

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**52 SPOONBILL LOOP, SORELL****PROPOSED DEVELOPMENT:****DWELLING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 27th July 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 27th July 2026**.

APPLICATION NO: 5.2026-197.1
DATE: 10 JULY 2026



Disclaimer

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

50 m



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

Full description of Proposal:	Use: NEW RESIDENTIAL DWELLING
	Development: HOUSE
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 400,000.00

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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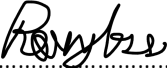
Location of proposed works:	Street address: SPOONBILL LOOP 52, LOT 36
	Suburb: SORELL Postcode: 7172
	Certificate of Title(s) Volume: 186811 Folio: 36

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



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 <i>Land Use Planning and Approvals Act 1993</i>, 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. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
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 <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature:  Date: 11/6/26

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 <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



SEARCH OF TORRENS TITLE

VOLUME 186811	FOLIO 36
EDITION 1	DATE OF ISSUE 29-Apr-2024

SEARCH DATE : 01-Apr-2026

SEARCH TIME : 02.33 pm

DESCRIPTION OF LAND

Town of SORELL

Lot 36 on Sealed Plan [186811](#)

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

Prior CT [9892/103](#)SCHEDULE 1

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

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[186811](#) COVENANTS in Schedule of EasementsSP[186811](#) FENCING COVENANT in Schedule of EasementsSP [9892](#) FENCING PROVISION in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 186811
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PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Taswater

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

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

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

Drainage

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

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

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

(USE ANNEXURE PAGES FOR CONTINUATION)

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

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[Signature] *[Signature]*

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

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

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

FENCING ~~PROVISION~~ COVENANT

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

COVENANTS

Water tank

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

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

Odour buffer

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

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

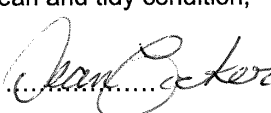
Definitions;

"Pipeline and Services Easement" means-

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

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

Director: 

Director: 



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

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

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

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

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

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

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

Director: 

Director: 



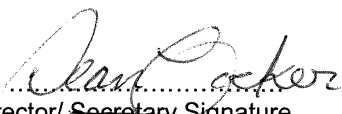
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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

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


.....
Director Signature


.....
Director/ Secretary Signature


.....
Director Full Name (print)

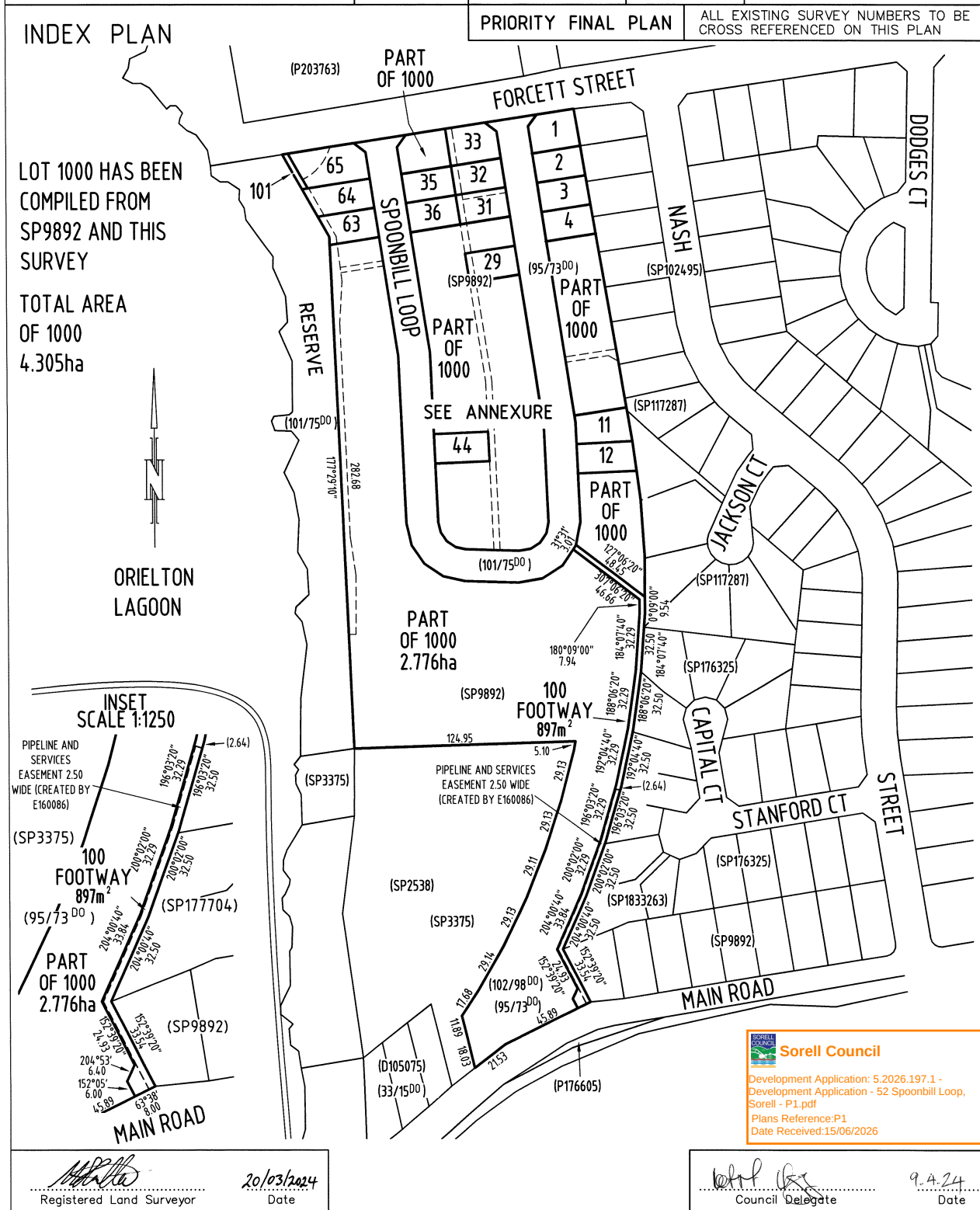

.....
Director/ Secretary Full Name



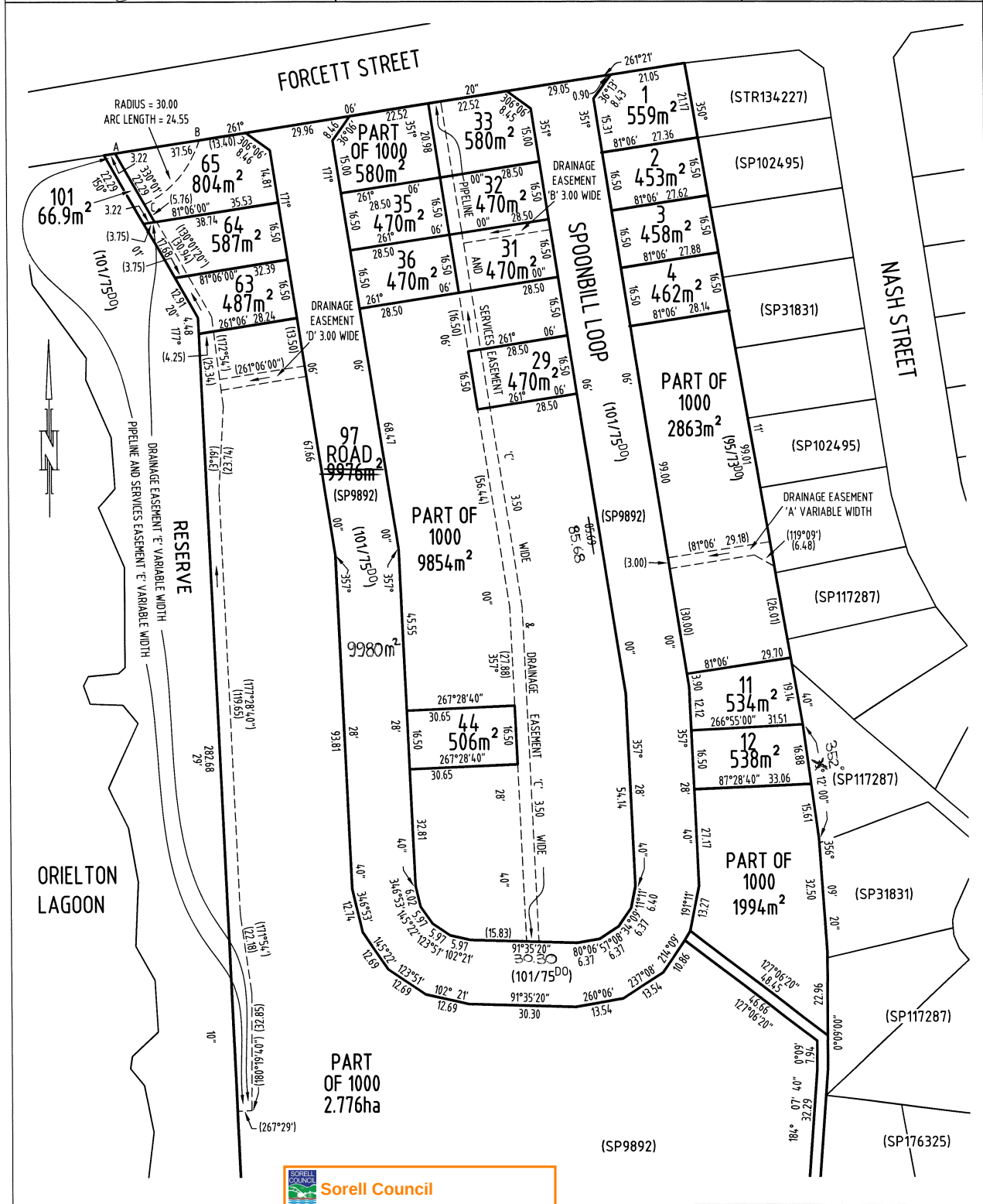
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OWNER: FORCETT STREET PTY LTD	PLAN OF SURVEY BY SURVEYOR:  M. M. STRATTON of 6 FREEMAN STREET, KINGSTON LOCATION: TOWN OF SORELL PEMBROKE SORELL	REGISTERED NUMBER SP186811
FOLIO REFERENCE: 9892/103; 9892/104		APPROVED EFFECTIVE FROM 29 APR 2024
GRANTEE: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



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



Sorell Council
Development Application: 5.2026.197.1 -
Development Application - 52 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 15/06/2026

AS2870:2011 SITE ASSESSMENT

52 Spoonbill Loop

Sorell

April 2026



GEO-ENVIRONMENTAL
SOLUTIONS



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

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	52 Spoonbill Loop, Sorell
Date of Inspection:	2/04/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	186811/36
Title Area:	Approx. 463 m ²
Applicable Planning Overlays:	Flood-prone Areas, Airport obstacle limitation area, Waterway and coastal protection area
Slope & Aspect:	Flat with no dominant aspect
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 400mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

**Sorell Council**

Development Application: 5.2026.197.1 -
Development Application - 52 Spoonbill Loop,
Sorell - P1.pdf
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Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.70	0.00-0.60	CH	Silty CLAY: with gravel, high plasticity, dark grey, brown, slightly moist, firm to stiff
0.70-1.70	0.60-2.00+	CH	Silty CLAY: high plasticity, brown, slightly moist, firm to stiff, no refusal bore hole 2
1.70-2.20		CI	Sandy CLAY: trace of gravel, medium plasticity, brown, slightly moist, stiff, bore hole 1 refusal on rock/boulder.

Site Notes

Soils on the site are developing from Tertiary basalt, the clay fraction is likely to show significant ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class P

y_s range: **75-85mm**

Notes: due to low bearing capacity of the underlying soil

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

Construction Notes & Recommendations

The site has been classified as **Class P** - see 'Site Classification' above.

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

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



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

Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

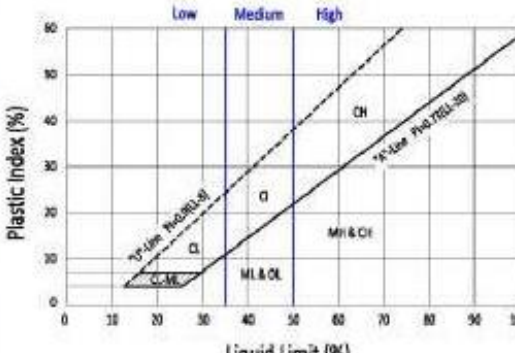
It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHSIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation; 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
		medium	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. 					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

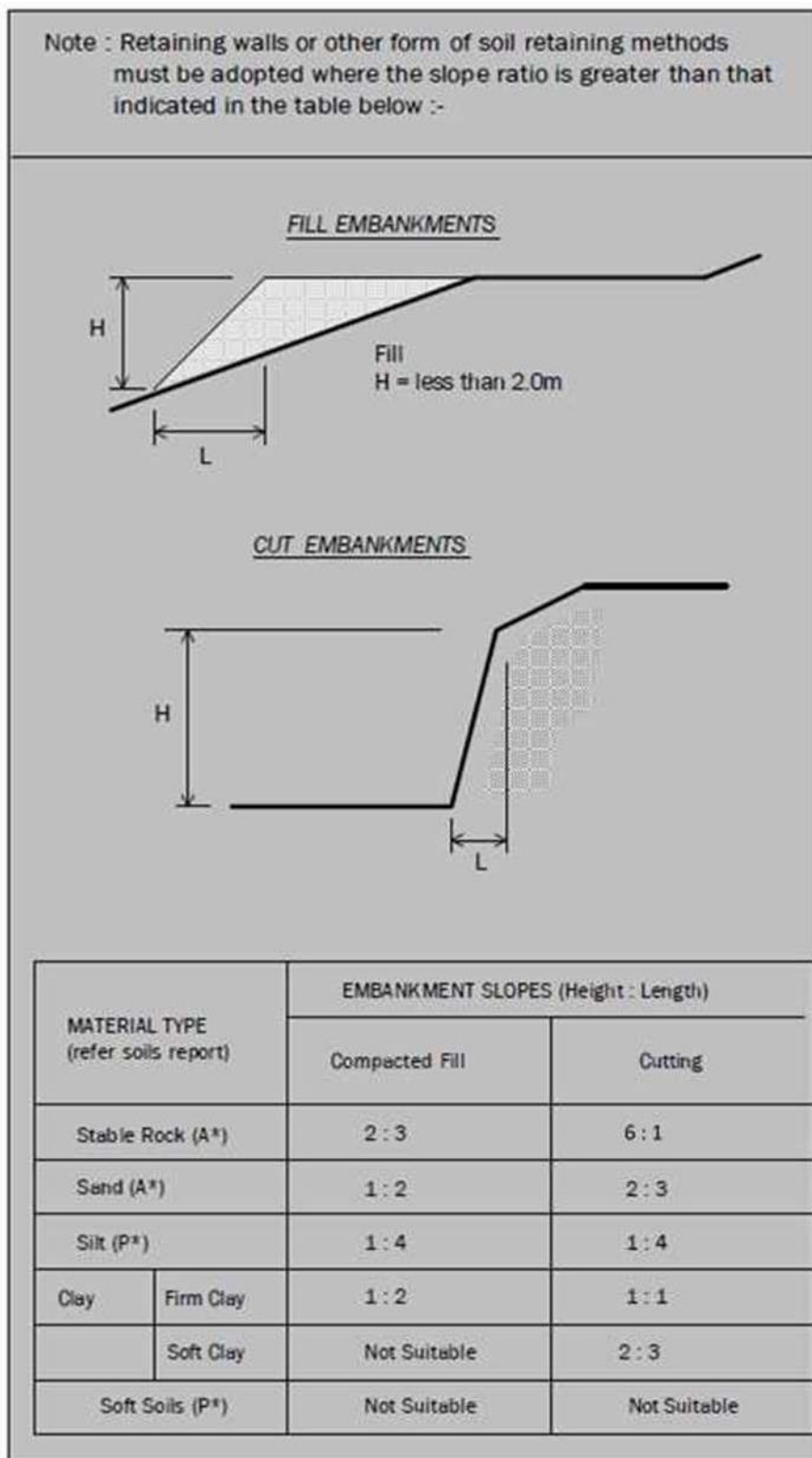
1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

1.5 Batter Angles for Embankments (Guide Only)



Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

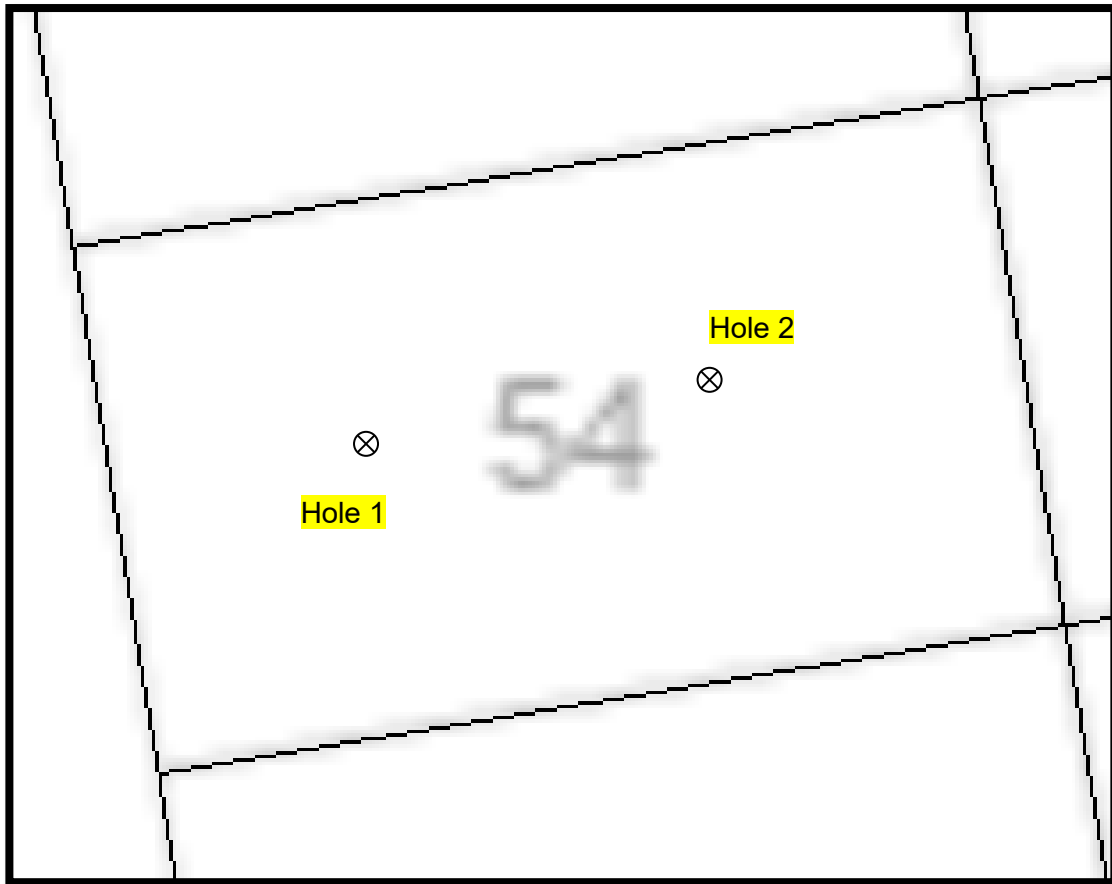
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Development Application: 5.2026.197.1 -
Development Application - 52 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference:P1
Date Received:15/06/2026

Site Plan



APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	4	25.0	1.3	139	8
100-200	6	16.7	1.9	208	13
200-300	6	16.7	1.9	208	13
300-400	3	33.3	0.9	104	6
400-500	2	50.0	0.6	69	4
500-600	2	50.0	0.6	69	4
600-700	2	50.0	0.6	69	4
700-800	2	50.0	0.6	69	4
800-900	2	50.0	0.6	69	4
900-1000	2	50.0	0.6	69	4
1000-1100	2	50.0	0.6	69	4
1100-1200	2	50.0	0.6	69	4
1200-1300	2	50.0	0.6	69	4
1300-1400	3	33.3	0.9	104	6
1400-1500	4	25.0	1.3	139	8
1500-1600	6	16.7	1.9	208	13
1600-1700	6	16.7	1.9	208	13
1700-1800	5	20.0	1.6	174	10
1800-1900	6	16.7	1.9	208	13
1900-2000	9	11.1	2.8	313	20
2000-2100	20	5.0	6.3	694	48

Appendix 2 – Site Photos



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: SJM Property Developments (Aus) Pty Ltd

Owner /Agent

1/37 Ascot Drive

Address

Huntingfield

7055

Suburb/postcode

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Phone No: 03 6223 1839

Battery Point

7004

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: 52 Spoonbill Loop

Lot No:

Sorell

7172

Certificate of title No: 186811/3
6

The assessable item related to this certificate:

Classification of foundation Conditions according to AS2870-2011



Sorell Council

Development Application: 5.2026.197.1 -
Development Application - 52 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 15/06/2026

(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:

Date:

J12942

15/04/2026



A handwritten signature in black ink, appearing to be "John Paul Cumming".



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: *Owner /Agent*

 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: *Phone No:* *Fax No:*
Licence No: *Email address:*
Qualifications and Insurance details:
Speciality area of expertise:

Details of work:

Address: *Lot No:*
The assessable item related to this certificate: *Certificate of title No:*

Certificate details:

Certificate type:

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:
Relevant calculations:

References:

AS3500 (Parts 0-5)-2015 Plumbing & Drainage set.

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

Flood Inundation Study

Scope and/or Limitations

The hydraulic design of the above elements is based on report provided by Flussig Engineers.

Flussig Engineers recommends that inspections are carried out by the local authority to ensure construction has been carried out in accordance with the flood report recommendations.

We must be advised of any proposed alterations to the certified drawings or design discrepancies due to variations of levels or site conditions to those contained in the referenced documents.

We have not been engaged to undertake inspections of the above certified elements.

I certify the matters described in this certificate.

Qualified person:

Max W Möller

Certificate No: FE-24028-55 FR

Date: 08/11/2024



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



8 May 2026

Natural Values Assessment - Waterway and Coastal Protection Area

Project area - 52 Spoonbill Loop, Sorell TAS 7171

PID: 9066471

C/T:186811/36



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

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

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

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

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

A2.

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

A3.

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

A4.

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

**Sorell Council**

Development Application: 5.2026.197.1 -
 Development Application - 52 Spoonbill Loop,
 Sorell - P1.pdf
 Plans Reference:P1
 Date Received:15/06/2026

A5.

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

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site location. The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 27/04/2026). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Sorell Council.

