NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 5 Alexander Court, Lewisham

PROPOSED DEVELOPMENT:
ONE LOT SUBDIVISION

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 **Tuesday 4th February 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 **Tuesday 4th February 2025.**

APPLICANT: **PDA Pty Ltd**

APPLICATION NO: **SA 2024 / 20 - 1**
DATE: **17 January 2025**

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

Full description of Proposal:	*Use:* Residential *Development:* 2 lot subdivision *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ .....

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 5 Alexander Court Suburb: Lewisham Postcode: 7173 Certificate of Title(s) Volume: 38412 Folio: 20

Current Use of Site	Residential

Current Owner/s:	Name(s) Geofrey Byard Noble & Clare Emily Noble

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☐ Yes: ☑	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*

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

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

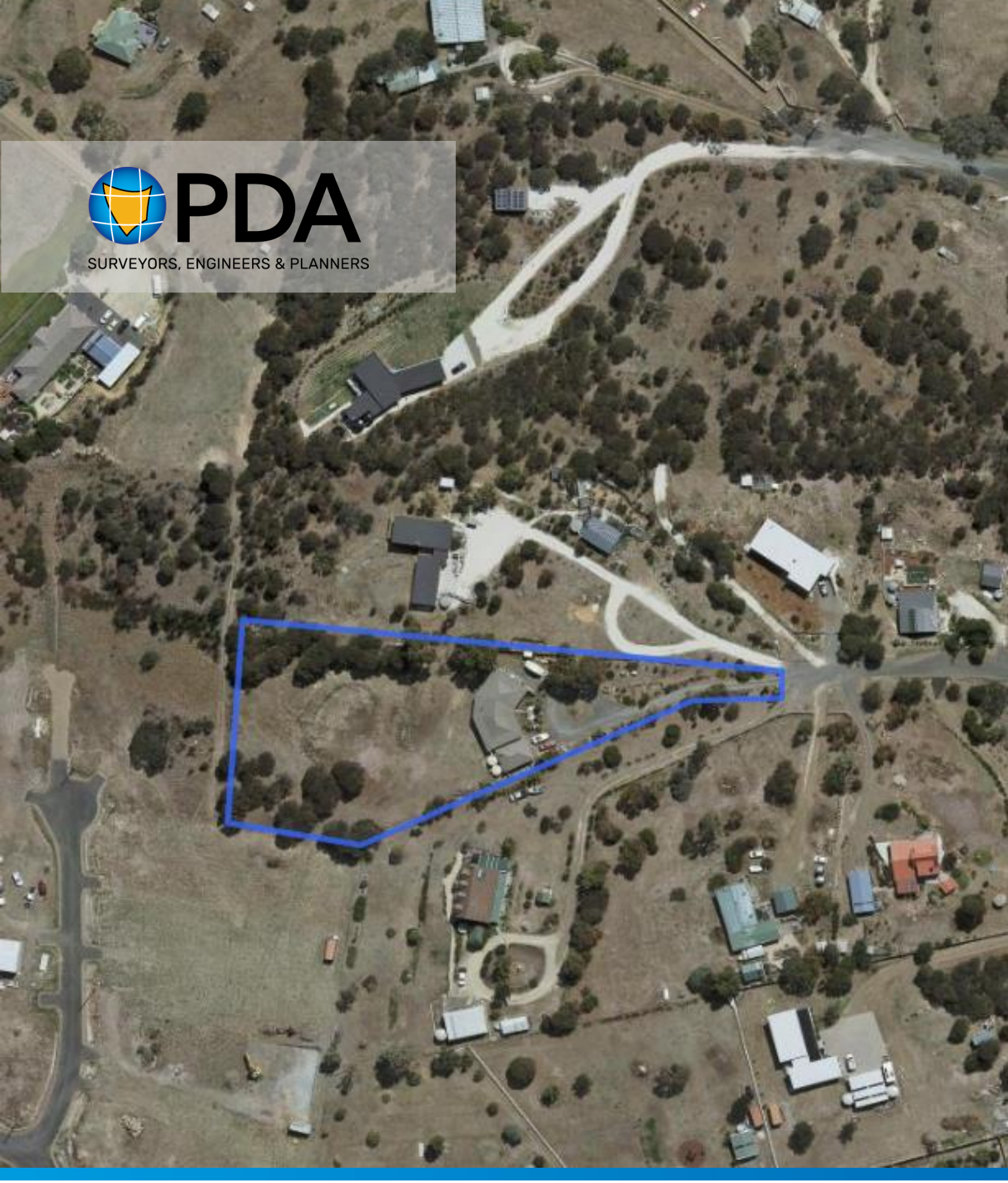
Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 19/08/2024

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 if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Sorell Council
Development Application: Subdivision Application - 5 Alexander Court, Lewisham.pdf
Plans Reference:P1
Date Received:19/08/2024

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....



PDA
SURVEYORS, ENGINEERS & PLANNERS

Planning Report

5 Alexander Court, Lewisham
2 lot subdivision

52685MD | JULY 2024

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PDA Contributors

Planning Assessment	Jane Monks	16th August 2024
Review & Approval	Matthew Denholm	19th August 2024

Revision History

Revision	Description	Date
0	First Issue	16th August 2024

EXECUTIVE SUMMARY

Council approval is sought for 2 lot subdivision and balance at 5 Alexander Court, Lewisham. This planning assessment, combined with supplimentary documention has been provided in support of the proposed development.

Development Details:

Client/Owner	Geofrey Byard Noble & Clare Emily Noble
Property Address	5 Alexander Court, Lewisham
Proposal	2 lot subdivision
Land Area	6250m^2±

PID / CT	7566023	38412/20
Planning Ordinance	*Tasmanian Planning Scheme – Sorell*	
Land Zoning	10.0 Low Density Residential	
Specific Areas Plans	SOR-S1.0 Dispersive Soils Specific Area Plan SOR-S2.0 Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan	
Code Overlays	Bushfire Prone Area Airport obstacle limitation Area (152m)	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 2 lot subdivision at 5 Alexander Court, Lewisham. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Title Plan and Folio: CT 38412/20
- Schedule of Easements
- Plan of Subdivision: PDA 52685MD–1
- Concept engineering design: PDA 52685ENG-20240723
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Mark Van den Berg of Geo-Environmental Solutions Pty Ltd: J10675v1

1.1. The Land

Figure 1. Existing aerial image of the subject land (LISTmap, 2024)

The subject land is located at 5 Alexander Court, Lewisham (PID:7566023). It is an irregular shaped parcel of land with a total land area of 6250m^2±, as illustrated in Figure 1. The land is situated on the northern slope of Boathouse Hill and is characterized by grassland with clusters of woodland vegetation. The property includes a centrally located dwelling with associated outbuildings, and vehicular access is provided via Alexander Court.

1.2 Natural Values

There are no Natural Values identified on the subject land.

2. The Proposal

A Planning Permit for a 2 lot subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme – Sorell*

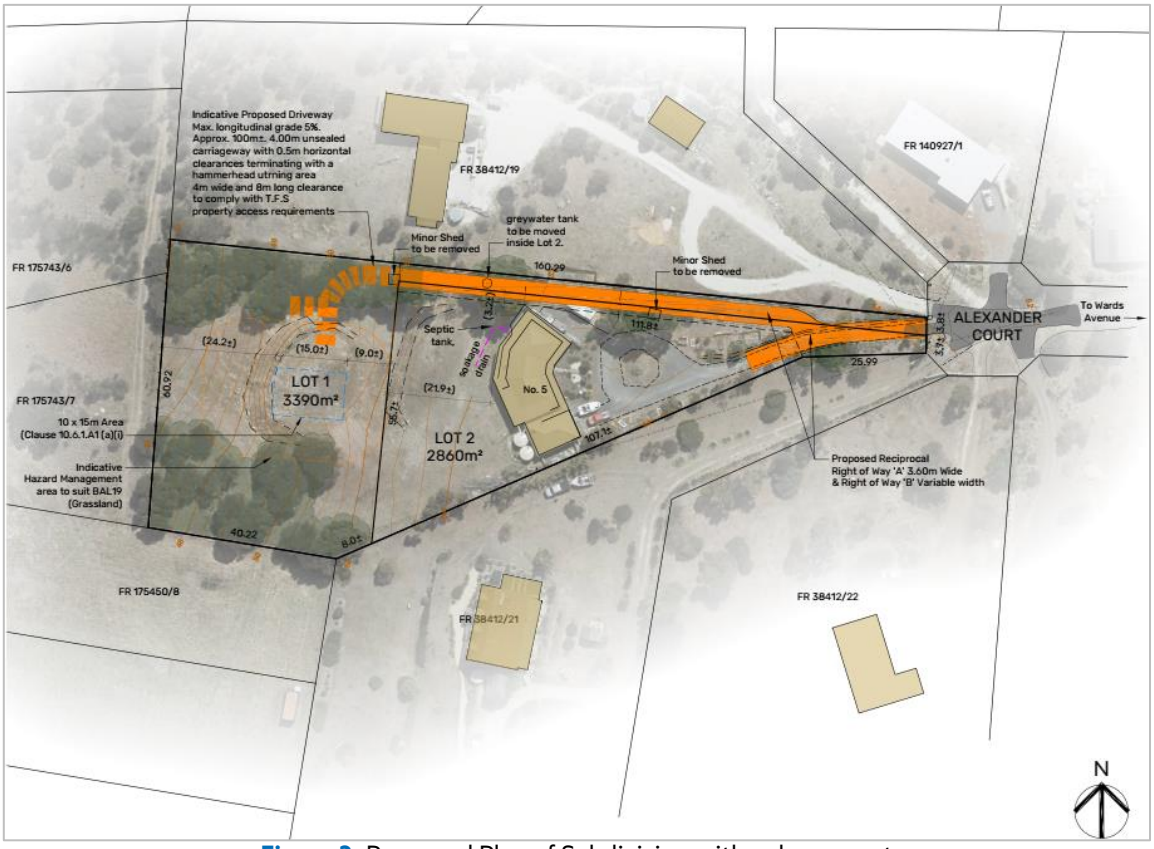

Figure 2. Proposed Plan of Subdivision with enlargement
(Please refer to the attached file PDA 52685MD-1 for complete Plan of Subdivision)

It is proposed that the land of title CT 38412/20 be subdivided into 2 lots, as illustrated in Figure 2. Lot 1 has been provided with a 10m x 15m indicative building area, clear of all vegetation and setbacks, whilst lot 2 is to retain the existing dwelling and associated outbuilding. Access to the land is provided via 3.6m wide shared driveway with reciprocal right of way, which then branches off to individually service each lot, as demonstrated in Figure 2 and the attached concept engineering for driveway construction. No provisions have been made for servicing as the land is not within a water or sewer service area. However, both lots are of sufficient size to accommodate on site waste water and stormwater disposal.

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Sorell*.

3.1. Use Class

Residential

3.2 Zoning

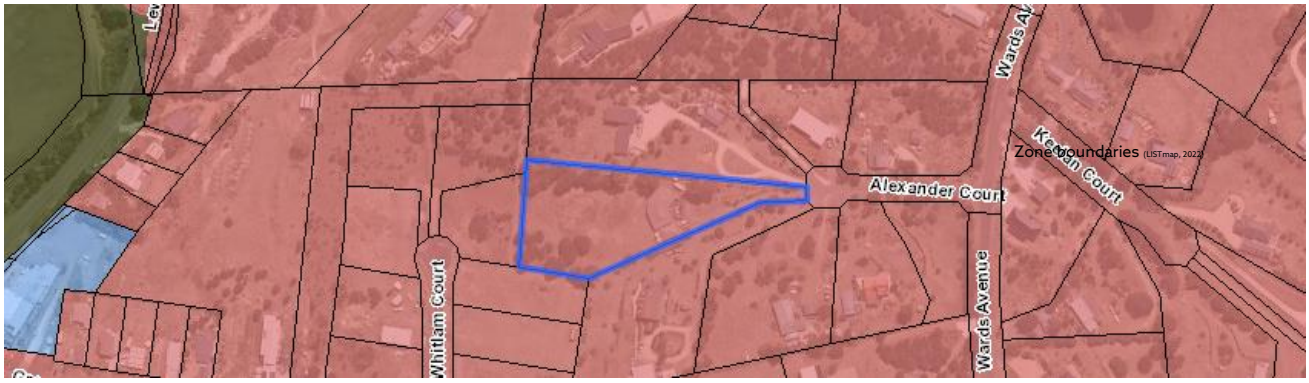

Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is located entirely within the Low Density Residential Zone, as illustrated in Figure 3.

3.3 Zone Standards – Low Density Residential

As the subject land is overlayed by the *Dispersive Soils Specific Area Plan*, SOR-S1.8 Development standards for Subdivision will be addressed in addition to 10.6 Development standard for Subdivision. The *Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan* also overlays the subject land, however no additional development standards are required for subdivision.

10.6 Development standards for Subdivision

10.6.1 Lot design

Objective:	
That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.	
Acceptable Solutions	
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a)have an area of not less than 1500m^2 and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii)existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;	

(b)be required for public use by the Crown, a council or a State authority;
(c)be required for the provision of Utilities; or
(d)be for the consolidation of a lot with another lot provided each lot is within the same zone.

Response:

A1 is met: The proposal meets Acceptable Solution (a) as follows:

i. At 3390m^2± and 2860m^2±, each lot is greater than 1500m^2. Lot 1 has been provided with an indicative building area of 10m x 15m with a gradient no steeper than 1 in 5 and clear of all setback requirements of clause 10.4.3 (A1 & A2).
ii. The existing dwelling located on lot 2 is also consistent with the setback requirements of clause 10.4.3 (A1 & A2).

A2	**P2**
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Response:

P2 is met: As the subject land is located at the end of a cul-de-sac a frontage of 20m cannot be achieved, therefore the proposal satisfies the Performance Criteria as follows:

(a) At 3.8m±, and 3.7m±, each lot has been provided with individual frontage to the road;
(b) Lot 1 and 2 are the only parcels of land subject to the proposed right of way as the principal access to each respective lot;
(c) The topology of the land was taken into consideration with the most favourable access to lot 1 via the northern boundary, as demonstrated in the attached Plan of Subdivision;
(d) Each frontage has the potential to be utilised for land access. However, the proposed dual access entrance driveway and right of carriageway offers a more functional and feasible solution for accessing the land;
(e) Lot 2 has an existing driveway and circulation for manoeuvring vehicles, however, at 3390m^2± and 2860m^2±, each lot has ample space and opportunity for manoeuvring vehicles on-site;

(f) The proposal is in keeping with the pattern of development on established properties surrounding a cul-de-sac in the area, such as Tanya Place and Perry Court. The frontage is not less than 3.6m wide.

