

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**51 SPOONBILL LOOP, SORELL****PROPOSED DEVELOPMENT:****DWELLING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 7th 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 7th September 2026**.

APPLICATION NO: 5.2026.235.1
DATE: 21 August 2026



Disclaimer

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50 m



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

Full description of Proposal:	Use: Residential
	Development: Single floor residence
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 350000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: Lot 54 Pittwater, 51 Spoonbill Loop
	Suburb: SORELL TAS Postcode: 7172
	Certificate of Title(s) Volume: 187084 Folio: 54

Current Use of Site	VACANT - Residential zone
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Current Owner/s:	Name(s) FORCETT STREET PTY LTD
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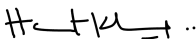
Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken 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/		



Sorell Council

Development Application: 5.2026.235.1 -
Development Application - 51 Spoonbill Loop,
Sorell - P1.pdf

Plans Reference: P1
Date Received: 13/07/2026

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:  Date: 13/07/2026

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	 Sorell Council Development Application: 5.2026.235.1 - Development Application - 51 Spoonbill Loop, Sorell - P1.pdf Plans Reference: P1 Date Received: 13/07/2026
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 187084	FOLIO 54
EDITION 1	DATE OF ISSUE 29-May-2024

SEARCH DATE : 04-June-2026

SEARCH TIME : 04.30 pm

DESCRIPTION OF LAND

Town of SORELL

Lot 54 on Sealed Plan 187084

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

Prior CT 186811/1000

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
SP187084 EASEMENTS in Schedule of Easements
SP187084 COVENANTS in Schedule of Easements
SP187084 FENCING COVENANT in Schedule of Easements
SP186811 COVENANTS in Schedule of Easements
SP186811 FENCING COVENANT in Schedule of Easements
SP 9892 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

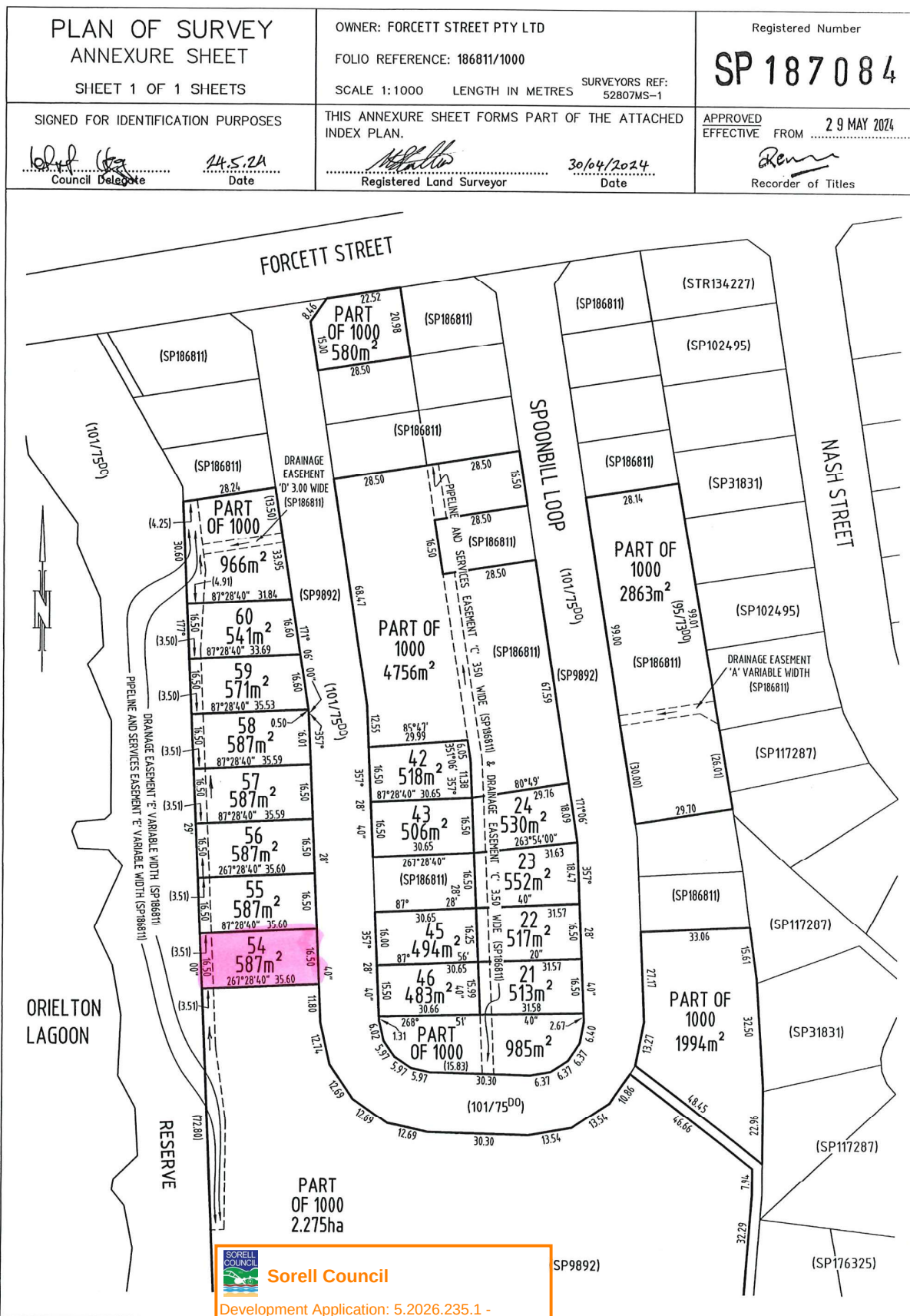
No unregistered dealings or other notations

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Development Application: 5.2026.235.1 -
Development Application - 51 Spoonbill Loop,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 13/07/2026

OWNER: FORCETT STREET PTY LTD FOLIO REFERENCE: 186811/1000 GRANTEE: PART OF 244 ACRES GTD TO THOMAS GIBLIN & JOHN LORD	PLAN OF SURVEY BY SURVEYOR: M. M. STRATTON of  OPDA SURVEYORS, ENGINEERS & PLANNERS 6 FREEMAN STREET, KINGSTON		REGISTERED NUMBER SP187084
	LOCATION: PEMBROKE TOWN OF SORELL SORELL		APPROVED EFFECTIVE FROM 29 MAY 2024  Recorder of Titles
	SCALE 1: 2000	LENGTHS IN METRES	SURVEYORS REF 52807MS-1

[illegible]



PROPERTY ID: 9555797

MUNICIPALITY: SORELL

PROPERTY ADDRESS: 51 SPOONBILL LOOP
SORELL TAS 7172

PROPERTY NAME:

TITLE OWNER: 187084/54 : FORCETT STREET PTY LTD

INTERESTED PARTIES: FORCETT STREET PTY LTD

POSTAL ADDRESS: [REDACTED]

(Interested Parties) [REDACTED]

MAIN IMPROVEMENTS SUMMARY

Improvements: VACANT LAND

Improvement Sizes Improvement: Area:
(Top 3 by Size):Number of
Bedrooms:Construction Year
of Main Building:

Roof Material:

Wall Material:

Land Area: 0.0587 hectares

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
04/04/2025	01/07/2024	\$380,000	\$380,000	\$15,200	FRESH VALUATION
31/03/2025	01/07/2016	\$150,000	\$150,000	\$6,000	ERROR OF FACT SECTION 21(1)(F). LAND VALUE AMENDED FOR CONSISTENCY WITH SURROUNDING VALUES



Sorell Council

Development Application: 5.2026.235.1 -
Development Application - 51 Spoonbill Loop,
Sorell - P1.pdfPlans Reference: P1
Date Received: 13/07/2026

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.



Sorell Council

Development Application: 5.2026.235.1 -
Development Application - 51 Spoonbill Loop,
Sorell - P1.pdf

Plans Reference: P1
Date Received: 13/07/2026

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 187084

PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Taswater

Lots 21-24 (inclusive) & 1000 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP 186811) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

Lots 54-60 (inclusive) & 1000 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 186811) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 186811)" as shown on the plan ("the Easement Land").

Drainage

Lots 21-24 (inclusive) & 1000 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP 186811) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

Lot 1000 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 'A' VARIABLE WIDTH (SP 186811) " as shown on the plan ("the Easement Land").

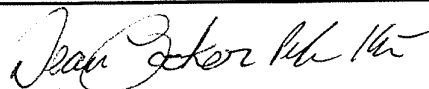
Lot 1000 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 'D' 3.00 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

Lots 54-60 (inclusive) & 1000 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").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REF: 186811/1000 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:2450850)	PLAN SEALED BY: SORELL COUNCIL DATE: 24.5.24 SA 2020 / 24 - 1 REF NO.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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 Sorell Council Development Application: 5.2026.235.1 - Development Application - 51 Spoonbill Loop, Sorell - P1.pdf Plans Reference: P1 Date Received: 13/07/2026
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 187084
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 186811/1000	

FENCING PROVISION COVENANT

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

COVENANTS**Water tank**

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

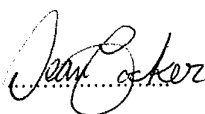
- not to construct on a lot a dwelling without :
 - i) A minimum 5,000 litre rain water tank fitted to collect all roof runoff; and
 - ii) Such tank shall be installed with minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top up from the reticulated water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

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.

Director: 

Director: 

**Sorell Council**

Development Application: 5.2026.235.1 -
Development Application - 51 Spoonbill Loop,
Sorell - P1.pdf

Plans Reference: P1
Date Received: 13/07/2026

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 187084
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 186811/1000	

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

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

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

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

Director:  Director: 

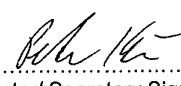
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Development Application: 5.2026.235.1 - Development Application - 51 Spoonbill Loop, Sorell - P1.pdf Plans Reference: P1 Date Received: 13/07/2026	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 187084
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 186811/1000	

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



 Director Signature Director/ Secretary Signature

DEAN MURRAY-COCKER **PETER KRIZ**
 Director Full Name (print) Director/ Secretary Full Name



Sorell Council

Development Application: 5.2026.235.1 -
 Development Application - 51 Spoonbill Loop,
 Sorell - P1.pdf

Plans Reference: P1
 Date Received: 13/07/2026

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Prepared for
JAC Estates Pty Ltd

Spoonbill Loop Subdivision Sorell

FLOOD HAZARD REPORT

FE_24028
09th May 2024



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026

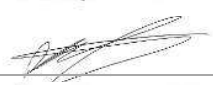
flüssig
ENGINEERS

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

Document Information

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

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026

Contents

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

List of Tables

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

List of Figures

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



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51

Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2

Date received: 12/08/2026

1. Introduction

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

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

1.1 Development

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

1.2 Objectives and Scope

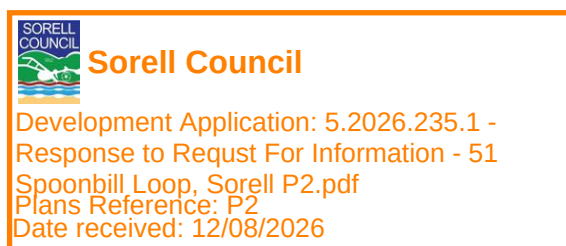
This report is to assess the existing development at Spoonbill Loop Subdivision. The objectives of this study are:

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

1.3 Limitations

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

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



2. Model Build

2.1 Overview of Catchment

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

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

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



Figure 1. Contributing Catchment, Spoonbill Loop Subdivision, Sorell

2.2 Hydrology

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

Table 1. Parameters for RAFTS catchment

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

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

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

2.2.1 Climate Change

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

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

Table 2. Climate Change Increases

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



Sorell Council

Development Application: 5.2026.235.1 -
 Response to Request For Information - 51
 Spoonbill Loop, Sorell P2.pdf
 Plans Reference: P2
 Date received: 12/08/2026

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.



