



NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 9 Fresne Way, Sorell

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 29th July 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 29th July 2024**.

APPLICANT: Sjm Property Developments

APPLICATION NO: DA 2024 / 140 - 1

DATE: 11 July 2024

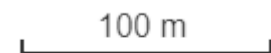


9 Fresne Way, Sorell - Representation Close Monday 29th July 2024

11-Jul-2024



Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



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

Full description of Proposal:	Use: Residential
	Development: New Dwelling
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 500,000

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
-----------------------------------------------	-----------------------------------------------------------------------

Location of proposed works:	Street address: 9 Fresne Way
	Suburb: SORELL Postcode: 7172
	Certificate of Title(s) Volume: 183294 Folio: 16

Current Use of Site	Vacant
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Current Owner/s:	Name(s) WAICHAJ PTY LTD ACN 670 985 707 ATF Wai Family Trust
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>
<p>If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form</p> <p>https://www.sorell.tas.gov.au/services/engineering/</p>		



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 Development Application: Development Application - 9 Fresne Way, Sorell - P1.pdf
 Plans Reference:P1
 Date Received:13/06/2024

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

Declarations and acknowledgements

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: <i>Jinda Bungin</i> Date: 12/6/2024
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Crown or General Manager Land Owner Consent

If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for _____



Sorell Council

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Plans Reference: P1
Date Received: 13/06/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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BUSHFIRE HAZARD REPORT



Proposed residential dwelling
9 Fresne Way
Sorell, 7172

Dated 3rd March 2024
Report by David Lyne BFP-144

 **Sorell Council**
Development Application: Development
Application - 9 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:13/06/2024

11 Granville Avenue
Geilston Bay, 7015
M: 0421 852 987
dave_lyne@hotmail.com

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Appendix A – Topographic Map with Cadastral & Contour Overlay - indicates subject site

Appendix B – Site photos and designers site plan

Appendix C – Bushfire Hazard Management Plan, by David Lyne – certified date 03.03.2024; & Certificate of Others (Form 55) 1480/24

1. Introduction

I have been engaged by SJM Property Developments to prepare a bushfire report and plan for a new residential dwelling in the suburb of Sorell. The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for the dwelling in accordance with the Directors Determination – bushfire hazard areas v1.1 (the Code).

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report should be included with approval documentation forming part of the certified documentation intended to satisfy the Directors Determination. The body of the report describes the site and assesses the requirements to be implemented to satisfy the requirements of the Directors Determination.

2. Limitation of Report

This report has been prepared for the above mentioned clients for their use and distribution only. The intent of the report is to provide supporting documentation for the Development Application (specifically vegetation clearance/maintenance distances) and the Building Application. Should submitted Application Plans differ from the Certified Plans in this report then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in March 2024 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognizes that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward), *It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

3. Site Description and Background

9 Fresne Way Sorell is an existing land parcel located in the municipality of the Sorell Council. The property is currently low threat vegetation, with neighbouring properties currently low threat vegetation to all directions.

The site has access to a pre-approved public road – Fresne Way, which links to Friendship Drive and eventually the Arthur Highway. This allotment is provided with a reticulated hydrant water supply for firefighting.

3.1 Property Details

Address: 9 Fresne Way, Sorell 7172

Municipality: Sorell Council

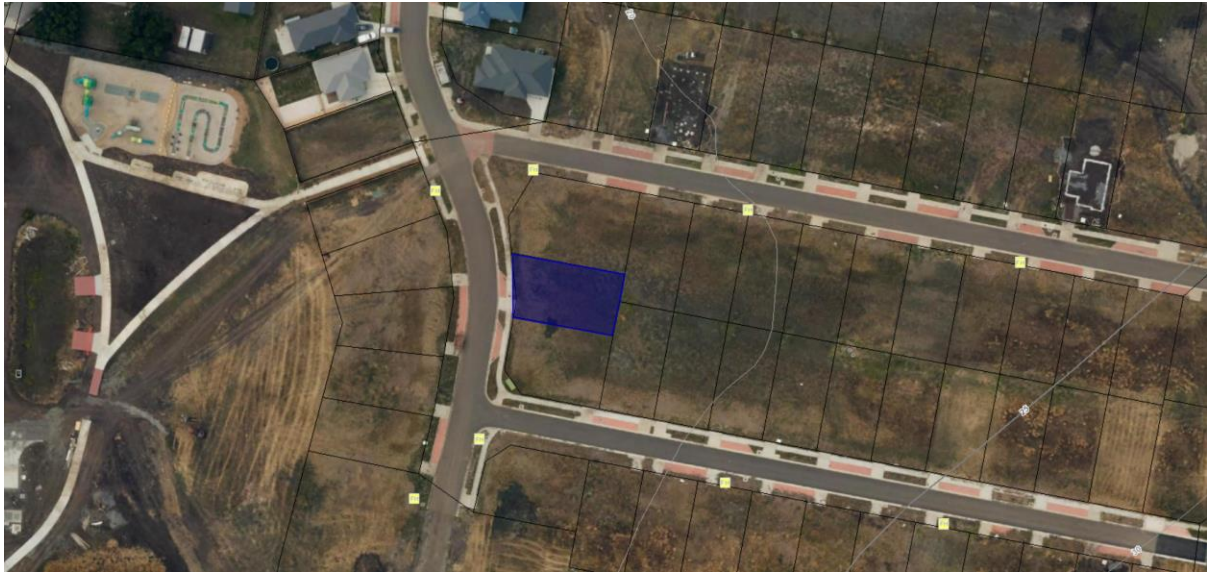
Zoned: General Residential

Lot Number: 183294/16

Type of Development: New Residential dwelling

Classified BAL: **BAL-LOW**





Appendix A: Photo 1 – Aerial photo with Cadastral Overlay – Subject site highlighted blue.

3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. The Bushfire-Prone vegetation affecting the site is predominantly **Grassland – Group G** in accordance with AS3959-2018.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Directors Determination it is evident the proposed dwelling location is within 100 metres of greater than 1 hectare of vegetation classified in accordance with AS 3959-2018 and is therefore considered 'Bushfire Prone'.

From the proposed dwelling site a 360° survey has been conducted to determine the vegetation type, proximity and slope under the vegetation which is of the highest hazard rating. In this case the **Grassland – Group G** is the highest hazard vegetation surrounding the proposed dwelling.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard.

Photo 1 above indicates the Bushfire Prone Vegetation described. Refer to Appendix B for current conditions as at time of inspection.

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3.3 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959- 2018.

The *effective* slope under the bushfire prone vegetation is generally Upslope/Flatland to the south, and east; downslope 0-5° to the north and to the west.

Refer to Appendix A Image for topographic contour information.

4. Bushfire Assessment

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed dwelling site. In accordance with the Directors Determination, fire-fighting water supply and vehicle access are also considered and discussed in relation to the proposed dwelling.

4.1 Bushfire Attack Level

Considering the current conditions, in accordance with AS3959-2018 the dwelling site is capable of achieving **BAL-LOW** (the minimum required standard being BAL-29 required by the Directors Determination).

The desired BAL rating to be applied in this instance will be **BAL-LOW**. The vegetation within the Hazard Management Area (HMA) is to be continually managed to a low threat level - as per Clause 2.2.3.2 of AS3959-2018.



Table 1 – Bushfire Attack Level Assessment Summary and Notes

Property Details

Applicants Name	SJM Property Developments	Phone	0407 542 974
Municipality	Sorell Council	Zoning	General Residential
Certificate of Title/Lot No.	183294/16	Lot Size	509m ²
Address	9 Fresne Way, Sorell 7172		

Type of Building Work

New Class 1a Buildings	<input checked="" type="checkbox"/>
New Class 10a Building	<input type="checkbox"/>
New Class 2 Building	<input type="checkbox"/>
New Class 3 Building	<input type="checkbox"/>
Alteration/Additions to an existing building	<input type="checkbox"/>

Description of building work: e.g. *single dwelling with attached garage*
New residential dwelling

Bush Fire Attack Level (BAL)

Relevant fire danger index: (see clause 2.2.2)

FDI 50

Assess the vegetation within 100m in all directions (tick relevant group)

Note 1: Refer to table 2.3 and figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.

Vegetation Classification (See Table 2.3)	North <input checked="" type="checkbox"/>	South <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/>
	North East <input type="checkbox"/>	South-West <input type="checkbox"/>	South-East <input type="checkbox"/>	North-West <input type="checkbox"/>
Group -	Low threat veg.	Low threat veg.	Low threat veg.	Low threat veg.

Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)

Distance of the site from classified vegetation (see clause 2.2.4)

Distance to classified vegetation	Show distances in meters			
	N/A	N/A	N/A	N/A

Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0°	Upslope/0° X	Upslope/0°	Upslope/0° X
	Downslope			
	>0 to 5° X	>0 to 5° <input type="checkbox"/>	>0 to 5° X	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>

BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW
Separation to achieve BAL-29	N/A	N/A	N/A	N/A
Separation to achieve BAL-19	N/A	N/A	N/A	N/A
Separation to achieve BAL-12.5	N/A	N/A	N/A	N/A

Construction Requirements

For this particular development a BAL-LOW rating would suit all directions of this site, construction will be generally compliant with AS3959 -2018 Sections 3 and 4.

4.2 Road / Vehicle Access

The primary access to the lot is from a sealed public road – Fresne Way, which connects to Friendship Way and eventually the Arthur Highway. As there is a hydrant within 120m of the proposed dwelling, there are no requirements to upgrade the driveway and access for firefighting purposes.

4.3 Water supply for firefighting

The proposed development has access to a reticulated water supply suitable for firefighting. There is an existing water hydrant located to the north-west of the front boundary of the property.

5. Conclusion

The site has been classified as **BAL-LOW** as per the assessment processes outlined in AS3959-2018. The separation distances shown above are the areas to be maintained and kept in a way to reduce the fuel loads present in order to achieve lower BAL ratings. For this particular site and for where the proposed building is to be constructed, a **BAL-LOW** rating is easily achieved and would suit all directions of the site.

6. References

- Directors Determination – Bushfire hazard areas v1.1
- LIST map version. Aerial Photograph [online]. Available from: <http://www.thelist.tas.gov.au/listmap/listmap>

- Standards Australia 2018, *Construction of buildings in bushfire prone areas*, AS 3959-2018.



Statement

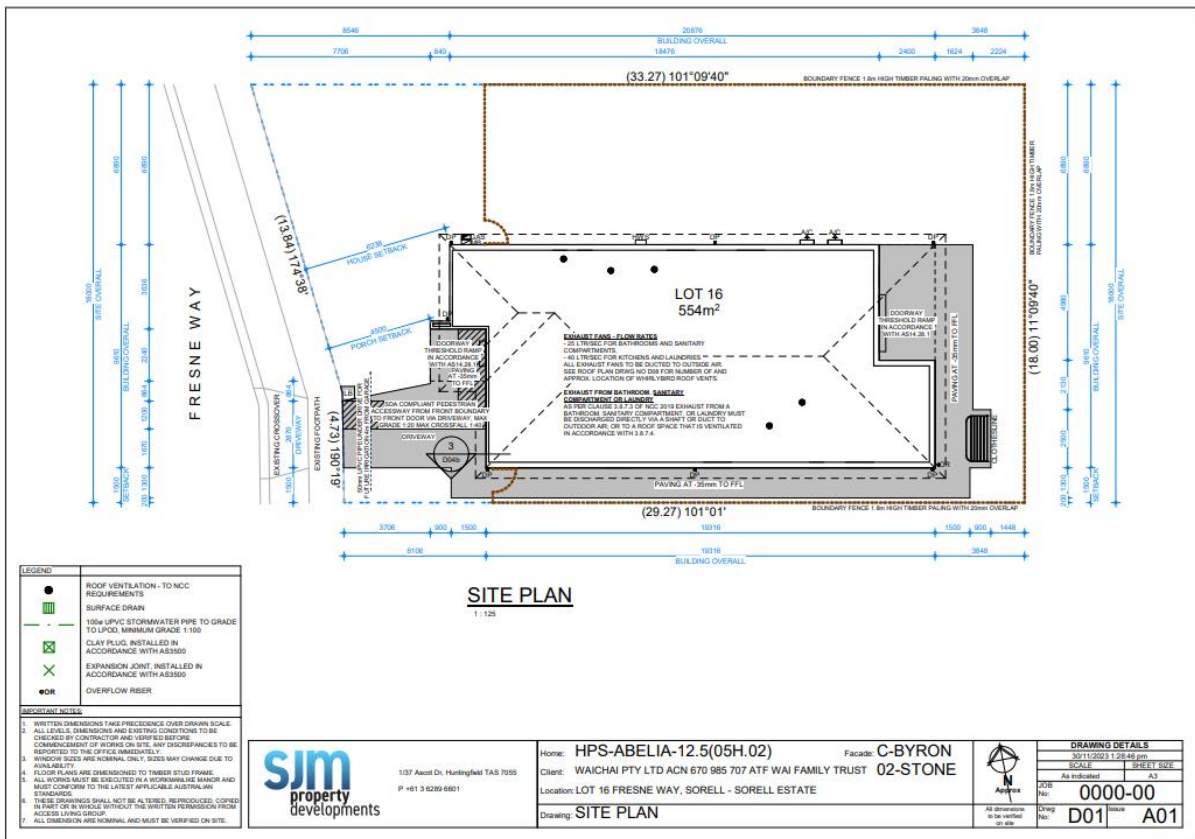
I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

It should be noted that this report does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to lack of ongoing maintenance. Compliance with the recommendations contained in this assessment does not mean that there is no residual risk to safety of life or property as a result of bushfire.

Signed:.....

Date: 03/03/2024.....

Appendix B – Site photos and designers site plan



 **Sorell Council**

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Plans Reference:P1
 Date Received:13/06/2024



Looking North



Looking South

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Looking East



Looking West

 **Sorell Council**
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HAZARD MANAGEMENT AREAS - HMA

Hazard Management Area includes the area to protect the Building as well as the access and water supplies. The entirety of this allotment should be treated as HMA.

Vegetation in the Hazard Management area is to be managed and maintained in a minimum fuel condition.

The HMA is determined from the unmanaged vegetation on neighbouring allotments, and should the level of the unmanaged vegetation increase the BHMP and HMA should be reviewed to determine the ongoing suitability of the BHMP and HMA associated with the development.

MAINTENANCE SCHEDULE

- Removal of fallen limbs, leaf and bark litter;
- Cut lawns short (less than 100mm) and maintain;
- Remove pine bark and other garden mulch;
- Complete under-brushing and thin out the under storey;
- Prune low hanging trees to ensure separation from ground litter;
- Prune larger trees to establish and maintain horizontal and vertical canopy separation;
- Maintain storage of petroleum fuels;
- Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;

BUSHFIRE PROTECTION MEASURES

To reduce the risk of bushfire attack, continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction are to be undertaken by successive owners for perpetuity.

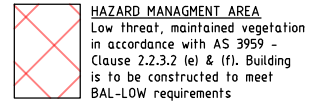
WATER SUPPLY

There is an existing fire hydrant within 120m of the most disadvantaged section of the dwelling.

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) REPORT

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS

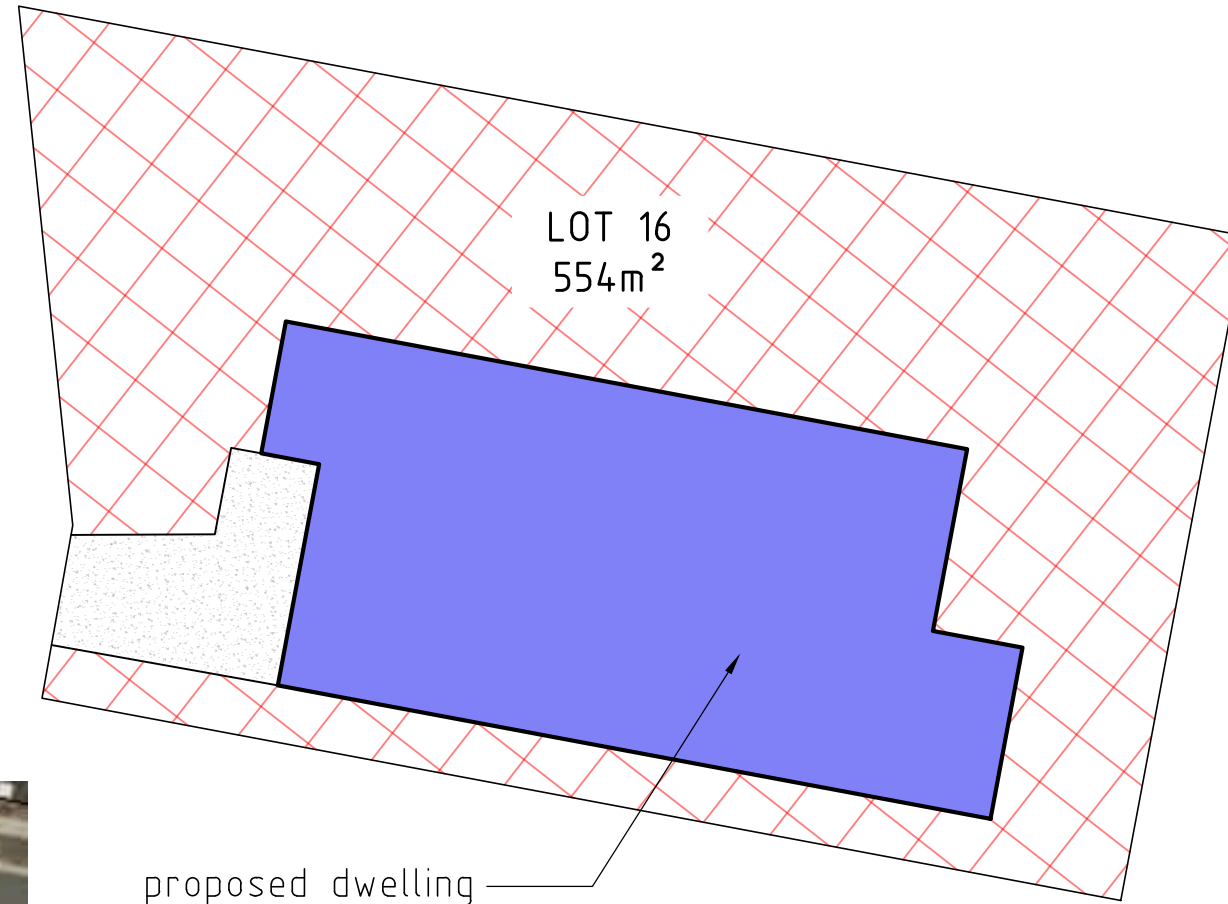


Low-Threat
Vegetation Exclusion
2.2.3

Low-Threat
Vegetation Exclusion
2.2.3

Low-Threat
Vegetation Exclusion
2.2.3

FRESNE WAY

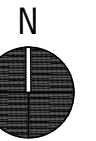


proposed dwelling

Low-Threat
Vegetation Exclusion
2.2.3

Prepared By David Lyne - BFP 144

SJM Property Developments
9 Fresne Way, Sorell
Tasmania 7172
Job No: 1480



11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
PH: 0421 852 987 EMAIL: dave_lyne@hotmail.com
Accredited Designer: David Lyne CC7063

PLEASE READ CAREFULLY
THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

SIGNATURES

CLIENT:DATE:

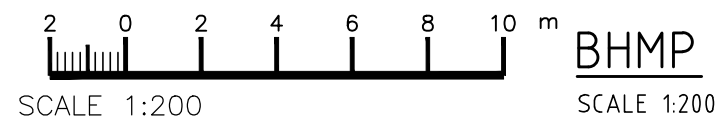
CLIENT:DATE:

BUILDER:.....DATE:

DWG NO: 1480 SHEET: 01

SCALE AT A3: 1:200 DATE: 03.03.2024

DRAWN:DL CHECK: DL REV 0



SITE PLAN NTS

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:

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

Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work

OR



a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant

Documents:

Bushfire Hazard Report – New residential dwelling
Bushfire Hazard Management Plan

Relevant

- In Accordance with AS3959-2018; and
- the Building Regulations (TAS).

calculations:



References:

- AS3959-2018;
- the Building Regulations (TAS); and
- Building Code of Australia (BCA).

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

The above mentioned report concludes that a BAL-LOW rating is achievable and easily maintained for the dwelling on this site

Scope and/or Limitations

The assessment has been conducted according to information provided by the designer/client and freely available historical data and does not take into account the possibility of altered site conditions from the data relied upon.

It should be noted compliance with the recommendations contained in the certified documents does not mean that there is no residual risk to life safety and property as a result of bushfire. The limitation is expressed in the following extract from AS3959-2018, which states:

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

The level of residual risk is inherent in all bushfire standards and also applies to this certification.

The assessment has been undertaken and certification provided on the understanding that; -

1. The certificate only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.

2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

1480/24

Date:

03/03/2024

Prepared for
Geo-Environmental Solutions
(GES)



9 Fresne Way Sorell

FLOOD HAZARD REPORT

FE_24018
07 May 2024








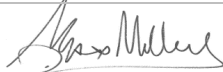

flüssig
ENGINEERS

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	Client	Document Number	Project Manager
9 Fresne Way, Sorell, Flood Hazard Report	Geo-Environmental Solutions(GES)	FE_24018	Max W. Möller <i>Principal Hydraulic Engineer</i>

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller <i>Principal Hydraulic Engineer</i>		10/04/2024
Prepared by	Ash Perera <i>Hydraulic Engineer</i>		10/04/2024
Prepared by	Christine Keane <i>Senior Water Resources Analyst</i>		10/04/2024
GIS Mapping	Damon Heather <i>GIS Specialist</i>		29/04/2024
Reviewed by	John Holmes <i>Senior Engineer</i>		06/05/2024
Reviewed by	Max W. Möller <i>Principal Hydraulic Engineer</i>		07/05/2024
Authorised by	Max W. Moller <i>Principal Hydraulic Engineer</i>		07/05/2024

Rev No.	Description	Prepared by	Authorised by	Date

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1. Introduction

Flüssig Engineers has been engaged by **Geo-Environmental Solutions(GES) Pty Ltd** to undertake a site-specific Flood Hazard Report for the development at 9 Fresne Way, Sorell in the **Sorell Council** municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development hazard scenarios for the 1% AEP plus climate change, for the purpose of development.

1.1 Development

The proposed development consists of a residential dwelling. The proposed dwelling covers approximately 197 m² of the 554 m² lot. The site is currently vacant.

1.2 Objectives and Scope

This report is to assess the proposed development at 9 Fresne Way, Sorell under C12.0 Flood Prone Areas Hazard Code of the Tasmanian Planning Scheme 2021- Sorell (TPS 2021). The objectives of this study are:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP plus climate change (CC) scenario.
- Provide comparison of flooding for post-development against acceptable solution and performance criteria.
- Provide flood mitigation recommendations for a potential future development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

1.4 Relevant Planning Scheme Requirements

This report addresses the Tasmanian Planning Scheme codes C12.5.1 and C12.6.1 of the Flood Prone Areas Hazard Code of which the objective is to ensure that risk from riverine, watercourse or inland flooding is appropriately managed and takes into account the use of the buildings. Specific details of this code and how this report addresses these requirements is shown in Table 7 and Table 8.



2. Model Build

2.1 Overview of Catchment

The contributing catchment for 9 Fresne Way, Sorell is approximately 4200 ha stretching from the peak of Mount Phipps to the development site with an average slope of 3.0 %.

The land use of the catchment is Significant Agricultural and Rural Resources with the specific site being listed as General Residential.

Figure 1 below outlines the approximate contributing catchment for the site at 9 Fresne Way, Sorell.

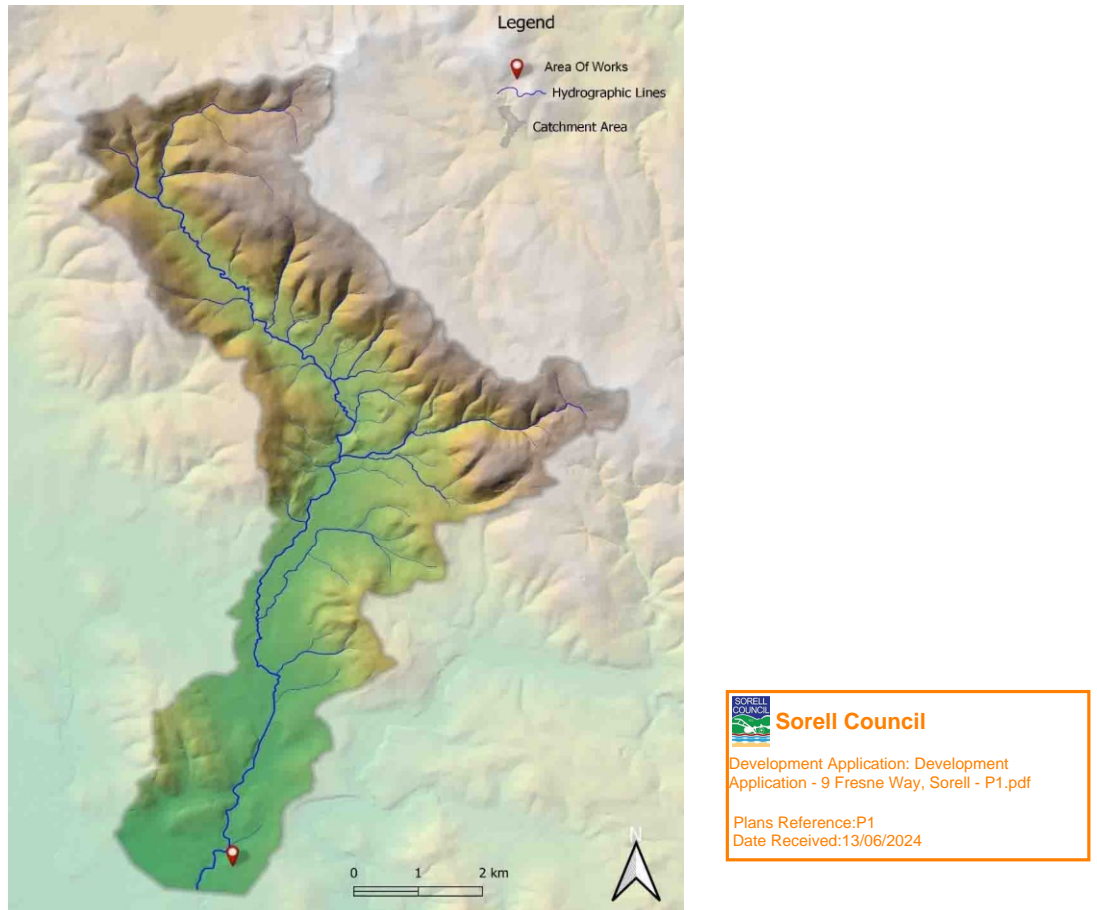


Figure 1. Contributing Catchment, 9 Fresne Way, Sorell

2.2 Hydrology

The following Table 1 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 1. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
4,200	27/1	4.0/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 4.5 - hour storm temporal pattern 7 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

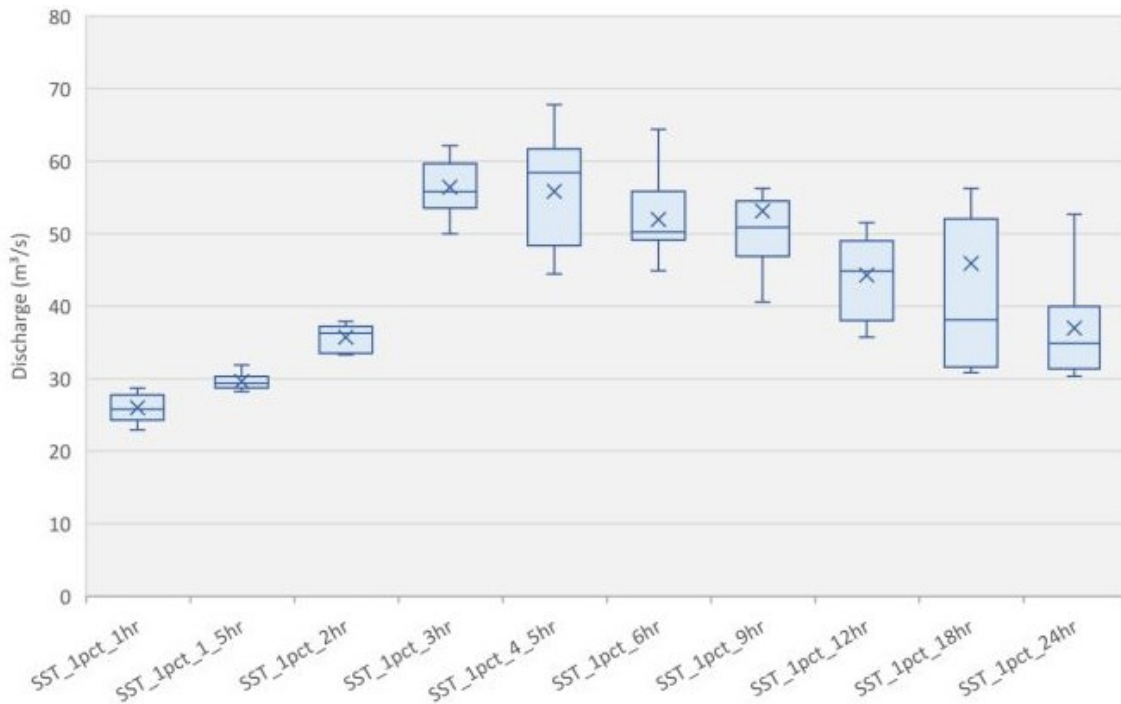


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

2.2.2 Climate Change

As per ARR 2019 Guidelines, for an increase in rainfall due to climate change at 2100, it is recommended the use of RCP 8.5. However, ARR 2019 recommends that this figure be used in lieu of more local data being available.

The base scenario of the Climate Futures Tasmania (2010) study was revised following the ARR 2019 Australasia Climate Change study (undertaken by the University of Tasmania), resulting in the original increase in rainfall being reduced to 14.6% in cooler climates (Southern Tasmania). Table 2 shows the ARR 8.5 increase of 16.3% that has been adopted by Sorell Council and therefore used within the model.

Table 2. Climate Change Increases

Catchment	CFT increase @ 2100	ARR 8.5 increase @ 2100
South East Tasmania	14.6%	16.3%

2.2.3 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and limited available past flood analysis undertaken to validate against the flows obtained in the model.



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2.3 Hydraulics

2.3.1 Survey

The 2D surface model was taken from a combination of Greater Hobart LiDAR 2013 (Geoscience Australia). For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 3).

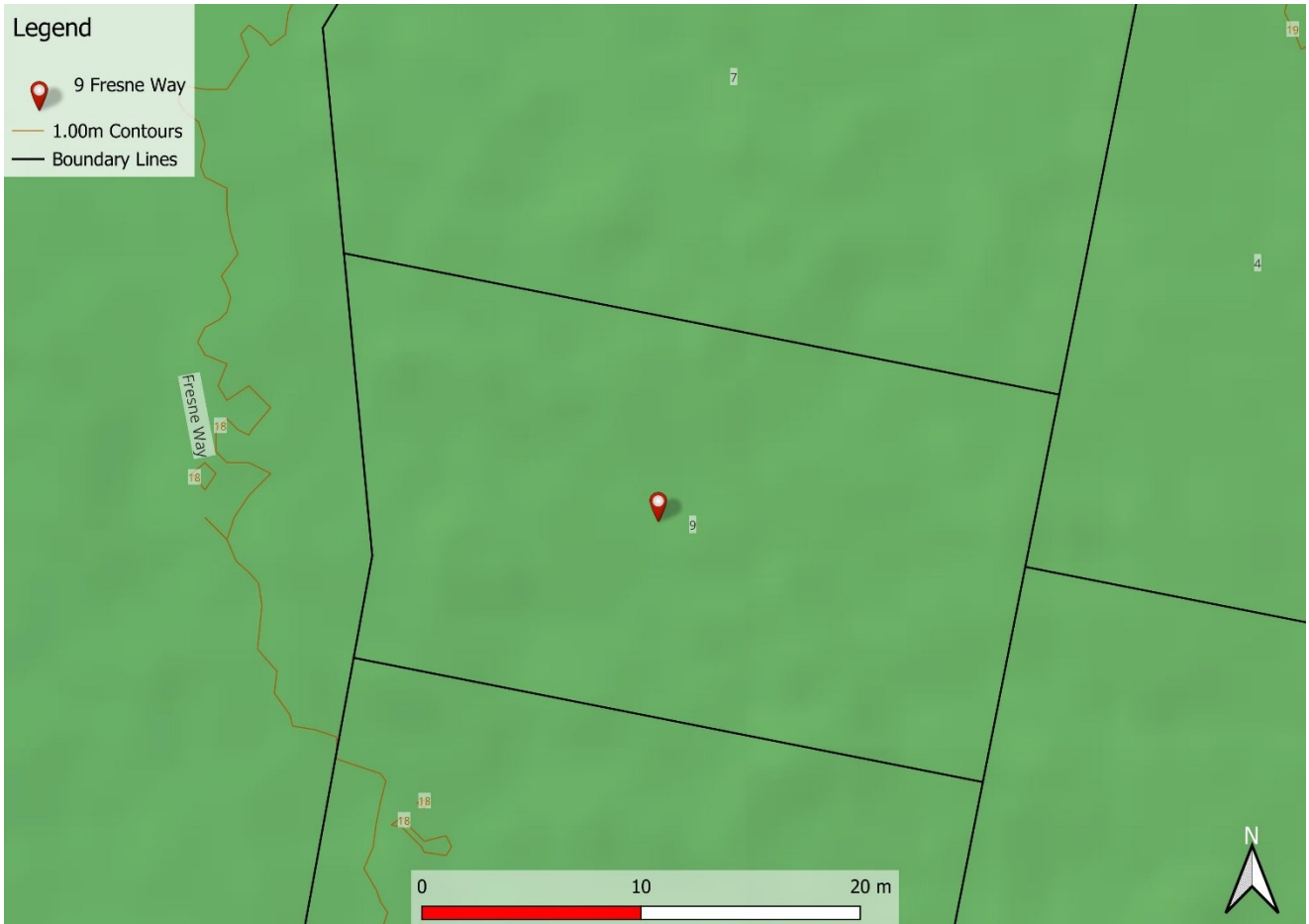


Figure 3. 1m DEM (Hill shade) of Lot Area

2.3.2 Roughness (Manning’s n)

Roughness values for this model were derived from the ARR 2019 Guidelines. The Manning’s values are listed in Table 3.

Table 3. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning’s n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

2.3.3 Buildings

Buildings were represented as mesh polygons with a high Manning’s n value within the model. Buildings with unknown floor levels were set with a minimum 300mm above ground.



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2.4 Development Runoff

Stormwater runoff from the development site has been assessed under pre- and post-development models to determine the potential impact the development at 9 Fresne Way, Sorell has on the immediate local flows. As per planning guidelines it is a requirement that this does not have a negative impact from pre to post development.

Site Characteristics for the pre- and post-development model are summarised in Table 4.

