

# NOTICE OF PROPOSED DEVELOPMENT

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

## SITE:

**54 SPOONBILL LOOP, SORELL**

## PROPOSED DEVELOPMENT:

**DWELLING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Monday 27<sup>th</sup> April 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 27<sup>th</sup> April 2026**.

**APPLICATION NO:** 5.2026-95.1  
**DATE:** 10 APRIL 2026



**Annotations**

- Polygon2
- Polygon1

**Surrounding Properties for PID: 5951235**

- Property

**Surrounding Properties for PID: 5951577**

- Property

**Roads**

- DSG Roads
- Council Roads

**Property**

- property
- Titles



**Disclaimer**

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

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

Full description of Proposal:	Use: Residential
	Development: New Dwelling
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 450,000

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: 54 Spoonbill Loop
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 186811 Folio: 35

Current Use of Site	Vacant
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Current Owner/s:	Name(s) Johan Moore
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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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 Development Application - 54 Spoonbill Loop,  
 Sorell - P1.pdf  
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*Part B continued: Please note that Part B of this form is publicly exhibited*

<b>Declarations and acknowledgements</b>	
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application.</li> <li>I/we declare that the information in this application is true and correct.</li> </ul> <p><i>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></p>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	
<ul style="list-style-type: none"> <li>Where the General Manager’s consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.</li> </ul>	
<b>Applicant Signature:</b>	<div style="text-align: center;">                       Signature: ..... <b>acting as General Manager for SJM Property Developments</b> ..... Date: ..... <b>25/3/2026</b> .....                 </div>

<b>Crown or General Manager Land Owner Consent</b>	
<p>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 <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"> <li>If General Manager consent is required, please first complete the General Manager consent application form available on our website <a href="http://www.sorell.tas.gov.au">www.sorell.tas.gov.au</a></li> <li>If the application involves Crown land you will also need a letter of consent.</li> <li>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.</li> </ul>	
<p>I <u>N/A</u> being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p>	
<b>Signature of General Manager, Minister or Delegate:</b>	<div style="text-align: center;">  <b>Sorell Council</b>                      Development Application: 5.2026.95.1 -                      Development Application - 54 Spoonbill Loop,                      Sorell - P1.pdf                      Plans Reference: P1                      Date Received: 26/03/2026                 </div>
Signature: .....	Date: .....

SEARCH OF TORRENS TITLE

VOLUME 186811	FOLIO 35
EDITION 1	DATE OF ISSUE 29-Apr-2024

SEARCH DATE : 12-Jan-2026

SEARCH TIME : 03.28 pm

DESCRIPTION OF LAND

Town of SORELL

Lot 35 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](#) 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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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 186811</b>

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").

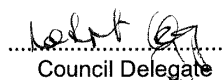
**Drainage**

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").

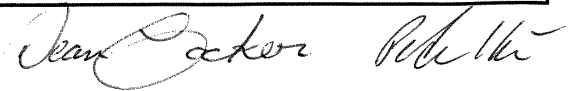
Lots 29, 31, 32, 33 & 1000 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE & DRAINAGE EASEMENT 'C' 3.50 WIDE" as shown on the plan ("the Easement Land").

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").

(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
 Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number <b>SP 186811</b>
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 <sup>with</sup> 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]*



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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><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 186811</b></p>
<p>SUBDIVIDER: FORCETT STREET PTY LTD</p> <p>FOLIO REFERENCE: 9892/103 &amp;104</p>	

- (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).



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Director: 

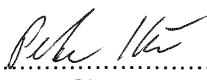
Director: 

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

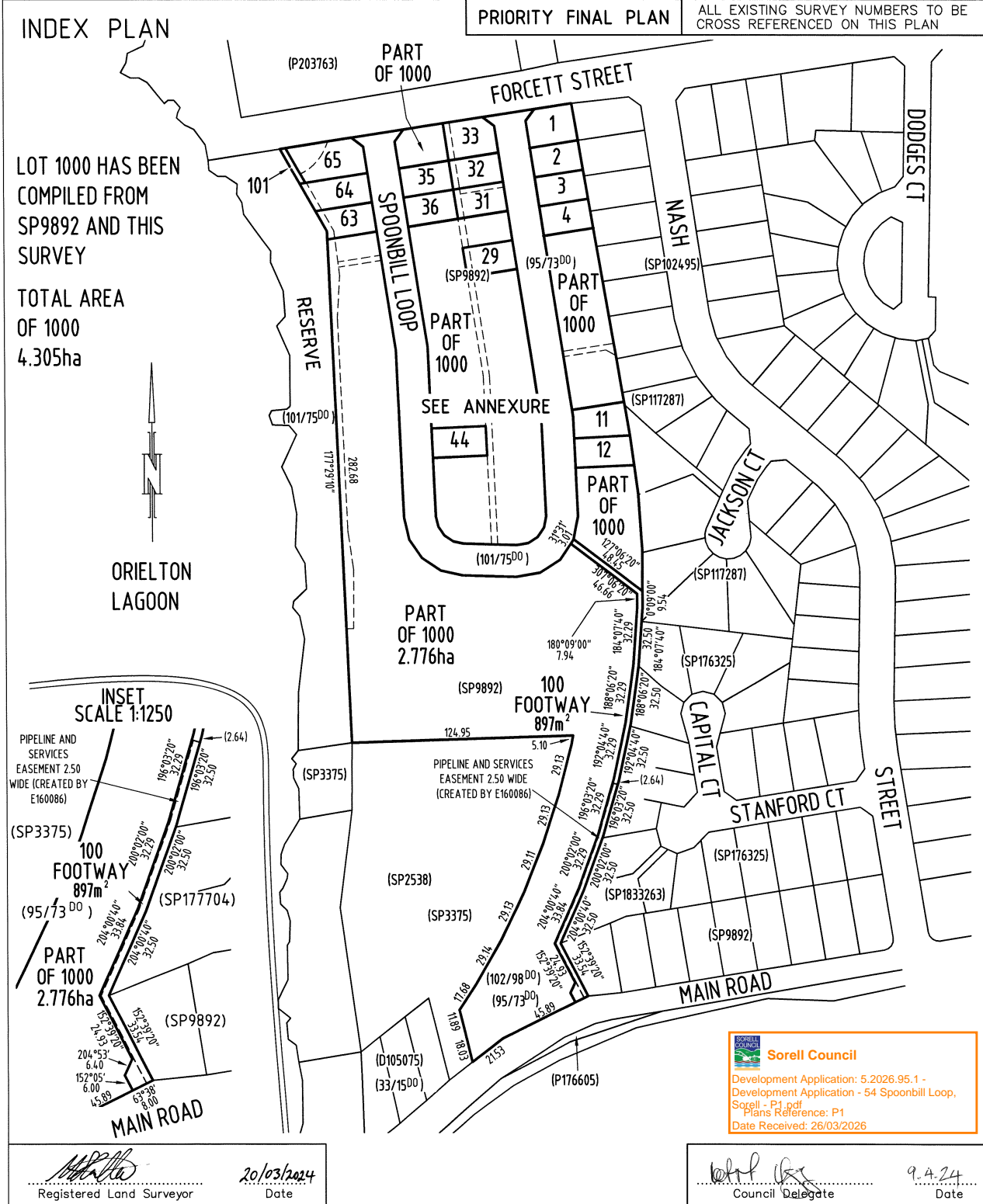
 .....  
 Director/ Secretary Full Name

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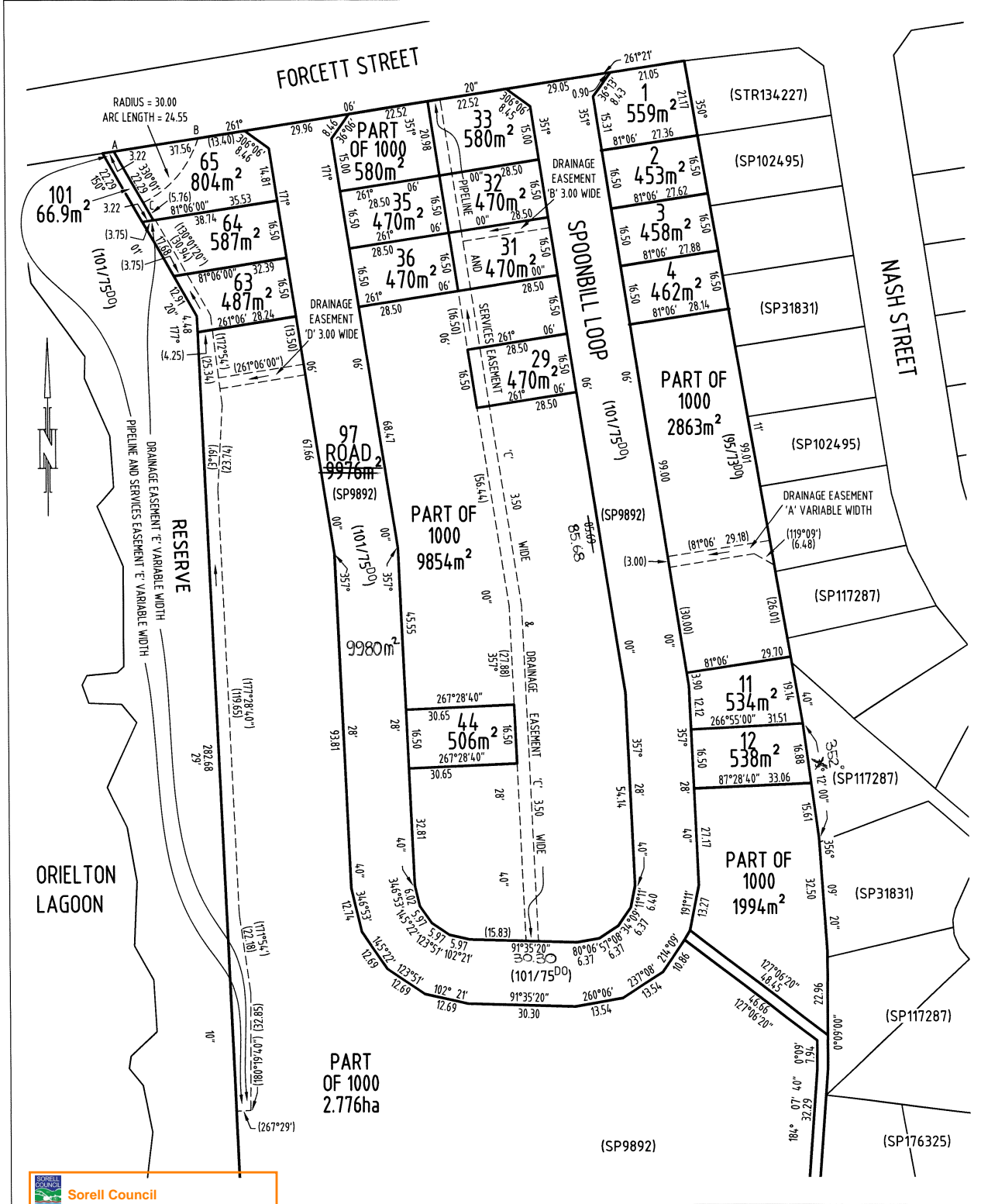
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OWNER: FORCETT STREET PTY LTD	<b>PLAN OF SURVEY</b> BY SURVEYOR: M. M. STRATTON of <b>OPDA</b> SURVEYORS, ENGINEERS & PLANNERS 6 FREEMAN STREET, KINGSTON	REGISTERED NUMBER <b>SP186811</b>
FOLIO REFERENCE: 9892/103; 9892/104		APPROVED EFFECTIVE FROM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



<p><b>PLAN OF SURVEY</b> 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 <b>SP186811</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate Date: <i>9.4.24</i></p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> Registered Land Surveyor Date: <i>20/03/2024</i></p>	<p>APPROVED EFFECTIVE FROM <i>29 APR 2024</i> <i>[Signature]</i> Recorder of Titles</p>



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# **AS2870:2011 SITE ASSESSMENT**

**54 Spoonbill Loop**

**Sorell**

**January 2026**



GEO-ENVIRONMENTAL  
SOLUTIONS



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

## Investigation Details

<b>Client:</b>	SJM Property Developments (Aus) Pty Ltd
<b>Site Address:</b>	54 Spoonbill Loop, Sorell
<b>Date of Inspection:</b>	15/01/2026
<b>Proposed Works:</b>	New house
<b>Investigation Method:</b>	Geoprobe 540UD - Direct Push
<b>Inspected by:</b>	C. Cooper

## Site Details

<b>Certificate of Title (CT):</b>	186811/35
<b>Title Area:</b>	Approx. 478.8 m <sup>2</sup>
<b>Applicable Planning Overlays:</b>	Priority Vegetation , Airport obstacle limitation area, Waterway and Coastal Protection Areas
<b>Slope &amp; Aspect:</b>	Flat with no dominant aspect facing slope
<b>Vegetation:</b>	Grass & Weeds

## Background Information

<b>Geology Map:</b>	MRT
<b>Geological Unit:</b>	Tertiary Basalt
<b>Climate:</b>	Annual rainfall 400mm
<b>Water Connection:</b>	Mains
<b>Sewer Connection:</b>	Serviced-Mains
<b>Testing and Classification:</b>	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)	USCS	Description
0.00-0.70	0.00-0.40	CI	<b>Silty CLAY:</b> with gravel, medium plasticity, dark grey, brown, slightly moist, stiff
0.70-1.50	0.40-1.60	CH	<b>Silty CLAY:</b> high plasticity, grey, brown, slightly moist, stiff
1.50-2.20	1.60-2.00	GC	<b>Clayey GRAVEL:</b> dark yellow, brown, slightly moist, very dense, refusal on rock/boulder.

