

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

80 TIGER HEAD ROAD, DODGES FERRY

PROPOSED DEVELOPMENT:

**DEMOLITION OF EXISTING DWELLING, NEW DWELLING,
CARPORT, SECONDARY RESIDENCE AND OUTBUILDING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 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: 5.2026-160.1
DATE: 21 August 2026



Disclaimer

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

50 m



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

Full description of Proposal:	Use: Residential dwelling
	Development: Demolition of existing dwelling, proposed new house & ancillary/garage
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 500,000.00

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 80 Tiger Head Road
	Suburb: Dodges Ferry Postcode: 7173
	Certificate of Title(s) Volume: 77191 Folio: 15

Current Use of Site	Residential
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Current Owner/s:	Name(s) Adam & Kate Chasemore
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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/		

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: 14/05/2026

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 if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____

SEARCH OF TORRENS TITLE

VOLUME 77191	FOLIO 15
EDITION 6	DATE OF ISSUE 15-Oct-2019

SEARCH DATE : 12-Feb-2026

SEARCH TIME : 10.41 am

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 15 on Diagram [77191](#) (formerly being 277-21D)
Derivation : Part of 547 Acres Gtd. to T. MacDowell
Prior CT [3110/90](#)

SCHEDULE 1

[M780546](#) TRANSFER to ADAM JAMES CHASEMORE and KATE LOUISE
CHASEMORE Registered 15-Oct-2019 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[A44630](#) FENCING CONDITION in Transfer
[E195754](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 15-Oct-2019 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

D 277/21

DIAGRAM FROM ACTUAL SURV

REGISTERED NUMBER
77191

COUNTY OF PEMBROKE
PARISH OF FORCETT

No. OF APPLICATION

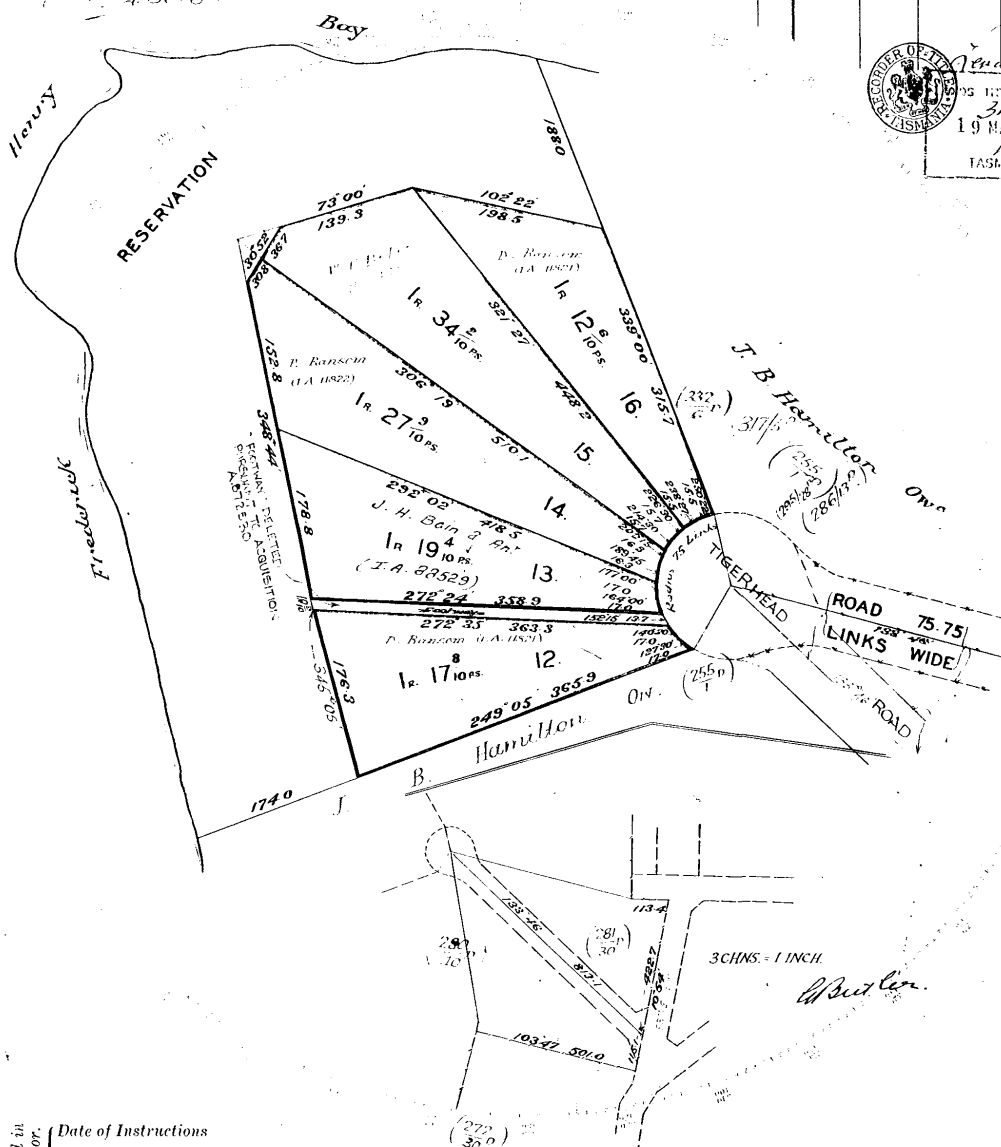
Scale 1 Chain to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM



19 MAY 1953
TASMANIA



To be filled in
by Surveyor.
Date of Instructions
Survey commenced
Survey finished 22/1/52
Error of close 1 in 100000
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by

I, David Alan Parkes of Tasmania
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 3rd July, 1946.

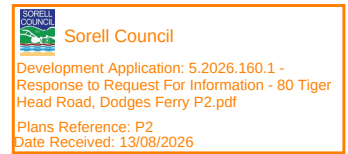
D. A. Parkes
Authorised Surveyor.

Dated this 2nd day of February, 1953



13 August 2026

Sorell Council
47 Cole Street
Sorell TAS 7172



Dear Shane Wells,

**REGARDING: DEMOLISH EXISTING HOUSE, PROPOSED NEW HOUSE & ANCILLARY/WORKSHOP
ADDRESS: 80 TIGER HEAD ROAD, DODGES FERRY 7173**

Please find enclosed our architectural proposal for the demolition of the existing house and a proposed new house, ancillary & garage/workshop.

This response has been prepared to address the matters raised in Sorell Council's Request for Further Information letter. Revised architectural drawings and the accompanying Geo-Environmental Solutions (GES) reports should be read in conjunction with this response.

RFI Point 1 & 2: Waterway and Coastal Protection Code

C7.6.1 P1.1

The proposed development has been designed to minimise impacts on the Waterway and Coastal Protection Area while redeveloping an existing residential site.

Although part of the proposed dwelling extends into the mapped Waterway and Coastal Protection Area, the development replaces an existing dwelling within an established residential setting and has been designed to respond to the site's topography through a lightweight elevated construction supported on discrete footings. This approach limits excavation, minimises cut and fill, and retains the existing landform wherever practicable.

The accompanying Waterway and Coastal Protection Report prepared by Geo-Environmental Solutions concludes that:

- no riparian or littoral vegetation will be impacted;
- no works are proposed within a watercourse;
- natural drainage patterns will be maintained;
- cut and fill will be minimised;
- the dwelling responds to the site's existing contours; and
- the proposal is unlikely to result in unnecessary or unacceptable impacts on natural values.

Accordingly, the proposal satisfies the intent of Performance Criterion C7.6.1 P1.1 by avoiding and minimising impacts on the environmental values of the Waterway and Coastal Protection Area.

C7.6.1 P3

The proposal incorporates two 22,000L rainwater tanks beneath the deck of the proposed house, providing approximately 44,000L of on-site stormwater detention, and one 22,000L tank for the ancillary/workshop building. Roof runoff will be retained on site before controlled discharge.

The accompanying GES Waterway and Coastal Protection Report confirms that stormwater will utilise the existing stormwater management system and that no new stormwater point discharge into a watercourse, wetland or lake is proposed.



Appropriate erosion and sediment controls will also be implemented during construction in accordance with the recommendations of the GES reports.

RFI Point 3 & 4: Ancillary dwelling

The submitted plans have been amended to demonstrate compliance with the requirements for a secondary residence.

The revised plans now shows that the secondary residence has a maximum gross floor area of 60m². The existing access from Tiger Head Road will be retained, with the proposed garage/workshop providing shared parking for both the principal dwelling and the secondary residence.

The Geo-Environmental Assessment confirms that wastewater from the secondary residence will connect to the shared on-site wastewater management system servicing the principal dwelling. In addition, the revised site plan notes that all other relevant services will be shared with the principal dwelling, ensuring the secondary residence remains ancillary in function.

The changes made ensures a clear indication that the secondary residence will be appurtenant to the main dwelling and shares the all services stated in the State Planning Provisions.

RFI Point 5: Elevations

The elevation drawings have been amended to demonstrate the maximum heights of the proposed buildings and also includes additional details on the extent of proposed cut and fill.

RFI Point 6: 10.4 Development standards for dwellings

The amended architectural plans now include 3D shadow diagrams illustrating the extent of overshadowing by the proposed development on 21 June at 9am, 12pm and 3pm.

The diagrams illustrate how the proposed development will result in only minimal overshadowing of the adjoining dwelling at 78 Tiger Head Road. Additional 3D diagrams have been added to provide a clearer representation of how the shading will not impact the habitable windows nor cause an unreasonable loss of sunlight to the neighbouring dwellings adjacent to the project site.

RFI Point 7 & 8: Plumbing

Please refer to the accompanying Stormwater Assessment prepared by GES, which confirms that the site is suitable for on-site stormwater management and provides a designed system addressing SOR S2.7.2 P1. The proposed system incorporates 4,000L detention for the main dwelling and 1,800L for the ancillary/workshop within the proposed 22,000L rainwater tanks, with controlled overflow discharged to ground via rock pitching.

The report concludes that the proposed stormwater management system satisfies the relevant performance solution requirements.

RFI Point 9 & 10: Environmental Health

The proposal is supported by a Geo-Environmental Assessment prepared by Geo-Environmental Solutions in accordance with AS1547:2012 and the relevant Tasmanian guidelines for on-site wastewater management.

The proposed wastewater management system comprises a dual-purpose septic tank, pumpwell, secondary treatment system and engineered absorption bed. Importantly, the septic tank and pumpwell are located outside the Waterway and Coastal Protection Area.



The GES assessment concludes that the site is suitable for the proposed wastewater management system and that the development presents a low risk of environmental degradation. Accordingly, the proposal demonstrates that wastewater can be appropriately managed on-site without adversely affecting surrounding land or the coastal environment.

Yours sincerely,

Alexander Hill
Director
Oramatis
E: alex@oramatis.com.au
M: 0428 854 787

GEO-ENVIRONMENTAL ASSESSMENT

80 Tiger Head Road

Dodges Ferry

June 2026



GEO-ENVIRONMENTAL
SOLUTIONS

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

Investigation Details

Client:	Oramatis
Site Address:	80 Tiger Head Road, Dodges Ferry
Date of Inspection:	28/05/2026
Proposed Works:	Alterations/Additions
Investigation Method:	Hand Auger
Inspected by:	JP Cumming

Site Details

Certificate of Title (CT):	77191/15
Title Area:	Approx. 1884 m ²
Applicable Planning Overlays:	Priority Vegetation , Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	3° NW facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary sediments overlying Jurassic Dolerite
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 & 3 Depth (m)	BH 4 Depth (m)	USCS	Description
0.00-0.20	0.00-0.30	0.00-0.20	SW	SAND: grey, slightly moist, loose
0.20-0.60	0.30-0.70	0.20-0.70	SW	SAND: light grey, slightly moist, medium dense
0.60-0.70	0.70-1.10	0.70-1.10	SC	SAND: yellow brown, slightly moist, medium dense, refusal

Site Notes

The soil onsite has formed from Quaternary sediments overlying dolerite and consists of dominantly sandy profiles.

Site Classification

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

The site has been classified as:

Class S

y_s range: **0-20mm**

Notes: Class S - The subsurface profile across the site generally comprises soils exhibiting low shrink–swell potential, indicative of slight reactivity. These materials are expected to undergo minor volume changes in response to seasonal variations in moisture conditions.

Wind Loading Classification

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

Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **SANDY LOAM (category 2)**. There is limited space available onsite for wastewater disposal and secondary treatment of wastewater will be required. It is proposed to achieve this through an Eljen Geotextile sand filter sized to accommodate the expected wastewater load. A Design Loading Rate (DLR) of 40L/m²/day has therefore been assigned for secondary treated wastewater.

The proposed development consists of a three-bedroom main dwelling and a two-bedroom ancillary with a calculated maximum wastewater output of 1080L/day. This is based on a tank water supply and a maximum occupancy of 9 people (5 people within the main dwelling and 4 people within the ancillary at 120L/day/person).

Using the DLR of 40L/m²/day, an absorption area of at least 27m² will be required. This will be accommodated by an Eljen absorption bed with dimensions of 7.62m x 3.54m x 0.6m consisting of 2 rows of 6 modules (refer to attached bed design).

Primary treatment will occur through a dual-purpose septic tank (min 3500L) located at the bottom end of the property to allow fixtures from both buildings to connect (min 1:60 fall required). As the application area will be installed upslope near Tiger Head Rd, a pumpwell (min 1200L) and submersible pump (min 15m head) will be required.

A cut-off drain will be required upslope of the application area to divert any surface water flows. A 100% reserve area will need to be set aside and kept free from development for any future wastewater requirements. An area of 54m² has been assigned for wastewater application (27m² absorption bed plus 27m² reserve).

The following setback distances are consistent with the Director's Guidelines for On-Site Wastewater Management Systems:

Upslope or level buildings:	3m
Downslope buildings:	6m
Upslope or level boundaries:	1.5m
Downslope boundaries:	4.5m
Downslope surface water:	100m

Further information is outlined in the attached table.

Construction Notes & Recommendations

The site has been classified as **Class S** - Slightly reactive site, which may experience only slight ground movement from moisture changes.

It is recommended that all footing loads are transferred to rock, either directly or via piers or piles, to minimise the potential for significant foundation movement.

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

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



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

Director

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Oramatis

Assess. Date

19-Jun-26

Ref. No.

Assessed site(s) 80 Tiger Head Rd Dodges Ferry

Site(s) inspected

28-May-26

Local authority Sorell

Assessed by John Paul Cumming

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 1,080 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 360

Sullage volume (L/day) = 720

Total nitrogen (kg/year) generated by wastewater = 3.3

Total phosphorus (kg/year) generated by wastewater = 2.2

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	32	23	34	32	45	40	33	45	31	53	44	42
Adopted rainfall (R, mm)	32	23	34	32	45	40	33	45	31	53	44	42
Retained rain (Rr, mm)	29	20	31	29	40	36	30	40	28	48	40	38
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	101	90	60	34	2	-7	2	2	35	36	65	88
Annual evapotranspiration less retained rain (mm) =											510	

Soil characteristics

Texture = Sandy Loam

Category = 2

Thick. (m) = 1.1

Adopted permeability (m/day) = 3

Adopted LTAR (L/sq m/day) = 40

Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site

The preferred method of on-site primary treatment: In dual purpose septic tank(s)

The preferred method of on-site secondary treatment: In-ground

The preferred type of in-ground secondary treatment: Sand filter(s)

The preferred type of above-ground secondary treatment: None

Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 8

Width (m) = 3.54

Depth (m) = 0.6

Total disposal area (sq m) required = 27

comprising a Primary Area (sq m) of: 27

and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

A Design Loading Rate (DLR) of 40L/m²/day has been assigned for the Category 2 soils on site. Using the maximum expected wastewater loading of 1080L/day, an absorption area of 27m² is required to accommodate the expected wastewater flows. Therefore the system will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for Oramatis

Assess. Date

19-Jun-26

Ref. No.

Assessed site(s) 80 Tiger Head Rd Dodges Ferry

Site(s) inspected

28-May-26

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	500	V. high	High	Moderate	Other factors lessen impact
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	3	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
A	Wastewater volume	L/day	1,080	High	High		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.1	V. high	Very low		
	Depth to bedrock	m	1.1	V. high	Moderate	No change	
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impact
AA	Long Term Accept. Rate	L/day/sq m	40	High	Very high		

Comments

The site has the capability to accept onsite wastewater provided that secondary treatment is used.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for Oramatis

Assess. Date

19-Jun-26

Ref. No.

Assessed site(s) 80 Tiger Head Rd Dodges Ferry

Site(s) inspected

28-May-26

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	30	High	High		
A	Phos. adsorp. capacity	kg/cub m	0.3	High	High		
	Annual rainfall excess	mm	-510	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	5.5	High	Low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	100	V. high	High		
	Dist. to nearest other feature	m	50	V. high	Moderate	No change	
	Risk of slope instability	Very low		V. high	Very low		
A	Distance to landslip	m	50	V. high	High		

Comments

There is low risk of environmental degradation associated with the proposed OWWMS.

