NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

31 SEA EAGLE ROAD, PRIMROSE SANDS

PROPOSED DEVELOPMENT:

RETROSPECTIVE - OUTBUILDING & DECK, NEW 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: **5.2026-33.1**
DATE: **12 JUNE 2026**

31 Sea Eagle Road, 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 LAND Development: RETROSPECTIVE APPROVAL FOR OUTBUILDINGS, DECK & Addition of New Mobile Home. *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 180,000
Is all, or some the work already constructed:	No: ☐ Yes: ☑
Location of proposed works:	Street address: 31 SEA EAGLE RD, Suburb: PRIMROSE SANDS Postcode: 7173 Certificate of Title(s) Volume: 9447 Folio: 47
Current Use of Site	RESIDENTIAL LAND WITH OUTBUILDINGS
Current Owner/s:	Name(s) KIRRILI ANN PATRICIA EDWARDS

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: K. Edwards Date: 11/2/2026

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: 5.2026.33.1 - Development Application - 31 Sea Eagle Road, Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:11/02/2026

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
9447	47
EDITION	DATE OF ISSUE
3	23-July-2025

SEARCH DATE : 13-Jan-2026
SEARCH TIME : 01.13 pm

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 47 on Sealed Plan 9447
Derivation : Part of 1072 Acres Gtd to E J Kennedy
Prior CT 3621/32

SCHEDULE 1

N264876 TRANSFER to KIRRILI ANN PATRICIA EDWARDS Registered 23-July-2025 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage easement passing through Lots 153 to 155 & 157 on SP 9447
SP 9447 FENCING PROVISION in Schedule of Easements
SP 9447 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ANNEXURE SHEET No. 2
(of 4 annexures) to plan by Surveyor
J. B. Medbury

Signed for the purposes of Identification

Council Clerk .....

This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 2-7-76 and that certificate extends to the detail shown on this sheet.

Surveyor .....

Owner: B.S. Simmonds

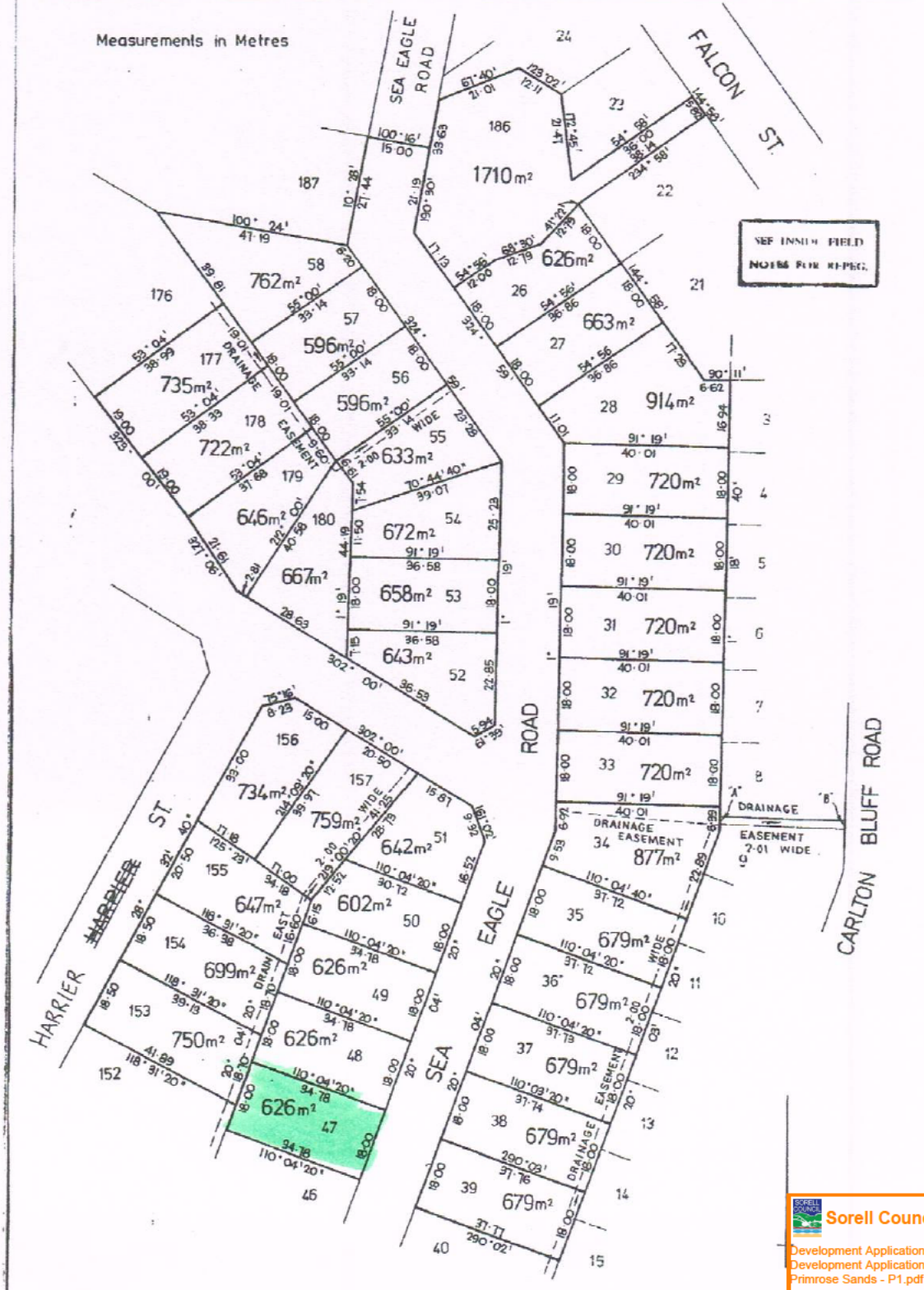
Title Reference: C.T. ~~3365-86~~ 3467-88

Registered Number:

S.P9447

Scale 1:750

Measurements in Metres



From:

Kirrili Edwards

Email: [redacted]

Phone: [redacted]

Re: **Building Order and Plumbing Order for 31 Sea Eagle Road, Primrose Sands. TAS. 7173**

Dear Sir or Madam,

I am writing to submit a planning application for the proposed development at 31 Sea Eagle Road, Primrose Sands.

The application seeks permission to:

Revert the existing and unapproved outbuilding/s to class 10 (shed) per BSTAS report

Approve the deck addition located at front of existing outbuilding per Urban Designers plan

Add a mobile Van Home for use as a one bedroom dwelling per Urban Designers plan

Install an envirocycle waste water system per OSWWS plan

The proposal has been carefully designed to be in keeping with the character of the surrounding area and to comply with relevant national and local planning policies.

All required application documents are enclosed, including the completed application form, plans and drawings, supporting statements, and any additional reports as requested by the council. These documents provide full details of the proposal and demonstrate that potential impacts have been appropriately considered and addressed.

I believe the proposed development represents a positive and appropriate use of the site and will not result in any adverse impact on neighbouring properties or the wider area.

Should you require any further information or clarification during the consideration of this application, please do not hesitate to contact me.

Thank you for your time and consideration.

Yours faithfully,

Kirrili Ann Edwards

Phone: 0424 734 452
Email: kez.edwards@gmail.com

ABN: 44 165 360 216

1a Cambridge Road
BELLERIVE TAS 7018
(p): 03 6231 9070
admin@bstas.com.au

INSPECTION REPORT – 250501 – 1. BSTAS Pre-Commencement
31 Sea Eagle Road, Primrose Sands TAS 7173

APPLICANT DETAILS

Applicant:	Kirrili Edwards
Address:	31 Sea Eagle Road, Primrose sands TAS
Phone:	[redacted]

PROPOSAL

Address of Development:	31 Sea Eagle Road, Primrose Sands TAS 7173
Scope of Building Works Covered by this Notice:	Proposed Dwelling & As-Constructed Shed

INSPECTION DETAILS

Inspector:	Patrick Short
Inspection date and time:	17/12/2025 12:30 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. The areas inspected and the overall outcome of the inspection are listed below, together with any specific defects noted or documents required.

Inspection Area	Inspection Outcome	Reinspections
1. BSTAS Pre-Commencement	Unsatisfactory	No re-inspections required for this inspection.

Please See Site Notes for further information

SIGNED BY:

BUILDING SURVEYING TASMANIA

Patrick Short
Building Surveying Technician

Building Surveying Tasmania
1A Cambridge Road, BELLERIVE TAS 7018
P: 03 6231 9070
M: 0436 412 364
E: patrick@bstas.com.au

APPENDIX

BUILDING SURVEYING TASMANIA
ABN: 44 165 360 216

1a Cambridge Road
BELLERIVE TAS 7018
(p): 03 6231 9070
admin@bstas.com.au

Site notes

Inspection has been conducted on an as constructed shed which had been converted to a dwelling. During the inspection, it was found that the structure is not fit to be a class 1a dwelling due to inability to comply with the NCC requirements for a class 1a dwelling, however, could be used as a class 10 shed.

The Shed Requires the removal of facilities to be suitable as a class 10 structure.
This includes the kitchen cooking facilities

Documentation required:
- **Plans and accompanying form 35 design certificate**
- **Planning Determination from Sorell Council**
- **Plumbing Approval and Finalization**

NCC Compliance Required:
- **Removal of Kitchen Facilities within the structure.**

Additionally, there is a proposed pre-fabricated dwelling to be constructed on the property.
Documentation required to begin assessment of this project is as follows:
- **Plans and Accompanying Form 35**
- **Foundation Designs and Form 35**
- **Frame inspection and Form 55 completed by an engineer**
- **Site Classification and Form 55**
- **Planning Determination**
- **Plumbing Approval**
- **Folio Plan & Title**
- **Energy Efficiency Assessment & Form 55**

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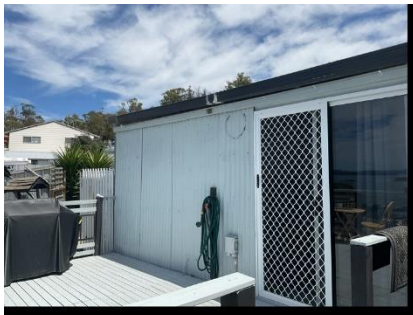

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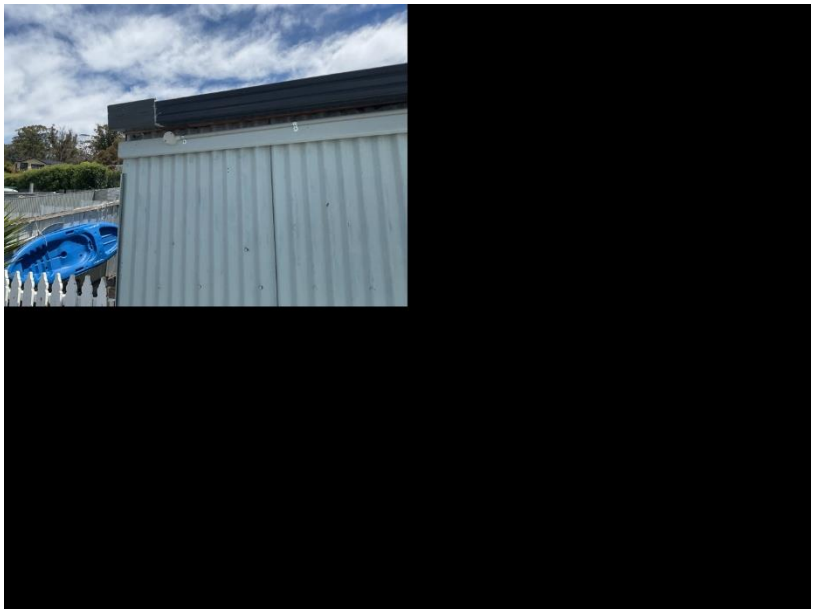