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51

Spoonbill Loop, Sorell P2.pdf

Plans Reference: P2

Date received: 12/08/2026

2.3.5 Roughness (Manning's n)

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

Table 4. Manning's Coefficients (ARR 2019)

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

2.3.6 Buildings

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

2.4 Development Runoff

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

3. Model Results

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

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

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

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

**Sorell Council**
Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026

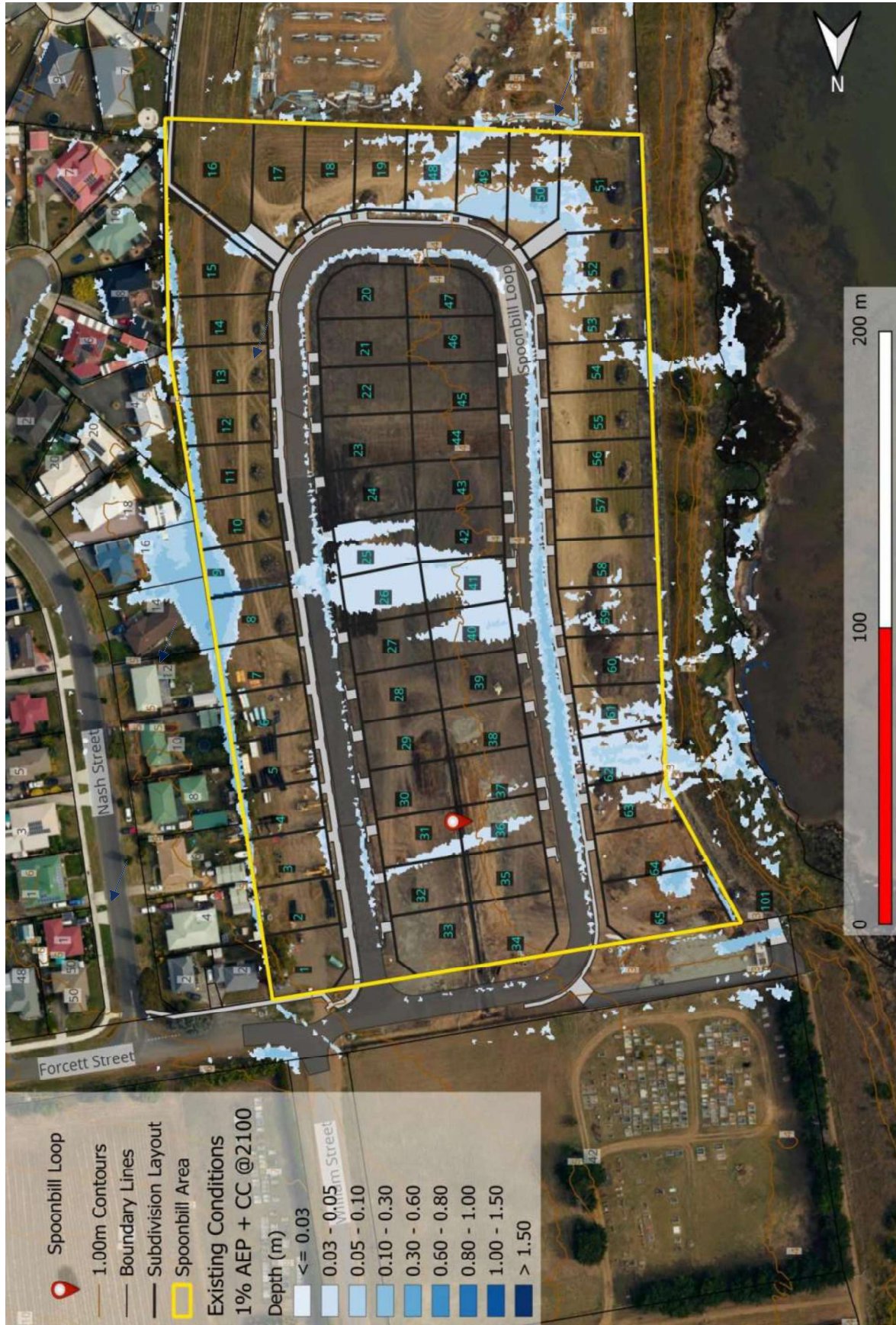


Figure 4. Pre-Development 1% AEP + CC Depth.

3.1 Displacement of Overland Flow on Third Party Property

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

3.2 Development Effects on Flooding

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

3.3 Future New Habitable Buildings

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

Table 5. Habitable Floor Construction Levels

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

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

4. Flood Hazard

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

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

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

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

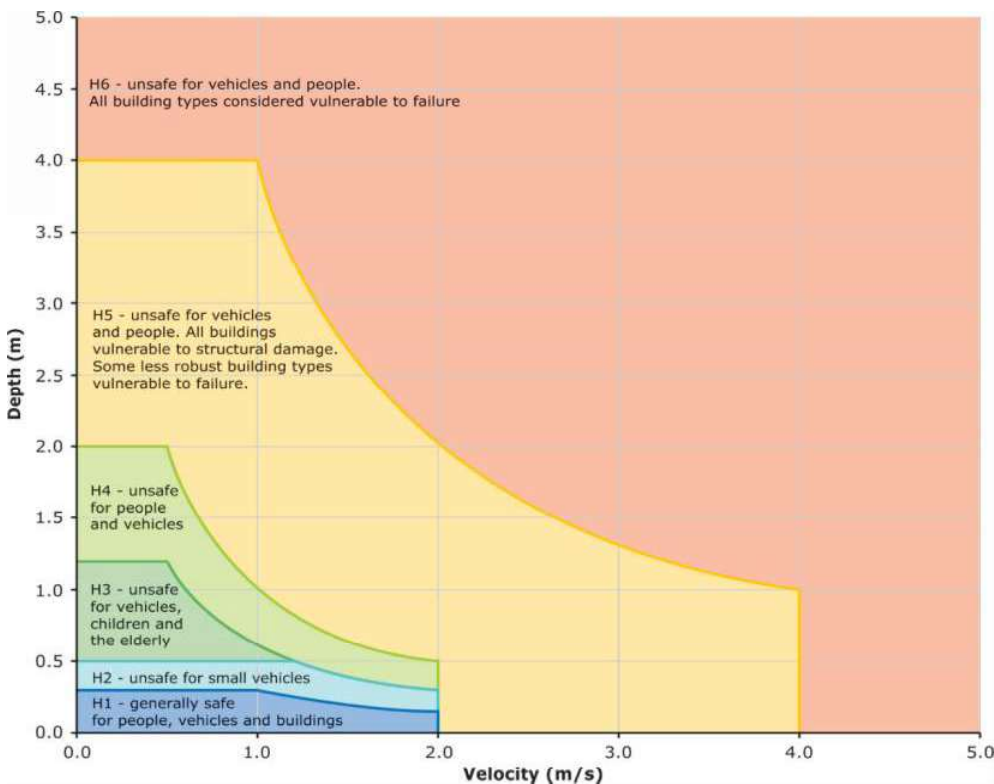


Figure 5. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

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

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

5. Conclusion

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

The following conclusions were derived in this report:

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

6. Recommendations

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

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

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



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026

7. Limitations

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

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

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



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026

8. References

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



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026

Appendices

Appendix A Flood Study Maps



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026



Legend



Spoonbill Loop



Spoonbill Area



1.00m Contours



Subdivision Layout



Existing Conditions

1% AEP + CC @2100

Depth (m)

<= 0.03

0.03 - 0.05

0.05 - 0.10

0.10 - 0.30

0.30 - 0.60

0.60 - 0.80

0.80 - 1.00

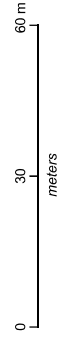
1.00 - 1.50

> 1.50



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026



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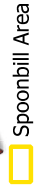
admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4 Hobart, 7000,
TASMANIA



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

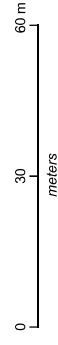
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> 2.00



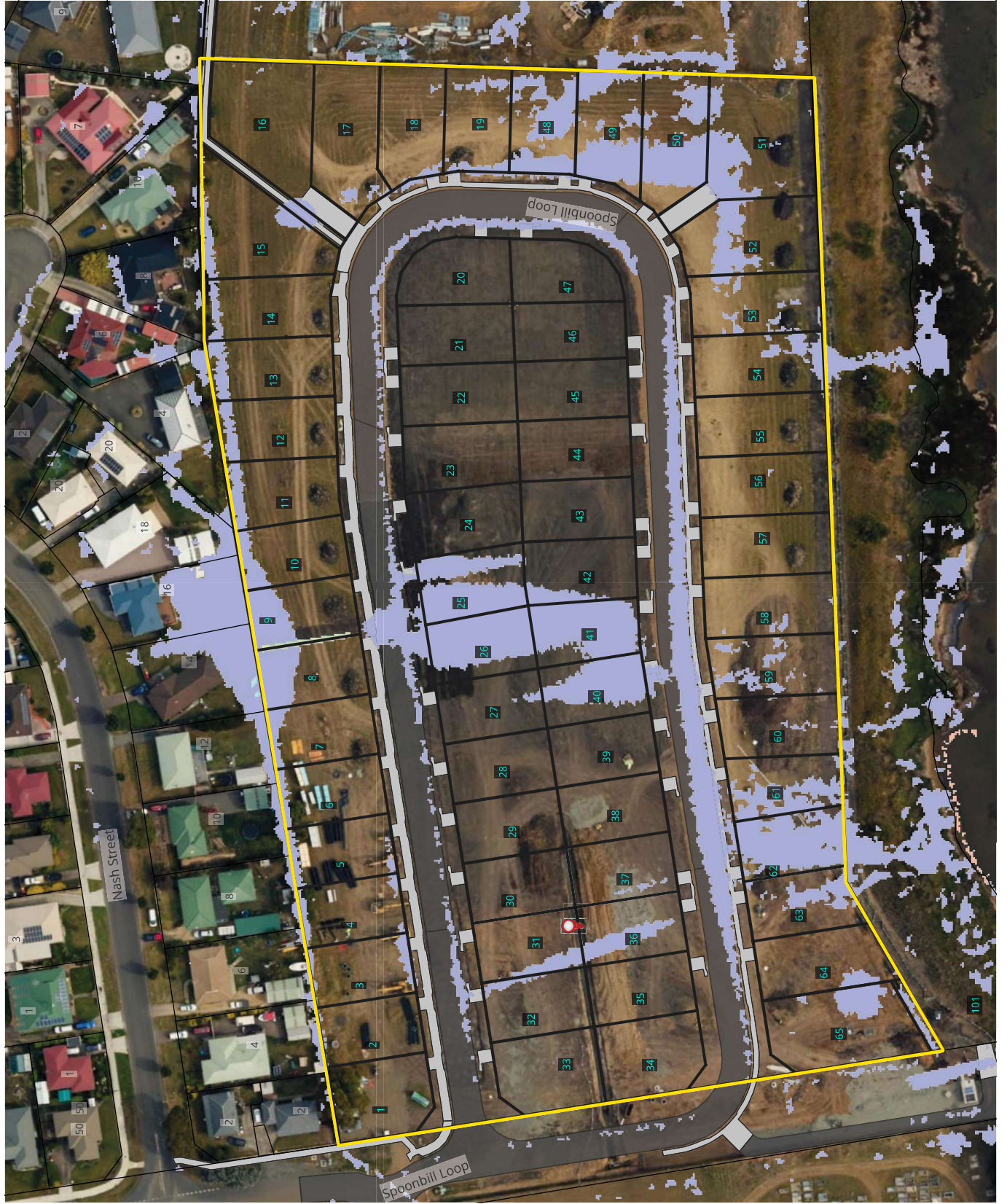
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Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026



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Spoonbill Loop



Spoonbill Area



Boundary Lines



Subdivision Layout

Existing Conditions

1% AEP + CC @2100

Hazard

H1

H2

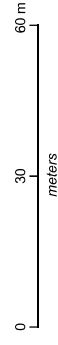
H3

H4

H5

H6

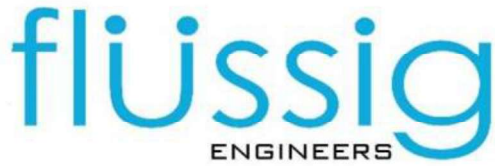
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Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026



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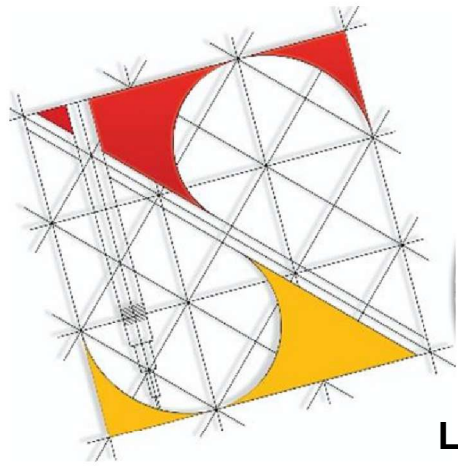


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Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026



Urban Space Designers

PROPOSED DWELLING
AT

Lot 54 Pittwater, 51 Spoonbill Loop, Sorell, TAS 7172

Building Design and Drafting

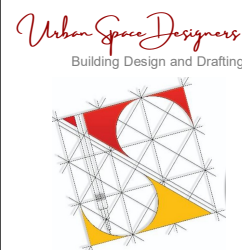


Sheet List		
Sheet No.	Sheet Name	Revision
A00	COVER SHEET	1
A01	NOTES	1
A02	SITE PLAN	1
A03	SURVEY PLAN	1
A04	FLOOR PLAN	1
A05	ROOF PLAN	1
A06	ELEVATIONS	1
A08	SERVICE PLAN	1
A10	LANDSCAPE PLAN	1
A11	ELECTRICAL PLAN	1
A13	FLOOR FINISH PLAN	1
A20	SHADOW 9AM	1
A21	SHADOW 12PM	1
A22	SHADOW 3PM	1



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026



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Accreditation:
TAS - 381246362
VIC - DP-AD 72846

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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 conjunction 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:
DREAMZ HOMES
Project:
SINGLE STOREY DWELLING
Address:
Lot 54 Pittwater, 51 Spoonbill Loop, Sorell, TAS 7172

Rev	Description	Date	DRAWINGS
1	Water Tank shown. Side Setbacks revised.	11.08.2026	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.

