

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

69 SPOONBILL LOOP, SORELL

PROPOSED DEVELOPMENT:

DWELLING AND SPA

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 4th May 2026**.

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 4th May 2026**.

APPLICATION NO: 5.2026-85.1
DATE: 17 APRIL 2026



Annotations

- Polygon3
- Polygon2

Surrounding Properties for PID: 92215 91

- Property

Surrounding Properties for PID: 91296 57

- Property

Roads

- DSG Roads
- Council Roads

Property

- property
- Titles



Disclaimer

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

Full description of Proposal:	Use: Residential
	Development: Proposed single dwelling and associated outbuildings
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 567,000

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 69 Spoonbill Loop
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 186811 Folio: 63

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

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



Sorell Council
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 Sorell - P1.pdf
 Plans Reference: P1
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Part B continued: Please note that Part B of this form is publicly exhibited

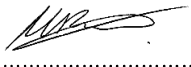
Declarations and acknowledgements

- 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: 11.03.2026
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Crown or General Manager Land Owner Consent

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

Please note:

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

I _____ being responsible for the administration of land at _____

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



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

SEARCH OF TORRENS TITLE

VOLUME 186811	FOLIO 63
EDITION 1	DATE OF ISSUE 29-Apr-2024

SEARCH DATE : 29-Jan-2026

SEARCH TIME : 03.23 pm

DESCRIPTION OF LAND

Town of SORELL

Lot 63 on Sealed Plan [186811](#)

Derivation : Part of 244 Acres Granted to T. Giblin & J. Lord

Prior CT [9892/103](#)

SCHEDULE 1

[M773163](#) TRANSFER to FORCETT STREET PTY LTD Registered
13-Aug-2019 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP186811](#) EASEMENTS in Schedule of Easements

[SP186811](#) COVENANTS in Schedule of Easements

[SP186811](#) FENCING COVENANT in Schedule of Easements

SP [9892](#) FENCING PROVISION in Schedule of Easements

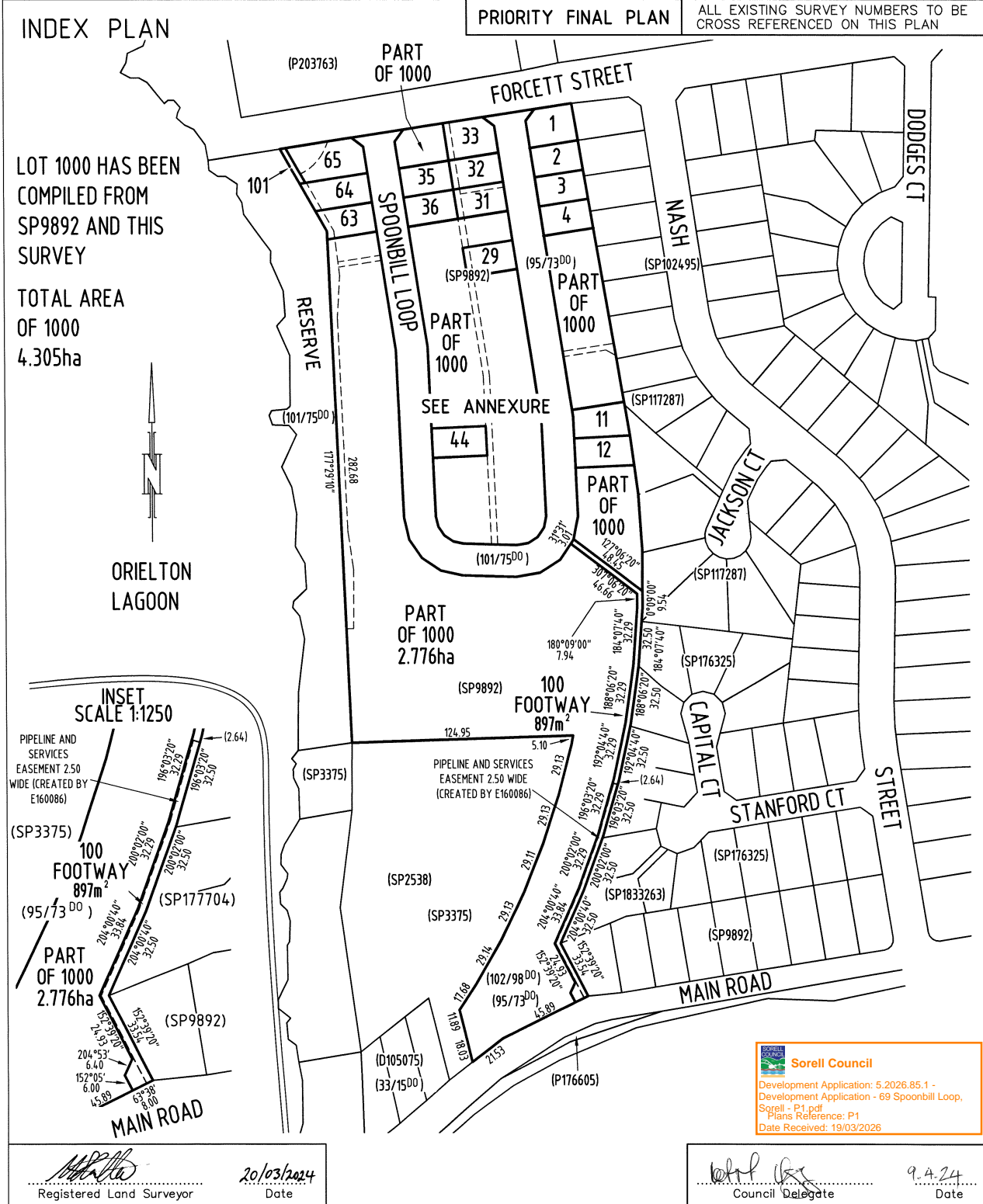
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

