

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 6 Downward 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 12th August 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 12th August 2024**.

APPLICANT: Sjm Property Developments

APPLICATION NO: DA 2024 / 171 - 1

DATE: 25 July 2024

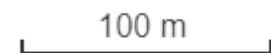


6 Downward Way, Sorell - Representation Close Monday 12th August 2024

25-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:	\$ 550,000

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 6 Downward Way
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 183294 Folio: 189

Current Use of Site	Vacant
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Current Owner/s:	Name(s) One Contract Pty Ltd (ACN 665 528 772) ATF The One Contract I
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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>

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 - 6 Downward Way, Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 17/07/2024

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><i>Amda Bungin</i></u> Date: <u>17/07/2024</u>
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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 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 - 6 Downward Way, Sorell - P1.pdf

Plans Reference: P1

Date Received: 17/07/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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AS2870:2011 SITE ASSESSMENT

6 Downward Way

Sorell

March 2024



GEO-ENVIRONMENTAL
SOLUTIONS



Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	6 Downward Way, Sorell
Date of Inspection:	19/03/2024
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	183294/189
Title Area:	Approx. 526.9 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Flood-prone Areas, Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	1° W facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 400mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.10	0.00-0.10	SM	Silty SAND: brown, dry, dense
0.10-1.00	0.10-1.00	CH	Silty CLAY: high plasticity, dark brown, slightly moist, stiff
1.00-1.60		SC	Clayey SAND: brown, slightly moist dense
1.60-2.00	1.00-1.50	CH	Silty CLAY: high plasticity, brown, slightly moist, stiff
2.00-2.20	1.50-2.00	GC	Clayey GRAVEL: yellow, brown, slightly moist, dense, refusal

Site Notes

Soils on the site are developing from quaternary sediments, the clay fraction is likely to show significant ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “Residential Slabs and Footings”.

The site has been classified as:

Class H-2

Y^s range: **60-75mm**

Notes: that is a highly reactive clay.



Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N2
Region:	A
Terrain Category:	2.5
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

Construction Notes & Recommendations

The site has been classified as **Class H-2** - Highly reactive clay site, which may experience very high ground movement from moisture changes. Whilst soil bearing capacity was adequate at the time of this investigation it may be significantly reduced throughout winter months and footings design should make adequate provision for this

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director



Sorell Council

Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf

Plans Reference:P1
Date Received:17/07/2024

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

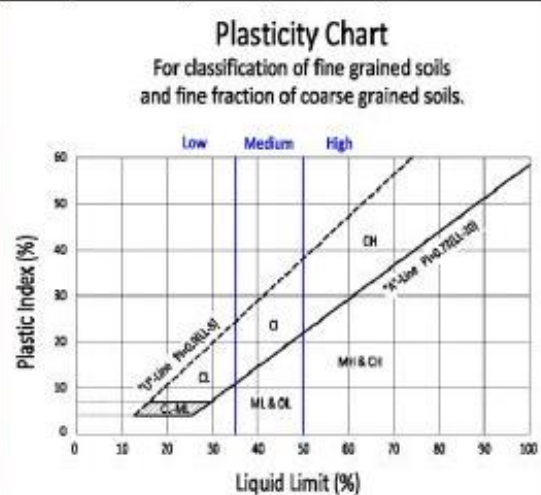
NON COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				NOTES	
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{30}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.	
	COBBLES	63								
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4		Between 1 and 3
		medium	6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine	2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI < 4	—		—
				GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI > 7	—		—
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6		Between 1 and 3
		medium	0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine	0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI < 4	—		—
				SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI > 7	—		—
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤ 50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'					
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
			OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit > 50%)		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
			CH	Inorganic clays of high plasticity, fat clays						
			OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils						



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

1.5 Batter Angles for Embankments (Guide Only)

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS

CUT EMBANKMENTS

MATERIAL TYPE (refer soils report)	EMBANKMENT SLOPES (Height : Length)		
	Compacted Fill	Cutting	
Stable Rock (A*)	2 : 3	6 : 1	
Sand (A*)	1 : 2	2 : 3	
Silt (P*)	1 : 4	1 : 4	
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

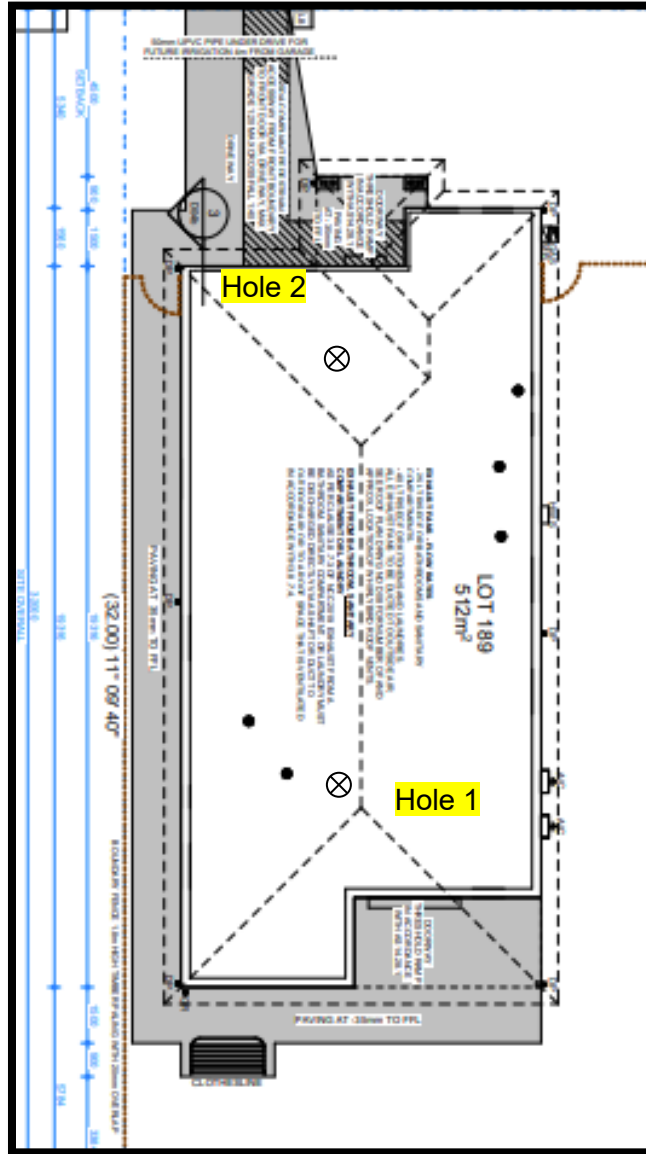
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed 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 geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

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 a party.

Site Plan



 **Sorell Council**
Development Application: Development
Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:17/07/2024

APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
 (ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	10	10.0	3.1	347	22
100-200	8	12.5	2.5	278	17
200-300	8	12.5	2.5	278	17
300-400	5	20.0	1.6	174	10
400-500	8	12.5	2.5	278	17
500-600	4	25.0	1.3	139	8
600-700	3	33.3	0.9	104	6
700-800	3	33.3	0.9	104	6
800-900	3	33.3	0.9	104	6
900-1000	3	33.3	0.9	104	6
1000-1100	3	33.3	0.9	104	6
1100-1200	5	20.0	1.6	174	10
1200-1300	6	16.7	1.9	208	13
1300-1400	6	16.7	1.9	208	13
1400-1500	3	33.3	0.9	104	6
1500-1600	3	33.3	0.9	104	6
1600-1700	5	20.0	1.6	174	10
1700-1800	3	33.3	0.9	104	6
1800-1900	6	16.7	1.9	208	13
1900-2000	6	16.7	1.9	208	13
2000-2100	17	5.9	5.3	590	40
2100-2200	23	4.3	7.2	799	56

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
Certificate of title No:

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

Certificate details:

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

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



building work, plumbing work or plumbing installation or demolition work

or a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J10188

25/03/2024



A handwritten signature in black ink, appearing to read 'John Paul Cumming', written over a light grey background.



Prepared for
Geo-Environmental Solutions
(GES)



6 Downward Way Sorell

FLOOD HAZARD REPORT

FE_24034
06th June 2024



Sorell Council

Development Application: Development
Application - 6 Downward Way, Sorell - P1.pdf

Plans Reference:P1
Date Received:17/07/2024






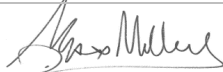

flüssig
Engineers

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

Document Information

Title	Client	Document Number	Project Manager
6 Downward Way, Sorell, Flood Hazard Report	Geo-Environmental Solutions(GES)	FE_24034	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>		23/05/2024
Prepared by	Ash Perera <i>Hydraulic Engineer</i>		23/05/2024
Prepared by	Christine Keane <i>Senior Water Resources Analyst</i>		24/05/2024
GIS Mapping	Damon Heather <i>GIS Specialist</i>		29/05/2024
Reviewed by	John Holmes <i>Senior Engineer</i>		03/06/2024
Reviewed by	Max W. Möller <i>Principal Hydraulic Engineer</i>		06/06/2024
Authorised by	Max W. Moller <i>Principal Hydraulic Engineer</i>		06/06/2024

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 6 Downward 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 512 m² lot. The site is currently vacant.

1.2 Objectives and Scope

This report is to assess the proposed development at 6 Downward 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 6 Downward 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 Agricultural and Rural with the specific site being listed as General Residential. Figure 1 below outlines the approximate contributing catchment for the site at 6 Downward Way, Sorell.

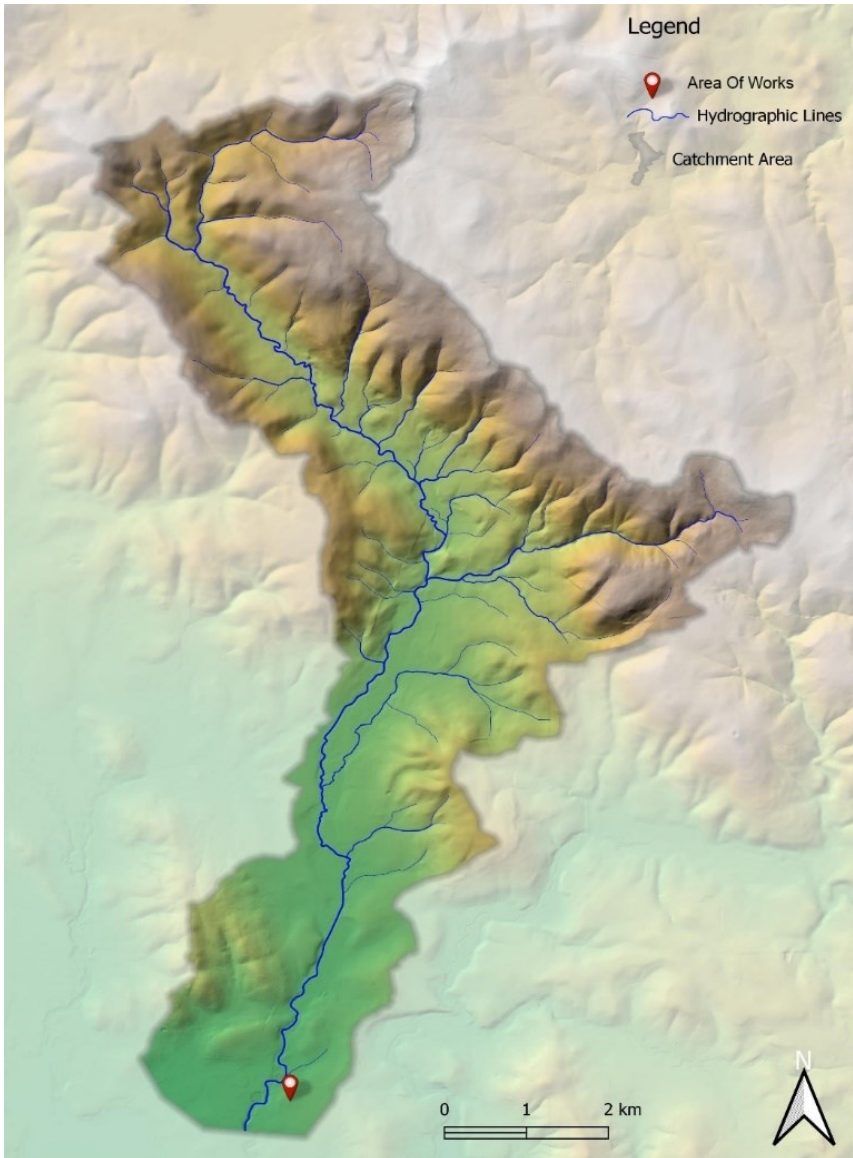


Figure 1. Contributing Catchment, 6 Downward Way, Sorell

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.

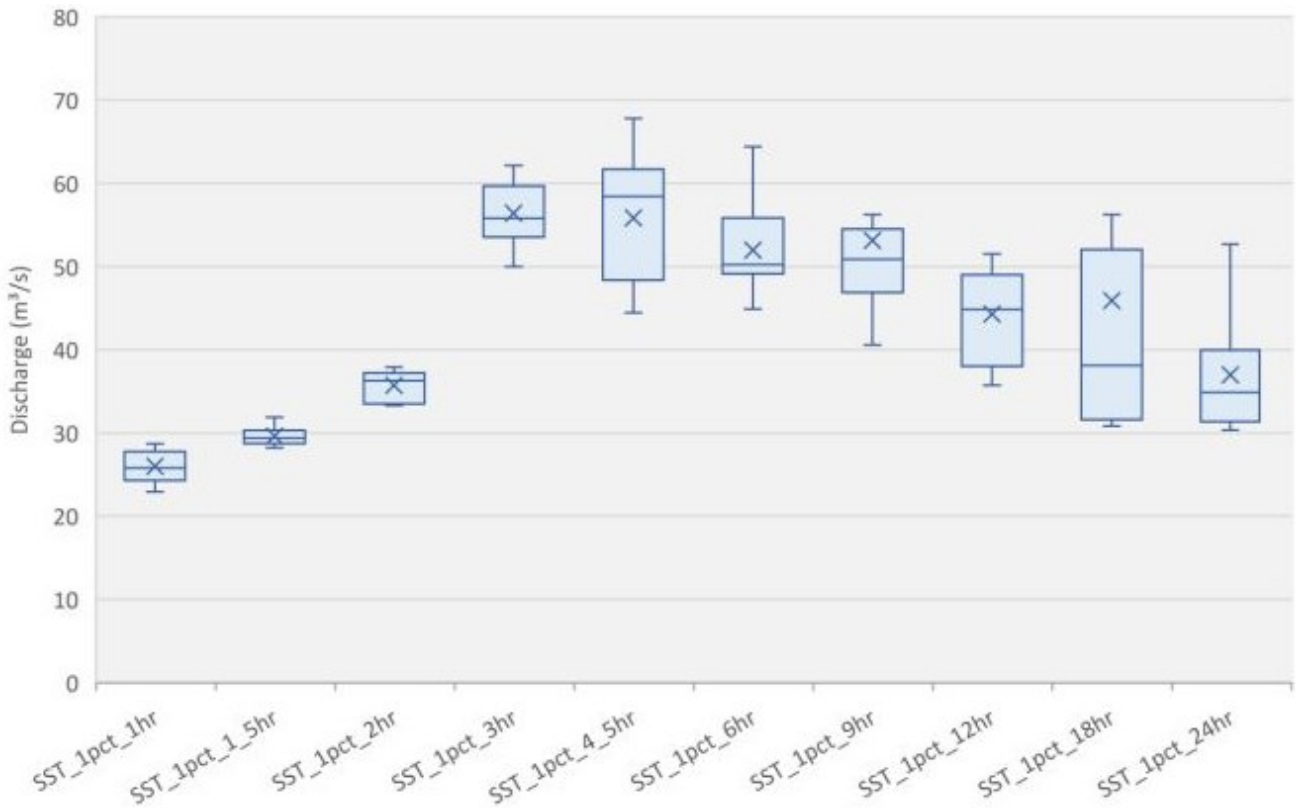


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

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%



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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.

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 6 Downward 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

Land Use	Pre-Development		Post-Development	
	Area (m ²)	% of total	Area (m ²)	% of total
Total Impervious	0	0	197	38
Total Pervious	512	100	315	62

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 boundary with maximum flood depths of 0.12 m observed at the cross-sectional results line. The maximum depth in the pre-development scenario within the lot is 0.18 m observed within the centre of the lot.

Figure 5 shows the effect that the inclusion of the proposed development has on the overland flood flow. A 1.2 m wide, 0.15 m deep open drain is recommended to be constructed adjacent to the eastern lot boundary to alleviate flood depths surrounding the proposed dwelling.

With the proposed open drain included in the post-development flood model, there is a slight increase in depth to 0.06 m at the cross-sectional result line. Higher flood depths are observed within the open drain which are to be expected due to its inherent depth.

Apart from the open drain and its immediate surroundings, the maximum depths observed within the lot are under <0.24m. The increase in depths within the lot is due to the proposed dwelling displacing flood water, however, this does not increase the hazard rating within the lot and to surrounding properties.

The maximum flood depth observed at the entrance to the proposed dwelling is 160 mm at 19.56 mAHD.



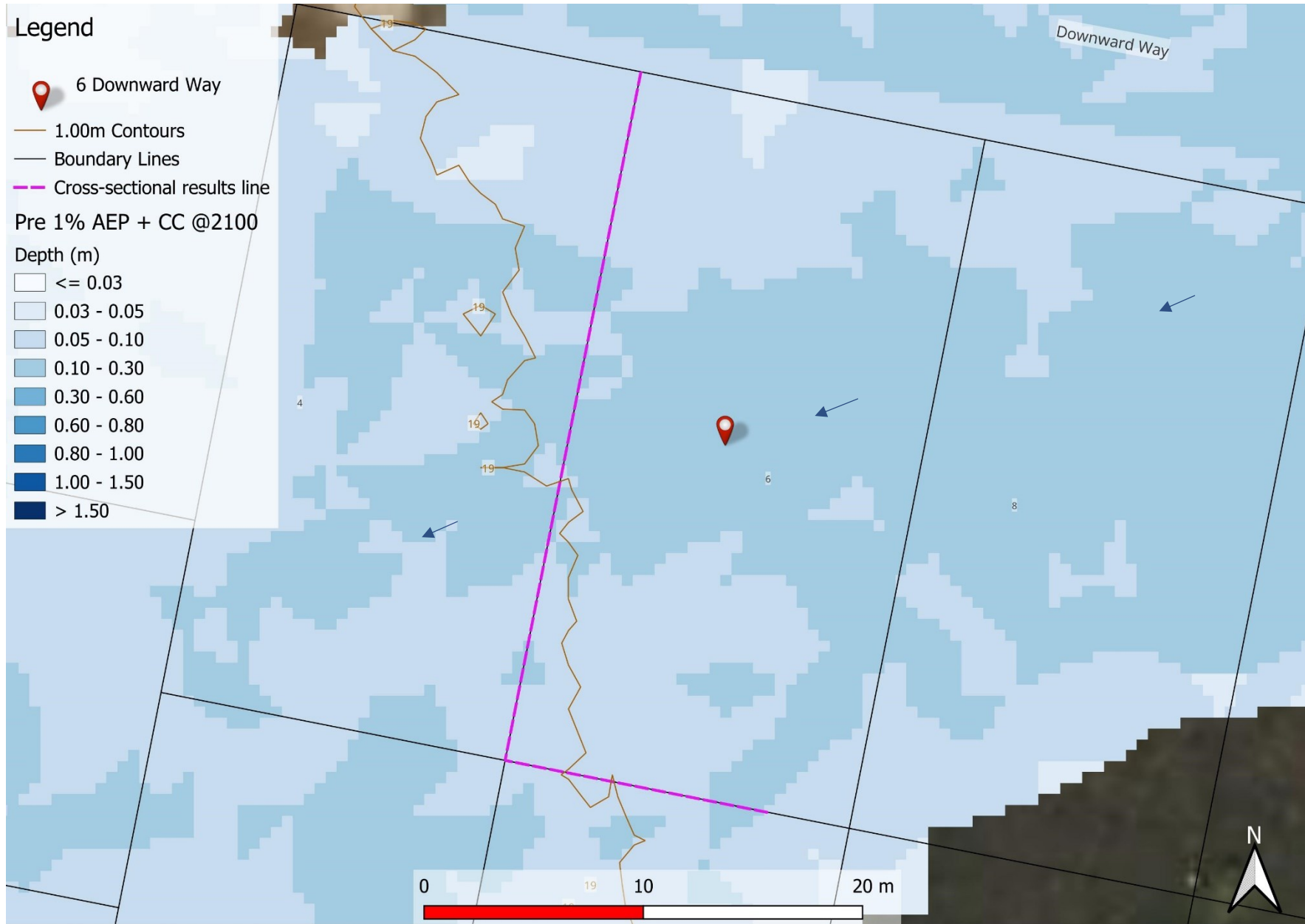


Figure 4. Pre-Development 1% AEP + CC Depth

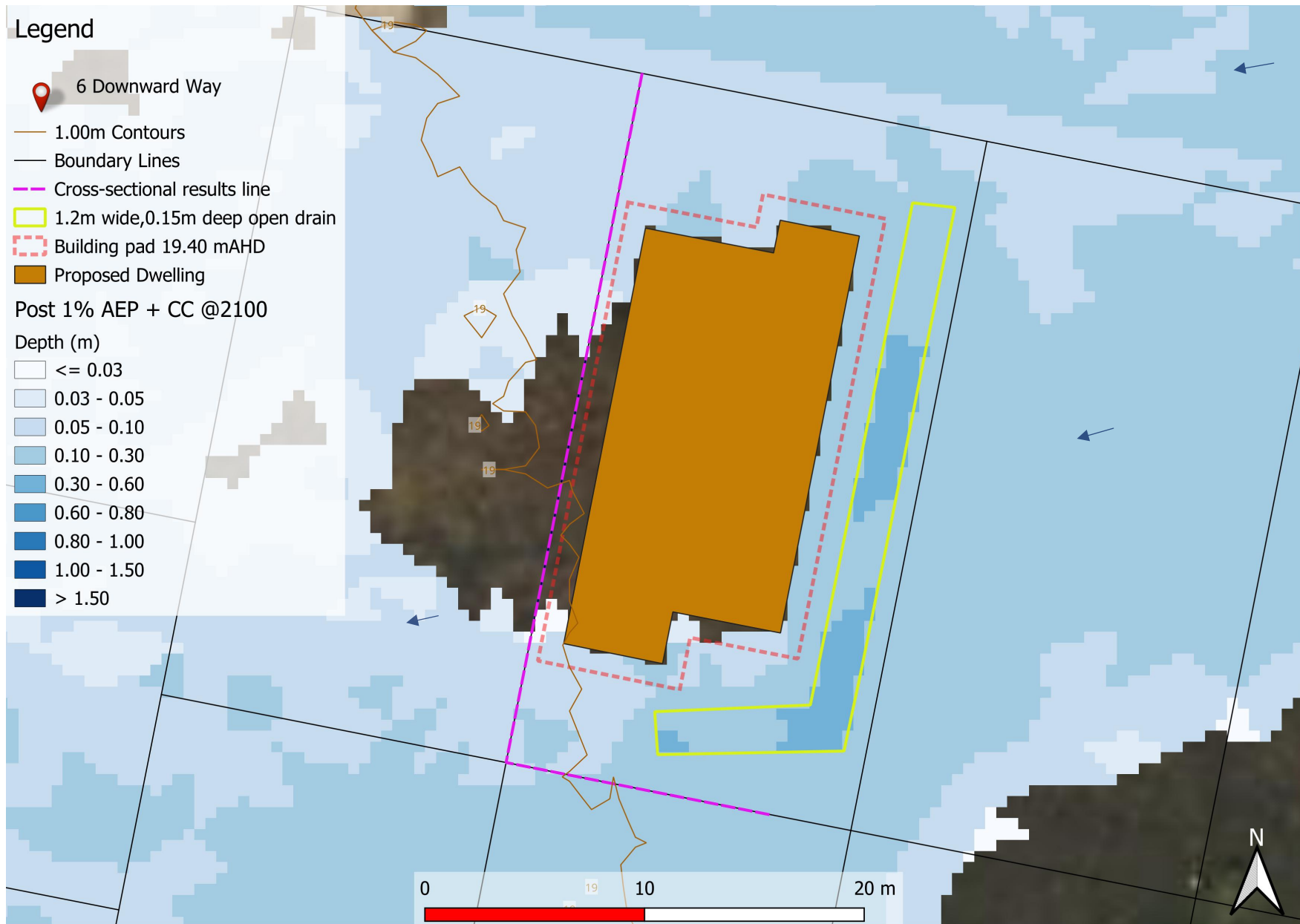


Figure 5. Post-Development 1% AEP + CC including Depth

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 a small increase of 0.06 m in flood depths on adjacent properties to the south and west of the development lot, with the overland flow continuing towards the natural overland flow path. However, the lots to the south and west 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 flooding on third party property.

3.2 Development Effects on Flooding

The proposed dwelling is within the natural overland flow path. However, with the recommended mitigation measures, 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 0.04 m³/s from 2.53 m³/s to 2.57 m³/s from the pre-development to post-development scenarios, while velocity shows an increase of 0.27 m/s from 1.08 m/s to 1.36 m/s.

The increase in velocity can be explained by the construction of the open drain which constricts the flow path resulting in a higher velocity. However, these increases do not contribute to an increase in the hazard rating within the lot and to surrounding properties. 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.



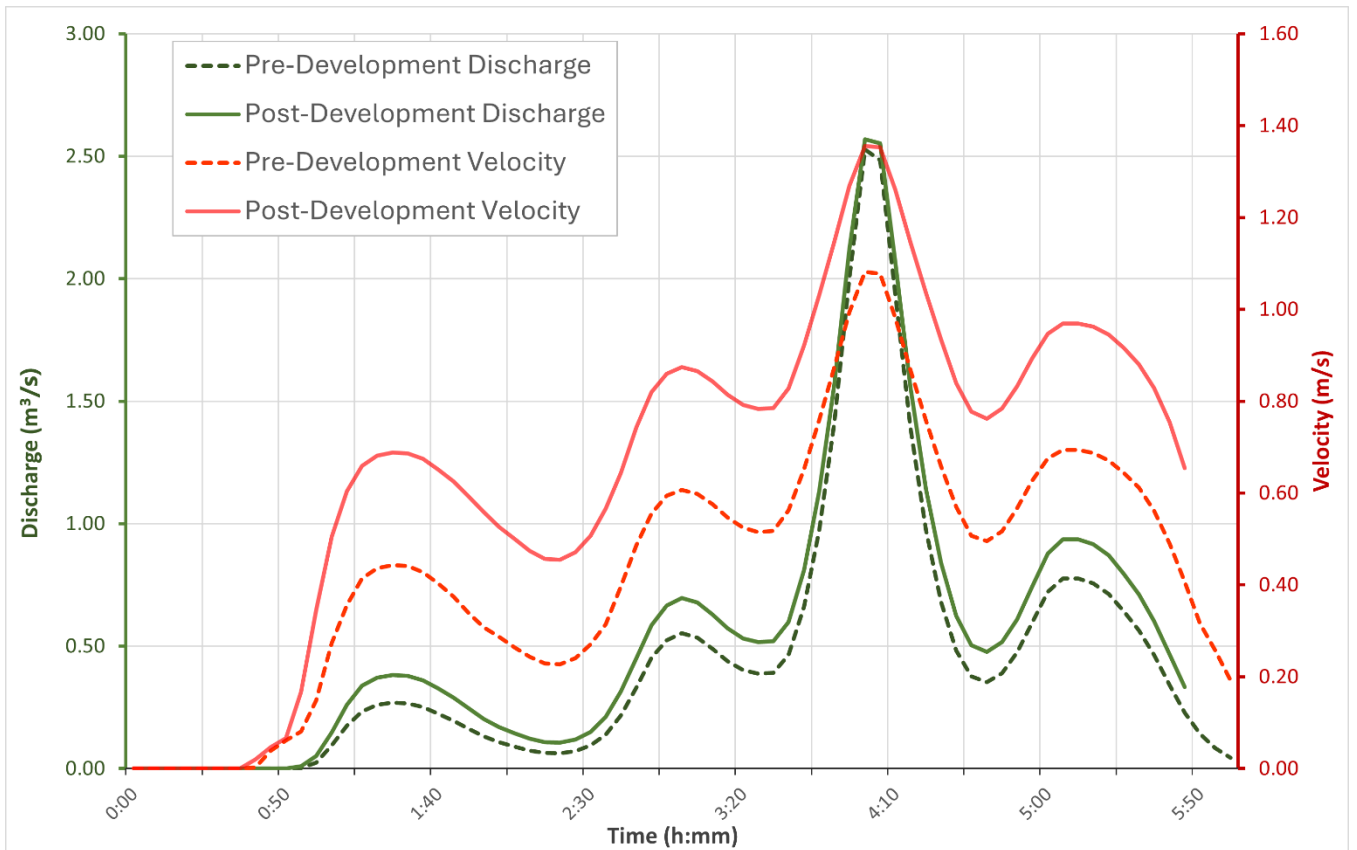



Figure 6. Pre and Post development net discharge and velocity 1% AEP + CC

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 6 Downward 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

6 Downward Way	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Habitable floor	19.56	19.86



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As shown above, the finished floor level must be at 19.86 mAHD to meet the requirements of the Building Regulations S.54. As the pad level of the existing dwelling is at 19.40 mAHD, there must be a minimum vertical height difference of 0.46 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)	0.12	0.18	+0.06
Velocity (m/s)	1.08	1.36	+0.27
Discharge (m³/s)	2.53	2.57	+0.04

4. Flood Hazard

Under existing conditions prior to development, the proposed location of the building is subject to be inundated to < 0.12 m flood depth and < 0.18 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 slightly increasing by 0.06 from the pre-development level and the velocity showing an increase of 0.27 m/s which has no effect on the hazard rating that remains within the lowest hazard band of H1 for the lot and surrounding properties.

There is a small, localised area with flood depths under 0.4m within the recommended open drain which results in a hazard rating of H2- *generally safe for people and buildings, unsafe for small vehicles*. However, this is due to the inherent depth of the open drain and does not pose an additional risk to occupants.

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.

