

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

23 JEANIE DRIVE, SORELL

PROPOSED DEVELOPMENT:

DWELLING AND OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 3rd August 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 3rd August 2026**.

APPLICATION NO: 5.2026-207.1
DATE: 17 JULY 2026



- Roads**
- DSG Roads
 - Council Roads
- Property**
- Property
 - Titles
- Transport**
- Capital Works 2026
- Footpath
 - Recon
 - Reseal
 - Resheet
- Roads**
- -



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.

100 m



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

Full description of Proposal:	<i>Use:</i> Dwelling and sheds (one existing / one proposed)
	<i>Development:</i> New residential dwelling and new outbuilding
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 859,910.00

Is all, or some the work already constructed:	No: ☐ Yes: ☒
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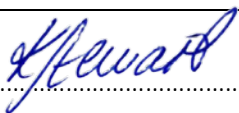
Location of proposed works:	Street address: 23 Jeannie Drive
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 172304 Folio: 2

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



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: 19.06.2026

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <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 _____	
 Sorell Council Development Application: 5.2026.207.1 - Development Application - 23 Jeanie Drive, Sorell - P1.pdf Plans Reference: P1 Date Received: 19/06/2026	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____

SEARCH OF TORRENS TITLE

VOLUME 172304	FOLIO 2
EDITION 7	DATE OF ISSUE 07-July-2025

SEARCH DATE : 19-June-2026

SEARCH TIME : 12.37 pm

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 2 on Sealed Plan [172304](#)

Derivation : Part of 274 Acres Gtd. to Ezitt Gatehouse

Prior CT [106921/31](#)SCHEDULE 1

[N257161](#) TRANSFER to SHAREE LEANNE MORRISON Registered
07-July-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP172304](#) EASEMENTS in Schedule of Easements[SP172304](#) COVENANTS in Schedule of Easements[SP172304](#) FENCING PROVISION in Schedule of Easements[SP106921](#) COVENANTS in Schedule of Easements[SP 102282](#) & [SP 106921](#) FENCING COVENANT in Schedule of Easements[E414592](#) MORTGAGE to Commonwealth Bank of Australia

Registered 07-July-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

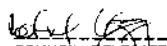


OWNER QUENTIN CHESTER NEWITT FOLIO REFERENCE 106921/31 GRANTEE PART OF 274A-OR-OPs GTD TO EZITT GATEHOUSE		PLAN OF SURVEY BY SURVEYOR DAVID B MILLER BROOKS LARK & CARRICK SURVEYORS PO BOX 910 ROSNY PARK 7018 PH 6244-6256 FAX 6244-6221 MOB. 0430-114-824 LOCATION LAND DISTRICT PEMBROKE PARISH SORELL SCALE 1: 1000 LENGTHS IN METRES		REGISTERED NUMBER SP172304 APPROVED EFFECTIVE FROM 25 OCT 2016 Recorder of Titles	
MAPSHEET MUNICIPAL CODE No.	LAST UP! No.	LAST PLAN No. SP106921	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

 **Sorell Council**

Development Application: 5.2026.207.1 -
Development Application - 23 Jeanie Drive,
Sorell - P1.pdf

Plans Reference: P1
Date Received: 19/06/2026


COUNCIL DELEGATE

18.10.16
DATE

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 172304
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PAGE 1 OF 2 PAGE/S

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.

Wayleave easementLot 2 on the plan is SUBJECT TO a Wayleave Easement ^(as defined herein) over that part of Lot 2 shown on the plan as "WAYLEAVE EASEMENT 6.00m WIDE" appurtenant to Lot 1 on the planLot 1 on the plan is TOGETHER WITH a Wayleave Easement ^(as defined herein) over that part of Lot 2 shown on the plan as "WAYLEAVE EASEMENT 6.00m WIDE"**Restrictive covenants**

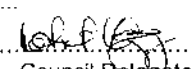
The owner of Lot 2 on the plan covenants with the owner of Lot 1 on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot, and every part of it, and that the benefit of it may be annexed to and devolve with each and every part of Lot 1 on the plan, to observe the following stipulations:

1. NOT TO erect any buildings or place any structures or objects on Lot 2 that could interfere with the proper and safe operation of the Electricity Infrastructure
2. NOT TO plant or permit to grow any tree or plant likely to, or that would exceed 4.0 metres in height, along the southern boundary of Lot 2 or within 35 metres of that boundary

Lots 1 and 2 on the plan are SUBJECT TO the restrictive covenants created by and more fully set forth in Sealed Plan 106921 (subject to the conditions (if any) more fully set forth in that Sealed Plan)

Fencing provisionIn respect of each lot shown on the plan Quentin Chester Newitt will not be required to fence ^{the Vendor}**Definitions****Wayleave Easement** means:**Sorell Council**
Development Application: 5.2026.207.1 -
Development Application - 23 Jeanie Drive,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 19/06/2026

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Quentin Chester Newitt FOLIO REF: CT 106921/31 SOLICITOR & REFERENCE: DObson Mitchell Allport James Ramsay	PLAN SEALED BY: Sorell Council DATE: 18.10.16 7.2016.15.1 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 172304
SUBDIVIDER: Quentin Chester Newitt FOLIO REFERENCE: CT 106921/31	

Firstly, the full and free right and liberty for every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land (and their servants, agents and contractors) with which such right being capable of enjoyment in common with the owner of the servient tenement, at all times:

- (a) to clear the land marked "WAYLEAVE EASEMENT 6.00m WIDE" (**Servient Land**); and
- (b) to lay, erect, construct, place, replace, inspect, operate, alter, add to, install, remove, repair, renew, maintain, modify and/or use, upon, over, under and/or along the Servient Land towers, poles, wires, cables, apparatus, appliances and/or other ancillary work (all of which are collectively referred to as the **Electricity Infrastructure**) for the transmission and distribution of electrical energy and for purposes incidental to that;
- (c) to cause or permit electrical energy to flow or be transmitted through and along the Electricity Infrastructure;
- (d) to cut away, remove and/or keep clear of the Electricity Infrastructure all trees and other obstructions or erections of any nature which may at any time overhang, encroach and/or be in or on the Servient Land and which may in any way endanger or interfere with the improper operation of the Electricity Infrastructure; and
- (e) to enter into and upon the Servient Land for all or any of the above purposes with or without all necessary plant, equipment, machinery and/or vehicles of any kind and if necessary to cross over the remainder of the land contained in the servient tenement, and where practical in consultation with the registered proprietor of the servient tenement, for access to and access from the Servient Land.

Signed by **Quentin Chester Newitt** in the presence of:

Witness signature

Full name (print)

Witness occupation

Witness address



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.

Proposed Residential Development – 23 Jeannie Drive, Sorell

Bushfire Hazard Report

Applicant: Sharee Morrison



June 2026 J12137v1.0



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Attachment 1 – Bushfire Hazard Management Plan

Attachment 2 - Certificate of Others (Form 55)

Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Geo Environmental Solutions (GES) has taken reasonable steps to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

Prepared and certified by Alice Higgins FPO (planning), Bushfire Practitioner (BFP165), Geo Environmental Solutions.

Base data for mapping: LISTmap, aerial photography, and Google Earth.

On site Photography: Geo Environmental Solutions.





1.0 Purpose

This bushfire hazard report for 23 Jeannie Drive, Sorell has been developed in support of a building application in a bushfire-prone area. It will demonstrate compliance with the Building Regulations 2016, and the Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. A Certificate of Others (Form 55) and a certified Bushfire Hazard Management Plan (BHMP) indicating the management and protection measures to be implemented in a form approved by the Chief Fire Officer of the Tasmania Fire Service, are attached.

2.0 Summary

Site details and compliance

Title reference	172304/2
PID	3473372
Address	23 Jeannie Drive, Sorell
Applicant	Sharee Morrison
Municipality	Sorell
Planning Scheme	Tasmanian Planning Scheme - Sorell
Zoning	Rural Living
Land size	~1.0 ha
Class of Building/s	Class 1a habitable building and a Class 10a building (shed)
Bushfire Attack Level	BAL-12.5
Certificate of Others (Form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified and attached

Development of a new Class 1a habitable building at 23 Jeannie Drive, Sorell requires demonstrated compliance with the Building Regulations 2016, and the Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. The site is within a bushfire-prone area as defined under the Tasmanian Planning Scheme – Sorell. The Bushfire Attack Level has been determined as 'BAL-12.5' as defined in AS 3959-2018. Provisions for construction standards, hazard management areas (HMA), property access and water supplies for firefighting will be required as detailed in this report and on the BHMP.

The proposed Class 10a building (shed) is no closer than 6 metres to the proposed Class 1a habitable building and no closer than 6 metres to another Class 10a building that is within 6 metres of the proposed Class 1a habitable building. Accordingly, the Director's Determination does not apply to the proposed Class 10a building (shed) and is not considered further in this assessment.





3.0 Introduction

This bushfire hazard report has been completed to form part of the supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire-prone area. A site-specific Bushfire Attack Level (BAL) assessment and BHMP has been provided to ensure compliance with AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas, National Construction Code (NCC), and the Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. Additional guidance for planning and building in bushfire-prone areas is available on the Tasmania Fire Service website.

4.0 Proposal

The proposal is for the construction of a new Class 1a habitable building in the northern part of the title and a Class 10a in the south-western part of the title at 23 Jeannie Drive, Sorell. This assessment is based on plans provided by the client (Appendix B).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The bushfire attack level has been determined through the application of section 2 of AS 3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to ensure consistency with Table 2.3 of AS 3959-2018. Slope and distances have been determined by field measurements and analysis of aerial/satellite imagery, photography, and GIS layers from various sources. Where appropriate vegetation has been classified as low threat. The fire danger index (FDI) of 50 applies across Tasmania.





5.2 Site Description

The proposal is located at 23 Jeannie Drive, Sorell, in the municipality of Sorell and is zoned Rural Living under the Tasmanian Planning Scheme - Sorell. Access to the lot will be by an existing crossover from Jeannie Drive, a council-maintained road. The lot is ~1.0 ha, is irregular in shape and is located approximately 0.65 km east of Weston Hill (Figure 1).

Adjacent lands surrounding the lot to the north, east, south, and west are zoned Rural Living and are a part of an existing subdivision development. Adjacent lands carry a mosaic pattern of grassland, woodland and residential developments with associated managed gardens. At a landscape scale the lot occurs within an area characterised by grasslands and patches of remnant native vegetation with residential developments throughout the area.

The lot has gentle to moderate slopes, an easterly aspect and an altitude of approximately 100 metres above sea level which are likely to influence fire behaviour at the site.

5.3. Bushfire Attack Level Assessment

The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.3 (A to H) has been used to determine vegetation types within 140 metres of the site (Table 1). Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland' and 'woodland' or excluded from the assessment as 'low threat vegetation' within the defined Hazard Management Area, existing roads, and existing buildings with managed gardens. The classified vegetation potentially having the greatest impact on the site is the grassland and woodland occurring to the west of the site (Figure 2). Given the relatively large areas of bushfire-prone vegetation in the surrounding landscape, the property could be subject to bushfire attack from any direction during extreme conditions. The prevailing fire weather wind direction is typically from the north and west of the site.



Figure 1. Site location outlined in pink (Image source: LISTmap 2026).

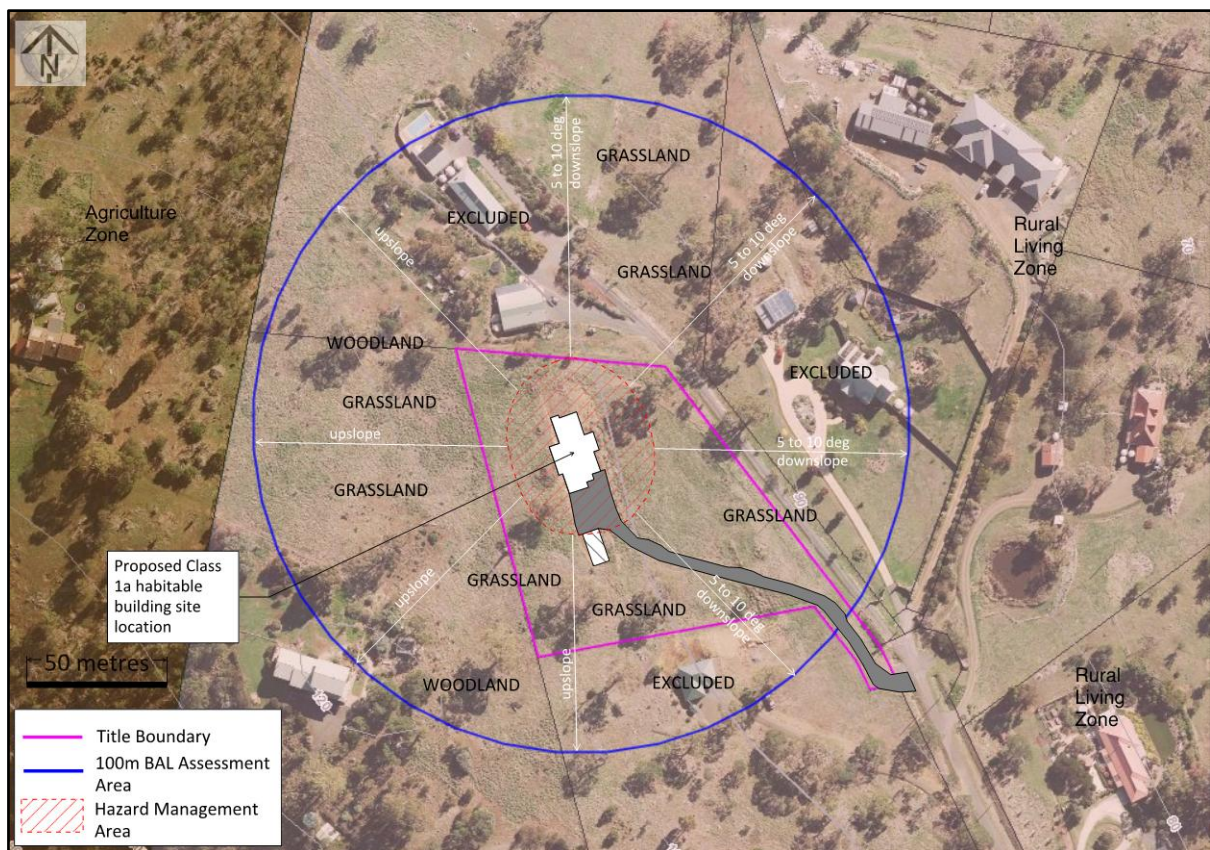


Figure 2. Shows the location of the site (outlined in pink) in the context of the adjacent lands, zoning, classified vegetation, and slopes (Image source: LISTmap 2026).



Table 1. Bushfire Attack Level (BAL) Assessment for the proposed Class 1a habitable building

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard Management Area Width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	>5° to 10° downslope	0 to 19 metres	19 metres	BAL-12.5
	Grassland^	>5° to 10° downslope	19 to 33 metres		
	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	33 to 49 metres		
	Grassland^	>5° to 10° downslope	49 to >100 metres		
North-east	Exclusion 2.2.3.2 (e, f)^	>5° to 10° downslope	0 to 19 metres	19 metres	BAL-12.5
	Grassland^	>5° to 10° downslope	19 to >100 metres		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	>5° to 10° downslope	0 to 19 metres	19 metres	BAL-12.5
	Grassland^	>5° to 10° downslope	19 to >100 metres		
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South-east	Exclusion 2.2.3.2 (e, f)^	>5° to 10° downslope	0 to 19 metres	19 metres	BAL-12.5
	Grassland^	>5° to 10° downslope	19 to >100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	upslope	14 to 42 metres		
	Woodland^	upslope	42 to >100 metres		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	upslope	14 to 72 metres		
	Woodland^	upslope	72 to >100 metres		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	upslope	14 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	upslope	14 to 51 metres		
	Woodland^	upslope	51 to >100 metres		
	--	--	--		

^ Vegetation classification as per AS 3959-2018, Table 2.3 and Figures 2.4(A) to 2.4 (H).

^^ Exclusions as per AS 3959-2018, section 2.2.3.2, (a) to (f).



6.0 Results

The Bushfire Attack Level for the site has been determined to be BAL-12.5. There is a risk of ember attack consistent with BAL-12.5. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².

The Hazard Management Area can be contained within the title boundaries and is not reliant upon off-site excluded land.

6.1 Construction Requirements

The proposed Class 1a habitable building must be constructed to BAL-12.5 standards in accordance with Sections 3 and 5 of AS 3959-2018.

6.2 Property Access Requirements

Property access length is greater than 30 metres and less than 200 metres and access is required for a fire appliance to access a firefighting water connection point. Property access is required to comply with design and construction standards as per Clause 2.3.2 and Table 2 Element B of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024 as below:

Element B

- a) all- weather construction,
- b) load capacity of at least 20 tonnes, including for bridges and culverts,
- c) minimum carriageway width of 4 metres,
- d) minimum vertical clearance of 4 metres,
- e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway,
- f) cross falls of less than 3 degrees (1:20 or 5%),
- g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- h) curves with a minimum inner radius of 10 metres,
- i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- j) terminate with a turning area for fire appliances provided by one of the following:
 - i. a turning circle with a minimum outer radius of 10 metres, or
 - ii. a property access encircling the building, or
 - iii. a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.





6.3 Water Supplies for Firefighting Requirements

An adequate, accessible, and reliable water supply for firefighting purposes must be supplied for the protection of life and property from the risks associated with bushfire. The site is not serviced by a reticulated water supply, therefore, a static water supply and associated infrastructure for firefighting is required in accordance with Clause 2.3.3 and Table 3B of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024 as shown below:

A. Distance between building to be protected and water supply

The following requirements apply:

- a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply, and
- b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building.

B. Static Water Supplies

A static water supply:

- a) May have a remotely located off-take connected to the static water supply,
- b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must always be available,
- c) Must be a minimum of 10,000 litres per building including associated Class 10 building or deck to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- d) Must be constructed with metal, concrete or lagged by non-combustible materials if above-ground, and
- e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - i. metal, or
 - ii. non-combustible material, or
 - iii. fibre-cement a minimum of 6 mm thickness.

C. Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a firefighting water point for a static water supply must:

- a) Have a minimum nominal internal diameter of 50 mm,
- b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- c) Be metal or lagged by non-combustible materials if above-ground,
- d) Where buried, have a minimum depth of 300 mm,





- e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- f) Ensure the coupling is always accessible and available for connection,
- g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
- h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table, and
- i) Where a remote off-take is installed, ensure the off-take is in a position that is:
 - i. “Visible”,
 - ii. “Accessible” to allow connection by firefighting equipment,
 - iii. At a working height of 450 – 600 mm above-ground level, and
 - iv. Protected from possible damage, including damage by vehicles.

D. Signage for static water connections

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- a) Comply with water tank signage requirements within AS 2304, or
- b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be provided:

- a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like),
- b) No closer than six metres from the building to be protected,
- c) With a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway, and
- d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Note: The BHMP demonstrates the proposed firefighting water tank and hardstand provisions which comply with the Director’s Determination.

The building surveyor will ensure that the final design and installation of static water supply for firefighting is compliant prior to completion of building works.





6.4 Hazard Management Area Requirements

The Bushfire Attack Level for this site is BAL-12.5. Table 1 above shows the minimum separation distances (hazard management area width) for each azimuth of the site that will result in a bushfire attack level of BAL-12.5.

A HMA must be established and maintained by the landowner for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the HMA is given below and on the BHMP.

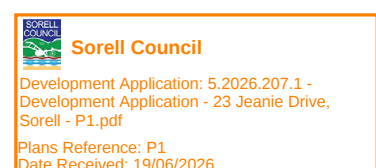
A HMA is the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting and is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through but is not limited to the following strategies.

- a) Remove fallen limbs, sticks, leaf and bark litter,
- b) Maintaining grass at less than 100 mm height,
- c) Avoid or minimise the use of flammable mulches (especially against buildings),
- d) Thin out understory vegetation to provide horizontal separation between fuels,
- e) Prune low-hanging tree branches (<2 metres from the ground) to provide vertical separation between fuel layers,
- f) Remove and/or prune larger trees to maintain a 6-metre horizontal separation between canopies,
- g) Minimise the storage of flammable materials such as firewood,
- h) Maintaining vegetation clearance around vehicular access,
- i) Use low-flammability plant species for landscaping purposes where possible, and
- j) Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

HMA Maintenance

The established HMA must be maintained in a minimal fuel state for bushfire protection mechanisms to be effective. The need to maintain an effective HMA into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. It is particularly important that any flammable fine fuels at ground level such as leaves, litter and wood piles are suitably managed.

Any additional fire protection measures implemented by the owners such as fire pumps and sprinkler systems must be tested regularly to ensure functionality.





7.0 Compliance

Table 2. Compliance with the Director's Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

Requirements	Compliance
2.3.1 Design & Construction Requirements	Clause 2.3.1 requires buildings to be constructed in accordance with AS 3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site. The BHMP specifies construction to BAL-12.5 standards of AS 3959-2018. If the proposed Class 1a habitable building is designed and constructed in accordance with the above construction standards, the development will comply with clause 2.3.1
2.3.2 Property Access	Clause 2.3.2 requires property access to be designed and constructed to comply with Table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point. Property access length is greater than 30 metres and less than 200 metres and access is required for a fire appliance to access a firefighting water point and therefore design and construction requirements specified in this report are required for compliance with Table 2. If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.2
2.3.3 Water Supply for Firefighting	Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with Tables 3A or 3B. Static water supplies consistent with Table 3B have been specified in this report and are required for compliance on the BHMP. If the requirements of section 6.3 of this report are implemented the proposal will comply with clause 2.3.3
2.3.4 Hazard Management Areas	Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with Table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack. HMAs are shown on the BHMP and are specified to the minimum widths required to achieve BAL-12.5 for the proposed Class 1a habitable building. This report and the BHMP specify requirements for hazard management areas. If the HMAs are established in accordance with the BHMP the proposal will comply with clause 2.3.4
2.3.5 Emergency Plan	The proposal is for the construction of a new Class 1a habitable building and therefore in this circumstance Emergency Plans are not required for compliance.
3. Bushfire Hazard Management Plan and Certificate	A bushfire hazard management plan has been prepared for work for which this division applies and has been certified in accordance with the Chief Officer's requirements by an accredited person. Form 55 is attached.





8.0 Guidance

The defensible space (HMA) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that firefighting activities may be undertaken. The larger the defensible space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building,
- Includes non-flammable areas such as paths, driveways, managed lawns,
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building,
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges, and
- It is not necessary to remove all vegetation from the defensible space; trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for resources on:

- Preparing a bushfire survival plan,
- Preparing yourself and your home for a bushfire,
- Guidelines for development in bushfire-prone areas in Tasmania,
- Fire resisting plants for the urban fringe and rural areas,
- Using fire outdoors,
- Fire permits,
- Total fire bans, and
- Bushfires burning in Tasmania.



10.0 Glossary

AS – Australian Standard

BAL – Bushfire Attack Level – A means of measuring the severity of a building’s potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS 3959-2018).

BFP – Bushfire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – A plan for an individual habitable building or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

Bushfire-prone area:

- (a) land shown on an overlay map in the relevant Local Provisions Schedule, as within a bushfire-prone area; or
- (b) where there is no overlay map in the relevant Local Provisions Schedule, land that is within 100 m of an area of bushfire-prone vegetation equal to or greater than 1 ha.

Class 1a building – A single habitable building, being a detached house, or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2022).

deg – degrees

FDI – fire danger index – Relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS 3959-2018).

ha – hectares

HMA – Hazard Management Area – The area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

km - kilometres

m – metres

mm – millimetres

NASH – National Association of Steel Framed Housing

t – tonnes



11.0 References

Australian Building Codes Board, National Construction Code, Building Code of Australia, Australian Building Codes Board, Canberra.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.

Director's Determination – Bushfire Hazard Areas, version 1.2 16th July 2024. Director of Building Control.

LISTmap 2026. Land Information System Tasmania, Tasmania Government.

Standards Australia, AS 3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Tasmania Fire Service 2020, Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders. Tasmania Fire Service, Tasmania.

Tasmanian Planning Scheme – Sorell, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.





12.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions (GES) and the applicant named in section 2. 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 those described 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 bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur because of bushfire. As stated in AS 3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS 3959-2018 or the Tasmanian Planning Scheme Bushfire Code. This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.





Appendix A – Site Photos



Figure 3. Northern azimuth from the site of the proposed development looking at grassland 5 to 10 degrees downslope.



Figure 4. Eastern azimuth from the site of the proposed development looking at grassland 5 to 10 degrees downslope.

 **Sorell Council**
Development Application: 5.2026.207.1 -
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Sorell - P1.pdf
Plans Reference: P1
Date Received: 19/06/2026



Figure 5. Southern azimuth from the site of the proposed development looking at grassland and woodland upslope.

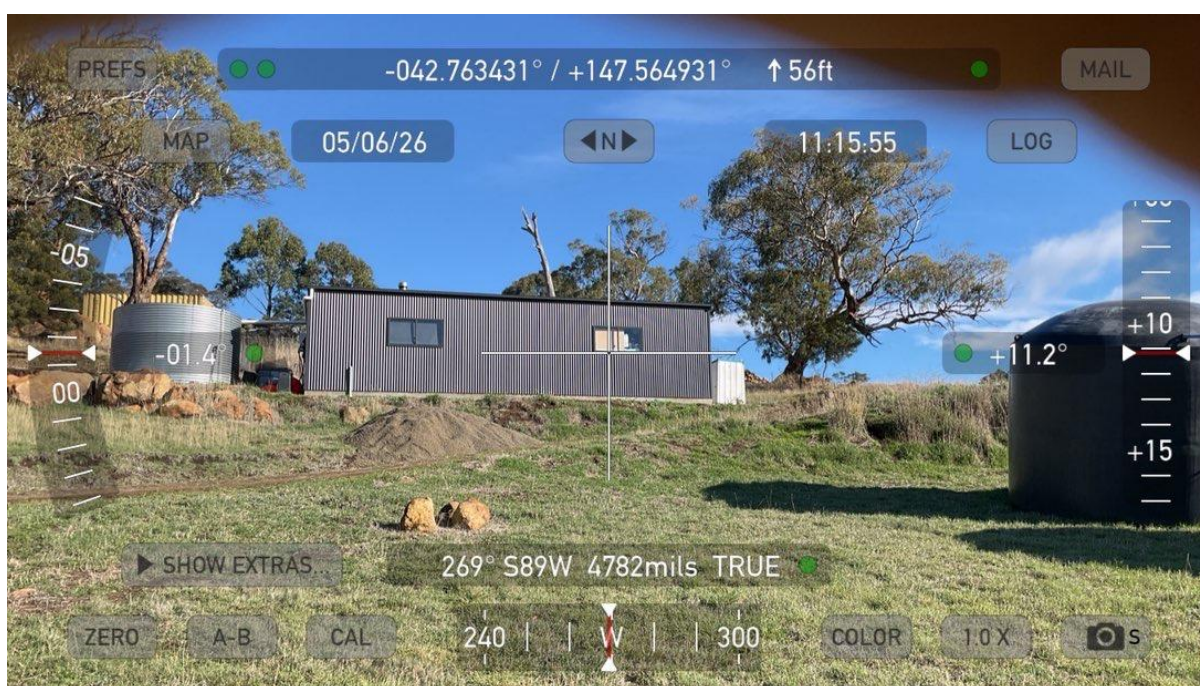
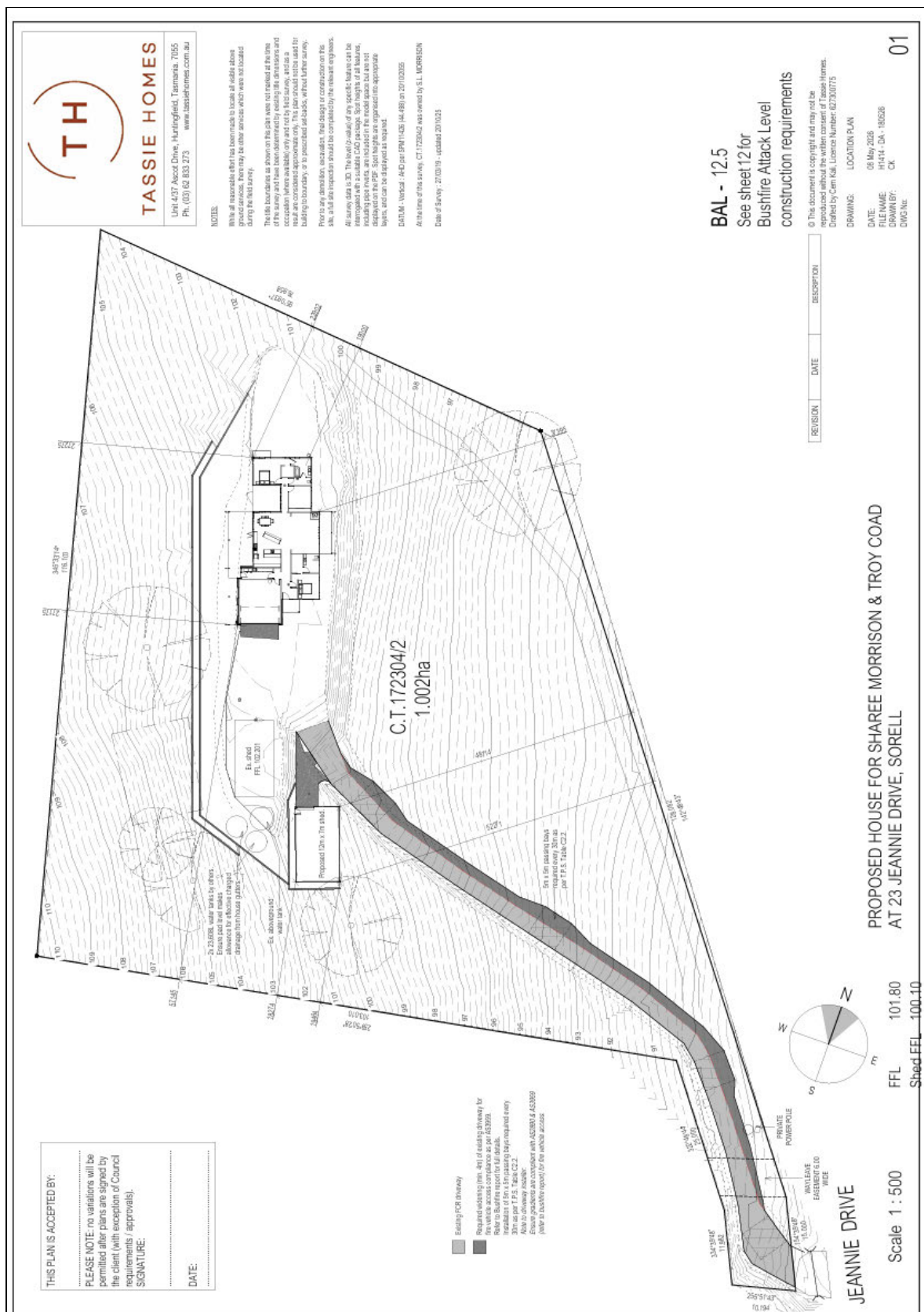
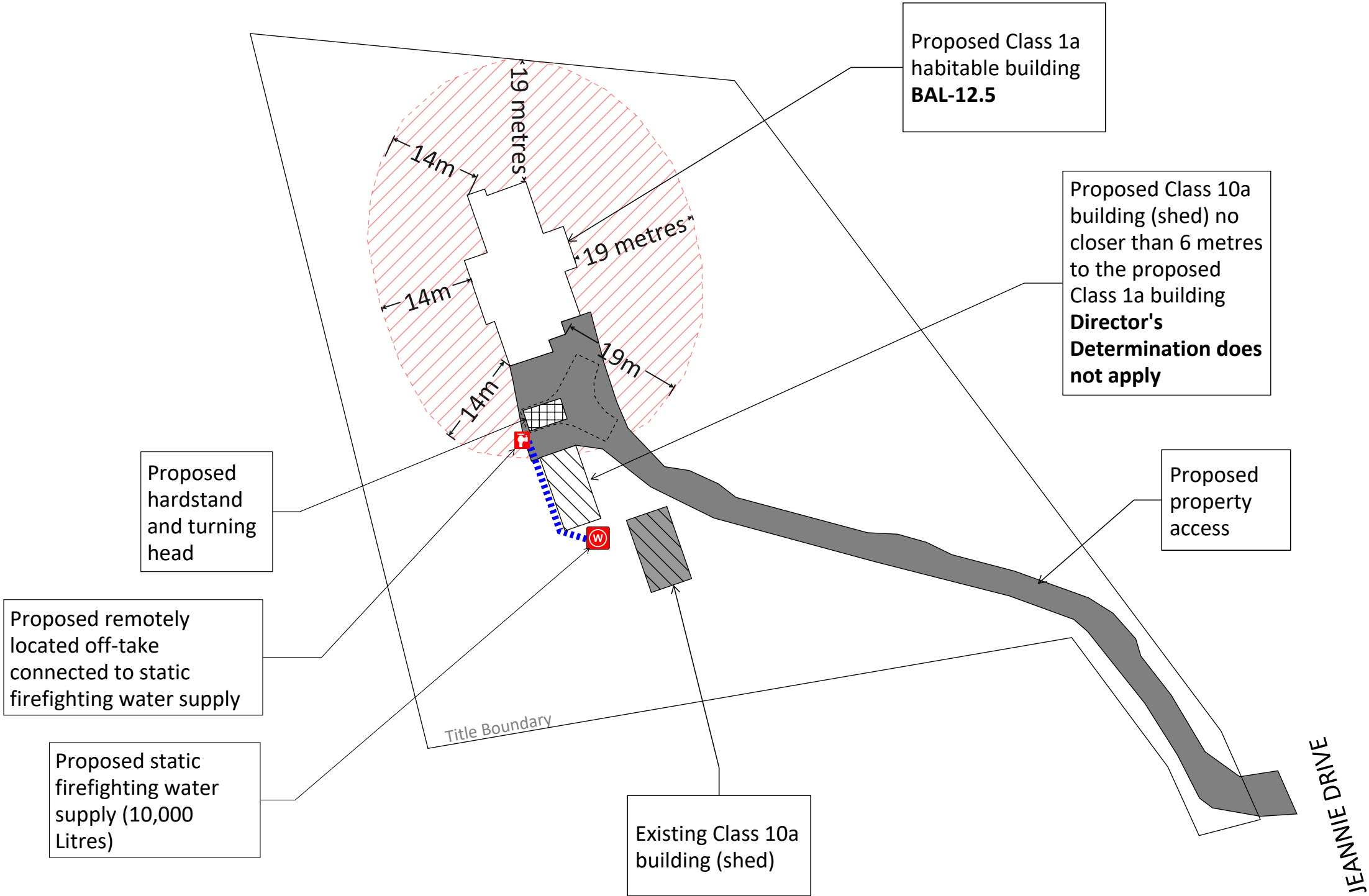


Figure 6. Western azimuth from the site of the proposed development looking at grassland upslope.

Appendix B - Site Plan





LEGEND

Proposed Class 1a Habitable Building

Proposed Class 10a Building (Shed)

Proposed Property Access

Hazard Management Area

Proposed Hardstand and Turning Head

Proposed Static Fire Fighting Water Supply (10,000 Litres)

Proposed Remotely Located Off-take Connection Point

Proposed Associated Pipework for Static Fire Fighting Water Supply and Remotely Located Off-take Connection Point

**Building Specifications to
BAL-12.5 for the proposed Class
1a habitable building of AS
3959-2018**

Sorell Council
Development Application: 5.2026.207.1 -
Development Application - 23 Jeanie Drive,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 19/06/2026

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Client Name and Address: Sharee Morrison 221 Groombridges Road Kettering, TAS, 7155	C.T.: 172304/2 PID: 3473372 Area: 1.0 ha	The Bushfire Hazard Management Plan is to be printed at A3 in colour and read in conjunction with the Bushfire Hazard Report for the proposed Class 1a habitable building and Class 10a building (shed) at 23 Jeannie Drive, Sorell(GES, 16 th June 2026, J12137v1.0)	Certification No. J12137 Alice Higgins Acc. No. BFP-165 Scope 1, 2, 3A, 3B, 3C.	Sheet 1 of 2 Prepared by: Alice Higgins
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Design and Specification Requirements

Requirements for Construction

The proposed Class 1a habitable building must be constructed to BAL-12.5 standards in accordance with Sections 3 and 5 of AS 3959-2018.

