
2

DATE

24/03/26

Design notes:

- 1.Absorption trench dimensions of up to 20m long by 0.60m deep by 1.2m wide
– total storage volume calculated at average 35% porosity.
- 2.Base of trenches to be excavated level and smearing and compaction avoided.
- 3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
- 4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
- 5.All works on site to comply with AS3500 and Tasmanian Plumbing code.



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

Geo-Environmental Solutions

Stormwater Trench Detail

Sheet 1 of 1

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35**

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:

On-Site stormwater system - design



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

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

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

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

Other details:

Onsite Stormwater Retention

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Aug-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Aug-26
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Aug-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Aug-26

Standards, codes or guidelines relied on in design process:

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



Any other relevant documentation:

Stormwater Assessment - 7 Ash Street Primrose Sands - Aug-26

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

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

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		05/08/2026
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

I Vinamra Gupta..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		05/08/2026