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		medium 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine 2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

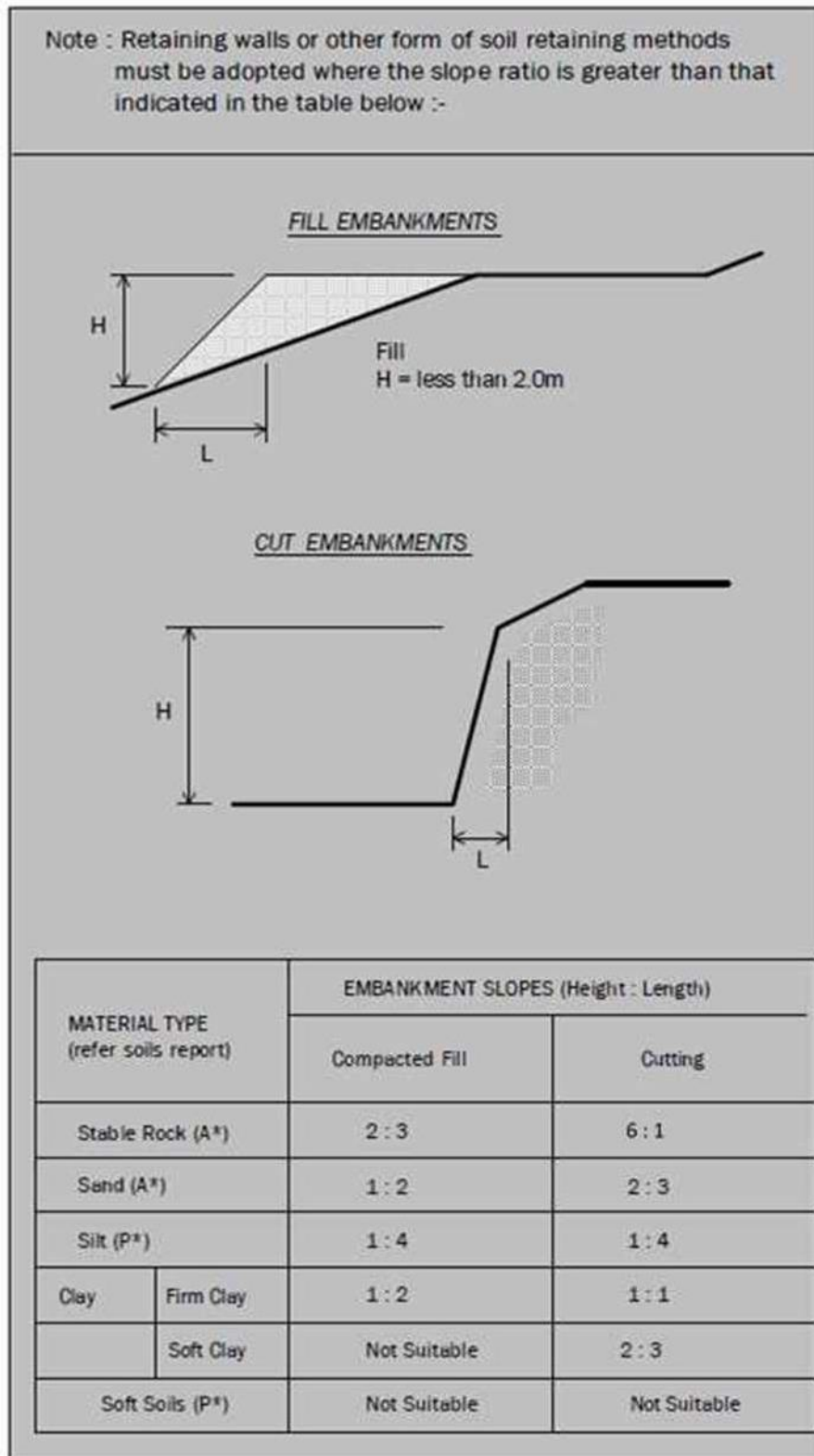
1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

1.5 Batter Angles for Embankments (Guide Only)



Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

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.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area located > 100m from downslope surface water  Sorell Council Development Application: 5.2026.160.1 - Response to Request For Information - 80 Tiger Head Road, Dodges Ferry P2.pdf Plans Reference: P2 Date Received: 13/08/2026

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 4.5m of downslope property boundary
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m The image is a rectangular box containing the Sorell Council logo on the left, which features a stylized landscape with a sun, water, and trees. To the right of the logo, the text reads: 'Sorell Council', 'Development Application: 5.2026.160.1 - Response to Request For Information - 80 Tiger Head Road, Dodges Ferry P2.pdf', 'Plans Reference: P2', and 'Date Received: 13/08/2026'.

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies  Sorell Council Development Application: 5.2026.160.1 - Response to Request For Information - 80 Tiger Head Road, Dodges Ferry P2.pdf Plans Reference: P2 Date Received: 13/08/2026

AS1547:2012 – Loading Certificate – Eljen System Design

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

Site Address: 80 Tiger Head Rd, Dodges Ferry

System Capacity: 9 persons @ 120L/person/day

Summary of Design Criteria

DLR: 40L/m²/day.

Absorption area: 27m²

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

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

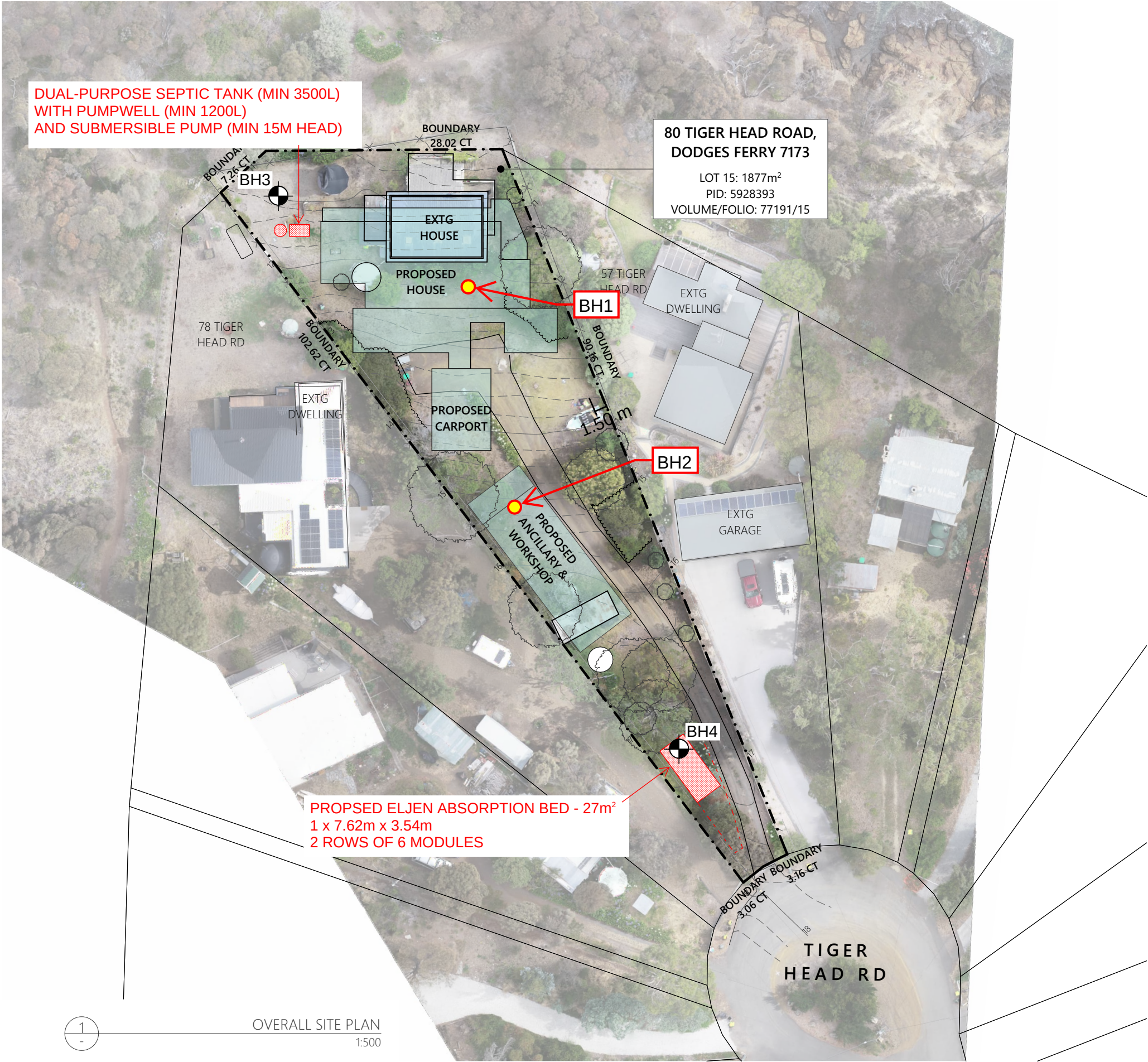
Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption bed. The septic tank must be deslugged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.



LEGEND

- WM EXISTING WATER METER
SLC SEWER LOT CONNECTION
SWLC STORMWATER LOT CONNECTION
--- EASEMENT SETBACK
--- EXISTING FENCE
--- S --- PROPOSED Ø100 UPVC SEWER LINE
--- SW --- PROPOSED Ø100 UPVC STORMWATER LINE
--- W --- PROPOSED Ø100 UPVC WATER LINE
--- EXS --- SEWER MAIN
--- EXS --- EXISTING SEWER LINE
--- EXSW --- STORMWATER MAIN
--- EXSW --- EXISTING STORMWATER LINE
--- EXW --- WATER MAIN
--- EXW --- EXISTING WATER LINE

Sorell Council
Development Application: 5.2026.160.1 -
Response to Request For Information - 80 Tiger
Head Road, Dodges Ferry P2.pdf
Plans Reference: P2
Date Received: 13/08/2026

Wastewater system:

Dual-purpose septic tank (min 3500L)
Pumpwell (min 1200L)
Submersible pump (min 15m head)

Cut-off drain

Eljen Absorption bed - 27m²
7.62m x 3.54m x 0.6m
2 rows of 6 modules

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 4.5m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

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GEO-ENVIRONMENTAL
SOLUTIONS
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REV ID	DESCRIPTION	DATE

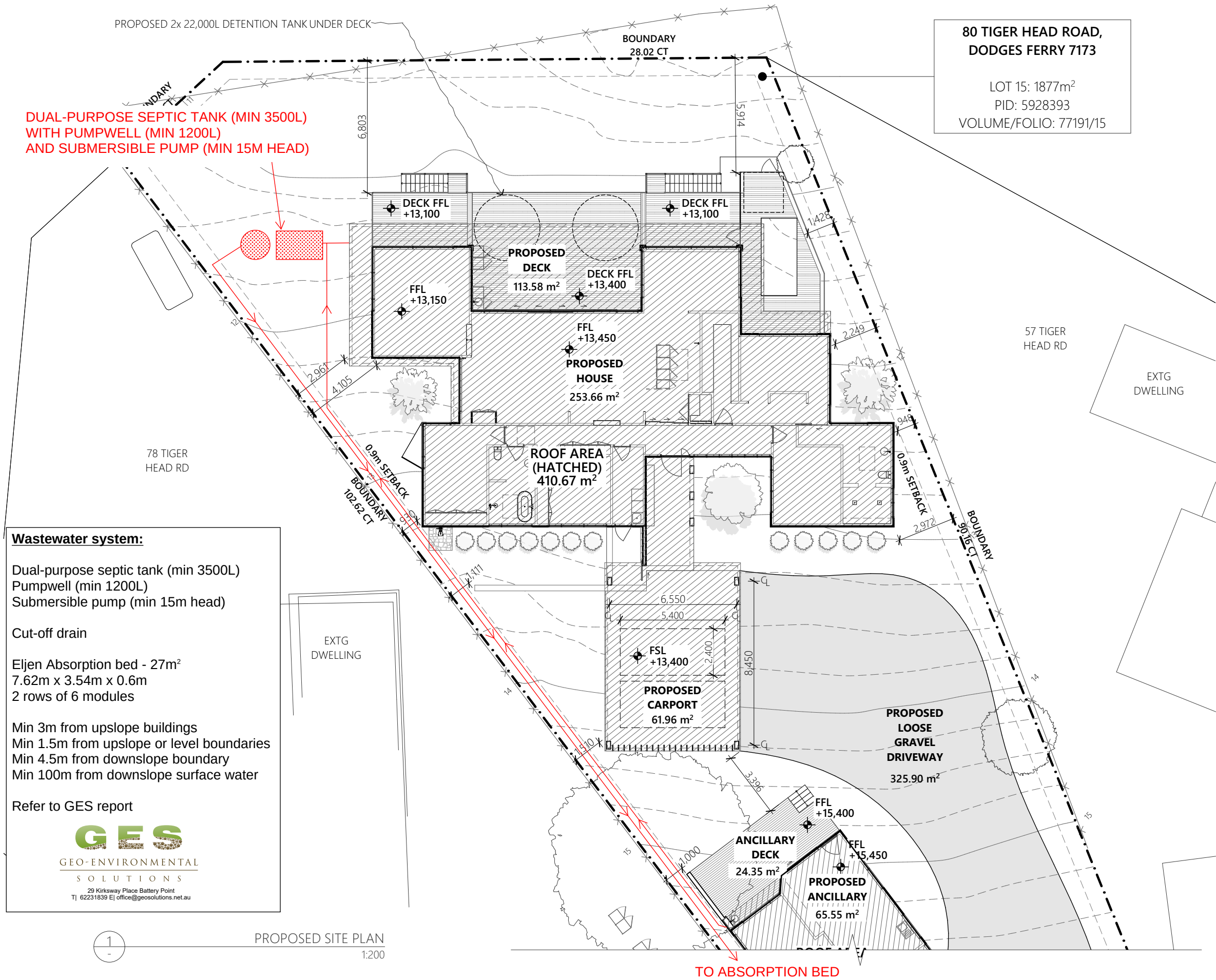
PROJECT
PROPOSED RENOVATION 80 TIGER HEAD ROAD, DODGES FERRY 7173
CLIENT
KATE & ADAM CHASEMORE

REVISION
DATE
12/05/2026
CHECKED BY
A. HILL

SCALE
AS SHOWN @ A3
DRAWN BY
J. LIM

PAGE
DA02
DRAWING
OVERALL SITE PLAN





LEGEND

WM	EXISTING WATER METER
SLC	SEWER LOT CONNECTION
SWLC	STORMWATER LOT CONNECTION
---	EASEMENT SETBACK
×	EXISTING FENCE
—S—	PROPOSED Ø100 UPVC SEWER LINE
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—EXS—	EXISTING SEWER LINE
—EXSW—	STORMWATER MAIN
—EXSW—	EXISTING STORMWATER LINE
—EXW—	WATER MAIN
—EXW—	EXISTING WATER LINE

PROPOSED AREA SCHEDULE

PROPOSED HOUSE	253.66m ²
DECK	116.32m ²
CARPORT	61.96m ²
PROPOSED ANCILLARY	65.55m ²
ANCILLARY DECK	24.35m ²
WORKSHOP/GARAGE	76.48m ²

SITE COVERAGE: ROOFED AREA OF DWELLINGS

TPS CLAUSE 10.4.4 SITE COVERAGE (A1)

PROPOSED HOUSE	410.67m ²
PROPOSED ANCILLARY & WORKSHOP/GARAGE	144.47m ²
TOTAL	= 555.14m ²

SITE AREA = 1877m²
MAX. SITE COVERAGE 30% OF SITE AREA = 563.1m²
TOTAL ROOFED AREA OF PROPOSED HOUSE & ANCILLARY IS 555.14m², IS ACCEPTABLE AS IT IS LESS THAN 30% OF THE SITE AREA.

Sorell Council

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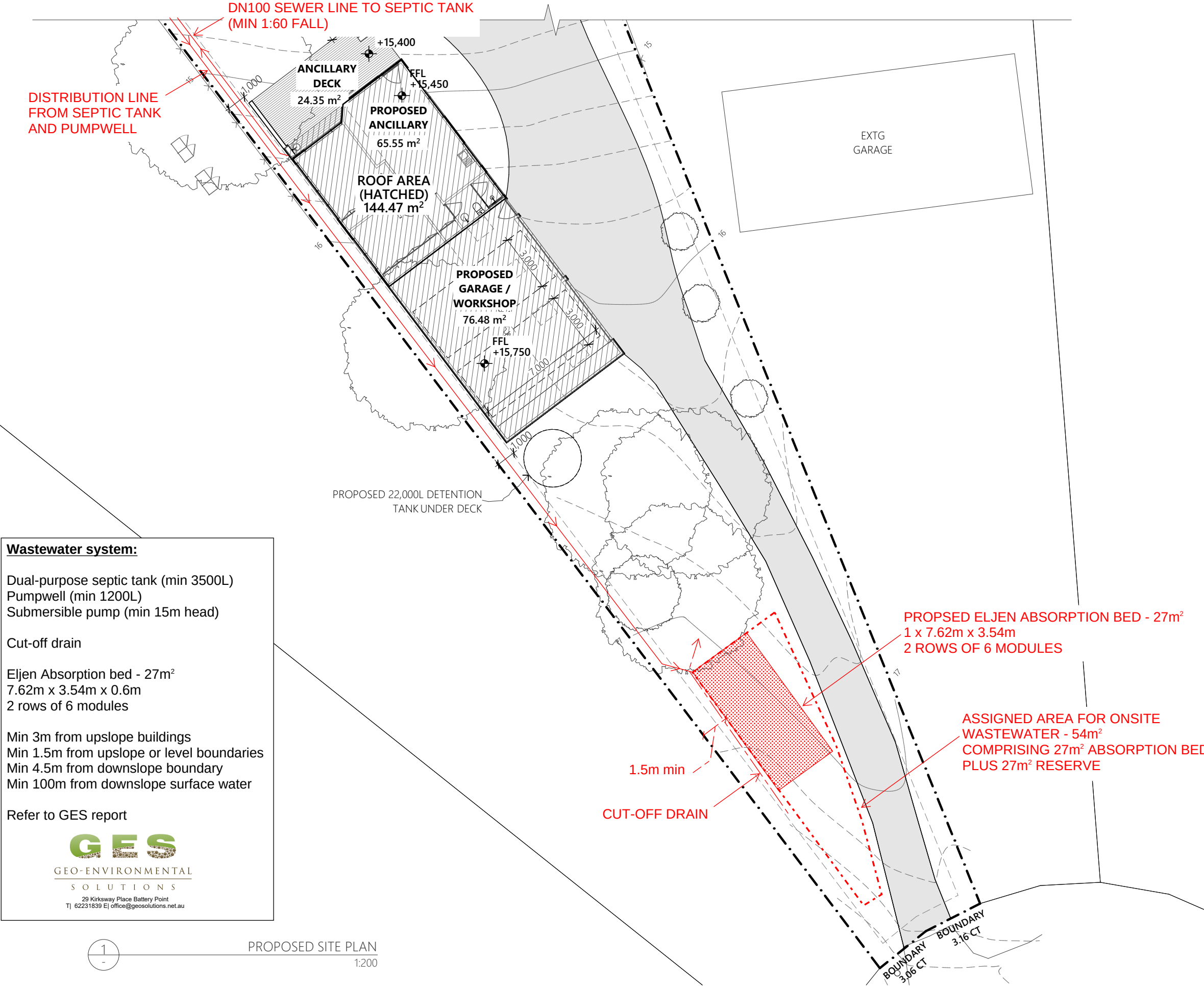
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REV ID	DESCRIPTION	DATE

PROJECT	PROPOSED RENOVATION 80 TIGER HEAD ROAD, DODGES FERRY 7173
CLIENT	KATE & ADAM CHASEMORE

REVISION	
DATE	12/05/2026
CHECKED BY	A. HILL

SCALE	AS SHOWN @ A3
DRAWN BY	J. LIM



Wastewater system:

Dual-purpose septic tank (min 3500L)
Pumpwell (min 1200L)
Submersible pump (min 15m head)

Cut-off drain

Eljen Absorption bed - 27m²
7.62m x 3.54m x 0.6m
2 rows of 6 modules

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 4.5m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

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- LEGEND**
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 - SLC SEWER LOT CONNECTION
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REV ID	DESCRIPTION	DATE

PROJECT

PROPOSED RENOVATION
80 TIGER HEAD ROAD, DODGES FERRY 7173

CLIENT

KATE & ADAM CHASEMORE

REVISION

DATE

12/05/2026

CHECKED BY

A. HILL

PROJECT ID

2604

SCALE

AS SHOWN @ A3

DRAWN BY

J. LIM

PAGE

DA05

DRAWING

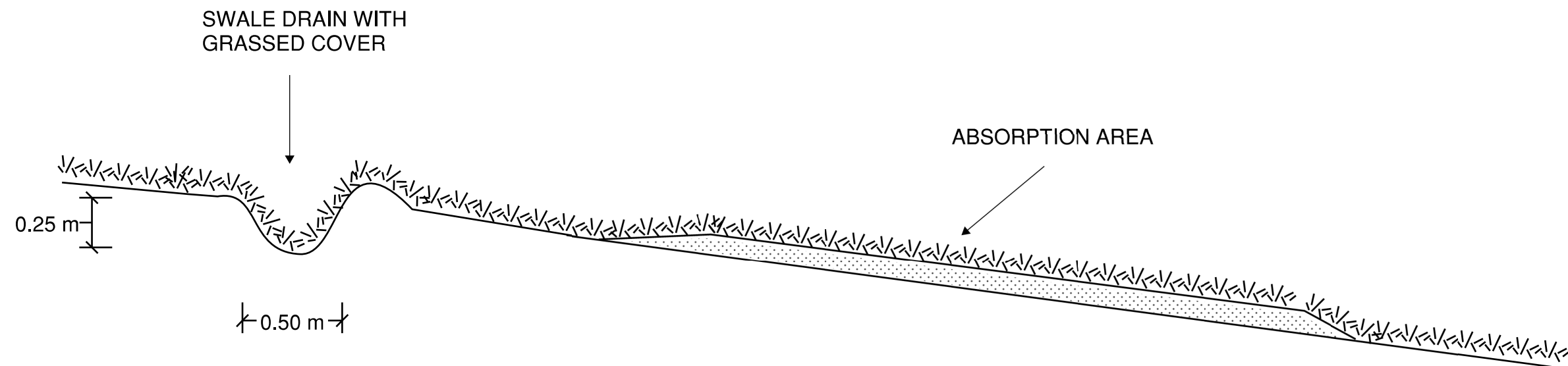
PROPOSED SITE PLAN 2/2

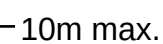
NORTH

TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

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

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





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

13 July 2026

Natural Values Assessment - Waterway and Coastal Protection Area

Project area - 80 Tiger Head Road, Dodges Ferry TAS 7173

PID: 5928393

C/T: 77191/15

The following report is intended to demonstrate compliance with Code C7.0 (Waterways and Coastal Protection Area) of the Tasmania Planning Scheme - Sorell Council.

