

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 40 Spoonbill Loop, 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 **Monday 11<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 **Monday 11<sup>th</sup> November 2024**.

**APPLICANT:** Sjm Property Developments

**APPLICATION NO:** DA 2024 / 252 - 1

**DATE:** 23 October 2024

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



**Sorell Council**  
 Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference:P1  
 Date Received:15/10/2024

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:	\$ 600,000

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: 40 Spoonbill Loop
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 187084 Folio: 42

Current Use of Site	Vacant
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Current Owner/s:	Name(s) WLHR ENTERPRISES PTY LTD ACN 674 920 748 ATF Green F
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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/>

**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: <u>Amala Deugap</u> Date: <u>14/10/2024</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](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 N/A being responsible for the administration of land at \_\_\_\_\_

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



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<b>Signature of General Manager, Minister or Delegate:</b>	Signature: _____ Date: _____
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AGENT AUTHORISATION

I/We, Hereby appoint the following person/company representative:

Agent Name/s:	SJM Property Developments
Postal Address:	1/37 Ascot Drive, Huntingfield
Phone Number:	03 6289 6601
Email Address:	<a href="mailto:admin@sjmpd.com.au">admin@sjmpd.com.au</a> // <a href="mailto:office@sjmpd.com.au">office@sjmpd.com.au</a>

to act as my/our authorised agent to apply for any required certificates and permits, and to provide any necessary information to, or communicate with the relevant council as required in accordance with the Building Act 2016 Section 319 and the Acts Interpretation Act Section 23AA.

Owner Name:  Warren Green	Owner Signature: 	Date:  3/10/24
Owner Name:  Leonie Green	Owner Signature: 	Date:  3/10/24

Prepared for  
JAC Estates Pty Ltd

# Spoonbill Loop Subdivision Sorell

## FLOOD HAZARD REPORT



**Sorell Council**

Development Application: Development  
Application - 40 Spoonbill Loop, Sorell.pdf

Plans Reference:P1  
Date Received:15/10/2024

FE\_24028

09<sup>th</sup> May 2024








**flüssig**  
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## Document Information

Title	Client	Document Number	Project Manager
Spoonbill Loop Subdivision, Sorell, Flood Hazard Report	<b>JAC Estate Pty Ltd</b>	FE_24028	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>		25/04/2024
Prepared by	Ash Perera <i>Hydraulic Engineer</i>		25/04/2024
Prepared by	Christine Keane <i>Senior Water Resources Analyst</i>		25/04/2024
GIS Mapping	Damon Heather <i>GIS Specialist</i>		26/04/2024
Reviewed by	John Holmes <i>Senior Engineer</i>		29/04/2024
Reviewed by	Max W. Möller <i>Principal Hydraulic Engineer</i>		07/05/2024
Authorised by	Max W. Moller <i>Principal Hydraulic Engineer</i>		08/05/2024

Rev No.	Description	Prepared by	Authorised by	Date
00	Draft for client's review	MM	MM	09.05.2024
01	Final Issue	MM	MM	09.05.2024

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## 1. Introduction

Flüssig Engineers has been commissioned by JAC Estates Pty Ltd to conduct a detailed Flood Hazard Report tailored to the Spoonbill Loop Subdivision project in Sorell, situated within the jurisdiction of the Sorell Council municipality.

The primary objective of this report is to meticulously assess the flood dynamics within the existing landscape post-development, particularly under the 1% Annual Exceedance Probability (AEP) compounded with climate change conditions. Additionally, it aims to ascertain the minimum required finished floor level permissible for any potential future dwellings located within lots affected by the flood extent within the potential building envelopes.

### 1.1 Development

The current subdivision development encompasses a total of 65 residential lots, collectively spanning an area of approximately 45,000 square meters positioned between Nash Street and the Orierton Lagoon in Sorell. Presently, each of the lots remains unoccupied.

### 1.2 Objectives and Scope

This report is to assess the existing development at Spoonbill Loop Subdivision. The objectives of this study are:

- Conduct an evaluation of the flood attributes of the site considering the combined 1% Annual Exceedance Probability (AEP) along with climate change (CC) scenarios.
- Furnish the findings pertaining to flooding concerning the current state of the subdivision development.
- Offer flood mitigation suggestions tailored for potential future development of individual lots, where deemed suitable. Provide an assessment of the site's flood characteristics under the combined 1% AEP plus climate change (CC) scenario.

### 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 existing development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.





## 2. Model Build

### 2.1 Overview of Catchment

The contributing catchment for Spoonbill Loop Subdivision, Sorell is approximately 35 ha stretching from the Sorell School on Main Road to the east towards the subdivision site with an average slope of 1.5 %.

The land use of the catchment is General Residential and Community Purpose with the specific site being listed as General Residential.

Figure 1 below outlines the approximate contributing catchment for the site at Spoonbill Loop Subdivision, Sorell.



Figure 1. Contributing Catchment, Spoonbill Loop Subdivision, 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
35	27/1	4.0/0.0	0.045	0.02	-0.285


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Design Rainfall Events Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 10 minute storm temporal pattern 9 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

### 2.2.1 Climate Change

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

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

**Table 2. Climate Change Increases**

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



### 2.2.2 Calibration/Validation

This immediate 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. A Regional Flood Frequency Estimation model (RFFE) has been used to calibrate our rain on grid rainfall estimation. The RFFE values are listed in Table 3 below.

**Table 3. Regional Flood Frequency Estimation model (RFFE) v/s Flussig Result.**

AEP (%)	Discharge (m <sup>3</sup> /s)	Lower Confidence Limit (5%) (m <sup>3</sup> /s)	Upper Confidence Limit (95%) (m <sup>3</sup> /s)	Flussig Discharge (m <sup>3</sup> /s)
50	0.140	0.0500	0.350	0.251
20	0.250	0.100	0.610	0.374
10	0.340	0.130	0.900	0.404
5	0.450	0.150	1.32	0.488
2	0.610	0.170	2.11	0.657
1	0.760	0.180	2.95	0.780

## 2.3 Hydraulics

### 2.3.1 Survey

The 2D surface model was taken from a combination of GreaterHobart-LiDAR2013-DEM-GRID- (Geoscience Australia) and the "As Constructed" 3D mesh TIN, to create a 1m and 0.1m cell size DEM. For the purposes of this report, 0.1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below in Figure 3.

Hydraulic structures are included as either 1D or 2D structures throughout the model, where 1D structures exists a 1D/2D link is provided to allow flow to transition to and from the 2D surface.



**Figure 3. 1.0m and 0.1m Combined DEM (hill shade) of subdivision**

### 2.3.2 Pipes and pits

Pipes and pits were modelled as 1D underground network within the catchment model included the outfall discharge at the treatment area and ultimate to the Orielton Lagune. Pipe and pit data was supplied by the client for inclusion in the model. Underground pipes were connected via 1D/2D connected pits. Pits adopted an inlet flow limitation based off a double grated pit depth/flow curve.

### 2.3.3 Key Stormwater Assets

Key infrastructure elements on the site consist of an established levee system, which has been incorporated into the model, utilises a modelled Digital Elevation Model (DEM) with the integration of the concrete trench in Infoworks ICM model. This encompasses both the existing and new underground pipe systems within its framework, ensuring comprehensive representation and analysis within the model's scope building.

### 2.3.4 Roads

Roads often form the basis for overland flow in high frequency events, however the kerb and channel are not always picked up by DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads being incorporated a z-line along the gutter to ensure the kerb invert is represent in the mesh.

In our Digital Elevation Model (DEM), a "z-line" refers to a line representing a constant elevation or contour line. These lines connect the existing kerb points of equal elevation on the terrain surface, with maximum of 100mm from invert to top of kerb, allowing for visualisation of the terrain's shape and elevation changes.



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### 2.3.5 Roughness (Manning's n)

Roughness values for this model were derived from the ARR 2019 Guidelines. The Manning's values are listed in Table 4.

**Table 4. 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

### 2.3.6 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.

## 2.4 Development Runoff

An evaluation of stormwater runoff from the development site has been conducted using the existing subdivision development models. The objective is to ascertain the potential impact of the overland flow path at the Spoonbill Loop Subdivision in Sorell. It is imperative that the existing development does not adversely affect this flow path, in accordance with established guidelines.

## 3. Model Results

The results obtained from running the 1% AEP (Annual Exceedance Probability) combined with climate change (CC) simulations were applied to the existing subdivision development model scenario. Through an examination of the model runs (refer to Figure 4), it becomes evident that a shallow overland flood path originates from the eastern boundary behind Nash Street, with maximum flood depths reaching 0.15 meters observed at Lot 8 and Lot 9. The variability in maximum flood depths is notable within the lots, ranging from 0.03 meters to 0.15 meters within the confines of the existing subdivision development.

The influence of the current underground stormwater system on the flood extent is significant, notably mitigating much of the overland flood path. However, minor stormwater surcharges are observed in some locations across the lot, particularly around the inlet and outlet of the new concrete trench positioned between Lots 8 and 9.

Notably, the lots affected by the flood extent fall within the lower hazard category. They can feasibly be developed with the implementation of minor mitigation measures, ranging from elevated pad or floor levels to the incorporation of small open drains along lot boundaries.

Figure 4 solely depicts the maximum flood extent across the entire subdivision. The dewatering process for the displayed overland flow areas is anticipated to occur swiftly, facilitated by the absence of significant barriers or impediments hindering the ingress of flow forces into the underground pipe system. Ultimately, these flow forces discharge into the nearby Orielson Lagoon without obstruction.





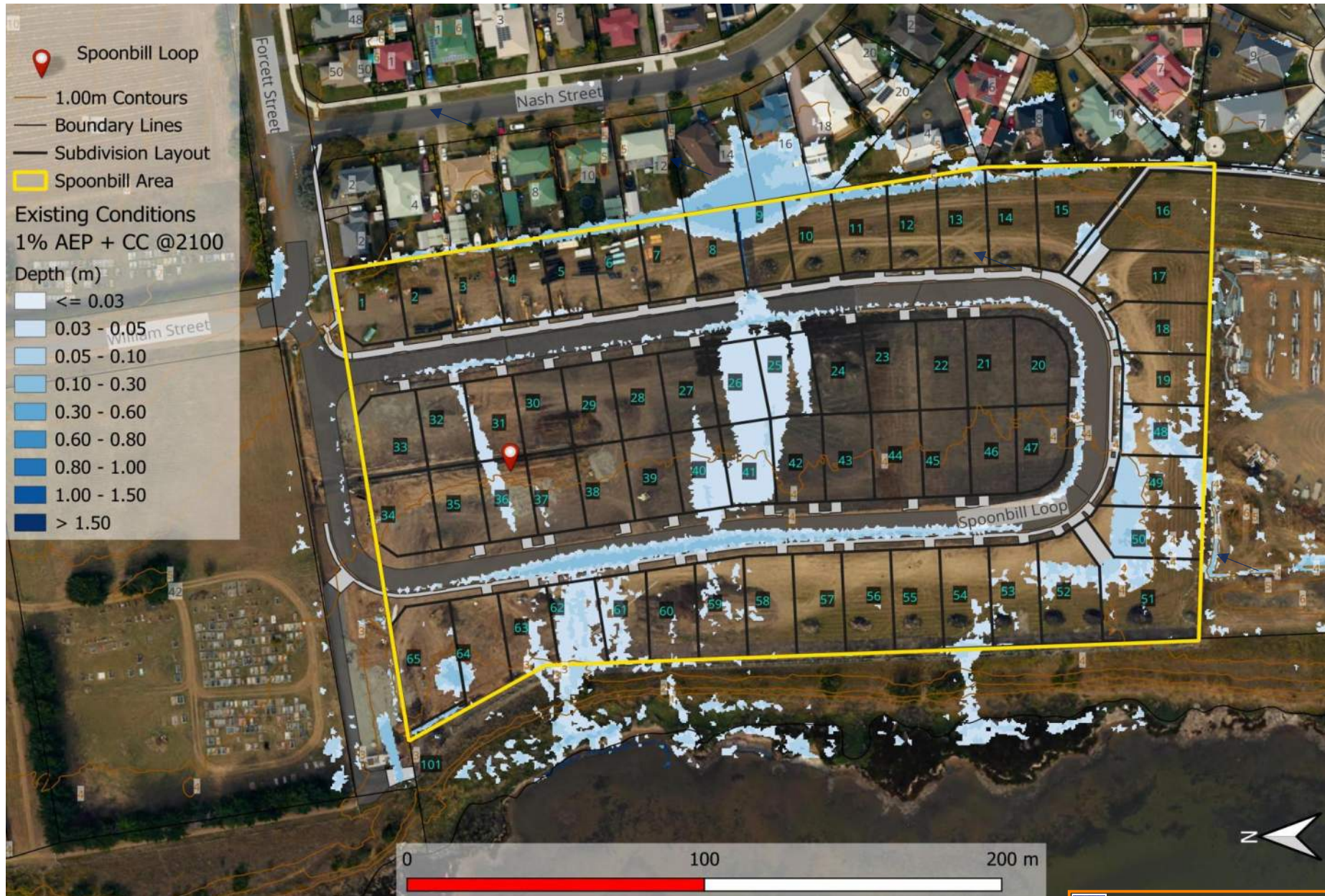


Figure 4. Pre-Development 1% AEP + CC Depth.

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### 3.1 Displacement of Overland Flow on Third Party Property

The current subdivision development analysis reveals that there's no escalation in flood depths affecting neighbouring properties of the development lot. Instead, the overland flow persists towards its natural path. However, this specific subdivision is already impacted by this overland flood path and doesn't add to any heightened flood risk. Consequently, it's safe to conclude that the development doesn't measurably impact third-party properties.

### 3.2 Development Effects on Flooding

The current subdivision development lies within the natural overland flow path. Yet, with the suggested mitigation strategies, the upcoming dwellings within the impacted lots would pose no negative impact on flooding during a 1% AEP storm event, both within the lot and its surroundings. Velocities and depths in the existing subdivision development scenario fall within the lowest hazard category. Consequently, the post-development models indicate no elevation in risk rating for surrounding properties or infrastructure, nor will it provide an opportunity for development that could result in unacceptable flood risk.

### 3.3 Future New Habitable Buildings

In order to satisfy the performance standards, set by Building Regulations S.54, any new habitable building construction necessitates a habitable floor level exceeding 300 mm above the flood level of greater than 1% AEP (Annual Exceedance Probability) plus Climate Change (CC) considerations. This regulation applies to the new development at Spoonbill Loop Subdivision, Sorell, as detailed in Table 5. (The requirement for floor level elevation above 1% AEP + CC flood level + 300mm does not extend to non-habitable areas). Below is a summary of the lots affected by flooding extent, potentially falling within the future building footprint.

**Table 5. Habitable Floor Construction Levels**

Spoonbill Loop Subdivision	1% AEP +CC flood depth (m)	1% AEP + CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Lot 8	0.15	4.80	5.10
Lot 9	0.15	4.81	5.11
Lot 25	0.05	4.89	5.19
Lot 26	0.05	4.88	5.18
Lot 36	0.03	4.32	4.62
Lot 40	0.05	4.42	4.72
Lot 41	0.05	4.48	4.78
Lot 48	0.03	4.08	4.38
Lot 49	0.03	4.05	4.35
Lot 50	0.03	4.05	4.35
Lot 51	0.03	4.01	4.31
Lot 52	0.03	3.96	4.26
Lot 61	0.03	3.30	3.60
Lot 62	0.03	3.24	3.54
Lot 63	0.03	3.20	3.50

As indicated previously, the finished floor level must exceed by at least 300 mm to comply with Building Regulations S.54. If a new pad level is proposed for future dwellings, there should be a minimum vertical height disparity between the pad level plus flood depth and the FFL.

## 4. Flood Hazard

Under existing conditions the development, the potential locations of the future building in some of the lots are subject to be inundated from 0.03 m to 0.15 m flood depth and 0.13 m/s to 0.42 m/s velocities. 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 existing subdivision development scenario sees the most significant flood depths at the eastern boundary of Lot 8 and Lot 9, which has no effect on the hazard rating that remains within the lowest hazard band of H1 for the lot.

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

A summary of the hazard ratings is shown in Figure 5.

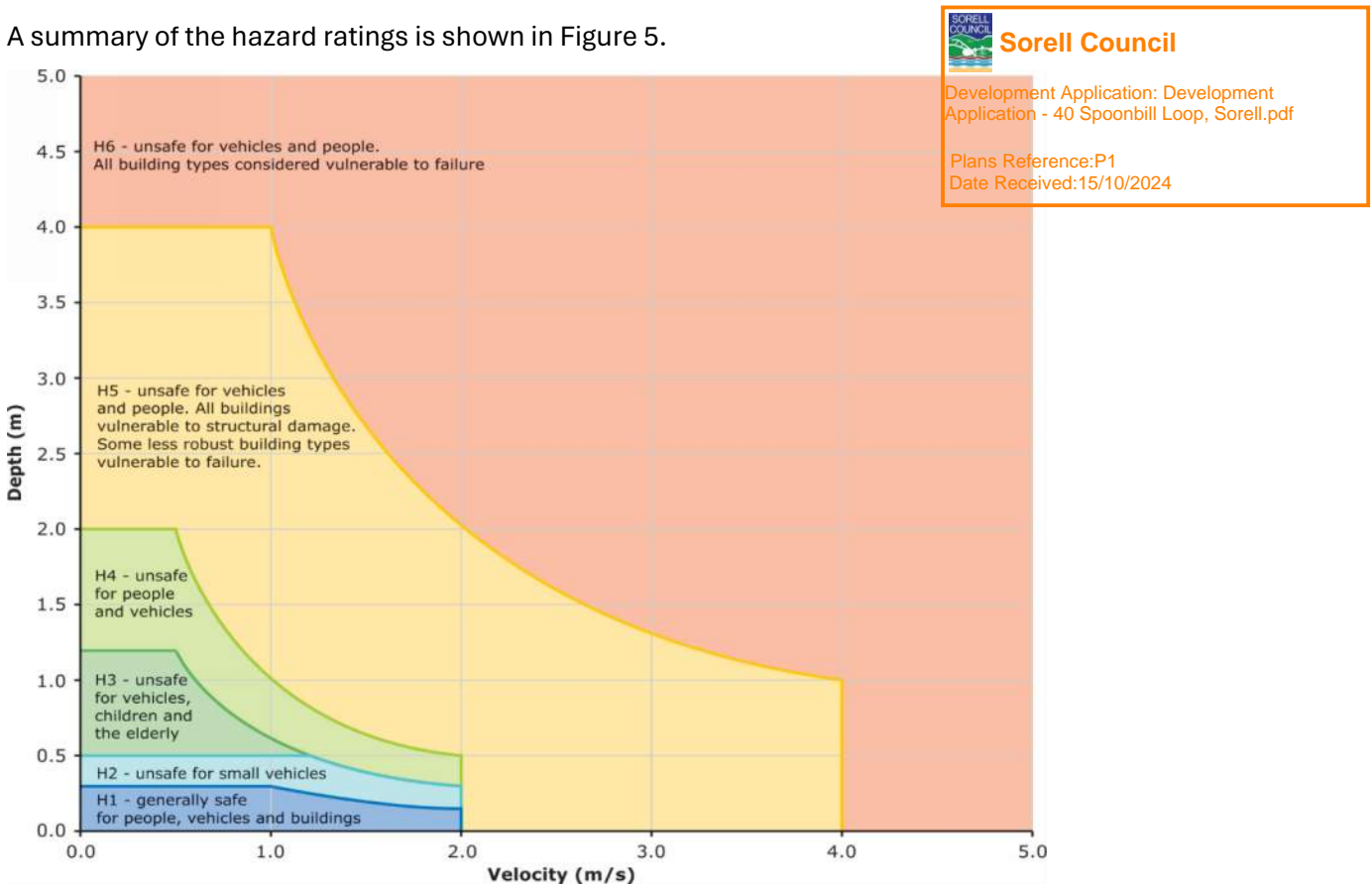


Figure 5. Hazard Categories Australian Disaster and Resilience Handbook

### 4.1 Tolerable Risk

The lot at Spoonbill Loop Subdivision, 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.

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.

## 5. Conclusion

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The Flood Hazard Report for Spoonbill Loop Subdivision, Sorell development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. The existing subdivision development peak flows for the 1% AEP at 2100 were undertaken to analyse the impact of flooding in the future individual lot development.
2. Building Regulations S.54 requires a habitable floor level of no less than the levels outlined in Table 5.
3. Flood depths range between 0.03 m to 0.15 m affecting the potential building envelopes of fifteen lots in the existing subdivision.
4. Velocity ranges between of 0.13 m/s to 0.42m/s in the riverine flood scenarios.
5. Hazard classification within the subdivision remains at the majority of H1, including on neighbouring properties.

## 6. Recommendations

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

1. Future dwelling affected by the flood extent, to have a minimum floor level as per Table 5 or higher.
2. A minimum of 2% grade to be maintained between all entrances from the dwelling to the natural ground level.
3. Building pads, if any, must be constructed to fall away at a minimum grade of 2% away from the habitable building and have adequate stormwater drainage within the pad extents.
4. Proposed structures, located in the inundation areas, are to be designed and constructed with flood tolerable materials that are deemed flood resistant and they can endure direct exposure to floodwaters.
5. Future proposed structures within the flood extent, not depicted in this report, must adhere to the recommendations outlined herein.

According to the local Council authority's regulations, the current development complies with the acceptable solutions and performance criteria outlined in the Tasmanian Planning Scheme 2021.



## 7. Limitations

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Flüssig Engineers were engaged by **JAC Estates Pty Ltd**, for the purpose of a site-specific Flood Hazard Report for Spoonbill Loop Subdivision, Sorell. 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

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





## Appendices

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### Appendix A Flood Study Maps

	<b>Sorell Council</b>
Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf	
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# EXISTING CONDITIONS 1% AEP + CC @2100



## Legend

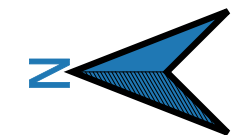
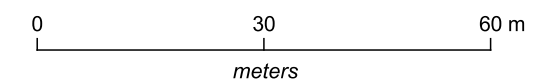
- Spoonbill Loop
- Spoonbill Area
- 1.00m Contours
- Boundary Lines
- Subdivision Layout

## Existing Conditions 1% AEP + CC @2100

### Depth (m)

- $\le 0.03$
- 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 - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference: P1  
 Date Received: 15/10/2024



**flüssig**  
Engineers

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



# EXISTING CONDITIONS 1% AEP + CC @2100



## Legend

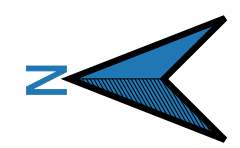
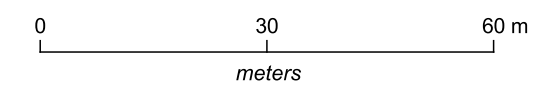
- Spoonbill Loop
- Spoonbill Area
- Boundary Lines
- Subdivision Layout

## Existing Conditions 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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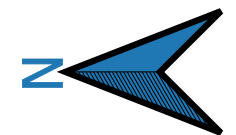
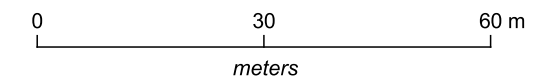
# EXISTING CONDITIONS 1% AEP + CC @2100



## Legend

- Spoonbill Loop
  - Spoonbill Area
  - Boundary Lines
  - Subdivision Layout
- Existing Conditions  
1% AEP + CC @2100
- Hazard
- H1
  - H2
  - H3
  - H4
  - H5
  - H6

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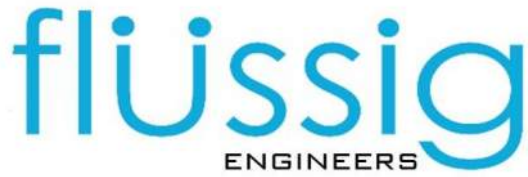


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116 Bathurst St, Level 4 Hobart, 7000,  
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**Contact Project Manager: Max Moller**



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A: Level 4, 116 Bathurst Street  
Hobart TAS 7000



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GEO-Environmental Solutions  
 29 Kirksway Place, Battery Point  
 Tasmania 7004  
 Phone: 03 62231839



30 September 2024

## Natural Values Assessment – Waterway and Coastal Protection Area

Project area – Lot 42 Spoonbill Loop Sorell TAS 7171

PID: 9066476

C/T: 187084/42



**Sorell Council**

Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf

Plans Reference:P1  
 Date Received:15/10/2024

The following report is intended to demonstrate compliance with Code C7.0 (Waterways and Coastal Protection Area) of the Tasmania Planning Scheme – Sorell Council.

The proposal is for a new dwelling on the above address as shown on the attached site plan. The proposed site is in close proximity to the shore of the Orielton Lagoon and therefore triggers Code C7.0 of the Tasmania Planning Scheme – Sorell which requires compliance with the standards outlined at C7.6.1 for Buildings and Works.

Table 1. Extract of Tasmania planning scheme C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed development should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in stream or nearby.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.

(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located outside any watercourse.
(f) the need to maintain fish passage, where known to exist;	The property does not have a watercourse on the site
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The project area is a vacant land lot which doesn't have any existing facilities on site.
(i) minimising cut and fill;	There is only a minimal proposed cut/fill for the site required the proposed dwelling.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The project area consists of a predominantly rectangular-shaped lot, where the proposed dwelling is strategically positioned at the south portion of the site. This placement allows for efficient site development, minimizing the need for unnecessary excavations, while ensuring convenient access from Spoonbill Loop.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

## A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	No development will occur within a Future Coastal Refugia Area

## A3.

Acceptable Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	No new stormwater discharge points are proposed to watercourse, wetland or lake. The proposed dwelling will be connected to an existing stormwater and sewage line outlets of the north portion of the site.

## A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.



A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance
Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site plan (refer to Appendix 3). The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 27/09/2024). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Sorell Council.

