

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 6 Sea Eagle Road, Primrose Sands

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 6th January 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 6th January 2025**.

APPLICANT: Wilson Homes

APPLICATION NO: DA 2024 / 257 - 1

DATE: 12 December 2024

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

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

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

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

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



Sorell Council
 Development Application: Development
 Application - 6 Sea Eagle Road, Primrose Sands
 - P1.pdf
 Plans Reference:P1
 Date Received:18/10/2024

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

Declarations and acknowledgements

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

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

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

Applicant Signature:	Signature: <u>Mark Page</u> Date:
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Crown or General Manager Land Owner Consent

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

Please note:

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

I _____ being responsible for the administration of land at _____

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



Signature of General Manager, Minister or Delegate:	Signature: Date:
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ON-SITE WASTEWATER ASSESSMENT

6 Sea Eagle Road

Primrose Sands

October 2024

Wilson Homes Reference: 714043/016/01



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: 5.2024.257.1 -
Response to Request for Information - 6 Sea
Eagle Road, Primrose Sands - P2.pdf
Plans Reference: P2
Date received: 10/12/2024

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

Investigation Details

Client:	Wilson Homes
Site Address:	6 Sea Eagle Road, Primrose Sands
Date of Inspection:	04/06/2024
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	9447/28
Title Area:	Approx. 906.5 m ²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	Approx. 10% SE facing slope
Vegetation:	Grass & Weeds, Disturbed

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted to assess the capacity of the materials for onsite wastewater disposal according to AS1547:2012.

Soil Profile Summary

BH 2 Depth (m)	Horizon	Description
0.00-0.30	A1	Dark Grey Brown SAND (SP) : slightly moist medium dense consistency, gradual boundary to
0.30-1.70	A2	Grey SAND (SP) : slightly moist medium dense consistency, gradual boundary to
1.70-2.40	B1	Orange Grey/Pale Brown Clayey SAND (SP) : slightly moist dense consistency, refusal.

Site Notes

The site features moderately deep soils formed from Quaternary sediments. These soils are highly permeable with low CEC and nutrient retention capacity for onsite wastewater disposal.

Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil on the property is classified as **Sandy LOAM (Category 2)**. Onsite disposal of wastewater is constrained by the limited land area available. Therefore, all wastewater on site must undergo secondary treatment via a package treatment system (e.g., AWTS such as Econocycle, Envirocycle, Ozzikleen). A Design Loading Rate (DLR) of 40L/m²/day has been assigned for secondary treated effluent.

The proposed three-bedroom dwelling has a calculated daily loading of 600L/day. This is based on a tank water supply and a maximum occupancy of 5 persons (120L/person/day). Using a DLR of 40L/m²/day, an absorption area of 15m² is required. This can be accommodated by one 7.5m x 2m x 0.5m absorption bed as per the attached design.

A surface diversion drain is recommended upslope of the absorption area to divert excess stormwater flows. A 100% reserve area will should be aside for future wastewater requirements and the area kept free from development. For further details see attached plan and Trench summary reports.

The following setback distances are required to comply with Building Act 2016:

Upslope and level buildings:	3m
Downslope buildings:	3.75m
Upslope and level boundaries:	1.5m
Downslope boundary:	5m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table and associated risk assessment.

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



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

Disclaimer

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

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Wilson Homes	Assess. Date	8-Oct-24
	Ref. No.	
Assessed site(s) 6 Sea Eagle Road, Primrose Sands	Site(s) inspected	4-Jun-24
Local authority Sorell	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)
 Septic tank wastewater volume (L/day) = 200
 Sullage volume (L/day) = 400
 Total nitrogen (kg/year) generated by wastewater = 1.8
 Total phosphorus (kg/year) generated by wastewater = 1.2

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	35	31	31	38	31	25	39	40	34	41	37	48
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	95	79	60	25	11	5	-8	2	29	43	68	78
Annual evapotranspiration less retained rain (mm) =												489

Soil characteristics

Texture = Sandy LOAM Category = 2 Thick. (m) = 2.5
 Adopted permeability (m/day) = 3 Adopted LTAR (L/sq m/day) = 40 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
 The preferred method of on-site primary treatment: In a package treatment plant
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: Evapotranspiration bed(s)
 The preferred type of above-ground secondary treatment: None
 Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 8
 Width (m) = 2
 Depth (m) = 0.5
 Total disposal area (sq m) required = 30
 comprising a Primary Area (sq m) of: 15
 and a Secondary (backup) Area (sq m) of: 15

Sufficient area is available on site

Comments

Using the DLR for secondary treated effluent of 40L/m²/day, an absorption area of 15m² is required.

GES

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report
Site assessment for on-site waste water disposal

Assessment for Wilson Homes

Assess. Date

8-Oct-24

Ref. No.

Assessed site(s) 6 Sea Eagle Road, Primrose Sands

Site(s) inspected

4-Jun-24

Local authority Sorell

Assessed by

John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
AA	Expected design area	sq m	50	V. high	Very high		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	6	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	2.5	V. high	Very low		
	Depth to bedrock	m	2.5	V. high	Very low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	40	High	Very high	Moderate	Other factors lessen impact

Comments

The site has the capability to accept secondary treated effluent. The site is somewhat limited by the small area available for onsite wastewater disposal and the highly permeable soils on site, the latter of which can be managed using a conservative loading rate and secondary treatment.

GES

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report
Site assessment for on-site waste water disposal

Assessment for Wilson Homes

Assess. Date 8-Oct-24

Ref. No.

Assessed site(s) 6 Sea Eagle Road, Primrose Sands

Site(s) inspected 4-Jun-24

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
AA	Cation exchange capacity	mmol/100g	25	High	Very high		
A	Phos. adsorp. capacity	kg/cub m	0.2	High	High		
	Annual rainfall excess	mm	-489	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	3.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
A	Surf. water env. value	Recreational		V. high	High		
	Dist. to nearest surface water	m	130	V. high	Moderate		
A	Dist. to nearest other feature	m	20	V. high	High		
	Risk of slope instability	Low		V. high	Low		
	Distance to landslip	m	75	V. high	Moderate		

Comments

The soils on site have a sandy texture and low CEC, therefore the soil system has a low capacity to cope with the applied nutrient load. To manage this, it is recommended to plant deep rooted grasses and perennial species to aid in nutrient uptake.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> a) be no less than 6m; or b) be no less than: <ul style="list-style-type: none"> (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building. 	<p>P1</p> <ul style="list-style-type: none"> a) The land application area is located so that <ul style="list-style-type: none"> (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation 	<p>Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building.</p> <p>Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 3.75m of downslope building.</p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <ul style="list-style-type: none"> (a) be no less than 100m; or (b) be no less than the following: <ul style="list-style-type: none"> (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water. 	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. 	<p>Complies with A2 (a) Land application area will be located with a minimum separation distance of 100m of downslope surface water.</p>

<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <p>(i) 1.5m from an upslope or level property boundary; and</p> <p>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with P3</p> <p>Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary and 5m of downslope property boundary – see attached risk assessment.</p>
<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p>No bore or well identified within 50m</p>

<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.6m if secondary treated effluent</p>	<p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p>No groundwater encountered.</p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.5m if secondary treated effluent</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>Complies with A6 (b)</p>
<p>A7</p> <p>nil</p>	<p>P7</p> <p>A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties</p>	<p>Complies</p>

ASSESSMENT OF HORIZONTAL AND VERTICAL SETBACK DISTANCES

(adapted from Table R1 in AS1547 - to be used in conjunction with Site Constraint Table)

Site feature	Setback distance range (m)	Site constraint items of specific concern (from Site Constraint Table)	Assessment	Adopted setback distance (m)
	Horizontal setback distance (m)			
Property boundary	1.5 – 50	A, D, J	1.5 upslope or level 2m downslope	1.5 upslope or level 5m downslope
Buildings/houses	2.0 – > 6	A, D, J	3	3 upslope or level 3.75 downslope
Surface water	15 – 100	A, B, D, E, F, G, J	29	29
Bore, well	15 – 50	A, C, H, J	N/A	N/A
Recreational areas (Children’s play areas, swimming pools and so on)	3 – 15	A, E, J	N/A	N/A
In-ground water tank	4 – 15	A, E, J	N/A	N/A
Retaining wall and Embankments, escarpments, cuttings	3.0 m or 45° angle from toe of wall (whichever is greatest)	D, G, H	N/A	N/A
	Vertical setback distance (m)			
Groundwater	0.6 – > 1.5	A, C, F, H, I, J	0.6	N/A
Hardpan or bedrock	0.5 – ≥ 1.5	A, C, J	0.5	0.5

SITE CONSTRAINT RATING

(adapted from Table R2 in AS1547 - used as a guide in determining appropriate setback distances)

Item	Site/system feature	Constraint scale (see Note 1)		Sensitive features	Comment	Constraint Rating
		LOWER	HIGHER			
		← Examples of constraint factors (see Note 2) →				
A	Microbial quality of effluent	Effluent quality consistently producing ≤ 10 cfu/100 mL <i>E. coli</i> (secondary treated effluent with disinfection)	Effluent quality consistently ⁶ <i>E. coli</i> (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard	Secondary treated effluent	Low
B	Surface water	Category 1 to 3 soils, no surface water down gradient within > 100 m, low rainfall area	Category 4 to 6 soils, permanent surface water <50 m down gradient, high rainfall area, high resource/environmental value	Surface water pollution hazard for low permeable soils, low lying or poorly draining areas	Downslope surface water >100m	Low
C	Groundwater	Category 5 and 6 soils, low resource/environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard	Category 2 soil No groundwater Elevation 30m ASL	Moderate
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	> 10% (surface effluent application), > 30% subsurface effluent application	Off-site export of effluent, erosion	Subsurface effluent	Low
E	Position of land application area in landscape.	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off-site export of effluent	Secondary treatment of effluent	Low
F	Drainage	Category 1 and 2 soils, gently sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard	Category 2 soil	Low
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off-site export of effluent, system failure, mechanical faults	Above 1:20 year flood contour	Low

SITE CONSTRAINT RATING (cont)

Item	Site/system feature	Constraint scale (see Note 1)		Sensitive features	Comment	Constraint Rating
		LOWER	HIGHER			
		Examples of constraint factors (see Note 2)				
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils	Category 2 soil	Moderate
I	Landform	Hill crests, convex side slopes, and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard	Side slope	Low
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off-site export of effluent, surface water pollution	Subsurface application	Low

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 6 Sea Eagle Road, Primrose Sands

System Capacity: 5 persons @ 120L/person/day

Summary of Design Criteria

DLR: 40L/m²/day.

Absorption area: 15m²

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the absorption area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work Plumbing work (X all applicable)

Description of work:

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
<input type="checkbox"/>	Building design	Architect or Building Designer
<input type="checkbox"/>	Structural design	Engineer or Civil Designer
<input type="checkbox"/>	Fire Safety design	Fire Engineer
<input type="checkbox"/>	Civil design	Civil Engineer or Civil Designer
<input checked="" type="checkbox"/>	Hydraulic design	Building Services Designer
<input type="checkbox"/>	Fire service design	Building Services Designer
<input type="checkbox"/>	Electrical design	Building Services Designer
<input type="checkbox"/>	Mechanical design	Building Service Designer
<input type="checkbox"/>	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/>	Other (specify)	

Deemed-to-Satisfy: Performance Solution: (X the appropriate box)

Other details:
AWTS with modified absorption bed.

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Oct-24
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Oct-24
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Oct-24

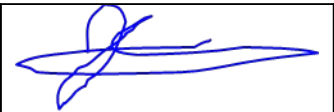
Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management.	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	

Any other relevant documentation:	
Onsite Wastewater Assessment - 6 Sea Eagle Road Primrose Sands- 714043 - Oct-24	
Onsite Wastewater Assessment - 6 Sea Eagle Road Primrose Sands- 714043 - Oct-24	

Attribution as designer:	
---------------------------------	--

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;
 The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		08/10/2024
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.


I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater’s sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater’s infrastructure
- The works will not damage or interfere with TasWater’s works
- The works will not adversely affect TasWater’s operations
- The work are not within 2m of TasWater’s infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater’s water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		08/10/2024



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

APPROX. CUT/FILL		
CUT	20.96m³	47.16t
FILL	0.00m³	0.00t
DIFFERENCE	20.96m³	47.16t

47 TONNES OF EXPORT FILL

LOT SIZE: 914m²
HOUSE (COVERED AREA): 193.51m²
SITE COVERAGE: 21.17%

5.0m SETBACK
 4m² PRIVATE OPEN SPACE @ MAX 10% GRADIENT, COMPLIANT WITH 8.4.3 (A2)
 16.94
 5.0m SETBACK

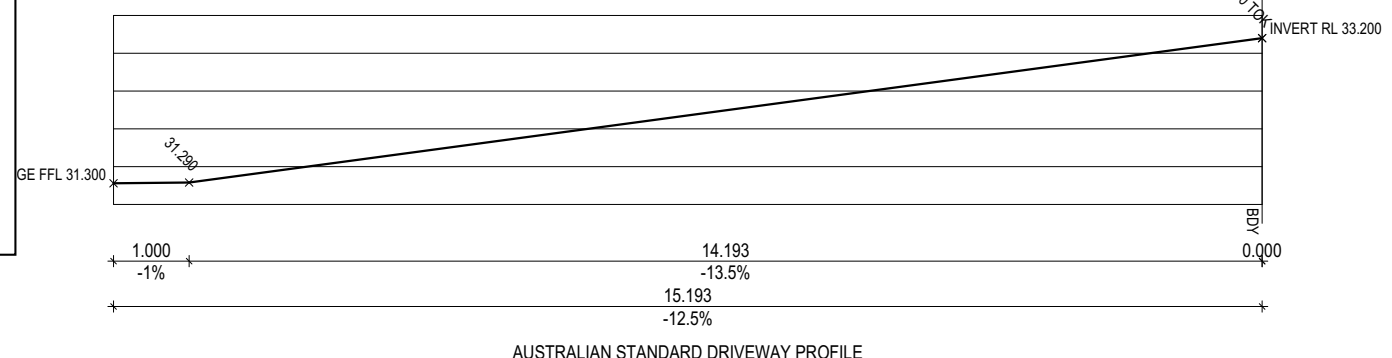
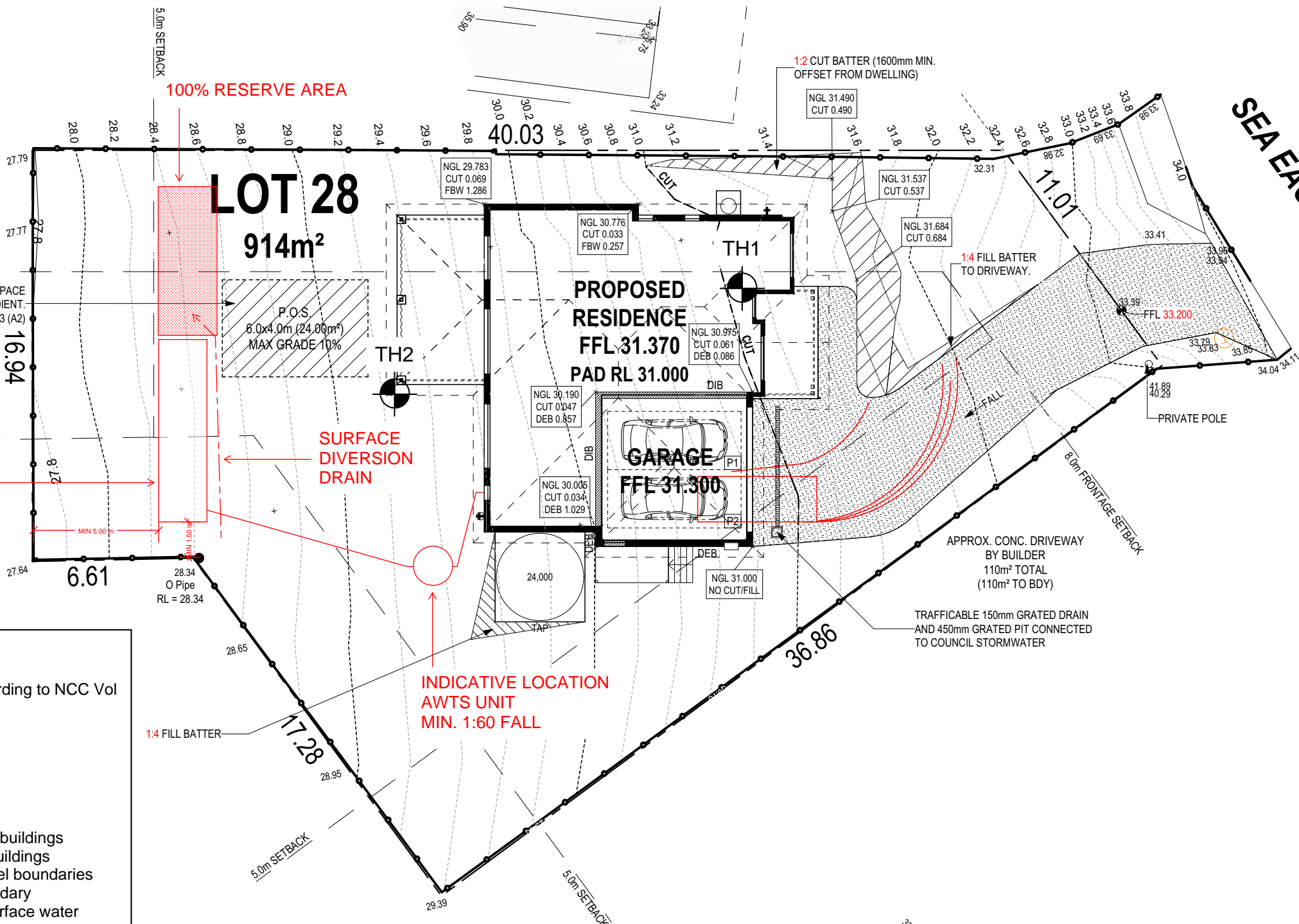
ABSORPTION BED (15m²)
 1 x 7.5m x 2m x 0.5m

