NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 25A Pendell Drive, Forcett

PROPOSED DEVELOPMENT:
OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 28th April 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 28th April 2025.**

APPLICANT: **MA Bradshaw**

APPLICATION NO: **DA 2025 / 23 1**
DATE: **4 April 2025**

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

Full description of Proposal:	*Use:* GARAGE & STORAGE *Development:* 176 m/2 'COLORBOND' SHED *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 45000

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

Location of proposed works:	Street address: 25A PENDELL DRIVE Suburb: LEWISHAM Postcode: 7173 Certificate of Title(s) Volume: 140697 Folio: 6

Current Use of Site	RESIDENTIAL LAND

Current Owner/s:	Name(s) MARK BRADSHAW

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: 4/2/2025

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 _____

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

AS2870:2011 SITE ASSESSMENT

25A Pendell Drive

Forcett

March 2025

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Mark Bradshaw
Site Address:	25A Pendell Drive, Forcett
Date of Inspection:	07/03/2025
Proposed Works:	Shed
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	140697/6
Title Area:	Approx. 4907 m²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	10° NE facing slope
Vegetation:	Mixed Flora Disturbed

Background Information

Geology Map:	MRT
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.10	0.00-0.20	ML	**Clayey SILT**: low plasticity, dark brown, dry, dense,
0.20-1.10		0.20-1.00	CH	**Silty CLAY**: high plasticity, grey, brown, slightly moist, stiff,
1.10-1.40	0.10-0.30	1.00-1.2+	CL	**Sandy CLAY**: medium plasticity, pale brown, slightly moist, stiff,
1.40-1.70	0.30-0.40		SC	**Clayey SAND**: with gravels, yellow, brown, slightly moist very dense, refusal.

Site Notes

Soils on the site are developing from Jurassic dolerite the clay fraction due to depth is likely to show moderate ground surface movement with moisture fluctuations.

Site Classification

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

The site has been classified as:

Class M

Y_s range: **20-40mm**

Notes: that is a moderately reactive site.

Wind Loading Classification

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

Wind Classification: N3

Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes. There is some variability with respect to soil depth and weathering of the parent material encountered across the site

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

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

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

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

Director

Explanatory Notes

1 Scope of Works

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

1.1 Site Classification AS2870:2011

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

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

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

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

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

1.2 Soil Characterisation

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

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

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

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

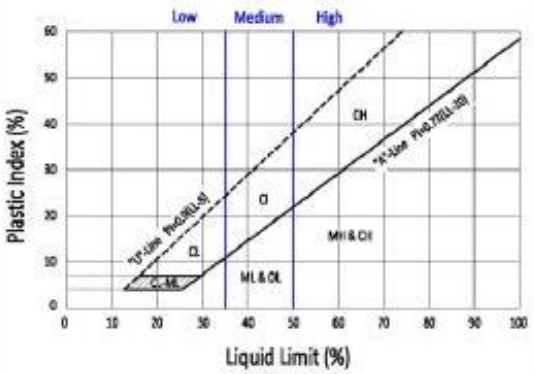
1.3 USCS Material Descriptions

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

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

Plasticity Chart

For classification of fine grained soils and fine fraction of coarse grained soils.



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

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

1.4 Bearing Capacities and DCP testing.

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

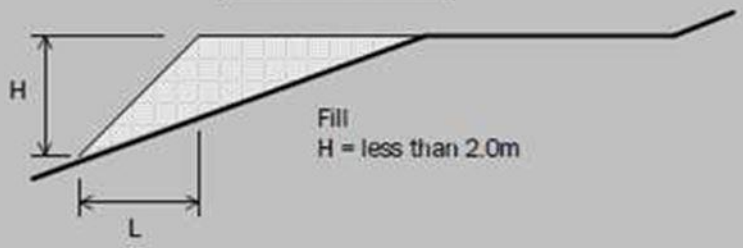
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the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

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

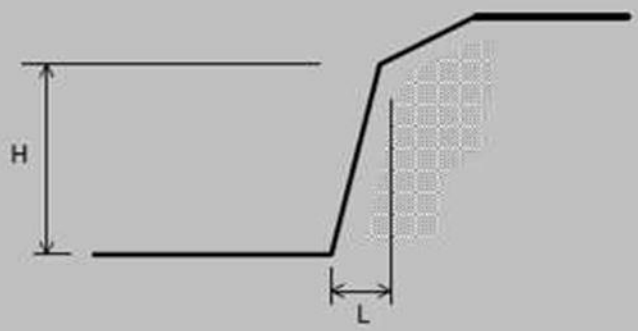
1.5 Batter Angles for Embankments *(Guide Only)*

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

FILL EMBANKMENTS



CUT EMBANKMENTS



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

Glossary of Terms

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

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

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

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

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

Foundation – Ground which supports the building

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

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

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

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

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

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

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

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

Disclaimer

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

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

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

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

APPENDIX 1 - DCP Results Table

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

DCP Location BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	4	25.0	1.3	139	8
100-200	6	16.7	1.9	208	13
200-300	6	16.7	1.9	208	13
300-400	5	20.0	1.6	174	10
400-500	3	33.3	0.9	104	6
500-600	3	33.3	0.9	104	6
600-700	3	33.3	0.9	104	6
700-800	3	33.3	0.9	104	6
800-900	3	33.3	0.9	104	6
900-1000	3	33.3	0.9	104	6
1000-1100	3	33.3	0.9	104	6
1100-1200	8	12.5	2.5	278	17
1200-1300	8	12.5	2.5	278	17
1300-1400	16	6.3	5.0	556	37
1400-1500	20	5.0	6.3	694	48
1500-1600	20	5.0	6.3	694	48

AHD 50m

stormwater and surface run-off trench to be designed by a qualified Hyraulic engineer. Tank overflow, surface run-off and retaining wall drains to all be connected to trench.