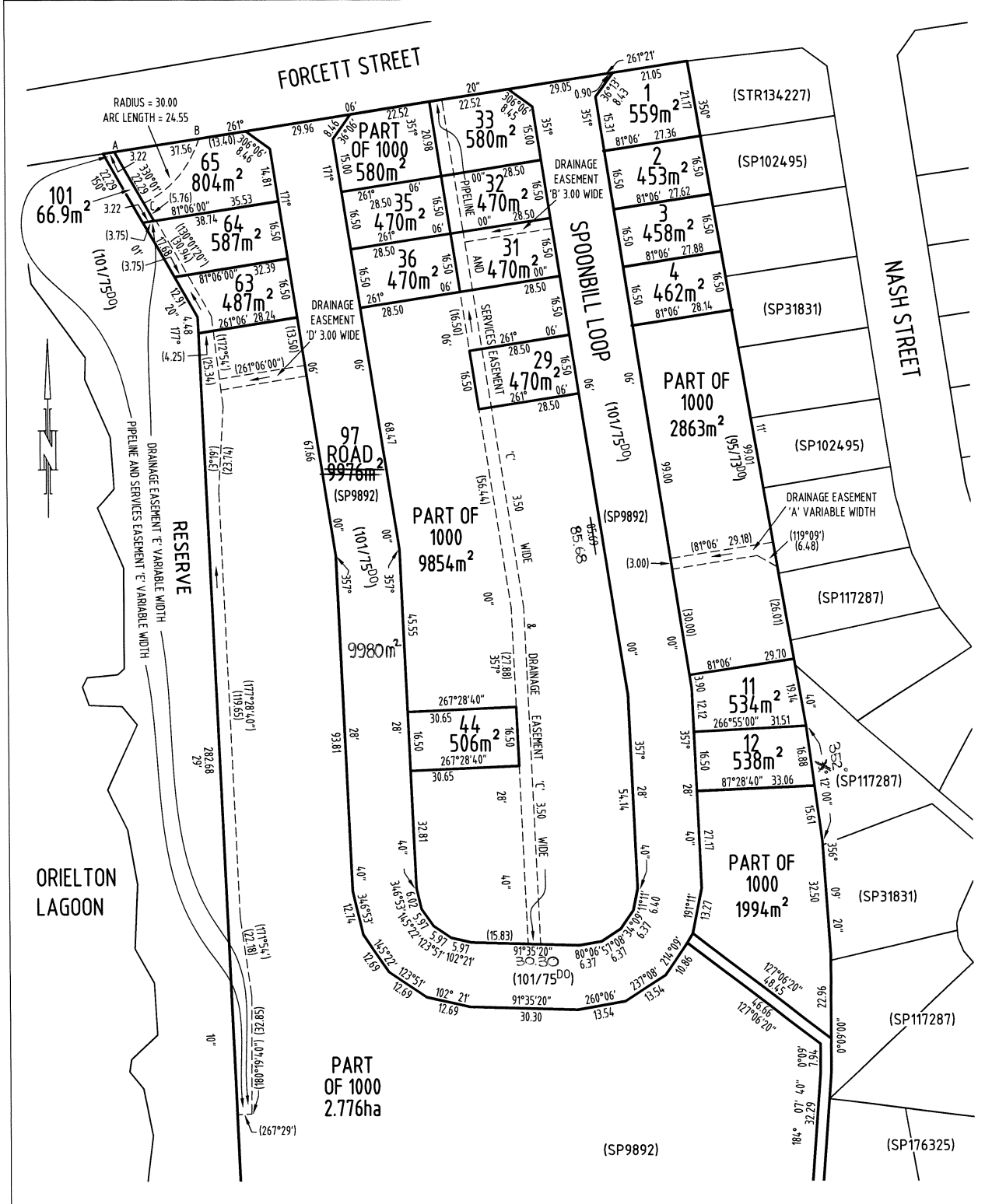


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OWNER: FORCETT STREET PTY LTD	PLAN OF SURVEY BY SURVEYOR: M. M. STRATTON of OPDA SURVEYORS, ENGINEERS & PLANNERS 6 FREEMAN STREET, KINGSTON	REGISTERED NUMBER SP186811
FOLIO REFERENCE: 9892/103; 9892/104		APPROVED EFFECTIVE FROM 29 APR 2024
GRANTEE: PART OF 244 ACRES GTD TO THOMAS GIBLIN & JOHN LORD	LOCATION: PEMBROKE SORELL	Recorder of Titles
SCALE 1: 2000	LENGTHS IN METRES	SURVEYORS REF 51424MS-1B



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER: FORCETT STREET PTY LTD FOLIO REFERENCE: 9892/103; 9892/104 SCALE 1:1000 LENGTH IN METRES SURVEYORS REF: 514242MS-1B</p>	<p>Registered Number SP186811</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate Date: 9.4.24</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> Registered Land Surveyor Date: 20/03/2024</p>	<p>APPROVED EFFECTIVE FROM 29 APR 2024 <i>[Signature]</i> Recorder of Titles</p>



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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186811

PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Taswater

Lots 29, 31, 32, 33 & 1000 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE & DRAINAGE EASEMENT 'C' 3.50 WIDE" as shown on the plan ("the Easement Land").

Lots 63, 64, 101 & 1000 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH" as shown on the plan ("the Easement Land").

Lot 100 is subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 2.50 WIDE (CREATED BY E160086)" as shown on the plan ("the Easement Land").

Drainage

Lot 31 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'B' 3.00 WIDE" as shown on the plan ("the Easement Land").

Lots 29, 31, 32, 33 & 1000 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE & DRAINAGE EASEMENT 'C' 3.50 WIDE" as shown on the plan ("the Easement Land").

Lot 1000 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'A' VARIABLE WIDTH" as shown on the plan ("the Easement Land").

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 Date received: 10/04/2026

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FORCETT STREET PTY LTD	PLAN SEALED BY: SORELL COUNCIL
FOLIO REF: 9892/103 & 104	DATE: 9.A.24
SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:233282)	SA 2020/00006-1 REF NO. 7.2020.24.1
	<i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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[Handwritten signatures]

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 186811
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 9892/103 & 104	

Lot 1000 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 'D' 3.00 WIDE" as shown on the plan ("the Easement Land").

Lots 63, 64 & 1000 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'E' VARIABLE WIDTH" as shown on the plan ("the Easement Land").

FENCING ~~PROVISION~~ COVENANT

In respect to the lots on the plan, the owners of each lot on the plan covenants ^{with} the vendor (FORCETT STREET PTY LTD) that the vendor shall not be required to fence.

COVENANTS

Water tank

The owners of all lots on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- not to construct on a lot a dwelling without :
 - i) A minimum 5,000 litre rain water tank fitted to collect all roof runoff; and
 - ii) Such tank shall be installed with minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top up from the reticulated water supply.

Odour buffer

The owner of lot 65 on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- Not to construct, or allow to be constructed, any habitable room within a dwelling within the area marked A B C on the plan.

Definitions;

"Pipeline and Services Easement" means-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;

Director: *[Signature]*

Director: *[Signature]*



Sorell Council

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NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 186811</p>
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- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

“Right of Drainage” means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

Director: 

Director: 



Sorell Council

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 186811</p>
<p>SUBDIVIDER: FORCETT STREET PTY LTD</p> <p>FOLIO REFERENCE: 9892/103 &104</p>	


EXECUTED by **FORCETT STREET PTY LTD (ACN 634 863 479)** pursuant to section 127(1) of the Corporations Act 2001 (Cth) by:


 Director Signature


 Director/ Secretary Signature


 Director Full Name (print)


 Director/ Secretary Full Name



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Prepared for
JAC Estates Pty Ltd

Spoonbill Loop Subdivision Sorell

FLOOD HAZARD REPORT

FE_24028
09th May 2024










flüssig
ENGINEERS

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	Client	Document Number	Project Manager
Spoonbill Loop Subdivision, Sorell, Flood Hazard Report	JAC Estate Pty Ltd	FE_24028	Max W. Möller <i>Principal Hydraulic Engineer</i>

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller <i>Principal Hydraulic Engineer</i>		25/04/2024
Prepared by	Ash Perera <i>Hydraulic Engineer</i>		25/04/2024
Prepared by	Christine Keane <i>Senior Water Resources Analyst</i>		25/04/2024
GIS Mapping	Damon Heather <i>GIS Specialist</i>		26/04/2024
Reviewed by	John Holmes <i>Senior Engineer</i>		29/04/2024
Reviewed by	Max W. Möller <i>Principal Hydraulic Engineer</i>		07/05/2024
Authorised by	Max W. Moller <i>Principal Hydraulic Engineer</i>		08/05/2024

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

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1. Introduction

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

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

1.1 Development

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

1.2 Objectives and Scope

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

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

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the existing development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.



2. Model Build

2.1 Overview of Catchment

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

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

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



Figure 1. Contributing Catchment, Spoonbill Loop Subdivision, Sorell

2.2 Hydrology

The following Table 1 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 1. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
35	27/1	4.0/0.0	0.045	0.02	-0.285


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Design Rainfall Events Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 10 minute storm temporal pattern 9 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

2.2.1 Climate Change

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

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

Table 2. Climate Change Increases

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



2.2.2 Calibration/Validation

This immediate catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and limited available past flood analysis undertaken to validate against the flows obtained in the model. A Regional Flood Frequency Estimation model (RFFE) has been used to calibrate our rain on grid rainfall estimation. The RFFE values are listed in Table 3 below.

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

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

2.3 Hydraulics

2.3.1 Survey

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

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



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

2.3.2 Pipes and pits

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

2.3.3 Key Stormwater Assets

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

2.3.4 Roads

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

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

2.3.5 Roughness (Manning's n)

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

Table 4. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

2.3.6 Buildings

Buildings were represented as mesh polygons with a high Manning's n value within the model. Buildings with unknown floor levels were set with a minimum 300mm above ground.