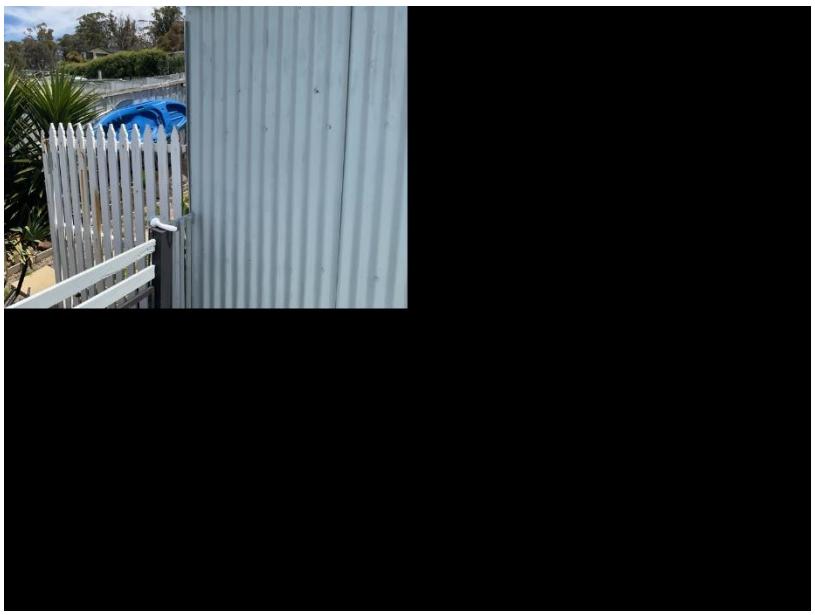

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Sorell Council

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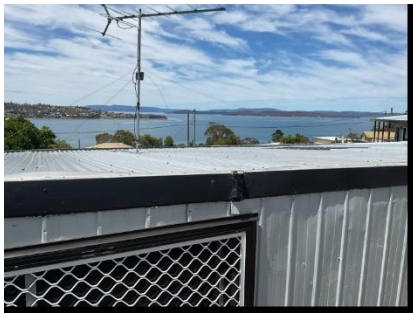

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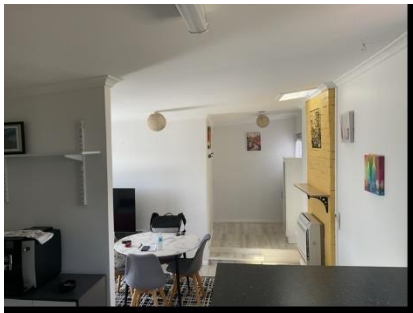

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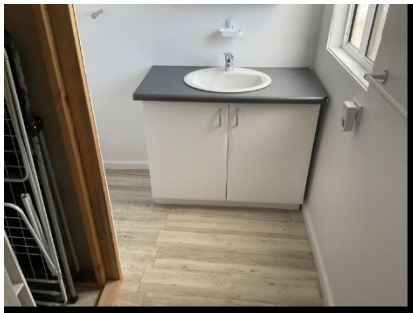

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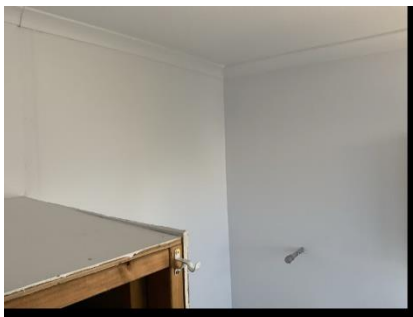

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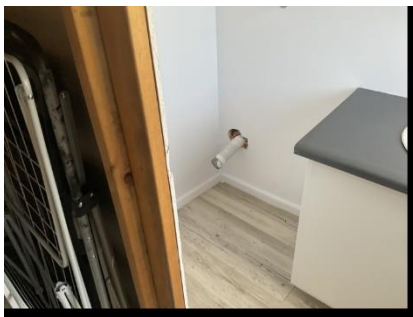


Dropbox Sign

Audit trail

Title	E242 Drafting Plans To Be Signed
File name	13__E242-721-FP-C...PROVAL__Rev_0.PDF
Document ID	1920c8e9282657c248269184968375673f25e988
Audit trail date format	MM / DD / YYYY
Status	• Signed

This document was requested from embedded.hellosign.com

Document history

SENT	**12 / 14 / 2025** 22:09:03 UTC	Sent for signature to Kirrili Edwards (kez.edwards@gmail.com) from claudia@vanhomes.com.au IP: 103.55.92.208
VIEWED	**12 / 14 / 2025** 23:20:54 UTC	Viewed by Kirrili Edwards (kez.edwards@gmail.com) IP: 27.32.4.218
SIGNED	**12 / 14 / 2025** 23:25:51 UTC	Signed by Kirrili Edwards (kez.edwards@gmail.com) IP: 27.32.4.218
COMPLETED	**12 / 14 / 2025** 23:25:51 UTC	The document has been completed.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Kirrili Edwards *Owner name*
31 Sea Eagle Rd *Address*
Primrose Sands 7173 *Suburb/postcode*

Designer details:

Name: J M Parkinson
Category: Building Services Designer CC16310
Business name: Onsite Wastewater Solutions
Phone No: 0409336306
Business address: 880 Cambridge Rd
Cambridge 7170
Fax No:
Licence No: 1017524
Email address: johnparkinson@oswws.com

Details of the proposed work:

Owner/Applicant Kirrili Edwards
Designer's project reference No.
Address: 31 Seagle Eagle Rd
Lot No:
Primrose Sands 7173

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

Description of work:
New 1 bedroom Dwelling ,AWTS Treatment to an Absorption Trench
6M x 0.6M x 0.6M see design details attached
Sewer Drainage

(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
	X Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	X Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	X Other (specify)	

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Schedules:	Prepared by:	Date:
WASTEWATER SYSTEM DESIGN	ONSITE WASTEWATER SOLUTIONS	Jan 2026
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
	OSWWS Specs Attached	Jan 2026
Computations:	Prepared by:	Date:
	ONSITE WASTEWATER SOLUTIONS	Jan 2026
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS/NZS 1547:2012 On-Site Domestic Wastewater Management

AS/NZS 3500 : 2021 Plumbing and drainage

National Construction Code (NCC)

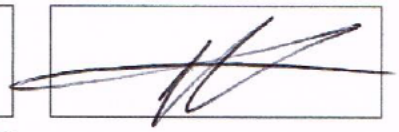
Any other relevant documentation:

Attribution as designer: Site Assessment Only

I John Parkinson..... am responsible for the site & Soil Assessment of that part of the work as described in this certificate;

The documentation relating to the work 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:	J M Parkinson		23rd January 2026
Licence No:	CC16310/1017524		
	Name: (print)	*Signed*	*Date*

Onsite Wastewater Solutions

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Onsite Wastewater System

Assessment for	Kirrili Edwards	Assess. Date	9-Jan-26
	31 Sea Eagle Rd Primrose Sands	Ref. No.	
Assessed site(s)	31 Sea Eagle Rd	Site(s) inspected	23-Jan-26
Local authority	Sorell Council	Assessed by	J Parkinson

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 = 240 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 80

Sullage volume (L/day) = 160

Total nitrogen (kg/year) generated by wastewater = 14.2

Total phosphorus (kg/year) generated by wastewater = 0.4

Climatic assumptions for site

(Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	66	56	84	98	84	102	91	85	62	90	71	89
Adopted rainfall (R, mm)	60	55	60	70	60	70	80	75	80	55	70	80
Retained rain (Rr, mm)	51	47	51	60	51	60	68	64	68	47	60	68
Max. daily temp. (deg. C)	25	25	22	17	15	12	10	15	16	17	20	22
Evapotrans (ET, mm)	93	80	69	49	43	43	37	56	58	63	72	82
Evapotr. less rain (mm)	**42**	**33**	**18**	**-10**	**-8**	**-16**	**-31**	**-8**	**-10**	**16**	**13**	**14**

Annual evapotranspiration less retained rain (mm) = 53

Soil characterisitics

Texture = Sand Category = 2 Thick. (m) = 1.5

Adopted permeability (m/day) = 1.5 Adopted LTAR (L/sq m/day) = 40 Min depth (m) to water = 6

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:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 6

Width (m) = 0.6

Depth (m) = 0.6

AN AWTS FOR WASTEWATER TREATMENT WITH THE LAA CONSISTING OF 6M X0.6M X 0.6M.
ADDITIONAL SELECTED SHRUBS CAN BE PLANTED DOWN SLOPE OF THE LAA TO ENHANCE FUTURE EVAPOTRANSPIRATION
THERE IS ROOM FOR A RESERVE LAA e

Onsite Wastewater Solutions

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Onsite Wastewater System

Assessment for	Kirrili Edwards	Assess. Date	9-Jan-26
	31 Sea Eagle Rd Primrose Sands	Ref. No.	
Assessed site(s)	31 Sea Eagle Rd	Site(s) inspected	23-Jan-26
Local authority	Sorell Council	Assessed by	J Parkinson

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
AA	Cation exchange capacity	mmol/100g	10		Very high		
AA	Phos. adsorp. capacity	kg/cub m	0.1		Very high		
	Annual rainfall excess	mm	-53		Very low		
	Min. depth to water table	m	6		Very low		
	Annual nutrient load	kg	14.6		Moderate		
	G'water environ. value	Agric non-sensit			Low		
	Min. separation dist. required	m	4		Very low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric non-sensit			Low		
	Dist. to nearest surface water	m	500		Low	No change	
AA	Dist. to nearest other feature	m	10		Very high		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	200		Low		

Comments

THE WASTEWATER SYSTEM DESIGN LESSENS THE HIGHLIGHTED FACTORS

Onsite Wastewater Solutions

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Onsite Wastewater System

Assessment for	Kirrili Edwards 31 Sea Eagle Rd Primrose Sands	Assess. Date	9-Jan-26
		Ref. No.	
Assessed site(s)	31 Sea Eagle Rd	Site(s) inspected	23-Jan-26
Local authority	Sorell Council	Assessed by	J Parkinson

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	18		Very high		
A	Density of disposal systems	/sq km	40		High		
	Slope angle	degrees	8		Low		
	Slope form	Straight simple			Low		
	Surface drainage	Good			Very low		
	Flood potential	Site floods <1:100 yrs			Very low		
	Heavy rain events	Infrequent			Moderate		
	Aspect (Southern hemi.)	Faces NE or NW			Low		
	Frequency of strong winds	Infrequent			Moderate		
	Wastewater volume	L/day	240		Very low		
	SAR of septic tank effluent		0.8		Very low		
AA	SAR of sullage		6.4		Very high		
	Soil thickness	m	1.5		Very low		
	Depth to bedrock	m	6.0		Very low		
	Surface rock outcrop	%	0		Very low		
	Cobbles in soil	%	0		Very low		
	Soil pH		6.5		Very low		
	Soil bulk density	gm/cub. cm	1.6		Moderate		
	Soil dispersion	Emerson No.	4		Moderate		
A	Adopted permeability	m/day	1.5		High		
AA	Long Term Accept. Rate	L/day/sq m	40		Very high		

Comments

Onsite Wastewater Solutions

DTS AS/NZS 1547 for Land Application Areas Directors Guidelines OSWMS

Kirrili Edwards 31 Sea Eagle Road Primrose Sands

Objective:
To provide for sustainable onsite wastewater management through the provision of appropriate land application areas.

Acceptable Solutions	Perfomance Criteria	Compliance Coments
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; (b) be no less than; (i) 3m from an upslope or level building; (ii) if primary treated effluent 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 down slope building.	P1 The land application area is located so that: (i) The risk of wastewater reducing the bearing capacity of a buildings 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	LAA Complies with A1 b (iii) AS/NZS 1547 Dwelling min 3.0m upslope of LAA
A2 Horizontal separation distance from downslope surface water to a land application area must comply with the following: (a) be no less than 100m; (b) be no less than the following; (i) if primary treated effluent 15m plus 7m for every degree of average gradient from downslope surface water; (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient from down slope surface water.	P2 Horizontal separation distance from downslope surface water for a land application area must satisfy all of the following: (a) Setbacks 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	Complies with A2 b (ii) AS/NZS 1547 No Surface water within 150+M

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 has been completed that demonstrates that the isk is acceptable .	Compliance with A3 b(iii) AS/NZS 1547:2012 LAA approx. 7.5M min from downslope 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 wether up or down gradient	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must satisfy all of the following: (a) Setback be consistent with AS/NZS Appendix R ; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable .	There are no water bores on site or known of in vicinity
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 satisfy all of the following: (a) Setback be consistent with AS/NZS Appendix R ; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	No ground water detected
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 separation distance must be consistent with AS/NZS 1547 Appendix R.	Complies with A6 (a) AS/NZS 1547

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 others	Complies Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit

SITE AND SOIL EVALUATION REPORT

BACKGROUND

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2012 on-site domestic waste water management.

This report, provided it includes the following information, may be adapted for use.

