

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

LOT 48 SPOONBILL LOOP, SORELL (CT300345/48)

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 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: 5.2026-225.1
DATE: 17 JULY 2026



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

Full description of Proposal:	Use: Residential Use
	Development: Ne Residential Dwelling
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 400,000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: Lot 48 Spoonbill Loop
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 48 Folio: 300345

Current Use of Site	Vacant Residential Land
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Current Owner/s:	Name(s) Jac Estates Pty Ltd
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☒ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>

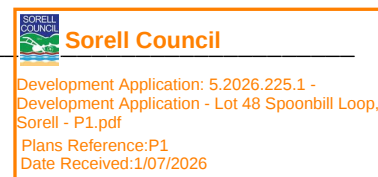
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council
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 Plans Reference: P1
 Date Received: 1/07/2026

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: <u>Reid Paul</u> Date: <u>01/07/2026</u>

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



SEARCH OF TORRENS TITLE

VOLUME 300345	FOLIO 48
EDITION 1	DATE OF ISSUE 27-Apr-2026

SEARCH DATE : 29-May-2026

SEARCH TIME : 10.21 am

DESCRIPTION OF LAND

Town of SORELL

Lot 48 on Sealed Plan 300345

Derivation : Part of 244 Acres Gtd. to Thomas Giblin & John Lord

Prior CT 300261/1000

SCHEDULE 1

M773163 & M817084 TRANSFER to FORCETT STREET PTY LTD
Registered 06-May-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP300345 COVENANTS in Schedule of Easements
SP300345 FENCING COVENANT in Schedule of Easements
SP186811, SP187084, SP187106, SP187782, SP188598, SP189521 &
SP300261 COVENANTS in Schedule of Easements
SP187106, SP187782, SP188598, SP189521 & SP300261 FENCING
COVENANT in Schedule of Easements
SP 9892 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

N235194 PRIORITY NOTICE reserving priority for 90 days
TRANSFER FORCETT STREET PTY LTD to WILSON HOMES
TASMANIA PTY LTD Lodged by PAGE SEAGER on
25-May-2026 BP: N235194



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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 300345
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PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Taswater

Lot 20 is subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP 186811) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

Lots 52, 53, 61, & 62 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 186811) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 186811)" as shown on the plan ("the Easement Land").

Drainage

Lot 20 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP 186811) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

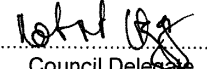
Lot 62 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 'D' 3.00 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

Lots 52, 53, 61, & 62 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 186811) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 186811)" as shown on the plan ("the Easement Land").

FENCING COVENANT

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

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REF: 300261/1000 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:252064)	PLAN SEALED BY: SORELL COUNCIL DATE: 21.4.26 SA 7.2020 / 24 - 1 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 300345
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 300261/1000	

COVENANTS**Water tank**

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

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

Definitions;

"Pipeline and Services Easement" means-

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

Director: Director: **Sorell Council**

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 300345
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"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

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

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

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

 
 Director Signature Director Signature

PETER KALL DEAN MURRAY COCKER
 Director Full Name (print) Director Full Name



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

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OWNER: FORCETT STREET PTY LTD	PLAN OF SURVEY		REGISTERED NUMBER SP300345
FOLIO REFERENCE: 300261/1000	BY SURVEYOR: M. M. STRATTON of OPDA SURVEYORS, ENGINEERS & PLANNERS		APPROVED EFFECTIVE FROM 27 APR 2026 Recorder of Titles
GRANTEE: PART OF 244 ACRES GTD TO THOMAS GIBLIN & JOHN LORD	LOCATION: TOWN OF SORELL		
SCALE 1: 2000 1000	LENGTHS IN METRES	SURVEYORS REF 55911MS-1	
PRIORITY FINAL PLAN			ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 Registered Land Surveyor	18/03/2026 Date	 Sorell Council	 Council Delegate	21/4/26 Date
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Prepared for
JAC Estates Pty Ltd

Spoonbill Loop Subdivision Sorell

FLOOD HAZARD REPORT

FE_24028
09th May 2024



Sorell Council

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Plans Reference: P2
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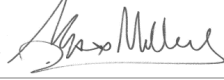
flüssig
ENGINEERS

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

Document Information

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

Document Initial Revision

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

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

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1. Introduction

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

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

1.1 Development

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

1.2 Objectives and Scope

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

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

1.3 Limitations

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

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



2. Model Build

2.1 Overview of Catchment

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

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

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



Figure 1. Contributing Catchment, Spoonbill Loop Subdivision, Sorell

2.2 Hydrology

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

Table 1. Parameters for RAFTS catchment

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



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

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

2.2.1 Climate Change

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

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

Table 2. Climate Change Increases

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



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2.2.2 Calibration/Validation

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

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

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

2.3 Hydraulics

2.3.1 Survey

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

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



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

2.3.2 Pipes and pits

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

2.3.3 Key Stormwater Assets

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

2.3.4 Roads

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

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



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2.3.5 Roughness (Manning's n)

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

Table 4. Manning's Coefficients (ARR 2019)

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

2.3.6 Buildings

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

2.4 Development Runoff

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

3. Model Results

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

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

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

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



Sorell Council

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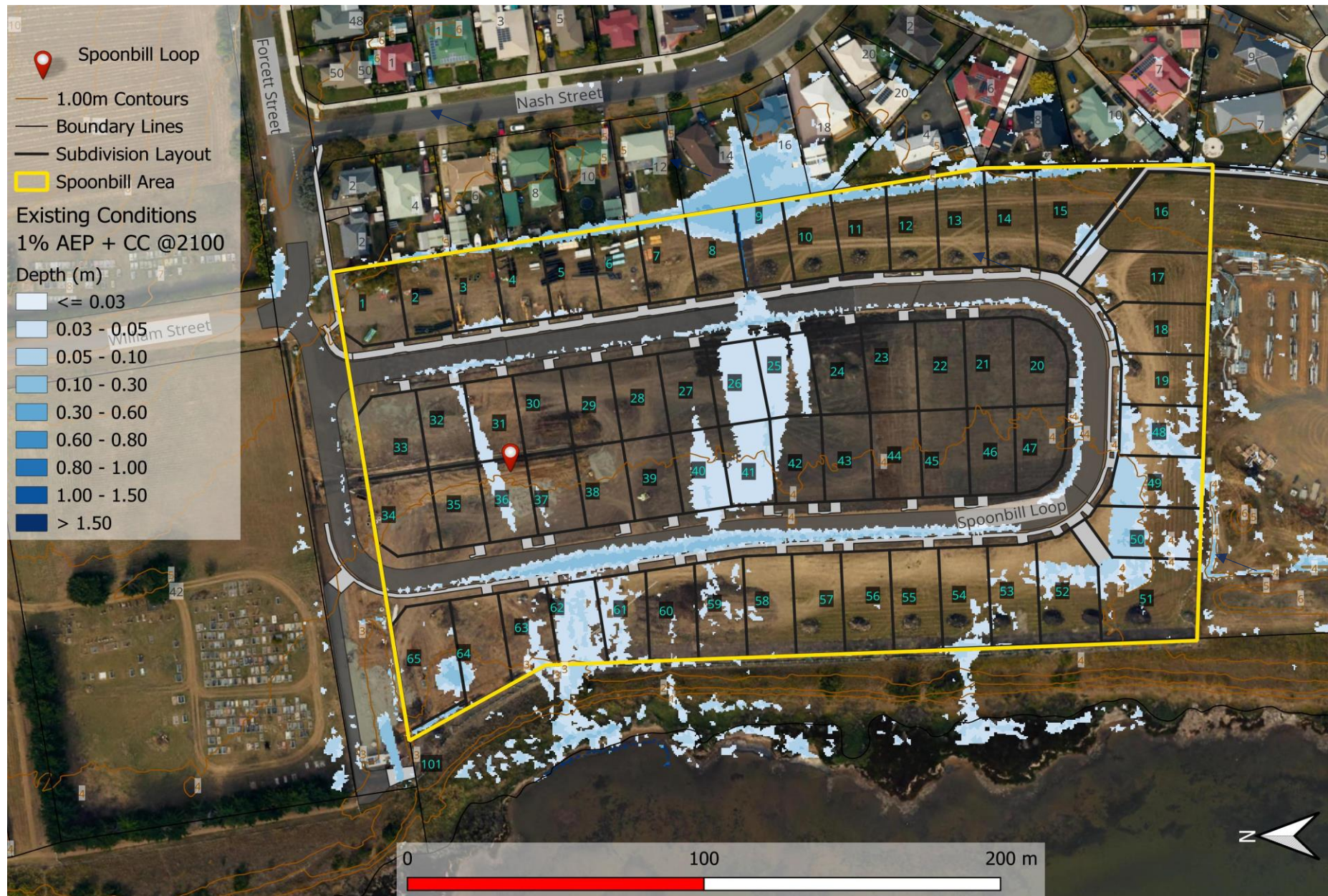


Figure 4. Pre-Development 1% AEP + CC Depth.



