



# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 22 Friendship Drive, Sorell**

**PROPOSED DEVELOPMENT:**

**DWELLING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Tuesday 5<sup>th</sup> November 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Tuesday 5<sup>th</sup> November 2024**.

**APPLICANT: Wilson Homes Pty Ltd**

**APPLICATION NO: DA 2024 /245 - 1**

**DATE: 17 October 2024**

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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

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

Current Use of Site	.....
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

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



**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.

<b>Applicant Signature:</b>	Signature:  ..... Date: .....
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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](http://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



<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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# **AS2870:2011 SITE ASSESSMENT**

**22 Friendship Drive**

**Sorell**

**August 2024**

*Wilson Homes Reference: 714091*



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**

<b>Client:</b>	Wilson Homes
<b>Site Address:</b>	22 Friendship Drive, Sorell
<b>Date of Inspection:</b>	08/08/2024
<b>Proposed Works:</b>	New house
<b>Investigation Method:</b>	Geoprobe 540UD - Direct Push
<b>Inspected by:</b>	C. Cooper

## **Site Details**

<b>Certificate of Title (CT):</b>	184600/167
<b>Title Area:</b>	Approx. 505.3 m <sup>2</sup>
<b>Applicable Planning Overlays:</b>	Bushfire-prone areas, Airport obstacle limitation area
<b>Slope &amp; Aspect:</b>	4° S facing slope
<b>Vegetation:</b>	Grass & Weeds

## **Background Information**

<b>Geology Map:</b>	MRT 1:25000
<b>Geological Unit:</b>	Tertiary Basalt
<b>Climate:</b>	Annual rainfall 400mm
<b>Water Connection:</b>	Mains
<b>Sewer Connection:</b>	Serviced-Mains
<b>Testing and Classification:</b>	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	ML	<b>Clayey SILT:</b> low plasticity, dark brown, moist, medium dense,
0.00-0.40	0.10-0.50	CH	<b>Silty CLAY:</b> trace of gravels, high plasticity, grey, brown, slightly moist, stiff,
0.40-0.60		GC	<b>Clayey GRAVEL:</b> grey, yellow, slightly moist, dense, refusal.

## Site Notes

Soils onsite have developed from Tertiary basalt, the clay fraction is likely to show moderate 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 M**

Y<sup>s</sup> range: **20-40mm**

Notes: This is a moderately reactive site

## Wind Loading Classification

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

<b>Wind Classification:</b>	<b>N2</b>
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 M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

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*

## 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.

<b>NON COHESIVE – SAND &amp; GRAVEL</b>		
<b>Consistency Description</b>	<b>Field Test</b>	<b>Dynamic Cone Penetrometer blows/100 mm</b>
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

<b>COHESIVE - SILT &amp; CLAY</b>		
<b>Consistency Description</b>	<b>Field Test</b>	<b>Indicative undrained shear strength kPa</b>
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						
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	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES		
	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	(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.
		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	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	0.6	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI > 7	—	—	
		medium	0.2	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		fine	0.075	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
				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"	<p style="text-align: center;"><b>Plasticity Chart</b> For classification of fine grained soils and fine fraction of coarse grained soils.</p>					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays							
		CI	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

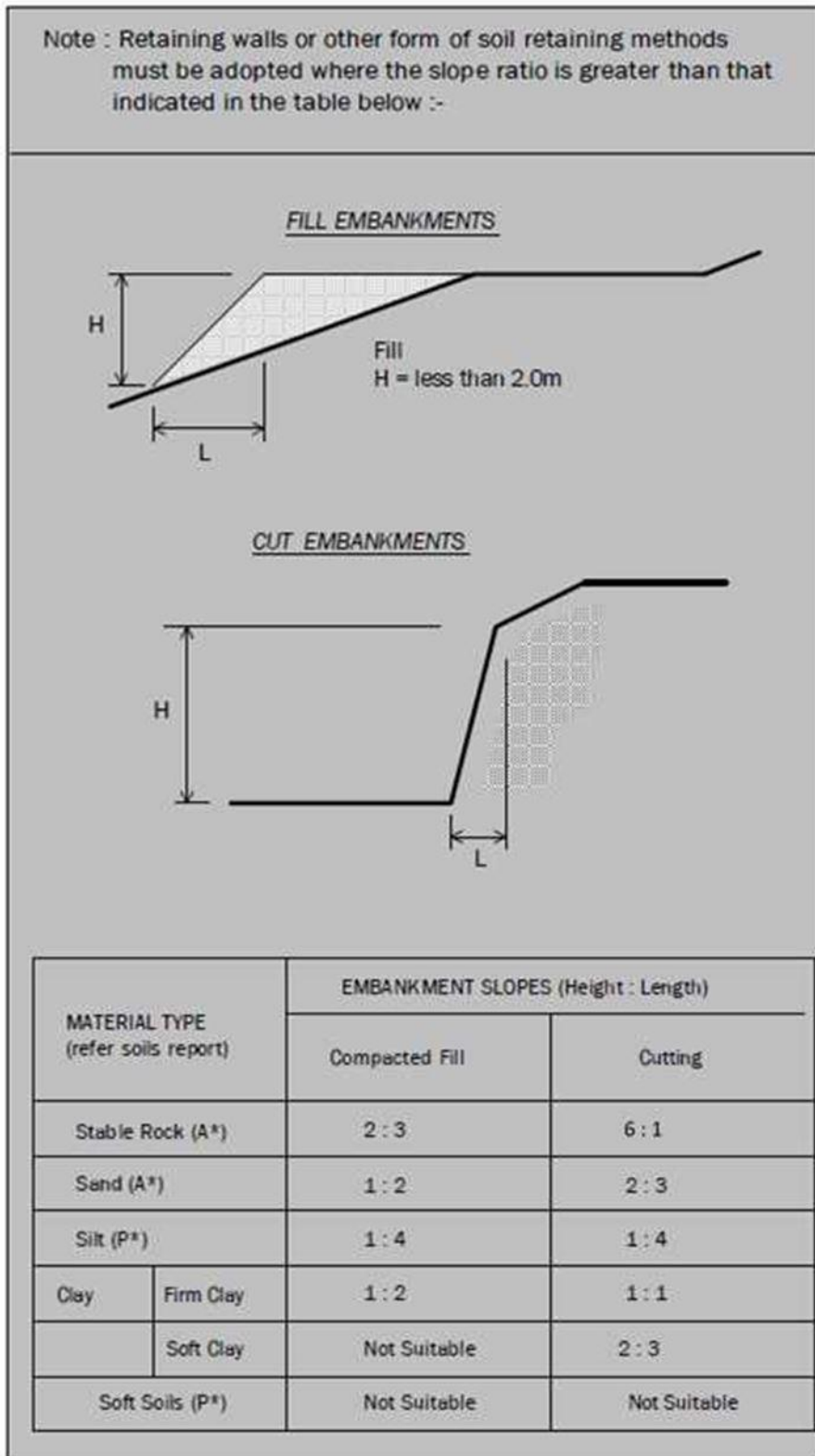
#### 1.4 Bearing Capacities and DCP testing.

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)**



## 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

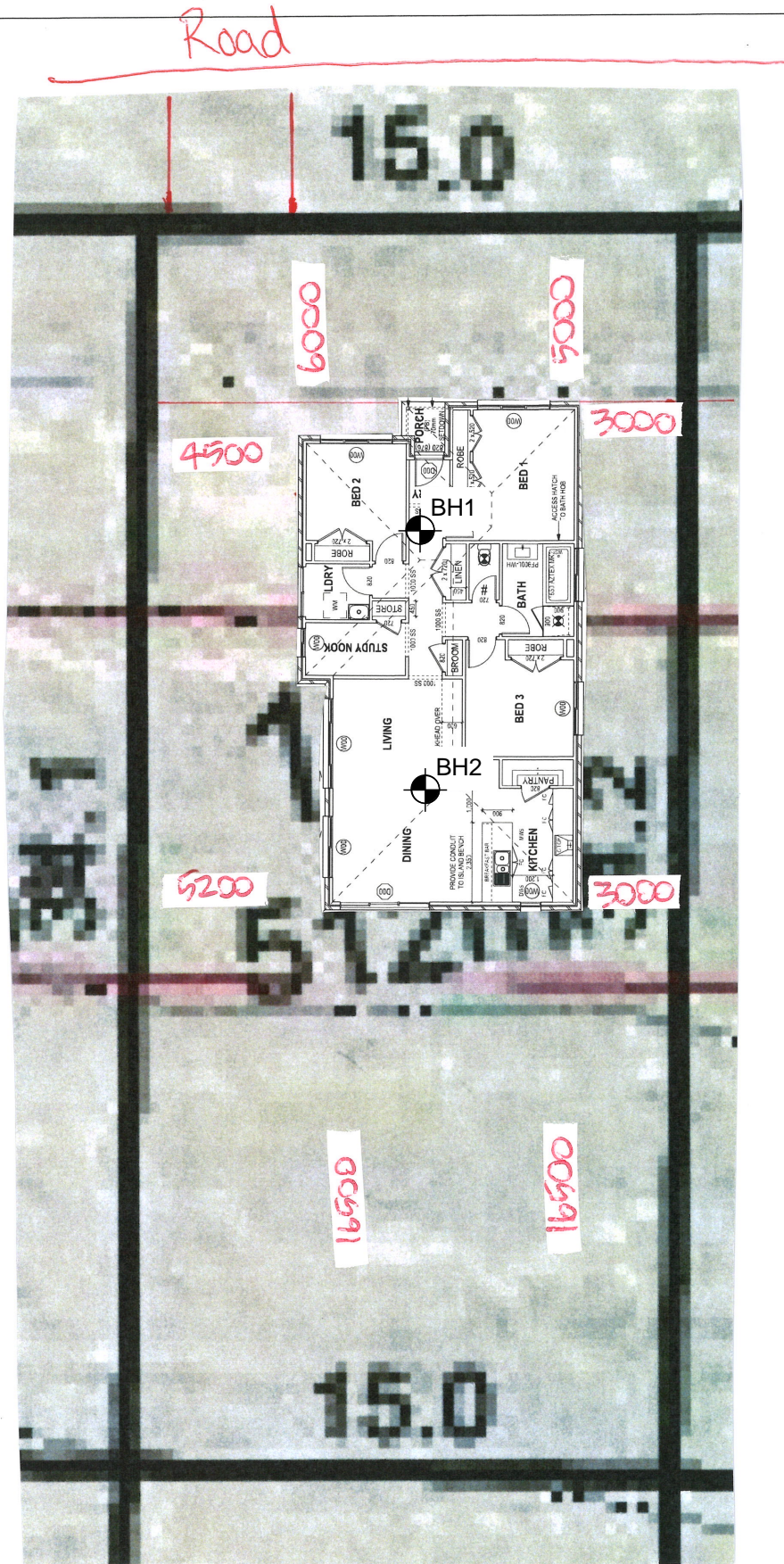
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage 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.