10,000 litre 'polytank' - used for watering, garden, fruit trees & lawn. Overflow to stormwater disposal bed

existing dog kennel - 12m/2

existing dog kennel - 12m/2

Grated silt trap pit. Overflow to stormwater absorption bed

existing timber sleeper retaining walls - 450h - 600h

BH1

BH2

BH3

13.2m

5.2m

8m

100x100 grated PVC drain - fall 1;200 to pit

55m

22m

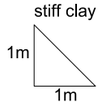
23000 litre 'Polytank' - for use in residence. Overflow run off disperse over lawn.

1m high concrete block retaining wall

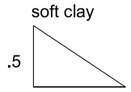
existing dwelling

Cutting angles

stiff clay

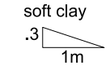


soft clay

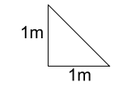


Embankment angles

soft clay



hard clay



NGL - natural ground level

d./p. 90mm Upvc downpipe

SOUTH EAST ARCHITECTURAL DESIGN
CHRIS LUTTRELL
DESIGN & DRAUGHTING
CC2675 C
0417366820
chris.j.luttrell@bigpond.com
PO Box 100
Dodges Ferry, TAS, 7173

PROJECT:	SHED
	CLASS 10 BUILDING
CLIENT:	M & N BRADSHAW
ADDRESS:	25A PENDELL
	DRIVE LEWISHAM 7173
DRAWING:	SITE PLAN
NOTES:	DRAINAGE PLAN
AMENDMENT NO:	
DRAWN BY:	CL
CHECKED BY:	
SCALE:	1:400
DATE	28/1/2025
DRAWING NO.	2

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Mark Bradshaw *Owner /Agent*

25A Pendell Drive *Address*

Forcett 7173 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

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

Speciality area of expertise: AS2870-2011 Foundation Classification

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

Details of work:

Address: 25A Pendell Drive

Forcett 7173

Lot No:

Certificate of title No: 140697/6

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(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: Foundation Classification

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

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

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No: J11469

Date: 11/03/2025

STORMWATER ASSESSMENT

25A Pendell Drive

Forcett

March 2025

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Mark Bradshaw
Site Address:	25A Pendell Drive, Forcett
Date of Inspection:	07/03/2025
Proposed Works:	Shed
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	140697/6
Title Area:	Approx. 4907 m²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	10° NE facing slope
Vegetation:	Mixed Flora Disturbed

Background Information

Geology Map:	MRT
Geological Unit:	Jurassic Dolerite
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	Onsite stormwater retention

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.10	0.00-0.20	ML	**Clayey SILT**: low plasticity, dark brown, dry, dense,
0.20-1.10		0.20-1.00	CH	**Silty CLAY**: high plasticity, grey, brown, slightly moist, stiff,
1.10-1.40	0.10-0.30	1.00-1.2+	CL	**Sandy CLAY**: medium plasticity, pale brown, slightly moist, stiff,
1.40-1.70	0.30-0.40		SC	**Clayey SAND**: with gravels, yellow, brown, slightly moist very dense, refusal.

Soil Conditions

The soil on site has developed from Jurassic dolerite and consists of sandy topsoil overlying sandy clay subsoils. The soil has an estimated permeability of approximately 0.12-0.50m/day

GES have identified the following at the site:

- The site has an approx. 15% grade and presents a low risk to slope stability and landslip.
- There are no proposals for cuts or changes of grade which may impact on any proposed onsite stormwater absorption.
- The soil onsite has been identified as comprising of sands overlying sandy clay subsoils. No soil dispersion was identified.
- No evidence of a water table was observed at the time of the investigation
- There is a low risk of the natural soils being impacted by contamination
- Bedrock was encountered at a depth of approximately 1.7m

Soil Dispersion

The soil is non-dispersive.

Existing Conditions and Assumptions

The site covers an area of approximately 4907m^2 with a proposed new roof area of approx. 176m^2 (proposed shed). The stormwater overflow will be combined with an existing shed onsite (approx. 60m^2) resulting in a total roof area considered for onsite retention of approx. 236m^2.

There is no public stormwater system that the property can connect to, and it is therefore it is proposed that stormwater from the site would be routed through the proposed conventional underground drainage system comprising of Grated Sumps and PVC Pipes, coupled with soakage trench elements for on-site detention.

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

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

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- The 30m^2 base (15m x 2m), 0.6m deep soakage trench is designed over a 20-minute storm duration for proposed development.
- DN100 slotted PVC pipe with geotextile covering on top of aggregate to be installed within the soakage trench.

