GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: **19 Jetty Road, Coles Bay**
CT 168404/1, 168404/2

PROPOSAL: **Residential - Single Dwelling**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 07 May 2026.

APPLICANT:	**Next 50 Architects**
DATE:	**17/03/2026**
APPLICATION NO:	**DA 2026 / 043**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Bee Anne Hay		
Contact person: (if different from applicant)			
Address:	PO Box 116		
Suburb:	North Hobart	Post Code:	7002
Email:	bee@next50architects.com.au	Phone: / Mobile:	0427 679 517

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)	N Slevin and M Slevin		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	Lot 1, 19 Jetty Road		
Suburb:	Coles Bay	Post Code:	7215
Size of site: (m^2 or Ha)	1020m2		
Certificate of Title(s):	Lot 1 / VOL 168404		
Current use of site:	Vacant block		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	New dwelling and on site waste water system
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	$
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No ☑

For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

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Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of *the Land Use Planning and Approvals Act 1993.*

Applicant Signature:		Date:	10/03/2026

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

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Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- [x] a signed application form;
- [ ] any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- [x] details of the location of the proposed use or development;
- [x] a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- [x] a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- [x] any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- [x] a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- [x] where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

OWNER M. SLEVIN & N. E. SLEVIN

FOLIO REFERENCE 103309/4

GRANTEE PART OF LOT 1, 15A-0R-9Ps GTD TO HARRY AUGUSTUS WHITE PARSONS & PART OF LOT3, 1A-0R-29Ps GTD TO HAROLD GARTH BAILEY

PLAN OF SURVEY

BY SURVEYOR John M. Bamford

LOCATION JOHN BAMFORD & ASSOCIATES

TOWN OF COLES BAY

(SEC. A)

SCALE 1: 500 LENGTHS IN METRES

REGISTERED NUMBER

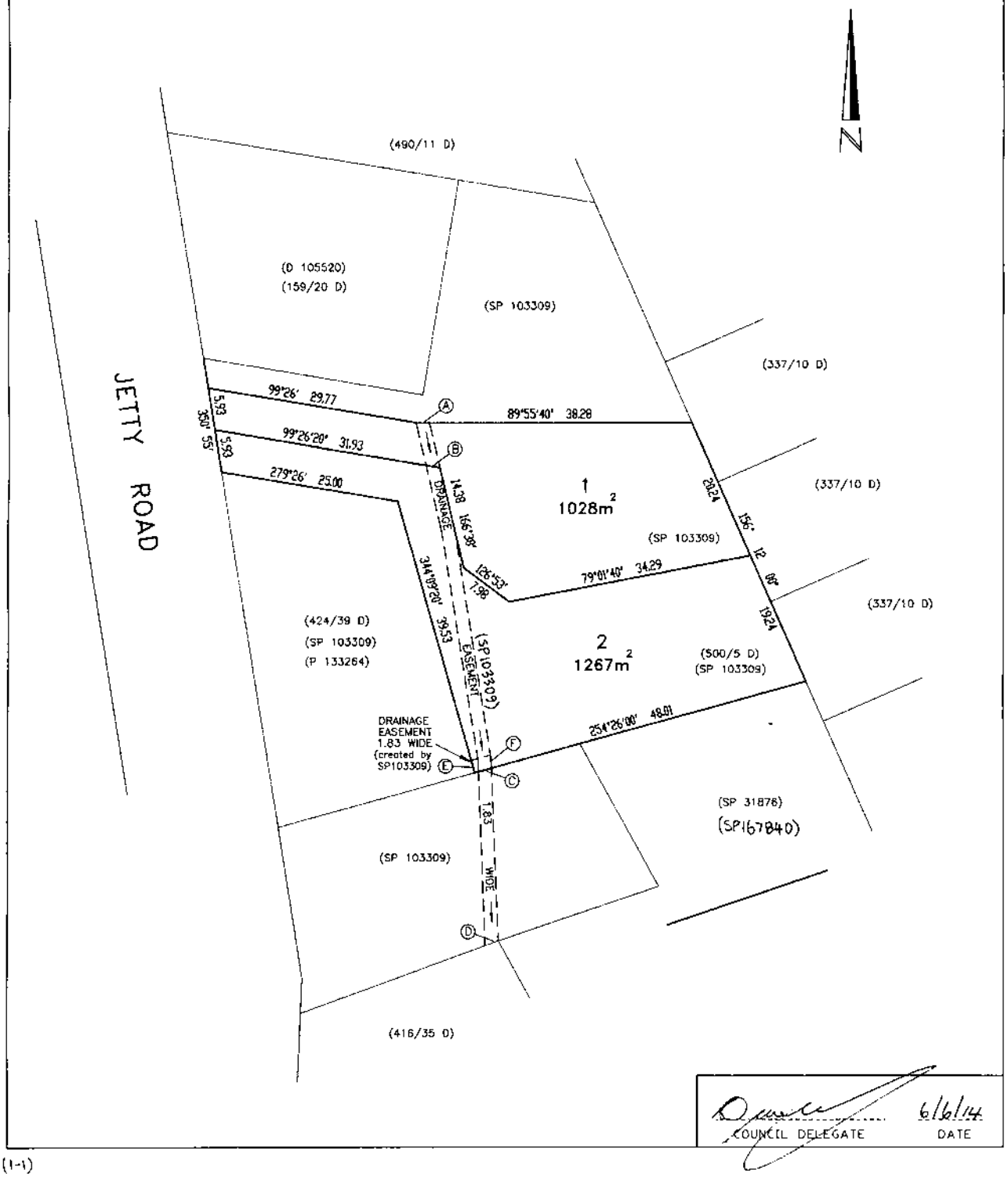
SP168404

APPROVED 13 OCT 2014

EFFECTIVE FROM .....

Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
112		SP 103309	



COUNCIL DELEGATE 6/6/14 DATE

(1-1)

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
168404	1
EDITION	DATE OF ISSUE
1	13-Oct-2014

SEARCH DATE : 12-Nov-2019
SEARCH TIME : 12.53 PM

DESCRIPTION OF LAND

Town of COLES BAY
Lot 1 on Sealed Plan 168404
Derivation : Part of Lot 1, 15A-0R-9P, Gtd to Harry Augustus White and Part of Lot 3, 1A-0R-29P, Gtd to Harold Garth Bailey
Prior CT 103309/4

SCHEDULE 1

C226778 TRANSFER to NEIL EDWARD SLEVIN and MEREDITH SLEVIN
Registered 21-Mar-2000 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP168404 EASEMENTS in Schedule of Easements
SP168404 FENCING PROVISION in Schedule of Easements
SP168404 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP103309 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 168404

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.

Lots 1 & 2 are each together with a right of drainage over the land marked DRAINAGE EASEMENT 1.83 WIDE "CD" on the plan

Lot 1 is subject to a right of drainage (appurtenant to Folio 3251/55 & lot 1 on Sealed Plan 103309) over the land marked DRAINAGE EASEMENT 1.83 WIDE "AB" passing through that lot on the plan

Lot 2 is subject to a right of drainage (appurtenant to Folio 3251/55 & lot 1 on Sealed Plan 103309) over the land marked DRAINAGE EASEMENT 1.83 WIDE "BC" passing through that lot on the plan

Lot 1 is subject to a right of drainage (appurtenant to lot 3 on Sealed Plan 103309) over the land marked DRAINAGE EASEMENT 1.83 WIDE "EF" passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Neil Edward Slevin & Meredith Slevin) shall not be required to fence

Signed by the said NEIL EDWARD SLEVIN &)
MEREDITH SLEVIN in the presence of-)
Witness: .....)
name: Robert Fay
address: Legal Practitioner
3 Heathfield Avenue
HOBART
Ph: 03 6224 9888

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: N E & M SLEVIN FOLIO REF: 103309/4 SOLICITOR & REFERENCE: JACKSON TREMAYNE & FAY (RTF)	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 6/6/14 SU 08039 REF NO. ..... Council Delegate

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

PLANNING DOCUMENTATION
FOR

LOT 1, 19 JETTY ROAD, COLES BAY

LOT 1 / VOL 168404
PID 5288744
WIND SPEED: **N3**
SOIL CLASSIFICATION: **S**
CLIMATE ZONE: **7**
BAL: **NONE**

COUNCIL: **GLAMORGAN SPRING BAY COUNCIL**
ZONE: **LOW DENSITY RESIDENTIAL**
OVERLAY: **N/A**

KEY

WINDOW REFERENCE, REFER TO WINDOW SCHEDULE AND SPECIFICATION FOR DETAILS, **NW.01** (WINDOW REF.)	**NW.01**
DOOR REFERENCE, REFER TO DOOR SCHEDULE AND SPECIFICATION FOR DETAILS, **ND.01** (DOOR REF.)	**ND.01**
WALL TYPE, REFER TO PAGE 400 FOR DETAILS	WT01
RELATIVE LEVEL, REFERENCING SURVEY	**AHD15.05**

GROSS FLOOR AREA ANALYSIS

SITE:	1020m²
PROPOSED GROUND FLOOR:	140m2
PROPOSED FIRST FLOOR:	135m2
TOTAL PROPOSED FLOOR AREA:	**274m2**
DECK 1:	11m2
DECK 2:	34m2
PROPOSED SITE COVERAGE:	**31%**

DRAWINGS TO BE READ IN CONJUNCTION WITH:

SOIL REPORT + WWSD	G.E.S	OCT 2019
PLANNING REPORT	NEXT 50 ARCHITECTS	16-03-2026

PO BOX 116, NORTH HOBART, TAS, 7002
WWW.NEXT50ARCHITECTS.COM.AU
BSP(TAS): 756231031
ABN: 97 606 476 804

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

PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toornernomairremener people of the Paredarerme nation, Lutruwita

SCALE	NTS @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
CONTENTS

DRAWING NO.
26819_001

IMAGERY FROM STATE AERIAL PHOTOGRAPH THE LIST 15-02-2019

1/100 **SITE CONTEXT**
1:500

PO BOX 116, NORTH HOBART, TAS, 7002
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REV	DATE	DESCRIPTION
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PROJECT
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N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toornernomairremener people of the Paredarerme nation, Lutruwita

SCALE	1:500 @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
SITE CONTEXT

TRUE 15.09° NORTH

DRAWING NO.
26819_100

15 JETTY ROAD

17 JETTY ROAD

GARAGE

NEW HARDSCAPE
DRIVEWAY PARKING AREA

PERGOLA RAFTERS ABOVE DECK
(NO ROOF)

BOUNDARY 29.77m

BOUNDARY 32.28m

BOUNDARY 19.74m

BOUNDARY 14.39m

BOUNDARY 34. 8m

5.93m

31.91m

8m

3m SETBACK

4m SETBACK

4.2m SETBACK

DP

GUTTER

POS

DECK
BELOW

8 DEG

5 DEG

TANK

AWTS

CHIMNEY
FLUE

RETAIN EXISTING
CONCRETE
DRIVEWAY

19 JETTY ROAD
LOT 1
1020m2

VIEW TO HAZARDS

AWTS
100%
RESERVE

AWTS
BED

RETAINING
WALL LESS
THAN 1200mm
HIGH

REFER TO GES REPORT
FOR DETAILS ON AWTS
SYSTEM AND BED SIZES

GROSS FLOOR AREA ANALYSIS

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TOTAL PROPOSED FLOOR AREA:	**274m2**
DECK 1:	11m2
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PROPOSED SITE COVERAGE:	**31%**