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



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

Appendix 1. Natural Value Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For: 52 Spoonbill Loop Sorell

Report Type: Summary Report

Timestamp: 07:12:50 PM Monday 27 April 2026

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

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

Raptors: buffers Min: 500m Max: 5000m

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

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

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 545210.0, 5262566.0 falls within:

Property: 9066471

Appendix 2. Tasmanian Planning Scheme Overlays





AMENDMENTS <table><tr><th>No.</th><th>Revision/Issue</th><th>Date</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			No.	Revision/Issue	Date													LEARYCOX&CRIPPS LAND & ENGINEERING SURVEYORS  Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com		Project Name and Address 52 SPOONBILL LOOP, SORELL		Drawing Title DETAIL PLAN		SCALE 0123468 1:200 at A3		Contour Interval 0.200 m Date 16 / 04 / 26		FILE REF: 15065 Geocivil Ref 1506501 AutoCAD Ref 1506501 DRAWN TD CHK'D TC DATUM Horz: GDA2020 Vert: AHD	
No.	Revision/Issue	Date																											

Prepared for
JAC Estates Pty Ltd

Spoonbill Loop Subdivision Sorell

FLOOD HAZARD REPORT

FE_24028
09th May 2024



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

flüssig
ENGINEERS

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

Document Information

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

Document Initial Revision

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

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

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Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

Contents

1.	Introduction	1
1.1	Development	1
1.2	Objectives and Scope	1
1.3	Limitations	1
2.	Model Build	2
2.1	Overview of Catchment	2
2.2	Hydrology	2
2.3	Hydraulics	3
2.4	Development Runoff	5
3.	Model Results	5
3.1	Displacement of Overland Flow on Third Party Property	7
3.2	Development Effects on Flooding	7
3.3	Future New Habitable Buildings	7
4.	Flood Hazard	8
4.1	Tolerable Risk	8
5.	Conclusion	9
6.	Recommendations	9
7.	Limitations	10
8.	References	11
	Appendices	12

List of Tables

Table 1. Parameters for RAFTS catchment	2
Table 2. Climate Change Increases	3
Table 3. Regional Flood Frequency Estimation model (RFFE) v/s Flussig Result	3
Table 4. Manning's Coefficients (ARR 2019)	5
Table 5. Habitable Floor Construction Levels	7

List of Figures

Figure 1. Contributing Catchment, Spoonbill Loop Subdivision, Sorell	2
Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot	3
Figure 3. 1.0m and 0.1m Combined DEM (Hill shade) of Lot Area	4
Figure 4. Pre-Development 1% AEP + CC Depth	6
Figure 5. Hazard Categories Australian Disaster and Resilience Handbook	8



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

1. Introduction

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

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

1.1 Development

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

1.2 Objectives and Scope

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

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

1.3 Limitations

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

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



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

2. Model Build

2.1 Overview of Catchment

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

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

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



Figure 1. Contributing Catchment, Spoonbill Loop Subdivision, Sorell

2.2 Hydrology

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

Table 1. Parameters for RAFTS catchment

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

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

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

2.2.1 Climate Change

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

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

Table 2. Climate Change Increases

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



2.2.2 Calibration/Validation

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

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

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

2.3 Hydraulics

2.3.1 Survey

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

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

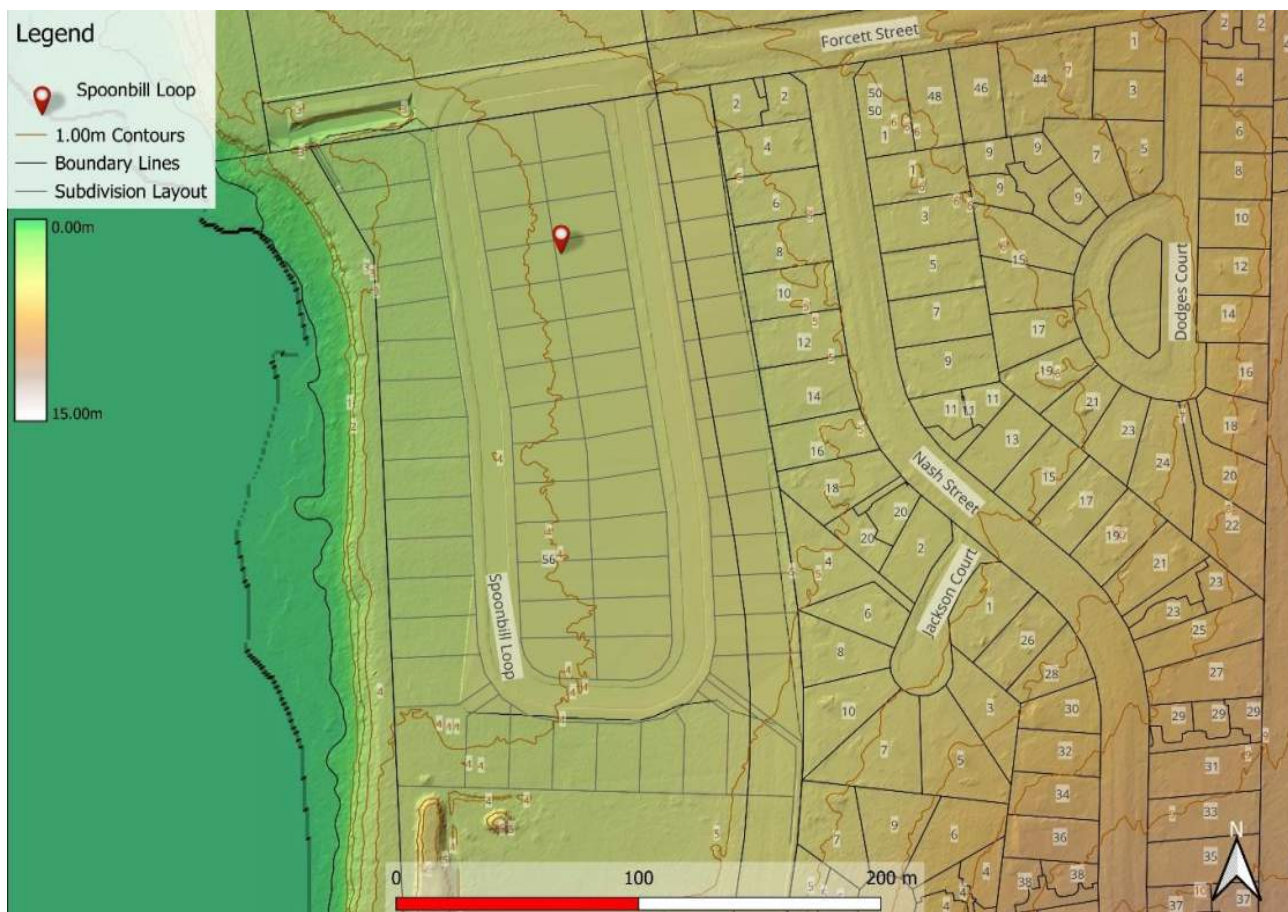


Figure 3. 1.0m and 0.1m Combined DEM (hill shade) of subdivision

2.3.2 Pipes and pits

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

2.3.3 Key Stormwater Assets

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

2.3.4 Roads

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

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



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

2.3.5 Roughness (Manning's n)

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

Table 4. Manning's Coefficients (ARR 2019)

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

2.3.6 Buildings

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

2.4 Development Runoff

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

3. Model Results

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

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

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

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



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

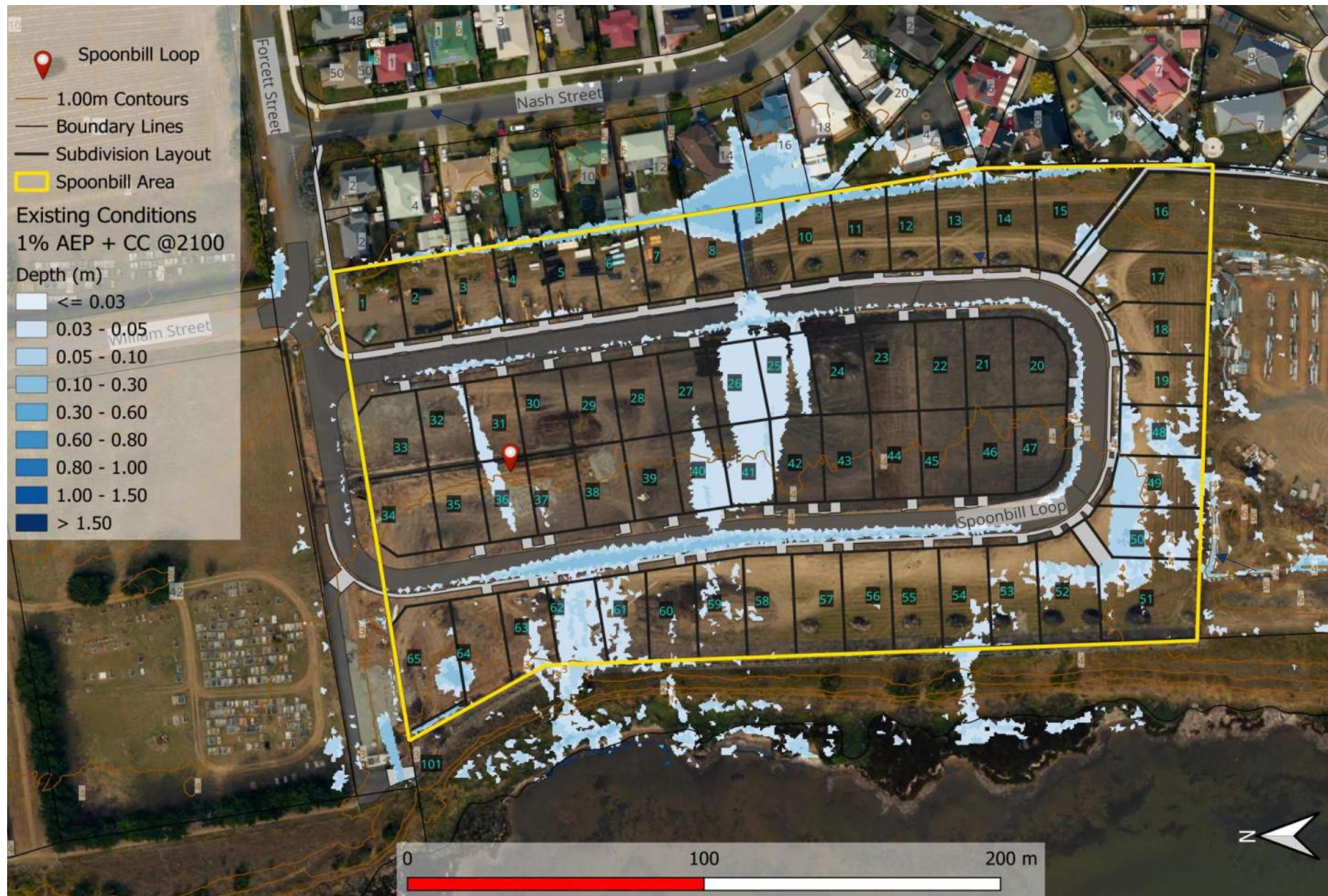


Figure 4. Pre-Development 1% AEP + CC Depth.

3.1 Displacement of Overland Flow on Third Party Property

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

3.2 Development Effects on Flooding

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

3.3 Future New Habitable Buildings

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

Table 5. Habitable Floor Construction Levels

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

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

4. Flood Hazard

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

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

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

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

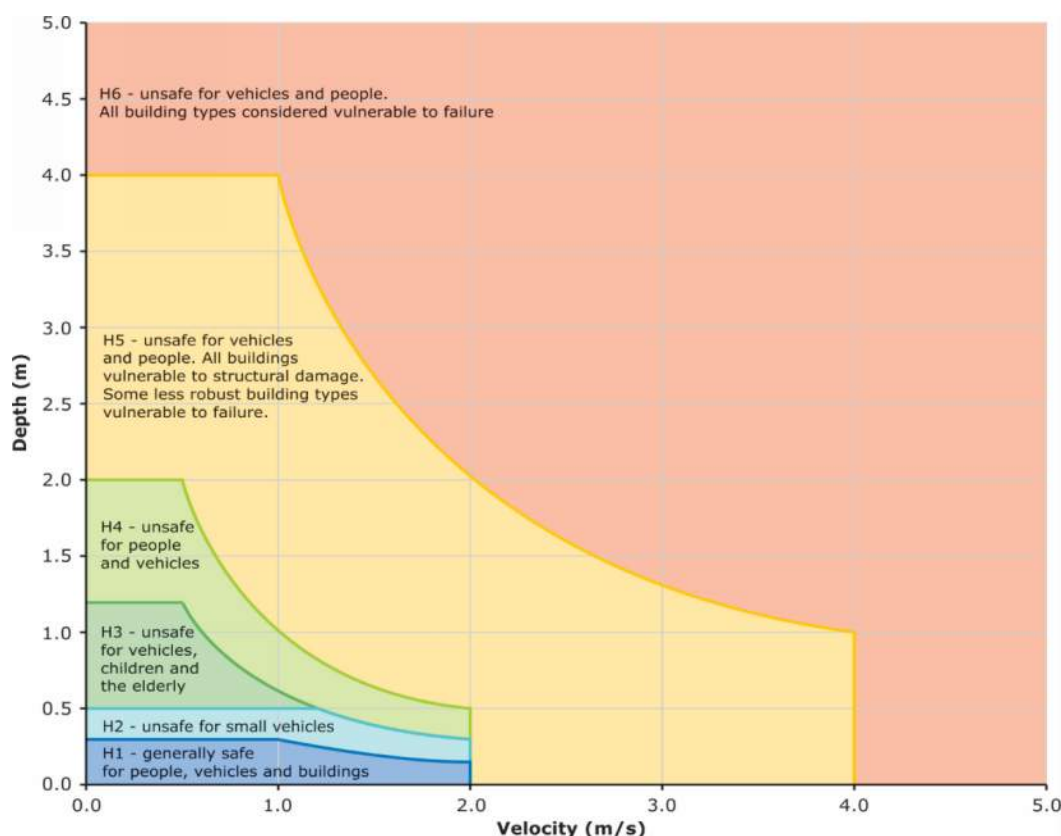


Figure 5. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

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

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

5. Conclusion

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

The following conclusions were derived in this report:

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

6. Recommendations

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

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

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



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

7. Limitations

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

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

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



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

8. References

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



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

Appendices

Appendix A Flood Study Maps



Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

EXISTING CONDITIONS 1% AEP + CC @2100



Legend

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

Existing Conditions 1% AEP + CC @2100

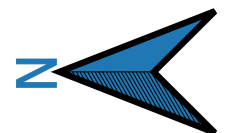
Depth (m)

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

Sorell Council
Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026



0 30 60 m
meters



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TASMANIA

EXISTING CONDITIONS 1% AEP + CC @2100



Legend

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

Existing Conditions 1% AEP + CC @2100

Velocity (m/s)

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

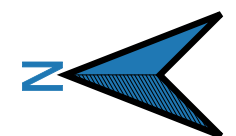


Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026



0 30 60 m
meters



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TASMANIA

EXISTING CONDITIONS 1% AEP + CC @2100



Legend

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

Existing Conditions 1% AEP + CC @2100

Hazard

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

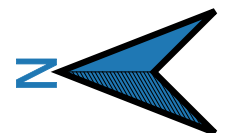


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Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026



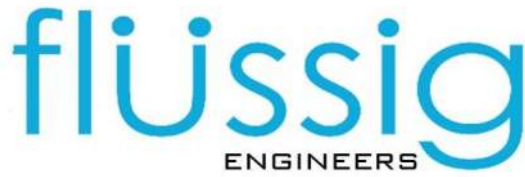
0 30 60 m
meters



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Sorell Council

Development Application: 5.2026.197.1 -
Response to Request For Information - 52
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 24/06/2026

GENERAL NOTES

BUILDING MEMBRANE
AS PER CLAUSE 10.8 OF NCC 2022 A PLIABLE BUILDING MEMBRANE TO BE INSTALLED THAT COMPLIES WITH AS/NZS 4200.1 AND TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 4200.2 AND MUST BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

DOORS - INTERNAL GARAGE
PROVIDE DOOR SEAL AS PER NCC 2022 CLAUSE 13.

DOWNPIPES - TEMPORARY
TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE SLAB.

EXHAUST FANS - FLOW RATES
- 25 LTR/SEC FOR BATHROOMS AND SANITARY COMPARTMENTS,
- 40 LTR/SEC FOR KITCHENS AND LAUNDRIES.
ALL EXHAUST FANS TO BE DUCTED TO OUTSIDE AIR.
SEE ROOF PLAN DRWG NO D08 FOR NUMBER OF AND APPROX. LOCATION OF WHIRLYBIRD ROOF VENTS.

EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY
AS PER CLAUSE 10.8 OF NCC 2022 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 10.8.

GLAZING
GLAZING TO COMPLY WITH AS1288 & AS2047.

PLUMBING
- PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500 2021.
- BACKFLOW PROTECTION VALVE IS REQUIRED TO BE INSTALLED TO SHOWER HOSE ASSEMBLY WHERE SHOWER HOSE CA REACH THE TOILET BOWL.
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50°C, KITCHEN & LAUNDRY SHALL BE 60°C TO COMPLY WITH REQUIREMENTS OF AS3500 2021. (TEMPERING VALVES TO BE INSTALLED TO SUIT)

WATERPROOFING - INTERNAL
PROVIDE INTERIOR WATERPROOFING TO COMPLY WITH AS3740 2021.

EMERGENCY POWER SOLUTIONS
PROVIDE EMERGENCY POWER SOLUTIONS, I.E. UNINTERRUPTED POWER SUPPLY (UPS) SHALL BE PROVIDED.

ASSISTIVE TECHNOLOGY
INTERNET CONNECTION SHALL BE PROVIDED WITH THE ABILITY FOR HIGH INTERNET SPEEDS TO BE MAINTAINED AND STABLE IN NATURE WITH WI-FI COVERAGE THROUGHOUT ALL AREAS OF THE DWELLING

INTERNAL GARAGE CONSTRUCTION
THE INSIDE OF THE GARAGE IS TO INCLUDE THE FOLLOWING:

A. A 10mm ALUMINIUM ANGLE OR KILN DRIED HARDWOOD TIMBER SILL/THRESHOLD (OR OTHER TYPE OF DURABLE UPSTAND) IS INSTALLED ACCROSS THE PEDESTRIAN DOORWAY BETWEEN THE GARAGE AND THE DWELLING. THE UPSTAND/THRESHOLD IS TO BE SEALED TO THE CONCRETE USING A WATERPROOF SEALANT.

REFER TO FINAL DRAINAGE PLANS FOR LOCATIONS OF AGRICULTURAL DRAINS AND SILT PITS

SOIL CLASSIFICATION
CLASS "P"
AS PER SOIL REPORT PROVIDED BY "GEO-ENVIRONMENTAL SOLUTIONS PTY. LTD. (GES)"
FILE NO: J12942
DATED: 15/04/2026

WIND RATING : N3

SITE CUT AND BATTER
SITE CUT AND FILL TO BE MINIMUM 1.2m FROM DWELLING BOUNDARY AND BATTERED AT NO MORE THAN 45 DEGREES SITE CUTS/FILLING WORKS NOT SUPPORTED BY RETAINING WALLS SHALL BE FINISHED WITH A BATTER OF 45 DEGREES AND AN AGRICULTURAL DRAIN AT THE BASE OR A SPOON DRAIN AT THE END OF ANY FUTURE PAVING EXTERNAL WALL FOOTINGS SHALL NOT BE FOUNDED AT GREATER DEPTHS THAN THE ADJOINING BUILDING FOOTINGS. STOP WORKS AND CONTACT THE OFFICE IMMEDIATELY IF THE ABOVE CANNOT BE ACHIEVED.

STORMWATER DRAIN
CONSTRUCT & DISCHARGE 100 DIA. P.V.C STORM WATER DRAIN TO LEGAL POINT OF DISCHARGE AS DIRECTED BY THE RELEVANT AUTHORITY. MIN FALL 1:100 PROVIDE INSPECTION OPENINGS AT 9000 MAX CTRS OR AT EVERY CHANGE OF DIRECTION. DP DENOTES 100x50 DOWNPIPES AT 12000 MAX CTRS. PROVIDE 100 DIA. SEWERGRADE S.W DRAIN UNDER SLAB AND DRIVEWAY.

GARDEN TAPS
POSITION OF THE FRONT GARDEN TAP & WATER METER IS BY WATER AUTHORITY, THE FULL COST OF RELOCATION IS AT THE OWNER'S EXPENSE.

LEVELS
LEVELS SHOWN ARE TO AN ARBITRARY DATUM AND ARE TO BE USED AS A GUIDE ONLY. OWNER/BUILDER TO CHECK AND VERIFY ON SITE PRIOR TO ANY WORK BEING CARRIED OUT. ALL LEVELS ON DRAWINGS ARE NOMINAL AND MAY ALTER DUE TO SITE CONDITIONS UP TO 50mm EITHER WAY.

GENERAL
- CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL WORK IS SUBJECT TO INSPECTION AND APPROVAL OF RELEVANT BUILDING SURVEYOR.
- ALL WORK SHOWN TO BE CARRIED OUT IN GOOD WORKMAN LIKE MANNER IN ACCORDANCE WITH "NATIONAL CONSTRUCTION CODE - 2019".
- NO RESPONSIBILITY IS TAKEN FOR WORK DONE AFTER ACCEPTANCE OF PLANS BY CLIENT.
- WORK SHOWN TO BE IN ACCORDANCE WITH SPECIFICATIONS/COMPUTATIONS SUPPLIED.

EXCAVATION
- EXCAVATE FOOTINGS AND DRAINS AS SHOWN. KEEP EXCAVATIONS DRY AND BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS.

ENERGY RATING

- ALL EXTERNAL DOORS AND WINDOWS TO UTILITY ROOMS (NON-HEATED BATHROOMS, LAUNDRIES; STORAGE ROOMS) TO BE WEATHER-SEALED WITH WEATHER-STRIPPING BETWEEN THE DOOR AND THE FRAME, AND A DRAFT EXCLUDER FITTED AT THE BOTTOM OF THE DOOR TO CREATE A TIGHT SEAL WHEN CLOSED.

- ALL OPENABLE WINDOWS TO HAVE WEATHER-STRIPPING BETWEEN THE FRAME AND THE SASH TO CREATE A TIGHT SEAL WHEN CLOSED.

- ENTRY DOOR TO BE WEATHER-STRIPPED.

- ALL GENERAL BUILDING GAPS AND CRACKS TO BE FILLED.

- ALL REFLECTIVE FOIL TO BE INSTALLED TO MANUFACTURERS RECCOMENDATIONS AND TO RUN CONTIGUOUSLY FROM BOTTOM PLATE TO TOP PLATE WITH ALL GAPS TAPED. ALL RIPS IN FOIL AND PENETRATIONS TO BE RE-TAPED.

- ONLY NON-VENTED DOWNLIGHTS, AND SKYLIGHTS TO BE USED

- EXHAUST FANS TO BE SELF-SEALING, OR FITTED WITH A SELF CLOSING DEVICE TO PROVIDE A SEAL TO UNWANTED VENTILATION.

- **R2.5 BATTS TO EXTERNAL WALLS.**

- **R2.5 BATTS TO GARAGE INTERNAL WALLS.**

- **R5.0 BATTS TO CEILINGS.**

- ALL WINDOWS/SLIDING DOORS ARE TO BE ALUMINIUM FRAMED DOUBLE GLAZED CLEAR GLASS WITH A MINIMUM U-VALUE & SHGC AS LISTED IN THE ENERGY REPORT.

DRAWING REGISTER

NUMBER	DRAWING NAME
D00	NOTES & DRAWING REGISTER
D00a	SANITARY COMPARTMENT WALLS
D00b	WATER PROOFING DETAILS 01
D00c	WATER PROOFING DETAILS 02
D01a	SITE PLAN
D01b	SITE EXCAVATION PLAN
D01c	SURVEY PLAN
D02	FLOOR PLAN
D03a	ELEVATIONS A & B
D03b	ELEVATIONS C & D
D04	SECTIONS
D04a	SECTIONS - TYPICAL
D05	WINDOW & DOOR ELEVATION
D06a	INTERNAL ELEVATIONS - KITCHEN
D06b	INTERNAL ELEVATIONS TYPICAL
D07a	INTERNAL ELEVATIONS - ENSUITE
D07b	INTERNAL ELEVATIONS - BATH
D07c	INTERNAL ELEVATIONS - LAUNDRY
D08	ROOF PLAN
D09	SLAB PLAN
D10a	SLAB PENETRATION PLAN
D10b	PLUMBING PLAN
D10c	STORMWATER MANAGEMENT PLAN
D11	FLOOR FINISHES PLAN
D12	ELECTRICAL PLAN
D13	LANDSCAPE PLAN

BUSHFIRE ASSESSMENT
THIS PARCEL IS 'BAL LOW', NOT IN A DESIGNATED BUSHFIRE PRONE AREA. 'NO' BAL REQUIREMENTS.

IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE. 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY. 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY. 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME. 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS. 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP. 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

 1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601	Home: THE FOX-13.5(01)	Facade: 01A	DRAWING DETAILS	
	Client: NICHOLAS JAMES CHRISTENSEN		02-Jul-26 4:28:41 PM	
	Location: 52 SPOONBILL LOOP (LT 36) SORELL		SCALE	SHEET SIZE
	Drawing: NOTES & DRAWING REGISTER		1 : 100	A3
			JOB No:	814H
			Drwg No:	D00
			Issue	A04

LIVABLE HOUSING NOTES

6.1 LOCATION

- (1) REINFORCING IN ACCORDANCE WITH CLAUSE 62 MUST BE PROVIDED TO ANY:
- (A) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
- (B) BATHROOM CONTAINING A:
- (I) SHOWER THAT IS SUBJECT TO PART 5; OR
- (II) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH, WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.
- (2) THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT.
- (3) WHERE THE WALL THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST BE DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT: LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT FIGURES 6.2A, 6.2B, 6.2C, 6.2D, 6.2E, 6.2F AND 6.2G.

