NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
1 OCHRE COURT, DODGES FERRY

PROPOSED DEVELOPMENT:
DWELLING AND OUTBUILDING

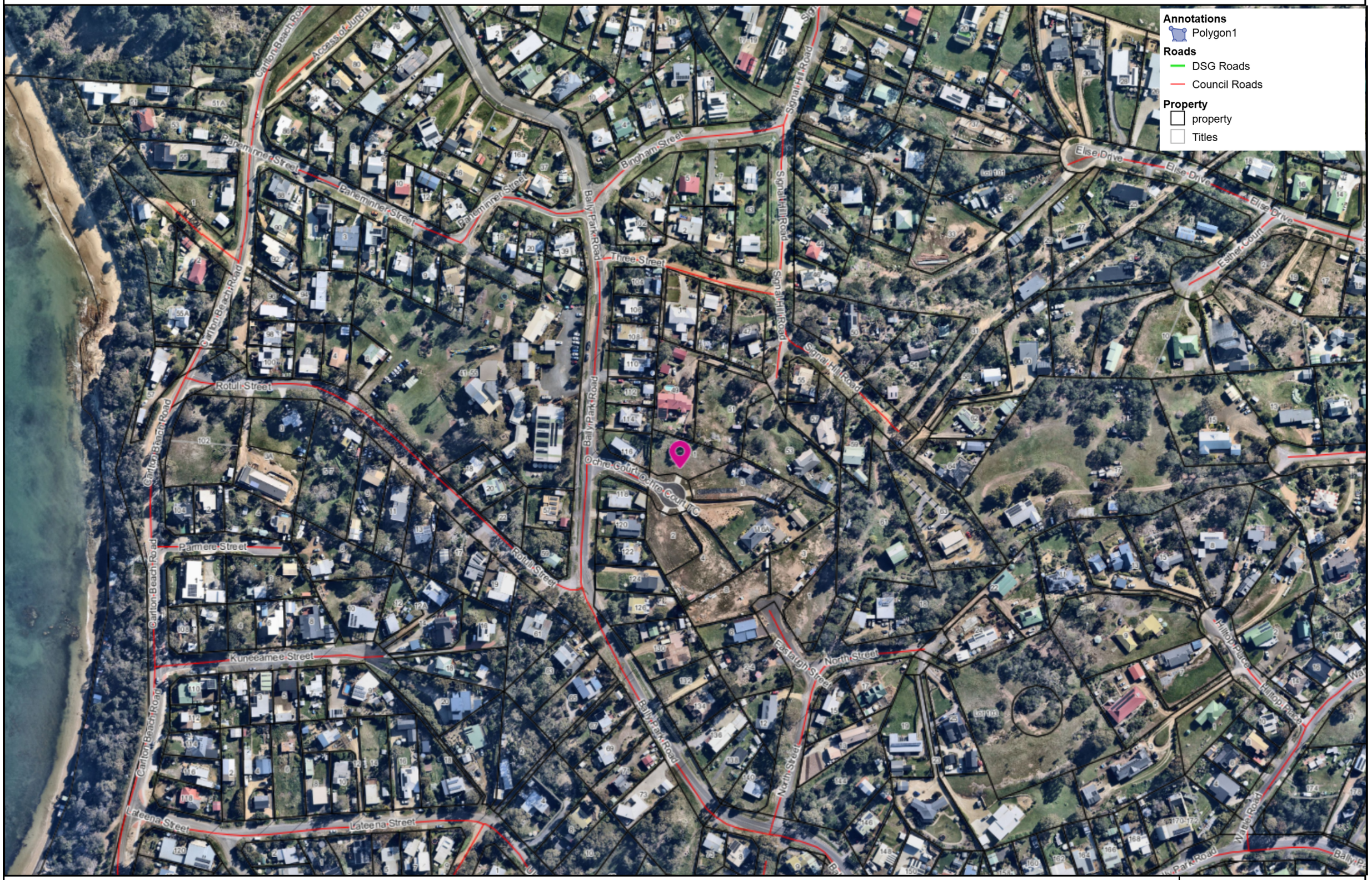
The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 3rd November 2026.**

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 **Tuesday 3rd November 2026.**

APPLICATION NO: **5.2026.347.1**
DATE: **16 October 2026**

1 Ochre Court, Dodges Ferry CT187805/4

15-Oct-2026



SORELL COUNCIL

Disclaimer

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

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

Full description of Proposal:	*Use:* RESIDENTIAL *Development:* NEW DWELLING & OUTBUILDING GARAGE *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 730,000
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: Lot 4, 116a Bally Park Road (1 Ochre Court) Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 187805 Folio: 4
Current Use of Site	Vacant block SUB-DIVIDED LAND.
Current Owner/s:	Name(s) Michael and Kellie Bromfield

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

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

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 28/9/2026.

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 *Land Use Planning and Approvals Act 1993*). 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 _____

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

GES geo-environmental solutions

GEO-ENVIRONMENTAL REPORT

JOB NUMBER

J13537

ADDRESS

1 Ochre Court

Dodges Ferry

CLIENT

Michael Bromfield

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GEO- ENVIRONMENTAL SOLUTIONS

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

Investigation Details

Client:	Michael Bromfield
Site Address:	1 Ochre Court, Dodges Ferry
Date of Inspection:	06/08/2026
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	M. Downie

Site Details

Certificate of Title (CT):	187805/4
Title Area:	Approx. 1225 m²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	3° NW facing slope
Vegetation:	Grass & Weeds

Background Information

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

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Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. The site was assessed for on-site wastewater management according to AS1547:2012.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.15	0.00-0.15	SP	**SAND:** brown, slightly moist, loose
0.15-0.50		SP	**SAND:** reddish light brown, slightly moist, medium dense
	0.15-0.60	SP	**SAND:** pale brown, slightly moist, loose, refusal

BH 3 Depth (m)	BH 4 Depth (m)	USCS	Description
0.00-0.25	0.00-0.20	SP	**SAND:** brown, slightly moist, loose
0.25-0.40		SP	**SAND:** reddish light brown, slightly moist, medium dense
0.40-0.90	0.20-0.70	SP	**SAND:** pale brown, slightly moist, loose, refusal

Site Notes

The soil onsite has formed from Triassic sandstone and consists of dominantly sandy horizons.

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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:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

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Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil on the property is classified as **SANDY LOAM (category 2)**. It is proposed to install a package treatment system (e.g. AWTS such as Econocycle, Envirocycle, Ozzikleen etc) with an application area sized to accommodate the expected wastewater load. Due to the shallow soil depth in the proposed application area a conservative Design Loading Rate (DLR) of 20L/m^2/day has been assigned for secondary treated wastewater.

The proposed four-bedroom dwelling has calculated maximum wastewater output of 720L/day. This is based on a tank water supply and a maximum occupancy of 6 people (120L/day/person).

Using the DLR of 20L/m^2/day, an absorption area of at least 36m^2 will be required. This can be installed as a raised absorption bed as per the attached design.

A cut-off drain will not be required due to the raised construction of the application area. However, all stormwater overflow will need to be directed away from the absorption bed as required. A 100% reserve area will also need to be set aside and kept free from development for any future wastewater requirements. There is sufficient space available onsite to accommodate the required reserve.

The following setback distances are consistent with the Directors Guidelines for On-Site Wastewater Management:

Upslope or level buildings:	3m
Downslope buildings:	2.75m
Upslope or level boundaries:	1.5m
Downslope boundaries:	4.5m
Downslope surface water:	100m

Further details are outlined in the attached table.

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Construction Notes & Recommendations

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

Foundation Considerations:

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.

Earthworks Recommendations

All earthworks on site must comply with AS3798:2007, and it is recommended 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.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions as outlined in this report.

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Trench Summary Reports

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Michael Bromfield	Assess. Date	14-Sep-26
		Ref. No.	
Assessed site(s)	1 Ochre Court Dodges Ferry	Site(s) inspected	6-Aug-26
Local authority	Sorell	Assessed by	John Paul Cumming

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 240

Sullage volume (L/day) = 480

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

Total phosphorus (kg/year) generated by wastewater = 1.5

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**93**	**78**	**59**	**23**	**10**	**3**	**-10**	**0**	**27**	**41**	**65**	**76**

Annual evapotranspiration less retained rain (mm) = 463

Soil characterisitics

Texture = Sandy Loam Category = 2 Thick. (m) = 0.5

Adopted permeability (m/day) = 3 Adopted LTAR (L/sq m/day) = 20 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 a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	14
Width (m) =	2.5
Depth (m) =	0.5
Total disposal area (sq m) required =	48
comprising a Primary Area (sq m) of:	36
and a Secondary (backup) Area (sq m) of:	12

Sufficient area is available on site

Comments

Using the DLR of 20L/m^2/day within a Category 2 soil, an absorption area of at least 36m^2 is required to service the proposed dwelling. Therefore the system should have the capacity to cope with predicted climatic and loading events.

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GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Michael Bromfield	Assess. Date	14-Sep-26
		Ref. No.	
Assessed site(s)	1 Ochre Court Dodges Ferry	Site(s) inspected	6-Aug-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	
A	Expected design area	sq m	500	V. high	High		
	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		
	Wastewater volume	L/day	720	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	0.5	V. high	Moderate		
AA	Depth to bedrock	m	0.5	V. high	Very high		
	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
	Long Term Accept. Rate	L/day/sq m	20	High	Low	Moderate	

Comments

The site has the capability to accept disposal of secondary treated wastewater.

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GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Michael Bromfield	Assess. Date	14-Sep-26
		Ref. No.	
Assessed site(s)	1 Ochre Court Dodges Ferry	Site(s) inspected	6-Aug-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 Trench	Limitation Amended	Remarks
AA	Cation exchange capacity	mmol/100g	25	High	Very high		
A	Phos. adsorp. capacity	kg/cub m	0.2	High	High		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	3.7	High	Very 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		
	Dist. to nearest surface water	m	350	V. high	Low		
	Dist. to nearest other feature	m	150	V. high	Very low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	150	V. high	Low		

Comments

Secondary treatment of wastewater is proposed with construction of a raised absorption bed.

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APPENDIX A - 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.

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

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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**	**Relative Density (%)**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
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.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
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.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

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

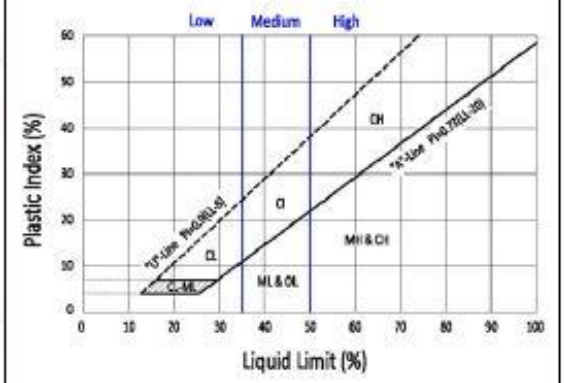
SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		**COHSIVE – FINE GRAINED (SILT & CLAY)**	
Term	**Moisture Condition**	**Moisture Condition**	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL

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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				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	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. (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.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			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	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			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	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	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, mic- aceous or diato-maceous 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					



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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.