Wastewater system:
 AWTS Unit with venting according to NCC Vol 3 Tas H101.2
 Absorption bed (15m²)
 1 x 7.5m x 2m x 0.5m
 100% reserve area
 Min 3m from upslope or level buildings
 Min 3.75m from downslope buildings
 Min 1.5m from upslope or level boundaries
 Min 5m from downslope boundary
 Min 100m from downslope surface water

Refer to GES report
 Dr. John Paul Cumming
 Building Services Designer-
 Hydraulic
 CCC774A

GES
 GEO-ENVIRONMENTAL SOLUTIONS
 29 Kirksway Place Battery Point
 Tj 62231839 Ej office@geosolutions.net.au
 08/10/2024

Approximate Test Hole Location



SEA EAGLE ROAD

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

PLAN ACCEPTANCE BY OWNER

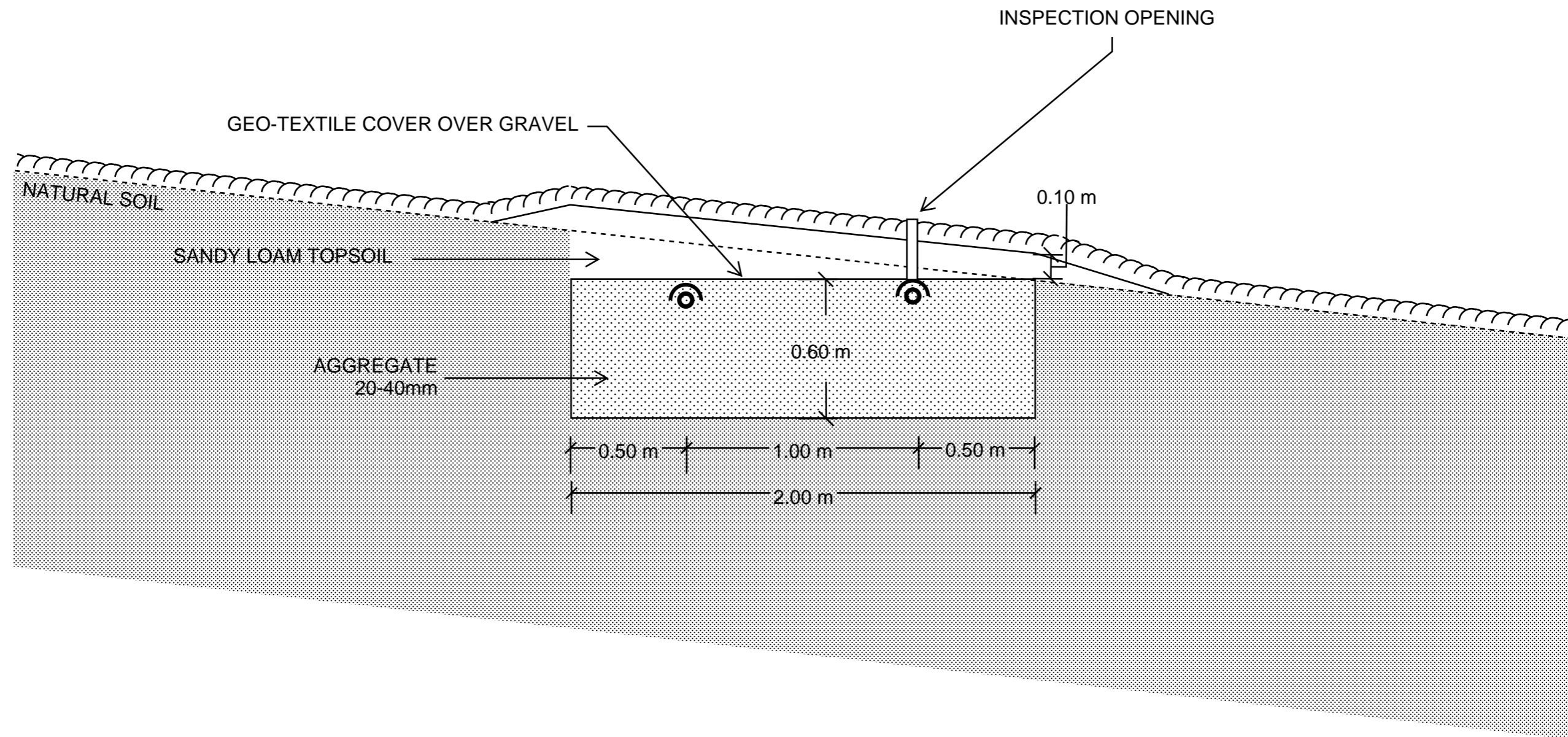
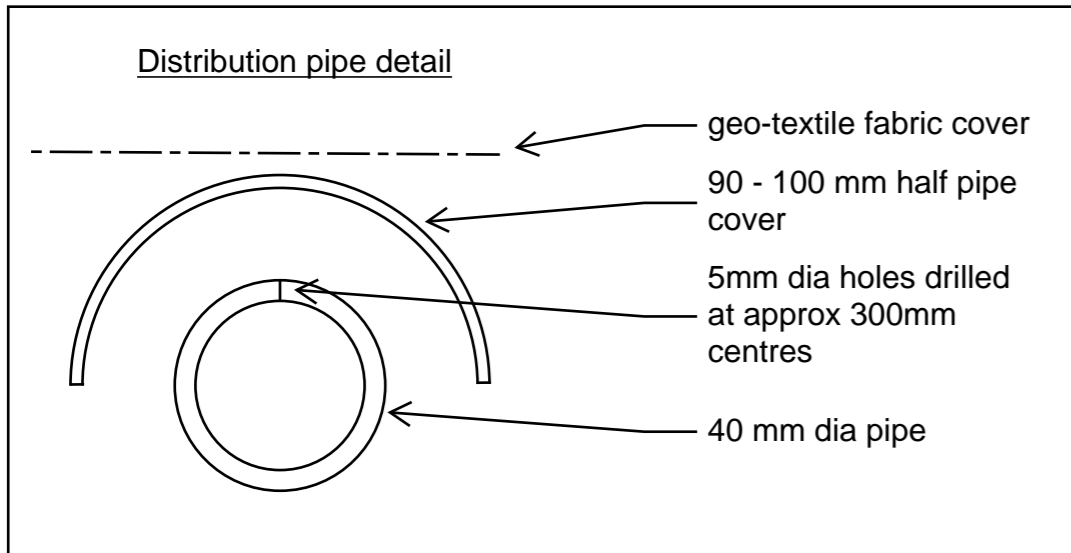
SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

	SPECIFICATION:	DISCOVERY	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714043					
	COPYRIGHT:	© 2024	1 QUOTE SITING PLAN	CS3 02/05/2024	STEVEN & JULIE PAINE	SHEFFIELD 16	H-WDCSHF10SB						
			2 DRAFT SALES PLAN - CT2	MLG 10/09/2024	ADDRESS:	6 SEA EAGLE ROAD, PRIMROSE SANDS TAS 7173	FACADE DESIGN:		RHYDE	FACADE CODE:	F-WDCSHF10RHYDA		
		3 PRELIM PLANS - INITIAL ISSUE	MT 03/10/2024	LOT / SECTION / CT:	28 / - / 9447	COUNCIL:	SORELL COUNCIL	SHEET TITLE:	SITE PLAN	SHEET No.:	2 / 13	SCALES:	1:200, 1:100

Last Published: Thursday, 3 October 2024 1:07 PM
 File Location: P:\8_Drafting\Job Files\714000714043 - Paine - AC24\Plans\714043 Paine - AC24 - PRELIM - 2024\10.02.pln
 Template Version: 24.038



Design notes:

1. Absorption bed dimensions of up to 15m long by 0.6m deep by 2m wide.
2. Base of bed to be excavated level into natural soils and smearing and compaction avoided.
3. Bed to be filled with 20-40mm aggregate and drilled 40mm distribution pipes packed into upper 100mm.
4. 40mm distribution pipes drilled with sufficient 5mm holes in the top of the pipe (approx spacing 300mm) to distribute the effluent and half circle 90-100mm UPVC pipe, un-perforated, laid over each 40mm perforated lateral to direct water jet downwards.
5. One 5 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.
6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate - the sides of the bed should also be lined.
7. Final finished surface with sandy loam to be a minimum of 150 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m²)
8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate
9. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench
10. All works on site to comply with AS3500 and Tasmanian Plumbing code.

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m residual head (ie squirt height) at the highest orifice (with no more than 15% variation in squirt height across the whole bed).

For beds with individual laterals, no more than 15m long, it is acceptable to adopt a flow rate of 4-5L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

Individual flush points must be installed for each lateral. This may be a screw cap fitting on a 90 degree elbow level with the bed surface or a pressure controlled flush valve inside an irrigation control box.

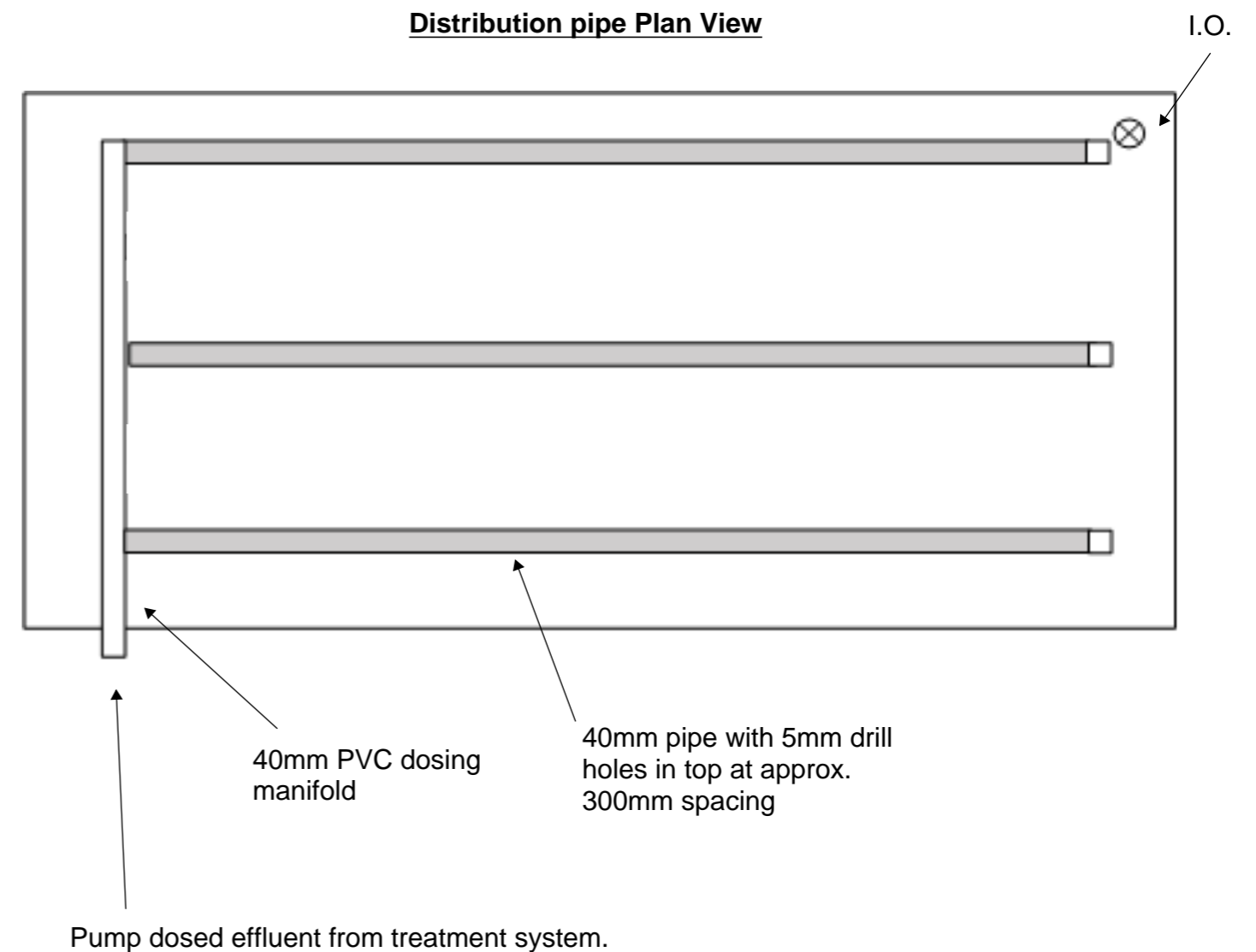


GEO-ENVIRONMENTAL

SOLUTIONS

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

Distribution pipe Plan View

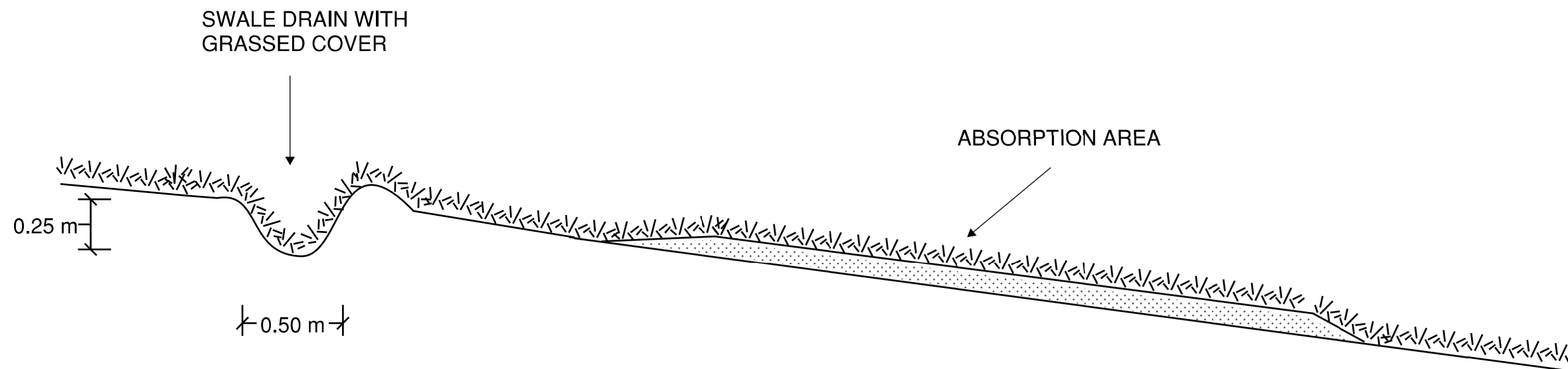


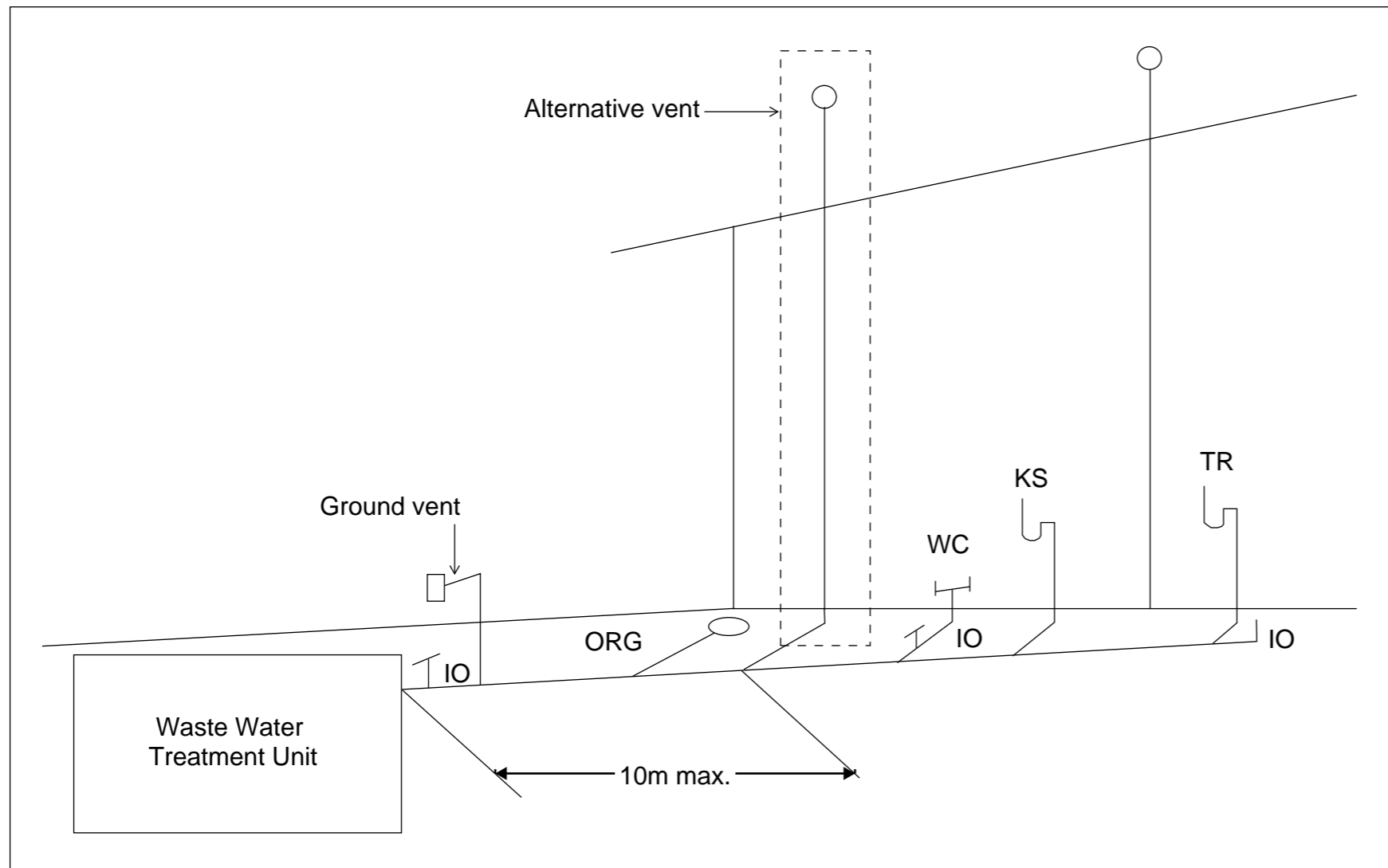
**Do not scale from these drawings.
Dimensions to take precedence
over scale.**

TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.25M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMISE EROSION





Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent is not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

STORMWATER ASSESSMENT

6 Sea Eagle Road

Primrose Sands

October 2024

Wilson Homes Reference: 714043/016/01



GEO-ENVIRONMENTAL
S O L U T I O N S

	Sorell Council Development Application: 5.2024.257.1 - Response to Request for Information - 6 Sea Eagle Road, Primrose Sands - P2.pdf Plans Reference: P2 Date received: 10/12/2024
---	--

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

Investigation Details

Client:	Wilson Homes
Site Address:	6 Sea Eagle Road, Primrose Sands
Date of Inspection:	04/06/2024
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	9447/28
Title Area:	Approx. 906.5 m ²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	Approx. 10% SE facing slope
Vegetation:	Grass & Weeds, Disturbed

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.20		SW	FILL: Gravelly SAND : dark grey, brown, slightly moist, medium dense
0.20-0.40	0.00-0.30	SP	SAND : dark grey, brown, slightly moist, medium dense
0.40-1.90	0.30-1.70	SP	SAND : grey, slightly moist, medium dense
1.90-2.50	1.70-2.40	SC	Clayey SAND : orange, grey, pale brown, slightly very hard, refusal.