Requirements for Property Access

Property access length is greater than 30 metres and less than 200 metres and access is required for a fire appliance to access a firefighting water connection point. Property access is required to comply with Table 2 Element B of the Director's Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

The following design and construction requirements apply to property access:

- Element B:**
- (a) All-weather construction,
 - (b) Load capacity of at least 20 tonnes, including for bridges and culverts,
 - (c) Minimum carriageway width of 4 metres,
 - (d) Minimum vertical clearance of 4 metres,
 - (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway,
 - (f) Cross falls of less than 3° (1:20 or 5%),
 - (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle,
 - (h) Curves with a minimum inner radius of 10 metres,
 - (i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads, and
 - (j) Terminate with a turning area for fire appliances provided by one of the following:
 - (i) A turning circle with a minimum inner radius of 10 metres,
 - (ii) A property access encircling the building, or
 - (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

Requirements for Static Water Supply for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

Static water supplies and associated infrastructure for firefighting purposes will be provided in accordance with Table 3B of the Director's Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024

- A Distance between building area to be protected and water supply**
- The following requirements apply:
- (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply, and
 - (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

- B) Static Water Supplies**
- A static water supply:
- (a) May have a remotely located off-take connected to the static water supply,
 - (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times,
 - (c) Must be a minimum of 10,000 litres per building including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems,
 - (d) Must be constructed with metal, concrete or lagged by non-combustible materials if above-ground, and
 - (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (i) metal,
 - (ii) non-combustible material, or
 - (iii) fibre-cement a minimum of 6 mm thickness.

Requirements for Static Water Supply for Firefighting

- C) Fittings and pipework associated with a firefighting water point for a static water supply must:**
- (a) Have a minimum nominal internal diameter of 50 mm,
 - (b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
 - (c) Be metal or lagged by non-combustible materials if above ground,
 - (d) Where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
 - (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
 - (f) Ensure the coupling is accessible and available for connection at all times,
 - (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
 - (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table, and
 - (i) Where a remote off-take is installed, ensure the off-take is in a position that is:
 - (i) Visible,
 - (ii) Accessible to allow connection by fire fighting equipment,
 - (iii) At a working height of 450 – 600 mm above ground level, and
 - (iv) Protected from possible damage, including damage by vehicles.

- D) Signage for static water connections**
- The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
- (a) Comply with water tank signage requirements within AS2304, or
 - (b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

- E) Hardstand**
- A hardstand area for fire appliances must be provided:
- (a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like),
 - (b) No closer than six metres from the building to be protected,
 - (c) With a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway, and
 - (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Requirements for Hazard Management Area

A hazard management area is required to be established and maintained by the landowner for the life of the building and is shown on this BHMP. All dimensions shown on the BHMP are minimum required distances. Guidance for the establishment and maintenance of the hazard management area is also provided.

A hazard management area is the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting. The hazard management area is to be maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- a) Remove fallen limbs, sticks, leaf and bark litter,
- b) Maintain grass at less than 100 mm height,
- c) Remove pine bark and other flammable mulch (especially from against buildings),
- d) Thin out under-story vegetation to provide horizontal separation between fuels,
- e) Prune low-hanging tree branches (<2 m from the ground) to provide vertical separation between fuel layers,
- f) Prune larger trees to maintain a 6 metre horizontal separation between canopies,
- g) Minimise the storage of flammable materials such as firewood, rubbish heaps and stored fuel away from habitable buildings,
- h) Maintain vegetation clearance around vehicular access and water supply points;
- i) Use low-flammability species for landscaping purposes where appropriate;
- j) Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.



Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Client Name and Address: Sharee Morrison 221 Groombridges Road Kettering, TAS, 7155	C.T.: 172304/2 PID: 3473372 Area: 1.0 ha	The Bushfire Hazard Management Plan is to be printed at A3 in colour and read in conjunction with the Bushfire Hazard Report for the proposed Class 1a habitable building and Class 10a building (shed) at 23 Jeannie Drive, Sorell(GES, 16 th June 2026, J12137v1.0)	Certification No. J12137 Alice Higgins Acc. No. BFP-165 Scope 1, 2, 3A, 3B, 3C.	Sheet 2 of 2 Prepared by: Alice Higgins
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**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**

To: Sharee Morrison

Owner /Agent

Address

Suburb/postcode

Form **55****Qualified person details:**

Qualified person: Alice Higgins

Address: 29 Kirksway Place

Phone No: 03 6223 1839

Battery Point, TAS

7004

Fax No:

Licence No: BFP-165

Email address: ahiggins@geosolutions.net.au

Qualifications and
Insurance details:

Accredited to report on bushfire hazards under Part IVA of the Fire Service Act. BFP-165 scope 1, 2, 3a, 3b. Pantheon Insurance PI policy No. 17080170

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)**Sorell Council**Development Application: 5.2026.207.1 -
Development Application - 23 Jeanie Drive,
Sorell - P1.pdfPlans Reference: P1
Date Received: 19/06/2026Speciality area of
expertise:Analysis of bushfire hazard risk in
a bushfire-prone area*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)***Details of work:**

Address: 23 Jeannie Drive

Lot No: 2

Sorell, TAS

7172

Certificate of title No: 172304

The assessable
item related to
this certificate:Construction of a Class 1a habitable
building in a bushfire-prone area.*(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:

Bushfire Hazard Assessment

(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 items, at any stage, as part of – (tick one)

✓ building work, plumbing work or plumbing installation or demolition work

Attachment 2

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Hazard Report for 23 Jeannie Drive, Sorell. 16th June 2026. J12137v1.0
- Bushfire Hazard Management Plan for 23 Jeannie Drive, Sorell. 16th June 2026. J12137v1.0
-

Relevant

BAL assessed as per AS 3959-2018 for the proposed Class 1a habitable building identified on the BHMP

References:

- AS 3959-2018 Construction of Buildings in Bushfire-prone Areas
- Building Regulations 2016
- National Construction Code (NCC) – Vol. 2
- Director's Determination - Bushfire Hazard Areas, v1.2, 16th July 2024

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

Bushfire Attack Level Assessment in accordance with AS 3959-2018 and determination of required bushfire mitigation measures as required by the relevant Director's Determination as cited in the Bushfire Hazard Report and on the BHMP.

Design and construction for the proposed Class 1a habitable building must be to a minimum standard of **BAL-12.5** (sections 3 and 5 of AS 3959-2018).

The proposed Class 10a building (shed) no closer than 6 metres to the proposed Class 1a building therefore the Director's Determination does not apply to the Class 10a building (shed).

Scope and/or Limitations

Scope: The bushfire hazard assessment was undertaken at the site to determine whether there is sufficient risk to the proposed Class 1a habitable building from bushfire to warrant specific bushfire hazard management measures.

Limitations:

The assessment relates to bushfire hazard only.

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

The report only identifies the size, volume, and status of vegetation at the time the site assessment was undertaken, impacts of future development and vegetation growth have not been considered.

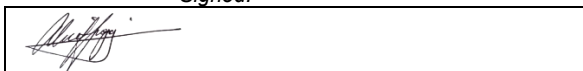
No liability will be accepted by the assessor for actions undertaken by the owners or others that compromise the effectiveness of the measures outlined in this assessment.

The effectiveness of the bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

J12137

Date:

16/06/2026



Sorell Council

Development Application: 5.2026.207.1 -
Development Application - 23 Jeanie Drive,
Sorell - P1.pdf

Plans Reference: P1
Date Received: 19/06/2026

H1414 - PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

TH

TASSIE HOMES

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

Architectural Drawing No.			Architectural Drawing No.		
Description			Description		
01	C	LOCATION PLAN	06		ROOF PLAN
01a	B	SITE PLAN	07	B	ELECTRICAL PLAN
01b		SHED FLOOR & ROOF PLAN	08		FLOORING LAYOUT PLAN
01c	B	SHED ELEVATIONS	09	A	LIGHTING CALCULATIONS, INSULATION
02	B	DRAINAGE LOCATION PLAN	10		COMPLIANCE NOTES
02a	B	DRAINAGE PLAN	10a		LIVABLE HOUSING NOTES 1 of 3
03	A	FLOOR PLAN	10b		LIVABLE HOUSING NOTES 2 of 3
04	A	ELEVATIONS SHEET 1	10c		LIVABLE HOUSING NOTES 3 of 3
04a	A	ELEVATIONS SHEET 2	11		WET AREA SPECIFICATIONS
04b		PERSPECTIVES	12		B.A.L. CONSTRUCTION REQUIREMENTS
05		SECTION			



PROTECTIVE COATINGS FOR STEELWORK			
ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
LOW mild steel corrosion rate 1.3 to 25 µm/year Typically remote inland areas or more than 1 km from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1	Hot dip galvanising - HDG75
		Option 2	Duplex system. See N.C.C. Table 6.3.9c
		Option 3	Paint. See N.C.C. Table 6.3.9b - ALC2, ACC2, IZS1, PUR2A

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

REVISION	DATE	SHEETS	DESCRIPTION
A	05 June 2026	03 - 04a, 09	Changes to achieve 6 star energy rating.
B	18 June 2026	01, 01a, 01c - 02a, 07	Add ceiling fan to Living room, Move fire fighting off take point closer to existing shed, Move proposed shed South 1.5m, Update all affected plans
C	03 June 2026	01	Council RFI (01 July 2026): Add site coverage calculation to Sheet 01.

THIS PLAN IS ACCEPTED BY:

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

SIGNATURE:

DATE:

Climate Zone - 7

C.T. No. 172304/2

Wind Speed - N3

Soil Classification - SEE REPORT

Corrosion Environment - LOW

FLOOR AREA = 252.1m²

= 27.1 sq

BAL - 12.5

See sheet 12 for
Bushfire Attack Level
construction requirements

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Drafted by Cem Kali, Licence Number: 627300775

DRAWING: COVER SHEET

DATE: 23 April 2026

FILE NAME: H1414 - DA - Rev C - 030726

DRAWN BY: CK

DWG No: COVER SHEET

Sorell Council

Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf

Plans Reference: P2
Date Received: 10/07/2026

THIS PLAN IS ACCEPTED BY:

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

SIGNATURE:

DATE:



TASSIE HOMES

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

NOTES:

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

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

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

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

DATUM - Vertical : AHD per SPM11426 (44.498) on 20/10/2055

At the time of this survey, CT.172304/2 was owned by S.L. MORRISON

Date of Survey : 27/03/19 - updated 20/10/25

SITE COVERAGE
Proposed site coverage = 492m²



Sorell Council

Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf

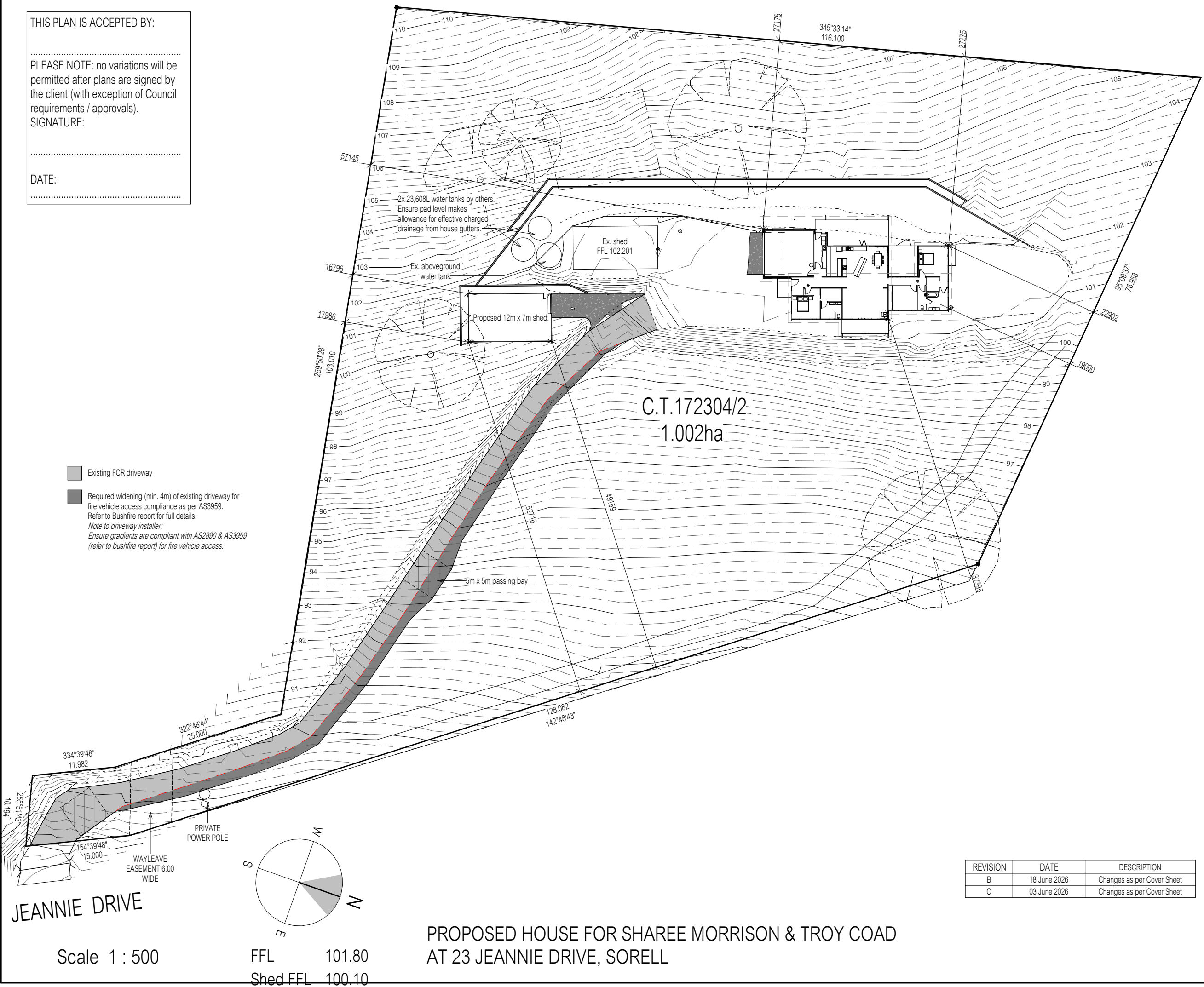
Plans Reference: P2
Date Received: 10/07/2026

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: LOCATION PLAN

DATE: 08 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:



REVISION	DATE	DESCRIPTION
B	18 June 2026	Changes as per Cover Sheet
C	03 June 2026	Changes as per Cover Sheet

JEANNIE DRIVE

Scale 1 : 500

FFL 101.80
Shed FFL 100.10

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

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

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DATUM - Vertical : AHD per SPM11426 (44.498) on 20/10/2055

At the time of this survey, CT.172304/2 was owned by S.L. MORRISON

Date of Survey : 27/03/19 - updated 20/10/25

THIS PLAN IS ACCEPTED BY:

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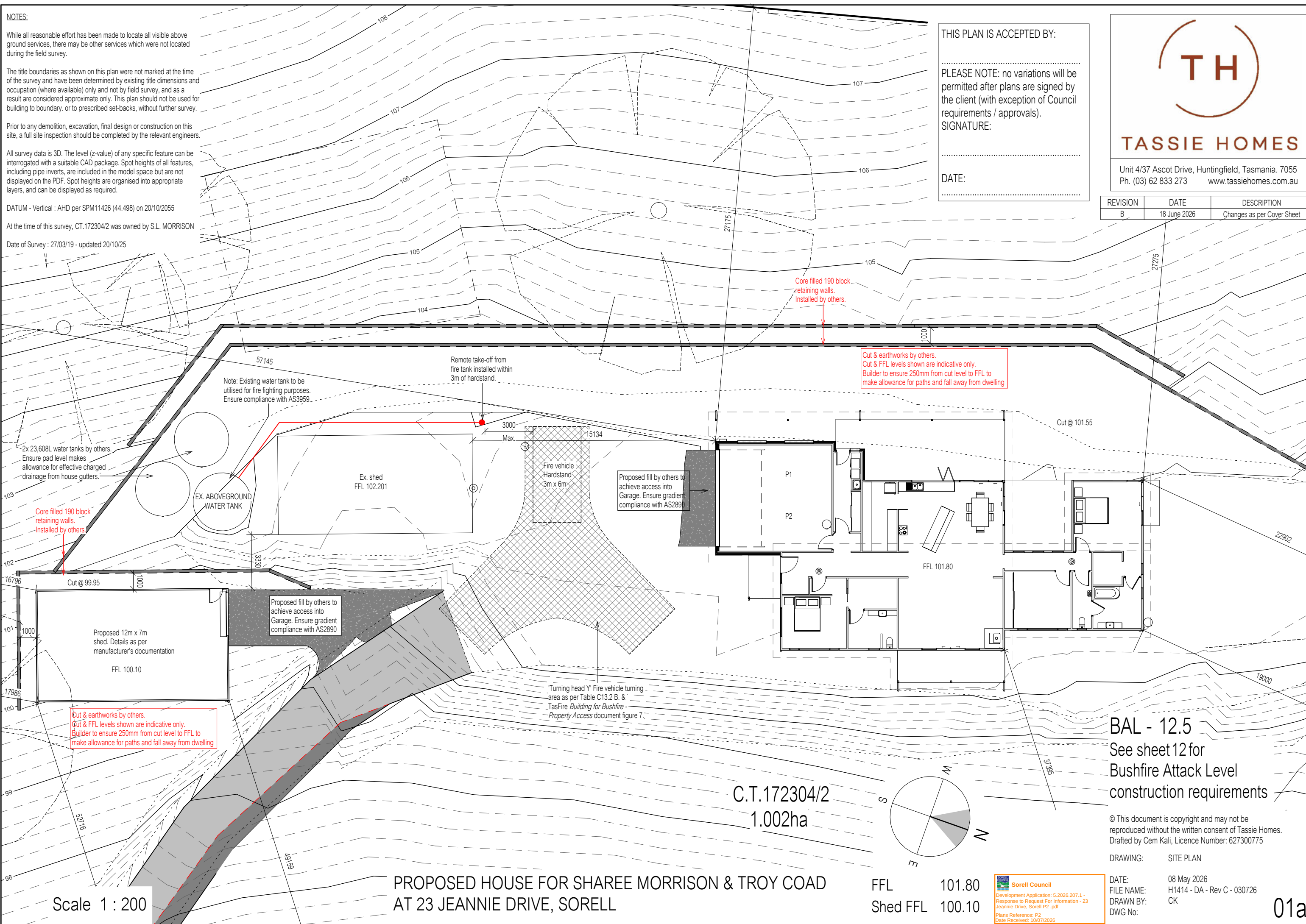
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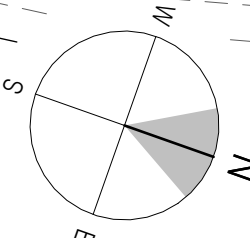
REVISION	DATE	DESCRIPTION
B	18 June 2026	Changes as per Cover Sheet