## Site Notes

Soils on the site are developing from Tertiary basalt, the clay fraction is likely to show significant 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 H-1**

$y_s$  range: **40-60mm**

Notes: that is a highly reactive clay.

## Wind Loading Classification

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

<b>Wind Classification:</b>	<b>N3</b>
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T0
Wind Classification:	N3
Design Wind Gust Speed – m/s ( $V_{h,u}$ ):	50

## Construction Notes & Recommendations

The site has been classified as **Class H-1** - Highly reactive clay site, which may experience high ground movement from moisture changes.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa.

All earthworks on site must comply with AS3798:2007, 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
<b>A</b>	Most sand and rock sites with little or no ground movement from moisture changes.	<b>0mm</b>
<b>S</b>	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	<b>0 – 20mm</b>
<b>M</b>	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	<b>20 – 40mm</b>
<b>H-1</b>	Highly reactive clay sites, which may experience high ground movement from moisture changes.	<b>40 – 60mm</b>
<b>H-2</b>	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	<b>60 – 75mm</b>
<b>E</b>	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	<b>&gt;75mm</b>

*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 subsidence, 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.

<b>NON COHSIVE – SAND &amp; GRAVEL</b>		
<b>Consistency Description</b>	<b>Field Test</b>	<b>Dynamic Cone Penetrometer blows/100 mm</b>
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

<b>COHESIVE - SILT &amp; CLAY</b>		
<b>Consistency Description</b>	<b>Field Test</b>	<b>Indicative undrained shear strength kPa</b>
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 & larger than 0.075 mm)	BOULDERS _____ 200								
	COBBLES _____ 63								
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse _____ 20	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.
		medium _____ 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine _____ 2.36	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	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	(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.
		medium _____ 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine 0.075	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 & 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					
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
CL			Organic silts and clays of low plasticity						
SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, micaceous or diatomaceous 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					

Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'

**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.

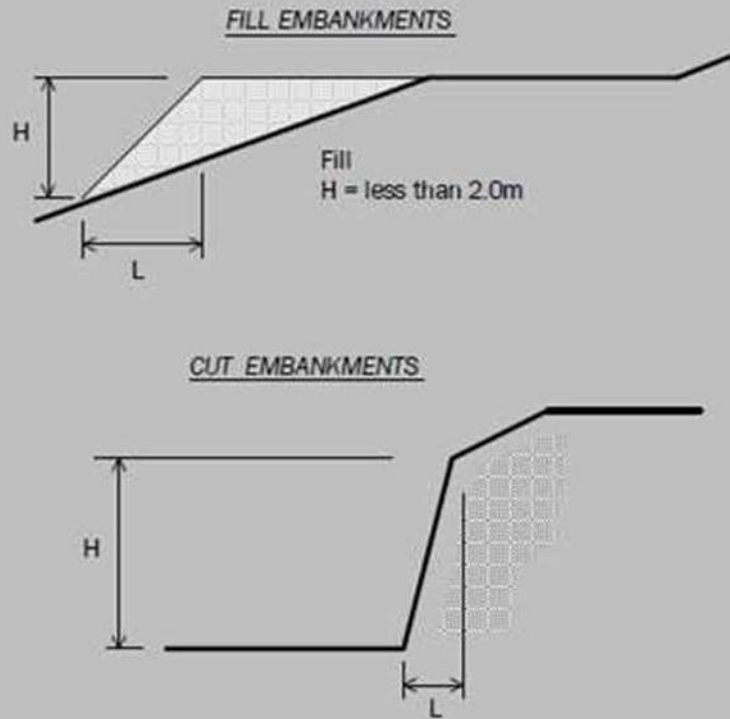
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation 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 :-



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**

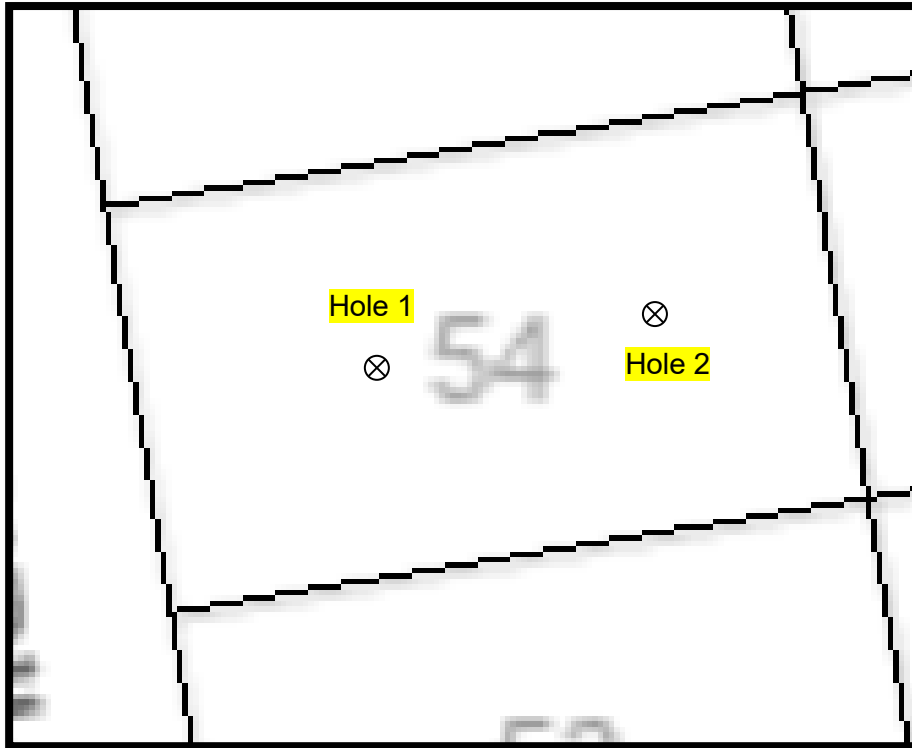
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage 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.

**Site Plan**



## 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	7	14.3	2.2	243	15
100-200	11	9.1	3.4	382	25
200-300	9	11.1	2.8	313	20
300-400	6	16.7	1.9	208	13
400-500	5	20.0	1.6	174	10
500-600	5	20.0	1.6	174	10
600-700	5	20.0	1.6	174	10
700-800	6	16.7	1.9	208	13
800-900	5	20.0	1.6	174	10
900-1000	5	20.0	1.6	174	10
1000-1100	4	25.0	1.3	139	8
1100-1200	4	25.0	1.3	139	8
1200-1300	3	33.3	0.9	104	6
1300-1400	4	25.0	1.3	139	8
1400-1500	7	14.3	2.2	243	15
1500-1600	8	12.5	2.5	278	17
1600-1700	8	12.5	2.5	278	17
1700-1800	9	11.1	2.8	313	20
1800-1900	11	9.1	3.4	382	25
1900-2000	12	8.3	3.8	417	27
2000-2100	20	5.0	6.3	694	48

**Appendix 2 – Site Photos**



# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  *Owner /Agent*  
 *Address*  
  *Suburb/postcode*

## Qualified person details:

Qualified person:   
Address:     
Licence No:  Email address:   
Phone No:   
Fax No:

Qualifications and Insurance details:  *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

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

## Details of work:

Address:    Lot No:   
Certificate of title No:

The assessable item related to this certificate:  *(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:  *(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:

*Date:*

J12562

19/01/2026



A handwritten signature in black ink, appearing to be 'John Paul Cumming', written over a light grey background.



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



30 January 2026

## Natural Values Assessment – Waterway and Coastal Protection Area

Project area – 54 Spoonbill Loop Sorell TAS 7171

PID: 9066470

C/T: 186811/35



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

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

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

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

(f) the need to maintain fish passage, where known to exist;	The property does not have a watercourse on the site
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The project area is a vacant land lot which doesn't have any existing facilities on site.
(i) minimising cut and fill;	The proposed development should utilise only minimal cut and fill, limited to what is necessary to achieve a stable building platform and safe access. Earthworks should be designed to follow the natural landform as much as practicable, thereby reducing disturbance to the site, maintaining natural drainage patterns, and minimising potential impacts on surrounding land and vegetation.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed development should consist of a predominantly rectangular-shaped lot, where the proposed building should be strategically positioned at the middle of the site. This placement allows for efficient site development, minimizing the need for unnecessary excavations, while ensuring convenient access from Spoonbill Loop.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

## A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	The site is located within a Future Coastal Refugia Area in an approved subdivision area.

## A3.

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

## A4.

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

A5.

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

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site location. The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 23/01/2026). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Sorell Council.

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



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

## Appendix 1. Natural Value Report

# Natural Values Atlas Report

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

**Reference:**

**Requested For:** 54 Spoonbill Loop Sorell

**Report Type:** Summary Report

**Timestamp:** 11:21:38 PM Friday 23 January 2026

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

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

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

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

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

**Geoconservation:** buffer 1000m

**Acid Sulfate Soils:** buffer 1000m

**TASVEG:** buffer 1000m

**Threatened Communities:** buffer 1000m

**Fire History:** buffer 1000m

**Tasmanian Reserve Estate:** buffer 1000m

**Biosecurity Risks:** buffer 1000m

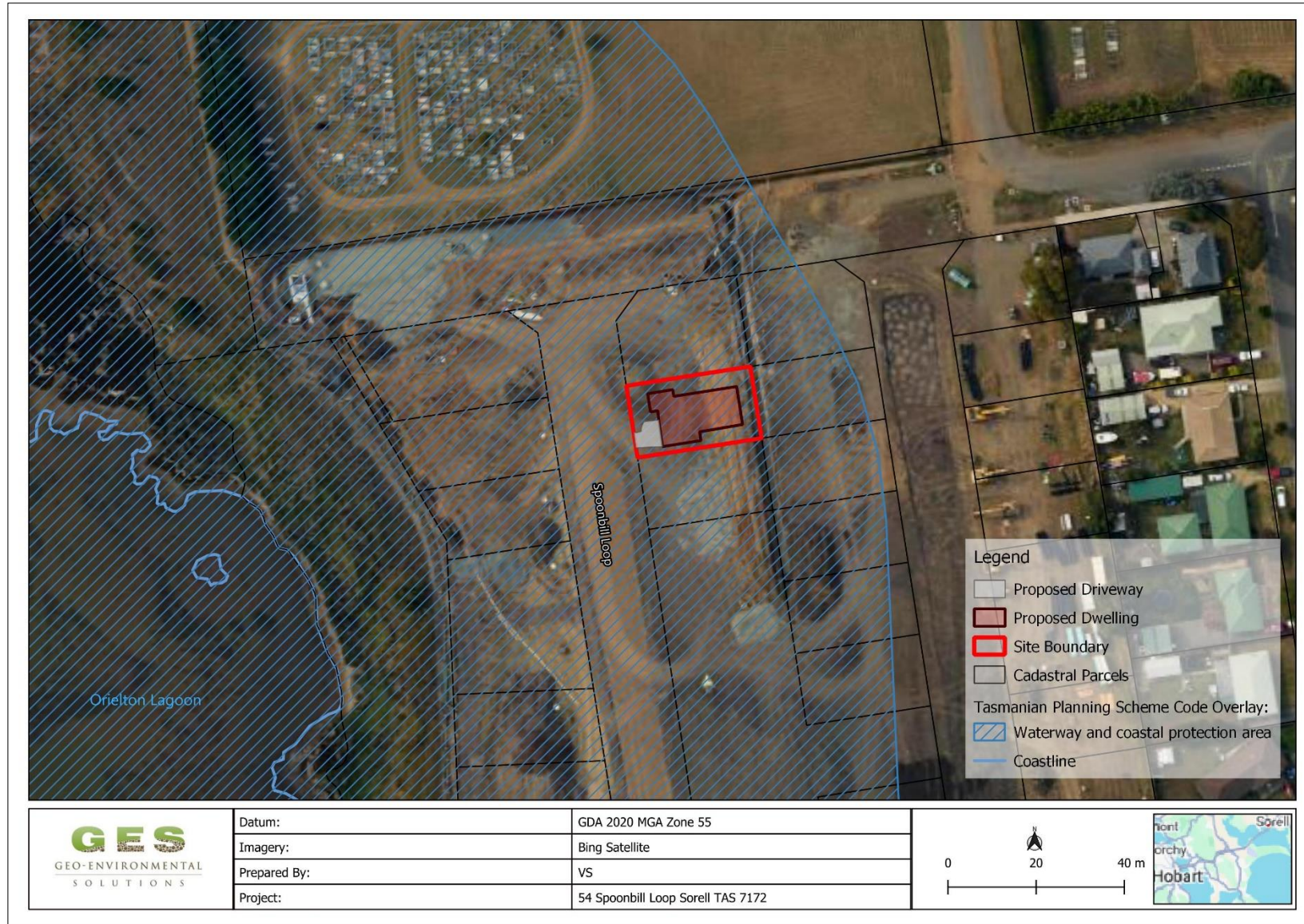


The centroid for this query GDA94: **545208.0, 5262582.0** falls within:

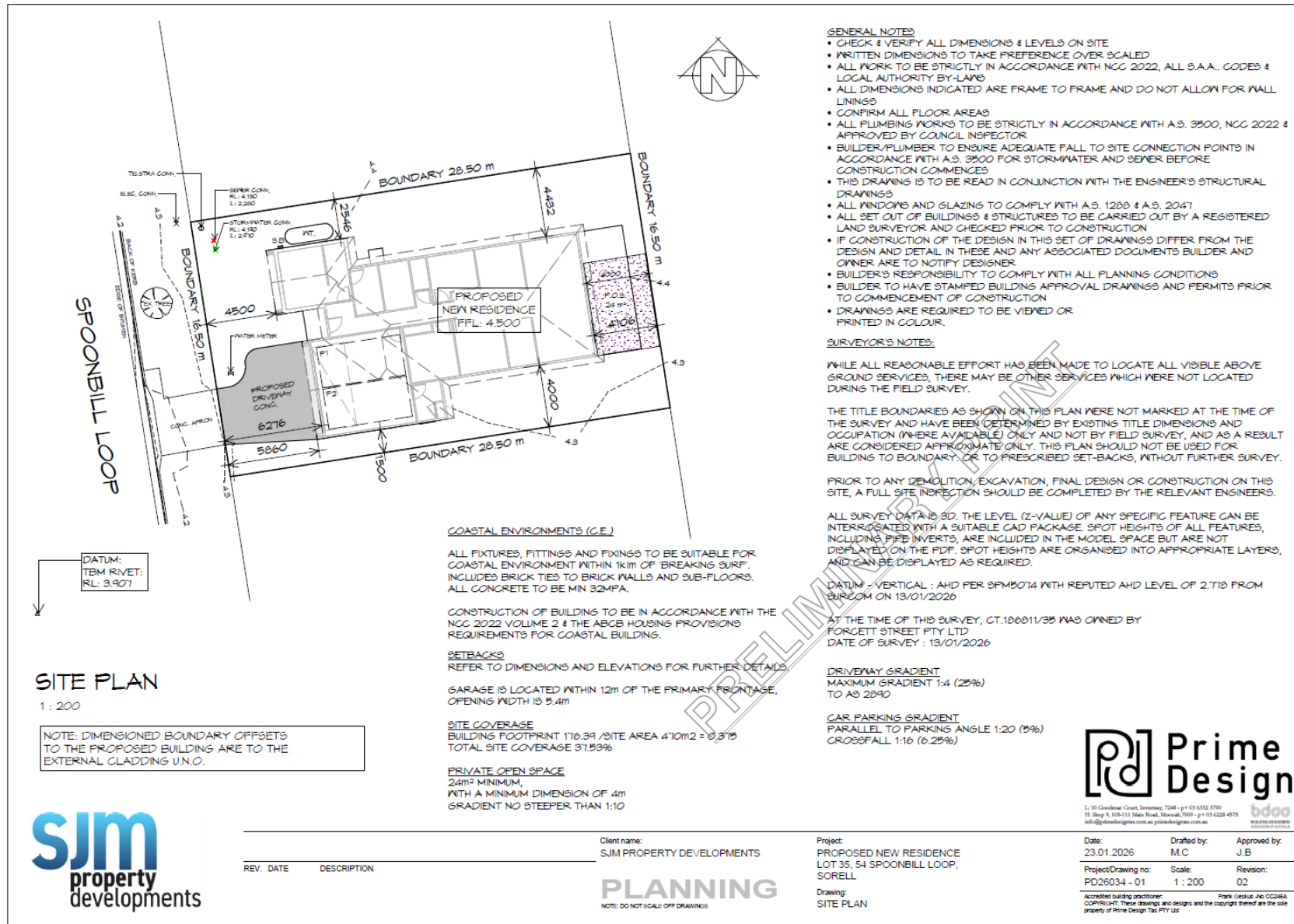
**Property:** 9066470

 **Sorell Council**  
Development Application: 5.2026.95.1 -  
Development Application - 54 Spoonbill Loop,  
Sorell - P1.pdf  
Plans Reference: P1  
Date Received: 26/03/2026

## Appendix 2. Tasmanian Planning Scheme Overlays



Appendix 3. Site Plan



L: 10 Goodwin Court, Invermay, 7248 - p: 03 6332 9790  
R: Shop 9, 105-111 Main Road, Moorabool, 3699 - p: 03 6228 4575  
info@primedesign.com.au | www.primedesign.com.au

**bdoo**  
BASIC DESIGN ORGANISATION

Prepared for  
JAC Estates Pty Ltd

# Spoonbill Loop Subdivision Sorell

---

## FLOOD HAZARD REPORT

FE\_24028  
09<sup>th</sup> 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

 **Sorell Council**  
 Development Application: 5.2026.95.1 -  
 Development Application - 54 Spoonbill Loop,  
 Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 26/03/2026

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

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

### 2.2.1 Climate Change

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

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

**Table 2. Climate Change Increases**

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



### 2.2.2 Calibration/Validation

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

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

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

## 2.3 Hydraulics

### 2.3.1 Survey

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

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



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

### 2.3.2 Pipes and pits

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

### 2.3.3 Key Stormwater Assets

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

### 2.3.4 Roads

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

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

### 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.

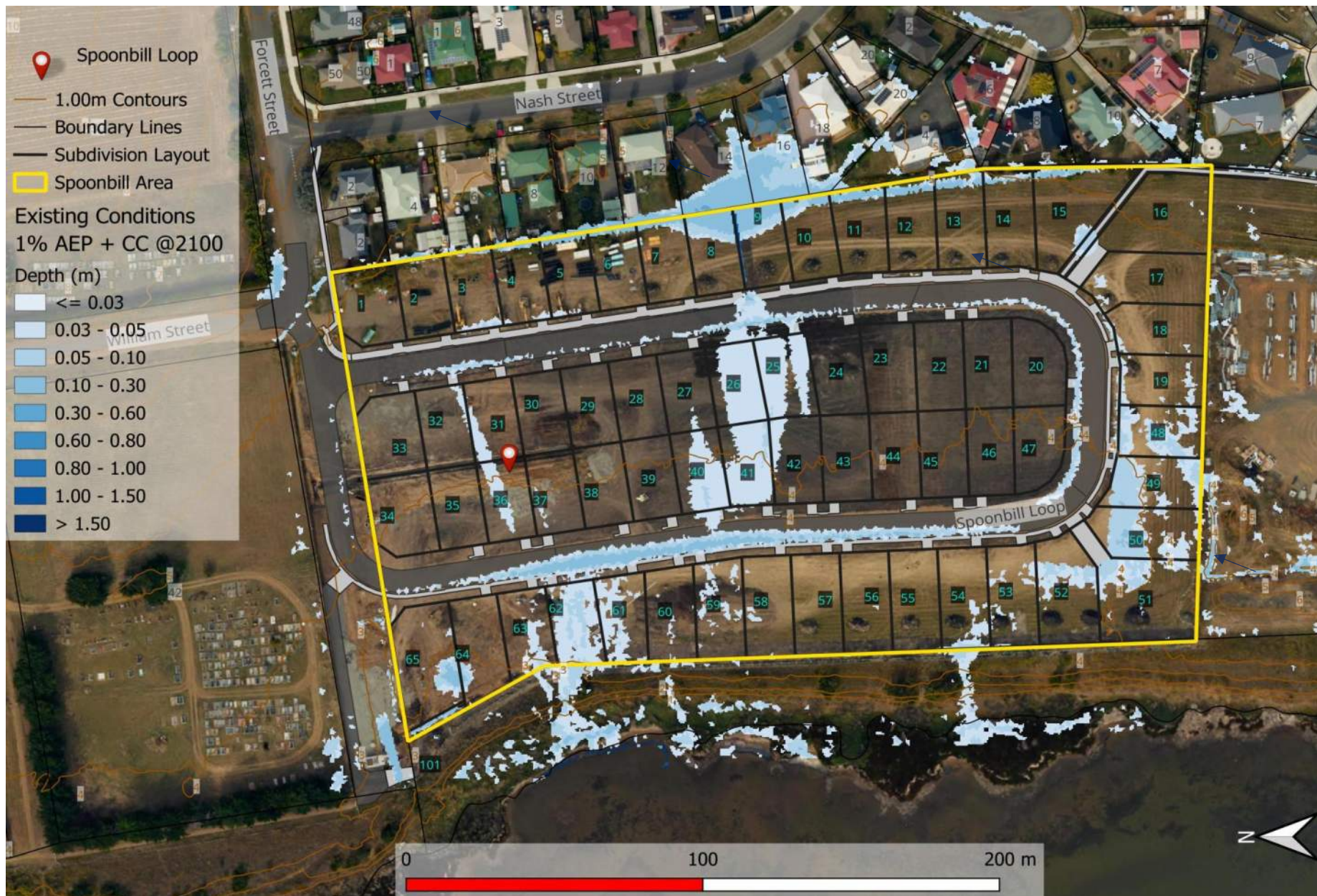


Figure 4. Pre-Development 1% AEP + CC Depth.

### 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

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.

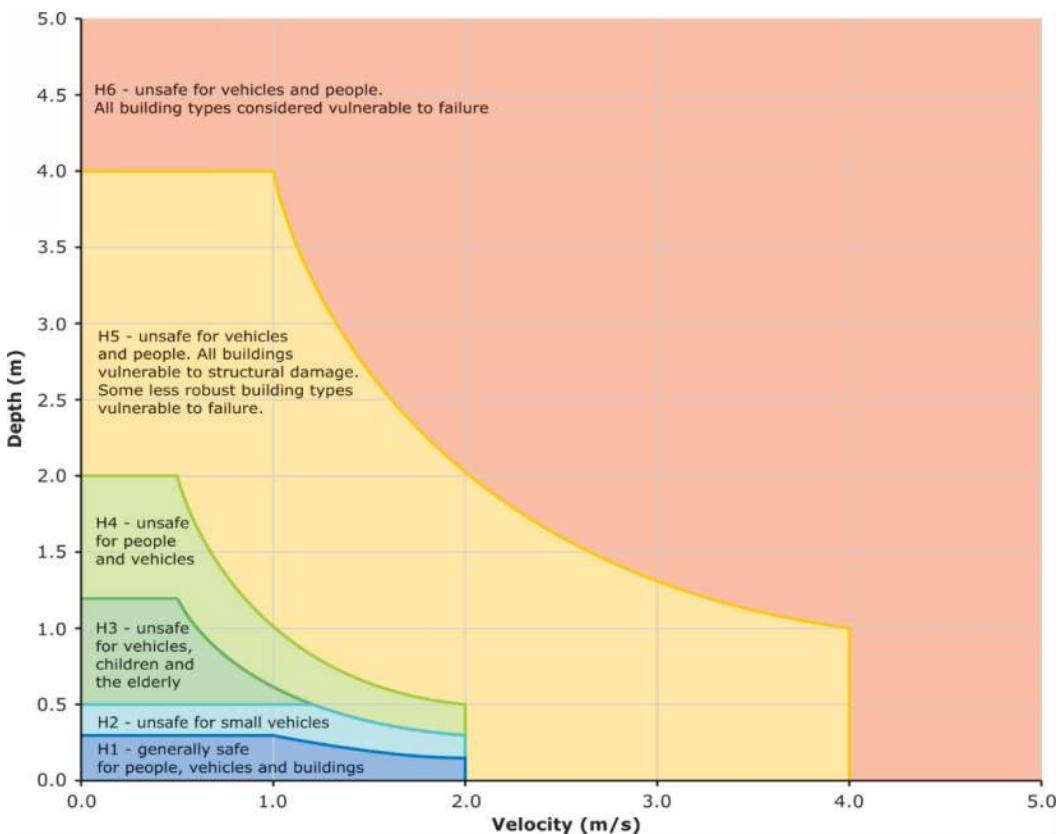


Figure 5. Hazard Categories Australian Disaster and Resilience Handbook

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 Development Application - 54 Spoonbill Loop,  
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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

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### Appendix A Flood Study Maps



# EXISTING CONDITIONS 1% AEP + CC @2100



**Sorell Council**  
 Development Application: 5.2026.95.1 -  
 Development Application - 54 Spoonbill Loop,  
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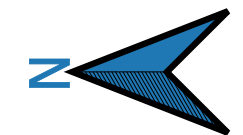
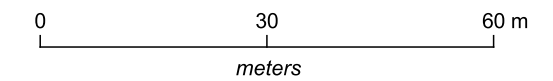
## Legend

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

## Existing Conditions 1% AEP + CC @2100

### Depth (m)

- $\le 0.03$
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



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 TASMANIA

# EXISTING CONDITIONS 1% AEP + CC @2100



## Legend

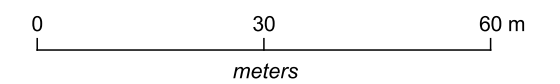
- Spoonbill Loop
- Spoonbill Area
- Boundary Lines
- Subdivision Layout

