

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

23 ERLE STREET, CARLTON RIVER

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: 5.2026.262.1
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.

50 m



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

Full description of Proposal:	Use: Residential dwelling & shed
	Development: Single dwelling & outbuilding
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 550,000.00

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 23 Erle Street
	Suburb: Carlton River Postcode: 7173
	Certificate of Title(s) Volume: 187949 Folio: 1

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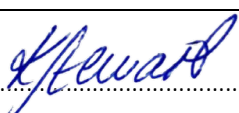
Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken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



Sorell Council

Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf

Plans Reference: P1
Date Received: 31/07/2026

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature:  Date: 31.07.2026

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: 5.2026.262.1 - Development Application - 23 Erle Street, Carlton River - P1.pdf Plans Reference: P1 Date Received: 31/07/2026	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 187949	FOLIO 1
EDITION 2	DATE OF ISSUE 29-May-2026

SEARCH DATE : 20-July-2026

SEARCH TIME : 04.14 pm

DESCRIPTION OF LAND

Town of DODGES FERRY

Lot 1 on Plan [187949](#)

Derivation : Part of 21A-2R-20P Granted to Catherine Hughs

Prior CT [121317/1](#)SCHEDULE 1

[N132182](#) TRANSFER to JENNIFER LEANNE NIELD and ROGER JONATHON
NIELD Registered 29-May-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



GEO-ENVIRONMENTAL ASSESSMENT

23 Erle Street

Carlton River

July 2026



GEO-ENVIRONMENTAL
SOLUTIONS



Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Tassie Homes Pty Ltd
Site Address:	23 Erle Street, Carlton River
Date of Inspection:	12/06/2026
Proposed Works:	New house and shed
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	187949/1
Title Area:	1471 m ²
Applicable Planning Overlays:	Airport Obstacle Limitation Area Waterway and Coastal Protection Area
Slope & Aspect:	Flat to 3° NE facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT 250 000
Geological Unit:	Quaternary sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Representative auger holes drilled at the approximate locations indicated on the site plan were chosen for testing and classification according to AS2870-2011 & AS1547-2012.

Soil Profile Summary

BH 1 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.40	0.00-0.40	SP	Silty SAND: medium-grained, black, slightly moist, medium dense
0.40-0.70	0.40-0.90	SP	Silty SAND: medium-grained, grey, slightly moist, medium dense
0.70-1.40	0.90-1.20	SP	Silty SAND: medium-grained, grey, brown, slightly moist, dense
1.40-2.50	1.20-1.90	CH	Silty CLAY: medium-to high plasticity, grey, slightly moist, stiff
2.50-3.00+	1.90-2.00+	SC	Clayey SAND: fine-grained, pale yellow, slightly moist, very dense, no refusal.

BH 2 Depth (m)	USCS	Description
0.00-0.40	SP	Silty SAND: medium-grained, black, slightly moist, medium dense
0.40-1.40	SP	Silty SAND: medium-grained, white, dry, loose
1.40-2.50	CH	Silty CLAY: medium-to high plasticity, grey, slightly moist, stiff, no refusal.

Site Notes

The soil onsite has formed from Quaternary sediments and consists of deep sandy profiles underlain by or including a layer of a highly reactive clay material.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class M

y_s range: **20-40mm**

Notes: The subsurface soil profile is assessed as moderately reactive, indicating a moderate characteristic surface movement potential and an associated capacity for shrink–swell behaviour under seasonal moisture fluctuations

Wind Loading Classification

According to “AS4055:2021 - *Wind Loads for Housing*” the house site is classified below:

Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T0
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Sandy LOAM (Category 2)**. Secondary treatment of wastewater is recommended due to the limited space available on site. A package treatment system is proposed (e.g., AWTS) with treated wastewater applied to an absorption bed. A Design Loading Rate (DLR) of 40L/m²/day has been assigned for secondary treated wastewater.

The proposed three-bedroom dwelling has a calculated maximum wastewater output of 600L/day. This is based on a tank water supply and a maximum occupancy of 5 people (120L/day/person).

Using the DLR of 40L/m²/day, an absorption area of at least 15m² will be required to accommodate the expected flows. This can be accommodated by one 6m x 2.5m x 0.6m absorption bed as per the attached design.

A cut-off diversion drain will not be required upslope of the absorption area due to the limited slope angle and high permeability of the soil onsite. However, all stormwater overflow will need to be directed away from the application area. A 100% reserve area will need to be set aside for any future wastewater requirements.

The following setbacks are consistent with the Directors Guidelines for Onsite Wastewater Management Systems:

Upslope or level buildings:	2m
Downslope buildings:	2.5m
Upslope or level boundaries:	1.5m
Downslope boundary:	3.5m
Downslope surface water:	19m

Further detail is provided in the attached table.

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay sites, which may experience moderate ground movement from moisture changes.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the soil or wastewater conditions as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Director

Appendix 1 – DCP Results

Dynamic Cone Penetration (DCP)
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location

BH1

Depth (mm)	DCP	DCP	Allowable Bearing Capacity
	(Blows/100mm)	(mm/Blow)	(kPa)
200-300	2	50.0	69
300-400	2	50.0	69
400-500	3	33.3	104
500-600	3	33.3	104
600-700	3	33.3	104
700-800	3	33.3	104
800-900	4	25.0	139
900-1000	3	33.3	104
1000-1100	5	20.0	174
1100-1200	7	14.3	243
1200-1300	8	12.5	278
1300-1400	5	20.0	174
1400-1500	3	33.3	104
1500-1600	3	33.3	104
1600-1700	5	20.0	174
1700-1800	5	20.0	174
1800-1900	6	16.7	208
1900-2000	7	14.3	243
2000-2100	6	16.7	208
2100-2200	7	14.3	243
2200-2300	7	14.3	243
2300-2400	7	14.3	243
2400-2500	8	12.5	278
2500-2600	8	12.5	278

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHSIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		medium 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine 2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

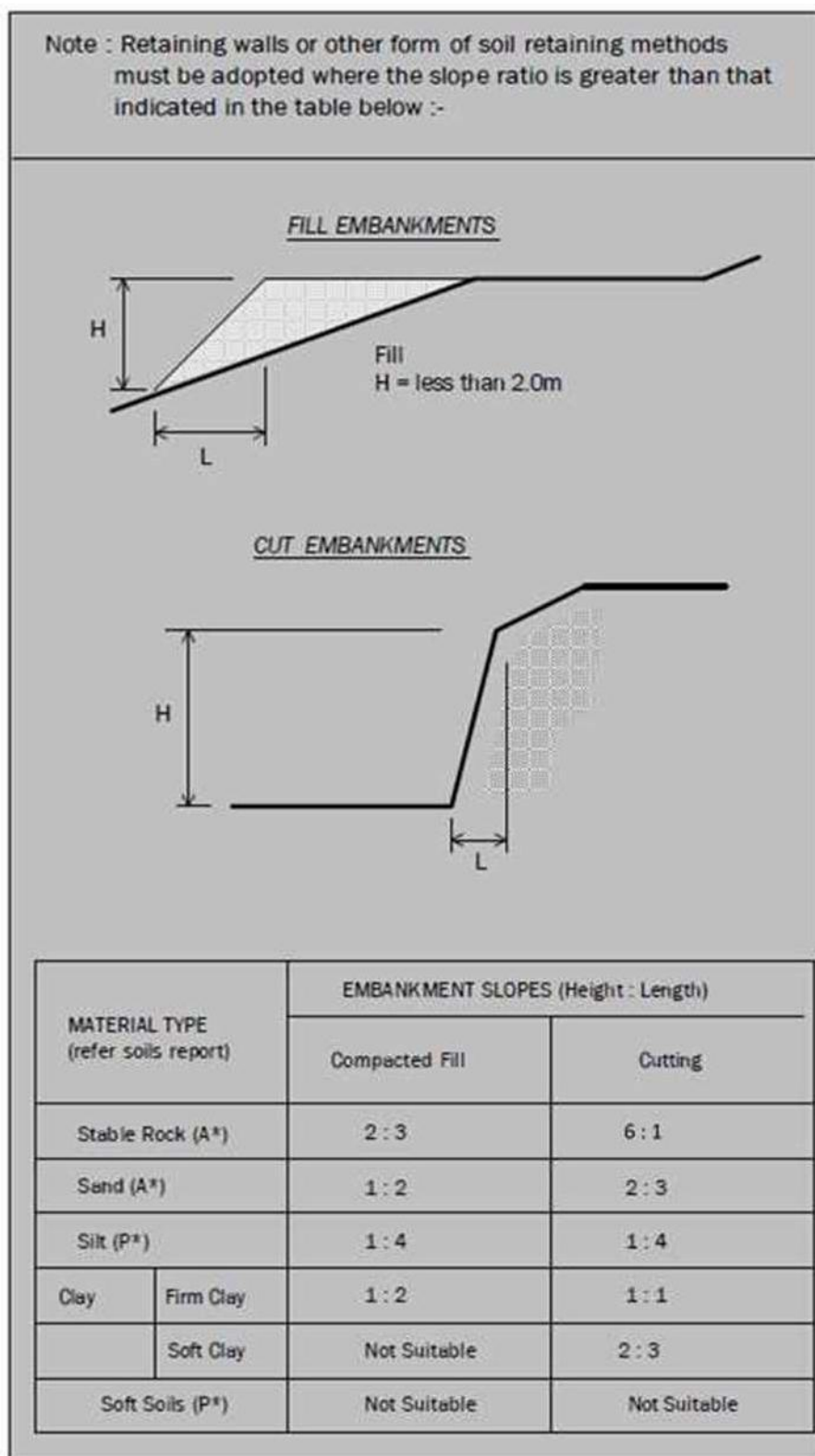
1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

1.5 Batter Angles for Embankments (Guide Only)



Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Tassie Homes Pty Ltd

Assess. Date

6-Jul-26

Ref. No.

Assessed site(s) 23 Erle Street, Carlton River

Site(s) inspected

12/16/26

Local authority Sorell

Assessed by

John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 200

Sullage volume (L/day) = 400

Total nitrogen (kg/year) generated by wastewater = 5.4

Total phosphorus (kg/year) generated by wastewater = 2.3

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	39	32	45	35	42	53	33	49	46	44	43	43
Adopted rainfall (R, mm)	39	32	45	35	42	53	33	49	46	44	43	43
Retained rain (Rr, mm)	35	29	41	31	38	48	30	44	42	39	39	39
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotrans less rain (mm)	95	81	50	32	4	-18	2	-2	21	45	66	87

Annual evapotranspiration less retained rain (mm) = 463

Soil characteristics

Texture = Sandy LOAM

Category = 2

Thick. (m) = 2

Adopted permeability (m/day) = 3

Adopted LTAR (L/sq m/day) = 40

Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:

All wastewater will be disposed of on the site

The preferred method of on-site primary treatment:

In a package treatment plant

The preferred method of on-site secondary treatment:

In-ground

The preferred type of in-ground secondary treatment:

Evapotranspiration bed(s)

The preferred type of above-ground secondary treatment:

None

Site modifications or specific designs:

Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 8

Width (m) = 2

Depth (m) = 0.5

Total disposal area (sq m) required = 15

comprising a Primary Area (sq m) of: 15

and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

The assigned LTAR for the Category 2 soil present is 40L/m²/day, with an absorption area of 15m² required for the proposed three-bedroom dwelling. Therefore the system is expected to cope with projected climatic and loading events.



Sorell Council

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Plans Reference: P1
Date Received: 31/07/2026

GES P/L

Land suitability and system sizing for on-site wastewater management Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for Tassie Homes Pty Ltd

Assess. Date 6-Jul-26

Ref. No.

Assessed site(s) 23 Erle Street, Carlton River

Site(s) inspected 12/16/26

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
AA	Expected design area	sq m	100	V. high	Very high		
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	2	High	Very low		
	Slope form	Convex spreading		High	Very low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods 1 in 75-100 yrs		High	Low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.4	High	Low		
	SAR of sullage		2.5	High	Moderate		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	2.0	V. high	Low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		6.5	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
AA	Adopted permeability	m/day	3	Mod.	Very high		
AA	Long Term Accept. Rate	L/day/sq m	40	High	Very high		

Comments

The soils on site have good capacity to accept wastewater. Secondary treatment of effluent is required due to the limitations of the site.

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report Site assessment for on-site waste water disposal

Assessment for Tassie Homes Pty Ltd

Assess. Date 6-Jul-26

Ref. No.

Assessed site(s) 23 Erle Street, Carlton River

Site(s) inspected 12/16/26

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	30	High	High		Factor not assessed
A	Phos. adsorp. capacity	kg/cub m	0.3	High	High		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	7.7	High	Low		
	G'water environ. value Agric sensit/dom irrig			V. high	Moderate		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores						
	Surf. water env. value Agric sensit/dom drink			V. high	Moderate		
AA	Dist. to nearest surface water	m	50	V. high	Very high		
AA	Dist. to nearest other feature	m	6	V. high	Very high		
	Risk of slope instability		Low	V. high	Low		
A	Distance to landslip	m	40	V. high	High		

Comments

There is an acceptably low risk of environmental degradation associated with the disposal of wastewater on this site provided that all design prescriptions are implemented.

