

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Thu, 19 May 2022 12:20:16 +1000
To: hvc@huonvalley.tas.gov.au;janeyontherun@gmail.com
Subject: Planning Representation - Jane Marie Smith - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Jane Marie Smith
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
PO Box 300 Cygnet
Address Line 2
106 Winns Road
Town or Suburb
Cygnet
Postcode
7112
Email
janeyontherun@gmail.com
Phone Number
0411721462
Comments
<p>Hi there, According to the new zoning provisions, my two acre block (Title Ref 173351/1) at 106 Winns Road Cygnet will change from Rural Resource to Agricultural.</p> <p>I would like to argue that this change of zoning is totally inappropriate on a 2 acre block. I am currently building a house that has been approved by council in 2021. Once that is completed (Dec 22) there will be minimal land left for any agricultural use and what is left is very steep and not much good for planting anything. I have attached the DA application and approval so you can further see size of block and placement of dwelling on the block.</p> <p>My block was previously part of the dairy farm that surrounds the block and while I understand that that land should be zoned agricultural as they continue to run a dairy farm, my block clearly should not be. It is no longer large enough to run any agricultural pursuit on it.</p> <p>I would respectfully suggest that my block should be classified as Rural Living rather than agricultural given it will have a house on it and will be further limited with land use once that is finished.</p>

It is my understanding that once we have lodged our submissions it will be up to the council to come back to us with a response and if any further information is required you will ask for it. Should it need to it could go to a hearing at some point later this year. Please let me know if this is correct.

Look forward to hearing from you,

Regards

Jane Smith
106 Winns Road
Cygnet

File

- [2006_106-Winns-Road-Planning-Approval.rtf.zip](#)
- [2006-210215-Planning-Permit.pdf](#)
- [2006-210215-Planning-Permit-Documentation.pdf](#)

Submit Application

- Yes Submit



HUON VALLEY COUNCIL

40 Main Street, Huonville
PO Box 210, Huonville 7109
hvc@huonvalley.tas.gov.au
ph: (03) 6264 0300
ABN: 77 602 207 026

Crump Architects
C/- Nathan Crump
16 Oberon Court
DYNMYRNE TAS 7005

Our Ref: DA-312/2020 & 3529436

Enquiries To: Planning

15 February 2021

Dear Mr Crump

PROPOSED DEVELOPMENT/USE – DWELLING AND OUTBUILDING AT 106 WINNS ROAD, CYGNET

Your Planning Application for the above proposal has now been approved by Council.

The Development/Use Permit containing the conditions under which the approval was granted is attached. The Permit relates to the development/use of the land or buildings irrespective of the applicant or subsequent occupants and whoever acts on it must comply with all conditions attached thereto. *Please read the permit carefully to ensure that all conditions are complied with.*

If you need to obtain a building permit you should now lodge a building application in accordance with the conditions of approval of this Permit and complying with the Building Code of Australia. *Works must not commence until a building permit has been issued for the proposal.*

Should you not be satisfied with the conditions of the Permit you have a right to appeal Council's decision. Appeals must be lodged with the Resource Management and Planning Appeal Tribunal (the Tribunal) within a 14 day period from date of notification of Council's decision, and be accompanied by the prescribed fee. For further information, please refer to the Resource Management and Planning Appeal Tribunal website, www.rmpat.tas.gov.au.

If you have concerns regarding Council's decision or any of the permit conditions please do not hesitate to contact Council's Planning Officer, Brian White on (03) 6264 0300 who will be happy to assist.

Yours sincerely

LUKE CHIU
DIRECTOR ENVIRONMENT AND DEVELOPMENT SERVICES

Enc



PLANNING PERMIT

Applicant:	Crump Architects
Permit number:	DA-312/2020
Application date:	12 October 2020
Approval date:	15 February 2021
Permit for:	Dwelling and outbuilding
Site:	106 Winns Road, Cygnet
Property ID:	3529436
Planning Scheme:	Huon Valley Interim Planning Scheme 2015

Approval is granted in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* subject to the following conditions:

Conditions

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-312/2020 and Council Plan Reference No. P2 submitted on 13 January 2021.

This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

2. The stormwater runoff from all concrete, paved, or otherwise sealed areas must be collected and contained within the property or discharged to a Council approved discharge point in accordance with all relevant legislation. All works in relation to the discharge of stormwater must be completed to the satisfaction and approved by the Director Infrastructure Services.

Stormwater must not be discharged on or under a State Road, Crown Land or on adjoining land unless all necessary consents are obtained and easements are created.

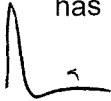
3. Prior to the commencement of site works and prior to lodgement of a building or plumbing application, a Soil and Water Management Plan to minimise soil and erosion runoff must be submitted to Council for approval. The plan must be in accordance with NRM South Soil and Water Management of Construction Sites – Guidelines and Tasmanian Standard Drawings (TSD-SW28). The plan must be maintained to the satisfaction of the Director Environment and Development Services during construction work.

A site inspection by Council is to be arranged by the landowner of the implemented plan prior to the commencement of any work on site if required by Council.

4. The vehicular access must be constructed in accordance with the Tasmanian Standard Drawings (TSD-RO3, TSD-RO4, TSD-E01 and TSD-RF01) and be sealed to match the existing road surface from the edge of the carriageway to the lot boundary. A permit to carry out works within a Council road reservation must be obtained prior to any works commencing within the Council road reservation.

Advice

- A. This approval is in respect of development/use under the Planning Scheme and does not imply any other approval by the Council or any other body. It is the developer's responsibility to ensure that all necessary approvals, including but not limited to building and plumbing permits, demolition permits, engineering certification or any other relevant approvals are obtained.
- B. In accordance with the *Land Use Planning and Approvals Act 1993*, this permit shall lapse at the expiration of two (2) years from the date of approval if the approved use and development has not substantially commenced.



LUKE CHIU
DIRECTOR ENVIRONMENT AND DEVELOPMENT SERVICES



15/12/2020

To: Jane Smith

RE: Stormwater retention and management – 106 Winns Road, Cygnet

In response to your inquiry regarding stormwater retention, I can advise the following:

Soil conditions

The soils on site are developing on Permian sediments with an estimated permeability of 0.5m/day.

Stormwater calculations

Stormwater runoff from impervious surfaces on site (new roof area) is calculated according to the rational method taken from *Australian Rainfall and Runoff (ARR)*.

Where the flowrate $Q = 0.000278CIA$

C = Runoff coefficient (taken as 0.90 for roof and 0.75 for gravel)

I = Intensity of rainfall

A = Catchment area

All 1:20yr scenarios (5 minutes to 72 hours) have been calculated in the attached spread sheet. The Intensity Frequency Duration (IFD) data generated for the site is shown in the attached charts and table.

For proposed total new roof area of approximately 265m²

The required stormwater trench area from the stormwater worksheet attached is 24m². This can be installed as one 20m long by 1.2m wide by 0.6m deep terraced absorption trench to accommodate the calculated stormwater overflow from the roof area. Gypsum will need to be incorporated into the absorption trench at a rate of 1kg/m² and care will be required to ensure excavation does not expose the underlying dispersive clay subsoils.

HUON VALLEY COUNCIL
Planning Permit Document
Approved via Delegated Authority
Decision Date: 15 February 2021

For proposed total gravel driveway area of approximately 285m²

The required stormwater trench area from the stormwater worksheet attached is 21m². This can be installed as one 14m long by 1.5m wide by 0.6m deep terraced absorption trench to accommodate the calculated stormwater overflow from the gravel driveway. Overflow is to be connected to the absorption trench via a grated stormwater pit. Gypsum will need to be incorporated into the absorption trench at a rate of 1kg/m² and care will be required to ensure excavation does not expose the underlying dispersive clay subsoils.

Summary

One absorption trench is proposed to retain stormwater overflow onsite. Overflow from the new roof area will require one 20m x 1.2m x 0.6m absorption trench and overflow from the gravel driveway will require one 14m x 1.5m x 0.6m absorption trench connected to a grated stormwater pit.

The resultant stormwater retention area/volume should therefore be sufficient to handle all ARI 1:20 events and complies with the development standards outlined in E7.7.1 P1.

Please contact me if you have any further questions.



Dr John Paul Cumming PhD CPSS
Director

Stormwater calculations – dwelling roof area

		CATCHMENT AREA	265	Ksat (m/d)	0.5	Absorption length (m)	16	Absorption area (m ²)	24		
		Catchment Type	Roof	AEP	5%	Absorption width (m)	1.5	Absorption perimeter (m)	35		
		Moderation Factor	2	Depth (m)	0.6	Absorption depth (m)	0.6				
		5% AEP		Infiltration (L/m ²)		Trench Infiltration in L (volume -area shown)					
Storm Duration	Intensity mm/hr	Flow rate (L/s)	Infiltration (L/m ²)	Storm Volume (L)	500L - 2.1 m ²	730L - 3.125 m ²	1000L - 4.2 m ²	1500L - 6.25 m ²	2000L - 8.35 m ²	2500L - 10.45 m ²	3000L - 12.5 m ²
1 min	141	9.35	0.35	560.92	1.45	2.10	2.89	4.34	5.79	7.23	8.68
2 min	112	7.43	0.69	891.11	2.89	4.20	5.79	8.68	11.57	14.47	17.36
3 min	101	6.70	1.04	1205.39	4.34	6.29	8.68	13.02	17.36	21.70	26.04
4 min	92.8	6.15	1.39	1476.70	5.79	8.39	11.57	17.36	23.15	28.94	34.72
5 min	86.2	5.72	1.74	1714.60	7.23	10.49	14.47	21.70	28.94	36.17	43.40
10 min	64.4	4.27	3.47	2561.95	14.47	20.98	28.94	43.40	57.87	72.34	86.81
15 min	52.1	3.45	5.21	3108.95	21.70	31.47	43.40	65.10	86.81	108.51	130.21
20 min	44.2	2.98	6.94	3516.71	28.94	41.96	57.87	86.81	115.74	144.68	173.61
25 min	38.8	2.57	8.68	3858.83	36.17	52.45	72.34	108.51	144.68	180.84	217.01
30 min	34.8	2.31	10.42	4153.22	43.40	62.93	86.81	130.21	173.61	217.01	260.42
45 min	27.3	1.81	15.63	4887.19	65.10	94.40	130.21	195.31	260.42	325.52	390.63
1 hour	23.1	1.53	20.83	5513.76	86.81	125.87	173.61	260.42	347.22	434.03	520.83
1.5 hour	18.4	1.22	31.25	6587.87	130.21	188.80	260.42	390.63	520.83	651.04	781.25
2 hour	15.8	1.05	41.67	7542.63	173.61	251.74	347.22	520.83	694.44	868.06	1041.67
3 hour	12.9	0.86	62.50	9237.33	260.42	377.60	520.83	781.25	1041.67	1302.08	1562.50
4.5 hour	10.7	0.71	93.75	11492.96	390.63	566.41	781.25	1171.88	1562.50	1953.13	2343.75
6 hour	9.4	0.62	125.00	13462.16	520.83	755.21	1041.67	1562.50	2083.33	2604.17	3125.00
9 hour	7.82	0.52	187.50	16799.06	781.25	1132.81	1562.50	2343.75	3125.00	3906.25	4687.50
12 hour	6.82	0.45	250.00	19534.46	1041.67	1510.42	2083.33	3125.00	4166.67	5208.33	6250.00
18 hour	5.52	0.37	375.00	23716.32	1562.50	2265.63	3125.00	4687.50	6250.00	7812.50	9375.00
24 hour	4.66	0.31	500.00	26695.18	2083.33	3020.83	4166.67	5200.00	8333.33	10416.67	12500.00
30 hour	4.03	0.27	625.00	28857.72	2604.17	3776.04	5208.33	7812.50	10416.67	13020.83	15625.00
36 hour	3.55	0.24	750.00	30504.68	3125.00	4531.25	6250.00	9375.00	12500.00	15625.00	18750.00
48 hour	2.85	0.19	1000.00	32652.90	4166.67	6041.67	8333.33	12500.00	16666.67	20833.33	25000.00
72 hour	2.02	0.13	1500.00	34715.19	6250.00	9062.50	12500.00	18750.00	25000.00	31250.00	37500.00

HUON VALLEY COUNCIL
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Decision Date: 15 February 2021

Stormwater calculations – gravel driveway area

		CATCHMENT AREA	285	Ksat (m/d)	0.5	Absorption length (m)		14	Absorption area (m ²)	21	
		Catchement Type	Gravel	AEP	5%	Absorption width (m)		1.5	Absorption perimeter (m)	31	
		Moderation Factor	2	Depth (m)	0.6	Absorption depth (m)		0.6			
		5% AEP	Infiltration (L/m ²)	Storm Volume (L)	Trench infiltration in L (volume -area shown)						
Storm Duration	Intensity mm/hr	Flow rate (L/s)	(L/m ²)	285 m ² catchme	500L - 2.1 m ²	730L - 3.125 m ²	1000L - 4.2 m ²	1500L - 6.25 m ²	2000L - 8.35 m ²	2500L - 10.45 m ²	3000L - 12.5 m ²
1 min	141	8.38	0.35	502.71	1.45	2.10	2.89	4.34	5.79	7.23	8.68
2 min	112	6.66	0.69	798.64	2.89	4.20	5.79	8.68	11.57	14.47	17.36
3 min	101	6.00	1.04	1080.30	4.34	6.29	8.68	13.02	17.36	21.70	26.04
4 min	92.8	5.51	1.39	1323.46	5.79	8.39	11.57	17.36	23.15	28.94	34.72
5 min	86.2	5.12	1.74	1536.67	7.23	10.49	14.47	21.70	28.94	36.17	43.40
10 min	64.4	3.83	3.47	2296.09	14.47	20.98	28.94	43.40	57.87	72.34	86.81
15 min	52.1	3.10	5.21	2786.32	21.70	31.47	43.40	65.10	86.81	108.51	130.21
20 min	44.2	2.63	6.94	3151.77	28.94	41.96	57.87	86.81	115.74	144.68	173.61
25 min	38.8	2.31	8.68	3458.39	36.17	52.45	72.34	108.51	144.68	180.84	217.01
30 min	34.8	2.07	10.42	3722.23	43.40	62.93	86.81	130.21	173.61	217.01	260.42
45 min	27.3	1.62	15.63	4380.03	65.10	94.40	130.21	195.31	260.42	325.52	390.63
1 hour	23.1	1.37	20.83	4941.58	86.81	125.87	173.61	260.42	347.22	434.03	520.83
1.5 hour	18.4	1.09	31.25	5904.22	130.21	188.80	260.42	390.63	520.83	651.04	781.25
2 hour	15.8	0.94	41.67	6759.90	173.61	251.74	347.22	520.83	694.44	868.06	1041.67
3 hour	12.9	0.77	62.50	8278.74	260.42	377.60	520.83	781.25	1041.67	1302.08	1562.50
4.5 hour	10.7	0.64	93.75	10900.30	390.63	566.41	781.25	1171.88	1562.50	1953.13	2343.75
6 hour	9.4	0.56	125.00	12065.14	520.83	755.21	1041.67	1562.50	2083.33	2604.17	3125.00
9 hour	7.82	0.46	187.50	15055.76	781.25	1132.81	1562.50	2343.75	3125.00	3906.25	4687.50
12 hour	6.82	0.41	250.00	17507.29	1041.67	1510.42	2083.33	3125.00	4166.67	5208.33	6250.00
18 hour	5.52	0.33	375.00	21255.19	1562.50	2265.63	3125.00	4687.50	6250.00	7812.50	9375.00
24 hour	4.66	0.28	500.00	23924.92	2083.33	3020.83	4166.67	6250.00	8333.33	10416.67	12500.00
30 hour	4.03	0.24	625.00	25863.05	2604.17	3776.04	5208.33	7812.50	10416.67	13020.83	15625.00
36 hour	3.55	0.21	750.00	27339.10	3125.00	4531.25	6250.00	9375.00	12500.00	15625.00	18750.00
48 hour	2.85	0.17	1000.00	29264.39	4166.67	6041.67	8333.33	12500.00	16666.67	20833.33	25000.00
72 hour	2.02	0.12	1500.00	31112.67	6250.00	9062.50	12500.00	18750.00	25000.00	31250.00	37500.00

