



Attachment to item number 5.1 -

*Bushfire Hazard Report*



MULCAHY PLANNING  
AND  
PROPERTY  
SERVICES

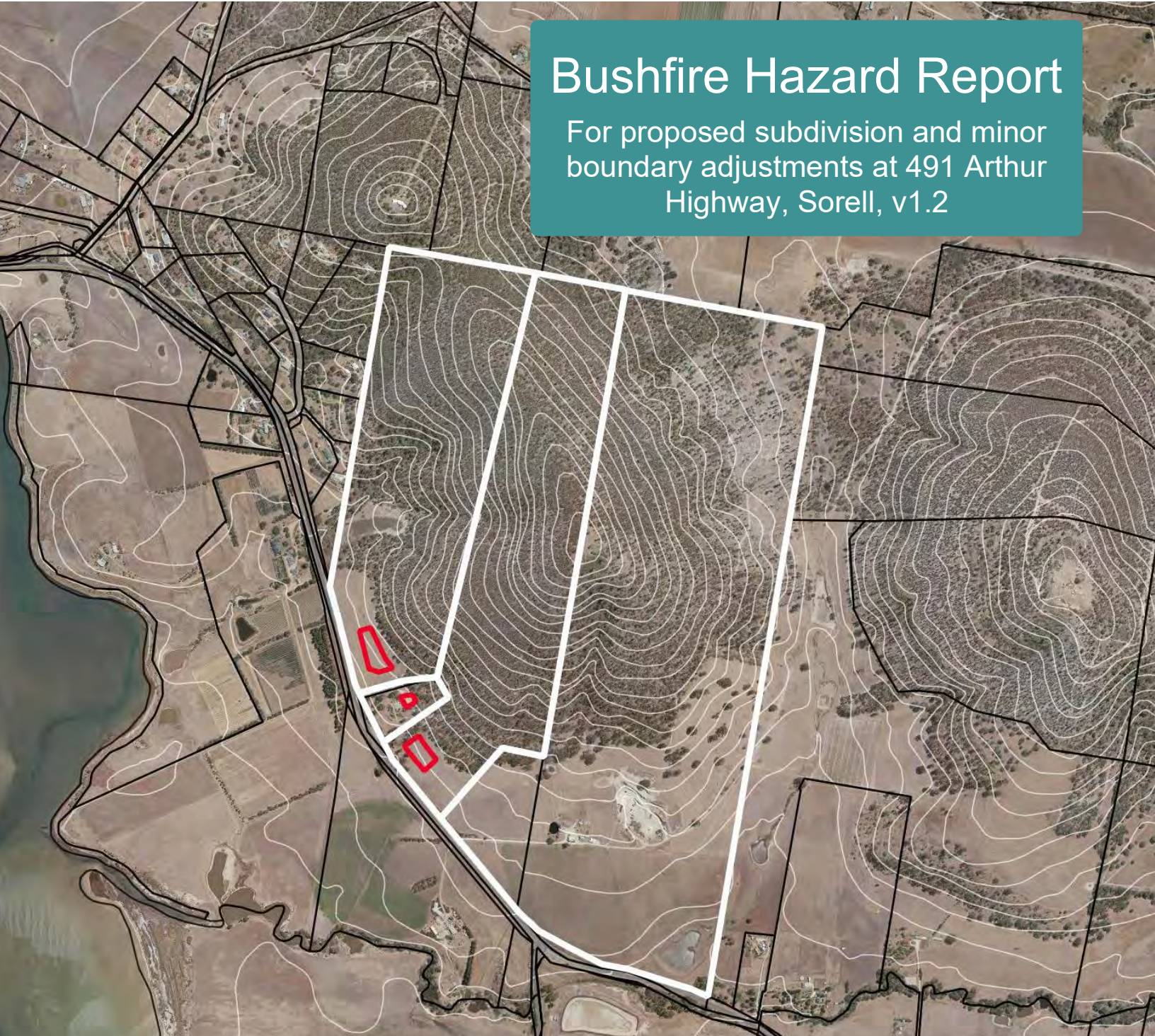
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## Bushfire Hazard Report

For proposed subdivision and minor  
boundary adjustments at 491 Arthur  
Highway, Sorell, v1.2



**Sorell Council**

Development Application: Response to Request  
for Information - 491 Arthur Highway, Forcett.pdf

Plans Reference: P4

Date Received: 3/04/2024

Clients: Brad Grattidge and the Executors/Trustees  
of the Estate of Peta Jongenelen

Prepared by: Jim Mulcahy (BFP-159)

## Contents

Executive Summary .....	1
1. Introduction .....	3
1.1 Site Details .....	3
1.2 Site Description .....	5
1.3 Development Proposal.....	5
2. Bushfire Hazard Assessment.....	11
3. Bushfire Management Measures .....	18
3.1 Exemption (pursuant to existing dwellings) .....	18
3.2 Hazard Management Areas.....	19
3.3 Public and Firefighting Access.....	21
3.4 Firefighting Water Supply.....	23
3.5 Construction Standards.....	26
4. Advice .....	27
5. Summary and Conclusions .....	27
6. Limitations of BHMP .....	27
7. Glossary and Abbreviations .....	28
8. References .....	29
APPENDIX 1 - Illustrative photos of access and vegetation.....	30
ATTACHMENT 1 – Bushfire Hazard Management Plan (BHMP), pages 1 and 2	
ATTACHMENT 2 - Certificate Under S51(2)(D) <i>Land Use Planning and Approvals Act 1993</i>	

## **Executive Summary**

The following Bushfire Hazard Report has been prepared in support of a proposed one-lot subdivision (one new lot and balance) and minor boundary adjustments at 491 Arthur Highway, Sorell, resulting in four new lots.

The proposed development is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme - Sorell (the Scheme). The Scheme requires that the bushfire risk to the development and appropriate hazard management responses to those risks be considered during the planning process.

The proposed one-lot subdivision and minor boundary adjustments have been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

Pursuant to the exemptions provided under clause C13.6.1 A1 (a), C13.6.2 A1 (a) and C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable buildings on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of hazard management areas, access for firefighting or water supplies for firefighting.

A BHMP has been prepared for the site, prescribing hazard management areas for the building areas on each lot which demonstrate the potential for the building areas on all lots to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP at Attachment 1 demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Sorell Council as part of a development application for the proposed subdivision and minor boundary adjustments.

## **Disclaimers**

### *Bushfire hazard management*

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in C13.0 Bushfire Prone Areas Code (the Code) of the Tasmanian Planning Scheme – Sorell (the Scheme) and Australian Standard AS 3959-2018 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to future habitable buildings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

### *Planning Scheme provisions*

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define building areas which demonstrate the capacity of the proposed new lots to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the potential building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for a one-lot subdivision (one new lot and balance) and minor boundary adjustments, or
- at the time of any future applications to build on the lots, satisfy any relevant provisions of the planning scheme in force at that time.

Jim Mulcahy

ACCREDITED BUSHFIRE ASSESSOR (BFP-159)

CERTIFICATE No: JM\_BHR\_011

DATE: 20 March 2024

Signed



## **1. Introduction**

The following Bushfire Hazard Report has been developed to address the provisions of C13.0 Bushfire-Prone Areas Code (the Code) of the Tasmanian Planning Scheme – Sorell (the Scheme) in respect of a proposed one-lot subdivision (one new lot and balance) and minor boundary adjustments at 491 Arthur Highway, Sorell. The report provides an assessment of the bushfire hazard affecting the development and identifies protective features to ensure compliance with the Code in respect of hazard management areas (HMAs), access for firefighting and water supplies for firefighting.

The analysis in this report has been used to prepare a Bushfire Hazard Management Plan (BHMP) which demonstrates the capacity of the building areas on each lot (as defined by the existing habitable buildings) to meet the requirements of BAL-19 under AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas (AS3959).

### **1.1 Site Details**

<u>Landowners:</u>	Brad Grattidge and the Executors/Trustees of the Estate of Peta Jongenelen
<u>Location:</u>	491 Arthur Highway, Sorell (Figure 1)
<u>Title:</u>	CT 46573/1, CT 110787/1 & CT 110658/5
<u>Municipality:</u>	Sorell Council
<u>Zoning:</u>	Rural
<u>Scheme Overlays:</u>	Bushfire Prone Areas (whole site), Biodiversity Protection Area (whole site), Scenic Landscape Area (whole site), (Low) Landslide Hazard Area (steep slopes in the northeast), and Waterway & Coastal Protection Area (along a drainage line near the road frontage).
<u>Type of Development:</u>	One-lot subdivision (one new lot and balance) and minor boundary adjustments
<u>Date of Assessment:</u>	1 <sup>st</sup> February 2024
<u>Reference Number:</u>	JM_BHR_011

Maps showing the location and context of the subject land are shown at Figure 1 and Figure 2, while illustrative photos are provided in Appendix 1.

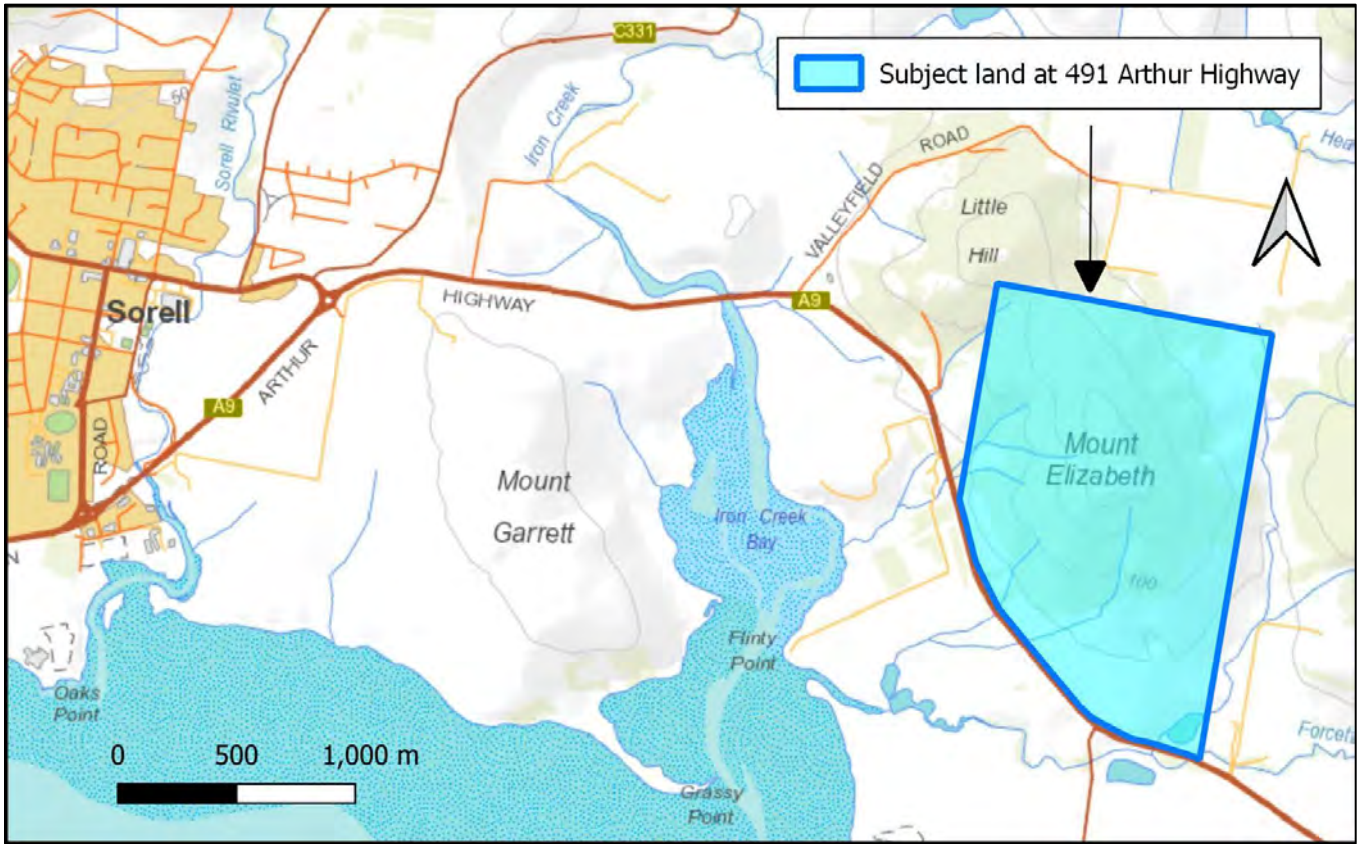


Figure 1 – Site Location (Source: theLIST 2024)

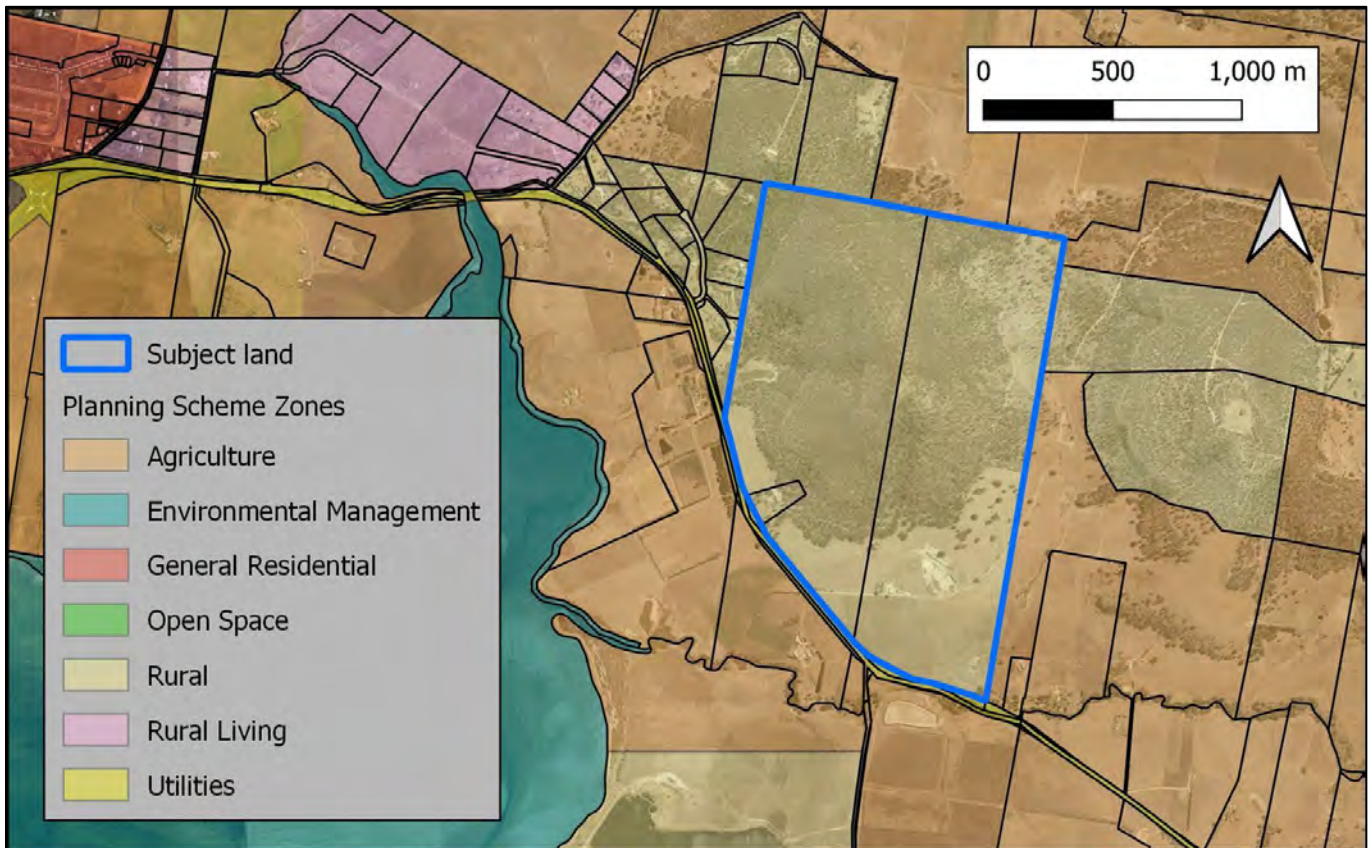


Figure 2 – Site Context Map (Source: theLIST 2024)

## **1.2 Site Description**

The subject land is +/- 181 ha in three titles roughly centred on Mount Elizabeth, approximately 3.5 km east of the Sorell town centre (Figure 1). The property covers the crown and slopes of Mount Elizabeth and is operated as a working farm, with pasture and crops on the lower slopes.

There is an existing dwelling located in the southeast of the property, along with several outbuildings, one of which is operated as a distillery. The dwelling and associated outbuildings are serviced by a broad crossover onto the Arthur Highway located in the south of the property and a gravel driveway +/- 4 m wide which terminates in a large parking / turning area to the east of the dwelling. There is a second formed crossover onto the Arthur Highway located in the southwest of the property which leads to an unformed farm management track.

The mid to upper slopes of Mount Elizabeth are forested. The lower slopes are generally occupied by pasture, with some crops on the deeper, more fertile soils located in the southeast.

The lower slopes of the property that may support future dwellings have aspects ranging from south-westerly to south-easterly and slopes in the range of 6 – 11°.

The property is serviced with power but not with reticulated water, and there are no fire hydrants nearby.

## **1.3 Context**

The property is bound to the southwest and south by the Arthur Highway (Figure 2). To the north and east are large titles (15 – 100 ha) variously zoned Rural or Agriculture and containing a mix of pasture, crops and forest. To the southeast, south and southwest are generally large titles (17 – 260 ha) which are mostly zoned Agriculture and are occupied by pasture and crops. Directly across the Arthur Highway to the west is a combined farming and tourism business on land zoned Agriculture, which includes many visitor accommodation units (Orani vineyard). To the northwest is a cluster of smaller titles (1.1 - 4.6 ha) which are zoned Rural, used primarily for residential purposes and generally retain a high proportion of forest cover.

## **1.4 Development Proposal**

The proposal plan by Morley Surveyors is included at Figure 3 – 7, showing:

- subdivision of CT 110658/5 into one new lot and balance (Lot 1 and Lot 2 on the plan),
- a minor boundary adjustment between CT 110787/1 and CT 110658/5, with the area of adjustment defined by Lot 4 on the plan and the resulting lots being Lot 1 and Lot 3 on the plan, and
- a minor boundary adjustment between CT 110787/1 and CT 46573/1, with the area of adjustment defined by Lot 6 on the plan and the resulting lots being Lot 2 and Lot 7 on the plan.



Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell

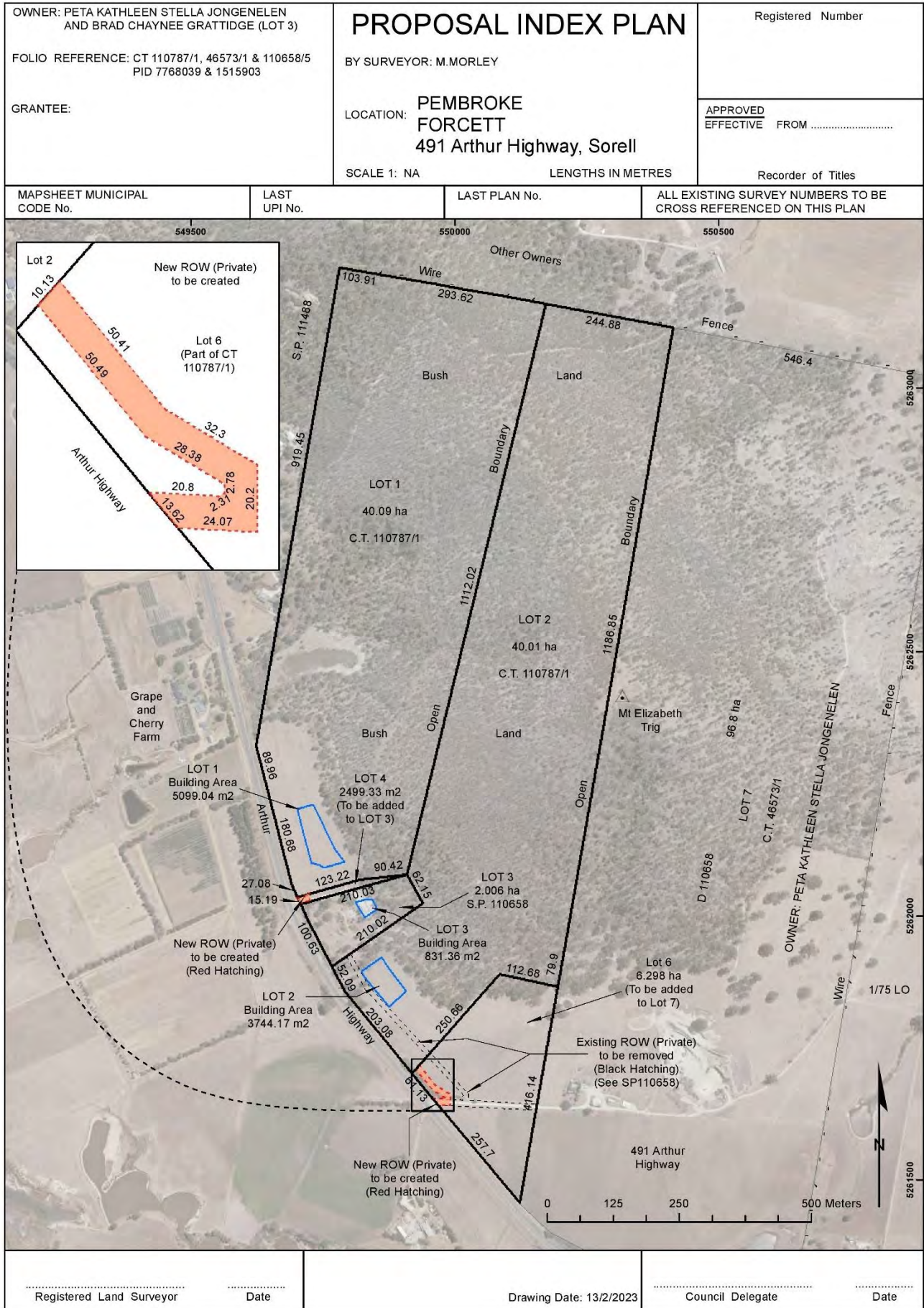
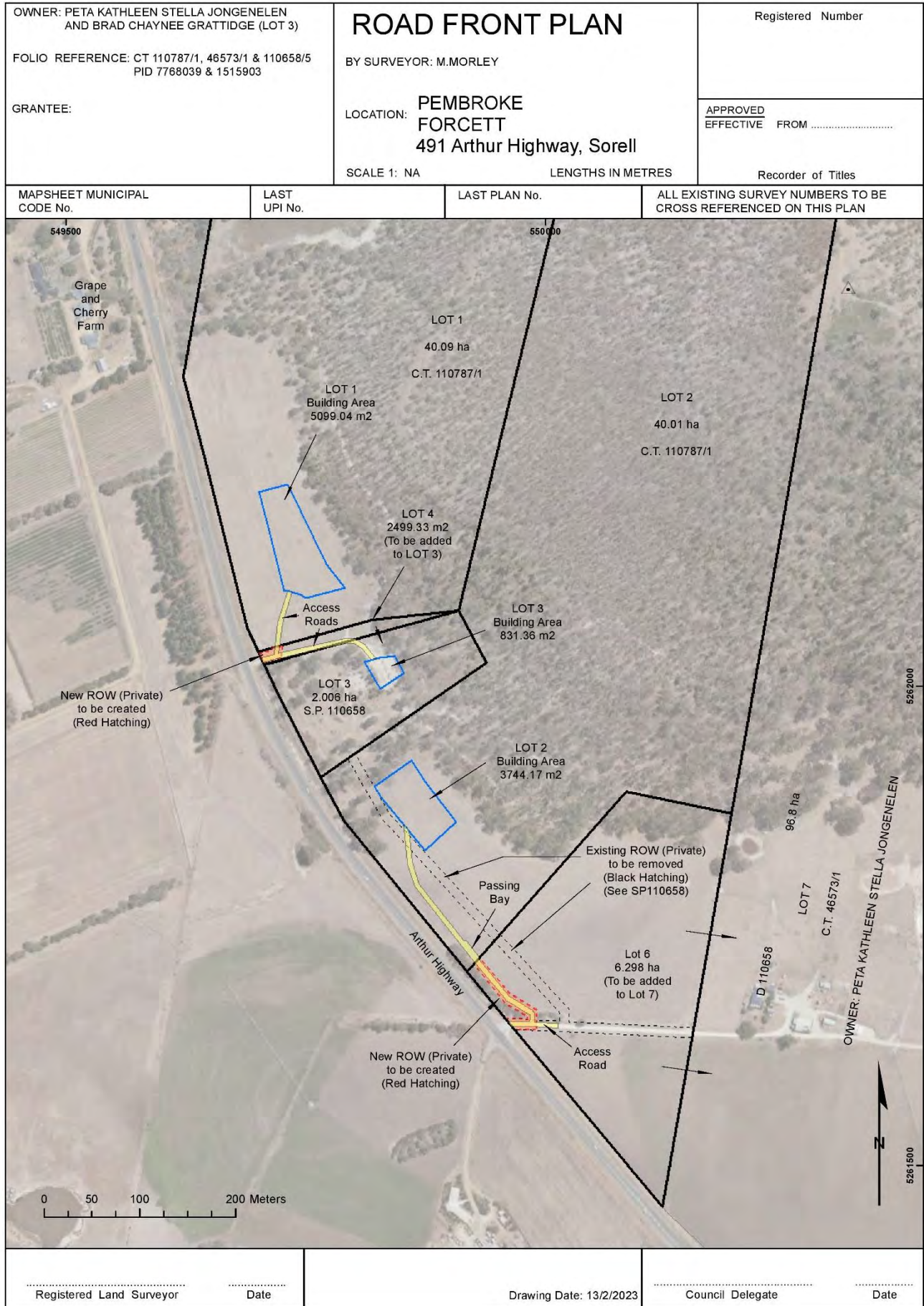


Figure 3 – Proposal Plan page 1

Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell



Registered Land Surveyor

Date

Drawing Date: 13/2/2023

Council Delegate

Date

Figure 4 – Proposal Plan page 2

*Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell*

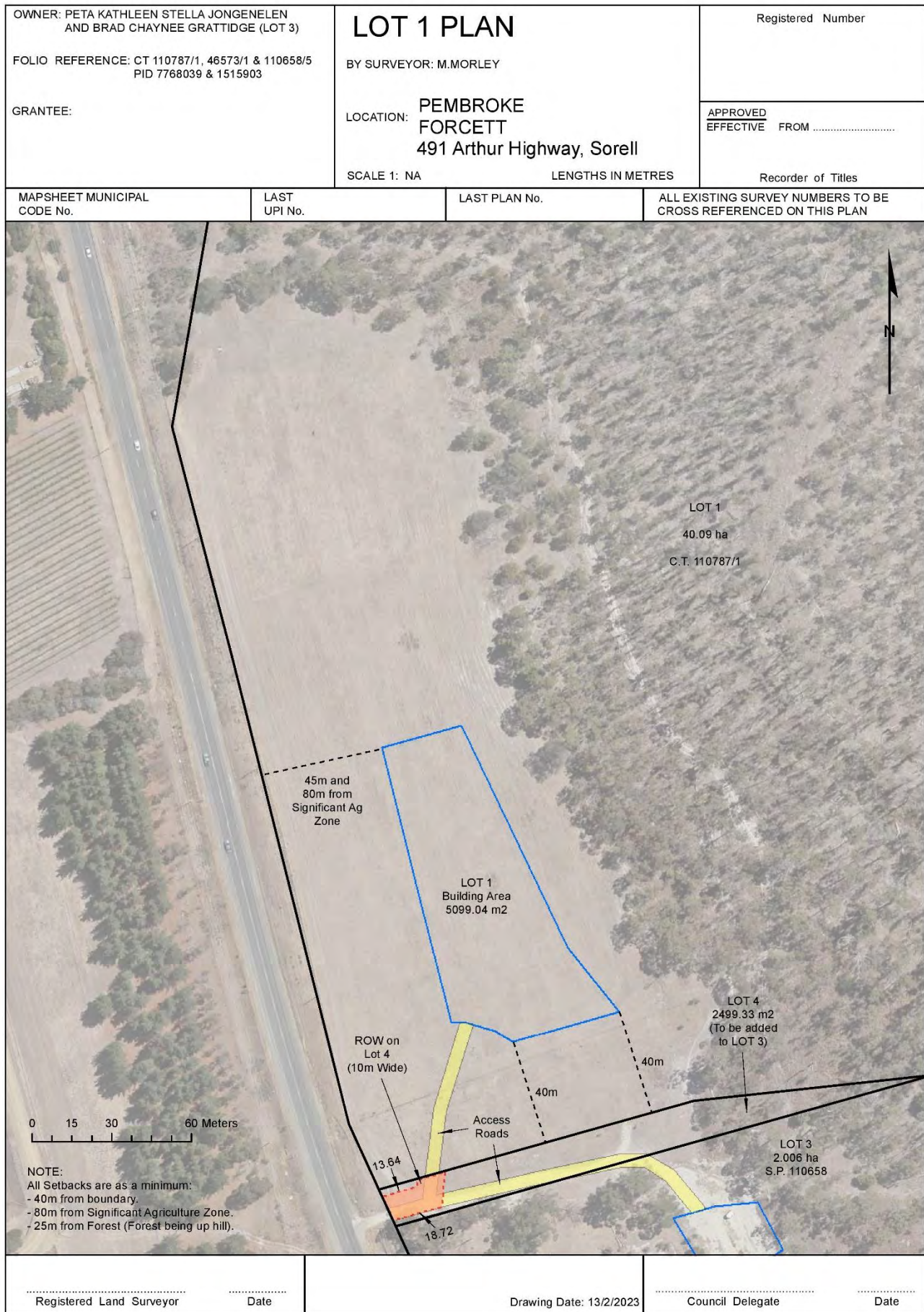


Figure 5 – Proposal Plan page 3

Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell

OWNER: PETA KATHLEEN STELLA JONGENELEN AND BRAD CHAYNEE GRATTIDGE (LOT 3)  FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5 PID 7768039 & 1515903  GRANTEE:		<h2>LOT 2 PLAN</h2> BY SURVEYOR: M.MORLEY  LOCATION: <b>PEMBROKE FORCETT</b> <b>491 Arthur Highway, Sorell</b>  SCALE 1: NA                              LENGTHS IN METRES		Registered Number   APPROVED EFFECTIVE FROM .....  Recorder of Titles
MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

NOTE:  
All Setbacks are as a minimum:  
- 40m from boundary.  
- 80m from Significant Agriculture Zone.  
- 25m from Forest (Forest being up hill).

0    12.5    25    50 Meters

..... Registered Land Surveyor	..... Date	Drawing Date: 13/2/2023	..... Council Delegate	..... Date
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Figure 6 – Proposal Plan page 4

Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell

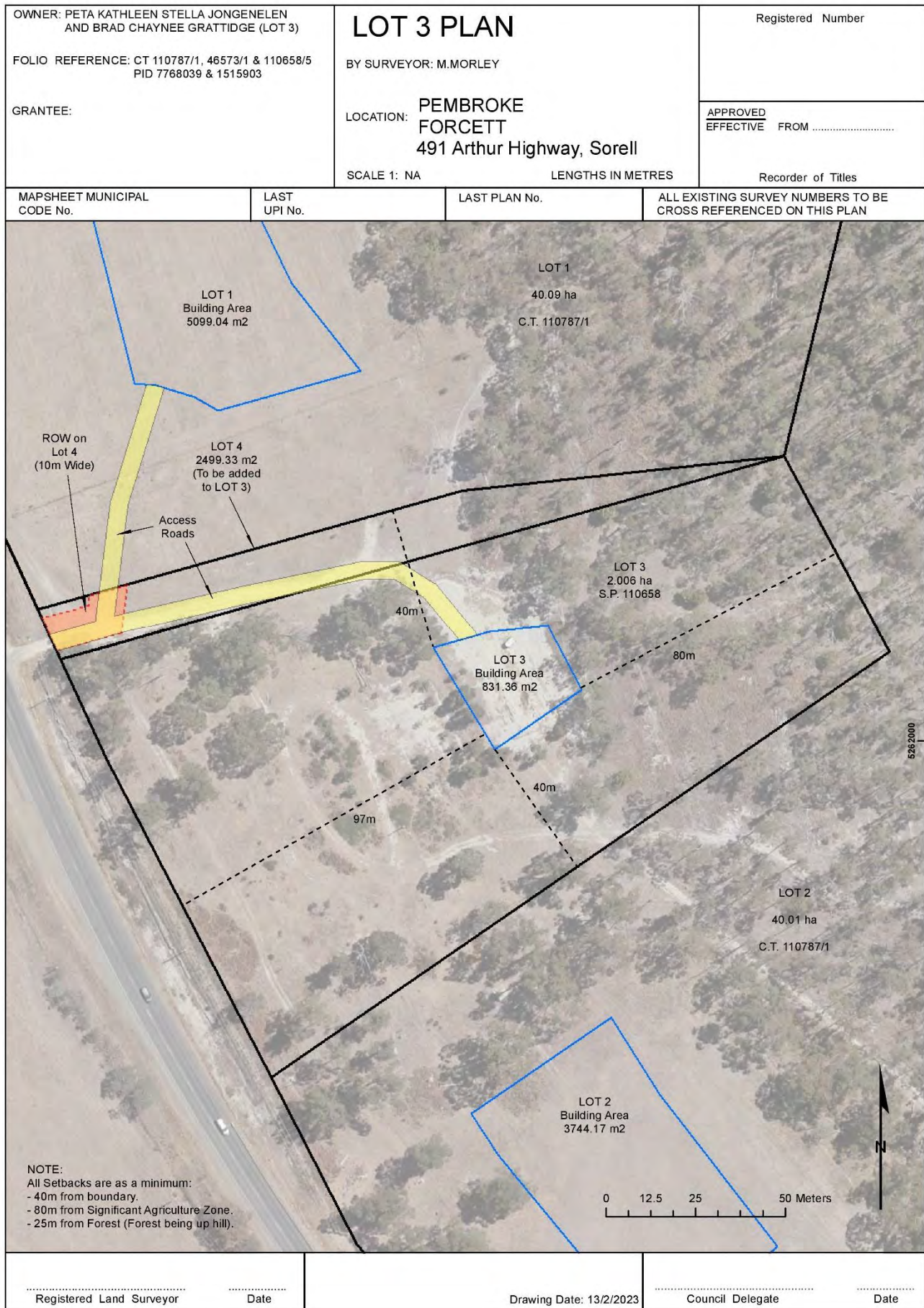


Figure 7 – Proposal Plan page 2

## **2. Bushfire Hazard Assessment**

### Bushfire Hazard

The bushfire hazard at the site is posed by fuel loads, slope and classified vegetation in the form of G (i) Grassland (potential), C. Shrubland and A. Forest.

### Potential Bushfire Attack Mechanisms

Radiant heat, ember attack, wind, flame, and smoke are all potential mechanisms impacting the site.

### Bushfire Threat

In terms of the probability of extreme fire weather conditions and vegetation, the highest threat is from forest upslope to the north, which is the direction of prevailing fire weather conditions. In terms of slope which may impact fire behaviour, the greatest threat is from grassland and forest downslope of the indicative building areas to the southwest.

At the time of the assessment, the pasture surrounding the indicative building areas and the existing dwelling was in a low fuel state, but any areas of pasture has the potential to build up fuel and become bushfire-prone if left unmanaged.

### Fire History

The fire history layer on the LIST indicates that the forest on the subject land was impacted by bushfire in 2012 (Arthur Highway fire). Prior to that, there is no record of bushfire in the vicinity since forest on land to the north was impacted by the 1967 fires.

### Fire Danger Index (FDI)

An FDI of 50 applies across Tasmania.