Demonstration of wastewater system being consistent with *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building 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 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with P1 Land application area will be located with a minimum separation distance of 2m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.5m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area 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 down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area 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.	Consistent with A2 (b) (ii) Land application area will be located with a minimum separation distance of 19m of downslope surface water.  Sorell Council Development Application: 5.2026.262.1 - Development Application - 23 Erle Street, Carlton River - P1.pdf Plans Reference: P1 Date Received: 31/07/2026

A3 Horizontal separation distance from a property boundary to a land application area 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; and (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 land application area 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.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 3.5m of downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area 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 land application area 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	No bore or well identified within 50m  Sorell Council Development Application: 5.2026.262.1 - Development Application - 23 Erle Street, Carlton River - P1.pdf Plans Reference: P1 Date Received: 31/07/2026

A5 Vertical separation distance between groundwater and a land application area 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 land application area 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	No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area 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.	No limiting layer identified.
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	Consistent with P7.  Sorell Council Development Application: 5.2026.262.1 - Development Application - 23 Erle Street, Carlton River - P1.pdf Plans Reference: P1 Date Received: 31/07/2026

AS1547:2012 – Loading Certificate – AWTs Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 23 Erle Street, Carlton River

System Capacity: 5 persons @ 120L/person/day

Summary of Design Criteria

DLR: 40L/m²/day.

Absorption area: 15m²

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTs and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the absorption area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
Business name: Phone No:
Business address:
 Fax No:
Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

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

Description of work:

On-site wastewater management system - design

(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
	☒ 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: ☒ Performance Solution: ☐ (X the appropriate box)

Other details:

AWTS with modified absorption bed.



Design documents provided:

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

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jul-26

Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management. AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	
 Sorell Council Development Application: 5.2026.262.1 - Development Application - 23 Erle Street, Carlton River - P1.pdf Plans Reference: P1 Date Received: 31/07/2026	

Any other relevant documentation:	
Geo-Environmental Assessment - 23 Erle Street Carlton River - Jul-26 Geo-Environmental Assessment - 23 Erle Street Carlton River - Jul-26	

Attribution as designer:	
I John-Paul Cumming, 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 <i>Building Act 2016</i> 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.	
Name: (print) Designer:	Signed 
Licence No: CC774A	Date 06/07/2026

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.

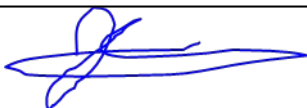
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ 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 work 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:

I John-Paul Cumming..... 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:	John-Paul Cumming		06/07/2026



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (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: (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 item, 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:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J13175

06/07/2026



A handwritten signature in black ink, appearing to be 'John Paul Cumming', written over a light grey background.



Sorell Council

Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf

Plans Reference: P1
Date Received: 31/07/2026

SITE COVERAGE
Max. 30% of site = 391.8m²
Proposed site coverage:
289.8m² (22.2%)

THIS PLAN IS ACCEPTED BY:

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

DATE:



TASSIE HOMES

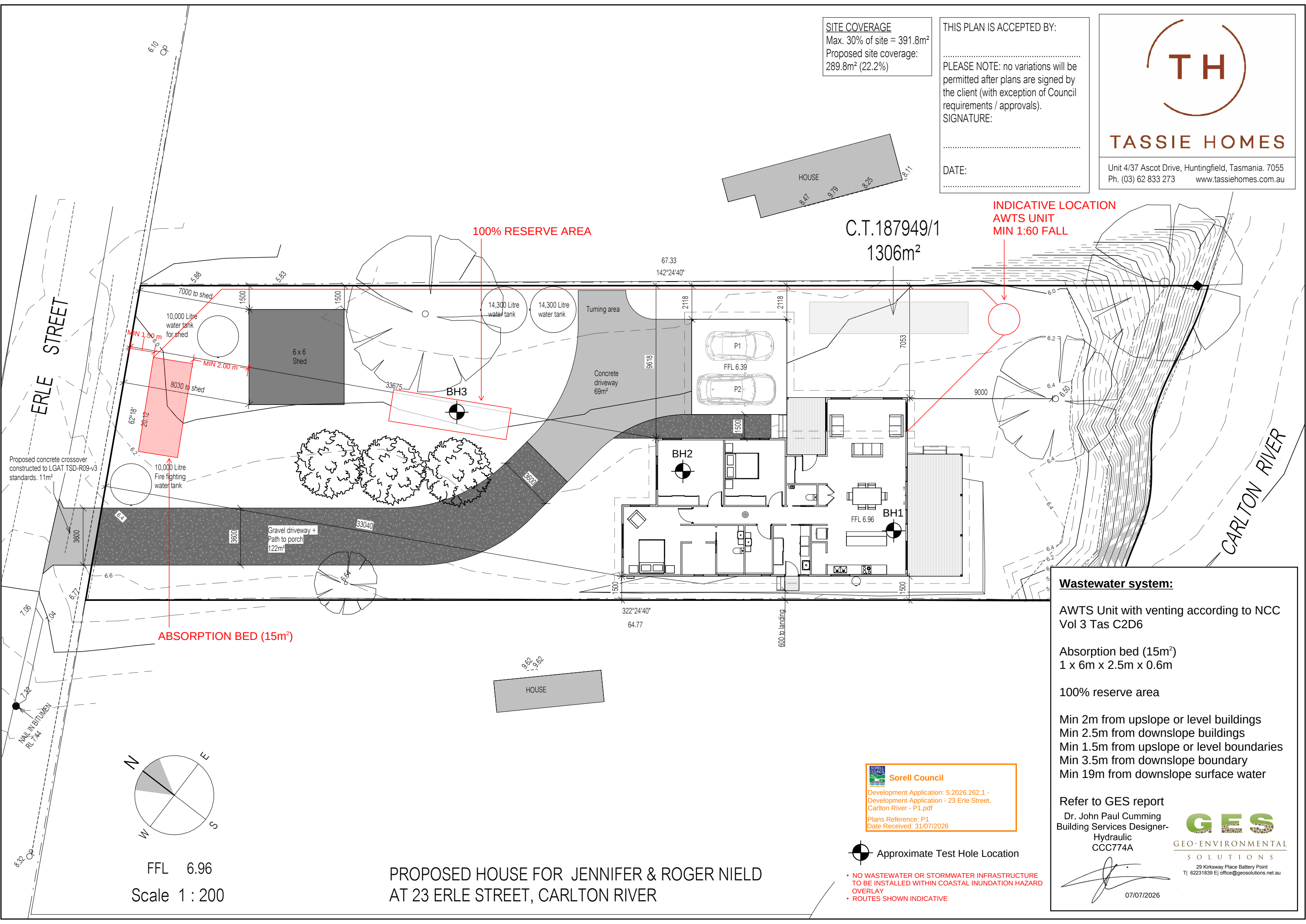
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

INDICATIVE LOCATION
AWTS UNIT
MIN 1:60 FALL

C.T.187949/1
1306m²

100% RESERVE AREA

ABSORPTION BED (15m²)



Wastewater system:

AWTS Unit with venting according to NCC Vol 3 Tas C2D6

Absorption bed (15m²)
1 x 6m x 2.5m x 0.6m

100% reserve area

Min 2m from upslope or level buildings
Min 2.5m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 3.5m from downslope boundary
Min 19m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A

GES
GEO-ENVIRONMENTAL
SOLUTIONS

29 Kirksway Place Battery Point
TJ 62231839 EJ office@geosolutions.net.au

07/07/2026



Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf
Plans Reference: P1
Date Received: 31/07/2026



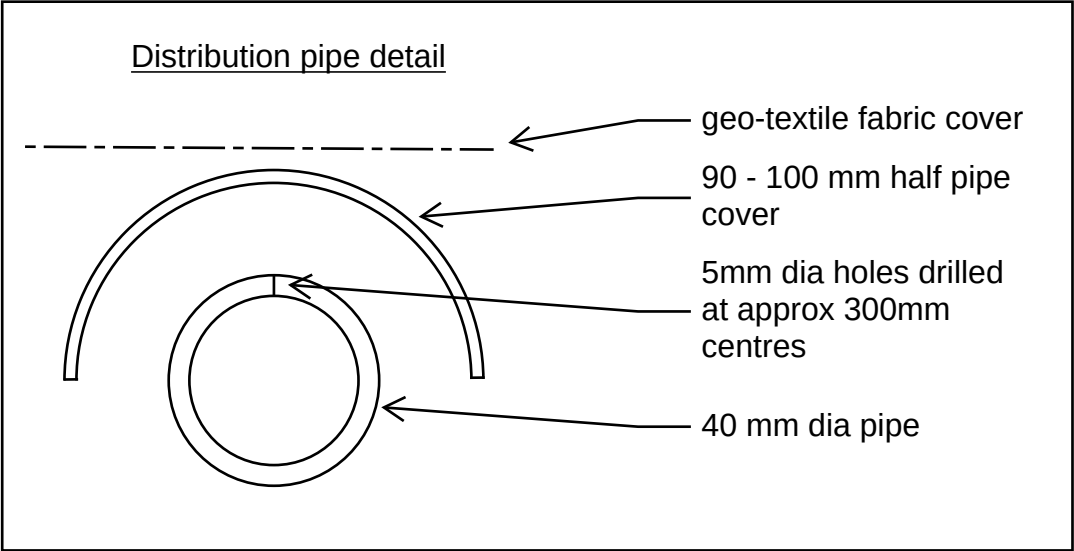
Approximate Test Hole Location

• NO WASTEWATER OR STORMWATER INFRASTRUCTURE
TO BE INSTALLED WITHIN COASTAL INUNDATION HAZARD
OVERLAY
• ROUTES SHOWN INDICATIVE

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

FFL 6.96

Scale 1 : 200



 **Sorell Council**

Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf

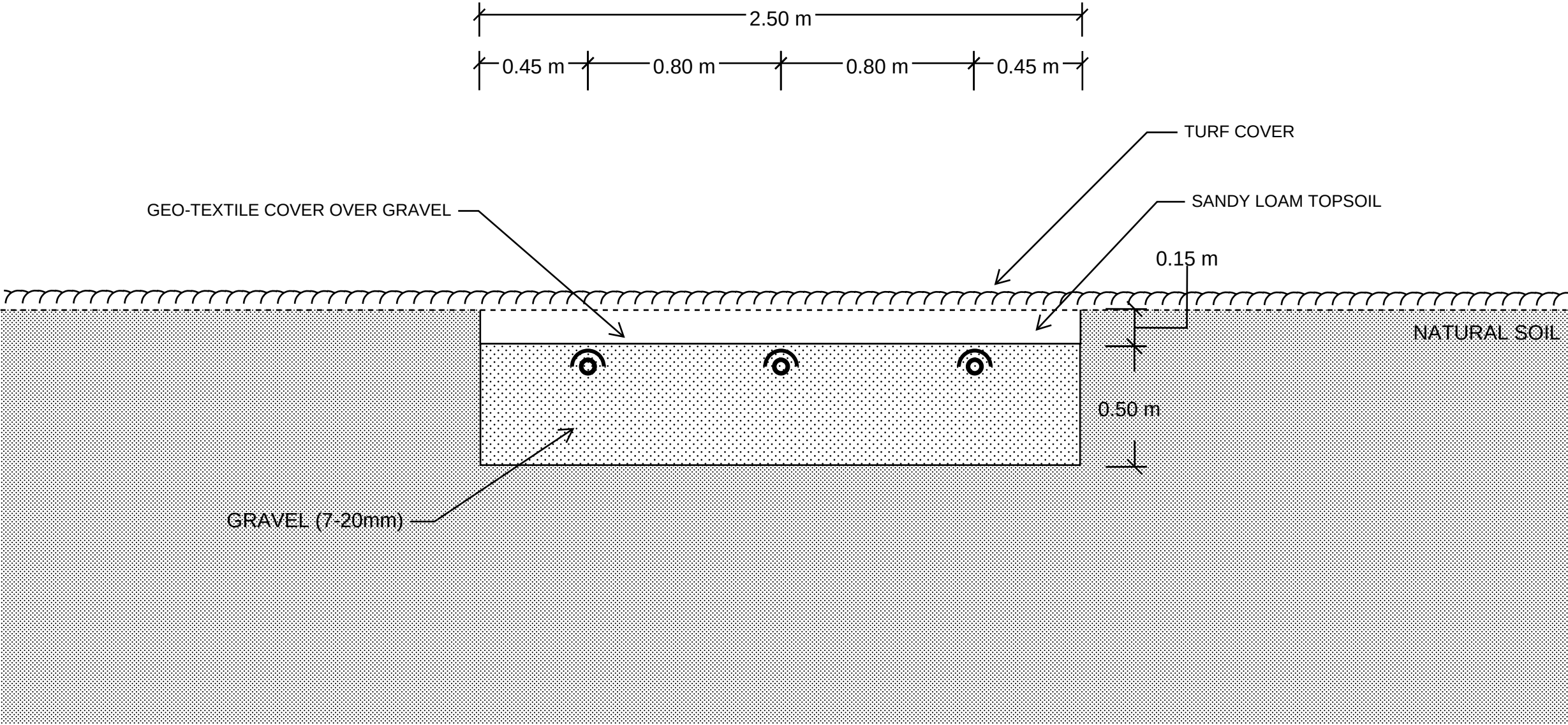
Plans Reference: P1
Date Received: 31/07/2026



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SOLUTIONS

29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au



Do not scale from these drawings.
Dimensions to take precedence
over scale.