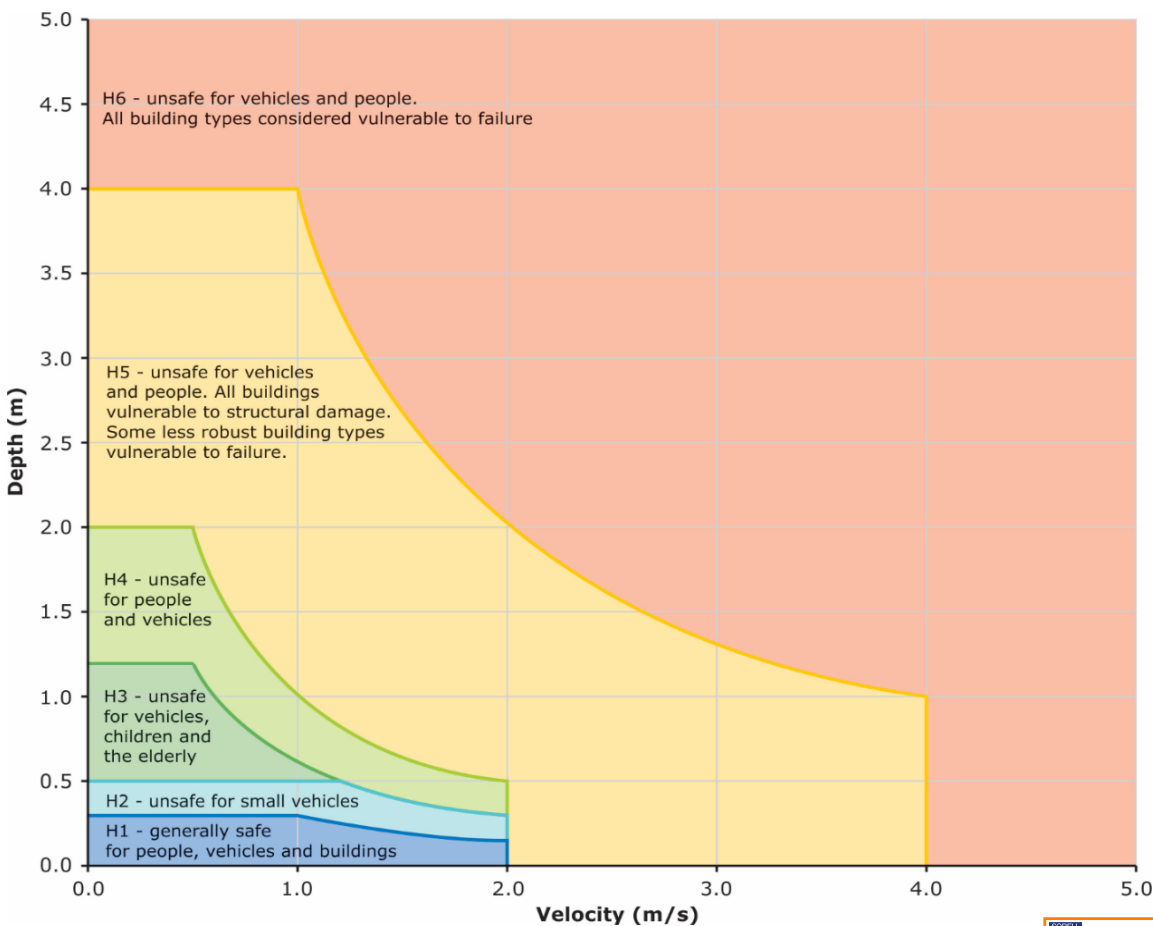


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

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4.1 Tolerable Risk

The lot at 6 Downward 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, except for the small, localised area within the open drain(H2) which can be explained due to its inherent depth.



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 6 Downward 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. A slight increase of 0.06 m in depth at the property boundary at the cross-sectional result line.
4. Peak discharge sees an increase of 0.04 m³/s from both pre-development to post-development riverine flood scenario.
5. Velocity shows an increase of 0.27 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. A new 1.2 m wide, 0.15 m deep open drain to be constructed along the eastern and northern lot boundary shown in Figure 5.
2. The new dwelling to have a minimum floor level as per Table 5. (minimum **FFL = 19.860** mAHD or higher).
3. A minimum vertical height difference of 460 mm to be maintained between all entrances to the dwelling and the natural ground level.
4. 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.
5. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris.
6. Any change in external building layout or addition of other solid structures will require further flood assessment.
7. The proposed dwelling must be designed to resist flood forces including debris for the given flood conditions.
8. 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 6 Downward 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
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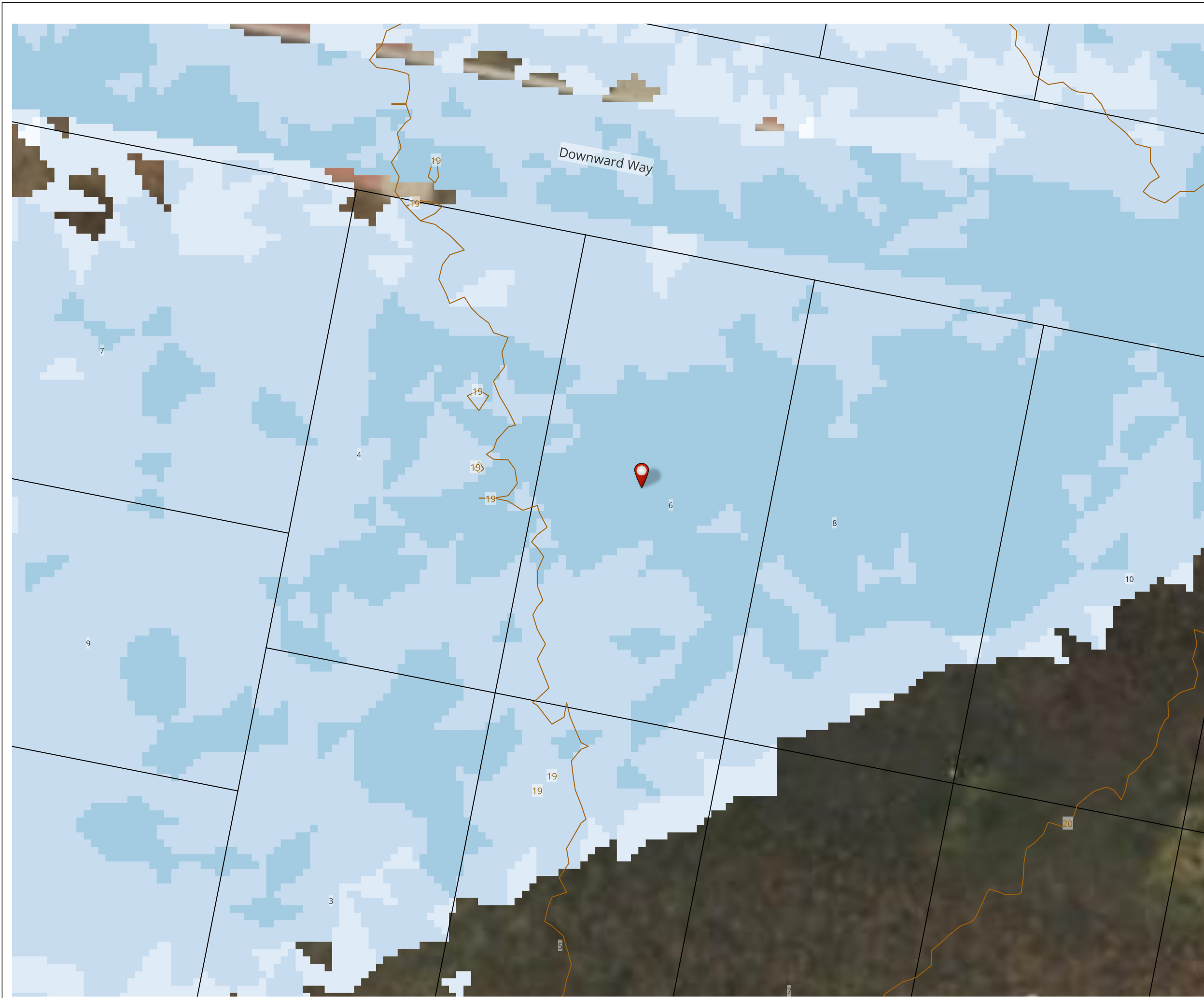


Appendices


Appendix A Flood Study Maps



PRE 1% AEP+ CC @2100



Legend


 6 Downward Way


 Boundary Lines


 1.00m Contours


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

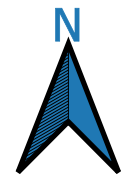
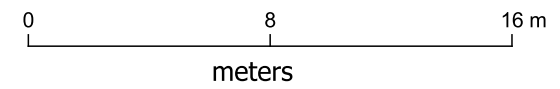
 0.60 - 0.80

 0.80 - 1.00

 1.00 - 1.50

 > 1.50

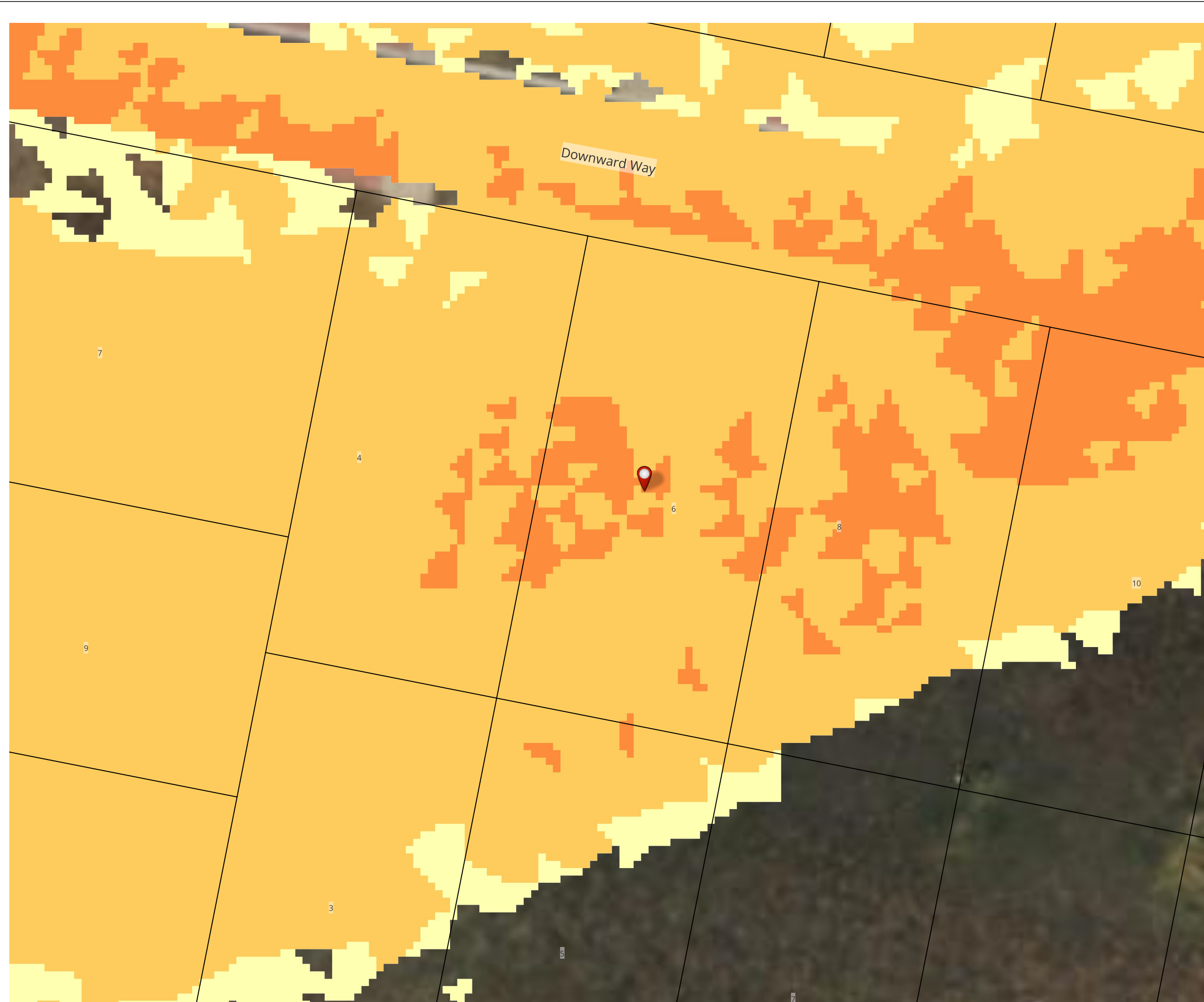
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PRE 1% AEP+ CC @2100




Legend


 6 Downward Way


— Boundary Lines


Pre 1% AEP + CC @2100

Velocity (m/s)

 <= 0.50

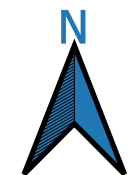
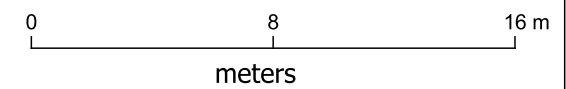
 0.50 - 1.00

 1.00 - 1.50

 1.50 - 2.00

 > 2.00

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PRE 1% AEP+ CC @2100









Legend

 6 Downward Way

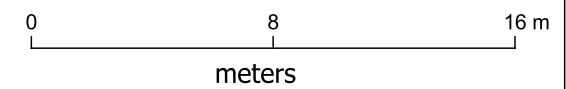
— Boundary Lines

Pre 1% AEP + CC @2100

Hazard

-  H1
-  H2
-  H3
-  H4
-  H5
-  H6

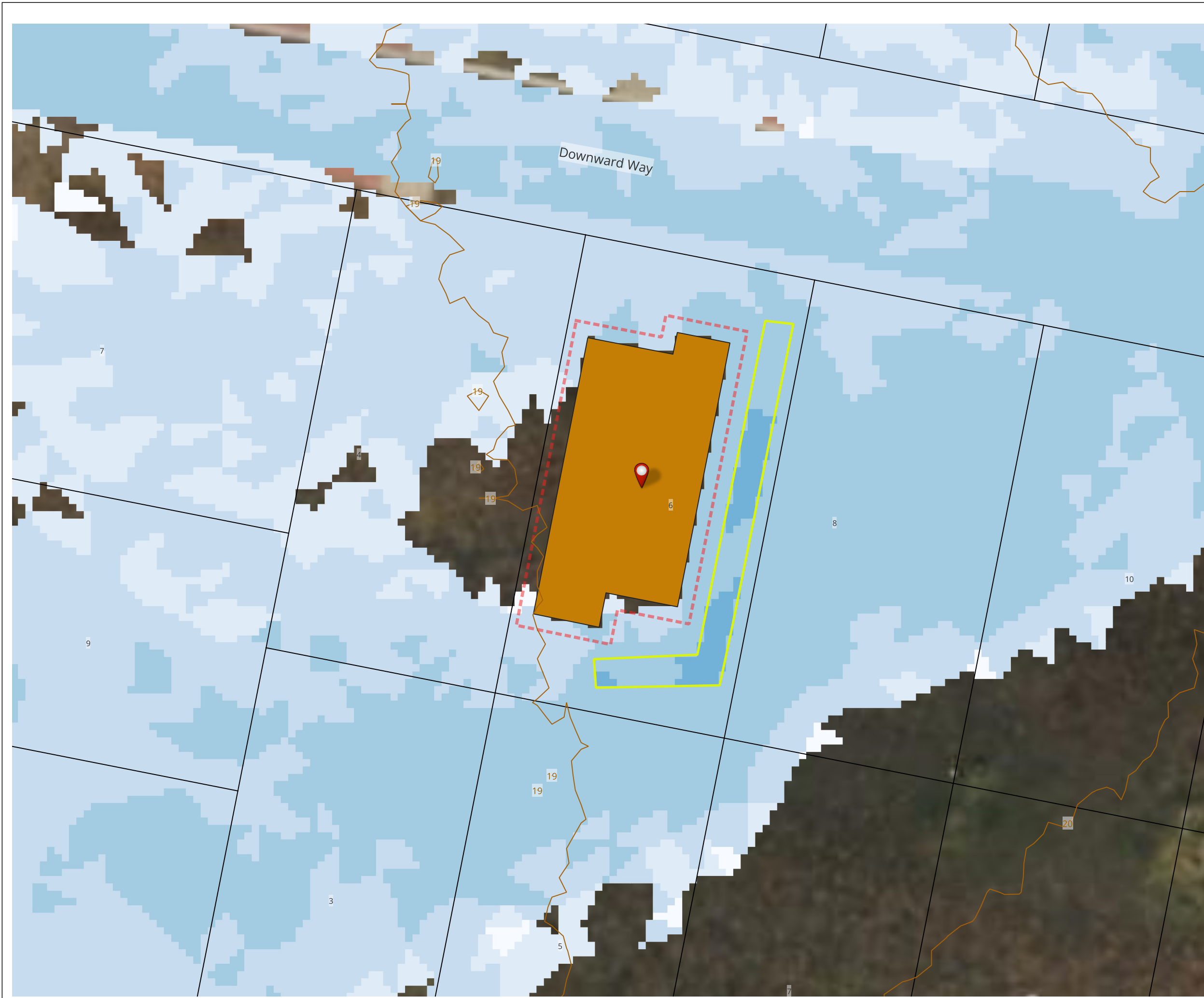
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POST 1% AEP+ CC @2100



Legend

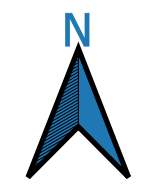
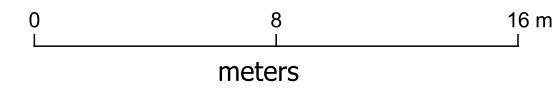
- 6 Downward Way
- Boundary Lines
- 1.00m Contours
- 1.2m wide, 0.15m deep open drain
- Building pad 19.40 m AHD
- Proposed Dwelling

Post 1% AEP + CC @2100

Depth (m)

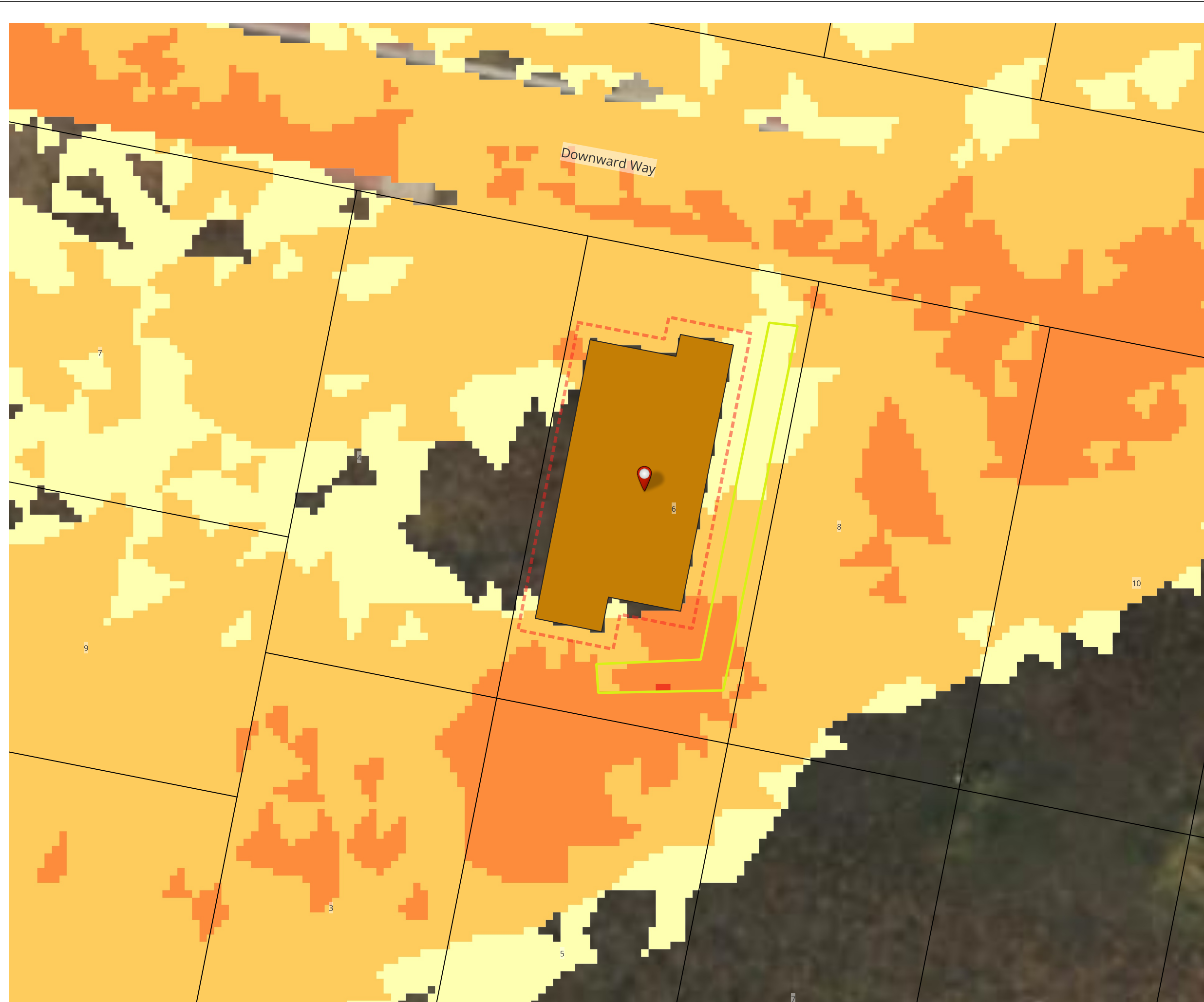
- ≤ 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50

Sorell Council
Development Application: Development
Application - 6 Downward Way, Sorell - P1.pdf
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Date Received: 17/07/2024



admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

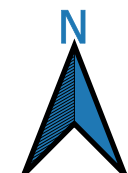
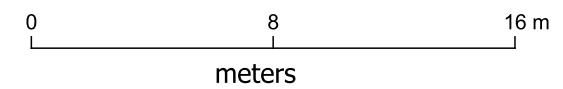
POST 1% AEP+ CC @2100



Legend

- 6 Downward Way
 - Boundary Lines
 - 1.2m wide, 0.15m deep open drain
 - Building pad 19.40 mAHd
 - Proposed Dwelling
- Post 1% AEP + CC @2100
- Velocity (m/s)
- <= 0.50
 - 0.50 - 1.00
 - 1.00 - 1.50
 - 1.50 - 2.00
 - > 2.00

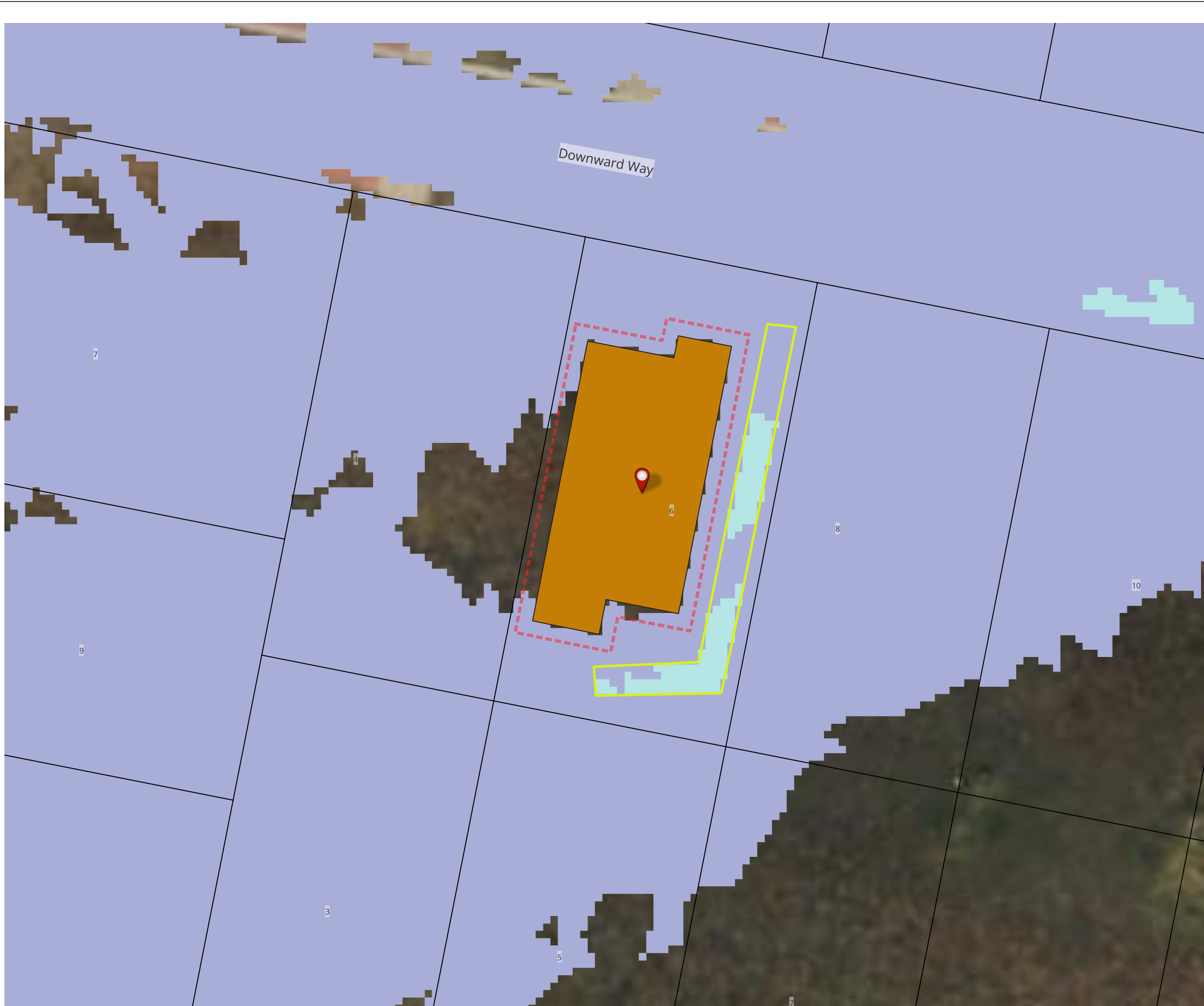
Sorell Council
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ENGINEERS

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Hobart, 7000, TASMANIA

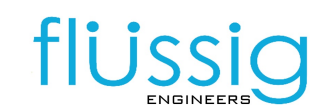
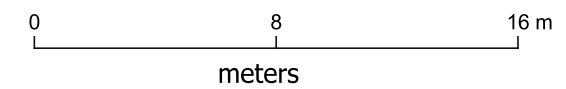
POST 1% AEP + CC @2100



Legend

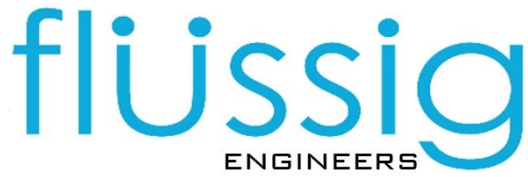
- 6 Downward Way
 - Boundary Lines
 - 1.2m wide, 0.15m deep open drain
 - Building pad 19.40 mAHD
 - Proposed Dwelling
- Post 1% AEP + CC @2100
- Hazard
- H1
 - H2
 - H3
 - H4
 - H5
 - H6

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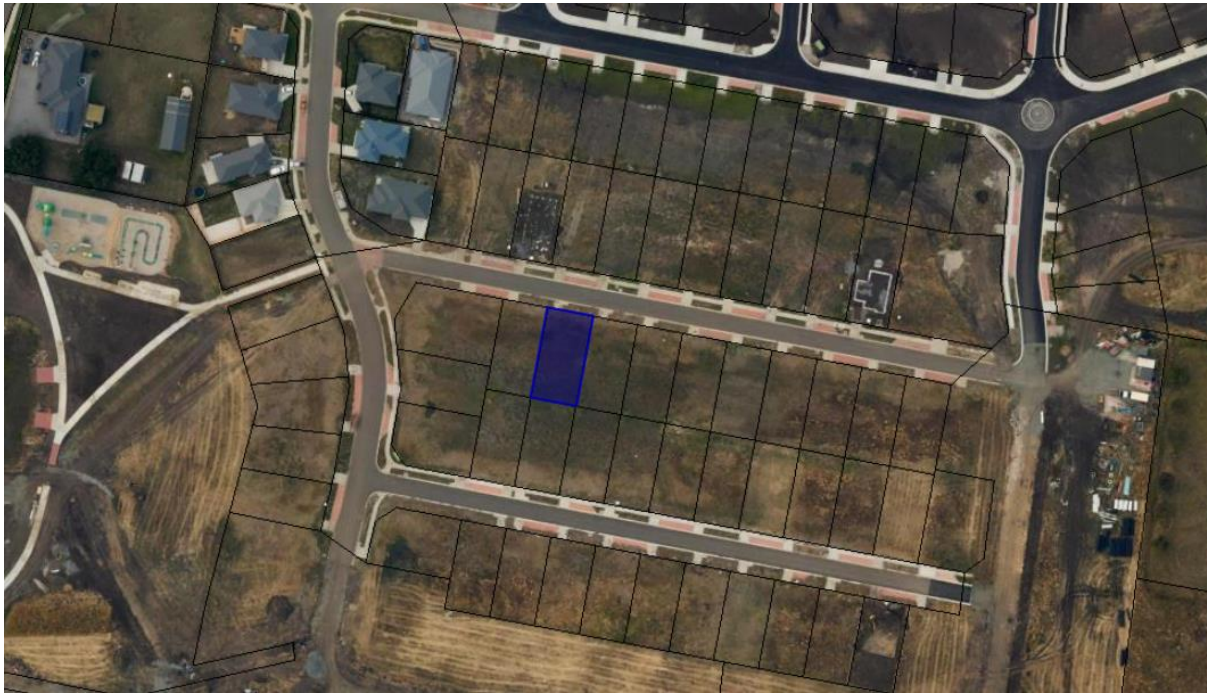
Contact Project Manager: Max Moller



P: 03 6288 7704
M: 0431 080 279
E: max@flussig.com.au
W: www.flussig.com.au
A: Level 4, 116 Bathurst Street
Hobart TAS 7000

 **Sorell Council**
Development Application: Development
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Date Received:17/07/2024

BUSHFIRE HAZARD REPORT



Proposed residential dwelling
6 Downward Way
Sorell, 7172

Dated 26th March 2024
Report by David Lyne BFP-144



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

Contents

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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 26.03.2024; & Certificate of Others (Form 55) 1491/24

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

6 Downward 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 –Downward Way, which links to Fresne Way and Friendship Drive, then eventually the Arthur Highway. This allotment is provided with a reticulated hydrant water supply for firefighting.

3.1 Property Details

Address: 6 Downward Way, Sorell 7172

Municipality: Sorell Council

Zoned: General Residential

Lot Number: 183294/189

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.



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.	183294/189	Lot Size	512m ²
Address	6 Downward Way, Sorell 7172		

Type of Building Work

- New Class 1a Buildings
- New Class 10a Building
- New Class 2 Building
- New Class 3 Building
- Alteration/Additions to an existing building



Sorell Council
 Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
 Plans Reference:P1
 Date Received:17/07/2024

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 – Downward Way, which connects to Fresno Way and Friendship Way, then 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

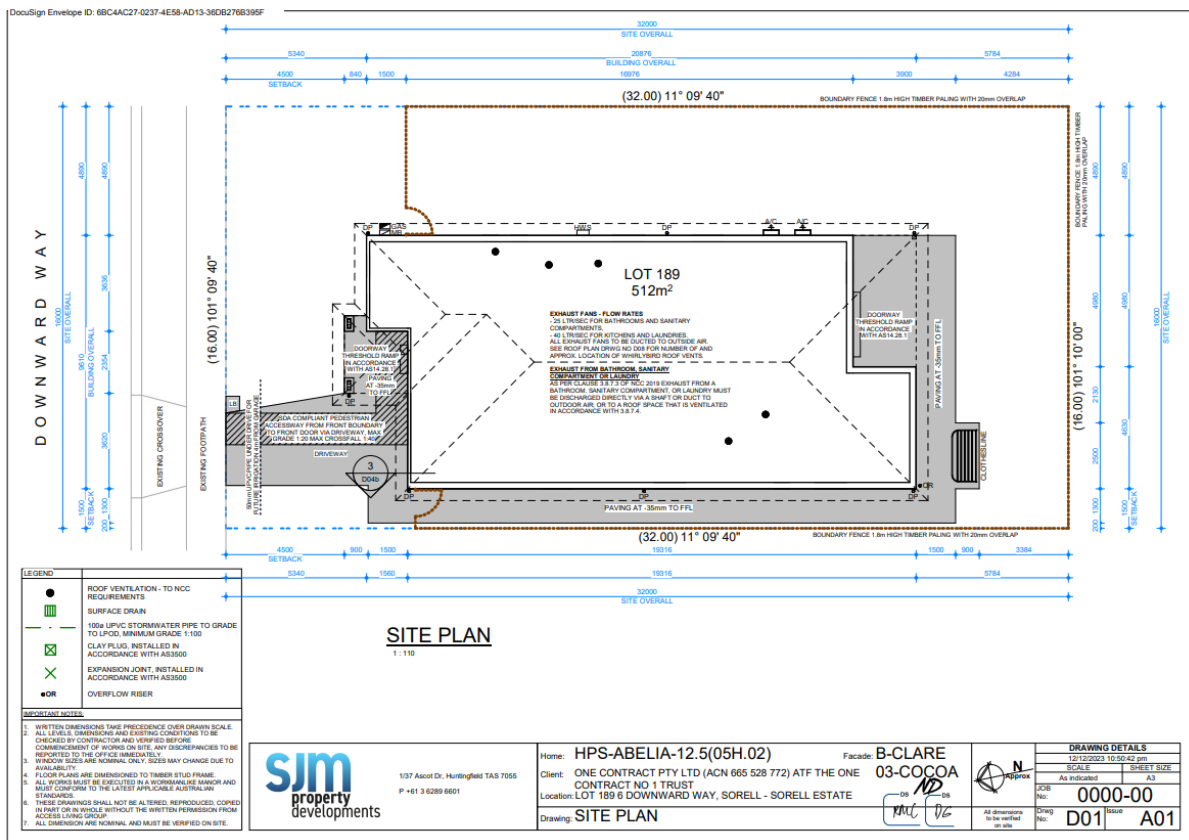
I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

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: 26/03/2024.....