2.4 Development Runoff

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

3. Model Results

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

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

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

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



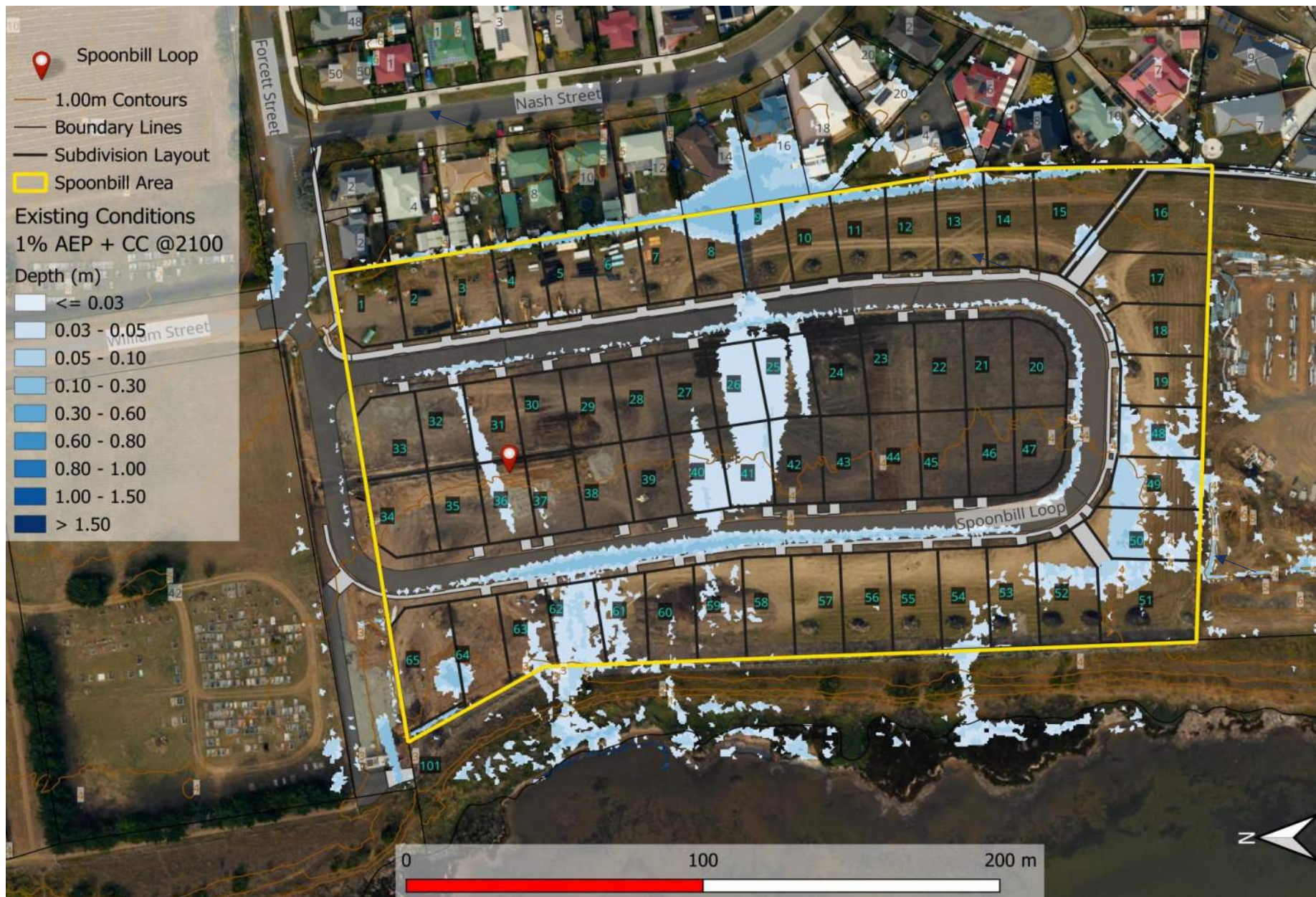


Figure 4. Pre-Development 1% AEP + CC Depth.

3.1 Displacement of Overland Flow on Third Party Property

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

3.2 Development Effects on Flooding

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

3.3 Future New Habitable Buildings

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

Table 5. Habitable Floor Construction Levels

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



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

4. Flood Hazard

Under existing conditions the development, the potential locations of the future building in some of the lots are subject to be inundated from 0.03 m to 0.15 m flood depth and 0.13 m/s to 0.42 m/s velocities. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as a maximum H1 – *Generally safe for people, vehicles and buildings* as shown in Appendix A – Hazard maps.

The existing subdivision development scenario sees the most significant flood depths at the eastern boundary of Lot 8 and Lot 9, which has no effect on the hazard rating that remains within the lowest hazard band of H1 for the lot.

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

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

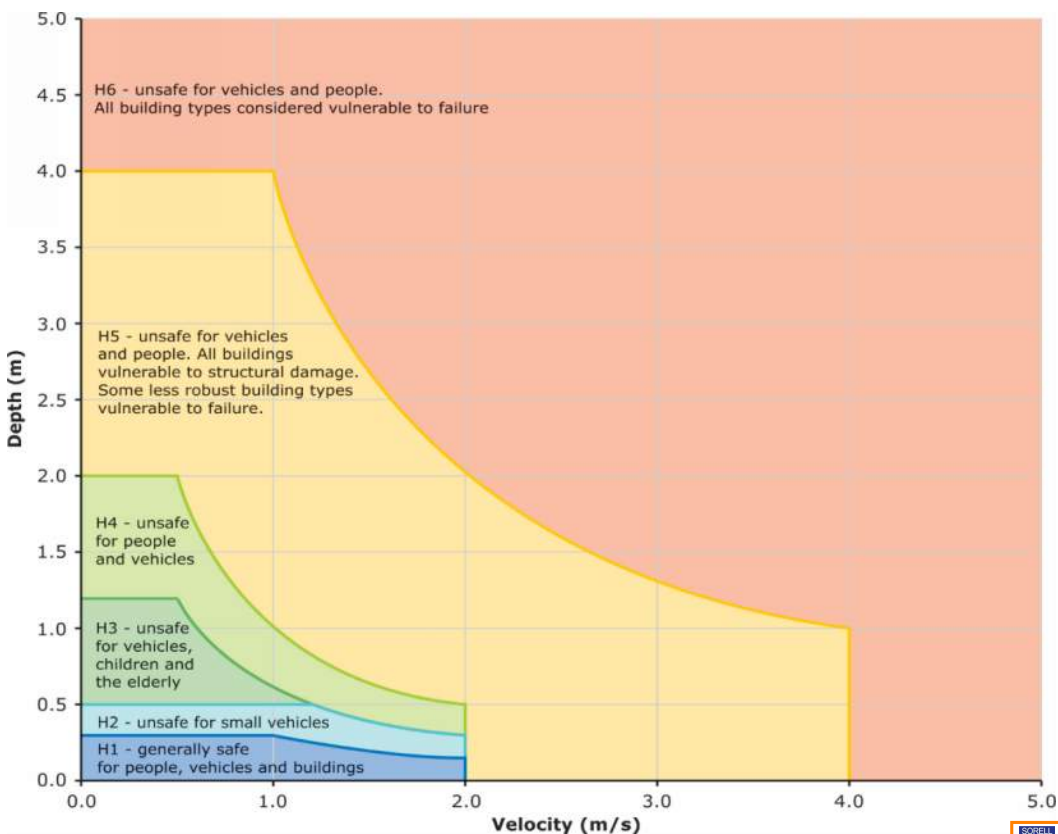


Figure 5. Hazard Categories Australian Disaster and Resilience Handbook

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4.1 Tolerable Risk

The lot at Spoonbill Loop Subdivision, Sorell is susceptible to a shallow, slow-moving flood plain flow, with the majority of the immediate surrounding region classified low (H1) hazard rating in the 1% AEP + climate change event.

Even at minor velocity and depths during a storm event, erosion and debris movement nevertheless pose a threat. It is recommended that all structures undertake a hydrostatic/hydrodynamic analysis to ensure suitability. If the recommendations in this report are implemented, the proposed structure, which is intended to be a habitable class 1a structure with a 50-year asset life (BCA2022), can achieve a tolerable risk of flooding over its asset life.

5. Conclusion

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

The following conclusions were derived in this report:

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

6. Recommendations

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

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

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



7. Limitations

Flüssig Engineers were engaged by **JAC Estates Pty Ltd**, for the purpose of a site-specific Flood Hazard Report for Spoonbill Loop Subdivision, Sorell. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

This report is to be used in full and may not be used in part to support any other objective other than what has been outlined within, unless specific written approval to do otherwise is granted by Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy of third-party documents supplied for the purpose of this Flood Hazard Report.