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

GES Stormwater Maintenance Plan Checklist

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

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

APPENDIX A: STORMWATER DETENTION CALCULATIONS

STORAGE TRENCH

Hydrology		
Total Catchment Area	236	m2
Runoff Coefficient	1	
Annunal Recurrence Interval (ARI)	20	yr
Ground Conditions		
Hydraulic conductivity (K)	0.5	m/day
	0.350	mm/min
Adjusted Rate (15% clogging factor)	0.298	mm/min
Trench Design		
Length	15	m
Width	2	m
Depth	0.6	m
Infiltration Area	30	m2
Porosity	0.35	%
Trench Storage	6.30	m3
	6300	L

Final Check			
Criteria	**Requirement**	**Design**	**Check**
Detention reqd	3900	6300	OK

STORM CHECK					
Storm Duration	**Intensity**	**Inflow Volume**	**Outflow Volume**	**Required Storage**	**Emptying time**
	(mm/hr)	**(m^3)**	**(L)**	**(L)**	**(hr)**
1 min	**141**	555	9	546	1.02
2 min	**112**	881	18	863	1.61
3 min	**101**	1192	27	1165	2.18
4 min	**93.3**	1468	36	1432	2.67
5 min	**86.8**	1707	45	1662	3.10
10 min	**65.3**	2568	89	2479	4.63
15 min	**53.1**	3133	134	2999	5.60
20 min	**45.2**	3556	179	3377	6.31
25 min	**39.7**	3904	223	3681	6.87
30 min	**35.5**	4189	268	3921	7.32
45 min	**27.7**	4903	402	4501	8.41
1 hour	**23.2**	5475	536	4940	9.22
1.5 hour	**18.1**	6407	803	5604	10.47
2 hour	**15.3**	7222	1071	6151	11.49
3 hour	**12.1**	8567	1607	6960	13.00
4.5 hour	**9.74**	10344	2410	7934	14.82
6 hour	**8.37**	11852	3213	8639	16.13
9 hour	**6.77**	14379	4820	9560	17.85
12 hour	**5.8**	16426	6426	10000	18.67
18 hour	**4.61**	19583	9639	9944	18.57
24 hour	**3.87**	21920	12852	9068	16.93
30 hour	**3.35**	23718	16065	7653	14.29
36 hour	**2.95**	25063	19278	5785	10.80
48 hour	**2.38**	26961	25704	1257	2.35
72 hour	**1.71**	29056	38556	-	-
			Full volume	6300	18.67
Notes:					
Inflow volume calculated using Equation 10.1 (WSUD Guidelines: Chapter 10)					
Outflow volume calculated using Equation 10.2 (WSUD Guidelines: Chapter 10)					
Required storage and emptying time is left blank when outflow volume exceeds inflow volume					

Location

Label: 25A Pendell Drive Forcett
Easting: 550445
Northing: 5258255
Zone: 55
Latitude: Nearest grid cell: 42.8375 (S)
Longitude: Nearest grid cell: 147.6125 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 17 March 2025

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

Table | Chart

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	64.2	72.3	99.6	120	141	172	197
2 min	54.7	61.2	82.3	97.4	112	131	144
3 min	48.5	54.4	73.5	87.3	101	119	132
4 min	43.9	49.2	67.1	80.0	93.3	111	125
5 min	40.2	45.2	61.9	74.1	86.8	104	118
10 min	29.3	33.0	45.7	55.3	65.3	80.2	92.6
15 min	23.7	26.7	37.1	44.9	53.1	65.4	75.7
20 min	20.3	22.9	31.7	38.2	45.2	55.5	64.1
25 min	17.9	20.2	27.9	33.6	39.7	48.5	55.8
30 min	16.2	18.2	25.1	30.2	35.5	43.2	49.6
45 min	12.9	14.5	19.8	23.7	27.7	33.2	37.7
1 hour	11.0	12.3	16.8	19.9	23.2	27.5	31.0
1.5 hour	8.80	9.87	13.3	15.7	18.1	21.2	23.7
2 hour	7.54	8.45	11.3	13.3	15.3	17.8	19.7
3 hour	6.07	6.82	9.13	10.7	12.1	14.0	15.5
4.5 hour	4.89	5.50	7.38	8.59	9.74	11.2	12.4
6 hour	4.18	4.72	6.35	7.39	8.37	9.67	10.6
9 hour	3.33	3.78	5.11	5.97	6.77	7.87	8.70
12 hour	2.81	3.20	4.36	5.10	5.80	6.79	7.54
18 hour	2.18	2.49	3.43	4.04	4.61	5.46	6.11
24 hour	1.79	2.05	2.85	3.37	3.87	4.61	5.19
30 hour	1.52	1.75	2.44	2.90	3.35	4.01	4.53
36 hour	1.33	1.53	2.14	2.55	2.95	3.55	4.01
48 hour	1.06	1.22	1.72	2.05	2.38	2.87	3.26
72 hour	0.756	0.868	1.22	1.47	1.71	2.06	2.34
96 hour	0.589	0.675	0.948	1.13	1.32	1.59	1.80
120 hour	0.485	0.555	0.774	0.921	1.07	1.28	1.45
144 hour	0.414	0.473	0.655	0.775	0.893	1.07	1.22
168 hour	0.363	0.415	0.570	0.669	0.767	0.920	1.04

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

AHD 50m

GRATED PIT

stormwater and surface run-off trench to be designed by a qualified Hyraulic engineer. Tank overflow, surface run-off and retaining wall drains to all be connected to trench.

10,000 litre 'polytank' - used for watering, garden, fruit trees & lawn. Overflow to stormwater disposal bed

STORMWATER RETENTION
1 x 15m x 2m x 0.6m

existing dog kennel - 12m/2

existing dog kennel - 12m/2

13.2m

existing timber sleeper retaining walls - 450h - 600h

BH3

2m min

Grated silt trap pit. Overflow to stormwater absorption bed

BH1

100x100 grated PVC drain - fall 1;200 to pit

5.2m

8m

BH2

55m

22m

23000 litre 'Polytank' - for use in residence. Overflow run off disperse over lawn.