REPORT

Include the following information in the report

Municipality	Sorell Council
Site address	31 Sea Eagle Road Primrose Sands
ands	
Lot Area (m^2)	626 M^2 approx.
Owner	Kirrili Edwards
Date of inspection	9/1/ 2026
Date of this Site & Soil Evaluation Report	23/1/2026
Water Supply	Tank water supply
Design Waste Water Load Rate (Litres/person/day)	120ltrs/person / day
Number of bedrooms/potential bedrooms	One
Number of persons the system is designed for (based on number of bedrooms/potential bedrooms)	Two

SPECIFIC SITE INFORMATION

Topography and Drainage

Sloping site with minimal fall 8deg , good drainage

Vegetation

Gardens

Land Use

Residential

Geology

Recent Sands and Clays

Soils (Typical profile)

1.8M Grey/brown fine Sands to light yellow sands, weakly structured light to medium grain, dry

- AS 1547 Soil Category - Two(2)
- Emerson Test - non- dispersive
- Soil permeability - estimated or calculated (where calculated please provide details as an attachment) 1.5m /day
- Design Loading Rate (DLR) 40mm/day

Groundwater

No groundwater encountered

Site Capability Issues for On-site Wastewater Management

The soil risk factors are considered minor and lessened by the level of effluent treatment and further lessened by the overall AWT system management requirements

The sites capability to handle waste disposal is enhanced by the level of wastewater treatment and the LAA design

Environmental Sensitivity Issues for On-site Wastewater Management

The CEC and P risks are lessened by the level of secondary treatment prior to effluent disposal and the setback of the LAA to boundary complies with 1547:2012

In addition the hydraulic daily load is minimal and with the systems management criteria will ensure the system is sustainable with minimal environmental risk

Site Stability

Where the slope of the site is greater than 5° or greater, a statement of how the waste water management system will affect the stability of the site is required

Not Apparent

Existing Waste Water Management System

The existing wastewater system will be pumped out and filled in prior to the commencement of works

SITE PLAN 1:200, or as agreed, to be attached

Complete drawings of the installation, drawn to a scale of not less than 1:200 or as agreed with the Senior Environmental Health Officer, showing the following:

a) The title boundaries of the land;
b) The position of any existing or proposed buildings on the land and their use;
c) The position of any roads, driveways and parking areas on the land;
d) The location of any watercourse, dam, lake, bore or stormwater drain on or bordering the land;
e) The contours of the land;
f) The position of the disposal system, absorption trenches or other disposal methods;
g) The slope of the land, in degrees, in the area where the system is to be installed
h) The location and size of any drains and vents;
i) The location of any cut-off drains diverting surface or ground water;
j) The location of the outlets from the building

RECOMMENDED SYSTEM DESIGN(S)

Option 1

An AWTS to be installed with a total land application area of 20 M^2 for secondary quality effluent disposal
The effluent disposal area is to be 6M x 0.6M x 0.6M

See design/ specifications and details attached

Details of any attachments/additional information:

Site & Soil Evaluation Report;
Loading Certificate; Specifications; Design Details & Certification.

I/We authorise the Sorell City Council to make copies of the report for internal office use.

Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

The design of this on-site waste water system is suitable for the property referred to in this report and the application.

DESIGNER

Name: John Parkinson

Name of Organisation: Onsite Wastewater Solutions

Address: 880 Cambridge Rd, Cambridge

Contact Details: 0409336306; email murrypark1@bigpond.com

Signed:
_Dated 23rd January 2026 Amended

Design Loading Certificate AS/NZS1547:2012

31 Sea Eagle Rd Primrose Sands

System Capacity - Max 240ltr/day min. with AWTS Secondary Treatment

Summary of design criteria –AWTS with an LAA comprising of 6M X 0.6 x 0.6M Absorption Trench

Reserve area There is sufficient area onsite to replace the system if required in future

Water efficient fittings & fixtures- there are no nominated fixtures applicable, however it is recommended that 6/3ltr wc's, aerator tap outlets, and water conserving dishwashing and washing machine be installed when existing fixtures are replaced

Allowable system variations- The designed Treatment system is designed for a min 1200 ltrs / day , the 1 bedroom dwelling is designed for a max 2 persons 240ltrs/Day however the system may accommodate some normal domestic short term flow fluctuation.

Consequences of changes in loadings – may lead to wastewater disposal area failure if overloading or if adverse change in wastewater quality occurs. Bio-degradable septic safe detergents are recommended and will ensure a more sustainable treatment and disposal system. If caustic or non biodegradable cleaning products are used this may kill the beneficial bacteria and micro-organisms within the system causing primary treatment and land application system failure.

Consequences of overloading the treatment system- The AWT System is capable of treating excess design loads. The disposal area is designed for the designated daily flow of 240ltrs/day as per the site calculation design report and if exceeded long term the disposal area will fail. Mandatory maintenance and management of the system will ensure system sustainability

Consequences of under loading the system- If the underloading of the AWTS occurs the biological system workings may fail. If the system is not going to be used for a period it would be necessary for the owner to discuss this with the maintenance Contractor

Consequences of lack of operation, maintenance, and monitoring attention- maintenance of this system is mandatory and has been recommended to be carried out in accordance the requirements of AS/NZS1547:2012 and the systems accreditation as well as Local Authorities requirements
The property owners have the responsibility to have the System maintained and have been given advice on how the system is to be maintained by the system designer and manufacturers Agent If this system is not adequately maintained and operated the land application area may fail prematurely

Other Relevant Considerations:

The AWTS to be maintained in accordance with the signed maintenance contract and to be carried out by the licenced contractor
Compliance with the maintenance and operational advice is essential for the system to operate nuisance free and be sustainable.
All taps and fixtures are to be maintained as necessary to prevent water wastage and potential overloading of the system.
The absorption trench area should be visibly checked annually for any water seepage and plants that are recommended to be maintained & replaced if necessary.
No vehicle access over the land application area and domestic animal access should be prevented.

J M Parkinson
Onsite Wastewater Solutions

SPECIFICATIONS AWTS & ABSORPTION TRENCH

31 Sea Eagle Rd Primrose Sands

- TRENCH DIMENSIONS TO BE 6 M (L) x 0.6M (W) x 0.6 (D)
- INSTALL AN AERATED WASTEWATER TREATMENTS SYSTEM AS SPECIFIED
- PUMP OUT THE EXISTING SEPTIC TANK AND FILL IN
- EXCAVATE ABSORPTION TRENCH LEVEL & TO LAND CONTOUR
- USE 100MM PVC PERFORATED DISTRIBUTION PIPE TO TRENCH & SURROUND WITH 25mm BLUE METAL AS PER DETAIL ATTACHED
- PVC PIPE HOLES TO BE AT 0.6M SPACING AND 10MM HOLES AT 4 & 8 OCLOCK
- SEAL A 25MM PVC PIPE INTO THE 100MM PVC END CAP AND CONNECT IT TO THE POLY PUMP LINE
- 25MM CREAM STRIPE POLY PIPE TO CONNECT TO THE AWTS PUMP TO THE ABSORPTION TRENCH 100MM PVC DISTRIBITION PIPE .
- THE END OF THE 100MM PVC DISTRIBUTION PIPETO FINISH AT GROUND LEVEL WITH A SCREW CAP AND LARGE VALVE BOX
- PLACE GEO-FABRIC OVER TRENCH AGGREGATE PRIOR TO BACKFILL WITH EXISTING SANDY SOIL
- SOW GRASS SEED OVER SURFACE OF FINISHED TRENCH , PLANT SHRUBS INFRONT
- ALL PLUMBING/DRAINAGE TO COMPLY WITH AS/NZS 3500 & NCC & BE CARRIED OUT BY A LICENSED PLUMBER
- THE EXISTING DRAINAGE FROM THE BUILDING ON SITE TO BE LOCATED AND CONNECTED / DISCONNECTED AS PER COUNCILS PLUMBING ORDER FORM 23

STORMWATER STORAGE & DISPOSAL

- THE EXISTING STORMWATER SYSTEM CONSISTS OF AN AUTO RAINSAVER PUMP INSTALLATION & TANK AND PUMPS ALL STORMWATER TO A LARGER CAPACITY 24000 LTR STORAGE TANK FOR ONSITE USE PREVENTING ANY OVERFLOW
- THE VAN HOME HAS A 5 KL STORAGE TANK WITH MINIMAL OVERFLOW TO BE DIRECTED TO A 6 M X 0.45M X .45 AG TRENCH (see detail attached).

Note- The wastewater system is intended solely for the one-bedroom van home.

Tasmanian Government

Certificate of Accreditation

On-Site Wastewater Management System

This Certificate of Accreditation is hereby issued by the Director of Building Control pursuant to Section 18(1) of the *Building Act 2016* and the accreditation of product.

System:	EnviroTAS AS
Manufacturer or Supplier:	ENVIROTAS GROUP PTY LTD
Of:	6 Hale St, Derwent Park TAS 7009

This is to certify that the EnviroTAS AS as described in Schedule 1, has been accredited for use as a **Secondary Treatment System** for the treatment of domestic wastewater generated in association with any class of building defined within the National Construction Code. This accreditation is subject to the conditions and permitted uses specified in Schedule 2, and in accordance with the *Building Act 2016*.

Henry Hodgson
Delegate of the Director of Building Control
Consumer, Building and Occupational Services
Department of Justice

Date of Issue: 30 January 2024 **Certificate Number: DOC/24/7010**

This Certificate of Accreditation is in force until 01/07/2027 unless withdrawn earlier at the discretion of the Director of Building Control

Document Development History

Version date	Certificate number	Approved by	Amendment notes
V1.0	DOC/17/44413	PJG	Original Issue
V2.0	DOC/24/7010	HH	Change of company ownership

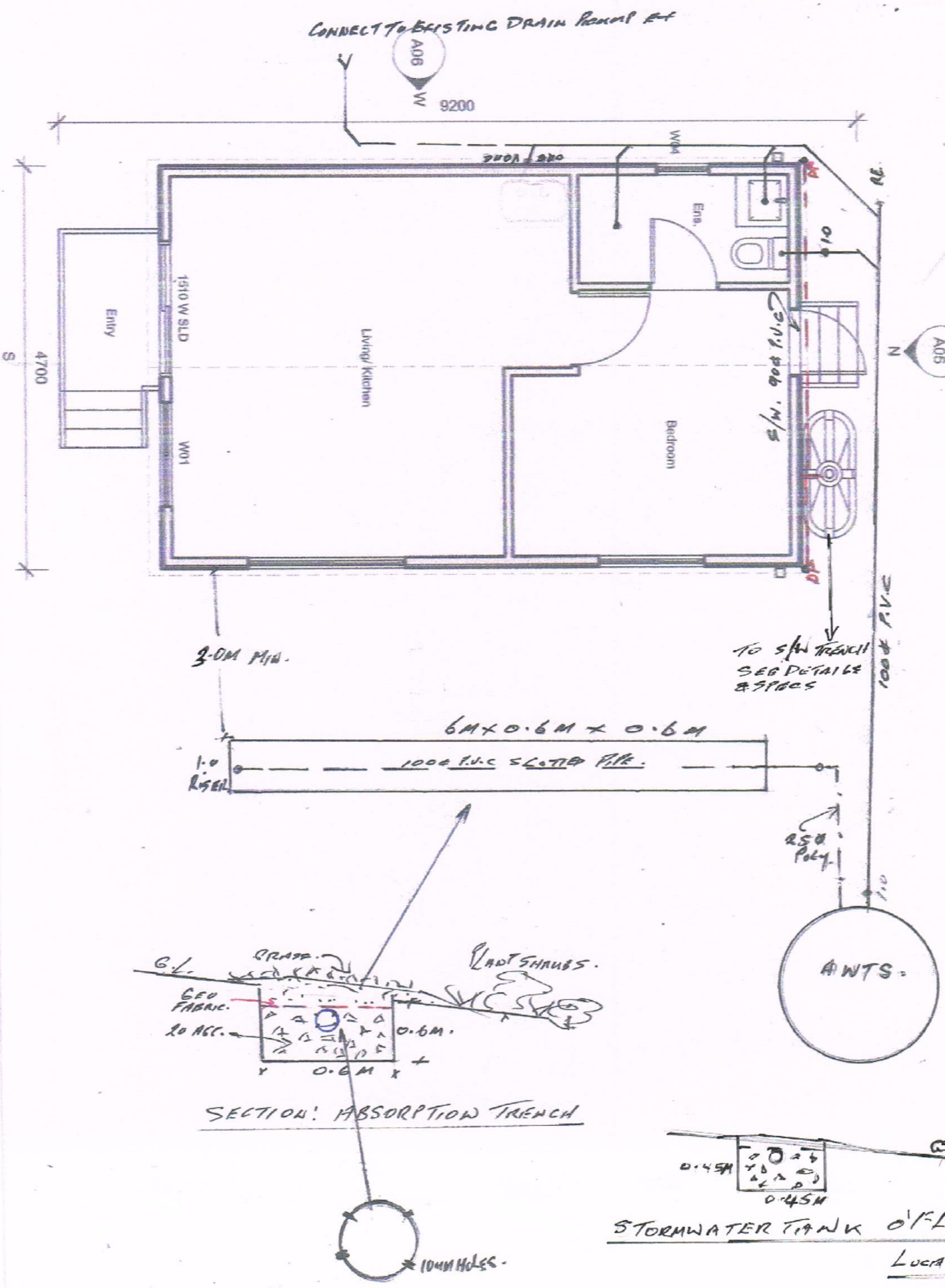
Schedule 1: Specification

Normative

System Description

The EnviroTAS AS is single tank aerated wastewater treatment system. Wastewater undergoes an initial primary settling and anaerobic treatment stage, followed by a secondary treatment process incorporating aeration provided by a blower. Further settling and circulation then occurs prior to tertiary treatment through chlorine disinfection where required for surface irrigation methods.