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3.1 Displacement of Overland Flow on Third Party Property

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

3.2 Development Effects on Flooding

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

3.3 Future New Habitable Buildings

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

Table 5. Habitable Floor Construction Levels

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

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

4. Flood Hazard

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

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

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

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

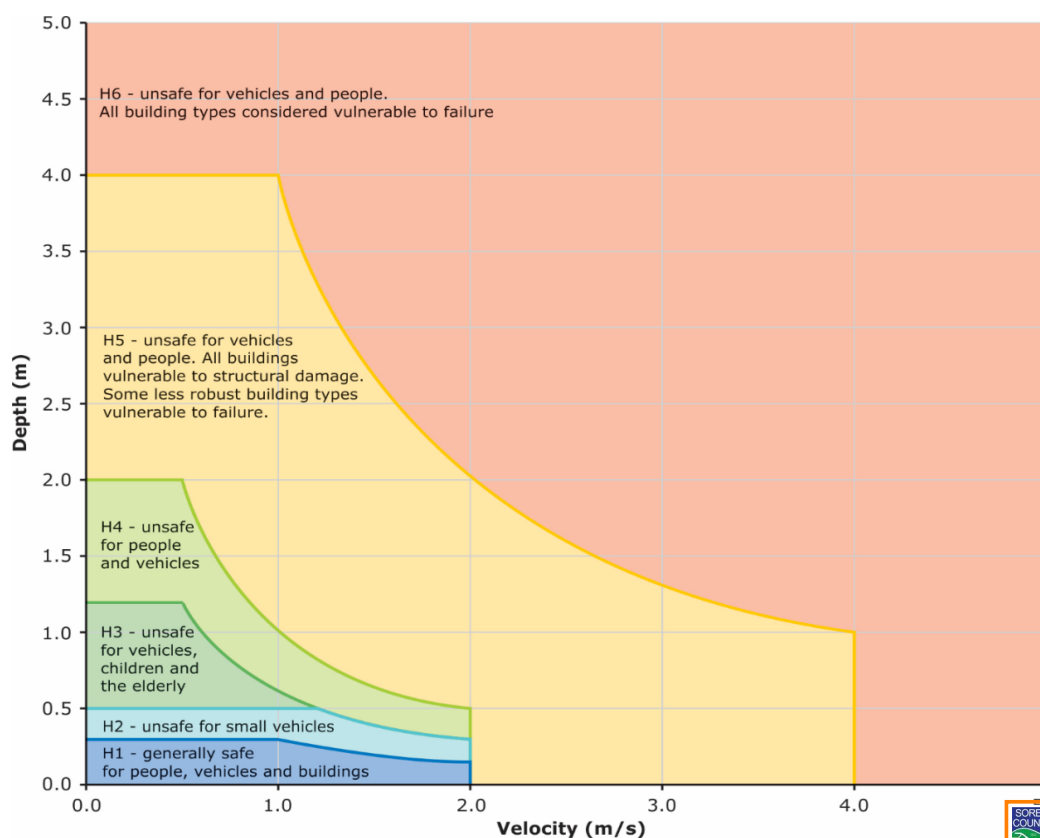


Figure 5. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

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

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



5. Conclusion

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

The following conclusions were derived in this report:

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

6. Recommendations

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

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

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



7. Limitations

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

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

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



8. References

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



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Development Application: 5.2026.225.1 -
 Response to Request For Information - Lot 48
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Appendices

Appendix A Flood Study Maps



Sorell Council

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Response to Request For Information - Lot 48
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EXISTING CONDITIONS 1% AEP + CC @2100

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Legend

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

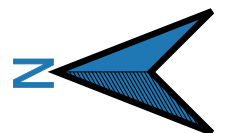
Existing Conditions 1% AEP + CC @2100

Depth (m)

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



0 30 60 m
meters



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TASMANIA



EXISTING CONDITIONS 1% AEP + CC @2100



Legend

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

Existing Conditions 1% AEP + CC @2100

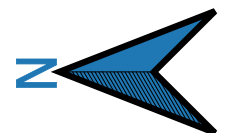
Velocity (m/s)

- ≤ 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

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0 30 60 m
meters



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TASMANIA

EXISTING CONDITIONS 1% AEP + CC @2100



Legend

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

Existing Conditions 1% AEP + CC @2100

Hazard

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

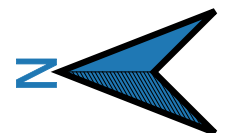


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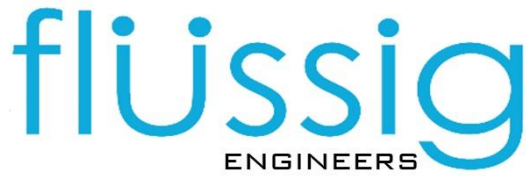
0 30 60 m
meters



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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	ROOF DRAINAGE PLAN
9	FLOOR COVERINGS
10	KITCHEN DETAILS
11	BATHROOM DETAILS
12	ENSUITE DETAILS
13	LAUNDRY DETAILS
14	WC DETAILS
15	STORE DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

ALFRESCO	13.50
GARAGE	22.05
LIVING	149.59
PORCH	2.92
	188.07 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED)
DESIGN WIND SPEED	50.00 m/s (EXPOSED)
ESTATE/DEVELOPER GUIDELINES	PITT WATER SHORES ESTATE
FLOOD OVERLAY	YES
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	4.380m AHD
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	H2
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	90m
WITHIN 50km BREAKING SURF	5.42km
ZONING	GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	6,215mm
GARAGE TO BOUNDARY	MIN. 5,500mm	6,065mm
SIDE - GROUND FLOOR	MIN. 1,500mm	3,290mm
SIDE B - FIRST FLOOR	MIN. 1,500mm	2,700mm
REAR	MIN. 1,500mm	1,570mm
BULK & SCALE		
SITE AREA	512m²	
SITE COVERAGE	MAX. 50%	36.73%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	137mm
FILL DEPTH	MAX. 1,000mm	350mm
ACCESS & AMENITY		
PRIVATE OPEN SPACE	MIN. 24m²	24m²

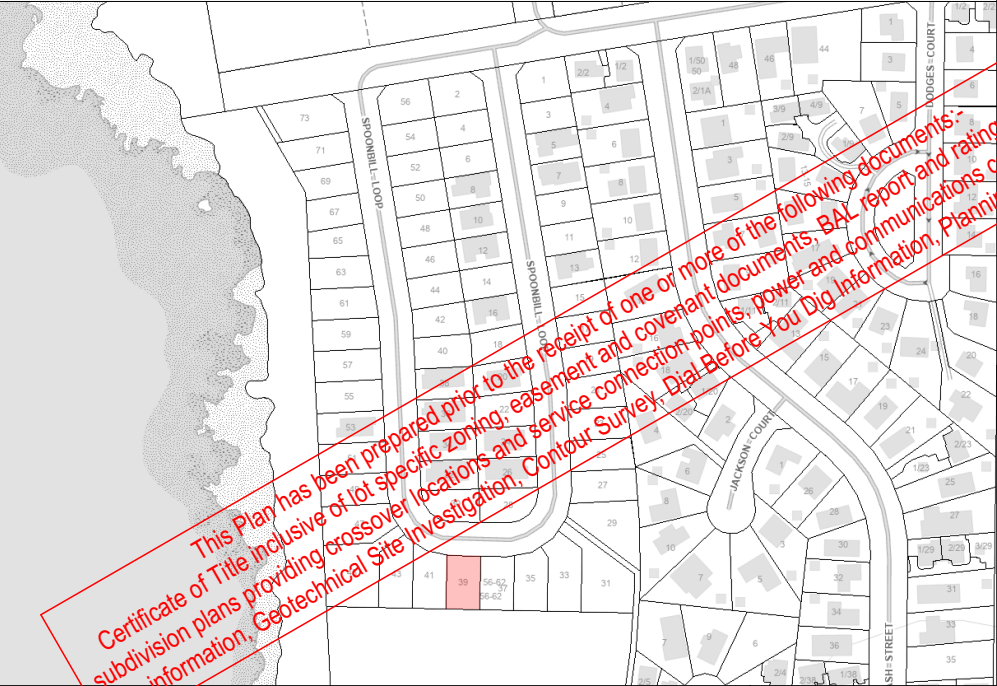
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2605mm, 2675mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE)
WALL WRAP	WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAx SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: ENS (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: ENS (GROUND FLOOR)

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
- THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
- THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
- INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
- CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

PRELIMINARY PLAN SET

1	PRELIMINARY DA PLAN SET - INITIAL ISSUE	ALL	2026.06.25	HAB	MSP
2	DA PLAN SET - ISSUE	ALL	2026.06.30	HAB	
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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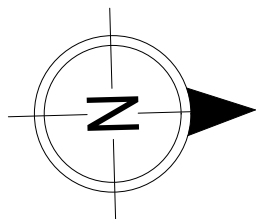
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COPYRIGHT: © 2026	1 PRELIMINARY DA PLAN SET - INITIAL ISSUE	HAB 25/06/2026	ADDRESS: LOT 48 SPOONBILL LOOP, SORELL TAS 7172	FACADE DESIGN: VERVE	FACADE CODE: F-WDCYOR10VERVA	
	2 DA PLAN SET- ISSUE	HAB 30/06/2026	LOT / SECTION / CT: 48 / - / 300345	SHEET TITLE: COVER SHEET	SCALES:	
			COUNCIL: SORELL	SHEET No.: 1 / 15		