INFORMATION: INTENT OF PART 6

THE INTENT OF THIS PART IS TO ENSURE THAT WALLS ADJACENT TO TOILET PANS SHOWERS AND BATHS PROVIDE A FIXING SURFACE ABLE TO SUPPORT THE FUTURE INSTALLATION OF GRABRAILS, IF NEEDED. THIS PART DOES NOT REQUIRE THE INSTALLATION OF GRABRAILS AT THE TIME OF CONSTRUCTION.

A FREE STANDING BATH IS EXCLUDED FROM CLAUSE 6.1(1)(B)(II) BECAUSE IT DOES NOT HAVE ANY ADJOINING WALLS TO WHICH GRABRAILS COULD BE FIXED.

A BATH WITH ONLY ONE ADJOINING WALL NEED ONLY HAVE REINFORCING PROVIDED IN THE ADJOINING WALL (UNLESS EXEMPTED BY CLAUSE 6.1(2)).

CARE IS REQUIRED WHEN LOCATING A CAVITY SLIDING DOOR ADJACENT TO A FIXTURE WHICH REQUIRES REINFORCEMENT TO 6.1 (1) AS THE FRAMING THAT SURROUNDS THE CAVITY INTO WHICH THE DOOR RETRACTS DEMANDS CAREFUL CONSIDERATION OF FIXINGS AND MEMBERS THAT WILL SAFELY SUPPORT A GRABRAIL AND NOT IMPEDE THE OPERATION OF THE DOOR.

INFORMATION: NON-COMBUSTIBILITY OF WALLS

WHERE NOGGINGS ARE REQUIRED TO ACHIEVE COMPLIANCE WITH THIS PART, PROVIDED THEY DO NOT EXTEND FURTHER THAN NECESSARY, THESE NOGGINGS MAY BE INSTALLED WITHIN AN EXTERNAL WALL THAT IS REQUIRED TO BE NON-COMBUSTIBLE UNDER C2D10(4)(I)(II) OF NCC VOLUME ONE.

6.2 CONSTRUCTION

- (1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN:
- (A) FIGURES 6.2A OR 6.2B FOR WALLS SURROUNDING A BATH; AND
- (B) FIGURES 6.2C OR 6.2D FOR SHOWER WALLS; AND
- (C) FIGURE 6.2E FOR A WALL ADJACENT TO AND WITHIN 460mm OF THE CENTRELINE OF A TOILET PAN; AND
- (D) FIGURES 6.2F OR 6.2G FOR A WALL BEHIND A TOILET PAN WHERE A WALL DESCRIBED IN (C) IS NOT PROVIDED OR A WINDOW SILL OR A DOOR ENCROACHES ON THE AREA TO BE PROVIDED WITH REINFORCING OR WHERE THE TOILET PAN IS NOT PROVIDED IN A CORNER OF THE BATHROOM.
- (2) REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1)(A) OR (B):
- (A) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
- (B) TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF THE AREA NOMINATED TO PROVIDED WITH REINFORCING.
- (3) REINFORCING REQUIRED BY (1) MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:
- (A) A MINIMUM OF 12mm THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
- (B) TIMBER FRAMING WITH A MINIMUM THICKNESS OF 25mm.

FIGURE 6.2a: LOCATION OF FRAMING FOR WALLS SURROUNDING A BATH

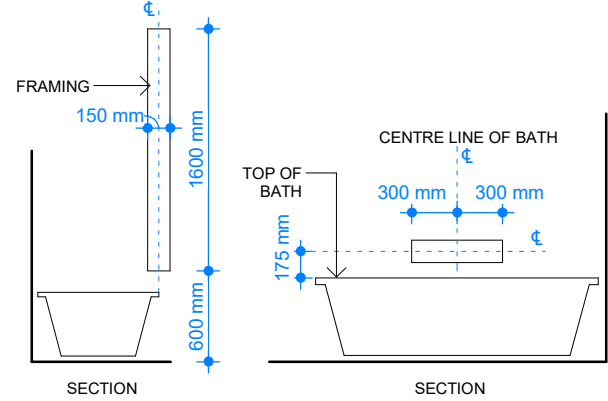


FIGURE NOTES:

(1) TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

(2) WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSUMED HEIGHT OF 500mm ABOVE FINISHED FLOOR LEVEL MAY BE USED TO DETERMINE THE LOCATION OF WALL REINFORCING.

FIGURE 6.2c: LOCATION OF FRAMING FOR SHOWER WALLS

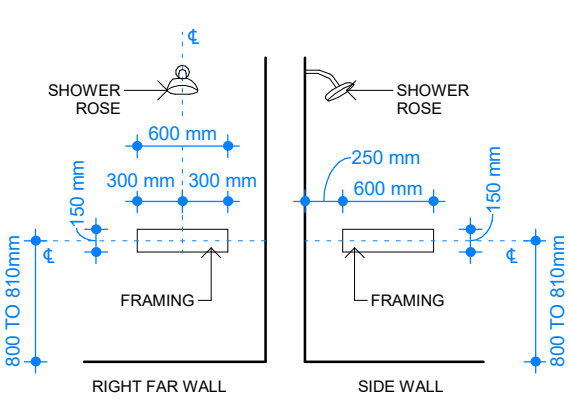


FIGURE NOTE:

1. TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2e: MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN

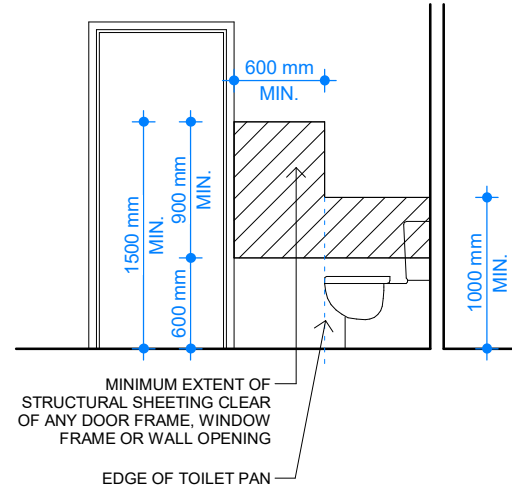


FIGURE 6.2b: LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

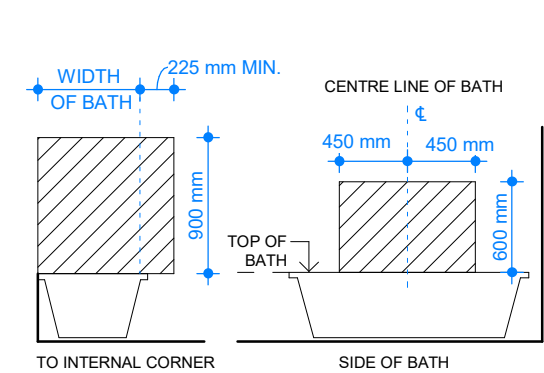


FIGURE NOTE:

1. TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2d: LOCATION OF SHEETING FOR SHOWER WALLS

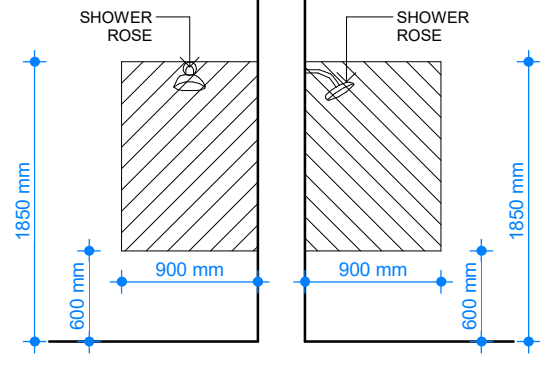


FIGURE NOTE:

1. TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2f: LOCATION OF FRAMING FOR A WALL BEHIND A TOILET PAN

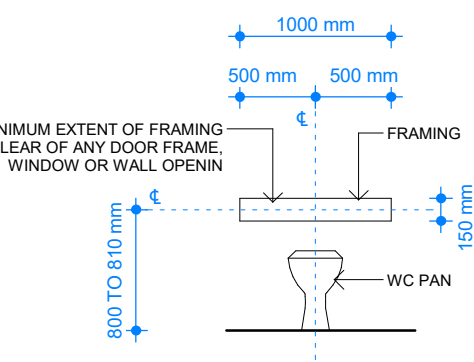
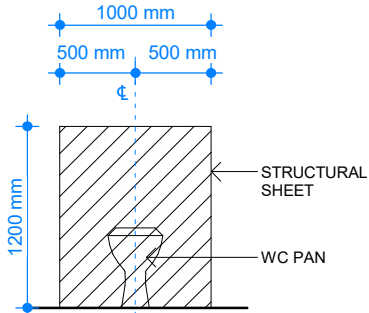


FIGURE 6.2g: LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



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P +61 3 6289 6601

Home: THE FOX-13.5(01)

Facade: 01A

Client: NICHOLAS JAMES CHRISTENSEN

Location: 52 SPOONBILL LOOP (LT 36) SORELL

Drawing: SANITARY COMPARTMENT WALLS

DRAWING DETAILS

02-Jul-26 4:28:41 PM

SCALE SHEET SIZE

1 : 50 A3

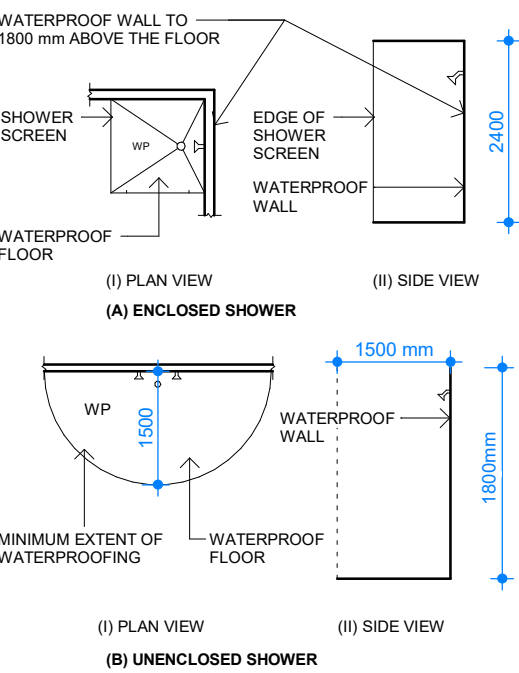
JOB No: 814H

Drwg No: D00a Issue A04

All dimensions to be verified on site

10.2.2 SHOWER AREA (ENCLOSED AND UNENCLOSED)

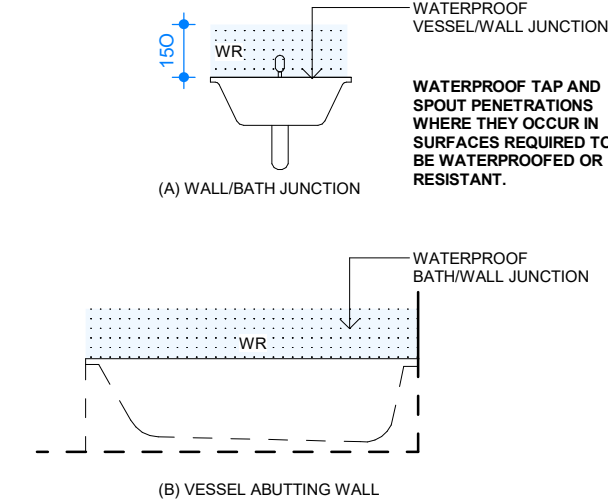
FIGURE 10.2.2 EXTENT OF TREATMENT FOR SHOWER AREAS - CONCRETE COMPRESSED FIBRE- CEMENT AND FIBRE-CEMENT SHEET FLOORS



10.2.2(C) WALL JUNCTIONS AND JOINTS WITHIN THE SHOWER AREA MUST BE WATERPROOFED NOT LESS THAN 40mm EITHER SIDE OF THE JUNCTION.

10.2.3 FLOORS OUTSIDE SHOWER AREA FOR CONCRETE AND CEMENT SHEET FLOORING MUST BE WATER RESISTANT. WALL/FLOOR JUNCTIONS MUST BE WATERPROOFED.

10.2.5 OTHER AREAS



LAUNDRIES AND WC'S, THE FLOOR MUST BE WATER RESISTANT. ANY JUNCTIONS TO BE WATER RESISTANT AND ANY FLASHING USED IN JUNCTIONS MUST BE NOT LESS THAN 40mm.

IF A BIDET IS TO BE INSTALLED WITH HAND HELD SPRAY, THE FLOOR MUST BE WATERPROOFED, THE WALL MUST BE WATERPROOFED TO A HEIGHT OF 150mm ABOVE THE FLOOR SUBSTRATE WHERE WITHIN 900mm OF THE CONNECTION, AND THE WALL MUST BE WATER RESISTANT IN WC WITHIN 900mm OF THE CONNECTION TO A HEIGHT OF NOT LESS THAN 1200mm. WALL JUNCTIONS WITHIN 900mm OF CONNECTION, WALL/FLOOR JUNCTIONS AND PENETRATIONS MUST BE WATERPROOFED.

10.2.4 AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS

FIGURE 10.2.4A AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING

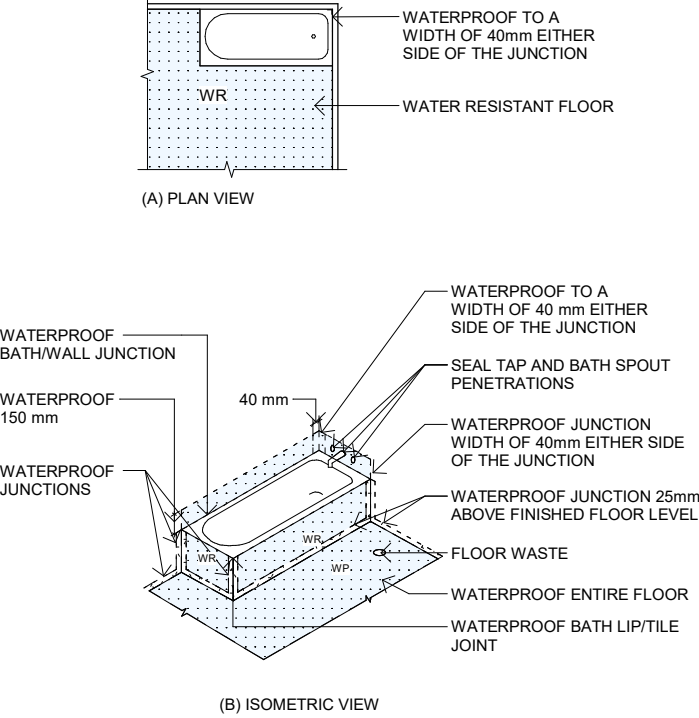
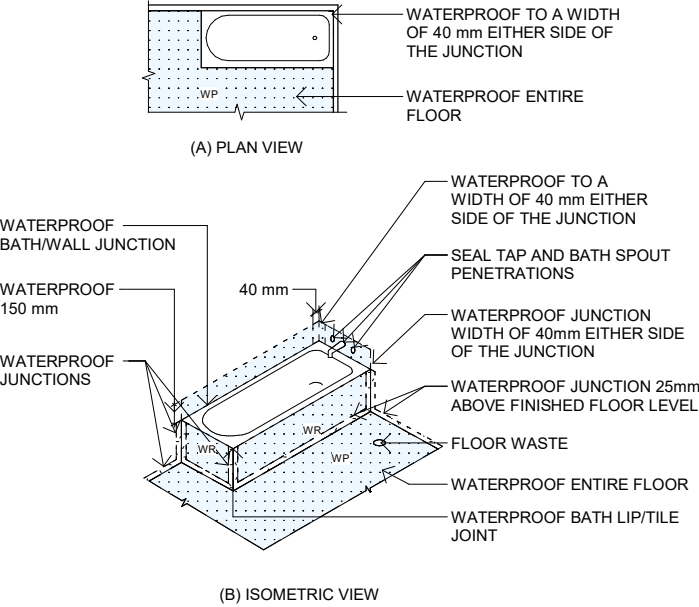


FIGURE 10.2.4B AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER FLOOR MATERIALS



NOTE:
REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING FOR FULL CONTENTS OF THE REGULATION

10.2.15 STEPDOWN SHOWERS

FIGURE 10.2.15A TYPICAL ENCLOSED STEPPED DOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)

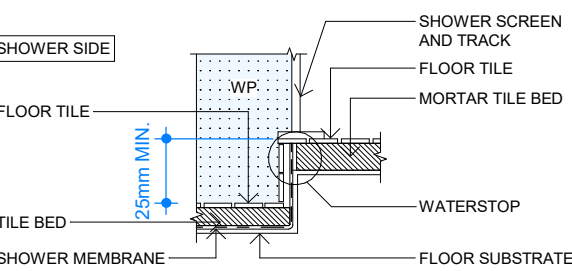
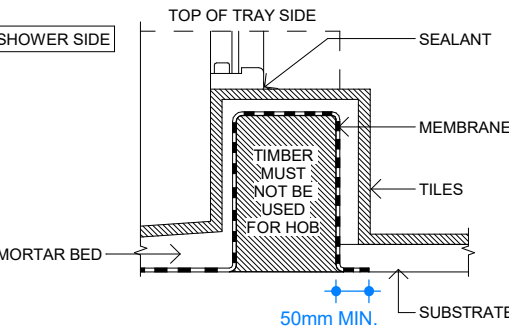
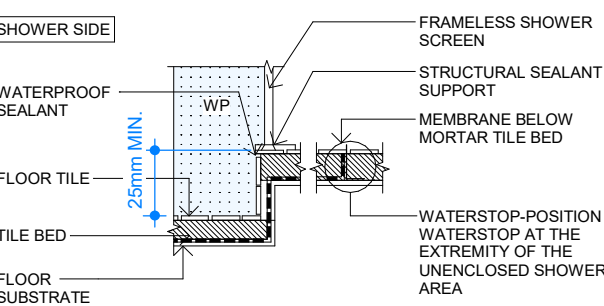
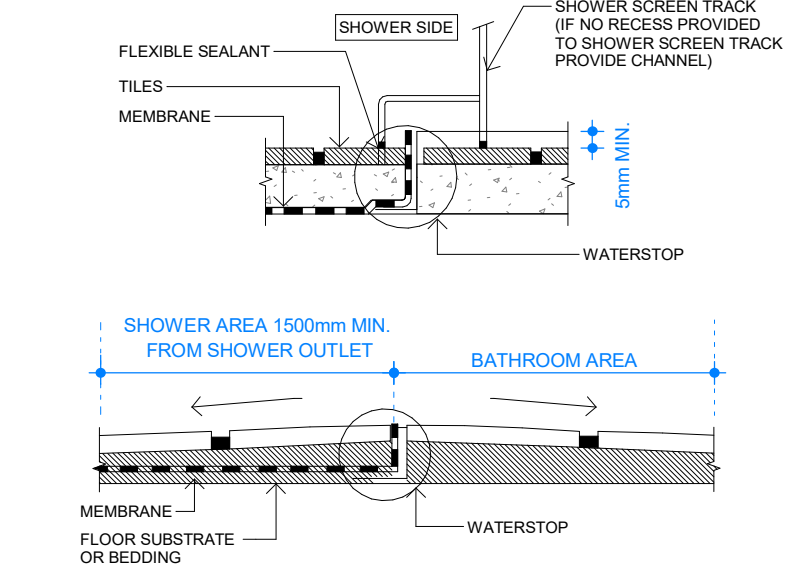


FIGURE 10.2.15C TYPICAL UNENCLOSED STEPPED DOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)



10.2.17 ENCLOSED SHOWERS WITH LEVEL THRESHOLD (WITHOUT HOB OR SET DOWN)

FIGURE 10.2.17 TYPICAL HOBLESS CONSTRUCTION



A WATERSTOP MUST BE INSTALLED A MIN HORIZONTAL DISTANCE OF 1500mm FROM THE SHOWER ROSE. THE WHOLE OF THE FLOOR MUST BE WATERPROOFED AND DRAINED TO FLOOR WASTE (AS FOR A SHOWER AREA).

10.2.19 PREFORMED SHOWER BASES

FIGURE 10.2.19A TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION

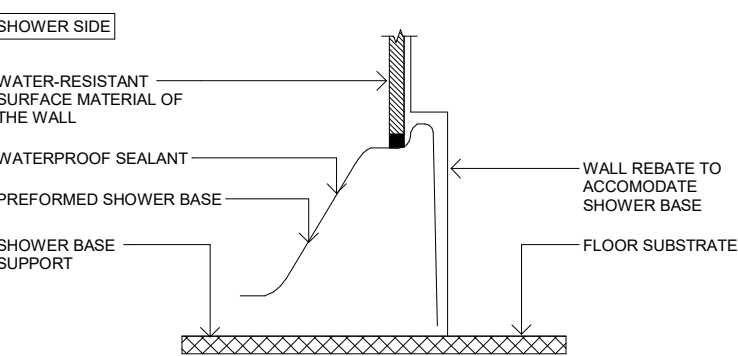
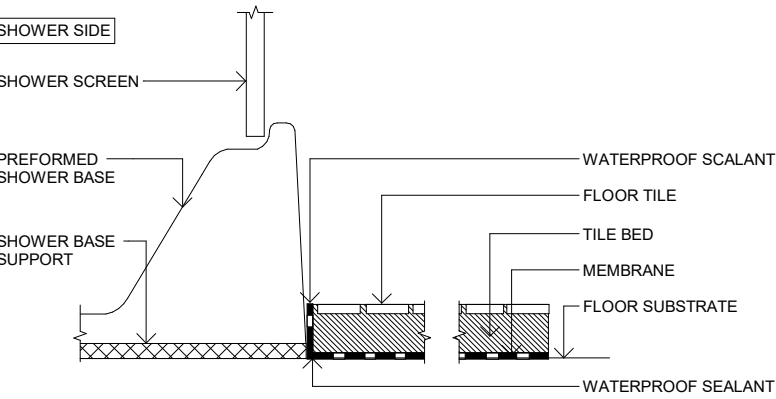


FIGURE NOTES:
1. REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
2. WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED IN THE DESIGN IN ACCORDANCE WITH AS 3700.

FIGURE 10.2.19B TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

SJM
property
developments

1/37 Ascot Dr, Huntingfield TAS 7055

P +61 3 6289 6601

Home: THE FOX-13.5(01)

Client: NICHOLAS JAMES CHRISTENSEN

Location: 52 SPOONBILL LOOP (LT 36) SORELL

Drawing: WATER PROOFING DETAILS 01

Facade: 01A

DRAWING DETAILS

02-Jul-26 4:28:42 PM

SCALE SHEET SIZE

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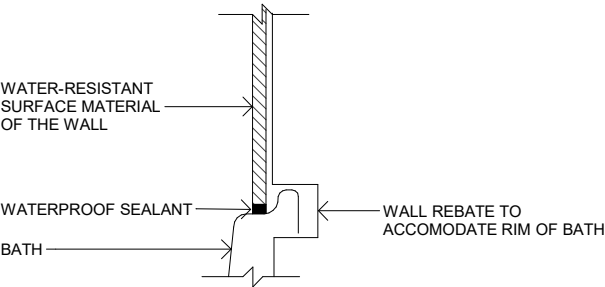
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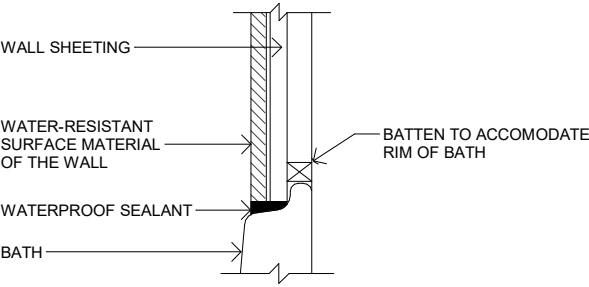
All dimensions to be verified on site

10.2.20 BATHS AND SPAS

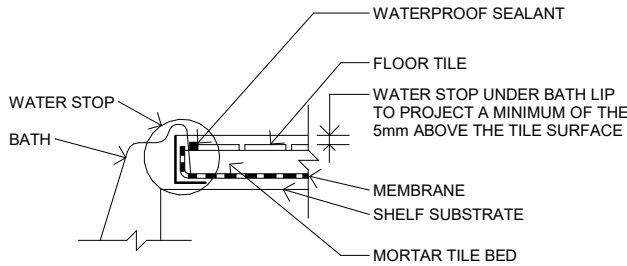
FIGURE 10.2.20 TYPICAL BATH JUNCTIONS



(A) BATH/WALL JUNCTION - RECESSED



(B) BATH/WALL JUNCTION - BATTENED



(C) BATH/SHELF JUNCTION

FIGURE NOTES:

- REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
- WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED FOR IN THE DESIGN IN *ACCORDANCE WITH AS 3700*.
- FOR DIAGRAM (C), WHERE A **WATERSTOP** CANNOT BE PROVIDED, A TYPE 1 OR TYPE 2 JUNCTION CAN BE USED WITH AS 3740.