This model has been certified as a Secondary Treatment System compliant with **AS1546.3.2017**.



31 SEA EAGLE RD. WASTEWATER & DRAINAGE PLAN.

(1)

LOT BOUNDARY

GROUND FLOOR

EXISTING TANK

Ex. Garden RW

Ex. Kitchen
To be Removed

Ex. Toilet

Ex. Toilet

EX. DECK

EX. CONCRETE DRIVEWAY

LOT BOUNDARY

EX. DRAINAGE
LOCATE ONSITE & CONNECT TO NEW ANTS

EX TANK
AUTO PUMP
RAINSAVER

LOT BOUNDARY

1·0

VENTORC

UNIT

3

4

1·0

RE

3M MIN

6M x 0·6 x 0·6

ANTS.

7·5M

100 AG DRAIN

100 FULL

6M x 0·45M x 0·45M

EXISTING SHED

LOT BOUNDARY

SCALE - 1 : 100

DEMOLITION NOTES

Generally Demolition works must be carried out in Accordance with AS 2601 - 2001.

31 SEA EAGLE RD SITE DRAINAGE PLAN

(2)

Urban Space Designers

Building Design and Drafting

PROPOSED ONE BEDROOM DWELLING

AT

31 SEA EAGLE ROAD, PRIMROSE SANDS, TAS - 7173

Sheet List		
Sheet No.	Sheet Name	Revision
A00	COVER SHEET	2
A01	GENERAL NOTES	2
A02	SITE PLAN	2
A2.1	FLOOR PLAN - SITE	2
A03	EXISTING PLAN	2
A04	EXISTING ELEVATIONS	2
A05	PROPOSED FLOOR PLAN	2
A06	ELEVATIONS	2
A07	ELEVATIONS	2

Urban Space Designers
Building Design and Drafting

Phone:
0402438170

Email:
info@urbanspacedesigners.com.au
Website:
www.urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

Client:
Kirrili Ann Edwards

Project:
PROPOSED DWELLING

Address:
31 SEA EAGLE ROAD,
PRIMROSE SANDS, TAS - 7173

Rev	Description	Date
1	Drawings updated as RFI dt. 19/02/2026	06/05/2026
2	Drawings updated as per RFI dated 22 May 2026	01/06/2026

DESIGN DRAWINGS

CHECK all dimensions and measurements on site prior to fabrication and or construction.
Dimensions are in millimeters "frame to frame" and do not allow for interior linings.
ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices.
Drawings to be read in conjunction with specifications and schedules.

Sheet: COVER SHEET
Drawn: GK
Scale:
Size: A3
Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026
Sheet No.: A00
Rev: 2

GENERAL NOTES
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING ACT 1993, BUILDING REGULATIONS 2018, NCC 2022 AND RELEVANT STANDARDS THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION. ARCHITECTURAL DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. BUILDER TO ADHERE TO ALL BUILDING PERMIT CONDITIONS AND PLANNING PERMIT CONDITIONS. PLEASE CONSULT ARCHITECT IF THERE ARE ANY DISCREPANCIES. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, NCC 2022 AND LOCAL COUNCIL BY- LAWS.

DO NOT SCALE DRAWINGS
PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS INACCORDANCE WITH NCC PART 10.2
CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS3500.3-2015
PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT. SMOKE ALARMS TO COMPLY WITH AS3786-2014.
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5. SMOKE ALARMS MUST BE INTERCONNECTED DIRECTLY TO MAINS POWERS. REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH NCC PART 10.6 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

PART 4 FOOTINGS & SLABS
REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO ENGINEERS DESIGN. FOOTING CONSTRUCTION TO COMPLY WITH NCC PART 4.2 & AS2870-2011

PART 6 & 7 WALL FRAMING
TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010
"RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES.
PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. ALL STRUCTURAL STEEL IS TO COMPLY WITH AS4100-1998 (R2016) WALL TIE DOWNS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 7 OF THE NCC 2022. THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS.
ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL (PART 6.3 OF THE NCC 2022).

PART 5 MASONRY
ALL MASONARY WORK IS TO COMPLY WITH AS4773-SET:2015 AND NCC PART 5.2

PART 4 & 5 CONCRETE STRUCTURES
ALL CONCRETE STRUCTURES ARE TO COMPLY WITH AS 3600-2009 AND NCC PART 4 & 5

INSULATION
REFER TO ENERGY REPORT FOR INSULATION REQUIREMENTS IN WALLS AND CEILINGS.
PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS: 50 MM THICK FIBERGLASS BLANKETS. SISILATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL.

PART 8 WINDOWS/GLAZING
ALL WINDOWS SHALL CONFORM TO AS2047-2014 AND ALL GLAZING TO AS1288 -2006 & NCC PART 8.3
GLAZING WITHIN 2000MM OF THE F.F.L IN BATHROOMS OR ENSUITES IS TO BE GRADE A SAFETY GLASS
ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES. NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON SITE PRIOR TO MANUFACTURING. REFER TO ELEVATIONS FOR SASH ARRANGEMENT. ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.
GRADE A SAFETY GLASS IS REQUIRED TO ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS, SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0 M ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE PLEASE NOTE THAT WINDOWS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING AND GREATER THEN 500MM IN WIDTH, 1M IN HEIGHT AND WITHIN 700MM OF THE FINISHED FLOO ARE TO BE PROVIDED WITH A MID-HEIGHT MOTIF WITHIN ITS PANEL IN ACCORDANCE WITH PART 8.4 OF THE NCC 2022.

TIMBER FRAMING
TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS. WALL BRACING LAYOUT IN CONJUNCTION WITH THE WALL TIE DOWN DETAILS (TOP PLATES TO STUDS) ARE TO COMPLY WITH AS1684-2010. WALL TIE DOWNS (TOP PLATES TO STUDS) ARE TO BE INSTALLED AT MINIMUM 1800 CTRS (EVERY 4TH STUD). THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS. WALL BRACING NO GREATER THEN 9M APART.

TRUSS/POSISTRUTT
PROVIDE AN ELECTRONIC COPY OF THE ROOF TRUSS/POSISTRUTT MANUFACTURER'S DESIGN AND LAYOUT OF THE BEAMS ARE TO BE SUBMITTED PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME THAT COPY OF FULL TRUSS COMPUTATIONS AND LAYOUT PLANS ARE PROVIDED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR. NOTE DISCS WILL NOT BE ACCEPTED

DRAINAGE
ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.
STORM-WATER DRAINS SHALL BE 100MM DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.
ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.
ALL U-PVC PIPES SHALL CONFORM TO AS1260-2009 "PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION"
THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AGGIE DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

Sorell Council
Development Application: 5.2026.33.1 - Resposne to Request For Information - 31 Sea Eagle Road, Primrose Sands - P5.pdf
Plans Reference: P5
Date Received: 03/06/2026

FLOORING
REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

SUB-FLOOR
SUB-FLOOR VENTILATION IS TO BE INSTALLED AT A MINIMUM OF EVERY 6000MM² PER METER RUN OF WALL IN COMPLIANCE WITH PART 6.2 OF THE NCC 2022. THE SUB-FLOOR ACCESS DOOR IS TO BE LOCATED IN A READILY ACCESSIBLE POSITION.

ROOFING
TIMBER ROOF FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES TIMBER ROOF TRUSSES AT 900MM CTS TO MANUFACTURERS SPECIFICATIONS PROVIDE GALV. IRON CROSS BRACING OVER ROOF TRUSSES EXPOSED COLORBOND GUTTERS AND FASCIAS, INSTALLED PER NCC 2022 PART 7. ALL ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2015 ENSURE ALL SARKING BENEATH ROOFS IS PROVIDED IN ACCORDANCE WITH PART 3.5 OF THE NCC, AND HAS A FLAMMABILITY INDEX OF NOT MORE THAN 5

STEEL PROTECTION
ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL, PLEASE CONFIRM THIS ON PLAN. (PART6.3 OF THE NCC 2022).

STAIRS
STAIRS, STEPS & LANDINGS TO COMPLY WITH NCC. PART 11.2.
RISERS - 115MM MIN, 190MM MAX.
GOINGS - 240MM MIN 355MM MAX
HANDRAIL TO BE 865MM ABOVE NOSING OF TREAD
1000MM HIGH BALUSTRADING & 865 ABOVE STAIR NOSING
125MM MAXIMUM BETWEEN BALUSTERS
PROVIDE 2000MM MIN HEAD ROOM CLEARANCE FROM TREAD NOSING.
MAX 3 RISERS OR 570MM WITHOUT A LANDING TO DOOR OPENING.
SLOPE RELATIONSHIP 2R + G 550MIN - 700MAXTHE MAXIMUM GAP BETWEEN RISERS
IN OPEN STAIRS IS 125MM WHERE THE STAIR IS IN EXCESS OF 1000MM ABOVE THE ADJACENT FLOOR LEVEL.
ALL TREADS ARE TO HAVE A NON-SLIP FINISH OR A NON-SLIP STRIP IS TO BE PROVIDED TO THE NOSING.

HANDRAILS
A HANDRAIL IS TO BE PROVIDED ALONG AT LEAST ONE SIDE OF THE INTERNAL STAIRS. THE TOP SURFACE OF THE HANDRAIL IS TO BE NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS AND HAVE NO OBSTRUCTION ON OR ABOVE.

CONCRETE:
ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600-2009 CONCRETE STRUCTURES CODE.
ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2009.
ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS.
CONCRETE STRENGTH 25MPA (MIN) AT 28 DAYS.
ALL WORKS TO BE IN ACCORDANCE WITH AS2870-2011 - "RESIDENTIAL SLABS AND FOOTING CONSTRUCTION" OWNERS MUST RECOGNIZE THEIR RESPONSIBILITIES NOTED IN AS 2870-2011 AND MORE DETAIL IN C.S.I.R.O PUBLICATION "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE."
ALL EXCAVATIONS SHOULD BE CAREFULLY INSPECTED BY A COMPETENT PERSON AND THIS OFFICE CONTACTED IMMEDIATELY IF CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOIL REPORT ARE ENCOUNTERED.
CONCRETE SLAB REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC PART 4.2 & AS2870

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SURFACE DRAINAGE
THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. TERMITE TREATMENT
SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS3660.1 TO LOCAL AUTHORITIES SATISFACTION AS3660.1 TERMITE MANAGEMENT REQUIRES A MINIMUM OF 400MM CLEARANCE FROM GROUND LEVEL TO THE UNDERSIDE OF THE BEARER (THIS CAN BE REDUCED TO 200MM ON A SLOPING SITE)

MECHANICAL VENTS
ANY CONTAMINATED AIR FROM A SANITARY COMPARTMENT OR BATHROOM MUST
A. EXHAUST DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS; OR
B. EXHAUST INTO THE ROOF SPACE PROVIDED-
(I) IT IS ADEQUATELY VENTILATED THAT COMPLIES WIT PART 10.8.3 OF THE NCC 2022
(II) THE ROOF IS CLAD IN ROOFING TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS
BETWEEN TILES EXHAUST FAN DISCHARGE RATES TO BE
A. SANTITARY COMPARTMENTS AND BATHROOMS - 25l/s
B. KITCHEN AND LAUNDRY - 40l/s

DOWNPIPES
100X50 OR 90MM DIAMETER DOWNPIPES ARE REQUIRED TO BE PROVIDED AT 12 METER MAXIMUM SPACING.
MINIMUM BOX GUTTER DIMENSIONS SHALL BE 200MM WIDE X 100MM DEEP.
ALL DOWNPIPES ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

WASTE PIPE LAGGING
PROVIDE SOUND ABSORBING INSULATION AROUND ALL WASTE PIPES FROM FIRST FLOOR WET AREAS (BATHROOMS/ENSUITES/LAUNDRY)
TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR ARE TO SWING OUT, OR BE SLIDING WHERE THE HINGE IS WITHIN 1200MM OF THE PAN.

WEEPHOLES
OPEN PERPENDICULAR JOINTS 'WEEPHOLES' MUST BE PROVIDED ABOVE ALL OPENINGS OVER 1200MM WIDE AND 1200MM CTRS IMMEDIATELY ABOVE THE DPC.

WET AREAS
TO COMPLY WITH AS3740-2010

PLIABLE BUILDING MEMBRANE
PLIABLE BUILDING MEMBRANE TO BE PROVIDED IN ACCORANCE WITH PART 10.8.1 OF THE BCA AND TO BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE.
ALL PLIABLE BUILDING MEMBRANES SHALL COMPLY WITH AS4200.1 AND INSTALLED IN ACCORDANCE WITH AS4200.2

BUSHFIRE ATTACK LEVEL
CLASSIFICATION TO BE DETERMINED BY REGISTERED BUILDING SURVEYOR IF REQUIRED.