Sheet: COVER SHEET		
Drawn: GK		
Scale:	Size: A3	Date: 12/07/2026
Project: 51SLSOR/TAS/ARCH-2026	Sheet No.: A00	Rev: 1

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

PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS
IN ACCORDANCE WITH NCC PART 10.2
CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF
DISCHARGE ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES
REGULATIONS AND AS3500.3-2015
PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL
EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER
VIA SILT PIT. SMOKE ALARMS TO COMPLY WITH AS3786-2014.
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5.
SMOKE ALARMS MUST BE INTERCONNECTED DIRECTLY TO MAINS POWERS.
REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING
DEPTHS. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.
PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH NCC PART 10.6
AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF
THE BUILDING.

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

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

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

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

REFER TO ENERGY REPORT FOR INSULATION REQUIREMENTS IN WALLS AND CEILINGS.

PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS: 50 MM THICK FIBERGLASS BLANKETS. SISILATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL.

ALL WINDOWS SHALL CONFORM TO AS2047-2014 AND ALL GLAZING TO AS1288 -2006 & NCC PART 8.3

GLAZING WITHIN 2000MM OF THE F.F.L IN BATHROOMS OR ENSUITES IS TO BE GRADE A SAFETY GLASS

ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES. NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON SITE PRIOR TO MANUFACTURING. REFER TO ELEVATIONS FOR SASH ARRANGEMENT. ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.

GRADE A SAFETY GLASS IS REQUIRED TO ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS, SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0 M ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE PLEASE NOTE THAT WINDOWS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING AND GREATER THEN 500MM IN WIDTH, 1M IN HEIGHT AND WITHIN 700MM OF THE FINISHED FLOOR ARE TO BE PROVIDED WITH A MID-HEIGHT MOTIF WITHIN ITS PANEL IN ACCORDANCE WITH PART 8.4 OF THE NCC 2022.

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

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

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.

STORM-WATER DRAINS SHALL BE 100MM DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.

ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.

ALL U-PVC PIPES SHALL CONFORM TO AS1260-2009 "PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION"

THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METER.

WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AGGIE DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

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

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

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

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

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

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

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

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

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

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

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

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

TO COMPLY WITH AS3740-2010

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

CLASSIFICATION TO BE DETERMINED BY REGISTERED BUILDING SURVEYOR IF REQUIRED.

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

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

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

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

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: DREAMZ HOMES Project: SINGLE STOREY DWELLING Address: Lot 54 Pittwater, 51 Spoonbill Loop, Sorrell,TAS 7172	<table><tr><th>Rev</th><th>Description</th><th>Date</th><th>DRAWINGS</th></tr><tr><td>1</td><td>Water Tank shown. Side Setbacks revised.</td><td>11.08.2026</td><td rowspan="5">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.</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><tr><td> </td><td> </td><td> </td></tr></table>	Rev	Description	Date	DRAWINGS	1	Water Tank shown. Side Setbacks revised.	11.08.2026	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.													<table><tr><td colspan="3">Sheet: NOTES</td></tr><tr><td colspan="3">Drawn: GK</td></tr><tr><td>Scale:</td><td>Size: A3</td><td>Date: 12/07/2026</td></tr><tr><td>Project: 51SLSOR/TAS/ARCH-2026</td><td>Sheet No.: A01</td><td>Rev: 1</td></tr></table>	Sheet: NOTES			Drawn: GK			Scale:	Size: A3	Date: 12/07/2026	Project: 51SLSOR/TAS/ARCH-2026	Sheet No.: A01	Rev: 1
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Project: 51SLSOR/TAS/ARCH-2026	Sheet No.: A01	Rev: 1																																			

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

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

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

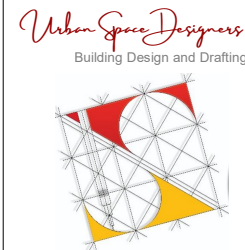
Surface Water Drainage
Ground to fall away from building in all Directions in compliance with AS2870
& N.C.C 2022 3.3.3 .

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

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

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

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



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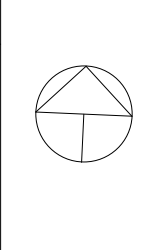
Client:
DREAMZ HOMES

Project:
SINGLE STOREY DWELLING

Address:
Lot 54 Pittwater, 51 Spoonbill
Loop, Sorell,TAS 7172

Rev	Description	Date
1	Water Tank shown. Side Setbacks revised.	11.08.2026

DRAWINGS
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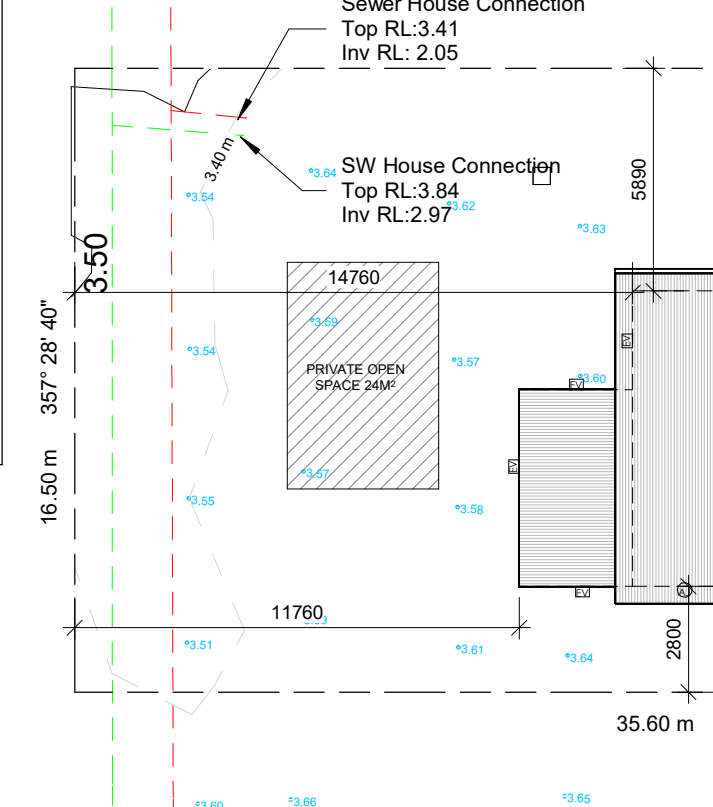


Sheet: SITE PLAN			
Drawn: GK			
Scale: As indicated	Size: A3	Date: 12/07/2026	
Project: 51SLSOR/TAS/ARCH-2026		Sheet No.: A02	Rev: 1

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

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

Subsoil Drainage
To comply with AS2870, AS3500 & N.C.C 2022 3.3.4 .
Where a subsoil drainage system is installed to divert
subsurface water away from the area beneath a building, the
subsoil drain must—
(a) be graded with a uniform fall of not less than 1:300 ; and
(b) discharge into an external silt pit or sump with—
(i) the level of discharge from the silt pit or sump into an
impervious drainage line not less than 50 mm below the invert
level of the inlet; and provision for cleaning and maintenance.

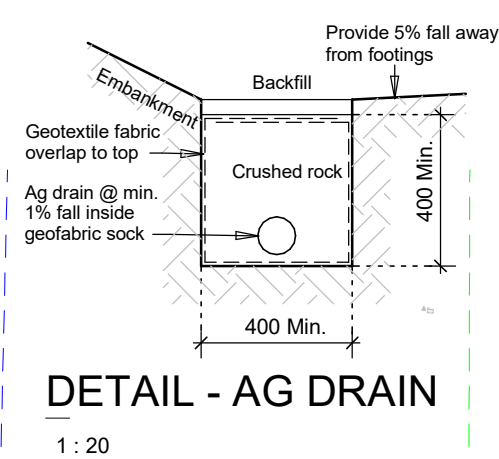


SITE PLAN
1 : 200

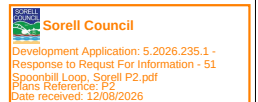
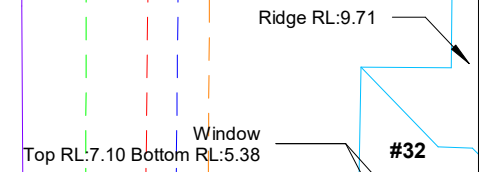
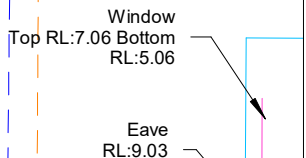
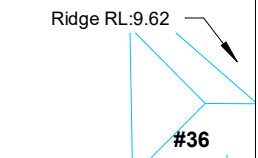
DP - Downpipe 90dia (UNO)
EV - Eave Vents (1 vent every 5m)

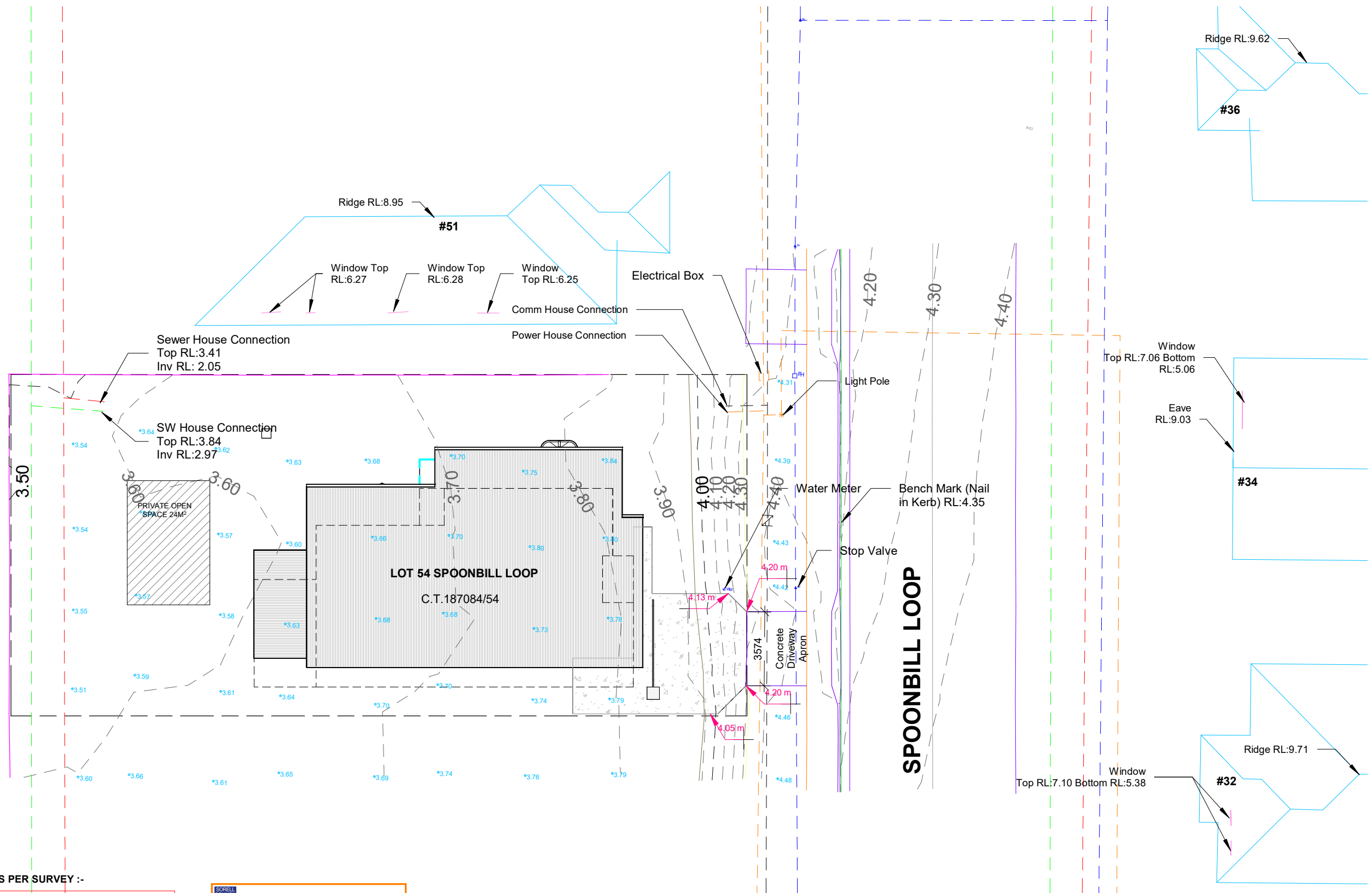
Total Area	SQM	SQ	Lot Area	Coverage	Garden Area	Min. Garden Area % for this Lot	Current Percentage of Garden Area
GROUND FLOOR	150.7 m ²	16.2	587 m ²	25.6%	419 m ²	30%	71%

AREA ANALYSIS		
Area	SQM	SQ
PORCH	3.4 m ²	0.4
LIVING	106.3 m ²	11.4
GARAGE	23.2 m ²	2.5
DECK 1	2.1 m ²	0.2
ALFRESCO	15.6 m ²	1.7
Grand total: 5 150.7 m ² 16.2		



DETAIL - AG DRAIN
1 : 20





SERVICES LOCATED AS PER SURVEY :-

DWG NO. - 26066D

DATED - 02/07/2026

SURVEY DONE BY - REMARKABLE SURVEYING PTY. LTD.