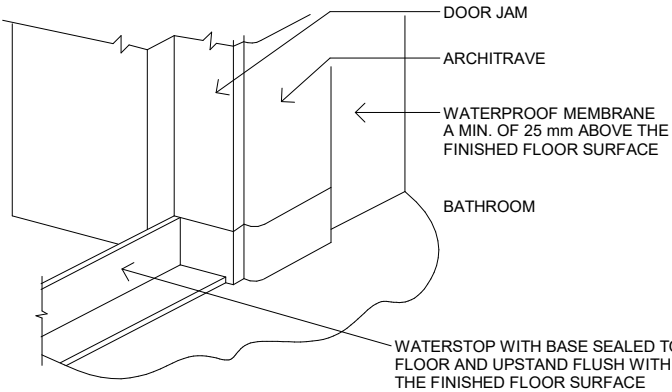
10.2.8 MATERIALS - WATERPROOF
ANY MEMBRANES USED MUST COMPLY WITH AS/NZS 4858

10.2.12 - WET AREA FLOORS - FALLS
WHERE A FLOOR WASTE IS INSTALLED, THE MIN CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:80. THE MAX CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:50.

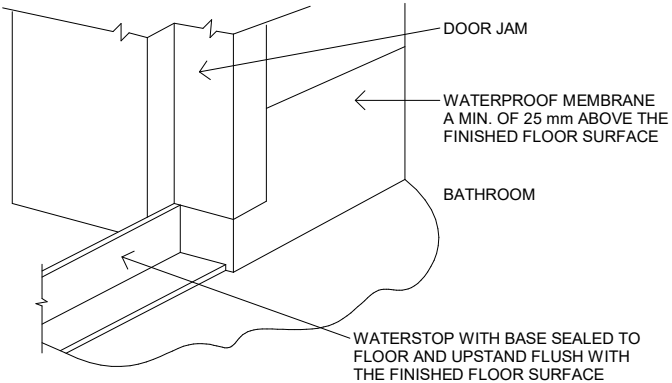
REFER TO BCA FOR PENETRATIONS, FLASHINGS, MEMBRANES, WALL SHEETING SUBSTRATES, BOND BREAKER INSTALLATION ETC FOR MORE SPECIFIC DETAILS

10.2.24 FLASHINGS/JUNCTIONS

FIGURE 10.2.24 TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFINNG



(A) AFTER INSTALLATION OF ARCHITRAVE



(B) PRIOR TO INSTALLATION OF ARCHITRAVE

EXPLANATORY INFORMATION

VERTICAL **FLASHING** MAY BE USED AS FOLLOWS:

- EXTERNAL VERTICAL **FLASHING** MAY BE USED WITH EXTERNAL **MEMBRANE** SYSTEMS AND INSTALLED BEHIND THE WALL SHEETING OR RENDER. THEY MUST HAVE LEGS OF SUFFICIENT WIDTH TO ALLOW THE WALL SHEETING OR RENDER TO OVERLAP BY NOT LESS THAN 32 mm.
- INTERNAL VERTICAL **FLASHING** MAY BE USED WITH BOTH EXTERNAL AND INTERNAL **MEMBRANE** SYSTEMS PROVIDED EACH LEG HAS A MINIMUM OVERLAP OF 40 mm TO THE WALL SHEETING OR RENDER AND WHERE USED WITH:
 - INTERNAL **MEMBRANE**, MUST EXTEND VERTICALLY FROM THE SHOWER TRAY; AND
 - EXTERNAL MEMBRANES, MUST OVERLAP THE TOP EDGE OF THE FLOOR **WATERPROOFING SYSTEM** BY NOT LESS THAN 20 mm; AND
 - PREFORMED SHOWER BASES OR BATHS, MUST EXTEND TO THE BOTTOM EDGE OF THE WALL SHEETING OR RENDER.

10.2.27 BOND BREAKER INSTALLATION FOR BONDED MEMBRANES

FIGURE 10.2.27 (EXPLANATORY) TYPICAL BOND BREAKER DETAILS

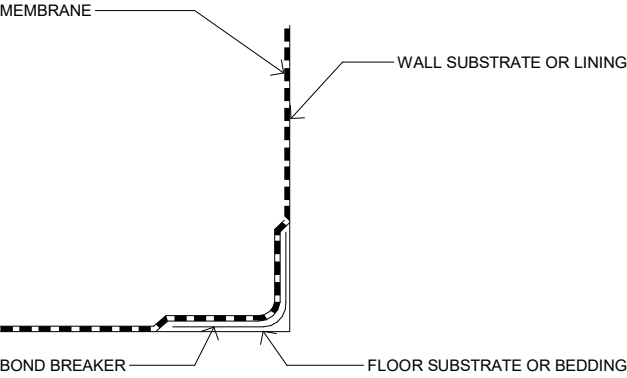
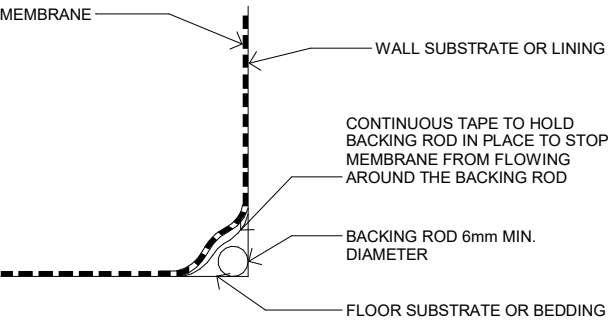
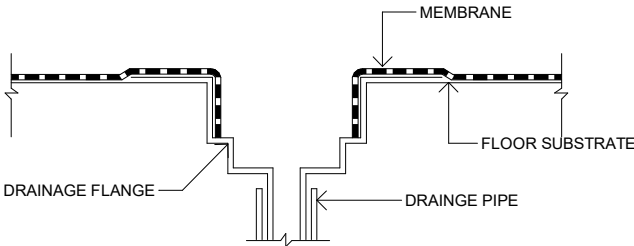


FIGURE NOTES:

- BOND BREAKERS** FOR CLASS I **MEMBRANES** (LOW EXTENSIBILITY) ALLOW THE **MEMBRANE** TO FLEX RATHER THAN STRETCH.
- BOND BREAKERS** FOR CLASS II **MEMBRANES** (MEDIUM EXTENSIBILITY) ALLOW THE **MEMBRANE** TO STRETCH. IF A TAPE IS USED AS A **BOND BREAKER**, EITHER THE **MEMBRANE** MUST NOT BOND TO THE TAPE OR THE TAPE MUST HAVE ELASTIC PROPERTIES SIMILAR TO THE **MEMBRANE**.
- BOND BREAKERS** FOR CLASS III **MEMBRANES** (HIGH EXTENSIBILITY) ALLOW THE **MEMBRANE** TO HAVE AN EVEN THICKNESS.

10.2.29 MEMBRANE TO DRAINAGE CONNECTION

FIGURE 10.2.29 TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET



EXPLANATORY INFORMATION: DRAINAGE FLANGES

- FOR **MEMBRANE** DRAINAGE CONNECTIONS IN CONCRETE FLOORS: **DRAINAGE FLANGE** MAY BE EITHER CAST INTO THE CONCRETE SLAB OR SET INTO THE TOP SURFACE OF THE CONCRETE SLAB OR THE TILE BED.
- FOR **MEMBRANE** DRAINAGE CONNECTIONS IN OTHER FLOORS: **DRAINAGE FLANGE** MAY BE EITHER SET INTO THE FLOOR SUBSTRATE OR THE TILE BED.

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
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Home: THE FOX-13.5(01)

Client: NICHOLAS JAMES CHRISTENSEN

Location: 52 SPOONBILL LOOP (LT 36) SORELL

Drawing: WATER PROOFING DETAILS 02

Facade: 01A

DRAWING DETAILS

02-Jul-26 4:28:42 PM

SCALE

1 : 20

SHEET SIZE

A3

JOB

No:

814H

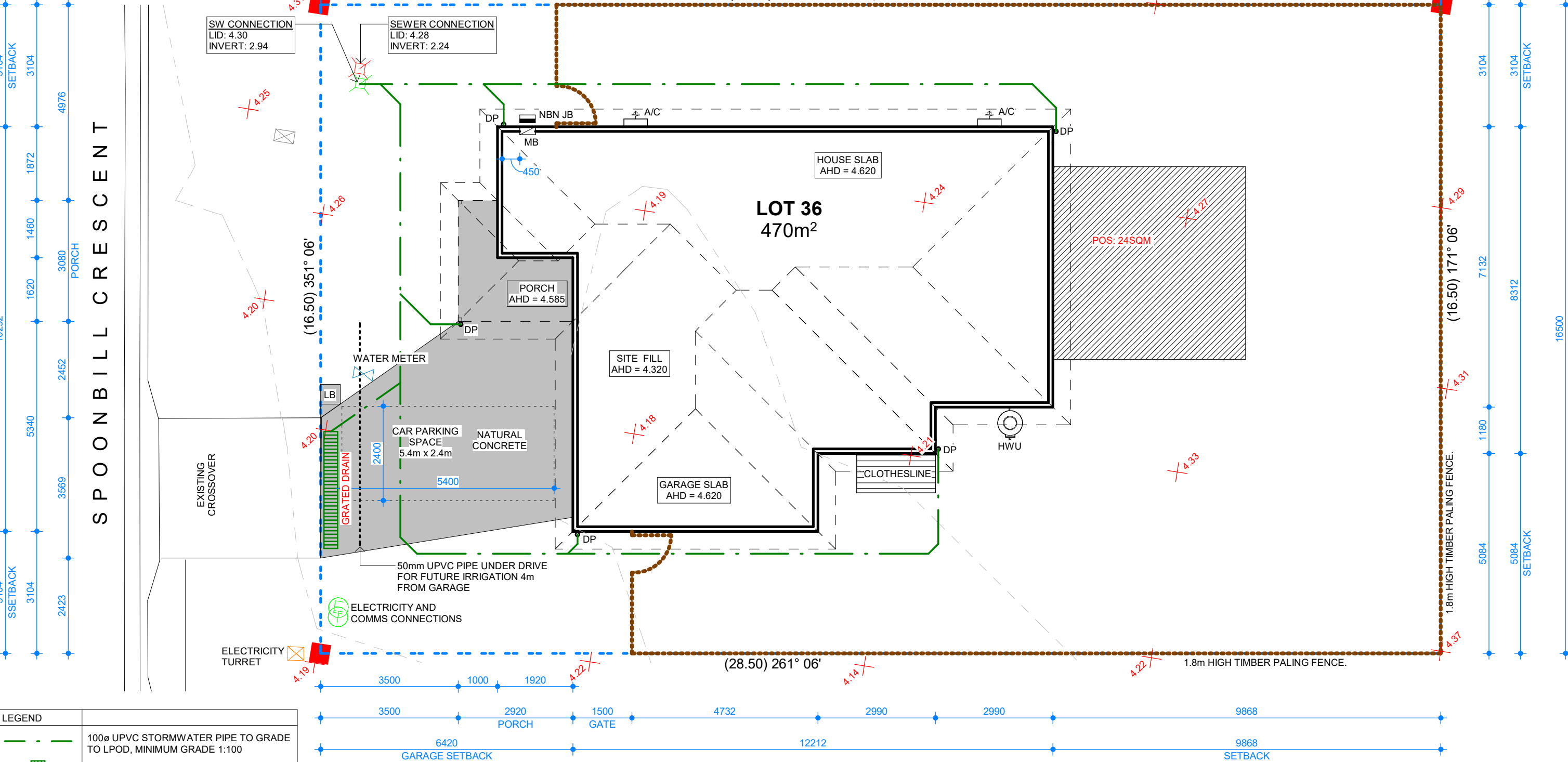
Issue

D00c

A04

All dimensions
to be verified
on site

- NOTES:**
1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
 2. SOIL TO BE GRADED AWAY FROM DWELLING DURING LANDSCAPING TO ENSURE A FALL OF 50mm OVER THE FIRST 1m IS ACHIEVED.
 3. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.



LEGEND	
	100ø UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100
	SURFACE DRAIN

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
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SITE PLAN

1 : 100



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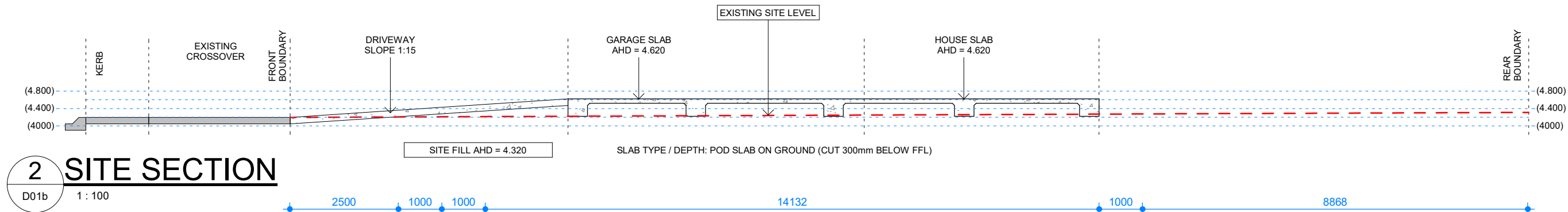
Home: THE FOX-13.5(01)
Client: NICHOLAS JAMES CHRISTENSEN
Location: 52 SPOONBILL LOOP (LT 36) SORELL
Drawing: SITE PLAN

Facade: 01A



All dimensions to be verified on site

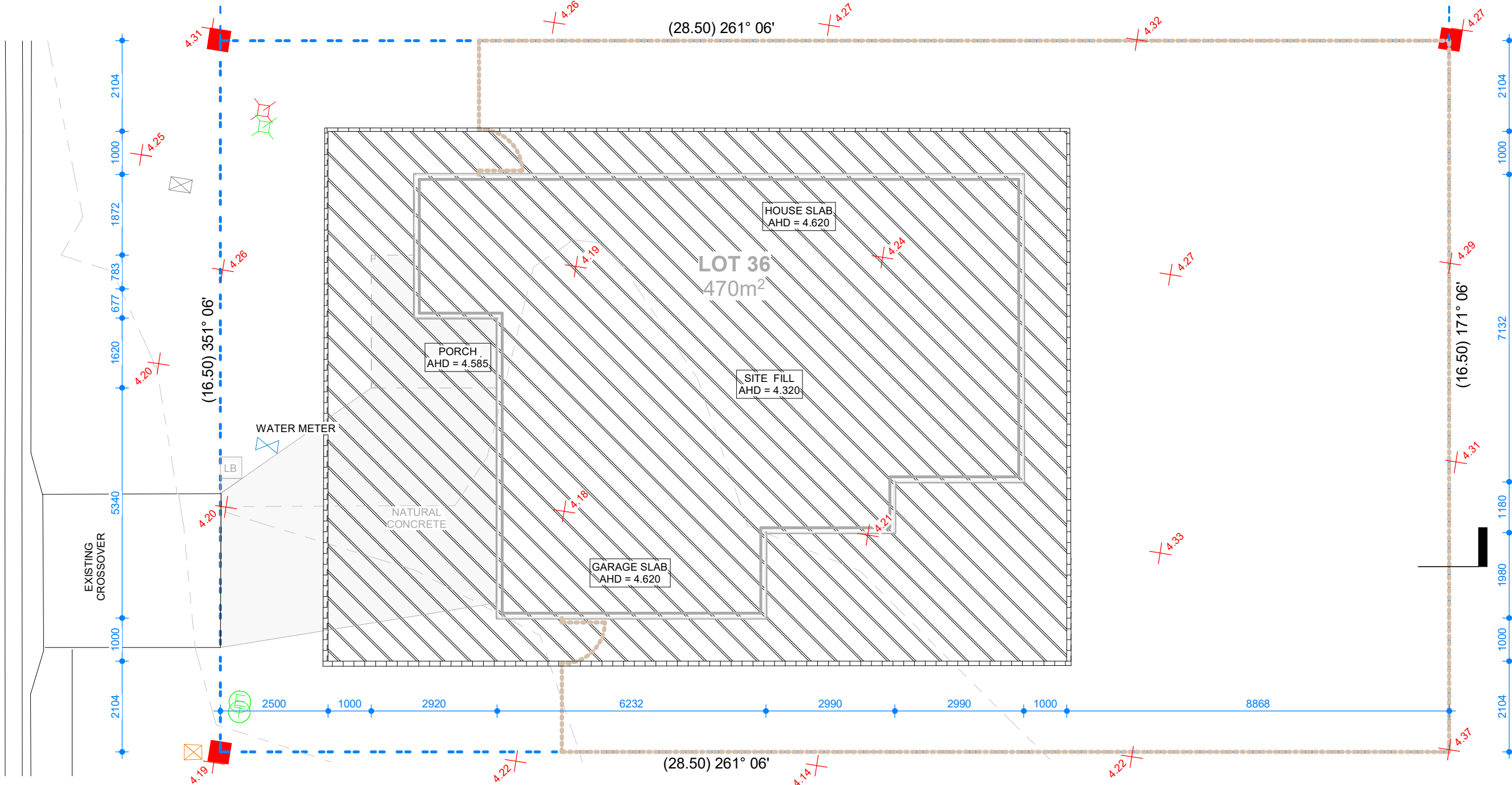
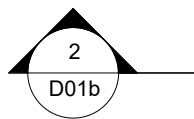
DRAWING DETAILS	
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SCALE	SHEET SIZE
1 : 100	A3
JOB No:	814H
Drwg No:	D01a
Issue	A04



2 SITE SECTION
D01b 1 : 100

LEGEND	
	DENOTES CUT
	DENOTES FILL
	DENOTES BATTER

SPOONBILL CRESCENT



- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
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 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

SITE EXCAVATION PLAN
1 : 100



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Home: THE FOX-13.5(01)
Client: NICHOLAS JAMES CHRISTENSEN
Location: 52 SPOONBILL LOOP (LT 36) SORELL
Drawing: SITE EXCAVATION PLAN

Facade: 01A



All dimensions
to be verified
on site

DRAWING DETAILS	
02-Jul-26 4:28:43 PM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	814H
Drwg No:	D01b
Issue	A04

SPOONBILL CRESCENT

SW CONNECTION
LID: 4.30
INVERT: 2.94

SEWER CONNECTION
LID: 4.28
INVERT: 2.24

EXISTING
CROSSOVER

WATER METER

ELECTRICITY AND
COMMS CONNECTIONS

ELECTRICITY
TURRET

LOT 36
470m²

SURVEY PLAN

1 : 100

IMPORTANT NOTES:

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1/37 Ascot Dr, Huntingfield TAS 7055

P +61 3 6289 6601

Home: **THE FOX-13.5(01)**
Client: **NICHOLAS JAMES CHRISTENSEN**
Location: **52 SPOONBILL LOOP (LT 36) SORELL**

Drawing: **SURVEY PLAN**

Facade: **01A**



All dimensions
to be verified
on site

DRAWING DETAILS

02-Jul-26 4:28:43 PM

SCALE

1 : 100

SHEET SIZE

A3

JOB

No:

814H

Drwg

No:

D01c

Issue

A04

SURVEYLEGENDS:

--- LOT BOUNDARY

--- EASEMENT BOUNDARY

--- BITUMEN EDGE

--- KERB BACK

--- KERB INVERT

--- DRIVEWAY

--- FOOTPATH



TITLE PEG



NAIL

+ NATURAL SURFACE

+ STORMWATER HOUSE CONNECTION

+ CABLE HYDRO UNDERGROUND

+ TELSTRA PIT

+ CABLE COMMS UNDERGROUND

+ SEWER HOUSE CONNECTION

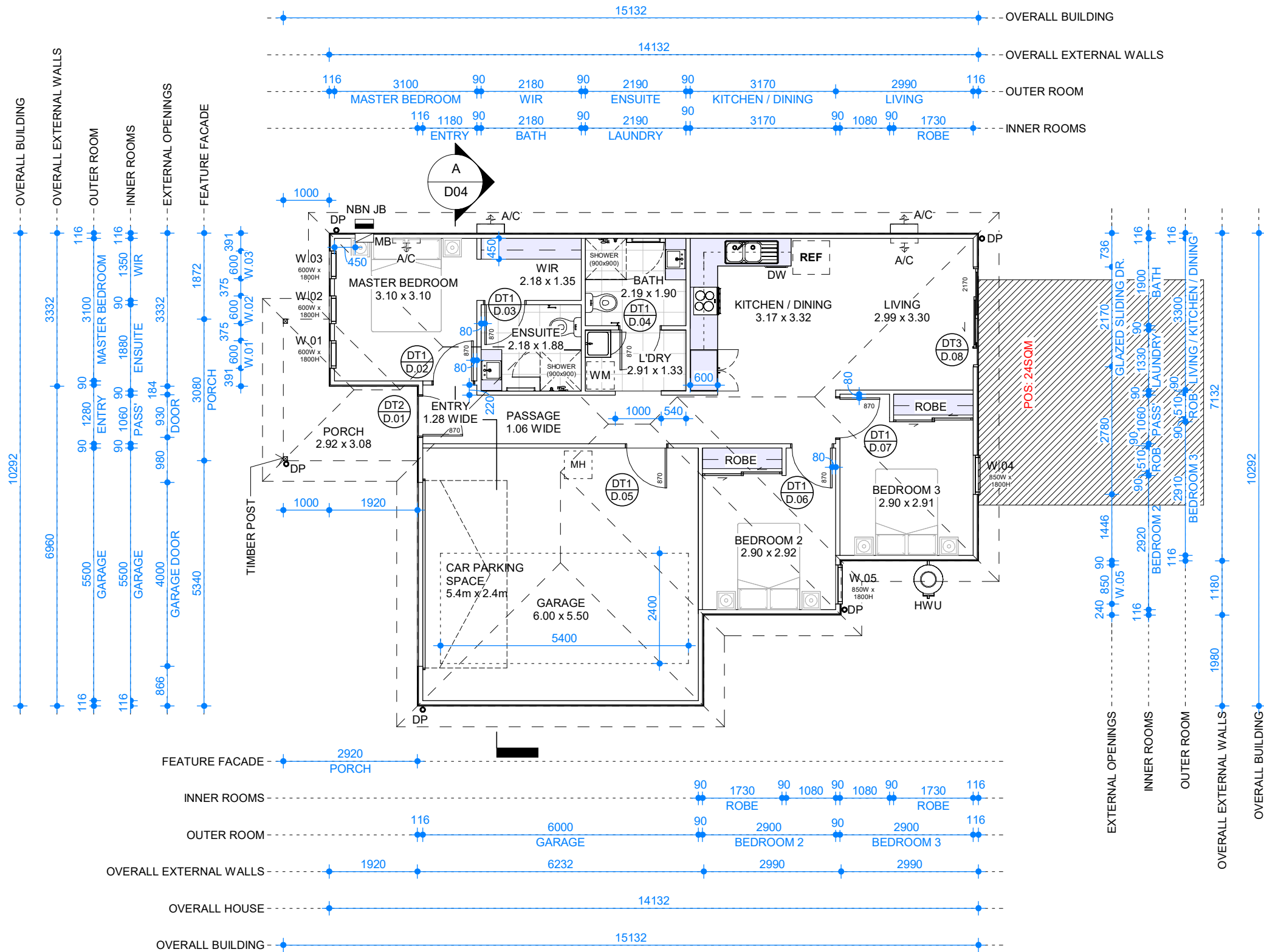
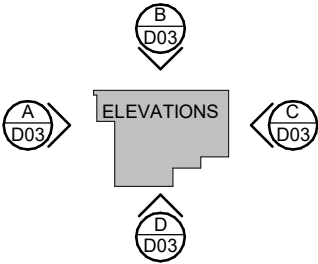
+ SEWER UNDERGROUND

+ METER WATER

FLOOR FINISHES:
ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:
EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).