Soil Conditions

The soils on site have developed from Quaternary sediments and consist of deep sand deposits. These soils have a high estimated permeability of >3m/day.

GES have identified the following at the site:

- The site has a ~10% grade and presents a low risk to slope stability and landslip
- There are proposals for cuts or change of grade which may impact on any proposed onsite stormwater absorption
- The site soils have been identified as comprising of deep sands with no risk of soil dispersion or reactivity
- No evidence of a water table was observed at the time of the investigation
- There is a low risk of the natural soils being impacted by contamination

Soil Dispersion

The soils are non-dispersive.

Summary

The soils and site are suitable for in ground absorption of stormwater from the proposed structure. A hydraulic assessment and design for the absorption system has been completed by Flussig Engineers and can be found attached to this report with a form 35.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is also attached.

Please contact me if you have any further questions.

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

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

Director

GES Stormwater Maintenance Plan Checklist

Indicative frequency	Inspection and criteria	Maintenance activities (where required)
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters- remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
Check health of absorption trench area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation	

	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects
	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater absorption area to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified




HYDRAULIC DESIGN REPORT

FE-24001-69 PERFORMANCE SOLUTION REPORT

Document Information

Title	Client	Document Number	Project Manager
6 Sea Eagles Roads Primrose Sands Performance Solution Report	Geo Environmental Solutions PTY LTD	FE-24001-69	Devni Wanigaarachchi <i>BEng (Hons)</i> <i>Graduate Civil Hydraulic Engineer</i>

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Devni Wanigaarachchi Graduate Civil Hydraulic Engineer		11/10/2024
Reviewed by	Manuri Alwis Civil Engineer		17/10/2024
Authorised by	Max W. Möller Principal Hydraulic Engineer		18/10/2024

Document Revision History

Rev No.	Description	Reviewed by	Authorised by	Date

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INTRODUCTION

This report details the stormwater management strategies for the proposed development located at **6 Sea Eagles Roads Primrose Sands**. The objective of the report is to demonstrate how stormwater runoff would be captured and conveyed from the subject site safely to the receiving drainage network while considering stormwater quantity management and the incorporation of stormwater tank and soakage trench elements.

EXISTING CONDITIONS AND ASSUMPTIONS

The full site covers an area of approximately 914m², with a proposed roof area of 220m² and a proposed concrete driveway area of 110m².

Stormwater from the site would be routed through the proposed conventional underground drainage system comprising of Grated Sumps and PVC Pipes, coupled with soakage trench elements for on-site detention.

The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre-developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments*, a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

DETENTION COMPUTATIONS

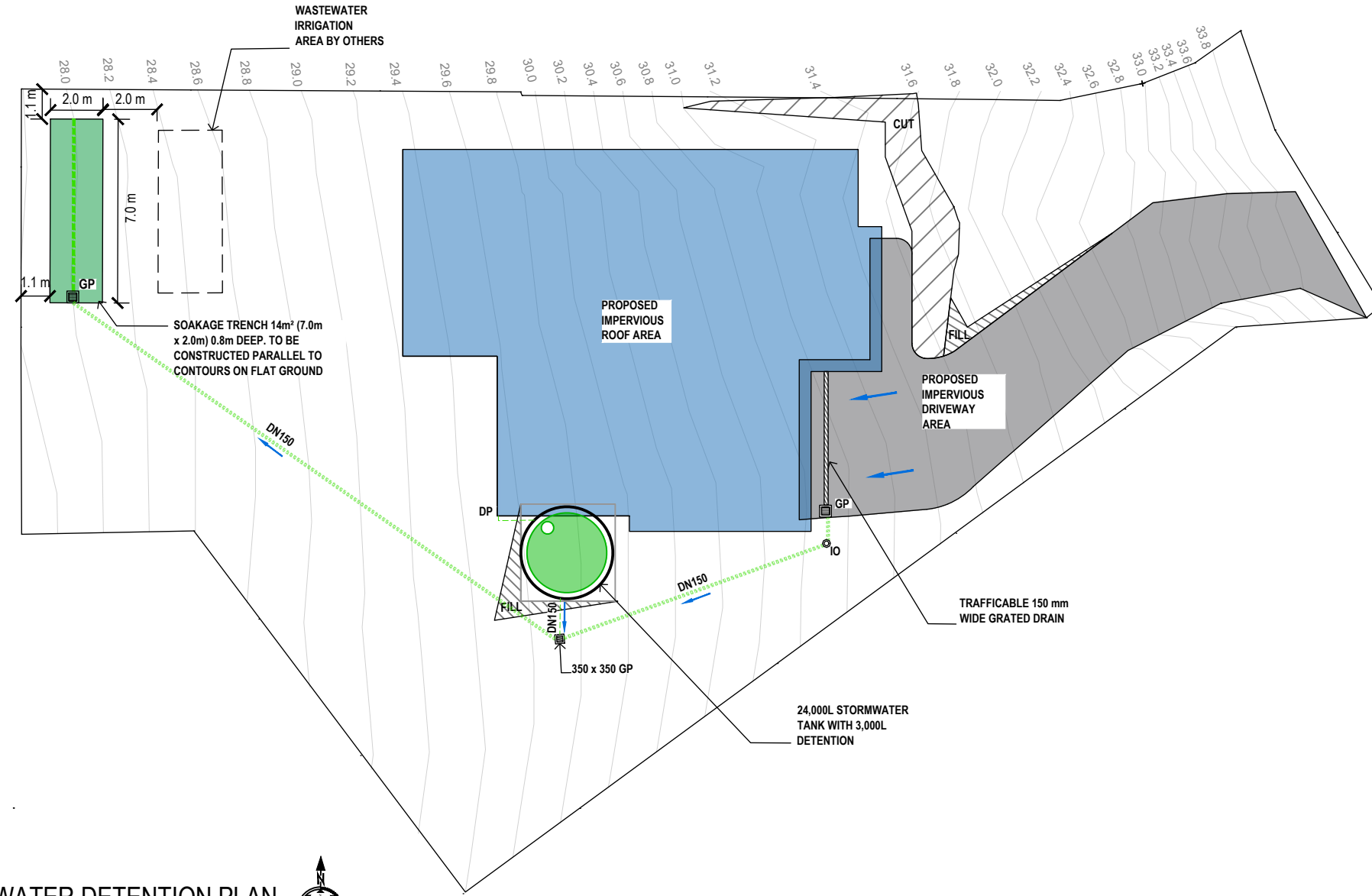
Detention calculations are provided in **Appendix B**

SUMMARY AND CONCLUSIONS

- The proposed 24,000 L stormwater tank is sized over a 20-minute stormwater duration for the proposed impervious roof area and the tank overflow will outflow into proposed soakage trench of 14 m² base (7.0 m x 2.0 m) 0.8m deep.
- A DN150 slotted PVC pipe with geotextile covering on top of aggregate is to be installed within the soakage trench.
- The performance solution drawing is schematic only and must be read in conjunction with construction plans provided by others.

APPENDIX A

STORMWATER CONCEPT DRAWING



- ### NEW SERVICES
- STORMWATER PIPE
 - STORMWATER FLOW DIRECTION
 - GRATED STORMWATER PIT. 450X450 CLASS A ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED
 - 24,000L STORAGE/ DETENTION STORMWATER TANK
 - INSPECTION OPENING

- ### STORMWATER SERVICES NOTES:
- ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
 - ALL PIPES UNDER TRAFFIC ABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
 - ALL STORM WATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS 1254 UNO.
 - ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
 - ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

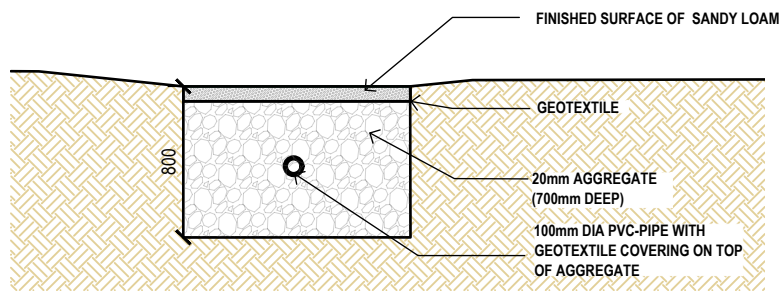
- ### PERFORMANCE SOLUTION COMPLIANCE NOTES:
- AS 3500.3 - CL 7.10**
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.
- GENERAL**
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
 - AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
 - STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
 - WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
 - WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA).

STORMWATER DETENTION PLAN
SCALE 1:300

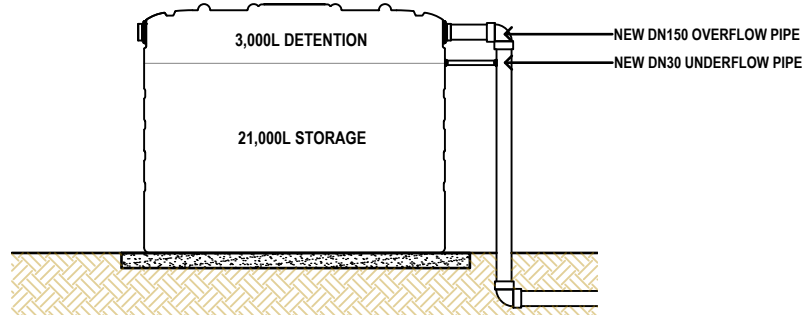


SITE AREA=914 m²

- PROPOSED ROOF AREA 220 m²
- PROPOSED CONCRETE DRIVEWAY AREA 110 m²



SOAKAGE TRENCH CROSS SECTION TYPICAL
SCALE 1:50



DETENTION TANK CROSS SECTION TYPICAL
NTS

NOTE:
REPORT AND DESIGN TO BE READ IN CONJUNCTION WITH CONSTRUCTION PLANS BY OTHERS

- NOTES :**
- THE COPYRIGHT OF THIS DRAWING IS VESTED IN FLUSSIG SPATIAL AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
 - WORK TO FIGURED DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND FLUSSIG SPATIAL DRAWINGS AND SPECIFICATIONS.

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	CONSTRUCTION		

flüssig
ENGINEERS

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

CLIENT: GEO ENVIRONMENTAL SOLUTIONS PTY LTD	SITE: 6 SEA EAGLES ROAD PRIMROSE SANDS
TITLE: PERFORMANCE SOLUTION DESIGN	
PROJECT: PROPOSED NEW DWELLING	SCALE AT A3: AS SHOWN
	DATE: 14.10.2024
	DRAWN: DW
	CHECKED: MM
	PROJECT NO: FE-24001- 69
	DRAWING NO: C-100
	REVISION: 00

APPENDIX B

DETENTION COMPUTATIONS

STORMWATER DETENTION V5.05

Flussig Engineers

Location: Primrose Sands
Site: 220m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Above ground PSD = 0.86L/s
Storage: AEP of 5%, Above ground volume = 2.74m³

Design Criteria (Custom AEP IFD data used)

Location = Primrose Sands
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probability (APE) = 5 %
Storage annual exceedance probability (APE) = 5 %

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 220 m² = 0.022 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 1.00

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	0	0.90	0
Roof	0	1.00	0	Roof	220	1.00	220
Gravel	0	0.50	0	Gravel	0	0.50	0
Garden	220	0.30	66	Garden	0	0.30	0
Total	220	m²	66	Total	220	m²	220

Cp = $\Sigma \text{Area} * C / \text{Total} = 0.300$ Cw = $\Sigma \text{Area} * C / \text{Total} = 1.000$

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 45.2 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 0.83 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 5.52 L/s = (0.122 x I) Eq. 2.24

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 0.863 L/s

Above ground - Eq 3.8

$$0 = \text{PSD}^2 - 2 * Q_a / t_c * (0.667 * t_c * Q_p / Q_a + 0.75 * t_c + 0.25 * t_{cs}) * \text{PSD} + 2 * Q_a * Q_p$$

Taking x as = PSD and solving

a = 1.0 b = -11.5 c = 9.1

$$\text{PSD} = \frac{-b \pm \sqrt{b^2 - 4ac}}{2a}$$

PSD = 0.863 L/s

Below ground pipe - Eq 3.3

$$Q_p = \text{PSD} * [1.6 * t_{cs} / (t_c * (1 - 2 * \text{PSD} / (3 * Q_a))) - 0.6 * t_{cs}^2 / (t_c * (1 - 2 * \text{PSD} / (3 * Q_a)))^2 - 0.67]$$

= 0.83
PSD = 0.857 L/s

Below ground rectangular tank - Eq 3.4

$$t = t_{cs} / (t_c * (1 - 2 * \text{PSD} / (3 * Q_a))) = 0.834$$

$$Q_p = \text{PSD} * [0.005 - 0.455 * t + 5.228 * t^2 - 1.045 * t^3 - 7.199 * t^4 + 4.519 * t^5]$$

= 0.83
PSD = 0.832 L/s

STORMWATER DETENTION V5.05

Flussig Engineers

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = $[0.5*Qa*td - [(0.875*PSD*td)(1-0.917*PSD/Qa) + (0.427*td*PSD^2/Qa)]] * 60/10^3 m^3$ Eq 4.23
 Below ground pipe (Vs) = $[(0.5*Qa - 0.637*PSD + 0.089*PSD^2/Qa)*td] * 60/10^3 m^3$ Eq 4.8
 Below ground rect. tank (Vs) = $[(0.5*Qa - 0.572*PSD + 0.048*PSD^2/Qa)*td] * 60/10^3 m^3$ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	86.6	10.6	1.37		
16	51.3	6.3	2.33		
22	42.7	5.2	2.52		
27	37.8	4.6	2.62		
33	33.4	4.1	2.69		
38	30.6	3.7	2.72		
44	28.0	3.4	2.74		
49	26.2	3.2	2.74		
55	24.4	3.0	2.73		
60	23.1	2.8	2.72		

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above Pipe B/ground	48.3	26.4	3.2	2.74

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$Q_{p2} = 0.75$ Cl 2.4.5.1
 $Q_{p2} = Q_{p2} * Q_{p1}$ (where $Q_{p1} = PSD$) = 0.65 L/s at which time above ground storage occurs
 $I = 360 * Q_{p2} / (2 * C_w * A_s * 10^3) = 5.3$ mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = $td * (1 - 0.92 * PSD / Qa)$ Eq 4.27
 Below ground pipe (tf) = $td * (1 - 2 * PSD / (3 * Qa))$ Eq 3.2
 Below ground rect. tank (tf) = $td * (1 - 2 * PSD / (3 * Qa))$ Eq 3.2

Time to empty:

Above ground (te) = $(Vs + 0.33 * PSD^2 * td / Qa * 60 / 10^3) * (1.14 / PSD) * (10^3 / 60)$ Eq 4.28
 Below ground pipe (te) = $1.464 / PSD * (Vs + 0.333 * PSD^2 * td / Qa * 60 / 10^3) * (10^3 / 60)$ Eq 4.32
 Below ground rect. tank (te) = $2.653 / PSD * (Vs + 0.333 * PSD^2 * td / Qa * 60 / 10^3) * (10^3 / 60)$ Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above Pipe B/ground	48.3	3.2	2.7	36.4	65.2	101.6

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

Permissible site discharge ($Q_u = PSD$) = 0.86 L/s (Above ground storage)
 Orifice coefficient (CD) = 0.61 For sharp circular orifice
 Gravitational acceration (g) = 9.81 m/s²
 Maximum storage depth above orifice (H) = 333.75 mm
 Orifice flow (Q) = $CD * A_o * \sqrt{2 * g * H}$
 Therefore:
 Orifice area (Ao) = 553 mm²
 Orifice diameter (D = $\sqrt{4 * A_o / \pi}$) = 26.5 mm

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STORMWATER DETENTION V5.05

Flussig Engineers

Location: Primrose Sands
Site: 110m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Underground rectangular tank PSD = 0.41L/s
Storage: AEP of 5%, Underground rectangular tank volume = 1.46m³

Design Criteria (Custom AEP IFD data used)

Location = Primrose Sands
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probability (APE) = 5 %
Storage annual exceedance probability (APE) = 5 %