# PRELIMINARY ESTIMATE PLAN



4

**Sorell Council**  
 Development Application: Development  
 Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

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DRAWING	DRAWN
1	---

CLIENT:	SOPHIE ROSS	LOT No.:	167
ADDRESS:	SORELL ESTATE	DP No.:	
SUBURB:	SORELL	POSTCODE:	7172
		COUNCIL:	TBA SORELL

HOUSE DESIGN:	TARGIA 13	HOUSE CODE:	
FACADE DESIGN:	CLASSIC	FACADE CODE:	
SHEET TITLE:	PRELIMINARY ESTIMATE SITING	SCALES:	
		SHEET No.:	1 / 1

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

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

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

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

## Details of work:

Address:  Lot No:   
  Certificate of title No:

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

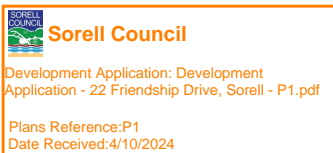
## Certificate details:

Certificate type:  (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.
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*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.
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**I, John-Paul Cumming certify the matters described in this certificate.**

Qualified person:	Signed:	Certificate No:	Date:
		J10737	09/08/2024



# DA

## TASMANIAN PLANNING SCHEME

### SHEET INDEX

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

### TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	116.85
PORCH	1.71
<b>TOTAL</b>	<b>118.56 m<sup>2</sup></b>

### AS & NCC COMPLIANCE

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

### SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	6.60km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION	
AIRPORT NOISE EXPOSURE	

### BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
<b>SETBACKS</b>		
FRONT	MIN. 4,500mm	4,503mm
SIDE A	MIN. 1,500mm	3,020mm
SIDE B	MIN. 1,500mm	3,500mm
REAR	MIN. 1,500mm	14,650mm
<b>BULK &amp; SCALE</b>		
SITE AREA	512m <sup>2</sup>	
SITE COVERAGE	MAX. 50%	23.16%
<b>LANDSCAPE</b>		
NO APPLICABLE CONTROLS		
<b>EARTHWORKS</b>		
CUT DEPTH	MAX. 2,000mm	775mm
FILL DEPTH	MAX. 1,000mm	592mm
<b>ACCESS &amp; AMENITY</b>		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

### 3D PERSPECTIVE



### NOTE TO OWNER

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

### LOCATION MAP



### BUILDING INFORMATION

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

### INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

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

SIGNATURE:

DATE:

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

### PLAN ACCEPTANCE BY OWNER

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

### PRELIMINARY PLAN SET

2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2024.09.30	HMI	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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SPECIFICATION: <b>DISCOVERY</b>	REVISION	DRAWN	CLIENT: <b>SOPHIE ROSS</b>	HOUSE DESIGN: <b>TARGA 13</b>	HOUSE CODE: <b>H-WDCTRG10SA</b>	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. <b>714091</b>
COPYRIGHT: © 2024	1 DRAFT SALES PLAN - CT1	JOL 11/09/2024	ADDRESS: <b>22 FRIENDSHIP DRIVE, SORELL TAS 7172</b>	FACADE DESIGN: <b>CLASSIC</b>	FACADE CODE: <b>F-WDCTRG10CLASA</b>	
	2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	LOT / SECTION / CT: <b>167 / - / 184600</b>	SHEET TITLE: <b>COVER SHEET</b>	SCALES: <b>1:100</b>	
			COUNCIL: <b>SORELL COUNCIL</b>	SHEET No.: <b>1 / 13</b>		

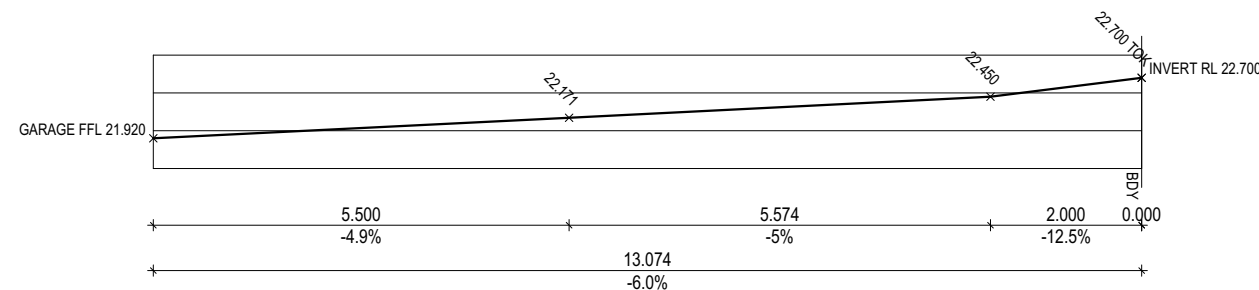
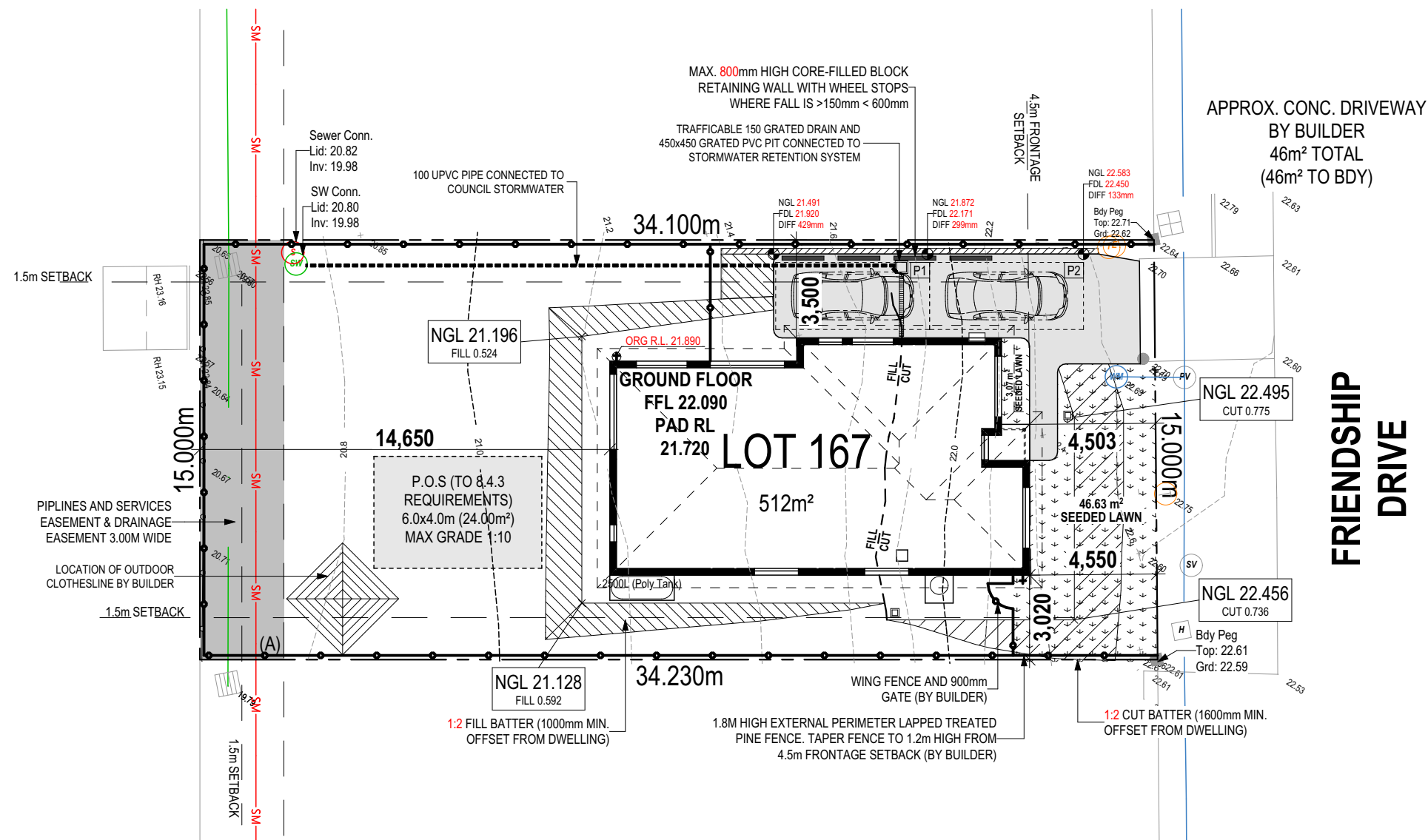
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
 - SUSTAINABILITY REQUIREMENTS  
 - SITE CLASSIFICATION  
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	40.60m³	91.35t
FILL	41.06m³	92.39t
DIFFERENCE	0.46m³	1.04t

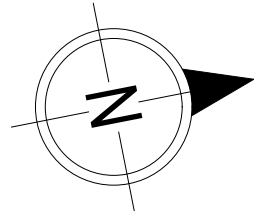
**EVEN CUT & FILL**

**LOT SIZE:** 512m²  
**HOUSE (COVERED AREA):** 118.56m²  
**SITE COVERAGE:** 23.15%

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



AUSTRALIAN STANDARD DRIVEWAY PROFILE  
**DRIVEWAY DETAILS**  
 SCALE: 1:100



**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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	© 2024			22 FRIENDSHIP DRIVE, SORELL TAS 7172	CLASSIC	F-WDCTRG10CLASA	
				LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
				167 / - / 184600	COUNCIL:	2 / 13	
				SORELL COUNCIL	SITE PLAN	1:200, 1:100	714091