FLASHING
ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995 AND COMPLY WITH THE BCA

ARTICULATION JOINTS
ARTICULATION JOINTS ARE TO COMPLY WITH PART 5.6.8 OF THE NCC 2022 (MINIMUM EVERY 5M CENTRES).

LOGS FOR PILES OR PIERS
UPON COMPLETION, PROVIDE A COMPLETE COPY OF THE RECORDS FOR THE PILE/PIER DRIVING OPERATIONS

LIGHTING
MAINS ELECTRICITY SUPPLY, TELSTRA AND OTHERS TO BE LOCATED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS. ALL ELECTRICAL SWITCHES AND POINTS SHALL BE INSTALLED IN ACCORDANCE WITH AS3000-2018, NCC AND ELECTRICAL AUTHORITIES REQUIREMENTS. PROVIDE SAFETY SWITCHES (RCD) TO ALL LIGHTING AND POWER POINT CIRCUITS.

Waterproofing to be constructed in accordance with AS4654.2

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Client:
Kirrili Ann Edwards

Project:
PROPOSED DWELLING

Address:
31 SEA EAGLE ROAD,
PRIMROSE SANDS, TAS - 7173

Rev	Description	Date
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Sheet: GENERAL NOTES
Drawn: GK
Scale:
Size: A3
Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026
Sheet No.: A01
Rev: 2

N O T E S:
SOIL CLASSIFICATION
SOIL CLASSIFICATION TO BE CONFIRMED ON SITE.
SCRAPE SITE TO REMOVE SURFACE VEGETATION
AND PROVIDE LEVEL BUILDING PLATFORM.
SITE CLEARING
IT IS THE RESPONSIBILITY OF THE CLIENT TO UNDERTAKE REMOVAL OF ANY SITE SPOIL/STOCK PILES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
DETAILS OF ASSETS IN EASEMENTS NOT AVAILABLE AT THE TIME OF DRAFTING. VERIFY ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION..
CONDENSATION MANAGEMENT PART 10.8 IS ACHIEVED.
THIS IS ONLY REQUIRED, IF ALL EXHAUST FANS (WC/KITCHEN ETC.) DISCHARGE TO WITHIN ROOF SPACE. IF IT COMPLIES WITH PART 10.8.2 (2) THEN NO NEED FOR 'WHIRLY BIRDS.

SITE PLAN NOTES
STORM WATER AND SEWER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS
DOWNPIPES (DP) TO APPROX. LOCATION MAX 12M CNTRS CONNECTED TO S/WATER SYS. IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. ALL S/WATER DRAINS THAT PASS UNDER CONC. SLABS AND TRAFFICABLE AREAS TO BE LAID IN HEAVY DUTY SEWER PIPE.

BUILDER TO PROVIDE AGI DRAIN TO BASE OF BATTERS / RETAINING WALLS & WHERE EVER DEEMED NECESSARY. PROVIDE SILT PITS TO BASE OF BATTER, CONNECTED TO S/WATER SYSTEM.
PROVIDE CUT - OFF (AGI) DRAIN AS REQUIRED TO BASE OF ANY EXCAVATION AND CONNECT INTO STORM WATER VIA SILT PITS
PROPERTY LAYOUT IS BASED UPON INFORMATION PROVIDED BY BUILDER OR OWNER AND THEREFORE ALL DIMENSIONS, OFFSETS AND DETAILS MUST BE VERIFIED ONSITE PRIOR TO COMMENCING ANY SETOUTS AND OR BUILDING WORKS.
LEVELS MUST BE VERIFIED ON SITE TO DETERMINE DEPTH OF EXCAVATIONS AND AFFECTED WALL HEIGHTS

PLIABLE BUILDING MEMBRANE – PART 10.8.1: WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, COMPLY WITH AS/NZS 4200.1; AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING

FLASHINGS TO WALL OPENINGS ARE ACCORDANCE WITH PART 7.5.6
ALL MASONRY VENEER WALLS TO COMPLY WITH PART 5.2
DESIGN OF ANTI-PONDING DEVICE/BOARD IN ACCORDANCE WITH 7.3.5
FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS – PART 10.8.2: AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF —
O 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
O 40 L/S FOR A KITCHEN OR LAUNDRY.

Surface Water Drainage

Ground to fall away from building in all Directions in compliance with AS2870 & N.C.C 2022 3.3.3 .

Surface water must be diverted away from a Class 1 building as follows:
(a) Slab-on -ground - Finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than

(i) 25 mm over the first 1m from the building
(A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
(B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or

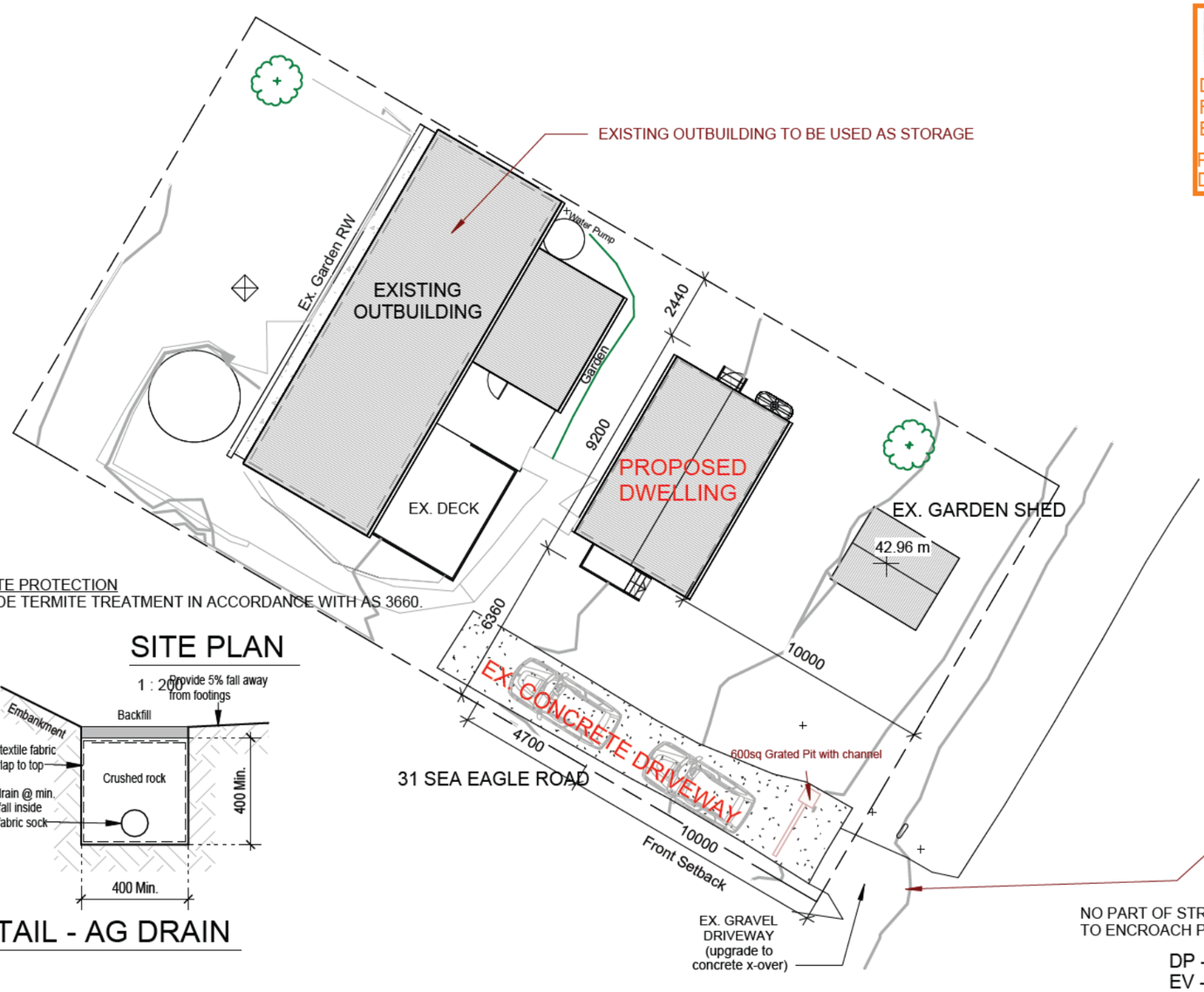
(ii) 50 mm over the first 1m from the building in any other case.
(b) Slab-o n -ground - finished slab heights: the height of the slab-on -ground above external finished surfaces must not be less than:
(i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well drained areas; or
(ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or

(iii) 150 mm in any other case.
(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

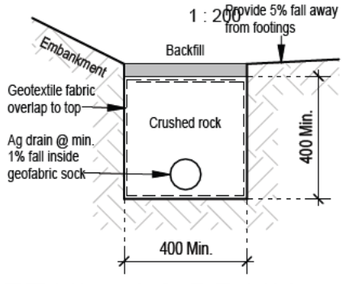
To comply with AS2870, AS3500 & N.C.C 2022 3.3.4 . Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

(a) be graded with a uniform fall of not less than 1:300 ; and
(b) discharge into an external silt pit or sump with-
(i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.



SITE PLAN
1 : 200

TERMITE PROTECTION
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.



DETAIL - AG DRAIN
1 : 20

Sorell Council
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DESIGN DRAWINGS

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Sheet: SITE PLAN
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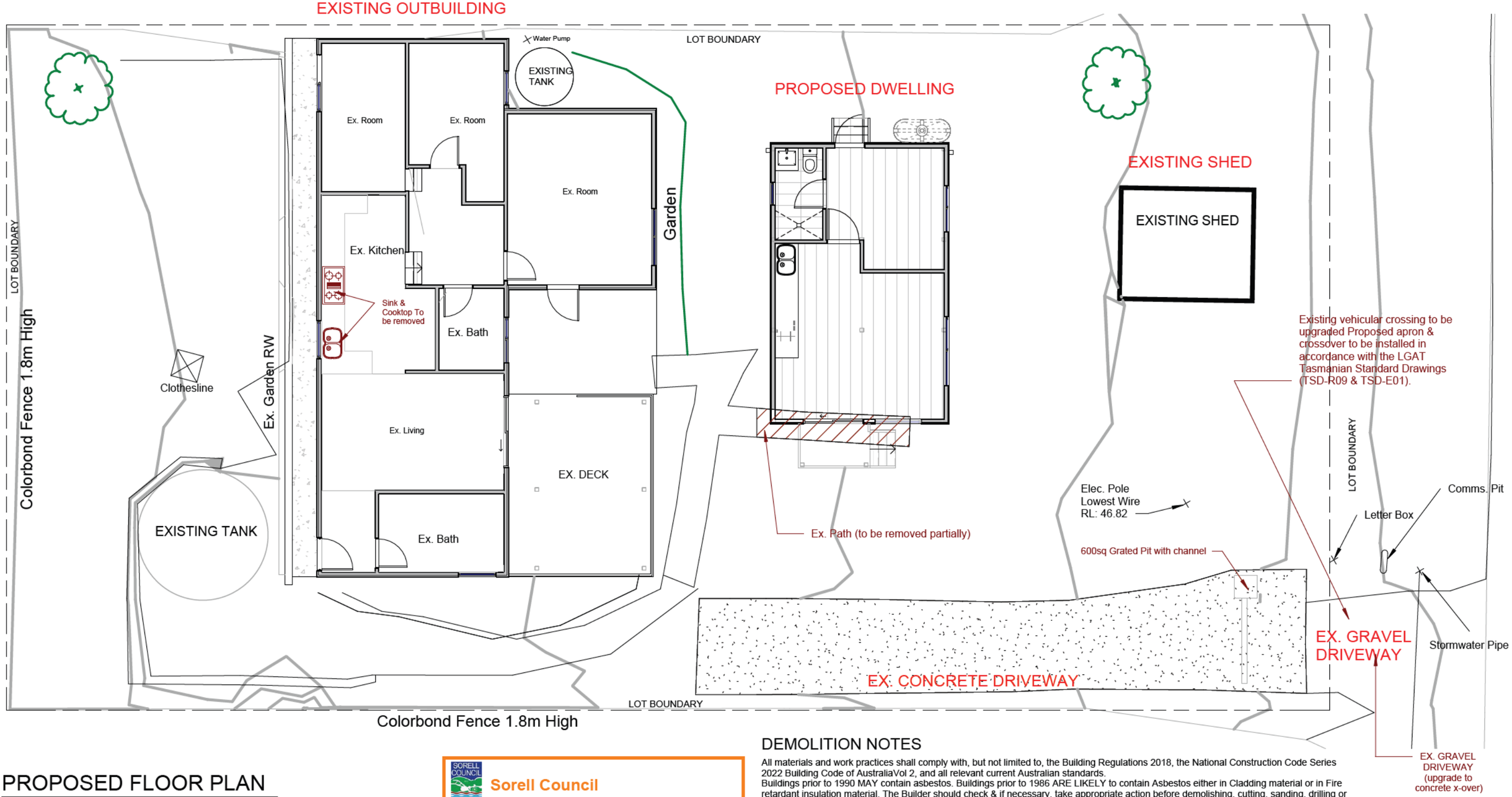
Scale: As indicated | Size: A3 | Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026 | Sheet No.: A02 | Rev: 2



PROPOSED FLOOR PLAN

1 : 100

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Plans Reference: P5
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DEMOLITION NOTES

All materials and work practices shall comply with, but not limited to, the Building Regulations 2018, the National Construction Code Series 2022 Building Code of AustraliaVol 2, and all relevant current Australian standards.
Buildings prior to 1990 MAY contain asbestos. Buildings prior to 1986 ARE LIKELY to contain Asbestos either in Cladding material or in Fire retardant insulation material. The Builder should check & if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
Procedures and methods of Demolition must be adequate to prevent injury to persons & avoid damage to neighboring property.
Before removing existing wall shown to be demolished, Builder shall confirm on - site whether they are Load bearing or not. If it is found to be Load - Bearing, a structural Engineer must be engaged to determine any beams required to support these loads.
All redundant stormwater, sewer and water connections associated with the demolition shall be cut & sealed to the satisfaction of council's Senior Plumbing Inspector.
The removal of existing plumbing fixtures shall include all associated waste & vent pipes, Floor Drains, water service pipework brackets, support etc. & seal off existing services, seal off & make good all floor, wall & roof penetrations.
Generally, make good to existing floors, walls, & ceilings where all demolition work occurs to match existing as & where required.