LEGEND:	
	MAN HOLE 600X600 (APPROX. POSITION)
	REVERSE CYCLE AIR CONDITIONING
	CONTROL JOINT

LEGEND - SERVICES:	
	HWS HOT WATER SERVICE
	MB METER BOX
	GAS GAS METER
	NBN JB NBN JUNCTION BOX

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FLOOR PLAN

1 : 100

HOUSE SIZE
10.29m x 14.13m

BLOCK SIZE
16.50m x 28.50m

AREAS

LIVING	82.10 m ²
GARAGE	34.60 m ²
PORCH	6.20 m ²
TOTAL AREA	122.90 m ²

SITE COVERAGE 26.15%

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Drawing: **FLOOR PLAN**

Facade: **01A**



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to be verified
on site

DRAWING DETAILS

02-Jul-26 4:28:44 PM

SCALE

1 : 100

SHEET SIZE

A3

JOB
No:

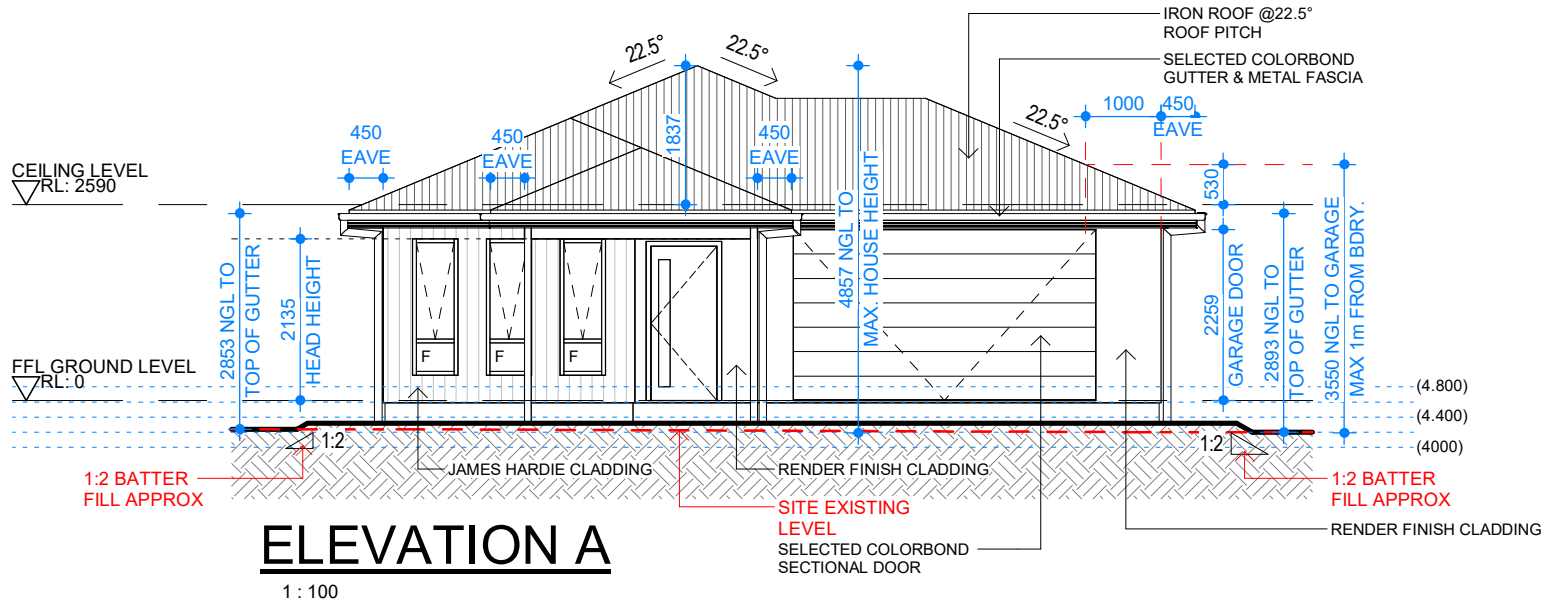
814H

Drwg
No:

D02

Issue

A04



LOT 36 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	70	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	4,620	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	4,200	mm
LOWEST NGL RL OF GARAGE AT BOUDNARY	4,180	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	4,190	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	3,090	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	3,100	mm
ROOF RISE OVER 1m= 370mm (22.5°)	530	mm
GARAGE HT 1m IN FROM BOUNDARY FROM NGL	3,550	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	1,837	mm
MAX HEIGHT OF HOUSE FROM NGL	4,857	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 7.5m SETBACK LINE	530	mm
NGL AT FORWARD MOST POINT (AT 7.5m SETBACK LINE)	4,240	mm
MAX HEIGHT OF PORCH FROM NGL	3,500	mm

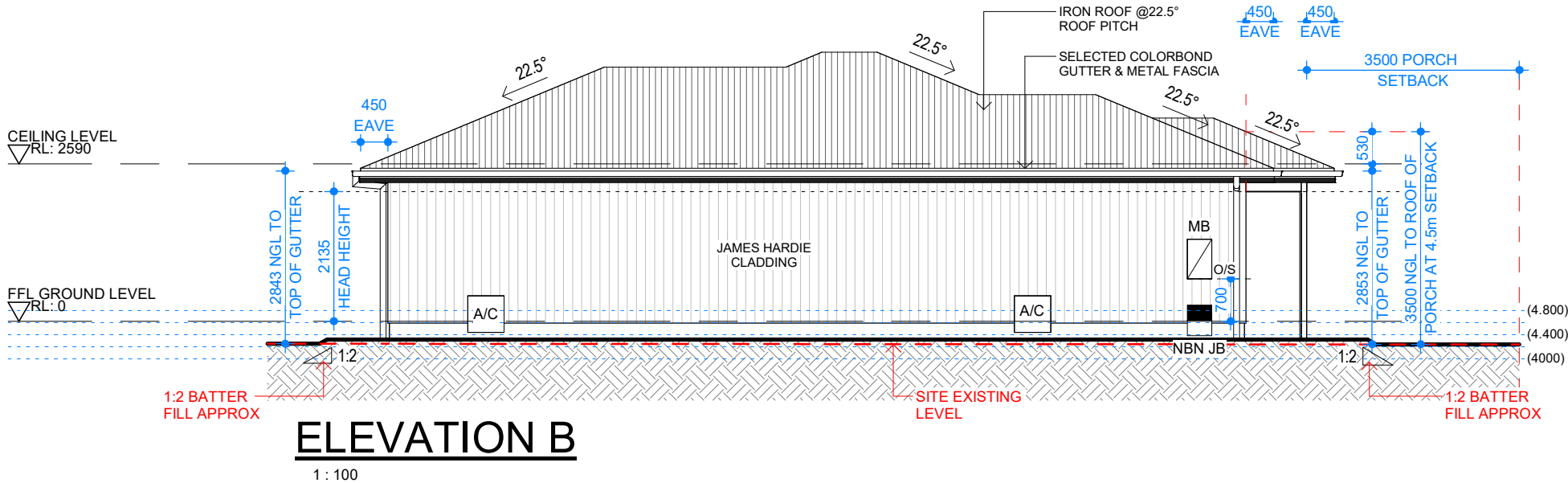
LOT AREAS		
TOTAL SITE AREA	470.00	m ²
PERMITTED BUILDING AREA	282.00	m ²
TOTAL BUILDING AREA	122.90	m ² 26.15%
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	31.3	m ² 6.7%
TOTAL PERMEABLE AREA	315.8	m ² 67.2%

LEGEND - FINISHES	
	JAMES HARDIE CLADDING
	RENDER CLADDING B

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN JB	NBN JUNCTION BOX

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	6.20m
WALL AREA:	19.16m ²
AVERAGE WALL HEIGHT:	3.09m

NOTE :
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.



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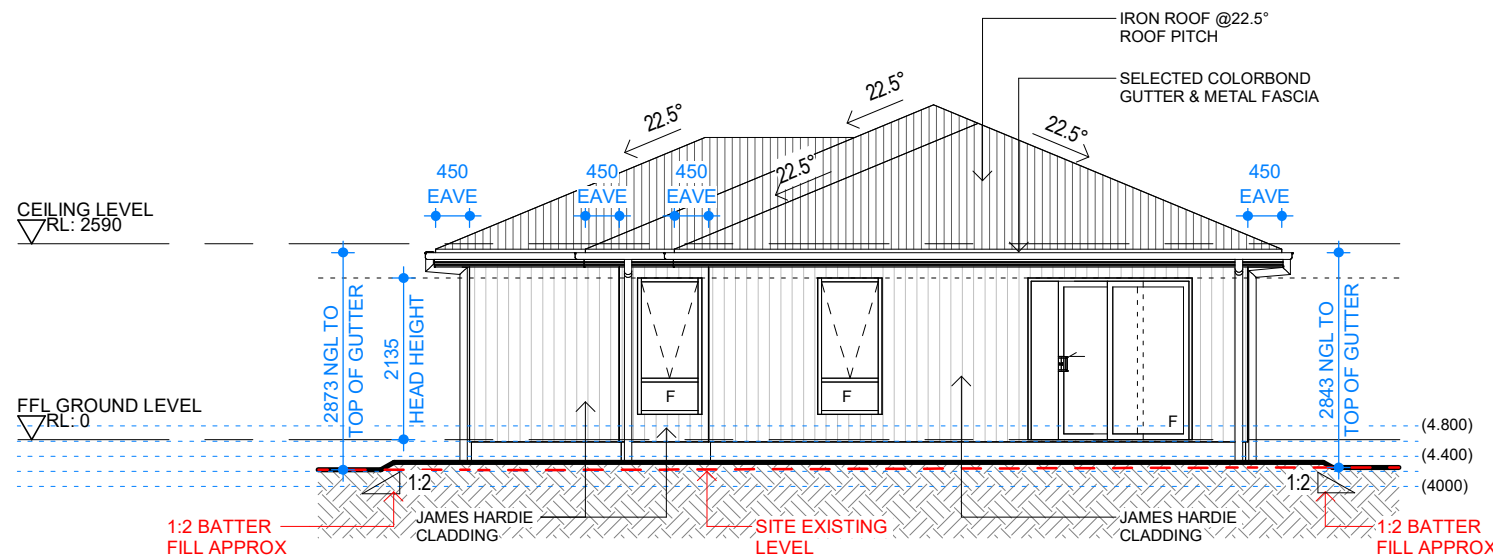
1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

Home: THE FOX-13.5(01)
Client: NICHOLAS JAMES CHRISTENSEN
Location: 52 SPOONBILL LOOP (LT 36) SORELL
Drawing: ELEVATIONS A & B

Facade: 01A

DRAWING DETAILS	
02-Jul-26 4:28:45 PM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	814H
Drwg No:	D03a
Issue	A04

All dimensions
to be verified
on site



ELEVATION C

1 : 100

LOT 36 GARAGE & HOUSE HEIGHTS & AREAS		
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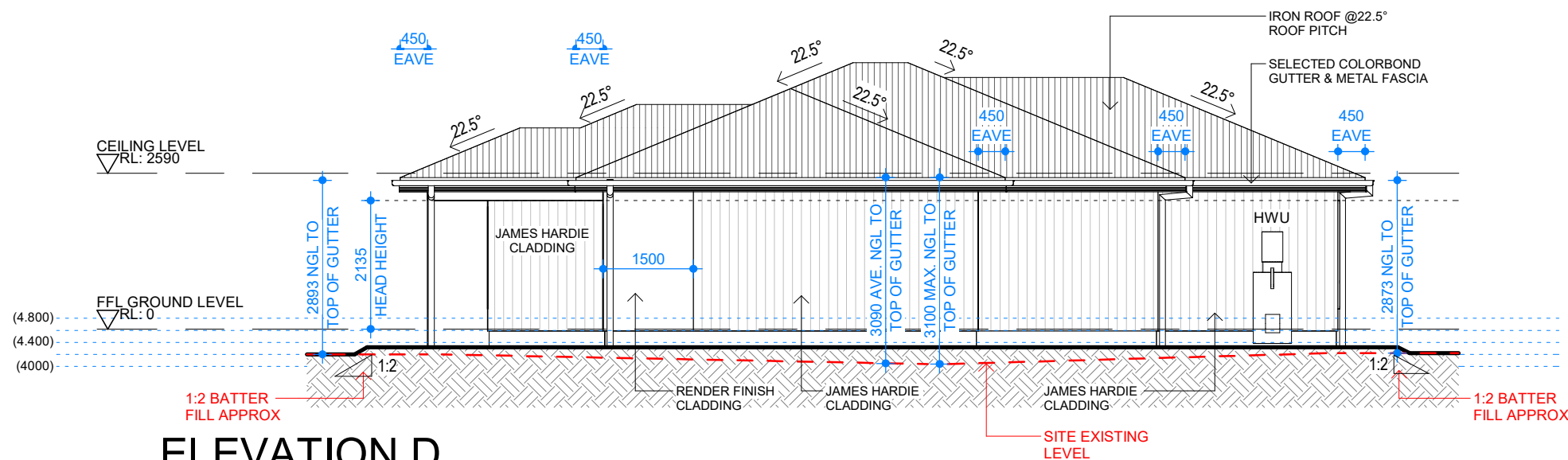
LOT AREAS		
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LEGEND - FINISHES	
	JAMES HARDIE CLADDING
	RENDER CLADDING B

LEGEND - SERVICES	
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AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	6.20m
WALL AREA:	19.16m ²
AVERAGE WALL HEIGHT:	3.09m

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ELEVATION D

1 : 100

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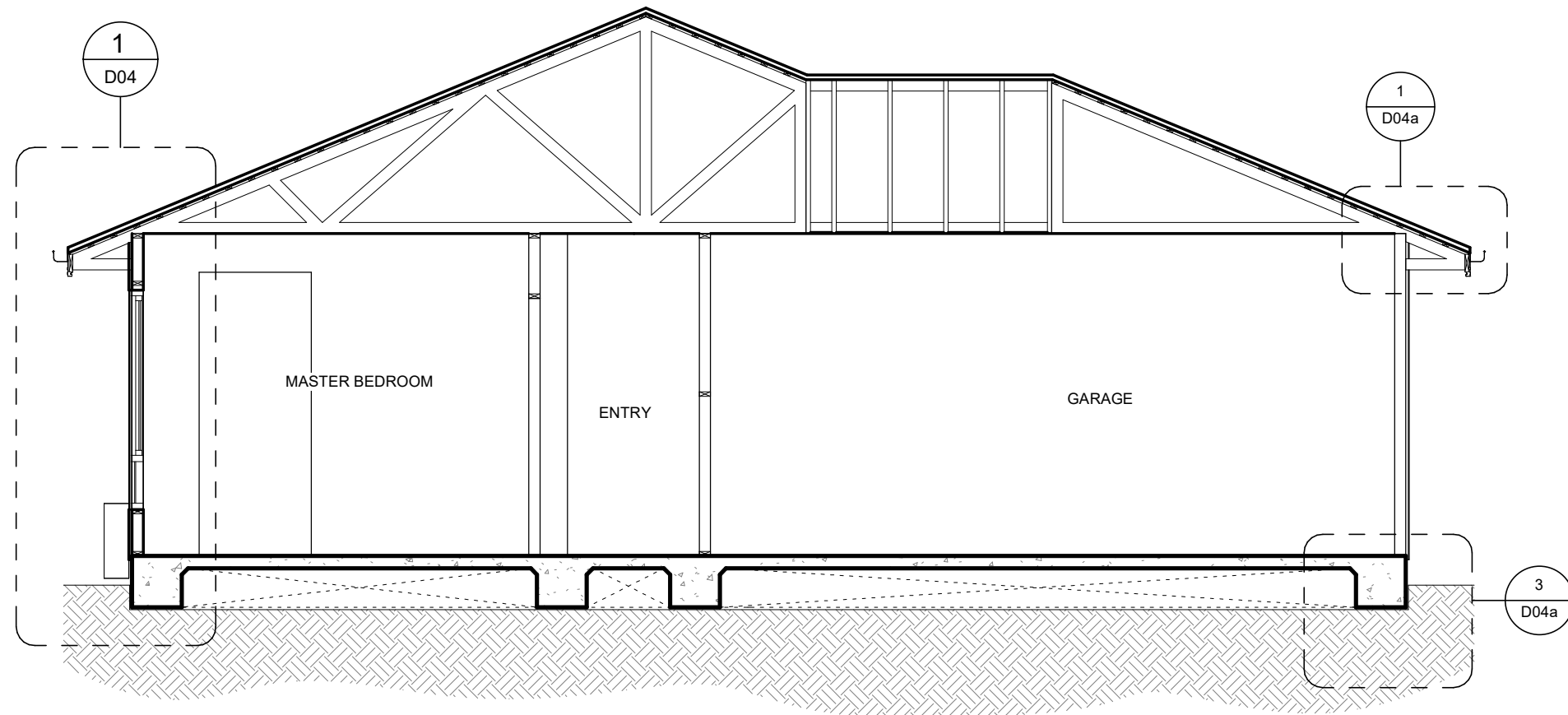
1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

Home: THE FOX-13.5(01)
Client: NICHOLAS JAMES CHRISTENSEN
Location: 52 SPOONBILL LOOP (LT 36) SORELL
Drawing: ELEVATIONS C & D

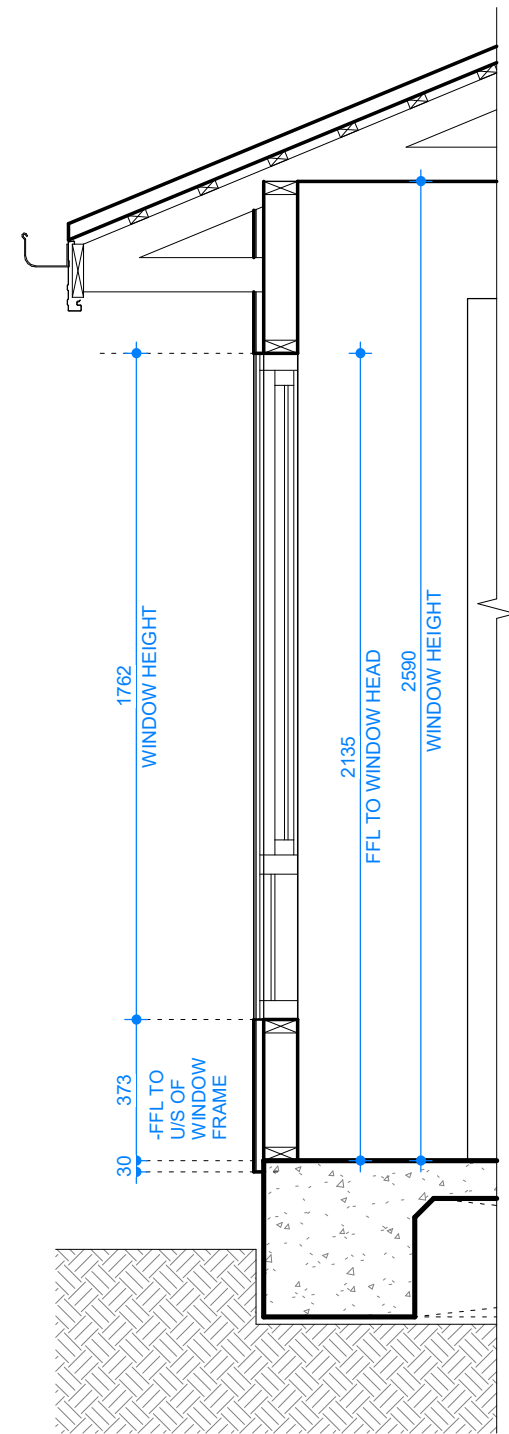
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DRAWING DETAILS	
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SCALE	SHEET SIZE
1 : 100	A3
JOB No:	814H
Drwg No:	D03b
Issue	A04

All dimensions
to be verified
on site



A SECTION A
D02 1 : 50



1 TYP. SLAB REBATE DETAIL
D04 1 : 20

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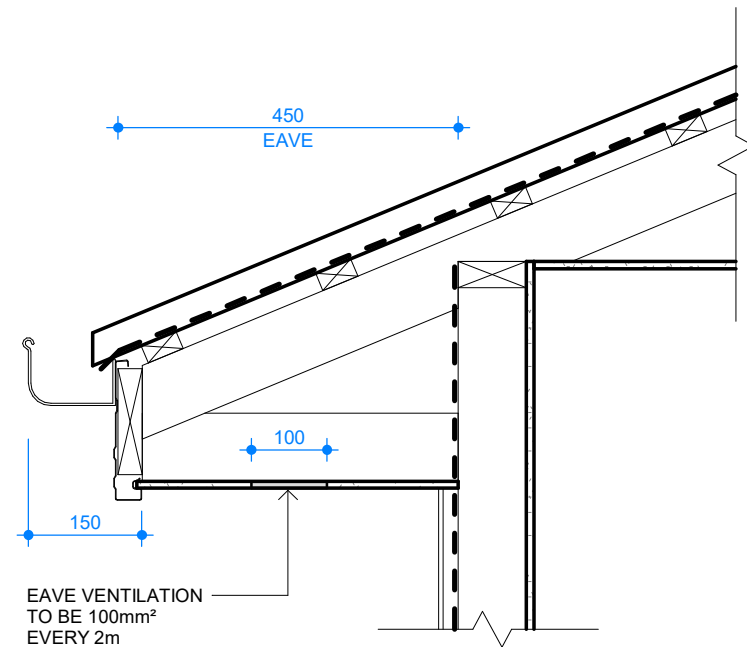
1/37 Ascot Dr, Huntingfield TAS 7055
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Home: **THE FOX-13.5(01)**
Client: **NICHOLAS JAMES CHRISTENSEN**
Location: **52 SPOONBILL LOOP (LT 36) SORELL**
Drawing: **SECTIONS**

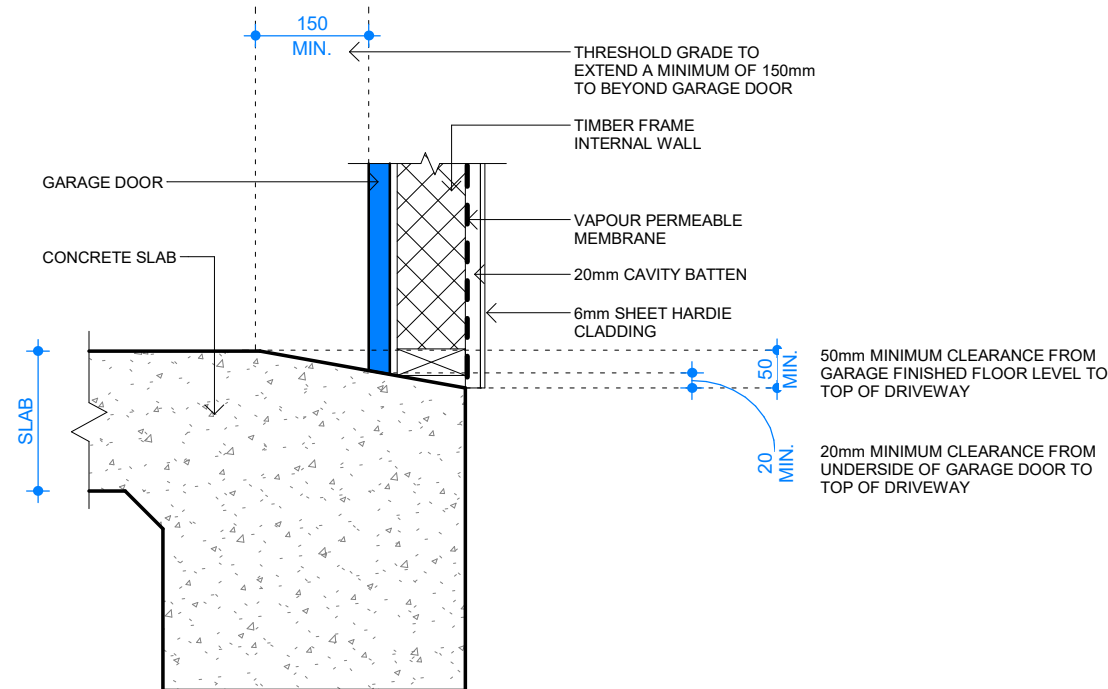
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SCALE	SHEET SIZE
As indicated	A3
JOB No:	814H
Drwg No:	D04
Issue	A04