Appendix B – Site photos and designers site plan



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 Date Received: 17/07/2024



Looking North



Looking South

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Development Application: Development
Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:17/07/2024



Looking East



Looking West

 **Sorell Council**
Development Application: Development
Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:17/07/2024

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.

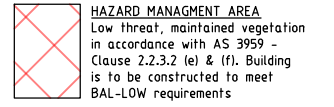
WATER SUPPLY

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



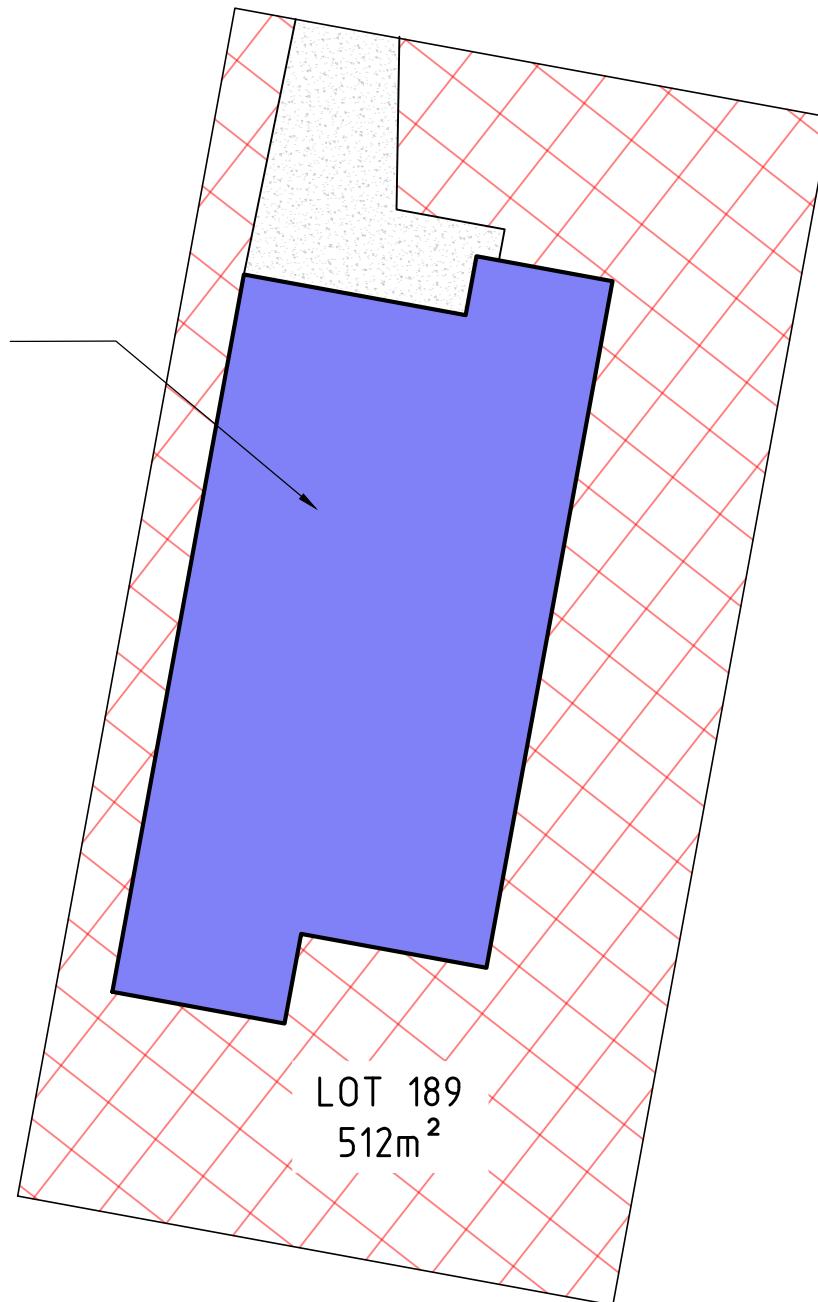
Low-Threat
Vegetation Exclusion
2.2.3

DOWNWARD WAY

proposed dwelling

Low-Threat
Vegetation Exclusion
2.2.3

Low-Threat
Vegetation Exclusion
2.2.3



LOT 189
512m²

Low-Threat
Vegetation Exclusion
2.2.3

Sorell Council
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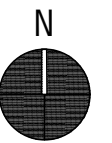


SCALE 1:200

BHMP
SCALE 1:200

Prepared By David Lyne - BFP 144

SJM Property Developments
6 Downward Way, Sorell
Tasmania 7172
Job No: 1491



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: 1491 SHEET: 01

SCALE AT A3: 1:200 DATE: 14.03.2023

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:

1491/24

Date:

26/03/2024



 Sorell Council Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf Plans Reference:P1 Date Received:17/07/2024
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EXTERIOR SCHEDULE - SCHEME 03 COCOA

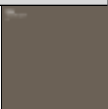
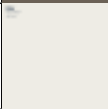
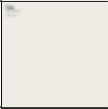





Builder:	SJM Property Developments
Revision Date:	30/11/2023
Revision No:	05
Design:	Abelia


Item/Location	Product Code/Name	Finish/Size/Colour/Comments	Manufacturer	Image
Roofing				
Corrugated Roof Sheet	Custom Orb	Colorbond Dune		
Fascia & Gutter	Quad Profile	Colorbond Dune		
Downpipes	Round PVC	Painted Dulux Natural White		
Doors				
Front Door	Madison PMAD 101	Translucent Glass	Corinthian	
Rear Garage Door	Solid Core External		Corinthian	
Laundry Door	Solid Core External		Corinthian	
Windows and Flyscreens				
Windows		Colorbond Night Sky Frame Black Hardware		
Fly Screens - N/A Unless BAL Rated		Colorbond Night Sky Frame Mesh as per BAL Rating		
Garage Door				
Garage Door	Panelift	Seville, Woodgrain Textured Colorbond Jasper	b&d	
Render				
Render A		Colorbond Dune	Dulux	
Render B		Natural White	Dulux	
Bricks				
Refer to Exterior Elevations	Homestead	Mushroom	Austral	

ND

 DS
 RMC

 DS
 DG

Paint				
Porch Post		Colorbond Jasper	Dulux	
Alfresco / Porch Ceiling		Natural White	Dulux	
Eave Lining		Natural White	Dulux	
Front Door		Colorbond Night Sky	Dulux	
Rear Garage Door & Laundry Door		Colorbond Night Sky	Dulux	
Concreting				
Driveway	Exposed Aggregate	Cradle Mountain	Hanson	
Electrical				
Porch / Alfresco Ceiling Lights	Builder's Range LED	White		
Miscellaneous				
Clothesline	Single Fold Down MK2 Lift and Lock	Black	Daytek	
Letterbox	Dune Letterbox	Black	Sandleford	


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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 MUST 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.
- BACKFLOW PROTECTION VALVE IS REQUIRED TO BE INSTALLED TO SHOWER HOSE ASSEMBLY WHERE SHOWER HOSE CAN REACH THE TOILET BOWL.
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50°C, KITCHEN & LAUNDRY SHALL BE 60°C TO COMPLY WITH REQUIREMENTS OF AS3500 2021. (TEMPERING VALVES TO BE INSTALLED TO SUIT)

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 "H-2"
AS PER SOIL REPORT PROVIDED BY "GEO-ENVIRONMENTAL SOLUTIONS PTY.LTD. (GES)"
FILE NO: J10188
DATED: 25/03/2024

WIND RATING : N2

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 NOTES 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 RECOMMENDATIONS 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.

- **R2.5 BATTS TO EXTERNAL WALLS.**

- **R2.5 BATTS TO GARAGE INTERNAL WALLS.**

- **R5.0 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
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

PERFORMANCE SOLUTION:

- GARAGE FIRE RATED EAVES. REFER DETAIL.
- NO 50mm GARAGE STEPDOWN.


BUSHFIRE ASSESSMENT

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

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 MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- 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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 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: ABELIA-12.5(05H.02)	Facade: B-CLARE 03-COCOA	DRAWING DETAILS	
	Client: SJM		11/07/2024 10:43:52 AM	
	Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172		SCALE 1 : 100	SHEET SIZE A3
	Drawing: NOTES & DRAWING REGISTER		JOB No: 500N	
		All dimensions to be verified on site	Drwg No: D00a	Issue A02

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

- (2) 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 THAN 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

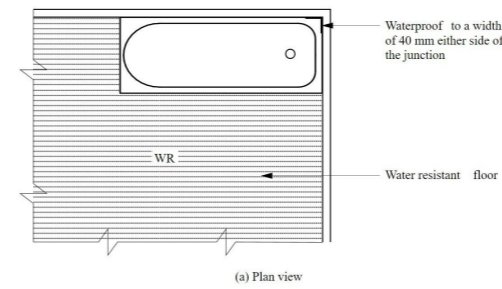


FIGURE 10.2.4B

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

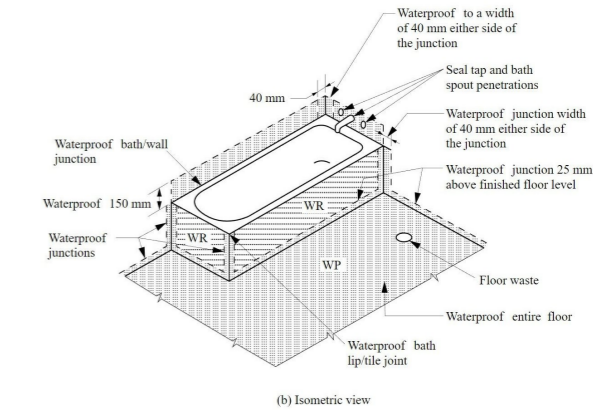
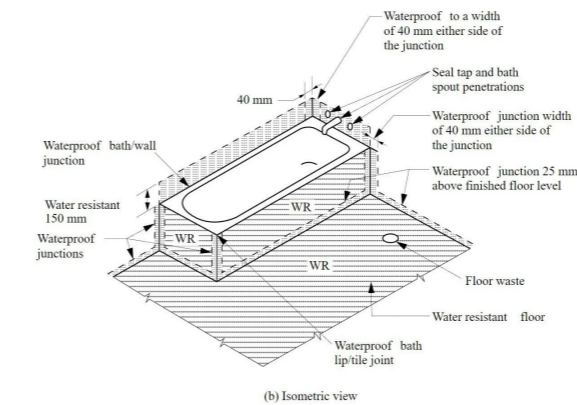
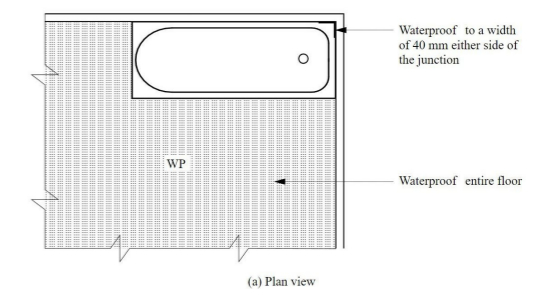


FIGURE 10.2.2

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

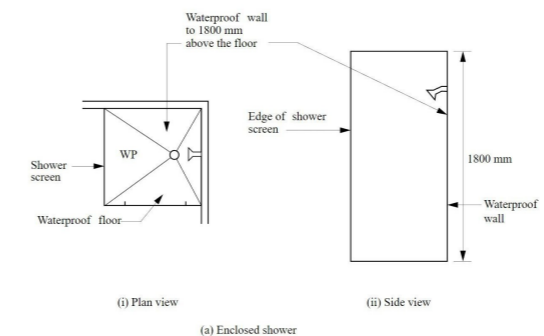
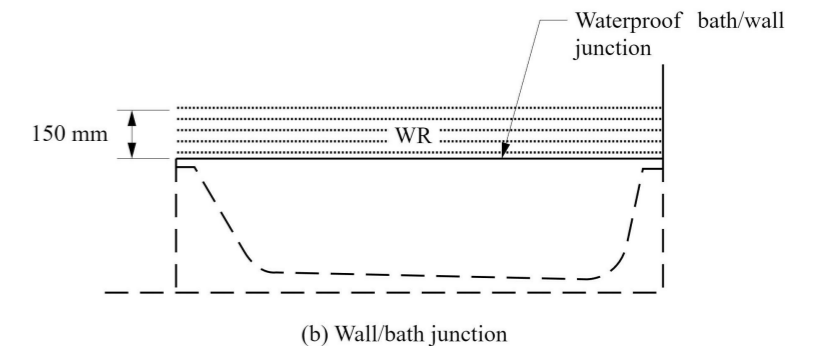
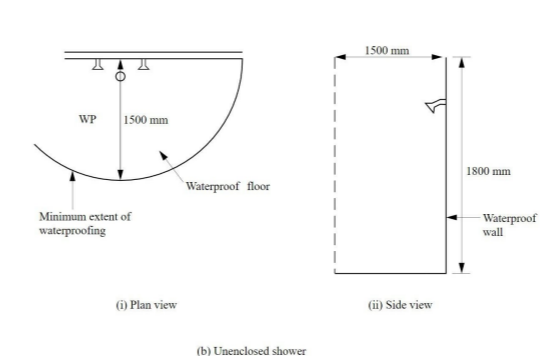
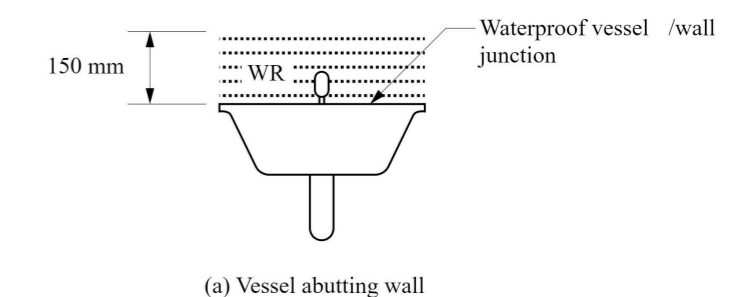


FIGURE 10.2.5

BATH AND VESSEL ABUTTING WALL - AREAS TO BE PROTECTED



IMPORTANT NOTES:

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 MANNER 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.

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 Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 17/07/2024



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 P +61 3 6289 6601

Home: ABELIA-12.5(05H.02)

Client: SJM

Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172

Drawing: WET AREA WATER PROOFING

Facade: B-CLARE 03-COCOA

DRAWING DETAILS

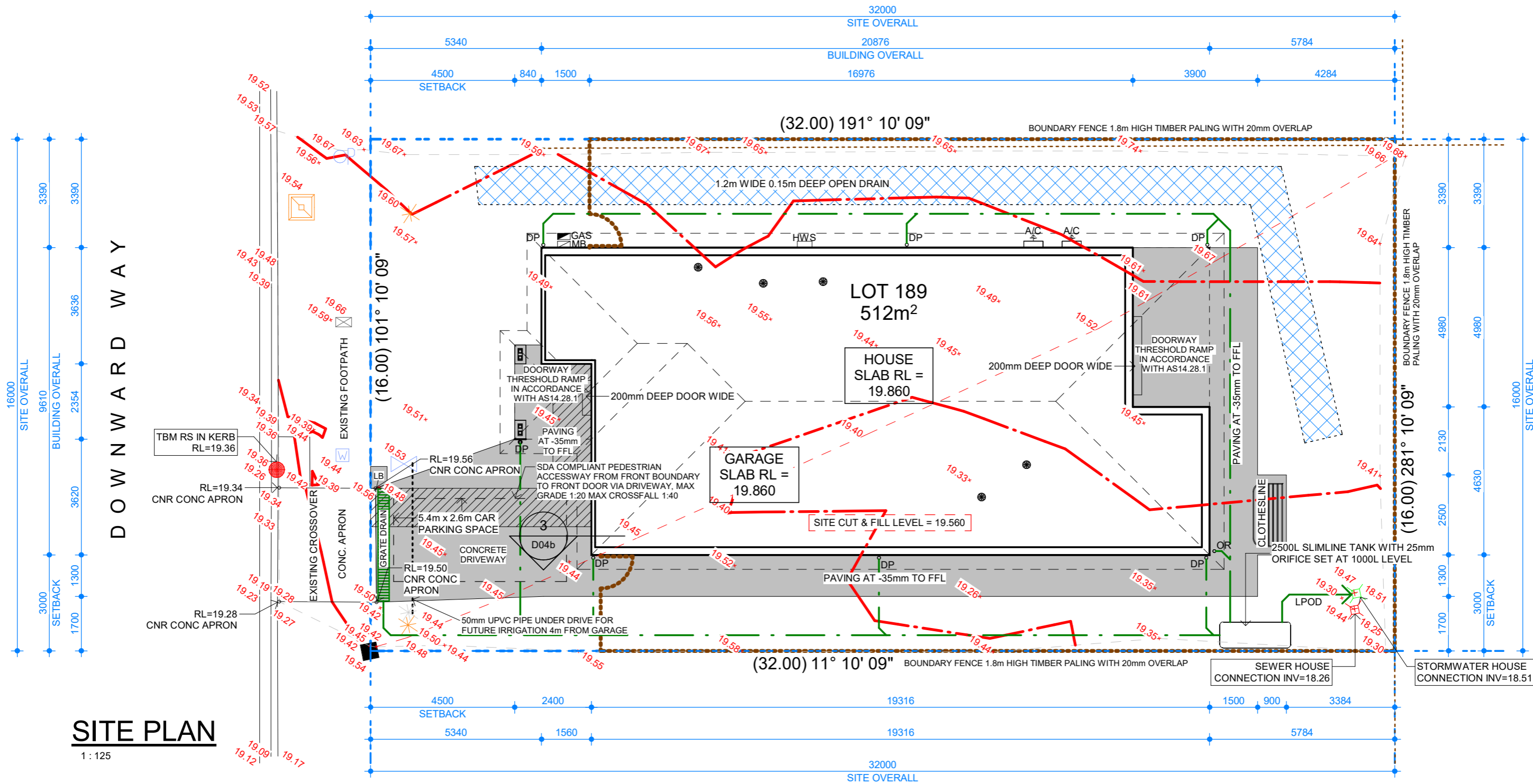
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SCALE SHEET SIZE
 1 : 100 A3

JOB No: 500N

Drwg No: D00b Issue A02

All dimensions to be verified on site



SITE PLAN

1 : 125

Sorell Council
 Development Application: Development
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LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS
	SURFACE DRAIN
	100mm UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100
	CLAY PLUG, INSTALLED IN ACCORDANCE WITH AS3500
	EXPANSION JOINT, INSTALLED IN ACCORDANCE WITH AS3500
	OVERFLOW RISER
	TITLE PEG
	TBM RS IN KERB
	NATURAL SURFACE
	STORMWATER HOUSE CONNECTION
	ELECTRICITY MAIN
	MANHOLE HYDRO
	OPTIC FIBRE UNDERGROUND
	TELSTRA PIT
	SEWER HOUSE CONNECTION
	FIRE PLUG
	METER WATER
	WATER UNCLASSIFIED

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.



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Home: **ABELIA-12.5(05H.02)**
 Client: **SJM**
 Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172
 Drawing: **SITE PLAN**

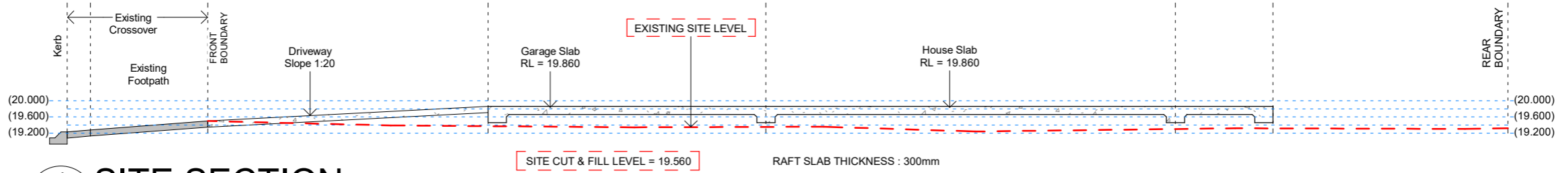
Facade: **B-CLARE 03-COCOA**



DRAWING DETAILS	
11/07/2024 10:43:53 AM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	500N
Drwg No:	D01a
Issue	A02

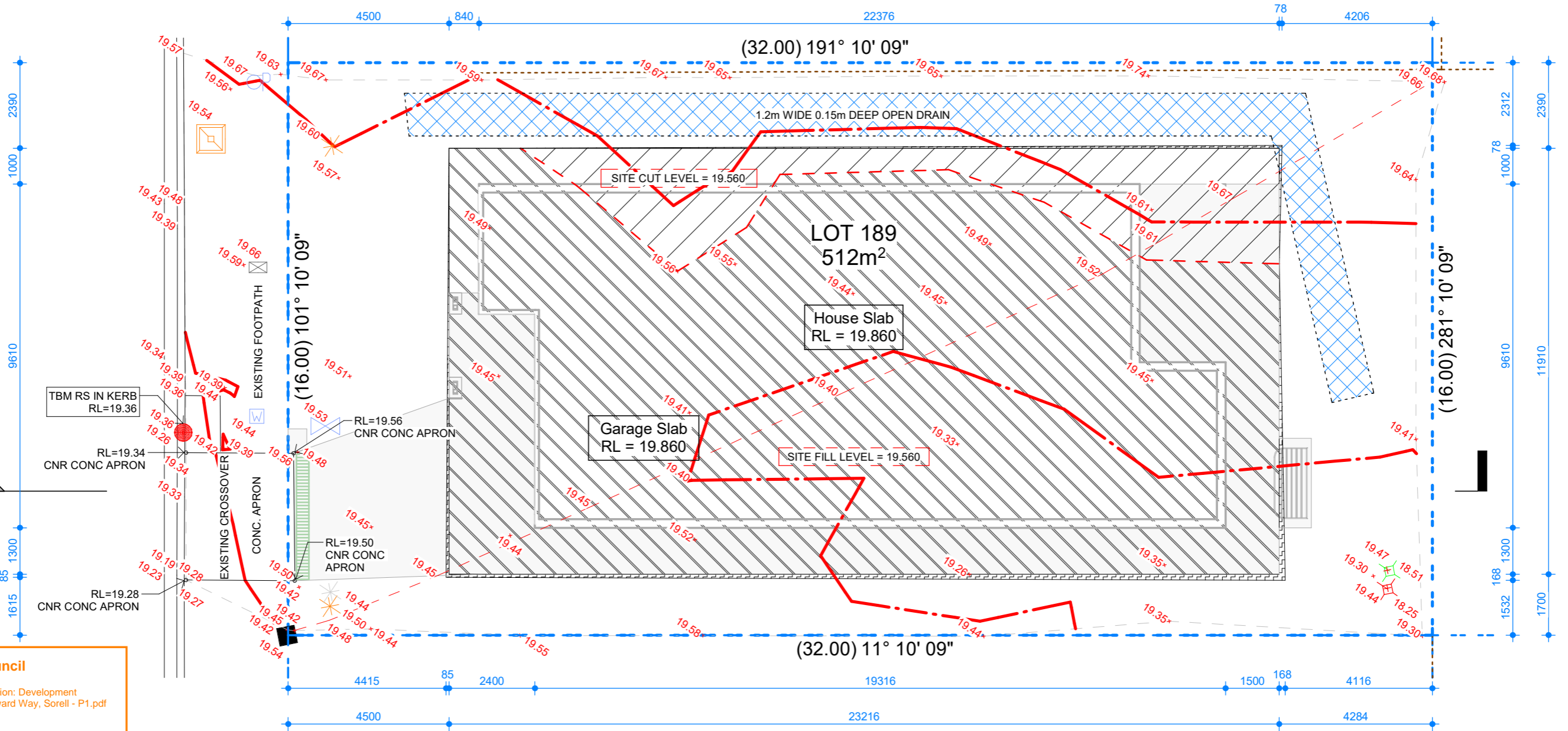
All dimensions to be verified on site

LEGEND	
	DENOTES CUT
	DENOTES FILL
	DENOTES BATTER



1 SITE SECTION
D01b 1 : 125

DOWNWARD WAY



Sorell Council
Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference: P1
Date Received: 17/07/2024

SITE EXCAVATION PLAN

- IMPORTANT NOTES:**
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 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

1 : 125

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

Home: **ABELIA-12.5(05H.02)**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **SITE EXCAVATION PLAN**

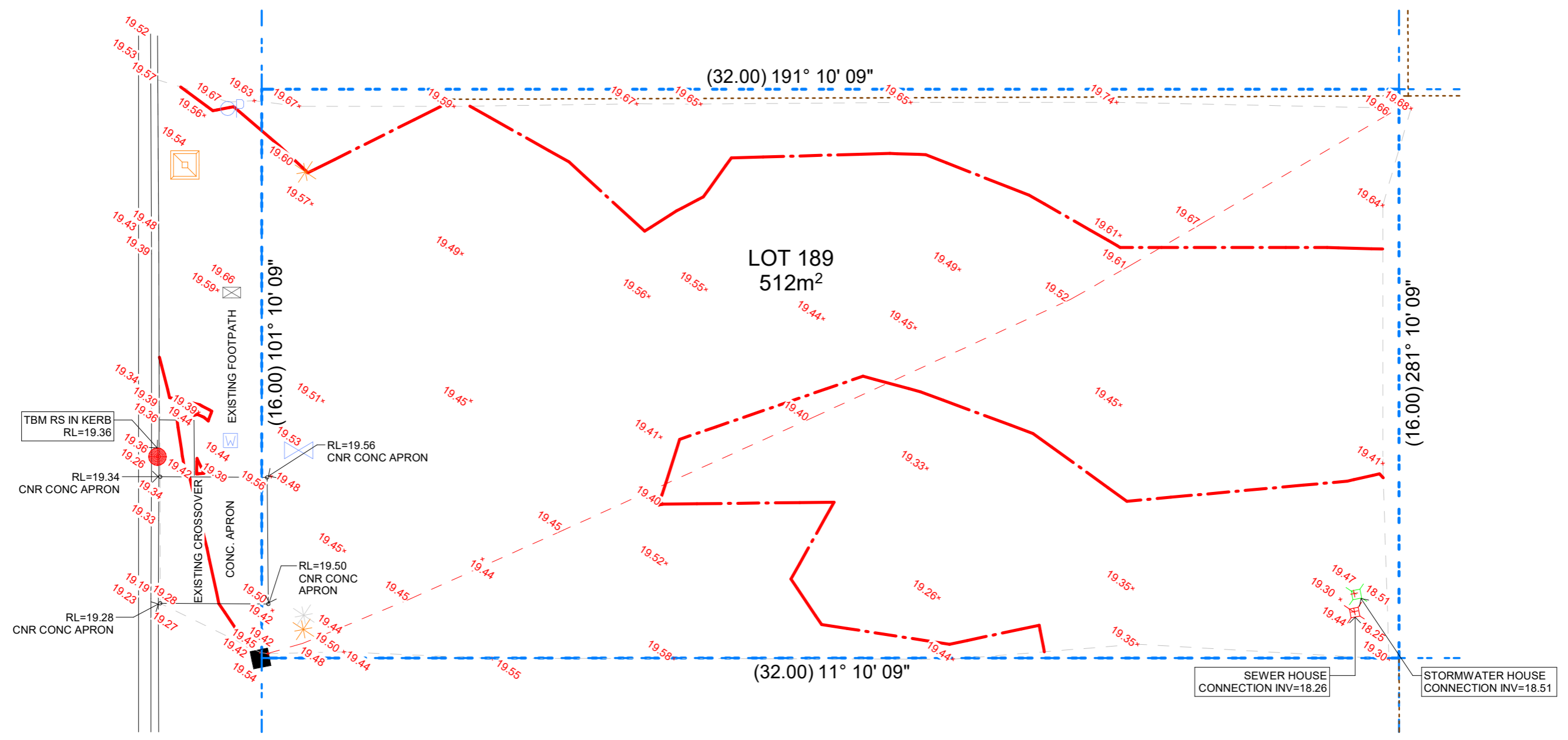
Facade: **B-CLARE 03-COCOA**



DRAWING DETAILS	
11/07/2024 10:43:54 AM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	500N
Drwg No:	D01b
Issue	A02

All dimensions to be verified on site

DOWNWARD WAY



SITE SURVEY

1 : 125

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LEGEND	
	TITLE PEG
	TBM RS IN KERB
	NATURAL SURFACE
	STORMWATER HOUSE CONNECTION
	ELECTRICITY MAIN
	MANHOLE HYDRO
	OPTIC FIRBRE UNDERGROUND
	TELSTRA PIT
	SEWER HOUSE CONNECTION
	FIRE PLUG
	METER WATER
	WATER UNCLASSIFIED

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 P +61 3 6289 6601

Home: **ABELIA-12.5(05H.02)**
 Client: **SJM**
 Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172
 Drawing: **SITE SURVEY**

Facade: **B-CLARE 03-COCOA**



All dimensions to be verified on site

DRAWING DETAILS	
11/07/2024 10:43:54 AM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	500N
Drwg No:	D01c
Issue	A02

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.