The proposal is for a new dwelling on the above address. The proposed site is in close proximity to the Tiger Head peninsula, overlooking Tiger Head Bay, which forms part of Frederick Henry Bay at the entrance to the Pitt Water estuary and therefore triggers Code C7.0 of the Tasmania Planning Scheme - Sorell which requires compliance with the standards outlined at C7.6.1 for Buildings and Works.

Table 1. Extract of Tasmania planning scheme C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed development should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in stream or nearby.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.
(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located well away from the watercourse

(f) the need to maintain fish passage, where known to exist;	The property does not have a watercourse on the site
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The proposed development will be connected to the existing facilities, ensuring that new infrastructure is grouped with the existing development where reasonably practicable.
(i) minimising cut and fill;	The proposed development should utilise only minimal cut and fill, limited to what is necessary to achieve a stable building platform and safe access. Earthworks should be designed to follow the natural landform as much as practicable, thereby reducing disturbance to the site, maintaining natural drainage patterns, and minimising potential impacts on surrounding land and vegetation
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed building will be constructed in the location of the existing dwelling, ensuring the development responds to the site's existing size, shape, contours, and slope while minimising additional disturbance to the land.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	The site is not located within a Future Coastal Refugia Area in an approved subdivision area.

A3.

Acceptable Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	Stormwater from the proposed development will utilise the existing stormwater management system and will be retained on site. No new stormwater point discharge into a watercourse, wetland, or lake is proposed.

A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.

**Sorell Council**

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A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance
Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site location. The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 12/07/2026). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Sorell Council.

In considering the objectives of the Code 7 it is anticipated that there will be no unnecessary or unacceptable impacts on natural values as a result of the proposed development and that any future development that is facilitated by the proposed development is unlikely to lead to unnecessary or unacceptable impacts on natural values.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1. Natural Value Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For: 80 Tiger Head Road, Dodges Ferry

Report Type: Summary Report

Timestamp: 08:31:25 PM Sunday 12 July 2026

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: **549703.0, 5254981.0** falls within:

Property: 5928393

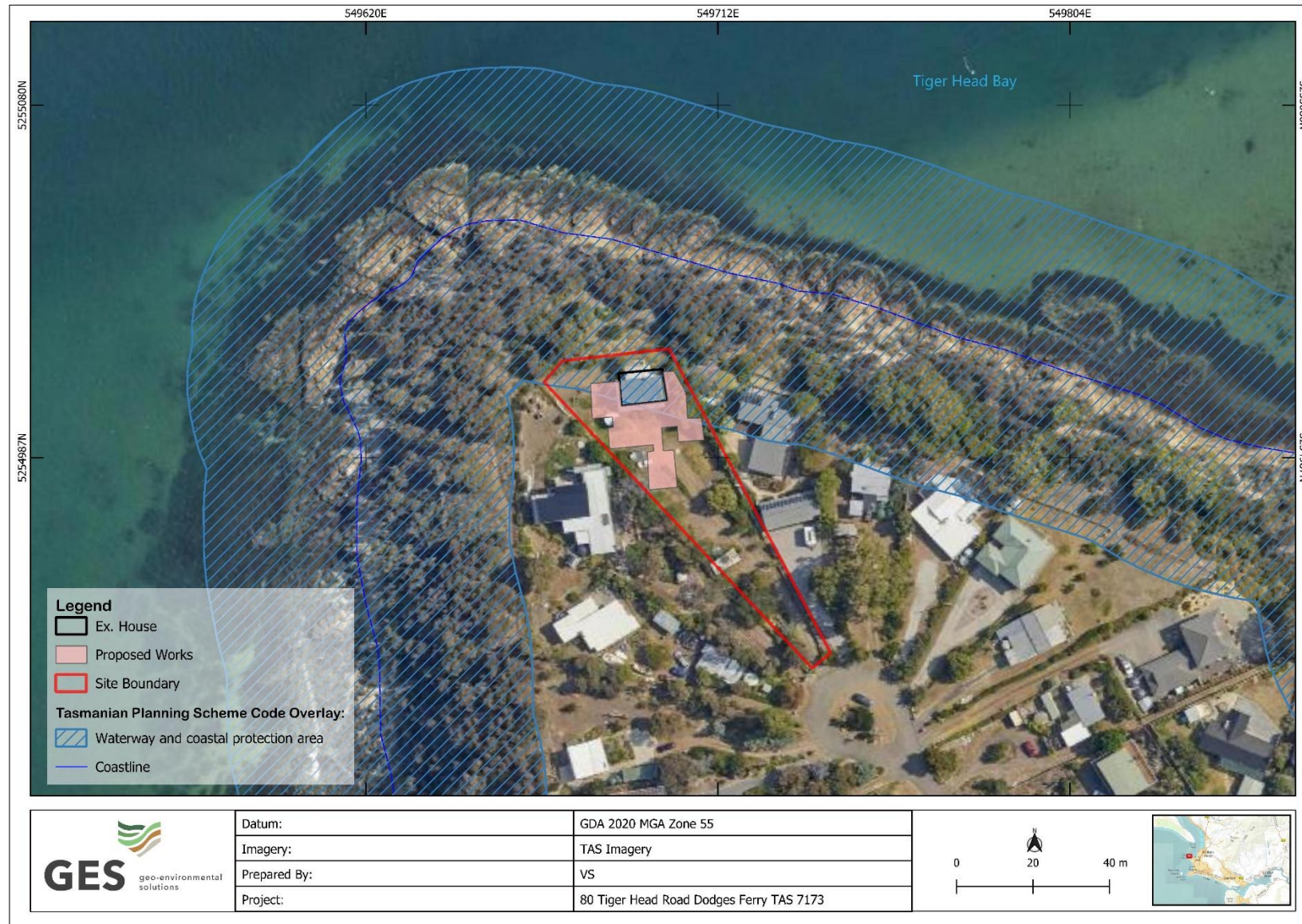
Department of Natural Resources and Environment Tasmania

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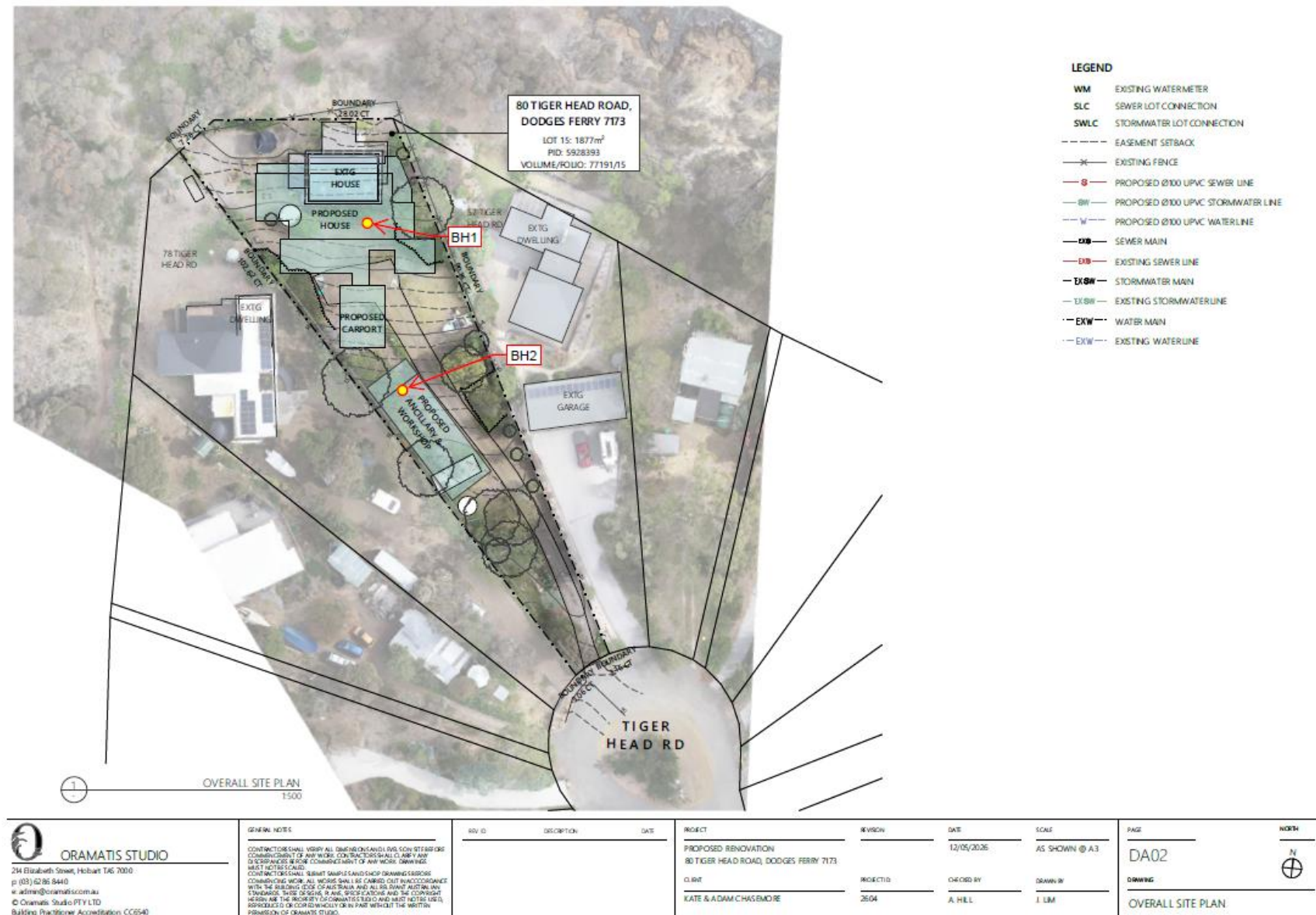


Front cover of NVA report (full report available on request).

Appendix 2. Tasmanian Planning Scheme Overlays



Appendix 3. Site Plan



STORMWATER ASSESSMENT

80 Tiger Head Road

Dodges Ferry

May 2026

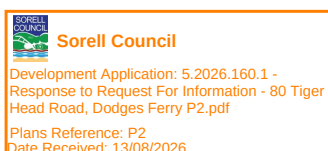


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Geo-Environmental Solutions Pty Ltd

www.geosolutions.net.au



Investigation Details

Client:	Oramatis
Site Address:	80 Tiger Head Road, Dodges Ferry
Date of Inspection:	28/05/2026
Proposed Works:	Alterations/Additions
Investigation Method:	Hand Auger
Inspected by:	JP Cumming

Site Details

Certificate of Title (CT):	77191/15
Title Area:	Approx. 1884 m ²
Applicable Planning Overlays:	Priority Vegetation , Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	3° NW facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT 1:250 000
Geological Unit:	Quaternary sediments overlying Jurassic Dolerite
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021

Investigation

A number of test holes were completed to identify the distribution of, and variation in soil materials on the site. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 & 3 Depth (m)	BH 4 Depth (m)	USCS	Description
0.00-0.20	0.00-0.30	0.00-0.20	SW	SAND: grey, slightly moist, loose
0.20-0.60	0.30-0.70	0.20-0.70	SW	SAND: light grey, slightly moist, medium dense
0.60-0.70	0.70-1.10	0.70-1.10	SC	SAND: yellow brown, slightly moist, medium dense, refusal

Soil Conditions

The soils on site are derived from Quaternary sediments and consist of deep sandy profiles. These soils have high estimated permeability in the order of >5m/day.

GES have identified the following at the site:

- The site has a grade of <5% and presents a low risk to slope stability and landslip
- There are no known proposals for cuts or change of grade which may impact on any proposed onsite stormwater absorption
- The site soils have been identified as comprising of deep sandy profiles
- Groundwater was not encountered at the time of the investigation
- There is a low risk of the natural soils being impacted by contamination
- No bedrock was encountered between 0.7m and 1.1m.

Soil Dispersion

The soils on site were not identified as dispersive.

Existing Conditions and Assumptions

The site has an area of approximately 1884m² with a proposed roof area of 410m² for the proposed dwelling and 144m² for the garage/workshop. There is no public stormwater system that the property can connect to, therefore it is recommended that overflow from the proposed water tanks be managed on site.

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

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

Detention Calculations

Detention calculations area provided in Appendix A.

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- For the main house a stormwater detention volume of 4000L should be incorporated into one of the proposed 22,000L rainwater tanks.
- For the ancillary workshop garage a stormwater detention volume of 1800L should be incorporated into the proposed 22,000L rainwater tank

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

GES Stormwater Maintenance Plan Checklist

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

Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects
	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
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

Location

Label: Dodges Ferry
Easting: 549690
Northing: 5254991
Zone: 55
Latitude: Nearest grid cell: 42.8625 (S)
Longitude: Nearest grid cell: 147.6125 (E)



IFD Design Rainfall Intensity (mm/h)

Issued: 29 July 2026

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

Table Chart Coefficients Unit: **mm/h**

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

Note:

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

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



Sorell Council

Development Application: 5.2026.160.1 -
 Response to Request For Information - 80 Tiger
 Head Road, Dodges Ferry P2.pdf

Plans Reference: P2
 Date Received: 13/08/2026

Location: Dodges Ferry, TAS
Site: 459m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Above ground PSD = 2.97L/s
Storage: AEP of 5%, Above ground volume = 3.77m³

Design Criteria (Custom AEP IFD data used)

Location = Dodges Ferry, 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) = 459 m² = 0.0459 Ha
Pre-development coefficient (Cp) = 0.51
Post development coefficient (Cw) = 0.95

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

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	0	0.90	0
Roof	138	1.00	138	Roof	410	1.00	410
Gravel	0	0.50	0	Gravel	49	0.50	25
Garden	321	0.30	96	Garden	0	0.30	0
Total	459	m²	234	Total	459	m²	435
Cp = $\Sigma \text{Area} * C / \text{Total} = 0.510$				Cw = $\Sigma \text{Area} * C / \text{Total} = 0.947$			

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

PSD Intensity (I) = 44.8 mm/hr For catchment tc = 20 mins.
Pre-development ($Q_p = C_p * I * A_s / 0.36$) = 2.91 L/s
Peak post development ($Q_a = 2 * C_w * I * A_s / 0.36$) = 10.85 L/s $= (0.242 \times I)$ Eq. 2.24

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge ($Q_u = \text{PSD}$) = 2.973 L/s

Above ground - Eq 3.8

$$Q = \text{PSD}^2 - 2 * Q_a / t_c * (0.667 * t_c * Q_p / Q_a + 0.75 * t_c + 0.25 * t_{cs}) * \text{PSD} + 2 * Q_a * Q_p$$

Taking x as = PSD and solving

$$a = 1.0 \quad b = -24.2 \quad c = 63.2$$

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

$$\text{PSD} = 2.973 \text{ L/s}$$

Below ground pipe - Eq 3.3

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

$$= 2.91$$

$$\text{PSD} = 2.940 \text{ L/s}$$

Below ground rectangular tank - Eq 3.4

$$t = t_{cs} / (t_c * (1 - 2 * \text{PSD} / (3 * Q_a))) = 0.910$$

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

$$= 2.91$$

$$\text{PSD} = 2.866 \text{ L/s}$$

Design Storage Capacity (AEP of 5%)

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

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	86.2	20.9	2.40		
10	64.7	15.7	3.27		
12	59.2	14.3	3.45		
14	54.6	13.2	3.58		
17	49.1	11.9	3.70		
19	46.1	11.2	3.74		
21	43.5	10.5	3.76		
23	41.3	10.0	3.77		
26	38.4	9.3	3.75		
28	36.7	8.9	3.73		

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	22.7	41.6	10.1	3.77

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$$\begin{aligned} Q_{op2} &= 0.75 \text{ CI 2.4.5.1} \\ Q_{p2} = Q_{op2} \cdot Q_{p1} \text{ (where } Q_{p1} = \text{PSD)} &= 2.23 \text{ L/s at which time above ground storage occurs} \\ I = 360 \cdot Q_{p2} / (2 \cdot C_w \cdot A_s \cdot 10^3) &= 9.2 \text{ mm/h} & \text{Eq 4.24} \end{aligned}$$