Table 4. Site Characteristics(new habitable areas)

Land Use	Pre-Development		Post-Development	
	Area (m ²)	% of total	Area (m ²)	% of total
Total Impervious	0	0	197	36
Total Pervious	554	100	357	64

3. Model Results

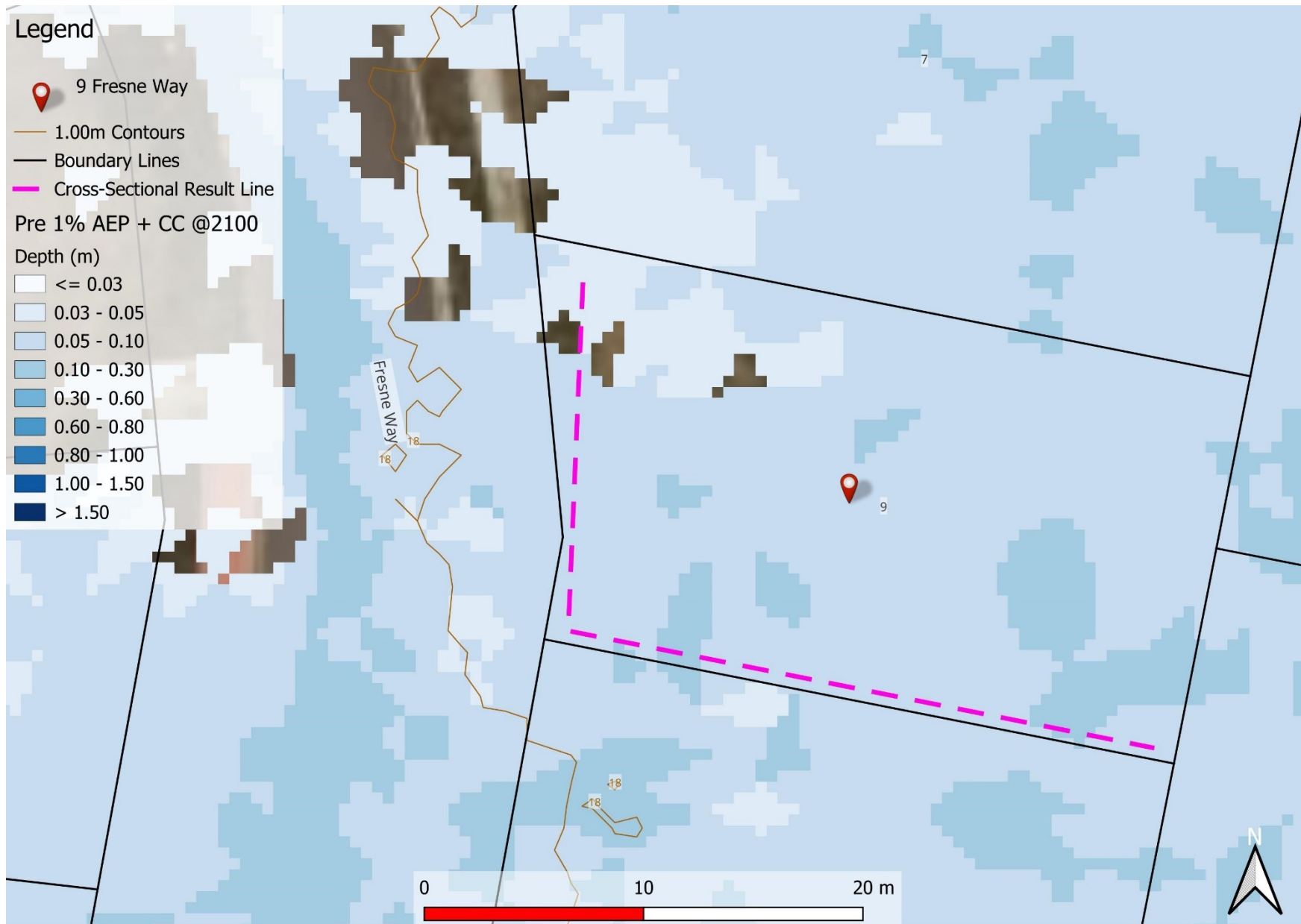
The result of 1% AEP + CC were run through the pre-development and post-development model scenarios to compare the changes to flooding onsite and to surrounding properties. It can be seen from the pre-development model runs (Figure 4), that there is a shallow overland flood path flowing from the northern and eastern lot boundaries with maximum flood depths of 0.11 m observed at the cross-sectional results line.

Figure 5 shows the effect that the inclusion of the proposed development has on the overland flood flow. There is no noticeable increase in depth at the cross-sectional result line on the lot boundary.

Higher flood depths between 130-150 mm are observed within the building pad and within the lot with no change in the post development hazard rating.

The maximum flood depth observed at the dwelling extents is 150 mm at 18.85 mAHD.





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Figure 4. Pre-Development 1% AEP + CC Depth

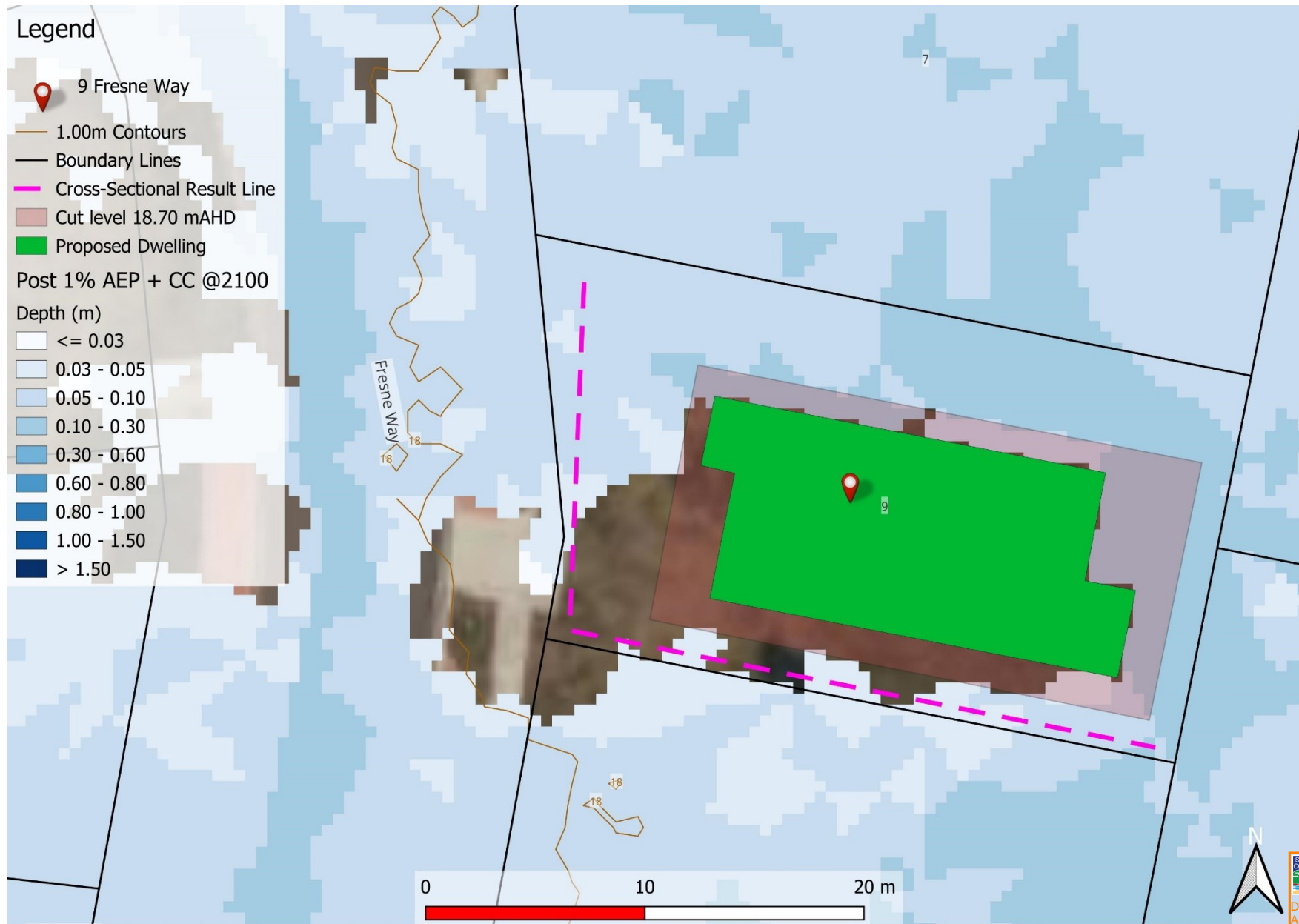


Figure 5. Post-Development 1% AEP + CC including Depth

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3.1 Displacement of Overland Flow on Third Party Property

Post-development flows in Figure 5 show that when compared against pre-development in Figure 4, there is only negligible increase in flood depths on adjacent properties of the development lot, with the overland flow continuing west towards the natural overland flow path. However, the lots adjacent to the development are already affected by this overland flood path, and any observed increase in flood depths is only minimal and does not contribute to any increase in flood hazard.

Therefore, it can be stated that the development does not have any measurable effect on third party property.

3.2 Development Effects on Flooding

The proposed dwelling is within the natural overland flow path. However, with the recommended FFL clearances from the ground level, the proposed dwelling has no adverse effect on flooding during a 1% AEP storm event, both within the lot and on surrounding areas. Velocities and depths in the post-development scenario are within the lowest hazard band, and therefore the post development models show that there is no increase to the risk rating on surrounding properties or infrastructure.

3.3 Development Effects on Stormwater Discharge

Figure 6 below shows the discharge hydrograph from the property boundary for the overland flow through the development area. The graph was captured in the model for both pre- and post-development runs and combined in graph format to demonstrate the change in net discharge. It demonstrates the discharge increasing by 0.02 m³/s from 1.30 m³/s to 1.32 m³/s from the pre-development to post-development scenarios, while velocity shows an increase of 0.05 m/s from 0.87 m/s to 0.92 m/s.

As both the discharge and velocity in the pre-development scenario is relatively low, the slight increases are more likely due to model sensitivity and has no real impact on discharge from the lot following development.

It is therefore deemed that the post development model does not increase net discharge.



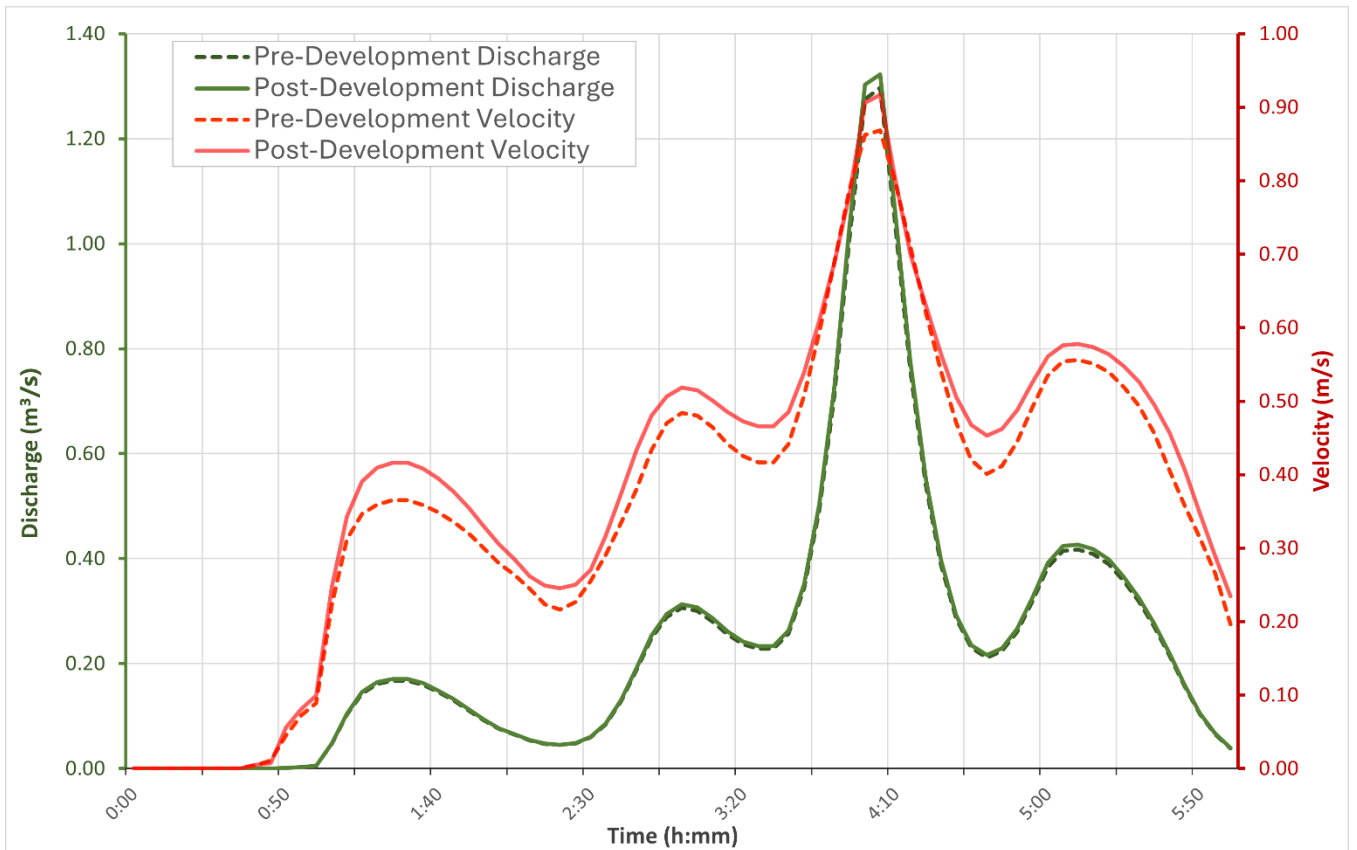


Figure 6. Pre and Post development net discharge and velocity 1% AEP + CC

3.4 New Habitable Building

To meet the performance criteria of the Building Regulations S.54, the construction of a new habitable building is required to have a habitable floor level >300mm above the >1% AEP + CC flood level. The new development at 9 Fresne Way, Sorell must meet this regulation as shown in Table 5. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas).

Table 5. Habitable Floor Construction Levels

9 Fresne Way	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Habitable floor	18.85	19.15



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As shown above, the finished floor level must be at 19.15 mAHD to meet the requirements of the Building Regulations S.54. As the pad level of the existing dwelling is at 18.70 mAHD, there must be a minimum vertical height difference of 0.45 m between the pad level and the FFL.

3.5 Model Summary

Table 6. Pre-development and post-development at the cross-sectional line

	Pre-development	Post-development	Net Change
Depth (m)	0.11	0.11	-
Velocity (m/s)	0.87	0.92	+0.05
Discharge (m³/s)	1.30	1.32	+0.02

4. Flood Hazard

Under existing conditions prior to development, the proposed location of the building is subject to be inundated to < 0.11 m flood depth and < 0.87 m/s velocity. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as a maximum H1 – *Generally safe for people, vehicles and buildings* as shown in Appendix A – Hazard maps.

The post-development scenario sees the depth at the lot boundary remaining at the pre-development level of 0.11 m and the velocity showing an increase of 0.05 m/s which has no effect on the hazard rating that remains within the lowest hazard band of H1 for the lot.

As this study does not extend to the public access roads we cannot comment on the accessibility to the site, only within the site. Therefore, this report would advise that residents and visitors remain inside in the event of a flood unless instructed by emergency services.

A summary of the hazard ratings is shown in Figure 7.

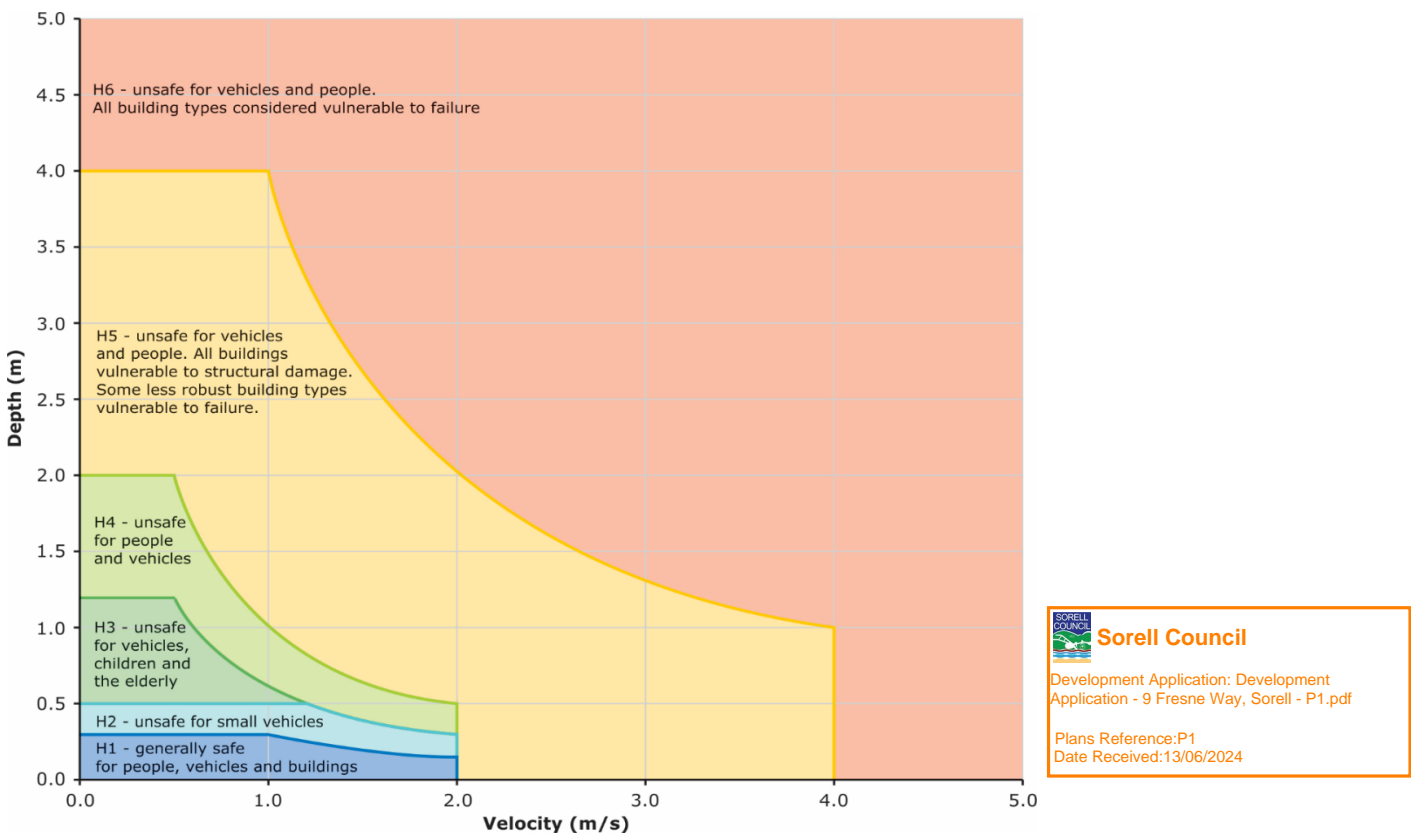


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at 9 Fresne Way, Sorell is susceptible to a shallow, slow-moving flood plain flow, with the majority of the immediate surrounding region classified low (H1) hazard rating in the 1% AEP + climate change event. The hazard remains at H1 in both the pre development and the post development scenario.

Even at minor velocity and depths during a storm event, erosion and debris movement nevertheless pose a threat. It is recommended that all structures undertake a hydrostatic/hydrodynamic analysis to ensure suitability. If the recommendations in this report are implemented, the proposed structure, which is intended to be a habitable class 1a structure with a 50-year asset life (BCA2022), can achieve a tolerable risk of flooding over its asset life.

Table 7. Tasmanian Planning Scheme – Sorell summary C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		P1.1	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed dwelling in a lot that lays within a shallow, relatively slow-moving flood inundation area.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		P1.2	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is H1 in both pre-development and post-development scenarios.

Table 8. Tasmanian Planning Scheme – Sorell summary C12.6.1

C12.6.1 Building and works within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and, (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		P1.1	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed dwelling
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	Assuming recommendations of this report are implemented along with the recommended finished floor levels, no additional flood protection measures required for the life expectancy of a habitable building.
(c)	any advice from a State authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		P1.2	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	No significant increase to flow and velocity from proposed dwelling.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Assuming recommendations of this report the proposed site and dwellings can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.

5. Conclusion

The Flood Hazard Report for 9 Fresne Way, Sorell development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against C12.0 of the Tasmanian Planning Scheme – Sorell Flood Prone Areas code.
2. Building Regulations S.54 requires a habitable floor level of no less than the levels outlined in Table 5.
3. No significant increase in depth at the property boundary at the cross-sectional result line.
4. Peak discharge sees an increase of 0.02 m³/s from both pre-development to post-development riverine flood scenario.
5. Velocity shows an increase of 0.05 m/s between pre- and post-development riverine flood scenarios.
6. Hazard from flooding within the lot remain at the majority category of H1 for both pre and post development riverine scenarios, including on neighbouring properties.

6. Recommendations

Flüssig Engineers therefore recommends the following engineering design be adopted for the development and future use to ensure the works meets the Inundation Code:

1. The new dwelling to have a minimum floor level as per Table 5. (minimum **FFL = 19.15** mAHD or higher).
2. A minimum vertical height difference of 450 mm to be maintained between all entrances to the dwelling and the natural ground level.
3. Building pad, if any, must be constructed to fall away at a minimum grade of 2.5 % away from the habitable building and have adequate stormwater drainage within the pad extents.
4. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris.
5. Any change in external building layout or addition of other solid structures will require further flood assessment.
6. The proposed dwelling must be designed to resist flood forces including debris for the given flood conditions.
7. All future proposed structures within the flood extent not shown within this report will require a separate design and report addressing their impacts.

Under the requirements of this Flood Hazard Report, the proposed development will meet current acceptable solutions and performance criteria under the Tasmanian Planning Scheme 2021.



7. Limitations

Flüssig Engineers were engaged by **Geo-Environmental Solutions(GES) Pty Ltd** on behalf of the developer, for the purpose of a site-specific Flood Hazard Report for 9 Fresne Way, Sorell as per C12.0 of the Tasmanian Planning Scheme - Sorell 2021. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

This report is to be used in full and may not be used in part to support any other objective other than what has been outlined within, unless specific written approval to do otherwise is granted by Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy of third-party documents supplied for the purpose of this Flood Hazard Report.



8. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
- Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia
- Grose, M. R., Barnes-Keoghan, I., Corney, S. P., White, C. J., Holz, G. K., Bennett, J. & Bindoff, N. L. (2010). Climate Futures for Tasmania: General Climate Impacts Technical Report.
- T.A. Remenyi, N. Earl, P.T. Love, D.A. Rollins, R.M.B. Harris, 2020, Climate Change Information for Decision Making –Climate Futures Programme, Discipline of Geography & Spatial Sciences, University of Tasmania.

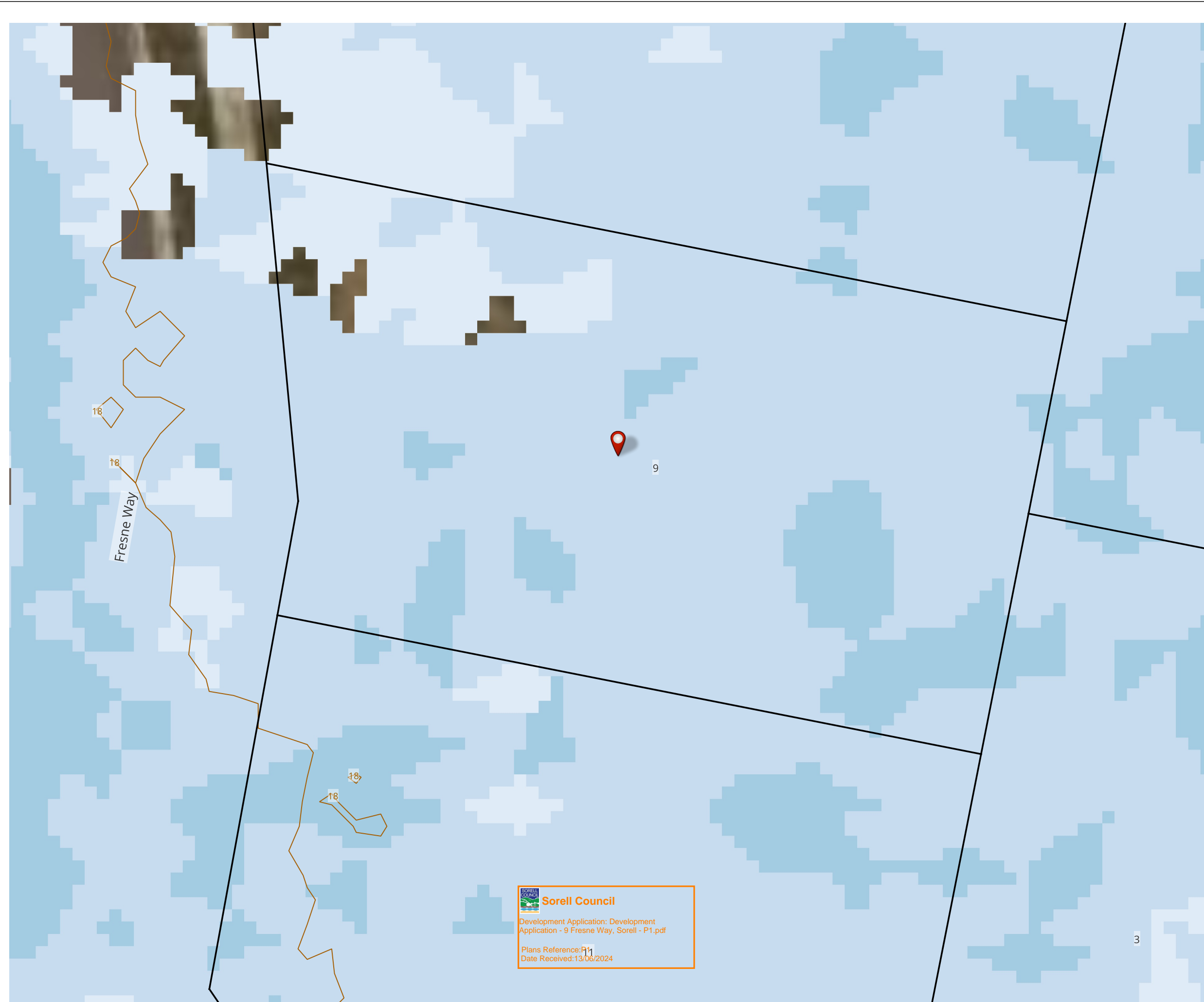


Appendices

Appendix A Flood Study Maps

 **Sorell Council**
Development Application: Development
Application - 9 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:13/06/2024

PRE 1% AEP + CC @2100



Legend

9 Fresne Way

1.00m Contours

Boundary Lines

Pre 1% AEP + CC @2100

Depth (m)

<= 0.03

0.03 - 0.05

0.05 - 0.10

0.10 - 0.30

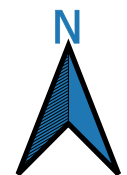
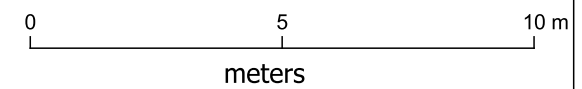
0.30 - 0.60

0.60 - 0.80

0.80 - 1.00

1.00 - 1.50

> 1.50

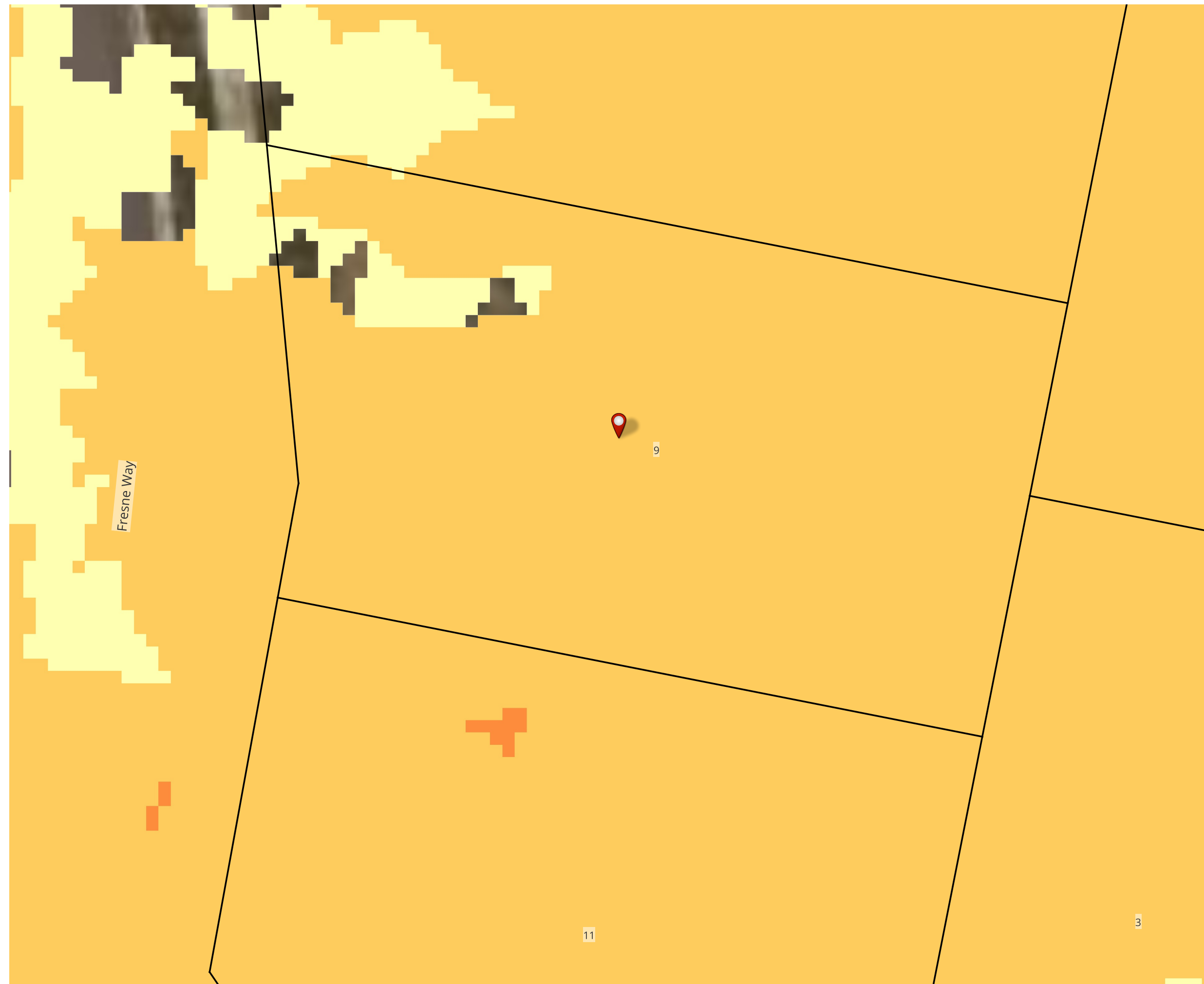


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PRE 1% AEP + CC @2100




Legend


 9 Fresne Way


 Boundary Lines


Pre 1% AEP + CC @2100

Velocity (m/s)

 <= 0.50

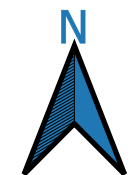
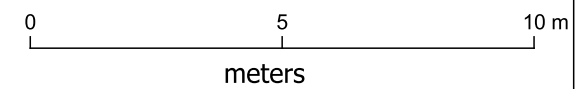
 0.50 - 1.00

 1.00 - 1.50

 1.50 - 2.00

 > 2.00

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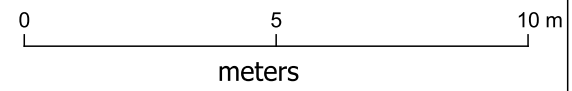
PRE 1% AEP + CC @2100



Legend

- 9 Fresne Way
- Boundary Lines
- Pre 1% AEP + CC @2100 Hazard
 - H1
 - H2
 - H3
 - H4
 - H5
 - H6

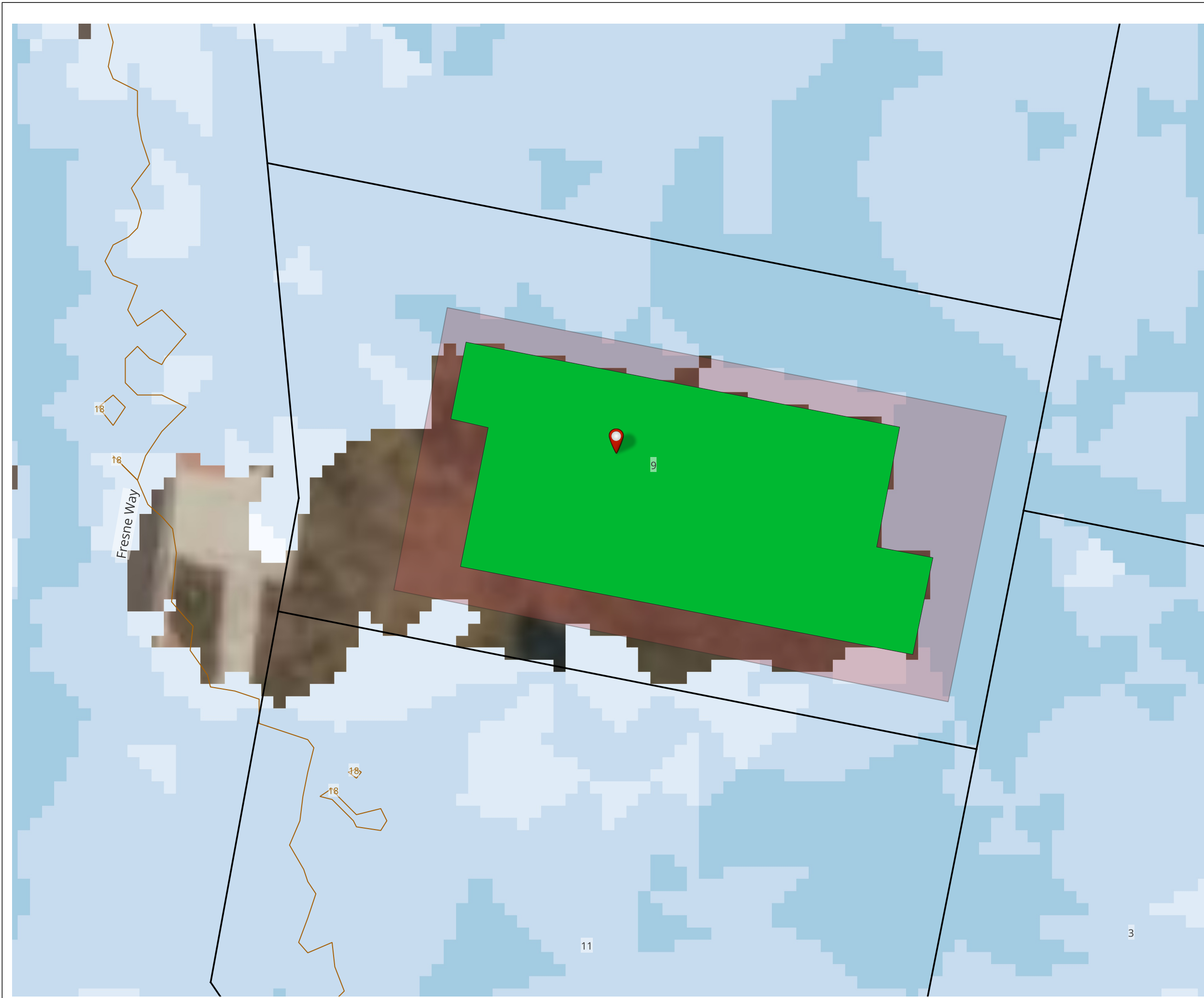
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POST 1% AEP + CC @2100



Legend

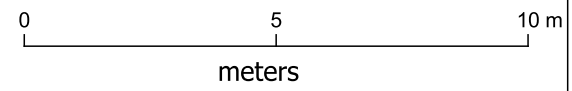
- 9 Fresne Way
- 1.00m Contours
- Boundary Lines
- Proposed Dwelling
- Cut level 18.70 mAHD

Post 1% AEP + CC @2100

Depth (m)

- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50

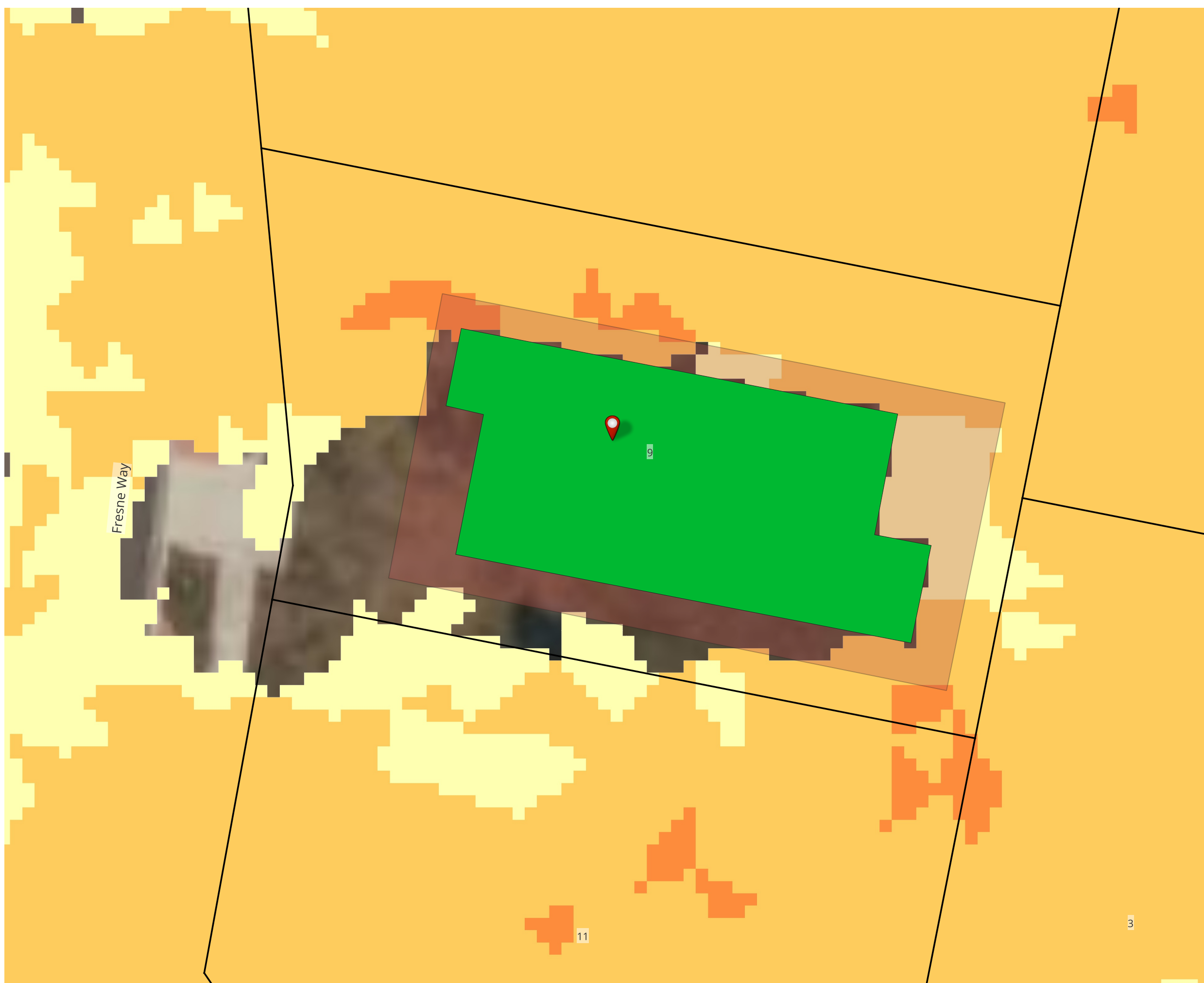
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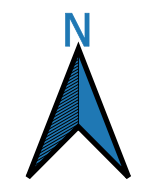
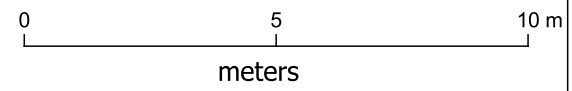
POST 1% AEP + CC @2100