1 / 101 **PROPOSED SITE PLAN**

1:200

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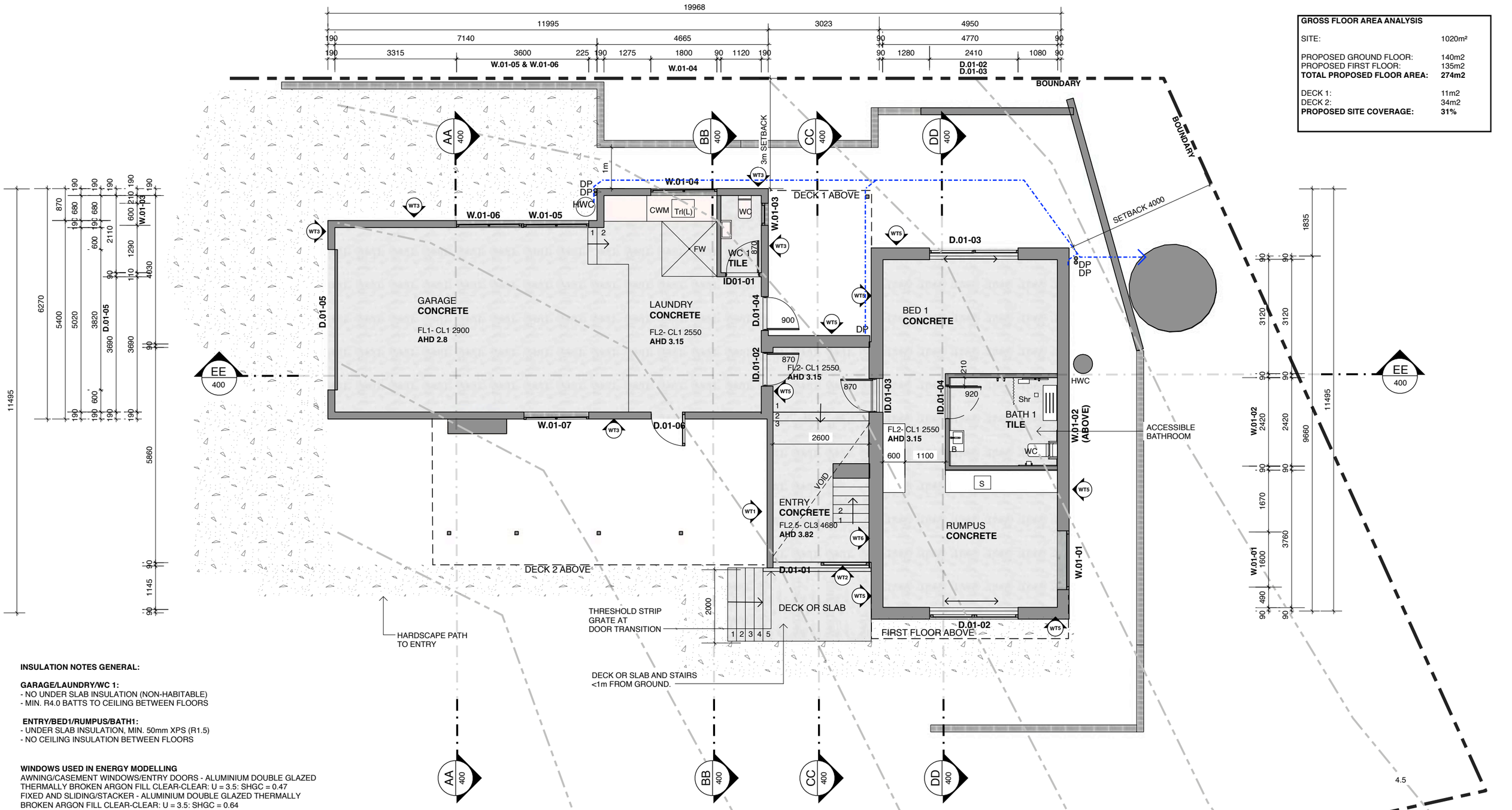
PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toornernomairremener people of the Paredarerme nation, Lutruwita

SCALE	1:200 @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
PROPOSED SITE PLAN

TRUE 15.09° NORTH

DRAWING NO.
26819_101



GROSS FLOOR AREA ANALYSIS

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INSULATION NOTES GENERAL:

GARAGE/LAUNDRY/WC 1:
- NO UNDER SLAB INSULATION (NON-HABITABLE)
- MIN. R4.0 BATTS TO CEILING BETWEEN FLOORS

ENTRY/BED1/RUMPUS/BATH1:
- UNDER SLAB INSULATION, MIN. 50mm XPS (R1.5)
- NO CEILING INSULATION BETWEEN FLOORS

WINDOWS USED IN ENERGY MODELLING
AWNING/CASEMENT WINDOWS/ENTRY DOORS - ALUMINIUM DOUBLE GLAZED THERMALLY BROKEN ARGON FILL CLEAR-CLEAR: U = 3.5: SHGC = 0.47
FIXED AND SLIDING/STACKER - ALUMINIUM DOUBLE GLAZED THERMALLY BROKEN ARGON FILL CLEAR-CLEAR: U = 3.5: SHGC = 0.64

ENERGY EFFICIENCY SPECIFICATIONS AS PER ENERGY MODELLING
WEATHER STRIPPING TO BE INSTALLED TO ALL EXTERNAL DOORS AND WINDOWS.
BACKDRAFT DAMPERS INSTALLED TO ALL EXHAUST FANS.
INSTALLED DOWNLIGHTS TO BE FITTED WITH NON-VENTILATED COVERS TO MANUFACTURERS SPECIFICATIONS AND INSULATED TO THE PERIMETER OF THE COVERS OR IC RATED LED LIGHTS AND INSULATED OVER.
INSULATION TO GARAGE/LAUNDRY AREA (TO CONDITIONED ZONES) R 2.7 MIN.

1/200 PROPOSED GROUND FLOOR PLAN
1:100

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REV	DATE	DESCRIPTION
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PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toornernomairremener people of the Paredarerme nation, Lutruwita

SCALE	1:100 @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
PROPOSED GROUND FLOOR PLAN
TRUE 15.09° NORTH
DRAWING NO.
26819_200

GROSS FLOOR AREA ANALYSIS

SITE:	1020m²
PROPOSED GROUND FLOOR:	140m2
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TOTAL PROPOSED FLOOR AREA:	**274m2**
DECK 1:	11m2
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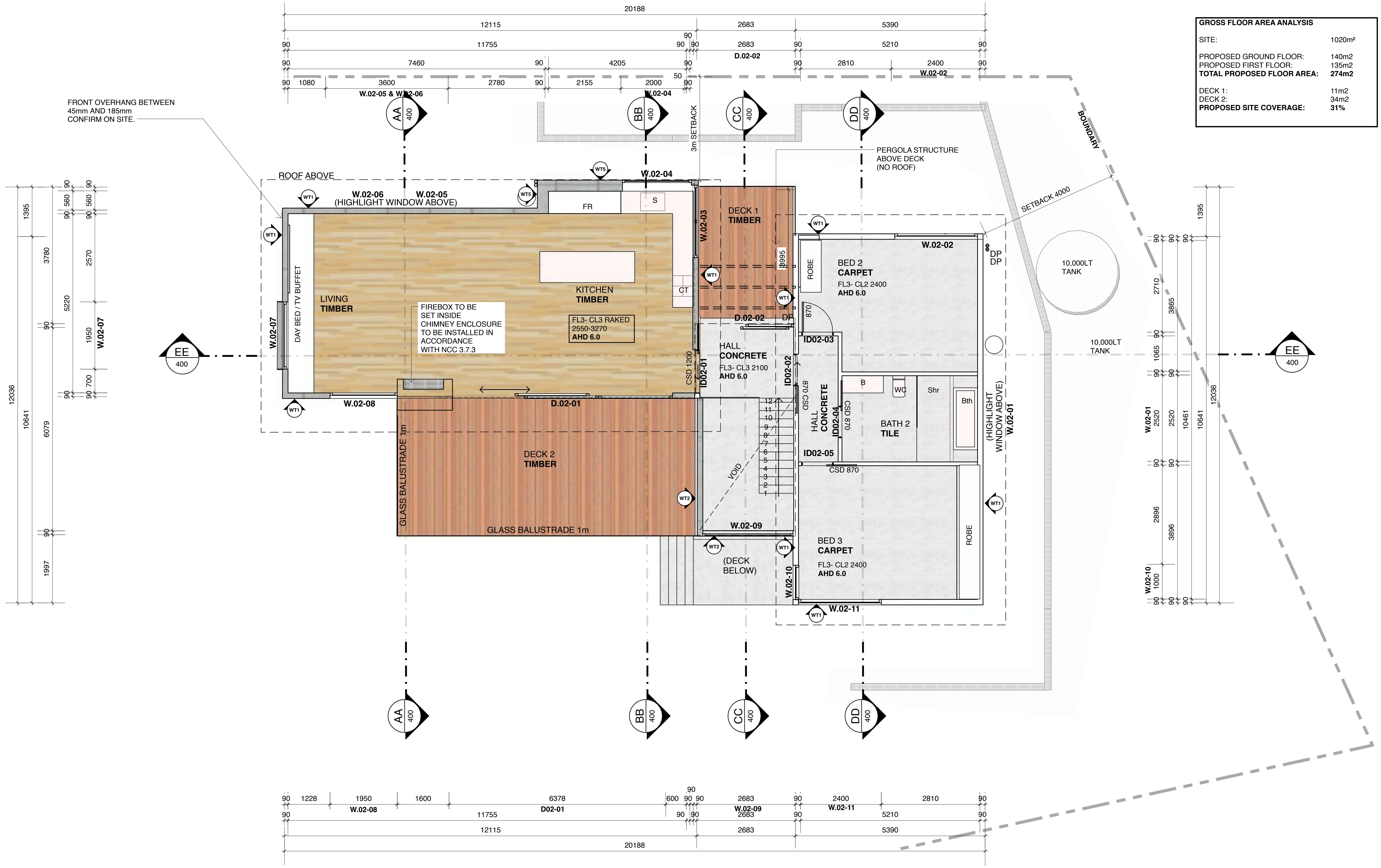

PROPOSED FIRST FLOOR PLAN

1 / 201

1:100

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BSP(TAS): 756231031
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GENERAL NOTES: Contractor shall verify all dimensions onsite before undertaking work or shop drawings. Written dimensions take precedence, written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to NCC. All work must be in accordance with NCC all relevant Australian Standards, drawing is copyright and the property of NEXT 50 Architects.