Sorell Council

Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026



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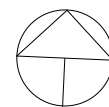
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Client:
DREAMZ HOMES
Project:
SINGLE STOREY DWELLING
Address:
Lot 54 Pittwater, 51 Spoonbill Loop, Sorell, TAS 7172

Rev	Description	Date
1	Water Tank shown. Side Setbacks revised.	11.08.2026

DRAWINGS

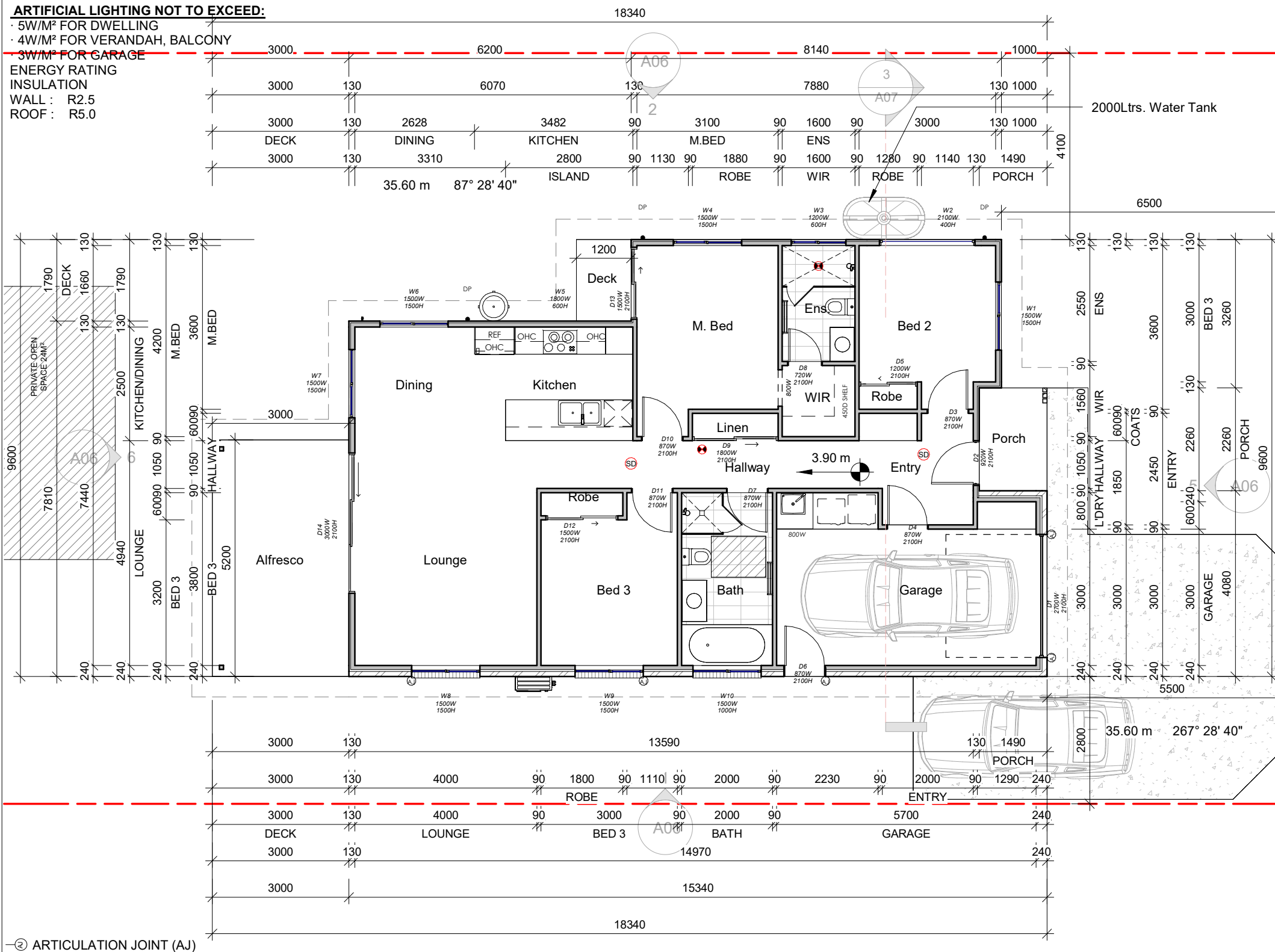
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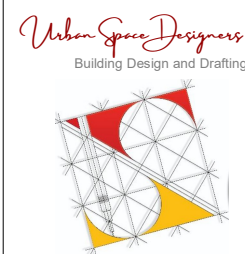
Sheet: SURVEY PLAN			
Drawn: GK			
Scale: 1 : 200	Size: A3	Date: 12/07/2026	
Project: 51SLSOR/TAS/ARCH-2026		Sheet No.: A03	Rev: 1

ARTIFICIAL LIGHTING NOT TO EXCEED:

· 5W/M² FOR DWELLING
· 4W/M² FOR VERANDAH, BALCONY
· 3W/M² FOR GARAGE
ENERGY RATING
INSULATION
WALL : R2.5
ROOF : R5.0

**GROUND FLOOR PLAN**

1 : 100



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Sheet: FLOOR PLAN			
Drawn: GK			
Scale: 1 : 100	Size: A3	Date: 12/07/2026	
Project: 51SLSOR/TAS/ARCH-2026		Sheet No.: A04	Rev: 1

Heights of rooms & other spaces 10.3.1 of NCC 2022

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

- in a habitable room excluding a kitchen - 2.4 m ; and
- in a kitchen - 2.1 m ; and
- in a corridor, passageway or the like - 2.1 m ; and
- in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m ; and
- in a room or space with a sloping ceiling or projections below the ceiling line within - See NCC directly for these items
- 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.

Construction of Sanitary Compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1 .2 m , measured in accordance with Figure 1 0 .4 .2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress

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. Except for Bedrooms , where the requirement is for heights above 2m . Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information.

Note: Paved Areas

All paths and patios to fall away from the building.

Note: Stair Construction

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

Riser: Min 115 mm - Max 190mm

Going: Min 240 mm - Max 355mm

Slope (2R + G) : Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 1 1 .2 .2 (b).

Landings to comply with Clause 1 1 .2 .5 and be a minimum of 750 mm deep measured 500 mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4 .

- 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.
- 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



Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026

- 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 $\mu\text{g}/\text{N.s}$, 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.

Eaves & Soffit Linings
To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement
sheets and
linings used as eaves and soffit linings must-

(a) comply with AS/NZS 2908.2 or ISO 8336; and

(b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8 x~ 30 mm fibre-cement nails; or

(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

(iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

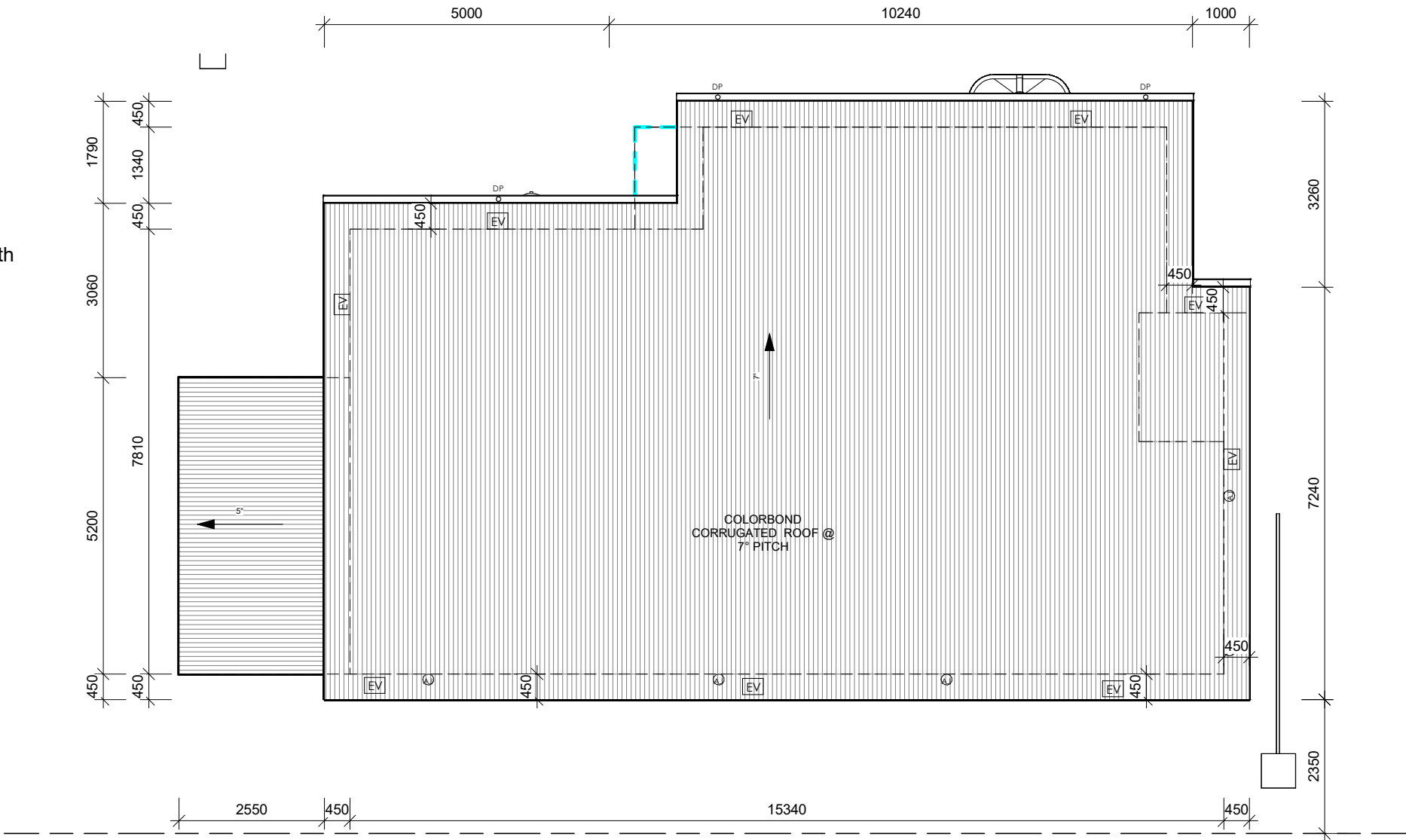
F8D3 External wall construction
2 (b) for climate zone 6,7,& 8, 1.14 $\mu\text{g}/\text{N.s}$
Class 4 vapour control membranes meet the vapour permeance requirements of
F8D3(2)(b)

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.

Roof Cladding
R5.0 Insulation batts to roof space above ceiling lining.
Roof cladding, flashings, cappings, roof sheeting and fixings are to be
installed in accordance with NCC 2022 Volume II Part 7.2 for sheet
roofing and Part 7.3 for tiled and shingle roofing.