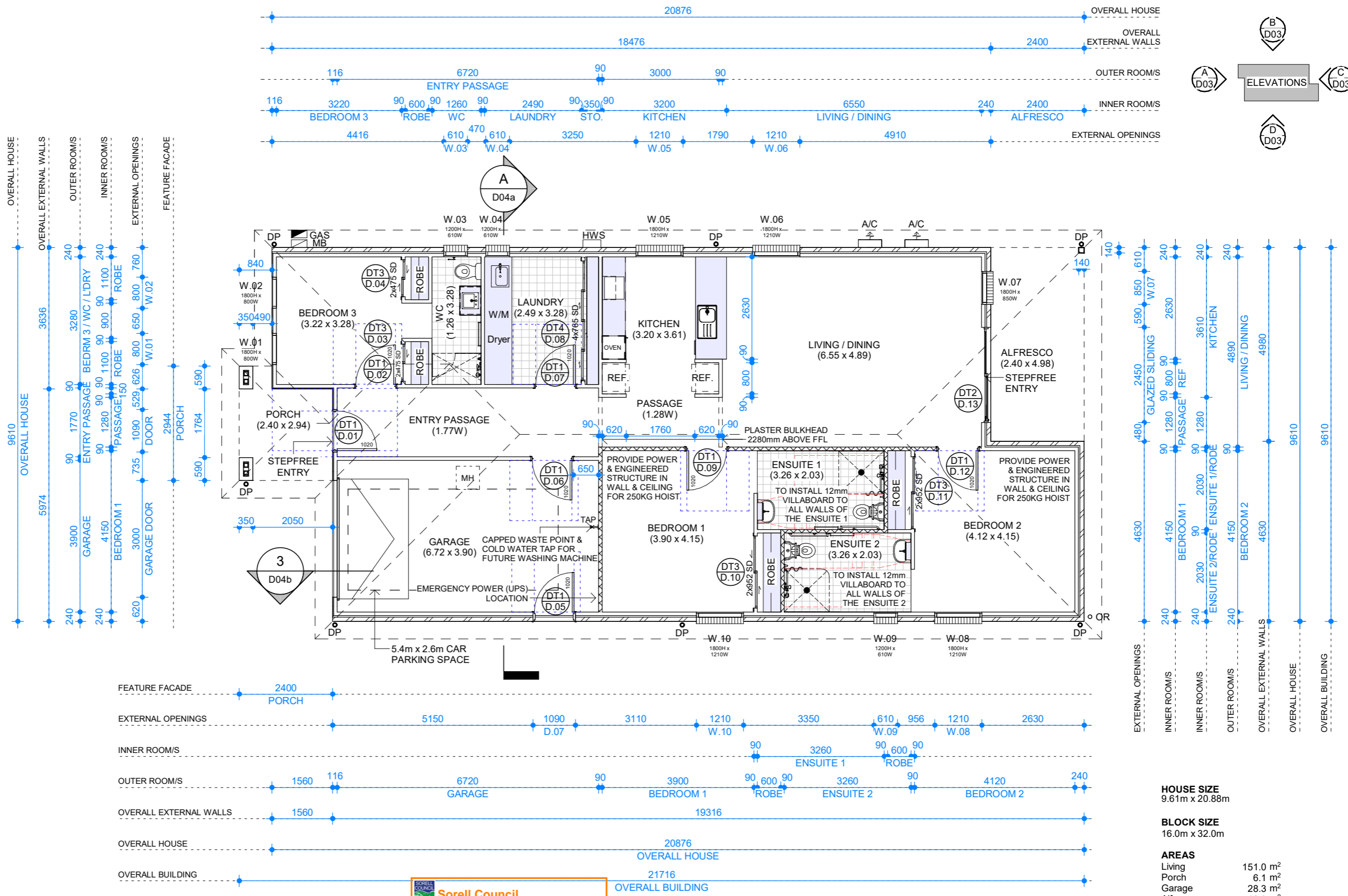
1. ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THE CLOSET PAN AND THE DOORWAY.
2. IF TIMBER FLOORS ARE SUPPLIED, DIRECTION INDICATED ON DRAWINGS IS NOMINAL.
3. ALL PLUMBING TO BE CONCEALED AS PER REQUIRED.

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 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

Sorell Council
Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference: P1
Date Received: 17/07/2024



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Home: **ABELIA-12.5(05H.02)**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **FLOOR PLAN**

Facade: **B-CLARE 03-COCOA**



All dimensions to be verified on site

DRAWING DETAILS	
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SCALE	SHEET SIZE
1 : 100	A3
JOB No:	500N
Drwg No:	D02 Issue A02

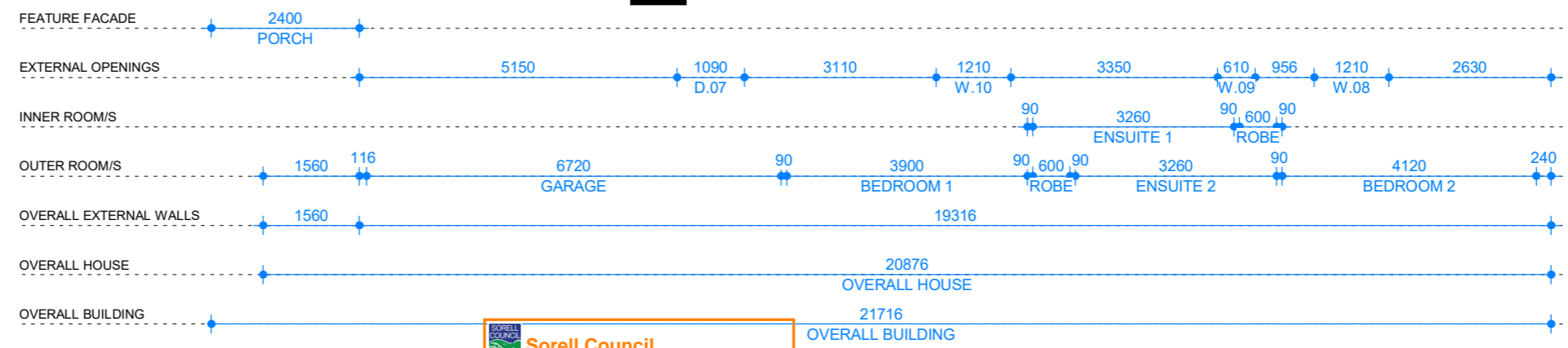
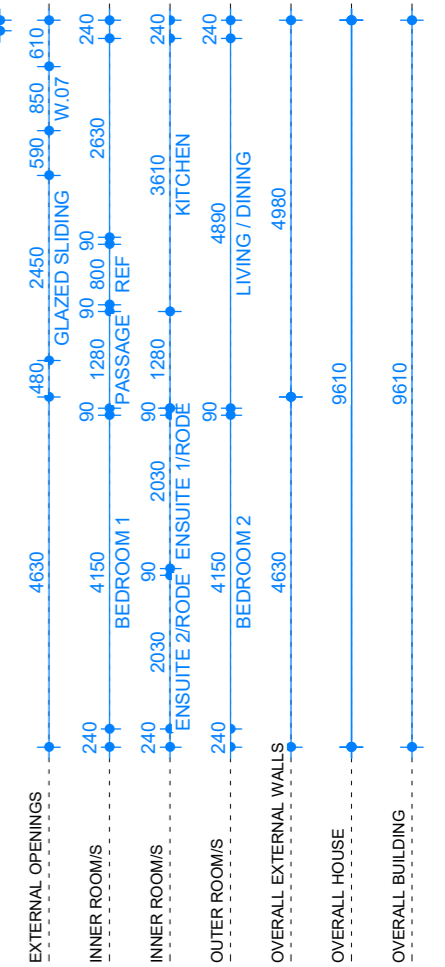
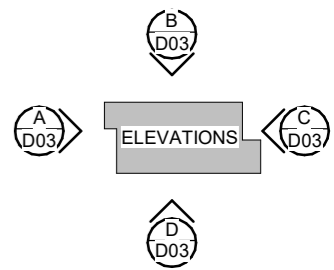
HOUSE SIZE
9.61m x 20.88m

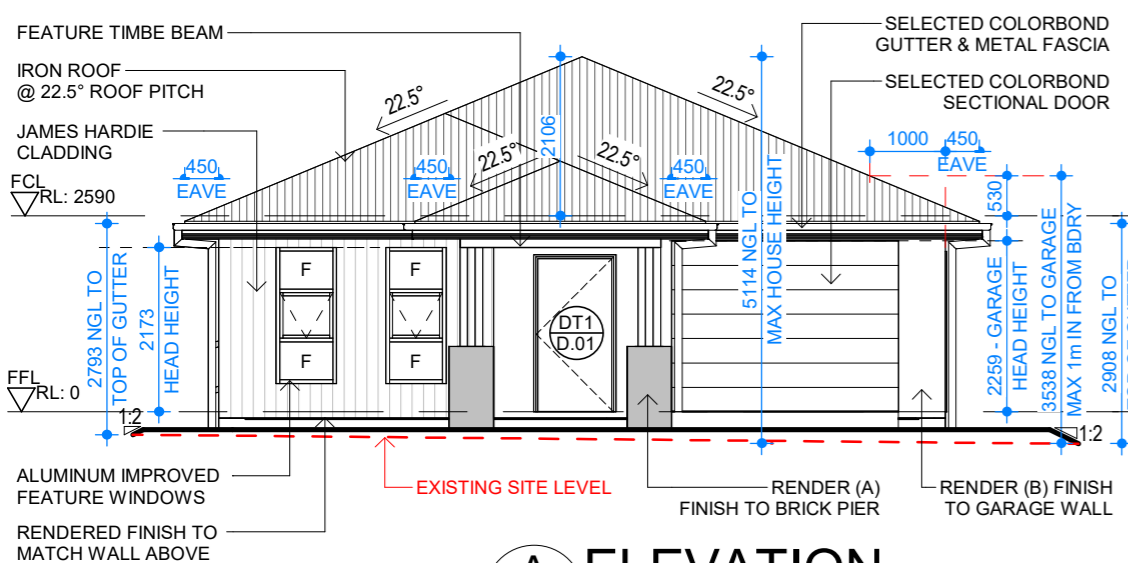
BLOCK SIZE
16.0m x 32.0m

AREAS

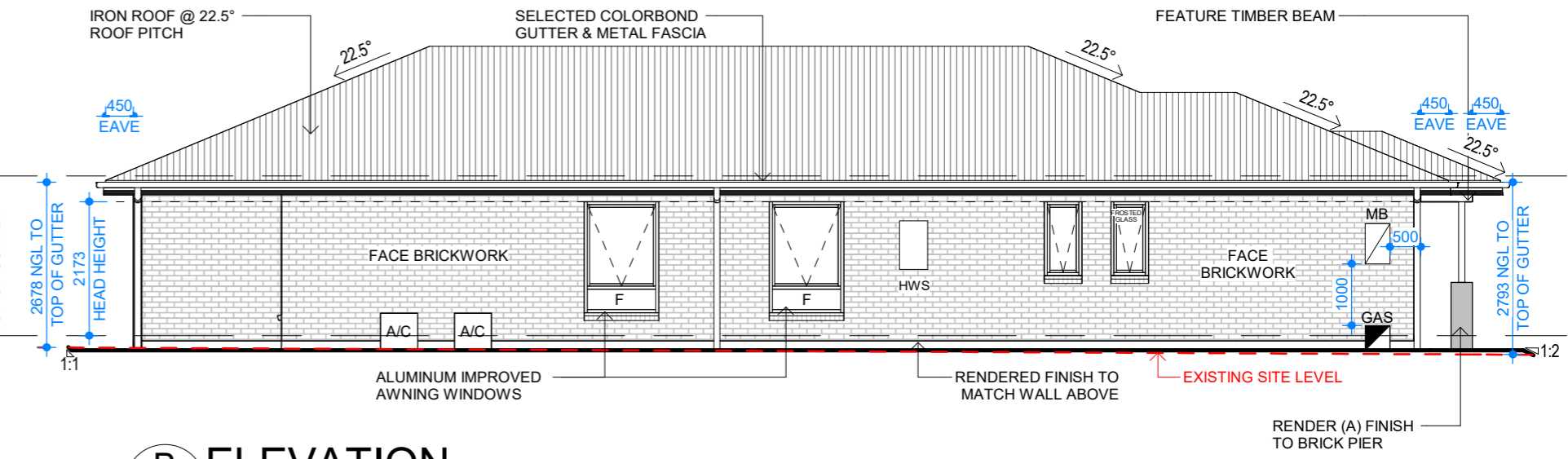
Living	151.0 m ²
Porch	6.1 m ²
Garage	28.3 m ²
Alfresco	12.0 m ²
Total Area	197.4 m²

Site coverage 38.55%

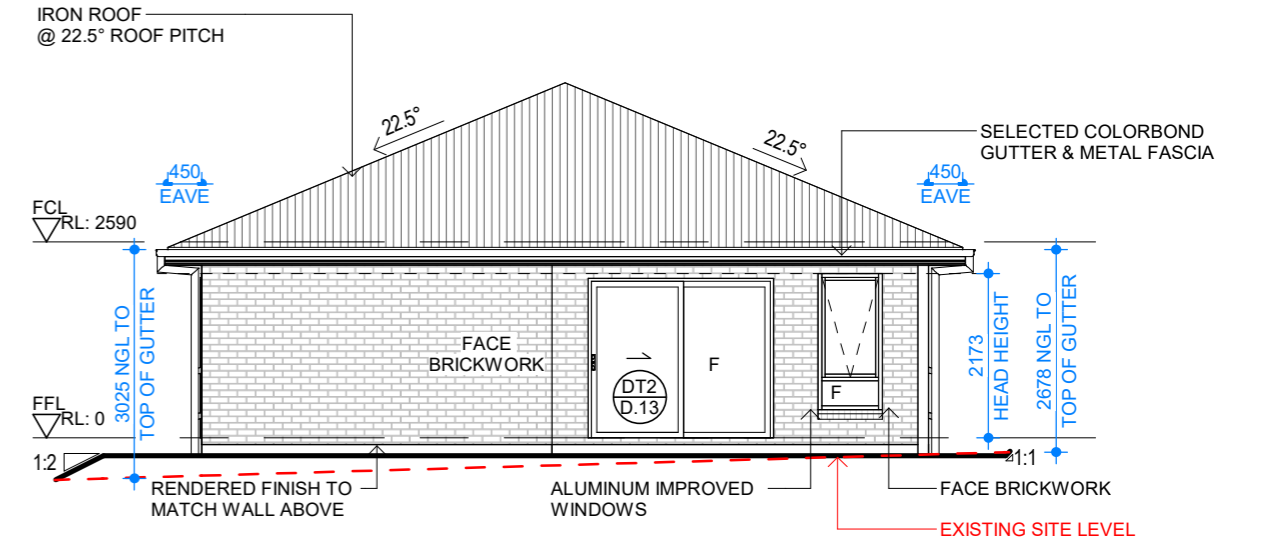




A ELEVATION
D02 1:100



B ELEVATION
D02 1:100



C ELEVATION
D02 1:100

NOTE:
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	6.84m
WALL AREA:	21.07m ²
AVERAGE WALL HEIGHT:	3.08m

Lot 189 GARAGE & HOUSE HEIGHTS & AREAS

GARAGE ROOF HEIGHT AT BOUNDARY		
Ceiling to roof at boundary	70	mm
Ceiling height of house	2,590	mm
Garage setdown	0	mm
RL of garage slab	19,860	mm
HIGHEST NGL RL of garage at boundary	19,450	mm
LOWEST NGL RL of garage at boundary	19,435	mm
AVERAGE NGL RL of garage at boundary	19,443	mm
AVERAGE GARAGE HT @ BOUNDARY from NGL	3,078	mm
MAXIMUM GARAGE HT @ BOUNDARY from NGL	3,085	mm
Roof rise over 1m = 370mm (22.5°) Ceiling -> 1m point	530	mm
GARAGE HT 1m in from BOUNDARY from NGL	3,538	mm

HOUSE MAX HEIGHT

Ceiling Level to Highest Point	2,106	mm
MAX HEIGHT OF HOUSE from NGL	5,114	mm

PORCH MAX HEIGHT

Ceiling Level to Highest Point at 4.5m setback line	464	mm
NGL at Forward Most Point (at 4.5m setback line)	19,490	mm
MAX HEIGHT OF PORCH from NGL	3,424	mm

LOT AREAS

Site Dimensions	16.00	32.00	%
m x m			
Total Site Area	512.00	m ²	
Permitted Building Area 60% of Total Site Area	307.20	m ²	
TOTAL BUILDING AREA	197.40	m²	38.55%
Total nonpermeable area - Driveway & Concrete Paths	74.90	m ²	14.6%
TOTAL PERMIABLE AREA	239.70	m²	46.8%

LEGEND - FINISHES

[Pattern]	JAMES HARDIE CLADDING
[Pattern]	BRICKWORK
[Pattern]	RENDER A BLUE BOARD OR SIMILAR
[Pattern]	RENDER B BLUE BOARD OR SIMILAR

LEGEND - SERVICES

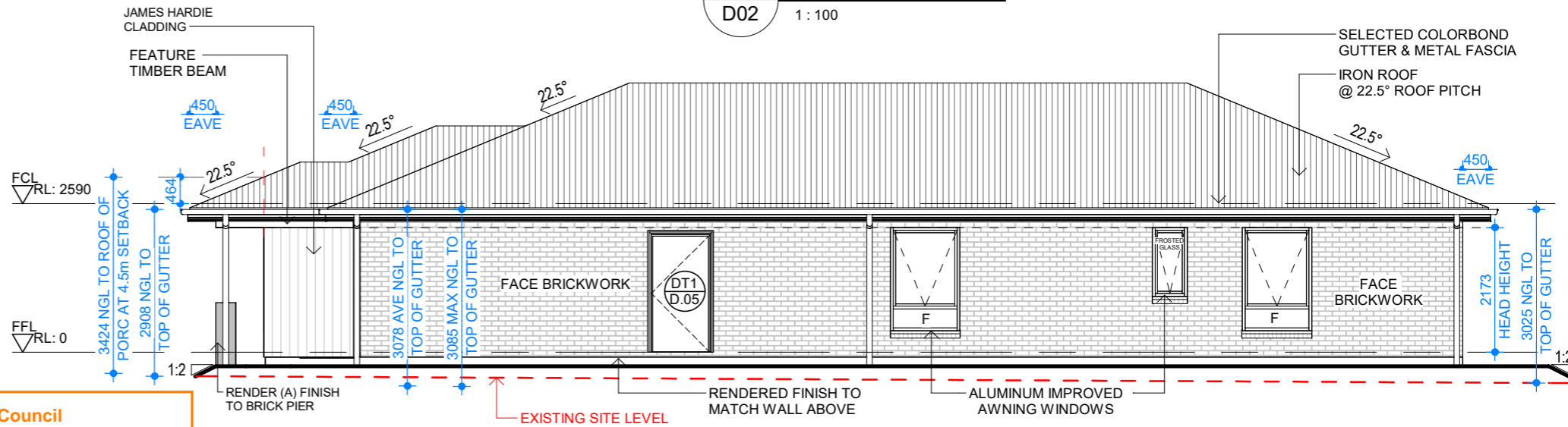
[Symbol]	HWS	HOT WATER SERVICE
[Symbol]	MB	METER BOX
[Symbol]	GAS	GAS METER

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D ELEVATION
D02 1:100

Home: ABELIA-12.5(05H.02)	Facade: B-CLARE 03-COCOA	DRAWING DETAILS	
Client: SJM		11/07/2024 10:43:55 AM	
Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172		SCALE	SHEET SIZE
Drawing: ELEVATIONS		1:100	A3
		JOB No:	500N
		Drwg No:	D03a
		Issue	A02

All dimensions to be verified on site

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 1100 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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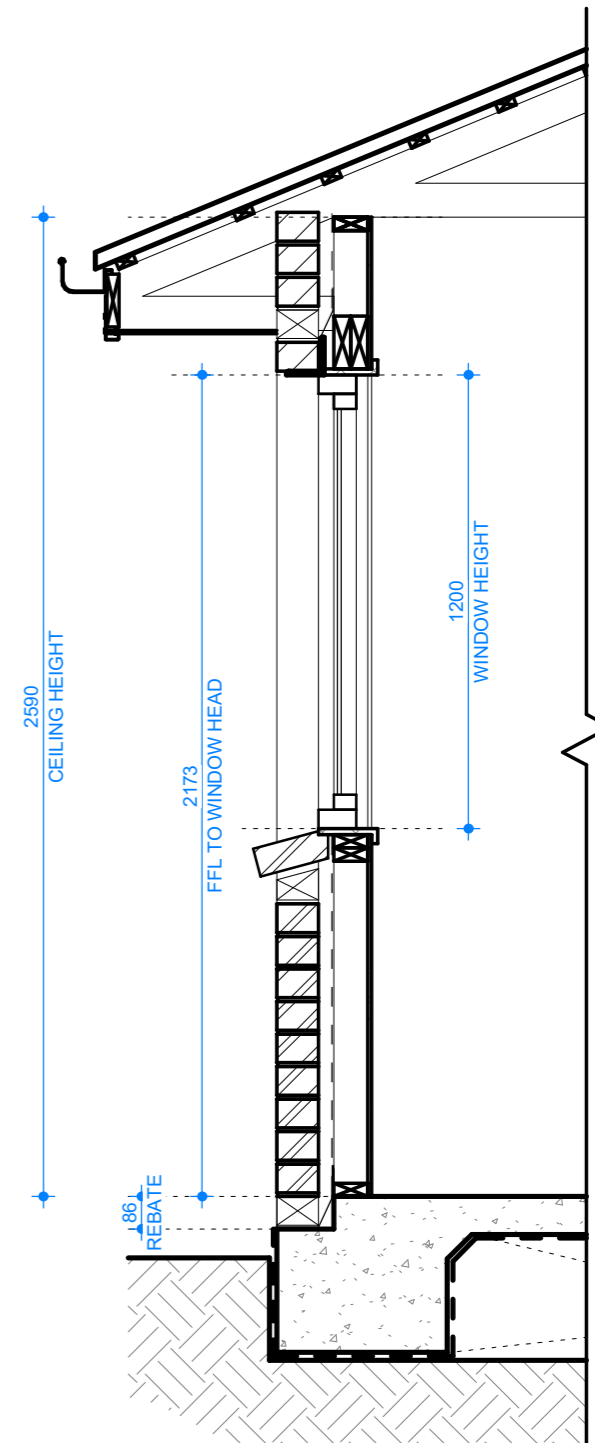
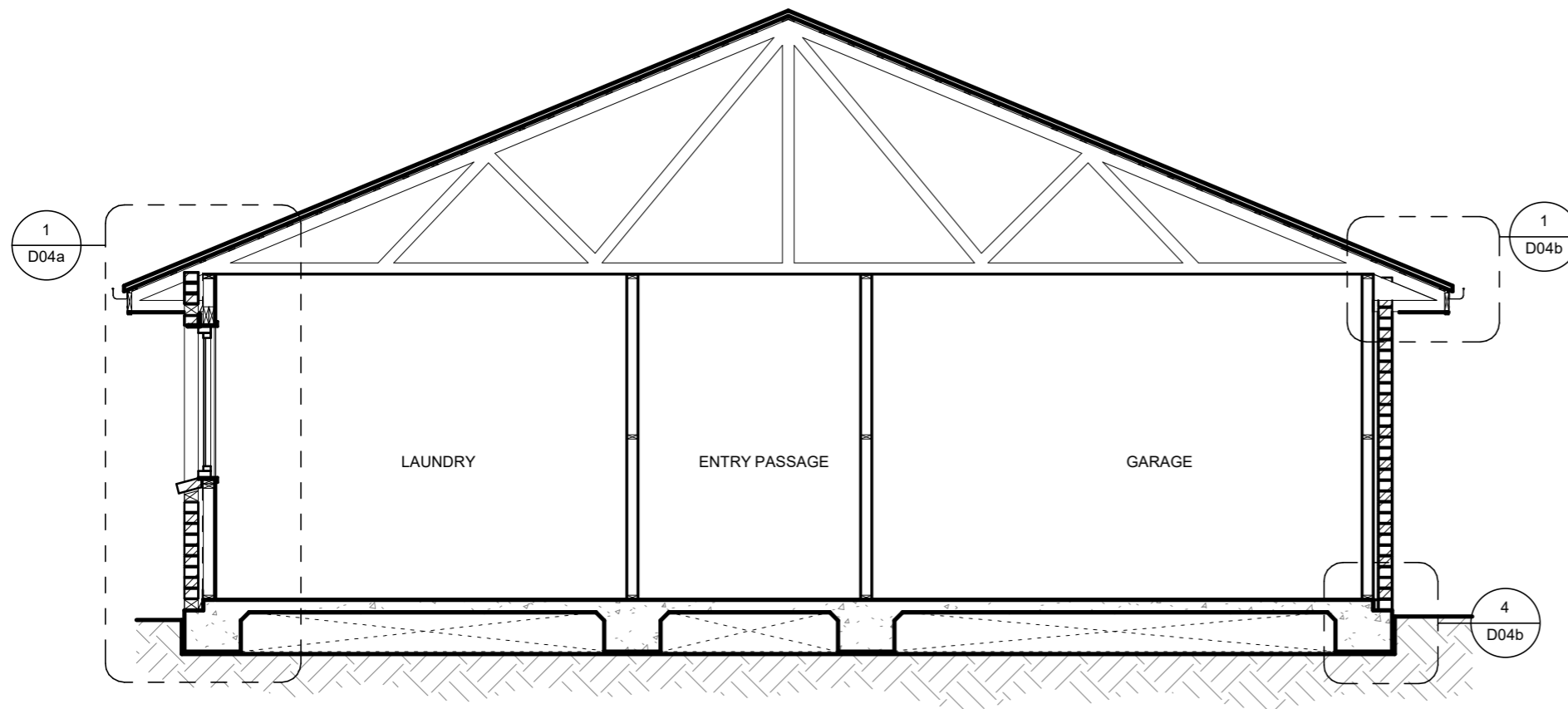
Development Application: Development
Application - 6 Downward Way, Sorell - P1.pdf

Plans Reference:P1
Date Received:17/07/2024

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 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: ABELIA-12.5(05H.02)	Facade: B-CLARE 03-COCOA	DRAWING DETAILS
	Client: SJM		11/07/2024 10:43:56 AM SCALE: 1 : 100 SHEET SIZE: A3
	Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172		JOB No: 500N
	Drawing: ELEVATIONS - NOTES	All dimensions to be verified on site	Drwg No: D03b Issue A02



1 TYP. SLAB REBATE DETAIL
D04a 1 : 20

A SECTION
D02 1 : 50

Sorell Council
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Application - 6 Downward Way, Sorell - P1.pdf
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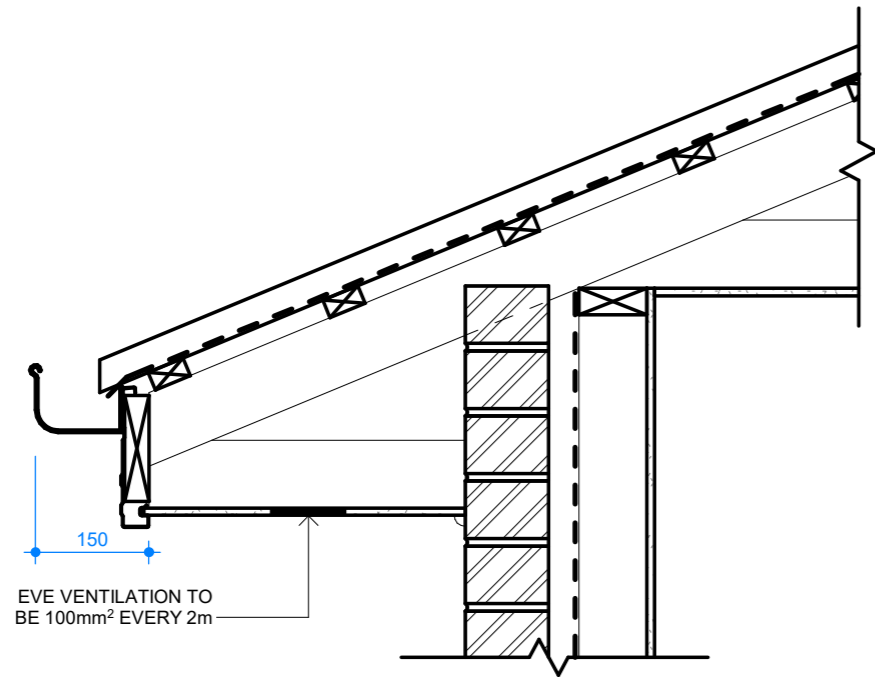
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Home: **ABELIA-12.5(05H.02)**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **SECTIONS**

Facade: **B-CLARE
03-COCOA**

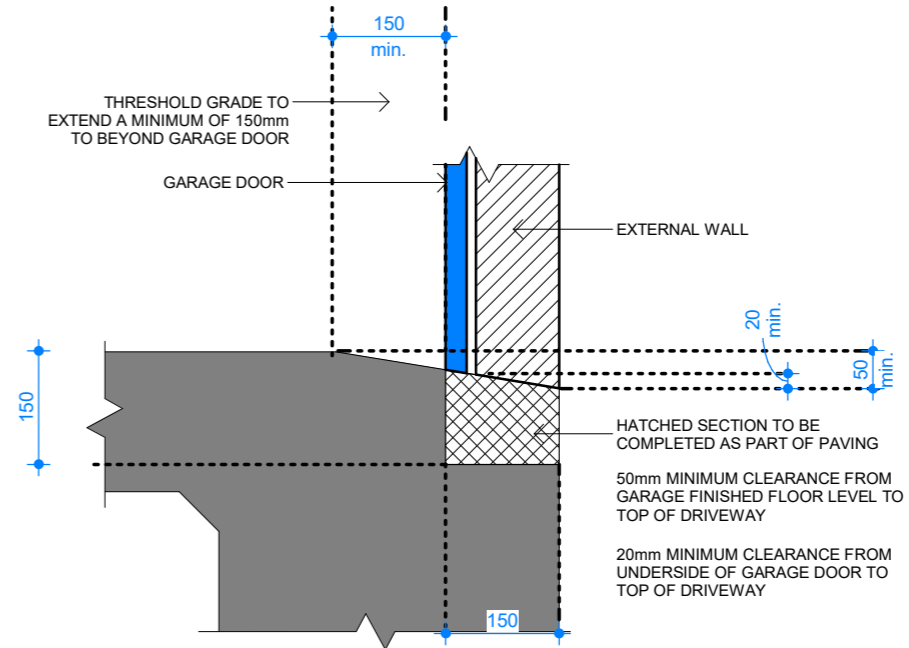
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As indicated	A3
JOB No:	500N
Drwg No:	D04a
Issue	A02

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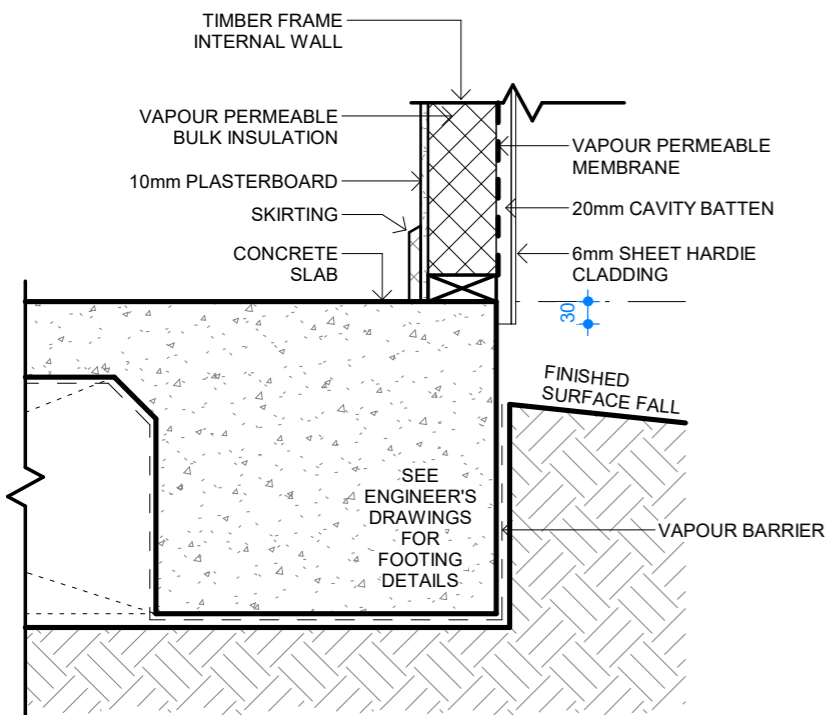
1 TYP. GUTTER DETAIL -TOP OF WALL