Modified Absorption Bed Cross-Section

Design notes:

- 1.Absorption bed dimensions of up to 15m long by 0.6m deep by 2.5m wide.
- 2. Base of bed to be excavated level max 0.65m into natural soils and smearing and compaction avoided.
- 3. Bed to be filled with 7-20mm aggregate and drilled 40mm distribution pipes packed into upper 100mm.
- 4. 40mm distribution pipes drilled with sufficient 5mm holes in the top of the pipe (approx spacing 300mm) to distribute the effluent and half circle 90-100mm UPVC pipe, un-perforated, laid over each 40mm perforated lateral to direct water jet downwards.
- 5. One 5 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.
- 6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate - the sides of the bed should also be lined.
- 7. Final finished surface with sandy loam to be a minimum of 150 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m2)
- 8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate
- 9. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench
- 10. All works on site to comply with AS3500 and Tasmanian Plumbing code.

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m residual head (ie squirt height) at the highest orifice (with no more than 15% variation in squirt height across the whole bed).

For beds with individual laterals, no more than 15m long, it is acceptable to adopt a flow rate of 4-5L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

Individual flush points must be installed for each lateral. This may be a screw cap fitting on a 90 degree elbow level with the bed surface or a pressure controlled flush valve inside an irrigation control box.

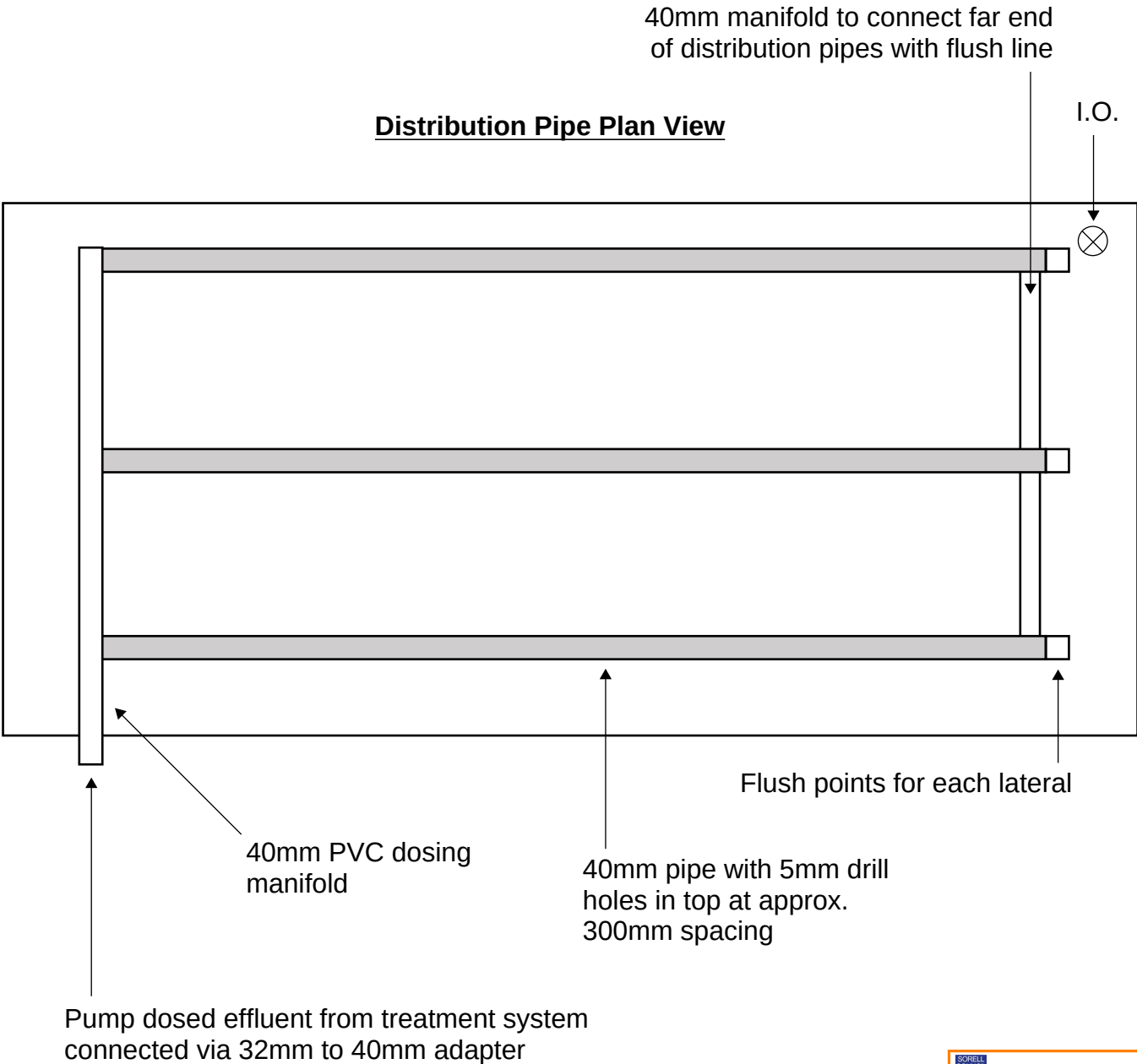
GES

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29 Kirksway Place, Battery Point

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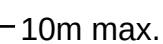


Sorell Council

Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf
Plans Reference: P1
Date Received: 31/07/2026

Do not scale from these drawings.
Dimensions to take precedence
over scale.

Modified Absorption Bed Design Notes



Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

GEO-Environmental Solutions
29 Kirksway Place, Battery Point
Tasmania 7004
Phone:03 62231839



13 July 2026

Natural Values Assessment - Waterway and Coastal Protection Area

Project area - 23 Erle Street Carlton River TAS 7173

PID: 5915584

C/T: 187949/1



The following report is intended to demonstrate compliance with Code C7.0 (Waterways and Coastal Protection Area) of the Tasmania Planning Scheme - Sorell Council.

The proposal is for a new dwelling on the above address. The proposed site is in close proximity to Carlton River and therefore triggers Code C7.0 of the Tasmania Planning Scheme - Sorell which requires compliance with the standards outlined at C7.6.1 for Buildings and Works.

Table 1. Extract of Tasmania planning scheme C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed development should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site.
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in stream.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.
(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located well away from the watercourse.
(f) the need to maintain fish passage, where known to exist;	The proposed development is located outside the watercourse and will not affect fish passage. As no in-

	stream works are proposed, existing fish passage will remain unchanged.
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The project area is a vacant land lot which doesn't have any existing facilities on site.
(i) minimising cut and fill;	The proposed development should utilise only minimal cut and fill, limited to what is necessary to achieve a stable building platform and safe access. Earthworks should be designed to follow the natural landform as much as practicable, thereby reducing disturbance to the site, maintaining natural drainage patterns, and minimising potential impacts on surrounding land and vegetation.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed building has been designed to respond to the site's size, shape, and slope. The layout utilises the natural landform, with only minor cut and fill required to achieve a suitable building platform and access.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	The site is located within a Future Coastal Refugia Area in an approved subdivision area.

A3.

Acceptable Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	The proposed development does not include a new stormwater point discharge into a watercourse, wetland, or lake. Stormwater will be retained and managed entirely on-site.

A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.

A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance
Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site location. The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 05/07/2026). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Sorell Council.

In considering the objectives of the Code 7 it is anticipated that there will be no unnecessary or unacceptable impacts on natural values as a result of the proposed development and that any future development that is facilitated by the proposed development is unlikely to lead to unnecessary or unacceptable impacts on natural values.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1. Natural Value Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For: 23 Erle Street, Carlton River

Report Type: Summary Report

Timestamp: 12:46:59 PM Sunday 05 July 2026

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m

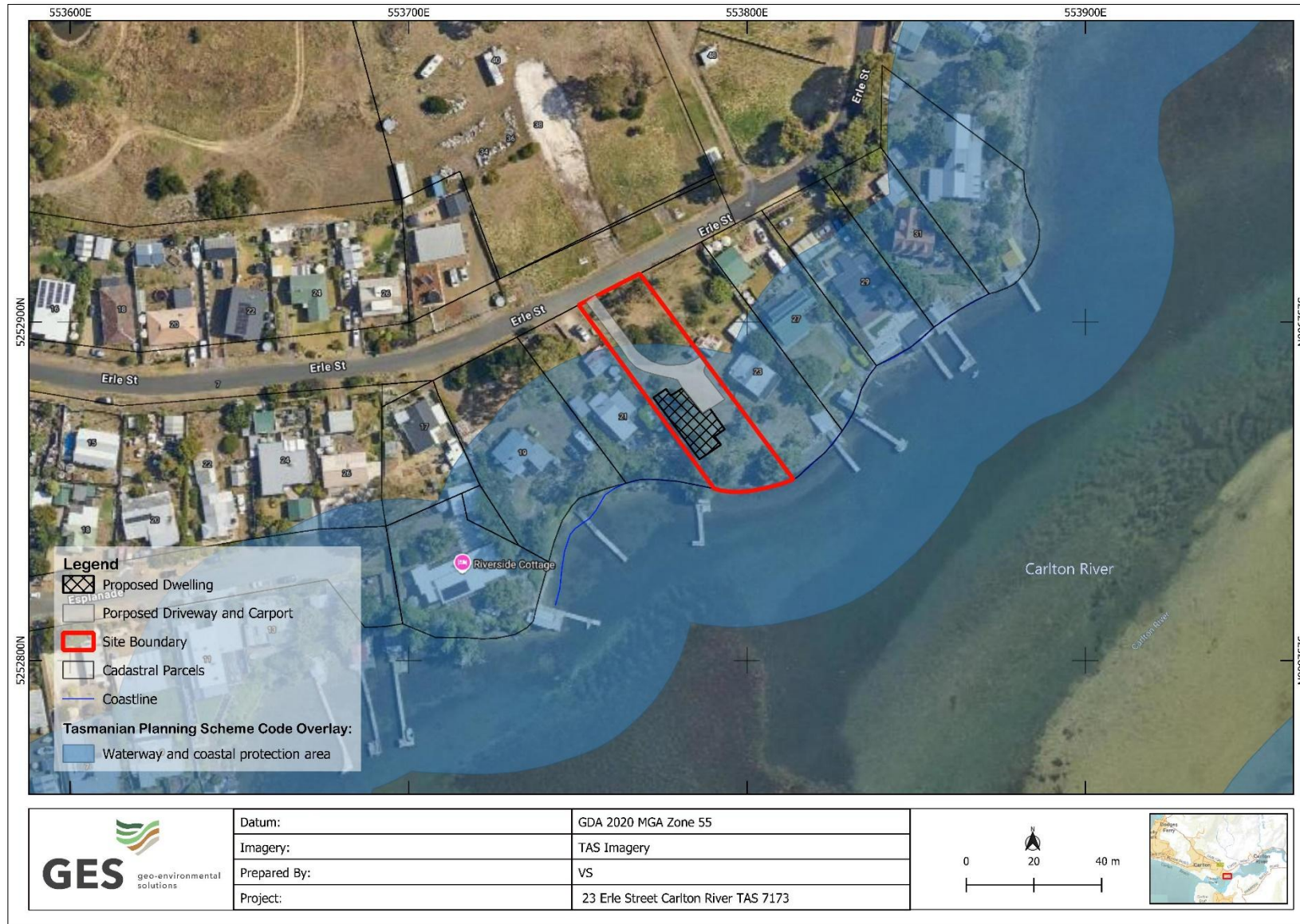


The centroid for this query GDA94: **553781.0, 5252880.0** falls within:

Property: 5915584

**Sorell Council**
Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf
Plans Reference: P1
Date Received: 31/07/2026

Appendix 2. Tasmanian Planning Scheme Overlays



STORMWATER ASSESSMENT

23 Erle Street

Carlton River

July 2026



GEO-ENVIRONMENTAL
SOLUTIONS



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Investigation Details

Client:	Tassie Homes Pty Ltd
Site Address:	23 Erle Street, Carlton River
Date of Inspection:	12/06/2026
Proposed Works:	New house and shed
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	187949/1
Title Area:	1471 m ²
Applicable Planning Overlays:	Airport Obstacle Limitation Area Waterway and Coastal Protection Area
Slope & Aspect:	Flat to 3° NE facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT 250 000
Geological Unit:	Quaternary sediments
Climate:	Annual rainfall 550mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	Onsite stormwater

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.40	0.00-0.40	SP	Silty SAND: medium-grained, black, slightly moist, medium dense
0.40-0.70	0.40-0.90	SP	Silty SAND: medium-grained, grey, slightly moist, medium dense
0.70-1.40	0.90-1.20	SP	Silty SAND: medium-grained, grey, brown, slightly moist, dense
1.40-2.50	1.20-1.90	CH	Silty CLAY: medium-to high plasticity, grey, slightly moist, stiff
2.50-3.00+	1.90-2.00+	SC	Clayey SAND: fine-grained, pale yellow, slightly moist, very dense, no refusal.