APPROX. CUT/FILL		
CUT	0.63m ²	1.42t
FILL	49.56m ³	111.51t
DIFFERENCE	48.93m ³	110.09t
110 TONNES OF IMPORT FILL		
EXCLUDES DRIVEWAY CUT/FILL		

CODE OVERLAYS

DEB AREA	
DROPPED EDGE BEAMS	
SURFACE AREA (m²)	
	19.47
	19.47 m²

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



 **Sorell Council**

Development Application: 5.2026.225.1 -
Development Application - Lot 48 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference:P1
Date Received:1/07/2026

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
DISCOVERY	1	PRELIMINARY DA PLAN SET - INITIAL ISSUE		HAB	25/06/2026	WILSON COMPLETE		HAMILTON 15		H-WDCHAM20SA		
COPYRIGHT:	2	DA PLAN SET- ISSUE		HAB	30/06/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2026						LOT 48 SPOONBILL LOOP, SORELL TAS 7172		VERVE		F-WDCYOR10VERVA		
						LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
						48 / - / 300345		COUNCIL:		2 / 15		
						SORELL		SITE PLAN		1:200, 1:100		714828

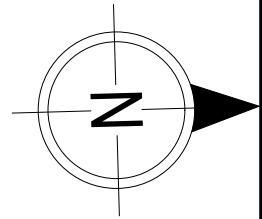
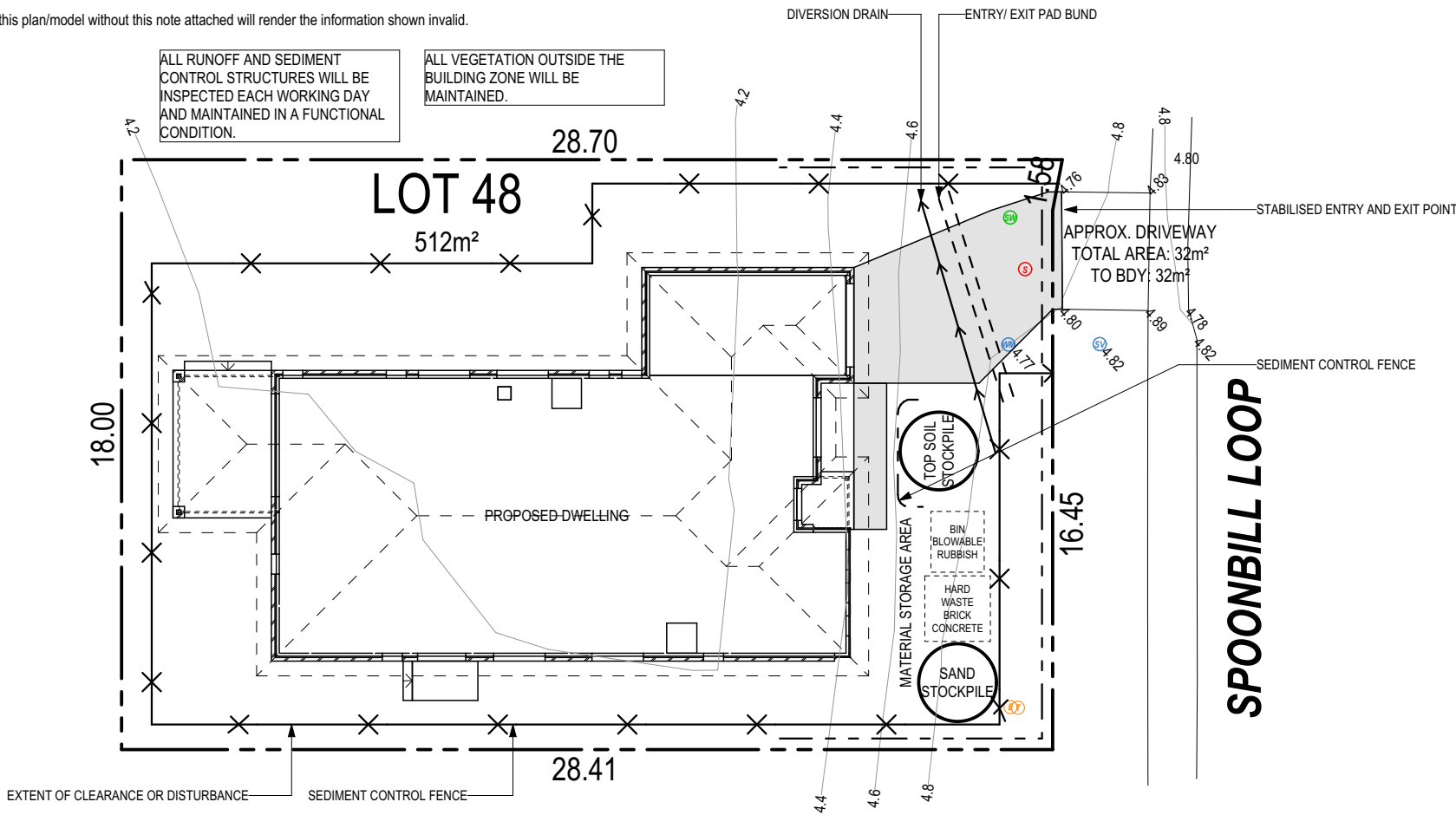
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

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Development Application - Lot 48 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference:P1
Date Received:1/07/2026

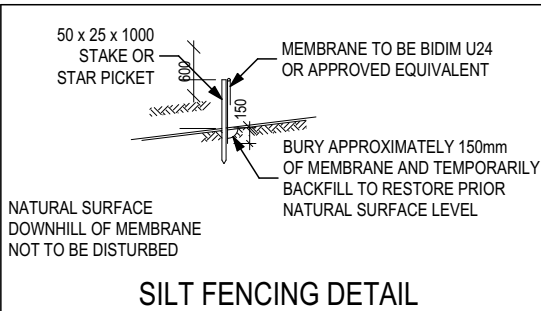
**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

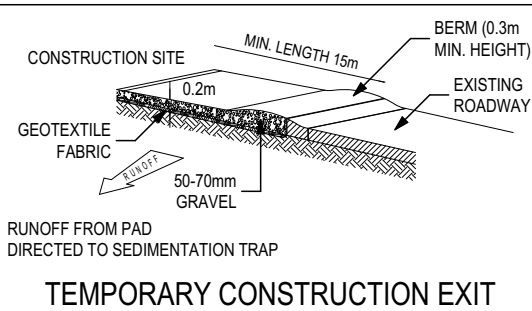
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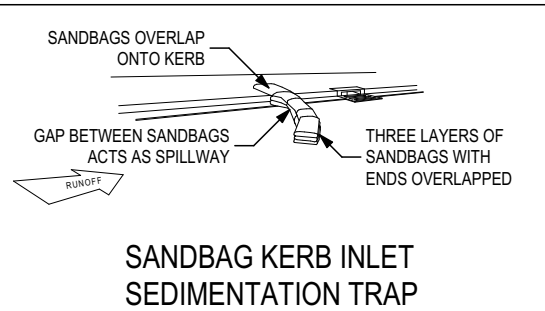
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SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



**SANDBAG KERB INLET
SEDIMENTATION TRAP**

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	2 DA PLAN SET- ISSUE	HAB 30/06/2026	LOT / SECTION / CT: 48 / - / 300345	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	SCALES:	
			COUNCIL: SORELL	SHEET No.: 3 / 15		

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

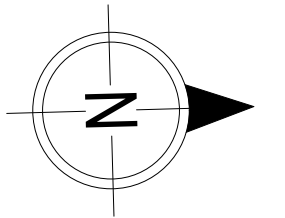
ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

- | | |
|---------|---------------------------|
| HS / WS | HOB SPOUT / WALL SPOUT |
| | FACE BRICK / COMMON BRICK |
| | RENDER |
| | SOUND INSULATION |
| AJ | BRICK ARTICULATION JOINT |
| SDP | STANDARD DOWNSPIPE |
| CDP | CHARGED DOWNSPIPE |
| | DENOTES DRAWER SIDE |
| | MECHANICAL VENTILATION |
| L.B.W | LOAD BEARING WALL |
| PB | PLASTERBOARD |
| FC | FIBRE CEMENT |
| | THIS DOOR OPENS FIRST |
| | SMOKE ALARM |
| # | LIFT OFF HINGE |
| + | WATER POINT |
| | FLOOR WASTE |
| | GAS BAYONET |

MAIN DWELLING, GROUND FLOOR

ALFRESCO	13.50
GARAGE	22.05
LIVING	149.59
PORCH	2.92
	188.07 m ²

INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS:

- R2.0 BATTS TO EXTERNAL WALLS (EXCLUDING GARAGE)
- R2.0 BATTS TO INTERNAL WALLS ADJACENT TO GARAGE / SUBFLOOR / ROOF SPACES / SKYLIGHTS
- R4.1 CEILING BATTS (EXCLUDING GARAGE, ALFRESCO & PATIO)
- SARKING UNDER ROOF
- WALL WRAP TO ENTIRE DWELLING