In considering the objectives of the Code 7 it is anticipated that there will be no unnecessary or unacceptable impacts on natural values as a result of the proposed dwelling and that any future development that is facilitated by the proposed dwelling is unlikely to lead to unnecessary or unacceptable impacts on natural values.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD  
*Environmental and Engineering Soil Scientist*



## Appendix 1. Natural Value Report

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

**Reference:**

**Requested For:** 187084/42

**Report Type:** Summary Report

**Timestamp:** 09:05:42 PM Saturday 28 September 2024

**Threatened Flora:** buffers Min: 500m Max: 5000m

**Threatened Fauna:** buffers Min: 500m Max: 5000m

**Raptors:** buffers Min: 500m Max: 5000m

**Tasmanian Weed Management Act Weeds:** buffers Min: 500m Max: 5000m

**Priority Weeds:** buffers Min: 500m Max: 5000m

**Geoconservation:** buffer 1000m

**Acid Sulfate Soils:** buffer 1000m

**TASVEG:** buffer 1000m

**Threatened Communities:** buffer 1000m

**Fire History:** buffer 1000m

**Tasmanian Reserve Estate:** buffer 1000m

**Biosecurity Risks:** buffer 1000m



 **Sorell Council**  
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The centroid for this query GDA94: **545224.0, 5262467.0** falls within:

**Property:** 9066476



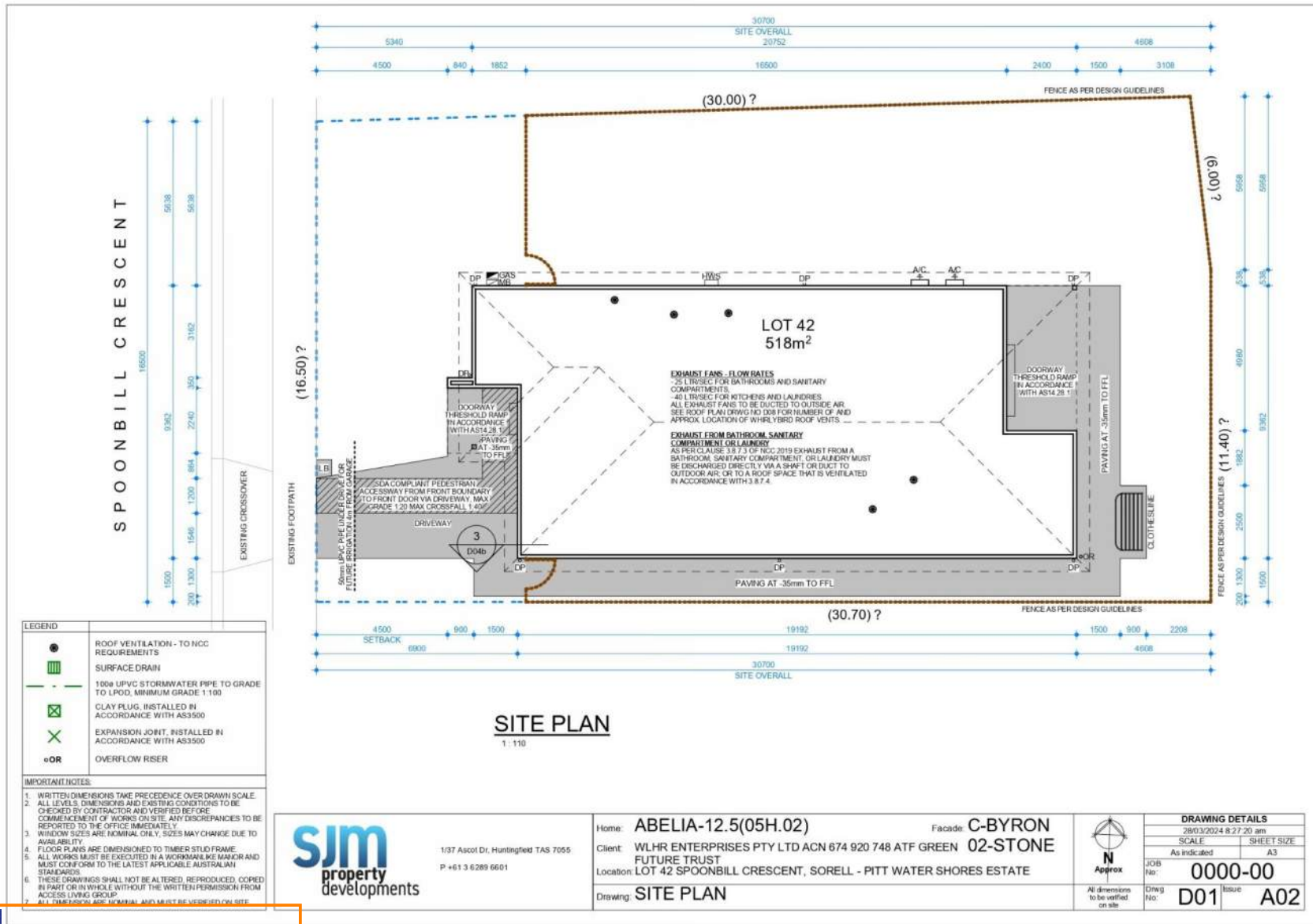
## Appendix 2. Tasmanian Planning Scheme Overlays



**Sorell Council**  
 Development Application: Development  
 Application - 40 Spoonbill Loop, Sorell.pdf  
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Appendix 3. Site Plan



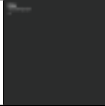
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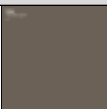
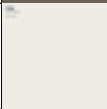
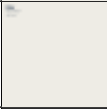




### EXTERIOR SCHEDULE - SCHEME 02 STONE

<b>Builder:</b>	SJM Property Developments
<b>Revision Date:</b>	23/02/2024
<b>Revision No:</b>	05
<b>Design:</b>	Abelia

Item/Location	Product Code/Name	Finish/Size/Colour/Comments	Manufacturer	Image
<b>Roofing</b>				
Corrugated Roof Sheet	Custom Orb	Colorbond Night Sky		
Fascia & Gutter	Quad Profile	Colorbond Night Sky		
Downpipes	Round PVC	Painted Dulux Natural White		
<b>Doors</b>				
Front Door	Madison PMAD 101	Translucent Glass	Corinthian	
Rear Garage Door	Solid Core External		Corinthian	
<b>Windows and Flyscreens</b>				
Windows (Double Glazed)		Colorbond Night Sky Frame, Black Hardware		
Fly Screens		Colorbond Night Sky Frame – BAL compliant mesh if required		
<b>Garage Door</b>				
Garage Door	Panelift	Nullarbor, Woodgrain Textured, Colorbond Surfmist	b&d	
<b>Render</b>				
Render A	Hardie™ Fine Texture Cladding	Colorbond Dune	Dulux	
Render B	Hardie™ Fine Texture Cladding	Natural White	Dulux	
<b>Cladding</b>				
Refer to Exterior Elevations	Axon 133mm Smooth Vertical	Dulux Colorbond Dune	James Hardie	

DS DS



Paint				
Porch Post (upper, Clare façade only)		Colorbond Jasper	Dulux	
Alfresco / Porch Ceiling		Natural White	Dulux	
Eave Lining		Natural White	Dulux	
Front Door		Colorbond Night Sky	Dulux	
Rear Garage Door		Colorbond Night Sky	Dulux	
Concreting				
Driveway	Coloured concrete	Colourmix Bluestone Aqua or Colourmix Charcoal Aqua		
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	




**Sorell Council**

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Plans Reference:P1  
Date Received:15/10/2024

DS DS



## GENERAL NOTES

### BUILDING MEMBRANE

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

### DOORS - WATER CLOSET

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

### DOORS - INTERNAL GARAGE

PROVIDE DOOR SEAL AS PER NCC 2019 CLAUSE 3.12.3.3.

### DOWNPIPES - TEMPORARY

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

### EXHAUST FANS - FLOW RATES

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

### EXHAUST FROM BATHROOM, SANITARY

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

### GLAZING

GLAZING TO COMPLY WITH AS1288 & AS2047.

### PLUMBING

- PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500 2021.  
- 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 "P"  
AS PER SOIL REPORT PROVIDED BY "GEO-ENVIRONMENTAL SOLUTIONS PTY. LTD. (GES)"  
FILE NO: J10794  
DATED: 02/09/2024

### WIND RATING : N3

### SITE CUT AND BATTER

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

### STORMWATER DRAIN

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

### GARDEN TAPS

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

### LEVELS

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

### GENERAL

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

### EXCAVATION

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

## ENERGY RATING

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

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

- ENTRY DOOR TO BE WEATHER-STRIPPED.

- ALL GENERAL BUILDING GAPS AND CRACKS TO BE FILLED.

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

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

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

- R2.5 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 DOUBLE 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	SURVEY PLAN
D02	FLOOR PLAN
D03a	ELEVATIONS A & B
D03b	ELEVATIONS C & D
D03c	ELEVATIONS - NOTES
D04a	SECTIONS
D04b	SECTIONS - TYPICAL
D05	WINDOW & DOOR SCHEDULE
D06a	INTERNAL ELEVATIONS - KITCHEN
D06b	INTERNAL ELEVATIONS - KITCHEN
D06d	INTERNAL ELEVATIONS - TYPICAL
D07a	WET AREA ELEVATIONS - WC
D07b	WET AREA ELEVATIONS - WC
D07c	WET AREA ELEVATIONS - ENSUITE 1
D07d	WET AREA ELEVATIONS - ENSUITE 1
D07e	WET AREA ELEVATIONS - ENSUITE 2
D07f	WET AREA ELEVATIONS - ENSUITE 2
D07g	WET AREA ELEVATIONS - LAUNDRY
D08	ROOF PLAN
D09	SLAB PLAN
D10a	SLAB PENETRATION PLAN
D10b	PLUMBING PLAN
D10c	STORMWATER MANAGEMENT PLAN
D11	FLOOR FINISHES PLAN
D12	ELECTRICAL & LIGHTING PLANS
D13	SPRINKLER PLAN
D14	LANDSCAPE PLAN

### BUSHFIRE ASSESSMENT

THIS LOT HAS BEEN ASSESSED AS BAL-LOW.  
(NO ADDITIONAL CONSTRUCTION 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.
- ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: <b>ABELIA-12.5(05H.03)</b>	Facade: <b>A-ZARA</b>	<b>DRAWING DETAILS</b> 09/10/2024 12:15:35 pm SCALE SHEET SIZE 1 : 100 A3		
	Client: <b>SJM</b>	<b>01-MONUMENT</b>			
	Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172		JOB No: <b>534N</b>	All dimensions to be verified on site Drwg No: <b>D00a</b> Issue <b>A04</b>	
	Drawing: <b>NOTES &amp; DRAWING REGISTER</b>				



# WET AREA WATER PROOFING

## 10.2.1 WET AREAS

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

## 10.2.2 SHOWER AREA (ENCLOSED AND UNENCLOSED)

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

## 10.2.3 AREA OUTSIDE SHOWER AREA

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

## 10.2.4 AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS

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

## 10.2.5 OTHER AREAS

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

## 10.2.6 WATERPROOFING SYSTEMS

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

## FIGURE NOTES

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

## NOTES

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

FIGURE 10.2.4A

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

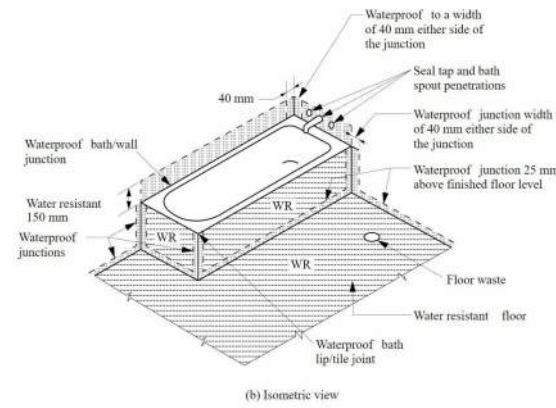
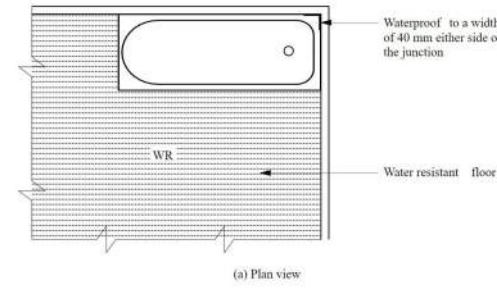


FIGURE 10.2.4B

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

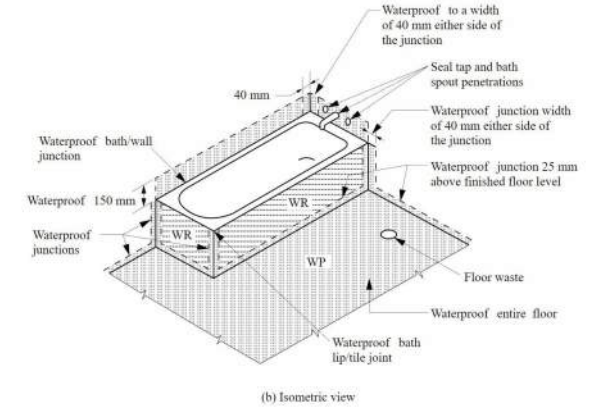
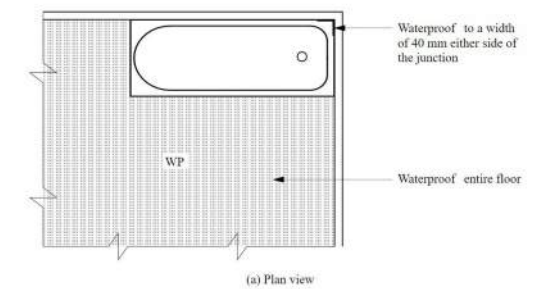


FIGURE 10.2.2

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

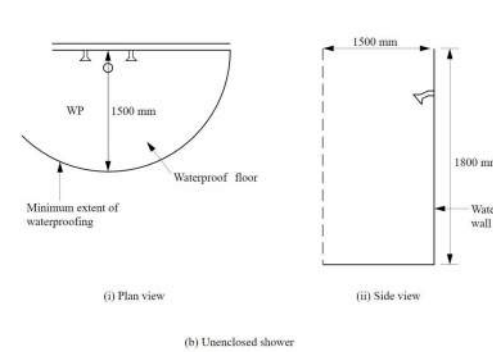
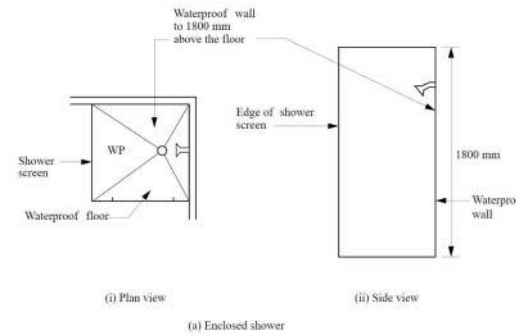
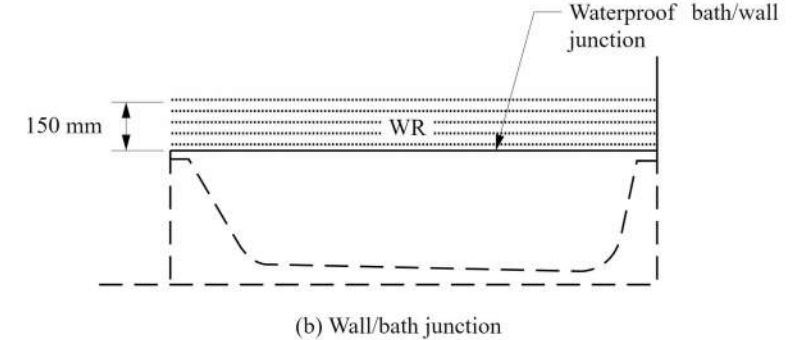
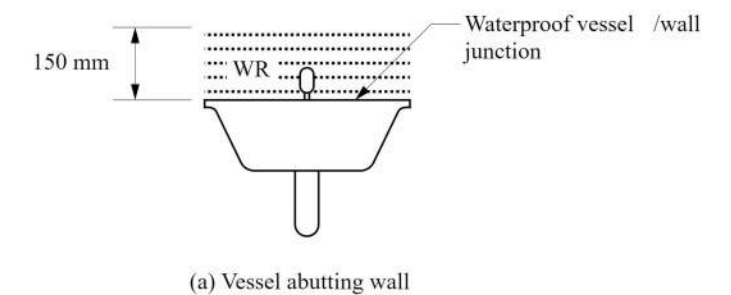


FIGURE 10.2.5

BATH AND VESSEL ABUTTING WALL - AREAS TO BE PROTECTED



## IMPORTANT NOTES:

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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**Sorell Council**  
Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
Plans Reference:P1  
Date Received:15/10/2024

Home: ABELIA-12.5(05H.03)

Client: SJM

Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172

Drawing: WET AREA WATER PROOFING

Facade: A-ZARA

01-MONUMENT

## DRAWING DETAILS

09/10/2024 12:15:36 pm

SCALE 1 : 100 SHEET SIZE A3

JOB No: 534N

Drwg No: D000b Issue A03

All dimensions to be verified on site

**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.

4.06  
 NAIL IN KERB  
 RL 4.06

**SITE PLAN AND SURVEY LEGENDS:**

- 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
- OR OVERFLOW RISER

- LOT BOUNDARY
- 375Ø CULVERT 375
- 450Ø CULVERT 450
- KERB BACK
- FOOTPATH / DRIVEWAY
- EASEMENT BOUNDARY
- S SEWER UNDERGROUND
- FENCE

- TITLE PEG
- NAIL
- NATURAL SURFACE
- STORMWATER MANHOLE
- STORMWATER HOUSE CONNECTION
- CULVERT 450

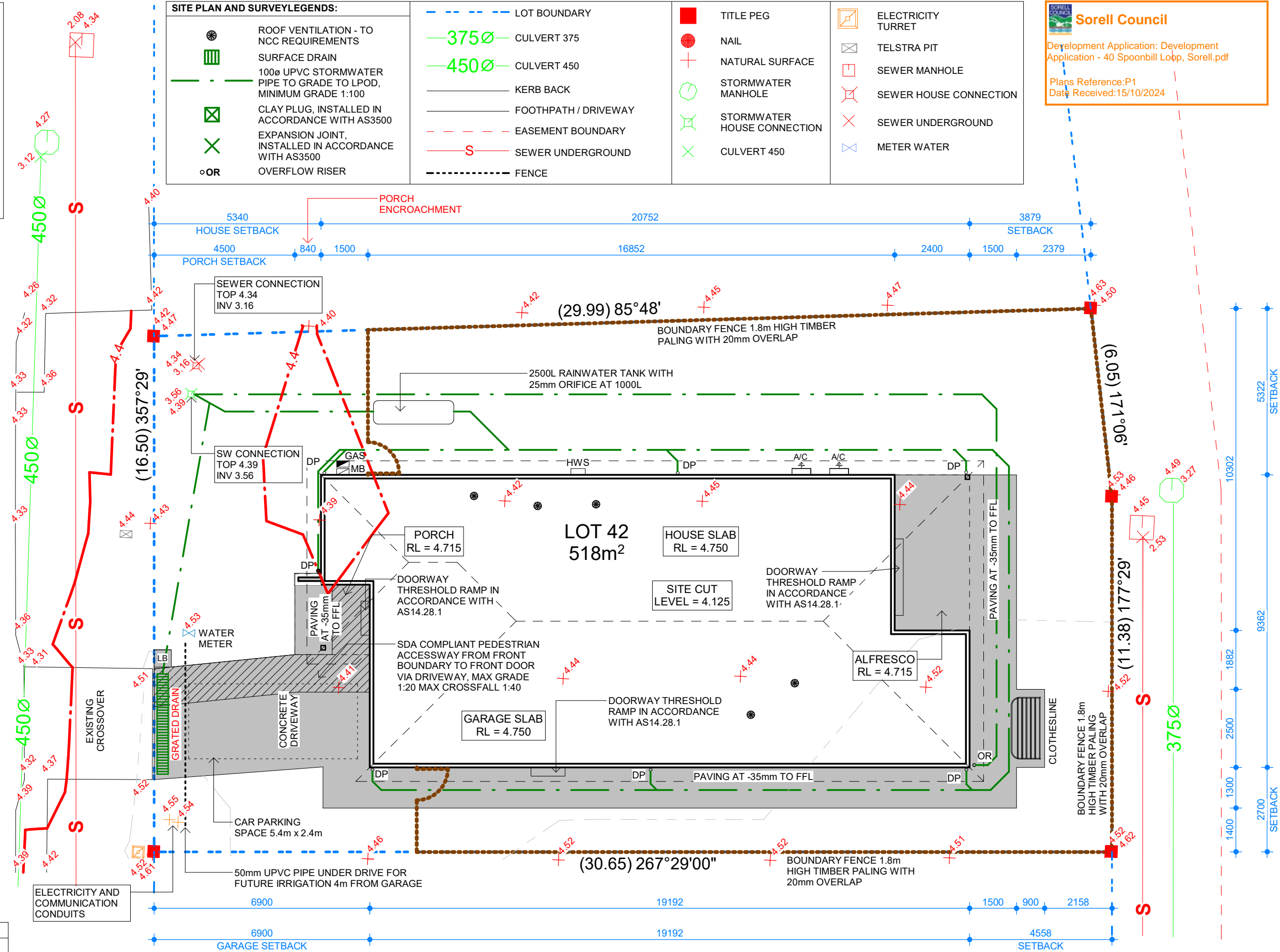
- ELECTRICITY TURRET
- TELSTRA PIT
- SEWER MANHOLE
- SEWER HOUSE CONNECTION
- SEWER UNDERGROUND
- METER WATER

**Sorell Council**  
 Development Application: Development Application - 40 Spoonbill Lobb, Sorell.pdf  
 Plans Reference: P1  
 Date Received: 15/10/2024

SPOONBILL CRESCENT

**SITE PLAN**

1 : 125



**BUSHFIRE ASSESSMENT**  
 THIS LOT HAS BEEN ASSESSED AS BAL-LOW.  
 (NO ADDITIONAL CONSTRUCTION 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 MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
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  - ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

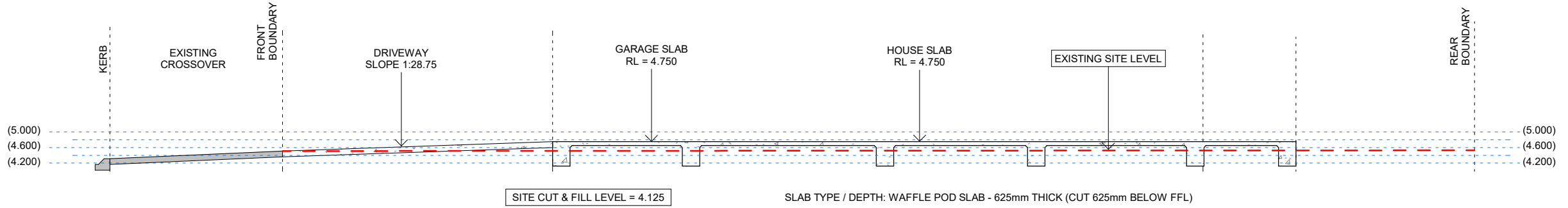
**SJM** property developments  
 1/37 Ascot Dr, Huntingfield TAS 7055  
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Home: **ABELIA-12.5(05H.03)** Facade: **A-ZARA 01-MONUMENT**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **SITE PLAN**

**DRAWING DETAILS**  
 09/10/2024 12:15:37 pm  
 SCALE: As indicated SHEET SIZE: A3  
 JOB No: **534N**  
 Drwg No: **D01a** Issue: **A03**



LEGEND	
	DENOTES CUT
	DENOTES FILL
	DENOTES BATTER

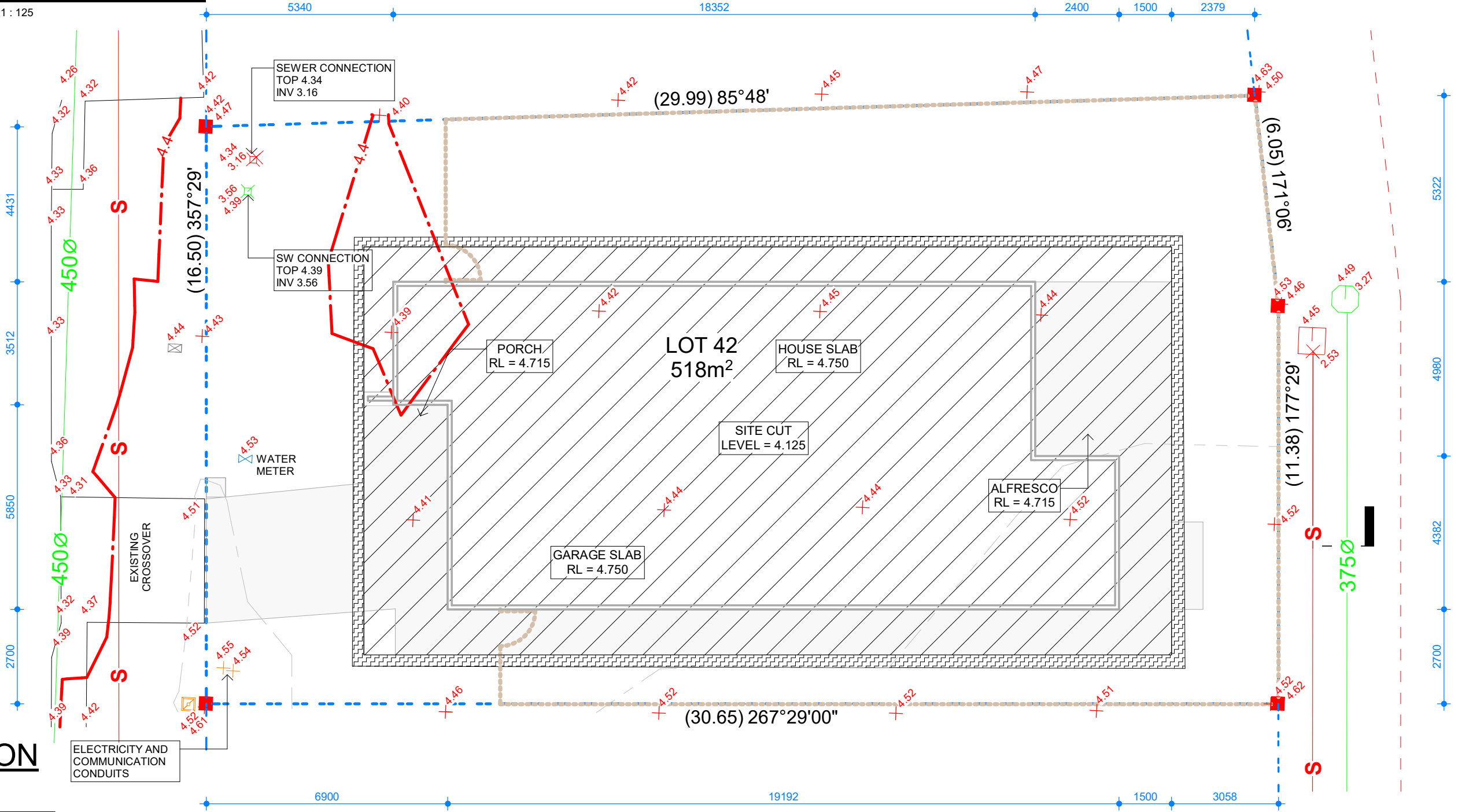
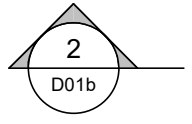


**Sorell Council**  
 Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference: P1  
 Date Received: 15/10/2024

## 2 SITE SECTION

D01b 1:125

SPOONBILL CRESCENT



## SITE EXCAVATION

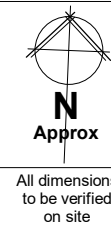
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- IMPORTANT NOTES:**
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  - ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
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  - ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

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Home: **ABELIA-12.5(05H.03)** Facade: **A-ZARA 01-MONUMENT**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **SITE EXCAVATION PLAN**

DRAWING DETAILS	
09/10/2024 12:15:38 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D01b</b> Issue <b>A03</b>



