

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

**LOT 5 ARTHUR HIGHWAY, SORELL (WITH ACCESS
OVER 491 ARTHUR HIGHWAY)**

PROPOSED DEVELOPMENT:

DWELLING AND OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 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: 5.2026.241.1
DATE: 21 August 2026



Disclaimer

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

200 m



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

Full description of Proposal:	Use: Proposed dwelling and shed
	Development: Dwelling and Shed
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 250,000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: Lot 5 Aurther Highway
	Suburb: Sorell Postcode: 7173
	Certificate of Title(s) Volume: Folio:

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

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Naomi Dance Signature: 15/7/2026 Date:

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: 5.2026.241.1 - Development Application - Lot 5 Arthur Highway, Sorell P1.pdf Plans Reference: P1 Date Received: 15/07/2026	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 110658	FOLIO 5
EDITION 6	DATE OF ISSUE 07-Dec-2011

SEARCH DATE : 21-Apr-2026

SEARCH TIME : 01.51 pm

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 5 on Sealed Plan [110658](#)
Derivation : Part of 2431 Acres Gtd. to W. Gunn
Prior CT [101119/1](#)

SCHEDULE 1

[M345264](#) TRANSFER to BRAD CHAYNEE GRATTIDGE Registered
29-Nov-2011 at 12.01 pm

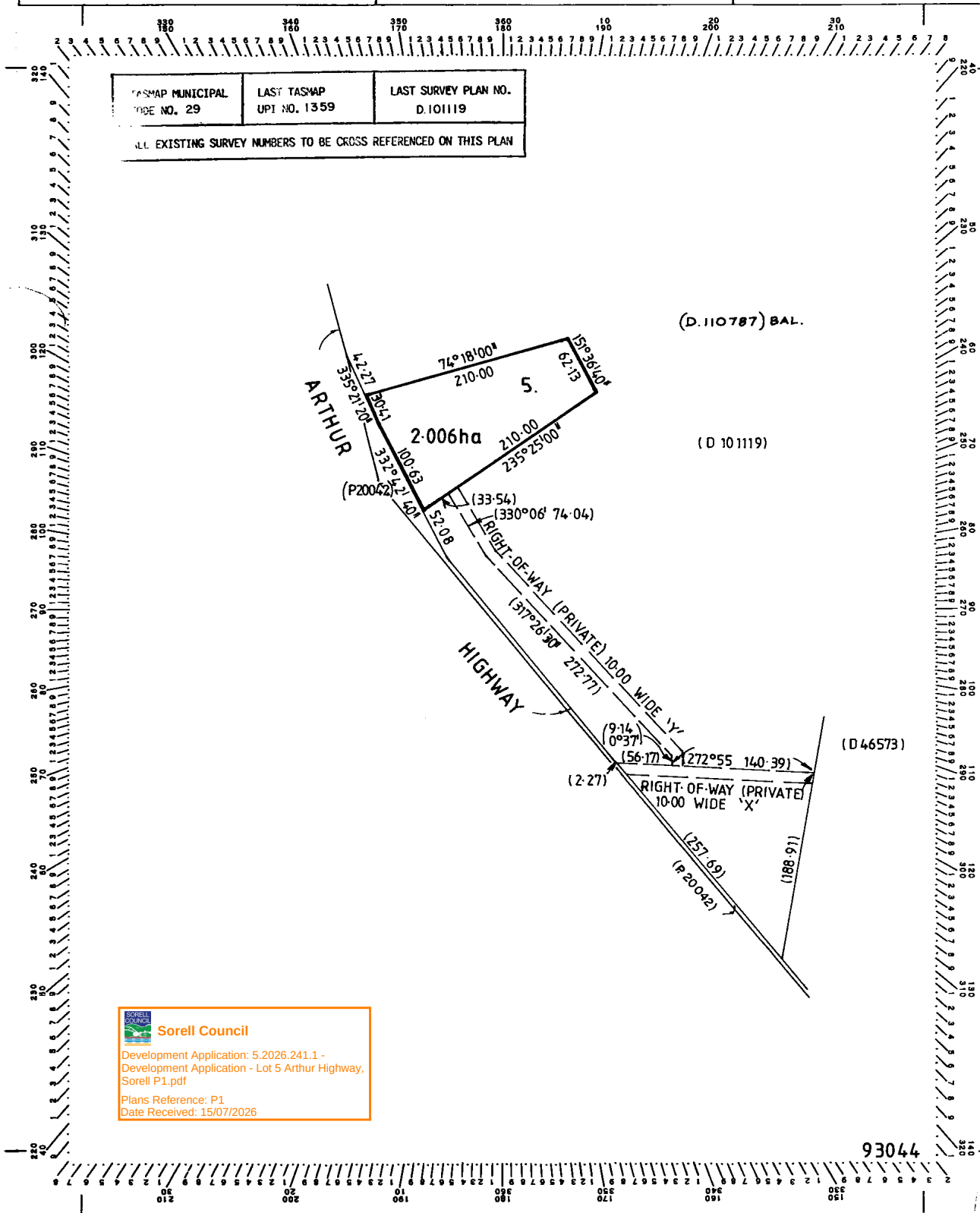
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP110658](#) BENEFITING EASEMENT: Right of carriageway over Rights
of Way X and Y thereon
[SP110658](#) FENCING PROVISION in Schedule of Easements
[D30430](#) Mortgage to Murdoch Clarke Mortgage Management
Limited Registered 29-Nov-2011 at 12.03 pm
[D30554](#) Mortgage to Murdoch Clarke Mortgage Management
Limited Registered 07-Dec-2011 at noon
[D30555](#) MORTGAGE to Robin Shirley Badenach Registered
07-Dec-2011 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

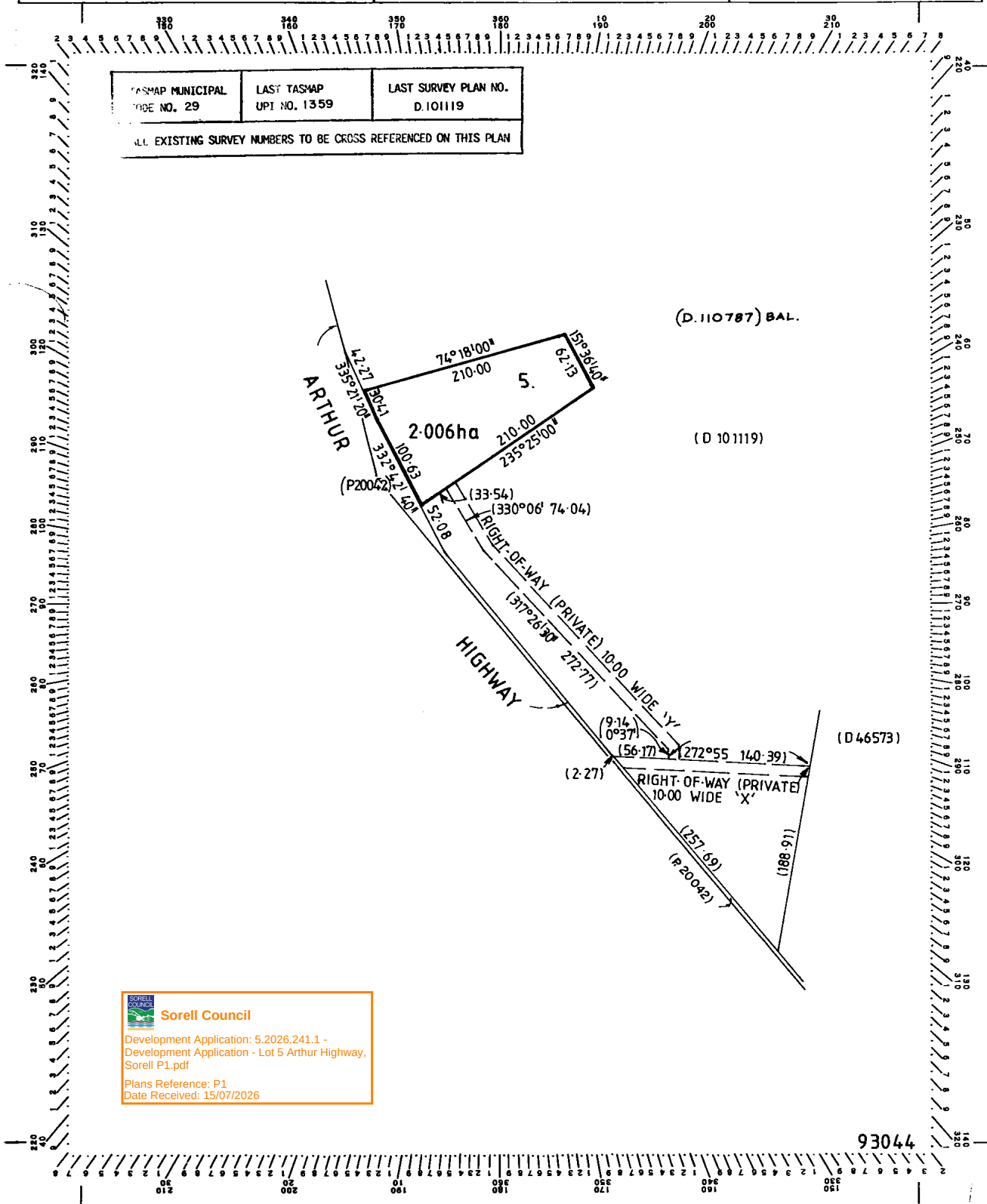
No unregistered dealings or other notations

Owner: P. K.S. JONGENELON ^E	PLAN OF SURVEY by Surveyor: C. B. ROGERSON of land situated in the E. B. VALENTINE 183 MACQUARIE ST HOBART LAND DISTRICT : PEMBROKE PARISH : FORCETT	REGISTERED NUMBER SP110658
Title Reference: C.T. 101119/1		Approved Effective from: 24 MAY 1994
Grantee: PART OF 2431 ACRES GTD. TO WILLIAM GUNN	SCALE 1:4000 MEASUREMENTS IN METRES	<i>Handwritten Signature</i> Recorder of Titles



Sorell Council
 Development Application: 5.2026.241.1 -
 Development Application - Lot 5 Arthur Highway,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 15/07/2026

Owner: P. K.S. JONGENELON ^E	PLAN OF SURVEY by Surveyor: C. B. ROGERSON of land situated in the E. B. VALENTINE 183 MACQUARIE ST HOBART LAND DISTRICT : PEMBROKE PARISH : FORCETT	REGISTERED NUMBER SP110658
Title Reference: C.T. 101119/1		Approved: <i>[Signature]</i> Effective from: 24 MAY 1994
Grantee: PART OF 2431 ACRES GTD. TO WILLIAM GUNN	SCALE 1:4000 MEASUREMENTS IN METRES	Recorder of Titles



Sorell Council
Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf
Plans Reference: P1
Date Received: 15/07/2026

Cover Letter for planning application

Dear Shane,

Please find the attached documents for the planning application.

The site plans show trees, however they are not on the property, they were previously removed. No tree removal is required.

The subdivision final plans have been lodged with council, the driveway crossover was approved and signed off by council.

- No existing building on land.
- Cut is existing on land
- Wastewater report attached
- Bal assessment completed
- Monument colour with timber cladding for house façade to blend into the natural environment
- Gravel to be placed around the rear of house and entrance to shed.

Please let me know if you require anything further and email the invoice so I can make prompt payment.

Cheers

Naomi Dance

[REDACTED]

[REDACTED]



PLANNING PERMIT

7.2019.19.1

TASMANIAN PLANNING SCHEME - SORELL

FOR: ONE LOT SUBDIVISION & BOUNDARY ADJUSTMENT
AT: 491 ARTHUR HIGHWAY, FORCETT (CT110787/1 & 46573/1)
TYPE: DISCRETIONARY
APPLICANT: M MORLEY
APPROVAL DATE: 18 June 2024

This planning permit is subject to the following conditions.

General:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - a) P4 (bushfire hazard report by Mulcahy Planning and Property Services V1.2, and
 - b) P4 (proposal plans (four sheets) from M Morley).✓
2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager. ✓
3. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person. ✓
4. All land noted as roadway, footway, open space, or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey. ✓
5. The final plan of survey must include easements over all drains, pipelines, wayleaves and services, to the satisfaction of Council's General Manager. The minimum easement width for stormwater is in accordance with the Tasmanian Subdivision Guidelines. ✓
6. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme. ✓



Sorell Council

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

7.2019.19.1

Department of State Growth:

7. The access to Lot 1 and 3 must be designed and constructed to provide a suitably wide sealed taper to facilitate safe deceleration for left-turning vehicles into the access. The access will also require an upgraded stormwater Pipe Culvert of sufficient length, and new Driveable Culvert Endwalls to replace the existing culvert Head Walls. *

Advice: This condition has been included within this permit with respect to the Department of State Growth's request.

8. Prior to undertaking any access (or other) works in the State road reserve an Access Permit is required from the Department of State Growth, in accordance with Section 16 of the *Roads and Jetties Act 1935*. Application for the permit can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow for enough time to assess an application. *

Advice: This condition has been included within this permit with respect to the Department of State Growth's request.

Development Engineering:

9. Prior to the commencement of works, detailed engineering design drawings showing all work required by this planning permit, and any additional work proposed, must be prepared in accordance with the current:
- a) Tasmanian Subdivision Guidelines,
 - b) Tasmanian Municipal Standard – Specifications,
 - c) Tasmanian Municipal Standard – Drawings, and
 - d) Any Council policy determined as relevant. ✓

The design drawings must be prepared by a suitably qualified and experienced engineer or engineering consultancy with an appropriate level of Professional Indemnity Insurance. ✓

Advice:

- i. The Tasmanian Subdivision Guidelines, Specifications, and Drawings are available at www.lgaf.tas.gov.au. ✓
- ii. Variations from the Tasmanian Subdivision Guidelines, Specifications, or Drawings may be approved at the discretion of Council's General Manager or their delegate where a clear justification exists and the alternative solution is to no lesser quality in

7.2019.19.1

- terms of infrastructure performance or maintenance costs over the life of the asset.
- iii. Where there exists any conflict(s) between the Tasmanian Subdivision Guidelines, Specifications, or Drawings and this permit, any requirements of this permit shall take precedence. ✓
- iv. Stamped endorsement granted by Council for engineering drawings assessed will expire two years from the date of issue, at which point reassessment and reissue will be mandatory.

10. Prior to works commencing, the following fees must be paid for each stage of construction:

- a) Engineering Drawing Assessment (EDA) fee, and ✓
- b) Inspection fees for minimum estimated number of inspections.

Where reassessment of engineering drawings or subsequent inspections are required, additional fees may be required. ✓

Advice: Where appropriate, Council fees are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council.

11. Works must not commence on site prior to endorsement of engineering drawings by the General Manager. ✓

12. A Construction Management Plan (CMP) must be provided including, but not limited to, the following: ✓

- a) Traffic Management Plan, and
- b) Soil and Stormwater Management Plan.

All requirements of the CMP must be implemented prior to any works commencing on site.

13. Prior to works commencing, the developer must submit a Notice of Intention to Carry Out Work (available from Council) inclusive of a Certificate of Currency for Public Liability Insurance for the contractor and any sub-contractor. ✓

14. Prior to sealing the Final Plan of Survey the following works must be completed in accordance with the endorsed engineering drawings: ✓

- a) Lot connections made available for each lot to the;
 - i. National telecommunications network, and
 - ii. Regulated private electricity network.
- b) Vehicle access for each lot;
 - i. The vehicle crossings for each lot must be upgraded in substantial accordance with requirements of an Access Permit issued by the ✓

7.2019.19.1

- Department of State Growth, and
- ii. The internal accesses for Lot 1, 3, 2 & 7 must be constructed up to each lot proper with a durable all-weather pavement, and have gradients, widths and clearances that comply with AS 2890 – Parking facilities, Parts 1-6, and have stormwater drainage provisions constructed to appropriately drain or contain stormwater runoff. ✓
- c) Fencing;
 - i. Any existing property boundary fencing, including frontage fencing, not constructed in the correct location must be removed and installed with fencing in the correct location, and ✓
 - ii. Property entrance (rural type) gates must be installed at each new property access and set back for a minimum of 6.0m from the edge of road seal to allow vehicles to stand clear of traffic lanes.
- d) Unimpeded stormwater network for each lot;
 - i. Capable of facilitating a Major Stormwater System for a 1% AEP event which can achieve safe conveyance of stormwater runoff and appropriate flood mitigation, and ✓
 - ii. Capable of facilitating a Minor Stormwater System for a 5% AEP event which has regard for convenience, safety and cost.
- e) Rehabilitation;
 - i. Provision of top soil and grass or vegetation on all disturbed areas, along with weed management measures and/or scheduled planting and maintenance measures. ✓
- 15. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines. The developer must provide a minimum 48 hours' notice. ✓
- 16. Works must be completed to a standard that is to the satisfaction of the Council General Manager. ✓
- 17. A qualified and experienced civil engineer must supervise and certify all works in accordance with Clause 21, 22, 23 and 24 of the Tasmanian Subdivision Guidelines. ✓
- 18. The developer must engage Council to organise a Practical Completion inspection when practical completion of works for each stage has been reached. Upon successful completion of the inspection in accordance with Clause 21 and Appendix 6 of the Tasmanian Subdivision Guidelines, Council will issue a Certificate of Practical Completion, listing any minor defects identified. ✓

7.2019.19.1

Roads

19. All roads in the subdivision must be conveyed to the Council upon the issue of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1982*. All costs involved in this procedure must be met by the person responsible. ✓
20. Unless for a local road, service installation across an existing sealed road carriageway must be bored with a minimum cover of 1.2m. Bores for services greater than 100mm must have a pumped backfill. ✓

Stormwater

21. The minor and major stormwater system must be designed and constructed to not exceed the conveyance or treatment capacity of the downstream network. ✓

Fill

22. Site filling, if to a depth of 300mm or more, must comply with the provisions of Australian Standard AS 3798 Guidelines on Earthworks for Commercial and Residential Development as demonstrated by certification from a suitably qualified and experienced civil engineer. ✓

Sight distance

23. The development works must include vegetation clearance and/or earthworks to achieve the minimum sight distance required by the Austroads Guide to Road Design for all existing and proposed vehicle accesses. ✓

Existing Services

24. Prior to sealing the final plan of survey, all existing lot connections must be relocated to be wholly contained within the balance lot or contained within new or existing service easements to the satisfaction of Council's General Manager. ✓

Advice: This condition covers any existing stormwater, water, sewer, electrical, access or telecommunications infrastructure. ✓

25. Existing crossover(s) or lot connections, if retained, must comply with current standards ✓

7.2019.19.1

Telecommunications & Power

26. Prior to sealing the final plan of survey, the developer must submit to Council either:

- a) Demonstration that the exemption from the installation of fibre ready pit and pipe notice has been completed, or
- b) An Exemption from the installation of fibre ready pit and pipe, a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from Telstra or NBN Co. ✓

Advice: Please refer to Notice under Telecommunications (Fibre-ready Facilities – Exempt Real Estate Development Projects) Instrument 2021" at <https://www.communications.gov.au/policy/policy-listing/exemption-pit-and-pipe-requirements/development-form>

27. Prior to sealing the final plan of survey, the developer must submit written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.

28. Street lights must include LED lamps at the developer's cost.

Road Widening

29. The final plan or survey must show the corners of each road intersection must be played or rounded by chords of a circle with a radius of not less than 6m. ✗

Natural Environment & Hazards

30. No top soil is to be removed from the site without the prior approval of the Manager Planning. ✓

Advice: This condition is to minimise the spread of weeds from the site.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.

7.2019.19.1

- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required. ✓
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit. ✓

Asset Protection

- In accordance with the Local Highway Bylaw 2 of 2015, the owner is required to repair any damage to any Council infrastructure caused during construction. ✓
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works. ✓

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*. ✓
- This permit does not imply that any other approval required under any other by-law or legislation has been granted. ✓

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination. ✓
- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer. ✓
- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.



PLANNING PERMIT

7.2019.19.1

- The final plan of survey will not be sealed until all works required by this permit are complete. On lodgement of the final plan of survey, inspections will be undertaken, unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: ☎ (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Yours sincerely,

Shane Wells
MANAGER PLANNING

Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell

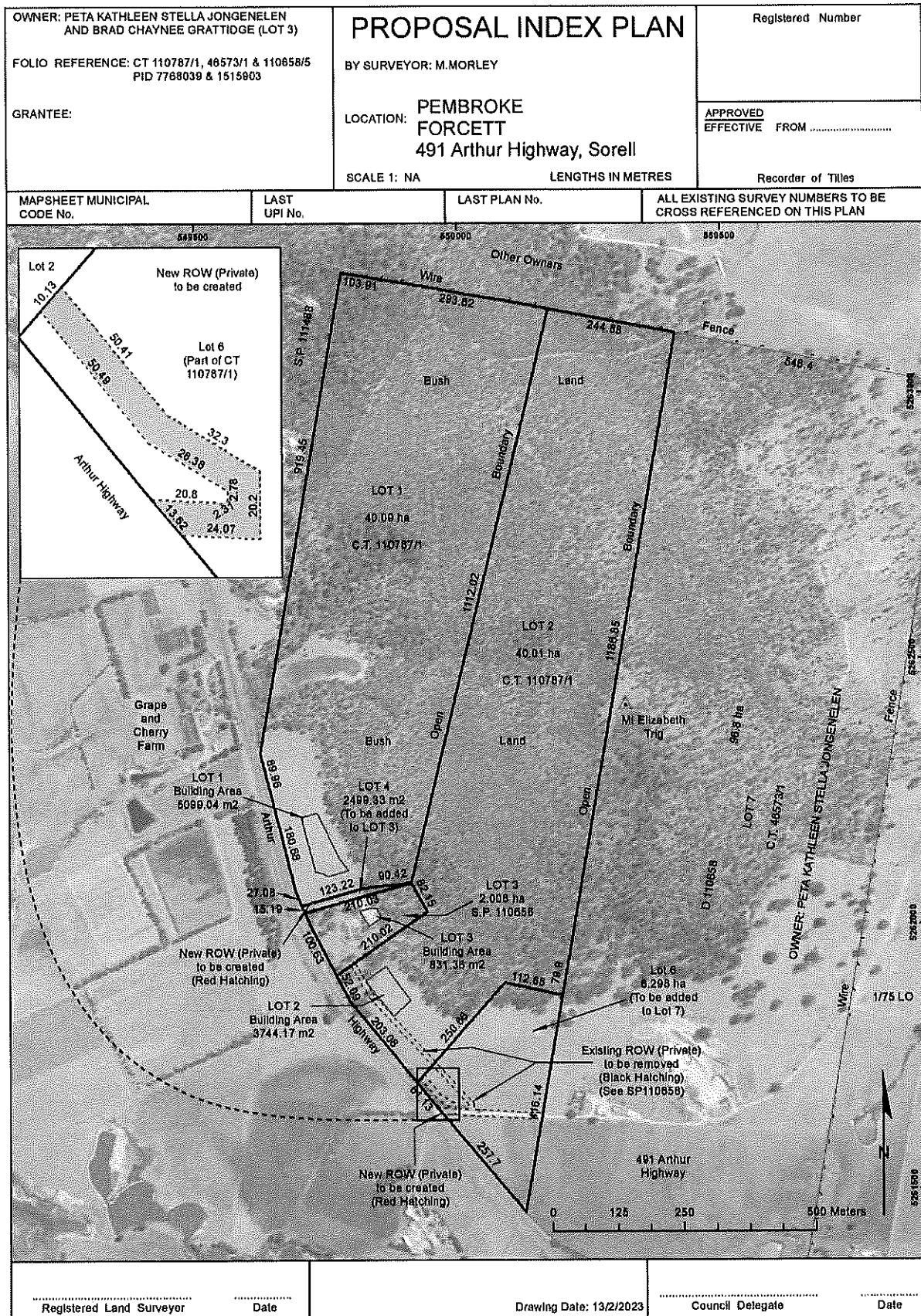


Figure 3 – Proposal Plan page 1

Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell

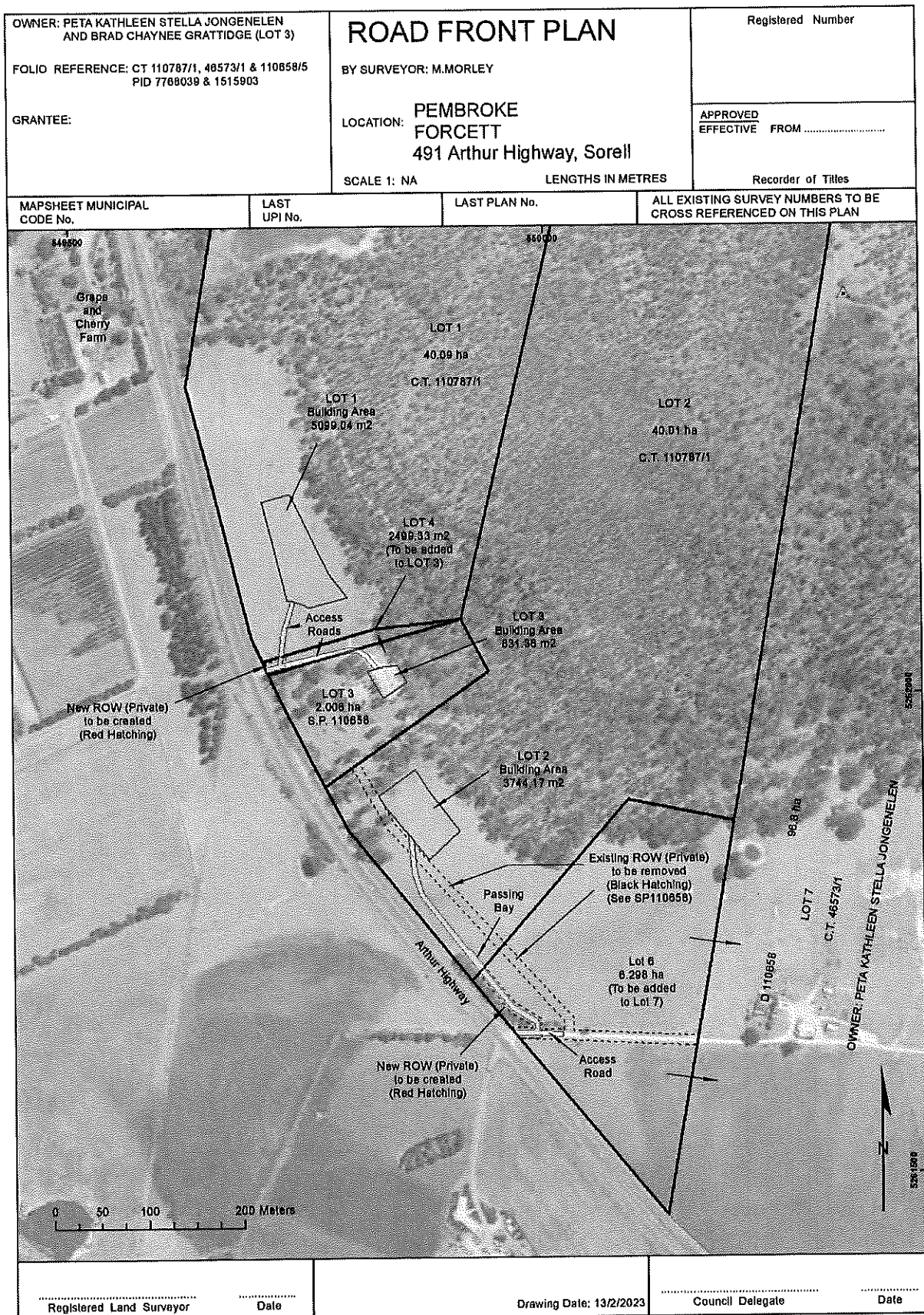


Figure 4 – Proposal Plan page 2

Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell

OWNER: PETA KATHLEEN STELLA JONGENELEN AND BRAD CHAYNEE GRATTIDGE (LOT 3)		LOT 1 PLAN		Registered Number	
FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5 PID 7768039 & 1515903		BY SURVEYOR: M.MORLEY		APPROVED EFFECTIVE FROM	
GRANTEE:		LOCATION: PEMBROKE FORCETT 491 Arthur Highway, Sorell			
MAPSHEET MUNICIPAL CODE No.		LAST UPI No.		LAST PLAN No.	
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN					

NOTE:
 All Setbacks are as a minimum:
 - 40m from boundary.
 - 80m from Significant Agriculture Zone.
 - 25m from Forest (Forest being up hill).

Registered Land Surveyor	Date	Drawing Date: 13/2/2023
Council Delegate	Date	

Figure 5 – Proposal Plan page 3

Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell

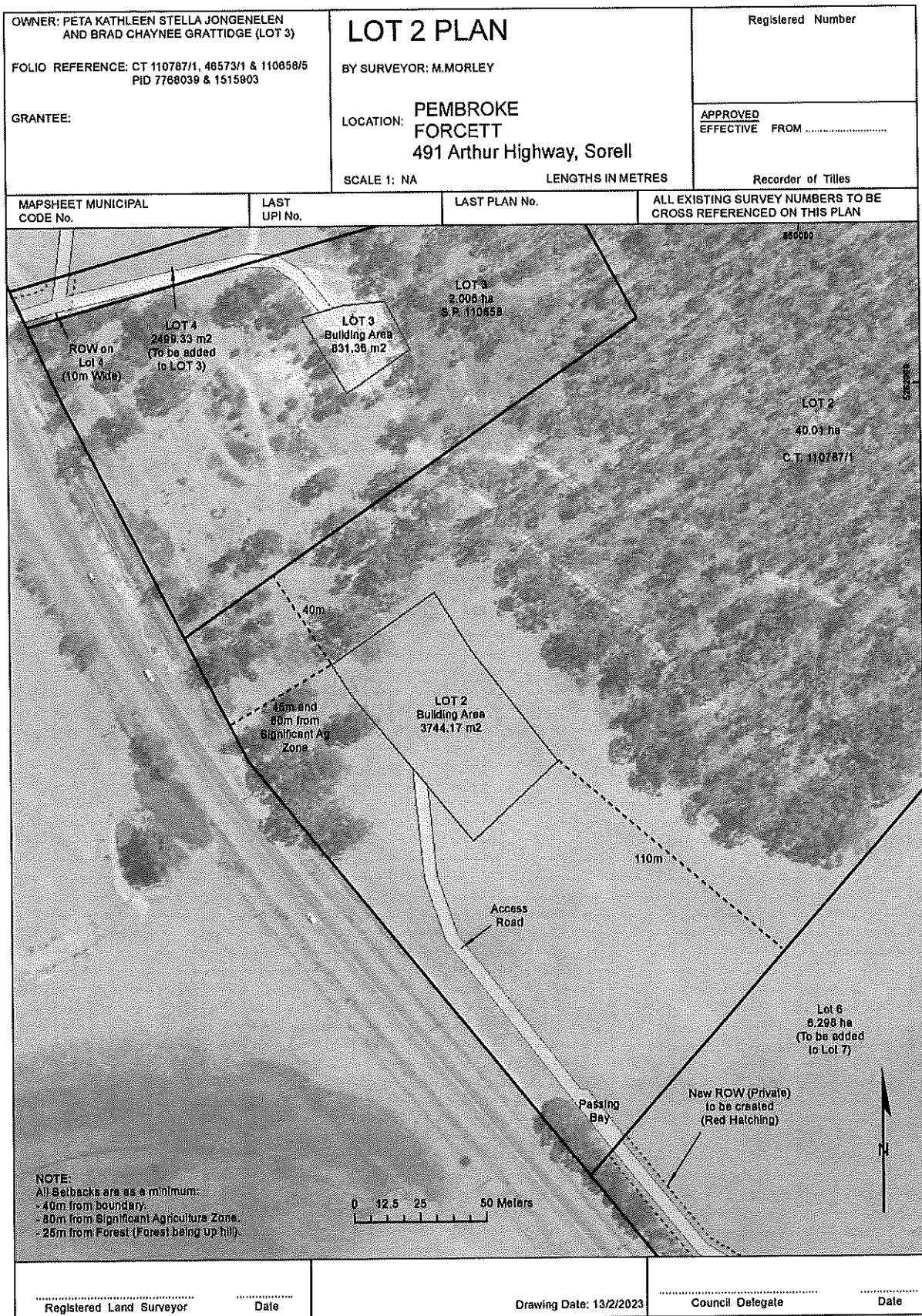


Figure 6 – Proposal Plan page 4

Bushfire Hazard Report - subdivision and minor boundary adjustments - 491 Arthur Highway, Sorell

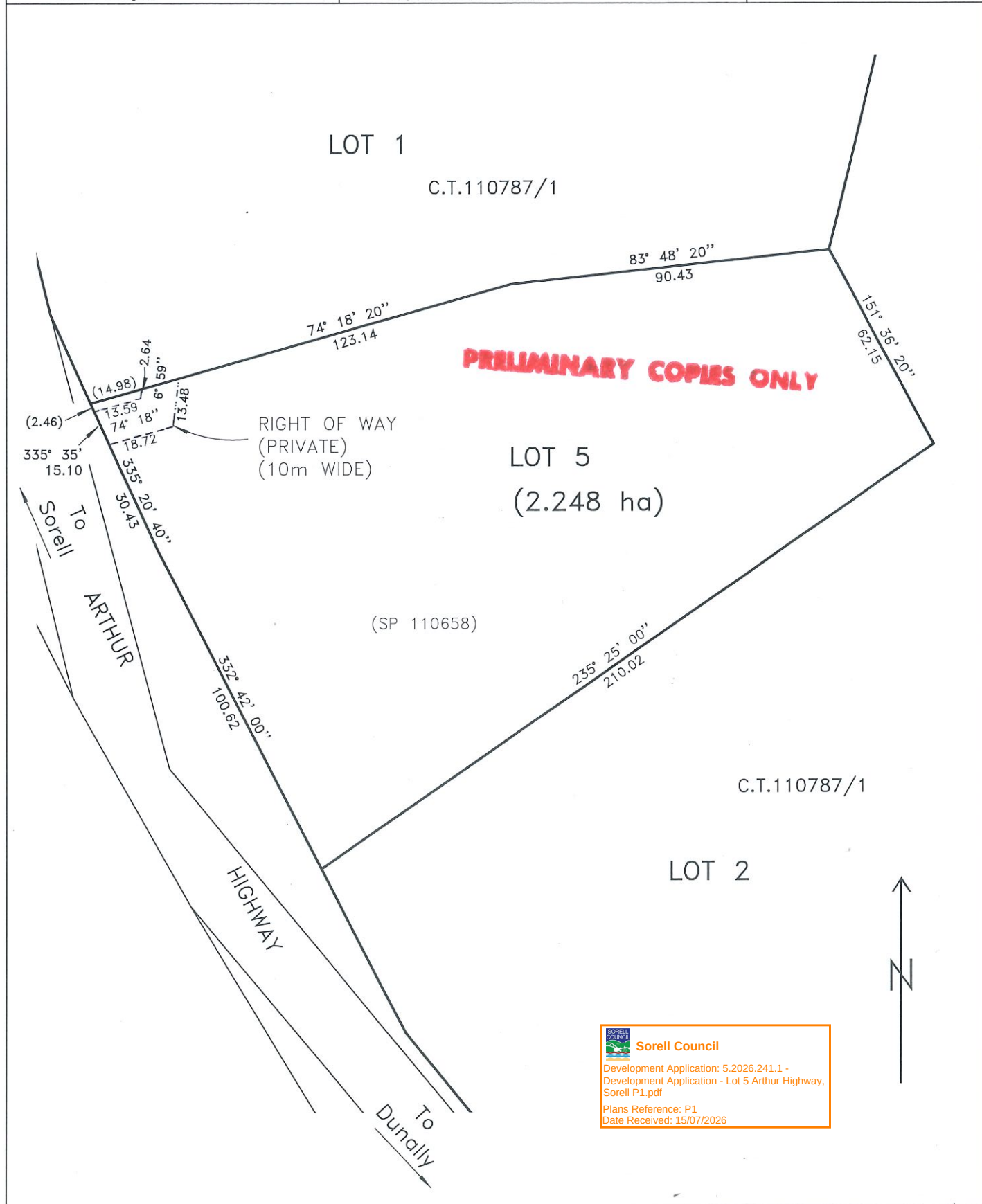
OWNER: PETA KATHLEEN STELLA JONGENELEN AND BRAD CHAYNEE GRATTIDGE (LOT 3)		LOT 3 PLAN		Registered Number	
FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5 PID 7768039 & 1515903		BY SURVEYOR: M.MORLEY		APPROVED EFFECTIVE FROM	
GRANTEE:		LOCATION: PEMBROKE FORCETT 491 Arthur Highway, Sorell			
MAPSHEET MUNICIPAL CODE No.		LAST UPI No.		LAST PLAN No.	
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN					

NOTE:
All Setbacks are as a minimum:
- 40m from boundary.
- 80m from Significant Agriculture Zone.
- 25m from Forest (Forest being up hill).

Registered Land Surveyor	Date	Drawing Date: 13/2/2023
Council Delegate	Date	

Figure 7 – Proposal Plan page 2

PLAN OF SURVEY ANNEXURE SHEET SHEET OF SHEETS	OWNER: BRAD CHAYNEE GRATTIDGE FOLIO REFERENCE: 110658/5 & 110787/1 SCALE 1:1000 LENGTH IN METRES	Registered Number
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor Date	APPROVED EFFECTIVE FROM Recorder of Titles



SHEET OF SHEETS

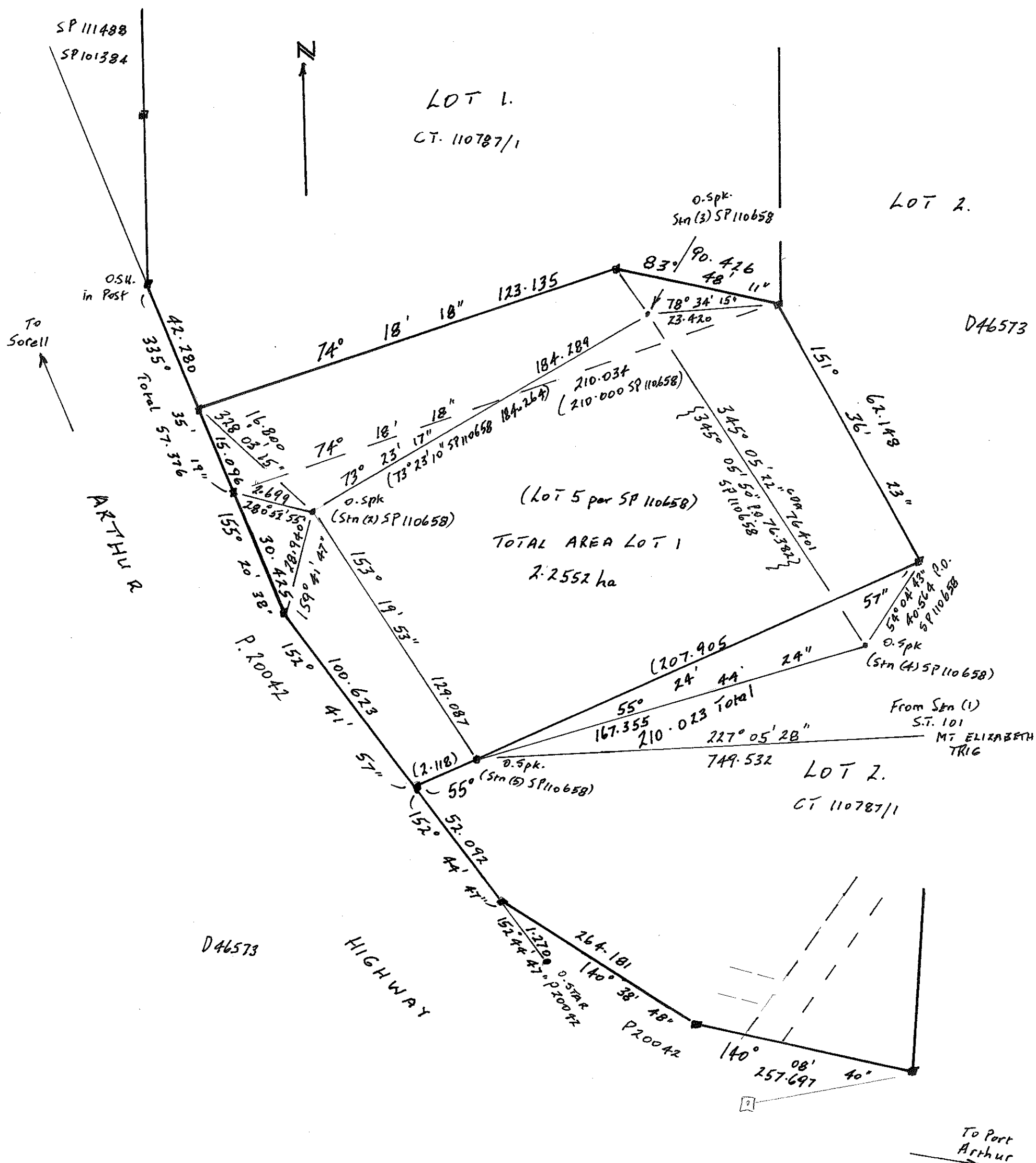
OWNER:
FOLIO REFERENCE:

.....
Registered Land Surveyor

.....
Date

Registered Number

LENGTHS IN METRES





MULCAHY PLANNING AND PROPERTY SERVICES

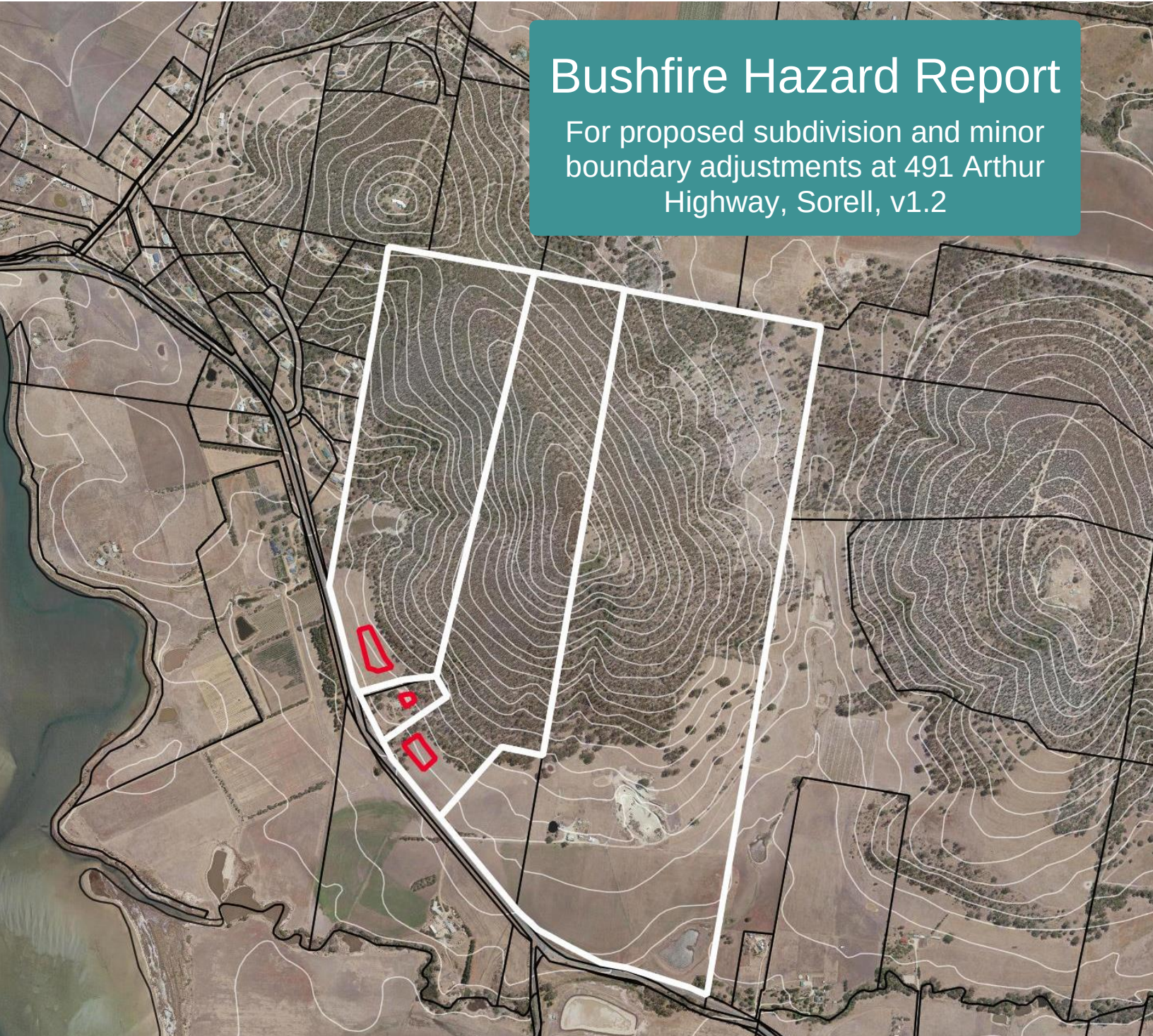
410 Nelson Road Mt Nelson TAS 7007

email: jimsplanning@outlook.com

Mobile: 0424 505 184

Bushfire Hazard Report

For proposed subdivision and minor
boundary adjustments at 491 Arthur
Highway, Sorell, v1.2



Sorell Council

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

Clients:

Brad Grattidge and the Executors/Trustees
of the Estate of Peta Jongenelen

Prepared by:

Jim Mulcahy (BFP-159)

Contents

Executive Summary	1
1. Introduction	3
1.1 Site Details	3
1.2 Site Description	5
1.3 Development Proposal	5
2. Bushfire Hazard Assessment	11
3. Bushfire Management Measures	18
3.1 Exemption (pursuant to existing dwellings)	18
3.2 Hazard Management Areas	19
3.3 Public and Firefighting Access	21
3.4 Firefighting Water Supply	23
3.5 Construction Standards	26
4. Advice	27
5. Summary and Conclusions	27
6. Limitations of BHMP	27
7. Glossary and Abbreviations	28
8. References	29
APPENDIX 1 - Illustrative photos of access and vegetation	30
ATTACHMENT 1 – Bushfire Hazard Management Plan (BHMP), pages 1 and 2	
ATTACHMENT 2 - Certificate Under S51(2)(D) <i>Land Use Planning and Approvals Act 1993</i>	

Executive Summary

The following Bushfire Hazard Report has been prepared in support of a proposed one-lot subdivision (one new lot and balance) and minor boundary adjustments at 491 Arthur Highway, Sorell, resulting in four new lots.

