NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
21 TERRY STREET, CARLTON

PROPOSED DEVELOPMENT:
OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 16th June 2026.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Tuesday 16th June 2026.**

APPLICATION NO: **5.2026-108.1**
DATE: **29 MAY 2026**

21 Terry Street, Carlton

28-May-2026

Annotations
Polygon5

Surrounding Properties for PID: 2281184
Property

Roads
DSG Roads
Council Roads

Property
Property
Titles

Transport
Capital Works 2026
Footpath
Recon
Reseal
Resheet

Roads

SORELL COUNCIL

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.

50 m

N

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

Full description of Proposal:	*Use:* Domestic Residential *Development:* Demolition of existing outbuilding. Construction of new outbuilding. *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 30 000

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

Location of proposed works:	Street address: 21 Terry Street Suburb: Carlton Postcode: 7173 Certificate of Title(s) Volume: 59804 Folio: 4

Current Use of Site	Low density residential

Current Owner/s:	Name(s) J Burchill & A Burns

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		

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

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

Applicant Signature:	Signature: DWhite ..... Date: 08/04/2026 .....

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Sorell Council
Development Application: 5.2026.108.1 - Development Application 21 Terry Streetr, Carlton P1.pdf
Plans Reference:P1
Date Received:8/04/2026

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59804	4
EDITION	DATE OF ISSUE
8	13-Feb-2025

SEARCH DATE : 11-Feb-2026
SEARCH TIME : 04.13 pm

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 4 on Diagram 59804 (formerly being 519-22D)
Derivation : Part of lot 17409 Gtd. to W.N. Holmes.
Prior CT 2383/61

SCHEDULE 1

M939282 TRANSFER to JOHN EDWARD BURCHILL and ANNABEL JANE BURNS Registered 25-Feb-2022 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A289044 FENCING PROVISION in Transfer
E403883 MORTGAGE to Commonwealth Bank of Australia Registered 13-Feb-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DIAGRAM FROM ACT SURVEY