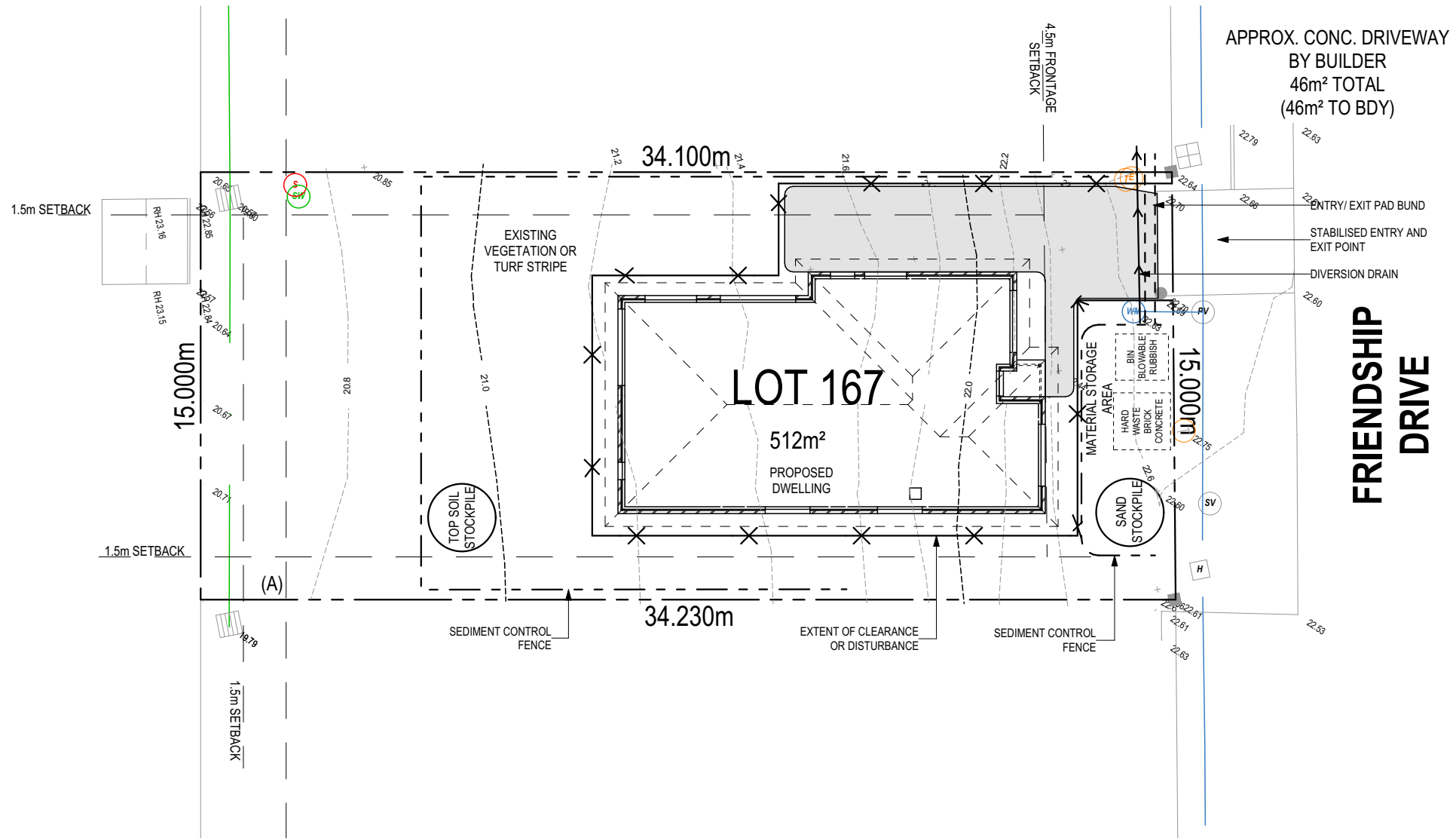
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 Template Version: 24.038

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

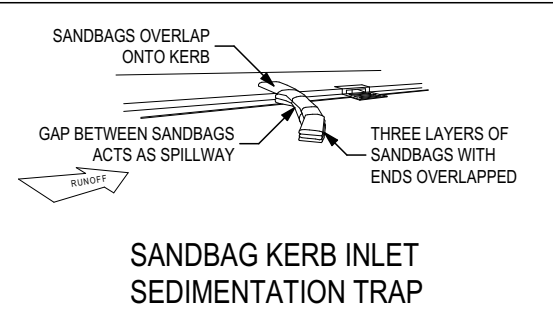
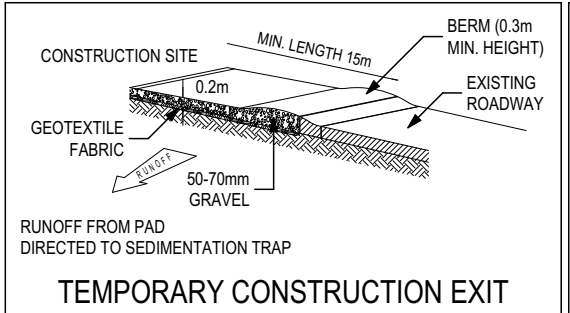
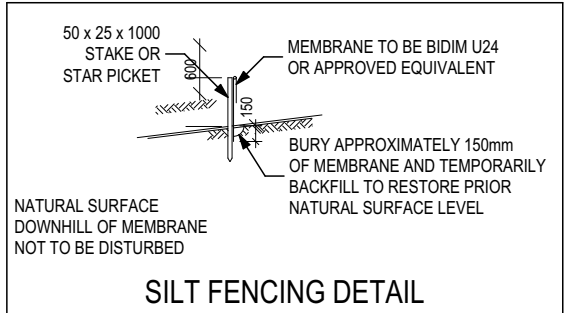
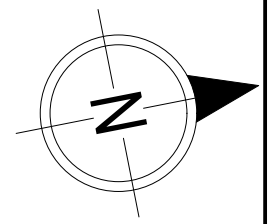
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

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



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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REVISION	DRAWN	CLIENT:
1 DRAFT SALES PLAN - CT1	JOL 11/09/2024	SOPHIE ROSS
2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	ADDRESS: 22 FRIENDSHIP DRIVE, SORELL TAS 7172

LOT / SECTION / CT:	167 / - / 184600	COUNCIL:	SORELL COUNCIL
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HOUSE DESIGN:	TARGA 13
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN

HOUSE CODE:	H-WDCTRG10SA
FACADE CODE:	F-WDCTRG10CLASA
SHEET No.:	3 / 13

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:	
- SUSTAINABILITY REQUIREMENTS	116.85
- SITE CLASSIFICATION	1.71
- GENERAL BUILDING INFORMATION	118.56 m <sup>2</sup>

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

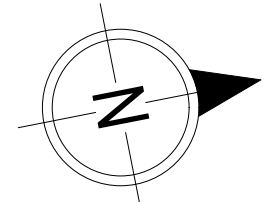
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

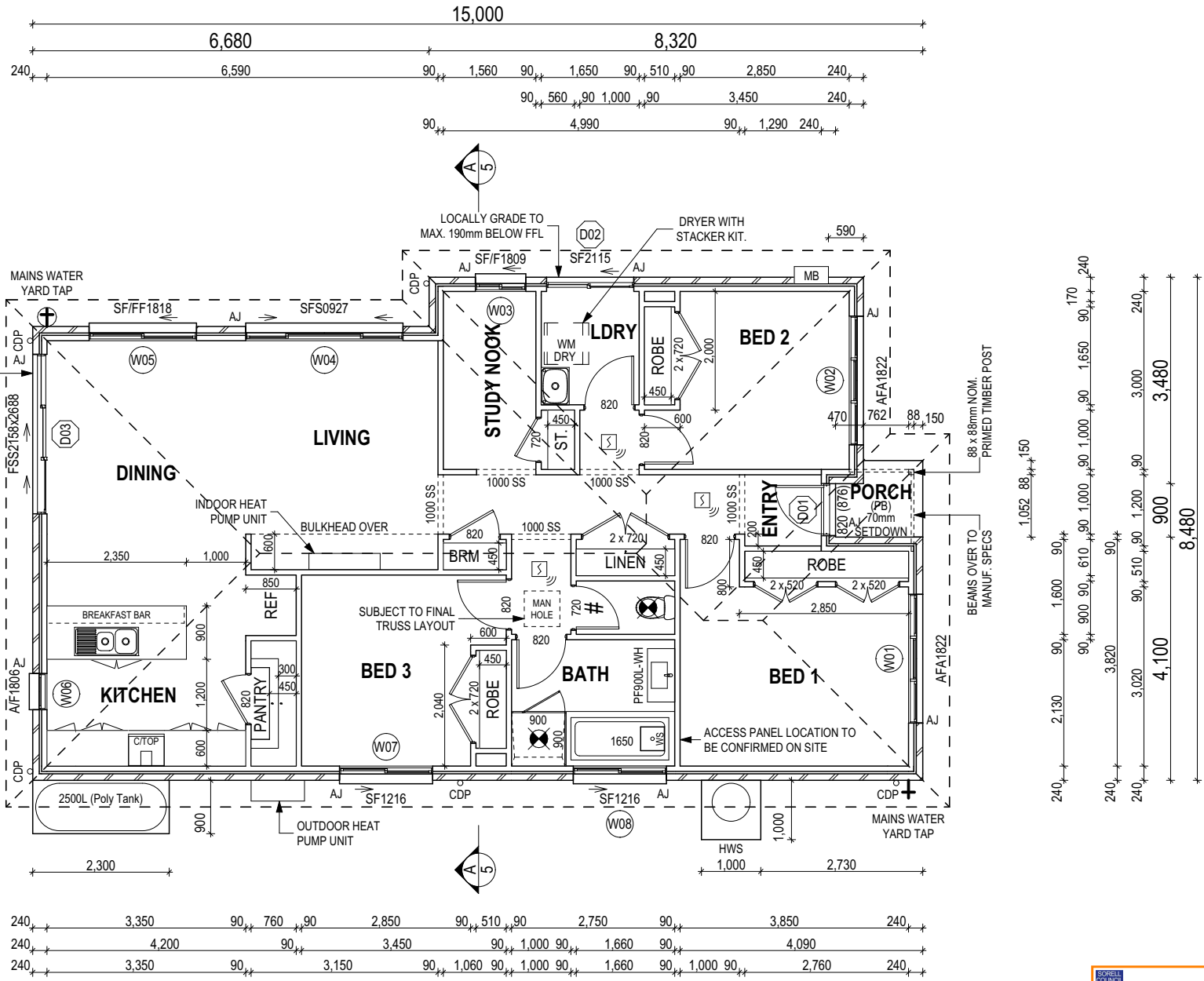
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



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

MAIN DWELLING, GROUND FLOOR	
LIVING	116.85
PORCH	1.71
	118.56 m <sup>2</sup>



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

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

**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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**ALL DIMENSIONS ARE FRAME DIMENSIONS**

