

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**45 SPOONBILL LOOP, SORELL****PROPOSED DEVELOPMENT:****THREE MULTIPLE DWELLINGS**

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 14th September 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 14th September 2026**.

APPLICATION NO: 5.2026-137.1
DATE: 28 August 2026



Disclaimer

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

50 m



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

Full description of Proposal:	Use: Residential
	Development: Multiple dwellings (3 No's) two floors town house
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 1.5M

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: Lot 51, 45 Spoonbill Loop
	Suburb: Sorell TAS Postcode: 7172
	Certificate of Title(s) Volume: 189521 Folio: 1000

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

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: Date: 24-04-2026

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 _____	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 189521	FOLIO 1000
EDITION 1	DATE OF ISSUE 12-Nov-2025

SEARCH DATE : 23-Dec-2025

SEARCH TIME : 11.32 am

DESCRIPTION OF LAND

Town of SORELL

Lot 1000 on Sealed Plan [189521](#)

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

Prior CT [188598/1000](#)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

SP[189521](#) EASEMENTS in Schedule of EasementsSP[189521](#) COVENANTS in Schedule of EasementsSP[189521](#) FENCING COVENANT in Schedule of EasementsSP[186811](#), SP[187084](#), SP[187106](#), SP[187782](#) & SP[188598](#) COVENANTS in
Schedule of EasementsSP[187106](#), SP[187782](#) & SP[188598](#) FENCING COVENANT in Schedule of
EasementsSP [9892](#) FENCING PROVISION in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

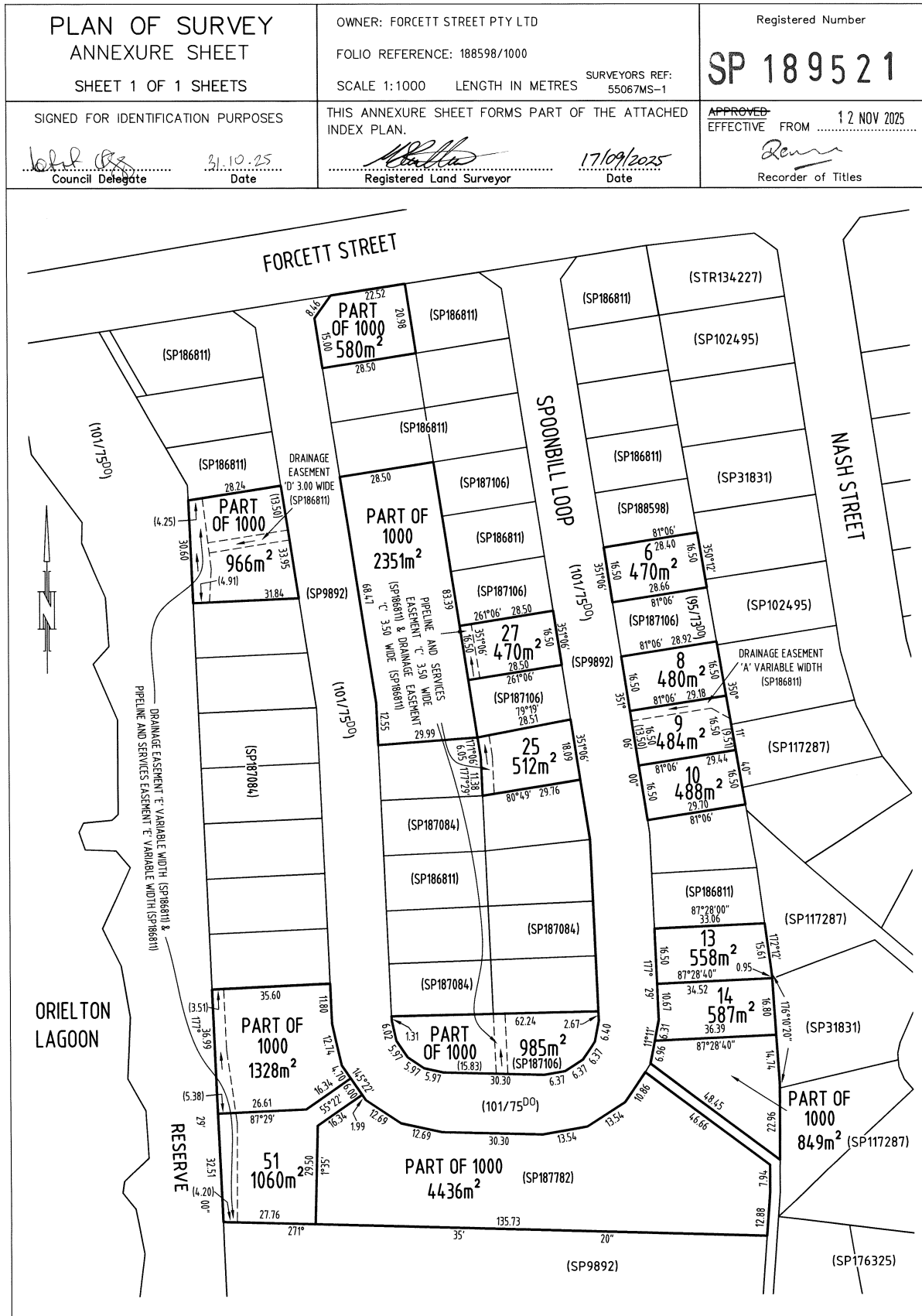
No unregistered dealings or other notations

Initial
RB

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H B

DS
DS

Initial RB Initial 1-1 1-3



Initial
RB

Initial
H 13



MC Planners Ref: 27025

14th August 2026

CEO/General Manager Sorell Council

Via email - sorell.council@sorell.tas.gov.au

Attention: Tiara Williams

Dear Tiara,

PLANNING APPLICATION - 5.2026-137.1 THREE MULTIPLE DWELLINGS AT 45 SPOONBILL LOOP, SORELL

Thank you for your Request for Further Information under Section 54 of the *Land Use Planning and Approvals Act 1993* (LUPAA) dated 13th August 2026. MC Planners has been engaged by Urban Space Designers Pty Ltd to respond to the request.

In supporting this response, Updated Proposal Plans are included in Attachment 1

Planning

2. Density Assessment under Clause 8.4.1

Three dwellings are proposed for 45 Spoonbill Loop, Sorell. The site has a total area of 1,059m².

After exclusion of the 'access strip' area of 98m², the site area is 961m², giving a 'site area per dwelling' of 320m² in accordance with the scheme definitions under Table 3.1 of the scheme.

As the site area per dwelling is less than 325m², the proposal must be assessed against Performance Criterion P1 for clause 8.4.1 relating to density.

8.4.1 Residential density for multiple dwellings

A1 <i>Multiple dwellings must have a site area per dwelling of not less than 325m².</i>	P1 <i>Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</i> <i>(a) is compatible with the density of existing development on established properties in the area; or</i>
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	(b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.
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In *T Pain v Clarence City Council* 2021, the Tribunal observed that, in addition to requiring a qualitative assessment, Brett J's reasoning identified that:

*"a) Assessing the density of other sites is only part of the required assessment;
b) Assessing density of the surrounding area by way of calculation of site area per dwelling for all forms of development might be useful but it is not itself sufficient to achieve the required comparison; and
c) A comparison of site area per dwelling is particularly relevant in respect of other multiple dwelling developments in the surrounding area."*

To assess the density of the surrounding area for all forms of development the site area for each address within the red outline in Figure 1, was acquired from PlanBuild on 13/8/2026 (representing approximately 100m from 45 Spoonbill Loop). Site areas for strata sites was determined using the measuring tool in LISTmap. Site areas for a number of addresses in Spoonbill Loop (See Table 2) were not available on PlanBuild so these addresses have been excluded from the assessment. Within the area bounded in red (refer to Figure 1), the site area per dwelling ranges between a minimum of 342.5m² (3 Capital Court), to a maximum of 1,209m² (7 Jackson Court) -refer to Table 2. Excluding these two outliers, the density range is between 356m² and 1170m². With a site area per dwelling of 320m², the proposed density falls outside this range.



Sorell Council

Development Application: 5.2026.137.1 -
Response to REquest For Information - 45
Spoonbill Loop, Sorell - P2.pdf
Plans Reference: P2
Date received: 14/08/2026

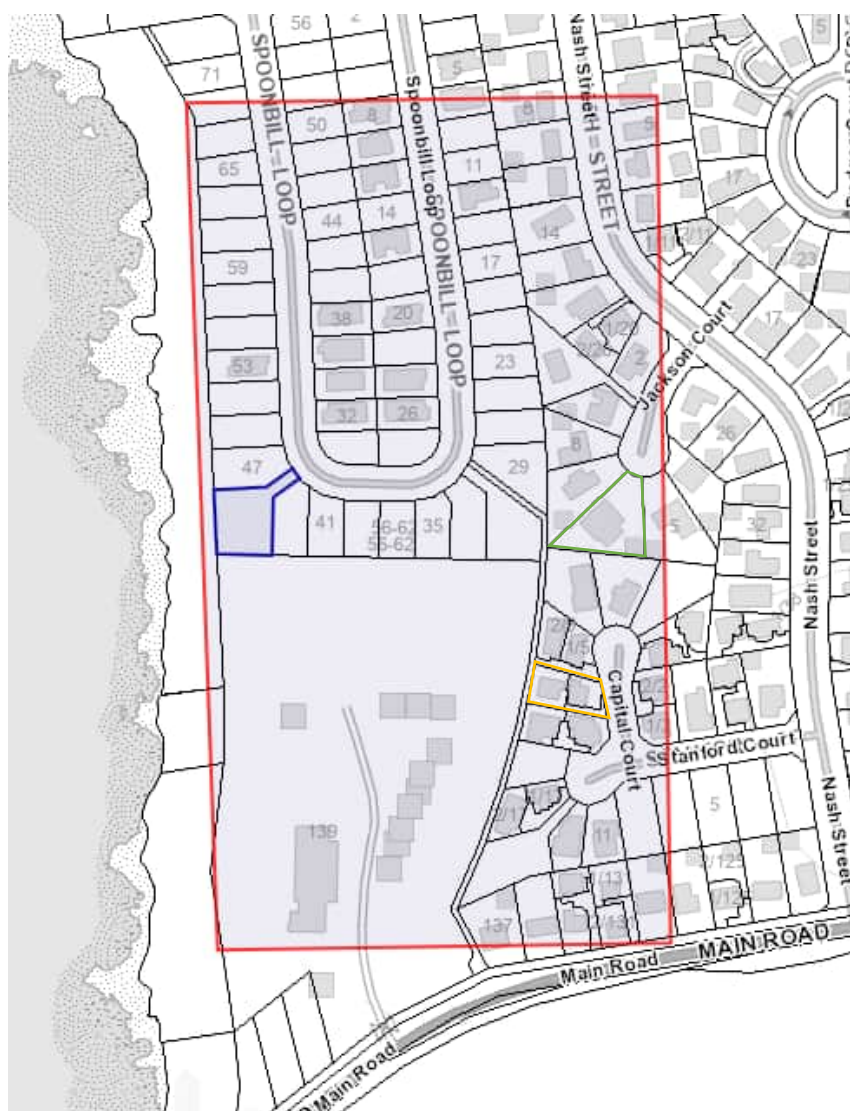


Figure 1. 100m Density Assessment Area (red line) with 45 Spoonbill Loop (Blue line), highest density (orange), and lowest density (green) (Source: LISTmap 13/8/2026 - annotated)



Sorell Council

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Table 1. Area per dwelling for lots within area bounded by red line in Figure 1. Orange cells represent addresses for which the lot area was not available on PlanBuild.

ID	Street Number	Street Name	No. of dwellings	Site Area (m ²)	Area per dwelling (m ²)
1	2	Capital Court	2	765	382.5
2	3	Capital Court	2	685	342.5
3	4	Capital Court	2	713	356
4	5	Capital Court	2	788	394
5	6	Capital Court	1	909	909
6	7	Capital Court	1	925	925
7	9	Capital Court	1	874	874
8	9	Capital Court	1	745	745
9	10	Capital Court	2	808	404
10	11	Capital Court	1	592	592
11	12	Capital Court	1	555	555
12	13	Capital Court	1	476	476
13	15	Capital Court	1	1089	1089
14	17	Stanford Court	2	768	384
15	2	Jackson Court	1	699	699
16	4	Jackson Court	1	938	938
17	5	Jackson Court	1	1170	1170
18	6	Jackson Court	1	640	640
19	7	Jackson Court	1	1209	1209
20	8	Jackson Court	1	766	766
21	10	Jackson Court	1	945	945
22	129	Main Road	1	815	815
23	131	Main Road	2	822	411
24	133	Main Road	2	817	408.5
25	135	Main Road	1	803	803
26	137	Main Road	1	912	912
27	3	Nash Street	1	813	813
28	5	Nash Street	1	813	813
29	7	Nash Street	1	813	813
30	8	Nash Street	1	759	759
31	9	Nash Street	1	835	835
32	10	Nash Street	1	751	751
33	11	Nash Street	2	760	380
34	12	Nash Street	1	735	735
35	14	Nash Street	1	884	884
36	16	Nash Street	1	761	761



37	18	Nash Street	1	893	893
38	20	Nash Street	2	755	377.5
39	7	Spoonbill Loop	1	462	462
40	8	Spoonbill Loop	1	470	470
41	9	Spoonbill Loop	1	466	466
42	10	Spoonbill Loop	1	470	470
43	11	Spoonbill Loop	1	470	470
44	12	Spoonbill Loop	1	470	470
45	13	Spoonbill Loop	1	475	475
46	14	Spoonbill Loop	1	470	470
47	15	Spoonbill Loop	1	480	480
48	16	Spoonbill Loop	1	483	483
49	17	Spoonbill Loop	1	484	484
50	18	Spoonbill Loop	1	512	512
51	19	Spoonbill Loop	1	488	488
52	20	Spoonbill Loop	1	530	530
53	21	Spoonbill Loop	1	534	534
54	22	Spoonbill Loop	1	552	552
55	23	Spoonbill Loop	1	538	538
56	24	Spoonbill Loop	1	517	517
57	25	Spoonbill Loop	1	558	558
58	26	Spoonbill Loop	1	513	513
59	27	Spoonbill Loop	1	587	587
60	28	Spoonbill Loop	1		
61	29	Spoonbill Loop	1	849	849
62	30	Spoonbill Loop	1		
63	31	Spoonbill Loop	1		
64	32	Spoonbill Loop	1	483	483
65	33	Spoonbill Loop	1		
66	34	Spoonbill Loop	1	494	494
67	35	Spoonbill Loop	1		
68	36	Spoonbill Loop	1	506	506
69	38	Spoonbill Loop	1	506	506
70	39	Spoonbill Loop	1		
71	40	Spoonbill Loop	1	518	518
72	41	Spoonbill Loop	1		
73	42	Spoonbill Loop	1		
74	43	Spoonbill Loop	1		
75	44	Spoonbill Loop	1		
76	45	Spoonbill Loop	1	961	961
77	46	Spoonbill Loop	1	470	470



78	47	Spoonbill Loop	1		
79	48	Spoonbill Loop	1		
80	49	Spoonbill Loop	1		
81	50	Spoonbill Loop	1		
82	51	Spoonbill Loop	1	587	587
83	53	Spoonbill Loop	1	587	587
84	55	Spoonbill Loop	1	587	587
85	57	Spoonbill Loop	1	587	587
86	59	Spoonbill Loop	1	587	587
87	61	Spoonbill Loop	1	571	571
88	63	Spoonbill Loop	1	541	541
89	65	Spoonbill Loop	1		
90	67	Spoonbill Loop	1		
91	56-62	Spoonbill Loop	1		

The second test is the site area for multiple dwellings developments within the surrounding area. This area is subjective, but in our assessment, it is reasonable to define this by bordering the Sorell Schools (43 Gordon Street) to the east, Forcett Street to the north, the Orielton Lagoon foreshore reserve to the west and Main Road to the south. This area is shown in the red outline shown in Figure 2. The density assessment for unit sites in this area is shown in Table 2. The minimum site area per dwelling for units within the broader area was 305m² (29 Nash Street), with a maximum of 435m² (4 Capital Court). Again excluding these outliers, the range is between 307m² (2 Dodges Court) and 408m² (133 Main Street). With a site area per dwelling of 320m², the proposed density falls inside this range.

Looking at these two assessments, whilst the proposed density is not within the general density range within 100m, there are 21 multiple dwellings dispersed though the surrounding area. The range of densities is broad within the surrounding area and the proposal's density is broadly within the range of densities in the surrounding area, albeit at the higher end of the range. Dispersed higher densities is consistent with general town planning principles and is reflected in the objectives of the General Residential Zone, particularly clause 8.1.1.

On this basis, the proposed density is compatible with the density of existing development on established properties in the area and thus consistent with 8.4.1 P1(a) in our view.



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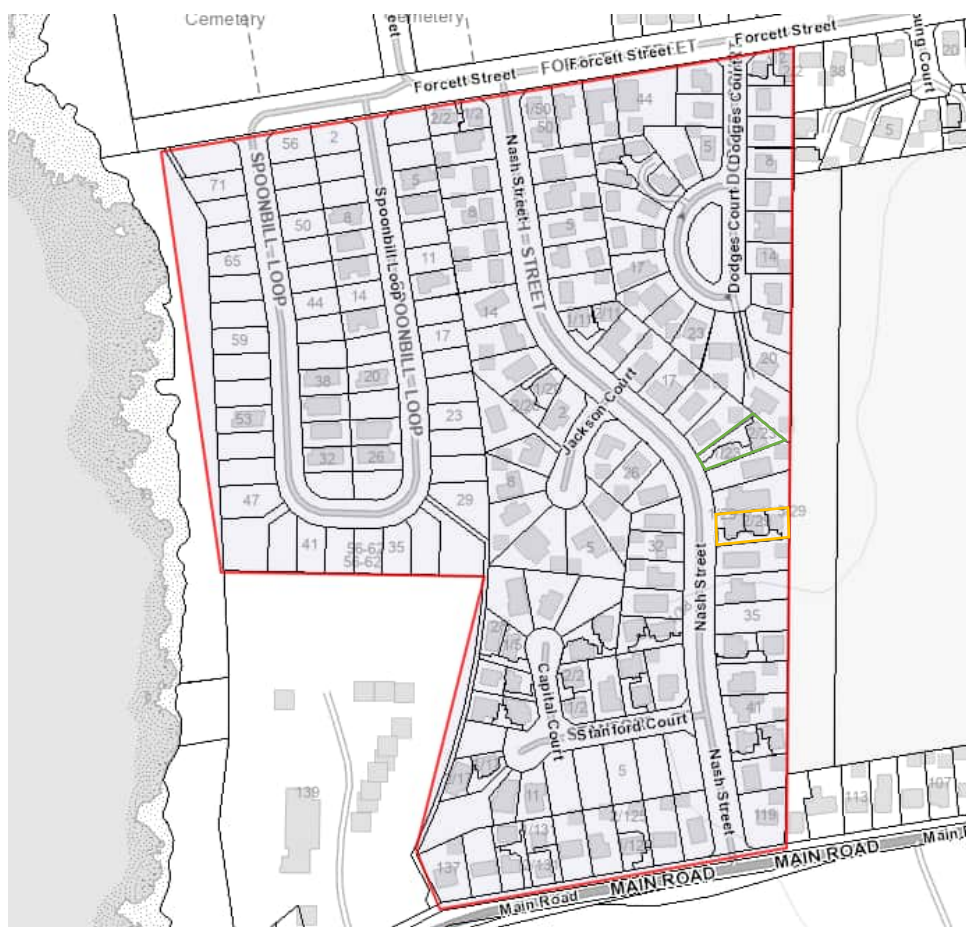


Figure 2. Density Assessment surrounding area (red line), highest density (orange) and lowest density (green) (Source: LISTmap 13/8/2026 - annotated)

Table 2. Area per unit, for units within area bounded by red line in Figure 2.

ID	Street Number	Street Name	No. of dwellings	Site Area (m ²)	Area per dwelling (m ²)
1	2	Capital Court	2	765	382.5
2	3	Capital Court	2	685	342.5
3	4	Capital Court	2	870	435
4	5	Capital Court	2	788	394
5	10	Capital Court	2	808	404
6	2	Dodges Court	2	614	307
7	9	Dodges Court	4	1524	381
8	50	Forcett Street	2	811	405.5
9	125	Main Road	2	822	411
10	131	Main Road	2	822	411
11	133	Main Road	2	817	408.5



12	2	Nash Street	2	782	391
13	11	Nash Street	2	760	380
14	20	Nash Street	2	755	377.5
15	23	Nash Street	2	868	434
16	29	Nash Street	3	915	305
17	37	Nash Street	2	862	431
18	38	Nash Street	2	810	405
19	43	Nash Street	2	766	383
20	4	Stanford Court	2	696	348
21	17	Stanford Court	2	768	384

5. Clause 8.4.4 P1 Sunlight To Private Open Space Of Multiple Dwellings.

Please refer to the updated proposal plans in Attachment 1.

If you require any further information or would like to discuss the above, please contact us at planning@mcplanners.com.au or 6288 7248

Yours faithfully

MC PLANNERS PTY LTD

S.L. ~~~~~

Sandra Roberts

PLANNER



Sorell Council

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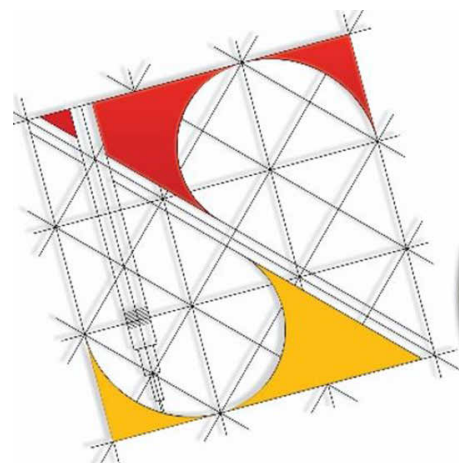
ATTACHMENT 1

Updated Proposal Plans



Sorell Council

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Spoonbill Loop, Sorell - P2.pdf
Plans Reference: P2
Date received: 14/08/2026



MULTIPLE DWELLINGS (3 Nos.)

AT

51 SPOONBILL LOOP,
SORELL, TAS - 7170

SHEET	NAME	REVISION
A00	COVER SHEET	3
A01	KEY PLAN	3
A01.1	SURVEY PLAN	3
A02	SITE PLAN	3
A03	DWELLING 1	3
A03.1	ELEVATIONS D1	3
A03.2	ROOF PLAN D1	3
A04	DWELLING 2	3
A04.1	ELEVATIONS D2	3

SHEET	NAME	REVISION
A04.2	ROOF PLAN D2	3
A05	DWELLING 3	3
A05.1	ELEVATIONS D3	3
A05.2	ROOF PLAN D3	3
A06	ELEVATIONS	3
A08	LANDSCAPE PLAN	3
A15	SHADOWS	3
A16	SHADOWS	3
A17	SHADOWS	3
A18	3D VIEWS	2

	Phone: 0402438170	The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies toUrban Space Designers for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. Do not scale from drawings. USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically. IF IN DOUBT ASK. The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue. Read these drawings in conjunctions with drawings prepared byUSD. Refer any discrepancies with the architect before proceeding with any building works. The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.	Client: HGR PROPERTY PVT. LTD.	Issue	Description	Date	ARCHITECTURE DRAWINGS	Sheet: COVER SHEET			
	Email: info@urbanspacedesigners.com.au		Project: MULTIPLE DWELLINGS (3 Nos.)	1	Drawings updated as per RFI dt. 05/05/2026	24/06/2026	CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings. ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.	Drawn: GK	Scale:	Size: A3	Date: 26/02/2026
	Website: www.urbanspacedesigners.com.au		Address: 51, SPOONBILL LOOP, SORELL, TAS - 7170	2	Privacy Screen shown, Bin station shown at the Lot entry	24/08/2026		Project: 51SBLS-USD/TAS-A-2026		Sheet: A00	Rev: 3
	Accreditation: TAS - 381246362 VIC - DP-AD 72846			3	Bin Station relocated	25/08/2026					

51, SPOONBILL LOOP, SORELL,
TAS - 7170

LOT AREA 1059.00 sqm

NOTES:

Site plan at a scale of 1:200. The site plan showing all buildings, boundaries, easements, driveways, boundary setbacks.