REGISTERED NUMBER 59804

519/22

P/I   PP/II

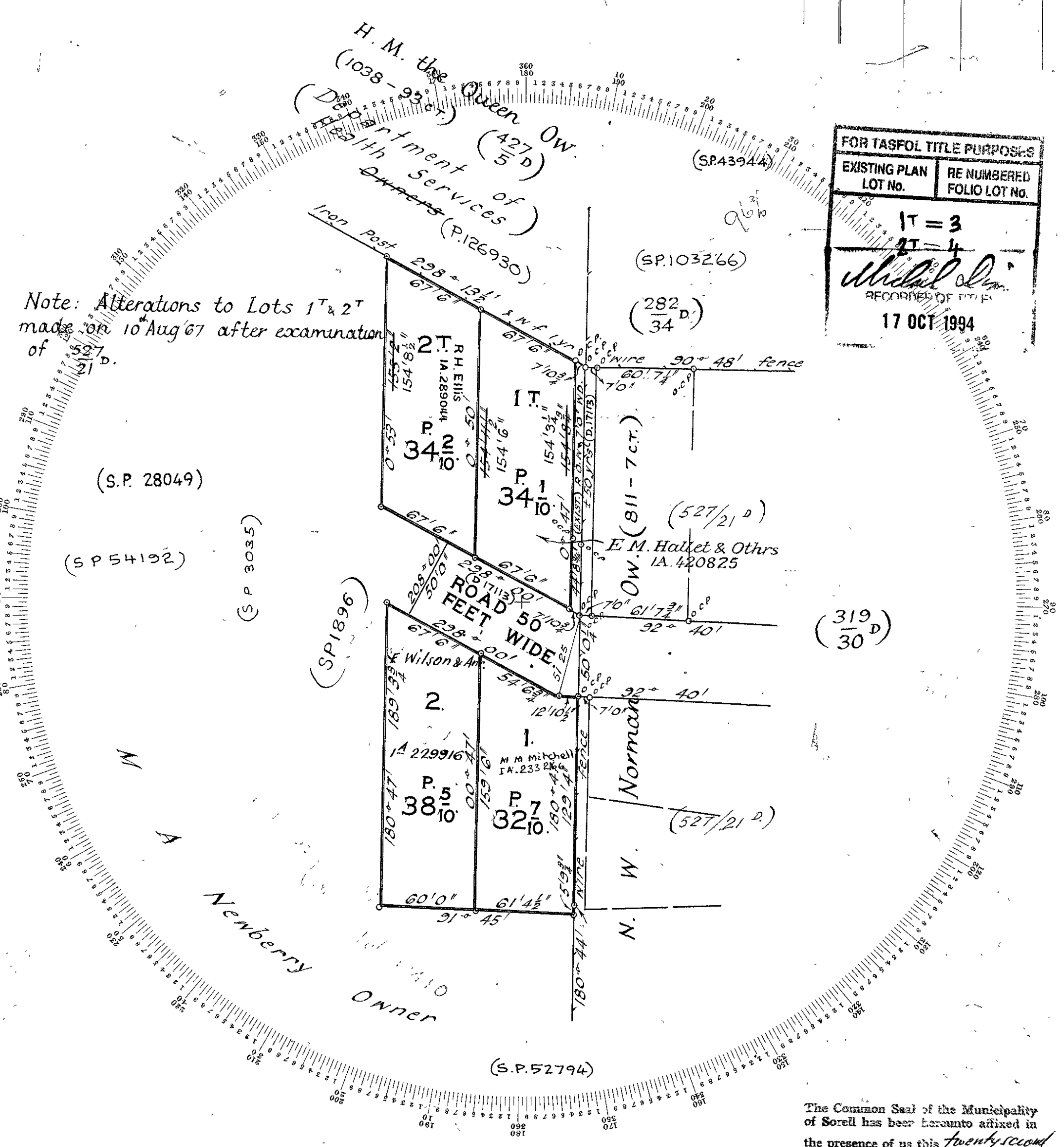
COUNTY OF PEMBROKE.
PARISH OF FORCETT

No. OF APPLICATION Part of 150 · 1 · 16 W.H. Holmes. Pur. M. A. Newberry Own

Scale 60 feet to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE	FROM



FOR TASFOL TITLE PURPOSES

EXISTING PLAN LOT No.	RE NUMBERED FOLIO LOT No.
1T	3
2T	4

RECORDER OF TITLES
17 OCT 1994

The Common Seal of the Municipality of Sorell has been hereunto affixed in the presence of us this twenty second day of May one thousand nine hundred and sixty three in pursuance of authorisation given at a meeting of the Council held on the Fifteenth day of May 1963

Warden
Councillor
Council Clerk

To be filled in by Surveyor
- Date of Instructions
- Survey commenced
- Survey finished 7·3·63
- Error of close 1 in See Calcs

Office Examination
- Plot Checked
- Computations Checked
- Boundaries Checked 24.5 66
- Entered on Diagrams
- Entered on General Plan
- State Permanent Marks
- Finally examined

May be acted upon
Acted upon

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
I, David Alan Parkes of Rosny Pt.			

Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2 dated 3rd July, 1946.

Dated this 14th day of March 1963

Authorised Surveyor.

59 Molle Street, Hobart TAS 7000
Phone: 0400 498 006
ABN: 66 670 496 214

admin@areteengineering.com.au
www.areteengineering.com.au

STORMWATER MANAGEMENT REPORT

21 TERRY STREET, CARLTON TASMANIA 7173

DOCUMENT DETAILS

Prepared For	Prepared By	Date	Arete Project Number
J. Burchill & A. Burns	B. Elmore	06/05/2026	2026-C01-PR24

DOCUMENT HISTORY

Revision	Date	Description	Prepared By	Reviewed By
D1	06/05/2026	Development Approval	B. Elmore	D. Morley

TABLE OF CONTENTS

1 SCOPE OF REPORT

Arete Engineering have been engaged to provide a stormwater management report for a proposed outbuilding at 21 Terry Street, Carlton. The roofed areas of the proposed outbuilding and the existing dwelling are to connect to proposed rainwater storage tanks. An on-site stormwater infiltration trench is proposed to dispose of overflow from the rainwater tank.

Calculations were undertaken to determine the required size of the onsite stormwater infiltration trench to provide adequate infiltration area and temporary storage volume for the critical 5% AEP storm event.

2 STORMWATER INFILTRATION CALCULATIONS

2.1 INPUTS

2.1.1 RAINFALL DATA

Rainfall data for the subject site was sourced from the Bureau of Meteorology Design Rainfalls website (http://www.bom.gov.au/water/designRainfalls/revised-ifd/?multipoint).

Table 2.1: Rainfall IFD Data

Storm Duration (min.)	5% AEP Rainfall Depth (mm/hr)	Storm Duration (min.)	5% AEP Rainfall Depth (mm/hr)
5	87.2	270	9.98
10	65.7	360	8.62
15	53.4	540	7.03
20	45.4	720	6.06
25	39.8	1080	4.87
30	35.7	1440	4.11
45	27.8	1800	3.56
60	23.3	2160	3.15
90	18.3	2880	2.55
120	15.5	4320	1.83
180	12.3		

2.1.2 CATCHMENT DATA

The infiltration trench is proposed to receive the piped overflow from a rainwater storage tank connected to the roof area of the proposed buildings. The rainwater storage tank was assumed to be full for the purposes of the infiltration trench calculations, therefore all flows from the roofed area were assumed to be directed to the infiltration trench via the tank overflow pipe.