D04a 1:10



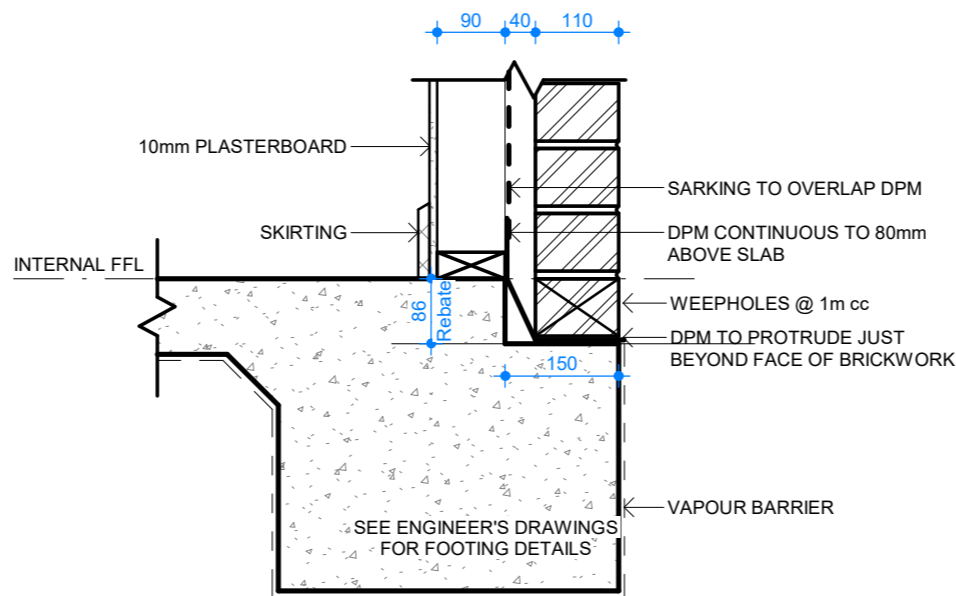
3 GARAGE GRADED THRESHOLD DETAIL

D01a 1:10



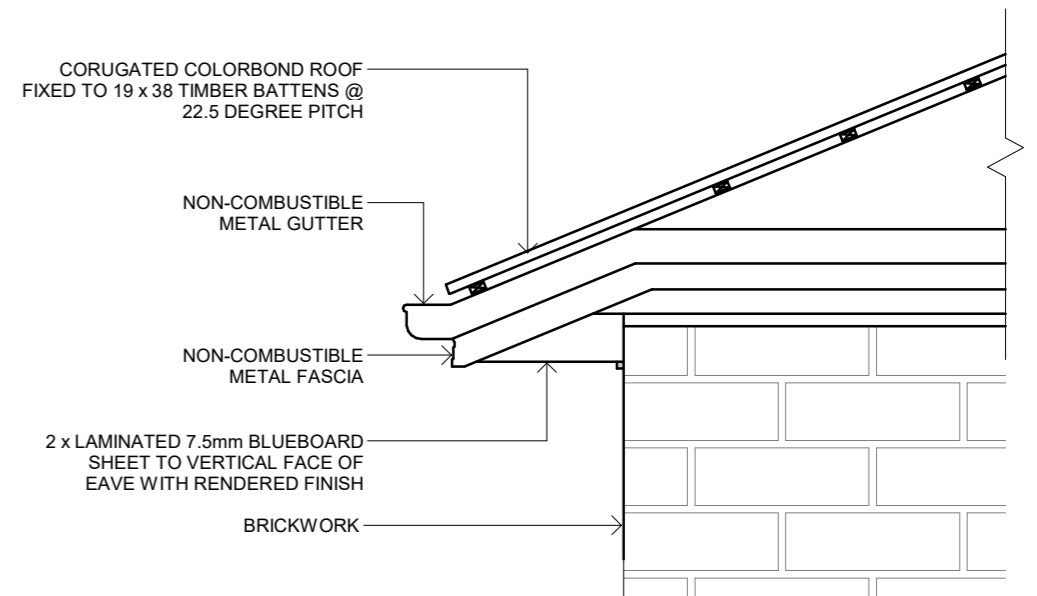
2 TYP. SLAB REBATE DETAIL

1:10



4 TYP. SLAB REBATE DETAIL

D04a 1:10



EAVES DETAIL 1.0m

1:10

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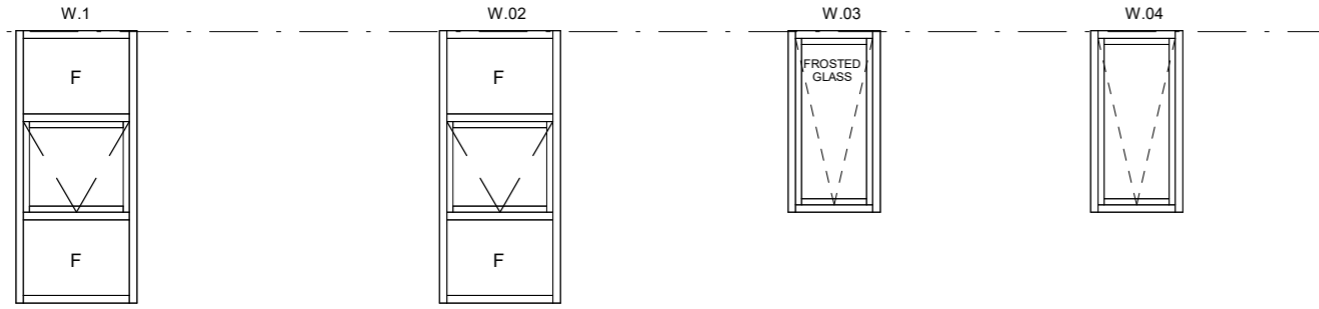
Home: **ABELIA-12.5(05H.02)**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **SECTIONS - TYPICAL**

Facade: **B-CLARE 03-COCOA**

DRAWING DETAILS	
11/07/2024 10:43:57 AM	
SCALE	SHEET SIZE
1:10	A3
JOB No:	500N
Drwg No:	D04b
Issue	A02

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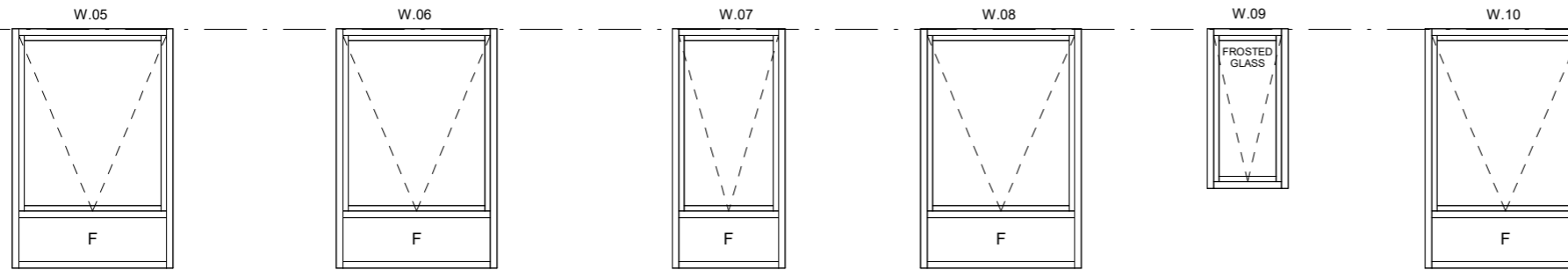
WINDOW 2173 AFFL
HEAD HT



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

FFL 0

WINDOW 2173 AFFL
HEAD HT

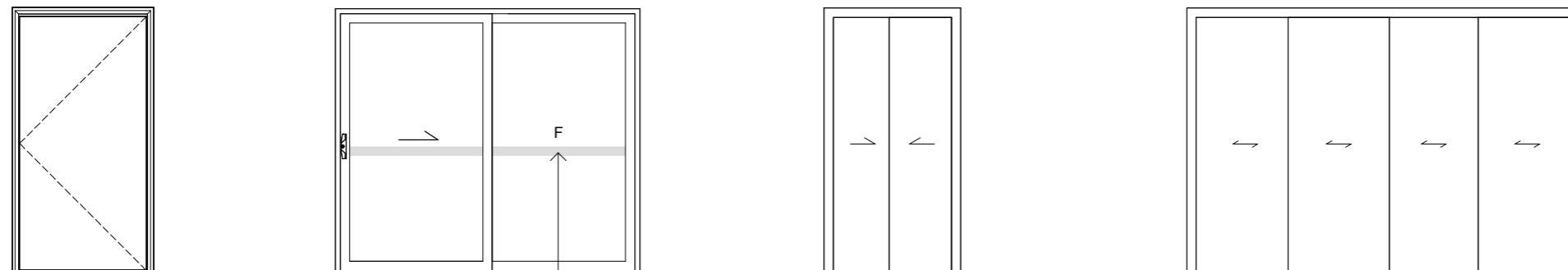


DOOR SCHEDULE				
DOOR NO.	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT
D.01	DT1	Single Swing Solid-Core Door	1020	2040
D.02	DT1	Single Swing Solid-Core Door	1020	2040
D.03	DT3	2 Panel Robe Sliding Door	950	2040
D.04	DT3	2 Panel Robe Sliding Door	950	2040
D.05	DT1	Single Swing Solid-Core Door	1020	2040
D.06	DT1	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

FFL 0

WINDOW SCHEDULE

1 : 50



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

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Home: ABELIA-12.5(05H.02)

Client: SJM

Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172

Drawing: WINDOW & DOOR SCHEDULE

Facade: B-CLARE
03-COCOA

- 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

DRAWING DETAILS

11/07/2024 10:43:57 AM

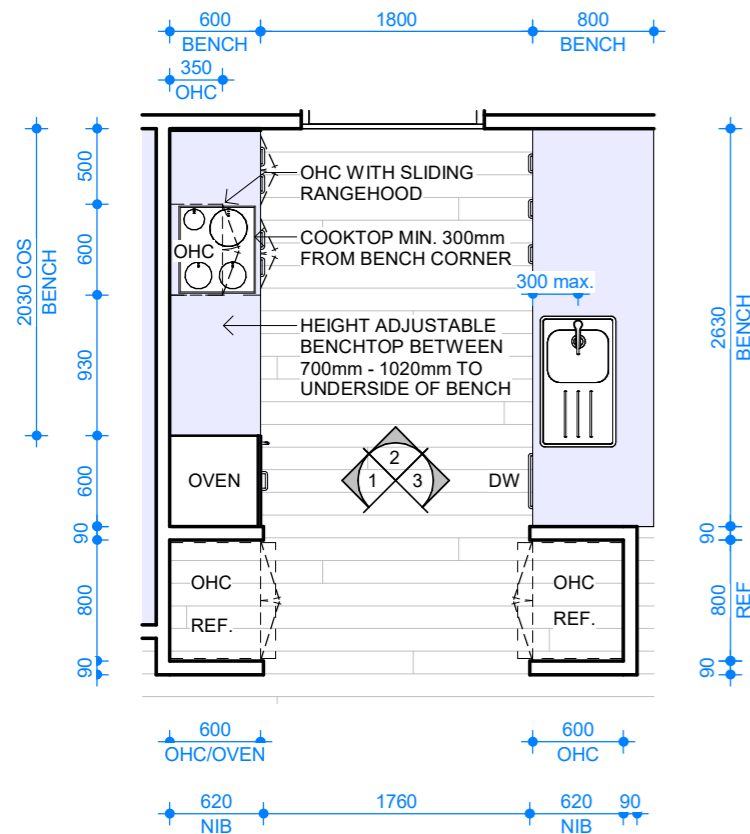
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JOB No: 500N

Drwg No: D05 Issue A02

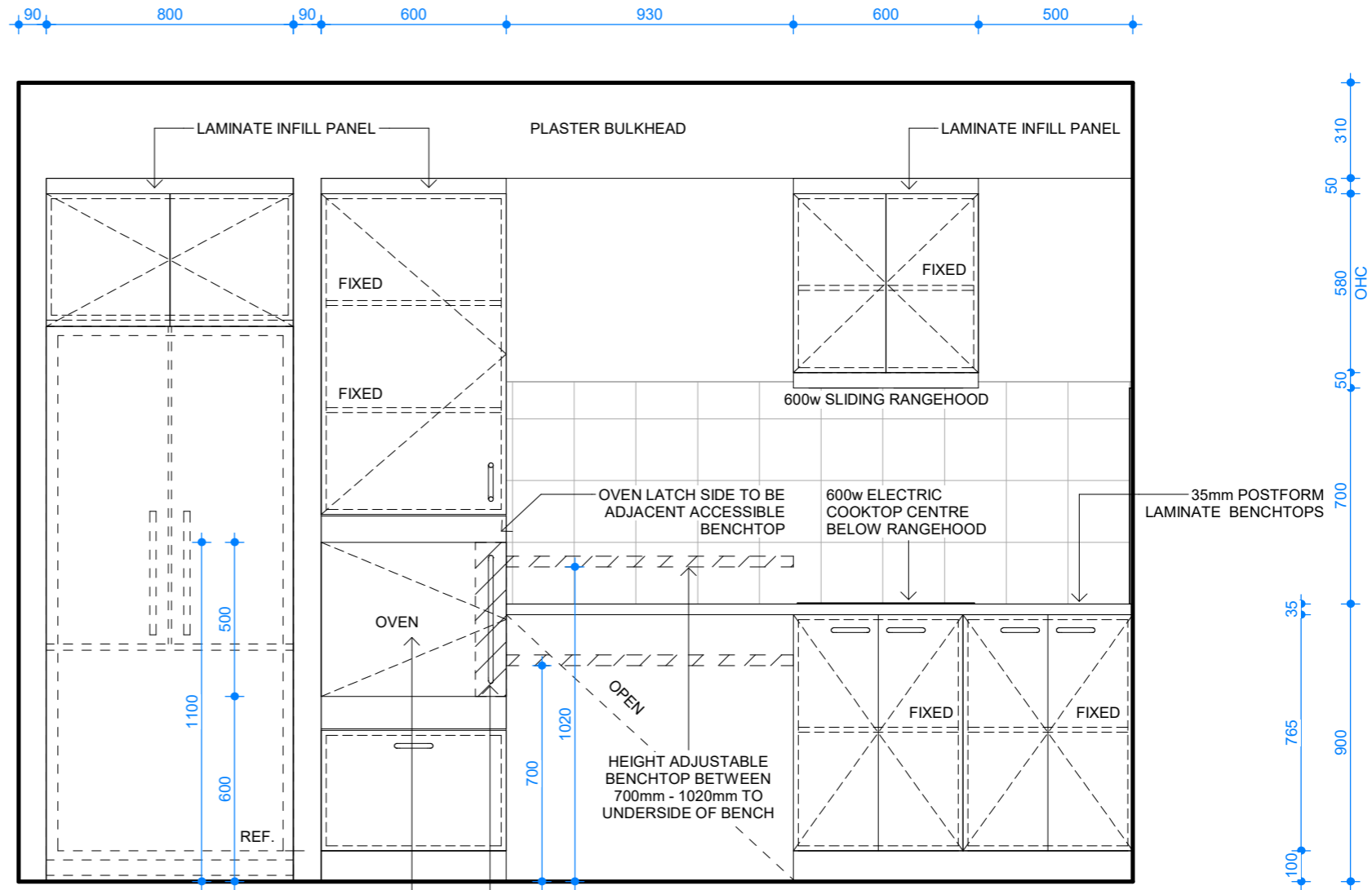
All dimensions to be verified on site





KITCHEN PLAN

1 : 50



1 KITCHEN ELEVATION

D06a 1 : 20

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)

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

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
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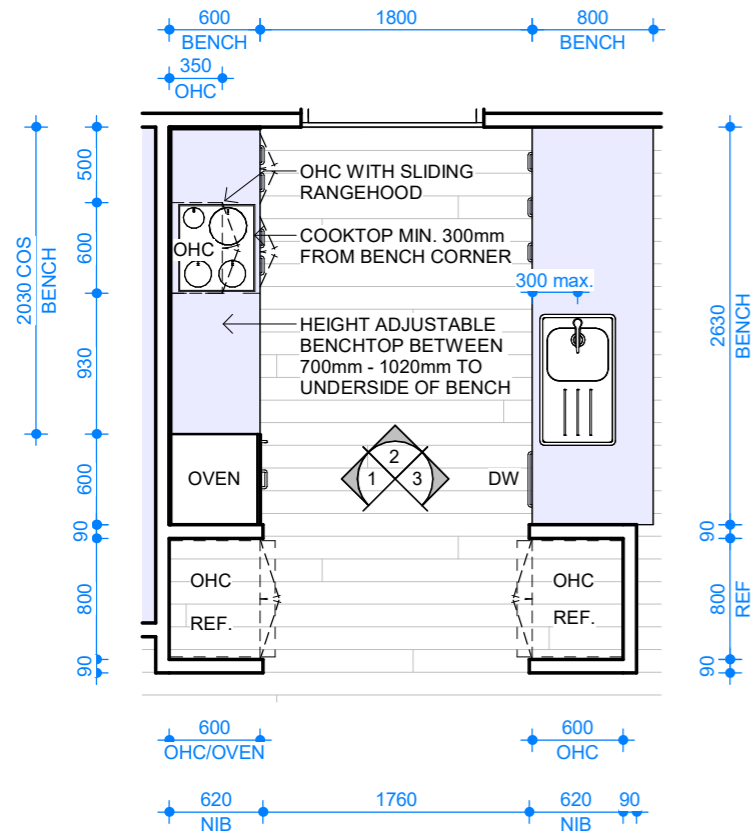
Sorell Council
Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:17/07/2024

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

Home: **ABELIA-12.5(05H.02)** Facade: **B-CLARE 03-COCOA**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **INTERNAL ELEVATIONS - KITCHEN**

DRAWING DETAILS	
11/07/2024 10:43:57 AM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	500N
Drwg No:	D06a
Issue	A02

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

C.O.S. DIMENSION:

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BENCHTOP:

35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

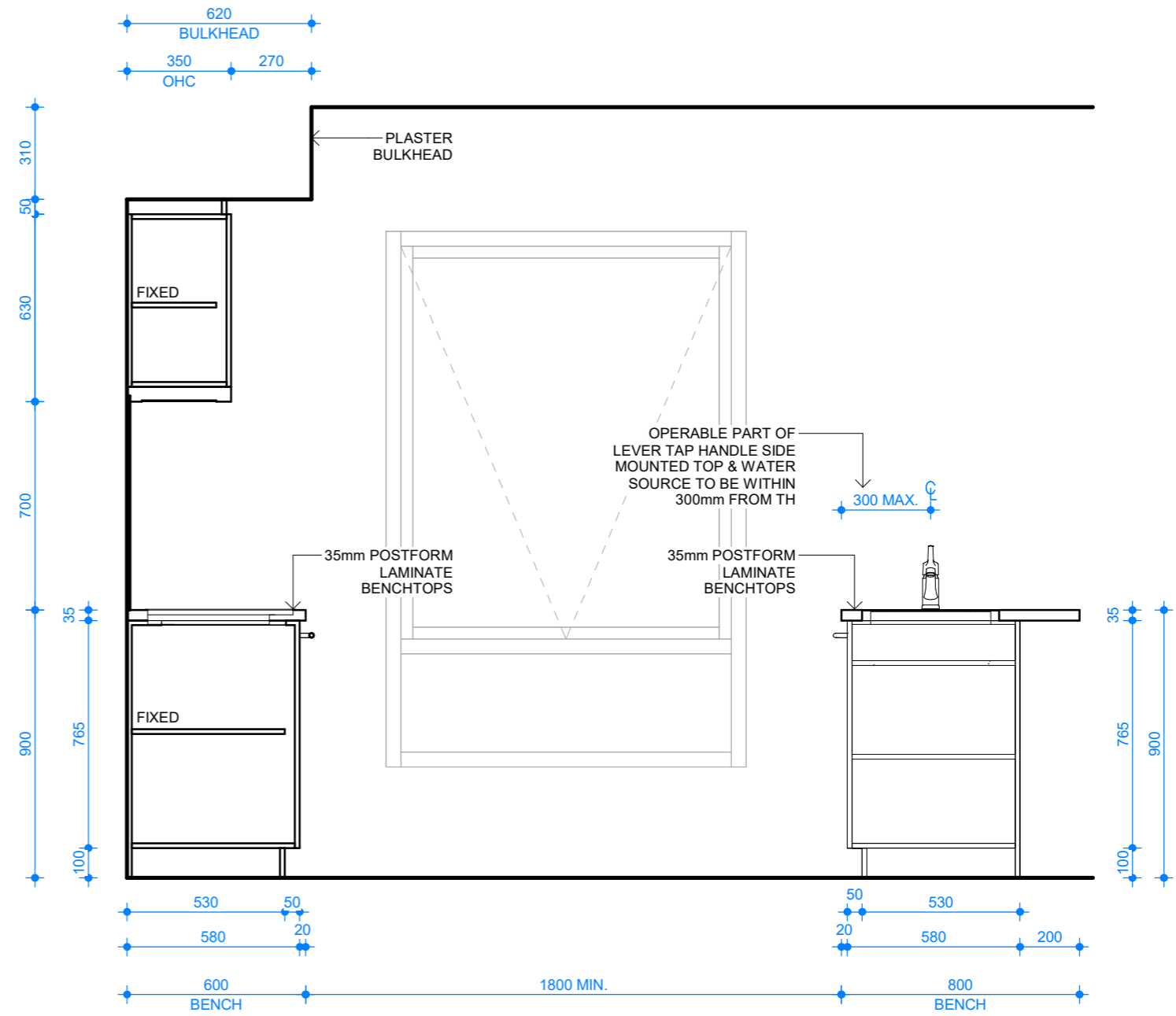
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 Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
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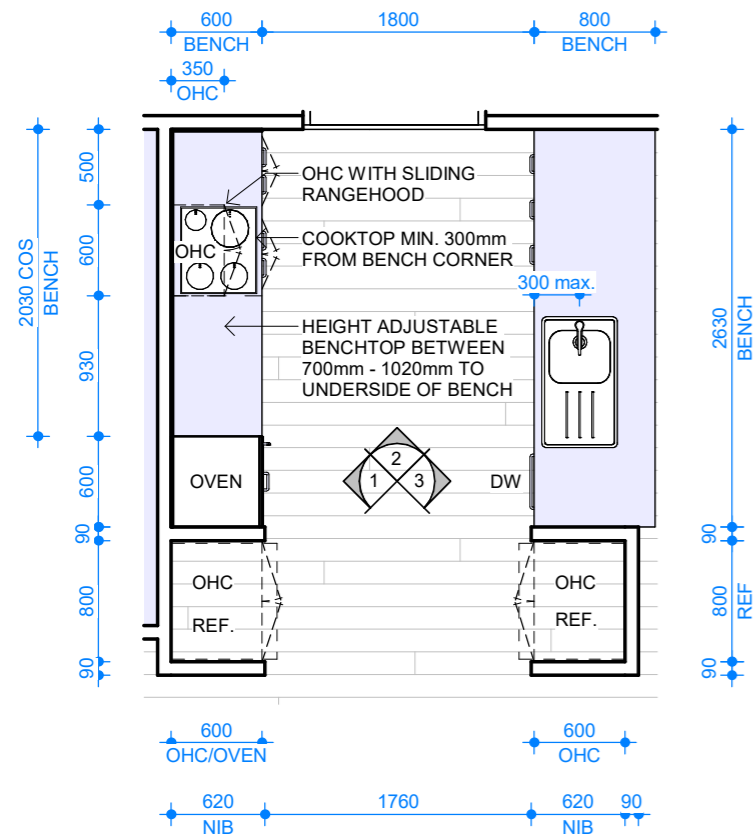
1/37 Ascot Dr, Huntingfield TAS 7055
 P +61 3 6289 6601



2 KITCHEN ELEVATION

D06a 1 : 20

Home: ABELIA-12.5(05H.02)	Facade: B-CLARE 03-COCOA	DRAWING DETAILS	
		11/07/2024 10:43:58 AM	
Client: SJM	Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172	SCALE	SHEET SIZE
		As indicated	A3
Drawing: INTERNAL ELEVATIONS - KITCHEN	All dimensions to be verified on site	JOB No:	500N
		Drwg No:	D06b Issue A02



KITCHEN PLAN

1 : 50

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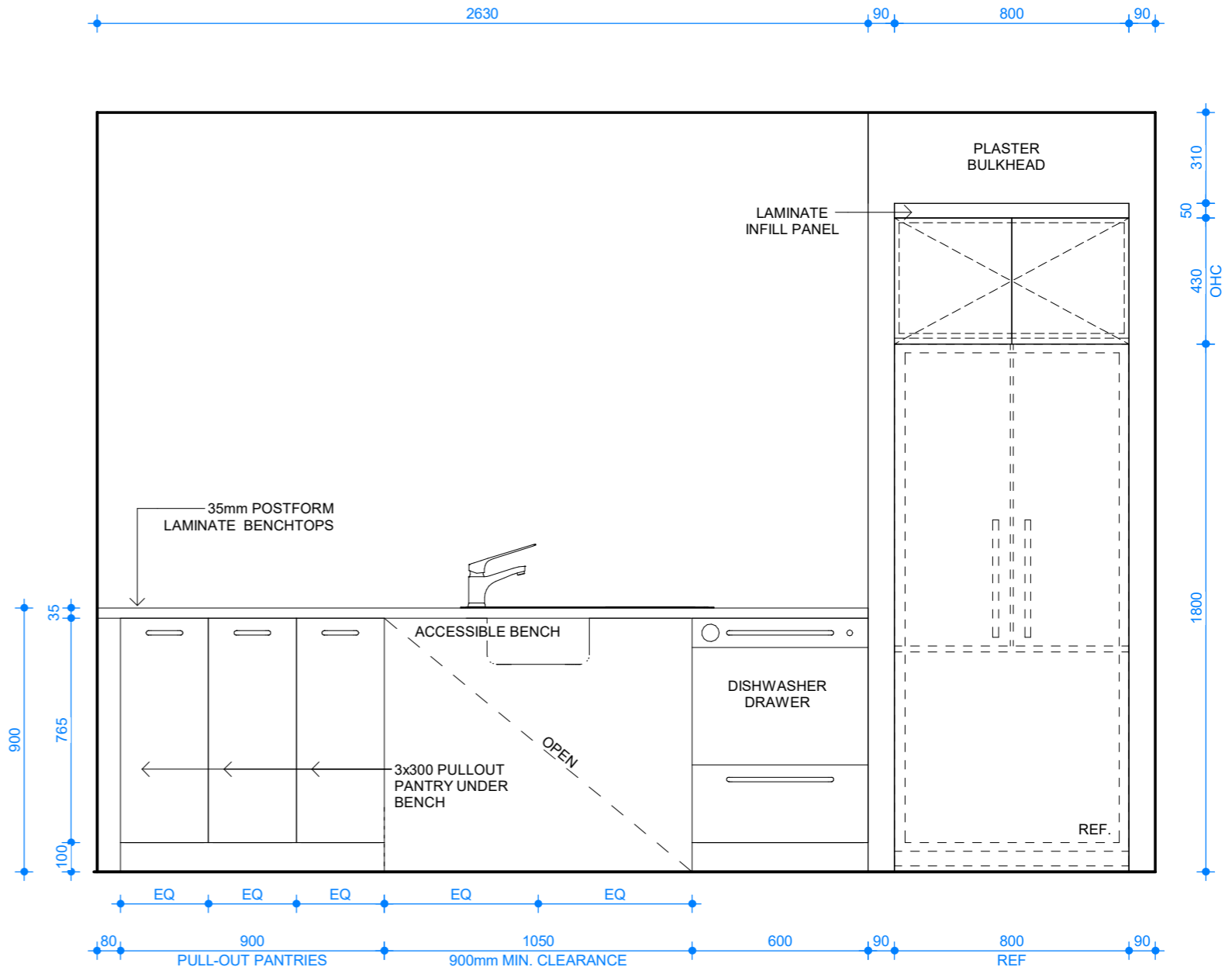
BENCHTOP:
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

Sorell Council
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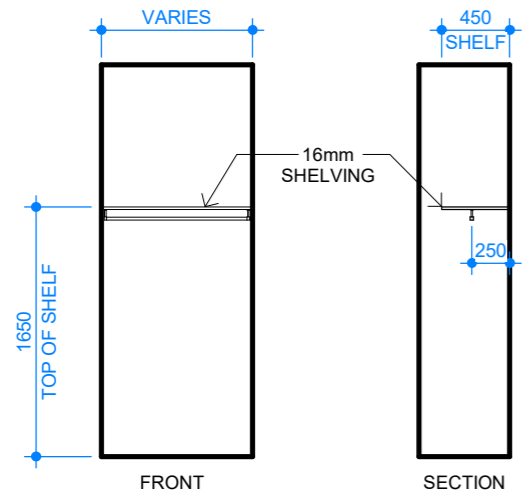
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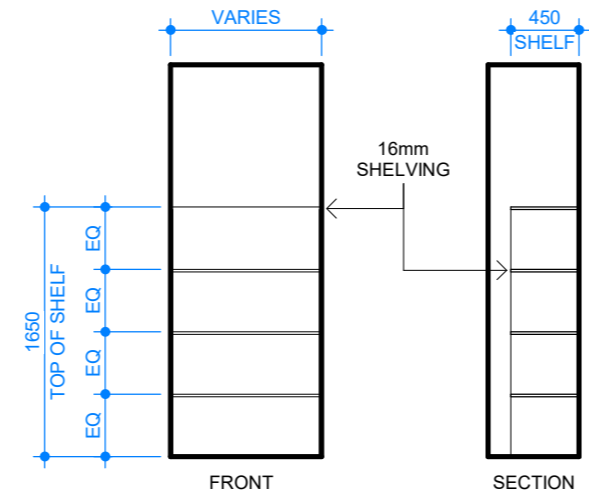
3 KITCHEN ELEVATION

D06a 1 : 20

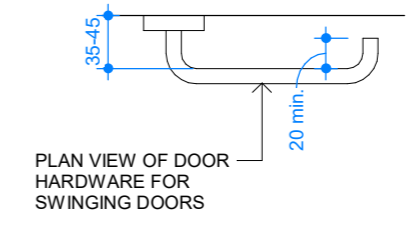
	Home: ABELIA-12.5(05H.02)	Facade: B-CLARE 03-COCOA	DRAWING DETAILS	
	Client: SJM	Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172	11/07/2024 10:43:58 AM	
	Drawing: INTERNAL ELEVATIONS - KITCHEN		SCALE	SHEET SIZE
			As indicated	A3
			JOB No:	500N
			Drwg No:	D06c
			Issue	A02
			All dimensions to be verified on site	



TYPICAL ROBE
1 : 50



TYPICAL LINEN
1 : 50



TYPICAL DOOR HARDWARE
1 : 5

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

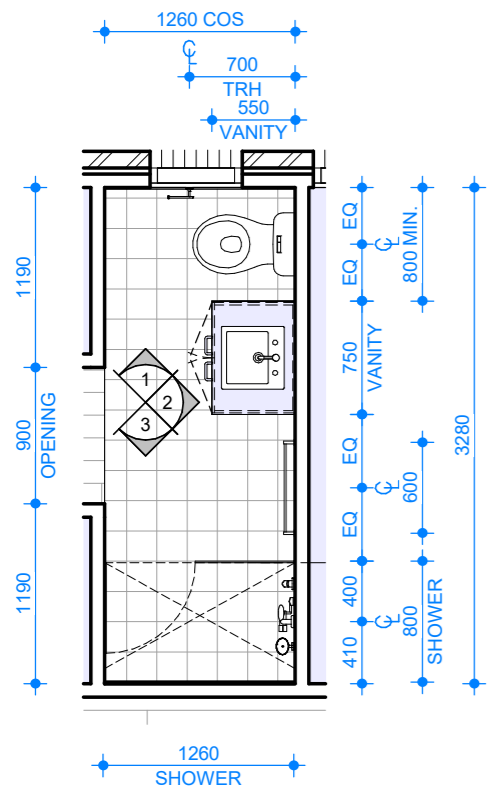
C.O.S. DIMENSION:
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BENCHTOP:
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