A3
Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Response:

A3 is met: Each proposed lot has been provided with vehicular access from the boundary of the lot to Alexander Court in accordance with the requirements of the road authority.

10.6.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides:
(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;&
(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions

A1
The subdivision includes no new road.

Response:

A1 is met: No new road is proposed as part of this subdivision

10.6.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land

Acceptable Solutions	Performance Criteria

A1
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:
(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or
(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

Response:

A1 is met: *Not applicable* as there is no water supply service available in the area. However, if or when a service becomes available, the proposed lots have the capacity to be connected.

A2	**P2**
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Response:

P2 is met: Due to the large size of each lot, the land is more than capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

A3	**P3**
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a)the size of the lot; (b)topography of the site; (c)soil conditions; (d)any existing buildings on the site; (e)any area of the site covered by impervious surfaces; and (f)any watercourse on the land.

Response:

P3 is met: Each proposed lot is capable of accommodating an on-site stormwater management system adequate for future use and development, and satisfies the performance criteria as follows:

(a) At 3390m^2 and 2860m^2, the size of each lot provides ample opportunity for stormwater to be captured and contained onsite;

(b) The topography of the land was carefully considered in the design and layout of the proposal. The proposed accessway follows the natural contours of the land to minimise soil disturbance and reduce any potential impacts on the site;

(c) The land is identified as being at risk of minor tunnel erosion according to the *Dispersive Soils and their Management: Technical Reference Manual* by the Tasmanian

Department of Primary Industries and Water (2009). However, as previously stated, the proposal has been specifically designed to minimize overland flow, thereby reducing the potential risk of tunnel erosion;

(d) Lot 1 is currently a vacant lot, while Lot 2 contains existing development that effectively captures all stormwater, which is then drained into onsite water tanks. Any future development will similarly be required to capture stormwater for reuse on site as it is not with a water serviced area;

(e) The proposed gravel accessway will be designed and constructed to capture and distribute any increased concentration of water flow. However, the increase in stormwater is expected to be minimal, as the land is relatively flat. The average gradient is 7% from Alexander Court along the accessway to Lot 1, which helps to naturally manage water flow and reduce potential runoff issues;

(f) No watercourse has been identified on the subject land.

Dispersive Soils Specific Area Plan

SOR-S1.8 Development standards for Subdivision

SOR-S1.8.1 Subdivision on dispersive soils

Objective:	
That subdivision within an area of potentially dispersive soils minimises the potential for development to cause: (a) erosion; and (b) risk to property and the environment	
Acceptable Solutions	**Performance Criteria**
A1 No acceptable Solution	**P1** Each lot, or a lot proposed in a plan of subdivision, must minimise the risks associated with dispersive soil to property and the environment, having regard to: (a) the dispersive potential of soils in the vicinity of proposed building areas, driveways, services and the development area generally; (b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;

	(e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan.

Response:

P1 is met: The proposal satisfies the performance criteria by minimising the risks associated with dispersive soil to property and the environment having regard to:

(a) The *Dispersive Soils and their Management: Technical Reference Manual* by the Tasmanian Department of Primary Industries and Water (2009), identifies the entirety of the subject land as an area of Minor Tunnel Erosion Hazard as illustrated in green in Figure 4 below. To assist in minimising the risk of potential tunnel erosion, the proposed gravel accessway has been designed and engineered to follow the natural contours of the land minimising soil disturbance, whilst also capturing and distributing any runoff as natural sheetflow. However, the increase in stormwater is expected to be minimal, as the land is relatively flat, with the gentle average gradient of 7% from the frontage of Alexander Court to lot 1 proper. It is also noted, any future development of land will be required to capture stormwater for reuse on site as it is not with a water serviced area**;**

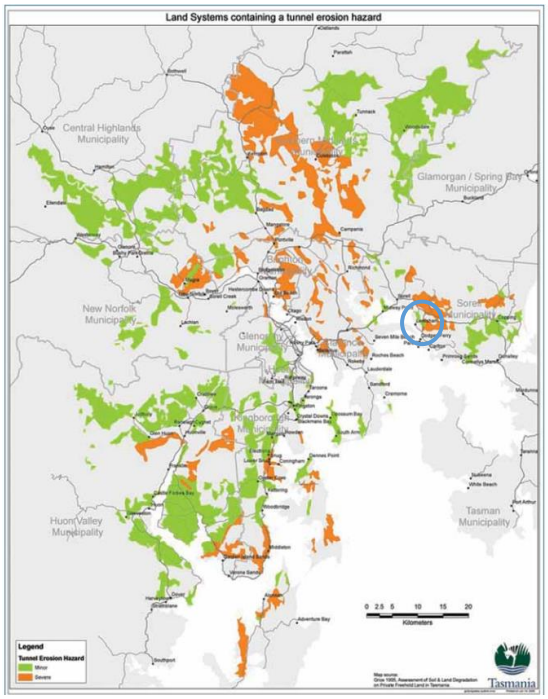

Figure 4. Map of land systems containing areas of tunnel erosion on private freehold land in Southern Tasmania - based on Grice 1995, as seen in (DPIW, 2009)

(b) The potential for the proposal to affect or be affected by tunnel erosion has been addressed through careful subdivision design, layout, and construction. Measures have been implemented to mitigate any increased concentration of water flow, which helps minimise erosion risks. As a result, the proposal is considered to be low risk with respect to tunnel erosion;

(c) *Not applicable* as the subject land is not located near any water drainage lines, infiltration areas and trenches, water storages, ponds, dams, or disposal areas;

(d) The level of risk and potential consequences for both property and the environment from potential erosion, have been evaluated. Given the relatively flat topography of the proposed accessway, combined with design features to mitigate stormwater increase. As a result, the risk of significant damage or environmental impact is considered low.

(e) As previously detailed, multiple mitigation measures have been implemented to minimise any potential erosion risk;

(f) No further external advise has been sought at this time.

3.4 Codes

Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

The subject land is overlayed with a Bushfire Prone Area, and Airport obstacle Limitation area (152m), as illustrated in Figure 4. Whilst the proposed subdivision also requires the following Codes under the *Tasmanian Planning Scheme – Sorell* to be considered.

Code	*Comments:*
C1.0 Signs Code	*N/A*
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C4.0 Electricity Transmission Infrastructure	*N/A*
C5.0 Telecommunications Code	*N/A*
C6.0 Local Historic Heritage Code	*N/A*
C7.0 Natural Assets Code	*N/A*
C8.0 Scenic Protection Code	*N/A*
C9.0 Attenuation Code	*N/A*
C10.0 Coastal Erosion Hazard Code	*N/A*
C11.0 Coastal Inundation Hazard Code	*N/A*
C12.0 Flood-Prone Areas Hazard Code	*N/A*
C13.0 Bushfire-Prone Areas Code	Please refer to the attached *Bushfire Hazard Report* prepared by Mark Van den Berg of Geo-Environmental Solutions Pty Ltd
C14.0 Potentially Contaminated Land Code	*N/A*
C15.0 Landslip Hazard Code	*N/A*
C16.0 Safeguarding of Airports Code	Exempt under clause C16.4, as the subject land is under 152m AHD.

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.6.7 Development Standards

C2.6.3 Number of accesses for vehicles

Objective:
That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Acceptable Solutions
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.
Response:
A1 is met: The proposal meets the acceptable solution as both lot 1 and lot 2 are proposed to share the existing vehicular access point.

C3.0 Road and Railway Assets Code

C3.7 Development Standards for subdivision

C3.7.1 Subdivision for sensitive uses with a road or railway attenuation area

Objective:
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Acceptable Solutions
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.
Response:
A1 is met: *Not applicable* as the proposal is not within the vicinity of a road or railway attenuation area.

C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Bushfire Hazard Management Plan has been prepared and supplied in support of the proposed subdivision. As seen below, Section 6.1 of Geo-Solutions Bushfire Hazard Report by Mark Van den Berg, provides a summary of planning compliance applicable to this current application. Whilst the Bushfire Hazard Management Plan can be located in Appendix C of the attached report.

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme - Sorell

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-12.5 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management. The proposal is compliant with the acceptable solution at A1, (b).
C13.6.2 Subdivision: Public and firefighting access	The Bushfire Hazard Management Plan specifies minimum standards for property access consistent with the requirements of table E2. There is no proposal for public Roadways or fire trails as part of this development. The Bushfire Hazard Management Plan is certified by an accredited person. The proposal is compliant with the acceptable solution at A1, (b).
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	The Bushfire Hazard Management Plan requires static water supplies to be provided for all lots. The specifications for static water supplies are provided and are consistent with table E5. The proposal is compliant with the acceptable solution at A2, (b).

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 2 lot subdivision at 5 Alexander Court, Lewisham, meets all requirements of the *Tasmanian Planning Scheme – Sorell*.

Yours faithfully,
PDA Surveyors, Engineers & Planners
Per:

Jane Monks

Contact

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P: 0419 532 669 (Tom Walter)
E: tom.walter@waltersurveys.com.au

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Proposed Subdivision

5 Alexander Court, Lewisham

Bushfire Hazard Report

Applicant: G & C Noble

August 2024, J10675v1

Geo-Environmental Solutions - 29 Kirksway Place, Battery point, Tasmania, 7004.
Phone: 036223 1839 Email: Web: www.geosolutions.net.au

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Appendix A - Plan of Subdivision
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1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme Sorell (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for G & C Noble

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

It is proposal is for the subdivision of land resulting ion two lots as per the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. Lot 2 carries existing residential development; Lot 2 is undeveloped vacant land.

3.0 Site Description

The subject site comprises private land on a single title at 5 Alexander Court, Lewisham, CT: 38412/20 (Figure 1). Located in the municipality of Sorell, this application is administered through the Tasmanian Planning Scheme Sorell, which makes provision for subdivision. The proposed development falls within the Low Density Residential zone.

The site is situated to the north-east of the Lewisham settled area, approximately 0.7 km east of Gunns Point (Figure 1). It is characterized by rural residential development on large lots (generally >0.2 hectares). The sites feature gentle to moderate slopes with westerly aspects. Surrounding lands include both developed and undeveloped lots, and contain, variously, low-threat, grassland and woodland vegetation (Figure 2), in addition to residential development.

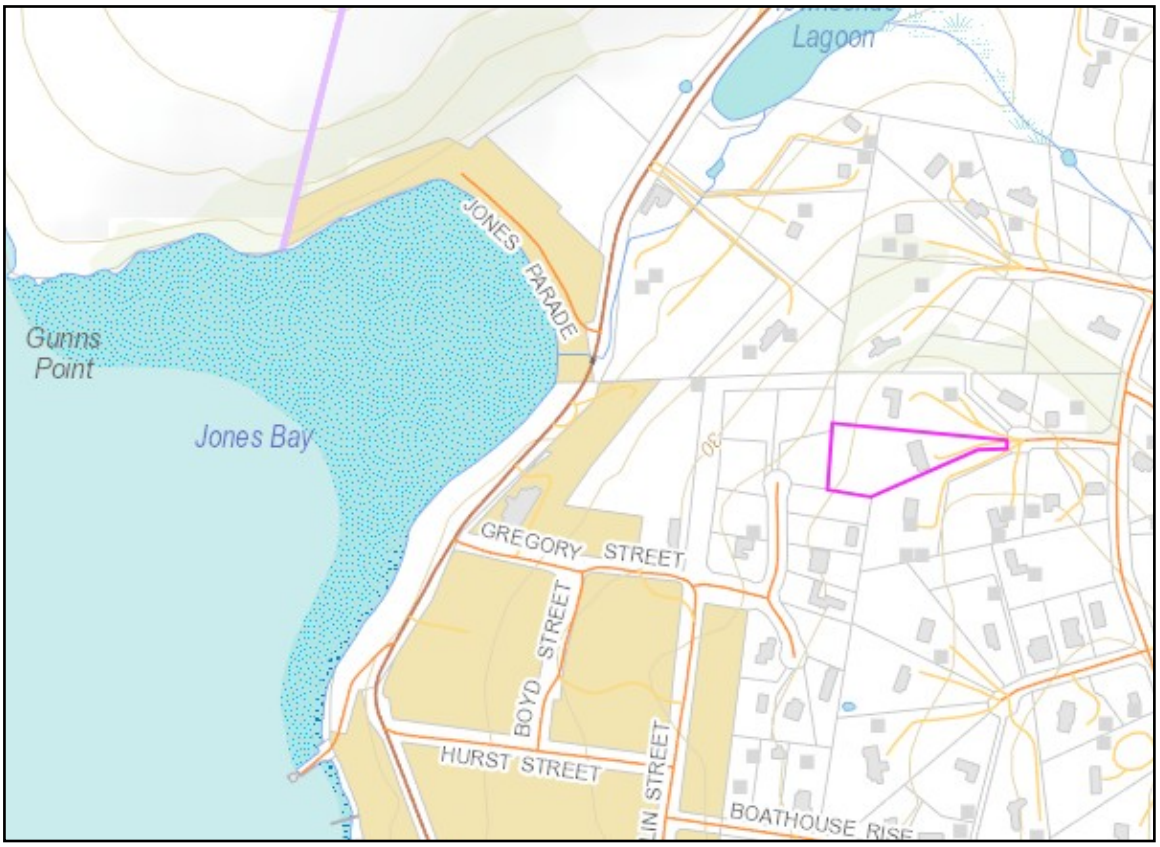


Figure 1. The site in a topographical context, pink line defines the subdivision boundary (approx.).


Figure 2. Aerial photo of the site, pink line denotes the property boundaries (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry a mosaic of grassland and native woodland vegetation which is significantly fragmented by residential development and associated low threat vegetation. Lands to the north, east and south are dominated by residential development on lots between approximately 0.2Ha to 1 Ha in extent. Lands to the west carry grassland vegetation and residential development on smaller lots (~<0.2Ha) (figures 3 to 5). The highest risk vegetation occurs to the west of the sites.