A summary of the catchments contributing flows to the infiltration trench is given in Table 2.2.

Table 2.2: Site Catchment Data

Catchment	Area (m^2)	Runoff Coefficient *C*
Proposed Outbuilding Roof	36	1.0
Existing Dwelling Roof	167	1.0
Total	203	1.0

2.1.3 SOIL CHARACTERISTICS

Site soil testing was not conducted for this site, however, prior soil reports conducted for nearby sites consistently find soil profiles consisting of sand to a minimum depth of 2 m. Sand was therefore assumed for this site.

A point hydraulic conductivity of 180 mm/hr was assumed based on the site soil class.

Appendix 5 of *Southern Beaches On-Site Wastewater and Stormwater Strategy V9* estimates that the seasonally high water table for the site is at a greater depth than 2.0 m.

2.1.4 MATERIAL POROSITY

A porosity value of 0.35 was assumed for a gravel-filled infiltration trench.

3 CALCULATIONS

3.1 INFILTRATION TRENCH SIZE

Calculations were performed in accordance with WSUD Procedures for Stormwater Management (Derwent Estuary Program, 2012) and Australian Runoff Quality (Engineers Australia, 2006). The required infiltration area and temporary storage volume were calculated for storm durations between 5 minutes and 72 hours.

The calculations determined that a gravel-filled infiltration trench of 3 m wide, 4.8 m long and 0.6 m deep has sufficient infiltration area and temporary storage volume to infiltrate flows from the critical 5% AEP storm.

A copy of the calculation spreadsheet results is included in Appendix A of this report.

3.2 EMPTYING TIME

As described in Chapter 10 of WSUD Procedures for Stormwater Management (Derwent Estuary Program, 2012), the trench emptying time was computed as the ratio of the volume of water in temporary storage (dimension of storage x porosity) to the infiltration rate (hydraulic conductivity x infiltration area). The maximum emptying time was calculated to be 1.80 hours. The infiltration trench therefore complies with the maximum recommended emptying time of 2.5 days given in Table 11.2 of Australian Runoff Quality (Engineers Australia, 2006).

3.3 INFILTRATION TRENCH LOCATION

The distance from any part of the infiltration trench to building footings and boundaries must be at least one metre as per Section 11.3.1 of Australian Runoff Quality (Engineers Australia, 2006). A location for the infiltration trench is nominated in Appendix C of this report.

4 RESPONSE TO STORMWATER MANAGEMENT POLICY

SOR-S2.7.2 Stormwater Management	
Objective: That development provides for adequate on-site stormwater management.	
Performance Criteria	
P1 Performance Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:	**Response**
(a) topography of the site;	Satisfied – Design considers topography of site.
(b) the size and shape of the site;	Satisfied – Refer to Appendix C for siting of infiltration trench.
(c) soil conditions;	Satisfied – Infiltration area has been designed taking into account the site soil class.
(d) any existing buildings and any constraints imposed by existing development on the site;	Satisfied – Setbacks provided from existing buildings.
(e) any area of the site covered by impervious surfaces;	Satisfied – There is sufficient pervious area on site for installation of infiltration trench.
(f) any watercourses on the land;	N/A – There are no watercourses on land.
(g) stormwater quality and quantity management targets identified in the *State Stormwater Strategy 2010*; and	Satisfied – No quality or quantity mitigation is required.
(h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.	Satisfied – Adequate vertical separation from seasonal high water table. Proposed infiltration trench is not within inundation, landslip, or coastal erosion code overlays.

5 CONCLUSION

This stormwater management report demonstrates that the proposed on-site stormwater management system will be adequate to dispose of the expected inflows to the system for all 5% AEP storms.

Please address any queries regarding this stormwater management plan to dmorley@areteengineering.com.au or call 0400 498 006.