Period of Storage

Time to Fill:

$$\begin{aligned} \text{Above ground (tf)} &= t_d \cdot (1 - 0.92 \cdot \text{PSD}/Q_a) & \text{Eq 4.27} \\ \text{Below ground pipe (tf)} &= t_d \cdot (1 - 2 \cdot \text{PSD}/(3 \cdot Q_a)) & \text{Eq 3.2} \\ \text{Below ground rect. tank (tf)} &= t_d \cdot (1 - 2 \cdot \text{PSD}/(3 \cdot Q_a)) & \text{Eq 3.2} \end{aligned}$$

Time to empty:

$$\begin{aligned} \text{Above ground (te)} &= (V_s + 0.33 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (1.14 / \text{PSD}) \cdot (10^3/60) & \text{Eq 4.28} \\ \text{Below ground pipe (te)} &= 1.464 / \text{PSD} \cdot (V_s + 0.333 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (10^3/60) & \text{Eq 4.32} \\ \text{Below ground rect. tank (te)} &= 2.653 / \text{PSD} \cdot (V_s + 0.333 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (10^3/60) & \text{Eq 4.36} \end{aligned}$$

$$\text{Storage period (Ps = tf + te)} \quad \text{Eq 4.26}$$

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above Pipe B/ground	22.7	10.1	3.8	16.5	26.6	43.1

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

Orifice

$$\begin{aligned} \text{Permissible site discharge (Qu=PSD)} &= 2.97 \text{ L/s (Above ground storage)} \\ \text{Orifice coefficient (CD)} &= 0.61 \text{ For sharp circular orifice} \\ \text{Gravitational acceration (g)} &= 9.81 \text{ m/s}^2 \\ \text{Maximum storage depth above orifice (H)} &= 400 \text{ mm} \\ \text{Orifice flow (Q)} &= CD \cdot A_o \cdot \sqrt{2 \cdot g \cdot H} \\ \text{Therefore:} \\ \text{Orifice area (Ao)} &= 1740 \text{ mm}^2 \\ \text{Orifice diameter (D = } \sqrt{4 \cdot A_o / \pi}) &= 47.1 \text{ mm} \end{aligned}$$

Location: Dodges Ferry, TAS
Site: 144.5m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Above ground PSD = 0.56L/s
Storage: AEP of 5%, Above ground volume = 1.79m³

Design Criteria (Custom AEP IFD data used)

Location = Dodges Ferry, 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) = 144.5 m² = 0.01445 Ha
 Pre-development coefficient (Cp) = 0.30
 Post development coefficient (Cw) = 1.00
 Total catchment (tc) = 20 minutes
 Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	0	0.90	0
Roof	0	1.00	0	Roof	144.5	1.00	145
Gravel	0	0.50	0	Gravel	0	0.50	0
Garden	144.5	0.30	43	Garden	0	0.30	0
Total	145	m²	43	Total	145	m²	145
Cp = ΣArea*C/Total = 0.300				Cw = ΣArea*C/Total = 1.000			

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

PSD Intensity (I) = 44.8 mm/hr For catchment tc = 20 mins.
 Pre-development (Qp = Cp*I*As/0.36) = 0.54 L/s
 Peak post development (Qa = 2*Cw*I*As/0.36) = 3.60 L/s =(0.080 x I) Eq. 2.24
 Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom
 Permissible site discharge (Qu = PSD) = 0.562 L/s

Above ground - Eq 3.8

$$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$$

Taking x as = PSD and solving

$$a = 1.0 \quad b = -7.5 \quad c = 3.9$$

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

$$PSD = 0.562 \text{ L/s}$$

Below ground pipe - Eq 3.3

$$Qp = PSD*[1.6*tcs/(tc*(1-2*PSD/(3*Qa)))-0.6*tcs^{2.67}/(tc*(1-2*PSD/(3*Qa)))^{2.67}]$$

$$= 0.54$$

$$PSD = 0.558 \text{ L/s}$$

Below ground rectangular tank - Eq 3.4

$$t = tcs/(tc*(1-2*PSD/(3*Qa))) = 0.834$$

$$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$$

$$= 0.54$$

$$PSD = 0.541 \text{ L/s}$$

Design Storage Capacity (AEP of 5%)

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

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	86.2	6.9	0.90		
16	50.8	4.1	1.51		
22	42.4	3.4	1.64		
27	37.5	3.0	1.71		
33	33.2	2.7	1.75		
39	30.0	2.4	1.78		
44	27.8	2.2	1.79		
50	25.7	2.1	1.79		
55	24.2	1.9	1.79		
61	22.7	1.8	1.78		

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	48.8	26.1	2.1	1.79

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$$\begin{aligned} Q_{op2} &= 0.75 \text{ CI 2.4.5.1} \\ Q_{p2} = Q_{op2} \cdot Q_{p1} \text{ (where } Q_{p1} = \text{PSD)} &= 0.42 \text{ L/s at which time above ground storage occurs} \\ I = 360 \cdot Q_{p2} / (2 \cdot C_w \cdot A_s \cdot 10^3) &= 5.3 \text{ mm/h} & \text{Eq 4.24} \end{aligned}$$

Period of Storage

Time to Fill:

$$\begin{aligned} \text{Above ground (tf)} &= t_d \cdot (1 - 0.92 \cdot \text{PSD}/Q_a) & \text{Eq 4.27} \\ \text{Below ground pipe (tf)} &= t_d \cdot (1 - 2 \cdot \text{PSD}/(3 \cdot Q_a)) & \text{Eq 3.2} \\ \text{Below ground rect. tank (tf)} &= t_d \cdot (1 - 2 \cdot \text{PSD}/(3 \cdot Q_a)) & \text{Eq 3.2} \end{aligned}$$

Time to empty:

$$\begin{aligned} \text{Above ground (te)} &= (V_s + 0.33 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (1.14 / \text{PSD}) \cdot (10^3/60) & \text{Eq 4.28} \\ \text{Below ground pipe (te)} &= 1.464 / \text{PSD} \cdot (V_s + 0.333 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (10^3/60) & \text{Eq 4.32} \\ \text{Below ground rect. tank (te)} &= 2.653 / \text{PSD} \cdot (V_s + 0.333 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (10^3/60) & \text{Eq 4.36} \end{aligned}$$

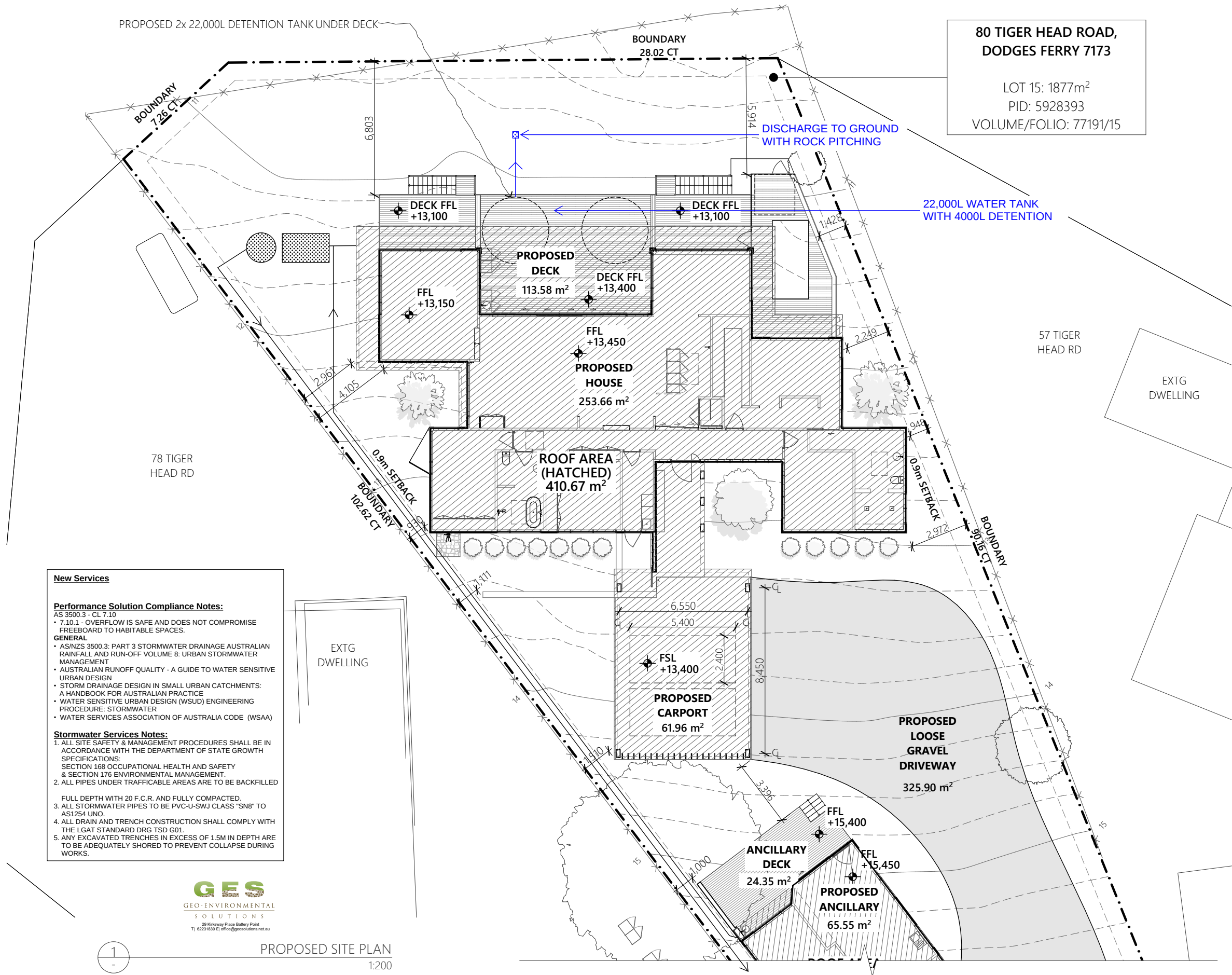
$$\text{Storage period (Ps = tf + te)} \quad \text{Eq 4.26}$$

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above Pipe B/ground	48.8	2.1	1.8	36.8	65.5	102.3

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

Orifice

$$\begin{aligned} \text{Permissible site discharge (Qu=PSD)} &= 0.56 \text{ L/s (Above ground storage)} \\ \text{Orifice coefficient (CD)} &= 0.61 \text{ For sharp circular orifice} \\ \text{Gravitational acceration (g)} &= 9.81 \text{ m/s}^2 \\ \text{Maximum storage depth above orifice (H)} &= 400 \text{ mm} \\ \text{Orifice flow (Q)} &= CD \cdot A_o \cdot \sqrt{2 \cdot g \cdot H} \\ \text{Therefore:} \\ \text{Orifice area (Ao)} &= 329 \text{ mm}^2 \\ \text{Orifice diameter (D = } \sqrt{4 \cdot A_o / \pi}) &= 20.5 \text{ mm} \end{aligned}$$



LEGEND

WM	EXISTING WATER METER
SLC	SEWER LOT CONNECTION
SWLC	STORMWATER LOT CONNECTION
---	EASEMENT SETBACK
×	EXISTING FENCE
—S—	PROPOSED Ø100 UPVC SEWER LINE
—SW—	PROPOSED Ø100 UPVC STORMWATER LINE
—W—	PROPOSED Ø100 UPVC WATER LINE
—EXS—	SEWER MAIN
—EXS—	EXISTING SEWER LINE
—EXSW—	STORMWATER MAIN
—EXSW—	EXISTING STORMWATER LINE
—EXW—	WATER MAIN
—EXW—	EXISTING WATER LINE

PROPOSED AREA SCHEDULE

PROPOSED HOUSE	253.66m ²
DECK	116.32m ²
CARPORT	61.96m ²
PROPOSED ANCILLARY	65.55m ²
ANCILLARY DECK	24.35m ²
WORKSHOP/GARAGE	76.48m ²

SITE COVERAGE: **ROOFED AREA OF DWELLINGS**

TPS CLAUSE 10.4.4 SITE COVERAGE (A1)

PROPOSED HOUSE	410.67m ²
PROPOSED ANCILLARY & WORKSHOP/GARAGE	144.47m ²
TOTAL =	555.14m ²

SITE AREA = 1877m²
MAX. SITE COVERAGE 30% OF SITE AREA = 563.1m²
TOTAL ROOFED AREA OF PROPOSED HOUSE & ANCILLARY IS 555.14m², IS ACCEPTABLE AS IT IS LESS THAN 30% OF THE SITE AREA.

 **Sorell Council**

Development Application: 5.2026.160.1 -
Response to Request For Information - 80 Tiger
Head Road, Dodges Ferry P2.pdf

Plans Reference: P2
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REV ID DESCRIPTION DATE

PROJECT
PROPOSED RENOVATION
80 TIGER HEAD ROAD, DODGES FERRY 7173

CLIENT
KATE & ADAM CHASEMORE

REVISION
DATE
12/05/2026

PROJECT ID
2604

CHECKED BY
A. HILL

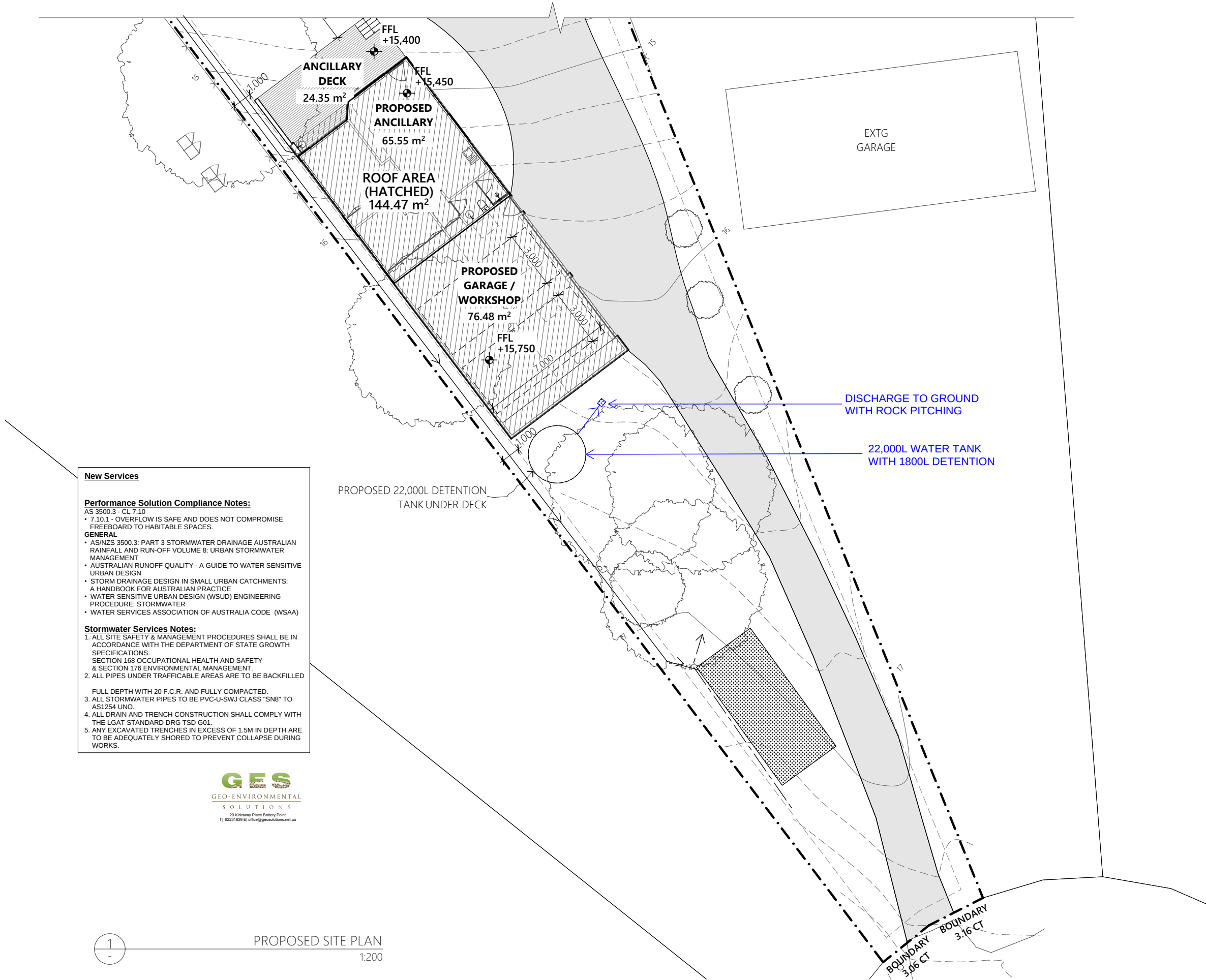
SCALE
AS SHOWN @ A3

DRAWN BY
J. LIM

PAGE
DA04

DRAWING
PROPOSED SITE PLAN 1/2

NORTH

New Services

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:

- 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.
- ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
- ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
- ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
- ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.