Date placed on public exhibition: 22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021

Location

Label: 106 Winns Rd, Cygnet
Easting: 507949
Northing: 5221208
Zone: 55
Latitude: Nearest grid cell: 43.1625 (S)
Longitude: Nearest grid cell: 147.0875 (E)



IFD Design Rainfall Intensity (mm/h)

Issued: 15 December 2020

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

Table

Chart

Unit:

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	62.1	70.3	98.0	119	141	172	198
2 min	53.6	60.4	82.1	97.0	112	131	145
3 min	47.4	53.5	73.1	86.9	101	119	133
4 min	42.6	48.2	66.4	79.5	92.8	111	126
5 min	38.9	44.0	61.0	73.4	86.2	104	119
10 min	28.0	31.7	44.4	54.1	64.4	79.5	92.2
15 min	22.6	25.6	35.9	43.7	52.1	64.5	74.9
20 min	19.3	21.9	30.6	37.2	44.2	54.6	63.3
25 min	17.1	19.3	26.9	32.7	38.8	47.7	55.1
30 min	15.5	17.5	24.3	29.4	34.8	42.6	49.0
45 min	12.4	14.0	19.3	23.3	27.3	33.0	37.6
1 hour	10.6	12.0	16.5	19.8	23.1	27.6	31.2
1.5 hour	8.56	9.70	13.3	15.9	18.4	21.7	24.4
2 hour	7.38	8.39	11.5	13.7	15.8	18.6	20.7
3 hour	6.02	6.87	9.49	11.2	12.9	15.1	16.8
4.5 hour	4.92	5.64	7.85	9.30	10.7	12.5	13.9
6 hour	4.25	4.89	6.86	8.16	9.40	11.0	12.3
9 hour	3.45	3.98	5.64	6.75	7.82	9.27	10.4
12 hour	2.95	3.41	4.87	5.86	6.82	8.14	9.16
18 hour	2.33	2.70	3.88	4.70	5.52	6.66	7.56
24 hour	1.95	2.26	3.25	3.95	4.66	5.66	6.46
30 hour	1.69	1.95	2.80	3.41	4.03	4.92	5.63
36 hour	1.49	1.72	2.46	3.00	3.55	4.34	4.98
48 hour	1.21	1.39	1.98	2.41	2.85	3.49	4.01
72 hour	0.892	1.01	1.42	1.71	2.02	2.46	2.82
96 hour	0.711	0.801	1.10	1.33	1.56	1.88	2.14
120 hour	0.595	0.668	0.908	1.08	1.26	1.51	1.72
144 hour	0.516	0.577	0.777	0.919	1.06	1.27	1.43
168 hour	0.458	0.512	0.683	0.803	0.922	1.10	1.24

HUON VALLEY COUNCIL
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IFD Design Rainfall Intensity (mm/h)

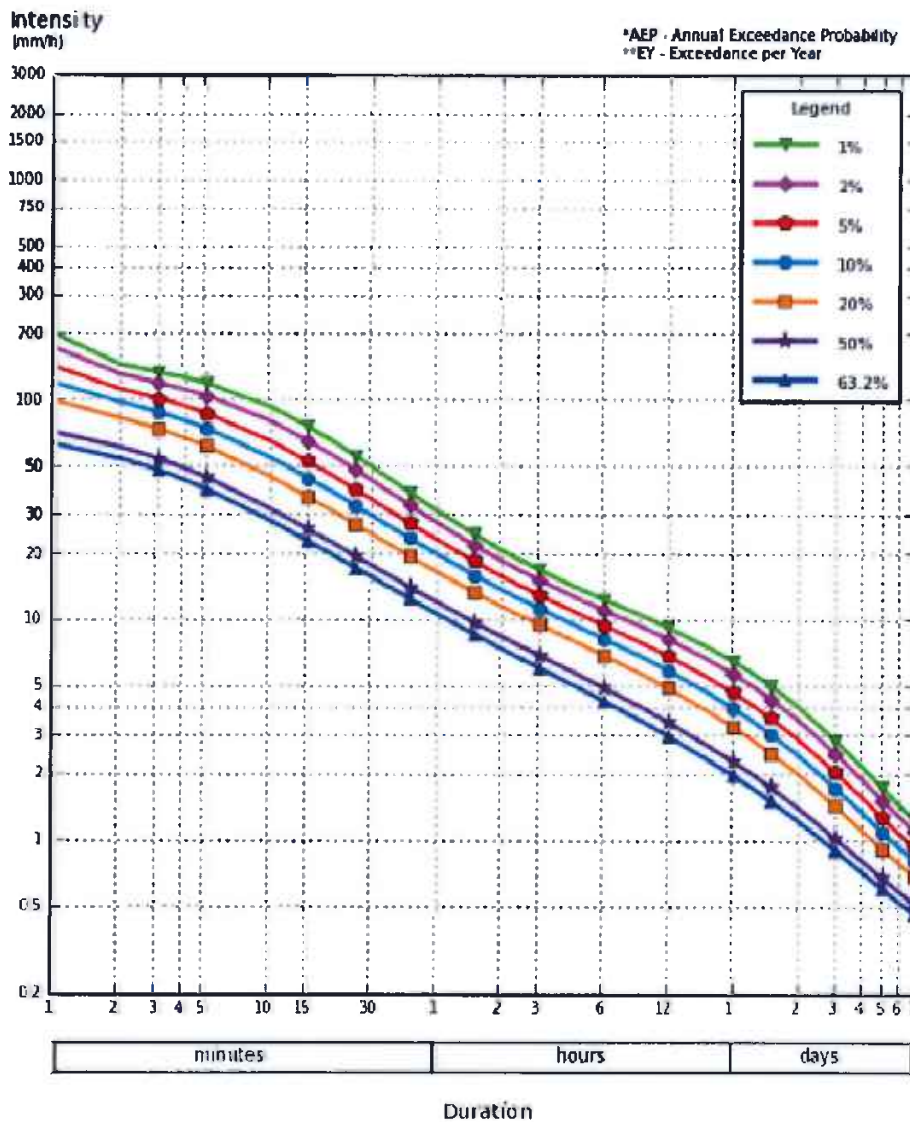
Issued: 15 December 2020

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

Table

Chart

Unit: **mm/h**



HUON VALLEY COUNCIL
Planning Permit Document
Approved via Delegated Authority
Decision Date: 15 February 2021

CERTIFICATE OF THE RESPONSIBLE DESIGNERSection 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35****Designer details:**

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant: Designer's project reference No:
 Address: Lot No:

 Type of work: Building work Plumbing work (X all applicable)

Description of work:

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

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

Certificate Type:	Certificate	Responsible Practitioner
<input type="checkbox"/>	Building design	Architect or Building Designer
<input type="checkbox"/>	Structural design	Engineer or Civil Designer
<input type="checkbox"/>	Fire Safety design	Fire Engineer
<input type="checkbox"/>	Civil design	Civil Engineer or Civil Designer
<input checked="" type="checkbox"/>	Hydraulic design	Building Services Designer
<input type="checkbox"/>	Fire service design	Building Services Designer
<input type="checkbox"/>	Electrical design	Building Services Designer
<input type="checkbox"/>	Mechanical design	Building Service Designer
<input type="checkbox"/>	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/>	Other (specify)	

Deemed-to-Satisfy: Performance Solution: (X the appropriate box)**Other details:**

HUON VALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021

Design documents provided:

Date placed on public exhibition: 22 January 2021

Development Application: DA - 312/2020
Plan Reference no: P2
Date Received: 13/01/2021

The following documents are provided with this Certificate --

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Dec-20
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Dec-20
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Dec-20
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Dec-20

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:

Stormwater Assessment - 106 Winns Rd, Cygnet - Dec-20

Stormwater Assessment - 106 Winns Rd, Cygnet - Dec-20

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.

Designer:

Name: (print)	John-Paul Cumming
---------------	-------------------

Licence No:

CC774A

Signed: 

Date	15/12/2020
LUNON VALLEY COUNCIL	
Planning Permit Document	
Approved via Delegated Authority	
Decision Date: 16 February 2021	

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

I 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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		15/12/2020

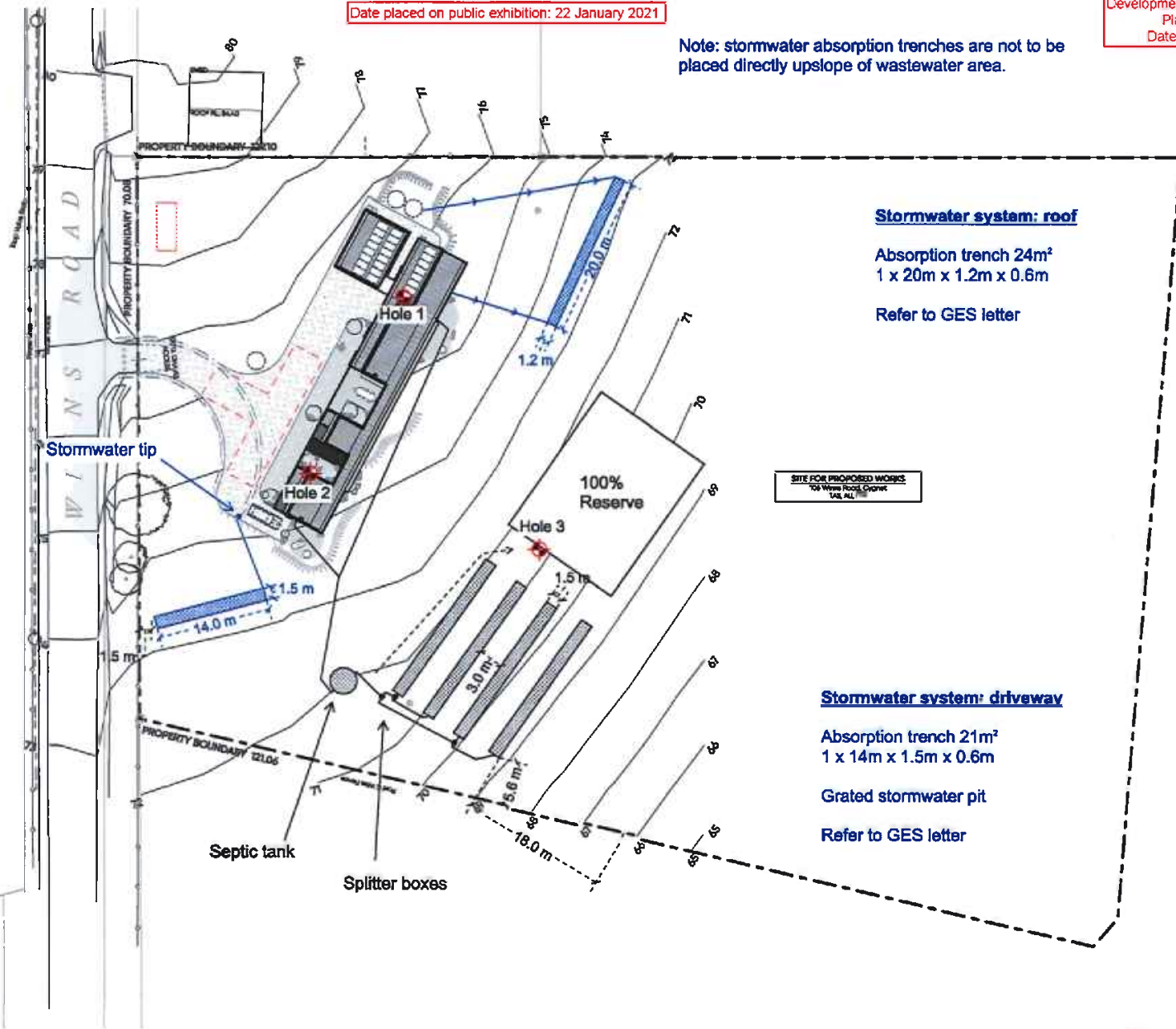


HUON VALLEY COUNCIL
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Approved via Delegated Authority
Decision Date: 15 February 2021

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Note: stormwater absorption trenches are not to be placed directly upslope of wastewater area.



Stormwater system: roof

Absorption trench 24m²
 1 x 20m x 1.2m x 0.6m

Refer to GES letter

SITE FOR PROPOSED WORKS
 106 Winns Road, Oranget
 TAS, AU, 7102

Stormwater system: driveway

Absorption trench 21m²
 1 x 14m x 1.5m x 0.6m

Grated stormwater pit

Refer to GES letter

LEGEND + NOTES

GENERAL NOTES	
TITLE / PROJECT:	13/01/2021
PROPERTY ID:	300436
CLIMATE ZONE:	7
SOIL CLASS:	TBC
WIND CLASS:	TBC
SALINITY:	TBC
CORROSION BY/RESISTANCE:	TBC
INTERNAL SITE HEIGHT:	TBC
GENERAL NOTES	
PLANNING PERMIT APPLICANT:	106 WINNS ROAD, ORANGET, TAS, AU, 7102
PLANNING REFERENCE NO:	TBC
SCHEDULE OF AREAS	
DTCL SITE AREA:	10,344m ²
PERMITS GROUP	
PERMITS FOR:	20m ²
PERMITS FOR:	25m ²
PERMITS FOR:	45m ²
PERMITS FOR:	15m ²
EXTERNAL AREA	20m ²
BUILDING FOOTPRINT	25m ²
% SITE COVERAGE:	2.7%

- LEGEND**
- EXISTING VEGETATION TO BE RETAINED
 - EXISTING VEGETATION TO BE REMOVED
 - PROPOSED NEW PLANTING UNLESS NOTED OTHERWISE, ALL NEW PLANTING TO BE BY OWNER
 - EXISTING SURFACE / FINISH TO BE DEMOLISHED AND REMOVED
 - EXISTING ELEMENT TO BE DEMOLISHED AND REMOVED
 - EXISTING ELEMENT TO BE RETAINED
 - PROPOSED NEW ELEMENT
 - PROJECT DATUM / SETOUT POINT
 - EXISTING LEVEL
 - REQUIRED LEVEL

Dr. John Paul Cumming
 Building Services Designer
 Hydraulic
 CCC774A

15/12/2020



Site Plan

1

crump architects
 CC670C
 noah@crumparchitects.com.au
 D479 B&Z 039
 @crumparchitects
 crumparchitects.com.au

Drawings to be read in conjunction with specification by Crump Architects and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are prepared by the level of copyright and may not be copied or reproduced without the written permission of Crump Architects. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Project Name
 Approved - RESPONSE CLOUSED RED
 Revision Date
 Held by/Prepared