8. References

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



Appendices

Appendix A Flood Study Maps

	Sorell Council
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EXISTING CONDITIONS 1% AEP + CC @2100












Legend

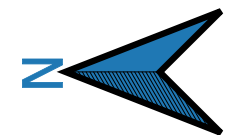
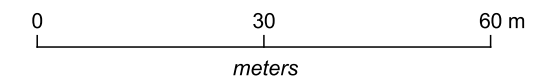
-  Spoonbill Loop
-  Spoonbill Area
-  1.00m Contours
-  Boundary Lines
-  Subdivision Layout

Existing Conditions 1% AEP + CC @2100

Depth (m)

-  ≤ 0.03
-  0.03 - 0.05
-  0.05 - 0.10
-  0.10 - 0.30
-  0.30 - 0.60
-  0.60 - 0.80
-  0.80 - 1.00
-  1.00 - 1.50
-  > 1.50

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

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EXISTING CONDITIONS 1% AEP + CC @2100








Legend

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

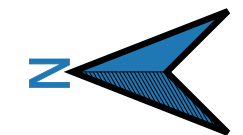
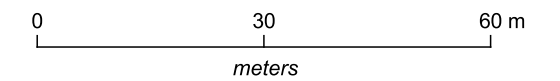
Existing Conditions 1% AEP + CC @2100

Velocity (m/s)

-  <= 0.50
-  0.50 - 1.00
-  1.00 - 1.50
-  1.50 - 2.00
-  > 2.00



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Legend

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

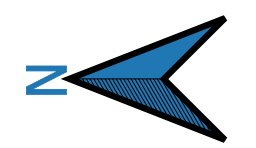
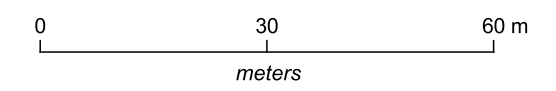
Existing Conditions 1% AEP + CC @2100

Hazard

- H1
- H2
- H3
- H4
- H5
- H6



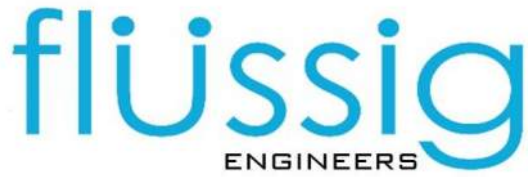
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PROPOSED NEW RESIDENCE

LOT 63 SPOONBILL LOOP

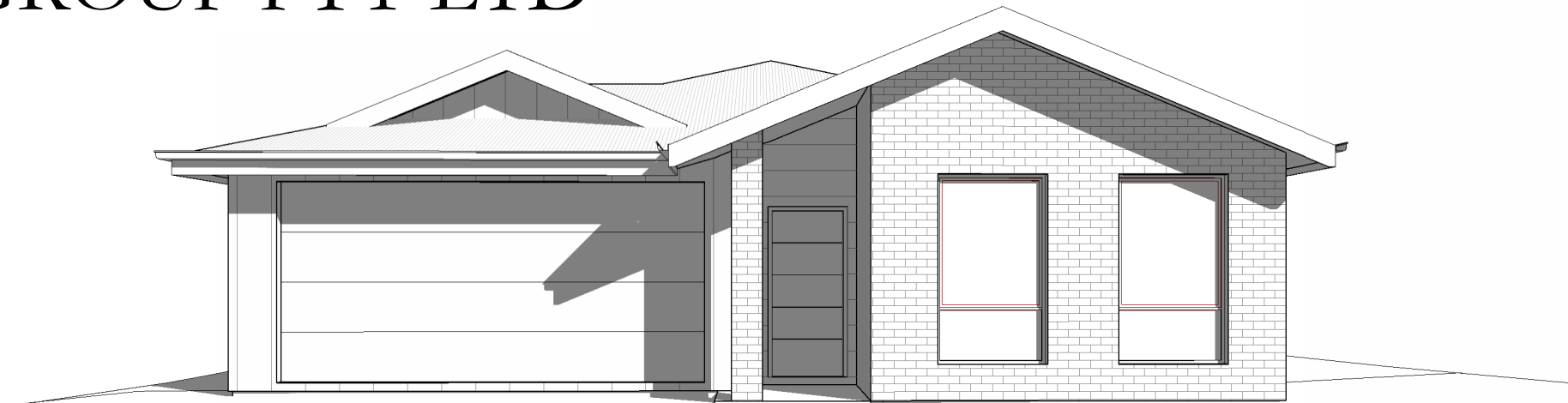
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WILSON BUILDING GROUP PTY LTD

PD25386

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PERSPECTIVES



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FLOOR AREA	150.90 m2	(16.24 SQUARES)
GARAGE AREA	38.26 m2	(4.12 SQUARES)
TOTAL AREA	189.16	20.36

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 63/186811
 SITE AREA: 487 m²
 DESIGN WIND SPEED: TBC
 SOIL CLASSIFICATION: TBC
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: HIGH
 BAL RATING: N/A
 OTHER KNOWN HAZARDS: FLOOD PRONE AREA,
 WATERWAY AND COASTAL PROTECTION AREA

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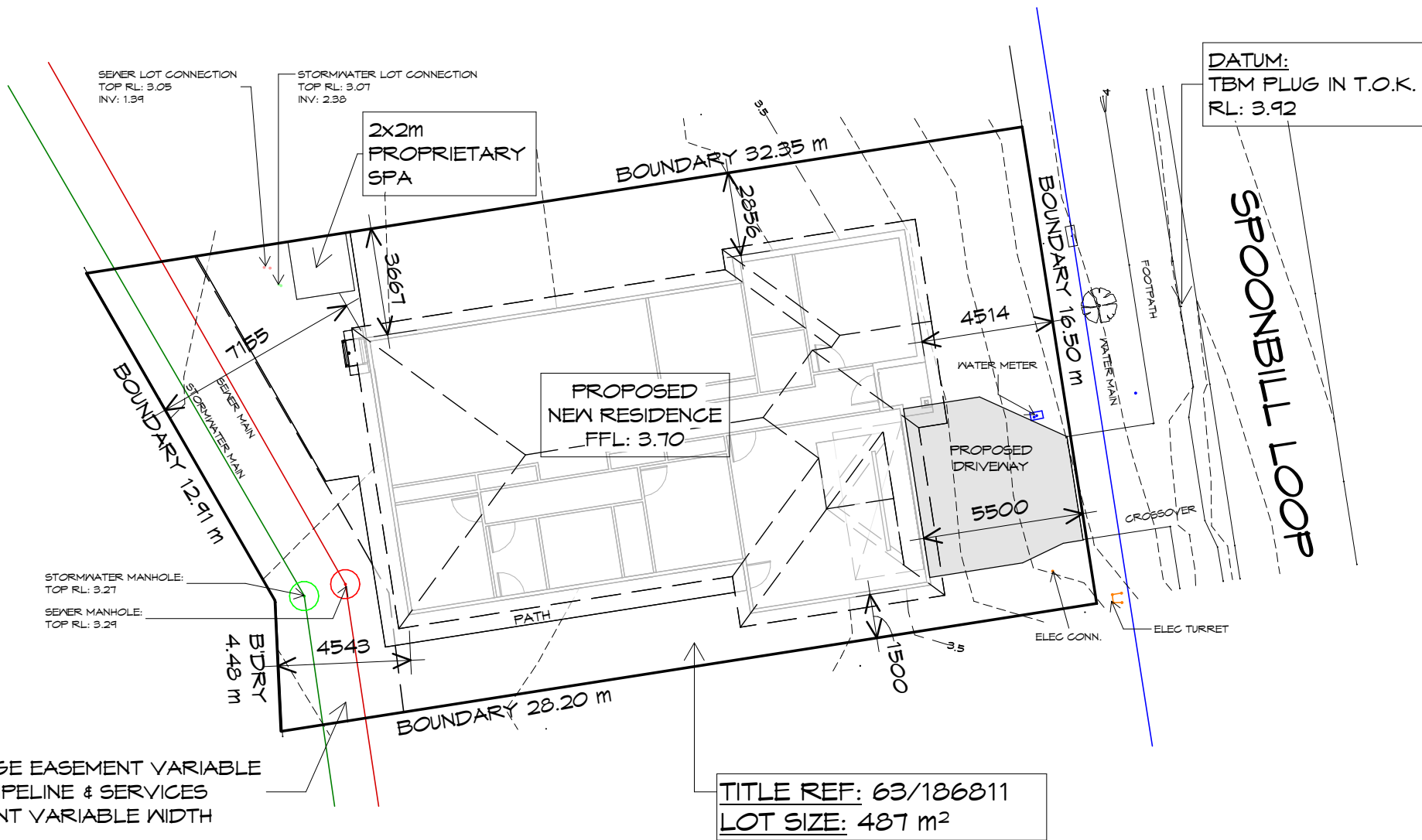
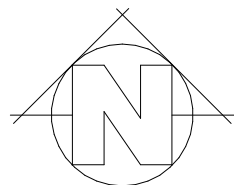
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 Accredited Building Practitioner:

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 Frank Geskus -No CC246A

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 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

MARCH 2026
PLANNING



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SURVEYOR: JAG DATE: 12/02/26

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS..
7. VERTICAL DATUM IS AHD'83 BASED ON SPM5074.
8. CONTOUR INTERVAL IS 0.10m INDEX IS 0.50m.
9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP186811 AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND BASED ON MGA2020 AT SPM5074.

SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

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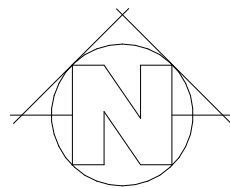
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PROPOSED NEW RESIDENCE
LOT 63 SPOONBILL LOOP
SORELL

Drawing:
SITE PLAN

Date: 11.03.2026
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 Approved by: Approver

Project/Drawing no: PD25386 - 01
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 Revision: 03

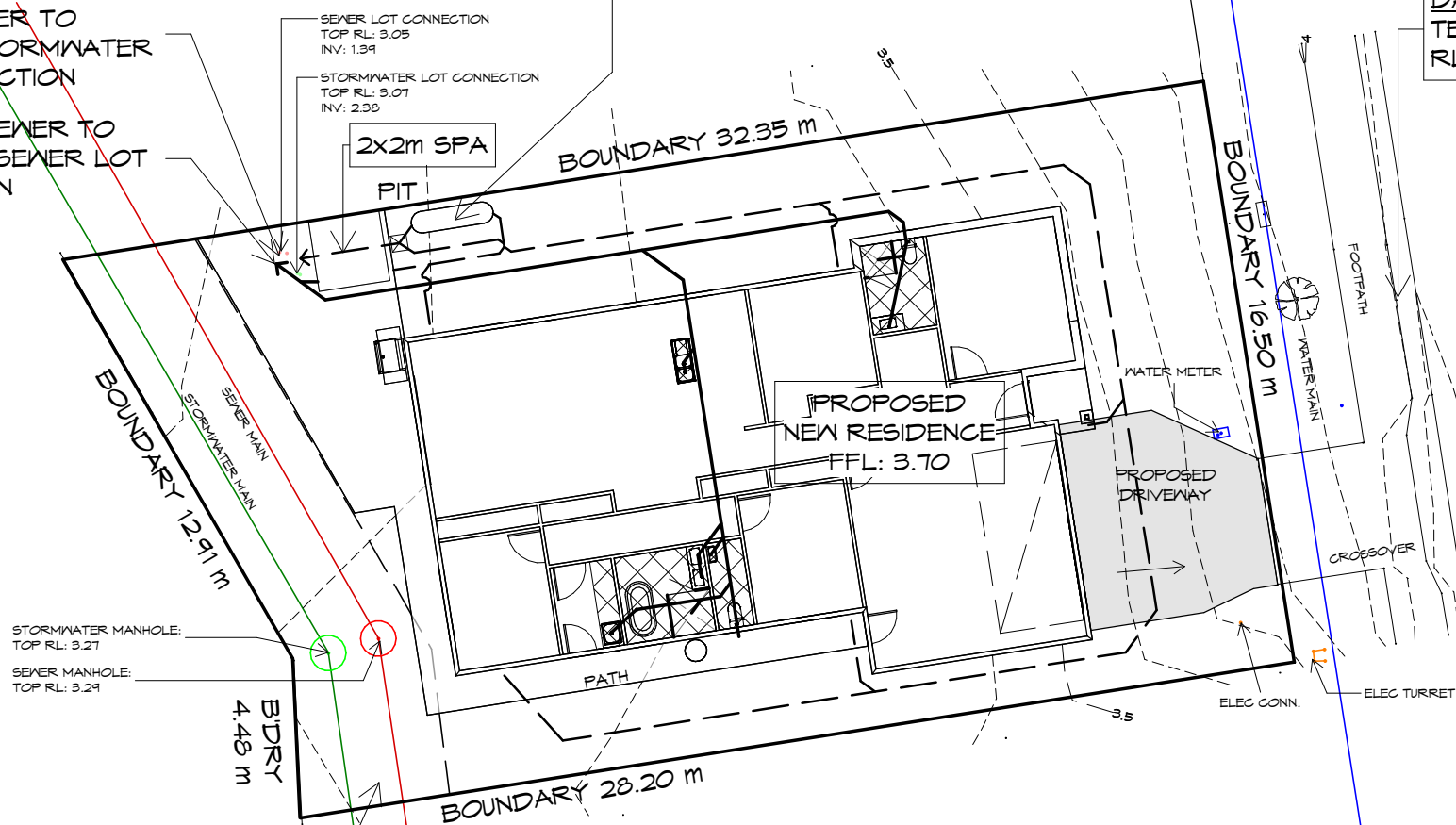
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PROPOSED ONSITE RAINWATER TANK TO COMPLY WITH RESTRICTIVE COVENANTS. PROVIDE 600x600 CLEANING PIT. 2500L MIN SIZE, C/W 25mm ORIFICE O'FLOW @1000L LEVEL, CONNECT TO STORMWATER LOT CONNECTION.

CONNECT STORMWATER TO COUNCIL STORMWATER LOT CONNECTION

CONNECT SEWER TO TASWATER SEWER LOT CONNECTION



STORMWATER MANHOLE: TOP RL: 3.27
SEWER MANHOLE: TOP RL: 3.24

DRAINAGE EASEMENT VARIABLE WIDTH PIPELINE & SERVICES
EASEMENT VARIABLE WIDTH

SITE DRAINAGE PLAN

1 : 200

NOTE:
ALL ROOF RUNOFF TO BE COLLECTED IN WATER TANK. OVERFLOW TO STORMWATER LOT CONNECTION.

LEGEND

- 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE

PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

NOTE:

ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.
TANK AND PIPEWORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS.

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REV.	DATE	DESCRIPTION

Client name:
WILSON BUILDING GROUP PTY LTD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
LOT 63 SPOONBILL LOOP
SORELL

Drawing:
SITE DRAINAGE PLAN

Date: 11.03.2026
Drafted by: M.R.
Approved by: Approver

Project/Drawing no: PD25386 - 02
Scale: As indicated
Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A
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Sorell Council
 Development Application: 5.2026.85.1 -
 Development Application - 69 Spoonbill Loop,
 Sorell - P1.pdf
 Plans Reference: P1
 Date Received: 19/03/2026

LOCALITY PLAN
 1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.



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REV. DATE	DESCRIPTION
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Client name:
 WILSON BUILDING GROUP PTY LTD

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 LOT 63 SPOONBILL LOOP
 SORELL

