

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 55 Friendship Drive, 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 22nd 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 22nd July 2024**.

APPLICANT: Wilson Homes

APPLICATION NO: DA 2024 / 158 - 1

DATE: 04 July 2024

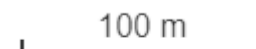


55 Friendship Drive, Sorell - Representation Close Monday 22nd July 2024

4-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:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input 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 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 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 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 type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council
 Development Application: Development Application - 55 Friendship Drive, Sorell.pdf
 Plans Reference: P1
 Date Received: 17/06/2024

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: <u>Mark Page</u> Date:
-----------------------------	---

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 is 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

Development Application: Development Application - 55 Friendship Drive, Sorell.pdf

Plans Reference: P1

Date Received: 17/06/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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Proposed Residential Development – Lot 87, 55 Friendship Drive, Sorell

Bushfire Hazard Report

Applicant: Wilson Homes
Job no. 713981



March 2024 J10070v1



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Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of Geo Environmental Solutions. Base data for mapping: TasMap, Digital and aerial photography: Mark Van den Berg, GoogleEarth.

1.0 Purpose

This bushfire hazard report is intended to provide information in relation to the proposal. It will demonstrate compliance with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1, 6th February 2020*. Provide a certificate of others (form 55) as specified by the Director of Building Control for bushfire hazard and give guidance by way of a certified bushfire hazard management plan which shows a means of protection from bushfires in a form approved by the Chief Fire Officer of the Tasmania Fire Service.

2.0 Summary

Site details & compliance

Title reference	185351/87
PID	9114889
Address	Lot 87, 55 Friendship Drive, Sorell
Applicant	Wilson Homes
Municipality	Sorell
Planning Scheme	Tasmanian Planning Scheme - Sorell
Zoning	General Residential
Land size	~0.089Ha
Bushfire Attack Level	BAL-12.5
Certificate of others (form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified & Attached

Development of a new class 1a building at Lot 87, 55 Friendship Drive, Sorell requires demonstrated compliance with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 8th February 2021*, the site is located in a bushfire prone area. The Bushfire attack level has been determined as 'BAL-12.5', provisions for property access, water supplies for firefighting, hazard management areas and construction standards will be required as detailed in this report and the Bushfire Hazard Management Plan (BHMP).

3.0 Introduction

This bushfire hazard report has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area. A site-specific bushfire hazard management plan has been provided for compliance purposes.

4.0 Proposal

It is proposed that a new class 1a building and associated property access is developed at Lot 87, 55 Friendship Drive, Sorell (appendix B).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS359-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at Lot 87, 55 Friendship Drive, Sorell, in the municipality of Sorell. Access to the lot will be by an existing crossover from Friendship Drive, a council-maintained road. The lot is ~0.089 Ha, is rectangular in shape and is located approximately 2.3km south-east of Weston Hill (Figure 1).

Adjacent lands surrounding the lot carry either grassland vegetation or low threat vegetation. Low threat vegetation occurs within a new subdivision in the early stages of development while grassland vegetation occurs on adjacent agricultural lands. At a landscape scale the site occurs on the eastern extent of the Sorell settled area which is characterised by residential development transitioning to agricultural lands which are dominated by grassland vegetation with remnant patches of native forest and woodland vegetation. The lot has gentle slopes with a generally westerly aspect which is unlikely to influence the bushfire attack at the site in this circumstance.

Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland' or excluded from the assessment as low threat vegetation (as per AS3959-2018). The classified vegetation potentially having the greatest impact on the site occurs to the north of the site (Figure 2). The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) has been used to determine vegetation types within 100 metres of the site (Table 1).

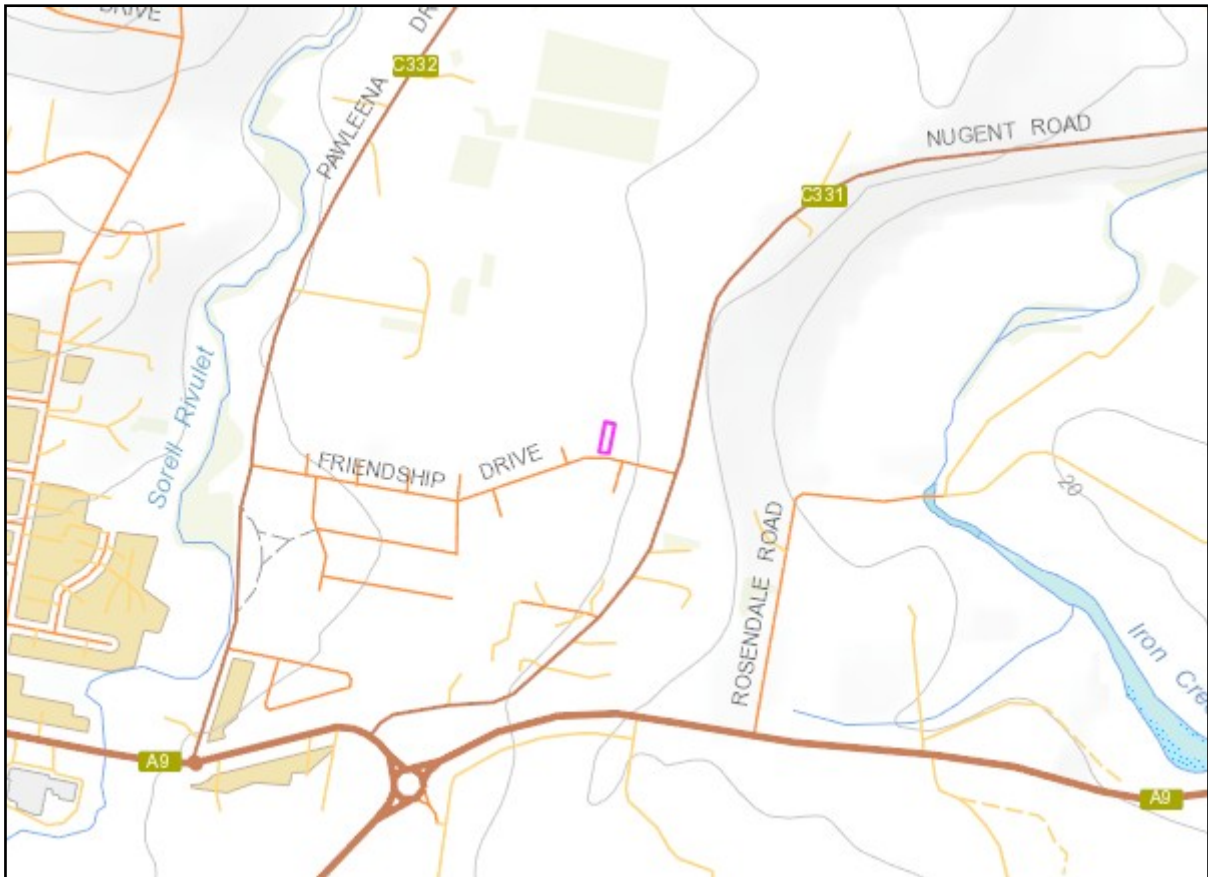


Figure 1. The lot in a topographical context (lot outlined in pink).



Figure 2. Shows the approximate location of the site (pink line) in the context of the adjacent lands and classified vegetation.

Table 1. Bushfire Attack Level (BAL) Assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 60 metres	Title boundary	BAL-LOW
	Grassland [^]	flat 0°	60 to 100 metres		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) ^{^^}	>0 to 5° downslope	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

6.0 Results

The bushfire attack level for the site has been determined as BAL-12.5. The bushfire attack level for the building area has been assessed and classified as BAL-12.5, indicating a moderate to low risk profile. The site is susceptible to ember attack and may experience relatively low levels of radiant heat exposure. The construction components of the building are expected to withstand a maximum heat flux of 12.5 kW/m².

6.1 Property Access

Property access is less than 30 metres in length, in this circumstance there are no specific design or construction standards for property access.

6.2 Water supplies for fire fighting

Dedicated water supplies for firefighting are provided by fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants conform with the following specifications;

- The building area to be protected is located within 120 metres of a fire hydrant; and
- The distance has been measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.

In this circumstance there are no further requirements for the provision of firefighting water supplies.

6.3 Hazard Management Area.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintaining grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove and or prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintaining vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes where possible;

- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

7.0 Compliance

Table 2. Compliance with the Directors Determination - Bushfire Hazard Areas, version 1.1, 8th April 2021.

Requirements	Compliance
2.3.1 Construction Requirements	<p>Clause 2.3.1 requires buildings to be constructed in accordance with AS3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site.</p> <p>The BHMP specifies construction to BAL-12.5 standards of AS3959-2018.</p> <p>If the proposed buildings are designed and constructed in accordance with BAL-12.5 construction standards the development will comply with clause 2.3.1.</p>
2.3.2 Property Access	<p>Clause 2.3.2 requires property access to be designed and constructed to comply with table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point.</p> <p>Property access is less than 30 metres in length, in this circumstance there are no specific design or construction standards for property access.</p> <p>If the requirements of section 6.1 of this report are implemented the proposal will comply with clause 2.3.2.</p>
2.3.3 Water Supply for Firefighting	<p>Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with tables 3A or 3B.</p> <p>Static water supplies consistent with table 3A are available to the site and are shown on the BHMP.</p> <p>If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.3.</p>
2.3.4 Hazard Management Areas	<p>Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack.</p> <p>HMA's are shown on the BHMP and are specified to the minimum widths required to achieve BAL-12.5 for the site. This report and the BHMP specify requirements for hazard management areas.</p> <p>If the HMA's are established in accordance with the BHMP the proposal will comply with clause 2.3.4</p>
2.3.5 Emergency Plan	<p>The proposal is for a class 1a building, in this circumstance there is no requirement for emergency plans for compliance purposes.</p>

8.0 Guidance

The defensible space (hazard management area) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that firefighting activities may be undertaken. The larger the defensible space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building;
- Includes non-flammable areas such as paths, driveways, short cropped lawns;
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building;
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges;
- It is not necessary to remove all vegetation from the defensible space, trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for information on:

- Preparing a bushfire survival plan
- Preparing yourself and your home for a bushfire
- Guidelines for development in bushfire prone areas in Tasmania
- Fire resisting plants for the urban fringe and rural areas
- Using fire outdoors
- Fire permits
- Total fire bans
- Bushfires burning in Tasmania

10.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia*, Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016

Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmania Fire Service 2013, *Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders*.

Tasmanian Planning Scheme- Sorell, Tasmanian Planning Commission 2022, Tasmanian Planning Commission, Hobart.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

11.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "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". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

Appendix A – Site Photos



Figure 3. Northern azimuth from the site.



Figure 4. Eastern azimuth from the site.