PRELIMINARY

PROJECT TITLE
 106 Winns Road

DESCRIPTION
 Proposed Dwelling

ADDRESS
 106 Winns Road Oranget TAS, AU, 7102

CLIENT
 Ms Jane Smith

STATUS
 Town Planning DA

HUON VALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021

PROJECT NO
 2006

DRAWING NO
 SK.04

REVISION
 01 - V

DRAWING TITLE
 Site Plan

DATE 15/12/20

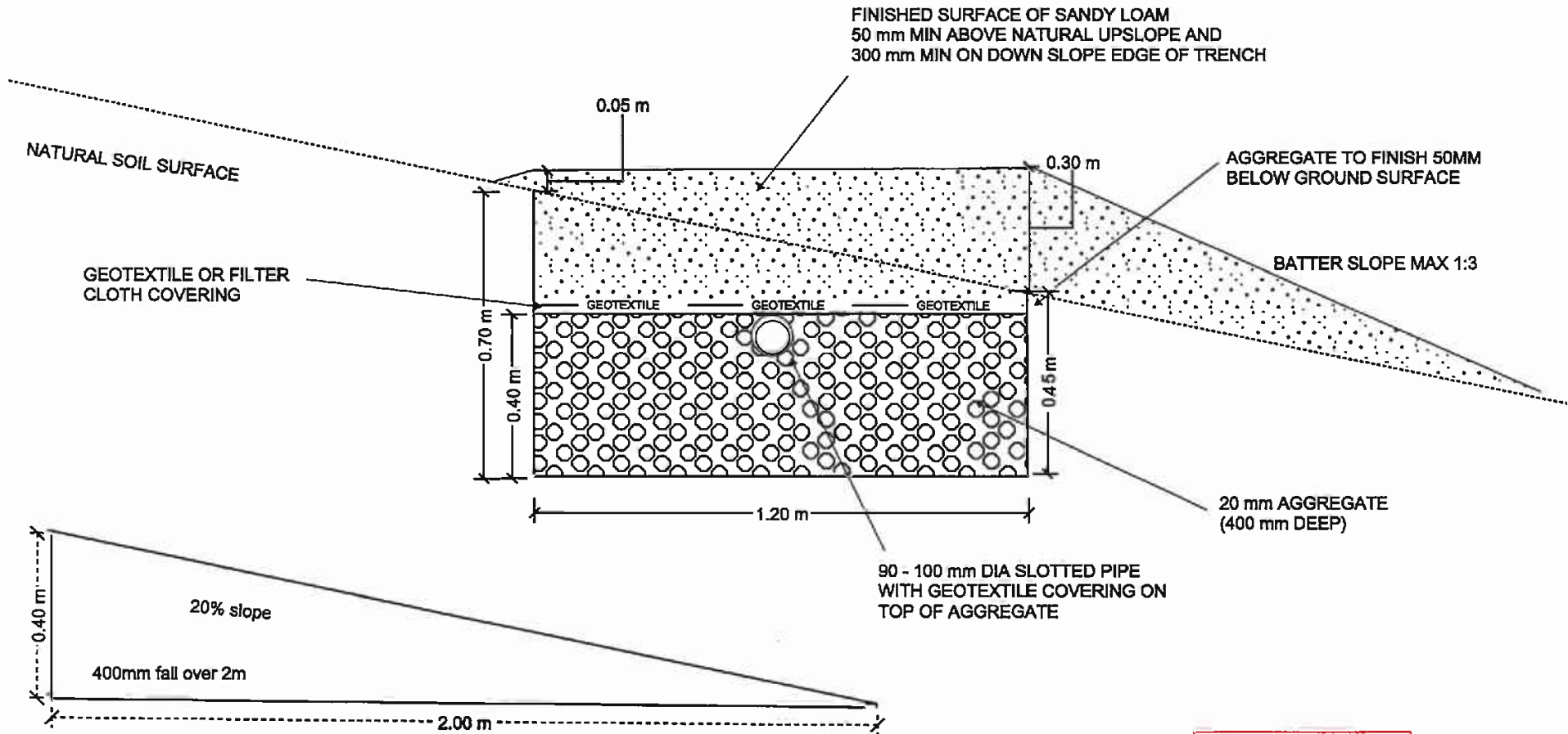
crump.

Document Set ID: 1831741
 Version: 1, Version Date: 13/01/2021

Design notes:

1. Absorption trench dimensions of up to 20m long by 0.6m deep by 1.2m wide
 – total storage volume calculated at average 35% porosity.
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
4. Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
5. Construction on slopes up to 20% to allow trench depth range 750mm upslope edge to 600mm on down slope edge
6. Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m²
7. All works on site to comply with AS3500 and Tasmanian Plumbing code.

GES
GEO-ENVIRONMENTAL
SOLUTIONS
 29 Kirksway Place, Battery Point
 T 62231839 E office@geosolutions.net.au



HUON VALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021

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

Geo-Environmental Solutions

Date: Jun 2020

Terraced Stormwater Trench Details

Sheet 1 of 1

Design notes:

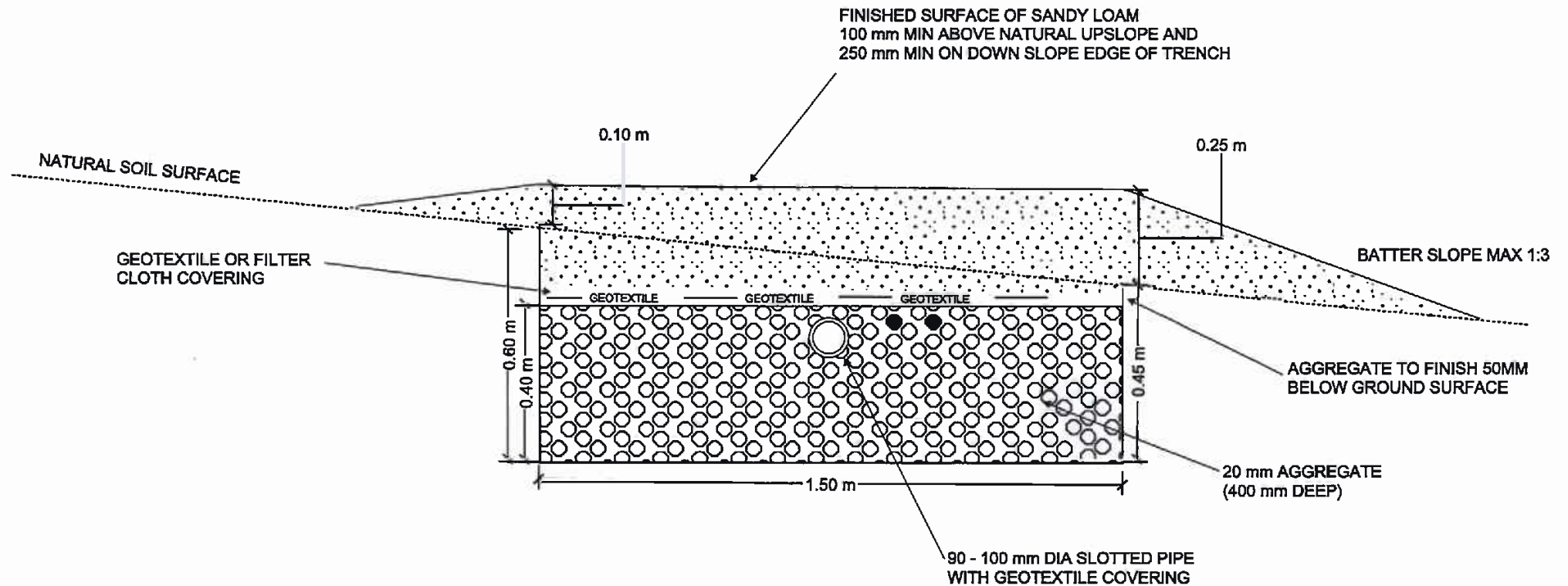
1. Absorption trench dimensions of up to 20m long by 0.45m deep by 1.5m wide
 – total storage volume calculated at average 35% porosity.
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
4. Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
5. Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 450mm on down slope edge
6. Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m²
7. All works on site to comply with AS3500 and Tasmanian Plumbing code.



GEO-ENVIRONMENTAL

SOLUTIONS

86 Queen Street, Sandy Bay
 T| 62231839 E| office@geosolutions.net.au



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

Geo-Environmental Solutions

Date: Aug 2020







Terraced Stormwater Trench Detail

Sheet 1 of 1

Date placed on public exhibition : 22 January 2021

Development Application: DA - 312/2020
Plan Reference no: P2
Date Received: 13/01/2021 **File Listing**
Page 1

2006 210107 HVC RFI

Name	Kind	Size	Date Modified
 106 Winns Rd_HVC RFI.pdf	PDF document	881 KB	26/10/20 at 10:05:01 am
 106 Winns Rd_Geo Environemtnal Assessment.pdf	PDF document	2.6 MB	21/12/20 at 10:16:50 am
 106 Winns Rd_Stormwater Report.pdf	PDF document	2.3 MB	21/12/20 at 10:16:50 am
 106 Winns Rd_Documentation SK04.pdf	PDF document	13.5 MB	7/1/21 at 3:40:27 pm
 106 Winns Rd_Cover Letter	PDF document	96 KB	8/1/21 at 10:21:48 am
 2006 210108 Transmittal.pdf	PDF document	0 bytes	8/1/21 at 10:23:20 am

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/Volumes/Architecture/2006 106 WINNS RD CYGNET/03 AUTHORITIES & PUBLIC UTILITIES/03.01 Planning Authority/2006 210107 HVC RFI

Date placed on public exhibition. 22 January 2021

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crump.

Crump Architects
www.crumparchitects.com.au

nathan@crumparchitects.com.au

Friday, 08 January 2021

Huon Valley Council
40 Main Street
Huonville, TAS, 7109
hvc@huonvalley.tas.gov.au

Attention:
Huon Valley Council Planning Department

Subject:

Covering Letter

DA-312/2020

HVC Request For Further Information dated 19 October 2020

106 Winns Road, Cygnet
Proposed Development / Use – Dwelling, Driveway, Carport

To Whom It May Concern,

Please accept this covering letter and associated documentation with regard to Huon Valley Council Request For Further Information dated 19 October 2020 pertaining to new works as stated above located at 106 Winns Road, Cygnet.

HUON VALLEY COUNCIL
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1. Road Owners Consent – Section 52 (1B) Land Use Planning and Approvals Act 1993

Please refer to the following documents provided and forming part of this application:

2006 SK.04 Site Plan, with Revision SK04
2006 SK.05 Site Plan – Partial, with Revision SK04

Further to correspondence with Huon Valley Council Planning Officer and Development Engineer, the secondary site access point has been omitted and is no longer proposed as part of this application.

2. Clause 26.3.1 (P1) – Sensitive Use (including residential use)

This application does not propose a development and/or use on the subject property which will detract, or have negative impact on the continual rural and agricultural uses currently employed on the neighbouring properties; nor does it seek to impact on the future capacity for these properties to be used for the purposes of primary industry.

The proposed residential dwelling has been envisaged as a home completely immersed in the rural environment an area such as Cygnet and the Huon Valley affords; indeed a type of living which the area actively promotes, of which there are numerous examples.

The proposed residence has been designed with a sensitivity to the area and its continued uses in mind, being sited further to the north-east of the property and closer to both Winns Road and the neighbouring residential property at 110 Winns road, this siting is in keeping with the typology of neighbouring residences in the area whilst allows for a greater setback to the shared boundaries of neighbouring rural land to the south and west.

The siting and orientation of the building coupled with the future potential for the property owner to incorporate landscaping / planting elements to buffer between the agricultural uses of neighbouring properties all aids in alleviating the potential for any unwarranted impact of the proposed sensitive use (residential dwelling) and vice-versa.

3. Clause 26.3.3 (P1) – Sensitive Use (including residential use)

The subject property, encompasses a title boundary of area a little under three (3) acres, in and of itself this size is too small to be utilised solely for purposes of primary production in any feasible means or capacity. With many residential dwellings in the immediate context sharing a title area of a similar if not smaller size the development is not a proposal for a typology which is not already prevalent in the area.

The neighbouring properties comprise predominately vacant pastoral land currently used for grazing sheep and cattle and for cutting hay and the like. The proposal does not aim to interfere, impact, or fetter the continual agricultural uses of these properties; this context was a driving element in the proposal, that the residence be immersed in such a rural environment.

As mentioned previously, separation distances have been implemented such that the proposal does not have an unfavourable proximity to those boundaries to the south and west where more agricultural uses are currently employed, sited upslope of these areas, the residence looks out and over these properties which allows for less direct impact between the sites.

4. Clause 26.4.3 Design A2/P2

Please refer to the following documents provided and forming part of this application:

2006 SK.08 Elevations, with Revision SK04
2006 SK.09 Elevations, with Revision SK04

As demonstrated in the documentation and further to correspondence with Huon Valley Council Planning Officer, the proposed exterior claddings of the building are comprised of the following:

- a) F01 – Vertical Timber Cladding, Stained Dark
- b) F02 – Vertical Timber Cladding, Natural Oil
- c) F05 – Profiled Metal Roof Sheetting – Colorbond Monument or Night Sky
- d) F08 – Concrete Block, Standard Grey
- e) F09 – Composite Sheet Cladding, Black

These materials have been selected with much consideration to the rural landscape of the area and the immediate site context and siting of the development; the use of timbers, blockwork, and sheet cladding in either dark or muted natural tones are not considered reflective and will allow the building to recede and blend into its setting.

The profiled metal roof sheetting similarly of a dark colour to blend with the wall cladding of the house is another consideration actively sought, such to reduce any potential for unwarranted impact on the natural landscape; furthermore, the Building Code of Australia (BCA) has classified both Colorbond Monument and Night Sky on the basis of their Solar Absorptance being .73 and .96 respectively, these are classified as 'Dark' Colours under the BCA.

5. Road and Railway Assets Code – Clause E5.6.2 A2 & Clause

Please refer to the following documents provided and forming part of this application:

2006 SK.04 Site Plan, with Revision SK04
2006 SK.11 Sight Distance Diagram, with Revision SK04

The existing property access point to be retained has been identified in the documentation package, located from information provided in the Site Survey prepared by Lark and Creese Land and Engineering Surveyors dated 22 November 2019.

The Site Distance Diagram demonstrates that the existing site access point meets the requirements of the Safe Intersection Sight Distance shown in Table E5.1. The linear nature of Winns Road passing the property frontage allows for clear sight lines in both directions of travel, and therefore allows for the clear sight lines for drivers in positions 1 through 4 in accordance with Figure E5.1 *Sight Lines for Accesses and Junctions* to be observed.

6. Parking and Access Code – Clause E6.7.6 A1/P1

Please refer to the following documents provided and forming part of this application:

2006 SK.04 Site Plan, with Revision SK04

Stormwater Retention and Management Report
Prepared by GES Geo-Environmental Solutions dated 15 December 2020

The existing site access location is to remain, if the current access does not meet the requirements of Local Authority Guidelines and Tasmanian Standard Drawings *TSD-R03, TSD-R04, TSD-E01* and *TSD-RF01* the property access is to be upgraded as required to ensure compliance at the developers cost.

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The surface from the edge of the of the carriageway to the property boundary is to be surfaced to a sealed construction standard to match the existing road surface of Winns Road.

Within the property boundary the drive and parking area is to be surfaced with a 2% cement stabilised crushed rock on compacted sub-base and fall to trafficable grated stormwater pit connecting to onsite stormwater trench as per documentation by GES Geo-Environmental Solutions.