1
-
PROPOSED SITE PLAN
1:200

- LEGEND**
- WM EXISTING WATER METER
 - SLC SEWER LOT CONNECTION
 - SWLC STORMWATER LOT CONNECTION
 - EASEMENT SETBACK
 - X— EXISTING FENCE
 - S— PROPOSED Ø100 UPVC SEWER LINE
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Sorell Council

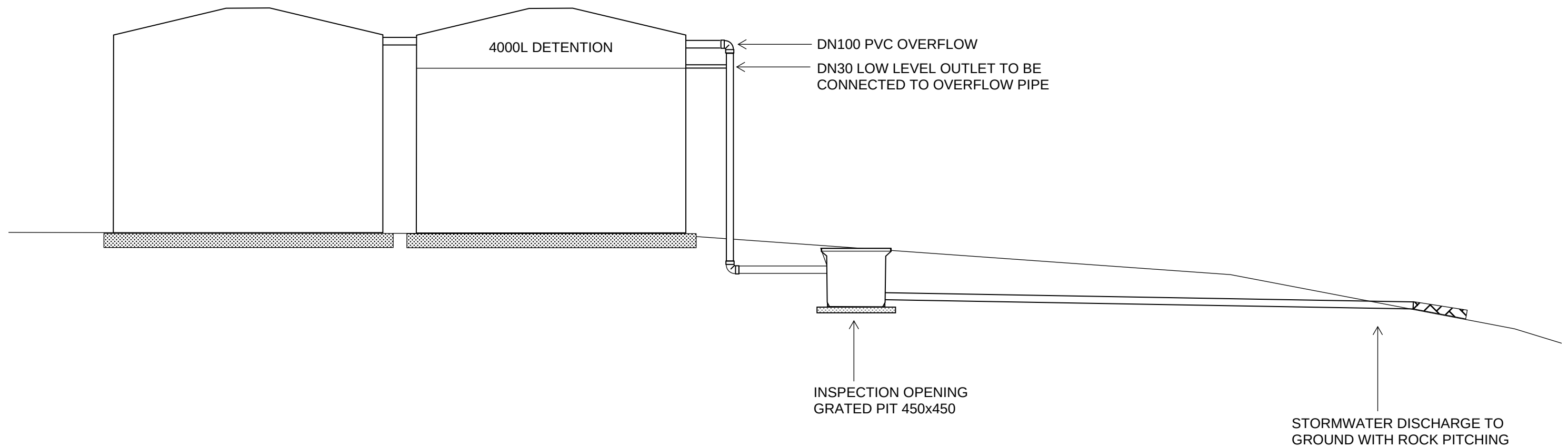
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Plans Reference: P2
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GEO-ENVIRONMENTAL

SOLUTIONS

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



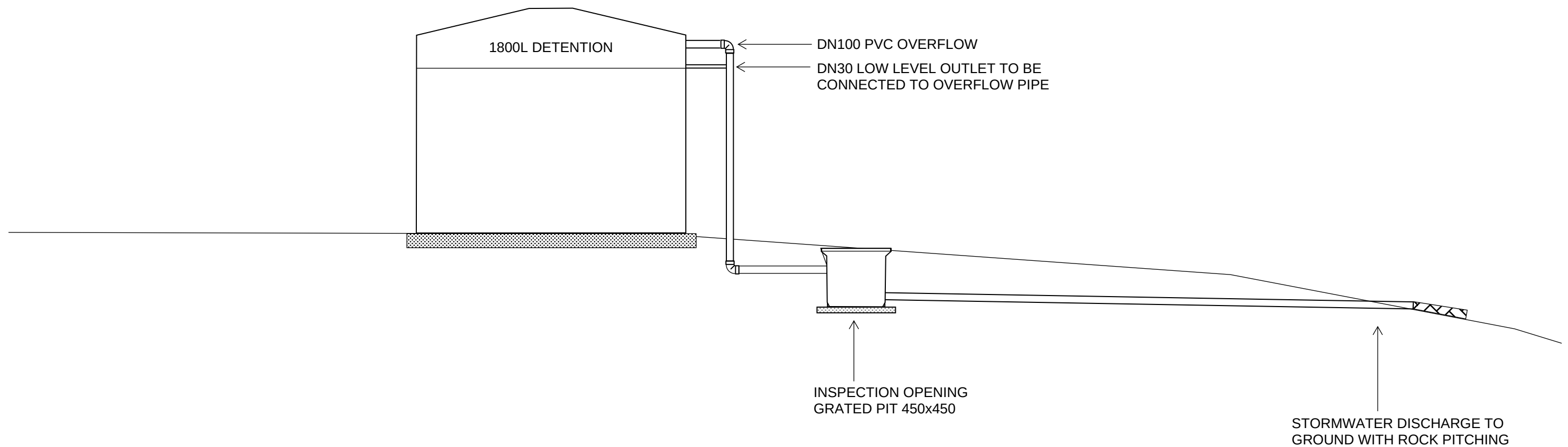
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Do not scale from these drawings.
Dimensions to take precedence
over scale.

STORMWATER DETENTION
SCHEMATIC CROSS-SECTION

RAINWATER TANK
WITH 4000L DETENTION

Sheet 1 of 1
Drawn by: LR



Do not scale from these drawings. Dimensions to take precedence over scale.	STORMWATER DETENTION SCHEMATIC CROSS-SECTION			RAINWATER TANK WITH 1800L DETENTION		Sheet 1 of 1 Drawn by: LR
---	---	--	--	--	--	------------------------------

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:



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

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

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

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

Other details:

Stormwater absorption trench

Design documents provided:

The following documents are provided with this Certificate –

Document description:

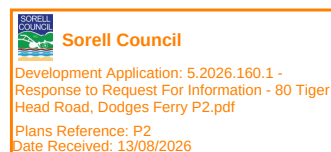
Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jul-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 - 80 Tiger Head Road Dodges Ferry - Jul-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		29/07/2026
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:

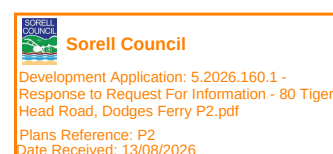
- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an 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		29/07/2026





ORAMATIS

DEVELOPMENT APPLICATION

80 TIGER HEAD ROAD, DODGES FERRY 7173



Sorell Council

Development Application: 5.2026.160.1 -
Response to Request For Information - 80 Tiger
Head Road, Dodges Ferry P2.pdf

Plans Reference: P2
Date Received: 13/08/2026

TIGER HEAD POINT DEMOLISH EXTG., PROP. HOUSE & ANCILLARY/GARAGE

ID	NAME	REV
	COVER PAGE	
DA01	NOTES & SITE LOCATION PLAN	A
DA02	OVERALL SITE PLAN	A
DA03	EXISTING SITE PLAN 1/2	A
DA04	EXISTING SITE PLAN 2/2	A
DA05	PROPOSED SITE PLAN 1/2	A
DA06	PROPOSED SITE PLAN 2/2	A
DA07	PROPOSED HOUSE FLOOR PLAN	A
DA08	PROP. ANCILLARY & GARAGE PLAN	A
DA09	ELEVATIONS PROPOSED HOUSE	A
DA10	ELEVATIONS PROPOSED HOUSE	A
DA11	ELEVATIONS PROPOSED HOUSE	A
DA12	ELEVATIONS PROPOSED ANCILLARY	A
DA13	SHADOW DIAGRAMS	A
DA14	ARTIST IMPRESSIONS	
DA15	ARTIST IMPRESSIONS	



1 LOCATION PLAN/SATELLITE IMAGERY
1:2000



ARTISTIC IMPRESSION

GENERAL NOTES

GENERAL
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DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME (PLAN): 77191/15

DESIGN WIND SPEED
WIND LOADING TO AS 4055: N3

SOIL CLASSIFICATION
SOIL CLASSIFICATION TO AS 2870: S

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: N/A

CORROSION ENVIRONMENT
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

KNOWN SITE HAZARDS: n/a

SCHEDULE OF AREAS
GROUND FLOOR SITE COVERAGE: 555.14m²
SITE AREA : 1877m²
SITE COVERAGE: 29.5%

**Sorell Council**

Development Application: 5.2026.160.1 -
Response to Request For Information - 80 Tiger
Head Road, Dodies Ferry P2.pdf

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REV ID	DESCRIPTION	DATE
A	DA RFI 26/05/2026	13/08/2026

PROJECT
TIGER HEAD POINT
80 TIGER HEAD ROAD, DODGES FERRY 7173

CLIENT
KATE & ADAM CHASEMORE

REVISION
A
13/08/2026

PROJECT ID
2604
CHECKED BY
A. HILL

SCALE
AS SHOWN @ A3

DRAWN BY
J. LIM

PAGE

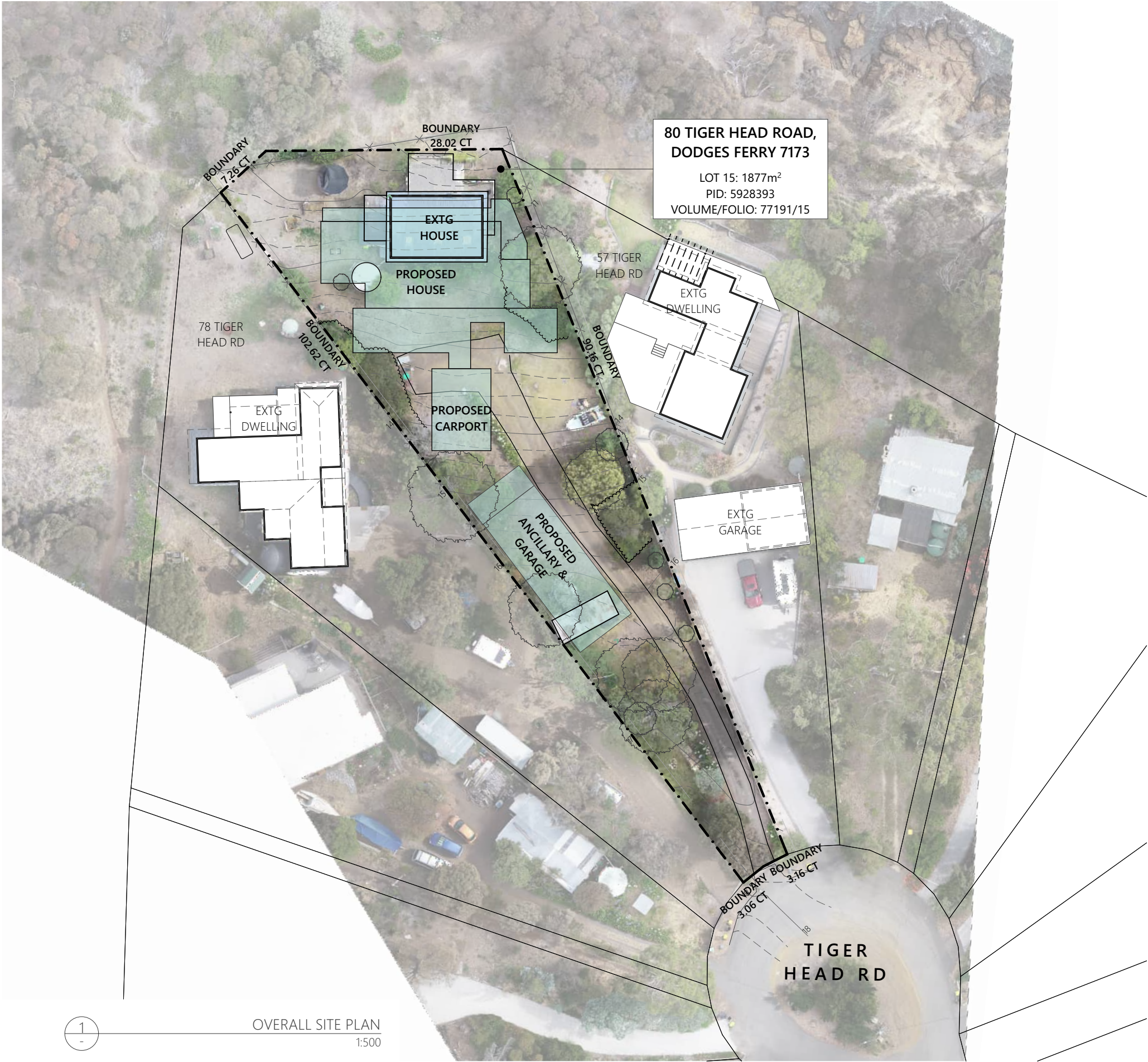
DA01

DRAWING

NOTES & SITE LOCATION PLAN

NORTH





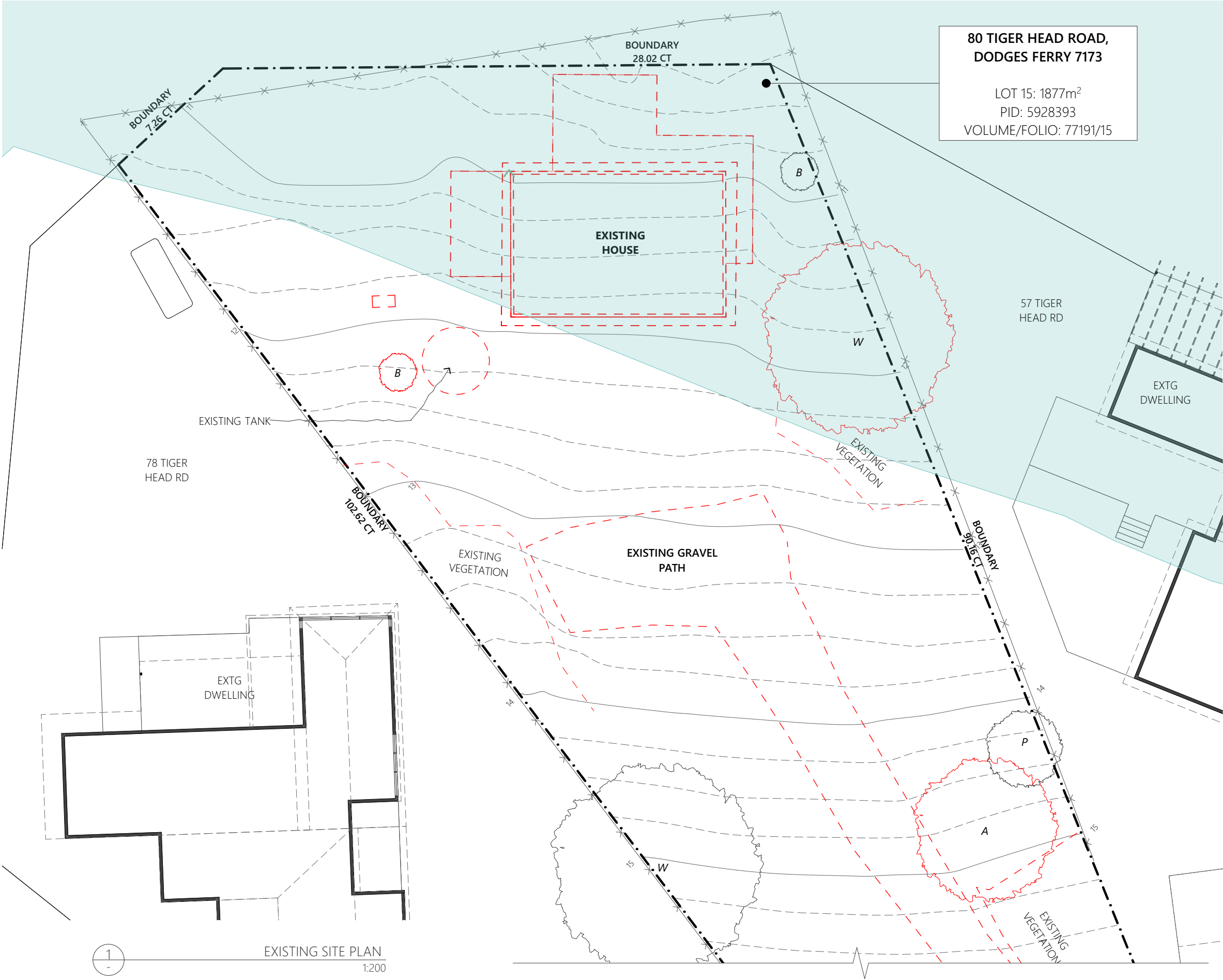
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 - EXW— EXISTING WATER LINE
 - TPS WATERWAY AND COASTAL PROTECTION AREA OVERLAY
DATA EXTRACTED FROM LISTMAPS
 - ON-SITE WASTEWATER MANAGEMENT SYSTEM

REV ID	DESCRIPTION	DATE
A	DA RFI 26/05/2026	13/08/2026

PROJECT
TIGER HEAD POINT 80 TIGER HEAD ROAD, DODGES FERRY 7173
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2604	A. HILL

SCALE	DRAWN BY
AS SHOWN @ A3	J. LIM



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EXISTING WATER METER

SLC

SEWER LOT CONNECTION

SWLC

STORMWATER LOT CONNECTION

×

EXISTING FENCE

S

PROPOSED Ø100 UPVC SEWER LINE

SW

PROPOSED Ø100 UPVC STORMWATER LINE

W

PROPOSED Ø100 UPVC WATER LINE

EXS

SEWER MAIN

EXS

EXISTING SEWER LINE

EXSW

STORMWATER MAIN

EXSW

EXISTING STORMWATER LINE

EXW

WATER MAIN

EXW

EXISTING WATER LINE

TPS WATERWAY AND COASTAL PROTECTION AREA OVERLAY
DATA EXTRACTED FROM LISTMAPS

LANDSCAPING KEY

EXISTING TREES

A

ACACIA

B

SMALL BUSH

G

GUM

P

SMALL PINE

W

WATTLE

Sorell Council

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REV ID	DESCRIPTION	DATE
A	PLANNING SCHEME OVERLAY	13/08/2026

PROJECT

TIGER HEAD POINT

80 TIGER HEAD ROAD, DODGES FERRY 7173

CLIENT

KATE & ADAM CHASEMORE

REVISION

A

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SCALE

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J. LIM

PAGE

DA03

DRAWING

EXISTING SITE PLAN 1/2

NORTH



LEGEND

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EXISTING WATER METER

SLC

SEWER LOT CONNECTION

SWLC

STORMWATER LOT CONNECTION

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EXISTING STORMWATER LINE

WATER MAIN

EXISTING WATER LINE

TPS WATERWAY AND COASTAL PROTECTION
AREA OVERLAY
DATA EXTRACTED FROM LISTMAPS

A

LANDSCAPING KEY

EXISTING TREES

- A

ACACIA
- B

SMALL BUSH
- G

GUM
- P

SMALL PINE
- W

WATTLE

1
-
EXISTING SITE PLAN
1:200

Sorell Council

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DRAWN BY

J. LIM

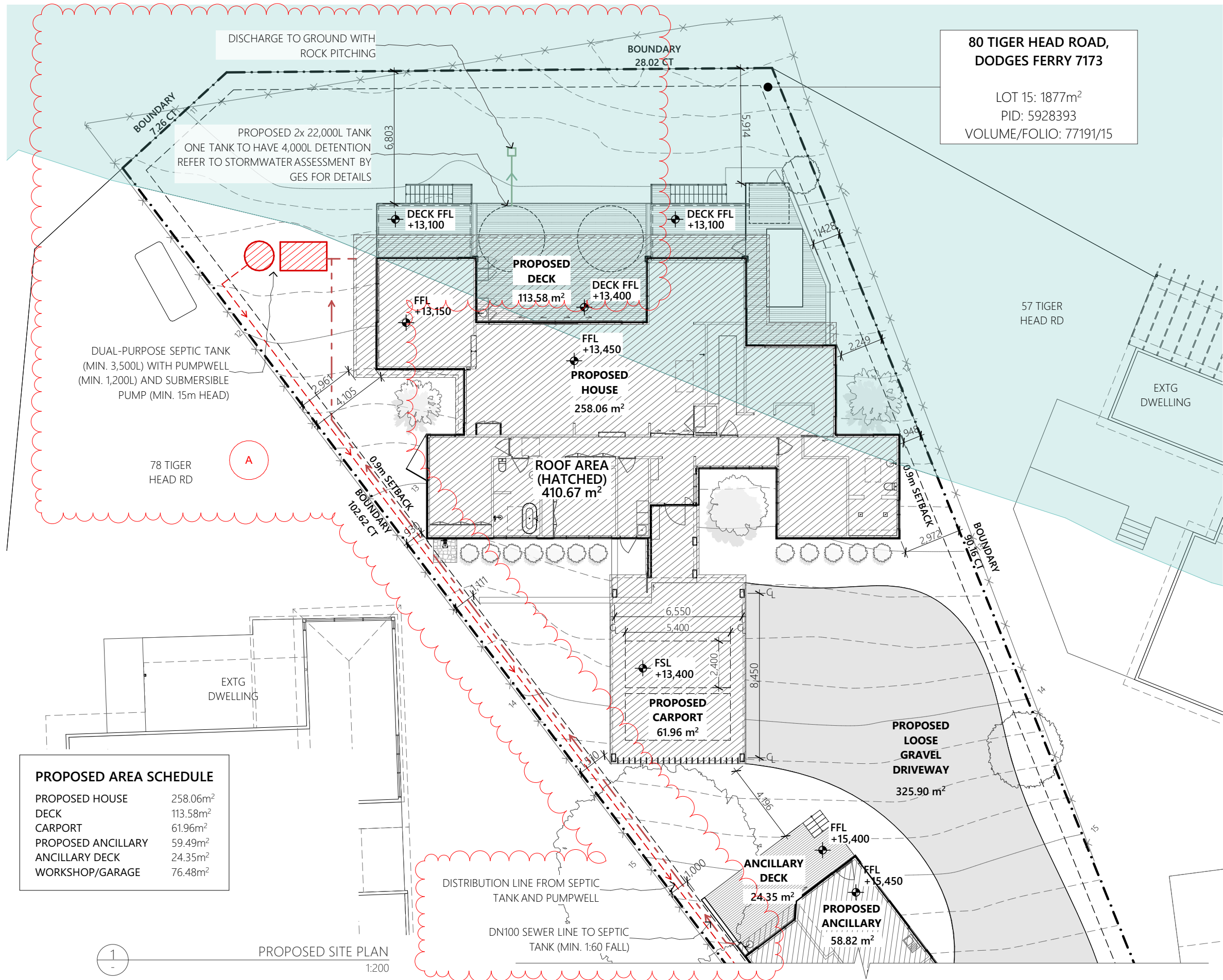
PAGE

DA04

DRAWING

EXISTING SITE PLAN 2/2

NORTH



PROPOSED AREA SCHEDULE	
PROPOSED HOUSE	258.06m²
DECK	113.58m²
CARPORT	61.96m²
PROPOSED ANCILLARY	59.49m²
ANCILLARY DECK	24.35m²
WORKSHOP/GARAGE	76.48m²