1m high concrete block retaining wall

existing dwelling

New Services

STORMWATER PIPE WITH FLOW DIRECTION

GRATED STORMWATER PIT 450x450 CLASS A ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10

- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL

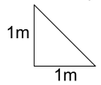
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

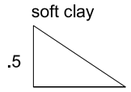
1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
   SECTION 168 OCCUPATIONAL HEALTH AND SAFETY
   & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

Cutting angles

stiff clay

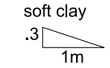


soft clay

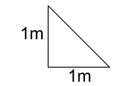


Embankment angles

soft clay



hard clay



NGL - natural ground level

d./p. 90mm Upvc downpipe

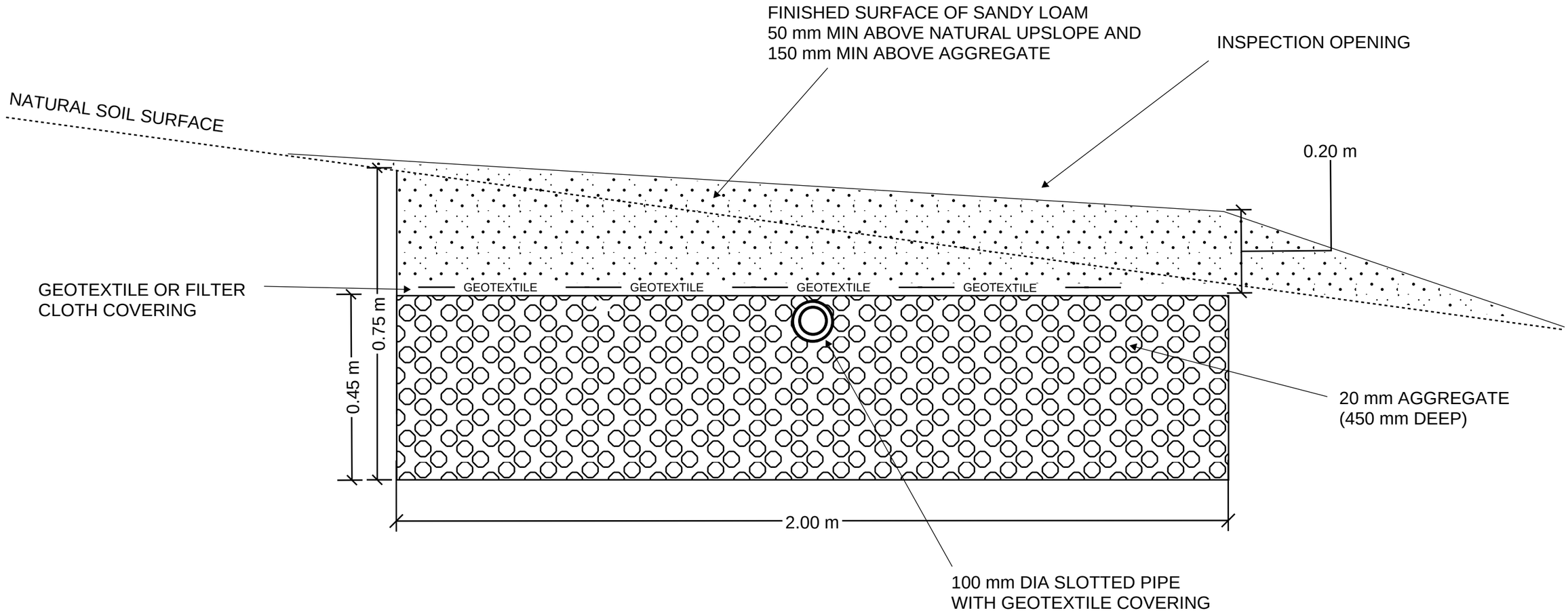
SOUTH EAST ARCHITECTURAL DESIGN
CHRIS LUTTRELL
DESIGN & DRAUGHTING
CC2675 C
0417366820
chris.j.luttrell@bigpond.com
PO Box 100
Dodges Ferry, TAS, 7173

PROJECT:	SHED
	CLASS 10 BUILDING
CLIENT:	M & N BRADSHAW
ADDRESS:	25A PENDELL
	DRIVE LEWISHAM 7173
DRAWING:	SITE PLAN
NOTES:	DRAINAGE PLAN
AMENDMENT NO:	
DRAWN BY:	CL
CHECKED BY:	
SCALE:	1:400
DATE	28/1/2025
DRAWING NO.	2

Design notes:

1.Absorption bed dimensions of up to 20m long by 0.60m deep by 2m wide
– total storage volume calculated at average 35% porosity.
2.Base of bed to be excavated level and smearing and compaction avoided.
3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
5.Construction on slopes up to 20% to allow trench depth range 750mm upslope edge to 450mm on down slope edge.
6.All works on site to comply with AS3500 and Tasmanian Plumbing code.

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



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions Stormwater trench			Stormwater Absorption Detail

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Mark Bradshaw *Owner name*
25A Pendell Drive *Address*
Forcett 7173 *Suburb/postcode*

Designer details:

Name: Vinamra Gupta
Category: Civil Engineer
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: 685982720
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Mark Bradshaw
Designer's project reference No. J11469
Address: 25A Pendell Drive
Lot No: 140697/6
Forcett 7173

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

Description of work:
On-Site stormwater system - design

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

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

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

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

Other details:

Onsite stormwater retention for new shed

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-25
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Mar-25
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-25

Standards, codes or guidelines relied on in design process:

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

Any other relevant documentation:

Stormwater Assessment - 25A Pendell Drive Forcett - Mar-25

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		17/03/2025
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		17/03/2025

AHD 50m

55m

existing dog kennel - 12m/2

existing dog kennel - 12m/2

13.2m

10,000 litre 'polytank' - used for watering, garden, fruit trees & lawn. Overflow to stormwater disposal bed

stormwater and surface run-off trench to be designed by a qualified Hyraulic engineer. Tank overflow, surface run-off and retaining wall drains to all be connected to trench.

existing timber sleeper retaining walls - 450h - 600h

Grated silt trap pit. Overflow to stormwater absorption bed

100x100 grated PVC drain - fall 1;200 to pit

8m

5.2m

22m

23000 litre 'Polytank' - for use in residence. Overflow run off disperse over lawn.