7. Stormwater Management Code – Clause E7.7.1 A1/P1

Please refer to the following documents provided and forming part of this application:

2006 SK.04 Site Plan, with Revision SK04

Stormwater Retention and Management Report
Prepared by GES Geo-Environmental Solutions dated 15 December 2020

Geo-Environmental Assessment
Prepared by GES Geo-Environmental Solutions dated December 2020

HUON VALLEY COUNCIL
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We hope the above satisfies council's requirements, if however, there are any concerns regarding any aspect of this application, please don't hesitate to contact me for further discussion.

Kind Regards



Nathan Crump

crump. 0419862639
Crump Architects
Nathan Crump / Director / Architect / TAS CC6170C
Website / www.crumparchitects.com.au

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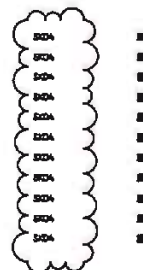
crump architects
503/705
no.106@crumparchitects.com.au
0829 859 639
@crumparchitects
crumparchitects.com.au

PROJECT
106 Winns Road

DESCRIPTION: Proposed Dwelling
ADDRESS: 106 Winns Road Cygnet TAS, AU, 7112
CLIENT: Ms Jane Smith
STATUS: **Town Planning (DA)**
PROJECT NO: 2006

DRAWING INDEX

- SK.00 Cover Page
- SK.01 Location Plan
- SK.02 Site Aerial
- SK.03 Site Plan
- SK.04 Site Plan - Partial
- SK.05 Floor Plan
- SK.06 Roof Plan
- SK.07 Elevations
- SK.08 Elevations
- SK.09 Section
- SK.10 Sight Distance Diagram



Development Application: DA - 312/2020
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<p>LEGEND - NOTES</p> <p>EXISTING ELEMENT</p> <p>PROPOSED NEW ELEMENT</p> <p>PROJECT DATUM / SETOUT POINT</p> <p>EXISTING LEVEL</p> <p>REQUIRED LEVEL</p>	<p>LEGEND - NOTES</p> <p>TITLE / POLICE</p> <p>PROPERTY ID</p> <p>CUMULATIVE ZONE</p> <p>SOIL CLASS</p> <p>WIND CLASS</p> <p>BAL NUMBER</p> <p>COMMONWEALTH ENVIRONMENT</p> <p>KNOWN SITE HAZARDS</p> <p>ZONING OVERLAY</p> <p>200 PLANS - RESOURCE</p> <p>PLANNING DEPARTMENT & AUTHORITY</p> <p>TOWN PLANNING ACT</p> <p>DEVELOPMENT APPLICATION NO.</p> <p>SCHEDULE OF AREAS</p> <p>EXTG. SITE AREA: 10,564m²</p> <p>PROPOSED PROJECT</p> <p>PAVILLION #01: 10m²</p> <p>PAVILLION #02: 25.5m²</p> <p>PAVILLION #03: 43.2m²</p> <p>SHIPPING CONTAINER: 15m²</p> <p>EXTERNAL AREA: 200m²</p> <p>BUILDING FOOTPRINT: 200m²</p> <p>% SITE COVERAGE: 2.7%</p>	<p>LEGEND</p> <ul style="list-style-type: none"> EXISTING VEGETATION, GENERALLY PROTECT - RETAIN EXISTING VEGETATION ON SITE AS FAR AS PRACTICAL TO ALLOW FOR NEW DEVELOPMENT EXISTING VEGETATION TO BE TAKEN DOWN / REMOVED PROPOSED NEW PLANTING UNLESS NOTED OTHERWISE, ALL NEW PLANTING TO BE BY OWNER EXISTING SURFACE / FINISH TO BE DEMOLISHED AND REMOVED EXISTING ELEMENT TO BE DEMOLISHED AND REMOVED EXISTING ELEMENT TO BE RETAINED PROPOSED NEW ELEMENT PROJECT DATUM / SETOUT POINT EXISTING LEVEL REQUIRED LEVEL
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HUON VALLEY COUNCIL
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Plan Reference no: P2
Date Received: 13/01/2021

GEO-ENVIRONMENTAL ASSESSMENT

106 Winns Road

Cygnnet

December 2020



GEO-ENVIRONMENTAL

S O L U T I O N S

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HUON VALLEY COUNCIL
Planning Permit Document
Approved via Delegated Authority
Decision Date: 15 February 2021

Geo-Environmental Solutions PIL 29 Kirksway Place Battery Point 7004. Ph 6223 1839 Fax 6223 4539

Introduction

Client: Jane Smith
Date of inspection: 26/11/20
Location: 106 Winns Road, Cygnet
Land description: Approx. 1ha rural residential lot
Building type: Proposed new dwelling
Investigation: AMS PowerProbe
Inspected by: A. Plummer

Background information

Map: Mineral Resources Tasmania: Cygnet Sheet 1:25 000
Rock type: Permian sediments
Soil depth: Approx. 1.2 - 2.0m+
Planning overlays: Bushfire Prone Areas
Local meteorology: Annual rainfall approx 800 mm
Local services: Mains water onsite wastewater disposal

Site conditions

Slope and aspect: Approx. 18% slope to the South-west
Site drainage: Imperfect subsoil drainage
Vegetation: Mixed grass species
Weather conditions: Cloudy, approx. 20mm rainfall received in preceding 7 days.
Ground surface: Slightly moist surface conditions

Investigation

A number of excavations were completed to identify the distribution of, and variation in soil materials on the site. Representative excavations at the approximate locations indicated on 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)	Hole 2 Depth (m)	Horizon	Description
0.0 – 0.25	0.0 – 0.30	0.0 – 0.40	A1	Dark Brown Silty Clayey SAND (SC), slightly moist, medium dense consistency, common fine roots, gradual boundary to
0.25 – 0.50	0.30 – 0.70	0.40 – 2.0+	B2	Dark Brownish Yellow and Mottled Grey Silty Sandy CLAY (CL), moderate polyhedral structure, moist stiff consistency, medium plasticity, gradual boundary to
0.50 – 1.00	0.70 – 1.20		BC	Greyish Brown and Yellow Clayey GRAVEL (GC), dry, very dense consistency, highly weathered, refusal in holes 1 & 2, lower boundary undefined.

Soil Profile Notes

Soils on the site are developing from Permian sediments; as a result, they are dominated by sands overlying silty clay subsoils. The clay fraction will exhibit moderate ground surface movement with moisture fluctuations.

Dispersion Testing

A number of samples were taken from site, and Emmerson Aggregated Stability test was used to check for dispersion. The soil showed slight signs of dispersion and was found to be Class 2(1).

Site Classification

According to AS2870-2011 for construction the natural soil is classified as Class M, which is a moderately 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:	TC2.5
Shielding Classification:	NS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed ($V_{h,u}$)	50 m/sec

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **LIGHT CLAY (category 5)** with a Design Loading Rate (DLR) of $7L/m^2/day$. The assigned DLR is based upon professional assessment of the structure, composition, and drainage characteristics of the soil on the site by an experienced soil scientist. The assigned DLR is within the allowable range for the soil category, the effluent type, and the system design as prescribed in AS/NZS1547.

The proposed three bedroom dwelling has a calculated maximum wastewater loading of 750L/day. This is based on mains water supply and a maximum occupancy of 5 people (150L/day/person).

Using the DLR of $7L/m^2/day$, an absorption area of $108m^2$ will be required. This is to be accommodated by four $18m \times 1.5m \times 0.45m$ terraced absorption trenches connected to a dual purpose septic tank (min 3000L) with outlet filter via 3x two-way splitter boxes to ensure equal distribution. Gypsum must be applied to the base of the absorption trenches at a rate of $1kg/m^2$ to the base of the trenches. 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 must 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:	13m
Upslope or level boundaries:	1.5m
Downslope boundaries:	18m
Downslope surface water:	100m

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

To comply with E23.10.1 of the Huon Valley Interim Planning Scheme 2015;

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;	Non-compliance
(b) be no less than; <ul style="list-style-type: none"> (i) 2m from an upslope or level building; (ii) if primary treated effluent 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 down slope building. 	Complies

A2 Horizontal separation distance from downslope surface water to a land application area must comply with any of the following:

(a) be no less than 100m;	Complies
(b) if the site is within a high rainfall area or the site soil category is 4, 5 or 6, be no less than the following: (i) if primary treated effluent standard or surface application, 50m plus 7m for every degree of average gradient from downslope surface water; (ii) if secondary treated effluent standard and subsurface application, 50m plus 2m for every degree of average gradient from down slope surface water.	N/A
(c) if the site is not within a high rainfall area or the site soil category is not 4, 5 or 6, be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient from downslope surface water; (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient from down slope surface water.	N/A

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;	Non-compliance
(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.	Complies Complies 18m required

A4

Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m.	N/A
---	-----

A5

Vertical separation distance between groundwater and a land application area must be no less than 1.5m.	Complies
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A6

Vertical separation distance between a limiting layer and a land application area must be no less than 1.5m.	Complies
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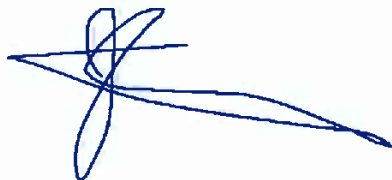
A7 *The arrangement of a land application area must comply with both of the following:*

(a) not include areas beneath buildings, driveways or other hard stand areas;	Complies
(b) have a minimum horizontal dimension of 3m.	Complies

Construction Recommendations

The natural soil is classified according to AS2870 as **Class M**, that is a moderately reactive site (20-40mm Y^b range). Consideration should be given to drainage and sediment control on site during and after construction to minimise loss of the sandy materials onsite. In particular, drainage upslope of the construction area is recommended to minimise possible weakening of the clay sediments in the foundation area and potential foundation movement.

It is recommended GES be notified of any variation to the foundation conditions or wastewater loading as outlined 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 Jane Smith Assess. Date 14-Dec-20
 Ref. No.
 Assessed site(s) 106 Winns Road, Cygnet Site(s) Inspected 26-Nov-20
 Local authority Huon Valley Council Assessed by John Paul Cumming

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 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 = 2.7
 Total phosphorus (kg/year) generated by wastewater = 1.4

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	51	57	66	64	64	72	75	66	59	56
Adopted rainfall (R, mm)	51	46	51	57	66	54	64	72	75	66	59	56
Retained rain (Rr, mm)	41	37	41	46	53	43	51	58	60	54	47	45
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	89	73	50	17	-11	-14	-20	-16	3	30	58	81
Annual evapotranspiration less retained rain (mm) =	342											

Soil characteristics

Texture = Light Clay Category = 5 Thick. (m) = 2
 Adopted permeability (m/day) = 0.24 Adopted LTAR (L/sq m/day) = 7 Min depth (m) to water = 10

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
 The preferred method of on-site primary treatment: In dual purpose septic tank(s)
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: Trench(es)
 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) = 70
 Width (m) = 1.5
 Depth (m) = 0.5
 Total disposal area (sq m) required = 110
 comprising a Primary Area (sq m) of: 108
 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 the DLR of 7L/m²/day, an absorption area of 108m² is required for the proposed dwelling.

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 Jane Smith

Assess. Date 14-Dec-20

Ref. No.

Assessed site(s) 106 Winns Road, Cygnet

Site(s) Inspected 26-Nov-20

Local authority Huon Valley Council

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	2,000	V. high	Low		
	Density of disposal systems	/sq km	15	Mod.	Moderate		
	Slope angle	degrees	9	High	Moderate		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate		
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	2.0	V. high	Low		
	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		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.24	Mod.	Very low		
	Long Term Accept. Rate	L/day/sq m	7	High	Moderate	No change	

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 has a good capability to accept onsite wastewater disposal.

GES P/L**Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australion Institute of Environmental Health)

Environmental Sensitivity Report**Site assessment for on-site waste water disposal**

Assessment for Jane Smith

Assess. Date 14-Dec-20

Ref. No.

Assessed site(s) 106 Winns Road, Cygnet

Site(s) Inspected 26-Nov-20

Local authority Huon Valley Council

Assessed by John Paul Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	100	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-342	High	Very low		
	Mn. depth to water table	m	10	High	Very low		
	Annual nutrient load	kg	4.1	High	Very low		
	Gwater environ. value	Agric non-sensit		V. high	Low		
	Mn. separation dist. required	m	10	High	Low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	120	V. high	High		
A	Dist. to nearest other feature	m	20	V. high	High		
	Risk of slope instability	Low		V. high	Low		
	Distance to landfill	m	60	V. high	Moderate		

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

The soil onsite has a good CEC for the retention of nutrients. This and the large distance to surface water imparts a low environmental risk.

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

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <p>a) be no less than 6m; or</p> <p>b) be no less than:</p> <p>(i) 3m from an upslope building or level building;</p> <p>(ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building;</p> <p>(iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.</p>	<p>P1</p> <p>a) The land application area is located so that</p> <p>(i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and</p> <p>(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</p>	<p>Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building.</p> <p>Complies with A1 (b) (ii) Land application area will be located with a minimum separation distance of 13m of downslope building.</p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <p>(a) be no less than 100m; or</p> <p>(b) be no less than the following:</p> <p>(i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or</p> <p>(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</p>	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <p>a) Setbacks must be consistent with AS/NZS 1547 Appendix R;</p> <p>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A2 (a) Land application area located > 100m from downslope surface water</p>

<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <p>(i) 1.5m from an upslope or level property boundary; and</p> <p>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary</p> <p>Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 18m of downslope property boundary.</p>
<p>A4</p> <p>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.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p>Complies with A4 No bore or well identified within 50m</p>

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



AS1547:2012 – Loading Certificate – Septic System Design

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

Site Address: 106 Winns Road, Cygnet

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

Summary of Design Criteria

DLR: 7L/m²/day.

Absorption area: 108m²

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 capacity of system and site area (provided loading changes within 25% of design)

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

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

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

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

HUON VALLEY COUNCIL
Planning Permit Document
Approved via Delegated Authority
Decision Date: 15 February 2021

Date placed on public exhibition: 22 January 2021

Development Application: DA - 312/2020
Plan Reference no: P2
Date Received: 13/01/2021

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (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: (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:

Date:

J2590

15/12/2020



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CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
Business name: Phone No:
Business address:
 Fax No:
Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work Plumbing work (X all applicable)

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

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

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

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

Other details:
HUON VALLEY COUNCIL
Planning Permit Document
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Decision Date: 15 February 2021

Design documents provided:

Date placed on public exhibition: 22 January 2021

Development Application: DA - 312/2020
Plan Reference no: P2
Date Received: 13/01/2021

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Dec-20
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Dec-20
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Dec-20

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 - 106 Winns Rd, Cygnet - Dec-20

- 106 Winns Rd, Cygnet - Dec-20


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)
Designer:	John-Paul Cumming
Licence No:	CC774A

Signed	Date
	15/12/2020

WUON VALLEY COUNCIL
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Approved via Delegated Authority
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Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.
If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.
TasWater must then be contacted to determine if the proposed works are Certifiable Works.