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 110 m² = 0.011 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 0.90

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	110	0.90	99
Roof	0	1.00	0	Roof	0	1.00	0
Gravel	0	0.50	0	Gravel	0	0.50	0
Garden	110	0.30	33	Garden	0	0.30	0
Total	110	m²	33	Total	110	m²	99
Cp = ΣArea*C/Total =			0.300	Cw = ΣArea*C/Total =			0.900

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 45.2 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 0.41 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 2.48 L/s = (0.055 x I) Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 0.414 L/s

Above ground - Eq 3.8

$$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$$

Taking x as = PSD and solving

$$a = 1.0 \quad b = -5.2 \quad c = 2.1$$

$$PSD = \frac{-b \pm \sqrt{b^2 - 4ac}}{2a}$$

$$PSD = 0.430 \text{ L/s}$$

Below ground pipe - Eq 3.3

$$Qp = PSD*[1.6*tcs/(tc*(1-2*PSD/(3*Qa)))-0.6*tcs^2-67/(tc*(1-2*PSDp/(3*Qa)))]^2-67$$

$$= 0.41$$

$$PSD = 0.427 \text{ L/s}$$

Below ground rectangular tank - Eq 3.4

$$t = tcs/(tc*(1-2*PSD/(3*Qa))) = 0.844$$

$$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$$

$$= 0.41$$

$$PSD = 0.414 \text{ L/s}$$

STORMWATER DETENTION V5.05

Flussig Engineers

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = $[0.5*Qa*td - [(0.875*PSD*td)(1-0.917*PSD/Qa) + (0.427*td*PSD^2/Qa)]] * 60/10^3 \text{ m}^3$ Eq 4.23
 Below ground pipe (Vs) = $[(0.5*Qa - 0.637*PSD + 0.089*PSD^2/Qa)*td] * 60/10^3 \text{ m}^3$ Eq 4.8
 Below ground rect. tank (Vs) = $[(0.5*Qa - 0.572*PSD + 0.048*PSD^2/Qa)*td] * 60/10^3 \text{ m}^3$ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m ³)	Pipe Vs (m ³)	B/G Vs (m ³)
5	86.6	4.8			0.64
22	42.7	2.4			1.24
30	35.5	1.9			1.34
39	30.2	1.7			1.40
47	26.9	1.5			1.43
55	24.4	1.3			1.45
64	22.2	1.2			1.46
72	20.7	1.1			1.46
81	19.3	1.1			1.46
89	18.2	1.0			1.45

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m ³)
Above Pipe				
B/ground	71.2	20.8	1.1	1.46

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$Q_{op2} = 0.75$ Cl 2.4.5.1
 $Q_{p2} = Q_{op2} * Q_{p1}$ (where $Q_{p1} = PSD$) = 0.32 L/s at which time above ground storage occurs
 $I = 360 * Q_{p2} / (2 * C_w * A_s * 10^3) = 5.9 \text{ mm/h}$ Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = $td * (1 - 0.92 * PSD / Qa)$ Eq 4.27
 Below ground pipe (tf) = $td * (1 - 2 * PSD / (3 * Qa))$ Eq 3.2
 Below ground rect. tank (tf) = $td * (1 - 2 * PSD / (3 * Qa))$ Eq 3.2

Time to empty:

Above ground (te) = $(Vs + 0.33 * PSD^2 * td / Qa * 60 / 10^3) * (1.14 / PSD) * (10^3 / 60)$ Eq 4.28
 Below ground pipe (te) = $1.464 / PSD * (Vs + 0.333 * PSD^2 * td / Qa * 60 / 10^3) * (10^3 / 60)$ Eq 4.32
 Below ground rect. tank (te) = $2.653 / PSD * (Vs + 0.333 * PSD^2 * td / Qa * 60 / 10^3) * (10^3 / 60)$ Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above Pipe						
B/ground	71.2	1.1	1.5	54.0	178.9	232.9

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

Permissible site discharge ($Q_u = PSD$) = 0.41 L/s (Underground storage)
 Orifice coefficient (CD) = 0.61 For sharp circular orifice
 Gravitational acceration (g) = 9.81 m/s²
 Maximum storage depth above orifice (H) = 800 mm
 Orifice flow (Q) = $CD * A_o * \sqrt{2 * g * H}$
 Therefore:
 Orifice area (Ao) = 172 mm²
 Orifice diameter (D = $\sqrt{4 * A_o / \pi}$) = 14.8 mm

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Soakage Trench

Hydrology						
A1 = impervious area collected	220	sqm				
C1 = coefficient	1					
A2=Impervious area	110	sqm				
C2= Coefficient	0.9					
AEP = Annual Exceedance Probability	5	%				
Ground Conditions						
Hydraulic conductivity K (absorption rate)	2.0833	mm/min				
Adjusted rate (15% clogging factor)	1.7708	mm/min				
Trench Design						
Length, L	7	m				
Width, B	2	m				
Depth, h	0.8	m				
Base area, BA	14	sqm				
Void space	35%					
Trench Storage	3.92	cum				
	3920.00	L				
Detention tank data			Final Check			
Tank storage	3.00	cum	Criteria	Required	Design	Check
			Total Detention Required	4,200	6920	OK
			Trench capacity underflow for 5% AEP 20 minute storm	996	3920	OK
Tank Underflow	0.86	L/s				
Total available detention storage (tank + trench)	6.92	cum				
	6920	L				

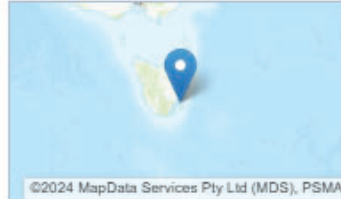
Checking storms

	Duration (min)	Intensity (mm/hr)	Vol in System(L)	Vol in Trench (L)	Vol out Trench (L)	Storage total System (L)	Storage Trench(L)	Hours to empty Trench
5Mins	5	86.6	2302	714	124	2178	590	0
6Mins	6	82.34	2627	815	149	2478	666	1
10Mins	10	65.3	3472	1077	248	3224	830	1
20Mins	20	45.2	4806	1492	496	4310	996	1
30Mins	30	35.5	5662	2662	744	4919	1919	2
1Hr	60	23.1	7369	4369	1488	5881	2881	3
2Hrs	120	15.3	9761	6761	2975	6786	3786	5
3Hrs	180	12.2	11675	8675	4463	7213	4213	6
6Hrs	360	8.52	16307	13307	8925	7382	4382	9
12Hrs	720	5.99	22930	19930	17850	5080	2080	13
24Hrs	1440	4.05	31007	28007	35700	-4693	-7693	19
48Hrs	2880	2.51	38433	35433	71400	-32967	-35967	24
72Hrs	4320	1.8	41342	38342	107100	-65758	-68758	26

IFD Design Rainfall Intensity

Location

Label: 6 Sea Eagle Road Primrose Sands
Latitude: -42.886 [Nearest grid cell: 42.8875 (S)]
Longitude: 147.653 [Nearest grid cell: 147.6625 (E)]



IFD Design Rainfall Intensity (mm/h)

Issued: 14 October 2024

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
[FAQ for New ARR probability terminology](#)

Table Chart

Unit: mm/h

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	64.8	72.8	99.9	120	141	171	196
2 min	54.9	61.2	81.9	96.7	112	130	143
3 min	48.8	54.5	73.4	86.9	101	118	132
4 min	44.2	49.5	67.1	79.9	93.0	110	124
5 min	40.5	45.5	62.0	74.1	86.6	104	118
10 min	29.6	33.3	45.9	55.4	65.3	80.0	92.4
15 min	24.0	27.0	37.3	45.0	53.1	65.2	75.4
20 min	20.5	23.1	31.8	38.3	45.2	55.3	63.8
25 min	18.1	20.3	27.9	33.6	39.6	48.3	55.5
30 min	16.3	18.4	25.1	30.2	35.5	43.0	49.3
45 min	13.0	14.6	19.8	23.6	27.6	33.1	37.5
1 hour	11.1	12.4	16.8	19.9	23.1	27.4	30.8
1.5 hour	8.88	9.93	13.3	15.7	18.1	21.2	23.6
2 hour	7.61	8.52	11.4	13.4	15.3	17.8	19.7
3 hour	6.14	6.89	9.20	10.7	12.2	14.1	15.5
4.5 hour	4.97	5.59	7.48	8.70	9.86	11.4	12.5
6 hour	4.27	4.82	6.47	7.53	8.52	9.84	10.8
9 hour	3.42	3.88	5.25	6.13	6.94	8.08	8.92
12 hour	2.90	3.30	4.50	5.27	5.99	7.01	7.78
18 hour	2.26	2.58	3.57	4.20	4.80	5.68	6.35
24 hour	1.87	2.14	2.98	3.53	4.05	4.83	5.43
30 hour	1.60	1.83	2.56	3.05	3.51	4.21	4.75
36 hour	1.39	1.60	2.25	2.68	3.10	3.73	4.22
48 hour	1.12	1.28	1.81	2.16	2.51	3.03	3.44
72 hour	0.797	0.916	1.29	1.55	1.80	2.17	2.47
96 hour	0.622	0.714	1.00	1.20	1.39	1.67	1.90
120 hour	0.513	0.587	0.817	0.972	1.12	1.35	1.54
144 hour	0.439	0.501	0.693	0.818	0.938	1.13	1.28
168 hour	0.386	0.441	0.604	0.708	0.805	0.967	1.10

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: *Owner name*
 Address
 Suburb/postcode

Designer details:

Name: *Category:*
 Business name: *Phone No:*
 Business address:
 Fax No:
 Licence No: *Email address:*

Details of the proposed work:

Owner/Applicant *Designer's project reference No.*
Address: *Lot No:*

Type of work: Building work Plumbing work *(X all applicable)*

Description of work:

(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input checked="" type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: <input type="checkbox"/>		Performance Solution: <input checked="" type="checkbox"/> <i>(X the appropriate box)</i>

Other details: Onsite stormwater retention

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: FE-24001-69_REV00-C100	Prepared by: Flussig Engineers	Date: 15.10.24
Schedules:	Prepared by:	Date:
Specifications: Performance Solution Report	Prepared by: Flussig Engineers	Date: 15.10.24
Computations: Performance solution Report	Prepared by: Flussig Engineers	Date: 15.10.24
Performance solution proposals: Onsite stormwater retention	Prepared by: Flussig Engineers	Date: 15.10.24
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:
--

AS1547-2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:
--

GES stormwater assessment 'Site assessment - 6 Sea Eagle Road Primrose Sands'

Attribution as designer:

I Max W. Moller, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Max W. Moller



18.10.24

Licence No: 650370893

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.


I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I Max W. Moller..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Max W. Moller		18.10.24

Development Application: 5.2024.2571
 6 Sea Eagle Road, Primrose Sands
 New single storey dwelling development.

This report aims to demonstrate compliance with relevant planning standards for a proposed residential dwelling at 6 Sea Eagle Road, Primrose Sands, specifically addressing 10.4.3 P2 of the *Tasmanian Planning Scheme*.

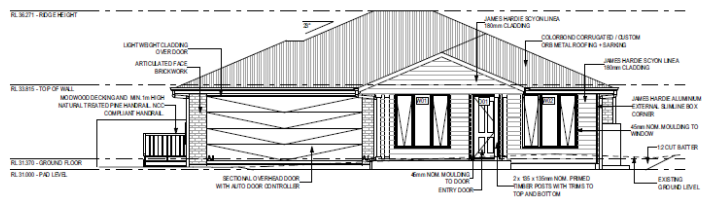
10.4.3 Setback

Objective:	That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.
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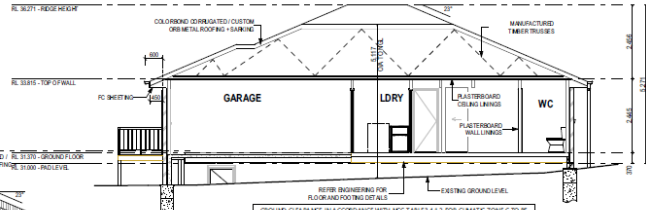
<p>A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.</p>	<p>P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.
--	---

- (a) The topography of the site consists of moderate slopes with an easterly facing aspect in a coastal setting.
- (b) The lot is easterly facing, 914m² and irregular in shape.
- (c) The proposed dwelling is consistent with the setbacks of the surrounding buildings. It is evident due to the size and shape of lots in the area, setback requirements for *Low Density Residential* are reliant upon compliance with the performance criteria.
- (d) The character of the area is prominent with two storey dwellings looking to optimise the coastal and ocean views. The proposed new dwelling has been designed to fit harmoniously within the area without causing adverse impacts to the existing and future buildings.
- (e) There are no existing buildings on the proposed lot and private open space compliance is achieved and demonstrated within Rev.06 Wilson Homes architectural drawings.
- (f) The proposed dwelling will project some overshadowing to the existing building at Lot 29, please refer to attached shadow diagrams for full details and projection.
- (g) The character of the development on existing properties within the area is a mix of residential, rural and beach shack buildings built into the hill side looking to optimize the ocean and coastal views.

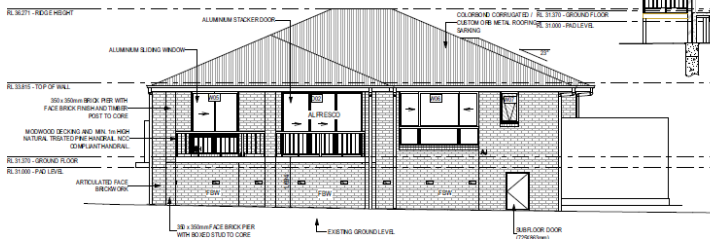
Development Application: 5.2024.2571
 6 Sea Eagle Road, Primrose Sands
 New single storey dwelling development.



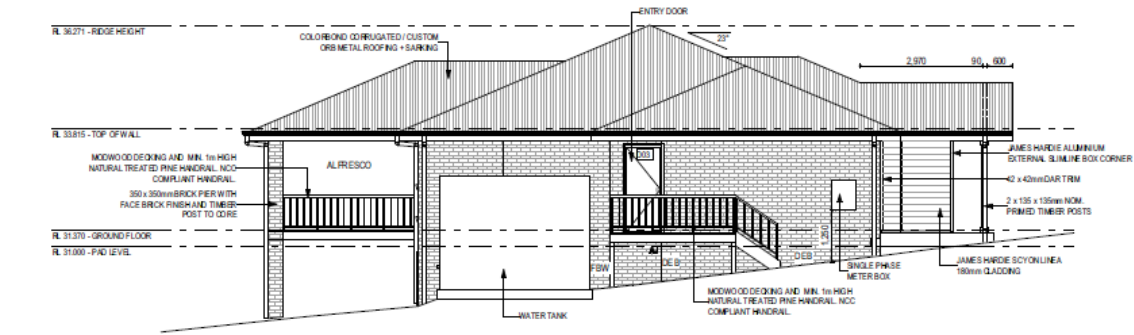
WEST ELEVATION
 SCALE: 1:100



SECTION A-A
 SCALE: 1:100



NORTH ELEVATION
 SCALE: 1:100



SOUTH ELEVATION
 SCALE: 1:100

REFER TO SHEET COVER SHEET FOR ALL BUILDING INFORMATION INCLUDING SUSTAINABILITY REQUIREMENTS & SPECIFICATION INFORMATION
 ONLY MATERIALS SHOWN ON THIS SHEET ARE INDICATED FOR EXAMPLE BRICKWORK AND CLADDING CONNECTION JOINTS ORIENTED ON INCLAY OUT AND ARE SUBJECT TO CHANGE
 SEE BRICKWORK SILL
 BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS FOLLOWED BY NCC 11.3.7 (VOLUME TWO)
 ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE AND OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)
REFER TO THE FOLLOWING DETAILS BRICK CORNERING IN SHEET 1

DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

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

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO GRANDE	25.05
GARAGE	39.02
LIVING	119.06
PORCH	10.38
TOTAL	193.51 m²

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (08.10.2024)

ON SITE STORMWATER MANAGEMENT. REFER TO REPORT PREPARED BY GES/FLUSSIG (18.10.2024)

AS & NCC COMPLIANCE

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

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

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	A
SPECIFIC AREA PLAN OVERLAY	YES
AIRPORT OBSTACLE LIMITATION AREA / SOUTHERN BEACHES	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	150m
WITHIN 50km BREAKING SURF	19.00km
ZONING	LOW DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

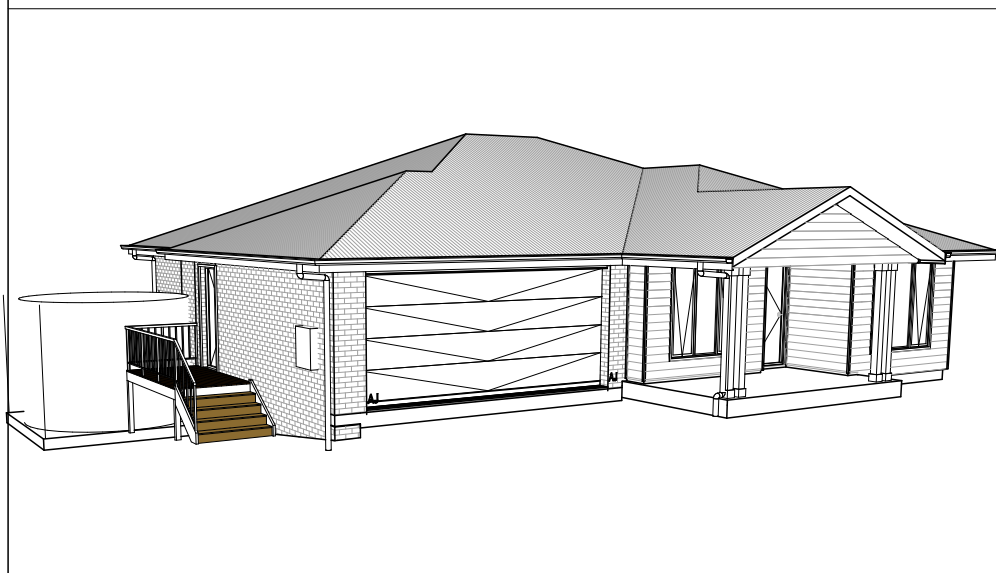
CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	8,600mm
GARAGE TO BOUNDARY	MIN. 9,000mm	18,000mm
SIDE A	MIN. 5,000mm	4,000mm
SIDE B	MIN. 5,000mm	2,220mm
REAR	MIN. 5,000mm	10,300mm
BULK & SCALE		
SITE AREA	914m ²	
SITE COVERAGE	MAX. 50%	21.17%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	684mm
FILL DEPTH	MAX. 1,000mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m ²	24m ²