The proposed development is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme - Sorell (the Scheme). The Scheme requires that the bushfire risk to the development and appropriate hazard management responses to those risks be considered during the planning process.

The proposed one-lot subdivision and minor boundary adjustments have been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

Pursuant to the exemptions provided under clause C13.6.1 A1 (a), C13.6.2 A1 (a) and C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable buildings on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of hazard management areas, access for firefighting or water supplies for firefighting.

A BHMP has been prepared for the site, prescribing hazard management areas for the building areas on each lot which demonstrate the potential for the building areas on all lots to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP at Attachment 1 demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Sorell Council as part of a development application for the proposed subdivision and minor boundary adjustments.

Disclaimers

Bushfire hazard management

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in C13.0 Bushfire Prone Areas Code (the Code) of the Tasmanian Planning Scheme – Sorell (the Scheme) and Australian Standard AS 3959-2018 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to future habitable buildings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

Planning Scheme provisions

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define building areas which demonstrate the capacity of the proposed new lots to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the potential building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for a one-lot subdivision (one new lot and balance) and minor boundary adjustments, or
- at the time of any future applications to build on the lots, satisfy any relevant provisions of the planning scheme in force at that time.

Jim Mulcahy

ACCREDITED BUSHFIRE ASSESSOR (BFP-159)

CERTIFICATE No: JM_BHR_011

DATE: 20 March 2024

Signed



Sorell Council

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

1. Introduction

The following Bushfire Hazard Report has been developed to address the provisions of C13.0 Bushfire-Prone Areas Code (the Code) of the Tasmanian Planning Scheme – Sorell (the Scheme) in respect of a proposed one-lot subdivision (one new lot and balance) and minor boundary adjustments at 491 Arthur Highway, Sorell. The report provides an assessment of the bushfire hazard affecting the development and identifies protective features to ensure compliance with the Code in respect of hazard management areas (HMAs), access for firefighting and water supplies for firefighting.

The analysis in this report has been used to prepare a Bushfire Hazard Management Plan (BHMP) which demonstrates the capacity of the building areas on each lot (as defined by the existing habitable buildings) to meet the requirements of BAL-19 under AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas (AS3959).

1.1 Site Details

<u>Landowners:</u>	Brad Grattidge and the Executors/Trustees of the Estate of Peta Jongenelen
<u>Location:</u>	491 Arthur Highway, Sorell (Figure 1)
<u>Title:</u>	CT 46573/1, CT 110787/1 & CT 110658/5
<u>Municipality:</u>	Sorell Council
<u>Zoning:</u>	Rural
<u>Scheme Overlays:</u>	Bushfire Prone Areas (whole site), Biodiversity Protection Area (whole site), Scenic Landscape Area (whole site), (Low) Landslide Hazard Area (steep slopes in the northeast), and Waterway & Coastal Protection Area (along a drainage line near the road frontage).
<u>Type of Development:</u>	One-lot subdivision (one new lot and balance) and minor boundary adjustments
<u>Date of Assessment:</u>	1 st February 2024
<u>Reference Number:</u>	JM_BHR_011

Maps showing the location and context of the subject land are shown at Figure 1 and Figure 2, while illustrative photos are provided in Appendix 1.

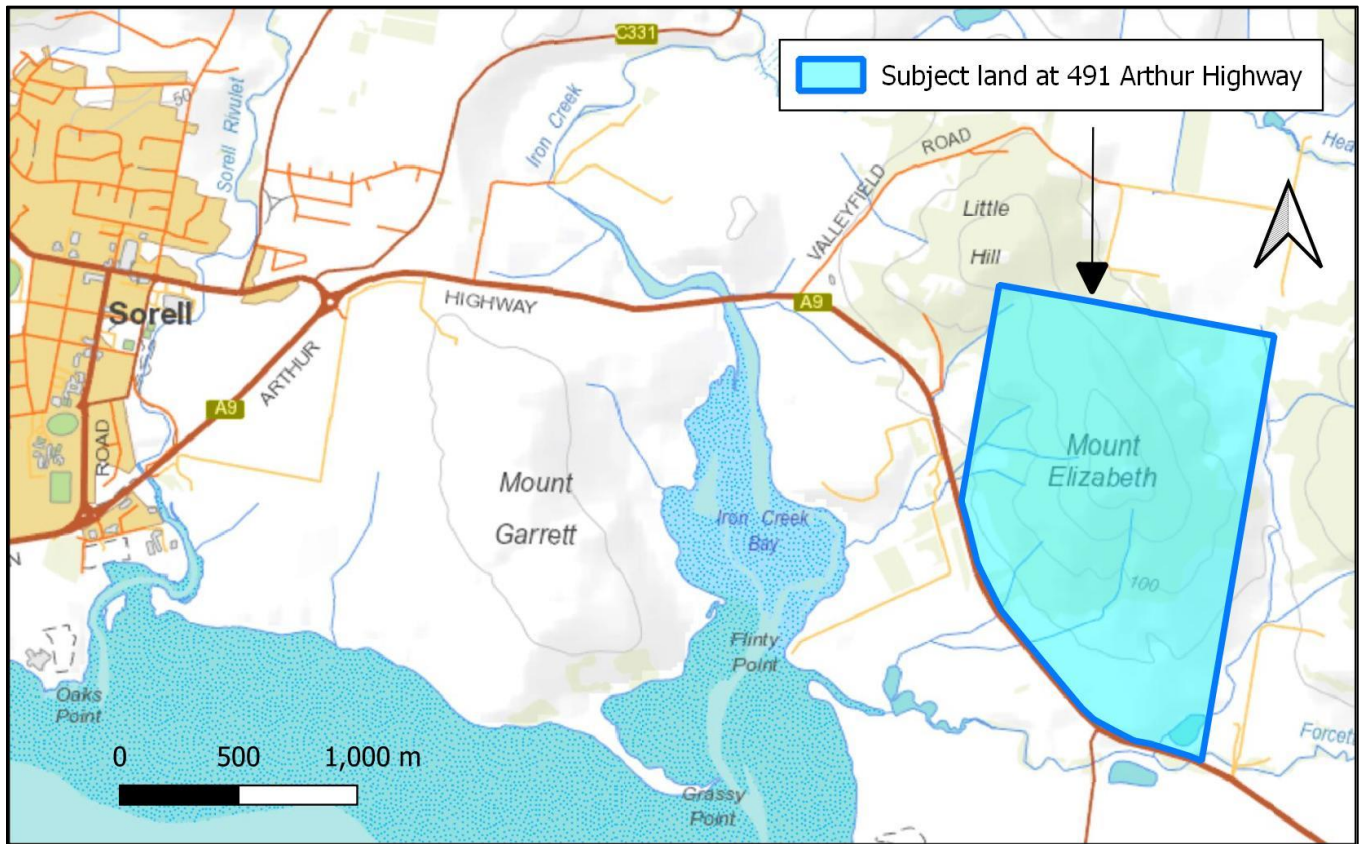


Figure 1 – Site Location (Source: theLIST 2024)

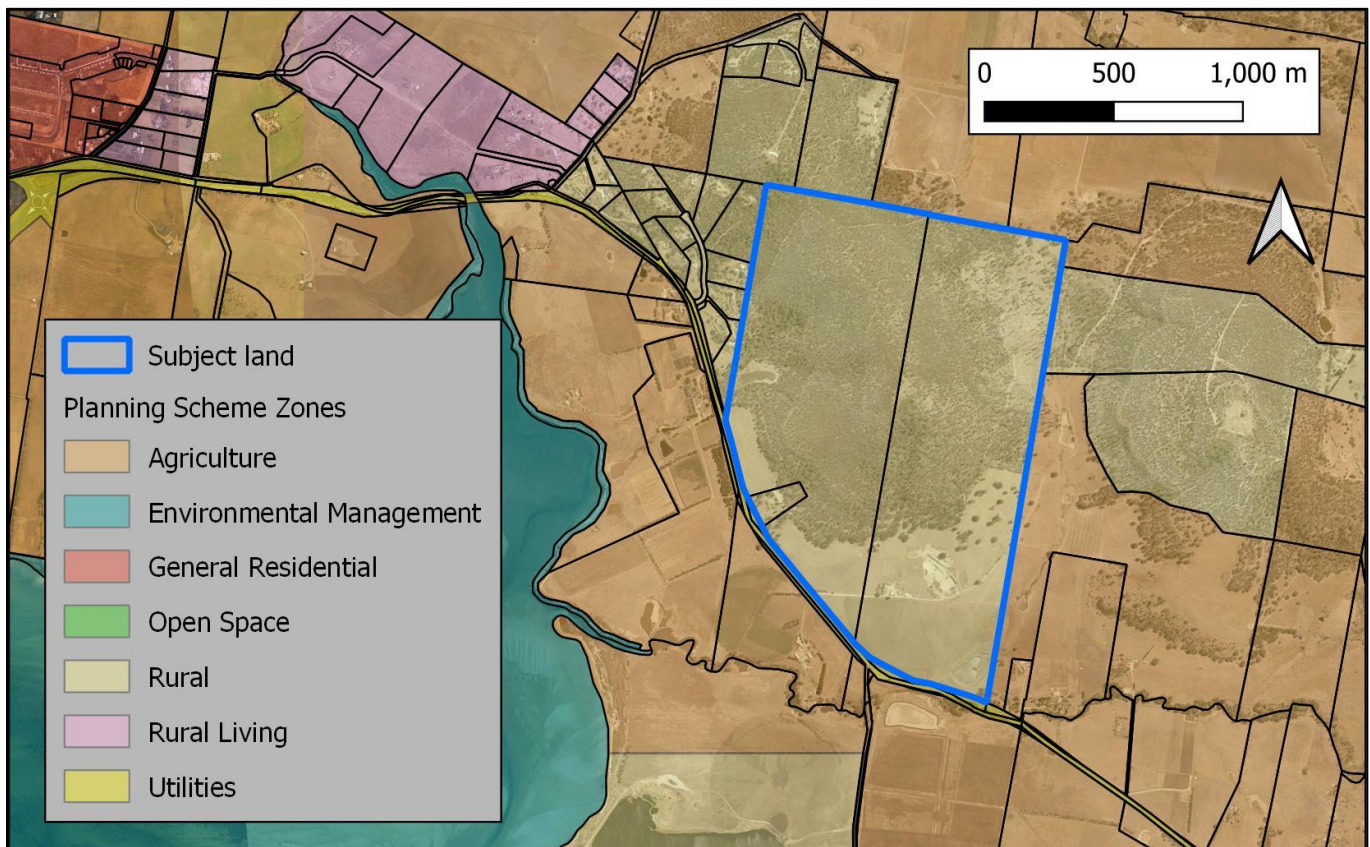


Figure 2 – Site Context Map (Source: theLIST 2024)

1.2 Site Description

The subject land is +/- 181 ha in three titles roughly centred on Mount Elizabeth, approximately 3.5 km east of the Sorell town centre (Figure 1). The property covers the crown and slopes of Mount Elizabeth and is operated as a working farm, with pasture and crops on the lower slopes.

There is an existing dwelling located in the southeast of the property, along with several outbuildings, one of which is operated as a distillery. The dwelling and associated outbuildings are serviced by a broad crossover onto the Arthur Highway located in the south of the property and a gravel driveway +/- 4 m wide which terminates in a large parking / turning area to the east of the dwelling. There is a second formed crossover onto the Arthur Highway located in the southwest of the property which leads to an unformed farm management track.

The mid to upper slopes of Mount Elizabeth are forested. The lower slopes are generally occupied by pasture, with some crops on the deeper, more fertile soils located in the southeast.

The lower slopes of the property that may support future dwellings have aspects ranging from south-westerly to south-easterly and slopes in the range of 6 – 11°.

The property is serviced with power but not with reticulated water, and there are no fire hydrants nearby.

1.3 Context

The property is bound to the southwest and south by the Arthur Highway (Figure 2). To the north and east are large titles (15 – 100 ha) variously zoned Rural or Agriculture and containing a mix of pasture, crops and forest. To the southeast, south and southwest are generally large titles (17 – 260 ha) which are mostly zoned Agriculture and are occupied by pasture and crops. Directly across the Arthur Highway to the west is a combined farming and tourism business on land zoned Agriculture, which includes many visitor accommodation units (Orani vineyard). To the northwest is a cluster of smaller titles (1.1 - 4.6 ha) which are zoned Rural, used primarily for residential purposes and generally retain a high proportion of forest cover.

1.4 Development Proposal

The proposal plan by Morley Surveyors is included at Figure 3 – 7, showing:

- subdivision of CT 110658/5 into one new lot and balance (Lot 1 and Lot 2 on the plan),
- a minor boundary adjustment between CT 110787/1 and CT 110658/5, with the area of adjustment defined by Lot 4 on the plan and the resulting lots being Lot 1 and Lot 3 on the plan, and
- a minor boundary adjustment between CT 110787/1 and CT 46573/1, with the area of adjustment defined by Lot 6 on the plan and the resulting lots being Lot 2 and Lot 7 on the plan.

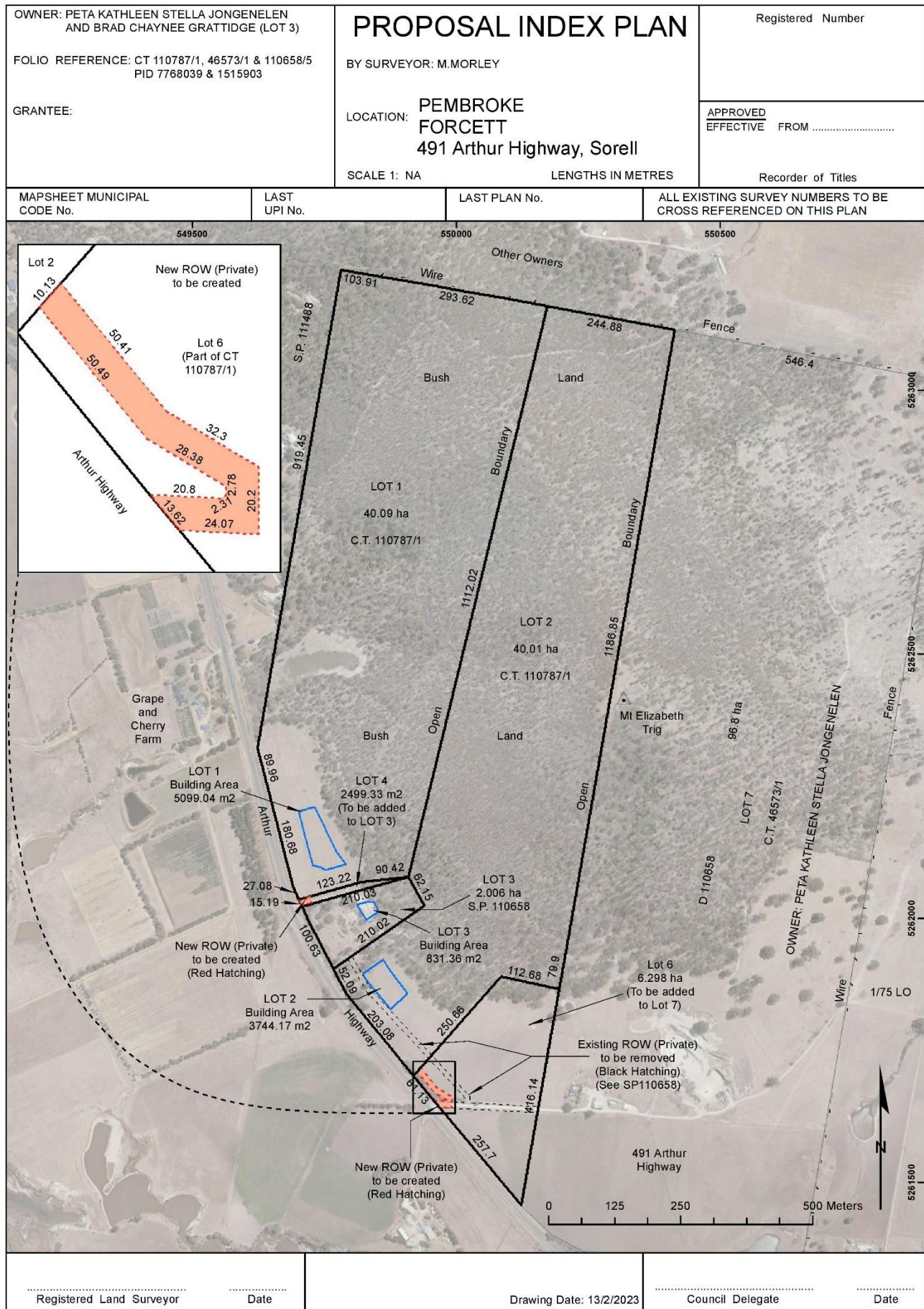


Figure 3 – Proposal Plan page 1

OWNER: PETA KATHLEEN STELLA JONGENELEN AND BRAD CHAYNEE GRATTIDGE (LOT 3)		ROAD FRONT PLAN		Registered Number	
FOLIO REFERENCE: CT 110787/1, 46573/1 & 110658/5 PID 7768039 & 1515903		BY SURVEYOR: M.MORLEY		APPROVED EFFECTIVE FROM	
GRANTEE:		LOCATION: PEMBROKE FORCETT 491 Arthur Highway, Sorell		Recorder of Titles	
SCALE 1: NA		LENGTHS IN METRES		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	
MAPSHEET MUNICIPAL CODE No.		LAST UPI No.		LAST PLAN No.	

Registered Land Surveyor	Date	Drawing Date: 13/2/2023	Council Delegate	Date
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Figure 4 – Proposal Plan page 2

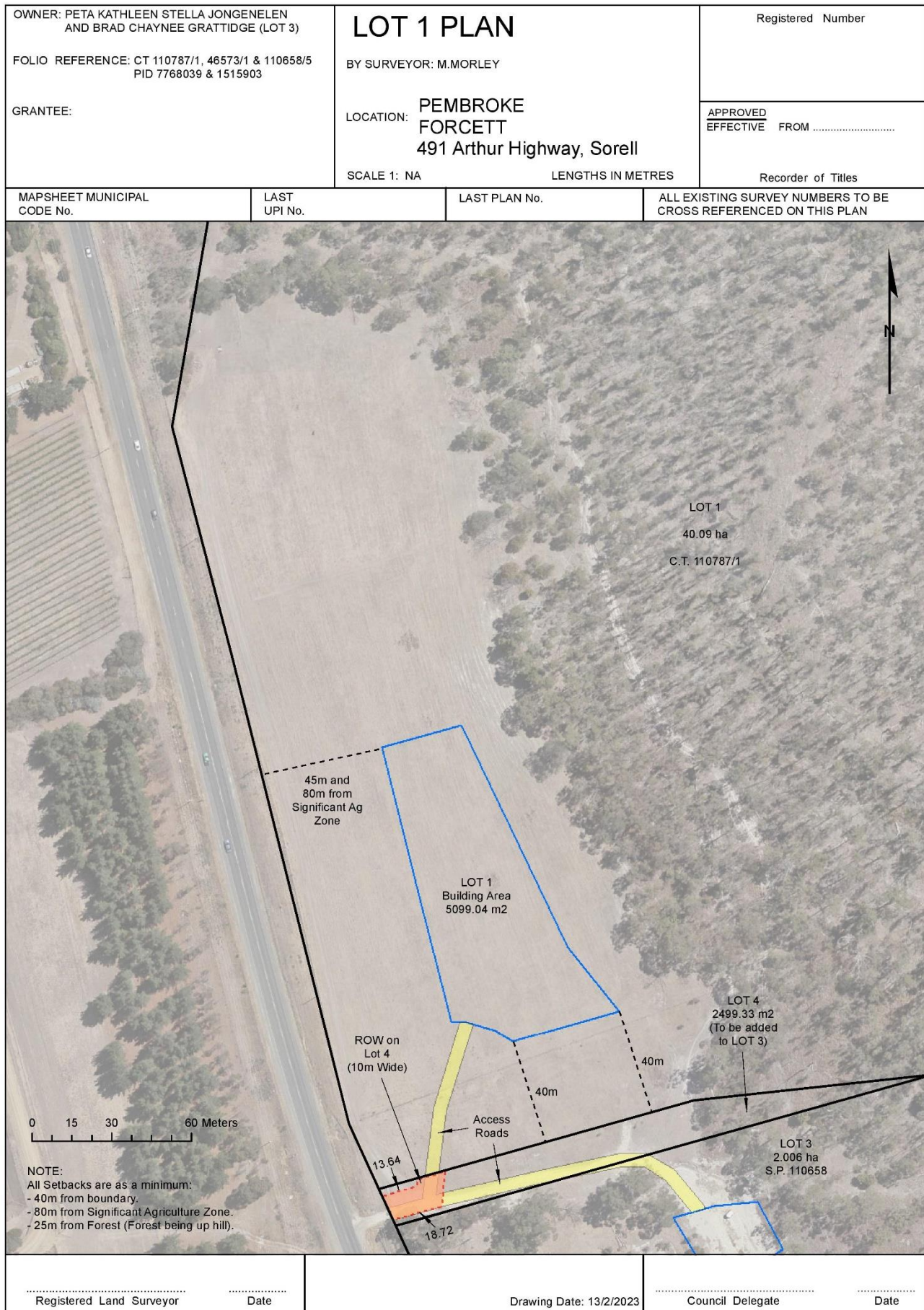


Figure 5 – Proposal Plan page 3

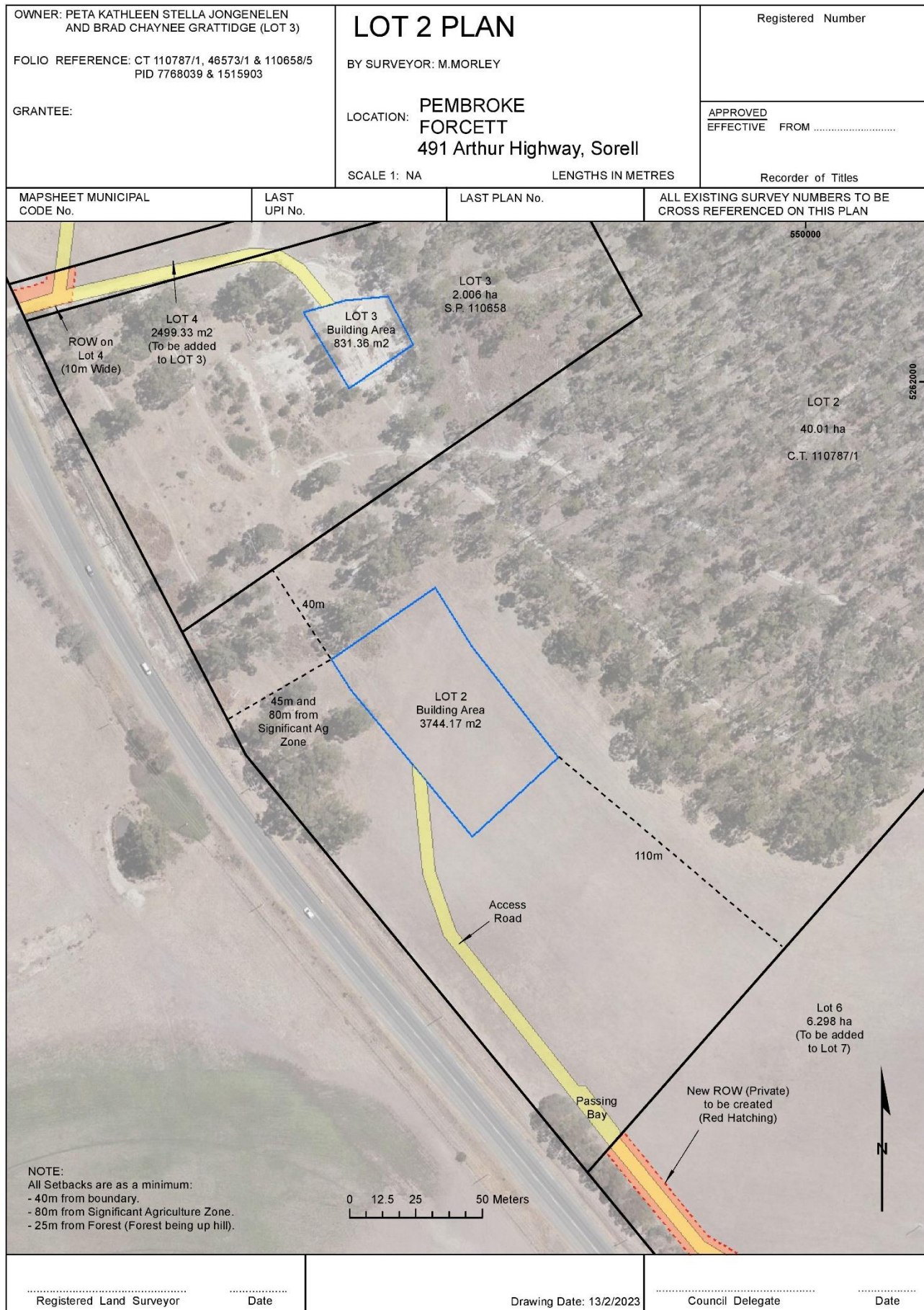


Figure 6 – Proposal Plan page 4

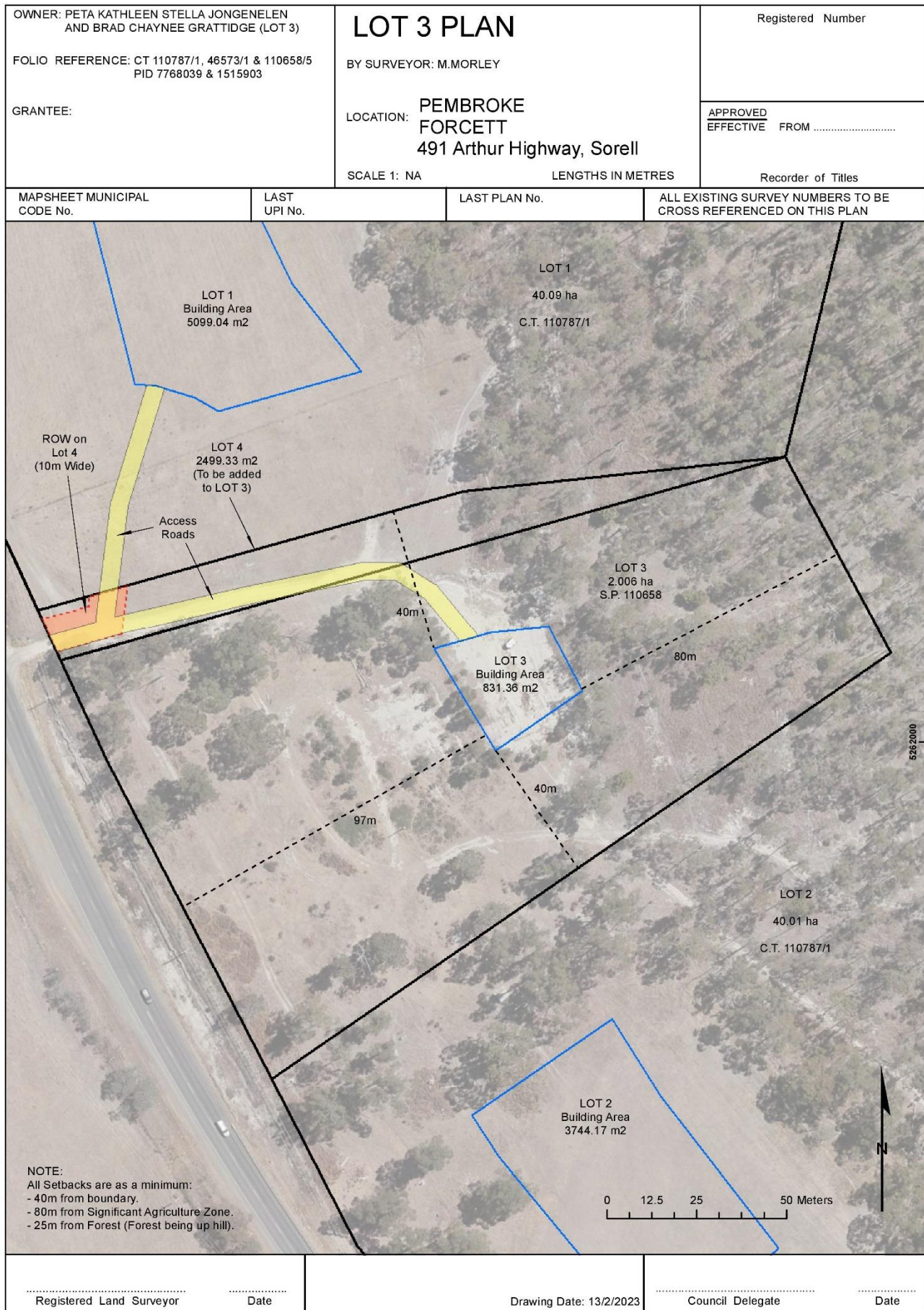


Figure 7 – Proposal Plan page 2

2. Bushfire Hazard Assessment

Bushfire Hazard

The bushfire hazard at the site is posed by fuel loads, slope and classified vegetation in the form of G (i) Grassland (potential), C. Shrubland and A. Forest.

Potential Bushfire Attack Mechanisms

Radiant heat, ember attack, wind, flame, and smoke are all potential mechanisms impacting the site.

Bushfire Threat

In terms of the probability of extreme fire weather conditions and vegetation, the highest threat is from forest upslope to the north, which is the direction of prevailing fire weather conditions. In terms of slope which may impact fire behaviour, the greatest threat is from grassland and forest downslope of the indicative building areas to the southwest.

At the time of the assessment, the pasture surrounding the indicative building areas and the existing dwelling was in a low fuel state, but any areas of pasture has the potential to build up fuel and become bushfire-prone if left unmanaged.

Fire History

The fire history layer on the LIST indicates that the forest on the subject land was impacted by bushfire in 2012 (Arthur Highway fire). Prior to that, there is no record of bushfire in the vicinity since forest on land to the north was impacted by the 1967 fires.

Fire Danger Index (FDI)

An FDI of 50 applies across Tasmania.

Classified Vegetation

Vegetation was assessed within 500 m of the existing dwellings for context, and in more detail within 100 m in all directions. For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018:

- all pasture has been classified as G (i) Grassland (potential),
- areas of bracken fernland have been classified as C. Shrubland, and
- all areas with an established tree canopy or the potential for one to develop have been mapped as A. Forest.

Significant Natural Values

The wooded areas on and around Lot 3 (currently CT 110658/5) are mapped under TASVEG as white gum (*Eucalyptus viminalis*) dry forest and woodland (DVG). Given that almost all the mature trees in this area are blue gums (*E. globulus*), the vegetation in this area is more appropriately mapped as blue gum dry woodland and forest (DGL). This community is listed as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

In addition to being a threatened vegetation community, the individual mature blue gums provide important foraging habitat for the critically endangered swift parrot (*Lathamus discolor*).

The DGL forest and woodland at this site is degraded due to the use of the area as sheep pasture, with the structure effectively reduced to large mature trees over pasture containing a mix of native and exotic species, with patches of bracken fern land. In its current degraded condition, modification of the understorey for the purposes of bushfire hazard management, which would involve regular mowing or slashing of grassy groundcover, would have little impact on the structure or values of this community.

Development could proceed within the indicative building areas without requiring the removal of any trees and given the relatively open forest structure, individual mature trees could be maintained within any prescribed bushfire hazard management areas without compromising the safety of future dwellings.

Hazard Assessment

The subject land and surrounds were surveyed by the author on 1st February 2024 with reference to the existing habitable building and the indicative building areas. Information and images were collected which allowed assessment of Bushfire Attack Level (BAL) using Method 1 (Simplified Procedure) of AS3959.

Refer to Figures 8 - 9 and Tables 1 – 4 for a summary of the Bushfire Hazard Assessment.

In respect of the large indicative building areas on Lot 1 and Lot 2, the assessment is based on a worst-case scenario, being a dwelling located in the northwest corner of the indicative building areas and having the steepest downslopes to the southwest.

Anywhere the slope under the same classified vegetation varies over 40 m or less it has been averaged for the purposes of the bushfire hazard assessment.

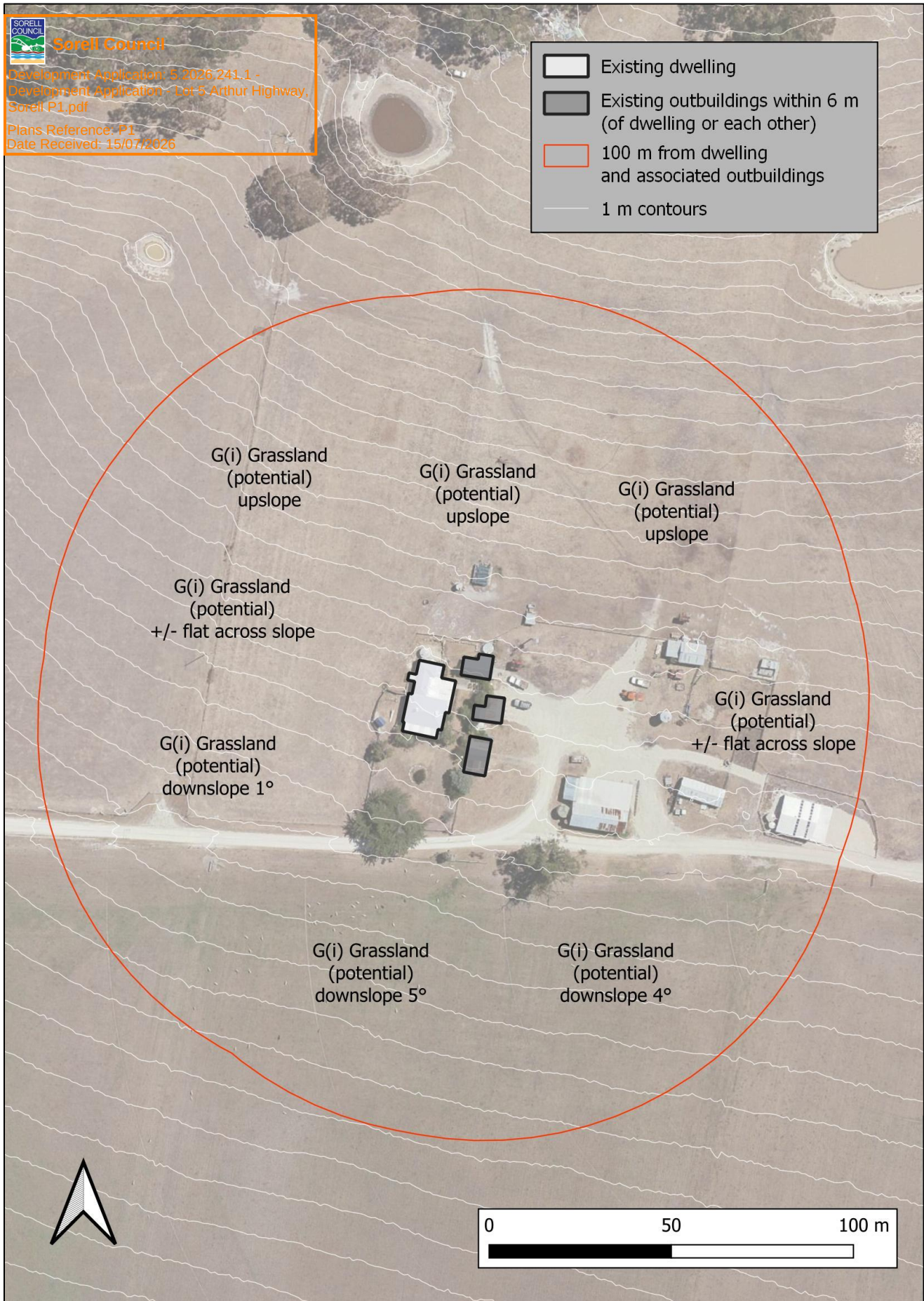


Figure 8 – Bushfire Hazard Assessment Map – existing dwelling on ‘Lot 7’

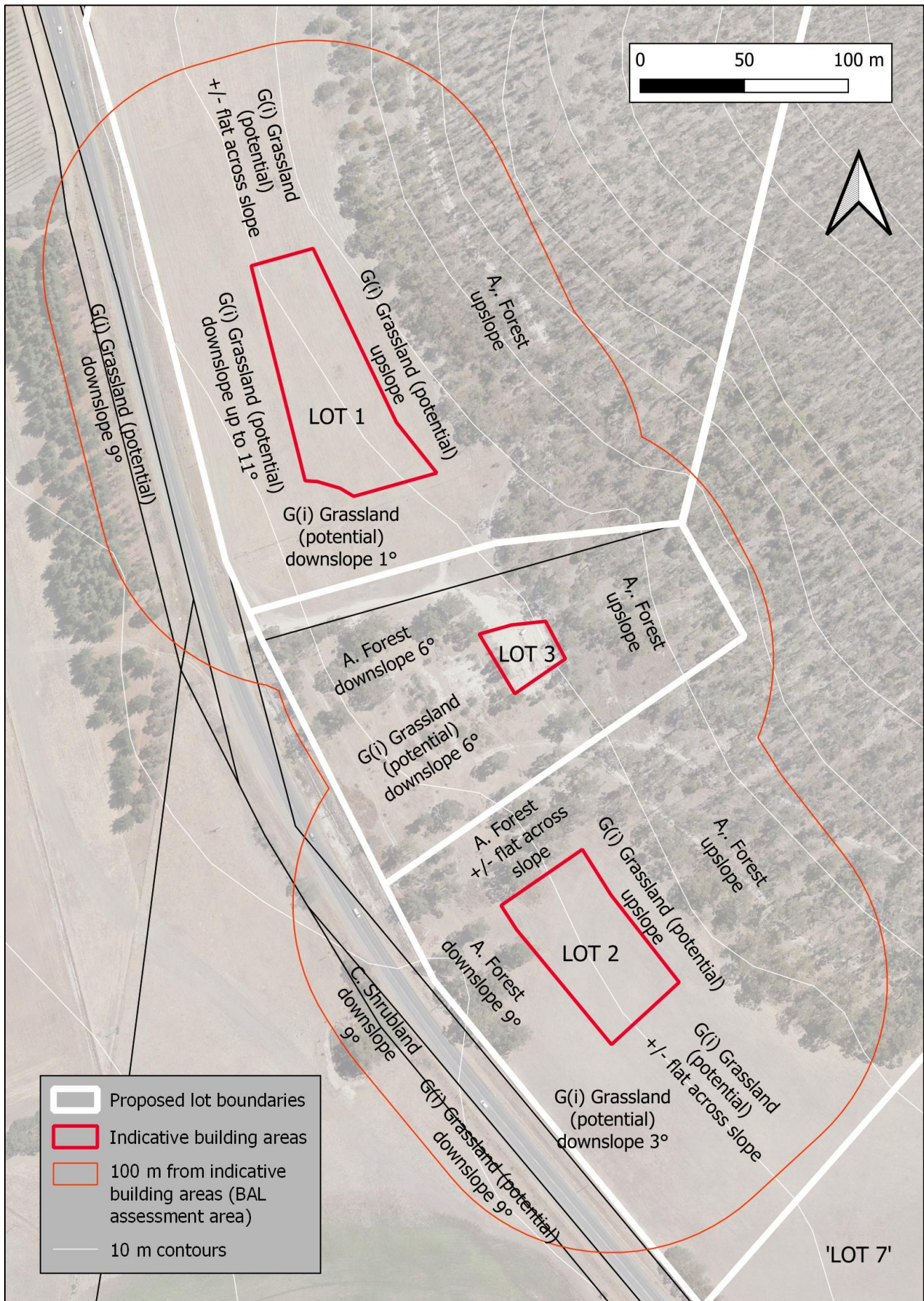


Figure 9 – Bushfire Hazard Assessment Map – Lots 1 - 3

Table 1 – Separation distance calculations for the building area (BA) on the 'Lot 7' (the existing dwelling and associated outbuildings having less than 6 m separation from the dwelling or each other)

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
North	Low threat (lawn and garden)*	-	0 – 3.5	-		10 m
	G (i). Grassland (potential)	Upslope	3.5 - 100	BAL-FZ	10 - < 14	
East	Low threat & non-veg (lawn, garden, trafficable areas and outbuildings)*	-	0 - 49	-	-	To outer edge of drive (16 m+)
	G (i). Grassland (potential)	+/- flat across slope	49 - 100	BAL-12.5	-	
South	Low threat & non-veg (lawn, garden, drive and verge)*	-	0 - 21	-	-	To inner edge of drive (15 m+)
	G (i). Grassland (potential)	Downslope 5°	21 - 100	BAL-12.5	11 - < 16	
West	Low threat (lawn and garden)*	-	0 – 3.5	-		11 m
	G (i). Grassland (potential)	Downslope 1°	3.5 - 100	BAL-FZ	11 - < 16	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2018 2.2.3.2

Table 2 - Separation distance calculations for indicative building area (BA) on Lot 1

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
Northwest	G (i). Grassland (potential)	+/- flat across slope	0 - 100	BAL-FZ	10 - < 14	10 m+
Northeast	G (i). Grassland (potential)	Upslope	0 - 23	BAL-FZ	10 - < 14	23 m
	A. Forest	Upslope	23 - 100	BAL-19	23 - < 32	
Southeast and south	G (i). Grassland (potential)	+/- flat - downslope 1°	0 - 55	BAL-FZ	11 - < 16	11 m+
	A. Forest	+/- flat - downslope 1°	55 - 100	BAL-12.5	-	
Southwest	G (i). Grassland (potential)	Downslope 11°	0 - 56	BAL-FZ	15 - < 22	15 m
	Low threat & non-veg (road & verge)*	-	56 - 70	-	-	
	G (i). Grassland (potential)	Downslope 9°	70 - 100	-	-	

Table 3 - Separation distance calculations for indicative building area (BA) on Lot 2

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
Northwest	A. Forest	+/- flat across slope	0 - 40	BAL-FZ	23 - < 32	23 m
	G (i). Grassland (potential)	+/- flat across slope	40 - 100	-	-	
Northeast	G (i). Grassland (potential)	Upslope	0 - 23	BAL-FZ	10 - < 14	23 m
	A. Forest	Upslope	23 - 100	BAL-19	23 - < 32	
Southeast	G (i). Grassland (potential)	+/- flat across slope	0 - 100	BAL-FZ	10 - < 14	10 m+
Southwest	A. Forest	Downslope 9°	0 - 53	BAL-FZ	34 - < 46	34 m
	Low threat & non-veg (road and verge)*	-	56 - 70	-	-	
	C. Shrubland (potential)	Downslope 9°	70 - 100	BAL-12.5	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2018 2.2.3.2

Table 4 - Separation distance calculations for indicative building area (BA) on Lot 3

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Distance from BA (m)	Current BAL rating	Separation for BAL-19 (m)	Prescribed HMA separation distance
Northwest	A. Forest	+/- flat across slope	0 - 26	BAL-FZ	23 - <32	23 m
	G (i). Grassland (potential)	+/- flat across slope	26 - 100	-	-	
Northeast	A. Forest	Upslope	0 - 100	BAL-19	23 - < 32	23 m
Southeast	G (i). Grassland (potential)	+/- flat across slope	0 - 32	BAL-FZ	10 - < 14	23 m
	A. Forest	+/- flat across slope	32 - 68	BAL-12.5	-	
	G (i). Grassland (potential)	+/- flat across slope	68 - 100	-	-	
Southwest	A. Forest	Downslope 6°	0 - 100	BAL-FZ	34 - < 46	34 m

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2018 2.2.3.2

3. Bushfire Management Measures

The site is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme – Sorell (the Scheme). The existing habitable building on ‘Lot 7’ and the indicative building areas on all other lots are within 100 m of bushfire-prone vegetation as defined under AS3959, in the form of G (i) Grassland (potential), C. Shrubland and A. Forest (actual and potential).