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

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

Certification:

I 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

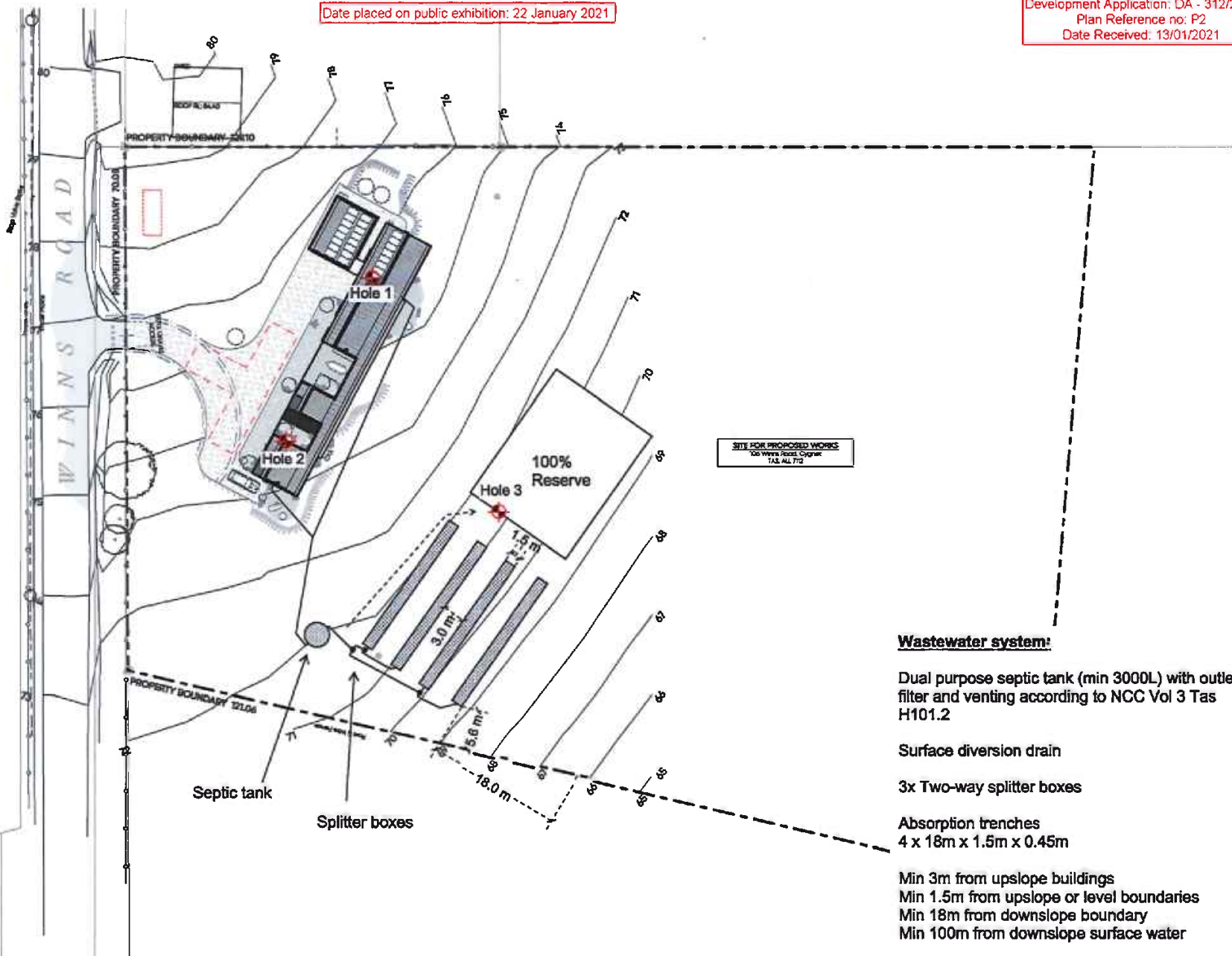
	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		15/12/2020



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SITE FOR PROPOSED WORKS
 106 Winns Road, Oyster
 T.S. ALL 7/2

LEGEND - NOTES	
GENERAL NOTES	
WTA / POOL:	9335/0
PROPERTY ID:	30294/4
CLIMATE ZONE:	7
SOIL CLASS:	TBC
WMO CLASS:	TBC
BAL. INFREQ:	TBC
CONSERVATION ENVIRONMENT:	TBC
INDICAN SITE HAZARDS:	TBC
DESIGN CHECKS BY 2ND PLANN. RESOURCE	
PLANNING PERMIT BY E AUTHORITY:	
TBC - HUON VALLEY COUNCIL	
TRANSFORM ENGINEERING LTD	
TBC	
SCHEDULE OF AREAS	
SOC. SITE AREA:	13,344m ²
RESOURCES (PROJ)	
WELLHEAD FOC:	50m ²
WELLHEAD AOE:	255m ²
WELLHEAD PFD:	435m ²
SHEDDING CONTAINER:	15m ²
EXTERNAL AREA:	
100% Reserve:	50m ²
BUILDING FOOTPRINT:	
106 Winns Road Oyster Planning 201, 01/01/2021	20m ²
% SITE COVERAGE:	27%
LEGEND	
	EXISTING VEGETATION. GENERALLY PROJECT - RETAIN EXISTING VEGETATION ON SITE AS FAR AS PRACTICAL TO ALLOW FOR NEW ROADS.
	EXISTING VEGETATION TO BE TAKEN DOWN / REMOVED.
	PROPOSED NEW PLANTING LAUNDS NOTED OTHERWISE. ALL NEW PLANTING TO BE BY OWNER.
	EXISTING SURFACE / FINISH TO BE DEMOLISHED AND REMOVED.
	EXISTING ELEMENT TO BE DEMOLISHED AND REMOVED.
	EXISTING ELEMENT TO BE RETAINED.
	PROPOSED NEW ELEMENT.
	PROJECT DATUM / SETOUT POINT.
	EXISTING LEVEL.
	REQUIRED LEVEL.

Wastewater system:

Dual purpose septic tank (min 3000L) with outlet filter and venting according to NCC Vol 3 Tas H101.2

Surface diversion drain

3x Two-way splitter boxes

Absorption trenches
 4 x 18m x 1.5m x 0.45m

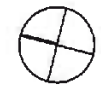
- Min 3m from upslope buildings
- Min 1.5m from upslope or level boundaries
- Min 18m from downslope boundary
- Min 100m from downslope surface water

Refer to GES report

HUON VALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021

Dr. John Paul Cumming
 Building Services Designer-
 Hydraulic
 CCC774A

14/12/2020



1 Site Plan 1:500

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 CC570C
 nat@crumparchitects.com.au
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 @crumparchitects
 crumparchitects.com.au

Drawings to be used in conjunction with specifications by Crump Architects and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take precedence. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Crump Architects. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

APPROVED 2001
 Author Name: Approved - SIGNIFICANT CHANGES
 Revision Date: Work in Progress
PRELIMINARY

PROJECT TITLE:
 106 Winns Road
 DESCRIPTION:
 Precast Dwelling
 ADDRESS:
 106 Winns Road Oyster TAS, ALL 7/2
 CLIENT:
 Mr John Smith
 STATUS:
 Town Planning (DA)

PROJECT NO	DRAWING NO	REVISION
2006	SK.04	01 - W
DRAWING TITLE		DATE: 11/12/20
Site Plan		

crump.

Document Set ID: 1831741
 Version: 1, Version Date: 13/01/2021

NOT SCALE DRAWING @ ALL SIZES

Design notes:

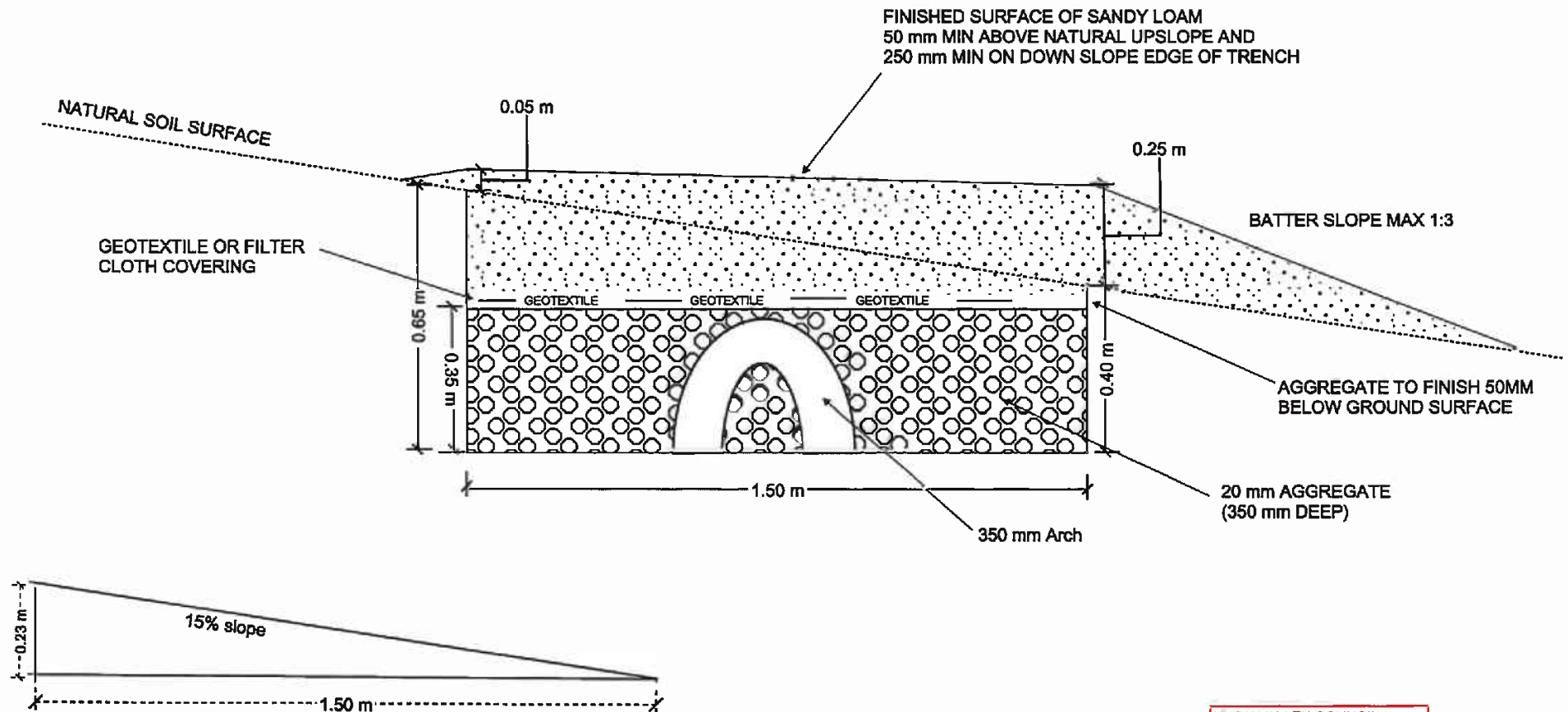
1. Absorption trench dimensions of up to 20m long by 0.45m deep by 1.5m wide
 – total storage volume calculated at average 35% porosity.
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 350mm Arch should be placed in the centre of trench
4. Geotextile or filter cloth to be placed over the distribution arch to prevent clogging
5. Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 400mm on down slope edge
6. Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m²
7. All works on site to comply with AS3500 and Tasmanian Plumbing code.



GEO-ENVIRONMENTAL

SOLUTIONS

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



HUON VALLEY COUNCIL
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 Approved via Delegated Authority
 Decision Date: 15 February 2021

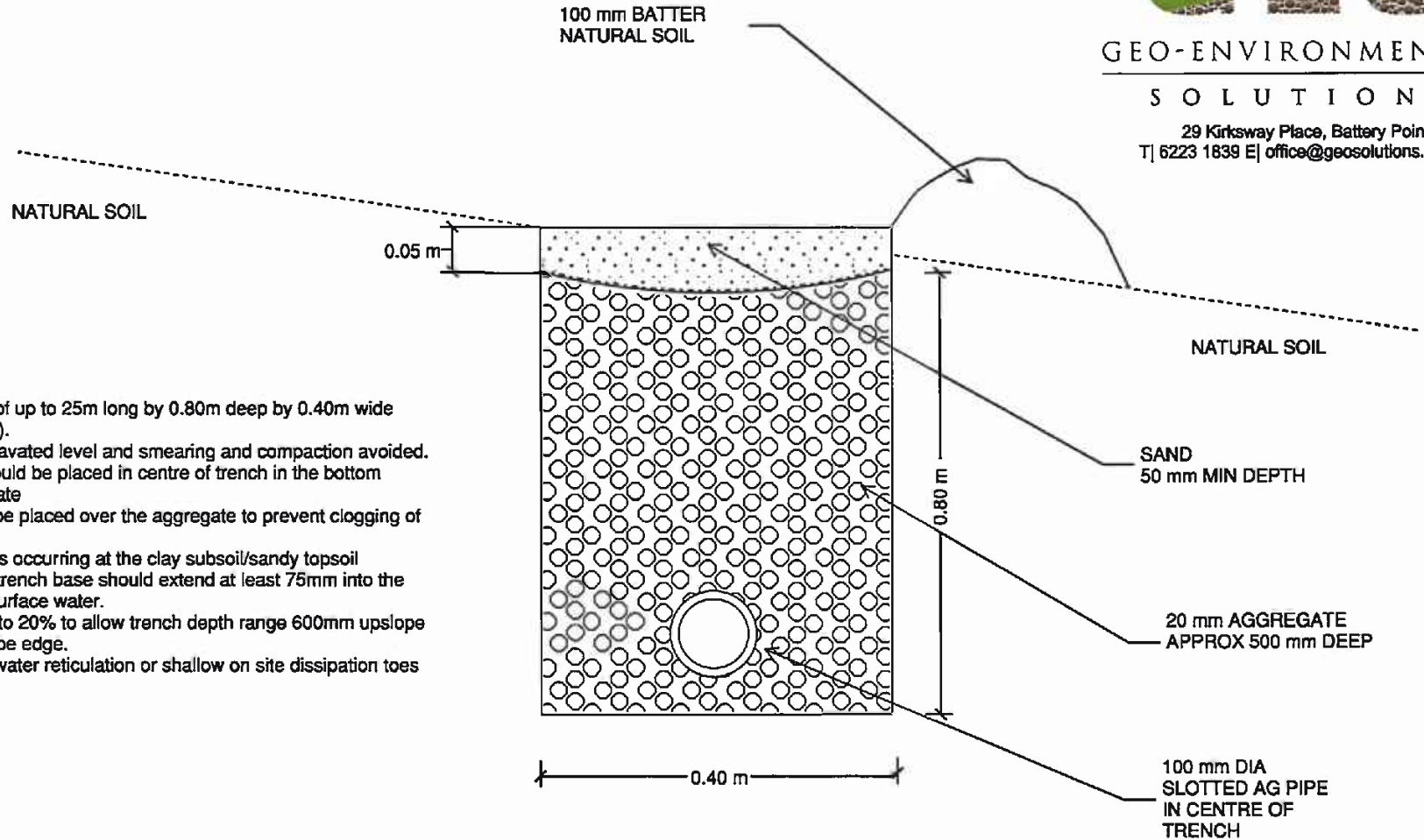
Do not scale from these drawings.
 Dimensions to take precedence
 over scale.