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
6	PRELIMINARY PLAN SET - COUNCIL RFI		2024.12.04	STL	-
5	PRELIMINARY PLAN SET - COLOUR & VARIATIONS		2024.11.01	TDI	CLG
4	PRELIMINARY PLAN SET - PLANNING RFI (07/10/2024) - SHADOW DIAGRAM		2024.10.16	HMI	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE		2024.10.03	MT/HMI	-

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3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

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

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	AIRCELL FOR B&J



Sorell Council

Development Application: 5.2024.257.1 - Response to Request for Information - 6 Sea Eagle Road, Primrose Sands - P2.pdf
Plans Reference: P2
Date received: 10/12/2024

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

PLAN ACCEPTANCE BY OWNER	
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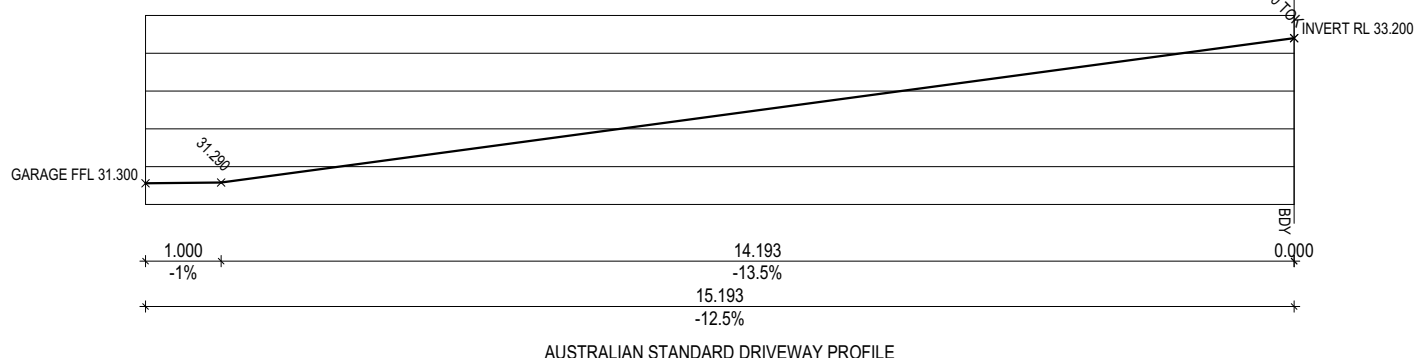
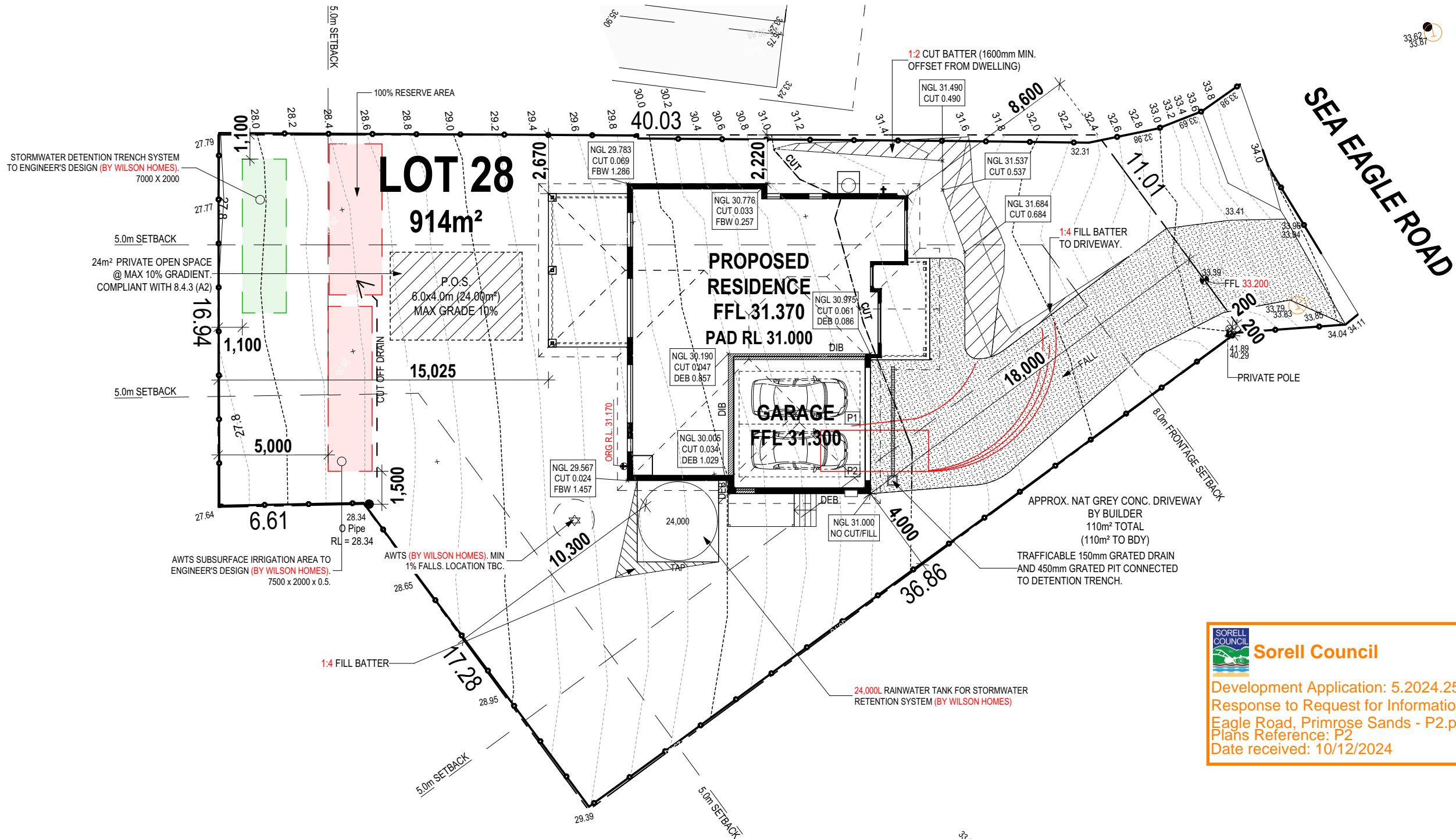
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	5 PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024	28 / - / 9447	COVER SHEET	1 / 15	
			COUNCIL:	SORELL COUNCIL	SCALES:	714043
					1:100	

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

APPROX. CUT/FILL		
CUT	20.96m ³	47.16t
FILL	0.00m ³	0.00t
DIFFERENCE	20.96m ³	47.16t

47 TONNES OF EXPORT FILL

LOT SIZE: 914m²
HOUSE (COVERED AREA): 193.51m²
SITE COVERAGE: 21.17%



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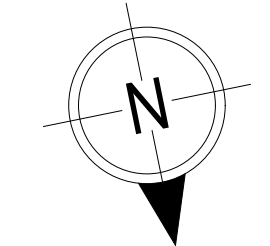
**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

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	6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024	28 / - / 9447	COUNCIL:	2 / 15	
			SORELL COUNCIL	SITE PLAN		

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ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

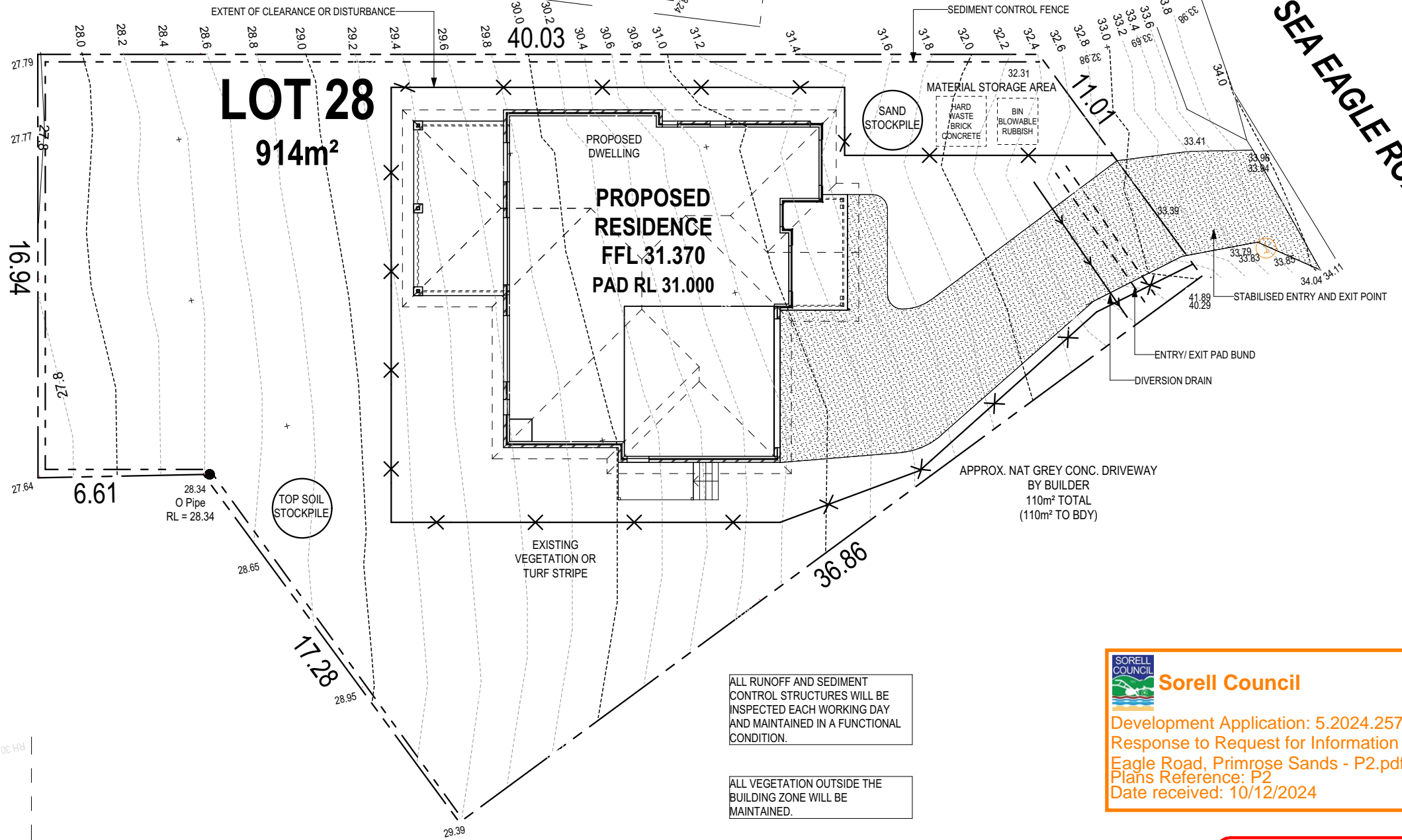
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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

NOTES:

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

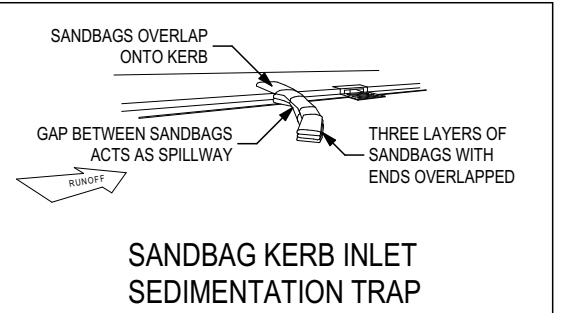
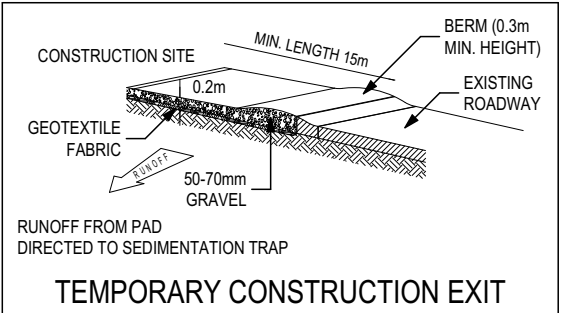
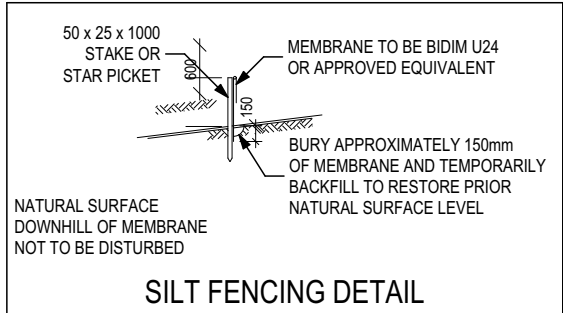
5.0m SETBACK



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

PLAN ACCEPTANCE BY OWNER

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

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

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

ALL GROUND FLOOR INTERNAL DOORS TO BE 2040 HIGH UNLESS NOTED OTHERWISE

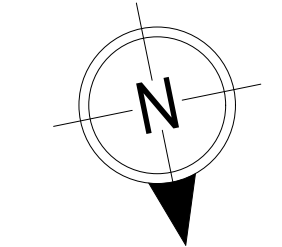
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

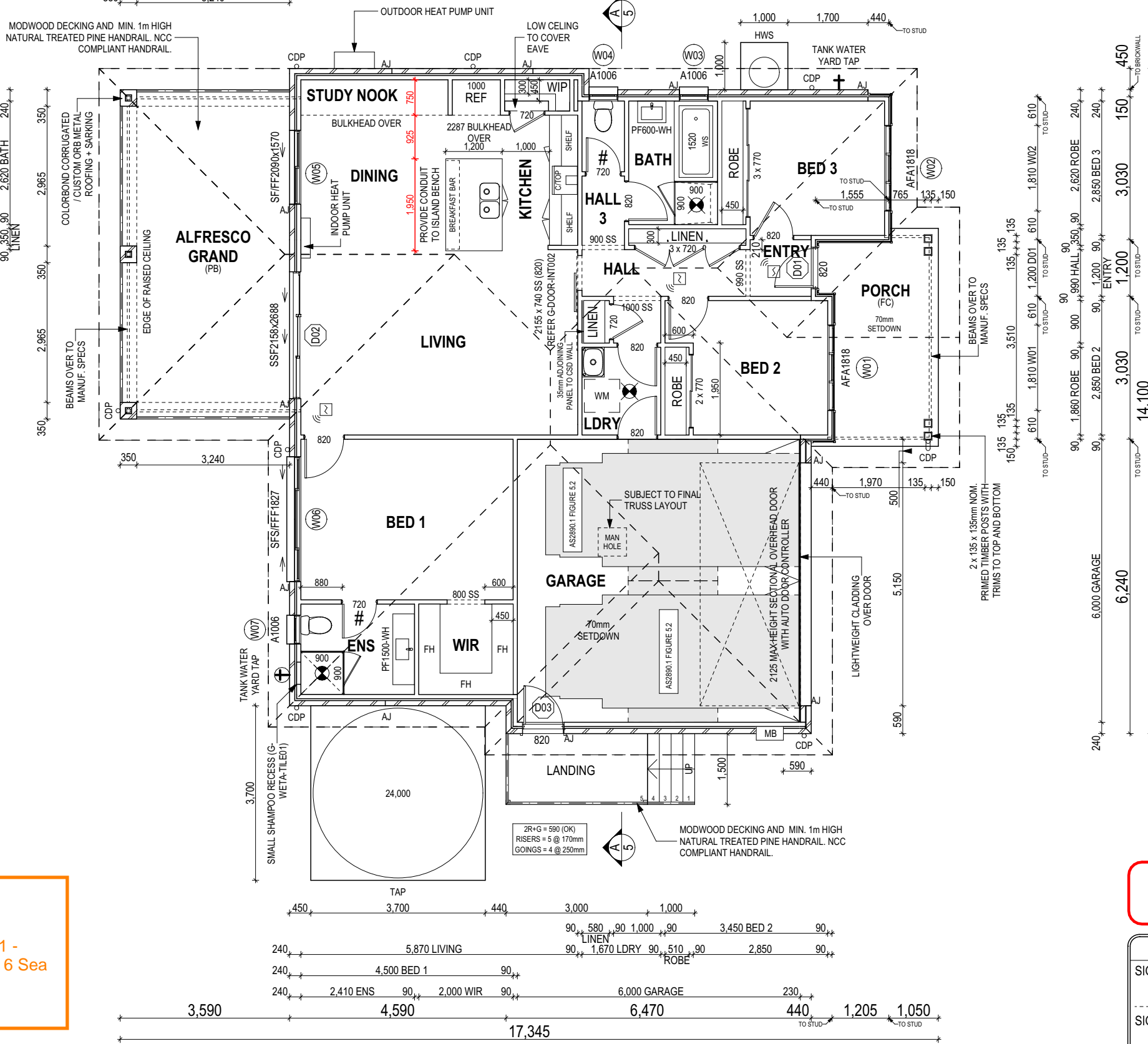
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