REV	DATE	DESCRIPTION
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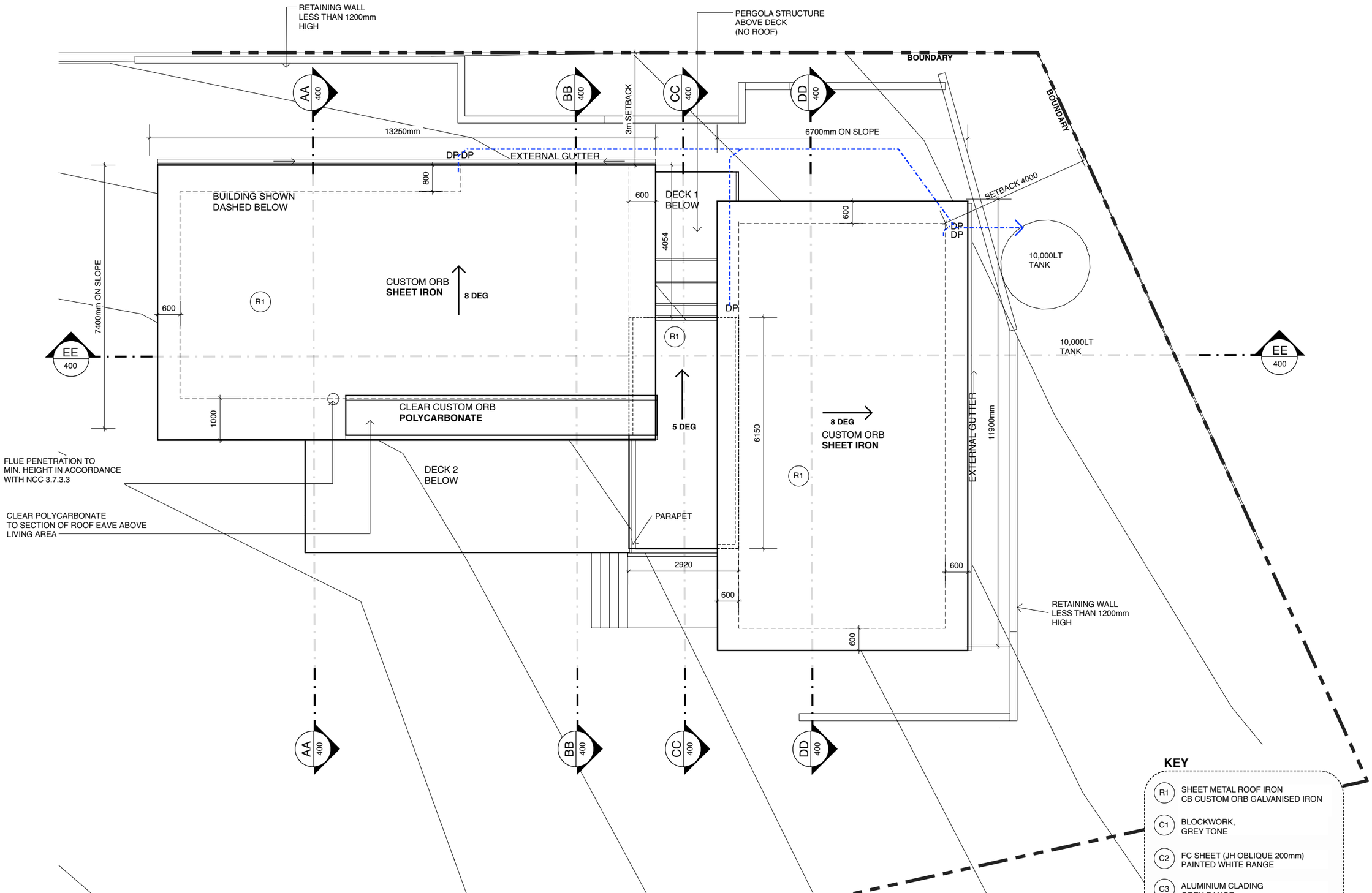
PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toorernomairremener people of the Paredarerme nation, Lutruwita

SCALE	1:100 @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
PROPOSED FIRST FLOOR PLAN

TRUE 15.09° NORTH

DRAWING NO.
26819_201



1/202 PROPOSED ROOF PLAN

1:100

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BSP(TAS): 756231031
ABN: 97 606 476 804

REV	DATE	DESCRIPTION
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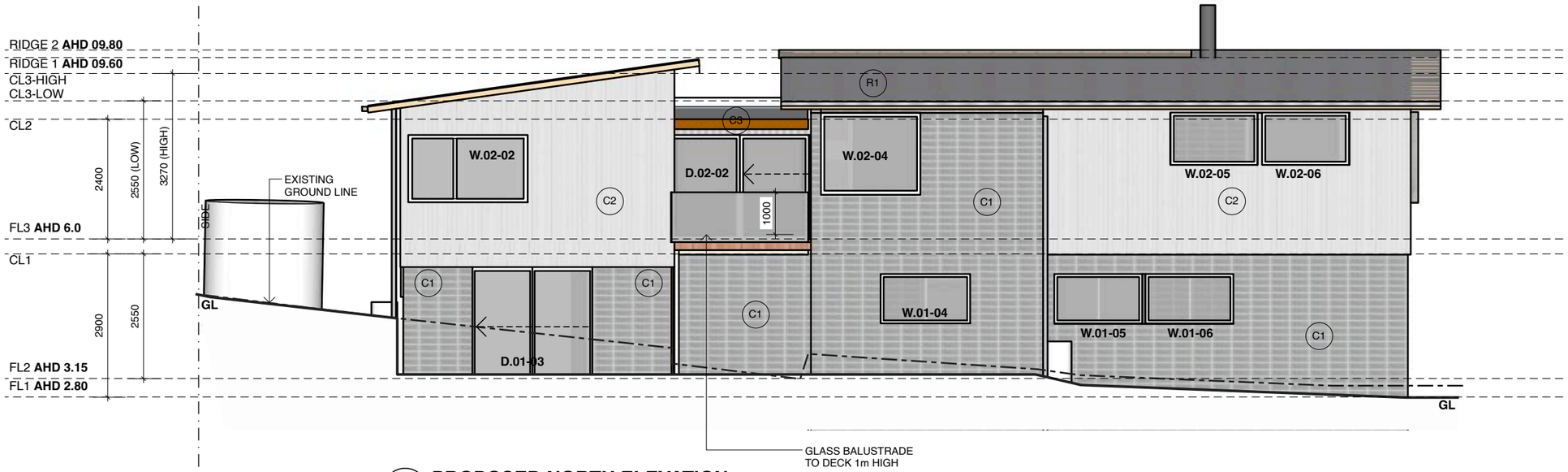
PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toornernomairremener people of the Paredarerme nation, Lutruwita

SCALE	1:100 @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
PROPOSED ROOF PLAN

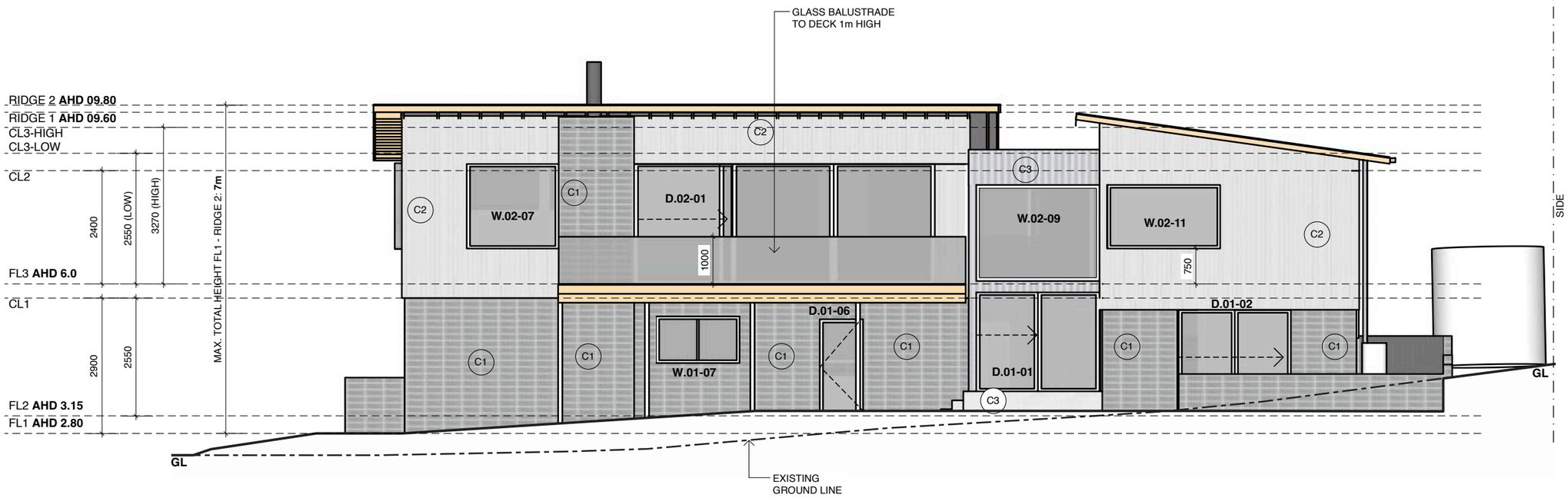
TRUE 15.09° NORTH

DRAWING NO.
26819_202



1 PROPOSED NORTH ELEVATION

1:100 BAL: NONE



2 PROPOSED SOUTH ELEVATION

1:100 BAL: NONE

KEY

- R1 SHEET METAL ROOF IRON
  CB CUSTOM ORB GALVANISED IRON
- C1 BLOCKWORK,
  GREY TONE
- C2 FC SHEET (JH OBLIQUE 200mm)
  PAINTED WHITE RANGE
- C3 ALUMINIUM CLADING
  GREY RANGE

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SCALE	1:100 @A3
DATE	16/03/2026
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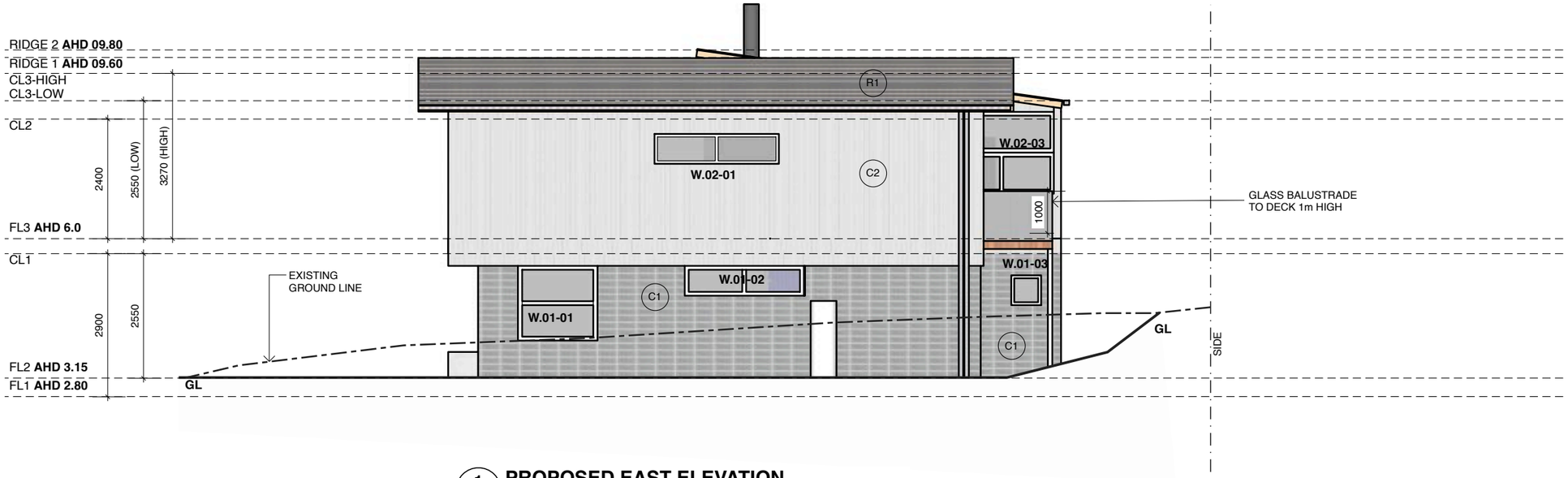
ISSUE	DA
REV	-