6 REFERENCES

Derwent Estuary Program, 2012, *Water sensitive urban design : engineering procedures for stormwater management in Tasmania*

Engineers Australia, 2006, *Australian Runoff Quality Australian Runoff Quality: A guide to Water Sensitive Urban Design, Editor-in-Chief, Wong, T.H.F.*

Sorell Council, 2025, *Southern Beaches On-Site Wastewater and Stormwater Strategy V9*

APPENDIX A INFILTRATION TRENCH DIMENSION CALCULATIONS

Calculation of Dimensions for Infiltration Trenches	
Location	21 Terry Street, Carlton TAS 7173
Client	J. Burchill & A. Burns
Job Code	2026-C01-PR24

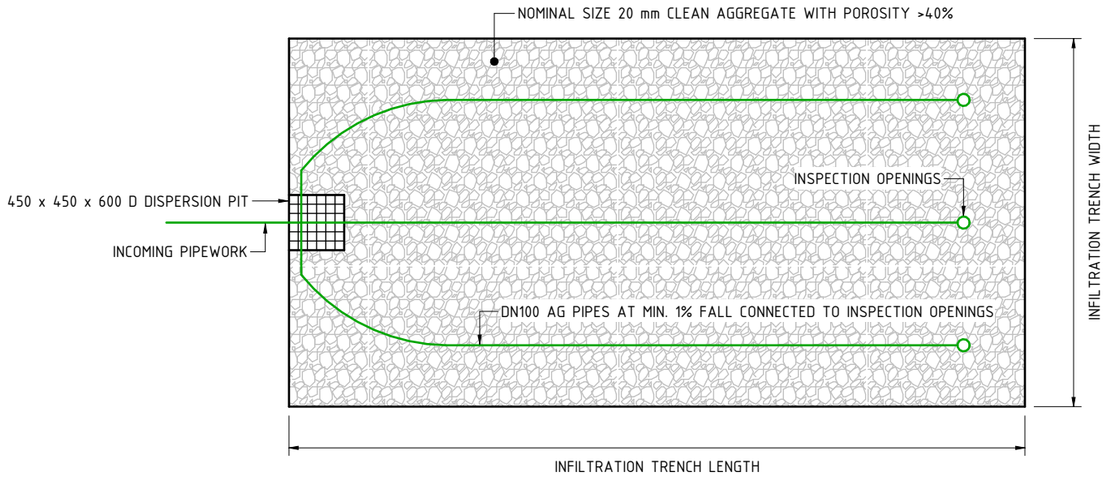
Catchment Area	203	m^2
Runoff Coefficient (Effective *C*)	1	
Soil Saturated Hydraulic Conductivity (K_h)	180	mm/hr
Moderation Factor *(U)*	0.5	
Width of Infiltration Area	3	m
Length of Infiltration Area	4.8	m
Depth of Storage	0.6	m
Porosity	0.35	Gravel
ARI (Average Recurrence Interval)	1:20	

Storage Volume	8.64	m^3
Perimeter of Infiltration Area	15.6	m
Emptying Time	108	minutes
	1.80	hours
	0.07	days
Setbacks	1	m
Total Area (Including Setbacks)	27.2	m^2

Storm Duration	Storm Mean Intensity	Volume In	Volume out	Storage Volume Required	Percentage of Storage Provided	
minutes	mm/hr	m^3	m^3	m^3	%	
5	87.2	1.476	0.143	1.333	227%	**OK**
10	65.7	2.225	0.286	1.938	156%	**OK**
12	53.4	2.170	0.343	1.826	166%	**OK**
18	45.4	2.767	0.515	2.252	134%	**OK**
25	39.8	3.369	0.716	2.654	114%	**OK**
30	35.7	3.626	0.859	2.768	109%	**OK**
45	27.8	4.236	1.288	2.948	103%	**OK**
60	23.3	4.734	1.717	3.016	100%	**OK**
90	18.3	5.577	2.576	3.001	101%	**OK**
120	15.5	6.298	3.434	2.864	106%	**OK**
180	12.3	7.497	5.152	2.345	129%	**OK**
270	9.98	9.124	7.727	1.397	217%	**OK**
360	8.62	10.508	10.303	0.204	1480%	**OK**
540	7.03	12.854	15.455	0.000		**OK**
720	6.06	14.774	20.606	0.000		**OK**
1080	4.87	17.809	30.910	0.000		**OK**
1440	4.11	20.040	41.213	0.000		**OK**
1800	3.56	21.698	51.516	0.000		**OK**
2160	3.15	23.039	61.819	0.000		**OK**
2880	2.55	24.867	82.426	0.000		**OK**
4320	1.83	26.769	123.638	0.000		**OK**
5760	1.41	27.500	164.851	0.000		**OK**
7200	1.14	27.793	206.064	0.000		**OK**
8640	0.956	27.968	247.277	0.000		**OK**
10080	0.72	24.575	288.490	0.000		**OK**