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Sheet: FLOOR PLAN - SITE
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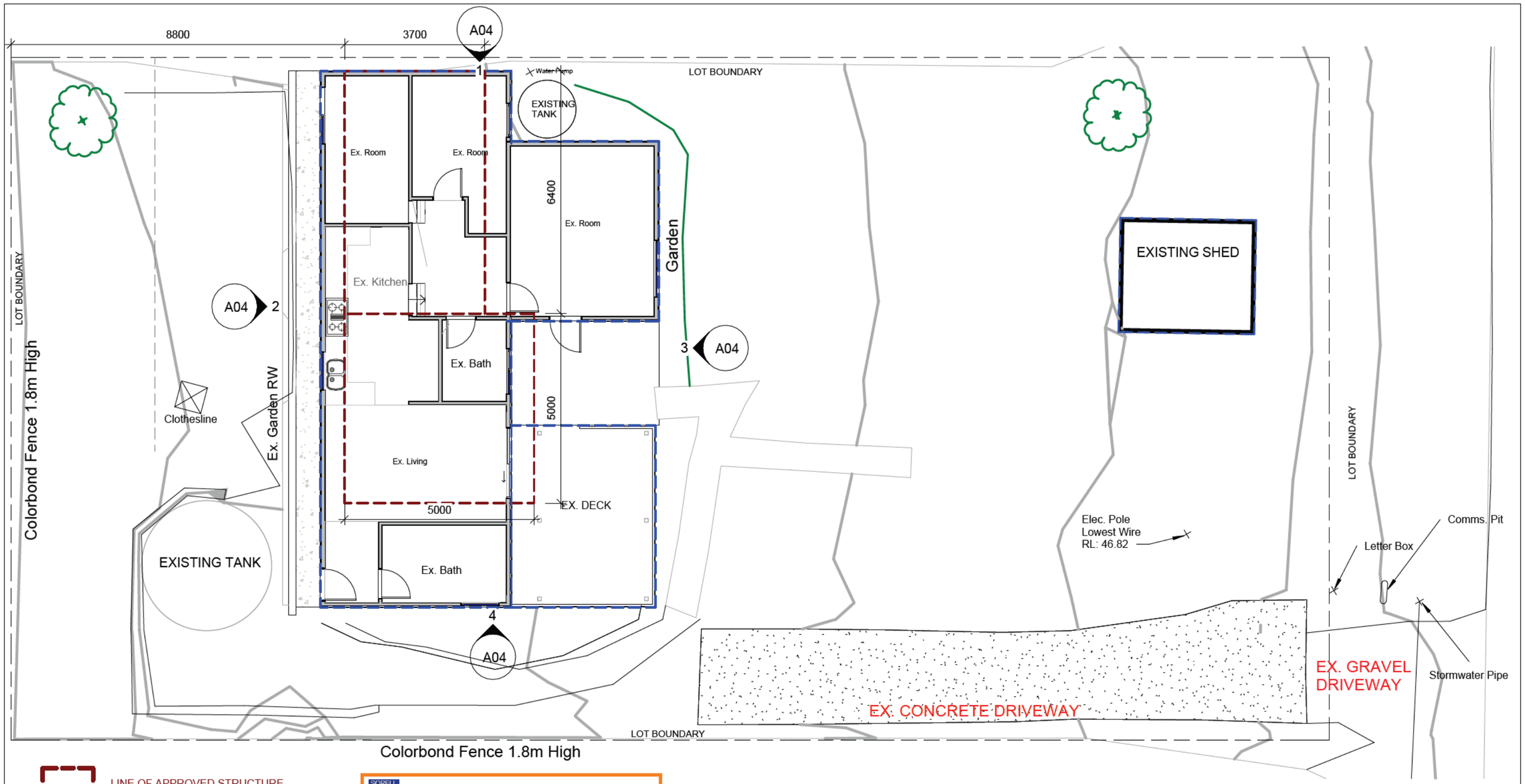
Scale: 1 : 100
Size: A3
Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026
Sheet No.: A2.1
Rev: 2



LINE OF APPROVED STRUCTURE

LINE OF RETROSPECTIVE AS BUILT STRUCTURES TO BE RETAINED

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Sheet: EXISTING PLAN
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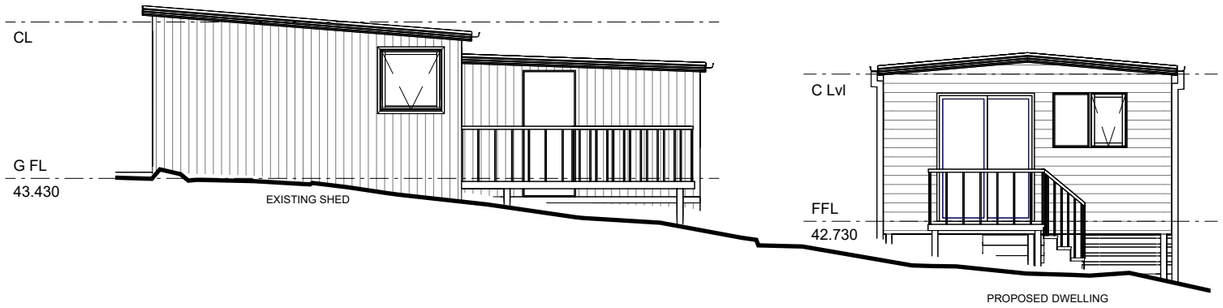
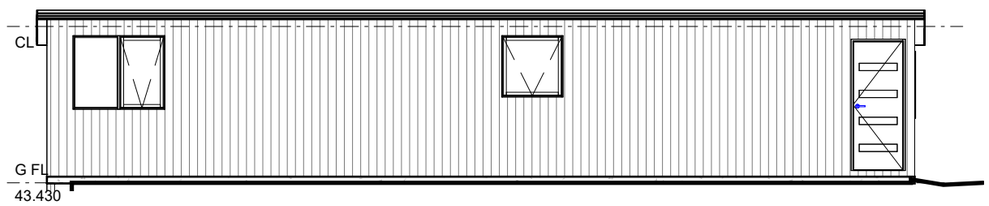
Scale: 1 : 100
Size: A3
Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026
Sheet No.: A03
Rev: 2



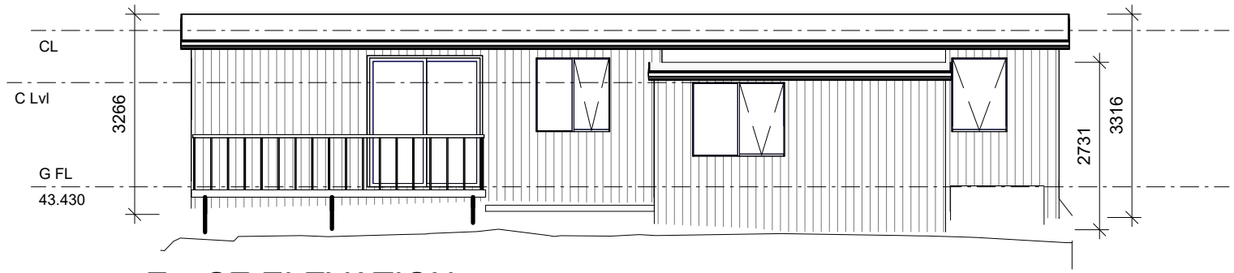
Ex. SW ELEVATION

1 : 100



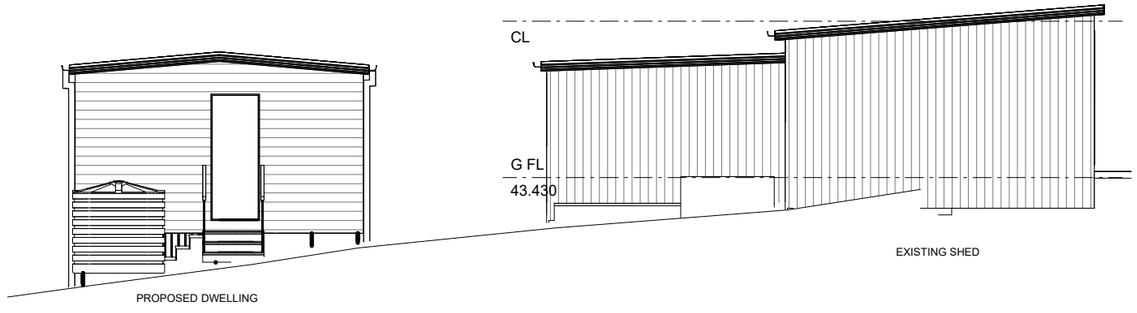
Ex. NW ELEVATION

1 : 100



Ex. SE ELEVATION

1 : 100



Ex. NE ELEVATION

1 : 100

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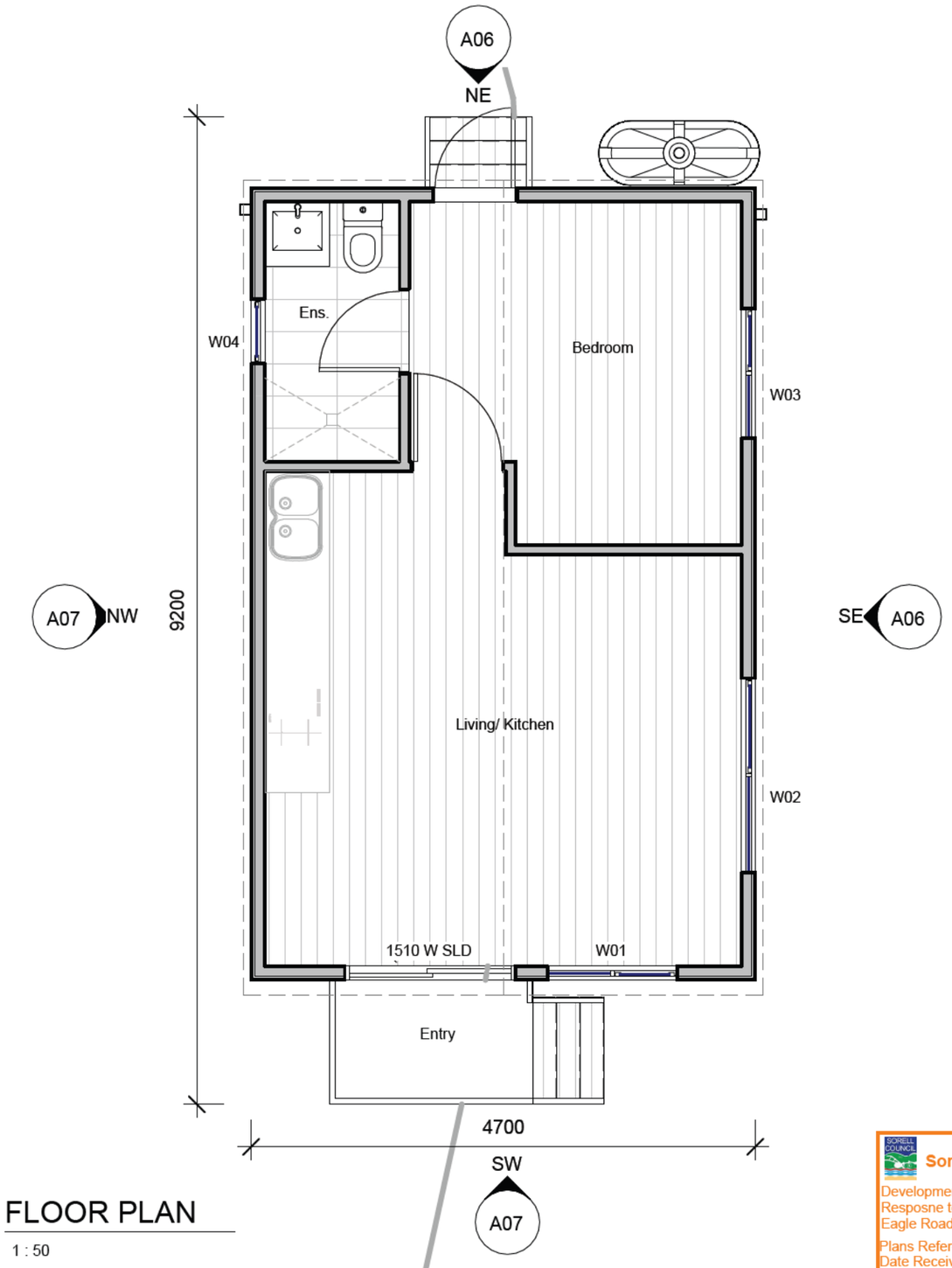
Sheet: EXISTING ELEVATIONS
Drawn: GK
Scale: 1 : 100 | Size: A3 | Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026 | Sheet No.: A04 | Rev: 2



FLOOR PLAN

1 : 50

FOR DETAILS OF PROPOSED DWELLING, REFER DRAWINGS BY MAS PTY. LTD.