Legend

- 9 Fresne Way
- Boundary Lines
- Proposed Dwelling
- Cut level 18.70 m AHD
- Post 1% AEP + CC @2100
- Velocity (m/s)
 - <= 0.50
 - 0.50 - 1.00
 - 1.00 - 1.50
 - 1.50 - 2.00
 - > 2.00

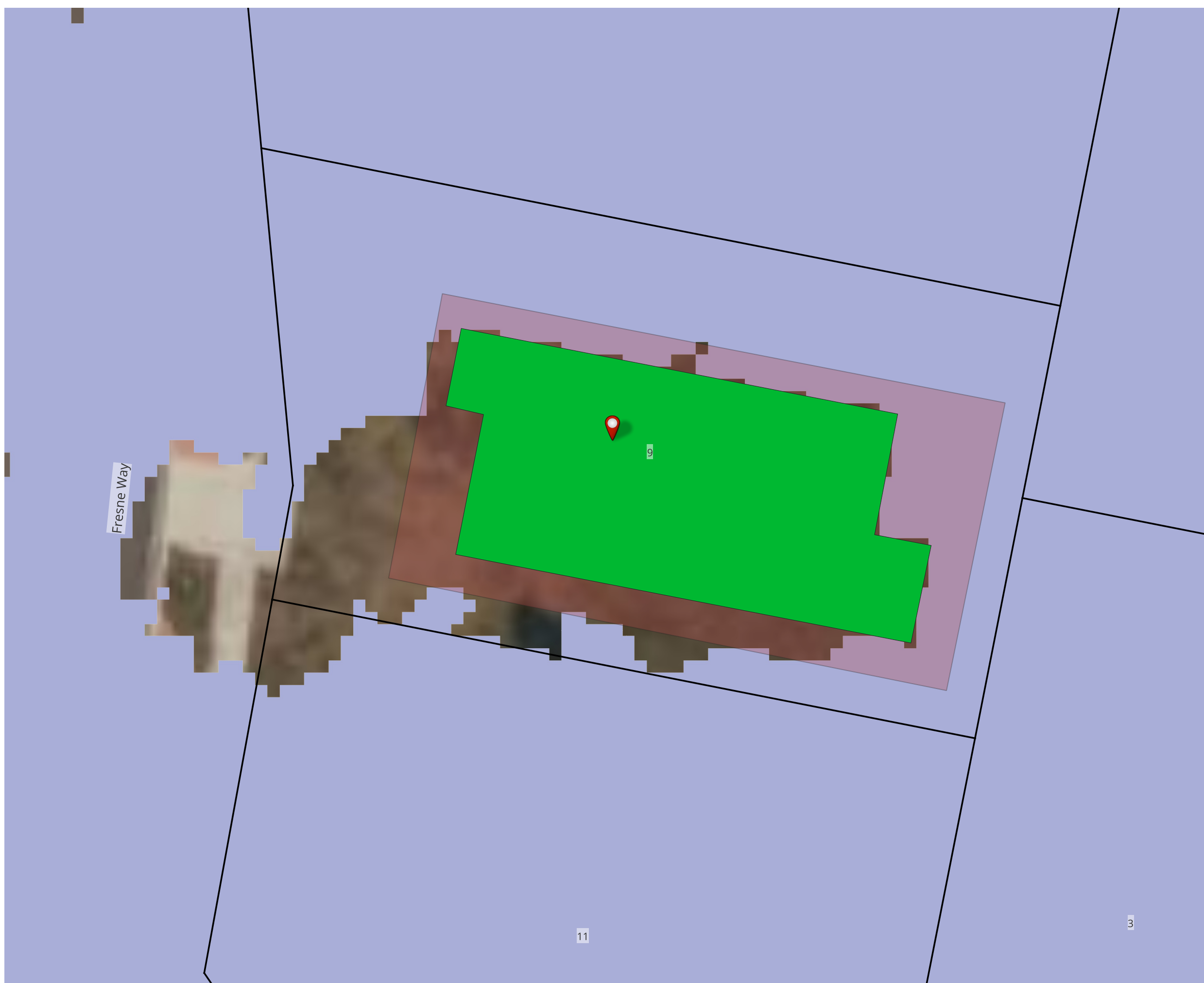
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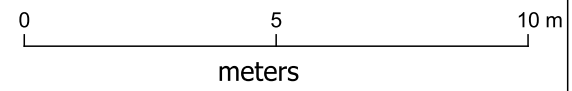
POST 1% AEP + CC @2100



Legend

- 9 Fresne Way
 - Boundary Lines
 - Proposed Dwelling
 - Cut level 18.70 mAHD
- Post 1% AEP + CC @2100
- Hazard
- H1
 - H2
 - H3
 - H4
 - H5
 - H6

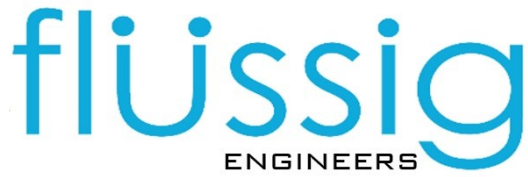
Sorell Council
Development Application: Development Application - 9 Fresne Way, Sorell - P1.pdf
Plans Reference: P1
Date Received: 13/06/2024



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Hobart TAS 7000

 Sorell Council
Development Application: Development Application - 9 Fresne Way, Sorell - P1.pdf
Plans Reference:P1 Date Received:13/06/2024

GENERAL NOTES

BUILDING MEMBRANE

AS PER CLAUSE 3.8.7.2 OF NCC 2019 A PLIABLE BUILDING MEMBRANE TO BE INSTALLED THAT COMPLIES WITH AS/NZS 4200.1 AND TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 4200.2 AND MUST BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

DOORS - WATER CLOSET

PROVIDE "LIFT-OFF" HINGES TO ALL WC DOORS.

DOORS - INTERNAL GARAGE

PROVIDE DOOR SEAL AS PER NCC 2019 CLAUSE 3.12.3.3.

DOWNPIPES - TEMPORARY

TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE SLAB.

EXHAUST FANS - FLOW RATES

- 25 LTR/SEC FOR BATHROOMS AND SANITARY COMPARTMENTS,
- 40 LTR/SEC FOR KITCHENS AND LAUNDRIES.
ALL EXHAUST FANS TO BE DUCTED TO OUTSIDE AIR.
SEE ROOF PLAN DRWG NO D08 FOR NUMBER OF AND APPROX. LOCATION OF WHIRLYBIRD ROOF VENTS.

EXHAUST FROM BATHROOM, SANITARY

COMPARTMENT OR LAUNDRY
AS PER CLAUSE 3.8.7.3 OF NCC 2019 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4.

GLAZING

GLAZING TO COMPLY WITH AS1288 & AS2047.

PLUMBING

PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500 2021.

WATERPROOFING - INTERNAL

PROVIDE INTERIOR WATERPROOFING TO COMPLY WITH AS3740 2021.

EMERGENCY POWER SOLUTIONS

PROVIDE EMERGENCY POWER SOLUTIONS (I.E. UNINTERRUPTED POWER SUPPLY (UPS)) SHALL BE PROVIDED.

ASSISTIVE TECHNOLOGY

INTERNET CONNECTION SHALL BE PROVIDED WITH THE ABILITY FOR HIGH INTERNET SPEEDS TO BE MAINTAINED AND STABLE IN NATURE WITH WI-FI COVERAGE THROUGHOUT ALL AREAS OF THE DWELLING

INTERNAL GARAGE CONSTRUCTION

THE INSIDE OF THE GARAGE IS TO INCLUDE THE FOLLOWING:

A. A 10mm ALUMINIUM ANGLE OR KILN DRIED HARDWOOD TIMBER SILL/THRESHOLD (OR OTHER TYPE OF DURABLE UPSTAND) IS INSTALLED ACCROSS THE PEDESTRIAN DOORWAY BETWEEN THE GARAGE AND THE DWELLING. THE UPSTAND/THRESHOLD IS TO BE SEALED TO THE CONCRETE USING A WATERPROOF SEALANT.

REFER TO FINAL DRAINAGE PLANS FOR LOCATIONS OF AGRICULTURAL DRAINS AND SILT PITS

SOIL CLASSIFICATION

CLASS "M"
AS PER SOIL REPORT PROVIDED BY "XXX"
FILE NO: **XXX**
DATED: **XXX**

WIND RATING : XXX

SITE CUT AND BATTER

SITE CUT AND FILL TO BE MINIMUM 1.2m FROM DWELLING BOUNDARY AND BATTERED AT NO MORE THAN 45 DEGREES SITE CUTS/FILLING WORKS NOT SUPPORTED BY RETAINING WALLS SHALL BE FINISHED WITH A BATTER OF 45 DEGREES AND AN AGRICULTURAL DRAIN AT THE BASE OR A SPOON DRAIN AT THE END OF ANY FUTURE PAVING EXTERNAL WALL FOOTINGS SHALL NOT BE FOUNDED AT GREATER DEPTHS THAN THE ADJOINING BUILDING FOOTINGS. STOP WORKS AND CONTACT THE OFFICE IMMEDIATELY IF THE ABOVE CANNOT BE ACHIEVED.

STORMWATER DRAIN

CONSTRUCT & DISCHARGE 100 DIA. P.V.C STORM WATER DRAIN TO LEGAL POINT OF DISCHARGE AS DIRECTED BY THE RELEVANT AUTHORITY. MIN FALL 1:100 PROVIDE INSPECTION OPENINGS AT 9000 MAX CTRS OR AT EVERY CHANGE OF DIRECTION. DP DENOTES 100x50 DOWNPIPES AT 12000 MAX CTRS. PROVIDE 100 DIA. SEWERGRADE S.W DRAIN UNDER SLAB AND DRIVEWAY.

GARDEN TAPS

POSITION OF THE FRONT GARDEN TAP & WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE.

LEVELS

LEVELS SHOWN ARE TO AN ARBITRARY DATUM AND ARE TO BE USED AS A GUIDE ONLY. OWNER/BUILDER TO CHECK AND VERIFY ON SITE PRIOR TO ANY WORK BEING CARRIED OUT. ALL LEVELS ON DRAWINGS ARE NOMINAL AND MAY ALTER DUE TO SITE CONDITIONS UP TO 50mm EITHER WAY.

GENERAL

- CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL WORK IS SUBJECT TO INSPECTION AND APPROVAL OF RELEVANT BUILDING SURVEYOR.
- ALL WORK SHOWN TO BE CARRIED OUT IN GOOD WORKMAN LIKE MANNER IN ACCORDANCE WITH "NATIONAL CONSTRUCTION CODE -2019".
- NO RESPONSIBILITY IS TAKEN FOR WORK DONE AFTER ACCEPTANCE OF PLANS BY CLIENT.
- WORK SHOWN TO BE IN ACCORDANCE WITH SPECIFICATIONS/COMPUTATIONS SUPPLIED.

EXCAVATION

-EXCAVATE FOOTINGS AND DRAINS AS SHOWN. KEEP EXCAVATIONS DRY AND BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS.

ENERGY RATING

- ALL EXTERNAL DOORS AND WINDOWS TO UTILITY ROOMS (NON-HEATED BATHROOMS, LAUNDRIES; STORAGE ROOMS) TO BE WEATHER-SEALED WITH WEATHER-STRIPPING BETWEEN THE DOOR AND THE FRAME, AND A DRAFT EXCLUDER FITTED AT THE BOTTOM OF THE DOOR TO CREATE A TIGHT SEAL WHEN CLOSED.

- ALL OPENABLE WINDOWS TO HAVE WEATHER-STRIPPING BETWEEN THE FRAME AND THE SASH TO CREATE A TIGHT SEAL WHEN CLOSED.

- ENTRY DOOR TO BE WEATHER-STRIPPED.

- ALL GENERAL BUILDING GAPS AND CRACKS TO BE FILLED.

- ALL REFLECTIVE FOIL TO BE INSTALLED TO MANUFACTURERS RECCOMENDATIONS AND TO RUN CONTIGUOUSLY FROM BOTTOM PLATE TO TOP PLATE WITH ALL GAPS TAPED. ALL RIPS IN FOIL AND PENETRATIONS TO BE RE-TAPED.

- ONLY NON-VENTED DOWNLIGHTS, AND SKYLIGHTS TO BE USED

- EXHAUST FANS TO BE SELF-SEALING, OR FITTED WITH A SELF CLOSING DEVICE TO PROVIDE A SEAL TO UNWANTED VENTILATION.

- **R2.0 BATTS TO EXTERNAL WALLS.**

- **R2.0 BATTS TO GARAGE INTERNAL WALLS**

- **R4.0 BATTS TO CEILINGS.**

- ALL WINDOWS/SLIDING DOORS ARE TO BE ALUMINIUM FRAMED SINGLE GLAZED CLEAR GLASS WITH A MINIMUM U-VALUE & SHGC AS LISTED IN THE ENERGY REPORT.

DRAWING REGISTER

NUMBER	DRAWING NAME
D00a	NOTES & DRAWING REGISTER
D00b	WET AREA WATER PROOFING
D01a	SITE PLAN
D01b	SITE EXCAVATION PLAN
D01c	SITE SURVEY PLAN
D02	FLOOR PLAN
D03a	ELEVATIONS
D03b	ELEVATIONS - NOTES
D04a	SECTIONS
D04b	SECTIONS - TYPICAL
D05	WINDOW & DOOR SCHEDULE
D06a	INTERNAL ELEVATIONS - KITCHEN
D06b	INTERNAL ELEVATIONS - KITCHEN
D06c	INTERNAL ELEVATIONS - KITCHEN
D06d	INTERNAL ELEVATIONS - TYPICAL
D07a	WET AREA ELEVATIONS - WC
D07b	WET AREA ELEVATIONS - WC
D07c	WET AREA ELEVATIONS - ENSUITE 1
D07d	WET AREA ELEVATIONS - ENSUITE 1
D07e	WET AREA ELEVATIONS - ENSUITE 2
D07f	WET AREA ELEVATIONS - ENSUITE 2
D07g	WET AREA ELEVATIONS - LAUNDRY
D08	ROOF PLAN
D09	SLAB PLAN
D10a	SLAB PENETRATION PLAN
D10b	PLUMBING PLAN
D10c	STORMWATER MANAGEMENT PLAN
D11	FLOOR FINISHES PLAN
D12	ELECTRICAL & LIGHTING PLANS
D13	SPRINKLER PLAN
D14	LANDSCAPE PLAN

BUSHFIRE ASSESSMENT

THIS PARCEL IS IN A 'BAL - LOW' DESIGNATED BUSHFIRE PRONE AREA.
'NO' BAL REQUIREMENTS.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



1/37 Ascot Dr, Huntingfield TAS 7055

P +61 3 6289 6601

Home: **HPS-ABELIA-12.5(05H.02)**

Client: **SJM PROPERTY DEVELOPMENTS**

Location: **9 FRESNE WAY, SORELL TAS 7172**

Drawing: **NOTES & DRAWING REGISTER**

Facade: **C-BYRON
02-STONE**

DRAWING DETAILS

04/07/2024 10:45:16 am

SCALE SHEET SIZE
1 : 100 A3

JOB No: **491N**

All dimensions to be verified on site
Drwg No: **D00a** Issue **A03**



Sorell Council

Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf

Plans Reference: P2
Date Received: 04/07/2024

WET AREA WATER PROOFING

10.2.1 WET AREAS

- (1) BUILDING ELEMENTS IN WET AREAS WITHIN A BUILDING MUST BE PROTECTED WITH A WATERPROOFING SYSTEM.
- (2) THE WATER PROOFING SYSTEM IN (1) MUST EITHER BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH 10.2.2 TO 10.2.6.

10.2.2 SHOWER AREA (ENCLOSED AND UNENCLOSED)

- (1) FOR A SHOWER AREA WITH A HOB, STEP-DOWN OR LEVEL THRESHOLD, THE FOLLOWING APPLIES:
 - (A) THE FLOOR OF THE SHOWER AREA MUST BE WATERPROOF, INCLUDING ANY HOB OR STEP-DOWN (SEE FIGURE 10.2.2); AND
 - (B) THE WALLS OF THE SHOWER AREA MUST BE WATERPROOF NOT LESS THAN 1800 MM ABOVE THE FLOOR SUBSTRATE (SEE FIGURE 10.2.2).
 - (C) WALL JUNCTIONS AND JOINTS WITHIN THE SHOWER AREA MUST BE WATERPROOF NOT LESS THAN 40 MM EITHER SIDE OF THE JUNCTION (SEE FIGURE 10.2.2).
 - (D) WALL/FLOOR JUNCTIONS WITHIN THE SHOWER AREA MUST BE WATERPROOF (SEE FIGURE 10.2.2).
 - (E) PENETRATIONS WITHIN THE SHOWER AREA MUST BE WATERPROOF.
 - (2) A SHOWER WITH A PREFORMED SHOWER BASE MUST ALSO COMPLY WITH THE REQUIREMENTS OF (1), EXCEPT FOR (A) WHICH IS NOT APPLICABLE.

10.2.3 AREA OUTSIDE SHOWER AREA

- (1) FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING, THE FLOOR OF THE ROOM MUST BE WATER RESISTANT.
- (2) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS, THE FLOOR OF THE ROOM MUST BE WATERPROOF.
- (3) WALL/FLOOR JUNCTIONS MUST BE
 - (A) WATER PROOF; AND
 - (B) WHERE A FLASHING IS USED, THE HORIZONTAL LEG MUST BE NOT LESS THAN 40 MM

10.2.4 AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS

- (1) FOR AREAS ADJACENT TO ALL BATHS AND SPAS, THE FOLLOWING APPLIES:
 - (A) FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE CEMENT SHEET FLOORING, THE FLOOR OF THE ROOM MUST BE WATER RESISTANT.
 - (B) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS, THE FLOOR OF THE ROOM MUST BE WATERPROOF.
 - (C) TAP AND SPOUT PENETRATIONS MUST BE WATERPROOF WHERE THEY OCCUR IN HORIZONTAL SURFACES.
- (2) FOR AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS, THE FOLLOWING APPLIES:
 - (A) WALLS MUST BE WATER RESISTANT (SEE FIGURE 10.2.4A AND FIGURE 10.2.4B)
 - (I) TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75 MM OF A WALL; AND
 - (II) FOR ALL EXPOSED SURFACES BELOW VESSEL LIP.
 - (B) WALL JUNCTIONS AND JOINTS MUST BE WATER RESISTANT WITHIN 150 MM ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL.
 - (C) WALL/FLOOR JUNCTIONS MUST BE WATERPROOF FOR THE EXTENT OF THE VESSEL (SEE FIGURE 10.2.4A AND FIGURE 10.2.4B).
 - (3) FOR INSERTED BATHS AND SPAS, THE FOLLOWING APPLIES:
 - (A) FOR FLOORS AND HORIZONTAL SURFACES: (I) ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.
 - (II) THERE ARE NO REQUIREMENTS FOR THE FLOOR UNDER A BATH OR SPA.
 - (B) FOR WALLS:
 - (I) WATERPROOF TO NOT LESS THAN 150 MM ABOVE THE LIP OF A BATH OR SPA.
 - (II) THERE ARE NO REQUIREMENTS FOR THE FLOOR UNDER A BATH OR SPA.
 - (C) FOR WALL JUNCTIONS AND JOINTS, THE FOLLOWING APPLIES:
 - (I) WATERPROOF JUNCTIONS WITHIN 150 MM OF A BATH OR SPA.
 - (II) THERE ARE NO REQUIREMENTS FOR JUNCTIONS AND JOINTS IN WALLS BENEATH THE LIP OF A BATH OR SPA.
 - (D) TAP AND SPOUT PENETRATIONS MUST BE WATERPROOF WHERE THEY OCCUR IN HORIZONTAL SURFACES.

10.2.5 OTHER AREAS

- (1) FOR WALLS ADJOINING OTHER TYPES OF VESSELS (E.G. SINK, BASIN OR LAUNDRY TUB), THE FOLLOWING APPLIES:
 - (A) WALLS MUST BE WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75 MM OF A WALL (SEE FIGURE 10.2.5).
 - (B) WATERPROOF WALL JUNCTIONS WHERE A VESSEL IS FIXED TO A WALL.
 - (C) WATERPROOF TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN SURFACES REQUIRED TO BE WATERPROOF OR WATER RESISTANT.
- (2) FOR LAUNDRIES AND WCS, THE FOLLOWING APPLIES:
 - (A) THE FLOOR OF THE ROOM MUST BE WATER RESISTANT.
 - (B) WALL/FLOOR JUNCTIONS MUST BE WATER RESISTANT, AND WHERE A FLASHING IS USED, THE HORIZONTAL LEG MUST NOT BE LESS 40MM
- (3) FOR WCS WITH HANDHELD BIDET SPRAY INSTALLATIONS, THE FOLLOWING APPLIES:
 - (A) THE FLOOR OF THE ROOM MUST BE WATERPROOF.
 - (B) WALLS MUST BE--
 - (I) WATERPROOF IN WC AREA WITHIN A 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE FLOOR SUBSTRATE; AND
 - (II) WATER RESISTANT IN WC AREA WITHIN A 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET DEVICE TO NOT LESS THAN 1200 MM ABOVE THE FINISHED FLOOR LEVEL OF THE WC.
 - (C) WALL JUNCTIONS WITHIN THE WC AREA WITHIN 900 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE MUST BE WATERPROOF.
 - (D) WALL/FLOOR JUNCTIONS WITHIN THE WC AREA WITHIN 1000 MM RADIUS FROM THE WALL CONNECTION OF THE HANDHELD BIDET SPRAY DEVICE MUST BE WATERPROOF.
 - (E) PENETRATIONS IN THE WC AREA MUST BE WATERPROOF.

10.2.6 WATERPROOFING SYSTEMS

- (1) FOR THE PURPOSES OF THIS PART, A WATERPROOFING SYSTEM IS DEEMED
 - (A) WATERPROOF, IF IT COMPLIES WITH (2); OR
 - (B) WATER RESISTANT, IF IT COMPLIES WITH (3).
- (2) FOR A WATERPROOFING SYSTEM REQUIRED TO BE WATERPROOF IN ACCORDANCE WITH 10.2.2 TO 10.2.5, THE MATERIALS NOMINATED IN 10.2.8 MUST BE USED.
- (3) FOR A WATERPROOFING SYSTEM REQUIRED TO BE WATER RESISTANT IN ACCORDANCE WITH 10.2.2 TO 10.2.5, THE MATERIALS NOMINATED IN 10.2.9 MUST BE USED IN CONJUNCTION WITH THE MATERIALS IN 10.2.10.

FIGURE NOTES

WALL/FLOOR JUNCTION HEIGHTS ARE TO BE AS PER 10.2.2 TO 10.2.6 (AS APPLICABLE).

NOTES

WHERE A SHOWER IS ABOVE A BATH OR SPA, USE REQUIREMENTS FOR SHOWER.

FIGURE 10.2.4A

AREA ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING

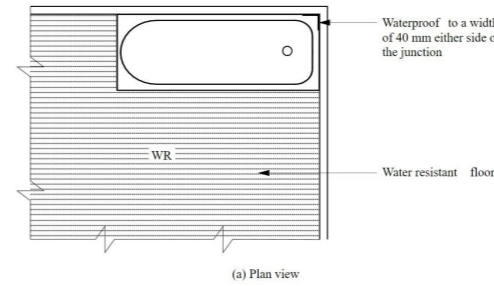


FIGURE 10.2.4B

AREAS ADJACENT TO BATHS AND SPA WITHOUT SHOWERS FOR TIMBER FLOORS INCLUDING PARTICLE-BOARD, PLYWOOD AND OTHER FLOOR MATERIALS.

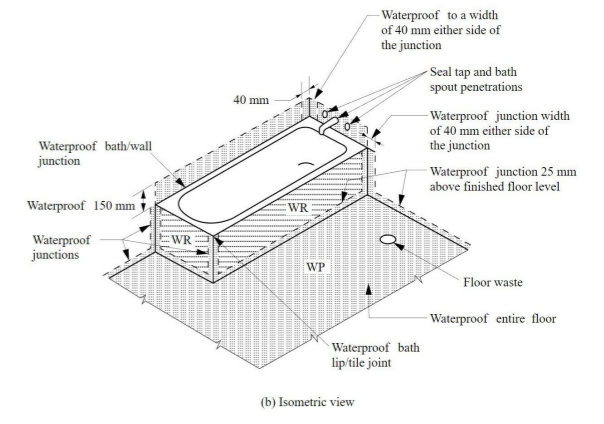
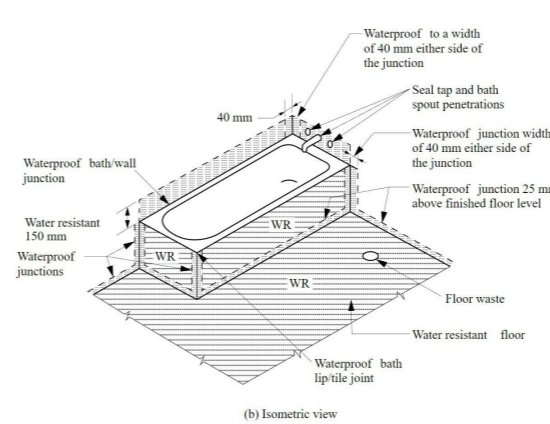
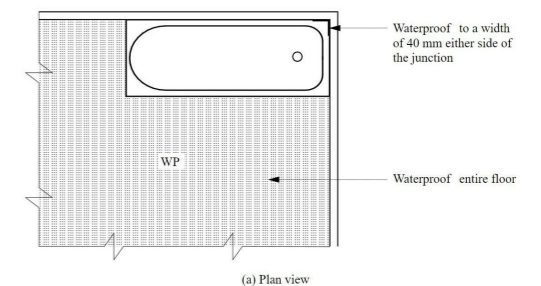


FIGURE 10.2.2

EXTENT OF TREATMENT FOR SHOWER AREAS - CONCRETE COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORS

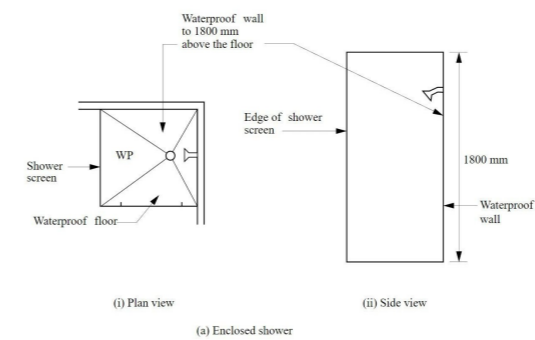
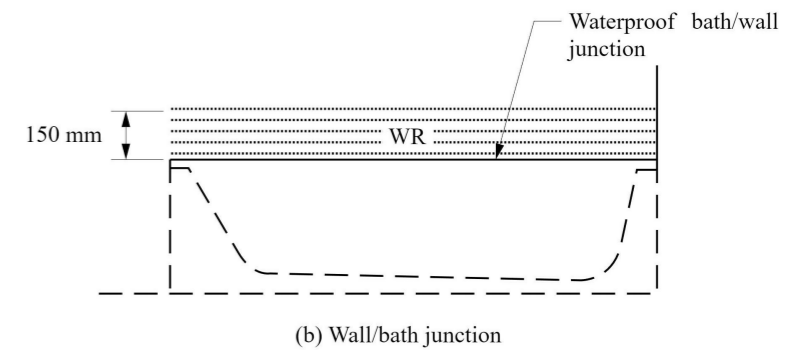
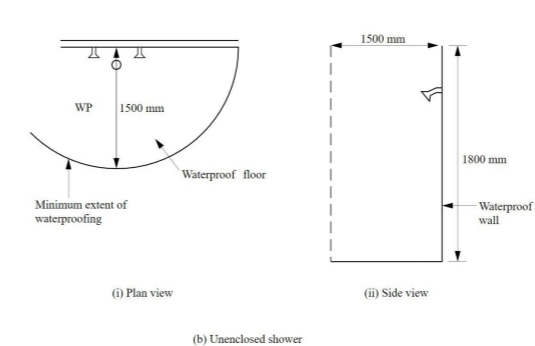
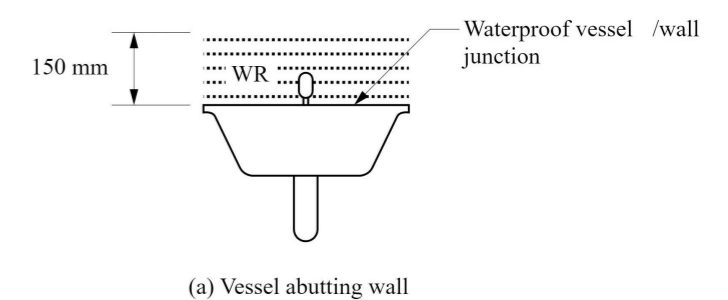


FIGURE 10.2.5

BATH AND VESSEL ABUTTING WALL - AREAS TO BE PROTECTED



IMPORTANT NOTES:

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6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
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1/37 Ascot Dr, Huntingfield TAS 7055
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Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

Home: **HPS-ABELIA-12.5(05H.02)**

Client: **SJM PROPERTY DEVELOPMENTS**

Location: **9 FRESNE WAY, SORELL TAS 7172**

Drawing: **WET AREA WATER PROOFING**

Facade: **C-BYRON 02-STONE**

DRAWING DETAILS

04/07/2024 10:45:17 am

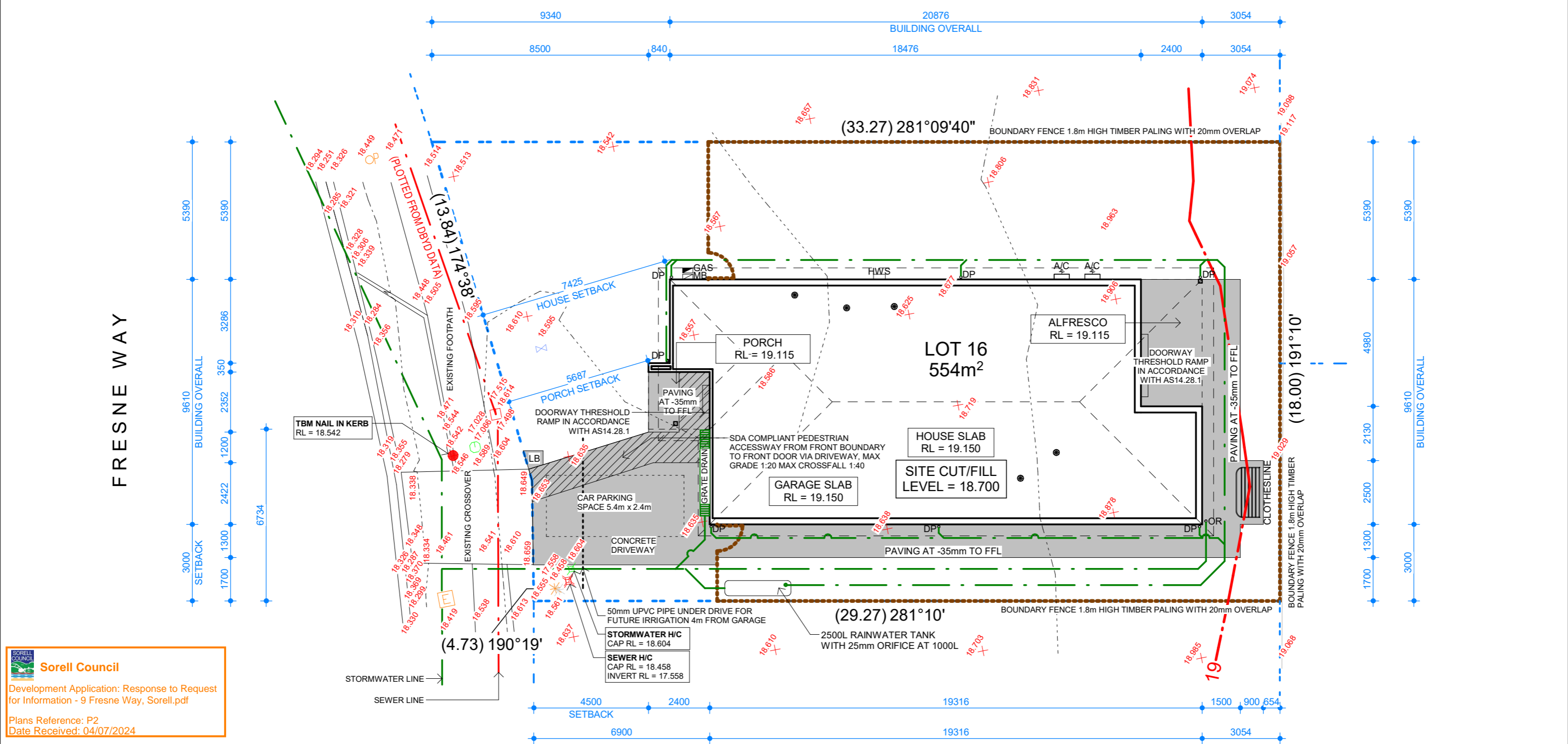
SCALE SHEET SIZE

1 : 100 A3

JOB No: **491N**

Drwg No: **D00b** Issue **A03**

All dimensions to be verified on site



Sorell Council
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EXHAUST FANS - FLOW RATES
 - 25 LTR/SEC FOR BATHROOMS AND SANITARY COMPARTMENTS,
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 ALL EXHAUST FANS TO BE DUCTED TO OUTSIDE AIR. SEE ROOF PLAN DRWG NO D08 FOR NUMBER OF AND APPROX. LOCATION OF WHIRLYBIRD ROOF VENTS.

EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY
 AS PER CLAUSE 3.8.7.3 OF NCC 2019 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4.