4.2 slopes

The effective slopes in relation to the proposed new lots are moderate (5 to 10 degrees) and may influence the bushfire attack at the sites.

Figure 3. Grassland vegetation to the west of lot 1.

Figure 4. Low threat vegetation looking north from the building area on lot 1.

Figure 5.Low threat vegetation looking east from the building area on lot 2.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the subdivision area. A bushfire attack level assessment as per *AS3959-2018* was completed which has determined setbacks for each lot from bushfire-prone vegetation such that subsequent residential development does not exceed BAL-19 of AS3959-2018 (appendix B). This process defined the building area for lot 1, the building area on lot 2 reflects the footprint of existing development. The building areas and bushfire attack level are marked on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for both lots, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site. Lots 1 and 2 will require the HMA to be established prior to the sealing of titles.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's for each lot, guidance for establishment and maintenance of HMA's is provided below.

The subdivision is to occur as a single stage. Each proposed lot can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependant on adjacent land use or management for bushfire mitigation.

5.1.1 Building areas

Building areas for habitable buildings on each lot are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum setbacks for the lot, the buildings may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

5.1.2 Hazard Management Area requirements

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

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

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

5.2 Public and firefighting Access

5.2.1 Public Roads

There is no proposal for the construction of new public roadways, in this circumstance there are no applicable standards for the construction of new public roads.

5.2.2 Property access (for building compliance)

5.2.2.1 - Lot 1

Property access length is greater than 30 metres and access is required for a fire appliance to connect to a firefighting water point. The following design and construction requirements apply to property access:

(a) All-weather construction;

(b) Load capacity of at least 20 tonnes, including for bridges and culverts;

(c) Minimum carriageway width of 4 metres;

(d) Minimum vertical clearance of 4 metres;

(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;

(f) Cross falls of less than 3° (1:20 or 5%);

(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;

(h) Curves with a minimum inner radius of 10 metres;

(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and

(j) Terminate with a turning area for fire appliances provided by one of the following:

(i) A turning circle with a minimum outer radius of 10 metres;

(ii) A property access encircling the building; or

(iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long

5.2.2.2 – Lot 2

Property access is less than 30 metres in length. In this circumstance there are no further design or construction requirements for property access.

5.3 Water supplies for firefighting

The subdivision is not serviced by a reticulated water supply. In this circumstance, a static water supply dedicated for firefighting for each building area which is compliant with the specifications of table 1 is required. Lot 1 has existing residential development, the firefighting water supply for lot 1 will need to be installed prior to the sealing of titles.

Table 1. Specifications for static water supplies for firefighting.

Element		Requirement
A	Distance between building area to be protected and water	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and

Element		Requirement
	supply	(b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment, (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D	Signage for static water connections	Signage for static water connections The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with the water tank signage requirements within *Australian Standard AS2304-2011 Water storage tanks for fire protection systems*; or (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service
E	A hardstand area for fire appliances must be provided:	(a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than six metres from the building area to be protected; (c) a minimum width of three metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme - Sorell

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-12.5 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management. The proposal is compliant with the acceptable solution at A1, (b).
C13.6.2 Subdivision: Public and firefighting access	The Bushfire Hazard Management Plan specifies minimum standards for property access consistent with the requirements of table E2. There is no proposal for public Roadways or fire trails as part of this development. The Bushfire Hazard Management Plan is certified by an accredited person. The proposal is compliant with the acceptable solution at A1, (b).
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	The Bushfire Hazard Management Plan requires static water supplies to be provided for all lots. The specifications for static water supplies are provided and are consistent with table E5. The proposal is compliant with the acceptable solution at A2, (b).

6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The Bushfire Hazard Report for 5 Alexander Court, Lewisham, evaluates and mitigates bushfire risks for a proposed subdivision. Prepared by Geo-Environmental Solutions Pty Ltd for G & C Noble, it supports a planning permit application under the Tasmanian Planning Scheme Sorell. The site, in the Low Density Residential zone northeast of Lewisham, features large rural residential lots with gentle to moderate slopes. Vegetation includes grassland, woodland, and low-threat vegetation among residential developments.

The report includes a Bushfire Hazard Management Plan (BHMP) detailing hazard management areas, building areas, access requirements, and firefighting water supply provisions to comply with Code C13 of the Tasmanian Planning Scheme. Each proposed lot can accommodate a hazard management area compliant with BAL-19 standards (AS3959-2018). The BHMP also outlines requirements for property access and firefighting water supplies, ensuring the development meets safety and compliance standards. Future developments must adhere to the BHMP to maintain compliance and mitigate bushfire risks effectively.

8.0 Limitations Statement

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

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

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

9.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014

Building Regulations 2016.

Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.

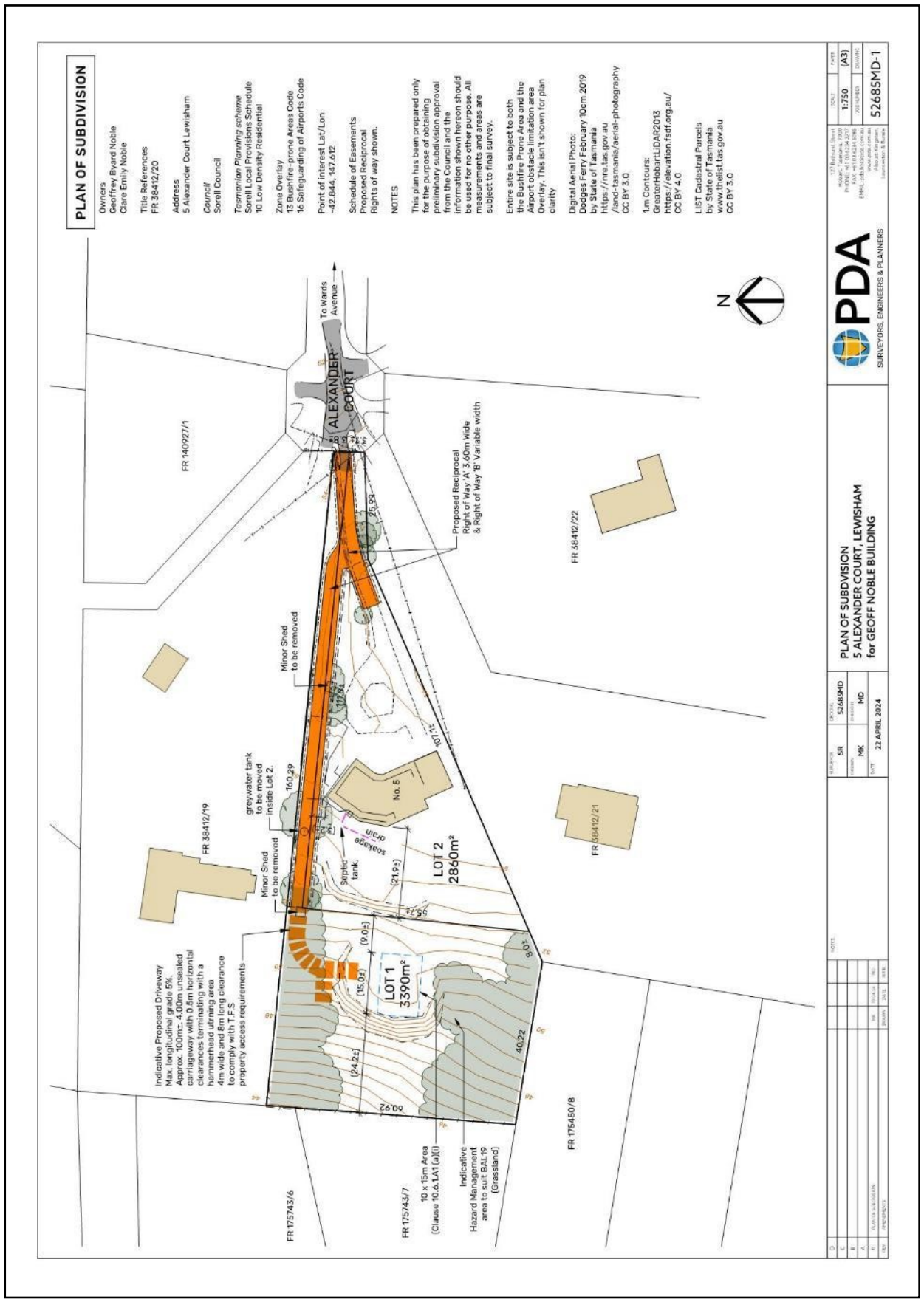
Standards Australia 2018, *Construction of buildings in bushfire prone areas,* Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1st September 2017.

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

Tasmanian Planning Scheme- Sorell.

Appendix A - Site Plan



Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment for Lot 1.

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	>5º to 10º downslope	0 to 93 metres	10 metres	**BAL-12.5**
	Woodland^	>5º to 10º downslope	93 to 100 metres		
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	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	upslope	0 to >100 metres	5 metres	**BAL-LOW**
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	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 100 metres	10 metres	**BAL-LOW**
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	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	>5º to 10º downslope	0 to 13 metres	13 metres	**BAL-19**
	Grassland^	>5º to 10º downslope	19 to 100 metres		
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^ Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level Assessment for Lot 2 – existing development

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 60 metres	3 metres	**BAL-12.5**
	Woodland^	>5º to 10º downslope	60 to 100 metres		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 100 metres	Title boundary	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to >100 metres	3 metres	**BAL-LOW**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	>5º to 10º downslope	0 to 100 metres	21 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Appendix C

Bushfire Hazard Management Plan

BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 5 Alexander Court, Lewisham. August 2024. J10675v1.
Tasmanian Planning Scheme - Sorell

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

Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.
The following design and construction requirements apply to property access:
(a) All-weather construction;
(b) Load capacity of at least 20 tonnes, including for bridges and culverts;
(c) Minimum carriageway width of 4 metres;
(d) Minimum vertical clearance of 4 metres;
(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(f) Cross falls of less than 3° (1:20 or 5%);
(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following:
(i) A turning circle with a minimum outer radius of 10 metres;
(ii) A property access encircling the building; or
(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long

Water Supplies for Firefighting

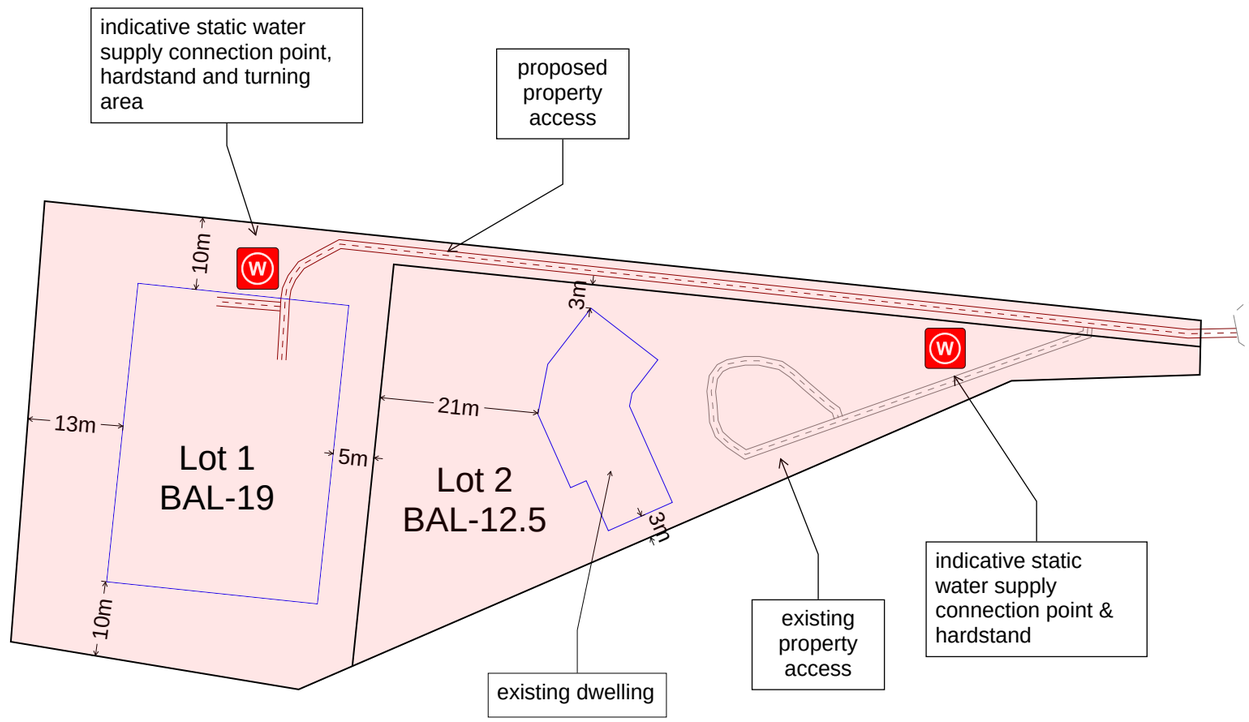
The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

A) Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible;
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service



E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum
water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected;
(c) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

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

Building Area

Static Water Supply Point

Hazard Management Area

Hazard Management Area

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

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

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

Certification No. J10675

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

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	G & C Noble 5 Alexander Court, Lewisham, Tas., 7173	C.T.: 38412/20 PID: 7566023	Date : 5/08/2024	Bushfire Hazard Management Plan 5 Alexander Court, Lewisham. August 2024. J10675v1. Bushfire Hazrad Report 5 Alexander Court, Lewisham. August 2024. J10675v1.	Drawing Number: A01	Sheet 1 of 1 Prepared by: MvdB

Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	5 Alexander Court, Lewisham TAS, 7173.
Certificate of Title / PID:	38412/20

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision of land resulting in two lots.
Applicable Planning Scheme:	Tasmanian Planning Scheme - Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA Surveyors	22/04/2024	52685MD-1
Bushfire Hazard Report 5 Alexander Court, Lewisham. August 2024. J10675v1.	Mark Van den Berg	05/08/2024	1
Bushfire Hazard Management Plan 5 Alexander Court, Lewisham. August 2024. J10675v1.	Mark Van den Berg	05/08/2024	1

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Mark Van den Berg	**Phone No:**	03 62231839
Postal Address:	29 Kirksway Place Battery Point Tas. 7004	**Email Address:**	mvandenberg@geosolutions.net.au
Accreditation No:	BFP – 108	**Scope:**	1, 2, 3a, 3b & 3c

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

Name: Mark Van den Berg

05/08/2024

Certificate Number: J10675

(for Practitioner Use only)

Appendix E

Certificate of Others

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: G & C Noble *Owner /Agent*

5 Alexander Court *Address*

Lewisham 7173 *Suburb/postcode*

Qualified person details:

Qualified person: Mark Van den Berg

Address: 29 Kirksway Place

Battery Point TAS 7004

Phone No: 03 6223 1839

Fax No:

Licence No: BFP-108

Email address: mvandenberg@geosolutions.net.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act.
BFP-108 scope 1, 2, 3a, 3b, 3c.
Sterling Insurance PI policy No. 17080170

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of bushfire hazards in bushfire prone areas

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

Details of work:

Address: 5 Alexander Court

Lewisham, TAS. 7173

Lot No: Lot 1 and 2

Certificate of title No: TBA

The assessable item related to this certificate: New building work in a bushfire prone area.