Scale 1 : 200

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

FFL	101.80
Shed FFL	100.10



BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: SITE PLAN

DATE: 08 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
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DWG No:

01a



REVISION	DATE	DESCRIPTION
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FLOOR AREA = 84m²

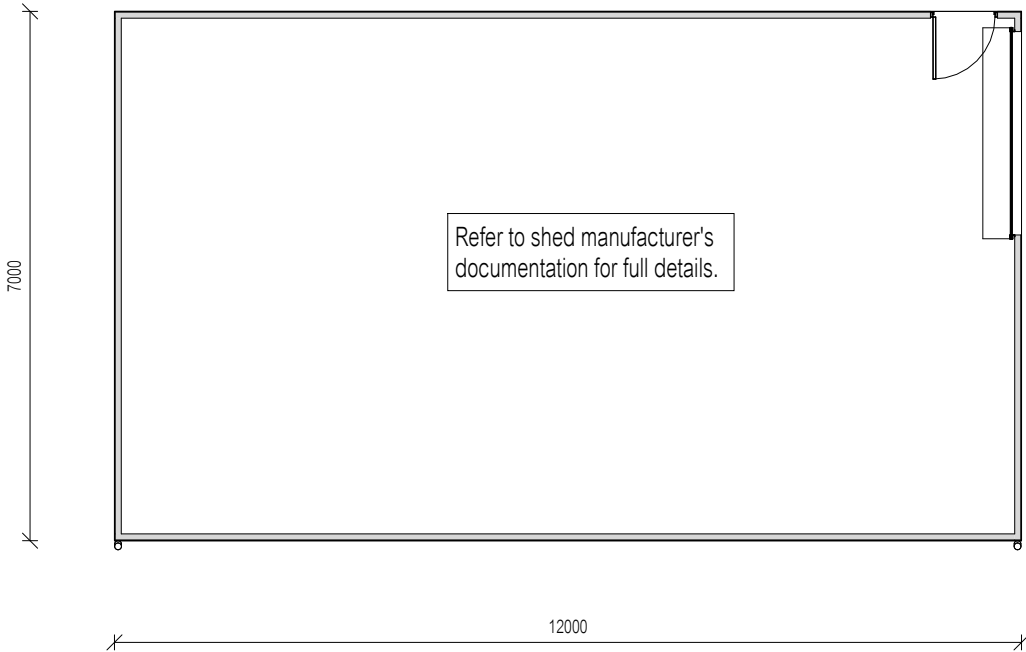
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Jeannie Drive, Sorell P2 .pdf
Plans Reference: P2
Date Received: 10/07/2026

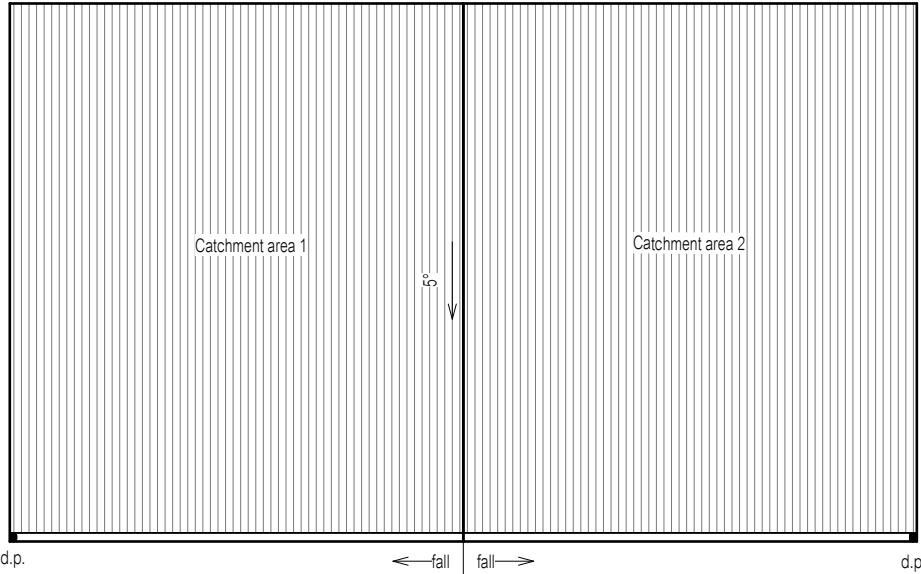


SHED FLOOR PLAN
1 : 100

CATCHMENT AREAS NOTES:
Colorbond roof @ 5° pitch
CATCHMENT AREA 1 = 44.4m²
CATCHMENT AREA 2 = 44.4m²

denotes roof area
d.p. ● denotes downpipe
← denotes direction of fall

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.



SHED ROOF PLAN
1 : 100

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)		
Ah	85.38	Area of roof (including 115mm Quad Gutter) (m²)
Ac	88.80	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	1.27	$\frac{Ac}{Acdp}$
Downpipes Provided	2	

Scale 1 : 100

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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Refer to shed manufacturer's documentation for full details.



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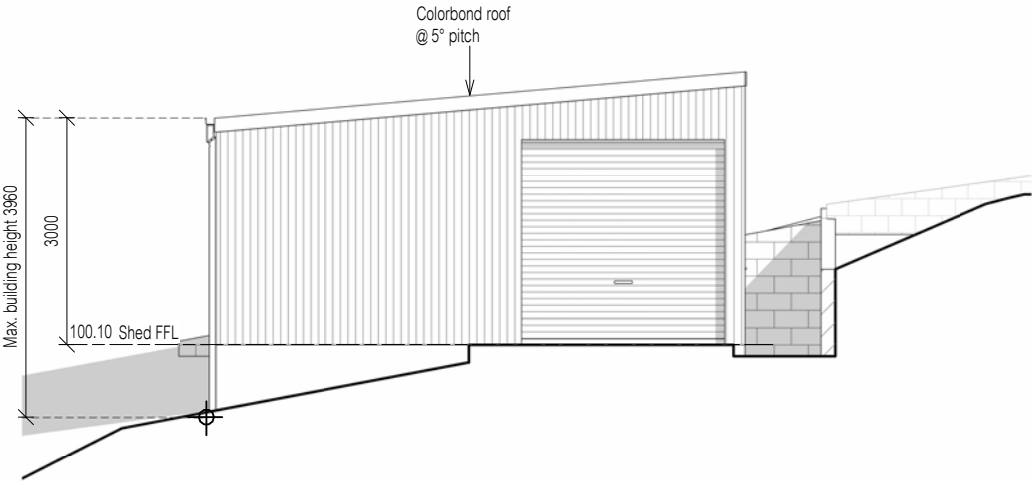
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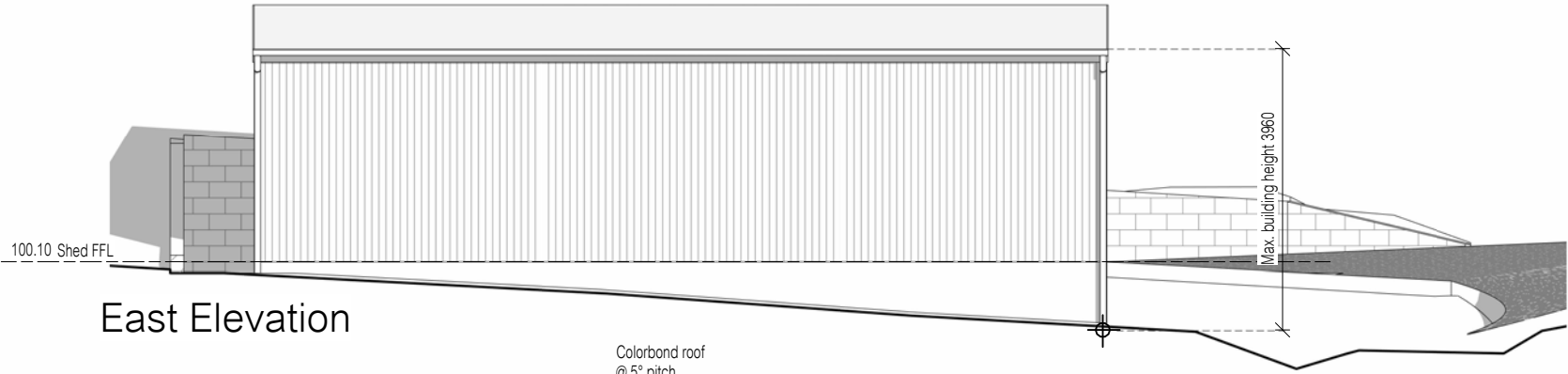
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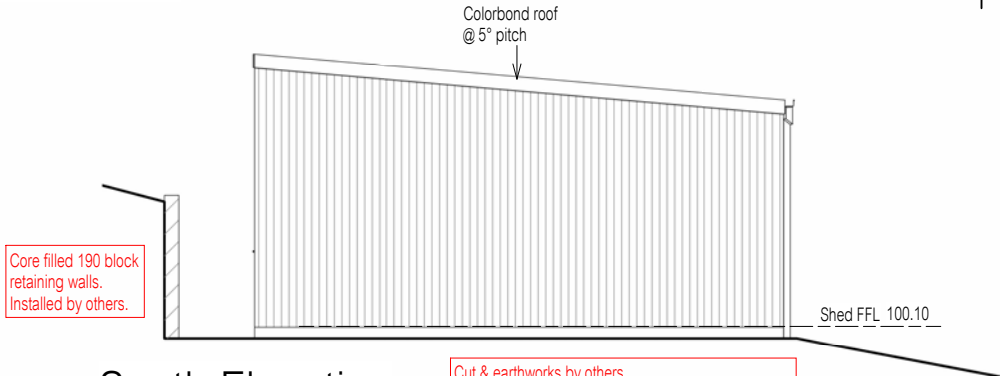
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Date Received: 10/07/2026



North Elevation

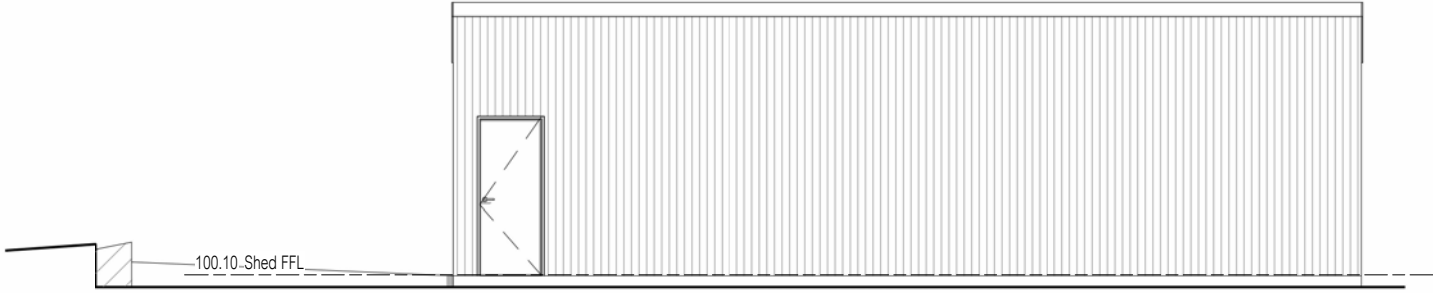


East Elevation



South Elevation

Cut & earthworks by others.
Cut & FFL levels shown are indicative only.
Builder to ensure 250mm from cut level to FFL to
make allowance for paths and fall away from dwelling



West Elevation

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: SHED ELEVATIONS

DATE: 18 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

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NOTES:

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DATUM - Vertical : AHD per SPM11426 (44.498) on 20/10/2055

At the time of this survey, CT.172304/2 was owned by S.L. MORRISON

Date of Survey : 27/03/19 - updated 20/10/25


Sorell Council

Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf

Plans Reference: P2
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BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: DRAINAGE LOCATION PLAN

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

REVISION	DATE	DESCRIPTION
B	18 June 2026	Changes as per Cover Sheet

JEANNIE DRIVE

Scale 1 : 500

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

NOTES:

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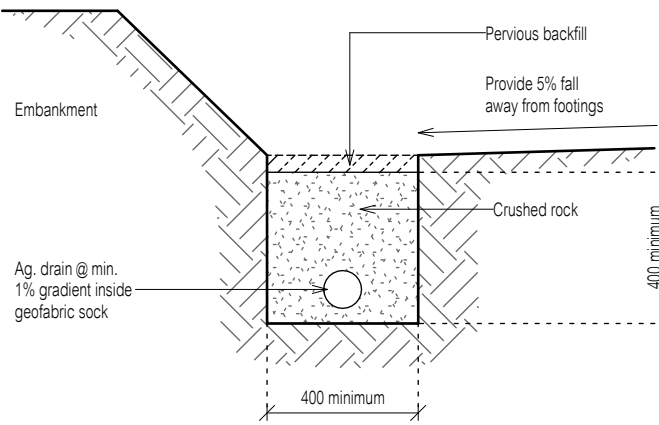
Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

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DATUM - Vertical : AHD per SPM11426 (44.498) on 20/10/2055

At the time of this survey, CT.172304/2 was owned by S.L. MORRISON

Date of Survey : 27/03/19 - updated 20/10/25



DRAINAGE LEGEND

- 1 WC
- 2 HANDBASIN
- 3 SHOWER
- 4 BATH
- 5 LAUNDRY TROUGH
- 6 KITCHEN SINK
- 7 VENT
- 8 TAP CHARGED O.R.G. MIN. 150mm BELOW FFL
- 9 DOWNPIPE
- 10 TAP
- 11 INSPECTION OPENING TO GROUND LEVEL
- f/w FLOOR WASTE

100 dia
40 dia
50 dia
40 dia
50 dia
50 dia
50 dia
90 dia

NOTES:
- All drainage to be installed in accordance with AS/NZ3500 Part 2 & Part 3
- Water connection & metering work to be carried out in accordance with Water Services Association of Australia (WSAA) codes & TasWater supplementary codes, guides and technical specifications.
- Property sewer connections must be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code section 6 of WSA 02—2014-3.1 MRWA Version 2.
- Sewer inspection openings (property sewer connection points) are to be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 standard drawings MRWA-S-301 to MRWA-S-304 and TasWater's supplement to the code

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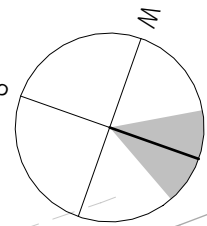
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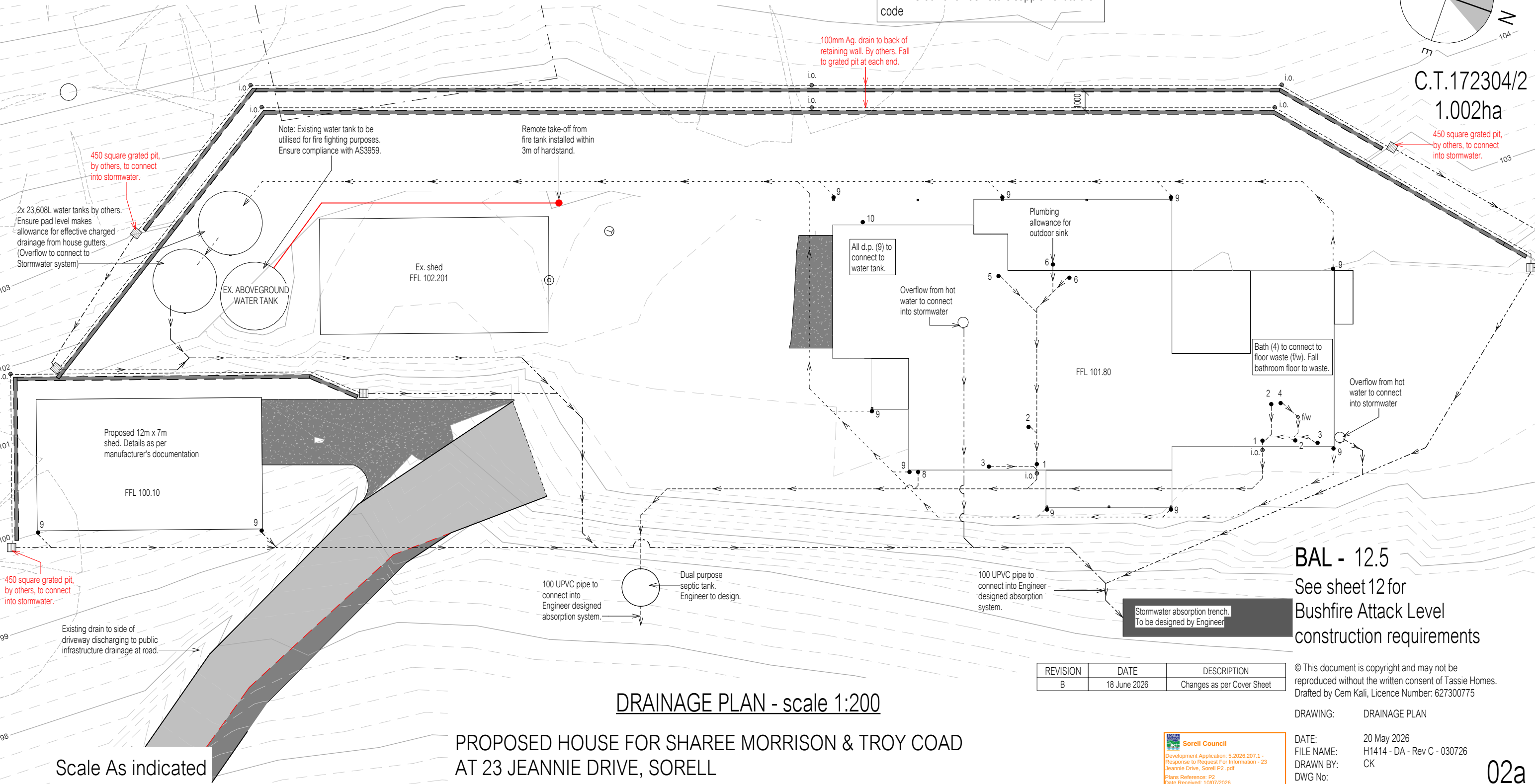


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IMPORTANT NOTE:
"P" classification soil type requires Civil Engineer design & certification. This drainage plan is indicative only.