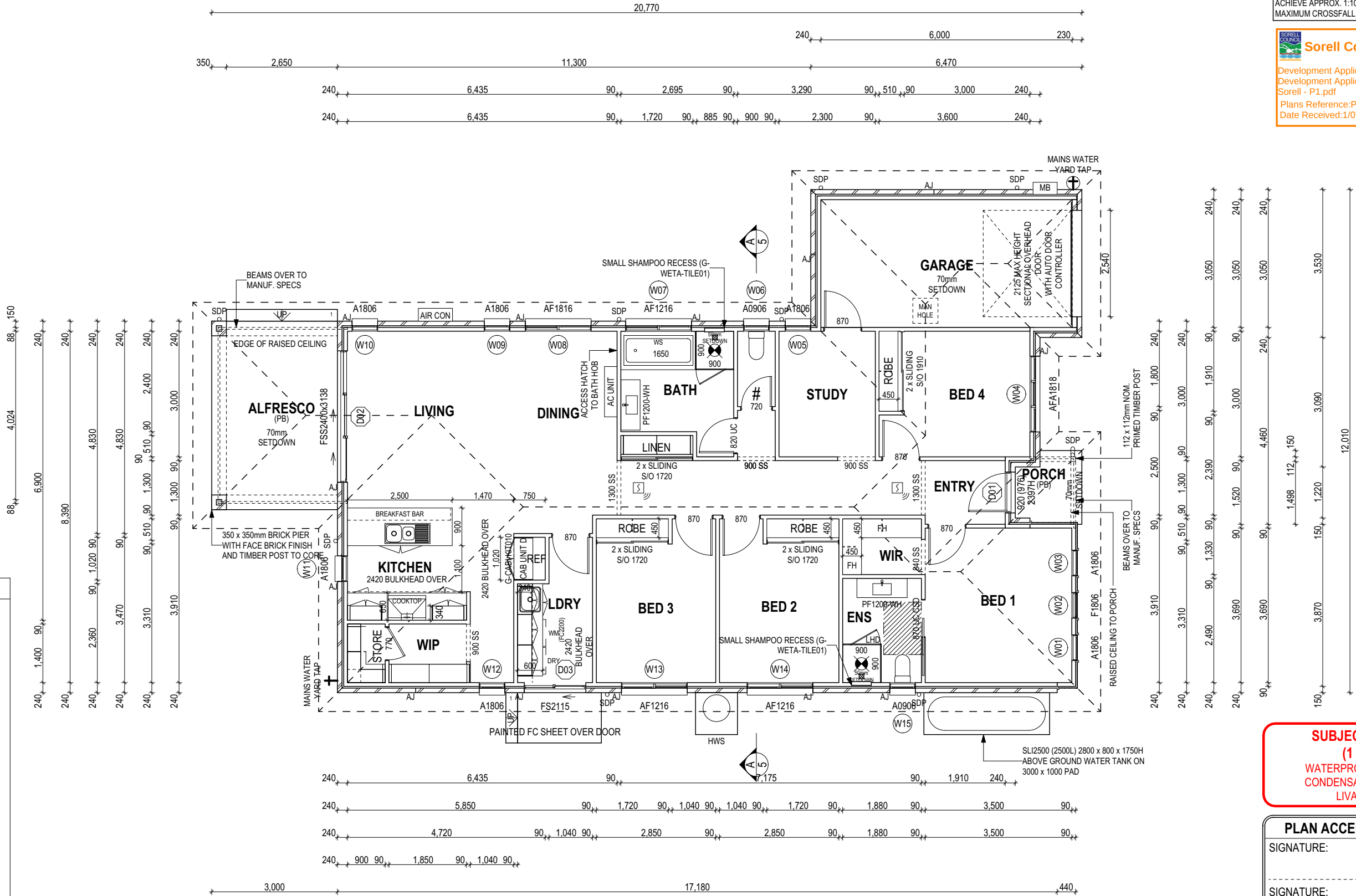
PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

ANY PART OF THE FASCIA, GUTTERING OR DOWNSPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



Development Application: 5.2026.225.1 -
Development Application - Lot 48 Spoonbill Loop, Sorell - P1.pdf
Plans Reference:P1
Date Received:1/07/2026



ALL DIMENSIONS ARE FRAME DIMENSIONS

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1 PRELIMINARY DA PLAN SET - INITIAL ISSUE	HAB 25/06/2026
2 DA PLAN SET- ISSUE	HAB 30/06/2026

CLIENT:
WILSON COMPLETE
ADDRESS:
LOT 48 SPOONBILL LOOP, SORELL TAS 7172
LOT / SECTION / CT:
48 / - / 300345
COUNCIL:
SORELL

HOUSE DESIGN:
HAMILTON 15

FACADE DESIGN:
VERVE

SHEET TITLE:
GROUND FLOOR PLAN

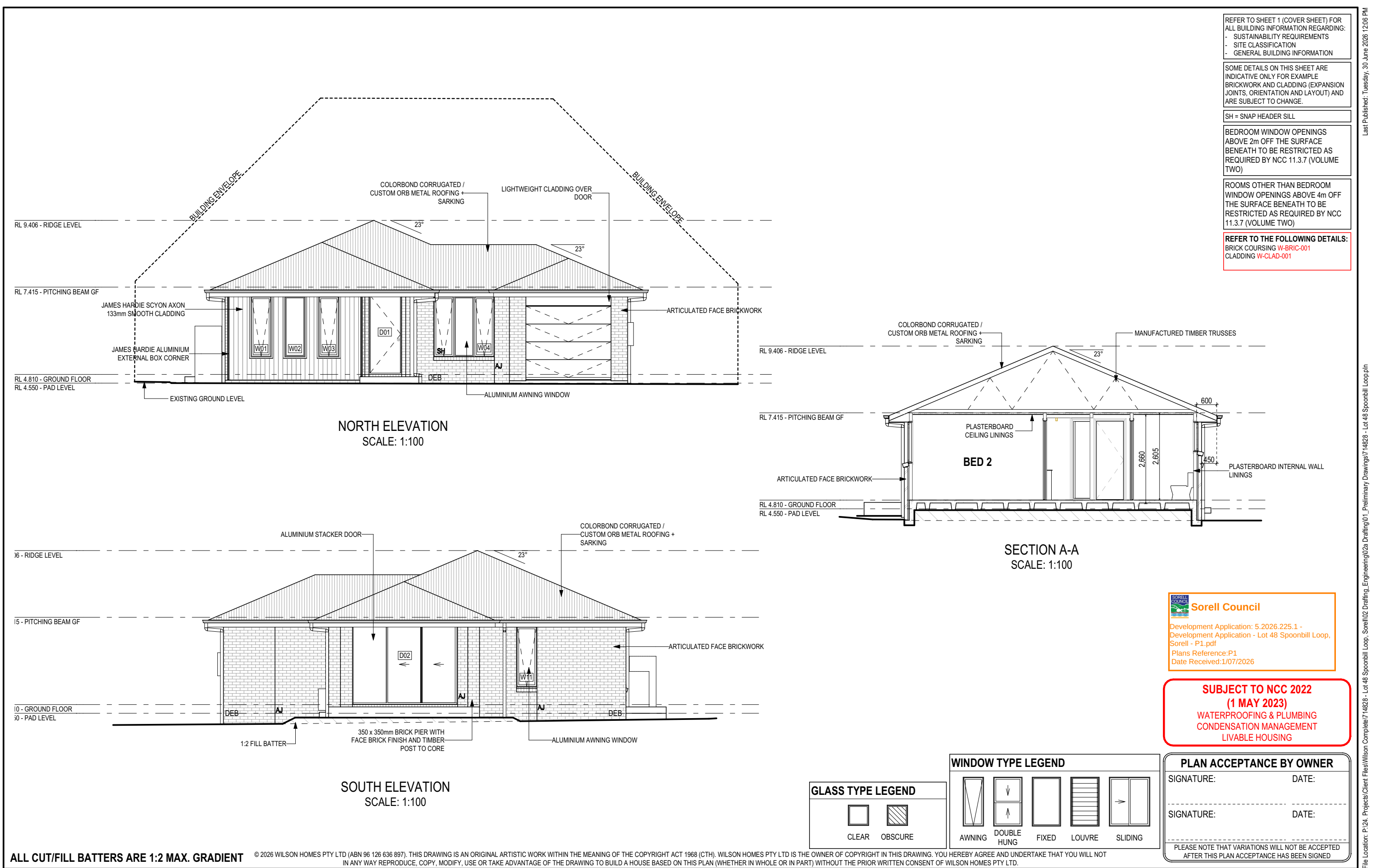
SHEET No.:
4 / 15

HOUSE CODE:
H-WDCHAM20SA
FACADE CODE:
F-WDCYOR10VERVA

SCALES:
1:100

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRIC-001**
CLADDING **W-CLAD-001**

**Sorell Council**

Development Application: 5.2026.225.1 -
Development Application - Lot 48 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference:P1
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**SUBJECT TO NCC 2022
(1 MAY 2023)**
**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING**