Soil Conditions

The soil onsite has formed from Quaternary sediments and consists of deep sandy profiles underlain by or including a layer of a highly reactive clay material. The site has an estimated permeability in the order of 3-5m/day.

GES have identified the following at the site:

- The area proposed for construction presents a low risk to slope stability and landslip.
- There are no known proposals for cuts or changes of grade which may impact on any proposed onsite stormwater absorption.
- No soil dispersion was identified.
- No evidence of a water table was observed at the time of the investigation.
- There is a low risk of the natural soils being impacted by contamination.
- Bedrock was not encountered during investigations.

Soil Dispersion

The soils on site were not identified as dispersive.

Existing Conditions and Assumptions

The site covers an area of approximately 1471m² with a proposed roof area of approx. 309m² across the proposed dwelling and shed. The site will be serviced by a gravel driveway of 122m² with a portion of concrete driveway/turning area spanning 69m².

There is no public stormwater system that the property can connect to, and it is therefore it is proposed that stormwater from the site would be routed through the proposed conventional underground drainage system comprising of grated sumps and PVC pipes, coupled with a soakage trench and tank elements for on-site detention.

The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre-developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments*, a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A.

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- The 20m² base (10m x 2m), 0.8m deep soakage trench is designed over a 20-minute storm duration for proposed development.
- The proposed rainwater tanks should incorporate a detention volume of 4000L for stormwater purposes.
- DN100 slotted PVC pipe with geotextile covering on top of aggregate to be installed within the soakage trench.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	Inspection and criteria	Maintenance activities (where required)
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check health of absorption trench area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings

Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects
	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater absorption area to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

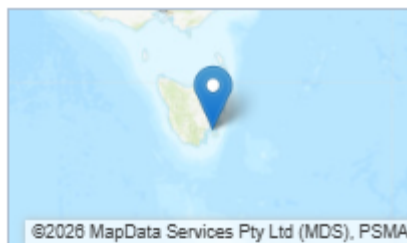
APPENDIX A: STORMWATER DETENTION CALCULATIONS

STORAGE TRENCH							
Hydrology							
Total Catchment Area		500	m ²				
Runoff Coefficient		0.86					
Annual Recurrence Interval (ARI)		20	yr				
Ground Conditions							
Hydraulic conductivity (K)		5.000	m/day				
		3.470	mm/min				
Adjusted Rate (15% clogging factor)		2.950	mm/min				
Trench Design							
Length		10	m				
Width		2	m				
Depth		0.8	m				
Infiltration Area		20	m ²				
Porosity		0.35	%				
Trench Storage		5.6	m ³				
		5600	L				
Detention tank data				Final Check			
Tank Storage		4	m ³	Criteria	Requirement	Design	Check
Tank Underflow		1.906	L/s	Total Detention needed	6330	9600	OK
Tank Underflow		114.36	L/min	Trench Capacity underflow for 5% AEP 20-minute storm	5385	5600	OK
Total Available storage		9.6	m ³				
		9600	L				

STORM CHECK					
Storm Duration	Intensity	Inflow Volume	Outflow Volume	Required Storage	Emptying time
	(mm/hr)	(m ³)	(L)	(L)	(hr)
1 min	143	1025	59	966	0.27
2 min	113	1620	118	1502	0.42
3 min	102	2193	177	2016	0.57
4 min	94.3	2703	236	2467	0.70
5 min	87.8	3146	295	2851	0.81
10 min	66.2	4744	590	4154	1.17
15 min	53.8	5784	885	4899	1.38
20 min	45.8	6565	1180	5385	1.52
25 min	40.1	7185	1475	5710	1.61
30 min	35.9	7719	1770	5949	1.68
45 min	28	9030	2655	6375	1.80
1 hour	23.5	10105	3539	6566	1.86
1.5 hour	18.4	11868	5309	6559	1.85
2 hour	15.6	13416	7079	6337	1.79
3 hour	12.5	16125	10618	5507	1.56
4.5 hour	10.1	19544	15927	3616	1.02
6 hour	8.79	22678	21236	1442	0.41
9 hour	7.2	27864	31855	-	-
12 hour	6.23	32147	42473	-	-
18 hour	5.02	38855	63709	-	-
24 hour	4.25	43860	84946	-	-
30 hour	3.69	47601	106182	-	-
36 hour	3.27	50620	127418	-	-
48 hour	2.65	54696	169891	-	-
72 hour	1.9	58824	254837	-	-
			Full volume	5600	1.86
Notes:					
Inflow volume calculated using Equation 10.1 (WSUD Guidelines: Chapter 10)					
Outflow volume calculated using Equation 10.2 (WSUD Guidelines: Chapter 10)					
Required storage and emptying time is left blank when outflow volume exceeds inflow volume					

Location

Label: 23 Erle Street, Carlton River
Easting: 553778
Northing: 5252884
Zone: 55
Latitude: Nearest grid cell: 42.8625 (S)
Longitude: Nearest grid cell: 147.6625 (E)



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IFD Design Rainfall Intensity (mm/h)

Issued: 06 July 2026

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
[FAQ for New ARR probability terminology](#)

Table

Chart

Unit: **mm/h** ▼

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	65.4	73.6	101	122	143	174	199
2 min	55.4	61.9	82.9	97.9	113	131	145
3 min	49.3	55.1	74.3	88.0	102	120	133
4 min	44.6	50.0	67.9	80.9	94.3	112	126
5 min	40.9	46.0	62.8	75.1	87.8	105	119
10 min	29.9	33.6	46.5	56.1	66.2	81.1	93.7
15 min	24.2	27.2	37.7	45.5	53.8	66.1	76.5
20 min	20.7	23.3	32.1	38.8	45.8	56.1	64.7
25 min	18.3	20.5	28.3	34.0	40.1	48.9	56.3
30 min	16.5	18.5	25.4	30.6	35.9	43.6	50.0
45 min	13.1	14.7	20.1	24.0	28.0	33.6	38.1
1 hour	11.2	12.6	17.0	20.2	23.5	27.8	31.3
1.5 hour	9.01	10.1	13.6	16.0	18.4	21.6	24.0
2 hour	7.74	8.67	11.6	13.6	15.6	18.1	20.1
3 hour	6.27	7.04	9.41	11.0	12.5	14.4	15.9
4.5 hour	5.10	5.74	7.68	8.95	10.1	11.7	12.9
6 hour	4.39	4.96	6.67	7.76	8.79	10.2	11.2
9 hour	3.54	4.02	5.44	6.35	7.20	8.38	9.26
12 hour	3.01	3.43	4.68	5.48	6.23	7.30	8.10
18 hour	2.36	2.70	3.73	4.39	5.02	5.94	6.65
24 hour	1.95	2.24	3.12	3.70	4.25	5.07	5.70
30 hour	1.67	1.92	2.69	3.20	3.69	4.43	4.99
36 hour	1.46	1.68	2.37	2.82	3.27	3.93	4.44
48 hour	1.17	1.35	1.90	2.28	2.65	3.20	3.62
72 hour	0.839	0.965	1.36	1.63	1.90	2.30	2.61
96 hour	0.655	0.752	1.06	1.26	1.47	1.77	2.01
120 hour	0.540	0.619	0.864	1.03	1.19	1.43	1.63
144 hour	0.462	0.529	0.732	0.866	0.994	1.19	1.36
168 hour	0.406	0.464	0.638	0.749	0.853	1.02	1.17

Note:

The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.



Sorell Council

Development Application: 5.2026.262.1 -
 Development Application - 23 Erle Street,
 Carlton River - P1.pdf

Plans Reference: P1
 Date Received: 31/07/2026

Location: Carlton River, TAS
Site: 500m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Underground rectangular tank PSD = 1.91L/s
Storage: AEP of 5%, Underground rectangular tank volume = 6.33m³

Design Criteria (Custom AEP IFD data used)

Location = Carlton River, TAS
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probability (APE) = 5 %
Storage annual exceedance probability (APE) = 5 %

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 500 m² = 0.05 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 0.86

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	69	0.90	62
Roof	0	1.00	0	Roof	309	1.00	309
Gravel	0	0.50	0	Gravel	122	0.50	61
Garden	500	0.30	150	Garden	0	0.30	0
Total	500	m²	150	Total	500	m²	432
Cp = $\Sigma \text{Area} * C / \text{Total} =$				0.300	Cw = $\Sigma \text{Area} * C / \text{Total} =$		
				0.864			

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 45.8 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 1.91 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 10.98 L/s =(0.240 x I) Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 1.906 L/s

Above ground - Eq 3.8

$$0 = \text{PSD}^2 - 2 * Q_a / t_c * (0.667 * t_c * Q_p / Q_a + 0.75 * t_c + 0.25 * t_{cs}) * \text{PSD} + 2 * Q_a * Q_p$$

Taking x as = PSD and solving

$$a = 1.0 \quad b = -23.1 \quad c = 41.9$$

$$\text{PSD} = \frac{-b \pm \sqrt{b^2 - 4ac}}{(2a)}$$

$$\text{PSD} = 1.980 \text{ L/s}$$

Below ground pipe - Eq 3.3

$$Q_p = \text{PSD} * [1.6 * t_{cs} / \{t_c * (1 - 2 * \text{PSD} / (3 * Q_a))\} - 0.6 * t_{cs}^{2.67} / \{t_c * (1 - 2 * \text{PSD} / (3 * Q_a))\}^{2.67}]$$

$$= 1.91$$

$$\text{PSD} = 1.962 \text{ L/s}$$

Below ground rectangular tank - Eq 3.4

$$t = t_{cs} / (t_c * (1 - 2 * \text{PSD} / (3 * Q_a))) = 0.848$$

$$Q_p = \text{PSD} * [0.005 - 0.455 * t + 5.228 * t^2 - 1.045 * t^3 - 7.199 * t^4 + 4.519 * t^5]$$

$$= 1.91$$

$$\text{PSD} = 1.906 \text{ L/s}$$

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = $[0.5*Qa*td - [(0.875*PSD*td)(1-0.917*PSD/Qa) + (0.427*td*PSD^2/Qa)]] * 60/10^3 \text{ m}^3$ Eq 4.23
 Below ground pipe (Vs) = $[(0.5*Qa-0.637*PSD+0.089*PSD^2/Qa)*td] * 60/10^3 \text{ m}^3$ Eq 4.8
 Below ground rect. tank (Vs) = $[(0.5*Qa-0.572*PSD+0.048*PSD^2/Qa)*td] * 60/10^3 \text{ m}^3$ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	87.8	21.1			2.84
21	44.5	10.7			5.37
29	36.7	8.8			5.79
37	31.6	7.6			6.04
45	28.0	6.7			6.19
53	25.3	6.1			6.28
61	23.2	5.6			6.32
69	21.6	5.2			6.33
77	20.2	4.8			6.32
85	19.0	4.6			6.28

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above Pipe				
B/ground	67.9	21.8	5.2	6.33

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$Q_{op2} = 0.75$ Cl 2.4.5.1
 $Q_{p2} = Q_{op2} * Q_{p1}$ (where $Q_{p1} = PSD$) = 1.48 L/s at which time above ground storage occurs
 $I = 360 * Q_{p2} / (2 * C_w * A_s * 10^3)$ = 6.2 mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = $td * (1 - 0.92 * PSD / Qa)$ Eq 4.27
 Below ground pipe (tf) = $td * (1 - 2 * PSD / (3 * Qa))$ Eq 3.2
 Below ground rect. tank (tf) = $td * (1 - 2 * PSD / (3 * Qa))$ Eq 3.2

Time to empty:

Above ground (te) = $(Vs + 0.33 * PSD^2 * td / Qa * 60 / 10^3) * (1.14 / PSD) * (10^3 / 60)$ Eq 4.28
 Below ground pipe (te) = $1.464 / PSD * (Vs + 0.333 * PSD^2 * td / Qa * 60 / 10^3) * (10^3 / 60)$ Eq 4.32
 Below ground rect. tank (te) = $2.653 / PSD * (Vs + 0.333 * PSD^2 * td / Qa * 60 / 10^3) * (10^3 / 60)$ Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above Pipe						
B/ground	67.9	5.2	6.3	51.4	168.8	220.2

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

Permissible site discharge ($Q_u = PSD$) = 1.91 L/s (Underground storage)
 Orifice coefficient (CD) = 0.61 For sharp circular orifice
 Gravitational acceration (g) = 9.81 m/s²
 Maximum storage depth above orifice (H) = 100 mm
 Orifice flow (Q) = $CD * A_o * \sqrt{2 * g * H}$
 Therefore:
 Orifice area (A_o) = 2231 mm²
 Orifice diameter ($D = \sqrt{4 * A_o / \pi}$) = 53.3 mm

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35**

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
 Address: Lot No:

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

Description of work:

On-Site stormwater system - design



(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
	☐ 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: ☐ Performance Solution: ☒ (X the appropriate box)

Other details:

Stormwater assessment

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Jul-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jul-26

Standards, codes or guidelines relied on in design process:

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Stormwater Assessment - 23 Erle Street Carlton River - Jul-26



Sorell Council

Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf
Plans Reference: P1
Date Received: 31/07/2026

Attribution as designer:

I Vinamra Gupta, 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.