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

Certificate details:

Certificate type: Bushfire Hazard

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report 5 Alexander Court, Lewisham. August 2024. J10675v1. Bushfire Hazard Management Plan 5 Alexander Court, Lewisham. August 2024. J10675v1. and Form 55.
Relevant calculations:	N/A
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 2.2 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014. Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

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

The Bushfire Attack Level is marked on the Bushfire Hazard management plan for each lot. All specifications of report and BHMP required for compliance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No: J10675

Date: 05/08/2024

PDA
SURVEYORS, ENGINEERS & PLANNERS

127 Bathurst Street
Hobart, Tasmania 7000
Phone (03) 6234 3217

ABN 71 217 806 325
pda.hbt@pda.com.au
www.pda.com.au

Our Ref: 52685MD

20th August 2024

Sorell Council
Planning Department
47 Cole Street
Sorell, TAS 7172

Via Email: sorell.council@sorell.tas.gov.au

Dear Planning Department,

RE: Development Application – 2 lot Subdivision
5 Alexander Court, Lewisham

Thank you for your letter dated 3rd September 2024. I write to provide the additional information you have requested to finalise the assessment of the application. Please see attached supporting documentation and response to each section of request provided below:

Supporting documentation consists of:

- Dispersive Soil Assessment provided by Geo-Environmental Solution Pty Ltd
- Subdivision wastewater Assessment provided by Geo-Environmental Solution Pty Ltd
- Concept Engineering design provided by PDA Engineers

Planning

Response:

1. Please refer to the attached Dispersive Soil Assessment prepared by John Paul Cumming of Geo-Environmental Solutions Pty Ltd. The conclusion located on page 3 states that 'There is a very low risk associated with dispersive soils and potential erosion on the site'. (Cumming, 2024)

Engineering

Response:

Please refer to the attached concept engineering design, which accounts for onsite discussions with council engineers and details the proposed drainage, design, and vegetation removal necessary for the proposed access.

The concept engineering design includes a gravel driveway for Lot 1 with a one-way crossfall toward the existing house. An adjacent table drain is designed to collect stormwater runoff, which will discharge into the grassed area of Lot 1 for absorption by the topsoil. An indicative building area and stormwater absorption trench have been shown on Lot 1 to demonstrate the land's potential for future development. The final design and location of these features will need to be determined if and when the land is developed in the future.

The removal of eucalypt trees on the northern side of the property is essential to facilitate the construction of the driveway to Lot 1. The proposed access has been thoughtfully designed to balance functionality, safety, and environmental considerations. While retaining the large gum tree on the northern boundary is preferable, its presence creates significant logistical challenges in achieving compliant access. Removing this tree is necessary to ensure safe and efficient access, a fundamental requirement for the subdivision. Additionally, as the site is zoned Low Density Residential and is not subject to a Priority Vegetation Area overlay, there are no specific planning provisions mandating the retention of individual trees in this context.

A blanket prohibition on soil removal is impractical and not supported by any known planning provisions applicable to this site. While we recognise the importance of minimising soil disturbance, there may be situations during construction where limited soil removal is necessary to ensure compliance with engineering and safety standards. Any soil removal would be managed responsibly and in accordance with environmental guidelines.

Environmental heath

Response:

Please refer to the attached Dispersive Soil Assessment and Onsite Wastewater Assessment, prepared by Dr John Paul Cummings of Geo-Environmental Solutions, to demonstrate compliance with Clause 10.6.3 and provide the current evaluation of the septic tank system as requested. Also attached is a revised Plan of Subdivision, which reflects the location of the existing greywater and septic trenches, as requested.

We believe that the information provided adequately satisfies your request for additional information and our application will now progress to the next stage of the planning assessment process.

Yours faithfully,
PDA Surveyors, Engineers & Planners
Per:

Jane Monks
PLANNER

DISPERSIVE SOIL ASSESSMENT

5 Alexander Court

Lewisham

October 2024

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Noble Building
Site Address:	5 Alexander Court, Lewisham
Date of Inspection:	30/09/2024
Proposed Works:	Subdivision
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	38412/20
Title Area:	6311m^2
Applicable Planning Overlays:	Bushfire-prone Areas
	Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan
	Dispersive Soils Specific Area Plan
	Airport obstacle limitation area
Slope & Aspect:	Approx. 16% NW facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall approx. 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS1547:2012

Investigation

A number of test holes were completed to identify the distribution of, and variation in soil materials on the site. A number of soil samples were taken for laboratory assessment. Site and published geological information were integrated to complete a detailed soil dispersion assessment with reference to the DPIWE dispersive soil technical manual.

Soil Profile Summary

Test hole Depth (m)	Horizon	Description
0.00 – 0.20	A1	Silty **SAND (SM)**: Dark brown, moist dense.
0.20 – 0.40	B2	**Sandy CLAY (CI)**: Medium plasticity, dark brown, moist, stiff, refusal on rock.

Site Notes

The site features windblown silty sands overlying sandy clays developing from weathering Jurassic Dolerite. These soils have low permeability and a high CEC and nutrient retention capacity for onsite wastewater disposal.

Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

Jurassic Dolerite is not known for producing dispersive soils however soils the local area are known to be dispersive. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

One representative subsoil sample was taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if this sample was dispersive. The soil sample showed slight signs of dispersion (Emmerson Class 2.1). Based upon the test results there is little risk of soil dispersion and erosion on the site, and as such no dispersive soil management recommendations have been made.

Conclusions

There is a very low risk associated with dispersive soils and potential erosion on the site. It is recommended, however, that all excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required if necessary.

During construction GES will need to be notified of any major variation to the soil conditions 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 organizations 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 the use of any part of this report in any other context or for any other purpose by third a party.

Appendix 1 – Laboratory Test Results

Sample Submitted By: L. Ravanat

Date Submitted: 3/10/2024

Sample Identification: 5 Alexander Court, Lewisham

Soil to be tested: **Emerson soil dispersion test**

Result:

Sample	Texture	Emerson class	Description
BH1 – 0.40m	**Clay**	**Class 2:1**	**Slight milkiness around aggregate**

No dispersion detected.

Sample Tested by: L. Ravanat
3/10/2024

SUBDIVISION WASTEWATER ASSESSMENT

5 Alexander Court

Lewisham

October 2024

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Noble Building
Site Address:	5 Alexander Court, Lewisham
Date of Inspection:	30/09/2024
Proposed Works:	Subdivision
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	38412/20
Title Area:	6311m^2
Applicable Planning Overlays:	Bushfire-prone Areas
	Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan
	Dispersive Soils Specific Area Plan
	Airport obstacle limitation area
Slope & Aspect:	Approx. 16% NW facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall approx. 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

Test hole Depth (m)	Horizon	Description
0.00 – 0.20	A1	Silty **SAND (SM)**: Dark brown, moist dense.
0.20 – 0.40	B2	**Sandy CLAY (Cl)**: Medium plasticity, dark brown, moist, stiff, refusal on rock.

Site Notes

The site features windblown silty sands overlying sandy clays developing from weathering Jurassic Dolerite. These soils have low permeability and a high CEC and nutrient retention capacity for onsite wastewater disposal.

Site Summary

The current proposal is for the subdivision of the existing title (CT: 38412/20, approx. 6311 m^2) into two lots. Proposed Lot 1 will have an area of approximately 3390m^2 and lot 2 will have an area of approx. 2860m^2. Site investigation found the soil profile to shallow clay soils on Jurassic Dolerite. No groundwater was encountered during investigations. The soils across the site area classified according to AS1547-2012 as **Category 5 – Light Clay**.

Nutrient Balance and Sustainable Wastewater Application

The soils across the entire site are developed from Jurassic Dolerite with a high Cation Exchange Capacity (CEC). Therefore, the soils have good capacity to retain nutrients from applied wastewater.

Hydrological Balance and Wastewater Disposal

The existing dwelling on lot 2 is serviced by a functioning primary treatment system that is located with sufficient distance from the proposed boundaries of the subdivision (approx. 18m downslope). In case of system failure there is approximately 450m^2 of space available for a new wastewater system. As such, wastewater on lot 2 is not expected to be impacted by the proposed subdivision. Modelling of wastewater application on the proposed lots was undertaken using the Trench program, long term weather average for Lewisham, and the observed soil profile characteristics.

Assuming the construction of a three-bedroom dwelling with a typical domestic wastewater loading, the expected loading under AS1547-2012 is 600L/day. This is based on a tank water supply with an average daily use of 5 people at 120L/person/day. Due to the shallow soil encountered the site is not suited to a traditional septic tank and absorption trenches. It is recommended that a secondary treated system such as an AWTS or sand filter be installed to meet the required setback distances to bedrock. A secondary treatment system (e.g., package treatment system with subsurface irrigation) would require a minimum irrigation area of 250m² using a Design Irrigation Rate (DIR) of 2.4mm/day which has been reduced due to the slope angle. Alternatively using a DLR of 8L/m^2/day a raised absorption bed with a minimum area of 75m^2 could accommodate the expected flows.

The assessment concludes that the proposed new lot would be sufficient to accommodate wastewater from future residential development. It is recommended the final decision of wastewater system approval rest with the permit authority at the time of site-specific design to ensure the most compatible environmental and economic outcomes. Therefore, it is not warranted to restrict the lot to a single wastewater system type at the subdivision approvals stage, the dwelling will have individual nuances which may be more suited to any one of a range of designs allowable within AS1547-2012. The land application area is to be excluded from traffic or any future building works. For each lot a 100% reserve area should be set aside for future wastewater requirements.

A number of indicative minimum boundary setbacks applicable to the development have been modelled based on the average slope of 8° utilising the Trench program and with reference to the Building Act 2016 wastewater guidelines;

- Boundaries (upslope/across slope) – 1.5m
- Boundaries down slope –secondary – 9.5m
- Buildings down slope – 4.25m
- Down slope surface water – 100m

Wastewater disposal on all lots will take into account any drainage lines, water courses, and landslide hazard areas.

Conclusions

The current subdivision proposal allows for sufficient space on the proposed lots to be created for the installation and successful operation of wastewater treatment systems, with adequate setbacks in regards boundaries and sensitive features. The actual setbacks applied will require fine tuning at the special plumbing permit stage as access, parking, and building footprints are finalised in conjunction with wastewater disposal areas. Modelling at this planning stage does however suggest that sufficient room is available on the proposed lots to accommodate the required setbacks.

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.

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GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for wastewater system

Assessment for	Noble Building	Assess. Date	16-Oct-24
		Ref. No.	
Assessed site(s)	5 Alexander Court, Lewisham	Site(s) inspected	30-Sep-24
Local authority	Sorell	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem 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 = 3.2

Total phosphorus (kg/year) generated by wastewater = 1.5

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	47	44	48	48	47	49	55	47	49
Adopted rainfall (R, mm)	41	36	36	47	44	48	48	47	49	55	47	49
Retained rain (Rr, mm)	32	29	29	38	35	38	38	38	39	44	38	39
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**98**	**81**	**62**	**25**	**7**	**-9**	**-7**	**4**	**24**	**40**	**67**	**87**

Annual evapotranspiration less retained rain (mm) = 480

Soil characterisitics

Texture = Light Clay Category = 5 Thick. (m) = 0.4

Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 2 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:	None
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) =	27
Width (m) =	9
Depth (m) =	0.2
Total disposal area (sq m) required =	250
comprising a Primary Area (sq m) of:	252
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The calculated DIR for the Category 5 soil present is 2.4mm/day using an AWTS with a required subsurface irrigation area of 250sq m for a three bedroom house on tank water. Therefore the system will have the capacity to cope with predicted climatic and loading events.

GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for wastewater system

Assessment for	Noble Building	Assess. Date	16-Oct-24
		Ref. No.	
Assessed site(s)	5 Alexander Court, Lewisham	Site(s) inspected	30-Sep-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	
	Expected design area	sq m	800	V. high	Moderate		
	Density of disposal systems	/sq km	20	High	Moderate		
	Slope angle	degrees	9	V. high	Moderate		
	Slope form	Convex spreading		V. high	Very low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Rare		High	Low		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.7	Mod.	Low		
	SAR of sullage		2.1	Mod.	Moderate		
A	Soil thickness	m	0.4	V. high	High		
AA	Depth to bedrock	m	0.4	High	Very high		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	0	High	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.12	High	Very low		
	Long Term Accept. Rate	L/day/sq m	2	High	High	Moderate	Other factors lessen impact

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site is limited by shallow soil depthe and slightly dispersive soils. Additional sandy loam and gypsum are to be applied to the irrigation area.

GES Pty Ltd

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for wastewater system

Assessment for	Noble Building	Assess. Date	16-Oct-24
		Ref. No.	
Assessed site(s)	5 Alexander Court, Lewisham	Site(s) inspected	30-Sep-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 Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	70	High	Moderate		
A	Phos. adsorp. capacity	kg/cub m	0.5	Mod.	High		
	Annual rainfall excess	mm	-480	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	4.7	High	Very low		
	G'water environ. value	Agric non-sensit		High	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		High	Very low		
	Surf. water env. value	Agric non-sensit		High	Low		
	Dist. to nearest surface water	m	400	High	Low		
AA	Dist. to nearest other feature	m	9.5	V. high	Very high		
	Risk of slope instability	Very low		High	Very low		
A	Distance to landslip	m	30	Mod.	High		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

There is low risk of environmental harm associated with onsite wastewater disposal at this site.

