NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
10 LANTANA PLACE, PRIMROSE SANDS

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 until **Monday 29th 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 **Monday 29th June 2026.**

APPLICATION NO: **5.2026-171.1**
DATE: **12 JUNE 2026**

10 Lantana Place, Primrose Sands

11-Jun-2026

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.

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

Full description of Proposal:	*Use:* Residential dwelling & access *Development:* Single residential dwelling & access *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ $420,000

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

Location of proposed works:	Street address: 10 (Lot 12) Lantana Place, Suburb: Primrose Sands Postcode: 7173 Certificate of Title(s) Volume: 61046 Folio: 12

Current Use of Site	Vacant Land

Current Owner/s:	Name(s) Hamish Geoffrey Wiggins

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

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

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

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

Applicant Signature:	Signature: ..... Date: 26/05/2026

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: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:26/05/2026

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
61046	12
EDITION	DATE OF ISSUE
3	01-June-2022

SEARCH DATE : 26-May-2026
SEARCH TIME : 09.31 am

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 12 on Plan 61046 (formerly being P1488(Z))
Derivation : Part of 1072 Acres E.J. Kennedy Pur.
Prior CT 2004/38

SCHEDULE 1

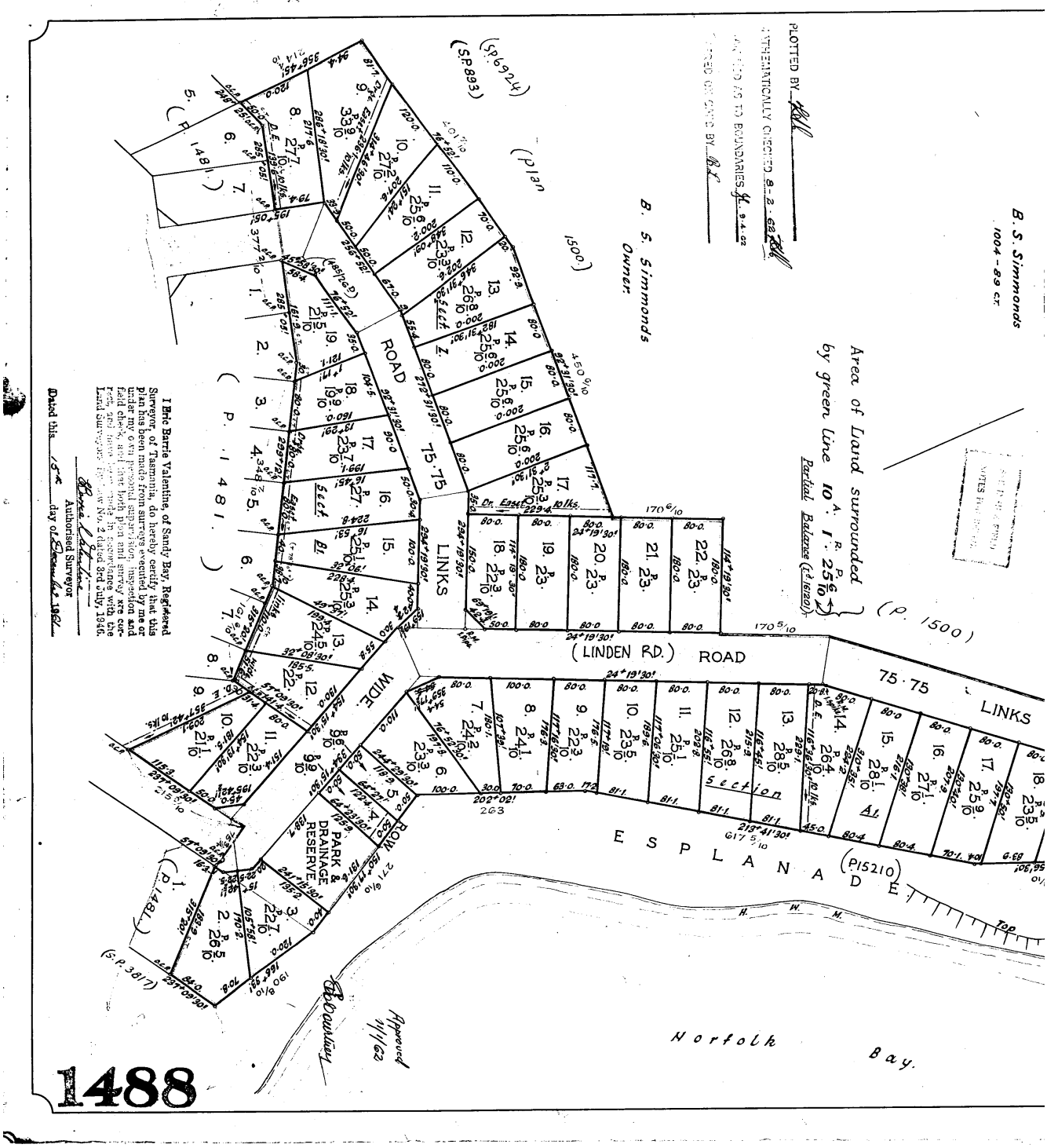
M951540 TRANSFER to HAMISH GEOFFREY WIGGINS Registered 01-June-2022 at noon

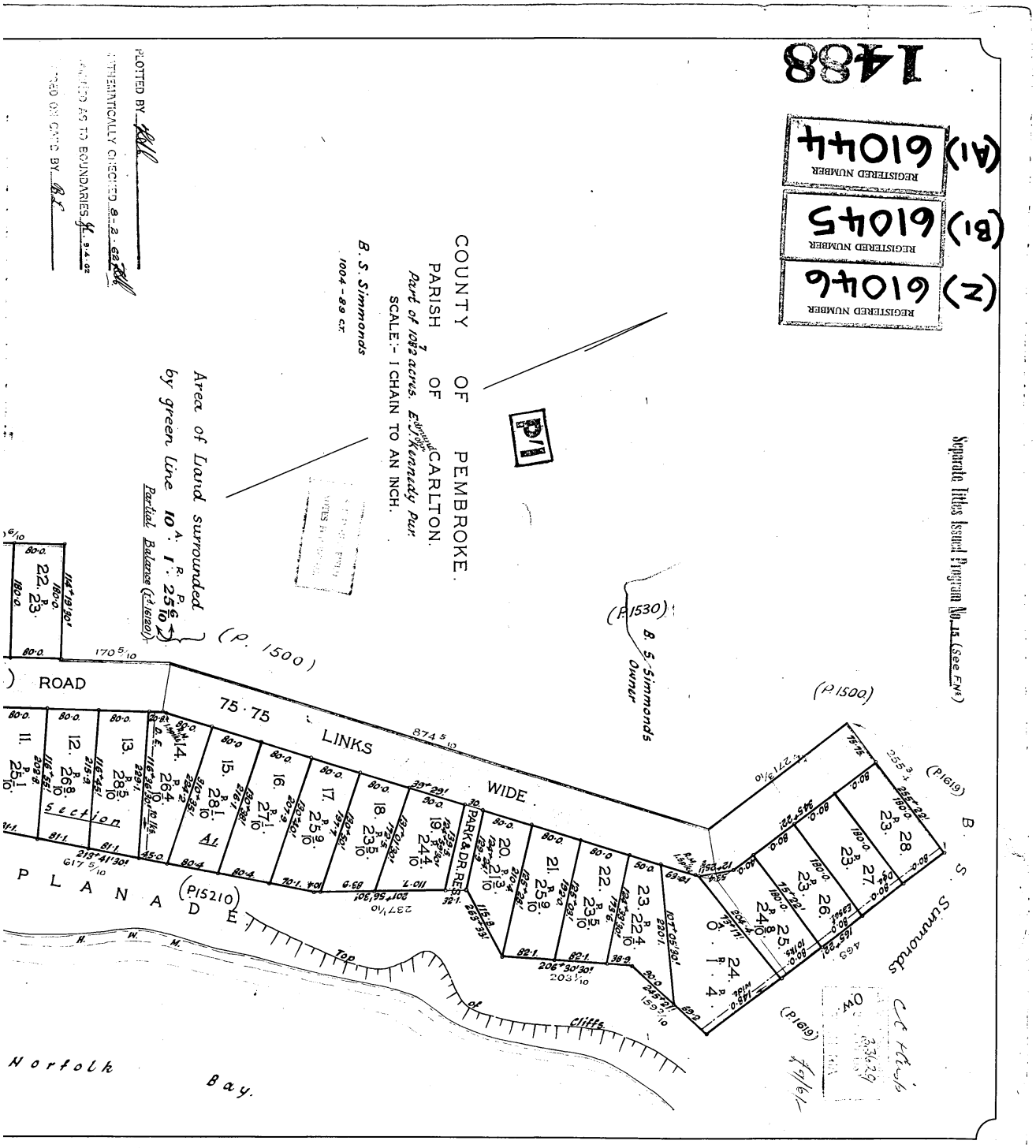
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A166495 BENEFITING EASEMENT: Right of drainage over the piece of land containing 16 perches shown on Diagram No. 415/15
A166495 FENCING CONDITION in Transfer
E305862 MORTGAGE to Commonwealth Bank of Australia Registered 01-June-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





GEO-ENVIRONMENTAL ASSESSMENT

10 Lantana Place

Primrose Sands

April 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Tassie Homes Pty Ltd
Site Address:	10 Lantana Place, Primrose Sands
Date of Inspection:	02/04/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	61046/12
Title Area:	Approx. 537.4 m²
Applicable Planning Overlays:	Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan
Slope & Aspect:	11° S facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Investigation

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

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	TH 3 Depth (m)	USCS	Description
0.00-0.30	0.00-0.40	0.00-0.70	SP	**Sand**: Medium grained, single grain structure, dark grey brown, slightly moist, medium dense.
	0.40-0.80	0.70-0.90	SP	**Sand**: Medium grained, single grain structure, pale grey, dry, dense.
	0.80-0.1.30		SP	**Sand hard pan**: Medium grained, single grain structure, dark brown, slightly moist, very dense.
0.30-3.00	1.30-2.00	0.90-2.00	CI	**Sandy CLAY**: Low to moderate plasticity, brown-pale brown, slightly moist, stiff, no refusal.

Site Notes

The soils on site consist of fine sand topsoils overlying deep sand clay subsoils. A hard pan was encountered at test hole 2 between 0.8 and 1.3 meters.

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 H1

Y_s range: **40-60mm**

Notes: The site has been classified as Class H-1 (40-60mm Ys range), the profile is highly reactive and is expected to exhibit significant ground surface movement. Design and construction should be made in accordance with this classification.

Wind Loading Classification

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

Wind Classification:	**N3**
Region:	A
Terrain Category:	1.0
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light Clay (category 5)**. The site is unsuited to the installation of a traditional septic tank and trenches due to limited space onsite. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen UbiAqua, etc) with treated effluent disposed in a raised absorption bed. A Design Loading Rate (DLR) of 10L/m^2/day has been assigned for this site.

The proposed three-bedroom dwelling has a calculated maximum wastewater output of 600L/day. This is based on a tank water supply and a maximum occupancy of 5 people (120L/day/person). With secondary treatment this will require an absorption area of at least 60m^2. This can be accommodated in a raised absorption bed. For all calculations please refer to the Trench summary reports.

A cut-off drain will be required upslope of the absorption area. Due to the limited area on site a 100% reserve area has not been assigned. In the event of failure the beds will need to be excavated and reinstated with new materials. The wastewater area must be excluded from traffic or any future building works.

To be in agreement with the Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan of the Sorell Local Provisions Schedule:

SOR-S2.7.1 On-site waste water

Acceptable Solutions	**Comment**
A1 Development must: (a) not cover more than 20% of the site; (b) not be located on land shown on an overlay map, as within: (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) in the case of a dwelling, provide 65m^2 of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	Non-agreement with A1 (e) See P1

Performance Criteria	Comment
P1 The site must provide sufficient area for management of on-site waste water, having regard to: (a)the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space; (g) any adverse impacts on the quality of ground, surface and coastal waters; (h) any adverse environmental impact on surrounding properties and the locality; and (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system.	Consistent

Design provisions have been made to address site constraints and manage risk including the use of secondary treatment and subsurface application. Despite the deep topsoils soils have been designated as category 5 to minmise risk of overflow. It is therefore concluded that there is a low and acceptable risk of environmental impact and impact on human health from wastewater management on the site for the current proposal.

The following setback distances are consistent with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	4.75m
Upslope or level boundaries:	1.5m
Downslope boundaries:	5m
Downslope surface water:	100m

with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Construction Notes & Recommendations

The site has been classified as **Class H1**.

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.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

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

Director

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Tassie Homes Pty Ltd	Assess. Date	20-Apr-26
		Ref. No.	
Assessed site(s)	10 Lantana Place, Primrose Sands	Site(s) inspected	2-Apr-26
Local authority	Sorell	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 200
Sullage volume (L/day) = 400
Total nitrogen (kg/year) generated by wastewater = 1.8
Total phosphorus (kg/year) generated by wastewater = 1.2

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	33	29	29	36	29	23	37	38	32	38	35	45
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**97**	**81**	**62**	**27**	**13**	**6**	**-5**	**4**	**31**	**46**	**70**	**81**

Annual evapotranspiration less retained rain (mm) = 514

Soil characterisitics

Texture = Light Clay Category = 5 Thick. (m) = 3
Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 10 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	10
Width (m) =	6
Depth (m) =	0.4
Total disposal area (sq m) required =	60
comprising a Primary Area (sq m) of:	60
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments
Using the DLR for secondary treated effluent of 10L/m^2/day within a Category 5 soil, an absorption area of at least 60m^2 will be required.

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Tassie Homes Pty Ltd	Assess. Date	20-Apr-26
		Ref. No.	
Assessed site(s)	10 Lantana Place, Primrose Sands	Site(s) inspected	2-Apr-26
Local authority	Sorell	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
AA	Expected design area	sq m	100	V. high	Very high		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	11	High	Moderate		
	Slope form	Straight simple		High	Low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
AA	Aspect (Southern hemi.)	Faces S		V. high	Very high		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	3.0	V. high	Very low		
	Depth to bedrock	m	3.0	V. high	Very low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low	Moderate	
	Long Term Accept. Rate	L/day/sq m	10	High	Low	Moderate	

Comments

The site has the capability to accept disposal of wastewater. Available space is limited therefore secondary treatment of wastewater is required.

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Tassie Homes Pty Ltd	Assess. Date	20-Apr-26
		Ref. No.	
Assessed site(s)	10 Lantana Place, Primrose Sands	Site(s) inspected	2-Apr-26
Local authority	Sorell	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	80	High	Low		
A	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-514	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	3.1	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores		Very low	V. high	Very low		
	Surf. water env. value	Agric sensit/dom drink		V. high	Moderate		
	Dist. to nearest surface water	m	150	V. high	Moderate		
AA	Dist. to nearest other feature	m	5	V. high	Very high		
	Risk of slope instability		Low	V. high	Low		
	Distance to landslip	m	360	V. high	Very low		

Comments

The application area complies with all setback distances requried by the permit authority. There is low risk of environmental harm associaed with onsite wastewater disposal at this site.