## Existing Conditions 1% AEP + CC @2100

### Velocity (m/s)

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

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TASMANIA

# EXISTING CONDITIONS 1% AEP + CC @2100



## Legend

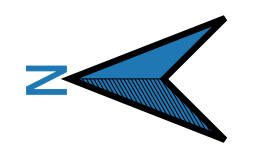
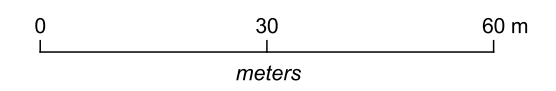
- Spoonbill Loop
- Spoonbill Area
- Boundary Lines
- Subdivision Layout

## Existing Conditions 1% AEP + CC @2100

### Hazard

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

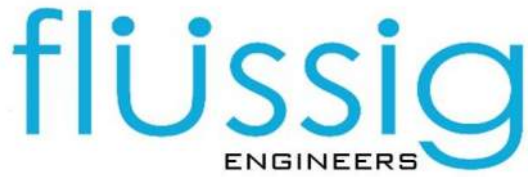
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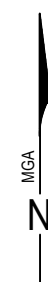


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**NOTES:**

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM5074 with reputed AHD level of 2.778 from SURCOM on 13/01/2026

At the time of this survey, CT.186811/35 was owned by FORCETT STREET PTY LTD  
Date of Survey : 13/01/2026

**Sorell Council**  
 Development Application: 5.2026.95.1 -  
 Development Application - 54 Spoonbill Loop,  
 Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 26/03/2026

SPOONBILL LOOP

Elect. & Comms. Connections

Sewer Lot Connection  
Lid: 4.13  
Invert: 2.28

SW Lot Connection  
Lid: 4.19  
Invert: 2.97

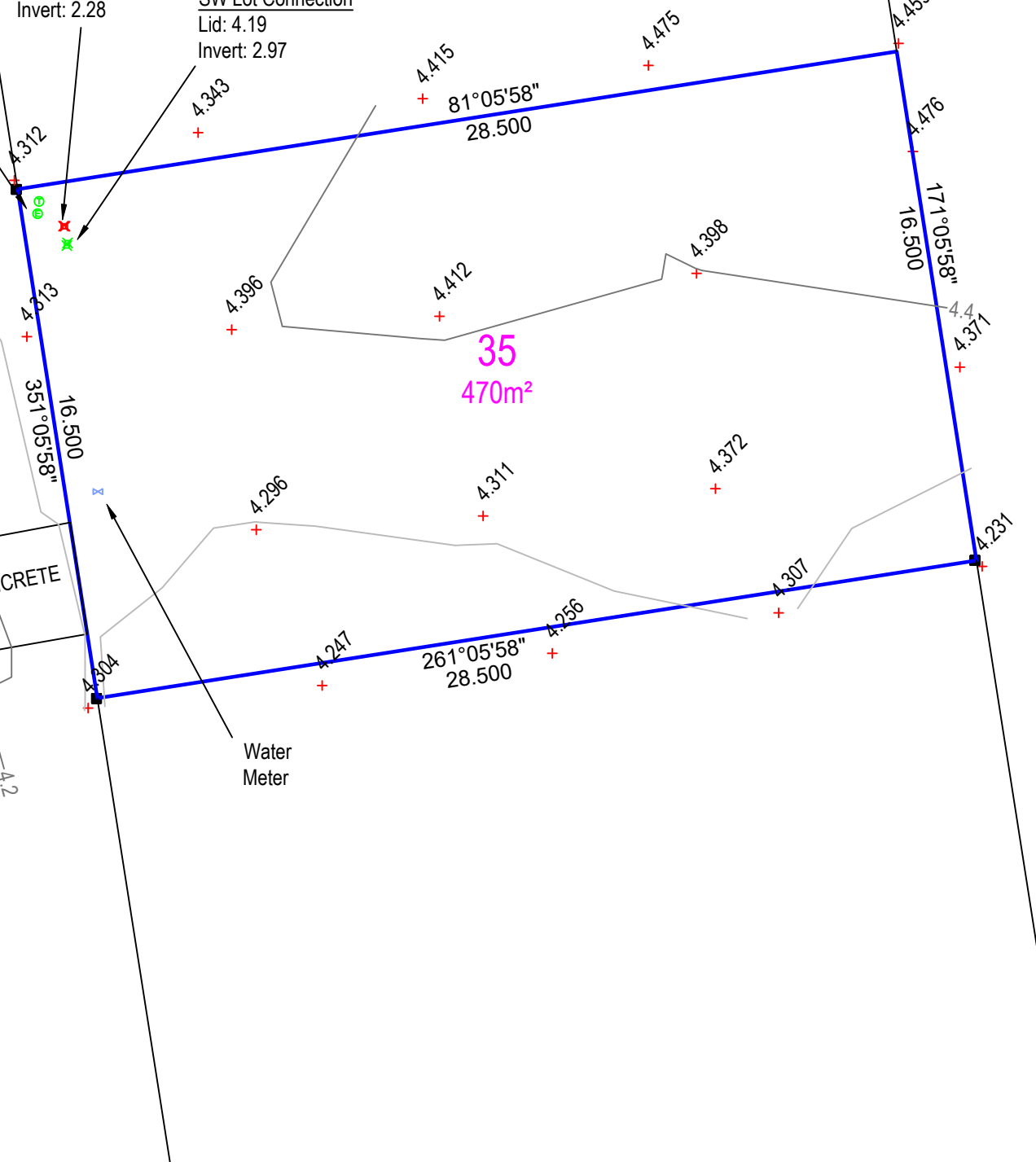
ELECT TURRET



CONCRETE

Water Meter

3.907  
TBM-Al Rivet



- LOT BOUNDARY
- TREE
- GRATED PIT
- KERB LIP
- KERB INVERT
- KERB BACK
- KERB TOP
- FOOTPATH
- CONCRETE SLAB
- TITLE PEG
- ▲ AL.RIVET
- + NATURAL SURFACE
- TREE
- ✕ S/W HOUSE CONNECTION
- ✕ ELECTRICITY MAIN
- CABLE HYDRO UNDERGROUND
- CABLE COMMS UNDERGROUND
- ✕ SEWER HOUSE CONNECTION
- ⊠ METER WATER

AMENDMENTS		
No.	Revision/Issue	Date

**LEARY COX & CRIPPS**  
 LAND & ENGINEERING SURVEYORS

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 HOBART TAS 7000  
 P 03 6118 2030  
 E admin@lccsurvey.com

Project Name and Address  
**54 SPOONBILL LOOP  
 SORELL**

Drawing Title  
**DETAIL PLAN**

Client  
 SJM PROPERTY DEVELOPMENTS PTY LTD  
 CT. 186811 / 35

SCALE  
 0 1 2 3 4 6 8  
 1:200 at A3

Contour Interval  
 0.10m

Date  
 13 / 01 / 26

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**14887**

SHEET 1 of 1

Geocivil Ref: 1488701\_detail  
 AutoCAD Ref: 1488701\_detail

DRAWN: ML  
 CHKD: ML

DATUM: MGA2020  
 Vert: AHD

# PROPOSED NEW RESIDENCE

## LOT 35, 54 SPOONBILL LOOP,

### SORELL

#### SJM PROPERTY DEVELOPMENTS

PD26034

#### BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	LIVABLE HOUSING DESIGN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PLUMBING PLAN
11	FLOOR FINISHES PLAN
12	ELECTRICAL/REFLECTED CEILING PLAN
13	PERSPECTIVES



FLOOR AREA	137.23	m2	14.77 (SQUARES)
GARAGE	39.16	m2	4.22 (SQUARES)
TOTAL AREA	176.39		18.99

#### GENERAL PROJECT INFORMATION

TITLE REFERENCE: 186811/35  
 SITE AREA: 470m<sup>2</sup>  
 DESIGN WIND SPEED: TBC  
 SOIL CLASSIFICATION: TBC  
 CLIMATE ZONE: 7  
 ALPINE AREA: NO  
 CORROSIVE ENVIRONMENT: HIGH  
 BAL RATING: N/A  
 OTHER KNOWN HAZARDS: AIRPORT OBSTACLE LIMITATION  
 AREA, WATERWAY AND COASTAL PROTECTION AREA,  
 PRIORITY VEGETATION AREA, FLOOD-PRONE AREAS

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 p(h) +03 6228 4575

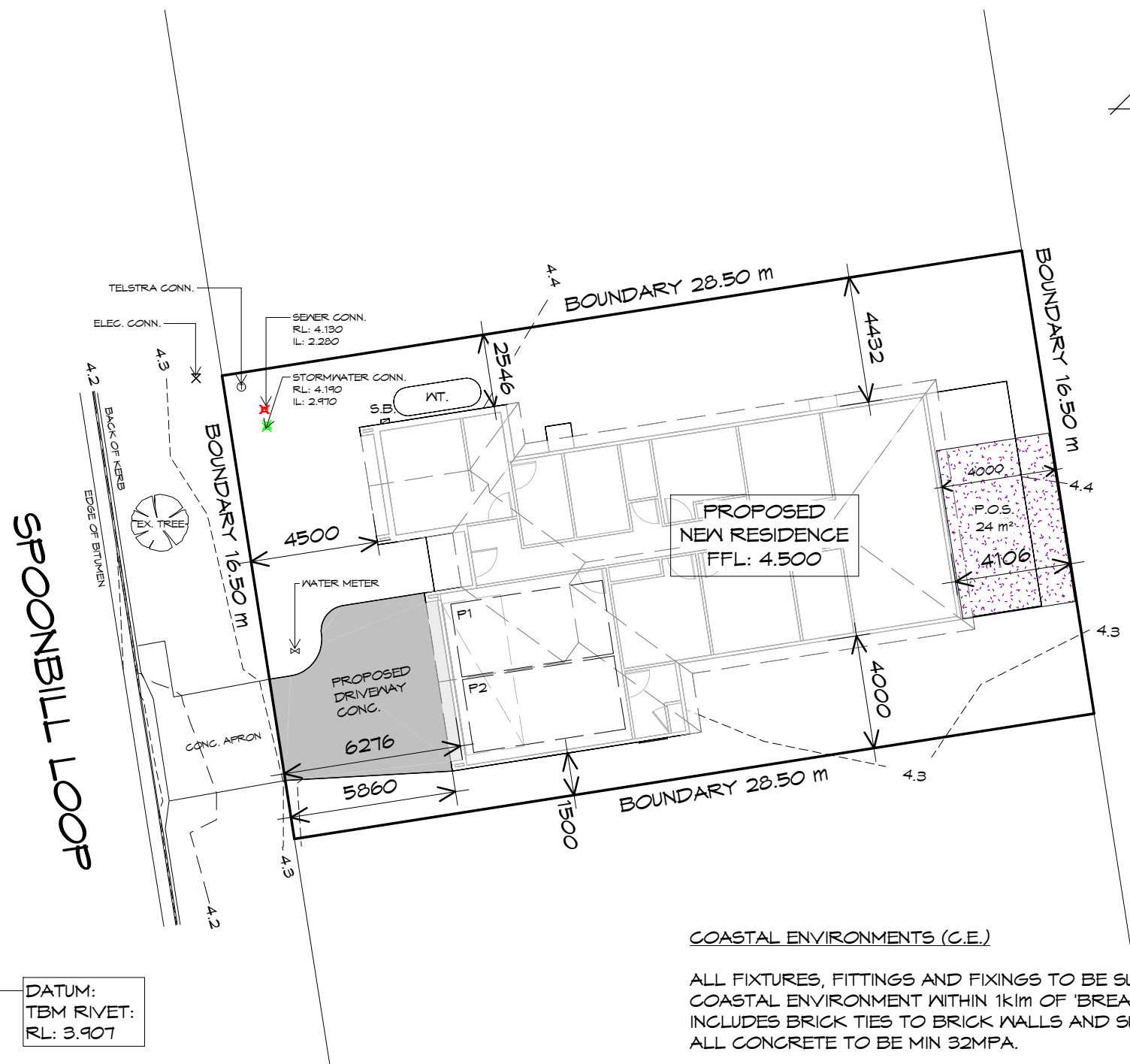
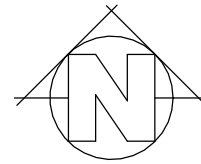


info@primedesigntas.com.au  
 Accredited Building Practitioner: Frank Geskus -No CC246A

primedesigntas.com.au  
 Frank Geskus -No CC246A

REV. DATE DESCRIPTION

FEBRUARY 2026  
 PLANNING



SPOONBILL LOOP

## SITE PLAN

1 : 200

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

### 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
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

### SURVEYOR'S NOTES:

WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.

THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY EXISTING TITLE DIMENSIONS AND OCCUPATION (WHERE AVAILABLE) ONLY AND NOT BY FIELD SURVEY, AND AS A RESULT ARE CONSIDERED APPROXIMATE ONLY. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY. OR TO PRESCRIBED SET-BACKS, WITHOUT FURTHER SURVEY.

PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS.

ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.