PLAN OF SUBDIVISION

Owners
Geoffrey Byard Noble
Clare Emily Noble

Title References
FR 38412/20

Address
5 Alexander Court Lewisham

Council
Sorell Council

Tasmanian Planning scheme
Sorell Local Provisions Schedule
10 Low Density Residential

Zone Overlay
13 Bushfire-prone Areas Code
16 Safeguarding of Airports Code

Point of interest Lat/Lon
-42.844, 147.612

Schedule of Easements
Proposed Reciprocal
Rights of way shown.

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to both the Bushfire Prone Area and the Airport obstacle limitation area Overlay. This isn't shown for plan clarity

Digital Aerial Photo:
Dodges Ferry February 10cm 2019
by State of Tasmania
https://nre.tas.gov.au
/land-tasmania/aerial-photography
CC BY 3.0

1.m Contours:
GreaterHobartLiDAR2013
https://elevation.fsdf.org.au/
CC BY 4.0

LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
CC BY 3.0

Indicative Proposed Driveway
Max. longitudinal grade 5%.
Approx. 100m±. 4.00m unsealed carriageway with 0.5m horizontal clearances terminating with a hammerhead utrning area
4m wide and 8m long clearance
to comply with T.F.S
property access requirements

FR 38412/19
FR 140927/1
FR 175743/6
FR 175743/7
FR 175450/8
FR 38412/21
FR 38412/22

Minor Shed to be removed
greywater tank to be moved inside Lot 2.
Minor Shed to be removed
160.29
111.8±
25.99
107.1±
(3.2±)
BH1
Septic tank.
Leakage drain
No. 5
ALEXANDER COURT
To Wards Avenue
37.7±
3.8±

250m² OF SUBSURFACE IRRIGATION
(24.2±)
(15.0±)
(9.0±)
60.92
LOT 1
3390m²
(21.9±)
55.7±
450.17 sq.m
LOT 2
2860m²
AREA AVAILABLE FOR SECONDARY TREATED LAND APPLICATION AREA

10 x 15m Area
(Clause 10.6.1.A1 (a)(i)

Indicative Hazard Management area to suit BAL19 (Grassland)

40.22
8.0±

Proposed Reciprocal
Right of Way 'A' 3.60m Wide
& Right of Way 'B' Variable width

N

REV	AMENDMENTS	DRAWN	DATE	APPR.
D				
C				
B				
A				
0	PLAN OF SUBDIVISION	MK	19.04.24	MD

NOTES:

SURVEYOR	GEOCIVIL
SR	52685MD
DRAWN	CHECKED
MK	MD
DATE	
22 APRIL 2024	

PLAN OF SUBDVISION
5 ALEXANDER COURT, LEWISHAM
for GEOFF NOBLE BUILDING

PDA
SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie

SCALE	PAPER
1:750	(A3)
JOB NUMBER	DRAWING
52685MD-1	

PLAN OF SUBDIVISION

Owners
Geoffrey Byard Noble
Clare Emily Noble

Title References
FR 38412/20

Address
5 Alexander Court Lewisham

Council
Sorell Council

Tasmanian Planning scheme
Sorell Local Provisions Schedule
10 Low Density Residential

Zone Overlay
13 Bushfire-prone Areas Code
16 Safeguarding of Airports Code

Point of interest Lat/Lon
-42.844, 147.612

Schedule of Easements
Proposed Reciprocal
Rights of way shown.

NOTES

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to both the Bushfire Prone Area and the Airport obstacle limitation area Overlay. This isn't shown for plan clarity

Digital Aerial Photo:
Dodges Ferry February 10cm 2019
by State of Tasmania
https://nre.tas.gov.au
/land-tasmania/aerial-photography
CC BY 3.0

1.m Contours:
GreaterHobartLiDAR2013
https://elevation.fsdf.org.au/
CC BY 4.0

LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
CC BY 3.0

Indicative Proposed Driveway
Max. longitudinal grade 5%.
Approx. 100m±. 4.00m unsealed carriageway with 0.5m horizontal clearances terminating with a hammerhead utrning area
4m wide and 8m long clearance
to comply with T.F.S
property access requirements

FR 38412/19
FR 140927/1
FR 175743/6
FR 175743/7
FR 175450/8
FR 38412/21
FR 38412/22

Minor Shed
to be removed
greywater tank
to be moved
inside Lot 2.
Minor Shed
to be removed
160.29
111.8±
(3.2±)
Septic
tank,
soakage
drain
No. 5
25.99
3.7±
3.8±
ALEXANDER
COURT
To Wards
Avenue
(24.2±)
(15.0±)
(9.0±)
60.92
(21.9±)
56.7±
LOT 1
3390m²
LOT 2
2860m²
107.1±
10 x 15m Area
(Clause 10.6.1.A1 (a)(i)
Indicative
Hazard Management
area to suit BAL19
(Grassland)
40.22
8.0±
Proposed Reciprocal
Right of Way 'A' 3.60m Wide
& Right of Way 'B' Variable width

N

Sorell Council
Development Application: 7.2024.20.1 - Response to Request for Information - 5 Alexander Court Lewisham - P2.pdf
Plans Reference: P2
Date received:20/12/2024

REV	AMENDMENTS	DRAWN	DATE	APPR.
D				
C				
B				
A				
0	PLAN OF SUBDIVISION	MK	19.04.24	MD

NOTES:

SURVEYOR	GEOCIVIL
SR	52685MD
DRAWN	CHECKED
MK	MD
DATE	
22 APRIL 2024	

PLAN OF SUBDVISION
5 ALEXANDER COURT, LEWISHAM
for GEOFF NOBLE BUILDING

PDA
SURVEYORS, ENGINEERS & PLANNERS
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SCALE	PAPER
1:750	(A3)
JOB NUMBER	DRAWING
52685MD-1	

DRAWING LIST		
DRAWING NUMBER	DRAWING TITLE	REVISION
001	COVER SHEET	A
002	PROJECT NOTES	A
100	GENERAL LAYOUT PLAN	A
101 - 102	DETAIL PLAN	A
200	EXISTING DRIVEWAY LS & TYPICAL SECTION	A
201	NEW DRIVEWAY LS & TYPICAL SECTION	A
202	KERB RETURNS - LONG SECTIONS	A
300	EXISTING DRIVEWAY CROSS SECTIONS	A
301	NEW DRIVEWAY CROSS SECTIONS	A

GEOFF NOBLE BUILDING
5 ALEXANDER COURT, LEWISHAM , TAS, 7173
2 LOT SUBDIVISION

LOCALITY PLAN
N . T . S

DIAL BEFORE YOU DIG www.1100.com.au

Sorell Council

Development Application: 7.2024.20.1 - Response to Request for Information - 5 Alexander Court Lewisham - P2.pdf
Plans Reference: P2
Date received:20/12/2024

XXXXX COUNCIL SUBMISSIONS - XXXXX/XXXXXX-X		
REV	DATE ISSUED	DESCRIPTION
PRELIM	XX/XX/XX	-

TASWATER SUBMISSIONS - TWXXXXXX/XXXX-XXX		
REV	DATE ISSUED	DESCRIPTION
PRELIM	XX/XX/XX	-

PROJECT STATUS						
REV	DATE ISSUED	DRAWN BY	AMENDED BY	CHECKED BY	COUNCIL SUBMISSION	TASWATER SUBMISSION
PRELIM	XX/XX/XX	XX	-	XX	XX/XX/XX	XX/XX/XX

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT: GEOFF NOBLE BUILDING
PROJECT DESCRIPTION: 2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: COVER SHEET

PDA SURVEYORS, ENGINEERS & PLANNERS
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EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: NTS		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	001	A

GENERAL NOTES:

1. NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES.

2. ALL DIMENSIONS AND LOT SIZES SUBJECT TO FINAL SURVEY.

3. REFER IPWEA - LGAT SPECIFICATIONS, TASMANIAN STANDARD DRAWINGS ISSUED - 03 DECEMBER 2020

   TSD-G01.v3 - TRENCH REINSTATEMENT FLEXIBLE PAVEMENTS
   TSD-R01.v3 - RURAL ROADS UNSEALED
   TSD-R02.v3 - RURAL ROADS SEALED
   TSD-R03.v3 - RURAL ROADS - TYPICAL DRIVEWAY ACCESS
   TSD-R04.v3 - RURAL ROADS - TYPICAL DRIVEWAY PROFILE
   TSD-R05.v3 - TRUCK ACCESS TO RURAL PROPERTIES 'TYPE A'
   TSD-R14.v3 - CONCRETE KERBS & CHANNELS DIMENSIONS
   TSD-R15.v3 - CONCRETE KERBS & CHANNELS CONSTRUCTION DETAILS
   TSD-R16.v3 - CONCRETE KERBS & CHANNELS VEHICULAR CROSSINGS
   TSD-R18.v3 - CONCRETE KERBS & CHANNELS ACCESS RAMPS
   TSD-R26.v3 - DELINEATORS
   TSD-R28.v3 - W-BEAM - INSTALLATION DETAILS
   TSD-RF04.v3 - NATURE STRIP DETAILS

4. CONSTRUCTION TO COMPLY WITH WSAA SEWERAGE CODE OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES EDITION) - WSA 02-2014-3.1 v3 AND TASWATER SUPPLEMENT TO THE CODE.

5. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES (VERSION 1.0 , DATED OCTOBER 2013) UNLESS OTHERWISE NOTED.

6. ALL CONNECTIONS TO EXISTING SEWER AND WATER MAINS TO BE CARRIED OUT BY TASWATER OR APPROVED CONTRACTOR AT DEVELOPER'S COST UNLESS APPROVED OTHERWISE.

SURVEY NOTES:

1.	DATUM:	XXXX
2.	PLANAR OR GRID:	XXXX
3.	SITE CONTROL:	XXXX
4.	SURVEYED BY:	XXXX
5.	ACCURACY OF SURVEY:	XXXX
6.	ACCURACY/STATUS OF EXISTING & FUTURE PROPERTY BOUNDARIES:	XXXX

ENGINEERED FILL NOTES:

1. FILL MATERIAL FOR NEW ROAD AND FILL EMBANKMENTS MUST NOT CONTAIN ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT AND TO BE APPROVED BY SUPERINTENDENT BEFORE USE.
2. MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS UNDER NEW ROAD NO GREATER THAN 150mm TO ACHIEVE 98% MDD AND ACROSS ROAD EMBANKMENT NO GREATER THAN 300mm TO ACHIEVE 95% MDD. FOR FILL BATTERS, BENCH AS SHOWN.
3. ROAD EMBANKMENT TO BE FULLY CONSTRUCTED PRIOR TO TRENCHING FOR WATER AND SEWER SERVICES.
4. FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
5. SITE FILLING THAT EXCEEDS A DEPTH OF 300mm MUST BE PLACED IN ACCORDANCE WITH THE AS3798 GUIDELINES FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS 1996. UPON COMPLETION OF THE WORKS THE CLIENTS GEOTECHNICAL ENGINEER MUST CONFIRM IN WRITING THAT THE WORKS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH AS3798.

SWMP NOTES:

1. AREAS OF GROUND DISTURBANCE ARE SHOWN. WORKS TO BE CONFINED TO WITHIN THESE AREAS. CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. (REFER FACT SHEET 5: MINIMIZE SOIL DISTURBANCE).
2. ALL EXCAVATION IS TO COMPLY WITH "FACT SHEETS: SOIL & WATER MANAGEMENT FOR BUILDING & CONSTRUCTION SITES - 2008'. THESE ARE AVAILABLE AT www.derwentestuary.org.au.
3. EXCAVATION TO BE CARRIED OUT OVER A MINIMUM TIME PERIOD. TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM. (REFER FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES).
4. SEDIMENT FENCES & FIBRE ROLLS TO BE USED ON THE DOWNSTREAM SIDE OF ALL STOCKPILES AND TO EXTENTS SHOWN ON THIS DRAWING. PREVENT ENTRY OF SILT TO EXISTING STORMWATER INLETS AND WATER COURSES DURING CONSTRUCTION. (REFER FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS).
5. EVERY EFFORT TO BE MADE TO MINIMIZE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES. (REFER FACT SHEET 13: WHEEL WASH).
6. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN.
7. ALL AREAS OF GROUND DISTURBANCE TO BE RE-VEGETATED
8. ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER WATER COURSES.
9. DURING WINDY CONDITIONS AND/OR HOT WEATHER, WET DOWN EXPOSED SOIL SLIGHTLY & REGULARLY TO PREVENT DUST NUISANCE. (REFER FACT SHEET 18: DUST CONTROL).
10. PRIOR TO PRACTICAL COMPLETION OF EACH APPROVED CONSTRUCTION STAGE, ALL DISTRIBUTED SURFACES ON THE SITE, EXCEPT THE AREAS SET ASIDE FOR ROADWAYS & FOOTPATHS, MUST BE DRESSED TO A MINIMUM OF 50mm WITH:
    - APPROVED LOCAL STOCKPILED TOPSOIL
    - APPROVED WEED FREE IMPORTED TOPSOIL
    - RE-VEGETATED WITH LOCAL PLANTS & GRASSES AND STABILISED

NATURE STRIP NOTES:

1. APPLY 100mm THICK 20mm SCREENED LOAM TO NATURE STRIP & APPLY GRASS SEED AS PER TSD-RF04-v3.
2. NATURE STRIPS TO BE WATERED & MAINTAINED INCLUDING WEED REMOVAL & MOWING THROUGHOUT THE MAINTENANCE PERIOD.
3. FOR FILL BATTERS, BENCH AS SHOWN AND PLACE APPROVED FILL IN 300mm LAYERS COMPACTED TO 95% MAX DRY DENSITY. FILL TO BE PLACED & COMPACTED PRIOR TO TRENCH EXCAVATION.
4. MATERIAL TO BE PLACED AND COMPACTED UNIFORMLY IN LAYERS ACROSS THE EMBANKMENT NO GREATER THAN 300mm TO ACHIEVE 95% MDD. FOR FILL BATTERS, BENCH AS SHOWN.