APPENDIX 1 - PSP Results Table

Perth Sand Penetrometer (PSP) Conversion to Californian Bearing Ratio
(ref: Australian Standard AS 1289.6.3.3 - 1997)

PSP Location TH1

Depth (mm)	PSP (Blows/100mm)	PSP (mm/Blow)	PSP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	3	33.3	0.9	110	6
100-200	2	50.0	0.6	74	4
200-300	2	50.0	0.6	74	4
300-400	2	50.0	0.6	74	4
400-500	2	50.0	0.6	74	4
500-600	2	50.0	0.6	74	4
600-700	3	33.3	0.9	110	6
700-800	3	33.3	0.9	110	6
800-900	3	33.3	0.9	110	6
900-1000	5	20.0	1.6	184	10
1000-1100	6	16.7	1.9	221	13
1100-1200	8	12.5	2.5	294	17
1200-1300	14	7.1	4.4	515	32
1300-1400	15	6.7	4.7	551	35
1400-1500	18	5.6	5.6	662	43
1500-1600	20	5.0	6.3	735	48

Demonstration of wastewater system consistency with the *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 4.75m from a downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (b) (ii) Land application area will be located a minimum of 100m from downslope surface water Sorell Council Development Application: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf Plans Reference:P1 Date Received:26/05/2026

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with P3 (a) & (b) Land application area will be located with a minimum separation distance of 5m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Consistent with A4 No bore or well identified within 50m Sorell Council Development Application: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf Plans Reference:P1 Date Received:26/05/2026

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Consistent with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Consistent with A5 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent 

ASSESSMENT OF HORIZONTAL AND VERTICAL SETBACK DISTANCES

(adapted from Table R1 in AS1547 - to be used in conjunction with Site Constraint Table)

Site feature	**Setback distance range** (m)	**Site constraint items of specific concern** (from Site Constraint Table)	**Assessment**	**Adopted setback distance** (m)
	Horizontal setback distance (m)			
Property boundary	1.5 – 50	A, D, J	5	>5
Buildings/houses	2.0 – > 6	A, D, J	2	>2m
Surface water	15 – 100	A, B, D, E, F, G, J	100	100
Bore, well	15 – 50	A, C, H, J	N/A	N/A
Recreational areas (Children's play areas, swimming pools and so on)	3 – 15	A, E, J	N/A	N/A
In-ground water tank	4 – 15	A, E, J	N/A	N/A
Retaining wall and Embankments, escarpments, cuttings	3.0 m or 45° angle from toe of wall (whichever is greatest)	D, G, H	N/A	N/A
	Vertical setback distance (m)			
Groundwater	0.6 – > 1.5	A, C, F, H, I, J	0.6	N/A
Hardpan or bedrock	0.5 – ≥ 1.5	A, C, J	0.5	0.6

SITE CONSTRAINT RATING

(adapted from Table R2 in AS1547 - used as a guide in determining appropriate setback distances)

Item	Site/system feature	**Constraint scale** (see Note 1) LOWER **Examples of constraint factors** (see Note 2)	HIGHER	Sensitive features	Comment	Constraint Rating
A	Microbial quality of effluent	Effluent quality consistently producing ≤ 10 cfu/100 mL *E. coli* (secondary treated effluent with disinfection)	Effluent quality consistently [6] *E. coli* (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard	Secondary treated effluent	Low
B	Surface water	Category 1 to 3 soils, no surface water down gradient within > 100 m, low rainfall area	Category 4 to 6 soils, permanent surface water <50 m down gradient, high rainfall area, high resource/environmental value	Surface water pollution hazard for low permeable soils, low lying or poorly draining areas	Downslope surface water 100m	Consistent with Acceptable Solutions
C	Groundwater	Category 5 and 6 soils, low resource/environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard	Light Clay (category 5) soil No groundwater encountered	Low
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	> 10% (surface effluent application), > 30% subsurface effluent application	Off-site export of effluent, erosion	20% Slope Subsurface appliation	Moderate
E	Position of land application area in landscape.	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off-site export of effluent	Downslope boundary minimum 5m	Consistent with Acceptable Solutions
F	Drainage	Category 1 and 2 soils, gently sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard	Light Clay (category 5) soil No visible seepage or moisture tolerant sp	Consistent with Acceptable Solutions
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off-site export of effluent, system failure, mechanical faults	Above 1:20 year flood contour	Consistent with Acceptable Solutions

SITE CONSTRAINT RATING (cont)

Item	Site/system feature	**Constraint scale** (see Note 1) LOWER **Examples of constraint factors** (see Note 2)	HIGHER	Sensitive features	Comment	Constraint Rating
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils	Light Clay (category 5) soil High permeability	Consistent with Acceptable Solutions
I	Landform	Hill crests, convex side slopes, and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard	side slope	Consistent with Acceptable Solutions
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off-site export of effluent, surface water pollution	Subsurface application	Low

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AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 10 Lantana Place, Primrose Sands

System Capacity: 5 persons @ 120L/person/day

Summary of Design Criteria

DLR: 10mm/day.

Absorption area: 60m^2

Reserve area location /use: Not assigned. Bed materials will need to be replaced within a 48 hour period

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the absorption area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form 35

To: Tassie Homes Pty Ltd *Owner name*
4/37 Ascot Drive *Address*
Huntingfield 7055 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Tassie Homes Pty Ltd
Designer's project reference No. J12897
Address: 10 Lantana Place
Lot No: 61046/12
Primrose Sands 7173

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

Description of work:
On-site wastewater management system - design

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

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

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

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

Other details:

AWTS with modified absorption bed

Sorell Council
Development Application: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:26/05/2026

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Apr-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Apr-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Apr-26

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

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

Any other relevant documentation:

Geo-Environmental Assessment - 10 Lantana Place Primrose Sands - Apr-26

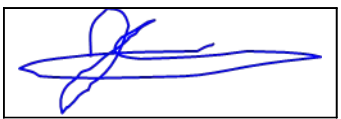
Geo-Environmental Assessment - 10 Lantana Place Primrose Sands - Apr-26

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		20/04/2026
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

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

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

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

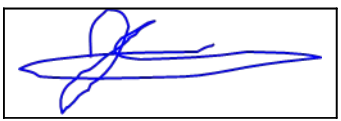
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		20/04/2026

CERTIFIED PROFESSIONAL SOIL SCIENTIST 2020 CPSS John Paul Cumming

Sorell Council

Development Application: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf

Plans Reference:P1
Date Received:26/05/2026

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Tassie Homes Pty Ltd *Owner /Agent*
4/37 Ascot Drive *Address*
Huntingfield 7055 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999
Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 10 Lantana Place
Primrose Sands 7173
Lot No:
Certificate of title No: 61046/12

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

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

Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work ☒
or
a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

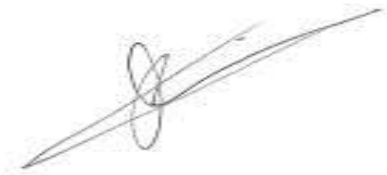
Scope and/or Limitations

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

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

Qualified person:

Signed:



Certificate No: J12897

Date: 20/04/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. No. 61046/12
590m²

Wastewater system:

AWTS unit vented according to NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures

Cut-off drain

Modified absorption bed - 60m²
e.g. 10m x 6m x 0.4m

Min 3m from upslope buildings
Min 4.75m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 5m from downslope boundary
Min 100m from downslope surface water

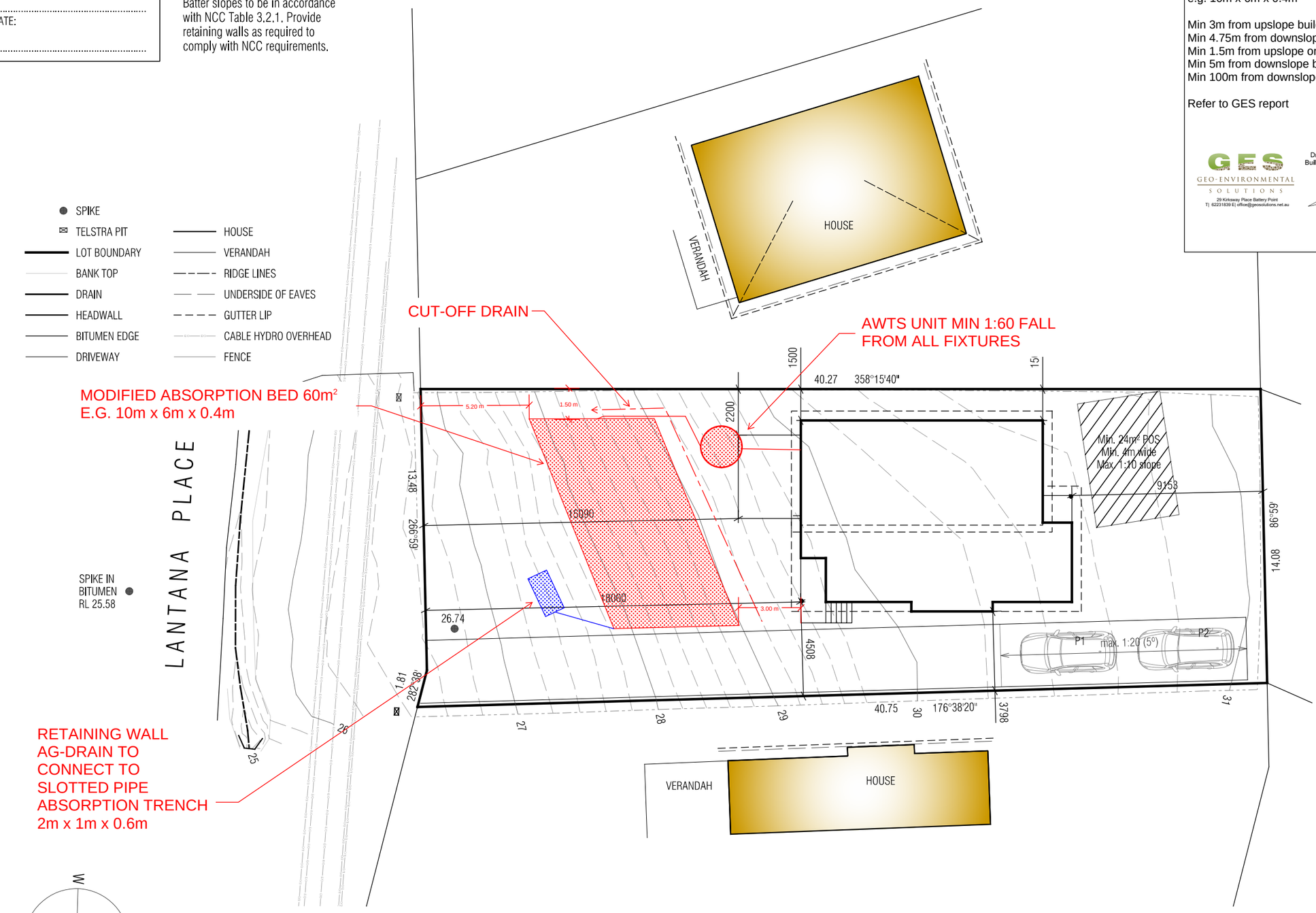
Refer to GES report

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

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A
20/04/2026

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

- SPIKE
- TELSTRA PIT
- LOT BOUNDARY
- BANK TOP
- DRAIN
- HEADWALL
- BITUMEN EDGE
- DRIVEWAY
- HOUSE
- VERANDAH
- RIDGE LINES
- UNDERSIDE OF EAVES
- GUTTER LIP
- CABLE HYDRO OVERHEAD
- FENCE



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 SPM10119 with reputed AHD level of 20.368 from SURCOM on 2-4-2026

At the time of this survey, C.T.61046/12 was owned by HAMISH GEOFFREY WIGGINS

Date of Survey : 1-42026

LEARYCOX&CRIPPS LAND & ENGINEERING SURVEYORS

BAL-TBA

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: SITE PLAN
DATE: 09/04/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 01

Scale 1:200

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

Sorell Council
Development Application: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf
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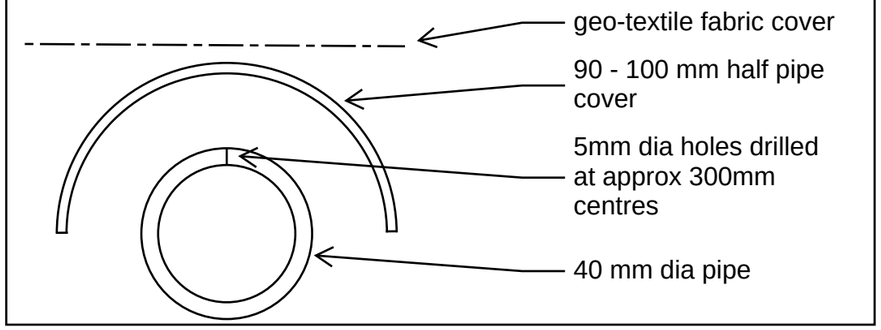
Date Received:26/05/2026

Distribution pipe detail



Note: min 0.5m required between end of absorption bed and retaining wall

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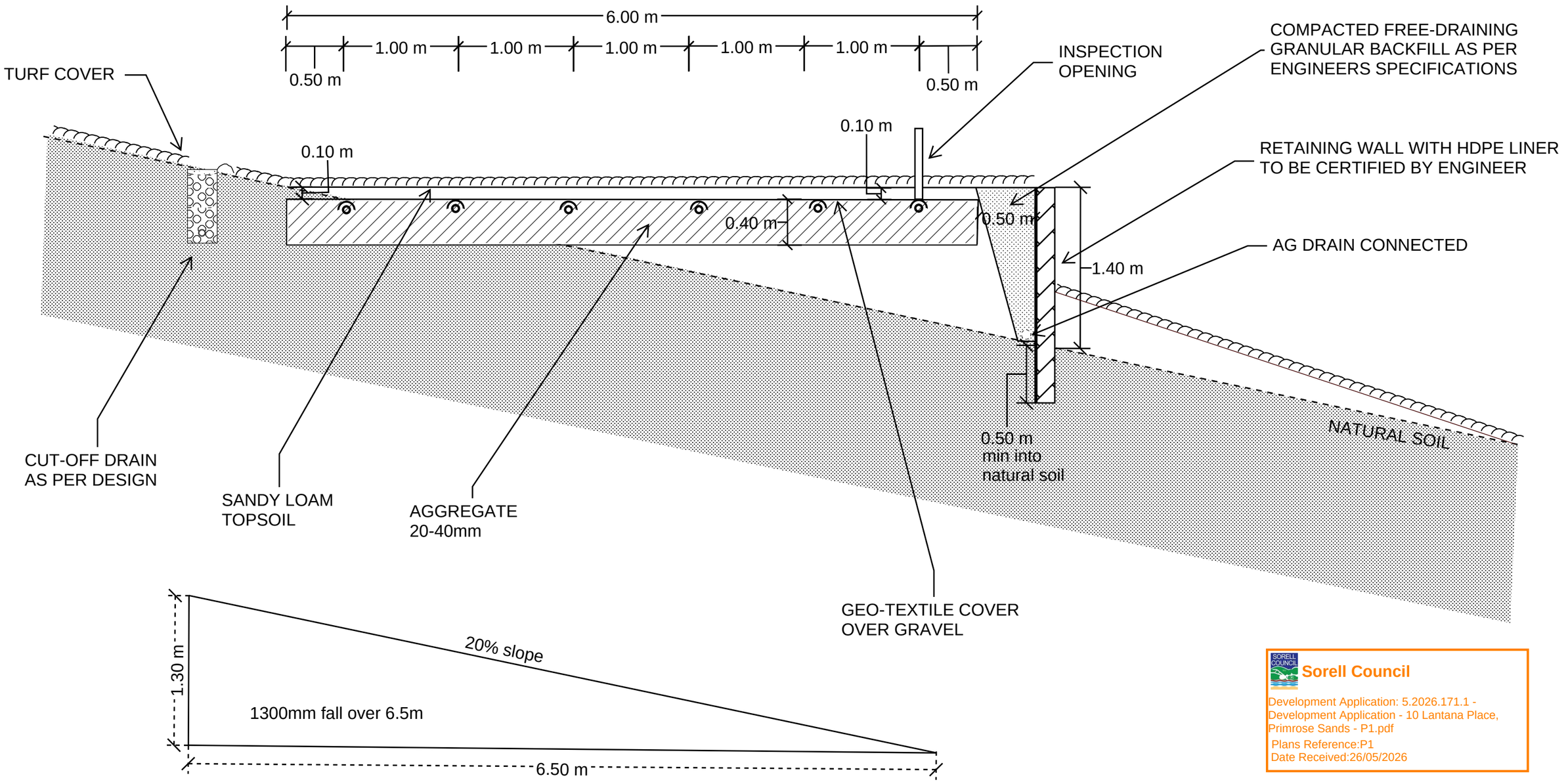

Do not scale from these drawings. Dimensions to take precedence over scale.				On-site Wastewater Cross-Section	Sheet 1 of 2

Design notes:

1.Absorption bed dimensions of up to 20m long by 0.80m deep by 6 wide.

2. Base of bed to be excavated level max 950mm into natural soils and smearing and compaction avoided.

3. 400mm of bed to be filled with 20-40mm aggregate and drilled 40mm distribution pipes (in upper 100mm of aggregate).

4. 40mm distribution pipes drilled with sufficient 5mm holes in the top of the pipe (approx spacing 300mm) to distribute the effluent and half circle 90-100mm UPVC pipe, un-perforated, laid over each 40mm perforated lateral to direct water jet downwards.

5. One 5 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.

6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate - the sides of the bed should also be lined.

7. Final finished surface with sandy loam to be a minimum of 150 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m2)

8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate

9. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench

10.All works on site to comply with AS3500 and Tasmanian Plumbing code.

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m residual head (ie squirt height) at the highest orifice (with no more than 15% variation in squirt height across the whole bed).

For beds with individual laterals, no more than 15m long, it is acceptable to adopt a flow rate of 4-5L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

Individual flush points must be installed for each lateral. This may be a screw cap fitting on a 90 degree elbow level with the bed surface or a pressure controlled flush valve inside an irrigation control box.