Name: (print)

Signed

Date

Designer:

Vinamra Gupta

A handwritten signature in black ink, appearing to read 'Gupta'.

06/07/2026

Licence No:

685982720

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 work 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:

I Vinamra Gupta..... 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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		06/07/2026



Sorell Council
Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf
Plans Reference: P1
Date Received: 31/07/2026

SITE COVERAGE
Max. 30% of site = 391.8m²
Proposed site coverage:
289.8m² (22.2%)

THIS PLAN IS ACCEPTED BY:

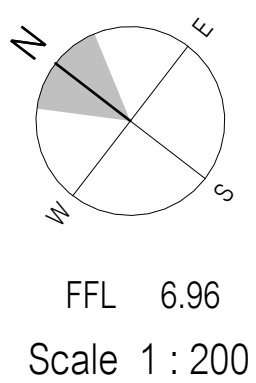
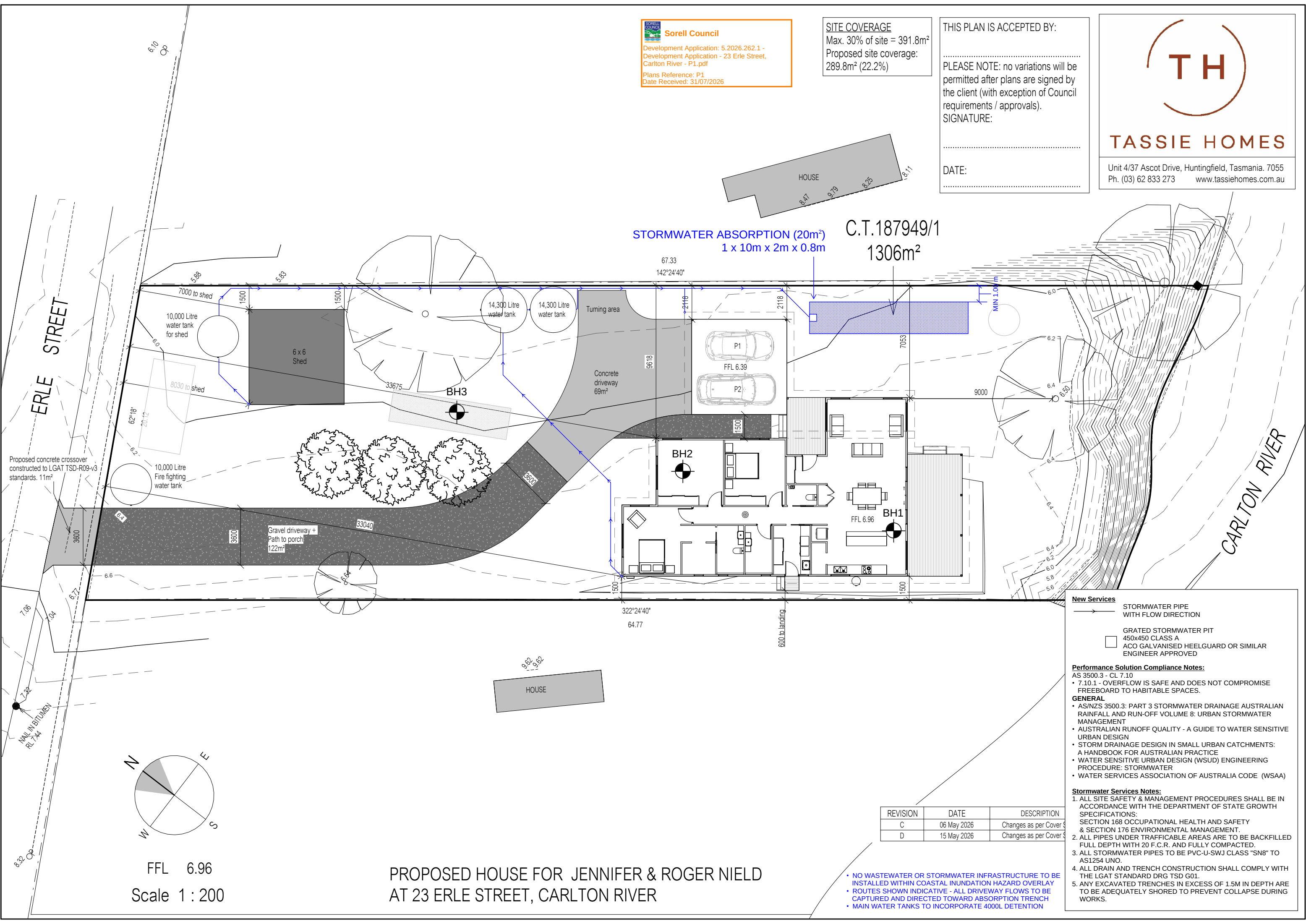
PLEASE NOTE: no variations will be
permitted after plans are signed by
the client (with exception of Council
requirements / approvals).
SIGNATURE:

DATE:

TH

TASSIE HOMES

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



PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

REVISION	DATE	DESCRIPTION
C	06 May 2026	Changes as per Cover S
D	15 May 2026	Changes as per Cover S

- NO WASTEWATER OR STORMWATER INFRASTRUCTURE TO BE INSTALLED WITHIN COASTAL INUNDATION HAZARD OVERLAY
- ROUTES SHOWN INDICATIVE - ALL DRIVEWAY FLOWS TO BE CAPTURED AND DIRECTED TOWARD ABSORPTION TRENCH
- MAIN WATER TANKS TO INCORPORATE 4000L DETENTION

New Services

- STORMWATER PIPE WITH FLOW DIRECTION
- GRATED STORMWATER PIT 450x450 CLASS A ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED

Performance Solution Compliance Notes:
AS 3500.3 - CL 7.10
• 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL

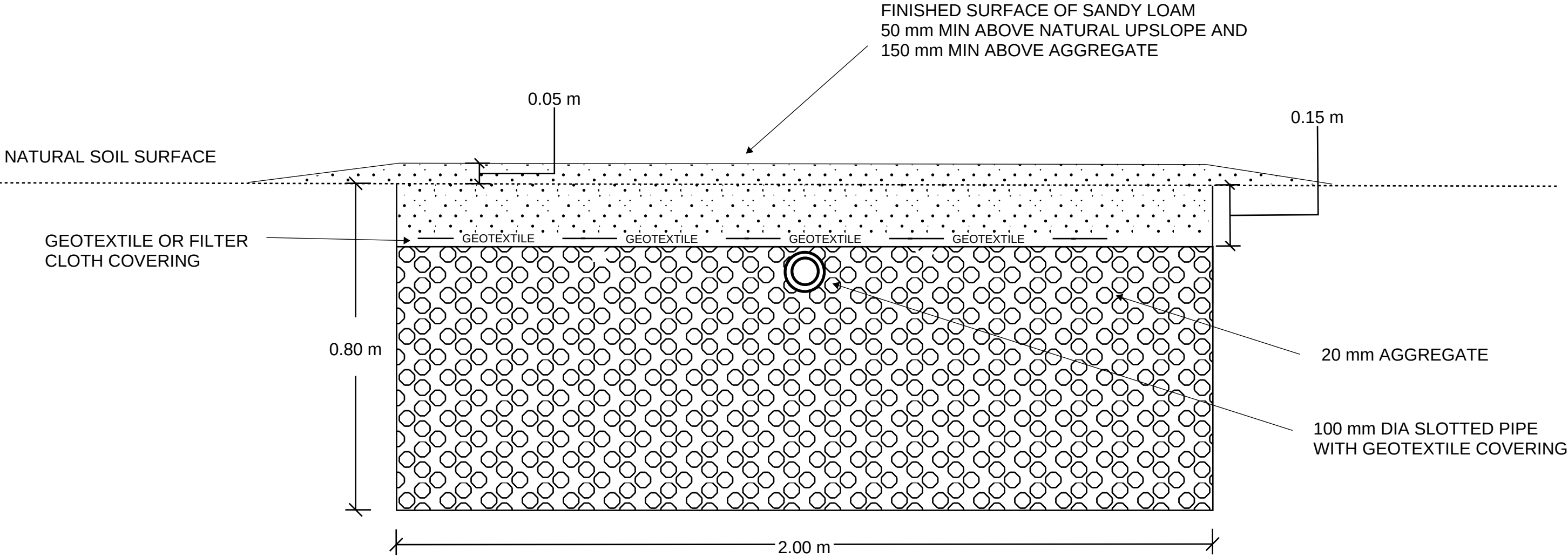
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

Design notes:

- 1.Absorption bed dimensions of up to 21m long by 0.8m deep by 2m wide
– total storage volume calculated at average 35% porosity.
- 2.Base of bed to be excavated level and smearing and compaction avoided.
- 3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
- 4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
- 5.All works on site to comply with AS3500 and Tasmanian Plumbing code.



Do not scale from these drawings.
Dimensions to take precedence
over scale.

Geo-Environmental Solutions
Stormwater trench

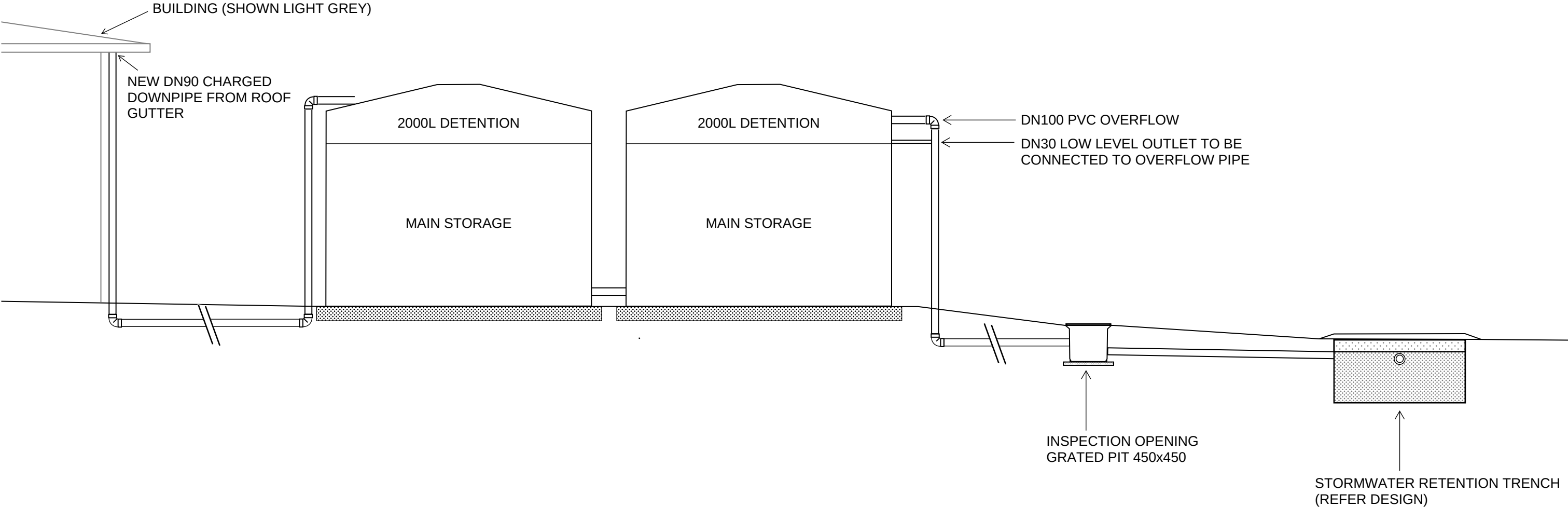
Stormwater Absorption Detail



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au



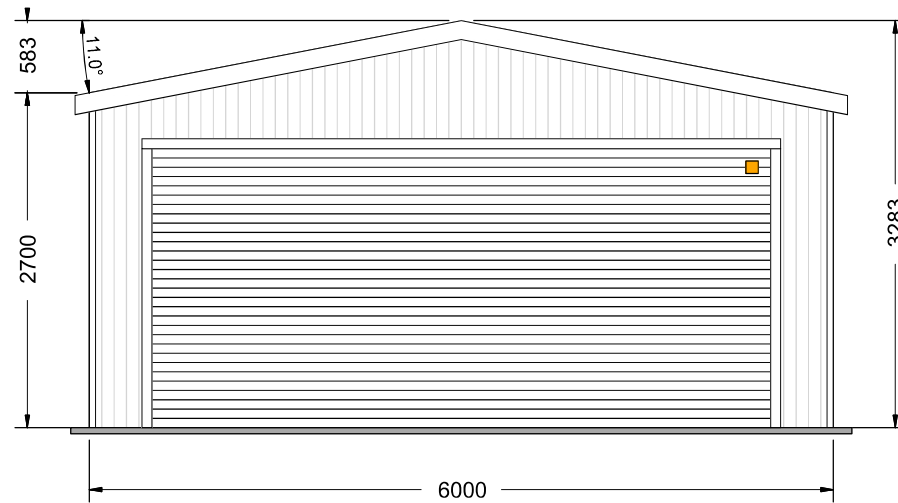
**Sorell Council**
Development Application: 5.2026.262.1 -
Development Application - 23 Erle Street,
Carlton River - P1.pdf
Plans Reference: P1
Date Received: 31/07/2026

Do not scale from these drawings.
Dimensions to take precedence
over scale.