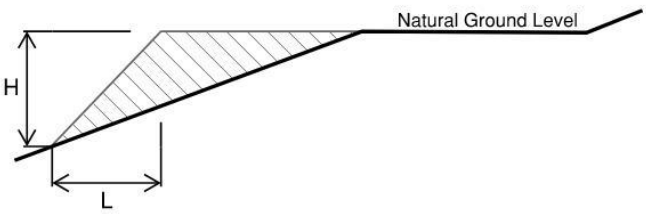
It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

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

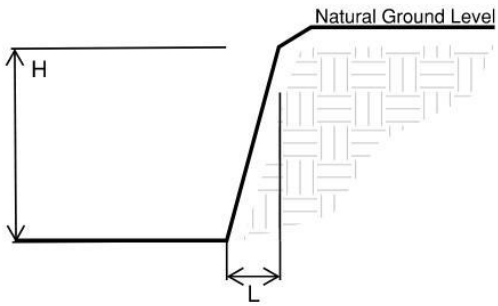
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1.5 Batter Angles for Embankments (Guide Only)

FILL EMBANKMENTS



CUT EMBANKMENTS



Material Type - (Site Classification)		Un-retained embankment slope ratios - Height : Length	
		Site Cut	Compacted Site FILL
Stable Rock (Class A)		**8H:1L**	**2H:3L** (or 1H:1.5L)
SAND (Class A)		**1H:2L**	**1H:2L**
Clay (Class M-E)	**Firm-Stiff**	**1H:1L**	**1H:2L**
	Soft	**2H:3L** (or 1H:1.5L)	**Not Suitable**
Soft/Loose/Uncompacted Soils (Class P)		**Not Suitable**	**Not Suitable**

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APPENDIX B - 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 (y_s) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

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APPENDIX C - Disclaimer

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

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

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

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

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Demonstration of setbacks being consistent with Directors Guidelines for On-site Wastewater Management Systems

Acceptable Solutions	Performance Criteria	Comment
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: i. 3m from an upslope building or level building; ii. If primary treated effluent to be no less than: 4m plus 1m for every degree of average gradient from a downslope building; iii. If secondary treated effluent and subsurface application, no less than: 2m plus 0.25m for every degree of average gradient from a downslope building.	**P1** a) The land application area is located so that: i. the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and ii. is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.75m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: i. if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or ii. if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	**P2** Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) setbacks must be consistent with AS/NZS1547 Appendix R; b) a risk assessment in accordance with Appendix A of AS/NZS1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (a) Land application area located > 100m from downslope surface water. Sorell Council Development Application: 5.2026.347.1 - Development Application - 1 Ochre Court, Dodges Ferry.pdf Plans Reference:P1 Date Received:2/10/2026

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/NZS1547 Appendix R; and b) a risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary. Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 4.5m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	**P4** Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: a) setback must be consistent with AS/NZS 1547 Appendix R; and b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	No bore or well identified within 50m. 

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	**P5** Vertical separation distance between groundwater and a land application area must comply with the following: a) setback must be consistent with AS/NZS1547 Appendix R; and b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Consistent with A5 (b) No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	**P6** Vertical setback must be consistent with AS/NZS1547 Appendix R.	Consistent with A6 (b)
A7 N/A	**P7** A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent with P7.

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AS1547:2012 – Loading Certificate – AWTS Design

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

Site Address: 1 Ochre Court, Dodges Ferry

System Capacity: 6 persons @ 120L/person/day

Summary of Design Criteria

(DLR): 20L/m^2/day

(Absorption) area: 36m^2

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 irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

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

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

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

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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Michael Bromfield *Owner /Agent*

[redacted] *Address*

[redacted] [redacted] *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

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

Details of work:

Address: 1 Ochre Court

Dodges Ferry 7173

Lot No:

Certificate of title No: 187805/4

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

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

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

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

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In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No: J13537

Date: 18/09/2026

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CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Michael Bromfield *Owner name*

[redacted] *Address*

[redacted] *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant	Michael Bromfield	Designer's project reference No.	J13537
Address:	1 Ochre Court	Lot No:	187805/4
	Dodges Ferry 7173		

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

Description of work:

On-site wastewater management system - design

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

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

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

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

Other details:

AWTS with absorption bed

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Design documents provided:

The following documents are provided with this Certificate –

Document description:

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

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

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

Any other relevant documentation:

Geo-Environmental Assessment - 1 Ochre Court Dodges Ferry - Sep-26

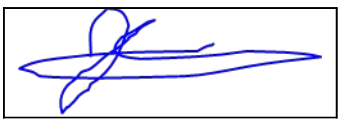
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Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		18/09/2026
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

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

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

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

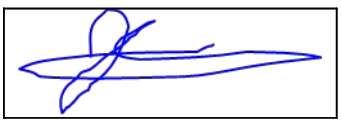
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

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

Certification:

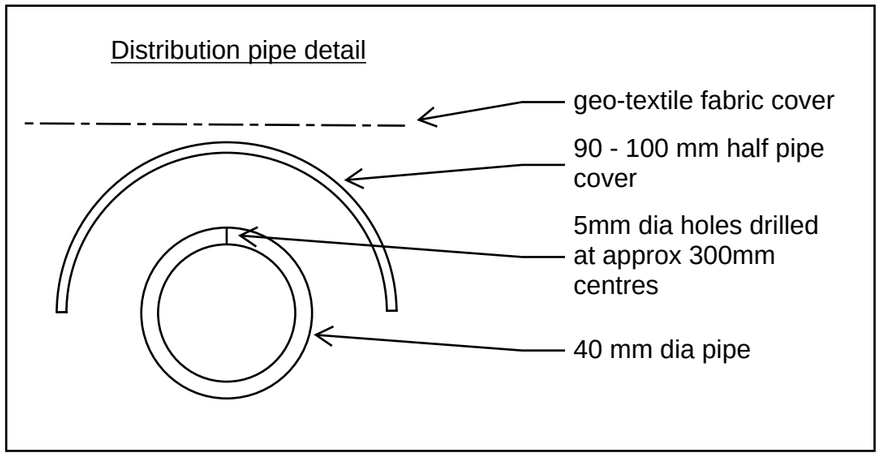
I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the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

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

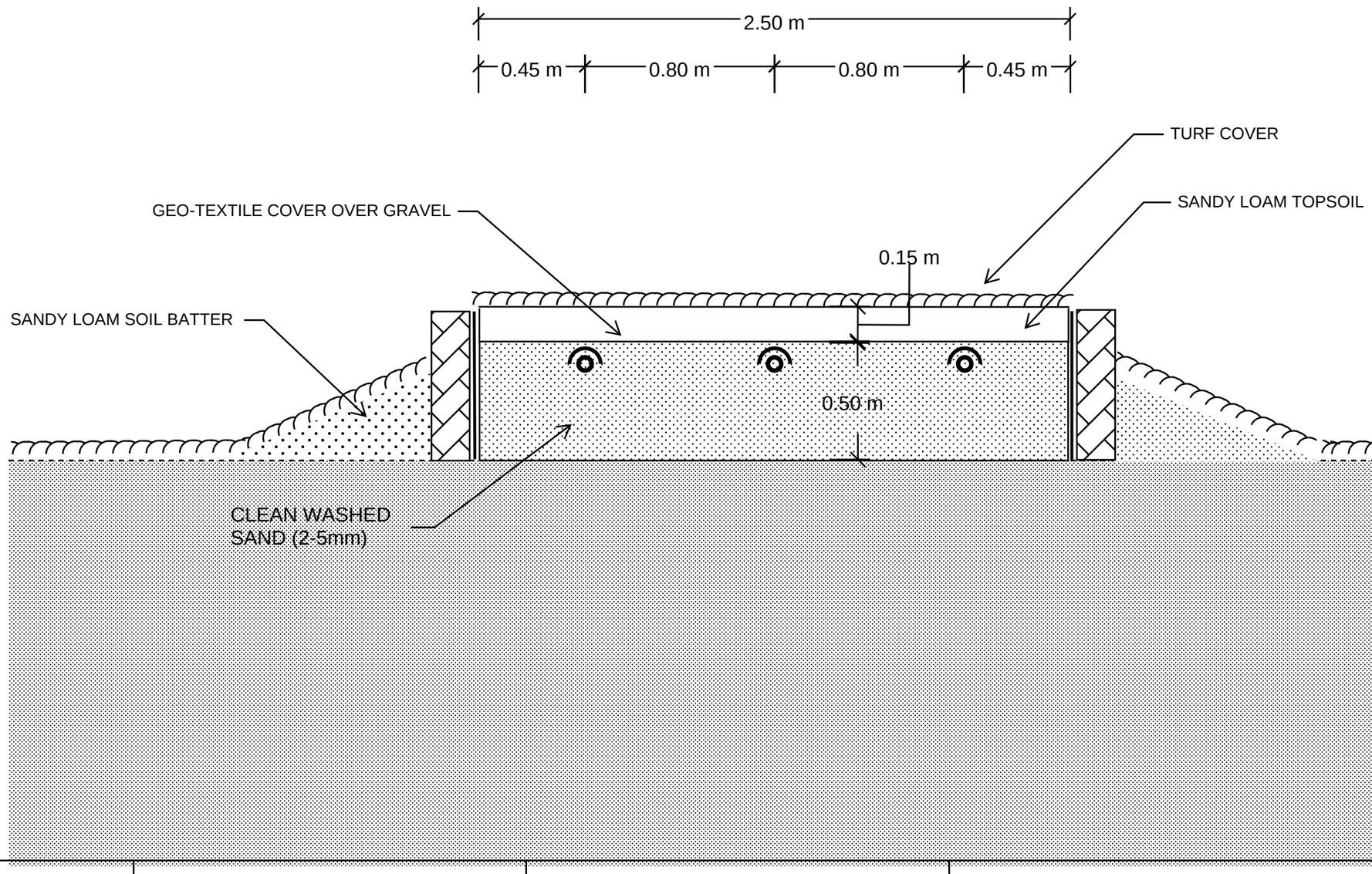
	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		18/09/2026

CERTIFIED PROFESSIONAL SOIL SCIENTIST 2020 CPSS John Paul Cumming

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GES geo-environmental solutions
29 Kirksway Place, Battery Point TAS 7004
T: 6223 1839 E: office@geosolutions.net.au



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

Modified Absorption Bed Cross-Section

Design notes:

1.Absorption bed dimensions of 14.5m long by 0.6m high by 2.5m wide.

2. Natural soil surface to scarified prior to construction of the absorption bed. Smearing and compaction of natural soil is to avoided.

3. Bed to be filled with 2-5mm washed sand and drilled 40mm distribution pipes packed into upper 100mm.

4. 40mm distribution pipes drilled with sufficient 5mm holes in the top of the pipe (approx spacing 300mm) to distribute the effluent and half circle 90-100mm UPVC pipe, un-perforated, laid over each 40mm perforated lateral to direct water jet downwards.

5. One 5 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.

6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate - the sides of the bed should also be lined.

7. Final finished surface with sandy loam to be a minimum of 150 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m2)

8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate

9. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench

10. All works on site to comply with AS3500 and Tasmanian Plumbing code.

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m residual head (ie squirt height) at the highest orifice (with no more than 15% variation in squirt height across the whole bed).

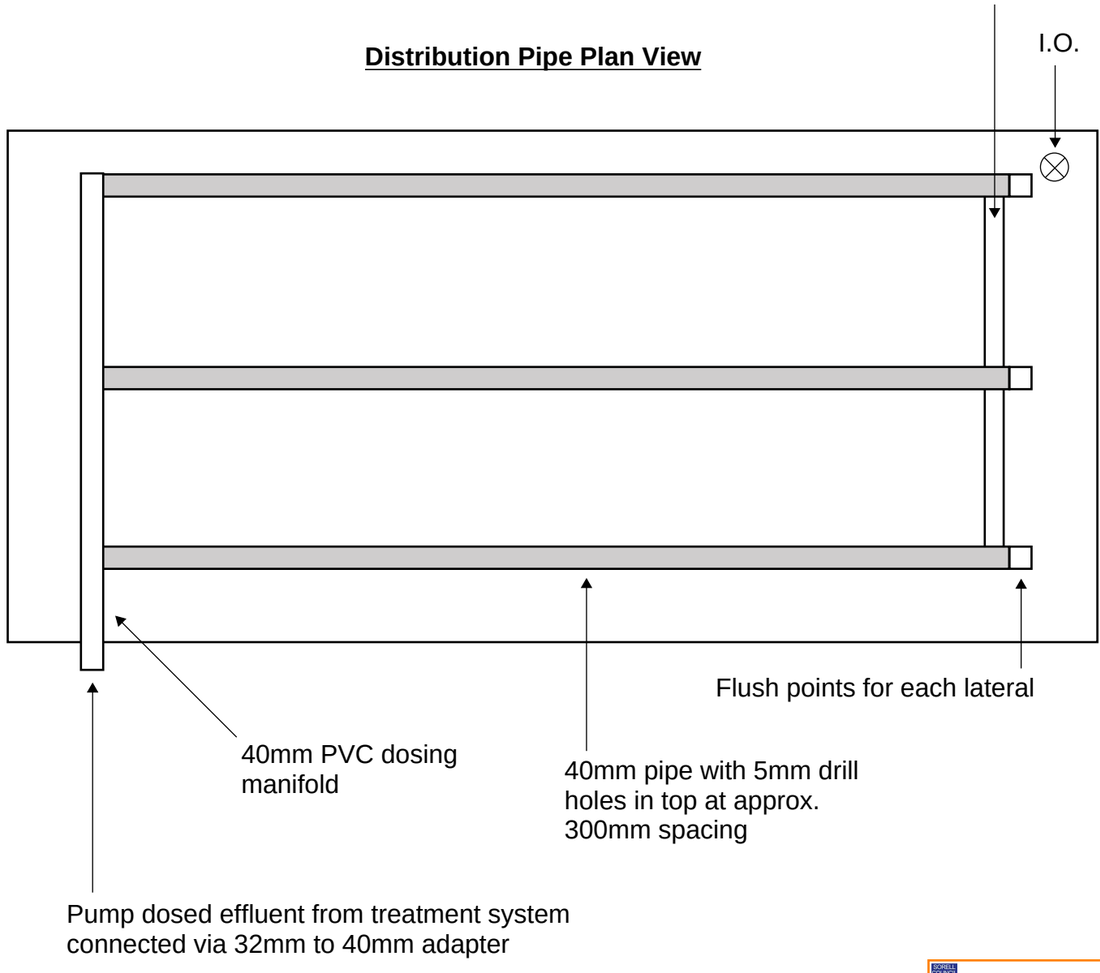
For beds with individual laterals, no more than 15m long, it is acceptable to adopt a flow rate of 4-5L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