### Classified Vegetation

Vegetation was assessed within 500 m of the existing dwellings for context, and in more detail within 100 m in all directions. For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018:

- all pasture has been classified as G (i) Grassland (potential),
- areas of bracken fernland have been classified as C. Shrubland, and
- all areas with an established tree canopy or the potential for one to develop have been mapped as A. Forest.

### Significant Natural Values

The wooded areas on and around Lot 3 (currently CT 110658/5) are mapped under TASVEG as white gum (*Eucalyptus viminalis*) dry forest and woodland (DVG). Given that almost all the mature trees in this area are blue gums (*E. globulus*), the vegetation in this area is more appropriately mapped as blue gum dry woodland and forest (DGL). This community is listed as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

In addition to being a threatened vegetation community, the individual mature blue gums provide important foraging habitat for the critically endangered swift parrot (*Lathamus discolor*).

The DGL forest and woodland at this site is degraded due to the use of the area as sheep pasture, with the structure effectively reduced to large mature trees over pasture containing a mix of native and exotic species, with patches of bracken fern land. In its current degraded condition, modification of the understorey for the purposes of bushfire hazard management, which would involve regular mowing or slashing of grassy groundcover, would have little impact on the structure or values of this community.

Development could proceed within the indicative building areas without requiring the removal of any trees and given the relatively open forest structure, individual mature trees could be maintained within any prescribed bushfire hazard management areas without compromising the safety of future dwellings.

### Hazard Assessment

The subject land and surrounds were surveyed by the author on 1<sup>st</sup> February 2024 with reference to the existing habitable building and the indicative building areas. Information and images were collected which allowed assessment of Bushfire Attack Level (BAL) using Method 1 (Simplified Procedure) of AS3959.

Refer to Figures 8 - 9 and Tables 1 – 4 for a summary of the Bushfire Hazard Assessment.

In respect of the large indicative building areas on Lot 1 and Lot 2, the assessment is based on a worst-case scenario, being a dwelling located in the northwest corner of the indicative building areas and having the steepest downslopes to the southwest.

Anywhere the slope under the same classified vegetation varies over 40 m or less it has been averaged for the purposes of the bushfire hazard assessment.

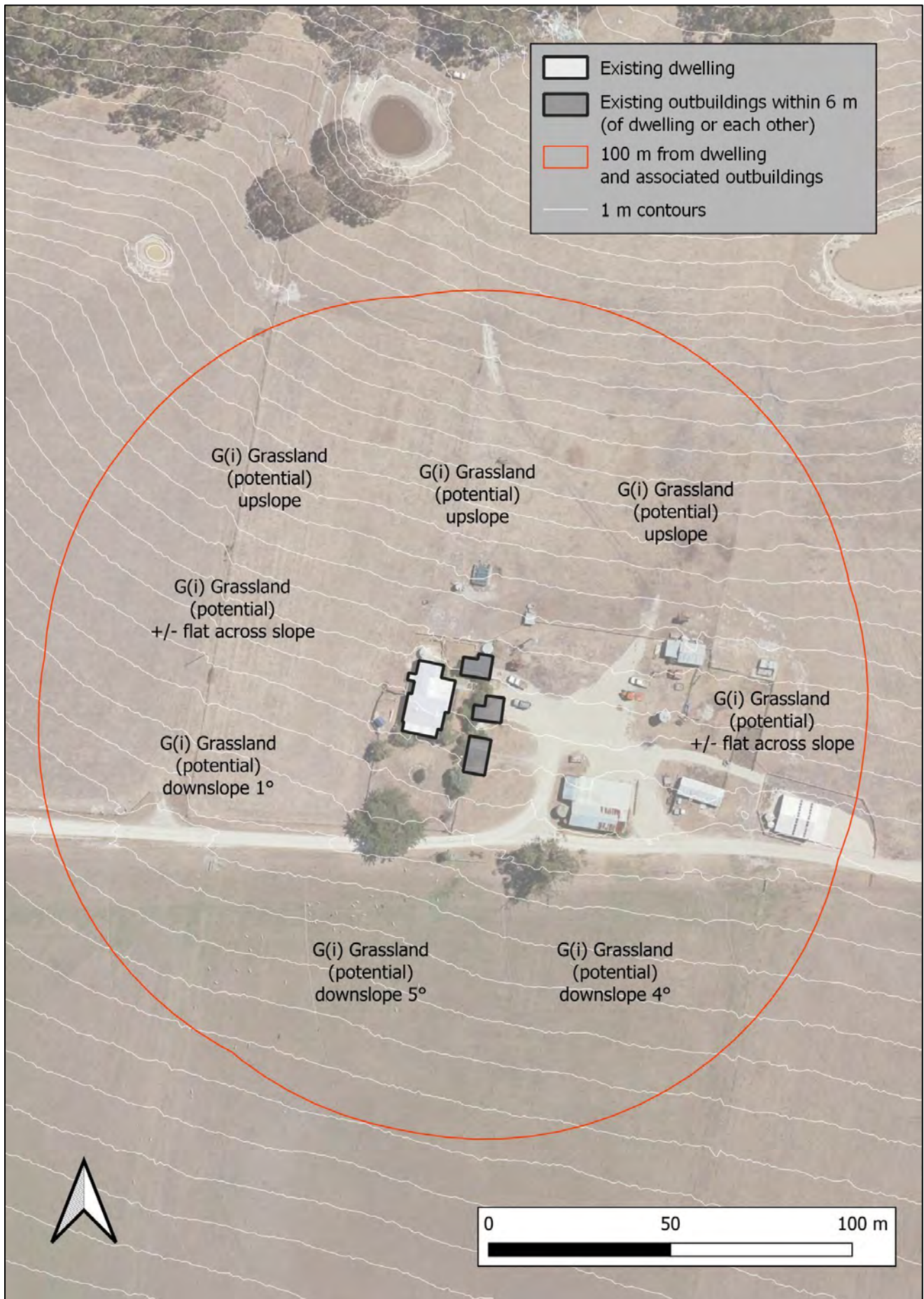


Figure 8 – Bushfire Hazard Assessment Map – existing dwelling on ‘Lot 7’



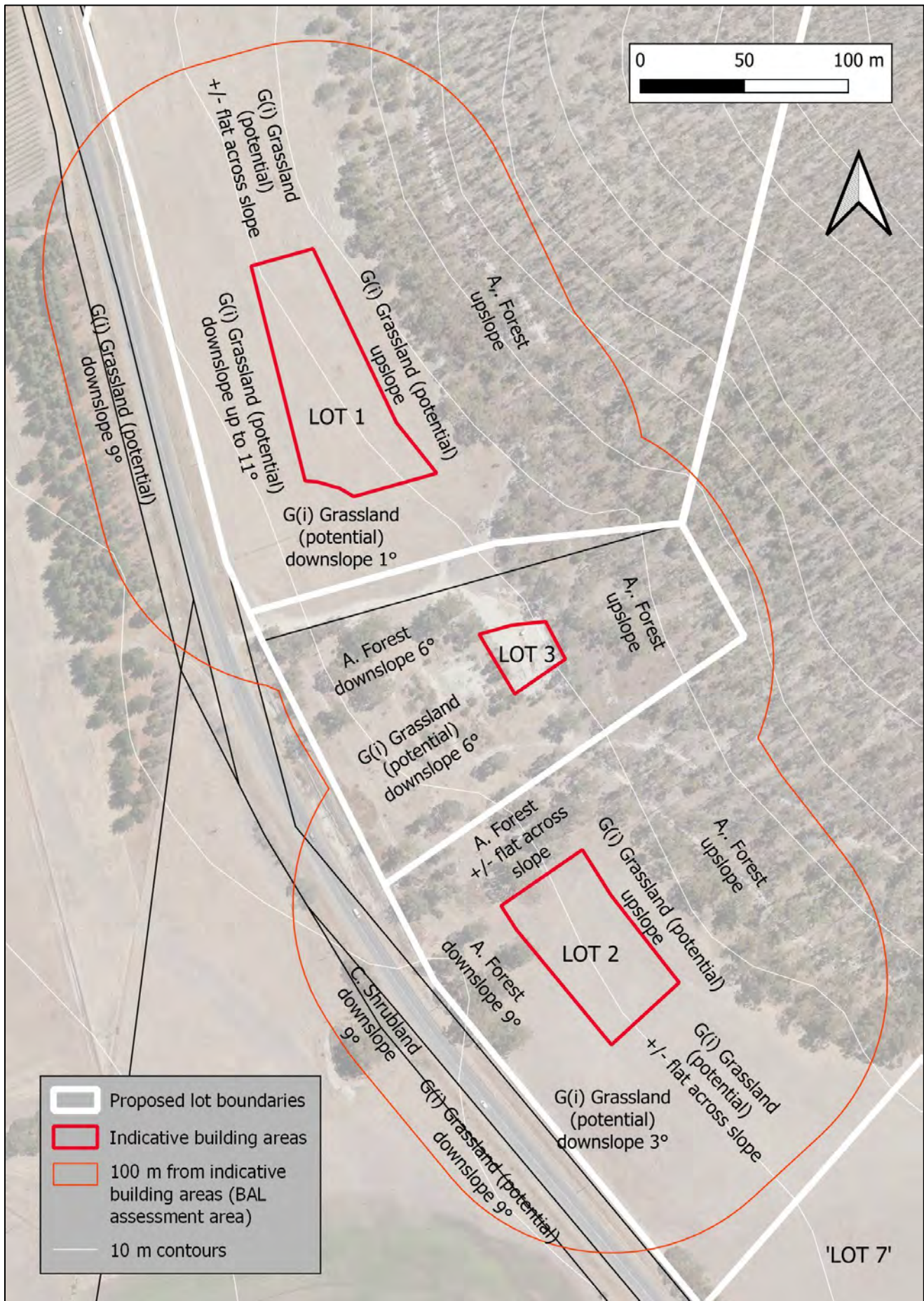


Figure 9 – Bushfire Hazard Assessment Map – Lots 1 - 3

Table 1 – Separation distance calculations for the building area (BA) on the 'Lot 7' (the existing dwelling and associated outbuildings having less than 6 m separation from the dwelling or each other)

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
<b>North</b>	Low threat (lawn and garden)*	-	0 – 3.5	-		10 m
	G (i). Grassland (potential)	Upslope	3.5 - 100	BAL-FZ	10 - < 14	
<b>East</b>	Low threat & non-veg (lawn, garden, trafficable areas and outbuildings)*	-	0 - 49	-	-	To outer edge of drive (16 m+)
	G (i). Grassland (potential)	+/- flat across slope	49 - 100	BAL-12.5	-	
<b>South</b>	Low threat & non-veg (lawn, garden, drive and verge)*	-	0 - 21	-	-	To inner edge of drive (15 m+)
	G (i). Grassland (potential)	Downslope 5 <sup>0</sup>	21 - 100	BAL-12.5	11 - < 16	
<b>West</b>	Low threat (lawn and garden)*	-	0 – 3.5	-		11 m
	G (i). Grassland (potential)	Downslope 1 <sup>0</sup>	3.5 - 100	BAL-FZ	11 - < 16	

<sup>#</sup> Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

\* Exclusion under AS3959-2018 2.2.3.2

Table 2 - Separation distance calculations for indicative building area (BA) on Lot 1

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
Northwest	G (i). Grassland (potential)	+/- flat across slope	0 - 100	BAL-FZ	10 - < 14	10 m+
	A. Forest	Upslope	23 - 100	BAL-19	23 - < 32	
Northeast	G (i). Grassland (potential)	Upslope	0 - 23	BAL-FZ	10 - < 14	23 m
	A. Forest	Upslope	23 - 100	BAL-19	23 - < 32	
Southeast and south	G (i). Grassland (potential)	+/- flat - downslope 1°	0 - 55	BAL-FZ	11 - < 16	11 m+
	A. Forest	+/- flat - downslope 1°	55 - 100	BAL-12.5	-	
Southwest	G (i). Grassland (potential)	Downslope 11°	0 - 56	BAL-FZ	15 - < 22	15 m
	Low threat & non-veg (road & verge)*	-	56 - 70	-	-	
	G (i). Grassland (potential)	Downslope 9°	70 - 100	-	-	

Table 3 - Separation distance calculations for indicative building area (BA) on Lot 2

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
Northwest	A. Forest	+/- flat across slope	0 - 40	BAL-FZ	23 - < 32	23 m
	G (i). Grassland (potential)	+/- flat across slope	40 - 100	-	-	
Northeast	G (i). Grassland (potential)	Upslope	0 - 23	BAL-FZ	10 - < 14	23 m
	A. Forest	Upslope	23 - 100	BAL-19	23 - < 32	
Southeast	G (i). Grassland (potential)	+/- flat across slope	0 - 100	BAL-FZ	10 - < 14	10 m+
Southwest	A. Forest	Downslope 9°	0 - 53	BAL-FZ	34 - < 46	34 m
	Low threat & non-veg (road and verge)*	-	56 - 70	-	-	
	C. Shrubland (potential)	Downslope 9°	70 - 100	BAL-12.5	-	

<sup>#</sup> Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

\* Exclusion under AS3959-2018 2.2.3.2

Table 4 - Separation distance calculations for indicative building area (BA) on Lot 3

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
<b>Northwest</b>	A. Forest	+/- flat across slope	0 - 26	BAL-FZ	23 - <32	23 m
	G (i). Grassland (potential)	+/- flat across slope	26 - 100	-	-	
<b>Northeast</b>	A. Forest	Upslope	0 - 100	BAL-19	23 - < 32	23 m
<b>Southeast</b>	G (i). Grassland (potential)	+/- flat across slope	0 - 32	BAL-FZ	10 - < 14	23 m
	A. Forest	+/- flat across slope	32 - 68	BAL-12.5	-	
	G (i). Grassland (potential)	+/- flat across slope	68 - 100	-	-	
<b>Southwest</b>	A. Forest	Downslope 6°	0 - 100	BAL-FZ	34 - < 46	34 m

<sup>#</sup> Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

\* Exclusion under AS3959-2018 2.2.3.2

### **3. Bushfire Management Measures**

The site is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme – Sorell (the Scheme). The existing habitable building on ‘Lot 7’ and the indicative building areas on all other lots are within 100 m of bushfire-prone vegetation as defined under AS3959, in the form of G (i) Grassland (potential), C. Shrubland and A. Forest (actual and potential).

The requirements for subdivision in a bushfire-prone area are set out under clause C13.6.1 of C13.0 Bushfire-Prone Areas Code of the Scheme (the Code).

The proposed subdivision and minor boundary adjustments must comply with the following clauses of the Code (shaded clauses in Table 3).

*Table 3 – Compliance with C13.0*

<b>CLAUSE</b>	<b>ISSUE</b>
<b>C13.2</b>	<b>Application of Code</b>
<b>C13.3</b>	<b>Definition of Terms</b>
<b>C13.4</b>	<b>Use or Development Exempt from this Code</b>
<b>C13.5</b>	<b>Use Standards</b>
C13.5.1	Vulnerable uses
C13.5.2	Hazardous uses
<b>C13.6</b>	<b>Developments Standards for Subdivision</b>
C13.6.1	Provision of hazard management areas (HMAs)
C13.6.2	Public and firefighting access
C13.6.3	Provision of water supply for firefighting purposes

#### **3.1 Exemption (existing dwelling)**

Pursuant to the exemptions provided under clause C13.6.1 A1 (a), C13.6.2 A1 (a) and C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable building on ‘Lot 7’ because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of hazard management areas, access for firefighting or water supplies for firefighting.

The context is such that there is unlikely to be any increase in risk to the existing dwellings:

- the new boundary to the west of the existing dwelling is further away than the current boundary and is over 180 m away, and
- this assessment and report provide the opportunity to remind the owners about the bushfire risk to the existing habitable building and the need to maintain compliant access, water supplies and hazard management areas.

### **3.2 Hazard Management Areas**

The objectives of providing hazard management areas (HMAs) are:

- to facilitate an integrated approach between subdivision and subsequent building on a lot, and
- to provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area.

HMAs provide cleared space between buildings and bushfire hazards. Any vegetation in these areas needs to be maintained in a low fuel state to protect buildings from direct flame contact, ember attack and intense radiant heat, thereby allowing them to be defended from lower intensity bushfires.

Further information on the maintenance of HMAs can be found at the Tasmania Fire Service (TFS) website:

<http://www.fire.tas.gov.au/Show?pageId=colBuildingForBushfire>.

#### Requirements

In summary, the acceptable solutions under C13.6.1 A1 of the Code require that:

- a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision, or
- b) The proposed plan of subdivision:
  - (ii) shows the building area for each lot, and
  - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959.

#### Current conditions

- The existing habitable building on 'Lot 7' is surrounded by lawn and gardens, beyond which lies potential bushfire prone vegetation to the north, west and south in the form of pasture.
- The indicative building areas on Lots 1 – 3 are surrounded by bushfire-prone vegetation in the form of pasture (potential grassland), as well as areas of eucalypt woodland and forest.

- For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018:
  - all pasture has been classified as G (i) Grassland (potential),
  - areas of bracken fernland have been classified as C. Shrubland, and
  - all areas with an established tree canopy or the potential for one to develop have been mapped as A. Forest.

### Compliance

- The bushfire hazard assessment indicates that existing and future habitable buildings require HMAs to provide separation distances from bushfire prone vegetation sufficient to meet the requirements of BAL-19 under Table 2.4.4 of AS3959 (see Figures 8 and 9 and Tables 1 - 4).
- Pursuant to the exemptions provided under clause C13.6.1 A1 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable building on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of hazard management areas.
- All lots can accommodate an HMA meeting the requirements of BAL-19 entirely within the lot boundaries.
- The BHMP at Attachment 1 defines HMAs with sufficient separation distances from bushfire prone vegetation to allow future habitable buildings on Lot 1, Lot 2 and Lot 3 to achieve BAL-19 separation from surrounding bushfire prone vegetation.

### Establishment and maintenance of hazard management areas (HMAs)

- The prescribed HMAs must be established at the time of building on the lots.
- Establishment and maintenance of HMAs will require regular mowing, slashing or grazing of any pasture, grassland, sedgeland or bracken fern land such that it meets the definition of low-threat vegetation ((as defined by Clause 2.2.3.2 of AS3959-2018, eg less than 100 mm in height).
- Mature trees and shrubs can be maintained within the HMAs without compromising bushfire hazard management outcomes. When maintaining or establishing trees within the HMAs, the following standards should be met:
  - no tree branches should overhang habitable buildings and preferably no branches/canopy should be within 10 m of habitable buildings,
  - trees and shrubs should be separated to create discontinuous 'clumps',
  - at least 5 m horizontal separation should be maintained between tree canopies, and

- low branches should be removed to create a minimum 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
- To minimise bushfire hazard to habitable buildings, HMAs must be maintained as low threat vegetation and/or non-vegetated land for the life of the development.
- The need to maintain effective HMAs into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of HMAs should be conducted prior to the bushfire season or any other identified period of high fire risk and any flammable material such as leaves, litter and wood piles should be removed.

### **3.3 Public and Firefighting Access**

The objectives for roads, property access and fire trails within a subdivision are:

- to allow safe access and egress for residents, fire fighters and emergency services personnel,
- to provide access to the bushfire-prone vegetation that allows both the property to be defended when under bushfire attack and for hazard management works to be undertaken,
- to provide access to water supplies for fire appliances,
- that design and construction allow for fire appliances to be manoeuvred, and
- that design allows connectivity, and where needed, offers multiple evacuation points.

#### Requirements

Property access is required to access a firefighting water point on all lots. The requirements for property access within a subdivision are detailed in C13.6.2 of the Code. In summary, the acceptable solutions are that:

- a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting, or
- b) A proposed plan of subdivision showing the location of property access to building areas is included in a bushfire hazard management plan that:
  - (i) demonstrates proposed private accesses will comply with Table C13.2, and
  - (ii) is certified by the TFS or an accredited person.

The following summarises the requirements for property access pursuant to Table C13.2 of the Code:



- all- weather construction,
- load capacity of at least 20 t, including for bridges and culverts,
- minimum carriageway width of 4 m,
- minimum vertical clearance of 4 m,
- minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- cross falls of less than 3 degrees (1:20 or 5%),
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- curves with a minimum inner radius of 10 m,
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- terminate with a turning area for fire appliances provided by one of the following:
  - a turning circle with a minimum outer radius of 10m, or
  - a property access encircling the building, or
  - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long, and
- where the property access is greater than 200 m in length (applicable to Lot 2):
  - passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

#### Current and proposed conditions

- Arthur Highway is a sealed public road 7 m wide along the frontage to the subject land.
- The existing dwelling is serviced by a broad crossover onto the Arthur Highway located in the south of the property and a gravel driveway +/- 4 m wide which terminates in a large parking / turning area to the east of the dwelling.

There is a second formed crossover onto the Arthur Highway located in the southwest of the property which currently services an unformed farm management track.
- It is proposed that Lot 1 and Lot 3 share an access from the Arthur Highway via the existing formed crossover in the southwest of the property, with a Right of Way 10 m wide proposed over the shared section of access burdening Lot 3 and to the benefit of Lot 1.
- It is proposed that Lot 2 share the existing crossover in the south of the property with 'lot 7', with a new driveway to be constructed across the southeastern corner of 'Lot 7' to a future building area on Lot 2. A Right of Way 10 m wide is proposed burdening 'Lot 7' and to the benefit of Lot 2.

## Compliance

- The Arthur Highway provides adequate road access to the site for firefighting purposes.
- Pursuant to the exemptions provided under clause C13.6.2 A1 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable building on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of access for firefighting (see section 3.1 above).
- The BHMP at Appendix 1 shows indicative property access provisions which demonstrate the potential for Lot 1, Lot 2 and Lot 3 to support property access for firefighting which is compliant with the acceptable solutions under C13.6.2 and Table C13.2 of the Code.
- The proposed Rights of Way to secure access for Lot 1 across Lot 3 and for Lot 2 across 'Lot 7' must secure access corridors at least 5 m wide and must appear in the Schedule of Easements submitted with the final plans for sealing.
- Property access to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be completed to a compliant standard prior to the occupation of any habitable buildings.
- At the time of construction, owners/developers must ensure the property access is compliant in all respects with Table C13.2 of the Code, as summarised above.

### **3.4 Firefighting Water Supply**

The objective in provision of water supply for firefighting purposes is that:

- adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bush fire-prone areas.

## Requirements

The development occurs in an area not serviced with reticulated water supply and static water supplies will be required for firefighting purposes. The requirements for provision of static water supplies for firefighting purposes are detailed in C13.6.3 A2.

In summary, the acceptable solutions are that:

- a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes,
- b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5.

The following summarises the requirements for static water supplies for firefighting pursuant to Table C13.5 of the Code.

**Distance between building area to be protected and water supply:**

- The building area to be protected must be located within 90 m of the firefighting water point of a static water supply, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

**Static water supply requirements:**

- May have a remotely located off-take connected to the static water supply,
- May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times,
- Must be a minimum of 10,000 litres per building area to be protected; this volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- Must be metal, concrete or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.

**Fittings and pipework and accessories requirements**

Fittings and pipework associated with a water connection point for a static water supply must:

- Have a minimum nominal internal diameter of 50 mm,
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- Be metal or lagged by non-combustible materials if above ground,
- If buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- Ensure the coupling is accessible and available for connection at all times,
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),

- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or coupling compliant with Table 4.3B, and
- If a remote offtake is installed, ensure the offtake is in a position that is visible; accessible to allow connection by firefighting equipment; at working height of 450–600 mm above ground level; and protected from possible damage, including damage by vehicles.

**Signage for static water connections requirements:**

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:

- Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems, or
- the Tasmania Fire Service Guideline –
  - be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height,
  - marked in fade-resistant material with white reflective lettering and circle on a red background,
  - be located within one metre of the water connection point in a situation which will not impede access or operation, and
  - be no less than 400 mm above the ground.

**Hardstand area for fire appliances requirements must be:**

- No more than 3 m from the firefighting water point, measured as a hose-lay (including the minimum water level in dams, swimming pools and the like),
- No closer than 6 m from the building area to be protected,
- A minimum width of 3 m constructed to the same standard as the carriageway, and
- Connected to the property access by a carriageway equivalent to the standard of the property access.

Current conditions

- There are multiple potable water tanks associated with the existing dwelling on ‘Lot 7’ but the property is not currently serviced with a dedicated static water supply for firefighting.

## Compliance

- Pursuant to the exemptions provided under clause C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing dwelling on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of water supplies for firefighting (see section 3.1 above).
- The indicative location of firefighting water tanks and indicative hardstand provisions shown on the BHMP at Attachment 1 demonstrate the capacity of Lot 1, Lot 2 and Lot 3 to support static water supplies compliant with the Code.
- Static water supplies for firefighting to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be completed to a compliant standard prior to the occupation of any habitable buildings.
- At the time of construction/installation, the owners/developers must ensure that new static water supplies for firefighting comply in all respects with the provisions of Table C13.5, as summarised above.

### **3.5 Construction Standards**

The existing dwelling on 'Lot 7' was constructed prior to the current standards and is unlikely to comply with any BAL construction standards.

The attached BHMP only certifies that future habitable buildings constructed within the indicative building areas on Lot 1, Lot 2 and Lot 3 can achieve the separation distances required to allow construction to BAL-19 (Section 6 of AS3959).

Section 11F (2) (a) of the Tasmanian *Building Act 2016* provides that the attached BHMP can be utilised to satisfy the bushfire planning requirements of a subsequent application to build on lots arising from the subdivision for a period of six years from certification. To utilise the attached BHMP for a subsequent building application, construction would have to be within the indicative building areas and construction standards would have to be at least BAL-19.

Should future owners wish to build at a different location to the indicative building areas provided for under this report and the attached BHMP, or to a different BAL construction standard, then a new Bushfire Hazard Report and BHMP will be required.

## **4. Advice**

The following recommendations do not form part of the bushfire hazard management requirements being certified under this report and the attached BHMP. They are provided as advice to the owners to reduce bushfire risk to the existing dwelling on 'Lot 7' and to ensure effective bushfire hazard management planning for any future dwellings.

- a) It is recommended the owners of 'Lot 7' familiarise themselves with Table 1 of this report and adopt an HMA around the existing dwelling which meets the separation distances from surrounding pasture prescribed in that table.
- b) It is recommended the owners of 'Lot 7' install a dedicated water tank for firefighting purposes with a minimum volume of 10,000 l that meets the requirements outlined in Section 3.4 of this report.
- c) Notwithstanding the provisions of Section 11F (2) (a) of the Tasmanian *Building Act 2016*, it is recommended that a new report and BHMP be commissioned at the time of constructing any new habitable buildings on the lots. This will ensure that any vegetation changes in the intervening period can be taken into consideration and that the resulting BHMP is tailored to the actual building footprint and the circumstances prevailing at the time of the build.

## **5. Summary and Conclusions**

The proposed one-lot subdivision (one new lot and balance) and minor boundary adjustments have been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

Pursuant to the exemptions provided under clause C13.6.1 A1 (a), C13.6.2 A1 (a) and C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable buildings on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of hazard management areas, access for firefighting or water supplies for firefighting.

A BHMP has been prepared for the site, prescribing hazard management areas for the building areas on each lot which demonstrate the potential for the building areas on all lots to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP at Attachment 1 demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Sorell Council as part of a development application for the proposed subdivision and minor boundary adjustments.

## **6. Limitations of BHMP**

The bushfire protection measures outlined in the BHMP at Attachment 1 are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

## **7. Glossary and Abbreviations**

### **AS – Australian Standard**

**BAL – Bushfire Attack Level** – means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

**BFP – Bush Fire Practitioner** – a suitably qualified person accredited by the Tasmania Fire Service to undertake assessments of bushfire hazard and certify Bushfire Hazard Management Plans.

**BHMP – Bushfire Hazard Management Plan** – plan for individual house or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

**FDI – fire danger index** – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

**ha – hectares; m – meters**

**HMA – Hazard Management Area** – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

## **8. References**

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

*Building Act 2016*. The State of Tasmania Department of Premier and Cabinet.  
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

*Building Act 2016*. Director's Determination – Bushfire Hazard Areas v1.1 (2021)  
DOC/17/62962. Director of Building Control.  
[https://www.cbos.tas.gov.au/\\_\\_data/assets/pdf\\_file/0019/607006/Directors-Determination-Bushfire-Hazard-Areas-v1\\_1-2021.pdf](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0019/607006/Directors-Determination-Bushfire-Hazard-Areas-v1_1-2021.pdf)

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.  
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>.

Tasmanian Planning Scheme - Sorell.  
[https://www.planning.tas.gov.au/\\_\\_data/assets/pdf\\_file/0011/711002/State-Planning-Provisions-effective-24-January-2024.PDF](https://www.planning.tas.gov.au/__data/assets/pdf_file/0011/711002/State-Planning-Provisions-effective-24-January-2024.PDF)

LISTmap 2023. Land Information System Tasmania, Tasmania Government.  
<https://maps.theLIST.tas.gov.au/listmap/app/list/map>.



## APPENDIX 1 - Illustrative photos of site, access and vegetation

### A. Property access



Photo 1: Primary access point to the site from the Arthur Highway providing shared access to the existing dwelling on 'Lot 7' and to Lot 2



Photo 2: Driveway to the existing dwelling on 'Lot 7'



Photo 4: Branching of driveway to dwelling and associated outbuildings (at left)



Photo 5: Large parking/turning area east of the existing dwelling when viewed from the northeast, with dwelling at centre right



Photo 6: Large parking/turning area east of the existing dwelling when viewed from the dwelling



Photo 7: Alignment of proposed new driveway across the southeast of 'Lot 7' to service Lot 2



Photo 8: Existing crossover in the southwest of the land providing shared access to Lot 1 and Lot 3



Photo 9: Farm management track along the alignment of the proposed new driveway to service Lot 3



Photo 10: Alignment of proposed new driveway to service Lot 1

**B. Vegetation within 100 m of existing dwelling and indicative building areas**



Photo 11: Pasture (potential grassland) west of the existing dwelling



Photo 11: Pasture (potential grassland) directly north of the existing dwelling



Photo 12: Pasture (potential grassland) north of the existing dwelling



Photo 13: Managed land directly east of the existing dwelling



Photo 14: Garden and lawn directly south of the existing dwelling



Photo 15: Ploughed pasture (potential grassland) south of the existing dwelling

**C. Vegetation within 100 m of the indicative building area on Lot 1**



Photo 16: Pasture (potential grassland) and remnant forest southwest of the indicative building area on Lot 1





Photo 17: Pasture (potential grassland) northwest of the indicative building area on Lot 1



Photo 18: Pasture (potential grassland) and forest northeast of the indicative building area on Lot 1



Photo 19: Pasture (potential grassland) and remnant forest southeast of the indicative building area on Lot 1

**D. Vegetation within 100 m of the indicative building area on Lot 2**



Photo 20: Pasture (potential grassland) and remnant forest southwest of the indicative building area on Lot 2



Photo 21: Pasture (potential grassland) and remnant forest northwest of the indicative building area on Lot 2



Photo 22: Pasture (potential grassland) and forest northeast of the indicative building area on Lot 2



Photo 23: Pasture (potential grassland) southeast of the indicative building area on Lot 2

**E. Vegetation within 100 m of the indicative building area on Lot 3**



Photo 24: Pasture (potential grassland) and remnant forest southwest of the indicative building area on Lot 3



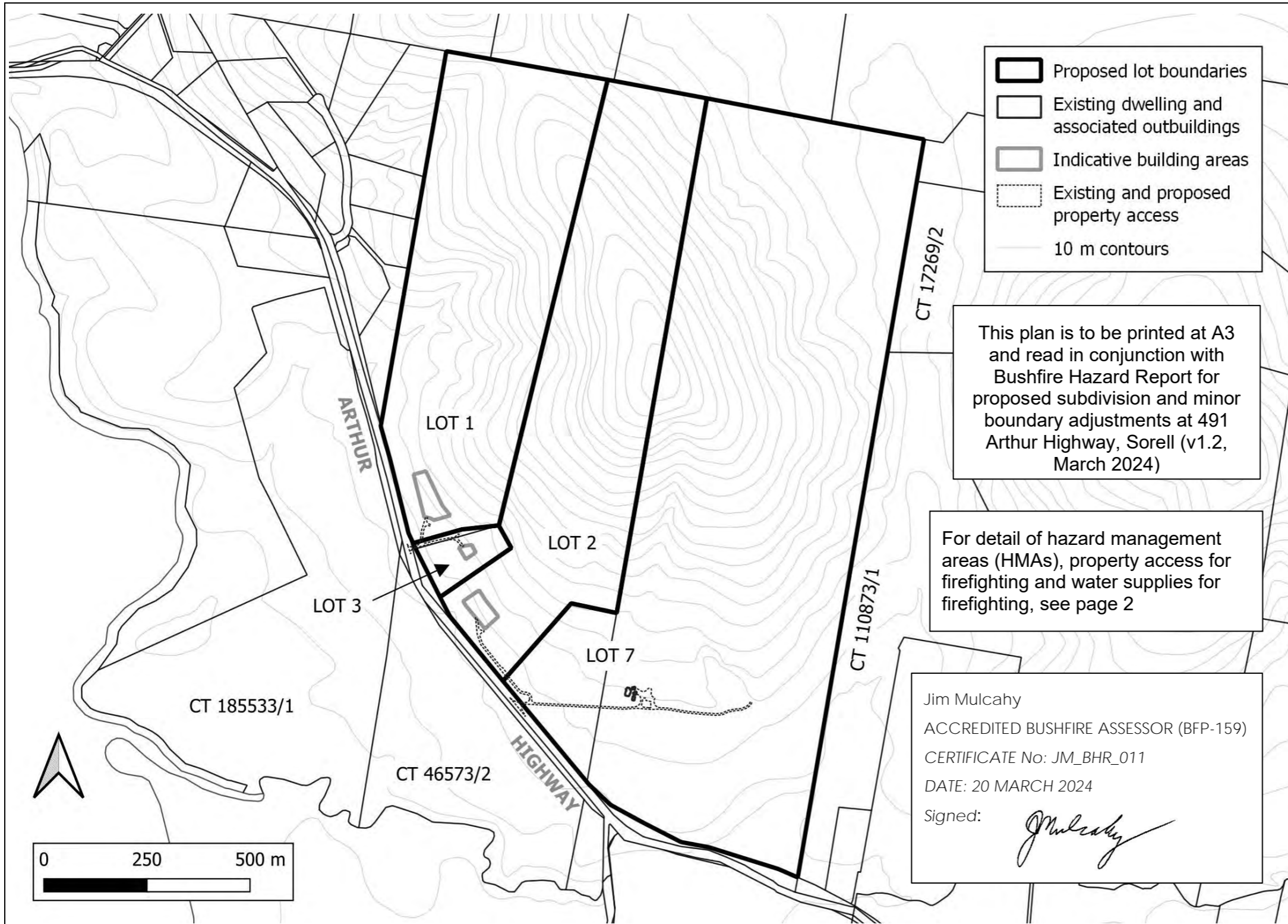
Photo 25: Pasture (potential grassland) and remnant forest northwest of the indicative building area on Lot 3



Photo 26: Forest northeast of the indicative building area on Lot 3



Photo 27: Pasture (potential grassland) and remnant forest southeast of the indicative building area on Lot 3



- Proposed lot boundaries
- Existing dwelling and associated outbuildings
- Indicative building areas
- Existing and proposed property access
- 10 m contours

This plan is to be printed at A3 and read in conjunction with Bushfire Hazard Report for proposed subdivision and minor boundary adjustments at 491 Arthur Highway, Sorell (v1.2, March 2024)

For detail of hazard management areas (HMAs), property access for firefighting and water supplies for firefighting, see page 2

Jim Mulcahy  
 ACCREDITED BUSHFIRE ASSESSOR (BFP-159)  
 CERTIFICATE No: JM\_BHR\_011  
 DATE: 20 MARCH 2024  
 Signed:

**1. Exemptions**  
 a) Pursuant to the exemptions provided under clauses C13.6.1 A1(a), C13.6.2 A1(a), C13.6.3 A2 (a) of the Code, there is insufficient increase in risk to the existing habitable building on 'Lot 7' because of the proposal to warrant mandating any specific bushfire protection measures.