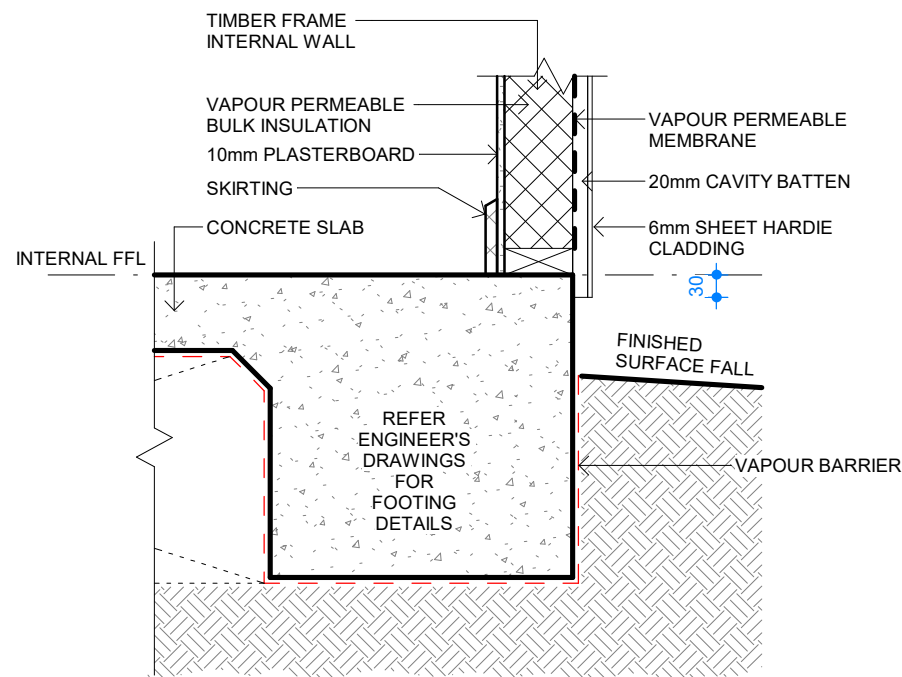
All dimensions to be verified on site



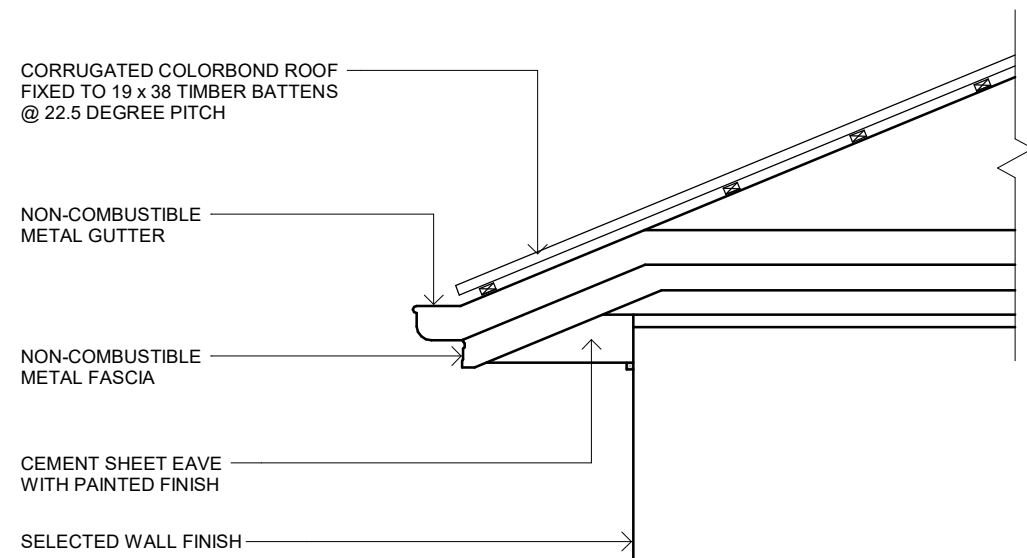
1 TYP. GUTTER DETAIL -TOP OF WALL
D04 1 : 10



GARAGE GRADED THRESHOLD DETAIL
1 : 10



3 TYP. SLAB REBATE DETAIL
D04 1 : 10



EAVES DETAIL 1.0m
1 : 10

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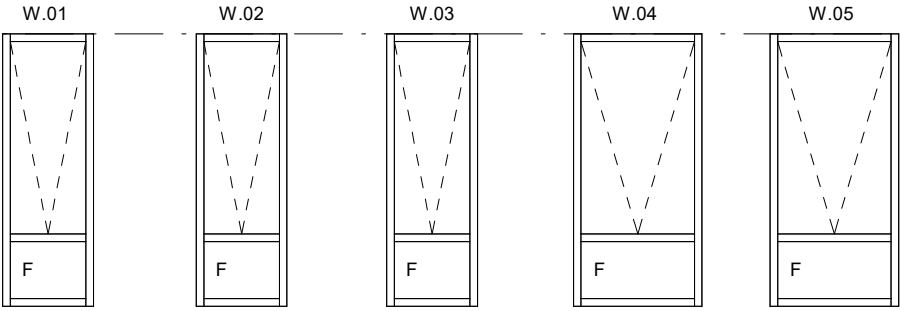
Home: **THE FOX-13.5(01)**
Client: **NICHOLAS JAMES CHRISTENSEN**
Location: **52 SPOONBILL LOOP (LT 36) SORELL**
Drawing: **SECTIONS - TYPICAL**

Facade: **01A**

DRAWING DETAILS	
02-Jul-26 4:28:46 PM	
SCALE	SHEET SIZE
1 : 10	A3
JOB No:	814H
Drwg No:	D04a
Issue	A04

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WINDOW 2135 AFFL
HEAD HT



FFL 0

WINDOW ELEVATION

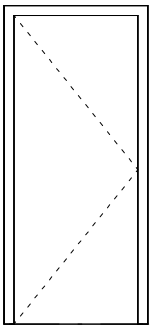
1 : 50

WINDOW SCHEDULE

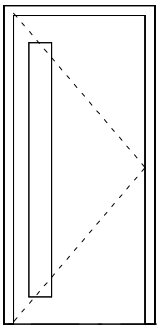
WINDOW NO.	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT
W.01	2 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	600	1800	2135
W.02	2 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	600	1800	2135
W.03	2 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	600	1800	2135
W.04	2 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135
W.05	2 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135

DOOR SCHEDULE

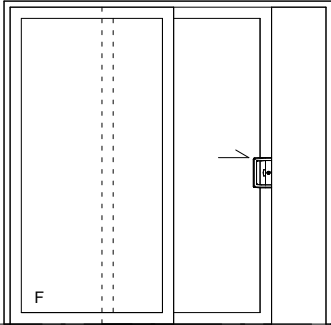
DOOR NO.	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT
D.01	DT2	SOLID TIMBER WITH SINGLE GLASS DOOR	870	2040
D.02	DT1	SOLID TIMBER SINGLE DOOR	870	2040
D.03	DT1	SOLID TIMBER SINGLE DOOR	870	2040
D.04	DT1	SOLID TIMBER SINGLE DOOR	870	2040
D.05	DT1	SOLID TIMBER SINGLE DOOR	870	2040
D.06	DT1	SOLID TIMBER SINGLE DOOR	870	2040
D.07	DT1	SOLID TIMBER SINGLE DOOR	870	2040
D.08	DT3	GLAZED ALUMINIUM SLIDING DOOR - 1 FIXED PANEL	2170	2135



DT1
SOLID TIMBER
SINGLE DOOR



DT2
SOLID TIMBER WITH GLASS
SINGLE DOOR



DT3
GLAZED ALUMINIUM
SLIDING DOOR

NOTE:

FOR ORIENTATION REFER TO FLOOR PLAN.

DOOR ELEVATION

1 : 50

NOTES:

- BATH DOOR MUST HAVE LIFT OFF HINGES.
- WINDOW & DOOR GLAZING SPECIFICATIONS:
 - ESSENTIAL 52mm AWNING WINDOW (CLEAR DOUBLE GLAZED) – U-VALUE = 4.15 SHGC = 0.57
 - SIGNATURE 100mm SLIDING DOOR (CLEAR DOUBLE GLAZED) – U-VALUE = 3.7 SHGC = 0.63

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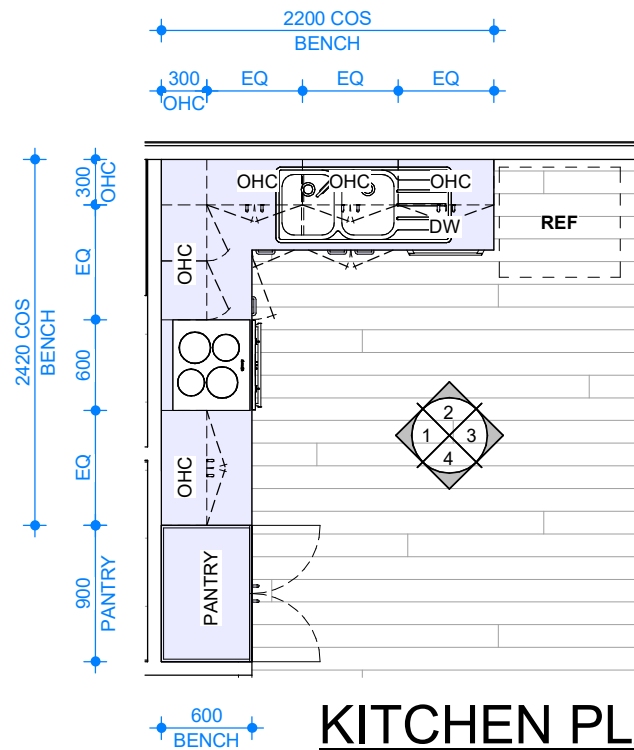
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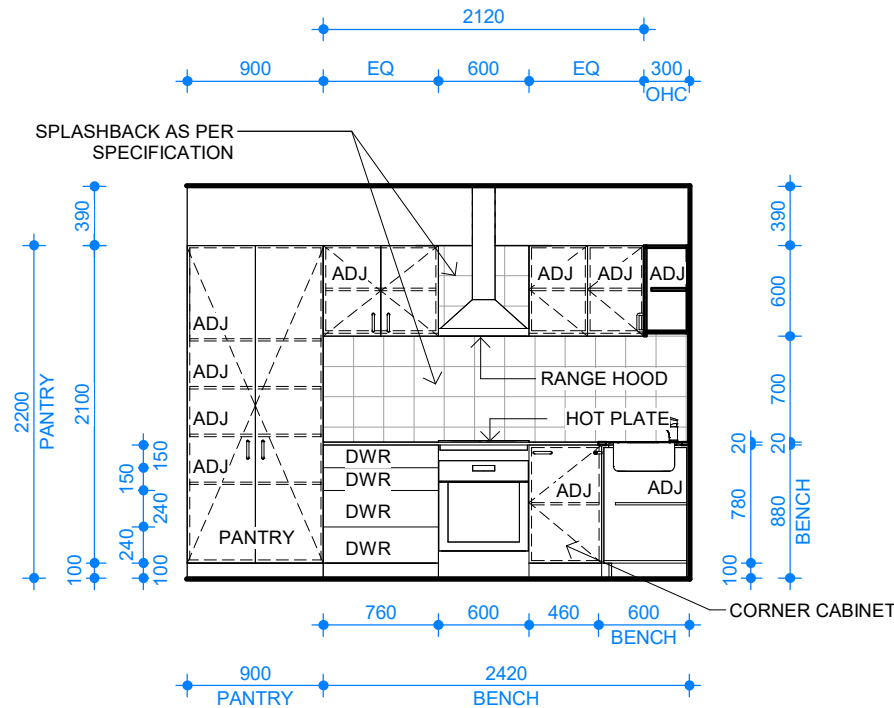
Home: **THE FOX-13.5(01)** Facade: **01A**
Client: **NICHOLAS JAMES CHRISTENSEN**
Location: **52 SPOONBILL LOOP (LT 36) SORELL**
Drawing: **WINDOW & DOOR ELEVATION**

DRAWING DETAILS	
02-Jul-26 4:28:47 PM	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	814H
Drwg No:	D05
Issue	A04

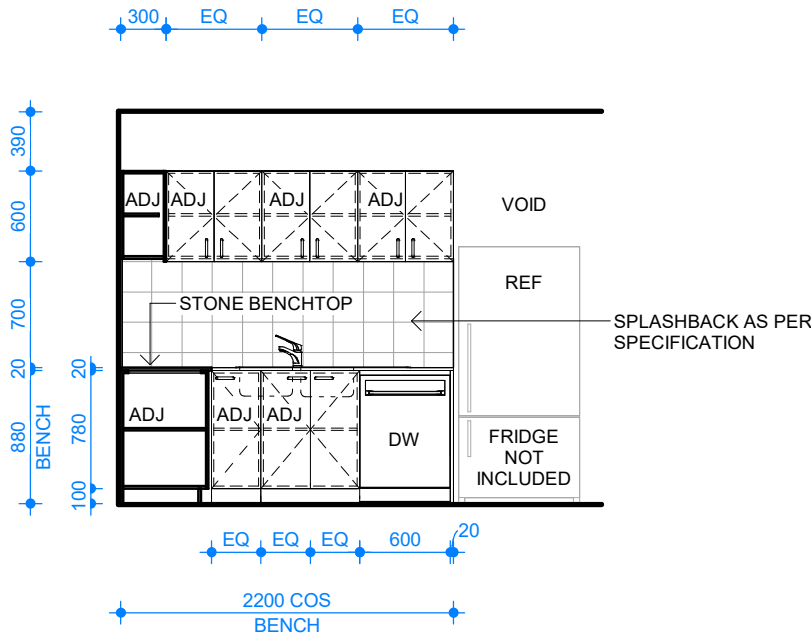
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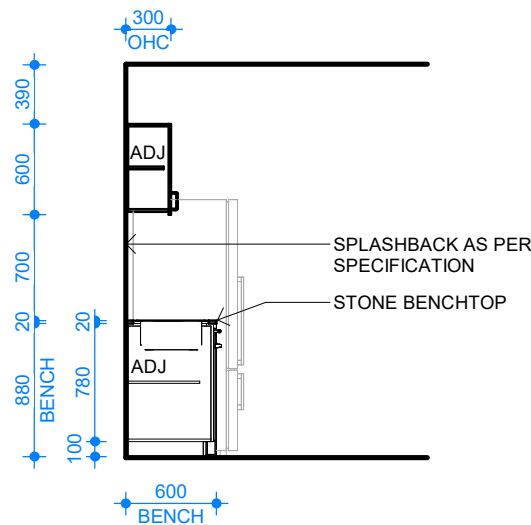
KITCHEN PLAN
1 : 50



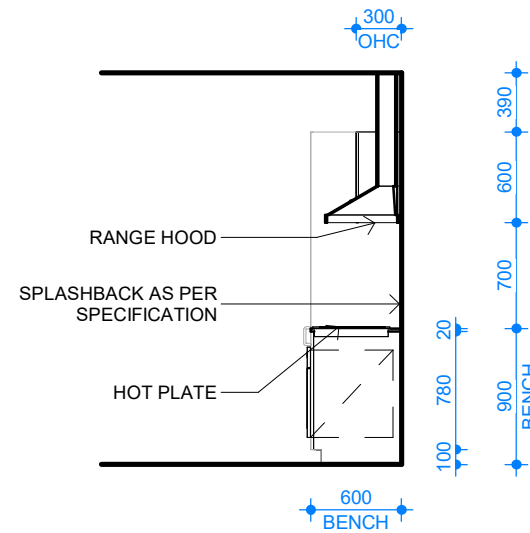
1 KITCHEN ELEVATION
D06a 1 : 50



2 KITCHEN ELEVATION
D06a 1 : 50



3 KITCHEN ELEVATION
D06a 1 : 50



4 KITCHEN ELEVATION
D06a 1 : 50

NOTE:
ALL GLAZING IN THE KITCHEN, BATHROOM, AND ENSUITE, INCLUDING SHOWER DOORS, SHOWER SCREENS AND WINDOWS AND DOORS MUST BE DENOTED TO COMPLY WITH NCC VOLUME 2 2022 PART 8.4.6.

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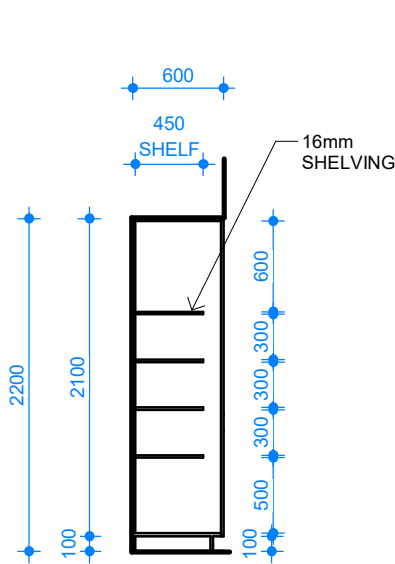
Home: **THE FOX-13.5(01)**
Client: **NICHOLAS JAMES CHRISTENSEN**
Location: **52 SPOONBILL LOOP (LT 36) SORELL**

Facade: **01A**

Drawing: **INTERNAL ELEVATIONS - KITCHEN**

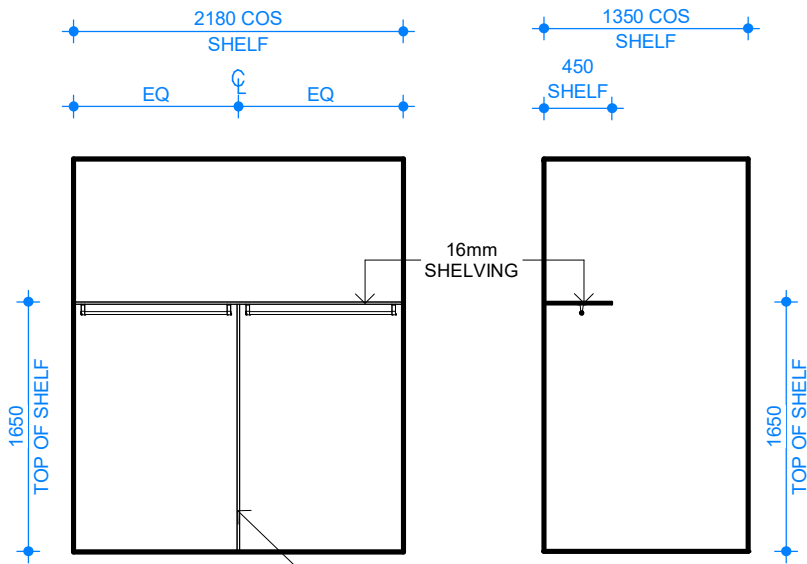
All dimensions
to be verified
on site

DRAWING DETAILS	
02-Jul-26 4:28:48 PM	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	814H
Drwg No:	D06a
Issue	A04



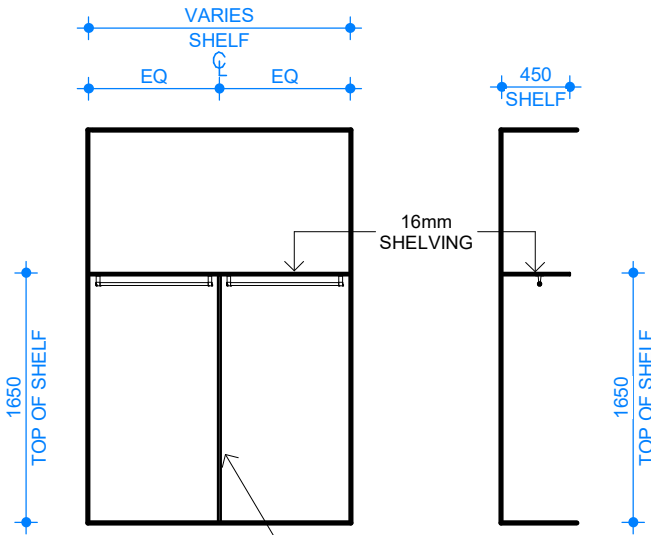
PANTRY SECTION

1 : 50



WIR SECTION

1 : 50



ROBE SECTION

1 : 50

- IMPORTANT NOTES:
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 - 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 - 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 - 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
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Home: THE FOX-13.5(01) Facade: 01A
Client: NICHOLAS JAMES CHRISTENSEN
Location: 52 SPOONBILL LOOP (LT 36) SORELL
Drawing: INTERNAL ELEVATIONS TYPICAL

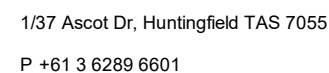
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SCALE	SHEET SIZE
1 : 50	A3
JOB No:	814H
Drwg No:	D06b
Issue	A04

All dimensions to be verified on site



- NOTES:**
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 2. AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2):
 - A. BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
 - B. INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
 - C. MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1668.2 THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.