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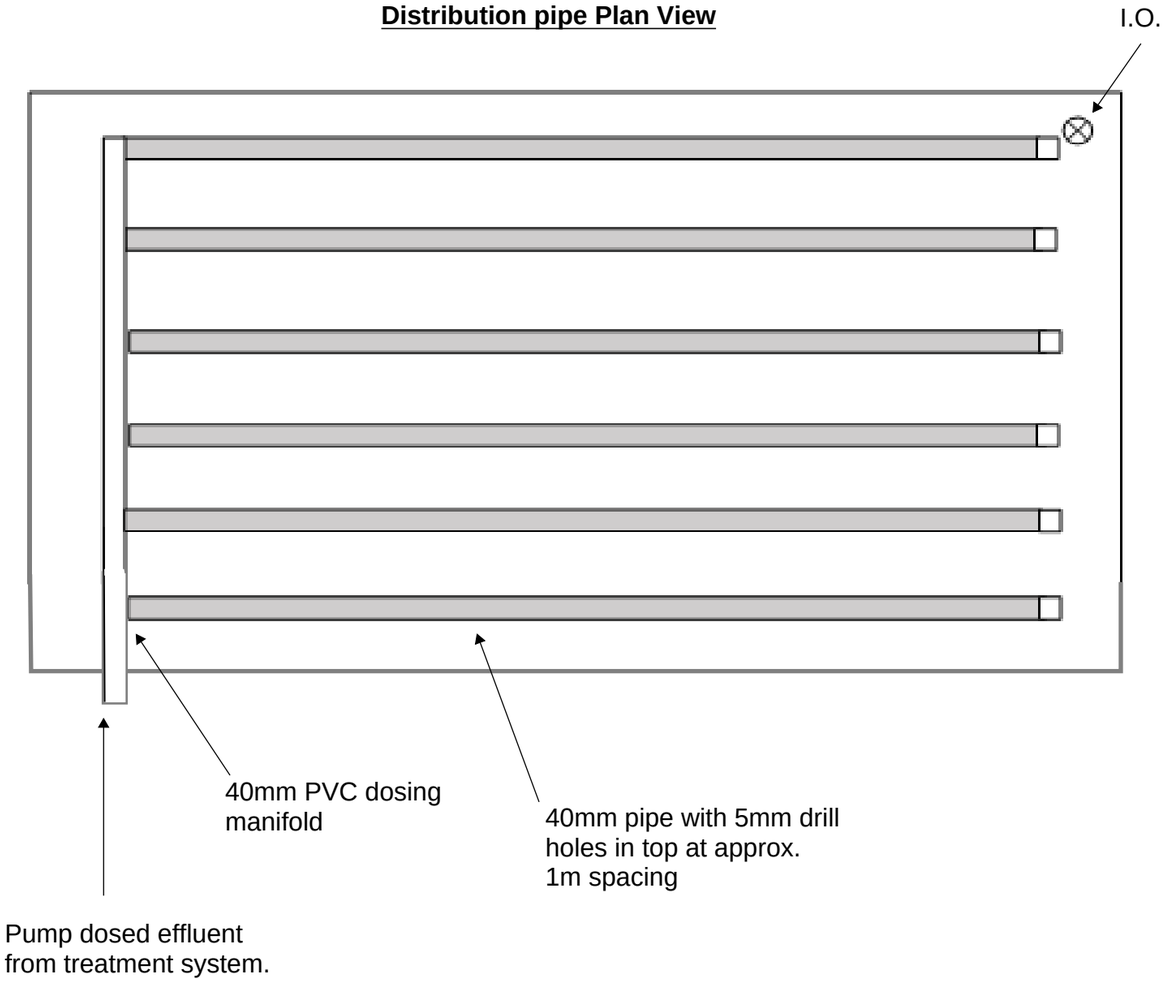
86 Queen Street, Sandy Bay
T| 62231839 E| office@geosolutions.net.au

Distribution pipe Plan View



Do not scale from these drawings. Dimensions to take precedence over scale.				On-site Wastewater Design Notes	Sheet 2 of 2

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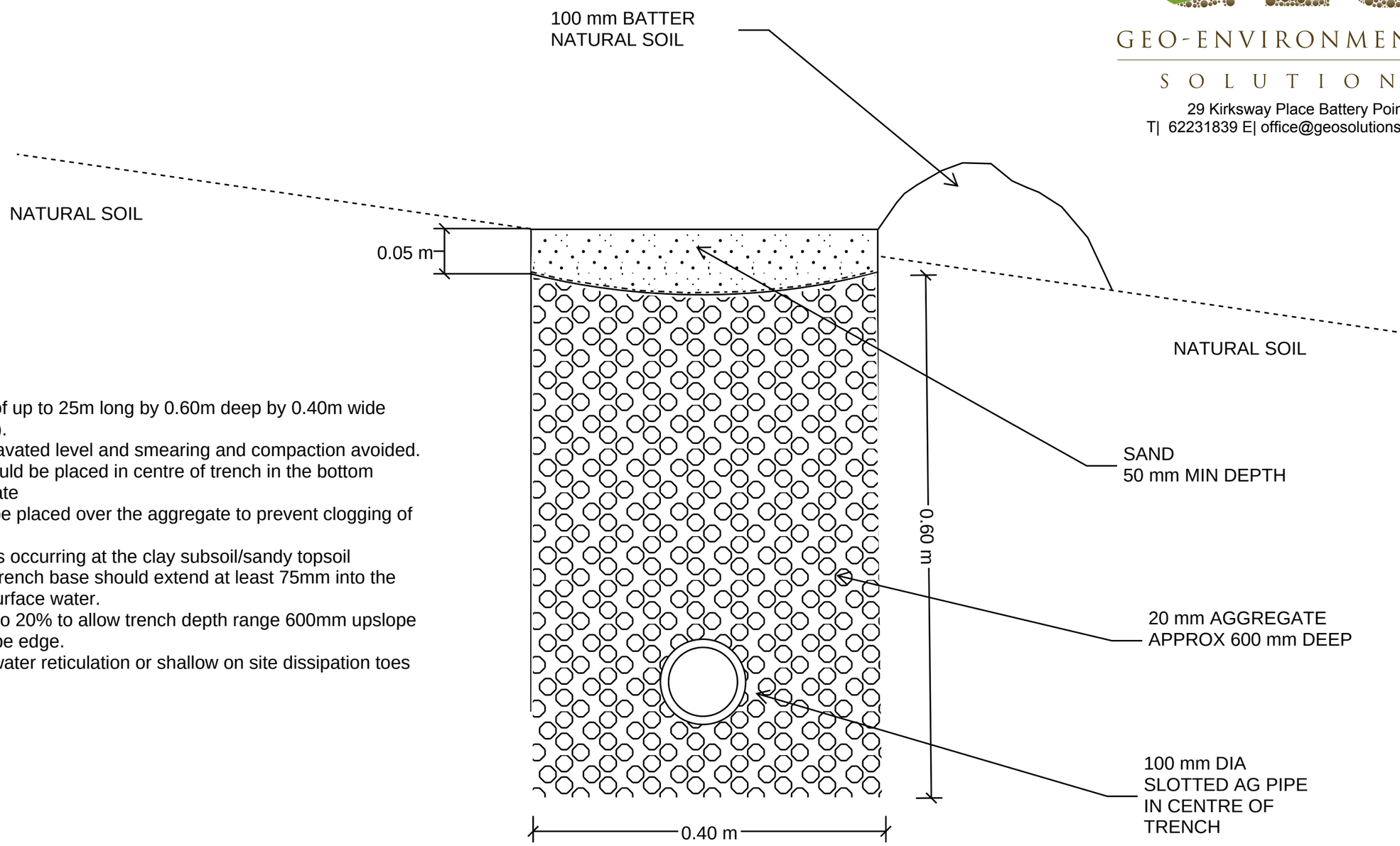

Design notes:

1.Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5.If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6.Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7.Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.

Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Cut-Off Drain Detail	Sheet 1 of 1

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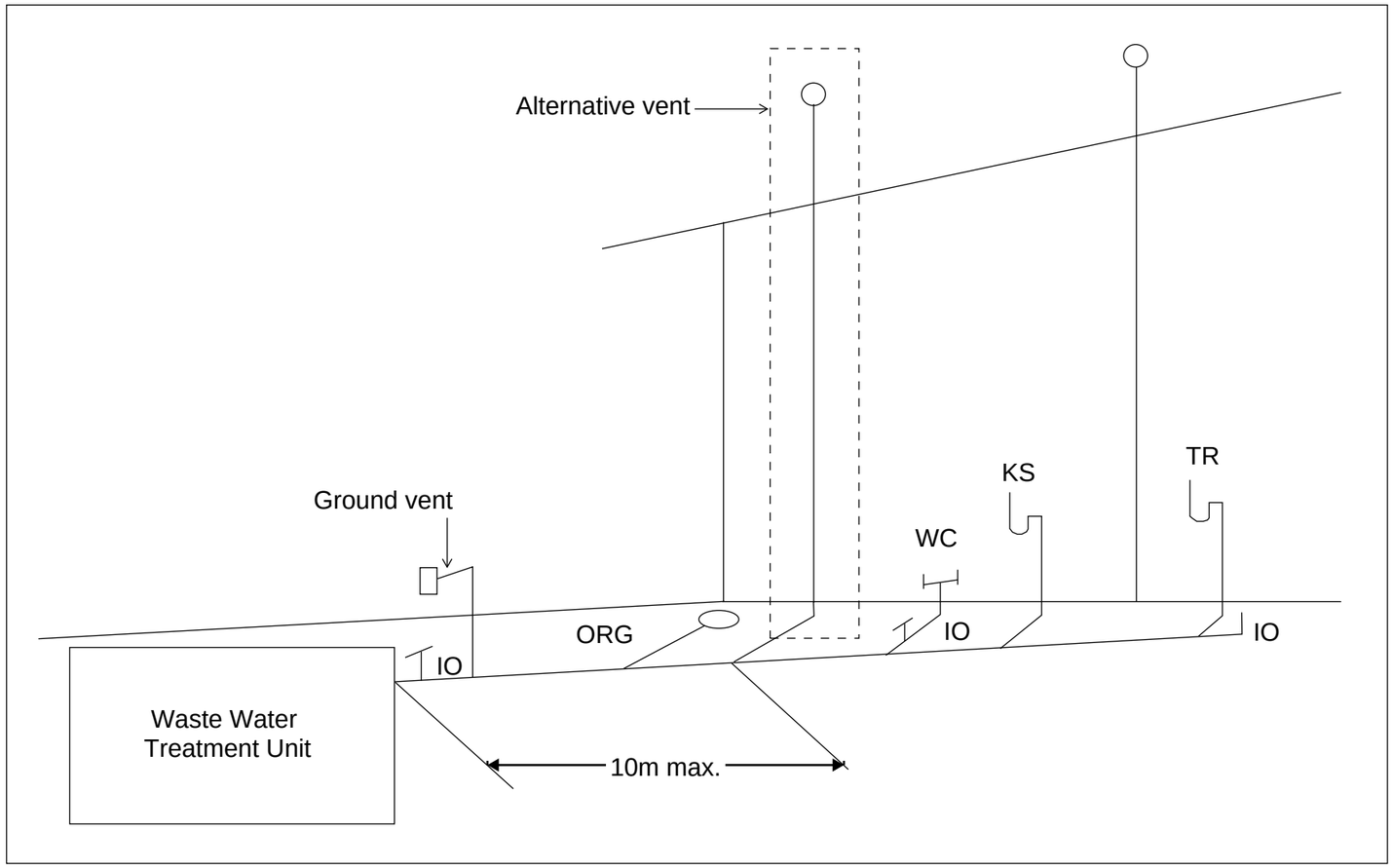


Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1

STORMWATER ASSESSMENT

10 Lantana Place

Primrose Sands

April 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Tassie Homes Pty Ltd
Site Address:	10 Lantana Place, Primrose Sands
Date of Inspection:	02/04/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	61046/12
Title Area:	Approx. 537.4 m²
Applicable Planning Overlays:	Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan
Slope & Aspect:	11° S facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011 & AS1726:2017

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.

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	TH 3 Depth (m)	USCS	Description
0.00-0.30	0.00-0.40	0.00-0.70	SP	**Sand**: Medium grained, single grain structure, dark grey brown, slightly moist, medium dense.
	0.40-0.80	0.70-0.90	SP	**Sand**: Medium grained, single grain structure, pale grey, dry, dense.
	0.80-0.1.30		SP	**Sand hard pan**: Medium grained, single grain structure, dark brown, slightly moist, very dense.
0.30-3.00	1.30-2.00	0.90-2.00	CI	**Sandy CLAY**: Low to moderate plasticity, brown-pale brown, slightly moist, stiff, no refusal.

Site Notes

The soils on site consist of fine sand topsoils overlying deep sand clay subsoils. A hard pan was encountered at test hole 2 between 0.8 and 1.3 meters. A low permeability of 0.12m/day is expected at this site.

GES have identified the following at the site:

- The site has a 20% slope and presents little to no risk to slope instability and landslip
- There are no proposals for cuts or change of grade which will impact on stormwater disposal
- The site soils have been identified as comprising of deep clay dominant soils.
- A water table was not identified during the investigation.
- There is no evidence to suggest saline water intrusion at the site
- Bedrock was not encountered.

Soil Dispersion

The site soils have been identified as non dispersive (Emerson class 7).

Existing Conditions and Assumptions

The site covers an area of approximately 537m^2 with a total roof area of approx. 118m^2 and driveway area of approx. 129m^2. To the South of the property there is a roadside table drain. It is proposed that tank overflow and driveway run-off be directed to this drain. The stormwater management report is prepared in accordance with the design criteria listed below:

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

Summary and Conclusions

Detention design to be adopted as per design and documentation.
The designed solution complies with the performance solution design check carried out.

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

GES Stormwater Maintenance Plan Checklist

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

Triennial	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified
Ongoing		

Location

Label: Primrose Sands
Easting: 555350
Northing: 5250142
Zone: 55
Latitude: Nearest grid cell: 42.8875 (S)
Longitude: Nearest grid cell: 147.6875 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 20 April 2026

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

Table | Chart | Coefficients

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	66.0	74.2	102	122	143	174	199
2 min	55.7	62.1	83.0	97.9	113	131	145
3 min	49.6	55.4	74.5	88.2	102	120	133
4 min	45.0	50.4	68.2	81.1	94.4	112	126
5 min	41.3	46.3	63.1	75.4	88.1	106	120
10 min	30.1	33.9	46.8	56.4	66.5	81.5	94.0
15 min	24.4	27.5	37.9	45.8	54.1	66.4	76.7
20 min	20.9	23.5	32.3	38.9	45.9	56.2	64.9
25 min	18.4	20.7	28.4	34.2	40.3	49.1	56.4
30 min	16.6	18.7	25.6	30.7	36.0	43.7	50.1
45 min	13.3	14.9	20.2	24.1	28.1	33.6	38.1
1 hour	11.3	12.7	17.1	20.3	23.5	27.9	31.4
1.5 hour	9.10	10.2	13.6	16.1	18.5	21.7	24.1
2 hour	7.83	8.77	11.7	13.7	15.7	18.3	20.2
3 hour	6.38	7.15	9.54	11.1	12.7	14.6	16.1
4.5 hour	5.21	5.86	7.84	9.12	10.3	11.9	13.1
6 hour	4.51	5.09	6.83	7.96	9.01	10.4	11.5
9 hour	3.65	4.15	5.62	6.56	7.44	8.66	9.57
12 hour	3.12	3.56	4.86	5.70	6.48	7.59	8.43
18 hour	2.46	2.82	3.90	4.60	5.26	6.23	6.97
24 hour	2.05	2.35	3.28	3.89	4.48	5.34	6.00
30 hour	1.76	2.02	2.84	3.38	3.90	4.68	5.28
36 hour	1.54	1.78	2.50	2.99	3.46	4.16	4.71
48 hour	1.24	1.43	2.02	2.42	2.81	3.40	3.85
72 hour	0.891	1.02	1.45	1.74	2.03	2.45	2.78
96 hour	0.697	0.800	1.13	1.35	1.57	1.89	2.15
120 hour	0.575	0.659	0.920	1.10	1.27	1.52	1.73
144 hour	0.493	0.564	0.781	0.924	1.06	1.27	1.45
168 hour	0.434	0.495	0.681	0.800	0.911	1.09	1.24

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

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: **Primrose Sands, TAS**
Site: **247m² with tc = 20 and tcs = 15 mins.**
PSD: **AEP of 5%, Underground rectangular tank PSD = 0.95L/s**
Storage: **AEP of 5%, Underground rectangular tank volume = 3.69m³**

Design Criteria

(Custom AEP IFD data used)

Location = Primrose Sands, TAS
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probabiliy (APE) = 5 %
Storage annual exceedance probabiliy (APE) = 5 %

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 247 m² = 0.0247 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 0.95

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	0	1.00	0
Gravel	0	0.50	0
Garden	247	0.30	74
Total	247 m²		74

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	118	0.90	106
Roof	129	1.00	129
Gravel	0	0.50	0
Garden	0	0.30	0
Total	247 m²		235

Cw = ΣArea*C/Total = 0.952

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 45.9 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 0.95 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 6.00 L/s =(0.131 x I) Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 0.948 L/s

Above ground - Eq 3.8

$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$

Taking x as = PSD and solving

a = 1.0 b = -12.5 c = 11.4

$PSD = -b \pm \sqrt{(b^2-4ac)}/(2a)$

PSD = 0.984 L/s

Below ground pipe - Eq 3.3

$Qp = PSD*[1.6*tcs/\{tc*(1-2*PSD/(3*Qa))\}-0.6*tcs^{2\cdot67}/\{tc*(1-2*PSDp/(3*Qa))\}^{2\cdot67}]$