Individual flush points must be installed for each lateral. This may be a screw cap fitting on a 90 degree elbow level with the bed surface or a pressure controlled flush valve inside an irrigation control box.

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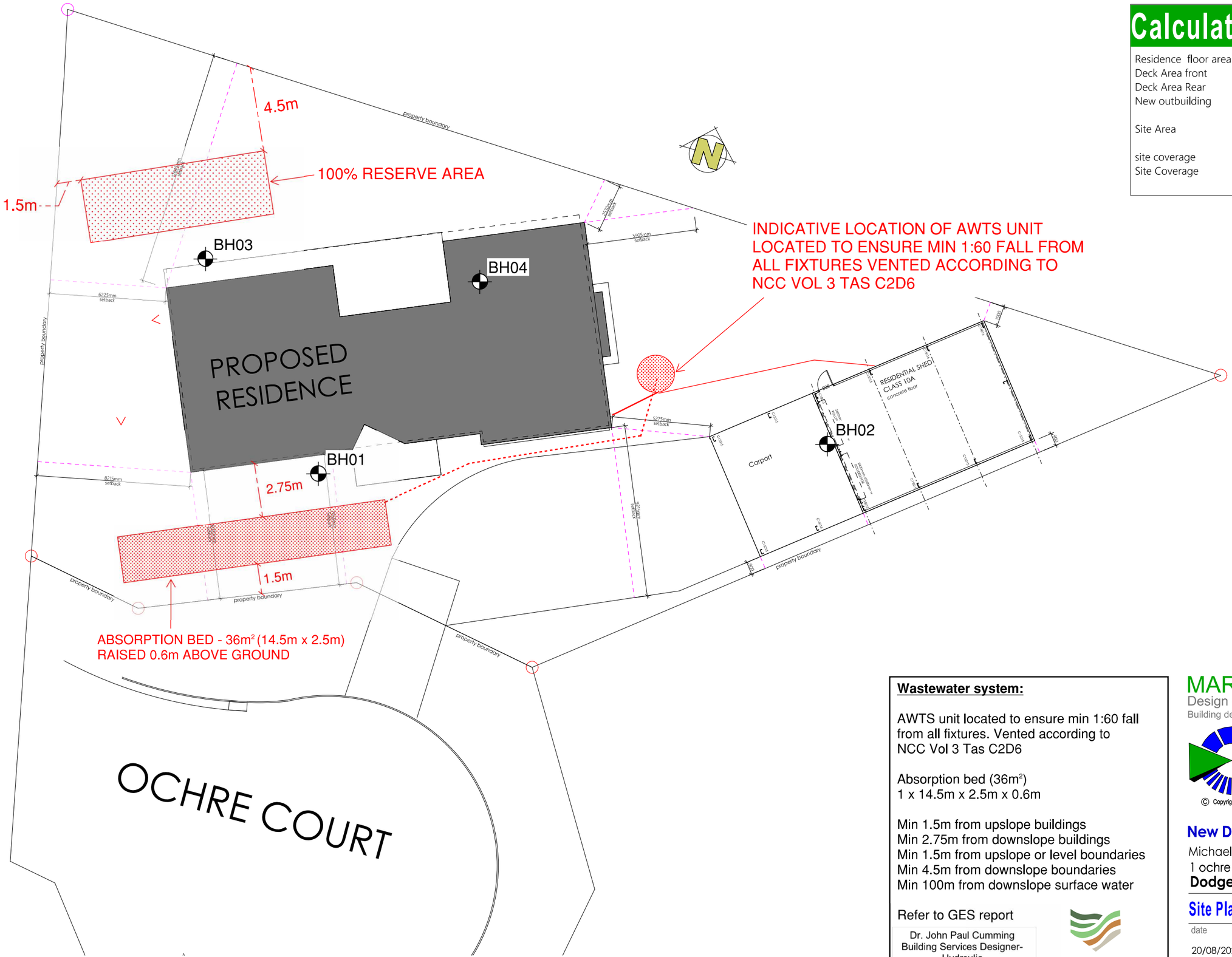
29 Kirksway Place, Battery Point TAS 7004
T: 6223 1839 E: office@geosolutions.net.au

Distribution Pipe Plan View



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Do not scale from these drawings. Dimensions to take precedence over scale.			Modified Absorption Bed Design Notes



Calculations

Residence floor area	218.00 sqm
Deck Area front	8.75sqm
Deck Area Rear	31.00sqm
New outbuilding	112.00 sqm
Site Area	1225.00 sqm
site coverage	360.00 sqm
Site Coverage	29.30%

Wastewater system:

AWTS unit located to ensure min 1:60 fall from all fixtures. Vented according to NCC Vol 3 Tas C2D6

Absorption bed (36m²)
1 x 14.5m x 2.5m x 0.6m

Min 1.5m from upslope buildings
Min 2.75m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 4.5m from downslope boundaries
Min 100m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A
18/09/2026

GES
geo-environmental solutions

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MARCUSRALPH
Design -architectural animation
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
e: marcusralph@bigpond.com
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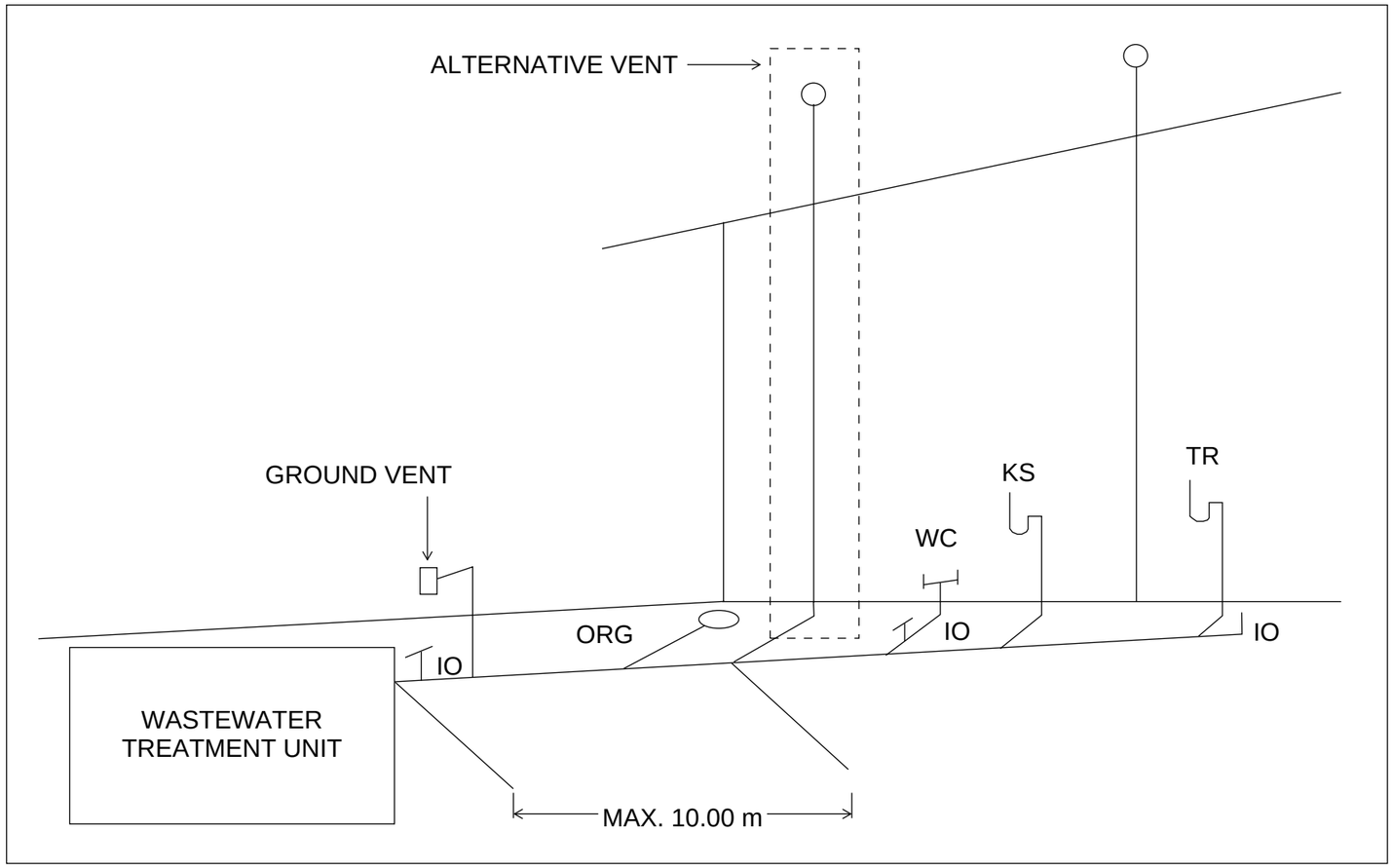
New Dwelling
Michael and Kellie Bromfield
1 ochre court
Dodgesferry

Site Plan

date	issue revesion
20/08/2026	
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1128	1128-03

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T: 6223 1839 E: office@geosolutions.net.au



Tas Figure C2D6 - Alternative Venting Arrangement

Venting must terminate in accordance with AS/NZS3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system

Use of a ground vent is not recommended

Inspection openings must:
1. Be located at the inlet to an on-site wastewater management system treatment unit and at the point of connection to the land application area
2. Must terminate as close as practical to the underside of an approved inspection opening cover which is to be installed at finished surface level

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

Sorell Council
Development Application: 5.2026.347.1 - Development Application - 1 Ochre Court, Dodges Ferry.pdf
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Do not scale from these drawings. Dimensions to take precedence over scale.			Tas Figure C2D6 - Alternative Venting Arrangement

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
187805	4
EDITION	DATE OF ISSUE
2	03-Sept-2026

SEARCH DATE : 03-Sept-2026
SEARCH TIME : 03.41 pm

DESCRIPTION OF LAND

Town of DODGES FERRY
Lot 4 on Sealed Plan 187805
Derivation : Part of 547 Acres Gtd. to Thomas Macdowell.
Prior CT 185271/200

SCHEDULE 1

N236818 TRANSFER to MICHAEL JAMES REX BROMFIELD and KELLIE MAREE BROMFIELD Registered 03-Sept-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP187805 FENCING PROVISION in Schedule of Easements
SP185271 FENCING PROVISION in Schedule of Easements
E465107 MORTGAGE to Westpac Banking Corporation Registered 03-Sept-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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Plans Reference:P1
Date Received:2/10/2026