The requirements for subdivision in a bushfire-prone area are set out under clause C13.6.1 of C13.0 Bushfire-Prone Areas Code of the Scheme (the Code).

The proposed subdivision and minor boundary adjustments must comply with the following clauses of the Code (shaded clauses in Table 3).

Table 3 – Compliance with C13.0

CLAUSE	ISSUE
C13.2	Application of Code
C13.3	Definition of Terms
C13.4	Use or Development Exempt from this Code
C13.5	Use Standards
C13.5.1	Vulnerable uses
C13.5.2	Hazardous uses
C13.6	Developments Standards for Subdivision
C13.6.1	Provision of hazard management areas (HMAs)
C13.6.2	Public and firefighting access
C13.6.3	Provision of water supply for firefighting purposes

3.1 Exemption (existing dwelling)

Pursuant to the exemptions provided under clause C13.6.1 A1 (a), C13.6.2 A1 (a) and C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable building on ‘Lot 7’ because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of hazard management areas, access for firefighting or water supplies for firefighting.

The context is such that there is unlikely to be any increase in risk to the existing dwellings:

- the new boundary to the west of the existing dwelling is further away than the current boundary and is over 180 m away, and
- this assessment and report provide the opportunity to remind the owners about the bushfire risk to the existing habitable building and the need to maintain compliant access, water supplies and hazard management areas.

3.2 Hazard Management Areas

The objectives of providing hazard management areas (HMAs) are:

- to facilitate an integrated approach between subdivision and subsequent building on a lot, and
- to provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area.

HMAs provide cleared space between buildings and bushfire hazards. Any vegetation in these areas needs to be maintained in a low fuel state to protect buildings from direct flame contact, ember attack and intense radiant heat, thereby allowing them to be defended from lower intensity bushfires.

Further information on the maintenance of HMAs can be found at the Tasmania Fire Service (TFS) website:

<http://www.fire.tas.gov.au/Show?pageId=colBuildingForBushfire>.

Requirements

In summary, the acceptable solutions under C13.6.1 A1 of the Code require that:

- a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision, or
- b) The proposed plan of subdivision:
 - (ii) shows the building area for each lot, and
 - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959.

Current conditions

- The existing habitable building on 'Lot 7' is surrounded by lawn and gardens, beyond which lies potential bushfire prone vegetation to the north, west and south in the form of pasture.
- The indicative building areas on Lots 1 – 3 are surrounded by bushfire-prone vegetation in the form of pasture (potential grassland), as well as areas of eucalypt woodland and forest.

- For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018:
 - all pasture has been classified as G (i) Grassland (potential),
 - areas of bracken fernland have been classified as C. Shrubland, and
 - all areas with an established tree canopy or the potential for one to develop have been mapped as A. Forest.

Compliance

- The bushfire hazard assessment indicates that existing and future habitable buildings require HMAs to provide separation distances from bushfire prone vegetation sufficient to meet the requirements of BAL-19 under Table 2.4.4 of AS3959 (see Figures 8 and 9 and Tables 1 - 4).
- Pursuant to the exemptions provided under clause C13.6.1 A1 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable building on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of hazard management areas.
- All lots can accommodate an HMA meeting the requirements of BAL-19 entirely within the lot boundaries.
- The BHMP at Attachment 1 defines HMAs with sufficient separation distances from bushfire prone vegetation to allow future habitable buildings on Lot 1, Lot 2 and Lot 3 to achieve BAL-19 separation from surrounding bushfire prone vegetation.

Establishment and maintenance of hazard management areas (HMAs)

- The prescribed HMAs must be established at the time of building on the lots.
- Establishment and maintenance of HMAs will require regular mowing, slashing or grazing of any pasture, grassland, sedgeland or bracken fern land such that it meets the definition of low-threat vegetation ((as defined by Clause 2.2.3.2 of AS3959-2018, eg less than 100 mm in height).
- Mature trees and shrubs can be maintained within the HMAs without compromising bushfire hazard management outcomes. When maintaining or establishing trees within the HMAs, the following standards should be met:
 - no tree branches should overhang habitable buildings and preferably no branches/canopy should be within 10 m of habitable buildings,
 - trees and shrubs should be separated to create discontinuous 'clumps',
 - at least 5 m horizontal separation should be maintained between tree canopies, and

- low branches should be removed to create a minimum 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
- To minimise bushfire hazard to habitable buildings, HMAs must be maintained as low threat vegetation and/or non-vegetated land for the life of the development.
- The need to maintain effective HMAs into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of HMAs should be conducted prior to the bushfire season or any other identified period of high fire risk and any flammable material such as leaves, litter and wood piles should be removed.

3.3 Public and Firefighting Access

The objectives for roads, property access and fire trails within a subdivision are:

- to allow safe access and egress for residents, fire fighters and emergency services personnel,
- to provide access to the bushfire-prone vegetation that allows both the property to be defended when under bushfire attack and for hazard management works to be undertaken,
- to provide access to water supplies for fire appliances,
- that design and construction allow for fire appliances to be manoeuvred, and
- that design allows connectivity, and where needed, offers multiple evacuation points.

Requirements

Property access is required to access a firefighting water point on all lots. The requirements for property access within a subdivision are detailed in C13.6.2 of the Code. In summary, the acceptable solutions are that:

- a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting, or
- b) A proposed plan of subdivision showing the location of property access to building areas is included in a bushfire hazard management plan that:
 - (i) demonstrates proposed private accesses will comply with Table C13.2, and
 - (ii) is certified by the TFS or an accredited person.

The following summarises the requirements for property access pursuant to Table C13.2 of the Code:

- all- weather construction,
- load capacity of at least 20 t, including for bridges and culverts,
- minimum carriageway width of 4 m,
- minimum vertical clearance of 4 m,
- minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- cross falls of less than 3 degrees (1:20 or 5%),
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- curves with a minimum inner radius of 10 m,
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- terminate with a turning area for fire appliances provided by one of the following:
 - a turning circle with a minimum outer radius of 10m, or
 - a property access encircling the building, or
 - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long, and
- where the property access is greater than 200 m in length (applicable to Lot 2):
 - passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Current and proposed conditions

- Arthur Highway is a sealed public road 7 m wide along the frontage to the subject land.
- The existing dwelling is serviced by a broad crossover onto the Arthur Highway located in the south of the property and a gravel driveway +/- 4 m wide which terminates in a large parking / turning area to the east of the dwelling.

There is a second formed crossover onto the Arthur Highway located in the southwest of the property which currently services an unformed farm management track.

- It is proposed that Lot 1 and Lot 3 share an access from the Arthur Highway via the existing formed crossover in the southwest of the property, with a Right of Way 10 m wide proposed over the shared section of access burdening Lot 3 and to the benefit of Lot 1.
- It is proposed that Lot 2 share the existing crossover in the south of the property with 'lot 7', with a new driveway to be constructed across the southeastern corner of 'Lot 7' to a future building area on Lot 2. A Right of Way 10 m wide is proposed burdening 'Lot 7' and to the benefit of Lot 2.

Compliance

- The Arthur Highway provides adequate road access to the site for firefighting purposes.
- Pursuant to the exemptions provided under clause C13.6.2 A1 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable building on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of access for firefighting (see section 3.1 above).
- The BHMP at Appendix 1 shows indicative property access provisions which demonstrate the potential for Lot 1, Lot 2 and Lot 3 to support property access for firefighting which is compliant with the acceptable solutions under C13.6.2 and Table C13.2 of the Code.
- The proposed Rights of Way to secure access for Lot 1 across Lot 3 and for Lot 2 across 'Lot 7' must secure access corridors at least 5 m wide and must appear in the Schedule of Easements submitted with the final plans for sealing.
- Property access to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be completed to a compliant standard prior to the occupation of any habitable buildings.
- At the time of construction, owners/developers must ensure the property access is compliant in all respects with Table C13.2 of the Code, as summarised above.

3.4 Firefighting Water Supply

The objective in provision of water supply for firefighting purposes is that:

- adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bush fire-prone areas.

Requirements

The development occurs in an area not serviced with reticulated water supply and static water supplies will be required for firefighting purposes. The requirements for provision of static water supplies for firefighting purposes are detailed in C13.6.3 A2.

In summary, the acceptable solutions are that:

- a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes,
- b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5.

The following summarises the requirements for static water supplies for firefighting pursuant to Table C13.5 of the Code.

Distance between building area to be protected and water supply:

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

Static water supply requirements:

- May have a remotely located off-take connected to the static water supply,
- May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times,
- Must be a minimum of 10,000 litres per building area to be protected; this volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- Must be metal, concrete or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.

Fittings and pipework and accessories requirements

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

- Have a minimum nominal internal diameter of 50 mm,
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- Be metal or lagged by non-combustible materials if above ground,
- If buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- Ensure the coupling is accessible and available for connection at all times,
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),

- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or coupling compliant with Table 4.3B, and
- If a remote offtake is installed, ensure the offtake is in a position that is visible; accessible to allow connection by firefighting equipment; at working height of 450–600 mm above ground level; and protected from possible damage, including damage by vehicles.

Signage for static water connections requirements:

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

- Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems, or
- the Tasmania Fire Service Guideline –
 - be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height,
 - marked in fade-resistant material with white reflective lettering and circle on a red background,
 - be located within one metre of the water connection point in a situation which will not impede access or operation, and
 - be no less than 400 mm above the ground.

Hardstand area for fire appliances requirements must be:

- No more than 3 m from the firefighting water point, measured as a hose-lay (including the minimum water level in dams, swimming pools and the like),
- No closer than 6 m from the building area to be protected,
- A minimum width of 3 m constructed to the same standard as the carriageway, and
- Connected to the property access by a carriageway equivalent to the standard of the property access.

Current conditions

- There are multiple potable water tanks associated with the existing dwelling on ‘Lot 7’ but the property is not currently serviced with a dedicated static water supply for firefighting.

Compliance

- Pursuant to the exemptions provided under clause C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing dwelling on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of water supplies for firefighting (see section 3.1 above).
- The indicative location of firefighting water tanks and indicative hardstand provisions shown on the BHMP at Attachment 1 demonstrate the capacity of Lot 1, Lot 2 and Lot 3 to support static water supplies compliant with the Code.
- Static water supplies for firefighting to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be completed to a compliant standard prior to the occupation of any habitable buildings.
- At the time of construction/installation, the owners/developers must ensure that new static water supplies for firefighting comply in all respects with the provisions of Table C13.5, as summarised above.

3.5 Construction Standards

The existing dwelling on 'Lot 7' was constructed prior to the current standards and is unlikely to comply with any BAL construction standards.

The attached BHMP only certifies that future habitable buildings constructed within the indicative building areas on Lot 1, Lot 2 and Lot 3 can achieve the separation distances required to allow construction to BAL-19 (Section 6 of AS3959).

Section 11F (2) (a) of the Tasmanian *Building Act 2016* provides that the attached BHMP can be utilised to satisfy the bushfire planning requirements of a subsequent application to build on lots arising from the subdivision for a period of six years from certification. To utilise the attached BHMP for a subsequent building application, construction would have to be within the indicative building areas and construction standards would have to be at least BAL-19.

Should future owners wish to build at a different location to the indicative building areas provided for under this report and the attached BHMP, or to a different BAL construction standard, then a new Bushfire Hazard Report and BHMP will be required.

4. Advice

The following recommendations do not form part of the bushfire hazard management requirements being certified under this report and the attached BHMP. They are provided as advice to the owners to reduce bushfire risk to the existing dwelling on 'Lot 7' and to ensure effective bushfire hazard management planning for any future dwellings.

- a) It is recommended the owners of 'Lot 7' familiarise themselves with Table 1 of this report and adopt an HMA around the existing dwelling which meets the separation distances from surrounding pasture prescribed in that table.
- b) It is recommended the owners of 'Lot 7' install a dedicated water tank for firefighting purposes with a minimum volume of 10,000 l that meets the requirements outlined in Section 3.4 of this report.
- c) Notwithstanding the provisions of Section 11F (2) (a) of the Tasmanian *Building Act 2016*, it is recommended that a new report and BHMP be commissioned at the time of constructing any new habitable buildings on the lots. This will ensure that any vegetation changes in the intervening period can be taken into consideration and that the resulting BHMP is tailored to the actual building footprint and the circumstances prevailing at the time of the build.

5. Summary and Conclusions

The proposed one-lot subdivision (one new lot and balance) and minor boundary adjustments have been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

Pursuant to the exemptions provided under clause C13.6.1 A1 (a), C13.6.2 A1 (a) and C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing habitable buildings on 'Lot 7' because of the proposal to warrant the mandating of any additional bushfire protection measures in respect of hazard management areas, access for firefighting or water supplies for firefighting.

A BHMP has been prepared for the site, prescribing hazard management areas for the building areas on each lot which demonstrate the potential for the building areas on all lots to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP at Attachment 1 demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Sorell Council as part of a development application for the proposed subdivision and minor boundary adjustments.

6. Limitations of BHMP

The bushfire protection measures outlined in the BHMP at Attachment 1 are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

7. Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bush Fire Practitioner – a suitably qualified person accredited by the Tasmania Fire Service to undertake assessments of bushfire hazard and certify Bushfire Hazard Management Plans.

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

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

ha – hectares; m – meters

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

8. References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Act 2016. Director's Determination – Bushfire Hazard Areas v1.1 (2021)
DOC/17/62962. Director of Building Control.
https://www.cbos.tas.gov.au/__data/assets/pdf_file/0019/607006/Directors-Determination-Bushfire-Hazard-Areas-v1_1-2021.pdf

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>.

Tasmanian Planning Scheme - Sorell.
https://www.planning.tas.gov.au/__data/assets/pdf_file/0011/711002/State-Planning-Provisions-effective-24-January-2024.PDF

LISTmap 2023. Land Information System Tasmania, Tasmania Government.
<https://maps.theLIST.tas.gov.au/listmap/app/list/map>.

APPENDIX 1 - Illustrative photos of site, access and vegetation

A. Property access



Photo 1: Primary access point to the site from the Arthur Highway providing shared access to the existing dwelling on 'Lot 7' and to Lot 2



Photo 2: Driveway to the existing dwelling on 'Lot 7'



Photo 4: Branching of driveway to dwelling and associated outbuildings (at left)



Photo 5: Large parking/turning area east of the existing dwelling when viewed from the northeast, with dwelling at centre right



Photo 6: Large parking/turning area east of the existing dwelling when viewed from the dwelling



Photo 7: Alignment of proposed new driveway across the southeast of 'Lot 7' to service Lot 2



Photo 8: Existing crossover in the southwest of the land providing shared access to Lot 1 and Lot 3



Photo 9: Farm management track along the alignment of the proposed new driveway to service Lot 3



Photo 10: Alignment of proposed new driveway to service Lot 1

B. Vegetation within 100 m of existing dwelling and indicative building areas



Photo 11: Pasture (potential grassland) west of the existing dwelling



Photo 11: Pasture (potential grassland) directly north of the existing dwelling



Photo 12: Pasture (potential grassland) north of the existing dwelling



Photo 13: Managed land directly east of the existing dwelling



Photo 14: Garden and lawn directly south of the existing dwelling



Photo 15: Ploughed pasture (potential grassland) south of the existing dwelling

C. Vegetation within 100 m of the indicative building area on Lot 1



Photo 16: Pasture (potential grassland) and remnant forest southwest of the indicative building area on Lot 1



Photo 17: Pasture (potential grassland) northwest of the indicative building area on Lot 1



Photo 18: Pasture (potential grassland) and forest northeast of the indicative building area on Lot 1



Photo 19: Pasture (potential grassland) and remnant forest southeast of the indicative building area on Lot 1

D. Vegetation within 100 m of the indicative building area on Lot 2



Photo 20: Pasture (potential grassland) and remnant forest southwest of the indicative building area on Lot 2



Photo 21: Pasture (potential grassland) and remnant forest northwest of the indicative building area on Lot 2



Photo 22: Pasture (potential grassland) and forest northeast of the indicative building area on Lot 2



Photo 23: Pasture (potential grassland) southeast of the indicative building area on Lot 2

E. Vegetation within 100 m of the indicative building area on Lot 3



Photo 24: Pasture (potential grassland) and remnant forest southwest of the indicative building area on Lot 3



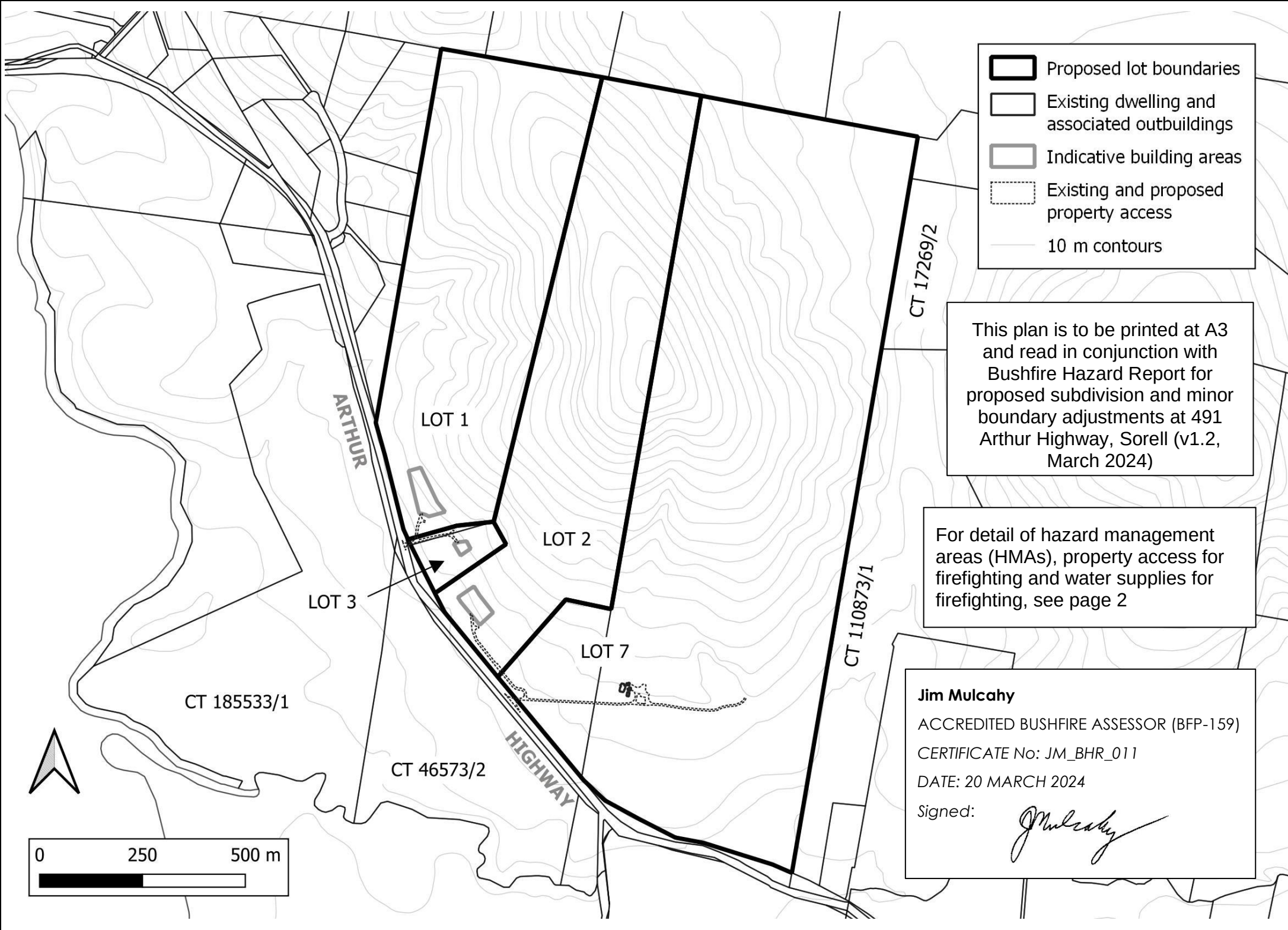
Photo 25: Pasture (potential grassland) and remnant forest northwest of the indicative building area on Lot 3



Photo 26: Forest northeast of the indicative building area on Lot 3



Photo 27: Pasture (potential grassland) and remnant forest southeast of the indicative building area on Lot 3



- 1. Exemptions**
- a) Pursuant to the exemptions provided under clauses C13.6.1 A1(a), C13.6.2 A1(a), C13.6.3 A2 (a) of the Code, there is insufficient increase in risk to the existing habitable building on 'Lot 7' because of the proposal to warrant mandating any specific bushfire protection measures.
- 2. Hazard Management Areas (HMAs) (see page 2)**
- a) HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.
- b) To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
- c) No tree branches should overhang habitable buildings.
- d) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
- e) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
- f) Grassland, pasture & lawn must be kept short (< 100 mm).
- g) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
- h) Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
- i) Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor directly adjacent to decks or habitable buildings.
- 3. Access for firefighting**
- a) The plan on page 2 shows indicative property access provisions to service Lot 1, Lot 2 and Lot 3 which are 4 m wide and terminate in compliant turning areas.
- b) Property access must be constructed at the time of building on the lots and must be compliant with Table C13.2 of the Bushfire Prone Areas Code (the Code) prior to occupancy of any habitable buildings.
- 4. Water Supply for Firefighting**
- a) The plan on page 2 shows indicative water tanks for firefighting to service Lot 1, Lot 2 and Lot 3 located within 3 m of a hardstand, more than 6 m from indicative building areas, and with the potential to be located within 90 m hose lay of the furthest parts of future building areas.
- b) Water supplies for firefighting to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be compliant with Table C13.5 of the Code prior to the sealing of the final plans.
- 4. Construction Standards**
- a) This plan only certifies that future habitable buildings on Lot 1, Lot 2 and Lot 3 can achieve the separation distances required to allow construction to BAL-19.

For: Brad Grattidge and the Executors/Trustees
of the Estate of Peta Jongenelen

Address: 491 Arthur Highway, Sorell

Titles: CT 46573/1, CT 110787/1 & CT 110658/5

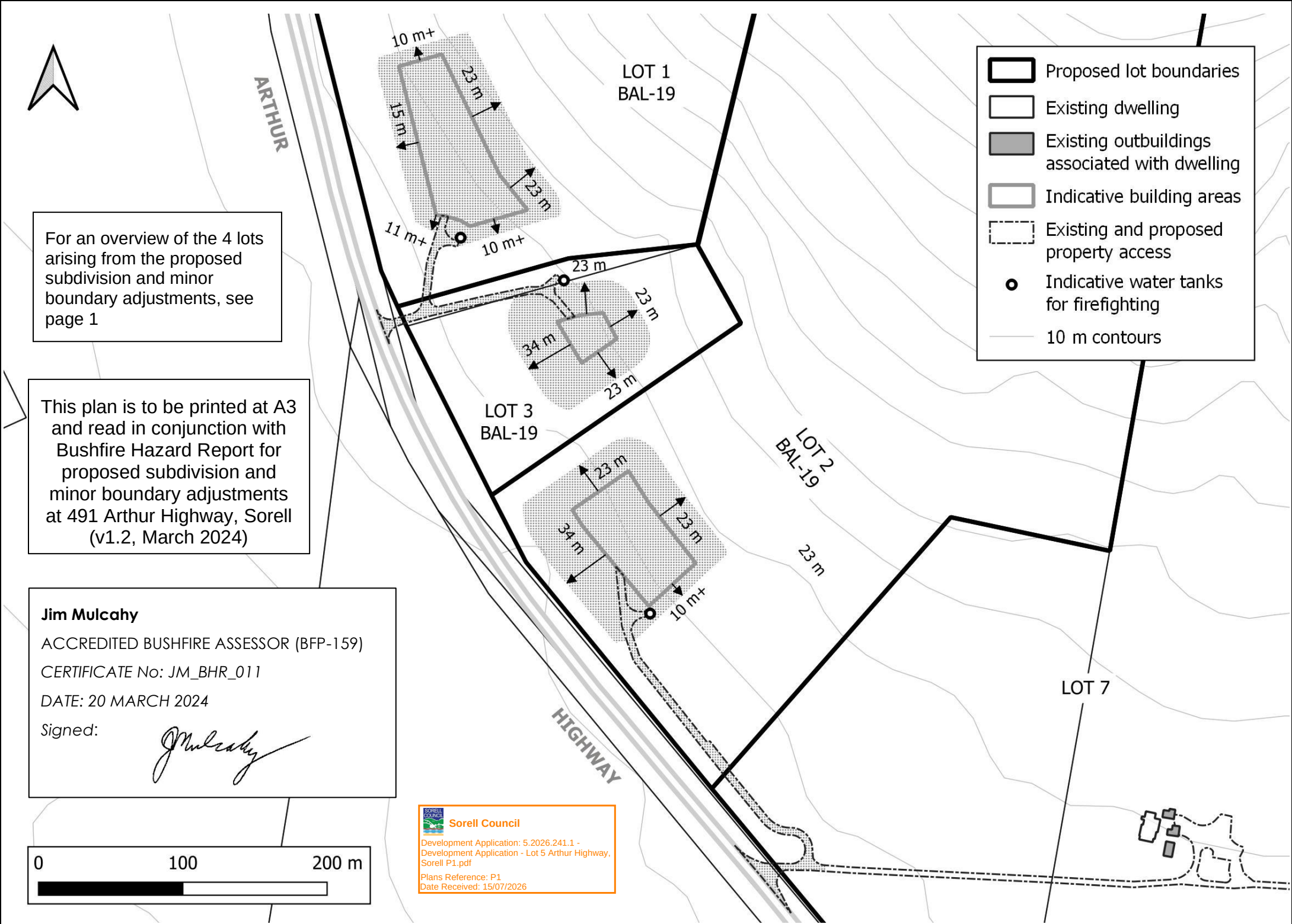
Assessment #: JM_BHR_011

February 2024



**MULCAHY PLANNING
AND
PROPERTY
SERVICES**

410 Nelson Road Mt Nelson TAS 7007
email: jimsplanning@outlook.com
Mobile: 0424 505 184



1. Exemptions
- b) Pursuant to the exemptions provided under clauses C13.6.1 A1(a), C13.6.2 A1(a), C13.6.3 A2 (a) of the Code, there is insufficient increase in risk to the existing habitable building on 'Lot 7' because of the proposal to warrant mandating any specific bushfire protection measures.
2. Hazard Management Areas (HMAs) (see page 2)
- j) HMAs must be established at the time of building on the lots and prior to the occupation of any habitable buildings.
- k) To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
- l) No tree branches should overhang habitable buildings.
- m) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
- n) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
- o) Grassland, pasture & lawn must be kept short (< 100 mm).
- p) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
- q) Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
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- d) Water supplies for firefighting to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be compliant with Table C13.5 of the Code prior to the sealing of the final plans.
4. Construction Standards
- b) This plan only certifies that future habitable buildings on Lot 1, Lot 2 and Lot 3 can achieve the separation distances required to allow construction to BAL-19.

For: Brad Grattidge and the Executors/Trustees
of the Estate of Peta Jongenelen

Address: 491 Arthur Highway, Sorell

Titles: CT 46573/1, CT 110787/1 & CT 110658/5

Assessment #: JM_BHR_011

February 2024



MULCAHY PLANNING
AND
PROPERTY
SERVICES

410 Nelson Road Mt Nelson TAS 7007
email: jimsplanning@outlook.com
Mobile: 0424 505 184

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

491 Arthur Highway, Sorell

Certificate of Title / PID:

CT 46573/1, CT 110787/1 & CT 110658/5

2. Proposed Use or Development

Description of proposed Use and Development:

One-lot subdivision (one new lot and balance) and minor boundary adjustments

Applicable Planning Scheme:

Tasmanian Planning Scheme - Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposal Plan – one-lot subdivision (one new lot and balance) and minor boundary adjustments, 491 Arthur Highway, Sorell	Morley Surveying	17 January 2024	1.0
Bushfire Hazard Report for proposed subdivision and minor boundary adjustments at 491 Arthur Highway, Sorell	Mulcahy Planning and Property Services	March 2024	1.2
Bushfire Hazard Management Plan - proposed subdivision and minor boundary adjustments at 491 Arthur Highway, Sorell	Mulcahy Planning and Property Services	20 March 2024	1.2



¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	C13.4(a)	Insufficient increase in risk

☐	C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	C13.5.1 P1	
☐	C13.5.1 A2	Emergency management strategy
☐	C13.5.1 A3	Bushfire hazard management plan

☐	C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
☐	C13.5.2 P1	 Sorell Council Development Application: 5.2026.241.1 - Development Application - Lot 5 Arthur Highway, Sorell P1.pdf Plans Reference: P1 Date Received: 15/07/2026
☐	C13.5.2 A2	
☐	C13.5.2 A3	

☒	C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	C13.6.1 P1	
☒	C13.6.1 A1 (a)	Insufficient increase in risk (existing habitable building on Lot 7)
☒	C13.6.1 A1 (b)	Provides BAL-19 for Lot 1, Lot 2 and Lot 3
☐	C13.6.1 A1(c)	Consent for mechanism on title

☒	C13.6.2 Subdivision: Public and firefighting access	
	Acceptable Solution	Compliance Requirement
☐	C13.6.2 P1	
☒	C13.6.2 A1 (a)	Insufficient increase in risk (existing habitable building on Lot 7)
☒	C13.6.2 A1 (b)	Access for Lot 1, Lot 2 and Lot 3 complies with relevant Table

☒	C13.6.3 Subdivision: Provision of water supply for firefighting purposes	
	Acceptable Solution	Compliance Requirement
☐	C13.6.3 A1 (a)	Insufficient increase in risk
☐	C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	C13.6.3 A1 (c)	Water supply consistent with the objective
☒	C13.6.3 A2 (a)	Insufficient increase in risk (existing habitable building on Lot 7)
☒	C13.6.3 A2 (b)	Static water supply for Lot 1, Lot 2 and Lot 3 complies with relevant Table
☐	C13.6.3 A2 (c)	Static water supplies consistent with the objective

5. Bushfire Hazard Practitioner

Name: Jim Mulcahy

Phone No: 0424 505 184

Postal Address: 410 Nelson Road, Mt Nelson 7007

Email Address: jimsplanning@outlook.com

Accreditation No: BFP – 159

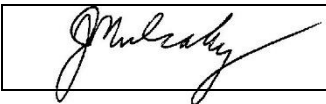
Scope: 1 & 3B, provisional 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Jim Mulcahy

Date: 20/03/2024

Certificate
Number: JM_BHR_011

(For Practitioner Use only)



15 July, 2026

To whom it may concern

This certification has been completed based on an Importance Level of 2.

Any approving authority should confirm that the Importance Level nominated is appropriate for the building's usage nominated in the application form used to apply for a Building Permit / Construction Certificate.

I certify that I am an independent technical expert and have reviewed Steelx's "Shed Management System" software that has produced the design and drawings detailed below.; I have reviewed the documents based on the site specific analysis that has been carried out using the "Shed Safe SiteCheck" software (Refer to the Site Specific Design Criteria Analysis included with these documents).

Job Number: WSS263039

Building Class: 10a

Customer: Naomi Dance & Tim French

Max Design Wind Speed of 41.9m/s

Site Location: Lot 5 Arthur hwy Sorell TAS 7172
Australia (-42.79285 and 147.60938)

Drawing Number	Date	Number of Pages	Description
WSS263039 - 2	15/07/2026	2	General Notes
WSS263039 - 3	15/07/2026	1	Layout
WSS263039 - 4	15/07/2026	3	Material Specification Sheet
WSS263039 - 5	15/07/2026	1	Bracing
WSS263039 - 6	15/07/2026	2	Concrete Piers
WSS263039 - 7	15/07/2026	1	Slab Dimensions
WSS263039 - 8	15/07/2026	9	Connection Details
WSS263039 - 9	15/07/2026	3	Flashing Fixing Details
WSS263039 - 10	15/07/2026	1	Component Position
WSS263039 - 11	15/07/2026	5	Purlin And Girt

(Some drawings have multiple pages, eg: "1 of 3".)

As an independent technical expert, I verify this design complies with the following codes and standards:

NCC: 2022 Volume 2 Amendment 2
AS/NZS 1170.2:2021
AS 2870:2011
AS 4100:2020

AS/NZS 1170.1:2002
AS/NZS 1170.4:2007
AS 3600:2018
AS/NZS 4600:2018

Unless nominated, the building has not been designed for any additional loads including, but not limited to, earthquake, snow, solar panels or lining with any materials.

Signed



John Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
ACN 632 588 562

Member Institution of Engineers (Aust.), CPEng (NER Structural) Regn. No. 5276680
Registered Professional Engineer (Structural) - Queensland: Regn. No. 24223
Registered Building Designer & Professional Engineer (Structural) - Tasmania: Regn. No. 185770492
Registered Professional Engineer (Structural) - Victoria: Regn. No. PE0003848
Registered Professional Engineer (Structural) - ACT: Regn. No. 00300001602
Registered Building Engineer Contractor (Structural) - WA: Regn. No. BEP232

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Naomi Dance & Tim French *Owner name*
Lot 5 Arthur hwy *Address*
Sorell 7172 *Suburb/postcode*

Form **35**

Designer details:

Name: John Ronaldson *Category:* Building Designer /Engineer
Business name: Apex Engineering Group PTY LTD *Phone No:* +61 7 5657 4456
Business address: Suite 100, 237 Scottsdale Drive
Robina 4226 *Fax No:* +61 7 5657 8899
Licence No: 185770492 *Email address:* engineer@steelx.com.au

Details of the proposed work:

Owner/Applicant Naomi Dance & Tim French *Designer's project reference No:* WSS263039
Address: Lot 5 Arthur hwy *Lot No:*
Sorell 7172

Type of work: Building work: ☒ Plumbing work: ☐ *(X all applicable.)*

Description of work:

New Building



Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf
Plans Reference: P1
Date Received: 15/07/2026

*(new building / alteration /
addition / repair / removal
/ re-erection / water /
sewerage / stormwater /
on-site wastewater
management system /
backflow prevention /
other)*

Description of the Design Work (Scope, limitations or exclusions):

(X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☒ Building design	Architect or Building Design
	☒ Structural design	Engineer or Civil Design
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Service Design
	☐ Fire Service design	Building Service Design
	☐ Electrical design	Building Service Design
	☐ Mechanical design	Building Service Design
	☐ Plumbing design	Plumber-Certifier: Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

Design documents provided:	
-----------------------------------	--

The following documents are provided with this Certificate -
Document description:

Drawing numbers: WSS263039-2 to WSS263039-11	Prepared by: Wide Span Sheds	Date: 15/7/2026
Schedules:	Prepared by: TBA	Date: TBA
Specifications:	Prepared by: Wide Span Sheds	Date: 15/7/2026
Computations:	Prepared by: Wide Span Sheds	Date: 15/7/2026
Performance solution proposals:		
Test reports:		

Standards, codes or guidelines relied on in design process:	
--	--

NCC: 2022, and the following Australian standards: AS/NZS4600:2018, AS/NZS 1170.0 2002, AS/NZS 1170.1:2002, AS/NZS 1170.2:2021, AS/NZS 1170.4:2007, AS4100:2020, AS2870:2011 and AS3600:2018.

Any other relevant documentation:	
--	--

Sorell Council Development Application: 5.2026.241.1 - Development Application - Lot 5 Arthur Highway, Sorell P1.pdf Plans Reference: P1 Date Received: 15/07/2026

Attribution as designer:	
---------------------------------	--

I John Ronaldson being a licensed building services provider am responsible for the design of that part of the building work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Designer:	Name: (print)	Signed:	Date:
	John Ronaldson		15/7/2026
Licence No:	185770492		

Director of Building Control - date approved: 2 August 2017 Building Act 2016 - Approved Form No 35

Assessment of Certifiable Works: (TasWork)	
Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.	
if you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK:	
TasWater must then be contacted to determine if the proposed works are Certifiable Works.	

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for the water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sweage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TaswWater's water system, a water meter is in place or had been applied for to TasWater.



Certification:	
-----------------------	--

I being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the Water and Sewerage Industry Act 2008, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments. Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

Designer:	Name: (print)	Signed:	Date:

SITE SPECIFIC DESIGN CRITERIA ANALYSIS



Issued:
14/07/2026

Prepared for:
Naomi Dance
Lot 5 Arthur hwy
Sorell TAS 7172

Supplier:
Wide Span Sheds

Assessment Ref:
STX26070183UL

Building Details:

Span: 12
Length: 16
Avg. Height: 4.804

Assesment basis:

NCC 2022
AS/NZS 1170.2:2021
AS/NZS 1170.3:2003
NZS 1170.5:2004
AS/NZS 3500.3:2021

Certified by:



J. Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
(ACN 632 588 562)

Member Institution of Engineers (Aust.), CPEng (NER Structural) Regn. No. 5276680
Registered Professional Engineer (Structural) - Queensland: Regn. No. 24223
Registered Professional Engineer (Structural) - Victoria: Regn. No. PE0003848
Registered Building Designer & Professional Engineer (Structural) - Tasmania: Regn. No. 185770492





Site Location:

Geographic coordinates of
-42.79287,147.60937

The address provided for reference purpose only is:
Lot 5 Arthur hwy Sorell TAS 7172

Executive Summary - Site Specific Analysis

The design analysis of the building has not been considered for each of the 4 orthogonal directions. Hence the maximum wind speed in any of the 8 cardinal directions has been used as the design wind speed. This is a conservative approach.

Each cardinal direction has been considered and the results are summarised below

Factor	N	NE	E	SE	S	SW	W	NW
Wind Region	A4							
Importance level (IL)	2							
Distance from Smoothed Coastline	N/A							
Regional Wind Speed (Vr)	45.0							
Climate Change Factor (Mc)	1							
Terrain Category (TC)	2.9	3	2.94	2.3	2.07	2.13	2.07	2.22
Terrain Category Multiplier (Mz)	0.84	0.83	0.83	0.89	0.90	0.90	0.90	0.89
Shielding Multiplier (Ms)	1	1	1	1	1	1	1	1
Topographic Multiplier (Mt)	1	1	1	1	1.05	1	1.03	1
Wind Direction Multiplier 1 (Md1)	0.85	0.75	0.75	0.8	0.8	0.9	1	1
Site specific design wind speed (Vsite1)	32.1	30	30	31.9	34.2	36.4	41.9	40.2

Wind Direction Multiplier 2 (Md2)	0.85	0.75	0.75	0.8	0.8	0.9	1	1
Site specific design wind speed (Vsite2)	32.1	30	30	31.9	34.2	36.4	41.9	40.2

Design Wind Speed (Vsite1)	41.9 m/s	for the resultant forces and overturning moments on the complete building and wind actions on major structural elements.
Design Wind Speed (Vsite2)	41.9 m/s	for cladding and immediate supporting structures (Purlins and Girts)
Snow Load	Nil	
Earthquake	0.08	Hazard Design Factor (Z)
Durability Alert	Yes	It is likely that the building is subject to a Marine Influence and Industrial Influence. You should satisfy yourself that any BlueScope or other warranties specific for your site are satisfactory for your purpose. Amongst other sources, you should contact BlueScope on 1800 800 789.
Rainfall Intensity	87mm/hr	5% AEP
Rainfall Intensity	119mm/hr	1% AEP

Wednesday, 15 July 2026

Sheeting Design Documentation

To whom it may concern,

The sheeting used for this structure has been designed as a category R2 sheeting with an imposed load of 0.25kPa and concentrated load of 1.4kN applied in accordance with NCC: 2022 Volume 2 Amendment 2 and AS1562.1.

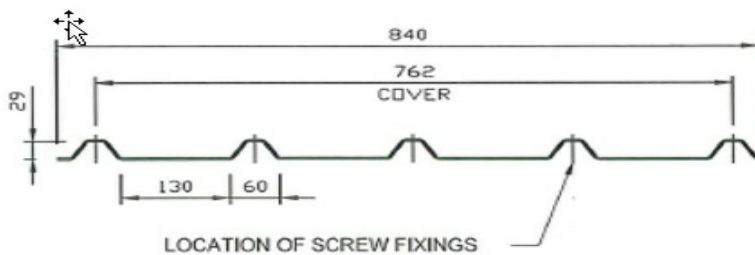
No allowance has been made for the fixing of rooftop-mounted equipment such as air-conditioning equipment directly to the cladding. Solar panels have been allowed for as per Engineering.

Metroll purlins have been designed to withstand foot traffic during installation and service. The use of appropriate cradles or cherry pickers is recommended. **As a minimum, never walk on purlins without safety mesh in place.**

When walking on Trimclad roof sheeting always wear flat rubber soled shoes and only walk over areas where purlins or batten supports are installed. Walk in either pan next to the lapped edge ribs.

Profile and Dimensions of Cladding

Metroll Trimclad Steel Sheetting is Manufactured from G550 colour coated steel or zinc-aluminium alloy coated (AZ 150) steel. In some locations galvanised (Z450) may also be available.



Specification of Materials

Location	BMT (mm)	Steel Base (MPa)	Mass CB (kg/m ²)	Mass Zinc (kg/m ²)	Effective Cover	Min. Pitch	Max Spans (mm)		
							End	Internal	Overhang
Roof	0.42	G550	4.35	4.28	762	2 (1 in 30)	1300	1700	150
Roof	0.48	G550	4.93	4.81	762	2 (1 in 30)	1700	2300	150
Wall	0.35	G550	3.68	3.70	762		2900	3000	150
Wall	0.42	G550	4.35	4.28	762		3000	3000	150

Design pressures to AS/NZS 1170.2

Location	Zone	Design Pressure (kPa)
Roof	Corner	-1.31
	Edge	-1.31
	General	-0.65
Wall	Corner	-2.05
	Edge	-1.37
	General	-0.68

Max Roof Run (m) for Slopes & Rainfall Intensity

Rainfall Intensity (mm/hr)	Trimclad Roof Slope				
	1 in 30 (2°)	1 in 20 (3°)	1 in 12 (5°)	1 in 7.5 (7.5°)	1 in 6 (10°)
100	220	257	320	382	439
150	146	172	214	255	293
200	110	129	160	191	220



Sorell Council

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

Max Roof Run (m) for Slopes & Rainfall Intensity					
Rainfall Intensity (mm/hr)	Trimclad Roof Slope				
	1 in 30 (2°)	1 in 20 (3°)	1 in 12 (5°)	1 in 7.5 (7.5°)	1 in 6 (10°)
250	88	103	128	153	176
300	73	86	107	127	146
400	55	64	80	96	110

Fastener Specifications	
Timber	14 - 10 x 65 T17
0.75 to 1.0mm Steel	M6.5 - 12 x 55 roof zips
1.2 to 4mm Steel	14 - 10 x 53 Hex Head

Testing Criteria

This information is based on the **Low-High-Low testing competed by the Cyclone Testing Station (CTS)**, School of Engineering, James Cook University. The results of this testing are outlined in the test report TS716 produced by the CTS. Ultimate cyclic wind load strength tests were NATA accredited tests. Load testing carried out by James Cook University, cyclone testing station, report No.TS716. Product tested to AS4040.1, AS4040.3 and low-high-low as per BCA B1.2. Tests carried out: cyclonic airbox wind test for strength. Static testing for serviceability. Buildex report No. ELTR 1532.

Signed



John Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
ACN 632 588 562

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielson Road
Orielson
TAS 7172

0417 960 769
peter@rocksolidgeotechnics.com.au

9/7/2026

Geotechnical Assessment / Classification for Proposed Residential Development

Lot 5 Arthur Highway, Sorell

CLIENT: Naomi Dance [REDACTED] [REDACTED]

CONTENTS

SUMMARY	2
INVESTIGATION	2
CONDITIONS OF INVESTIGATION	4

FIGURE 1 Site Plan

APPENDIX 1	Certificate of Others (Building) – Form 55
APPENDIX 2	CSIRO ‘Guide to home-owners on foundation maintenance and footing performance’
APPENDIX 3	Onsite Wastewater Assessment & System Design
APPENDIX 4	Form 35
APPENDIX 5	Wastewater Loading Certificate
APPENDIX 6	AES ‘Speed Levellers’

SUMMARY

A residential development is proposed by Naomi Dance at Lot 5 Arthur Highway, Sorell ([Figure 1](#)). The proposed residence will be sited on an uncontrolled fill pad. The natural soil profile consists of clays over weathered siltstone bedrock.

The site for the proposed residence is classified as [Class 'P'](#) in accordance with AS2870-2011. The Class 'P' classification is due to the presence of uncontrolled fill at the proposed house site. Foundations on sites with a Class 'P' classification must be designed by a structural engineer, experienced in the design of residential footings.

Suitable, engineer designed upslope site drainage should be installed prior to the commencement of construction.