LEGEND

WM

EXISTING WATER METER

SLC

SEWER LOT CONNECTION

SWLC

STORMWATER LOT CONNECTION

—X—

EXISTING FENCE

—S—

PROPOSED Ø100 UPVC SEWER LINE

—SW—

PROPOSED Ø100 UPVC STORMWATER LINE

—W—

PROPOSED Ø100 UPVC WATER LINE

—EXS—

SEWER MAIN

—EXS—

EXISTING SEWER LINE

—EXSW—

STORMWATER MAIN

—EXSW—

EXISTING STORMWATER LINE

—EXW—

WATER MAIN

—EXW—

EXISTING WATER LINE

TPS WATERWAY AND COASTAL PROTECTION AREA OVERLAY
DATA EXTRACTED FROM LISTMAPS

ON-SITE WASTEWATER MANAGEMENT SYSTEM
REFER TO REPORT BY GES FOR DETAILS

ANCILLARY DWELLING NOTE:

1. PROPOSED ANCILLARY (SECONDARY RESIDENCE) TO SHARE SERVICES SUCH AS ACCESS, PARKING, WATER, SEWERAGE, GAS, ELECTRICITY, TELECOMMUNICATIONS METERS AND METERS AS REQUIRED.

2. THE PROPOSED ANCILLARY DWELLING WILL COMPLY WITH THE DEFINITION OF SECONDARY RESIDENCE AS OUTLINED IN THE TASMANIAN PLANNING SCHEME

SITE COVERAGE: ROOFED AREA OF DWELLINGS

TPS CLAUSE 10.4.4 SITE COVERAGE (A1)

PROPOSED HOUSE

410.67m²

PROPOSED ANCILLARY & WORKSHOP/GARAGE

138.41m²

TOTAL =

549.08m²

SITE AREA = 1877m²

MAX. SITE COVERAGE 30% OF SITE AREA = 563.1m²

TOTAL ROOFED AREA OF PROPOSED HOUSE & ANCILLARY IS 549.08m², IS ACCEPTABLE AS IT IS LESS THAN 30% OF THE SITE AREA.

Sorell Council

Development Application: 5.2026.160.1 - Response to Request For Information - 80 Tiger Head Road, Dodges Ferry P2.pdf

Plans Reference: P2

Date Received: 13/08/2026

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REV ID	DESCRIPTION	DATE
A	PLANNING SCHEME OVERLAY, ON-SITE STORMWATER & WASTEWATER	13/08/2026

PROJECT

TIGER HEAD POINT
80 TIGER HEAD ROAD, DODGES FERRY 7173

CLIENT

KATE & ADAM CHASEMORE

REVISION

A

DATE

13/08/2026

PROJECT ID

2604

CHECKED BY

A. HILL

SCALE

AS SHOWN @ A3

DRAWN BY

J. LIM

PAGE

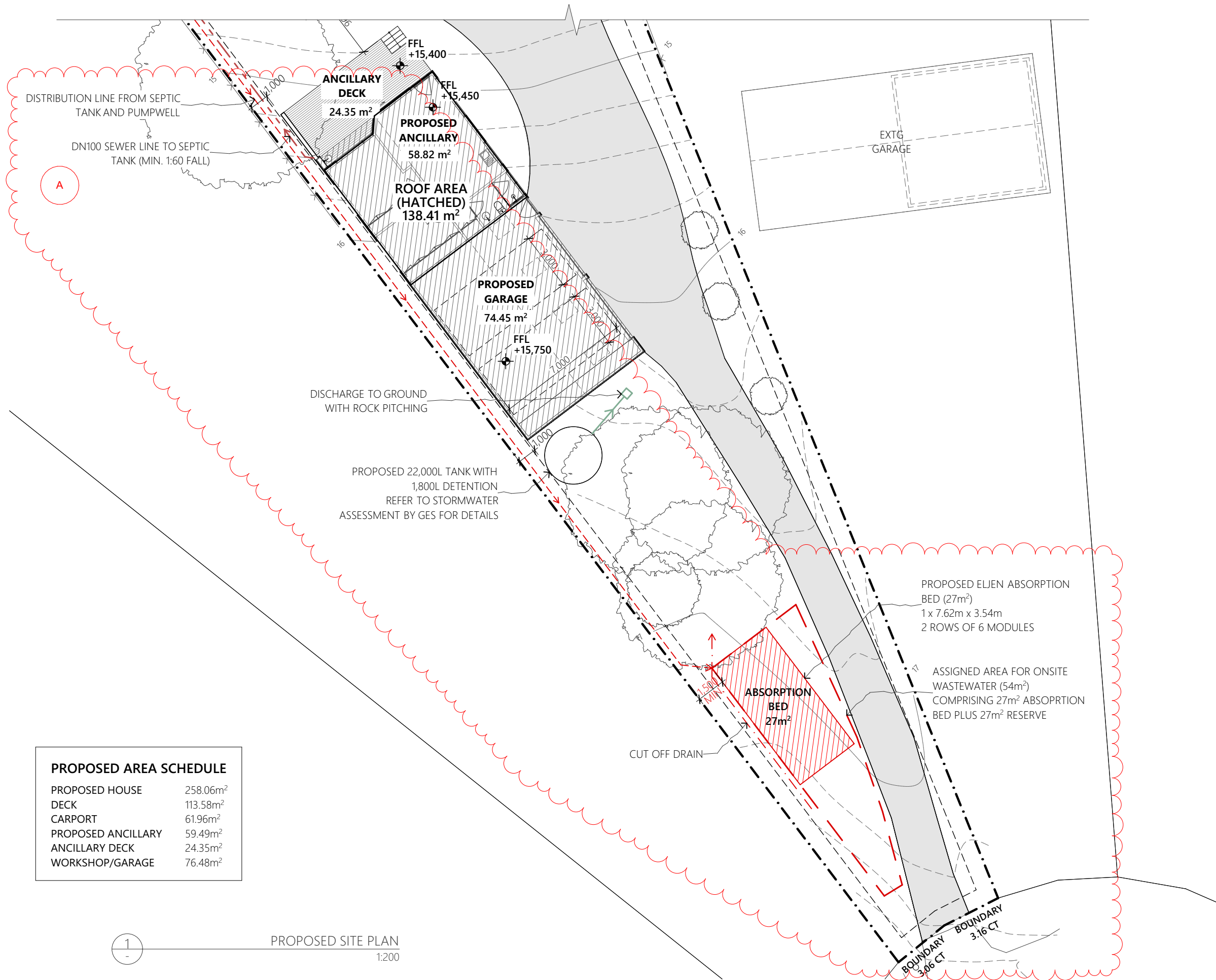
DA05

DRAWING

PROPOSED SITE PLAN 1/2

NORTH

N



LEGEND

WM

EXISTING WATER METER

SLC

SEWER LOT CONNECTION

SWLC

STORMWATER LOT CONNECTION

×

EXISTING FENCE

S

PROPOSED Ø100 UPVC SEWER LINE

SW

PROPOSED Ø100 UPVC STORMWATER LINE

W

PROPOSED Ø100 UPVC WATER LINE

EXS

SEWER MAIN

EXS

EXISTING SEWER LINE

EXSW

STORMWATER MAIN

EXSW

EXISTING STORMWATER LINE

EXW

WATER MAIN

EXW

EXISTING WATER LINE

TPS WATERWAY AND COASTAL PROTECTION AREA OVERLAY
DATA EXTRACTED FROM LISTMAPS

ON-SITE WASTEWATER MANAGEMENT SYSTEM
REFER TO REPORT BY GES FOR DETAILS

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PROPOSED ANCILLARY & WORKSHOP/GARAGE

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TOTAL =

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SITE AREA = 1877m²

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CARPORT	61.96m ²
PROPOSED ANCILLARY	59.49m ²
ANCILLARY DECK	24.35m ²
WORKSHOP/GARAGE	76.48m ²

1

PROPOSED SITE PLAN

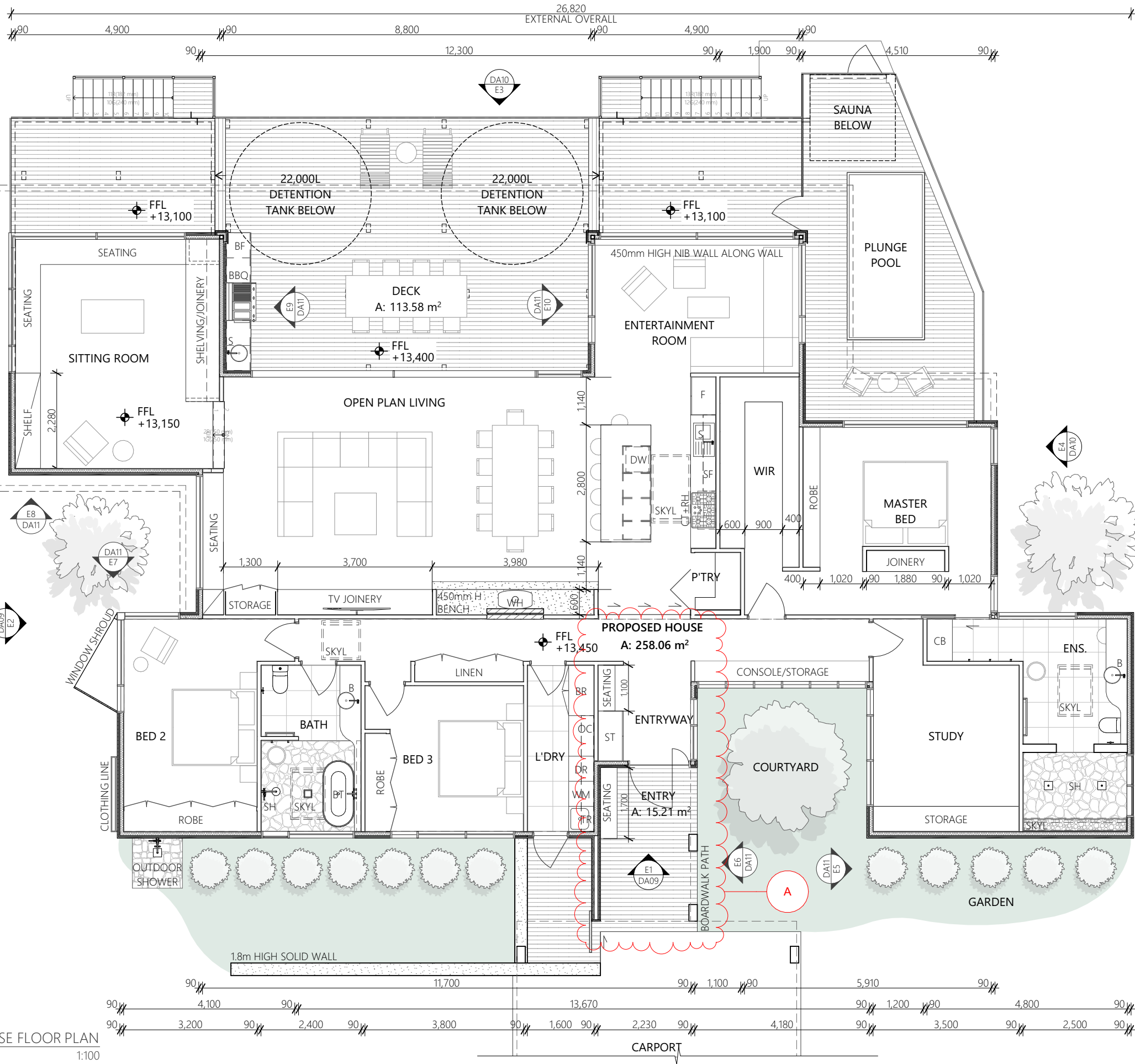
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Development Application: 5.2026.160.1 - Response to Request For Information - 80 Tiger Head Road, Dodges Ferry P2.pdf

Plans Reference: P2

Date Received: 13/08/2026



NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME
AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS S

FLOOR PLAN LEGEND

- B** BASIN
- BF** BAR FRIDGE
- BT** BATH TUB
- CB** CUPBOARD
- CT** COOKTOP
- DW** DISHWASHER
- DR** DRYER
- F** INTEGRATED FRIDGE
- OC** OVERHEAD CABINETS
- RH** RANGEHOOD
- S** SINK
- SF** SHELIVING
- SH** SHOWER
- SKYL** SKYLIGHT
- ST** STORAGE
- TR** LAUNDRY TROUGH
- V** VANITY

1
-
PROPOSED HOUSE FLOOR PLAN
1:100

GENERAL NOTES
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REV ID	DESCRIPTION	DATE
A	AMENDED FLOOR PLAN	13/08/2026

PROJECT
TIGER HEAD POINT
80 TIGER HEAD ROAD, DODGES FERRY 7173
CLIENT
KATE & ADAM CHASEMORE

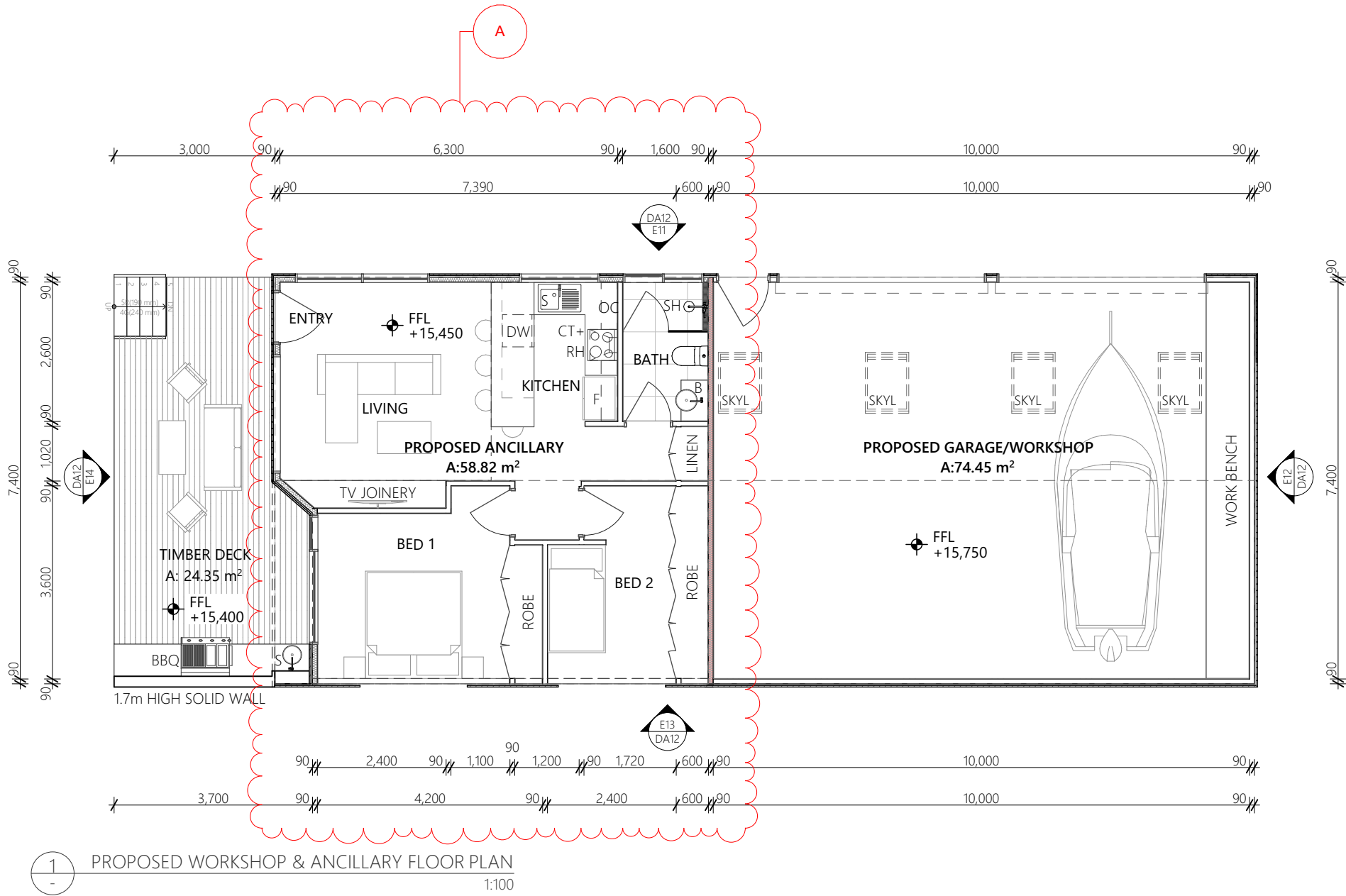
REVISION A	DATE 13/08/2026	SCALE AS SHOWN @ A3
PROJECT ID 2604	CHECKED BY A. HILL	DRAWN BY J. LIM

NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS S

FLOOR PLAN LEGEND

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- BF** BAR FRIDGE
- BT** BATH TUB
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- SF** SHELVING
- SH** SHOWER
- SKYL** SKYLIGHT
- ST** STORAGE
- TR** LAUNDRY TROUGH
- V** VANITY

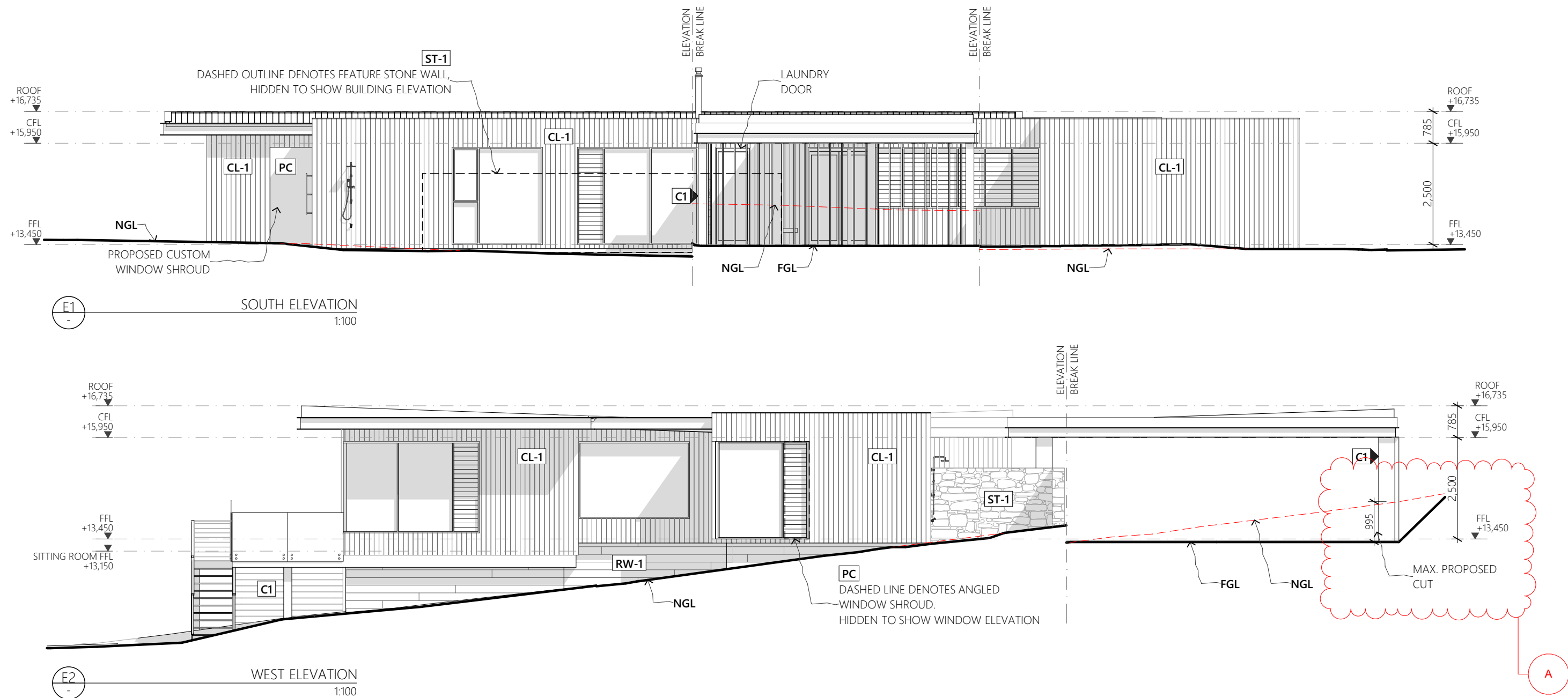


REV ID	DESCRIPTION	DATE
A	ADJUSTMENT TO ANCILLARY	13/08/2026

PROJECT	TIGER HEAD POINT 80 TIGER HEAD ROAD, DODGES FERRY 7173
CLIENT	KATE & ADAM CHASEMORE

REVISION	A	DATE	13/08/2026
PROJECT ID	2604	CHECKED BY	A. HILL

SCALE	AS SHOWN @ A3
DRAWN BY	J. LIM



MATERIAL & FINISHES

ROOF

- CO** CUSTOM ORB ROOF SHEET
COLOUR: *MONUMENT TBC*
- LL** LONGLINE ROOF SHEET
COLOUR: *MONUMENT TBC*
- G1** COLORBOND QUAD GUTTER TYP.
COLOUR: *TO MATCH ROOF*

WALL

- CL-1** SILVERED TIMBER CLADDING
AS SELECTED BY CLIENT TBC
- CL-2** SHOU SUGI BAN CLADDING
AS SELECTED BY CLIENT TBC
- RW-1** BOARD FORM CONCRETE
AS SELECTED BY CLIENT TBC

COLUMN

- C1** RHS COLUMN, POWDERCOAT FINISH
COLOUR: *MONUMENT*
- C2** RHS COLUMN, TIMBER CLAD FINISH
COLOUR: *MATCH CL-1*

MISCELLANEOUS

- GB** TOUGHENED GLASS BALUSTRADE
1m HIGH FROM DECK FFL
- WB** WIRE BALUSTRADE
1m HIGH FROM DECK FFL
- PC** POWDERCOATED FINISH
COLOUR: *MONUMENT*

NOTE:
ALL PROPRIETARY MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

Sorell Council
Development Application: 5.2026.160.1 -
Response to Request For Information - 80 Tiger
Head Road, Dodges Ferry P2.pdf
Plans Reference: P2
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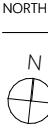
REV ID	DESCRIPTION	DATE
A	CUT & FILL	13/08/2026

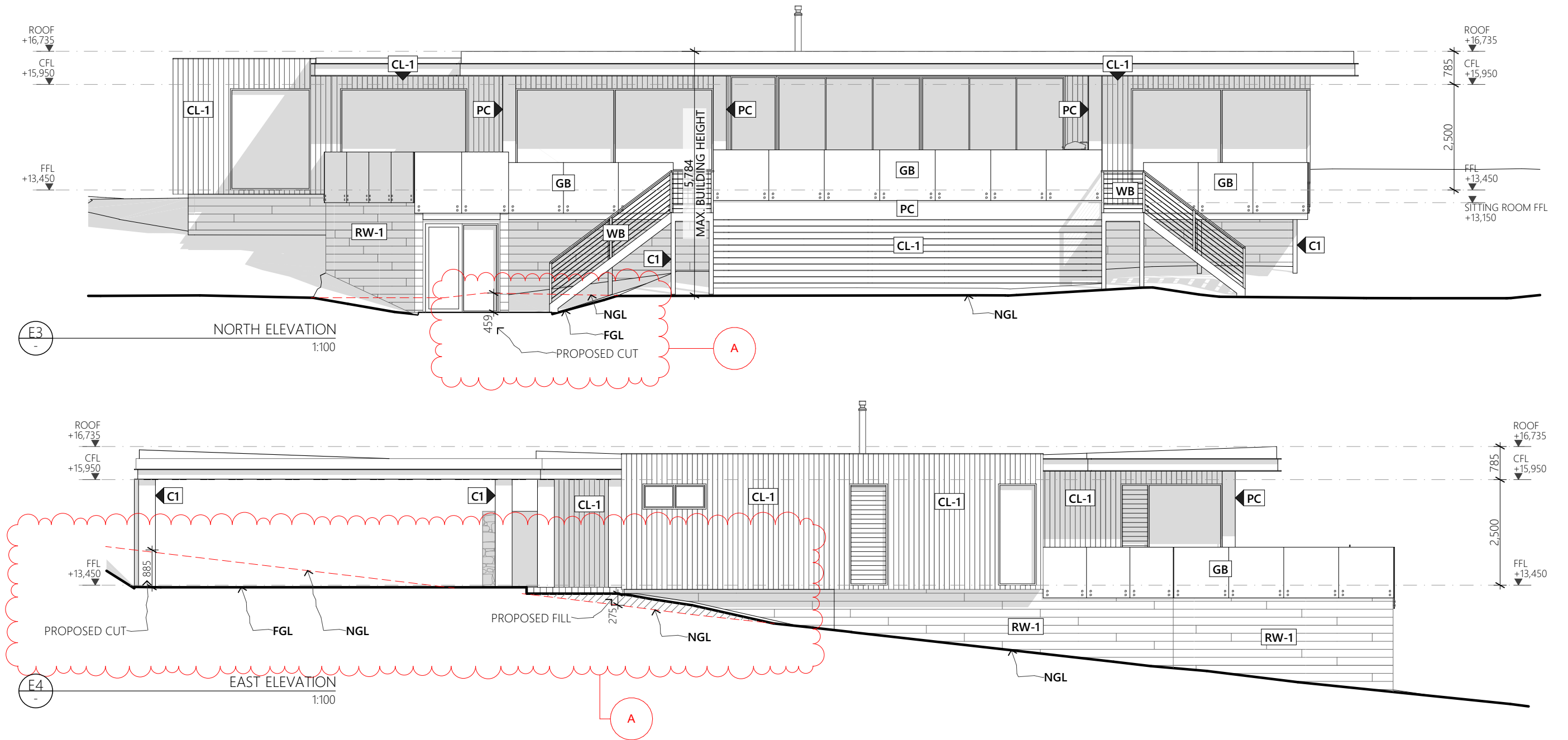
PROJECT
TIGER HEAD POINT
80 TIGER HEAD ROAD, DODGES FERRY 7173
CLIENT
KATE & ADAM CHASEMORE

REVISION
A
DATE
13/08/2026
PROJECT ID
2604
CHECKED BY
A. HILL

SCALE
AS SHOWN @ A3
DRAWN BY
J. LIM

PAGE
DA09
DRAWING
ELEVATIONS | PROPOSED HOUSE





MATERIAL & FINISHES

ROOF

- CO** CUSTOM ORB ROOF SHEET
COLOUR: *MONUMENT TBC*
- LL** LONGLINE ROOF SHEET
COLOUR: *MONUMENT TBC*
- G1** COLORBOND QUAD GUTTER TYP.
COLOUR: *TO MATCH ROOF*

WALL

- CL-1** SILVERED TIMBER CLADDING
AS SELECTED BY CLIENT TBC
- CL-2** SHOU SUGI BAN CLADDING
AS SELECTED BY CLIENT TBC
- RW-1** BOARD FORM CONCRETE
AS SELECTED BY CLIENT TBC

COLUMN

- C1** RHS COLUMN, POWDERCOAT FINISH
COLOUR: *MONUMENT*
- C2** RHS COLUMN, TIMBER CLAD FINISH
COLOUR: *MATCH CL-1*

MISCELLANEOUS

- GB** TOUGHENED GLASS BALUSTRADE
1m HIGH FROM DECK FFL
- WB** WIRE BALUSTRADE
1m HIGH FROM DECK FFL
- PC** POWDERCOATED FINISH
COLOUR: *MONUMENT*

NOTE:

ALL PROPRIETARY MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

Sorell Council
Development Application: 5.2026.160.1 -
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Head Road, Dodges Ferry P2.pdf
Plans Reference: P2
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GENERAL NOTES

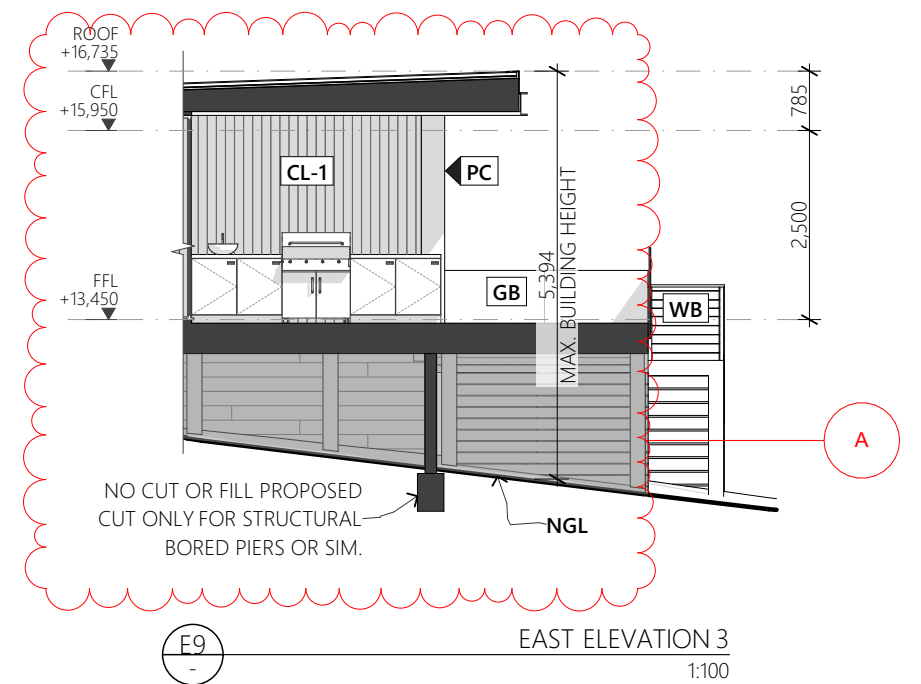
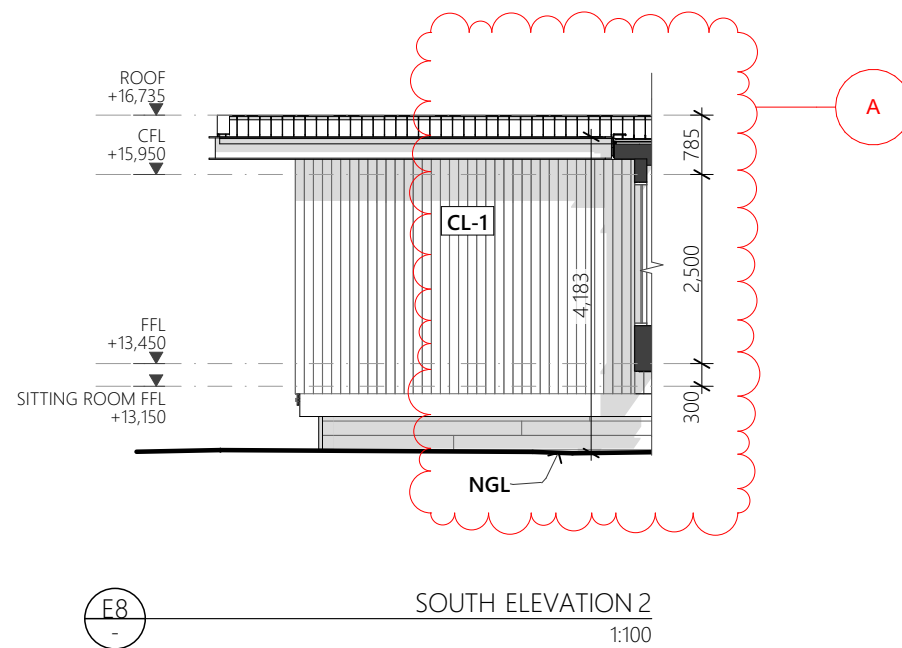
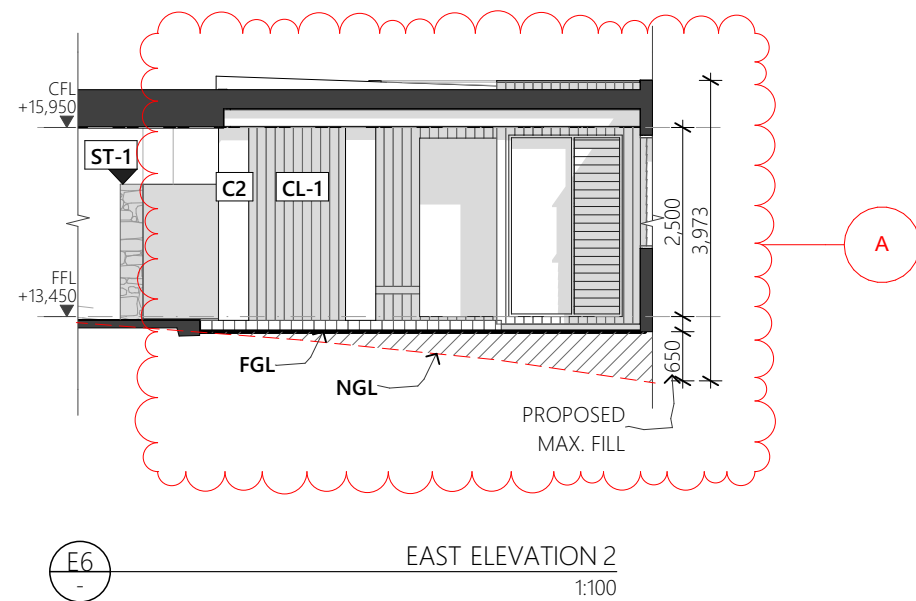
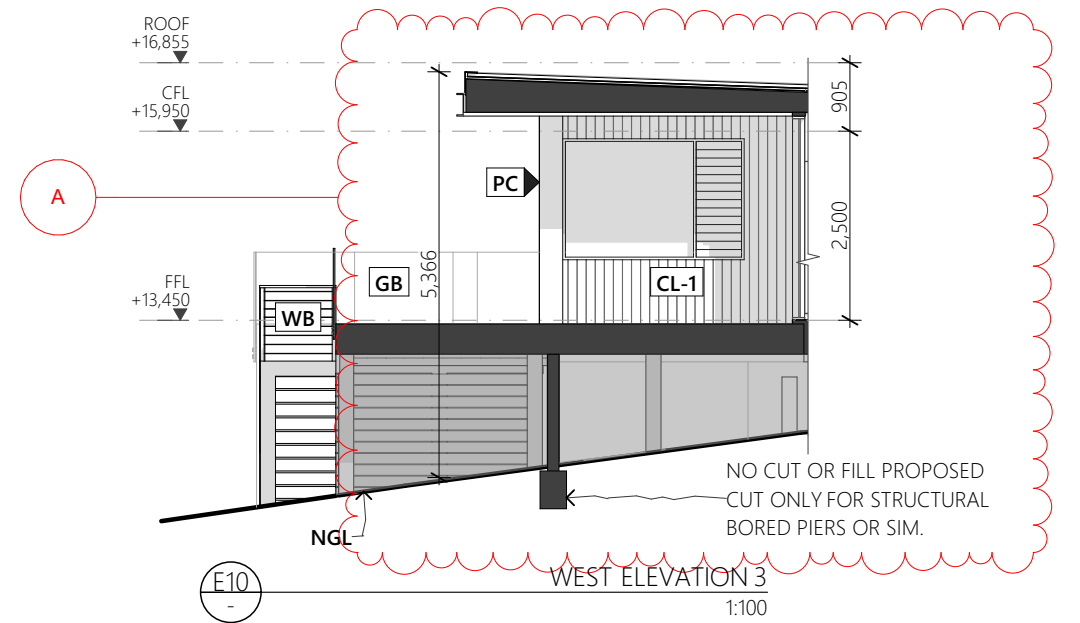
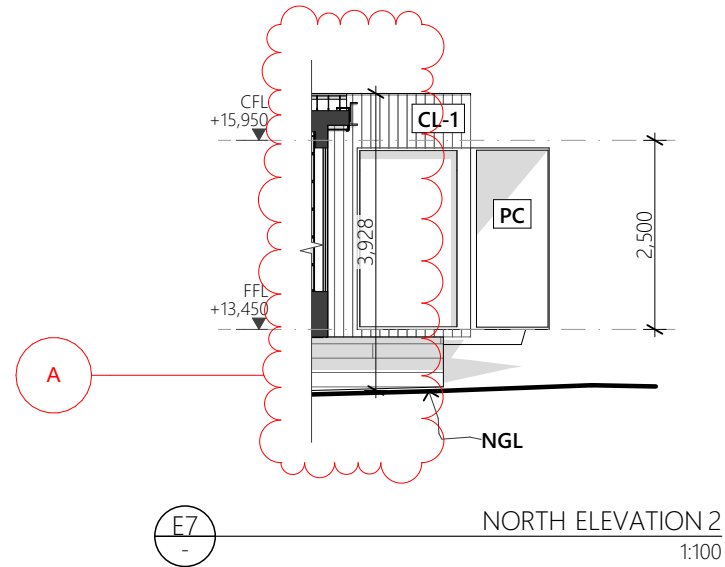
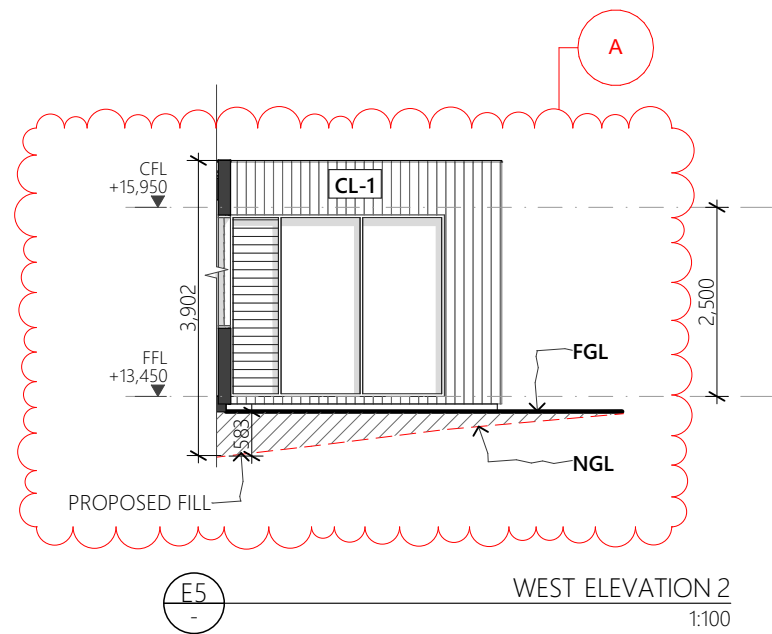
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REV ID	DESCRIPTION	DATE
A	CUT & FILL	13/08/2026