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	SPECIFICATION: DISCOVERY	REVISION: 1 DRAFT SALES PLAN - CT1	DRAWN: JOL 11/09/2024	CLIENT: SOPHIE ROSS	HOUSE DESIGN: TARGA 13	HOUSE CODE: H-WDCTRG10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
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				LOT / SECTION / CT: 167 / - / 184600	COUNCIL: SORELL COUNCIL	SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 4 / 13	SCALES: 1:100	714091

Last Published: Monday, 30 September 2024 10:54 AM  
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
 - SUSTAINABILITY REQUIREMENTS  
 - SITE CLASSIFICATION  
 - GENERAL BUILDING INFORMATION

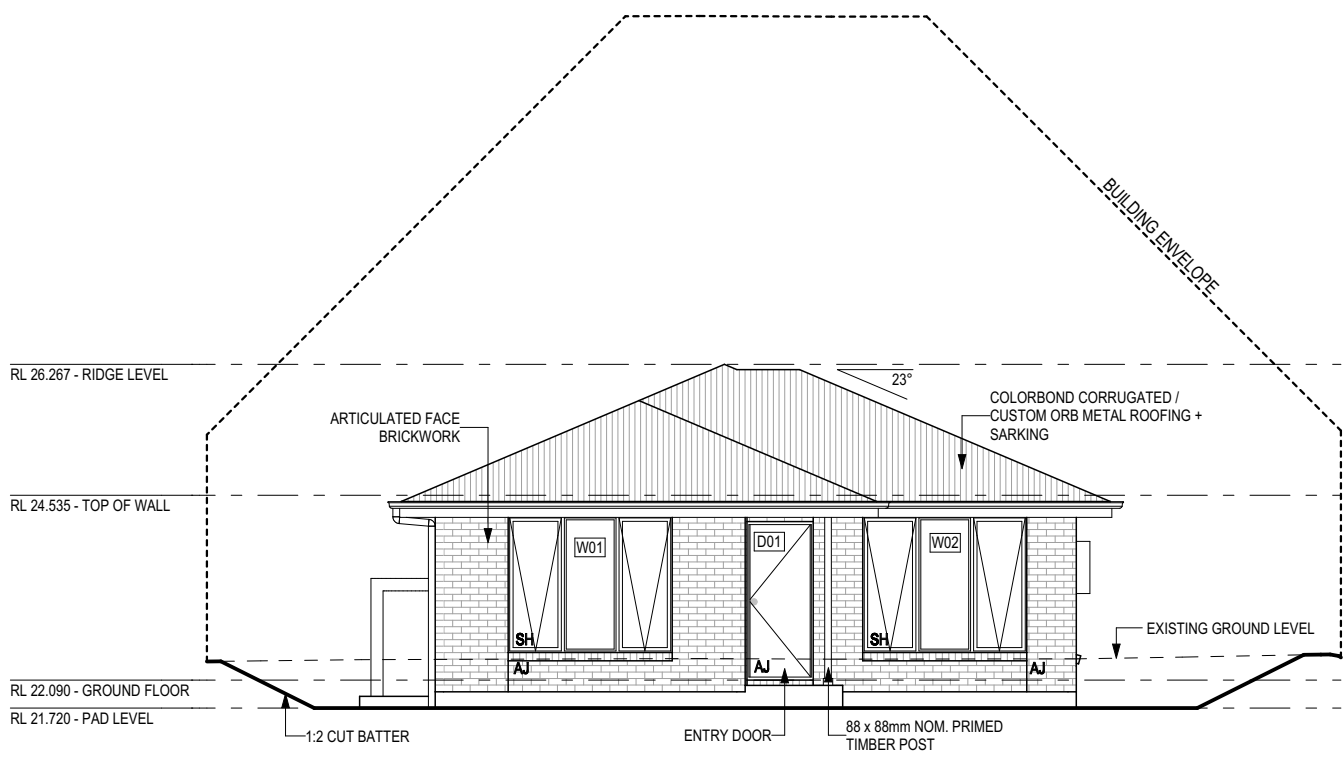
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SH = SNAP HEADER SILL

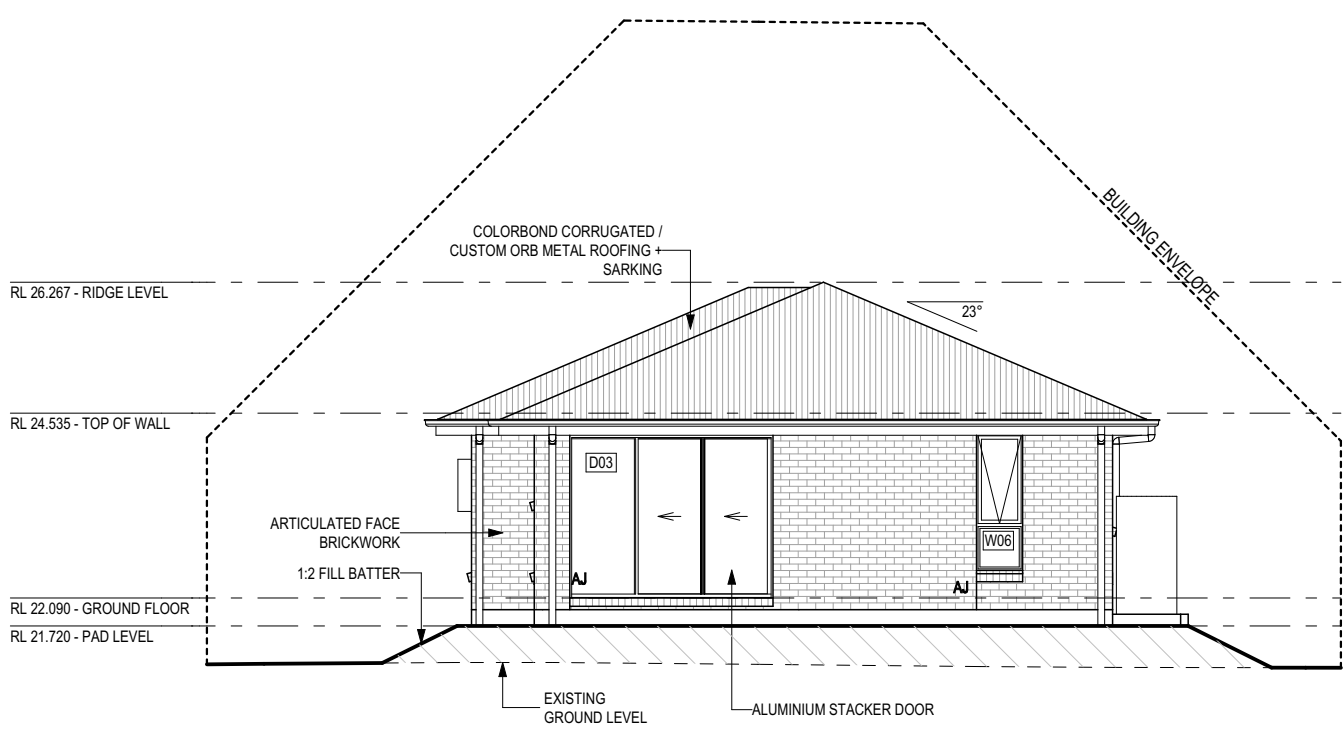
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

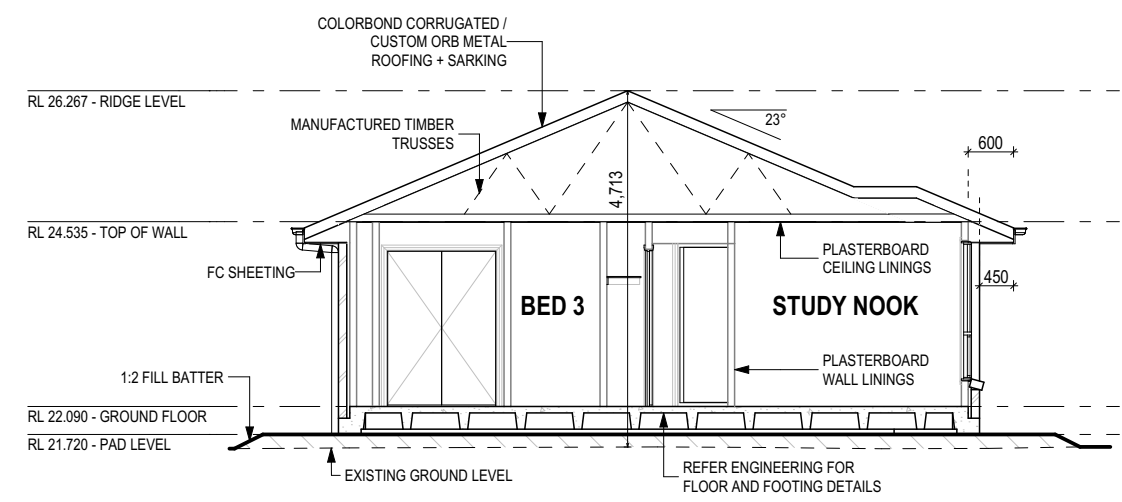
REFER TO THE FOLLOWING DETAILS:  
 BRICK COURSING W-BRIC-001



**NORTH ELEVATION**  
SCALE: 1:100



**SOUTH ELEVATION**  
SCALE: 1:100



**SECTION A-A**  
SCALE: 1:100

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

**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

**GLASS TYPE LEGEND**

CLEAR	OBSCURE

**WINDOW TYPE LEGEND**

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____

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1 DRAFT SALES PLAN - CT1	JOL 11/09/2024
2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024

CLIENT: <b>SOPHIE ROSS</b>
ADDRESS: <b>22 FRIENDSHIP DRIVE, SORELL TAS 7172</b>
LOT / SECTION / CT: <b>167 / - / 184600</b>
COUNCIL: <b>SORELL COUNCIL</b>