The following Wind Load Classifications (AS4055-2012: Wind Loads for Housing) are appropriate.

• Terrain Category Classification	TC2	Open Terrain
• Shielding Classification	NS	No Shielding
• Topographic Classification	T2	
• Wind Load Classification	N3	

INVESTIGATION

The Tasmanian Geological Survey 1:50000 Geological Atlas – 'Sorell' indicates that the site is underlain by Permian sediments.

A site investigation was completed on Wednesday 1 July, 2026. This included the augering of multiple test holes to assess the site for foundation conditions and onsite wastewater disposal (4WD mounted SAMPLA25 mechanical auger with 100mm solid flight augers). The locations of the holes are marked on [Figure 1](#).

It is proposed to construct a new residence on the currently vacant property, sited on the eastern or upslope side of Arthur Highway. The property generally slopes to the southwest as between 5 and 7 degrees. The area designated for the proposed residence has been modified, with terraces constructed across the slope. The residence will be partially constructed on uncontrolled fill, estimated to be a maximum of 1.5m thick (above natural ground level). The house site (1-2 degrees to the SW) is covered in grass, and are devoid of trees. No seepages or springs were observed on the site. Dispersive clay subsoils were observed in the roadside cuttings at the base of the block.

The profile encountered in [Test Hole #1](#) ([Plate 1](#)), dug on the topside of the house site, consisted of:

0.00 – 0.30m	sandy CLAY: medium plasticity, brownish grey, 30% fine to medium grained sand, rootlets
0.30 – 1.40m	CLAY: high plasticity, grey, trace fine grained sand, trace silt, trace to some sub-rounded siltstone gravel, moist, Bearing Capacity 220kPa

1.40 – 1.60m	gravelly SAND: fine to medium grained, grey / dark grey, 20% fine to medium sub-angular siltstone gravel, trace clay, slightly moist – EXTREMELY WEATHERED SILTSTONE
1.60m +	Mechanical auger refusal on presumed siltstone bedrock 1.60m.

Plate 1 – Test Hole #1 - House site - looking to the southeast.



The profile encountered in Test Hole #2 (Plate 2), dug on the downside of the fill pad (to give the engineer an idea of the natural soil profile under the fill pad), consisted of:

0.00 – 0.30m	SAND: fine grained, brownish grey, trace clay, rootlets - TOPSOIL
0.30 – 1.40m	clayey SAND: fine to medium grained, light brownish grey, to 20% clay, trace sub-angular siltstone gravel, slightly moist
1.40 – 1.60m	sandy CLAY: medium plasticity, greyish brown with yellowish brown mottles, 35% fine to medium grained sand, moist, Bearing Capacity 220kPa
1.60m +	Mechanical auger refusal on presumed siltstone bedrock 1.60m.

Groundwater was not encountered in any of the holes.

Plate 2 – Test Hole #2 – Immediately downslope from the fill pad - looking to the east/southeast.



CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. **The Forms 55 and 35 are not transferable to another body without consultation (reissue) from RSG.** The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.



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Development Application - Lot 5 Arthur Highway,
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Plans Reference: P1
Date Received: 15/07/2026

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie. if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS2870-2011: Residential Slabs and Footings
- AS4055-2012: Wind Loads for Housing
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practice for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

All new developments should subject to strict site maintenance. Attention is drawn to the enclosed information reproduced with the permission from Standards Australia:

- CSIRO Information Sheet No. BTF18 – 'Guide to home-owners on foundation maintenance & footing performance'.

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

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PETER HOFTO

ROCK SOLID GEOTECHNICS PTY LTD

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE



REV	DATE	PRELIMINARY ISSUE REMARK
P1		

LYNE DESIGN

BUILDING DESIGN/DRAFTING **BUSHFIRE MANAGEMENT**
DAVID LYNE ACCREDITED DESIGNER CC7063
11 GRANVILLE AVENUE BUSHFIRE PRACTITIONER BFP-144
SEILSTON BAY, TASMANIA 7015
MOBILE 0421 062 987 clark@bushfiresign.com.au

PROJECT

LOT 5 ARTHUR HIGHWAY
SORELL, TAS 7172

TITLE SITE PLAN

Accepted NAOIM DANCE Client 1)	Date
Accepted N/A Client 2)	Date
Approved N/A (Supplier)	Date

This document must be signed

This document must be signed

200	DESIGNED BY	DRAWN BY
	D LYNNE	D LYNNE
	PLOT DATE	25/06/2026

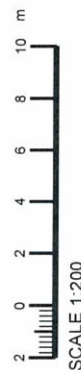
DO NOT SCALE Use only **AS SHOWN** dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check all other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to size track, all dimensions and locations of all items. No responsibility can be taken for dimensional information stated or inferred from this document.

PLOT DETAILS ARTHUR HWY DWG

PROJECT NO.	TBA
DWG NO.	B03
REVISION	P1

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NOT FOR CONSTRUCTION



SITE PLAN
SCALE: 1"=1000'

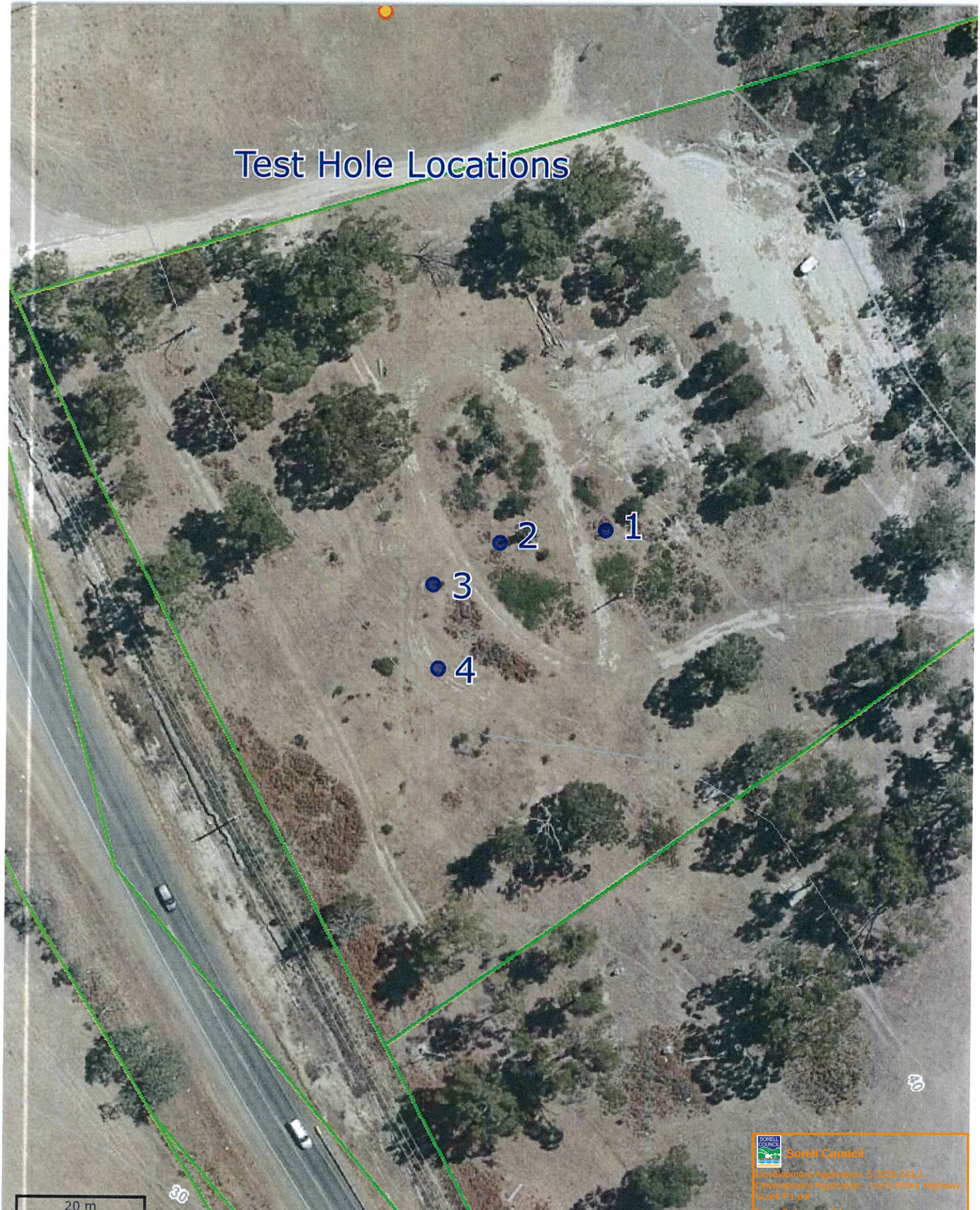


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Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

Test Hole Locations



GDA94 MGA55 : 549768E, 5262066N 1:846 **Disclaimer and Copyright Notice**

 **Sorell Council**
Development Application: 5/2026/241-1
Environmental Application: Lot 5 Arthur Highway
Sorell TAS 7210
Plan Reference: 1/1
Date Received: 10/07/2026

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Naomi Dance Owner /Agent

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Peter Hofto - Rock Solid Geotechnics P/L

Address: 163 Orierton Road

Phone No: 0417960769

Orierton

7172

Fax No:

Licence No:

Email address:

peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details: BSc (Hons) – Geology / Geophysics
PI Insurance – Lloyds Underwriting
PL Insurance – CGU Insurance Lt

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: Geotechnical Assessments

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot 5 Arthur Highway, Sorell

Lot No: 5

Certificate of title No:

The assessable item related to this certificate:

Geotechnical Assessment – Foundations

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Geotechnical Assessment

(description from Column 1 of Schedule 1 of the Director's Determination – Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – (tick one)

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation



In issuing this certificate the following matters are relevant –

Documents:

Relevant
calculations:

AS2870

References:

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

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

GEOTECH
26-102

Date:

9/7/2026



Sorell Council

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026



BTF 18
replaces
Information
Sheet 10/91

Foundation Maintenance and Footing Performance: A Homeowner's Guide

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
I	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpend).

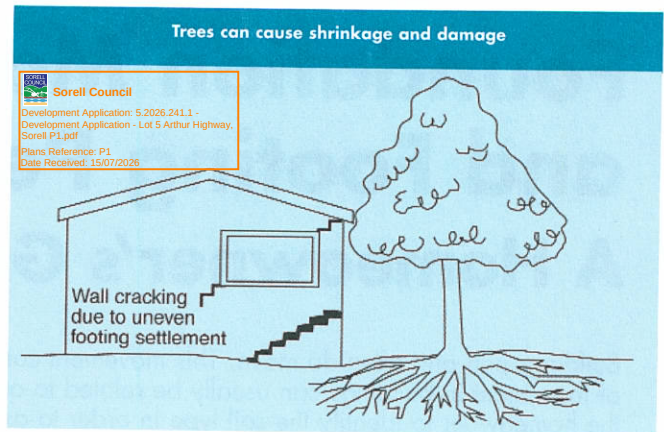
Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

Protection of the building perimeter

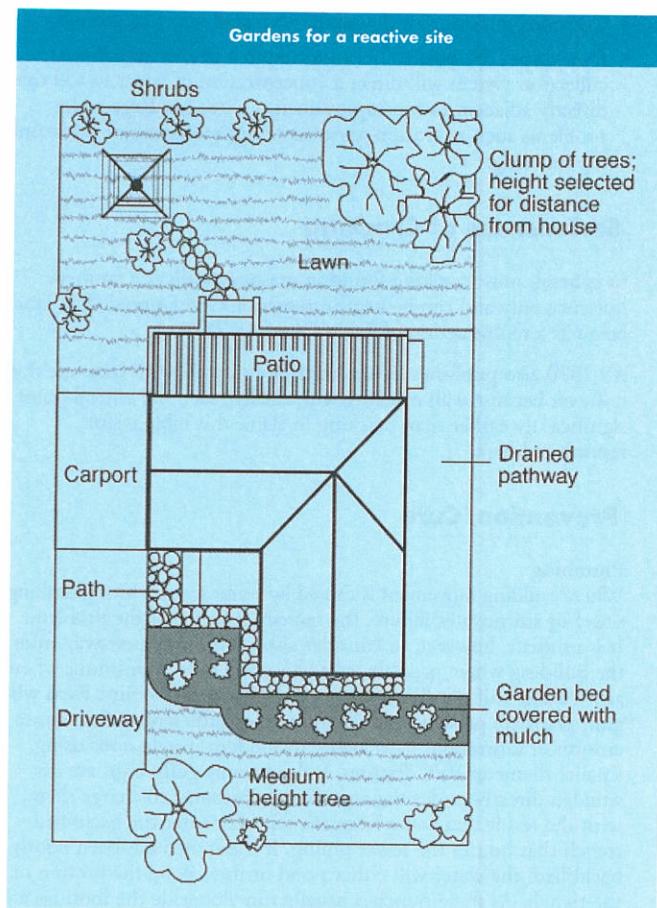
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving



CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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Sorell Council

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

APPENDIX 3

Onsite Wastewater System Design – Lot 5 Arthur Highway, Sorell

Below find the assessment to determine of the type and size of wastewater treatment system, and the allocation of a Land Application Area (LAA) for the proposed 3-bedroom residence at Lot 5 Arthur Highway, Sorell (Figure 1). This assessment should be read in conjunction with Site & Soil Evaluation Report (GEOTECH 26-102) - enclosed.

It is proposed to construct a new residence on the currently vacant property, sited on the eastern or upslope side of Arthur Highway. The property generally slopes to the southwest as between 5 and 7 degrees. Land downslope from the house's fill pad was assessed for onsite wastewater disposal potential. This area is covered in grass, and are devoid of trees. No seepages or springs were observed on the site.

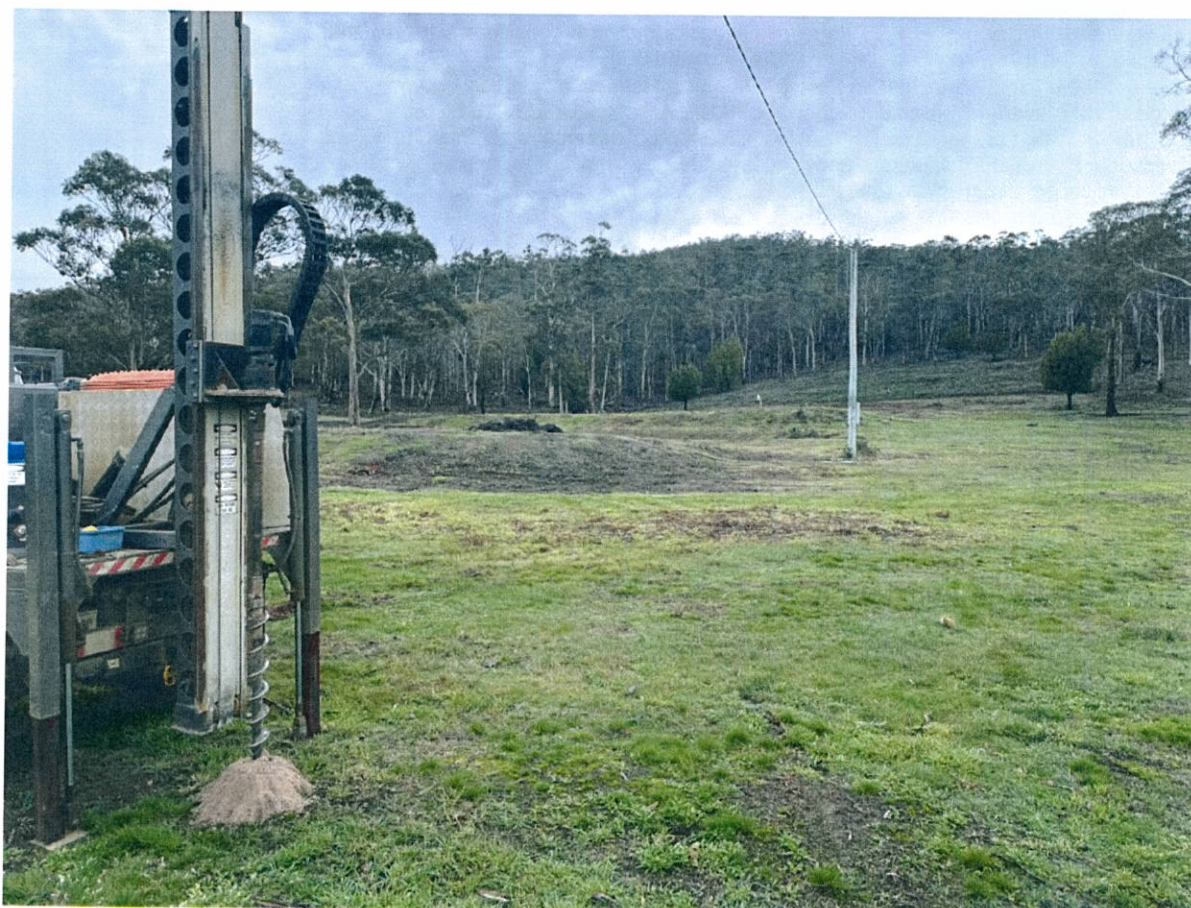
The profile encountered in Test Hole #3 (Plate 3), dug on the topside of the house site, consisted of:

0.00 – 0.40m	SAND: fine grained, brownish grey, trace clay, rootlets - TOPSOIL
0.40 – 1.45m	SAND: fine to medium grained, light brownish grey, trace sub-angular siltstone gravel, dry
1.45 – 1.70m	sandy CLAY / clayey SAND: fine to medium grained sand, medium plasticity clay, grey, slightly moist
1.70m +	Hole terminated at required depth 1.70m.

Test Hole #4 was similar in profile. Groundwater was not encountered in any of the Test Holes.

The site is classified as Class 2 (sandy LOAM) over Class 4 (clay LOAM), with an Indicative Permeability of 1.5m/d and a Design Loading Rate (DLR) of 20mm/day (Primary treated effluent).

Plate 3 – Test Hole #3 - looking upslope to the northeast.



COMPLIANCE WITH THE 2016 DIRECTOR'S GUIDELINES FOR ONSITE WASTEWATER DISPOSAL

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	Performance Criteria	Compliance achieved by
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with A1 LAA 6m from any building.

A2 Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to downslope surface water.	P2 Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 LAA >100m from downslope surface water.
A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 5-7 degree site. LAA >1.5m upslope and side-slope property boundaries. Lower slope property boundary setback required; $2m \times 7^\circ = 14m$
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4 No known potable bores adjacent to this site.
A5 Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent.	P5 Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 Groundwater not encountered.
A6 Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 Limiting layer not encountered.
A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties.	Complies with P7

WASTEWATER SYSTEM DESIGN:

All the residential wastewater from the proposed new, 3-bedroom dwelling will be collected in a 3000L dual purpose septic tank. This tank should be fitted with an outlet filter.

The effluent leaving the septic tank will be gravity fed into two absorption trenches via a distribution box. The distribution box should be solidly founded on a 300mm deep bed of compacted FCR, and should be securely held in level position with a concrete plinth. The distribution box should be fitted with AES 'Speed Levellers' to attain equal distribution of effluent to the distribution pipes (Appendix 6).

The size of the required absorption trenches is conditional on the wastewater load entering the system and the permeability of the site. The site is classified as Class 2 (sandy LOAM) over Class 4 (clay LOAM), with an Indicative Permeability of 1.5m/d and a Design Loading Rate (DLR) of 20mm/day (Primary treated effluent).

The basal area of the absorption trenches required to service the proposed 3-bedroom residence is;

• 3-bedroom residence	5 people design loading	
• Tank water	120 litres/person/day	
• Design Loading Rate (DLR)	20mm/day	(Primary treated effluent)
• Wastewater Flow Rate	$5 \times 120 = 600$ litres / day	
• DLR	20 litres / m ² / day	
• Basal Area of absorption beds	$600 / 20 = 30\text{m}^2$	

It is proposed to utilise two 15m long x 1m wide trenches (basal area 30m²).

The LAA can be used for light foot traffic, but should not be driven on or used for any purpose that could damage the subsurface pipework.

CONSTRUCTION AND INSTALLATION NOTES FOR THE ABSORPTION TRENCHES:

- The area designated for the trenches should be marked on the ground, and stripped of vegetation.
- The trenches should be dug to a minimum depth of 450mm, and the base flattened.
- Place 100mm thickness of 12-25mm diameter distribution aggregate on the base layer and flatten.
- Place slotted (at 4 & 8 O'clock) 100mm PVC pipe on the aggregate and level.
- Add inspection risers and screw caps at the end of the 100mm pipe.
- Cover the 100mm distribution pipe with 50mm of distribution aggregate.
- Cover with geotextile fabric.
- Topsoil / sand should be added to cover the geotextile fabric and blend the top surface of the area with the natural ground level.
- A cutoff drain will not be required.

There is sufficient available land for reserve trenches if required in the future.

SITE AND SOIL EVALUATION REPORT

<u>Soil Category:</u>	
(as stated in AS/NZS 1547-2000)	Modified Emerson Test Required
1,...2,...3,...4,...5,...6	No
	If Yes, Emerson Class No.
<u>Measured or Estimated Soil Permeability (m/d):</u>	1.5m/d
<u>Design Loading Rate: (mm/d)</u>	20 mm/day
<u>Geology:</u>	Quaternary sediments.
<u>Slope:</u>	5-7 degrees
<u>Drainage lines / water courses:</u>	Nil
<u>Vegetation:</u>	Grass
<u>Site History: (land use)</u>	Farm
<u>Aspect:</u>	Southwest
<u>Pre-dominant wind direction:</u>	Northwest to southwest
<u>Site Stability:</u> Will on-site wastewater disposal affect site stability?	No
<u>Is geological advice required?</u>	No
<u>Drainage/Groundwater:</u>	Not encountered
<u>Depth to seasonal groundwater (m):</u>	Not encountered
<u>Are surface or sub-surface drains required upslope of the land application area</u>	No
<u>Water Supply:</u>	
☒ Rainwater Tanks	
<u>Date of Site Evaluation:</u>	1/7/2026
<u>Weather Conditions:</u>	Fine

Naomi Dance

9/7/2026

ROCK SOLID GEOTECHNICS PTY LTD

Peter Hofto

163 Orielson Rd

Orielson

TAS 7172

0417960769

peter@rocksolidgeotechnics.com.au

Loading Certificate for Onsite Wastewater System - Lot 5 Arthur Highway, Sorell

- 1 System Capacity:
 - (medium/long term) 3-bedroom residence
 - 5 persons, 600 litres/day
- 2 Design Criteria Summary:
 - Primary Treated Effluent 3000L dual-purpose septic tank.
 - Soil Category Class 2 (sandy LOAM) over Class 4 (clay LOAM)
 - Land Application System Absorption Trenches (2 x 15m long and 1m wide)
- 3 Reserve Area:
 - Suitable available reserve area.
- 4 Variation from design flows etc:
 - The system should successfully assimilate additional peak loadings which may result from occasional social gatherings if this does not exceed use by more than 10 persons in a 24-hour period, or 2 visitors not exceeding 4 days.
- 5 Consequences of overloading the system:
 - Long term use by more than 5 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.
- 6 Consequences of under-loading the system:
 - Nil.
- 7 Consequences of lack of operation, maintenance, and monitoring attention:
 - The septic tank should be pumped at least every 3 years. The outlet filter should be cleaned every 6 months.

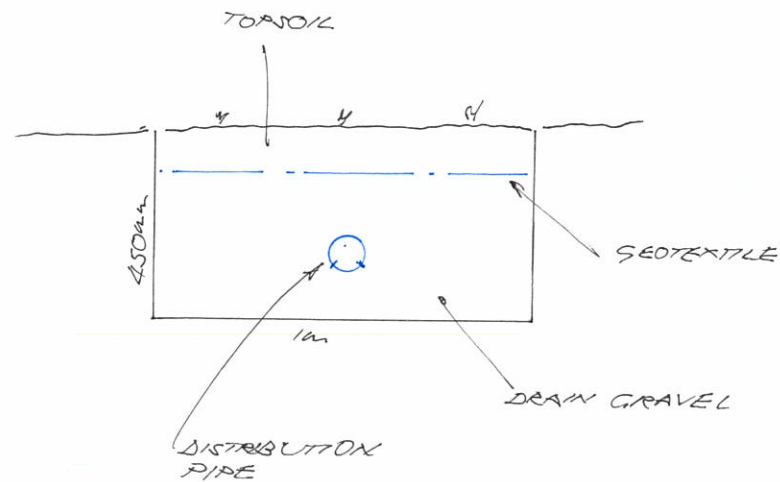
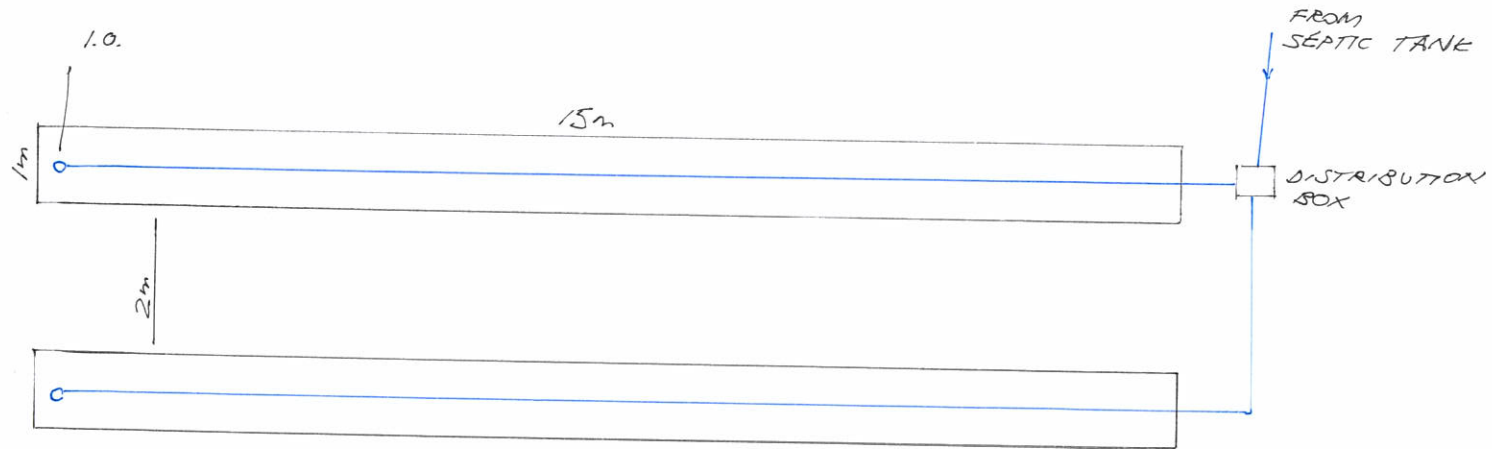


Peter Hofto
Rock Solid Geotechnics Pty Ltd



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PROPOSED
WASTEWATER SYSTEM
1:100



CROSS-SECTION
1:20

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Naomi Dance Owner name
Address
Suburb/postcode

Designer details:

Name: Peter Hofto Category: Building Services Designer
Hydraulic - Restricted
Business name: Rock Solid Geotechnics P/L Phone No: 0417960769
Business address: 163 Orierton Road
Orierton 7172 Fax No:
Licence No: CC6159I Email address: peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant Naomi Dance Designer's project reference No. GEOTECH 26-102
Address: Lot 5 Arthur Highway, Sorell Lot No: 5

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM



Sorell Council

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf
Plans Reference: P1
Date Received: 15/07/2026

(new building / alteration /
addition / repair / removal /
re-erection
water / sewerage /
stormwater /
on-site wastewater
management system /
backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	X Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	
Deemed-to-Satisfy: X		Performance Solution: (X the appropriate box)
Other details:		

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 9/7/2026
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 9/7/2026
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 9/7/2026
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management
Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:**Attribution as designer:**

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Peter Hofto		9/7/2026
Licence No:	CC6159I		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

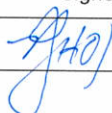
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

IPeter Hofto – ROCK SOLID GEOTECHNICS P/L.....
being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: The Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	Peter Hofto		9/7/2026

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AES Speed Levelers

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There Is No
Faster, Easier,
Better, Or
More
Economical
Way To
Equalize
Distribution
Box Flow



There's no need to dig up and relevel tilted distributions boxes. Or to struggle with makeshift pipe dams. Now, with Tuf-Tite Speed Levelers, you can do the job in a fraction of the time, for a fraction of the cost.

For 3" or 4" PVC pipes

Speed Levelers are precision engineered to fit commonly used Schedule 40 Thick-Wall, SDR 35 (3034), and 2729 Thin-Wall PVC pipes. Simply press the Levelers into the pipe ends. They fit water-tight. No tools are necessary.

Non-corrosive Polyethylene

Tuf-Tite Speed Levelers are molded of specially formulated

[Products](#)[AES Pipe](#)[AES Speed Levelers](#)[Coupling](#)[Offset Adaptor](#)[Oxygen Demand Vent](#)[Spec-Check™](#)

**CHANKAR
ENVIRONMENTAL
PTY LTD**

Unit 4/100 RENE
STREET, NOOSAVILLE
QLD 4566

Phone: (07) 5474 4055

polyethylene that is highly chemical resistant. They are actually more corrosion resistant than the PVC pipe in which they're used.

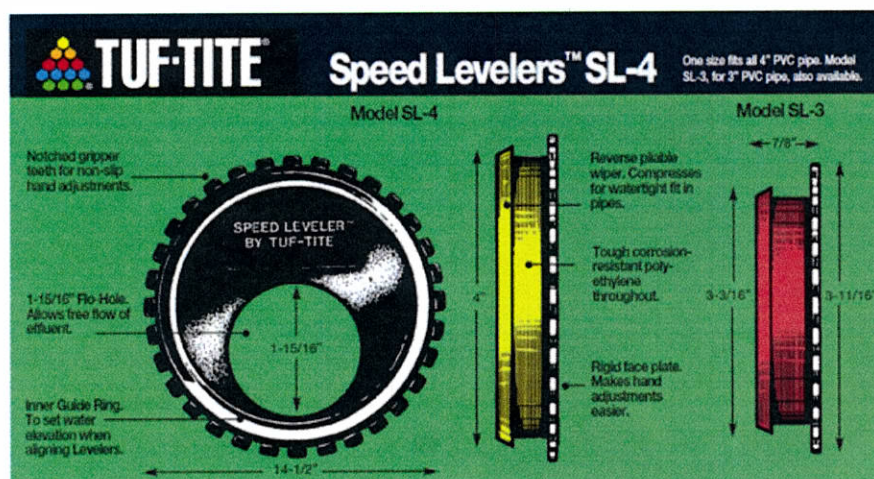
Fax: (07) 5335 1691

They're hand-adjustable

Easily rotate Speed Levelers by hand. The Flo-Hole can be positioned to admit effluent at the precise level you desire. The range of settings is infinitely variable. And Levelers can be reset easily, anytime.

Tested. Proved. Preferred

Test after test show that Tuf-Tite Speed Levelers significantly improve distribution in gravity-flow septic systems. There simply is no other way this can be accomplished as effectively, quickly, easily, or economically

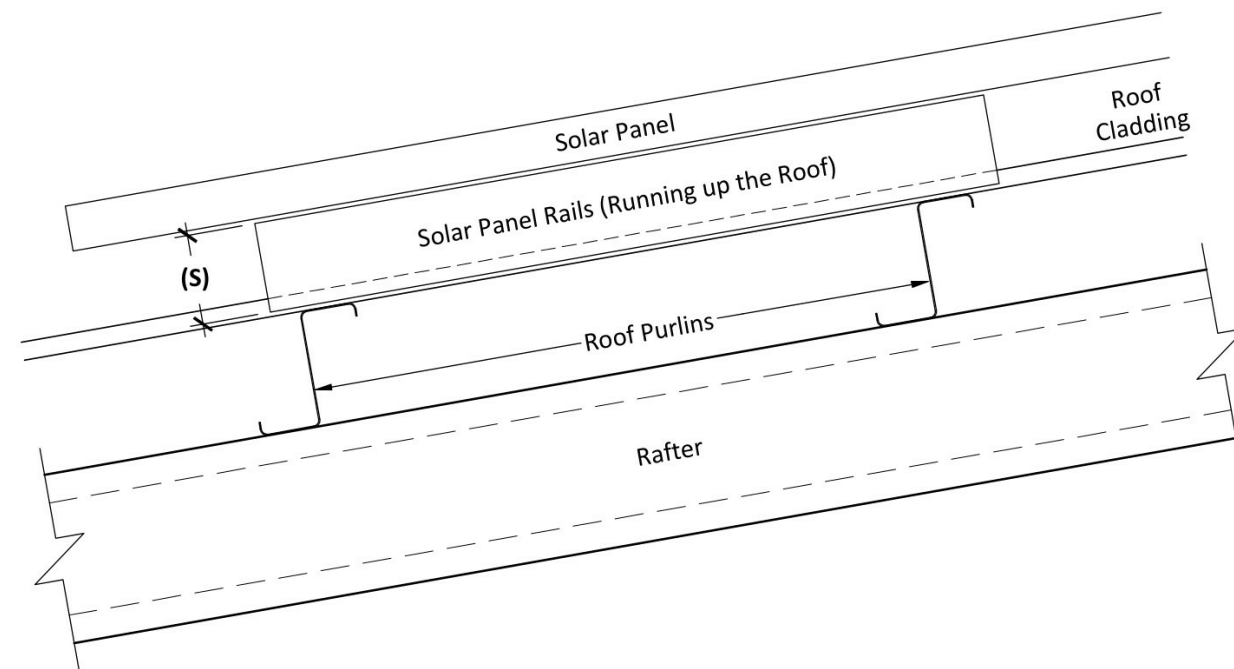


HOW TO SET SPEED LEVELERS

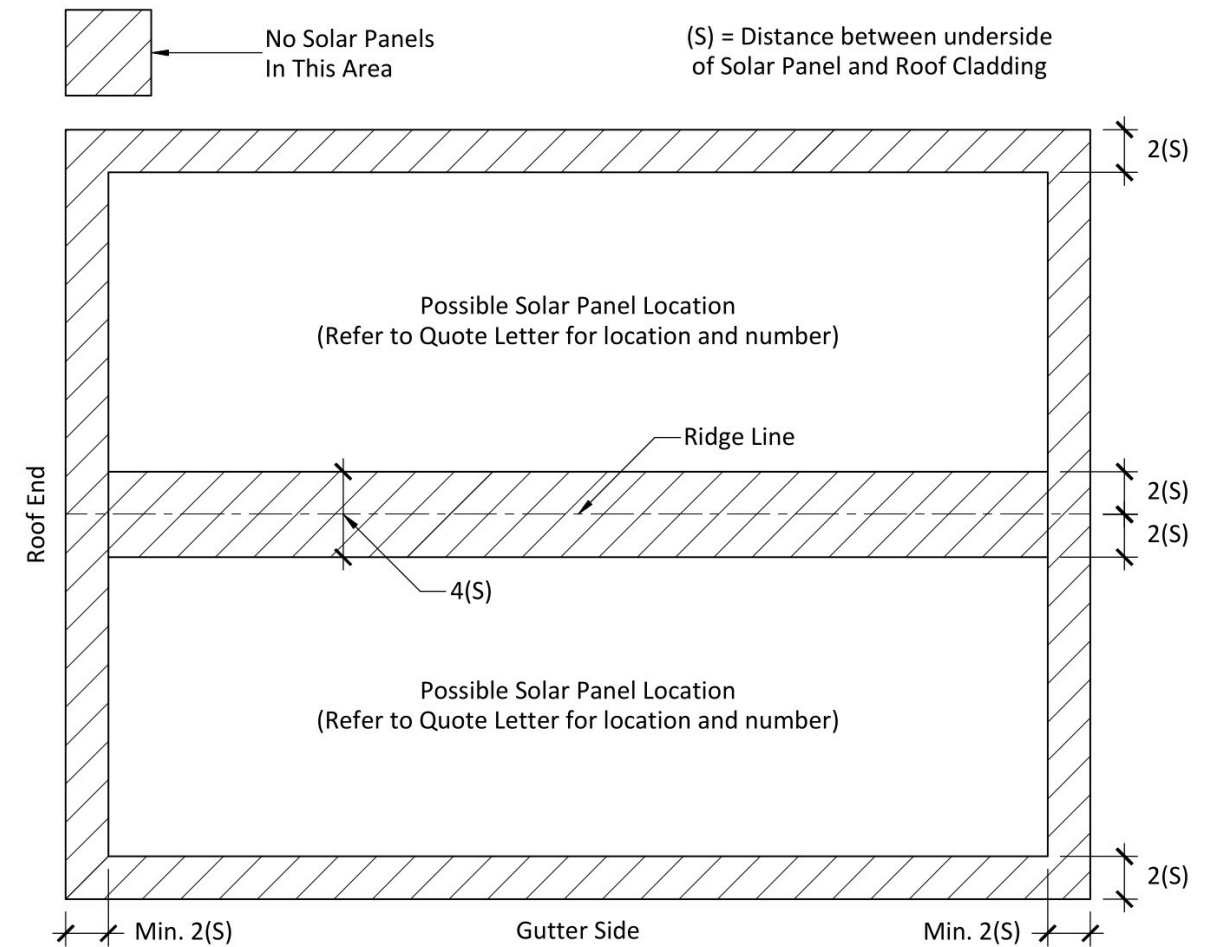
1. Insert a Speed Leveler into each outlet pipe inside the Distribution Box. Rotate each Leveler until the Flo-Hole is at the 12 o'clock position.
2. Start filling the Distribution Box with water. Stop when the water level touches the "Inner Guide Ring" of the highest Speed Leveler.
3. Rotate all the Speed Levelers until each of the Flo-Holes is aligned just above the water level. Slowly add more water to see if it enters all the Flo-Holes simultaneously. Make fine-tune adjustments if necessary.
4. You can alternate fields, or rest failed lines anytime. Simply rotate the Leveler on the appropriate pipe until the Flo-Hole is at the 12 o'clock position to stop the flow.

Notes:

- *This design is based on the requirements of AS/NZS 1170.2-2021 Clause B.6
- *Solar Panels must be attached Parallel to the Roof
- *The Gap between the underside of the panel and the roof (S) is to be between 50 mm and 300 mm (No Pitched Frames)
- *The minimum distance from a roof edge to the panel shall be 2(S) - Refer to Solar Panel Connection Detail A
- *The maximum weight of the Solar Panels and fixings is 15kg/m²



DETAIL A



PLAN VIEW

SOLAR PANEL CONNECTION DETAILS

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Development Application - Lot 5 Arthur Highway,
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Plans Reference: P1
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Drawing # WSS263039 - 8

Print Date: 15/07/2026

Connection Details NOT FOR CONSTRUCTION

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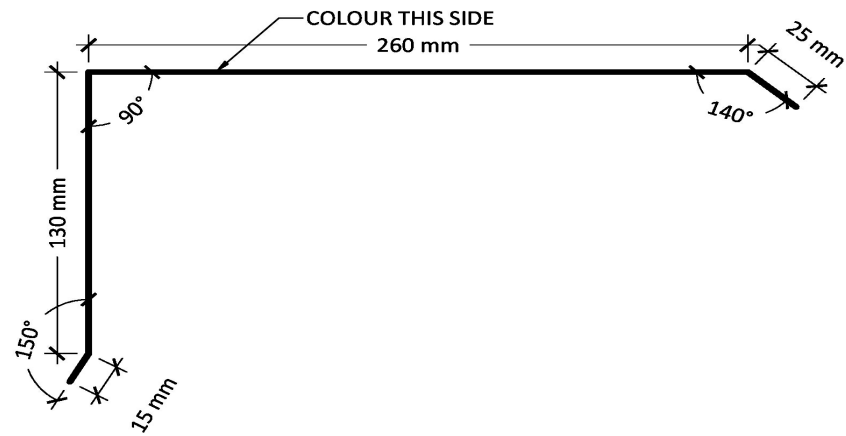
Seller: Wide Span Sheds Pty Ltd
Wide Span Sheds Pty Ltd
Phone: 07 5657 8888
Fax: 07 5657 8899
Email: admin@sheds.com.au

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ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
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Signature:

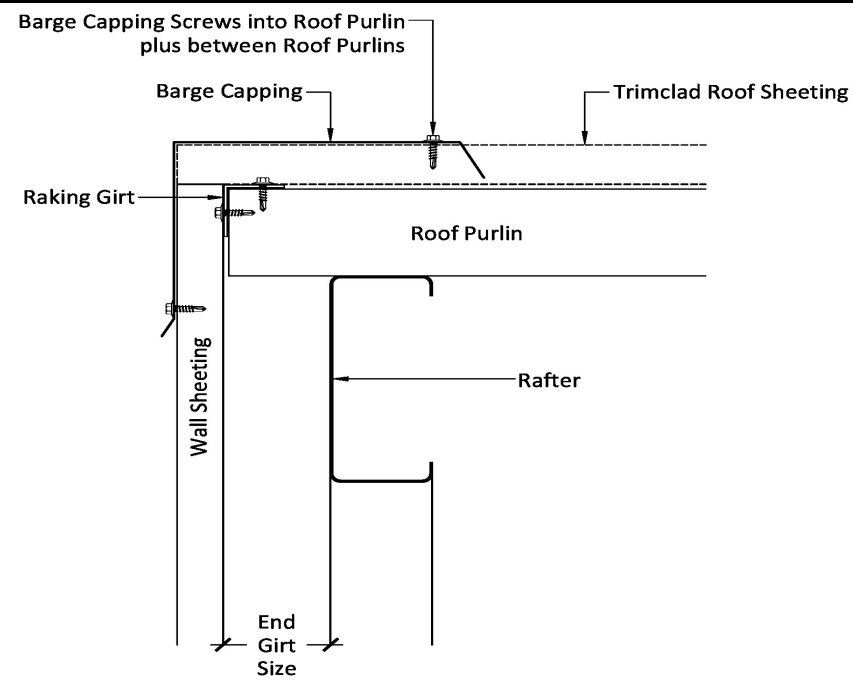
Date: John Ronaldson

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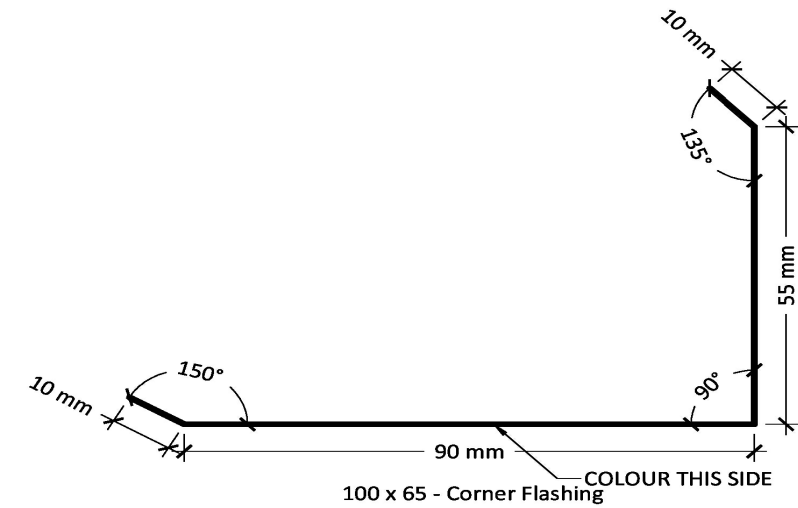


Barge Capping - Trimclad TH64/Z100

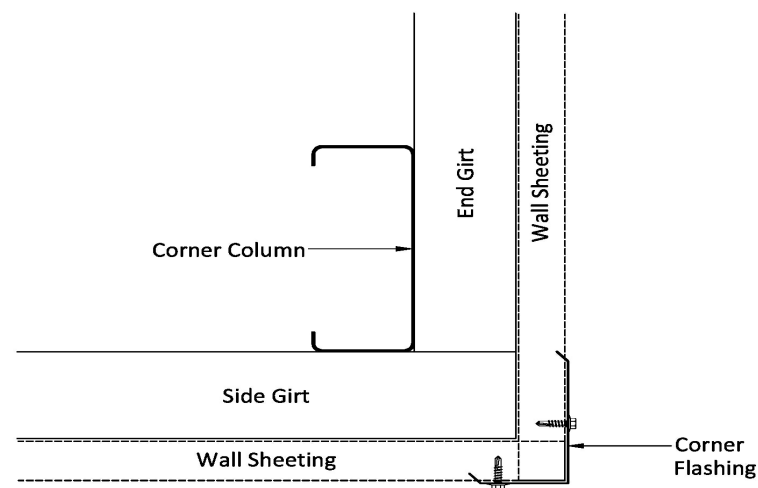
A-BARGE-2



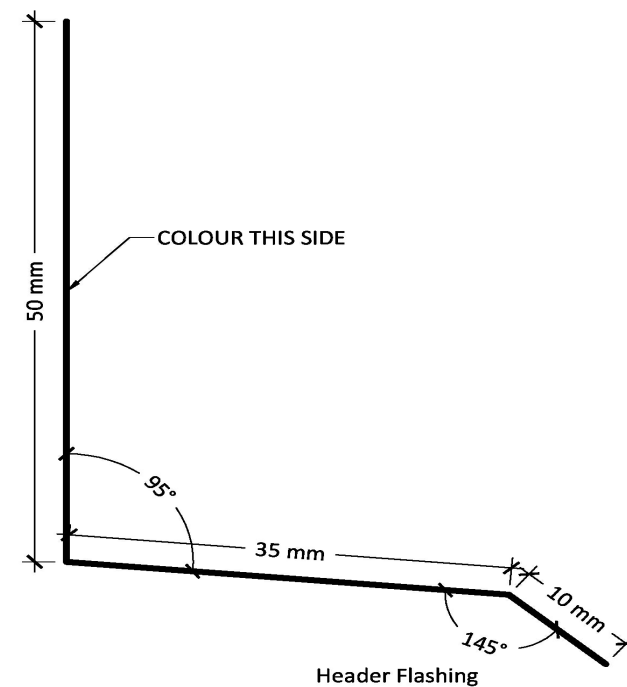
Barge Capping - A-BARGE-2 - Sheeting Gable