REFER DRAWINGS BY HYDRAULICS ENGINEER FOR DRAINAGE.

Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;

(a) in a habitable room excluding a kitchen - 2.4 m ; and
(b) in a kitchen - 2.1 m ; and
(c) in a corridor, passageway or the like - 2.1 m ; and
(d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m ; and
(e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.

If required onsite , the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact USD before undertaking works.

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:

100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended Floor Framing

U.N.O in builders specifications or located in Saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints. As per NCC parts 11.3.7 and 11.3.8,

Openable windows greater than 4 m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
- Riser: Min 115mm - Max 190mm
- Going: Min 240mm - Max 355mm
- Slope (2R+G): Max 550mm - Min 700mm

ARTIFICIAL LIGHTING NOT TO EXCEED:
· 5W/M² FOR DWELLING
· 4W/M² FOR VERANDAH, BALCONY
· 3W/M² FOR GARAGE
ENERGY RATING
INSULATION
WALL : R2.5
ROOF : R5.0
ALL INTERNAL DOORS TO BE 2340 HIGH INCLUDING
ALL ROBE AND LINEN DOORS UNLESS MENTIONED

NOTES:
ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURES DRAWINGS FOR EXACT DESIGN.

CHECK ON SITE BEFORE COMMENCING
PLEASE CHECK ALL DIMENSIONS

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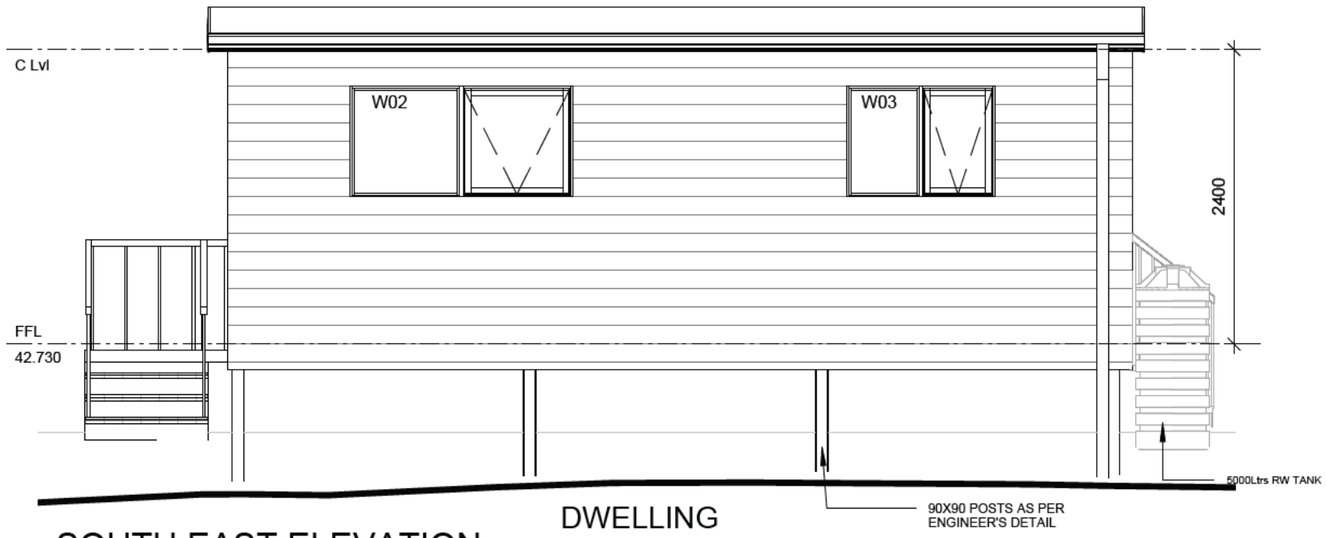
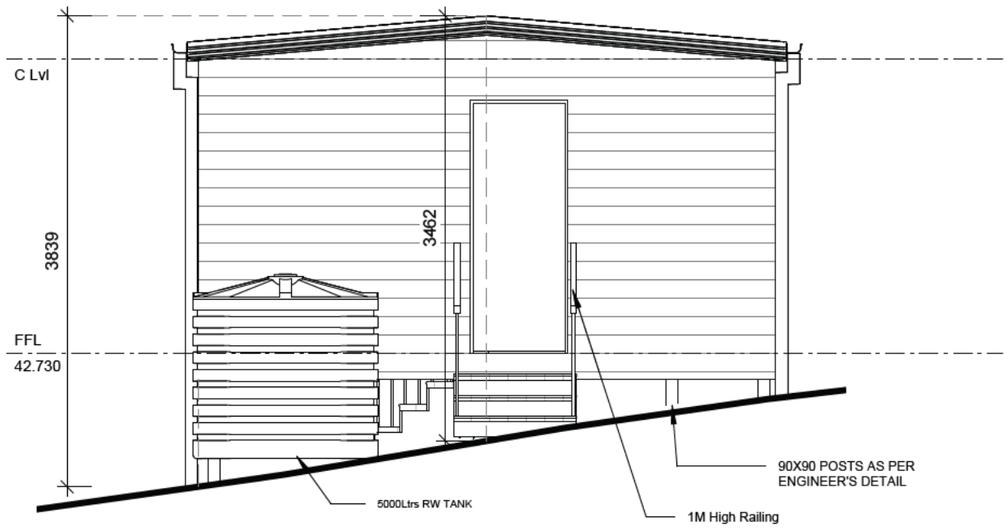
Drawn: GK
Scale: 1 : 50
Size: A3
Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026
Sheet No.: A05
Rev: 2



SOUTH EAST ELEVATION

1 : 50



NORTH EAST ELEVATION

1 : 50

Window Schedule				
Number	Height	Width	Head Height	Sill Height
W01	900	1210	2100	1200
W02	900	1810	2100	1200
W03	900	1210	2100	1200
W04	600	600	2100	1500

STRUCTURAL ENGINEERING DISCLAIMER:
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ALL ROOF PENETRATIONS AND FLASHINGS AS PER THE NCC 2022 PART 7.2.7
WET AREA COMPLIANCE WITH AS3740.
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AJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @5M MAX. CENTRES. ALL JOINTS TO CONFIRM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION.

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WEEPHOLES -
WEEP HOLES AT 1.2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

NOTE: PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

NOTE:
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100mm in low rainfall intensity areas or sandy, well-drained areas; or
50mm above impermeable areas that slope away from the building;
or 150mm in any other case.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.
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bond pattern with raked joints.
As per NCC parts 11.3.7 and 11.3.8, Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so that a 125mm sphere cannot pass through, and withstand a force of 250N.
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All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
· Riser: Min 115mm - Max 190mm
· Going: Min 240mm - Max 355mm
· Slope (2R+G): Max 550 - Min 700

Sorell Council
Development Application: 5.2026.33.1 - Resposne to Request For Information - 31 Sea Eagle Road, Primrose Sands - P5.pdf
Plans Reference: P5
Date Received: 03/06/2026

Urban Space Designers
Building Design and Drafting

Phone:
0402438170

Email:
info@urbanspacedesigners.com.au
Website:
www.urbanspacedesigners.com.au

Accreditation:
TAS - 381246362
VIC - DP-AD 72846

Client:
Kirrili Ann Edwards

Project:
PROPOSED DWELLING

Address:
31 SEA EAGLE ROAD,
PRIMROSE SANDS, TAS - 7173

Rev	Description	Date
1	Drawings updated as RFI dt. 19/02/2026	06/05/2026
2	Drawings updated as per RFI dated 22 May 2026	01/06/2026

DESIGN DRAWINGS

CHECK all dimensions and measurements on site prior to fabrication and or construction.
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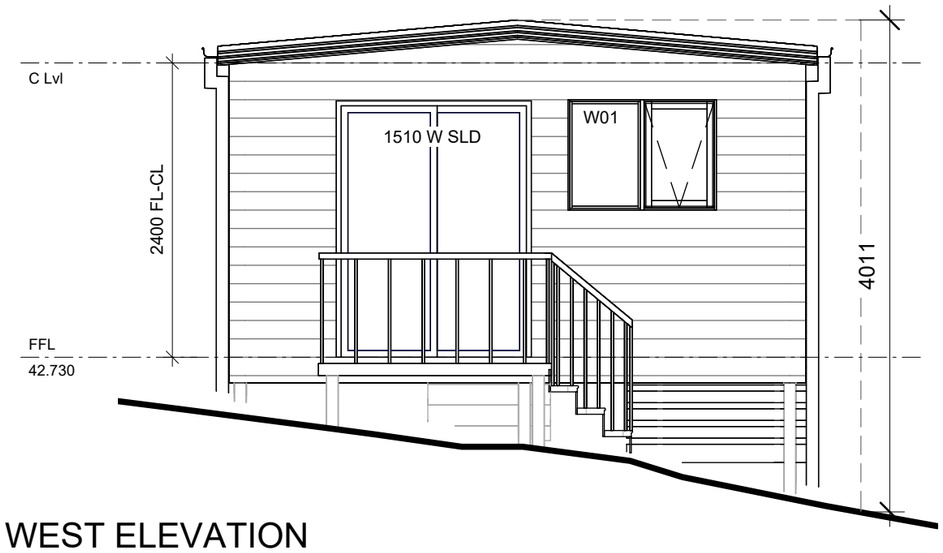
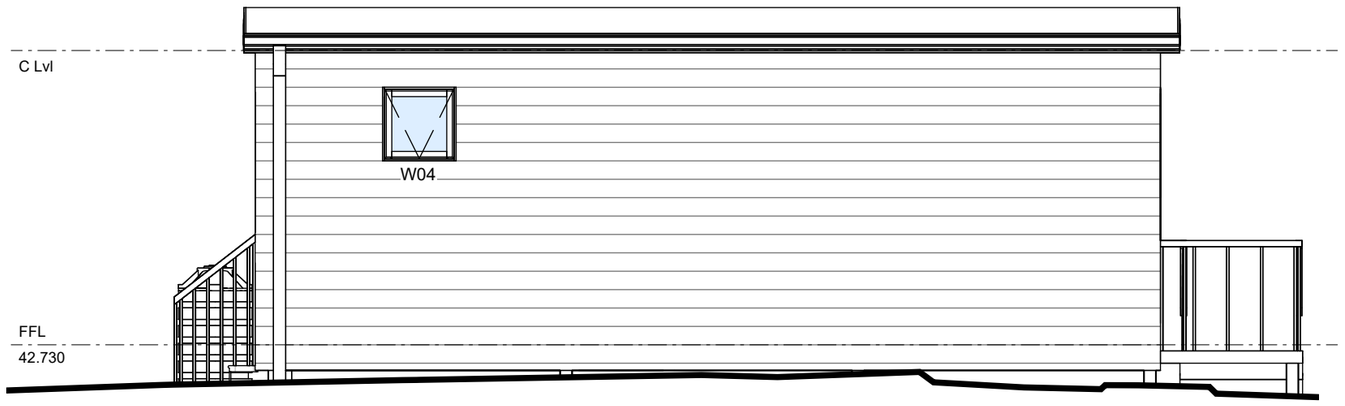
Sheet: ELEVATIONS
Drawn: GK
Scale: 1 : 50 | Size: A3 | Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026 | Sheet No.: A06 | Rev: 2