Geo-Environmental Solutions

Date: Jun 2020

Terraced Absorption Trench Detail

Sheet 1 of 1



Design notes:

1. Cut-off trench dimensions of up to 25m long by 0.80m 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.

HUON VALLEY COUNCIL
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 Decision Date: 15 February 2021

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

Geo-Environmental Solutions

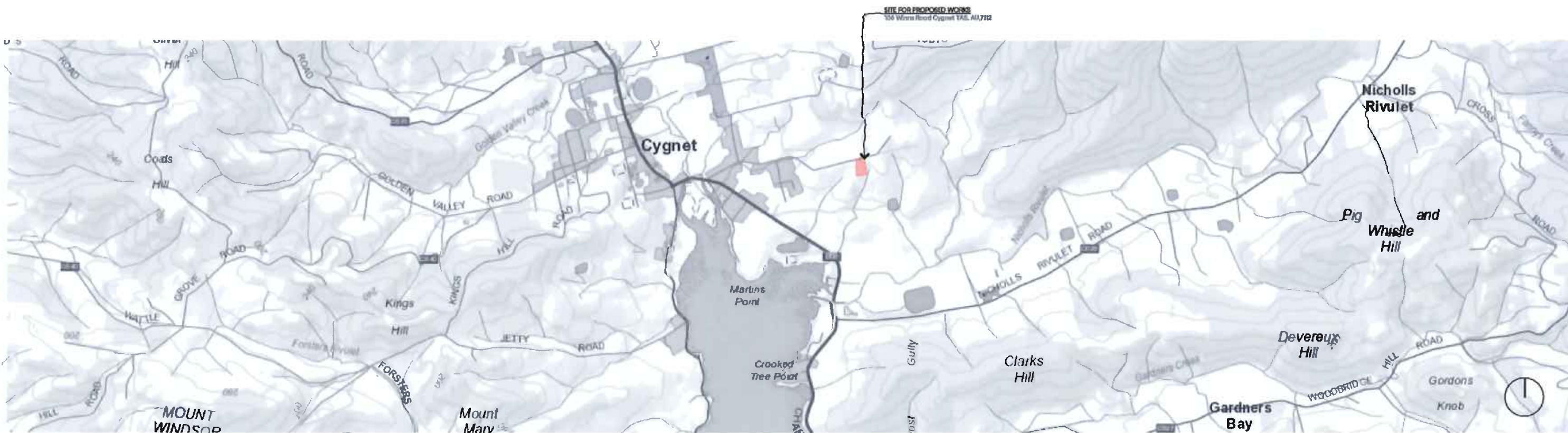
Date:
 June 2019

Cut-Off Drain Detail

Sheet 1 of 1

Date placed on public exhibition: 22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021



HUON VALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021

1 Location Plan
 1:30000

Revision ID	Revision Name	Revision Date
3021	Approval	8/7/20
3023	Approval	4/10/20
3024	Approval - REVISIONS CLOURED RED	7/1/21

PROJECT TITLE:
106 Winns Road

DESCRIPTION:
 Proposed Dwelling

ADDRESS:
 106 Winns Road Cygnet TAS, AU, 7112

CLIENT:
 Ms Jane Smith

STATUS:
 Town Planning (DA)

PROJECT NO	DRAWING NO	REVISION
2006	SK.02	SK04

DRAWING TITLE:
Location Plan

DATE: 7/1/21

0 10 | PAGE SCALE 50mm @ FULL SIZE

crump architects 2021 106 WINNS RD, CYGNET TAS, AU, 7112. DEVELOPMENT APPLICATION/2020/2021 P2 Page 1

crump.

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Document Set ID: 1831741
 Version: 1, Version Date: 13/01/2021



MUDGEEVALE COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021

1 Site Aerial
 1:1000

Revision ID	Revision Name	Revision Date
SK01	Approval	8/7/20
SK03	Approval	4/10/20
SK04	Approval - REVISIONS CLOUDED RED	7/1/21

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PROJECT TITLE:
106 Winns Road

DESCRIPTION: Proposed Dwelling
 ADDRESS: 106 Winns Road Cygnet TAS, AU, 7172
 CLIENT: Ms Jane Smith
 STATUS: Town Planning (DA)

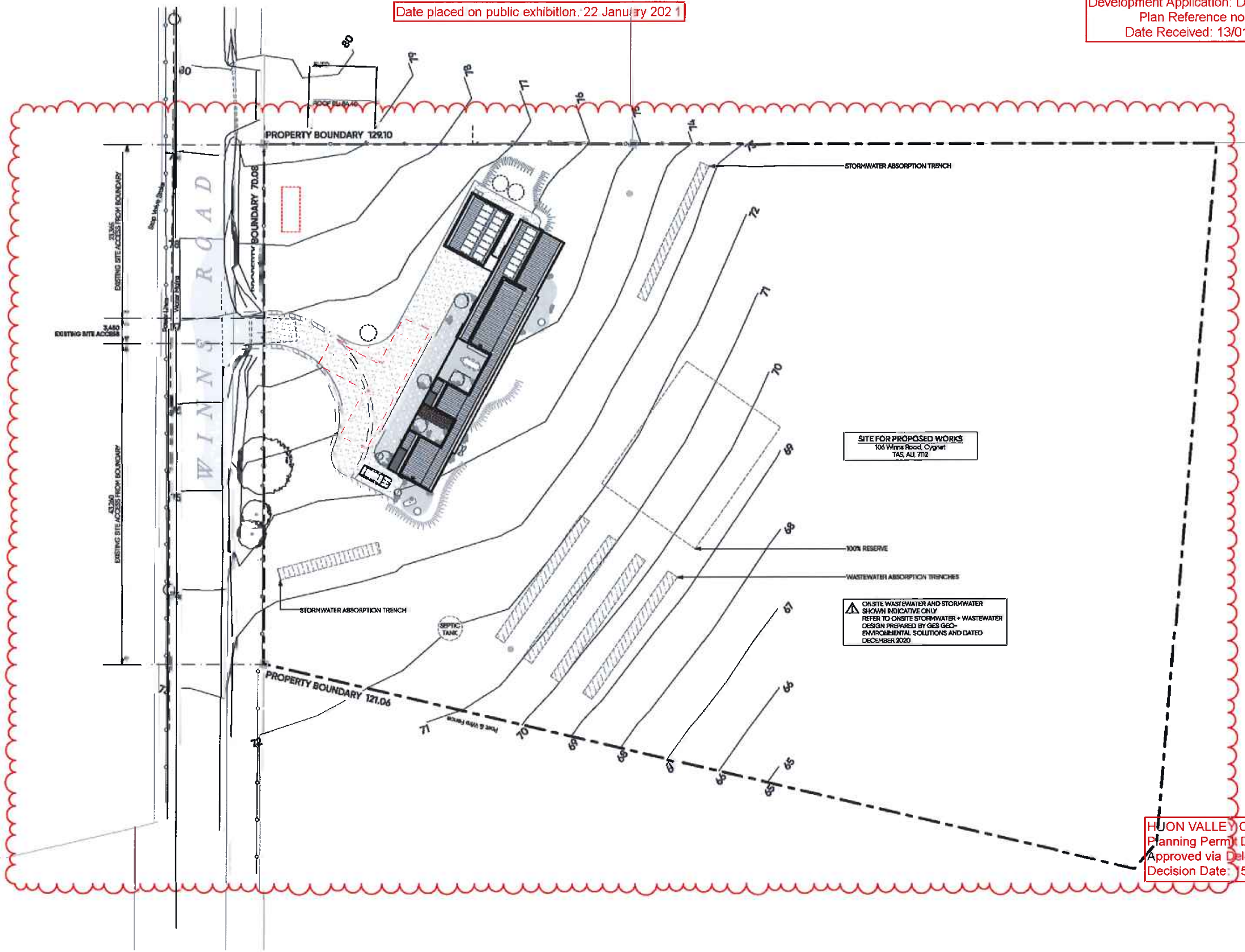
PROJECT NO	DRAWING NO	REVISION
2006	SK.03	SK04

DRAWING TITLE: Site Aerial
 DATE: 7/1/21

Date placed on public exhibition: 22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021

LEGEND + NOTES	
GENERAL NOTES	
TITLE / POLAR:	17335/1
PROPERTY ID:	3029436
CLIMATE ZONE:	7
SOIL CLASS:	TBC
WIND CLASS:	TBC
RAL RATING:	TBC
CORROSION ENVIRONMENT:	TBC
KNOWN SITE HAZARDS:	TBC
ZONING OVERLAY	
2x0 RURAL RESOURCE	
PLANNING PERMIT NO & AUTHORITY	
TBC - HUON VALLEY COUNCIL	
TAP WATER REFERENCE NO:	
TBC	
SCHEDULE OF AREAS	
EXTG. SITE AREA:	10,564m ²
RESIDENCE (PROJ)	
PAVILLION #01:	117m ²
PAVILLION #02:	25.5m ²
PAVILLION #03:	415m ²
SHIPPING CONTAINER:	15m ²
EXTERNAL AREA:	59m ²
<small>Area of 1/4 ha course</small>	
BUILDING FOOTPRINT:	296m ²
<small>Ext. W/ Proposed Landscape Retaining and Storm #01 + #03</small>	
% SITE COVERAGE:	2.7%
LEGEND	
	EXISTING VEGETATION, GENERALLY PROTECT + RETAIN EXISTING VEGETATION ON SITE AS FAR AS PRACTICAL TO ALLOW FOR NEW WORKS.
	EXISTING VEGETATION TO BE TAKEN DOWN / REMOVED
	PROPOSED NEW PLANTING, UNLESS NOTED OTHERWISE, ALL NEW PLANTING TO BE BY OWNER
	EXISTING SURFACE / FINISH TO BE DEMOLISHED AND REMOVED
	EXISTING ELEMENT TO BE DEMOLISHED AND REMOVED
	EXISTING ELEMENT TO BE RETAINED
	PROPOSED NEW ELEMENT
	PROJECT DATUM / SETOUT POINT
	RL XXXXX EXISTING LEVEL
	RL XXXXX REQUIRED LEVEL



SITE FOR PROPOSED WORKS
 106 Winns Road, Cygnet
 TAS, AU, 7112

ON-SITE WASTEWATER AND STORMWATER SHOWN INDICATIVE ONLY
 REFER TO ON-SITE STORMWATER + WASTEWATER DESIGN PREPARED BY G&S GEO-ENVIRONMENTAL SOLUTIONS AND DATED DECEMBER 2020

HUON VALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 5 February 2021

1 Site Plan
 1:500

Revision ID	Revision Name	Revision Date
5404	Approval - REVISIONS CLOUDED RED	7/1/21

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PROJECT TITLE:
106 Winns Road

DESCRIPTION: Proposed Dwelling
 ADDRESS: 106 Winns Road Cygnet TAS, AU, 7112
 CLIENT: Ms Jane Smith
 STATUS: Town Planning (DA)

PROJECT NO	DRAWING NO	REVISION
2006	SK.04	SK04
DRAWING TITLE		DATE: 7/1/21
Site Plan		

PAGE SCALE: 50mm @ FULL SIZE



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PROJECT: 2020/01/10 106 WINNS ROAD CYGNET TAS AU 7112 DEVELOPMENT APPLICATION/7200/2020/01/10

Date placed on public exhibit on: 22 January 2021

Development Application: DA - 312/2020
Plan Reference no: P2
Date Received: 13/01/2021

LEGEND + NOTES

GENERAL NOTES

TITLE / POLJO: 173351/1
PROPERTY ID: 3529436
CLIMATE ZONE: 7
SOIL CLASS: TBC
WIND CLASS: TBC
BAL RATING: TBC
CORROSION ENVIRONMENT: TBC
KNOWN SITE HAZARDS: TBC

ZONING OVERLAY: 250 RURAL RESOURCE

PLANNING PERMIT NO & AUTHORITY: TBC - HUON VALLEY COUNCIL

TASWATER REFERENCE NO: TBC

SCHEDULE OF AREAS

EXISTG. SITE AREA: 10,564m²

RESUMANCE PROG.

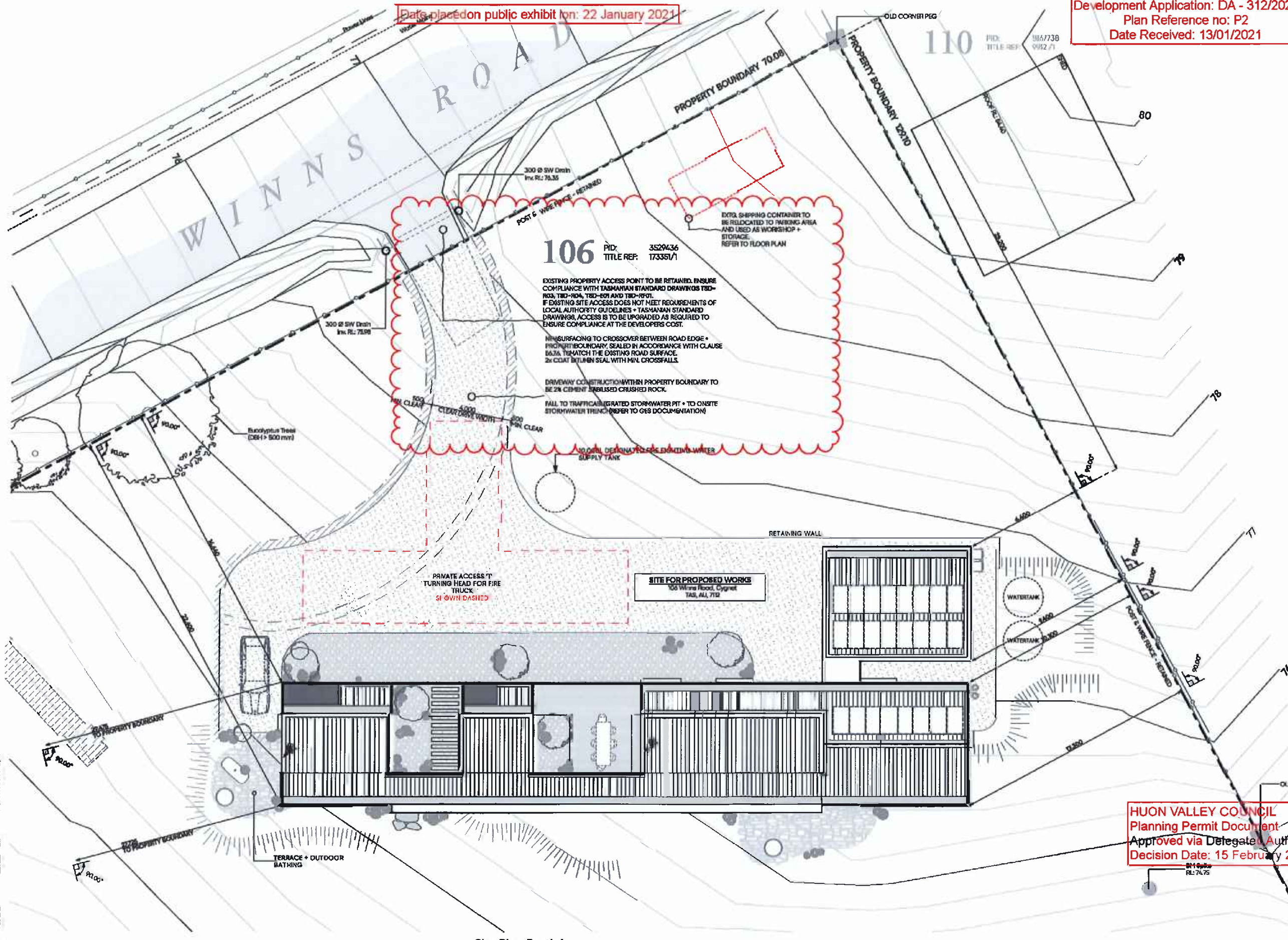
PAVILLION #01: 177m²
PAVILLION #02: 25.5m²
PAVILLION #03: 41.5m²
SHIPPING CONTAINER: 15m²