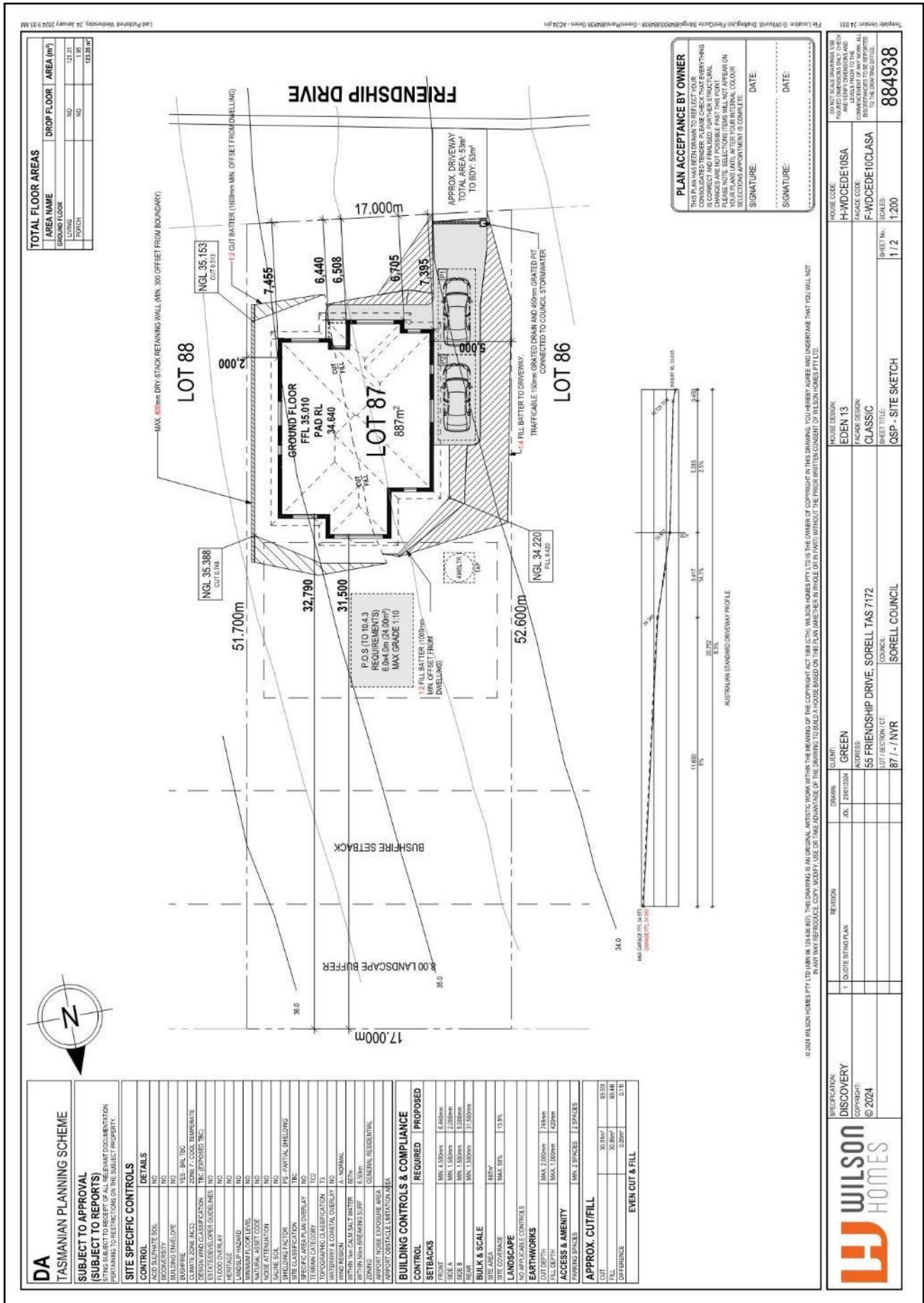


Figure 5. Southern azimuth from the site.



Figure 6. Western azimuth from the site.

Appendix B - Site Plan



TOTAL FLOOR AREAS	
AREA NAME	AREA (m ²)
GROUND FLOOR	121.31
LIVING	NO
PORCH	1.95
	123.26 m ²

PLAN ACCEPTANCE BY OWNER

THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSULTATIVE TEMPER. PLEASE CHECK THAT EVERYTHING IS CORRECT BEFORE SIGNING. ANY CHANGES ARE NOT POSSIBLE PAST THIS POINT. PLEASE NOTE: SELECTIONS WILL NOT APPEAR ON THIS DRAWING UNTIL THE FINAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

TASMANIAN PLANNING SCHEME		
SUBJECT TO APPROVAL (SUBJECT TO REPORTS)		
THIS PLAN IS SUBJECT TO RECEIPT OF ALL RELEVANT DOCUMENTATION PERTAINING TO RESTRICTIONS ON THE SUBJECT PROPERTY.		
SITE SPECIFIC CONTROLS		
CONTROL	DETAILS	
ACID SUSCEPTIBLE SOIL	NO	
ADVERSE EFFECTS	NO	
BUILDING HEIGHT	NO	
BUSHFIRE	YES: BUL, TBC	
CLIMATE ZONE (MCO)	ZONE 7 - COOL TEMPERATE	
DESIGN WIND CLASSIFICATION	TBC (EXPOSED TBC)	
ESTABLISHED OPEN GUIDELINES	NO	
FLOOD OVERLAY	NO	
LANDSLIP HAZARD	NO	
MINIMUM FLOOR LEVEL	NO	
NATURAL ASSET CODE	NO	
NOISE ATTENUATION	NO	
SHADE SOL FACTOR	NO	
SITE CLASSIFICATION	TBC (PARTIAL SHEDDING)	
SPECIFIC AREA PLAN OVERLAY	NO	
TERMINAL CATEGORY	T2	
TOPOGRAPHIC CLASSIFICATION	T3	
WINDSHADOW & CONICAL OVERLAY	NO	
WITHIN 50M BREAKERS SURF	NO	
WITHIN 50M CALM SALT WATER	NO	
ZONING	GENERAL RESIDENTIAL	
ADDITIONAL EXPOSURE AREA	NO	
ADDITIONAL OBSTACLE LIMITATION AREA	NO	
BUILDING CONTROLS & COMPLIANCE		
CONTROL	REQUIRED	PROPOSED
FRONT SETBACK	MIN 4.500m	6.440m
SIDE A	MIN 1.500m	2.000m
SIDE B	MIN 1.500m	5.200m
REAR	MIN 1.500m	3.750m
BULK & SCALE		
SITE AREA	887m ²	
SITE COVERAGE	MAX 50%	15.9%
LANDSCAPE		
NO SPECIFIC CONTROLS		
EARTHWORKS		
MAX 200mm	200mm	
CUT DEPTH	MAX 1.000m	0.420m
ACCESS & AMENITY		
MIN 2 SPACES		
MIN 2 SPACES		
APPROX. CUT/FILL		
CUT	33.31m ³	69.93
FILL	32.86m ³	69.48
DIFFERENCE	2.99m ³	0.45
EVEN CUT & FILL		

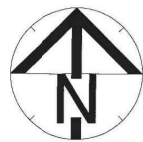
HOUSE CODE	HOUSE DESIGN	SHEET NO.	884938
H-WDCEDE/USA	EDEN 13	1 / 2	
F-WDCEDE/ICLASA	CLASSIC		
	QSP - SITE SKETCH		

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REVISION: DISCOVERY
 DISCOVERY
 COPYRIGHT: © 2024

DATE: 20/07/2024
 DRAWN BY: GREEN
 CHECKED BY: GREEN
 ADDRESS: 55 FRIENDSHIP DRIVE, SORELL TAS 7172
 LOT / SECTION / CT: 87 / - / NVR
 COUNCIL: SORELL COUNCIL

WILSON HOMES



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, Lot 87, 55 Friendship Drive,
Sorell. March 2024. J10070v1.
Tasmanian Planning Scheme - Sorell



GEO-ENVIRONMENTAL

SOLUTIONS

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

Building Specifications to BAL-12.5 of AS3959-2018

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J10070

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

- Building Area
- Approx. existing hydrant location
- Hazard Management Area

Compliance Requirements

Standards for Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

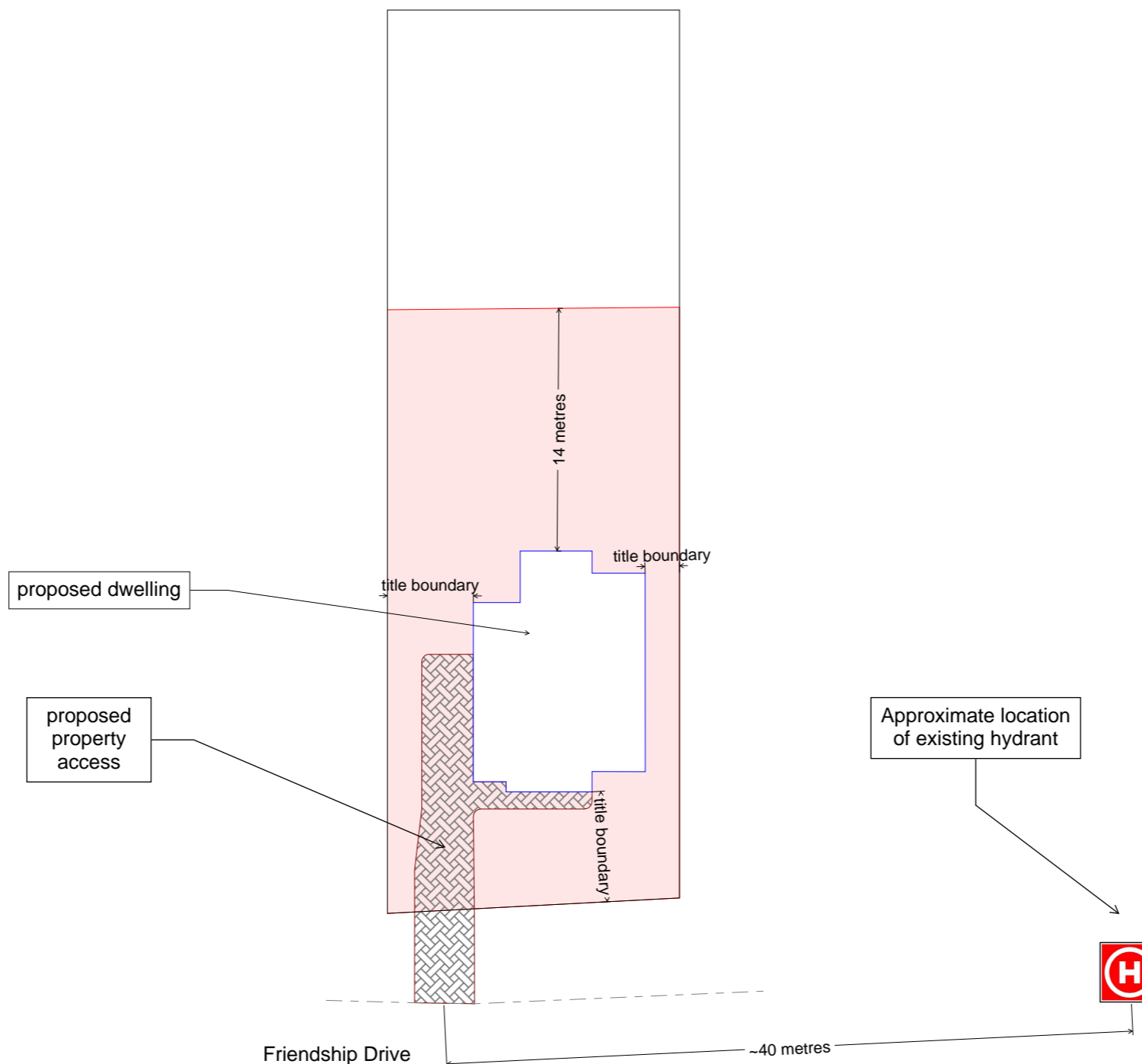
Water Supplies for Firefighting

Dedicated water supplies for firefighting are provided by fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants conform with the following specifications;

- The building area to be protected is located within 120 metres of a fire hydrant; and
 - The distance has been measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.
- In this circumstance there are no further requirements for the provision of firefighting water supplies.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



Do not scale from these drawings.
Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.

Wilson Homes
250 Murray Street
Hobart, Tasmania 7000

C.T.: 185351/87
PID: 9114889

Date: 07/03/2024

Bushfire Hazard Management Plan Lot 87, 55
Friendship Drive, Sorell. March 2024. J10070v1.
Bushfire Management Report Lot 87, 55 Friendship
Drive, Sorell. March 2024. J10070v1.

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

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:

Bushfire Hazard

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

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

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

The attached Bushfire Hazard Report and Bushfire Hazard Management Plan for the address detailed above in 'details of work'

Relevant

calculations:

Reference the above report.