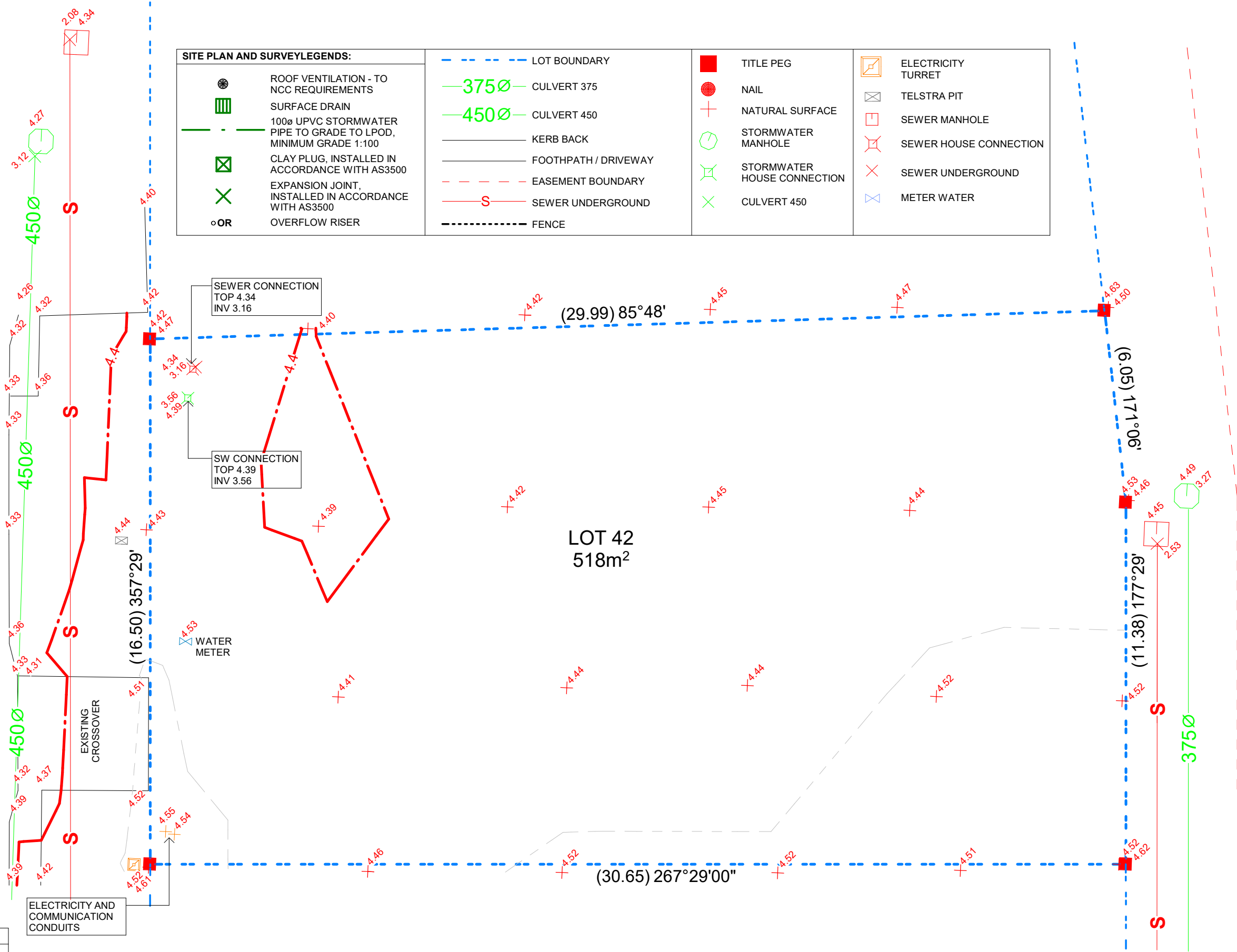
All dimensions to be verified on site

4.06  
 NAIL IN KERB  
 RL 4.06

SITE PLAN AND SURVEY LEGENDS:					
	ROOF VENTILATION - TO NCC REQUIREMENTS		LOT BOUNDARY		TITLE PEG
	SURFACE DRAIN		375Ø CULVERT 375		NAIL
	100Ø UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100		450Ø CULVERT 450		NATURAL SURFACE
	CLAY PLUG, INSTALLED IN ACCORDANCE WITH AS3500		KERB BACK		STORMWATER MANHOLE
	EXPANSION JOINT, INSTALLED IN ACCORDANCE WITH AS3500		FOOTPATH / DRIVEWAY		STORMWATER HOUSE CONNECTION
	OVERFLOW RISER		EASEMENT BOUNDARY		SEWER UNDERGROUND
			SEWER UNDERGROUND		ELECTRICITY TURRET
			FENCE		TELSTRA PIT
					SEWER MANHOLE
					SEWER HOUSE CONNECTION
					SEWER UNDERGROUND
					METER WATER

SPOONBILL CRESCENT

**SITE SURVEY**  
 1 : 125



- 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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Home: **ABELIA-12.5(05H.03)** Facade: **A-ZARA 01-MONUMENT**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **SURVEY PLAN**

	<b>DRAWING DETAILS</b>	
	09/10/2024 12:15:38 pm	
	SCALE	SHEET SIZE
	As indicated	A3
JOB No:	<b>534N</b>	
Drwg No:	<b>D01c</b>	Issue <b>A03</b>

All dimensions to be verified on site

**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.

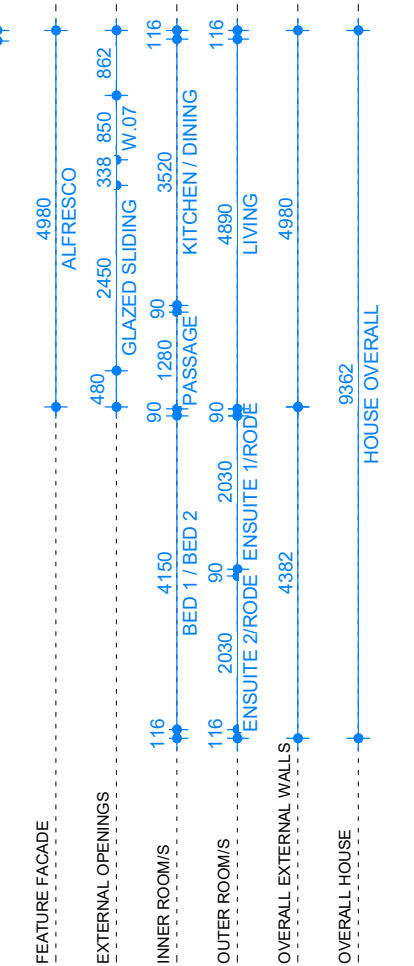
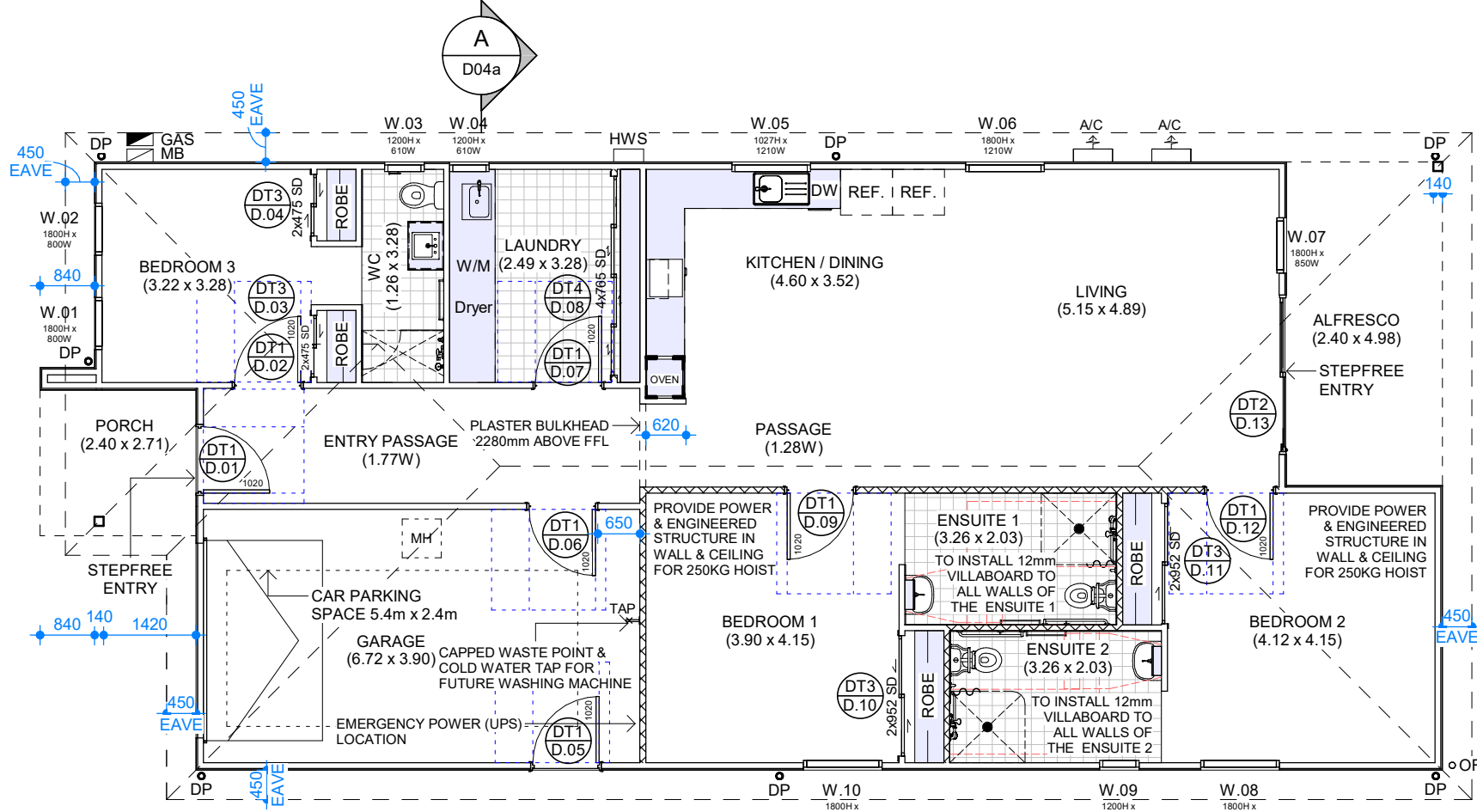
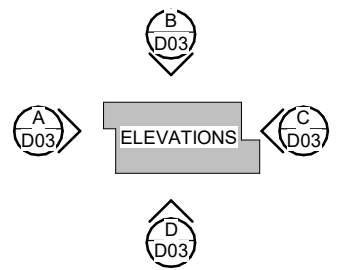
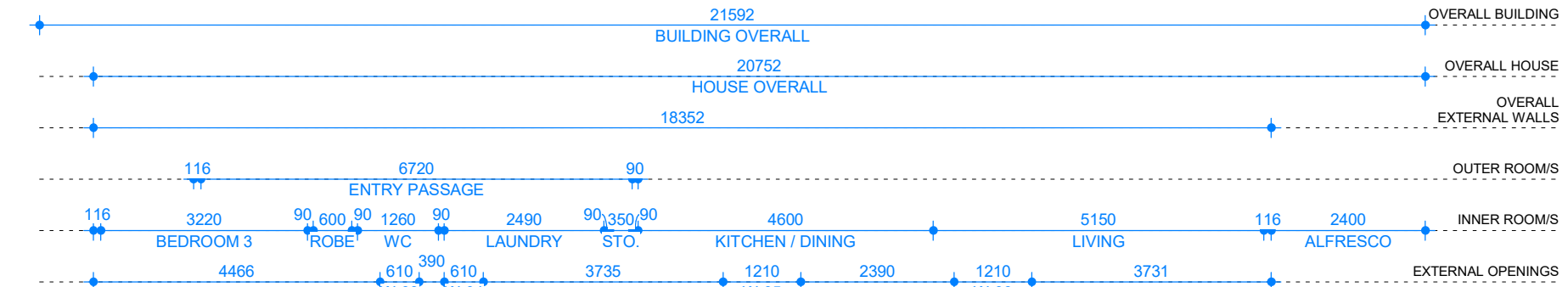
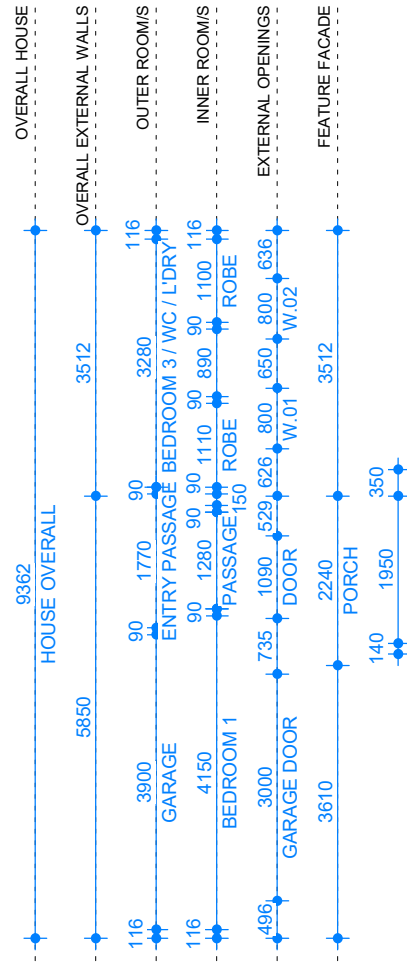
- ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THE CLOSET PAN AND THE DOORWAY.
- IF TIMBER FLOORS ARE SUPPLIED, DIRECTION INDICATED ON DRAWINGS IS NOMINAL.
- ALL PLUMBING TO BE CONCEALED AS PER REQUIRED.

**CEILING HOIST PROVISION:**

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



**Sorell Council**  
Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
Plans Reference: P1  
Date Received: 15/10/2024

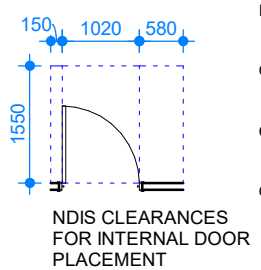


**LEGEND**

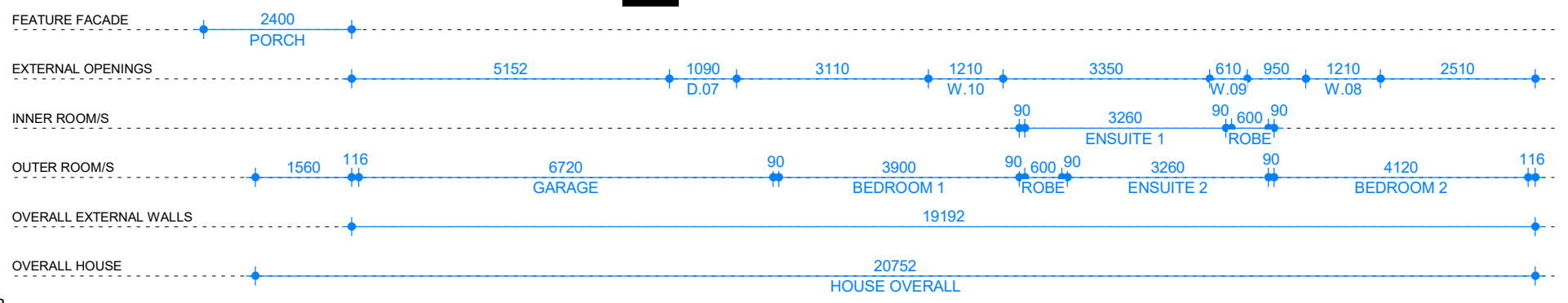
- BUILDER TO PROVIDE SOUND INSULATION AS SHOWN HATCHED.
- MAN HOLE 600x600 (APPROX. POSITION)
- REVERSE CYCLE AIR CONDITIONING
- CONTROL JOINT

**LEGEND - SERVICES**

- HOT WATER SERVICE
- METER BOX
- GAS METER
- OVERFLOW RISER



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



**HOUSE SIZE**  
9.36m x 20.75m

**BLOCK SIZE**  
16.5m x 30.7m

**AREAS**

LIVING	145.7 m <sup>2</sup>
GARAGE	27.5 m <sup>2</sup>
PORCH	5.7 m <sup>2</sup>
ALFRESCO	12.0 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>190.9 m<sup>2</sup></b>

**SITE COVERAGE 36.85%**

**FLOOR PLAN**

1 : 100



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

Home: **ABELIA-12.5(05H.03)**  
Client: **SJM**  
Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
Drawing: **FLOOR PLAN**

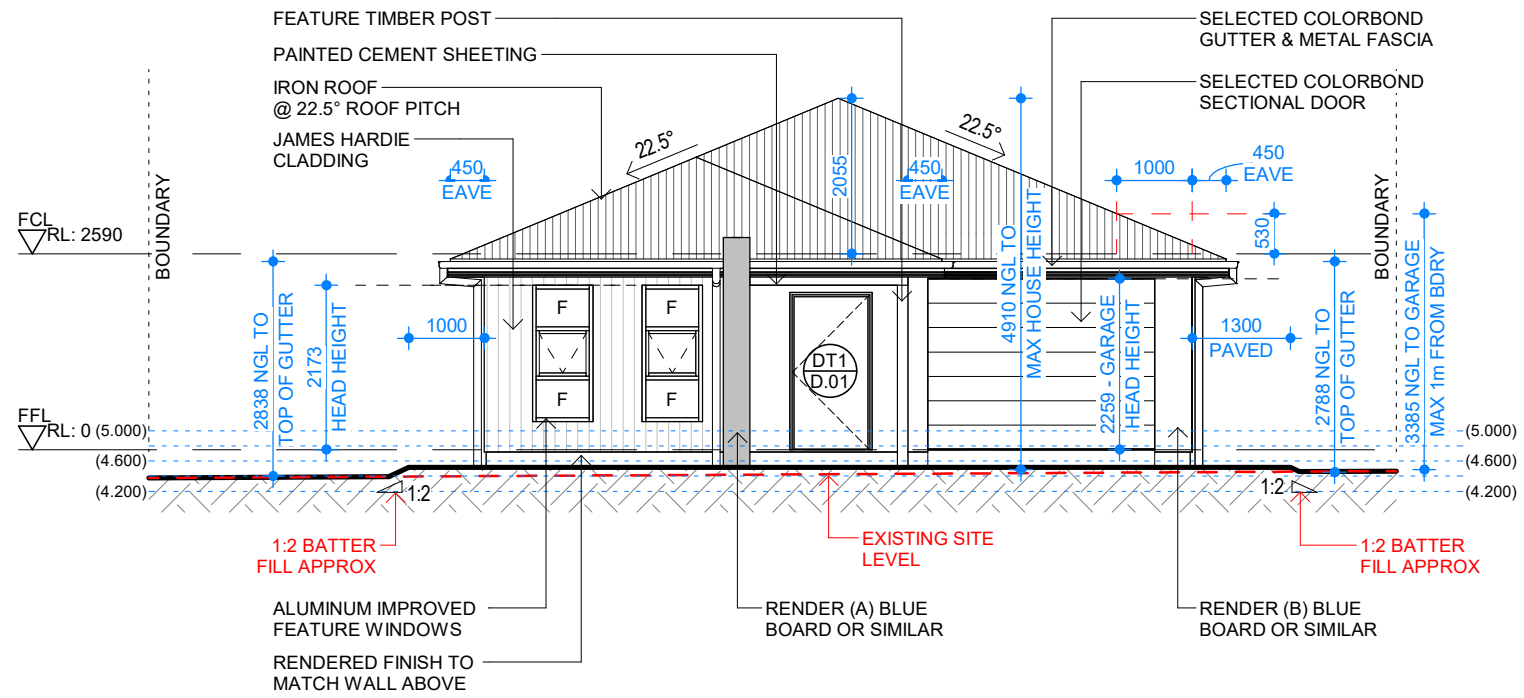
Facade: **A-ZARA 01-MONUMENT**



All dimensions to be verified on site

DRAWING DETAILS	
09/10/2024 12:15:40 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D02</b> Issue <b>A03</b>





**A ELEVATION**  
D03a 1:100

LOT 42 GARAGE & HOUSE HEIGHTS & AREAS		
<b>GARAGE ROOF HEIGHT AT BOUNDARY</b>		
CEILING TO ROOF AT BOUNDARY	70	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	4,750	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	4,520	mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	4,450	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	4,485	mm
<b>AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL</b>	<b>2,925</b>	<b>mm</b>
<b>MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL</b>	<b>2,960</b>	<b>mm</b>
ROOF RISE OVER 1m= 370mm (22.5°)	530	mm
<b>GARAGE HT 1m IN FROM BOUNDARY FROM NGL</b>	<b>3,385</b>	<b>mm</b>

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,055	mm
<b>MAX HEIGHT OF HOUSE FROM NGL</b>	<b>4,910</b>	<b>mm</b>

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 5.34m SETBACK LINE	216	mm
NGL AT FORWARD MOST POINT (AT 5.34m SETBACK LINE)	4,410	mm
<b>MAX HEIGHT OF PORCH FROM NGL</b>	<b>3,146</b>	<b>mm</b>

LOT AREAS		
TOTAL SITE AREA	518.00	m <sup>2</sup>
PERMITTED BUILDING AREA	310.80	m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>190.90</b>	<b>m<sup>2</sup> 36.85%</b>
<b>TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS</b>	<b>70.4</b>	<b>m<sup>2</sup> 13.6%</b>
<b>TOTAL PERMEABLE AREA</b>	<b>256.7</b>	<b>m<sup>2</sup> 49.6%</b>

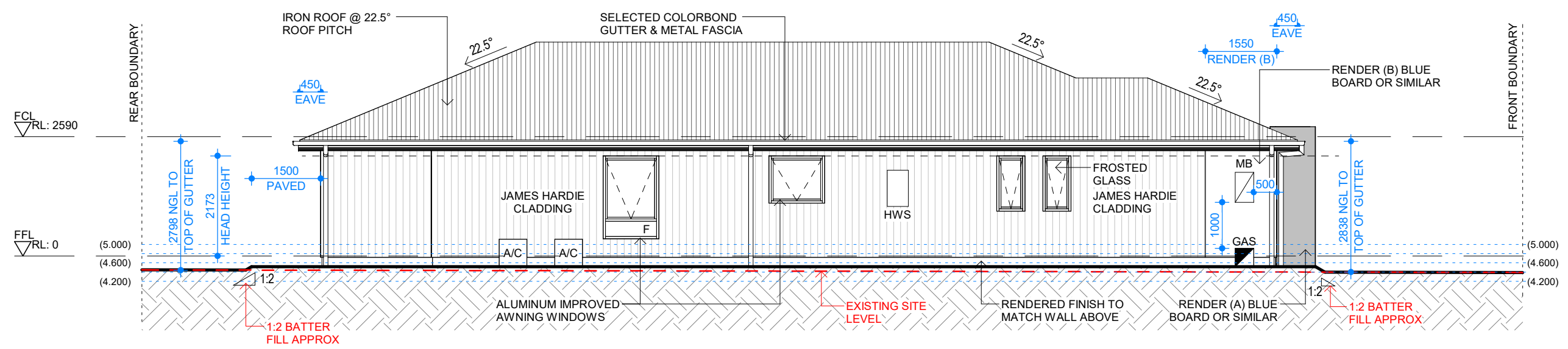
LEGEND - FINISHES	
	JAMES HARDIE CLADDING
	RENDER A BLUE BOARD OR SIMILAR
	RENDER B BLUE BOARD OR SIMILAR

LEGEND - SERVICES	
	HOT WATER SERVICE
	METER BOX
	GAS METER

**NOTE:**  
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	6.72m
WALL AREA:	19.70m <sup>2</sup>
AVERAGE WALL HEIGHT:	2.93m

**Sorell Council**  
Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
Plans Reference: P1  
Date Received: 15/10/2024



**B ELEVATION**  
D03a 1:100

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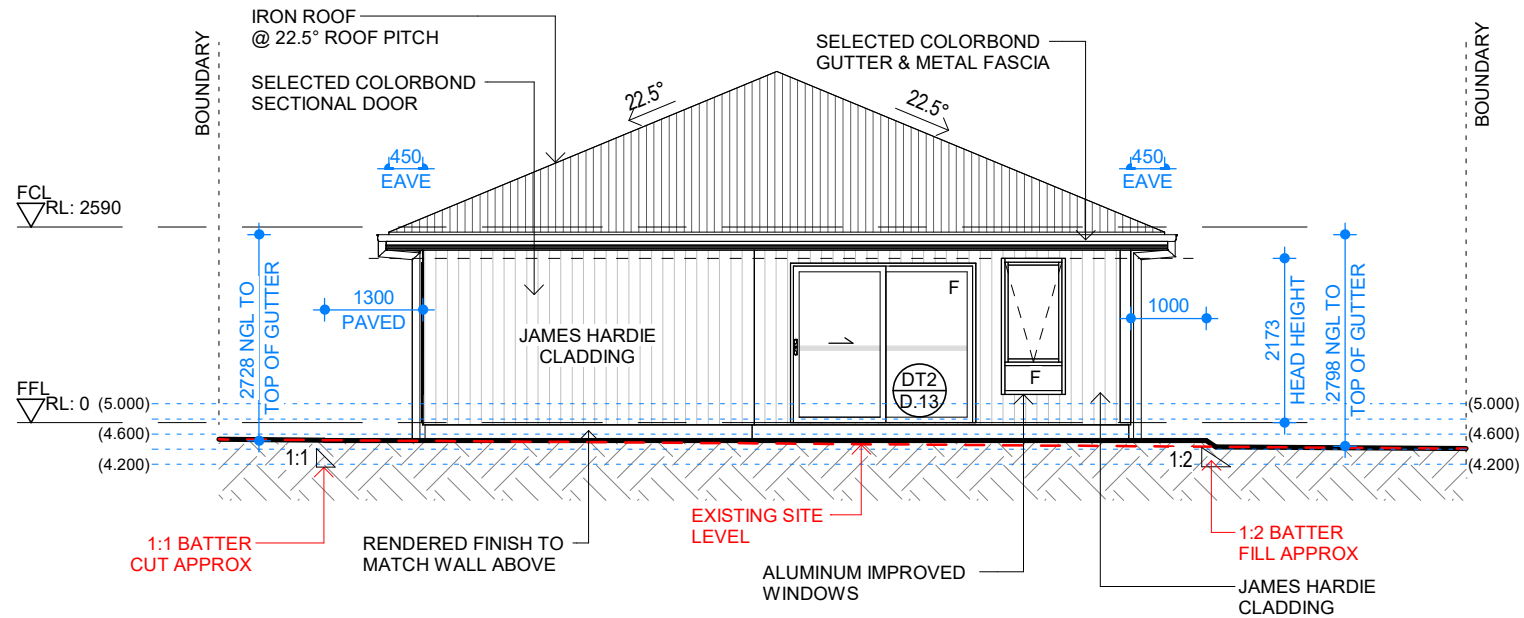
**SJM property developments**  
1/37 Ascot Dr, Huntingfield TAS 7055  
P +61 3 6289 6601

Home: **ABELIA-12.5(05H.03)** Facade: **A-ZARA 01-MONUMENT**  
Client: **SJM**  
Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
Drawing: **ELEVATIONS A & B**

DRAWING DETAILS	
09/10/2024 12:15:41 pm	
SCALE	SHEET SIZE
1:100	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D03a</b>
Issue	<b>A03</b>

All dimensions to be verified on site





**D ELEVATION**  
D03b 1 : 100

**Sorell Council**  
Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
Plans Reference: P1  
Date Received: 15/10/2024

LOT 42 GARAGE & HOUSE HEIGHTS & AREAS	
<b>GARAGE ROOF HEIGHT AT BOUNDARY</b>	
CEILING TO ROOF AT BOUNDARY	70 mm
CEILING HEIGHT OF HOUSE	2,590 mm
GARAGE SETDOWN	0 mm
RL OF GARAGE SLAB	4,750 mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	4,520 mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	4,450 mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	4,485 mm
<b>AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL</b>	<b>2,925 mm</b>
<b>MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL</b>	<b>2,960 mm</b>
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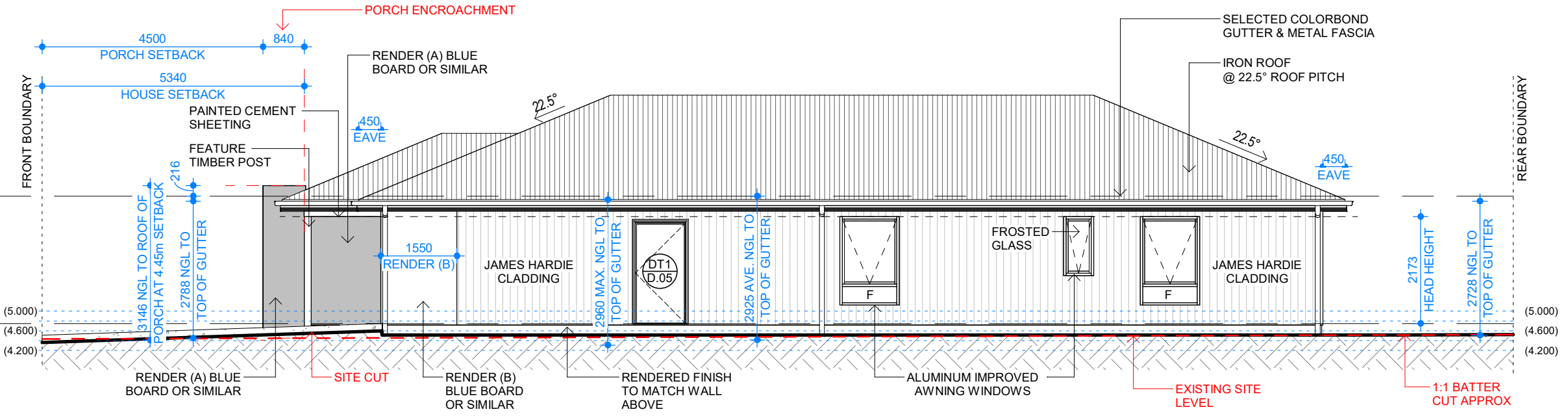
LOT AREAS	
TOTAL SITE AREA	518.00 m <sup>2</sup>
PERMITTED BUILDING AREA	310.80 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>	<b>190.90 m<sup>2</sup> 36.85%</b>
<b>TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS</b>	<b>70.4 m<sup>2</sup> 13.6%</b>
<b>TOTAL PERMEABLE AREA</b>	<b>256.7 m<sup>2</sup> 49.6%</b>