DATUM - VERTICAL : AHD PER SPM5074 WITH REPUTED AHD LEVEL OF 2.778 FROM SURCOM ON 13/01/2026

AT THE TIME OF THIS SURVEY, CT.186811/35 WAS OWNED BY FORCETT STREET PTY LTD  
DATE OF SURVEY : 13/01/2026

**DRIVENWAY GRADIENT**  
MAXIMUM GRADIENT 1:4 (25%)  
TO AS 2890

**CAR PARKING GRADIENT**  
PARALLEL TO PARKING ANGLE 1:20 (5%)  
CROSSFALL 1:16 (6.25%)

### COASTAL ENVIRONMENTS (C.E.)

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1KIM OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS. ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.

### SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12M OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 3.4M

### SITE COVERAGE

BUILDING FOOTPRINT 176.39 /SITE AREA 470m<sup>2</sup> = 0.375  
TOTAL SITE COVERAGE 37.53%

### PRIVATE OPEN SPACE

24m<sup>2</sup> MINIMUM,  
WITH A MINIMUM DIMENSION OF 4M  
GRADIENT NO STEEPER THAN 1:10

**Sorell Council**  
Development Application: 5.2026.95.1 -  
Development Application - 54 Spoonbill Loop,  
Sorell - P1.pdf  
Plans Reference: P1  
Date Received: 26/03/2026

**Prime Design**

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Client name:  
SJM PROPERTY DEVELOPMENTS

**PLANNING**  
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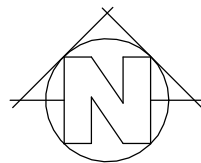
Project:  
PROPOSED NEW RESIDENCE  
LOT 35, 54 SPOONBILL LOOP,  
SORELL

Drawing:  
SITE PLAN

Date: 06.02.2026  
Drafted by: M.C  
Approved by: J.B

Project/Drawing no: PD26034 - 01  
Scale: 1 : 200  
Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A  
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### LEGEND

- GP 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- STORMWATER LINE
- G.T. 150W GRATED TRENCH

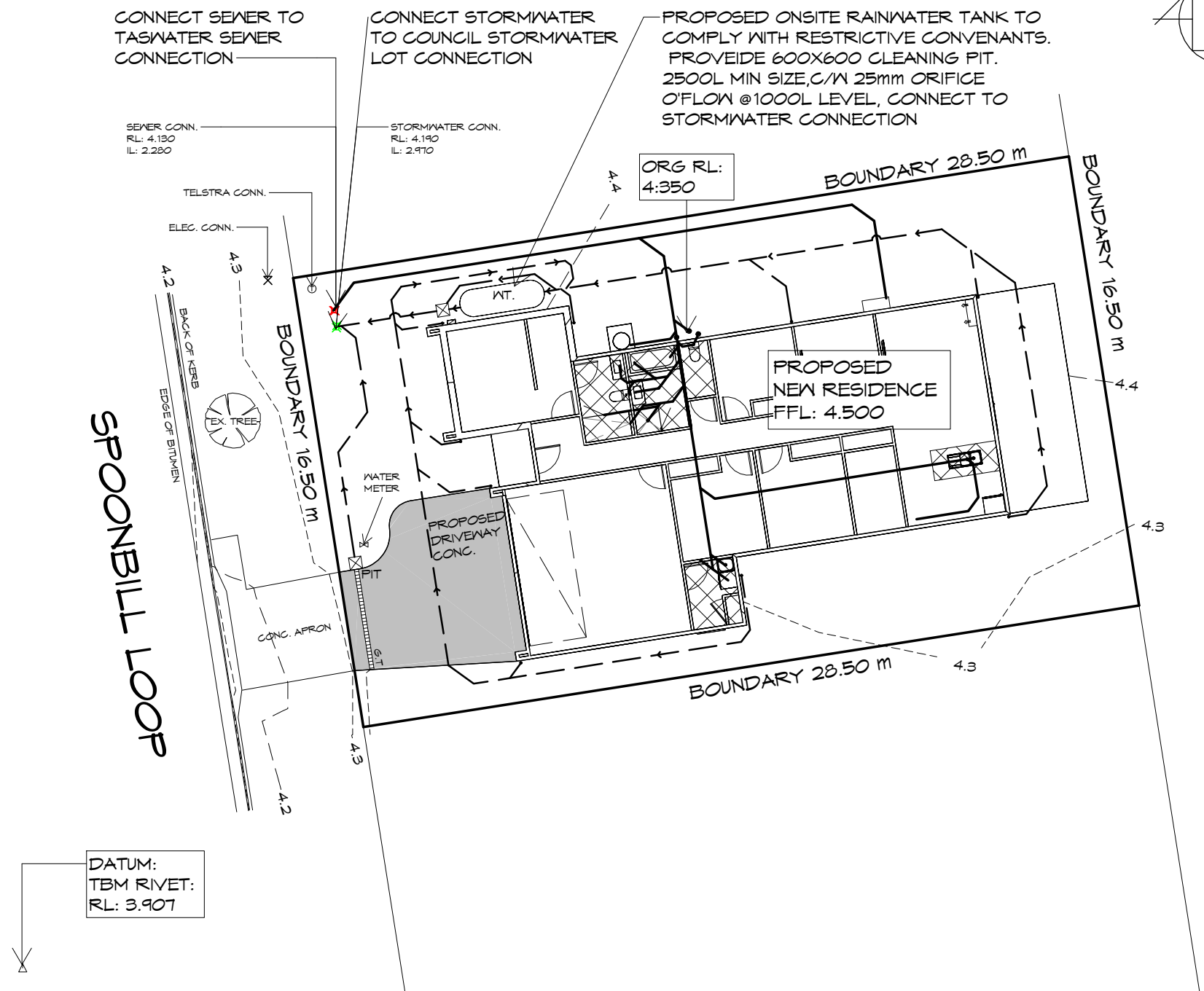
**PLUMBING NOTES:**  
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.  
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

- 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

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



## SITE DRAINAGE PLAN

1 : 200



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Project:  
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 LOT 35, 54 SPOONBILL LOOP,  
 SORELL

Drawing:  
 SITE DRAINAGE PLAN

**Sorell Council**  
 Development Application: 5.2026.95.1 -  
 Development Application - 54 Spoonbill Loop,  
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Date: 06.02.2026  
 Drafted by: M.C  
 Approved by: J.B

Project/Drawing no: PD26034 - 02  
 Scale: As indicated  
 Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A  
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## 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.

PROPOSED NEW RESIDENCE,  
LOT 34, 54 SPOONBILL LOOP

**Sorell Council**  
Development Application: 5.2026.95.1 -  
Development Application - 54 Spoonbill Loop,  
Sorell - P1.pdf  
Plans Reference: P1  
Date Received: 26/03/2026



REV.	DATE	DESCRIPTION

Client name:  
SJM PROPERTY DEVELOPMENTS

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Project:  
PROPOSED NEW RESIDENCE  
LOT 35, 54 SPOONBILL LOOP,  
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Drawing:  
LOCALITY PLAN



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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	TO COMPLY WITH LHDS, REFER TO PLAN
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	920	EXTERNAL HALF GLASS	
7	820	CAVITY SLIDING DOOR	
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	
10	870	INTERNAL TIMBER DOOR	
11	870	INTERNAL TIMBER DOOR	
12	720	2/720 CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	1800	910	AWNING WINDOW	
W3	900	910	AWNING WINDOW	OPAQUE
W4	900	1210	AWNING WINDOW	OPAQUE
W5	900	610	AWNING WINDOW	OPAQUE
W6	1800	1810	AWNING WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	1800	1810	AWNING WINDOW	
W9	1800	1210	AWNING WINDOW	
W10	2100	2110	SLIDING DOOR	
W11	1200	1510	AWNING WINDOW	
W12	1800	1810	AWNING WINDOW	
W13	1800	910	AWNING WINDOW	
W14	600	1810	AWNING WINDOW	HIGHLIGHT
W15	1800	610	AWNING WINDOW	SIDELIGHT

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE  
WITH FLY SCREENS  
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE  
PRIOR TO ORDERING

WINDOW SPECIFICATION - BRADNAMS:		
DOUBLED GLAZED CLEAR, AWNING:	U=4.24	SHGC=0.56
DOUBLED GLAZED CLEAR, HINGED DOOR:	U=4.35	SHGC=0.55
DOUBLED GLAZED CLEAR, SLIDING DOOR:	U=3.84	SHGC=0.65



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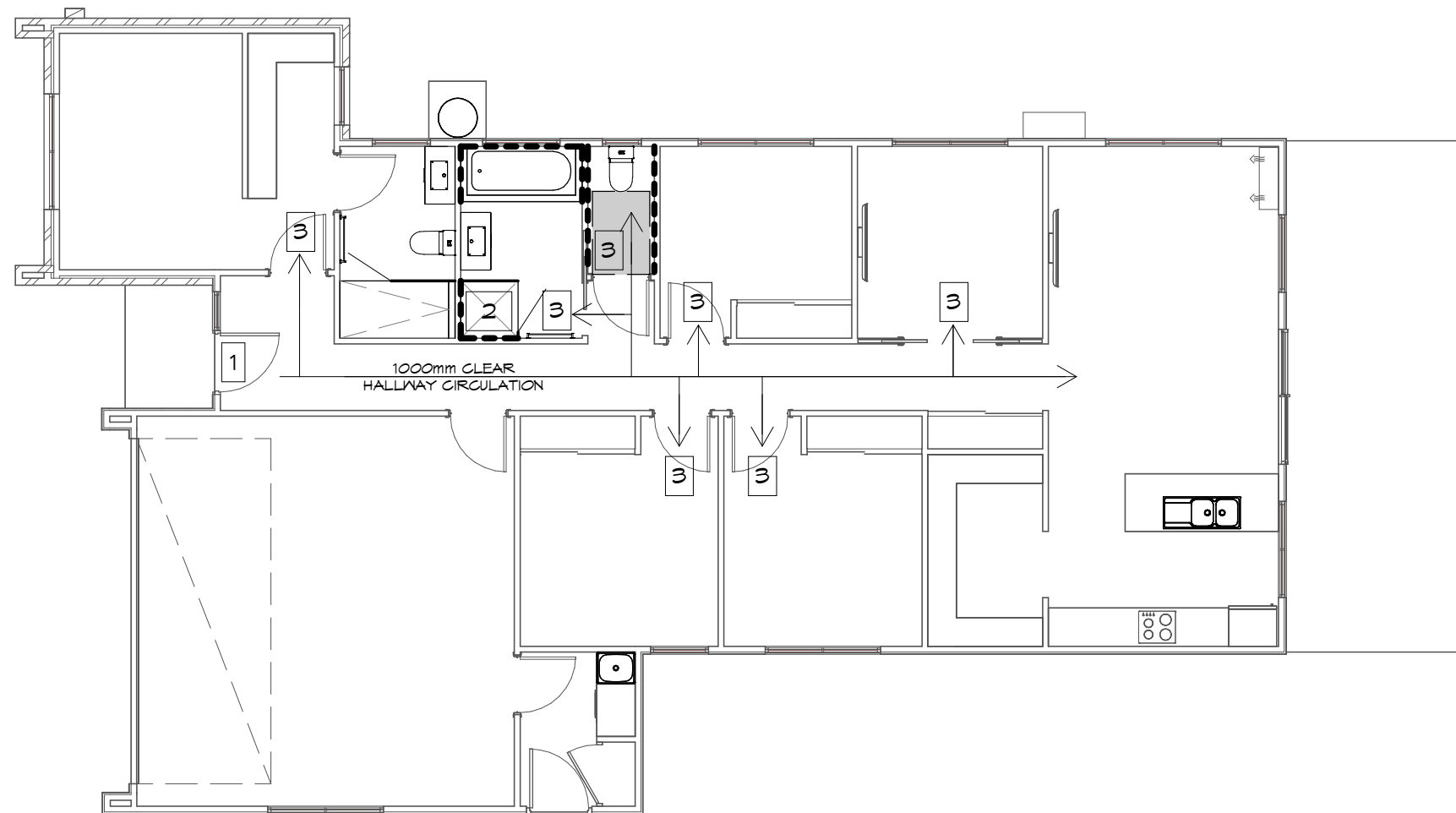
Project:  
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LOT 35, 54 SPOONBILL LOOP,  
SORELL

Drawing:  
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
06.02.2026	M.C	J.B

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PD26034 - 05		03

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### LEGEND

- 1 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY
  - 2 CURBLESS SHOWER
  - 3 A DOOR AS REQUIRED FOR LHDS PART 3 MIN 820 CLEAR OPENING WIDTH TO INTERNAL DOORWAYS
- NOTE: THRESHOLDS OF AN INTERNAL DOORWAY SUBJECT TO PART 3, TO BE;
- LEVEL OR;
  - HAVE A HEIGHT OF NOT MORE THAN 5mm IF LIP IS ROUNDED OR BEVELLED OR;
  - RAMPED THRESHOLD IN ACCORDANCE WITH ABCB PART H8, & LHDS PART 3.2
- LINE WALL WITH MIN 12mm STRUCTURAL PLYWOOD BEHIND PLASTER
  - 900x1200 W/C CIRCULATION
  - ← 1000 CLEAR HALLWAY CIRCULATION

### LHDS PLAN

1 : 100

TO COMPLY WITH ABCB HOUSING PROVISIONS PART H8 & ABCB STANDARD FOR LIVABLE HOUSING DESIGN:

- PART 2.1, PART 3
- PART 4, PART 5, AND:
- PART 6.