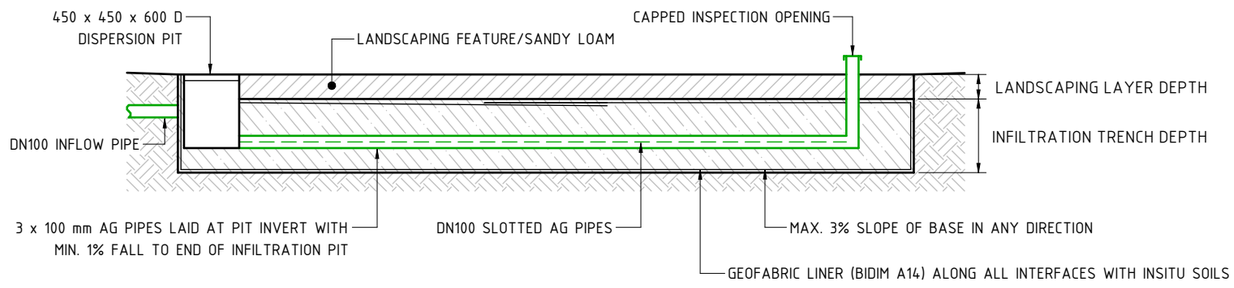
APPENDIX B INFILTRATION TRENCH DETAILS

INFILTRATION TRENCH DESIGN DATA	
DESIGN RAINFALL EVENT	5% AEP (1:20 ARI) UP TO 72 HOURS
TRENCH WIDTH	3 m
TRENCH LENGTH	4.8 m
TRENCH DEPTH	0.6 m (0.8 m INCLUDING LANDSCAPING LAYER)



GRAVEL INFILTRATION TRENCH - PLAN VIEW

1 : 50



GRAVEL INFILTRATION TRENCH - ELEVATION VIEW

1 : 50

ARETE

ARETE ENGINEERING PTY LTD
ADDRESS: 59 MOLLE STREET HOBART TAS 7000
CONTACT: ADMIN@ARETEENGINEERING.COM.AU
WEB: ARETEENGINEERING.COM.AU

CLIENT:
J. BURCHILL & A. BURNS

PROJECT:
2026-C01-PR24
INFILTRATION TRENCH

21 TERRY STREET
CARLTON TAS 7173

ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	05/05/2026

DRAWING INFORMATION

DRAWING TITLE: GRAVEL INFILTRATION TRENCH DETAILS

DESIGNED: D. MORLEY
DESIGN CHECK: R. MOON
DRAWN: B. ELMORE
DRAWING CHECK: R. MOON

DRAWING NO. 01
DRAWING STATUS DEVELOPMENT APPROVAL
REVISION D1
DATE 05/05/2026
SHEET SIZE A3

APPENDIX C INFILTRATION TRENCH LOCATION

ARETE

ARETE ENGINEERING PTY LTD
ADDRESS: 59 MOLLE STREET HOBART TAS 7000
CONTACT: ADMIN@ARETEENGINEERING.COM.AU
WEB: ARETEENGINEERING.COM.AU

CLIENT:
J. BURCHILL & A. BURNS

PROJECT:
2026-C01-PR24
INFILTRATION TRENCH

21 TERRY STREET
CARLTON TAS 7173

ISSUE	DESCRIPTION	DATE
D1	DEVELOPMENT APPROVAL	06/05/2026

DRAWING INFORMATION

DRAWING TITLE: INFILTRATION TRENCH LOCATION

DESIGNED: D. MORLEY
DESIGN CHECK: R. MOON
DRAWN: B. ELMORE
DRAWING CHECK: R. MOON

DRAWING NO. 02
REVISION D1
DRAWING STATUS DEVELOPMENT APPROVAL
DATE 06/05/2026
SHEET SIZE A3

INDEX OF DRAWINGS - BY DARRYN WHITE CC1623W

PAGE 1 - SITE INFORMATION
SITE PLAN
PAGE 2 - ELEVATIONS
FLOOR / DRAINAGE PLAN
CONSTRUCTION GENERALLY

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 102158

SITE INFORMATION
CERTIFICATE OF TITLE: VOLUME - 6418 FOLIO - 13
PID: 5812710
LAND AREA: 1059m2

EXISTING DWELLING FLOOR AREA: 143m2
EXISTING SHED (DEMOLISHED): (18m2)