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	JAMES HARDIE CLADDING
	RENDER A BLUE BOARD OR SIMILAR
	RENDER B BLUE BOARD OR SIMILAR

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
	METER BOX
	GAS METER

**NOTE:**  
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AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	6.72m
WALL AREA:	19.70m <sup>2</sup>
AVERAGE WALL HEIGHT:	2.93m



**C ELEVATION**  
D03b 1 : 100

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

Home: **ABELIA-12.5(05H.03)** Facade: **A-ZARA 01-MONUMENT**  
Client: **SJM**  
Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
Drawing: **ELEVATIONS C & D**

DRAWING DETAILS	
09/10/2024 12:15:42 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D03b</b> Issue <b>A03</b>

All dimensions to be verified on site

## GENERAL NOTES



**Sorell Council**  
 Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference:P1  
 Date Received:15/10/2024

**GENERAL NOTES:**

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

**OPENING TO WINDOWS**

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

**CONTROL JOINTS**

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

**HEAD HEIGHTS**

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

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

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

**NOTE:**

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

**GARAGE INTERNAL CONSTRUCTION**


THE INSIDE OF THE GARAGE IS TO INCLUDE THE FOLLOWING:

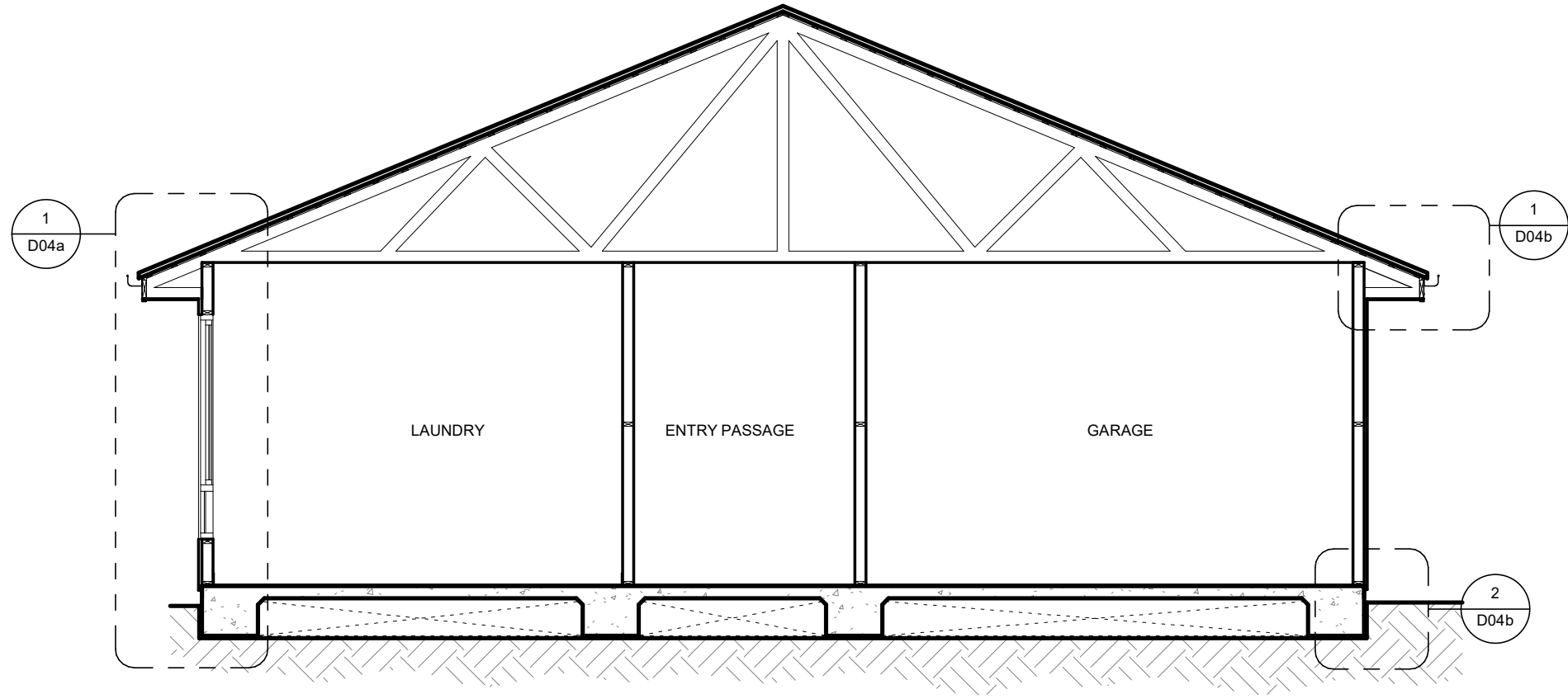
A. CONTROL OF WATER FROM THE GARAGE:  
 I. A 15mm MINIMUM HEIGHT THRESHOLD GRADED SILL (OR OTHER TYPE OF DURABLE GRADED UPSTAND) IS INSTALLED ACROSS THE PEDESTRIAN DOORWAY BETWEEN THE GARAGE AND DWELLING. THE UPSTAND/THRESHOLD IS TO BE SEALED TO THE CONCRETE USING A WATERPROOF SEALANT; OR  
 II. THE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

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

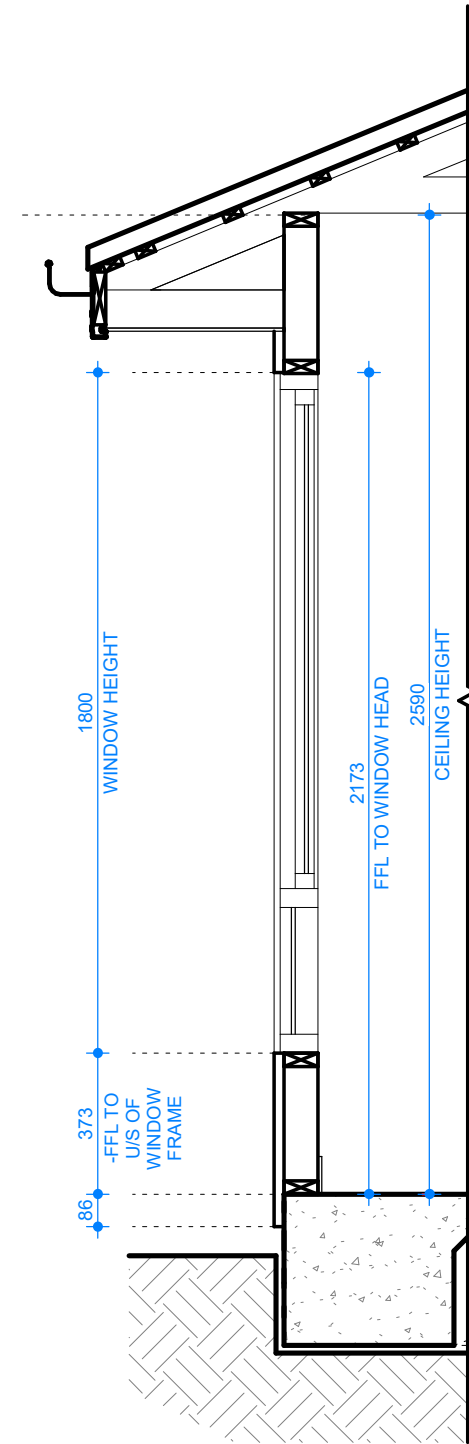
**IMPORTANT NOTES:**

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

 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: <b>ABELIA-12.5(05H.03)</b>	Facade: <b>A-ZARA</b>	<b>DRAWING DETAILS</b>		
	Client: <b>SJM</b>	<b>01-MONUMENT</b>		09/10/2024 12:15:43 pm	
	Location: <b>40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172</b>			SCALE 1 : 100	SHEET SIZE A3
	Drawing: <b>ELEVATIONS - NOTES</b>			JOB No: <b>534N</b>	Issue <b>A03</b>
			All dimensions to be verified on site	Drwg No: <b>D03c</b>	




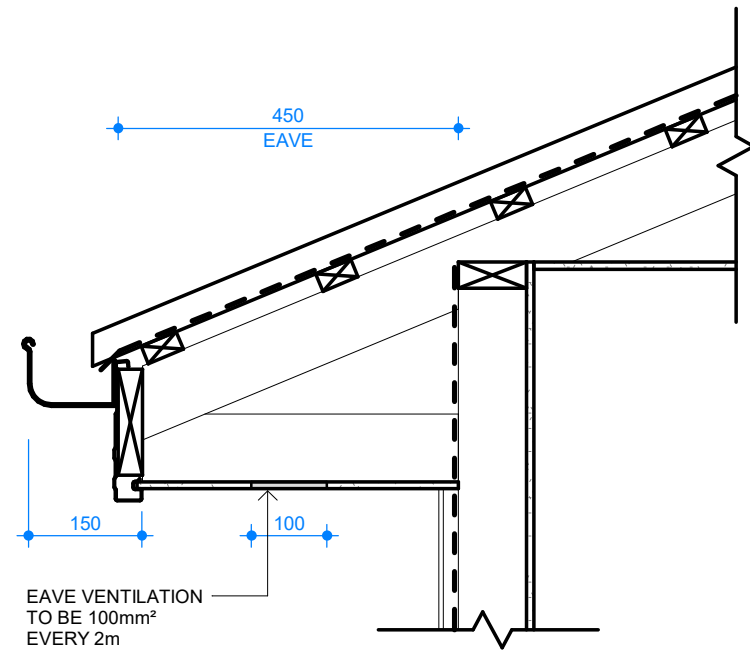
**A SECTION**  
 D02 1 : 50



**1 TYP. SLAB REBATE DETAIL**  
 D04a 1 : 20

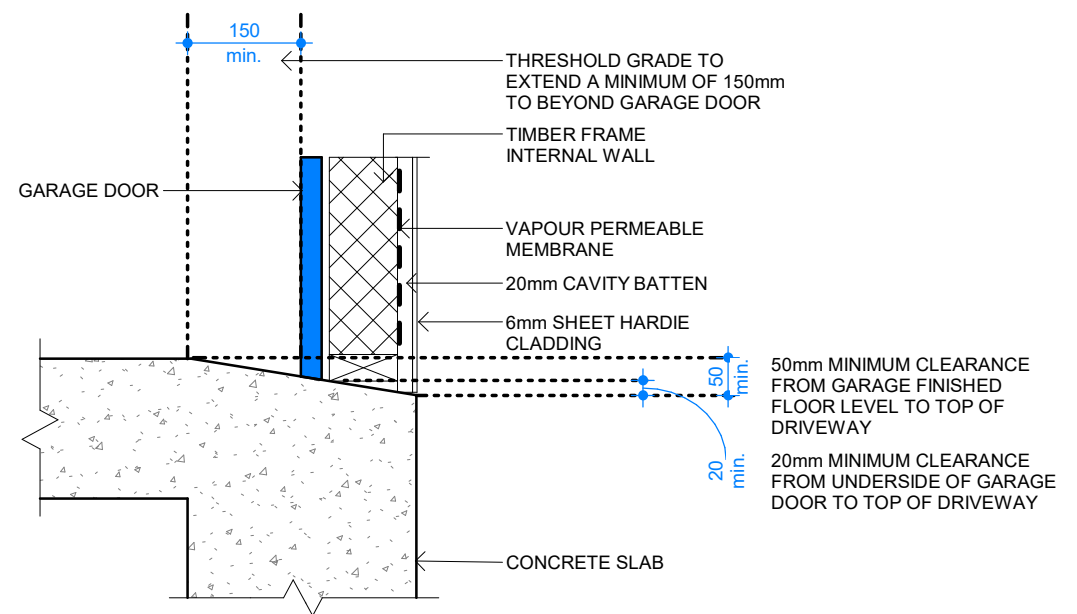
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 <p>1/37 Ascot Dr, Huntingfield TAS 7055        P +61 3 6289 6601</p>	Home: <b>ABELIA-12.5(05H.03)</b>	Facade: <b>A-ZARA</b>	<b>DRAWING DETAILS</b> 09/10/2024 12:15:43 pm SCALE SHEET SIZE As indicated A3	
	Client: <b>SJM</b>	<b>01-MONUMENT</b>		
	Location: <b>40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172</b>		JOB No: <b>534N</b>	
	Drawing: <b>SECTIONS</b>	All dimensions to be verified on site	Drwg No: <b>D04a</b>	Issue <b>A03</b>



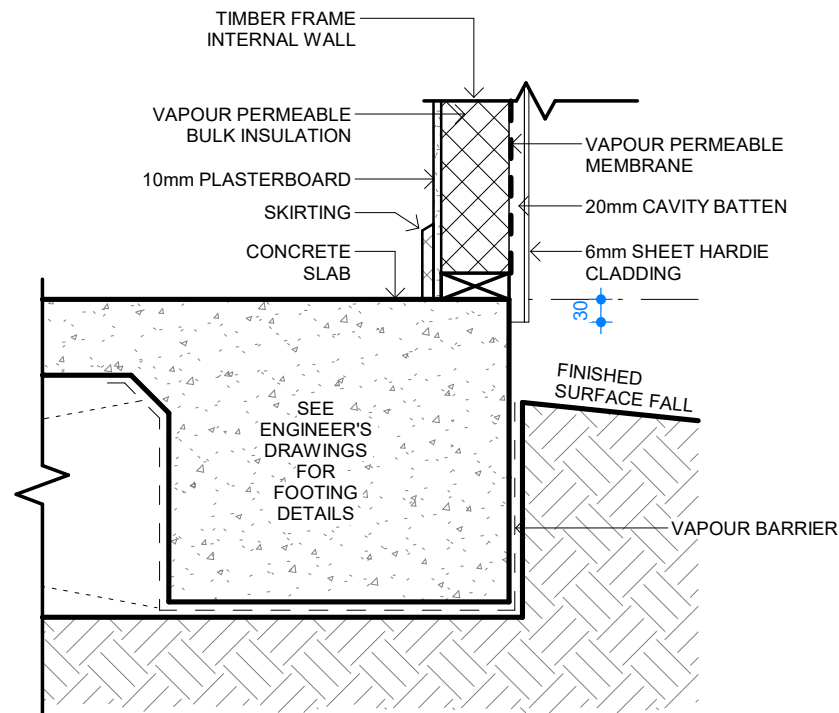
**1 TYP. GUTTER DETAIL -TOP OF WALL**

D04a 1:10



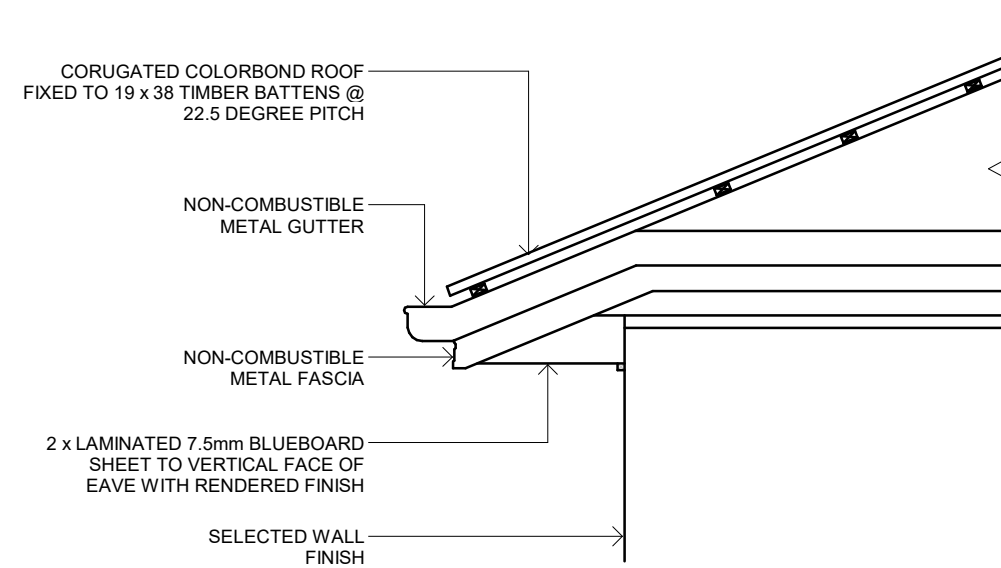
**3 GARAGE GRADED THRESHOLD DETAIL**

1:10



**2 TYP. SLAB REBATE DETAIL**

D04a 1:10



**EAVES DETAIL 1.0m**

1:10

**Sorell Council**  
 Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference:P1  
 Date Received:15/10/2024

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Home: **ABELIA-12.5(05H.03)**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **SECTIONS - TYPICAL**

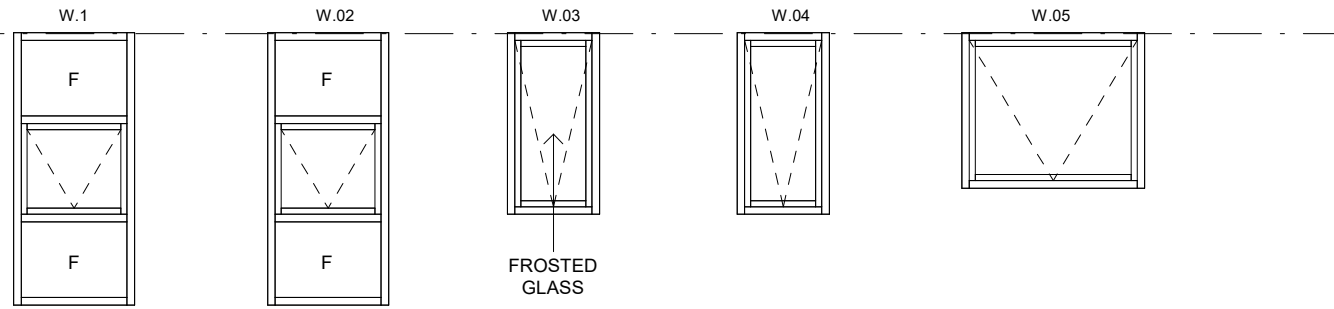
Facade: **A-ZARA  
 01-MONUMENT**

DRAWING DETAILS	
09/10/2024 12:15:44 pm	
SCALE	SHEET SIZE
1:10	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D04b</b>
Issue	<b>A03</b>

All dimensions to be verified on site



WINDOW 2173 AFFL  
HEAD HT

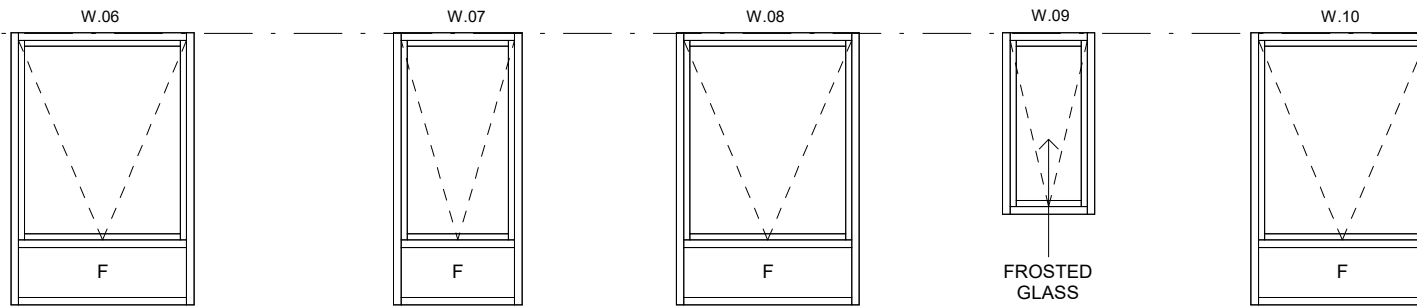


FFL 0

### WINDOW SCHEDULE

WINDOW NO.	DESCRIPTION	HEIGHT	WIDTH	HEAD HEIGHT
W.01	1 Panel Wide Awning Window - 1 Opening Sash, Fixed Top & Bottom Panel	1800	800	2173
W.02	1 Panel Wide Awning Window - 1 Opening Sash, Fixed Top & Bottom Panel	1800	800	2173
W.03	1 Panel Wide Awning Window - 1 Opening Sash Only	1200	610	2173
W.04	1 Panel Wide Awning Window - 1 Opening Sash Only	1200	610	2173
W.05	1 Panel Wide Awning Window - 1 Opening Sash Only	1027	1210	2173
W.06	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	1210	2173
W.07	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	850	2173
W.08	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	1210	2173
W.09	1 Panel Wide Awning Window - 1 Opening Sash Only	1200	610	2173
W.10	1 Panel Wide Awning Window - 1 Opening Sash, 1 Fixed Bottom Panel	1800	1210	2173

WINDOW 2173 AFFL  
HEAD HT



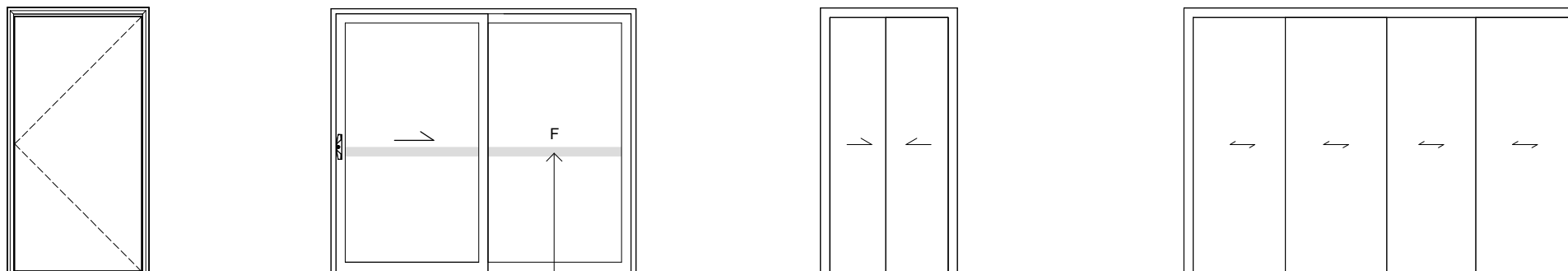
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### DOOR SCHEDULE

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

## WINDOW SCHEDULE

1 : 50



FFL 0

DT1  
SOLID CORE TIMBER  
SINGLE SWING DOOR

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

SOLID  
IDENTIFICATION  
STRIP 75mm WIDE

DT3  
2 PANEL ROBE/LINEN  
SLIDING DOOR

DT4  
4 PANEL ROBE/LINEN  
SLIDING DOOR

**Sorell Council**  
Development Application: Development  
Application - 40 Spoonbill Loop, Sorell.pdf  
Plans Reference:P1  
Date Received:15/10/2024

## DOOR TYPE ELEVATION

1 : 50

- IMPORTANT NOTES:**
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- 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=4.15 SHGC=0.57  
-SIGNATURE 100mm SLIDING DOOR (CLEAR DOUBLE GLAZED) -U-VALUE=3.7 SHGC=0.63

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

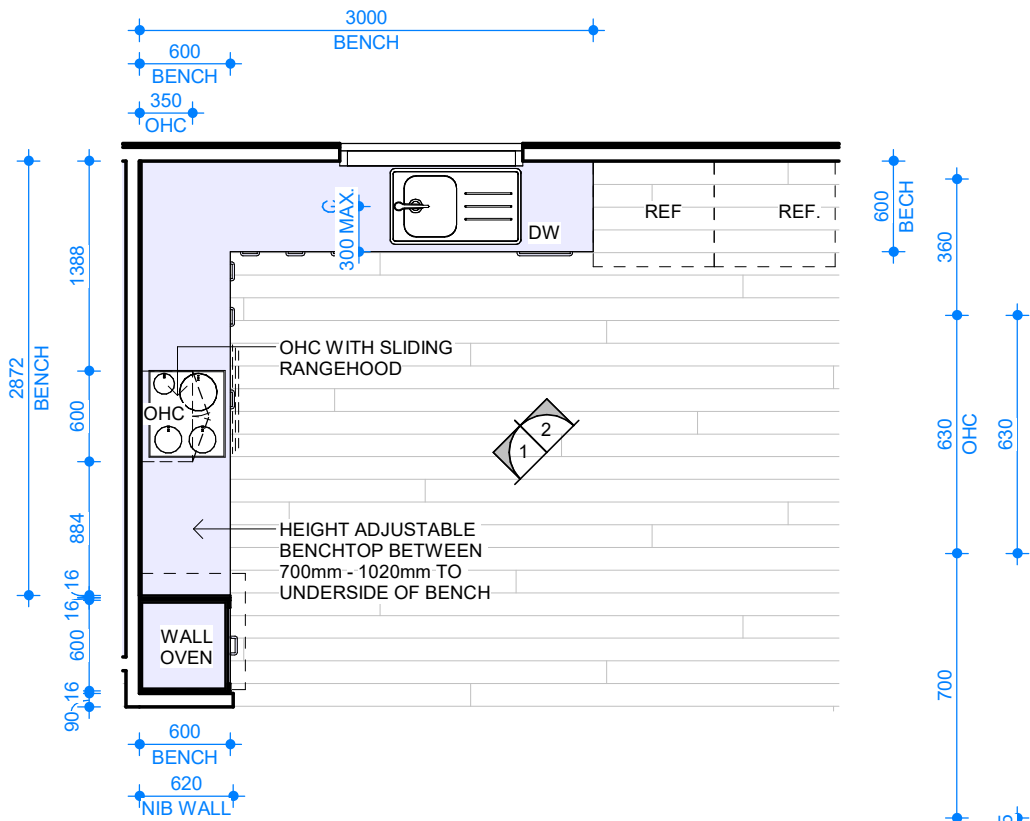
Home: **ABELIA-12.5(05H.03)**  
Client: **SJM**  
Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
Drawing: **WINDOW & DOOR SCHEDULE**

Facade: **A-ZARA  
01-MONUMENT**

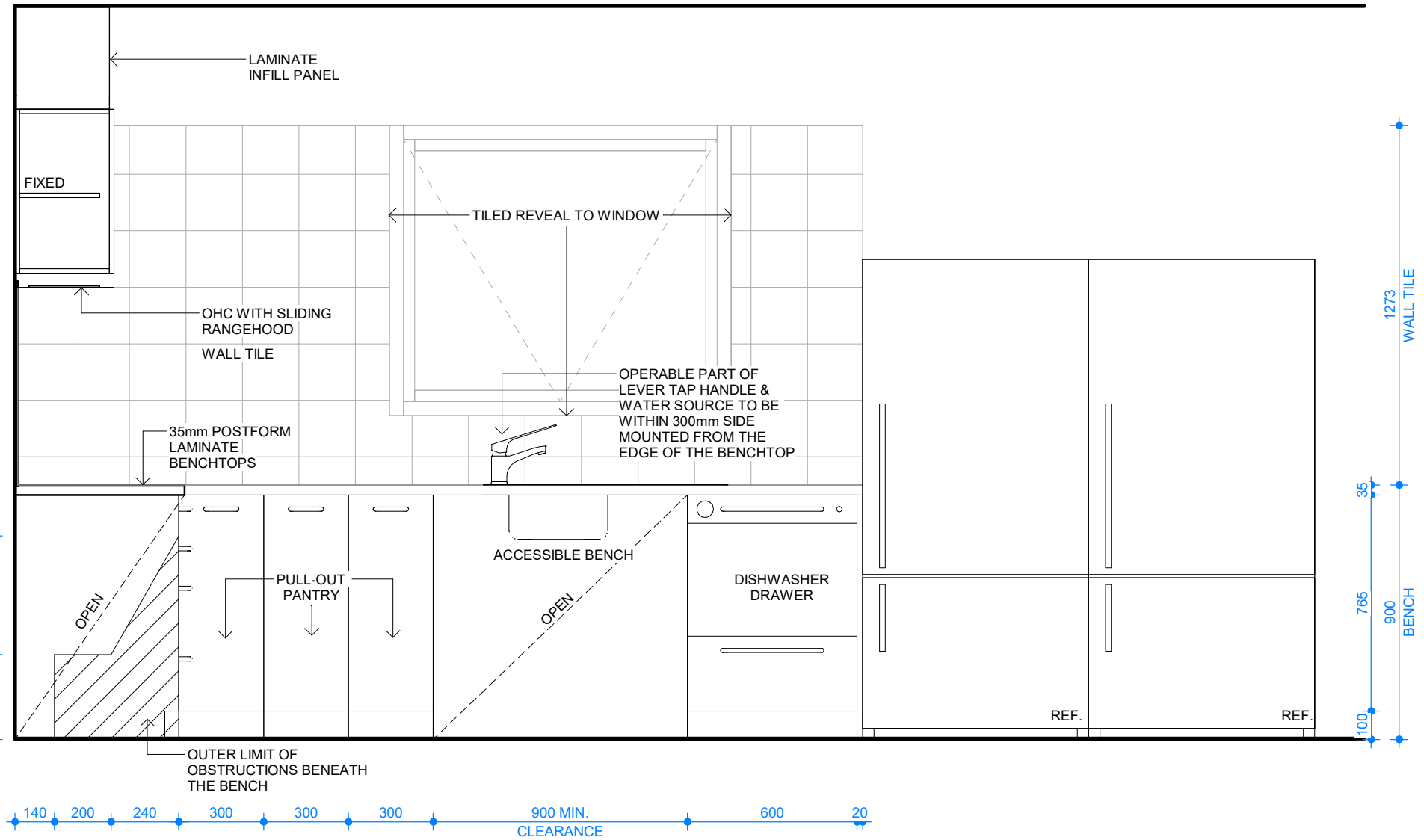
DRAWING DETAILS	
09/10/2024 12:15:44 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D05</b> Issue <b>A03</b>