EXTERNAL AREA: 59m²
Terrace w/ly Bed, curbs

BUILDING FOOTPRINT: 296m²
incl. Winns and Unwinns Roads and Crossover #01-#02

% SITE COVERAGE: 2.7%

- LEGEND**
- EXISTING VEGETATION, GENERALLY PROTECT + RETAIN EXISTING VEGETATION ON SITE AS FAR AS PRACTICAL TO ALLOW FOR NEW WORKS.
 - EXISTING VEGETATION TO BE TAKEN DOWN / REMOVED
 - PROPOSED NEW PLANTING, UNLESS NOTED OTHERWISE, ALL NEW PLANTING TO BE BY OWNER
 - EXISTING SURFACE / FINISH TO BE DEMOLISHED AND REMOVED
 - EXISTING ELEMENT TO BE DEMOLISHED AND REMOVED
 - EXISTING ELEMENT TO BE RETAINED
 - PROPOSED NEW ELEMENT
 - PROJECT DATUM / SETOUT POINT
 - RL 100.00' EXISTING LEVEL
 - RL 100.00' REQUIRED LEVEL



HUON VALLEY COUNCIL
Planning Permit Document
Approved via Delegate Authority
Decision Date: 15 February 2021

1 Site Plan Partial 1:200



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Revision ID	Revision Name	Revision Date
8801	Approval	8/7/20
8803	Approval	4/10/20
8804	Approval - REVISIONS CLOUTED RED	7/7/21

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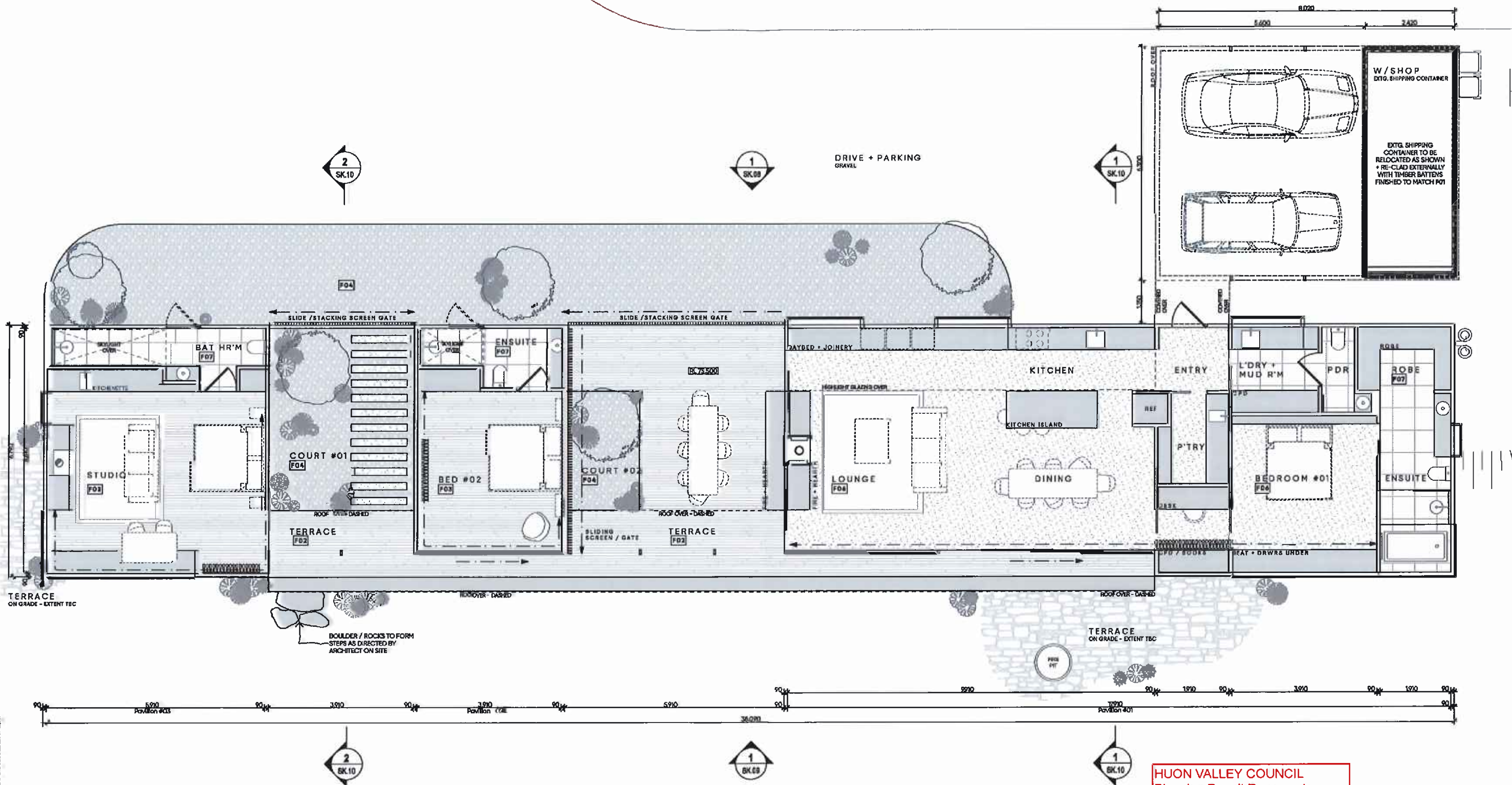
PROJECT TITLE: 106 Winns Road
DESCRIPTION: Proposed Dwelling
ADDRESS: 106 Winns Road Cognet TAS, AU, 712
CLIENT: Ms Jane Smith
STATUS: Town Planning (DA)

PROJECT NO	DRAWING NO	REVISION
2006	SK.05	SK04

DRAWING TITLE: Site Plan - Partial
DATE: 7/7/21
PAGE SCALE: 50mm @ FULL SIZE

Date placed on public exhibition :22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021



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 Decision Date: 15 February 2021

1 Floor Plan 1:100



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Revision ID	Revision Name	Revision Date
SK01	Approval	8/7/20
SK02	Approval	21/8/20
SK03	Approval	4/9/20
SK04	Approval - REVISIONS CLOUDED RED	7/1/21

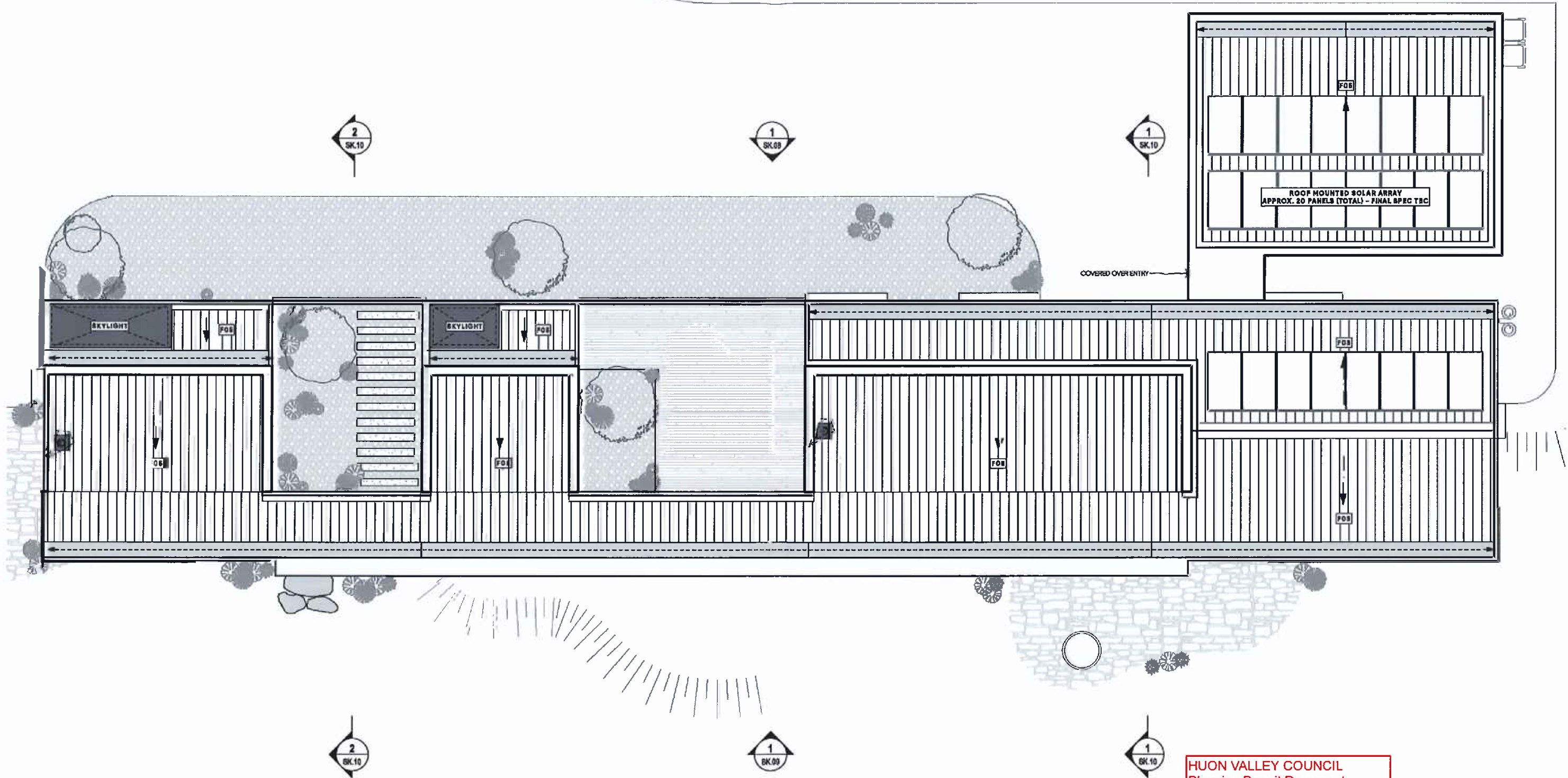
PROJECT TITLE:
106 Winns Road
 DESCRIPTION: Proposed Dwelling
 ADDRESS: 106 Winns Road Cygnet TAS, AU, 712
 CLIENT: Ms Jane Smith
 STATUS: Town Planning (DA)

PROJECT NO	DRAWING NO	REVISION
2006	SK.06	SK04
DRAWING TITLE		DATE: 7/1/21
Floor Plan		



Date placed on public exhibition :22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021



HUON VALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021

1 Roof Plan
 1:100

Revision ID	Revision Name	Revision Date
303	Approval	4/10/20
304	Approval - REVISIONS CLOURED RED	7/7/21

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PROJECT TITLE:
106 Winns Road

DESCRIPTION: Proposed Dwelling
 ADDRESS: 106 Winns Road Cygnet TAS, AU, 7172
 CLIENT: Ms Jane Smith
 STATUS: Town Planning (DA)

PROJECT NO: 2006
 DRAWING NO: SK.07
 REVISION: SK04
 DATE: 7/1/21

DRAWING TITLE:
Roof Plan

PAGE SCALE: 50mm @ FULL SIZE

106 WINNS RD CYGNET TAS 7172 DA 312/2020 DEVELOPMENT APPLICATION/2006/2021 TP BKH

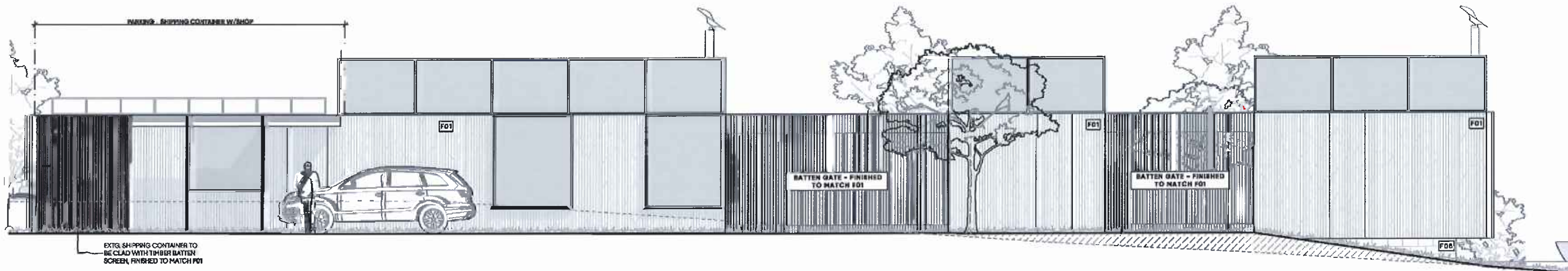
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Document Set ID: 183174 1
 Version: 1, Version Date: 13/01/2021

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Date placed on public exhibition :22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021



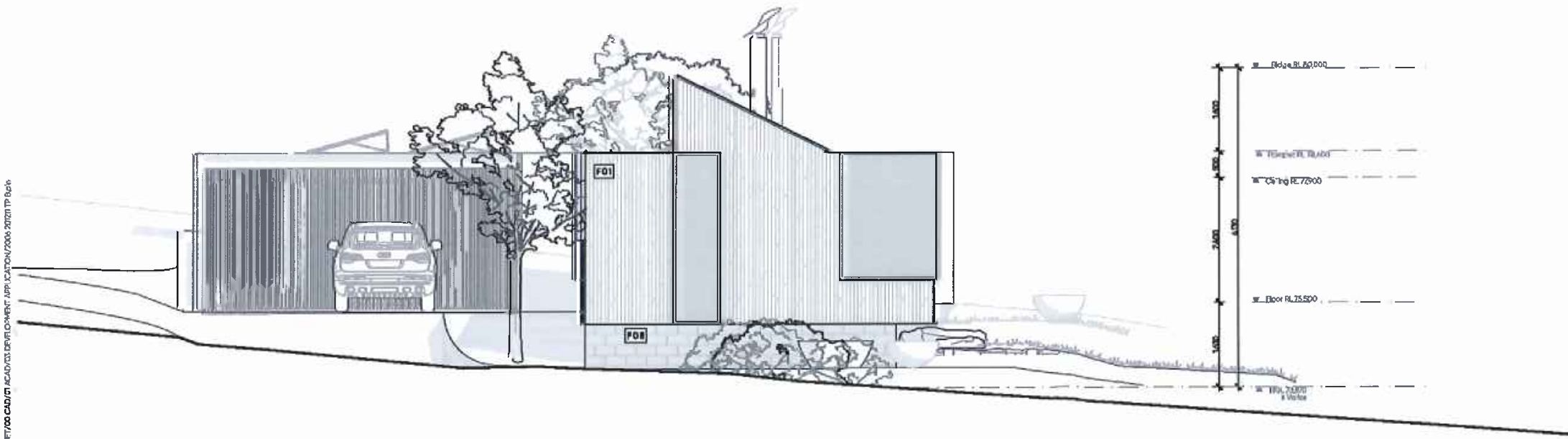
1 North Elevation
1:100

LEGEND + NOTES

FINISHES / SURFACES

	TIMBER (EXTERNAL) OILED BLACK F01		CONCRETE BURNISHED F04
	TIMBER (EXTERNAL) NATURAL F02		FLOOR TILE TBA F07
	TIMBER (EXTERNAL) NATURAL F03		CONCRETE BLOCKWORK STD GREY F08
	GRAVEL F04		BRICK CLADDING BLACK F09
	SHEET METAL ROOFING BLACK F05		