References:

AS3959-2018 Construction of Buildings in Bushfire-prone Areas.
Directors Determination for: Bushfire Hazard Areas v1.1 or Requirements for Building in Bushfire-prone Areas (transitional) v2.2

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

Bushfire Attack Level Assessment in accordance with AS3959-2018 and determination of other mitigation measures as required by the relevant Directors Determination as cited in the Bushfire Hazard Report.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report 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. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

J10070

Date:

07/03/2024

DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	ROOF DRAINAGE PLAN
9	FLOOR COVERINGS
10	KITCHEN DETAILS
11	BATHROOM DETAILS
12	ENSUITE DETAILS
13	LAUNDRY DETAILS

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR ASINZS 4600-2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

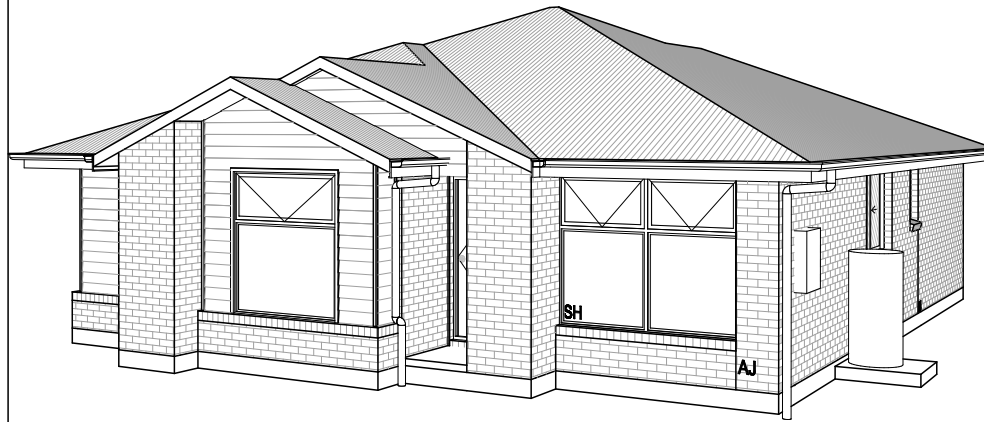
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	607m
WITHIN 50km BREAKING SURF	6.50km
ZONING	GENERAL RESIDENTIAL
AIRPORT NOISE EXPOSURE AREA	
AIRPORT OBSTACLE LIMITATION AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	6,708mm
SIDE A	MIN. 1,500mm	1,999mm
SIDE B	MIN. 1,500mm	5,001mm
REAR	MIN. 1,500mm	31,018mm
BULK & SCALE		
SITE AREA	886m²	
SITE COVERAGE	MAX. 50%	13.91%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	680mm
FILL DEPTH	MAX. 1,000mm	422mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

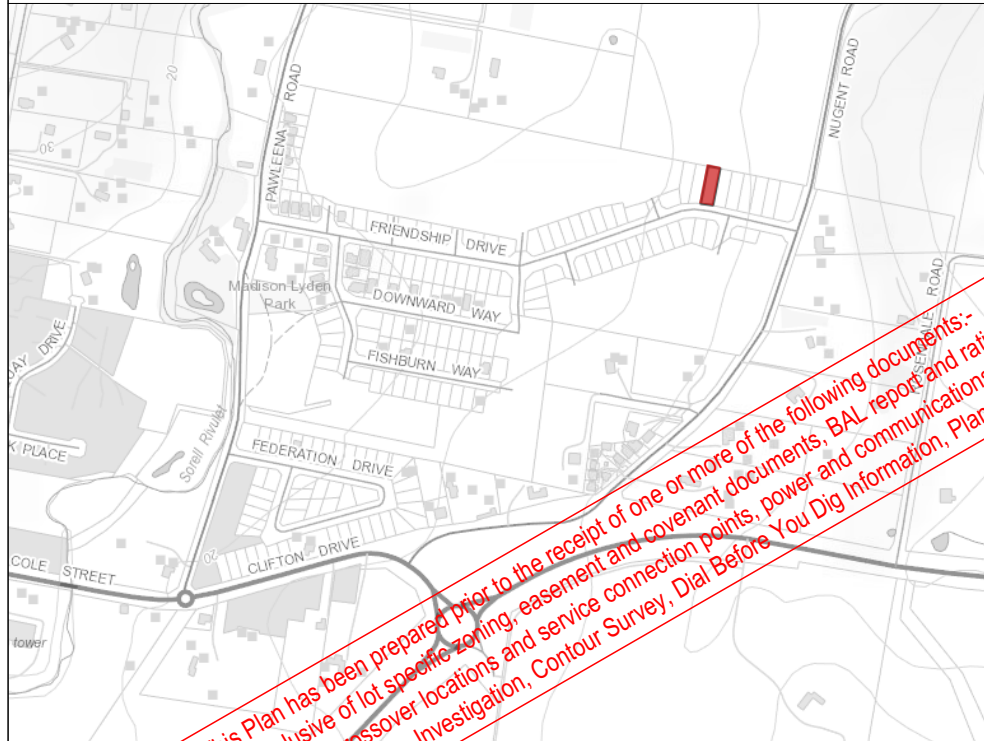
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:

- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:

- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:

- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	122.28
PORCH	1.01
TOTAL	123.29 m²

PRELIMINARY PLAN SET

3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.06.06	RT2	RCS
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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Sorell Council
 Development Application: Development Application - 55 Friendship Drive, Sorell.pdf
 Plans Reference: P1
 Date Received: 17/06/2024

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
DISCOVERY	1 QUOTE SITING PLAN	JOL 23/01/2024	JYE GREEN	EDEN 13	H-WDCED10SA	
COPYRIGHT:	2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	713981
© 2024	3 PRELIM PLANS- INITIAL ISSUE	RT2 06/06/2024	55 FRIENDSHIP DRIVE, SORELL TAS 7172	NEWPORT	F-WDCED10NWPTA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			87 / - / 185351	COVER SHEET	1 / 13	
			COUNCIL:		SCALES:	
			SORELL COUNCIL		1:100	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	32.25m³	72.56t
FILL	29.86m³	67.19t
DIFFERENCE	2.39m³	5.38t

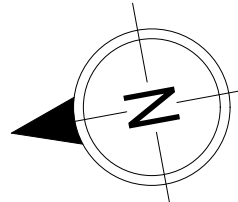
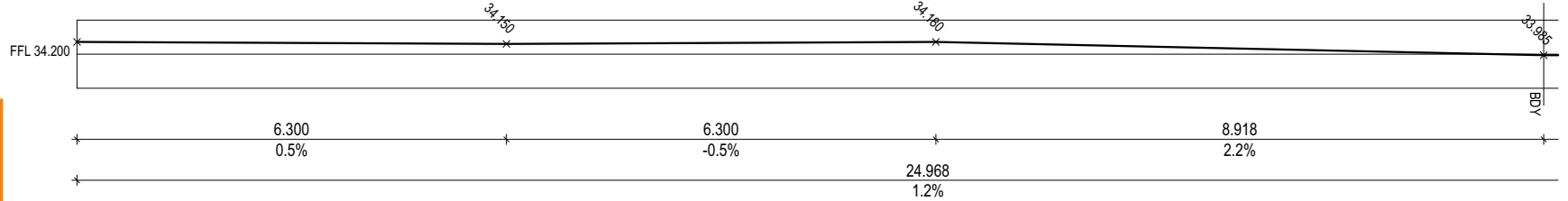
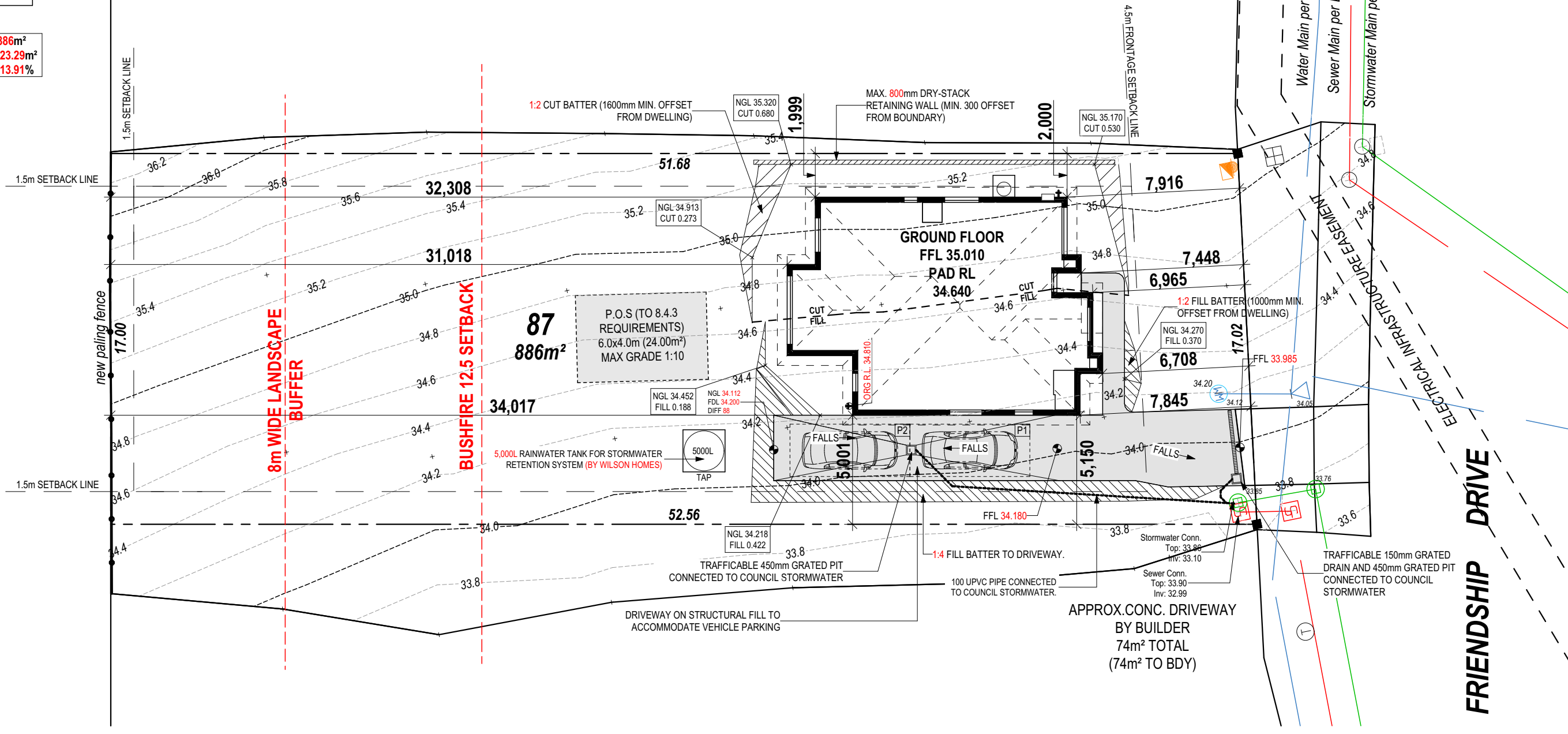
EVEN CUT & FILL

LOT SIZE: 886m²
HOUSE (COVERED AREA): 123.29m²
SITE COVERAGE: 13.91%

DRY STACK WALLS <1m HIGH:
 ISLAND BLOCK & PAVING FREESTONE
 ECO RETAINING WALL INSTALLATION TO
 MANUFACTURER'S SPECIFICATION AND
 DETAILS

5000L RAINWATER TO BE CONNECTED TO NON-POTABLE
 WATER FIXTURES WITH THE DWELLING, INCLUDING
 TOILET CISTERNS AND COLD WATER INLET TO WASHING
 MACHINES IN ADDITION TO GARDEN WATERING TAPS, SO
 THAT RE-USE OCCURS.
 TANK TO BE CONNECTED TO RETICULATED WATER
 SUPPLY SO THAT THE TANK IS TOPPED UP FROM
 RETICULATED WATER SUPPLY.