HOUSE DESIGN: <b>TARGA 13</b>
FACADE DESIGN: <b>CLASSIC</b>
SHEET TITLE: <b>ELEVATIONS / SECTION</b>

HOUSE CODE: <b>H-WDCTRG10SA</b>
FACADE CODE: <b>F-WDCTRG10CLASA</b>
SHEET No.: <b>5 / 13</b>
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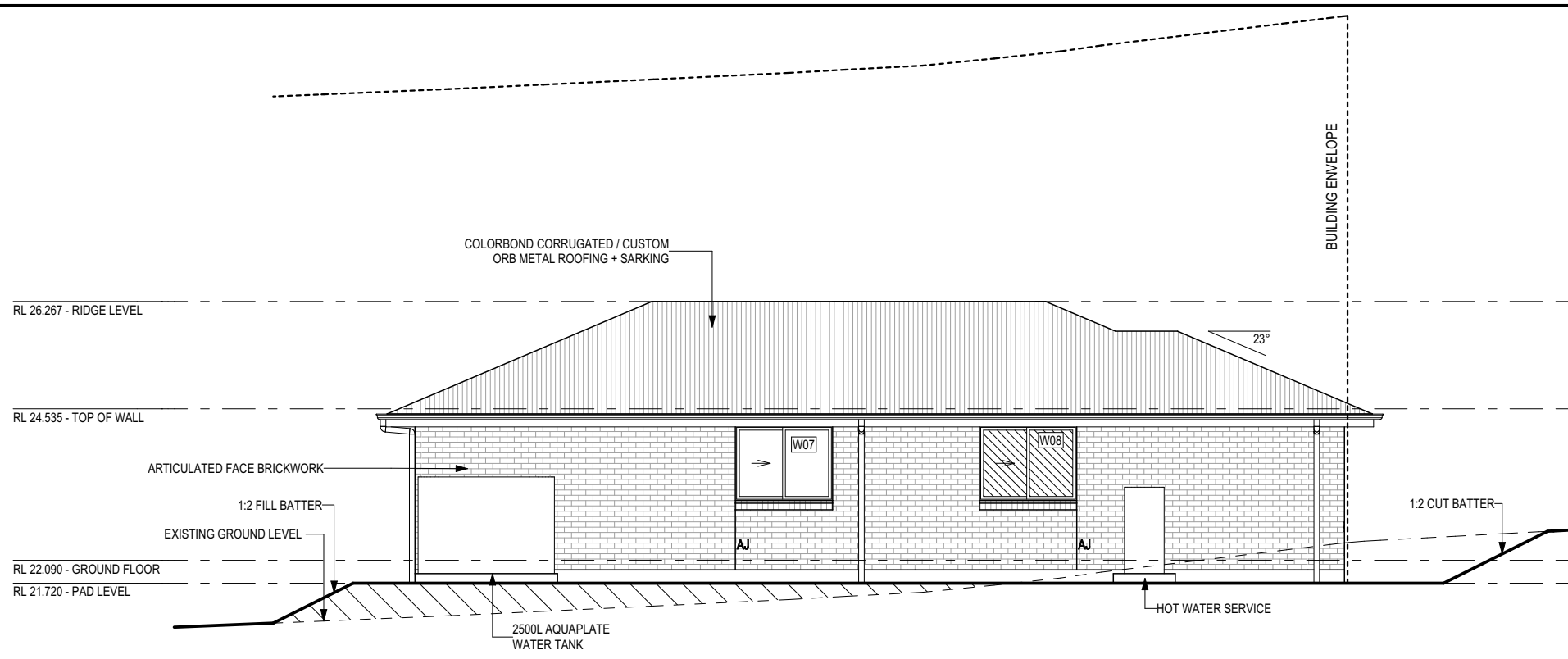
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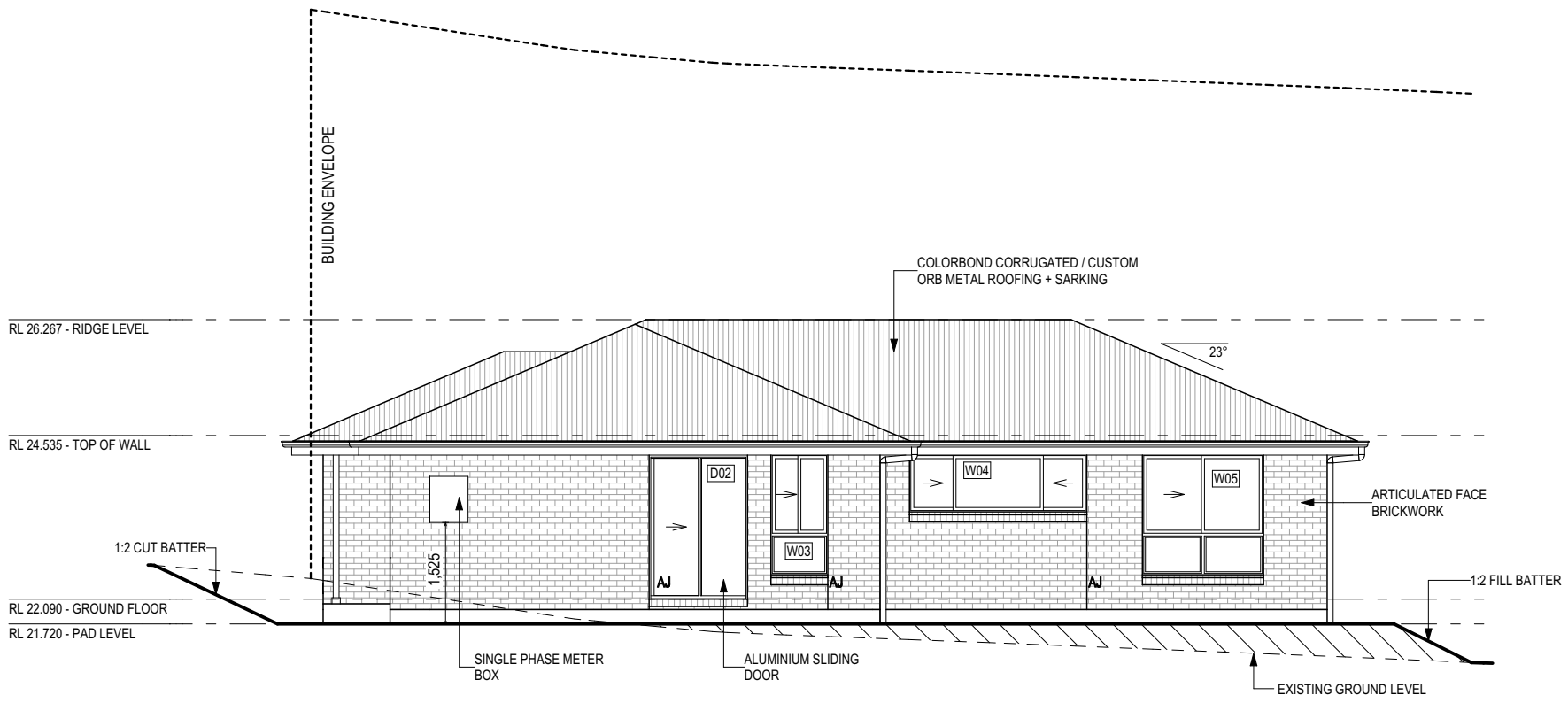
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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



**EAST ELEVATION**  
 SCALE: 1:100



**WEST ELEVATION**  
 SCALE: 1:100

**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

**GLASS TYPE LEGEND**

CLEAR	OBSCURE

**WINDOW TYPE LEGEND**

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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1 DRAFT SALES PLAN - CT1	JOL 11/09/2024	SOPHIE ROSS
2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	

ADDRESS:	22 FRIENDSHIP DRIVE, SORELL TAS 7172
LOT / SECTION / CT:	167 / - / 184600
COUNCIL:	SORELL COUNCIL

HOUSE DESIGN:	TARGA 13
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ELEVATIONS
SHEET No.:	6 / 13

HOUSE CODE:	H-WDCTRG10SA
FACADE CODE:	F-WDCTRG10CLASA
SCALES:	1:100

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**714091**

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

STOREY	ID	CODE <sup>1</sup>	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m <sup>2</sup> )	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m <sup>2</sup> )	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION <sup>2</sup>
<b>WINDOW</b>															
GROUND FLOOR	W01	AFA1822	AWNING	BED 1	1,800	2,170	7,940	3.91	ALUMINIUM	BAL-LOW	SNAP HEADER	N	3.12	CLEAR, DOUBLE GLAZED	MP 723-723
GROUND FLOOR	W02	AFA1822	AWNING	BED 2	1,800	2,170	7,940	3.91	ALUMINIUM	BAL-LOW	SNAP HEADER	N	3.12	CLEAR, DOUBLE GLAZED	MP 723-723
GROUND FLOOR	W03	SF/F1809	SLIDING	STUDY NOOK	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	ANGLED	W	1.24	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W04	SFS0927	SLIDING	DINING	860	2,650	7,020	2.28	ALUMINIUM	BAL-LOW	ANGLED	W	1.97	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W05	SF/FF1818	SLIDING	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-LOW	ANGLED	W	2.79	CLEAR, DOUBLE GLAZED	BP 600, MP 905/0
GROUND FLOOR	W06	A/F1806	AWNING	KITCHEN	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	ANGLED	S	0.80	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W07	SF1216	SLIDING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	ANGLED	E	1.64	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W08	SF1216	SLIDING	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	ANGLED	E	1.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	
								<b>19.75</b>					<b>16.32</b>		
<b>DOOR</b>															
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	BAL-LOW	SNAP HEADER	N	1.23	N/A	
GROUND FLOOR	D02	SF2115	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	BAL-LOW	SNAP HEADER	W	2.71	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	FSS2158x2688	STACKER	DINING	2,158	2,688	9,692	5.80	ALUMINIUM	BAL-LOW	SNAP HEADER	S	5.10	CLEAR, DOUBLE GLAZED, TOUGHENED	
								<b>10.81</b>					<b>9.04</b>		
								<b>30.56</b>					<b>25.36</b>		

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

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

**INTERIOR WINDOW & DOOR SCHEDULE**

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
<b>DOOR</b>							
GROUND FLOOR	5	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	3	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	7	820	SWINGING	2,040	820	N/A	

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m <sup>2</sup> )

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

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

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**Sorell Council**  
Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
Plans Reference: P1  
Date Received: 4/10/2024


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

**PLAN ACCEPTANCE BY OWNER**

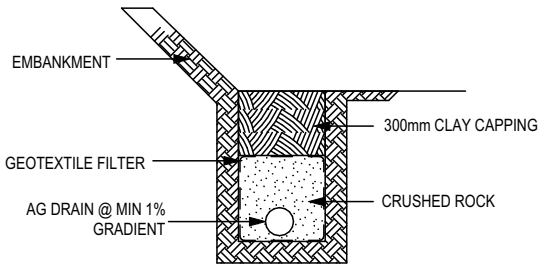
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	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: SOPHIE ROSS	HOUSE DESIGN: TARGA 13	HOUSE CODE: H-WDCTRG10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	COPYRIGHT: © 2024	1 DRAFT SALES PLAN - CT1	JOL 11/09/2024	ADDRESS: 22 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCTRG10CLASA	
		2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	LOT / SECTION / CT: 167 / - / 184600	COUNCIL: SORELL COUNCIL	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 7 / 13
						SCALES:	<b>714091</b>