MAIN DWELLING, GROUND FLOOR	
ALFRESCO GRANDE	25.05
GARAGE	39.02
LIVING	119.06
PORCH	10.38
TOTAL	193.51 m²



LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
[Brick symbol]	FACE BRICK / COMMON BRICK
[Hegel symbol]	HEBEL
[Sound insulation symbol]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
[Exhaust fan symbol]	EXHAUST FAN
L.B.W	LOAD BEARING WALL
[Door symbol]	THIS DOOR OPENS FIRST
[Smoke alarm symbol]	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

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 Development Application: 5.2024.257.1 -
 Response to Request for Information - 6 Sea
 Eagle Road, Primrose Sands - P2.pdf
 Plans Reference: P2
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ANY PART OF THE FASCIA, GUTTERING OR DOWNSPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

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

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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

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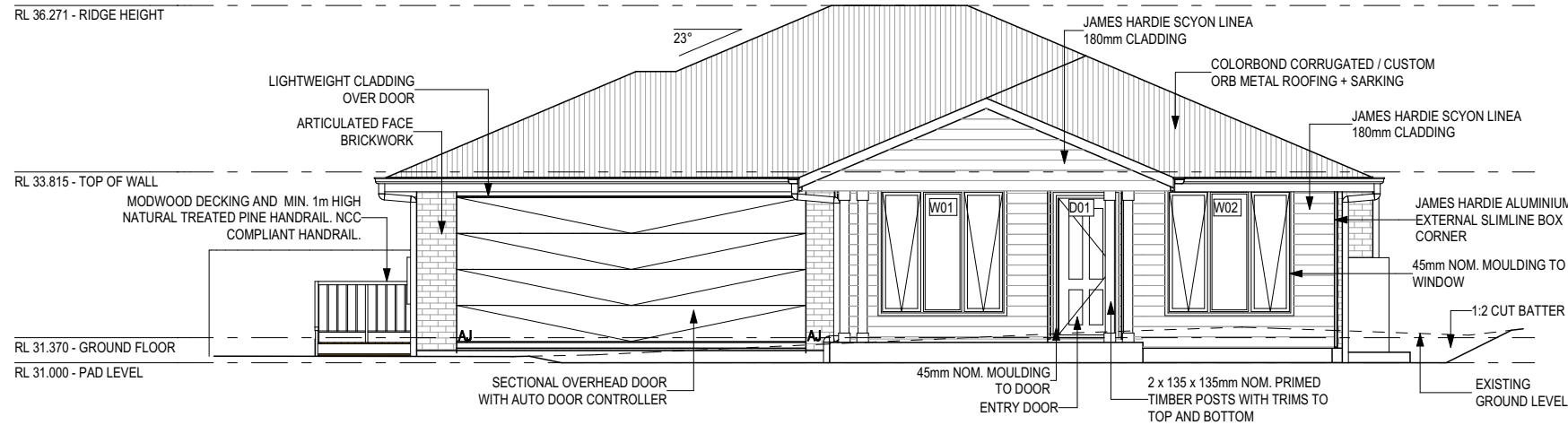
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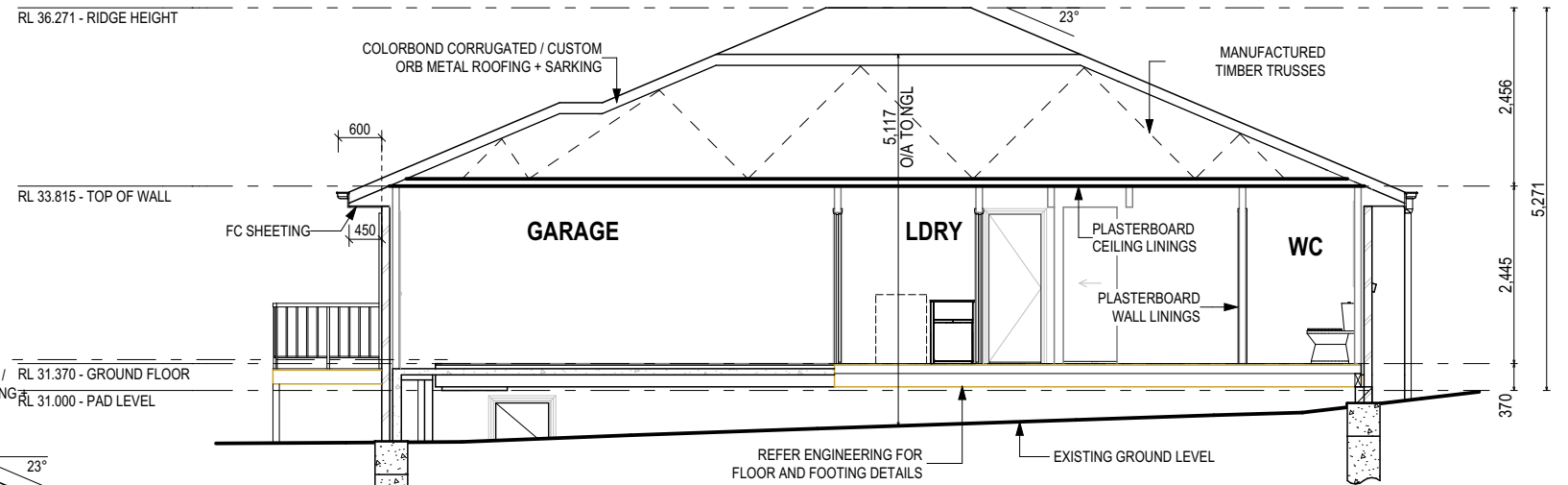


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	5 PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024	28 / - / 9447	GROUND FLOOR PLAN	1:100	

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 Last Published: Wednesday, 4 December 2024 4:03 PM



WEST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

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

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

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

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

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

REFER ENGINEERING FOR FLOOR AND FOOTING DETAILS
EXISTING GROUND LEVEL
GROUND CLEARANCE IN ACCORDANCE WITH NCC TABLE 3.4.1.2 FOR CLIMATIC ZONE C TO BE 150mm FOR THE FIRST 2m THEN 400mm CLEARANCE FOR ACCESS TO SERVICES.

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

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S TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

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			COUNCIL:	SHEETS:	SCALES:	
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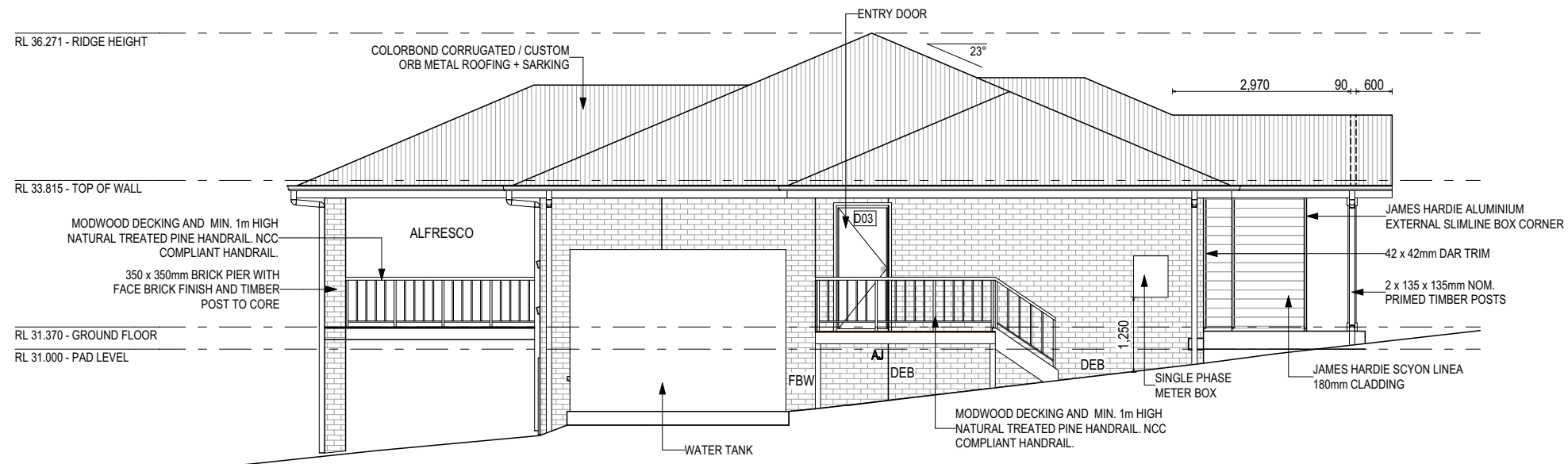
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

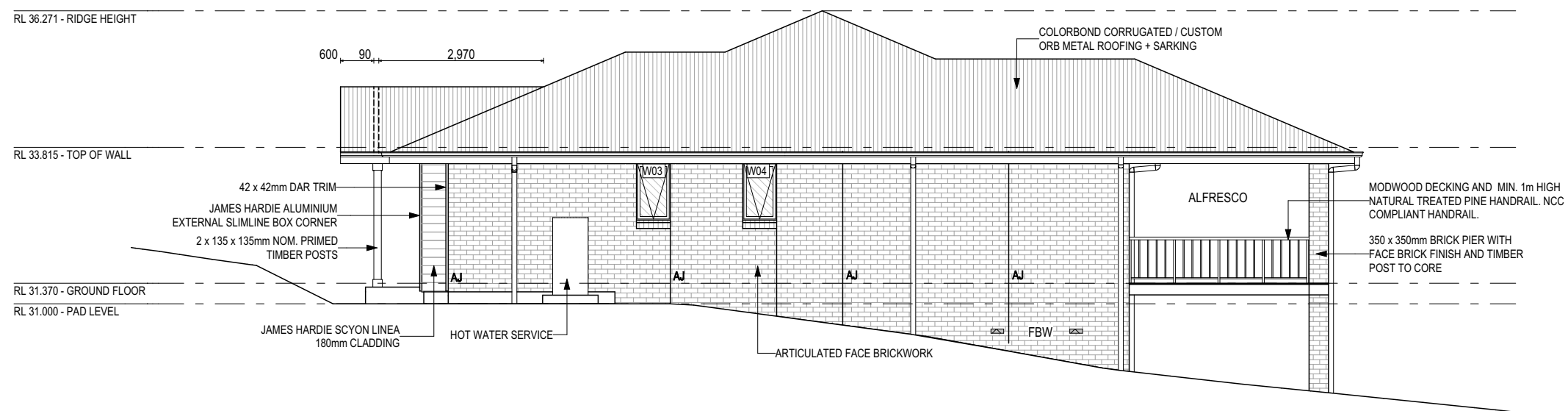
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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



NORTH ELEVATION
 SCALE: 1:100



SOUTH ELEVATION
 SCALE: 1:100

Sorell Council
 Development Application: 5.2024.257.1 -
 Response to Request for Information - 6 Sea
 Eagle Road, Primrose Sands - P2.pdf
 Plans Reference: P2
 Date received: 10/12/2024

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

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION: DISCOVERY COPYRIGHT: © 2024	REVISION 2 DRAFT SALES PLAN - CT2 DRAWN MLG 10/09/2024	CLIENT: STEVEN & JULIE PAINE	HOUSE DESIGN: SHEFFIELD 16	HOUSE CODE: H-WDCSHF10SB	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714043
	3 PRELIM PLANS - INITIAL ISSUE MT 03/10/2024	ADDRESS: 6 SEA EAGLE ROAD, PRIMROSE SANDS TAS 7173	FACADE DESIGN: RHYDE	FACADE CODE: F-WDCSHF10RHYDA	
	4 PRELIM PLAN - RFI SHADOW DIAGRAM HMI 16/10/2024	LOT / SECTION / CT: 28 / - / 9447	SHEET TITLE: ELEVATIONS	SHEET No.: 6 / 15	
	5 PRELIM PLANS - COLOUR & VARIATIONS TDI 01/11/2024	COUNCIL: SORELL COUNCIL	SCALES: 1:100	SCALES: 1:100	
	6 PRELIM PLANS - COUNCIL RFI STL 04/12/2024				

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

STOREY	ID	CODE ¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE	ADDITIONAL INFORMATION ²	
WINDOW																
GROUND FLOOR	W01	AFA1818	AWNING	BED 2	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	NONE	W	2.51	CLEAR, DOUBLE GLAZED	MP 603-603, STANDARD FIBRE GLASS	
GROUND FLOOR	W02	AFA1818	AWNING	BED 3	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	NONE	W	2.51	CLEAR, DOUBLE GLAZED	MP 603-603, STANDARD FIBRE GLASS	
GROUND FLOOR	W03	A1006	AWNING	BATH	1,030	610	3,280	0.63	ALUMINIUM	N/A	ANGLED	S	0.44	OBSCURE, DOUBLE GLAZED	STANDARD FIBRE GLASS	
GROUND FLOOR	W04	A1006	AWNING	WC	1,030	610	3,280	0.63	ALUMINIUM	N/A	ANGLED	S	0.44	OBSCURE, DOUBLE GLAZED	STANDARD FIBRE GLASS	
GROUND FLOOR	W05	SF/FF2090x1570	SLIDING	DINING	2,090	1,570	7,320	3.28	ALUMINIUM	N/A	SNAP HEADER	E	2.81	CLEAR, DOUBLE GLAZED	BP 600, MP 785/0, STANDARD FIBRE GLASS	
GROUND FLOOR	W06	SFS/FFF1827	SLIDING	BED 1	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	ANGLED	E	4.10	CLEAR, DOUBLE GLAZED	BP 600, MP 663-1325/0, STANDARD FIBRE GLASS	
GROUND FLOOR	W07	A1006	AWNING	ENS	1,030	610	3,280	0.63	ALUMINIUM	N/A	ANGLED	E	0.44	OBSCURE, DOUBLE GLAZED		
								16.46				13.25				
DOOR																
GROUND FLOOR	D01	820	SWINGING	ENTRY	2,097	876	5,946	1.84	ALUMINIUM	N/A	NONE	W	1.23	N/A		
GROUND FLOOR	D02	SSF2158x2688	STACKER	LIVING	2,158	2,688	9,692	5.80	ALUMINIUM	N/A	SNAP HEADER	E	5.10	CLEAR, DOUBLE GLAZED, TOUGHENED	STANDARD FLYSCREEN MESH	
GROUND FLOOR	D03	820	SWINGING	GARAGE	2,097	876	5,946	1.84	ALUMINIUM	N/A	NONE	N	1.23	N/A	HUME SOLICORE FLUSH PANEL	
								9.48				7.56				
								25.94				20.81				



Sorell Council

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 Eagle Road, Primrose Sands - P2.pdf
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Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	
	Double	4.1	
Fixed	Single	5.9	
	Double	3.2	
Sliding	Single	6.4	
	Double	4.2	
Fixed Pane	Single	5.9	
	Double	3.2	
Fixed Glass Panel Hinged Door	Single	6.0	
	Double	4.3	
Sliding Door	Single	6.1	
	Double	3.6	
Stacking Door	Single	6.3	
	Double	3.8	
135 deg. Awning Bay Window	Single	6.5	
	Double	4.1	
135 deg. Sliding Bay Window	Single	6.5	
	Double	4.2	
90 deg. Awning Bay Window	Single	6.5	
	Double	4.1	
90 deg. Sliding Bay Window	Single	6.5	
	Double	4.2	
Bifold Doors	Single	6.1	
	Double	4.4	

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

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

PLAN ACCEPTANCE BY OWNER

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INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	2 x 770	ROBEMAKER SLIDING	2,040	1,560	N/A	
GROUND FLOOR	1	2155 x 740 SS (820)	FACE SLIDING	2,155	820	N/A	
GROUND FLOOR	1	3 x 720	SWINGING	2,040	2,194	N/A	
GROUND FLOOR	1	3 x 770	ROBEMAKER SLIDING	2,040	2,310	N/A	
GROUND FLOOR	2	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	2	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	800 SS	SQUARE SET OPENING	2,155	800	N/A	
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,155	900	N/A	
GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,155	990	N/A	

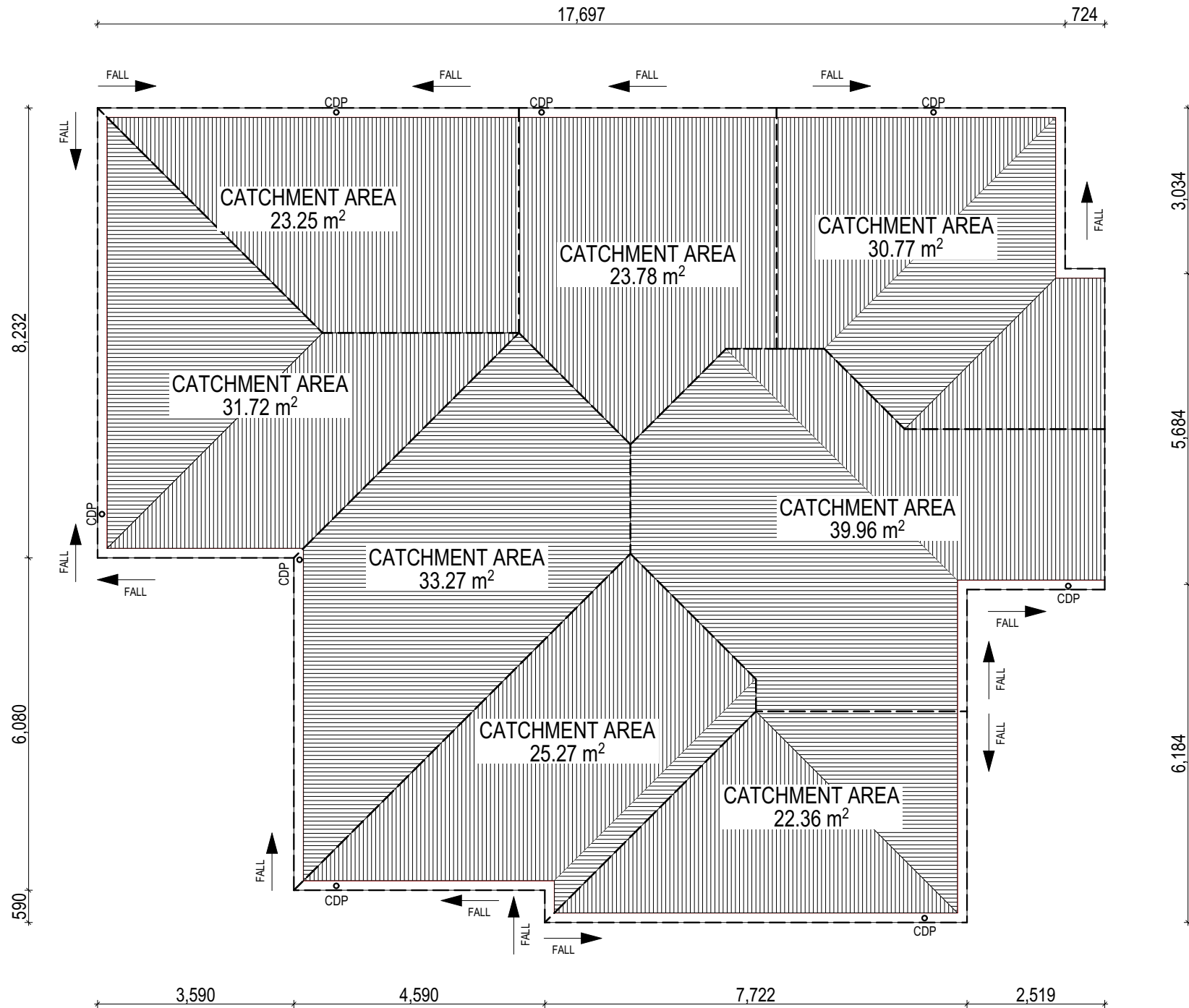
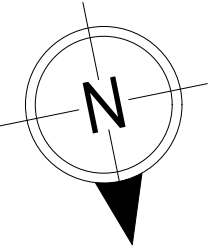
PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)