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS



Sorell Council
 Development Application: Development
 Application - 55 Friendship Drive, Sorell.pdf
 Plans Reference: P1
 Date Received: 17/06/2024

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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COPYRIGHT:	2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	713981
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			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			87 / - / 185351	COUNCIL:	2 / 13	
			SORELL COUNCIL		1:200, 1:100	

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 Template Version: 24_033

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

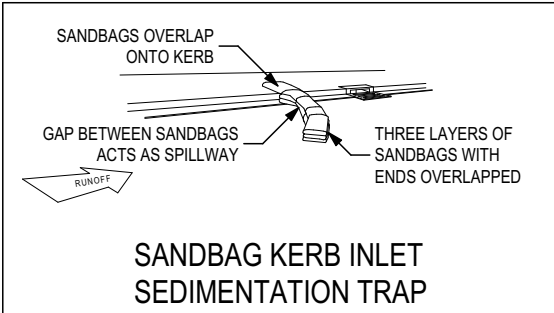
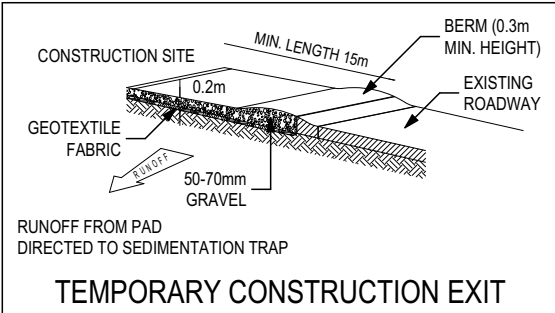
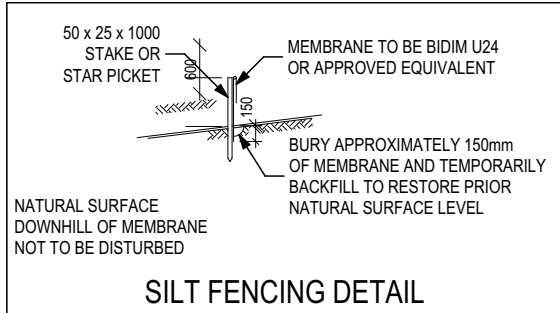
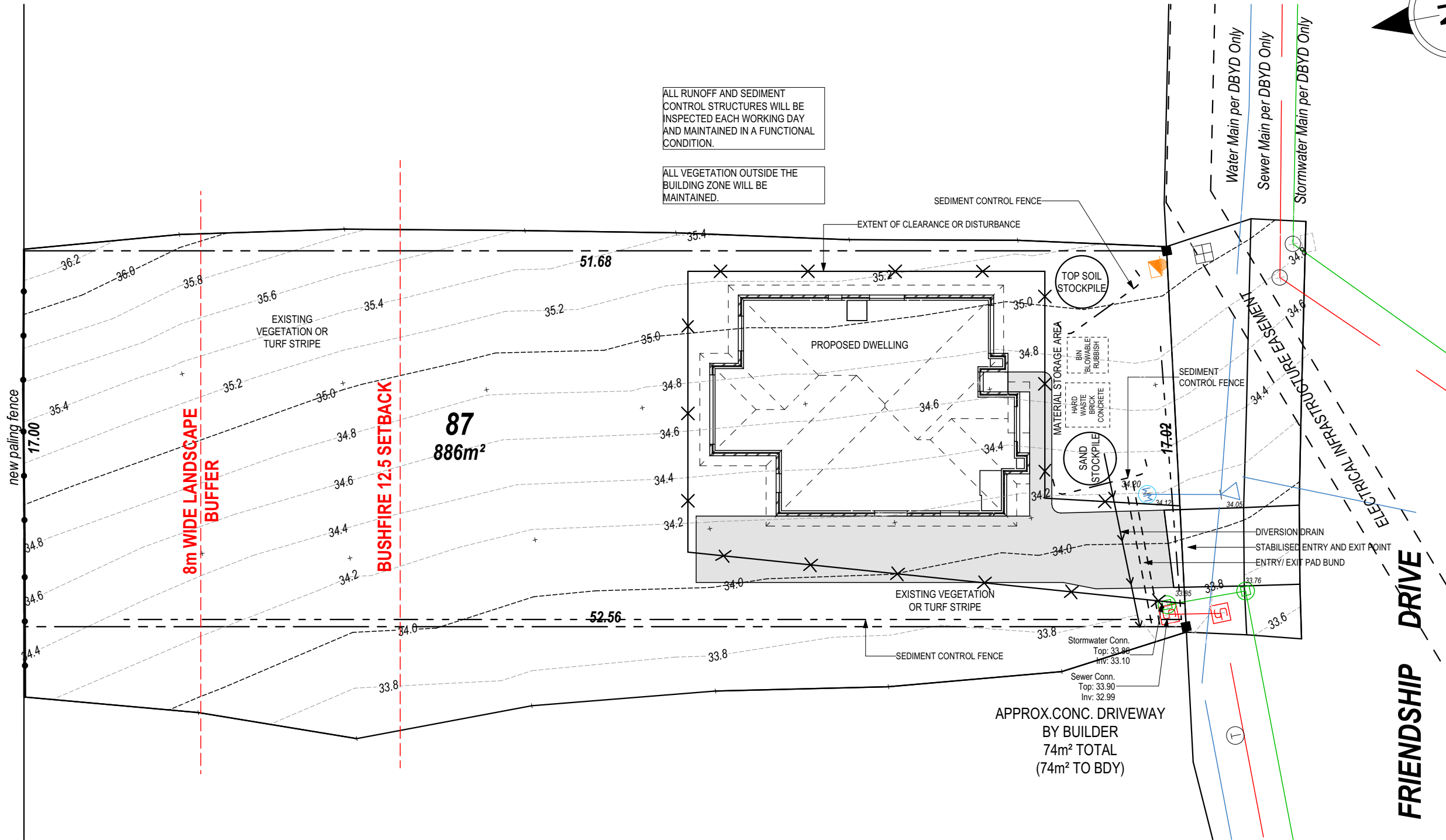
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



Sorell Council
 Development Application: Development Application - 55 Friendship Drive, Sorell.pdf
 Plans Reference: P1
 Date Received: 17/06/2024

SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER
 SIGNATURE: _____ DATE: _____
 SIGNATURE: _____ DATE: _____
 PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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REVISION	DRAWN	CLIENT:
1 QUOTE SITING PLAN	JOL 23/01/2024	JYE GREEN
2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	ADDRESS:
3 PRELIM PLANS- INITIAL ISSUE	RT2 06/06/2024	55 FRIENDSHIP DRIVE, SORELL TAS 7172

LOT / SECTION / CT:	COUNCIL:
87 / - / 185351	SORELL COUNCIL

HOUSE DESIGN:	EDEN 13
FACADE DESIGN:	NEWPORT
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN

HOUSE CODE:	H-WDCED10SA
FACADE CODE:	F-WDCED10NWPTA
SHEET No.:	3 / 13

HOUSE CODE:	H-WDCED10SA
FACADE CODE:	F-WDCED10NWPTA
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713981

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

MAIN DWELLING, GROUND FLOOR	
LIVING	122.28
PORCH	1.01
	123.29 m²

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

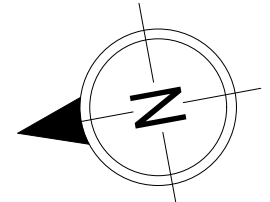
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

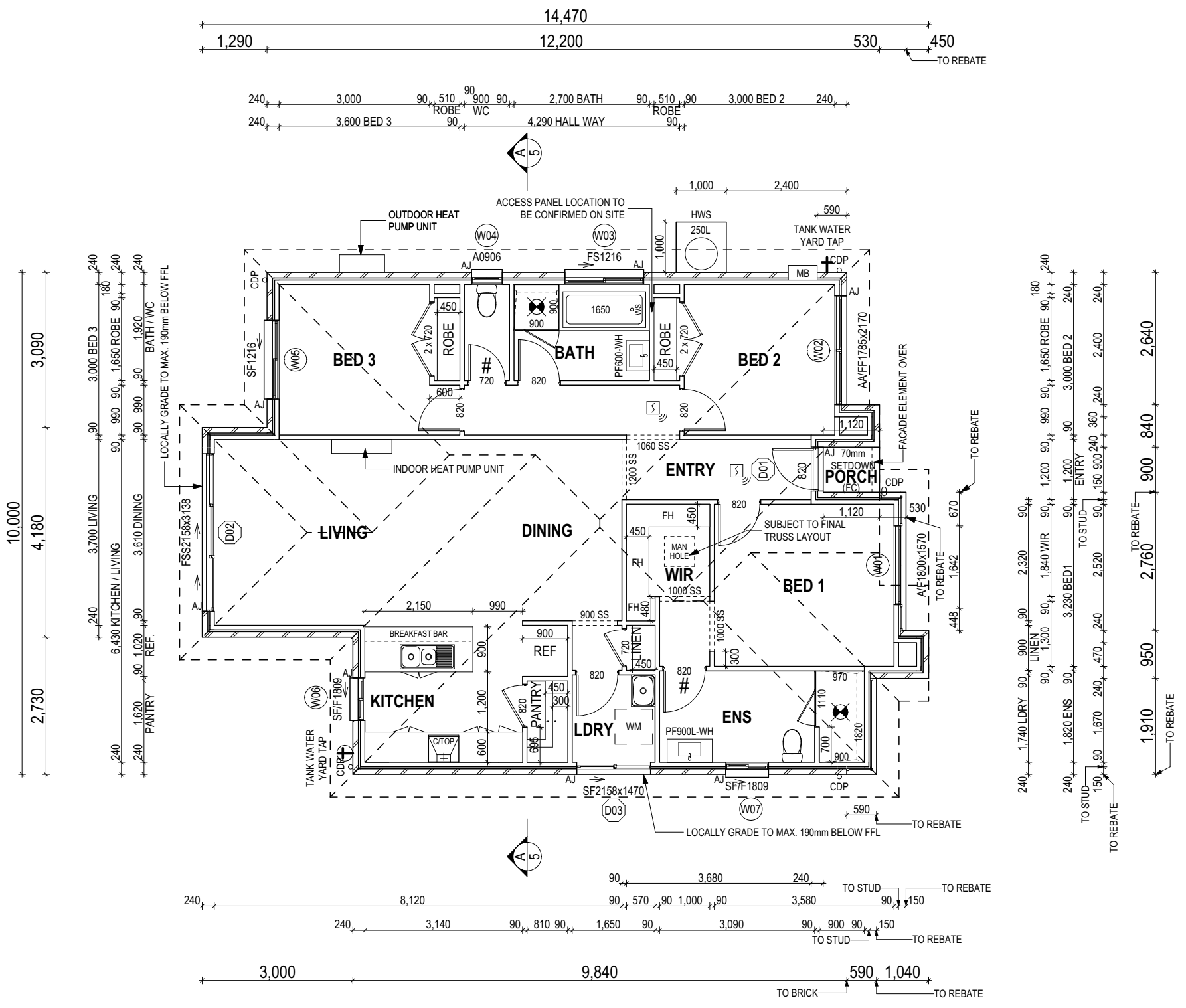
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
[Symbol]	FACE BRICK / COMMON BRICK
[Symbol]	RENDER
[Symbol]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
[Symbol]	DENOTES DRAWER SIDE
[Symbol]	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
[Symbol]	THIS DOOR OPENS FIRST
[Symbol]	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
[Symbol]	FLOOR WASTE
[Symbol]	GAS BAYONET



ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

Sorell Council
Development Application: Development Application - 55 Friendship Drive, Sorell, pa
Plans Reference: P1
Date Received: 17/06/2024