IN ACCORDANCE WITH CBOS DIRECTORS DETERMINATION 2024

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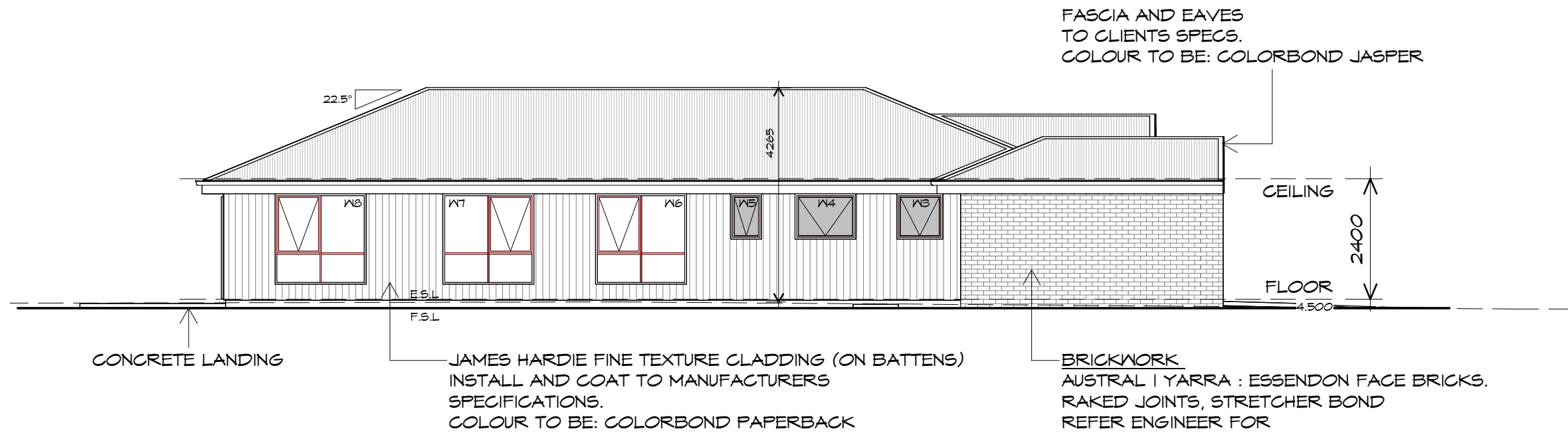
Project:  
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LOT 35, 54 SPOONBILL LOOP,  
SORELL

Drawing:  
LIVABLE HOUSING DESIGN

Date: 06.02.2026  
 Drafted by: M.C  
 Approved by: J.B

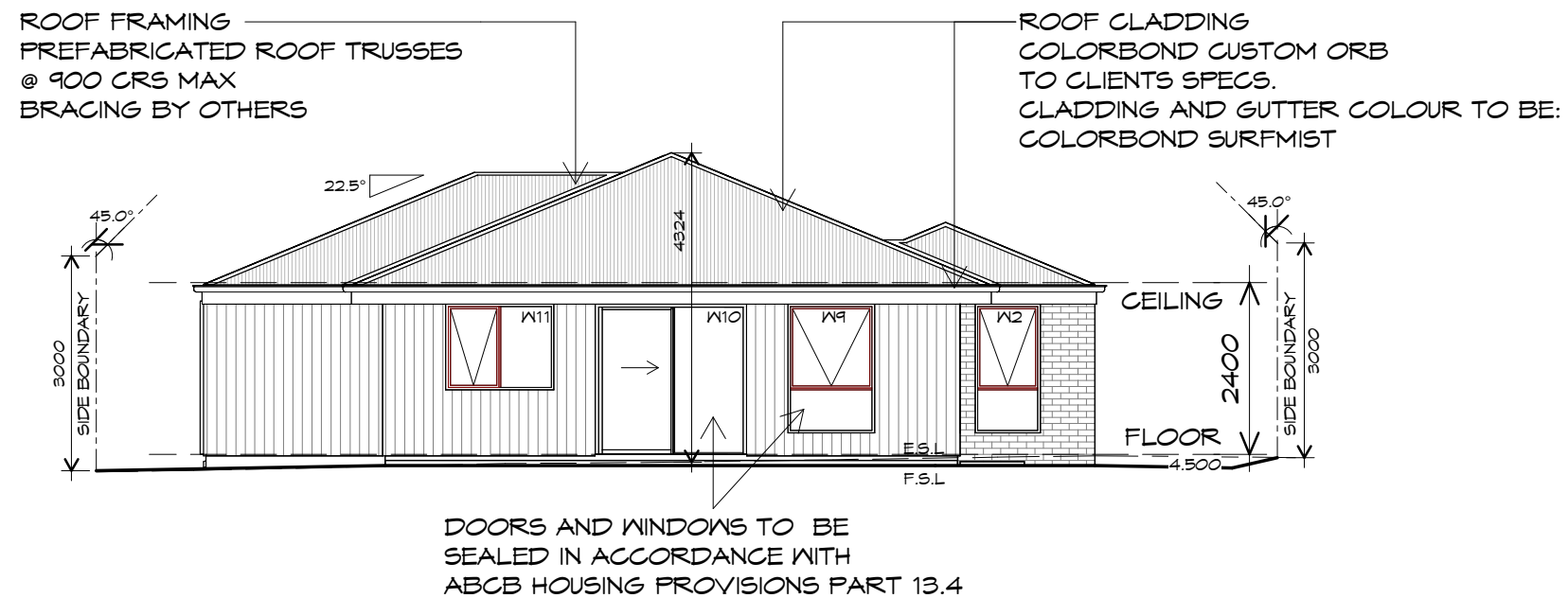
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## NORTHERN ELEVATION

1 : 100



## EASTERN ELEVATION

1 : 100

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 LOT 35, 54 SPOONBILL LOOP,  
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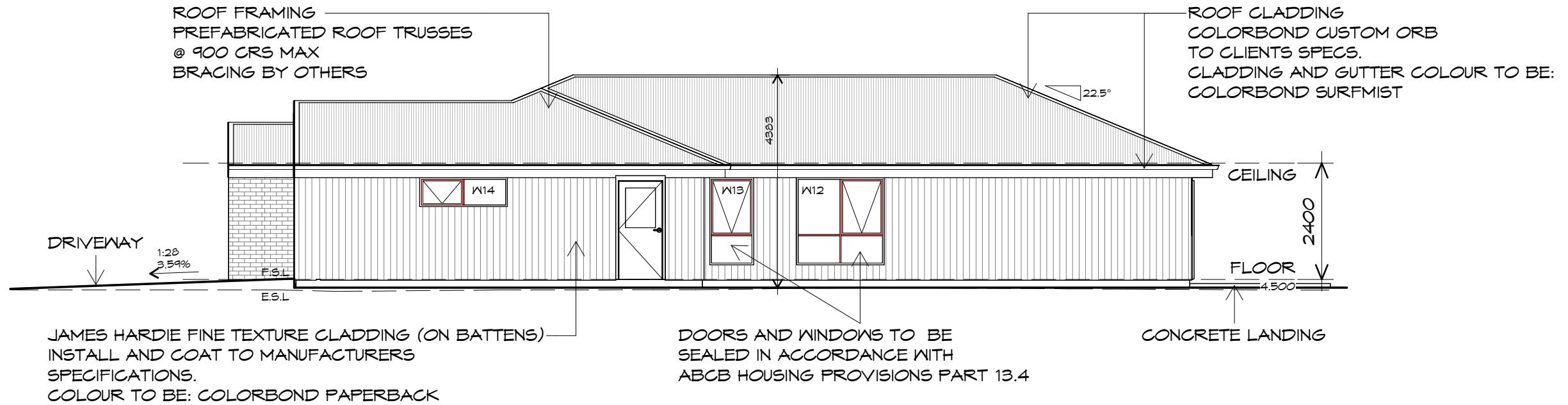
Drawing:  
 ELEVATIONS

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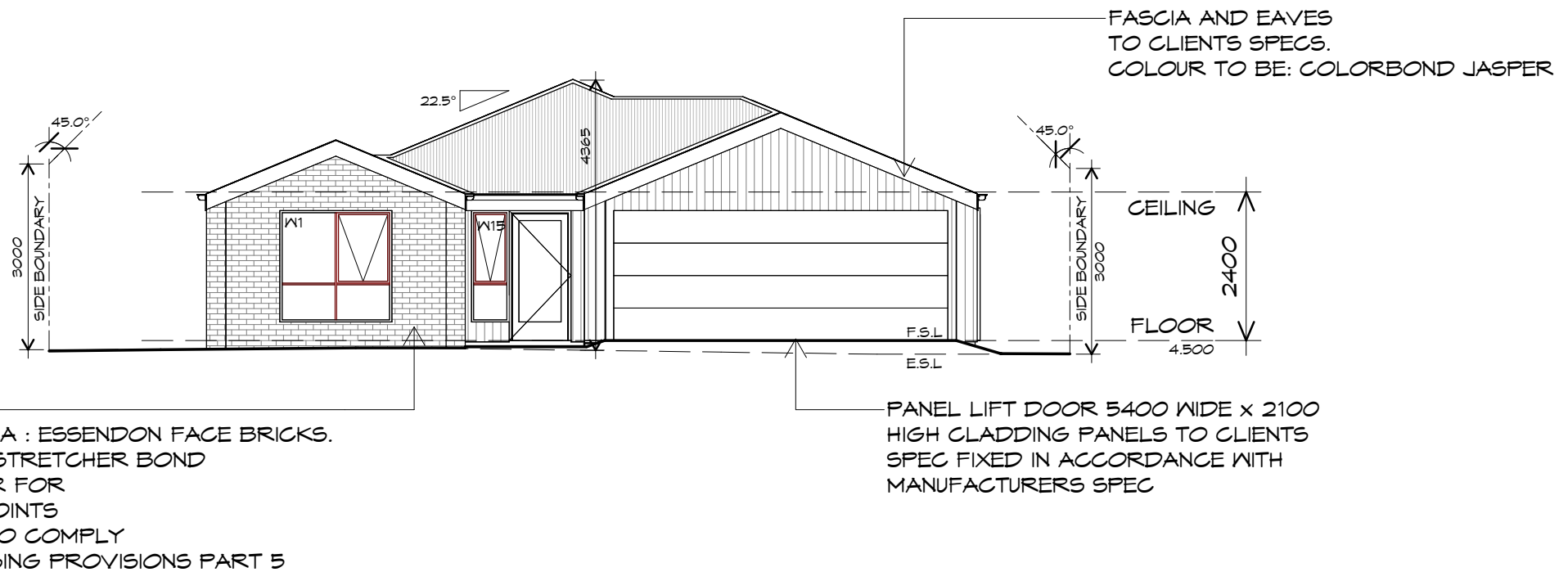
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**SOUTHERN ELEVATION**  
 1 : 100



**WESTERN ELEVATION**  
 1 : 100

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 LOT 35, 54 SPOONBILL LOOP,  
 SORELL