- IMPORTANT NOTES:**
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
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SITE PLAN
 1 : 150

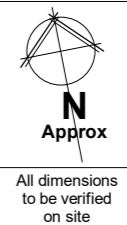
LEGEND			
	ROOF VENTILATION - TO NCC REQUIREMENTS		TITLE PEG
	SURFACE DRAIN		NAIL
	100mm UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100		NATURAL SURFACE
	CLAY PLUG, INSTALLED IN ACCORDANCE WITH AS3500		STORMWATER MANHOLE
	EXPANSION JOINT, INSTALLED IN ACCORDANCE WITH AS3500		STORMWATER HOUSE CONNECTION
	OVERFLOW RISER		ELECTRICITY MAIN
			POLE WITH LIGHT
			CABLE HYDRO UNDERGROUND
			CABLE COMMS UNDERGROUND
			SEWER MANHOLE
			SEWER HOUSE CONNECTION
			METER WATER

SJM property developments
 1/37 Ascot Dr, Huntingfield TAS 7055
 P +61 3 6289 6601

Home: **HPS-ABELIA-12.5(05H.02)**
 Client: **SJM PROPERTY DEVELOPMENTS**
 Location: **9 FRESNE WAY, SORELL TAS 7172**
 Drawing: **SITE PLAN**

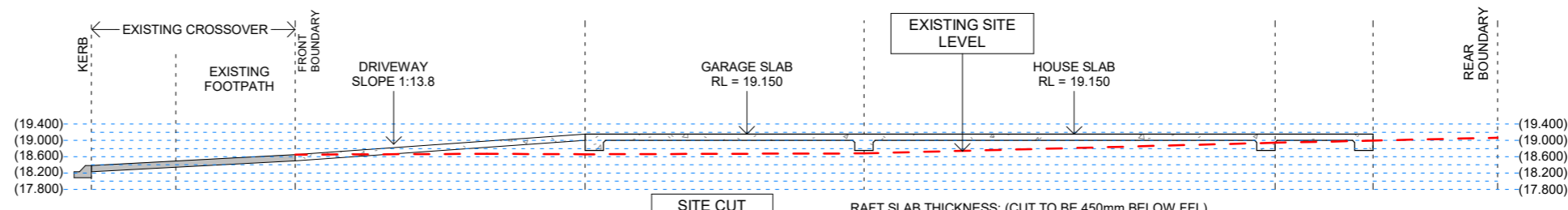
Facade: **C-BYRON 02-STONE**

DRAWING DETAILS	
04/07/2024 10:45:18 am	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	491N
Drwg No:	D01a
Issue	A03



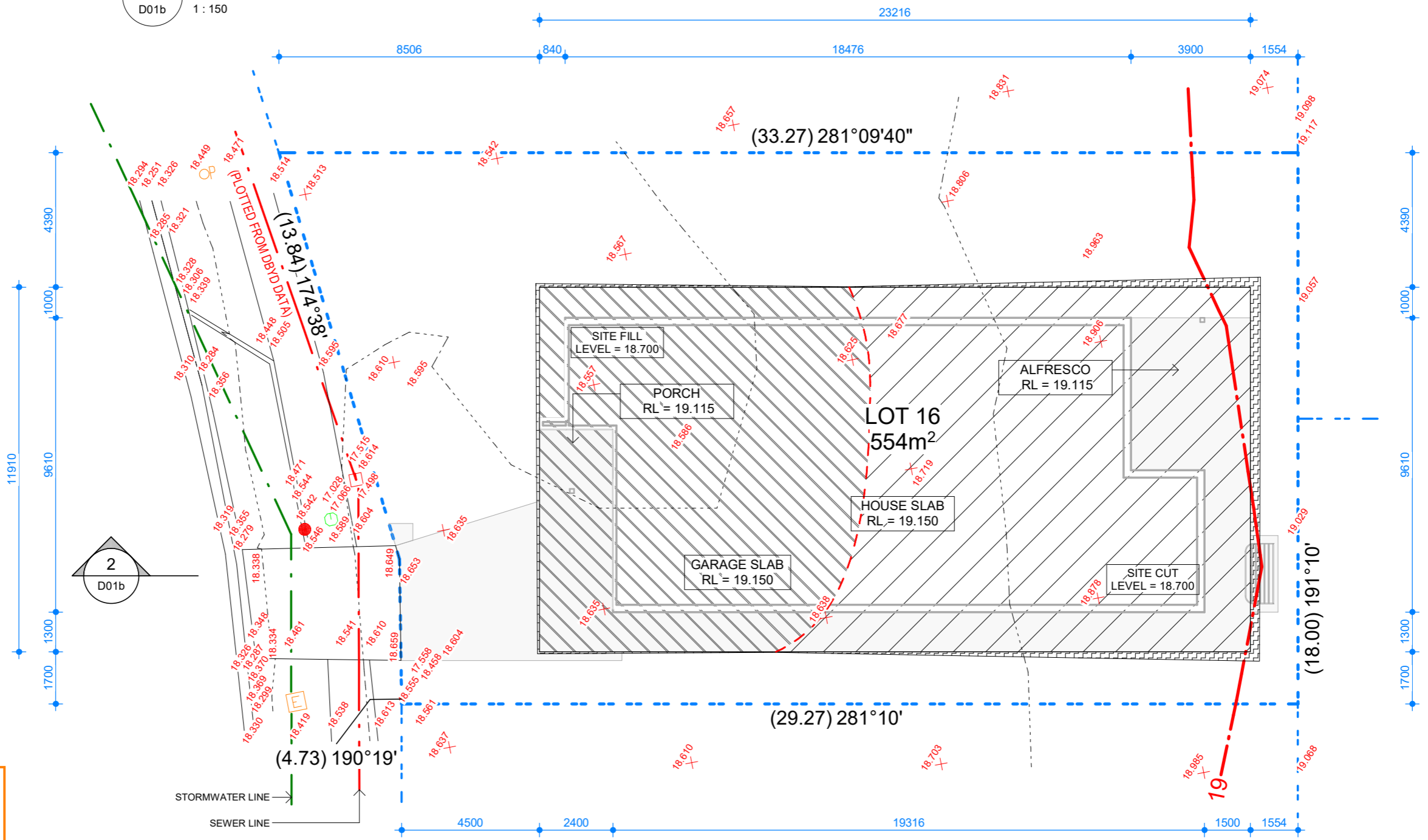
All dimensions to be verified on site

LEGEND	
	DENOTES CUT
	DENOTES FILL
	DENOTES BATTER



2 SITE SECTION
D01b 1 : 150

FRESNE WAY



SITE EXCAVATION PLAN

1 : 150

Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

- IMPORTANT NOTES:**
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SJM property developments
1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

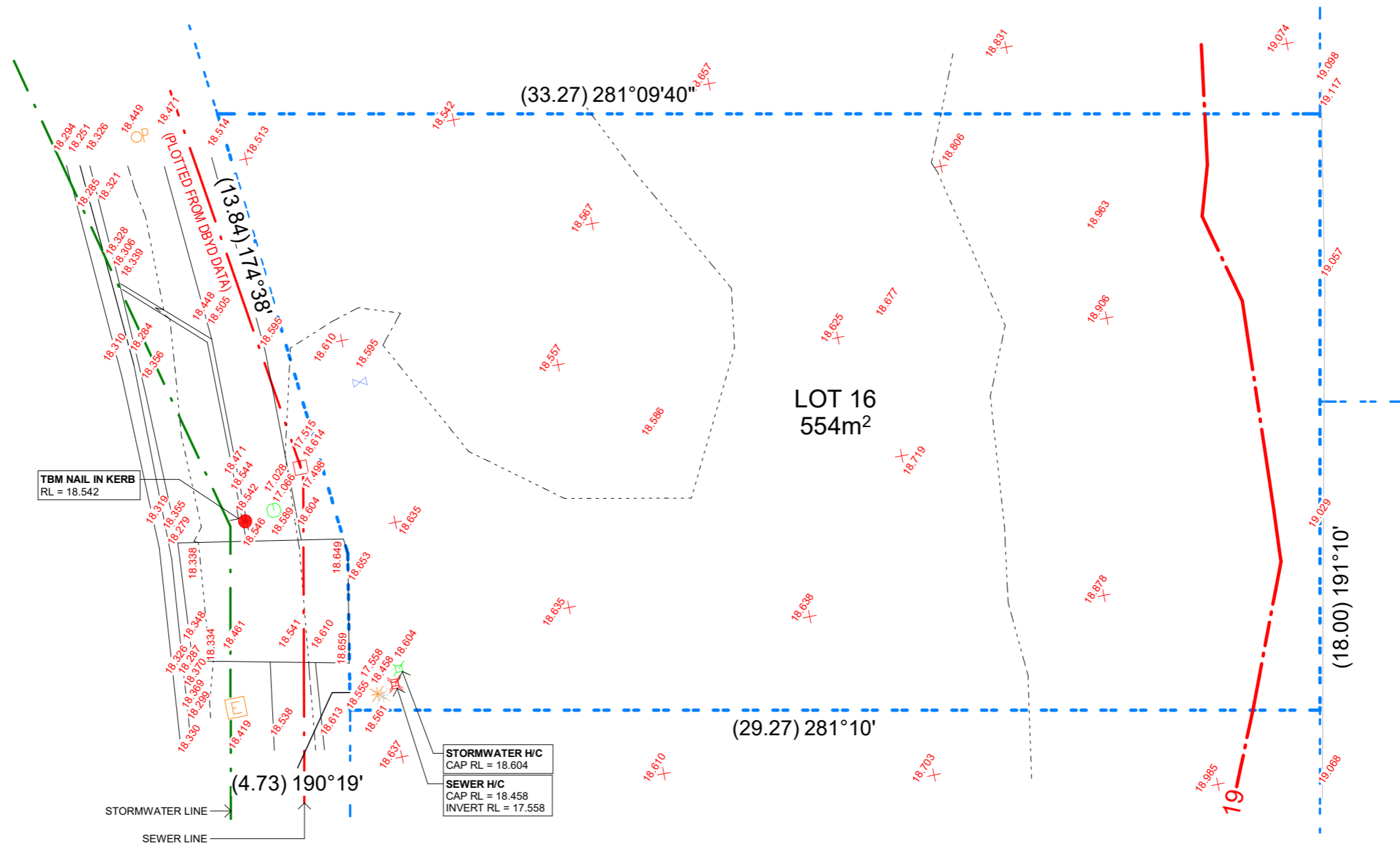
Home: **HPS-ABELIA-12.5(05H.02)**
Client: **SJM PROPERTY DEVELOPMENTS**
Location: **9 FRESNE WAY, SORELL TAS 7172**
Drawing: **SITE EXCAVATION PLAN**

Facade: **C-BYRON 02-STONE**

N
Approx
All dimensions to be verified on site

DRAWING DETAILS	
04/07/2024 10:45:18 am	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	491N
Drwg No:	D01b
Issue	A03

FRESNE WAY



Sorell Council
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SITE SURVEY PLAN

1 : 150

LEGEND	
	TITLE PEG
	NAIL
	NATURAL SURFACE
	STORMWATER MANHOLE
	STORMWATER HOUSE CONNECTION
	ELECTRICITY MAIN
	POLE WITH LIGHT
	CABLE HYDRO UNDERGROUND
	CABLE COMMS UNDERGROUND
	SEWER MANHOLE
	SEWER HOUSE CONNECTION
	METER WATER

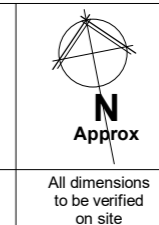
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Facade: **C-BYRON 02-STONE**

DRAWING DETAILS	
04/07/2024 10:45:19 am	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	491N
Drwg No:	D01c
Issue	A03



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FLOOR FINISHES:
ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED.)

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:
EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY)

DOORS:
ALL INTERNAL DOORS AND FRONT ENTRY DOOR TO BE SOLID CORE. ALL OTHER DOORS TO BE STANDARD.

ROBE DOORS ARE STANDARD.

WET AREAS:
12mm VILLABOARD ALLOWED TO ALL WALLS IN BATHROOM AND WC.

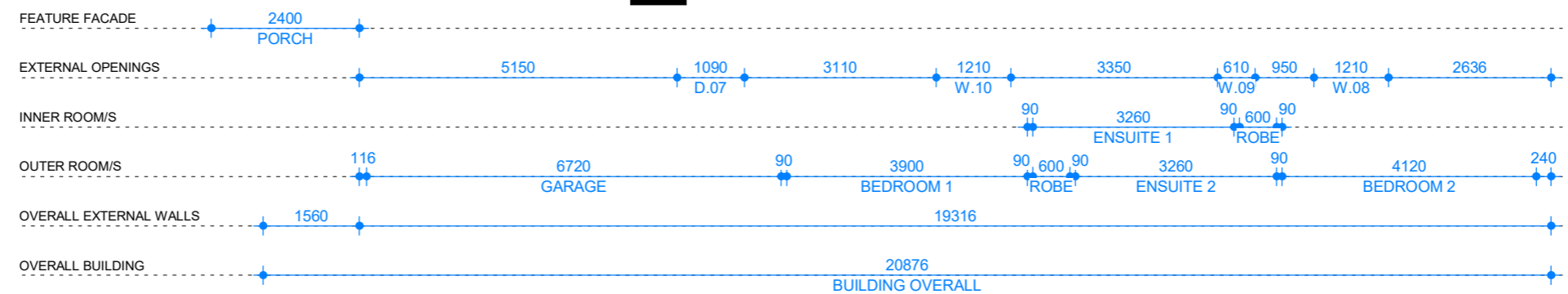
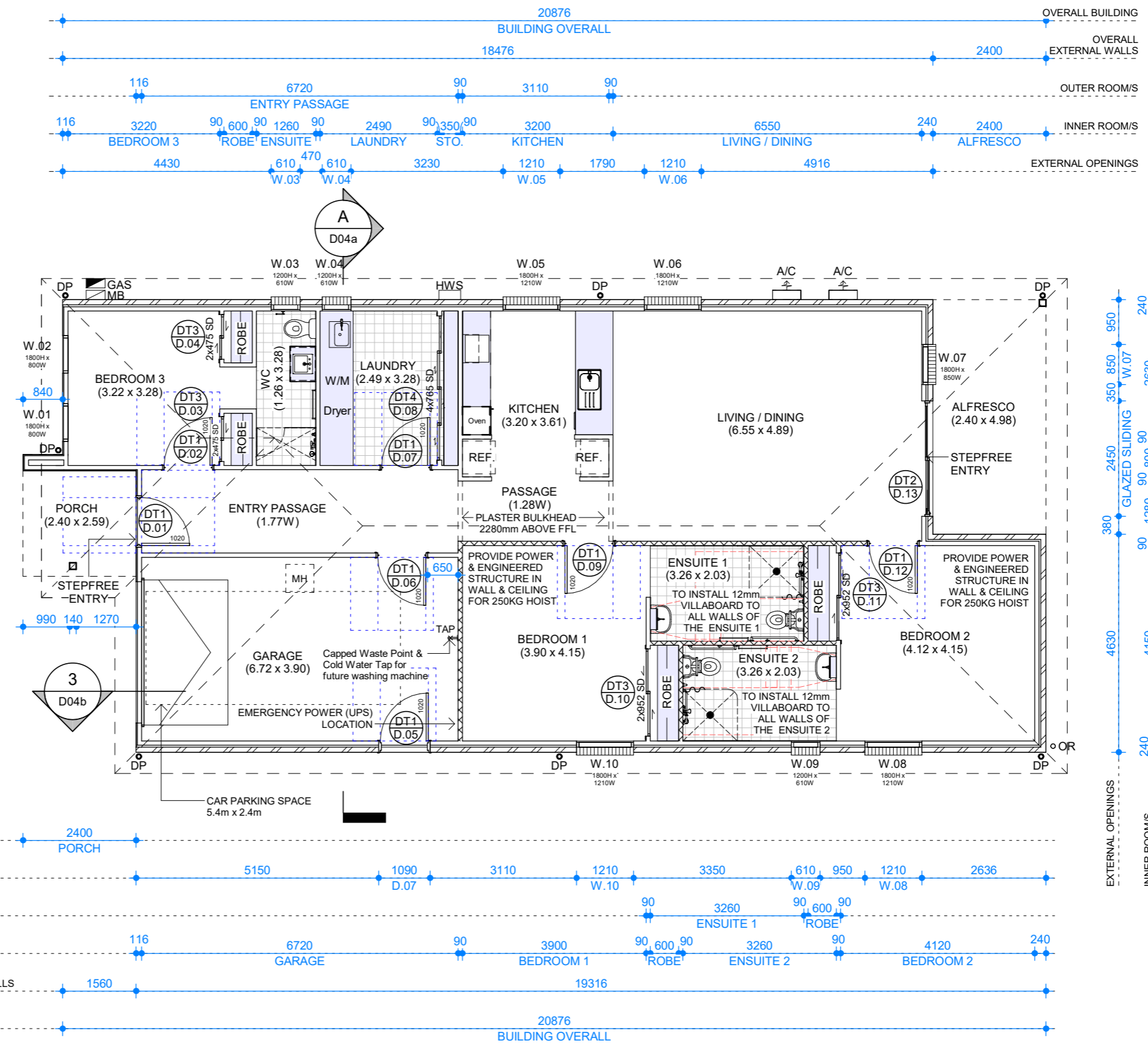
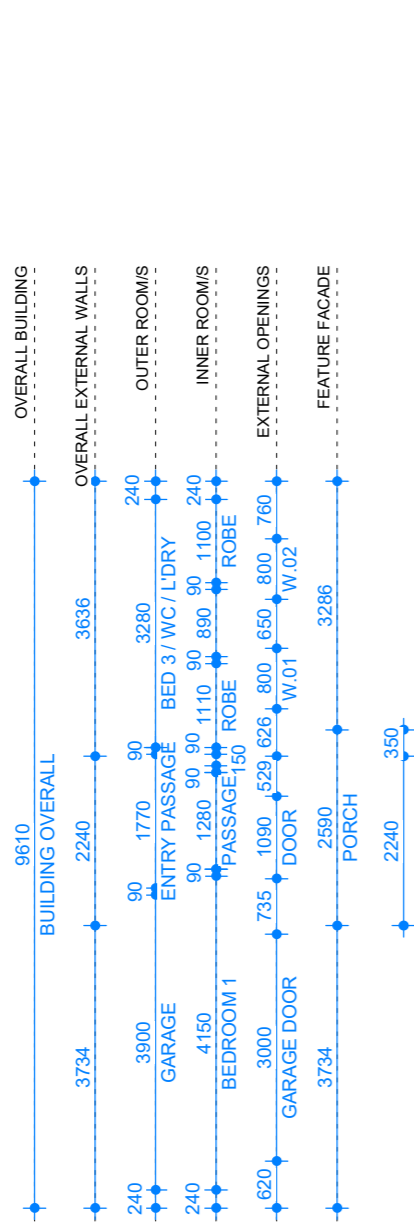
1. ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THE CLOSET PAN AND THE DOORWAY.
2. IF TIMBER FLOORS ARE SUPPLIED, DIRECTION INDICATED ON DRAWINGS IS NOMINAL.
3. ALL PLUMBING TO BE CONCEALED AS PER REQUIRED.

CEILING HOIST PROVISION:

1. BEDROOMS SHALL HAVE A PROVISION FOR POWER AND INBUILT STRUCTURE, CAPABLE OF INSTALLATION OF A CONSTANT CHARGE CEILING HOIST.
2. THE HOIST SHALL BE CAPABLE OF GOING ACROSS THE BED AND DOWN THE BED.
3. MIN LOAD CAPACITY OF THE HOIST SHALL BE 250KG.
4. HOIST IS TO BE CAPABLE OF BEING EITHER CEILING MOUNTED OR WALL MOUNTED.
5. STRUCTURE FOR HOIST IN BEDROOMS 1 & 2 TO BE IN ACCORDANCE WITH ENGINEER'S DETAILS.

LEGEND	
	BUILDER TO PROVIDE SOUND INSULATION TO BEDROOMS 1 & 2 AS SHOWN HATCHED.
	MAN HOLE 600X600 (APPROX. POSITION)
	REVERSE CYCLE AIR CONDITIONING
	CONTROL JOINT
LEGEND - SERVICES	
	HOT WATER SERVICE
	METER BOX
	GAS METER
	OVERFLOW RISER

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FLOOR PLAN

1 : 100



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P +61 3 6289 6601

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Location: **9 FRESNE WAY, SORELL TAS 7172**
Drawing: **FLOOR PLAN**

Facade: **C-BYRON 02-STONE**

Sorell Council
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Plans Reference: P2
Date Received: 04/07/2024



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DRAWING DETAILS	
04/07/2024 10:45:20 am	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	491N
Drwg No:	D02 Issue A03

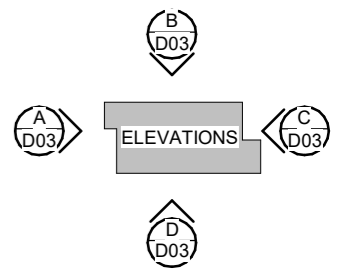
HOUSE SIZE
9.61m x 20.88m

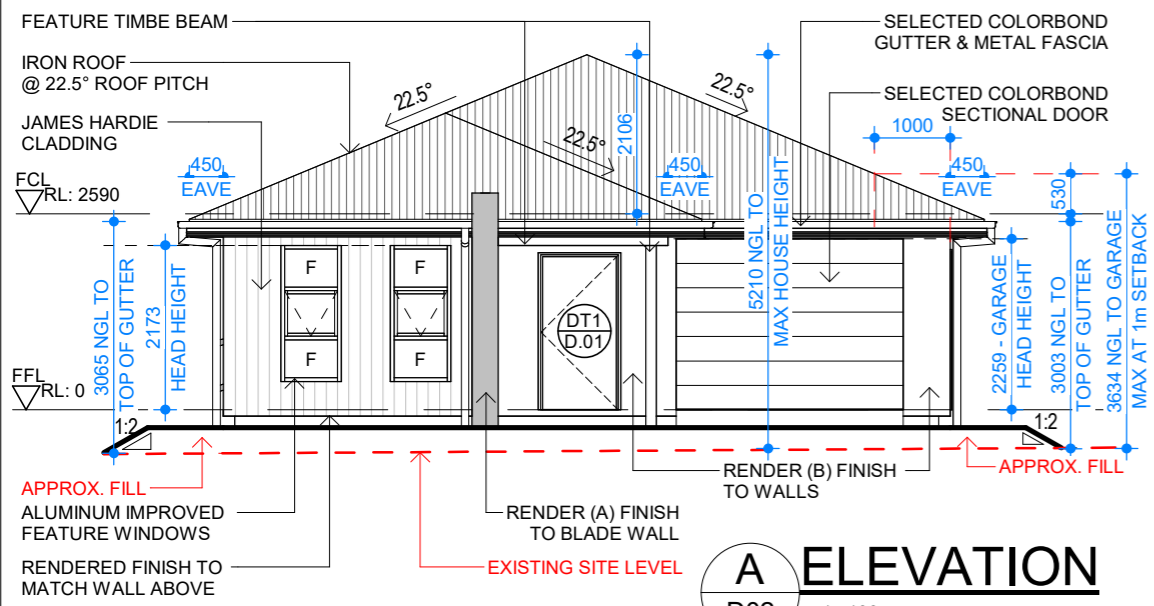
BLOCK SIZE
18.00m x 33.27m

AREAS

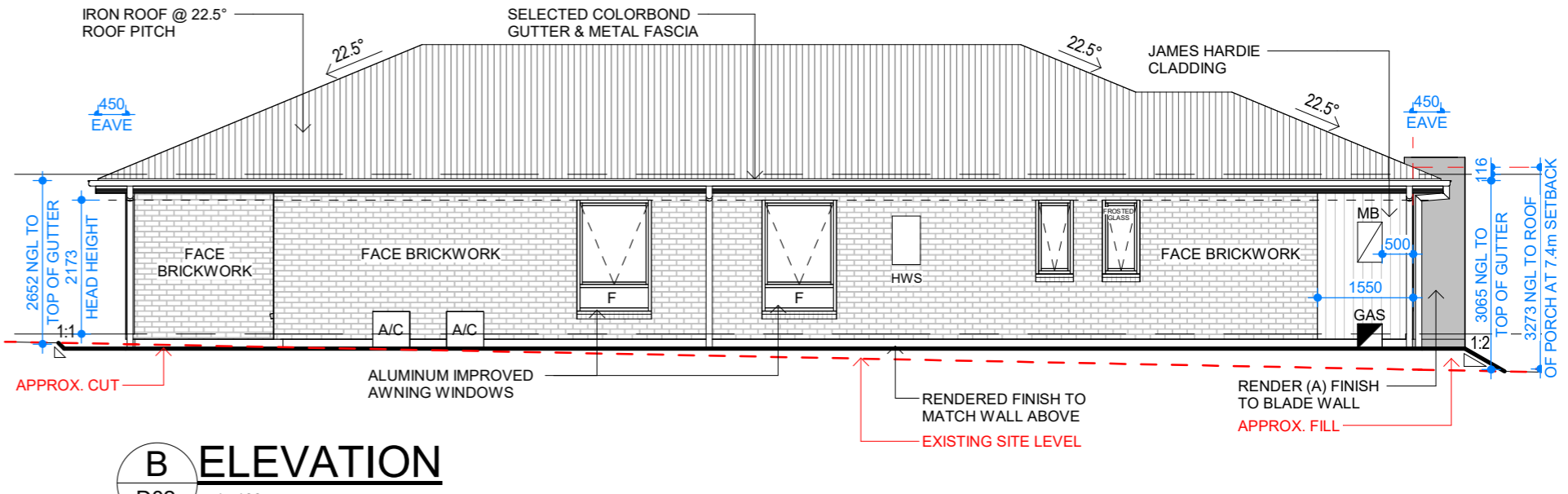
Living	151.0m ²
Alfresco	12.0m ²
Garage	28.3m ²
Porch	5.7m ²
Total Area	197.0m²

Site Coverage 35.56%

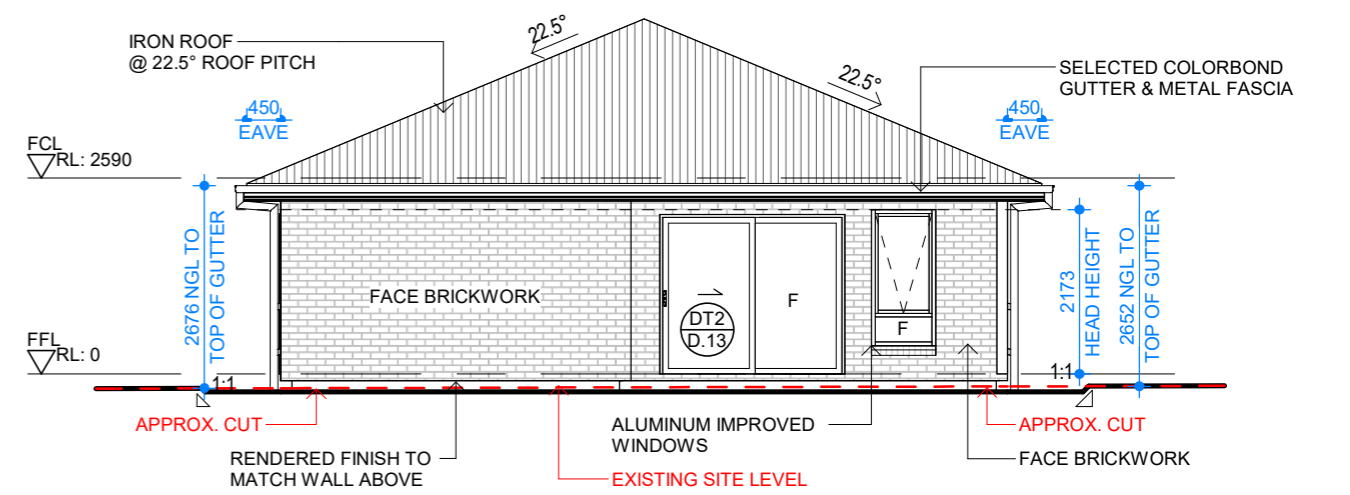




A ELEVATION
D02 1:100



B ELEVATION
D02 1:100



C ELEVATION
D02 1:100

NOTES:
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	6.84m
WALL AREA:	21.68m ²
AVERAGE WALL HEIGHT:	3.17m

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Lot 16 GARAGE & HOUSE HEIGHTS & AREAS

GARAGE ROOF HEIGHT AT BOUNDARY	70	mm
Ceiling to roof at boundary	2,590	mm
Garage setdown	0	mm
RL of garage slab	19,150	mm
HIGHEST NGL RL of garage at boundary	18,638	mm
LOWEST NGL RL of garage at boundary	18,635	mm
AVERAGE NGL RL of garage at boundary	18,637	mm

AVERAGE GARAGE HT @ BOUNDARY from NGL	3,174	mm
MAXIMUM GARAGE HT @ BOUNDARY from NGL	3,175	mm
Roof rise over 1m = 370mm (22.5°) Ceiling -> 1m point	530	mm
GARAGE HT 1m in from BOUNDARY from NGL	3,634	mm

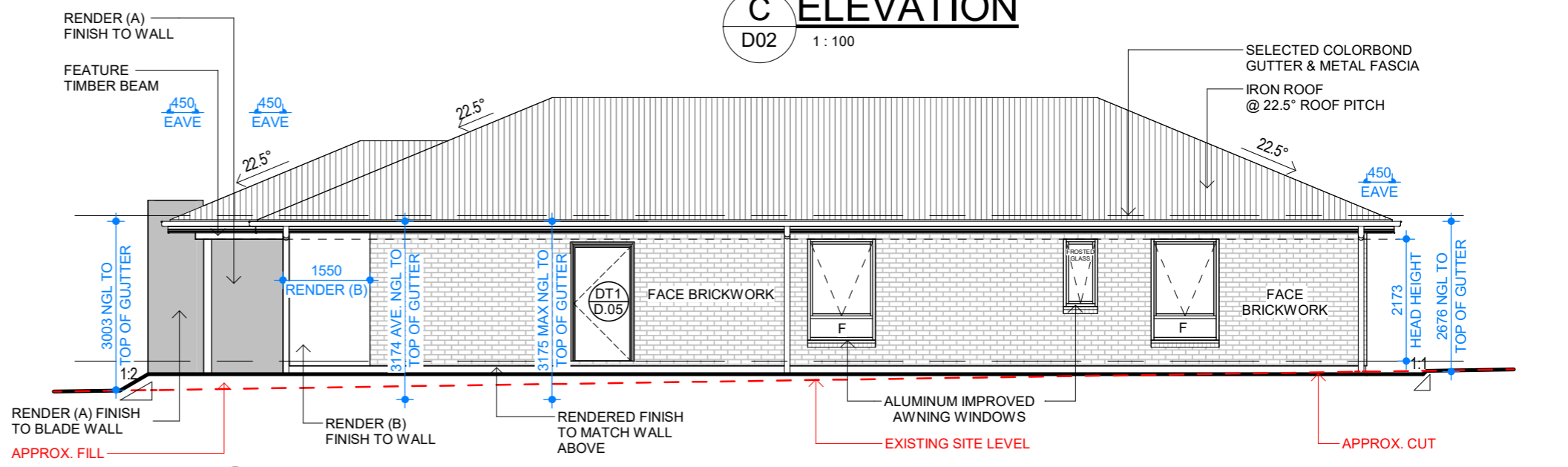
HOUSE MAX HEIGHT		
Ceiling Level to Highest Point	2,106	mm
MAX HEIGHT OF HOUSE from NGL	5,210	mm

PORCH MAX HEIGHT		
Ceiling Level to Highest Point at 7.4m setback line	116	mm
NGL at Forward Most Point (at 7.4m setback line)	18,583	mm
MAX HEIGHT OF PORCH from NGL	3,273	mm

LOT AREAS			
Site Dimensions	18.00	33.27	m x m
Total Site Area	554.00		m ²
Permitted Building Area 60% of Total Site Area	332.40		m ²
TOTAL BUILDING AREA	197.00	m²	35.56%
Total nonpermeable area - Driveway & Concrete Paths	77.0	m ²	13.9%
TOTAL PERMIABLE AREA	284.4	m²	51.3%

LEGEND - FINISHES		LEGEND - SERVICES	
	JAMES HARDIE CLADDING		HWS HOT WATER SERVICE
	BRICKWORK		MB METER BOX
	RENDER A BLUE BOARD OR SIMILAR		GAS GAS METER
	RENDER B BLUE BOARD OR SIMILAR		

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D ELEVATION
D02 1:100



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P +61 3 6289 6601

Home: **HPS-ABELIA-12.5(05H.02)**
Client: **SJM PROPERTY DEVELOPMENTS**
Location: **9 FRESNE WAY, SORELL TAS 7172**
Drawing: **ELEVATIONS**

Facade: **C-BYRON 02-STONE**

DRAWING DETAILS	
04/07/2024 10:45:21 am	
SCALE	SHEET SIZE
1:100	A3
JOB No:	491N
Drwg No:	D03a
Issue	A03

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GENERAL NOTES

GENERAL NOTES:

1. ALL EXTERNAL WINDOWS AND DOOR ARE TO BE DESIGNED AND TESTED IN ACCORDANCE WITH AS 2047, INCLUDING PROVISIONS FOR SUBSILLS AND FLASHING IN ANY PROPRIETARY SYSTEMS OFFERED FOR THIS PRODUCT.
2. ALL GLAZING SHALL BE IN ACCORDANCE WITH AS 1288-2006 WHEREIN GLAZING WITHIN 500mm OF THE FLOOR LEVEL SHALL BE 5mm THICKENED ANNEALED, GLAZED DOORS ASSOCIATED SIDE PANELS SHALL BE 5.38mm LAMINATED SAFETY GLASS AND BATHROOM WINDOWS WITHIN 1.5m OF THE BATH FOR 500mm FROM THE SHOWER ENCLOSURE SHALL BE 3mm TOUGHENED SAFETY GLASS
3. WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3274: WATERPROOFING WET AREA IN RESIDENTIAL BUILDINGS.
4. ALL EXHAUST FANS TO BE FITTED WITH DAMPERS AS PER NCC.
5. EXTERNAL DOORS TO BE WEATHER STRIPPED AND WINDOWS TO COMPLY WITH AS 2047.
6. ALL GAPS FROM SERVICE PENETRATIONS ETC ARE TO BE SEALED. AS SHOULD INTERNAL DOORS TO GARAGE.
7. ALL CHIMNEYS AND FLUES TO HAVE DAMPERS AS PER BCA REQUIREMENTS 3.12.3.1, IF APPLICABLE
8. (LOH) ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THE CLOSEST PAN & THE DOORWAY.
9. WET AREAS IN ACCORDANCE WITH AUST. STANDARD 3740
10. MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH B.C.A. P.2.4.5
11. MAN HOLE LOCATION MAY BE CHANGED DUE TO TRUSS LAYOUT
12. DIMENSIONS RELATING TO FFL & FCL REFER TO OVERALL TOP & BOTTOM PLATE DIMENSIONS NOT ACTUAL CEILING HEIGHTS.
13. BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 190MM IN ACCORDANCE WITH NCC '3.9.1.5 THRESHOLDS'

OPENING TO WINDOWS

PROVIDE 125mm RESTRICTION TO ALL OPENING WINDOWS IN BEDROOMS WHERE THE DIFFERENCE BETWEEN THE FLOOR LEVELS OF THE BEDROOM AND THE OUTSIDE FINISHED SURFACE LEVEL IS GREATER THAN 2.0m. IN ACCORDANCE WITH BCA.

CONTROL JOINTS

- CONTROL JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700-2001. ENGINEERS DOCUMENTATION REGARDING CONTROL JOINTS OVER-RIDES THESE DRAWINGS.
- PROVIDE CONTROL TO ALL INTERNAL CORNERS

HEAD HEIGHTS

- WINDOW HEAD HEIGHTS MEASURED FROM THE FINISHED FLOOR LEVEL (SLAB) OF THE HOUSE.
- ALL WINDOW HEAD HEIGHTS INDICATED ARE NOMINAL AND MAY VARY DUE TO VARIANCES IN BRICK SIZES.

NOTE:
FC/SOFFIT SHEET TO
PORTICO CEILING
CONTINUE TO EAVE LINE

NOTE:
ENGINEERS TO DESIGN
ALL REQUIRED RAMPS
TO EXTERNAL
ENTRANCES/PORCH.

NOTE:
WINDOW CONTROLS TO BE LOCATED WITHIN EASY REACH FROM EITHER A SEATED OR STANDING POSITION (BETWEEN 600mm TO 1100mm ABOVE FFL). DOORWAYS SHALL HAVE DOOR HANDLES INSTALLED AT BETWEEN 900mm TO 1100mm ABOVE THE FFL. DOOR HANDLES SELECTION AND LOCATION SHALL COMPLY WITH AS1428.1 AS PER THE DOOR HANDLE DETAIL.

GARAGE INTERNAL CONSTRUCTION

THE INSIDE OF THE GARAGE IS TO INCLUDE THE FOLLOWING:


A. CONTROL OF WATER FROM THE GARAGE:
I. A 15mm MINIMUM HEIGHT THRESHOLD GRADED SILL (OR OTHER TYPE OF DURABLE GRADED UPSTAND) IS INSTALLED ACROSS THE PEDESTRIAN DOORWAY BETWEEN THE GARAGE AND DWELLING. THE UPSTAND/THRESHOLD IS TO BE SEALED TO THE CONCRETE USING A WATERPROOF SEALANT; OR
II. THE GARAGE FLOOR IS GRADED WITH A MINIMUM 1:100 FALL TOWARDS THE GARAGE VEHICLE ENTRY DOOR.

B. THE GARAGE SKIRTING IS TO BE A WATER RESISTANT MATERIAL, WHICH MAY INCLUDE NATURAL TIMBER SUCH AS TREATED KILN DRIED PINUS RADIATA (INCLUDING FINGER JOINTED PINE), HARDWOOD AND THE LIKE. THE SKIRTING IS TO BE SEALED TO THE SLAB WITH A MINIMUM 5mm THICK BEAD OF VISIBLE WATERPROOF FLEXIBLE SEALANT.