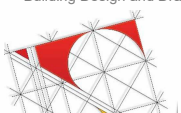
KEY PROJECT STATISTICS & DATA

MULTIPLE DWELLINGS RESIDENTIAL DEVELOPMENT SUMMARY (3 NOS.)			
Sno.	Description	AREA SQM.	%
1	SITE AREA	1059	100%
2	GREEN AREA	339.00	32.01%
3	PROPOSED BUILT UP AREA		
A	DWELLING - 1		
a	Ground Floor	75.80	
b	Garage	19.20	
c	First Floor	80.00	
	BUILT UP AREA	175.00	
B	DWELLING - 2		
a	Ground Floor	75.80	
b	Garage	19.20	
c	First Floor	80.00	
	BUILT UP AREA	175.00	
C	DWELLING - 3		
a	Ground Floor	75.80	
b	Garage	19.20	
c	First Floor	80.00	
	BUILT UP AREA	175.00	
	TOTAL PROPOSED BUILT UP AREA	525.00	
4	CONCRETE AREA (EX. DRIVEWAY + PROP. DRIVEWAY + PARKING)	435.00	41.08%
5	IMPERVIOUS SURFACE		
	BUILDING GRD COVER	285.00	26.91%
	CONCRETE/DRIVEWAY	435.00	41.08%
	TOTAL IMPERVIOUS SURFACE	720	67.99%
6	PERVIOUS SURFACE		
	GREEN AREA	339	
	TOTAL PERVIOUS SURFACE	339	32.01%

KEY PLAN

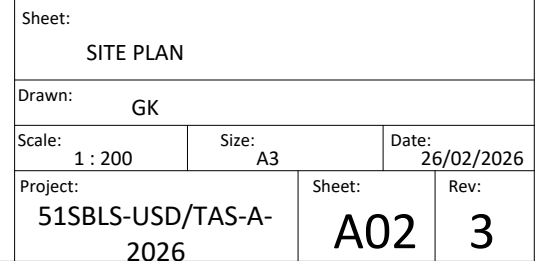
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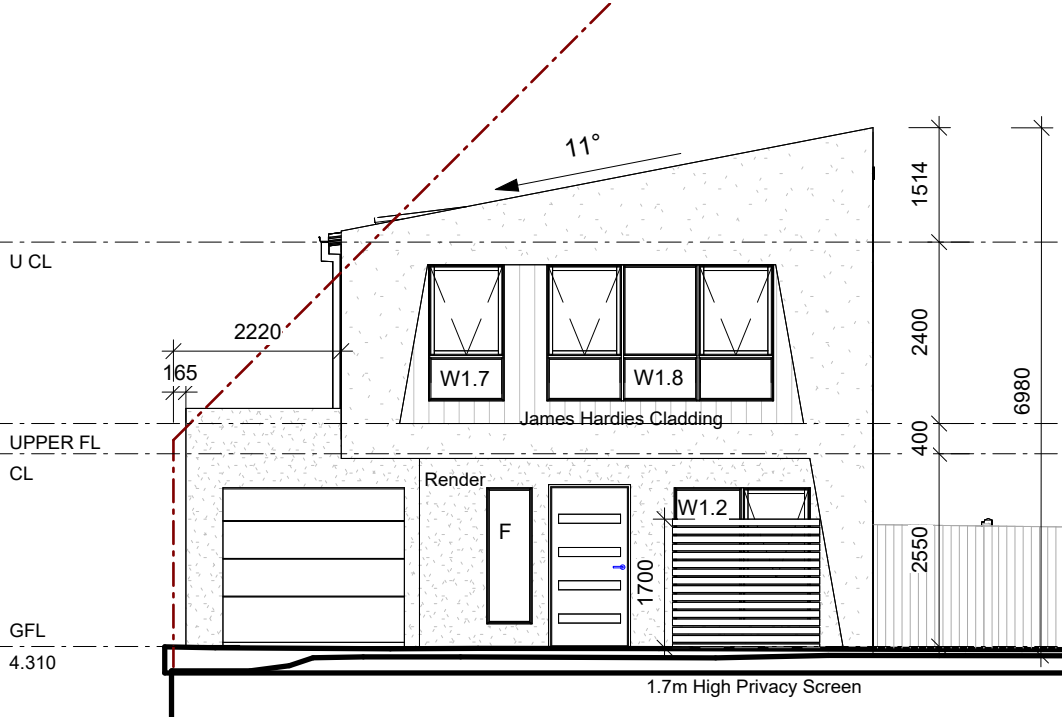


Urban Space Designers Building Design and Drafting 	Phone: 0402438170 Email: info@urbanspacedesigners.com.au Website: www.urbanspacedesigners.com.au Accreditation: TAS - 381246362 VIC - DP-AD 72846	The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies toUrban Space Designers for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only.Do not scale from drawings. USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically. IF IN DOUBT ASK. The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue. Read these drawings in conjunctions with drawings prepared byUSD. Refer any discrepancies with the architect before proceeding with any building works. The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.	Client: HGR PROPERTY PVT. LTD. Project: MULTIPLE DWELLINGS (3 Nos.) Address: 51, SPOONBILL LOOP, SORELL, TAS - 7170	<table><tr><th>Issue</th><th>Description</th><th>Date</th></tr><tr><td>1</td><td>Drawings updated as per RFI dt. 05/05/2026</td><td>24/06/2026</td></tr><tr><td>2</td><td>Privacy Screen shown, Bin station shown at the Lot entry</td><td>24/08/2026</td></tr><tr><td>3</td><td>Bin Station relocated</td><td>25/08/2026</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Issue	Description	Date	1	Drawings updated as per RFI dt. 05/05/2026	24/06/2026	2	Privacy Screen shown, Bin station shown at the Lot entry	24/08/2026	3	Bin Station relocated	25/08/2026										ARCHITECTURE DRAWINGS CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings. ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.		Sheet: KEY PLAN Drawn: GK Scale: 1 : 200 Size: A3 Date: 26/02/2026 Project: 51SBLS-USD/TAS-A-2026 Sheet: A01 Rev: 3
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	3	Bin Station relocated	25/08/2026																									

	Sheet:		
	SURVEY PLAN		
	Drawn: GK		
	Scale:	Size: A3	Date: 26/02/2026
Project: 51SBLS-USD/TAS-A-2026		Sheet: A01.1	Rev: 3

STORM WATER DRAIN LAYOUT IS INDICATIVE ONLY
AND WILL BE LAID TO THE
DRAINERS DISCRETION





EAST ELEVATION D1

1 : 100

EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 150mm

EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO
BE SPACED @ 500mm
CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @
200mm CENTERS.
REMAINDER OF SHEET - 300mm CENTERS

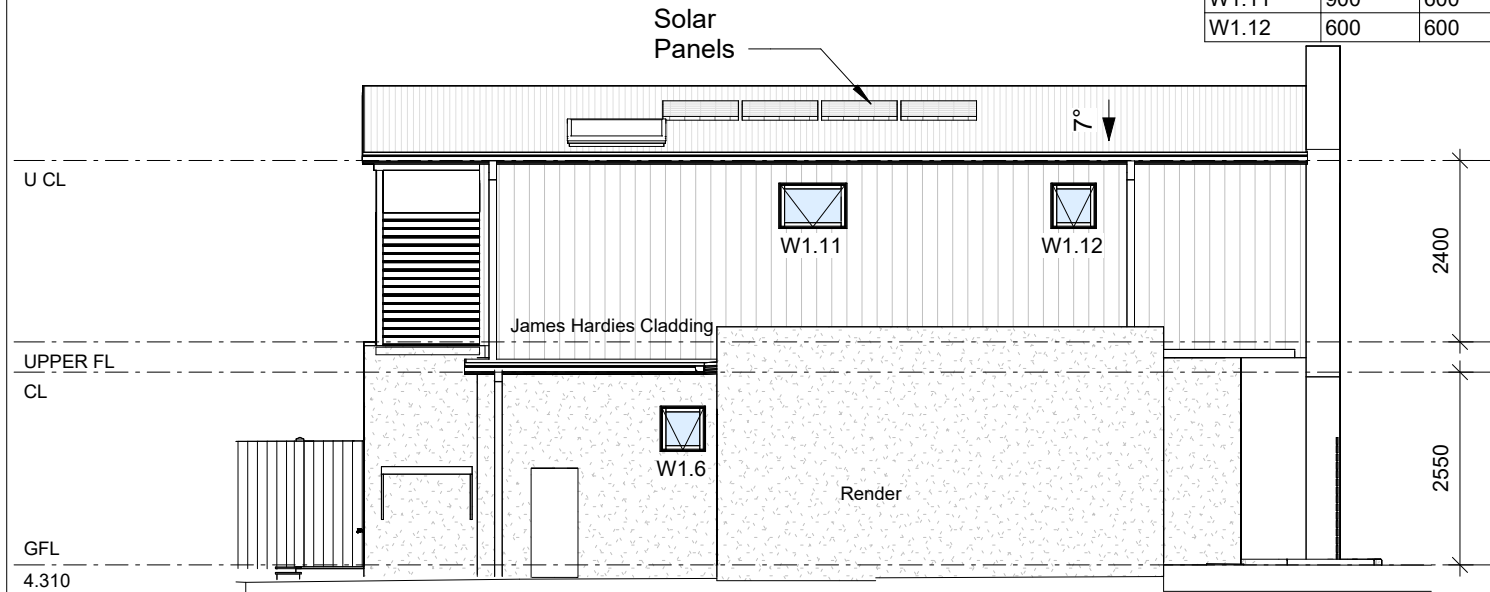
COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER.

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW
& DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS
SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS

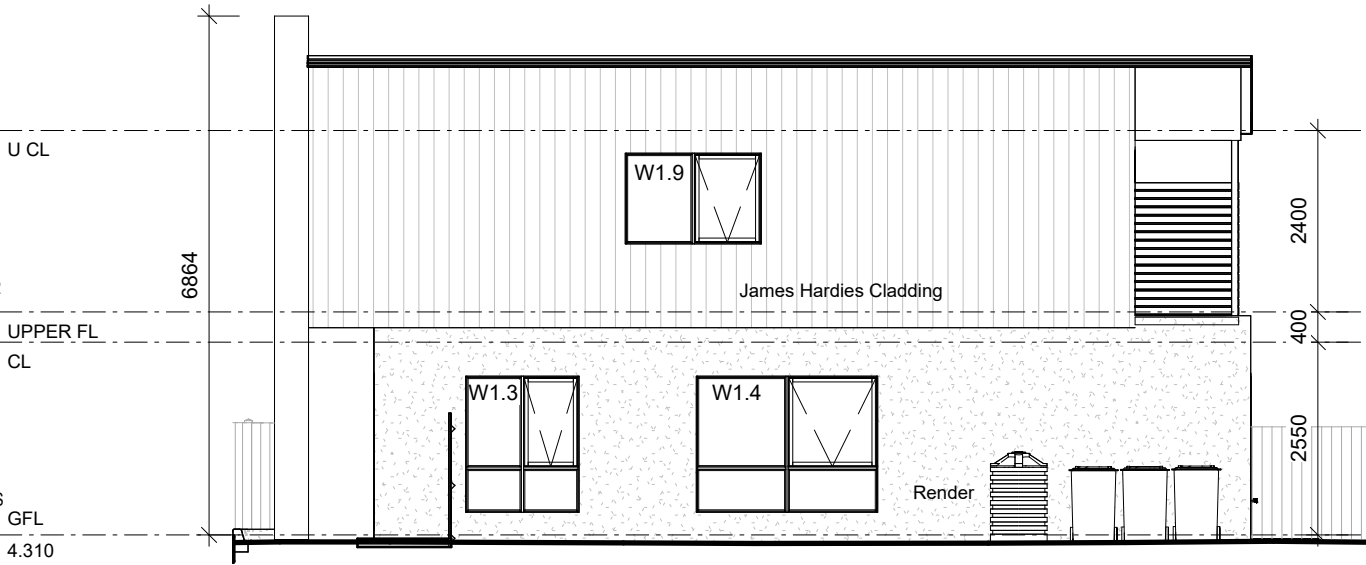
Window Schedule

Number	Width	Height	Sill Height	Head Height
W1.1	600	1800	300	2100
W1.2	1800	1800	300	2100
W1.3	1500	1800	300	2100
W1.4	2400	1800	300	2100
W1.5	2400	1800	300	2100
W1.6	600	600	1500	2100
W1.7	1000	1800	300	2100
W1.8	3000	1800	300	2100
W1.9	1800	1200	900	2100
W1.10	3000	1800	300	2100
W1.11	900	600	1500	2100
W1.12	600	600	1500	2100



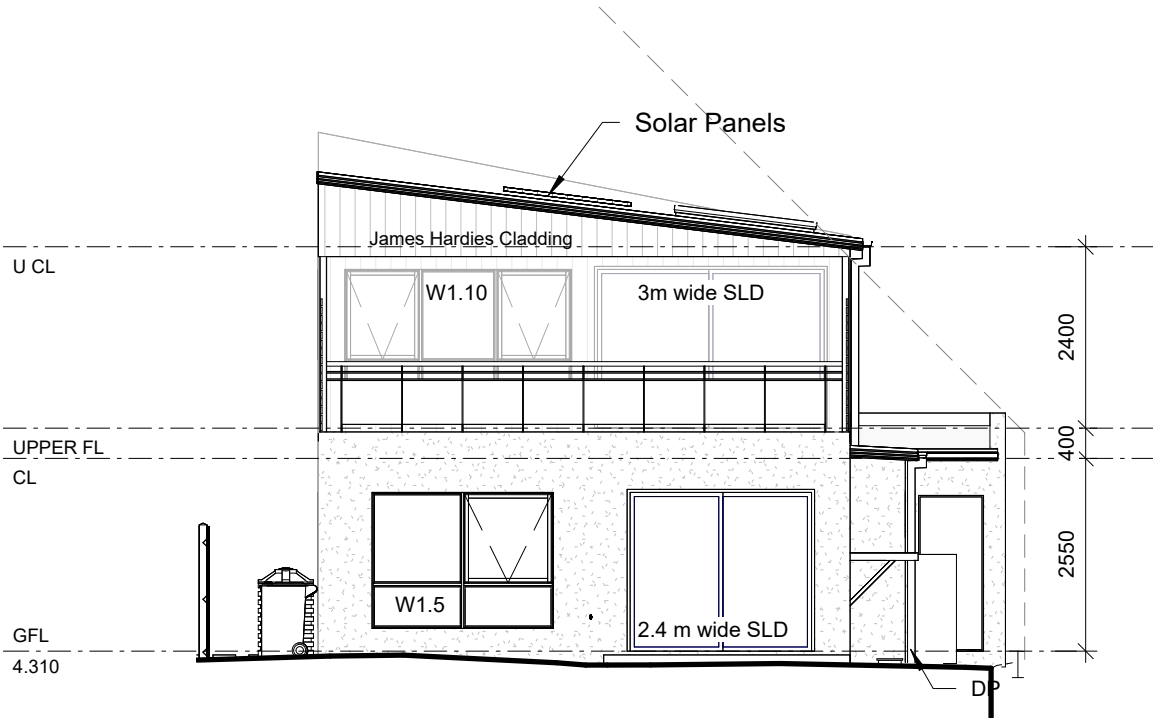
SOUTH ELEVATION D1

1 : 100



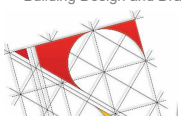
NORTH ELEVATION D1

1 : 100

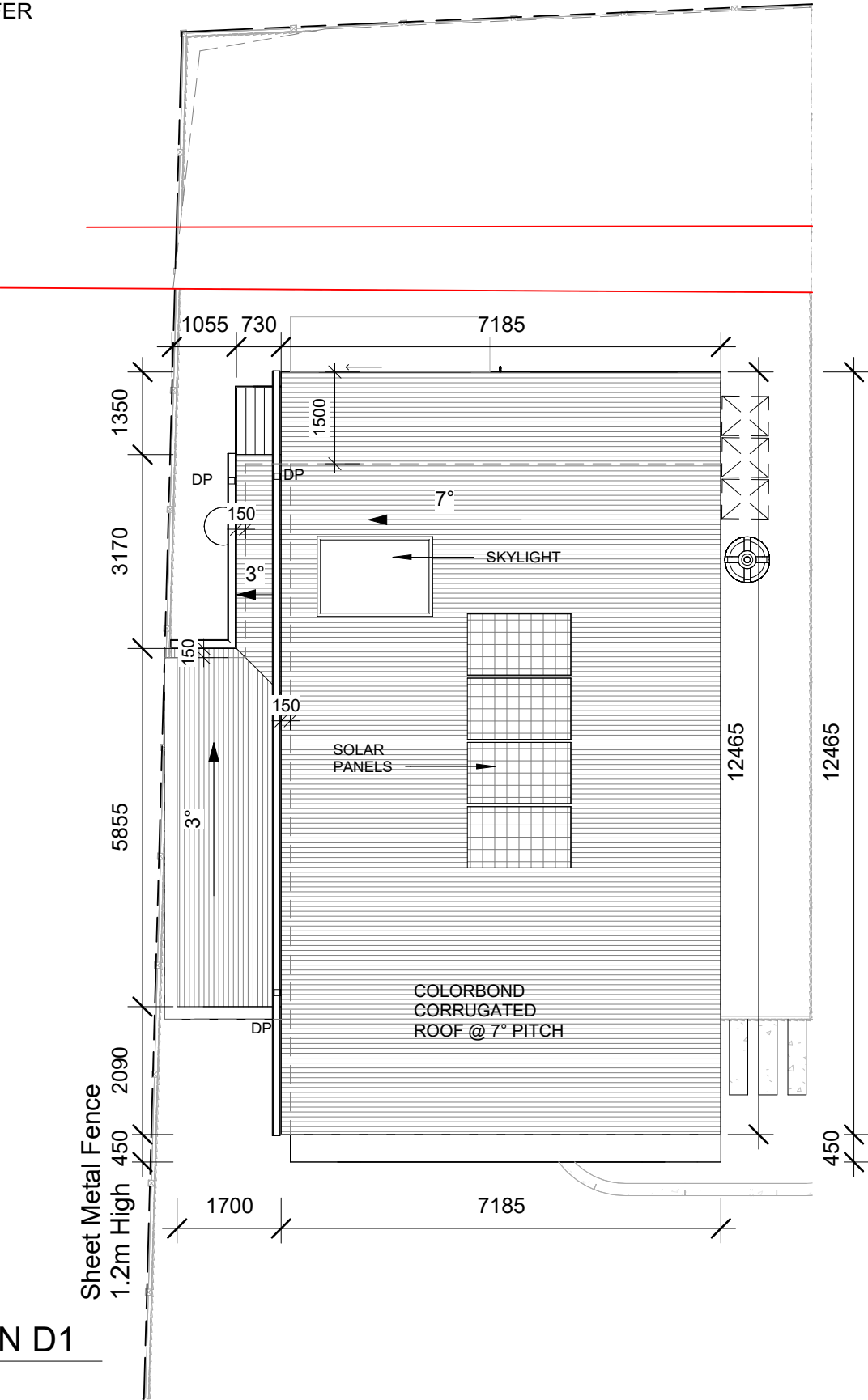


WEST ELEVATION D1

1 : 100

 Phone: 0402438170 Email: info@urbanspacedesigners.com.au Website: www.urbanspacedesigners.com.au Accreditation: TAS - 381246362 VIC - DP-AD 72846	The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to Urban Space Designers for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. Do not scale from drawings. USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically. IF IN DOUBT ASK. The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue. Read these drawings in conjunctions with drawings prepared by USD. Refer any discrepancies with the architect before proceeding with any building works. The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.	Client: HGR PROPERTY PVT. LTD.	Issue Description Date	ARCHITECTURE DRAWINGS	Sheet: ELEVATIONS D1		
		Project: MULTIPLE DWELLINGS (3 Nos.)	1 Drawings updated as per RFI dt. 05/05/2026 24/06/2026	CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings. ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.	Drawn: GK		
		Address: 51, SPOONBILL LOOP, SORELL, TAS - 7170	2 Privacy Screen shown, Bin station shown at the Lot entry 24/08/2026		Scale: 1 : 100	Size: A3	Date: 26/02/2026
			3 Bin Station relocated 25/08/2026		Project: 51SBLS-USD/TAS-A-2026		
					Sheet: A03.1		
					Rev: 3		

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



ROOF PLAN D1

1 : 100

Gutter and Down Pipes - NCC 2022 Part 7.4

- Colorbond metal fascias and gutters.
- Eaves gutters installed with a fall of 1:500 (normally).
- Box gutters fall of 1:100.
- Spacing between downpipes maximum 12m.
- Downpipes to be located 1.2m from a valley or provisions made for overflow.
- Gutters and downpipes to be selected in accordance with NCC Vol 2 Part 7.4.3 and table 7.4.3b and 7.4.3c.
- Zincalume color (B.M.T) 0.500 protected steel sheet to Australian Standard AS139\ Fascia clips/brackets shall be attached to fascia /barge at a max 1.2m centres using recommended fasteners.

Ventilation of Roof Spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

- (a) is located-
- (i) immediately above the primary insulation layer;or
- (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
- (iii) immediately above ceiling insulation; and
- (b) has a height of not less than 20 mm; and
- (c) is either-
- (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
- (ii) located immediately underneath the roof tiles or an unsarked tiled roof.

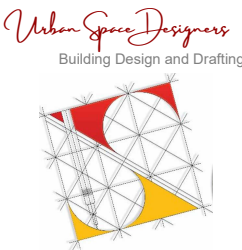
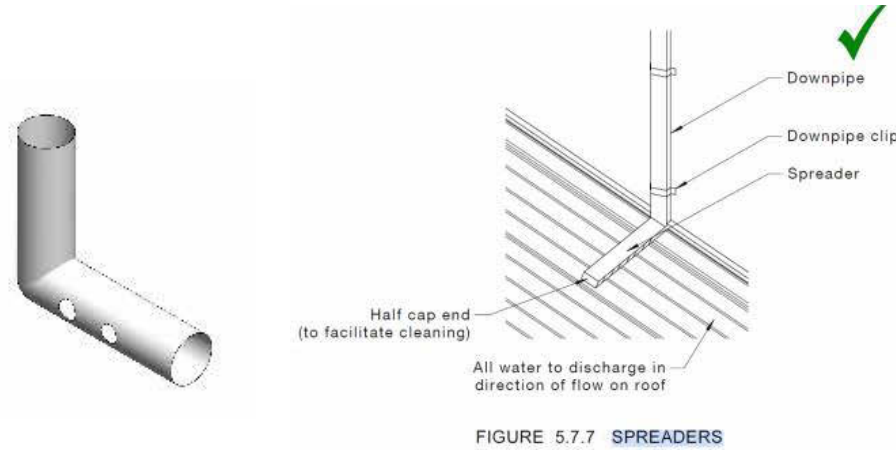
Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

F8D3 External wall construction

2 (b) for climate zone 6,7,& 8, 1.14 µg/N.s

Class 4 vapour control membranes meet the vapour permeance requirements of F8D3(2)(b).