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

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	DISCOVERY	2	DRAFT SALES PLAN - CT2	MLG 10/09/2024	STEVEN & JULIE PAINE	SHEFFIELD 16	H-WDCSHF10SB	
	COPYRIGHT:	3	PRELIM PLANS - INITIAL ISSUE	MT 03/10/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2024	4	PRELIM PLAN - RFI SHADOW DIAGRAM	HMI 16/10/2024	6 SEA EAGLE ROAD, PRIMROSE SANDS TAS 7173	RHYDE	F-WDCSHF10RHYDA	
		5	PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		6	PRELIM PLANS - COUNCIL RFI	STL 04/12/2024	28 / - / 9447	COUNCIL:	SCALES:	
					SORELL COUNCIL	WINDOW & DOOR SCHEDULES	7 / 15	714043

Last Published: Wednesday, 4 December 2024 4:04 PM
 File Location: P:\8_Drafting\Job Files\714000714043 - Paine - AC24\Plans\714043 Paine - AC24 - Rev. 06 - 2024-12-04.pln
 Template Version: 24.038



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

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

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

Roofing Data		
	219.75	Flat Roof Area (excluding gutter and slope factor) (m ²)
	238.73	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	230.38	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	278.76	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	113	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	4.4	Ac / Acdp
Downpipes Provided	8	

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

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

PLAN ACCEPTANCE BY OWNER

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





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DISCOVERY	2 DRAFT SALES PLAN - CT2	MLG 10/09/2024	STEVEN & JULIE PAINE	SHEFFIELD 16	H-WDCSHF10SB	
COPYRIGHT:	3 PRELIM PLANS - INITIAL ISSUE	MT 03/10/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	714043
© 2024	4 PRELIM PLAN - RFI SHADOW DIAGRAM	HMI 16/10/2024	6 SEA EAGLE ROAD, PRIMROSE SANDS TAS 7173	RHYDE	F-WDCSHF10RHYDA	
	5 PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:
	6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024	28 / - / 9447	ROOF DRAINAGE PLAN	8 / 15	1:100
			COUNCIL:			
			SORELL COUNCIL			

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

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

COVERINGS LEGEND

-  NO COVERING
-  RAW CONCRETE (COVERING BY OWNER)
-  CARPET
-  TIMBER/LAMINATE (BY OWNER)
-  TILE (STANDARD WET AREAS)
-  TILE (UPGRADED AREAS)



 **Sorell Council**
 Development Application: 5.2024.257.1 -
 Response to Request for Information - 6 Sea
 Eagle Road, Primrose Sands - P2.pdf
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**SUBJECT TO NCC 2022
 (1 MAY 2023)
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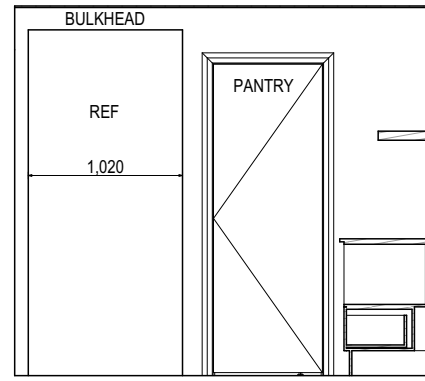
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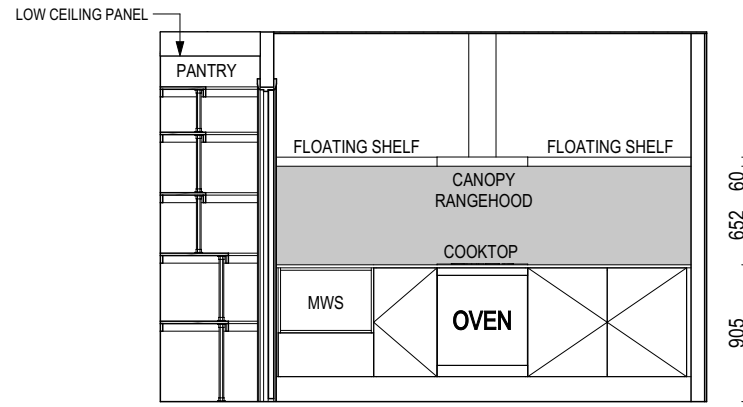
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	2	DRAFT SALES PLAN - CT2	MLG 10/09/2024	STEVEN & JULIE PAINE	SHEFFIELD 16		H-WDCSHF10SB
	3	PRELIM PLANS - INITIAL ISSUE	MT 03/10/2024	ADDRESS: 6 SEA EAGLE ROAD, PRIMROSE SANDS TAS 7173	FACADE DESIGN:		FACADE CODE:
	4	PRELIM PLAN - RFI SHADOW DIAGRAM	HMI 16/10/2024		RHYDE		F-WDCSHF10RHYDA
	5	PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024	LOT / SECTION / CT:	SHEET TITLE:		SHEET No.:
	6	PRELIM PLANS - COUNCIL RFI	STL 04/12/2024	28 / - / 9447	COUNCIL: SORELL COUNCIL		9 / 15
					FLOOR COVERINGS	714043	



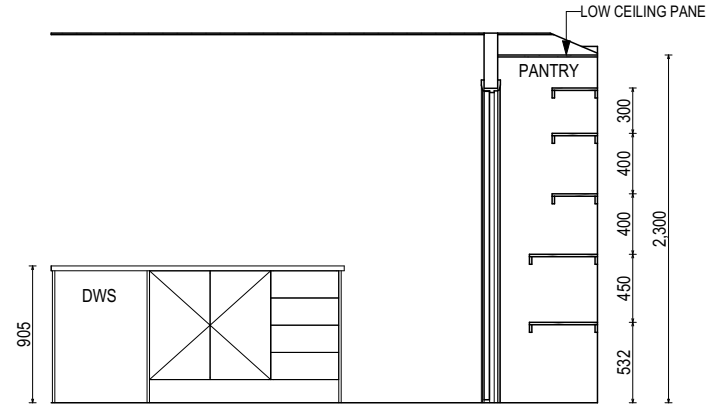
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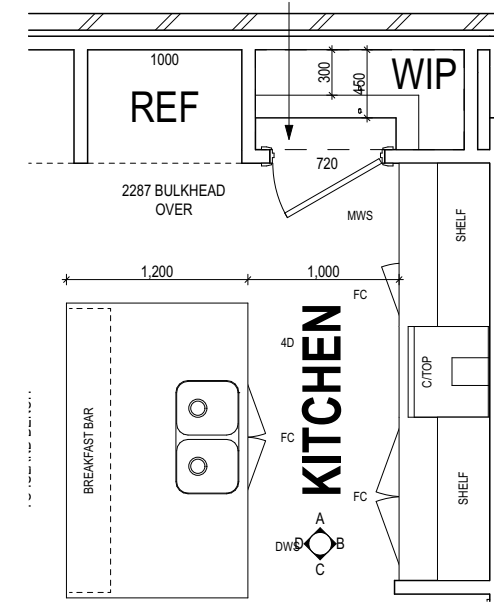
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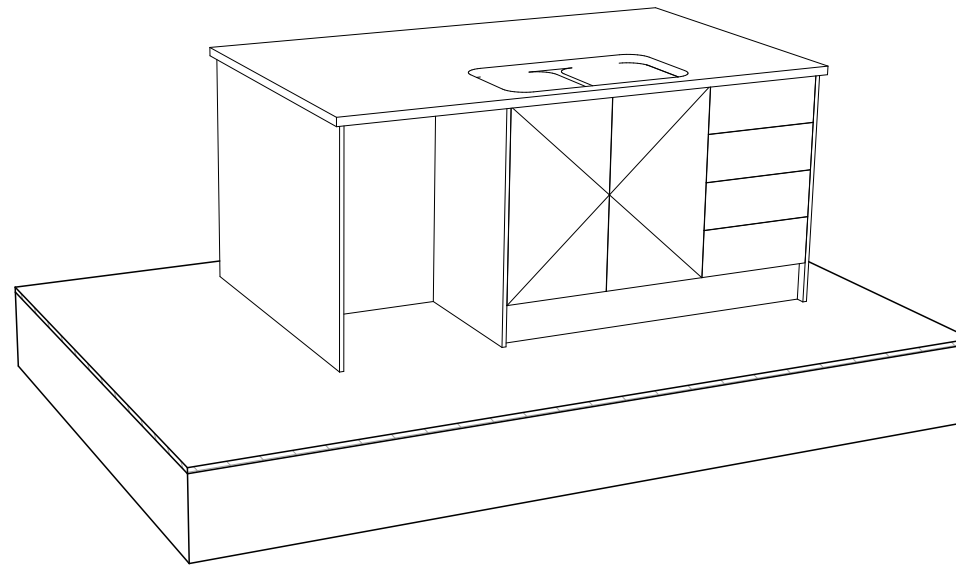
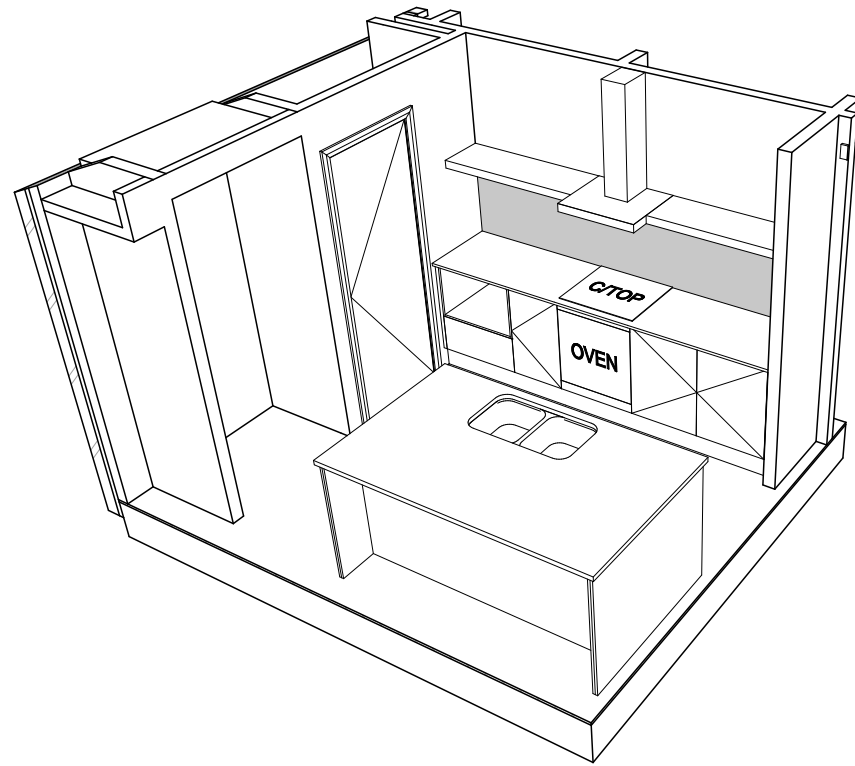
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ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



PRELIMINARY

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

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

Sorell Council

Development Application: 5.2024.257.1 -
Response to Request for Information - 6 Sea
Eagle Road, Primrose Sands - P2.pdf
Plans Reference: P2
Date received: 10/12/2024

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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		3 PRELIM PLANS - INITIAL ISSUE	MT 03/10/2024	LOT / SECTION / CT: 28 / - / 9447	COUNCIL: SORELL COUNCIL	SHEET TITLE: KITCHEN DETAILS		SHEET No.: 10 / 15
		4 PRELIM PLAN - RFI SHADOW DIAGRAM	HMI 16/10/2024					SCALES: 1:50
		5 PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024					
		6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024					

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File Location: P:\8_Drafting\Job Files\714000714043 - Paine - AC24\Plans\714043 Paine - AC24 - Rev. 06 - 2024-12-04.pln
Template Version: 24.038

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

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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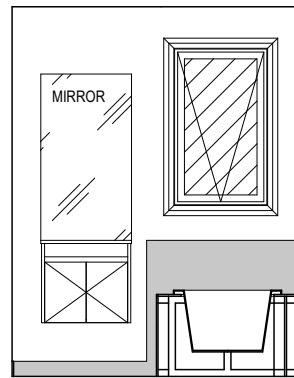
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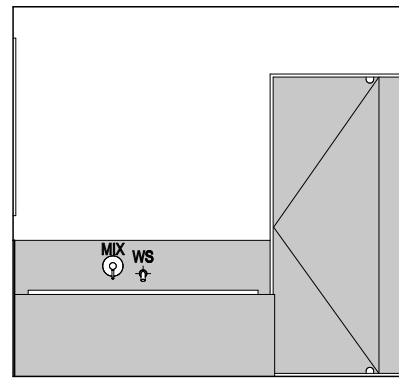
Development Application: 5.2024.257.1 -
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LEGEND

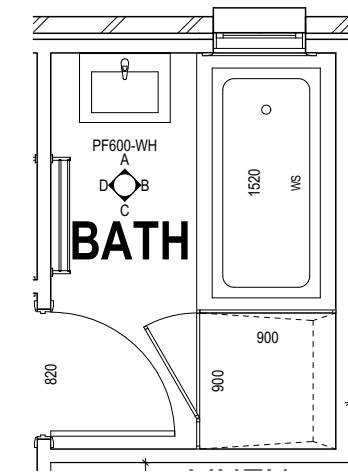
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



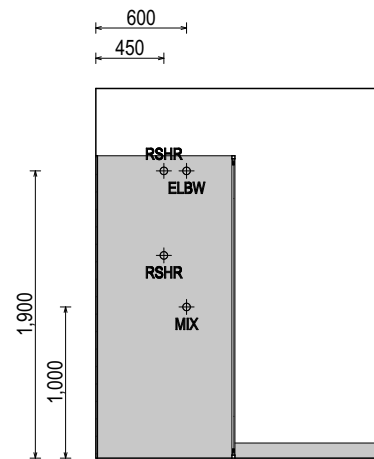
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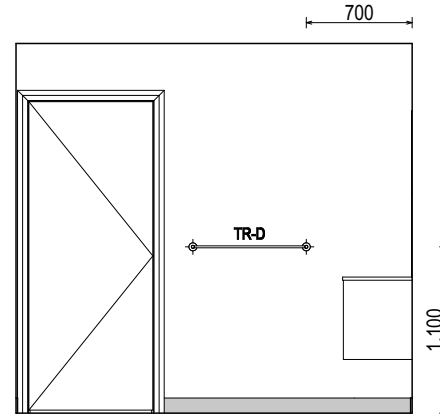
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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	SPECIFICATION:	DISCOVERY	REVISION:	2 DRAFT SALES PLAN - CT2	DRAWN:	MLG 10/09/2024	CLIENT:	STEVEN & JULIE PAINE	HOUSE DESIGN:	SHEFFIELD 16	HOUSE CODE:	H-WDCSHF10SB	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714043		
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			4 PRELIM PLAN - RFI SHADOW DIAGRAM	HMI 16/10/2024	LOT / SECTION / CT:		28 / - / 9447		COUNCIL:	SORELL COUNCIL	SHEET TITLE:	BATHROOM DETAILS		SHEET No.:	11 / 15
			5 PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024							SCALES:	1:50			
			6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024											

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 Template Version: 24.038

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

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

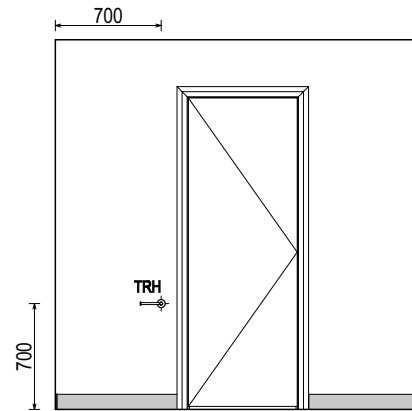
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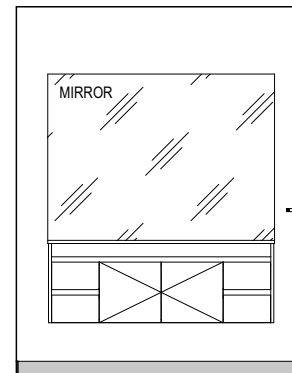
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 Eagle Road, Primrose Sands - P2.pdf
 Plans Reference: P2
 Date received: 10/12/2024