Sorell Council
Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:17/07/2024

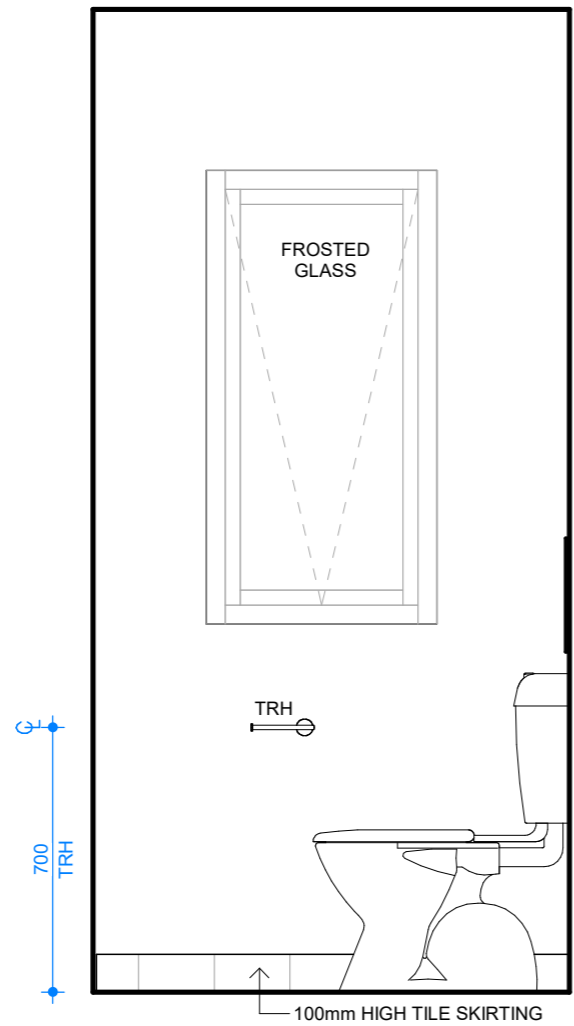
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 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: ABELIA-12.5(05H.02)	Facade: B-CLARE 03-COCOA	DRAWING DETAILS	
	Client: SJM	Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172	SCALE: As indicated	SHEET SIZE: A3
Drawing: INTERNAL ELEVATIONS - TYPICAL	All dimensions to be verified on site		JOB No: 500N	Drwg No: D06d Issue A02



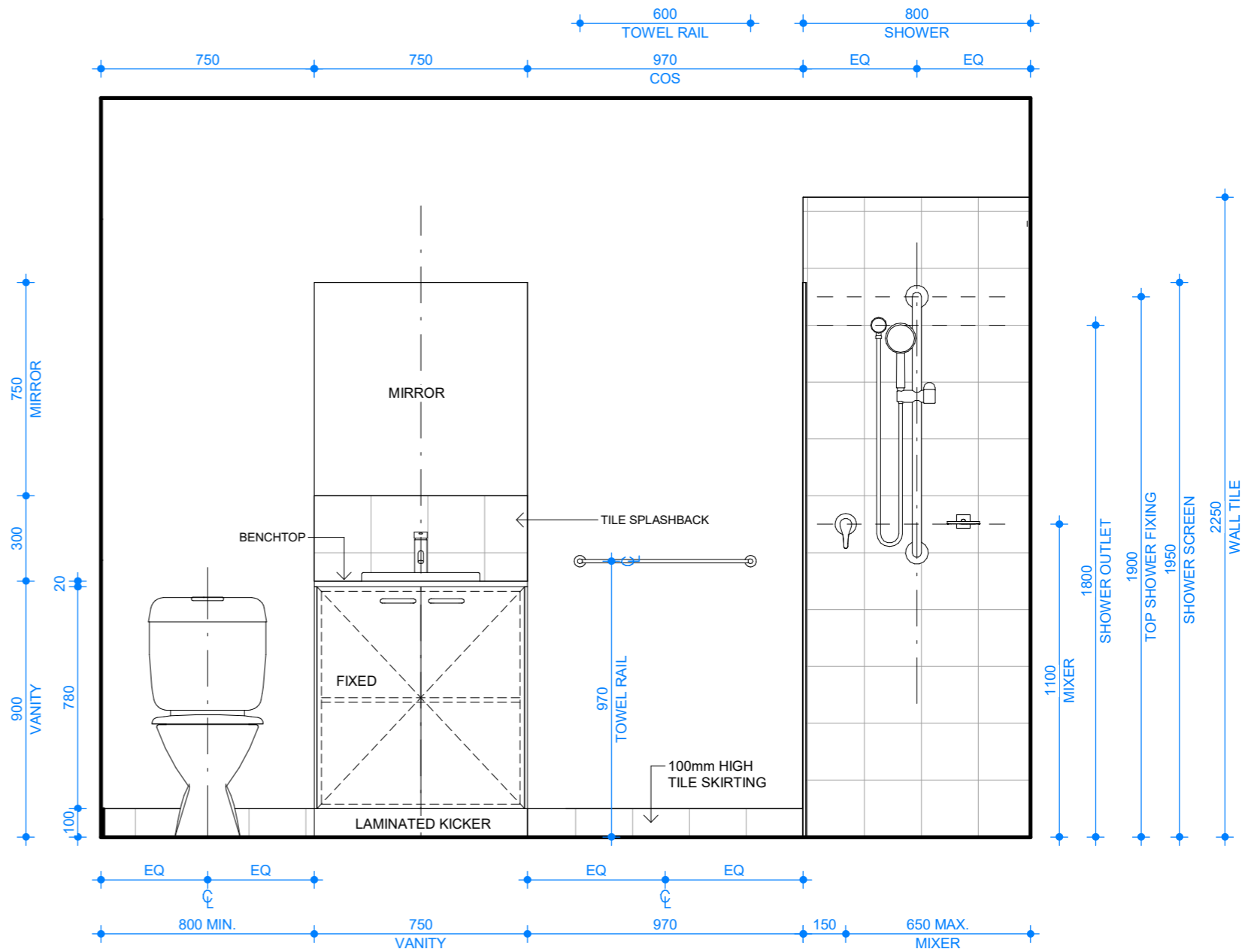
WC PLAN

1 : 50



1 WC ELEVATION

D07a 1 : 20



2 WC ELEVATION

D07a 1 : 20

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

Home: ABELIA-12.5(05H.02)

Client: SJM

Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172

Drawing: WET AREA ELEVATIONS - WC

Facade: B-CLARE
03-COCOA

DRAWING DETAILS

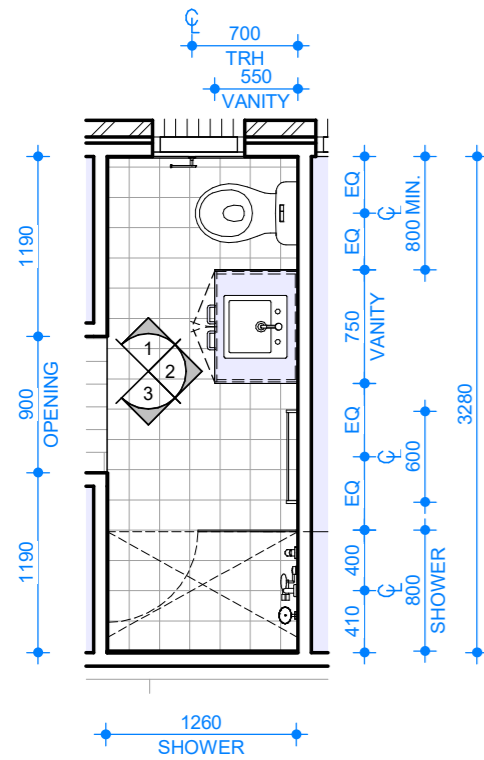
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SCALE As indicated SHEET SIZE A3

JOB No: 500N

Drwg No: D07a Issue A02

All dimensions to be verified on site



WC PLAN
1 : 50

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

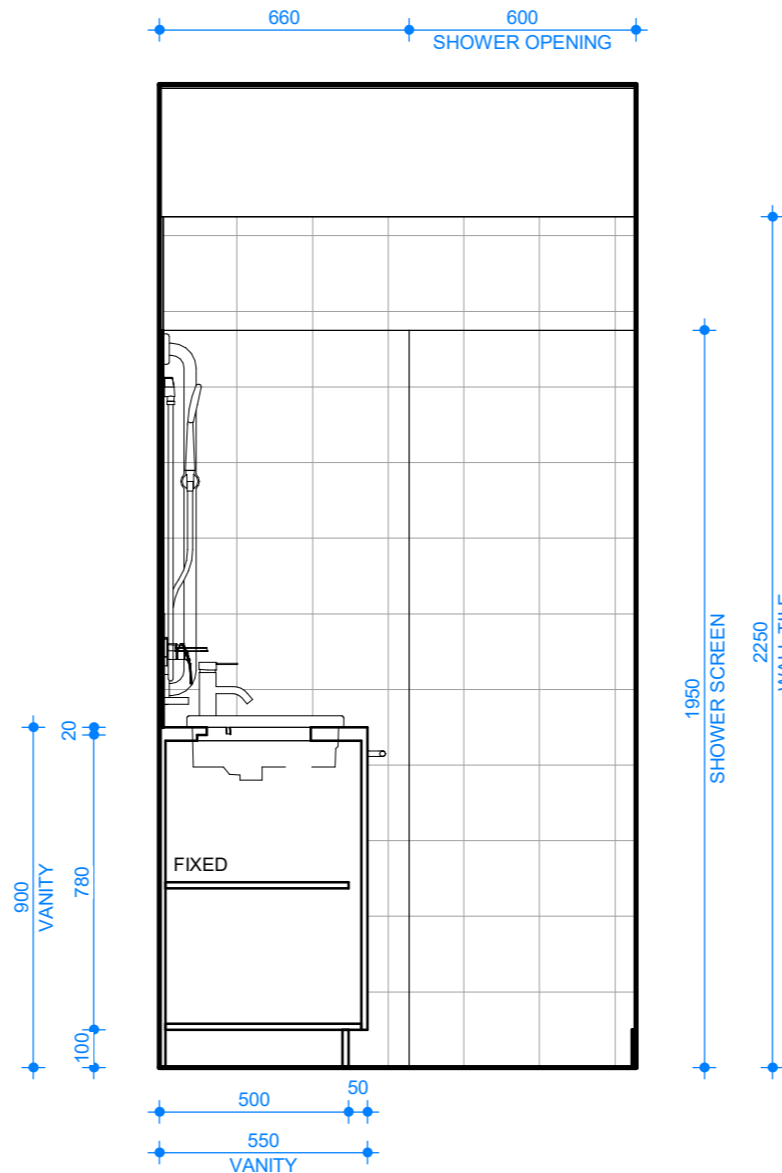
C.O.S. DIMENSION:
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BENCHTOP:
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Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:17/07/2024



3 WC ELEVATION
D07a 1 : 20



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

Home: ABELIA-12.5(05H.02)

Client: SJM

Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172

Drawing: WET AREA ELEVATIONS - WC

Facade: B-CLARE
03-COCOA

DRAWING DETAILS

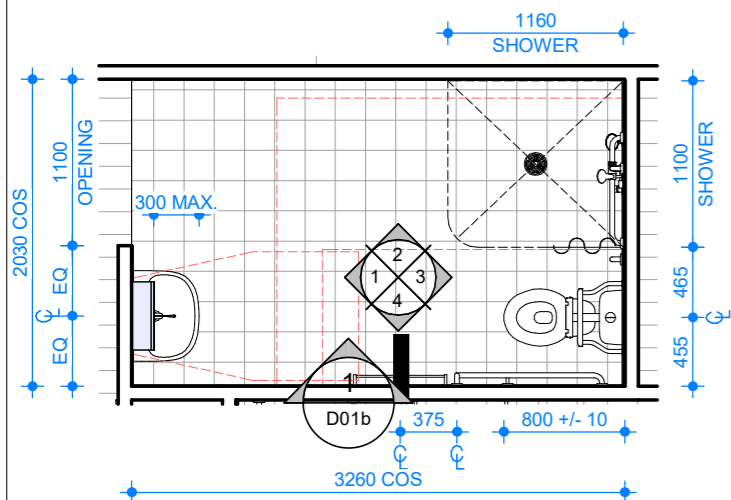
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SCALE: As indicated SHEET SIZE: A3

JOB No: 500N

Drwg No: D07b Issue A02

All dimensions to be verified on site



ENSUITE 1 PLAN

1 : 50

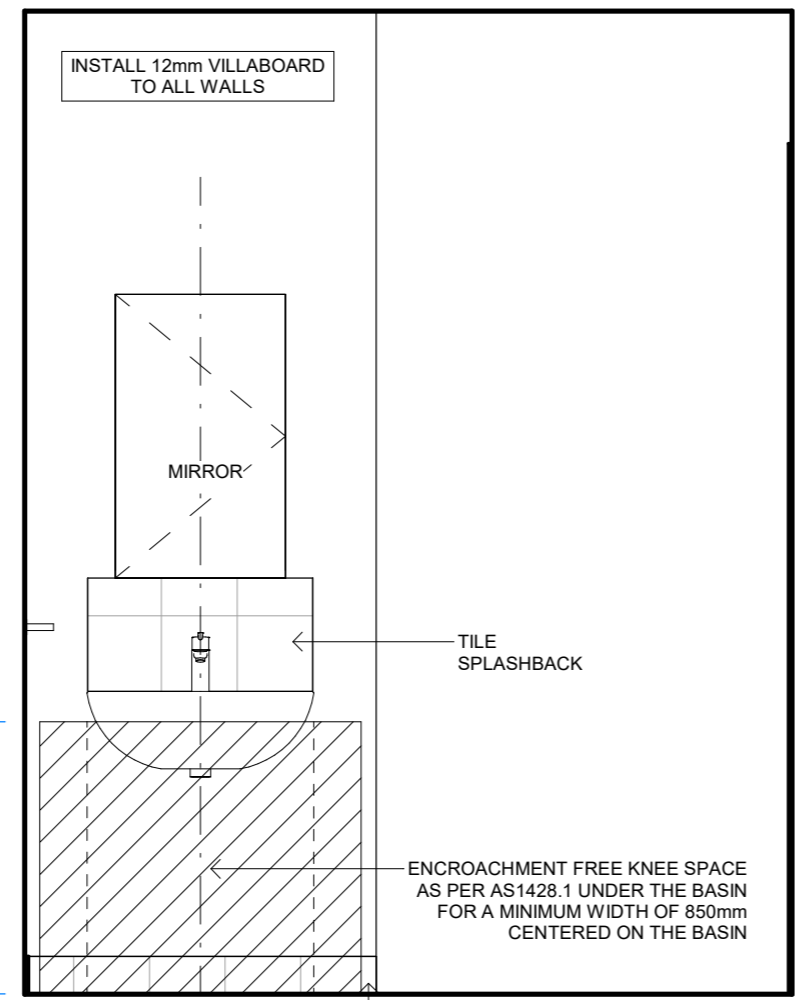
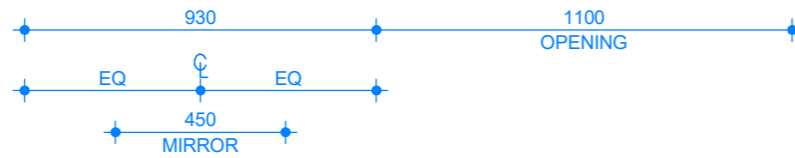
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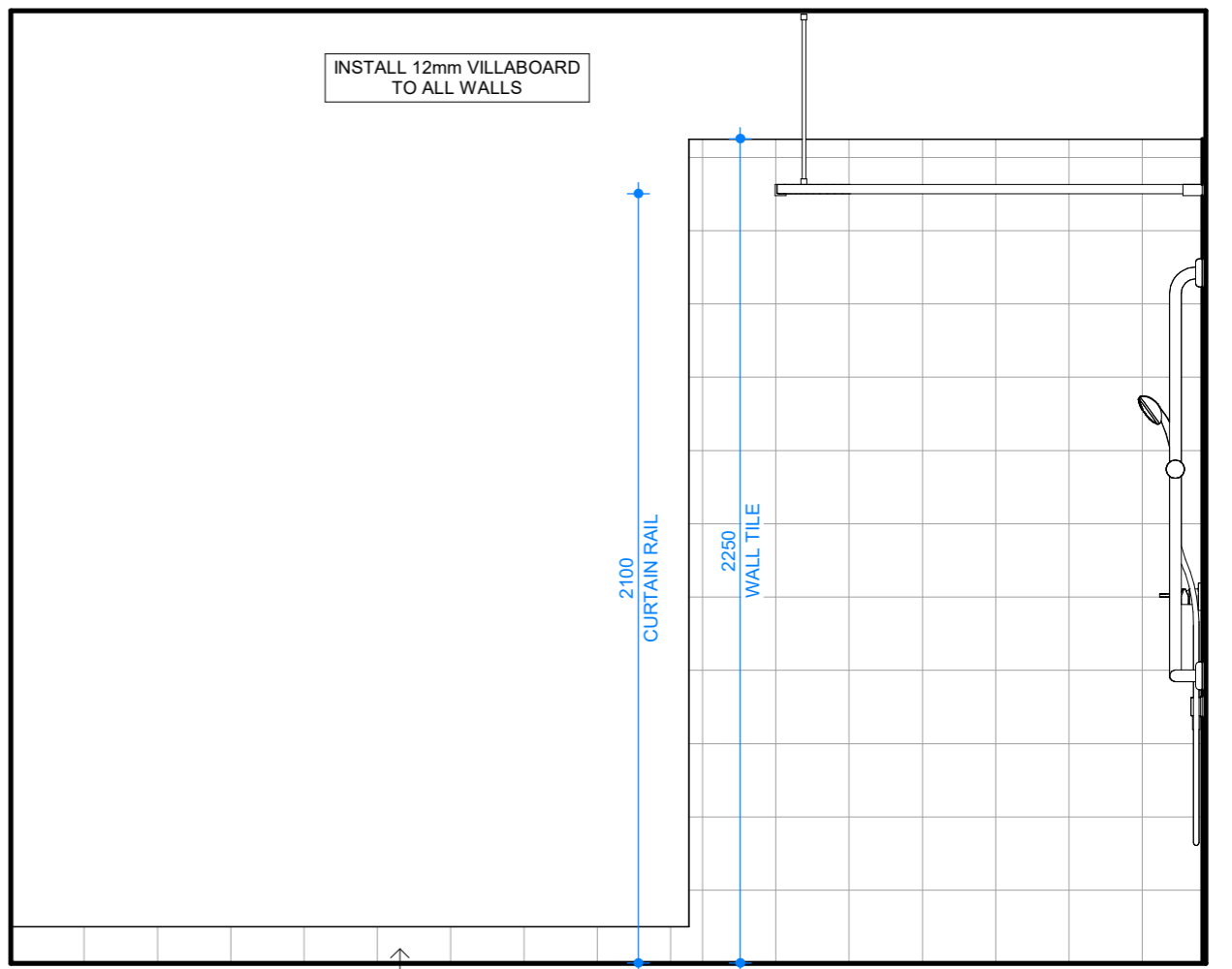
BENCHTOP:
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

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1 ENSUITE 1 ELEVATION

D07c 1 : 20



2 ENSUITE 1 ELEVATION

D07c 1 : 20

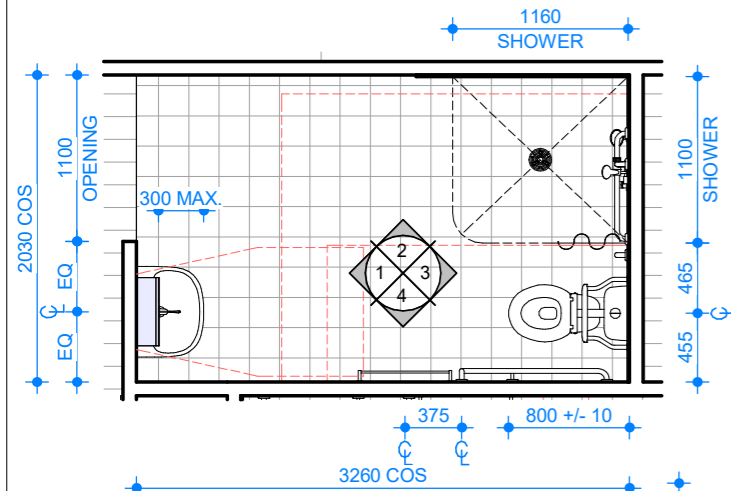
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Home: **ABELIA-12.5(05H.02)** Facade: **B-CLARE 03-COCOA**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **WET AREA ELEVATIONS - ENSUITE 1**

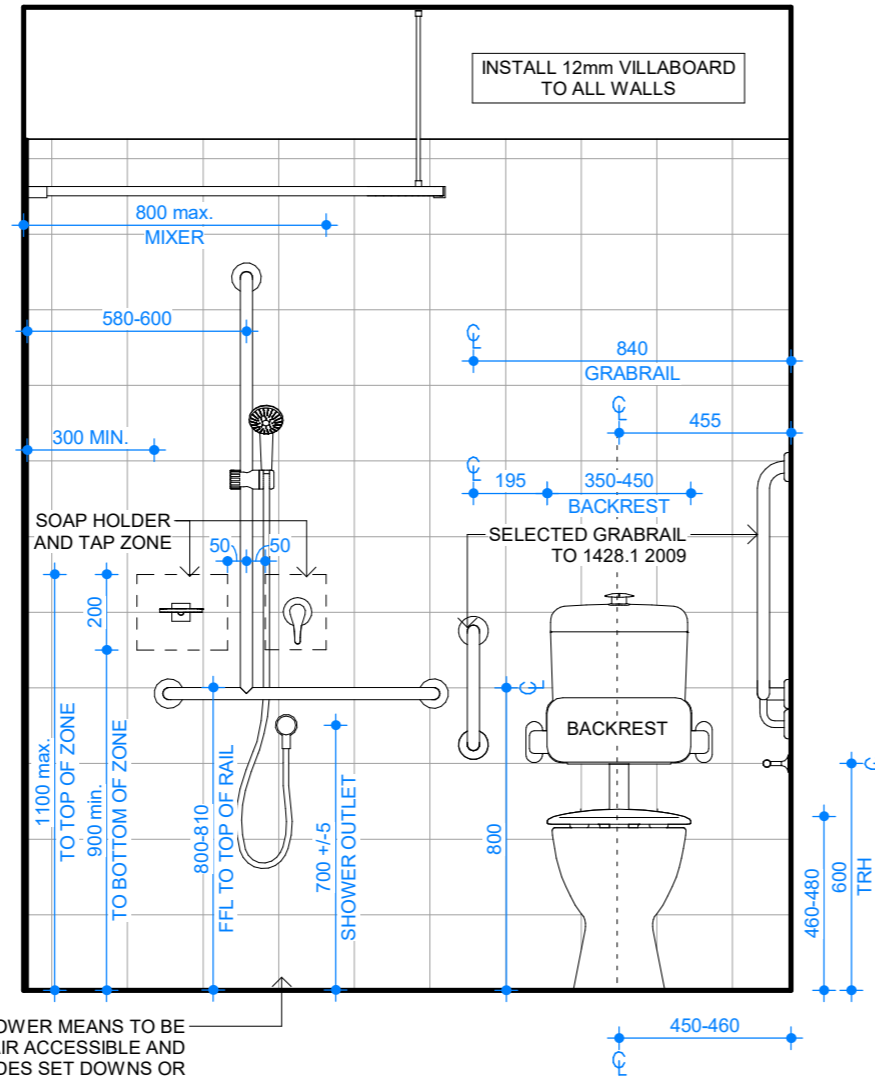
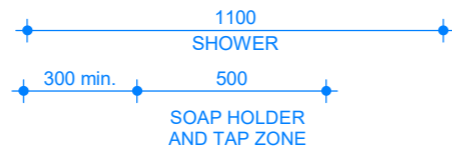
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JOB No:	500N
Drwg No:	D07c
Issue	A02

All dimensions to be verified on site

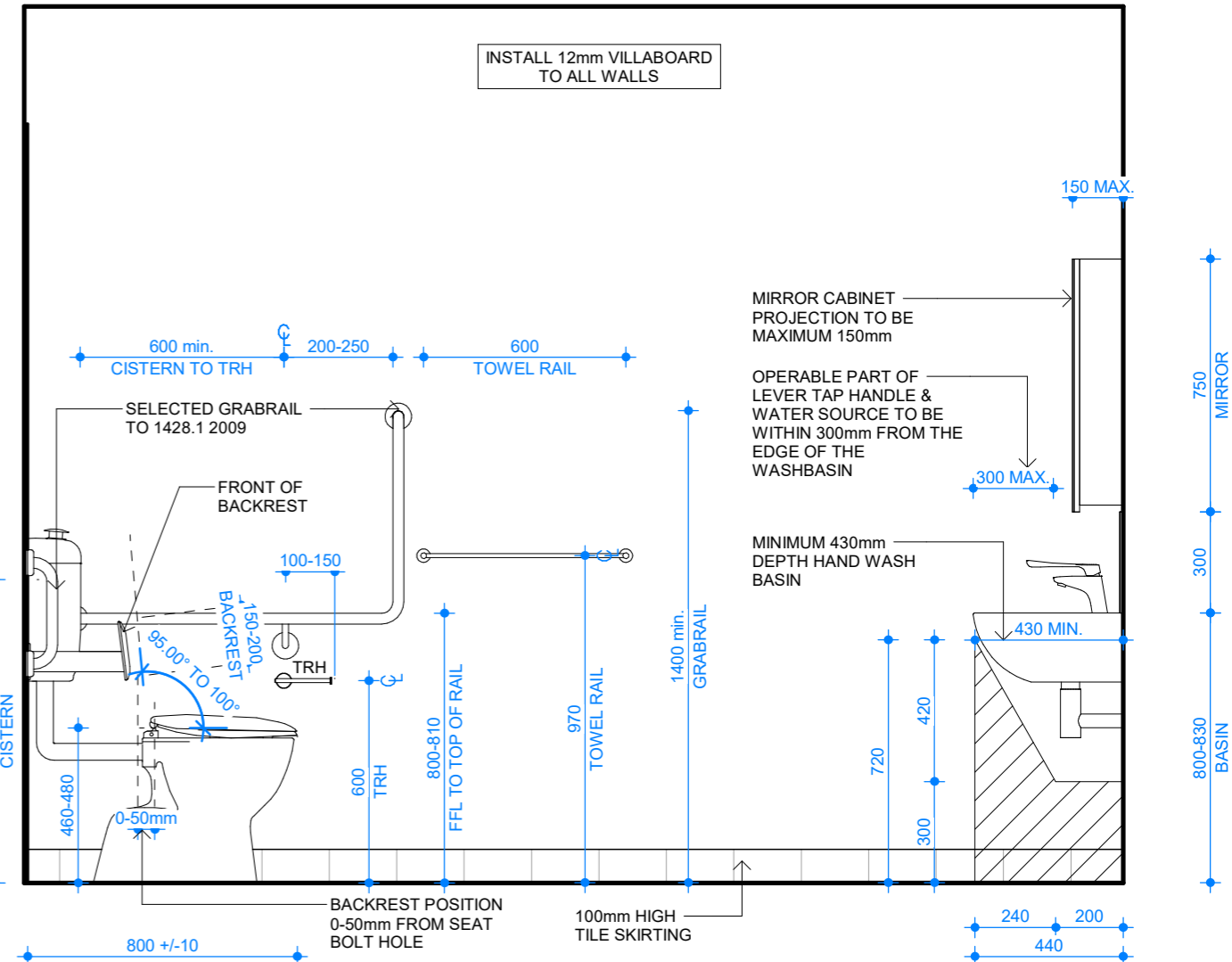


ENSUITE 1 PLAN

1 : 50



3 ENSUITE 1 ELEVATION
D07c 1 : 20



4 ENSUITE 1 ELEVATION
D07c 1 : 20

D PULL HANDLE:
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ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE

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

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

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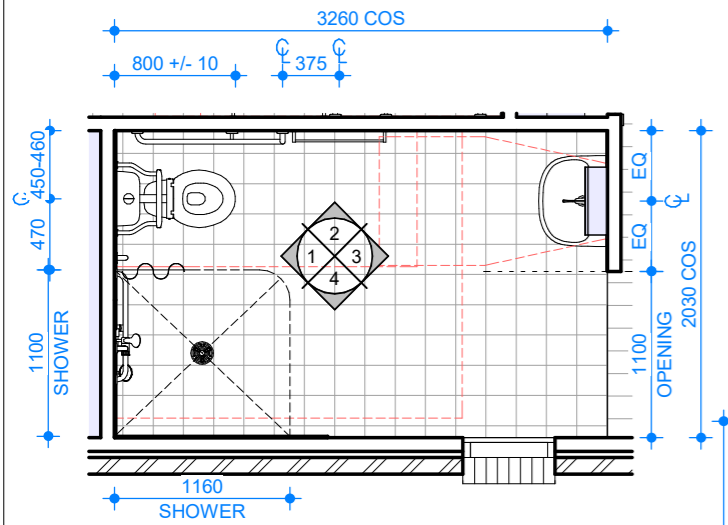
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Home: **ABELIA-12.5(05H.02)** Facade: **B-CLARE 03-COCOA**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **WET AREA ELEVATIONS - ENSUITE 1**

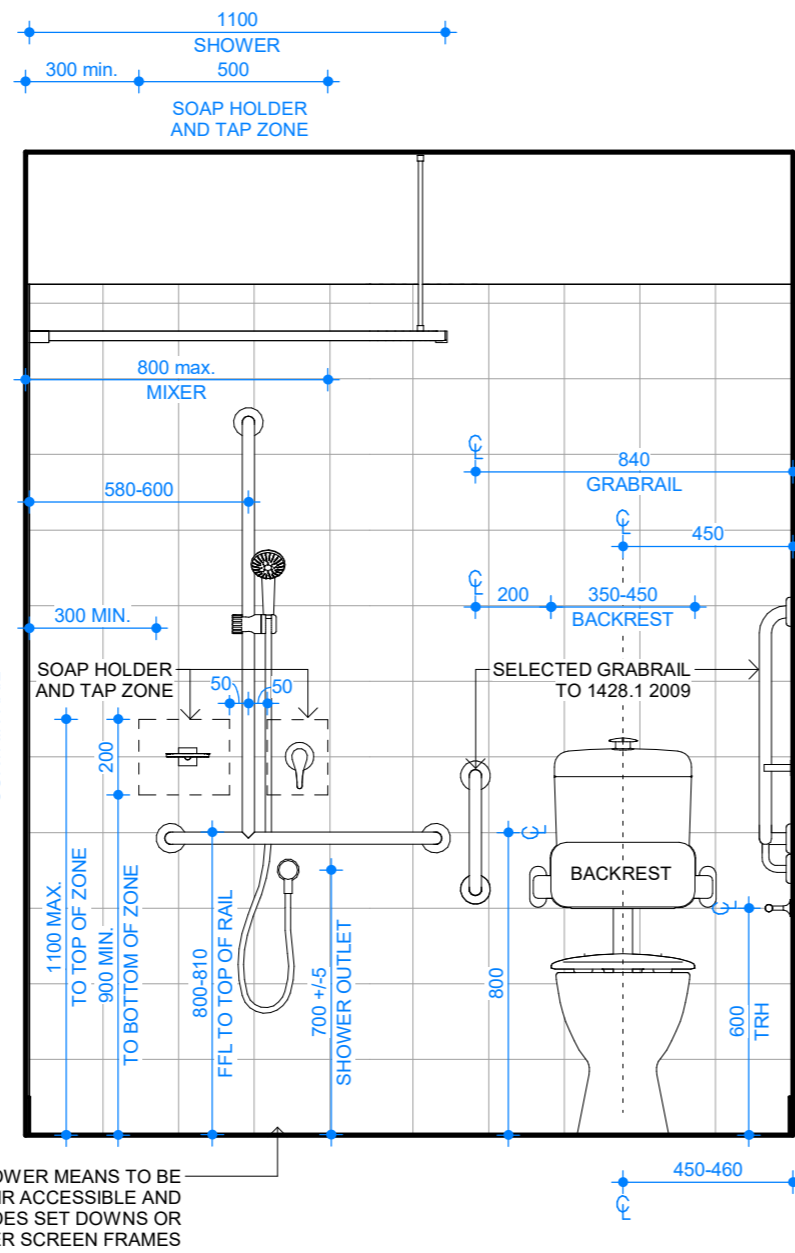
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SCALE	SHEET SIZE
As indicated	A3
JOB No:	500N
Drwg No:	D07d Issue A02