WHERE AG DRAIN IS <1.5m FROM FOOTING, THE FOLLOWING ENGINEERING PRINCIPLES ARE REQUIRED:

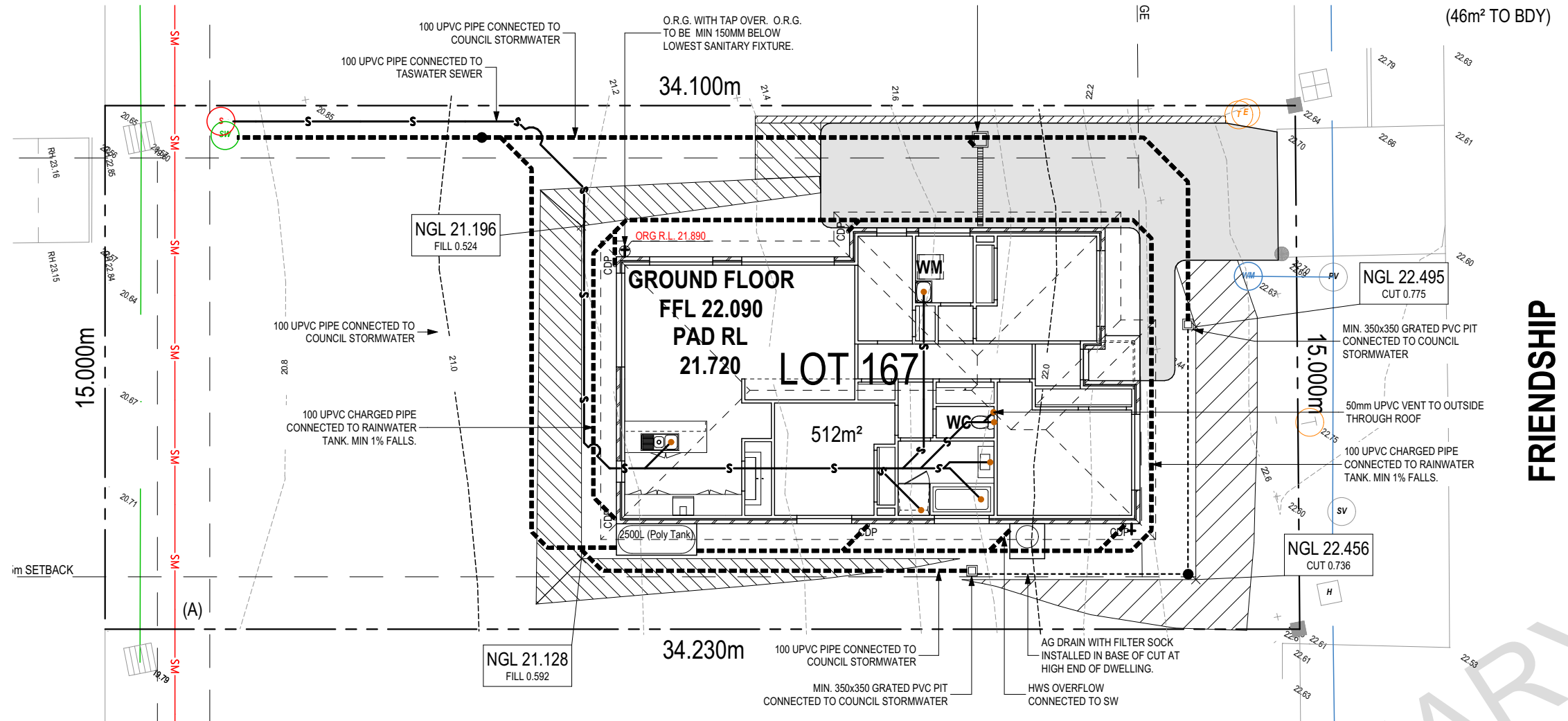
1. AG DRAIN TO BE CAPPED WITH 300mm OF CLAY TO PREVENT INGRESS OF SURFACE RUN-OFF UNLESS IT IS UNDER A PAVING SLAB ETC (AG DRAINS ARE DESIGNED FOR REMOVAL OF GROUND WATER, SURFACE WATER SHOULD BE DEALT WITH SEPARATELY).
2. AG DRAIN TO HAVE A MINIMUM 1% TO A GRATED PIT WHICH DRAINS TO THE STORMWATER SYSTEM.
3. INSTALL A GEOTEXTILE FILTER SOCK TO THE SLOTTED DRAIN, AND ENCLOSE THE WHOLE DRAIN IN GEOFABRIC (TO THE UNDERSIDE OF CLAY CAPPING)
4. PROVIDE ADDITIONAL GRATED PITS/ OR INSPECTION OPENINGS ALONG THE LENGTH OF THE AG DRAIN AND AT THE HIGH POINT TO MAKE THE EFFECT OF A BLOCKAGE VISIBLE AND ENABLE A BLOCKAGE TO BE CLEARED.
5. IF REQUIRED, IN GROUND ABSORPTION TRENCHES TO BE TREATED WITH GYPSUM AT 1kg/m<sup>2</sup>, AS PER THE DISPERSIVE SOILS REPORT

**AG DRAIN DETAIL N.T.S.**

**LEGEND**

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS  
 TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY  
 ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)  
 ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- RECYCLED COLD WATER LINE
- TANK COLD WATER LINE
- WATER LINE TO MAIN SUPPLY
- NON-CHARGED STORMWATER LINE
- CHARGED STORMWATER LINE
- SEWERAGE LINE 100 UPVC
- AG DRAIN
- WM WASHING MACHINE
- WC TOILET
- YARD TAP
- YARD TAP + ORG
- INSPECTION OPENING
- SURFACE PIT



**FRIENDSHIP**

PRELIMINARY

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

**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

**PLAN ACCEPTANCE BY OWNER**

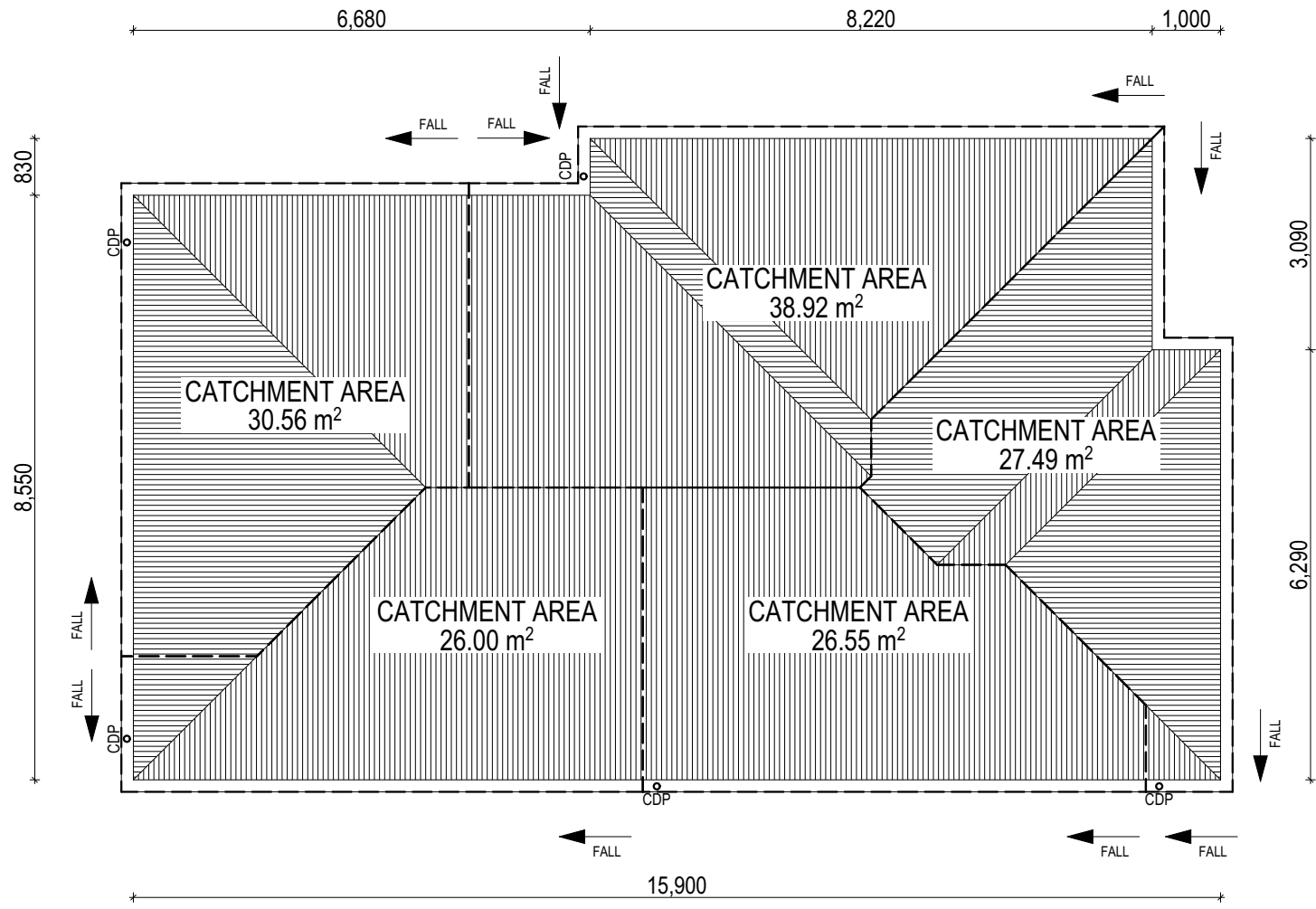
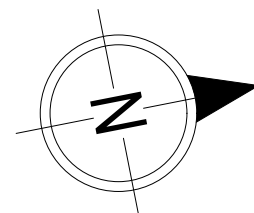
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	SPECIFICATION: <b>DISCOVERY</b>	REVISION	DRAWN	CLIENT: <b>SOPHIE ROSS</b>	HOUSE DESIGN: <b>TARGA 13</b>	HOUSE CODE: <b>H-WDCTRG10SA</b>	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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		2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	LOT / SECTION / CT: 167 / - / 184600	COUNCIL: SORELL COUNCIL	SHEET No.: 8 / 13	SCALES: 1:150
							<b>714091</b>