SOUTH WEST ELEVATION

1 : 50



NORTH WEST ELEVATION

1 : 50

Window Schedule

Number	Height	Width	Head Height	Sill Height
W01	900	1210	2100	1200
W02	900	1810	2100	1200
W03	900	1210	2100	1200
W04	600	600	2100	1500

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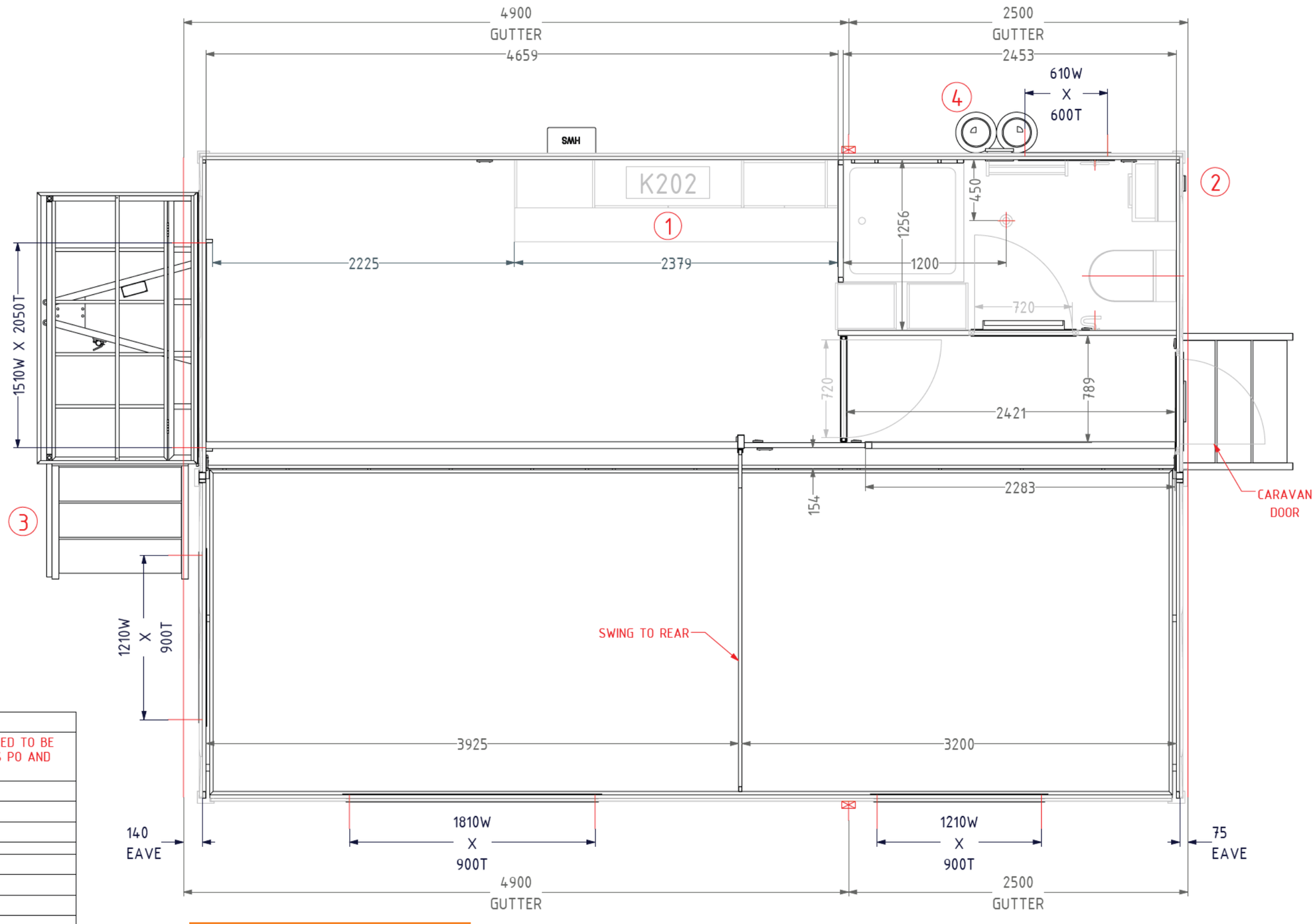
Sheet: ELEVATIONS
Drawn: GK
Scale: 1 : 50
Size: A3
Date: 03/02/2026
Project: 31SERPS/TAS/ARCH-2026
Sheet No.: A07
Rev: 2

NOTE

1. DESIGNER KITCHEN UPGRADE
2. EXTERNAL LAUNDRY PROVISIONS.
3. FRONT HANDRAIL.
4. 45kg LPG DUAL CONNECTION POINT. CUSTOMER MUST ARRANGE A LICENSED GASFITTER TO CONNECT AND PRESSURE TEST THE GAS SYSTEM PRIOR TO USE.



DESIGNER KITCHEN UPGRADES	
OVERHEADS	WHITE MATTE
BASE CABINET	WHITE MATTE
SINK	BLACK
MIXER	BLACK
HANDLES	BLACK

DESCRIPTION OF PURCHASE	
INFORMATION IN THIS TABLE IS NOT GUARANTEED TO BE CORRECT. SUPERVISOR MUST CHECK THE SALES PO AND SALES FP TO ENSURE IT'S CORRECT.	
VAN MODEL	721
VAN DIMENSIONS	7.2m X 4.7m
BEDROOMS	1
CLADDING	SATIN GREY
FLASHING & GUTTERS	MONUMENT
DOORS & WINDOW	NIGHT SKY
VINYL FLOORING	COGNAC REARL
BENCHTOP	CALACUTTA GREY MATTE
SPLASHBACK	PALLADIUM PEARL

FIXTURES & FITTINGS	PREMIUM	☑	STANDARD	
COOKTOP	LPG	☑	ELECTRIC	
OVEN	LPG	☑	ELECTRIC	
HOT WATER SYSTEM	LPG	☑	ELECTRIC	

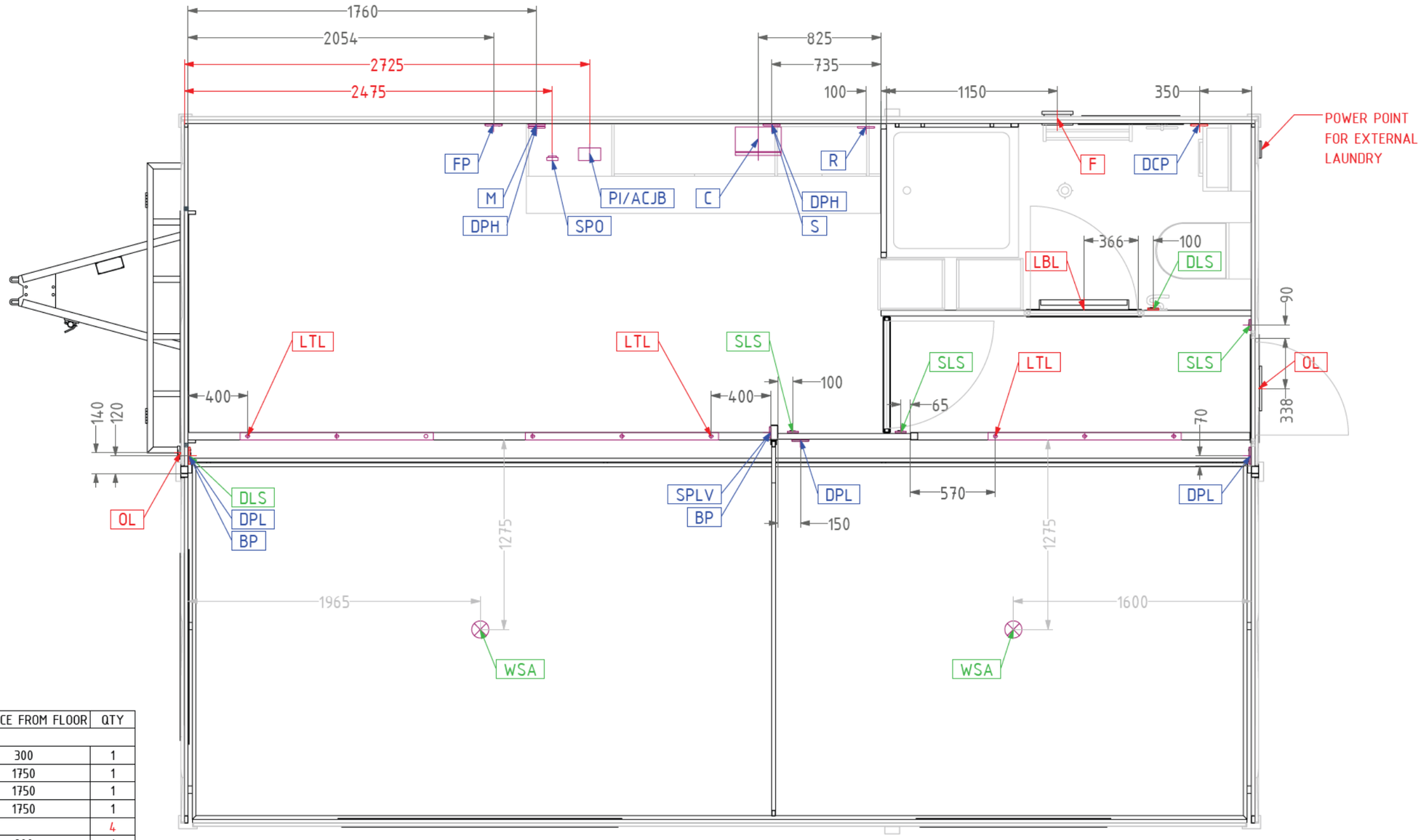
Sorell Council

Development Application: 5.2026.33.1 - Development Application - 31 Sea Eagle Road, Primrose Sands - P1.pdf
Plans Reference:P1
Date Received:11/02/2026

CUSTOMER NAME	Kirrili Edwards
CUSTOMER LOCATION	
CUSTOMER APPROVAL	
K Edwards 12 / 15 / 2025	
SIGNATURE	DATE

A3		MODEL	E242-721
SCALE	1:30	DESCRIPTION	FLOOR PLAN-GENERAL
DRAWN	R. LUSTERIO		
DATE	3.12.25	DWG. NO.	E242-721-FP-G
SHEET	1 OF 2		

MAS PTY.LTD.



SYMBOL	ITEM	DISTANCE FROM FLOOR	QTY
POWER POINT			
S	SINGLE POWER PT STOVE	300	1
FP	SINGLE POWER PT FRIDGE	1750	1
M	SINGLE POWER PT MICROWAVE	1750	1
R	SINGLE POWER PT RANGEHOOD	1750	1
			4
SPLV	SINGLE POWER PT LOW VERTICLE	200	1
DPL	DOUBLE POWER PT LOW	200	4
DPH	DOUBLE POWER PT HIGH	1250	2
DCP	DOUBLE CUSTOM POWER PT	1270	1
			8
LIGHT SWITCH			
SLS	SINGLE LIGHT SWITCH	1350	3
DLS	DOUBLE LIGHT SWITCH	1350	2
LIGHT FIXTURE			
LBL	LED BATTEN LIGHTS	STD MOUNT	1
LTL	LED TRACK LIGHTING	STD MOUNT	3
OTHERS			
BP	BLANK PLATE	80	2
C	CIRCUIT BREAKER BOX	1710	1
OL	OUTSIDE LIGHT	1960	2
F	EXHAUST FAN	2200	1
PI	POWER INLET	UNDER CHASSIS	1
JB	JUNCTION BOX	UNDER CHASSIS	1
SPO	SINGLE POWER PT OUTDOOR	UNDER CHASSIS	1
WSA	WIRELESS SMOKE ALARM	UNDER ROOF PANEL	2

Sorell Council

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NOTE

THE DIMENSIONS AND LOCATIONS OF ELECTRICAL EQUIPMENT MAY DEVIATE FROM THE ELECTRICAL PLAN DUE TO STRUCTURAL LIMITATIONS OR ELECTRICAL CODE COMPLIANCE. IT IS THE DISCRETION OF THE LICENSED ELECTRICIAN TO DETERMINE THE OPTIMAL AND COMPLIANT PLACEMENT OF ALL ELECTRICAL EQUIPMENT DURING INSTALLATION.

A3		MODEL	E242-721
SCALE	1:30	DESCRIPTION	FLOOR PLAN-ELECTRICAL
DRAWN	R. LUSTERIO		
DATE	3.12.25	DWG. NO.	E242-721-FP-E
SHEET	2 OF 2		

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