OWNER DDC OPERATIONS PTY LTD

FOLIO REFERENCE 185271/200

GRANTEE PART OF 547 ACRES GTD TO THOMAS MACDOWELL

PLAN OF SURVEY

BY SURVEYOR DAVID BRUCE MILLER
BROOKS LARK AND CARRICK SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0400-114-824

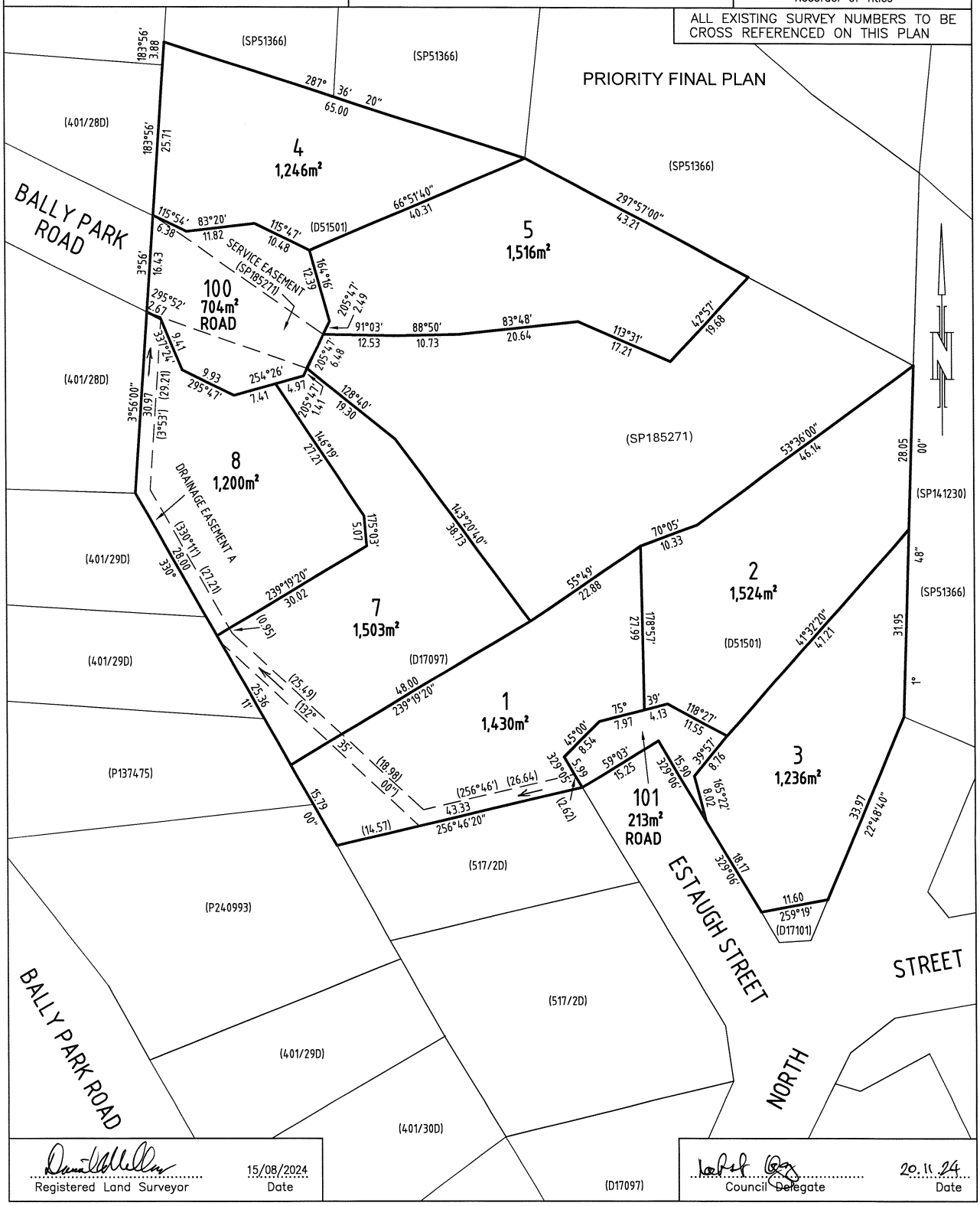
TOWN OF DODGES FERRY

SCALE 1: 600 LENGTHS IN METRES

REGISTERED NUMBER
SP187805

APPROVED
EFFECTIVE FROM - 1 DEC 2024
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — 15/08/2024 Date

Council Delegate — 20.11.24 Date

Department of Natural Resources and Environment Tasmania

LAND TITLES OFFICE - LAND TASMANIA

GPO Box 541, Hobart, Tasmania 7001
Ph (03)61654444
Email: lto@nre.tas.gov.au
Web: www.nre.tas.gov.au

Tasmanian Government

01 December 2024

TO: **DOBSON MITCHELL AND ALLPORT**
GPO BOX 20
HOBART TAS 7001

NOTICE OF ACCEPTANCE
OF

SEALED PLAN NO: **187805**

SUBDIVIDER: **DDC OPERATIONS PTY LTD**

I have accepted this Plan. Enclosed is a copy in the form in which it has taken effect.

Titles issued and dispatch details are as follows:

Volume	Folio	Dispatch
187805	100	Dispatched on: 02-Dec-2024 To: SORELL COUNCIL
187805	1	Dispatched on: 02-Dec-2024 To: DOBSON MITCHELL AND ALLPORT
187805	7	Dispatched on: 02-Dec-2024 To: DOBSON MITCHELL AND ALLPORT
187805	8	Dispatched on: 02-Dec-2024 To: DOBSON MITCHELL AND ALLPORT
187805	2	Dispatched on: 02-Dec-2024 To: DOBSON MITCHELL AND ALLPORT
187805	3	Dispatched on: 02-Dec-2024 To: DOBSON MITCHELL AND ALLPORT
187805	4	Dispatched on: 02-Dec-2024 To: DOBSON MITCHELL AND ALLPORT
187805	101	Dispatched on: 02-Dec-2024 To: SORELL COUNCIL
187805	5	Dispatched on: 02-Dec-2024 To: DOBSON MITCHELL AND ALLPORT

Sorell Council
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Plans Reference:P1
Date Received:2/10/2026

ROBERT MANNING
Recorder of Titles

Sorell Council
Development Application: 5.2026.347.1 - Development Application - 1 Ochre Court, Dodges Ferry.pdf
Plans Reference:P1
Date Received:2/10/2026

Registered Number

SP 187805

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

In witness whereof the common seal of SORELL COUNCIL has been affixed, pursuant to a resolution of the Sorell Council of the said municipality passed the 23 day of JAN 2023, in the presence of us

Member .....

Member .....

Council Delegate .....

Council Reference 7.2022.32.1

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

DOBSON MITCHELL & ALLPORT LAWYERS Solicitor to act for the owner

BROOKS LARK & CARRICK SURVEYORS Surveyor to act for the owner

Sorell Council
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Plans Reference:P1
Date Received:2/10/2026

OFFICE EXAMINATION: Indexed ✓ Computed ✓ Examined MG 29/11/24

OWNER DDC OPERATIONS PTY LTD

FOLIO REFERENCE 185271/200

GRANTEE PART OF 547 ACRES GTD TO THOMAS MACDOWELL

PLAN OF SURVEY

BY SURVEYOR DAVID BRUCE MILLER
BROOKS LARK AND CARRICK SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898 MOB. 0400–114–824

TOWN OF DODGES FERRY

SCALE 1: 600 LENGTHS IN METRES

REGISTERED NUMBER
SP187805

APPROVED
EFFECTIVE FROM - 1 DEC 2024
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN

Sorell Council
Development Application: 5.2026.347.1 - Development Application - 1 Ochre Court, Dodges Ferry.pdf
Plans Reference:P1
Date Received:2/10/2026

4
1,246m²

5
1,516m²

100
704m²
ROAD

8
1,200m²

7
1,503m²

1
1,430m²

2
1,524m²

3
1,236m²

101
213m²
ROAD

BALLY PARK ROAD

ESTAUGH STREET

NORTH STREET

BALLY PARK ROAD

SERVICE EASEMENT (SP185271)

DRAINAGE EASEMENT A

(SP51366) (SP51366) (401/28D) (401/28D) (401/29D) (401/29D) (401/29D) (P137475) (P240993) (401/30D) (517/2D) (517/2D) (D17097) (D17097) (D51501) (D51501) (SP185271) (SP141230) (SP51366) (D17101)

287° 36' 20" 65.00
183°56' 3.88
183°56' 25.71
115°54' 6.38
83°20' 11.82
115°47' 10.48
66°51'40" 40.31
297°57'00" 43.21
164°16' 12.39
205°47' 2.49
91°03' 12.53
88°50' 10.73
83°48' 20.64
113°31' 17.21
42°57' 19.68
295°52' 2.67
3°56' 16.43
114°14' 9.41
254°26' 4.97
205°47' 1.41
128°40' 19.30
205°47' 6.48
295°47' 9.93
7.41
3°56'00" 30.97
(3°53') (29.21)
146°19' 21.21
143°20'40" 38.13
175°03' 5.07
239°19'20" 30.02
330° (330°11') (27.21) 28.00
(0.95)
(25.49) (132°)
25.36
11'
4.80 239°19'20"
55°49' 22.88
70°05' 10.33
53°36'00" 46.14
28.05 00"
48"
1°
31.95
41°32'20" 47.21
27.99
118°57'
75° 7.97
39' 4.13
118°27' 11.55
45°00' 8.54
329°05' 5.98
59°03' 15.25
329°06' 15.90
39°57' 8.76
165°22' 8.02
33.97
22°48'40"
18.17
329°06'
11.60
259°19'
(18.98) 00"
(256°46') (26.64)
43.33
256°46'20"
(14.57)
(2.62)
15.79 00"

Registered Land Surveyor — 15/08/2024 Date

Council Delegate — 20.11.24 Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 187805

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Easements
Lot 100 on the plan is SUBJECT TO a Service Easement over that part of Lot 100 shown on the plan as "SERVICE EASEMENT (SP185271)" appurtenant to Lot 6 on SP185271.

Lots 1, 7 and 8 on the plan are SUBJECT TO a Right of Drainage over those parts of Lots 1, 7 and 8 shown as "DRAINAGE EASEMENT A" in gross in favour of the Sorell Council.

Sorell Council
Development Application: 5.2026.347.1 - Development Application - 1 Ochre Court, Dodges Ferry.pdf
Plans Reference:P1
Date Received:2/10/2026

Covenants
No covenants are created in this Schedule of Easements

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

Interpretation
Service Easement means the full and free right of every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land. And those persons' employees, agents and contractors, with which such rights being capable of enjoyment in common with the owner of the servient tenement and the relevant Council the relevant Water Authority, Aurora Energy Pty Ltd or any other relevant electrical supply entity and Telstra Corporation or any other telecommunications supply entity (and their successors from time to time), to lay services and to have the right of free and uninterrupted passage and running of water, electricity, telephone or other services or supplies (including electronic or other information transfer services) through, under, over and along the easement by pipes, wires, cables, poles, and all other conducting media which are now or at any time laid under the natural surface of the land are safe and protected in accordance with all relevant Acts, Regulations or By-Laws, together with a right for them and their surveyors and workmen to enter on the easement with or without machinery, materials and specialist service providers for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any such pipes, wires, cables, poles or

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DDC Operations Pty Ltd (ACN 655 059 724) FOLIO REF: 185271/200 SOLICITOR Dobson Mitchell and Allport and AB 23001454:	PLAN SEALED BY: SORELL COUNCIL DATE: 20.11.24 7.2022.32.1 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGE/S	Registered Number SP 187805
SUBDIVIDER: DDC Operations Pty Ltd (ACN 655 059 724) FOLIO REFERENCE: 185271/200	

other conducting media with every person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good any damage caused to the service tenement.

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

Sole Director/Secretary .....