Drawing:
 LOCALITY PLAN

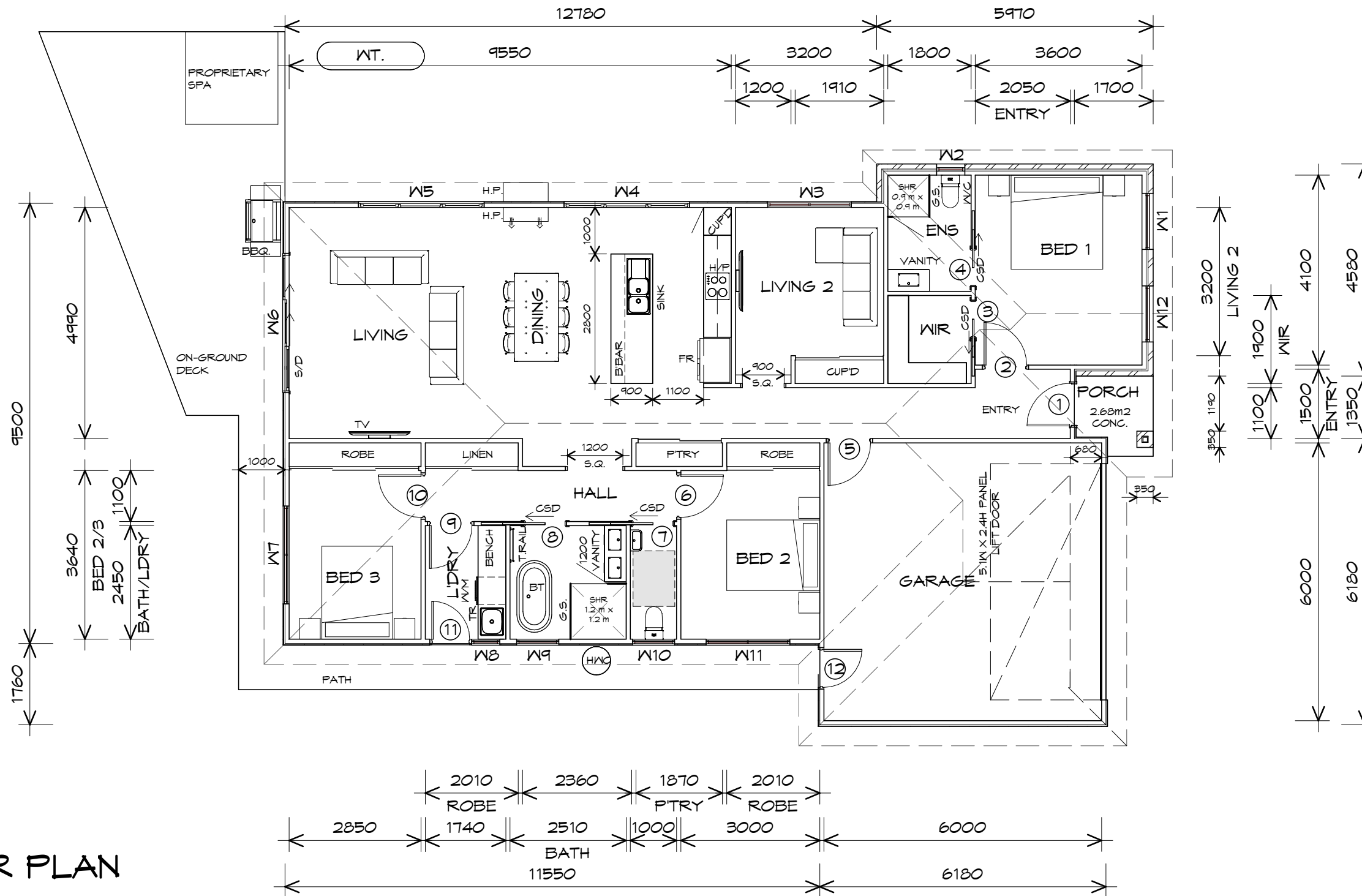
Date:	Drafted by:	Approved by:
11.03.2026	M.R.	Approver

Project/Drawing no:	Scale:	Revision:
PD25386 - 03	1 : 2000	03

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LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP
- WT. 2500L WATER TANK



FLOOR PLAN

1 : 100

FLOOR AREA	150.90 m ²	(16.24 SQUARES)
GARAGE AREA	38.26 m ²	(4.12 SQUARES)
TOTAL AREA	189.16	20.36

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
 DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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REV.	DATE	DESCRIPTION

Client name:
 WILSON BUILDING GROUP PTY LTD

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 LOT 63 SPOONBILL LOOP
 SORELL

Drawing:
 FLOOR PLAN

Date:	Drafted by:	Approved by:
11.03.2026	M.R.	Approver

Project/Drawing no:	Scale:	Revision:
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 Development Application - 69 Spoonbill Loop,
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 Plans Reference: P1
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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	920	INTERNAL TIMBER DOOR	
3	820	CAVITY SLIDING DOOR	
4	820	CAVITY SLIDING DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	CAVITY SLIDING DOOR	
8	920	CAVITY SLIDING DOOR	
9	920	INTERNAL TIMBER DOOR	
10	920	INTERNAL TIMBER DOOR	
11	820	EXTERNAL SOLID DOOR	
12	820	EXTERNAL SOLID DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	1210	AWNING WINDOW	
W2	1000	610	AWNING WINDOW	OPAQUE
W3	1800	1810	AWNING WINDOW	
W4	1800	2710	AWNING WINDOW	
W5	1800	2710	AWNING WINDOW	
W6	2100	3010	STACKING SLIDING DOOR	
W7	1800	2110	AWNING WINDOW	
W8	1000	610	AWNING WINDOW	
W9	1000	910	AWNING WINDOW	OPAQUE
W10	1000	910	AWNING WINDOW	OPAQUE
W11	1800	1810	AWNING WINDOW	
W12	2100	1210	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT ??? **BAL** RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



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Plans Reference: P1
Date Received: 19/03/2026

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REV. DATE DESCRIPTION

Client name:
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NOTE: DO NOT SCALE OFF DRAWINGS

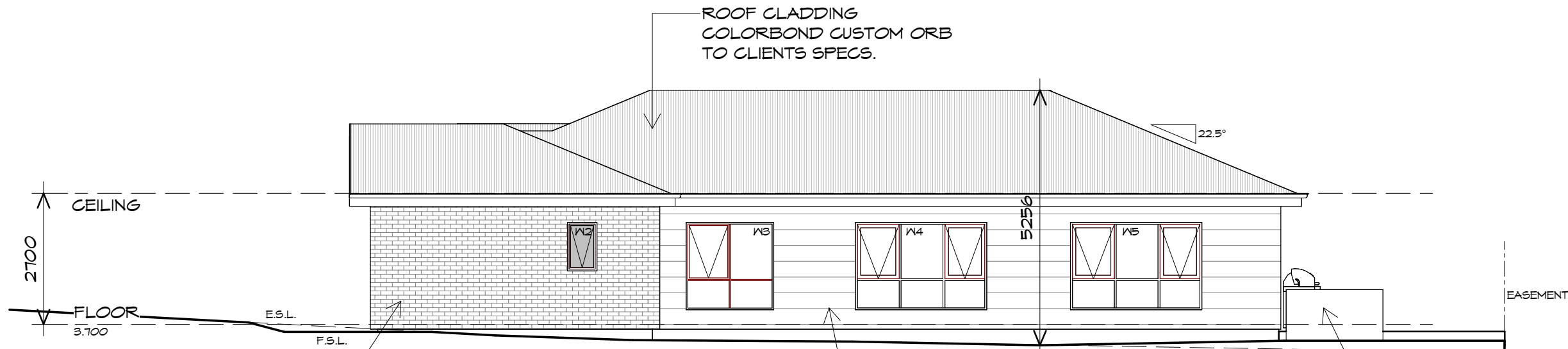
Project:
PROPOSED NEW RESIDENCE
LOT 63 SPOONBILL LOOP
SORELL

Drawing:
DOOR AND WINDOW SCHEDULES

Date: 11.03.2026
Drafted by: M.R.
Approved by: Approver

Project/Drawing no: PD25386 - 05
Scale:
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A
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BRICKWORK
 SELECTED FIRED CLAY
 FACE BRICKS.
 RAKED JOINTS, STRETCHER BOND
 REFER ENGINEER FOR
 ARTICULATION JOINTS
 ALL MASONRY TO COMPLY
 WITH ABCB HOUSING PROVISIONS PART 5