NOTES:
ROOF LAYOUT DESIGN SHOWN IS FOR GUIDE
PURPOSES ONLY, SEE THE ROOF MANUFACTURES
DRAWINGS FOR EXACT DESIGN.
CONCRETER / BUILDER TO MAKE SURE THAT MIN. 385
TO BE EXCAVATED BELOW FLOOR LEVEL IN RESIDENCE
AND GARAGE FOR A WAFFLE SLAB.
CHECK ON SITE BEFORE COMMENCING BEFORE
COMMENCING ON SITE PLEASE CHECK ALL DIMENSIONS

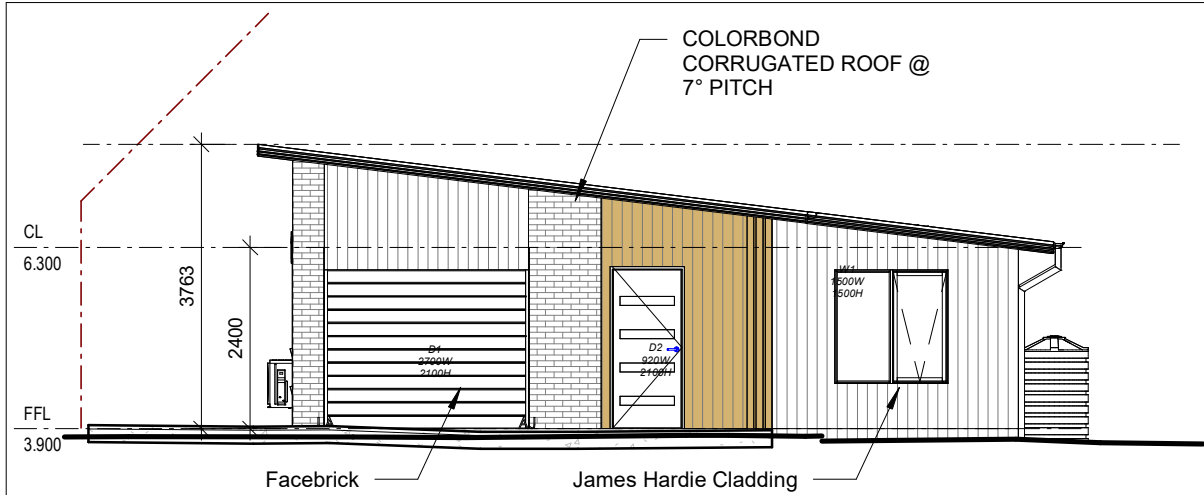


ROOF PLAN

1 : 100

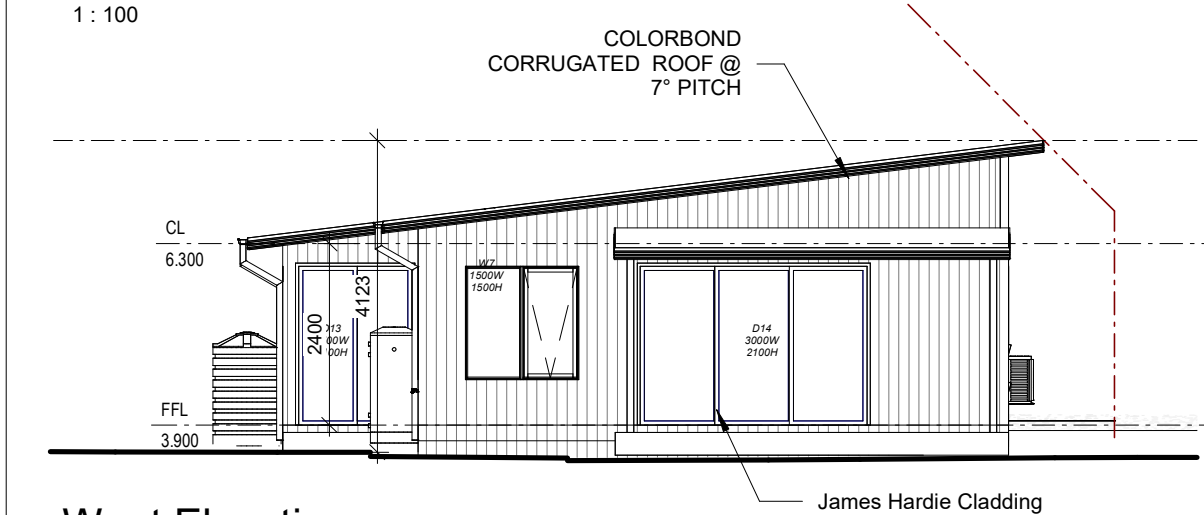
Sorell Council
Development Application: 5.2026.235.1 -
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Spoonbill Loop, Sorell P2.pdf
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Urban Space Designers Building Design and Drafting 	Phone: 0402438170 Email: info@urbanspacedesigners.com.au Website: 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 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: DREAMZ HOMES Project: SINGLE STOREY DWELLING Address: Lot 54 Pittwater, 51 Spoonbill Loop, Sorell,TAS 7172	<table><tr><th>Rev</th><th>Description</th><th>Date</th></tr><tr><td>1</td><td>Water Tank shown. Side Setbacks revised.</td><td>11.08.2026</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><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Rev	Description	Date	1	Water Tank shown. Side Setbacks revised.	11.08.2026																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: ROOF PLAN Drawn: GK Scale: 1 : 100 Size: A3 Date: 12/07/2026 Project: 51SLSOR/TAS/ARCH-2026 Sheet No.: A05 Rev: 1 
	Rev	Description	Date																								
	1	Water Tank shown. Side Setbacks revised.	11.08.2026																								



East Elevation

1 : 100



West Elevation

1 : 100

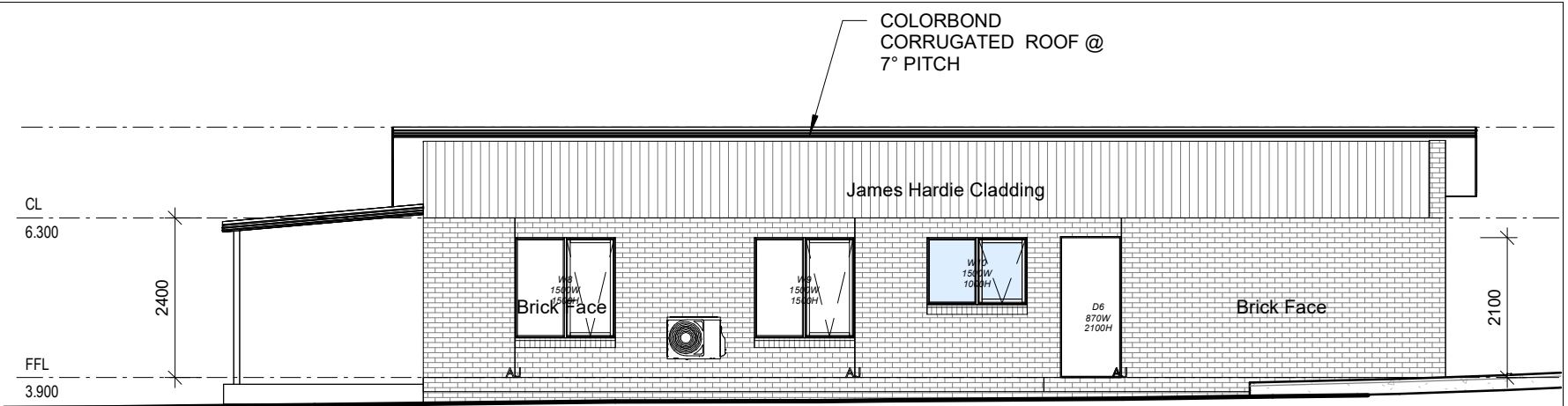


NOTE:
CLEARANCES BETWEEN CLADDING AND GROUND SHALL COMPLY WITH CLAUSE 7.5.7 OF THE NCC 2022 AND SHALL BE A MINIMUM CLEARANCE OF:
100MM IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL-DRAINED AREAS; OR
50MM ABOVE IMPERMEABLE AREAS THAT SLOPE AWAY FROM THE BUILDING;
OR 150MM IN ANY OTHER CASE.

WALL CLADDING MUST EXTEND A MINIMUM OF 50 MM BELOW THE BEARER OR LOWEST HORIZONTAL PART OF THE SUSPENDED FLOOR FRAMING.

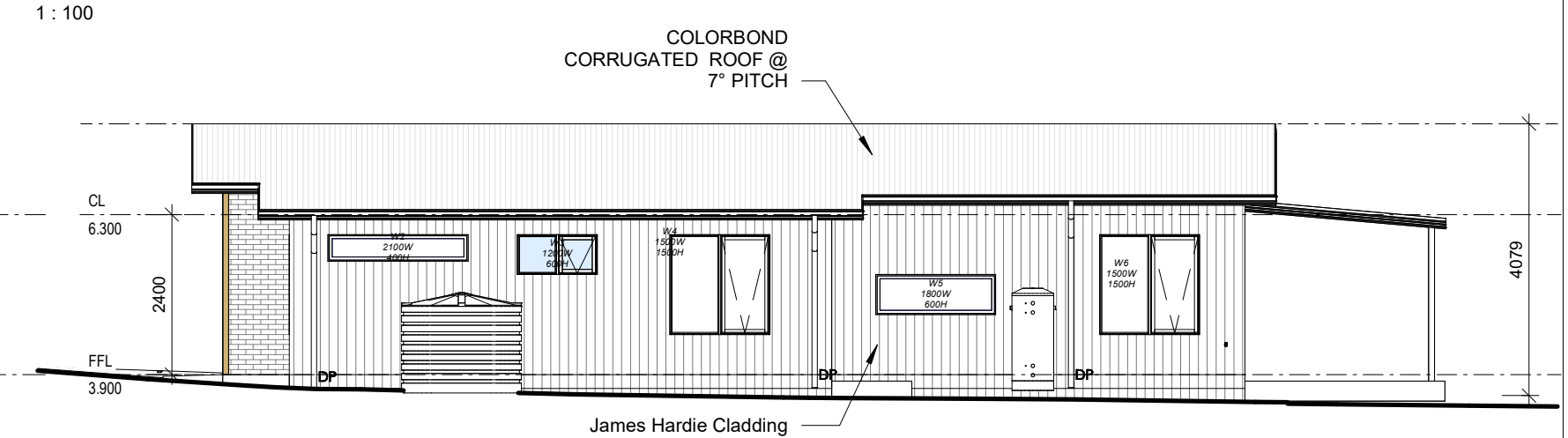
U.N.O IN BUILDER'S SPECIFICATIONS OR LOCATED IN SALINE ENVIRONMENTS OR IF USING A GLAZED FINISH BRICK, BRICKWORK IS TO BE INSTALLED IN STRETCHER BOND PATTERN WITH RAKED JOINTS.

AS PER NCC PARTS 11.3.7 AND 11.3.8, OPENABLE WINDOWS GREATER THAN 4M ABOVE GROUND LEVEL ARE TO BE FITTED WITH A DEVICE TO LIMIT THE OPENING OR A SUITABLE SCREEN SO THAT A 125MM SPHERE CANNOT PASS THROUGH, AND WITHSTAND A FORCE OF 250N.
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 550 - MIN 700



South Elevation

1 : 100



North Elevation

1 : 100

STRUCTURAL ENGINEERING DISCLAIMER:
ALL STRUCTURAL METHODS SET OUT IN THIS ARCHITECTURAL DOCUMENTATION PACKAGE, EITHER DIAGRAMMATICAL OR ANNOTATED ARE NEITHER EXCLUSIVELY OR EXHAUSTIVE, AND ARE IN ALL CASES SUPERSEDED BY THE RELEVANT STRUCTURAL ENGINEERING DOCUMENTATION. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION AND COMPUTATIONS FOR ALL ENGINEERING METHODS.

ALL ROOF PENETRATIONS AND FLASHINGS AS PER THE NCC 2022 PART 7.2.7
WET AREA COMPLIANCE WITH AS3740.
THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING.

WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS WINDOW SIZES CAN BE VARY DEPENDING ON MANUFACTURER SPECIFICATIONS AND ENERGY RATING REQUIREMENTS IF NOT CLEAR PLEASE CONFIRM DIMENSIONS BEFORE COMMENCE WORK ON SITE

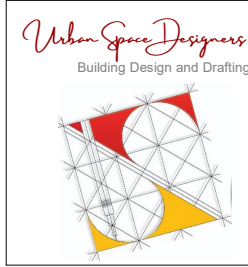
AJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @5M MAX. CENTRES. ALL JOINTS TO CONFIRM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION.

INFORMATION CONTAINED IN THE SOIL REPORT REGARDING CONTROL JOINTS TAKES RECEDENCE.