C.T.172304/2
1.002ha



DRAINAGE PLAN - scale 1:200

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

Scale As indicated

REVISION	DATE	DESCRIPTION
B	18 June 2026	Changes as per Cover Sheet

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: DRAINAGE PLAN

DATE: 20 May 2026
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DRAWN BY: CK
DWG No:



02a

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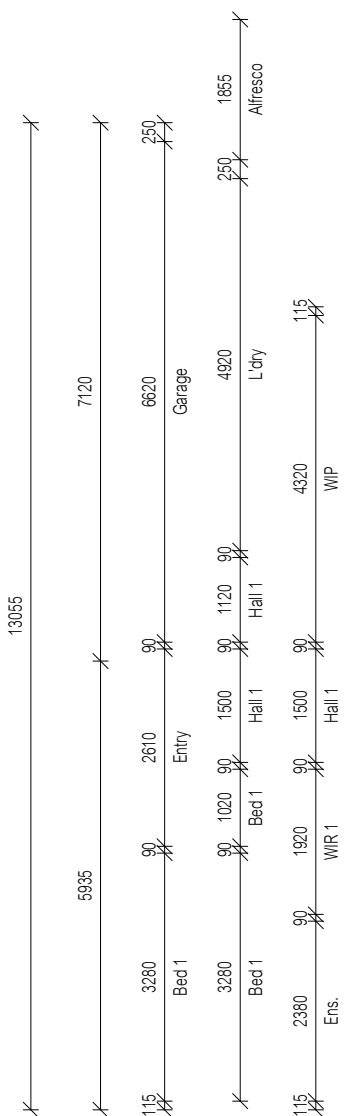
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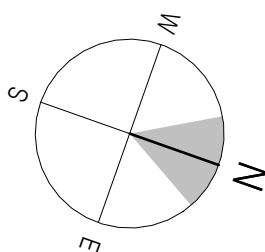
REVISION	DATE	DESCRIPTION
A	05 June 2026	Changes as per Cover Sheet

FLOOR AREA = 252.1m²

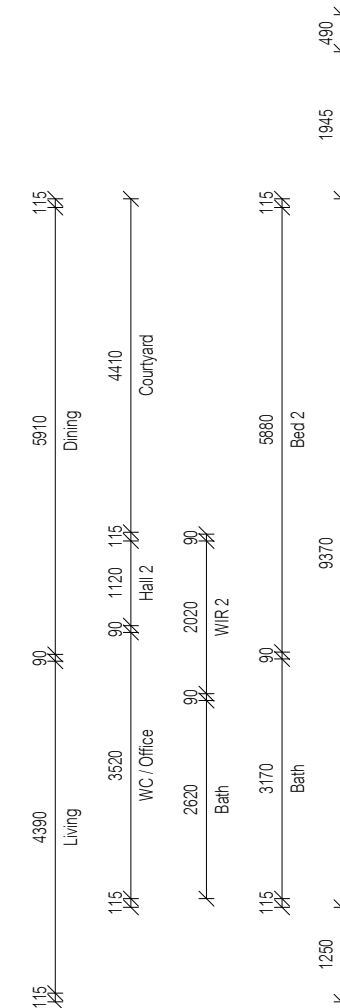
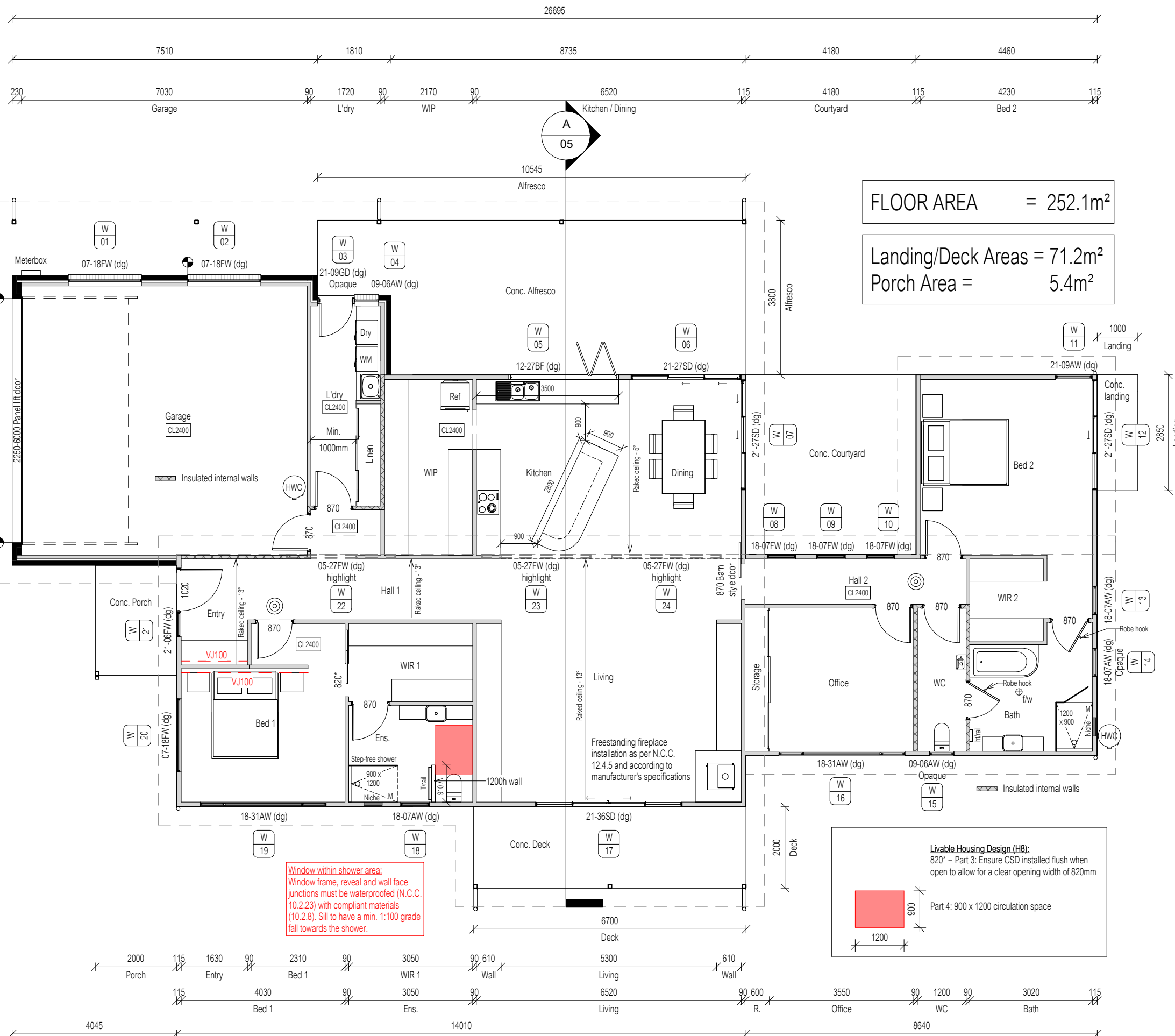
Landing/Deck Areas = 71.2m²
Porch Area = 5.4m²



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Scale 1 : 100



BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: FLOOR PLAN

DATE: 23 April 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

03

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SIGNATURE:

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DATE:

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Colour note:
Roof, gutters, fascias, window & door frames to be Colorbond Monument.

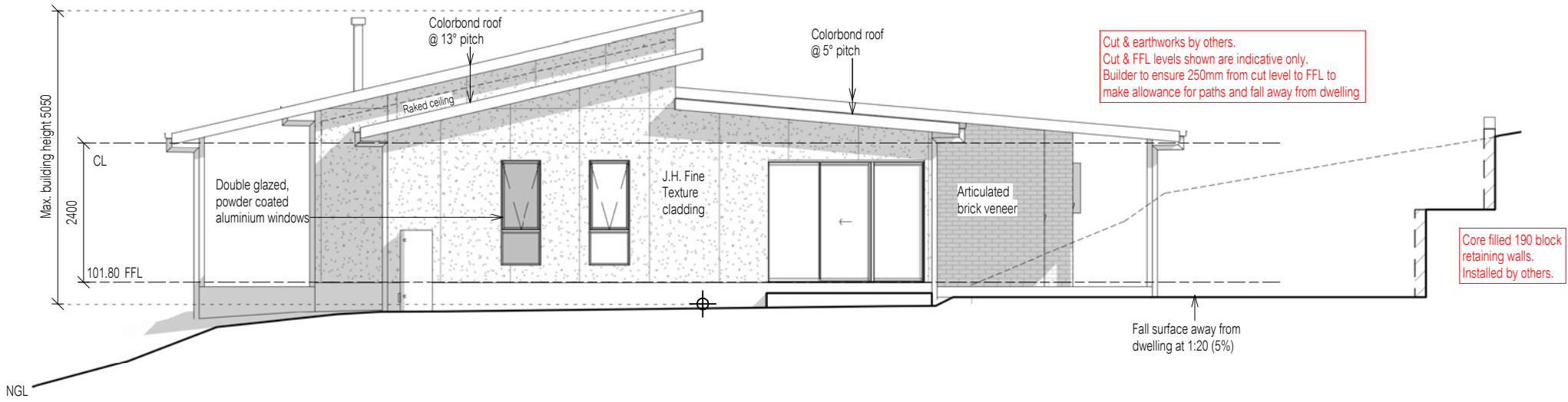
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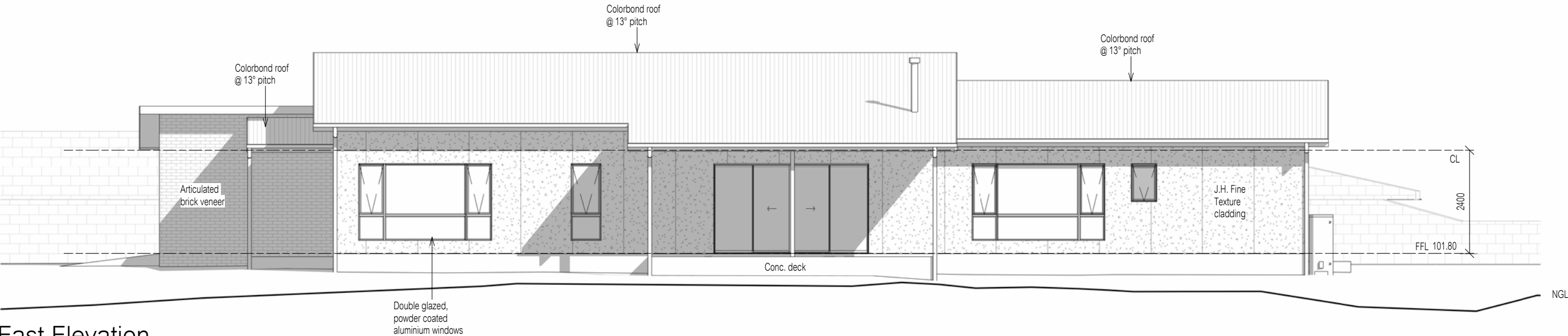
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North Elevation



East Elevation

BAL - 12.5
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Bushfire Attack Level
construction requirements

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DRAWING: ELEVATIONS SHEET 1

DATE: 08 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

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Colour note:
Roof, gutters, fascias, window & door frames to be Colorbond Monument.



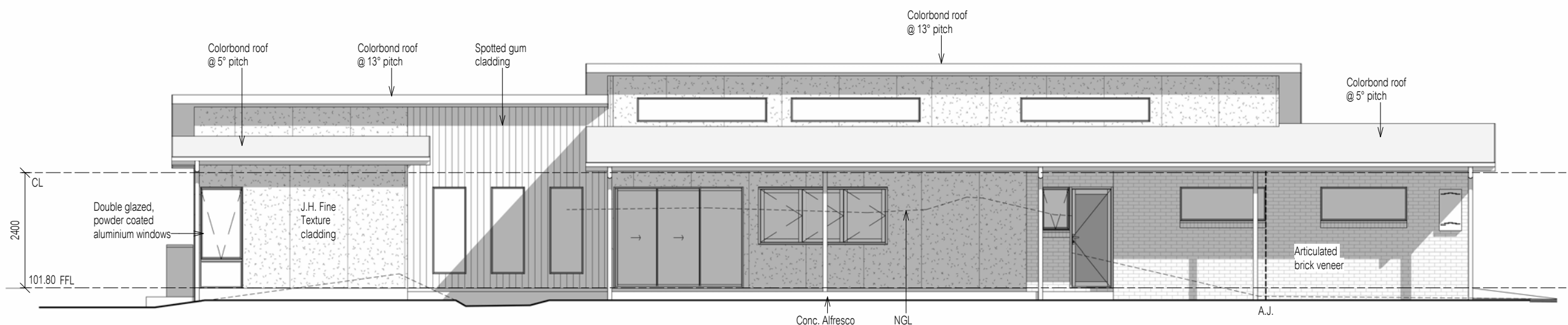
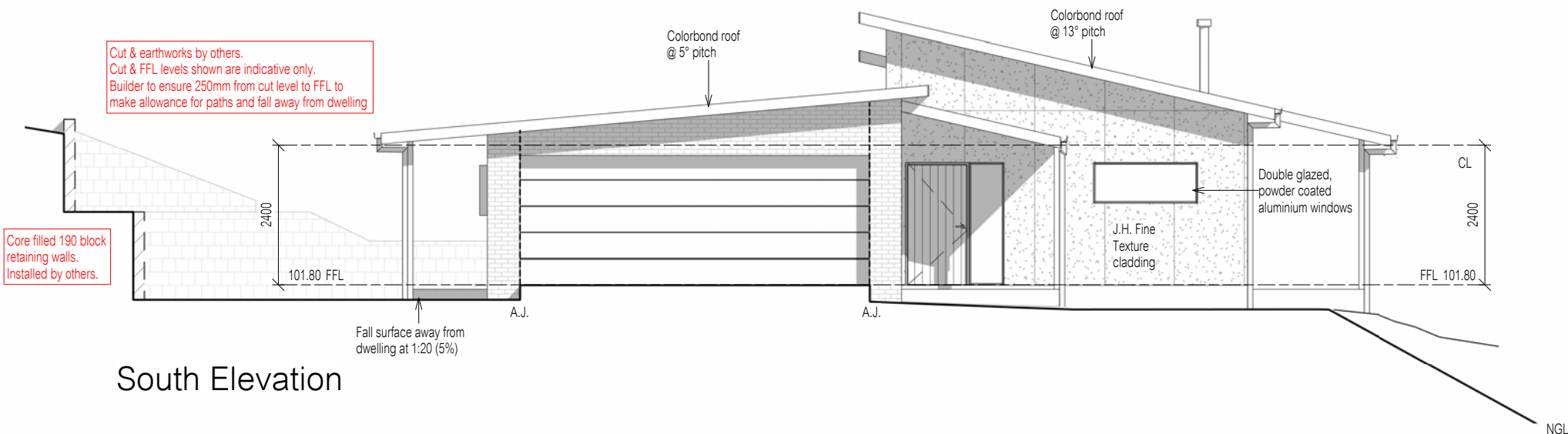
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Plans Reference: P2
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BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
A	05 June 2026	Changes as per Cover Sheet

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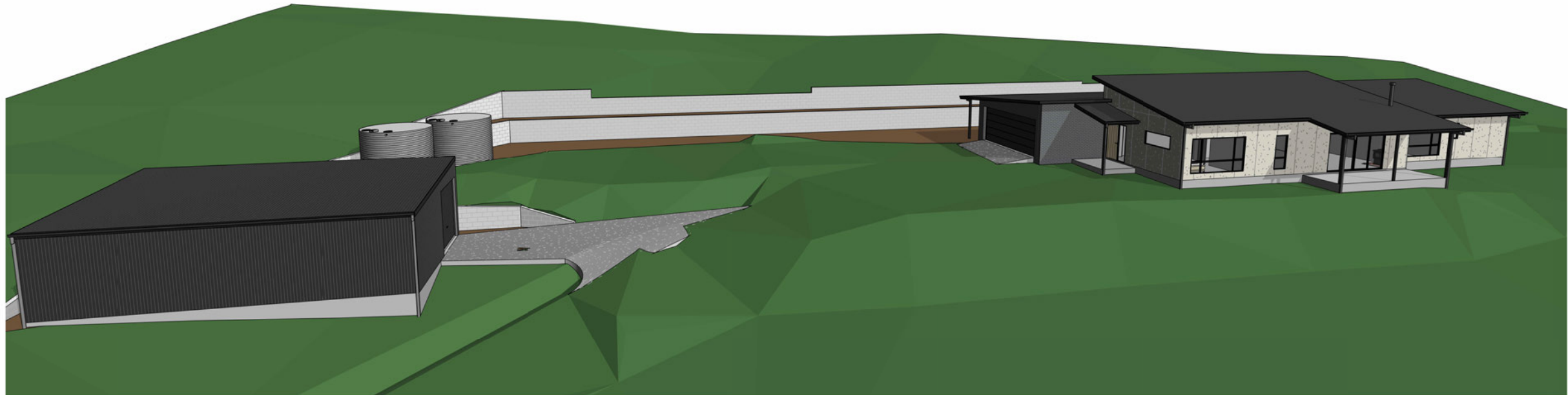
DRAWING: ELEVATIONS SHEET 2

DATE: 08 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
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DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