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER

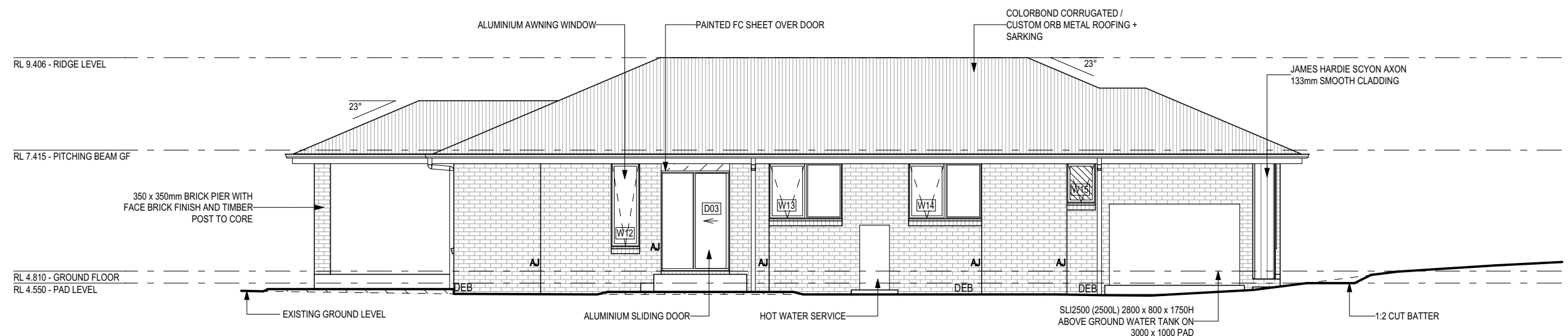
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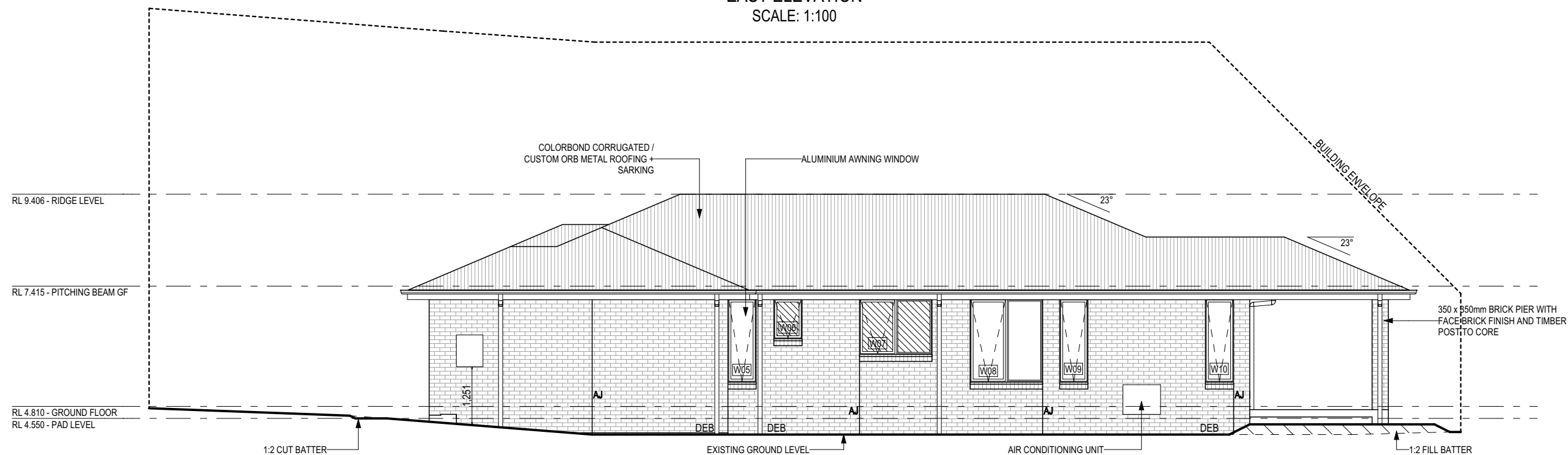
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						LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:			
					48 / - / 300345	SORELL	ELEVATIONS / SECTION		5 / 15	1:100	714828			

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Last Published: Tuesday, 30 June 2026 12:06 PM
Template Version: 24.043



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND

 
CLEAR OBSCURE

WINDOW TYPE LEGEND

Diagram illustrating five types of window frames:

- AWNING**: A window frame with a triangular structure, indicating an awning-style window.
- DOUBLE HUNG**: A window frame with two panes, each having an arrow pointing in opposite directions (one up, one down), indicating a double-hung window.
- FIXED**: A simple rectangular window frame, indicating a fixed window.
- LOUVRE**: A window frame with multiple horizontal slats, indicating a louvre window.
- SLIDING**: A window frame with two panes and an arrow pointing to the right, indicating a sliding window.

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:

SIGNATURE:	DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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ALL CUT/FILL BATTERS ARE 1:2 MAX. GRADIENT

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						48 / - / 300345		SOORELL ELEVATIONS		6 / 15		
										1:100		714828

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W02	F1806	FIXED	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.93	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	AFA1818	AWNING	BED 4	1,800	1,810	7,220	3.26	ALUMINIUM	N/A	SNAP HEADER	N	2.51	CLEAR, DOUBLE GLAZED	MP 603-603
GROUND FLOOR	W05	A1806	AWNING	STUDY	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	W	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W06	A0906	AWNING	WC	860	610	2,940	0.52	ALUMINIUM	N/A	ANGLED	W	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W07	AF1216	AWNING	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	W	1.51	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 785
GROUND FLOOR	W08	AF1816	AWNING	DINING	1,800	1,570	6,740	2.83	ALUMINIUM	N/A	ANGLED	W	2.33	CLEAR, DOUBLE GLAZED	MP 785
GROUND FLOOR	W09	A1806	AWNING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	W	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W10	A1806	AWNING	LIVING	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	W	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W11	A1806	AWNING	KITCHEN	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	S	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W12	A1806	AWNING	KITCHEN	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	E	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W13	AF1216	AWNING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	E	1.51	CLEAR, DOUBLE GLAZED	MP 785
GROUND FLOOR	W14	AF1216	AWNING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	E	1.51	CLEAR, DOUBLE GLAZED	MP 785
GROUND FLOOR	W15	A0906	AWNING	ENS	860	610	2,940	0.52	ALUMINIUM	N/A	ANGLED	E	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
							75,020 mm	21.57					16.68		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,397	976	6,746	2.34	ALUMINIUM	N/A	SNAP HEADER	N	1.64	N/A	
GROUND FLOOR	D02	FSS2400x3138	STACKER	LIVING	2,400	3,138	11,076	7.53	ALUMINIUM	N/A	SNAP HEADER	S	6.73	CLEAR, TOUGHENED	
GROUND FLOOR	D03	FS2115	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	N/A	SNAP HEADER	E	2.71	CLEAR, TOUGHENED	
							25,078 mm	13.04					11.09		
							100,098 mm	34.61					27.76		

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1300 SS	SQUARE SET OPENING	2,455	1,300	N/A	
GROUND FLOOR	3	2 x SLIDING	SLIDING	2,445	1,720	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,445	1,910	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	770	SWINGING	2,340	770	N/A	
GROUND FLOOR	1	820 UC	SWINGING	2,340	820	N/A	20mm UNDERCUT
GROUND FLOOR	1	840 SS	SQUARE SET OPENING	2,455	840	N/A	
GROUND FLOOR	6	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870 UC CSD	CAVITY SLIDING	2,340	870	N/A	20mm UNDERCUT
GROUND FLOOR	4	900 SS	SQUARE SET OPENING	2,455	900	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

**Sorell Council**
Development Application: 5.2026.225.1 -
Development Application - Lot 48 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference:P1
Date Received:1/07/2026