= 0.95

PSD = 0.977 L/s

Below ground rectangular tank - Eq 3.4

t =tcs/(tc*(1-2*PSD/(3*Qa))) = 0.838

$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$

= 0.95

PSD = 0.948 L/s

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = [0.5*Qa*td-[(0.875*PSD*td)(1-0.917*PSD/Qa)+(0.427*td*PSD²/Qa)]]*60/10³ m³ Eq 4.23

Below ground pipe (Vs) = [(0.5*Qa-0.637*PSD+0.089*PSD²/Qa)*td]*60/10³ m³ Eq 4.8

Below ground rect. tank (Vs) = [(0.5*Qa-0.572*PSD+0.048*PSD²/Qa)*td]*60/10³ m³ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	88.1	11.5			1.56
26	39.3	5.1			3.17
37	31.7	4.1			3.41
47	27.3	3.6			3.54
58	24.0	3.1			3.62
68	21.8	2.9			3.67
79	20.0	2.6			3.69
89	18.6	2.4			3.69
100	17.4	2.3			3.68
110	16.5	2.2			3.67

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above				
Pipe				
B/ground	87.7	18.8	2.5	**3.69**

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 0.74 L/s at which time above ground storage occurs

I = 360*Qp2/(2*Cw*As*10³) = 5.7 mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = td*(1-0.92*PSD/Qa) Eq 4.27

Below ground pipe (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Below ground rect. tank (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Time to empty:

Above ground (te) = (Vs+0.33*PSD²*td/Qa*60/10³)*(1.14/PSD)*(10³/60) Eq 4.28

Below ground pipe (te) = 1.464/PSD*(Vs+0.333*PSD²*td/Qa*60/10³)*(10³/60) Eq 4.32

Below ground rect. tank (te) = 2.653/PSD*(Vs+0.333*PSD²*td/Qa*60/10³)*(10³/60) Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above						
Pipe						
B/ground	87.7	2.5	3.7	65.1	202.2	267.3

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

Permissible site discharge (Qu=PSD) = 0.95 L/s (Underground storage)

Orifice coefficient (CD) = 0.61 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s²

Maximum storage depth above orifice (H) = 300 mm

Orifice flow (Q) = CD*Ao*√(2*g*H)

Therefore:

Orifice area (Ao) = 641 mm²

Orifice diameter (D = √(4*Ao/π)) = 28.6 mm

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

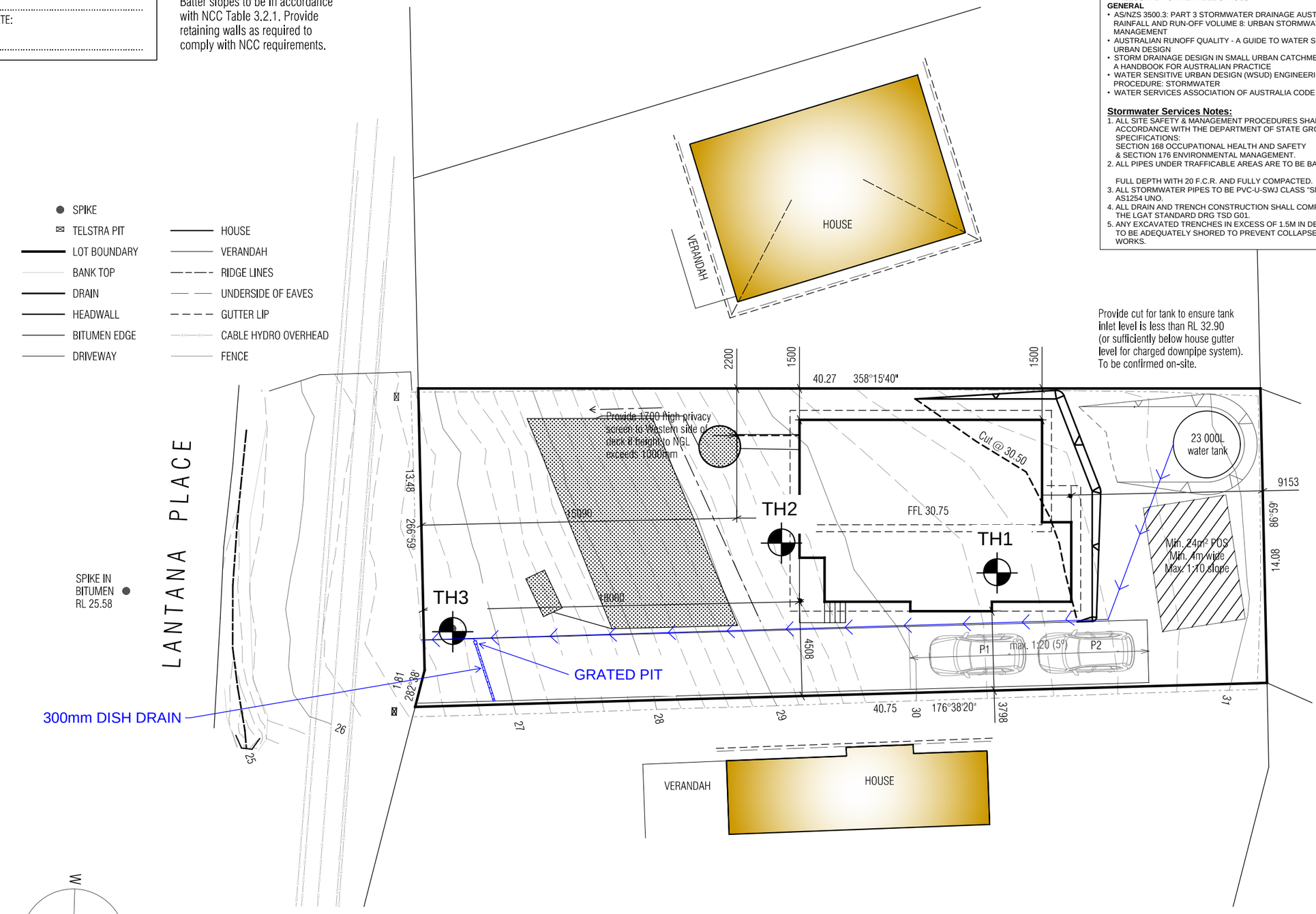
IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. No. 61046/12
590m²

- SPIKE
- TELSTRA PIT
- LOT BOUNDARY
- BANK TOP
- DRAIN
- HEADWALL
- BITUMEN EDGE
- DRIVEWAY
- HOUSE
- VERANDAH
- RIDGE LINES
- UNDERSIDE OF EAVES
- GUTTER LIP
- CABLE HYDRO OVERHEAD
- FENCE



New Services

STORMWATER PIPE WITH FLOW DIRECTION

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

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

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

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

Provide cut for tank to ensure tank inlet level is less than RL 32.90 (or sufficiently below house gutter level for charged downpipe system). To be confirmed on-site.

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

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

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 SPM10119 with reputed AHD level of 20.368 from SURCOM on 2-4-2026

At the time of this survey, C.T.61046/12 was owned by HAMISH GEOFFREY WIGGINS

Date of Survey : 1-42026

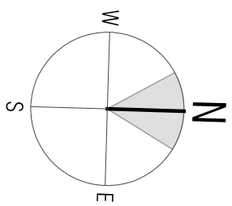
LEARYCOX&CRIPPS LAND & ENGINEERING SURVEYORS

BAL-TBA

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: SITE PLAN
DATE: 23/04/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 01



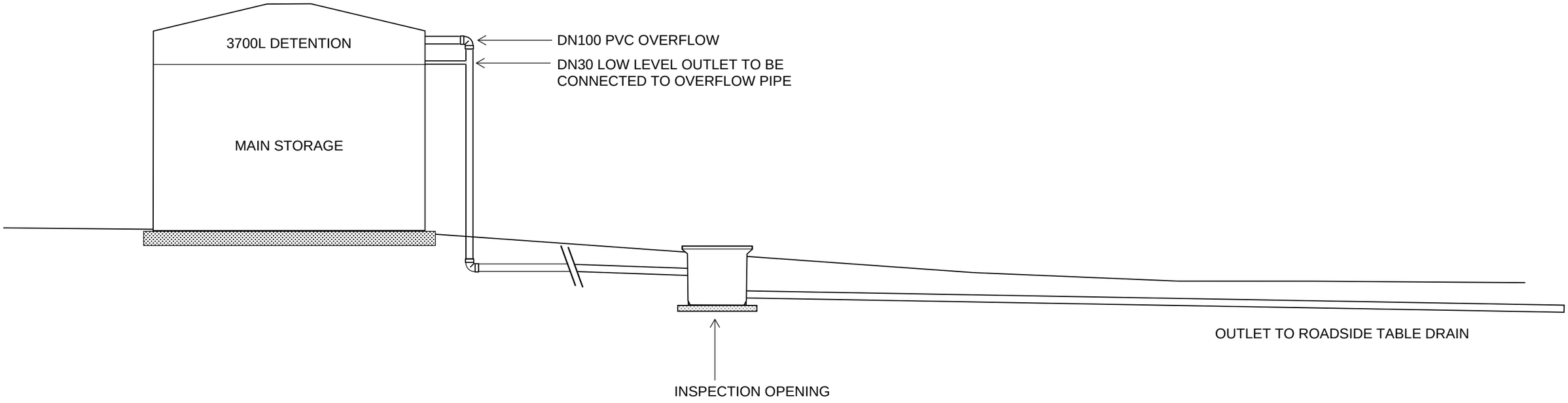
Scale 1:200

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

Sorell Council

Development Application: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:26/05/2026

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



Do not scale from these drawings. Dimensions to take precedence over scale.	STORMWATER DETENTION SCHEMATIC CROSS-SECTION			RAINWATER TANK WITH 3700L DETENTION		Sheet 1 of 1 Drawn by: SR

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Tassie Homes Pty Ltd *Owner name*
4/37 Ascot Drive *Address*
Huntingfield 7055 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Tassie Homes Pty Ltd
Designer's project reference No. J12897
Address: 10 Lantana Place
Lot No: 61046/12
Primrose Sands 7173

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

Description of work:
On-site wastewater management system - design

Sorell Council
Development Application: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:26/05/2026

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

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

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

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

Other details:

Stormwater Assessment

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Apr-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Apr-26
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Apr-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Apr-26

Standards, codes or guidelines relied on in design process:

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

Sorell Council

Development Application: 5.2026.171.1 - Development Application - 10 Lantana Place, Primrose Sands - P1.pdf

Plans Reference:P1

Date Received:26/05/2026

Any other relevant documentation:

Stormwater Assessment - 10 Lantana Place Primrose Sands - Apr-26

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta	Gupta	28/04/2026
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		28/04/2026

H1410 - Proposed Dwelling, WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tasslehomes.com.au

Architectural Drawing No.	*Description*
01	Site Plan
01a	Driveway Chainage
02	Drainage Plan
02a	H-1 Drainage Notes Sheet 1 of 2
02b	H-1 Drainage Notes Sheet 2 of 2
03	Floor Plan
04	Elevations
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
10a	Liveable Housing Specifications Sheet 1 of 3
10b	Liveable Housing Specifications Sheet 2 of 3
10c	Liveable Housing Specifications Sheet 3 of 3
11	Wet Area Specifications
11a	Stair Notes
11b	Balustrade Notes

Sorell Council
Development Application: 5.2026.171.1 - Response to Request for Information - 10 Lantana Place, Primrose Sands P2.pdf
Plans Reference: P2
Date received: 4/06/2026

Climate Zone - 7
C.T. No. 61046/12
Wind Speed - N3
Corrosion Environment - MODERATE
Soil Classification - H-1
Floor Area = 105.5m²
= 11.4 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
SEVERE Within 1km of breaking surf or within 100m of salt water not subject to breaking surf or heavy industrial areas.	INTERNAL	Option 1 2 coats alkyd primer; or Option 2 2 coats alkyd gloss	
	EXTERNAL	Option 1 Inorganic zinc primer plus 2 coats vinyl gloss finishing coats Option 2 Hot dip galvanise 300 g/m² min. Option 3 Hot dip galvanise 100 g/m² min. plus - (a) 2 coats solvent based vinyl primer; or (b) 2 coats vinyl gloss or alkyd	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	3 June 2026	00, 01, new 01a & 02	Provide driveway chainage, amend site and drainage plans as required in response to SCC RFI.

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

8 MAY 2026 ● Preliminary drawings
3 JUNE 2026 ● Development application drawings (DA)
○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)
○ Approved by Engineer
○ Approved by Building Surveyor

DRAWING: COVER SHEET
DATE: 03/06/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC
DWG No: COVER SHEET

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

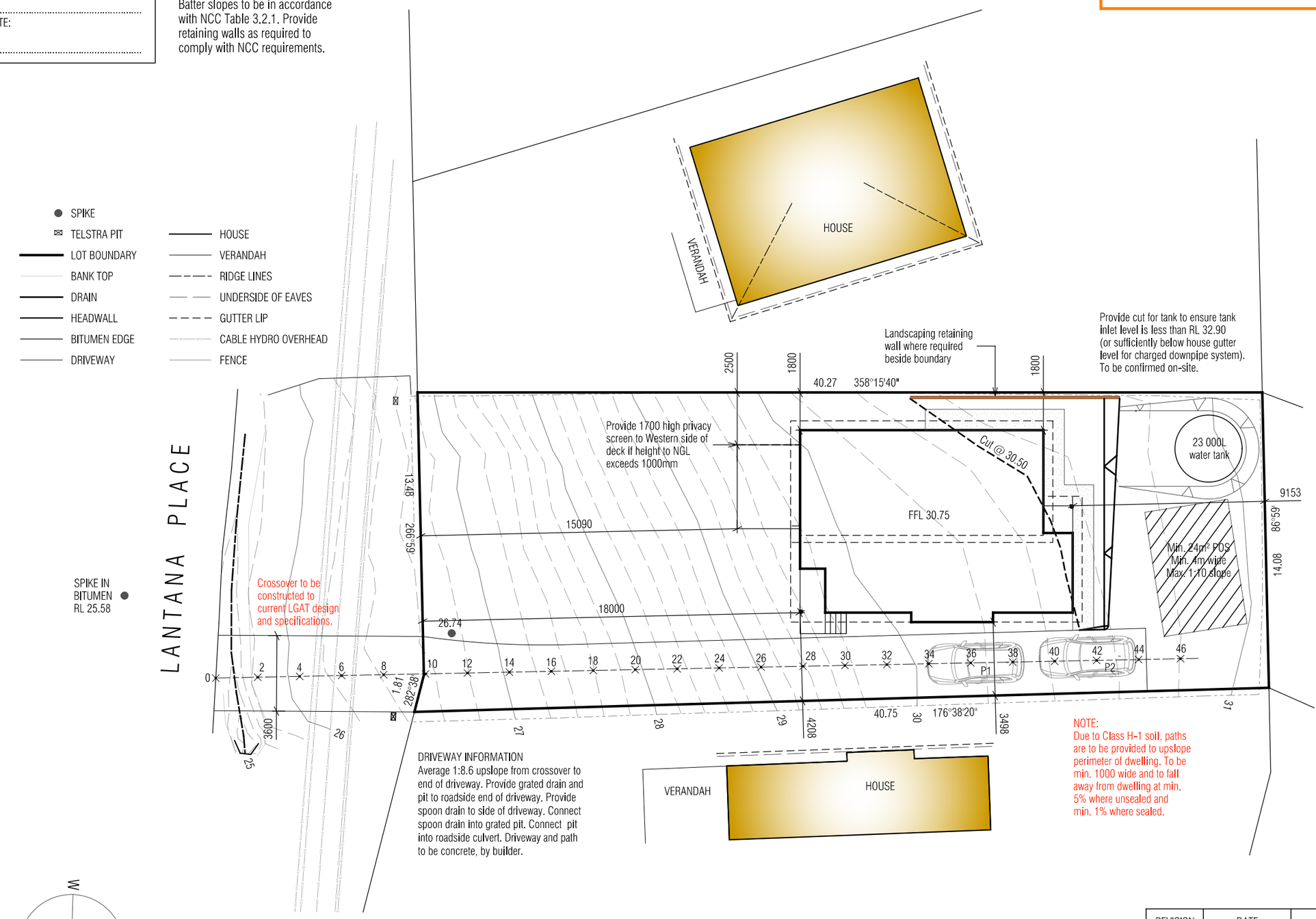
Sorell Council

Development Application: 5.2026.171.1 - Response to Request for Information - 10 Lantana Place, Primrose Sands P2.pdf
Plans Reference: P2
Date received: 4/06/2026

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

C.T. No. 61046/12
590m²

SPIKE
TELSTRA PIT
LOT BOUNDARY
BANK TOP
DRAIN
HEADWALL
BITUMEN EDGE
DRIVEWAY
HOUSE
VERANDAH
RIDGE LINES
UNDERSIDE OF EAVES
GUTTER LIP
CABLE HYDRO OVERHEAD
FENCE



DRIVEWAY INFORMATION
Average 1:8.6 upslope from crossover to end of driveway. Provide grated drain and pit to roadside end of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into roadside culvert. Driveway and path to be concrete, by builder.