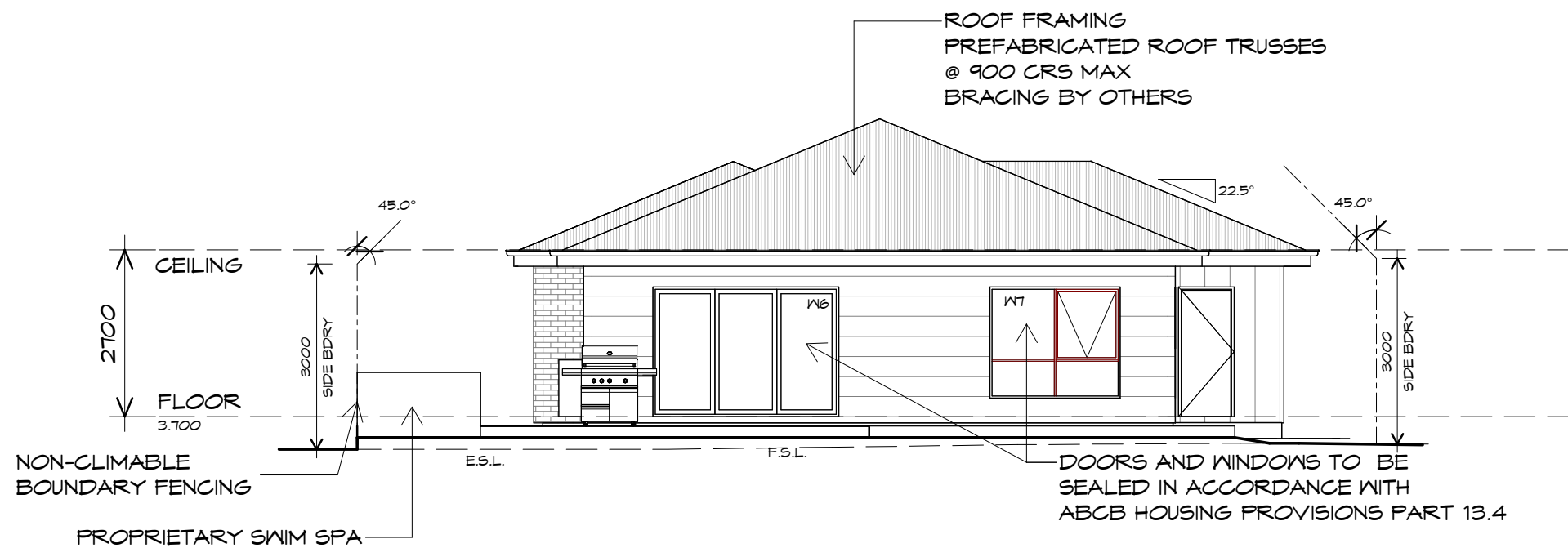
NORTHERN ELEVATION

1 : 100

ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.

CLADDING TO BE
 SELECTED BY CLIENT

PROPRIETARY SWIM SPA



WESTERN ELEVATION

1 : 100

ROOF FRAMING
 PREFABRICATED ROOF TRUSSES
 @ 900 CRS MAX
 BRACING BY OTHERS

DOORS AND WINDOWS TO BE
 SEALED IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 13.4



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REV.	DATE	DESCRIPTION

Client name:
 WILSON BUILDING GROUP PTY LTD

Project:
 PROPOSED NEW RESIDENCE
 LOT 63 SPOONBILL LOOP
 SORELL

Date:	Drafted by:	Approved by:
11.03.2026	M.R.	Approver

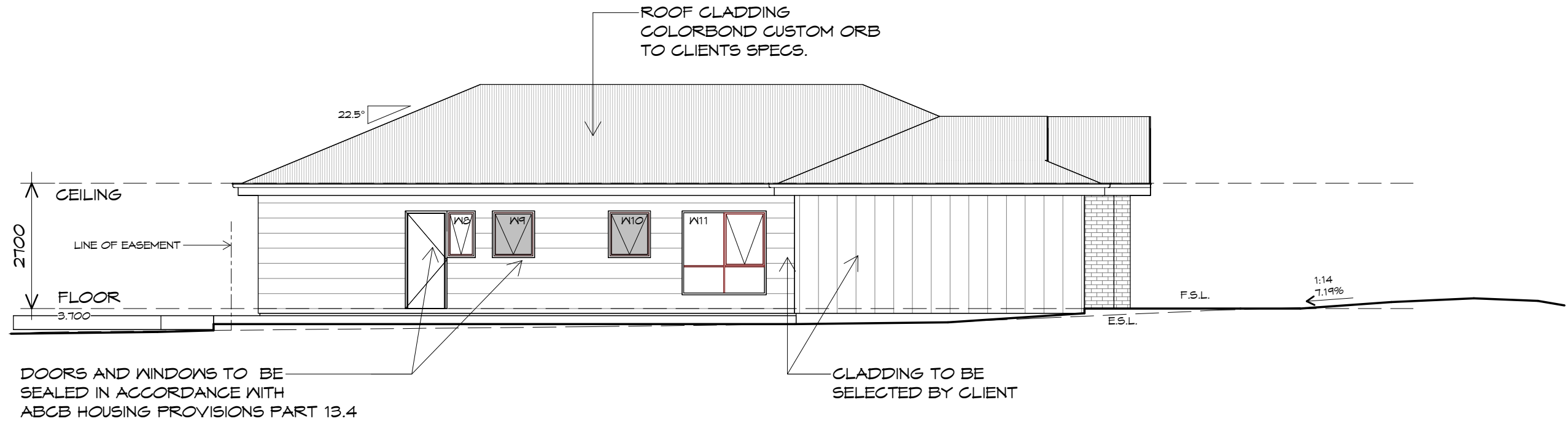
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 Plans Reference: P1
 Date Received: 19/03/2026

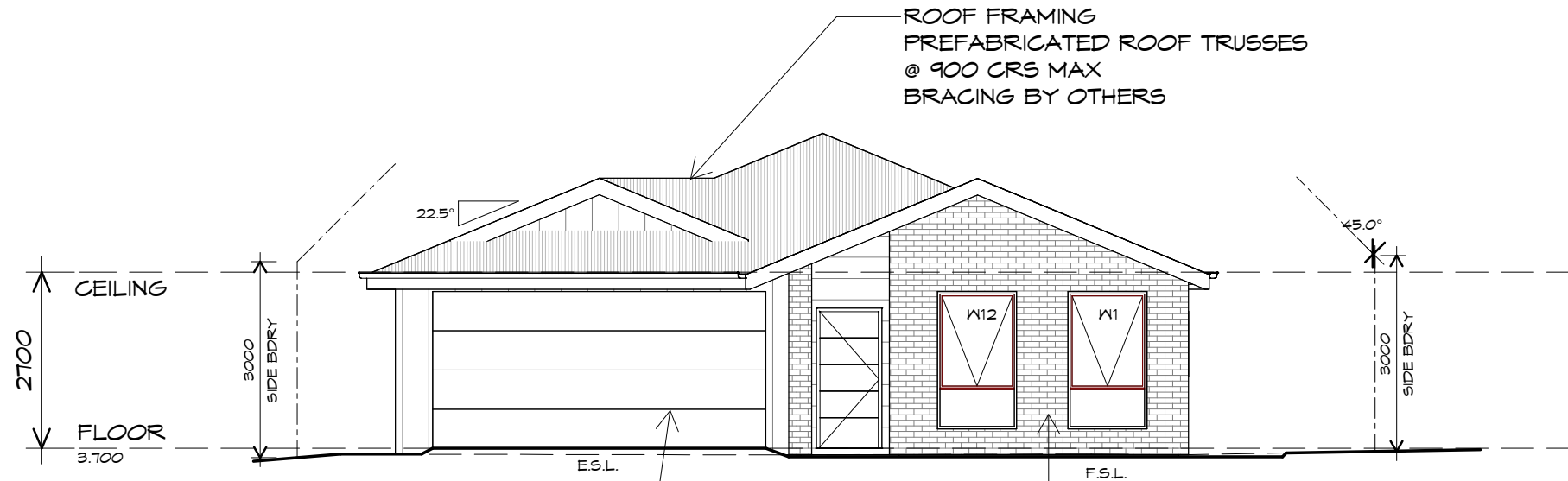
PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
 ELEVATIONS



SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

PANEL LIFT DOOR 5100 WIDE x 2400 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5

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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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REV.	DATE	DESCRIPTION

Client name:
WILSON BUILDING GROUP PTY LTD

Project:
PROPOSED NEW RESIDENCE
LOT 63 SPOONBILL LOOP
SORELL

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
11.03.2026	M.R.	Approver

Project/Drawing no:	Scale:	Revision:
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Plans Reference: P1
Date Received: 19/03/2026

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
 TO BE IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 7.4.4
 WITH FALL NO LESS THAN
 1:500 FOR EAVES GUTTER
 BOX GUTTERS IN ACCORDANCE WITH
 AS33500.3:2021