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

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

AREAS SHOWN ARE SURFACE AREAS/CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	140.51	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	152.64	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	149.52	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	180.91	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m <sup>2</sup> )
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )
DRI	113	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m <sup>2</sup> )
Required Downpipes	2.82	Ac / Acdp
Downpipes Provided	5	

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PRELIMINARY

**Sorell Council**  
 Development Application: Development  
 Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

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

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

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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SPECIFICATION:  
**DISCOVERY**  
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REVISION	DRAWN	CLIENT:
1 DRAFT SALES PLAN - CT1	JOL 11/09/2024	SOPHIE ROSS
2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	ADDRESS: 22 FRIENDSHIP DRIVE, SORELL TAS 7172

LOT / SECTION / CT:  
**167 / - / 184600**

COUNCIL:  
**SORELL COUNCIL**

HOUSE DESIGN:  
**TARGA 13**

FACADE DESIGN:  
**CLASSIC**

SHEET TITLE:  
**ROOF DRAINAGE PLAN**

HOUSE CODE:  
**H-WDCTRG10SA**

FACADE CODE:  
**F-WDCTRG10CLASA**

SHEET No.:  
**9 / 13**

SCALES:  
**1:100**







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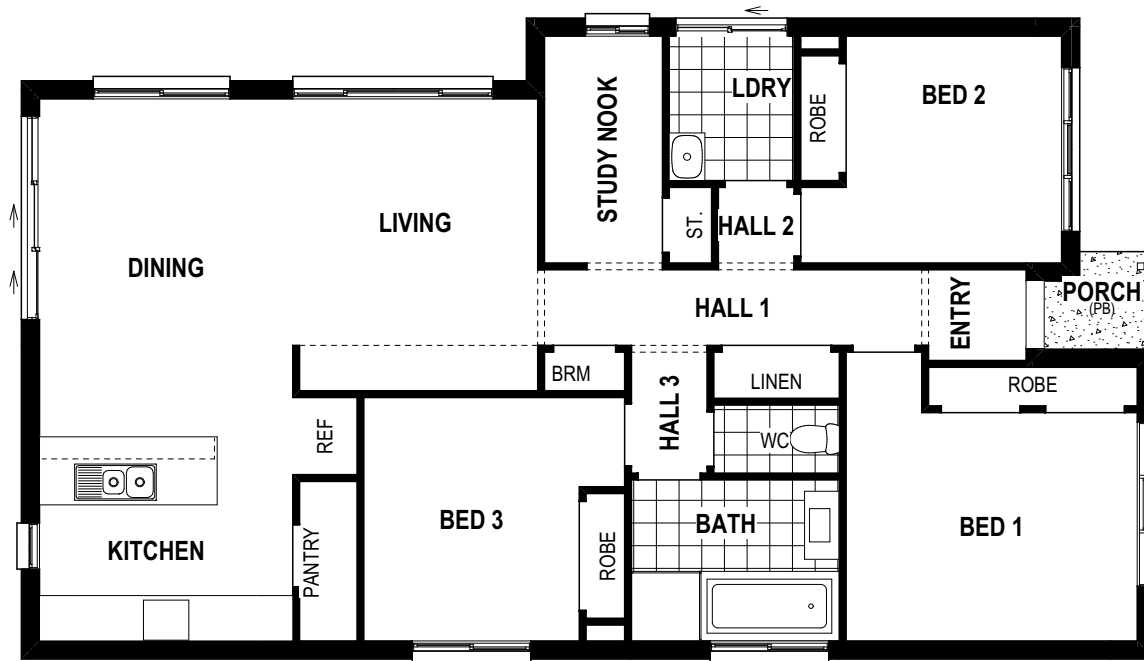
714091

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

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

**COVERINGS LEGEND**

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



PRELIMINARY

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

 **Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

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SIGNATURE: _____	DATE: _____
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SPECIFICATION: <b>DISCOVERY</b>	REVISION
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DRAWN	CLIENT:
JOL 11/09/2024 HMI 30/09/2024	<b>SOPHIE ROSS</b>

ADDRESS: <b>22 FRIENDSHIP DRIVE, SORELL TAS 7172</b>	
LOT / SECTION / CT: <b>167 / - / 184600</b>	COUNCIL: <b>SORELL COUNCIL</b>

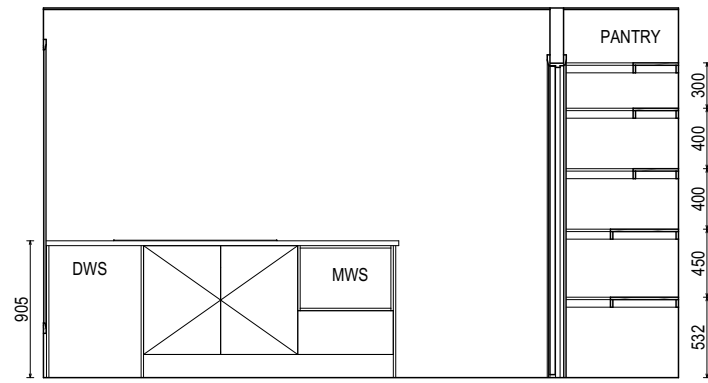
HOUSE DESIGN: <b>TARGA 13</b>	HOUSE CODE: <b>H-WDCTRG10SA</b>
FACADE DESIGN: <b>CLASSIC</b>	FACADE CODE: <b>F-WDCTRG10CLASA</b>
SHEET TITLE: <b>FLOOR COVERINGS</b>	SHEET No.: <b>10 / 13</b>

SCALES: <b>1:100</b>	714091
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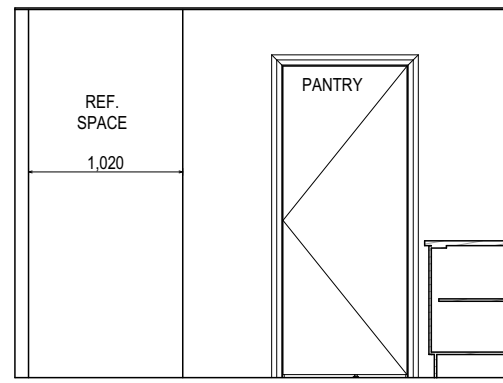
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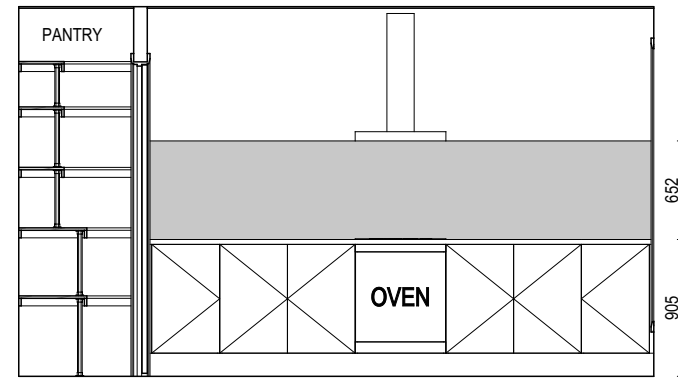
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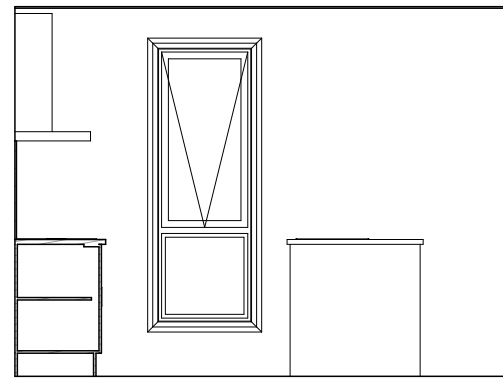
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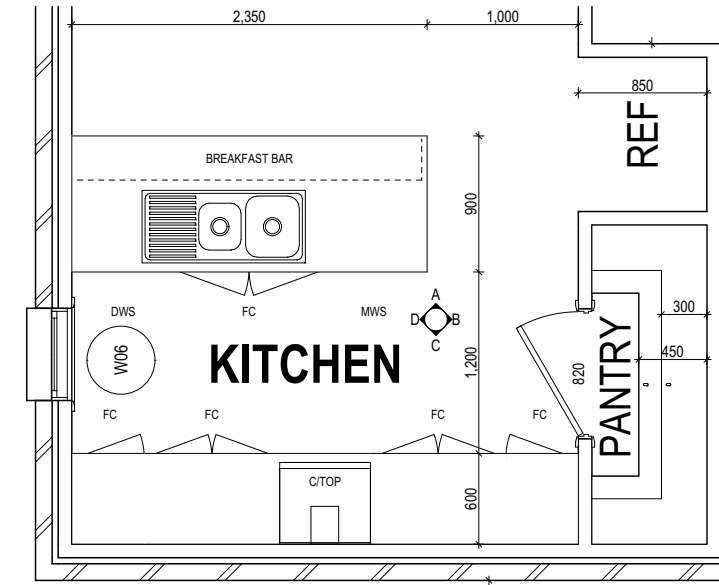
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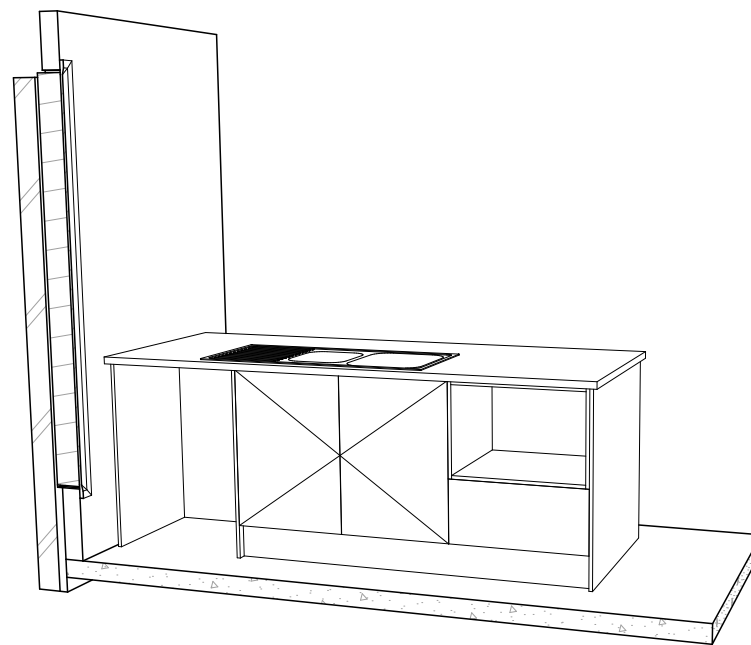
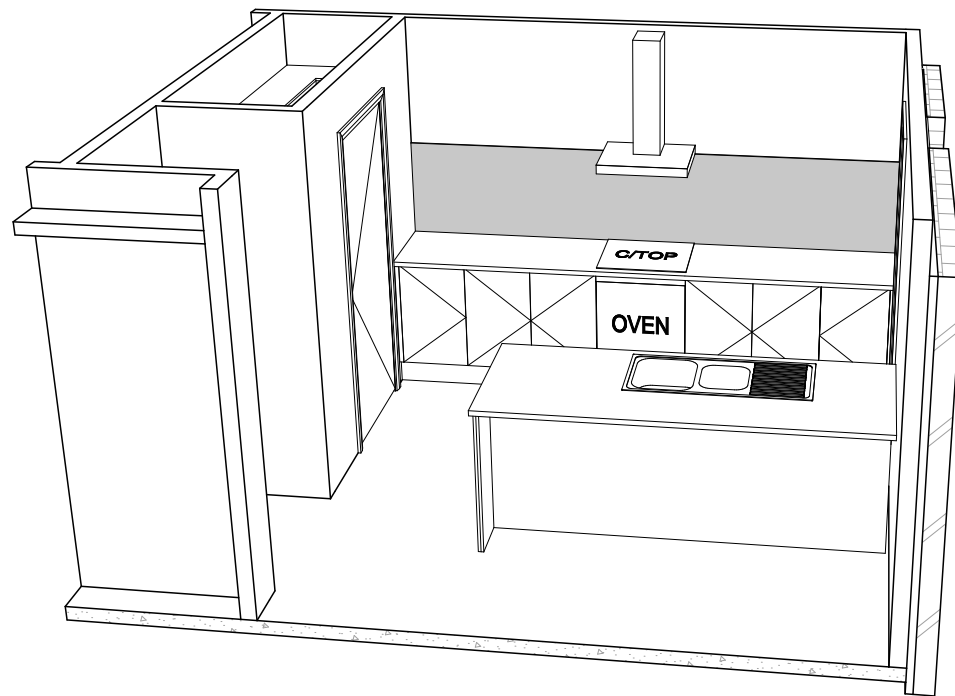
ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