NOTE:
Due to Class H-1 soil, paths are to be provided to upslope perimeter of dwelling. To be min. 1000 wide and to fall away from dwelling at min. 5% where unsealed and min. 1% where sealed.

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.

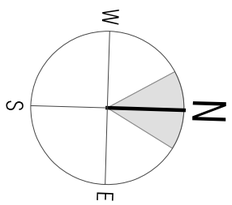
DATUM - Vertical : AHD per SPM10119 with reputed AHD level of 20.368 from SURCOM on 2-4-2026

At the time of this survey, C.T.61046/12 was owned by
HAMISH GEOFFREY WIGGINS

Date of Survey : 1-42026

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay



Scale 1:200

REVISION	DATE	DESCRIPTION
A	3 June 2026	Changes as described on Cover Sheet

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

DRAWING: SITE PLAN
DATE: 03/06/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 01

THIS PLAN IS ACCEPTED BY:

....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).

SIGNATURE:

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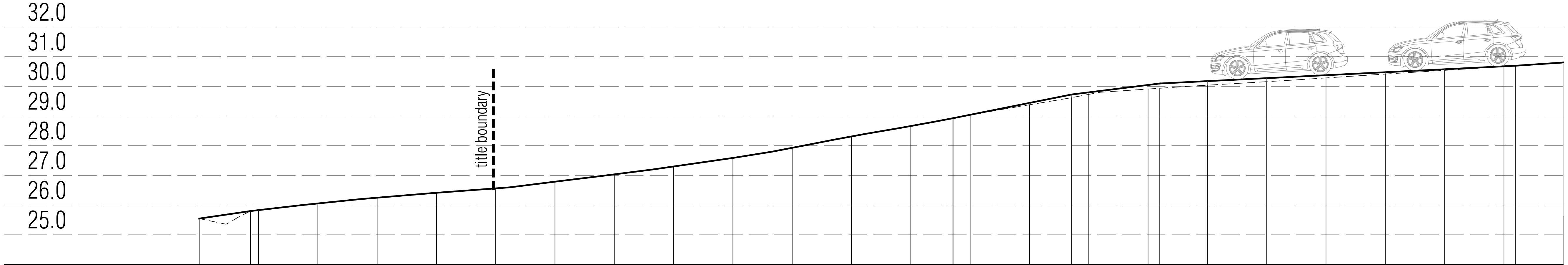
DATE:

....

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



CHAINAGE	NATURAL SURFACE LEVEL	DESIGN SURFACE LEVEL	DESIGN GRADIENT
0.000	25.544	25.544	crossover
1.732	25.800	25.800	roadside culvert
2.000	25.831	25.831	natural gradient 13.3% (1:7.5)
4.000	26.054	26.054	
6.000	26.247	26.247	
8.000	26.411	26.411	
10.000	26.564	26.564	
12.000	26.789	26.789	
14.000	27.034	27.034	
16.000	27.298	27.298	
18.000	27.590	27.590	
20.000	27.930	27.930	
22.000	28.310	28.310	
24.000	28.665	28.665	
25.425	28.925	28.925	
26.000	29.040	29.030	standard 20% (1:5) (ramp)
28.000	29.440	29.376	
29.421	29.724	29.621	
30.000	29.797	29.729	transition 12.5% (1:8) (summit)
32.000	30.047	29.909	
32.398	30.096	29.935	parking 5% (1:20)
34.000	30.176	30.028	
36.000	30.276	30.156	
38.000	30.376	30.284	
40.000	30.476	30.486	
42.000	30.576	30.541	
44.000	30.676	30.670	
44.383	30.696	30.696	
46.000	30.803	30.803	

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
A	3 June 2026	Changes as described on Cover Sheet

DRAWING: DRIVEWAY CHAINAGE
DATE: 03/06/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 01a

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

Scale 1:150

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

.....

DATE:

.....

Sorell Council

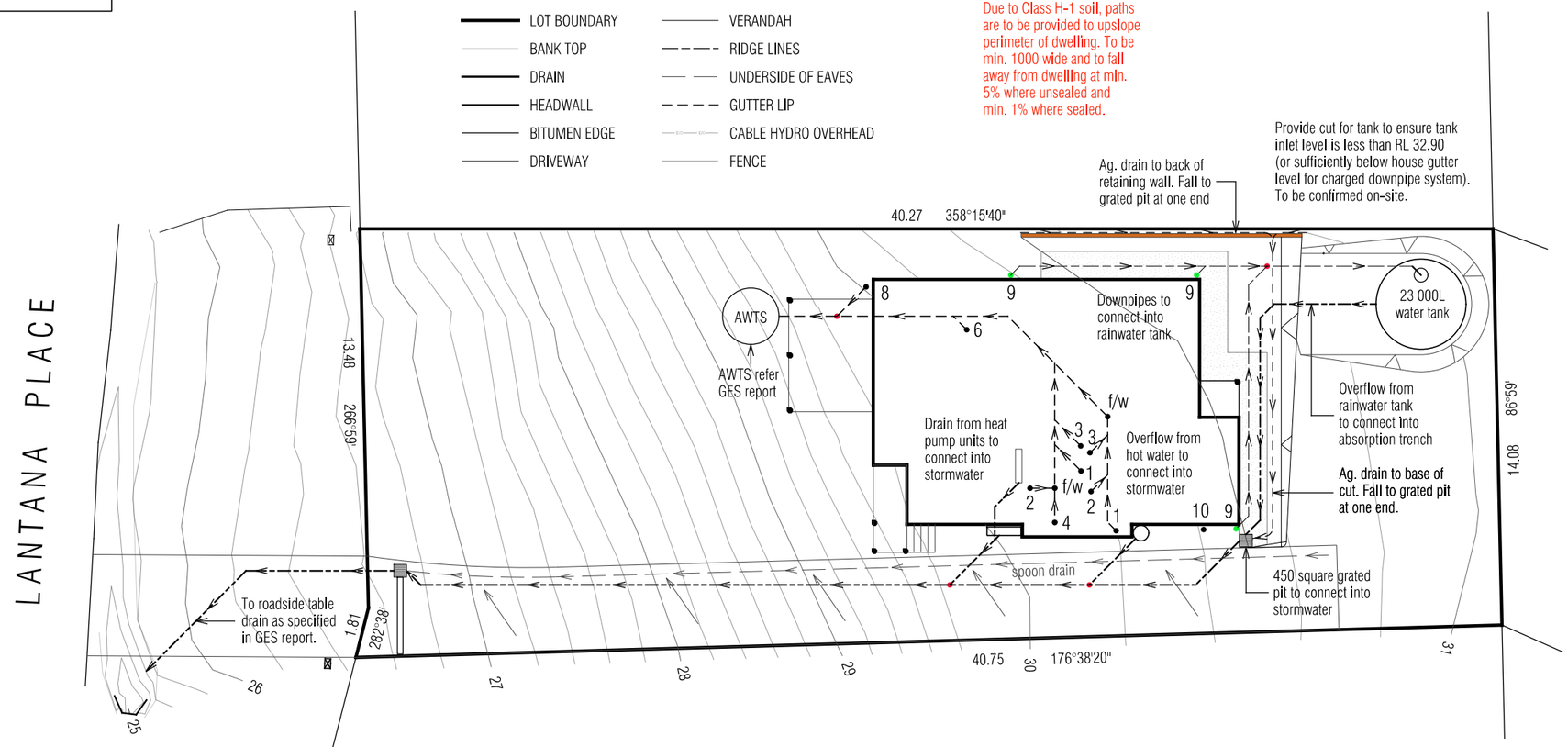
Development Application: 5.2026.171.1 - Response to Request for Information - 10 Lantana Place, Primrose Sands P2.pdf
Plans Reference: P2
Date received: 4/06/2026

TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

- SPIKE
- TELSTRA PIT
- LOT BOUNDARY
- BANK TOP
- DRAIN
- HEADWALL
- BITUMEN EDGE
- DRIVEWAY
- HOUSE
- VERANDAH
- RIDGE LINES
- UNDERSIDE OF EAVES
- GUTTER LIP
- CABLE HYDRO OVERHEAD
- FENCE

NOTE:
Due to Class H-1 soil, paths are to be provided to upslope perimeter of dwelling. To be min. 1000 wide and to fall away from dwelling at min. 5% where unsealed and min. 1% where sealed.



PLUMBING NOTES FOR H-1 CLASS SOIL

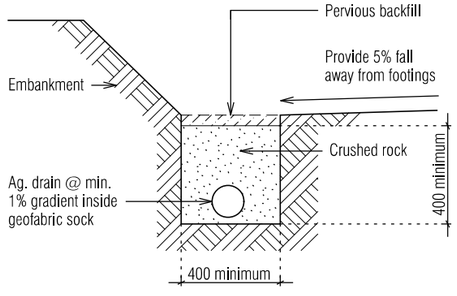
1. COMBINATION SWIVEL AND EXPANDER JOINTS TO BE WITHIN 800mm OF PIPEWORK EXITING THE SLAB;
2. A CLAY PLUG, PLASTIC BARRIER OR CONCRETE IS REQUIRED WHERE PIPE EXITS SLAB PERIMETER;
3. EXPANDER JOINTS ARE REQUIRED ON ALL VERTICAL RISERS;
4. EXPANDER JOINTS ARE REQUIRED ON ALL GRADED RISERS OR CHANGES IN DIRECTION;
5. EXPANDER JOINTS AND FLEXI-COUPLERS ARE REQUIRED ON ALL DOWNPIPES.

- COMBINATION SWIVEL.
- EXPANDER JOINT.

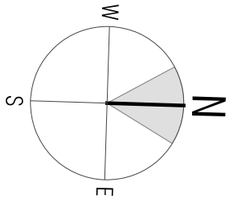
DRIVEWAY INFORMATION
Average 1:8.6 upslope from crossover to end of driveway. Provide grated drain and pit to roadside end of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into roadside culvert. Driveway and path to be concrete, by builder.

DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED ORG min. 150mm below FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	



All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.



Scale 1:200

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

REVISION	DATE	DESCRIPTION
A	3 June 2026	Changes as described on Cover Sheet

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: DRAINAGE PLAN
DATE: 03/06/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 02

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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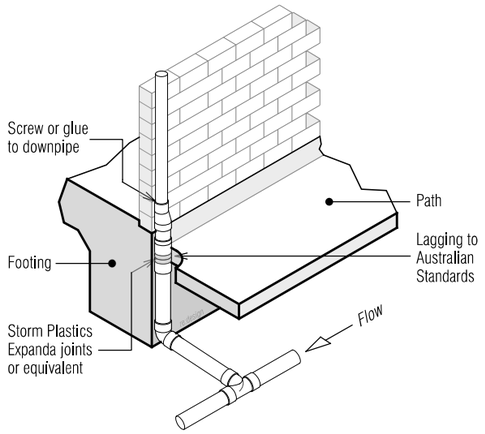
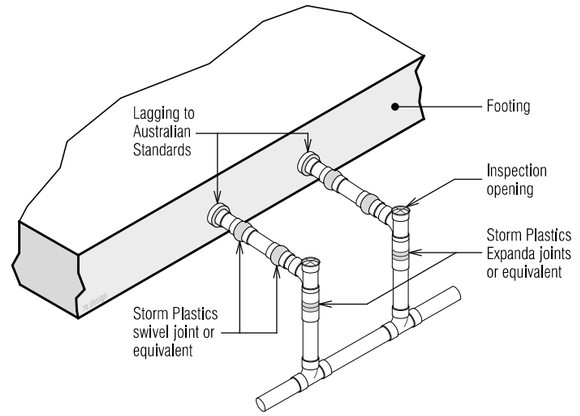
TASSIE HOMES

Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



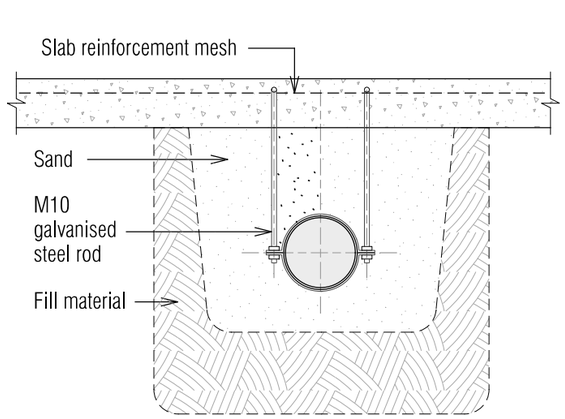
TYPICAL PIPE ARTICULATION

NOT TO SCALE

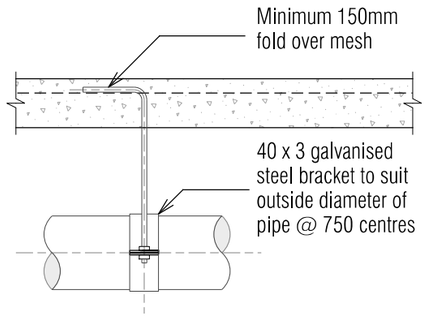


TYPICAL PIPE ARTICULATION

NOT TO SCALE



CROSS SECTION



ELEVATION

BRACKET FOR PVC DRAIN SUSPENDED IN UNSAFE FILL TO A MAX. DEPTH OF 1.0 METER

NOT TO SCALE

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: H-1 DRAINAGE NOTES Sheet 1 of 2
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 02a

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

.....

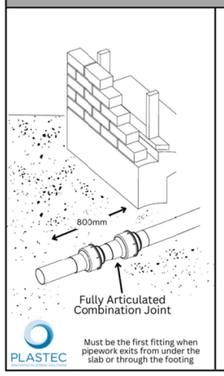
DATE:

.....

PLUMBING AND DRAINAGE INSTALLATION REQUIREMENTS PER SOIL CLASSIFICATION

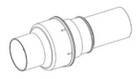
Soil Class	Soil Type	Differential Movement	Where Pipework Exits the Slab /Footing	Vertical Risers Under the Slab	Stormwater	Graded Risers and Changes of Direction
A	Most sand and rock sites	0-10mm	Not Required	Not Required	Not Required	Not Required
S	Slightly Reactive Soil	10-20mm				
M	Moderate Reactive Soil	20-40mm	Not Required	Not Required	Expander Joints on Downpipes Recommended	Not Required
H1	Highly Reactive Soil	40-60mm	Combination Swivel (x2) and Expansion Joint, within 800mm of slab Installation of either Clay Plug, Plastic or Concrete barrier	Expander Joints on all vertical risers	Expander Joints on Downpipes	Expander Joints on all graded risers
H2	Very Highly Reactive Soil	60-75mm	Combination Swivel (x2) and Expansion Joint, within 800mm of slab Installation of either Clay Plug, Plastic or Concrete barrier	Expander Joints on all vertical risers	Expander Joints on Downpipes	Expander Joints on all graded risers
E	Extremely Reactive Soil	75mm plus	Combination Swivel (x2) and Expansion Joint, within 800mm of slab Installation of either Clay Plug, Plastic or Concrete barrier	Expander Joints on all vertical risers Flexitec Couplings on all vertical risers	Expander Joints on Downpipes Flexitec Couplings or Swivel Joint on change of direction	Expander Joints on all graded risers Flexitec Couplings or Swivel Joint on change of direction
Detail			Detail (1) Detail (5)	Detail 2(a) Detail 2(b)	Detail 3(a) Detail 3(b)	Detail 4(a) Detail 4(b)

Pipework Exiting the Slab Detail 1



Must be the first fitting when pipework exits from under the slab or through the footing

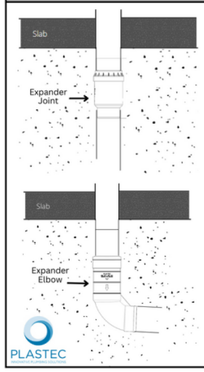
Combination Joint x 2
Dia 100mm MxF ID - 18634
Dia 100mm MxM ID - 18635
Dia 100mm FxF ID - 18739



Expansion
Dia 100mm +/- 50 (100mm)

Joints should be set in the mid position of their range

Vertical Risers Under the Slab Detail 2(a)



Expander Joint
Dia 100mm FxM ID - 20638
Dia 100mm FxF ID - 20640
Dia 100mm MxF ID - 20642

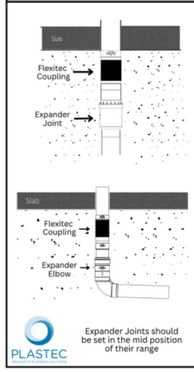
Expansion
+/- 50 (100mm))

Expander Elbow
100 x 90°
Dia 100mm ID - 17317
Expansion +/- 75 (150mm)

Expander Elbow
100 x 45°
Dia 100mm ID - 17319
Expansion +/- 75 (150mm)