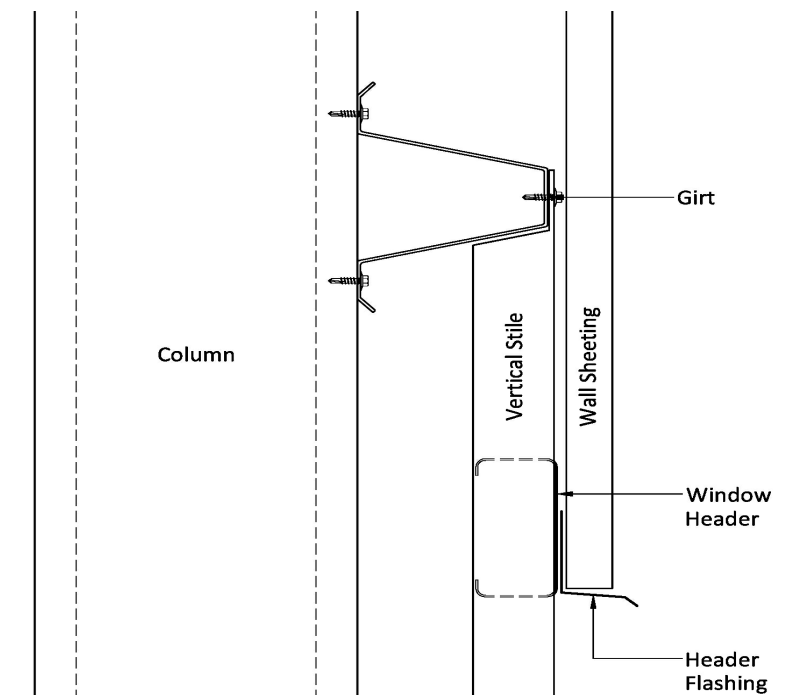
A-CNR-EXT-A-2



Corner Flashing - A-CNR-EXT-A-2



A-HEADER-2



Window Header Flashing - A-HEADER-2

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Flashing Fixing Details NOT FOR CONSTRUCTION

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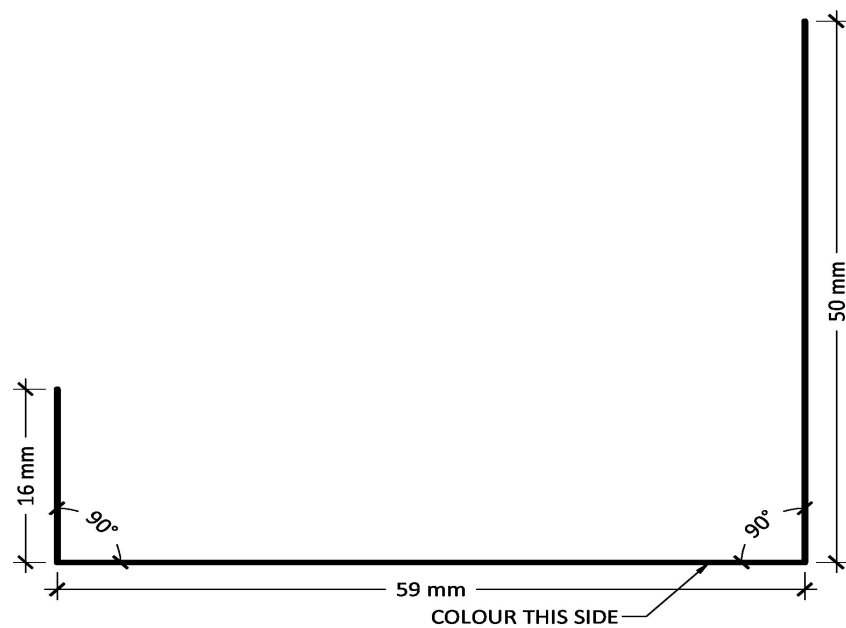
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QLD : RPEQ No. 24223; TAS : 185770492; VC : PE0003848; N.T : 303557ES;
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Signature:

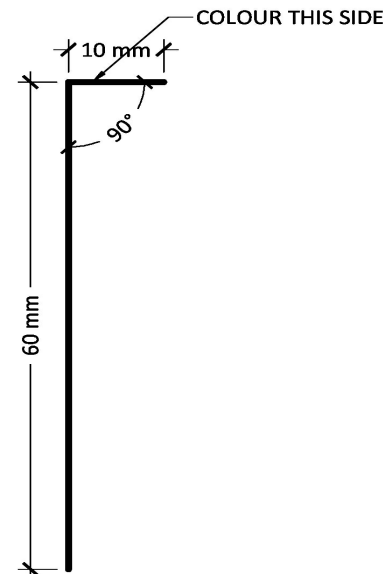
Date: John Ronaldson

Date: 15/07/2026

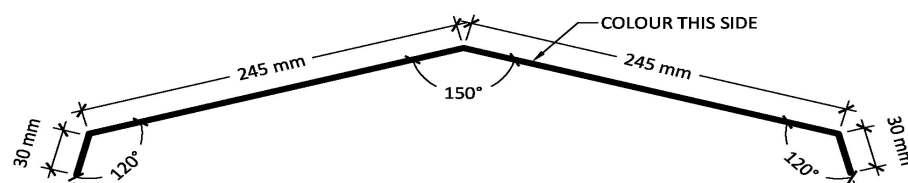
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Development Application - Lot 5 Arthur Highway,
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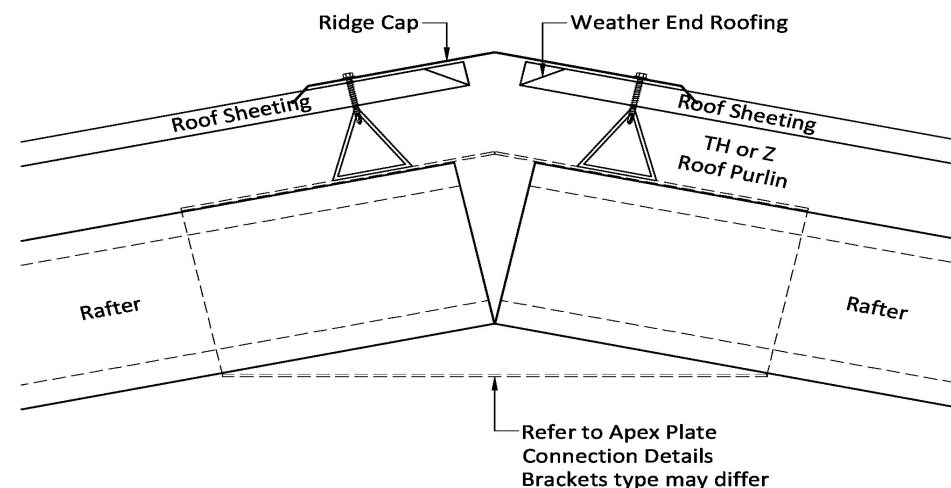
C150 RD Head Cover Flashing
A-RDH-C-F-1



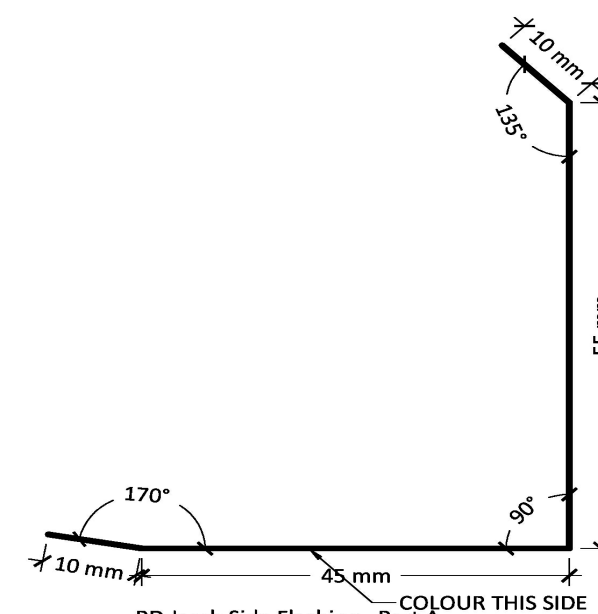
RD Side - Part B
A-RDJAMB-B



15° Ridge Capping - Z - Trimclad
A-RIDGE-C-1-2



Ridge Cap - A-RIDGE-C-1-2



B-RDJAMB-F-A-X

Purchaser Name: Naomi Dance & Tim French

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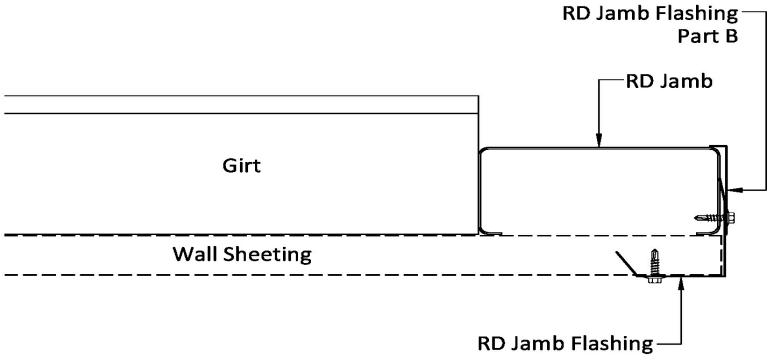
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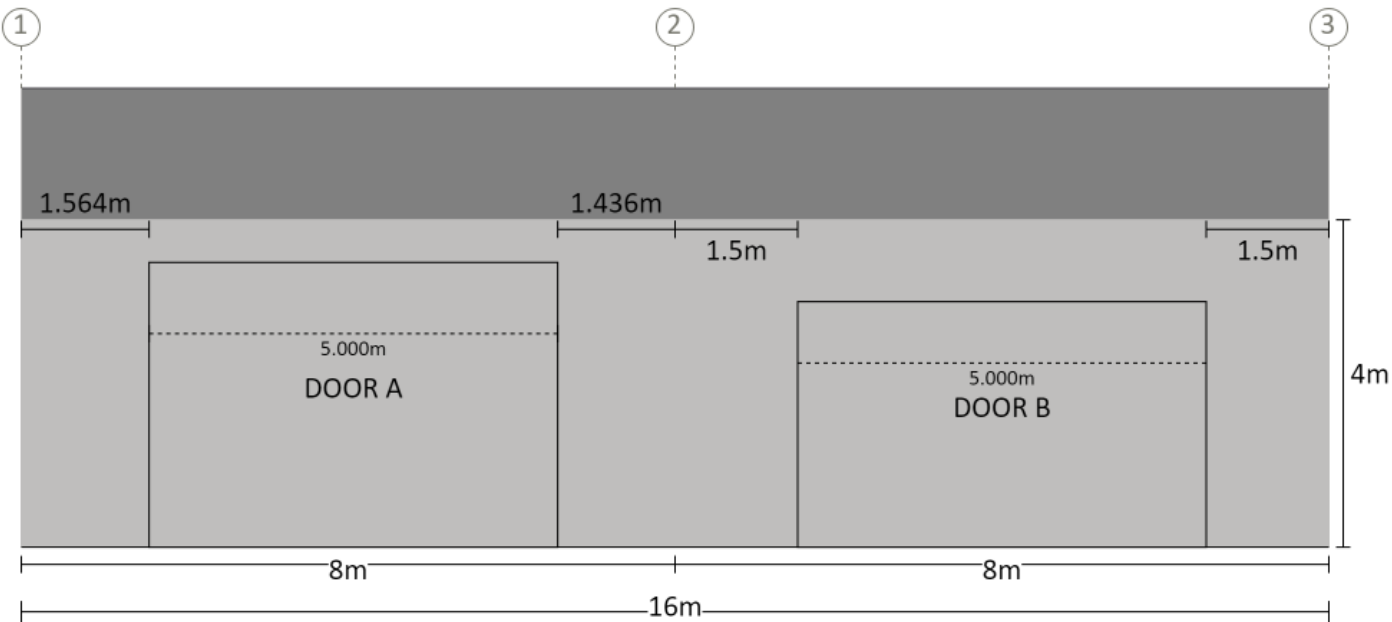


Roller Door Jamb Flashing - B-RDJAMB-F-A-X

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Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia					
Drawing # WSS263039 - 9	Print Date: 15/07/2026				

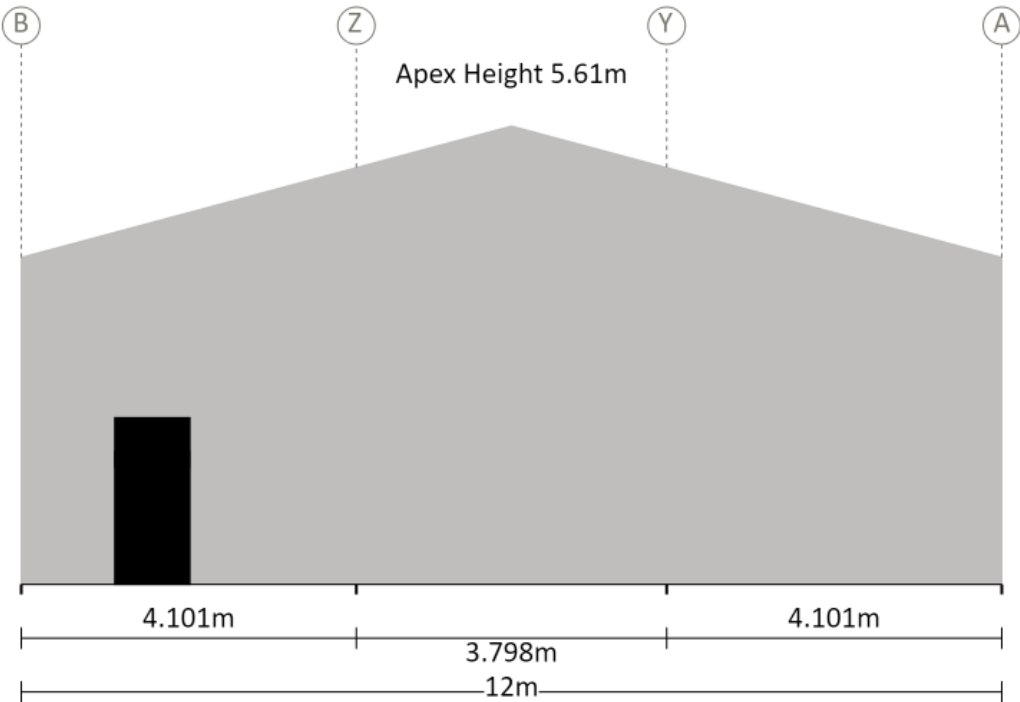
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

Right End

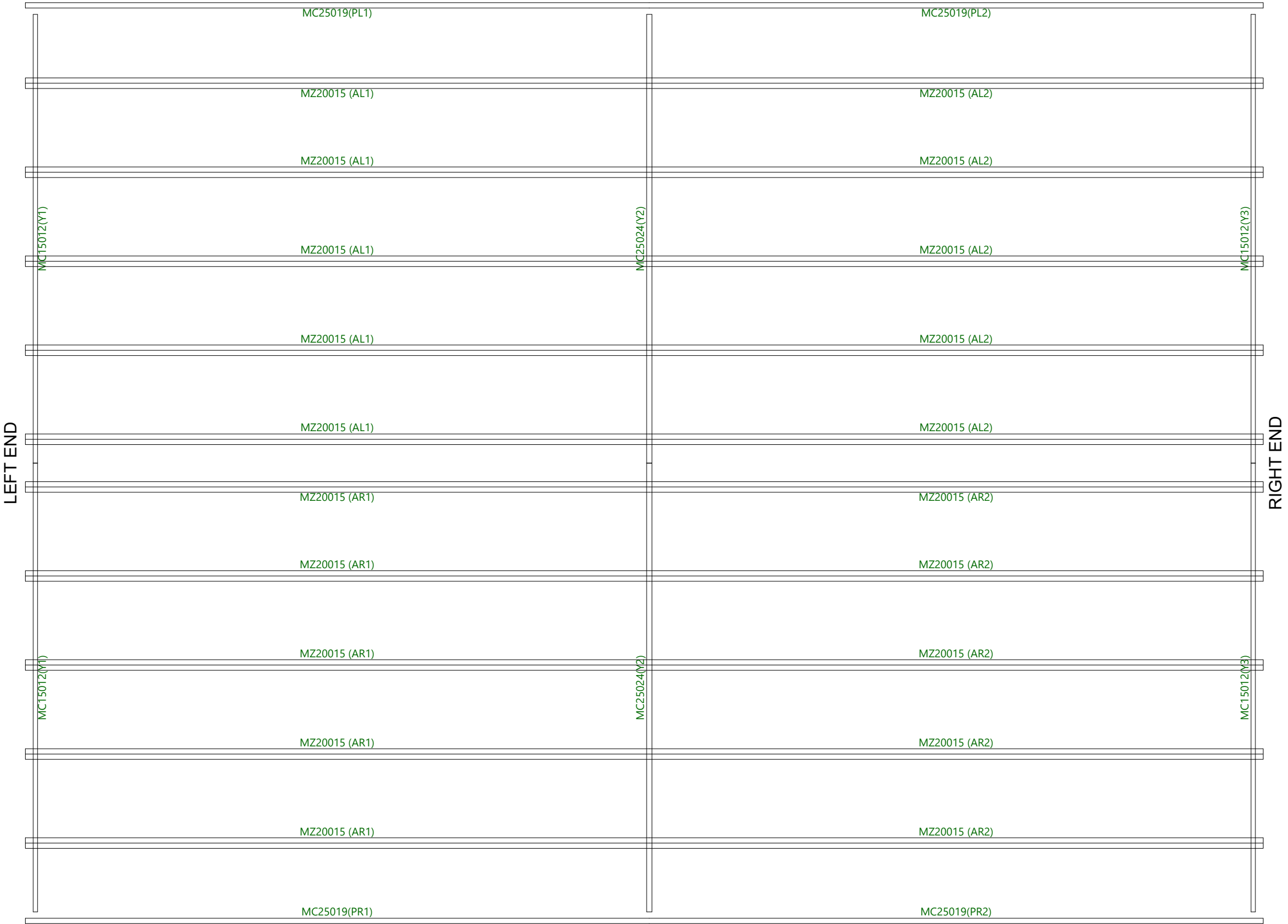


Measurements are from the outside of side girts to the inside of component opening size.

Purchaser Name: Naomi Dance & Tim French		Component Position NOT FOR CONSTRUCTION Not to Scale Page 1 of 1 © Copyright Steelx IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 ME Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers	 Sorell Council Development Application: 5.2026.241.1 - Development Application - Lot 5 Arthur Highway, Sorell P1.pdf Plans Reference: P1 Date Received: 15/07/2026
Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia					
Drawing # WSS263039 - 10	Print Date: 15/07/2026				

ROOF (TOP VIEW)
LEFT SIDE

Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.



RIGHT SIDE

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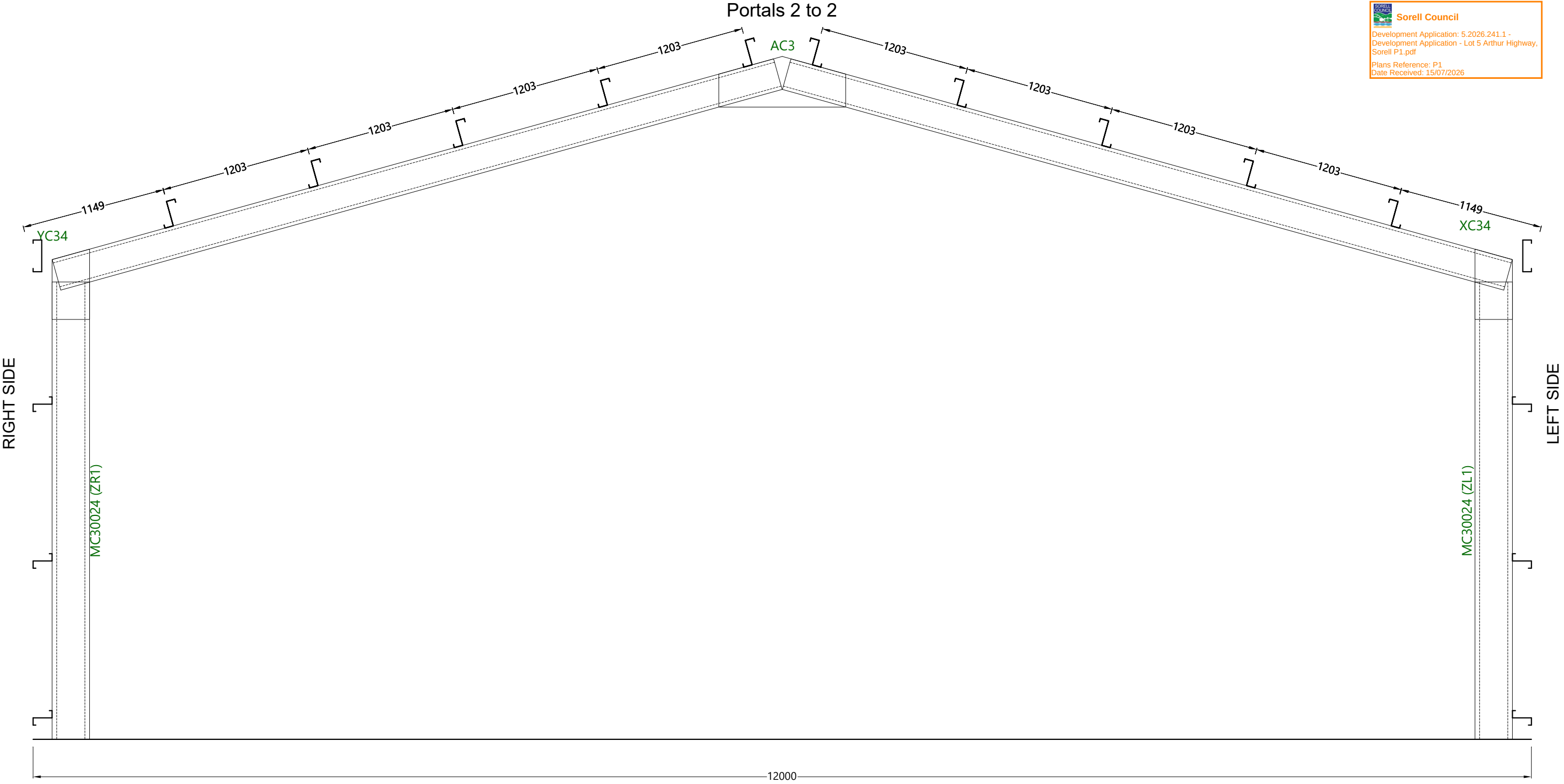
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			Drawing # WSS263039 - 11				
			Print Date: 15/07/2026				

Notes:
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 **Sorell Council**

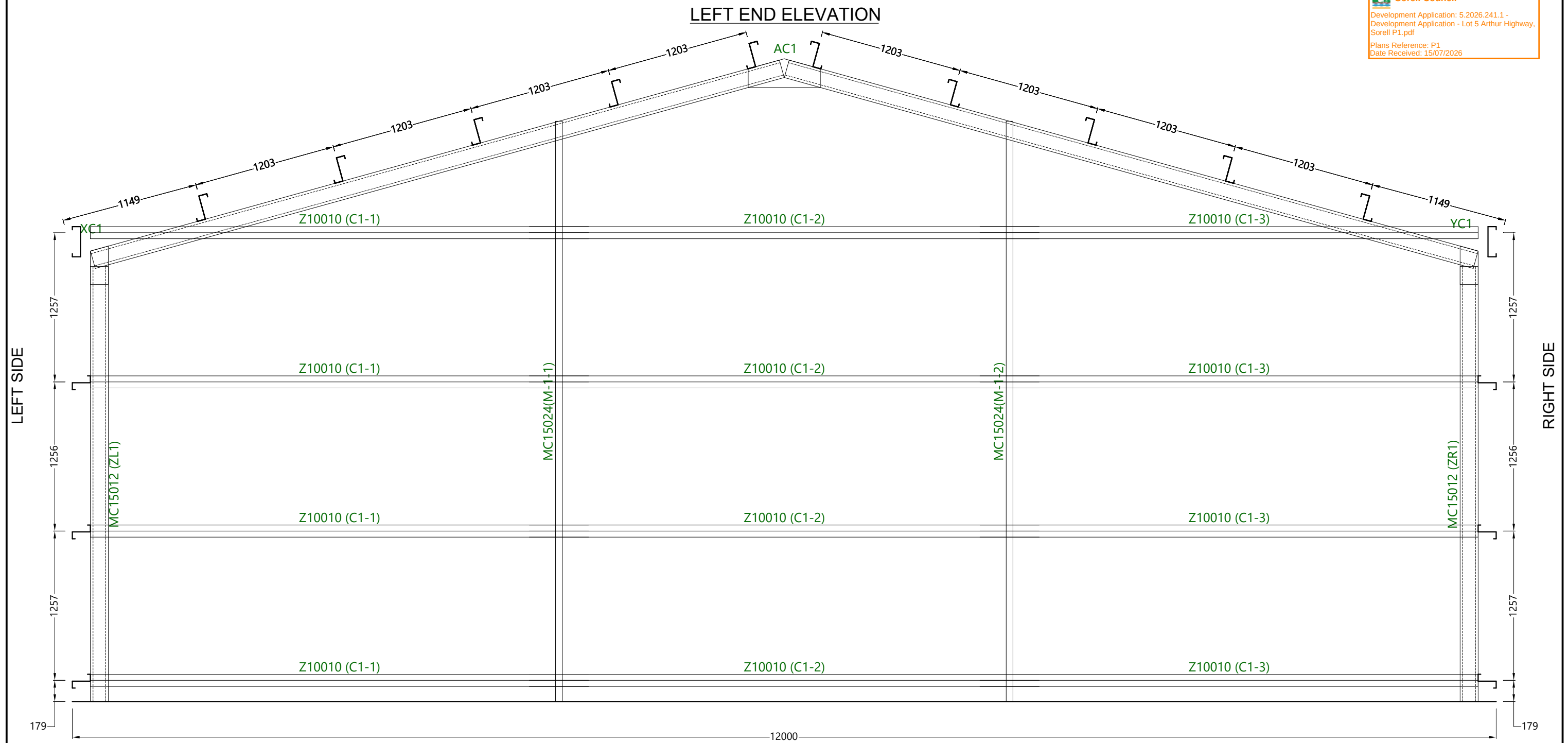
Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

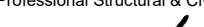
Plans Reference: P1
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			Drawing # WSS263039 - 11				
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Notes:
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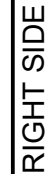


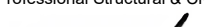
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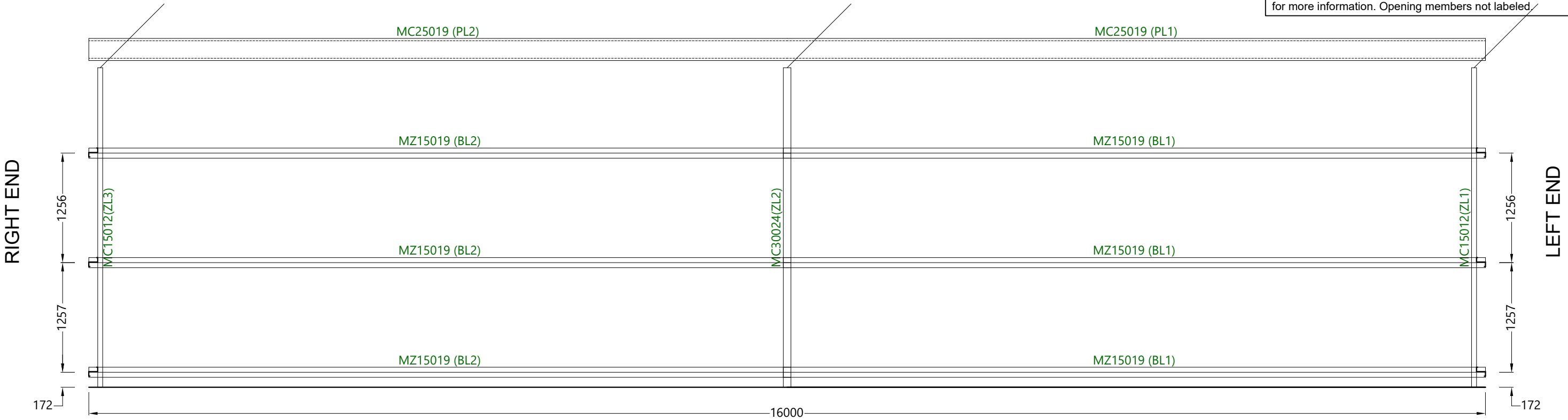
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			Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia				
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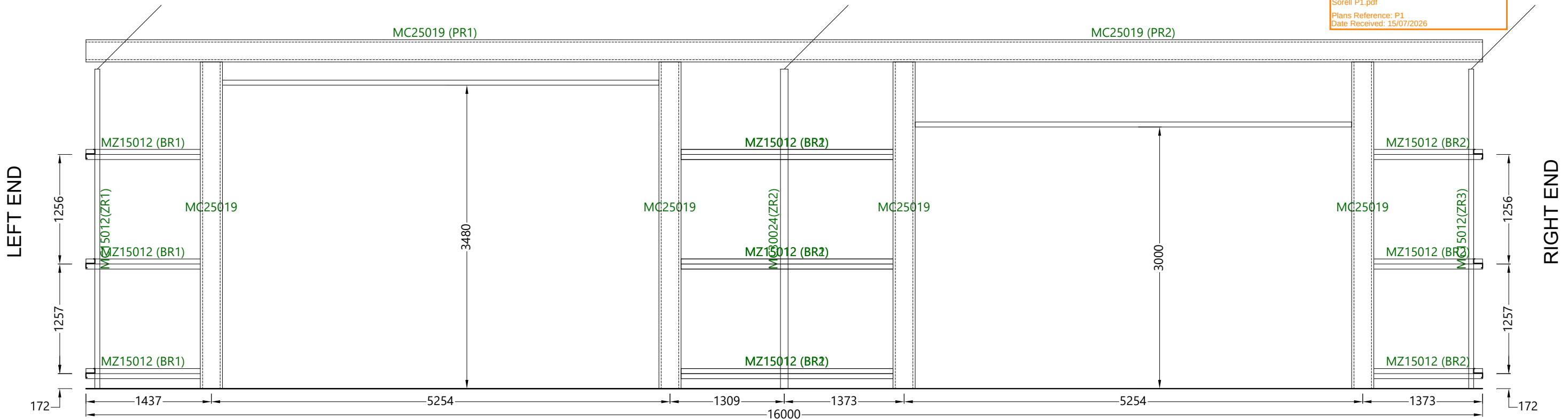
LEFT ELEVATION

Notes:
Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled



RIGHT ELEVATION

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			Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia				
			Drawing # WSS263039 - 11				
			Print Date: 15/07/2026				

BOLTS

- * Unless otherwise nominated, all bolts are grade 4.6
- * All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

ROLLER DOORS

All Roller doors are wind rated. All comments regarding roller doors are referenced from inside the building looking out.

OTHER MATERIALS NOTES

- * All Sheeting, Flashing and framing screws are Climaseal 3.
- * All purlin material has Z350 zinc coating with minimum strength of 450MPa.

SOLAR PANELS

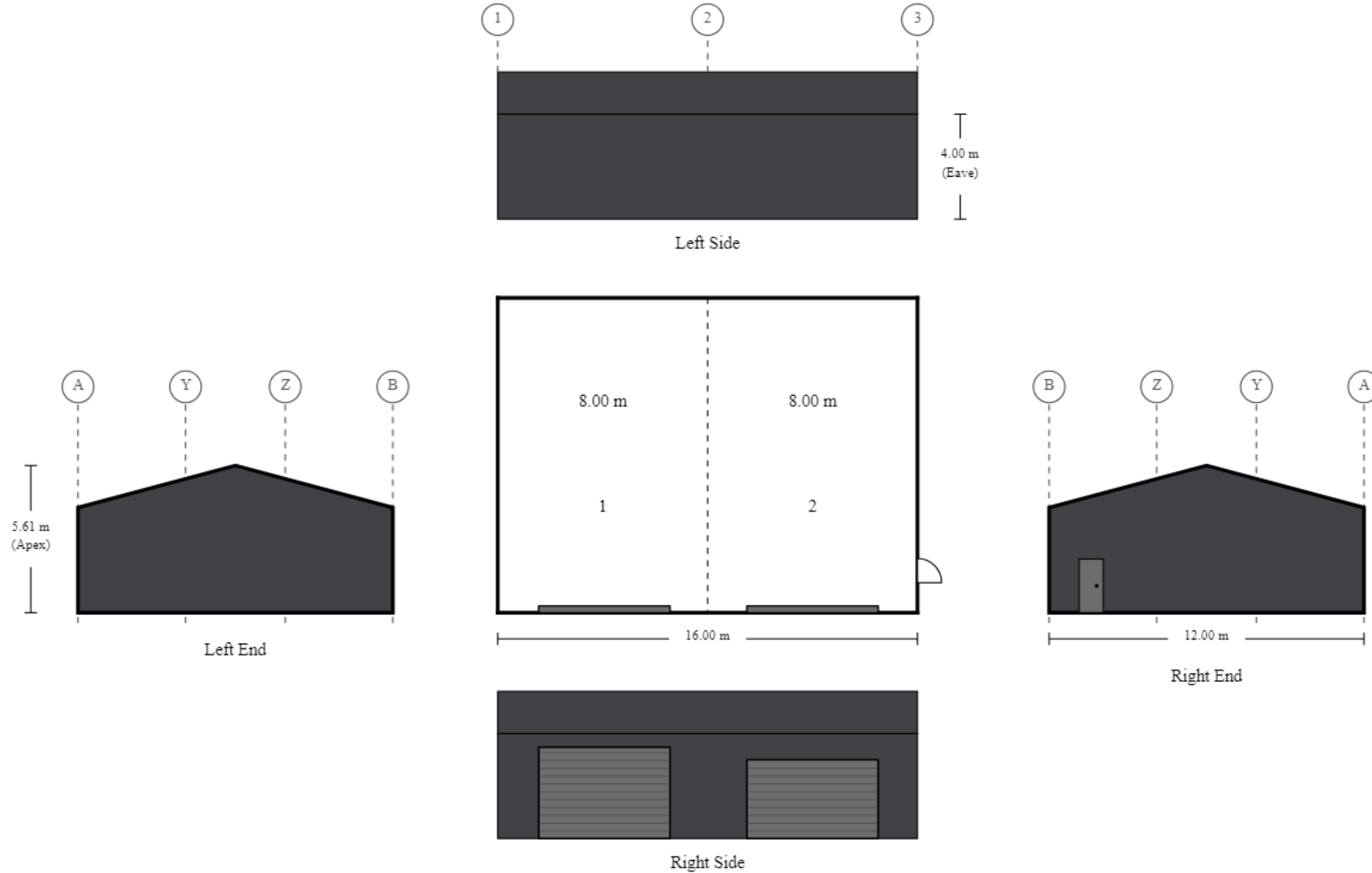
- * The building has been engineered for the panels to be placed on both sides of the main building.
- * Refer to Solar Panel Connection Detail drawing.

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			Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia					
			Drawing # WSS263039 - 2					Print Date: 15/07/2026



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Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

Drawing # WSS263039 - 3

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Layout
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MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Building Dimensions						
Categories	Span	Length	Pitch	Height	Grid(s)	Portal(s)
Main Building	12	16	15 °	4	A - B	1 - 3

Portal Frame Elements				
Grid / Portal Number		1	2	3
Columns	A	MC15012	MC30024	MC15012
	B	MC15012	MC30024	MC15012
Rafters	A - Apex	MC15012	MC25024	MC15012
	Apex - B	MC15012	MC25024	MC15012
End Wall Mullions	Y	MC15024	-	MC15024
	Z	MC15024	-	MC15024
Apex Braces	Apex	-	MC20019 @ 3.6	-
Knee Braces	A - Apex		MC20015 @ 2.5	
	Apex - B		MC20015 @ 2.5	

Bay Section Elements			
Bay Number		1	2
Bay Widths		8	8
Roof Purlins (refer to Purlin And Girt Plan)		Z200	Z200
Roof Purlin Bridging (Rows)	A - Apex	YES (1)	YES (1)
	Apex - B	YES (1)	YES (1)
Roof Purlin Spacing (End)	A - Apex	1.203	1.203
	Apex - B	1.203	1.203
Roof Purlin Spacing (Internal Spans)	A - Apex	1.203	1.203
	Apex - B	1.203	1.203
Eave Purlin	A	MC25019	MC25019
	B	MC25019	MC25019
Side Girts (refer to Purlin And Girt Plan)		Z150	Z150
Side Girt Bridging (Rows)	A	YES (1)	YES (1)
	B	-	-
Side Girts Spacing (End)	A	1.257	1.257
	B	1.257	1.257
Side Girts Spacing (Internal)	A	1.257	1.257
	B	1.257	1.257
Roller Door Header	B	MC15012	MC15012
Roller Door Jambs	B	MC25019	MC25019

End Bay Section Elements			
Grid / Portal Number		1	3
End Girts (refer to Purlin And Girt Plan)		Z100	Z100
End Girts Spacing (End)	A - Y	1.257	1.257
	Y - Z	1.257	1.257
	Z - B	1.257	1.257
End Girts Spacing (Internal)	A - Y	1.257	1.257
	Y - Z	1.257	1.257
	Z - B	1.257	1.257
PA Door Header	Y - Z	-	-
	Z - B	-	C10010
PA Door Jambs	Y - Z	-	-
	Z - B	-	C10012

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Revision	Date	Initial	Purchaser Name: Naomi Dance & Tim French		Material Specification Sheet NOT FOR CONSTRUCTION Page 1 of 3 ©Copyright Steelx IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Name: Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 15/07/2026
			Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia				
			Drawing # WSS263039 - 4	Print Date: 15/07/2026			

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Roller Door		
Location - Side & Bay Number	RightSide 1	RightSide 2
Roller Door Size	3.48x5	3x5
Roller Door Header	MC15012	MC15012
Roller Door Jambs	MC25019	MC25019
Roller Door Clip Config	1 clips	1 clips
Roller Door Manufacturer	CENTURION	CENTURION

PA Door	
Location - Side & Bay Number	RightEnd 2
PA Door Header	C10010
PA Door Jambs	C10012
PA Door	2.040 x 0.920 - prehung Connect Precision - 4 Sided Frame - Dual Skin - Pre-Hung - swing as per plan
PA Door Manufacturer	METROLL

Cladding Elements		
Category	Colour	Product
Roof Sheeting	Monument	TRIMCLAD® 0.42 BMT
Roof Flashings	COLORBOND® steel	BlueScope 0.55 BMT
Wall Sheeting	Monument	TRIMCLAD® 0.42 BMT
Wall Flashing	COLORBOND® steel	BlueScope 0.55 BMT

Pier Sizes							
Cohesion	Soil Description	Diameter	Depth - with Slab				Min Depth for Reo (2)
			BP1	BP2	BP3	Reinforcement (1)	
0kPa	Sandy Soil	0.3	0.45	0.6	-	4-N12	1.2
		0.45	0.45	0.45	-	N/A	1.2
		0.6	0.45	0.45	1.2	4-N16	1.2
50.00 kPa	Soft to Firm Clay	0.3	0.7	0.45	-	4-N12	1
		0.45	0.7	0.45	-	4-N12	1.2
		0.6	0.7	0.45	1	4-N16	1.2
100.00 kPa	Stiff to Very Stiff Clay	0.3	0.7	0.45	-	4-N12	0.9
		0.45	0.7	0.45	-	4-N12	1.2
		0.6	0.7	0.45	0.8	4-N16	1.2
Embedment Depth	Embedment Depth	Embedment Depth	0	0	0	N/A	N/A

Note 1
For pier reinforcement: Deformed bar to be within 100mm of base and minimum 75mm top cover.
Minimum side cover 75mm, maximum 100mm.
Rod to be caged horizontally at least twice with minimum 6mm cage tie at a maximum spacing of 300mm.

Note 2
No reinforcement is required for piers less than this depth. For all other pier depths refer to the table and Note 1.

**Sorell Council**

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

Revision	Date	Initial	Purchaser Name: Naomi Dance & Tim French		Material Specification Sheet NOT FOR CONSTRUCTION Page 2 of 3 ©Copyright Steelx IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Name: Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 15/07/2026
			Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia				
			Drawing # WSS263039 - 4	Print Date: 15/07/2026			

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Pier Sizes			Depth - when NO Slab				
Cohesion	Soil Description	Diameter	BP1	BP2	BP3	Reinforcement (1)	Min Depth for Reo (2)
0kPa	Sandy Soil	0.3	1.2	1.3	-	4-N12	1.2
		0.45	0.8	1	-	N/A	1.2
		0.6	0.7	0.8	1.4	4-N16	1.2
50.00 kPa	Soft to Firm Clay	0.3	1.4	1.5	-	4-N12	0.7
		0.45	1.4	1.5	-	4-N12	1
		0.6	1.4	1.5	2.1	4-N16	1.2
100.00 kPa	Stiff to Very Stiff Clay	0.3	1.3	1.3	-	4-N12	0.6
		0.45	1.3	1.3	-	4-N12	0.9
		0.6	1.3	1.3	1.7	4-N16	1
Embedment Depth	Embedment Depth	Embedment Depth	0	0	0	N/A	N/A

Note 1
For pier reinforcement: Deformed bar to be within 100mm of base and minimum 75mm top cover.
Minimum side cover 75mm, maximum 100mm.
Rod to be caged horizontally at least twice with minimum 6mm cage tie at a maximum spacing of 300mm.

Note 2
No reinforcement is required for piers less than this depth. For all other pier depths refer to the table and Note 1.