1m high concrete block retaining wall

existing dwelling

Cutting angles

stiff clay

1m

1m

soft clay

.5

1m

Embankment angles

soft clay

.3

1m

hard clay

1m

1m

NGL - natural ground level

d./p. 90mm Upvc downpipe

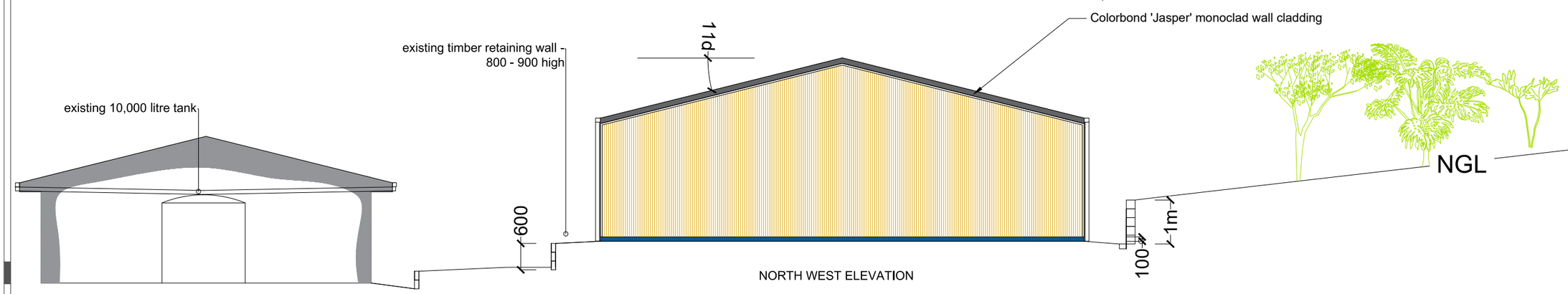
SOUTH EAST ARCHITECTURAL DESIGN
CHRIS LUTTRELL
DESIGN & DRAUGHTING
CC2675 C
0417366820
chris.j.luttrell@bigpond.com
PO Box 100
Dodges Ferry, TAS, 7173

DO NOT SCALE FROM DRAWING - Builder to verify all levels, boundaries, set outs, dimensions before construction. All the building specified in the plans must comply with all council regulations, engineers specification, building surveyors recommendations & all Australian Standards refered to in drawings and specifications. All work, materials & procedures must comply with the Building Code of Australia

PROJECT:	SHED
	CLASS 10 BUILDING
CLIENT:	M & N BRADSHAW
ADDRESS:	25A PENDELL
	DRIVE LEWISHAM 7173
DRAWING:	SITE PLAN
NOTES:	DRAINAGE PLAN
AMENDMENT NO:	
DRAWN BY:	CL
CHECKED BY:	
SCALE:	1:400
DATE	28/1/2025
DRAWING NO.	2
	2/4