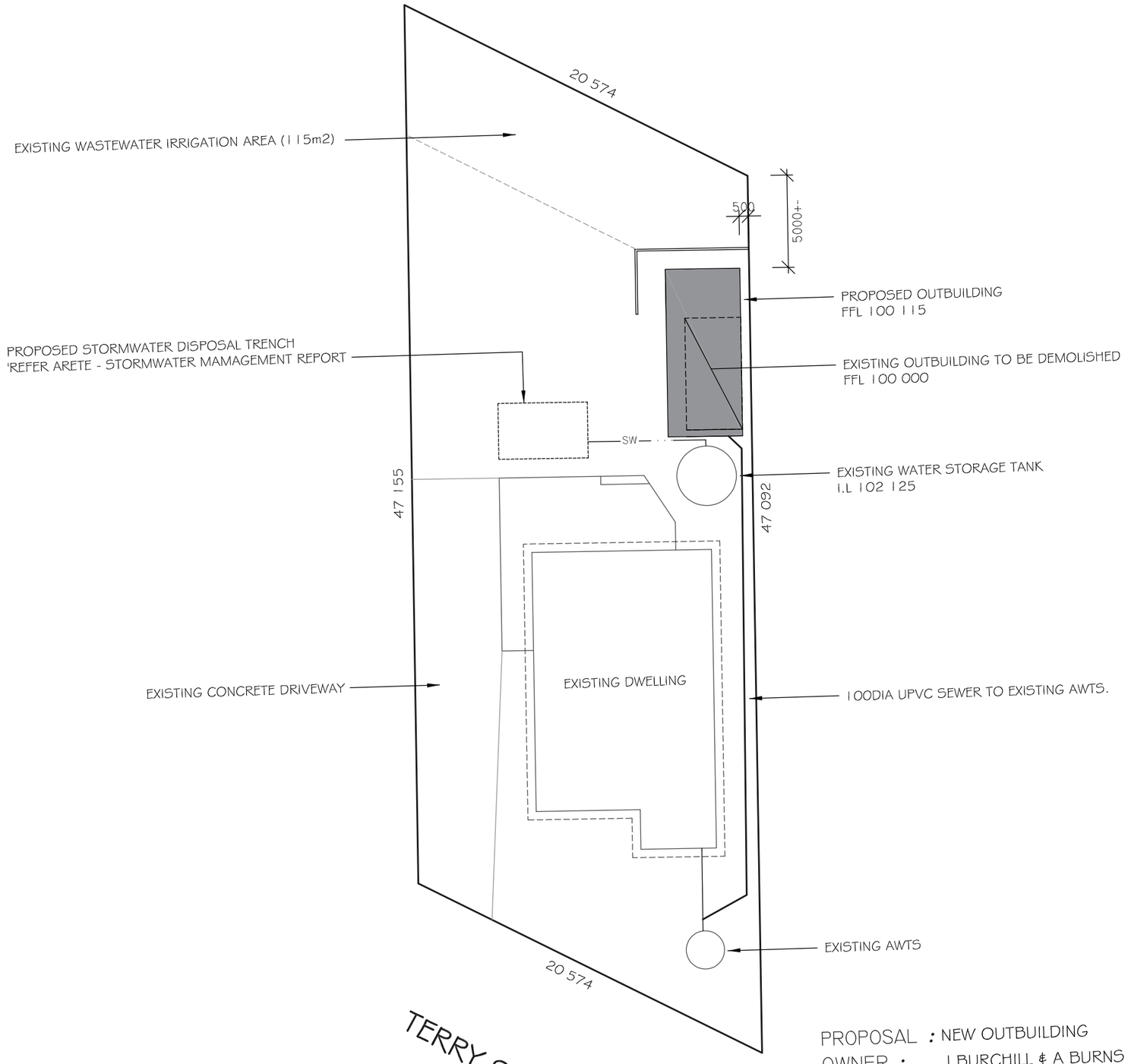
PROPOSED OUTBUILDING 36m2

TASMANIAN PLANNING SCHEME - SORELL
ZONE: LOW DENSITY RESIDENTIAL
OVERLAYS: BUSHFIRE-PRONE AREA
AIRPORT OBSTACLE LIMITATION AREA
FLOOD-PRONE AREA

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: TBA

INTENDED USE
THE PROPOSED OUTBUILDING IS FOR DOMESTIC USE ONLY.

STORAGE - DAY USE.