WEED MANAGEMENT NOTES:

1. ALL AREAS WITHIN COMPLETED STAGES WHERE TOPSOIL HAS BEEN SPREAD SHOULD BE MONITORED FOR SERRATED TUSSOCK AND TREATED AS REQUIRED.
2. EQUIPMENT MOVEMENT SHOULD BE RESTRICTED TO THE DEVELOPMENT FOOTPRINT. NOTE: TRACKED EQUIPMENT MOVING ACROSS WEED INFESTED COUNCIL LAND HAS HIGH RISK OF PICKING UP WEED SEED AND/OR SPREADING TO COUNCIL LAND.
3. CONTINUE TO ENSURE WASH DOWN LEDGER IS SUBMITTED TO COUNCIL TO DEMONSTRATE WHEN EQUIPMENT IS CLEANED PRIOR TO MOVING OFF SITE.
4. SEDIMENT TRAP SHOULD BE MONITORED FOR EMERGING WEEDS AND SEDIMENT DEEP BURIED AT END OF EACH STAGE PARTICULARLY IF EQUIPMENT HAS BEEN MOVED OFF SITE AND WASH DOWN WILL NOT BE USED IN MID TO LONG TERM.
5. TRUCKS AND EQUIPMENT SHOULD BE CLEAN PRIOR TO COMING TO SITE IF THEY ARE TO LEAVE THE HARDENED SURFACE WHILE ON SITE. ANY VEHICLES/EQUIPMENT THAT LEAVE FORMED ROADS MUST BE CLEANED PRIOR TO LEAVING THE SITE AND A RECORD KEPT IN THE WASH DOWN LEDGER. HYGIENE MEASURES PRIOR TO LEAVING & ENTERING THE SITE TO COMPLY WITH THE TASMANIAN WASHDOWN GUIDELINES FOR WEED & DISEASE CONTROL.
6. THE WASH DOWN LEDGER DOCUMENTING LICENCE PLATE NUMBERS OF ALL VEHICLES, TRUCKS AND EQUIPMENT SHOULD BE SUBMITTED TO COUNCIL TWICE PER YEAR (AS A MINIMUM) TO DEMONSTRATE WHEN EQUIPMENT IS CLEANED/LEAVING THE SITE. WASH DOWN LEDGER MUST BE REGULARLY SUBMITTED TO COUNCIL.
7. CONFINE DISTURBANCE OF TOPSOIL AND EARTHWORK TO A MINIMUM CORRIDOR.
8. STRIP ROAD CORRIDORS FIRST, THEN CONFINE MOVEMENTS OF WORKS VEHICLES TO THE FUTURE ROAD CORRIDORS, WHERE POSSIBLE.
9. ESTABLISH A STABILISED ENTRANCE AND WASHDOWN AREA JUST INSIDE THE WORKS BOUNDARY, IN ACCORDANCE WITH DRAWING.
10. ALL VEHICLES LEAVING THE SITE TO BE CLEANED AND WASHED DOWN PRIOR TO EXIT.
11. PRIVATE VEHICLES SHOULD NOT BE PARKED WITHIN THE SITE.
12. STOCKPILE AREAS TO BE PLACED CLOSE TO THE SITE ENTRANCE WHERE POSSIBLE.
13. WARNING SIGNAGE IS TO BE PLACED AT THE VEHICLE WASHDOWN BAY STATING THE NEED FOR ALL VEHICLES TO WASHDOWN PRIOR TO LEAVING THE SITE.
14. ANY IMPORTED FILL MATERIALS MUST BE SOURCED FROM QUARRIES ABLE TO PROVIDE DOCUMENTATION AS TO THE WEEDS PRESENT ON THE SOURCE SITE IN ORDER TO MINIMISE THE INTRODUCTION OF NEW WEEDS AND PATHOGENS TO THE AREA.

REV	AMENDMENTS	DRAWN	DATE	APPR.
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A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT:
PROJECT DESCRIPTION: GEOFF NOBLE BUILDING
2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: PROJECT NOTES

PDA SURVEYORS, ENGINEERS & PLANNERS
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FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie

REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: NTS		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	002	A

DATE/TIME: Friday, 20 December 2024 10:37:59 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG

3 ALEXANDER COURT
FR 38412/19

4 TANYA PL LEWISHAM
FR 178755/3

1B ALEXANDER COURT
FR 140927/1

FUTURE PRIVATE SW PIPE WORK TO BE INSTALLED BY PURCHASER OF LOT 1 AS PART OF HOUSE CONSTRUCTION

RIGHT OF WAY A
6.0m WIDE

NEW DRIVEWAY ALIGNMENT

RIGHT OF WAY B
VARIABLE WIDTH

ALEXANDER COURT

NEW PROPERTY BOUNDARY

LOT 1
3390m²

GEOFFREY BYARD NOBLE &
CLARE EMILY NOBLE
5 ALEXANDER COURT,
LEWISHAM, TAS, 7173
FR 38412/20

LOT 2
2860m²

EXISTING DRIVEWAY ALIGNMENT

FUTURE SW ABSORPTION TRENCH

C 101

C 102

PROPERTY BOUNDARY

7 WHITLAM COURT
FR 175450/8

6 ALEXANDER COURT
FR 38412/21

4 ALEXANDER COURT
FR 38412/22

2B ALEXANDER COURT
FR 176643/2

GENERAL NOTES:
REFER TO SHEET 002 FOR GENERAL NOTES

NOTES:
AT THE TIME OF SURVEY THE SUBJECT LAND 5 ALEXANDER COURT, LEWISHAM, TAS, 7173 " FR 38412/20 " WAS OWNED BY GEOFFREY BYARD NOBLE & CLARE EMILY NOBLE.

LEGEND:
- EXISTING FENCE
- OVERHEAD ELECTRICAL
- UNDERGROUND ELECTRICAL
- TOP/TOE BANK
- EX. ELECTRICITY POLE
- SEALED DRIVEWAY
- GRAVEL
- RIGHT OF WAY
- EP ○ ELECTRICAL POLE

Sorell Council
Development Application: 7.2024.20.1 - Response to Request for Information - 5 Alexander Court Lewisham - P2.pdf
Plans Reference: P2
Date received:20/12/2024

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A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
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DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT:
PROJECT DESCRIPTION: GEOFF NOBLE BUILDING
2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: GENERAL LAYOUT PLAN

PDA
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 500		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	100	A

DATE/TIME: Friday, 20 December 2024 10:37:59 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG

GENERAL NOTES:
REFER TO SHEET 002 FOR GENERAL NOTES

LEGEND:
- EXISTING FENCE
- OVERHEAD ELECTRICAL
- UNDERGROUND ELECTRICAL
- TOP/TOE BANK
- EX. ELECTRICITY POLE
- SEALED DRIVEWAY
- GRAVEL
- RIGHT OF WAY
- EP ○ ELECTRICAL POLE

3 ALEXANDER COURT
FR 38412/19

4 TANYA PL LEWISHAM
FR 178755/3

1B ALEXANDER COURT
FR 140927/1

REFER TO SHEET 102
FOR CONTINUATION

NEW DRIVEWAY
ALIGNMENT

ALIGNMENT 1

ALIGNMENT 2

EXISTING DRIVEWAY
ALIGNMENT

PROPERTY BOUNDARY

RIGHT OF WAY WIDTH - 6.0m WIDE

R10.00

R2.00

3.02

3.00

4.00

0.50

R50.00

BRICK WALL TO REMAIN - EXISTING
DRIVEWAY LEVELS TO BE MATCHED

MATCH INTO LEVELS OF EXISTING
DRIVEWAY

4.0m WIDE SEALED ACCESS AS PER
TSD-R04-v3

ALEXANDER COURT
EXISTING BITUMEN SEAL

LOT 2
2860m²

EXISTING DRIVEWAY

RIGHT OF WAY B
VARIABLE WIDTH

BRICK-WALL TO BE REMOVED AND
REPOSITIONED PER NEW 4.0m WIDE
DRIVEWAY

6 ALEXANDER COURT
FR 38412/21

4 ALEXANDER COURT
FR 38412/22

2B ALEXANDER COURT
FR 176643/2

Sorell Council

Development Application: 7.2024.20.1 - Response to Request for Information - 5 Alexander Court Lewisham - P2.pdf
Plans Reference: P2
Date received:20/12/2024

REV	DESCRIPTION	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
-	----	--	--/--/----	--
A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
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DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT:
PROJECT DESCRIPTION: GEOFF NOBLE BUILDING
2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: DETAIL PLAN
SHEET 1 OF 1

PDA
SURVEYORS, ENGINEERS & PLANNERS
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 250		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	101	A

DATE/TIME: Friday, 20 December 2024 10:38:00 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG

EXISTING MINOR SHED TO BE REMOVED
EXISTING TREES TO BE REMOVED IN DRIVEWAY POSITION
EXISTING MINOR SHED TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING GATE TO BE REMOVED
NEW DRIVEWAY ALIGNMENT
3 ALEXANDER COURT FR 38412/19
EXISTING FENCE TO BE REMOVED
EXISTING GATE TO BE REMOVED
REFER TO SHEET 101 FOR CONTINUATION
PROPERTY BOUNDARY
RIGHT OF WAY WIDTH - 6.0m WIDE
LOT 1 3390m²
LOT 2 2860m²
SEPTIC TANK TO REMAIN
EXISTING TIMBER STEPS
EXISTING TREES TO BE REMOVED
NEW PROPERTY BOUNDARY
SOAKAGE DRAIN
EXISTING HOUSE
EXISTING DRIVEWAY
EXISTING DRIVEWAY ALIGNMENT
RIGHT OF WAY B VARIABLE WIDTH
PROPERTY BOUNDARY
6 ALEXANDER COURT FR 38412/21
2B ALEXANDER COURT FR 176643/2
4.00
3.00
0.50
R10.00
R2.00
CH 1
CH 2
CH 3
CH 4
CH 5

GENERAL NOTES:

REFER TO SHEET 002 FOR GENERAL NOTES

LEGEND:

- EXISTING FENCE
- OVERHEAD ELECTRICAL
- UNDERGROUND ELECTRICAL
- TOP/TOE BANK
- EX. ELECTRICITY POLE
- SEALED DRIVEWAY
- GRAVEL
- RIGHT OF WAY
- EP ELECTRICAL POLE

-	----	--	--/--/----	--	DRAWING STATUS: FOR DEVELOPMENT APPROVAL
-	----	--	--/--/----	--	
-	----	--	--/--/----	--	COORDINATE/ DATUM: PLANAR
-	----	--	--/--/----	--	
A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP	
REV	AMENDMENTS	DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

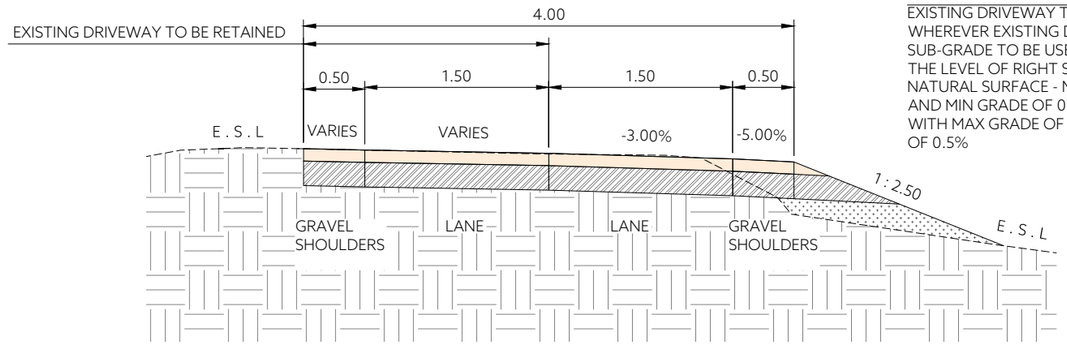
DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT: GEOFF NOBLE BUILDING
PROJECT DESCRIPTION: 2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: DETAIL PLAN SHEET 2 OF 2

PDA SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 250		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	102	A

DATE/TIME: Friday, 20 December 2024 10:38:01 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG



EXISTING DRIVEWAY - TYPICAL SECTION
SCALE 1 : 50

GENERAL NOTES:

EXISTING DRIVEWAY TO REMAIN WHEREVER EXISTING DRIVEWAY, EXISTING SUB-GRADE TO BE USED. BY MATCHING THE LEVEL OF RIGHT SIDE LANE TO NATURAL SURFACE - MAX GRADE 3.0% AND MIN GRADE OF 0.5% AND SHOULDER WITH MAX GRADE OF 5% AND MIN GRADE OF 0.5%

PAVEMENT DETAILS:

PRIME & TWO COAT SEAL
100 x 20 FCR BASE COURSE
200 x 40 FCR SUB BASE
APPROVED SUBGRADE

NEW Driveway CH 0.000
35.912
RL55.5m

	I.P.	I.P.	I.P.	I.P.	I.P.	I.P.	I.P.	I.P.	I.P.	I.P.	I.P.
	53.769	53.833	54.329	54.396	54.698	54.830	54.873	55.129	55.294	55.467	55.632	55.660
	4.85%		6.60%	5.68%	5.88%	3.53%	3.81%	4.05%	4.49%	3.84%	3.01%	3.01%	3.02%
R.L. 48.000													
CUT	+0.000	+0.000	+0.000	+0.000	+0.000	+0.000	+0.000	+0.000	+0.000	+0.000	+0.000	+0.000	+0.000
FILL													
DESIGN ROAD CENTRELINE	53.769	53.833	54.329	54.396	54.698	54.830	54.873	55.129	55.129	55.294	55.467	55.509	55.632	55.650	55.660	55.741
EXISTING SURFACE	**53.769**	**53.833**	**54.329**	54.396	54.698	**54.830**	54.873	55.129	55.129	55.294	**55.467**	55.509	55.632	55.650	**55.660**	**55.741**
CHAINAGE	0.000	1.304	8.828	10.000	15.130	18.881	20.000	26.322	26.332	30.000	34.507	35.912	40.000	40.602	40.912	43.618
HORIZONTAL GEOMETRY	L=1.304 B=259°02'32"		L=7.524 R=50.000		L=10.052 B=267°39'50"			L=15.627 R=50.000			L=6.405 B=249°45'26"		L=2.707 B=249°45'26"			