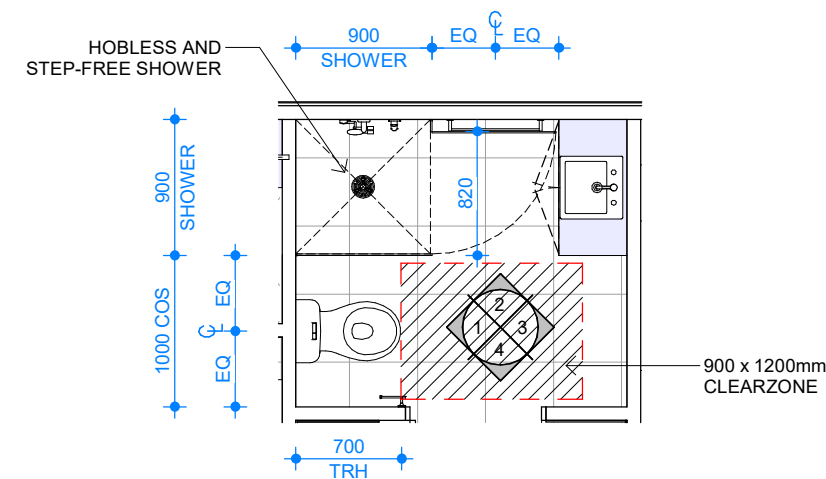
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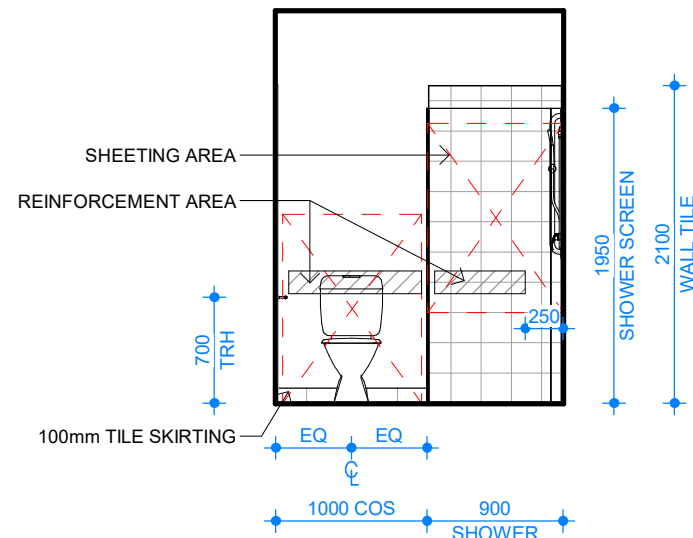
Drawing: **INTERNAL ELEVATIONS - ENSUITE**

All dimensions
to be verified
on site

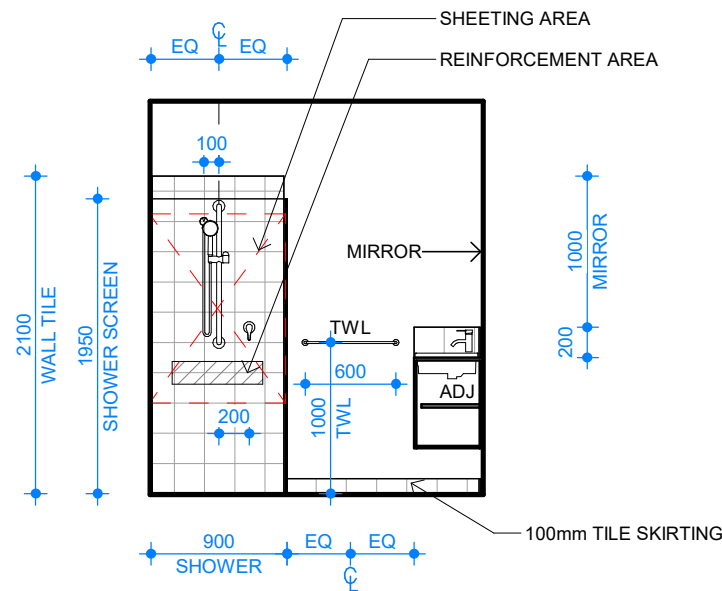
Drwg No:	D07a	Issue	A04
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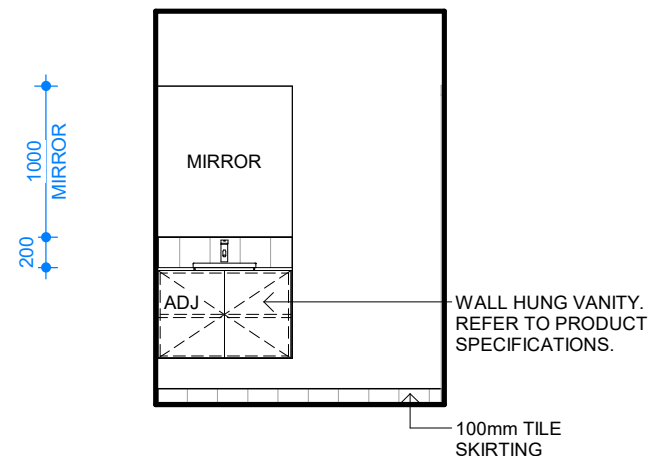
BATH PLAN
1 : 50



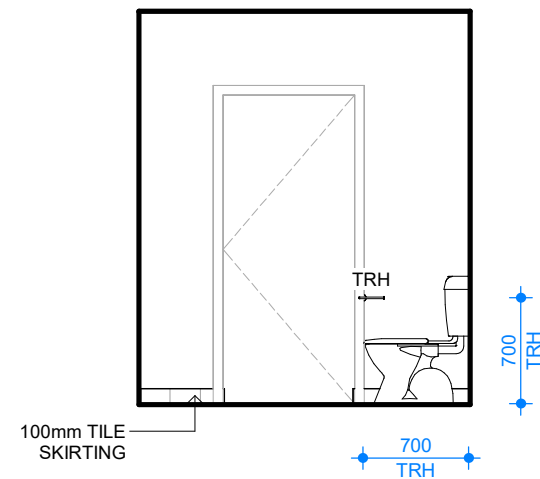
1 BATH ELEVATION
D07b 1 : 50



2 BATH ELEVATION
D07b 1 : 50



3 BATH ELEVATION
D07b 1 : 50



4 BATH ELEVATION
D07b 1 : 50

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sjm
property
developments

1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

Home: **THE FOX-13.5(01)**
Client: **NICHOLAS JAMES CHRISTENSEN**
Location: **52 SPOONBILL LOOP (LT 36) SORELL**

Facade: **01A**

Drawing: **INTERNAL ELEVATIONS - BATH**

DRAWING DETAILS

02-Jul-26 4:28:49 PM

SCALE

1 : 50

SHEET SIZE

A3

JOB
No:

814H

Drwg
No:

D07b

Issue

A04

All dimensions
to be verified
on site



A04

ROOF DRAINAGE CALCULATION:

THE ROOF HAS A 22.5° PITCH
THE SLOPE FACTOR (F) = 1.21

F x ROOF PLAN AREA = 1.21 x 123.62m²
THE TOTAL ROOF CATCHMENT AREA = 149.58m²

- A. CROSS-SECTION OF GUTTER = 6244mm²
- B. AVERAGE RAINFALL INTERNSITY (ARI) = 132mm/h (20year/5mins)
- C. CATCHMENT AREA PER DOWNPIPE = 47m²
- D. EAVES OVERFLOW AVERAGE RAINFALL INTENSITY (ARI) = 187mm/h (100year/5mins)
- E. LITRES PER SECOND PER METRE = 2.5L/s

MAXIMUM ROOF AREA PER DOWNPIPE IS 47m²

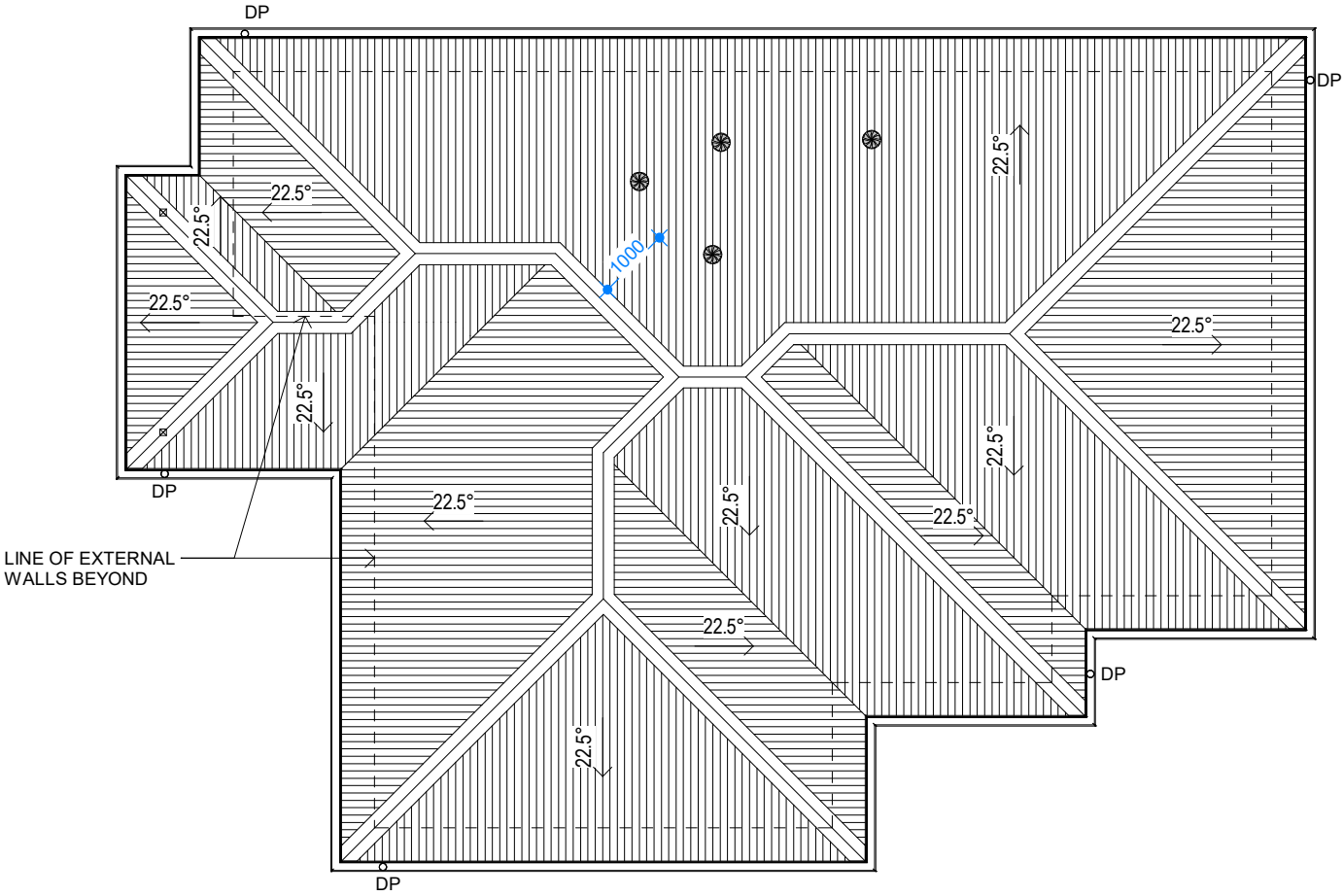
MINIMUM DOWNPIPES:
149.58/47 = 3.18 = 4 DOWNPIPES

AVERAGE CATCHMENT PER DOWNPIPE
149.58/4 = 37.40

5 DOWNPIPES PROVIDED = MORE THAN ADEQUATE

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS LOCATION INDICATIVE ONLY

- NOTES:**
- EXHAUST VENTS TO BE 1000mm MIN.
FROM ROOF EDGES AND VALLEYS
 - ANTI-PONDING DEVICE/BOARD TO BE
INSTALLED ON THE ROOF WHERE NO
EAVE OVERHANGS HAVE BEEN INSTALLED.



ROOF PLAN

1 : 100

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Home: THE FOX-13.5(01) Facade: 01A
Client: NICHOLAS JAMES CHRISTENSEN
Location: 52 SPOONBILL LOOP (LT 36) SORELL
Drawing: ROOF PLAN

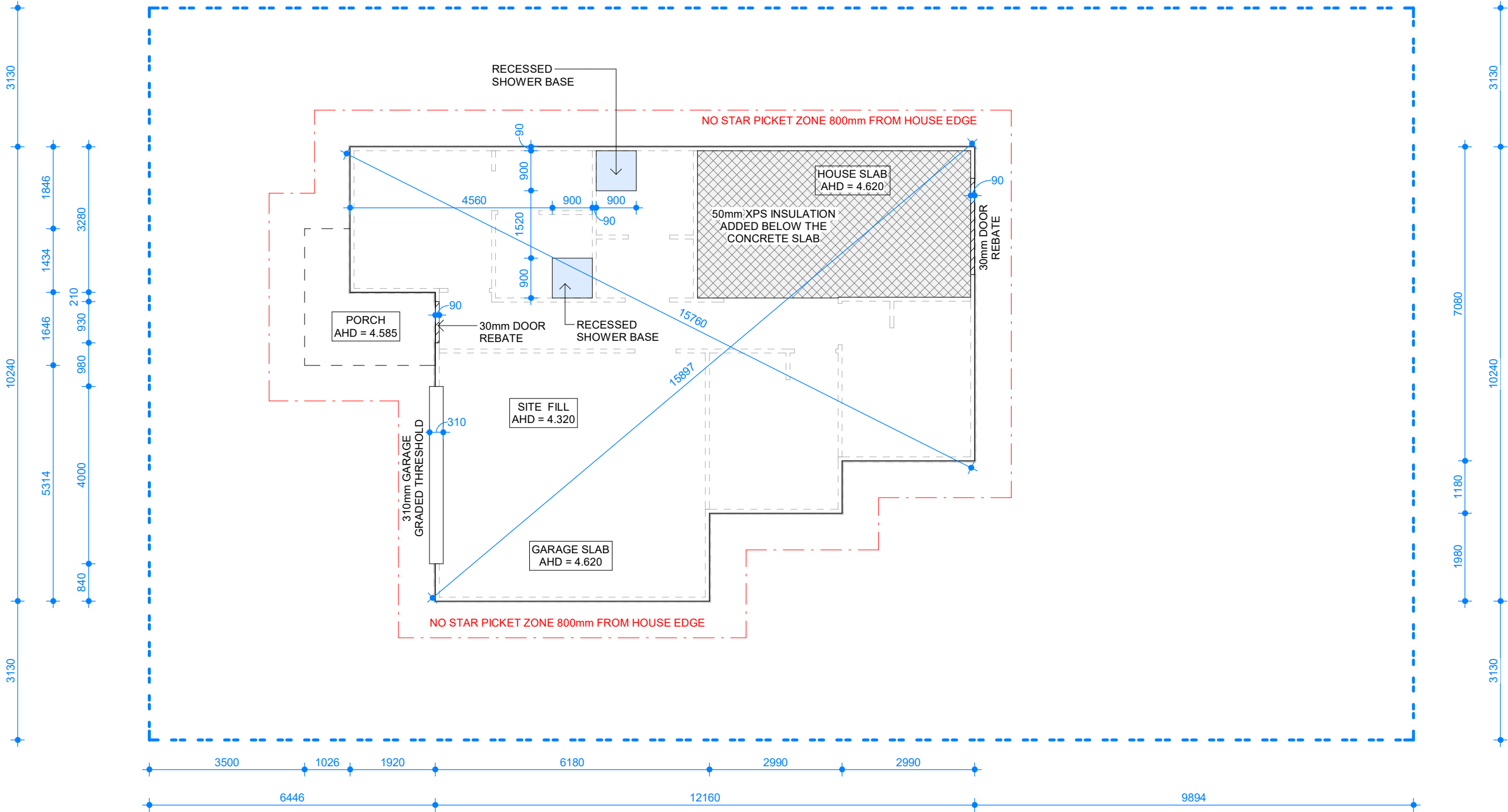


All dimensions
to be verified
on site

DRAWING DETAILS		
02-Jul-26 4:28:50 PM		
SCALE	SHEET SIZE	
1 : 100	A3	
JOB No:	814H	
Drwg No:	D08	Issue A04

SLAB PLAN NOTE:
REFER TO DRAWING D10 FOR SLAB PENETRATIONS.
REFER TO STRUCTURAL ENGINEER'S PLANS FOR CONCRETE
SLAB CONSTRUCTION. SLAB TO BE DESIGNED BASED ON
SOIL CLASSIFICATION AS PER AS2870.

SHOWER RECESS:
SHOWER BASES TO BE RECESSED 50mm IN TO SLAB.



SLAB PLAN
1 : 100

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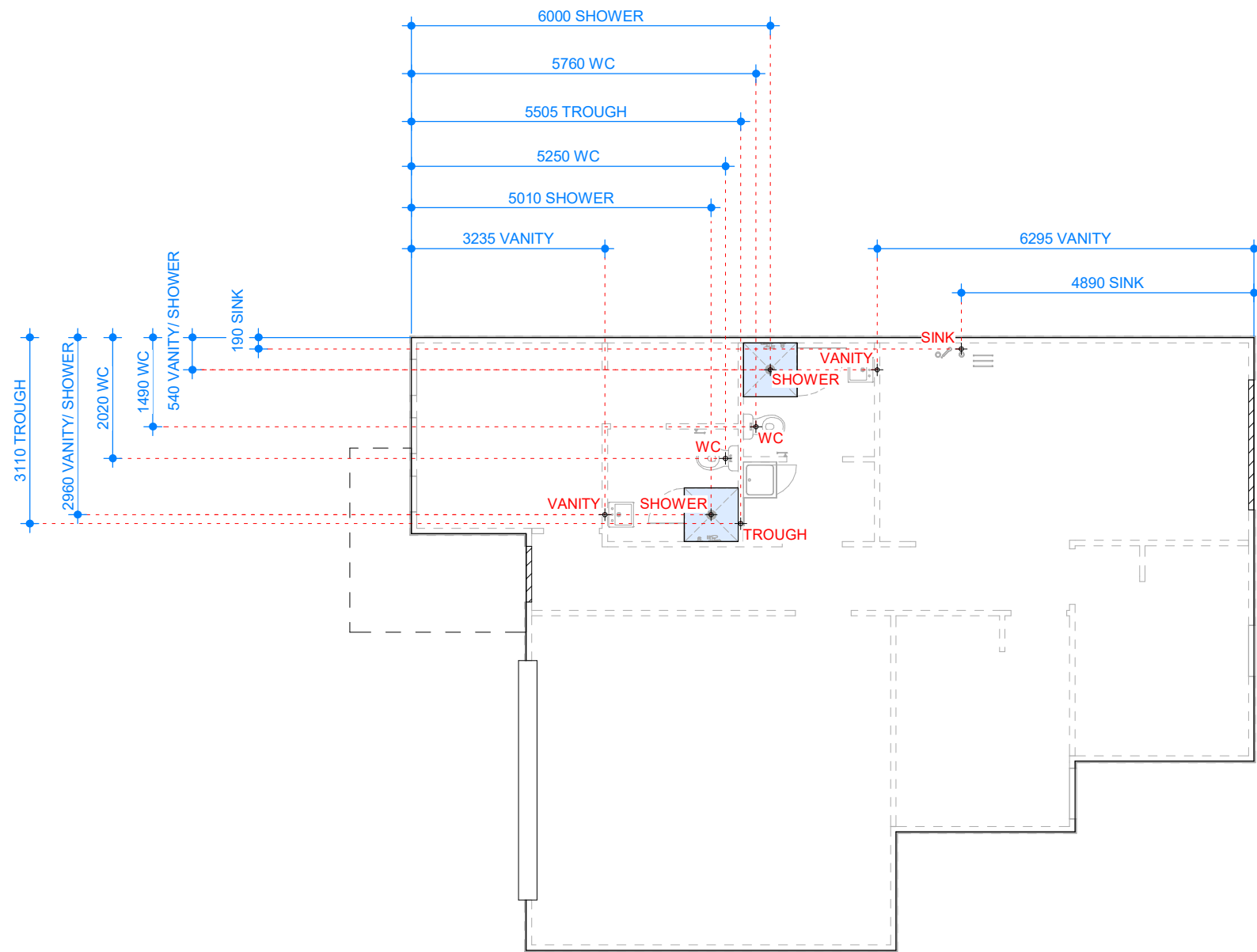
Home: **THE FOX-13.5(01)**
Client: **NICHOLAS JAMES CHRISTENSEN**
Location: **52 SPOONBILL LOOP (LT 36) SORELL**
Drawing: **SLAB PLAN**

Facade: **01A**



All dimensions
to be verified
on site

DRAWING DETAILS		
02-Jul-26 4:28:50 PM		
SCALE	SHEET SIZE	
1 : 100	A3	
JOB No:	814H	
Drwg No:	D09	Issue A04



SLAB PENETRATION PLAN

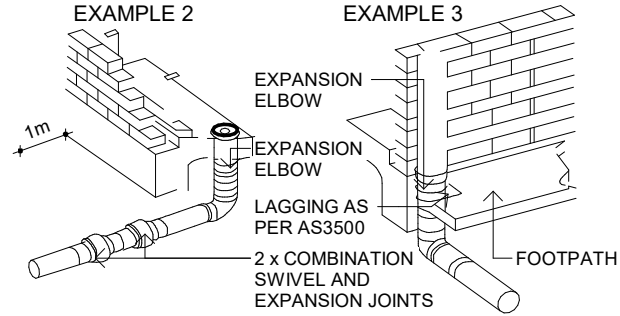
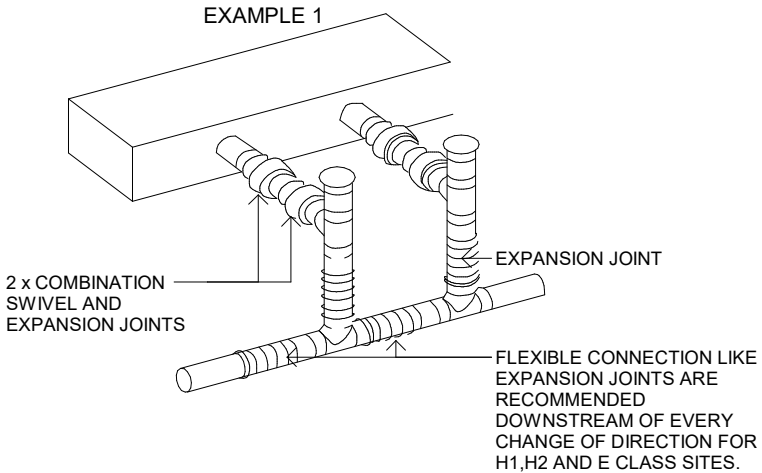
1 : 100

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 1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601	Home: THE FOX-13.5(01)	Facade: 01A	 All dimensions to be verified on site	DRAWING DETAILS	
	Client: NICHOLAS JAMES CHRISTENSEN			02-Jul-26 4:28:51 PM	
	Location: 52 SPOONBILL LOOP (LT 36) SORELL			SCALE	SHEET SIZE
	Drawing: SLAB PENETRATION PLAN			1 : 100	A3
				JOB No: 814H	
				Drwg No: D10a	Issue A04

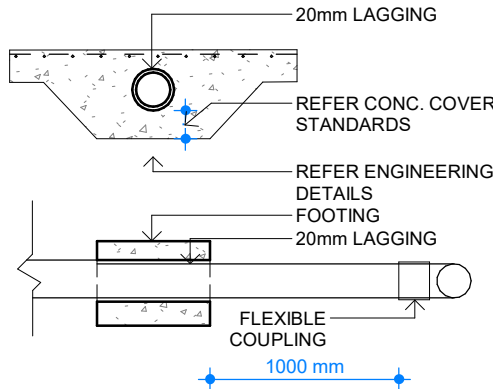
- PLUMBING LEGEND:**
- 100Ø SEWER PIPE
 - 100Ø STORMWATER PIPE
 - WC Ø100 WATER CLOSER
 - VP Ø50 VENT PIPE
 - TR Ø50 TROUGH
 - SHR Ø50 SHOWER
 - SINK Ø50 SINK
 - VB Ø40 VANITY/BASIN
 - AAV AIR ADMITTANCE VALVE
 - DP Ø90 DOWNPIPE

- PLUMBING NOTES AND DRAINAGE NOTES:**
- VENTING OF DRAINS TO COMPLY WITH AS/NZS 3500.2 3.9.2.1 CLAUSE.
 - BACKFLOW PROTECTION VALVE IS REQUIRED TO BE INSTALLED TO SHOWER HOSE ASSEMBLY WHERE SHOWER HOSE CAN REACH THE TOILET BOWL.
 - HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50°C, KITCHEN & LAUNDRY SHALL BE 60°C TO COMPLY WITH REQUIREMENTS OF AS3500 2021. (TEMPERING VALVES TO BE INSTALLED TO SUIT).
 - PROVIDE PLASTEC DN100 SWIVEL EXPANSION JOINTS AT ALL DOWNPIPES AND SEWER CONNECTIONS TO MAIN LINES. LOCATE WITHIN 1m OF BUILDING LINE.
 - WHERE PIPEWORK PENETRATES FOUNDATION OR SLAB EDGE PROVIDE 40mm LAGGING AROUND PIPEWORK.
 - FOR CLASS 'H' AND 'E' SITES INSTALL PLASTEC DN100 SWIVEL EXPANSION JOINTS AT ALL CHANGES OF DIRECTION.
 - FOR CLASS 'P' SITES INSTALL MIN 150mm OF COMPACTED FCR IN ALL TRENCHES BEFORE PLACING PIPEWORK.
 - WHERE PIPEWORK PENETRATES SLAB VERTICALLY, PROVIDE 10mm LAGGING.