All dimensions to be verified on site





350 OHC



**KITCHEN PLAN**

1 : 50

**D PULL HANDLE:**

D PULL CUPBOARD HANDLES TO ALL CUPBOARDS UNLESS NOTED OTHERWISE

PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

**C.O.S. DIMENSION:**

ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE

**BENCHTOP:**

35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

**IMPORTANT NOTES:**

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
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1/37 Ascot Dr, Huntingfield TAS 7055  
 P +61 3 6289 6601

Home: ABELIA-12.5(05H.03)

Client: SJM

Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172

Drawing: INTERNAL ELEVATIONS - KITCHEN

Facade: A-ZARA

01-MONUMENT

**DRAWING DETAILS**

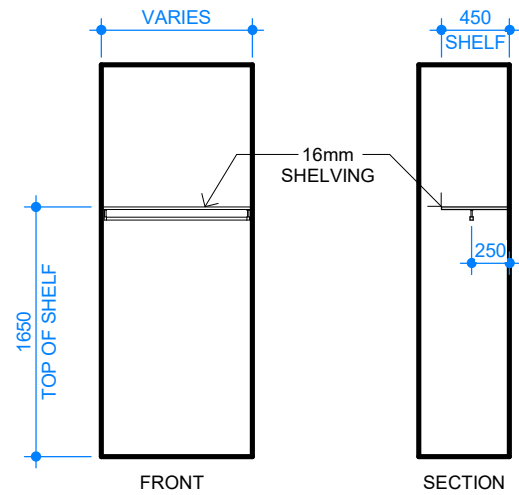
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SCALE As indicated SHEET SIZE A3

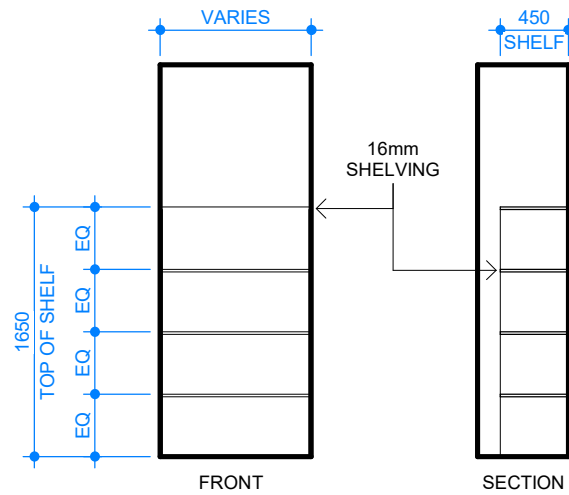
JOB No: 534N

Drwg No: D06b Issue A03

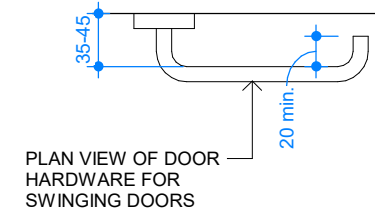
All dimensions to be verified on site



**TYPICAL ROBE**  
1 : 50



**TYPICAL LINEN**  
1 : 50



**TYPICAL DOOR HARDWARE**  
1 : 5


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

PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

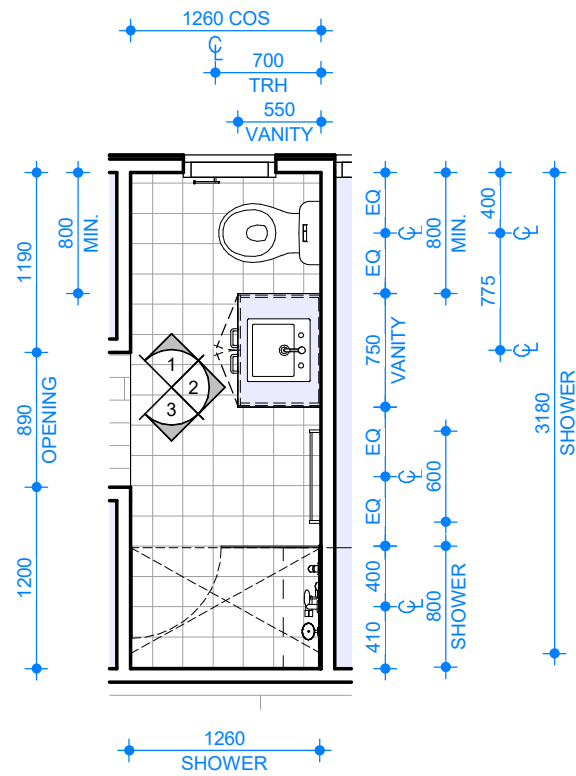
**C.O.S. DIMENSION:**  
ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE

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

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 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: <b>ABELIA-12.5(05H.03)</b>	Facade: <b>A-ZARA</b>	<b>DRAWING DETAILS</b> 09/10/2024 12:15:46 pm SCALE SHEET SIZE As indicated A3	
	Client: <b>SJM</b>	<b>01-MONUMENT</b>		
	Location: <b>40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172</b>			JOB No: <b>534N</b>
	Drawing: <b>INTERNAL ELEVATIONS - TYPICAL</b>			All dimensions to be verified on site Drwg No: <b>D06d</b> Issue <b>A03</b>





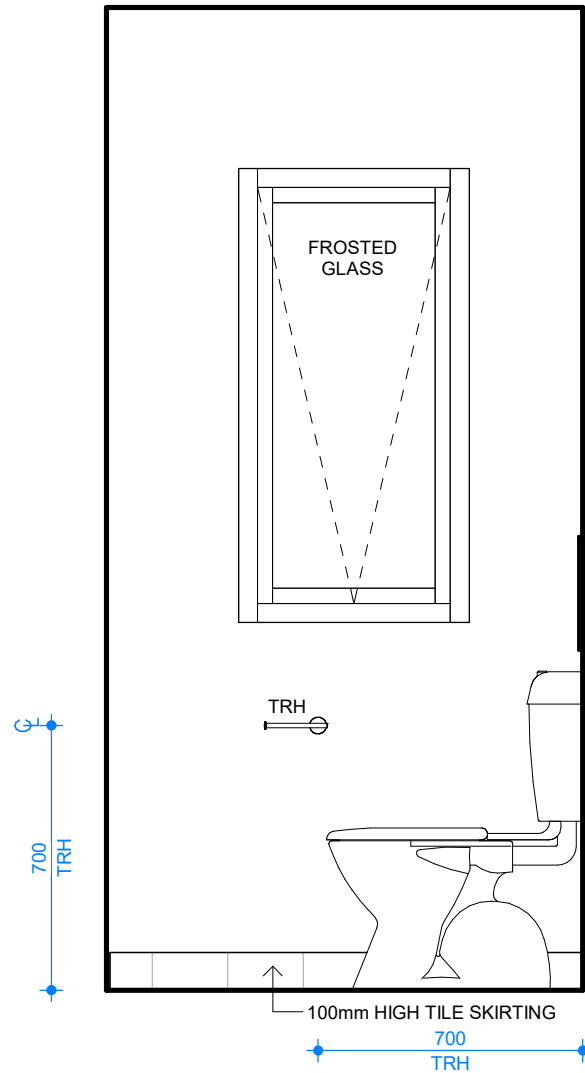
**WC PLAN**  
1 : 50

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

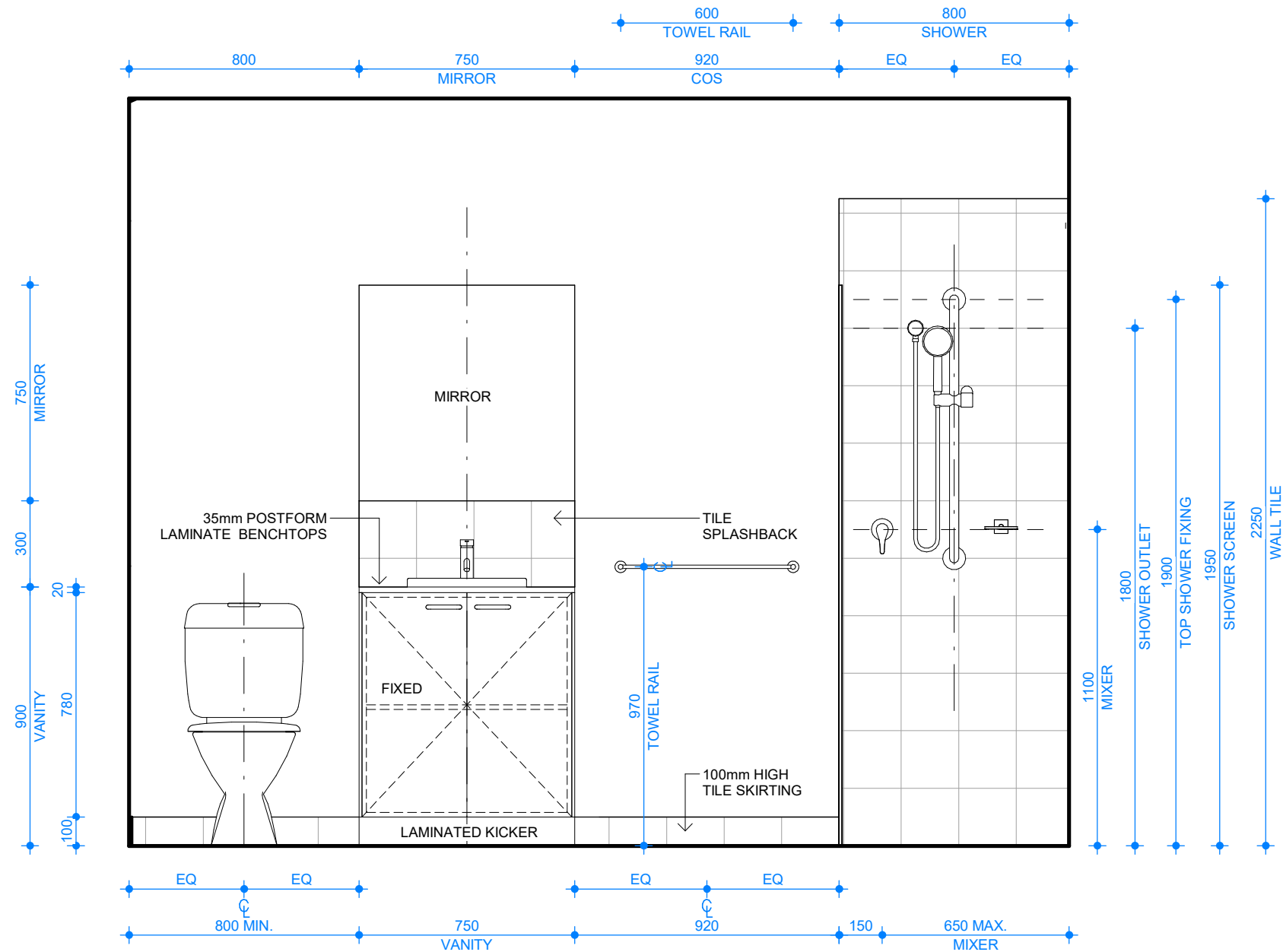
PUSH TO RELEASE MECHANISMS FOR BOTH OVERHEAD AND UNDER BENCH CUPBOARDS

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

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



**1 WC ELEVATION**  
D07a 1 : 20



**2 WC ELEVATION**  
D07a 1 : 20

**IMPORTANT NOTES:**

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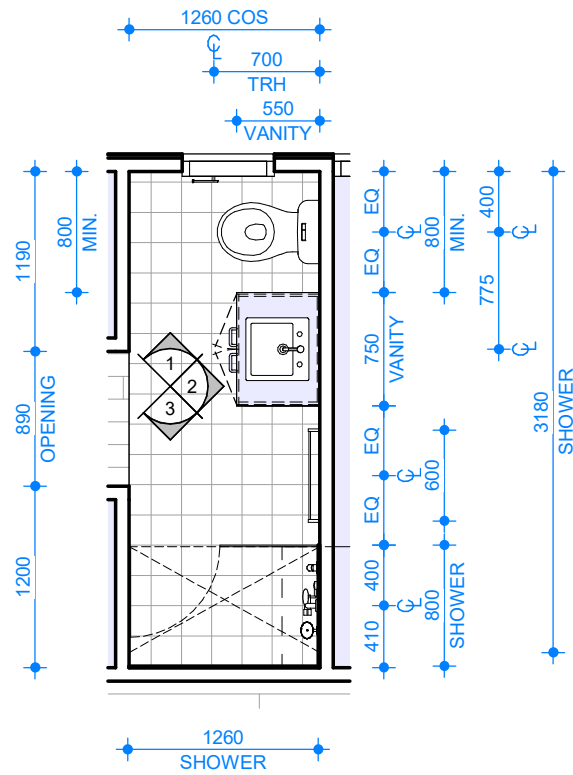
1/37 Ascot Dr, Huntingfield TAS 7055  
 P +61 3 6289 6601

Home: **ABELIA-12.5(05H.03)**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **WET AREA ELEVATIONS - WC**

Facade: **A-ZARA  
 01-MONUMENT**

DRAWING DETAILS	
09/10/2024 12:15:46 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D07a</b>
Issue	<b>A03</b>

All dimensions to be verified on site



### WC PLAN

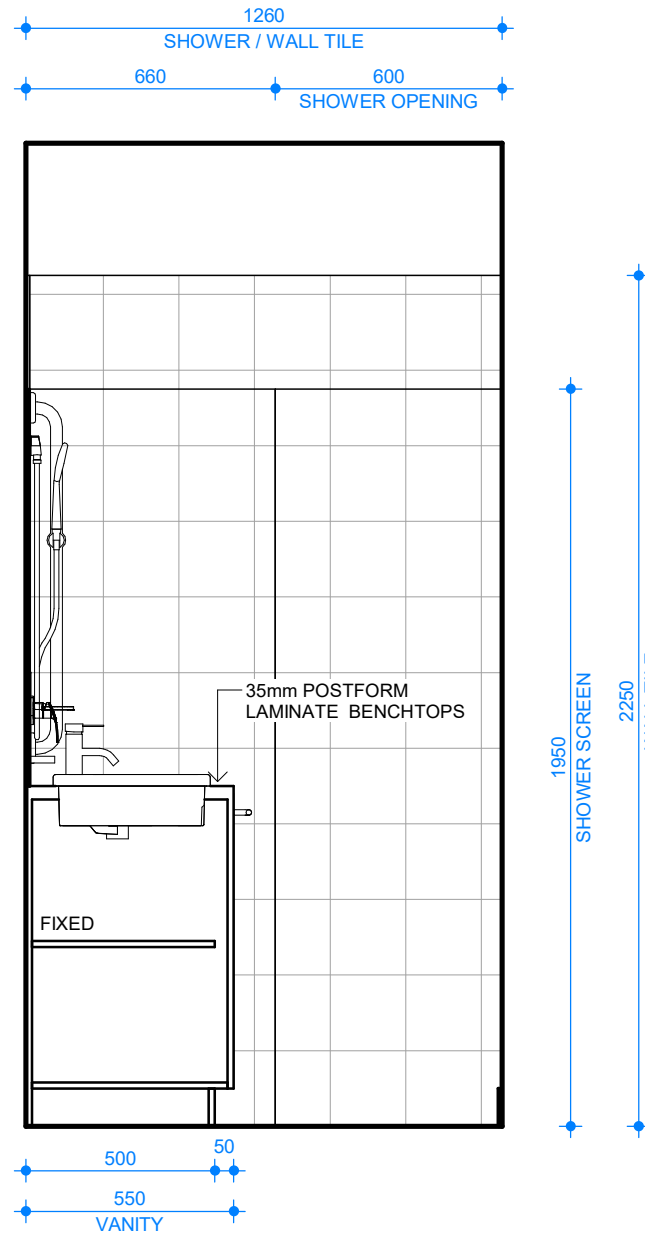
1 : 50

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




### 3 WC ELEVATION


D07a 1 : 20

**IMPORTANT NOTES:**

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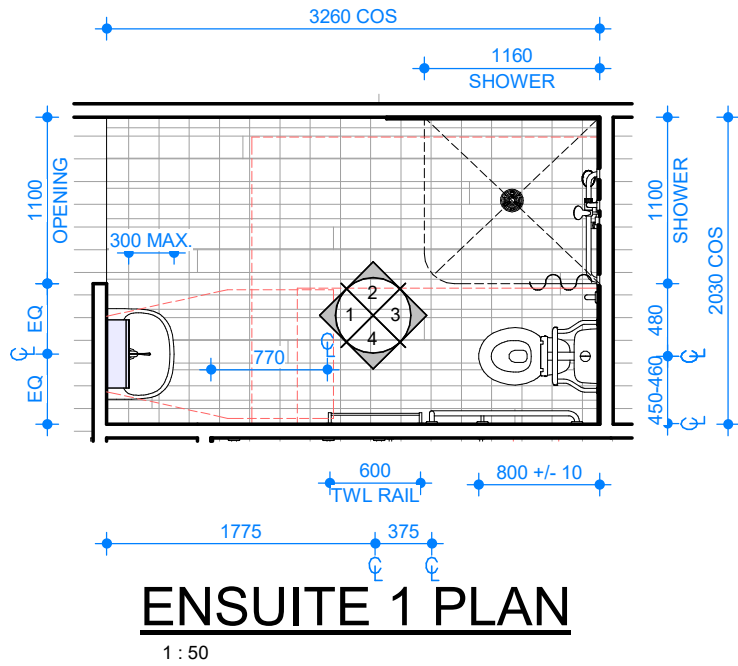
**Sorell Council**  
Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
Plans Reference:P1  
Date Received:15/10/2024

	1/37 Ascot Dr, Huntingfield TAS 7055	Home: <b>ABELIA-12.5(05H.03)</b>	Facade: <b>A-ZARA</b>
	P +61 3 6289 6601	Client: <b>SJM</b>	<b>01-MONUMENT</b>
Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172		Drawing: <b>WET AREA ELEVATIONS - WC</b>	

	1/37 Ascot Dr, Huntingfield TAS 7055	Home: <b>ABELIA-12.5(05H.03)</b>	Facade: <b>A-ZARA</b>
	P +61 3 6289 6601	Client: <b>SJM</b>	<b>01-MONUMENT</b>
Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172		Drawing: <b>WET AREA ELEVATIONS - WC</b>	

DRAWING DETAILS	
09/10/2024 12:15:47 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D07b</b>
Issue	<b>A03</b>

All dimensions to be verified on site



**ENSUITE 1 PLAN**

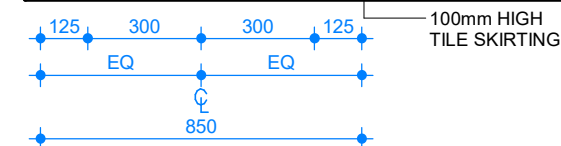
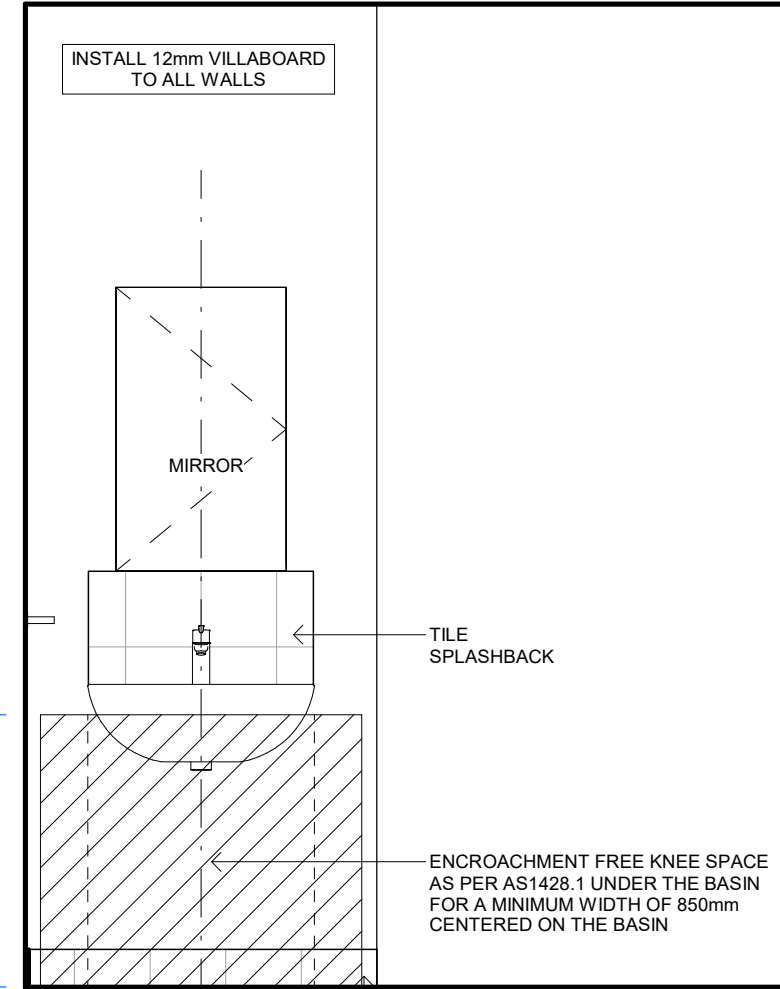
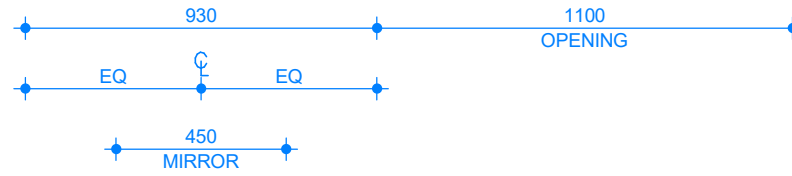
1 : 50

**D PULL HANDLE:**  
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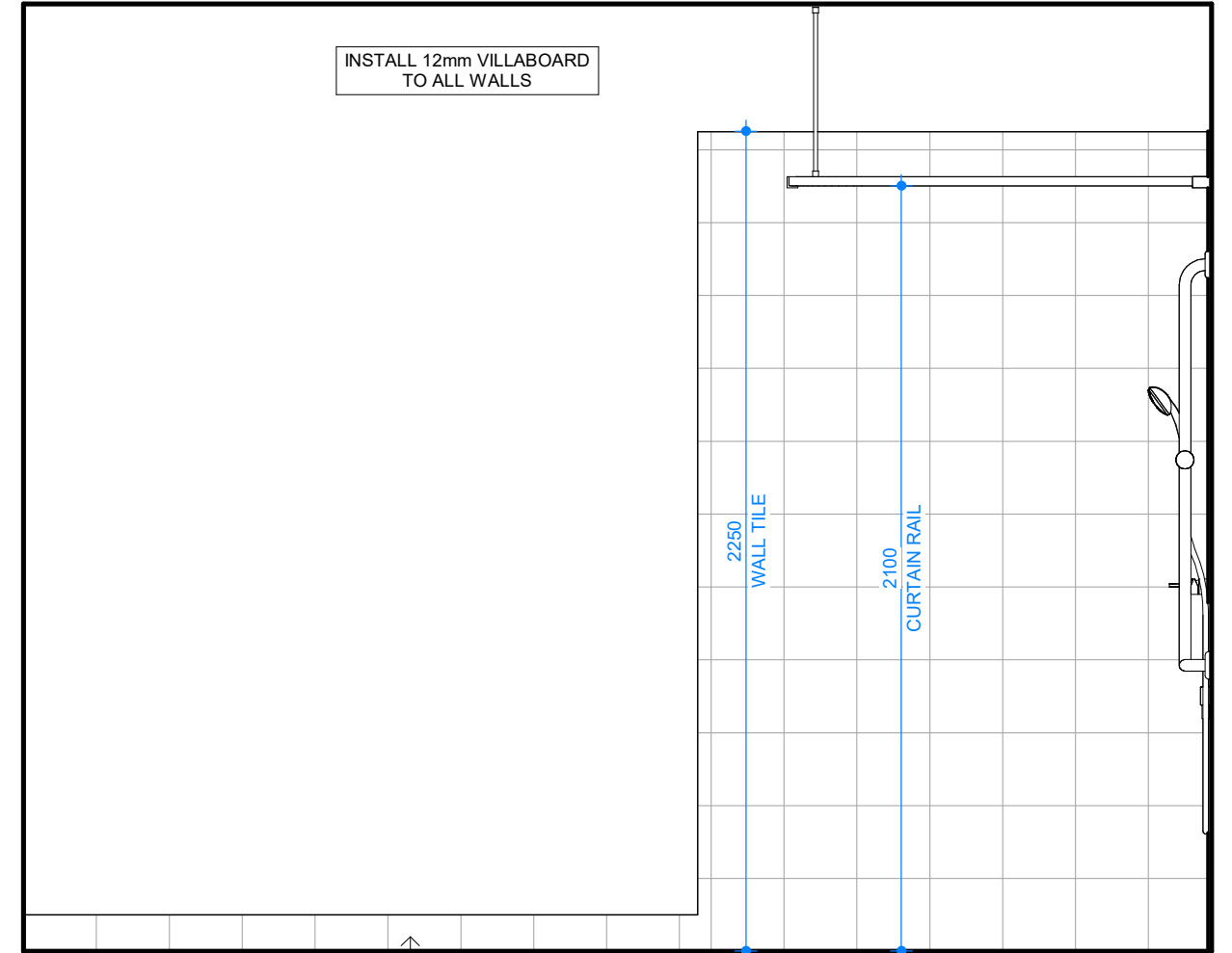
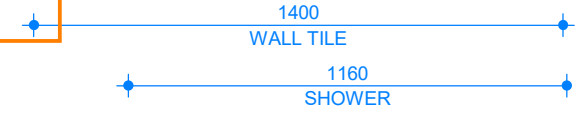
**BENCHTOP:**  
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)



**1 ENSUITE 1 ELEVATION**

D07c 1 : 20

**Sorell Council**  
Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
Plans Reference:P1  
Date Received:15/10/2024



100mm HIGH TILE SKIRTING

**2 ENSUITE 1 ELEVATION**

D07c 1 : 20

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

Home: ABELIA-12.5(05H.03)