**2. Hazard Management Areas (HMAs) (see page 2)**  
 a) HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.  
 b) To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.  
 c) No tree branches should overhang habitable buildings.  
 d) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.  
 e) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.  
 f) Grassland, pasture & lawn must be kept short (< 100 mm).  
 g) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.  
 h) Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.  
 i) Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor directly adjacent to decks or habitable buildings.

**3. Access for firefighting**  
 a) The plan on page 2 shows indicative property access provisions to service Lot 1, Lot 2 and Lot 3 which are 4 m wide and terminate in compliant turning areas.  
 b) Property access must be constructed at the time of building on the lots and must be compliant with Table C13.2 of the Bushfire Prone Areas Code (the Code) prior to occupancy of any habitable buildings.

**4. Water Supply for Firefighting**  
 a) The plan on page 2 shows indicative water tanks for firefighting to service Lot 1, Lot 2 and Lot 3 located within 3 m of a hardstand, more than 6 m from indicative building areas, and with the potential to be located within 90 m hose lay of the furthest parts of future building areas.  
 b) Water supplies for firefighting to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be compliant with Table C13.5 of the Code prior to the sealing of the final plans.

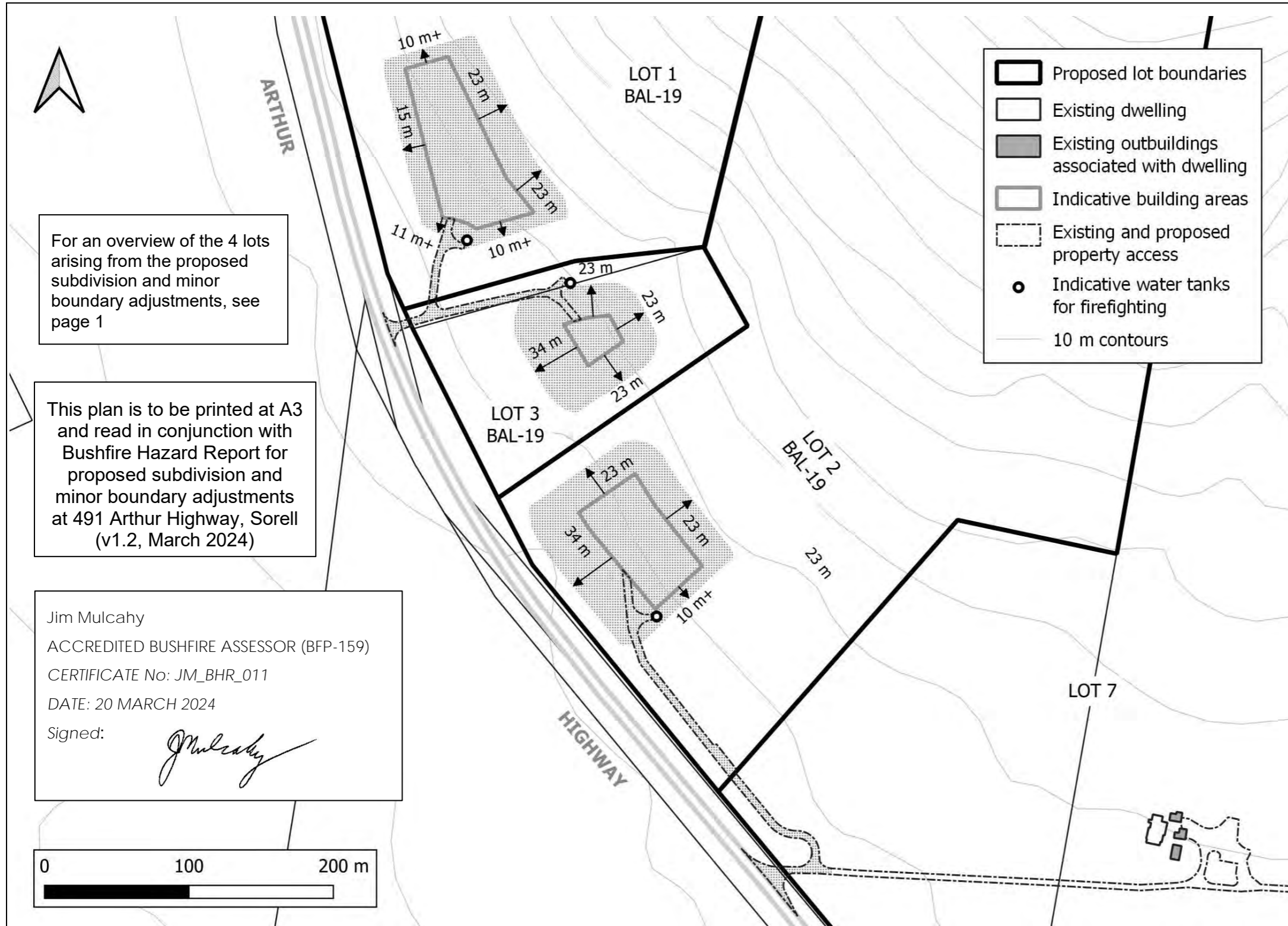
**4. Construction Standards**  
 a) This plan only certifies that future habitable buildings on Lot 1, Lot 2 and Lot 3 can achieve the separation distances required to allow construction to BAL-19.

For: Brad Grattidge and the Executors/Trustees  
 of the Estate of Peta Jongenelen  
 Address: 491 Arthur Highway, Sorell  
 Titles: CT 46573/1, CT 110787/1 & CT 110658/5  
 Assessment #: JM\_BHR\_011  
 February 2024



**MULCAHY PLANNING  
 AND  
 PROPERTY  
 SERVICES**

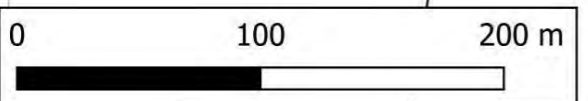
410 Nelson Road Mt Nelson TAS 7007  
 email: jimspinning@outlook.com  
 Mobile: 0424 505 184



For an overview of the 4 lots arising from the proposed subdivision and minor boundary adjustments, see page 1

This plan is to be printed at A3 and read in conjunction with Bushfire Hazard Report for proposed subdivision and minor boundary adjustments at 491 Arthur Highway, Sorell (v1.2, March 2024)

Jim Mulcahy  
ACCREDITED BUSHFIRE ASSESSOR (BFP-159)  
CERTIFICATE No: JM\_BHR\_011  
DATE: 20 MARCH 2024  
Signed: *Jim Mulcahy*



1. Exemptions
  - b) Pursuant to the exemptions provided under clauses C13.6.1 A1(a), C13.6.2 A1(a), C13.6.3 A2 (a) of the Code, there is insufficient increase in risk to the existing habitable building on 'Lot 7' because of the proposal to warrant mandating any specific bushfire protection measures.
2. Hazard Management Areas (HMAs) (see page 2)
  - j) HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.
  - k) To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
  - l) No tree branches should overhang habitable buildings.
  - m) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
  - n) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
  - o) Grassland, pasture & lawn must be kept short (< 100 mm).
  - p) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
  - q) Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
  - r) Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor directly adjacent to decks or habitable buildings.
3. Access for firefighting
  - c) The plan on page 2 shows indicative property access provisions to service Lot 1, Lot 2 and Lot 3 which are 4 m wide and terminate in compliant turning areas.
  - d) Property access must be constructed at the time of building on the lots and must be compliant with Table C13.2 of the Bushfire Prone Areas Code (the Code) prior to occupancy of any habitable buildings.
4. Water Supply for Firefighting
  - c) The plan on page 2 shows indicative water tanks for firefighting to service Lot 1, Lot 2 and Lot 3 located within 3 m of a hardstand, more than 6 m from indicative building areas, and with the potential to be located within 90 m hose lay of the furthest parts of future building areas.
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4. Construction Standards
  - b) This plan only certifies that future habitable buildings on Lot 1, Lot 2 and Lot 3 can achieve the separation distances required to allow construction to BAL-19.

For: Brad Grattidge and the Executors/Trustees of the Estate of Peta Jongenelen  
Address: 491 Arthur Highway, Sorell  
Titles: CT 46573/1, CT 110787/1 & CT 110658/5  
Assessment #: JM\_BHR\_011  
February 2024

**MULCAHY PLANNING AND PROPERTY SERVICES**  
410 Nelson Road Mt Nelson TAS 7007  
email: jimspinning@outlook.com  
Mobile: 0424 505 184



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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

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#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

491 Arthur Highway, Sorell

**Certificate of Title / PID:**

CT 46573/1, CT 110787/1 & CT 110658/5

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

One-lot subdivision (one new lot and balance) and minor boundary adjustments

**Applicable Planning Scheme:**

Tasmanian Planning Scheme - Sorell

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposal Plan – one-lot subdivision (one new lot and balance) and minor boundary adjustments, 491 Arthur Highway, Sorell	Morley Surveying	17 January 2024	1.0
Bushfire Hazard Report for proposed subdivision and minor boundary adjustments at 491 Arthur Highway, Sorell	Mulcahy Planning and Property Services	March 2024	1.2
Bushfire Hazard Management Plan - proposed subdivision and minor boundary adjustments at 491 Arthur Highway, Sorell	Mulcahy Planning and Property Services	20 March 2024	1.2

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<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> <b>C13.4 – Use or development exempt from this Code</b>	
<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/> C13.4(a)	Insufficient increase in risk

<input type="checkbox"/> <b>C13.5.1 – Vulnerable Uses</b>	
<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/> C13.5.1 P1	
<input type="checkbox"/> C13.5.1 A2	Emergency management strategy
<input type="checkbox"/> C13.5.1 A3	Bushfire hazard management plan

<input type="checkbox"/> <b>C13.5.2 – Hazardous Uses</b>	
<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/> C13.5.2 P1	
<input type="checkbox"/> C13.5.2 A2	Emergency management strategy
<input type="checkbox"/> C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/> <b>C13.6.1 Subdivision: Provision of hazard management areas</b>	
<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/> C13.6.1 P1	
<input checked="" type="checkbox"/> C13.6.1 A1 (a)	Insufficient increase in risk (existing habitable building on Lot 7)
<input checked="" type="checkbox"/> C13.6.1 A1 (b)	Provides BAL-19 for Lot 1, Lot 2 and Lot 3
<input type="checkbox"/> C13.6.1 A1(c)	Consent for mechanism on title

<input checked="" type="checkbox"/>	<b>C13.6.2 Subdivision: Public and firefighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	C13.6.2 P1	
<input checked="" type="checkbox"/>	C13.6.2 A1 (a)	Insufficient increase in risk (existing habitable building on Lot 7)
<input checked="" type="checkbox"/>	C13.6.2 A1 (b)	Access for Lot 1, Lot 2 and Lot 3 complies with relevant Table

<input checked="" type="checkbox"/>	<b>C13.6.3 Subdivision: Provision of water supply for firefighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	C13.6.3 A1 (c)	Water supply consistent with the objective
<input checked="" type="checkbox"/>	C13.6.3 A2 (a)	Insufficient increase in risk (existing habitable building on Lot 7)
<input checked="" type="checkbox"/>	C13.6.3 A2 (b)	Static water supply for Lot 1, Lot 2 and Lot 3 complies with relevant Table
<input type="checkbox"/>	C13.6.3 A2 (c)	Static water supplies consistent with the objective

## 5. Bushfire Hazard Practitioner


<b>Name:</b>	Jim Mulcahy	<b>Phone No:</b>	0424 505 184
<b>Postal Address:</b>	410 Nelson Road, Mt Nelson 7007	<b>Email Address:</b>	jimsplanning@outlook.com
<b>Accreditation No:</b>	BFP – 159	<b>Scope:</b>	1 & 3B, provisional 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

**Signed:**  
certifier



**Name:**

Jim Mulcahy

**Date:** 20/03/2024

**Certificate Number:** JM\_BHR\_011

(For Practitioner Use only)

**morleyglobal@gmail.com**

---

**From:** morleyglobal@gmail.com  
**Sent:** Monday, July 24, 2023 2:08 PM  
**To:** bradgrattidge491@gmail.com; 'Sue Newitt'  
**Subject:** FW: Accesses to 491 Arthur Highway - Crown Landowner Consent - Permits

Approval at last!!!!

Michael



**From:** Volker, Sam <Sam.Volker@stategrowth.tas.gov.au>  
**Sent:** Monday, July 24, 2023 11:50 AM  
**To:** morleyglobal@gmail.com  
**Cc:** Thorne, Lucy <Lucy.Thorne@stategrowth.tas.gov.au>; Ince, Michael <Michael.Ince@stategrowth.tas.gov.au>  
**Subject:** RE: Accesses to 491 Arthur Highway - Crown Landowner Consent - Permits

Hello Mr Morley ,

I can confirm that the Department of State Growth's Traffic Engineering Branch is satisfied with the existing accesses to the properties proposed to be subdivided at 491 Arthur Highway as described below. As such we have no objections to the proposed subdivision.

Trust this helps.

**Sam Volker** | Traffic Engineering Liason  
Network Management | Department of State Growth  
76 Federal Street, North Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001  
Phone: (03) 6165 5205  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

Courage to make a difference through  
**TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE**

*In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past, and present custodians of the Land.*

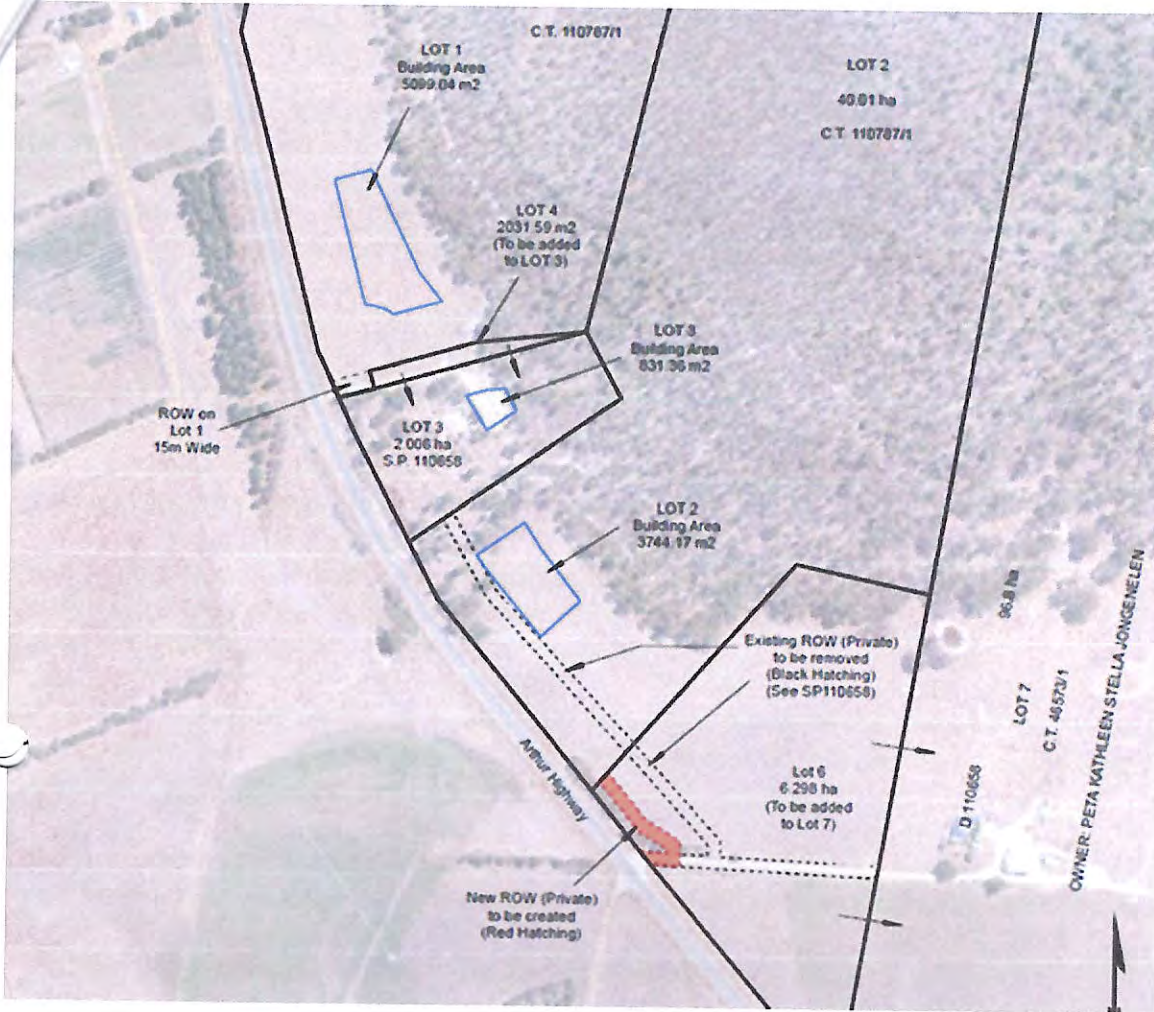
**From:** Ince, Michael <[Michael.Ince@stategrowth.tas.gov.au](mailto:Michael.Ince@stategrowth.tas.gov.au)>  
**Sent:** Monday, 24 July 2023 11:39 AM  
**To:** Volker, Sam <[Sam.Volker@stategrowth.tas.gov.au](mailto:Sam.Volker@stategrowth.tas.gov.au)>  
**Cc:** Thorne, Lucy <[Lucy.Thorne@stategrowth.tas.gov.au](mailto:Lucy.Thorne@stategrowth.tas.gov.au)>  
**Subject:** FW: Accesses to 491 Arthur Highway - Crown Landowner Consent - Permits

Sam,

The applicant, Michael Morley has requested DSG provide a letter of consent for his application to subdivide to Council.

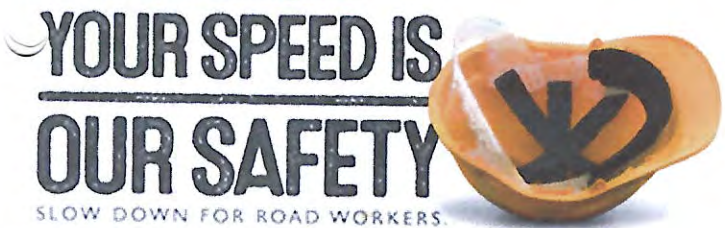
It is a requirement under the planning scheme for the road authority to endorse accesses for a subdivision in a rural zone. Could you please review and if acceptable provide consent to the applicant?

Property Assets has had many conversations with Mr Morley over the past few months – so trust this will resolve his issues.



Kind regards,

**Michael Ince** | Senior Project Officer, Property Assets  
 Asset Management | State Roads | Department of State Growth  
 Salamanca Building, Parliament Square  
 4 Salamanca Place, Hobart, TAS 7000 | GPO Box 536, Hobart TAS 7001  
 Phone: (03) 6166 3433  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)



My current work pattern is as follows:

Monday	Tuesday	Wednesday	Thursday	Friday
In office	In Office	Home	Home	In office
In office	In Office	Home	Home	Home

OWNER: PETA KATHLEEN STELLA JONGENELEN AND BRAD CHAYNEE GRATTIDGE (LOT 3)

# LOT 1 PLAN

Registered Number

FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5  
PID 7768039 & 1515903

BY SURVEYOR: M.MORLEY

GRANTEE:



**Sorell Council**  
Development Application: Response to Request for Information - 491 Arthur Highway, Forcett.pdf  
Plans Reference: P4  
Date Received: 3/04/2024

LOCATION:

**PEMBROKE FORCETT**  
491 Arthur Highway, Sorell

APPROVED EFFECTIVE FROM .....

SCALE 1: NA

LENGTHS IN METRES

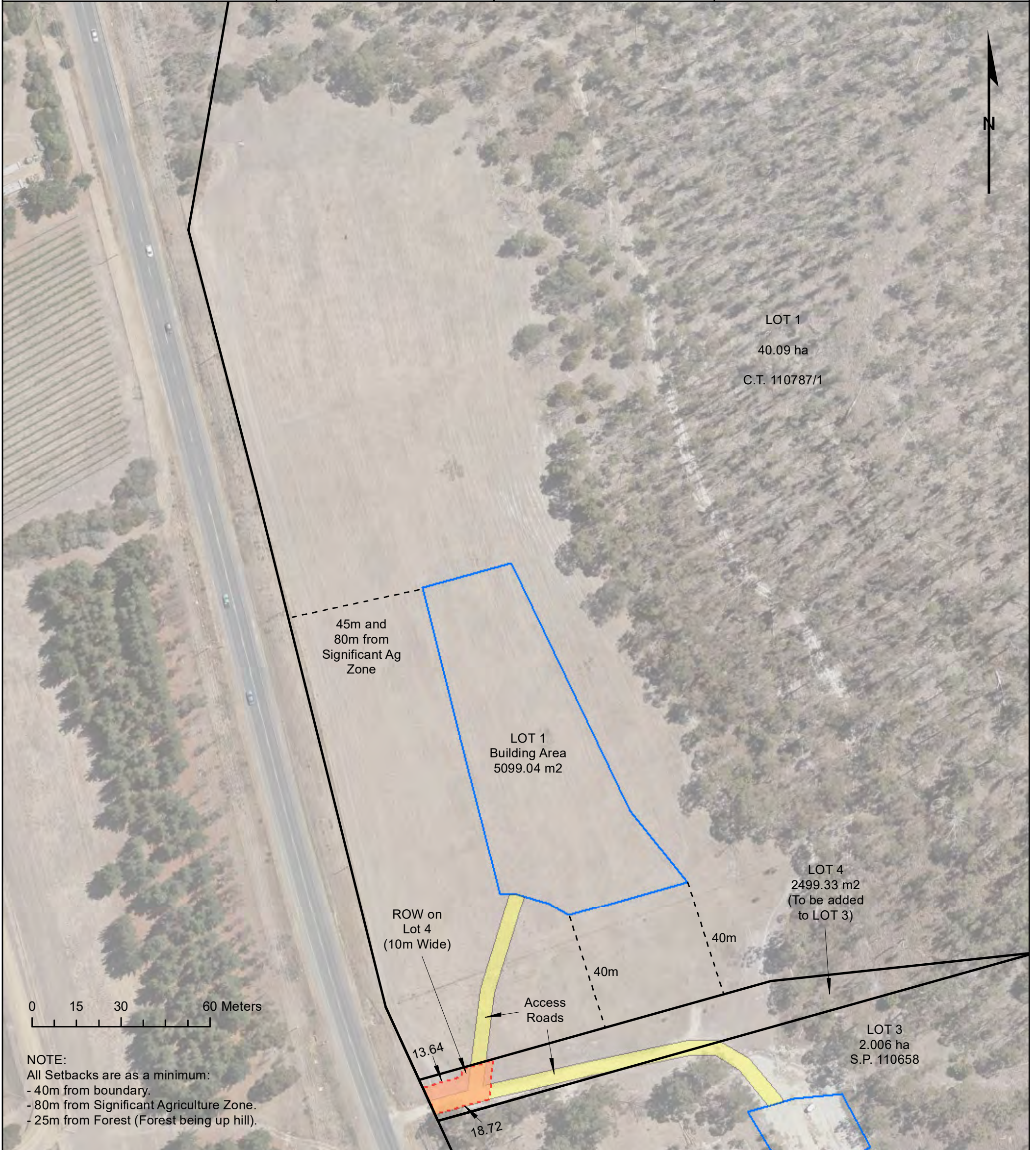
Recorder of Titles

MAPSHEET MUNICIPAL CODE No.

LAST UPI No.

LAST PLAN No.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



.....  
Registered Land Surveyor

.....  
Date

.....  
Drawing Date: 13/2/2023

.....  
Council Delegate

.....  
Date

OWNER: PETA KATHLEEN STELLA JONGENELEN  
AND BRAD CHAYNEE GRATIDGE (LOT 3)

FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5  
PID 7768039 & 1515903

GRANTEE:

 **Sorell Council**  
 Development Application: Response to Request  
 for Information - 491 Arthur Highway, Forcett.pdf  
 Plans Reference: P4  
 Date Received: 3/04/2024

# LOT 2 PLAN

BY SURVEYOR: M.MORLEY

LOCATION: **PEMBROKE  
FORCETT**  
491 Arthur Highway, Sorell

SCALE 1: NA

LENGTHS IN METRES

Registered Number

APPROVED  
EFFECTIVE FROM .....

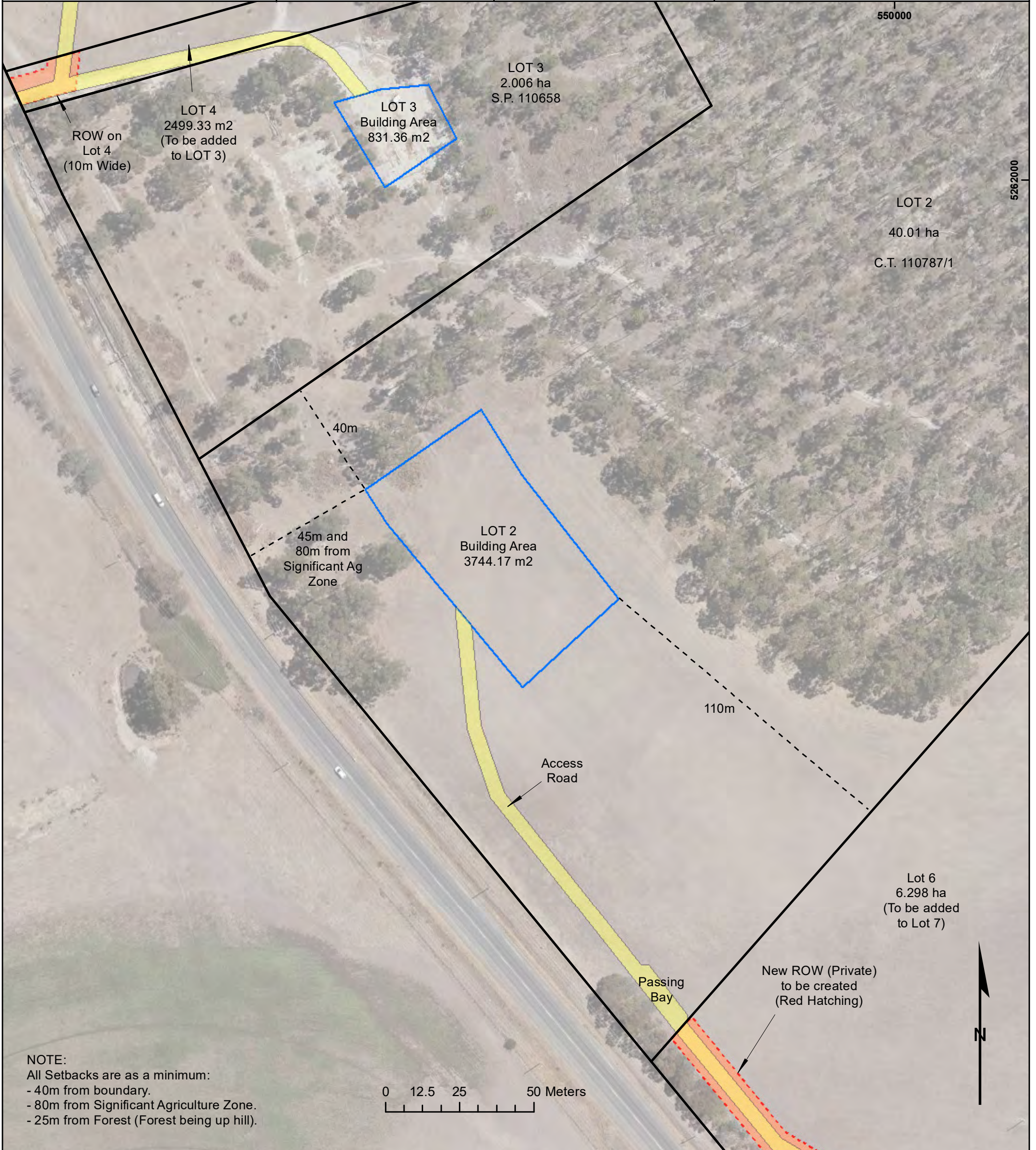
Recorder of Titles

MAPSHEET MUNICIPAL  
CODE No.

LAST  
UPI No.

LAST PLAN No.

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN



NOTE:  
 All Setbacks are as a minimum:  
 - 40m from boundary.  
 - 80m from Significant Agriculture Zone.  
 - 25m from Forest (Forest being up hill).

0 12.5 25 50 Meters

.....  
Registered Land Surveyor

.....  
Date

Drawing Date: 13/2/2023

.....  
Council Delegate

.....  
Date



OWNER: PETA KATHLEEN STELLA JONGENELEN AND BRAD CHAYNEE GRATTIDGE (LOT 3)

FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5  
PID 7768039 & 1515903

GRANTEE:



# ROAD FRONT PLAN

BY SURVEYOR: M.MORLEY

LOCATION: PEMBROKE FORCETT  
491 Arthur Highway, Sorell

SCALE 1: NA

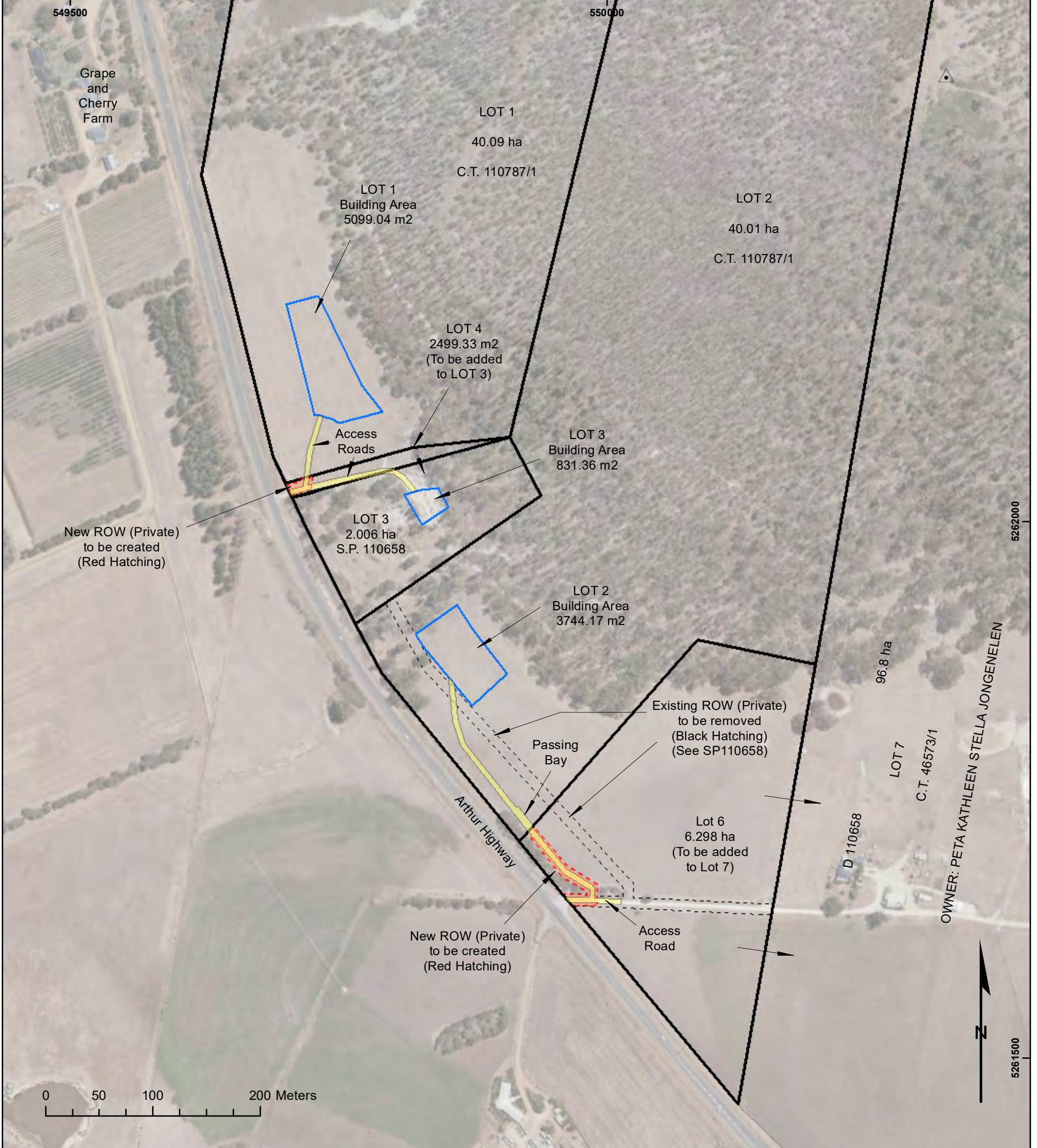
LENGTHS IN METRES

Registered Number

APPROVED EFFECTIVE FROM .....

Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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..... Registered Land Surveyor	..... Date	Drawing Date: 13/2/2023	..... Council Delegate	..... Date
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OWNER: PETA KATHLEEN STELLA JONGENELEN AND BRAD CHAYNEE GRATDIGE (LOT 3)

FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5  
PID 7768039 & 1515903

GRANTEE:

# PROPOSAL INDEX PLAN

BY SURVEYOR: M.MORLEY

LOCATION: **PEMBROKE FORCETT**  
491 Arthur Highway, Sorell

SCALE 1: NA

LENGTHS IN METRES

Registered Number



**Sorell Council**  
Development Application: Response to Request for Information - 491 Arthur Highway, Forcett.pdf  
Plans Reference: P4  
Date Received: 3/04/2024

APPROVED  
EFFECTIVE FROM .....

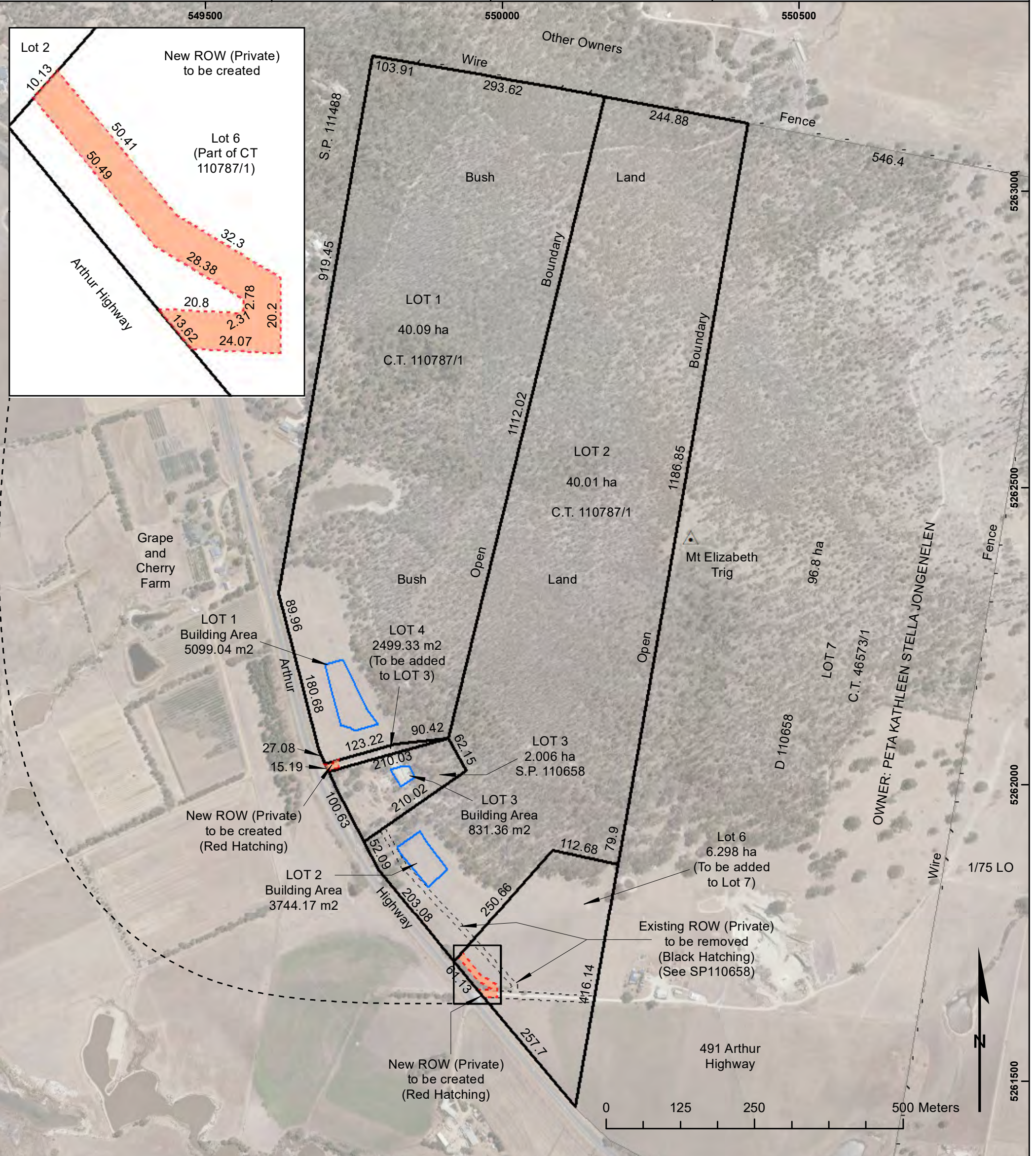
Recorder of Titles

MAPSHEET MUNICIPAL  
CODE No.