Expander Joints should be set in the mid position of their range

Vertical Risers Under the Slab Detail 2(b)



Expander Joints should be set in the mid position of their range

Expander Joint
Dia 100mm FxM ID - 20638
Dia 100mm FxF ID - 20640
Dia 100mm MxF ID - 20642

Expansion
+/- 50 (100mm))

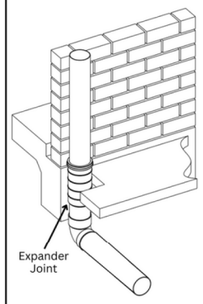
Expander Elbow
100 x 90°
Dia 100mm ID - 17317
Expansion +/- 75 (150mm)

Expander Elbow
100 x 45°
Dia 100mm ID - 17319
Expansion +/- 75 (150mm)

Flexitec Coupling
100mm ID - 17728

Angular deflection 15°+

Stormwater Downpipe Detail 3(a)

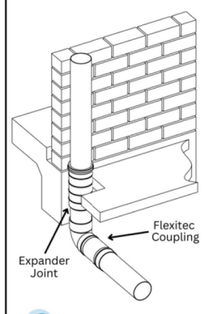


Expander Joint
Dia 90mm ID - 15131
Dia 100mm ID - 15130
Dia 150mm ID - 15642

Expansion
Dia 90mm +/- 50 (100mm)
Dia 100mm +/- 75 (150mm)
Dia 150mm +/- 100 (200mm)

Expander Joints should be set in the mid position of their range

Stormwater Downpipe Detail 3(b)



Expander Joint
Dia 90mm ID - 15131
Dia 100mm ID - 15130
Dia 150mm ID - 15642

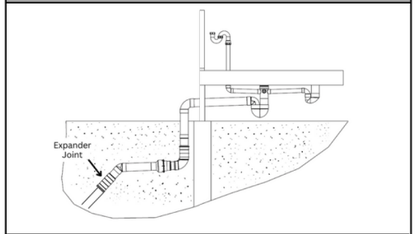
Expansion
90mm +/- 50 (100mm)
100mm +/- 75 (150mm)
150mm +/- 100 (200mm)

Expander Joints should be set in the mid position of their range

Flexitec Coupling
100mm ID - 17728
150mm ID - 18732

Angular deflection 15°+

Graded Riser Detail 4(a)

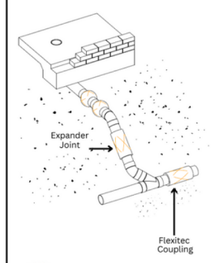


Expander Joint
Dia 100mm FxM ID - 20638
Dia 100mm FxF ID - 20640
Dia 100mm MxF ID - 20642

Expansion +/- 50 (100mm))

Expander Joints should be set in the mid position of their range

Change of Direction Detail 4(b)



Expander Joint
Dia 100mm FxM ID - 20638
Dia 100mm FxF ID - 20640
Dia 100mm MxF ID - 20642

Expansion +/- 50 (100mm))

Expander Joints should be set in the mid position of their range

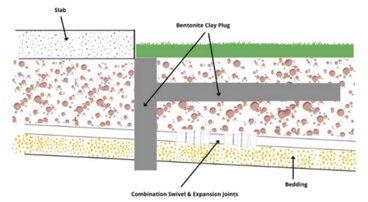
Flexitec Coupling
100mm ID - 17728

Angular deflection 15°+

Install immediately downstream of any junction or bend

Flexitec for E class

Clay Plug Detail 5



Clay Plug 25kg Bag
ID - 19698
Two 25kg Bags fill a cardboard biscuit

Clay Cardboard Biscuit
ID - 19696
750H x 400W x 150mm

SOIL CLASSIFICATION AND PLUMBING AND DRAINAGE REQUIREMENTS AS PER AS2870 AND APPENDIX G AS3500

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: H-1 DRAINAGE NOTES Sheet 2 of 2
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 02b

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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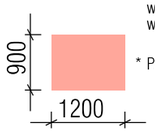
DATE:

.....

LIVEABLE HOUSING DESIGN (H8)



* PART 3: Ensure CSD is installed flush when open to allow for clear opening width of 820mm

* PART 4: 900 x 1200 circulation space

Floor Area = 105.5m²
Entry Porch Area = 4.7m²
Porch Area = 1.8m²
Deck Area = 12.0m²

TASSIE HOMES

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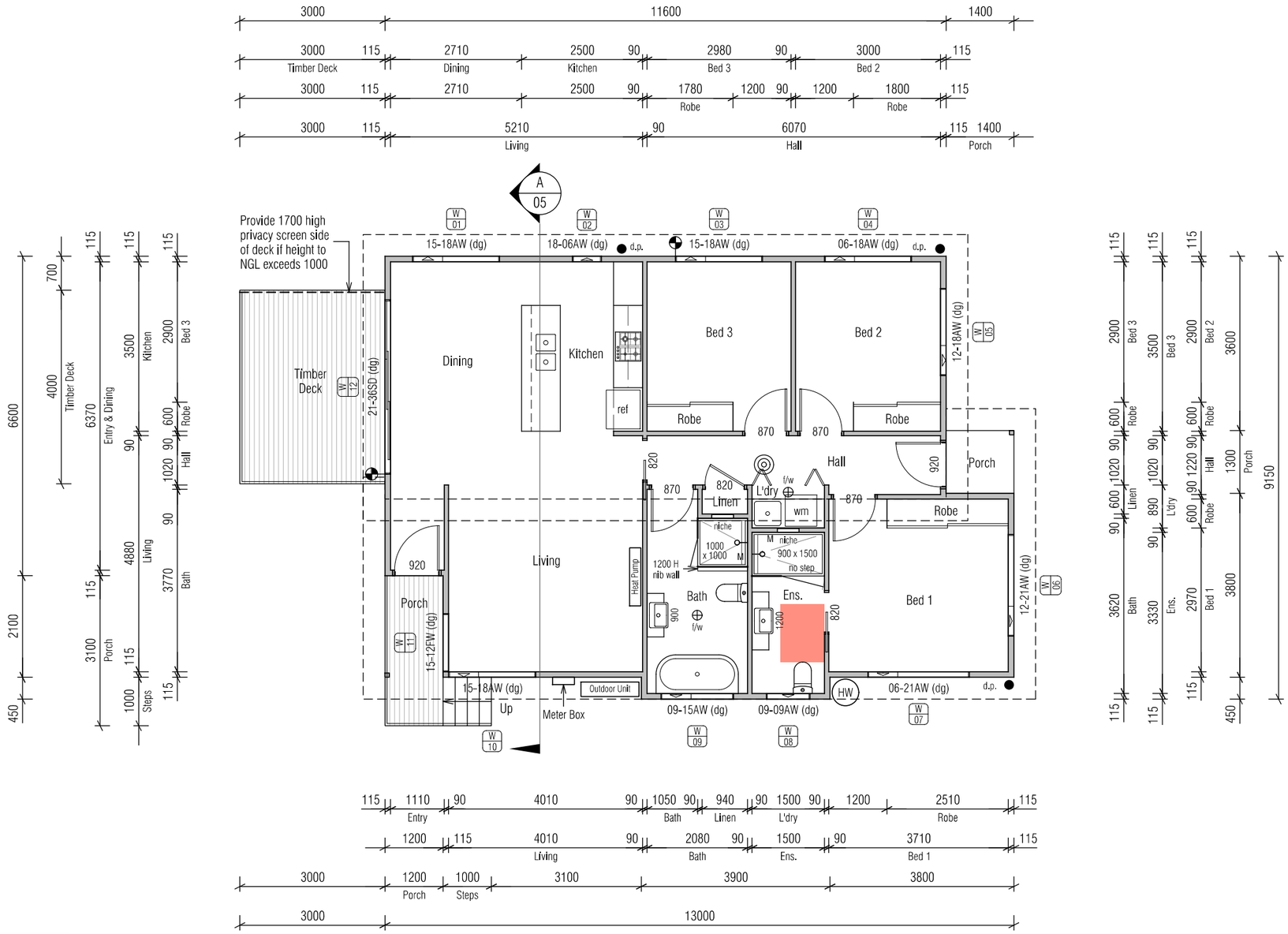

Scale 1:100

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: FLOOR PLAN
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 03

THIS PLAN IS ACCEPTED BY:

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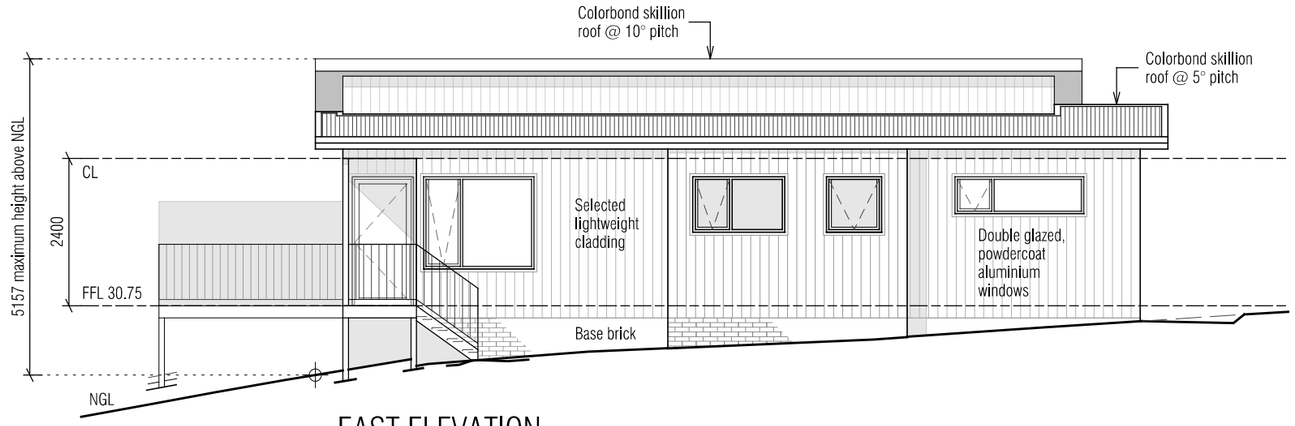
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

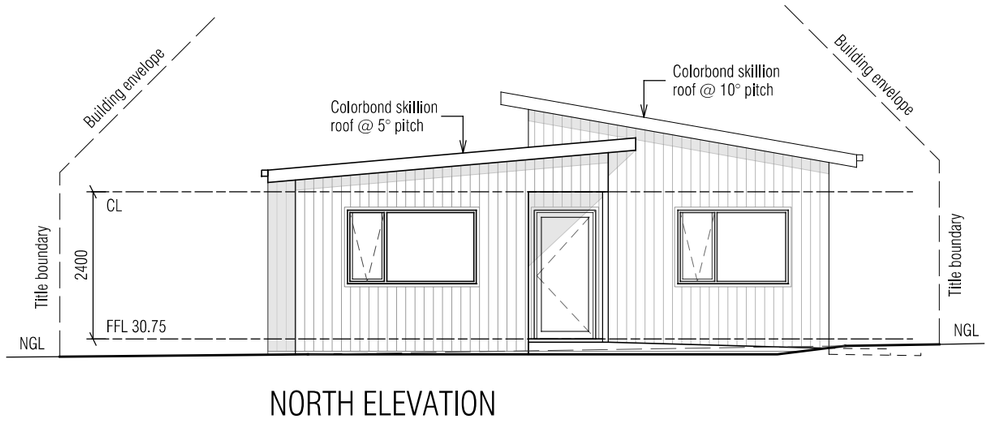
DATE:

.....

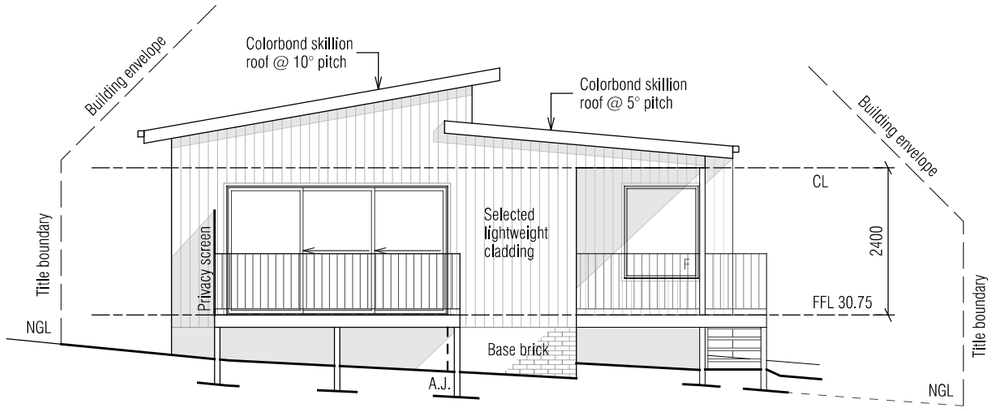
IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.



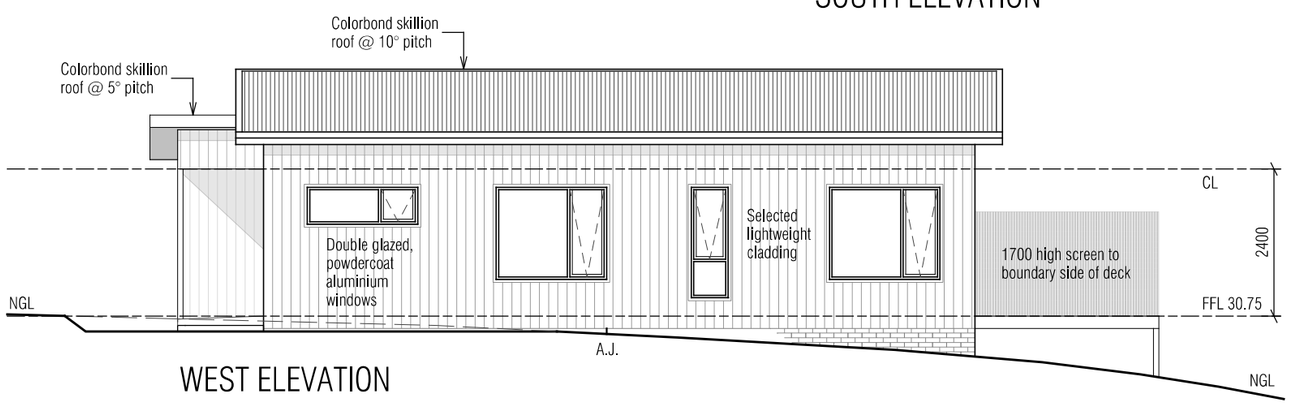
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Scale 1:100

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ELEVATIONS
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 04

THIS PLAN IS ACCEPTED BY:

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DATE:

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IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

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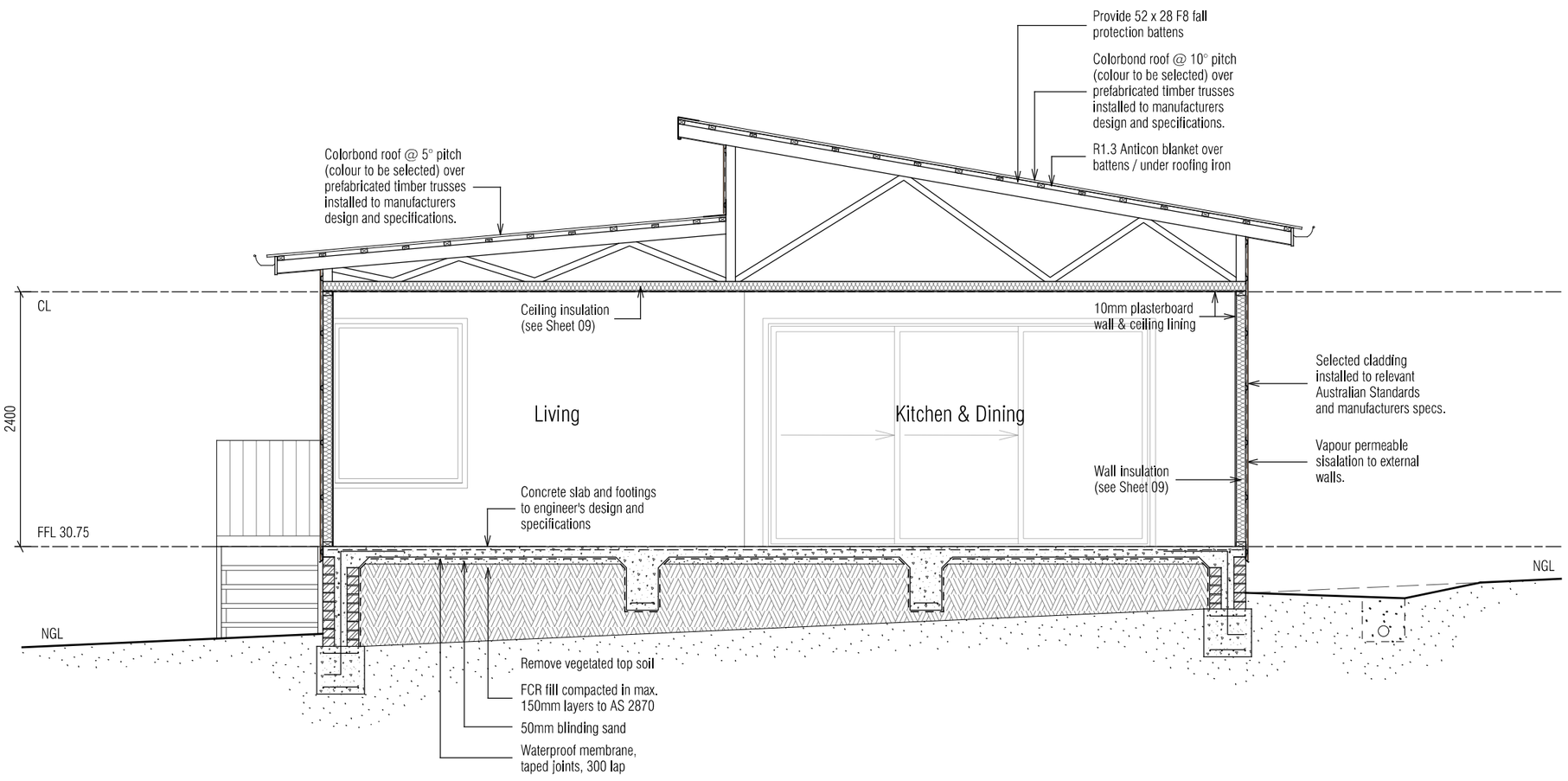

SECTION A
Scale 1:50
03

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: SECTION
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC
DWG No: 05

Scale 1:50

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

THIS PLAN IS ACCEPTED BY:

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EAVES GUTTER INFORMATION:
Eaves guttering to be slotted quad gutter with minimum slot opening area of 1200mm² per meter of gutter. The lower edge of the slots are to be installed a minimum of 25mm below the top of the fascia.