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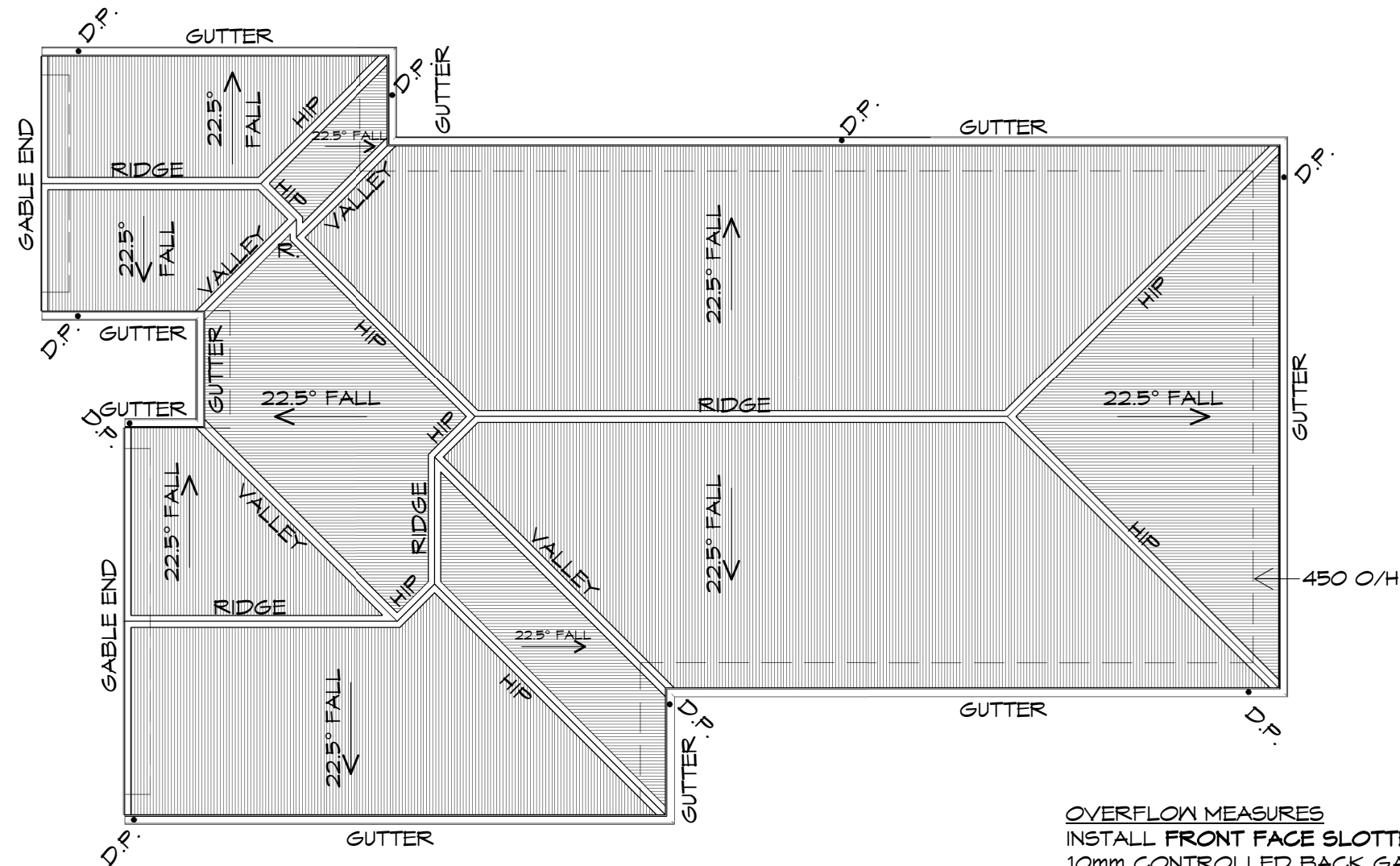
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STEEL CORROSION PROTECTION IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 6.3.9 TABLE 6.3.9a: MINIMUM PROTECTIVE COATINGS FOR STRUCTURAL STEEL MEMBERS				
ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING		
		OPTION 1	OPTION 2	OPTION 3
HIGH (MILD STEEL CORROSION RATE 50 TO 80 MM/YEAR)	TYPICALLY MORE THAN 200 M FROM BREAKING SURF OR AGGRESSIVE INDUSTRIAL AREAS OR WITHIN 50 M FROM SHELTERED BAYS	HDG450	HDG150 (5 years) 4D (10-15 years) or HDG300 (10 years) 2D (5-10 years)	ACC6, IZS3, PUR5

TABLE NOTES:  
HOT DIP GALVANISING AND DUPLEX SYSTEMS MUST BE IN ACCORDANCE WITH AS 2312.2. PAINT SYSTEMS MUST BE IN ACCORDANCE WITH AS 2312.1.



## ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD  
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,  
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

**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

**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 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

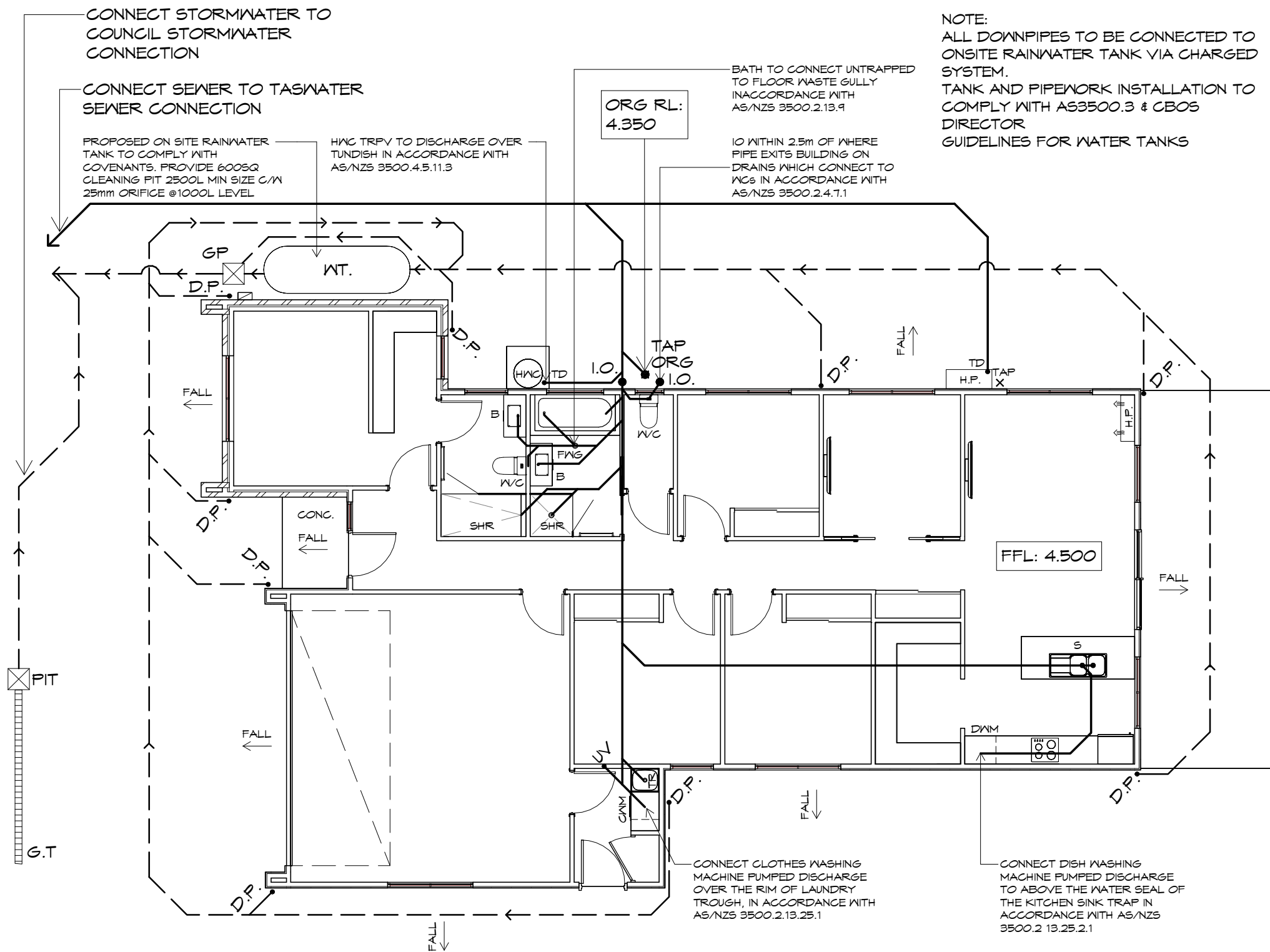
UNLESS FIXED TO METAL FASCIA  
EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

**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





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

**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 3500.2025 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.  
 • DRAINS SHOULD BE LOCATED EXTERNAL TO THE BUILDING WHEREVER PRACTICABLE  
 • SANITARY DRAINAGE ON SITES CLASSIFIES M, H1, H2 AND E SHOULD BE PROTECTED FROM GROUND MOVEMENT IN ACCORDANCE AS3500.2 APPENDIX G

**LEGEND OF DIAMETERS**  
 B BASIN (DN40)  
 CWM CLOTHES WASHING MACHINE (DN40)  
 DP DOWNPIPE (DN90)  
 DWM DISH WASHING MACHINE  
 FNG FLOOR WASTE GULLY (DN90)  
 HWC HOT WATER CYLINDER  
 ORG OVERFLOW RELIEF GULLY (DN100) + TAP OVER  
 S SINK (DN50)  
 SHR SHOWER (DN50)  
 TD TUNDISH FOR HWC TPRV OR A/C CONDENSATE (DN50)  
 TR TROUGH (LAUNDRY) (DN40)  
 UV UPSTREAM VENT (DN50)  
 WC WATER CLOSET PAN (DN100)

**PIPES:**  
 SEWER DN100 uPVC SN6 (DWV) MIN 1:60 FALL  
 STORMWATER DN100 uPVC SN6 (DWV) MIN 1:100 FALL

**AG DRAIN** SLOTTED DN100 HDPE C/M GEOFAB SOCK WITH A UNIFORM FALL OF NOT LESS THAN 1:300 AS PER ABCB HOUSING PROVISIONS SECTION 3.3.4(a)

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2025.  
 MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2025.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2025

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3

# PLUMBING PLAN

1 : 100

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

NOTE: PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.

**FLOOR WASTE**  
 WHERE A FLOOR WASTE IS INSTALLED—  
 • THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND  
 • THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50, TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

FINAL PITS LOCATION AND NUMBER TO BE CONFIRMED ON SITE TO ENSURE SURFACE WATER IS REMOVED FROM AROUND HOUSE.

GP GRATED PIT - 450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY/BATTERS

READ IN CONJUNCTION WITH SITE DRAINAGE PLAN



REV. DATE DESCRIPTION

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**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
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 SORELL

Drawing:  
 PLUMBING PLAN

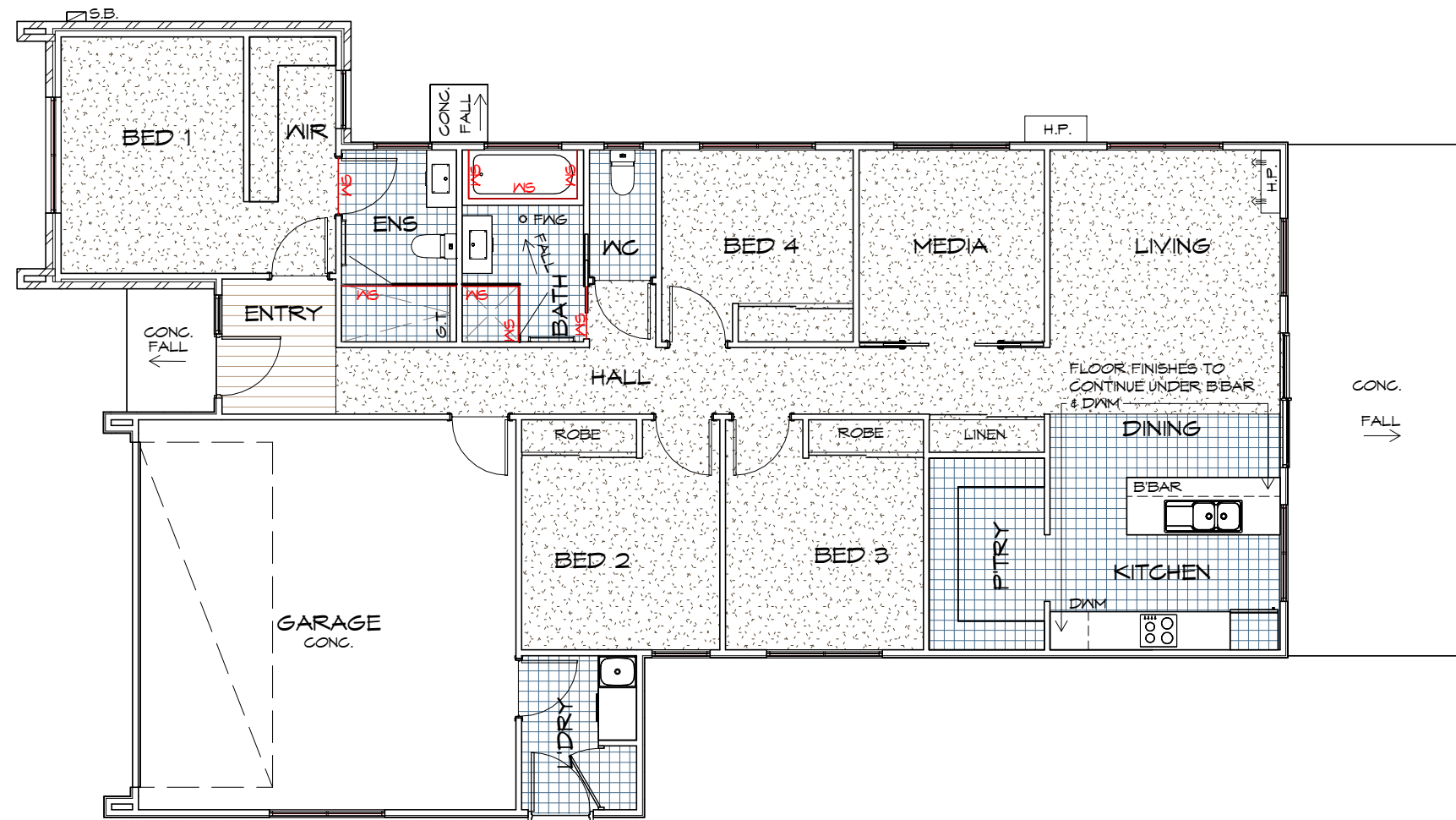


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 Scale: 1 : 100  
 Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A  
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**LEGEND**

-  CARPET
-  TILES
-  TIMBER OVERLAY
-  WS WATERSTOP
-  G.T. GRATED TRENCH
-  FWG FLOOR WASTE

**IMPORTANT NOTE:**

- REFER TO WATERPROOFING DETAILS ON BDXX
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

**FLOOR FINISHES PLAN**

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**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