04a



TASSIE HOMES

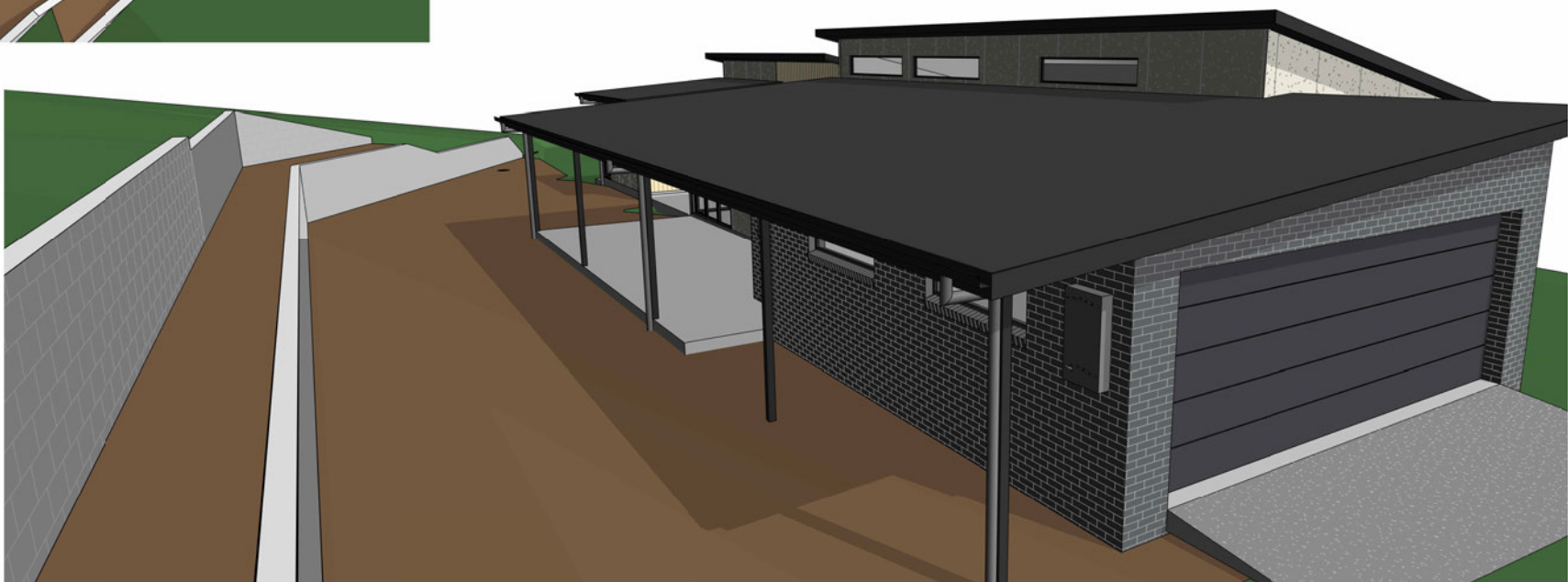
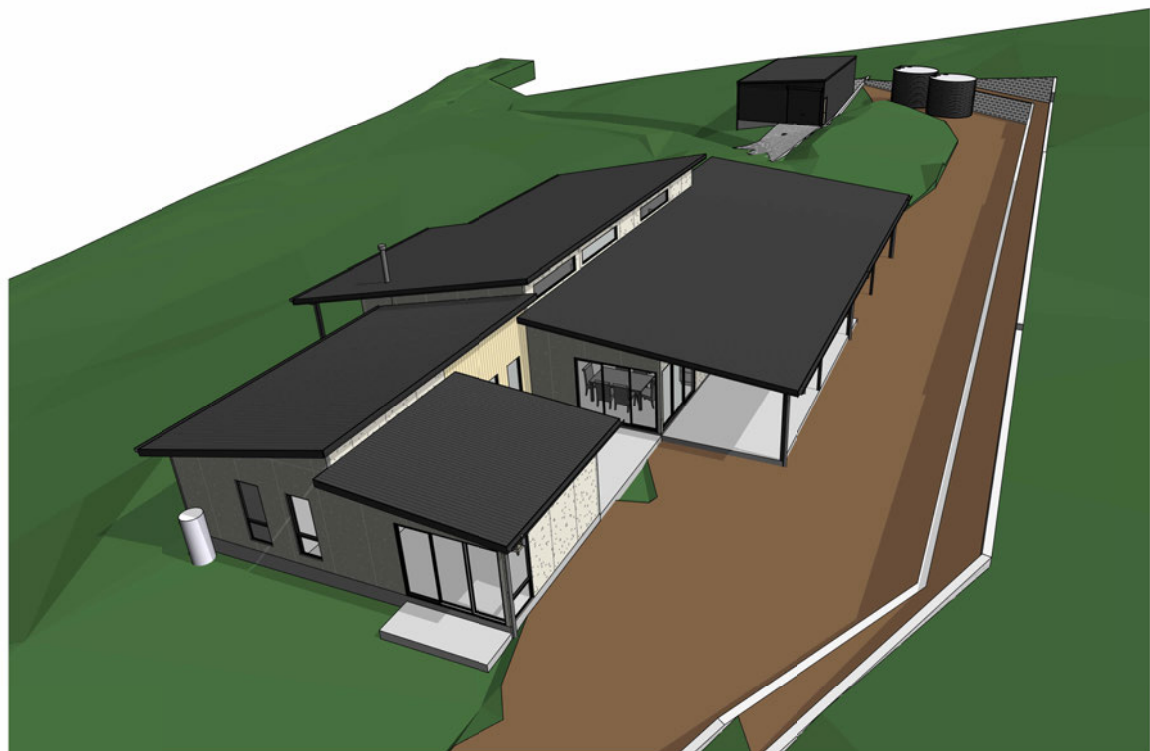
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REVISION	DATE	DESCRIPTION
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BAL - 12.5
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Bushfire Attack Level
construction requirements

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DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

04b

IMPORTANT NOTES:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane. Provide 10mm gaps between horizontal and vertical battens to allow for air flow.



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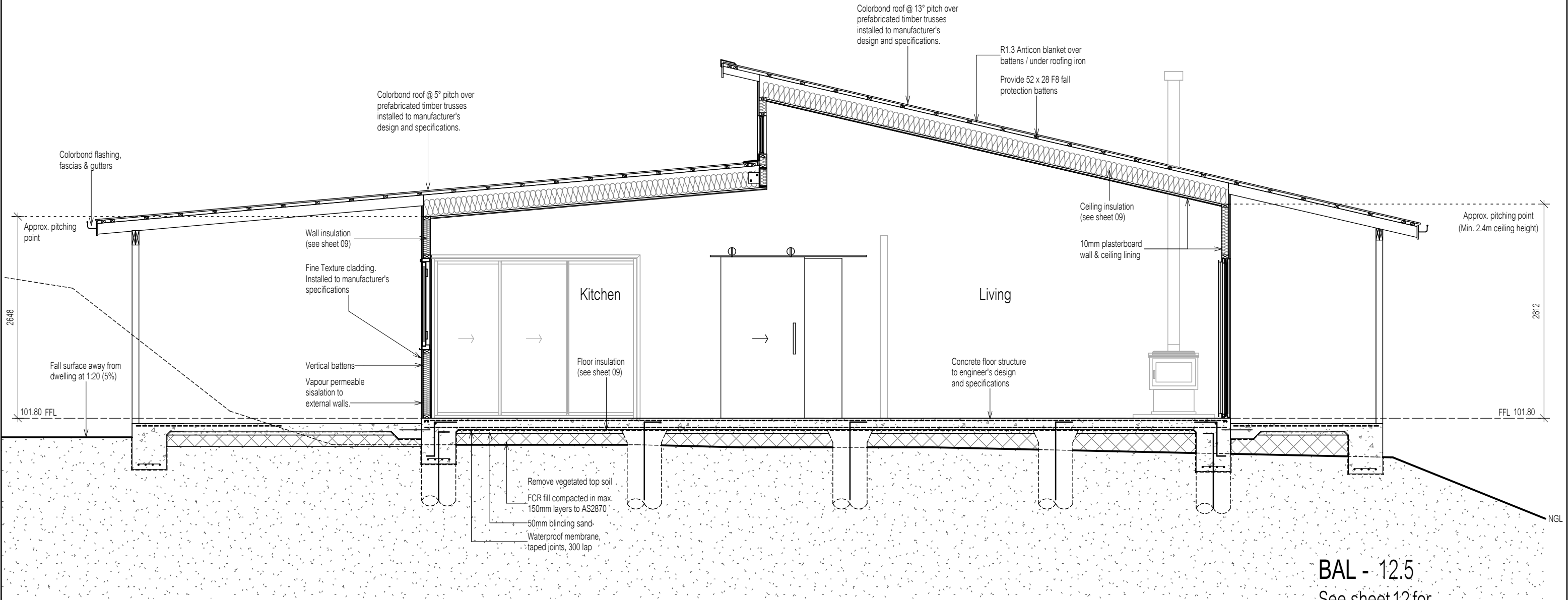
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DATE:

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Section A

Scale 1 : 50

A
03

BAL - 12.5

See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
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DRAWING: SECTION

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
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DWG No:

Scale 1 : 50

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

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DATE:

ROOF VENTILATION CALCULATIONS - ROOF 1
(13° Skillion Roof- Flat & Raked Ceiling)

200 x 400 eave vents (0.08m²)
Ceiling area = 82.4m² / 150 = 0.549m²

Exhaust:

25% of 0.549m² = 0.137m²
0.137m² / 0.08m² = 1.72 (x2) = 4 ridge vents evenly spaced

Supply:

75% of 0.549m² = 0.412m²
0.412m² / 0.08m² = 5.14 (x2) = 11 eaves vents evenly spaced

- RV** 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:

Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over). Ensure chosen eave vents have BAL compliant ember mesh (If BAL 12.5 & over).

ROOF VENTILATION CALCULATIONS - ROOF 2
(5° Skillion Roof- Flat & Raked Ceiling)

200 x 400 eave vents (0.08m²)
Ceiling area = 95.5m² / 150 = 0.637m²

Exhaust: See note below.

25% of 0.637m² = 0.159m²
0.159m² / 0.08m² = 1.99 (x2) = 4 ridge vents evenly spaced

Supply:

75% of 0.637m² = 0.478m²
0.478m² / 0.08m² = 5.97 (x2) = 12 eaves vents evenly spaced

- RV** 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:

Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over). Ensure chosen eave vents have BAL compliant ember mesh (If BAL 12.5 & over).

ROOF VENTILATION CALCULATIONS - ROOF 3
(13° & 5° Skillion Roof- Flat Ceiling)

200 x 400 eave vents (0.08m²)
Ceiling area = 58.98m² / 150 = 0.394m²

Exhaust:

25% of 0.394m² = 0.098m²
0.098m² / 0.08m² = 1.23 (x2) = 3 ridge vents evenly spaced

Supply:

75% of 0.394m² = 0.296m²
0.296m² / 0.08m² = 3.69 (x2) = 8 eaves vents evenly spaced

- RV** 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:

Ensure continuous gap in sarking at ridge to provide required ridge ventilation. BAL compliant mesh (or other approved system) used at ridge to ensure ember protection (If BAL 12.5 & over). Ensure chosen eave vents have BAL compliant ember mesh (If BAL 12.5 & over).



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Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf

Plans Reference: P2
Date Received: 10/07/2026



TASSIE HOMES

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

CATCHMENT AREAS NOTES:

Colorbond roof @ 13° & 5° pitch

CATCHMENT AREA 1 = 6.3m²

CATCHMENT AREA 2 = 59.1m²

CATCHMENT AREA 3 = 39.3m²

CATCHMENT AREA 4 = 39.3m²

CATCHMENT AREA 5 = 60.8m²

CATCHMENT AREA 6 = 65.8m²

CATCHMENT AREA 7 = 62.1m²

CATCHMENT AREA 8 = 62.1m²

CATCHMENT AREA 9 = 29.9m²

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

IMPORTANT NOTES:

The position and quantity of downpipes are not to be altered without consulting with designer.

Areas shown are surface / catchment areas NOT plan areas.

All roof areas shown are indicative only and not to be used for any other purpose. Roof space must be ventilated.

Eave vents must be fitted to soffit with BAL compliant, non-combustible ember mesh installed (if BAL 12.5 & over).

Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces'.

BAL - 12.5

See sheet 12 for
Bushfire Attack Level
construction requirements

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Drafted by Cem Kali, Licence Number: 627300775

DRAWING: ROOF PLAN

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)

Ah	365.00	Area of roof (including 115mm Quad Gutter) (m²)
Ac	408.80	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	5.84	$\frac{Ac}{Acdp}$
Downpipes Provided	9	Additional d.p. due to roof design

Scale 1 : 100

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

REVISION	DATE	DESCRIPTION
----------	------	-------------

THIS PLAN IS ACCEPTED BY:

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

DATE:



Sorell Council
Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf
Plans Reference: P2
Date Received: 10/07/2026

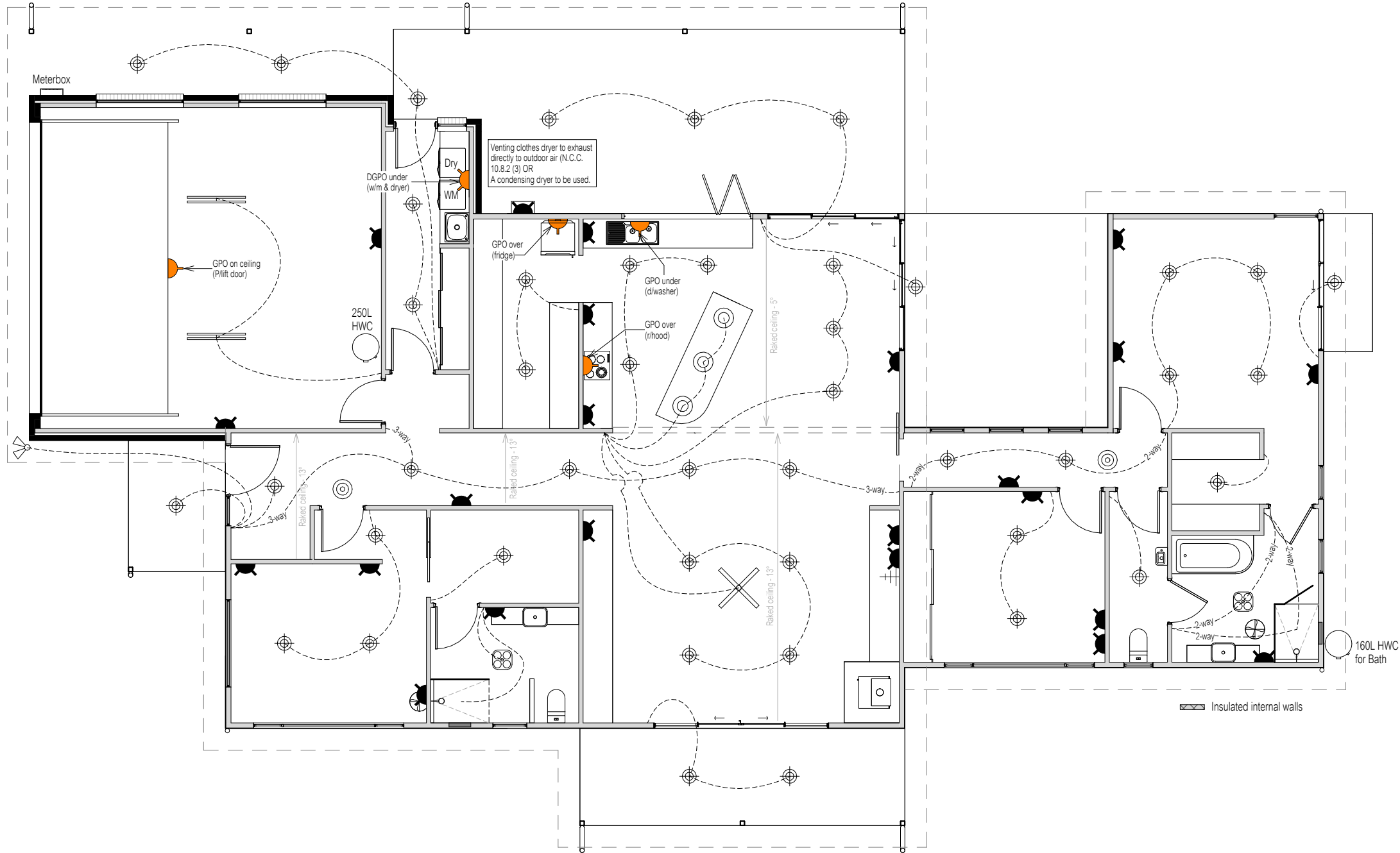
IMPORTANT NOTES:

1. Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2022, Part 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
2. Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside. Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside.
3. All downlights are to be sealed and IC-F rated.
4. Power allowance to be made for AWTS & pumps used for water tanks. On-site waste alarms to be installed in L'dry.