LAST  
UPI No.

LAST PLAN No.

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN



.....  
Registered Land Surveyor

.....  
Date

Drawing Date: 13/2/2023

.....  
Council Delegate

.....  
Date



## Attachment to item number 5.3 -

*Planning Report;*  
*Stormwater Report;*  
*Civil Drawings;*  
*Landscaping Plans; and*  
*Proposal Plans*

# 18 Arthur Street **Supporting Planning Report**

Final | 21 December 2023

ERA Planning and Environment acknowledge *palawa* as the Traditional Owners of *lutruwita* (Tasmania). They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

## ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

**Job Number:** 2324-026

### Document Status

Document Version	Date	Author	Reviewer
Draft for client review	19 December 2023	Dana Elphinstone	Caroline Lindus
Final	21 December 2023	Dana Elphinstone	Clare Hester

# Permit overview

## Permit application details

<b>Applicant</b>	18 Arthur Street Pty Ltd
<b>Owner</b>	18 Arthur Street Pty Ltd
<b>Address</b>	18 Arthur Street Sorell
<b>Lot description</b>	Folio of the Register 29255, Lot 1
<b>Description of proposal</b>	Partial demolition, alterations, and additions to existing buildings. Development and use of childcare centre.

## Relevant Planning Provisions

<b>Applicable planning scheme</b>	Tasmanian Planning Scheme - Sorell
<b>Zone(s)</b>	General Residential
<b>Codes</b>	Signs Code Parking and Sustainable Transport Code Road and Railway Assets Code Safeguarding of Airports Code
<b>Discretions</b>	<ul style="list-style-type: none"><li>• Clause 8.3.1 Discretionary uses (P1, P2, P4)</li><li>• Clause 8.5.1 Non-dwelling development (P3, P4, P6)</li><li>• Clause C2.6.2 Design and layout of parking areas (P1)</li><li>• Clause C2.6.5 Pedestrian access (P1)</li><li>• Clause C1.6.1 Design and siting of signs (P2)</li><li>• Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1)</li><li>• Clause C2.5.1 Car parking numbers (P1, P2)</li></ul>



# Contents

<b>Permit overview</b>	<b>i</b>
Permit application details	i
Relevant Planning Provisions	i
<b>1 Introduction</b>	<b>3</b>
1.1 Purpose of the report	3
1.2 Name of planning authority	3
1.3 Statutory controls	3
1.4 Title documentation	3
1.5 Enquiries	3
<b>2 Proposal</b>	<b>4</b>
<b>3 Site description</b>	<b>5</b>
3.1 Site and surrounds	5
<b>4 Zoning assessment</b>	<b>6</b>
4.1 Zoning	6
4.2 Use status	6
4.3 Zone purpose	6
4.4 Use and development standards	6
4.4.1 Discretionary uses	7
4.4.2 Development standards for non-dwellings	9
<b>5 Code assessment</b>	<b>12</b>
<b>5.1 Signs code</b>	<b>12</b>
5.1.1 Design and siting of signs	12
<b>5.2 Parking and sustainable transport code</b>	<b>14</b>
5.2.1 Car parking numbers	15
5.2.2 Bicycle parking numbers	15
5.2.3 Motorcycle parking numbers	16
5.2.4 Construction of parking areas	16
5.2.5 Design and layout of parking areas	17
5.2.6 Number of accesses for vehicles	18
5.2.7 Pedestrian access	19
<b>5.3 Road and railway assets code</b>	<b>20</b>
5.3.1 Use standards	20
<b>5.4 Safeguarding of airports code</b>	<b>21</b>
<b>6 Conclusion</b>	<b>22</b>
<b>Appendix A Title and survey information</b>	
<b>Appendix B Proposal plans</b>	



# 1 Introduction

## 1.1 Purpose of the report

ERA Planning and Environment (ERA) has been engaged by Tina Palushi (owner and director of 18 Arthur St Pty Ltd) to seek planning approval for the use and development of a childcare centre located at 18 Arthur Street, Sorell. This report provides the relevant background material, proposal details, and an appraisal of the development against the relevant planning provisions.

## 1.2 Name of planning authority

The relevant planning authority is the Sorell Council.

## 1.3 Statutory controls

This planning permit application is to be assessed in accordance with the *Land Use Planning and Approvals Act 1993* (LUPAA) and is subject to the provisions of the *Tasmanian Planning Scheme - Sorell* (the planning scheme).

Specifically, the proposal requires assessment against the applicable zone purpose, use standards, development standards, and code requirements of the planning scheme.

## 1.4 Title documentation

This planning permit application relates to land at 18 Arthur Street, Sorell (title reference CT 29255/1), under the ownership of 18 Arthur Street Pty Ltd.

The landowner has been notified of the intention to lodge this planning permit application pursuant to clause 52 of LUPAA.

Title documents are available at Appendix A.

## 1.5 Enquiries

Enquiries relating to this planning report should be directed to:

Dana Elphinstone  
Environmental Planner  
ERA Planning and Environment  
Email: [enquiries@eraplanning.com.au](mailto:enquiries@eraplanning.com.au)  
Phone: 03 6165 0443





## 2 Proposal

The proposal seeks approval for the demolition of existing buildings, alteration and additions to an existing building, and development of a childcare centre at 18 Arthur Street in Sorell. The proposed development on the 1,601 m<sup>2</sup> site includes:

- The development of a two storey building with a total building area of 669 m<sup>2</sup> providing three activity rooms, a kitchen, dining area, reception area, three bathrooms, and associated office and training spaces.
- Outdoor play area between the proposed building and the rear boundary.
- Parking and circulation areas including:
  - Three 90 degree parking spaces (2.4 m wide by 5.4 m long); and
  - Thirteen 60 degree parking spaces (2.4-2.6 m wide by 5.4 m long), including one accessible space.
- Outdoor storage including bin storage.
- Acoustic fence along the eastern, southern, and part of the northern boundary with a height of 1.8 m.
- Ground-based sign with maximum height of 3.8 m and 0.12 m wide.

The centre will provide ten staff to care for up to 60 children across three activity spaces including:

- 20 children aged from 0 to 24 months, with four staff;
- 20 children aged 24 to 36 months with four staff; and
- 20 children aged over 36 months with 2 staff.

The centre will operate between 6.30 am and 6.30 pm, 5 days per week.



# 3 Site description

## 3.1 Site and surrounds

The subject site is located at 18 Arthur Street, Sorell in a single title, CT 29255/1. The site is generally flat with two existing vehicle crossings to Arthur Street. The site is developed with a single dwelling, associated outbuildings and garden. It is 1,601 m<sup>2</sup> in area and has 40.52 m frontage to Arthur Street, based on recent survey provided in Appendix A.

The site is located in the General Residential zone under the Tasmanian Planning Scheme - Sorell and is predominantly surrounded by residential properties. It shares a boundary on its south with 'St Thomas Catholic Church,' 22 Arthur Street, which is a large historic church listed on the Tasmania Heritage Register

An aerial image of the subject site and surrounding context is shown in Figure 1.



Figure 1 Aerial image of the site shown in blue outline (Source: <https://www.thelist.tas.gov.au/>)

 <b>Sorell Council</b>
Development Application: 18 Arthur Street, Sorell
Plans Reference: P1
Date Received: 02/01/2024

## 4 Zoning assessment

### 4.1 Zoning

The site is zoned General Residential in the planning scheme. The proposal requires assessment against the applicable zone purpose, use standards, and development standards of the General Residential zone.

### 4.2 Use status

The proposed use is defined as educational and occasional care under the planning scheme. Educational and occasional care is a discretionary use in the General Residential zone.

### 4.3 Zone purpose

The General Residential zone purpose in clause 8.1 is:

- 8.1.1 *To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.*
- 8.1.2 *To provide for the efficient utilisation of available social, transport and other service infrastructure.*
- 8.1.3 *To provide for non-residential use that:*
- (a) primarily serves the local community; and*
  - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.*
- 8.1.4 *To provide for Visitor Accommodation that is compatible with residential character.*

The proposed use and development is consistent with the zone purpose statements. The proposed development will provide for non-residential use that primarily serves the local community. The scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other offsite impacts will be managed to ensure there is no unreasonable loss of amenity.

Notwithstanding the above, in accordance with the decision of the Tasmanian Civil and Administrative Tribunal in *Mount Wellington Cableway Company Pty Ltd v Hobart City Council and Others* [2022] TASCAT 128 (3 November 2022), it is noted that the zone purpose statements do not provide a basis for the refusal of a discretionary use unless specifically called up in the performance criterion of a relevant use standard.

### 4.4 Use and development standards

Table 1 provides a summary of the applicable use and development standards for the proposal. An assessment against the applicable standards is provided in the sections following.

Table 1: Applicable standards in the General Residential Zone

Clause	Applicability
<b>Use standards</b>	
Clause 8.3.1 Discretionary uses	Applicable.
Clause 8.3.2 Visitor accommodation	Not applicable. The use is educational and occasional care.
<b>Development standards</b>	
Clause 8.4 Development standards for dwellings	Not applicable. No dwellings are proposed.
Clause 8.5.1 Non-dwelling development	Applicable.
Clause 8.5.2 Non-residential garages and carports	Not applicable. No garages or carports are proposed.

Clause	Applicability
<b>Subdivision standards</b>	
Subdivision clauses	Not applicable. The proposal does not include subdivision.

#### 4.4.1 Discretionary uses

### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause 8.3.1 Discretionary uses</b>	
<p><b>A1</b></p> <p>Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.</p>	<p><b>P1</b></p> <p>Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the timing, duration or extent of vehicle movements; and</li> <li>(b) noise, lighting or other emissions.</li> </ul>

#### Planner Response

The proposed operating hours for the development are 6.30 am to 6.30 pm. This exceeds the operating hours allowed under the acceptable solution. Therefore, the performance criteria must be considered.

It is expected that the majority of children will be dropped off between the hours of 7 am to 8 am. This is generally followed by a period of settling in with children normally inside the centre. The number of children in the outdoor areas is expected to be minimal in the early hours of the morning and in the evening, particularly during the colder months. The indoor and outdoor activities for the children vary between age groups, meaning they are not all outside at any one time.

The majority of vehicles are expected to arrive at the centre between 7am and 8am, park briefly and then depart. Parking is provided for onsite to minimise the impact on the surrounding road network, ensuring there is less impact on residential amenity.

External lighting will be in operation between 6.30 am to 6.30 pm in the winter months, exceeding the acceptable solution under Clause 8.3.1 (A2) by half an hour in the morning. External lighting will meet applicable Australian Standards ensuring the lighting is appropriately baffled and angled to prevent any light spillage into adjoining properties. The proposal satisfies the performance criteria.

An acoustic fence is proposed around the outdoor play area, along the eastern and southern, and part of the northern boundaries. This will reduce any noise impacts from children playing, to adjoining residential properties.

Based on the above, the proposed use is not considered to have an unreasonable impact of the amenity of adjacent sensitive uses.

**The performance criteria (P1) are satisfied.**

<p><b>A2</b></p> <p>External lighting for a use listed as Discretionary:</p> <ul style="list-style-type: none"> <li>(a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and</li> <li>(b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.</li> </ul>	<p><b>P2</b></p> <p>External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of proposed light sources and their intensity;</li> <li>(b) the location of the proposed light sources;</li> <li>(c) the topography of the site; and</li> <li>(d) any existing light sources.</li> </ul>
---	--

#### Planner Response

External lighting will be in operation between 6.30 am to 6.30 pm, exceeding the acceptable solution by half an hour in the morning. Therefore, the performance criteria have been addressed.

The proposed lighting location is shown in Appendix B.

The site is generally flat, meaning there would not be any exaggerated angles for light spill to cause unreasonable impact. Furthermore, external lighting will meet applicable Australian Standards ensuring the lighting is appropriately baffled and angled to prevent any light spillage into adjoining properties.

The proposed external lighting is not considered to have an unreasonable impact on the amenity of adjacent sensitive uses.

**The performance criteria (P2) are satisfied.**

<p><b>A3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <p>(a) 7:00am to 7:00pm Monday to Friday;          (b) 9:00am to 12 noon Saturday; and          (c) nil on Sunday and public holidays.</p>	<p><b>P3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;          (b) the number and frequency of commercial vehicle movements;          (c) the size of commercial vehicles involved;          (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;          (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use;          (f) potential conflicts with other traffic; and          (g) existing levels of amenity.</p>
--	---

**Planner Response**

Commercial vehicle movements will be limited to the hours detailed in the acceptable solution.

**The acceptable solution (A3) is met.**

<p><b>A4</b></p> <p>No Acceptable Solution.</p>	<p><b>P4</b></p> <p>A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the intensity and scale of the use;          (b) the emissions generated by the use;          (c) the type and intensity of traffic generated by the use;          (d) the impact on the character of the area; and          (e) the need for the use in that location</p>
---	--

**Planner Response**

The proposed use will operate 6.30 am to 6.30 pm, five days per week. The centre will cater to 60 children with 11 staff. The emissions generated by the use will include noise and lighting. The noise generation is expected to be most significant during the hours considered acceptable under A3 above. An acoustic fence is proposed along adjoining boundaries to help ameliorate the noise level. Lighting will operate for an additional half an hour outside the acceptable hours listed in A2 above. Lighting will be used at a level to provide safe access to the centre and will meet applicable standards to ensure no light spillage into adjoining properties.

The traffic generation from the use will increase the morning and evening peak traffic within Arthur Street. All vehicles will be able to enter the site and park, before exiting the site in a forward direction. This will minimise the impact of the additional vehicles on the street by avoiding on-street parking and ensuring safe and legible merging from the site.

The site is located in a residential area in proximity to community purpose and business zoned land. The density of residential use in the area is relatively high, with multiple strata developments nearby including adjoining the site to the north east. The site is within 100 m of Sorell School, 30 m of Ningana Home, 100 m of land zoned General Business and 80 m of Pembroke Park, whilst adjoining St Thomas Catholic Church to the south; that is, the area accommodates a mixture of community and commercial uses of which a daycare centre is compatible with.

An acoustic fence is proposed to ameliorate noise emissions, and access has been designed to minimise impacts from traffic generation.

There is a high need for childcare centres in the area and the region which this development seeks to service.

The proposed use is not considered to cause an unreasonable loss of amenity to adjacent sensitive uses.

The performance criteria (P4) are satisfied.

## 4.4.2 Development standards for non-dwellings

### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause 8.5.1 Non-dwelling development</b>	
<p><b>A1</b></p> <p>A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> <li>(a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</li> <li>(b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</li> <li>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</li> </ul>	<p><b>P1</b></p> <p>A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>

#### Planner Response

The proposed building is set back 13.59 m from the Arthur Street frontage. The site is not vacant.

**The acceptable solution (A1) is met.**

<p><b>A2</b></p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> <li>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</li> </ul> </li> <li>(b) only have a setback less than 1.5m from a side or rear boundary if the building: <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>The siting and scale of a building that is not a dwelling must:</p> <ul style="list-style-type: none"> <li>(a) not cause an unreasonable loss of amenity, having regard to: <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; and</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</li> </ul> </li> <li>(a) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</li> </ul>
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### Planner Response

The proposed building will be setback 13.59 m from the frontage, 3.1 m from the northern boundary, 3.3 m from the rear, eastern boundary, and 3 m from the southern boundary.

The elevation plans provided in Appendix B demonstrate that the proposed building falls within the building envelope specified in the acceptable solution.

The proposed building is setback a minimum of 1.589 m from a side or rear boundary.

**The acceptable solution (A2) is met.**

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#### A3

A building that is not a dwelling, must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and
- (b) a site area of which not less than 35% is free from impervious surfaces.

#### P3

A building that is not a dwelling, must have:

- (a) site coverage consistent with that existing on established properties in the area; and
- (b) reasonable space for the planting of gardens and landscaping.

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### Planner Response

The total floor area of the proposed building is 669 m<sup>2</sup> or 42% of the site area.

The total site area that is free from impervious surfaces is approximately 25%, therefore the performance criteria have been addressed.

Site coverage of established properties in the area varies greatly. For example, 14 Arthur Street (to the north of the site) has approximately 75-80% site coverage, whereas 35 Walker Street (adjoins the site to the west) has approximately 25% site coverage. The proposed development falls in between these examples and is considered consistent with the site coverage of the area.

As demonstrated on the plans in Appendix B, there is adequate space for the planting of gardens and landscaping.

**The performance criteria (P3) are satisfied.**

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#### A4

No Acceptable Solution

An exemption applies for fences in this zone – see Table 4.6.

#### P4

A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:

- (a) provide for security and privacy while allowing for passive surveillance of the road; and
- (b) be compatible with the height and transparency of fences in the street, having regard to:
  - (i) the topography of the site; and
  - (ii) traffic volumes on the adjoining road.

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### Planner Response

A 1.8 m high acoustic fence is proposed along part of the northern boundary and along the full length of the eastern and southern boundaries. The fencing along the southern boundary falls within 4.5 m of the site frontage. The fencing is not a minimum of 30% transparent above 1.2 m and therefore cannot meet the exemption criteria under Table 4.6. Therefore, the performance criteria must be addressed.

The proposed fencing is along the southern boundary, perpendicular to the frontage. Therefore, the fencing will not interfere with passive surveillance of the road.

There is a mixture of fencing types in the surrounding area including paling and metal fencing with semi-transparency, timber and colorbond fences with no transparency, and lots with no fencing. Given the fence is on a side boundary the height and transparency are not considered as impactful as a fence on the frontage.

Overall, the proposed fence is considered to be compatible with the street.

**The performance criteria (P4) are satisfied.**

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#### A5

Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:

- (a) be visible from any road or public open space adjoining the site; and
- (b) encroach upon parking areas, driveways or landscaped areas.

#### P5

Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste to be stored;
- (c) the topography of the site; and
- (d) any screening proposed.

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**Planner Response**

Proposed outdoor storage areas will be screened from sight as show in the plans in Appendix B. Outdoor storage areas will not encroach upon parking areas, driveways, or landscaped areas.

**The acceptable solution (A5) is met.**

**A6**

Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.

An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6.

**P6**

Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site and location of the sensitive use; and
- (d) any mitigation measures proposed.

**Planner Response**

The proposed development includes three air conditioning units that will be attached to the building. It is not possible for these units to have a 10 m setback from residential use; therefore, the acceptable solution cannot be achieved.

The proposed air conditioning units are of a domestic scale producing noise emissions typical of a suburban dwelling.

The units will operate during opening hours.

The site is generally flat. Sensitive receivers are located to the north and to the east. Sensitive receivers to the west are separated from the building by at least 30 m and are unlikely to be affected. The adjoining use to the south is not considered a sensitive use. It is of note that to the north and east there is an acoustic fence which will assist in reducing any noise impacts from the air conditioners.

The proposed air conditioning units are not expected to have an unreasonable impact on amenity.

**The performance criteria (P6) are satisfied.**

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## 5 Code assessment

The relevant planning scheme codes and specific area plans against which the proposal requires consideration are:

- Parking and Sustainable Transport Code
- Road and Railway Asset Code
- Safeguarding of Airports Code

### 5.1 Signs code

The Signs Code applies to all development for signs. The proposal includes one pole sign. Pole signs are not exempt from the Signs Code. Table 3 provides a summary of the applicable use and development standards for the proposal. An assessment against the applicable standards is provided in the sections following Table 3.

Table 2: Applicable standards in the Parking and Sustainable Transport Code

Clause	Applicability
<b>Use standards</b>	
There are no use standards in this Code.	
<b>Development standards</b>	
Clause C1.6.1 Design and siting of signs	Applicable.
Clause C1.6.2 Illuminated signs	Not applicable. No illuminated signs are proposed.
Clause C1.6.3 Third party sign	Not applicable. No third party signs are proposed.
Clause C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts	Not applicable. No heritage places, local heritage precincts or local historic landscape precincts are present.

#### 5.1.1 Design and siting of signs

##### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause C1.6.1 Design and siting of signs</b>	
<p><b>A1</b></p> <p>A sign must:</p> <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and</p> <p>(b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution:</p> <p>(i) roof sign;</p> <p>(ii) sky sign; and</p> <p>(iii) billboard.</p>	<p><b>P1.1</b></p> <p>A sign must:</p> <p>(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <p>(i) the size and dimensions of the sign;</p> <p>(ii) the size and scale of the building upon which the sign is proposed;</p> <p>(iii) the amenity of surrounding properties;</p> <p>(iv) the repetition of messages or information;</p> <p>(v) the number and density of signs on the site and on adjacent properties; and</p> <p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</p> <p><b>P1.2</b></p>

If a roof sign, sky sign or billboard, the sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table C1.6;
- (b) meet the sign standards for the relevant sign type in Table C1.6; and
- (c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to:
  - (i) the size and dimensions of the sign;
  - (ii) the size and scale of the building upon which
  - (iii) the sign is proposed;
  - (iv) the amenity of surrounding properties;
  - (v) the repetition of messages or information;
  - (vi) the number and density of signs on the site and on adjacent properties; and
  - (vii) the impact on the safe and efficient movement of vehicles and pedestrians.

### Planner Response

The proposal includes one ground base sign. Ground base signs are acceptable in the General Residential zone.

The title has 40.52 m frontage to Arthur Street, meaning two ground base signs are allowed under Table C1.6; only one is proposed. The proposed sign has a maximum height of 2.4 m.

The supportive structure does not project above the sign face.

**The acceptable solution (A1.1) is met. P1.2 is not applicable as no roof sign, sky sign or billboard is proposed.**

### A2

A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.

### P2

A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to:

- (a) the topography of the site and the surrounding area;
- (b) the relative location of buildings, habitable rooms of dwellings and private open space;
- (c) any overshadowing; and
- (d) the nature and type of the sign.

### Planner Response

The proposed sign is within 2 m of a boundary in the General Residential zone. Therefore, the acceptable solution cannot be met, and the performance criteria have been addressed.

The site and surrounding area are generally flat.

The proposed sign will be located close to the southern boundary of the site, which is shared with the church. The church is approximately 19 m from where the sign will be placed.

The sign will cause insignificant overshadowing to the church lot.

The sign will be free standing supported by a ground-based structure, providing clarity on the use of the site.

**The performance criteria (P2) are satisfied.**

### A3

The number of signs for each business or tenancy on a road frontage of a building must be no more than:

- (a) 1 of each sign type, unless otherwise stated in Table C1.6;
- (b) 1 window sign for each window;
- (c) 3 if the street frontage is less than 20m in length; and
- (d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit:
  - (i) name plate; and
  - (ii) temporary sign

### P3

The number of signs for each business or tenancy on a street frontage must:

- (a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and
- (b) not involve the repetition of messages or information.

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### Planner Response

One ground base sign is proposed. One ground base sign per 20 m frontage is permitted under Table C1.6. The frontage is 40.52 m.

No window signs are proposed.

**The acceptable solution (A1) is met.**

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## 5.2 Parking and sustainable transport code

The Parking and Sustainable Transport Code applies to all proposed use and development, with limited exception. Table 3 provides a summary of the applicable use and development standards for the proposal. An assessment against the applicable standards is provided in the sections following Table 3.

Table 3: Applicable standards in the Parking and Sustainable Transport Code

Clause	Applicability
<b>Use standards</b>	
Clause C2.5.1 Car parking numbers	Applicable.
Clause C2.5.2 Bicycle parking numbers	Applicable.
Clause C2.5.3 Motorcycle parking numbers	Applicable.
Clause C2.5.4 Loading bays	Not applicable. Proposed use is Educational and Occasional Care.
Clause C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone	Not applicable. No Food Services or General Retail and Hire uses are proposed.
<b>Development standards</b>	
Clause C2.6.1 Construction of parking areas	Applicable.
Clauses C2.6.2 Design and layout of parking areas	Applicable.
Clauses C2.6.3 Number of accesses for vehicles	Applicable.
Clause C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable. Site is not within the General Business Zone and Central Business Zone.
Clause C2.6.5 Pedestrian access	Applicable.
Clause C2.6.6 Loading bays	Not applicable. No loading bays are required or proposed.
Clause C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable. Site is not within the General Business Zone and Central Business Zone.
Clause C2.6.8 Siting of parking and turning areas	Not applicable. Site is not within an applicable zone.
<b>Parking precinct plan standards</b>	
Parking precinct plan clauses	Not applicable. No parking precinct plans apply to the site.

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## 5.2.1 Car parking numbers

### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause C2.5.1 Car parking numbers</b>	
<p><b>A1</b></p> <p>The number of on-site car parking spaces must be no less than the number specified in Table 2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <ul style="list-style-type: none"> <li>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</li> <li>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</li> <li>(c) the site is subject to Clause C2.5.5; or</li> <li>(d) it relates to an intensification of an existing use or development or a change of use where:               <ul style="list-style-type: none"> <li>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</li> <li>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:                   <p><math>N = A + (C - B)</math> N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p> </li> </ul> </li> </ul>	<p><b>P1.1</b></p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</li> <li>(b) the ability of multiple users to share spaces because of:               <ul style="list-style-type: none"> <li>(i) variations in car parking demand over time; or</li> <li>(ii) efficiencies gained by consolidation of car parking spaces;</li> </ul> </li> <li>(c) the availability and frequency of public transport within reasonable walking distance of the site;</li> <li>(d) the availability and frequency of other transport alternatives;</li> <li>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</li> <li>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</li> <li>(g) the effect on streetscape; and</li> <li>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</li> </ul> <p><b>P1.2</b></p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use and car parking required;</li> <li>(b) the size of the dwelling and the number of bedrooms; and</li> <li>(c) the pattern of parking in the surrounding area.</li> <li>(d)</li> </ul>

#### Planner Response

Educational and occasional care is required to provide 1 car parking space per employee. Based on a total of 11 staff members, 11 car parking spaces are required. The proposal includes 15 car parking spaces.

**The acceptable solution (A1) is met.**

## 5.2.2 Bicycle parking numbers

### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause C2.5.2 Bicycle parking numbers</b>	
<p><b>A1</b></p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> <li>(a) be provided on the site or within 50m of the site; and</li> </ul>	<p><b>P1</b></p> <p>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p>

(b) be no less than the number specified in Table C2.1.

(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and  
(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

#### Planner Response

Educational and occasional care for a childcare centre requires 1 bicycle space per five employees. Based on a total of 11 staff members, 3 bicycle parking spaces are required. The proposal includes 3 bicycle parking spaces.

**The acceptable solution (A1) is met.**

### 5.2.3 Motorcycle parking numbers

#### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause C2.5.3 Number of motorcycle spaces</b>	
<b>A1</b> The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	<b>P1</b> Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.

#### Planner Response

There is no requirement for motorcycle parking spaces where fewer than 20 car parking spaces are required. The proposed use requires 11 car parking spaces; therefore, no motorcycle parking spaces are required.

**The acceptable solution (A1) is met.**

### 5.2.4 Construction of parking areas

#### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause C2.6.1 Construction of parking area</b>	
<b>A1</b> All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	<b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.

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### Planner Response

The proposed parking and access way will be constructed with a durable all weather pavement and be drained to the public stormwater system.

**The acceptable solution (A1) is met.**

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## 5.2.5 Design and layout of parking areas

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### PLANNING SCHEME REQUIREMENT

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Acceptable Solutions	Performance Criteria
<b>Clauses C2.6.2 Design and layout of parking areas</b>	
<b>A1.1</b> Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.	<b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.
<b>A1.2</b> Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.	

### Planner Response

The design and layout of the parking areas is in accordance with Australian Standard AS 2890 and provides for vehicles to enter and exit the site in a forward direction.

The access width is 5.1 m, compliant with Table C2.2. All parking spaces are 2.4 m to 2.6 m wide by 5.4 m long, which is below the dimensions required under Table C3.2 for 90 degree and 60 degree angled car parking spaces. Therefore, the acceptable solution cannot be met, and the performance criteria must be addressed.

The site provides through access allowing vehicles to enter the site and exit in a forward direction, avoiding the need to park on the street, but also avoiding the requirement to reverse onto the street.

The site is generally flat, and the access and parking areas have been designed in accordance with applicable Australian Standards ensuring safety, legibility and efficiency in parking and movement.

The parking and access areas are to be sealed and appropriately drained to stormwater systems. This means the area is useable in all weather conditions.

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Pedestrian access across the vehicle manoeuvring areas will be signed and line marked to ensure safety for families and visitors to the site. Parking bays will also be line marked to delineate the spaces.

The site will be used for childcare services with children primarily dropped off in the morning and evening. Drops offs will involve vehicles entering the site, parking briefly before exiting the site.

One accessible parking space has been provided in accordance with the requirements of the National Construction Code.

The factors described above provide the parking and access with convenient, safe, and efficient parking, as required by the performance criteria.

**The performance criteria (P1) are satisfied.**

There is a requirement to provide one accessible parking space associated with the proposed car park given the number of parking spaces proposed. This space is provided on site near the main entrance to the childcare centre. The accessible space is to be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.

**The acceptable solution (A1.2) is met.**

## 5.2.6 Number of accesses for vehicles

### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clauses C2.6.3 Number of accesses for vehicles</b>	
<p><b>A1</b></p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> <li>(a) be no more than 1; or</li> <li>(b) no more than the existing number of accesses, whichever is the greater.</li> </ul>	<p><b>P1</b></p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any loss of on-street parking; and</li> <li>(b) pedestrian safety and amenity;</li> <li>(c) traffic safety;</li> <li>(d) residential amenity on adjoining land; and</li> <li>(e) the impact on the streetscape.</li> </ul>
<p><b>Planner Response</b></p> <p>The site has two existing access points on to the Arthur Street frontage. Both accesses are proposed to be utilised providing an entrance and exit point.</p> <p><b>The acceptable solution (A1) is met.</b></p>	
<p><b>A2</b></p> <p>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p><b>P2</b></p> <p>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <ul style="list-style-type: none"> <li>(a) not have an adverse impact on: <ul style="list-style-type: none"> <li>(i) pedestrian safety and amenity; or</li> <li>(ii) traffic safety; and</li> </ul> </li> <li>(b) be compatible with the streetscape.</li> </ul>
<p><b>Planner Response</b></p> <p>The site is not in the Central Business zone or a pedestrian priority street.</p> <p><b>Not applicable.</b></p>	

## 5.2.7 Pedestrian access

### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause C2.6.5 Pedestrian access</b>	
<p><b>A1.1</b> Uses that require 10 or more car parking spaces must:</p> <ul style="list-style-type: none"> <li>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:               <ul style="list-style-type: none"> <li>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</li> <li>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</li> </ul> </li> <li>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</li> </ul> <p><b>A1.2</b> In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p><b>P1</b> Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> <li>(c) the characteristics of the site;</li> <li>(d) the nature of the use;</li> <li>(e) the number of parking spaces;</li> <li>(f) the frequency of vehicle movements;</li> <li>(g) the needs of persons with a disability;</li> <li>(h) the location and number of footpath crossings;</li> <li>(i) vehicle and pedestrian traffic safety;</li> <li>(j) the location of any access ways or parking aisles; and</li> <li>(k) any protective devices proposed for pedestrian safety.</li> </ul>

#### Planner Response

The proposed use requires 11 car parking spaces for 11 staff members. A 1.2 m footpath is provided between the car parking spaces and the building, separated from the access way by 5.1 m. Pedestrian access from the street crosses the access way to the internal footpath. This crossing will be signed, and line marked where pedestrians cross the access.

#### The acceptable solution (A1.1) is met.

Child care centres are considered Class 9b assembly buildings under the National Construction Code. Class 9b buildings are required to provide one accessible parking space per 1000 car parking space (or part thereof). Therefore, one accessible car parking space is required and has been provided.

A 1.2 m wide footpath, with a gradient of less than 1 in 14 is provided between the accessible space and the main entrance to the building. This is below the required 1.5 m and therefore the acceptable solution cannot be met.

The design and layout of the parking area is in accordance with Australian Standard AS 2890 and provides for vehicles to enter and exit the site in a forward direction.

The access width is 5.1 m, compliant with Table C2.2. All parking spaces are 2.4 m to 2.6 m wide by 5.4 m long, which is below the dimensions required under Table C3.2 for 90 degree and 60 degree angled car parking spaces. Therefore, the acceptable solution cannot be met, and the performance criteria must be addressed.

The site provides through access allowing vehicles to enter the site and exit in a forward direction, avoiding the need to park on the street.

The access and parking areas have been designed in accordance with applicable Australian Standards ensuring safety, legibility and efficiency in parking and movement.

The parking and access are to be sealed and appropriately drained to stormwater systems. This means the area is useable in all weather conditions.

Pedestrian access across the access will be signed and line marked to ensure safety. Parking bays will also be line marked to delineate parking spaces.

The site will be used for childcare services with children primarily dropped off in the morning and evening. Drops offs will involve vehicles entering the site, parking briefly before exiting the site.

The factors described above provide the parking and access with convenient, safe, and efficient parking, as required by the performance criteria.

#### The performance criteria (P1) are satisfied.



## 5.3 Road and railway assets code

The Road and Railway Assets Code applies to the proposal because the proposal will increase the amount of vehicular traffic using an existing vehicle crossing. Table 4 provides a summary of the applicable use and development standards for the proposal. An assessment against the applicable standards is provided in the sections following Table 4.

Table 4: Applicable standards in the Road and Railway Assets Code

Clause	Applicability
<b>Use standards</b>	
Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	Applicable.
<b>Development standards for buildings or works</b>	
Clause C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area	Not applicable. The site is not within a road or railway attenuation area.
<b>Development standards for subdivision</b>	
Subdivision clauses	Not applicable. No subdivision is proposed.

### 5.3.1 Use standards

#### PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
<b>Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</b>	
<p><b>A1.1</b> For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> <li>(a) a new junction;</li> <li>(b) a new vehicle crossing; or</li> <li>(c) a new level crossing.</li> </ul> <p><b>A1.2</b> For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p><b>A1.3</b> For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p><b>A1.4</b> Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> <li>(a) the amounts in Table C3.1; or</li> <li>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</li> </ul> <p><b>A1.5</b> Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p><b>P1</b> Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature of the road;</li> <li>(d) the speed limit and traffic flow of the road;</li> <li>(e) any alternative access to a road;</li> <li>(f) the need for the use;</li> <li>(g) any traffic impact assessment; and</li> <li>(h) any advice received from the rail or road authority.</li> </ul>

---

## Planner Response

Arthur Street is not a category 1 road, therefore A1.1 is not applicable.

No new junction, vehicle crossing, or level crossing is proposed, therefore A1.2 is not applicable.

No new private rail crossing/s are proposed, therefore A1.3 is not applicable.

The acceptable increase in vehicles movements per day for an existing vehicle crossing on a non-major road is 20% or 40 vehicle movements per day for vehicles up to 5.5 m long. It is anticipated that the majority of vehicles accessing the site will be under 5.5 m long. The increase in vehicle movements per day resulting from the proposal will exceed the acceptable solution based on the number of children (60). Therefore, the performance criteria have to be addressed.