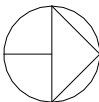
Phone:
0402438170
Email:
info@urbanspacedesigners.com.au
Website:
www.urbanspacedesigners.com.au
Accreditation:
TAS - 381246362
VIC - DP-AD 72846

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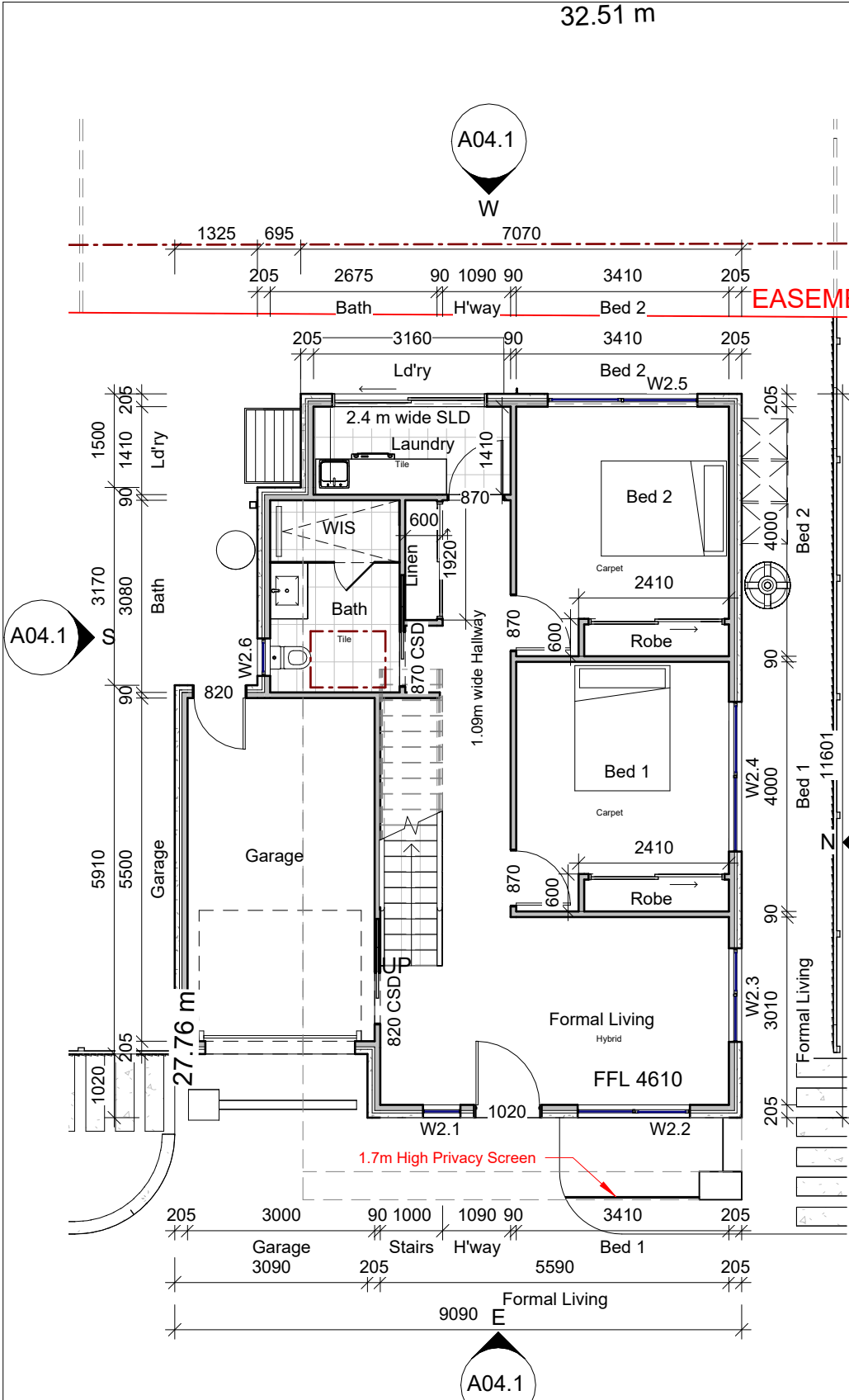
Client:
HGR PROPERTY PVT. LTD.
Project:
MULTIPLE DWELLINGS (3 Nos.)
Address:
51, SPOONBILL LOOP, SORELL,
TAS - 7170

Issue	Description	Date
1	Drawings updated as per RFI dt. 05/05/2026	24/06/2026
2	Privacy Screen shown, Bin station shown at the Lot entry	24/08/2026
3	Bin Station relocated	25/08/2026

ARCHITECTURE DRAWINGS
CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings.
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Sheet: ROOF PLAN D1			
Drawn: GK			
Scale: 1 : 100	Size: A3	Date: 26/02/2026	
Project: 51SBL5-USD/TAS-A-2026		Sheet: A03.2	Rev: 3



GROUND FLOOR PLAN D2

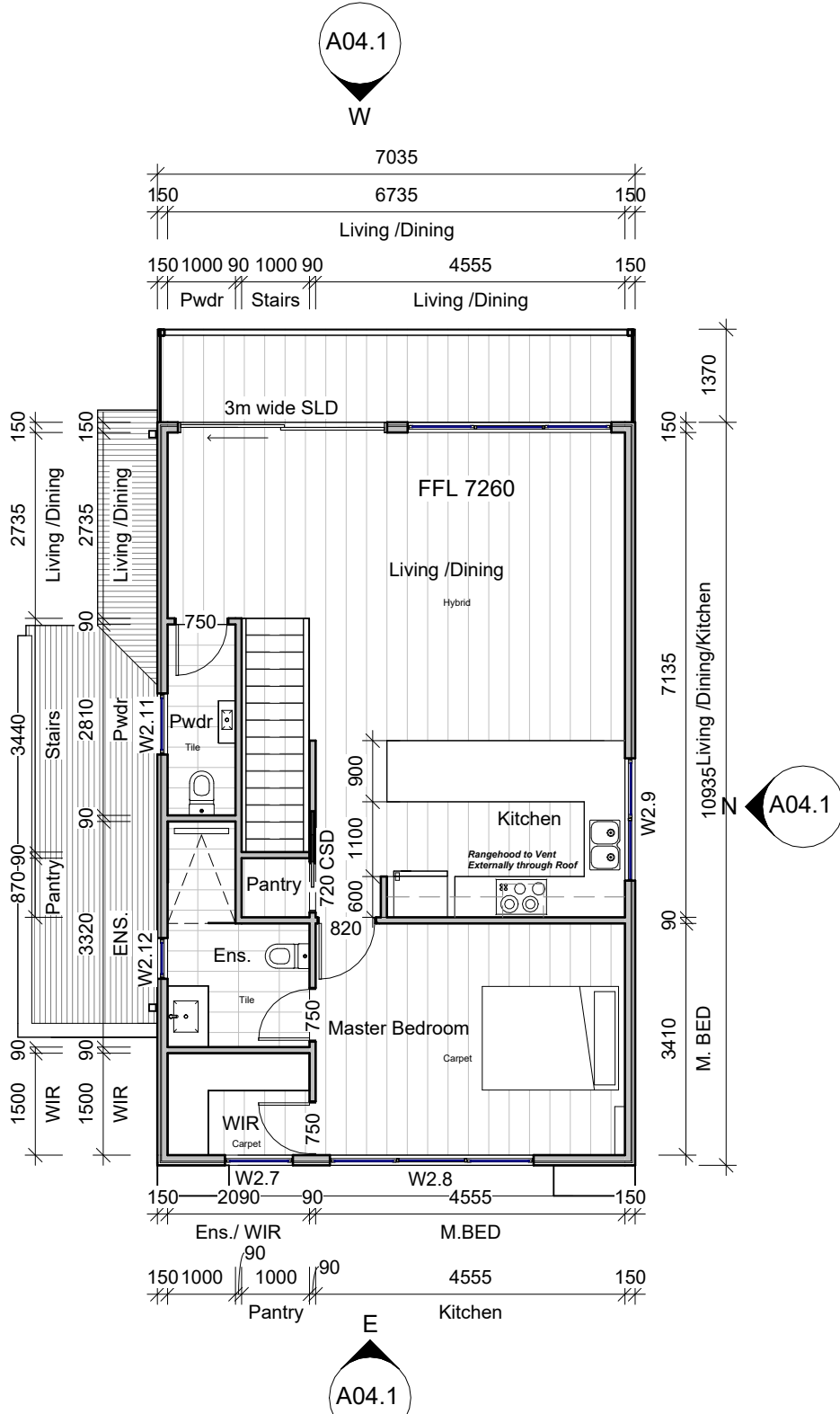
1 : 100

- NOTES:
- CONFIRM MANHOLE ACCESS TO ROOF SPACES ON SITE
 - A/C SERVICES, DUCTING & FIXTURE LOCATIONS TO BE DETERMINED ON SITE
 - EXHAUST RANGEHOOD EXTERNALLY, CONFIRM ON SITE
 - FLOOR WASTES TO KITCHEN, L'DRY & PDR TO BE CONFIRMED ON SITE

INSULATION: R5.0 TO CEILINGS AND R2.5 TO EXTERNAL WALLS.
REFER ENGINEERING DRAWING FOR SLAB/ FOOTING/ ROOF/
STRUCTURAL DETAILS
WINDOWS / DOORS: BUILDING GENERALLY WILL BE SEALED TO
PREVENT AIR LEAKAGE

Heights of rooms & other spaces 10.3.1 of NCC 2022
Heights of rooms and other spaces must not be less than;
(a) in a habitable room excluding a kitchen - 2.4 m ; and
(b) in a kitchen - 2.1 m ; and
(c) in a corridor, passageway or the like - 2.1 m ; and
(d) in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m ; and
(e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f) in a stairway, ramp, landing, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.
If required onsite , the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II.
Builder to contact USD before undertaking works.

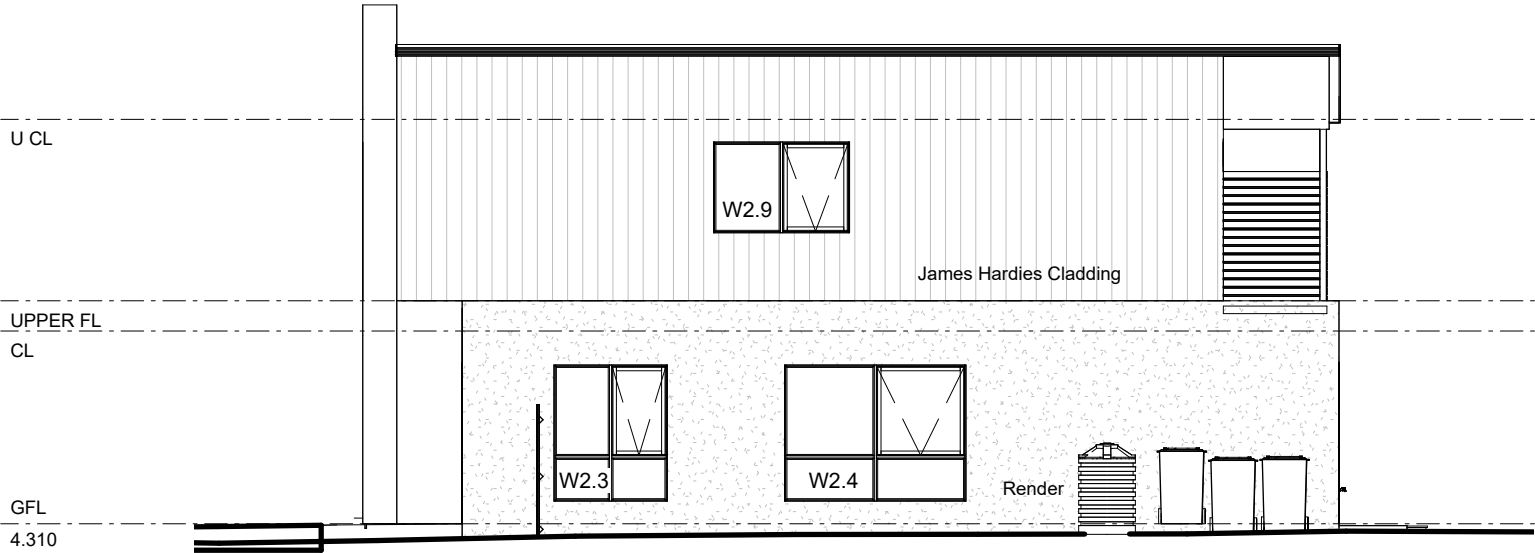
NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.
Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended Floor Framing
U.N.O in builders specifications or located in Saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints. As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4 m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125 mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.
All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
· Riser: Min 115mm - Max 190mm
· Going: Min 240mm - Max 355mm
· Slope (2R+G): Max 550mm - Min 700mm



FIRST FLOOR PLAN D2

1 : 100

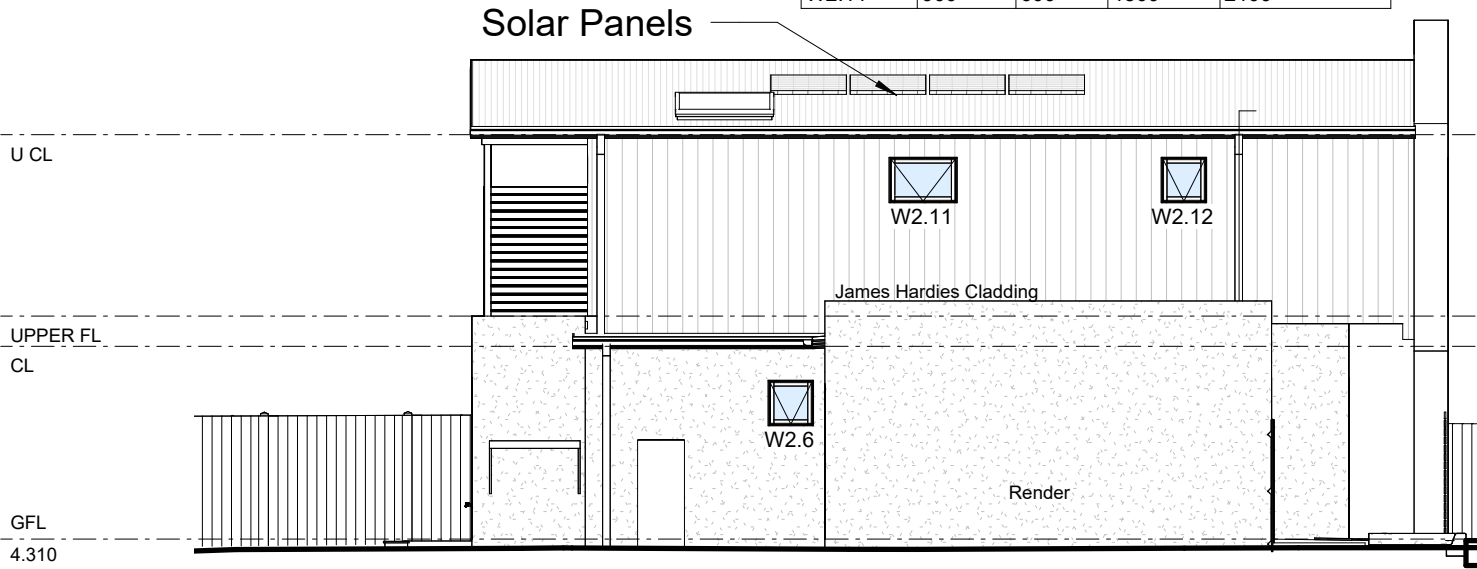
Urban Space Designers Building Design and Drafting 	Phone: 0402438170 Email: info@urbanspacedesigners.com.au Website: www.urbanspacedesigners.com.au Accreditation: TAS - 381246362 VIC - DP-AD 72846	The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies to Urban Space Designers for direction prior to the commencement of work. Drawings to be read in conjunction with all other contract documents. Use figured dimensions only. Do not scale from drawings. USD cannot guarantee the accuracy of content and format for copies of drawings issued electronically. IF IN DOUBT ASK. The completion of the issued details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for the construction unless endorsed "for construction" and authorized for issue. Read these drawings in conjunctions with drawings prepared by USD. Refer any discrepancies with the architect before proceeding with any building works. The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.	Client: HGR PROPERTY PVT. LTD. Project: MULTIPLE DWELLINGS (3 Nos.) Address: 51, SPOONBILL LOOP, SORELL, TAS - 7170	<table><tr><th>Issue</th><th>Description</th><th>Date</th></tr><tr><td>1</td><td>Drawings updated as per RFI dt. 05/05/2026</td><td>24/06/2026</td></tr><tr><td>2</td><td>Privacy Screen shown, Bin station shown at the Lot entry</td><td>24/08/2026</td></tr><tr><td>3</td><td>Bin Station relocated</td><td>25/08/2026</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Issue	Description	Date	1	Drawings updated as per RFI dt. 05/05/2026	24/06/2026	2	Privacy Screen shown, Bin station shown at the Lot entry	24/08/2026	3	Bin Station relocated	25/08/2026										ARCHITECTURE DRAWINGS CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings. ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.		Sheet: DWELLING 2 Drawn: GK <table><tr><td>Scale: 1 : 100</td><td>Size: A3</td><td>Date: 26/02/2026</td></tr></table> <table><tr><td>Project: 51SBL5-USD/TAS-A-2026</td><td>Sheet: A04</td><td>Rev: 3</td></tr></table>			Scale: 1 : 100	Size: A3	Date: 26/02/2026	Project: 51SBL5-USD/TAS-A-2026	Sheet: A04	Rev: 3
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Scale: 1 : 100	Size: A3	Date: 26/02/2026																																		
Project: 51SBL5-USD/TAS-A-2026	Sheet: A04	Rev: 3																																		



NORTH ELEVATION D2

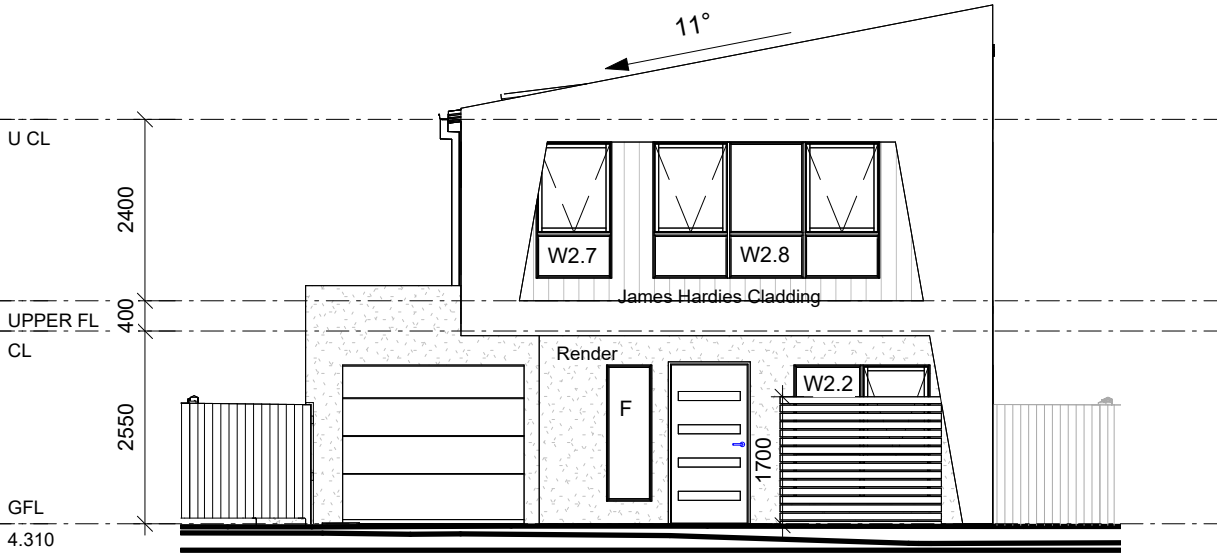
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Window Schedule				
Number	Width	Height	Sill Height	Head Height
W2.1	600	1800	300	2100
W2.2	1800	1800	300	2100
W2.3	1500	1800	300	2100
W2.4	2400	1800	300	2100
W2.5	2400	1800	300	2100
W2.6	600	600	1500	2100
W2.7	1000	1800	300	2100
W2.8	3000	1800	300	2100
W2.9	1800	1200	900	2100
W2.10	3000	1800	300	2100
W2.11	900	600	1500	2100



SOUTH ELEVATION D2

1 : 100



EAST ELEVATION D2

1 : 100

1.7m High Privacy Screen
EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 150mm

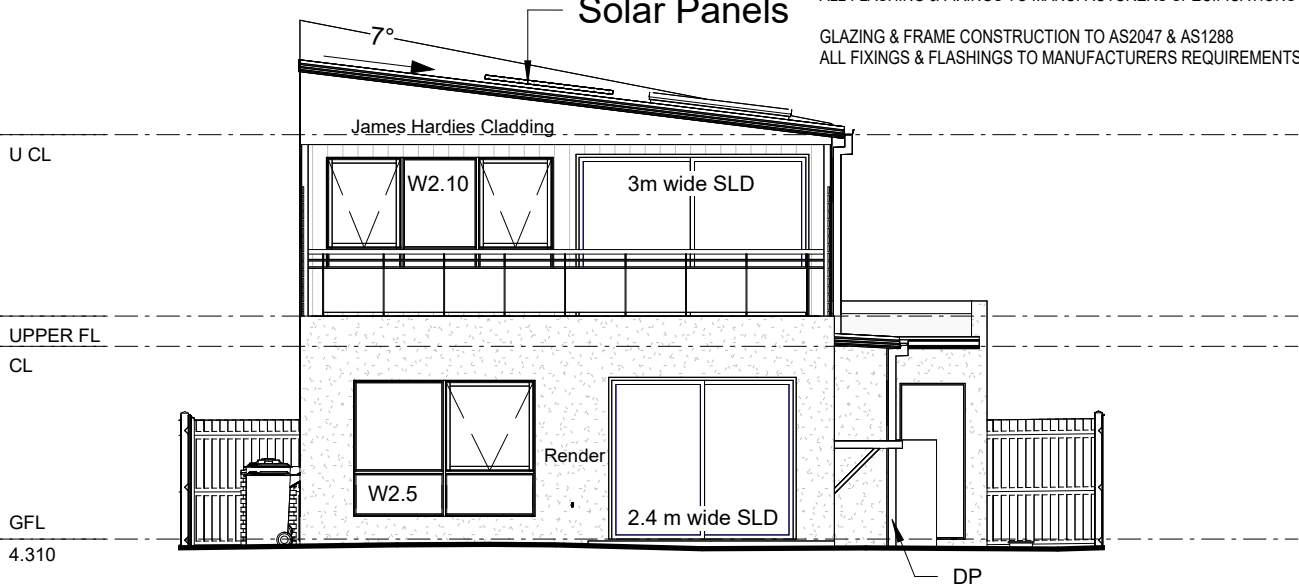
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

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COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562 COLOUR BY OWNER.

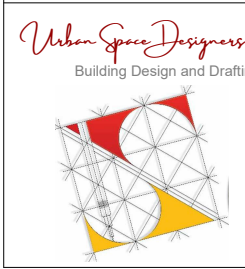
SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED. REVEALS AS SELECTED. ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



WEST ELEVATION D2

1 : 100



Urban Space Designers
Building Design and Drafting

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Project:
MULTIPLE DWELLINGS (3 Nos.)