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- Batten light (28W)
- ◐ Wall light (28W)
- ⊕ TV point
- ◎ Smoke alarm
- ▽ Phone / NBN point
- ◎ Pendant light (28W)
- LED strip light (10W/m)
- ◐ LED spotlight (sensor)
- ⊕ LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (external)
- === Slimline LED batten (40W)
- ⊕ Ducted exhaust fan
- ▼ Data point
- ⊕ 4-light Tastic (10W centre light only)
- ⊕ 2-light Tastic (10W centre light only)
- ◆ Stair lights (5W)
- ⊗ Ceiling fan

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
B	18 June 2026	Changes as per Cover Sheet

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DRAWING: ELECTRICAL PLAN

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

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Sorell Council

Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf
Plans Reference: P2
Date Received: 10/07/2026

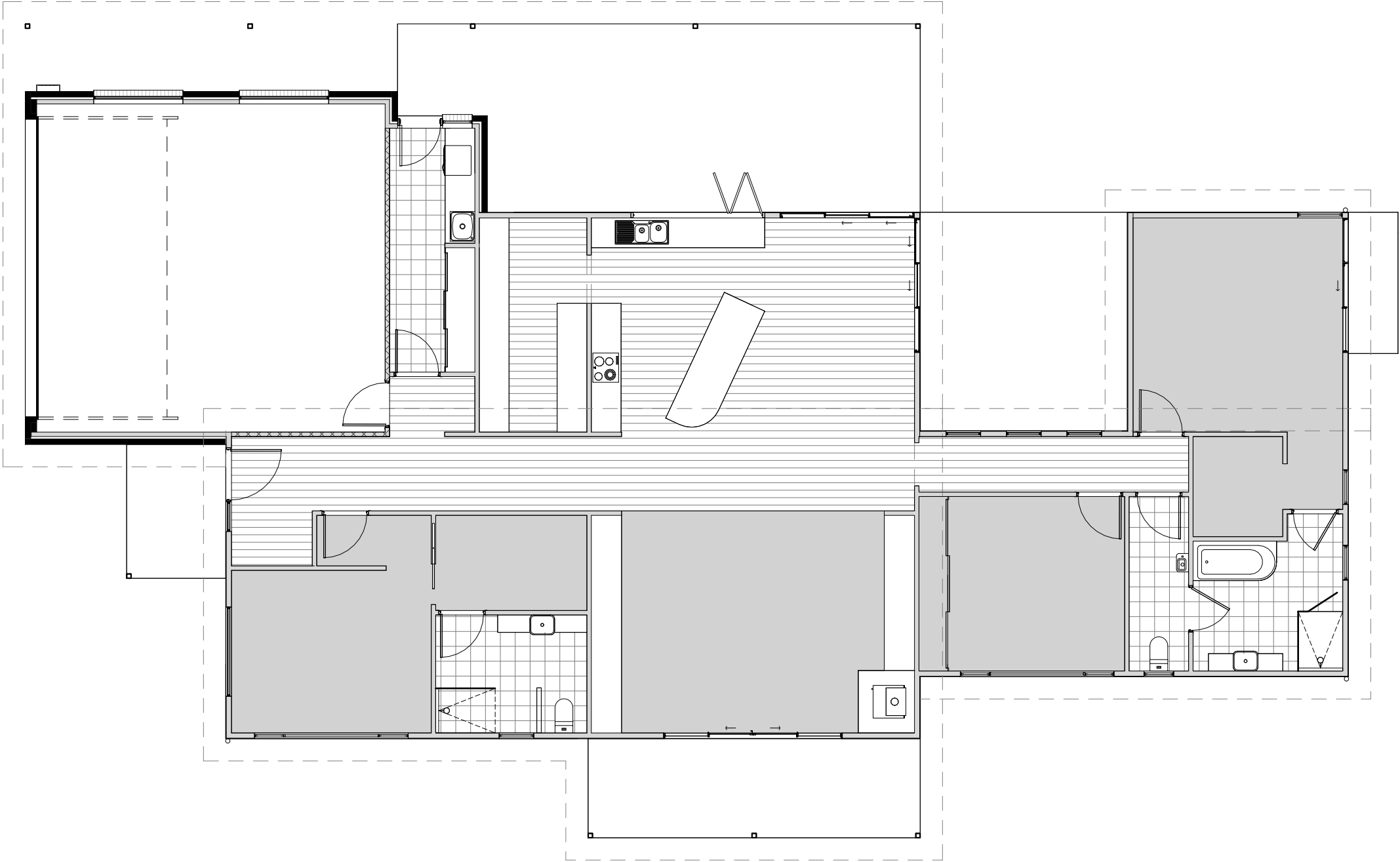


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FLOORING LEGEND

- Floating
Flooring
- Carpet
- Tiles



BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
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DRAWING: FLOORING LAYOUT PLAN

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

Scale 1 : 100

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

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LIGHTING CALCULATIONS

ABC B

Lighting

Class 1 & 10a buildings

National Construction Code

Calculator

Building name/description

H1414 - 23 Jeannie Drive, SORELL (Morrison & Coad)

Classification

Class 1

Number of rows preferred in table below

19

(as currently displayed)

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor				SATISFIES PART 13.7.6		
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density		System share of % of aggregate allowance used
1	GARAGE	Other	46.5 m²	80 W	Class 10a building					3.0 W/m²	1.7 W/m²	100% of 57%
2	L'DRY	Laundry	8.4 m²	24 W	Class 1 building					5.0 W/m²	2.9 W/m²	7% of 54%
3	ENTRY	Corridor	4.3 m²	12 W	Class 1 building					5.0 W/m²	2.8 W/m²	6% of 54%
4	HALL 1	Corridor	11.4 m²	24 W	Class 1 building					5.0 W/m²	2.1 W/m²	5% of 54%
5	BED 1	Bedroom	15.7 m²	36 W	Class 1 building					5.0 W/m²	2.3 W/m²	5% of 54%
6	WIR 1	Other	5.9 m²	12 W	Class 1 building					5.0 W/m²	2.0 W/m²	5% of 54%
7	ENS.	Bathroom	7.2 m²	10 W	Class 1 building					5.0 W/m²	1.4 W/m²	3% of 54%
8	WIP	Other	9.4 m²	24 W	Class 1 building					5.0 W/m²	2.6 W/m²	6% of 54%
9	KITCHEN	Kitchen	16.4 m²	120 W	Class 1 building					5.0 W/m²	7.3 W/m²	17% of 54%
10	DINING	Living room	12.3 m²	36 W	Class 1 building					5.0 W/m²	2.9 W/m²	7% of 54%
11	LIVING	Living room	38.0 m²	72 W	Class 1 building					5.0 W/m²	1.9 W/m²	4% of 54%
12	HALL 2	Corridor	6.2 m²	24 W	Class 1 building					5.0 W/m²	3.9 W/m²	9% of 54%
13	OFFICE	Other	14.6 m²	24 W	Class 1 building					5.0 W/m²	1.6 W/m²	4% of 54%
14	WC	Toilet	4.2 m²	12 W	Class 1 building					5.0 W/m²	2.9 W/m²	7% of 54%
15	BATH	Bathroom	8.5 m²	10 W	Class 1 building					5.0 W/m²	1.2 W/m²	3% of 54%
16	WIR 2	Other	3.7 m²	12 W	Class 1 building					5.0 W/m²	3.2 W/m²	7% of 54%
17	BED 2	Bedroom	20.1 m²	48 W	Class 1 building					5.0 W/m²	2.4 W/m²	6% of 54%
18	ALFRESCO	Verandah or balcony	36.6 m²	48 W	Verandah or balcony					4.0 W/m²	1.3 W/m²	42% of 35%
19	DECK	Verandah or balcony	13.4 m²	24 W	Verandah or balcony					4.0 W/m²	1.8 W/m²	58% of 35%

282.8 m²

652 W

Class 1 building

Verandah or balcony

Class 10a building (associated with a Class 1 building)

5.0 W/m²

4.0 W/m²

3.0 W/m²

2.7 W/m²

1.4 W/m²

1.7 W/m²

if inputs are valid

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

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NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING
* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
(i) 5W per m² in Class 1 building;
(ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
(iii) 3W per m² in a Class10a building associated with a Class 1 building.
* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2019 3.12.5.5 (f)

Scale

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

WINDOW SCHEDULE

WINDOW MANUFACTURER: GLASS SUPPLIES					
Window Number (W)	Size & Type	Glass	ID	Uw	SHGC
01	07-18FW (dg)	Clear	AWS-067-08	3.20	0.68
02	07-18FW (dg)	Clear	AWS-067-08	3.20	0.68
03	21-09GD (dg) Opaque	Opaque	AWS-019-01	4.10	0.50
04	09-06AW (dg)	Clear	AWS-008-01	4.30	0.55
05	12-27BF (dg)	Clear	AWS-017-05	4.40	0.50
06	21-27SD (dg)	Clear	AWS-013-01	4.00	0.61
07	21-27SD (dg)	Clear	AWS-013-01	4.00	0.61
08	18-07FW (dg)	Clear	AWS-067-08	3.20	0.68
09	18-07FW (dg)	Clear	AWS-067-08	3.20	0.68
10	18-07FW (dg)	Clear	AWS-067-08	3.20	0.68
11	21-09AW (dg)	Clear	AWS-008-01	4.30	0.55
12	21-27SD (dg)	Clear	AWS-013-01	4.00	0.61
13	18-07AW (dg)	Clear	AWS-008-01	4.30	0.55
14	18-07AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
15	09-06AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
16	18-31AW (dg)	Clear	AWS-008-01	4.30	0.55
17	21-36SD (dg)	Clear	AWS-013-01	4.00	0.61
18	18-07AW (dg)	Clear	AWS-008-01	4.30	0.55
19	18-31AW (dg)	Clear	AWS-008-01	4.30	0.55
20	07-18FW (dg)	Clear	AWS-067-08	3.20	0.68
21	21-06FW (dg)	Clear	AWS-067-08	3.20	0.68
22	05-27FW (dg) highlight	Clear	AWS-067-08	3.20	0.68
23	05-27FW (dg) highlight	Clear	AWS-067-08	3.20	0.68
24	05-27FW (dg) highlight	Clear	AWS-067-08	3.20	0.68
LEGEND: SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, GD = Glazed door, FD = French door, TW = Transom window, DH = Double Hung Window					
NOTE: Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above. * Glass specification may change to comply with BAL requirements (Refer to sheet 12)					

INSULATION

INSULATION SCHEDULE	
AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R5.0 bulk insulation (or equivalent).
Walls (external)	R2.5 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.5 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	50mm XPS under Kitchen, Living, Dining & WIP areas ONLY.
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly; 210mm for R4.1 bulk insulation; 240mm for R5.0 bulk insulation; 260mm for R6.0 bulk insulation; 290mm for R7.0 bulk insulation. These dimensions are nominal and may vary depending on the type of insulation to be installed.	

SORELL COUNCIL

Sorell Council

Development Application: 5.2026.207.1 - Response to Request For Information - 23 Jeannie Drive, Sorell P2 .pdf
Plans Reference: P2
Date Received: 10/07/2026

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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Drafted by Cem Kali, Licence Number: 627300775

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION

Excavation and filling of site to be in accordance with NCC Part 3.2 and AS 2870.
Drainage works to be in accordance with NCC Part 3.3 & AS 3500.3.2.
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
Minimum 150 above finished ground;
Minimum 50 above paved surfaces;

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

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

FOOTINGS AND SLABS

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

MASONRY

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

FRAMING

Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm²per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm².
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING

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

FIRE SAFETY

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

HEALTH AND AMENITY

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

SAFE MOVEMENT AND ACCESS

Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
RISERS - min. 115, max. 190;
TREADS min. 240, max. 355.
Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS

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

ENERGY EFFICIENCY

Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation. Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.
Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise. Wall surface density minimum - 220kg/m²
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap. Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage. External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations. Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter. Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices. Windows and external door weatherproofing to AS 2047.

TH

TASSIE HOMES

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

REVISION	DATE	DESCRIPTION
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THIS PLAN IS ACCEPTED BY:

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

DATE:



Sorell Council

Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf
Plans Reference: P2
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BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: COMPLIANCE NOTES

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

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

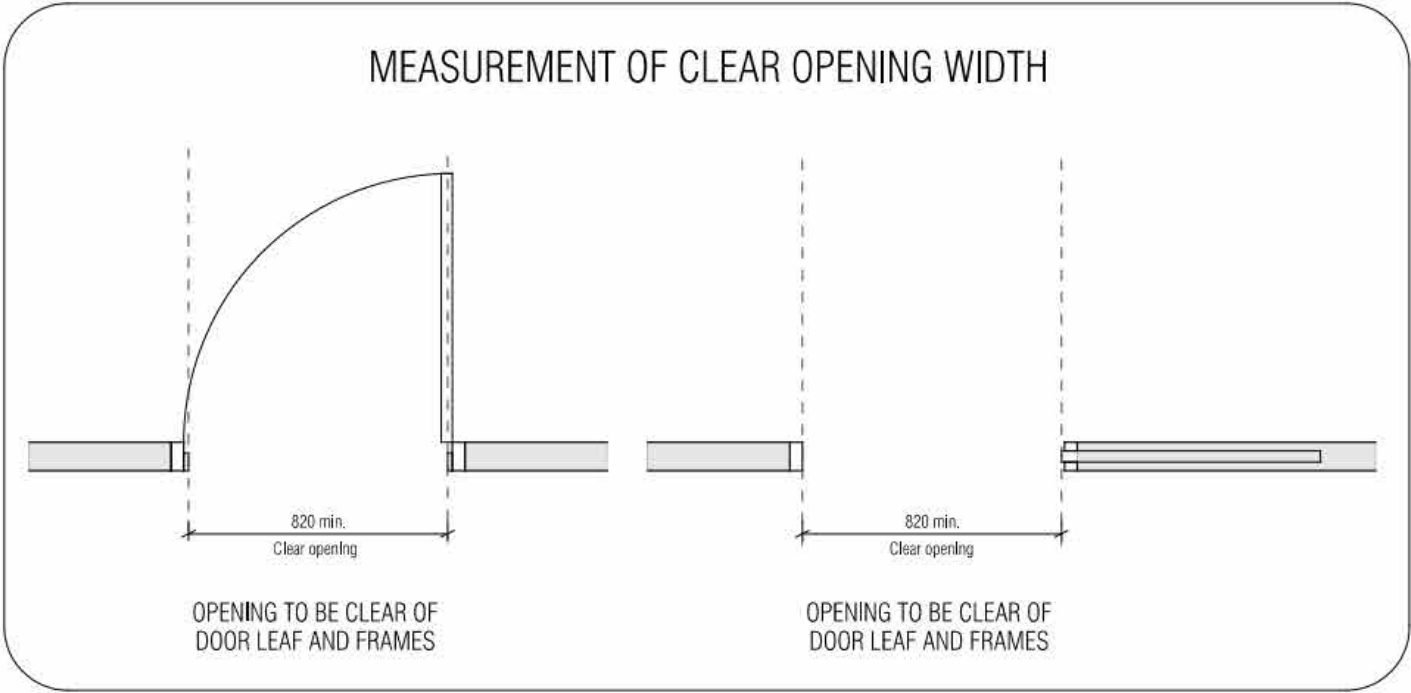
- (1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
 - (a) an appurtenant Class 10a garage or carport; or
 - (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
- (c) Access for the purposes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

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

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

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

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



TH

TASSIE HOMES

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SORELL COUNCIL

Sorell Council

Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf
Plans Reference: P2
Date Received: 10/07/2026

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: LIVABLE HOUSING NOTES 1 of 3

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:



TASSIE HOMES

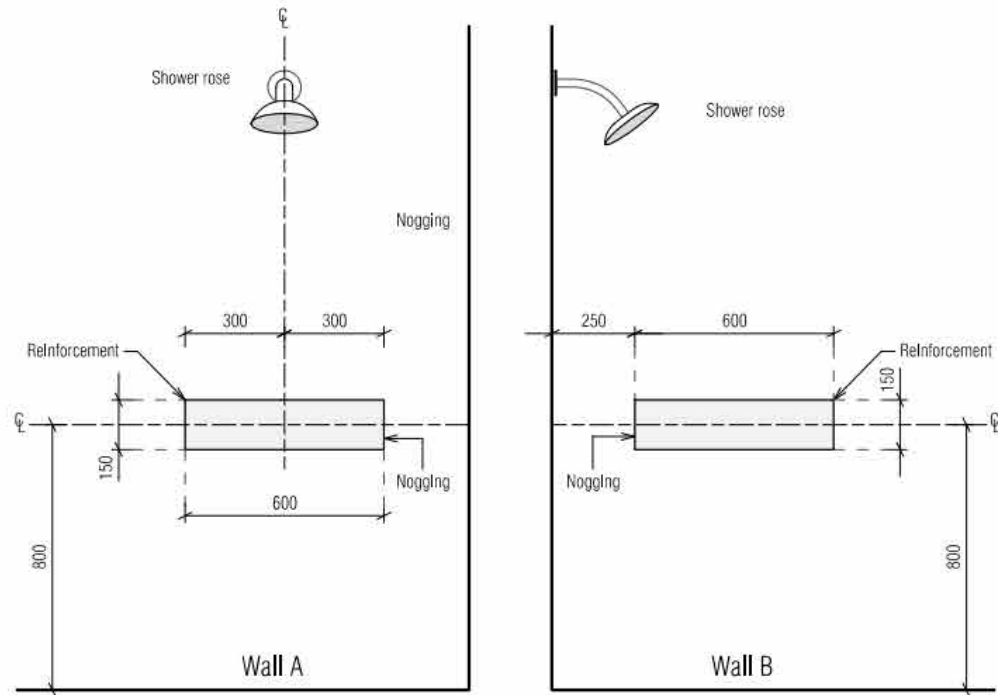
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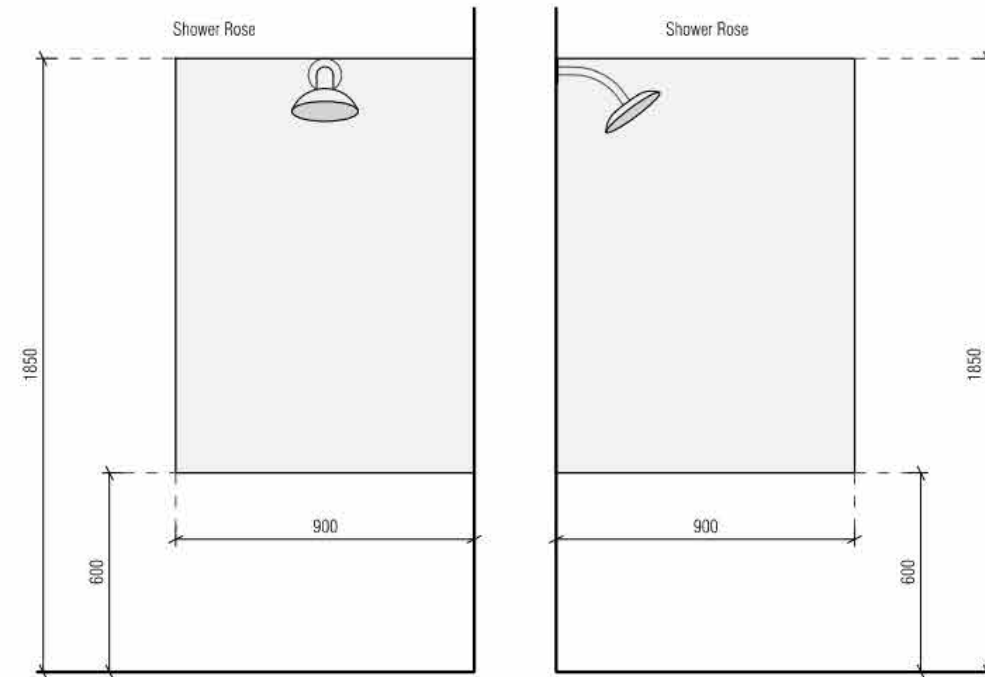
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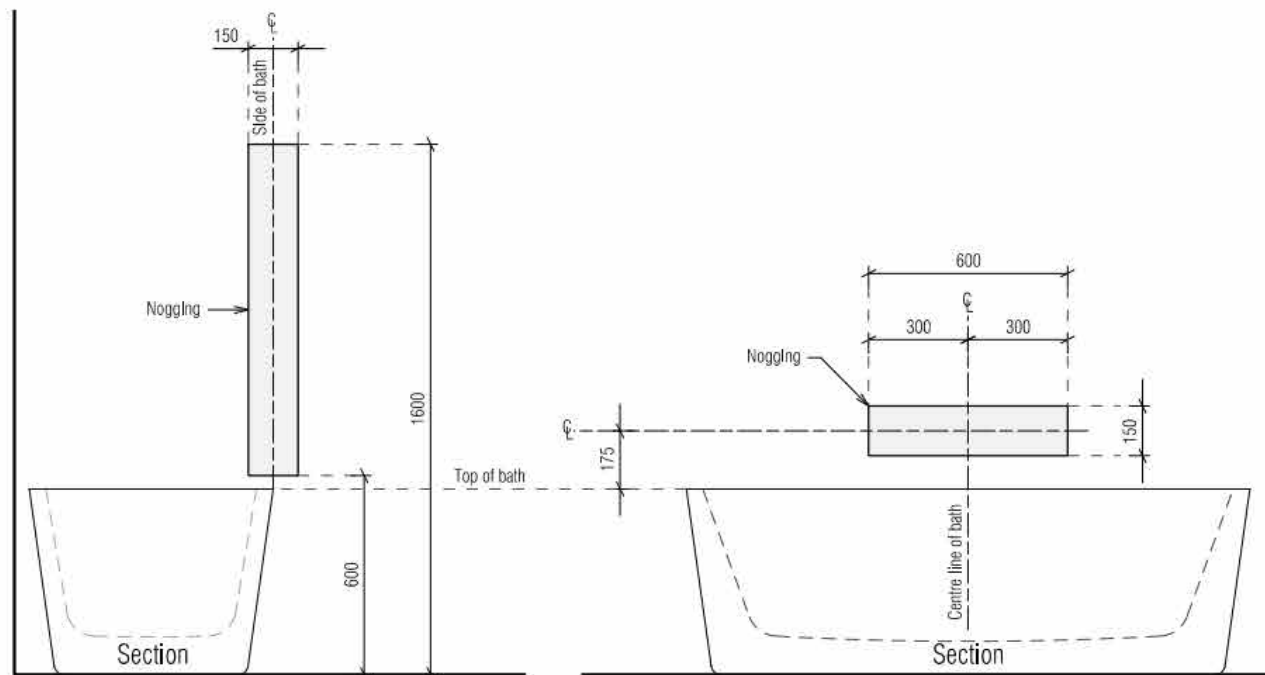
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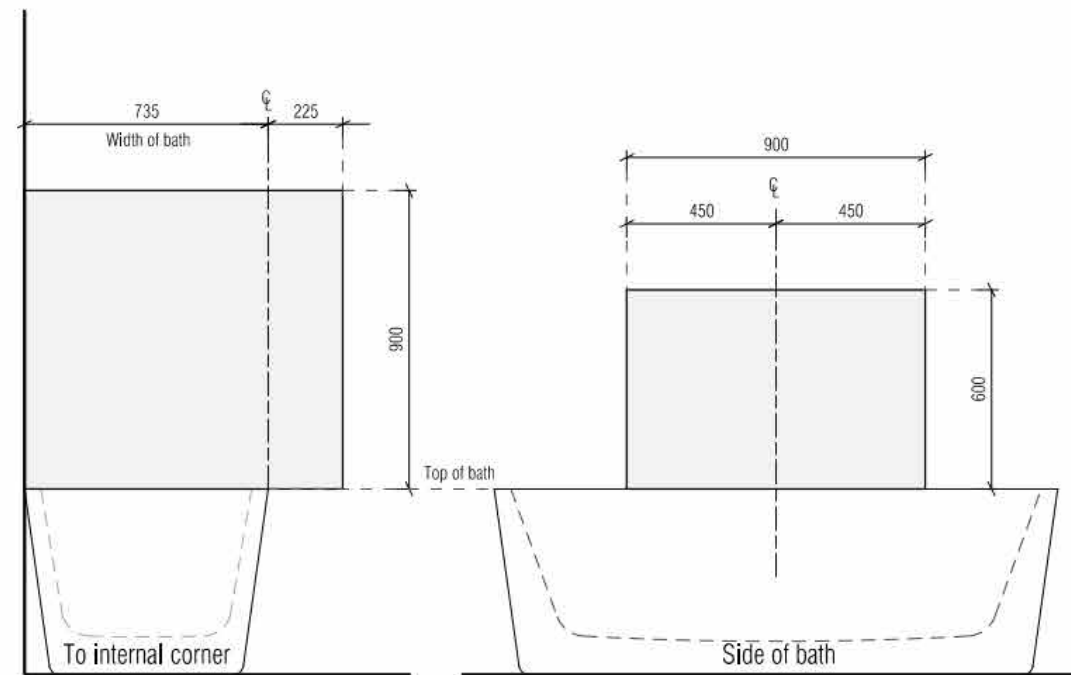
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

Scale

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: LIVABLE HOUSING NOTES 2 of 3

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
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DWG No:

10b



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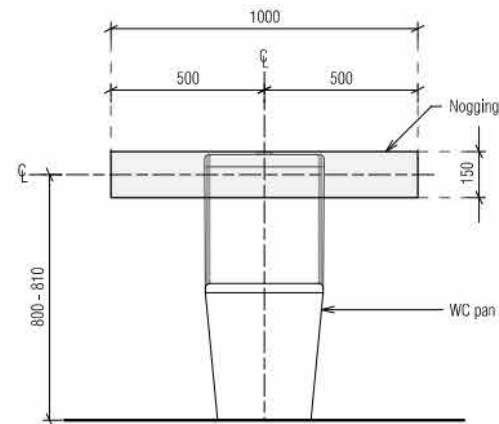
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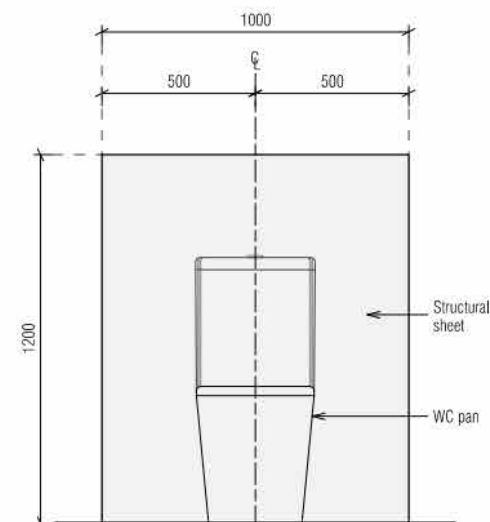
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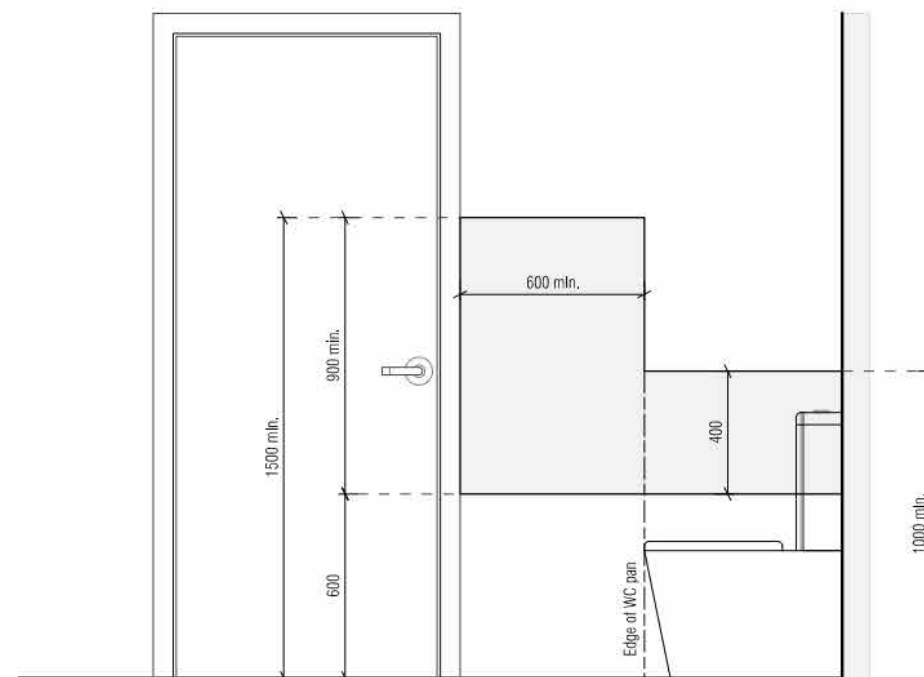
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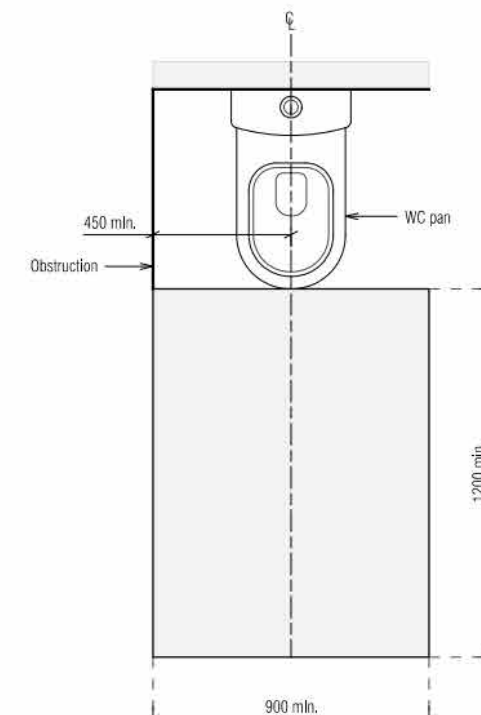
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



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



CIRCULATION SPACE
FOR A TOILET PAN

Scale

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: LIVABLE HOUSING NOTES 3 of 3

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

10c

Vessels or area where the fixture is installed	Floor and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction	Waterproof all penetrations
Unenclosed showers	Waterproof entire unenclosed shower area. Minimum horizontal distance of 1500mm (radius) from the shower rose.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm	N/A

IMPORTANT NOTES:

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.

2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).

3. Certification to be provided to the Building Surveyor.

4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.

5. The above information is for general guidance and is indicative only.

Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;

2. Ensure extractor fans are used every time when bathing;

3. Ensure extractor fans are ducted to the outside; *

4. Ensure non-condensing clothes dryers are ducted to the outside; **

5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;

6. Avoid the use of unflued gas heaters;

7. Do not store large quantities of firewood inside the home in unventilated spaces;

8. Avoid plants and water features in unventilated spaces;

9. Ensure covers are kept on aquariums;

10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.

** or install separate air extractor on ceiling. However, direct ducting is recommended.

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



TASSIE HOMES

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Sorell Council

Development Application: 5.2026.207.1 - Response to Request For Information - 23 Jeannie Drive, Sorell P2 .pdf

Plans Reference: P2

Date Received: 10/07/2026

Scale

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: WET AREA SPECIFICATIONS

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
DRAWN BY: CK
DWG No:

AS3959 - CONSTRUCTION SCHEDULE BAL-12.5

Construction shall be in accordance with Bushfire Attack Level 12.5 (BAL-12.5) as specified in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas, Sections 3 and 5.

SUBFLOOR shall be either slab-on-ground or timber on isolated piers with brick perimeter. The standard does not provide construction requirements for either of these subfloor construction methods. Refer section 5.3.1 for detail.

EXTERNAL WALLS shall be timber framing, externally lined with sarking and clad with brick veneer or Weathertex cladding respectively. (Weathertex is stated as having a density of 990kg/m3. Any exposed timber shall bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant). Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density is 750 kg/m3 or greater. Refer section 5.4.1 for detail.

JOINTS IN EXTERNAL WALLS are to be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Refer section 5.4.2 for detail.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS greater than 3mm are to be fitted with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. Refer section 5.4.3 for detail.

BUSHFIRE SHUTTERS when used, shall protect the whole window/door assembly and shall be fixed to the building and be non-removable with gaps no greater than 3mm between the shutter and the wall, sill or head. They must be manually openable from either inside or outside. They shall be made of non-combustible material or bushfire resistant timber (AS 3959-2018 Appendix F compliant). Perforations must have an area no greater than 20% of the shutter and be uniformly distributed with gaps no greater than 3mm (or no greater than 2mm when the openable portion of the window is not screened).

SCREENS shall be fitted internally or externally to openable portions of windows. Screens shall be aluminium framed with 2mm minimum aperture, corrosion resistant steel, bronze or aluminium mesh. No gaps between the perimeter of the screen assembly and the building are to be greater than 3mm. Refer section 5.5.1A for detail. Alternatively, compliant bushfire shutters may be installed.

WINDOWS AND GLAZED SLIDING DOORS and their frames, joinery and architraves can be aluminium framed but can also be PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater.

Windows less than 400mm from the ground or less than 400mm above decks, carport roofs, veranda roofs and awnings which have an angle less than 18 degrees shall be a minimum of 4mm Grade A safety glass. When using double glazing this requirement applies to the external face only. Windows above 400mm (when specific glazing is not required by other relevant Standards) may use annealed glass. Sliding doors shall be glazed with a minimum of 4mm Grade A safety glass. Refer section 5.5.2 for detail. Alternatively, compliant bushfire shutters may be installed. Care should be taken to ensure that the energy assessor for this project is aware of the minimum glazing requirements for this BAL classification so as to avoid conflict with glazing specifications.

SIDE HUNG EXTERNAL DOORS can be either non-combustible or solid timber with a minimum thickness of 35mm, or hollow core with a non-combustible kick plate on the outside for the first 400mm above the threshold. Glazed doors including French doors and bi-fold must have glazing that complies with the glazing requirements for windows and the frame can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650 kg/m3 or greater. Refer section 5.5.3 for detail.

DOOR JAMBS AND ARCHITRAVES can be aluminium framed or PVC which is shown to be bushfire resistant or bushfire resistant timber (AS 3959-2018 Appendix E2 or Appendix F compliant). Compliant timbers include Celery Top, Blackwood, Myrtle, Southern Blue Gum, some Tas Oak (as Messmate, Alpine Ash, Mountain Ash, Silvertop Ash, Peppermint & Manna Gum) or Plantation Ash (as Shining Gum) as long as the density is 650kg/m3 or greater. Doors must be tight-fitting to the door jamb (and to the abutting door where applicable). Weather strips or draught excluders shall be installed to all side-hung external doors.

GARAGE DOORS must be fully non-combustible or have the lower portion of the door which is within 400mm of the ground be non-combustible. Panel lift, tilt or side hung doors shall be fitted with weather strips, draught excluders or guide tracks as appropriate to the door type with gaps no greater than 3mm. Roller doors shall have guide tracks with gaps no greater than 3mm or fitted with a nylon brush that is in contact with the door. Refer section 5.5.5 for detail.

ROOF shall be timber framing, lined with sarking on the outside of the frame and clad with corrugated colorbond cladding. Any gaps under ribs or roof components such as roof eave, fascia and wall junctions are to be sealed with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh, or filled with mineral wool to prevent openings greater than 3mm. Refer section 5.6.1, 5.6.2 & 5.6.3 for detail.

VERANDAH, CARPORT OR AWNING ROOFS forming part of the main roof shall meet the requirements of the main roof. Refer section 5.6.4 for detail.

ROOF PENETRATIONS such as skylights, vent pipes and aerials that penetrate the roof shall be sealed to prevent openings greater than 3mm. Openable and vented skylights or vent pipes shall be fitted with 2mm aperture corrosion resistant, steel, bronze or aluminium mesh ember guards. All overhead glazing shall be Grade A safety glass. PVC vent pipes are permitted. Refer section 5.6.5 for detail.

EAVES LINING, FASCIA AND GABLES shall be cement sheet or equivalent non-combustible material and sealed to prevent openings greater than 3mm. Refer section 5.6.6 for detail.

GUTTERS AND DOWNPIPE materials and requirements are not specified in the standard for BAL-12.5 with the exception of box gutters which shall be non-combustible. Gutter and valley leaf guards are not a requirement of the standard but they are strongly recommended. If installed, they must be non-combustible. Refer section 5.6.7 for detail.

VERANDAH AND DECK SUPPORTS AND FRAMING can be timber construction as there are no construction requirements in the standard for BAL-12.5. Decking may be spaced or un-spaced and the sub-floor either enclosed or unenclosed. If the decking is spaced it is assumed that the spacing shall be 3mm nominal spacing with an allowance of between 0-5mm due to seasonal changes. If the deck sub-floor is enclosed, then all materials less than 400mm from the ground shall be non-combustible. Refer section 5.7.1, 5.7.2 & 5.7.3 for detail.

VERANDAHS, DECKS, STEPS, LANDINGS AND RAMPS and their elements can be timber construction as there are no construction requirements for BAL-12.5 except for elements less than 300mm horizontally and 400mm vertically from glazed elements which must be bushfire resistant timber (AS 3959-2018 Appendix E1 or Appendix F compliant) or equivalent non-combustible material. Compliant timbers include Tas Oak (as Messmate, Peppermint & Manna Gum) or Southern Blue Gum as long as the density of 750kg/m3 or greater. An acceptable solution would be to line the area with cement sheet with ceramic tiles over. Refer section 5.7.2.4 for detail.

BALUSTRADES AND HANDRAILS can be timber construction as there are no construction requirements in the standard for BAL 12.5. Refer section 5.7.4 for detail.

WATER AND GAS SUPPLY PIPING where it is above ground and exposed shall be metal. Refer section 5.8 for detail.

TH

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REVISION	DATE	DESCRIPTION
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Sorell Council

Development Application: 5.2026.207.1 -
Response to Request For Information - 23
Jeannie Drive, Sorell P2 .pdf
Plans Reference: P2
Date Received: 10/07/2026

PROPOSED HOUSE FOR SHAREE MORRISON & TROY COAD
AT 23 JEANNIE DRIVE, SORELL

Scale

BAL - 12.5
See sheet 12 for
Bushfire Attack Level
construction requirements

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DRAWING: B.A.L. CONSTRUCTION REQUIREMENTS

DATE: 20 May 2026
FILE NAME: H1414 - DA - Rev C - 030726
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