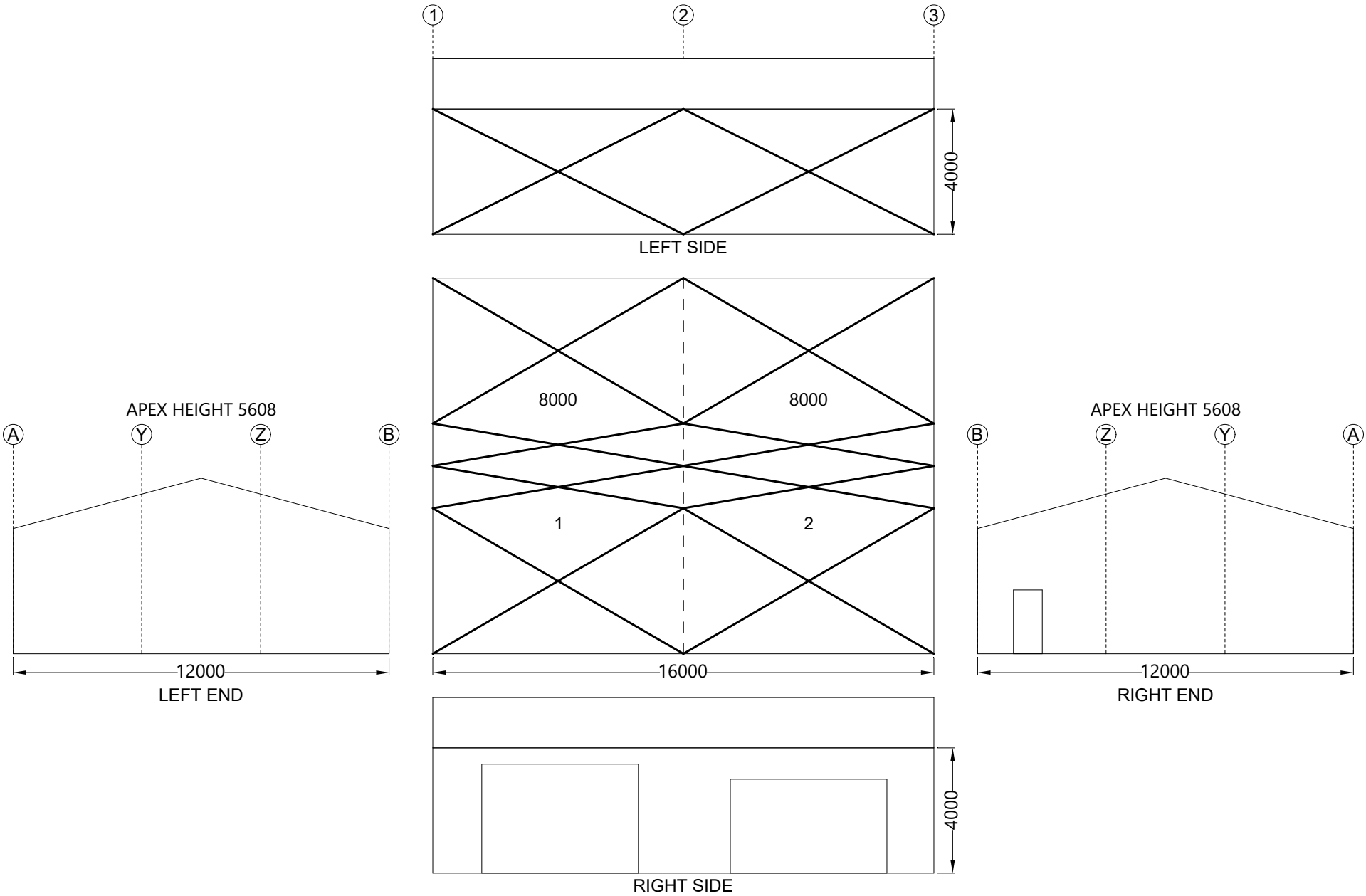
**Sorell Council**

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
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Plans Reference: P1
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Revision	Date	Initial	Purchaser Name: Naomi Dance & Tim French		Material Specification Sheet NOT FOR CONSTRUCTION Page 3 of 3 ©Copyright Steelx IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Name: Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 15/07/2026
			Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia				
			Drawing # WSS263039 - 4	Print Date: 15/07/2026			

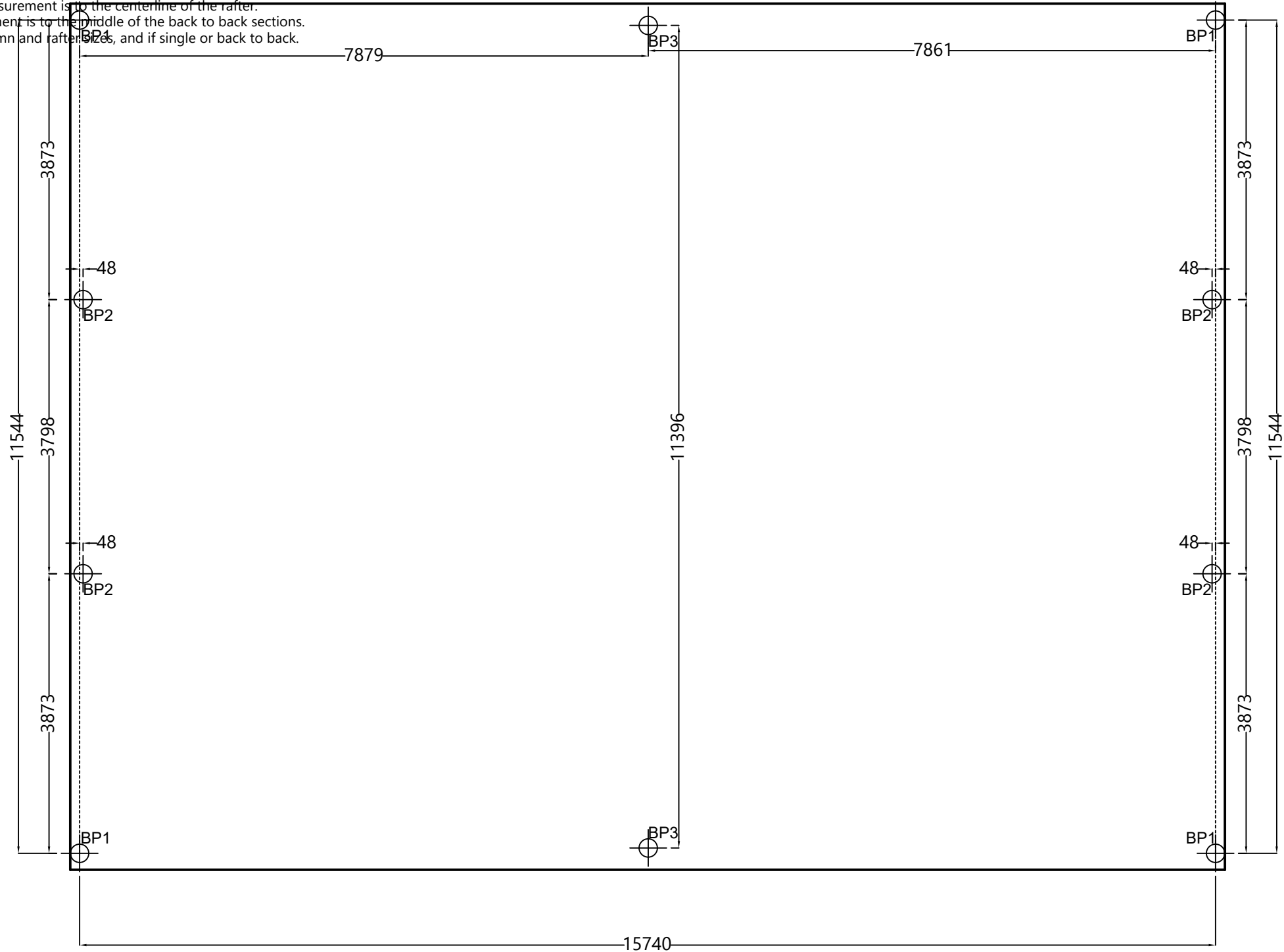
Cross Bracing (Side Walls) is achieved with 30 mm x 1.2 mm strap (double strapping). Refer to Connection Details.
Cross Bracing (End Walls, Roof) is achieved with 30 mm x 1.2 mm strap. Refer to Connection Details.
Cross bracing in the roof is to the purlin nearest to the end wall mullions, where applicable.



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			Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia				
			Drawing # WSS263039 - 5				
			Print Date: 15/07/2026				

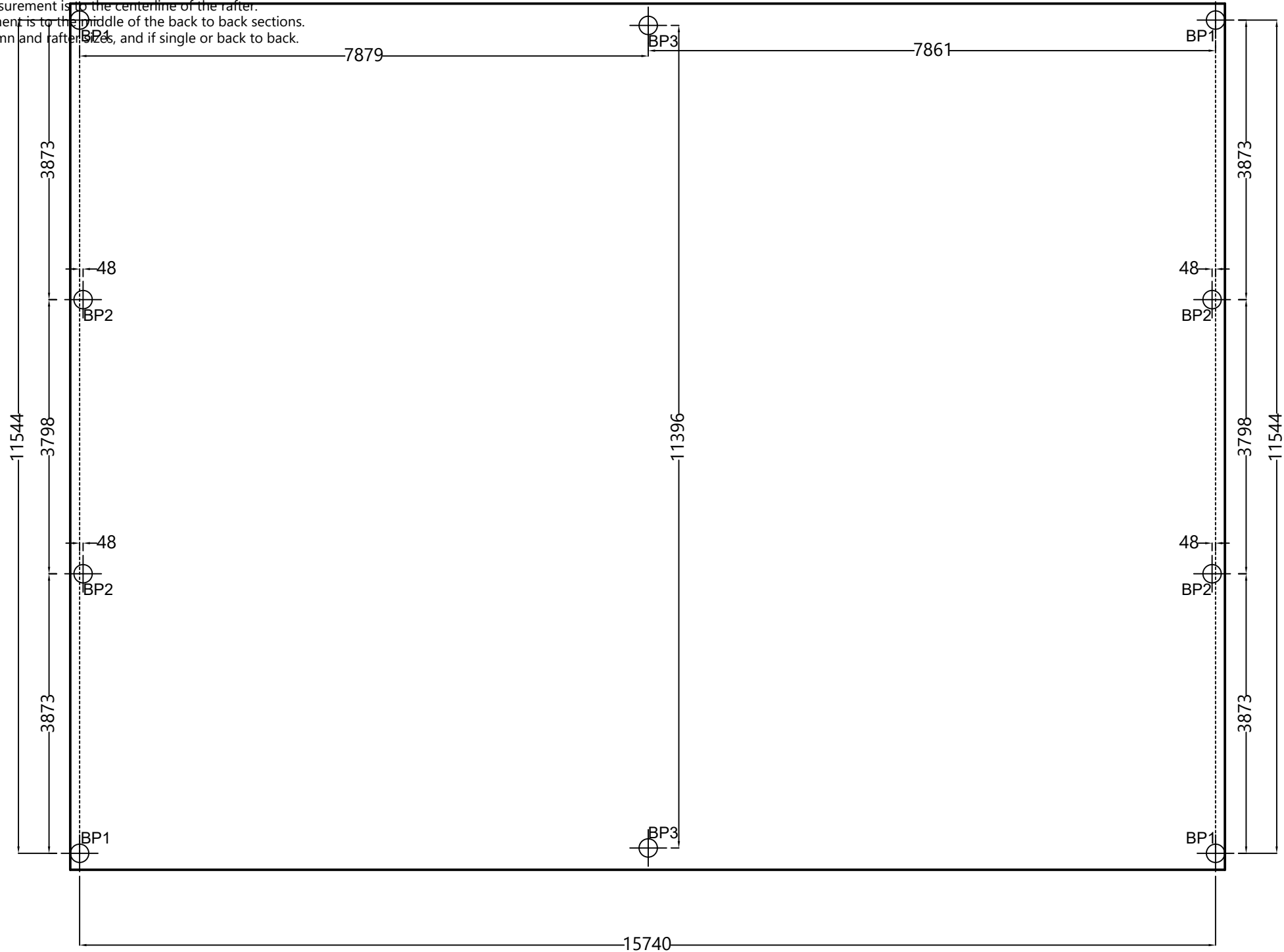
Concrete Piers (Slab)
These dimensions are provided as a guide only. It is the responsibility of the erector to confirm that all dimensions are correct.
Where single column and single rafter, measurement is to the centerline of the rafter.
Where Back to back columns and single rafter, measurement is to the centerline of the rafter.
Where Back to back columns and rafters, measurement is to the middle of the back to back sections.
Refer to Material Specification Sheet(s) for the column and rafter sizes, and if single or back to back.



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			Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia				
			Drawing # WSS263039 - 6				
			Print Date: 15/07/2026				

Concrete Piers (NO Slab)
These dimensions are provided as a guide only. It is the responsibility of the erector to confirm that all dimensions are correct.
Where single column and single rafter, measurement is to the centerline of the rafter.
Where Back to back columns and single rafter, measurement is to the centerline of the rafter.
Where Back to back columns and rafters, measurement is to the middle of the back to back sections.
Refer to Material Specification Sheet(s) for the column and rafter sizes, and if single or back to back.



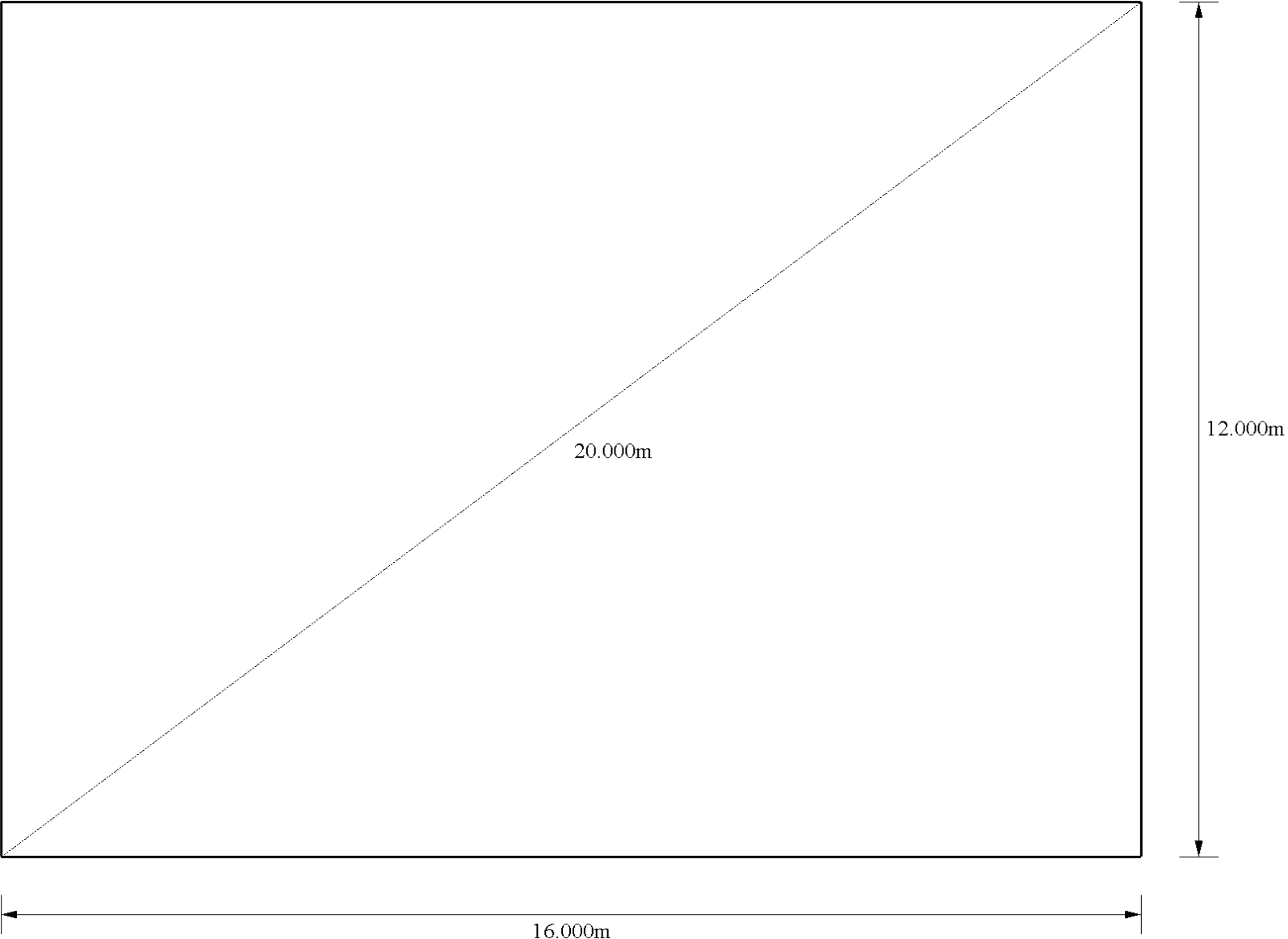
**Sorell Council**

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Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

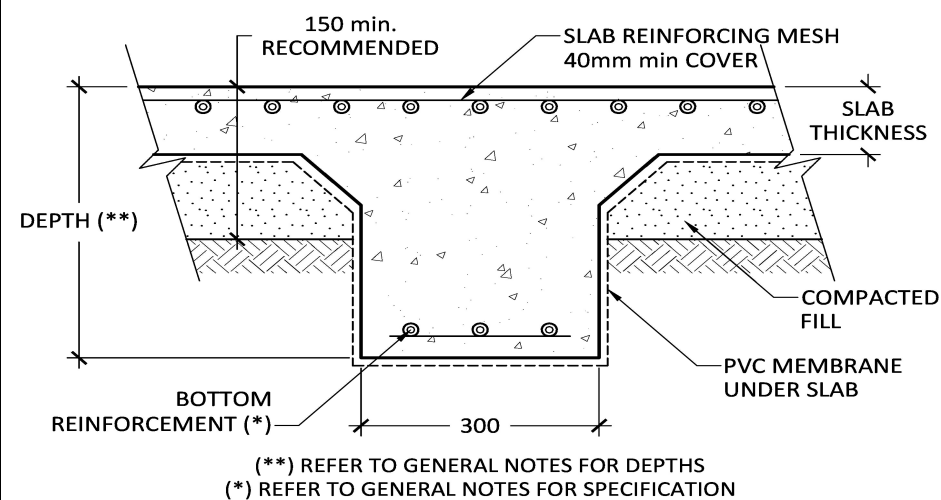
Revision	Date	Initial	Purchaser Name: Naomi Dance & Tim French		Concrete Piers (NO Slab) PIER MEASUREMENT ONLY. NOT FOR CONSTRUCTION NOT TO SCALE Page 2 of 2 ©Copyright Steelx IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Name: Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature:  John Ronaldson Date: 15/07/2026
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			Drawing # WSS263039 - 6				
			Print Date: 15/07/2026				

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.

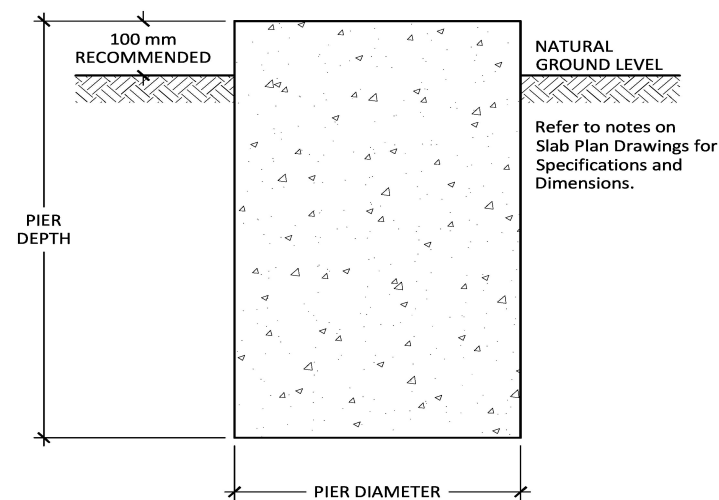


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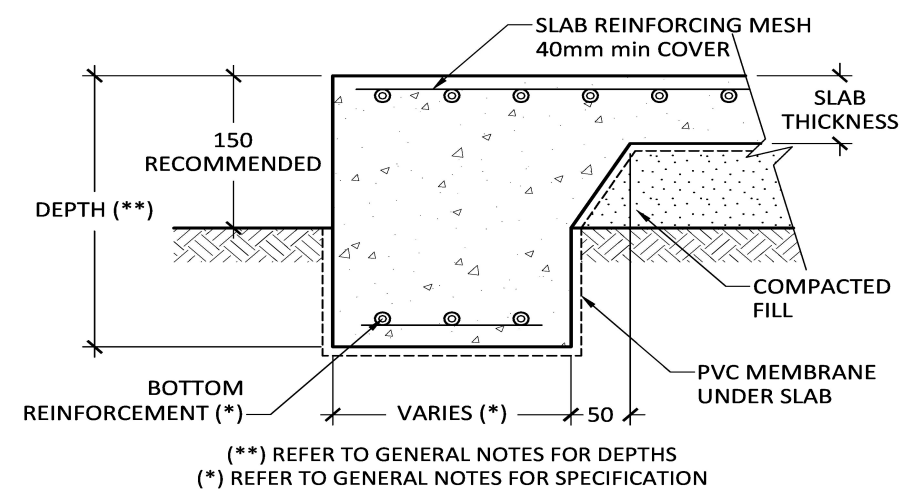
Purchaser Name: Naomi Dance & Tim French		Slab Dimensions Also refer to Concrete Piers Plan. NOT FOR CONSTRUCTION Not to Scale © Copyright Steelx IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 ME Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; MC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers
Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia				Signature:  Date: John Ronaldson Date: 15/07/2026
Drawing # WSS263039 - 7	Print Date: 15/07/2026			



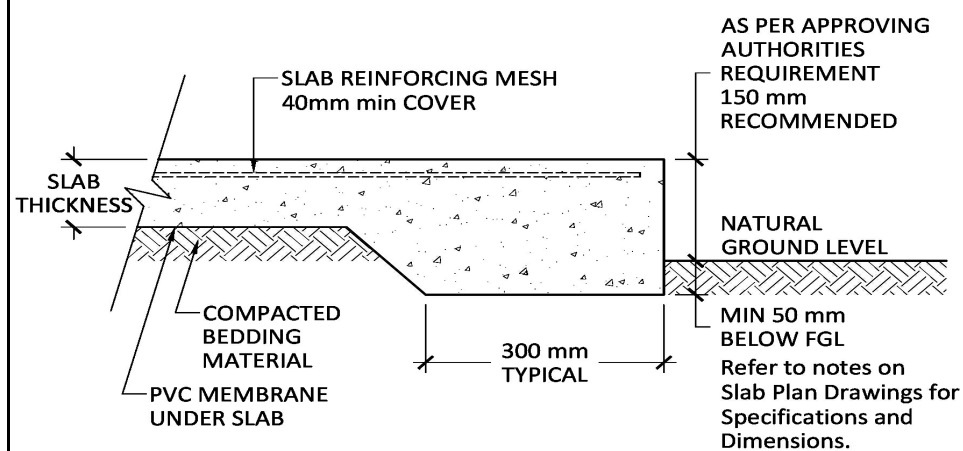
INTERNAL BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



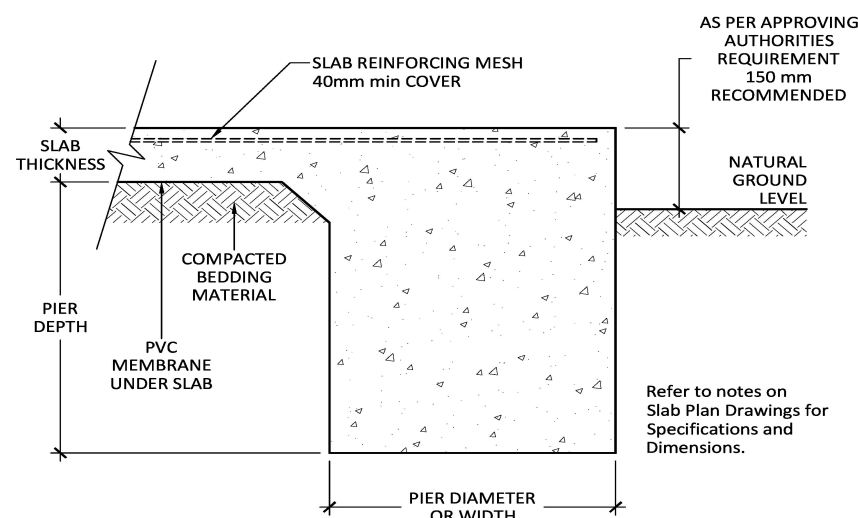
BORED PIER



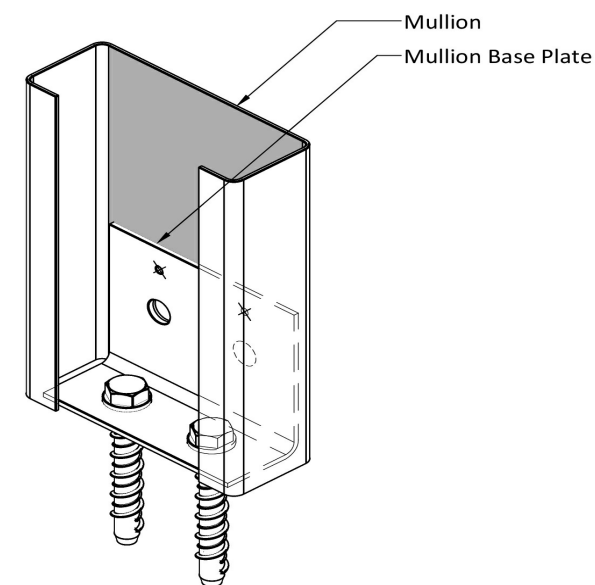
PERIMETER BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



SLAB PERIMETER THICKENING BETWEEN PIER
A, S & M SOIL TYPES



SLAB AND PIER DETAIL



FOOTING BOLTS - 2 of M12 x 100 SCREWBOLTS
○ FIXING BOLTS - 2 of M12 x 30 Galv.
× FIXING SCREWS - 2 of 14.20 x 22

C150 MULLION BASE PLATE (B)

Purchaser Name: Naomi Dance & Tim French

Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

Drawing # WSS263039 - 8

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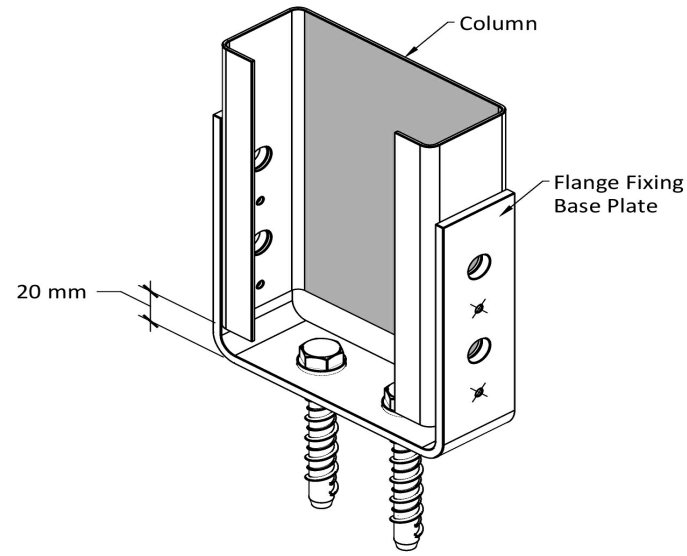
Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

Date: John Ronaldson

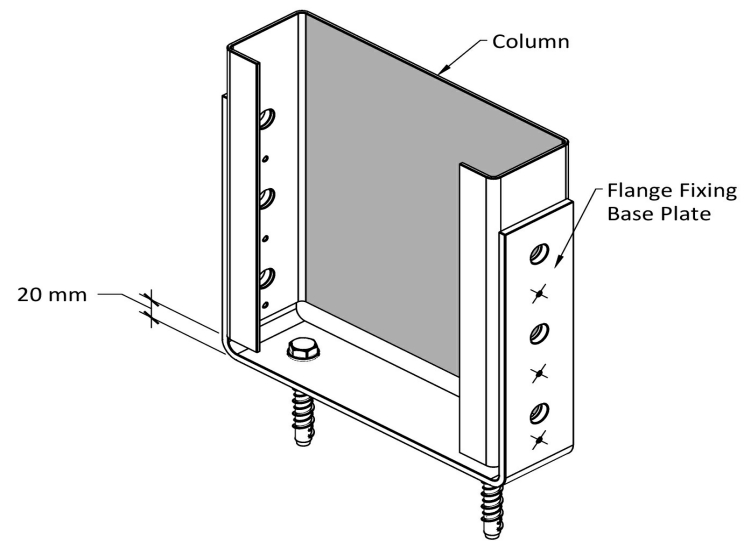
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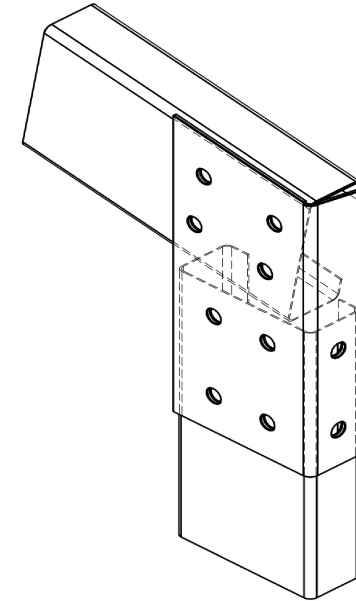
- FOOTING BOLTS - 2 of M12 x 100 SCREWBOLT
 ○ FIXING BOLTS - 4 of M12 x 30 Galv.
 × FIXING SCREWS - 4 of 12.24 x 38 Series 500

C150 COLUMN FIXING (BF)



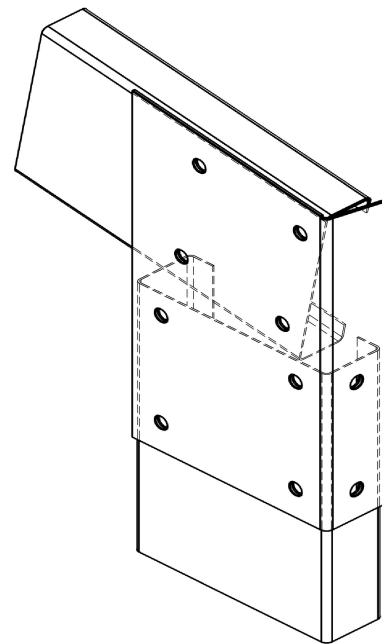
- FOOTING BOLTS - 2 of M16 x 150 SCREWBOLTS
 ○ FIXING BOLTS - 6 of M16 x 40 (8.8)
 × FIXING SCREWS - 6 of 12.24 x 38 Series 500

C300 COLUMN FIXING (BF)



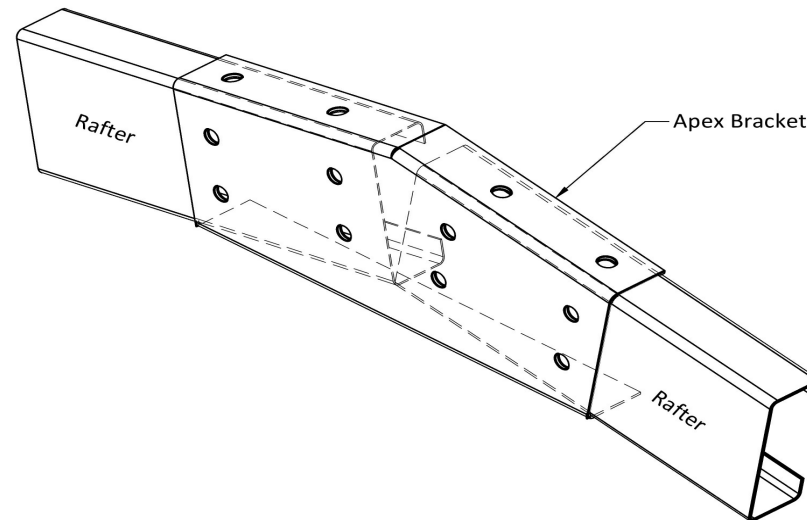
- FIXING BOLTS - 10 of M12 x 30 (8.8)

FLAT PLATE HAUNCH BRACKET (X&Y) - C150, 15°



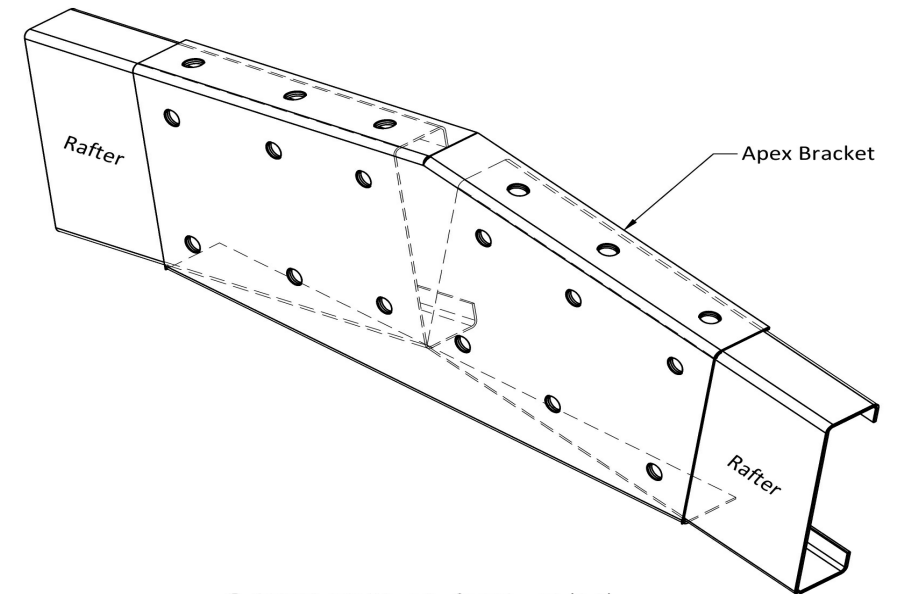
- FIXING BOLTS - 10 of M16 x 30 (8.8)

FLAT PLATE HAUNCH BRACKET (X&Y) - C300-C250, 15°



- FIXING BOLTS - 12 of M12 x 30 (8.8)

APEX BRACKET (A) - C150, 15°



- FIXING BOLTS - 18 of M16 x 40 (8.8)

APEX BRACKET (A) - C250, 15°

Purchaser Name: Naomi Dance & Tim French

Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

Drawing # WSS263039 - 8

Print Date: 15/07/2026

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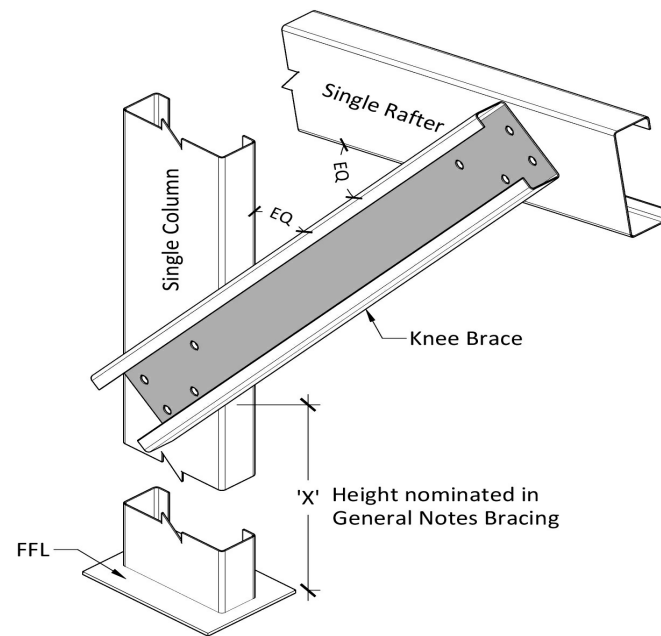
Apex Engineering Group PTY LTD
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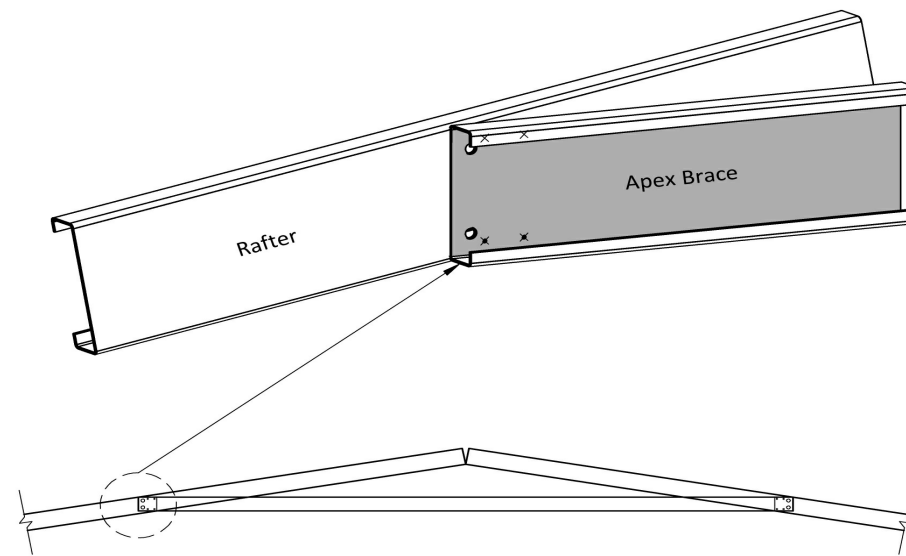
Date: John Ronaldson

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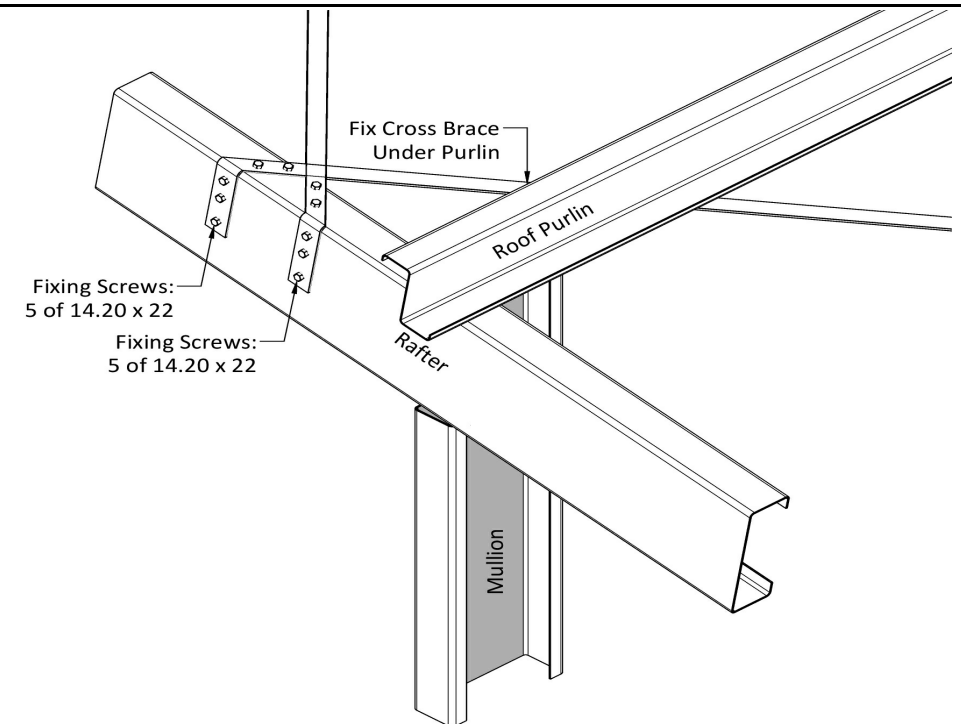
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Development Application - Lot 5 Arthur Highway,
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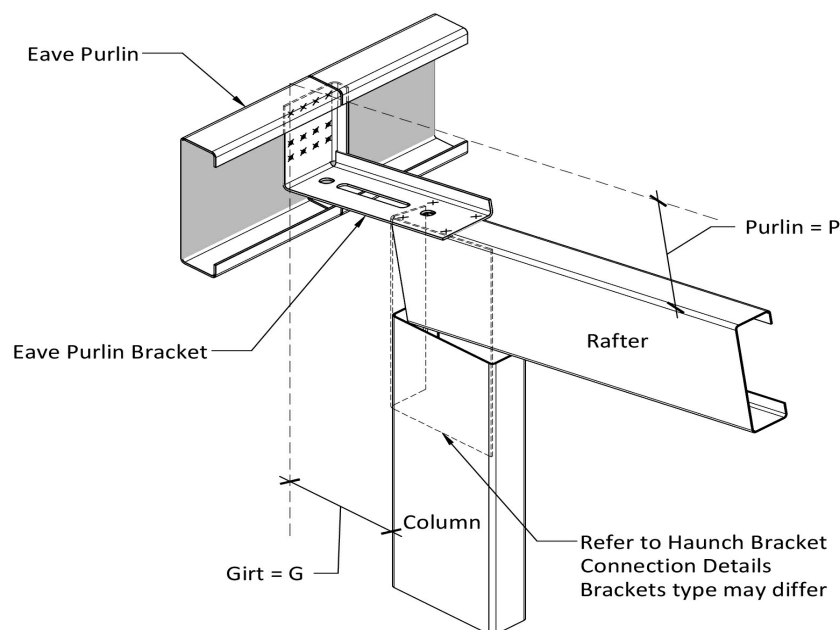
○ FIXING BOLTS - 8 of M16 x 30 (8.8)
**KNEE BRACE FOR
 SINGLE COLUMN + SINGLE RAFTER**



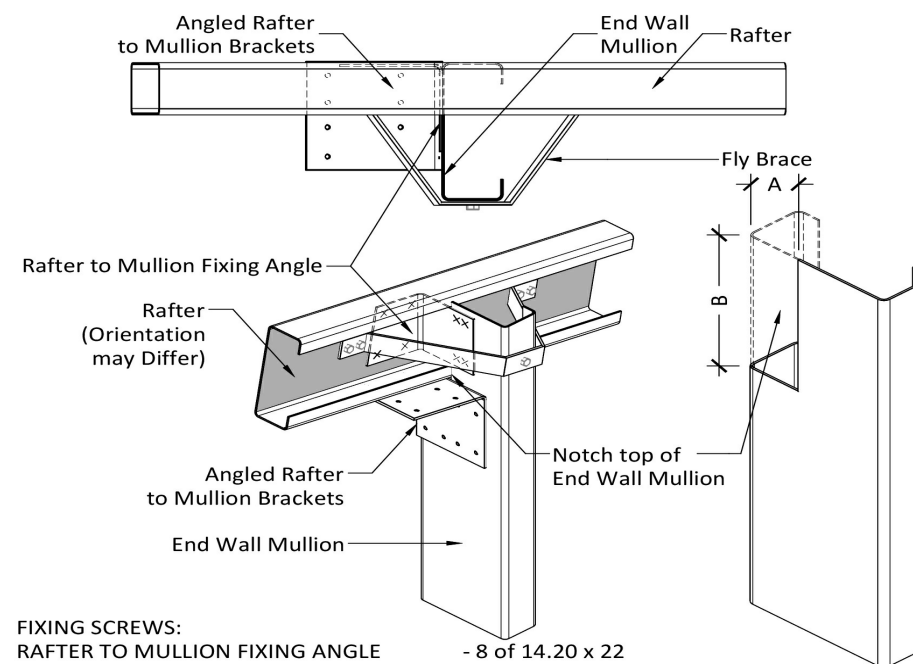
○ FIXING BOLTS - 2 of M16 x 30 (8.8)
 × FIXING SCREWS - 4 of 14.20 x 22
APEX BRACE FOR SINGLE RAFTER - C250-C200



BRACING CONNECTION



* P - Z200
 * G - Z100 - TH120 - Z150 - Z200
 ○ FIXING BOLTS - 1 of M12 x 30
 × FIXING SCREWS - 16 of 14.20 x 22
EAVE PURLIN BRACKET TO RAFTER



FIXING SCREWS:
 RAFTER TO MULLION FIXING ANGLE - 8 of 14.20 x 22
 FLY BRACE - 5 of 14.20 x 22
 ANGLED RAFTER TO MULLION BRACKETS - Quantity as per Pilot Holes on Bracket
 Fix with 14.20 x 22 Screws

END WALL MULLION TO RAFTER

End Wall Mullion To Rafter Notching Dimensions – 15°						
15° Rafter		C150 Mullion	C200 Mullion	C250 Mullion	C300 Mullion	C350 Mullion
NOTCH	A	B	B	B	B	B
C150	57	146	148	148	151	154
C200	69	199	201	201	204	207
C250	69	252	254	254	257	260
C300	87	299	301	301	304	307
C350	113	351	353	353	356	359
C400	125	403	405	405	408	411

**END WALL MULLION TO RAFTER
 NOTCHING DIMENSIONS FOR 15° RAFTER**

Purchaser Name: Naomi Dance & Tim French

Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

Drawing # WSS263039 - 8

Print Date: 15/07/2026

Connection Details
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 Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

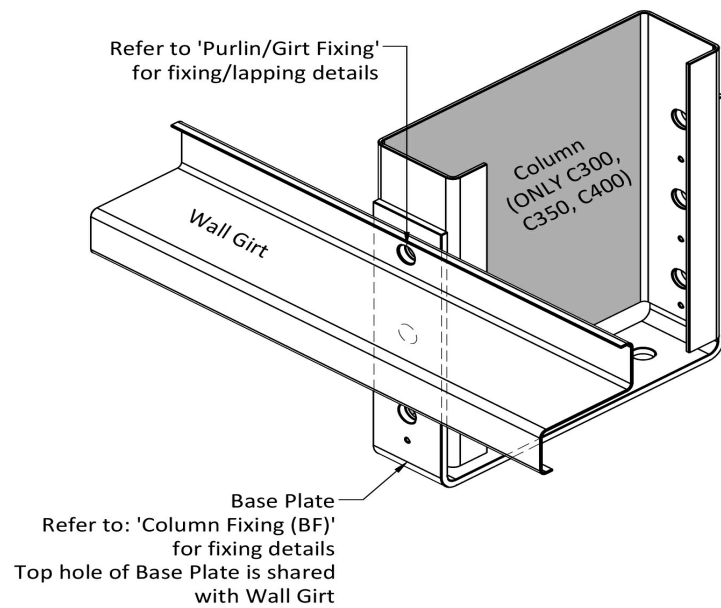
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Date: 15/07/2026