Scale 1:100

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

ROOF VENTILATION CALCULATIONS
(Roof 'A' 10º skillion roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 55.7m² / 150 = 0.371m²
25% of 0.371m² = 0.093m²
0.093m² / 0.08m² = 1.2 (x 2) = 3 ridge vents
75% of 0.371m² = 0.278m²
0.278m² / 0.08m² = 3.5 (x 2) = 7 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

ROOF VENTILATION CALCULATIONS
(Roof 'B' 5º skillion roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 44.7m² / 150 = 0.298m²
25% of 0.298m² = 0.075m²
0.075m² / 0.08m² = 0.9 (x 2) = 2 ridge vents
75% of 0.298m² = 0.224m²
0.224m² / 0.08m² = 2.8 (x 2) = 6 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

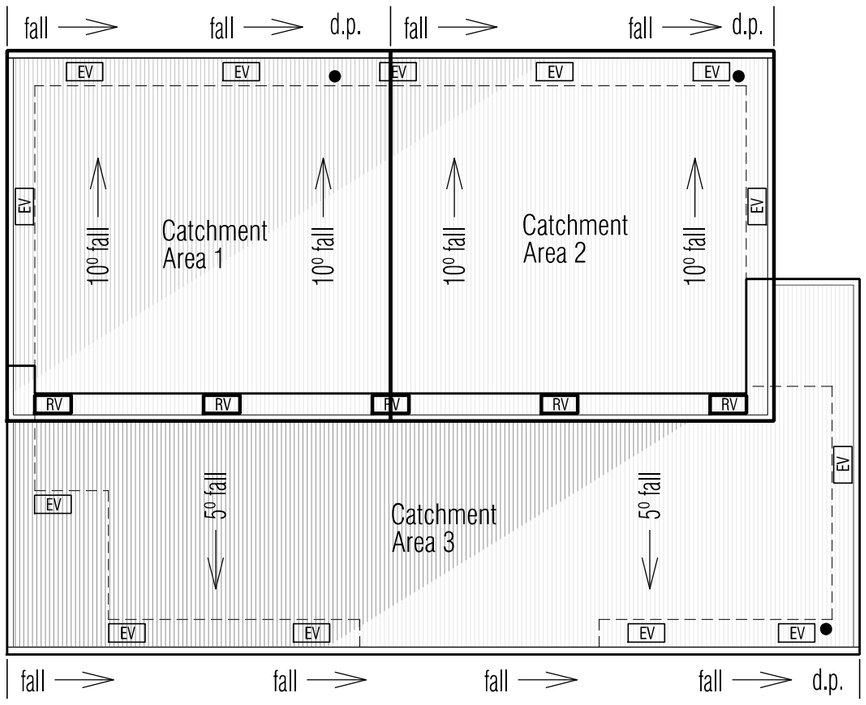
Roof A

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	75.4	Area of roof (including 115mm Quad Gutter) (m²)
Ac	82.2	Ah x slope factor (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall Intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	2	Ac / Acdp
Downpipes Provided	2	

Roof B

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	62.8	Area of roof (including 115mm Quad Gutter) (m²)
Ac	65.9	Ah x slope factor (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall Intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	1	Ac / Acdp
Downpipes Provided	1	

Roof A



Roof B

IMPORTANT NOTE:
Wall cladding between roof 'B' and 'A' is to be installed to allow for air flow between the lower roof space and upper roof. Ridge vents for roof 'B' to be installed in roof 'A' eaves.

CATCHMENT AREA NOTES ROOF A:
Skillionroof @ 10° pitch
CATCHMENT AREA 1 = 40.3m²
CATCHMENT AREA 2 = 40.3m²

CATCHMENT AREA NOTES ROOF B:
Skillion roof @ 5° pitch
CATCHMENT AREA 3 = 65.9m²

denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

Sorell Council
Development Application: 5.2026.171.1 - Response to Request for Information - 10 Lantana Place, Primrose Sands P2.pdf
Plans Reference: P2
Date received: 4/06/2026

DRAWING: ROOF PLAN
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 06

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TASSIE HOMES

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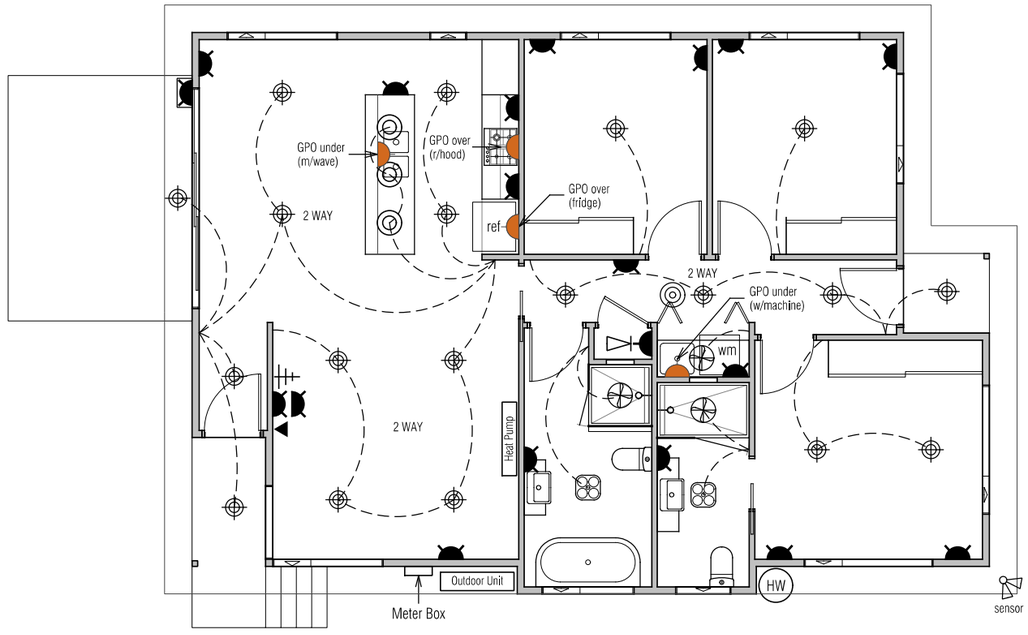

- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

NOT BUSHFIRE PRONE

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DRAWING: ELECTRICAL PLAN
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 07

Scale 1:100

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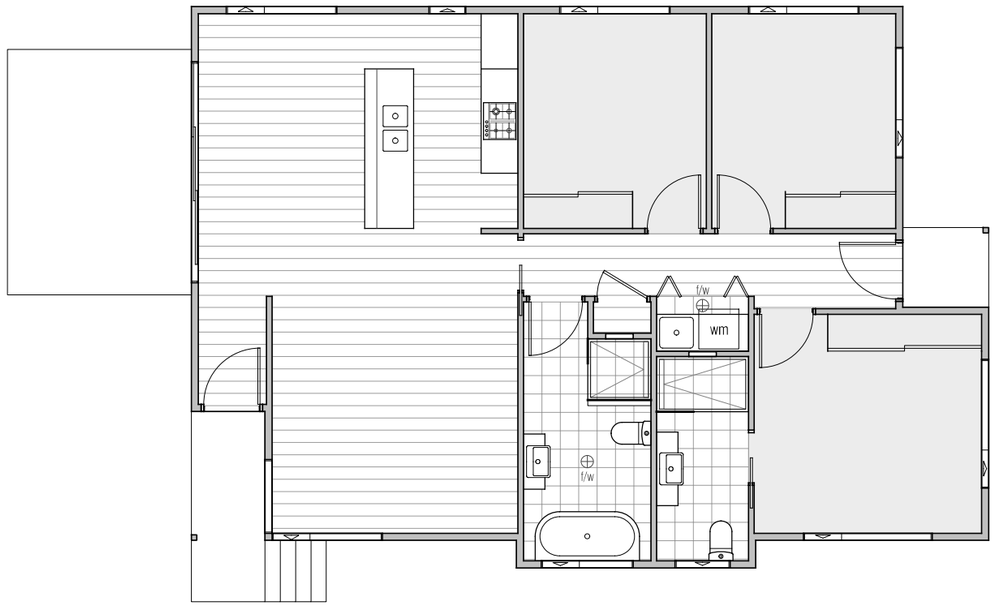

FLOORING LEGEND

Floating Flooring

Carpet

Tiles

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: FLOORING LAYOUT PLAN
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 08

Scale 1:100

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

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LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
10 Lantana Place, PRIMROSE SANDS	Class 1

Number of rows preferred in table below: 7 *(as currently displayed)*

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factors	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	Living Dining & Kitchen	Living Room	41.6 m²	192 W	Class 1 building					5.0 W/m²	4.6 W/m²	**28% of 60%**
2	Bed 3	Bedroom	10.4 m²	12 W	Class 1 building					5.0 W/m²	1.2 W/m²	**7% of 60%**
3	Bed 2	Bedroom	10.5 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	**7% of 60%**
4	Hall	Corridor	8.4 m²	36 W	Class 1 building					5.0 W/m²	4.3 W/m²	**27% of 60%**
5	Bed 1	Bedroom	13.2 m²	24 W	Class 1 building					5.0 W/m²	1.8 W/m²	**11% of 60%**
6	Ensuite	Bathroom	5.0 m²	10 W	Class 1 building					5.0 W/m²	2.0 W/m²	**12% of 60%**
7	Bath	Bathroom	8.2 m²	10 W	Class 1 building					5.0 W/m²	1.2 W/m²	**7% of 60%**

			Allowance	*Design average*
97.3 m²	296 W	Class 1 building	5.0 W/m²	3.0 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	15-18	Clear	4.30	0.55
W02	AW	AWS-008-01	18- 06	Clear	4.30	0.55
W03	AW	AWS-008-01	15-18	Clear	4.30	0.55
W04	AW	AWS-008-01	06-18	Clear	4.30	0.55
W05	AW	AWS-008-01	12-18	Clear	4.30	0.55
W06	AW	AWS-008-01	12-21	Clear	4.30	0.55
W07	AW	AWS-008-01	06-21	Clear	4.30	0.55
W08	AW	AWS-008-01	09-06	Opaque	4.30	0.55
W09	AW	AWS-008-01	09-15	Opaque	4.30	0.55
W10	AW	AWS-008-01	15-18	Clear	4.30	0.55
W11	FW	AWS-067-08	15-12	Clear	3.20	0.68
W12	SD	AWS-013-01	21-36	Clear	4.00	0.61

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 13)

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.5 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
220mm for R4.1 bulk insulation;
240mm for R5.0 bulk insulation;
260mm for R6.0 bulk insulation;
290mm for R7.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING
* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
(i) 5W per m² in Class 1 building;
(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
(iii) 3W per m² in a Class 10a building associated with a Class 1 building.
* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

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DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 09

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1 & AS 3500.3.2.
Suface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
- Minimum 150 above finished ground;
- Minimum 50 above paved surfaces;

Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	2:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4;
Masonry accessories to NCC 5.6;
Vertical articulation joints to NCC 5.6.8:
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm^{2}per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm^2.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918, Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof.Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
- RISERS - min. 115, max. 190;
- TREADS min. 240, max. 355.

Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLICANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation.Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.Wall surface density minimum - 220kg/m^2
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap.Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter.Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.Windows and external door weatherproofing to AS 2047.

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DRAWING: COMPLIANCE NOTES
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC
DWG No: 10

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STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

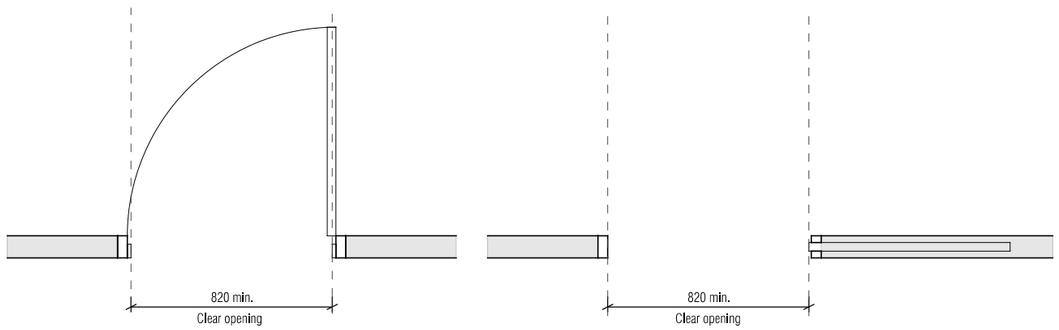
THRESHOLD NOTES:
The threshold of an entrance door must -
  (a) be level; or
  (b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
  (c) have a ramped threshold that -
    (i) does not extend beyond the depth of the door jamb; and
    (ii) has a gradient not steeper than 1:8; and
    (iii) is at least as wide as the minimum clear opening width of the entrance door; and
    (iv) does not intrude into the minimum dimensions of the required landing area; or
  (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
    (i) have no lip or upstand greater than 15mm within the sill profile; and
    (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
  (a) unobstructed (other than by a gate or a screen door); and
  (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
  (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
  (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
    (i) 8mm; or
    (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
  (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

Sorell Council
Development Application: 5.2026.171.1 - Response to Request for Information - 10 Lantana Place, Primrose Sands P2.pdf
Plans Reference: P2
Date received: 4/06/2026

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

DRAWING: LIVEABLE HOUSING NOTES 1 of 3
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 10a