Vehicular traffic will be able to enter and exit the site in a forward direction, compliant with A1.5.

The RTA Guide to Generating Traffic Development (RTA Guide) (Issue 2.2, October 2002) provides traffic generation rates for childcare centres. It is noted that the RTA Guide was based on traffic data gathered in NSW and may not accurately reflect the context of development and use in Tasmania. None the less the guide can be used to assist in determining performance criteria. The centre is best described as a 'long-day care' centre under the RTA Guide, which generates the following traffic rates

Period	Vehicle movements			
	Traffic generation rate	Total vehicle movements	2021 Arthur St peak volumes (modelled)	Estimated peak traffic on Arthur St
7 am to 9 am	0.8	48	66	114
2.30 pm to 4 pm	0.3	18	N/A	N/A
4 pm to 6 pm	0.7	42	155	197

The majority of the traffic will be the result off dropping off and collecting children from the centre. This is likely to occur predominantly in the morning between 6.30 am to 9.30am and in the evening between 3.30 pm to 6.30 pm. Vehicles will enter the site, park briefly, then depart the site in a forward direction. The RTA Guide gave the average length of stay as 6.8 minutes.

Arthur Street is a local road that operates as a residential street. Recent survey<sup>1</sup> by Hubble Traffic found that 47 vehicles travelled along Arthur Street during the morning peak hours of 8am to 9am, and 61 vehicles were recorded during the evening peak hour of 4 pm to 5 pm (Hubble Traffic 2021). Hubble Traffic modelled the service level for Arthur Street for morning and afternoon peak traffic and found that the street has the highest level of service and that traffic flow from Arthur Street to the nearest junction was operating efficiently. Given the modelled morning peak hour traffic for Arthur Street was described as the highest level of service with 155 vehicle movements, the increase to the morning traffic volume should still achieve the highest level of service at 114 vehicle movements per hour.

Hubble Traffic (2021) found that residential use in the street has adequate off-street parking meaning there is a low reliance on street parking minimising potential conflict.

Arthur Street has a speed limit of 50 km/hour.

The site is accessible by pedestrians and bicycle users. It is likely a small percentage of children will be dropped off on foot, and possibly by bicycle. The nearest bus stop to the site is on Gordon Street, within 500 m walking distance. The streets from Gordon Street to the site have formed footpaths with level terrain enabling pedestrian movement. There are pedestrian friendly features along the walking route including pram ramps, marked pedestrian crossings and refuge islands.

The use will provide childcare to the surrounding area. There is considered to be a high need for additional childcare facilities in the area and the region.

A traffic impact assessment has not been prepared at this time. No advice has been provided from the road authority.

**The performance criteria (P1) are satisfied.**

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## 5.4 Safeguarding of airports code

The Safeguarding of Airports Code applies to the proposal because the site is located within an airport obstacle limitation area. The proposed development is exempt from the requirements of the code as the maximum height of the development is far below the specified 152 m AHD height for the obstacle limitation area.

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<sup>1</sup> Traffic Impact Assessment Additions and Alterations of the Ningana Residential Age Care Facility, Sorell, Hubble Traffic, October 2021, accessed via <https://www.sorell.tas.gov.au/wp-content/uploads/2023/11/Attachments-for-item-5.2-and-5.4.pdf> on 13 December 2023.

## 6 Conclusion

The proposal seeks planning approval for the demolition of existing buildings and the development of a child care centre at 18 Arthur Street Sorell. This report identifies that the proposal is subject to the provisions of the *Tasmanian Planning Scheme - Sorell*. In particular, the zone purpose, use, and development standards in the General Residential zone. The proposal also requires assessment against the Parking and Sustainable Transport Code and Road and Railway Asset Code.

An assessment against all relevant standards has been outlined in this report, including its appendices, and is summarised in Table 5 below. In total the proposal relies on Council exercising its discretion in relation to five out of 11 applicable standards. The assessment has demonstrated that even where the acceptable solution is not met, the performance criterion is achieved; accordingly, the proposal should be approved.

Table 5: Summary of relevant standards and whether the proposal meets the acceptable solution or performance criteria

Clause	Standard	AS or PC
<b>General Residential Zone</b>		
8.3.1	Discretionary uses	Relies on PC
8.5.1	Non-dwelling development	Relies on PC
<b>Signs Code</b>		
C1.6.2	Design and siting of signs	Relies on PC
<b>Parking and Access Code</b>		
C2.5.1	Car parking numbers	Complies with AS
C2.5.2	Bicycle parking numbers	Complies with AS
C2.5.3	Number of motorcycle spaces	Complies with AS
C2.6.1	Construction of parking area	Complies with AS
C2.6.2	Design and layout of parking areas	Relies on PC
C2.6.3	Number of accesses for vehicles	Complies with AS
C2.6.5	Pedestrian access	Relies on PC
<b>Road and Railway Assets Code</b>		
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction	Relies on PC

# Appendix A Title and survey information



**LEGEND**

- Water Meter
- Fire Hydrant
- Sewer Manhole
- Sewer House Conn.
- SW Outlet
- Power Conn.
- Telstra/NBN Pit
- Telstra Conn.
- Power Pole
- Floor Level
- Temporary Bench Mark
- Survey Marks
- Property Boundary
- Fence
- Electric Line Overhead
- Photo Location
- Telstra Line Overhead
- Water Main Per DBYD
- Sewer Main Per DBYD

SPM9923  
RL = 15.408

**NOTES:**

This plan and associated digital model is prepared for Tina Palushi from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

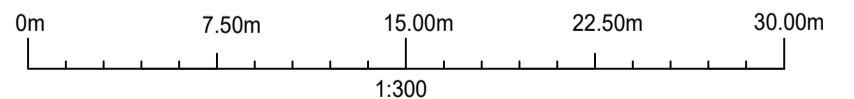
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

*Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.*

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

St Thomas  
Catholic Church



Client Reference Number: **HORIZONTAL DATUM** is GDA2020, Coordinates are Plane Coordinate Origin: SPM9923  
E 545670.874 N 5262908.941 PER SURCOM

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

**Contour & Detail Plan**  
FOR: TINA PALUSHI  
LOCATION: 18 ARTHUR STREET SORELL

Date:	03-11-2023	Contour interval:	0.250m	Reference:	PALUT01 15264-01
Drawn:	HYC	Scale:	1:300 (A3)	Bearing Datum:	MGA2020 per SPM9923-SPM10843
Approved:	AB	C.T. Reference:	C.T.29255/1	Vertical Datum:	AHD83 per SURCOM

# Appendix B Proposal plans



**era**

PLANNING  
& ENVIRONMENT

**Contact us**

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**Sorell Council**

Development Application 15 Ashby Street, Sorell

Plans Reference: P1

Date Received: 02/01/2024



15 April 2024  
Reference: 2324-0026

General Manager  
Sorell Council  
PO Box 126  
SORELL TAS 7172

By email: sorell.council@sorell.tas.gov.au

Dear Sir,

**18 ARTHUR STREET, SORELL  
PLANNING APPLICATION 5.2024.3.1**

I refer to your request for information dated 30 January 2024. In response, please find the following information in support of the application. The requested items are addressed in sequence below.

## 1. Planning

***Indicative plan showing the location and detail of all proposed outdoor fixed furniture and play equipment (For example: seating, play pens, swings, sandpits, shade cover and etc.).***

At this time the final layout of the proposed outdoor fixed furniture and play equipment is at the concept design stage only. Nonetheless, please find these concept drawings attached for your information at Attachment A. It is requested that any final landscaping plan is required as a condition of any approval in accordance with clause 6.11 - Conditions and Restrictions on a Permit of the Tasmanian Planning Scheme – Sorell (the planning scheme). The final detail will be included within any landscaping concept plan for the site.

***Description of construction materials, finishes and a detail section of the proposed Acoustic fence.***

The proposed acoustic fence is not located within 4.5 m of any frontage and will be a maximum height of 1.8 m (the site is not located adjacent to public land). Accordingly, the proposed side and rear fence can easily meet the exemption criteria of clause 4.6.4 of the planning scheme. While the side adjoins a heritage listed site (St Thomas' Roman Catholic Church), as this site is State listed (Tasmanian Heritage Register ref: 5349), the Local Historic Heritage Code does not apply as no significant trees will be impacted, as a result of the fence; exemption clause C6.2.3 of the Local Heritage Code). As the fence can exempt from the planning scheme, a description of construction materials, finishes and a detail section is not warranted in this instance and the proposed site plan should suffice.

It is noted that the development previously proposed a new fence within 4.5 m of the frontage, although this has since been deleted. Please refer to the revised plans at Attachment B.

### ***Landscape Concept Plan***

Please find the concept landscaping plan submitted with this response at Attachment A. It is requested that this information is required as a condition of any approval in accordance with clause 6.11 - Conditions and Restrictions of the planning scheme.

## 2. Engineering

**Please remove the car parking spaces numbered as 14 & 15 and redesign the parking area layout accordingly. – C2.6.2**



The proposed jockey carparking bays are to be reserved for staff only and these bays will be clearly marked to reflect this. On this condition, it is considered that the carparking layout, as proposed, is suitable for the intended purpose and is the most efficient use of the small parking area. The use of these carparking bays will be managed internally by the business. It is recommended that a condition of approval is included on any permit issues that requires the installation of signage that reserves these subject parking bays for the exclusive use of staff only.

**Please show on plans designs for a suitable pavement construction standard, including parking area drainage to a Lawful Point of Discharge. – C2.6.1**

**Please provide a site drainage plan demonstrating stormwater drainage via gravity for the proposed development to a Lawful Point of Discharge.**

Please refer to the civil plans and stormwater report, prepared by Aldanmark, included with this response at Attachment C.

### **3. Environmental Health**

**Indicate on the proposed plan the location of air conditioner units and provide advice on whether an acoustic shield is required to reduce noise levels, particularly if they are located close to neighbouring residences and/or on the second storey.**

Please refer to the plans showing the proposed HVAC layout of the building. Only one external condensing unit is proposed at ground level and this will face the northern boundary, in proximity to the adjacent neighbouring dwelling at 16 Arthur Street. Please refer to the plans showing the proposed HVAC layout at Attachment D. The external condenser will be located adjacent to the external storage areas which will be screened and will assist in buffering some of the associated noise. In addition the condenser will be separated from the adjoining property by an solid fence (exempt from the planning scheme), which will also offer a level of acoustic attenuation.

I trust that this information meets your requirements, however, should you have any further questions please do not hesitate to contact me on 0407 005 295 or at [sarah@eraplanning.com.au](mailto:sarah@eraplanning.com.au).

Yours sincerely,



Sarah Silva  
**Senior Planner**

#### *Attachments*

- A- Concept landscape drawing
- B- Revised development plans
- C- Civil plans and Stormwater Report
- D- Proposed HVAC layout



**ALDANMARK**  
CONSULTING ENGINEERS

## STORMWATER REPORT

Tina Palushi  
18 Arthur Street  
Sorell TAS 7172

19/03/2024 SR 24 E 99 - 14 REV A



**Sorell Council**

Development Application: Response to Request  
for Information - 18 Arthur Street, Sorell.pdf

Plans Reference: P2  
Date Received: 15/04/2024

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## PROJECT INFORMATION

<b>DOCUMENT TITLE</b>	Stormwater Report - 24 E 99 - 14 Rev A
<b>PROJECT LOCATION</b>	18 Arthur Street, Sorell TAS 7172
<b>CLIENT ORGANISATION</b>	Childs Play Early Learning
<b>CLIENT REFERENCE</b>	Tina Palushi
<b>CLIENT CONTACT/S</b>	tpalushi@hotmail.com
<b>ALDANMARK REFERENCE</b>	24 E 99 - 14
<b>ALDANMARK CONTACT/S</b>	Giancarlo Rigoli (grigoli@aldanmark.com.au)

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## DOCUMENT CONTROL

REVISION	DATE	REVISION DETAILS	PREPARED	VERIFIED	APPROVED
A	22/03/2024	Development Approval	GR	NM	NM

## TABLE OF CONTENTS

<b>1. INTRODUCTION</b> .....	<b>4</b>
<b>2. SITE OVERVIEW</b> .....	<b>4</b>
<b>3. CATCHMENT MODEL</b> .....	<b>4</b>
3.1 MODIFIED RATIONAL METHOD .....	4
3.2 DESIGN RAINFALL DEPTHS (SORELL COUNCIL) .....	4
3.3 SITE CATCHMENTS (SORELL COUNCIL) .....	5
3.4 DETENTION MODEL RESULTS.....	5
<b>4. STORMWATER QUALITY MODEL</b> .....	<b>7</b>
4.1 STORMWATER QUALITY MODEL.....	7
<b>5. MAINTENANCE</b> .....	<b>8</b>
<b>6. CONCLUSION</b> .....	<b>9</b>

## 1. INTRODUCTION

Aldanmark have been engaged to provide a stormwater report for the proposed development at 18 Arthur Street, Sorell.

The development must comply with the stormwater quantity requirements of the Sorell Council Stormwater in New Development Policy.

- Stormwater runoff from the site will be no greater than pre-existing runoff for a 5% AEP rainfall event (Sorell Council Stormwater Policy).
- The stormwater system must incorporate water sensitive urban design principles for the treatment and disposal of stormwater (Sorell Council Stormwater Policy).

This report aims to demonstrate that the development at 18 Arthur Street, Sorell complies with the above stormwater quality and quantity requirements.

## 2. SITE OVERVIEW

The site contains one existing dwelling, shed and garage with concrete footpaths. The existing site stormwater system discharges to the stormwater kerb connection.

A single structure day-care centre is proposed to be constructed on the subject site, as well as new asphalt driveway and parking areas. The increase in impervious area within the site is expected to increase the quantity of site stormwater runoff.

## 3. CATCHMENT MODEL

### 3.1 MODIFIED RATIONAL METHOD

The modified rational method was applied within the software Autodesk Storm and Sanitary Analysis (SSA) to determine the increase in runoff between the pre-development and post-development conditions. The SSA model was then used to determine the volume and configuration of on-site detention required to reduce the site runoff below the pre-development condition for the 5% AEP storm.

### 3.2 DESIGN RAINFALL DEPTHS (SORELL COUNCIL)

Rainfall depths for the model were retrieved from the Bureau of Meteorology website (<http://www.bom.gov.au/water/designRainfalls/revised-ifd/>). The 5-minute duration of the 5% AEP storm was analysed.

**TABLE <<1>>: IFD DESIGN RAINFALL DEPTH (REFERENCE)**

DESIGN RAINFALL EVENT	DESIGN RAINFALL (MM/HR)
5% AEP 5 minute	92.2
5% AEP 10 minute	69.4
5% AEP 20 minute	47.9
5% AEP 30 minute	37.7

### 3.3 SITE CATCHMENTS (SORELL COUNCIL)

The site catchments assumed for the modified rational method calculations were determined from the architectural site plan prepared by CYBER DRAFTING & DESIGN dated December 2023. Runoff coefficients were adopted for each catchment area as per Sorell Council Stormwater in New Development Policy (2023):

**TABLE <<2>>: PRE-DEVELOPMENT SITE CATCHMENTS**

CATCHMENT	AREA (m <sup>2</sup> )	RUNOFF COEFFICIENT C
Pre-development impervious roofed areas	445	1.00
Pre-development impervious paved areas	87.9	0.90
Pre-development pervious areas	1060	0.2

**TABLE <<3>>: POST-DEVELOPMENT SITE CATCHMENTS**

CATCHMENT	AREA (m <sup>2</sup> )	RUNOFF COEFFICIENT C
Post-development impervious roofed areas	619.13	1.00
Post-development impervious paved areas	538	0.90
Post-development pervious areas	435.87	0.2

The runoff coefficient for pervious areas has been determined as per AS3500.3 2001 Section 5.4.6:

$$C_p = m(0.0133 \times 10\%I_{60} - 0.233)$$

As per Table 5.4.6(A) of AS3500,  $m$  for a 5% AEP event is equal to 1.05.  $10\%I_{60}$  is given as 20.5mm/hr (ARR Data Hub), therefore 25mm/hr is adopted. The site soil profile is comprised of clay soils therefore the final result is increased by 0.1.

$$C_p = 1.05((0.0133 \times 25) - 0.233) + 0.1 = 0.204475$$

### 3.4 DETENTION MODEL RESULTS

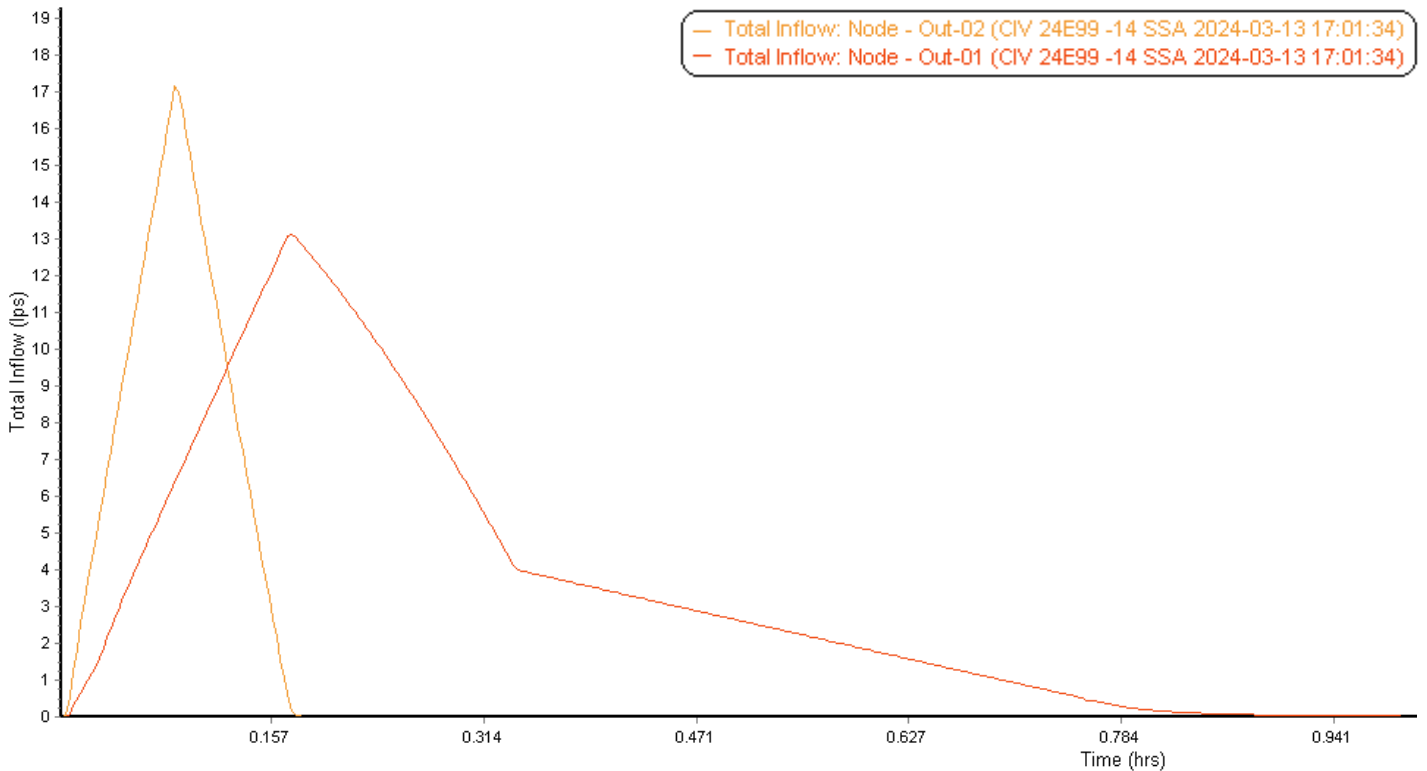
The results of the Stormwater and Sanitary Analysis model showed that the post-development site runoff is increased by 13.12 L/s over pre-existing runoff quantities, as shown in Table <<4>>.

To reduce the post-development site outflow below pre-development quantities, an on-site detention system comprising one rainwater detention tank connected to the roof area of the proposed facility was simulated in Autodesk SSA. The model results showed that a tank with a capacity of 5000L and an orifice diameter of 40mm is required. Full specifications for the required on-site detention system are given in 5.

**TABLE <<4>>: PEAK FLOW RATE SUMMARY**

SCENARIO	SITE RUNOFF (L/s)
Pre-development	17.3
Post-development unmitigated	30.42
Post-development with OSD	13.16

Figure 1 below shows the site outflow hydrograph for the pre-development condition compared to the post-development condition mitigated by on-site detention.



**Figure 2: Pre vs Post Development Peak Flow**

**TABLE <<5>>: DETENTION TANK PARAMETERS**

<b>TANK ID</b>	RW Tank 8
<b>DESCRIPTION</b>	TankTec 5,000L Slimline
<b>BASE AREA (M<sup>2</sup>)</b>	2.5
<b>TANK HEIGHT (M)</b>	3.3
<b>INLET HEIGHT (M)</b>	3.15 from base of tank
<b>DETENTION CAPACITY (L)</b>	5000
<b>ORIFICE DIAMETER (MM)</b>	40
<b>OVERFLOW PIPE DIAMETER (MM)</b>	150
<b>PEAK DISCHARGE RATE (L/S)</b>	13.16
<b>MAX. VOLUME 5% AEP (L)</b>	3875
<b>EMPTYING TIME (MINS)</b>	52.2
<b>CONTRIBUTING ROOF AREA (M<sup>2</sup>)</b>	619.13

**TABLE <<6>>: DETENTION TANK MAXIMUM VOLUMES**

<b>STORM AEP AND DURATION</b>	<b>RW TANK 8 VOL. (L)</b>
5% AEP 5-min	3250
5% AEP 10-min.	3875
5% AEP 15-min	3850
5% AEP 20-min	3725
5% AEP 25-min.	3550
5% AEP 30-min	3350

## 4. STORMWATER QUALITY MODEL

### 4.1 STORMWATER QUALITY MODEL

In accordance with the Sorell Council Stormwater in New Development Policy, the proposed development must incorporate water sensitive urban design principles.

Aldanmark Engineers have collaborated with Ocean Protect and a Model for Urban Stormwater Improvement Conceptualisation (MUSIC) was used to model the site and the effectiveness of various treatment devices to achieve the stormwater quality targets outlined in the State Stormwater Strategy (2010) of:

- An 80% reduction in the average load of total suspended solids (TSS)
- An 45% reduction in the average annual load of total phosphorous (TP)
- An 45% reduction in the average annual load of total nitrogen (TN)



- An 90% reduction in the average annual load of Gross pollutants

Proprietary devices by OceanProtect were utilized to meet the water quality targets. The propriety devices include:

- A Jellyfish JF900-1-1 (686) 460mm Head.

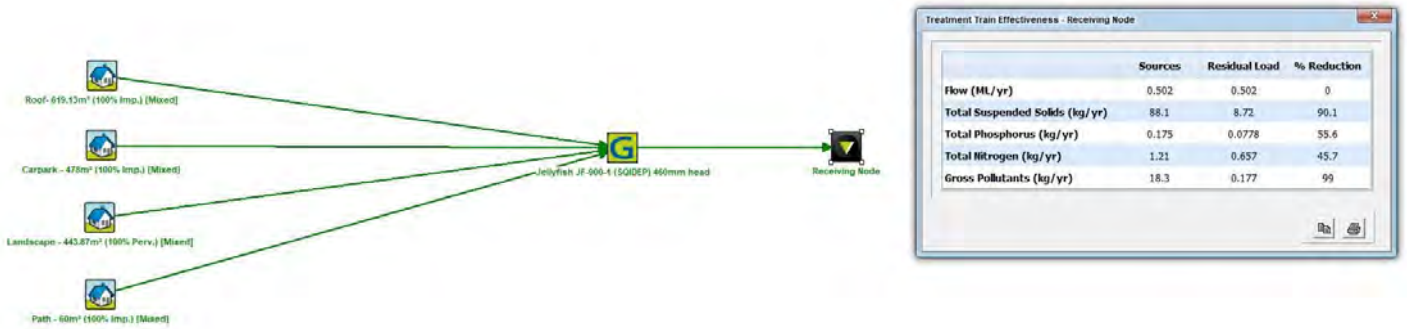


FIGURE 2: MODEL FOR URBAN STORMWATER IMPROVEMENT CONCEPTUALISATION OUTPUT

## 5. MAINTENANCE

The recommended maintenance schedule for the on-site detention and stormwater treatment devices specified in this report are outlined in Table 7 and Table 8.

The manufacturer’s maintenance requirements for the stormwater detention and treatment devices that are installed will form part of the project’s Plumbing Maintenance Schedule.

TABLE <<7>>: MAINTENANCE FOR OCEAN PROTECT OCEANGUARDS

	FREQUENCY
<b>MINOR SERVICE</b> Filter bat inspection and evaluation Removal of capture pollutants Disposal of material	1 – 6 times annually
<b>MAJOR SERVICE</b> Filter bag replacement Support frame rectification	As required

TABLE <<8>>: MAINTENANCE PLAN FOR RAINWATER TANKS

ACTIVITY	FREQUENCY
Visual inspection of rainwater detention tank for sediment accumulation, sludge, and algae growth, and clogging at outlet orifice.	Every 6 months
Vacuum truck sediment removal/desludging of rainwater detention tank	Approximately every 2-3 years or if sediment/'sludge' is evident upon inspection
Inspection and cleaning of gutters	Every 6 months

## 6. CONCLUSION

This report has demonstrated that the proposed development at 18 Arthur Street, Sorell complies with the stormwater quantity conditions of Sorell Council's planning permit.

**Note:**

- No assessment has been undertaken of Council's stormwater infrastructure and its capacity.
- This report assumes the Council stormwater main has capacity for the pre-development peak discharge.
- It is the responsibility of Council to assess their infrastructure and determine the impact (if any) of altered inflows into their stormwater network.

Please contact me at [grigoli@aldanmark.com.au](mailto:grigoli@aldanmark.com.au) if you require any additional information.

Yours faithfully,

A handwritten signature in black ink, appearing to read "G. Rigoli", written over a large, light grey watermark of the Aldanmark logo.

**Giancarlo Rigoli**  
Graduate Civil / Structural Engineer

Proposed side and rear boundary fence – 18 Arthur Street, Sorell



CIVIL DRAWINGS  
 CHILDS PLAY EARLY LEARNING  
 18 ARTHUR STREET  
 SORELL

C001	COVER	C	7/05/2024
C101	SITE PLAN	C	7/05/2024
C102	STORMWATER & GRADING PLAN - SHEET 1	C	7/05/2024
C103	SEWER AND WATER PLAN - SHEET 1	A	22/03/2024
C202	CROSS SECTIONS - SHEET 1	B	9/04/2024
C301	STORMWATER LONG SECTIONS- SHEET 1	B	9/04/2024
C401	CONSTRUCTION DETAILS	C	7/05/2024



			DRAWN:	GR
			CHECKED:	NM
C	PLANNING APPROVAL	7/05/2024	DESIGN:	GR
B	PLANNING APPROVAL	9/04/2024	CHECKED:	NM
A	PLANNING APPROVAL	22/03/2023	VERIFIED:	MG
REV	ISSUE	DATE	APPROVAL	



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 199 Macquarie Street  
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 03 6234 8666  
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PROJECT:	CHILDS PLAY EARLY LEARNING	ADDRESS:	18 ARTHUR STREET SORELL	SHEET:	COVER
CLIENT:	TINA PALUSHI	SCALE:	AS INDICATED	TOTAL SHEETS:	7
		PROJECT No:	24 E 99 - 14	SHEET:	C001
				SIZE:	A1
				REV:	C



STORMWATER LEGEND	
	SWD PVC STORMWATER DN150 SN8 U.N.O.
	SSD SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EX SWD EXISTING STORMWATER
	CONCRETE MANHOLE WITH CLASS 'D' LID AS PER TSD-SW02-V3
	INSPECTION OPENING
	GP3 - 600SQ GRATED PIT MAX. 900 DEEP
	GRATED TRENCH WITH PIT

PAVEMENT LEGEND	
	ASPHALT
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH

SITE & EXISTING SERVICES LEGEND	
	26.0 DESIGN SURFACE CONTOUR (MAJIMIN)
	26.0 EXISTING SURFACE CONTOUR (MAJIMIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	OH EXISTING OVERHEAD POWER
	E EXISTING UNDERGROUND POWER
	OP EXISTING TELSTRA
	FOC EXISTING NBN
	G EXISTING GAS

**NOTES**

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THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

**HOLD POINTS / CONSTRUCTION TOLERANCES**

THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:

- SUBGRADE AND FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL
- DRIVEWAY REINFORCEMENT AND JOINTING PRIOR TO CONCRETE POUR

- THE FOLLOWING TOLERANCES APPLY TO CONSTRUCTION OF THE DRIVEWAY:
- DRIVEWAY CENTRELINE GRADIENTS NOT TO EXCEED A MAXIMUM OF 28% ON STRAIGHT SECTIONS
  - INNER WHEEL RADIUS GRADIENT NOT TO EXCEED A MAXIMUM OF 25% IN CURVES
  - FORMATION LEVEL OF DRIVEWAY TO BE WITHIN +/- 20mm OF DESIGN LEVELS
  - FINISHED SURFACE LEVELS OF DRIVEWAY TO BE WITHIN:
    - +/- 10mm OF DESIGN LEVELS ON STRAIGHT SECTIONS
    - +/- 5mm OF DESIGN LEVELS ON VERTICAL TRANSITIONS

SETOUT FOR DRIVEWAY ALIGNMENT, FORMATION LEVELS AND FINISHED SURFACE LEVELS MUST BE PERFORMED BY A REGISTERED SURVEYOR AND EVIDENCE PROVIDED TO ALDANMARK PRIOR TO DRIVEWAY POUR. ALDANMARK TAKE NO RESPONSIBILITY FOR CONSTRUCTION OR REGULATORY ISSUES DUE TO INACCURATE SET-OUT OR CONSTRUCTION TOLERANCES BEYOND LIMITS NOTED ABOVE.

BUILDER TO ALLOW TO ENGAGE SURVEYOR FOR AN AS-CONSTRUCTED SURVEY OF DRIVEWAY FOR REVIEW BY ALDANMARK.

AS CONSTRUCTED SERVICES DRAWINGS MUST BE PROVIDED TO ALDANMARK UPON PROJECT COMPLETION.

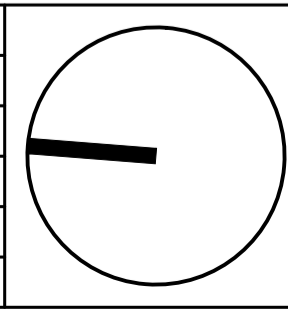
WHERE DRIVEWAY GRADIENT EXCEEDS 28% THE DRIVEWAY SURFACE MUST BE A COARSE BROOMED FINISH. ALL OTHER SECTIONS OF DRIVEWAY SURFACE MAY HAVE A WOODEN FLOAT OR COARSE BROOMED FINISH. DRIVEWAY AGGREGATE MUST BE ANGULAR DOLERITE. ROUNDED STONE AGGREGATE IS NOT ACCEPTABLE.