Name of Sole Director/Secretary (print) DAVID MILLER

Sorell Council
Development Application: 5.2026.347.1 - Development Application - 1 Ochre Court, Dodges Ferry.pdf
Plans Reference:P1
Date Received:2/10/2026

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

PROJECT SPECIFIC:

Michael and Kellie Bromfield

1 ochre court

Dodgesferry

Tasmanian Planning Scheme
Title Reference : Vol 187805 / Folio 04
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

Sorell Council

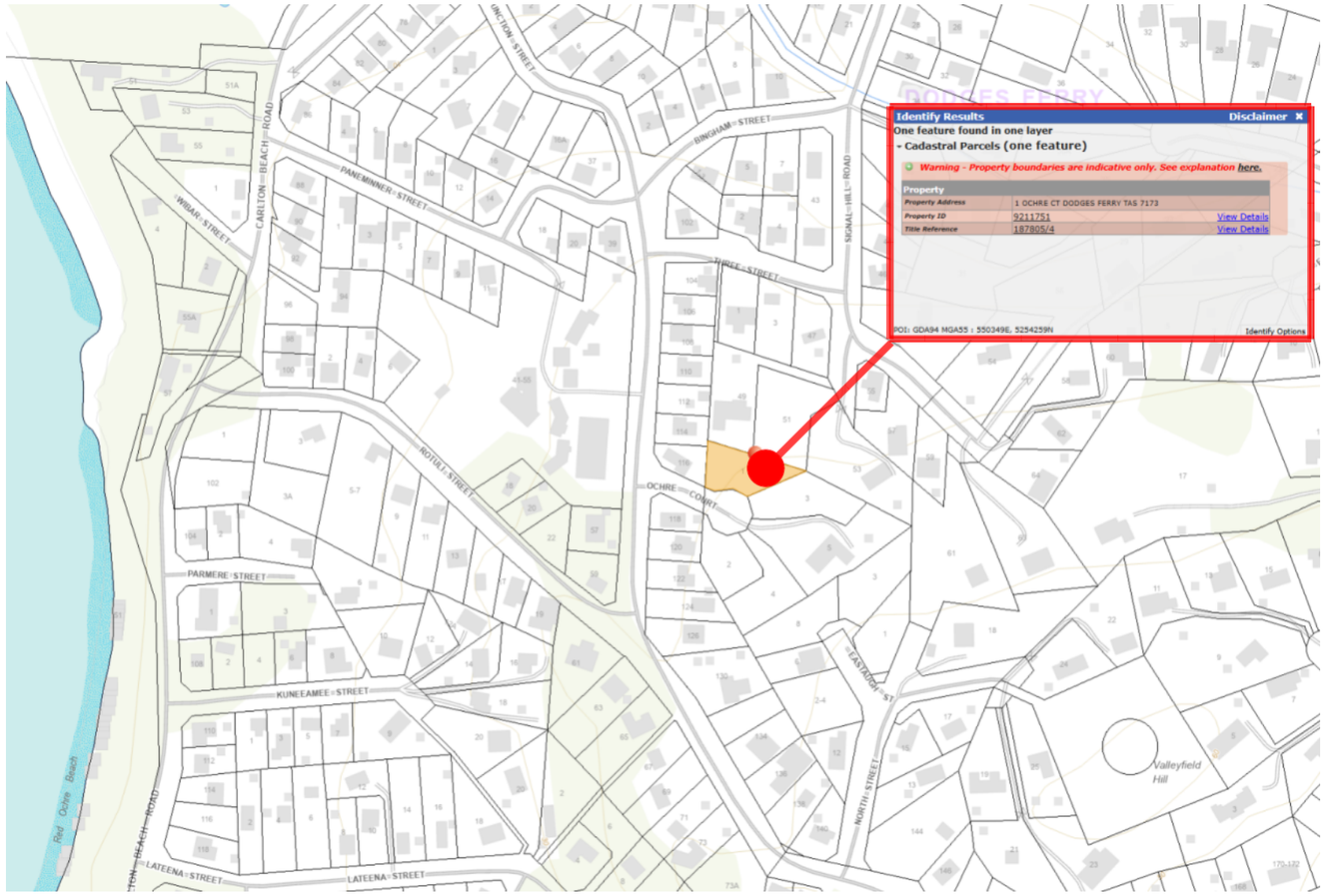
Development Application: 5.2026.347.1 - Response to Request For Information - 1 Ochre Court, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 12/10/2026

SITE INFORMATION

Lot: 04
Title: 187805 folio 04
PID : 9211751
Land Size: 1225.0 sqm
Council: Sorell Council
Zoning: 10.00 Low Density Residential
Overlays:NO OVERLAYS
D.A APPROVAL: Planning approval required
BAL:nil
WIND CLASSISIFCATION : Refer to Steeline certification
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: 10A

Calculations

Residence floor area	226.00 sqm
Deck Area front	15.50sqm
Deck Area Rear	26.00sqm
New outbuilding	112.00 sqm
Site Area	1225.00 sqm
site coverage	406.00 sqm
Site Coverage	33.30%



LOCATION PLAN



Layout	Drawing ID	Drawing Name	Last Updated	Scale
1128-01 Cover Page				
	1	Sub Floor (4)	10/10/2026 1:56 pm	1:100
	2	Drawing List (6)	10/10/2026 1:57 pm	1:1.25
1128-02 Location Plan				
	1	Sub Floor (113)	10/10/2026 1:56 pm	1:2000
1128-03 Site Plan				
	1	Sub Floor (113)	10/10/2026 1:56 pm	1:500
1128-04 Site Plan				
	1	Sub Floor (119)	10/10/2026 1:56 pm	1:200
1128-05 Floor Plan				
	1	Sub Floor (118)	10/10/2026 1:56 pm	1:100
1128-06 Elevations				
	1		10/10/2026 1:56 pm	1:100
	2	(1)	10/10/2026 1:56 pm	1:100
1128-07 Elevations				
	1	(2)	10/10/2026 1:56 pm	1:100
	2	(1)	10/10/2026 1:56 pm	1:100
1128-08 Shed Floor Plan				
	1	Sub Floor (115)	10/10/2026 1:56 pm	1:100
1128-09 Elevations				
	1	Sub Floor (115)	10/10/2026 1:56 pm	1:100
	2	Sub Floor (122)	10/10/2026 1:56 pm	1:100
1128-10 Elevations				
	1	Sub Floor (124)	10/10/2026 1:56 pm	1:100
1128-11 Generic Perspective				
	1	Generic Persp...	10/10/2026 1:56 pm	1:100
	2	Generic Persp...	10/10/2026 1:56 pm	1:81.95
	3	Generic Persp...	10/10/2026 1:56 pm	1:119.56
	4	Generic Persp...	10/10/2026 1:57 pm	1:100
1128-12 Engineering Sub-division				
	1	Sub Floor (123)	10/10/2026 1:56 pm	1:200
1128-13 Sunshade Diagrams				
	1	First Floor (5)	10/10/2026 1:56 pm	1:500

MARCUSRALPH
Design -architectural animation
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
e: marcusralph@bigpond.com

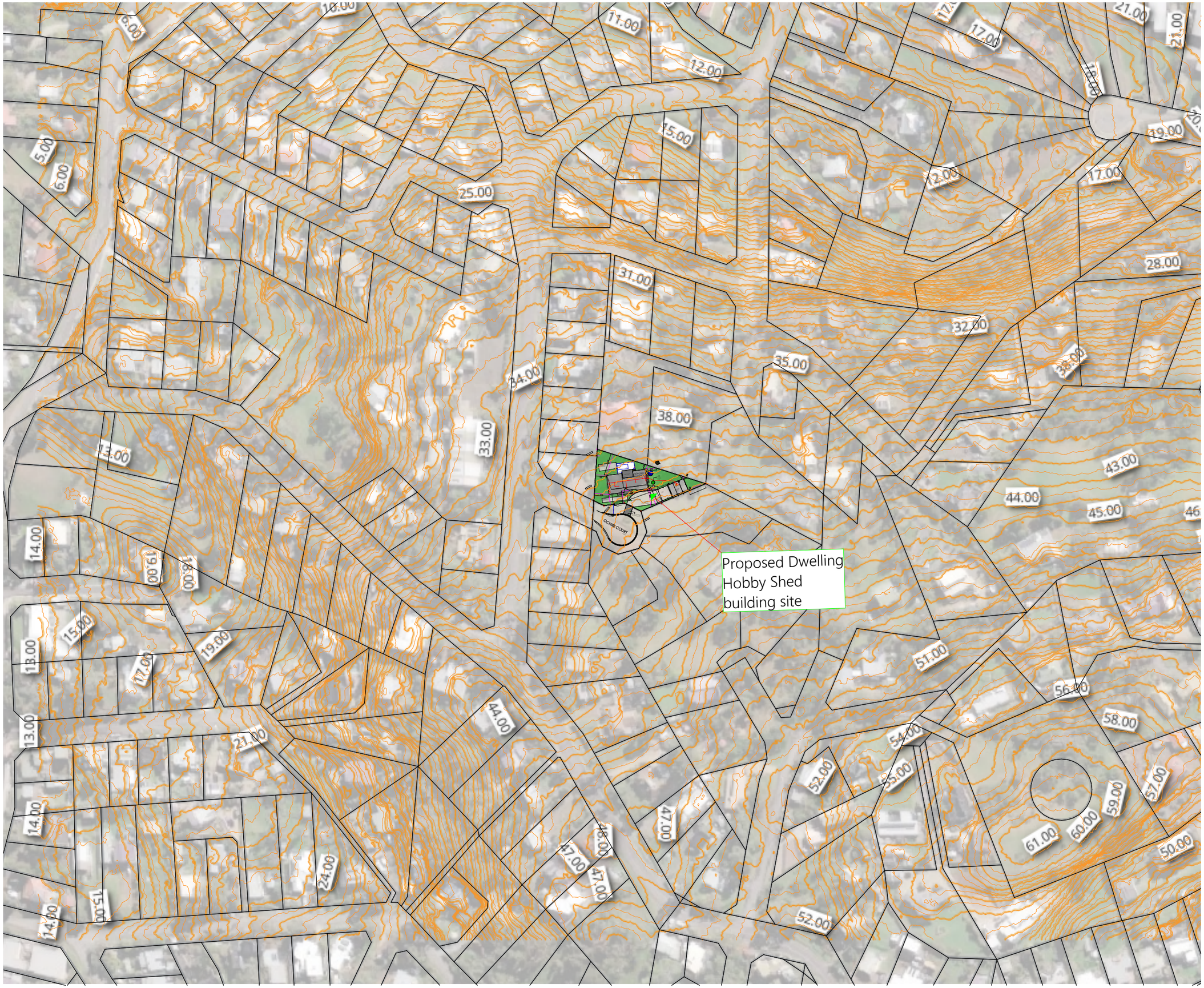
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New Dwelling

Michael and Kellie Bromfield
1 ochre court
Dodgesferry

Cover Page

date: 20/08/2026
issue revesion
designed and drawn: M.Ralph
revision-date
Design Drawing
job no: 2026-1128
drawing no: 1128-01



Calculations

Residence floor area	226.00 sqm
Deck Area front	15.50sqm
Deck Area Rear	26.00sqm
New outbuilding	112.00 sqm
Site Area	1225.00 sqm
site coverage	406.00 sqm
Site Coverage	33.30%

site plan

scale 1:2000

Sorell Council

Development Application: 5.2026.347.1 - Response to Request For Information - 1 Ochre Court, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 12/10/2026

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Location Plan

date	issue revesion
20/08/2026	
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1128	**1128-02**



Calculations

Residence floor area	226.00 sqm
Deck Area front	15.50sqm
Deck Area Rear	26.00sqm
New outbuilding	112.00 sqm
Site Area	1225.00 sqm
site coverage	406.00 sqm
Site Coverage	33.30%

site plan

scale 1:500

Sorell Council

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Plans Reference: P2
Date received: 12/10/2026