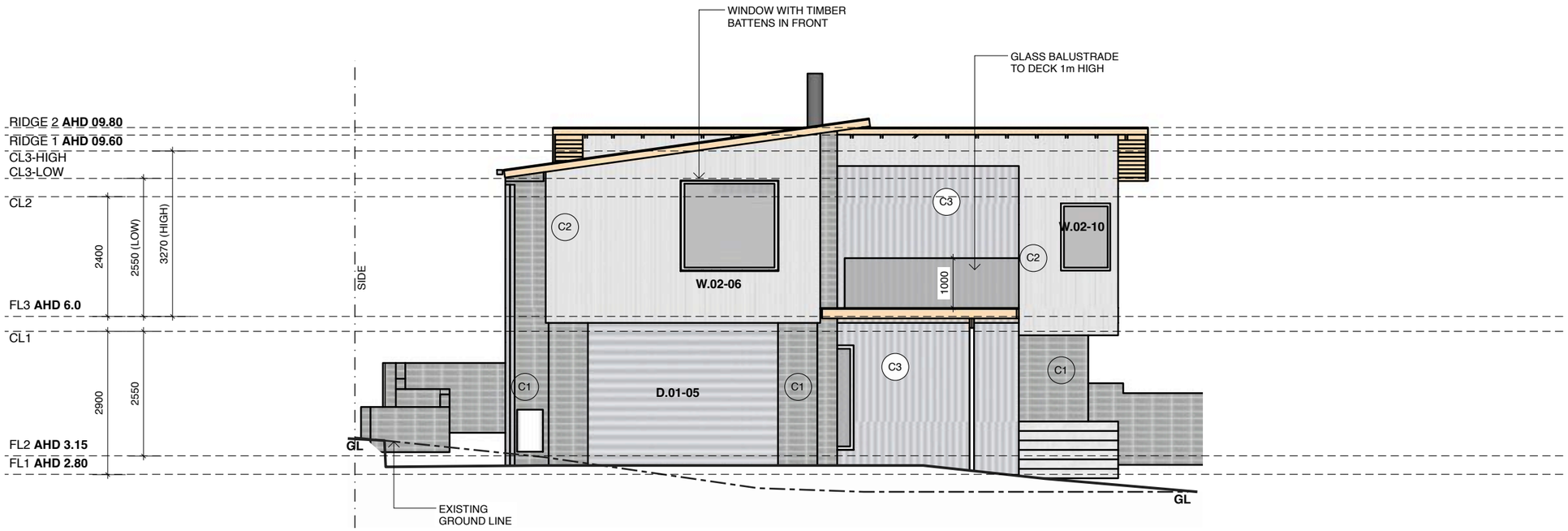
DRAWING
PROPOSED ELEVATIONS

DRAWING NO.
26819_300



1 / 301 **PROPOSED EAST ELEVATION**

1:100 BAL: NONE



2 / 301 **PROPOSED WEST ELEVATION**

1:100 BAL: NONE

KEY

- R1 — SHEET METAL ROOF IRON
  CB CUSTOM ORB GALVANISED IRON
- C1 — BLOCKWORK,
  GREY TONE
- C2 — FC SHEET (JH OBLIQUE 200mm)
  PAINTED WHITE RANGE
- C3 — ALUMINIUM CLADING
  GREY RANGE

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REV	DATE	DESCRIPTION
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PROJECT

SLEVIN RESIDENCE

N & M SLEVIN

LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215

Country of the Toornernomairremener people of the Paredarerme nation, Lutruwita

SCALE	1:100 @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

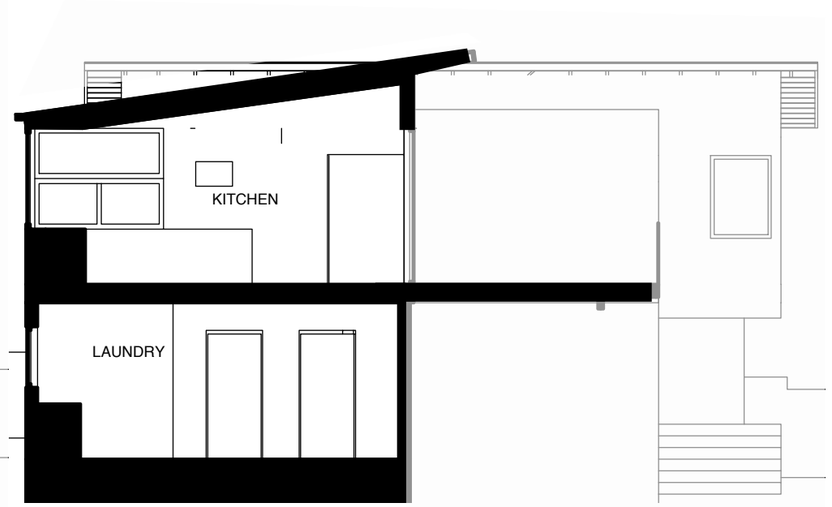
DRAWING

PROPOSED ELEVATIONS

DRAWING NO.

26819_301

1/400 **SECTION A-A**
1:100



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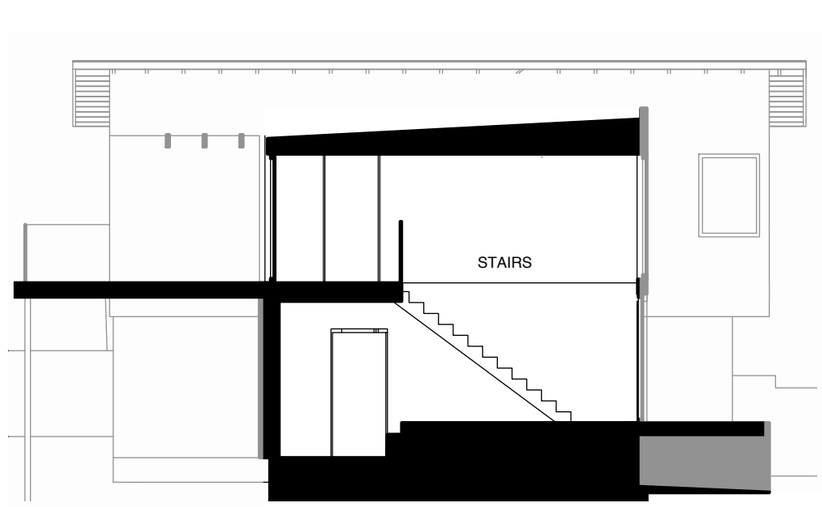

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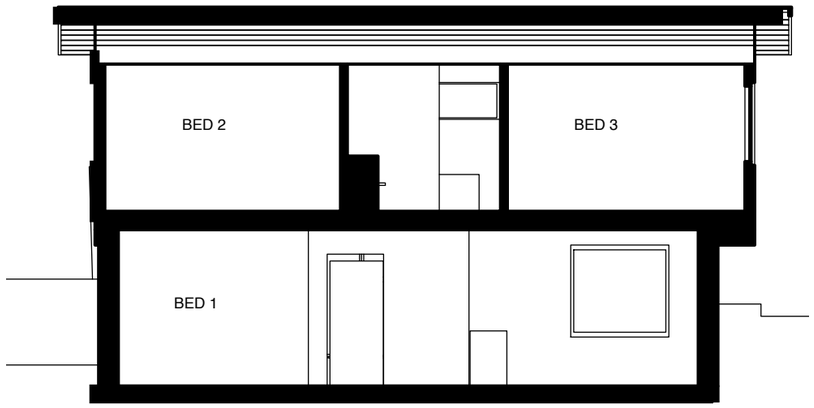
1:100



4/400 **SECTION D-D**
1:100

5/400 **SECTION E-E**
1:100

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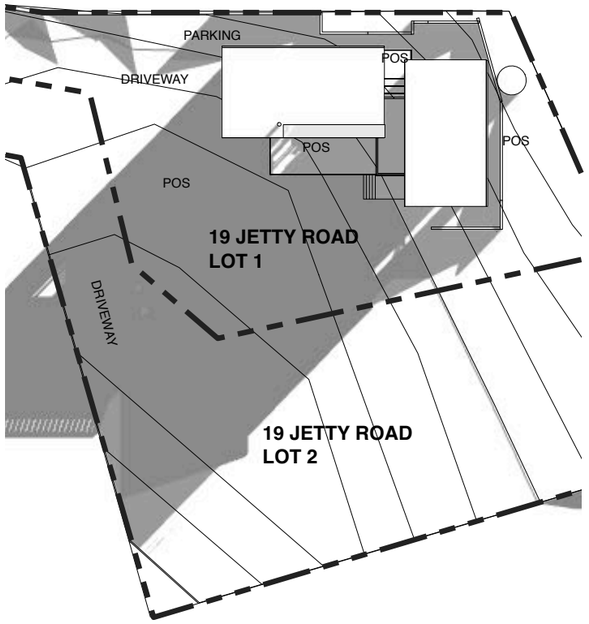
PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toorernomairremener people of the Paredarerme nation, Lutruwita

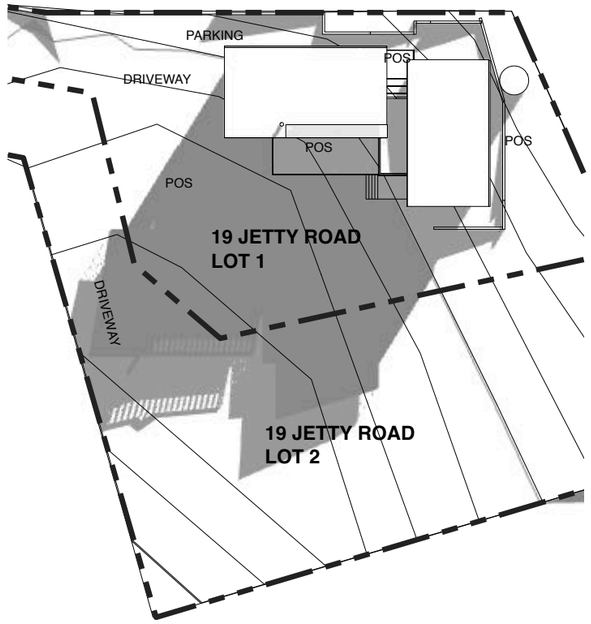
SCALE	1:100 @ A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
SECTIONS, A-A, B-B
ELEVATIONS