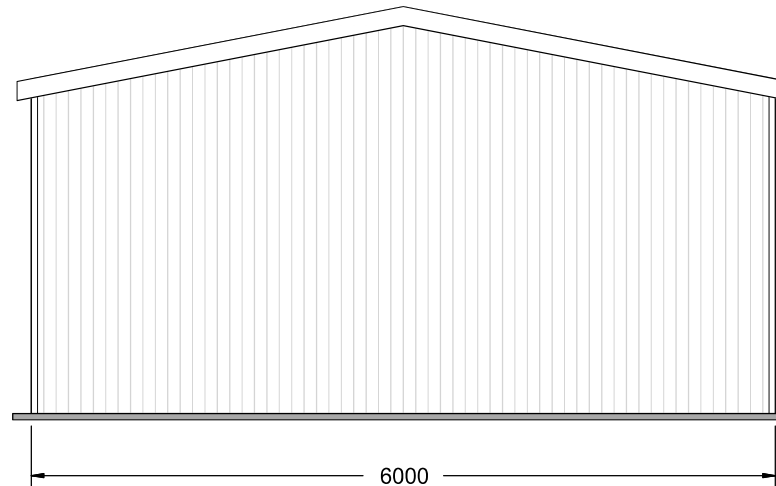
STORMWATER DETENTION
SCHEMATIC CROSS-SECTION

RAINWATER TANKS
WITH 4000L DETENTION

Sheet 1 of 1

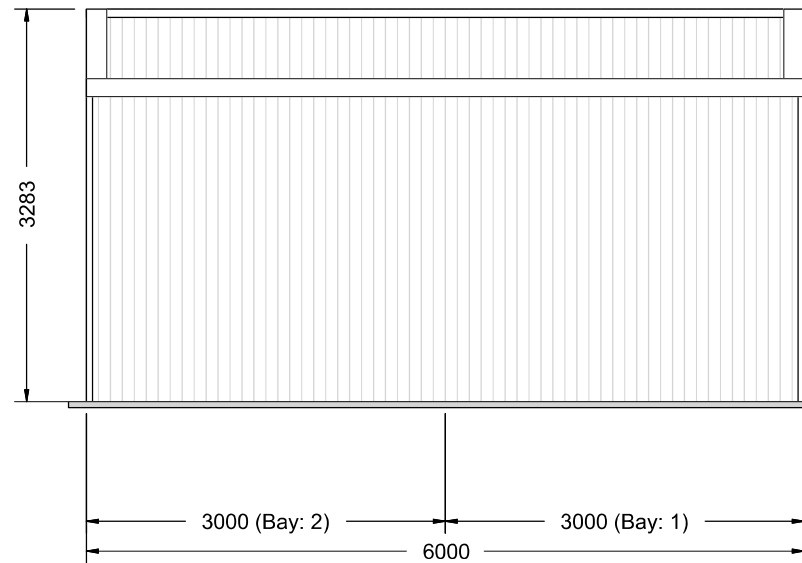


FRONT ELEVATION

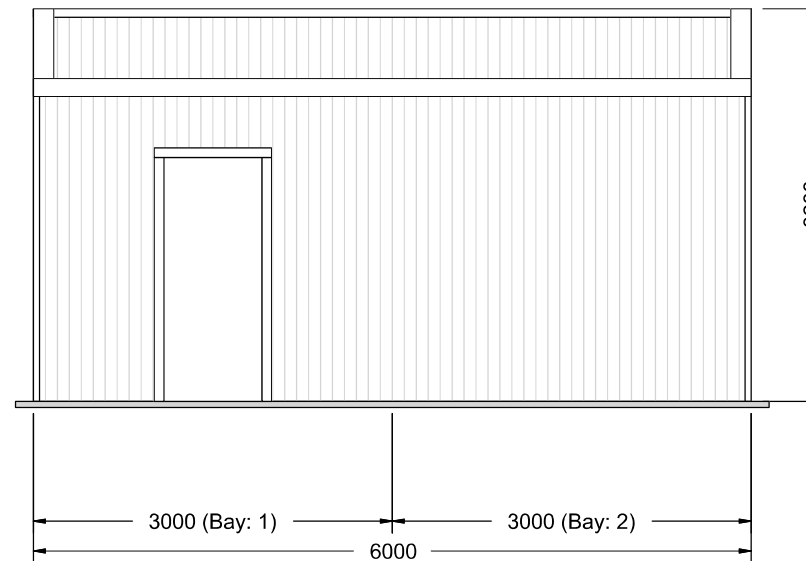


REAR ELEVATION

 **Sorell Council**
 Development Application: 5.2026.262.1 -
 Development Application - 23 Erle Street,
 Carlton River - P1.pdf
 Plans Reference: P1
 Date Received: 31/07/2026

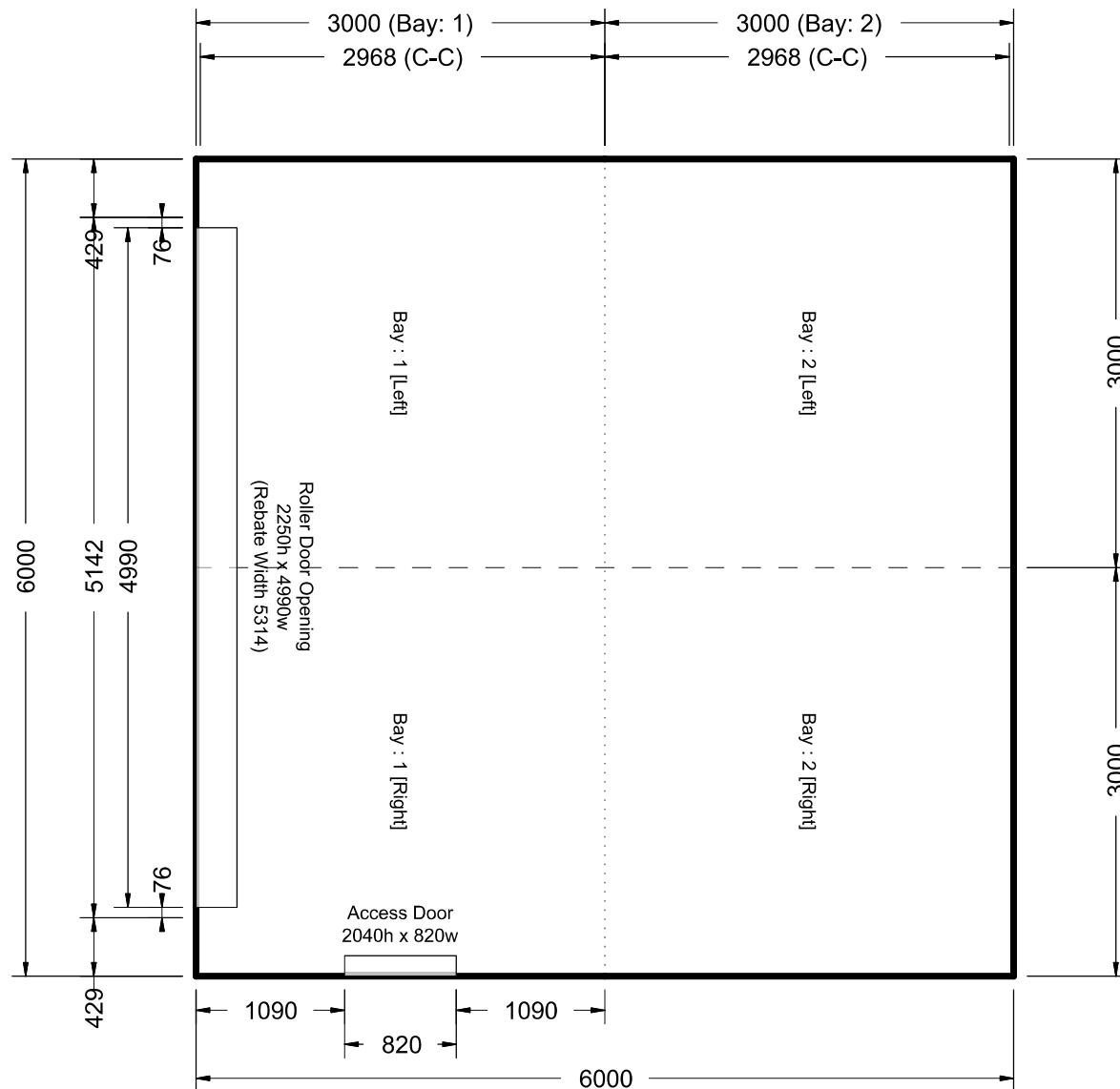


LEFT ELEVATION



RIGHT ELEVATION

Sorell Council
 Development Application: 5.2026.262.1 -
 Development Application - 23 Erle Street,
 Carlton River - P1.pdf
 Plans Reference: P1
 Date Received: 31/07/2026



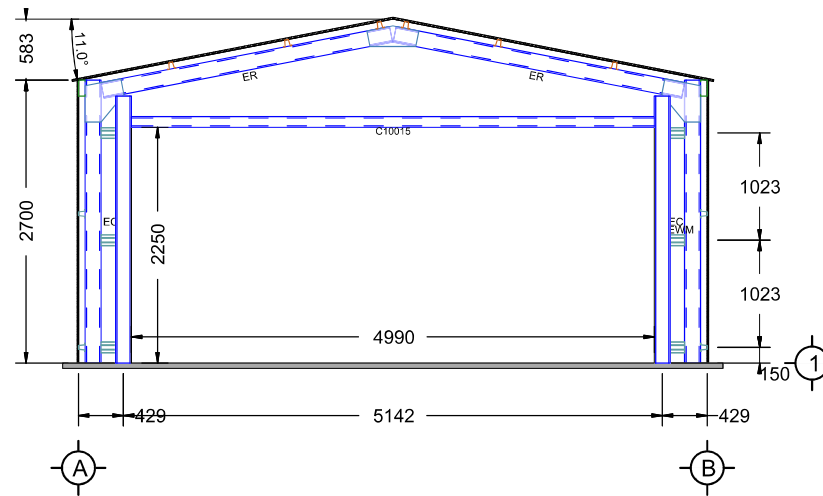
PLAN ELEVATION

 **Sorell Council**
 Development Application: 5.2026.262.1 -
 Development Application - 23 Erle Street,
 Carlton River - P1.pdf
 Plans Reference: P1
 Date Received: 31/07/2026

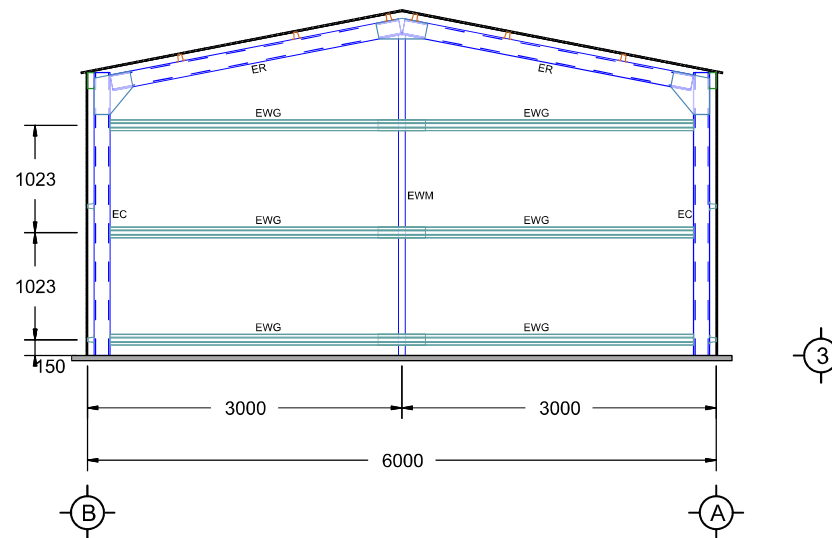
139 Main Road,
 Sorell TAS 7172
 Phone: 1300 737 910
 Email: sales@rainbowbuilding.com.au