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

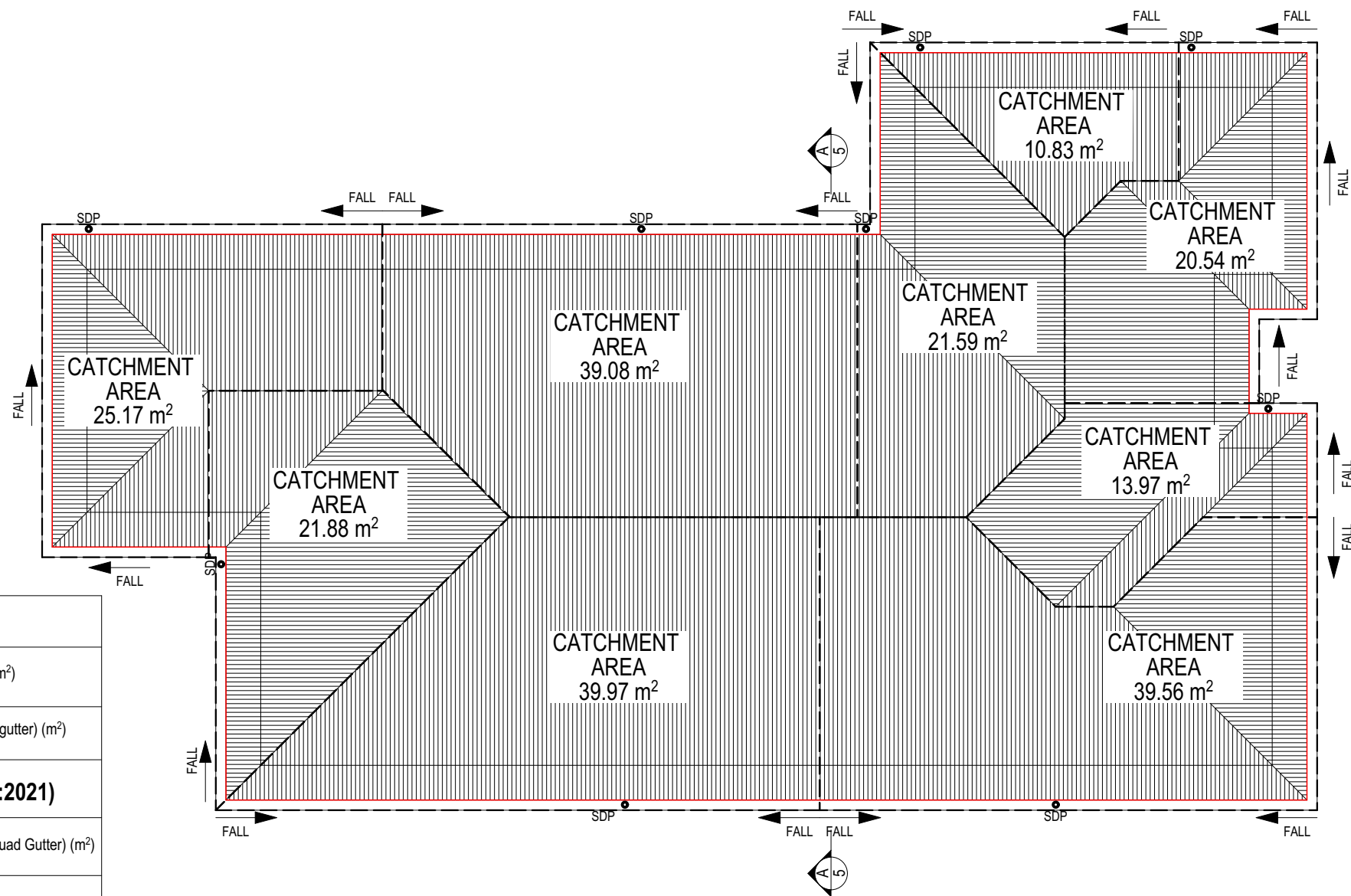
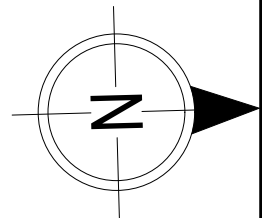
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							LOT / SECTION / CT: 48 / - / 300345	COUNCIL: SORELL	SHEET TITLE: WINDOW & DOOR SCHEDULES		SHEET No.: 7 / 15	SCALES:	



WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data

	219.95	Flat Roof Area (excluding gutter and slope factor) (m ²)
	238.94	Roof Surface Area (includes slope factor, excludes gutter) (m ²)

Downpipe roof calculations (as per AS/NZA3500.3:2021)

Ah	232.58	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	281.42	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	5	Ac / Acdp
Downpipes Provided	9	



Sorell Council

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PLAN ACCEPTANCE BY OWNER

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	2 DA PLAN SET- ISSUE	HAB 30/06/2026	LOT / SECTION / CT: 48 / - / 300345	SHEET TITLE: ROOF DRAINAGE PLAN	SCALES:	
			COUNCIL: SORELL	SHEET No.: 8 / 15		

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

	NO COVERING
	COVER GRADE CONCRETE
	CARPET
	LAMINATE
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	DECKING



FLOOR COVERINGS
SCALE: 1:100



Development Application: 5.2026.225.1 -
Development Application - Lot 48 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference:P1
Date Received:1/07/2026

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CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

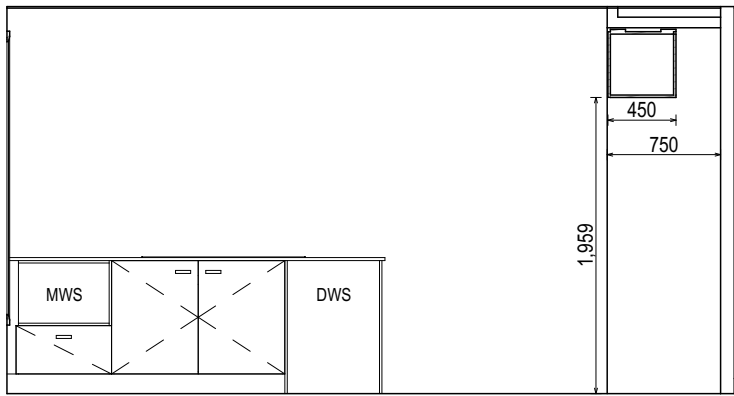
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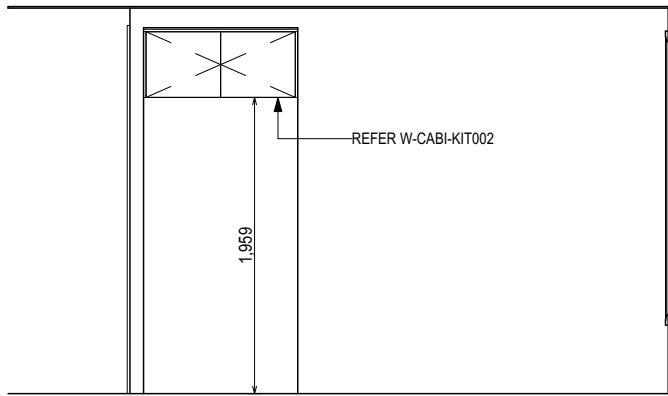
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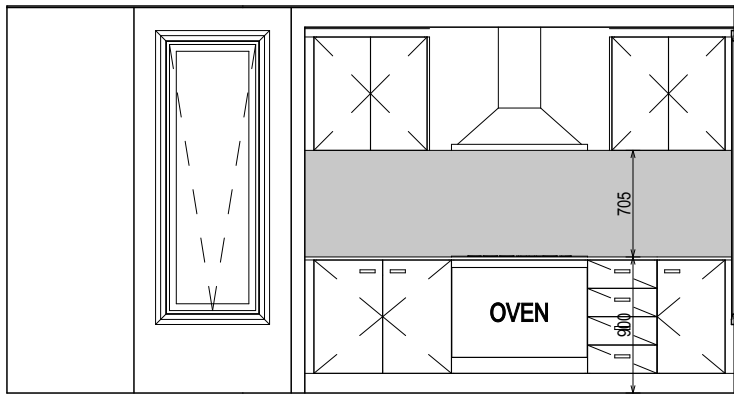
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	2 DA PLAN SET- ISSUE	HAB 30/06/2026	LOT / SECTION / CT: 48 / - / 300345	SHEET TITLE: FLOOR COVERINGS	SCALES: 1:100	
			COUNCIL: SORELL	SHEET No.: 9 / 15		



ELEVATION A
SCALE: 1:50



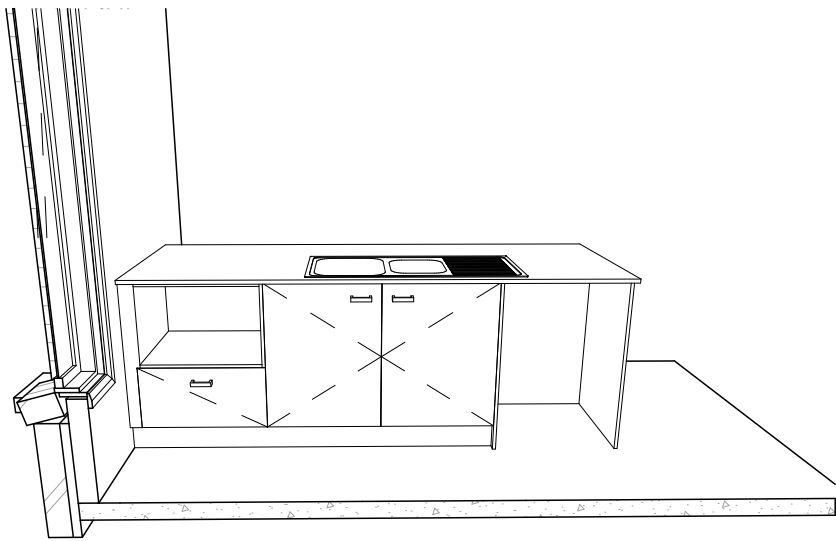
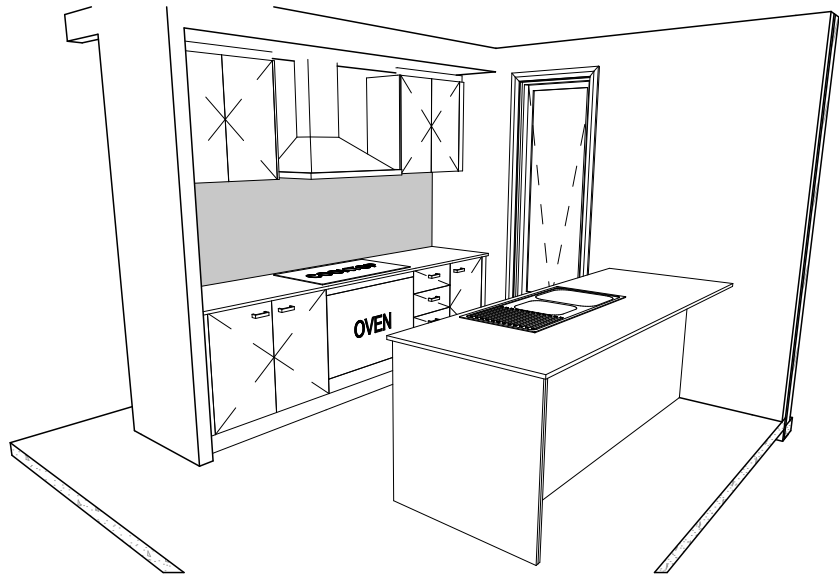
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50