**Sorell Council**  
Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf  
Plans Reference: P4  
Date Received: 08/05/2024

**SITE PLAN**  
SCALE 1:200 (A1)



REV	ISSUE	DATE	APPROVAL
C	PLANNING APPROVAL	7/05/2024	GR
B	PLANNING APPROVAL	9/04/2024	NM
A	PLANNING APPROVAL	22/03/2023	MG



**ALDANMARK**  
CONSULTING ENGINEERS

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199 Macquarie Street  
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03 6234 8666  
mail@aldanmark.com.au  
www.aldanmark.com.au

PROJECT: CHILDS PLAY EARLY LEARNING

ADDRESS: 18 ARTHUR STREET SORELL

CLIENT: TINA PALUSHI

SCALE: 1:200

PROJECT No: 24 E 99 - 14

SHEET: SITE PLAN

SCALE: 1:200

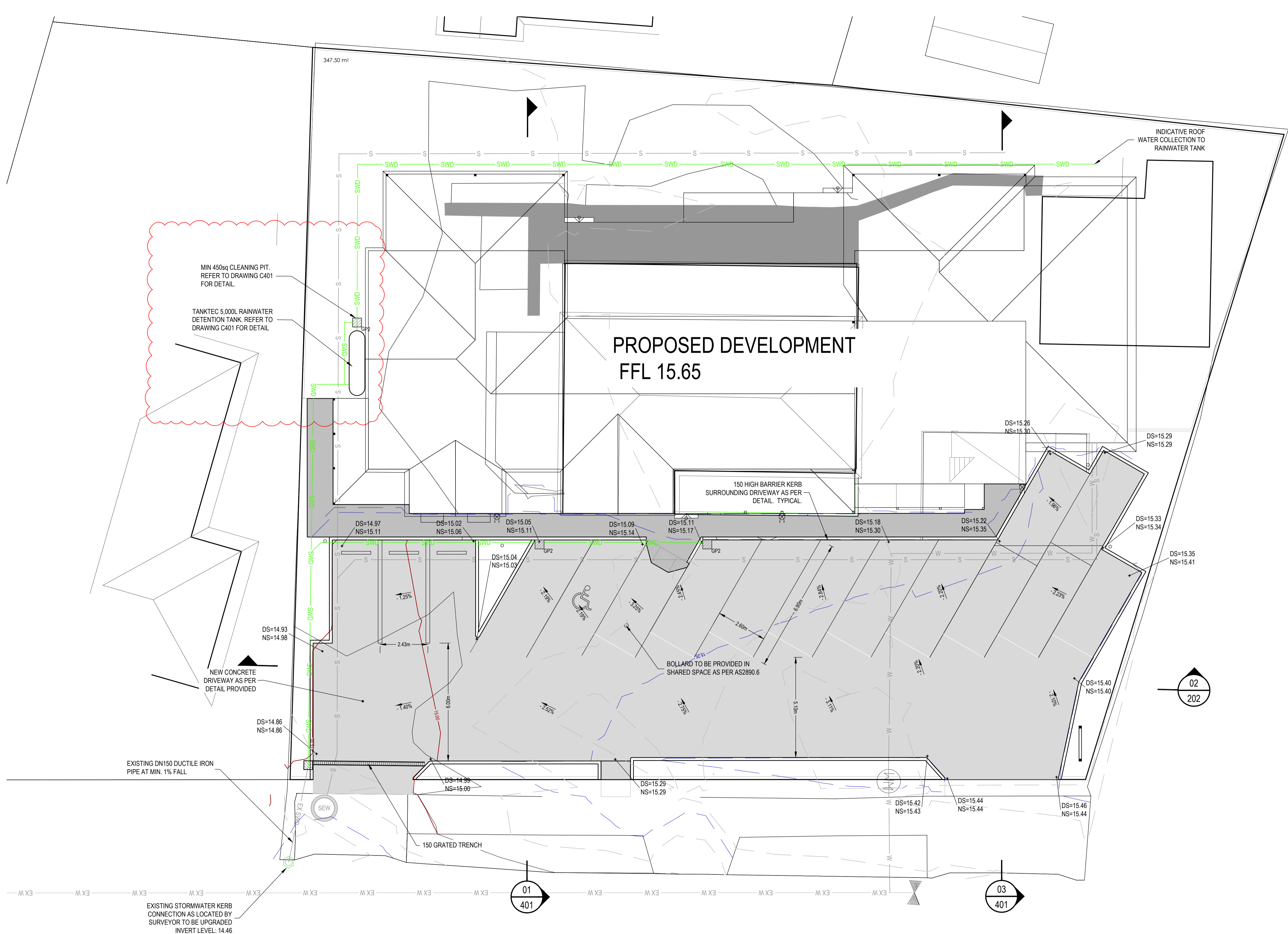
PROJECT No: 24 E 99 - 14

TOTAL SHEETS: 7

SIZE: A1

SHEET: C101

REV: C



STORMWATER LEGEND	
	PVC STORMWATER DN150 SN8 U.N.O.
	SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EXISTING STORMWATER
	CONCRETE MANHOLE WITH CLASS 'D' LID AS PER TSD-SW02-V3
	INSPECTION OPENING
	GP2 - 450SQ GRATED PIT MAX. 600 DEEP
	GRATED TRENCH WITH PIT

PAVEMENT LEGEND	
	ASPHALT
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH

SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJIMIN)
	EXISTING SURFACE CONTOUR (MAJIMIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELSTRA
	EXISTING NBN
	EXISTING GAS

**NOTES**

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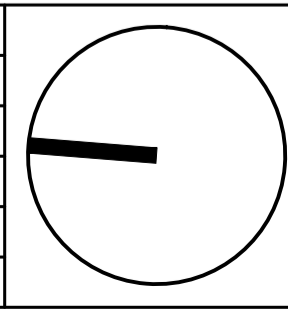
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**STORMWATER & GRADING PLAN - SHEET 1**  
SCALE 1:100 (A1)

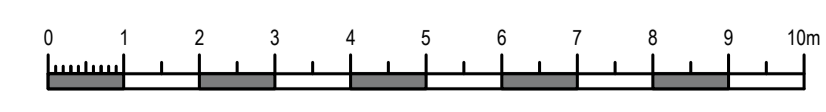
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Date Received: 08/05/2024

REV	ISSUE	DATE	APPROVAL
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B	PLANNING APPROVAL	9/04/2024	NM
A	PLANNING APPROVAL	22/03/2023	MG



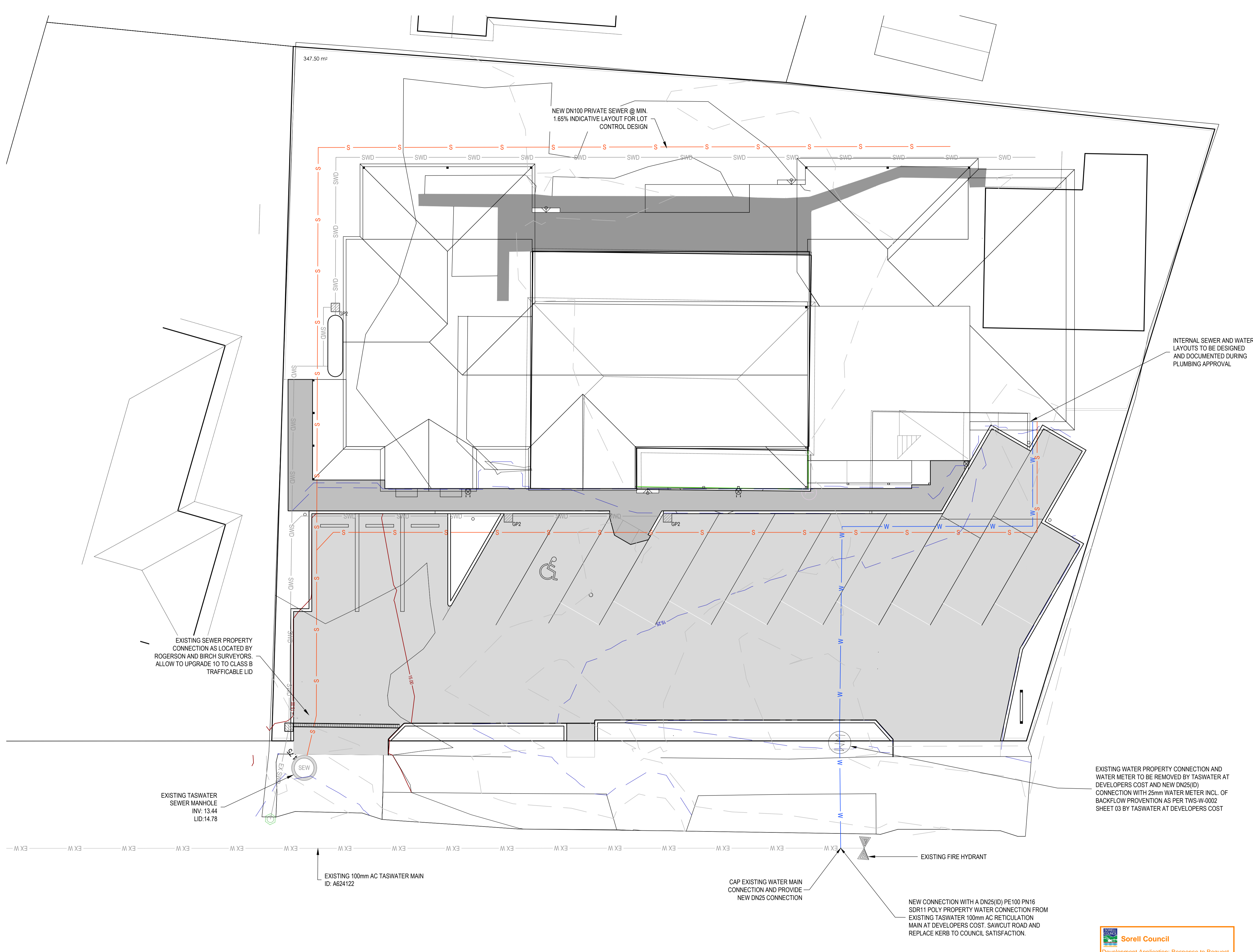
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mail@aldanmark.com.au  
www.aldanmark.com.au

PROJECT:	CHILDS PLAY EARLY LEARNING
ADDRESS:	18 ARTHUR STREET SORELL
CLIENT:	TINA PALUSHI



SHEET:	STORMWATER & GRADING PLAN - SHEET 1
SCALE:	1:100
TOTAL SHEETS:	7
SIZE:	A1
PROJECT No:	24 E 99 - 14
SHEET:	C102
REV:	C





SEWER LEGEND	
	uPVC SEWER DN100 S/N6 U.N.O.
	EXISTING SEWER
	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER
PAVEMENT LEGEND	
	ASPHALT
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELSTRA
	EXISTING NBN
	EXISTING GAS
NOTES	
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INTERNAL SEWER AND WATER LAYOUTS TO BE DESIGNED AND DOCUMENTED DURING PLUMBING APPROVAL

EXISTING SEWER PROPERTY CONNECTION AS LOCATED BY ROGERSON AND BIRCH SURVEYORS. ALLOW TO UPGRADE TO CLASS B TRAFFICABLE LID

EXISTING TASWATER SEWER MANHOLE  
INV: 13.44  
LID: 14.78

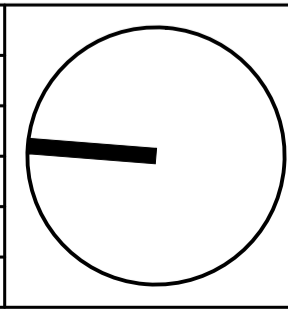
EXISTING WATER PROPERTY CONNECTION AND WATER METER TO BE REMOVED BY TASWATER AT DEVELOPERS COST AND NEW DN25(I/D) CONNECTION WITH 25mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002 SHEET 03 BY TASWATER AT DEVELOPERS COST

**SEWER AND WATER PLAN - SHEET 1**  
SCALE 1:100 (A1)

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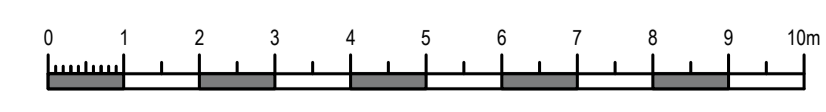


REV	ISSUE	DATE	APPROVAL
A	PLANNING APPROVAL	22/03/2024	CHECKED: NM
A	PLANNING APPROVAL	22/03/2023	VERIFIED: MG



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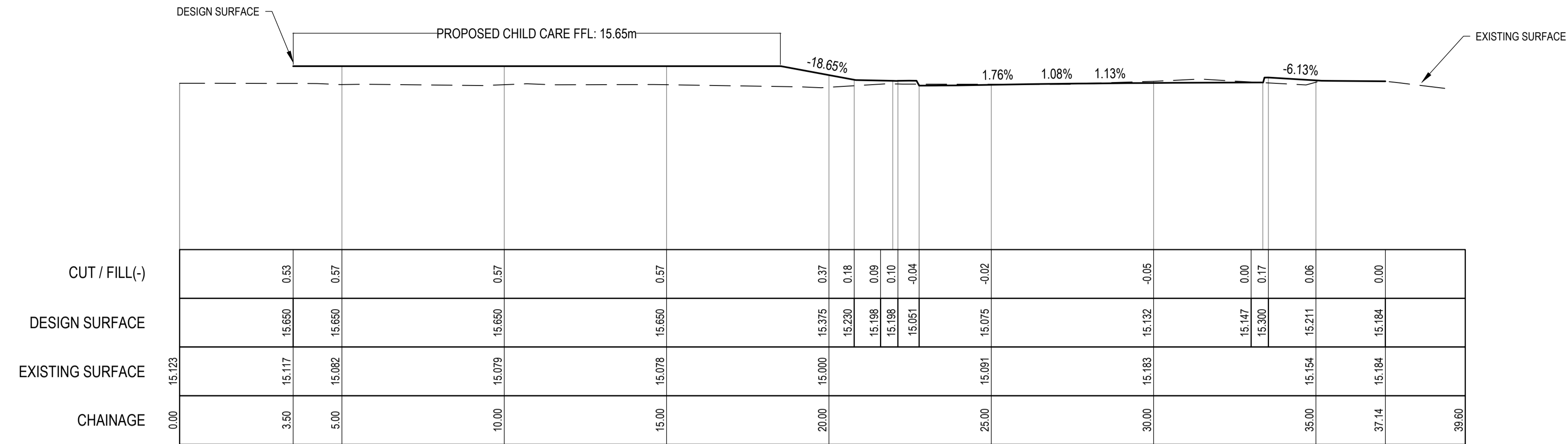
PROJECT:	CHILDS PLAY EARLY LEARNING
ADDRESS:	18 ARTHUR STREET SORELL
CLIENT:	TINA PALUSHI



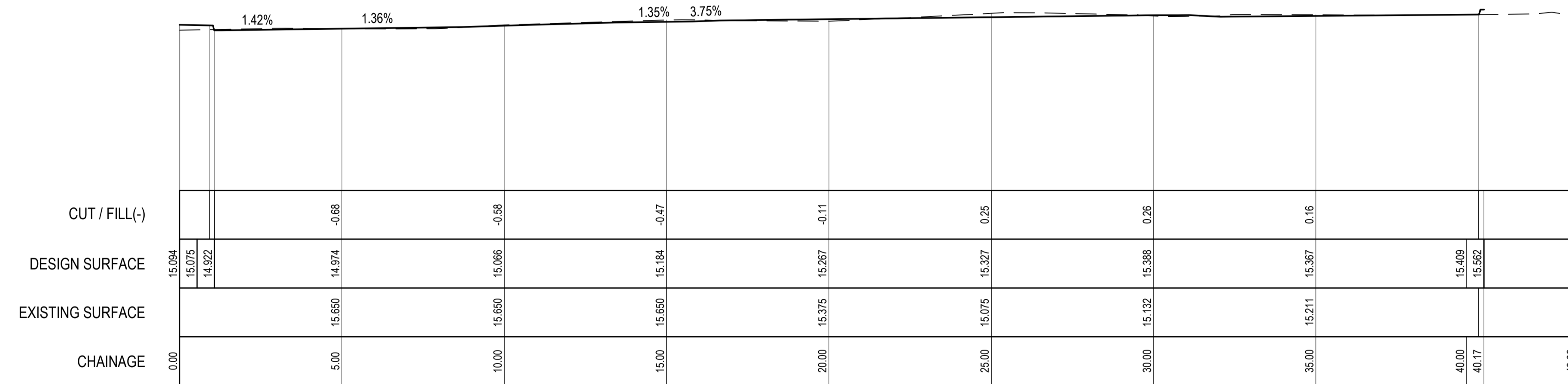
SHEET:	SEWER AND WATER PLAN - SHEET 1
SCALE:	1:100
TOTAL SHEETS:	7
SIZE:	A1
PROJECT No:	24 E 99 - 14
SHEET:	C103
REV:	A

**NOTES**

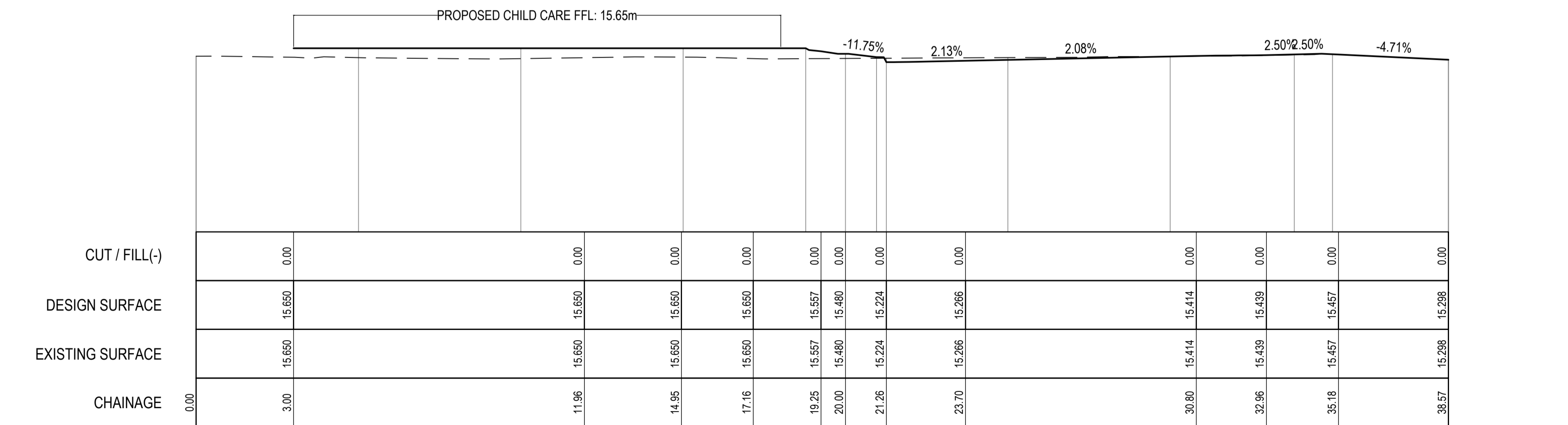
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**SECTION 01**  
SCALE 1:100



**SECTION 02**  
SCALE 1:100



**SECTION 03**  
SCALE 1:100

**SECTIONS 01**  
SCALE 1:100 (A1)

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 Plans Reference: P4  
 Date Received: 08/05/2024

			DRAWN: GR
			CHECKED: NM
			DESIGN: GR
B	PLANNING APPROVAL	9/04/2024	CHECKED: NM
A	PLANNING APPROVAL	22/03/2023	VERIFIED: MG
REV	ISSUE	DATE	APPROVAL



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PROJECT: CHILDS PLAY EARLY LEARNING

ADDRESS: 18 ARTHUR STREET SORELL

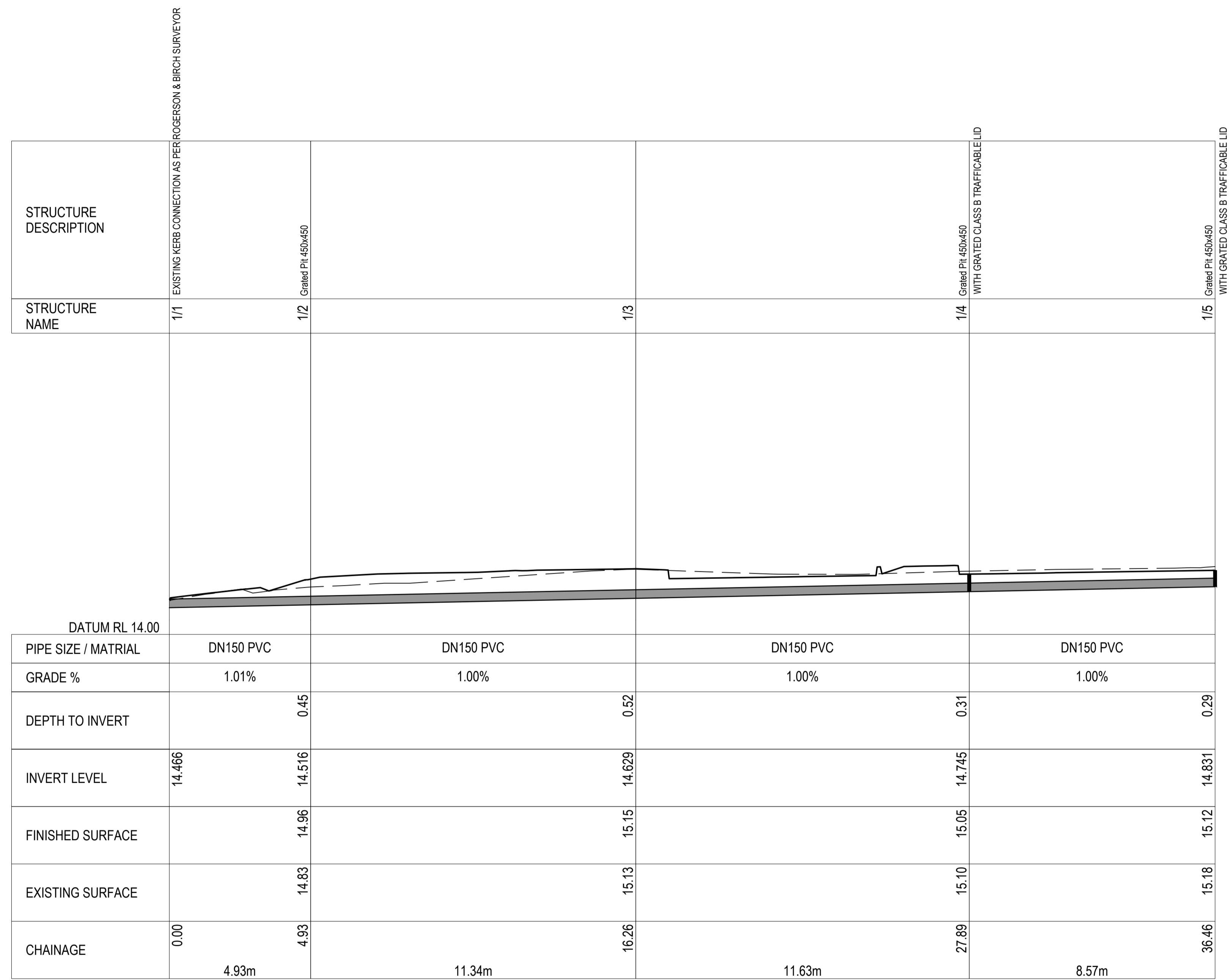
CLIENT: TINA PALUSHI

SHEET: CROSS SECTIONS - SHEET 1		
SCALE: AS INDICATED	TOTAL SHEETS: 7	SIZE: A1
PROJECT No: 24 E 99 - 14	SHEET: C202	REV: B



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**DRAINAGE LONGITUDINAL SECTION FOR LINE 1**  
 SCALES: HORIZONTAL 1:100 VERTICAL 1:50

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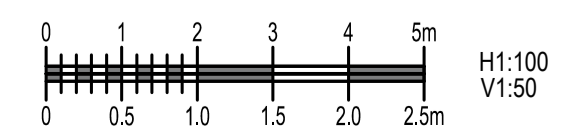
**SECTIONS 01**  
 SCALE 1:100 (A1)

			DRAWN:	GR
			CHECKED:	NM
			DESIGN:	GR
B	PLANNING APPROVAL	9/04/2024	CHECKED:	NM
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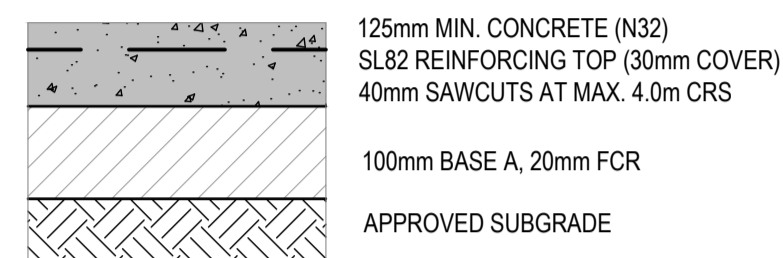


SHEET:	STORMWATER LONG SECTIONS- SHEET 1
SCALE:	AS INDICATED
PROJECT No:	24 E 99 - 14

TOTAL SHEETS:	7	SIZE:	A1
SHEET:	C301	REV:	B

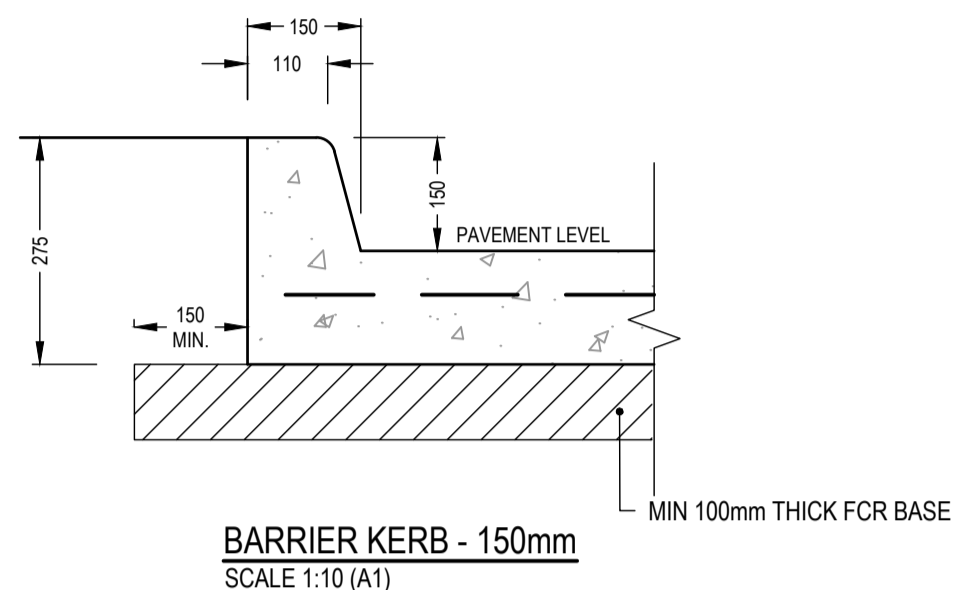
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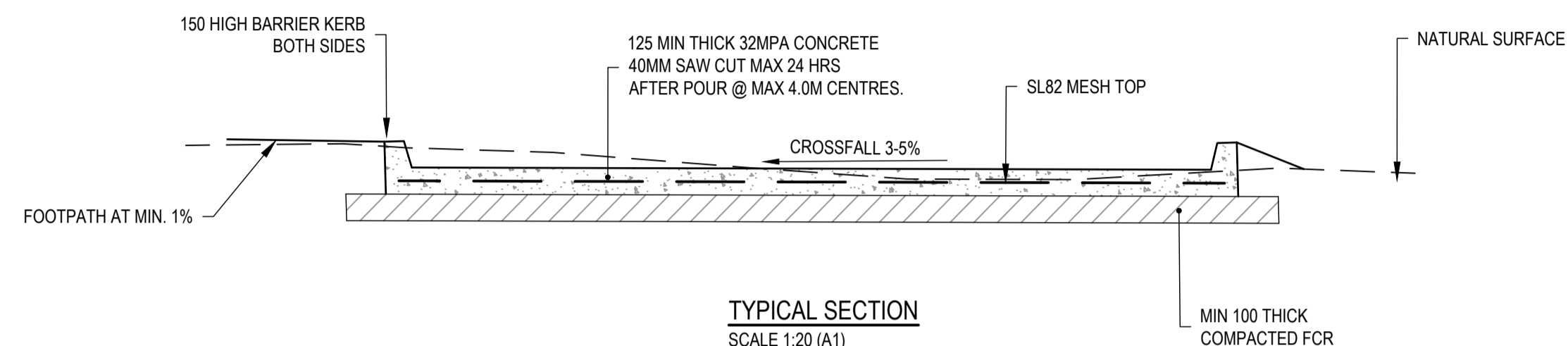


NOTE: CONCRETE PAVEMENT NOT DESIGNED FOR SPECIAL SURFACE FINISHES SUCH AS EXPOSED AGGREGATE.

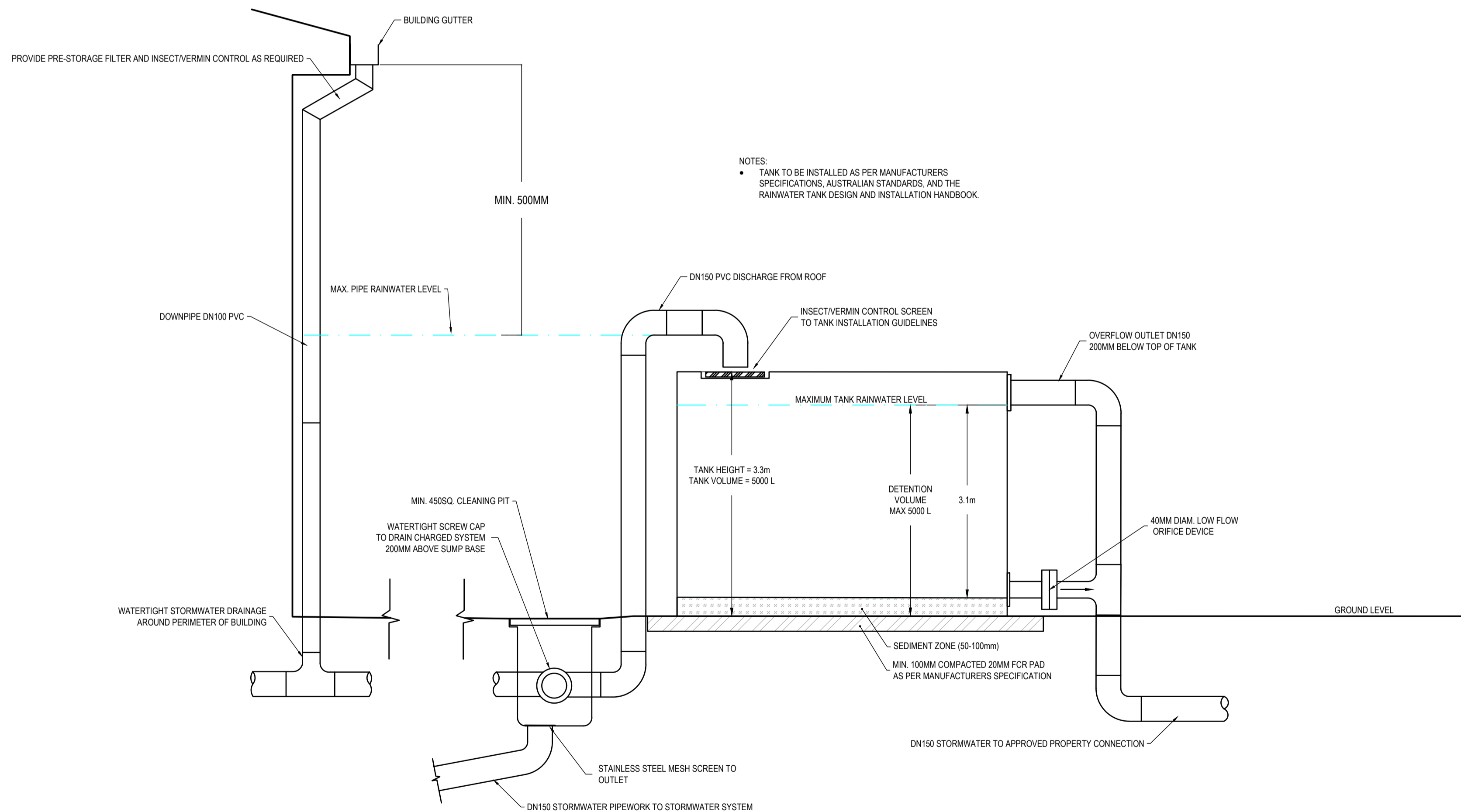
**CONCRETE PAVEMENT DETAIL**



**BARRIER KERB - 150mm**  
SCALE 1:10 (A1)



**TYPICAL SECTION**  
SCALE 1:20 (A1)



**TANK SCHEMATIC - SLIMLINE DETENTION TANK (TYPICAL)**  
NOT TO SCALE

**Sorell Council**  
 Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf  
 Plans Reference: P4  
 Date Received: 08/05/2024

**CONSTRUCTION DETAILS**  
AS INDICATED

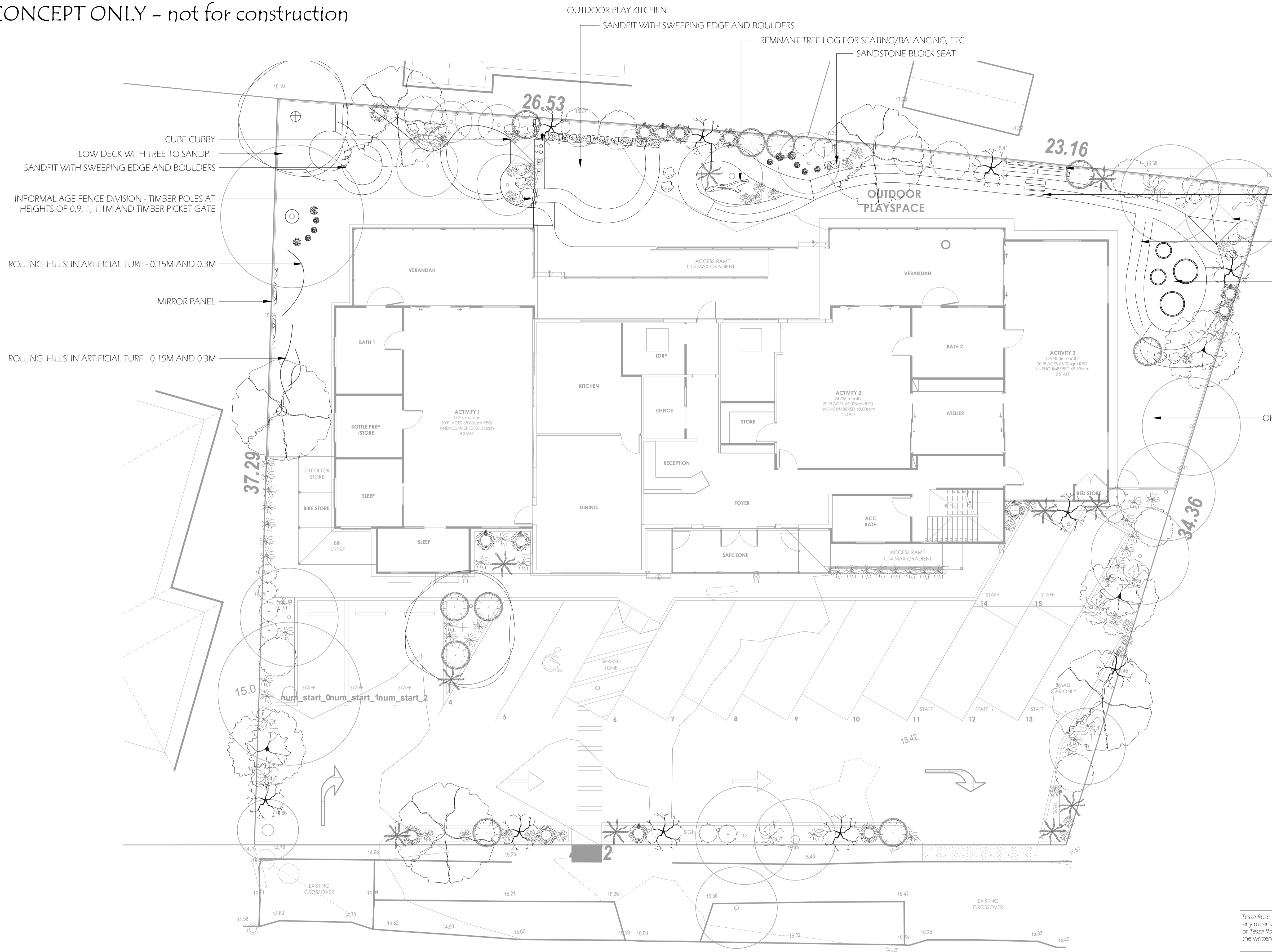
REV	ISSUE	DATE	APPROVAL
A	PLANNING APPROVAL	22/03/2023	MG
B	PLANNING APPROVAL	9/04/2024	NM
C	PLANNING APPROVAL	7/05/2024	GR



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PROJECT: CHILDS PLAY EARLY LEARNING  
 ADDRESS: 18 ARTHUR STREET SORELL  
 CLIENT: TINA PALUSHI

SHEET: CONSTRUCTION DETAILS		SCALE: AS INDICATED	TOTAL SHEETS: 7	SIZE: A1
PROJECT No: 24 E 99 - 14	SHEET: C401	REV: C		



**LEGEND**

- artificial turf - the camel 40mm - Enduro Turf
- turf grass - tall fescue or similar
- hardwood timber decking - spotted gum or composite timber such as Millboard
- mulch
- sandstone flagging paving
- Surface Designs Rosehill TPV INPLAY 1-4mm - charcoal for bike track with markings
- Stoneset permeable paving - cudjee yellow 6mm
- cobblestones - charcoal
- bluestone stepping stones - european or similar
- corten steel round planters
- concrete sleeper stepper

**TREES TO BE RETAINED**

PLANTS						
TREES						
symbol	botanical name	common name	height	width	pot size	qty
+	<i>coymbia ficifolia</i>	flowering gum	15m	5-6m	100L	2
	<i>eucalyptus pauciflora</i>	little snowman eucalypt	7m	5m	100L	5
	<i>ekeocarpus reticulatus</i>	dark pink ely blueberry ash	5m	2m	100L	10
	<i>banksia marginata</i>	silver banksia	5m	4m	100L	3
SHRUBS						
	<i>dodonaea viscosa</i>	hop bush	5m	2m	200mm	10
	<i>westringia brevifolia</i>	lilac and lace coastal rosemary	1.5m	1m	200mm	14
	<i>bauera rubioides</i>	river rose	1m	1m	200mm	16
	<i>corea reflexa</i>	northern belle	0.6m	1-2m	200mm	10
GRASSES/GROUNDCOVERS/TWINERS/CLIMBERS						
	<i>poa labillardierei</i>	tussock grass	0.6m	0.6m	150mm	29
	<i>dianella revoluta</i>	n/a	0.7m	0.7m	150mm	37
	<i>kurzea ambigua prostrata</i>	prostrate tick bus	0.6m	1.5m	150mm	10
	<i>pultenaea pedunculata</i>	pyalong gold	n/a	0.4m	1-2m	10

# ARTHUR STREET

**NOTES**

soil and mulch  
 Use an Australian Standard planter mix with low phosphorus for where natives have been specified & other good quality soil mix in other areas with a min of 5% OM - mulch - Use mulch with material size greater than 15mm only - recommend Eucly Mulch material substitutions  
 Materials which are not available or cannot be reasonably provided for the works may be substituted in consultation with the client timber  
 Use hardwood timber only preferably *Spotted Gum* for all visible timber sections & treated Durability class 1, H4 for in ground use & H3 otherwise. Use of sustainable hardwood timbers are preferred. Open timber features such as knot holes, loose or unsound knots, gum pockets, loose gum veins, shakes & termite galleries not to be used on the outer face of the timber. All timber contactable by hand shall be dressed or sanded smooth free of splinters & shavings. All bolted connections shall use washers under bolt heads & nuts & all external bolts, nuts, washers & decking screws shall be stainless steel. All exposed timber to be sealed with Sikkers Cetol HLS in Mahogany planting  
 Plants shall be vigorous, well established, hardened off, of good form consistent with the species or variety, free from disease & insect pests, with large healthy root systems & no evidence of having been restricted or damage. All plants to be planted in locations specified on this plan. Planting holes to be twice the pot size & all soil to loosely fill the planting hole. Plants must be watered before planting begins, immediately after planting and on a continual basis thereafter until established. Construct a watering basin around the base of each individual planted tree shade  
 The playspace areas allow for 30% solar access to children at all times while incorporating a mix of shade provided by canopy trees and built forms