DRAWING NO.
26819_400



1/700 **9am (21/06)**
1:500



2/700 **10am (21/06)**
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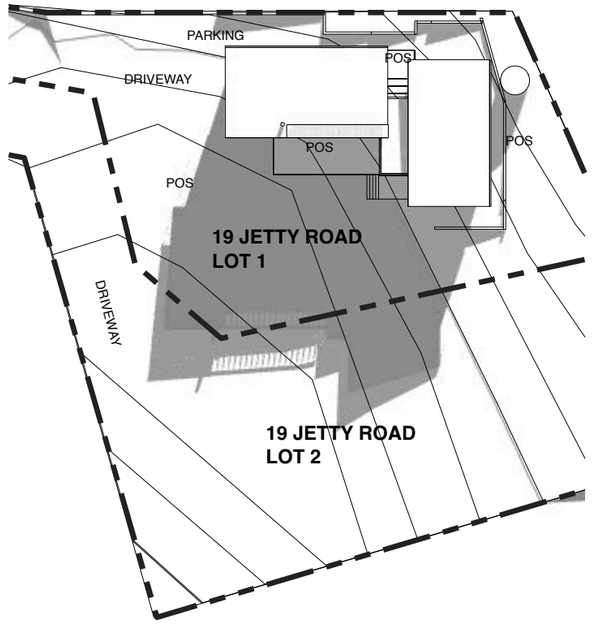

3/700 **11am (21/06)**
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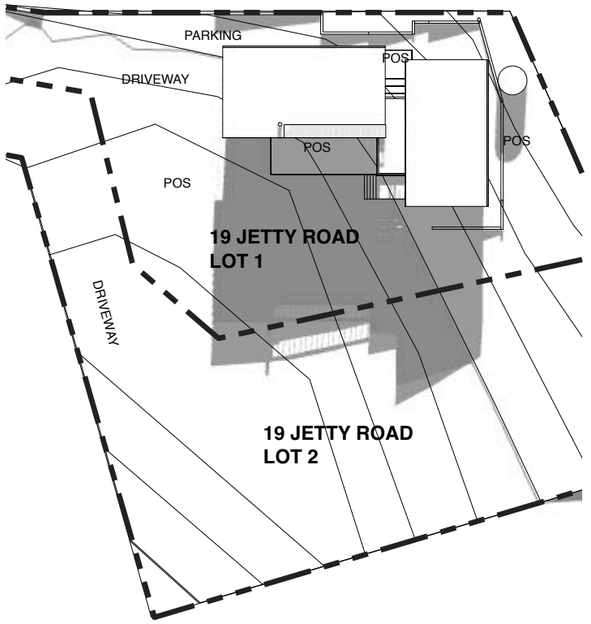
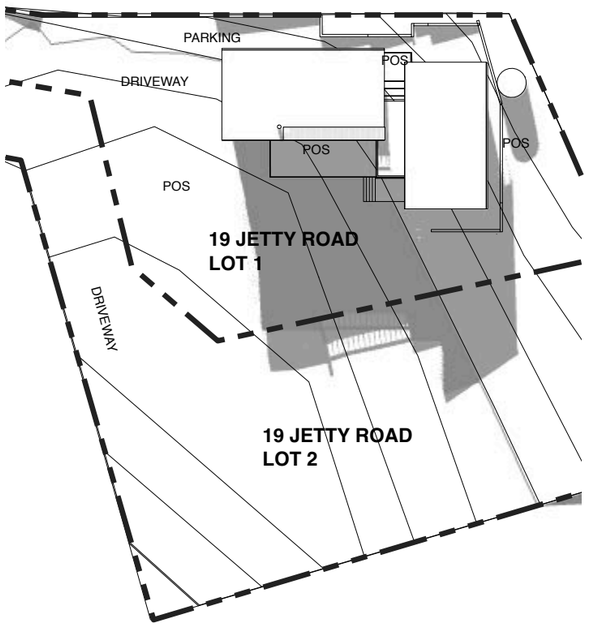


3/700 **12pm (21/06)**
1:500



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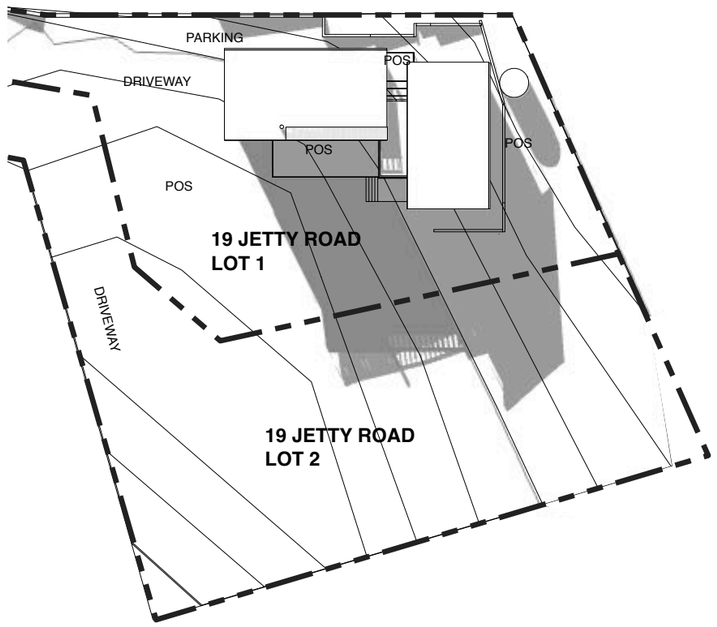
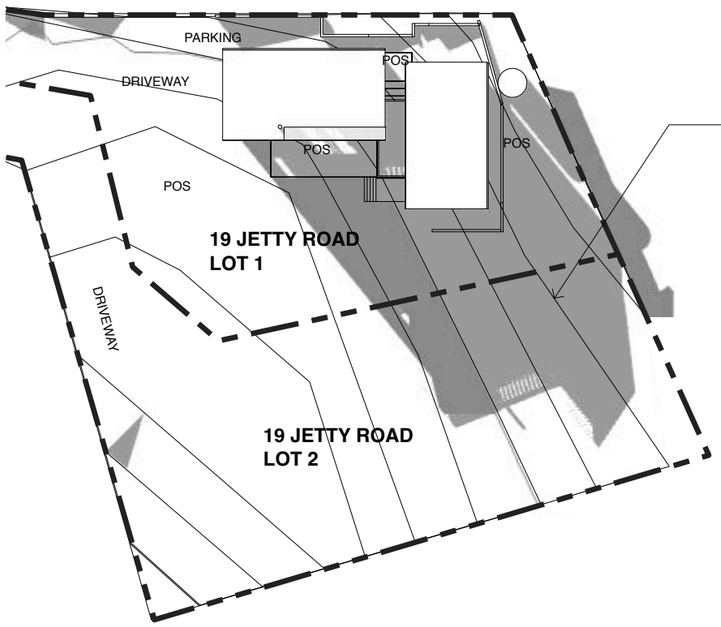


6/700 **2pm (21/06)**
1:500



7/700 **3pm (21/06)**
1:500

SHADOWING ON THE NORTHERN PORTION OF THE SITE OCCURS AT A LOW VERTICAL EXTENT, CONSISTENT WITH LOCAL CONDITIONS. ANY FUTURE TWO-STORY DEVELOPMENT IN THIS LOCATION WOULD RETAIN ADEQUATE SOLAR ACCESS TO UPPER-LEVEL HABITABLE SPACES.

PROPOSED SHADOW STUDY

THE SHADOW STUDY IS UNDERTAKEN ON THE 21st JUNE AS PER SKETCHUP MODELLING SOFTWARE.

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REV	DATE	DESCRIPTION
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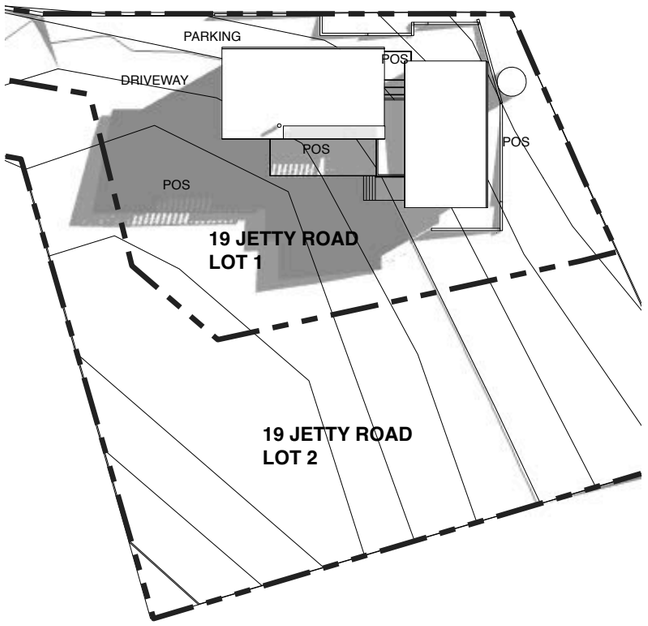
PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toornomairremener people of the Paredarerme nation, Lutruwita

SCALE	1:500 @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
SHADOW STUDY JUNE
TRUE 15.09° NORTH
DRAWING NO.
26819_700



1 701 **9am (21/03)**
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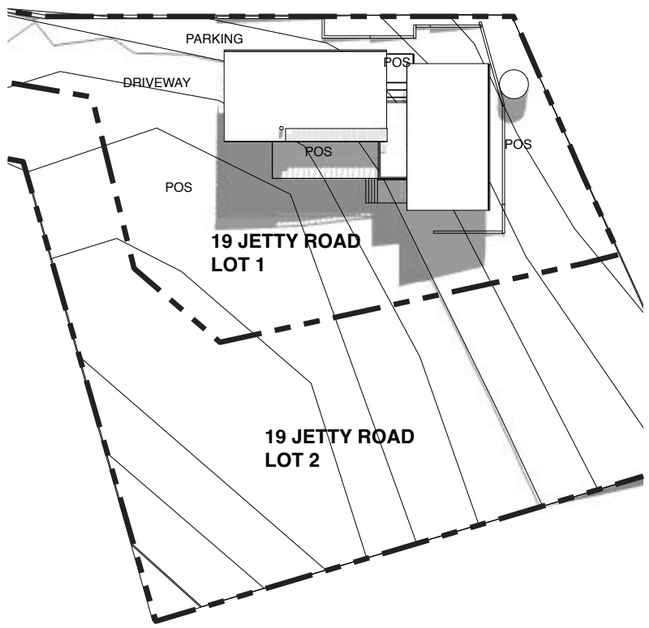