existing 10,000 litre tank

existing timber retaining wall - 800 - 900 high



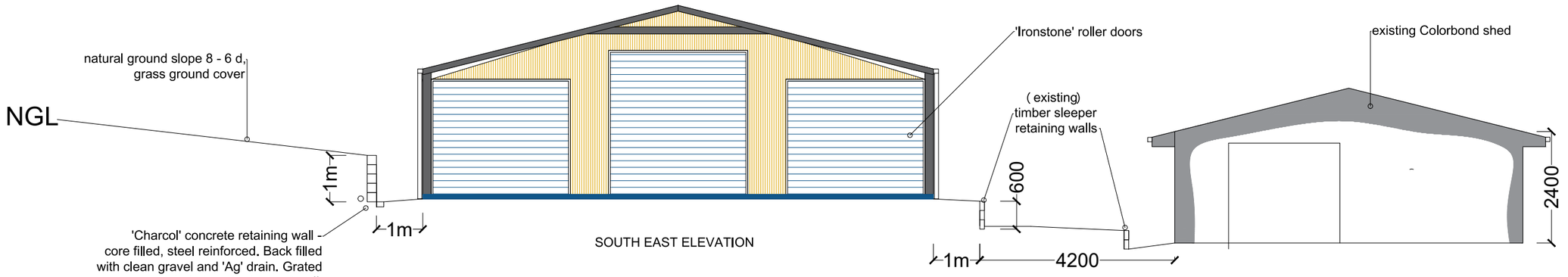
NORTH WEST ELEVATION

natural ground slope 8 - 6 d, grass ground cover

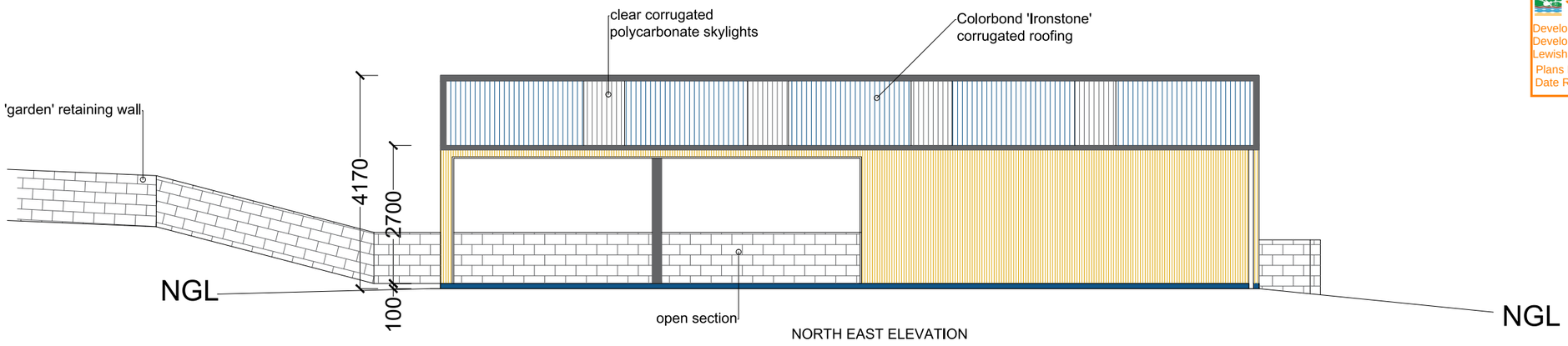
NGL

1m

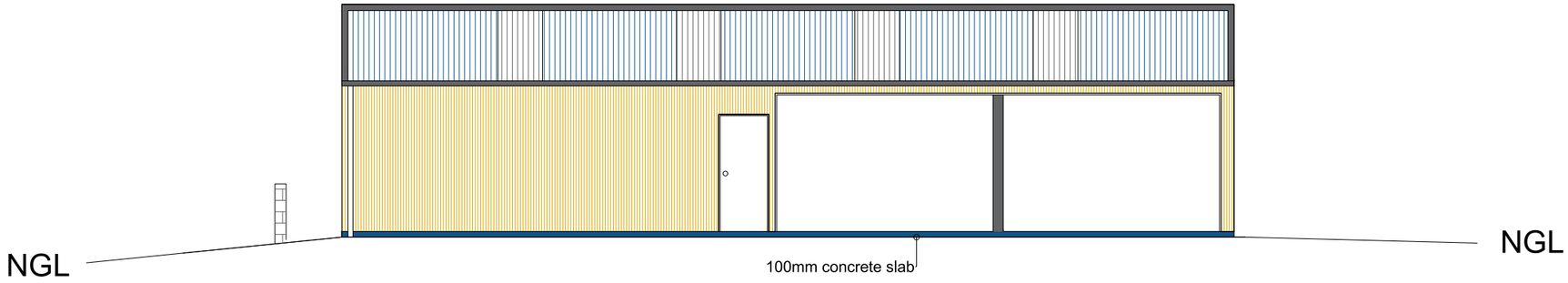
'Charcol' concrete retaining wall - core filled, steel reinforced. Back filled with clean gravel and 'Ag' drain. Grated spoon drain to outer base of wall.