Client: SJM

Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172

Drawing: WET AREA ELEVATIONS - ENSUITE 1

Facade: A-ZARA

01-MONUMENT

**DRAWING DETAILS**

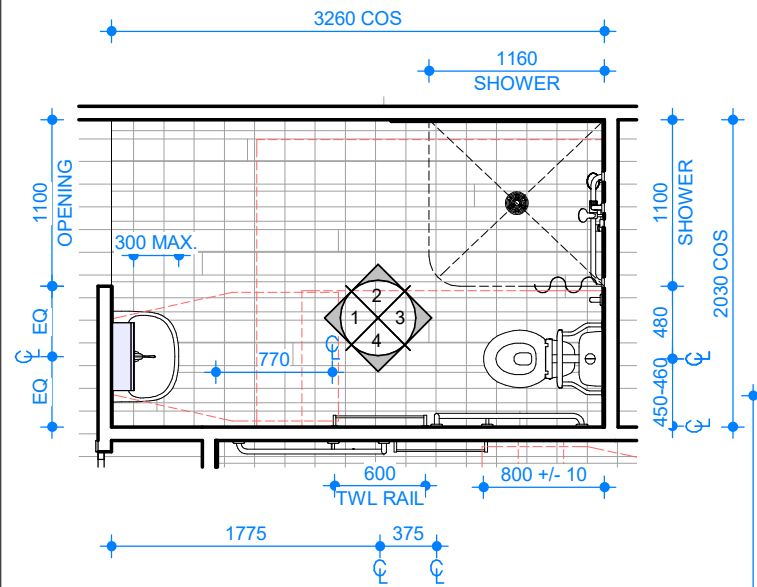
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SCALE As indicated SHEET SIZE A3

JOB No: 534N

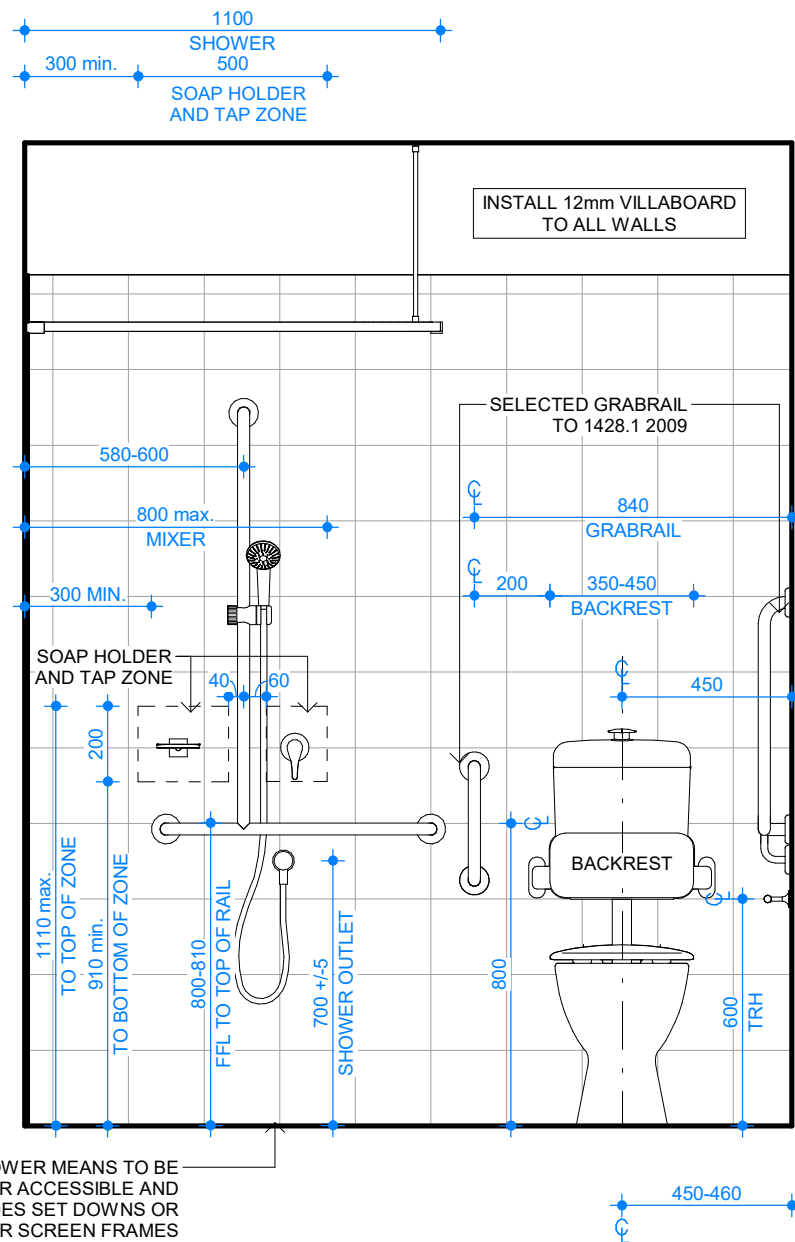
Drwg No: D07c Issue A03

All dimensions to be verified on site



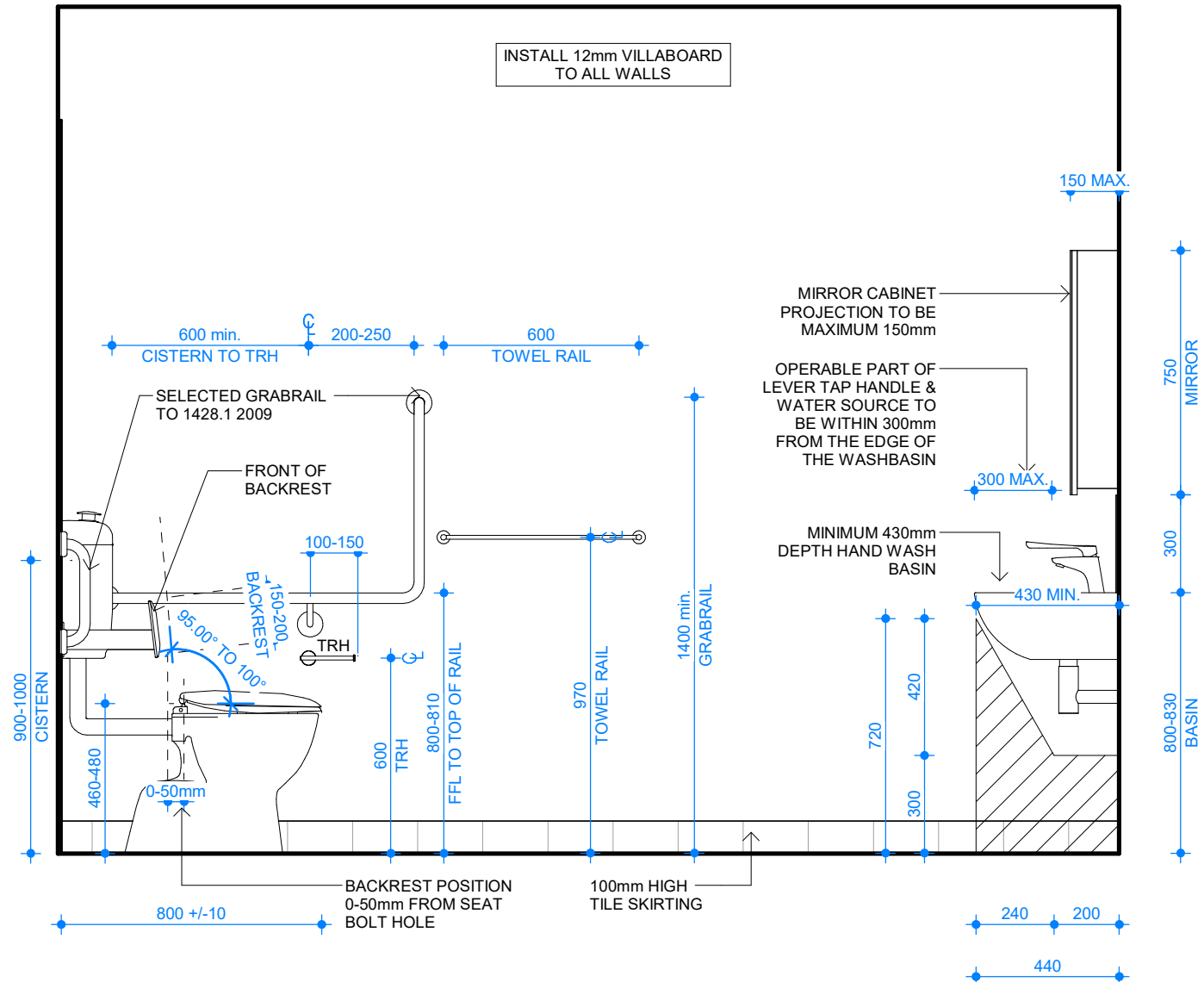
**ENSUITE 1 PLAN**

1 : 50



**3 ENSUITE 1 ELEVATION**

D07c 1 : 20



**4 ENSUITE 1 ELEVATION**

D07c 1 : 20

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

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

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

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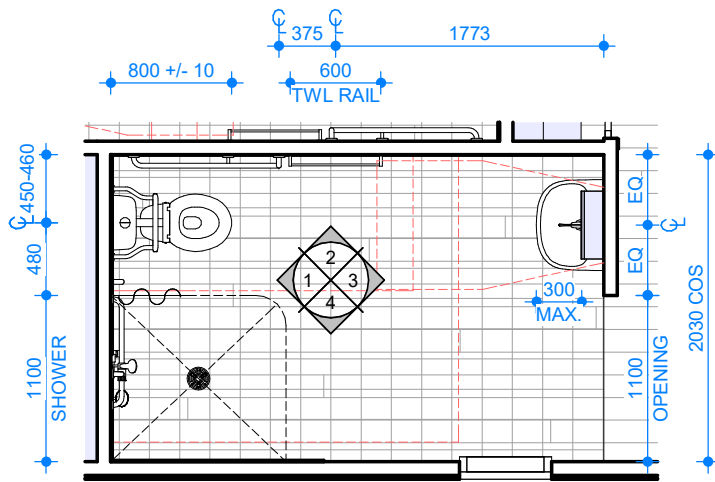
**SJM property developments**  
 1/37 Ascot Dr, Huntingfield TAS 7055  
 P +61 3 6289 6601

Home: **ABELIA-12.5(05H.03)** Facade: **A-ZARA 01-MONUMENT**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **WET AREA ELEVATIONS - ENSUITE 1**

DRAWING DETAILS	
09/10/2024 12:15:49 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D07d</b> Issue <b>A03</b>

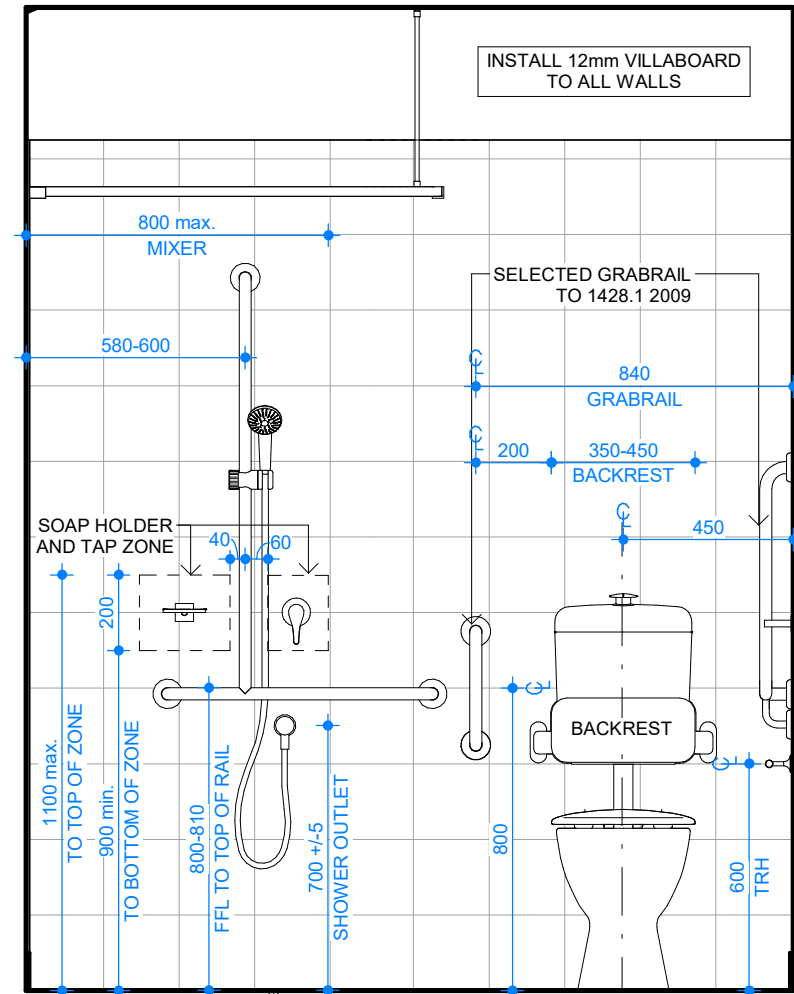
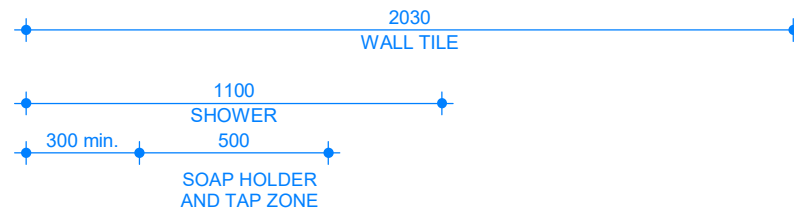
All dimensions to be verified on site





# ENSUITE 2 PLAN

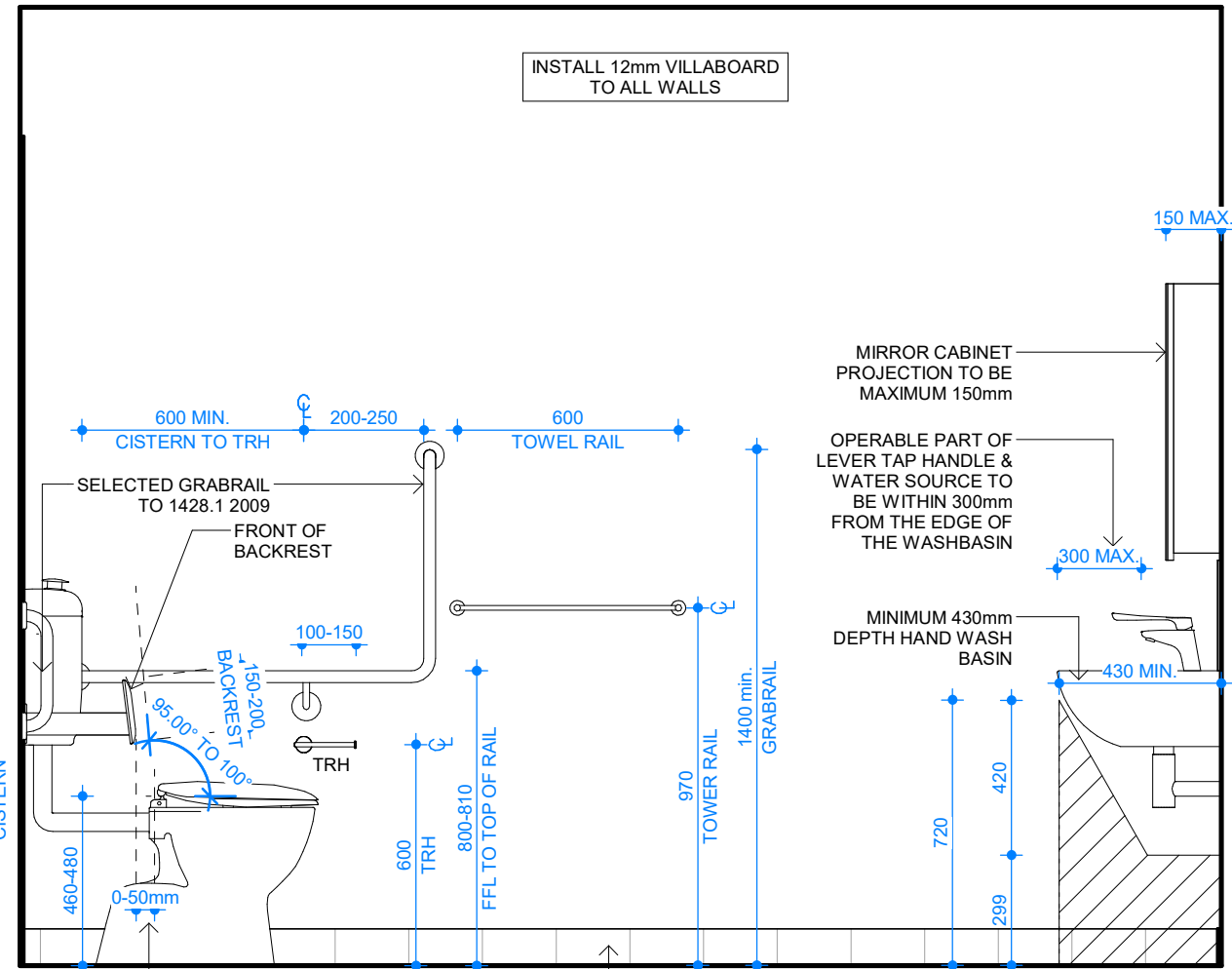
1 : 50



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

# 1 ENSUITE 2 ELEVATION

D07e 1 : 20



# 2 ENSUITE 2 ELEVATION

D07e 1 : 20

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

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**BENCHTOP:**  
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P +61 3 6289 6601

Home: ABELIA-12.5(05H.03)

Client: SJM

Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172

Drawing: WET AREA ELEVATIONS - ENSUITE 2

Facade: A-ZARA

01-MONUMENT

**DRAWING DETAILS**

09/10/2024 12:15:50 pm

SCALE SHEET SIZE

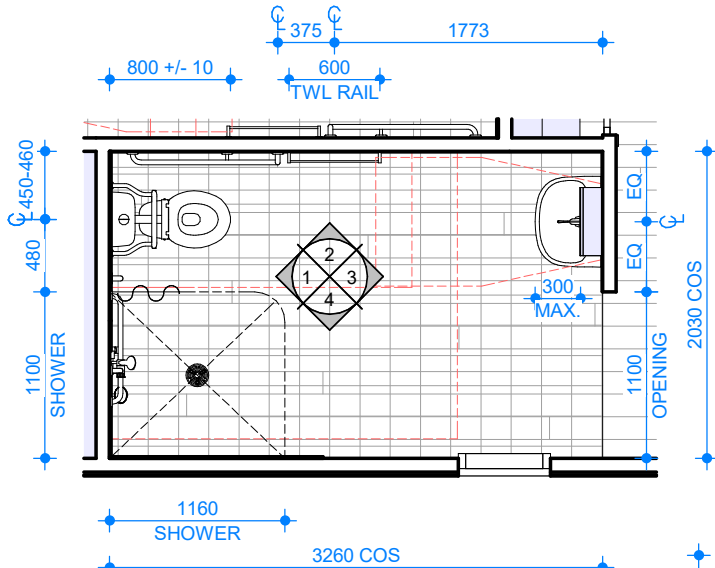
As indicated A3

JOB No: 534N

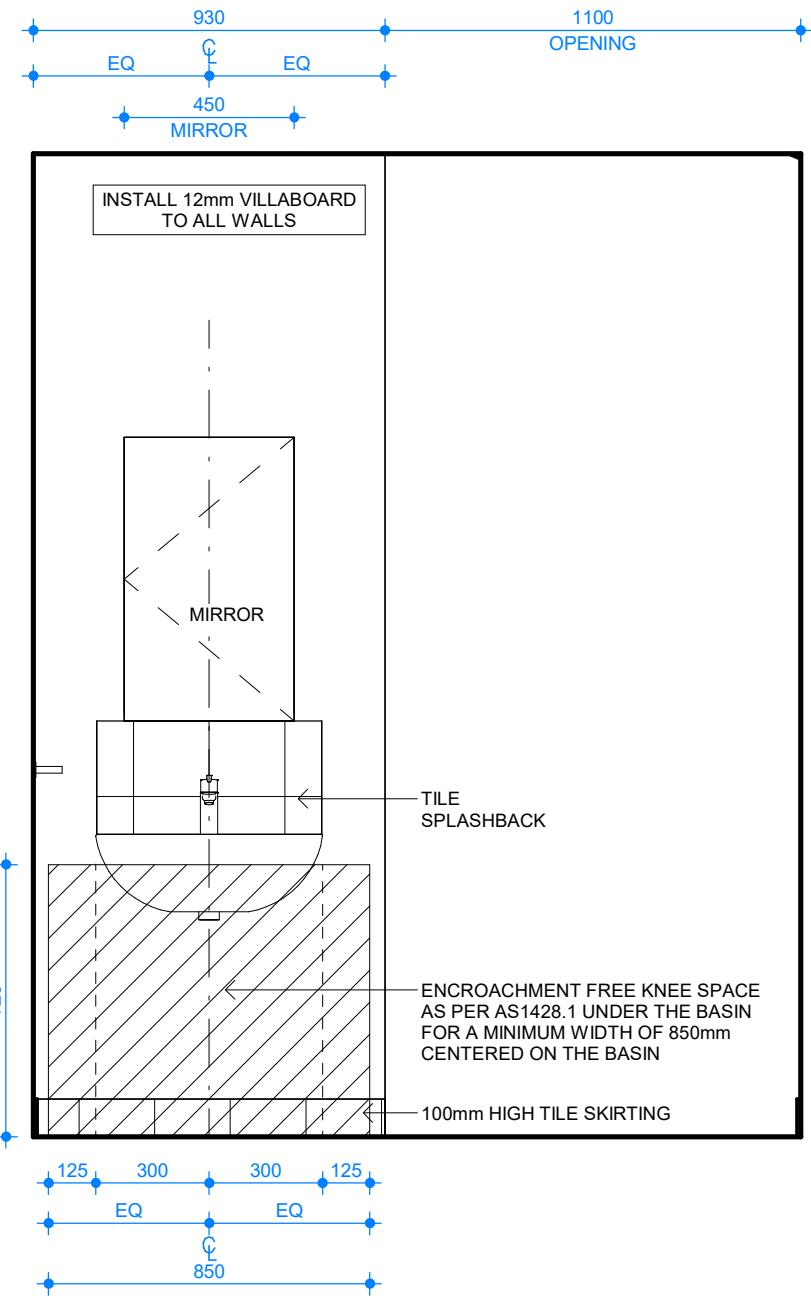
Drwg No: D07e Issue A03

All dimensions to be verified on site

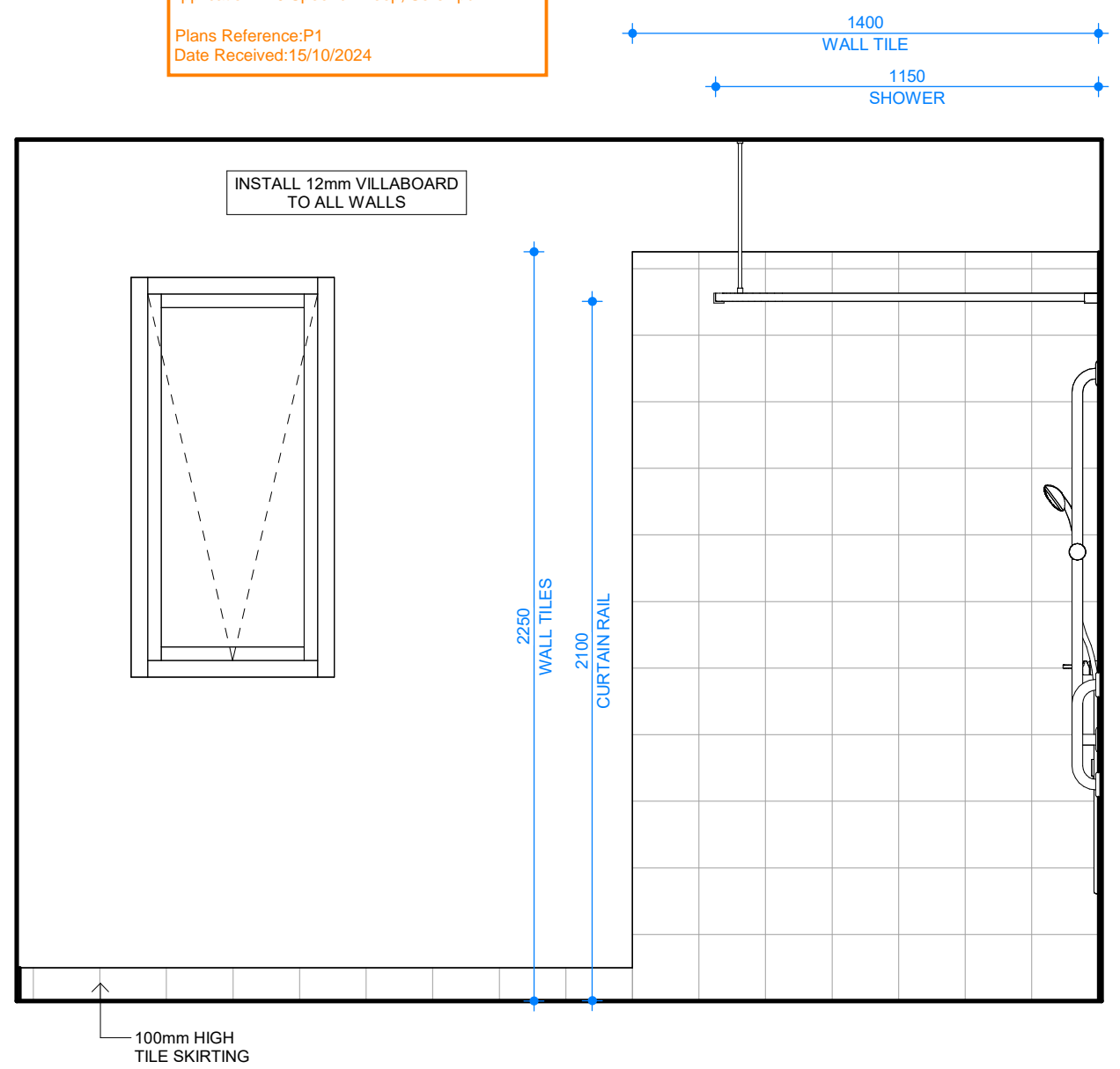
**Sorell Council**  
 Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference:P1  
 Date Received:15/10/2024



**ENSUITE 2 PLAN**  
1 : 50



**3 ENSUITE 2 ELEVATION**  
D07e 1 : 20



**4 ENSUITE 2 ELEVATION**  
D07e 1 : 20

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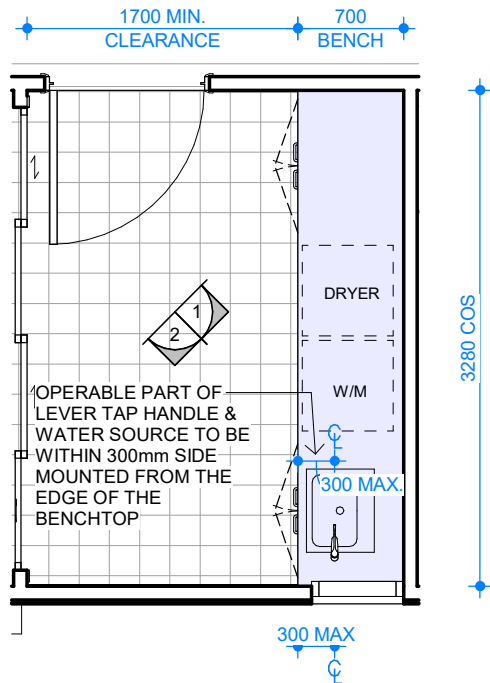
**BENCHTOP:**  
35mm POSTFORM LAMINATE BENCHTOPS THROUGHOUT (INCLUDING LAUNDRY)

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

Home: **ABELIA-12.5(05H.03)** Facade: **A-ZARA 01-MONUMENT**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **WET AREA ELEVATIONS - ENSUITE 2**