Address:
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TAS - 7170

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Sheet:
ELEVATIONS D2

Drawn: GK

Scale: 1 : 100 Size: A3 Date: 26/02/2026

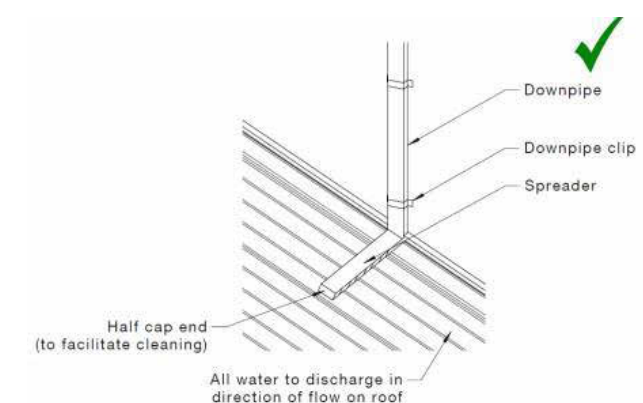
Project: 51SBLS-USD/TAS-A-2026 Sheet: **A04.1** Rev: **3**

Architectural drawing of a building roof plan. The drawing includes the following details:

- Dimensions:**
 - Overall width: 7185
 - Overall depth: 5855
 - Left side segments: 1350, 3170, 2090
 - Top side segments: 970, 730
 - Bottom side segments: 1700, 5700
 - Internal width segments: 1500, 5685
 - Internal depth segments: 150
- Pitch and Orientation:**
 - Roof pitch: 7°
 - Roof pitch: 3°
 - Roof pitch: 3°
- Features and Labels:**
 - SKYLIGHT
 - SOLAR PANELS
 - COLORBOND CORRUGATED ROOF @ 7° PITCH
 - DP (Drainage Point)
 - 150
 - 2090
- Other Elements:**
 - A red line labeled "EASEMENT" runs horizontally across the top of the drawing.
 - A circular feature with a crosshair is located on the right side.
 - A curved line is located at the bottom left corner.

1 : 100

7



Phone:
0402438170

Email:
info@urbanspacedesigners.com.au

Website:
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Sheet:			
ROOF PLAN D2			
Drawn: GK			
Scale:	Size:	Date:	
1 : 100	A3	26/02/2026	
Project:		Sheet:	Rev:
51SBLS-USD/TAS-A- 2026		A04.2	3



NOTE

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

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

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

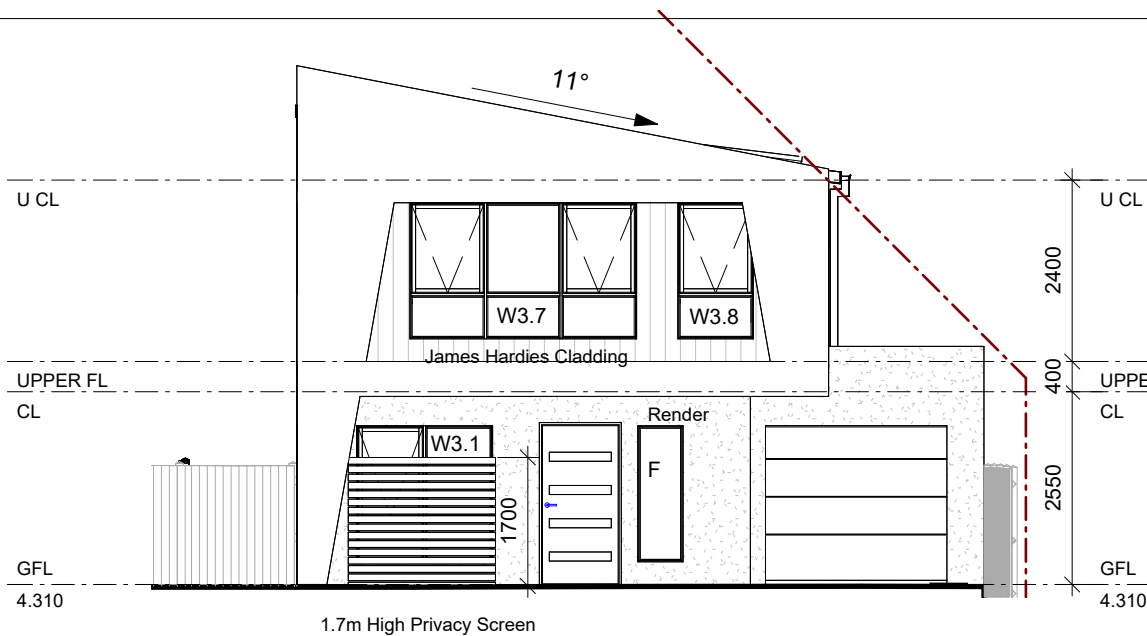
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All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2

- Riser: Min 115mm - Max 190mm
- Going: Min 240mm - Max 355mm
- Slope (2R+G): Max 550mm - Min 700mm

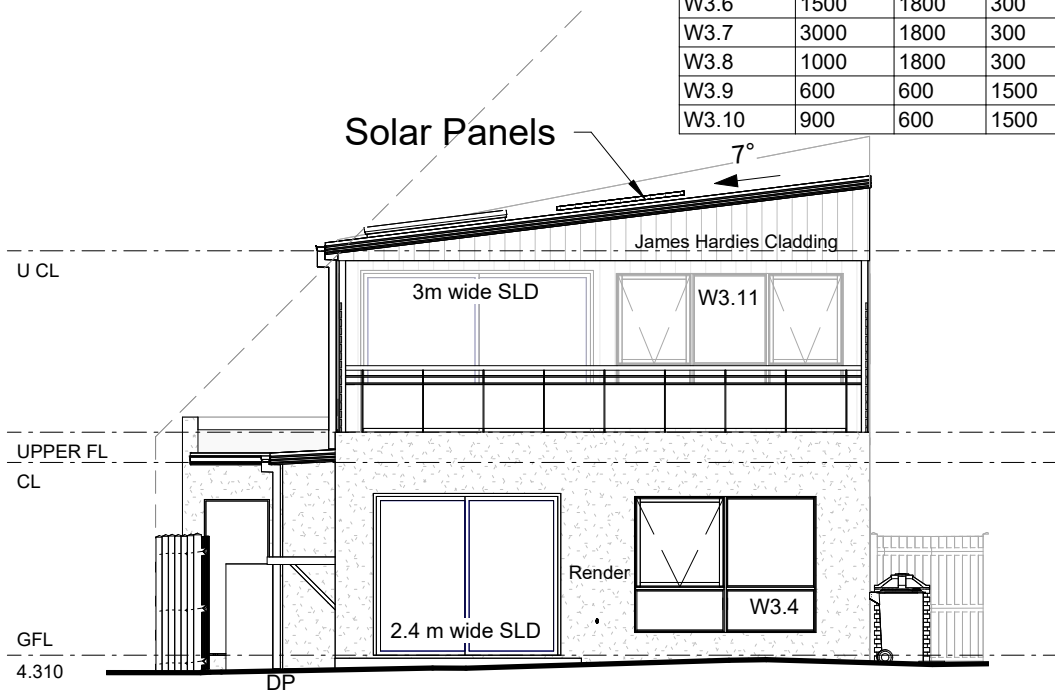




EAST ELEVATION D3

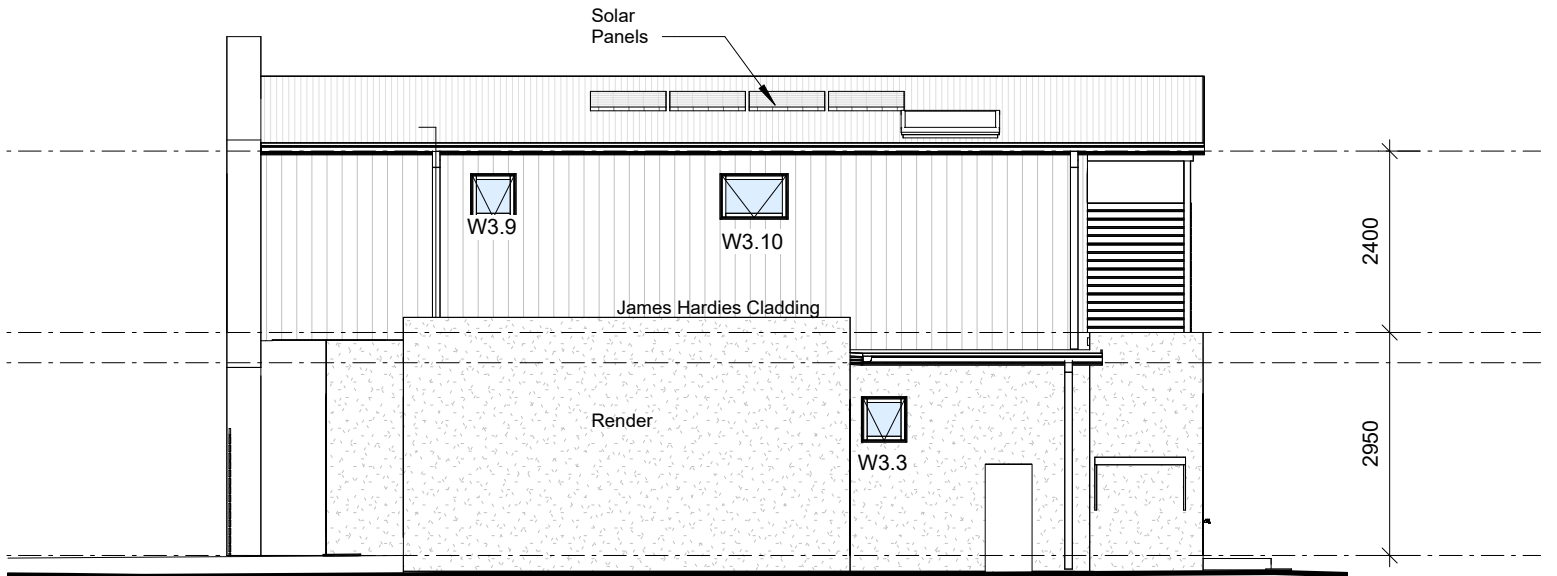
1 : 100

Window Schedule				
Number	Width	Height	Sill Height	Head Height
W2.12	600	600	1500	2100
W2.17	1251	138		
W2.18	1251	138		
W2.21	1251	138		
W3.1	1800	1800	300	2100
W3.2	600	1800	300	2100
W3.3	600	600	1500	2100
W3.4	2400	1800	300	2100
W3.5	2400	1800	300	2100
W3.6	1500	1800	300	2100
W3.7	3000	1800	300	2100
W3.8	1000	1800	300	2100
W3.9	600	600	1500	2100
W3.10	900	600	1500	2100



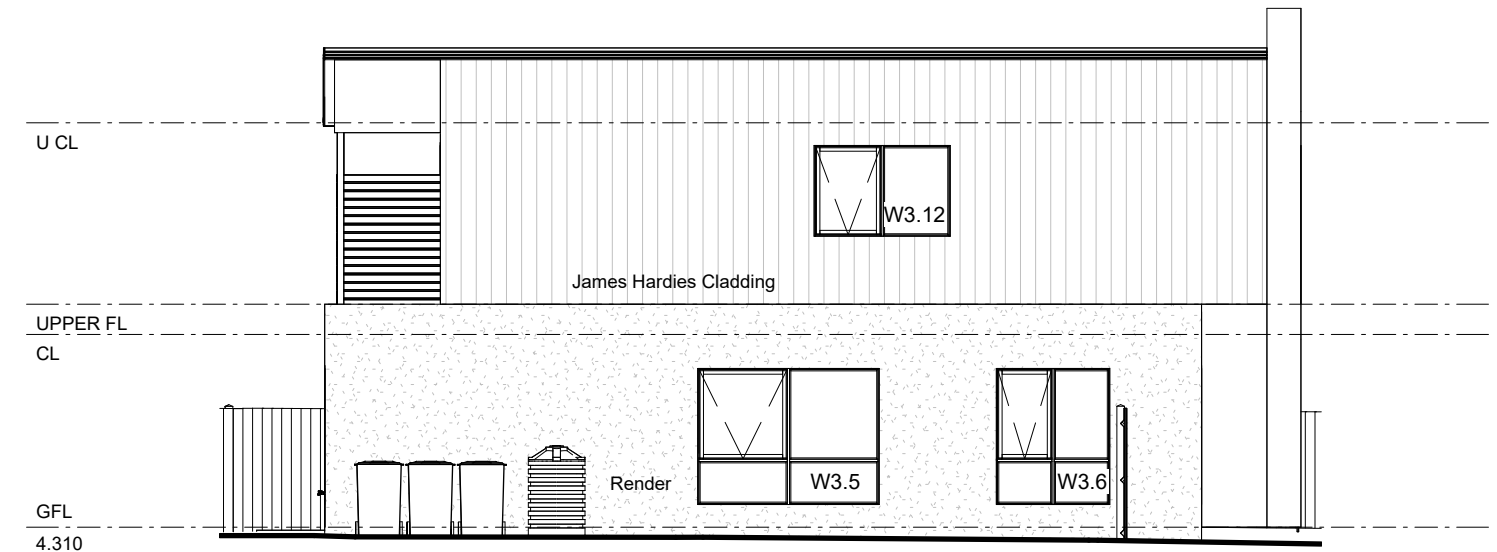
WEST ELEVATION D3

1 : 100



NORTH ELEVATION D3

1 : 100



SOUTH ELEVATION D3

1 : 100

EAVE CONSTRUCTION NCC VOLUME 2 PART 3.5.3.5
EAVE WIDTH OVERHANG - 150mm

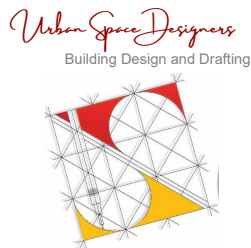
EAVES LINED WITH 'HARDIFLEX' CEMENT SHEET
TRIMMERS LOCATED WITHIN 1200mm OF EXTERNAL CORNERS TO BE SPACED @ 500mm CENTERS. REMAINDER OF SHEET - 700mm CENTERS

FASTENER / FIXINGS WITHIN 1200mm OF EXTERNAL CORNERS @ 200mm CENTERS, REMAINDER OF SHEET - 300mm CENTERS

COLORBOND CUSTOM ORB ROOF CLADDING
INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & AS1562
COLOUR BY OWNER.

SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
NCC VOLUME 2 PART 3.6 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
REVEALS AS SELECTED.
ALL FLASHING & FIXINGS TO MANUFACTURERS SPECIFICATIONS

GLAZING & FRAME CONSTRUCTION TO AS2047 & AS1288
ALL FIXINGS & FLASHINGS TO MANUFACTURERS REQUIREMENTS



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Client:
HGR PROPERTY PVT. LTD.
Project:
MULTIPLE DWELLINGS (3 Nos.)
Address:
51, SPOONBILL LOOP, SORELL,
TAS - 7170

Issue	Description	Date	ARCHITECTURE DRAWINGS
1	Drawings updated as per RFI dt. 05/05/2026	24/06/2026	CHECK all dimensions and measurements on site prior to fabrication and or construction. Dimensions are in millimeters "frame to frame" and do not allow for interior linings. ALL work in Accordance with The Building Code of Australia (BCA) as amended, relevant Australian Standards (AS) Codes and good building practices. Drawings to be read in conjunction with specifications and schedules.
2	Privacy Screen shown, Bin station shown at the Lot entry	24/08/2026	
3	Bin Station relocated	25/08/2026	

Sheet: ELEVATIONS D3			
Drawn: GK			
Scale: 1 : 100	Size: A3	Date: 26/02/2026	
Project: 51SBLS-USD/TAS-A-2026		Sheet: A05.1	Rev: 3

Roof plan D3 showing a rectangular building footprint with a 7° pitch roof. The plan includes dimensions for the building (7185 x 12465) and the lot (5855 x 2090). Key features include a skylight, solar panels, and a lot boundary. The roof is labeled "COLORBOND CORRUGATED ROOF @ 7° PITCH". The lot boundary is labeled "Lot Boundary". The plan also shows a "DP" (Drainage Point) and a "DP with L spreader".

- Colorbond metal fascias and gutters.
- Eaves gutters installed with a fall of 1:500 (normally).
- Box gutters fall of 1:100.
- Spacing between downpipes maximum 12m.
- Downpipes to be located 1.2m from a valley or provisions made for overflow.
- Gutters and downpipes to be selected in accordance with NCC Vol 2 Part 7.4.3 and table 7.4.3b and 7.4.3c.

Zincalume color (B.M.T) 0.500 protected steel sheet to Australian Standard AS139\ Fascia

clips/brackets shall be attached to fascia /barge at a max 1.2m centres using recommended fasteners.

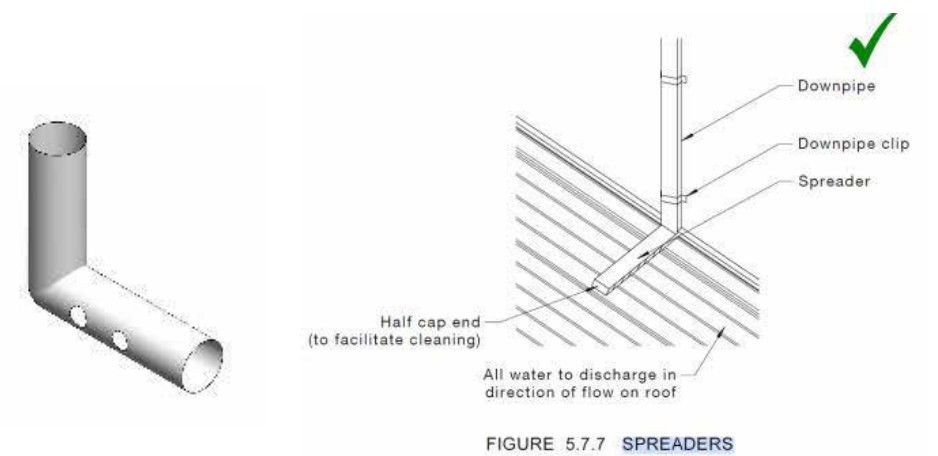
A roof must have a roof space that-

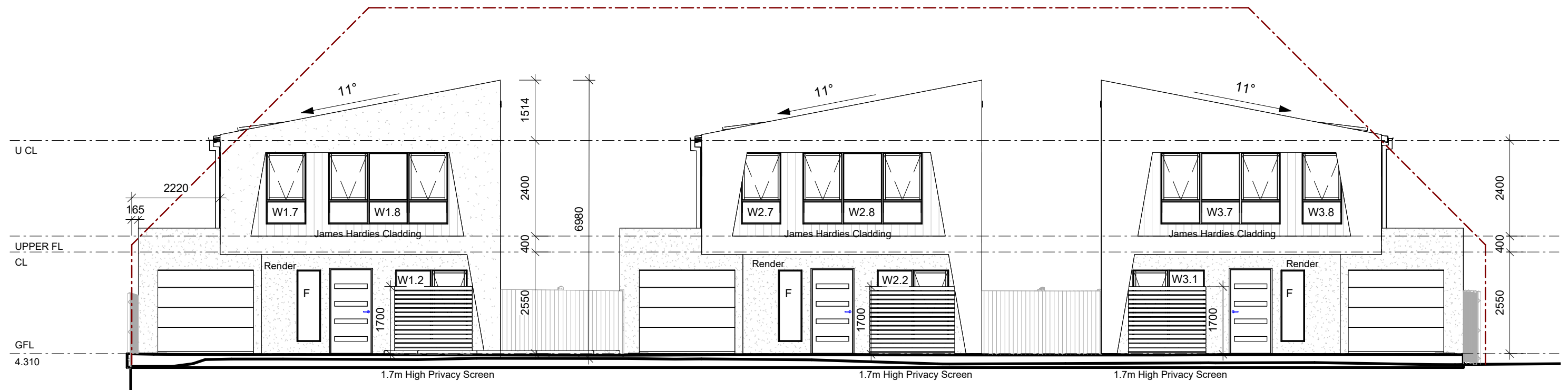
- (a) is located-
 - (i) immediately above the primary insulation layer; or
 - (ii) immediately above sarking with a vapour permeance of not less than $1.14 \mu\text{Eq/N.s}$, which is immediately above the primary insulation layer; or
 - (iii) immediately above ceiling insulation; and
- (b) has a height of not less than 20 mm; and
- (c) is either-
 - (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii) located immediately underneath the roof tiles or an unsarked tiled roof.

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

2 (b) for climate zone 6,7,& 8, 1.14 µg/N.s

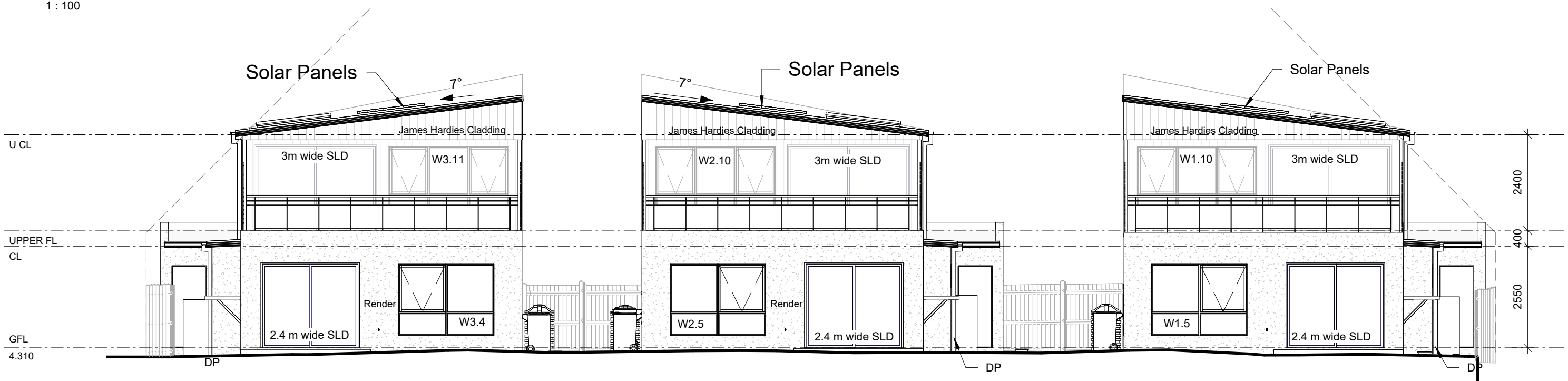
Class 4 vapour control membranes meet the vapour permeance requirements of F8D3(2)(b).





EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100



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Client:
HGR PROPERTY PVT. LTD.

Project:
MULTIPLE DWELLINGS (3 Nos.)