LONG SECTION -Exisitng Driveway
SCALES: (H) 1:250 (V) 1:125 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

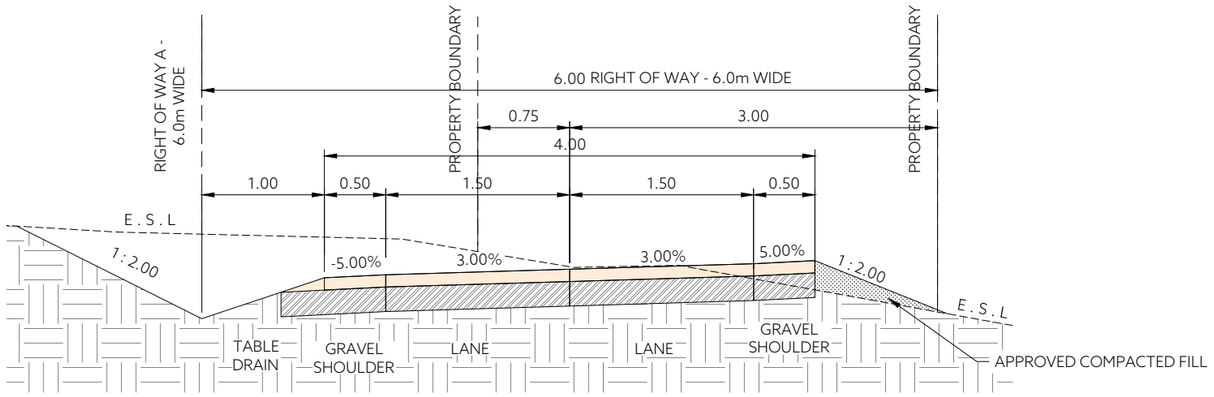
DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT: GEOFF NOBLE BUILDING
PROJECT DESCRIPTION: 2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: EXISTING DRIVEWAY LS & TYPICAL SECTION

PDA SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE	PAPER
------	AS SHOWN	(A3)
JOB NUMBER	DISCIPLINE / SHEET / REVISION	
52685	C 200 A	

DATE/TIME: Friday, 20 December 2024 10:38:01 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG



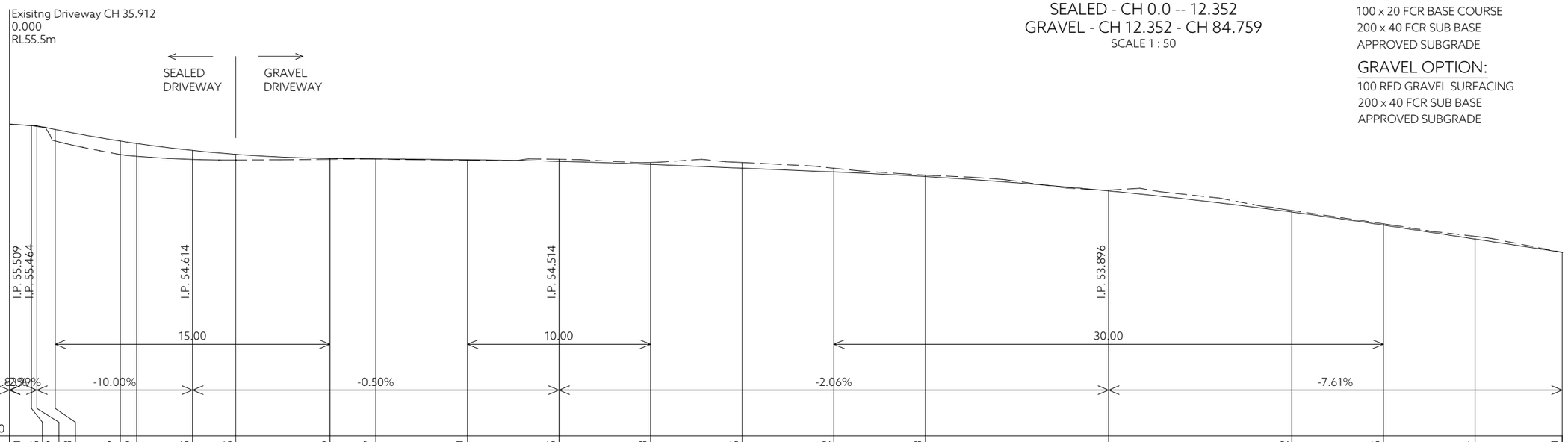
NEW DRIVEWAY - TYPICAL SECTION
SEALED - CH 0.0 -- 12.352
GRAVEL - CH 12.352 - CH 84.759
SCALE 1 : 50

PAVEMENT DETAILS:

PRIME & TWO COAT SEAL
100 x 20 FCR BASE COURSE
200 x 40 FCR SUB BASE
APPROVED SUBGRADE

GRAVEL OPTION:

100 RED GRAVEL SURFACING
200 x 40 FCR SUB BASE
APPROVED SUBGRADE



CUT / FILL	+0.000	+0.005	+0.017	+0.313	+0.367	+0.349	+0.245	+0.155	+0.026	+0.007	+0.010	-0.055	-0.053	-0.155	-0.102	-0.038	-0.021	-0.042	-0.035	-0.074	+0.000
DESIGN ROAD CENTRELINE	55.509	55.473	55.464	55.364	55.049	54.982	54.792	54.687	54.577	54.564	54.539	54.495	54.411	54.308	54.205	54.079	53.688	53.112	52.754	52.373	52.011
EXISTING SURFACE	**55.509**	**55.468**	55.447	55.051	54.682	54.633	54.547	**54.532**	54.551	54.557	54.529	54.550	54.464	54.463	54.307	54.117	53.709	53.154	52.789	52.447	**52.011**
CHAINAGE	0.000	1.205	1.500	2.500	6.049	6.952	10.000	12.352	17.500	20.000	25.000	30.000	35.000	40.000	45.000	50.000	60.000	70.000	75.000	80.000	84.759
HORIZONTAL GEOMETRY	L=1.205 B=339°45'26"				L=11.146 R=10.000												L=72.407 B=275°53'33"				

LONG SECTION -NEW Driveway
SCALES: (H) 1:250 (V) 1:125 (A3)

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
-	----	--	--/--/----	--
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-	----	--	--/--/----	--
A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED:	REVIEWED:
AB	DP
DRAWN:	REVIEWED:
AB	DP

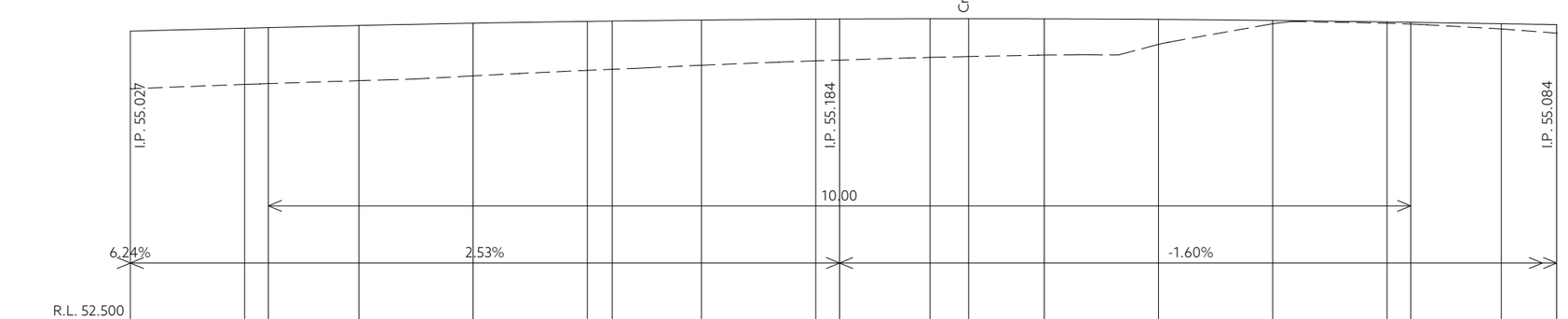
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT: GEOFF NOBLE BUILDING
PROJECT DESCRIPTION: 2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: NEW DRIVEWAY LS & TYPICAL SECTION

PDA SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie

REGISTRATION NUMBER: ----

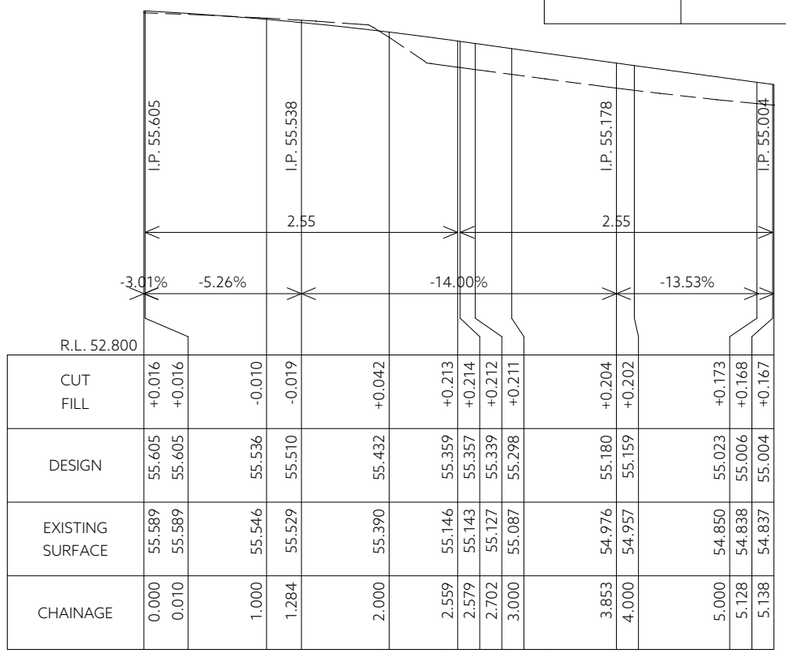
CONTRACT NO.	SCALE		PAPER
------	AS SHOWN (A3)		
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	201	A



R.L. 52.500																							
CUT / FILL	+0.503		+0.491	+0.488	+0.482	+0.460	+0.428	+0.421	+0.395	+0.364	+0.358	+0.338	+0.330	+0.317	+0.217	+0.028	+0.011	+0.016	+0.045	+0.075			
DESIGN E.O.B.	55.027		55.052	55.057	55.076	55.096	55.112	55.115	55.124	55.131	55.132	55.135	55.135	55.134	55.129	55.120	55.107	55.104	55.091	55.084			
EXISTING SURFACE	54.524		54.561	54.569	54.594	54.636	54.684	54.694	54.729	54.767	54.774	54.797	54.805	54.817	54.912	55.092	55.096	55.088	55.046	55.009			
CHAINAGE	0.000		1.000	1.208	2.000	3.000	4.000	4.219	5.000	6.000	6.208	7.000	7.338	8.000	9.000	10.000	11.000	11.208	12.000	12.486			

ALIGNMENT 2 - LONG SECTION
Scales: (H) 1 in 50 (V) 1 in 50 (A3)

ALIGNMENT 2



R.L. 52.800																							
CUT / FILL	+0.016		+0.016	-0.010	-0.019	+0.042	+0.213	+0.214	+0.212	+0.211	+0.204	+0.202	+0.173	+0.168	+0.167								
DESIGN	55.605		55.605	55.536	55.510	55.432	55.359	55.357	55.339	55.298	55.180	55.159	55.023	55.006	55.004								
EXISTING SURFACE	55.589		55.589	55.546	55.529	55.390	55.146	55.143	55.127	55.087	54.976	54.957	54.850	54.838	54.837								
CHAINAGE	0.000		0.010	1.000	1.284	2.000	2.559	2.579	2.702	3.000	3.853	4.000	5.000	5.128	5.138								

ALIGNMENT 1 - LONG SECTION
Scales: (H) 1 in 50 (V) 1 in 50 (A3)

ALIGNMENT 1

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
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DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT: GEOFF NOBLE BUILDING
PROJECT DESCRIPTION: 2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: KERB RETURNS - LONG SECTIONS

PDA SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 50		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	202	A

DATE/TIME: Friday, 20 December 2024 10:38:02 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG

4.90% -4.17%

RL51.000

CUT/FILL			-45.28	-45.31	-45.38	-45.60	-45.52	-45.49	-45.72
DESIGN			54.515	54.494	54.469	54.396	54.333	54.308	54.025
EXISTING	54.682		54.515	54.509	54.469	54.396	54.333	54.260	54.025	53.863
OFFSET	-5.000	-4.372	-2.083	-2.000	-1.500	0.000	1.500	2.000	2.567	5.000

Ch 10.00

1.78% -3.00%

RL52.000

CUT/FILL			-44.68	-44.67	-44.75	-44.92	-44.82	-44.80		
DESIGN			55.114	55.127	55.102	55.075	55.030	55.005	54.394	
EXISTING	55.071		55.114	55.113	55.102	55.070	54.904	54.576	54.394	54.184
OFFSET	-5.000	-4.044	-2.052	-2.000	-1.500	0.000	1.500	2.000	3.223	5.000

Ch 25.00

3.29% -3.00%

RL53.000

CUT/FILL			-44.11	-44.09	-44.17	-44.37	-44.26	-44.26	-44.26	
DESIGN			55.677	55.707	55.682	55.632	55.587	55.562	55.513	
EXISTING		55.665	55.677	55.679	55.682	55.632	55.572	55.532	55.513	54.943
OFFSET	-5.000	-3.007	-2.117	-2.000	-1.500	0.000	1.500	2.000	2.099	5.000

Ch 40.00

4.41% -4.85%

RL51.000

CUT/FILL			-45.60	-45.63	-45.70	-45.92	-45.85	-45.82		
DESIGN			54.184	54.168	54.143	54.077	54.004	53.979	53.947	
EXISTING	54.406		54.184	54.179	54.143	54.075	54.004	53.955	53.947	53.836
OFFSET	-5.000		-2.065	-2.000	-1.500	0.000	1.500	2.000	2.063	5.000