PLUMBING DETAILS 1

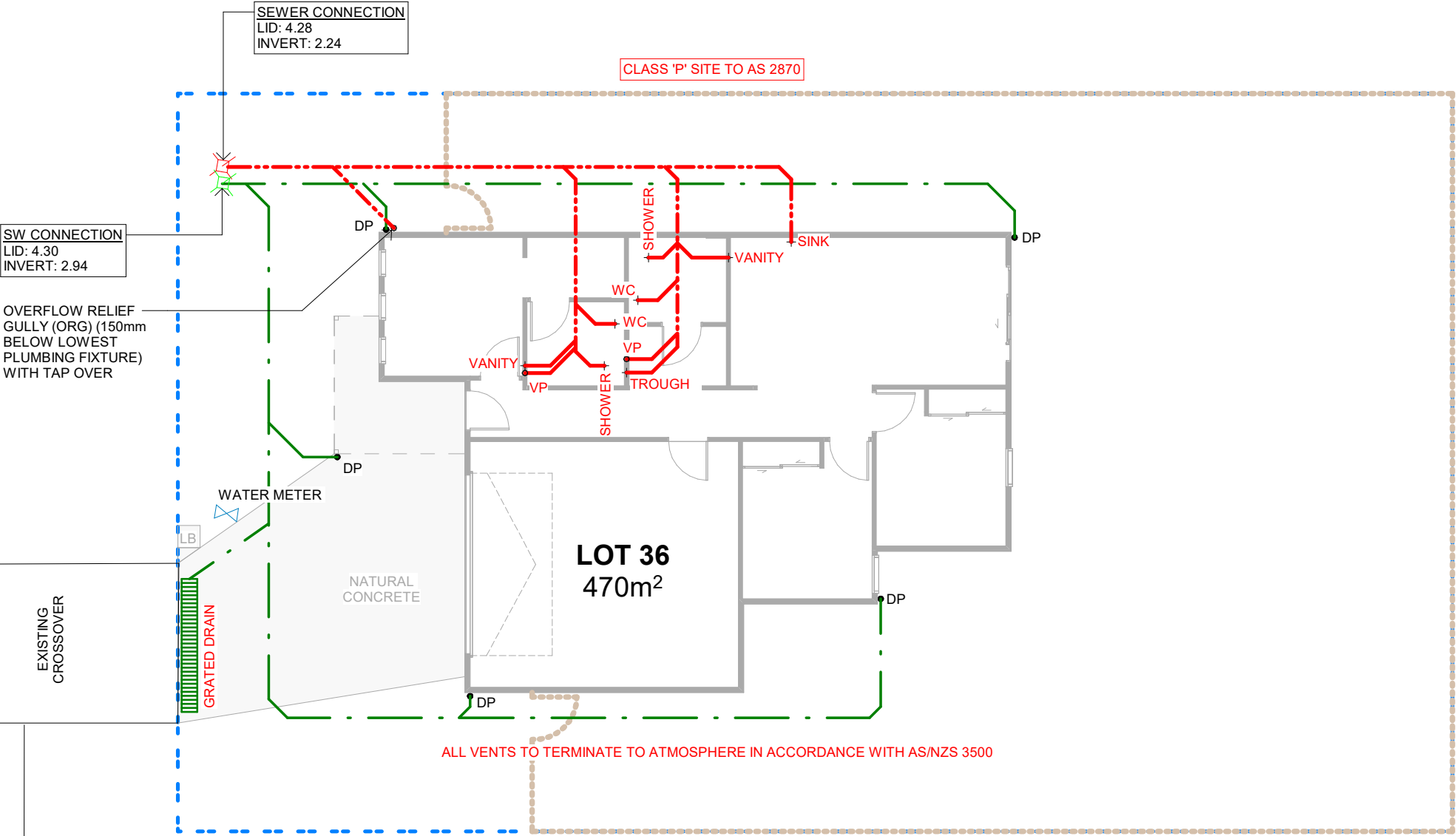
1 : 40



PLUMBING DETAILS 2

1 : 40

SPOONBILL CRESCENT



PLUMBING PLAN

1 : 125

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Home: THE FOX-13.5(01)
Client: NICHOLAS JAMES CHRISTENSEN
Location: 52 SPOONBILL LOOP (LT 36) SORELL
Drawing: PLUMBING PLAN

Facade: 01A



All dimensions to be verified on site

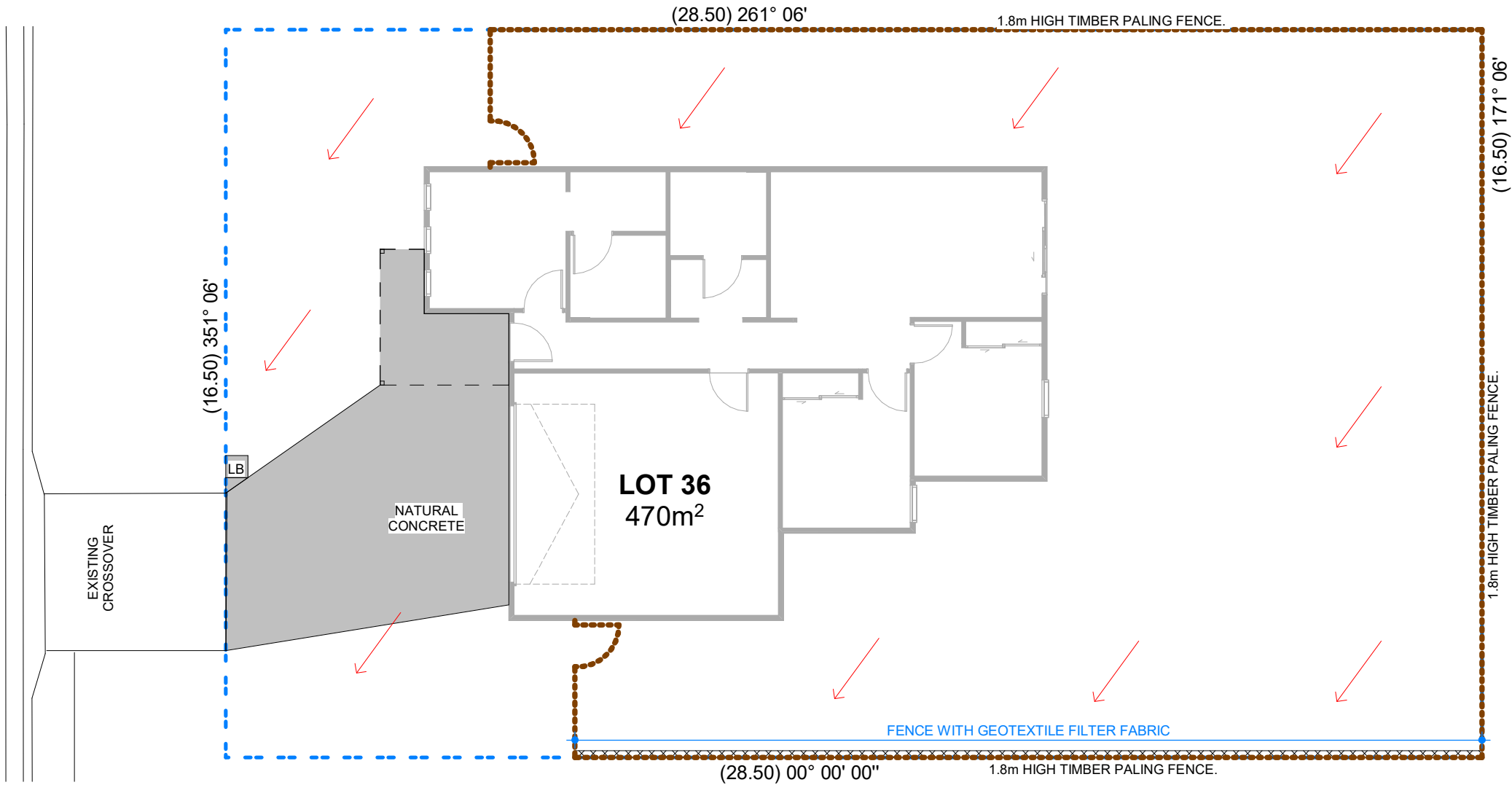
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02-Jul-26 4:28:51 PM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	814H
Drwg No:	D10b
Issue	A04

LEGEND:

FLOW DIRECTION

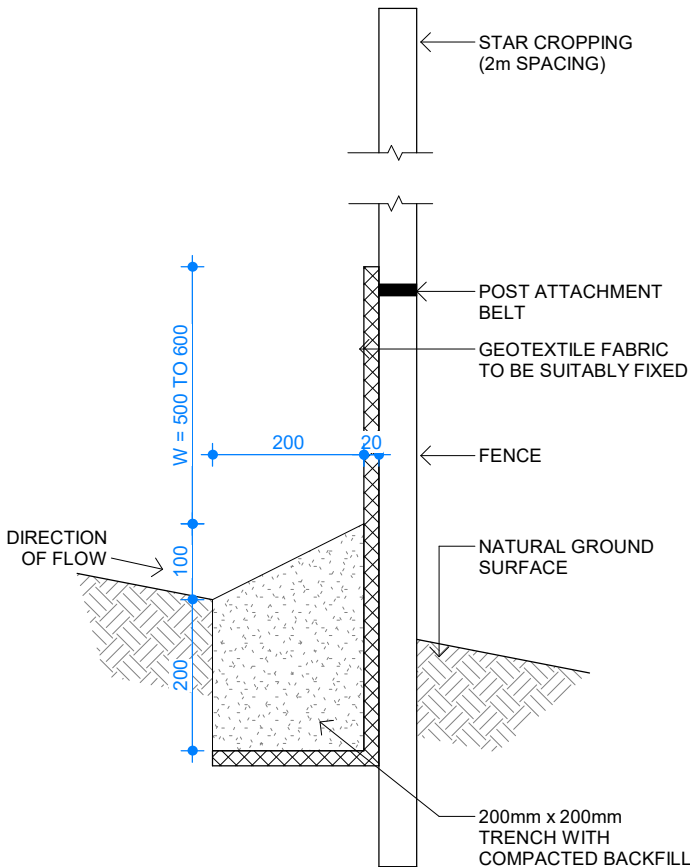
SEDIMENT FENCE

PAVING AREA



STORMWATER MANAGEMENT PLAN

1 : 125



SIDEMENT FENCE SECTION DETAIL

1 : 10

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P +61 3 6289 6601

Home: THE FOX-13.5(01)

Facade: 01A

Client: NICHOLAS JAMES CHRISTENSEN

Location: 52 SPOONBILL LOOP (LT 36) SORELL

Drawing: STORMWATER MANAGEMENT PLAN



All dimensions to be verified on site

DRAWING DETAILS

02-Jul-26 4:28:52 PM

SCALE

SHEET SIZE

As indicated

A3

JOB No:

814H

Drwg No:

D10c

Issue

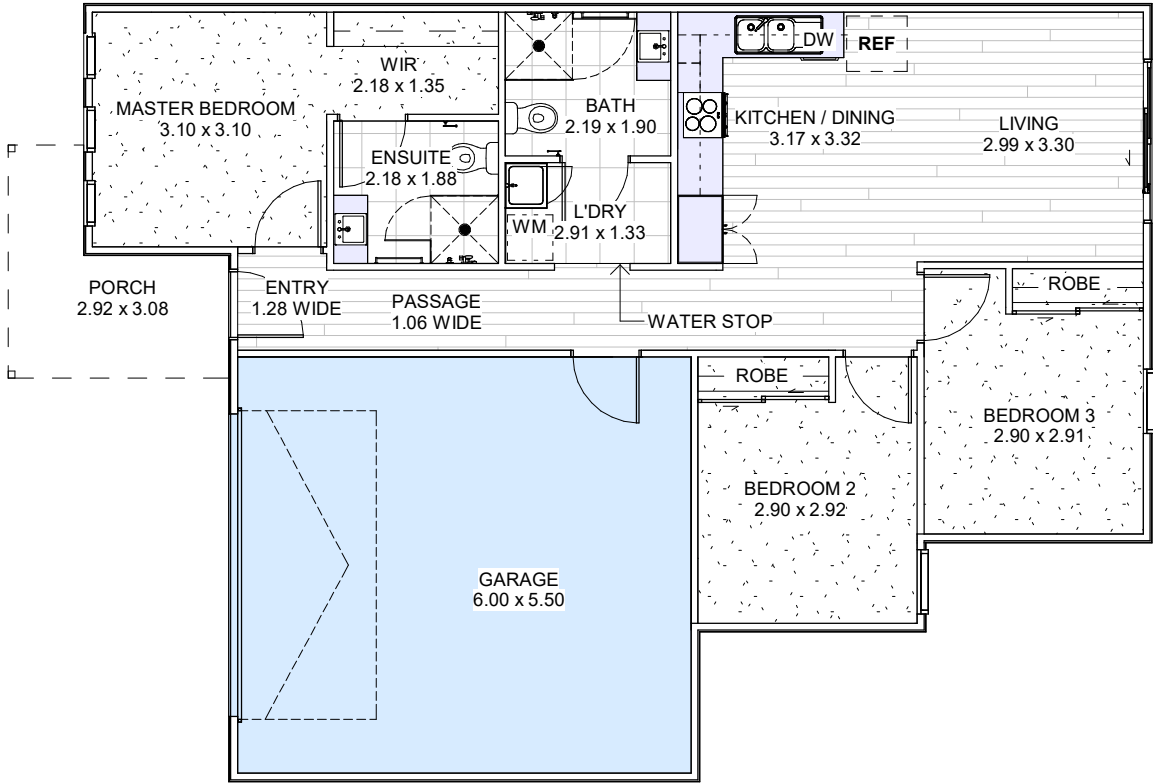
A04

NOTE:
ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

FLOOR FINISHES:

- TIMBER OVERLAY - 29.35 m²
- CARPET - 32.99m²
- CERAMIC TILE - 10.27 m²
- CONCRETE - 39.36m²



FLOOR FINISHES PLAN

1 : 100

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Home: THE FOX-13.5(01)
Client: NICHOLAS JAMES CHRISTENSEN
Location: 52 SPOONBILL LOOP (LT 36) SORELL
Drawing: FLOOR FINISHES PLAN

Facade: 01A



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DRAWING DETAILS	
02-Jul-26 4:28:52 PM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	814H
Drwg No:	D11
Issue	A04

ELECTRICAL LEGEND:

- Ceiling Mounted LED - 10W
SEALED, IC-F RATED
- Pendant Light as Selected LED - 10W
- External Wall Mounted Light
@ 1800 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- Light Switch - Single
@ 1200 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- Light Switch - Dimmer
@ 1200 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- Light Switch - Two Way
@ 1200 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- Isolator Switch - 6mm 32 AMP
- GPO - Single
@ 300 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- GPO - Double
@ 300 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- GPO - Double (External)
@ 1200 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- GPO - Single (Capped)
At window head height
- GPO - Double (Capped)
At window head height
- GPO - 3 Phase for Car Charge
ALLOW FOR FUTURE
INSTALLATION ONLY
@ 1100 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- Conduit for 3 Phase Car Charge
ALLOW FOR FUTURE CABLE
INSTALLATION ONLY
- TV Socket
@ 300 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- Phone Socket
@ 1100 above adjoining floor level
unless otherwise indicated by height
shown in brackets
- Ceiling Mounter Exhaust Fan
250mm diameter
- Ceiling Fan with Light
- Ceiling Fan
- Motion Sensor
- Smoke Alarm
- Reverse Cycle Air Conditioning
- Thermostat
- Man Hole
600x600 (Approx. Position)
- CCTV

- IMPORTANT NOTES:
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7.

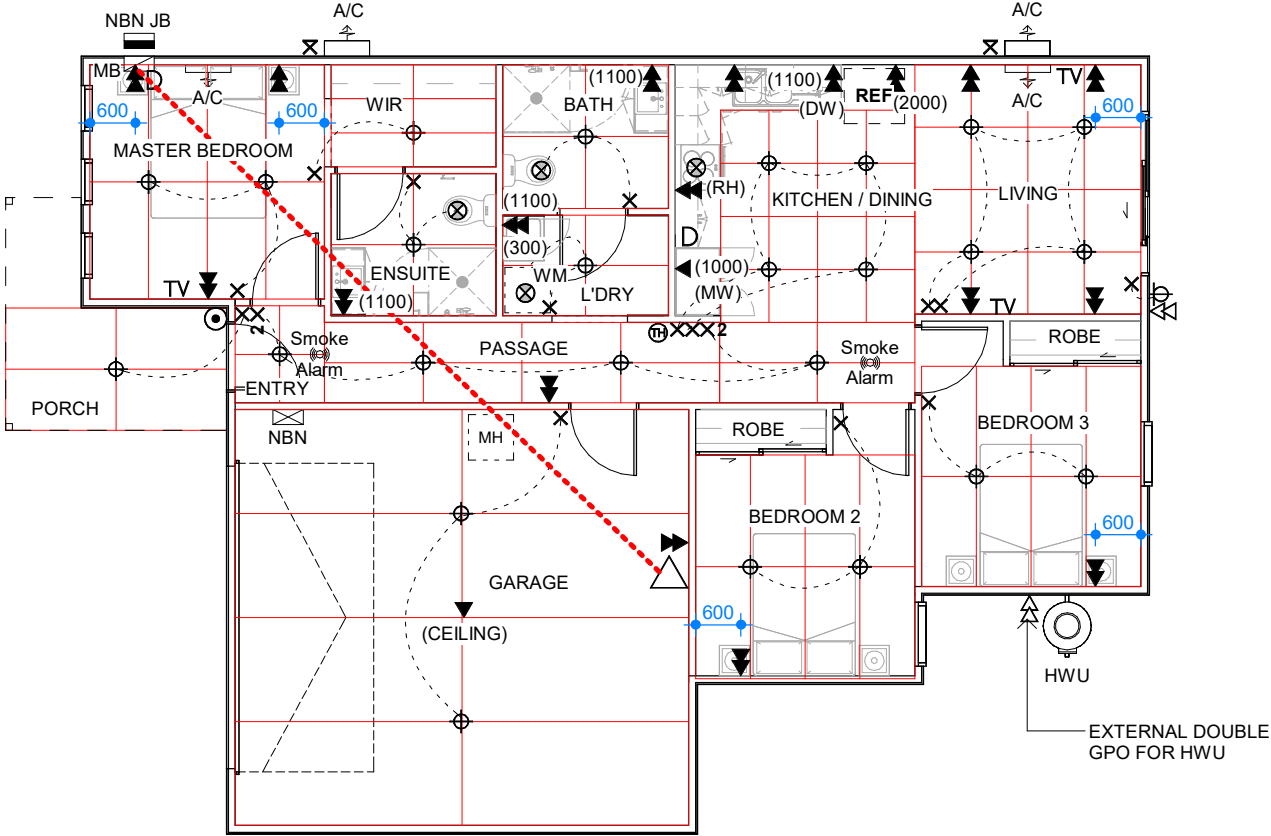
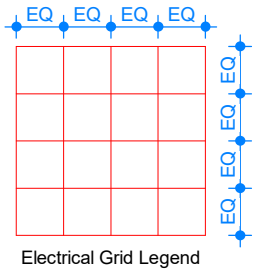
ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

ILLUMINATION POWER DENSITY		
LIVING AREA:	82.10m²	
TOTAL MAXIMUM ALLOWABLE FOR LIVING AREA AT 5WATTS/m²	410.50 WATTS	
ACTUAL USAGE = 10WATTS x	22 DOWNLIGHTS	220.00 WATTS
TOTAL WATTS USAGE =	2.68 WATTS/m²	

GARAGE AREA:	34.60m²	
TOTAL MAXIMUM ALLOWABLE FOR GARAGE AREA AT 3WATTS/m²	103.80 WATTS	
ACTUAL USAGE = 10WATTS x	2 DOWNLIGHTS	20.00 WATTS
TOTAL WATTS USAGE =	0.58 WATTS/m²	

PORCH AREA:	6.20m²	
TOTAL MAXIMUM ALLOWABLE FOR PORCH AREA AT 4WATTS/m²	24.80 WATTS	
ACTUAL USAGE = 8WATTS x	1 DOWNLIGHTS	8 WATTS
TOTAL WATTS USAGE =	1.29 WATTS/m²	

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
	METER BOX
	GAS METER
	NBN HUB
	NBN JUNCTION BOX



ELECTRICAL PLAN
1 : 100

1/37 Ascot Dr, Huntingfield TAS 7055

P +61 3 6289 6601

Home: THE FOX-13.5(01)

Client: NICHOLAS JAMES CHRISTENSEN

Location: 52 SPOONBILL LOOP (LT 36) SORELL

Drawing: ELECTRICAL PLAN

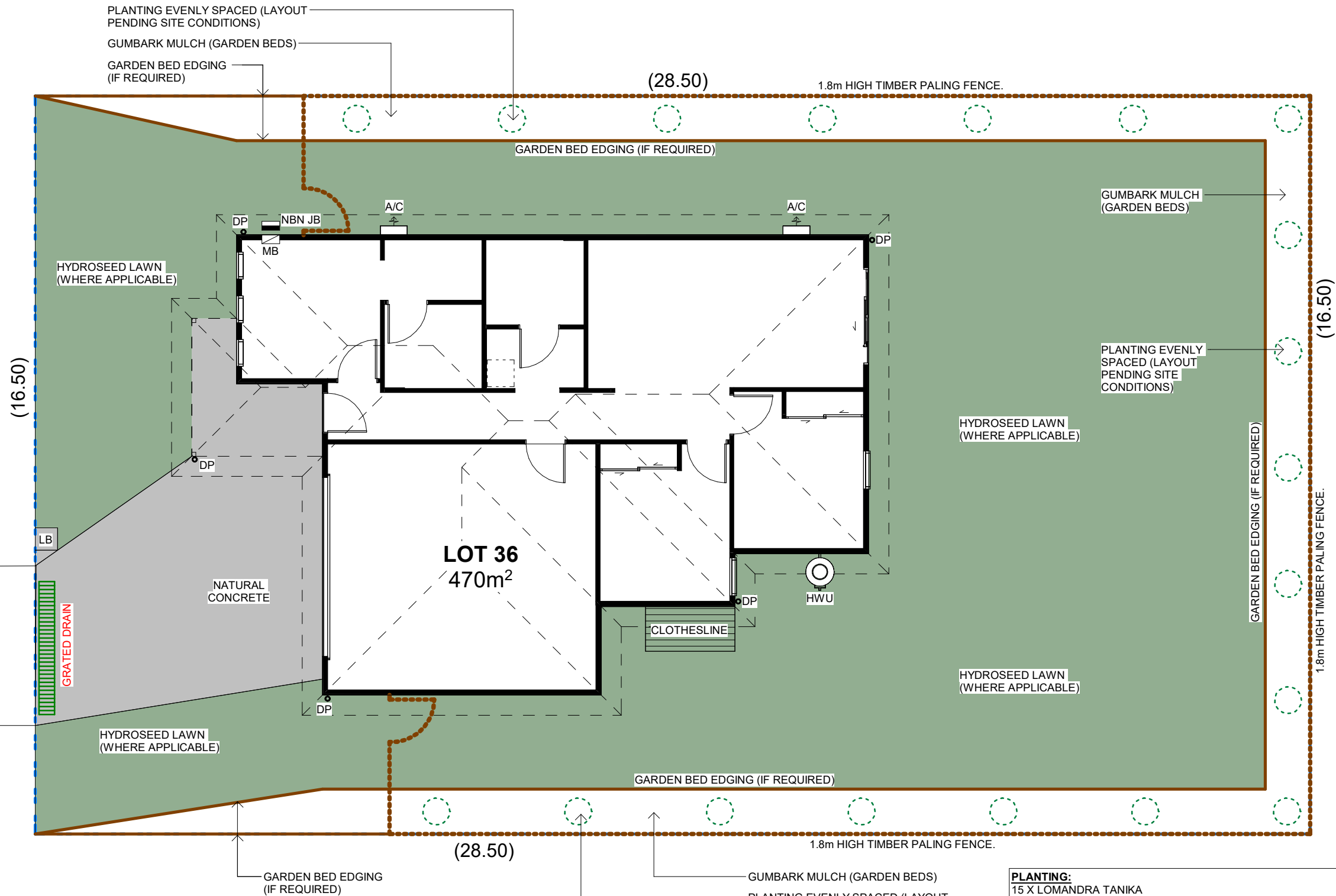
Facade: 01A

All dimensions to be verified on site

DRAWING DETAILS	
02-Jul-26 4:28:53 PM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	814H
Drwg No:	D12
Issue	A04

LANDSCAPE PLAN

1 : 100



PLANTING:
15 X LOMANDRA TANIKA
15 X LOMADRA LIME TUFF
1 X PITTOSPORUM SCREEN BETWEEN

NOTE:
PLANTING TO BE SPACED EVENLY AROUND THE PROPERTY

LANDSCAPING NOTES:
1. GRASSED AREAS TO BE HYDRO-SEEDED LAWN (LEVEL AREAS ONLY)
GARDEN BEDDING TO BE PLACED IN THE FOLLOWING AREAS:
- SLOPED EMBANKMENTS
- TOP SIDE OF ANY WALLS OR LAWN EDGING
- WHERE MOWING IS IMPRACTICAL
2. TREATED PINE LAWN EDGING WHERE REQUIRED.

NOTE:
THIS DRAWING IS A PRELIMINARY INDICATION OF GENERAL LANDSCAPING LAYOUT. FINAL LAYOUT MAY CHANGE DUE TO SITE SPECIFIC LIMITATIONS.

IMPORTANT NOTES:	
1.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2.	ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3.	WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4.	FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5.	ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6.	THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
7.	ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

 1/37 Ascot Dr, Huntingfield TAS 7055 P +61 3 6289 6601	Home: THE FOX-13.5(01)		Facade: 01A		 All dimensions to be verified on site	DRAWING DETAILS		
	Client: NICHOLAS JAMES CHRISTENSEN					02-Jul-26 4:28:53 PM		
	Location: 52 SPOONBILL LOOP (LT 36) SORELL					SCALE 1 : 100	SHEET SIZE A3	
	Drawing: LANDSCAPE PLAN					JOB No:	814H	
			Drwg No:	D13	Issue A04			