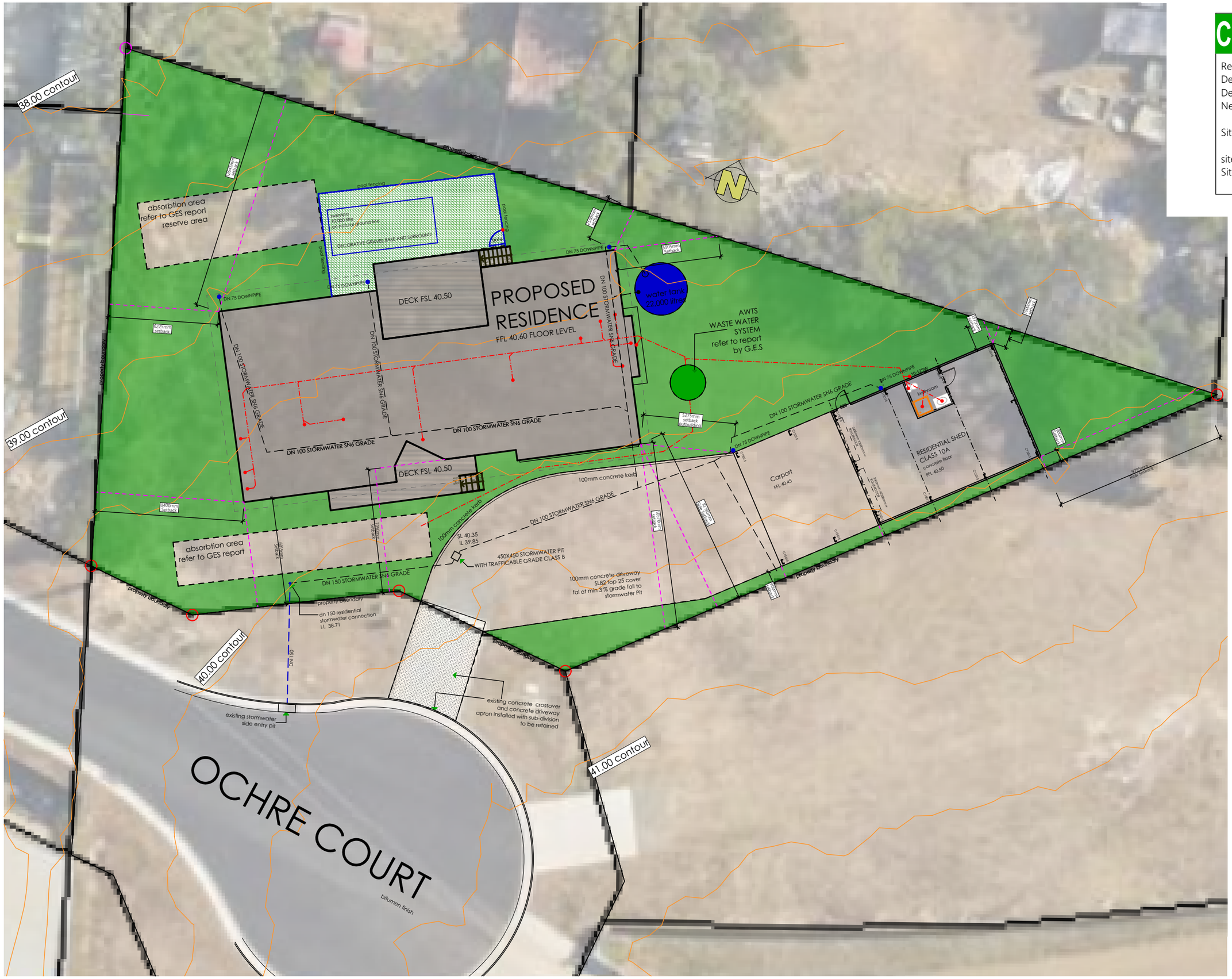
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Site Plan

date	issue revesion
20/08/2026	
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1128	**1128-03**



Calculations

Residence floor area	226.00 sqm
Deck Area front	15.50sqm
Deck Area Rear	26.00sqm
New outbuilding	112.00 sqm
Site Area	1225.00 sqm
site coverage	406.00 sqm
Site Coverage	33.30%

site plan

scale 1:200

Sorell Council

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Ochre Court, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 12/10/2026

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Site Plan

date	issue revesion
20/08/2026	
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1128	**1128-04**

Calculations

Residence floor area	226.00 sqm
Deck Area front	15.50sqm
Deck Area Rear	26.00sqm
New outbuilding	112.00 sqm
Site Area	1225.00 sqm
site coverage	406.00 sqm
Site Coverage	33.30%

Floor Plan

scale 1:100



Sorell Council

Development Application: 5.2026.347.1 - Response to Request For Information - 1
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Plans Reference: P2
Date received: 12/10/2026

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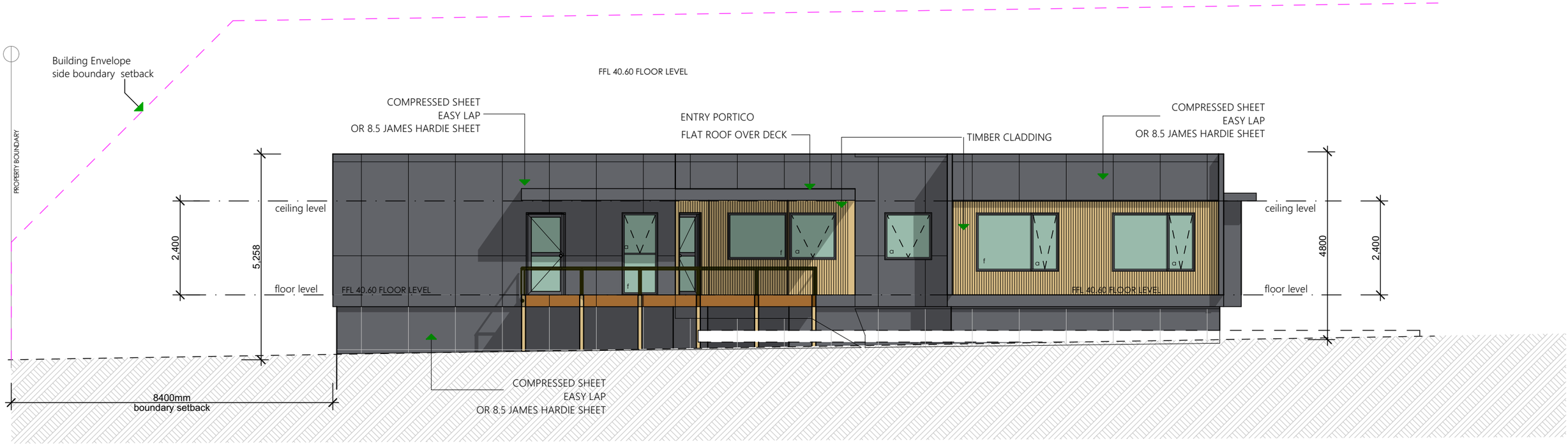
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Floor Plan

date	issue revesion
20/08/2026	
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1128	**1128-05**

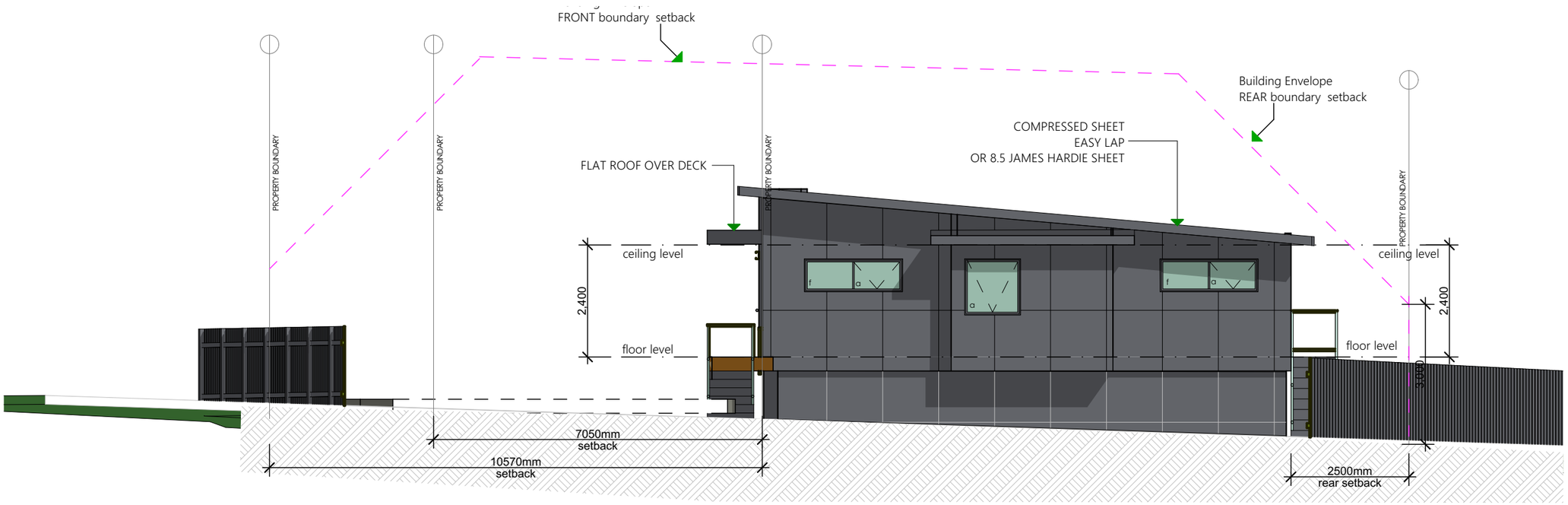


SUNRISE BEACH HOUSE

ELEVATION 01

South **E**levation

SCALE 1:100



SUNRISE BEACH HOUSE

ELEVATION 02

East **E**levation

SCALE 1:100

Sorell Council
Development Application: 5.2026.347.1 - Response to Request For Information - 1
Ochre Court, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 12/10/2026

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Elevations

date	issue revesion
20/08/2026	
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1128	**1128-06**

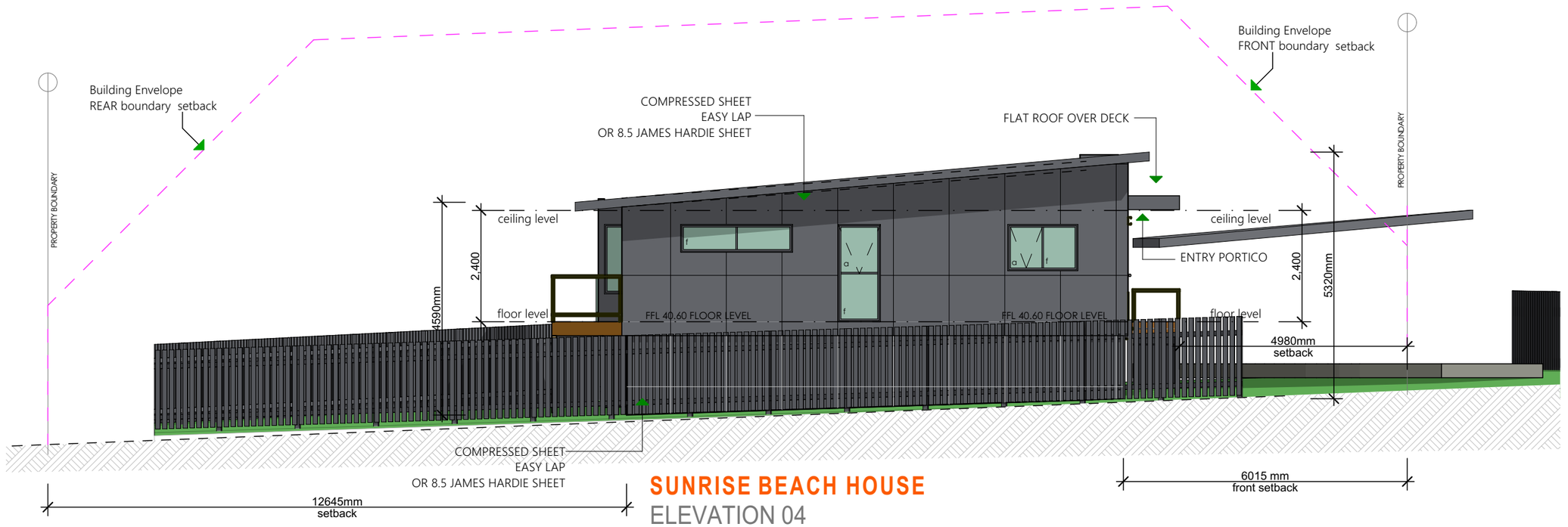


SUNRISE BEACH HOUSE

ELEVATION 03

North **E**levation

SCALE 1:100



SUNRISE BEACH HOUSE

ELEVATION 04

West **E**levation

SCALE 1:100

Sorell Council

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Plans Reference: P2
Date received: 12/10/2026