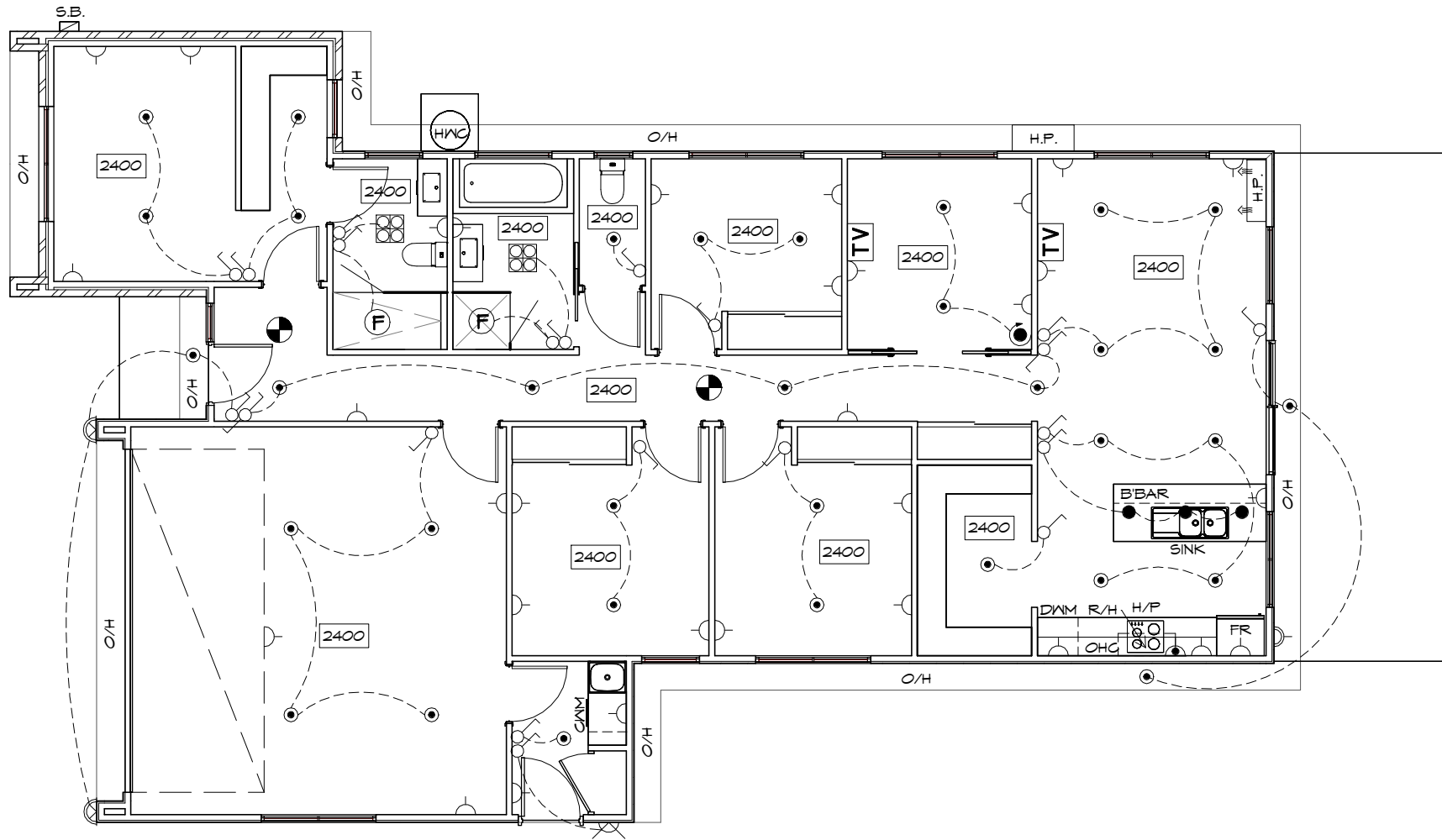
Project:  
PROPOSED NEW RESIDENCE  
LOT 35, 54 SPOONBILL LOOP,  
SORELL

Drawing:  
FLOOR FINISHES PLAN

Date: 06.02.2026	Drafted by: M.C	Approved by: J.B
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Project/Drawing no: PD26034 - 11	Scale: 1 : 100	Revision: 03
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Accredited building practitioner: Frank Geskus - No CC246A  
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## ELECTRICAL INDEX

### LIGHTING

- ☒ FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/M DAMPER, EXHAUST TO OUTSIDE\*
- L.E.D. - SEALED DOWN LIGHT \*
- ⊗ SECURITY LIGHT
- ☒ WEATHERPROOF WALL LIGHT
- HANGING PENDANT LIGHT

\*INSTALL AS PER MANUFACTURERS SPECIFICATION

### SWITCH TYPE

- ⊗ ONE-WAY SWITCH
- ⊗ TWO-WAY SWITCH
- DIMMER SWITCH

### WALL OUTLETS

- ⊗ GENERAL PURPOSE OUTLET (DOUBLE)
- ⊗ WEATHERPROOF GENERAL PURPOSE OUTLET (DOUBLE)
- ⊗ HOTPLATE SAFETY CUT-OFF
- TV T.V. OUTLET

NOTE:  
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

### OTHER

- 240V SMOKE ALARM
- ☒ SWITCH BOX
- ⊗ EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- R/H RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER

### CEILING

- XXXX DENOTES CEILING HEIGHT
- O/H ROOF OVERHANG/EAVES

### HEATING

- H.P. ☒ HEAT PUMP
- H.P. ☒ HEAT PUMP, OUTDOOR UNIT

## ELECTRICAL/REFLECTED CEILING PLAN

1 : 100

### ARTIFICIAL LIGHTING

RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:

- 5W/m<sup>2</sup> FOR CLASS 1 BUILDING
- 4W/m<sup>2</sup> FOR VERANDAHS & BALCONIES
- 3W/m<sup>2</sup> FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

### ELECTRICAL

ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

### EXHAUST FANS

EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

### SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

**Sorell Council**  
 Development Application: 5.2026.95.1 -  
 Development Application - 54 Spoonbill Loop,  
 Sorell - P1.pdf  
 Plans Reference: P1  
 Date Received: 26/03/2026

**Prime Design**

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 info@primedesigntas.com.au primedesigntas.com.au

**bdoo**  
 BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA

**SJM**  
 property  
 developments

REV. DATE DESCRIPTION

Client name:  
SJM PROPERTY DEVELOPMENTS

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

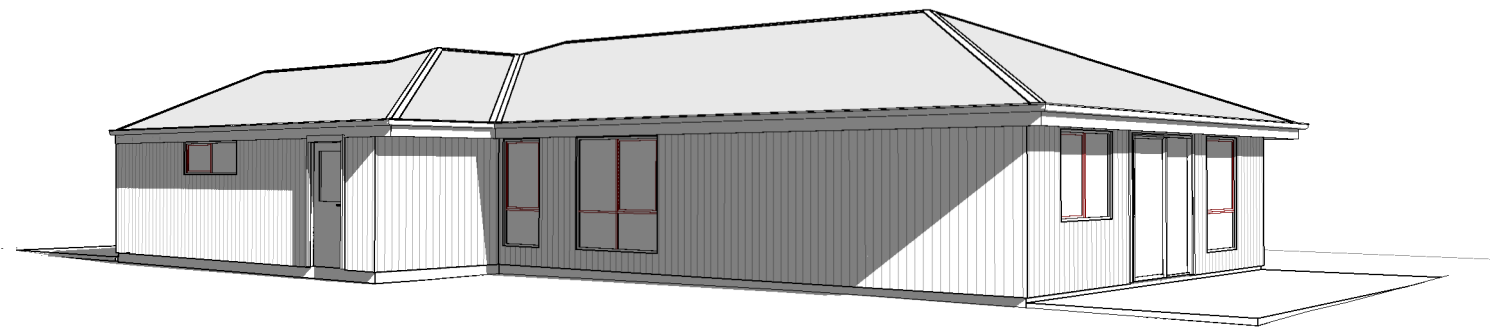
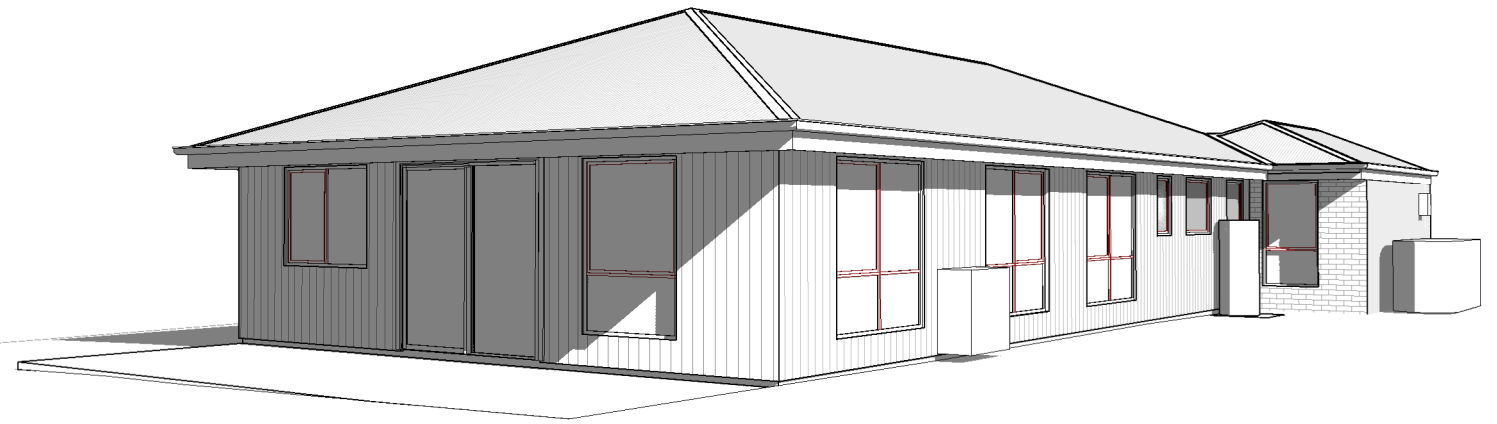
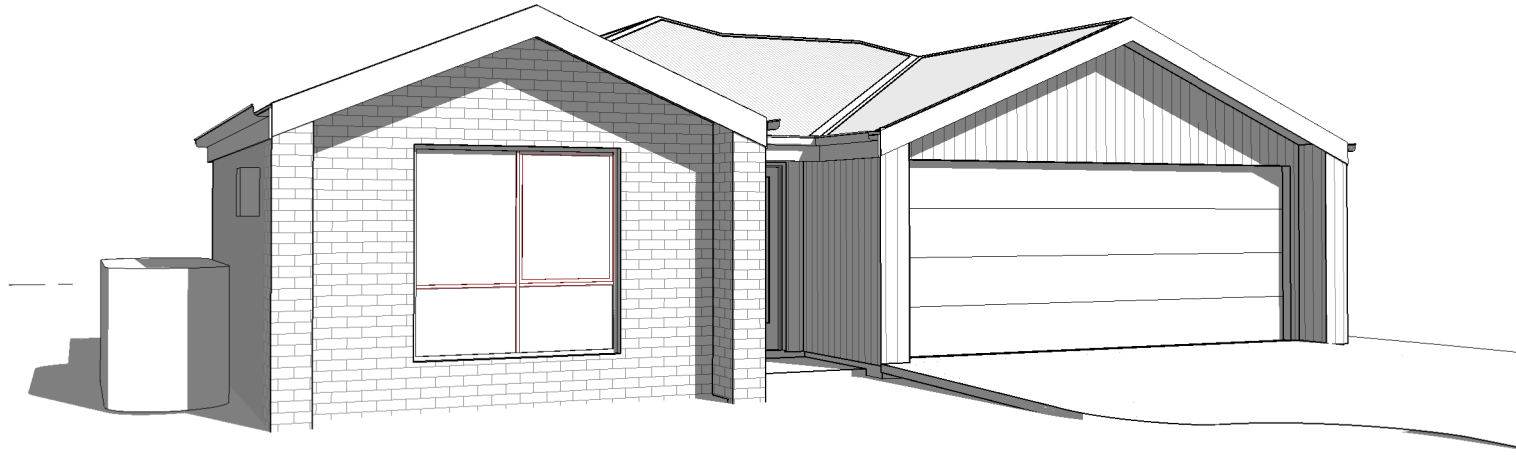
Project:  
PROPOSED NEW RESIDENCE  
LOT 35, 54 SPOONBILL LOOP,  
SORELL

Drawing:  
ELECTRICAL/REFLECTED CEILING PLAN

Date: 06.02.2026  
 Drafted by: M.C  
 Approved by: J.B

Project/Drawing no: PD26034 - 12  
 Scale: 1 : 100  
 Revision: 03

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REV. DATE	DESCRIPTION
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Client name:  
SJM PROPERTY DEVELOPMENTS

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS

Project:  
PROPOSED NEW RESIDENCE  
LOT 35, 54 SPOONBILL LOOP,  
SORELL

Drawing:  
PERSPECTIVES

 **Sorell Council**  
Development Application: 5.2026.95.1 -  
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Date: 06.02.2026	Drafted by: M.C	Approved by: J.B
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Project/Drawing no: PD26034 - 13	Scale:	Revision: 03
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