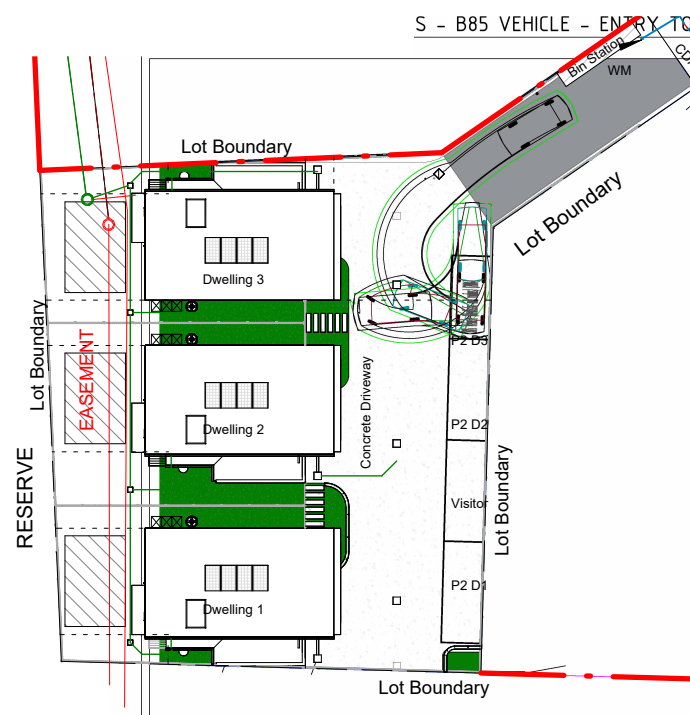
Address:
51, SPOONBILL LOOP, SORELL,
TAS - 7170

Issue	Description	Date	ARCHITECTURE DRAWINGS
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3	Bin Station relocated	25/08/2026	

Sheet: ELEVATIONS			
Drawn: GK			
Scale: 1 : 100	Size: A3	Date: 26/02/2026	
Project: 51SBLS-USD/TAS-A-2026		Sheet: A06	Rev: 3

SWEPT PATH

1 : 500



LANDSCAPE PLAN

1 : 200



P1 Lomandra Tanika



P2 Anigozanthos Manglesii



P3 Leucophyta Brownii

	Hot Water unit
	Rain water Overflow tank
	Tap
	Clothline

Plant Symbol	Plant Species	Color	Height	Notes
	P1 Lomandra Tanika	Refer Image	900 +/-	All Planting Beds to be 100mm min. Midnight Black Pine Bark
	P2 Anigozanthos Manglesii	Refer Image	900 +/-	
	P3 Leucophyta Brownii	Refer Image	900 +/-	

LEGEND

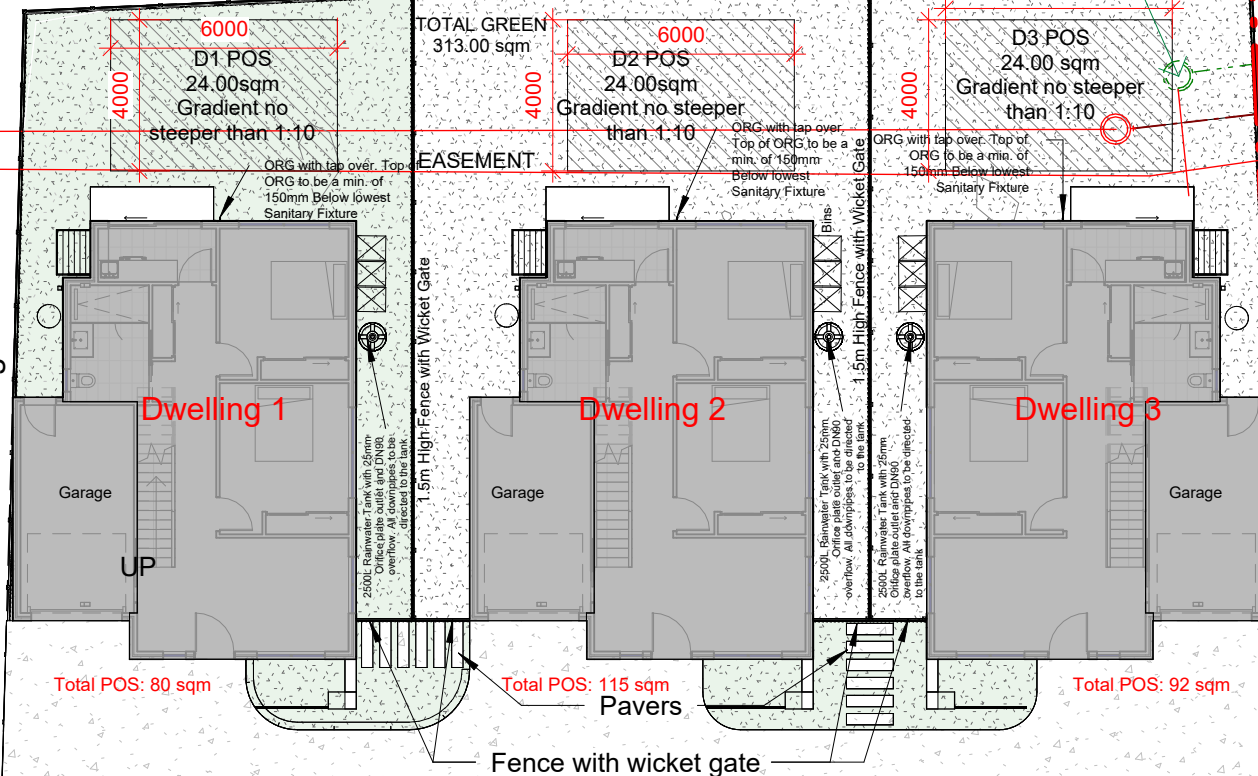
VACANT LOT

Sheet Metal Fence
1.2m High

32.51 m
Approx. Title Boundary

27.76 m
Approx. Title Boundary

Sheet Metal Fence
1.2m High



Total POS: 80 sqm

Total POS: 115 sqm

Total POS: 92 sqm

CONCRETE DRIVEWAY

REFER CIVIL DRAWINGS FOR DRIVEWAY DETAIL
PROJECT NO. MEC-CD-28134 (REV. A)

Lot Boundary
29.49 m

26.61 m
Approx. Title Boundary

TOTAL POS DWELLING 1: 80.00SQM

TOTAL POS DWELLING 2: 115.00SQM

TOTAL POS DWELLING 3: 92.00SQM

Performance criteria of
clause 8.4.4 P1 Sunlight to
private open space of
multiple dwellings.

The proposal complies with
clause 8.4.3 (A2) required
for the clause 8.4.4 P1

Consider Stormwater
treatment with contribution.



Letter Box
(Image for reference)

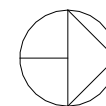


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Project:
MULTIPLE DWELLINGS (3 Nos.)
Address:
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3	Bin Station relocated	25/08/2026	



Sheet:	LANDSCAPE PLAN		
Drawn:	GK		
Scale:	As indicated	Size:	A3
Date:	26/02/2026		
Project:	51SBL5-USD/TAS-A-2026	Sheet:	A08
Rev:	3		

8.4.2 (P3) Setbacks and building envelope for all dwellings

The development does not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; -

The Lots on the North and East side are vacant. The proposed building is min. 9m setback from East side Lot boundary. The shadow is not affecting the North side Lot. The West side of the Lot has Open Reserve Area with water. The South side has unknown open area with nothing built in close proximity of the Proposed development.

(ii) overshadowing the private open space of a dwelling on an adjoining property;

No Overshadowing to POS

(iii) overshadowing of an adjoining vacant property;

The East side Lot is getting the 3pm shadow of the Proposed Development but is clear prior to that. and

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

The Proposed development is placed away from the Spoonbill Loop. The Development is placed more than 9m away from the Eastern boundary. The setback between the proposed dwellings is 3m to break the Visual barrier. First Floor footprint is smaller than the Ground Floor to manage the bulk of the development.

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area;

The North and South sides have Garage on boundary with the building setback of 1325mm from Boundary. The First floor is further setback min. 1950mm from the Lot Boundary and

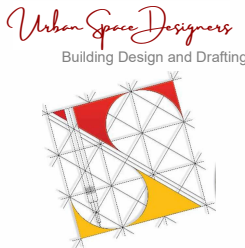
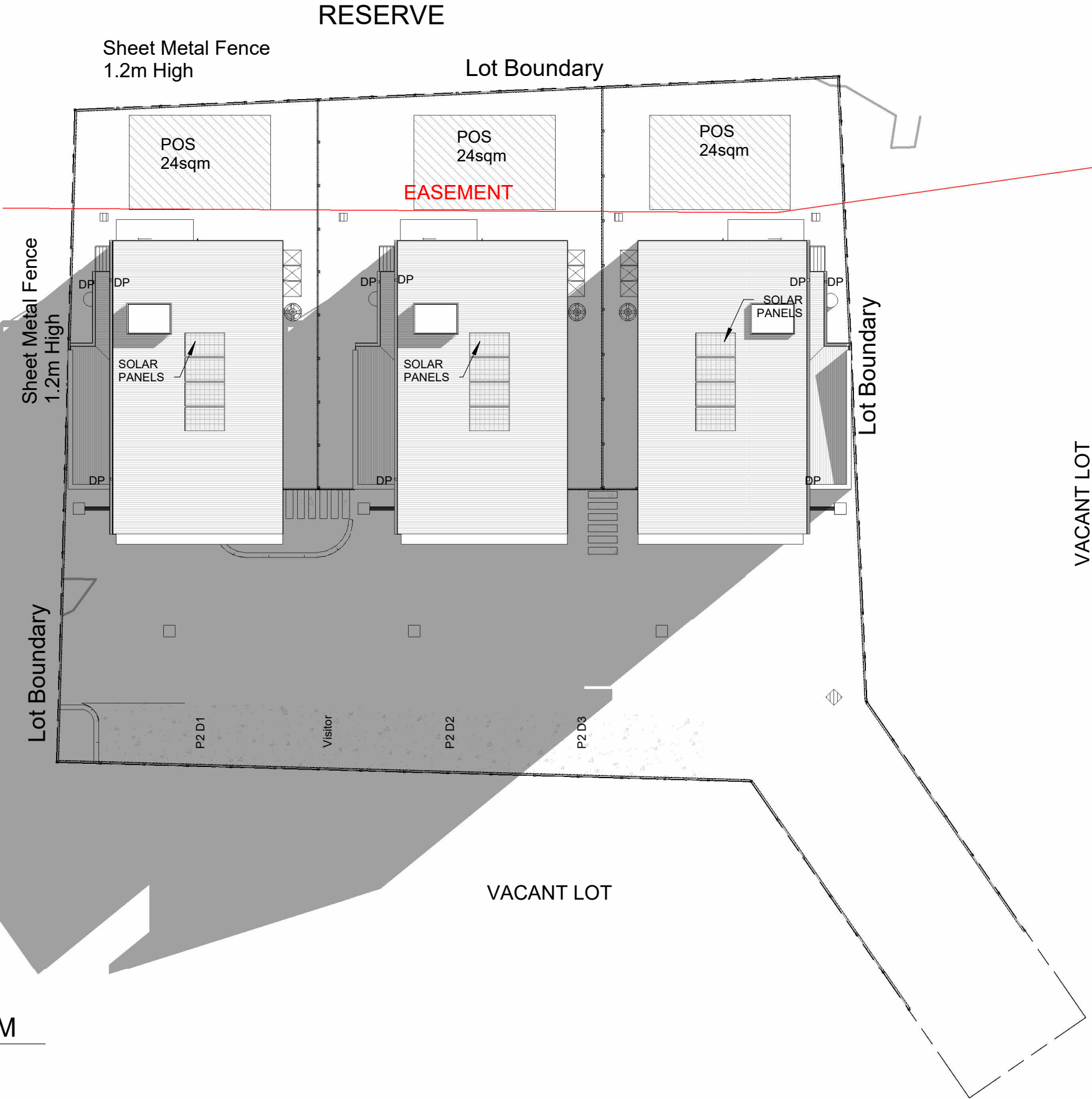
(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

- (i) an adjoining property; or
- (ii) another dwelling on the same site

No unreasonable reduction in sunlight caused by the proposed development.

SHADOW @ 0300PM

1 : 200



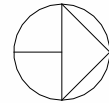
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Client: HGR PROPERTY PVT. LTD.
Project: MULTIPLE DWELLINGS (3 Nos.)
Address: 51, SPOONBILL LOOP, SORELL, TAS - 7170

Issue	Description	Date
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Sheet: SHADOWS	Drawn: GK	Scale: 1 : 200	Size: A3	Date: 26/02/2026
Project: 51SBLS-USD/TAS-A-2026	Sheet: A17	Rev: 3		

8.4.2 (P3) Setbacks and building envelope for all dwellings

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(ii) overshadowing the private open space of a dwelling on an adjoining property;

No Overshadowing to POS

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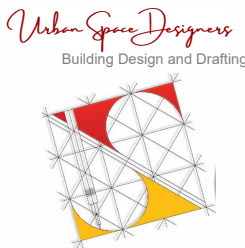
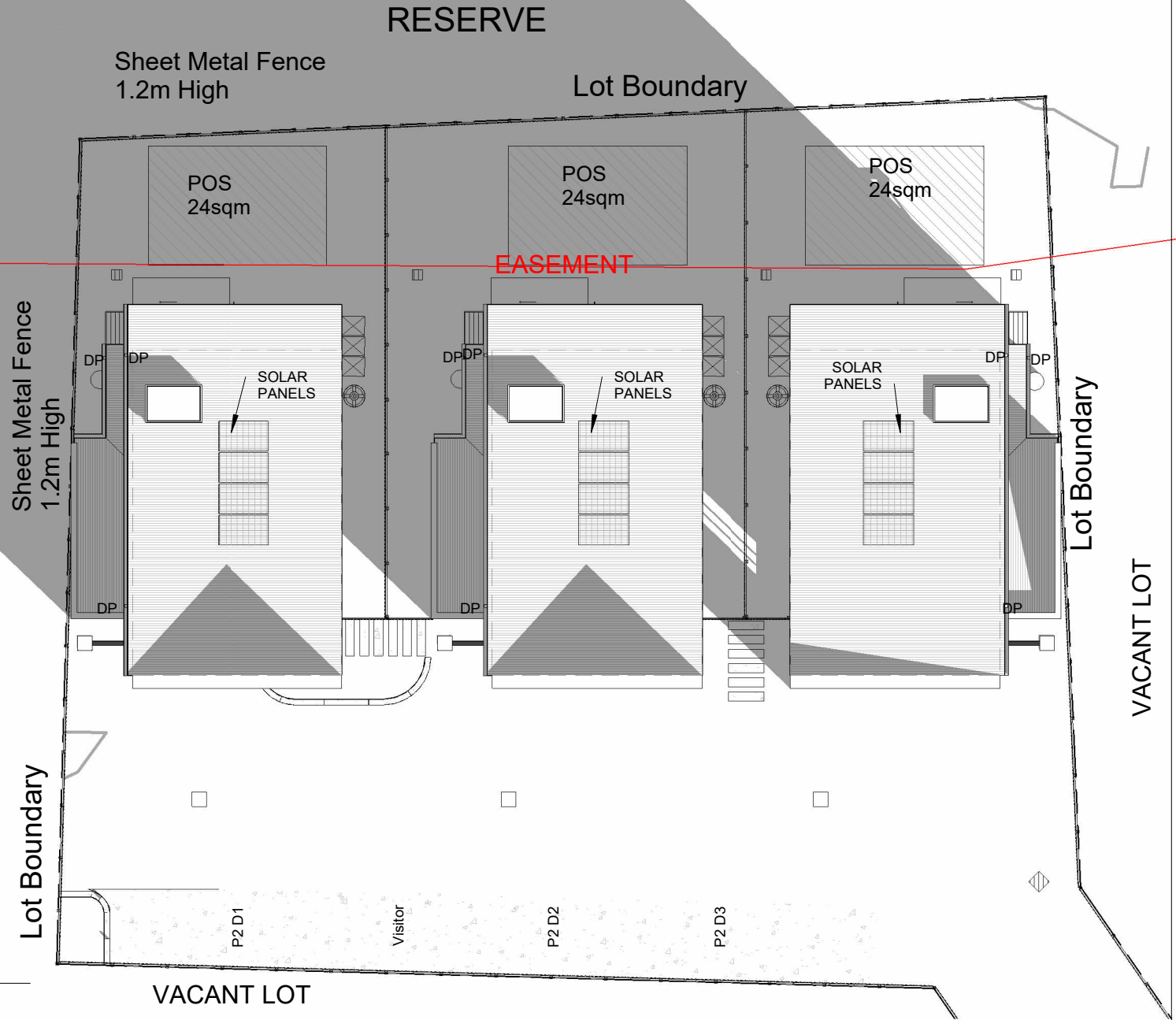
(i) an adjoining property; or

(ii) another dwelling on the same site

No unreasonable reduction in sunlight caused by the proposed development.

SHADOW @ 0900AM

1 : 200



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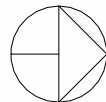
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HGR PROPERTY PVT. LTD.

Project:
MULTIPLE DWELLINGS (3 Nos.)

Address:
51, SPOONBILL LOOP, SORELL,
TAS - 7170

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Sheet: SHADOWS			
Drawn: GK			
Scale: 1 : 200	Size: A3	Date: 26/02/2026	
Project: 51SBLS-USD/TAS-A-2026		Sheet: A15	Rev: 3

The development does not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; -

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(ii) overshadowing the private open space of a dwelling on an adjoining property;

No Overshadowing to POS

(iii) overshadowing of an adjoining vacant property;

The East side Lot is getting the 3pm shadow of the Proposed Development but is clear prior to that, and

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The Proposed development is placed away from the Spoonbill Loop. The Development is placed more than 9m away from the Eastern boundary. The setback between the proposed dwellings is 3m to break the Visual barrier. First Floor footprint is smaller than the Ground Floor to manage the bulk of the development.

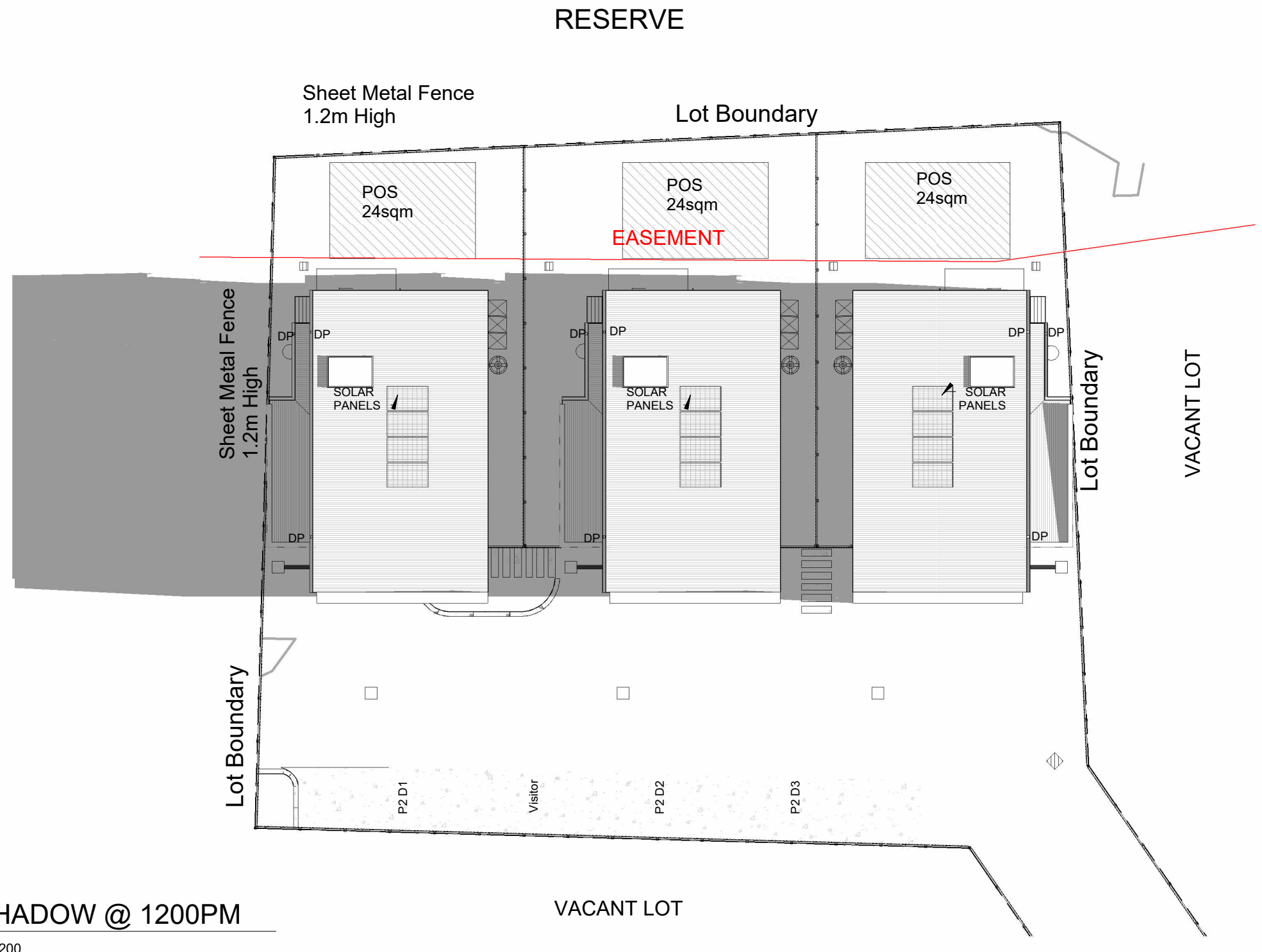
(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area;

The North and South sides have Garage on boundary with the building setback of 1325mm from Boundary. The First floor is further setback min. 1950mm from the Lot Boundary and

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

- (i) an adjoining property; or
- (ii) another dwelling on the same site

No unreasonable reduction in sunlight caused by the proposed development.



SHADOW @ 1200PM

1 : 200



MATRIX

ENGINEERING CONSULTANTS

STRUCTURAL - CIVIL - STORMWATER- REMEDIAL- GEOTECH

PROPOSED NEW RESIDENCE FOR

URBAN SPACE DESIGNERS

ADDRESS

LOT 51 SPOONBILL LOOP

SORELL TAS 7172

PROJECT No.

MEC-CD-26134

INDEX OF DRAWINGS	
SHEET NO.	DRAWING SHEET NAME
CD0.0	COVER SHEET & INDEX OF DRAWINGS
CD0.1	NOTES AND DESIGN SPECIFICATION
CD0.2	GENERAL ARRANGEMENT PLAN
CD0.3	LONGITUDINAL PLAN & PROFILE, AND TYPICAL CROSS SECTION
CD0.4	CROSS SECTIONS
CD0.5	SWEPT PATH ANALYSIS - CARPARK
CD0.6	SWEPT PATH ANALYSIS - GARAGE

A10									
CLIENT URBAN SPACE DESIGNERS					COMPANY LOGO				
ARCHITECT URBAN SPACE DESIGNERS									
PROJECT LOT 51 SPOONBILL LOOP SORELL TAS 7172					SHEET SUBJECT COVER SHEET & INDEX OF DRAWINGS				
PROJECT LOT 51 SPOONBILL LOOP SORELL TAS 7172					DATE 19/08/2026				
SCALE AS SHOWN					DESIGNED MS				
AUTHORISED KJ					JOB No MEC-CD-26134				
REVISION					DWG No CD0.0				
ENG DRAFT DATE					REV B				

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. THE CONTRACTOR IS TO REFER ANY DISCREPANCIES TO THE SUPERINTENDENT OR ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
2. THE DESIGN WORKS HAS BEEN DONE BASED ON SURVEY DATA PROVIDED BY SURVEYOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE LEVELS PRIOR TO CONSTRUCTION.
3. FOR THE PURPOSES OF THESE NOTES "SUPERINTENDENT" SHALL MEAN THE PRINCIPAL OR HIS CONTRACTUAL REPRESENTATIVE; "CONTRACTOR" SHALL MEAN THE MAIN BUILDING CONTRACTOR; "ENGINEER" SHALL MEAN THE CONSULTING STRUCTURAL/CIVIL ENGINEER. IN THE ABSENCE OF A SUPERINTENDENT, IT IS THE PRINCIPAL'S RESPONSIBILITY TO NOMINATE ACCORDINGLY.
4. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS. DIMENSIONS SHALL BE CHECKED ON-SITE BEFORE PROCEEDING WITH THE WORK.
5. ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS INCLUDING ALL AMENDMENTS AND LGAT-IPWEA APPROVED STANDARD DRAWINGS EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS OR PROJECT SPECIFICATION.
6. ALL PROPRIETARY ITEMS ARE TO BE INSTALLED AND FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS.
7. UNLESS NOTED OTHERWISE, ALL LEVELS AND DIMENSIONS ARE IN METRES.
8. CONFIRM ALL LEVELS ON-SITE PRIOR TO THE COMMENCEMENT OF WORKS.
9. EXISTING SERVICES INFORMATION SHOWN ON DRAWINGS IS BASED ON INFORMATION SUPPLIED BY RELEVANT AUTHORITIES OR SHOWN AS APPROXIMATE. PRIOR TO THE COMMENCEMENT OF WORKS THE CONTRACTOR IS TO IDENTIFY AND LOCATE ALL EXISTING SERVICES. SERVICES SHOWN ON STRUCTURAL DRAWINGS ARE INDICATIVE ONLY AND IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY CLASHES PRIOR TO CONSTRUCTION, OR IMMEDIATELY AS DISCOVERED.
10. ANY DEPARTURES FROM THE DESIGN DRAWINGS ARE TO BE AT THE WRITTEN APPROVAL OF THE SUPERINTENDENT'S REPRESENTATIVE.
11. WHERE REQUIRED THE CONTRACTOR SHALL PREPARE AN ELECTRONIC (DWG) FORMAT "AS CONSTRUCTED" DRAWINGS TO THE SATISFACTION OF THE SUPERINTENDENT'S REPRESENTATIVE SHOWING THE AS INSTALLED LOCATION OF ALL ABOVE AND BELOW GROUND WORKS.
12. THIS SET OF DRAWINGS REQUIRES PRINTING IN COLOURS, AND THE CONSULTANT IS NOT LIABLE FOR USER WITHOLDING THE REQUIREMENTS.
13. TEMPORARY WORKS ARE NOT DETAILED IN THE DRAWINGS. CONSTRUCTION METHODS AND TEMPORARY WORKS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND RESPONSIBLE WORK PARTY TO FOLLOW UP AND UPDATE ALL ISSUES FOUND WITHIN THE DOCUMENT, INCLUDING THE IDENTIFICATION AND MITIGATION OF NEW RISKS. REFER TO SEPARATE DOCUMENT FOR SAFETY IN DESIGN FOR THIS PROJECT.