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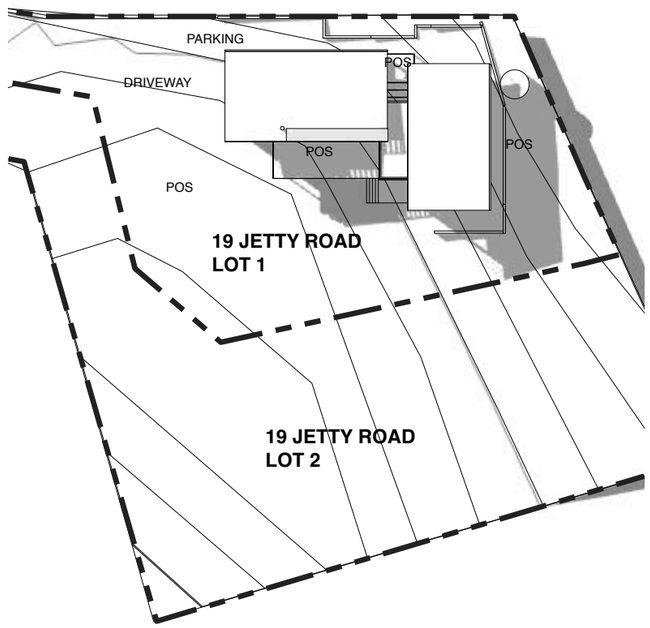
1:500



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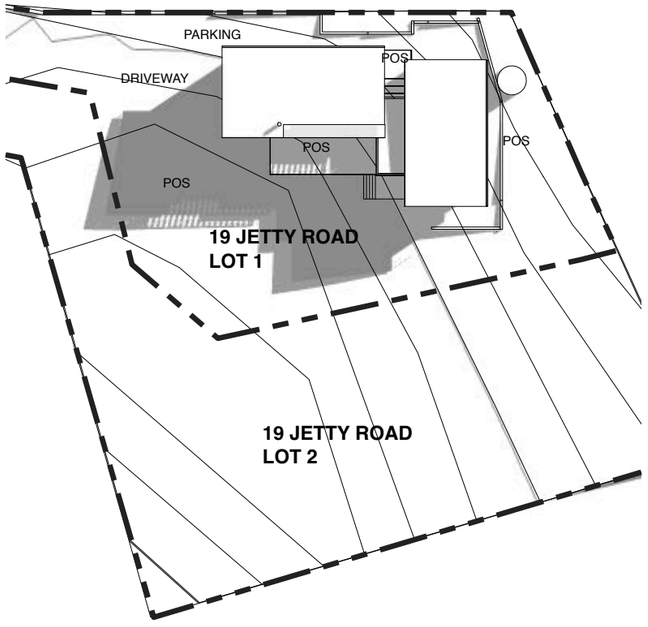

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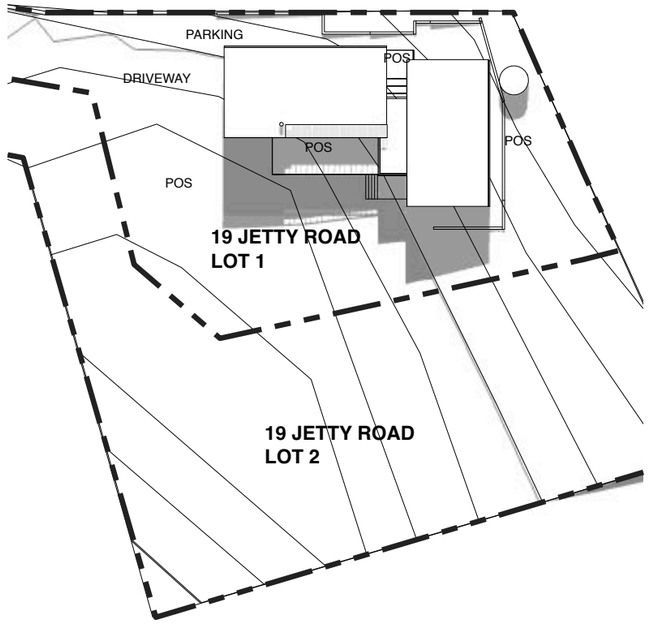

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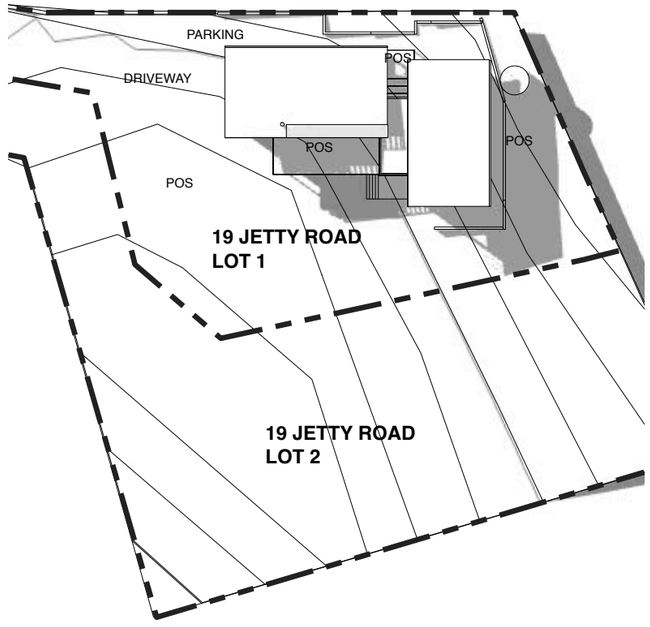

6 701 **3pm (21/09)**
1:500

PROPOSED SHADOW STUDY

THE SHADOW STUDY IS UNDERTAKEN ON THE 21st IN MARCH AND SEPTEMBER AS PER SKETCHUP MODELLING SOFTWARE.

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ABN: 97 606 476 804

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

PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY, TASMANIA, 7215
Country of the Toornernomairremener people of the Paredarerme nation, Lutruwita

SCALE	1:500 @A3
DATE	16/03/2026
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
SHADOW STUDY
MARCH, SEPTEMBER

TRUE 15.09° NORTH

DRAWING NO.
26819_702

GEO-ENVIRONMENTAL ASSESSMENT

19 Jetty Road

Coles Bay

October 2019

GEO-ENVIRONMENTAL

SOLUTIONS

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point 7004. Ph 6223 1839

Introduction

Client: Neil Slevin
Date of inspection: 2/10/19
Location: 19 Jetty Road, Coles Bay (CT: 168404/1)
Land description: Approx. 1011m^2 block
Building type: Proposed new dwelling
Investigation: GeoProbe540UD
Inspected by: JP. Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Background information

Map: Mineral Resources Tasmania – South East Sheet 1:250 000
Rock type: Windblown sand overlying granite
Soil depth: Approx. 1.20m+
Planning overlay: None identified
Local meteorology: Annual rainfall approx 700 mm
Local services: Mains water with on-site wastewater disposal required

Site conditions

Slope and aspect: Approx. 13% slope to the South-west in wastewater area
Site drainage: Good surface infiltration
Vegetation: Mixed turf species, few trees
Weather conditions: Fine, approx <5mm rainfall received in preceding 7 days.
Ground surface: Slightly moist surface

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Representative excavations at the approximate locations indicated in the site plan were chosen for testing and classification according to AS2870-2011 and AS1547-2012 (see profile summaries).

Profile Summaries

Hole 1 Depth (m)	Hole 2 Depth (m)	Horizon	Description
0 – 0.20	0 – 0.20	A1	Greyish Brown **SAND (SP)**, single grain, slightly moist, medium dense consistency, common fine roots, gradual boundary to
0.20 – 0.60	0.20 – 0.60	A2	Light Grey **SAND (SP)**, single grain, very moist to wet, dense consistency, clear boundary to
0.60 – 1.2+	0.60 – 1.3+	Pan	Strong Brown and Yellowish Brown **Clayey SAND (SC)**, weak polyhedral structure, slightly moist, hard consistency, ~10% clay, trace of gravels, refusal on pan, lower boundary undefined.

Soil Profile Notes

The soil across the site consists of deep windblown sands overlying clayey sands which have developed over Devonian granite. The sands have a high permeability but reduced nutrient retention capability.

Site Classification

According to AS2870-2011 for construction the natural soil is classified as **Class S**, which is a slightly reactive site. Design and construction must adhere to this classification.

Wind Classification

The AS 4055-2012 Wind load for housing classification of the site is:

Region: **A**

Terrain category: **TC3**

Shielding Classification: **PS**

Topographic Classification: **T1**

Wind Classification: **N2**

Design Wind Gust Speed ($V_{h,u}$) **40 m/sec**

Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil in the proposed wastewater area is classified as **Sandy Loam (category 2)** with a Design Loading Rate (DLR) for secondary treated effluent of 40L/m^2/day. Due to the limited area available for wastewater disposal, the site is not suitable for a traditional septic tank and absorption trenches and a secondary treatment system will need to be installed.

The proposed three bedroom equivalent dwelling has a calculated maximum wastewater loading of up to 750L/day. This is based on mains water supply and a maximum occupancy of 5 persons at 150L/person/day.

Using the DLR for secondary treated effluent of 40L/m^2/day, an absorption area of 18.75m^2 will be required. This may be accommodated by one 8.2m x 3.1m x 0.5m absorption bed connected to an AWTS unit. A cut-off diversion drain will be required upslope of the absorption area and the area excluded from traffic or any future building works. A 100% reserve area should be set aside for future wastewater requirements. For further detail please refer to the attached plan and Trench summary reports.

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

Upslope or level buildings:	3m
Downslope buildings:	3.75m
Upslope or level boundaries:	1m
Downslope boundaries:	8.5m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

Construction Recommendations

For excavation into underlying rock and gravels the site is classified as **Class S**, that is a slightly reactive sand mixture with little estimated characteristic surface movement. Consideration should be given to drainage and sediment control on site during and after construction to minimise loss of the sandy materials on site

It is recommended that GES be notified of any major variation to the soil conditions or wastewater loading as predicted in this report.

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

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	Neil Slevin	Assess. Date	31-Oct-19
		Ref. No.	
Assessed site(s)	19 Jetty Road, Coles Bay	Site(s) inspected	2-Oct-19
Local authority	Glamorgan Spring Bay	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 entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 750 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 250

Sullage volume (L/day) = 500

Total nitrogen (kg/year) generated by wastewater = 2.3

Total phosphorus (kg/year) generated by wastewater = 1.8

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)	51	46	56	55	46	49	68	67	70	68	64	62
Adopted rainfall (R, mm)	51	46	56	55	46	49	68	67	70	68	64	62
Retained rain (Rr, mm)	43	39	48	47	39	42	58	57	60	58	54	53
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**87**	**71**	**43**	**16**	**3**	**-12**	**-26**	**-15**	**3**	**26**	**51**	**73**

Annual evapotranspiration less retained rain (mm) = 320

Soil characterisitics

Texture = Sandy Loam Category = 2 Thick. (m) = 1.3

Adopted permeability (m/day) = 1.5 Adopted LTAR (L/sq m/day) = 40 Min depth (m) to water = 1

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) =	6
Width (m) =	3.1
Depth (m) =	0.5
Total disposal area (sq m) required =	19
comprising a Primary Area (sq m) of:	19
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Using a DLR for secondary treated effluent of 40L/m2/day and an absorption area of 18.75m2 is required. Therefore the system should have the capacity to cope with extreme 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	Neil Slevin	Assess. Date	31-Oct-19
		Ref. No.	
Assessed site(s)	19 Jetty Road, Coles Bay	Site(s) inspected	2-Oct-19
Local authority	Glamorgan Spring Bay	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	150	V. high	Very high	Moderate	Other factors lessen impact
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	7	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate	No change	
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.3	V. high	Very low		
	Depth to bedrock	m	1.5	V. high	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	1.5	Mod.	High	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	40	High	Very high	Moderate	Other factors lessen impact

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site is limited by the area avaialbe for wastewater disposal.