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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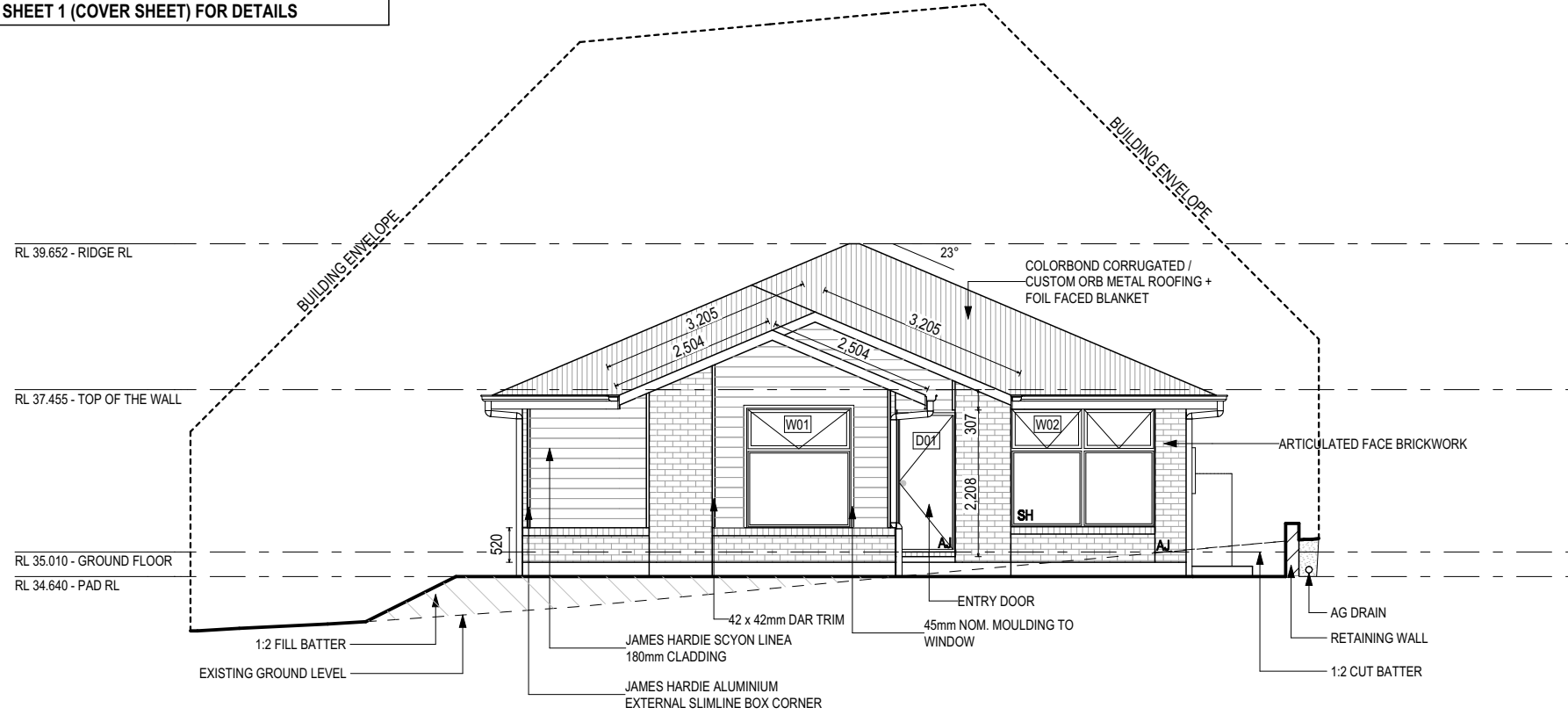
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

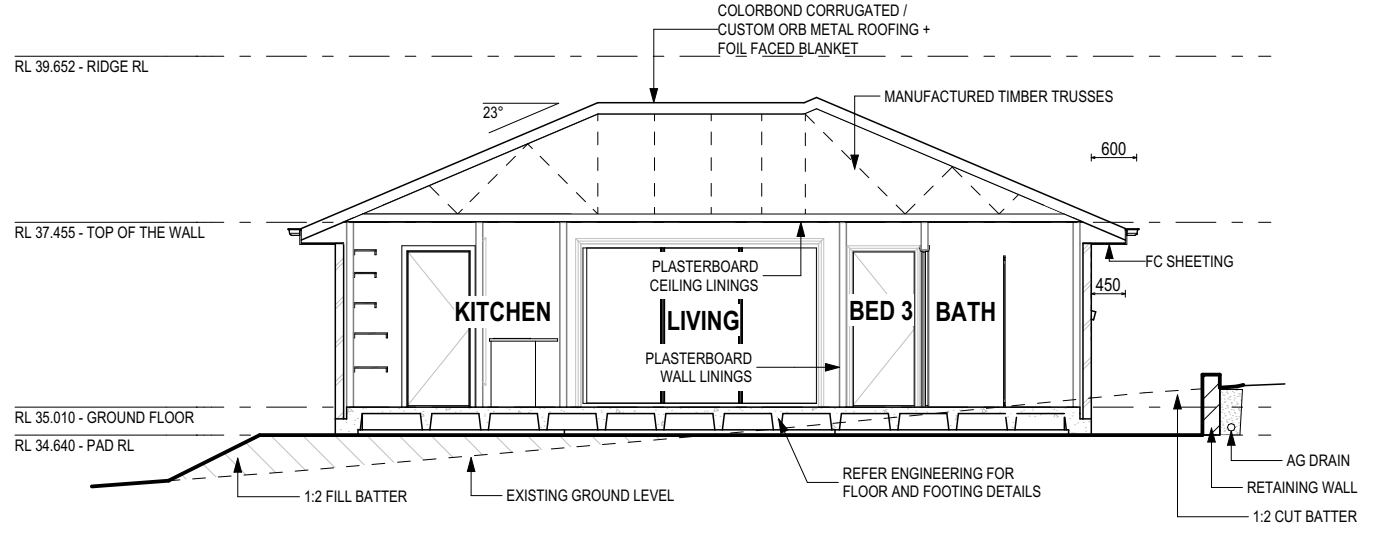
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

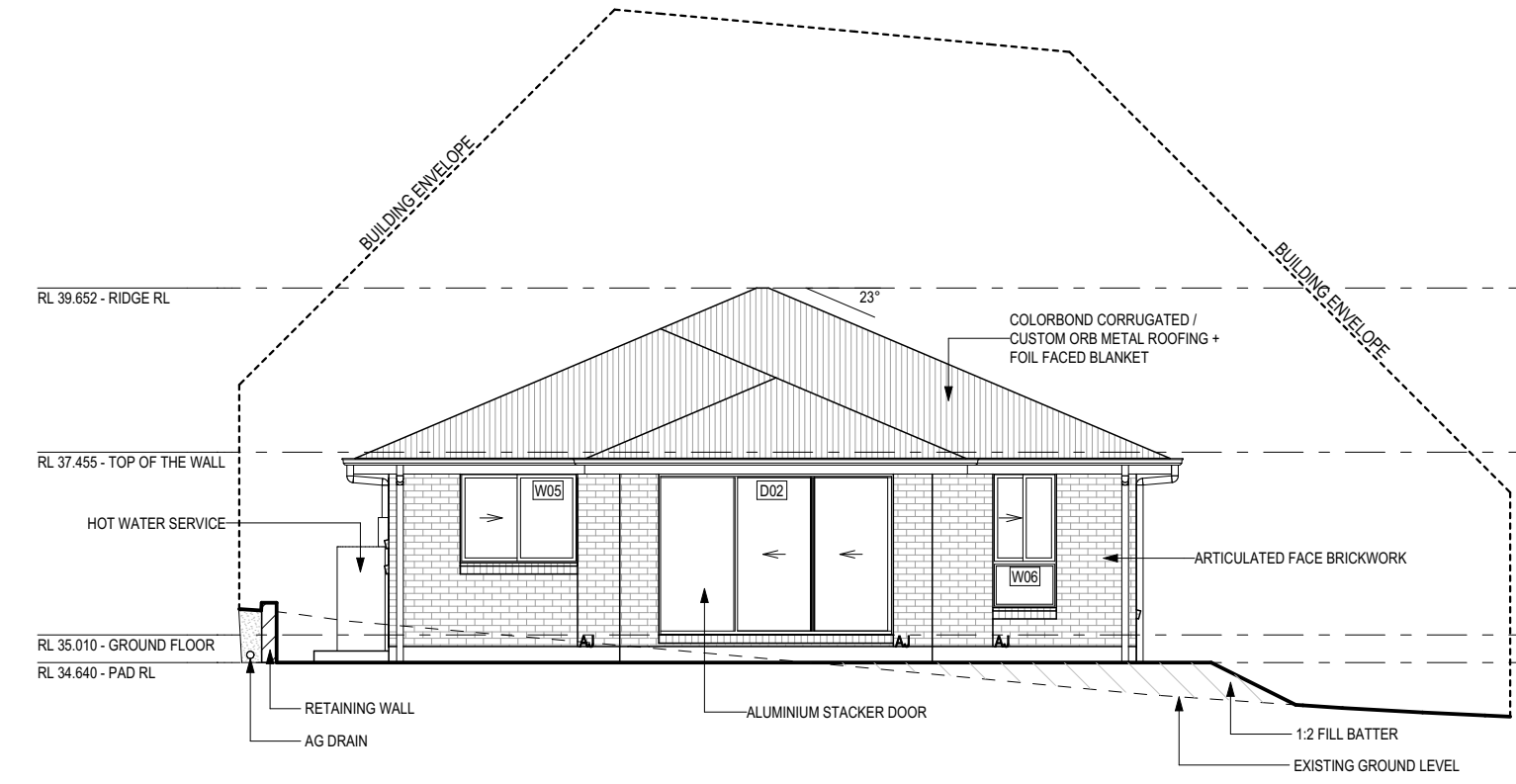
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



SOUTH ELEVATION
SCALE: 1:100



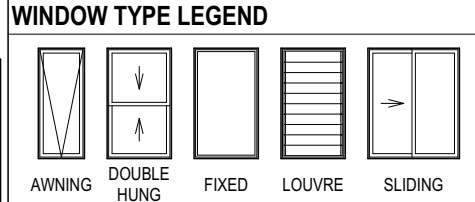
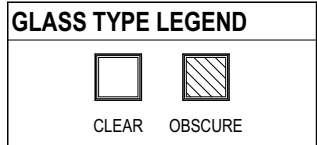
SECTION A-A
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

Sorell Council
Development Application: Development Application - 55 Friendship Drive, Sorell.pdf
Plans Reference: P1
Date Received: 17/06/2024

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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	1 QUOTE SITING PLAN	JOL 23/01/2024	JYE GREEN	EDEN 13	H-WDCEDE10SA	
	2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	ADDRESS: 55 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: NEWPORT	FACADE CODE: F-WDCEDE10NWPTA	
	3 PRELIM PLANS- INITIAL ISSUE	RT2 06/06/2024	LOT / SECTION / CT: 87 / - / 185351	COUNCIL: SORELL COUNCIL	SHEET No.: 5 / 13	SCALES: 1:100