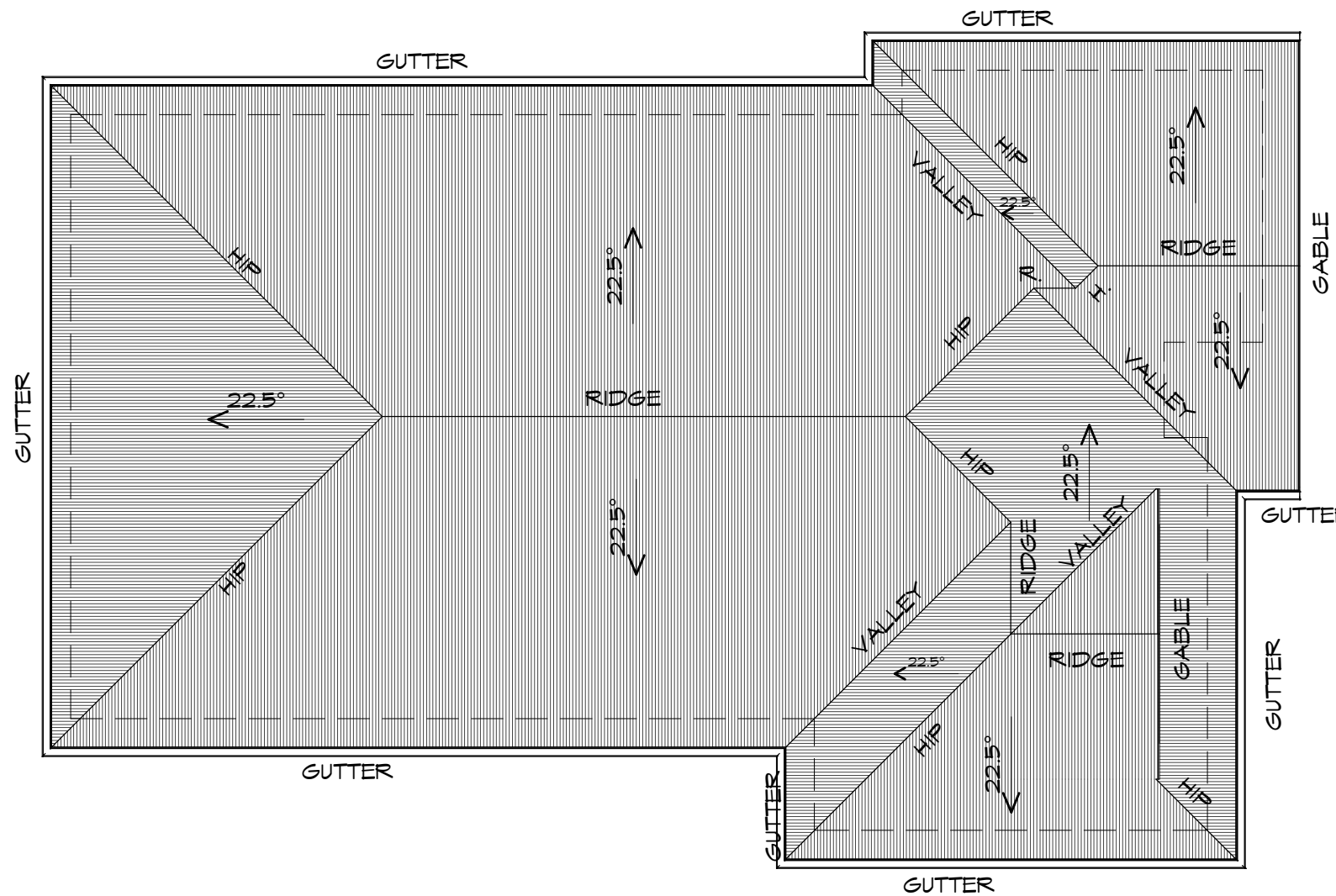
UNLESS FIXED TO METAL FASCIA
 EAVES GUTTER TO BE FIXED
 @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
 A) MORE THAN 12.5° DEGREES - MUST
 HAVE A WIDTH OF NOT LESS THAN
 400mm AND ROOF OVERHANG OF NOT
 LESS THAN 150mm EACH SIDE OF VALLEY
 GUTTER.
 B) LESS THAN 12.5° DEGREES, MUST BE
 DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
 OF FLOW, RIVET & SEAL WITH AN
 APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
 PLAN ARE NOMINAL ONLY.
 EXACT LOCATION & NUMBER OF D.P'S
 REQUIRED ARE TO BE IN ACCORDANCE
 WITH ABCB HOUSING PROVISIONS PART 7.4.5
 REQUIREMENTS.
 SPACING BETWEEN DOWNPIPES MUST NOT
 BE MORE THAN 12m & LOCATED AS CLOSE AS
 POSSIBLE TO VALLEY GUTTERS

METAL ROOF
 METAL SHEETING ROOF TO BE INSTALLED IN
 ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
 CORROSION PROTECTION FOR SHEET ROOFING,
 REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
 OF CONTACT BETWEEN DIFFERENT ROOFING
 MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
 FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS
 AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
 DETAILS REFER TO ABCB HOUSING PROVISIONS PART
 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
 REFER TO TO ABCB HOUSING PROVISIONS PART
 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



ROOF PLAN

1 : 100

OVERFLOW MEASURES

INSTALL FRONT FACE SLOTTED GUTTER OR
 10mm CONTROLLED BACK GAP, STAND OFF
 BRACKET WITH SPACER.
 BACK OF GUTTER INSTALLED A MINIMUM OF
 10mm BELOW THE TOP OF FASCIA
 INSTALL IN ACCORDANCE WITH ABCB HOUSING
 PROVISIONS PART 7.4.6



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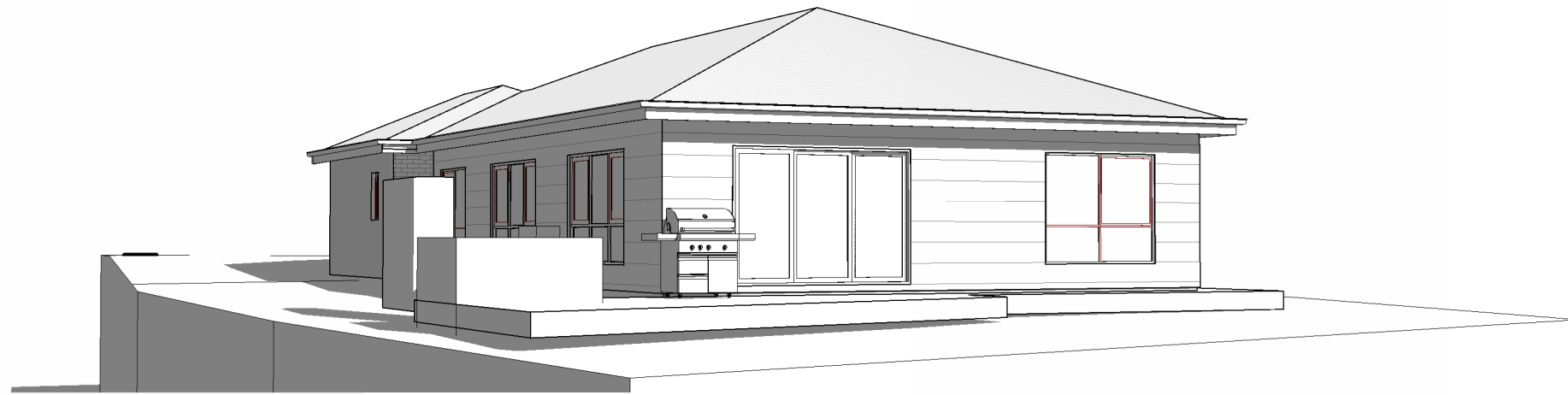
Client name:
 WILSON BUILDING GROUP PTY LTD

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
 PROPOSED NEW RESIDENCE
 LOT 63 SPOONBILL LOOP
 SORELL

Drawing:
 ROOF PLAN

Sorell Council
 Development Application: 5.2026.85.1 -
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PLANNING
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Project:
 PROPOSED NEW RESIDENCE
 LOT 63 SPOONBILL LOOP
 SORELL

Drawing:
 PERSPECTIVES

Date:	Drafted by:	Approved by:
11.03.2026	M.R.	Approver

Project/Drawing no:	Scale:	Revision:
PD25386 - 10		03

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