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

DOORS & WINDOWS TO BE SEALED
IN ACCORDANCE WITH ABCB
HOUSING PROVISIONS PART 13.4

Window Schedule				
Number	Height	Width	Head Height	Sill Height
1	1500	1500	2100	600
2	400	2100	2100	1700
3	600	1200	2100	1500
4	1500	1500	2100	600
5	600	1800	1500	900
6	1500	1500	2100	600
7	1500	1500	2100	600
8	1500	1500	2100	600
9	1500	1500	2100	600
10	1000	1500	2100	1100



Urban Space Designers
Building Design and Drafting

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Accreditation:
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VIC - DP-AD 72846

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Client:
DREAMZ HOMES

Project:
SINGLE STOREY DWELLING

Address:
Lot 54 Pittwater, 51 Spoonbill Loop, Sorell,TAS 7172

Rev	Description	Date
1	Water Tank shown. Side Setbacks revised.	11.08.2026

DRAWINGS

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Sheet:
ELEVATIONS

Drawn: GK

Scale: 1 : 100 Size: A3 Date: 12/07/2026

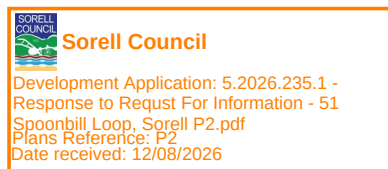
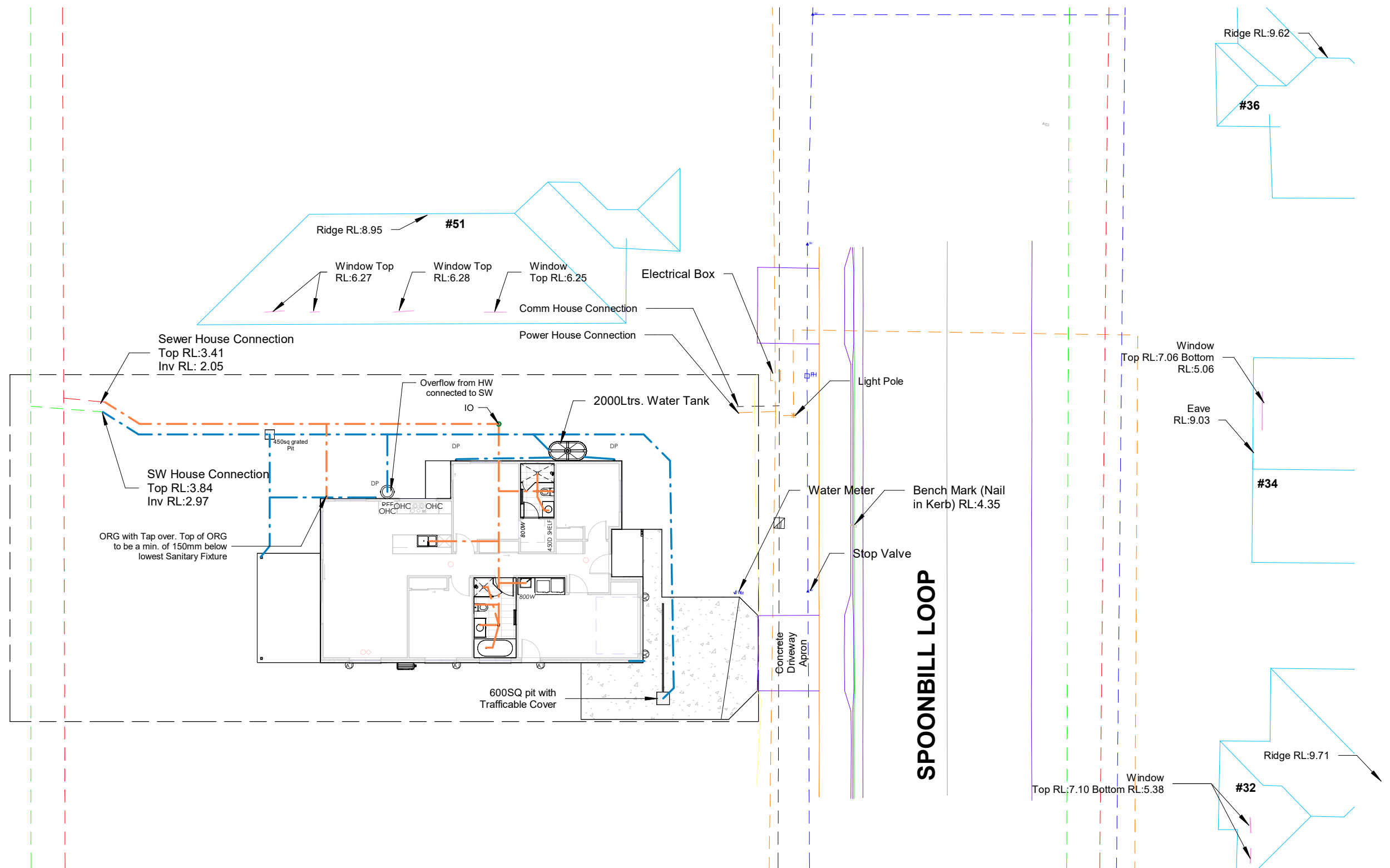
Project: 51SLSOR/TAS/ARCH-2026

Sheet No.: **A06**

Rev: **1**

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size (dia)
B	BASIN	40
BTH	BATH	40
SHR	SHOWER	40
S	SINK	50
TR	TROUGH	40
WC	WATER CLOSET PAN	100
DP	DOWNPIPE	90

NOTES:
 Waterproof Membrane not required below Pre - Formed Shower Bases, but still required at Penetrations (including floor waste)



SERVICE PLAN

1 : 200

Phone:
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Accreditation:
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VIC - DP-AD 72846

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Client: DREAMZ HOMES

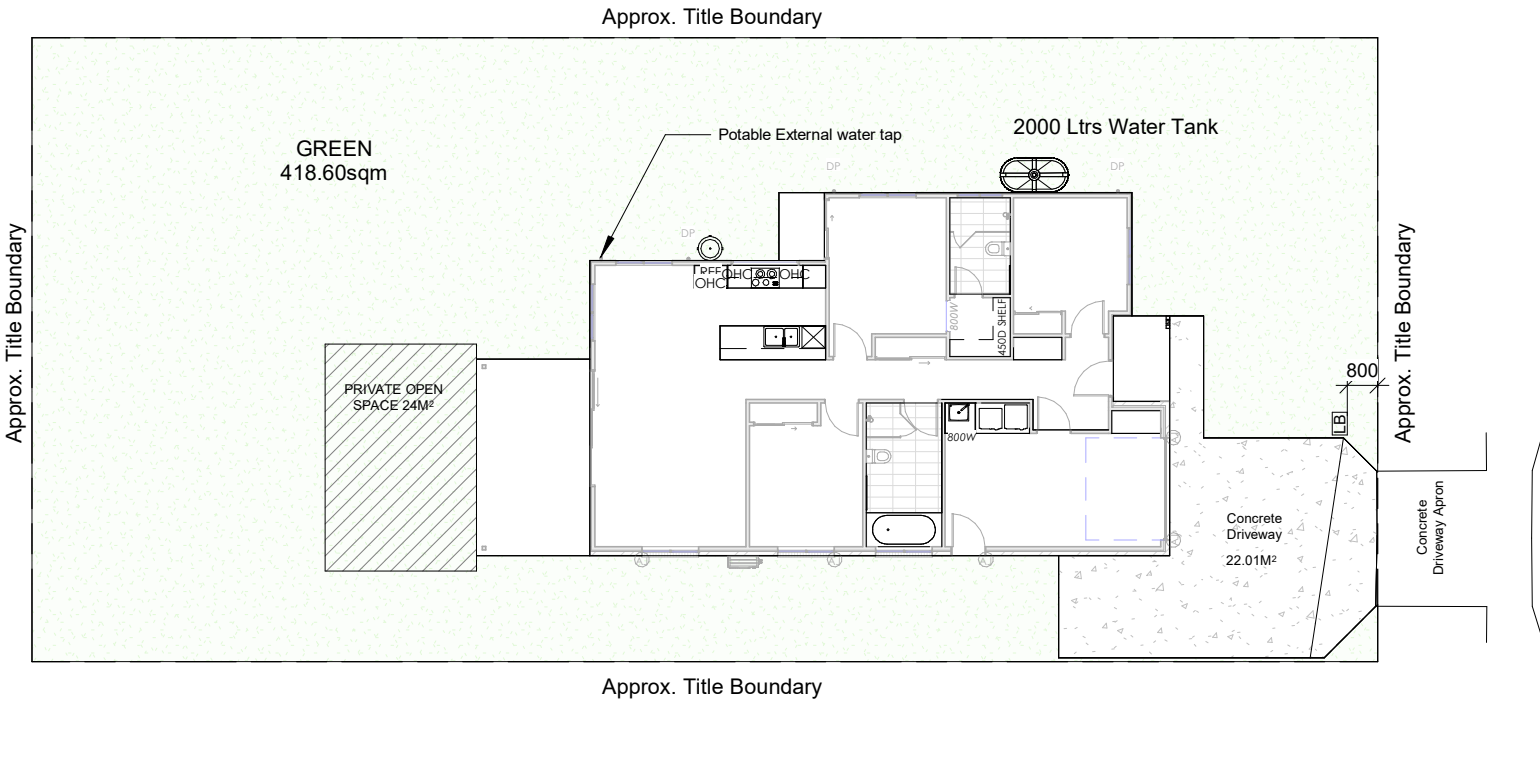
Project: SINGLE STOREY DWELLING

Address: Lot 54 Pittwater, 51 Spoonbill Loop, Sorell, TAS 7172

Rev	Description	Date	DRAWINGS
1	Water Tank shown. Side Setbacks revised.	11.08.2026	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.



Sheet:			
SERVICE PLAN			
Drawn: GK			
Scale: As indicated	Size: A3	Date: 12/07/2026	
Project: 51SLSOR/TAS/ARCH-2026		Sheet No.: A08	Rev: 1

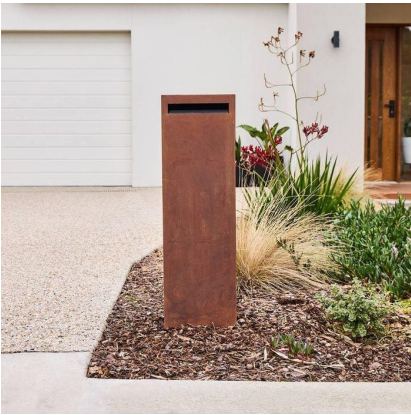


LANDSCAPE PLAN

1 : 200

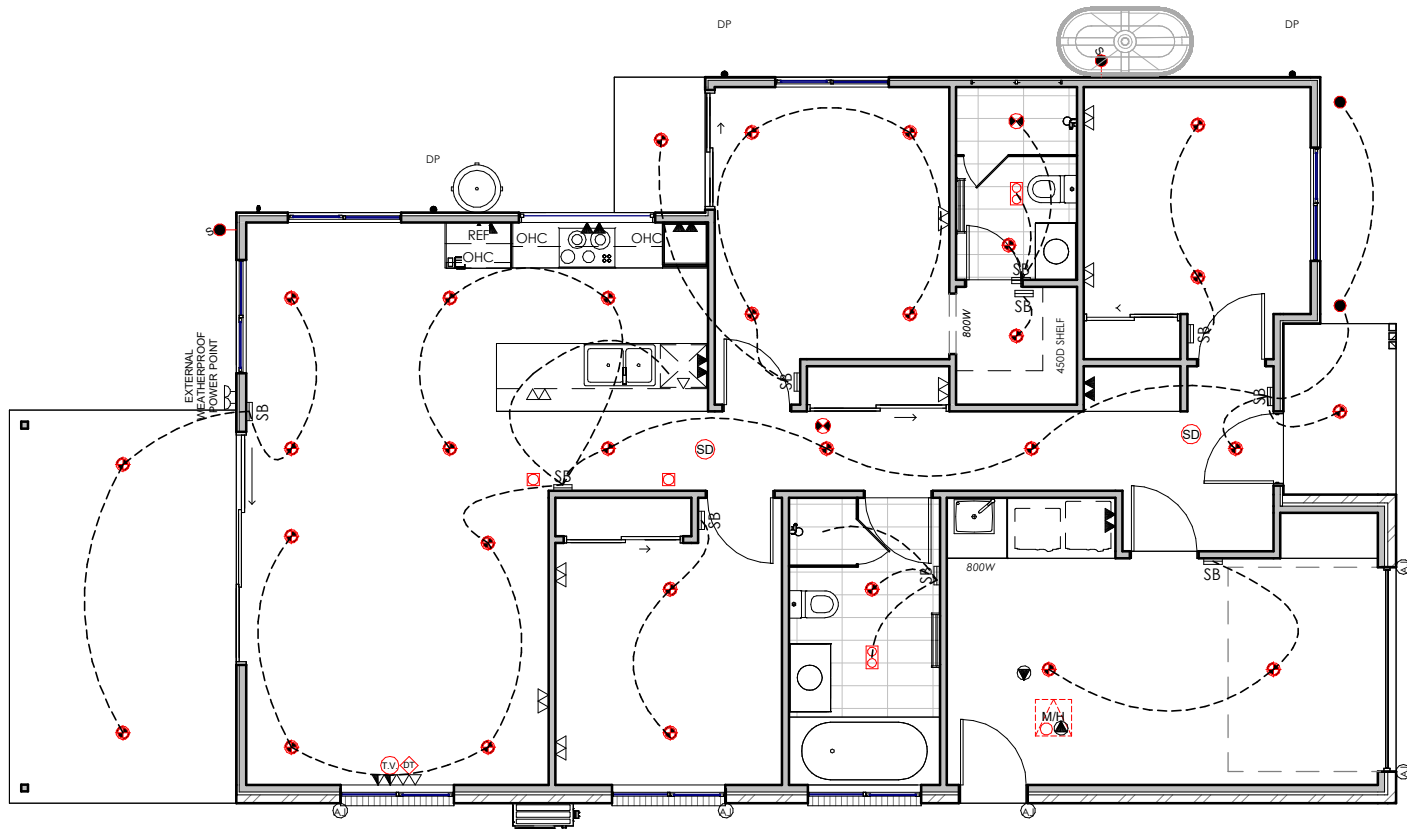
CONCRETE : 41.40 sqm
TOTAL GREEN: 418.60 sqm