1. ALL WORKS MUST BE PERFORMED IN COMPLIANCE WITH CODE OF PRACTICE-SAFE WORKS AUSTRALIA REQUIREMENTS & INDUSTRY OCCUPATIONAL HEALTH & SAFETY ACT REGULATIONS.
2. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS AND ALL RELEVANT CODES OF PRACTICE.
3. ALL EXCAVATION ACTIVITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE WORKSAFE TASMANIA CODE OF PRACTICE - EXCAVATION WORKS.
4. THE SUPERINTENDENT'S REPRESENTATIVE MUST BE NOTIFIED IF THE CONTRACTOR OR SUBCONTRACTOR IDENTIFIES ANY SAFER METHOD OF WORK PRIOR TO COMMENCING CONSTRUCTION.
5. SHOULD THE CONTRACTOR PROPOSE AN ALTERNATIVE DESIGN, THEY NEED TO PRESENT THESE WITH APPROPRIATE SAFETY RISK PLANNING AND TIMEFRAME VARIATIONS TO THE SUPERINTENDENT'S REPRESENTATIVE FOR REVIEW. THE PROJECT CLIENT IS NOT RESPONSIBLE FOR THE CHANGE OF DESIGN OR VARIATION MADE BY THE CONTRACTOR/ THIRD PARTY DECISION WITHOUT CONSENT/ APPROVAL BY THE SUPERINTENDENT.

1. COMPACTION OF EARTHWORKS SHALL CONTINUE UNTIL A DRY DENSITY RATIO OF 95% FOR SILT FILLING AND 100% FOR ROAD PAVEMENT SUBGRADES HAS BEEN ACHIEVED IN ACCORDANCE WITH TEST METHOD AS 1289.5.1 OR AS 1289.5.1.1. THE CONTROL TESTING OF EARTHWORKS SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN AS 3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. WHERE IT IS PROPOSED TO USE TEST METHOD AS 1289.5.1.1 TO DETERMINE THE FIELD DENSITY, A SAND REPLACEMENT METHOD SHALL BE USED TO CONFIRM THE RESULTS.

THE LOCATIONS OF UNDERGROUND SERVICES/PIIS SHOWN IN THIS SET OF DRAWINGS HAVE BEEN PLOTTED FROM SURVEY INFORMATION ONLY. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE.

THE CONSULTANT CAN NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS, ACCURATELY INDICATES THE PRESENCES OR ABSENCES OF SERVICES OF THEIR LOCATION AND WILL EXCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICE INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ONSITE INCLUDING MANUAL EXCAVATION WHERE NECESSARY.

CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING BUT NOT LIMITED TO TASNWATER AND TASNWORKS.

CONTRACTORS ARE TO UNDERTAKE A SERVICE SEARCH PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.

ENSURE ADEQUATE FALL ON ALL CONCRETE SURFACES TO ELIMINATE PONDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS 3600 AND THE CONCRETE SPECIFICATION.

CONCRETE SURFACE TO BE TOOLED EDGE AND BROOM FINISH.

THE DEPTH OF SUB BASE MAY BE INCREASED FOR SUBGRADE STRENGTH BEING CBR < 4.0%, IT IS TO BE APPROVED BY PRINCIPAL OR COUNCIL OFFICER.

EXPANSION JOINT AND/OR CONTROL JOINT TO BE PROVIDED IN ACCORDANCE WITH TSD-R11-v3. CONSTRUCTION JOINT TO BE CONNOLLY KEY JOINT OR APPROVED EQUAL AS PER TSD-R11-v3. ENSURE THAT NO METAL IS EXPOSED AT THE SURFACE OF THE JOINT. SEAL JOINTS WITH A SUITABLE SILICONE OR POLYURETHANE SEALANT. SEALANT SHALL BE NEATLY AND UNIFORMLY APPLIED TO THE TOP AND SIDES TO PREVENT INGRESS OF MOISTURE AND DIRT.

ENSURE NEW PROPOSED DRIVEWAY FOLLOWS STORMWATER FLOW TO THE PROPOSED STORMWATER PIT.

MATCH EXISTING CONCRETE DRIVEWAY SURFACE LEVEL WITH NEW PROPOSED DRIVEWAY SURFACE LEVEL.

THE CROSS SLOPE OF THE DRIVEWAY IS MAINTAINED TO BE 1 % MINIMUM ON BOTH SIDES MAKING SAG IN THE MIDDLE OF DRIVEWAY. REFER TO DRAWING SHEET CD0.3 FOR SECTIONS. ANY CHANGES TO BE UPDATED TO THE SUPERINTENDENT AND APPROVED FROM COUNCIL OFFICER.

USE R10 DOWELS AT 400mm CENTERS IN BETWEEN EXISTING AND PROPOSED DRIVEWAY CONCRETE TO CONNECT TWO SURFACES. ALTERNATIVES CAN BE USED UPON COUNCIL OFFICER APPROVAL.

A MINIMUM OF 1% SLOPE TO BE MAINTAINED TO CONCRETE SURFACE FOR GRAVITY FLOW OF STORMWATER TO THE PROPOSED OUTLET.

CAR PARK AREA TO BE CONCRETE SURFACE AND IN ACCORDANCE WITH AS/NZS 2890.1:2004 AND PARKING AND SUSTAINABLE TRANSPORT CODE (CLAUSE 2.6.2 A1).

LINE MARKING TO BE OF WHITE COLOR HAVING WIDTH OF 80mm TO 100mm. REFER TO AS/NZS 2890.1:2004 CL 4.4.1 FOR DIFFERENT PARKING LINE MARKING OPTIONS.

THE PARKING SPACE TO BE 6300mm LONG AND 2600mm WIDE (INCLUDING 300 mm OFFSET AT FENCING SIDE). PARKING P2D3 IS 5500mm LONG AND 2600mm WIDE AS PER TSD-R24-v3.

GRADE OF CAR PARK SURFACE IS 1% MINIMUM.

REFER TO DRAWING SHEET CD0.2 FOR SPOT LEVELS.

REFER TO DRAWING SHEETS CD0.5 FOR SWEEP PATH ANALYSIS FOR B85 VEHICLES.

MINIMUM N25 CONCRETE TO BE USED FOR CONCRETE SURFACE.

LIMIT VERTICAL FALL OF CONCRETE FROM HEIGHT BY THE USE OF TRANSPORTABLE CHUTE.

PROPERLY COMPACT WET CONCRETE WITH MECHANICAL VIBRATORS OR HAND METHOD AS REQUIRED. DO NOT OVER VIBRATE CONCRETE.

DO NOT PLACE CONCRETE DURING AN EXPECTED CLIMATIC TEMPERATURE OF LESS THAN 10 DEGREE CELCIUS (°C) WITHIN THE NEXT 48HRS. UNLESS APPROVED BY THE ENGINEER, ENSURE CONCRETE TEMPERATURE TO BE MAINTAINED BETWEEN 18°C - 32°C DURING SUCH CONDITION.

IN HOT WEATHER, PREVENT PREMATURE STIFFENING OF FRESH CONCRETE AND REDUCE EPEVAPORATION LOSSES. ENSURE CONCRETE TEMPERATURE NOT EXCEEDING 32°C DURING TRANSPORT, MIX AND PLACEMENT OF CONCRETE.

DO NOT USE CALCIUM CHLORIDE, SALTS, CHEMICALS OR OTHER MATERIALS TO ALTER THE FREEZING POINT OF CONCRETE. DO NOT USE HIGH ALUMINA CEMENT.

PROVIDE CURING AT A MINIMUM 7 DAYS TO FRESH CONCRETE USING SHRINKAGE RETARDANT, AND OR RETENTION OF FORMWORK, CONTINUOUS PONDING AND SPRINKLING OF CONCRETE VIA THE APPLICATION OF WET, COVERABLE MEMBRANE.

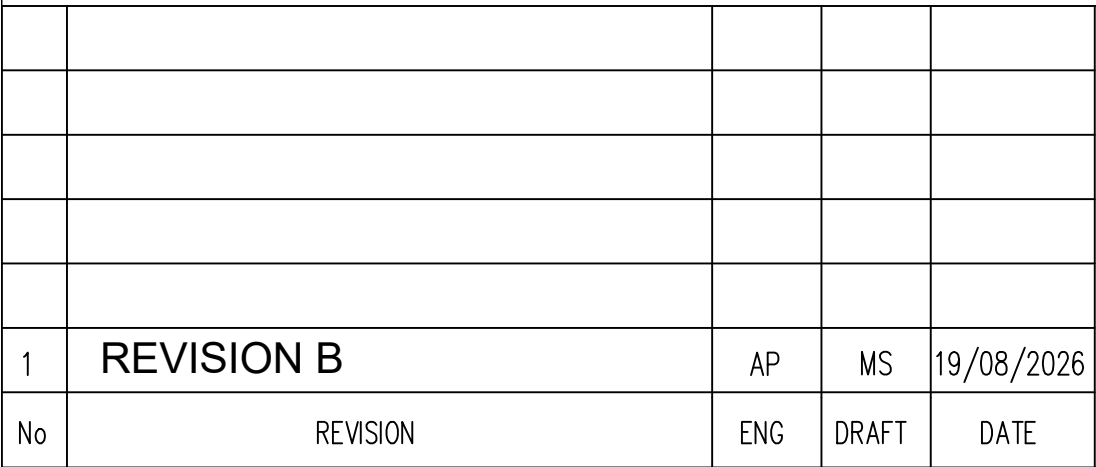
REFER TO AS 3600 FOR CONCRETE WORKS.

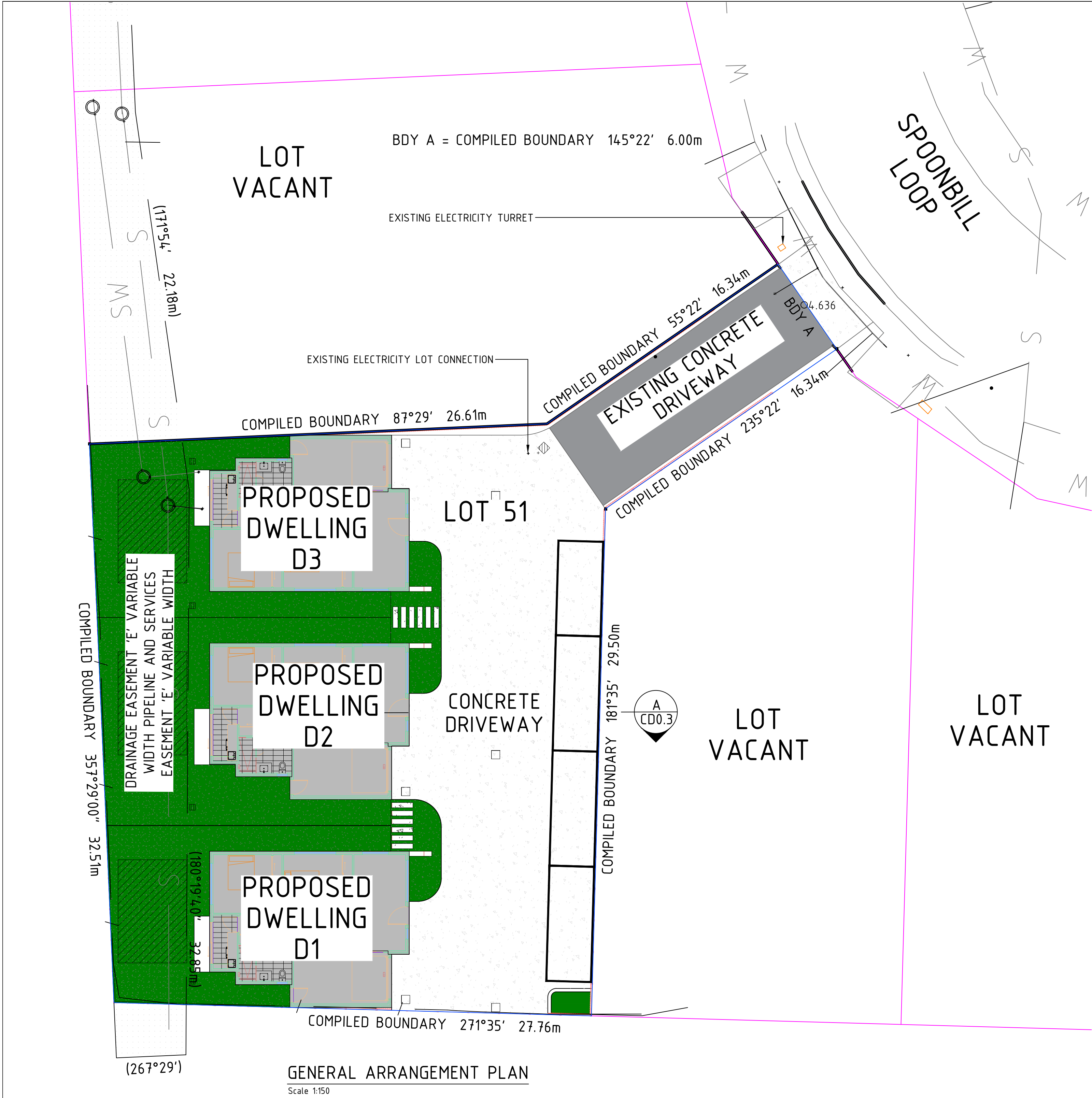
REFER TO TSD-R11-v3 FOR DRIVEWAY WORKS.

REFER TO AS 1289.5.1.1, AS1289.5.3.1, AS1289.5.8.1 AND AS3798 FOR EARTHWORKS.

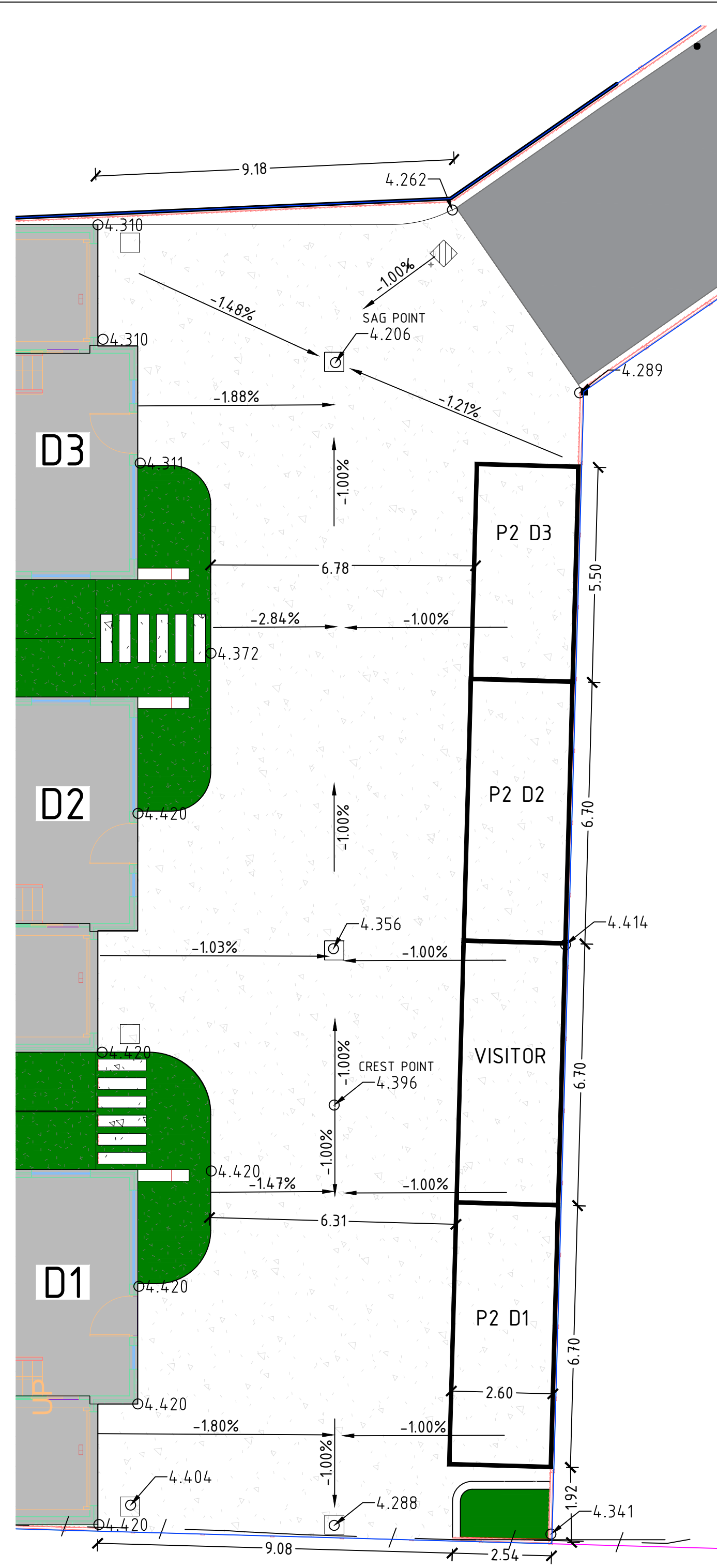
REFER TO APPROPRIATE DEPARTMENT OF STATE GROWTH STANDARD DRAWINGS.

REFER TO PARKING AND SUSTAINABLE TRANSPORT CODE AND AS/NZS 2890.1:2004 'PARKING FACILITIES PART 1: OFF STREET CAR PARKING' FOR CAR PARK WORKS.





GENERAL ARRANGEMENT PLAN
Scale 1:150



PLAN - DRIVEWAY AND CARPARK
Scale 1:100

LEGEND

EXISTING

BOUNDARY COMPILED

SURROUNDING BOUNDARY

TASWATER MAIN UNDERGROUND SERVICE

SEWER MAIN UNDERGROUND SERVICE

STORMWATER UNDERGROUND SERVICE

PROPOSED

FENCE LINE

CONCRETE SURFACEDIRECTION OF SLOPE SURFACE'+' REPRESENTS RISE'-' REPRESENTS FALL

A1	0	1	2	3	4	5	6	7	8	9	10
1	REVISION B	AP	MS	19/08/2026							
No	REVISION	ENG	DRAFT	DATE							

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ARCHITECT

URBAN SPACE DESIGNERS

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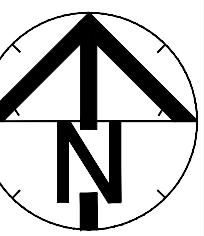
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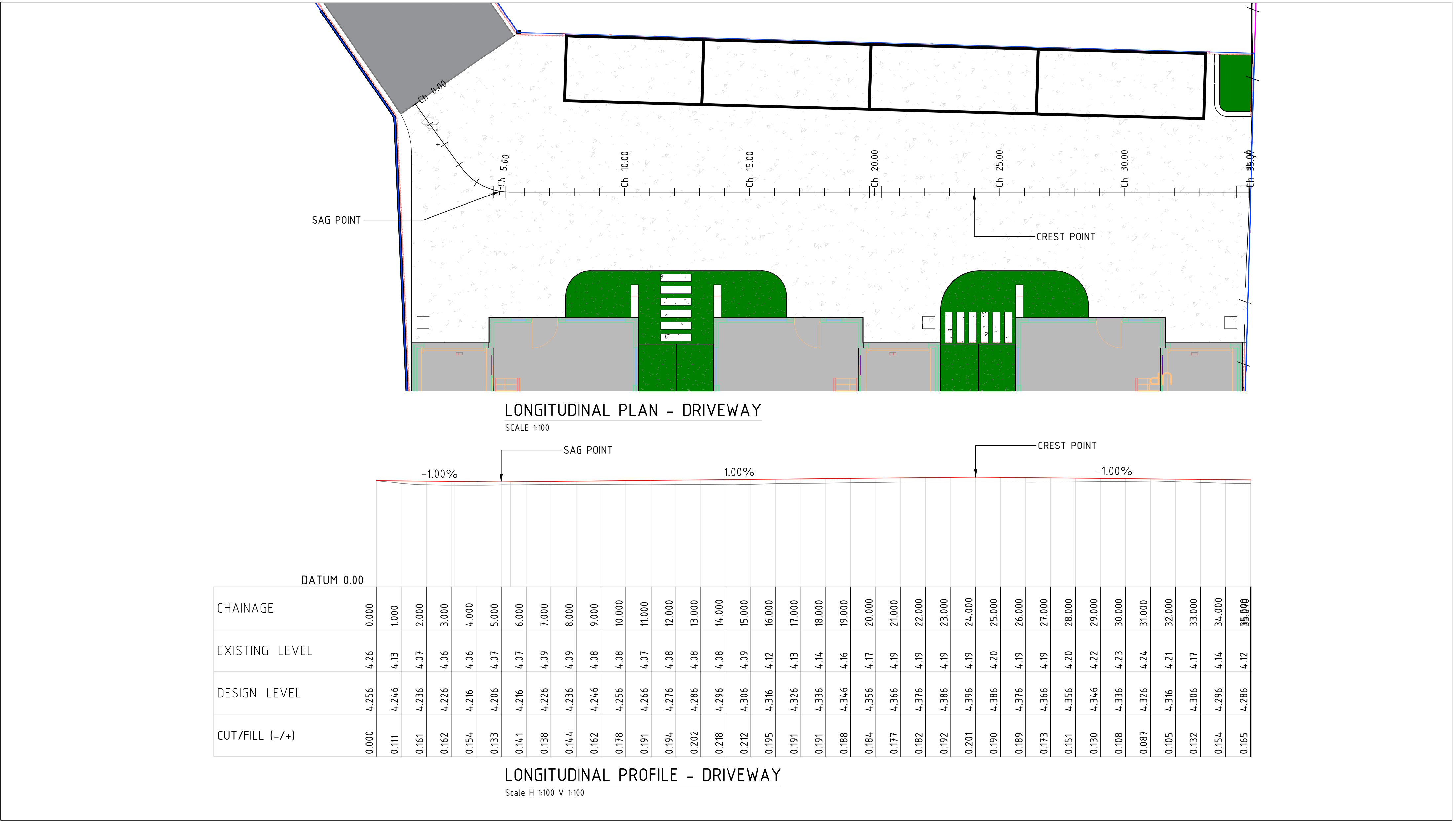
LOT 51 SPOONBILL LOOP SORELL TAS 7172

SHEET SUBJECT

GENERAL ARRANGEMENT PLAN

PROJECT	LOT 51 SPOONBILL LOOP SORELL TAS 7172		
DATE	19/08/2026	DRAWN	MS
DESIGNED	MS	CHECKED	AP
SCALE @ A3	AS SHOWN	JOB No	MEC-CD-26134
AUTHORISED	KJ	DWG No	CD0.2
REV	B		