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Template Version: 24.033

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

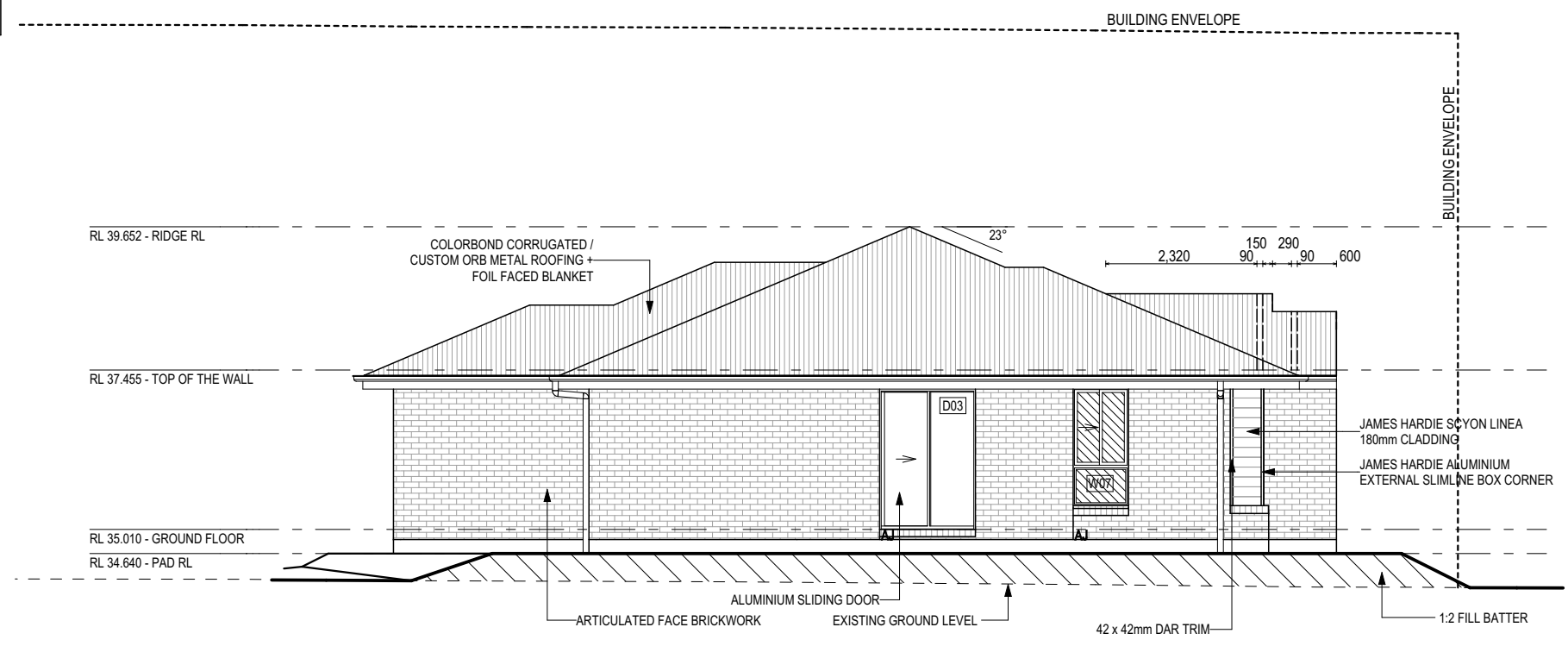
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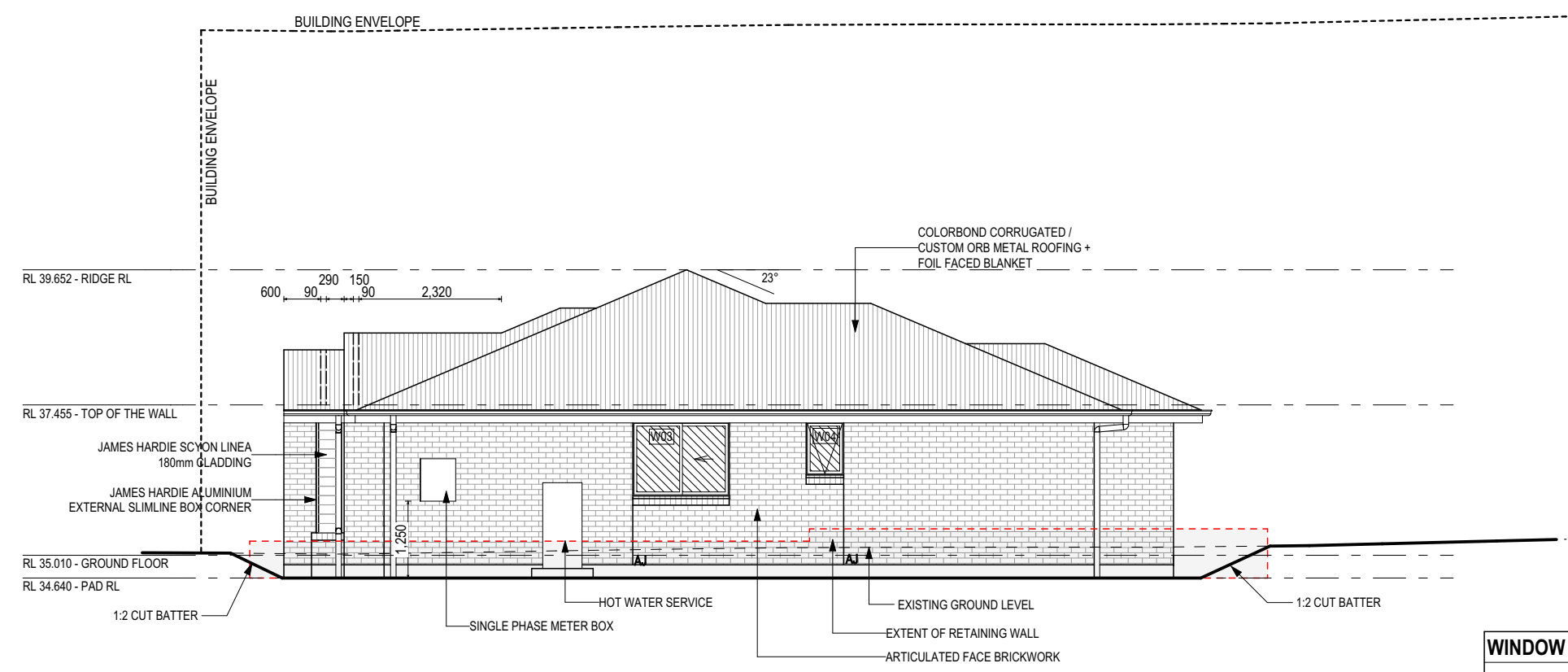
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



WEST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

Sorell Council
Development Application: Development
Application - 55 Friendship Drive, Sorell.pdf
Plans Reference: P1
Date Received: 17/06/2024

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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REVISION	DRAWN	CLIENT:
1 QUOTE SITING PLAN	JOL 23/01/2024	JYE GREEN
2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	ADDRESS:
3 PRELIM PLANS- INITIAL ISSUE	RT2 06/06/2024	55 FRIENDSHIP DRIVE, SORELL TAS 7172

LOT / SECTION / CT:	COUNCIL:
87 / - / 185351	SORELL COUNCIL

HOUSE DESIGN:	EDEN 13
FACADE DESIGN:	NEWPORT
SHEET TITLE:	ELEVATIONS

HOUSE CODE:	H-WDCED10SA
FACADE CODE:	F-WDCED10NWPTA
SHEET No.:	6 / 13
SCALES:	1:100

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713981

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A/F1800x1570	SPECIAL	BED 1	1,800	1,570	6,740	2.83	ALUMINIUM	BAL-12.5	NONE	S	2.37	CLEAR	BP 1170
GROUND FLOOR	W02	AA/FF1785x2170	SPECIAL	BED 2	1,785	2,170	7,910	3.87	ALUMINIUM	BAL-12.5	SNAP HEADER	S	3.16	CLEAR	BP 1160, MP 1085/1085
GROUND FLOOR	W03	FS1216	SLIDING	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	E	1.64	OBSCURE, TOUGHENED	
GROUND FLOOR	W04	A0906	AWNING	WC	860	610	2,940	0.52	ALUMINIUM	BAL-12.5	ANGLED	E	0.35	OBSCURE, TOUGHENED	
GROUND FLOOR	W05	SF1216	SLIDING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	N	1.64	CLEAR	
GROUND FLOOR	W06	SF/F1809	SLIDING	KITCHEN	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	N	1.24	CLEAR	BP 600
GROUND FLOOR	W07	SF/F1809	SLIDING	ENS	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	W	1.24	OBSCURE, TOUGHENED	BP 600
								14.04					11.64		
DOOR															
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	BAL-12.5	SNAP HEADER	S	1.23	NA	
GROUND FLOOR	D02	FSS2158x3138	STACKER	LIVING	2,158	3,138	10,592	6.77	ALUMINIUM	BAL-12.5	SNAP HEADER	N	6.02	CLEAR, TOUGHENED	
GROUND FLOOR	D03	SF2158x1470	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	BAL-12.5	SNAP HEADER	W	2.71	CLEAR, TOUGHENED	
								11.78					9.96		
								25.82					21.60		

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.
Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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Sorell Council
Development Application: Development Application - 55 Friendship Drive, Sorell.pdf
Plans Reference: P1
Date Received: 17/06/2024

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1060 SS	SQUARE SET OPENING	2,155	1,060	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	2	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,155	900	N/A	

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

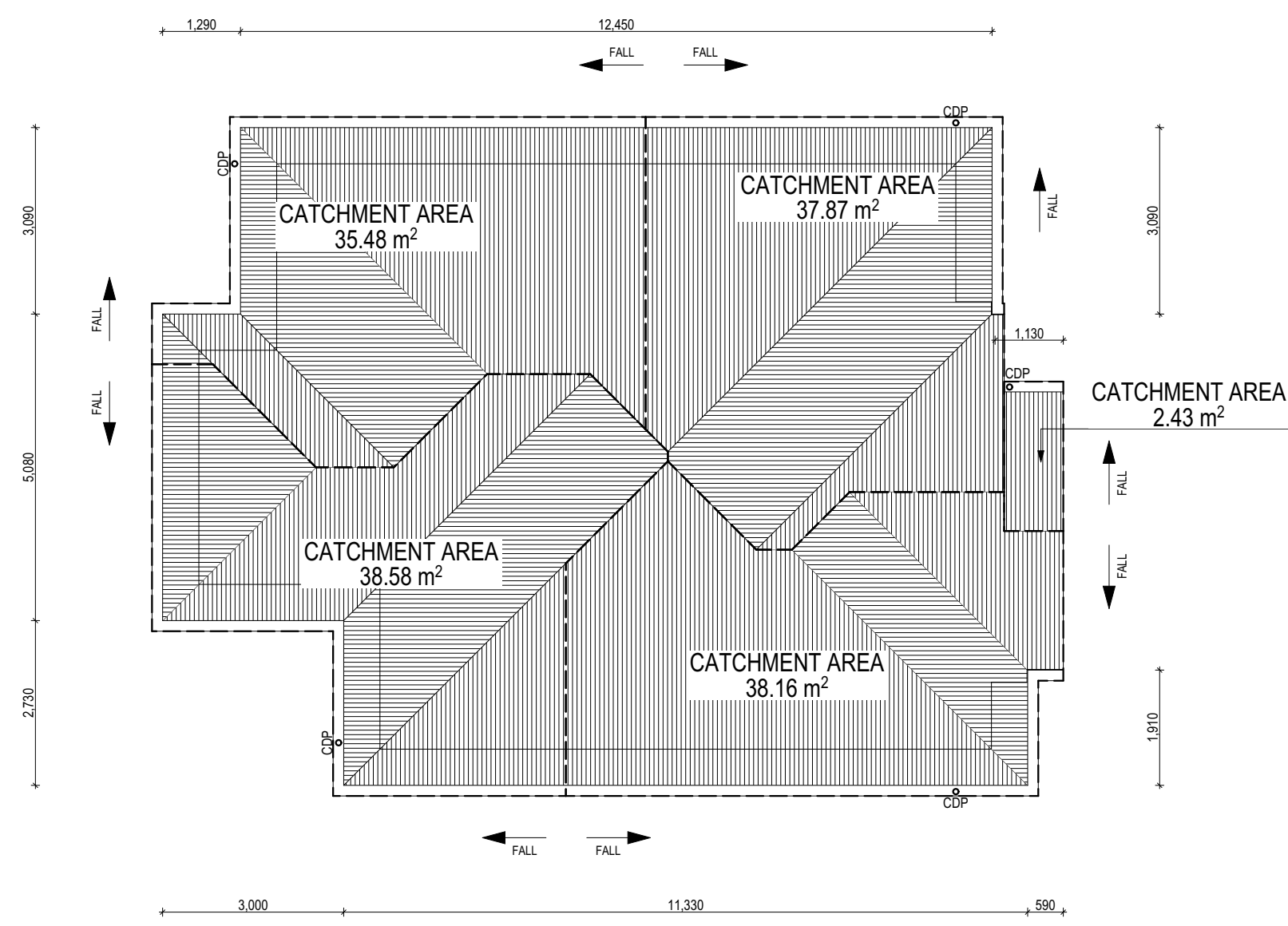
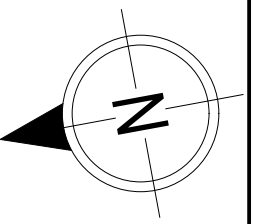
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

**BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS**

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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				ADDRESS: 55 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: NEWPORT	FACADE CODE: F-WDCEDE10NWPTA			
				LOT / SECTION / CT: 87 / - / 185351	COUNCIL: SORELL COUNCIL	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 7 / 13	SCALES:	713981



WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	144.41	Flat Roof Area (excluding gutter and slope factor) (m ²)
	157.23	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2018)		
Ah	152.52	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	184.55	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2018) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2018)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2018) (m ²)
Required Downpipes	2.9	Ac / Acdp
Downpipes Provided	5	

Sorell Council
 Development Application: Development Application - 55 Friendship Drive, Sorell.pdf
 Plans Reference: P1
 Date Received: 17/06/2024

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024
3 PRELIM PLANS- INITIAL ISSUE	RT2 06/06/2024

CLIENT:	JYE GREEN
ADDRESS:	55 FRIENDSHIP DRIVE, SORELL TAS 7172
LOT / SECTION / CT:	87 / - / 185351
COUNCIL:	SORELL COUNCIL

HOUSE DESIGN:	EDEN 13
FACADE DESIGN:	NEWPORT
SHEET TITLE:	ROOF DRAINAGE PLAN
SHEET No.:	8 / 13

HOUSE CODE:	H-WDCEDE10SA
FACADE CODE:	F-WDCEDE10NWPTA
SCALES:	

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

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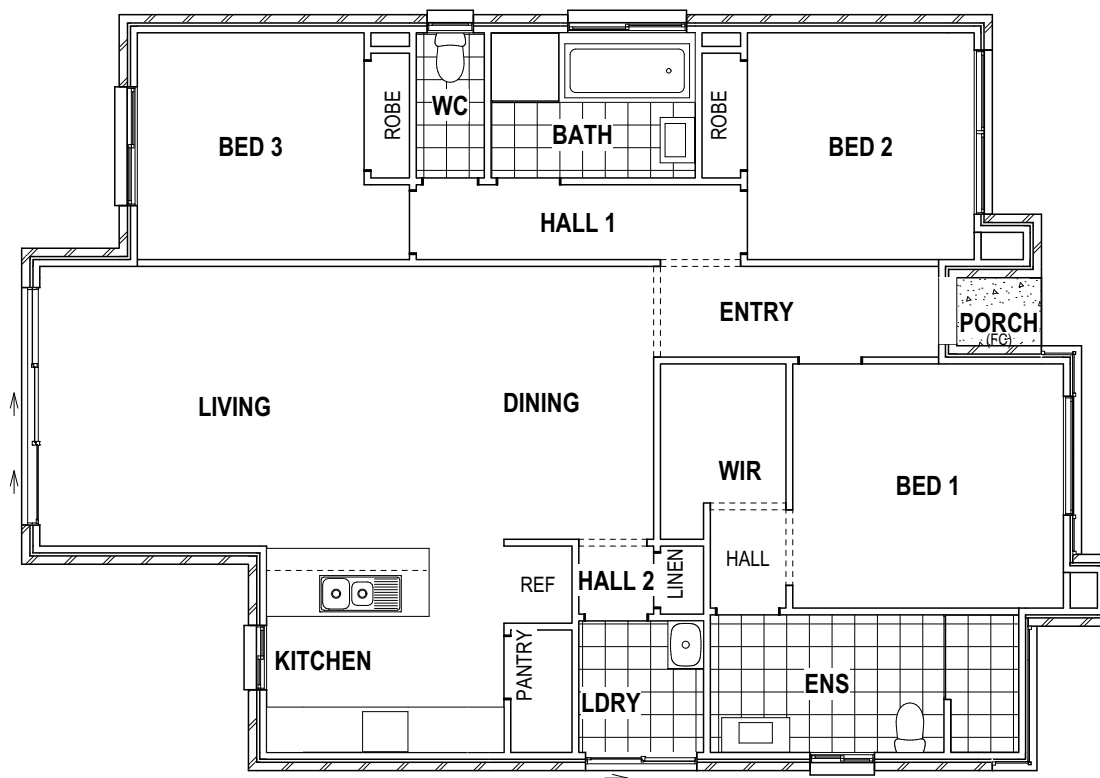
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Template Version: 24_033

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

-  NO COVERING
-  COVER GRADE CONCRETE
-  CARPET
-  LAMINATE
-  TILE (STANDARD WET AREAS)
-  TILE (UPGRADED AREAS)



FLOOR COVERINGS
 SCALE: 1:100

Sorell Council
 Development Application: Development
 Application - 55 Friendship Drive, Sorell.pdf
 Plans Reference: P1
 Date Received: 17/06/2024

**SUBJECT TO NCC 2022
 (1 MAY 2023)
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**BAL-12.5 BUSHFIRE REQUIREMENTS
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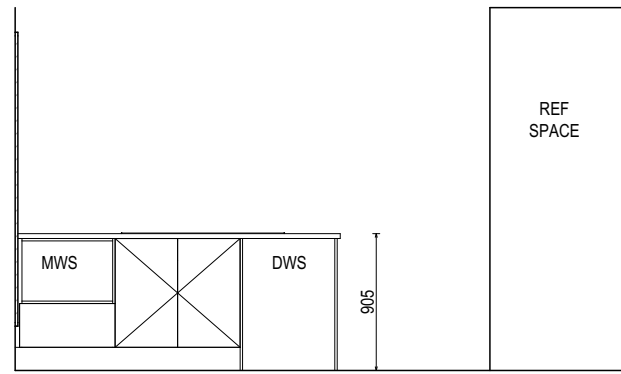
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	2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	ADDRESS: 55 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: NEWPORT	FACADE CODE: F-WDCEDE10NWPTA	
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					713981	

PRELIMINARY

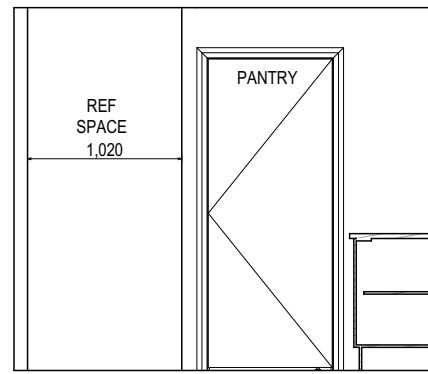
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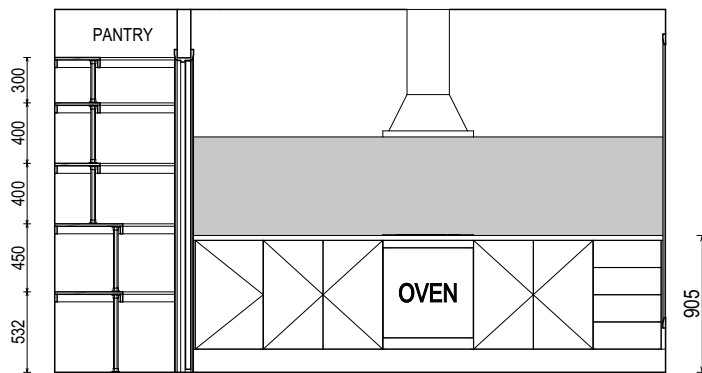
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ELEVATION A
SCALE: 1:50



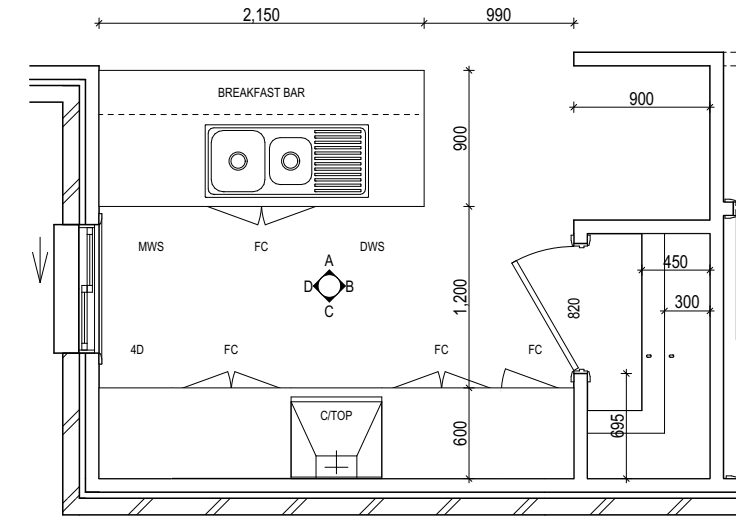
ELEVATION B
SCALE: 1:50



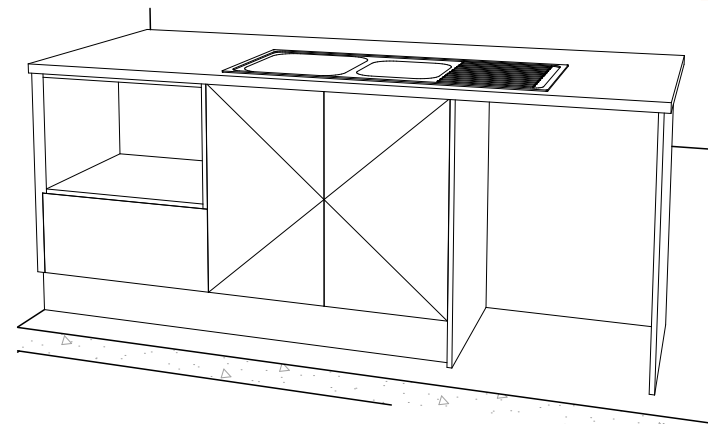
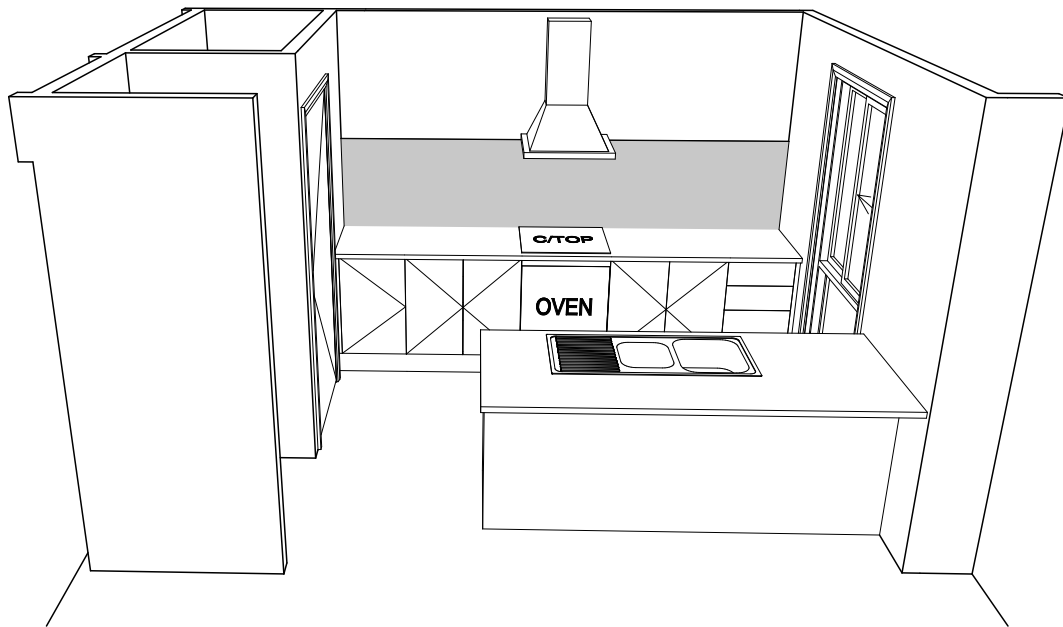
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