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 Approved via Delegated Authority
 Decision Date: 15 February 2021



2 West Elevation
1:100

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Revision ID	Revision Name	Revision Date
0001	Approval	4/8/20
0004	Approval - REVISIONS CLOAKED RED	7/7/21

PROJECT TITLE:
106 Winns Road

DESCRIPTION: Proposed Dwelling
 ADDRESS: 106 Winns Road Cygnet TAS, AU, 7112
 CLIENT: Ms Jane Smith
 STATUS: Town Planning (DA)

PROJECT NO: 2006
 DRAWING NO: SK.08
 REVISION: SK04

DRAWING TITLE: Elevations
 DATE: 7/7/21

0 10 PAGE SCALE 50mm @ FULL SIZE

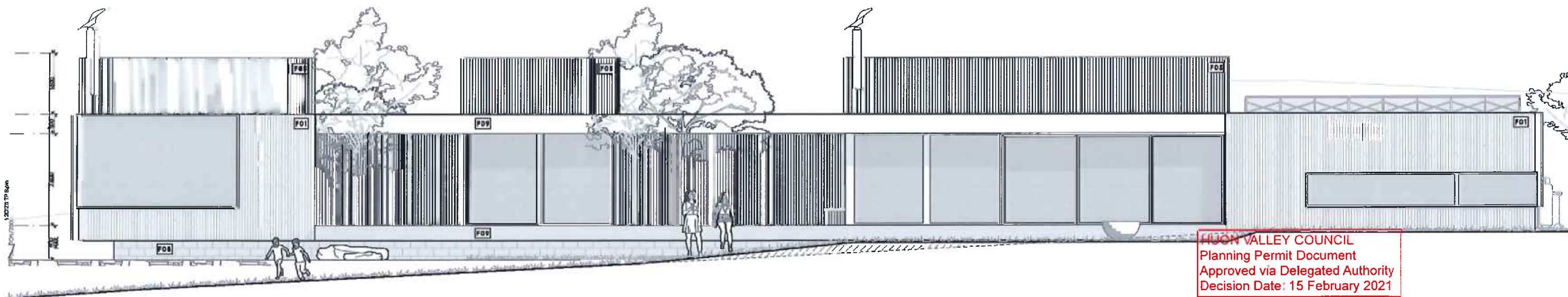
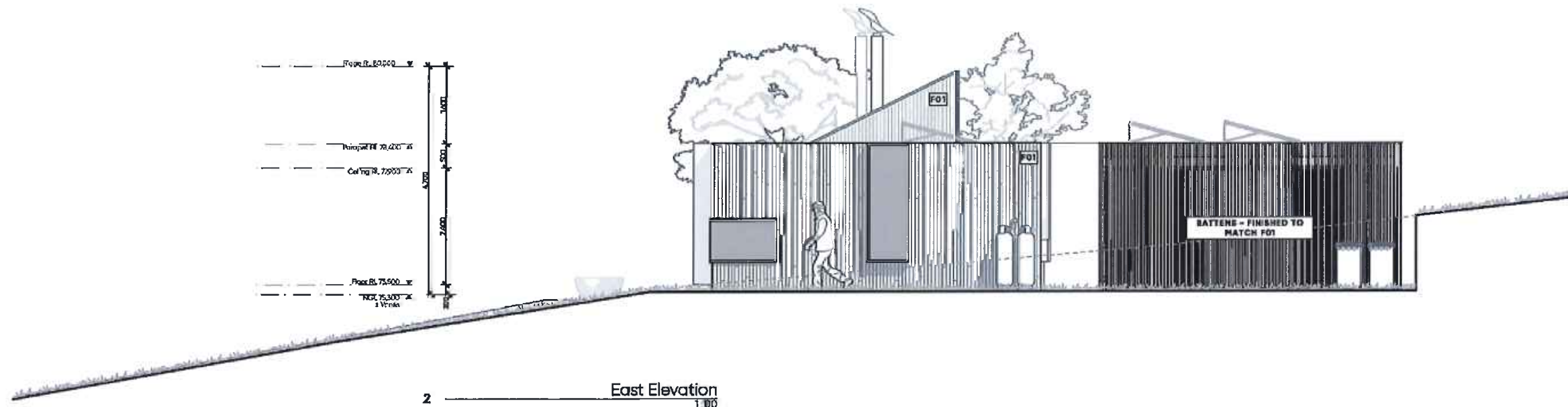
Date placed on public exhibition :22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021

LEGEND + NOTES

FINISHES / SURFACES

F01 TIMBER (EXTERNAL) OILED BLACK	F04 CONCRETE BUSHHUED
F02 TIMBER (EXTERNAL) NATURAL	F07 FLOOR TILE TBA
F03 TIMBER (INTERNAL) NATURAL	F08 CONCRETE BLOCKWORK STD GRAY
F04 GRAVEL	F09 BRICK CLADDING BLACK
F05 SHEET METAL ROOFING BLACK	



HUON VALLEY COUNCIL
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 Approved via Delegated Authority
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1 South Elevation 1:100

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Document Set ID: 1831741
 Version: 1, Version Date: 13/01/2021

Revision ID	Revision Name	Revision Date
S003	Approval	6/8/20
S004	Approval - REVISIONS CLOURED RED	7/1/21

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PROJECT TITLE
 106 Winns Road

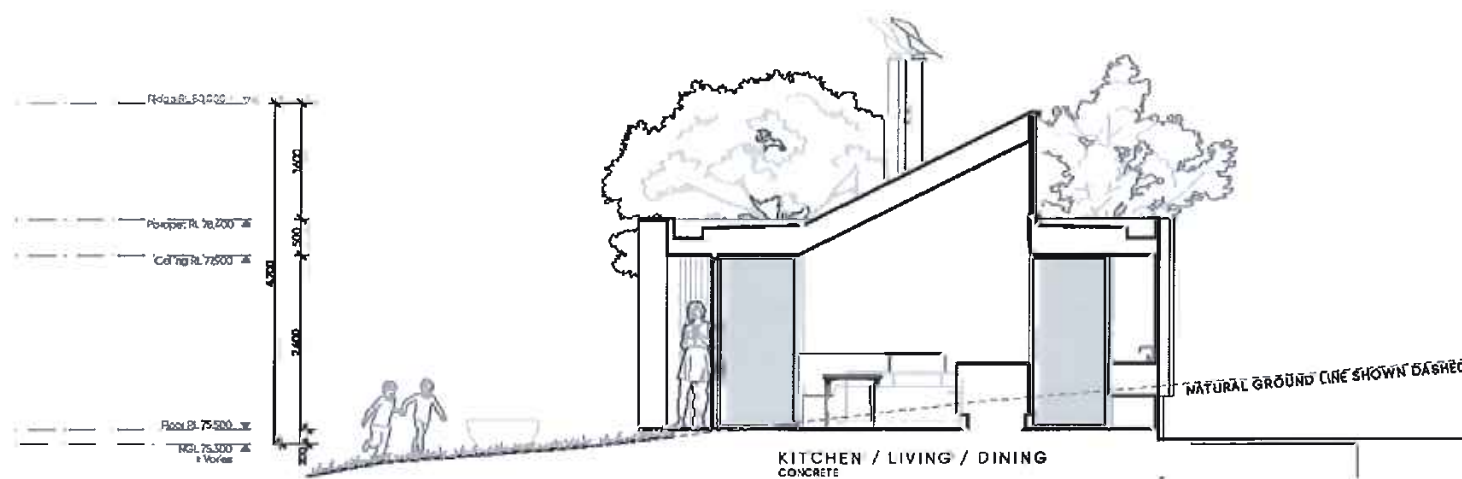
DESCRIPTION: Proposed Dwelling
ADDRESS: 106 Winns Road Cygnet TAS, AU, 7122
CLIENT: Ms. Jane Smith
STATUS: Town Planning (DA)

PROJECT NO	DRAWING NO	REVISION
2006	SK.09	SK04
DRAWING TITLE	DATE 7/1/21	
Elevations		

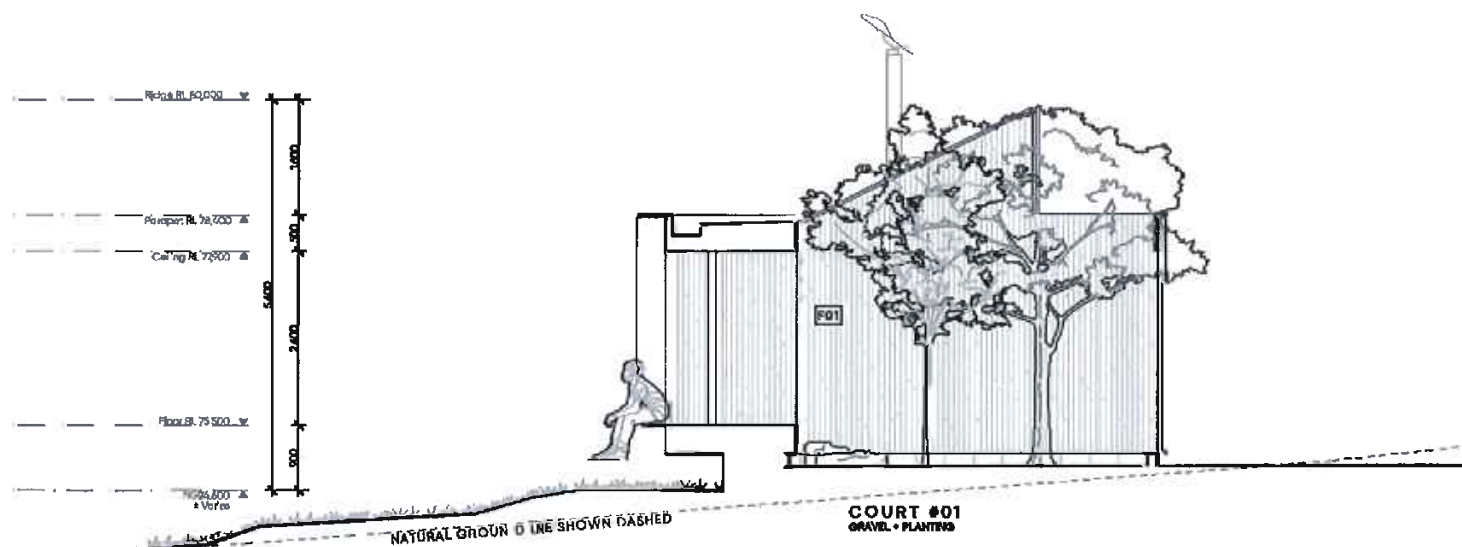
0 10 | PAGE SCALE: 50mm @ FULL SIZE

Date placed on public exhibition: 22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021



1 Section A
1:100



2 Section B
1:100

LEGEND + NOTES
FINISHES / SURFACES

HUON VALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021

P:\2020\106 WINNS RD CYGNET TAS\106 WINNS RD CYGNET TAS\106 WINNS RD DEVELOPMENT APPLICATION\2020.2021\106 Winns Rd.dwg



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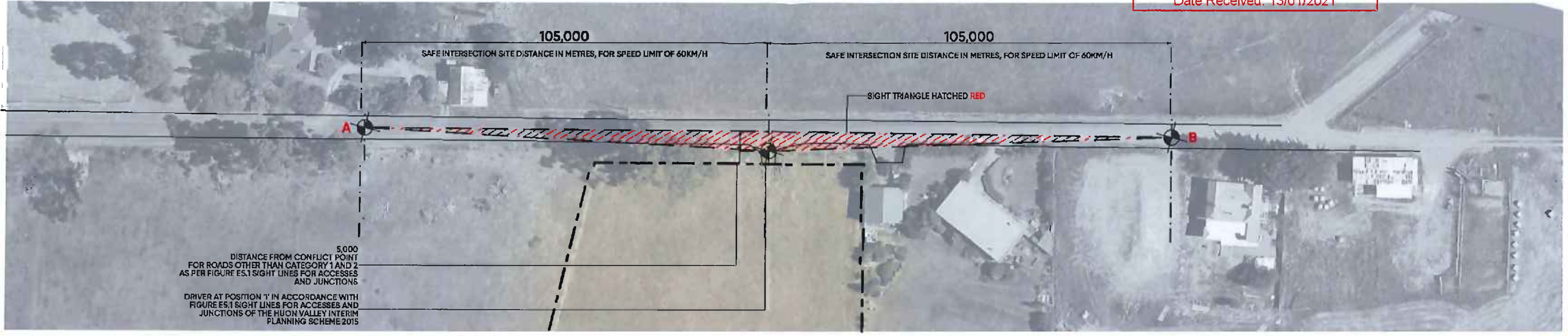
Drawings to be read in conjunction with specification by Crump Architects and all drawings and documents by engineers and subconsultants related to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Crump Architects. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	Revision ID SK03 SK04	Revision Name Approval Approval - REVISIONS CLOAKED RED	Revision Date 6/10/20 7/7/21
	PROJECT TITLE 106 Winns Road		

DESCRIPTION: Proposed Dwelling
 ADDRESS: 106 Winns Road Cygnat TAS, AU, 7122
 CLIENT: Ms Jane Smith
 STATUS: Town Planning (DA)

PROJECT NO	DRAWING NO	REVISION
2006	SK.10	SK04
DRAWING TITLE	DATE: 7/1/21	
Section		
0 10		PAGE SCALE 50mm @ FULL SIZE

Date placed on public exhibition :22 January 2021

Development Application: DA - 312/2020
 Plan Reference no: P2
 Date Received: 13/01/2021



Site Distance at Accesses Diagram
 1:1000



SightLine A to Property Access



SightLine from Property Access to A



SightLine B to Property Access



WALLEY COUNCIL
 Planning Permit Document
 Approved via Delegated Authority
 Decision Date: 15 February 2021
 Sight Line from Property Access to B

C:\Users\james\Documents\106 WINNS RD DEVELOPMENT APPLICATION\2006_P2_P10.dwg

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Revision ID	Revision Name	Revision Date
SK04	Approved - REVISIONS CLOUDED RED	7/1/21

Drawings to be read in conjunction with specification by Crump Architects and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Crump Architects. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

PROJECT TITLE
106 Winns Road

DESCRIPTION: Proposed Dwelling
 ADDRESS: 106 Winns Road Cygnet TAS, AU, 7172
 CLIENT: Ms Jane Smith
 STATUS: Town Planning (DA)

PROJECT NO: 2006
 DRAWING NO: SK.11
 REVISION: SK04
 DATE: 7/1/21
Sight Distances Diagram
 0 | 10 | PAGE SCALE: 50mm @ FULL SIZE

From: Ryan Cawthorn <ryan@crumparchitects.com.au>
Subject: 2006_106 Winns Road - Planning Approval
Date: 15 February 2021 at 3:38:05 PM AEDT
To: Jane Smith <janeyontherun@gmail.com>

Good Afternoon Jane,

We are pleased to advise that the Huon Valley Council has approved the Planning Permit Application for your new home, please see a copy of the permit attached for your careful review and records.

Please don't hesitate to contact us if you have any questions or queries at this stage; we look forward to speaking soon.

Thanks.

--

Kind regards,

Ryan Cawthorn

crump. 0421250292

Crump Architects

Ryan Cawthorn / Architect

Website / www.crumparchitects.com.au

[uc.jpg](#) ↖

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