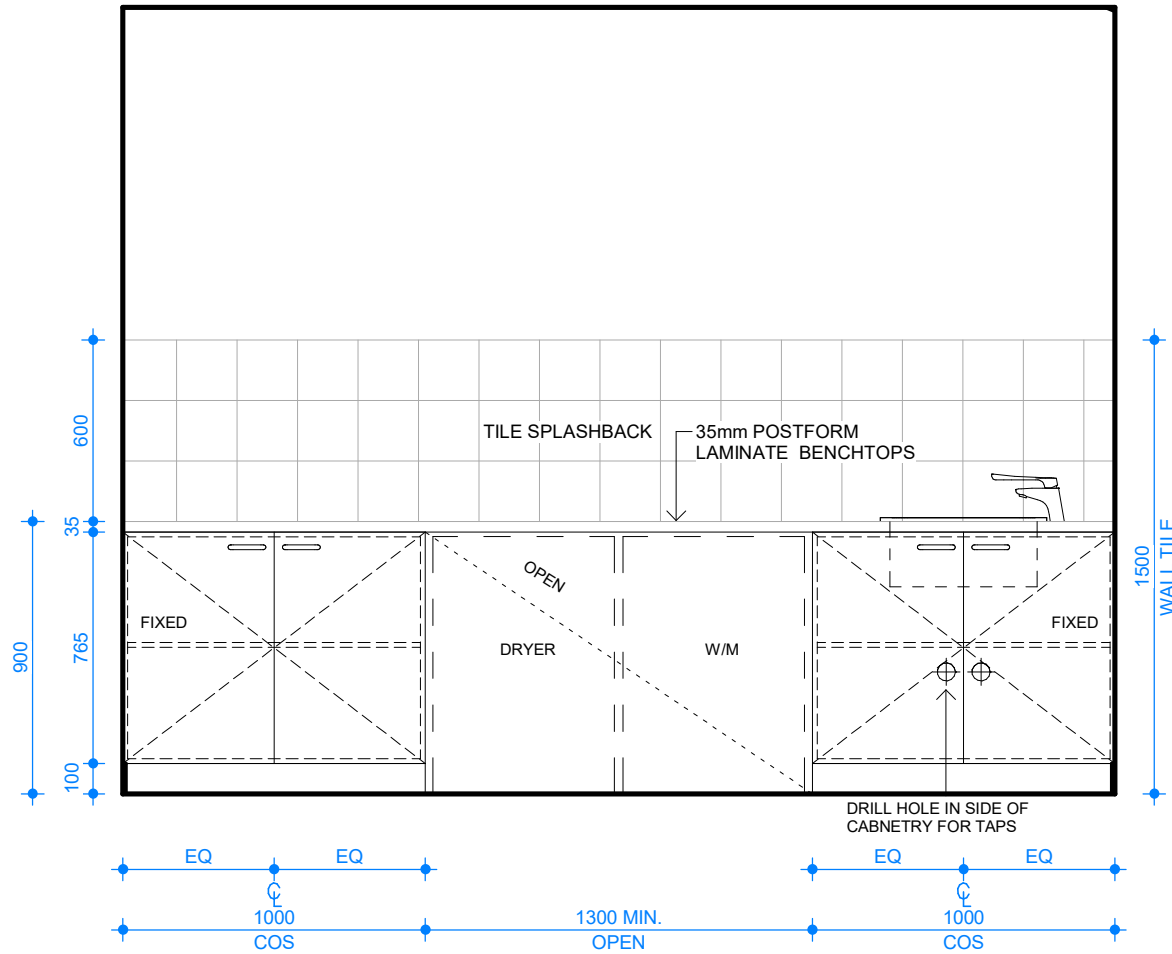
DRAWING DETAILS	
09/10/2024 12:15:51 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D07f</b> Issue <b>A03</b>
All dimensions to be verified on site	



**LAUNDRY PLAN**

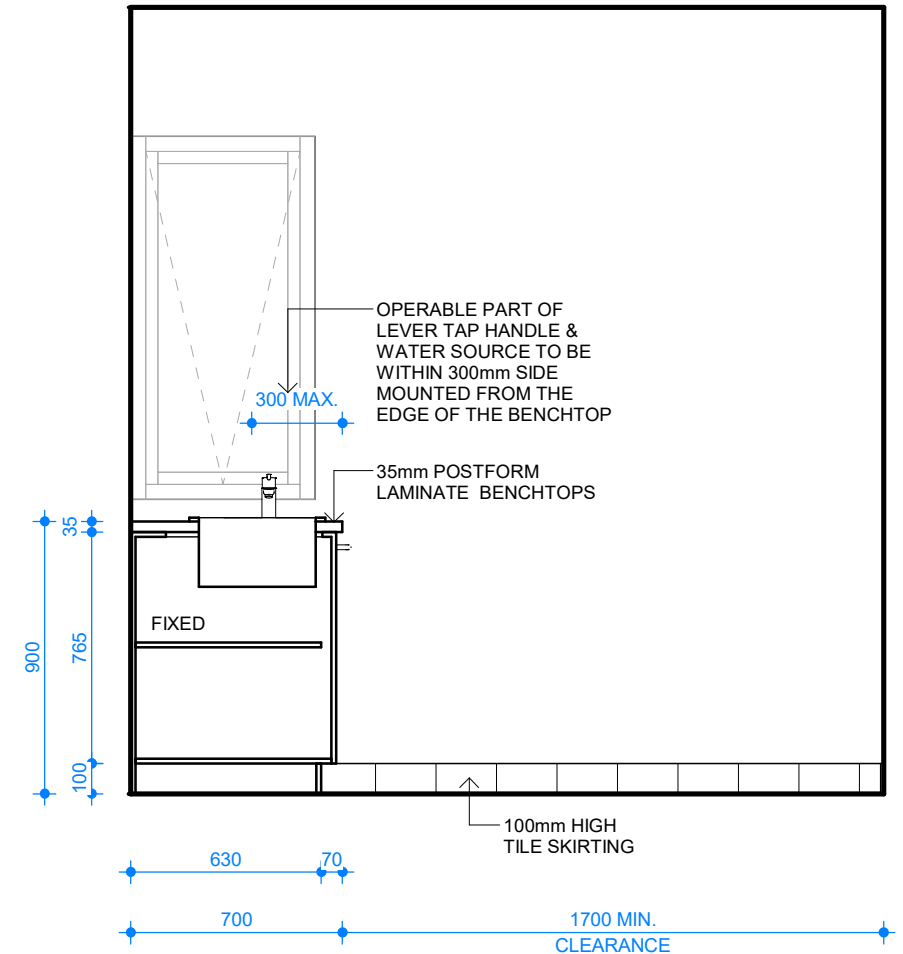
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**Sorell Council**  
 Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference: P1  
 Date Received: 15/10/2024



**1 LAUNDRY ELEVATION**

D07g 1 : 25



**2 LAUNDRY ELEVATION**

D07g 1 : 25


**D PULL HANDLE:**  
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**C.O.S. DIMENSION:**  
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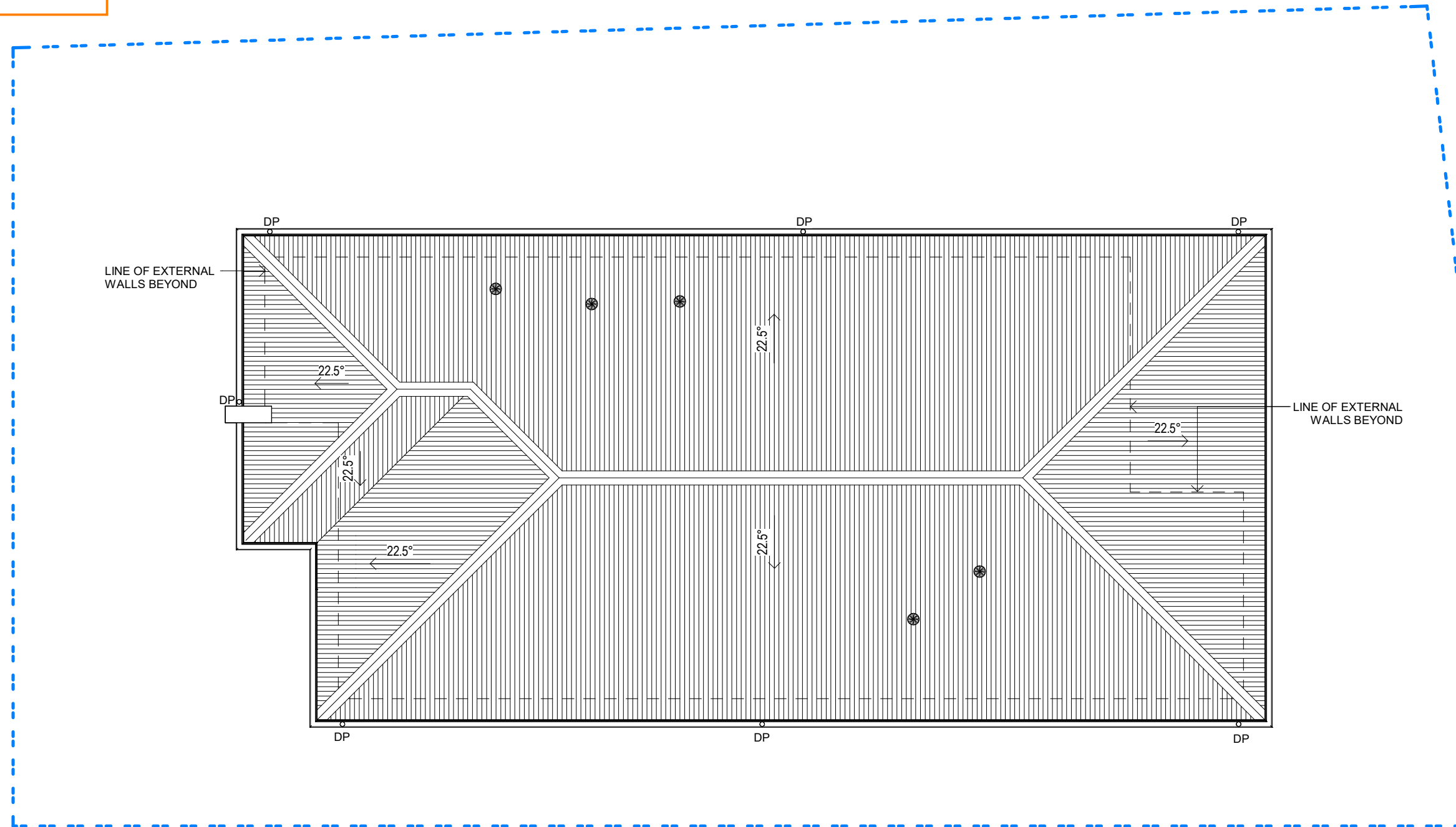
**BENCHTOP:**  
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  - FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
  - ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
  - THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
  - ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

 <p>1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601</p>	Home: <b>ABELIA-12.5(05H.03)</b>	Facade: <b>A-ZARA</b>	<b>DRAWING DETAILS</b> 09/10/2024 12:15:52 pm SCALE: As indicated SHEET SIZE: A3	
	Client: <b>SJM</b>	<b>01-MONUMENT</b>		
	Location: <b>40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172</b>		JOB No: <b>534N</b>	
	Drawing: <b>WET AREA ELEVATIONS - LAUNDRY</b>		Drwg No: <b>D07g</b>	Issue <b>A03</b>

All dimensions to be verified on site

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS



## ROOF PLAN

1 : 100

**IMPORTANT NOTES:**

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Home: **ABELIA-12.5(05H.03)**

Client: **SJM**

Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**

Drawing: **ROOF PLAN**

Facade: **A-ZARA  
01-MONUMENT**



All dimensions to be verified on site

**DRAWING DETAILS**

09/10/2024 12:15:52 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB No: **534N**

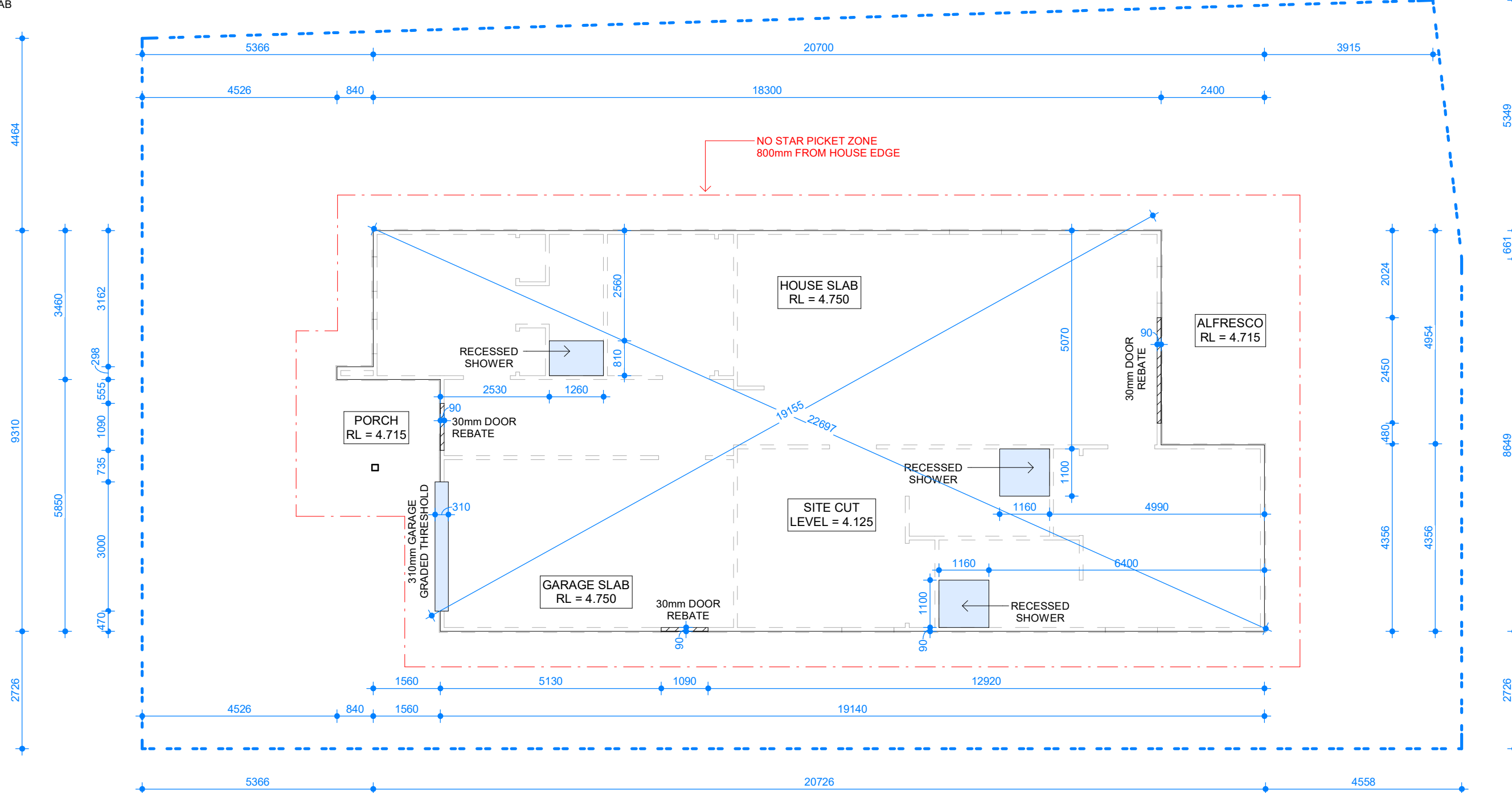
Drwg No: **D08** Issue **A03**



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

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

**Sorell Council**  
 Development Application: Development  
 Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference: P1  
 Date Received: 15/10/2024





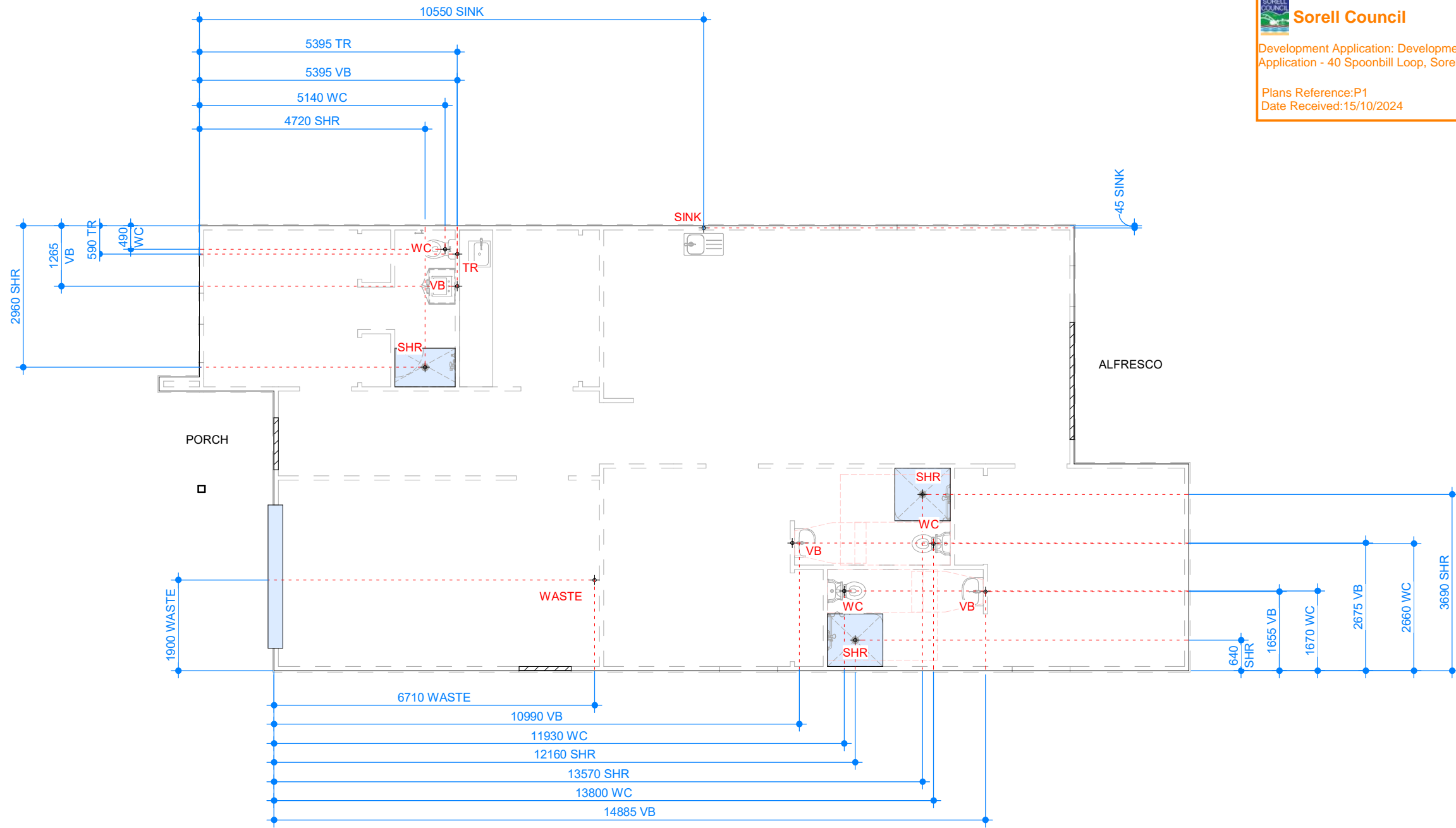
# SLAB PLAN

1 : 100

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	Drawing: <b>SLAB PLAN</b>	JOB No: <b>534N</b> Drwg No: <b>D09</b> Issue: <b>A03</b>		All dimensions to be verified on site	



## SLAB PENETRATION PLAN

1 : 100

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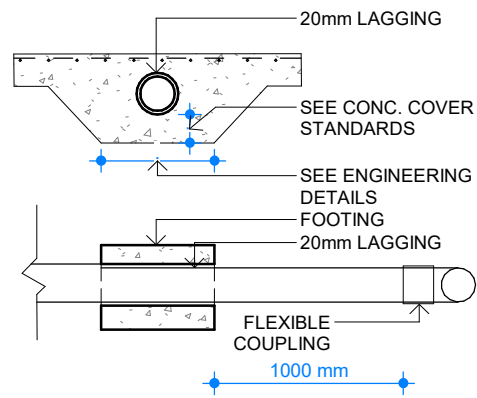
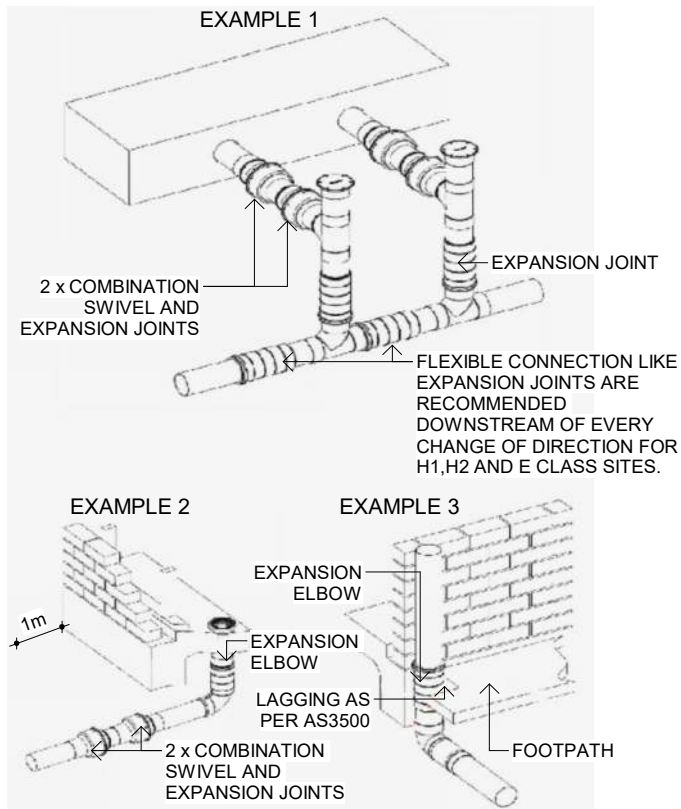
Home: **ABELIA-12.5(05H.03)**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **SLAB PENETRATION PLAN**

Facade: **A-ZARA  
 01-MONUMENT**



All dimensions to be verified on site

DRAWING DETAILS	
09/10/2024 12:15:53 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D10a</b>
Issue	<b>A03</b>



## PLUMBING DETAILS 2

1:40

### PLUMBING NOTES AND DRAINAGE NOTES:

1. PROVIDE PLASTIC DN100 SWIVEL EXPANSION JOINT AT ALL DOWNPIPES AND SEWER CONNECTIONS TO MAIN LINES. LOCATE WITHIN 1m OF BUILDING LINE.
2. WHERE PIPEWORK PENETRATES FOUNDATION OR SLAB EDGE PROVIDE 40mm LAGGING AROUND PIPEWORK.
3. FOR CLASS 'H' AND 'E' SITES INSTALL PLASTIC DN100 SWIVEL EXPANSION JOINT AT ALL CHANGES OF DIRECTION.
4. FOR CLASS 'P' SITES INSTALL MIN 150mm OF COMPACTED FCR IN ALL TRENCHES BEFORE PLACING PIPEWORK.
5. WHERE PIPEWORK PENETRATES SLAB VERTICALLY, PROVIDE 10mm LAGGING.
6. VENTING OF DRAINS TO COMPLY WITH AS/NZS 3500.2 3.9.2.1 CLAUSE.
7. PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500 2021.
8. BACKFLOW PROTECTION VALVE IS REQUIRED TO BE INSTALLED TO SHOWER HOSE ASSEMBLY WHERE SHOWER HOSE CAN REACH THE TOILET BOWL.
9. 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).

### 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

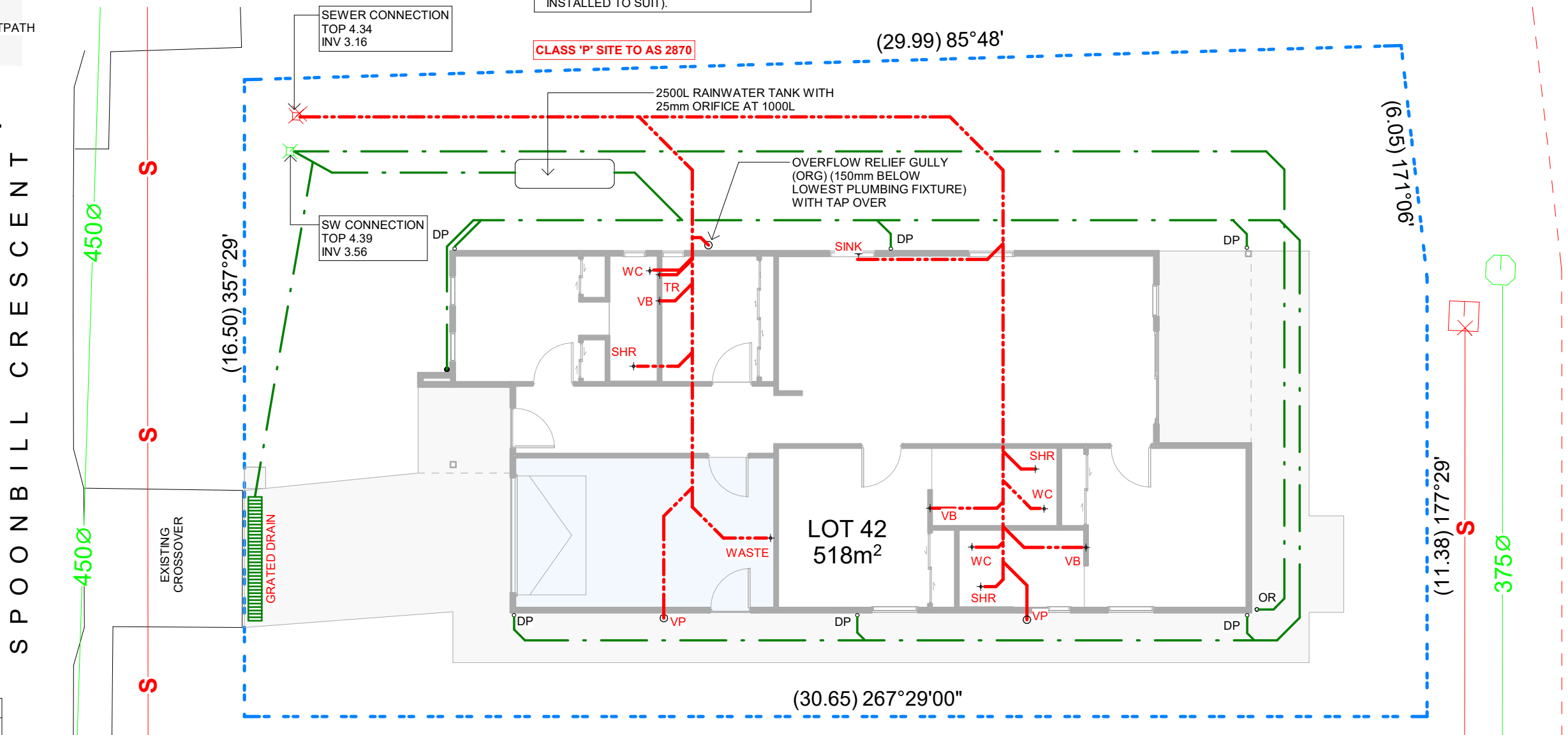
**Sorell Council**  
Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
Plans Reference: P1  
Date Received: 15/10/2024

## PLUMBING DETAILS 1

1:40

## PLUMBING PLAN

1:125



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Home: ABELIA-12.5(05H.03)