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	Neil Slevin	Assess. Date	31-Oct-19
		Ref. No.	
Assessed site(s)	19 Jetty Road, Coles Bay	Site(s) inspected	2-Oct-19
Local authority	Glamorgan Spring Bay	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
A	Cation exchange capacity	mmol/100g	30	High	High		
A	Phos. adsorp. capacity	kg/cub m	0.3	High	High		
	Annual rainfall excess	mm	-320	High	Very low		
A	Min. depth to water table	m	1	High	High		
	Annual nutrient load	kg	4.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
A	Surf. water env. value	Recreational		V. high	High		
	Dist. to nearest surface water	m	170	V. high	Moderate		
	Dist. to nearest other feature	m	25	V. high	High	Moderate	Other factors lessen impact
	Risk of slope instability	Low		V. high	Low		
	Distance to landslip	m	120	V. high	Low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The soil on site has a sandy texture and a low CEC, therefore the soil system has a low capacity to cope with the applied nutrient load from the system. Therefore the use of deep rooted turf species is recommended to encourage nutrient uptake.

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. Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 3.75m 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/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

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 8.5m 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

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.	Vertical setback of 0.6m is consistent with AS/NZS1547 Appendix R.
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

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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: 19 Jetty Road, Coles Bay (CT: 168404/1)

System Capacity: 5 persons @ 150L/person/day

Summary of Design Criteria

DLR: 40L/m^2/day.

Absorption area: 18.75m^2

Reserve area location /use: assigned – more than 100% available

Water saving features fitted: Standard fixtures

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

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

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

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

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

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Slevin, Neil *Owner /Agent*

24 Roslyn Avenue *Address*

Kingston Beach 7050 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place Phone No: 03 6223 1839

Battery Point 7004 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: 19 Jetty Road Lot No: 1

Coles Bay 7215 Certificate of title No: 168404/1

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: ☐

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 AS1726-1993 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: 4137

Date: 31/10/2019

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Slevin, Neil *Owner name*

24 Roslyn Avenue *Address*

Kingston Beach 7050 *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 Slevin, Neil

Designer's project reference No. 4137

Address: 19 Jetty Road

Lot No: 1

Coles Bay 7215

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 and absorption bed

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Oct-19
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Oct-19
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Oct-19

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:

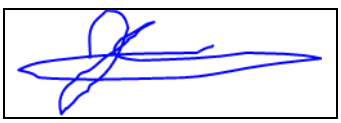
Geo-Environmental Assessment – 19 Jetty Road, Coles Bay (CT: 168404/1) – Oct 19 - GES

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		31/10/2019
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.

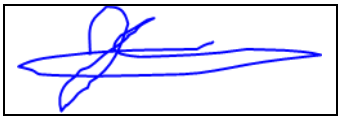
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [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		31/10/2019

15 JETTY ROAD

17 JETTY ROAD

BOUNDARY 29.77m

5.93m

31.91m

BOUNDARY 32.28m

NEW HARDSCAPE
DRIVEWAY PARKING AREA

PERGOLA
RAFTER ABOVE DECK
(NO ROOF)

3m SETBACK

5m SIDE SETBACK

4m SETBACK

GUTTER

DECK
BELOW

DP
DP

3 DEG

Hole 1

Hole 2

DECK
BELOW

BOUNDARY 19.14m

1.5 m

4m REAR SETBACK

3.8 m

1.8 m

8.2 m

AWTS bed

3.1 m

3.0 m

AWTS

RETAIN EXISTING
CONCRETE
DRIVEWAY

4.5m FRONTAGE
SETBACK

100% Reserve

1.5m SIDE SETBACK

BOUNDARY 14.39m

8m

BOUNDARY 34.18m

Wastewater system:

AWTS unit

Diversion drain 0.6m deep

Absorption bed area 18.75m^2
1x 8.1m x 3.1m x 0.5m

Min 3m from upslope or level buildings
Min 3.75m from downslope buildings
Min 1.5m from upslope and side boundaries
Min 8.5m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A

31/10/2019

1
101
PROPOSED SITE / ROOF PLAN
1:200

NEXT 50
PO BOX 116, NORTH HOBART, TAS, 7002
WWW.NEXT50ARCHITECTS.COM.AU
BSP(TAS): 756231031 | CC4672E
ABN: 97 606 476 804

BEE 0427 679 517 | STU 0404 709 832
INFO@NEXT50ARCHITECTS.COM.AU

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

REV	DATE	DESCRIPTION
-	-	-
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DRAFT ONLY

PROJECT
SLEVIN RESIDENCE
N & M SLEVIN
LOT 1, 19 JETTY ROAD, COLES BAY
TASMANIA, 7215

SCALE	1:200 @A3
DATE	30/09/2019
DRAWN	BAN
ISSUE	DA
REV	-

DRAWING
PROPOSED SITE / ROOF PLAN

TRUE 15.09° NORTH

DRAWING NO.
26819_101

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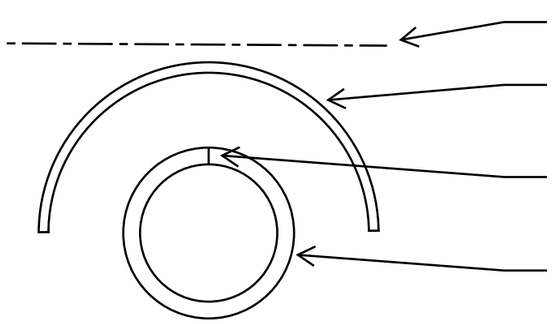
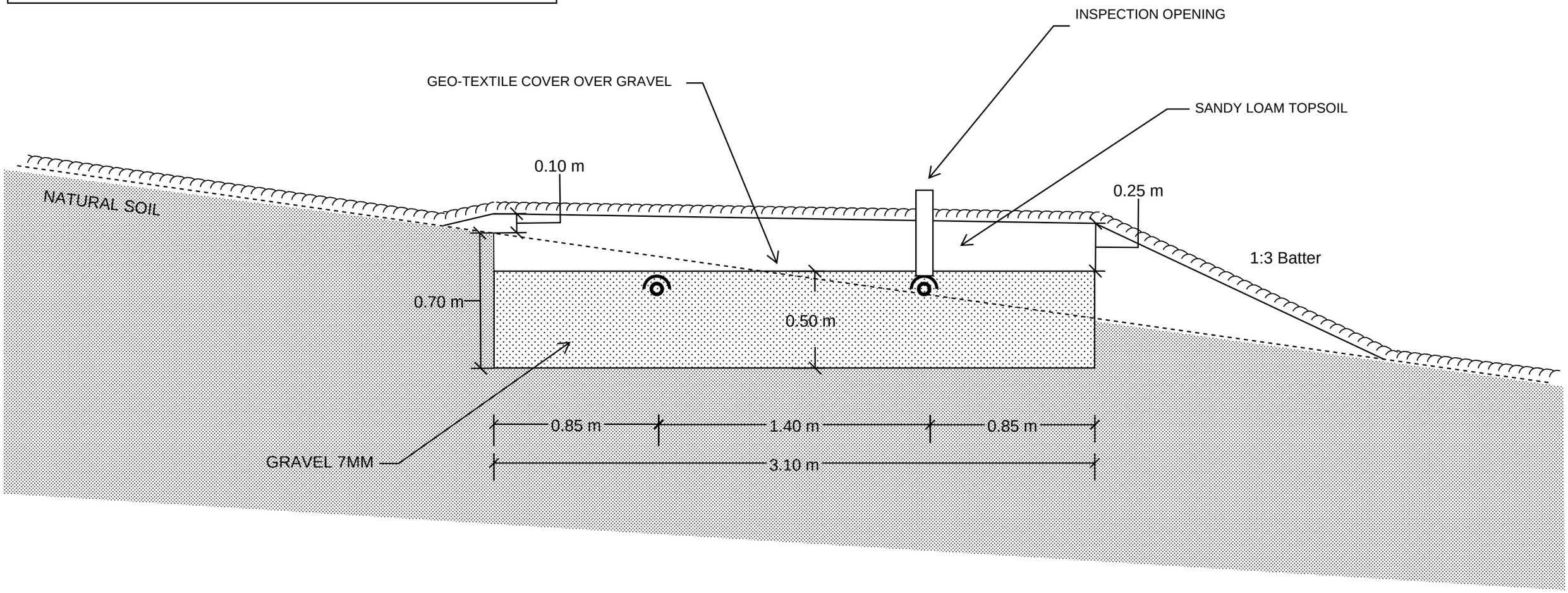
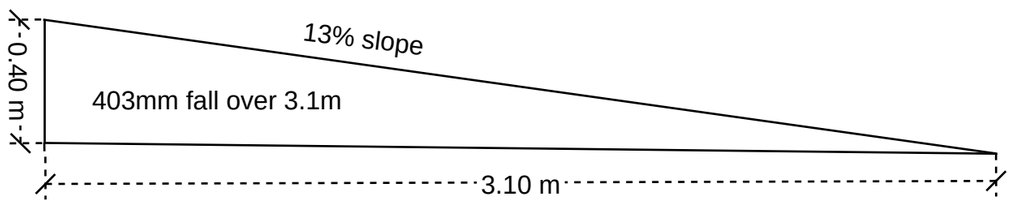
T| 6223 1839 E| office@geosolutions.net.au

Distribution pipe detail







Do not scale from these drawings. Dimensions to take precedence over scale.	AWTS Modified absorption bed		Oct 2019	On-site Wastewater Cross-Section	Sheet 1 of 2

Design notes:

1.Absorption bed dimensions of up to 10m long by 0.5m deep by 3.1m wide.