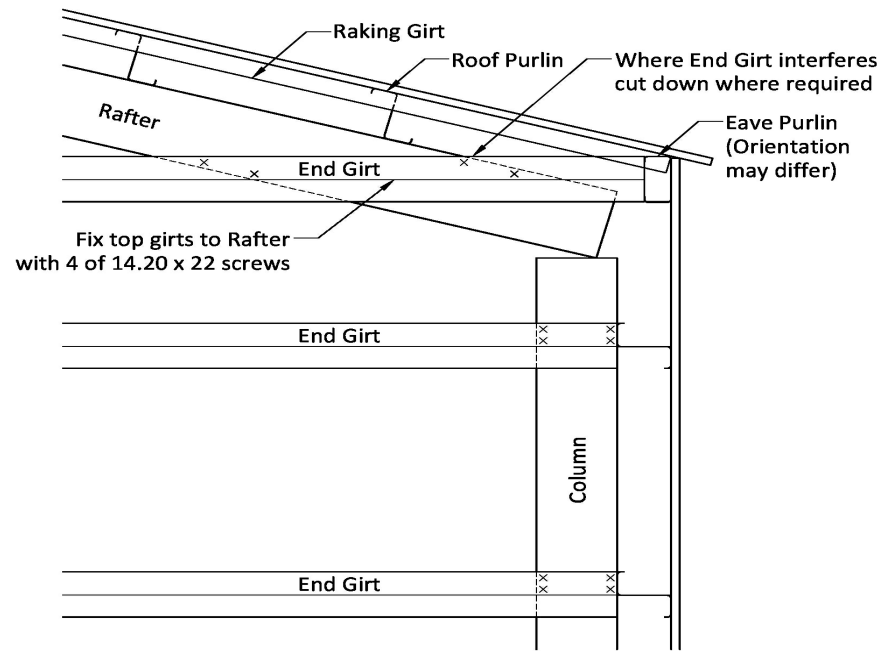


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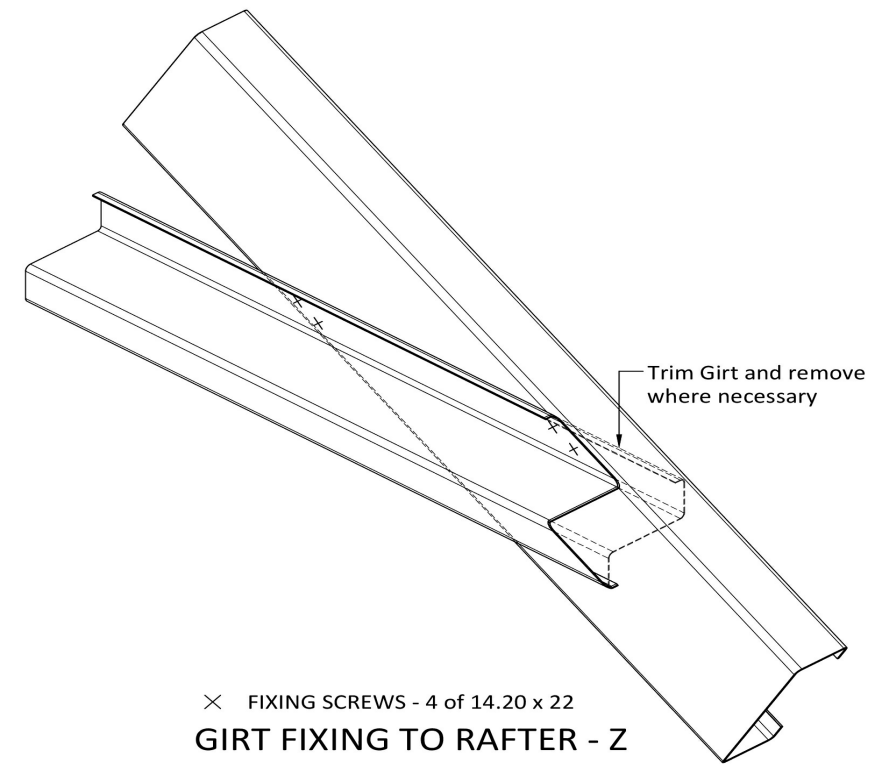
Development Application: 5.2026.241.1 -
 Development Application - Lot 5 Arthur Highway,
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 Plans Reference: P1
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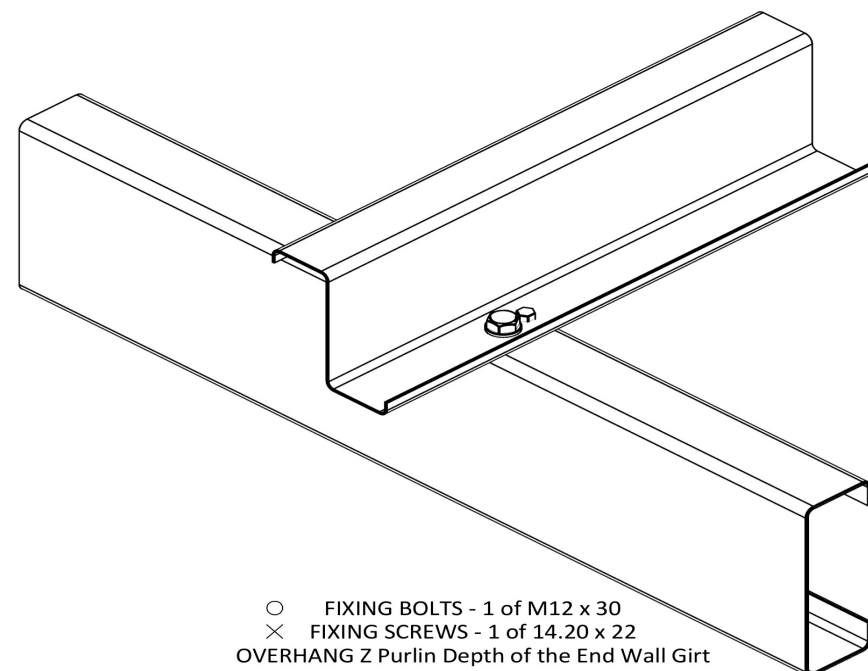
GIRT TO BASE PLATE (C300, C350, C400 COLUMNS ONLY)



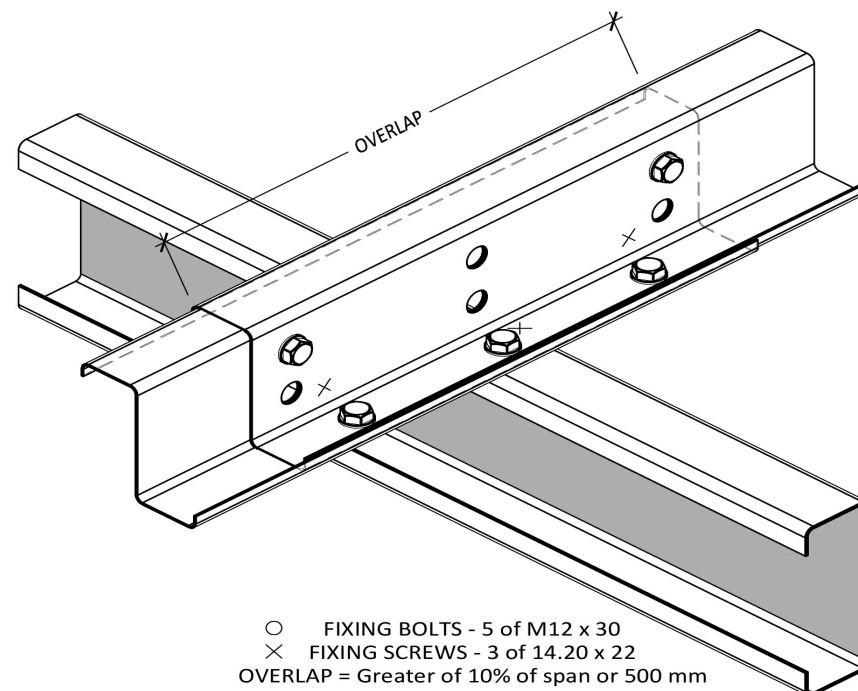
GABLE END TOP END GIRT FIXING - Z



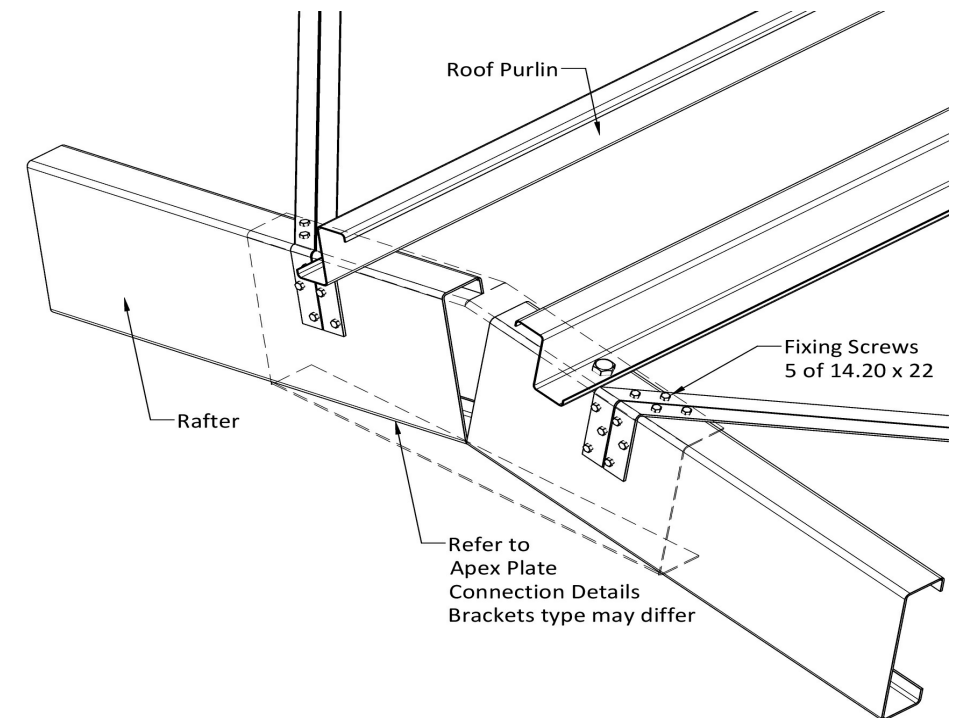
GIRT FIXING TO RAFTER - Z



PURLIN & SIDE GIRT END WALL FIXING
Z PURLIN - SINGLE COLUMN OR RAFTER



PURLIN/GIRT FIXING
SINGLE C SECTION COLUMNS OR RAFTERS



BRACING CONNECTION AT APEX

Purchaser Name: Naomi Dance & Tim French

Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

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Print Date: 15/07/2026

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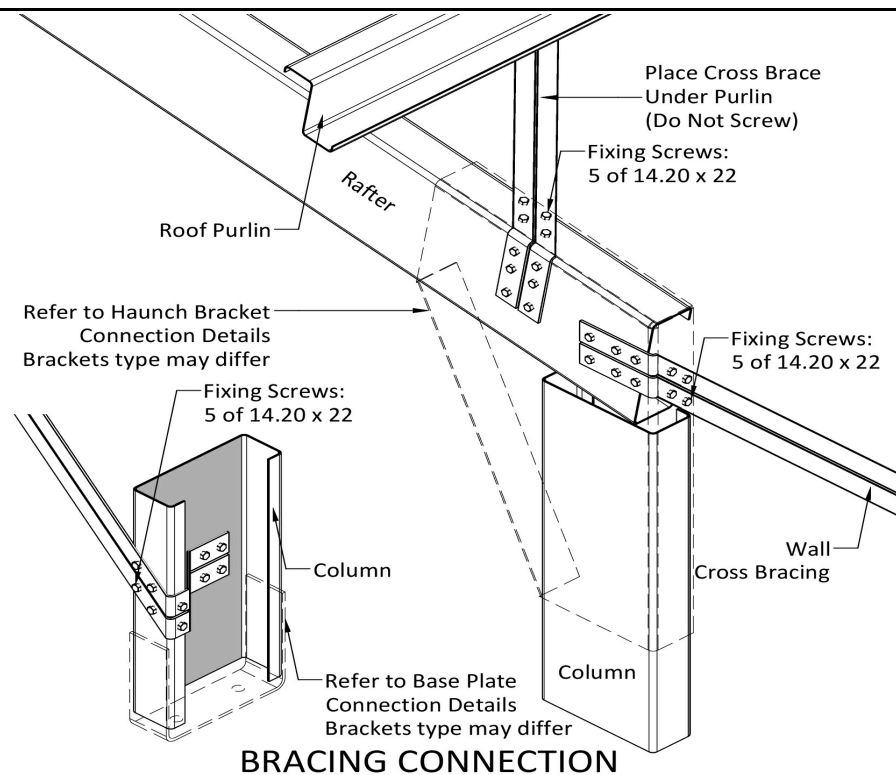
Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
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Signature:

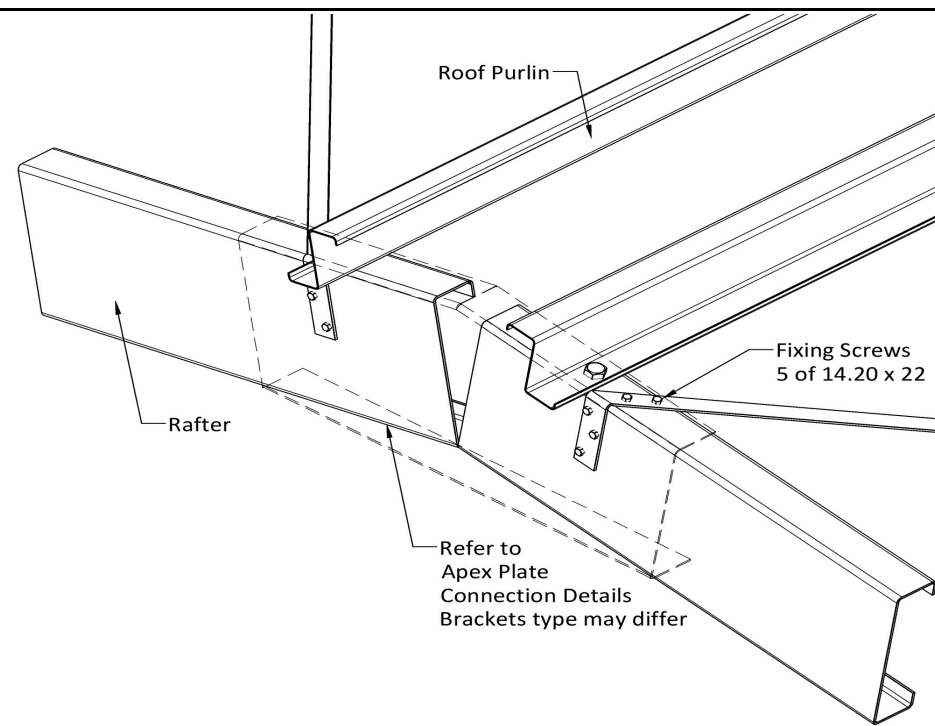
Date: John Ronaldson

Date: 15/07/2026

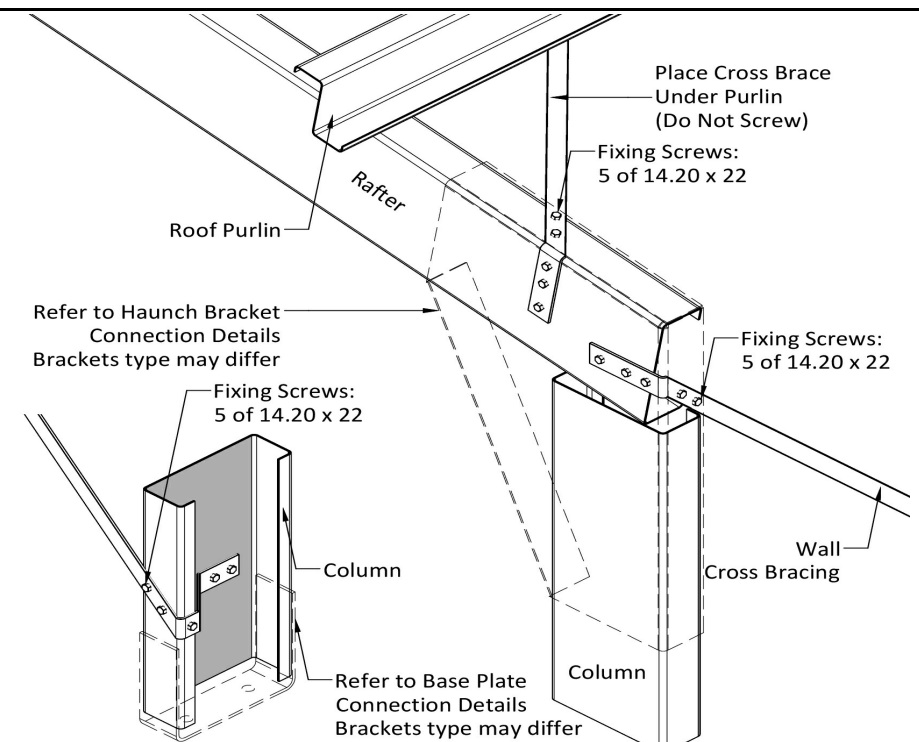
Sorell Council
Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf
Plans Reference: P1
Date Received: 15/07/2026



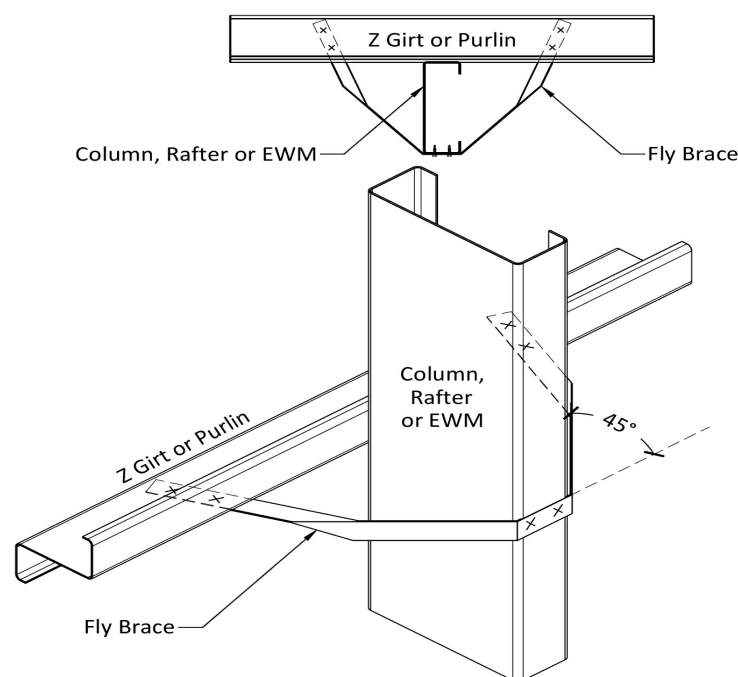
BRACING CONNECTION



BRACING CONNECTION AT APEX

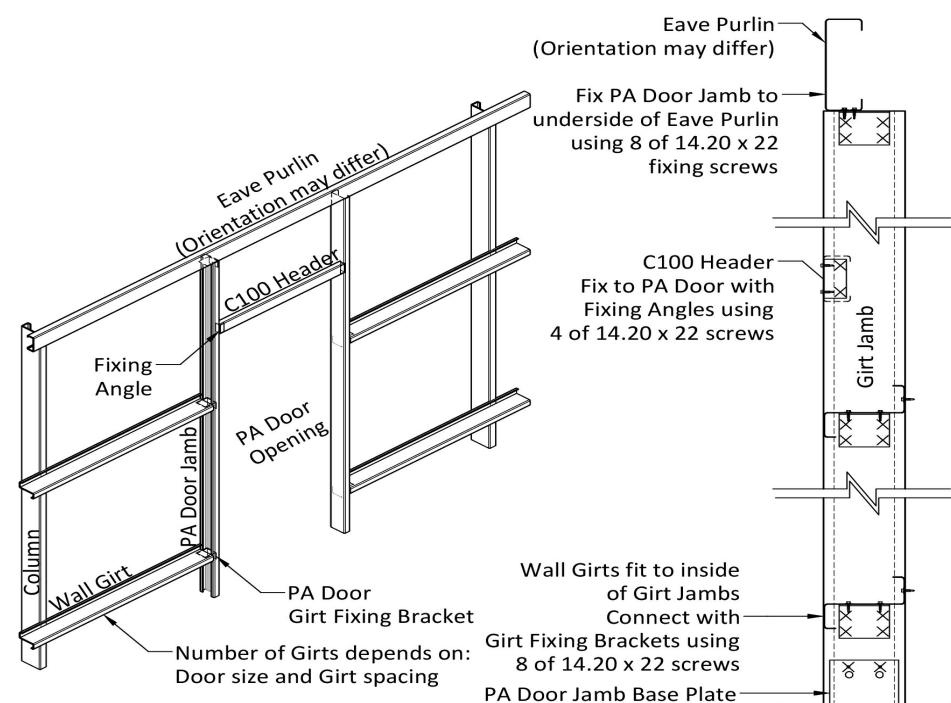


BRACING CONNECTION



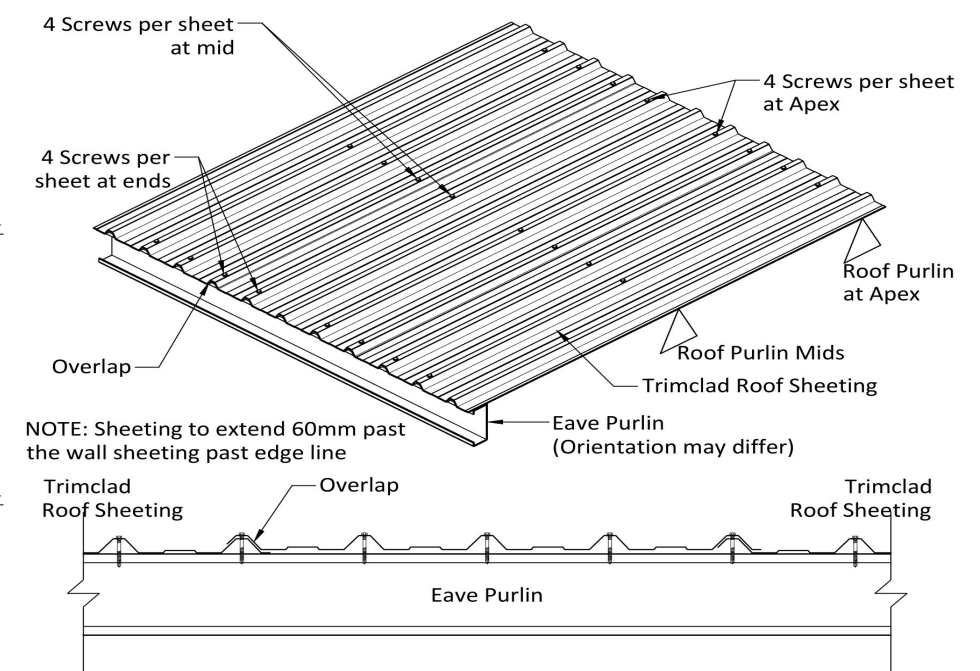
To be fixed on all Columns, Rafters and EWM, at spacings nominated in the General Notes

FLY BRACING



PA DOOR (PRE HUNG) CONNECTION DETAIL

Note: Top of Door 2100 above GL



Roofing Screws - 12.14 x 53 Hex Seal High Grip

TRIMCLAD ROOF SHEET FIXING

Purchaser Name: Naomi Dance & Tim French

Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

Drawing # WSS263039 - 8

Print Date: 15/07/2026

**Connection Details
NOT FOR CONSTRUCTION**

Not to Scale
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Seller: Wide Span Sheds Pty Ltd
Wide Span Sheds Pty Ltd
Phone: 07 5657 8888
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Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: John Ronaldson

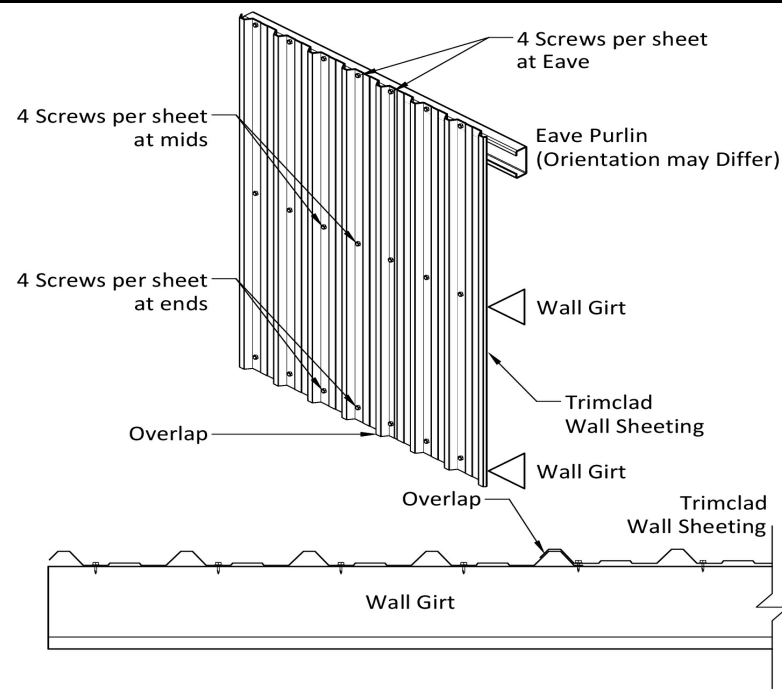
Date: 15/07/2026



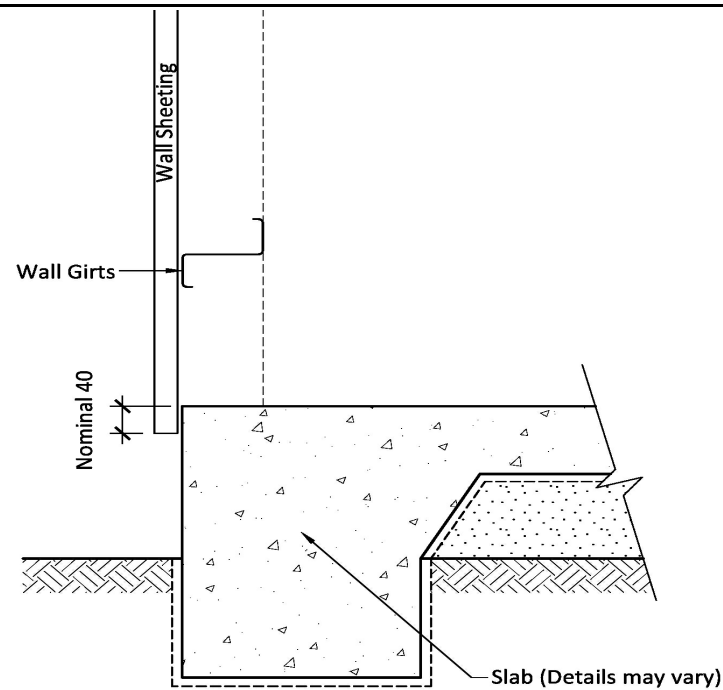
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Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026



Wall Screws - 10.16 x 16 Hex
WALL SHEETING CONNECTION DETAILS



WALL SHEET OVERHANG DETAIL

Purchaser Name: Naomi Dance & Tim French

Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

Drawing # WSS263039 - 8

Print Date: 15/07/2026

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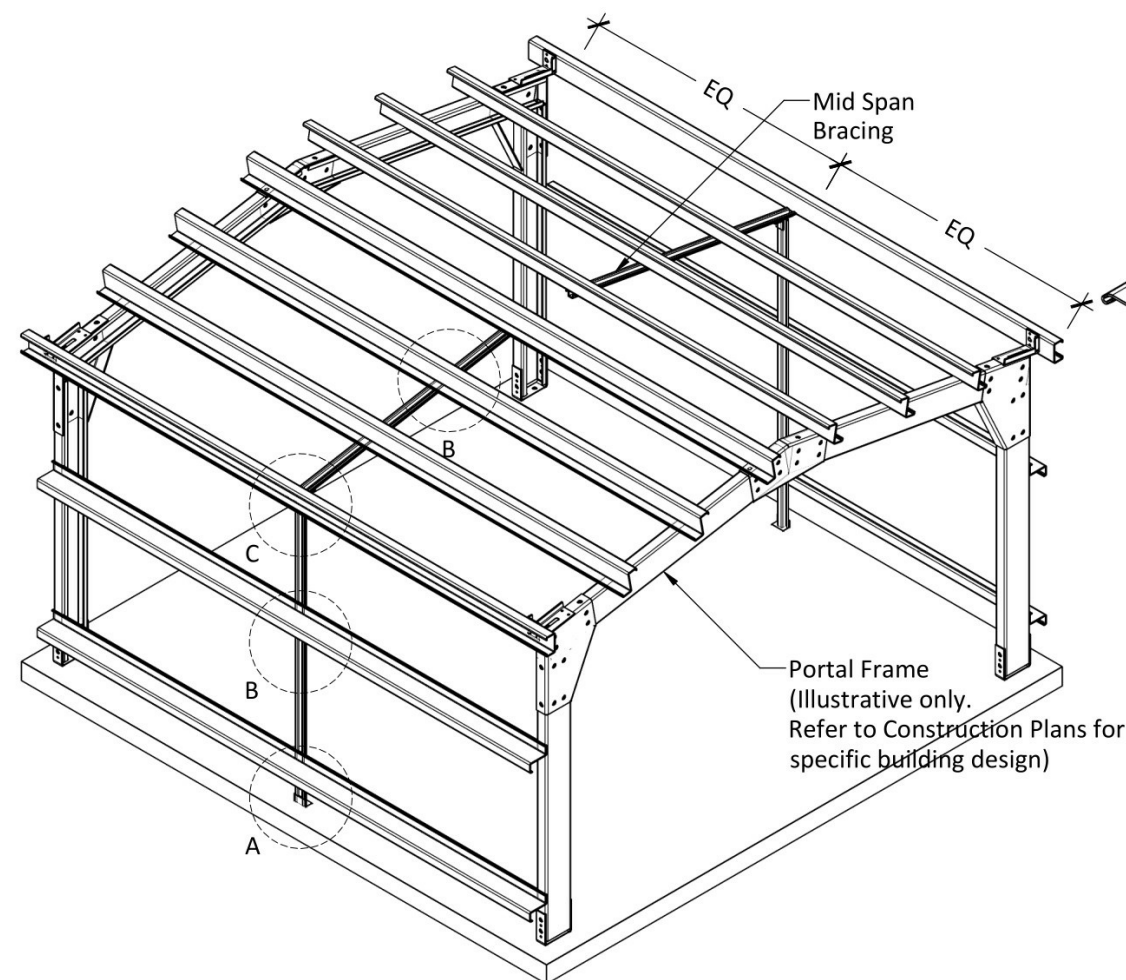
Date: 15/07/2026



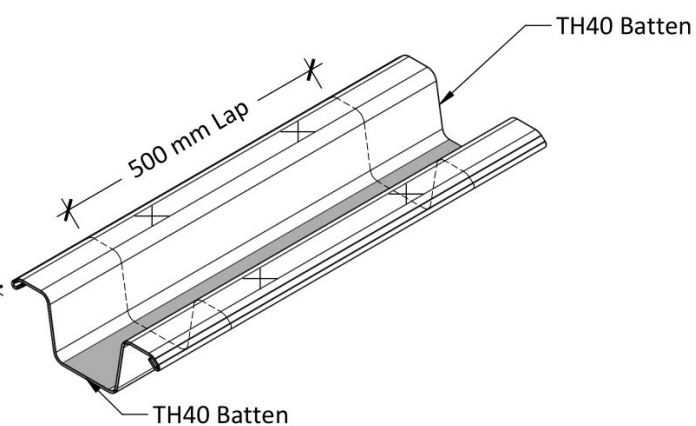
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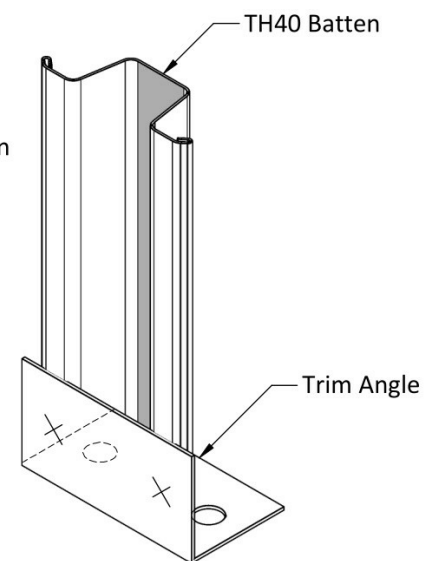


Note: Fix Bracing Strap first,
then fix batten over Bracing Strap to maintain line.



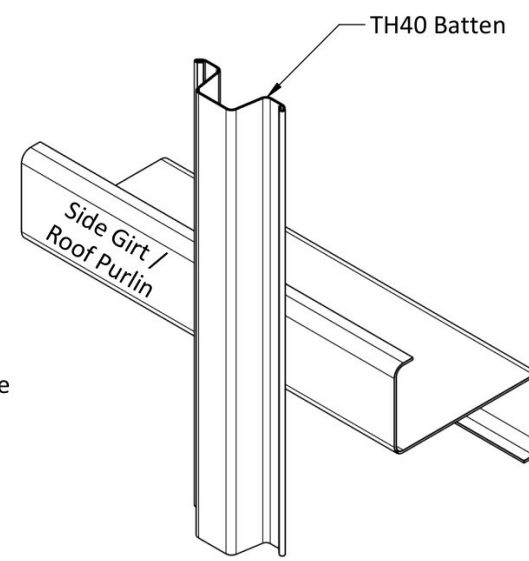
BATTEN OVERLAP

To extend battens,
Lap battens 500 mm with 4 screws



DETAIL AT A: BATTEN TO SLAB OR PIERS

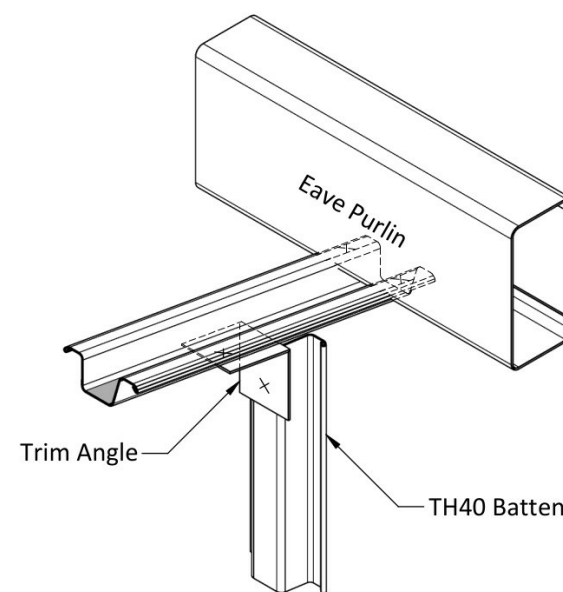
FIXING SCREWS: 2 of 14.20 x 22 to Bracket
FIXING BOLTS: 2 of M8 x 40 Dynabolts to Concrete
PIERS ONLY FINISH AT BOTTOM GIRT



DETAIL AT B: BATTEN TO GIRTS/PURLINS

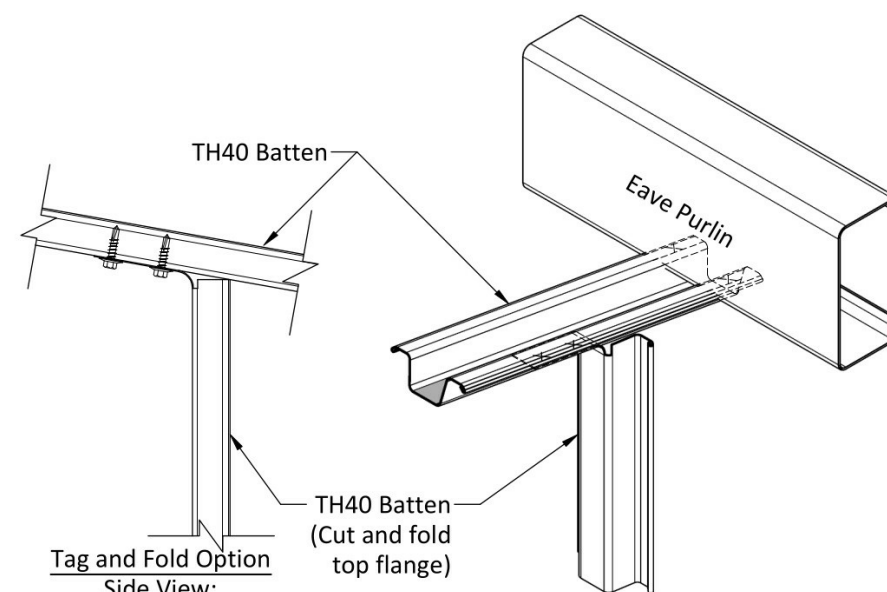
FIXING SCREWS: 2 of 14.20 x 22
to each Wall Girt or Roof Purlin

Illustrative Only:
Refer to specsheet for Bridging requirements and locations.
Bridging may not be required on both roof and walls as shown.
If Bridging is not in the specifications table it is not required



Trim Angle Option:

FIXING SCREWS: 2 of 14.20 x 22 to Bracket
FIXING SCREWS: 2 of 14.20 x 22 to Eave Purlin



Tag and Fold Option:

DETAIL AT C: BATTEN TO EAVE PURLIN

FIXING SCREWS: 2 of 14.20 x 22 to Batten
FIXING SCREWS: 2 of 14.20 x 22 to Eave Purlin

Where possible, use Trim Angle or attach the Roof Bridging to the Eave Purlin

WALL AND ROOF BRIDGING

Purchaser Name: Naomi Dance & Tim French

Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

Drawing # WSS263039 - 8

Print Date: 15/07/2026

Connection Details NOT FOR CONSTRUCTION

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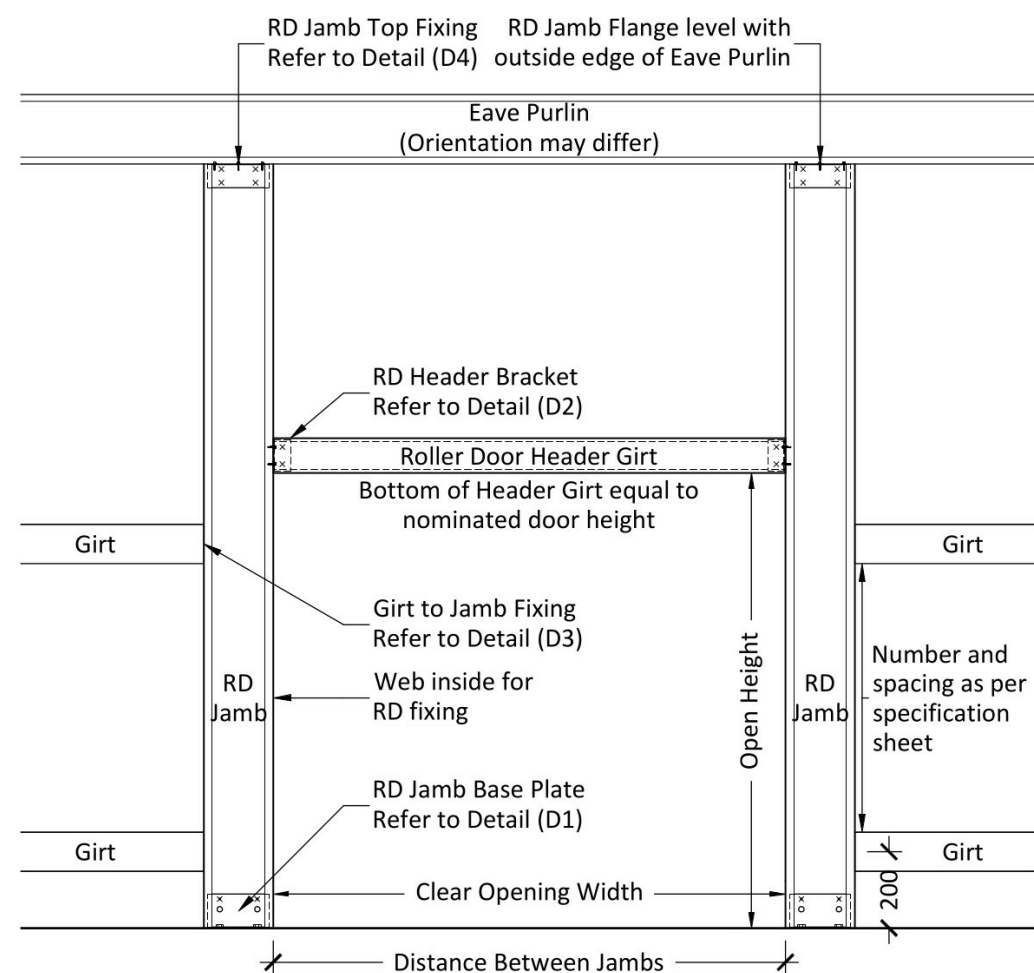
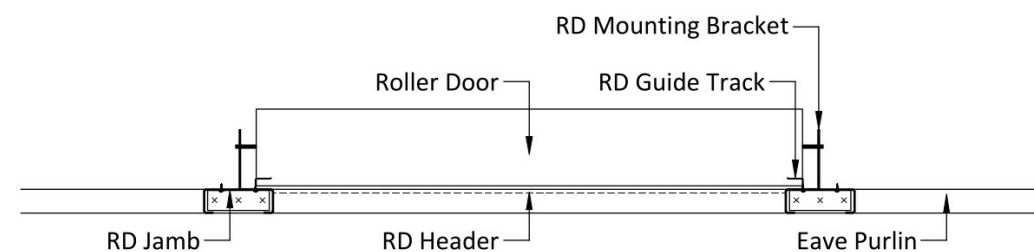
Date: 15/07/2026



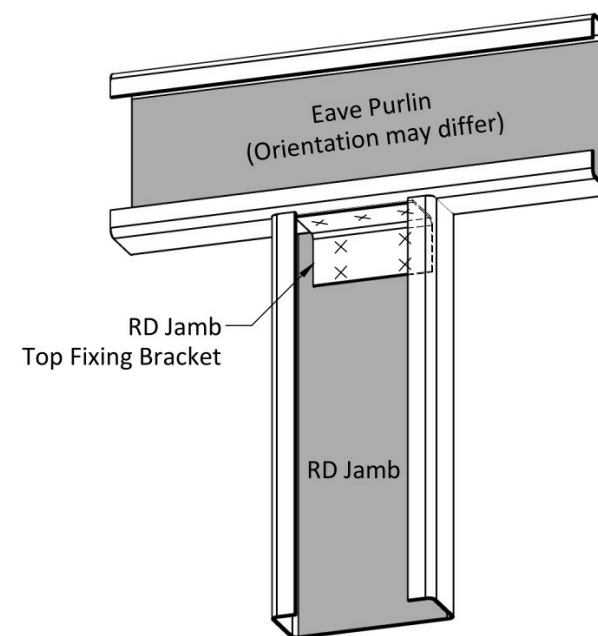
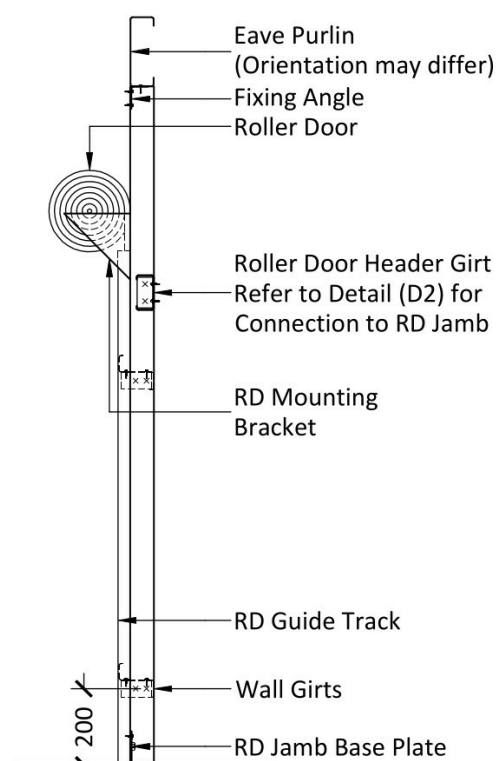
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Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

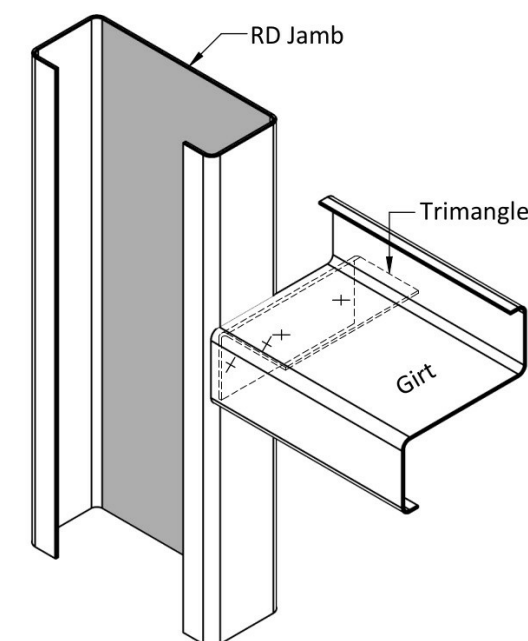
Plans Reference: P1
Date Received: 15/07/2026



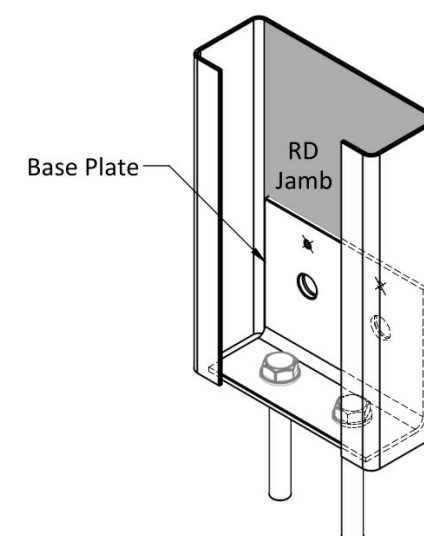
Door Width	Max Opening
≤3.1m	Door Width -50mm
>3.1m or ≤5.1m	Door Width -100mm



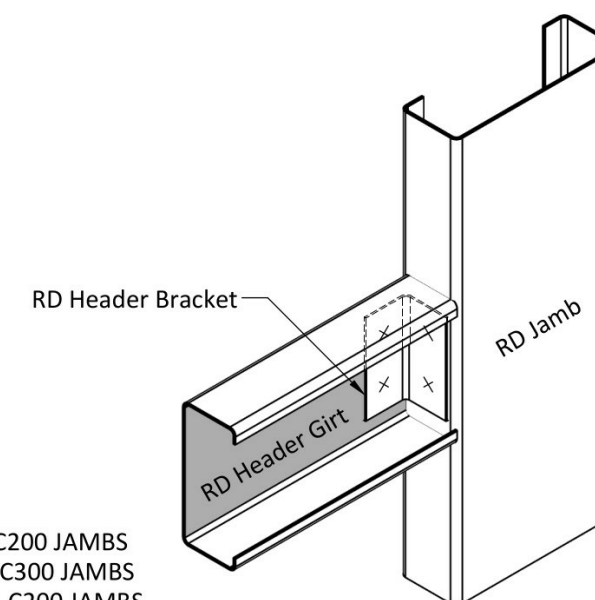
× FIXING SCREWS - 7 of 14.20 x 22
DETAIL (D4) - RD JAMB TOP FIXING



× FIXING SCREWS - 4 of 14.20 x 22
DETAIL (D3) - GIRT FIXING TO RD JAMB



2 of M12 x 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & C300 JAMBS
○ FIXING BOLTS - 2 of M12 x 30 - FOR C150 & C200 JAMBS
○ FIXING BOLTS - 2 of M16 x 30 - FOR C250 & C300 JAMBS
× FIXING SCREWS - 2 of 14.20 x 22
DETAIL (D1) - RD JAMB BASE PLATE



× FIXING SCREWS - 4 of 14.20 x 22
DETAIL (D2) - RD HEADER GIRT FIXING

SIDE WALL ROLLER DOOR - FIXED TO EAVE PURLIN

Purchaser Name: Naomi Dance & Tim French

Site Location: Lot 5 Arthur hwy Sorell TAS 7172 Australia

Drawing # WSS263039 - 8

Print Date: 15/07/2026

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Sorell Council

Development Application: 5.2026.241.1 -
Development Application - Lot 5 Arthur Highway,
Sorell P1.pdf

Plans Reference: P1
Date Received: 15/07/2026

PLANNING - NEW DWELLING & SHED

LOT 5 ARTHUR HIGHWAY
SORELL, TASMANIA, 7172
NAOMI DANCE

REV P4 - ISSUED FOR PLANNING APPROVAL 14.08.2026

GENERAL INFORMATION:

DESIGNER: DAVID LYNE CC7063
CLIENT: NAOMI DANCE
JOB NUMBER: TBA
CLASSIFICATION: 1a & 10a
TITLE REFERENCE: 110658/5
DESIGN WIND SPEED: 'N2'
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
BAL: 12.5
LOT SIZE: 2.248ha
PROPOSED DWELLING SIZE: 139.5m²
PROPOSED SHED SIZE: 192m²
SITE COVERAGE: 1.47%

DRAWING REGISTER:

B00	COVER SHEET	N/A
B01	NOTES SHEET 1	N/A
B02	NOTES SHEET 2	N/A
B03	SITE PLAN	1:1000
B04	FLOOR PLAN	1:100
B05	ELEVATIONS	1:100
B06	HYDRAULIC PLAN	1:100
B07	SHED ELEVATIONS	1:100

GENERAL NOTES:

- CHECK ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE.
- ALL WORK SHALL COMPLY WITH THE TASMANIAN BUILDING REGULATIONS 2016, AND RELEVANT CURRENT AUSTRALIAN STANDARDS.
- CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.
- ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED.
- CONFIRM ALL SIZES AND HEIGHTS ON SITE. DO NOT SCALE OFF PLAN.
- ALL FRAMING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION. NOTE: ALL TIMBER SIZES SPECIFIED ARE MINIMUM REQUIREMENT ONLY.
- SUBSTITUTES MAY BE USED AS LONG AS VERIFICATION OF EQUAL PERFORMANCE IS OBTAINED.
- ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS.
- WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 WIND LOADS FOR HOUSING.
- THESE DOCUMENTS TO BE USED WITH THE DESIGNERS SPECIFICATIONS, SOIL TESTS AND ALL DOCUMENTATION PREPARED BY AN ENGINEER.
- THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION.
- THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED WITH THE DESIGNER, THE DESIGNER RETAINS ALL INTELLECTUAL PROPERTY.