Client: SJM

Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172

Drawing: PLUMBING PLAN

Facade: A-ZARA  
01-MONUMENT



All dimensions to be verified on site

### DRAWING DETAILS

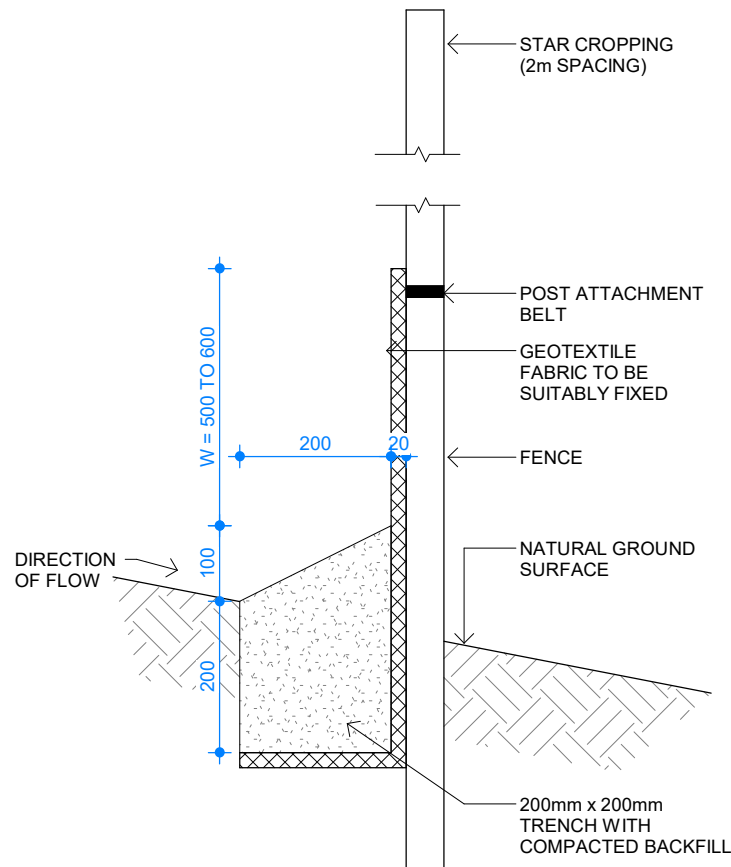
09/10/2024 12:15:54 pm

SCALE SHEET SIZE

As indicated A3

JOB No: 534N

Drwg No: D10b Issue A03



## SEDIMENT FENCE SECTION DETAIL

1 : 10

### LEGEND:

- FLOW DIRECTION
- SEDIMENT FENCE
- PAVING AREA

### IMPORTANT NOTES:

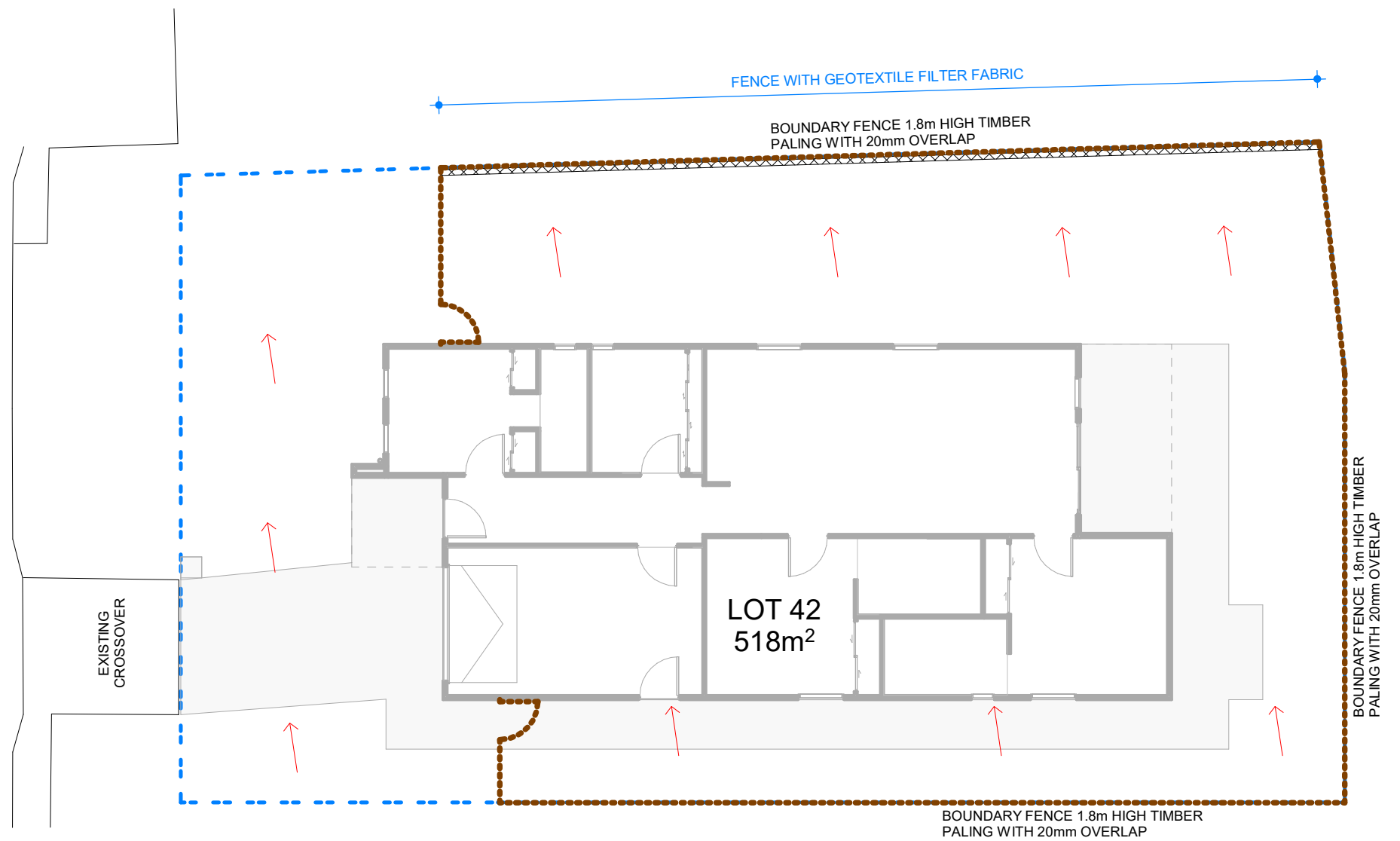
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**Sorell Council**

Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf

Plans Reference:P1  
Date Received:15/10/2024

SPOONBILL CRESCENT



## STORMWATER MANAGEMENT PLAN

1 : 150



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

Home: ABELIA-12.5(05H.03)

Client: SJM

Location: 40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172

Drawing: STORMWATER MANAGEMENT PLAN

Facade: A-ZARA

01-MONUMENT



All dimensions to be verified on site

### DRAWING DETAILS

09/10/2024 12:15:55 pm

SCALE As indicated SHEET SIZE A3

JOB No: 534N




Drwg No: D10c Issue A03



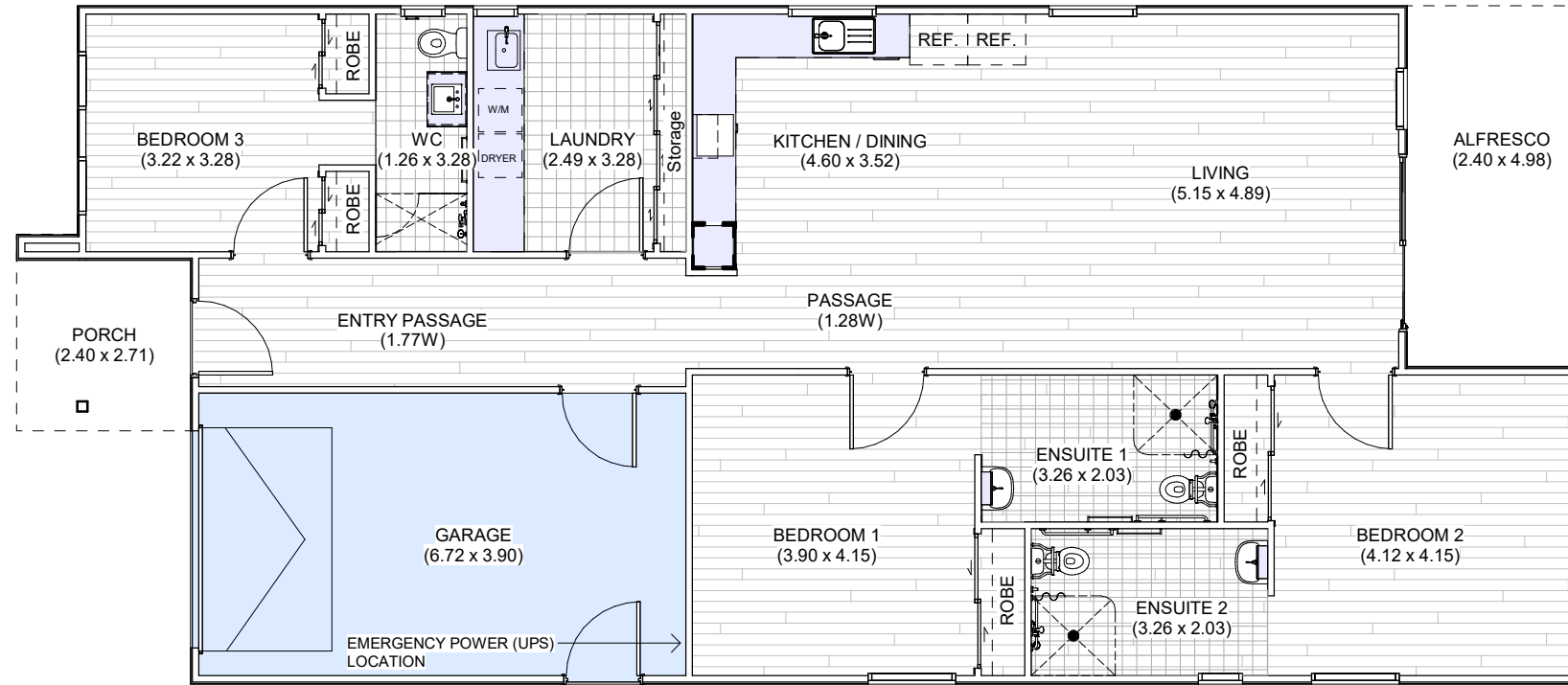
**NOTE:**  
 ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES ( A MAXIMUM VERTICAL TOLERANCE OF 3MM OR 5MM BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED.)

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

**LEGEND**

-  TIMBER OVERLAY
-  CERAMIC TILE
-  CONCRETE

 **Sorell Council**  
 Development Application: Development Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference:P1  
 Date Received:15/10/2024



**FLOOR FINISHES PLAN**

1 : 100

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Home: **ABELIA-12.5(05H.03)**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**

Facade: **A-ZARA  
 01-MONUMENT**



All dimensions to be verified on site

DRAWING DETAILS	
09/10/2024 12:15:55 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	<b>534N</b>
Drwg No:	<b>D11</b>
Issue	<b>A03</b>

Drawing: **FLOOR FINISHES PLAN**

**ELECTRICAL LEGEND:**

- ⊕ **Ceiling Mounted LED - 10W**  
Sealed, IC-F rated
- ⊕ **Pendant Light as Selected LED - 10W**
- ⊕ **External Wall Mounted Light**  
@ 1800 above adjoining floor level unless otherwise indicated by height shown in brackets
- × **Light Switch - Single**  
@ 1000 above adjoining floor level unless otherwise indicated by height shown in brackets
- XD **Light Switch - Dimmer**  
@ 1000 above adjoining floor level unless otherwise indicated by height shown in brackets
- X2 **Light Switch - Two Way**  
@ 1000 above adjoining floor level unless otherwise indicated by height shown in brackets
- XR **Isolator Switch - 6mm 32 AMP**  
@300mm of bench top edge
- × **Rangehood Switch**  
@300mm of bench top edge
- ▲ **GPO - Single**  
@ 700 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ **GPO - Double**  
@ 700 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ **GPO - Double (External)**  
@ 1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ **GPO - Single (Capped)**  
At window head height
- ▲ **GPO - Double (Capped)**  
At window head height
- ⊕ **GPO - 3 Phase for Car Charge ALLOW FOR FUTURE INSTALLATION ONLY**  
@ 1100 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Conduit for 3 Phase Car Charge ALLOW FOR FUTURE CABLE INSTALLATION ONLY**
- TV **TV Socket**  
@ 300 above adjoining floor level unless otherwise indicated by height shown in brackets
- T **Phone Socket**  
@ 300 above adjoining floor level unless otherwise indicated by height shown in brackets
- ⊗ **Ceiling Mounter Exhaust Fan**  
250mm diameter
- ⊗ **Ceiling Fan with Light**
- ⊗ **Ceiling Fan**
- **Motion Sensor**
- ☺ **Smoke Alarm**
- ↕ **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**

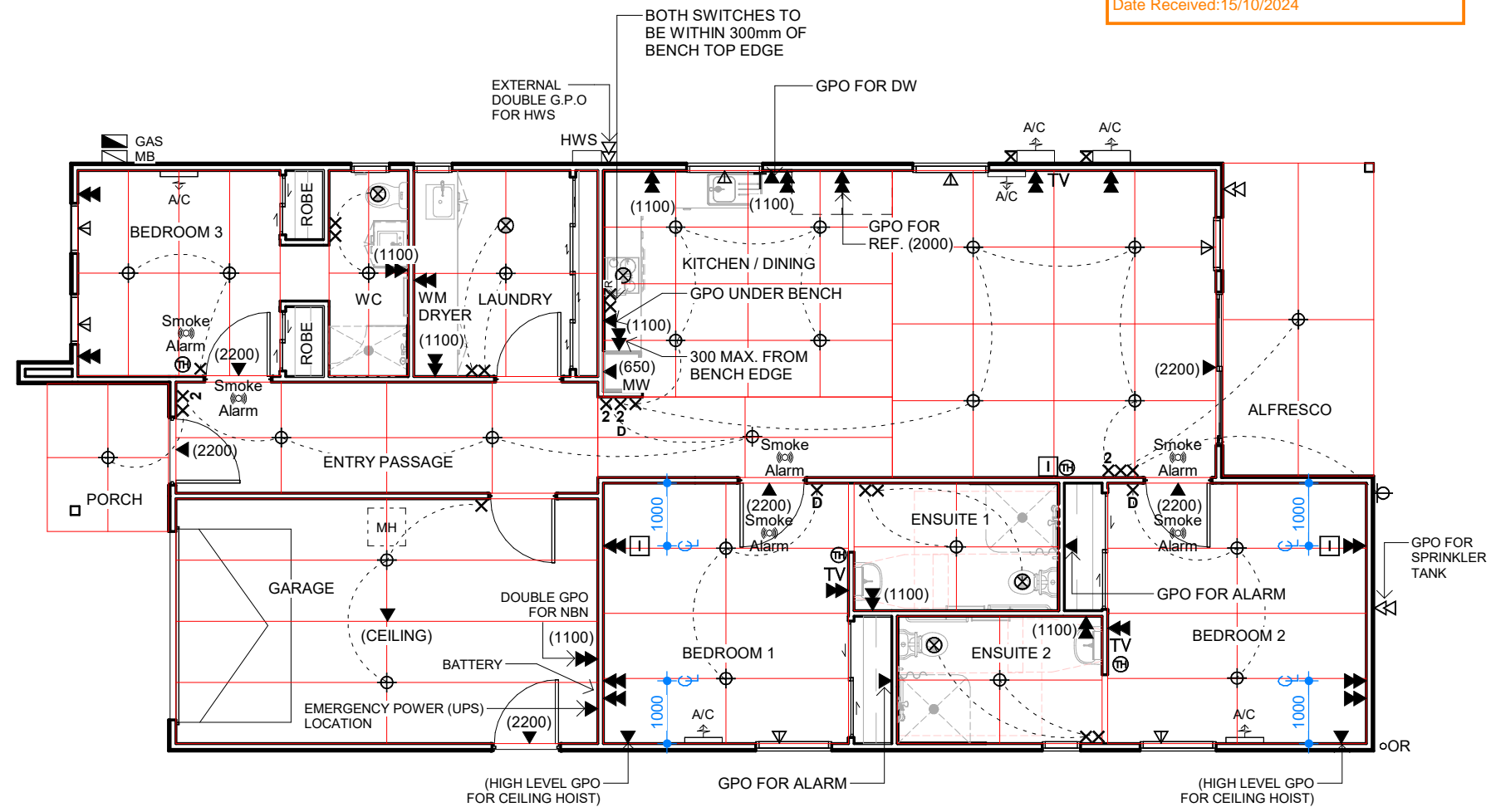
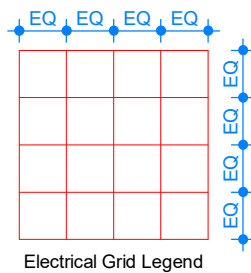
- HWS HOT WATER SERVICE
- MB METER BOX
- GAS GAS
- GAS METER GAS METER
- OR OVERFLOW RISER

**ILLUMINATION POWER DENSITY**

<b>LIVING AREA:</b>	145.70m <sup>2</sup>	
TOTAL MAXIMUM ALLOWABLE FOR LIVING AREA AT 5WATTS/m <sup>2</sup>	728.50 WATTS	
ACTUAL USAGE = 10WATTS x	21 DOWNLIGHTS	210.00 WATTS
TOTAL WATTS USAGE =	1.44 WATTS/m <sup>2</sup>	

<b>GARAGE AREA:</b>	27.50m <sup>2</sup>	
TOTAL MAXIMUM ALLOWABLE FOR GARAGE AREA AT 3WATTS/m <sup>2</sup>	82.50 WATTS	
ACTUAL USAGE = 10WATTS x	2 DOWNLIGHTS	20.00 WATTS
TOTAL WATTS USAGE =	0.73 WATTS/m <sup>2</sup>	

<b>PORCH / ALFRESCO AREA:</b>	17.7m <sup>2</sup>	
TOTAL MAXIMUM ALLOWABLE FOR PORCH / ALFRESCO AREA AT 4WATTS/m <sup>2</sup>	70.80 WATTS	
ACTUAL USAGE = 8WATTS x	2 DOWNLIGHTS	16 WATTS
TOTAL WATTS USAGE =	0.90 WATTS/m <sup>2</sup>	



**ELECTRICAL PLAN**

1 : 100

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Home: **ABELIA-12.5(05H.03)**

Client: **SJM**

Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**

Drawing: **ELECTRICAL & LIGHTING PLANS**

Facade: **A-ZARA**

**01-MONUMENT**



All dimensions to be verified on site

**DRAWING DETAILS**

09/10/2024 12:15:56 pm

SCALE 1 : 100 SHEET SIZE A3

JOB No: **534N**

Drwg No: **D12** Issue **A03**

**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.

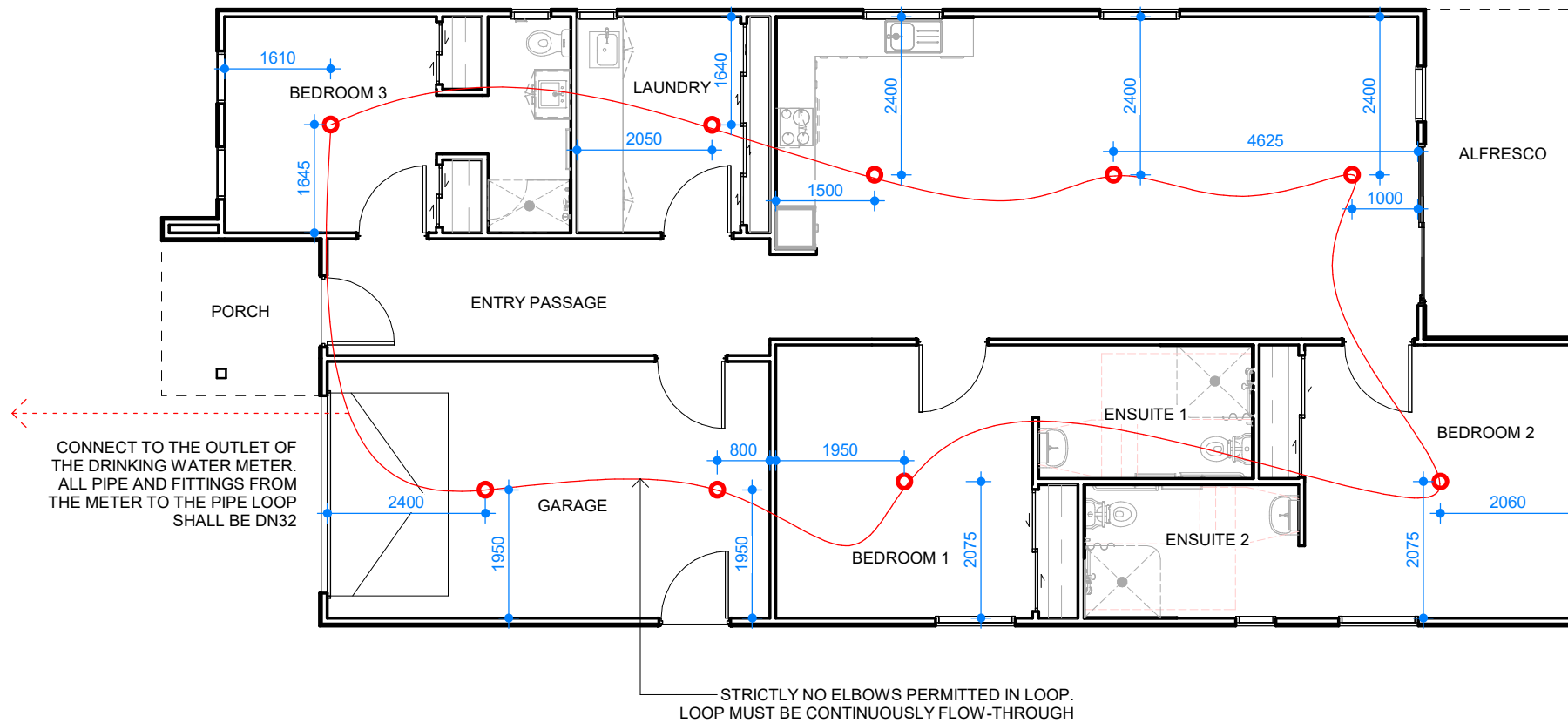
**HYDRAULIC REQUIREMENTS**

- ALL PIPE, FITTINGS AND VALVES FEEDING THE LOOP FROM TOWNS' 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.

**LEGENDS:**

- INDICATIVE SPRINKLER LOCATION
- OR OVERFLOW RISER

**Sorell Council**  
 Development Application: Development  
 Application - 40 Spoonbill Loop, Sorell.pdf  
 Plans Reference:P1  
 Date Received:15/10/2024



**LAYOUT OF PROVISIONAL WATER LINE FOR OPTIONAL FUTURE SPRINKLER INSTALLATION**

1 : 100

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Home: **ABELIA-12.5(05H.03)**  
 Client: **SJM**  
 Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**  
 Drawing: **SPRINKLER PLAN**

Facade: **A-ZARA  
 01-MONUMENT**

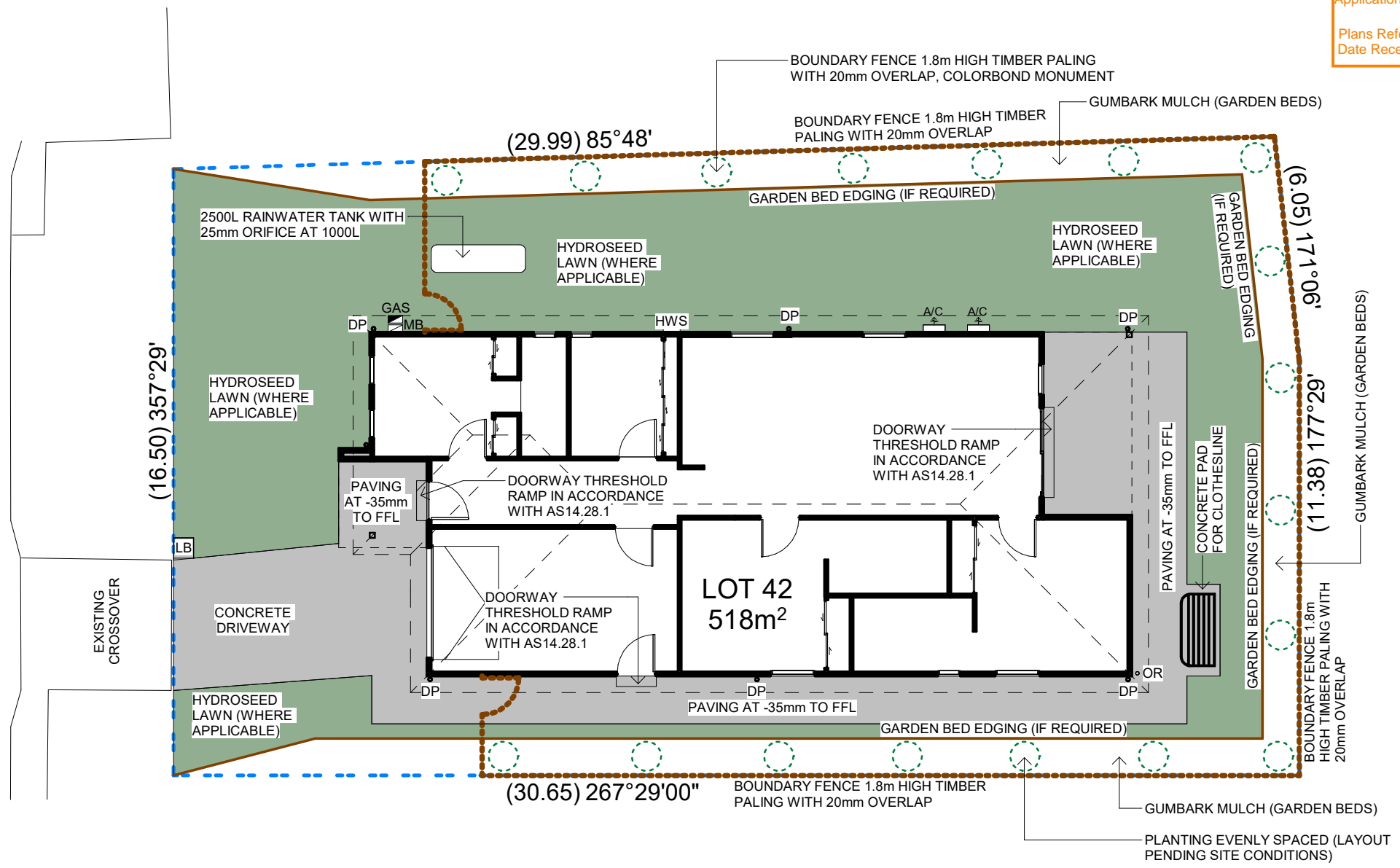


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DRAWING DETAILS	
09/10/2024 12:15:58 pm	
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JOB No:	<b>534N</b>
Drwg No:	<b>D13</b>
Issue	<b>A03</b>



SPOONBILL CRESCENT



## LANDSCAPE PLAN

1 : 150

**PLANTING:**  
 18 X LOMANDRA TANIKA  
 7 X LOMADRA LIME TUFF  
 1 X PITTOSPORUM SCREEN BETWEEN

**NOTE:**  
 PLANTING TO BE SPACED EVENLY AROUND THE PROPERTY

**LANDSCAPING NOTES:**  
 GRASSED AREAS TO BE HYDRO-SEEDED LAWN (LEVEL AREAS ONLY)  
 GUM BARK MULCH TO BE PLACED IN THE FOLLOWING AREAS:  
 -SLOPED EMBANKMENTS  
 -TOP SIDE OF ANY WALLS OR LAWN EDGING  
 -WHERE MOWING IS IMPRACTICAL

TREATED PINE LAWN EDGING WHERE REQUIRED.

**NOTE:**  
 THIS DRAWING IS A PRELIMINARY INDICATION OF GENERAL LANDSCAPING LAYOUT. FINAL LAYOUT MAY CHANGE DUE TO SITE SPECIFIC LIMILATIONS.

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

**SJM** property developments

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

Home: **ABELIA-12.5(05H.03)** Facade: **A-ZARA 01-MONUMENT**

Client: **SJM**

Location: **40 SPOONBILL LOOP (LOT 42) SORELL TAS 7172**

Drawing: **LANDSCAPE PLAN**

 <b>N</b> Approx	<b>DRAWING DETAILS</b>	
	09/10/2024 12:15:58 pm	
	SCALE 1 : 150	SHEET SIZE A3
JOB No:	<b>534N</b>	
Drwg No:	<b>D14</b>	Issue <b>A03</b>