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e: marcusralph@bigpond.com

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Dodgesferry

Elevations

date	issue revesion
20/08/2026	
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1128	**1128-07**

PLUMBING LAYOUT

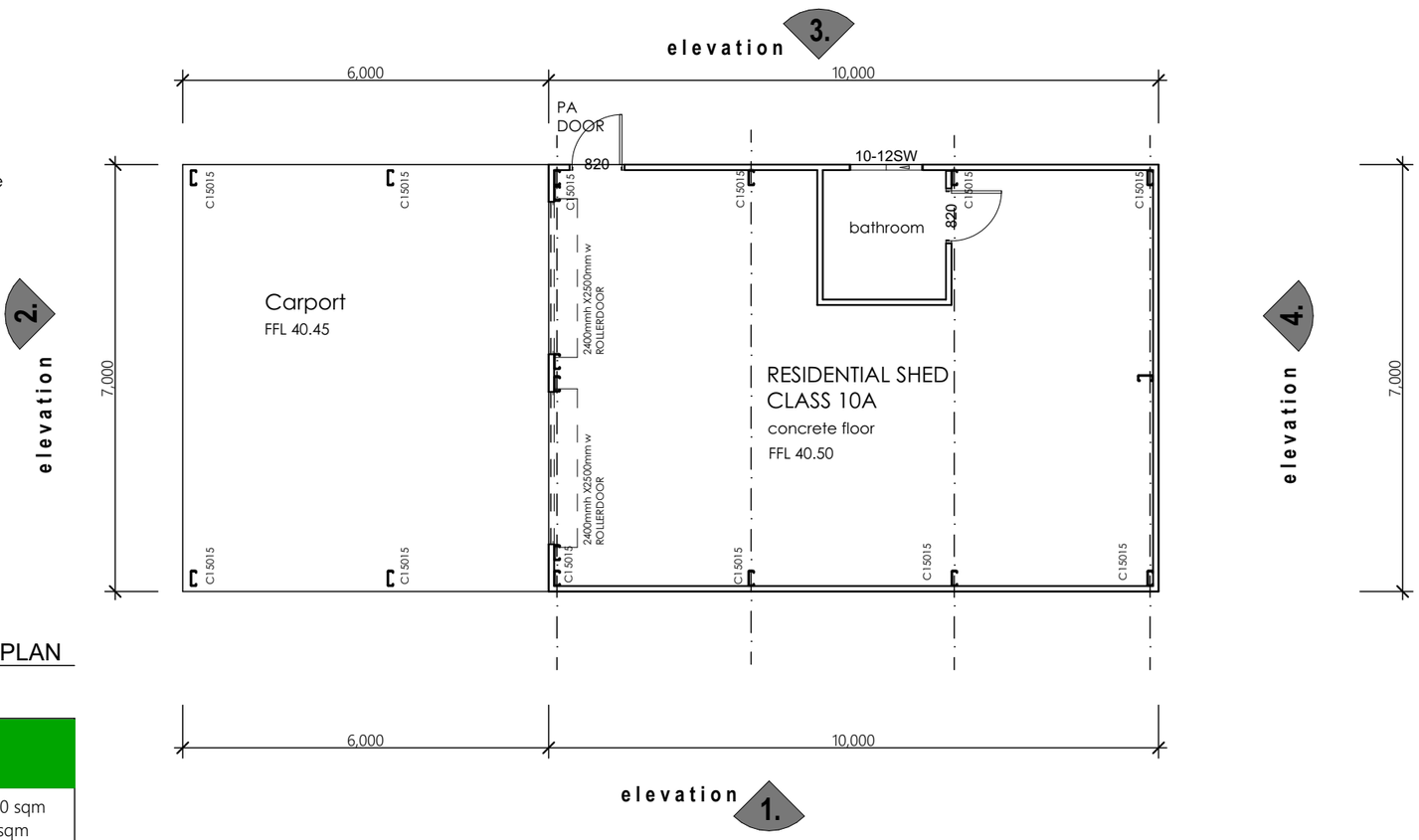
SCALE 1:100

Sewer and Stormwater lines are to be run along the underside
concrete floor within compacted FCR.
When under a concrete slab or tTimber floor installation will comply with
AS3500.
Refer to roof plan for fixing requirements of down pipes.
Connectio to council main or treatment plant will be inspected and approved by
Local council inspectors.

PIPE SIZES RECOMENDED
PLUMBING LEGEND:
1. wc dn100
2. urinal dn40,50
3. sink dn50,
4. basin dn40,dn50
5 bath dn40, dn50
6. shower dn50, dn 65 recommended
7. trough dn40,dn50,dn65 or dn100

fwg floor waste gully primed by basin ,sink or trough
dn 50 or from which fixture size is priming.

soil classification requires the plumbing
contractor to take necessary measures
to prevent UPVC AND PVC pipework and
all water connection to new ridgid building structure
to have flexible joint. refer to csiro advice and NCC
for pipe connection details for reactive clay soils



FLOOR PLAN

Calculations

Residence floor area	226.00 sqm
Deck Area front	15.50sqm
Deck Area Rear	26.00sqm
New outbuilding	112.00 sqm
Site Area	1225.00 sqm
site coverage	406.00 sqm
Site Coverage	33.30%

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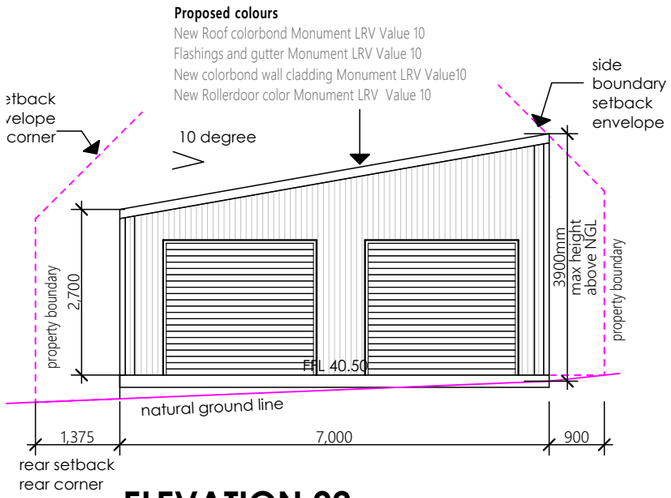
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Shed Floor Plan

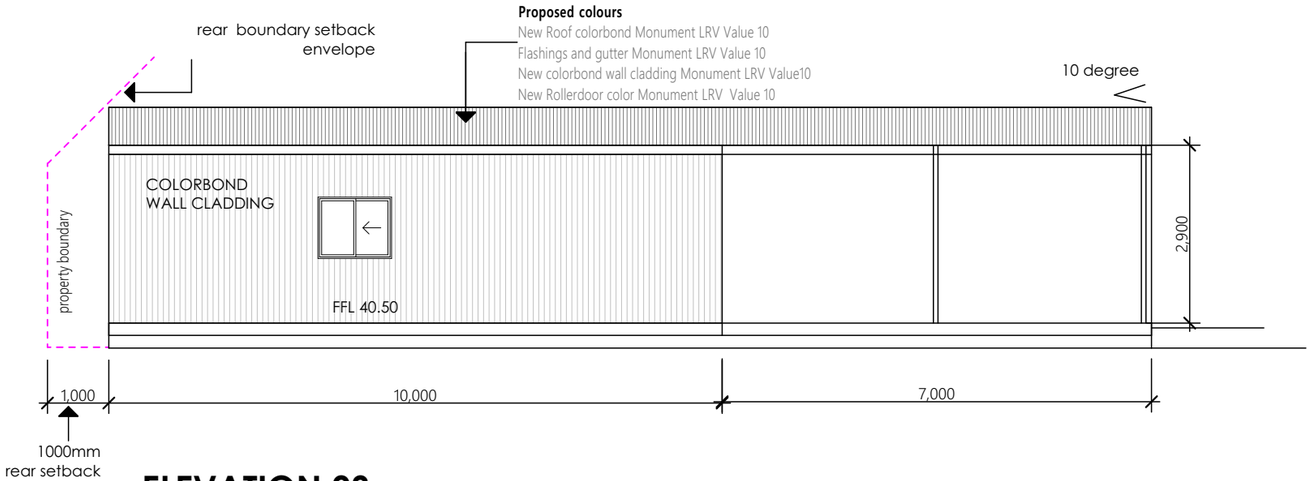
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designed and drawn	revision-date
M.Ralph	**Design Drawing**
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ELEVATION 02

WEST ELEVATION

scale 1:100



ELEVATION 03

NORTH ELEVATION

scale 1:100

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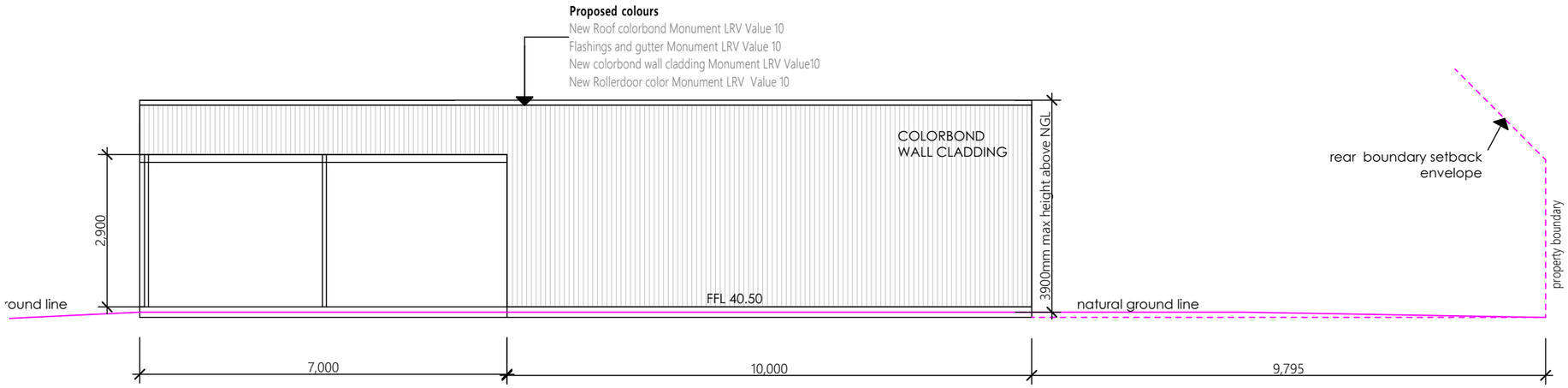
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M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1128	1128-09