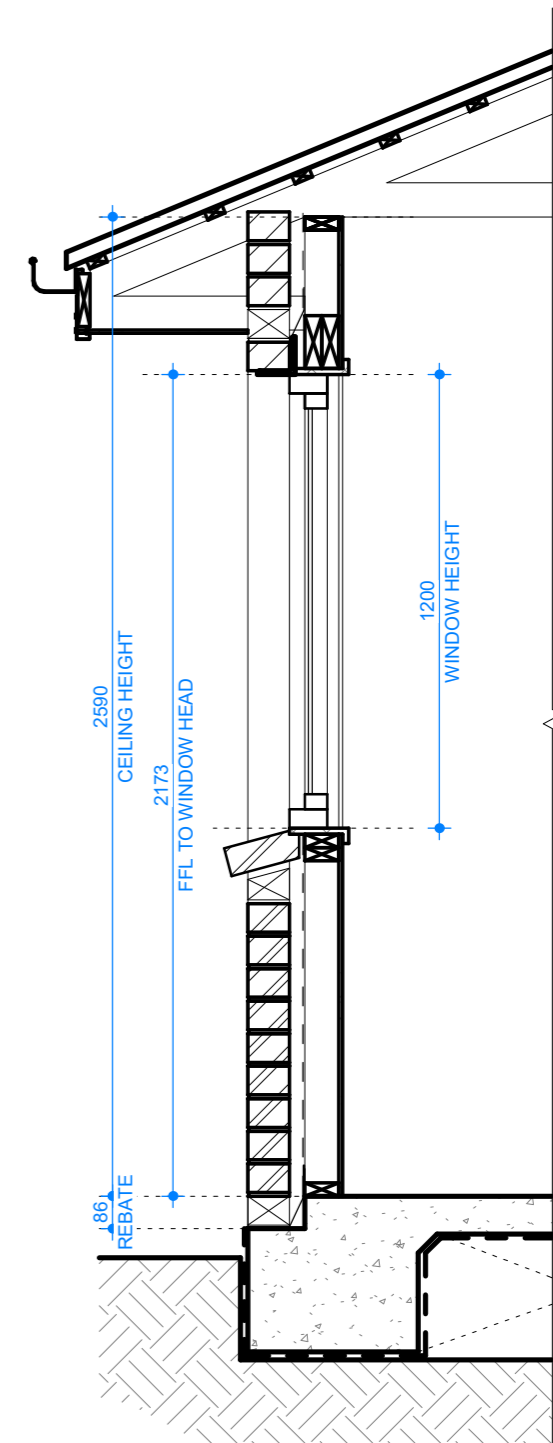
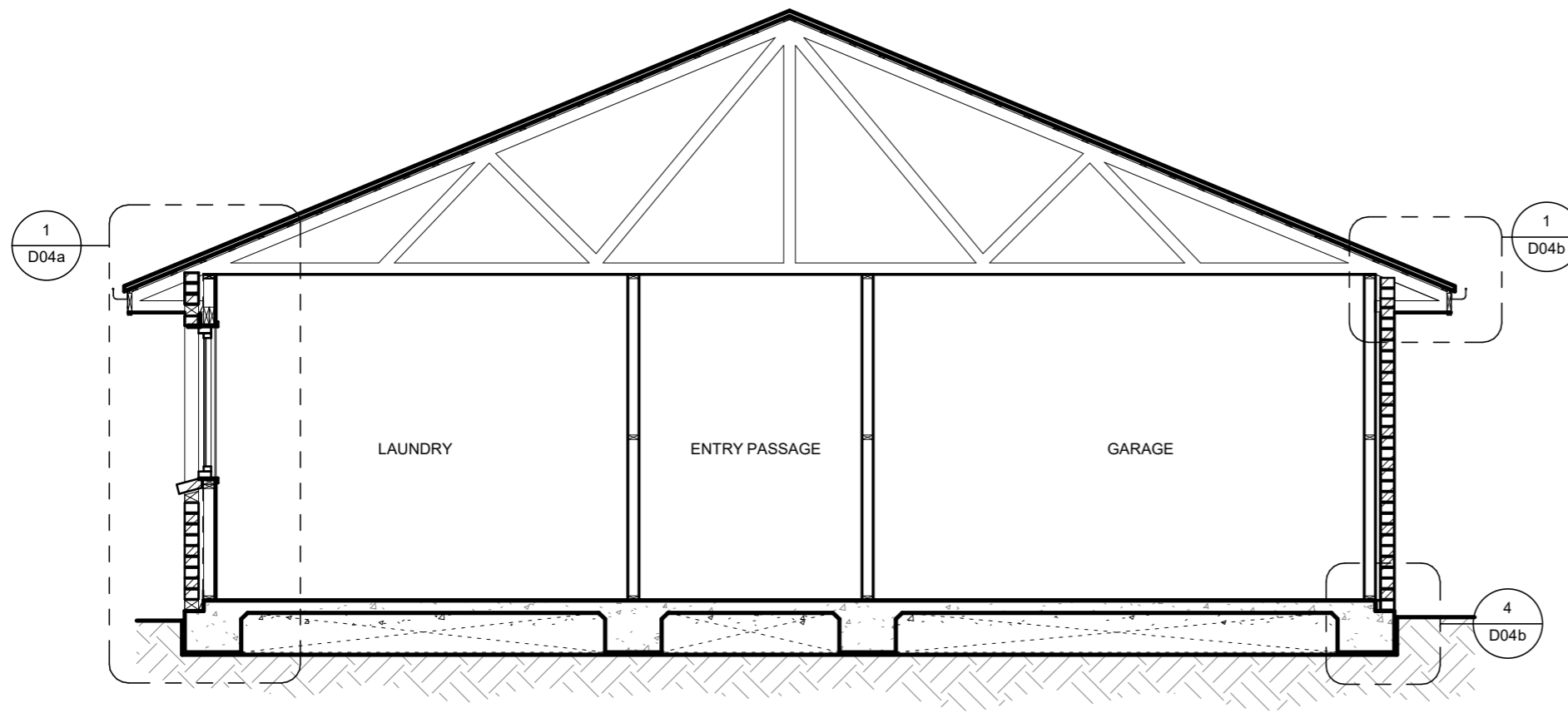
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	Client: SJM PROPERTY DEVELOPMENTS		04/07/2024 10:45:22 am	SHEET SIZE
Location: 9 FRESNE WAY, SORELL TAS 7172			SCALE 1 : 100	SHEET SIZE A3
Drawing: ELEVATIONS - NOTES			JOB No: 491N	Issue A03
			All dimensions to be verified on site	Drwg No: D03b

1/37 Ascot Dr, Huntingfield TAS 7055

P +61 3 6289 6601



A SECTION
D02 1 : 50

1 TYP. SLAB REBATE DETAIL
D04a 1 : 20

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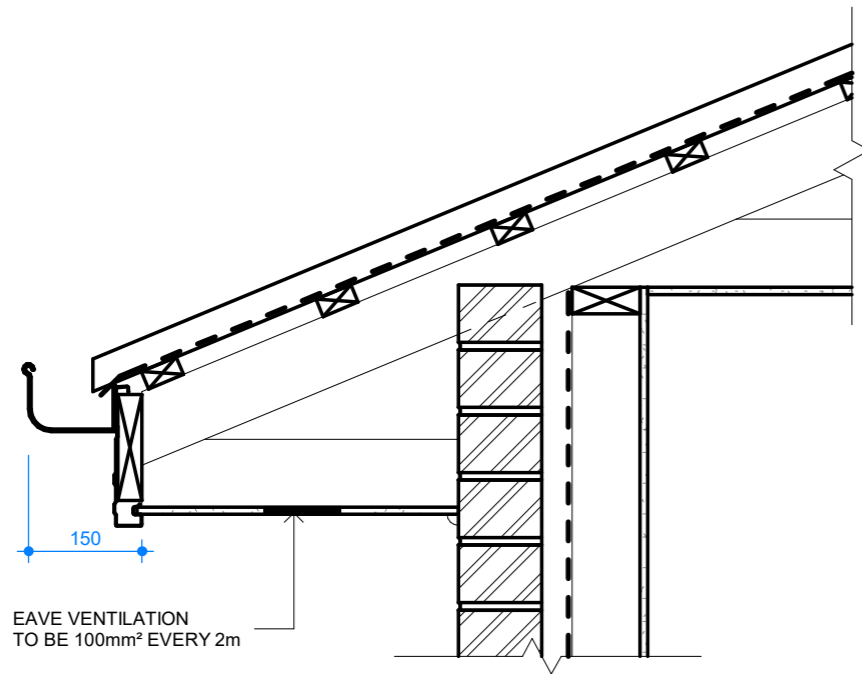
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Home: **HPS-ABELIA-12.5(05H.02)**
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Location: **9 FRESNE WAY, SORELL TAS 7172**
Drawing: **SECTIONS**

Facade: **C-BYRON 02-STONE**

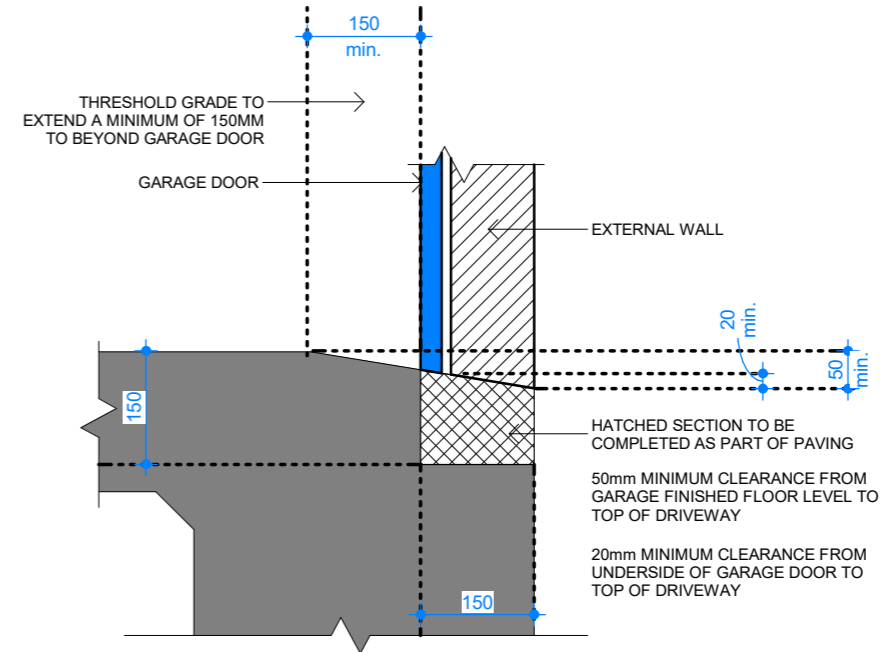
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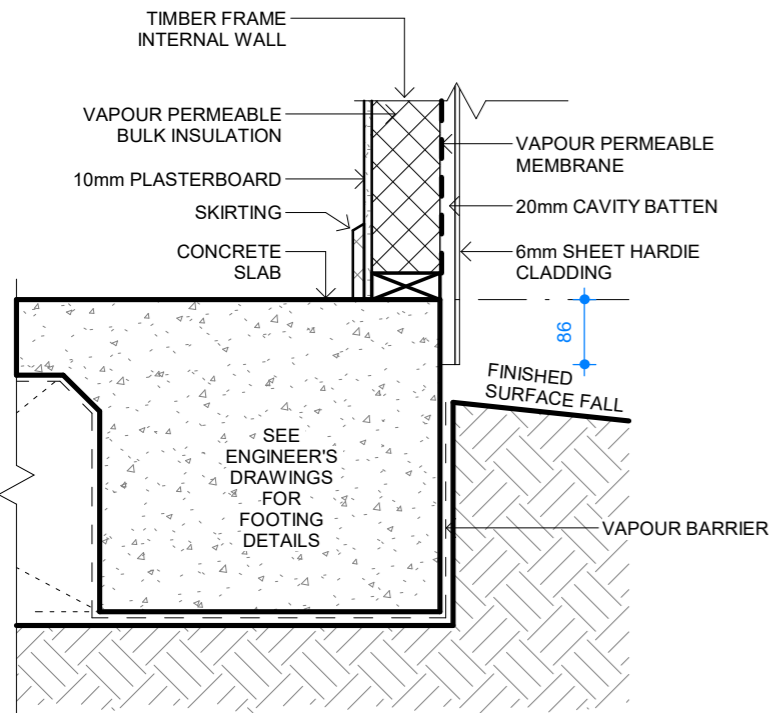
1 TYP. GUTTER DETAIL -TOP OF WALL

D04a 1:10



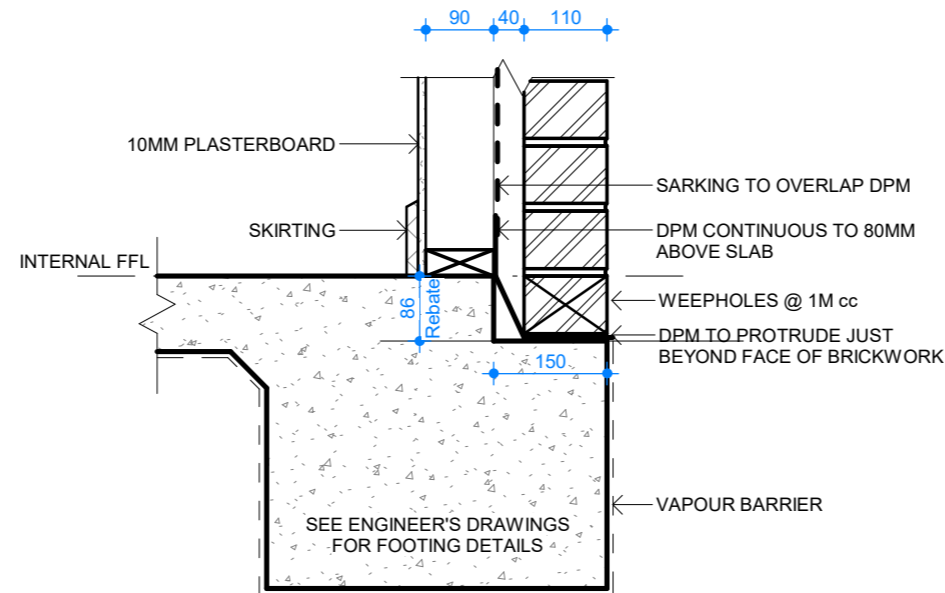
3 GARAGE GRADED THRESHOLD DETAIL

D02 1:10



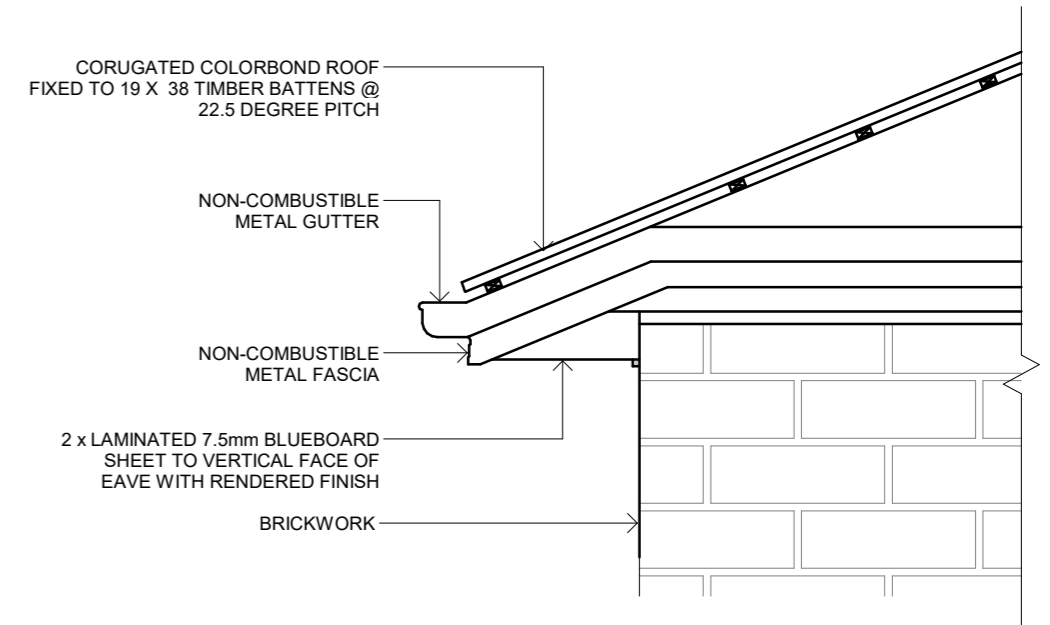
2 TYP. SLAB REBATE DETAIL

1:10



4 TYP. SLAB REBATE DETAIL

D04a 1:10



EAVES DETAIL 1.0m

1:10

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Drawing: SECTIONS - TYPICAL

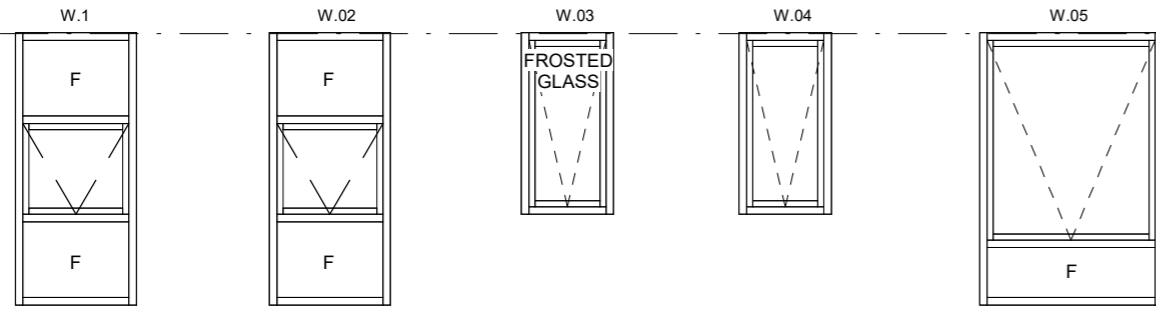
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02-STONE

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WINDOW 2173 AFFL
HEAD HT

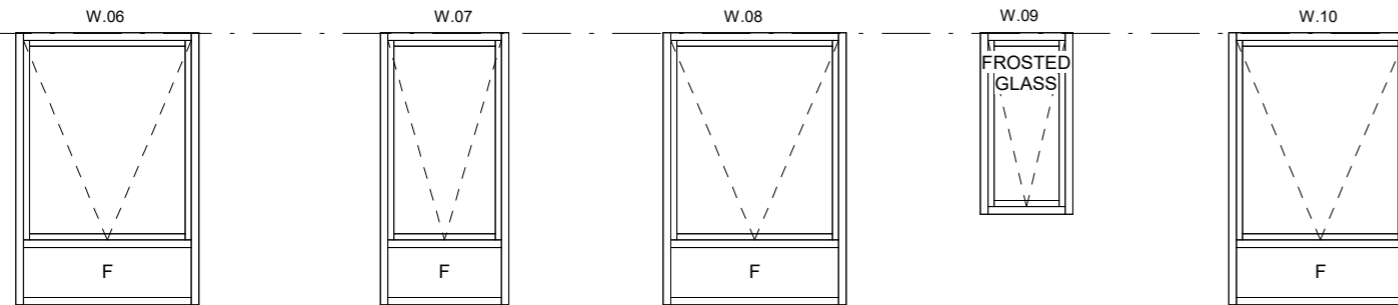


FFL 0

WINDOW SCHEDULE

WINDOW NO.	DESCRIPTION	HEIGHT	WIDTH	HEAD HEIGHT
W.01	1 Panel Wide Awning Window - 1 Opening Sash, Fixed Top & Bottom Panel	1800	800	2173
W.02	1 Panel Wide Awning Window - 1 Opening Sash, Fixed Top & Bottom Panel	1800	800	2173
W.03	1 Panel Wide Awning Window - 1 Opening Sash Only	1200	610	2173
W.04	1 Panel Wide Awning Window - 1 Opening Sash Only	1200	610	2173
W.05	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	1210	2173
W.06	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	1210	2173
W.07	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	850	2173
W.08	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	1210	2173
W.09	1 Panel Wide Awning Window - 1 Opening Sash Only	1200	610	2173
W.10	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	1210	2173

WINDOW 2173 AFFL
HEAD HT



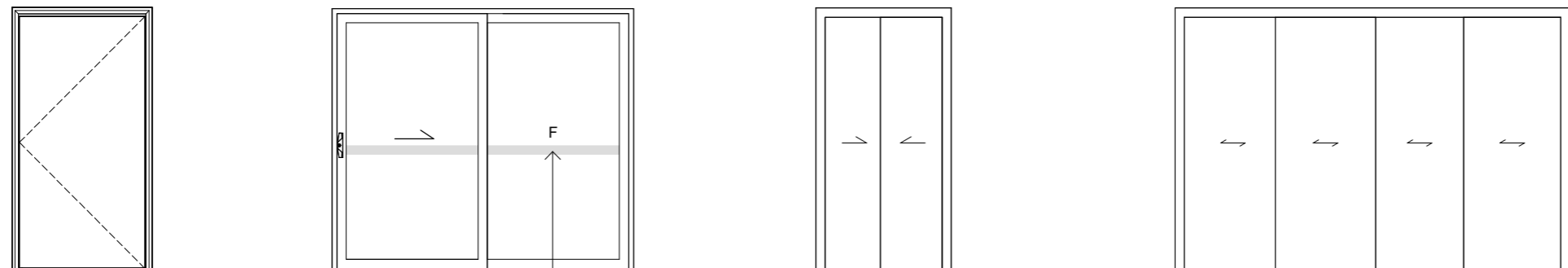
FFL 0

DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT
D.01	DT1	Single Swing Solid-Core Door	1020	2040
D.02	DT1	Single Swing Solid-Core Door	1020	2040
D.03	DT3	2 Panel Robe Sliding Door	950	2040
D.04	DT3	2 Panel Robe Sliding Door	950	2040
D.05	DT1	Single Swing Solid-Core Door	1020	2040
D.06	DT1	Single Swing Solid-Core Door	1020	2040
D.07	DT1	Single Swing Solid-Core Door	1020	2040
D.08	DT4	4 Panel Robe Sliding Door	3060	2040
D.09	DT1	Single Swing Solid-Core Door	1020	2040
D.10	DT3	2 Panel Robe Sliding Door	1854	2140
D.11	DT3	2 Panel Robe Sliding Door	1854	2140
D.12	DT1	Single Swing Solid-Core Door	1020	2040
D.13	DT2	Glazed Aluminium Sliding Door - 1 Fixed Panel	2450	2110

WINDOW SCHEDULE

1 : 50



FFL 0

DT1
SOLID CORE TIMBER
SINGLE SWING DOOR

DT2
GLAZED ALUMINIUM
SLIDING DOOR (FOR
ORIENTATION
REFER TO BUILDING
ELEVATIONS)

SOLID
IDENTIFICATION
STRIP 75mm WIDE

DT3
2 PANEL ROBE/LINEN
SLIDING DOOR

DT4
4 PANEL ROBE/LINEN
SLIDING DOOR

DOOR TYPE ELEVATION

1 : 50

IMPORTANT NOTES:

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1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
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Date Received: 04/07/2024

NOTES:

- SOLID IDENTIFICATION STRIP 75mm WIDE REQUIRED TO GLAZING BETWEEN 900mm TO 1000mm FFL FOR PREVENTION OF ACCIDENTAL MOVEMENT.
- WINDOW & DOOR GLAZING SPECIFICATIONS:
 - ESSENTIAL 52mm AWNING WINDOW (CLEAR DOUBLE GLAZED) - U-VALUE=4.1 SHGC=0.57
 - SIGNATURE 100mm SLIDING DOOR (CLEAR DOUBLE GLAZED) - U-VALUE=3.6 SHGC=0.66

Home: HPS-ABELIA-12.5(05H.02)

Client: SJM PROPERTY DEVELOPMENTS

Location: 9 FRESNE WAY, SORELL TAS 7172

Drawing: WINDOW & DOOR SCHEDULE

Facade: C-BYRON
02-STONE

DRAWING DETAILS

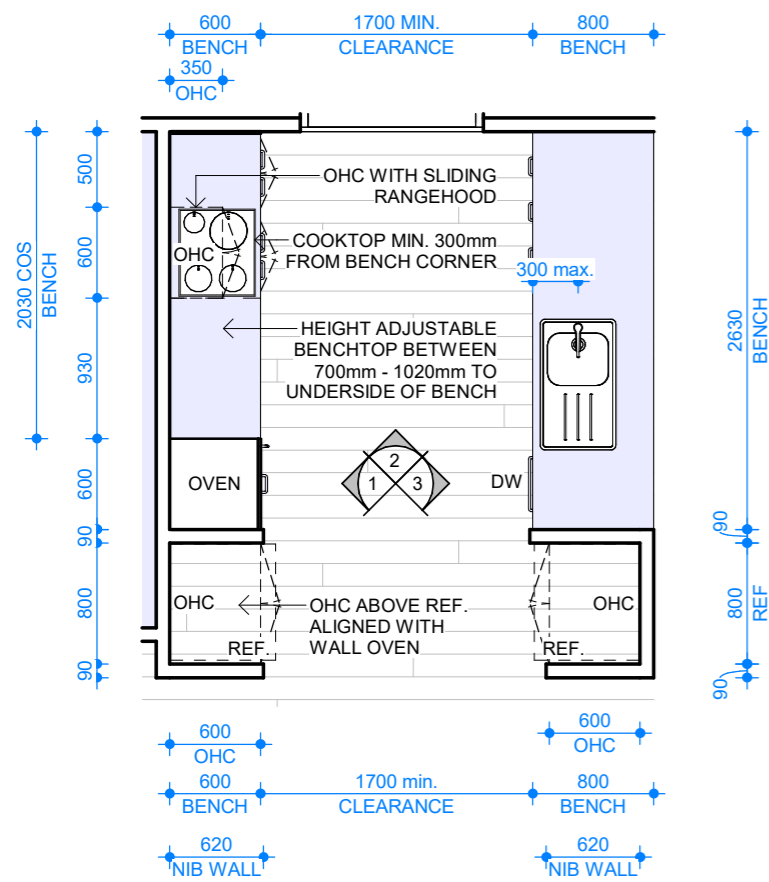
04/07/2024 10:45:23 am

SCALE SHEET SIZE
As indicated A3

JOB No: 491N

Drwg No: D05 Issue A03

All dimensions to be verified on site



KITCHEN PLAN

1 : 50

D PULL HANDLE:
D PULL CUPBOARD HANDLES TO ALL CUPBOARDS UNLESS NOTED OTHERWISE

PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

C.O.S. DIMENSION:
ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE

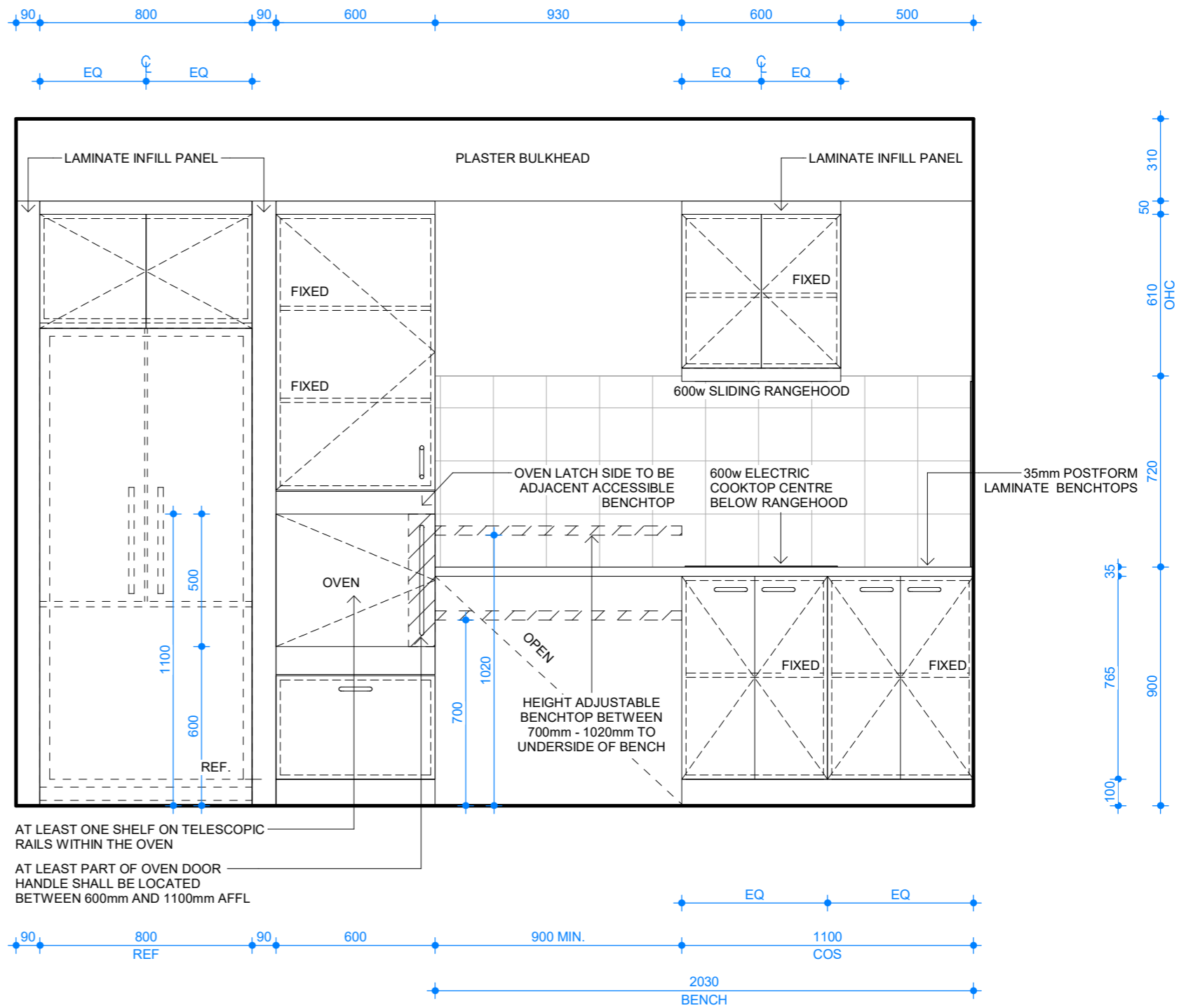
BENCHTOP:
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

IMPORTANT NOTES:

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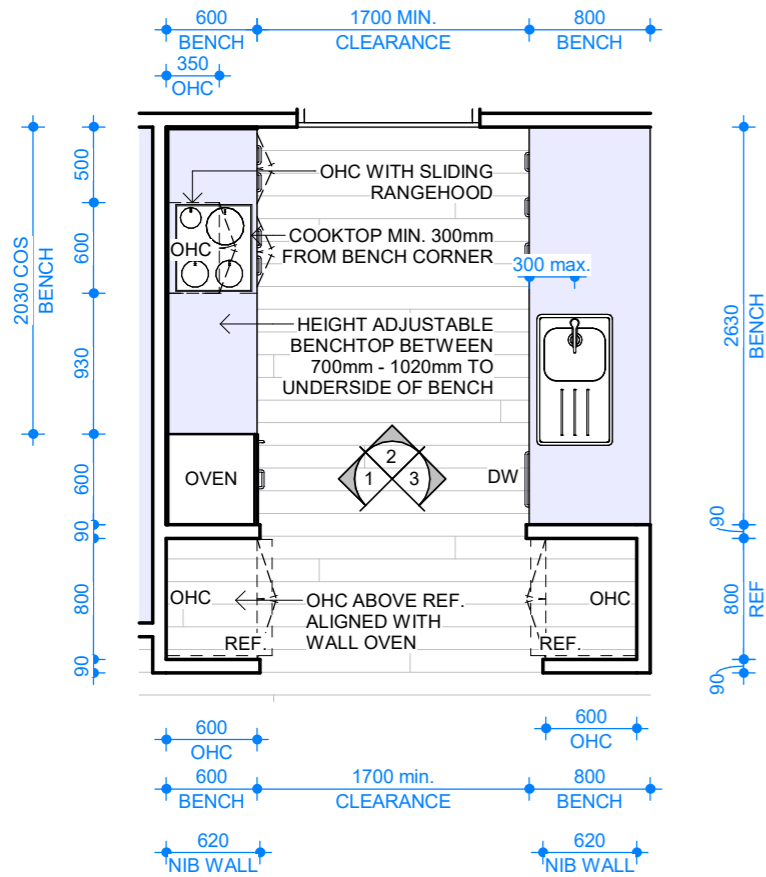
1 KITCHEN ELEVATION

D06a 1 : 20

AT LEAST ONE SHELF ON TELESCOPIC RAILS WITHIN THE OVEN
AT LEAST PART OF OVEN DOOR HANDLE SHALL BE LOCATED BETWEEN 600mm AND 1100mm AFFL

Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

Home: HPS-ABELIA-12.5(05H.02) Client: SJM PROPERTY DEVELOPMENTS Location: 9 FRESNE WAY, SORELL TAS 7172	Facade: C-BYRON 02-STONE	DRAWING DETAILS	
		04/07/2024 10:45:23 am	
Drawing: INTERNAL ELEVATIONS - KITCHEN	All dimensions to be verified on site	SCALE	SHEET SIZE
		As indicated	A3
JOB No: 491N		Drwg No: D06a	Issue A03



KITCHEN PLAN

1 : 50

D PULL HANDLE:

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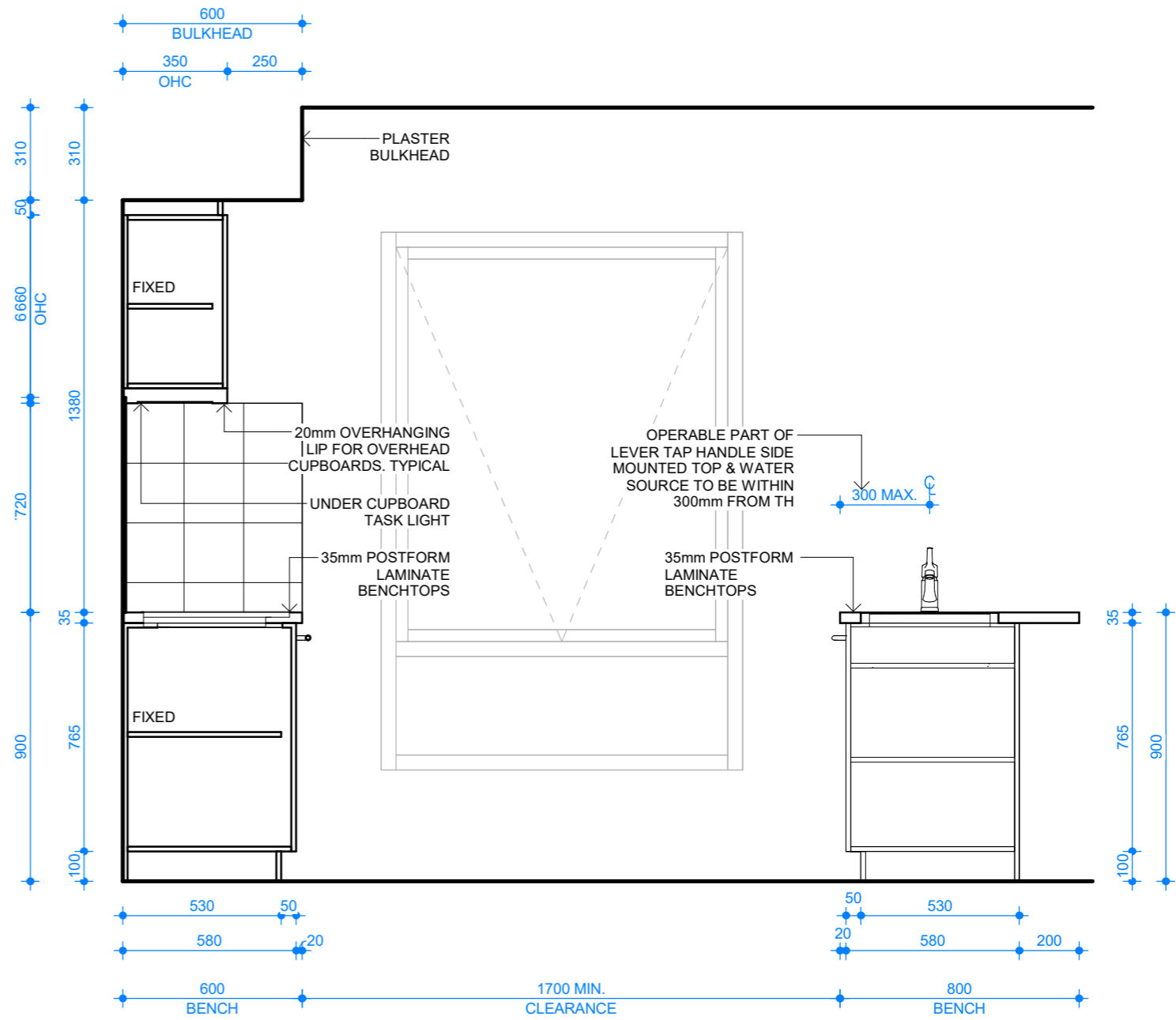
PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

C.O.S. DIMENSION:

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BENCHTOP:

35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)