Ch 5.00

2.96% -3.00%

RL52.000

CUT/FILL			-44.86	-44.86	-44.93	-45.13	-45.02	-45.00	-45.43	
DESIGN			54.937	54.942	54.917	54.873	54.828	54.803	54.268	
EXISTING	54.937		54.937	54.936	54.917	54.873	54.667	54.406	54.268	54.101
OFFSET	-5.000	-4.493	-2.020	-2.000	-1.500	0.000	1.500	2.000	3.070	4.540	5.000

Ch 20.00

1.21% -3.00%

RL52.000

CUT/FILL			-44.25	-44.28	-44.35	-44.52	-44.41	-44.41	-44.41	-44.38
DESIGN			55.545	55.525	55.500	55.482	55.437	55.412	54.944	
EXISTING		55.526	55.545	55.547	55.500	55.482	55.418	55.315	54.944	54.682
OFFSET	-5.000	-2.703	-2.080	-2.000	-1.500	0.000	1.500	2.000	2.935	5.000

Ch 35.00

1.68% -1.68%

RL51.000

CUT/FILL			-45.98	-45.98	-46.06	-46.23				
DESIGN			53.814	53.820	53.795	53.769	53.744	53.719	53.735	
EXISTING	53.948		53.814	53.813	53.795	53.769	53.744	53.736	53.735	53.605
OFFSET	-5.000		-2.023	-2.000	-1.500	0.000	1.500	2.000	2.032	5.000

Ch 0.00

4.00% -3.00%

RL52.000

CUT/FILL			-45.02	-45.02	-45.10	-45.31	-45.21	-45.18	-45.54	
DESIGN			54.776	54.775	54.750	54.690	54.645	54.620	54.167	
EXISTING	54.907		54.776	54.776	54.750	54.690	54.556	54.341	54.167	54.049
OFFSET	-5.000	-4.510	-2.002	-2.000	-1.500	0.000	1.500	2.000	2.906	4.049	5.000

Ch 15.00

0.61% -3.00%

RL52.000

CUT/FILL			-44.48	-44.47	-44.55	-44.71	-44.60	-44.64	-44.71	
DESIGN			55.316	55.328	55.303	55.294	55.249	55.224	54.703	
EXISTING		55.376	55.316	55.312	55.303	55.294	55.285	54.983	54.703	54.456
OFFSET	-5.000	-2.932	-2.050	-2.000	-1.500	0.000	1.500	2.000	3.042	5.000

Ch 30.00

3.39% -3.00%

RL53.000

CUT/FILL			-44.00	-43.98	-44.06	-44.26				
DESIGN			55.790	55.817	55.792	55.741	55.696	55.671	55.365	
EXISTING		55.781	55.790	55.790	55.792	55.741	55.669	55.568	55.365	55.126
OFFSET	-5.000	-3.281	-2.110	-2.000	-1.500	0.000	1.500	2.000	2.612	5.000

Ch 43.62

REV	AMENDMENTS	DRAWN	DATE	APPR.
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-	----	--	--/--/----	--
-	----	--	--/--/----	--
A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT: GEOFF NOBLE BUILDING
PROJECT DESCRIPTION: 2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: EXISTING DRIVEWAY CROSS SECTIONS
SHEET 1 OF 1

PDA SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
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FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
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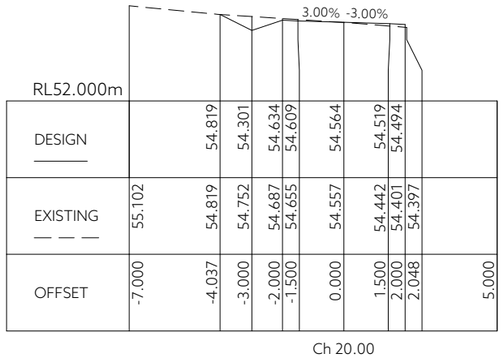
Also at: Kingston, Launceston & Burnie

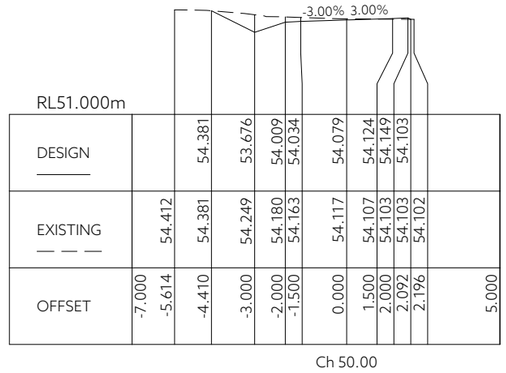
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	300	A

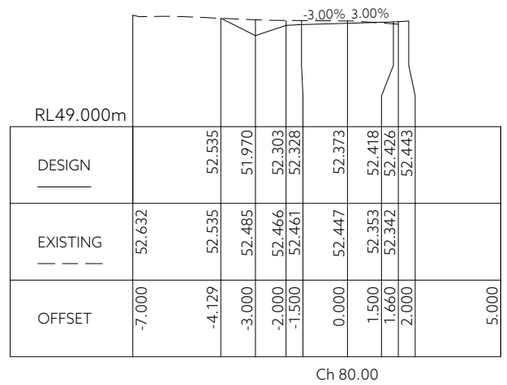
DATE/TIME: Friday, 20 December 2024 10:38:02 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG



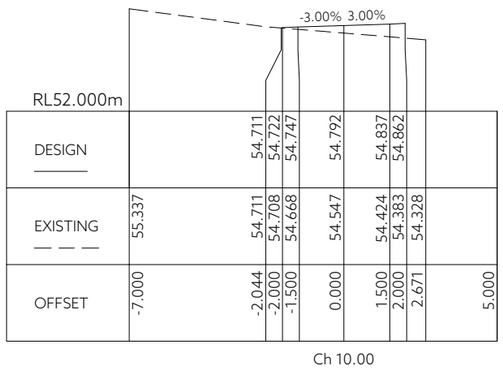
Ch 20.00



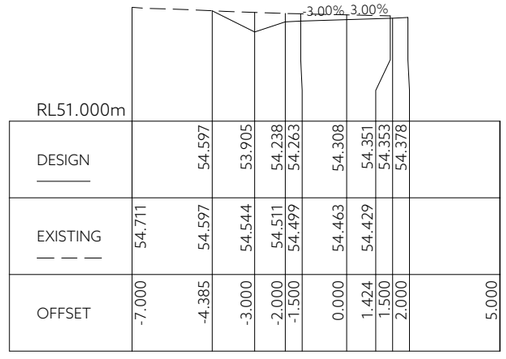
Ch 50.00



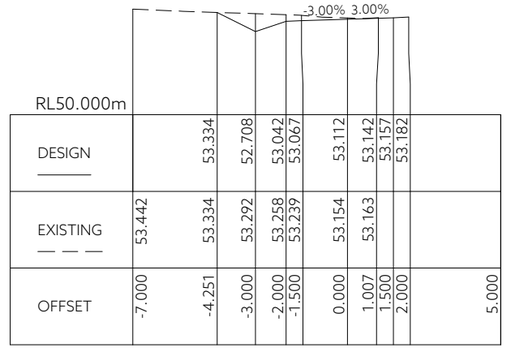
Ch 80.00



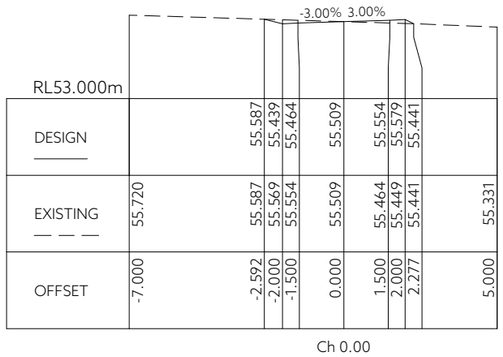
Ch 10.00



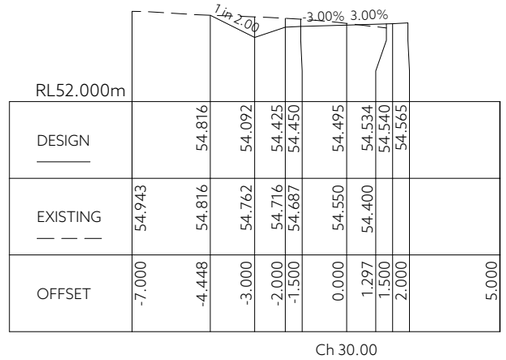
Ch 40.00



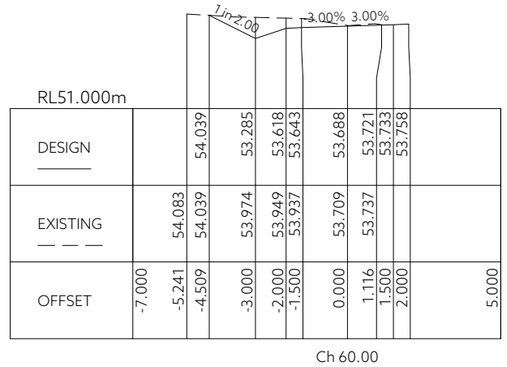
Ch 70.00



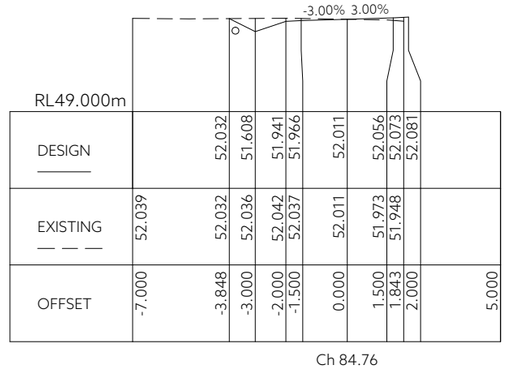
Ch 0.00



Ch 30.00



Ch 60.00



Ch 84.76

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-	----	--	--/--/----	--	COORDINATE/ DATUM: PLANAR
-	----	--	--/--/----	--	
-	----	--	--/--/----	--	
A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP	
REV	AMENDMENTS	DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED: AB	REVIEWED: DP
DRAWN: AB	REVIEWED: DP
JOB MANAGER: MARK WESTERBERG	
ISSUED DATE: 20/12/2024	

CLIENT: GEOFF NOBLE BUILDING
PROJECT DESCRIPTION: 2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: NEW DRIVEWAY CROSS SECTIONS SHEET 1 OF 1

PDA
SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
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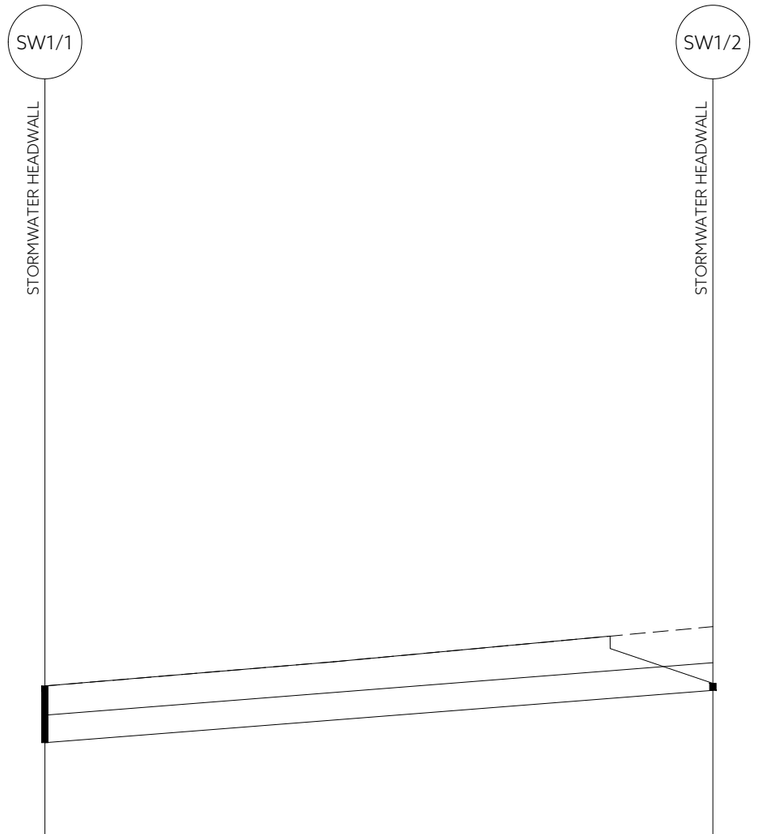
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie
REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: 200		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	301	A

DATE/TIME: Friday, 20 December 2024 10:38:02 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG



PIPE DETAILS	DN225 'SN8' (SCJ)-SW	
GRADE	7.84%	
DATUM RL 49		
COVER	0.237	-0.168
DEPTH TO INVERT	0.462	0.057
INVERT LEVEL	51.164	51.591
FINISHED SURFACE	51.626	51.648
EXISTING SURFACE	51.626	52.110
CHAINAGE	0.000	5.447
	5.447	

SW LS - LINE SW1

SCALE: HORIZ 1:50 VERT 1:50

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	--	--/--/----	--
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A	CHANGES AS PER COUNCIL ADVISE	AB	20/12/2024	DP

DRAWING STATUS: FOR DEVELOPMENT APPROVAL
COORDINATE/ DATUM: PLANAR
THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

DESIGNED: AB | REVIEWED: DP
DRAWN: AB | REVIEWED: DP
JOB MANAGER: MARK WESTERBERG
ISSUED DATE: 20/12/2024

CLIENT:
PROJECT DESCRIPTION: GEOFF NOBLE BUILDING
2 LOT SUBDIVISION
ADDRESS: 5 ALEXANDER COURT, LEWISHAM, TAS, 7173
DRAWING TITLE: STORMWATER LONG SECTIONS

PDA
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REGISTRATION NUMBER: ----

CONTRACT NO.	SCALE		PAPER
------	1: NTS		(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
52685	C	002	A

DATE/TIME: Friday, 20 December 2024 10:38:03 AM PLOTTED: DAVID MONKS FILE LOCATION: S:\52685MD - GEOFF NOBLE BUILDING - 5 ALEXANDER COURT, LEWISHAM\4-ENGINEERING\1-DRAWINGS\52685 ENG.DWG