**Sorell Council**
Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
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Letter Box (Indicative only)

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	Email: info@urbanspacedesigners.com.au		Project: SINGLE STOREY DWELLING						Drawn: GK		
	Website: www.urbanspacedesigners.com.au		Address: Lot 54 Pittwater, 51 Spoonbill Loop, Sorell,TAS 7172						Scale: 1 : 200	Size: A3	Date: 12/07/2026
	Accreditation: TAS - 381246362 VIC - DP-AD 72846								Project: 51SLSOR/TAS/ARCH-2026	Sheet No.: A10	Rev: 1



Exhaust Fans
Exhaust fans to comply with NCC 2022 Vol 2 Part 1 0.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 1 0.6.2 (a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Smoke Alarms Part 9.5 of NCC 2022
Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4 ; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4 ; and
(b)comply with AS 3786 , except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.
In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Fixtures Schedule				
	Type	Count		
	Double Ext. GPO Point (300H)	1		
	Double GPO Point (300H)	9		
	Double GPO Point (1100H)	6		
	Double GPO Point (1500H)	1		
	SB	10		
	Single GPO Point (300H)	2		
	Single GPO Point (Ceiling)	2		
	Data Point (300 H.)	1		
	Smoke Detector	2		
	T.V. Point (300 H.)	1		
	Ceiling Access Hatch	1		
	Mechanical Ventilation	2		

BATTEN HOLDER (INT.) (18W)

BATTEN HOLDER (EXT.) (18W)

L.E.D D'LIGHT (90mm)(10W)

HANGING PENDANT (32W)

SINGLE PARA FLOODLIGHT WITH SENSOR SWITCH (20W)

SINGLE PARA FLOODLIGHT MANUAL SWITCH (20W)

HARDWIRED SMOKE DETECTOR

MECHANICAL VENTILATION

CEILING ACCESS HATCH

OPTICOMM CONNECTION BOX

OPTICOMM INTERNAL UTILITY BOX

EVAPORATIVE COOLING PT.

REFRIGERATED HEAT/COOLING PT.

DUCTED HEATING PT.

IKL HEAT & LIGHT TASTIC (12W)

IKL 3-IN-1 TASTIC (12W)

600 SINGLE FLURO (18 WATT)

600 DOUBLE FLURO (36 WATT)

INSTANTANEOUS HOT WATER SYSTEM

SELECTED SOLAR/GAS BOOSTED HOT WATER SYSTEM

SELECTED METER BOX

SELECTED GAS METER

NBN CONNECTION BOX

SELECTED WALL MOUNTED LIGHT FITTING (INTERNAL)(9.5W)

SELECTED WALL MOUNTED LIGHT FITTING (EXTERNAL)(2W)

CHANDELIER POINT (20W)

CHANELIER POINT PRE-WIRED FOR FUTURE FITTING SUPPLIED BY CLIENT

CEILING SWEEP FAN W/LIGHT POINT

CEILING SWEEP FAN POINT: PRE-WIRED FOR FUTURE CEILING SWEEP FAN

T.V POINT (300 H.)

TELEPHONE POINT

DATA POINT (300H.)

DIMMER SWITCH

SINGLE GPO POINT (300H.)

DOUBLE GPO POINT (300H.)

DOUBLE GPO POINT WITH DUAL USB CHARGED(300H.)

SINGLE GPO POINT (1100H.)

DOUBLE GPO POINT (1100H.)

DOUBLE GPO POINT WITH DUAL USB CHARGED(1100H.)

SINGLE GPO POINT (1500H.)

DOUBLE GPO POINT (1500H.)

SINGLE GPO POINT (CEILING)

SINGLE EXT. GPO POINT (300H.)

DOUBLE EXT. GPO POINT (300H.)

SINGLE GPO POINT (2000H.)

2- WAY SWITCH FITTING

3- WAY SWITCH FITTING

ALARM PANEL

SIREN BOX AND STROBE

INTERNAL SIREN

INTERNAL P.I.R SENSOR

ALARM BOX

INTERCOM SCREEN MONITOR

EXTERNAL CAMREA

DUCTED VACUUM UNIT

DUCTED VACUUM INLET VALVE

ELECTRICAL LAYOUT

1 : 100

Lighting Analysis_Indoor				
	Type	Count	Wattage	Lighting Load
	Batton Holder (Int.)	1	11 W	11 W
	Downlight_Indoor	30	11 W	330 W
	Hanging Pendant	2	20 W	40 W
	IXL Heat & Light Tastic	2	550 W	1100 W

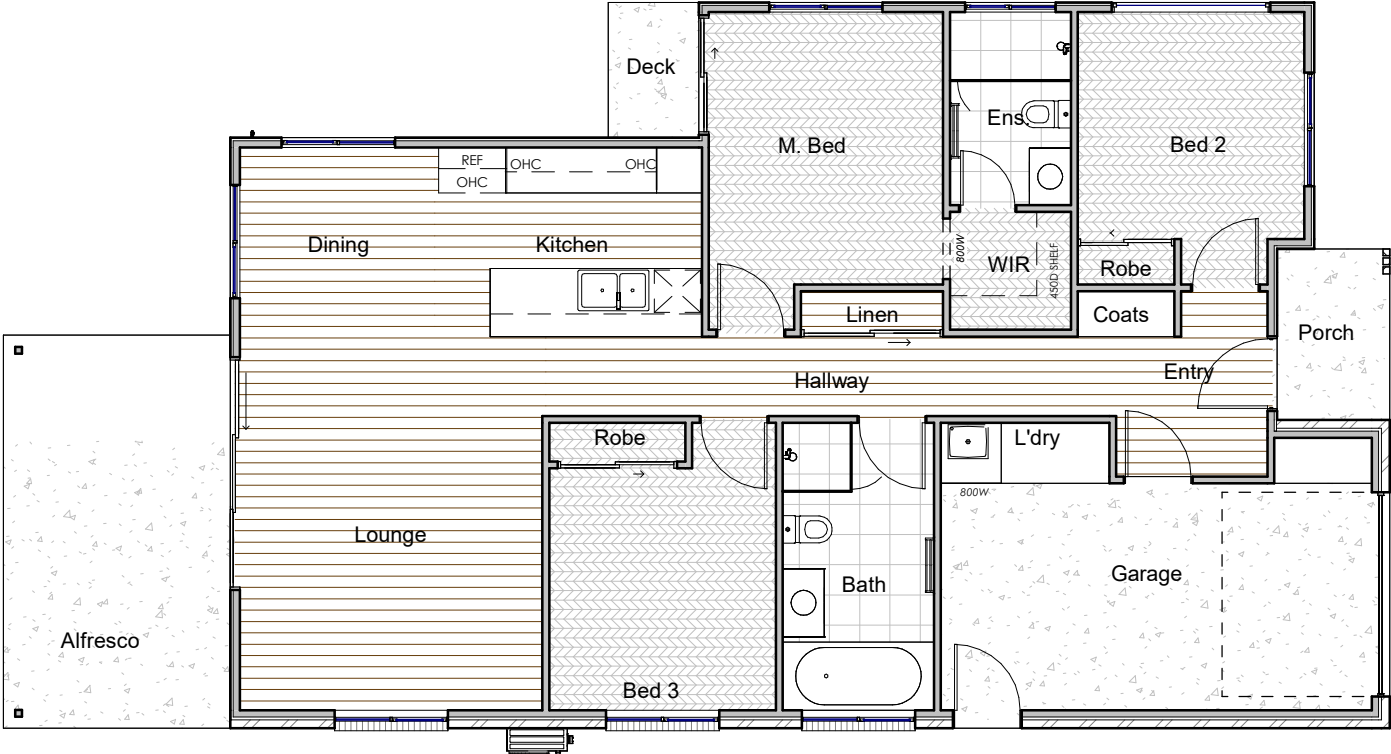
Lighting Analysis_Outdoor				
	Type	Count	Wattage	Lighting Load
	Batton Holder (Ext.)	2	11 W	22 W
	Flood Lights (Sensor)	2	22 W	44 W

Lighting Load	Permissible Lighting Load	Load Under Permissible Value
22 W	694 VA	Yes
44 W	6738 VA	Yes



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Development Application: 5.2026.235.1 -
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Plans Reference: P2
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-  CARPET
-  CONCRETE
-  LAMINATE
-  TILE WET AREA

NOTE: HATCHED PATTERNS ARE INDICATIVE OF TILED AREA AND ARE TO BE USED AS A GUIDE ONLY

Floor Finishes Totals		
Level	Floor Finish	Area

FFL	CARPET	36 m ²
FFL	CONCRETE	35 m ²
FFL	LAMINATE	49 m ²
FFL	TILE WET AREA	13 m ²

FLOOR FINISH PLAN

1 : 100

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Floor Finishes			
Level	Name	Floor Finish	Area

FFL	Bed 3	CARPET	10 m ²
FFL	M. Bed	CARPET	12 m ²
FFL	WIR	CARPET	2 m ²
FFL	Bed 2	CARPET	10 m ²
FFL	Robe	CARPET	1 m ²

Floor Finishes			
Level	Name	Floor Finish	Area

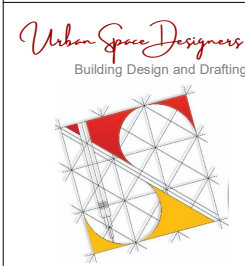
FFL	Robe	CARPET	1 m ²
FFL	Porch	CONCRETE	3 m ²
FFL	Deck	CONCRETE	2 m ²
FFL	Alfresco	CONCRETE	11 m ²
FFL	Garage	CONCRETE	18 m ²

Floor Finishes			
Level	Name	Floor Finish	Area

FFL	Entry	LAMINATE	12 m ²
FFL	Kitchen	LAMINATE	9 m ²
FFL	Dining	LAMINATE	6 m ²
FFL	Lounge	LAMINATE	20 m ²
FFL	Coats	LAMINATE	1 m ²

Floor Finishes			
Level	Name	Floor Finish	Area

FFL	Linen	LAMINATE	1 m ²
FFL	Bath	TILE WET AREA	8 m ²
FFL	Ens.	TILE WET AREA	4 m ²
FFL	L'dry	TILE WET AREA	2 m ²



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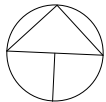
The drawing is prepared as built and strict instructions to builders to have a physical measurement before referring this drawing and inform USD if there are any gaps in dimensions.