2 KITCHEN ELEVATION

D06a 1 : 20

Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

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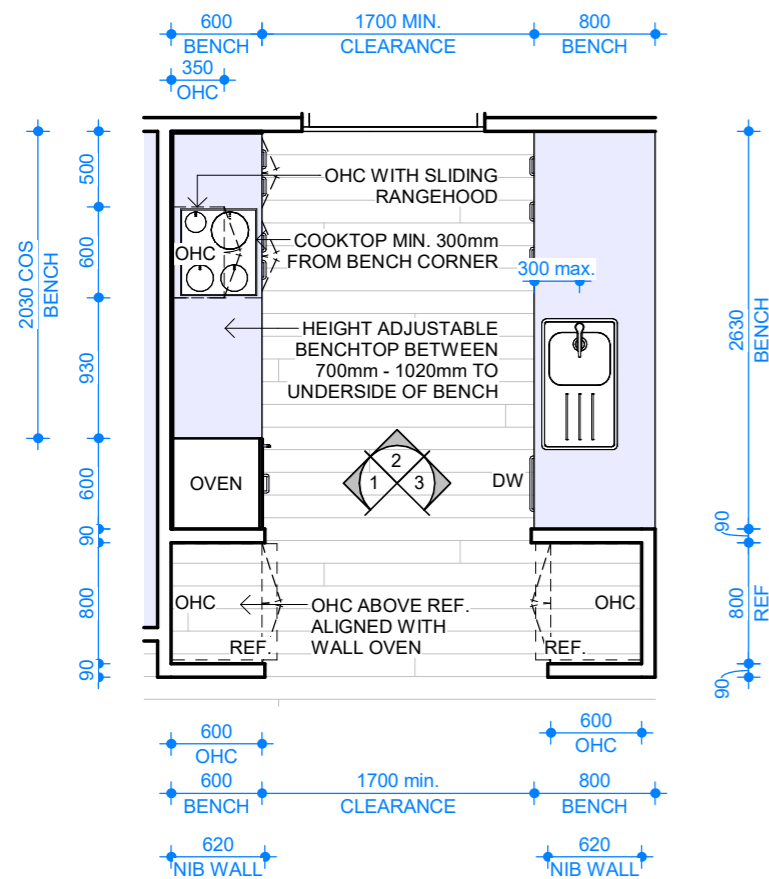
Home: HPS-ABELIA-12.5(05H.02)
Client: SJM PROPERTY DEVELOPMENTS
Location: 9 FRESNE WAY, SORELL TAS 7172

Facade: C-BYRON
02-STONE

Drawing: INTERNAL ELEVATIONS - KITCHEN

DRAWING DETAILS	
04/07/2024 10:45:24 am	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	491N
Drwg No:	D06b Issue A03

All dimensions to be verified on site



KITCHEN PLAN

1 : 50

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PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

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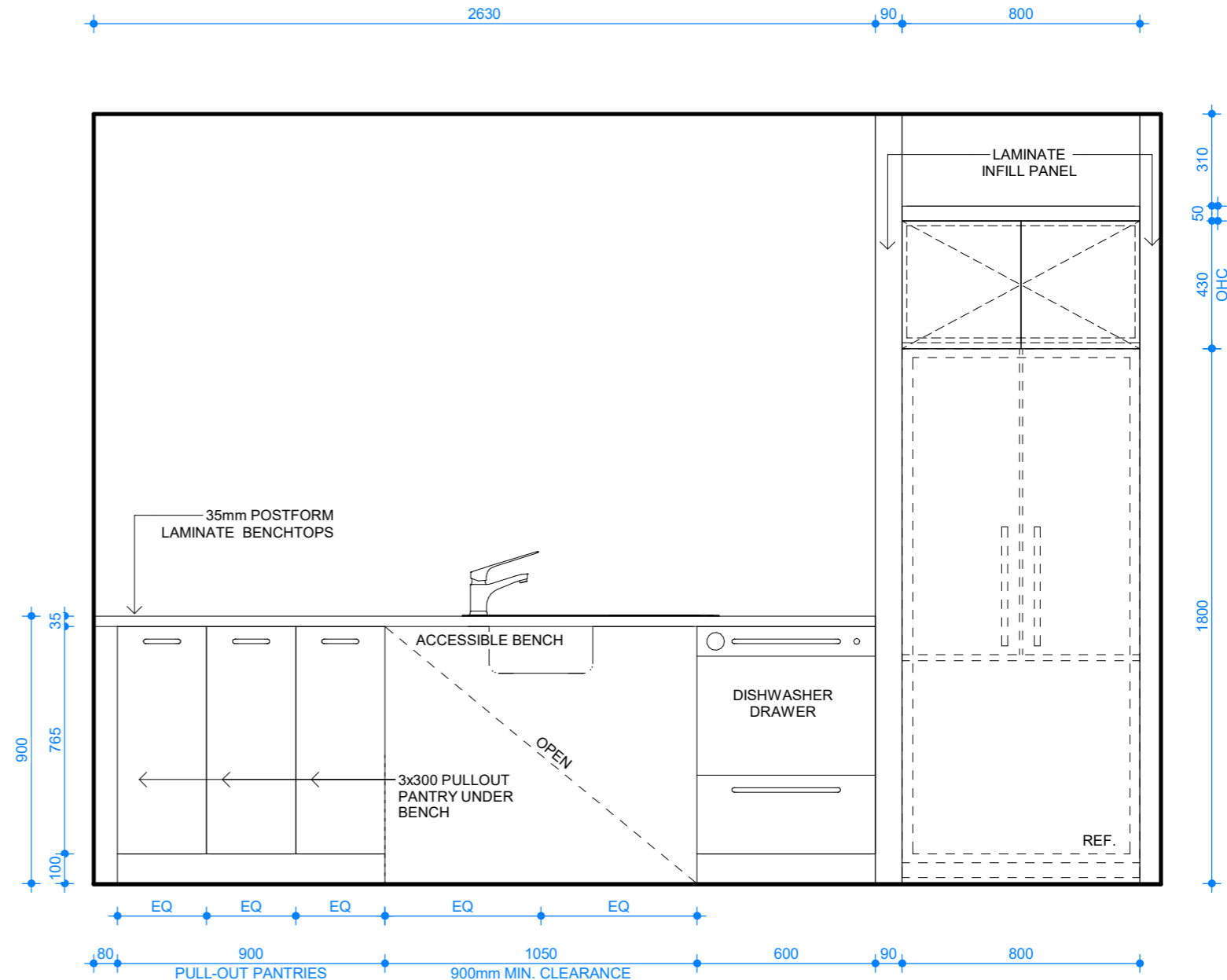
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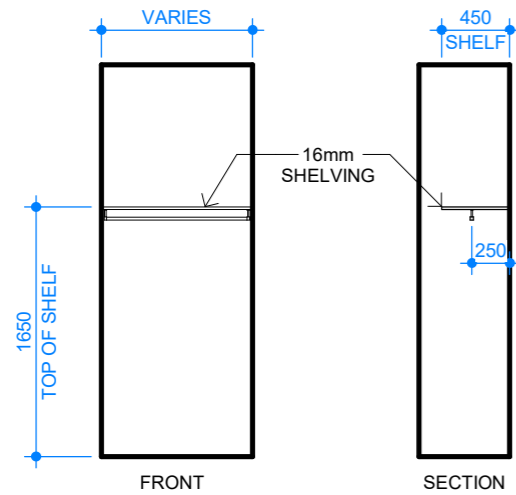
3 KITCHEN ELEVATION

D06a 1 : 20

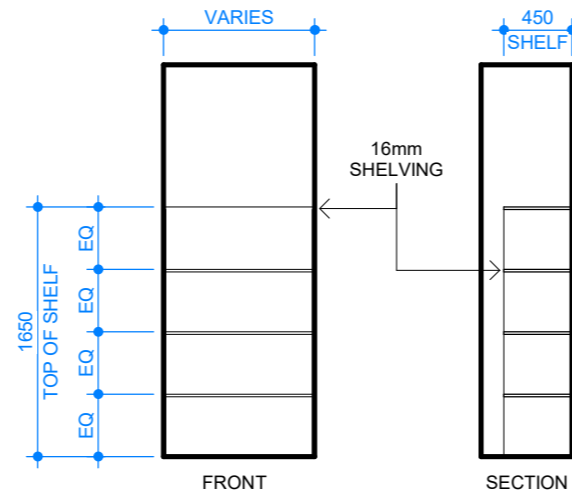
Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

	Home: HPS-ABELIA-12.5(05H.02)	Facade: C-BYRON 02-STONE	DRAWING DETAILS	
	Client: SJM PROPERTY DEVELOPMENTS	Location: 9 FRESNE WAY, SORELL TAS 7172	04/07/2024 10:45:24 am	
Drawing: INTERNAL ELEVATIONS - KITCHEN			SCALE: As indicated	SHEET SIZE: A3
			JOB No: 491N	
			Drwg No: D06c	Issue: A03

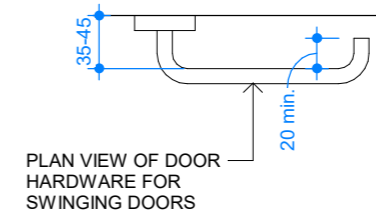
All dimensions to be verified on site



TYPICAL ROBE
1 : 50



TYPICAL LINEN
1 : 50



TYPICAL DOOR HARDWARE
1 : 5

D PULL HANDLE:
D PULL CUPBOARD HANDLES TO ALL CUPBOARDS UNLESS NOTED OTHERWISE

PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS


C.O.S. DIMENSION:
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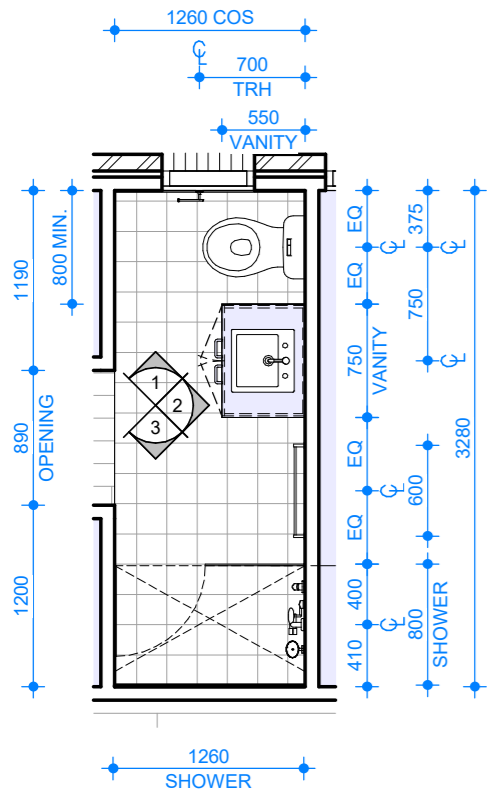
BENCHTOP:
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

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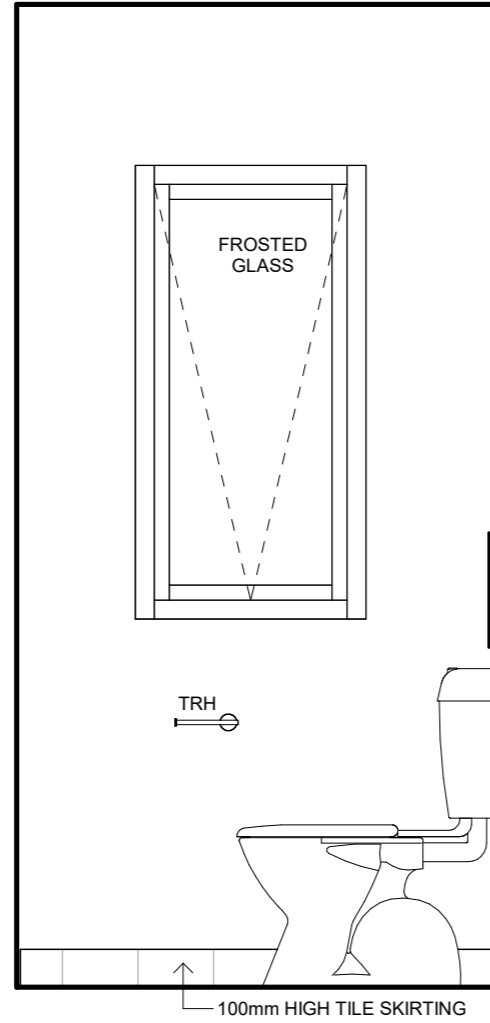
Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: HPS-ABELIA-12.5(05H.02)	Facade: C-BYRON 02-STONE	DRAWING DETAILS	
	Client: SJM PROPERTY DEVELOPMENTS			04/07/2024 10:45:25 am
Location: 9 FRESNE WAY, SORELL TAS 7172			SCALE	SHEET SIZE
Drawing: INTERNAL ELEVATIONS - TYPICAL			As indicated	A3
			JOB No: 491N	
			Drwg No: D06d	Issue A03
			All dimensions to be verified on site	



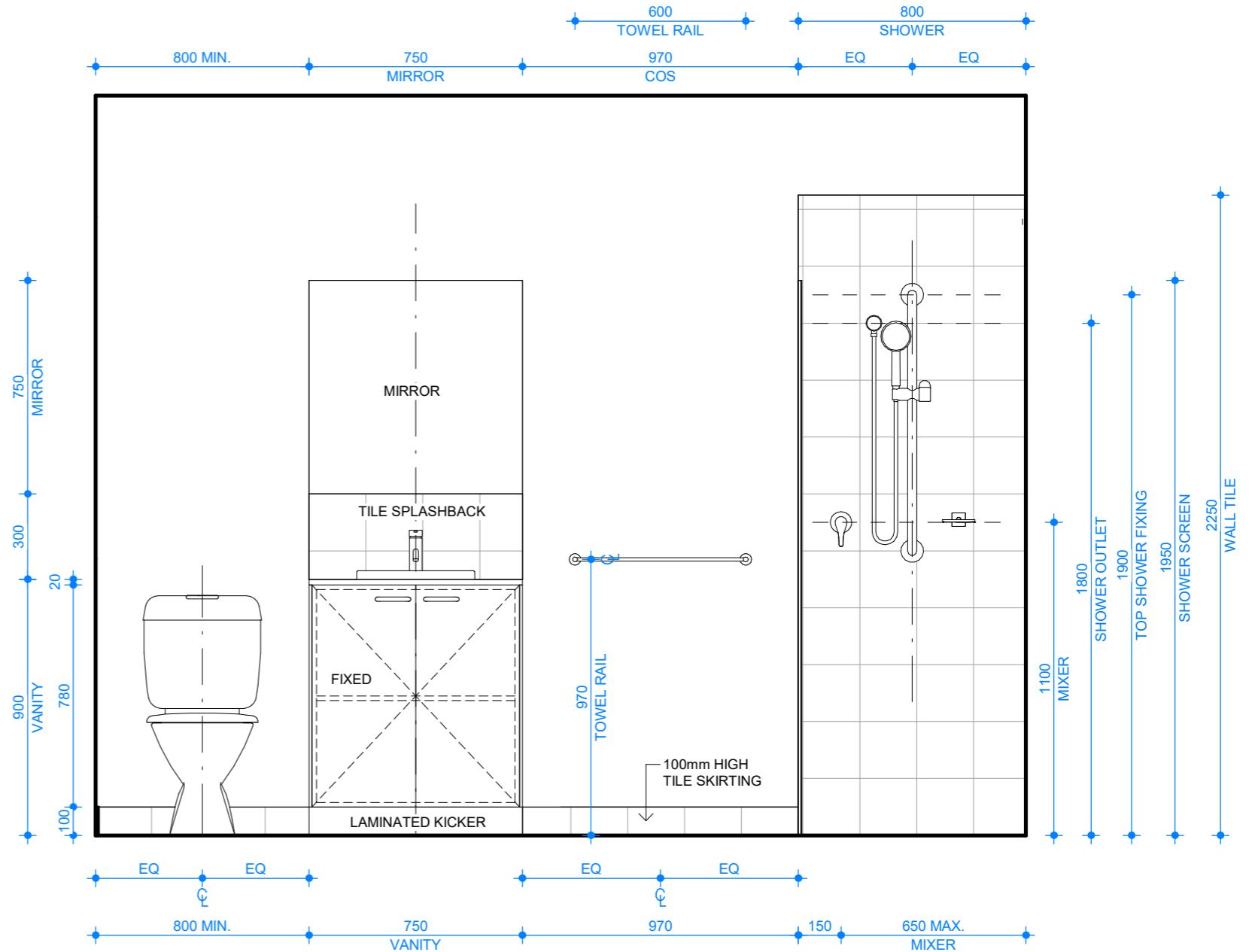
WC PLAN

1 : 50



1 WC ELEVATION

D07a 1 : 20



2 WC ELEVATION

D07a 1 : 20

D PULL HANDLE:
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PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

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BENCHTOP:
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Home: **HPS-ABELIA-12.5(05H.02)**
Client: **SJM PROPERTY DEVELOPMENTS**
Location: **9 FRESNE WAY, SORELL TAS 7172**

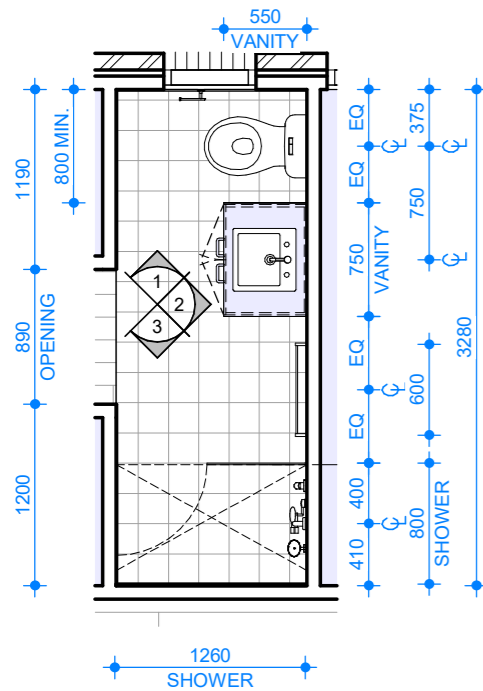
Facade: **C-BYRON 02-STONE**

Drawing: **WET AREA ELEVATIONS - WC**

DRAWING DETAILS	
04/07/2024 10:45:25 am	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	491N
Drwg No:	D07a
Issue	A03

All dimensions to be verified on site

Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024



WC PLAN
1 : 50

D PULL HANDLE:
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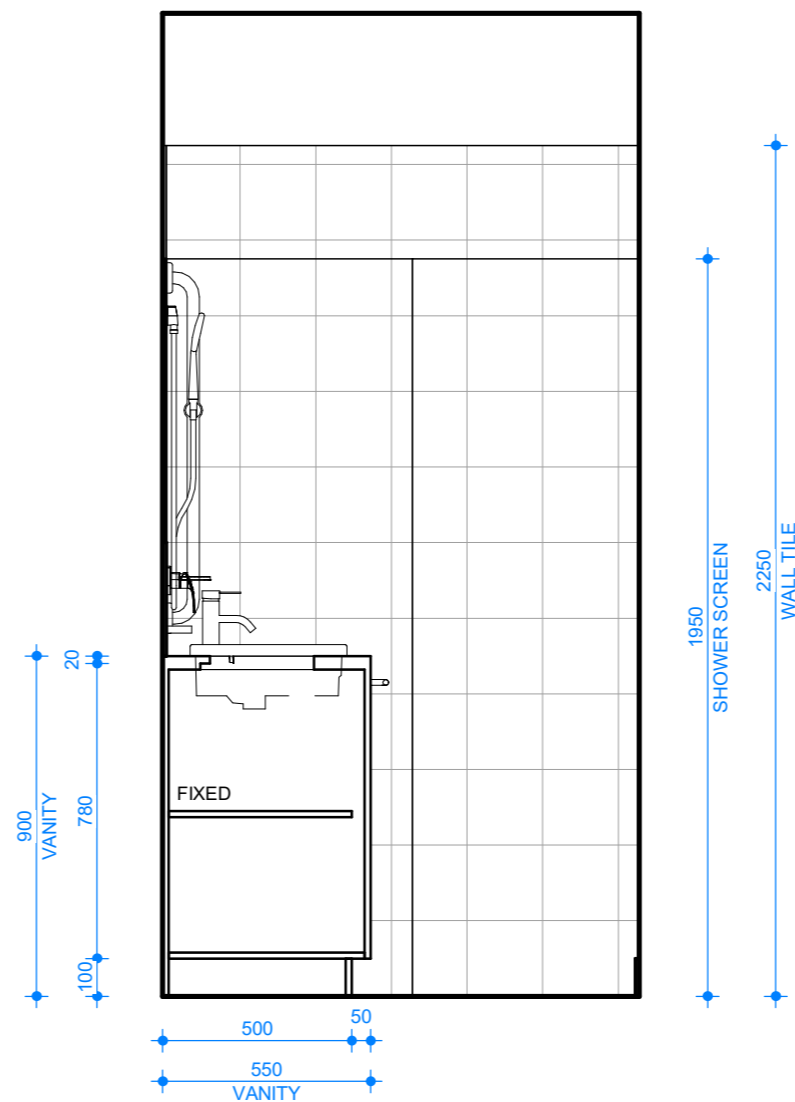
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3 WC ELEVATION
D07a 1 : 20

Sorell Council
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Plans Reference: P2
Date Received: 04/07/2024



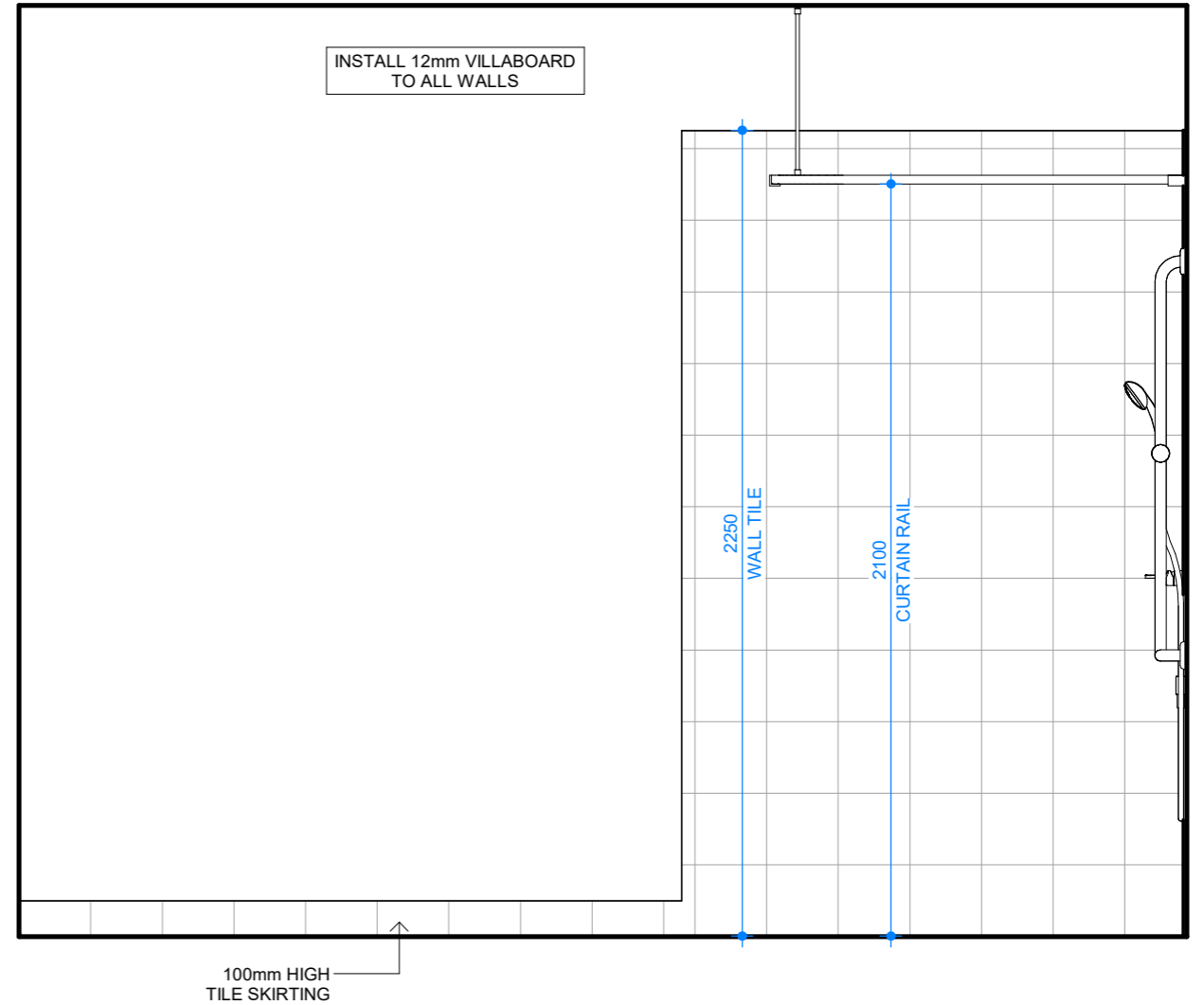
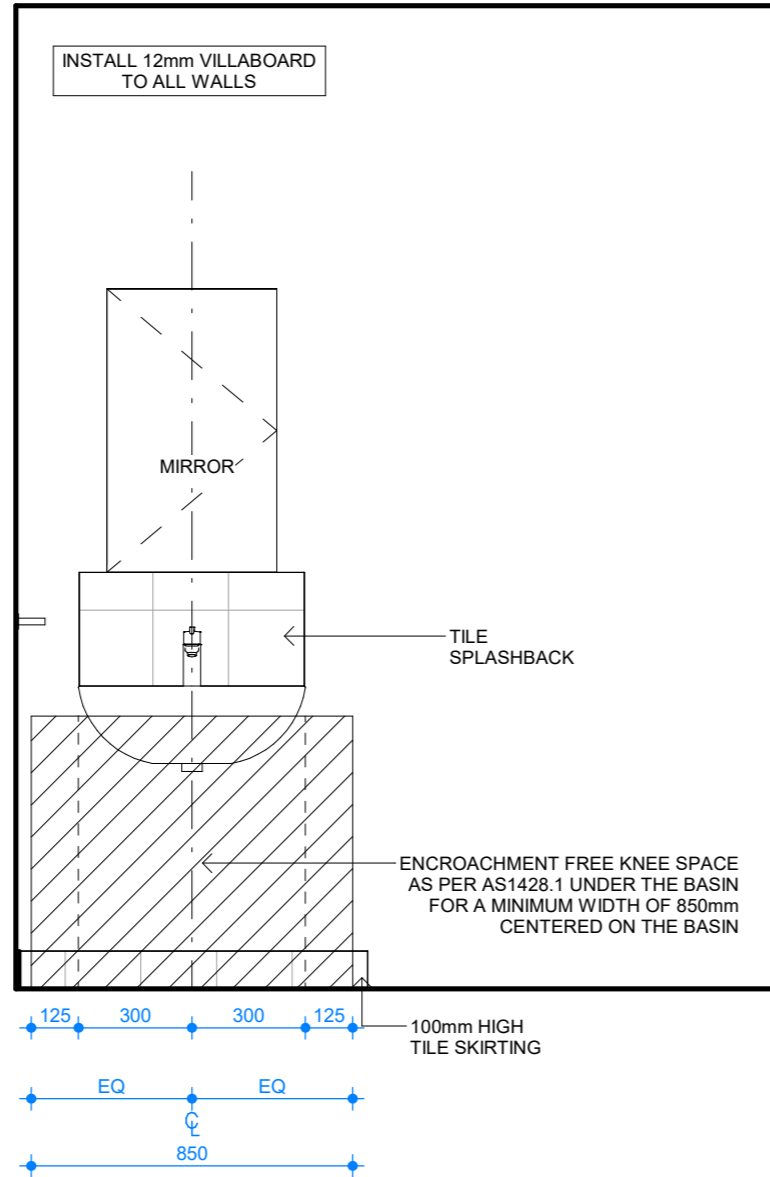
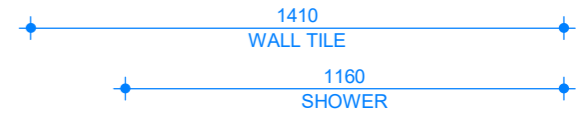
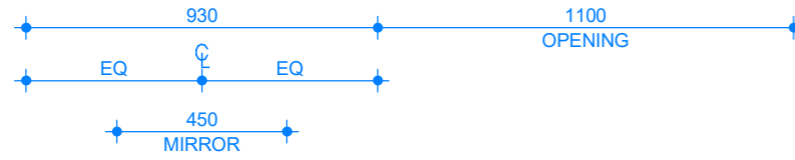
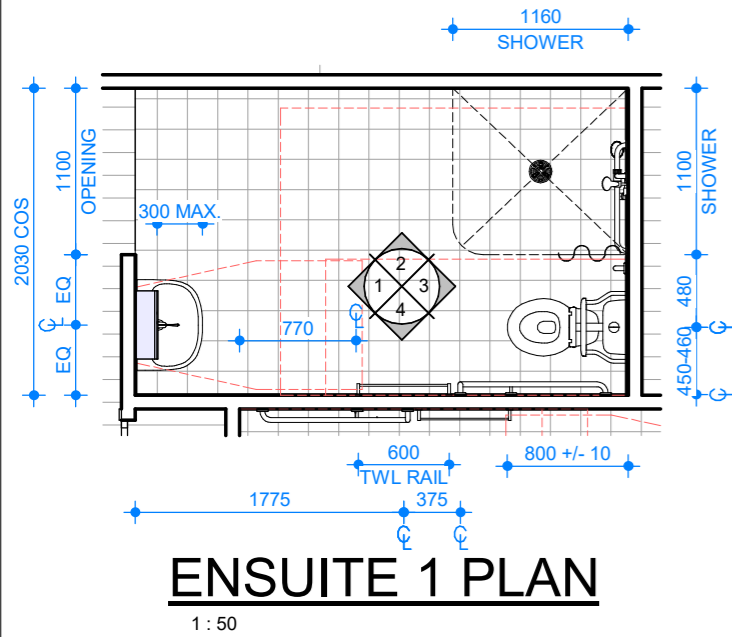
1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

Home: **HPS-ABELIA-12.5(05H.02)**
Client: **SJM PROPERTY DEVELOPMENTS**
Location: **9 FRESNE WAY, SORELL TAS 7172**

Facade: **C-BYRON 02-STONE**

Drawing: **WET AREA ELEVATIONS - WC**

DRAWING DETAILS	
04/07/2024 10:45:26 am	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	491N
Drwg No:	D07b Issue A03
All dimensions to be verified on site	



D PULL HANDLE:
D PULL CUPBOARD HANDLES TO ALL CUPBOARDS UNLESS NOTED OTHERWISE

PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

C.O.S. DIMENSION:
ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE

BENCHTOP:
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

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P +61 3 6289 6601

Home: HPS-ABELIA-12.5(05H.02)
Client: SJM PROPERTY DEVELOPMENTS
Location: 9 FRESNE WAY, SORELL TAS 7172

Facade: C-BYRON
02-STONE

Drawing: WET AREA ELEVATIONS - ENSUITE 1

Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

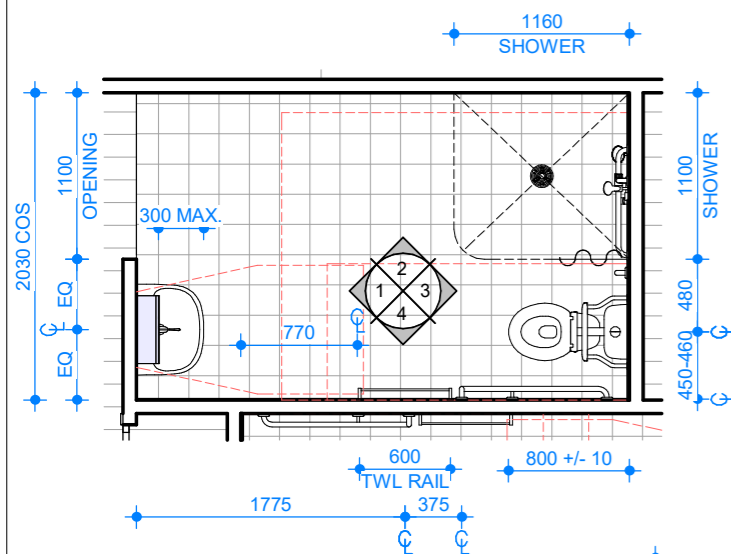
DRAWING DETAILS

04/07/2024 10:45:26 am
SCALE: As indicated
SHEET SIZE: A3

JOB No: 491N

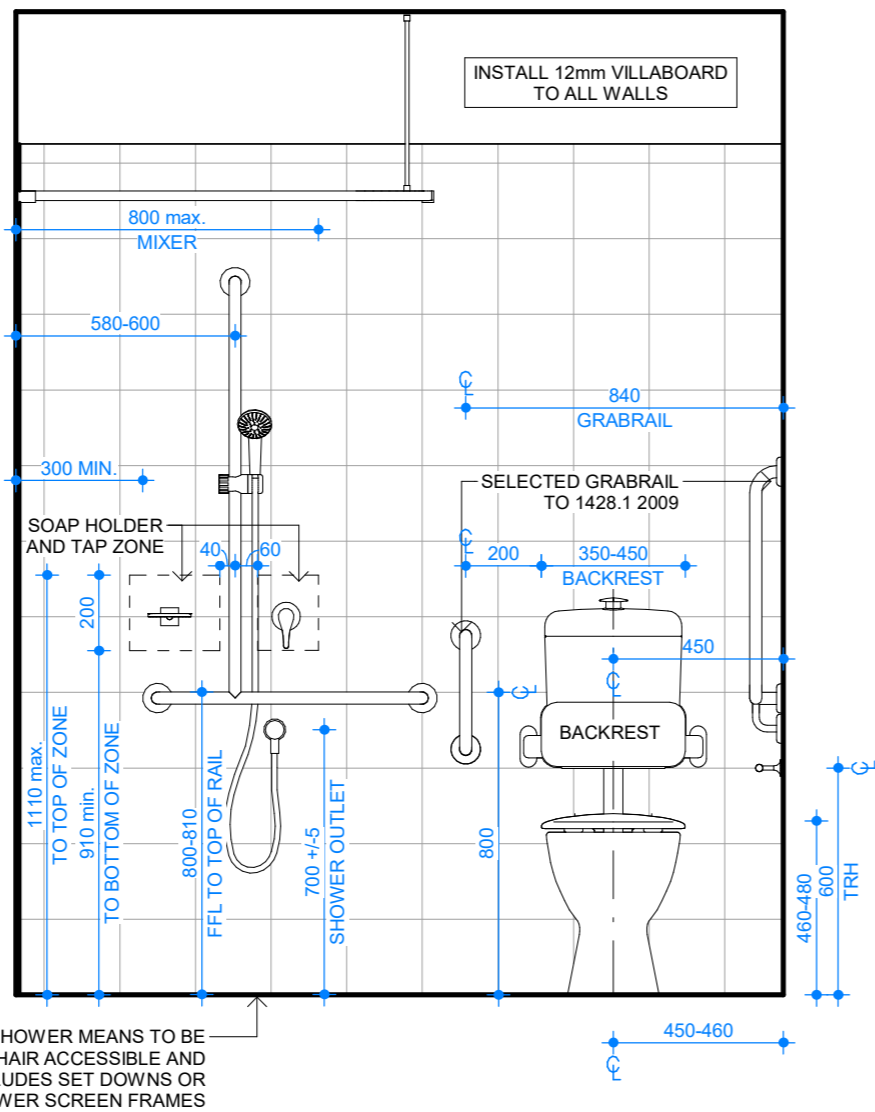
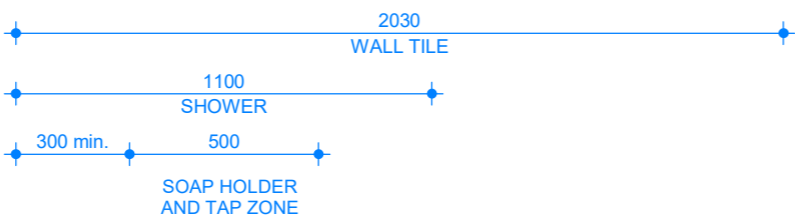
Drwg No: D07c Issue A03