PROJECT	TIGER HEAD POINT 80 TIGER HEAD ROAD, DODGES FERRY 7173
CLIENT	KATE & ADAM CHASEMORE

REVISION	A	DATE	13/08/2026	SCALE	AS SHOWN @ A3
PROJECT ID	2604	CHECKED BY	A. HILL	DRAWN BY	J. LIM

PAGE	DA10	NORTH	
DRAWING	ELEVATIONS PROPOSED HOUSE		



MATERIAL & FINISHES

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- CO** CUSTOM ORB ROOF SHEET
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REV ID	DESCRIPTION	DATE
A	CUT & FILL, BUILDING HEIGHT	13/08/2026

PROJECT
TIGER HEAD POINT
80 TIGER HEAD ROAD, DODGES FERRY 7173

CLIENT
KATE & ADAM CHASEMORE

REVISION	DATE	SCALE
A	13/08/2026	AS SHOWN @ A3

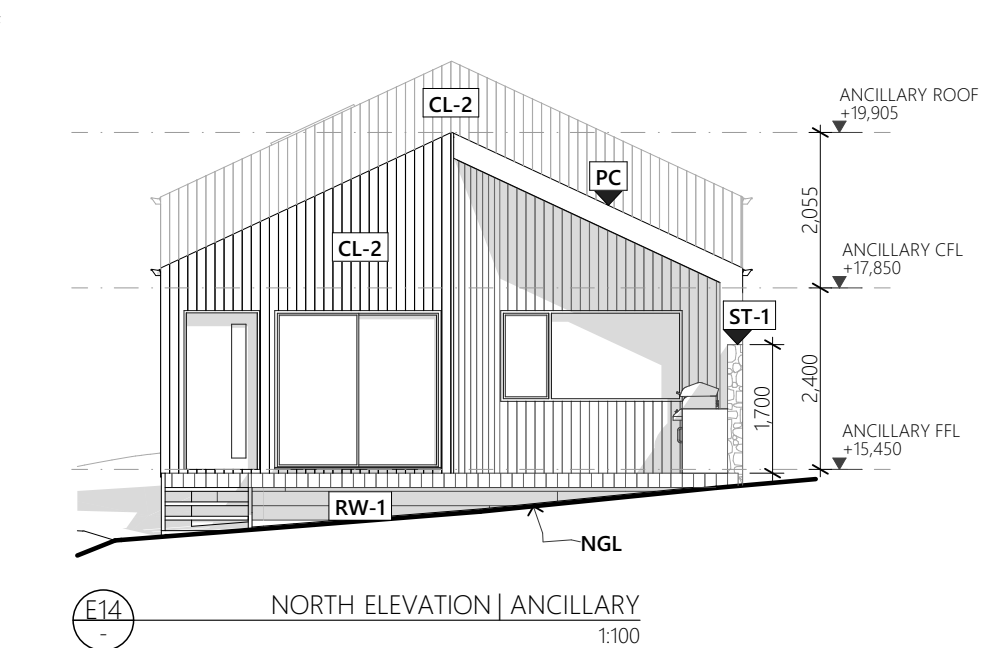
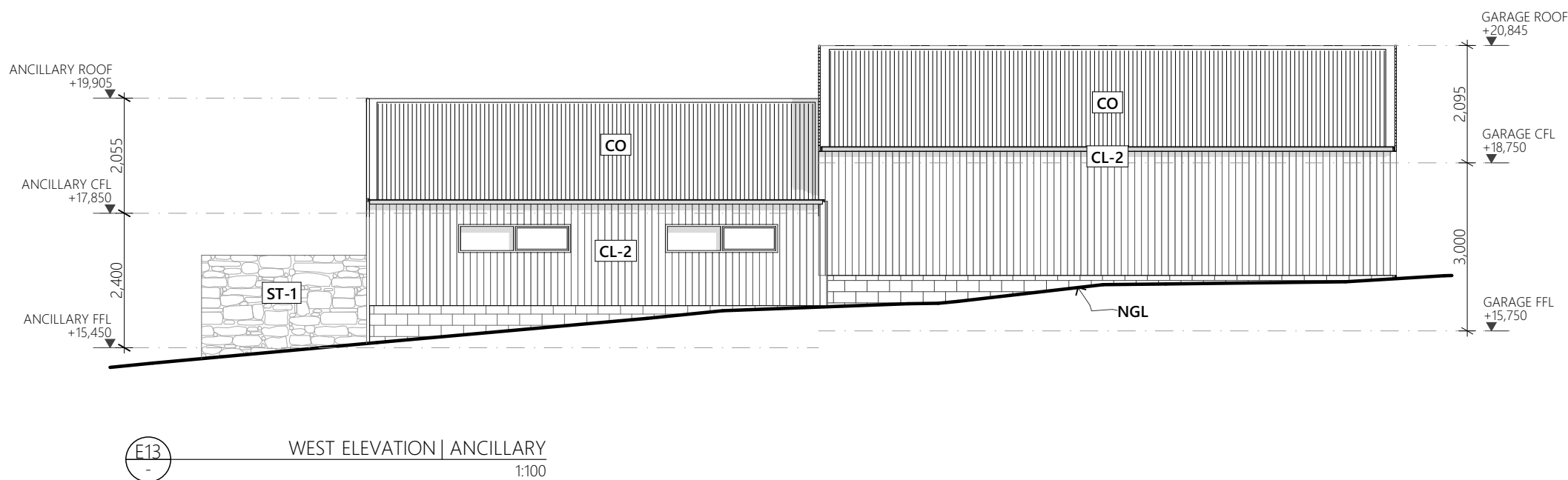
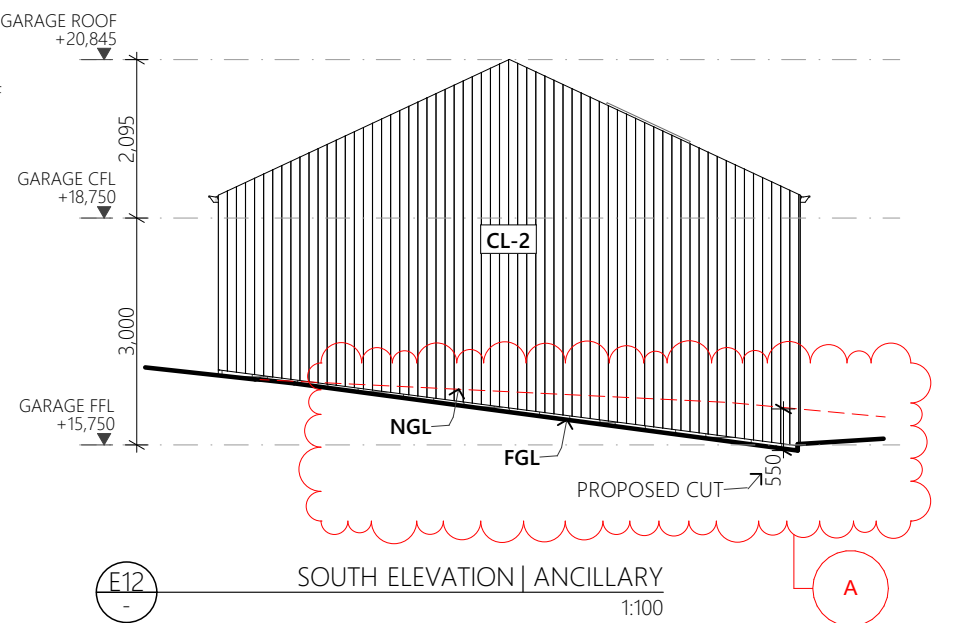
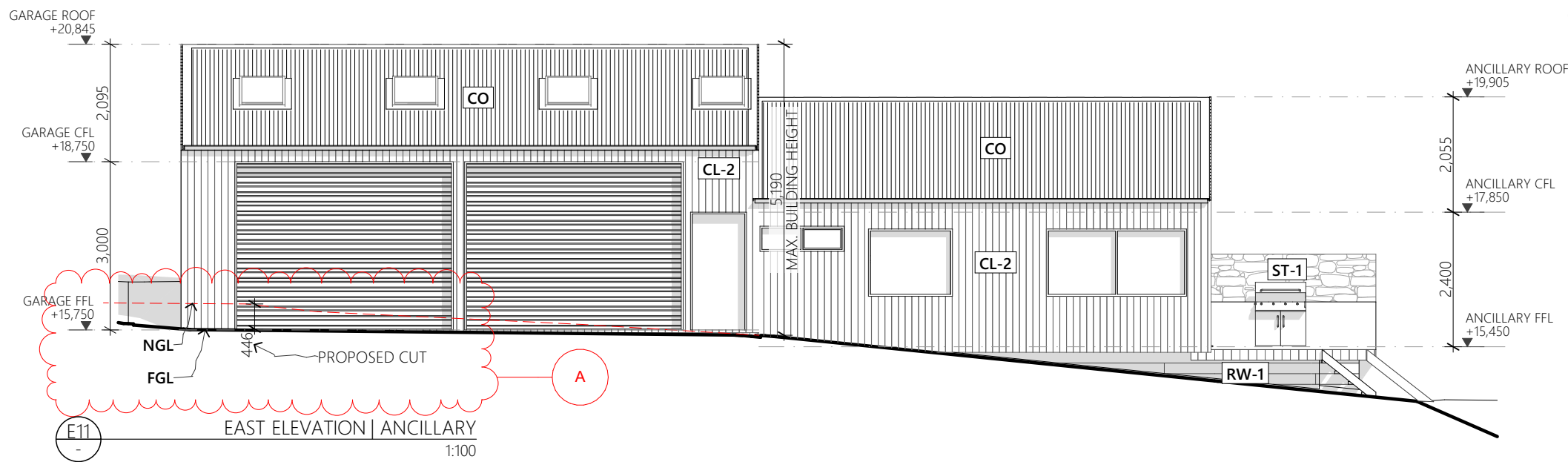
PROJECT ID
2604

CHECKED BY
A. HILL

DRAWN BY
J. LIM

PAGE	NORTH
DA11	N

DRAWING
ELEVATIONS | PROPOSED HOUSE



MATERIAL & FINISHES

ROOF

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COLOUR: MONUMENT **TBC**
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COLOUR: MONUMENT **TBC**
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COLOUR: TO MATCH ROOF

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REV ID	DESCRIPTION	DATE
A	CUT & FILL	13/08/2026

PROJECT
TIGER HEAD POINT
80 TIGER HEAD ROAD, DODGES FERRY 7173

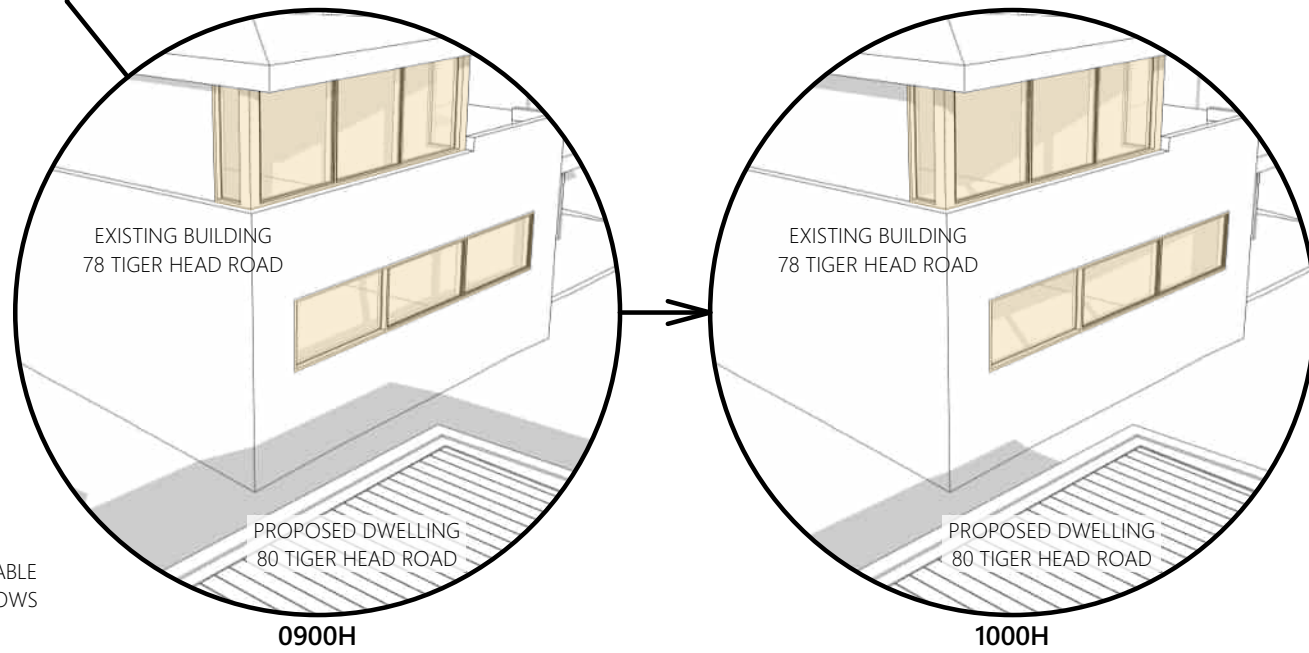
CLIENT
KATE & ADAM CHASEMORE

REVISION A	DATE 13/08/2026	SCALE AS SHOWN @ A3
PROJECT ID 2604	CHECKED BY A. HILL	DRAWN BY J. LIM

PAGE
DA12

DRAWING
ELEVATIONS | PROPOSED ANCILLARY

NORTH
N



HABITABLE
WINDOWS

Sorell Council
Development Application: 5.2026.160.1 -
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Head Road, Dodges Ferry P2.pdf
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REV ID	DESCRIPTION	DATE
A	SHADOW DIAGRAMS	13/08/2026

PROJECT
TIGER HEAD POINT 80 TIGER HEAD ROAD, DODGES FERRY 7173
CLIENT
KATE & ADAM CHASEMORE

REVISION	DATE	SCALE
A	13/08/2026	AS SHOWN @ A3
PROJECT ID	CHECKED BY	DRAWN BY
2604	A. HILL	J. LIM

PAGE	NORTH
DA13	
DRAWING	
SHADOW DIAGRAMS	



**Sorell Council**

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REV ID	DESCRIPTION	DATE

PROJECT
TIGER HEAD POINT 80 TIGER HEAD ROAD, DODGES FERRY 7173
CLIENT
KATE & ADAM CHASEMORE

REVISION	DATE
	13/08/2026
PROJECT ID	CHECKED BY
2604	A. HILL

SCALE
AS SHOWN @ A3
DRAWN BY
J. LIM

PAGE	NORTH
DA14	
DRAWING	
ARTIST IMPRESSIONS	



**Sorell Council**

Development Application: 5.2026.160.1 -
Response to Request For Information - 80 Tiger
Head Road, Dodges Ferry P2.pdf

Plans Reference: P2
Date Received: 13/08/2026

**ORAMATIS STUDIO**

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