SOUTH EAST ELEVATION



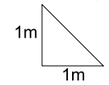
NORTH EAST ELEVATION



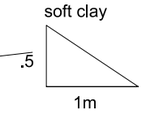
SOUTH WEST ELEVATION

Cutting angles

stiff clay

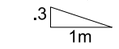


soft clay

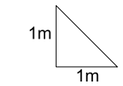


Embankment angles

soft clay



hard clay



NGL - natural ground level

d./p. 90mm Upvc downpipe

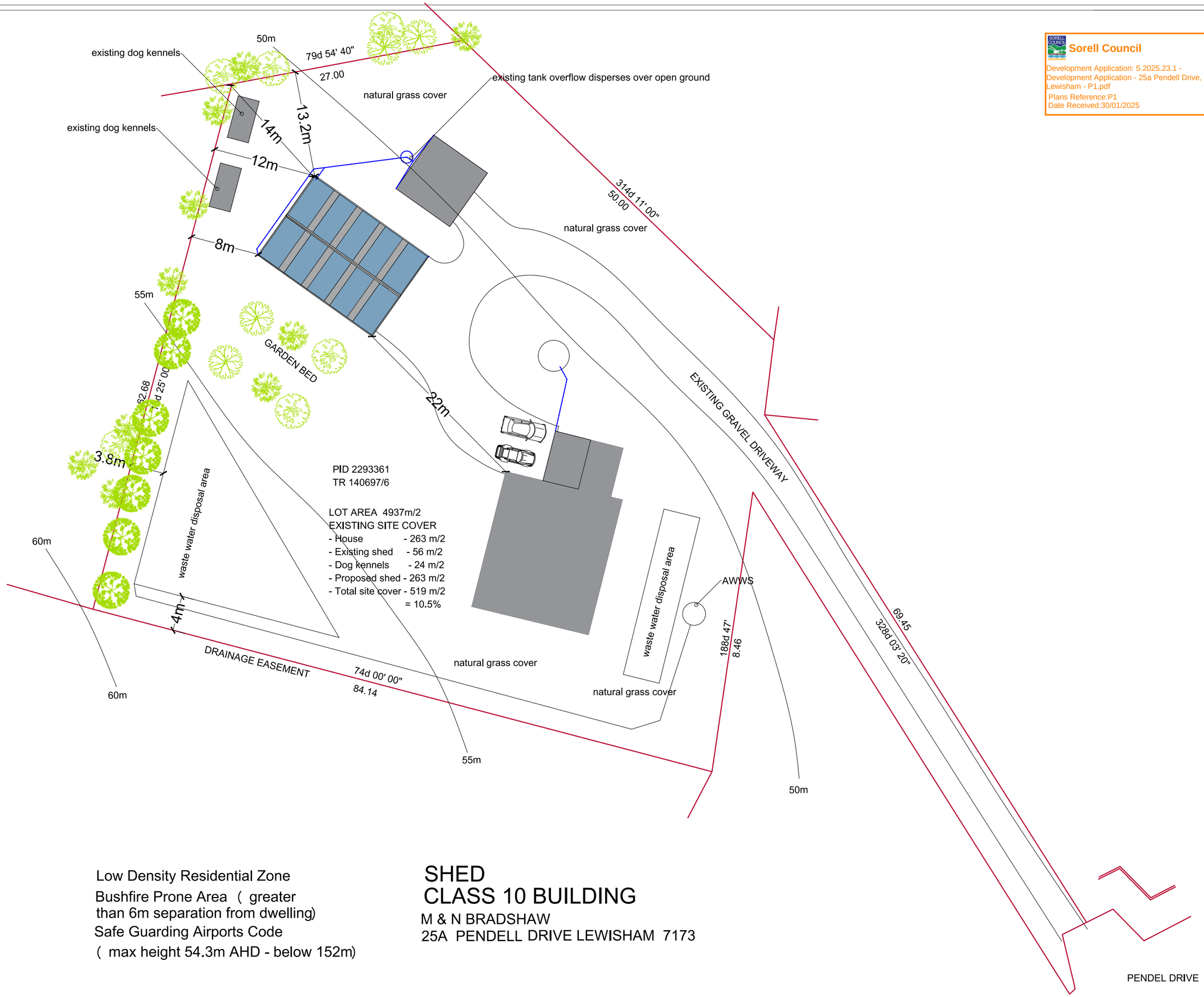
Sorell Council

Development Application: 5.2025.23.1 - Development Application - 25a Pendell Drive, Lewisham - P1.pdf
Plans Reference:P1
Date Received:30/01/2025

SOUTH EAST ARCHITECTURAL DESIGN
CHRIS LUTTRELL
DESIGN & DRAUGHTING
CC2675 C
0417366820
chris.j.luttrell@bigpond.com
PO Box 100
Dodges Ferry, TAS, 7173

DO NOT SCALE FROM DRAWING - Builder to verify all levels, boundaries, set outs, dimensions before construction. All the building specified in the plans must comply with all council regulations, engineers specification, building surveyors recommendations & all Australian Standards refered to in drawings and specifications. All work, materials & procedures must comply with the Building Code of Australia

PROJECT:	SHED
	CLASS 10 BUILDING
CLIENT:	M & N BRADSHAW
ADDRESS:	25A PENDELL
	DRIVE LEWISHAM 7173
DRAWING:	ELEVATIONS
NOTES:	
AMENDMENT NO:	
DRAWN BY:	CL
CHECKED BY:	
SCALE:	1:100
DATE	28/1/2025
DRAWING NO.	4 / 4/4



Low Density Residential Zone

Bushfire Prone Area (greater than 6m separation from dwelling)

Safe Guarding Airports Code

(max height 54.3m AHD - below 152m)