KITCHEN PLAN  
SCALE: 1:50



PRELIMINARY

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

**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

PLAN ACCEPTANCE BY OWNER

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	SPECIFICATION: <b>DISCOVERY</b>	REVISION	DRAWN	CLIENT: <b>SOPHIE ROSS</b>	HOUSE DESIGN: <b>TARGA 13</b>	HOUSE CODE: <b>H-WDCTRG10SA</b>	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	COPYRIGHT: © 2024	1 DRAFT SALES PLAN - CT1	JOL 11/09/2024	ADDRESS: 22 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: <b>CLASSIC</b>	FACADE CODE: <b>F-WDCTRG10CLASA</b>	
		2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	LOT / SECTION / CT: 167 / - / 184600	COUNCIL: <b>SORELL COUNCIL</b>	SHEET No.: 11 / 13	SCALES: 1:50
					SHEET TITLE: <b>KITCHEN DETAILS</b>		714091

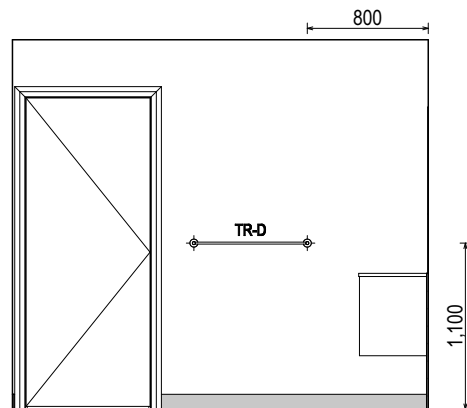
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File Location: P:\8\_Drafting\Job Files\714000714091 - Ross\Plans\714091 Ross - AC24 - 2024.09.27.pln  
Template Version: 24.038

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

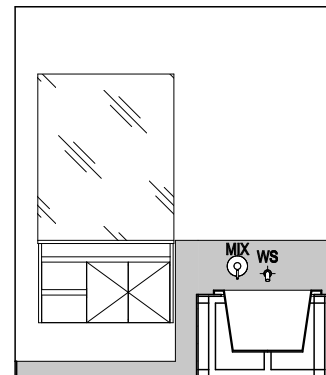
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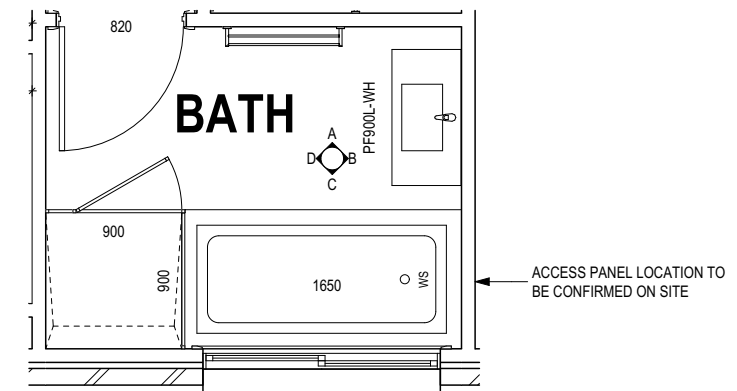
LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING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



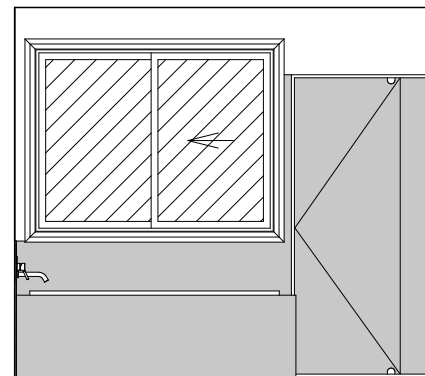
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SCALE: 1:50



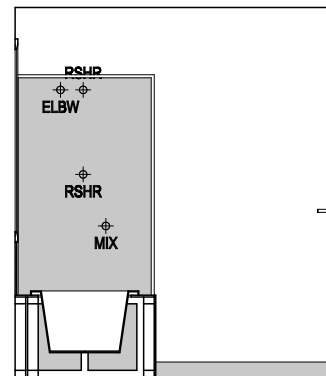
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SCALE: 1:50



BATHROOM PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

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

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

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

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

**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 4/10/2024

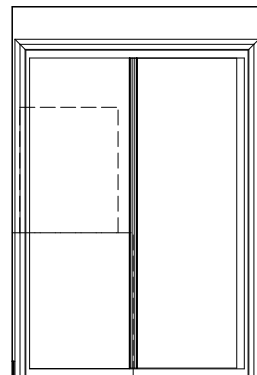
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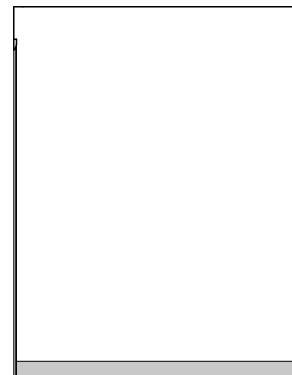
	SPECIFICATION: <b>DISCOVERY</b>	REVISION 1 DRAFT SALES PLAN - CT1	DRAWN JOL 11/09/2024	CLIENT: <b>SOPHIE ROSS</b>	HOUSE DESIGN: <b>TARGA 13</b>	HOUSE CODE: <b>H-WDCTRG10SA</b>	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	COPYRIGHT: © 2024	2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	ADDRESS: <b>22 FRIENDSHIP DRIVE, SORELL TAS 7172</b>	FACADE DESIGN: <b>CLASSIC</b>	FACADE CODE: <b>F-WDCTRG10CLASA</b>		
			LOT / SECTION / CT: <b>167 / - / 184600</b>	COUNCIL: <b>SORELL COUNCIL</b>	SHEET TITLE: <b>BATHROOM DETAILS</b>	SHEET No.: <b>12 / 13</b>	SCALES: <b>1:50</b>	<b>714091</b>

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

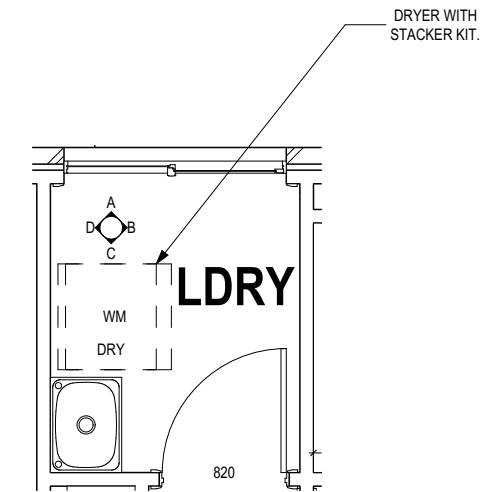
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY



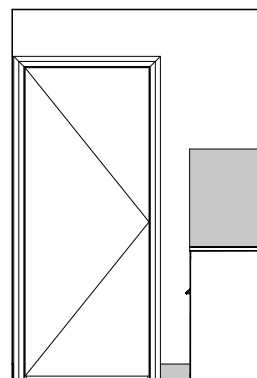
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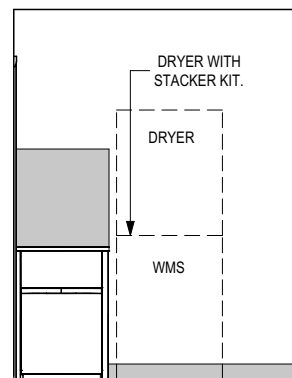
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SCALE: 1:50



LAUNDRY PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

**Sorell Council**  
 Development Application: Development Application - 22 Friendship Drive, Sorell - P1.pdf  
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**SUBJECT TO NCC 2022  
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**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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		2 PRELIM PLAN - INITIAL ISSUE	HMI 30/09/2024	ADDRESS: 22 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCTRG10CLASA	<b>714091</b>
				LOT / SECTION / CT: 167 / - / 184600	COUNCIL: SORELL COUNCIL	SHEET No.: 13 / 13	