All dimensions to be verified on site

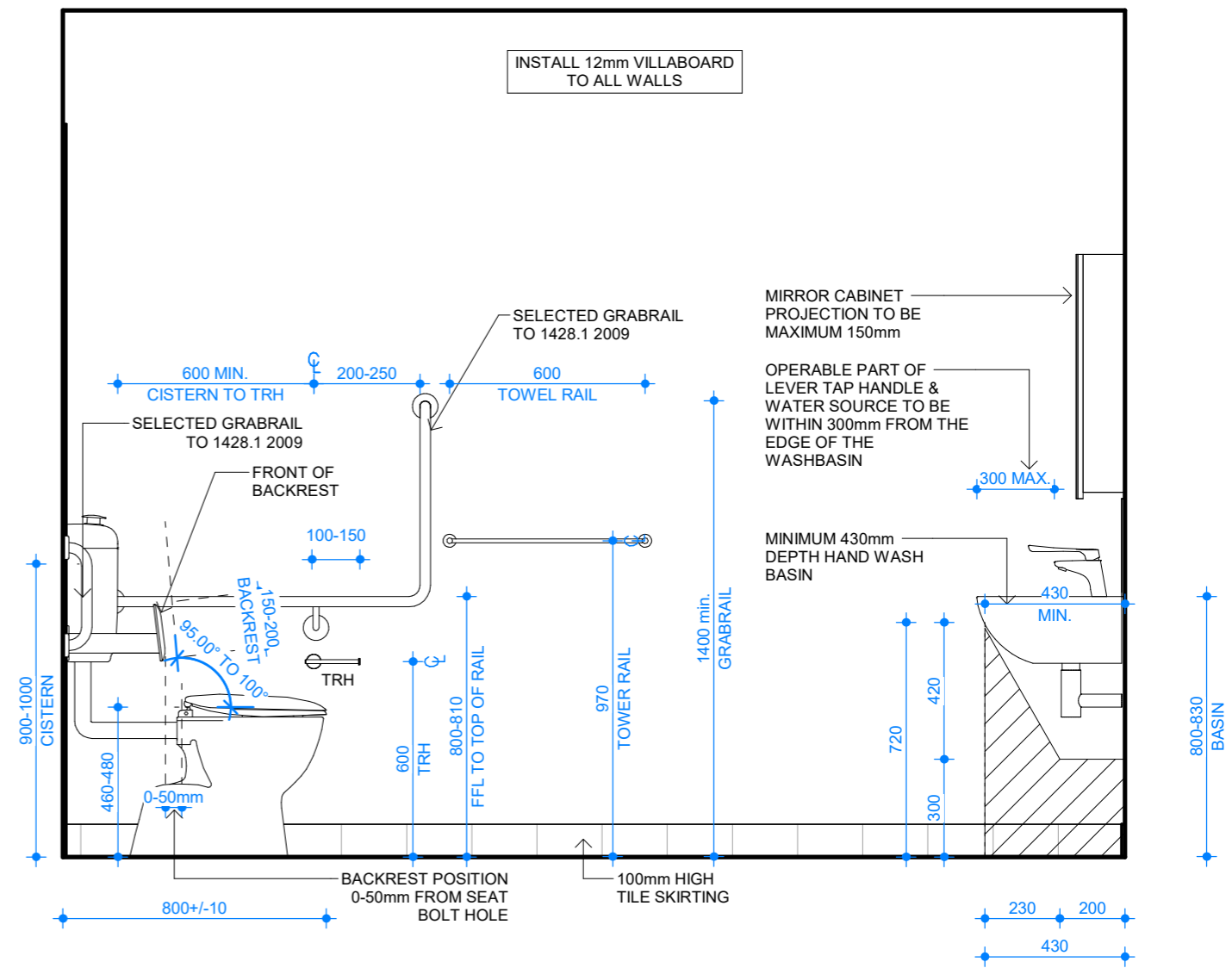


ENSUITE 2 PLAN

1 : 50



1 ENSUITE 2 ELEVATION
D07e 1 : 20



2 ENSUITE 2 ELEVATION
D07e 1 : 20

D PULL HANDLE:
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Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
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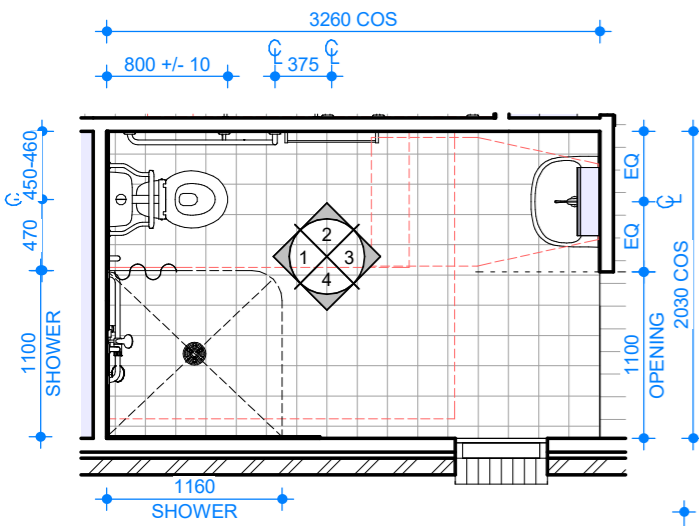
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SJM property developments
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Home: **ABELIA-12.5(05H.02)** Facade: **B-CLARE 03-COCOA**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **WET AREA ELEVATIONS - ENSUITE 2**

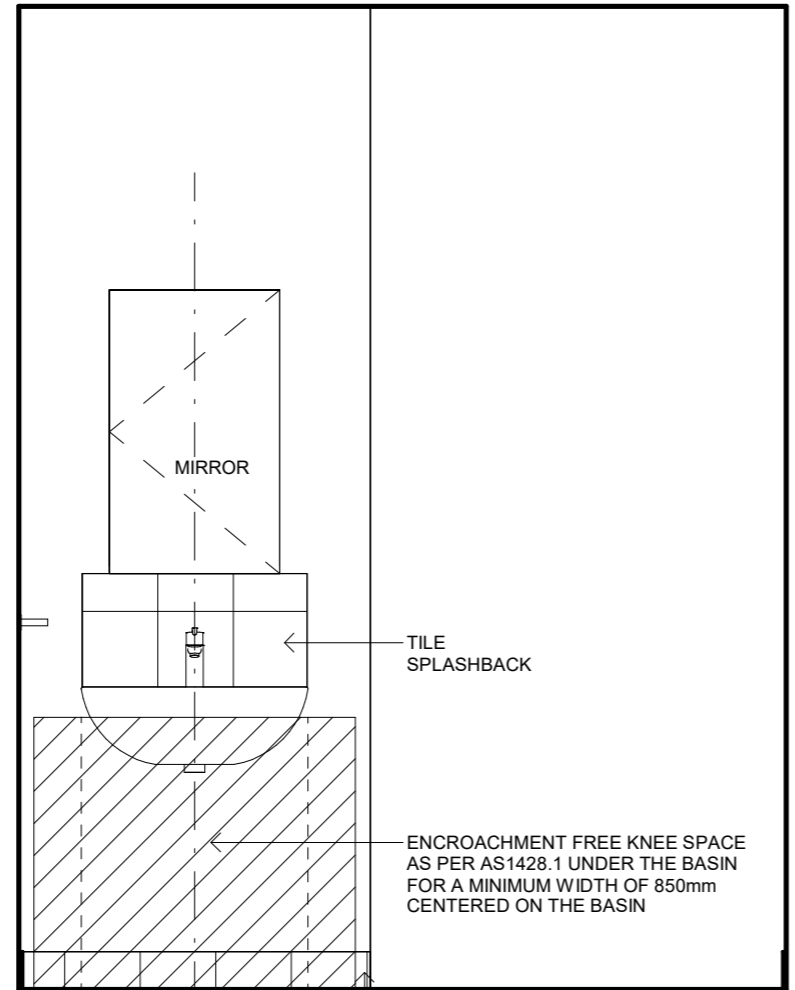
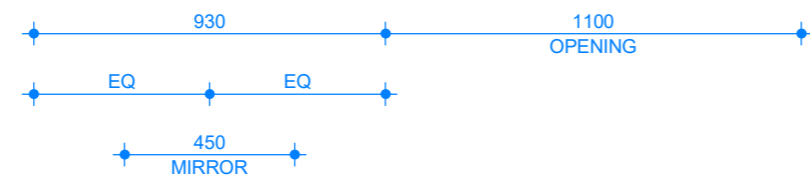
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As indicated	A3
JOB No:	500N
Drwg No:	D07e
Issue	A02

All dimensions to be verified on site



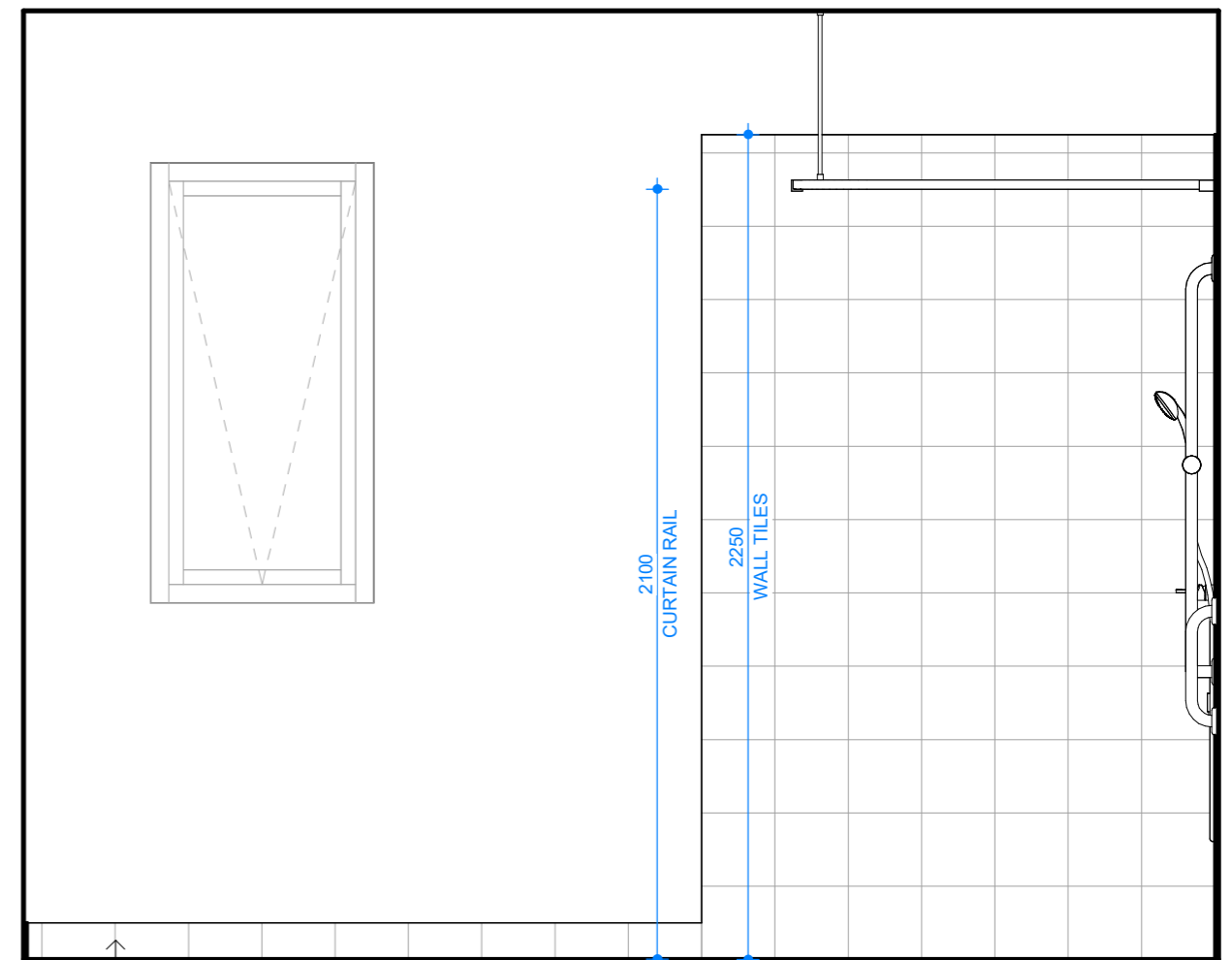
ENSUITE 2 PLAN

1 : 50



3 ENSUITE 2 ELEVATION

D07e 1 : 20



4 ENSUITE 2 ELEVATION

D07e 1 : 20

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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Plans Reference:P1
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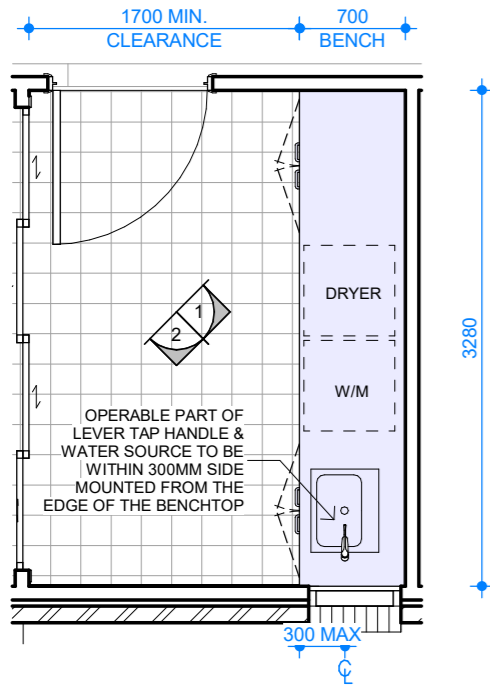
Home: **ABELIA-12.5(05H.02)**
Client: **SJM**

Facade: **B-CLARE 03-COCOA**

Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172

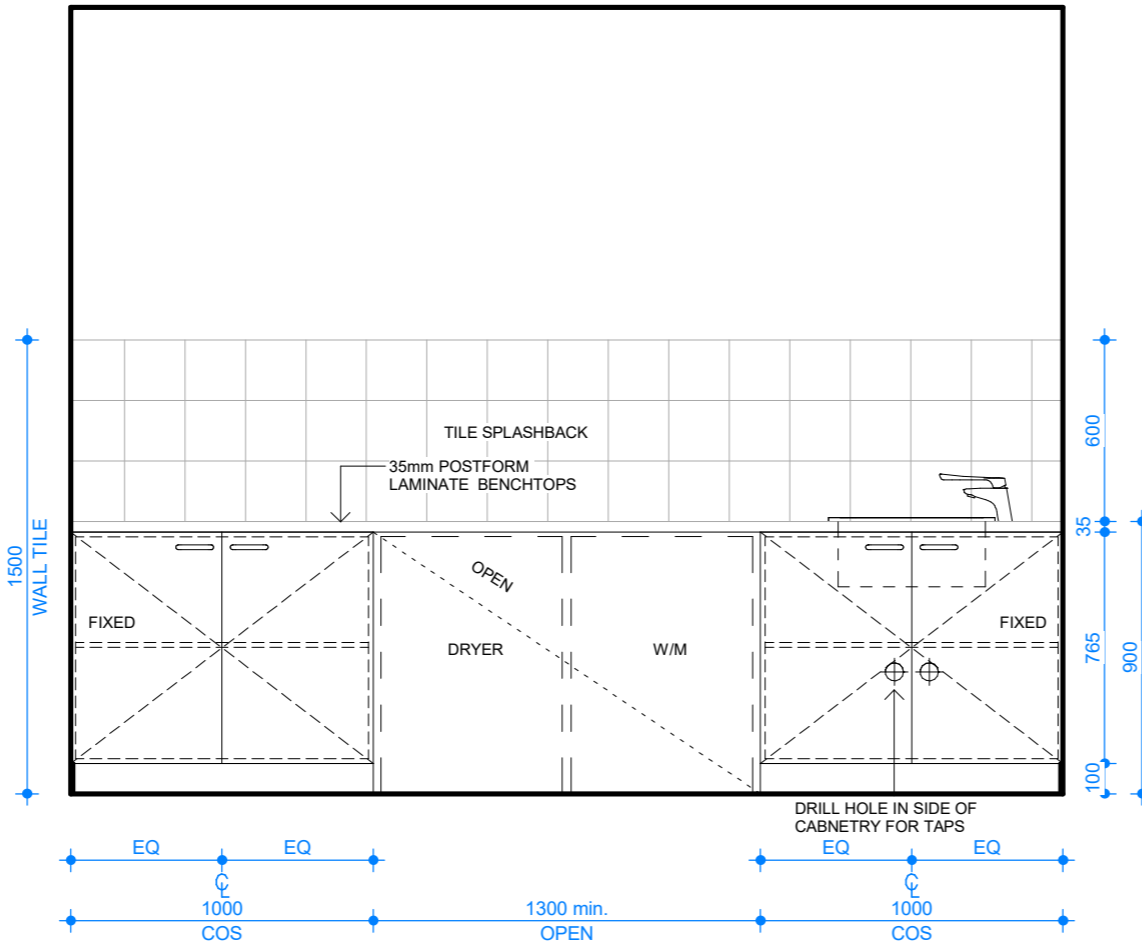
Drawing: **WET AREA ELEVATIONS - ENSUITE 2**

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SCALE	SHEET SIZE
As indicated	A3
JOB No:	500N
Drwg No:	D07f Issue A02
All dimensions to be verified on site	

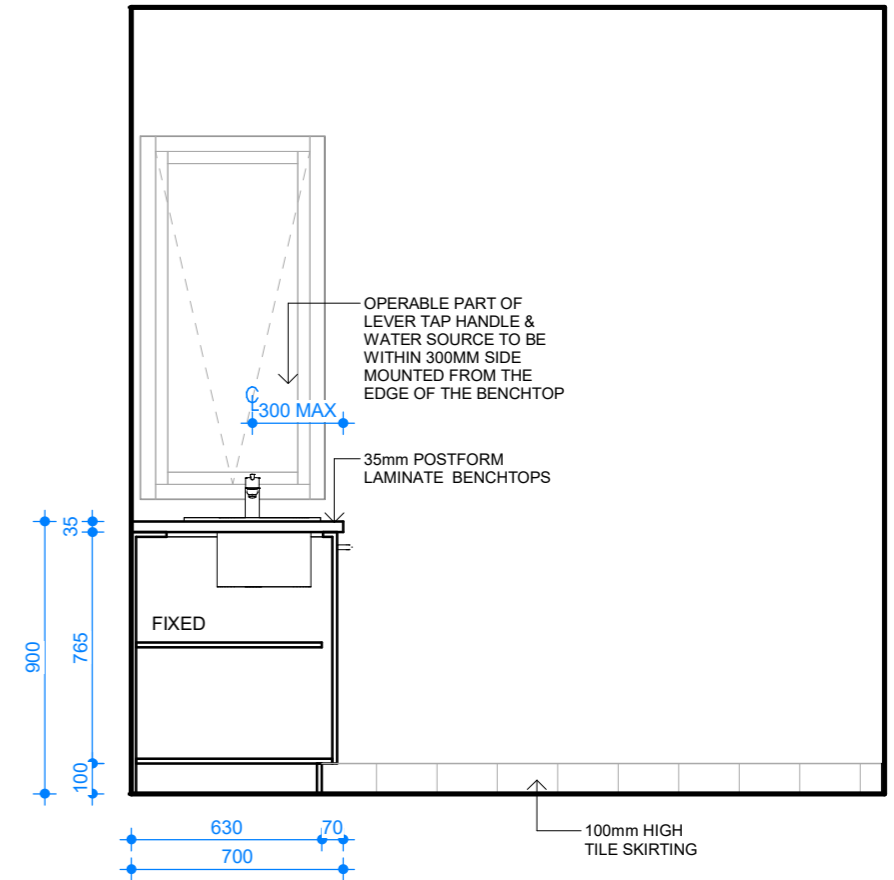


LAUNDRY PLAN

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)

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Plans Reference:P1
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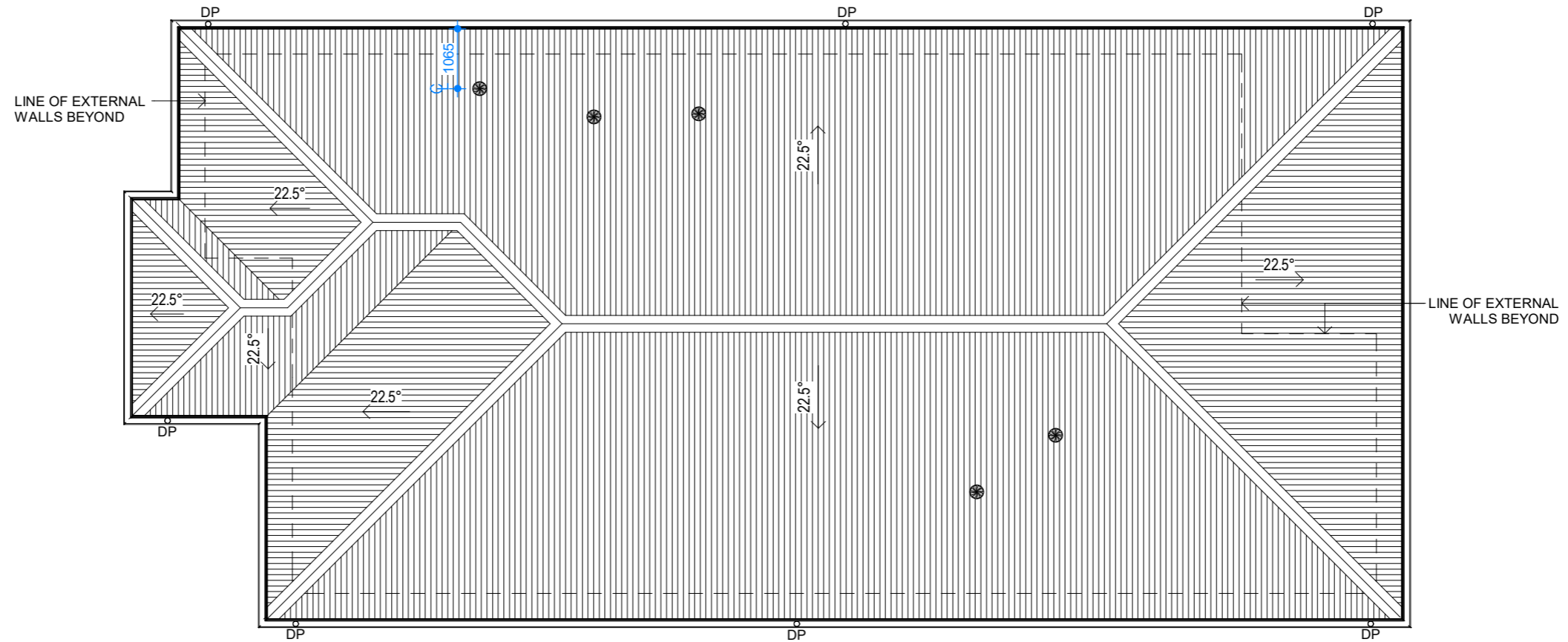
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Home: **ABELIA-12.5(05H.02)** Facade: **B-CLARE 03-COCOA**
Client: **SJM**
Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
Drawing: **WET AREA ELEVATIONS - LAUNDRY**

DRAWING DETAILS	
11/07/2024 10:44:02 AM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	500N
Drwg No:	D07g
Issue	A02

All dimensions to be verified on site

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS



ROOF PLAN

1 : 100

 **Sorell Council**
 Development Application: Development
 Application - 6 Downward Way, Sorell - P1.pdf
 Plans Reference:P1
 Date Received:17/07/2024

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

Client: **SJM**

Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**

Drawing: **ROOF PLAN**

Facade: **B-CLARE
03-COcoa**



All dimensions to be verified on site

DRAWING DETAILS

11/07/2024 10:44:03 AM

SCALE SHEET SIZE

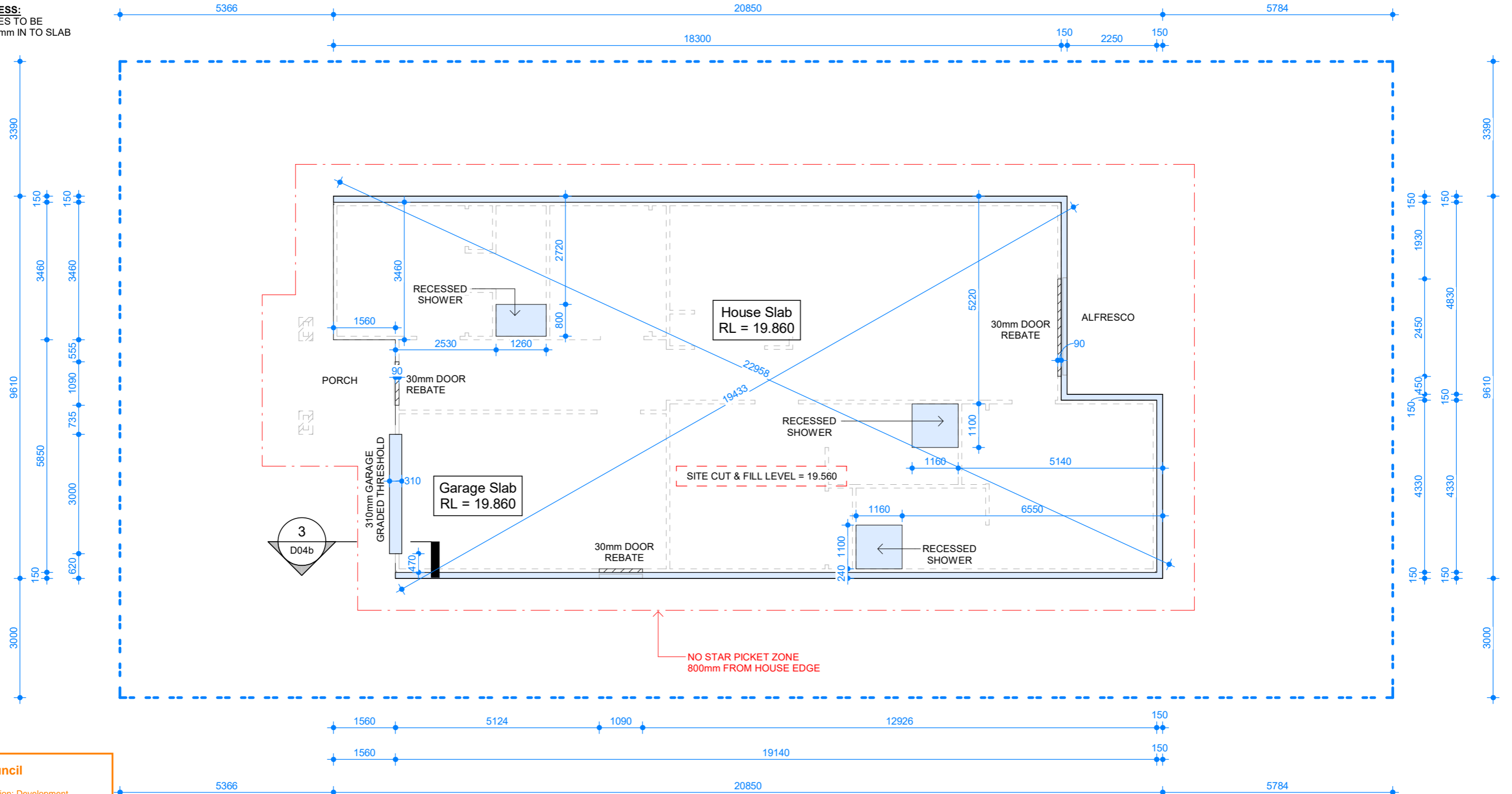
1 : 100 A3

JOB No: **500N**

Drwg No: **D08** Issue **A02**

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

Sorell Council
 Development Application: Development
 Application - 6 Downward Way, Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 17/07/2024

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SJM
 property
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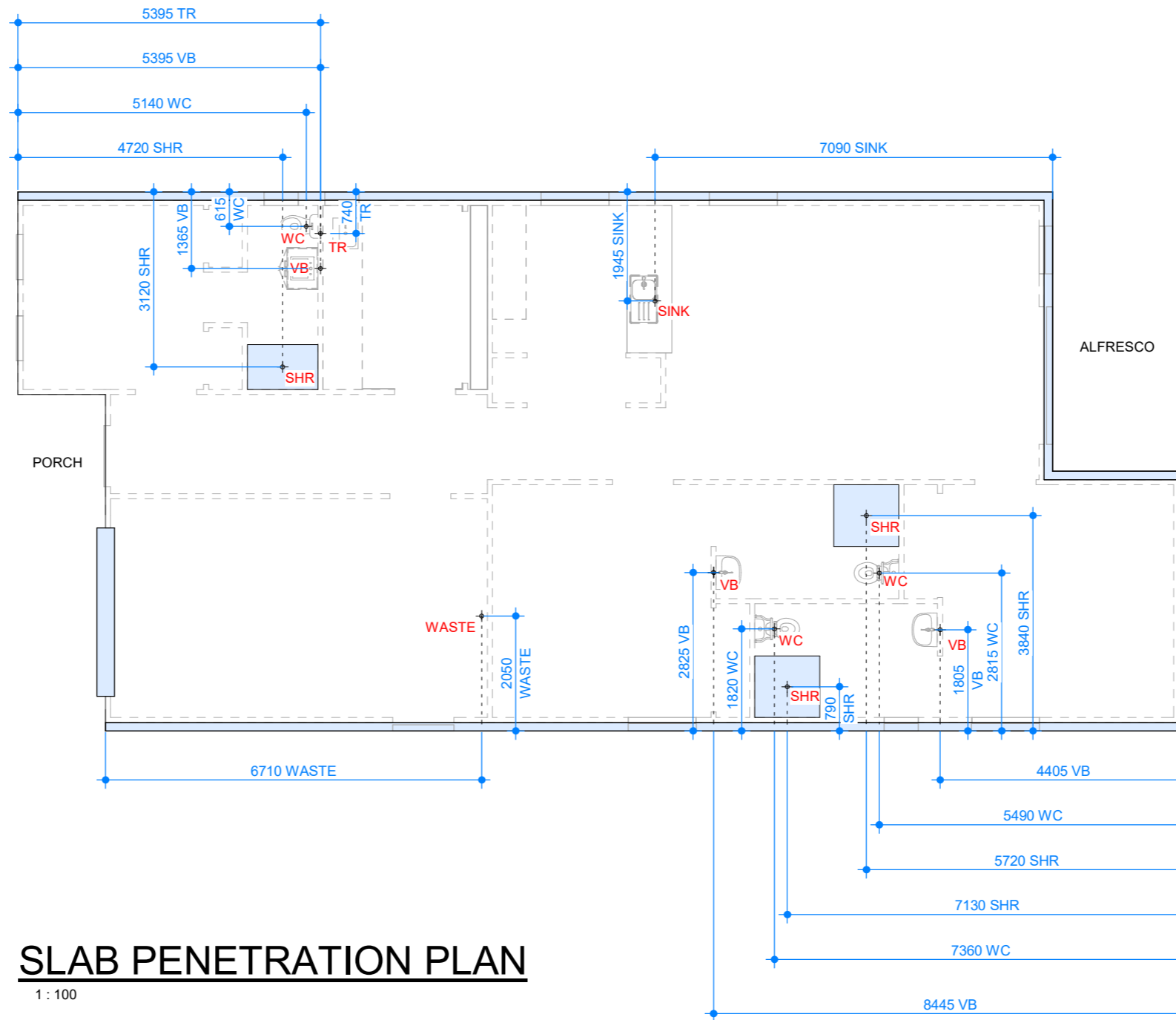
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Home: **ABELIA-12.5(05H.02)**
 Client: **SJM**
 Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
 Drawing: **SLAB PLAN**