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE.
FINAL PLAN : ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

P4	14.08.2026	SHED ELEVATIONS
P3	07.08.2026	REVISED PLANNING ISSUE
P2	29.07.2026	REVISED PLANNING ISSUE
P1	15.07.2026	PRELIMINARY ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE ACCREDITED DESIGNER: CC7063
11 GRANVILLE AVENUE BUSHFIRE PRACTITIONER: BFP-144
GELLSTON BAY, TASMANIA 7015
MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
LOT 5 ARTHUR HIGHWAY
SORELL, TAS 7172

TITLE
COVER SHEET

Accepted NAOMI DANCE (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D.LYNE	D.LYNE
	PLOT DATE	14/08/2026

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check all other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. no responsibility shall be taken for dimensional information scaled or digitally derived from this document.

PLOT DETAILS ARTHUR HWY.DWG

PROJECT NO.	TBA
DWG NO.	REVISION
B00	P4

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Sorell Council
Development Application: 5.2026.241.1 -
Response to REquest For Information - Lot 5
Arthur Highway, Sorell - P3.pdf
Plans Reference: P3
Date Received: 14/08/2026

NOT FOR CONSTRUCTION

GENERAL:

1. THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. (THIS INCLUDES BUT IS NOT LIMITED TO THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL DESIGN DRAWINGS, ANY OTHER DRAWINGS BY OTHERS, SPECIFICATIONS AND OR REPORTS, AND WITH SUCH OTHER WRITTEN INSTRUCTION THAT MAY BE ISSUED.
3. ALL CONSTRUCTION WORK TO COMPLY WITH THE CURRENT BUILDING CODES AND REGULATIONS OF THE RELEVANT AUSTRALIAN STATE OR TERRITORY.
4. DIMENSIONS ARE EXPRESSED IN MILLIMETERS, UNO. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS. SETTING OUT DIMENSIONS SHALL BE VERIFIED BY LICENCED BUILDER/ SURVEYOR BEFORE COMMENCING WORK. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE OTHER DRAWINGS IS TO BE ADVISED BEFORE PROCEEDING WITH ANY WORK.
5. THE PLANS AND SPECIFICATIONS ARE SUBJECT TO APPROVAL BY THE LOCAL BUILDING AUTHORITY PRIOR TO CONSTRUCTION.
6. THE BUILDING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS AS REQUIRED BY LAW.
7. ALL STRUCTURAL ELEMENTS, INCLUDING FOOTINGS, FOUNDATIONS, WALLS, AND ROOF STRUCTURES, MUST BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER AND COMPLY WITH THE APPROPRIATE AUSTRALIAN STANDARDS. REFER TO STRUCTURAL DRAWINGS BEFORE COMMENCING ANY WORKS.
8. THE MATERIALS AND FINISHES SPECIFIED MUST MEET THE REQUIRED AUSTRALIAN STANDARDS AND REGULATIONS FOR FIRE SAFETY, ACOUSTIC PERFORMANCE, ENERGY EFFICIENCY, AND DURABILITY.
9. THE BUILDER SHALL CARRY OUT REGULAR QUALITY INSPECTIONS DURING CONSTRUCTION TO ENSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.
10. THE HOUSE PLANS ARE COPYRIGHT PROTECTED, AND UNAUTHORIZED REPRODUCTION, OR USE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED.
11. THE FINAL COMPLETION OF THE PROJECT SHALL INCLUDE OBTAINING THE NECESSARY OCCUPANCY CERTIFICATE FROM THE LOCAL BUILDING AUTHORITY.

HEALTH AND SAFETY:

1. THERE ARE A NUMBER OF HAZARDS AND HENCE RISKS WHICH ARE NOT UNIQUE TO THIS PROJECT WHICH NEED TO BE MANAGED DURING THESE PHASES. A REMINDER TO CONSTRUCTORS, OPERATORS, MAINTAINERS AND DEMOLISHERS OF THEIR RESPONSIBILITIES UNDER WORK HEALTH & SAFETY ACTS AND REGULATIONS.
2. FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO:
1990 - IT MAY CONTAIN ASBESTOS
1986 - IT IS LIKELY TO CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL, OR IN FIRE-RETARDANT INSULATION MATERIAL.
IN EITHER CASE, THE BUILDER SHOULD CHECK, AND IF NECESSARY TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.
3. MANY OTHER MATERIALS USED IN CONSTRUCTION OF THIS BUILDING SUCH AS (BUT NOT LIMITED TO) POWDERED MATERIALS, TREATED TIMBER, VOLATILE ORGANIC COMPOUNDS, SYNTHETIC MINERAL FIBER, CAN CAUSE HARM IF INHALED. ALL PERSONS WORKING ON OR IN THE BUILDING DURING DEMOLITION AND OR CONSTRUCTION SHOULD BE WEARING PERSONAL PROTECTION EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL.

SITE PREPARATION AND EXCAVATION:

1. IN ACCORDANCE WITH PART H1D3 OF CURRENT N.C.C., AND TO LOCAL COUNCIL REQUIREMENTS.
2. THE SITE MUST BE PROPERLY PREPARED AND LEVELED BEFORE CONSTRUCTION BEGINS. ANY NECESSARY EARTHWORKS AND SITE PREPARATION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. SURFACE DRAINS SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTINGS. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTINGS, INCLUDING THE GROUND UPHILL FROM A SLAB ON CUT-AND FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM OVER A DISTANCE OF 1m AND SHAPED TO PREVENT PONDING OF WATER. WHERE FILL IS PLACED ADJACENT TO THE BUILDING, THE FILL SHALL BE COMPACTED AND GRADED TO ENSURE DRAINAGE OF WATER AWAY FROM THE BUILDING.
4. INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150mm ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50mm ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50mm MIN. FALL FOR THE FIRST METER AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

FOOTINGS & SLABS:

1. CONCRETE FOOTINGS AND SLABS ARE TO BE IN ACCORDANCE WITH PART H104 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS DOCUMENTATION/ SPECIFICATIONS.
2. PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTERS ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

PLUMBING (SEWER & STORMWATER):

1. ALL PLUMBING WORK SHALL COMPLY WITH THE RELEVANT PLUMBING STANDARDS AND BE CARRIED OUT BY A LICENSED PLUMBER.
2. ADEQUATE PROVISIONS FOR STORMWATER DRAINAGE MUST BE MADE TO PREVENT WATERLOGGING AND FLOODING ON THE PROPERTY. THE DRAINAGE SYSTEM DESIGN SHOULD COMPLY WITH THE LOCAL COUNCIL'S GUIDELINES.

GLAZING:

1. ALL WINDOWS AND GLAZING MUST COMPLY WITH AS2047 AND AS1288 AND PART H1D1 OF CURRENT N.C.C. MANUFACTURER TO PROVIDE CERTIFICATION OF COMPLIANCE.
2. ALL WINDOW MEASUREMENTS SHOWN ARE NOMINAL ONLY AND ARE TO BE VERIFIED ON SITE, PRIOR TO ORDERING.

LIGHT:

1. NATURAL LIGHT TO BE IN ACCORDANCE WITH PART H4P4 OF CURRENT N.C.C.
2. NATURAL LIGHT MUST BE PROVIDED TO ALL HABITABLE ROOMS
3. REQUIRED WINDOWS MUST HAVE A LIGHT TRANSMITTING AREA OF AT LEAST 10% OF THE FLOOR AREA.
4. SANITARY COMPARTMENTS, BATHROOM, LAUNDRIES AND THE LIKE NOT PROVIDED WITH NATURAL LIGHT MUST BE PROVIDED WITH ARTIFICIAL LIGHT AT A RATE OF NOT LESS THAN 1 LIGHT FITTING PER 16m² OF FLOOR AREA AND IN ACCORDANCE WITH AS/NZS 1680.0

HEATING APPLIANCES:

1. IN ACCORDANCE WITH PART H7D5 OF CURRENT N.C.C AND AS/NZS 2918 FOR DOMESTIC SOLID-FUEL BURNING APPLIANCES.
2. ALL HEATING APPLIANCES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

BUILDING SEALING:

1. IN ACCORDANCE WITH CURRENT N.C.C. CHIMNEYS AND FLUE MUST BE FITTED WITH A DAMPER/FLAP THAT CAN BE CLOSED.
2. ROOFS,WALLS & FLOORS SEALED BY CAULKING,SKIRTING,ARCHITRAVES OR THE LIKE.
3. EXTERNAL WINDOWS AND DOORS TO BE FITTED WITH COMPRESSIBLE STRIP , FOAM, RUBBER OR FIBROUS SEAL TO ALL EXTERNAL WINDOW SASHES AND EXTERNAL DOORS.
4. EXTERNAL FANS TO BE SELF CLOSING DAMPER OR FILTER TO BE FITTED.
5. ALL DOWNLIGHTS TO BE SEALED.

SMOKE ALARMS:

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART H3D6 OF CURRENT N.C.C. AND AS3786 REQUIREMENTS.
2. SMOKE ALARMS TO BE INSTALLED IN A CLASS 1a BUILDING ON OR NEAR THE CEILING IN: ANY STOREY CONTAINING BEDROOMS (i) BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING; AND (ii) WHERE BEDROOMS ARE SERVED BY A HALLWAY, IN THAT HALLWAY.
3. ALL SMOKE ALARMS MUST BE CONNECTED TO THE CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING
4. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN 1 ALARM
5. SMOKE ALARMS TO HAVE BATTERY BACK UP IN CASE OF POWER OUTAGE. RECOMMENDED BATTERIES MUST BE CAPABLE OF SERVICING THE SMOKE ALARM WITH A FAULT FOR 1 YEAR.

ROOF CLADDING, GUTTERING AND DOWNPIPES:

1. IN ACCORDANCE WITH H2D6 OF CURRENT N.C.C., AS/NZS 3500.3 AND AS/NZS 3500.5. SECTION 5 INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. WHEREVER FULL SHEETS CAN'T BE UTILIZED PROVIDE THE DISTANCE FOR END LAPPING WHERE SHEETS MEET: - SLOPES 5-15 = A LAP OF 200mm - SLOPES 15 AND GREATER = A LAP OF 150mm.
3. GUTTERS MUST BE INSTALLED WITH A FALL OF NOT LESS THAN - 1:500 FOR EAVES GUTTERS AND 1:100 FOR BOX GUTTERS.
4. DOWNPIPES MUST:
 - a) NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.
 - b) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER.

WET AREAS & EXTERNAL WATERPROOFING:

1. IN ACCORDANCE WITH PART H4D2 OF CURRENT N.C.C. AND AS/NZS 3740
2. BUILDING ELEMENTS IN WET AREAS MUST BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH TABLE UNDER H4D4.
3. WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS4654 PARTS 1 AND 2.

PLEASE READ CAREFULLY

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FINAL PLAN : ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

P4	14.08.2026	SHED ELEVATIONS
P3	07.08.2026	REVISED PLANNING ISSUE
P2	29.07.2026	REVISED PLANNING ISSUE
P1	15.07.2026	PRELIMINARY ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
DAVID LYNE ACCREDITED DESIGNER: CC7063
 11 GRANVILLE AVENUE BUSHFIRE PRACTITIONER: BFP-144
 GEILSTON BAY, TASMANIA 7015
 MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
LOT 5 ARTHUR HIGHWAY
SORELL, TAS 7172

TITLE

NOTES SHEET

Accepted (Client 1)	NAOMI DANCE	Date
Accepted (Client 2)	N/A	Date
Approved (Builder)	N/A	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D. LYNE	D. LYNE
	PLOT DATE	14/08/2026

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PLOT DETAILS ARTHUR HWY.DWG

PROJECT NO. TBA	
DWG NO. B01	REVISION P4

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STAIR CONSTRUCTION:

1.
- IN ACCORDANCE WITH PART H5D1 OF CURRENT N.C.C.
2.
- STAIRS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOW: (a) EACH FLIGHT MUST HAVE NOT MORE THAN 18 NOR LESS THAN 2 RISERS. (b) THE NOMINAL DIMENSION OF GOINGS AND RISERS OF A STAIR MUST BE CONSTANT THROUGHOUT EACH STAIR (c) TREADS MUST BE SOLID CONSTRUCTION IF THE STAIRWAY IS MORE THAN 10m HIGH OR 3 STOREYS. (d) A FLIGHT OF STAIRS MUST NOT HAVE MORE THAN 3 WINDERS (e) THE RISERS MUST NOT ALLOW A 125mm SPHERE TO PASS THROUGH BETWEEN THE TREADS (f) TREADS & NOSINGS MUST HAVE-(i) A SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE UNDER H5D2 WHEN TESTED IN ACCORDANCE WITH AS4586

BARRIERS AND HANDRAILS:

1.
- IN ACCORDANCE WITH PART H5P1 OF CURRENT N.C.C.
2.
- (a) A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF -(i) ANY ROOF TO WHICH GENERAL ACCESS IS PROVIDED; AND (ii) ANY STAIRWAY OR RAMP; AND (iii) A FLOOR, CORRIDOR, HALLWAY, DECK, VERANDAH, MEZZANINE OR THE LIKE; AND (iv) ANY DELINEATED PATH OF ACCESS TO A BUILDING (b) THE REQUIREMENTS OF (a) DO NOT APPLY TO -(i) AREAS REFERRED TO IN H5D2; OR (ii) A RETAINING WALL, UNLESS THE RETAINING WALL FORMS PART OF, OR IS DIRECTLY ASSOCIATED WITH A DELINEATED PATH OF ACCESS TO A BUILDING FROM THE ROAD, OR A DELINEATED PATH OF ACCESS BETWEEN BUILDINGS; OR (iii) A BARRIER PROVIDED TO AN OPENABLE WINDOW COVERED BY H5D2
3.
- (a) THE HEIGHT OF A BARRIER REQUIRED BY H5D3 MUST BE IN ACCORDANCE WITH THE FOLLOWING: (i) THE HEIGHT MUST NOT BE LESS THAN 865mm ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR OF A RAMP. (ii) THE HEIGHT MUST NOT BE LESS THAN -(A) 1m ABOVE THE FLOOR OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIKE; OR (B) 865mm ABOVE THE FLOOR OF A LANDING TO A STAIR WHERE THE BARRIER IS PROVIDED ALONG THE INSIDE EDGE OF THE LANDING AND DOES NOT EXCEED A LENGTH OF 500mm (b) OPENINGS IN BARRIERS MUST NOT EXCEED 125mm (c) A BARRIER, EXCEPT A WINDOW SERVING AS A BARRIER, MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1 (d) FOR FLOORS MORE THAN 4m ABOVE THE SURFACE BENEATH, ANY HORIZONTAL ELEMENTS WITHIN THE BARRIER BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING. (f) WHERE WIRE BALUSTRAUDING IS USED IT MUST COMPLY WITH PART H5D3.
4.
- (a) HANDRAILS TO A STAIRWAY OR RAMP MUST -(i) BE LOCATED ALONG AT LEAST 1 SIDE OF THE FLIGHT OR RAMP; AND (ii) BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP, EXCEPT WHERE IT MEETS A BARRIER (iii) HAVE A TOP SURFACE HANDRAIL HEIGHT OF NOT LESS THAN 865mm VERTICALLY ABOVE THE NOSING OF THE STAIRS.
5.
- (a) A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. (b) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A WINDOW OPENING COVERED BY (a) MUST COMPLY WITH THE FOLLOWING: (i) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH -(A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENINGS; OR (B) A SCREEN WITH SECURE FITTINGS (ii) A DEVISE OR SCREEN REQUIRED BY (i) MUST -(A) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND (B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE -(aa) WINDOW RESTRAINED BY A DEVICE; OR (bb) SCREEN PROTECTING THE OPENING; AND (C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

ROOM HEIGHTS:

1.
- IN ACCORDANCE WITH PART H4D4 OF CURRENT N.C.C.
2.
- CEILING HEIGHTS MUST NOT BE LESS THAN: (a) IN A HABITABLE ROOM EXCLUDING A KITCHEN - 2.4m (b) IN A KITCHEN - 2.1m (c) IN A CORRIDOR, PASSAGEWAY OR THE LIKE - 2.1m (d) IN A BATHROOM, LAUNDRRY,WC,PANTRY,STOREROOM,GARAGE OR THE LIKE -2.1m (e) IN A ROOM WITH A SLOPING CEILING OR PROJECTIONS BELOW THE CEILING LINE WITHIN: (i) A HABITABLE ROOM -(A) IN AN ATTIC - NOT LESS THAN 2.2m FOR AT LEAST 2/3 OF THE FLOOR AREA OF THE ROOM (B) I OTHER ROOMS - NOT LESS THAN 2.4m OVER 2/3 OF THE FLOOR AREA OF THE ROOM (ii) A NON-HABITABLE ROOM - NOT LESS THAN 2.1m FOR AT LEAST 2/3 OF THE ROOM AREA (f) IN A STAIRWAY, RAMP OR LANDING - 2.0m MEASURE VERTICALLY ABOVE THE NOSING OR SURFACE.

AIR MOVEMENT:

1.
- IN ACCORDANCE WITH PART H4V3 OF CURRENT N.C.C.

BUSHFIRE PRONE AREAS:

1.
- IN ACCORDANCE WITH PART H7D4 OF CURRENT N.C.C AND AS3959-2018.
2.
- AN ASSESSMENT TO DETERMINE THE BAL RATING MUST BE UNDERTAKEN AND ANY REQUIREMENTS FROM THE SUBSEQUENT BAL LEVEL MUST BE APPLIED.
3.
- A CLASS 1 BUILDING WITHIN A DESIGNATED BUSHFIRE PRONE AREA MUST BE IN ACCORDANCE WITH TAS 3.7.4.1 VEHICULAR ACCESS AND TAS 3.7.4.2 WATER SUPPLY.

VENTILATION:

1.
- IN ACCORDANCE WITH PART H4P5 OF CURRENT N.C.C.
2.
- AN EXHAUST FAN OR OTHERS MEANS OF MECHANICAL VENTILATION MAY BE USED TO VENTILATE A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR EXHAUSTS-(i) DIRECTLY OUTSIDE THE BUILDING BY WAY OF DUCTS; OR (ii) INTO A ROOF SPACE-(A) IS ADEQUATLY VENTILATED BY OPEN EAVES, AND/OR ROOF VENTS (B) IS COVERED BY ROOF TILES WITHOUT SARKING.
3.
- SANITARY COMPARTMENTS MUST NOT OPEN DIRECTLY INTO A KITCHEN OR PANTRY UNLESS-(a) ACCESS IS BY AN AIRLOCK, HALLWAY OR OTHER ROOM (b) THE ROOM CONTAINING THE CLOSET PAN IS PROVIDED WITH MECHANICAL EXHAUST.

SOUND INSULATION:

1.
- IN ACCORDANCE WITH PART H4P6 OF CURRENT N.C.C.

FACILITIES:

1.
- IN ACCORDANCE WITH PART H4D5 OF CURRENT N.C.C
2.
- THE DOOR TO A SANITARY CLOSED COMPARTMENT MUST -(a) OPEN OUTWARDS OR (b) SLIDE OR (c) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF 1.2m BETWEEN THE PAN AND THE DOORWAY.

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PROJECT
LOT 5 ARTHUR HIGHWAY
SORELL, TAS 7172

NOTES SHEET

Accepted (Client 1)	NAOMI DANCE	Date
Accepted (Client 2)	N/A	Date
Approved (Builder)	N/A	Date
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N/A	D. LYNE	D. LYNE
	PLOT DATE	14/08/2026

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PLOT DETAILS ARTHUR HWY.DWG

PROJECT NO.	TBA
DWG NO.	REVISION
B02	P4

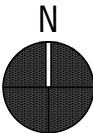
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Plans Reference: P3
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PROJECT
LOT 5 ARTHUR HIGHWAY
SORELL, TAS 7172

TITLE
SITE PLAN

Accepted NAOMI DANCE (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date

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SCALES @ A3	DESIGNED BY	DRAWN BY
1:1000	D.LYNE	D.LYNE
	PLOT DATE	14/08/2026

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PLOT DETAILS ARTHUR HWY.DWG

PROJECT NO. TBA

DWG NO.	REVISION
B03	P4

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SITE PLAN
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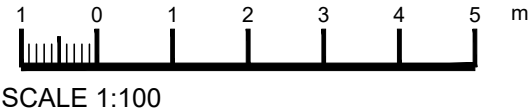
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FLOOR PLAN
SCALE: 1:100



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PROJECT
LOT 5 ARTHUR HIGHWAY
SORELL, TAS 7172

TITLE
FLOOR PLAN

Accepted NAOMI DANCE (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date
This document must be signed	

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1:100	D.LYNE	D.LYNE
	PLOT DATE	14/08/2026

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PLOT DETAILS ARTHUR HWY.DWG

PROJECT NO.

DWG NO.	REVISION
B04	P4

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PLEASE READ CAREFULLY

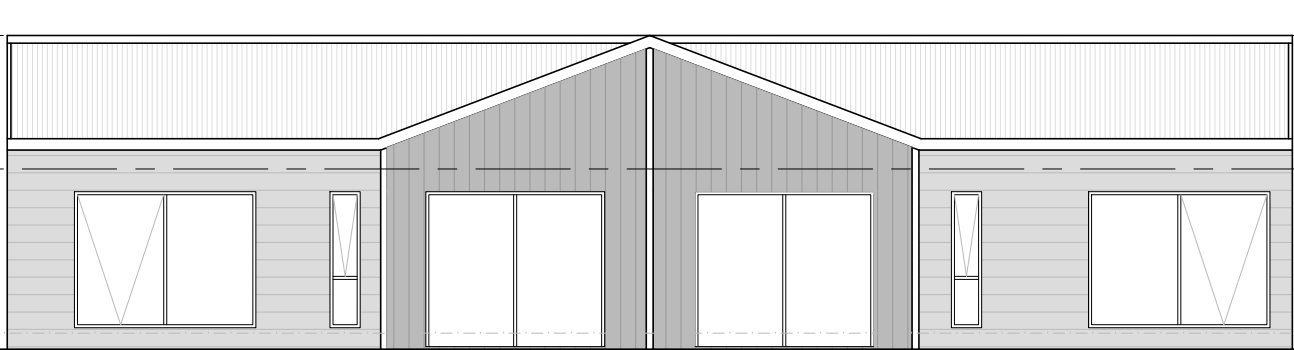
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FINAL PLAN : ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL
INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

REFER TO SHED PLANS BY OTHERS

WESTERN ELEVATION

SCALE: 1:100



RL 4.61

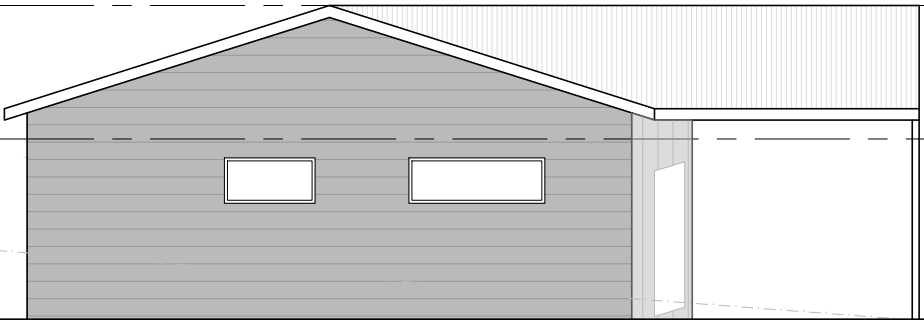
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NGL

FL 0.00

NORTHERN ELEVATION

SCALE: 1:100



P4 14.08.2026 SHED ELEVATIONS
P3 07.08.2026 REVISED PLANNING ISSUE
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REV	DATE	REMARK
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LYNE DESIGN

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MOBILE: 0421 852 987 david@lynedesign.com.au

PROJECT
LOT 5 ARTHUR HIGHWAY
SORELL, TAS 7172

TITLE
ELEVATIONS

Accepted NAOMI DANCE (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date

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1:50	D.LYNE	D.LYNE
	PLOT DATE	14/08/2026

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PLOT DETAILS ARTHUR HWY.DWG

PROJECT NO.

TBA

DWG NO.

B05

REVISION

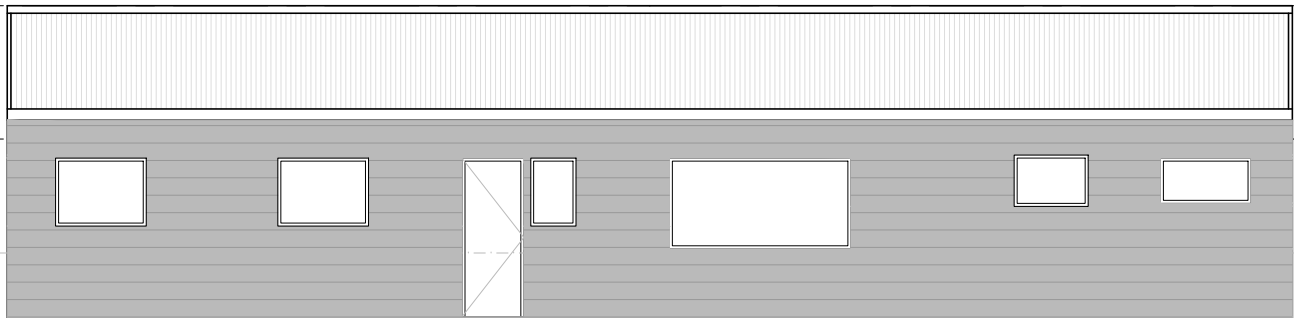
P4

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EASTERN ELEVATION

SCALE: 1:100



RL 4.61

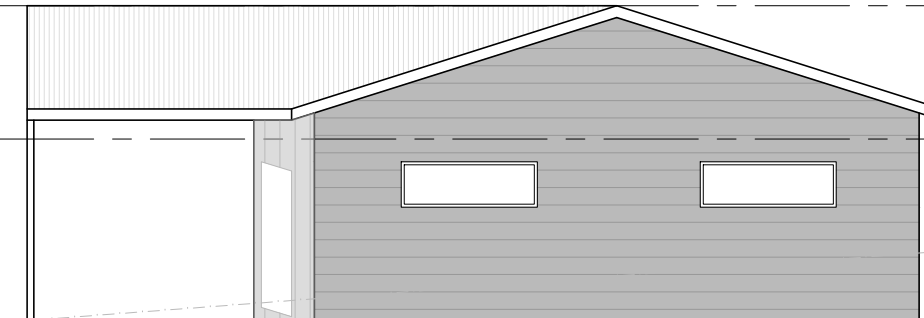
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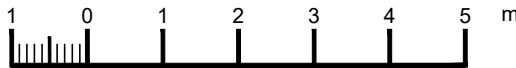
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SOUTHERN ELEVATION

SCALE: 1:100



NGL



SCALE 1:100

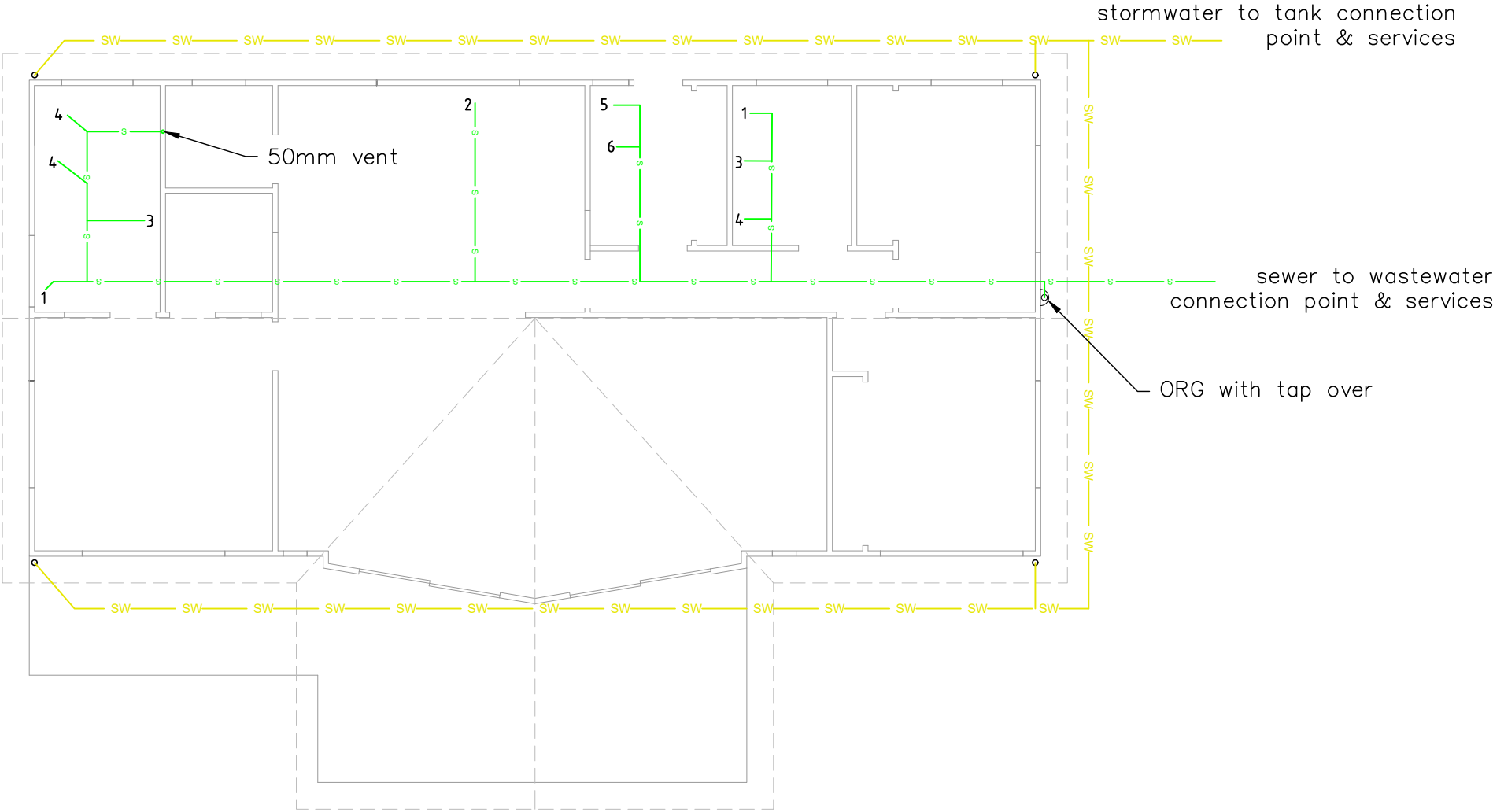
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KEY	FIXTURE	WASTE PIPE
1	WATER CLOSET	100 DIA CLASS SH
2	SINK	50 DIA
3	BASIN	40 DIA
4	SHOWER/BATH	50 DIA
5	TROUGH	50 DIA
6	WASHING MACHINE	50 DIA

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NEW PIPEWORK

S S S S S SEWER
SW SW SW SW SW STORMWATER DRAINAGE



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PROJECT
LOT 5 ARTHUR HIGHWAY
SORELL, TAS 7172

TITLE
HYDRAULIC PLAN

Accepted NAOMI DANCE (Client 1)	Date
Accepted N/A (Client 2)	Date
Approved N/A (Builder)	Date

This document must be signed

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1:100	D.LYNE	D.LYNE
	PLOT DATE	14/08/2026

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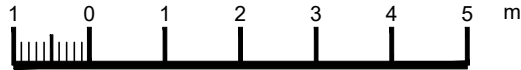
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HYDRAULIC PLAN

SCALE: 1:100

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Arthur Highway, Sorell - P3.pdf
Plans Reference: P3
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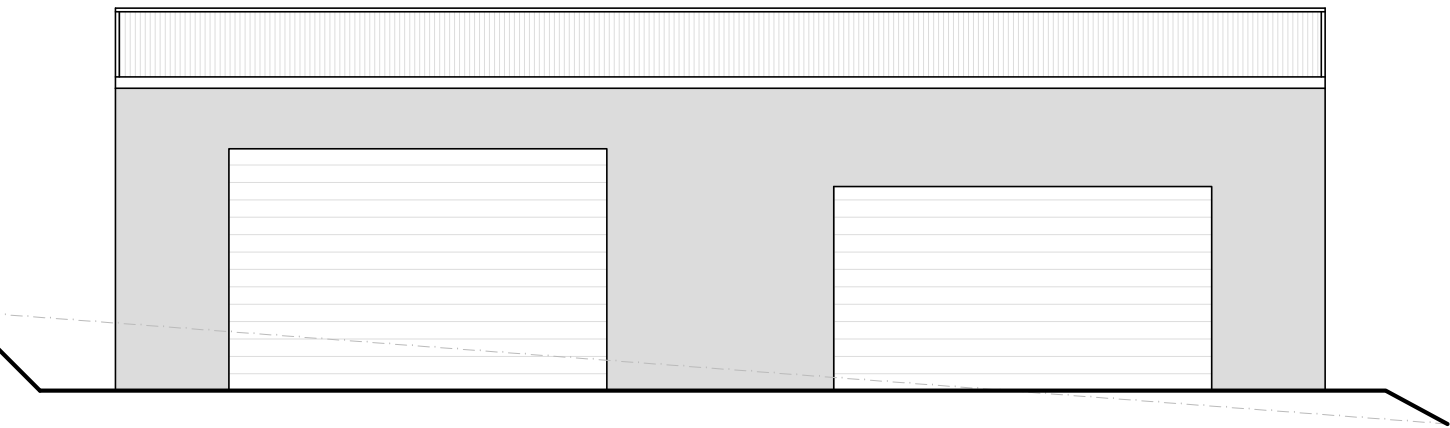


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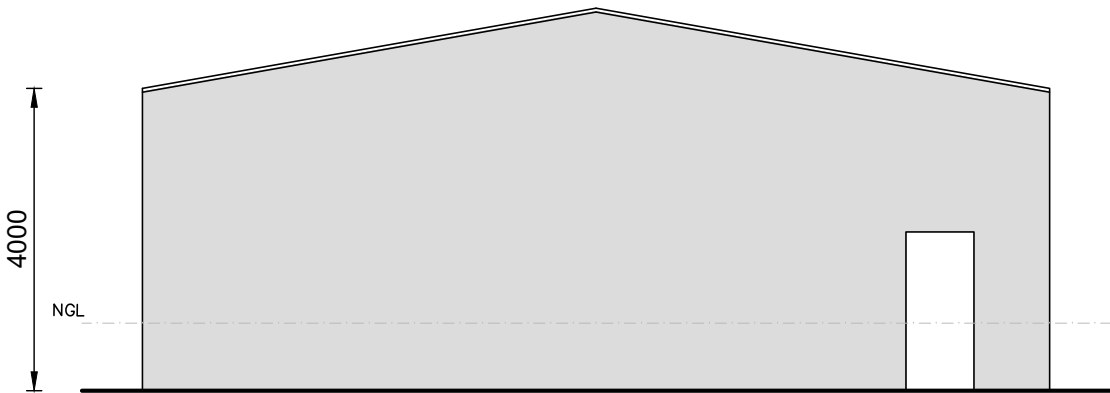
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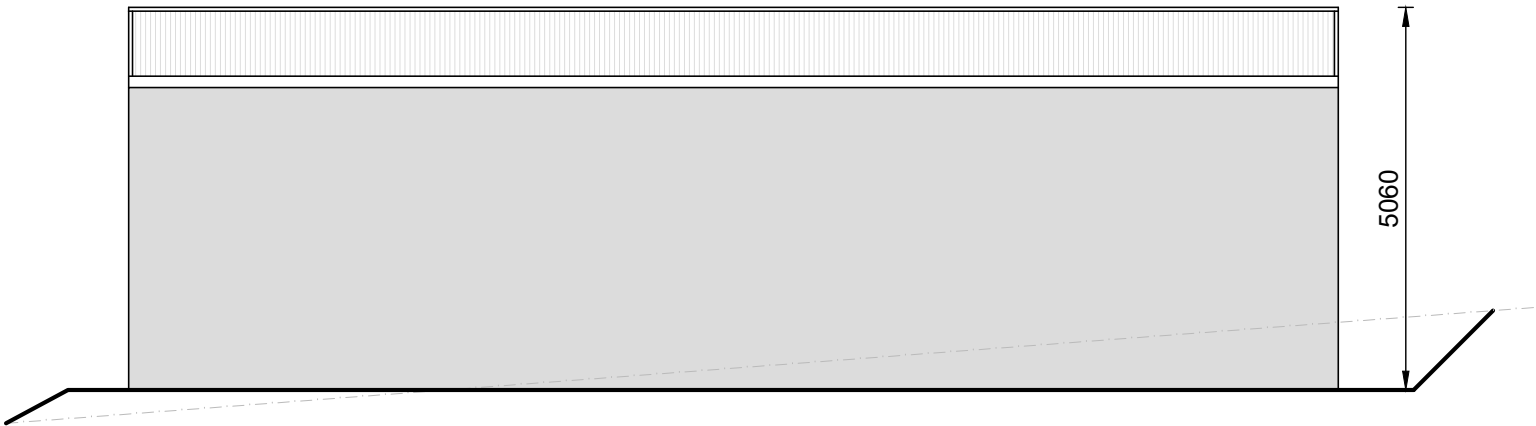
REFER TO SHED PLANS BY OTHERS



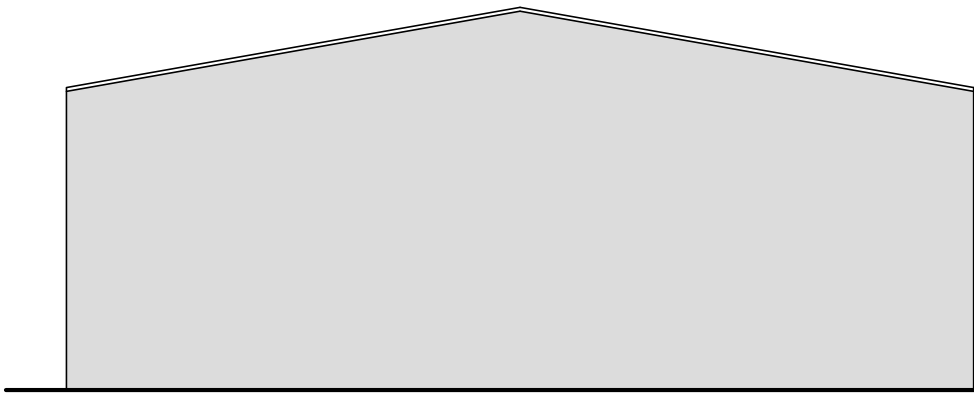
WESTERN ELEVATION
SCALE: 1:100



NORTHERN ELEVATION
SCALE: 1:100



EASTERN ELEVATION
SCALE: 1:100



SOUTHERN ELEVATION
SCALE: 1:100

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PROJECT
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SORELL, TAS 7172

TITLE
SHED ELEVATIONS

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1:100	D.LYNE	D.LYNE
	PLOT DATE	14/08/2026

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check all other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. no responsibility shall be taken for dimensional information scaled or digitally derived from this document.

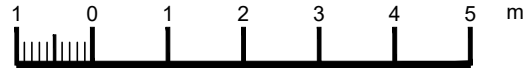
PLOT DETAILS ARTHUR HWY.DWG

PROJECT NO. TBA

DWG NO. B07	REVISION P4
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Sorell Council
Development Application: 5.2026.241.1 -
Response to REquest For Information - Lot 5
Arthur Highway, Sorell - P3.pdf
Plans Reference: P3
Date Received: 14/08/2026



SCALE 1:100

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