CLIENT: Roger Nield
SITE ADDRESS: 23 Erle Street, Carlton River, TAS, 7173
PHONE: 0428 995 595
EMAIL: rjnield6066@gmail.com

DRAWING TITLE: Plan Elevation
SCALE: 1:52.930
DATE: 02-04-2026
Job Number: KING01_11465
Drawing Number: FPE



FRONT ELEVATION



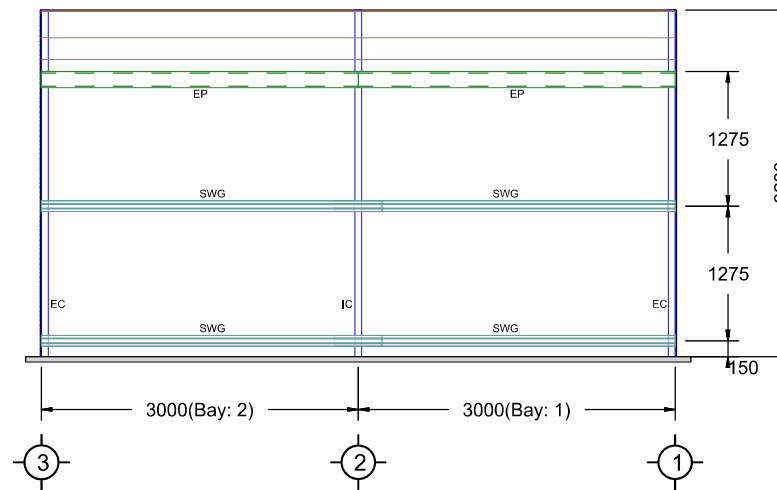
REAR ELEVATION

Sorell Council
 Development Application: 5.2026.262.1 -
 Development Application - 23 Erle Street,
 Carlton River - P1.pdf
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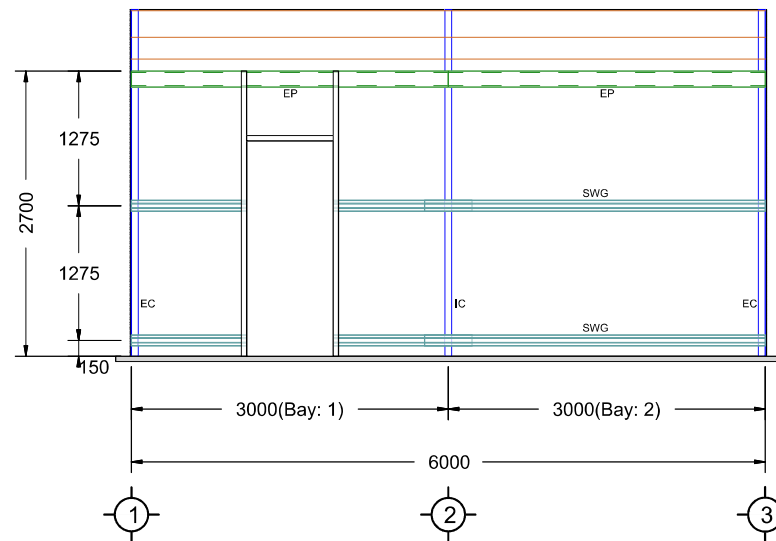
139 Main Road,
 Sorell TAS 7172
 Phone: 1300 737 910
 Email: sales@rainbowbuilding.com.au

CLIENT: Roger Nield
SITE ADDRESS: 23 Erle Street, Carlton River, TAS, 7173
PHONE: 0428 995 595
EMAIL: rjnield6066@gmail.com

DRAWING TITLE: End Frame Elevations
SCALE: 1:72.143
DATE: 02-04-2026
Job Number: KING01_11465
Drawing Number: EFE



LEFT ELEVATION



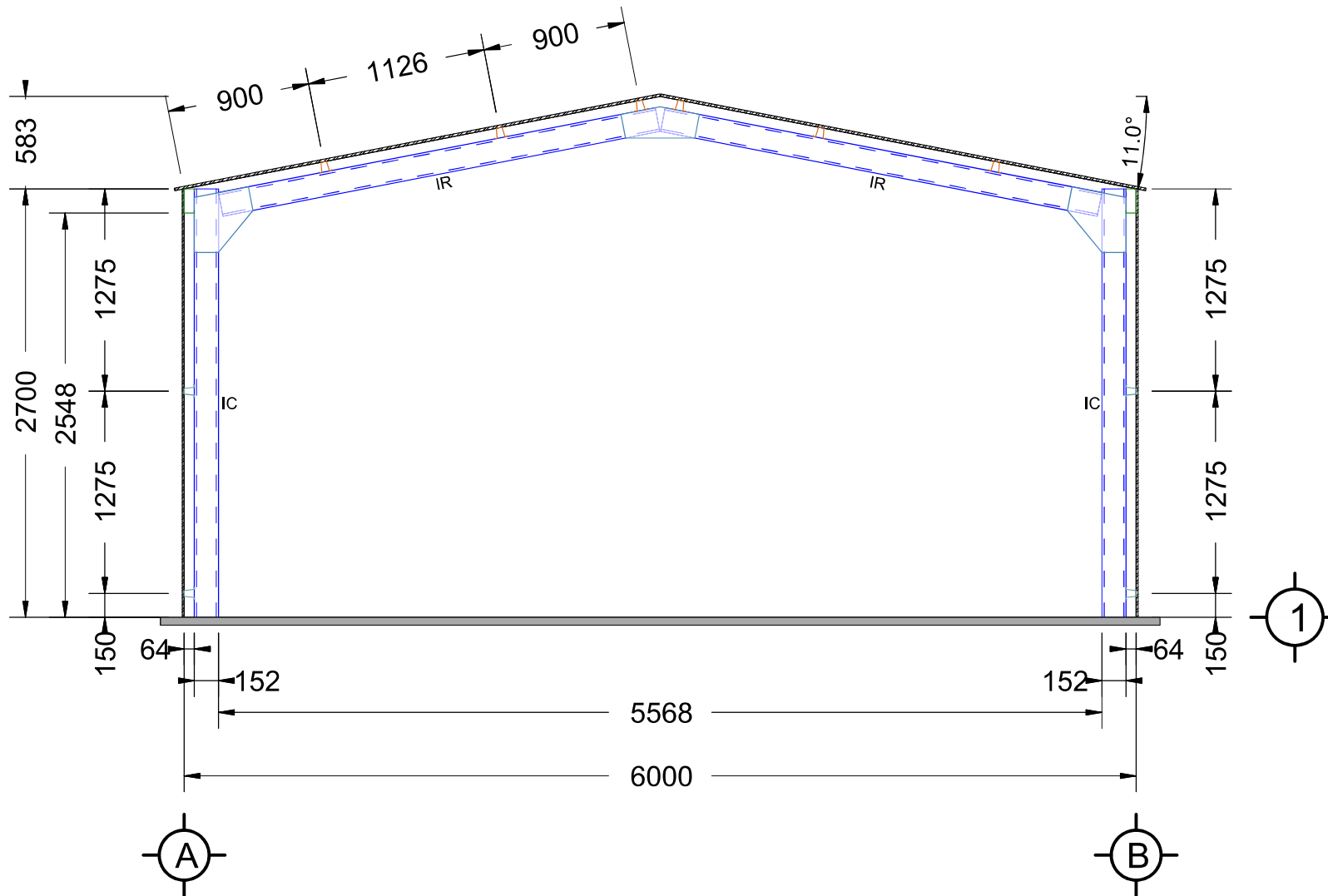
RIGHT ELEVATION

Sorell Council
 Development Application: 5.2026.262.1 -
 Development Application - 23 Erle Street,
 Carlton River - P1.pdf
 Plans Reference: P1
 Date Received: 31/07/2026

139 Main Road,
 Sorell TAS 7172
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 Email: sales@rainbowbuilding.com.au

CLIENT: Roger Nield
SITE ADDRESS: 23 Erle Street, Carlton River, TAS, 7173
PHONE: 0428 995 595
EMAIL: rjnield6066@gmail.com

DRAWING TITLE: Side Frame Elevations
SCALE: 1:71.585
DATE: 02-04-2026
Job Number: KING01_11465
Drawing Number: SFE



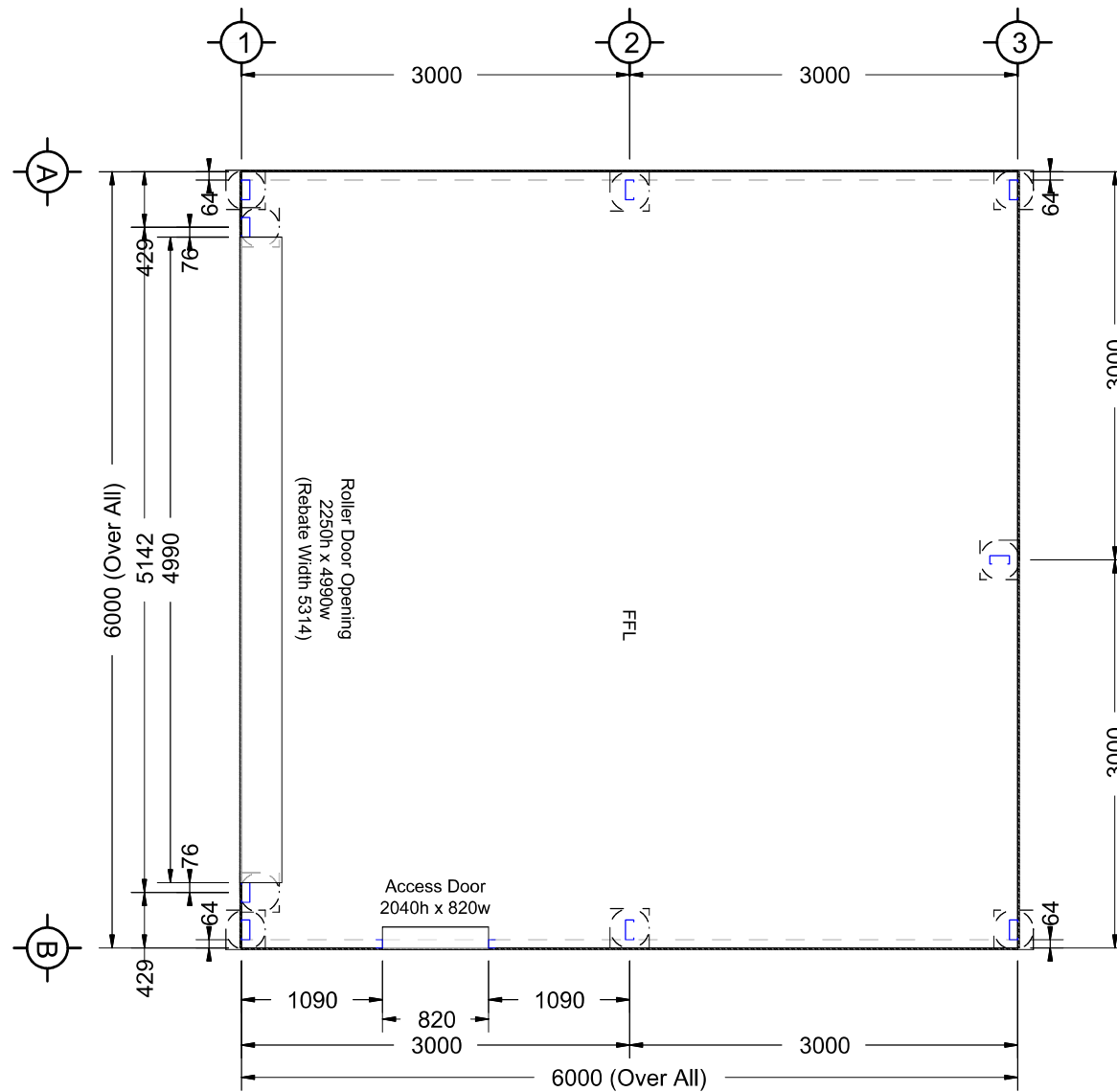
INTERMEDIATE ELEVATION

Sorell Council
 Development Application: 5.2026.262.1 -
 Development Application - 23 Erle Street,
 Carlton River - P1.pdf
 Plans Reference: P1
 Date Received: 31/07/2026

139 Main Road,
 Sorell TAS 7172
 Phone: 1300 737 910
 Email: sales@rainbowbuilding.com.au

CLIENT: Roger Nield
SITE ADDRESS: 23 Erle Street, Carlton River, TAS, 7173
PHONE: 0428 995 595
EMAIL: rjnield6066@gmail.com

DRAWING TITLE: Cross Section
SCALE: 1:39.648
DATE: 02-04-2026
Job Number: KING01_11465
Drawing Number: CS



FLOOR PLAN

Sorell Council
 Development Application: 5.2026.262.1 -
 Development Application - 23 Erle Street,
 Carlton River - P1.pdf
 Plans Reference: P1
 Date Received: 31/07/2026