Client:
DREAMZ HOMES

Project:
SINGLE STOREY DWELLING

Address:
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Rev	Description	Date	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.
1	Water Tank shown. Side Setbacks revised.	11.08.2026	

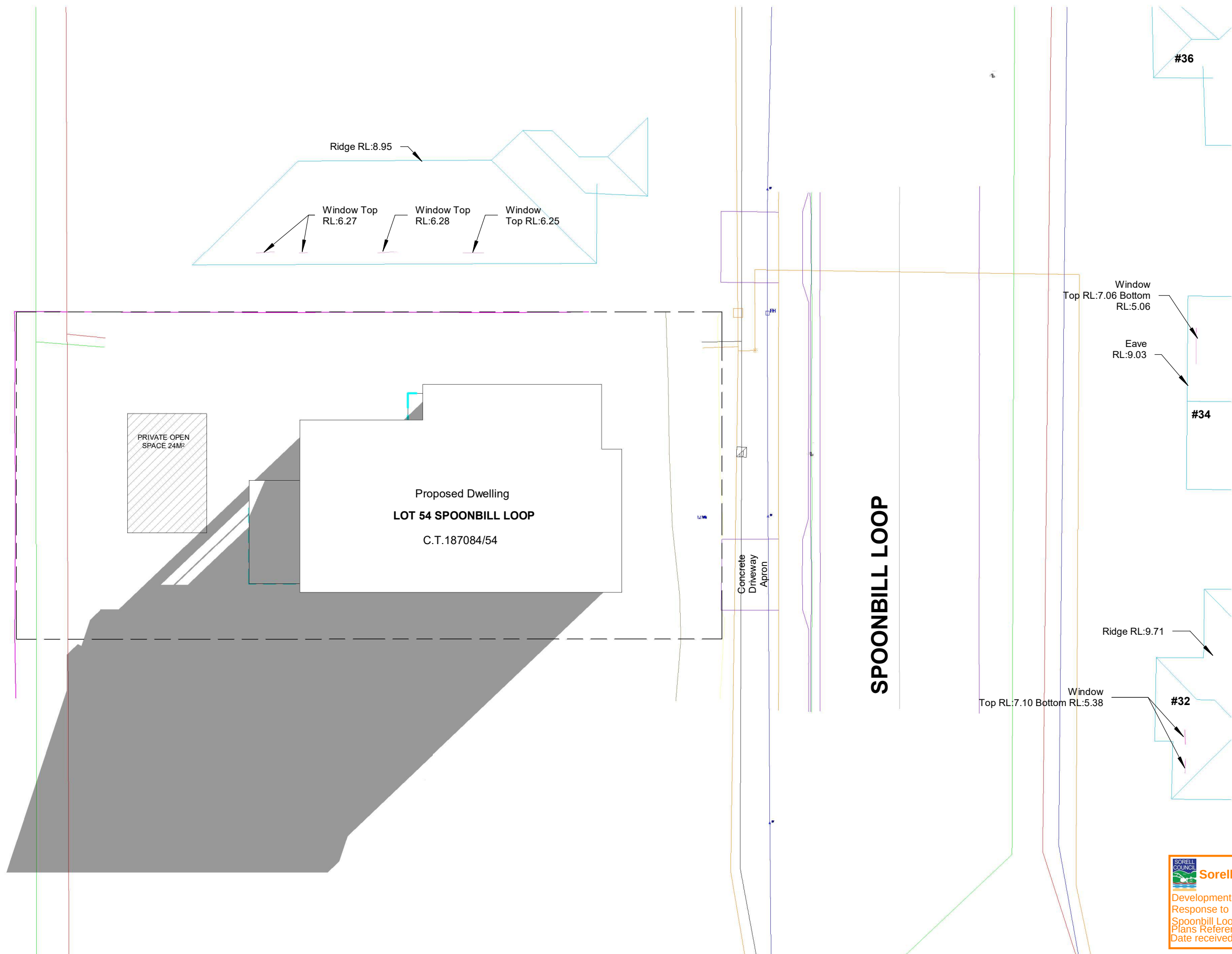


Sheet:
FLOOR FINISH PLAN

Drawn: GK

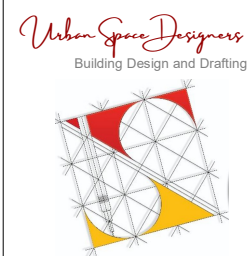
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Project: 51SLSOR/TAS/ARCH-2026	Sheet No.: A13	Rev: 1
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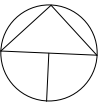
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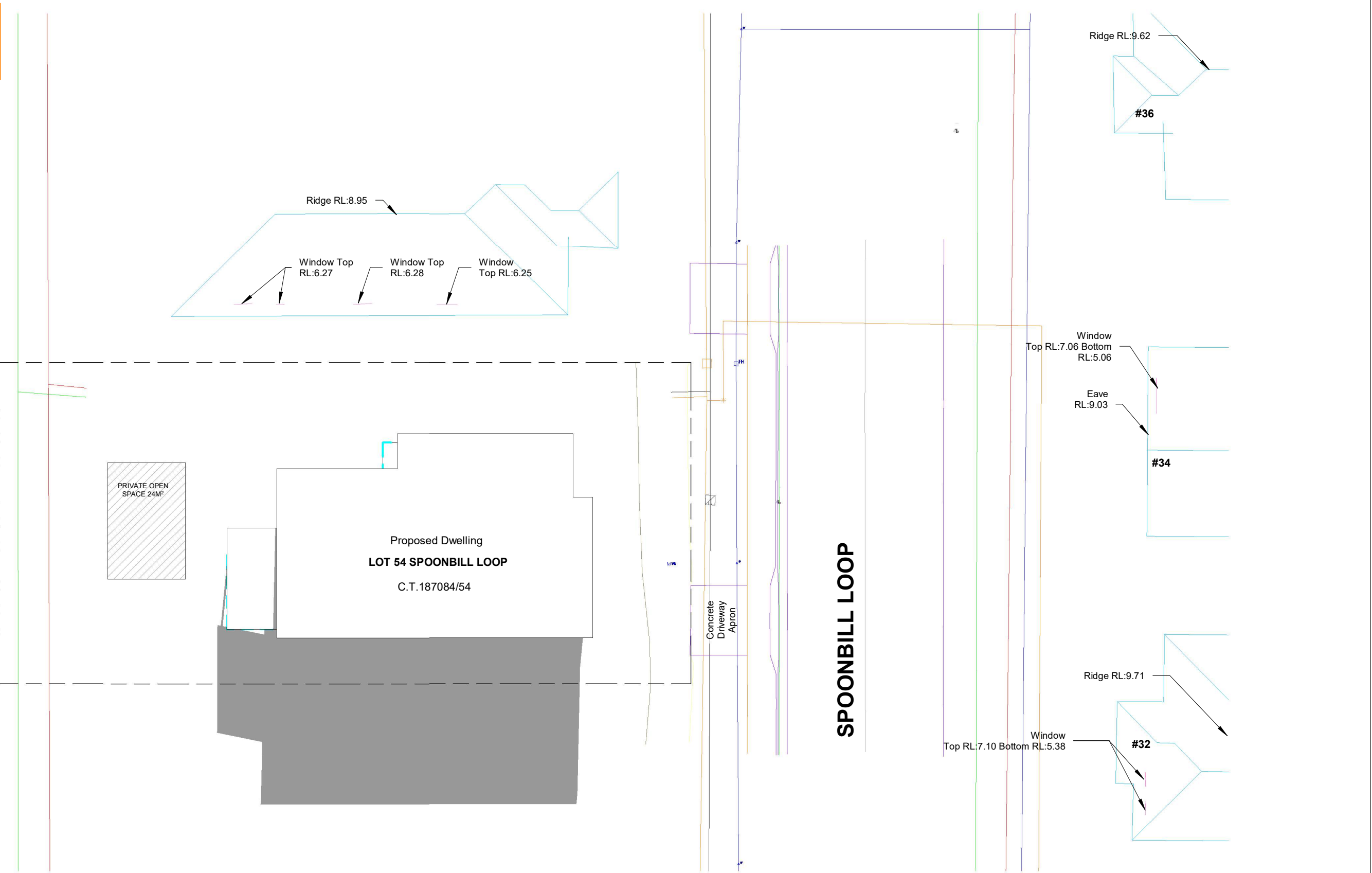
Rev	Description	Date
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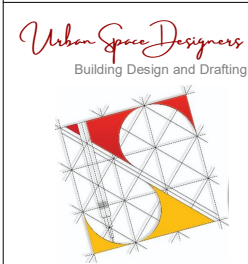
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Project: 51SLSOR/TAS/ARCH-2026	Sheet No.: A20	Rev: 1	

Sorell Council
Development Application: 5.2026.235.1 -
Response to Request For Information - 51
Spoonbill Loop, Sorell P2.pdf
Plans Reference: P2
Date received: 12/08/2026



SHADOW 12PM

1 : 200



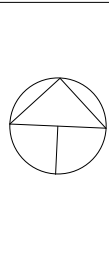
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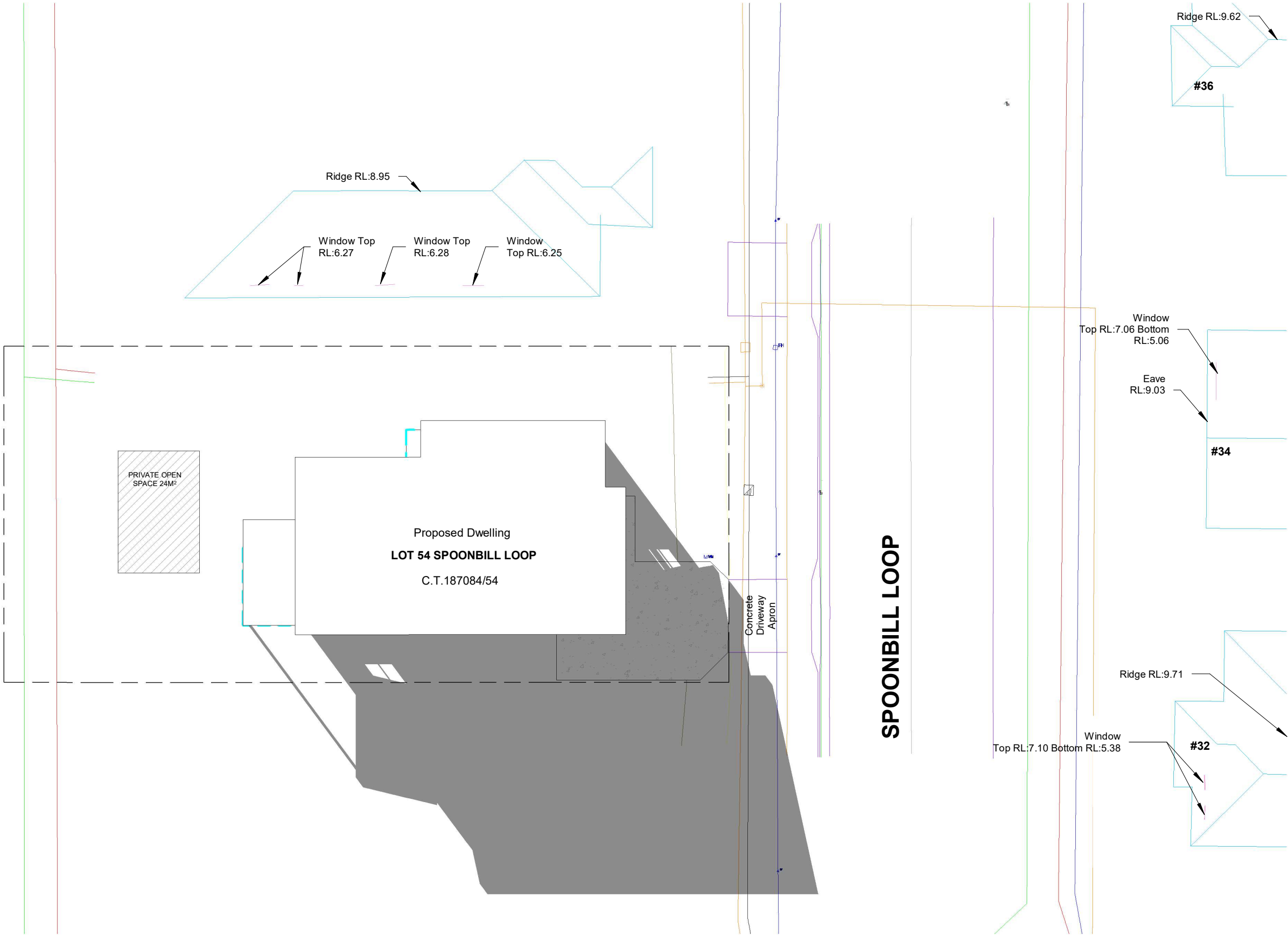
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Rev	Description	Date
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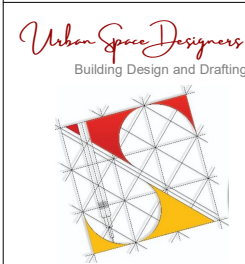


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SHADOW 3PM

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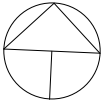


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Rev	Description	Date	DRAWINGS
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