Australian Standards  
 All materials & workmanship shall be in accordance with the relevant standards of the Standards Association of Aus

Australian Standard AS 4685 Playground equipment and surfacing

- Part 0 - Development, installation, inspection, maintenance and operation
- Part 1 - General safety requirements & test methods
- Part 2 - Additional specific safety requirements & test methods for swings
- Part 3 - Additional specific safety requirements & test methods for slides
- Part 4 - Additional specific safety requirements & test methods for runways
- Part 5 - Additional specific requirements & test methods for carousels
- Part 6 - Additional specific requirements & test methods for rocking equipment
- Part 11 - Additional specific safety requirements & test methods for spatial networks

Australian Standard AS 4422 Playground surfacing - Specifications, requirements and test method

- Australian Standard AS 1428 Design for access and mobility
- Part 1 - General requirements for access - New building work
- Part 2 - Enhanced and additional requirements - Building and facilities
- Part 3 - Requirements for children and adolescents with physical disabilities
- Part 4 - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- Part 5 - Communication for people who are deaf or hearing impaired

Australian and New Zealand Standard AS/NZS 8124 Part 6 (ISO 8124-4:2014, MOD) Safety of toys - Swings, slides and similar activity toys for indoor and outdoor family domestic use  
 Australian and New Zealand Standard AS/NZS ISO 31000 Risk management - Principles and guidelines  
 Australian Standard TR EN 17519:2021 Synthetic turf facilities

**Sorell Council**

Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf

Plans Reference: P2  
 Date Received: 15/04/2024

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 tess@tessaroselandscape.com.au  
 www.tessaroselandscape.com.au

**PROJECT:**

Proposed Child Care Centre  
 18 Arthur St  
 SORELL TAS 7172

date: 25 March 2024  
 scale: 1:100/A1

drawing no.1/2  
 drawn by: tm

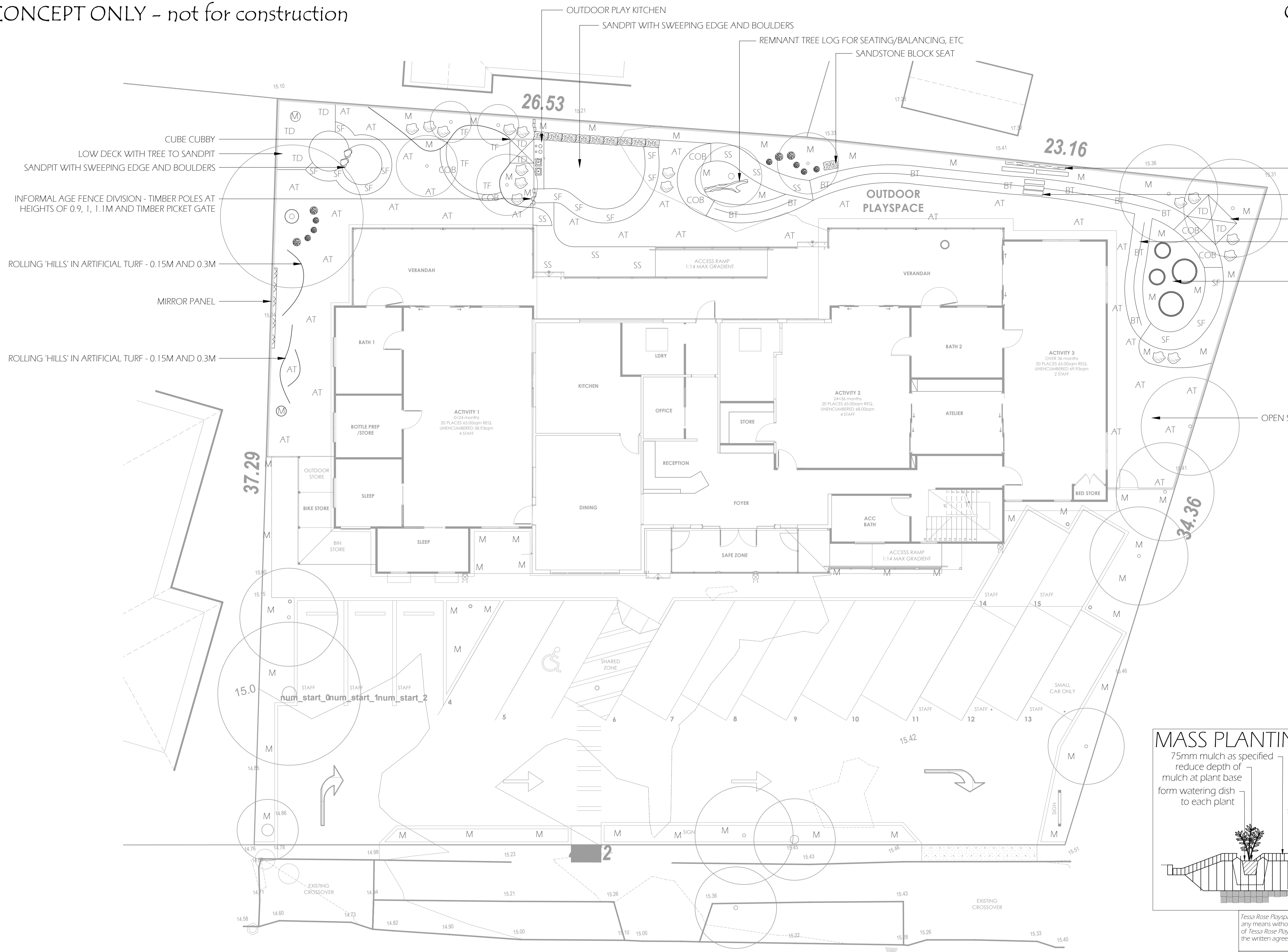
**TESSA ROSE**  
 PLAYSAPCE AND LANDSCAPE DESIGN

drawing notes  
 1. Contractor should check site conditions and measurements prior to works  
 2. No substitutions for plants and materials may occur without prior approval

This plan is certified as meeting all relevant local government DCP's & legislation and the Education and Care Services National Regulations 2011

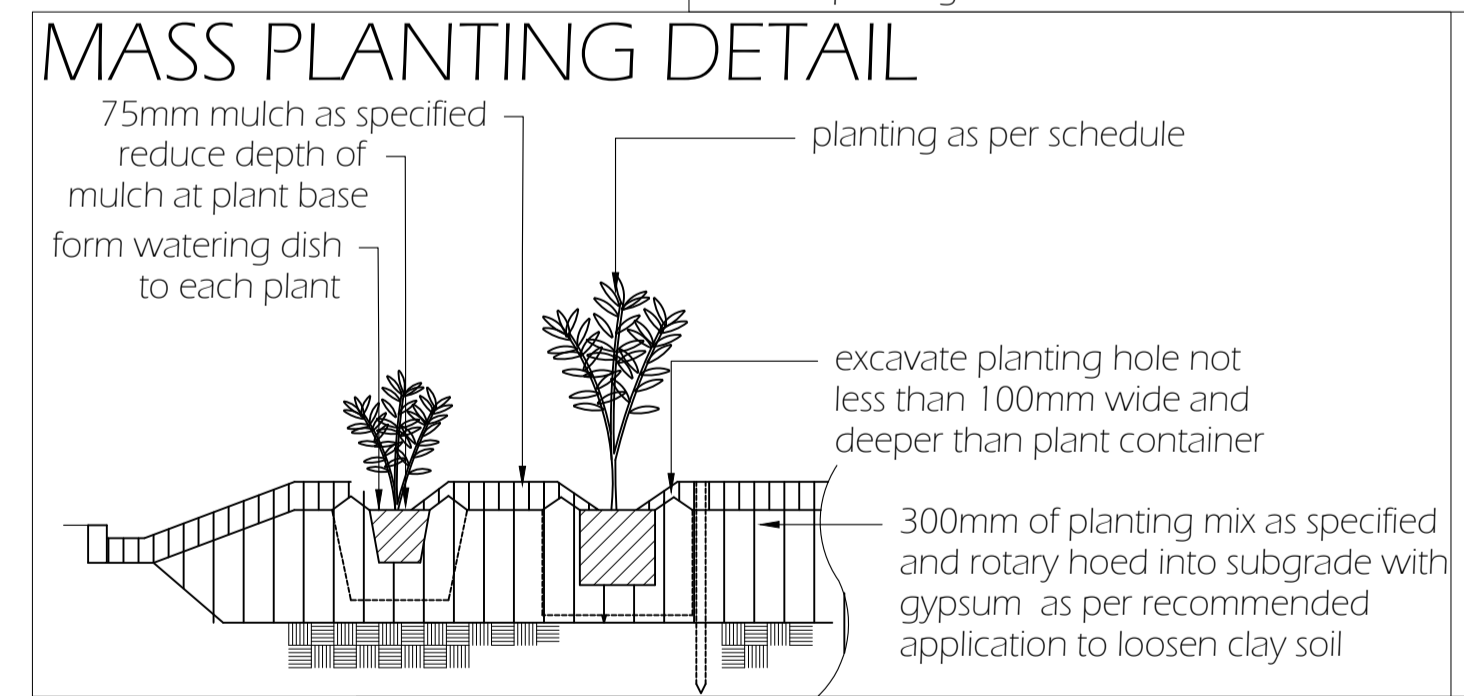
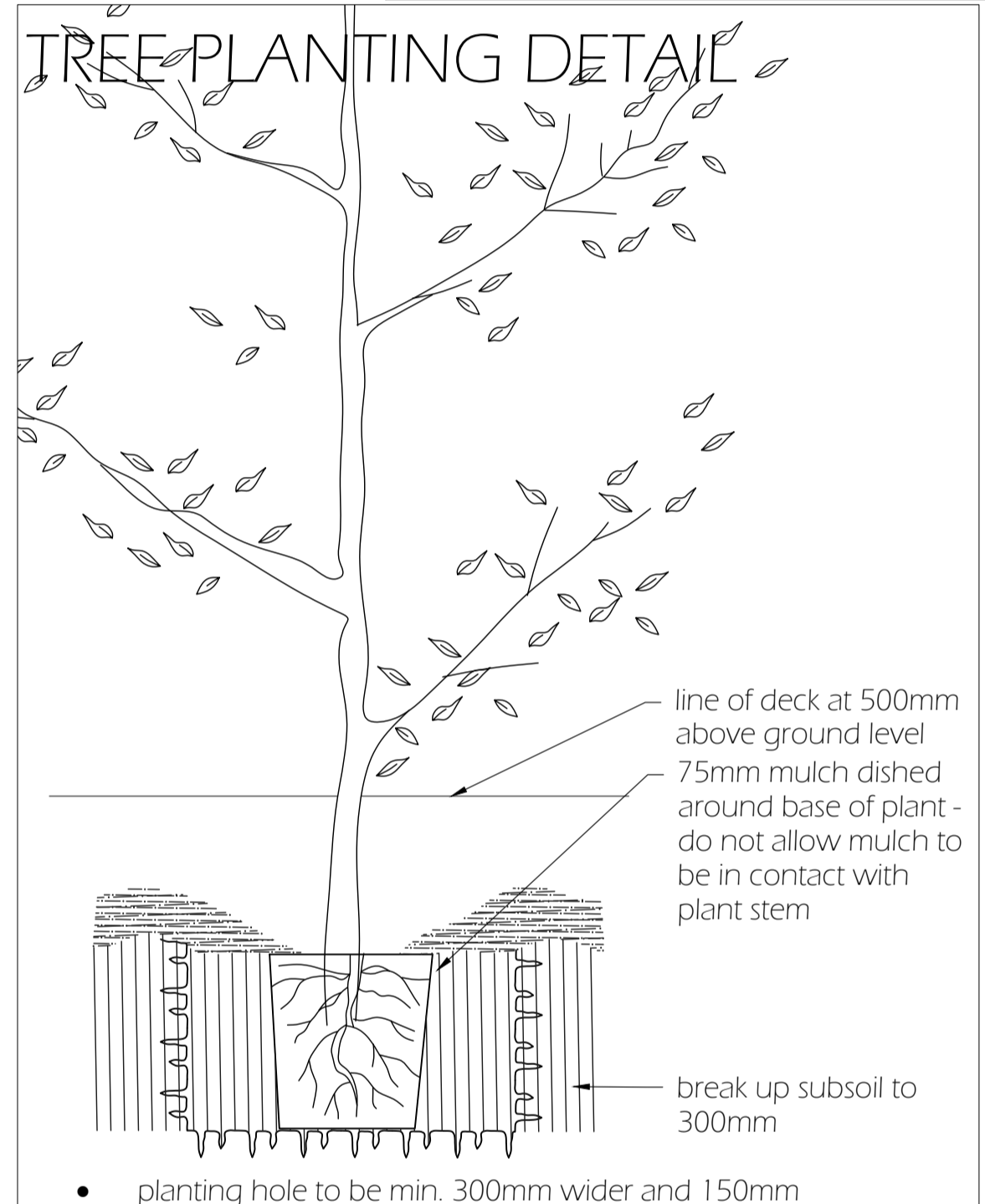
**CONCEPT**  
 playspace-landscape - plants

*Diag Before U Dig - all services to be checked prior to works commencement*



**LEGEND**

AT	artificial turf - the camel 40mm - Enduro Turf
TF	turf grass - tall fescue or similar
TD	hardwood timber decking - spotted gum or composite timber such as Millboard
M	mulch
SF	sandstone flagging paving
BT	Surface Designs Rosehill TPV® INPLAY 1-4mm - charcoal for bike track with markings
SS	Stoneset permeable paving - cudjee yellow 6mm
COB	cobblestones - charcoal
	bluestone stepping stones - european or similar
	corten steel round planters
	concrete sleeper stepper



# ARTHUR STREET

**Australian Standards**  
All materials & workmanship shall be in accordance with the relevant standards of the Standards Association of Aus

**Australian Standard AS 4685 Playground equipment and surfacing**

- Part 0 - Development, installation, inspection, maintenance and operation
- Part 1 - General safety requirements & test methods
- Part 2 - Additional specific safety requirements & test methods for swings
- Part 3 - Additional specific safety requirements & test methods for slides
- Part 4 - Additional specific safety requirements & test methods for runways
- Part 5 - Additional specific requirements & test methods for carousels
- Part 6 - Additional specific requirements & test methods for rocking equipment
- Part 11 - Additional specific safety requirements & test methods for spatial networks

**Australian Standard AS 4422 Playground surfacing - Specifications, requirements and test method**

- Australian Standard AS 1428: Design for access and mobility
- Part 1 - General requirements for access - New building work
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- Part 5 - Communication for people who are deaf or hearing impaired

**Australian and New Zealand Standard AS/NZS 8124 Part 6 (ISO 8124-4:2014, MOD) Safety of toys - Swings, slides and similar activity toys for indoor and outdoor family domestic use**

**Australian and New Zealand Standard AS/NZS ISO 31000 Risk management - Principles and guidelines**

**Australian Standard TR CEN 17519:2021 Synthetic turf facilities**

**NOTES**

soil and mulch  
Use an Australian Standard planter mix with low phosphorus for where natives have been specified & other good quality soil mix in other areas with a min of 5% OM - mulch - Use mulch with material size greater than 15mm only - recommend Eucy Mulch material substitutions  
Materials which are not available or cannot be reasonably provided for the works may be substituted in consultation with the client  
timber  
Use hardwood timber only preferably *Spotted Gum* for all visible timber sections & treated Durability class 1, H4 for in ground use & H3 otherwise. Use of sustainable hardwood timbers are preferred. Open timber features such as knot holes, loose or unsound knots, gum pockets, loose gum veins, shakes & termite galleries not to be used on the outer face of the timber. All timber contactable by hand shall be dressed or sanded smooth free of splinters & shavings. All bolted connections shall use washers under bolt heads & nuts & all external bolts, nuts, washers & decking screws shall be stainless steel. All exposed timber to be sealed with Sikkers Cetol HLS in Mahogany planting  
Plants shall be vigorous, well established, hardened off, of good form consistent with the species or variety, free from disease & insect pests, with large healthy root systems & no evidence of having been restricted or damaged. All plants to be planted in locations specified on this plan. Planting holes to be twice the pot size & all soil to be loosely filled the planting hole. Plants must be watered before planting begins, immediately after planting and on a continual basis thereafter until established. Construct a watering basin around the base of each individual planted tree shade  
The playspace areas allow for 30% solar access to children at all times while incorporating a mix of shade provided by canopy trees and built forms

**Sorell Council**  
Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf  
Plans Reference: P2  
Date Received: 15/04/2024

**CONCEPT**  
playspace-landscape - surfaces  
Dial Before U Dig - all services to be checked prior to works commencement

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**PROJECT:**  
Proposed Child Care Centre  
18 Arthur St  
SORELL TAS 7172

date: 25 March 2024  
scale: 1:100/A1  
drawing no. 2/2  
drawn by: tm

This plan is certified as meeting all relevant local government DCP's & legislation and the Education and Care Services National Regulations 2011

Sample board for Proposed Childcare Centre, 18 Arthur St., Sorell, TAS - Prepared by Tessa Rose Playspace and Landscape Design Tuesday, 26 March 2024



Left to right: : Sandstone edged sandpit with building platforms, Blackboard panel, Mirror panel, Outdoor kitchen, Bike pathway with markings & pedestrian crossing, Formboss -Corten edible garden – round, Low AG mounds for sitting & rolling etc,



Left to right: Log rounds for climbing, balancing & seating, Boulders for seating, Varied height timber panel screening, Timber picket fence/gate, Remnant logs for seating and balancing, Cube cubby house,



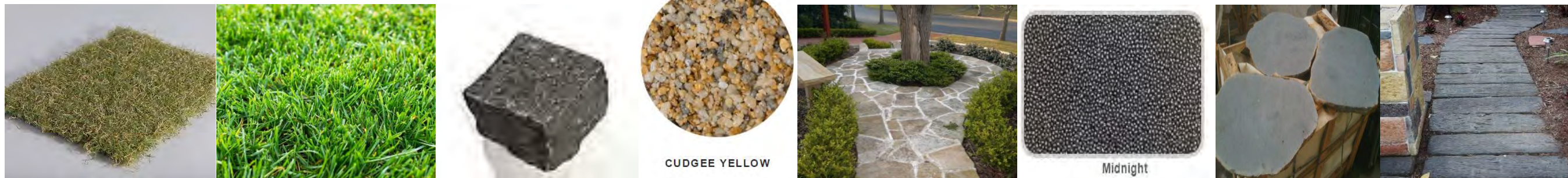
Left to right: Covered cubby house,



**Sorell Council**

Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf

Plans Reference: P2  
Date Received: 15/04/2024



Left to right: Enduro Turf -The Camel, Turf -Tall fescue, Cobblestones – Charcoal, Stoneset – Cudgee yellow, Sandstone flagging paving, Wetpour surfacing - Polysoft - Midnight, Bluestone pavers, Ozlogs concrete sleepers stepping stones,

\* Please note these images are to be considered in conjunction with your plan and are used to give an idea of colours, textures & constructs that will be present in the completed playspace.

Plant selection  
  
TREES



Left to right: *Corymbia ficifolia*, *Eucalyptus* 'Little Snowman', *Elaeocarpus* 'Dark Pink Elly' (tree and flowers), *Banksia Marginata* (tree and flowers),

Plant selection  
  
SHRUBS



Left to right: *Dodonaea viscosa* 'Hop bush', *Bauera Rubioidies* 'River dog rose', *Correa reflexa* Northern belle', *Westringia brevifolia* 'Lilac and Lace',

Plant selection  
  
GRASSES/  
GROUNDCOVERS  
/ CLIMBERS



Left to right: *Poa labillardieri* 'Tussock grass', *Dianella revoluta*, *Kunzea ambigua* prostrate, *Pultenaea pedunculata* 'Pyalong Gold',

 **Sorell Council**  
Development Application: Response to Request  
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\* Please note these images are to be considered in conjunction with your plan and are used to give an idea of colours, textures & constructs that will be present in the completed playspace.

DRAWING SCHEDULE	
Sheet No.	Sheet Name
	COVER PAGE
1	EXISTING SITE PLAN
2	EXISTING FLOOR PLAN
3	EXISTING ELEVATIONS
4	DEMOLITION PLAN
5	PROPOSED SITE PLAN
6	PROPOSED GROUND FLOOR
7	PROPOSED FIRST FLOOR
8	PROPOSED ELEVATIONS
9	PROPOSED ELEVATIONS
10	SECTION


**Sorell Council**  
 Development Application: Response to Request  
 for Information - 18 Arthur Street, Sorell.pdf  
 Plans Reference: P2  
 Date Received: 15/04/2024



18 Arthur Street Sorell TAS 7172

**PROPERTY DESCRIPTION**

LOT No **Lot 1**  
 STREET No **18**  
 STREET NAME **Arthur Street**  
 LOCALITY **Sorell TAS 7172**  
 RP **Title 29255**  
 AREA **1601m<sup>2</sup>**  
 SITE COVER **24%**

**NOTES**

USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FROM PLANS  
 BUILDING ZONE IS TO BE CLEARED OF ANY VEGETATION AND TREES TO SUIT - CHECK ON SITE.  
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INDICATES VEGETATION TO BE REMOVED

**Sorell Council**  
 Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf  
 Plans Reference: P2  
 Date Received: 15/04/2024

**EXISTING SITE PLAN**  
 Scale: 1:200

SPM9923  
 RL = 15.408

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**REAL PROPERTY DESCRIPTION**  
 Lot: 1 on Title 29255  
 AREA: 1601m<sup>2</sup>  
 ZONE: General Residential  
 AUTHORITY: Sorell Council  
**BUILDING CLASSIFICATION**  
 CLASS 9B, TYPE C CONSTRUCTION

**REVISION HISTORY**

ISSUE	DATE	DESCRIPTION
A	14/09/23	Concept Issue_1
C	21/11/23	Preliminary Issue_1
D	28/11/23	DA Issue_1
E	08/12/23	DA Issue_2
F	21/12/23	DA Issue_3
G	12/04/24	DA Issue_4

**CYBER DRAFTING & DESIGN**  
 JODIE MARK  
 e. jodie@cyberdrafting.com.au  
 p. 07 3393 9159

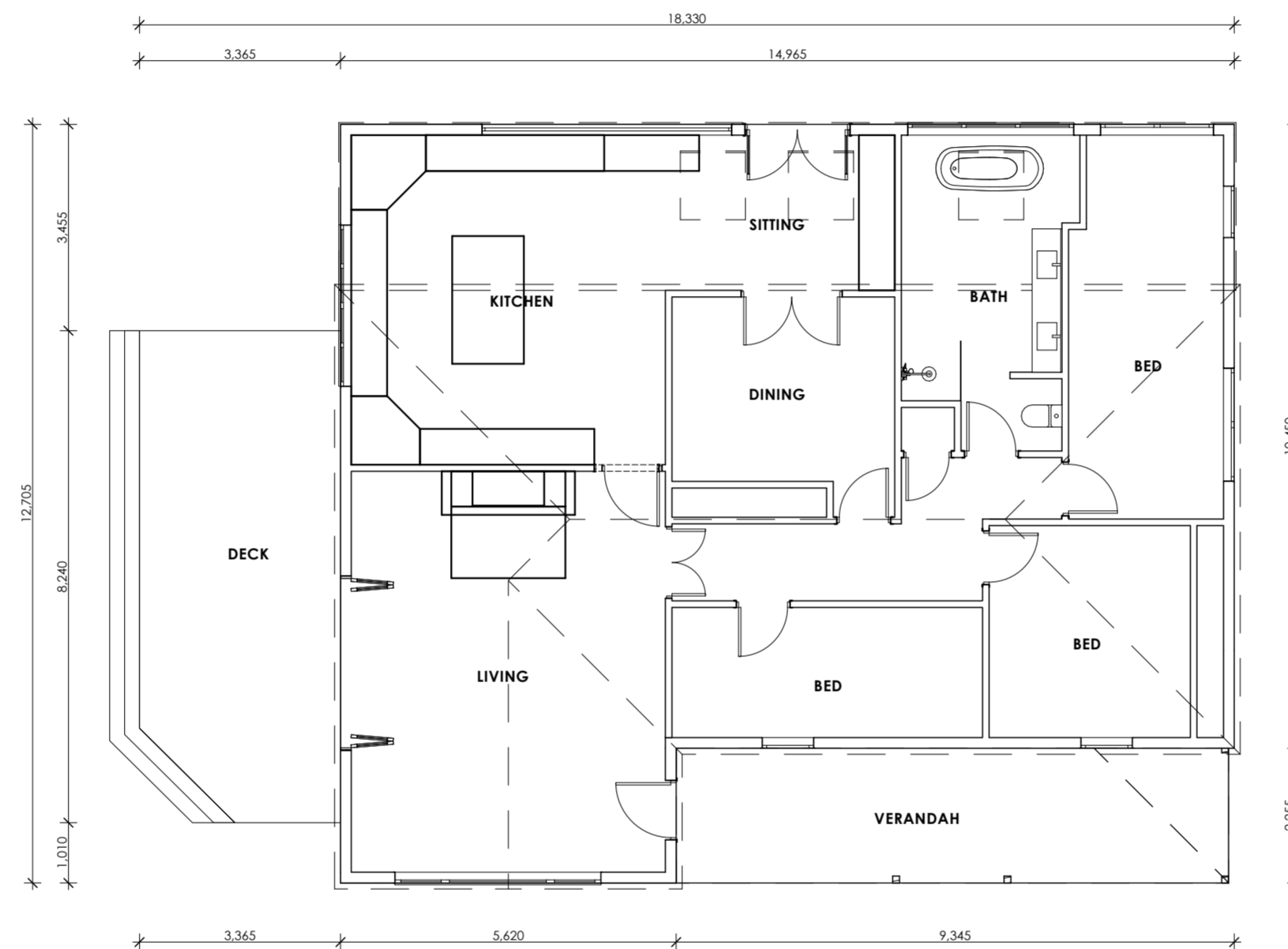
CYBER SERVICES GROUP  
 QBCC: 15093960  
 ACN: 620 422 166  
 6/1631 WYNNUM ROAD, TINGALPA  
 QUEENSLAND 4173  
 PH: (07) 3393 9159  
 cyberservicesgroup.com.au

DRAWING TITLE  
**EXISTING SITE PLAN**  
 CLIENT  
 Tina Palushi  
 18 Arthur Street, Sorell TAS 7172

SCALE  
 AS SHOWN @ A2  
 230142  
 JOB No.  
 REVISION

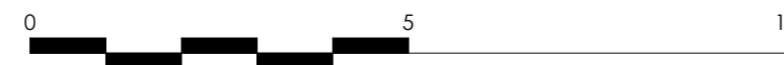


**NOTE**  
 EXISTING LOAD BEARING MEMBERS HAVE NOT BEEN IDENTIFIED.  
 BUILDER TO BE CONFIRMED ON SITE PRIOR TO ANY DEMOLITION



**Sorell Council**  
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 Date Received: 15/04/2024

**EXISTING FLOOR PLAN**  
 Scale: 1:100



AREA - EXISTING	
ID	AREA
Existing	169.1
Deck	26.5
Front Verandah	20.9
	<b>216.5 m<sup>2</sup></b>

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**REAL PROPERTY DESCRIPTION**

Lot: 1 on Title 29255  
 AREA: 1601m<sup>2</sup>  
 ZONE: General Residential  
 AUTHORITY: Sorell Council

**BUILDING CLASSIFICATION**  
 CLASS 9B, TYPE C CONSTRUCTION

**REVISION HISTORY**

ISSUE	DATE	DESCRIPTION
A	14/09/23	Concept Issue_1
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G	12/04/24	DA Issue_4



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 QUEENSLAND 4173  
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DRAWING TITLE  
**EXISTING FLOOR PLAN**

CLIENT  
 Tina Palushi  
 18 Arthur Street, Sorell TAS 7172

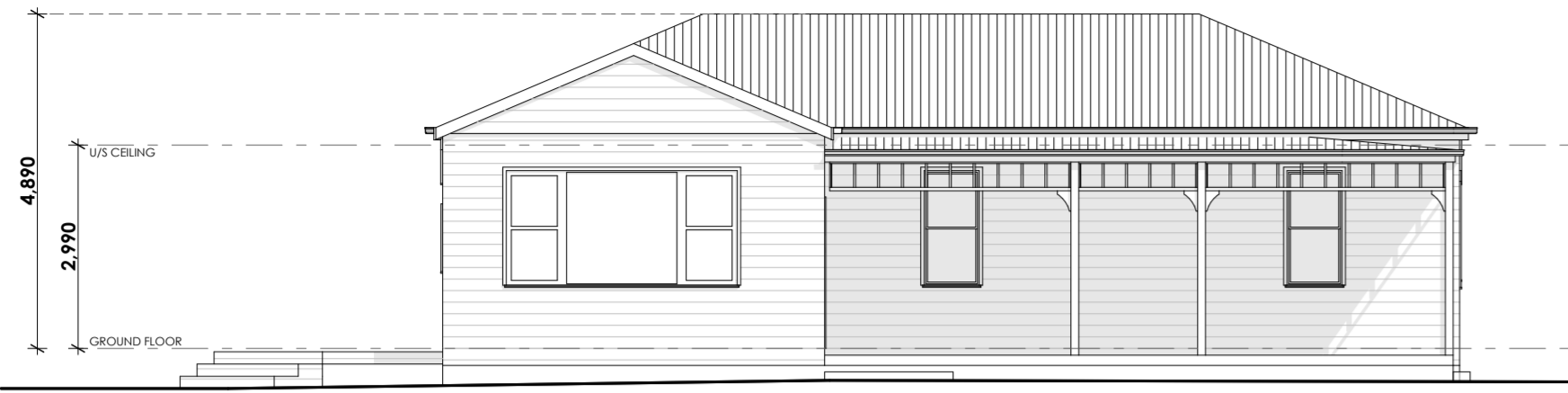
SCALE  
 AS SHOWN @ A2

230142  
 JOB No.

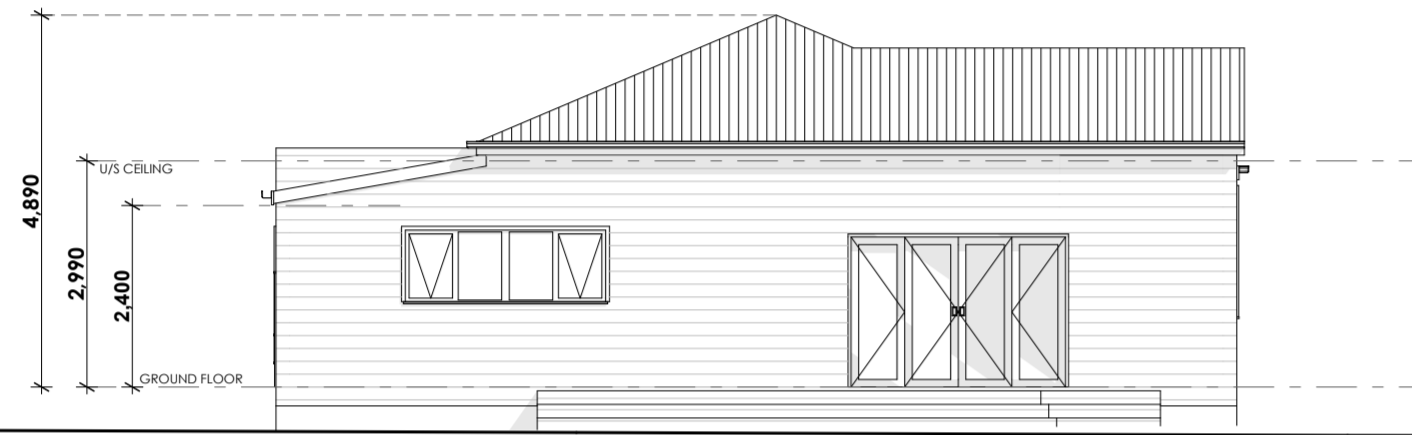


SHEET

**2**



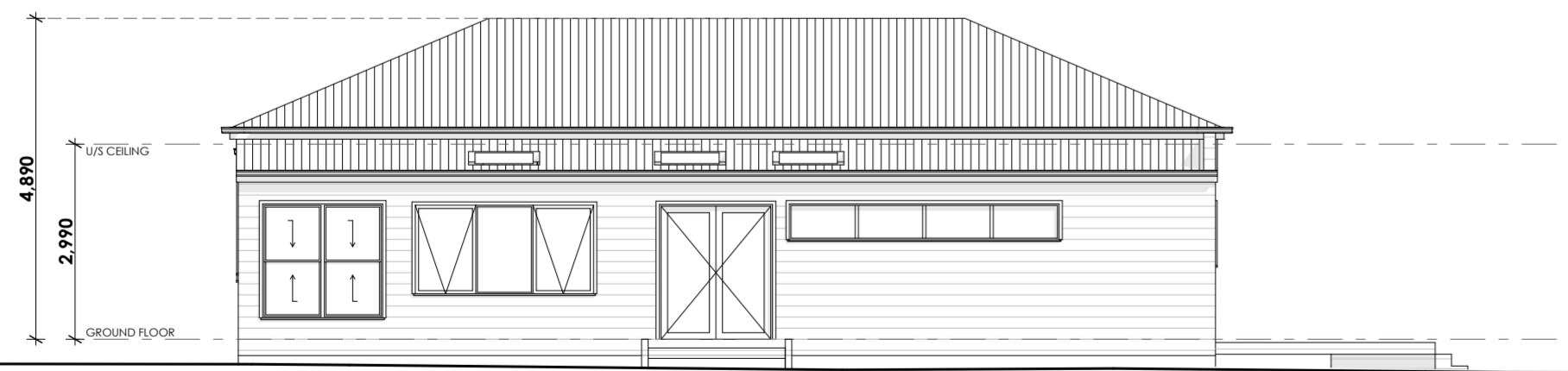
**WEST ELEVATION**  
Scale: 1:100



**NORTH ELEVATION**  
Scale: 1:100



**SOUTH ELEVATION**  
Scale: 1:100



**EAST ELEVATION**  
Scale: 1:100

 **Sorell Council**  
Development Application: Response to Request  
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Plans Reference: P2  
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**REAL PROPERTY DESCRIPTION**

Lot: 1 on Title 29255  
AREA: 1601m<sup>2</sup>  
ZONE: General Residential  
AUTHORITY: Sorell Council

**BUILDING CLASSIFICATION**  
CLASS 9B, TYPE C CONSTRUCTION

**REVISION HISTORY**

ISSUE	DATE	DESCRIPTION
A	14/09/23	Concept Issue_1
C	21/11/23	Preliminary Issue_1
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**CYBER**  
DRAFTING & DESIGN

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QUEENSLAND 4173  
PH: (07) 3393 9159  
cyberservicesgroup.com.au

**DRAWING TITLE**

**EXISTING ELEVATIONS**

CLIENT  
Tina Palushi  
18 Arthur Street, Sorell TAS 7172

SCALE  
AS SHOWN @ A2

230142  
JOB No.

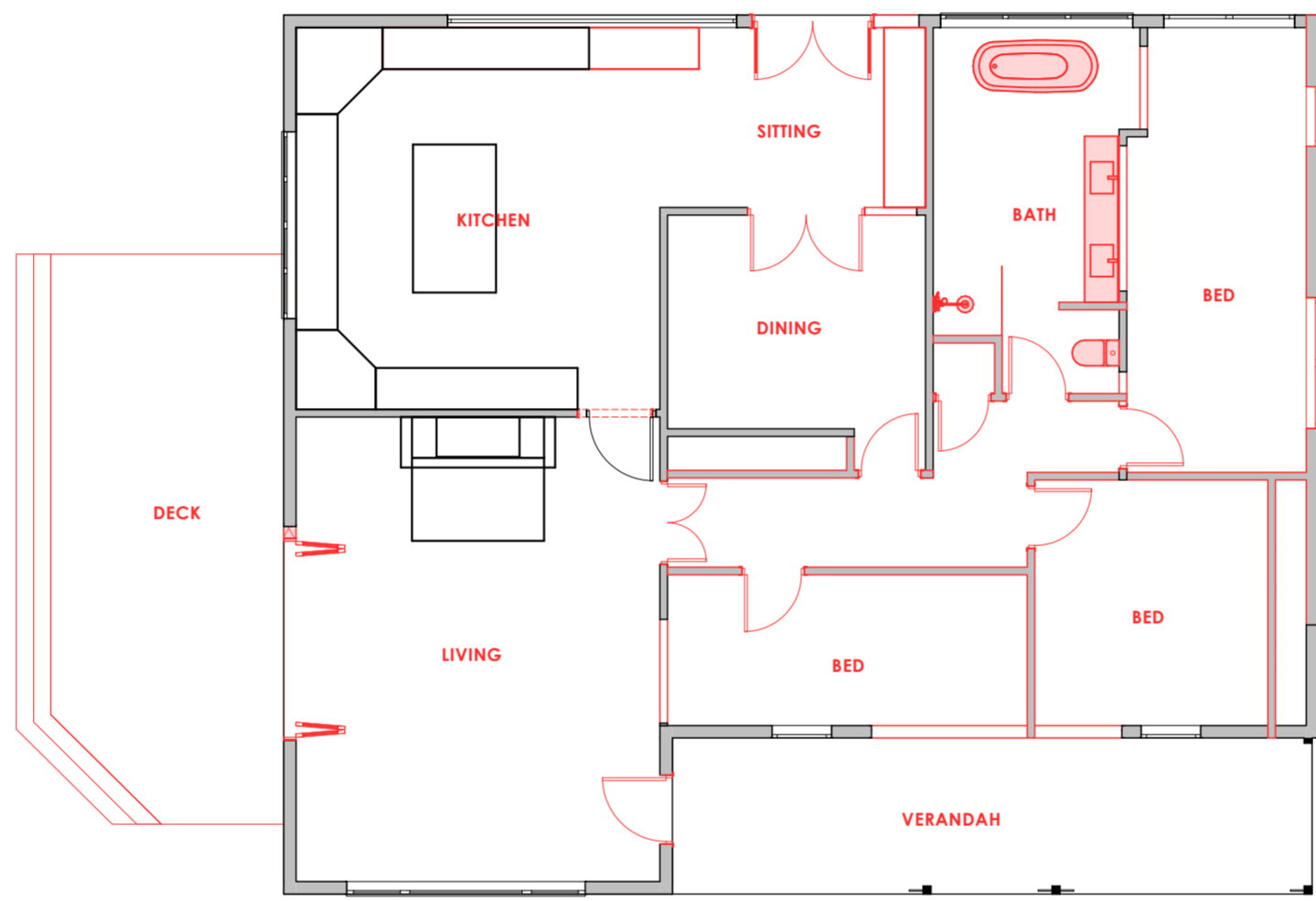
G  
REVISION

SHEET

3

 - BUILDING ELEMENT TO BE DEMOLISHED

**NOTE**  
EXISTING LOAD BEARING MEMBERS HAVE NOT BEEN IDENTIFIED.  
BUILDER TO BE CONFIRMED ON SITE PRIOR TO ANY DEMOLITION



 **Sorell Council**  
Development Application: Response to Request  
for Information - 18 Arthur Street, Sorell.pdf  
Plans Reference: P2  
Date Received: 15/04/2024

**DEMOLITION PLAN**  
Scale: 1:100



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**REAL PROPERTY DESCRIPTION**  
Lot: 1 on Title 29255  
AREA: 1401m<sup>2</sup>  
ZONE: General Residential  
AUTHORITY: Sorell Council

**BUILDING CLASSIFICATION**  
CLASS 9B, TYPE C CONSTRUCTION

**REVISION HISTORY**

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**CYBER**  
DRAFTING & DESIGN

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DRAWING TITLE  
**DEMOLITION PLAN**

CLIENT  
Tina Palushi  
18 Arthur Street, Sorell TAS 7172

SCALE  
AS SHOWN @ A2

230142  
JOB No.

  
REVISION  
G

**PROPERTY DESCRIPTION**

LOT No **Lot 1**  
 STREET No **18**  
 STREET NAME **Arthur Street**  
 LOCALITY **Sorell TAS 7172**  
 RP **Title 29255**  
 AREA **1601m<sup>2</sup>**

**NOTES**

USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FROM PLANS

BUILDING ZONE IS TO BE CLEARED OF ANY VEGETATION AND TREES TO SUIT - CHECK ON SITE.