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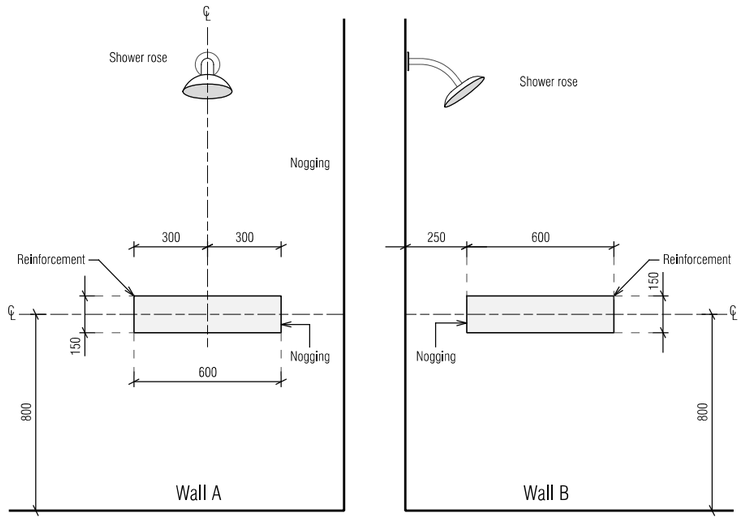
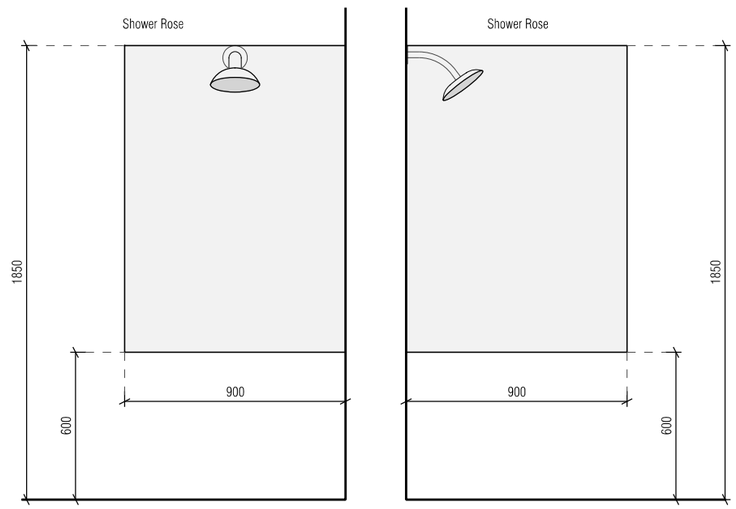
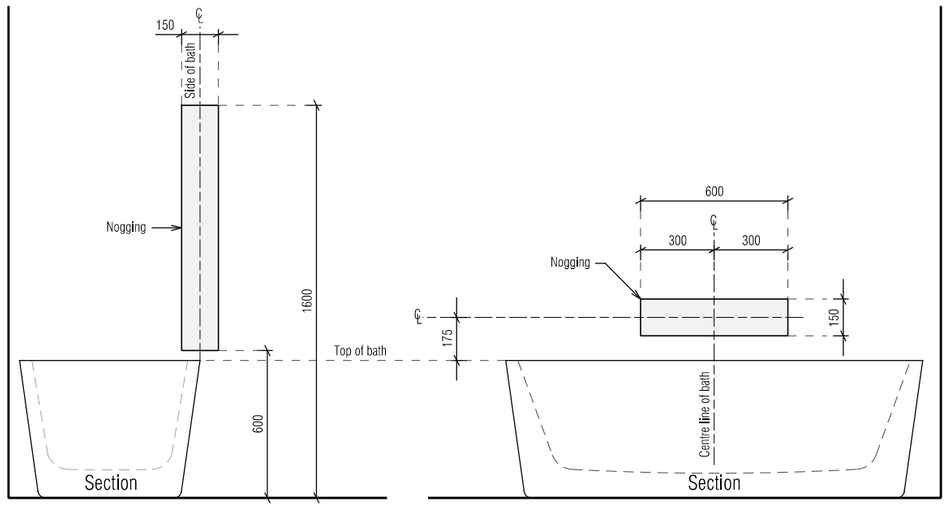


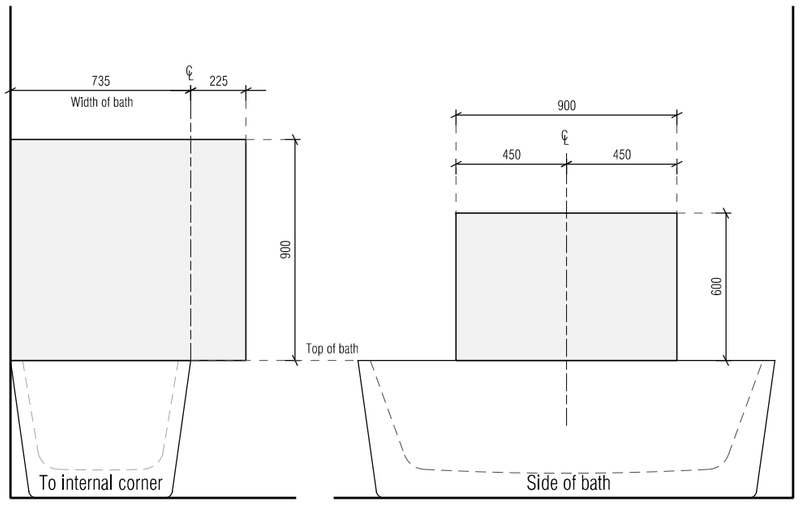
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

Sorell Council
Development Application: 5.2026.171.1 - Response to Request for Information - 10 Lantana Place, Primrose Sands P2.pdf
Plans Reference: P2
Date received: 4/06/2026

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As shown in the Tasmanian Planning Scheme Overlay

DRAWING: LIVEABLE HOUSING NOTES 2 of 3
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 10b

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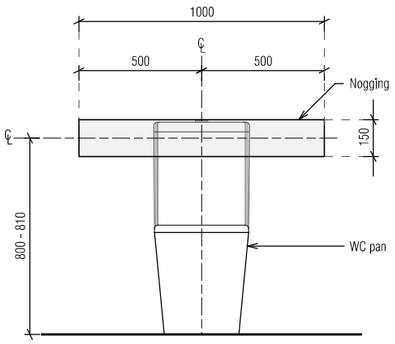
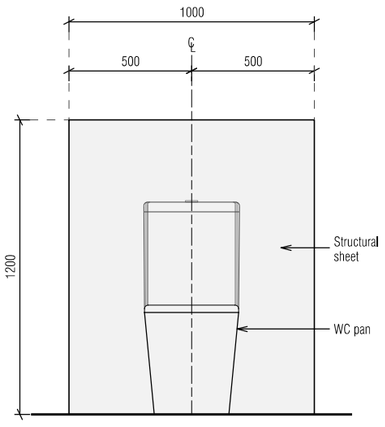
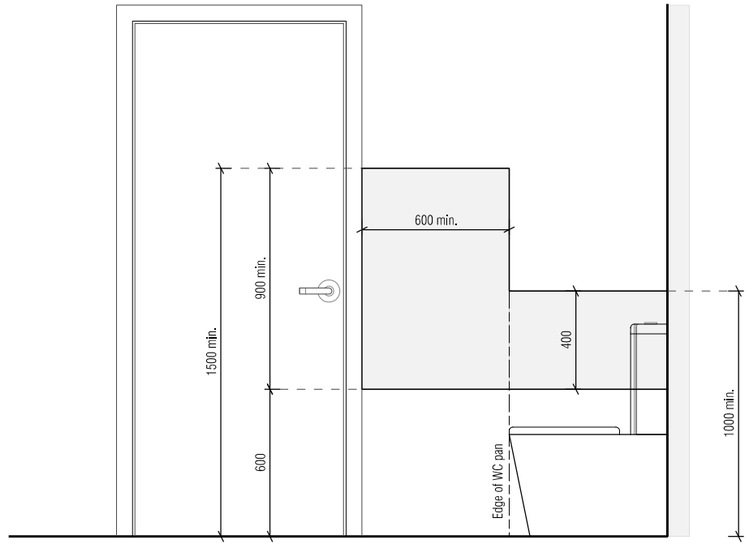
Ph. (03) 62 833 273 www.tassiehomes.com.au



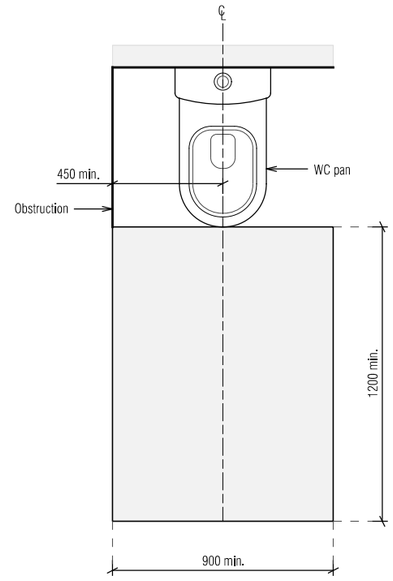
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

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DRAWING: LIVEABLE HOUSING NOTES 3 of 3
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 10c

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Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:
1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
   Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT
Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:
1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: WET AREA SPECIFICATIONS
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 11

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

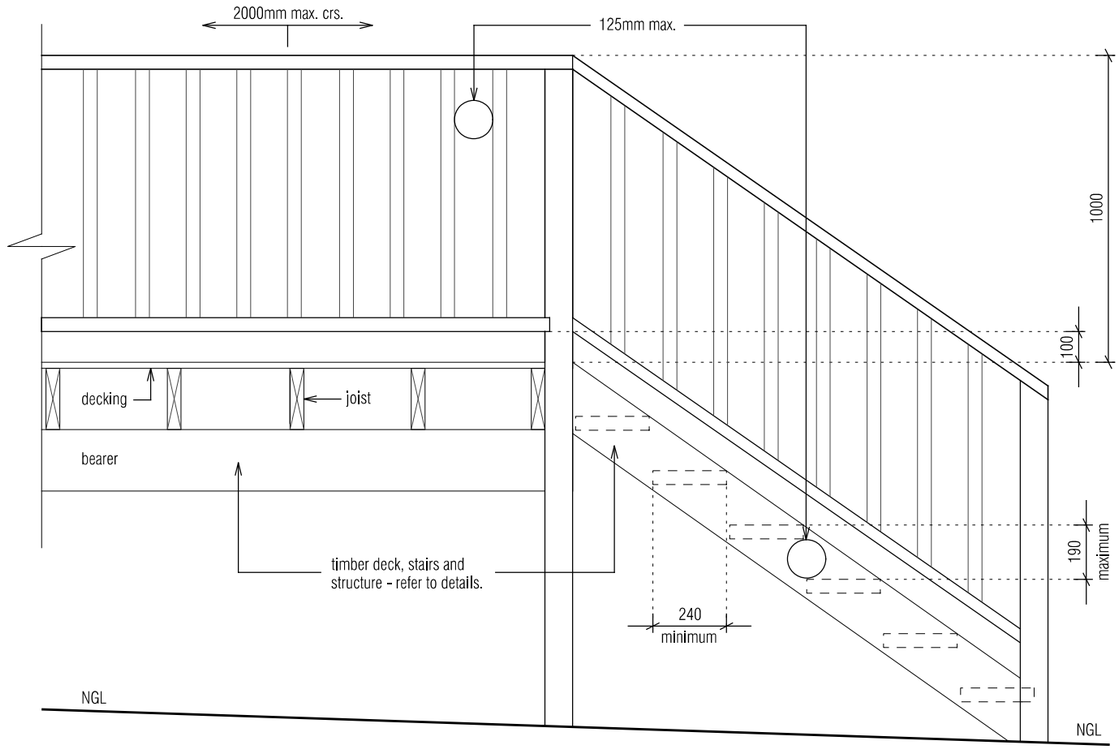
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

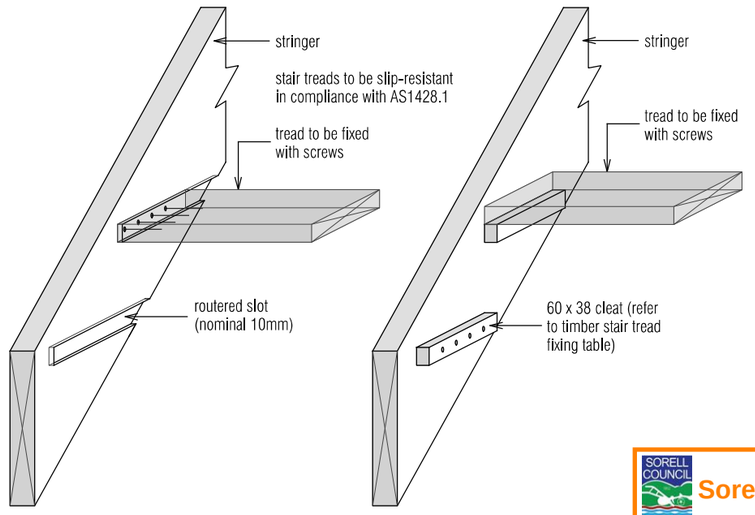
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:
DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



PROPOSED DWELLING FOR WIGGINS AT 10 LANTANA PLACE, PRIMROSE SANDS

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
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DRAWING: STAIR NOTES
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 11a

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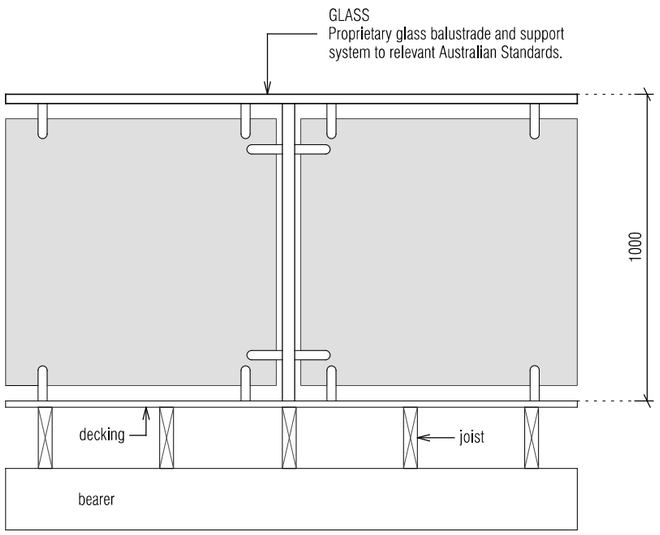

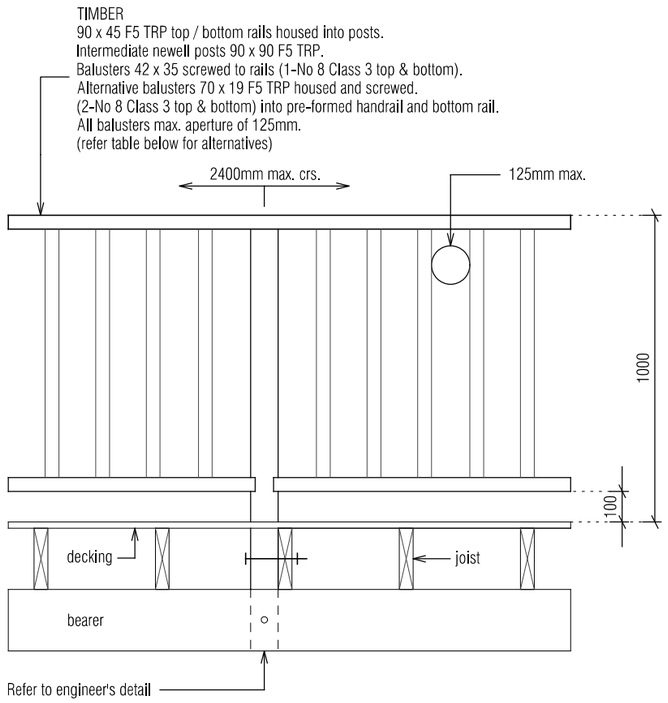

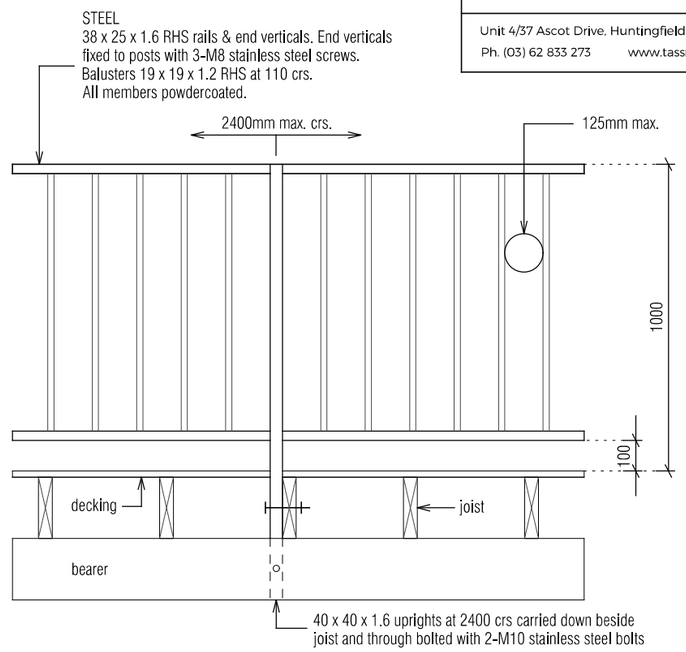

TIMBER STRINGERS

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
		MAXIMUM NUMBER OF RISERS				
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
	290 x 45	18	18	8	17	16

* Sizes stated are minimum sizes.

NOTE:
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

SIZES OF HANDRAILS

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
	RECOMMENDED HANDRAIL SIZE* (mm)				
Treated Pine, Cypress	70 x 35 70 x 45	120 x 35 70 x 45	170 x 35 70 x 45	290 x 35 140 x 45	240 x 45
Jarrah, other hardwoods	70 x 35 70 x 45	70 x 35 70 x 45	90 x 35 70 x 45	170 x 35 90 x 45	290 x 35 140 x 45
Kwila	70 x 35 70 x 45	70 x 35 70 x 45	70 x 35 70 x 45	170 x 35 70 x 45	290 x 35 120 x 45

*Section sizes can be used in either a vertical or horizontal postion.

NOTES:
1. Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
2. The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

* WIRE HANDRAILS AS PER NCC Part 11.3.6
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

PROPOSED DWELLING FOR WIGGINS
AT 10 LANTANA PLACE, PRIMROSE SANDS

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DRAWING: BALUSTRADE NOTES
DATE: 22/05/26
FILE NAME: H1410 DA 080426.dgn
DRAWN BY: PC

DWG No: 11b