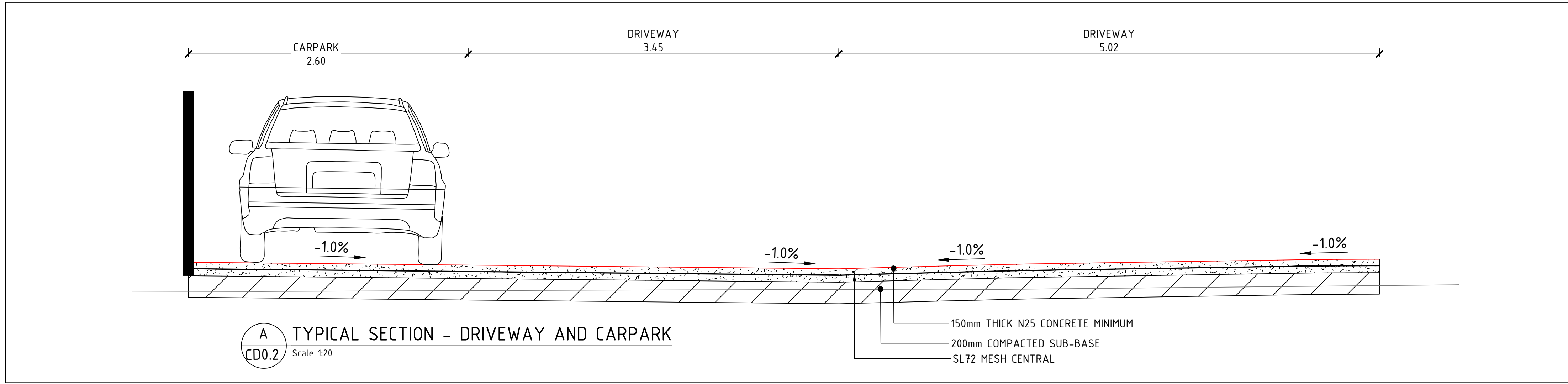




LEGEND

EXISTING SURFACE

FINISHED SURFACE



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PROJECT

LOT 51 SPOONBILL LOOP SORELL TAS 7172

SHEET SUBJECT

LONGITUDINAL PLAN & PROFILE, AND TYPICAL CROSS SECTION

PROJECT

LOT 51 SPOONBILL LOOP SORELL TAS 7172

DATE

19/08/2026

SCALE

AS SHOWN

AUTHORISED

KJ

DESIGNED

MS

JOB No

MEC-CD-26134

DWG No

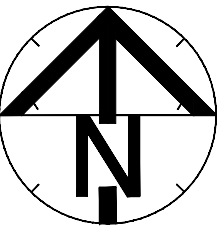
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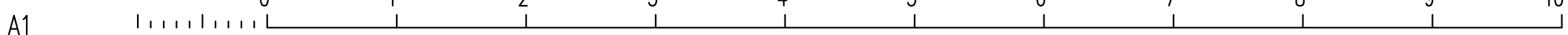
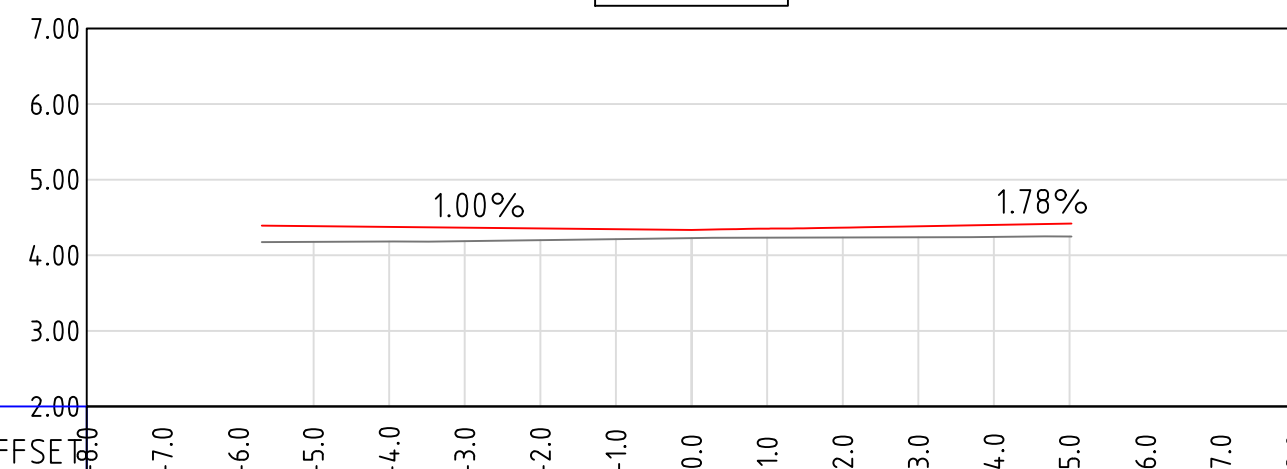
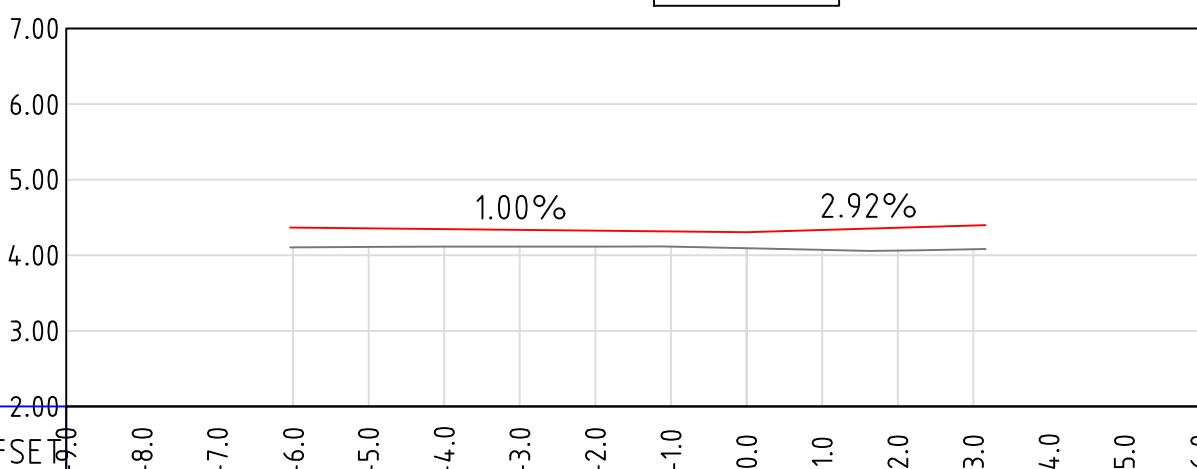
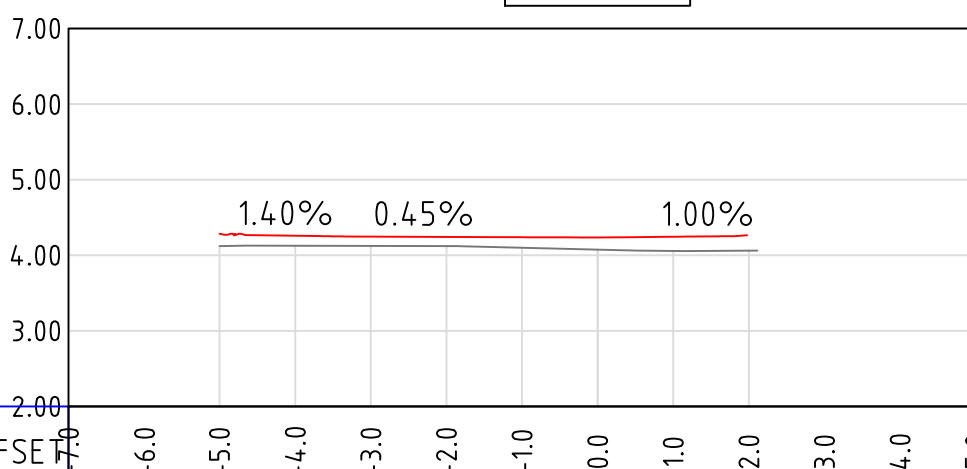
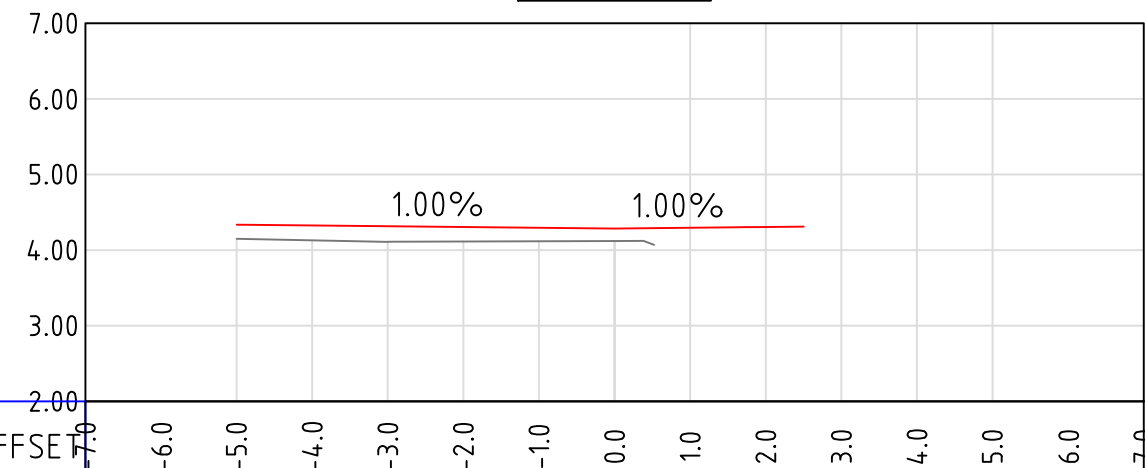
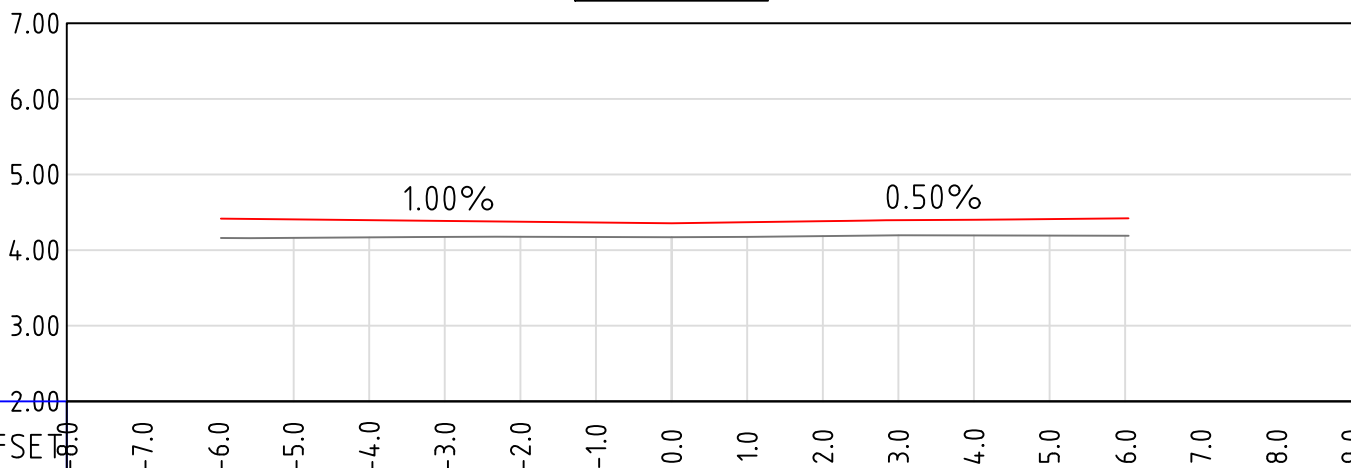
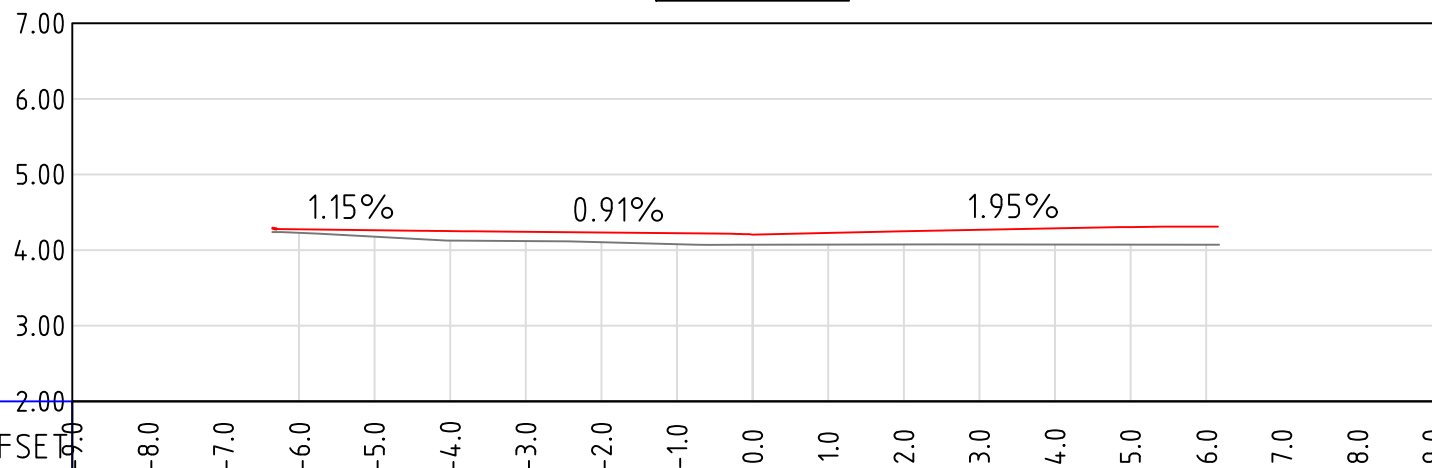
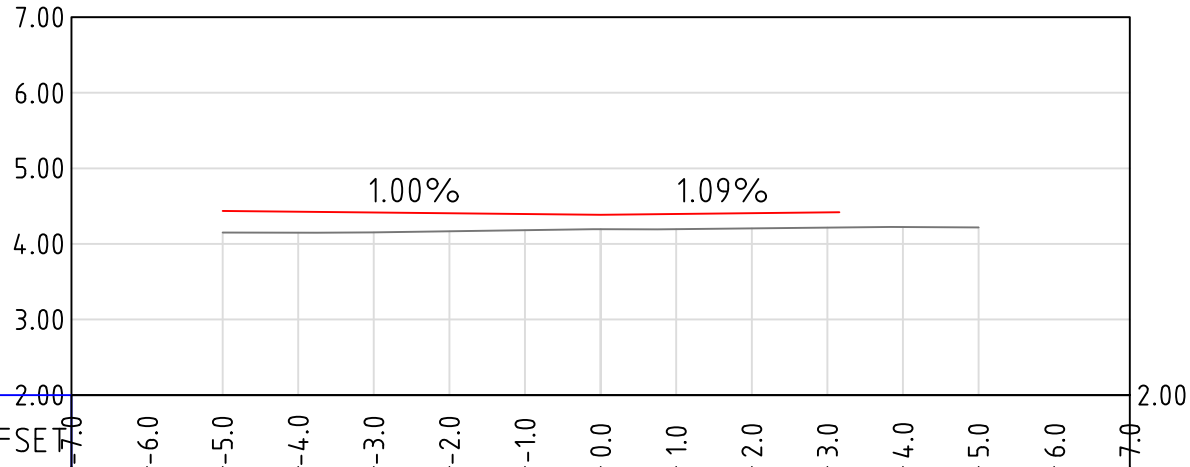
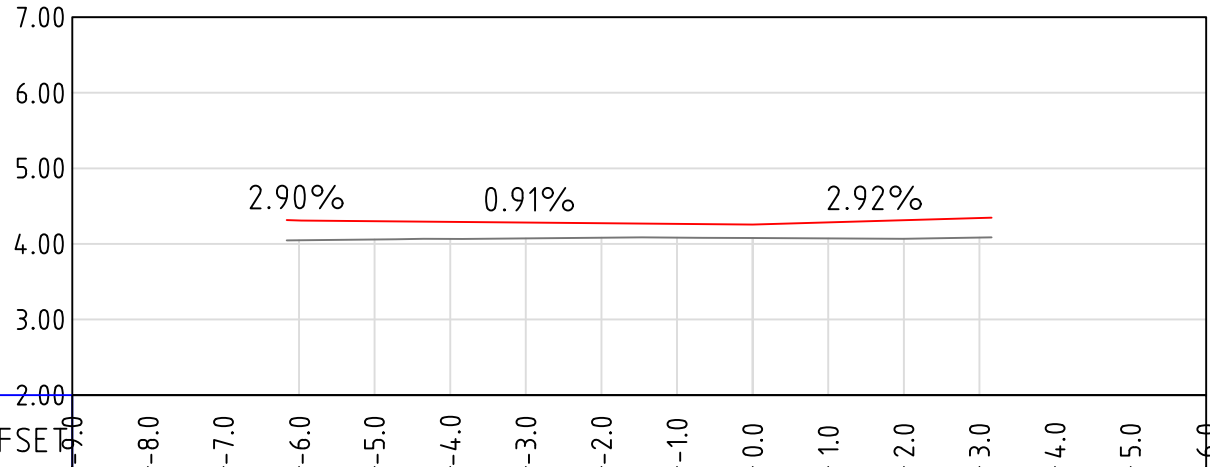
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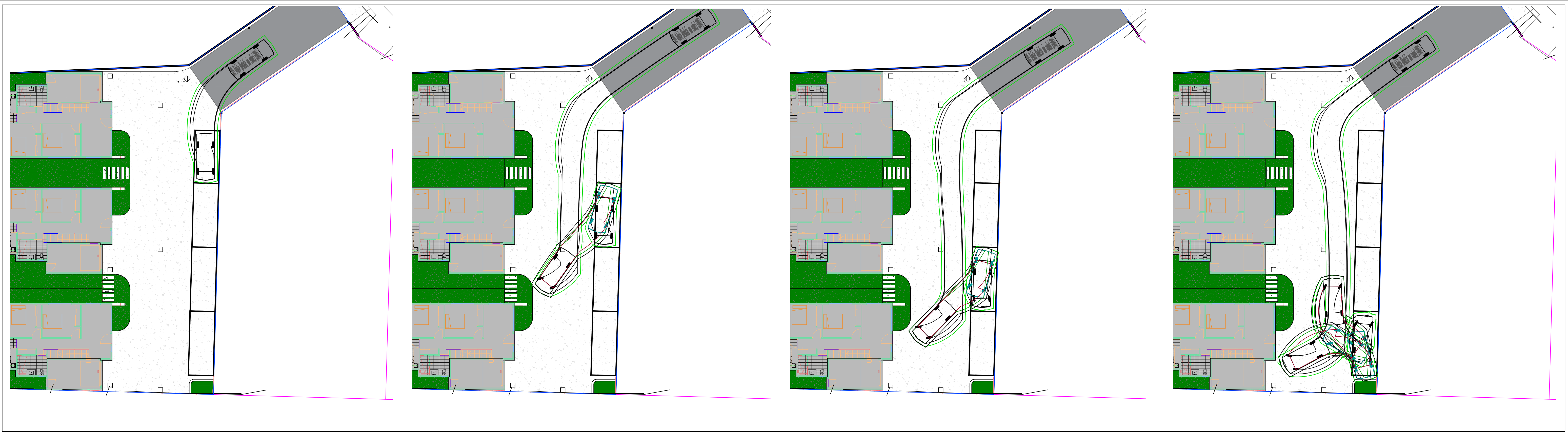
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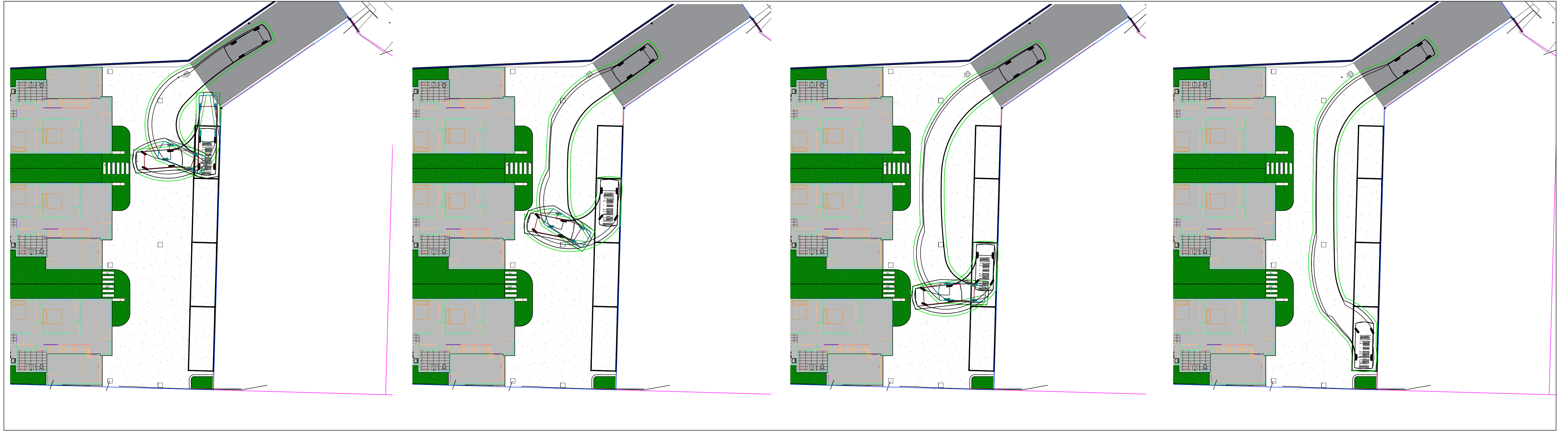




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					URBAN SPACE DESIGNERS				LOT 51 SPOONBILL LOOP SORELL TAS 7172		CROSS SECTIONS	DATE DRAWN DESIGNED CHECKED 19/08/2026 MS MS AP
												SCALE @ A3 JOB No AS SHOWN MEC-CD-26134
					ARCHITECT							AUTHORISED DWG No REV KJ CD0.4 B
1	REVISION B	AP	MS	19/08/2026	URBAN SPACE DESIGNERS							
No	REVISION	ENG	DRAFT	DATE								