LEGEND

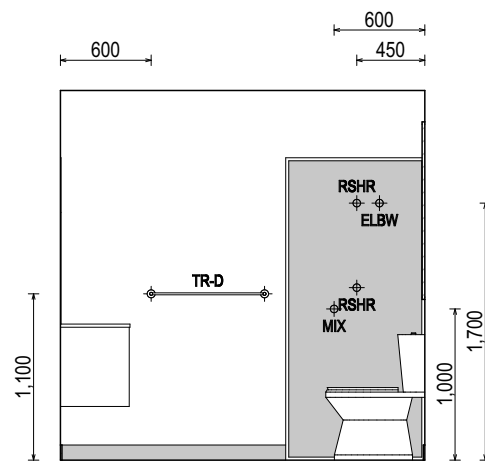
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



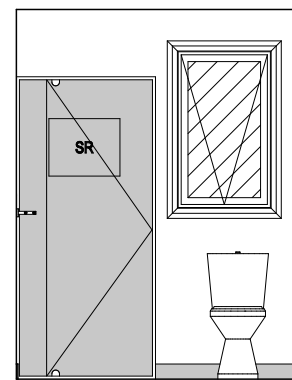
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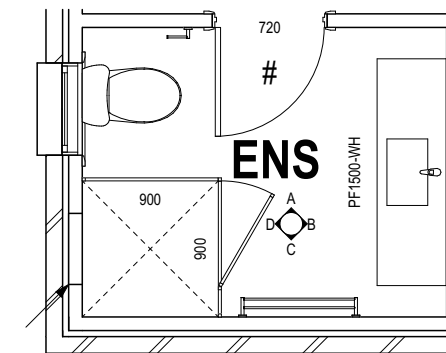
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS	
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"SMALL"	470 x 380mm	446mm
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 (1 MAY 2023)
 WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER


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	DISCOVERY	2 DRAFT SALES PLAN - CT2	MLG 10/09/2024	STEVEN & JULIE PAINE	SHEFFIELD 16	H-WDCSHF10SB	
	COPYRIGHT:	3 PRELIM PLANS - INITIAL ISSUE	MT 03/10/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2024	4 PRELIM PLAN - RFI SHADOW DIAGRAM	HMI 16/10/2024	6 SEA EAGLE ROAD, PRIMROSE SANDS TAS 7173	RHYDE	F-WDCSHF10RHYDA	
		5 PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024	28 / - / 9447	COUNCIL:	12 / 15	
				SORELL COUNCIL	ENSUITE DETAILS	1:50	

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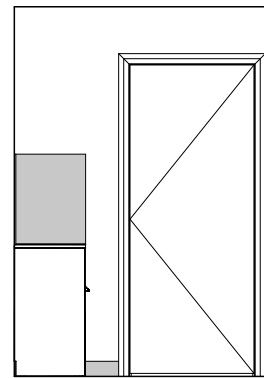
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
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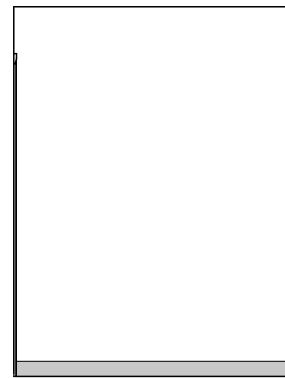


Sorell Council

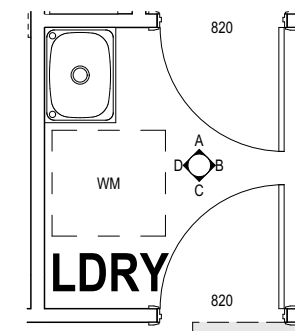
Development Application: 5.2024.257.1 -
 Response to Request for Information - 6 Sea
 Eagle Road, Primrose Sands - P2.pdf
 Plans Reference: P2
 Date received: 10/12/2024



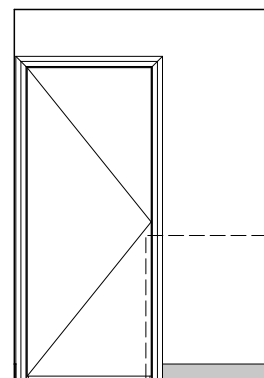
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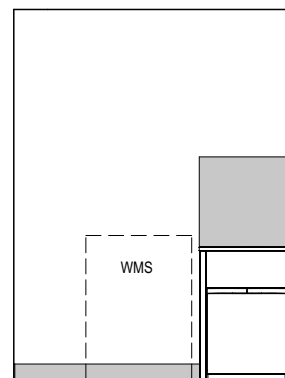
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LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

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

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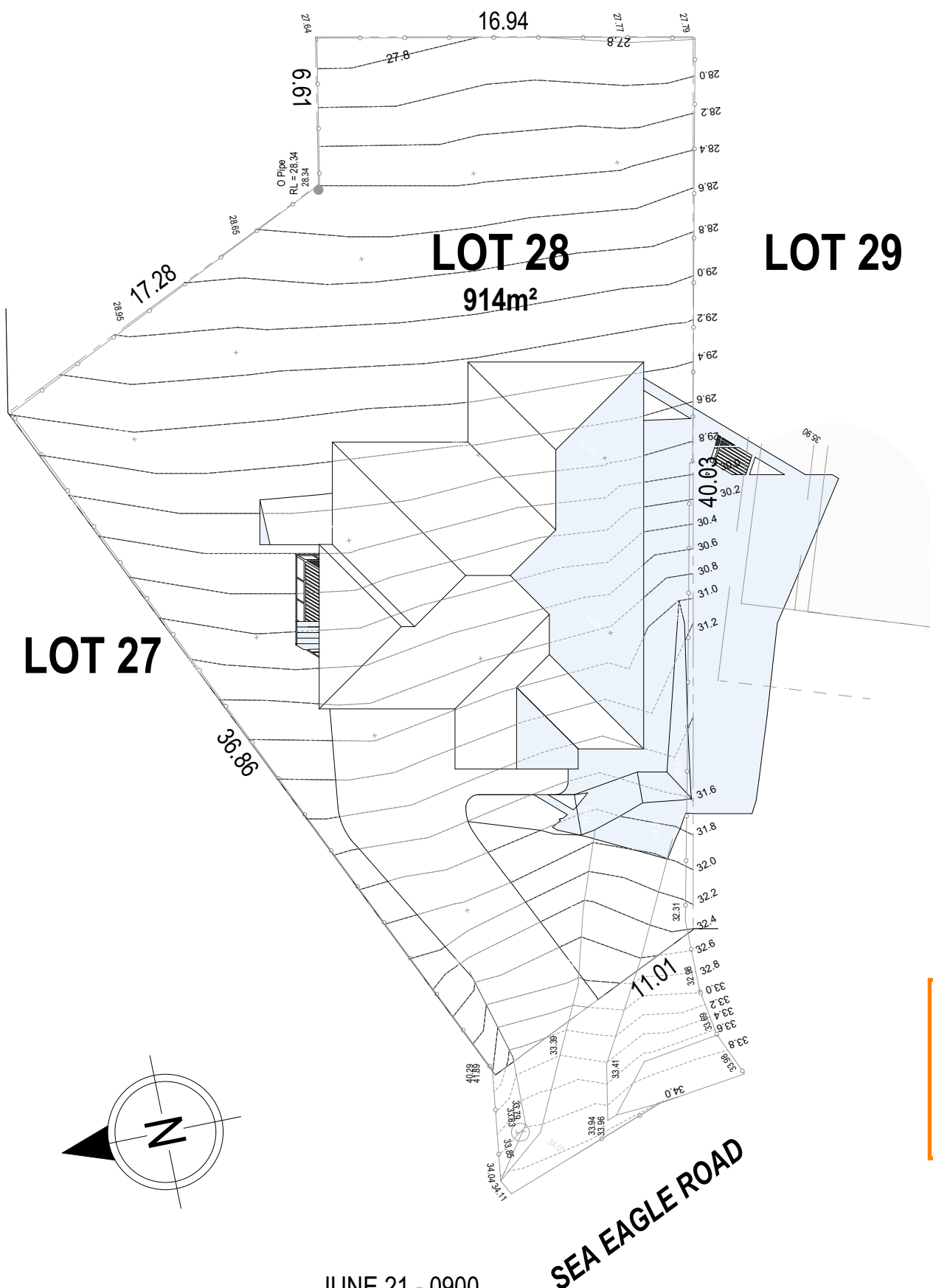
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		3 PRELIM PLANS - INITIAL ISSUE	MT 03/10/2024	LOT / SECTION / CT: 28 / - / 9447	SHEET TITLE: LAUNDRY DETAILS	SHEET No.: 13 / 15	
		4 PRELIM PLAN - RFI SHADOW DIAGRAM	HMI 16/10/2024	COUNCIL: SORELL COUNCIL	SCALES: 1:50	714043	
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		6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024				

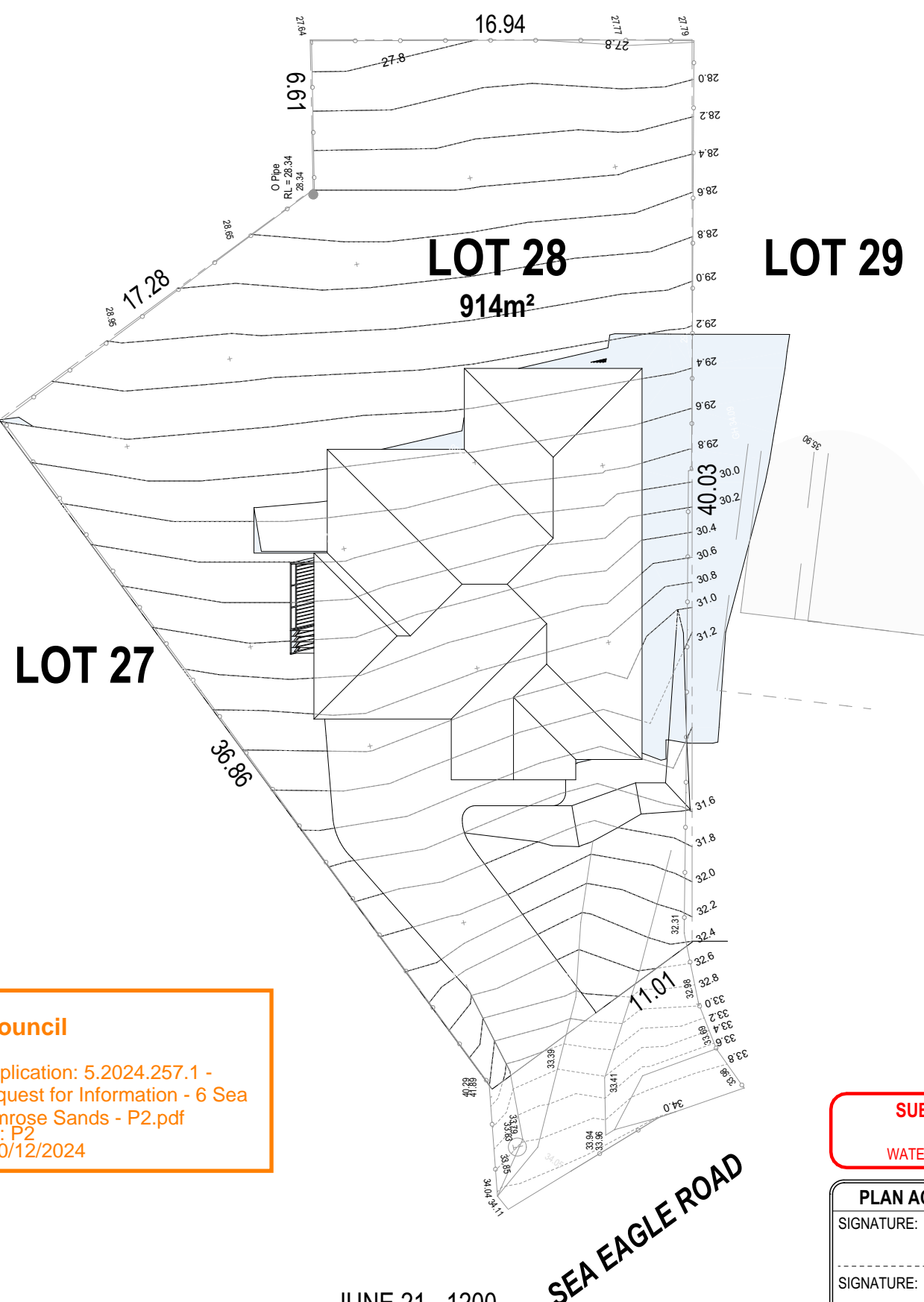
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JUNE 21 - 0900
SCALE: 1:250



JUNE 21 - 1200
SCALE: 1:250

Sorell Council
Development Application: 5.2024.257.1 -
Response to Request for Information - 6 Sea
Eagle Road, Primrose Sands - P2.pdf
Plans Reference: P2
Date received: 10/12/2024

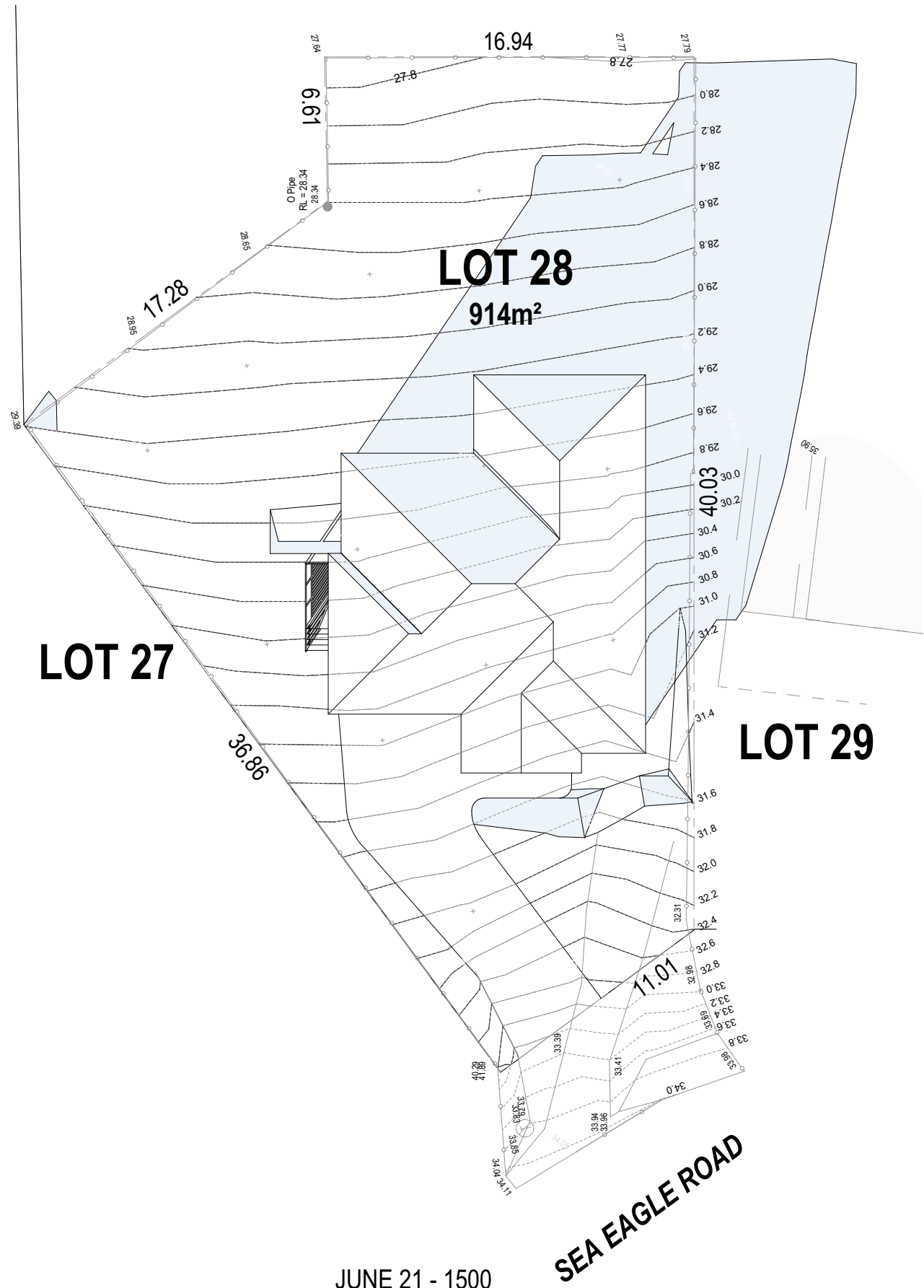
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SIGNATURE: _____ DATE: _____
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	3 PRELIM PLANS - INITIAL ISSUE	MT 03/10/2024	ADDRESS: 6 SEA EAGLE ROAD, PRIMROSE SANDS TAS 7173	FACADE DESIGN: RHYDE	FACADE CODE: F-WDCSHF10RHYDA	
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	5 PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024	COUNCIL: SORELL COUNCIL	SCALES: 1:250		
	6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024				



JUNE 21 - 1500
SCALE: 1:250

Sorell Council
 Development Application: 5.2024.257.1 -
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	4 PRELIM PLAN - RFI SHADOW DIAGRAM	HMI 16/10/2024	LOT / SECTION / CT: 28 / - / 9447	COUNCIL: SORELL COUNCIL	SHEET TITLE: SHADOW PLANS		SHEET No.: 15 / 15
	5 PRELIM PLANS - COLOUR & VARIATIONS	TDI 01/11/2024					SCALES: 1:250
	6 PRELIM PLANS - COUNCIL RFI	STL 04/12/2024					