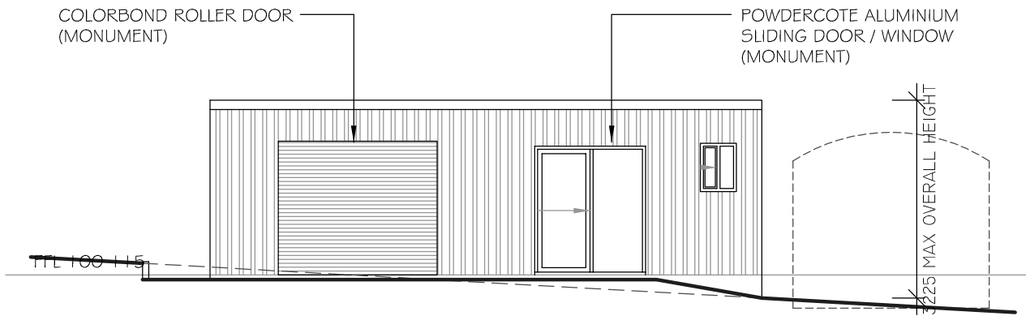


SITE PLAN 1:250

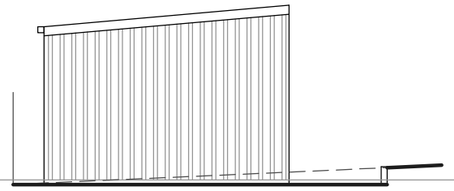
PROPOSAL : NEW OUTBUILDING
OWNER : J BURCHILL & A BURNS
ADDRESS: 21 TERRY STREET CARLTON 7183
SCALE: 1:250 (A3)
DATE: 14th MAY 2026
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 01/02
JOB NO : 102172

Sorell Council
Development Application: 5.2026.108.1 - Response to Request for Information 21 Terry Street, Carlton - P2.pdf
Plans Reference: P2
Date received: 22/05/2026

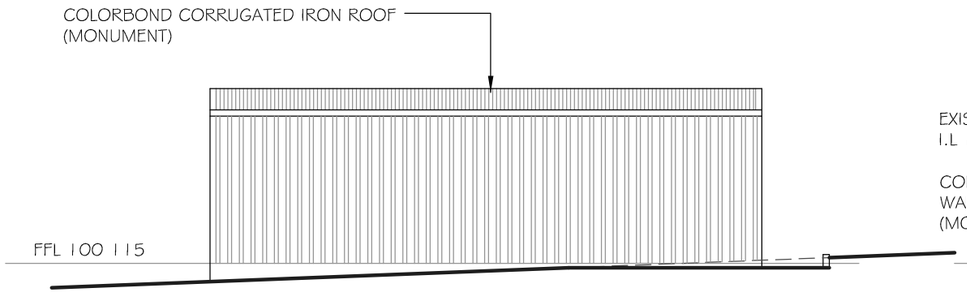
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263



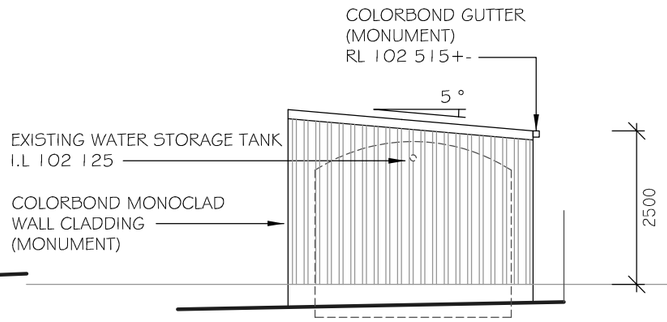
EAST ELEVATION



NORTH ELEVATION



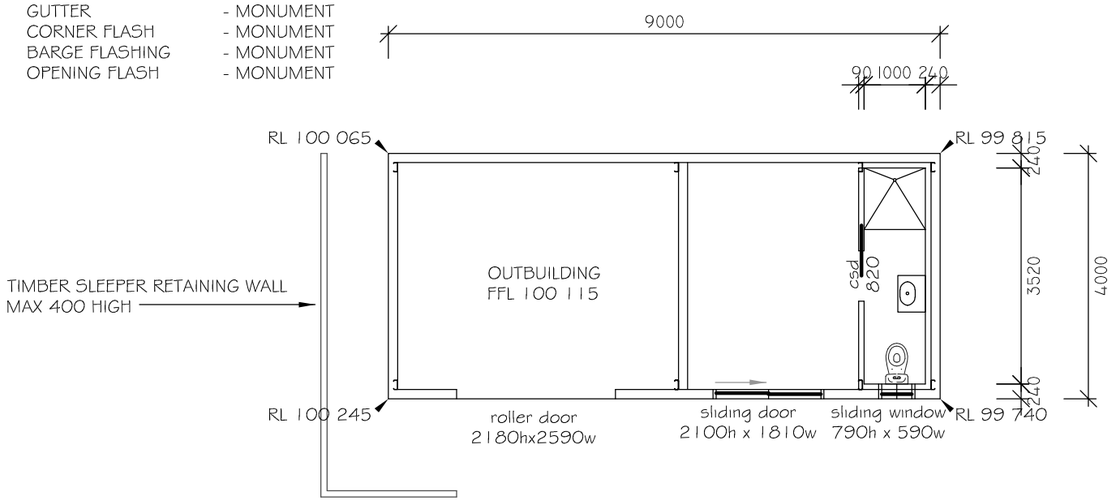
WEST ELEVATION



SOUTH ELEVATION

COLOUR'S (COLORBOND®):