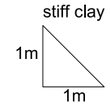
SHED
CLASS 10 BUILDING

M & N BRADSHAW

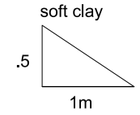
25A PENDELL DRIVE LEWISHAM 7173

Cutting angles

stiff clay

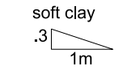


soft clay

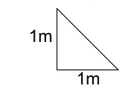


Embankment angles

soft clay



hard clay

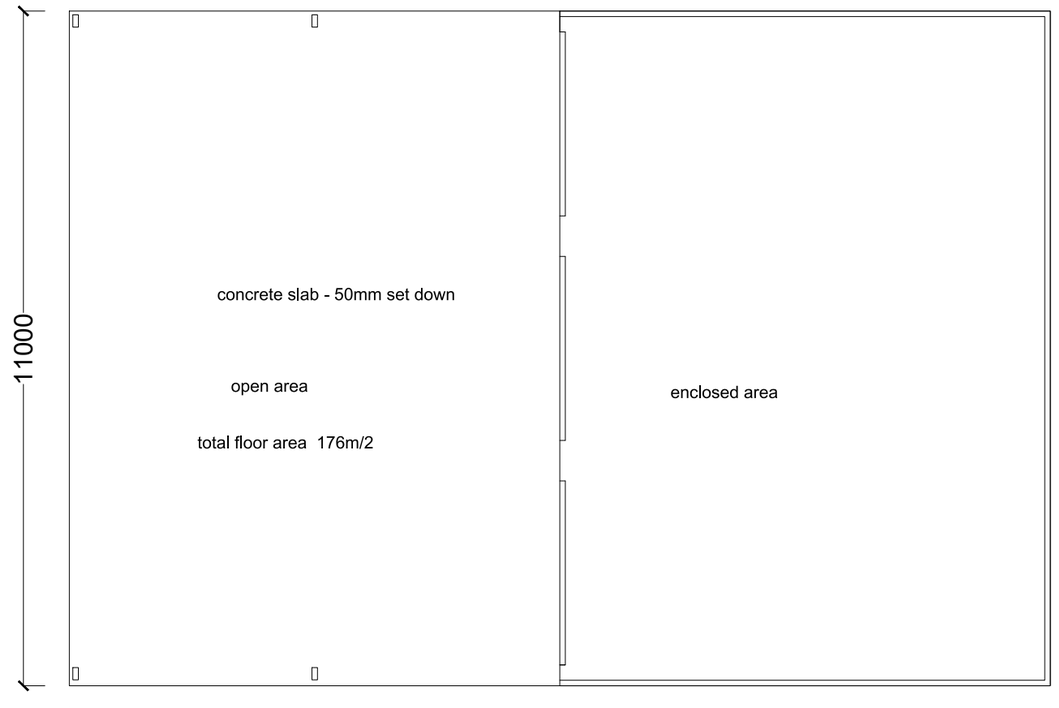


NGL - natural ground level

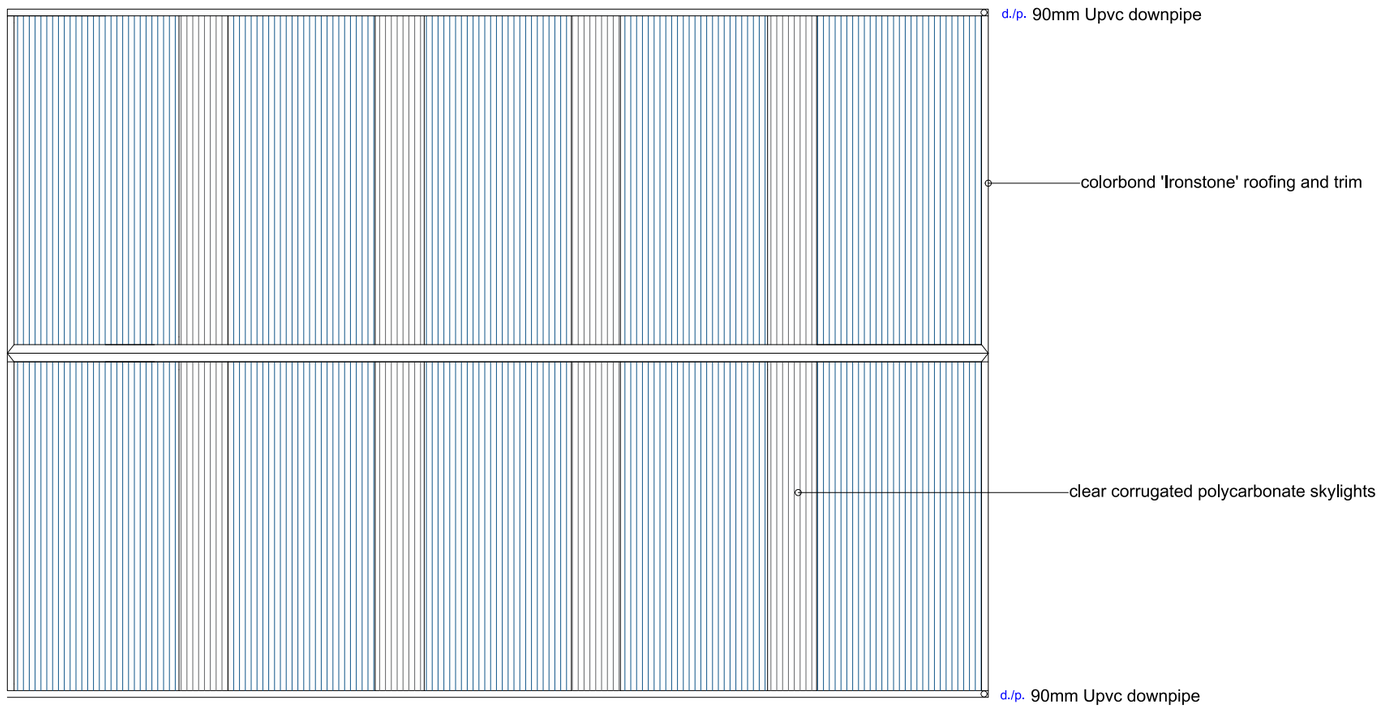
d./p. 90mm Upvc downpipe

SOUTH EAST ARCHITECTURAL DESIGN
CHRIS LUTTRELL
DESIGN & DRAUGHTING
CC2675 C
0417366820
chris.j.luttrell@bigpond.com
PO Box 100
Dodges Ferry, TAS, 7173

PROJECT:	SHED
	CLASS 10 BUILDING
CLIENT:	M & N BRADSHAW
ADDRESS:	25A PENDELL
	DRIVE LEWISHAM 7173
DRAWING:	SITE PLAN
NOTES:	
AMENDMENT NO:	
DRAWN BY:	CL
CHECKED BY:	
SCALE:	1:400
DATE	28/1/2025
DRAWING NO.	1 1/4



FLOOR PLAN



ROOF PLAN

SOUTH EAST ARCHITECTURAL DESIGN
CHRIS LUTTRELL
DESIGN & DRAUGHTING
CC2675 C
0417366820
chris.j.luttrell@bigpond.com
PO Box 100
Dodges Ferry, TAS, 7173

DO NOT SCALE FROM DRAWING - Builder to verify all levels, boundaries, set outs, dimensions before construction. All the building specified in the plans must comply with all council regulations, engineers specification, building surveyors recommendations & all Australian Standards refered to in drawings and specifications. All work, materials & procedures must comply with the Building Code of Australia

PROJECT:	SHED
	CLASS 10 BUILDING
CLIENT:	M & N BRADSHAW
ADDRESS:	25A PENDELL
	DRIVE LEWISHAM 7173
DRAWING:	ROOF & FLOOR PLAN
NOTES:	
AMENDMENT NO:	
DRAWN BY:	CL
CHECKED BY:	
SCALE:	1:100
DATE	28/1/2025
DRAWING NO.	3 3/4