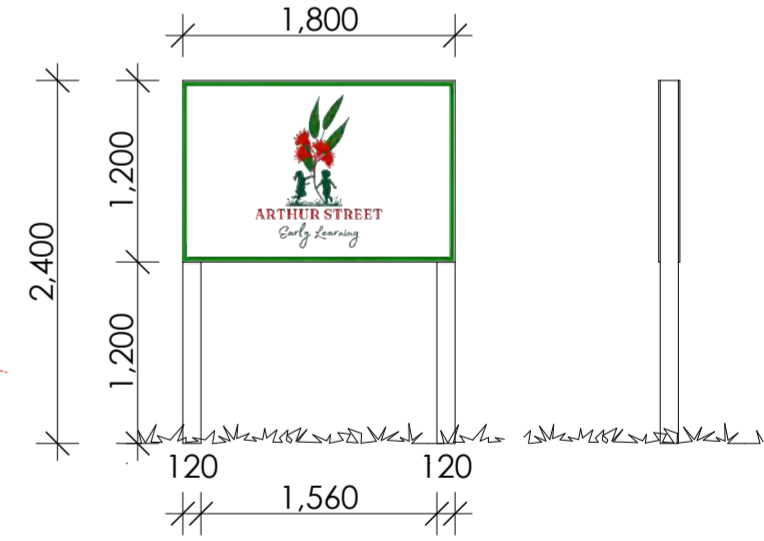
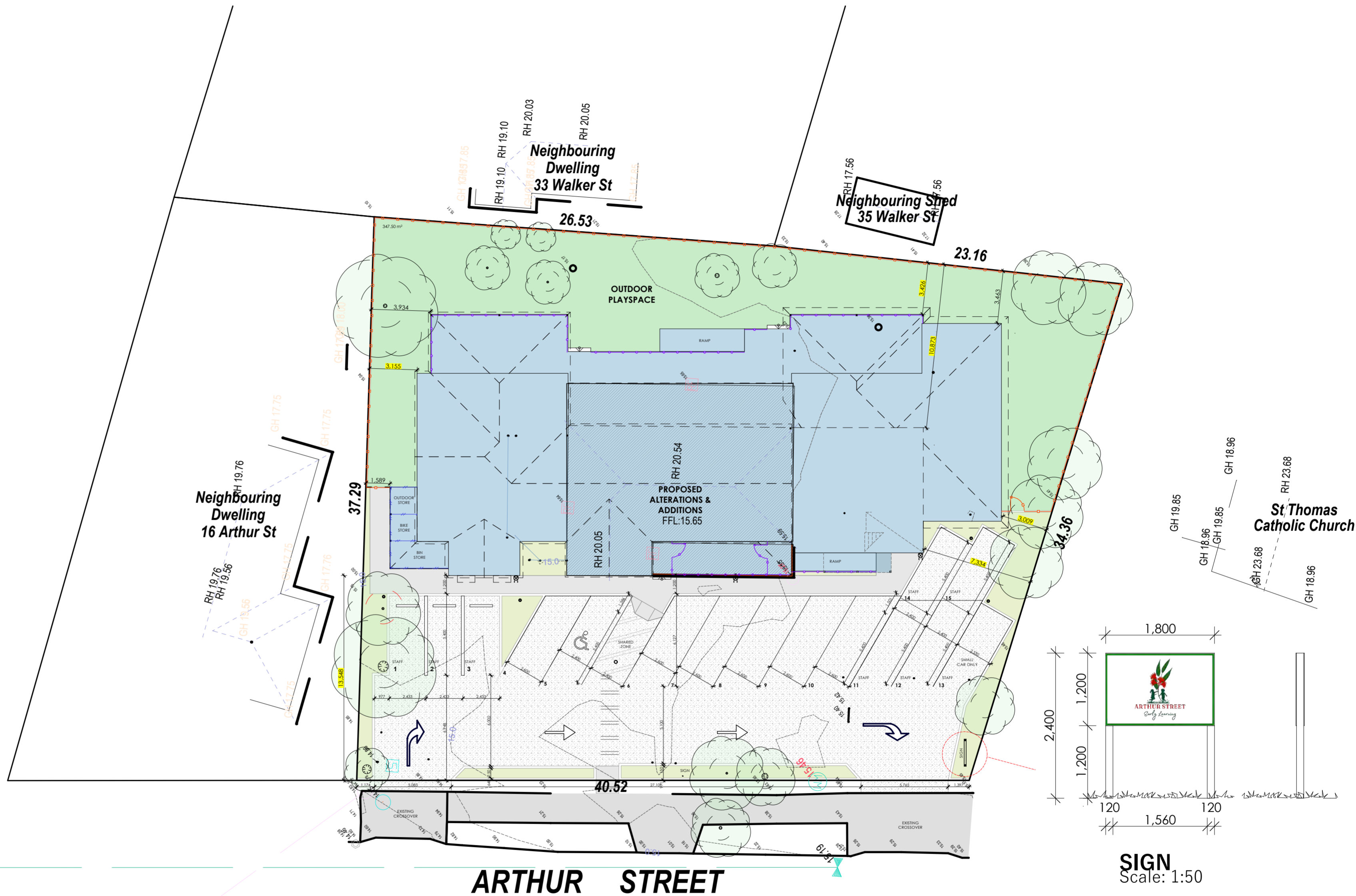
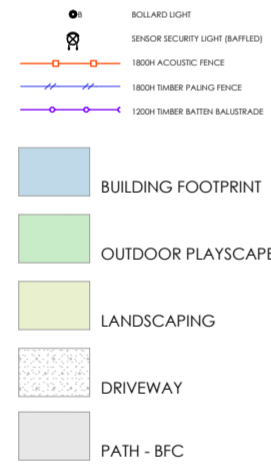
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ENSURE ALL DRAWINGS AND ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITIES PRIOR TO USE.

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AREA ANALYSIS	
60 PLACES	
TOTAL SITE AREA	1601m <sup>2</sup>
SITE COVERAGE	618m <sup>2</sup>
GROSS FLOOR AREA	523m <sup>2</sup>
BUILDING AREA	669m <sup>2</sup>
HARDSTAND (driveway/path)	524m <sup>2</sup>
TOTAL USABLE OUTDOOR PLAY AREA (min 420m <sup>2</sup> required for 60 places)	452m <sup>2</sup>
PARKING SCHEDULE	
STAFF/VISITOR PARKING	14 SPACES
ACCESSIBLE PARKING	1 SPACE
TOTAL	15 SPACES



**SIGN**  
Scale: 1:50

**Sorell Council**  
 Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf  
 Plans Reference: P2  
 Date Received: 15/04/2024

**SPM9923**  
RL = 15.408

**PROPOSED SITE PLAN**  
Scale: 1:200

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**REAL PROPERTY DESCRIPTION**  
 Lot: 1 on Title 29255  
 AREA: 1601m<sup>2</sup>  
 ZONE: General Residential  
 AUTHORITY: Sorell Council

**BUILDING CLASSIFICATION**  
 CLASS 9B, TYPE C CONSTRUCTION

**REVISION HISTORY**

ISSUE	DATE	DESCRIPTION
A	14/09/23	Concept Issue_1
C	21/11/23	Preliminary Issue_1
D	28/11/23	DA Issue_1
E	08/12/23	DA Issue_2
F	21/12/23	DA Issue_3
G	12/04/24	DA Issue_4

**CYBER DRAFTING & DESIGN**

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 p. 07 3393 9159

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 QBCC: 15093960  
 ACN: 620 422 166  
 6/1631 WYNNUM ROAD, TINGALPA  
 QUEENSLAND 4173  
 PH: (07) 3393 9159  
 cyberservicesgroup.com.au

DRAWING TITLE  
**PROPOSED SITE PLAN**

CLIENT  
 Tina Palushi  
 18 Arthur Street, Sorell TAS 7172

SCALE  
 AS SHOWN @ A2

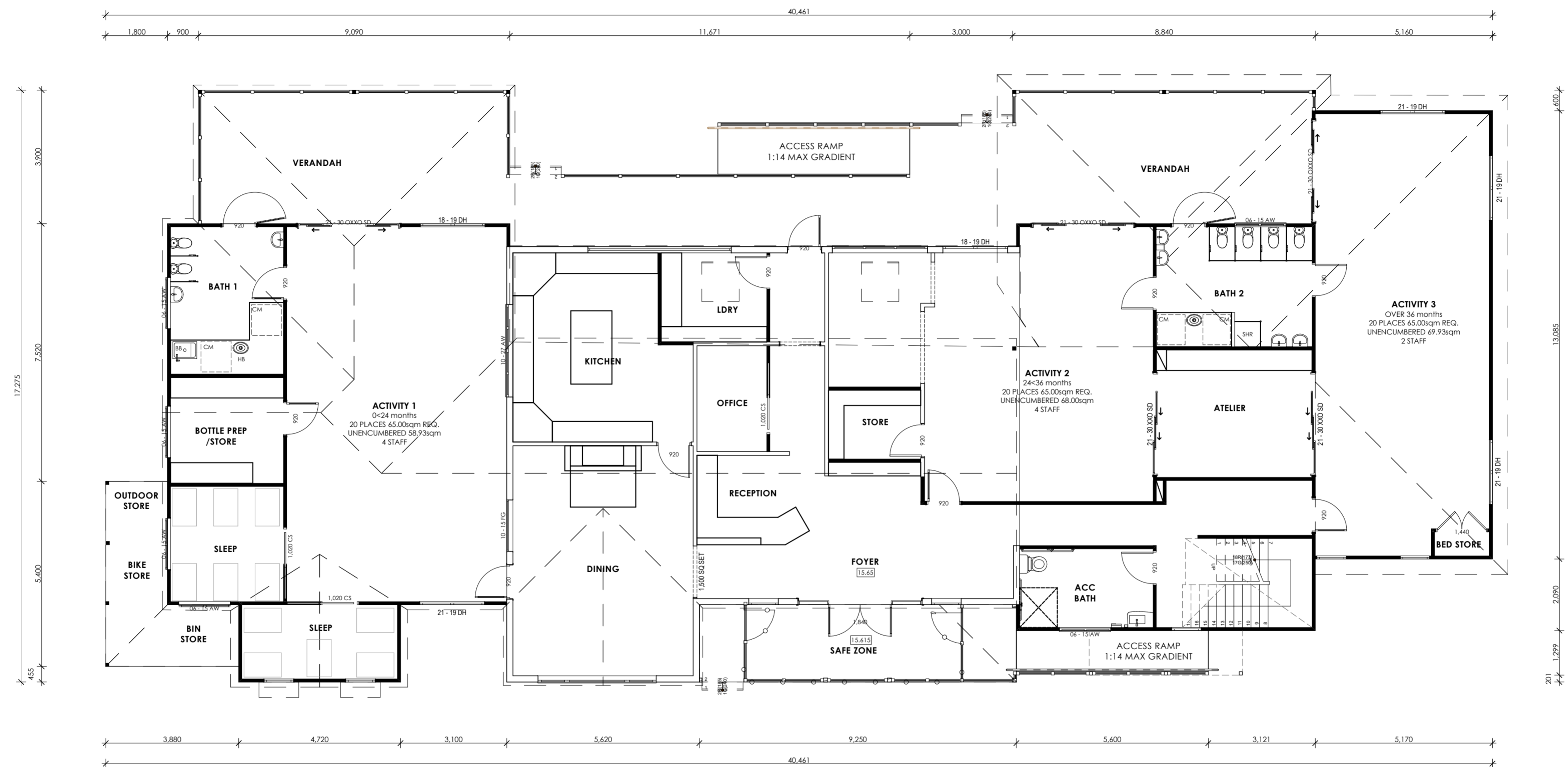
230142  
 JOB No.

G  
 REVISION

SHEET

**5**

**NOTE**  
 EXISTING LOAD BEARING MEMBERS HAVE NOT BEEN IDENTIFIED.  
 BUILDER TO BE CONFIRMED ON SITE PRIOR TO ANY DEMOLITION



**PROPOSED GROUND FLOOR**  
 Scale: 1:100

**Sorell Council**  
 Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf  
 Plans Reference: P2  
 Date Received: 15/04/2024

AREA - NEW	
ID	AREA
<b>FIRST FLOOR</b>	
Ancillary	62.5
Balcony	5.8
<b>GROUND FLOOR</b>	
New Centre	291.3
Existing	169.1
Verandah	105.2
Front Verandah	20.9
Store	13.5
<b>Total</b>	<b>668.3 m<sup>2</sup></b>

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**REAL PROPERTY DESCRIPTION**  
 Lot: 1 on Title 29255  
 AREA: 1601m<sup>2</sup>  
 ZONE: General Residential  
 AUTHORITY: Sorell Council

**BUILDING CLASSIFICATION**  
 CLASS 9B, TYPE C CONSTRUCTION

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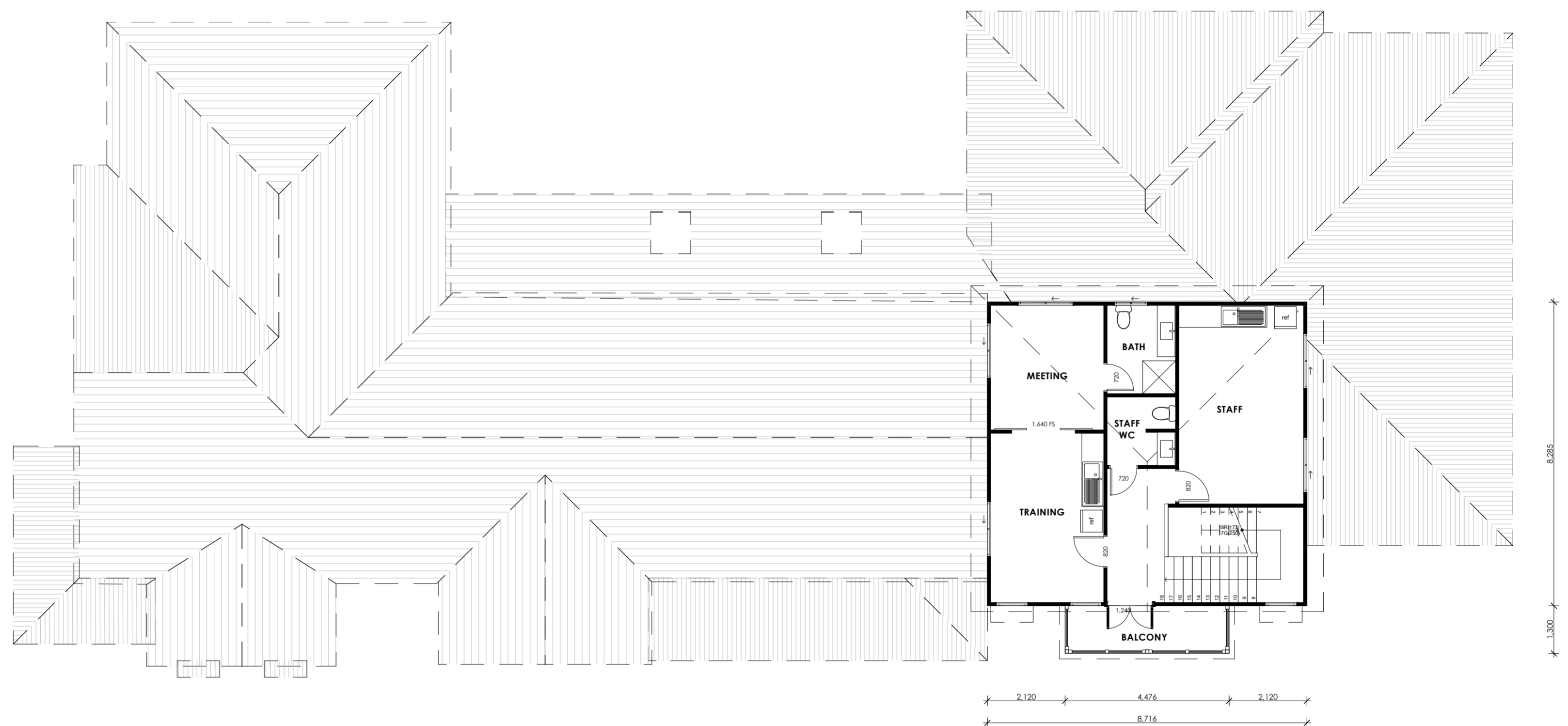
DRAWING TITLE  
**PROPOSED GROUND FLOOR**  
 CLIENT  
 Tina Palushi  
 18 Arthur Street, Sorell TAS 7172

SCALE  
 AS SHOWN @ A2  
 230142  
 JOB No.

REVISION  
 G

**PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.**

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**PROPOSED FIRST FLOOR**  
 Scale: 1:100

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 CLASS 9B, TYPE C CONSTRUCTION

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**PROPOSED FIRST FLOOR**

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SCALE  
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REVISION

FINISHES SCHEDULE	
ROOF	CORRUGATED SHEET METAL ROOFING - 'COLORBOND' SURFMIST
GUTTER	METAL - 'COLORBOND' SURFMIST
FASCIA	METAL - 'COLORBOND' DOVE WHITE
EAVES	BUILDERS WHITE
EXTERNAL CLADDING	WEATHERBOARD (MATCH EXISTING) - 'DULUX' LEXICON 1/2
WINDOW FRAMES	ALUMINIUM (POWDER COATED) - FLAT WHITE
WINDOW TRIM	'DULUX' DUCK EGG PLUE 1/4
FEATURE GABLE	BUILDERS WHITE
FEATURE GABLE BATTENS	'DULUX' LEXICON 1/2
VERANDAH POSTS	SHS (POWDER COATED) - CLEAN LINEN



**WEST ELEVATION**  
Scale: 1:100



**NORTH ELEVATION**  
Scale: 1:100

**Sorell Council**  
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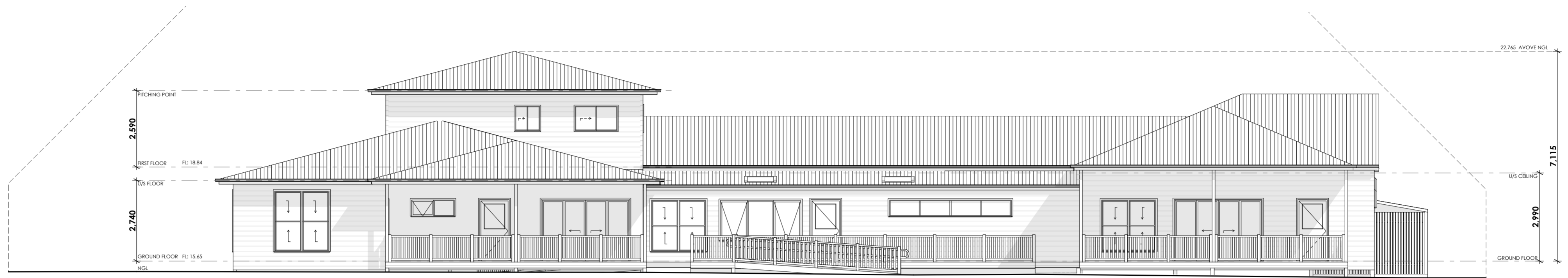
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REVISION

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FEATURE GABLE	BUILDERS WHITE
FEATURE GABLE BATTENS	'DULUX' LEXICON 1/2
VERANDAH POSTS	SHS (POWDER COATED) - CLEAN LINEN



**EAST ELEVATION**  
Scale: 1:100



**SOUTH ELEVATION**  
Scale: 1:100

 **Sorell Council**  
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CLIENT  
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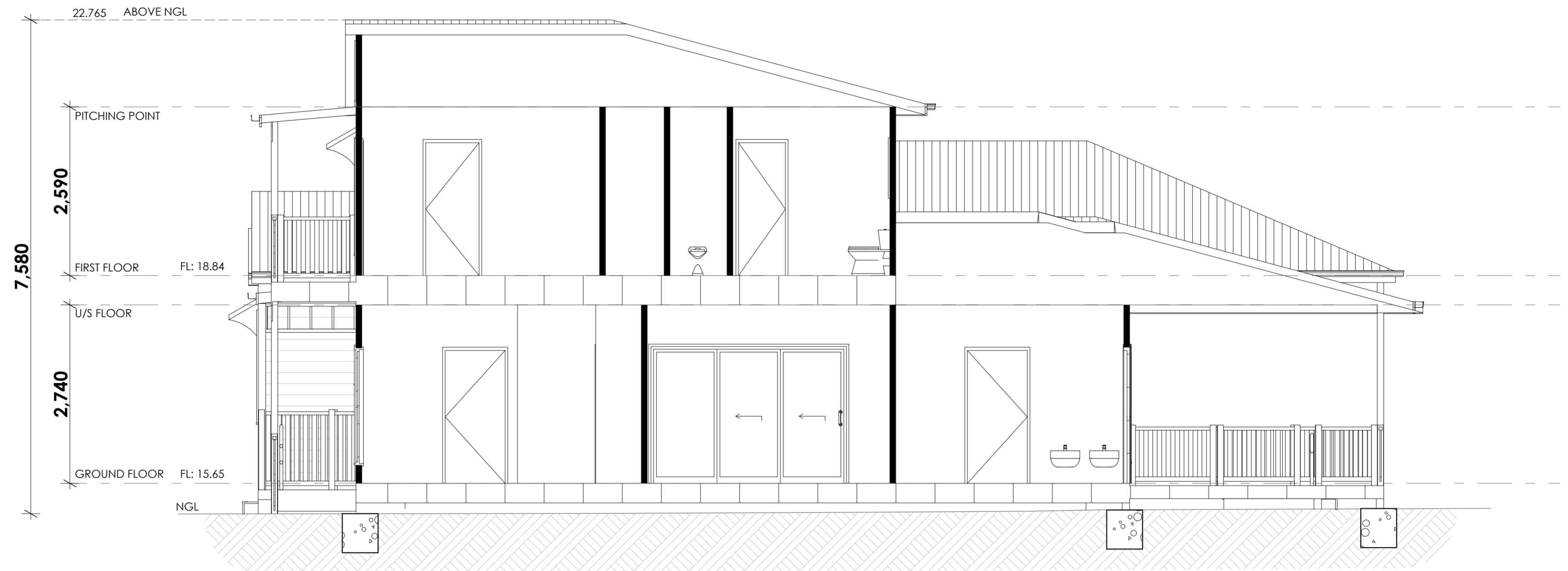
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**Sorell Council**  
 Development Application: Response to Request  
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 Plans Reference: P2  
 Date Received: 15/04/2024

**SECTION**  
Scale: 1:50

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**DRAWING TITLE**  
**SECTION**  
 CLIENT  
 Tina Palushi  
 18 Arthur Street, Sorell TAS 7172

SCALE  
 AS SHOWN @ A2  
 230142  
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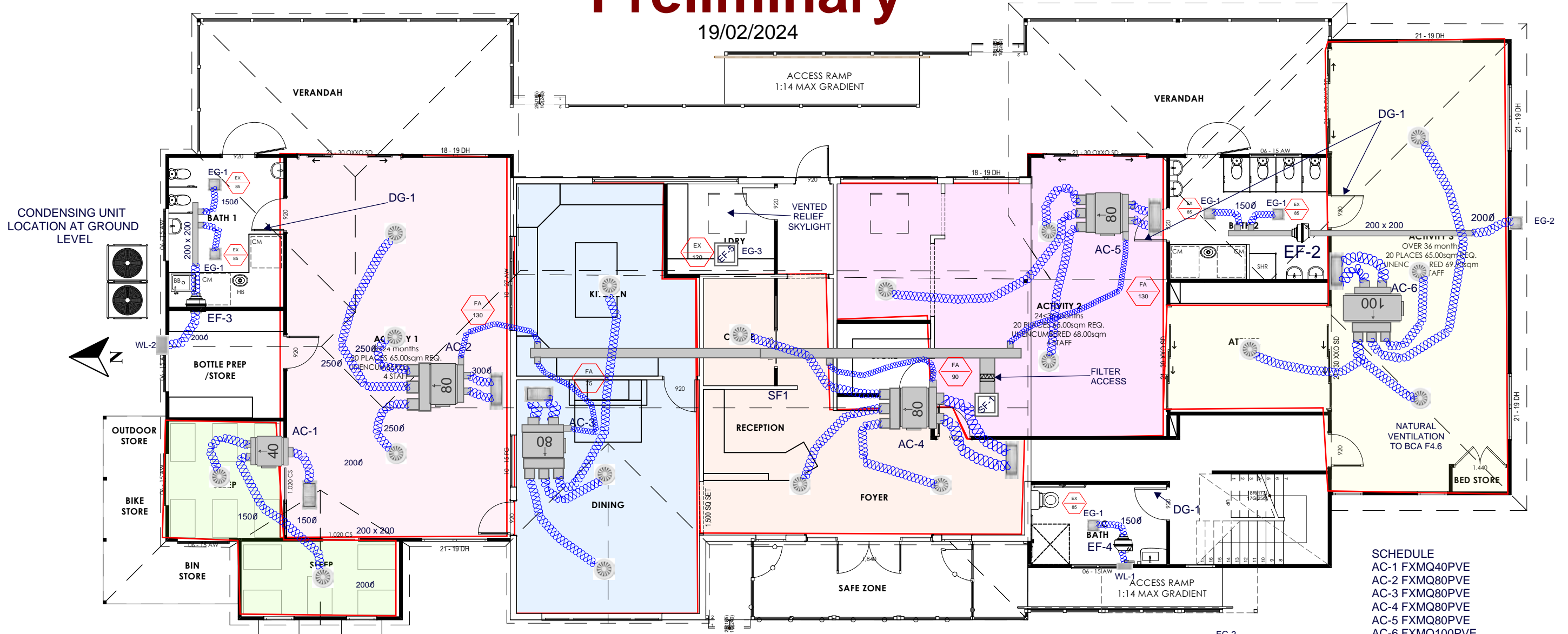
G  
 REVISION

SHEET

**10**

# Preliminary

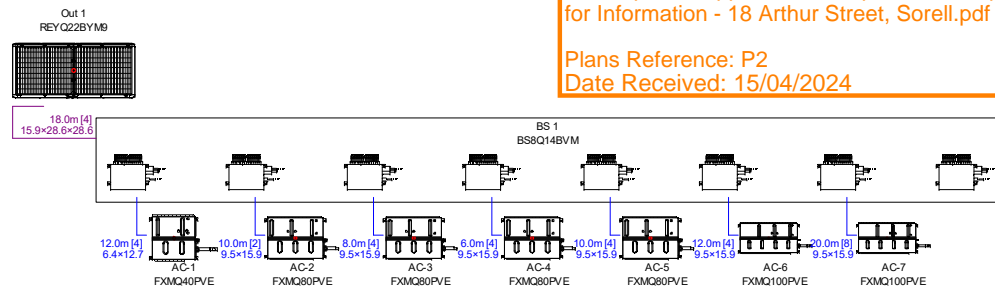
19/02/2024



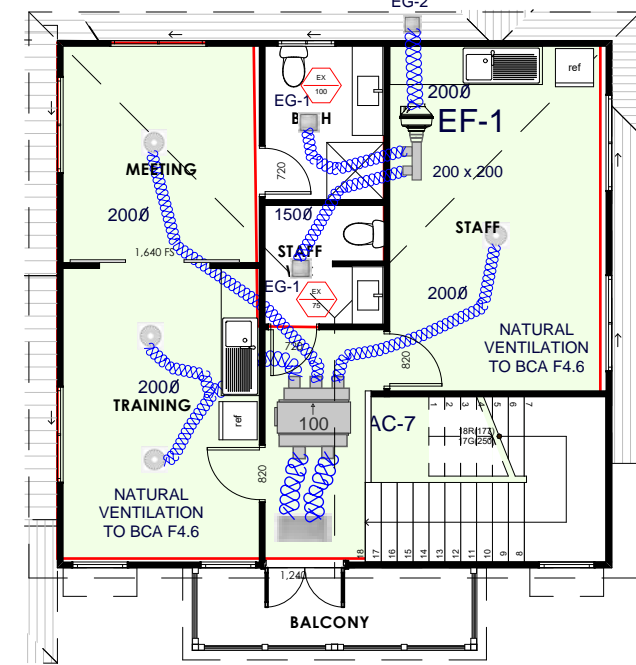
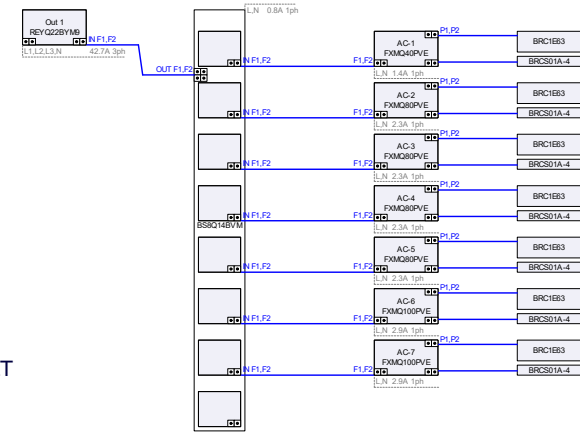
CONDENSING UNIT LOCATION AT GROUND LEVEL



**Sorell Council**  
 Development Application: Response to Request for Information - 18 Arthur Street, Sorell.pdf  
 Plans Reference: P2  
 Date Received: 15/04/2024



**NOTES**  
 EXHAUST FANS EF-1 - EF-4 TO BE BLAUBERG TURBO 150 / 200 -LO MIXED @ 100Pa, 33RPS, 31dB(A), 240 VLT  
 FANS TO BE ENERGISED BY MOTION DETECTORS IN EACH AREA  
 ELECTRICAL INSTALLATION TO COMPLY WITH AS3000 AND TASNETWORK BYLAWS



**SCHEDULE**  
 AC-1 FXMQ40PVE  
 AC-2 FXMQ80PVE  
 AC-3 FXMQ80PVE  
 AC-4 FXMQ80PVE  
 AC-5 FXMQ80PVE  
 AC-6 FXMQ100PVE  
 AC-7 FXMQ100PVE

EF-1 BLAUBERG TURBO 200 INLINE MIXED FLOW.  
 EF-2 BLAUBERG TURBO 200 INLINE MIXED FLOW.  
 EF-3 BLAUBERG TURBO 200 INLINE MIXED FLOW.  
 EF-4 BLAUBERG TURBO-E 150 INLINE MIXED FLOW.  
 EF-5 FANTECH MV252E WITH BACKDAFT DAMPERS FITTED INC SPEED CONTROL FAN OPERATED FROM POWER SENSE MODULE MODEL VZ-ISNSE RELIEF FROM VENTED SKYLIGHT.

SF-1 FANTECH MV302S ROOF MOUNT FAN 425 L/S @ 150 Pa INC SPEED CONTROL OPERATION BY TIMER

EG-1 200 REMOVABLE CORE EGG CRATE GRILL  
 EG-2 250 REMOVABLE CORE EGG CRATE GRILL  
 EG-3 300 REMOVABLE CORE EGG CRATE GRILL  
 WL-1 200 X 200 WEATHER LOUVER  
 WL-2 300 X 300 WEATHER LOUVER  
 DG-1 350 X 150 DOOR GRILL ANODISED

NAME: ACB  
 DATE: 19-2-2024  
 APP:

CLIENT: TINA PALUSHI  
 18 ARTHUR STREET SORELL  
 TITLE: MECHANICAL PLAN

**Southern Air**  
 REFRIGERATION, HEATING & AIR CONDITIONING  
 SOLAR POWER SOLUTIONS  
 41 Chapel Street  
 Glenorchy Tasmania 7010  
 Ph 036274 1111  
 FX 036274 1100

SIZE	DRG No.	REV.
A3	M-01	B
SCALE:		

MODIFICATION	NAME	DATE	REV	JOB No.
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