ELEVATION 01

SOUTH ELEVATION

scale 1:100

ELEVATION 04

EAST ELEVATION

scale 1:100

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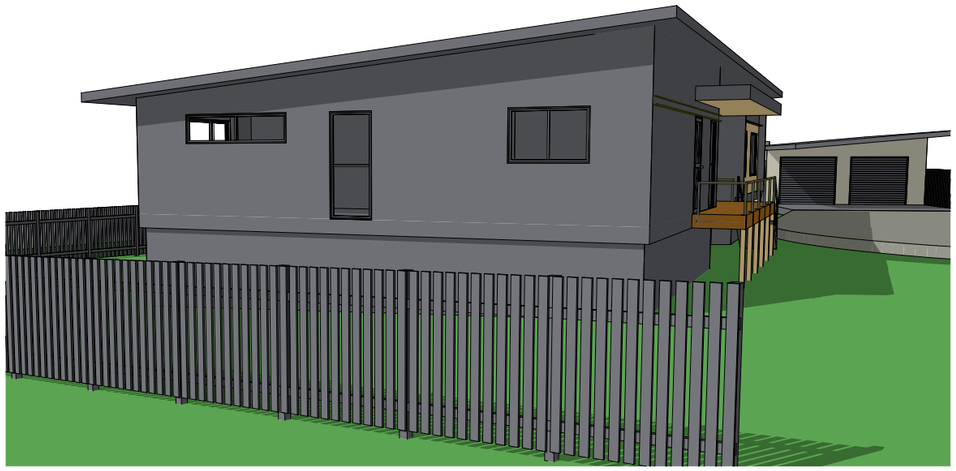
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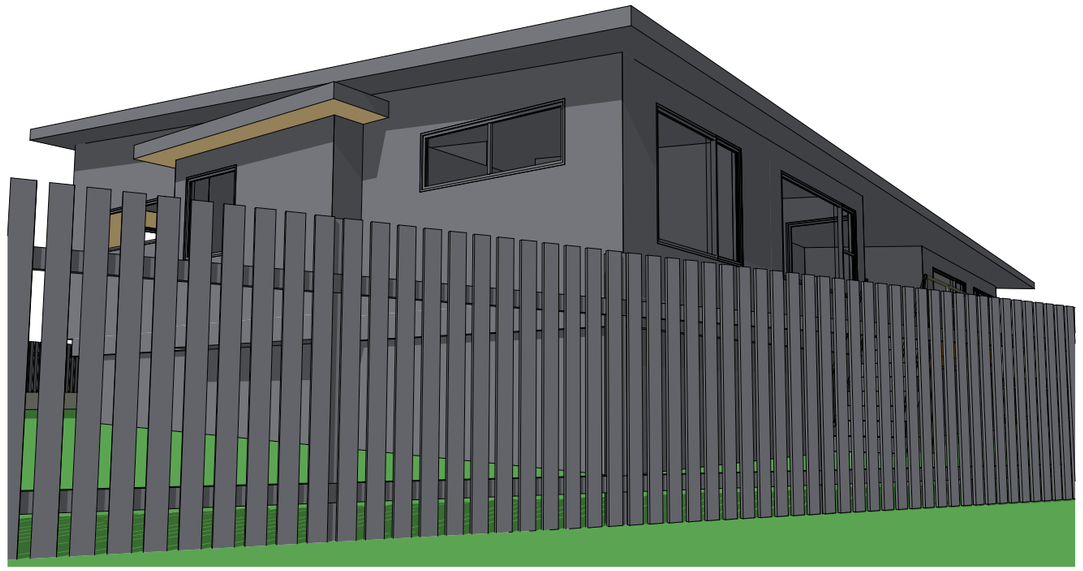
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Artist Impression



Artist Impression



Artist Impression



Artist Impression

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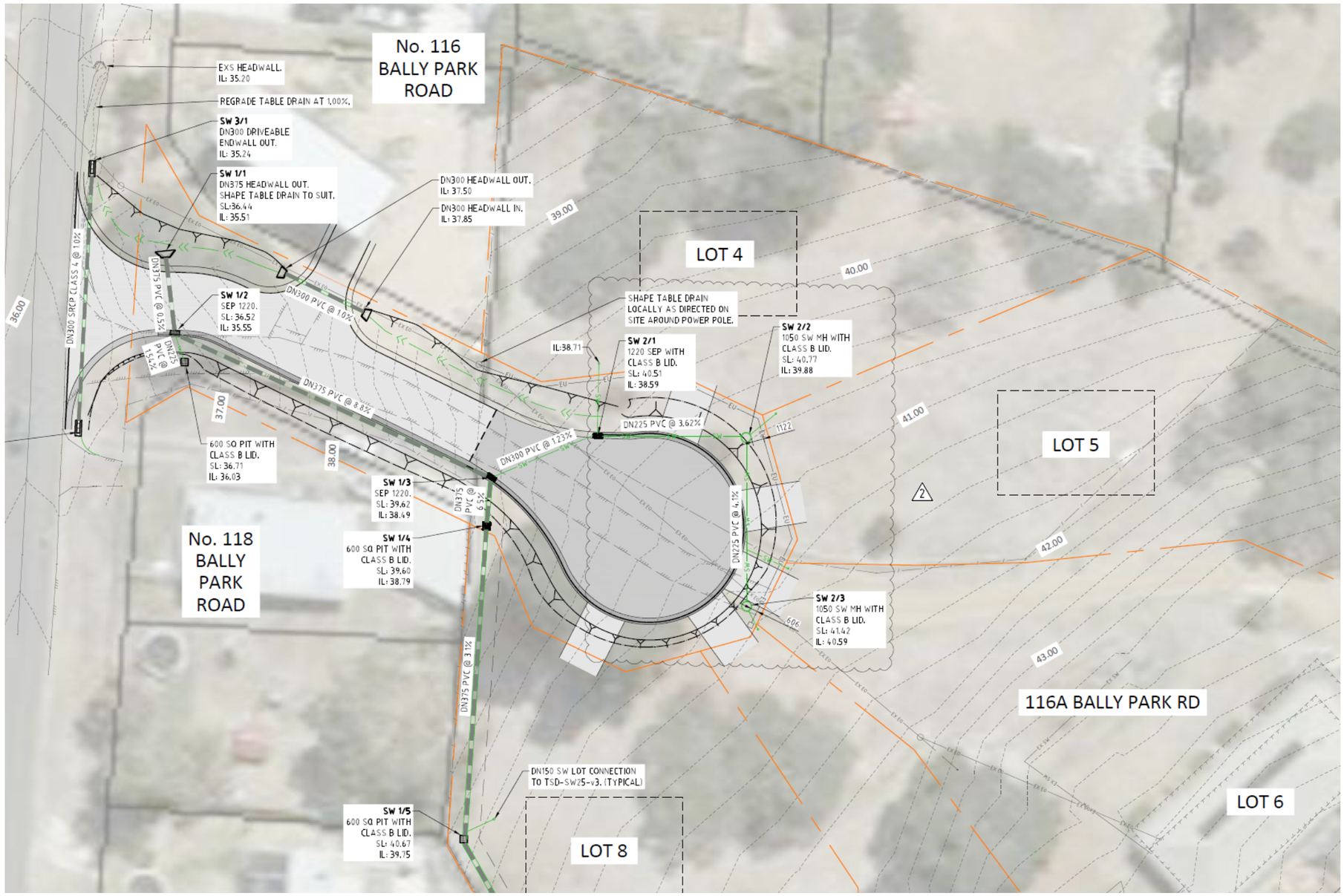
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Generic Perspective

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Sub-Division Engineering

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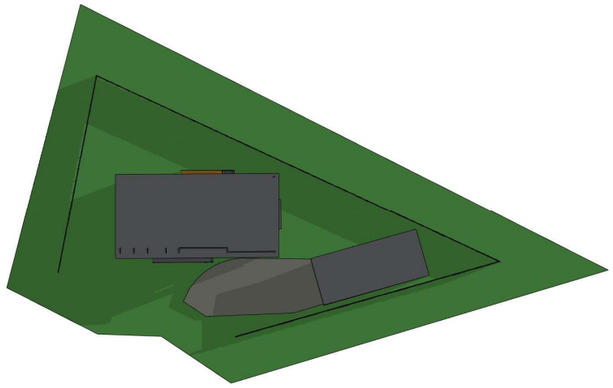
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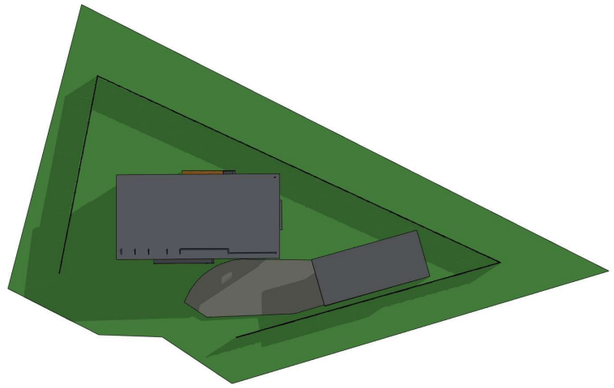
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Engineering Sub-divisio

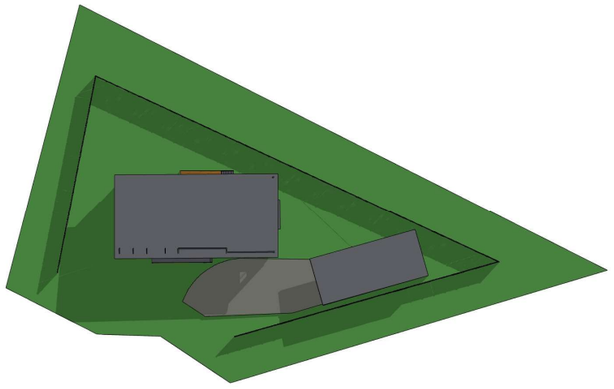
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job no:	drawing no:
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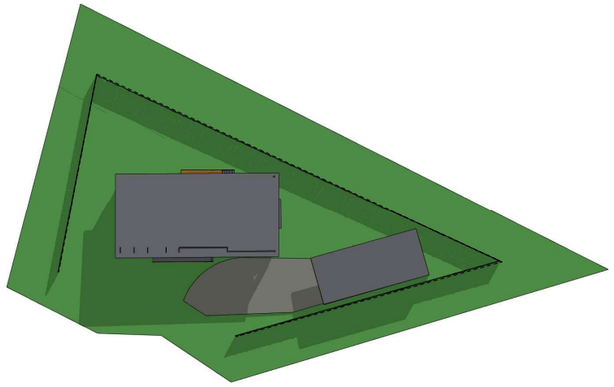
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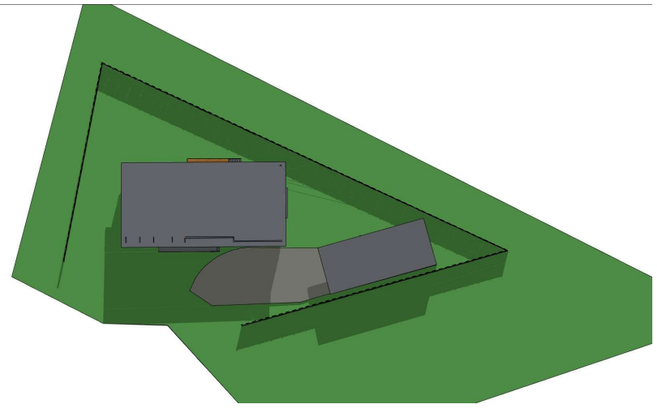
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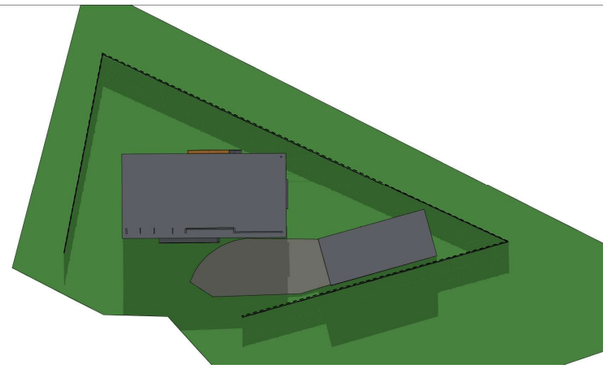
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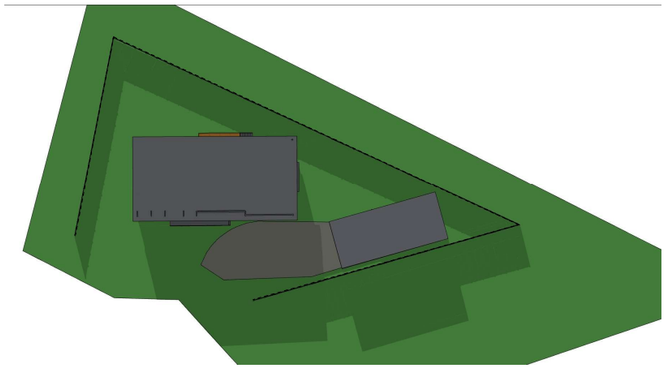
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SUNSHADE DIAGAM 1.00 PM 21 JUNE



SUNSHADE DIAGAM 2.00 PM 21 JUNE



SUNSHADE DIAGAM 3.00 PM 21 JUNE

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Sunshade Diagrams

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