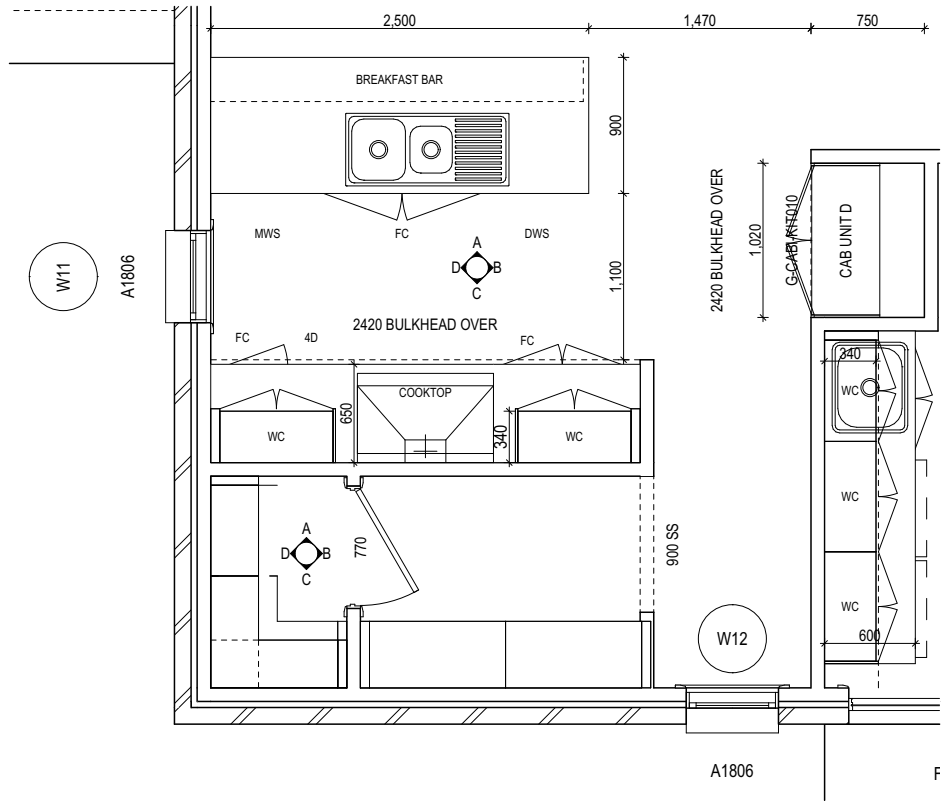


ELEVATION D
SCALE: 1:50



Sorell Council
Development Application: 5.2026.225.1 -
Development Application - Lot 48 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 1/07/2026

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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION
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ADJUST CABINETS AS REQUIRED.



KITCHEN PLAN
SCALE: 1:50

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LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
SIGNATURE:	DATE:

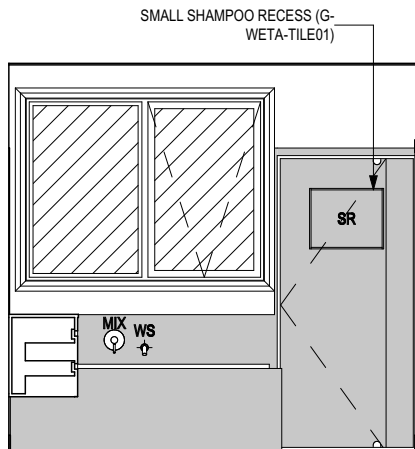
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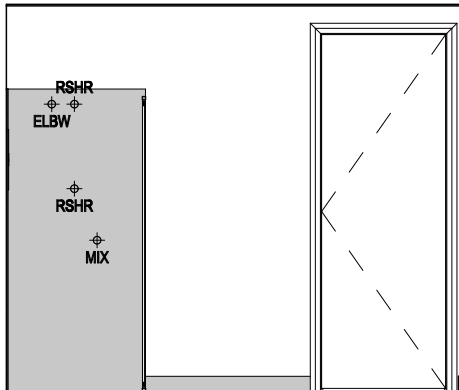
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	DISCOVERY	1	PRELIMINARY DA PLAN SET - INITIAL ISSUE	HAB	25/06/2026	WILSON COMPLETE		HAMILTON 15		H-WDCHAM20SA		
	COPYRIGHT:	2	DA PLAN SET- ISSUE	HAB	30/06/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2026					LOT 48 SPOONBILL LOOP, SORELL TAS 7172		VERVE		F-WDCYOR10VERVA		
						LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:		SCALES:
					48 / - / 300345	SORELL	KITCHEN DETAILS		10 / 15	1:50	714828	

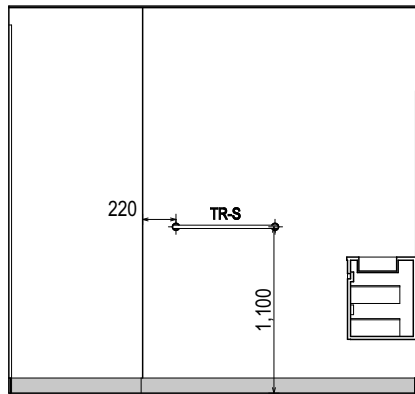
714828



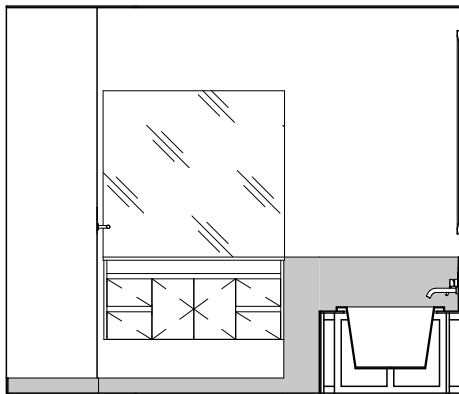
ELEVATION A
SCALE: 1:50



ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

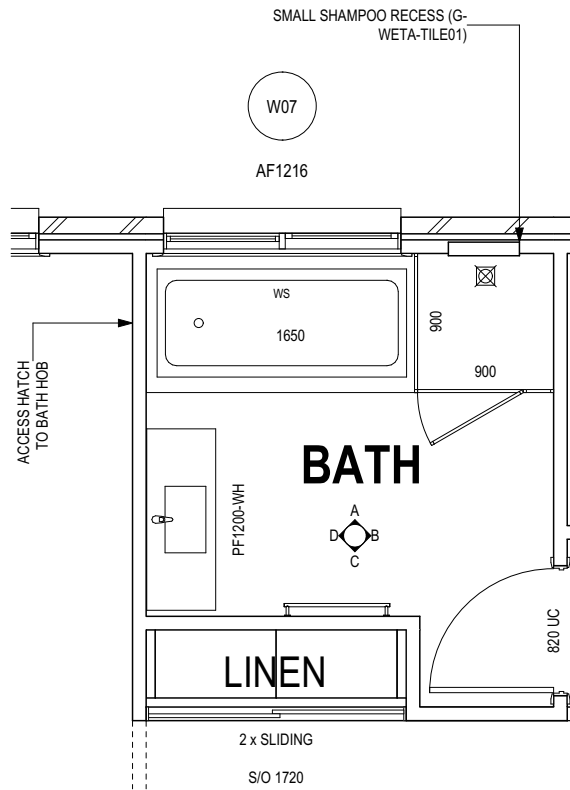
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Development Application - Lot 48 Spoonbill Loop,
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Plans Reference: P1
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LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



BATHROOM PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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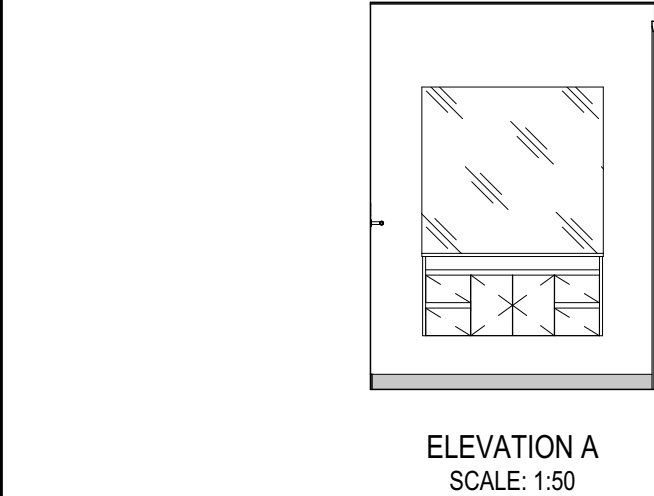
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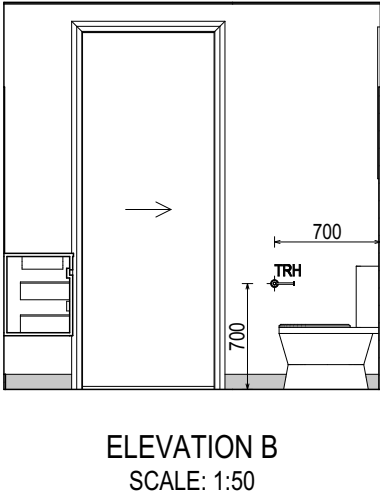
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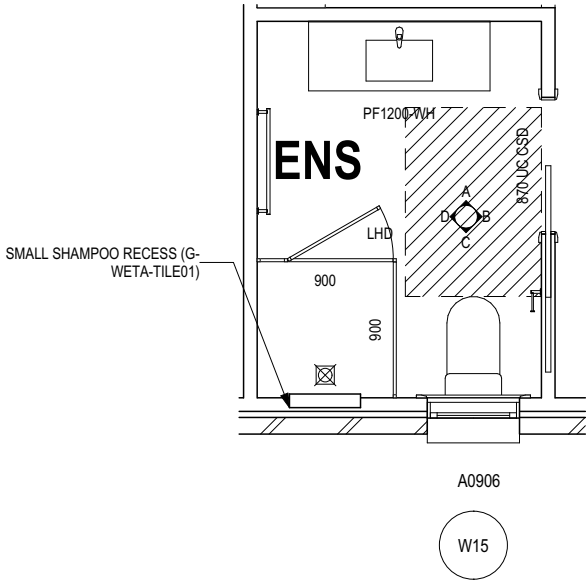
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			LOT / SECTION / CT: 48 / - / 300345	SHEET TITLE: BATHROOM DETAILS	SHEET No.: 11 / 15	714828
			COUNCIL: SORELL		SCALES: 1:50	