Sorell Council
Development Application: Development Application - 55 Friendship Drive, Sorell.pdf
Plans Reference: P1
Date Received: 17/06/2024

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PLAN ACCEPTANCE BY OWNER

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		2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	LOT / SECTION / CT: 87 / - / 185351	COUNCIL: SORELL COUNCIL	SHEET TITLE: KITCHEN DETAILS	
		3 PRELIM PLANS- INITIAL ISSUE	RT2 06/06/2024			SCALES: 1:50	713981

Last Published: Thursday, 6 June 2024 8:52 AM

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Template Version: 24_033

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

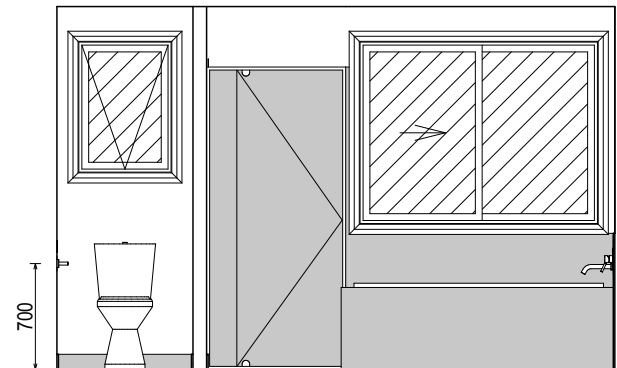
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

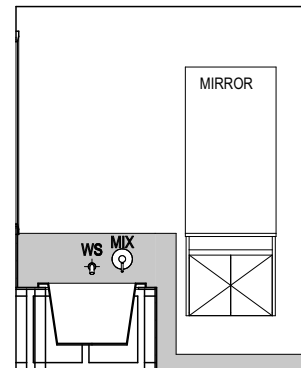
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LEGEND

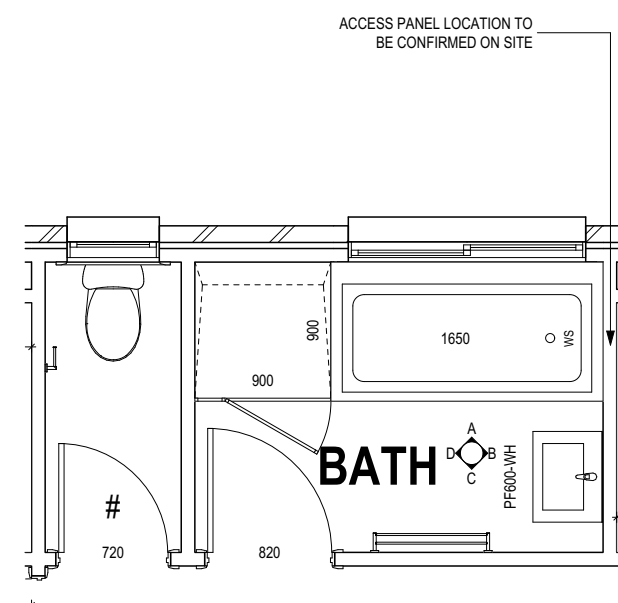
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- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



ELEVATION A
SCALE: 1:50

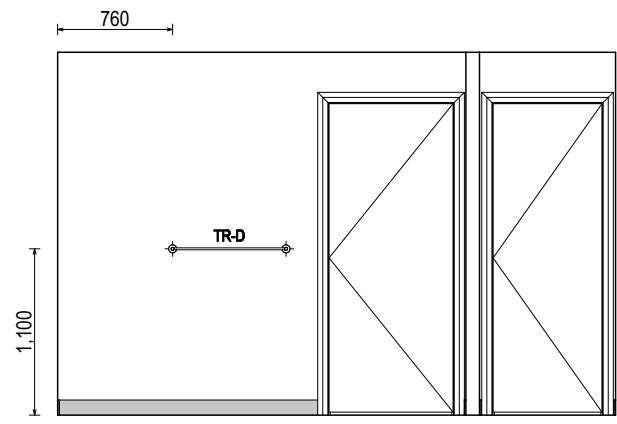


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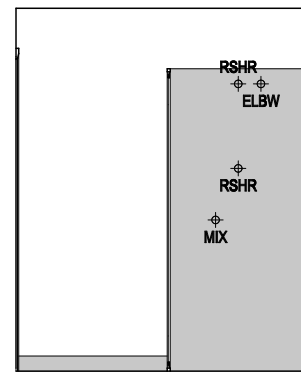


BATHROOM PLAN
SCALE: 1:50

Sorell Council
Development Application: Development Application - 55 Friendship Drive, Sorell.pdf
Plans Reference: P1
Date Received: 17/06/2024



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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		3 PRELIM PLANS- INITIAL ISSUE	RT2 06/06/2024	LOT / SECTION / CT: 87 / - / 185351	COUNCIL: SORELL COUNCIL	SHEET No.: 11 / 13	SCALES: 1:50	713981

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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

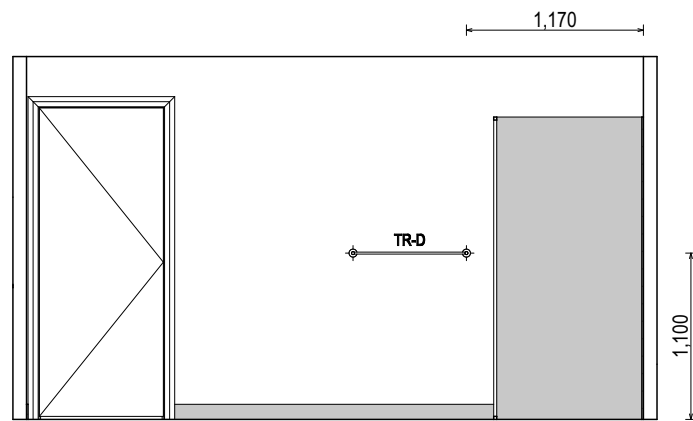
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- GENERAL BUILDING INFORMATION

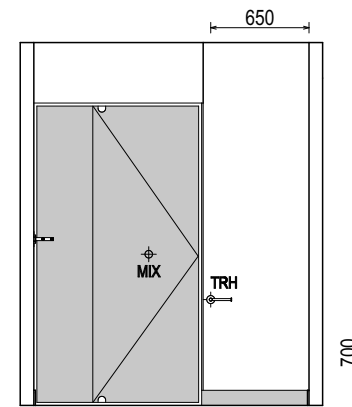
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER

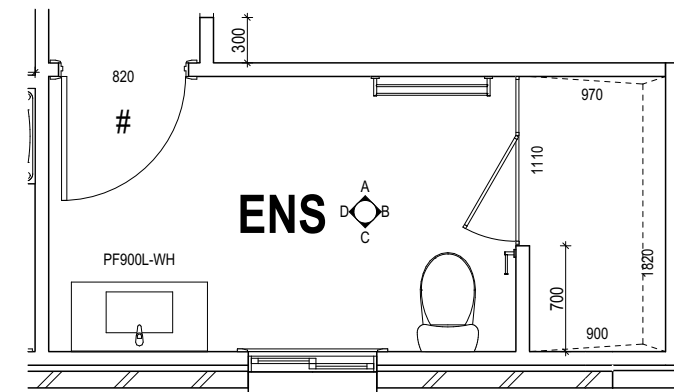


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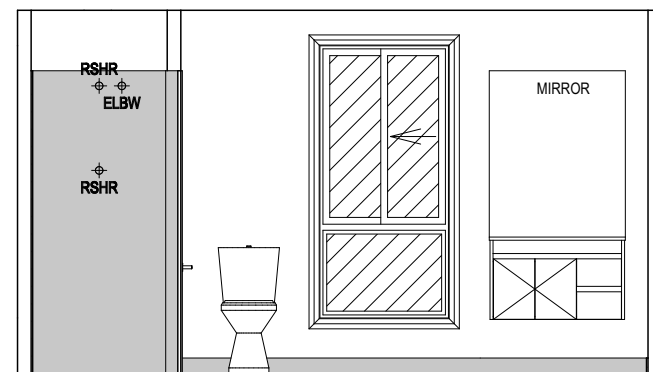


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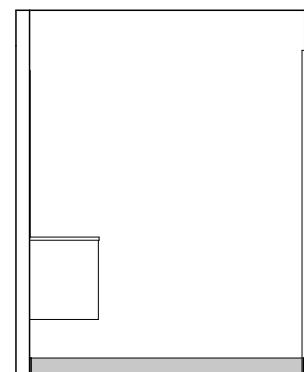
Sorell Council
Development Application: Development
Application - 55 Friendship Drive, Sorell.pdf
Plans Reference: P1
Date Received: 17/06/2024



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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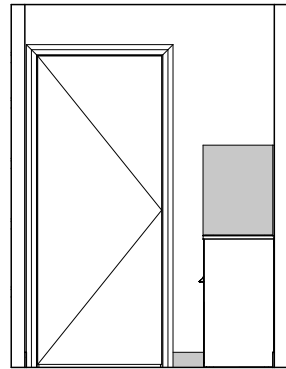
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		2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	ADDRESS: 55 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: NEWPORT	FACADE CODE: F-WDCED10NWPTA	
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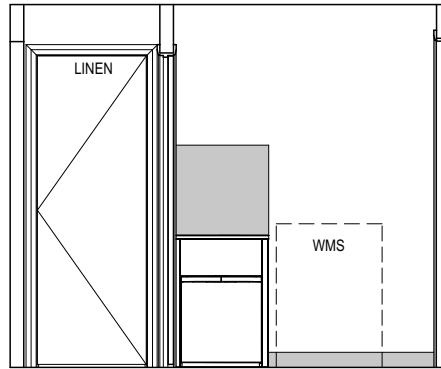
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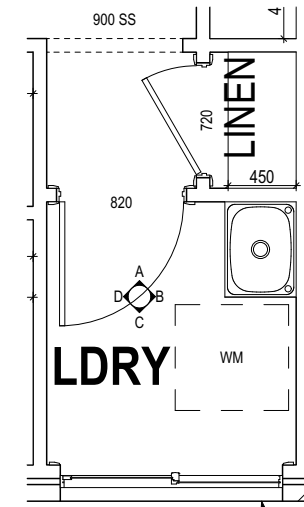


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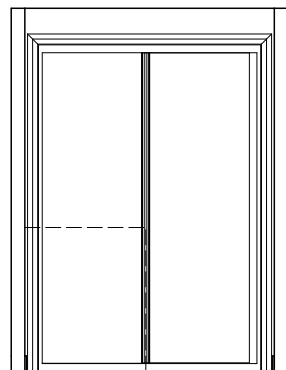


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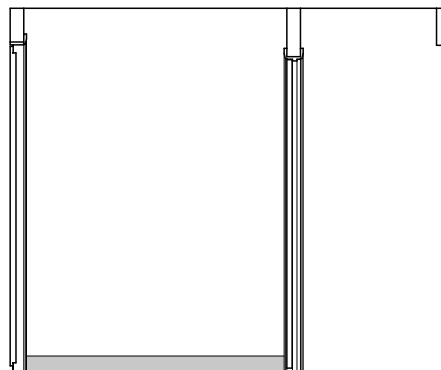
Sorell Council
Development Application: Development
Application - 55 Friendship Drive, Sorell.pdf
Plans Reference: P1
Date Received: 17/06/2024



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

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		2 DRAFT SALES PLAN- CT-1, CONTOUR UPDATE	RT2 09/05/2024	ADDRESS: 55 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: NEWPORT	FACADE CODE: F-WDCEDE10NWPTA		
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