2. Base of bed to be excavated level into natural soils and smearing and compaction avoided.

3. Bed to be filled with 7mm aggregate 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.

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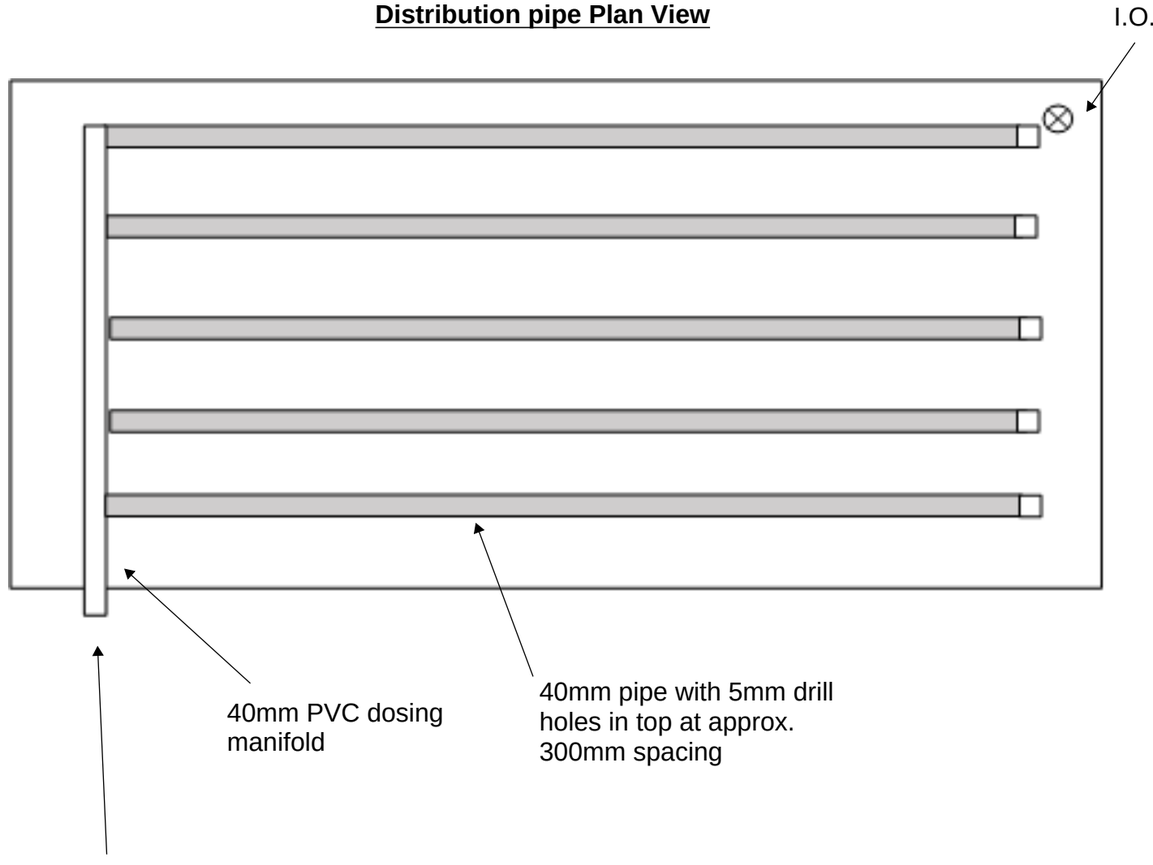
Distribution pipe Plan View



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.

Do not scale from these drawings. Dimensions to take precedence over scale.				On-site Wastewater Design Notes	Sheet 2 of 2

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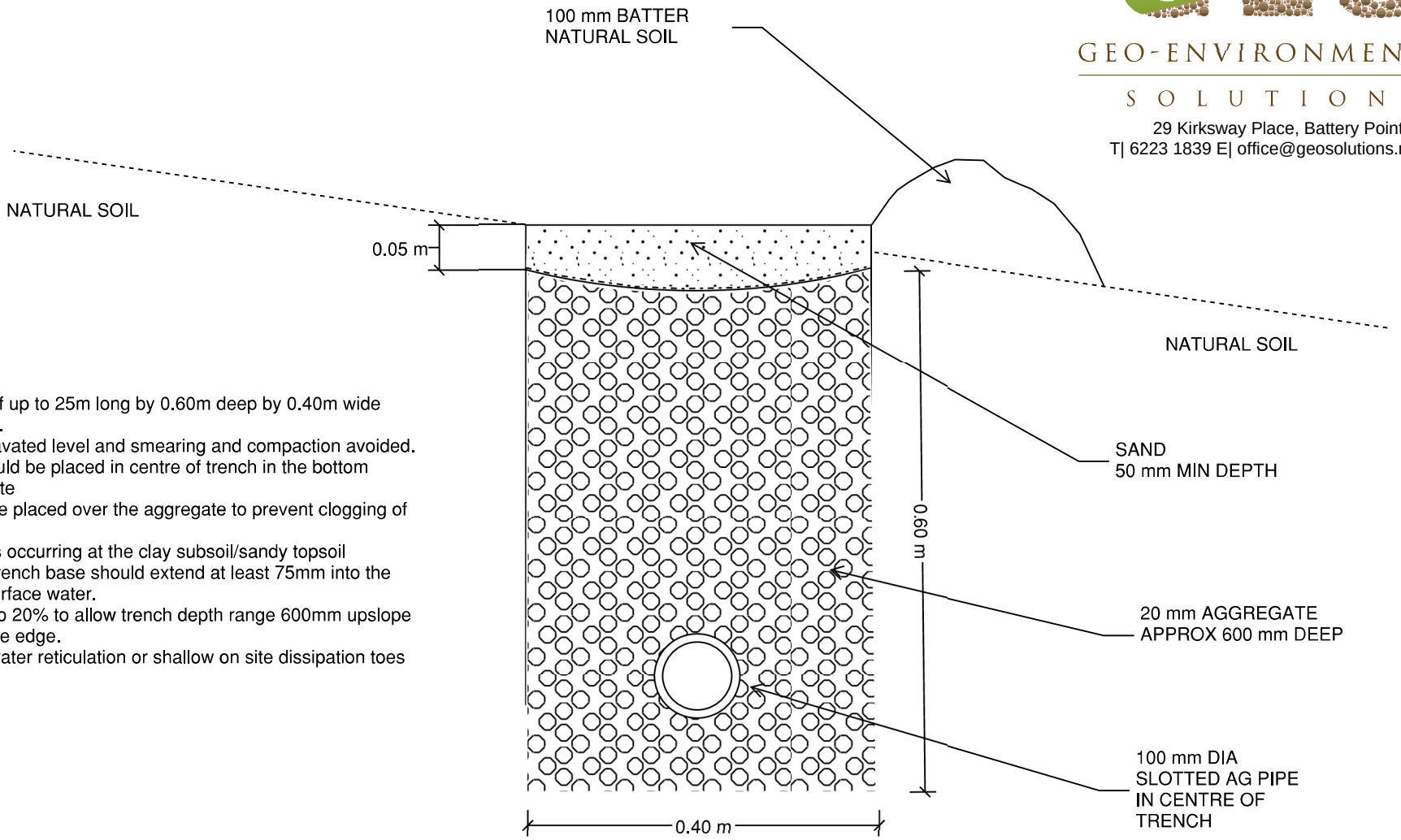

Design notes:

1.Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5.If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6.Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7.Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.

Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: May 2019	Cut-Off Drain Detail	Sheet 1 of 1

Planning Response – Lot 1, 19 Jetty Road, Coles Bay

To: Glamorgan Spring Bay Council
Date: 16th March 2026

Dear Glamorgan Spring Bay Council,

This document is to accompany an application for development for Lot 1, 19 Jetty Road, Coles Bay.
The proposed development historically received planning approval on the 23 Jan 2020 (DA 2019-319) however due to personal issues, it did not proceed through to construction. The current application is nearly identical to that previously approved, with the main difference being the shape of the roof.

The project provides a new residential, 2-story, 3 bedroom, 3 bathroom house and incorporated boat storage with a new on-site wastewater system.

The proposed works have been tested against the Tasmanian Planning Scheme. It is located within the Low Density Residential zone and has no planning code overlays. The proposed use is residential single dwelling, which is no permit required. However, the proposed works are considered discretionary under 10.4.3 P2.

Please find following a summary and detailed assessment.

Kind regards,

Bee Newman
Director, Next 50 Architects

SUMMARY ASSESSMENT

10. LOW DENSITY RESIDENTIAL ZONE

CLAUSE	ACCEPTABLE SOLUTIONS	PERFORMANCE CRITERIA	NOT APPLICABLE
10.3.1 Discretionary uses			A1 A2 A3 A4
10.3.2 Visitor Accommodation			A1 A2
10.4.1 Residential density for multiple dwellings			A1
10.4.2 Building Height	A1		
10.4.3 Setback	A1	P2	
10.4.4 Site Coverage	A1		
10.4.5 Frontage fences for all dwellings			A1

DETAILED ASSESSMENT – 10. LOW DENSITY RESIDENTIAL ZONE

10.3.1 Discretionary uses

That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Development Standard	Assessment
A1 Details not shown.	Not Applicable.
A2 Details not shown.	Not Applicable.
A3 Details not shown.	Not Applicable.
A4 Details not shown.	Not Applicable.

10.3.2 Visitor Accommodation

That Visitor Accommodation:
(a) is compatible with the character and use of the area;
(b) does not cause an unreasonable loss of residential amenity; and
(c) does not impact the safety and efficiency of local roads or rights of way.

Development Standard	Assessment
A1 Details not shown.	Not Applicable.
A2 Details not shown.	Not Applicable.

10.4.1 Residential density for multiple dwellings

That the density of multiple dwellings:

(a) is appropriate for the low density nature of the zone; and
(b) is consistent with the availability of infrastructure services and any constraints to development.

Development Standard	Assessment
A1 Details not shown.	Not Applicable, not a multiple dwelling.

10.4.2 Building Height

That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.

Development Standard	Assessment
A1 A dwelling must have a building height not more than 8.5m.	The proposed dwelling has a height less than 8.5m and is therefore compliant with 10.4.2 A1.

10.4.3 Setback

That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.

Development Standard	Assessment
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	The proposed dwelling is setback greater than 8m from the frontage and is therefore compliant with 10.4.3 A1.
P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.	The site's topography falls steeply from Jetty Road, then rises toward the proposed building location near the northern portion of the site, before falling again toward the southern boundary. The proposed building is therefore sited at a relatively elevated and stable location to the north of the site (a)(b). The proposed setbacks are: - 4.0 metres to the rear boundary; - 3.0 metres to the northern boundary, which adjoins the neighbouring driveway and garage; and - 4.2 metres to the southern boundary at its closest point (c). As per the submitted shadow diagrams, the development does not result in overshadowing of private open space or habitable room windows of the neighbouring properties to the east, north, or west. Overshadowing to the south occurs only during the winter solstice and is limited to the northern edge of the adjacent southern lot (d)(e)(f). In terms of visual impact, the scale and proportion of the proposal are consistent with the surrounding residential context. Nearby dwellings are also two and three storeys in height, with comparable separation between buildings, ensuring the development integrates appropriately with the established character (g). The proposed development is therefore considered to meet the Performance Criteria of Clause 10.4.3 P2

10.4.4 Site Coverage

That site coverage:
(a) is consistent with the character of existing development in the area;
(b) provides sufficient area for private open space and landscaping; and
(c) assists with the management of stormwater runoff.

Development Standard	Assessment
A1 Dwellings must have a site coverage of not more than 30%.	The proposed residential dwelling has a site coverage of 18%, which is not more than 30%. The proposed works are therefore compliant with 10.4.4 A1.

10.4.5 Frontage fences for all dwellings

That the height and transparency of frontage fences:
(a) provides adequate privacy and security for residents;
(b) allows the potential for mutual passive surveillance between the road and the dwelling; and
(c) is reasonably consistent with fences in the street.

Development Standard	Assessment
A1 Not acceptable solution.	No proposed changes to the front fence. The proposed residential dwelling is therefore compliant with 10.4.5 A1.