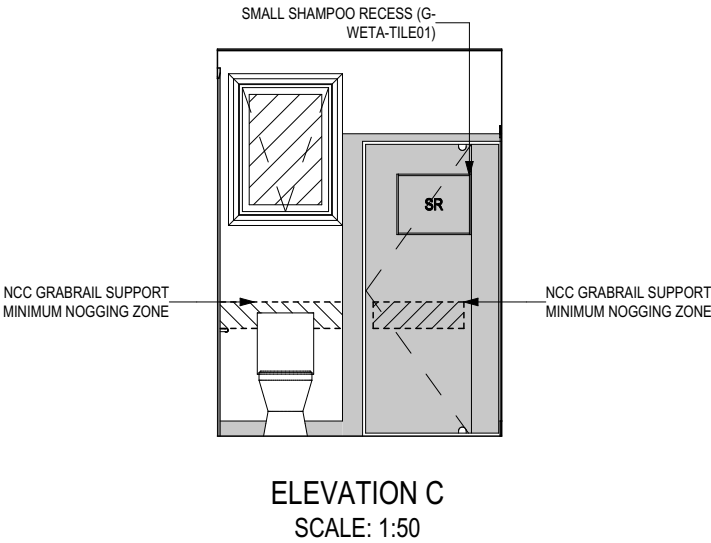
ELEVATION A
SCALE: 1:50



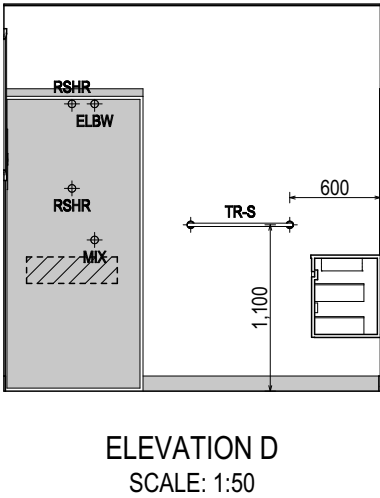
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:

SIGNATURE:	DATE:

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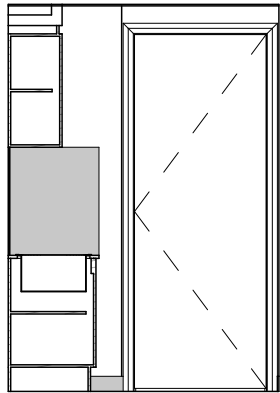
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

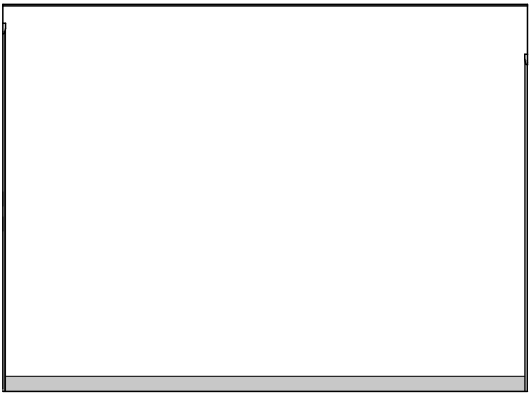
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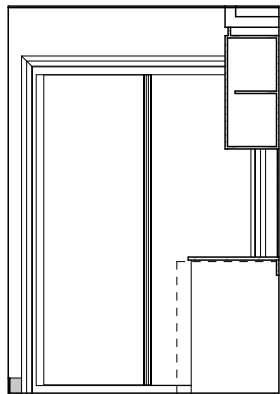
Development Application: 5.2026.225.1 -
Development Application - Lot 48 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference:P1
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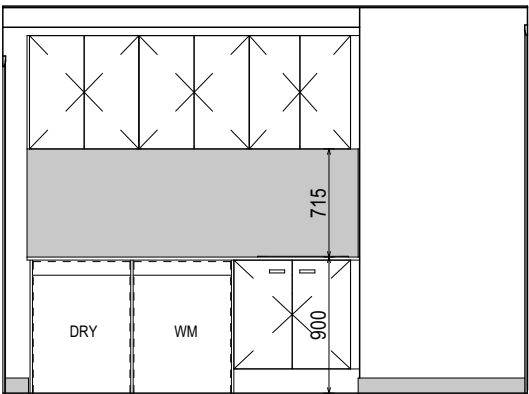
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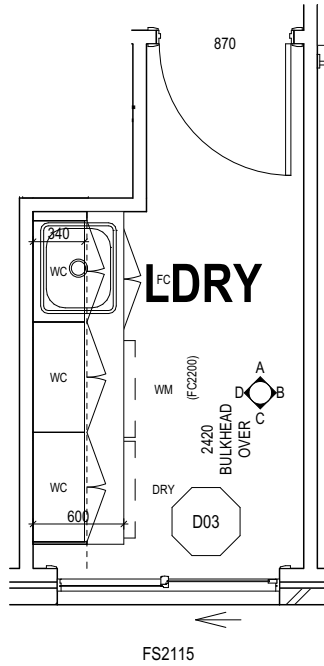
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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							LOT / SECTION / CT: 48 / - / 300345		COUNCIL: SORELL		SHEET TITLE: LAUNDRY DETAILS			SHEET No.: 13 / 15	SCALES: 1:50

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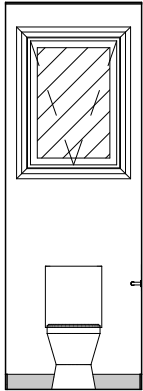
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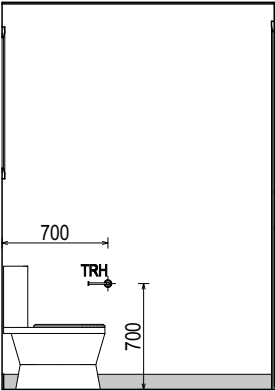
Sorell Council

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Development Application - Lot 48 Spoonbill Loop,
Sorell - P1.pdf

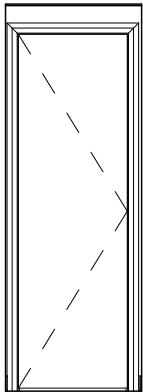
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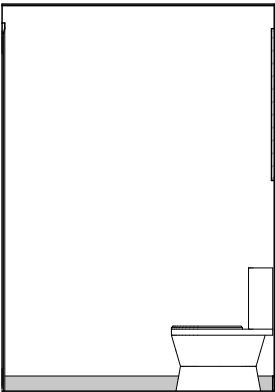
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SCALE: 1:50



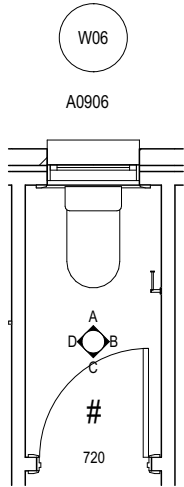
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



WC PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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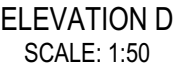


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			COUNCIL: SORELL	SHEET No.: 14 / 15		714828

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Development Application: 5.2026.225.1 -
Development Application - Lot 48 Spoonbill Loop,
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Plans Reference:P1
Date Received:1/07/2026



STORE

SCALE: 1:50

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

**SUBJECT TO NCC 2022
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CONDENSATION MANAGEMENT
LIVABLE HOUSING**

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© 2026							LOT 48 SPOONBILL LOOP, SORELL TAS 7172			VERVE			F-WDCYOR10VERVA		
							LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	714828
							48 / - / 300345		SORELL		STORE DETAILS		15 / 15	1:50	

Last Published: Tuesday, 30 June 2026 12:07 PM

File Location: P:\24. Projects\Client Files\Wilson Complete\714828 - Lot 48 Spoonbill Loop, Sorell\02 Drafting_Engineering\02a Drafting\01_Preliminary Drawings\714828 - Lot 48 Spoonbill Loop.pln

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