Facade: **B-CLARE
 03-COCOA**

DRAWING DETAILS	
11/07/2024 10:44:03 AM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	500N
Drwg No:	D09
Issue	A02

All dimensions to be verified on site



SLAB PENETRATION PLAN

1 : 100

Sorell Council
 Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
 Plans Reference:P1
 Date Received:17/07/2024

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Home: **ABELIA-12.5(05H.02)**
 Client: **SJM**
 Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
 Drawing: **SLAB PENETRATION PLAN**

Facade: **B-CLARE 03-COCOA**



All dimensions to be verified on site

DRAWING DETAILS	
11/07/2024 10:44:03 AM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	500N
Drwg No:	D10a
Issue	A02

DOWNWARD WAY

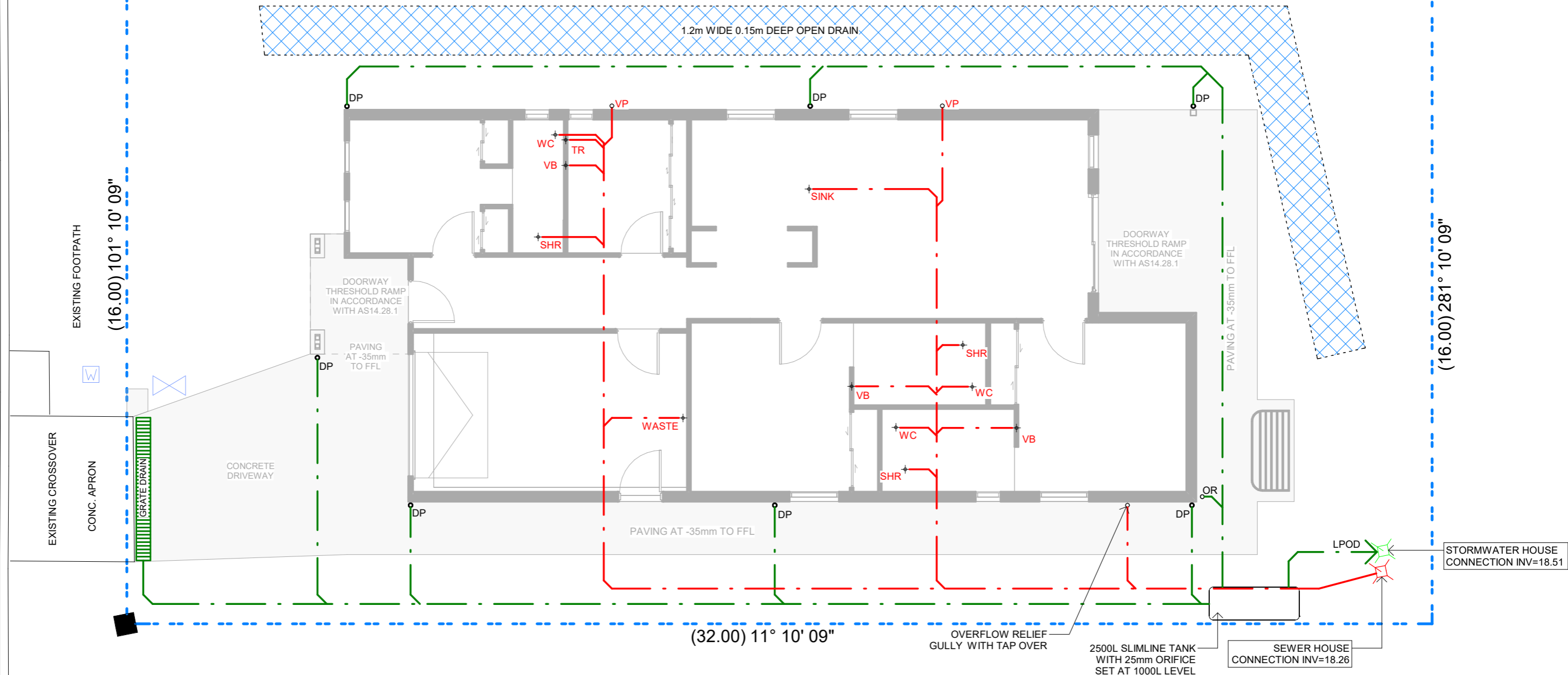
(32.00) 191° 10' 09"

(16.00) 101° 10' 09"

(16.00) 281° 10' 09"

(32.00) 11° 10' 09"

1.2m WIDE 0.15m DEEP OPEN DRAIN



PLUMBING PLAN

1 : 100

- IMPORTANT NOTES:**
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 Plans Reference: P1
 Date Received: 17/07/2024

PLUMBING AND DRAINAGE NOTES:

- PROVIDE PLASTEC DN100 SWIVEL EXPANSION JOINTS AT ALL DOWNPIPES AND SEWER CONNECTIONS TO MAIN LINES. LOCATE WITHIN 1m OF BUILDING LINE.
- WHERE PIPEWORK PENETRATES FOUNDATION OR SLAB EDGE PROVIDE 40mm LAGGING AROUND PIPEWORK.
- FOR CLASS 'H' AND 'E' SITES INSTALL PLASTEC DN100 SWIVEL EXPANSION JOINTS AT ALL CHANGES OF DIRECTION.
- FOR CLASS 'P' SITES INSTALL MIN 150mm OF COMPACTED FCR IN ALL TRENCHES BEFORE PLACING PIPEWORK.
- WHERE PIPEWORK PENETRATES SLAB VERTICALLY, PROVIDE 10mm LAGGING.

NOTES:
 • 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

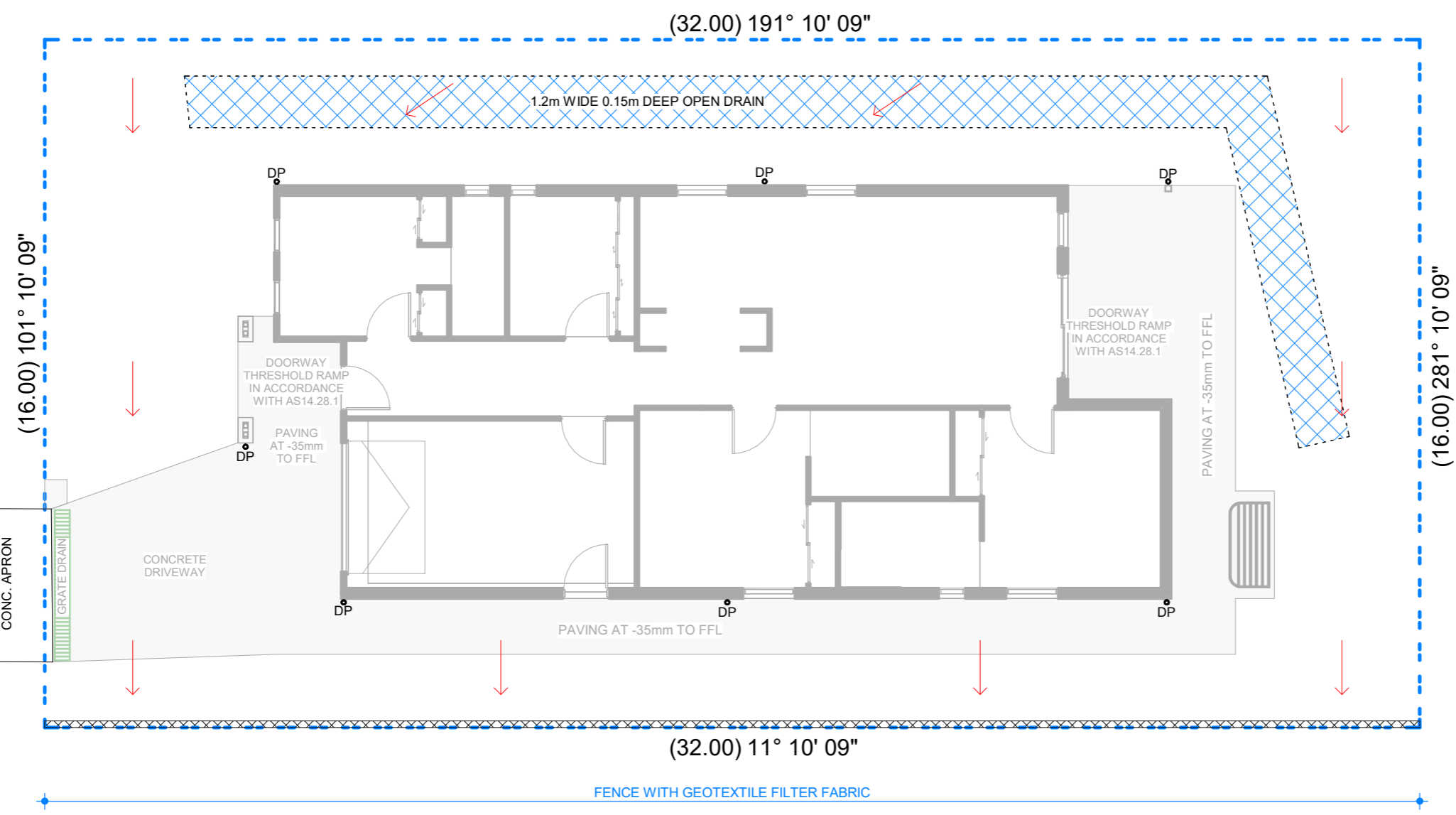
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Home: **ABELIA-12.5(05H.02)**
 Client: **SJM**
 Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
 Drawing: **PLUMBING PLAN**

Facade: **B-CLARE 03-COCOA**

DRAWING DETAILS
 11/07/2024 10:44:03 AM
 SCALE: 1 : 100 SHEET SIZE: A3
 JOB No: **500N**
 Drwg No: **D10b** Issue: **A02**

DOWNWARD WAY



STORMWATER MANAGEMENT PLAN

1 : 125

LEGEND:

- FLOW DIRECTION
- ▨ SEDIMENT FENCE
- PAVING AREA

- IMPORTANT NOTES:**
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Home: **ABELIA-12.5(05H.02)**
 Client: **SJM**
 Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
 Drawing: **STORMWATER MANAGEMENT PLAN**

Facade: **B-CLARE 03-COCOA**

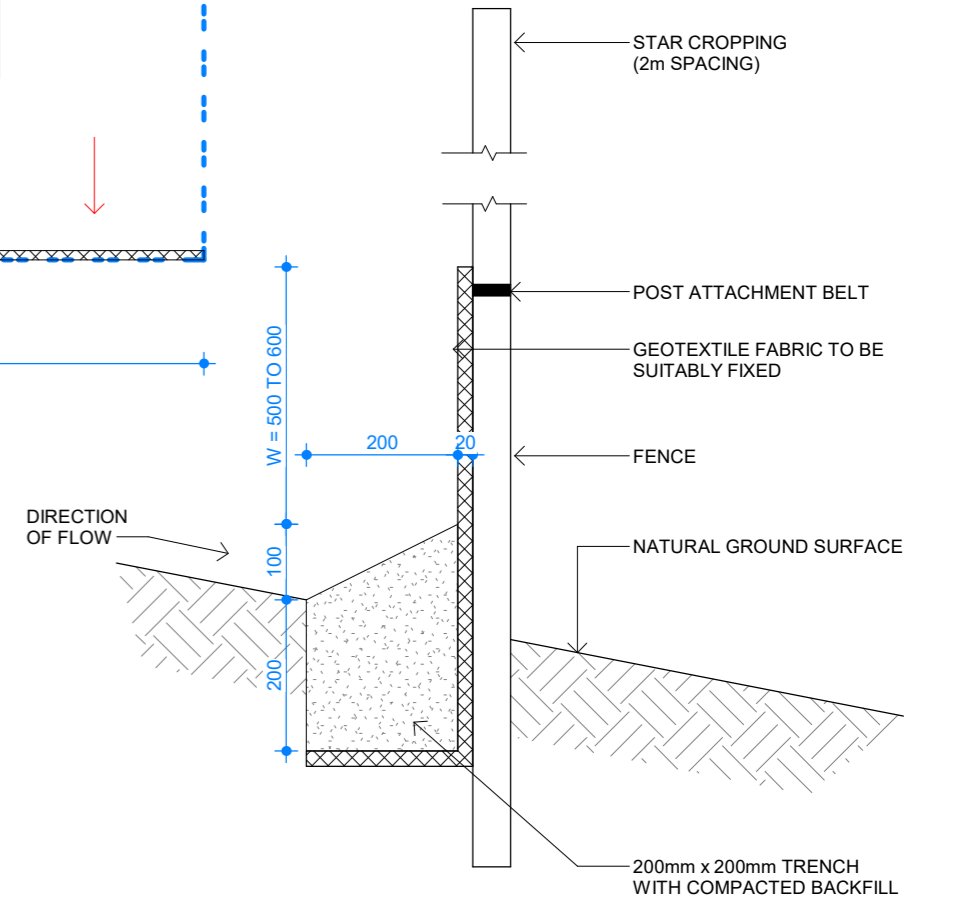
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 Approx

All dimensions to be verified on site

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11/07/2024 10:44:04 AM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	500N
Drwg No:	D10c
Issue	A02




SIDEMENT FENCE SECTION DETAIL

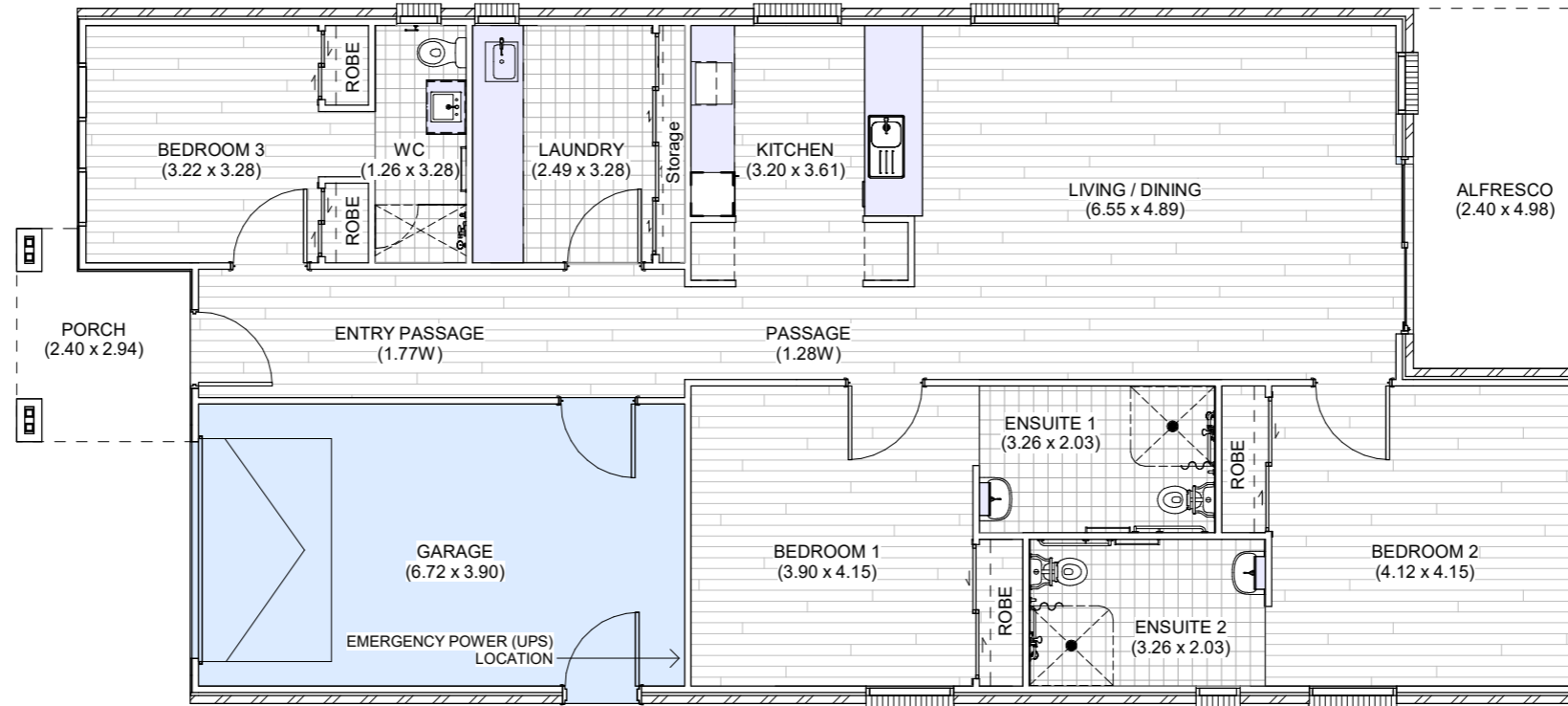
1 : 10



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: **B-CLARE 03-COCOA**



All dimensions to be verified on site

DRAWING DETAILS	
11/07/2024 10:44:04 AM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	500N
Drwg No:	D11
Issue	A02

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
- X **Light Switch - Single**
@ 1000 above adjoining floor level unless otherwise indicated by height shown in brackets
- XD **Light Switch - 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
- X^R **Isolator Switch - 6mm 32 AMP Rangehood Switch**
@300mm of bench top edge
- X **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

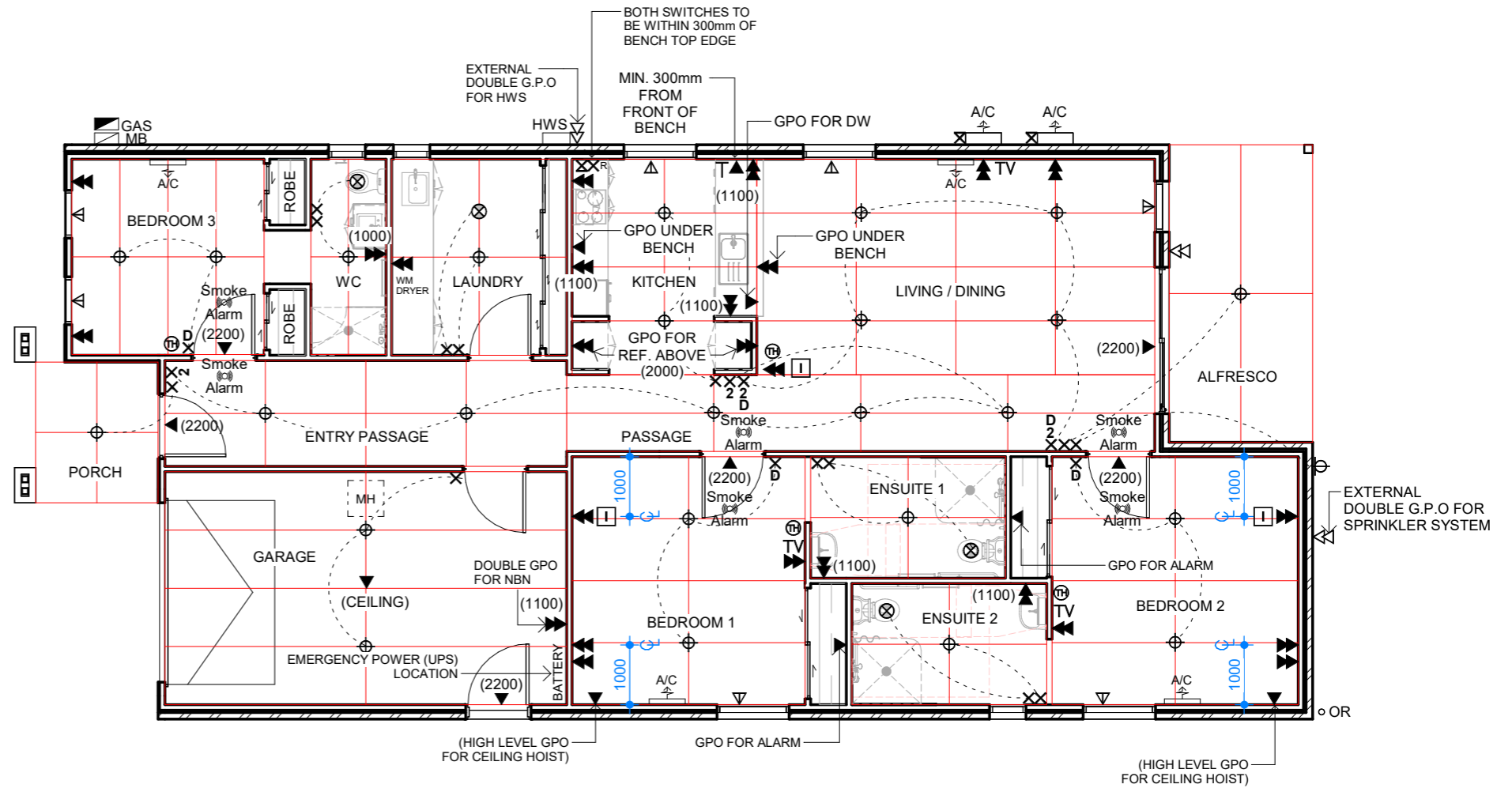
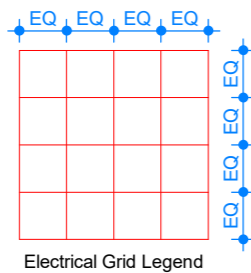
- HWS HOT WATER SERVICE
- MB METER BOX
- GAS GAS
- GAS METER
- OR OVERFLOW RISER

ILLUMINATION POWER DENSITY

LIVING AREA:	151.0m ²	
TOTAL MAXIMUM ALLOWABLE FOR LIVING AREA AT 5WATTS/m ²	755.0 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	84.0 WATTS	
ACTUAL USAGE = 10WATTS x 2 DOWNLIGHTS	20.00 WATTS	
TOTAL WATTS USAGE =	0.71 WATTS/m ²	

PORCH / ALFRESCO AREA:	18.1m ²	
TOTAL MAXIMUM ALLOWABLE FOR PORCH / ALFRESCO AREA AT 4WATTS/m ²	72.4 WATTS	
ACTUAL USAGE = 8WATTS x 2 DOWNLIGHTS	16.00 WATTS	
TOTAL WATTS USAGE =	0.90 WATTS/m ²	



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 MANNER 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.

Sorell Council
Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:17/07/2024

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

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

Client: **SJM**

Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**

Drawing: **ELECTRICAL & LIGHTING PLANS**

Facade: **B-CLARE 03-COCOA**



All dimensions to be verified on site

DRAWING DETAILS

11/07/2024 10:44:05 AM

SCALE SHEET SIZE

1 : 100 A3

JOB No: **500N**

Drwg No: **D12** Issue **A02**

NOTES:



THIS PLAN IS FOR A PROVISIONAL WATER LINE TO BE CONNECTED TO THE TOWN'S MAIN VIA THE DRINKING WATER METER. THIS PLAN IS NOT TO BE USED FOR TANK & PUMP WATER SUPPLIES.

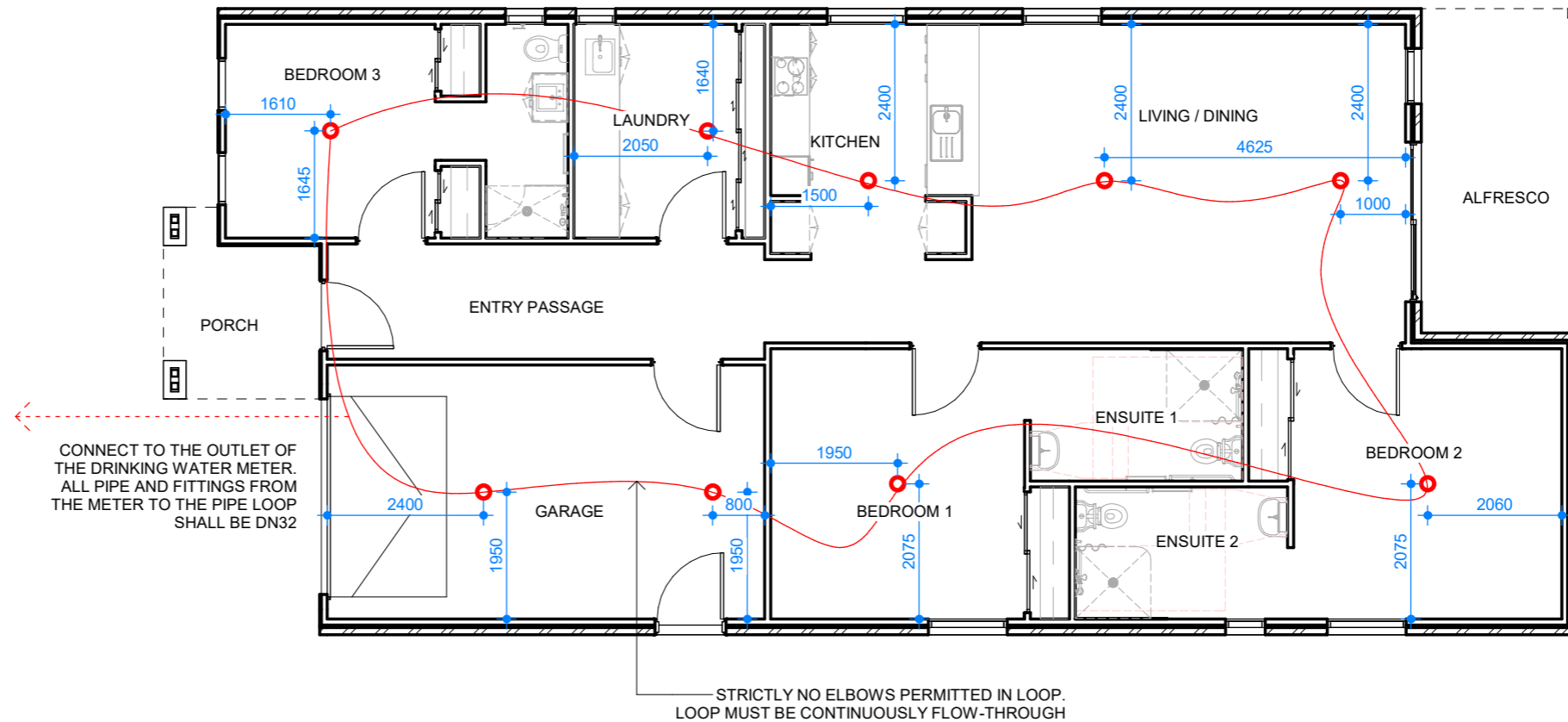
INSTALLATION REQUIREMENTS

- FOR TOWN'S 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 TOWN'S MAIN WATER METER, SHALL BE NOT LESS THAN DN 32.
- BRIDGING OF THE LOOP IS NOT PERMITTED.
- NO ELBOWS ARE PERMITTED IN THE PIPE LOOP. LOOP MUST BE CONTINUOUSLY FLOW THROUGH ONLY.

LEGEND:	
	INDICATIVE SPRINKLER LOCATION
	OVERFLOW RISER



LAYOUT OF PROVISIONAL WATER LINE FOR OPTIONAL FUTURE SPRINKLER INSTALLATION

1 : 100

 **Sorell Council**
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Home: **ABELIA-12.5(05H.02)**
 Client: **SJM**
 Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
 Drawing: **SPRINKLER PLAN**

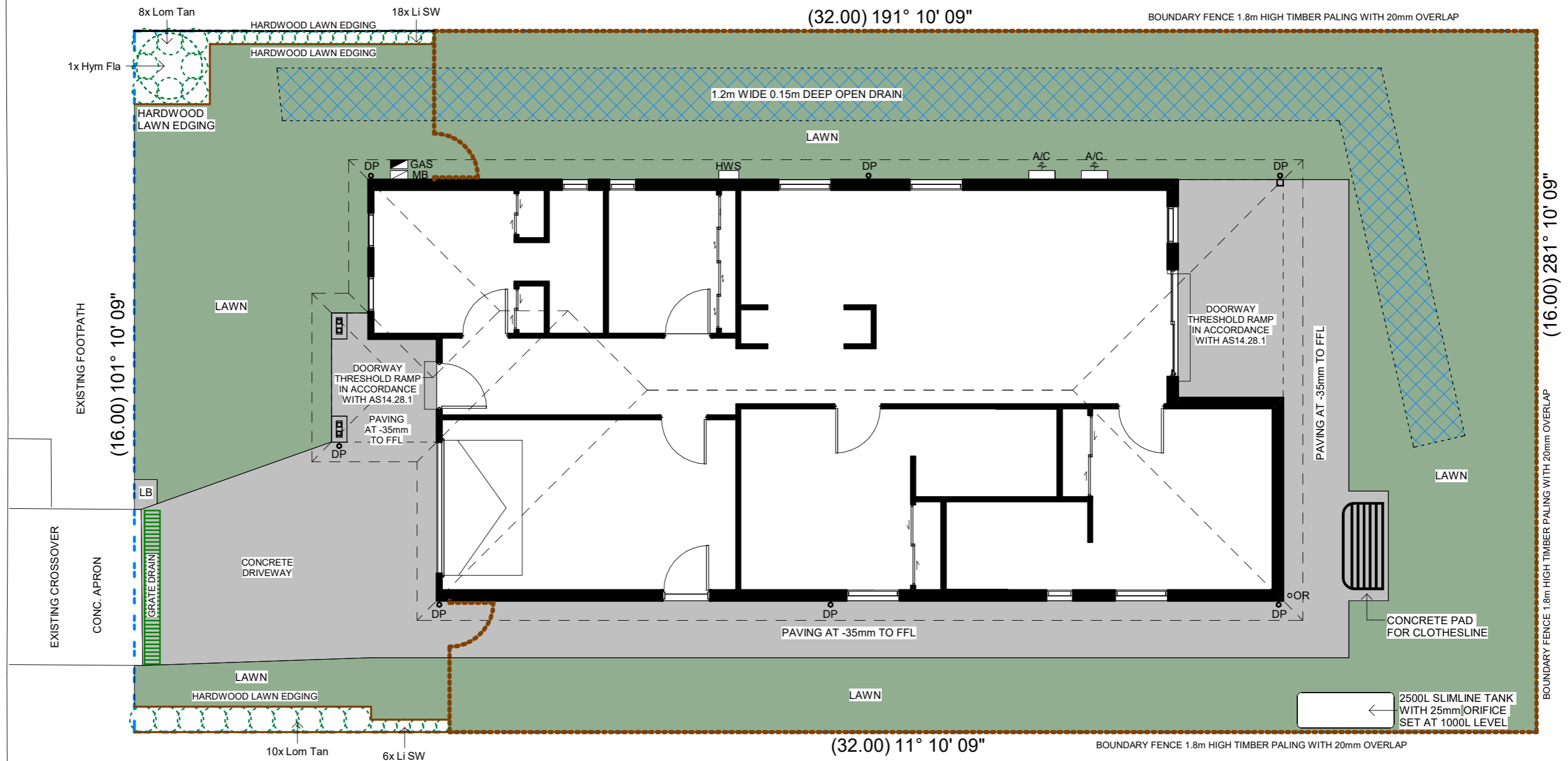
Facade: **B-CLARE 03-COCOA**



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Drwg No:	D13 Issue A02

D O W N W A R D W A Y



LANDSCAPE PLAN

1 : 100

Sorell Council
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 Location: **6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172**
 Drawing: **LANDSCAPE PLAN**

Facade: **B-CLARE 03-COCOA**



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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						
18	Lom Tan	140	Lomandra longifolia "Tanika"	MAT RUSH	0.4	0.6
GROUND COVERS						
24	Li SW	140	Liriope muscari 'Stripy White'	STRIPEY WHITE	0.3	0.4