SWEPT PATH ANALYSIS - B85 VEHICLE - ENTRY TO CARPARK
Scale 1:200



SWEPT PATH ANALYSIS - B85 VEHICLE - EXIT FROM CARPARK
Scale 1:200

A1					0 1 2 3 4 5 6 7 8 9 10				
1	REVISION B	AP	MS	19/08/2026					
No	REVISION	ENG	DRAFT	DATE					

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URBAN SPACE DESIGNERS

ARCHITECT
URBAN SPACE DESIGNERS

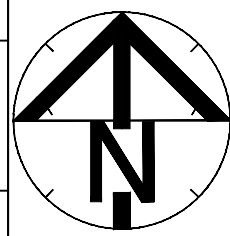
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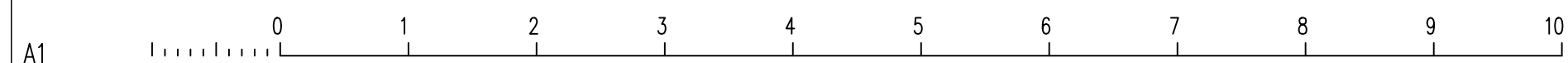
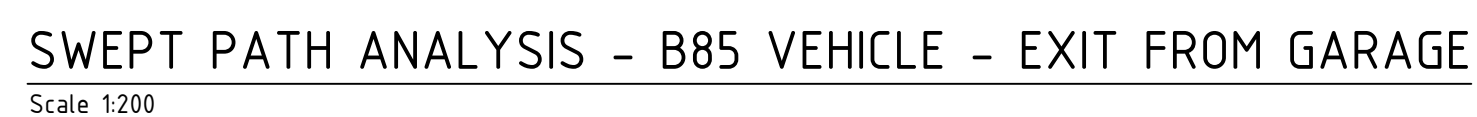
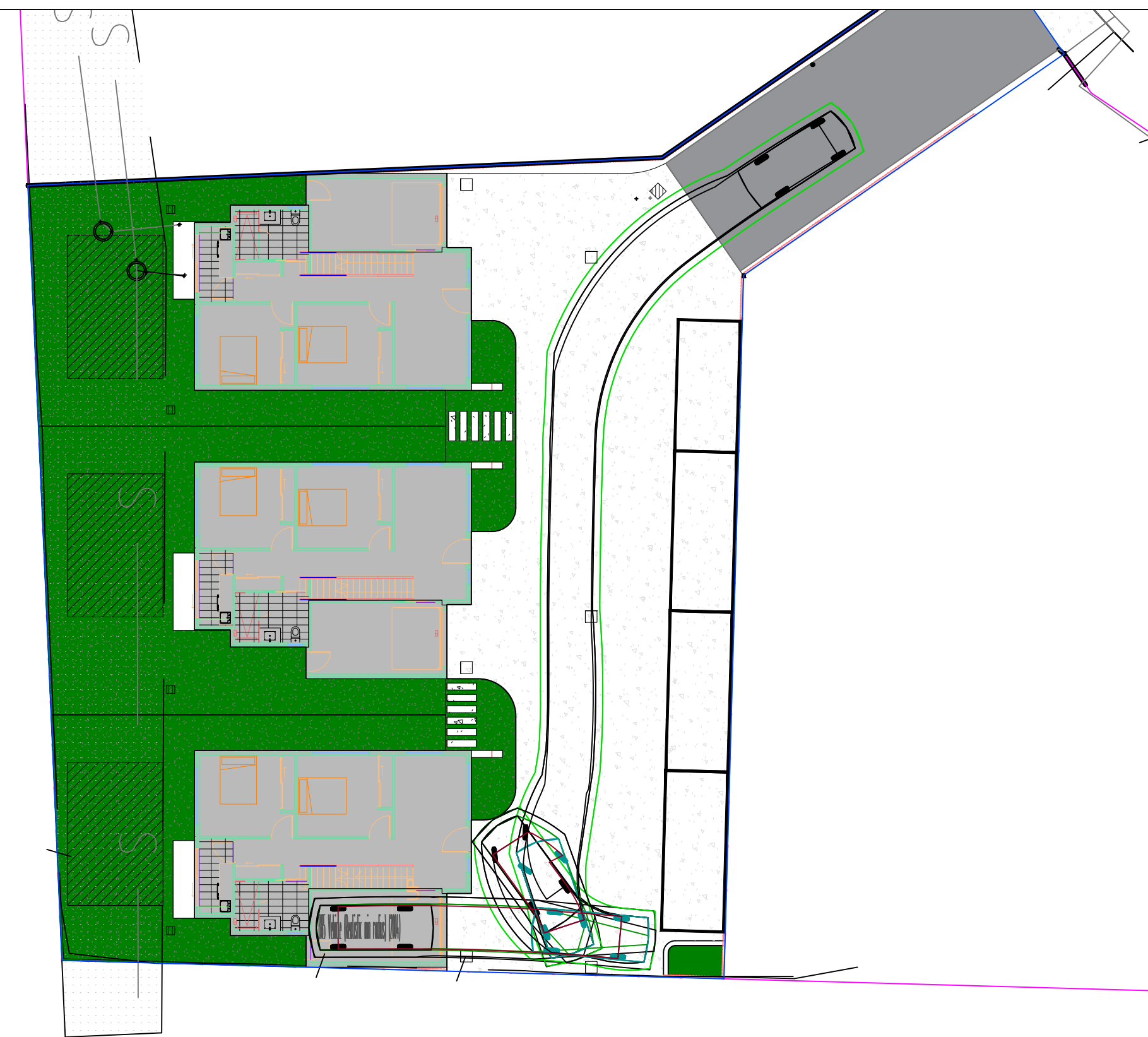
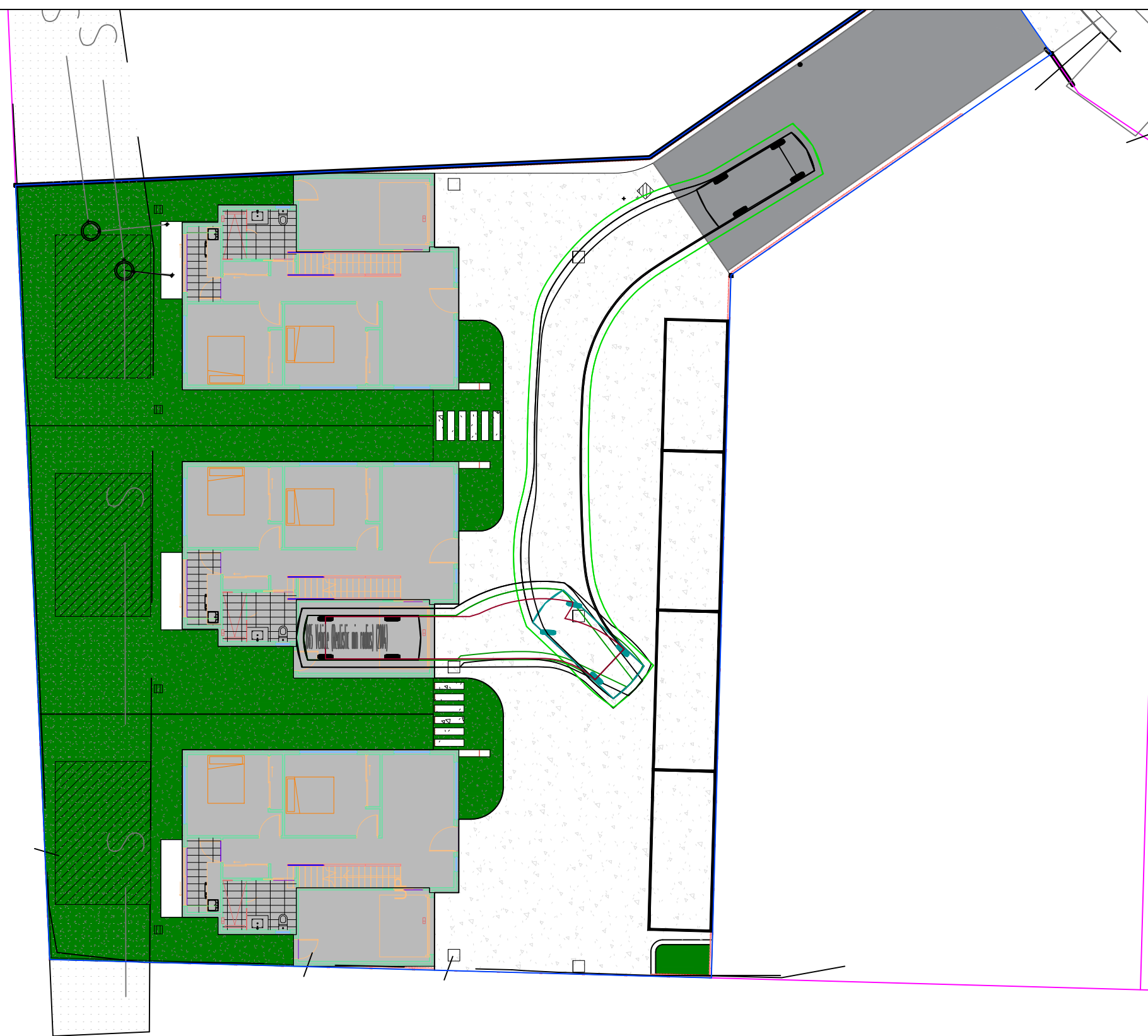
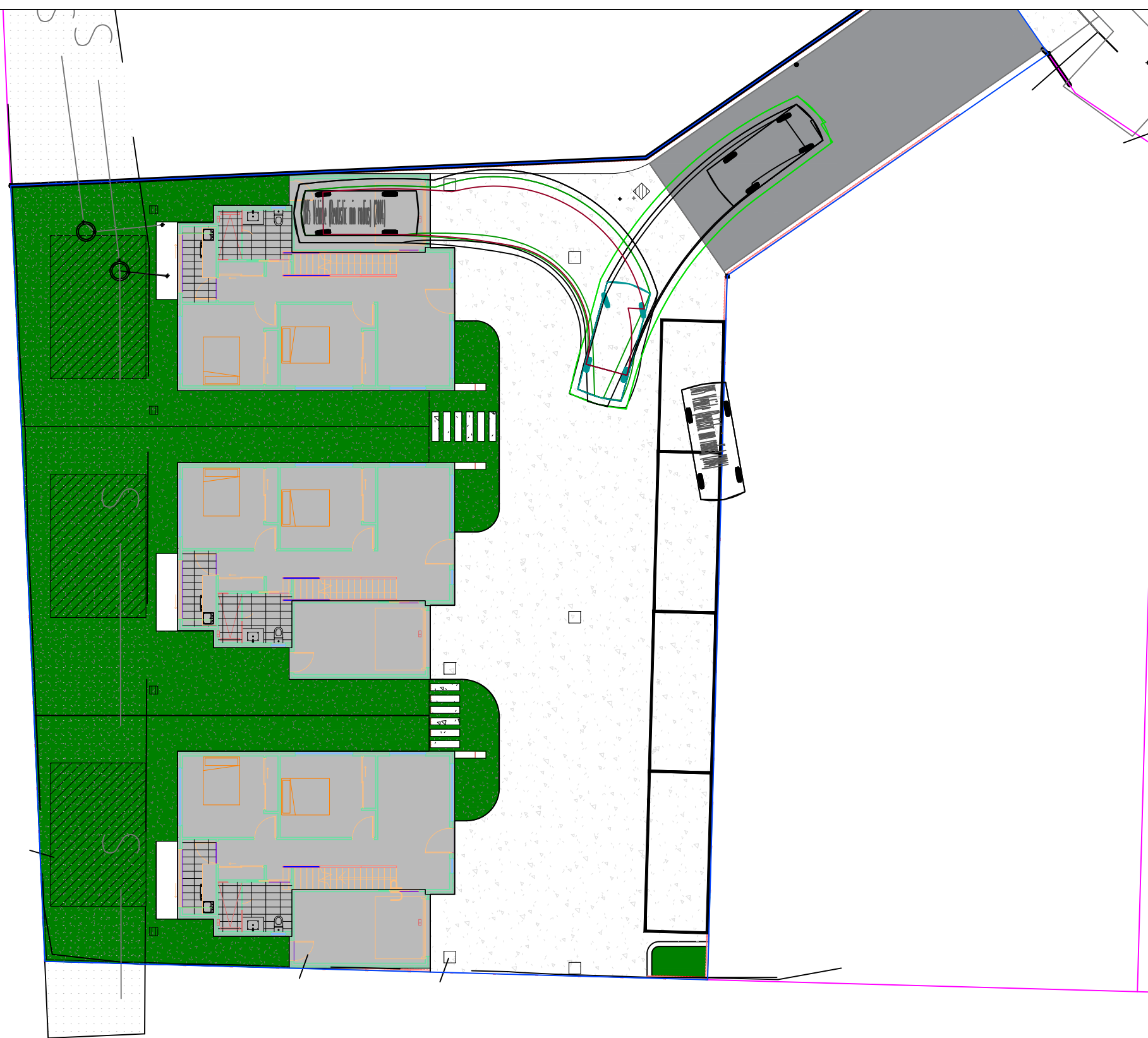
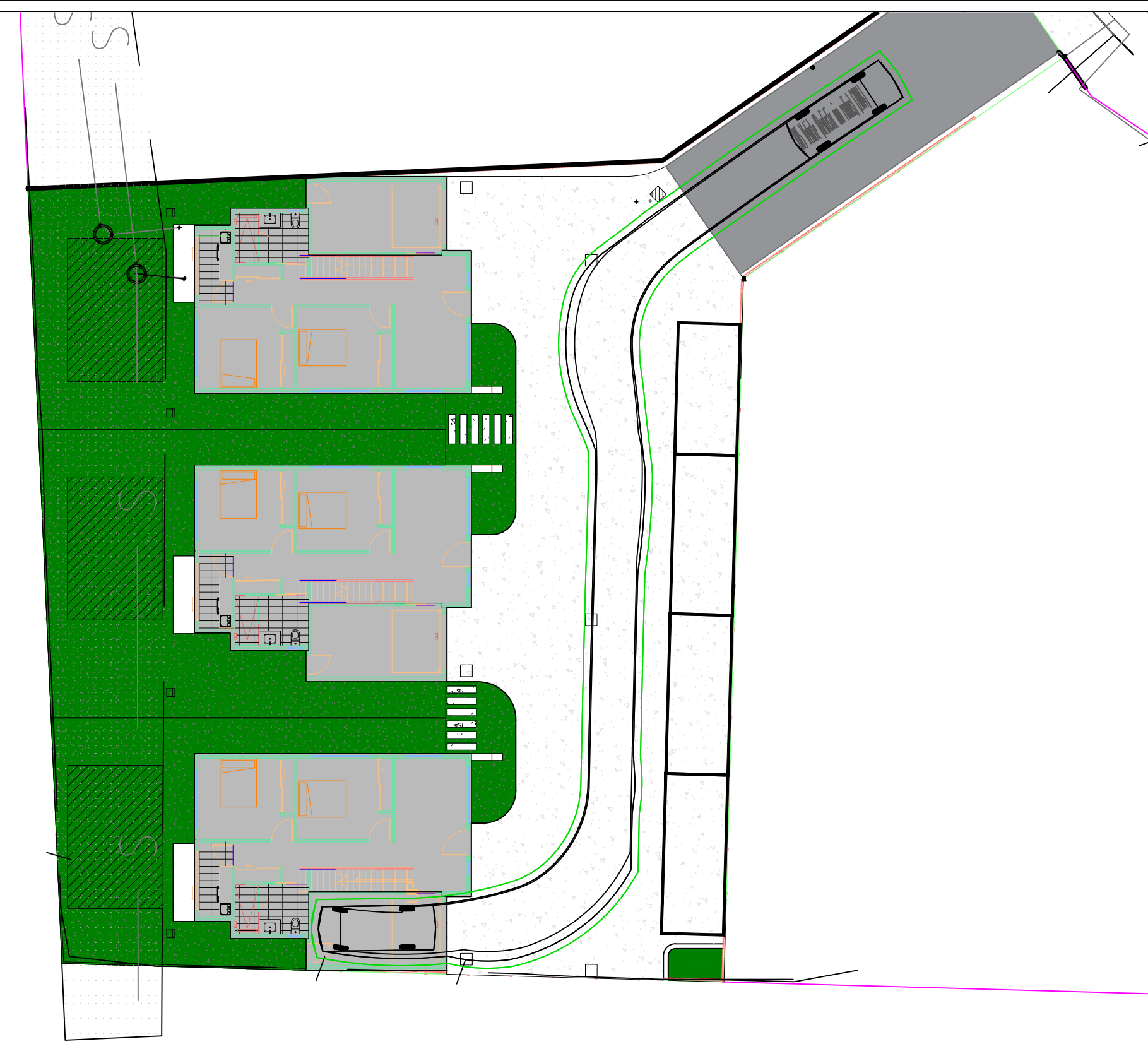
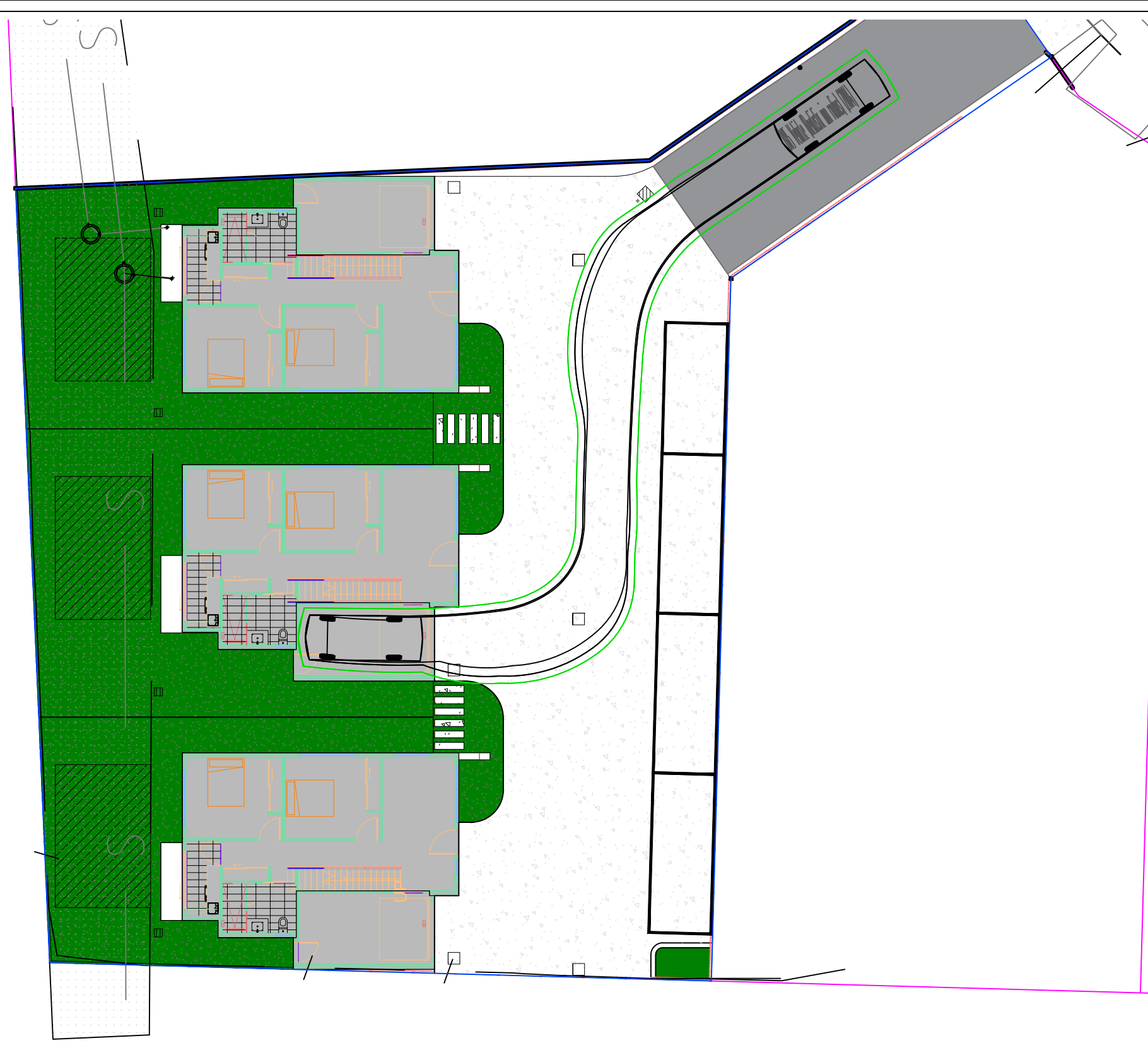
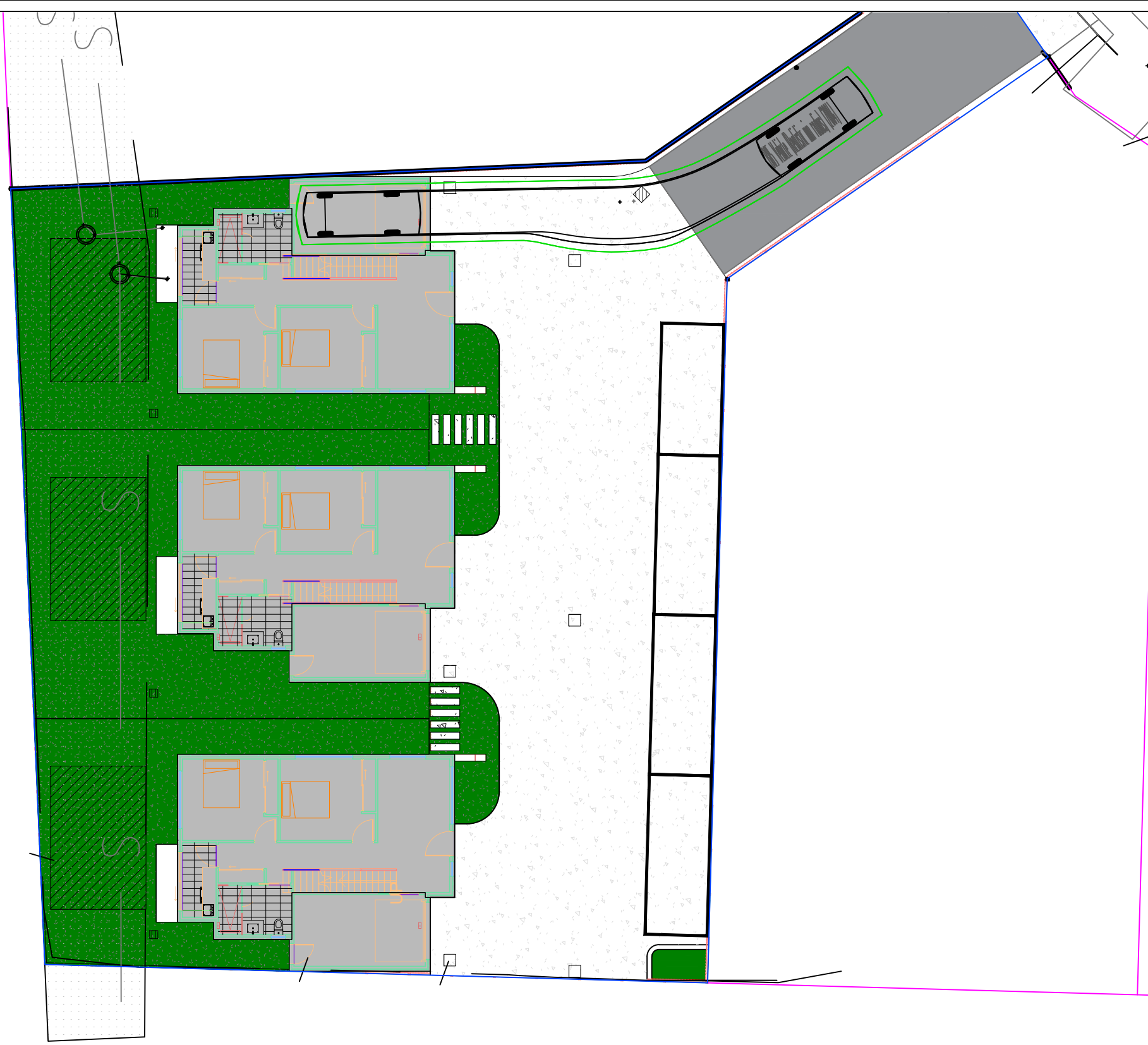


PROJECT
LOT 51 SPOONBILL LOOP SORELL TAS 7172

SHEET SUBJECT
SWEPT PATH ANALYSIS - CARPARK

PROJECT LOT 51 SPOONBILL LOOP SORELL TAS 7172			
DATE 19/08/2026	DRAWN MS	DESIGNED MS	CHECKED AP
SCALE @ A3 AS SHOWN		JOB No MEC-CD-26134	
AUTHORISED KJ		DWG No CD0.5	REV B





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ARCHITECT
URBAN SPACE DESIGNERS

COMPANY LOGO



PROJECT

LOT 51 SPOONBILL LOOP SORELL TAS 7172

SHEET SUBJECT
SWEPT PATH ANALYSIS – GARAGE

PROJECT LOT 51 SPOONBILL LOOP SORELL TAS 7172			
DATE DRAWN		DESIGNED	CHECKED
19/08/2026 MS		MS	AP
SCALE @ A3 AS SHOWN		JOB No MEC-CD-26134	
AUTHORISED KJ		DWG No CD0.6	