EXT. WALLS	- MONUMENT
ROOF	- MONUMENT
WINDOW	- MONUMENT
SLIDING DOOR	- MONUMENT
ROLLER DOOR	- MONUMENT
GUTTER	- MONUMENT
CORNER FLASH	- MONUMENT
BARGE FLASHING	- MONUMENT
OPENING FLASH	- MONUMENT



FLOOR PLAN 1:100

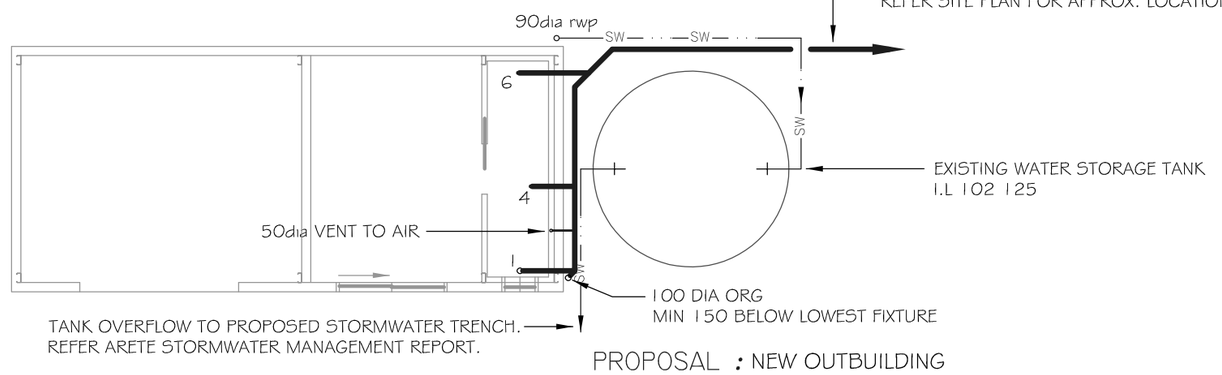
REFER TO DRAWINGS BY NORTHERN CONSULTING FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

NOTE: MINIMUM FOUNDATION DEPTH SHOULD BE 100mm INTO NATURAL GROUND. IF FILL IS TO BE USED UNDER SLAB COMPACT IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm.

SITE LEVELS TO BE CONFIRMED.

ALL EARTHWORKS & EXCAVATION TO BE IN ACCORDANCE WITH PART 3.1.1 OF CURRENT NCC.

KEY	FIXTURE	WASTE PIPE
1	WATER CLOSET	100dia CLASS SH
4	BASIN	40dia
6	SHOWER	50dia



DRAINAGE PLAN 1:100

CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION, EXCAVATION AND EARTHWORKS TO COUNCIL REQUIREMENTS AND IN ACCORDANCE WITH PART 3.1.1 OF NCC.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

OUTBUILDING STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS' DOCUMENTATION.

90mm STUD WALL / LINING TO BATHROOM. WATERPROOFING TO AS3740.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

MIN 90dia PVC STORM WATER TO EXISTING. CONNECT TO EXISTING DOWNPIPE.
TANK OVERFLOW TO STORMWATER TRENCH.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.
100DIA UPVC SEWER TO EXISTING AWTS.
REFER SITE PLAN FOR APPROX. LOCATION

INSTALL 'R.M.C' TYPE TEMPERING VALVE TO H.W.C. MAXIMUM TEMPERATURE 50degC.
MINIMUM TEMPERATURE FROM H.W.C. OUTLET TO BE 60degC.

HOT AND COLD WATER RETIC. TO BE COPPER TYPE B OR APPROVED EQUIVALENT.
GENERALLY 20dia WITH 15dia BRANCHES TO SINGLE FIXTURES.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PROPOSAL : NEW OUTBUILDING
OWNER : J BURCHILL & A BURNS
ADDRESS: 21 TERRY STREET CARLTON 7183
SCALE: 1:100 (A3)
DATE: 14th MAY 2026
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 02/02
JOB NO : 102172

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