All dimensions to be verified on site



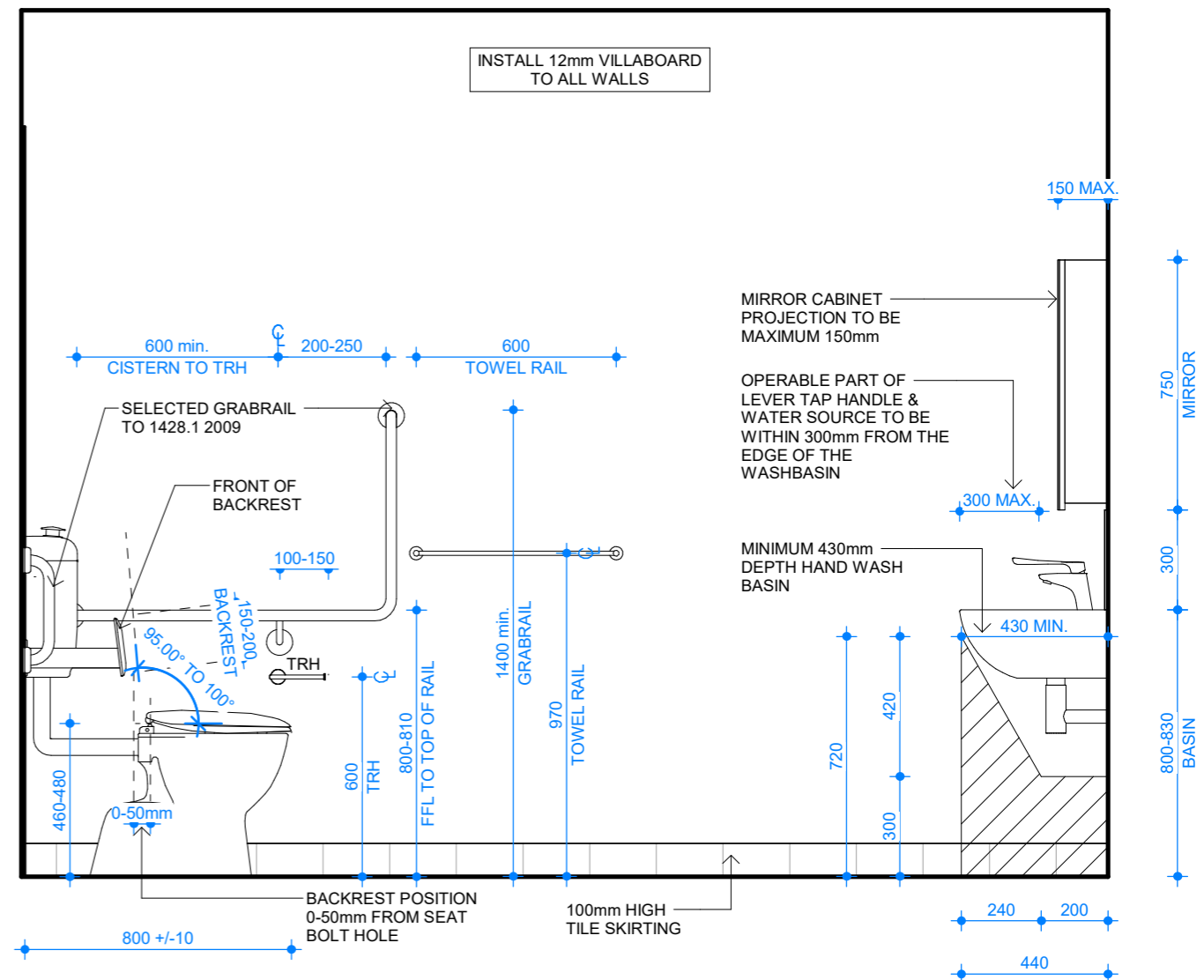
ENSUITE 1 PLAN

1 : 50



3 ENSUITE 1 ELEVATION

D07c 1 : 20



4 ENSUITE 1 ELEVATION

D07c 1 : 20

D PULL HANDLE:
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PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

C.O.S. DIMENSION:
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BENCHTOP:
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

HOBLESS SHOWER MEANS TO BE WHEELCHAIR ACCESSIBLE AND EXCLUDES SET DOWNS OR SHOWER SCREEN FRAMES

- IMPORTANT NOTES:**
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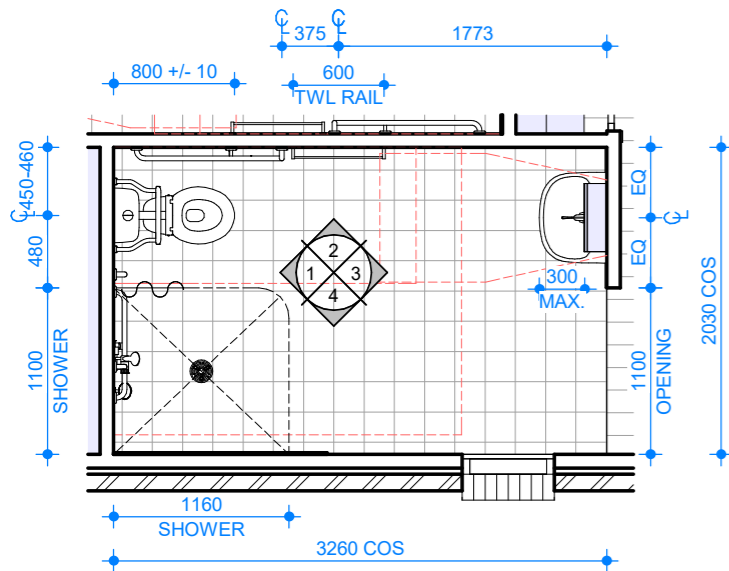
1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

Home: **HPS-ABELIA-12.5(05H.02)** Facade: **C-BYRON 02-STONE**
Client: **SJM PROPERTY DEVELOPMENTS**
Location: **9 FRESNE WAY, SORELL TAS 7172**
Drawing: **WET AREA ELEVATIONS - ENSUITE 1**

DRAWING DETAILS	
04/07/2024 10:45:27 am	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	491N
Drwg No:	D07d Issue A03

Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

All dimensions to be verified on site



ENSUITE 2 PLAN

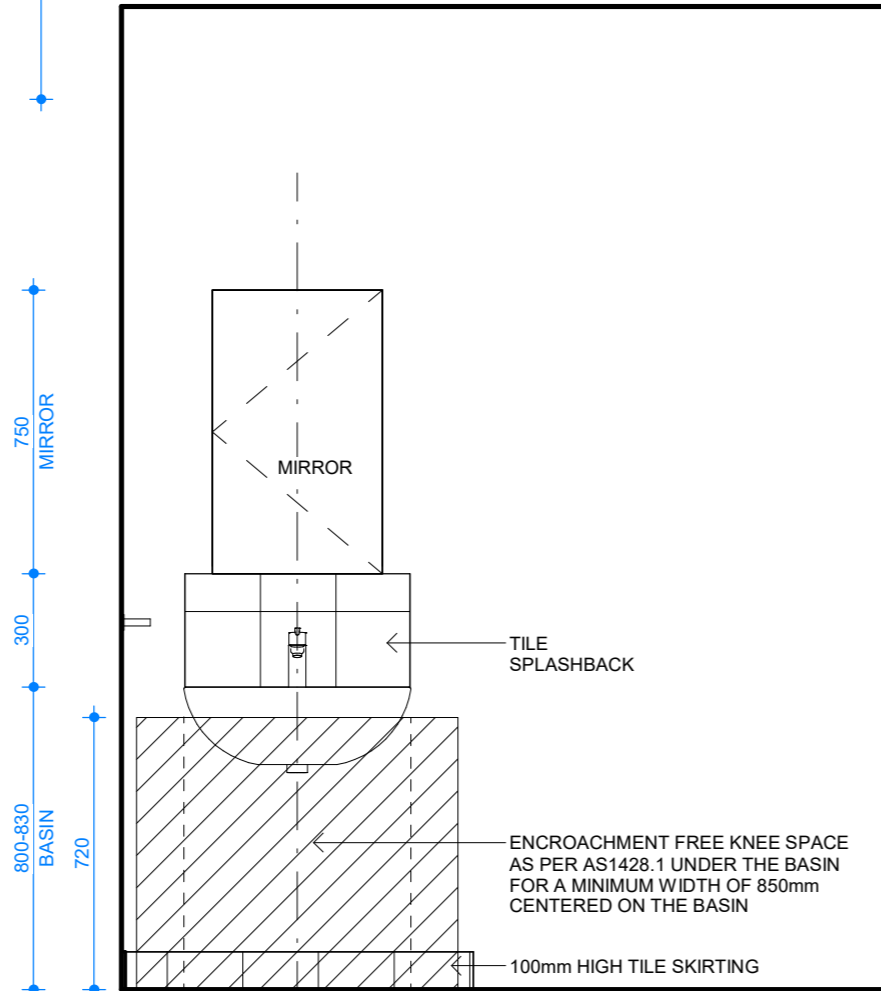
1 : 50

D PULL HANDLE:
 D PULL CUPBOARD HANDLES TO ALL CUPBOARDS UNLESS NOTED OTHERWISE

PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

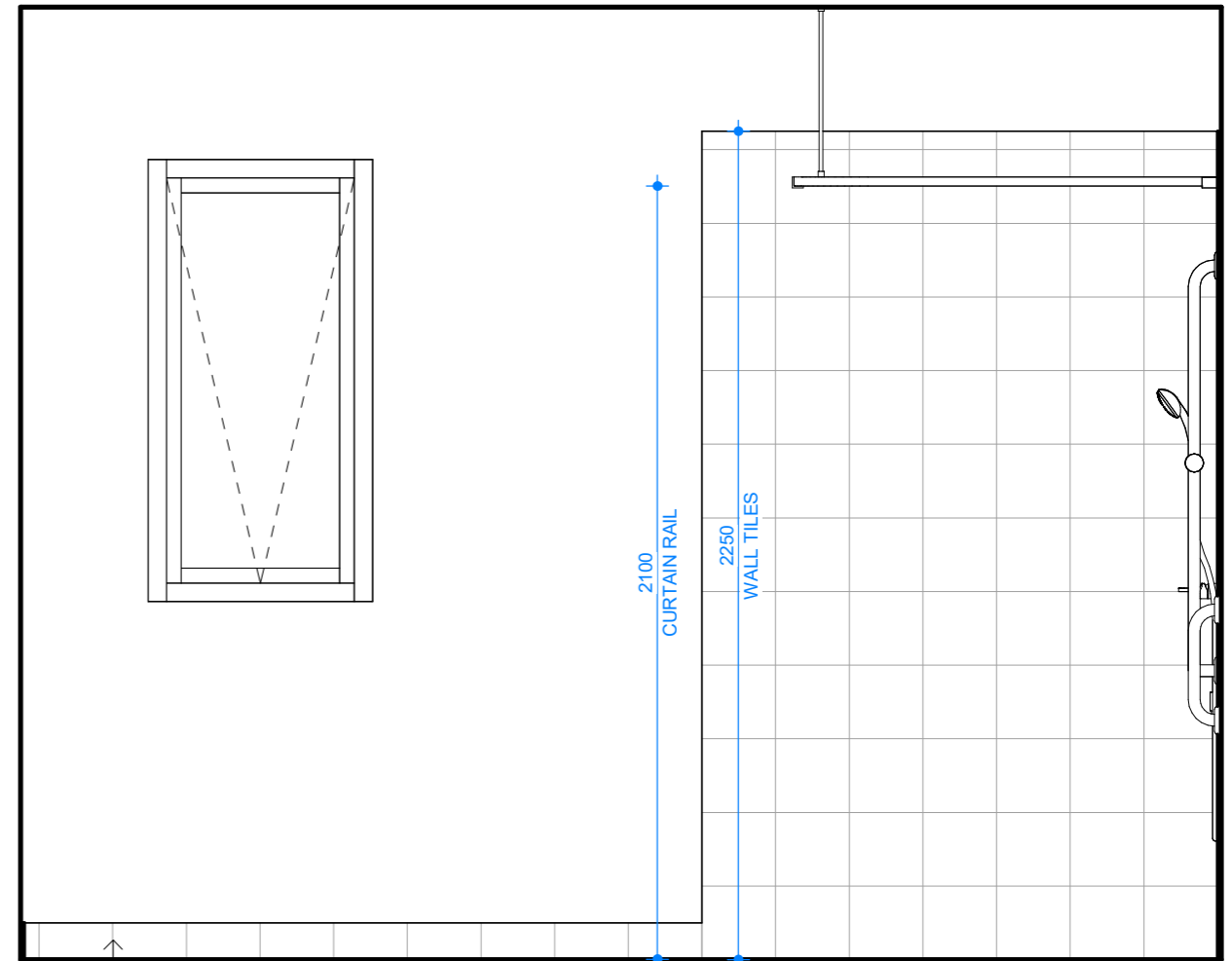
C.O.S. DIMENSION:
 ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE

BENCHTOP:
 35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)



3 ENSUITE 2 ELEVATION

D07e 1 : 20



4 ENSUITE 2 ELEVATION

D07e 1 : 20

IMPORTANT NOTES:

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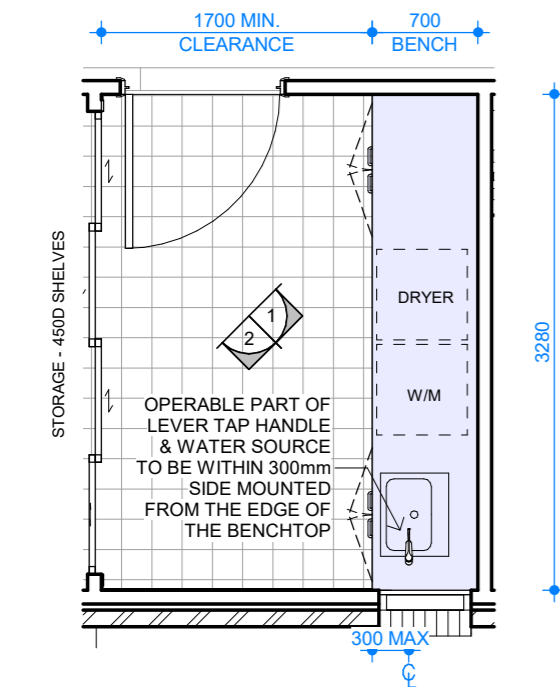
Home: **HPS-ABELIA-12.5(05H.02)**
 Client: **SJM PROPERTY DEVELOPMENTS**
 Location: **9 FRESNE WAY, SORELL TAS 7172**

Facade: **C-BYRON 02-STONE**

Drawing: **WET AREA ELEVATIONS - ENSUITE 2**

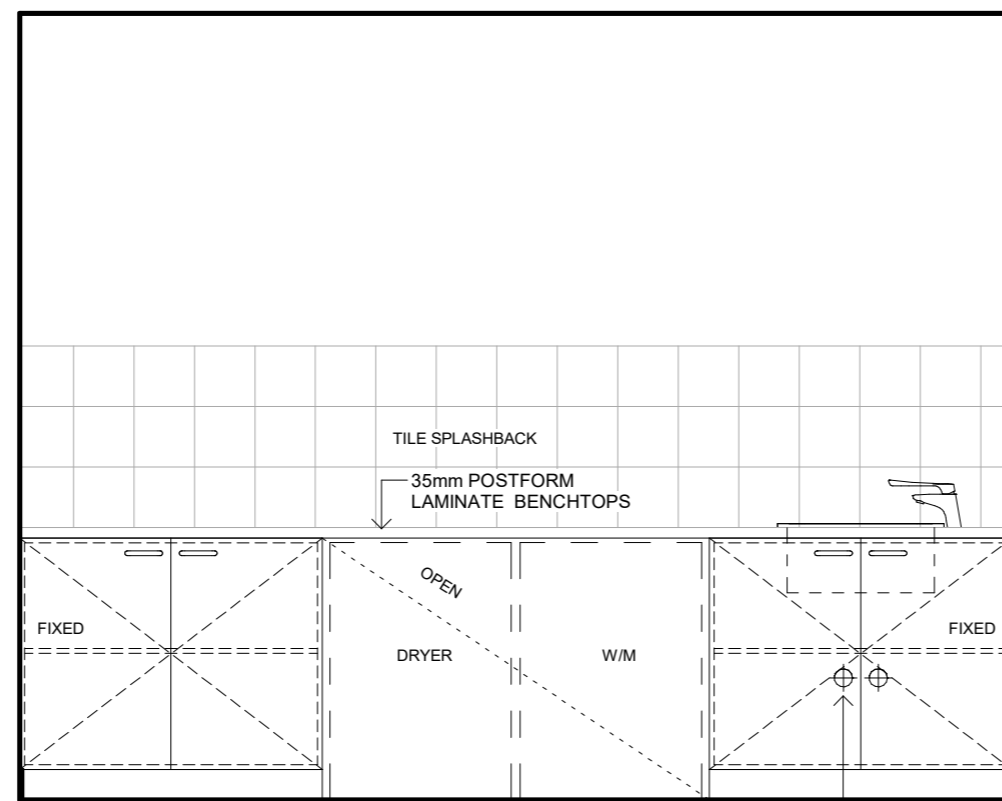
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04/07/2024 10:45:29 am	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	491N
Drwg No:	D07f Issue A03

All dimensions to be verified on site

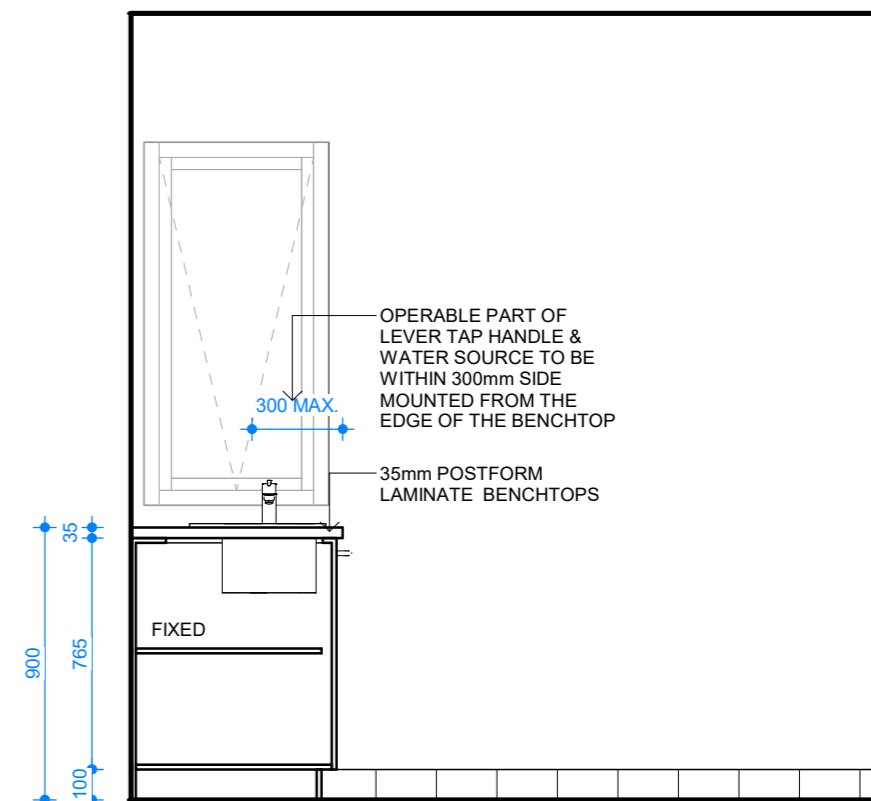


LAUNDRY PLAN

1 : 50



1 LAUNDRY ELEVATION
D07g 1 : 25



2 LAUNDRY ELEVATION
D07g 1 : 25

D PULL HANDLE:
D PULL CUPBOARD HANDLES TO ALL CUPBOARDS UNLESS NOTED OTHERWISE


PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

C.O.S. DIMENSION:
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BENCHTOP:
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

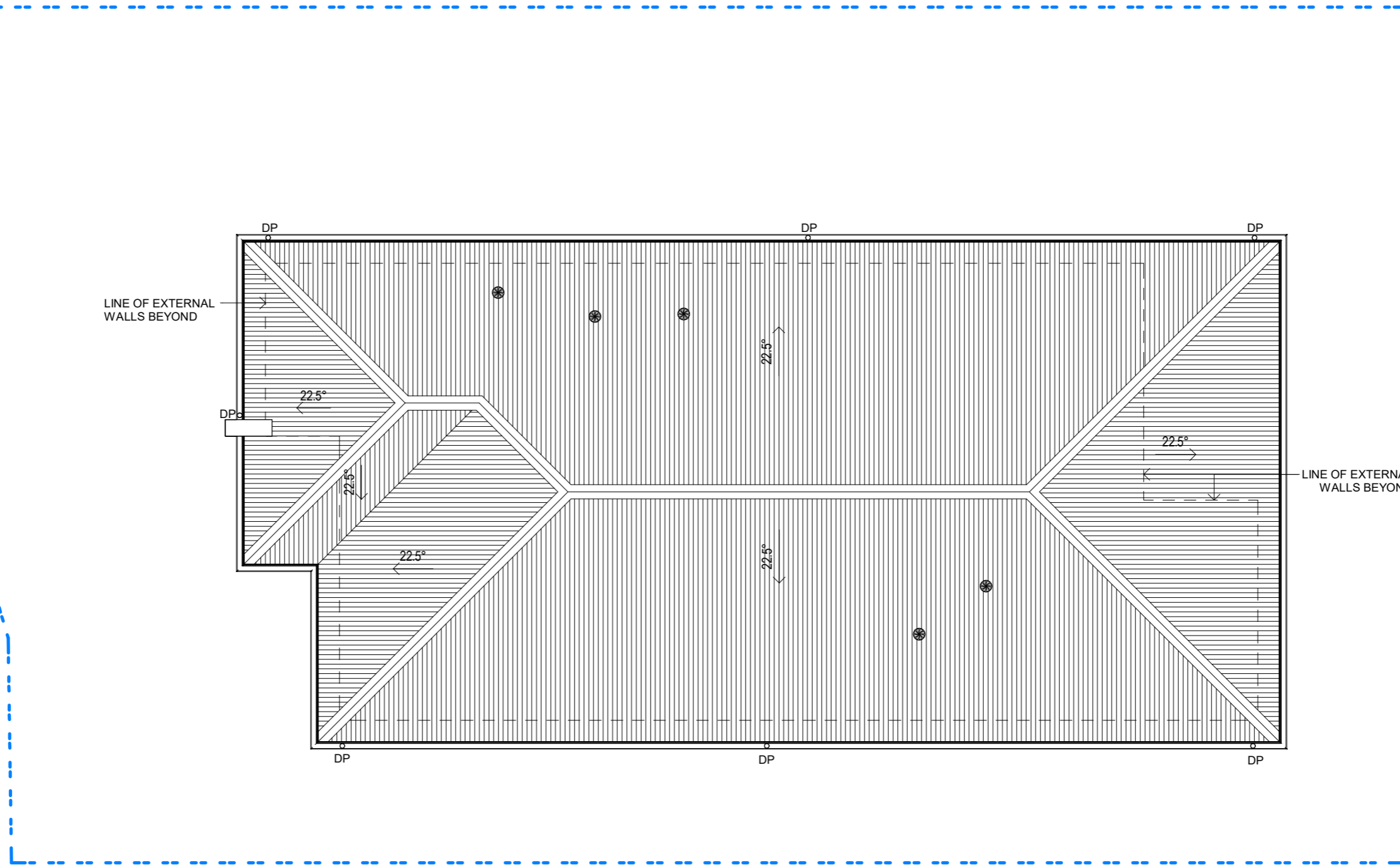
- IMPORTANT NOTES:**
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Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024

 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: HPS-ABELIA-12.5(05H.02)	Facade: C-BYRON 02-STONE	DRAWING DETAILS	
	Client: SJM PROPERTY DEVELOPMENTS			04/07/2024 10:45:29 am
	Location: 9 FRESNE WAY, SORELL TAS 7172		SCALE	SHEET SIZE
	Drawing: WET AREA ELEVATIONS - LAUNDRY		As indicated	A3
			JOB No: 491N	
			Drwg No: D07g	Issue A03

All dimensions to be verified on site

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS



ROOF PLAN

1 : 100

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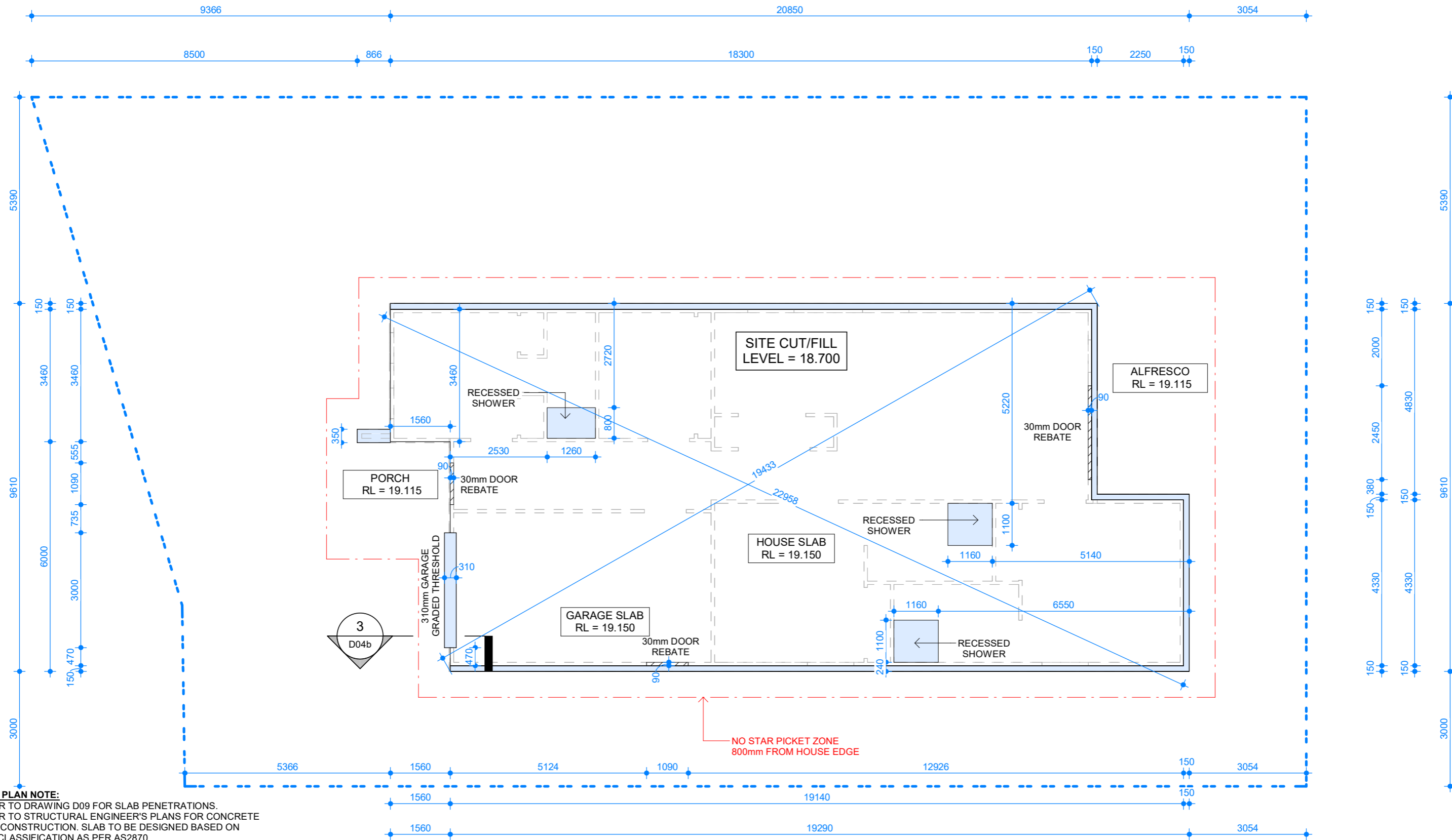
Home: **HPS-ABELIA-12.5(05H.02)**
 Client: **SJM PROPERTY DEVELOPMENTS**
 Location: **9 FRESNE WAY, SORELL TAS 7172**
 Drawing: **ROOF PLAN**

Facade: **C-BYRON
 02-STONE**



All dimensions to be verified on site

DRAWING DETAILS	
04/07/2024 10:45:30 am	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	491N
Drwg No:	D08 Issue A03



SLAB PLAN NOTE:
 REFER TO DRAWING D09 FOR SLAB PENETRATIONS.
 REFER TO STRUCTURAL ENGINEER'S PLANS FOR CONCRETE
 SLAB CONSTRUCTION. SLAB TO BE DESIGNED BASED ON
 SOIL CLASSIFICATION AS PER AS2870

SHOWER RECESS:
 SHOWER BASES TO BE
 RECESSED 50mm IN TO SLAB

SLAB PLAN

1 : 100



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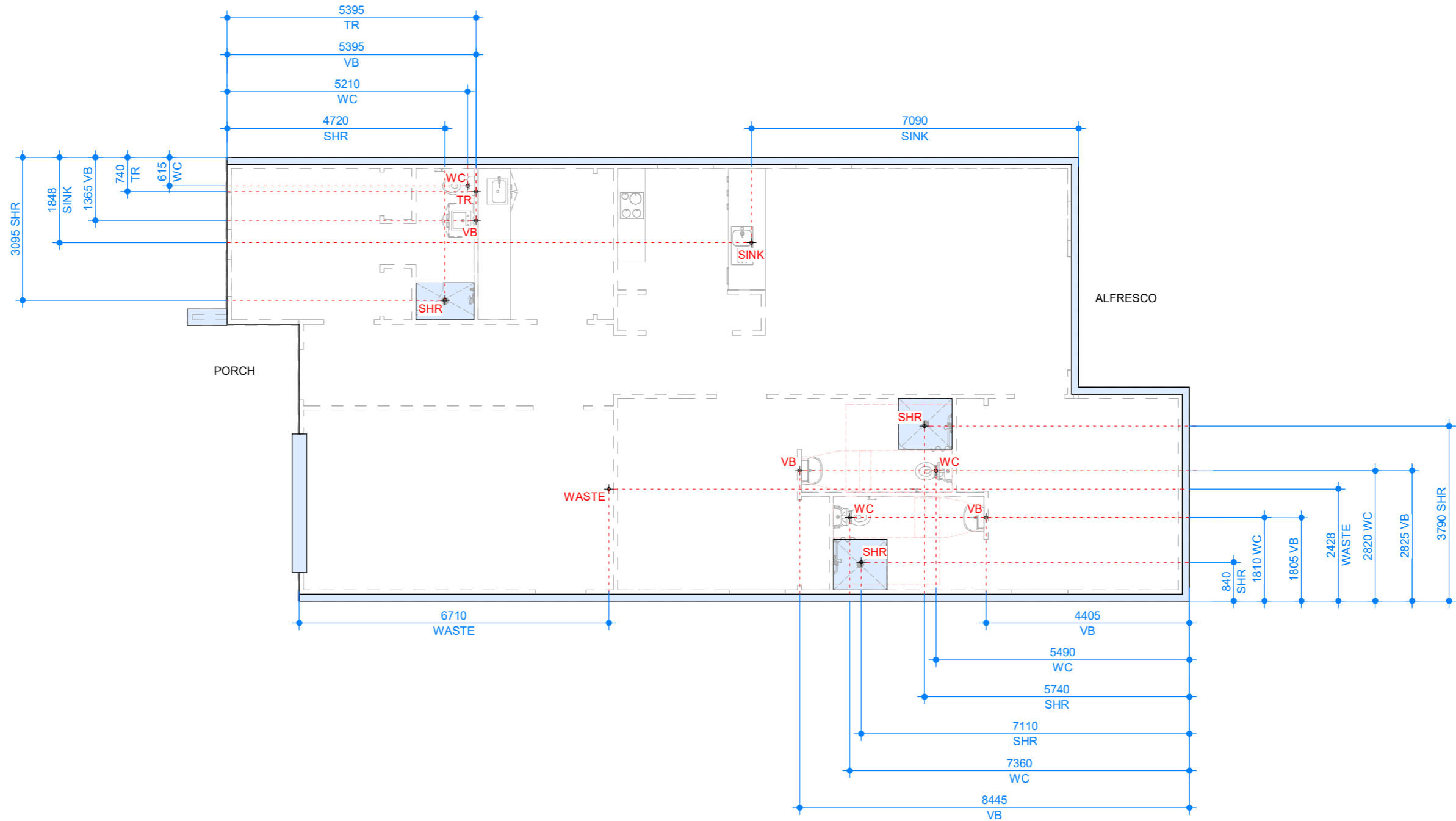
Home: **HPS-ABELIA-12.5(05H.02)**
 Client: **SJM PROPERTY DEVELOPMENTS**
 Location: **9 FRESNE WAY, SORELL TAS 7172**
 Drawing: **SLAB PLAN**

Facade: **C-BYRON
 02-STONE**



All dimensions to be verified on site

DRAWING DETAILS	
04/07/2024 10:45:30 am	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	491N
Drwg No:	D09
Issue	A03



SLAB PENETRATION PLAN

1 : 100

Sorell Council
 Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
 Plans Reference: P2
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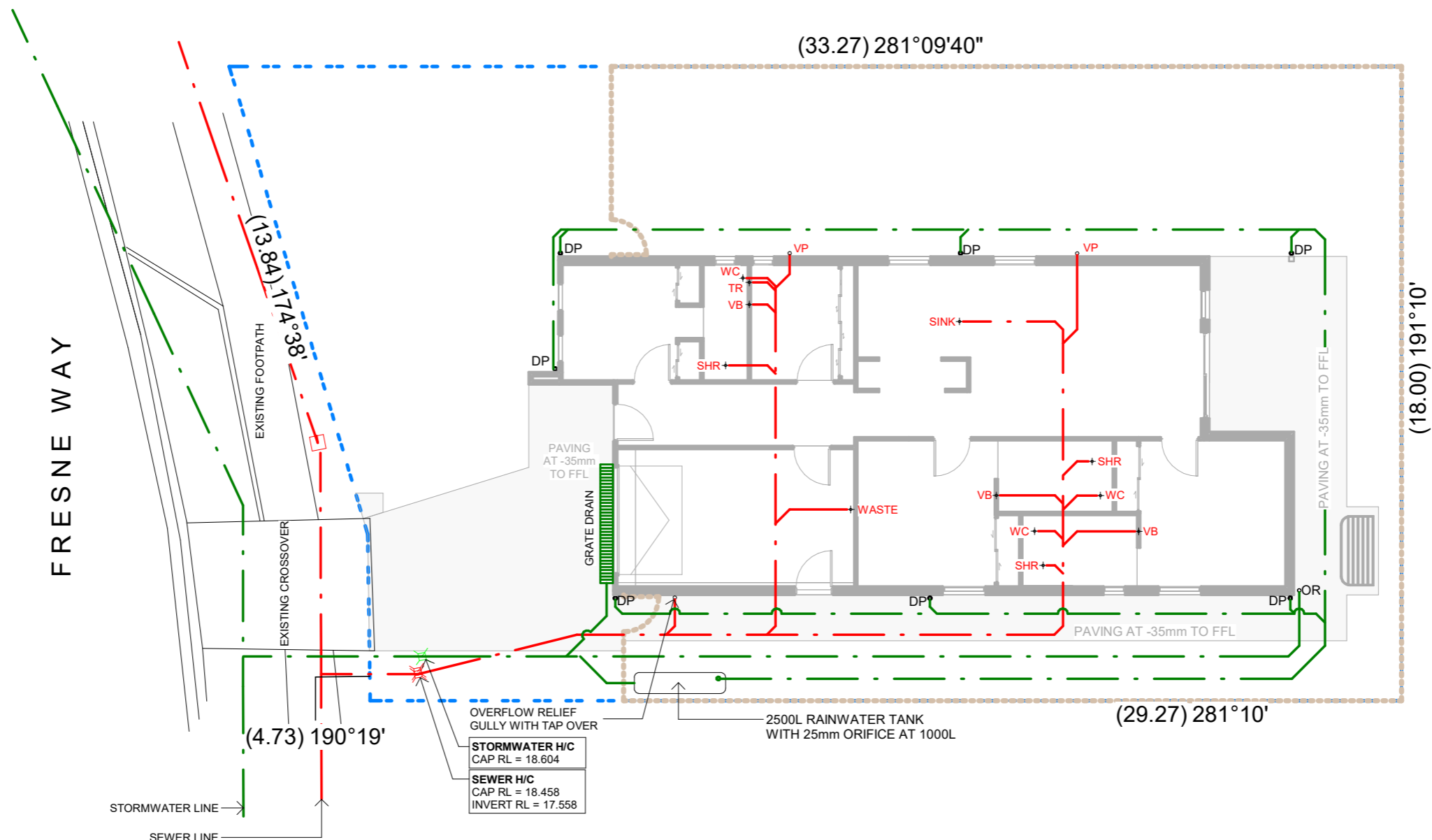
Home: **HPS-ABELIA-12.5(05H.02)**
 Client: **SJM PROPERTY DEVELOPMENTS**
 Location: **9 FRESNE WAY, SORELL TAS 7172**
 Drawing: **SLAB PENETRATION PLAN**

Facade: **C-BYRON 02-STONE**



DRAWING DETAILS	
04/07/2024 10:45:31 am	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	491N
Drwg No:	D10a
Issue	A03

All dimensions to be verified on site



NOTE:
VENTING OF DRAINS TO COMPLY WITH AS/NZS 3500.2.3.9.2.1 CLAUSE.

PLUMBING LEGEND:

	100Ø SEWER PIPE
	100Ø STORMWATER PIPE
WC	Ø100 WATER CLOSER
VP	Ø50 VENT PIPE
TR	Ø50 TROUGH
SHR	Ø50 SHOWER
SINK	Ø50 SINK
VB	Ø40 VANITY/BASIN
AAV	AIR ADMITTANCE VALVE
DP	Ø90 DOWNPIPE

PLUMBING PLAN

1 : 150

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Home: **HPS-ABELIA-12.5(05H.02)**
 Client: **SJM PROPERTY DEVELOPMENTS**
 Location: **9 FRESNE WAY, SORELL TAS 7172**
 Drawing: **PLUMBING PLAN**

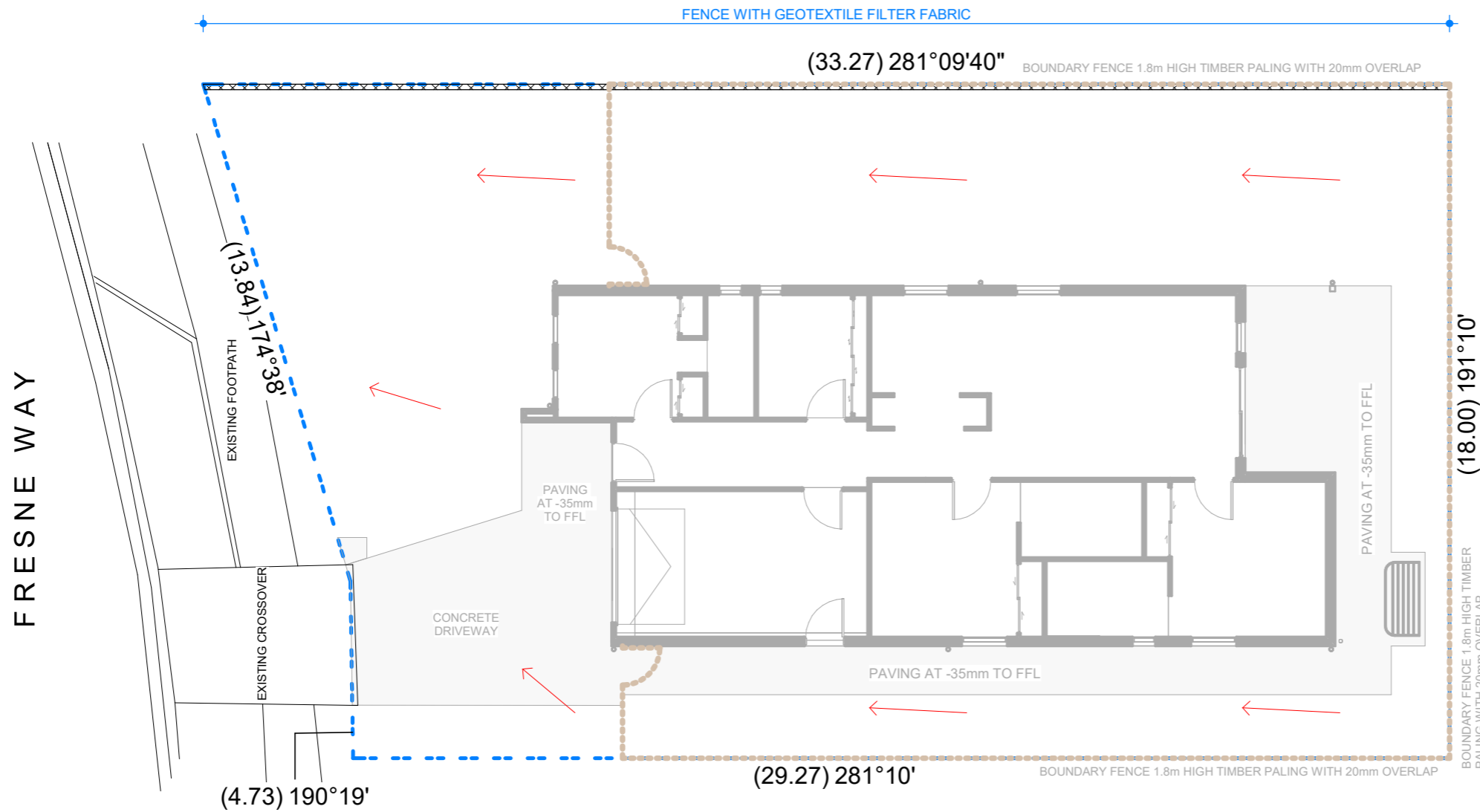
Sorell Council
 Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
 Plans Reference: P2
 Date Received: 04/07/2024

Facade: **C-BYRON 02-STONE**

N
Approx

All dimensions to be verified on site

DRAWING DETAILS	
04/07/2024 10:45:31 am	
SCALE	SHEET SIZE
1 : 150	A3
JOB No:	491N
Drwg No:	D10b
Issue	A03



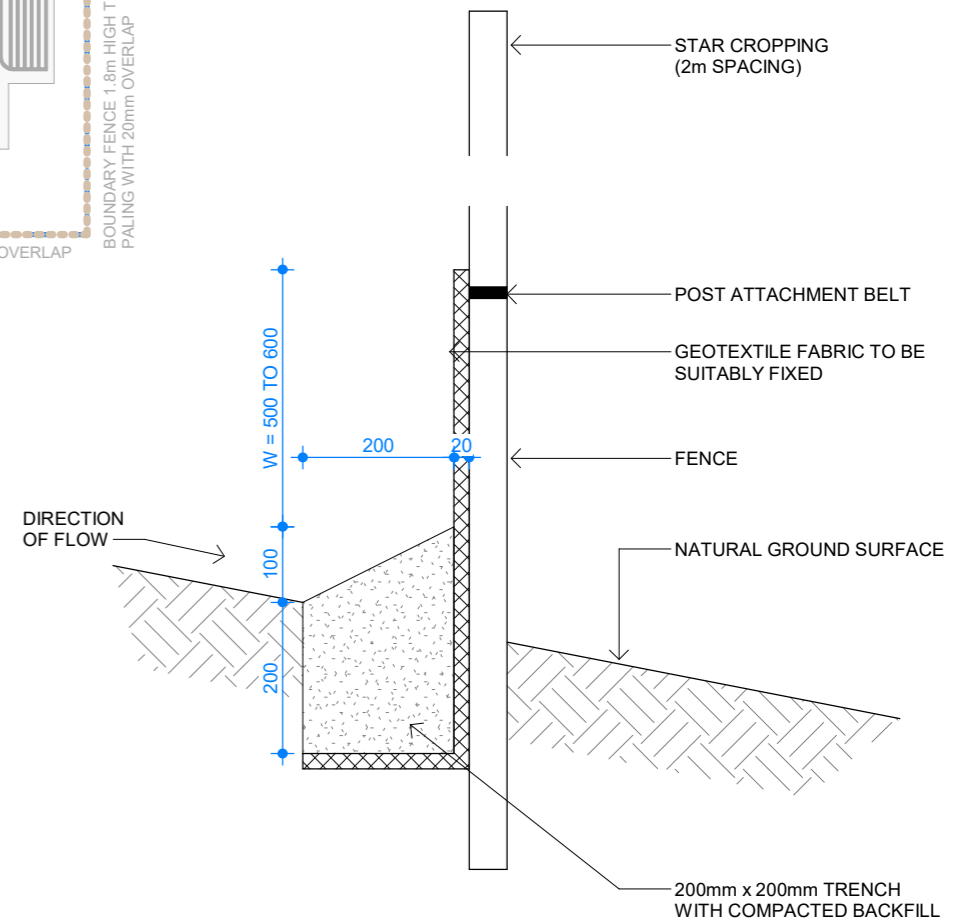
STORMWATER MANAGEMENT PLAN

1 : 150

LEGEND:	
	FLOW DIRECTION
	SEDIMENT FENCE
	PAVING AREA

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SIDEMENT FENCE SECTION DETAIL

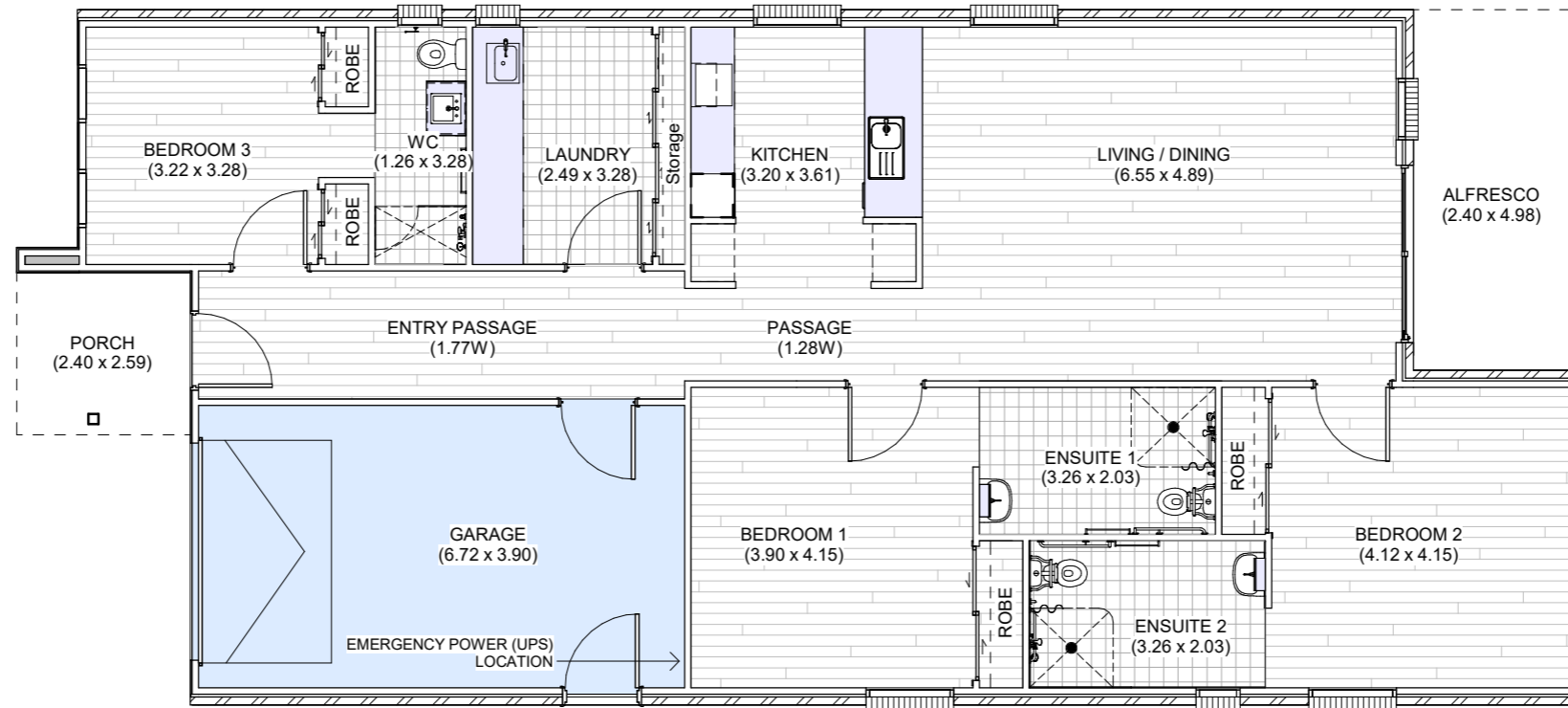
1 : 10

	1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601	Home: HPS-ABELIA-12.5(05H.02)	Facade: C-BYRON 02-STONE		DRAWING DETAILS 04/07/2024 10:45:32 am	
		Client: SJM PROPERTY DEVELOPMENTS			SCALE: As indicated	SHEET SIZE: A3
Location: 9 FRESNE WAY, SORELL TAS 7172		Drawing: STORMWATER MANAGEMENT PLAN		JOB No: 491N	Drwg No: D10c Issue A03	
				All dimensions to be verified on site		

NOTE:
 ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED.)

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

LEGEND	
	TIMBER OVERLAY
	CERAMIC TILE
	CONCRETE



FLOOR FINISHES PLAN

1 : 100

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 Drawing: **FLOOR FINISHES PLAN**

Facade: **C-BYRON
 02-STONE**



DRAWING DETAILS	
04/07/2024 10:45:32 am	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	491N
Drwg No:	D11 Issue A03

All dimensions to be verified on site

ELECTRICAL LEGEND:

- ⊕ **Ceiling Mounted LED - 10W SEALED IC-F RATED**
- ⊕ **Pendant Light as Selected LED - 10W External Wall Mounted Light**
@ 1800 above adjoining floor level unless otherwise indicated by height shown in brackets
- ✕ **Light Switch - Single**
@ 1000 above adjoining floor level unless otherwise indicated by height shown in brackets
- XD **Light Switch and Dimmer**
@ 1000 above adjoining floor level unless otherwise indicated by height shown in brackets
- X2 **Light Switch - Two Way**
@ 1000 above adjoining floor level unless otherwise indicated by height shown in brackets
- XR **Isolator Switch - 6mm 32 AMP Rangehood Switch**
@300mm of bench top edge
- ▲ **GPO - Single**
@ 700 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ **GPO - Double**
@ 700 above adjoining floor level unless otherwise indicated by height shown in brackets
- △ **GPO - Double (External)**
@ 1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- △ **GPO - Single (Capped)**
At window head height
- △ **GPO - Double (Capped)**
At window head height
- ⊕ **GPO - 3 Phase for Car Charge ALLOW FOR FUTURE INSTALLATION ONLY**
@ 1100 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Conduit for 3 Phase Car Charge ALLOW FOR FUTURE CABLE INSTALLATION ONLY**
- TV **TV Socket**
@ 300 above adjoining floor level unless otherwise indicated by height shown in brackets
- T **Phone Socket**
@ 300 above adjoining floor level unless otherwise indicated by height shown in brackets
- ⊗ **Ceiling Mounter Exhaust Fan**
250mm diameter
- ⊗ **Ceiling Fan with Light**
- ⊗ **Ceiling Fan**
- **Motion Sensor**
- ☺ **Smoke Alarm**
- A/C **Reverse Cycle Air Conditioning**
- ⊕ **Thermostat**
- MH **Man Hole**
600x600 (Approx. Position)
- I **Intercom (1000mm above FFL)**

ELECTRICAL NOTES:

- LIGHT AND GPO SWITCHES SHALL BE ROCKER ACTION, TOGGLE OR PUSH PAD IN DESIGN WITH A MINIMUM WIDTH OF 35mm.
- DIMMABLE LIGHTING SWITCHES SHALL BE PROVIDED IN LIVING AREAS AND BEDROOMS.
- PROVIDE POWER AND CONTROL CABLING TO HEAD OF ENTRY DOORS OF BEDROOMS, ONE EXTERNAL ENTRY DOORWAY AND ONE EXTERNAL DOORWAY TO LIVING
- POWER POINT IN CEILING SPACE FOR DUCTED HEATING & COOLING
- PROVIDE POWER AND CONTROL CABLING TO WINDOWS OF BEDROOMS, AND LIVING AREAS FOR FUTURE WINDOW BLIND AUTOMATION. PROVIDE A CAPPED GPO AT WINDOW HEAD WHERE INDICATED.
- GPO'S IN BEDROOMS TO BE MINIMUM 600mm HIGH FROM FFL.
- GPO'S ABOVE BENCHES AND DESKS TO BE A MINIMUM 300mm FROM EDGE OF BENCH/DESK.
- PROVIDE MINIMUM 300LUX LIGHTING LEVELS AT MAXIMUM INTERVALS OF 1500mm MEASURED DIRECTLY OVER BENCHTOPS.
- ALL LIGHT SWITCHES SHALL BE POSITIONED IN A CONSISTENT LOCATION :
 - 1000mm ABOVE FINISHED FLOOR LEVEL
 - HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE TO A ROOM.
 - A MINIMUM OF 500mm FROM AN INTERNAL CORNER TO C/L OF THE LIGHT SWITCH.
- STANDARD VIDEO INTERCOM TO BEDROOMS & KITCHEN/LIVING.
- BEDROOMS SHALL HAVE A PROVISION FOR POWER AND INBUILT STRUCTURE, CAPABLE OF INSTALLATION OF A CONSTANT CHARGE CEILING HOIST
- EMERGENCY POWER SOLUTIONS SHALL BE PROVIDED TO CATER FOR A MINIMUM 2-HOUR OUTAGE IN NO LESS THAN 2 DOUBLE GPOs IN PARTICIPANT BEDROOMS AND ANY PROVIDED AUTOMATED DOORS THAT ARE USED FOR ENTRY OR EGRESS.
- BACKUP FOR LIFE SUPPORT SYSTEMS IF NEEDED BY PARTICIPANTS.

LEGEND - SERVICES

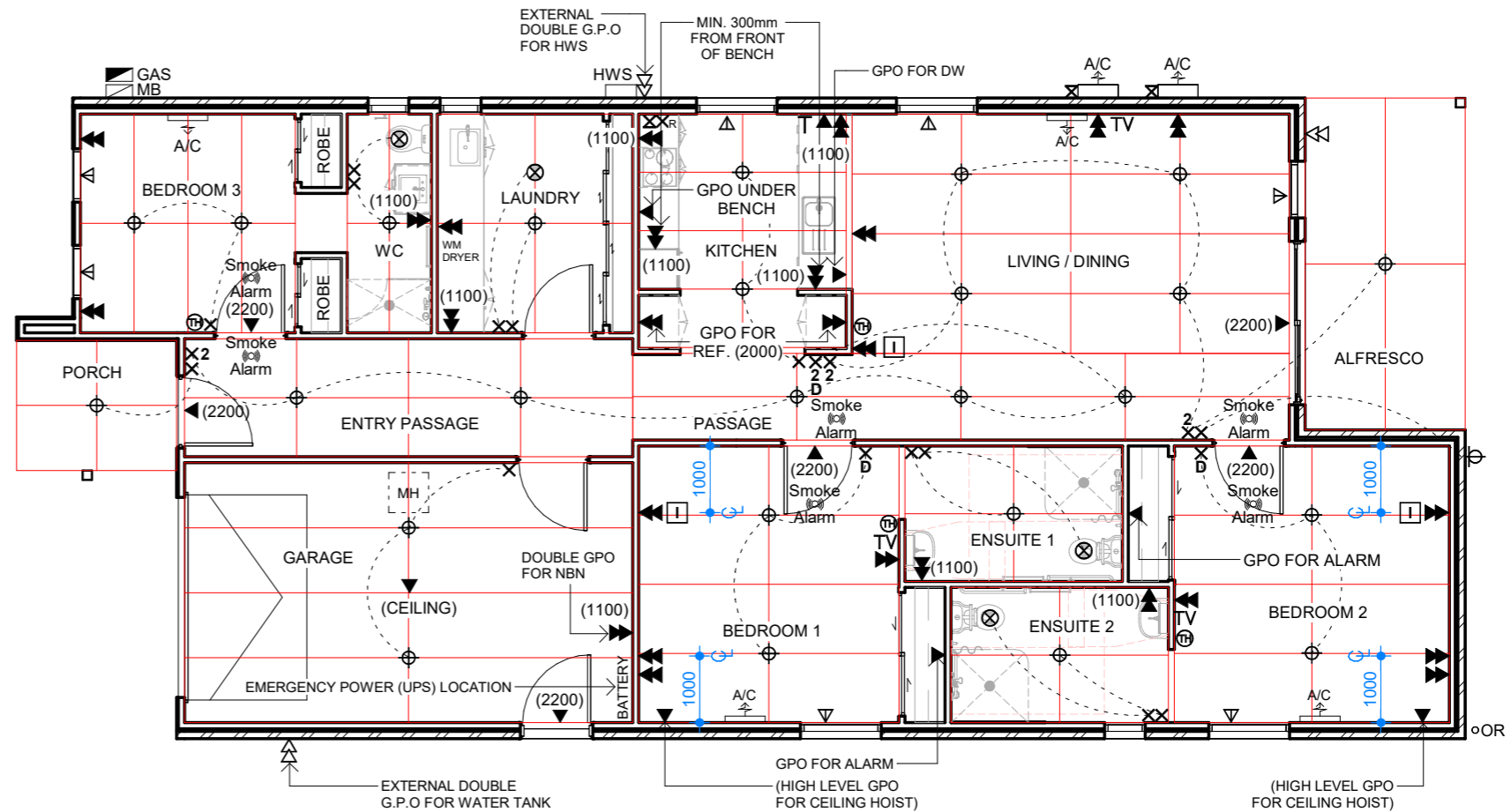
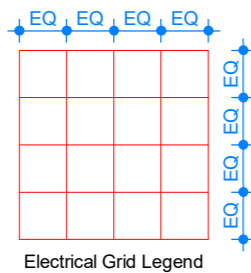
- HWS HOT WATER SERVICE
- MB METER BOX
- GAS GAS METER
- OR OVERFLOW RISER

ILLUMINATION POWER DENSITY

LIVING AREA:	151.00m ²	
TOTAL MAXIMUM ALLOWABLE FOR LIVING AREA AT 5WATTS/m ²	755.00 WATTS	
ACTUAL USAGE = 10WATTS x 21 DOWNLIGHTS	210.00 WATTS	
TOTAL WATTS USAGE =	1.39 WATTS/m ²	

GARAGE AREA:	28.30m ²	
TOTAL MAXIMUM ALLOWABLE FOR GARAGE AREA AT 3WATTS/M ²	84.90 WATTS	
ACTUAL USAGE = 10WATTS x 2 DOWNLIGHTS	20.00 WATTS	
TOTAL WATTS USAGE =	0.71 WATTS/m ²	

PORCH / ALFRESCO AREA:	17.70m ²	
TOTAL MAXIMUM ALLOWABLE FOR PORCH / ALFRESCO AREA AT 4WATTS/M ²	70.8 WATTS	
ACTUAL USAGE = 8WATTS x 2 DOWNLIGHTS	16.00 WATTS	
TOTAL WATTS USAGE =	0.90 WATTS/m ²	



ELECTRICAL PLAN

1 : 100

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7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



1/37 Ascot Dr, Huntingfield TAS 7055
 P +61 3 6289 6601

Home: **HPS-ABELIA-12.5(05H.02)**
 Client: **SJM PROPERTY DEVELOPMENTS**
 Location: **9 FRESNE WAY, SORELL TAS 7172**

Facade: **C-BYRON 02-STONE**

Drawing: **ELECTRICAL & LIGHTING PLANS**



All dimensions to be verified on site

DRAWING DETAILS	
04/07/2024 10:45:33 am	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	491N
Drwg No:	D12 Issue A03

FIRE SPRINKLER SYSTEM NOTES:

THIS PLAN IS FOR SPRINKLER SYSTEMS TO BE CONNECTED TO THE TOWNS MAIN VIA THE DRINKING WATER METER. THIS PLAN IS NOT TO BE USED FOR TANK & PUMP WATER SUPPLIES.

INSTALLATION REQUIREMENTS

- ALL PIPE, FITTING AND SUPPORTS SHALL BE IN ACCORDANCE WITH AS3500.1.
- FOR SPRINKLER SYSTEMS SUPPLIED BY TOWNS MAIN WATER SUPPLIES, ALL PIPE, FITTINGS AND SPRINKLERS SHALL WATERMARK APPROVED.
- SPRINKLER HEADS SHALL BE IN ACCORDANCE WITH THE SPRINKLER HEAD DATA REQUIREMENTS TABLE ON THIS DRAWING.
- PLASTIC PIPE SUPPLYING SPRINKLERS SHALL BE CONCEALED AND NOT EXPOSED TO LIGHT OR WEATHER.
- FOR TOWNS' MAIN WATER SUPPLIES, ALL COLD-WATER DRINKING FIXTURES SHALL BE SUPPLIED BY THE SPRINKLER LOOP WITH THE ONLY PERMITTED EXCEPTION BEING THOSE THAT ARE REQUIRED TO BE SUPPLIED BY NON-POTABLE WATER SUPPLY, BY JURISDICTIONAL REQUIREMENTS.

HYDRAULIC REQUIREMENTS

- ALL PIPE, FITTINGS AND VALVES FEEDING THE LOOP FROM TOWNS' MAIN WATER METER, SHALL BE NOT LESS THAN DN 32.
- ALL SPRINKLERS IN THE SYSTEM SHALL BE INSTALLED ON THE ONE COMMON PIPE LOOP ONLY.
- NO BRANCHES SUPPLYING INDIVIDUAL SPRINKLERS ARE PERMITTED.
- BRIDGING OF THE LOOP IS NOT PERMITTED.
- NO ELBOWS ARE PERMITTED IN THE PIPE LOOP. LOOP MUST BE CONTINUOUSLY FLOWTHROUGH ONLY.
- SPRINKLERS SHALL BE SUPPLIED THROUGH NOT LESS THAN DN25MM TEES IN THE PIPE LOOP.
- DN 15 M&F EXTENSION DROPPERS PERMITTED TO BE USED AT TEE BRANCH, FOR SPRINKLER HEIGHT ADJUSTMENT ONLY AND SHALL BE NOT LONGER THAN 100MM.
- SYSTEM SHALL BE DESIGNED AND INSTALLED SUCH THAT THE PRESSURE AND FLOW REQUIREMENTS ON THIS DRAWING CAN BE SATISFIED.
- FIXTURES OR IRRIGATION SYSTEMS THAT MAY DRAW GREATER THAN 25L/MIN SHALL NOT BE INSTALLED.

SPACING AND LOCATION OF SPRINKLERS

- SPRINKLERS SHALL BE LOCATED NOT MORE THAT 2.5M FROM A WALL, MEASURED PERPENDICULAR TO THE WALL ONLY.
- SPRINKLER LOCATION MAY BE MOVED NOT MORE THAN 300MM FROM THE POSITION DIMENSIONED ON THIS DRAWING.
- SOURCES OF HEAT THAT MAY OPERATE SPRINKLERS SUCH AND FIRE PLACES, HEATERS, HEAT LAMPS ETC., SHALL NOT BE LOCATED IN CLOSE PROXIMITY TO SPRINKLERS.
- LIGHT FIXTURES SHALL NOT BE INSTALLED CLOSER THAN 300MM FROM SPRINKLERS.
- SPRINKLERS IN THE GARAGE SHALL BE POSITIONED SUCH THAT THE GARAGE DOOR DOES NOT INTERFERE WITH THE SPRAY PATTERN OF SPRINKLERS WHEN THE DOOR IS UP.

COMMISSIONING REQUIREMENTS

- WIDE ANGLE PHOTOGRAPHS OF EACH SPRINKLER PROTECTED ROOM SHALL BE TAKEN BEFORE CEILING IS INSTALLED WITH GOOD VISIBILITY OF SPRINKLER(S). THESE SHALL BE PROVIDED AS EVIDENCE OF COMPLIANT INSTALLATION FOR CERTIFICATION PURPOSE.
- THE COMBINED SPRINKLER AND DRINKING SYSTEM SHALL BE FLUSHED, THEN PRESSURIZED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE SYSTEM COMMISSIONING PROVISIONS OF AS3500.1.
- A PRESSURE AND FLOW TEST SHALL BE CONDUCTED AFTER SUCCESSFUL COMPLETION OF THE HYDROSTATIC TEST DESCRIBED ABOVE. THE PRESSURE AND FLOW TEST SHALL VALIDATE THAT THE PRESSURE AND FLOW PERFORMANCE REQUIREMENTS ARE MET.
- THE ABOVE COMMISSIONING TEST MUST BE COMPLETED BEFORE CERTIFICATION CAN BE GRANTED.

- FIRE SPRINKLER
- OR OVERFLOW RISER

IMPORTANT NOTES:

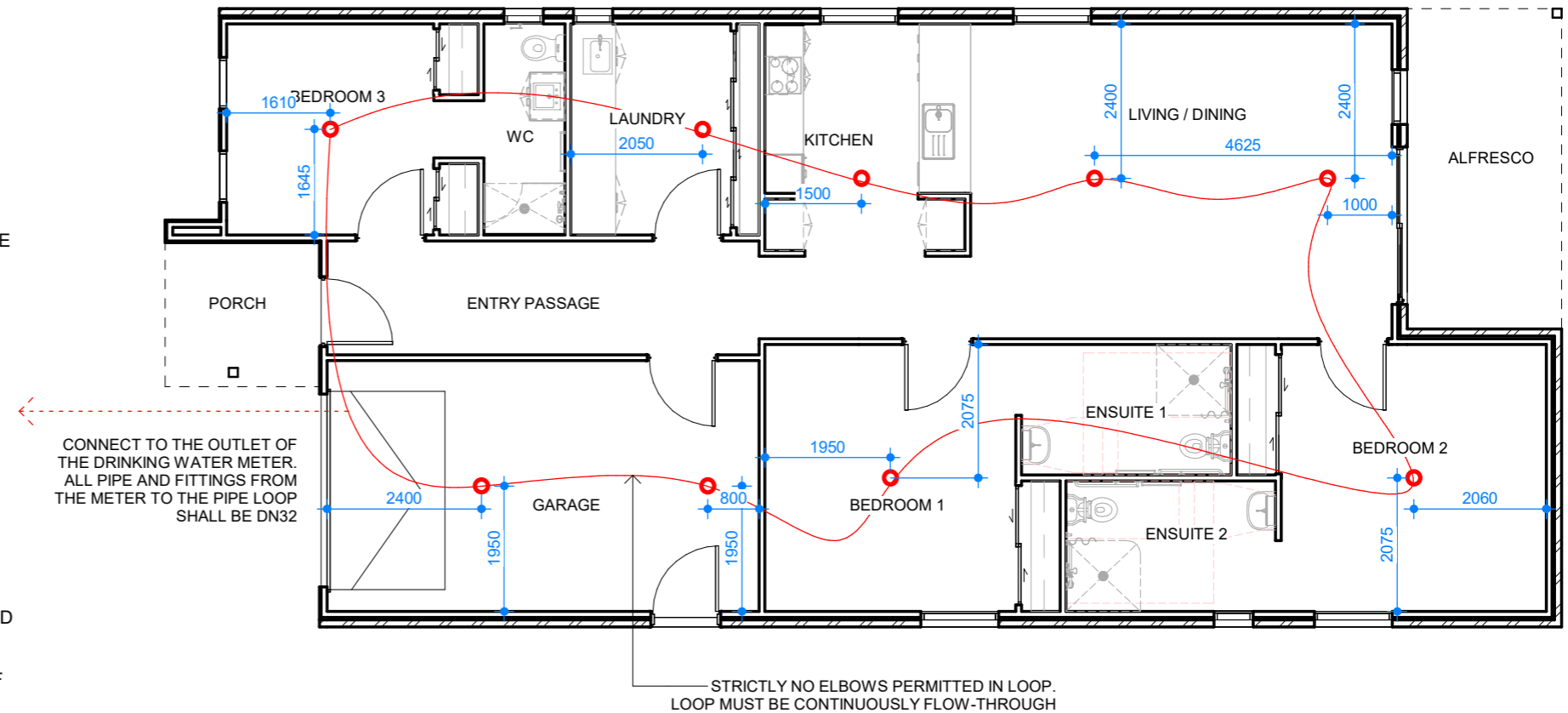
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
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SPRINKLER HEAD DATA	
SPRINKLER OCCUPANCY TYPE	RESIDENTIAL
SPRINKLER ORIENTATION	CONCEALED OR PENDANT
SPRINKLER OPERATION TEMPERATURE	57 - 74 DEGREES C
K FACTOR (METRIC)	68 TO 72
THREAD SIZE	15mm BSPT
WATERMARK APPROVAL	REQUIRED

NOTE:
FIRE SPRINKLER SYSTEM TO BE IN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2118.5-2008 AUTOMATIC FIRE SPRINKLER SYSTEMS HOME FIRE SPRINKLER SYSTEMS (RECONFIRMED 2020)

PRESSURE AND FLOW PERFORMANCE REQUIREMENTS

50 L/Min @ 150 kPa
PRESSURE MEASURED IMMEDIATELY
DOWNSTREAM OF THE WATER METER



FIRE SPRINKLER PLAN FOR TOWNS MAIN CONNECTION

1 : 100

Sorell Council
Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
Plans Reference: P2
Date Received: 04/07/2024



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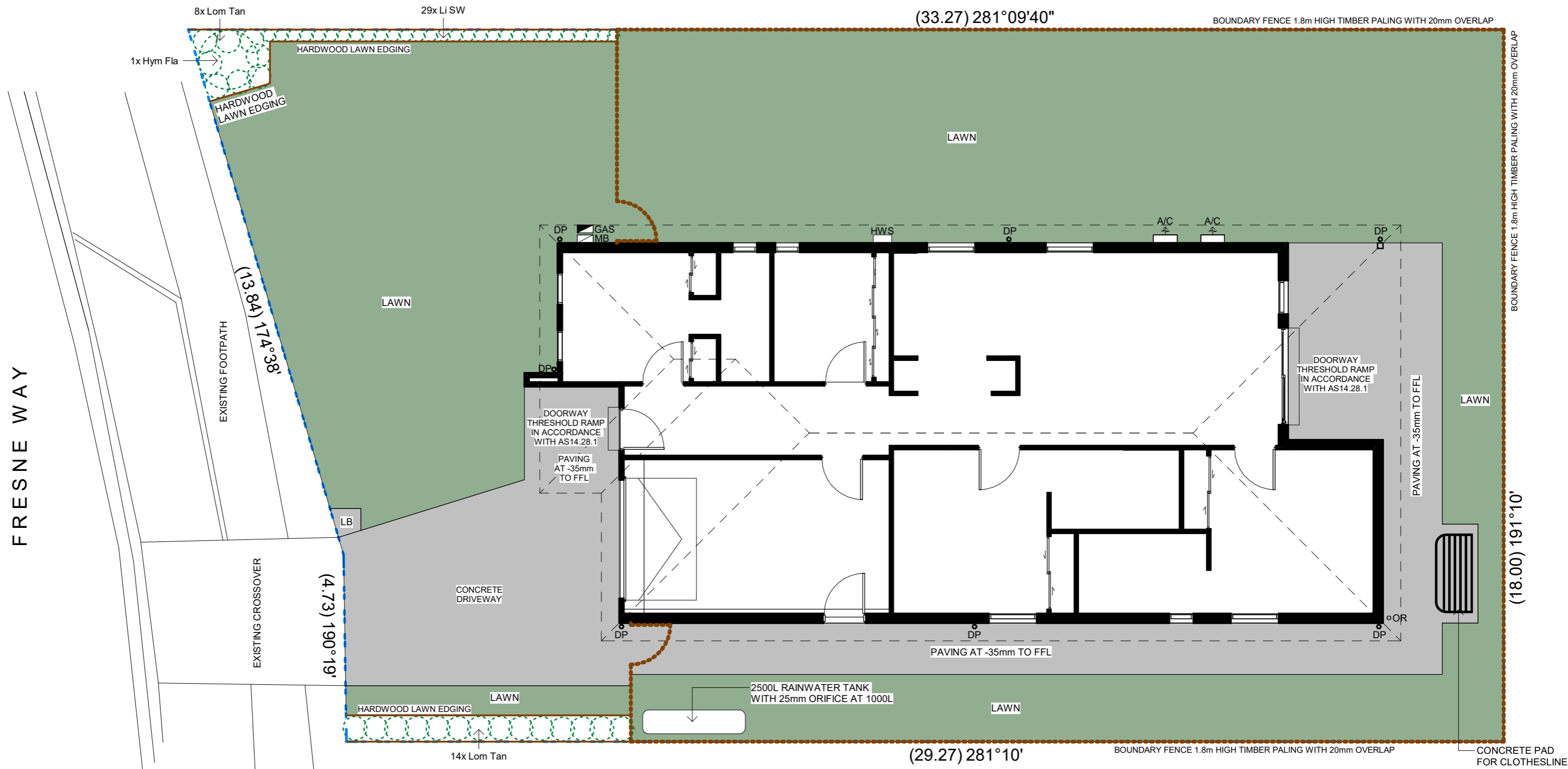
Home: **HPS-ABELIA-12.5(05H.02)**
Client: **SJM PROPERTY DEVELOPMENTS**
Location: **9 FRESNE WAY, SORELL TAS 7172**
Drawing: **SPRINKLER PLAN**

Facade: **C-BYRON 02-STONE**



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DRAWING DETAILS	
04/07/2024 10:45:34 am	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	491N
Drwg No:	D13 Issue A03



LANDSCAPE PLAN

1 : 100

Sorell Council
 Development Application: Response to Request for Information - 9 Fresne Way, Sorell.pdf
 Plans Reference: P2
 Date Received: 04/07/2024

SELECTED PLANT LIST						
NO	CODE	POT	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
TREES						
1	HYM FLA	400	HYMENOSPORUM FLAVUM	NATIVE FRANGIPANI	8.0	4.0
SHRUBS						
22	LOM TAN	140	LOMANDRA LONGIFOLIA "TANIKA"	MAT RUSH	0.4	0.6
GROUND COVERS						
29	LI SW	140	LIRIOPE MUSCARI 'STRIPY WHITE'	STRIPY WHITE	0.3	0.4

- IMPORTANT NOTES:**
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SJM property developments
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Home: **HPS-ABELIA-12.5(05H.02)**
 Client: **SJM PROPERTY DEVELOPMENTS**
 Location: **9 FRESNE WAY, SORELL TAS 7172**
 Drawing: **LANDSCAPE PLAN**

Facade: **C-BYRON 02-STONE**

DRAWING DETAILS
 04/07/2024 10:45:35 am
 SCALE: 1 : 100 SHEET SIZE: A3
 JOB No: **491N**
 Drwg No: **D14** Issue: **A03**
 All dimensions to be verified on site