139 Main Road,
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 Phone: 1300 737 910
 Email: sales@rainbowbuilding.com.au

CLIENT: Roger Nield
SITE ADDRESS: 23 Erle Street, Carlton River, TAS, 7173
PHONE: 0428 995 595
EMAIL: rjnield6066@gmail.com

DRAWING TITLE: Floor Plan
SCALE: 1:55.976
DATE: 02-04-2026
Job Number: KING01_11465
Drawing Number: FP

H1408 - PROPOSED HOUSE FOR JENNIFER & ROGER NIELD

AT 23 ERLE STREET, CARLTON RIVER



Sorell Council

Development Application: 5.2026.262.1 -
Response to Request For Information - 23 Erle
Street, Carlton River - P2.pdf

Plans Reference: P2
Date Received: 13/08/2026



TASSIE HOMES

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

Architectural Drawing No.	Description	Architectural Drawing No.	Description
01	G SITE PLAN	07	F ELECTRICAL PLAN
01a	G SOIL & WATER MANAGEMENT PLAN	08	F FLOORING LAYOUT PLAN
01b	G SHED PLANS	09	F LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
02	F DRAINAGE PLAN	10	COMPLIANCE NOTES
03	F FLOOR PLAN	10a	LIVABLE HOUSING NOTES 1 of 3
04	F ELEVATIONS	10b	LIVABLE HOUSING NOTES 2 of 3
04a	D PERSPECTIVES	10c	LIVABLE HOUSING NOTES 3 of 3
05	SECTION	11	WET AREA SPECIFICATIONS
06	ROOF PLAN	11a	STAIR NOTES

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
HIGH mild steel corrosion rate 50 to 80 µm/year Typically more than 200 m from breaking surf or aggressive industrial areas or within 50 m from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1 Option 2 Option 3	Hot dip galvanising - HDG450 Duplex system. See N.C.C. Table 6.3.9c HDG150 (5 years) 4D (10-15 years) or HDG300 (10 years) 2D (5-10 years) Paint. See N.C.C. Table 6.3.9b - ACC6, IZS3, PUR5

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

REVISION	DATE	SHEETS	DESCRIPTION
A	17 April 2026	03, 04a	Relocate VJ100 panel in master bedroom, reduce master bedroom width by 600mm adding to L'dry, Remove notation of 2100 high openings (to ceiling), expand size of and add robe to bedrooms, add CSD to ensuite, amend L'dry layout, Show opening adjacent entry in lieu of door, remove VJ100 panel from living, remove lounge room floor area.
B	04 May 2026	03, 04a	Add skylights to dining and kitchen, relocate deck and adjust roof accordingly, Amend sliding door and windows to Living areas, amend kitchen layout.
C	06 May 2026	01, 03, 04, 04a	Relocate house, shed & water tanks, Add a water tank, Redesign driveway and separate materials, amend size of carport, change porch to timber, lift house FFL, add steps to porch, alfresco & landing, amend size of windows and sliding door in living areas, Polycarbonate roofing as indicated, rearrange laundry, move skylight. Update all affected plans.
D	15 May 2026	01, 03, 04, 04a	Change FFL back to 6.96, Add cut, Lightweight cladding in stead of brick veneer, increase length of alfresco, small changes to kitchen area. Update affected plans.
E	17 July 2026	03, 04	Minor floor plan changes
F	31 July 2026	02 - 04, 07, 09	Swap reserve area and irrigation area, remove window from l'dry, add o/h cupboards, remove robe from Bed 2, electrical changes
G	13 August 2026	01 - 01b	Council RFI (12 August 2026): Document shed plans, Indicate max. building height for house.

THIS PLAN IS ACCEPTED BY:

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

DATE:



Climate Zone - 7
C.T. No. 187949/1
Wind Speed - N3
Soil Classification - M
Corrosion Environment - HIGH

FLOOR AREA = 158.4m²
= 17.1 sq

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

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DRAWING: COVER SHEET

DATE: 04 May 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

COVER SHEET

04 May 2026 Preliminary drawings

20 July 2026 Development application drawings (DA)

Preliminary construction drawings
Engineer not to sign this copy, only provide notes, additions & amendments

Final construction drawings (BA)

Approved by Engineer

Approved by Building Surveyor

NOTES:

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

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

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

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

DATUM - Vertical : AHD per SPM10108 with reputed AHD level of 14.202 f

At the time of this survey, C.T.187949/1 was owned by RICHARD ALLEN LORD
Date of Survey : 7-4-2026



Sorell Council

Development Application: 5.2026.262.1 -
Response to Request For Information - 23 Erle
Street, Carlton River - P2.pdf

Plans Reference: P2
Date Received: 13/08/2026

SITE COVERAGE

Max. 30% of site = 391.8m²
Proposed site coverage:
289.8m² (22.2%)

THIS PLAN IS ACCEPTED BY:

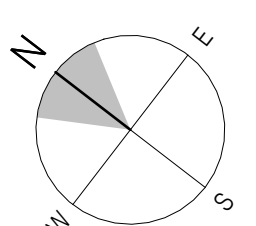
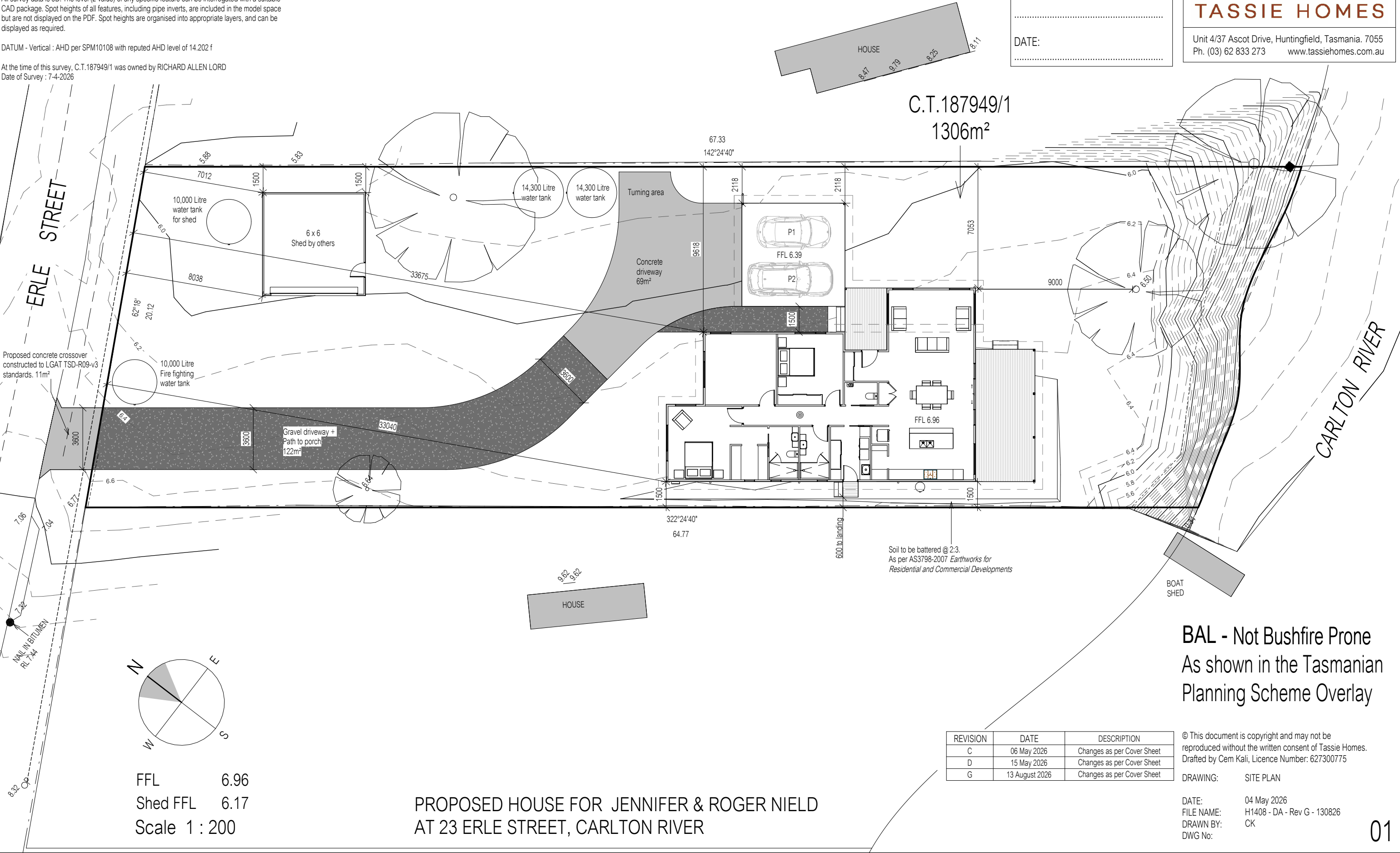
.....
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requirements / approvals).
SIGNATURE:
.....

DATE:
.....



TASSIE HOMES

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



FFL 6.96
Shed FFL 6.17
Scale 1 : 200

**PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER**

Soil to be battered @ 2:3.
As per AS3798-2007 *Earthworks for
Residential and Commercial Developments*

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
C	06 May 2026	Changes as per Cover Sheet
D	15 May 2026	Changes as per Cover Sheet
G	13 August 2026	Changes as per Cover Sheet

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DRAWING: SITE PLAN

DATE: 04 May 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

NOTES:

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

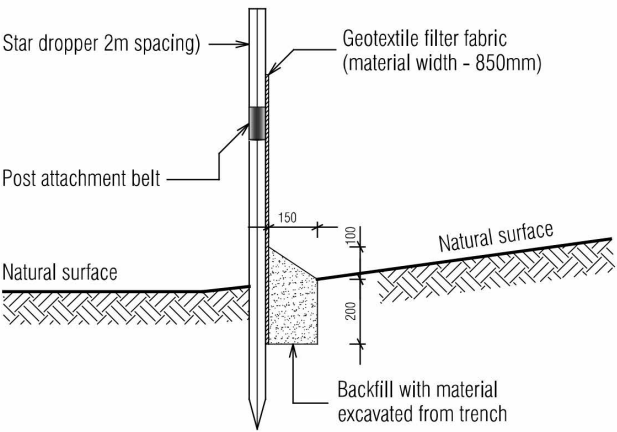
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary,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

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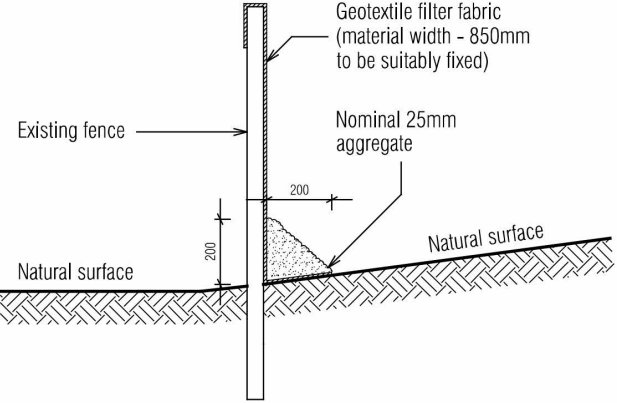
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DATUM - Vertical : AHD per SPM10108 with reputed AHD level of 14.202 f

At the time of this survey, C.T.187949/1 was owned by RICHARD ALLEN LORO
Date of Survey : 7-4-2026



SILT STOP TYPE 1
temporary fence (not to scale)



SILT STOP TYPE 2
existing fence (not to scale)

THIS PLAN IS ACCEPTED BY:

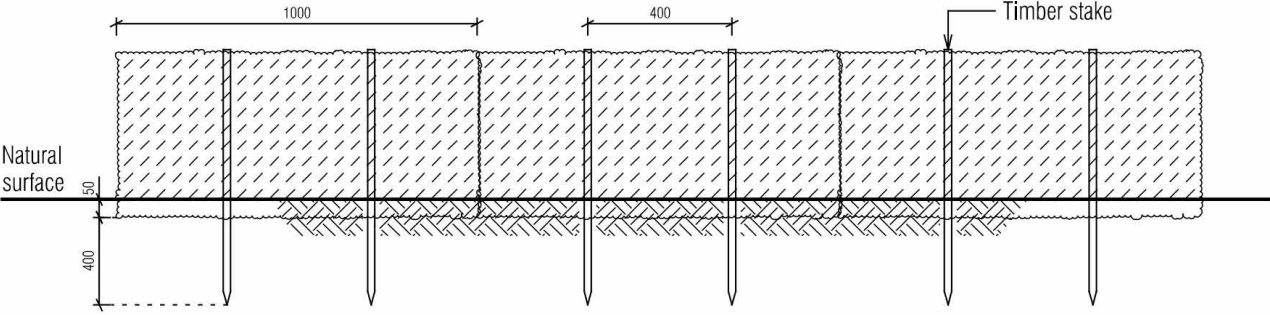
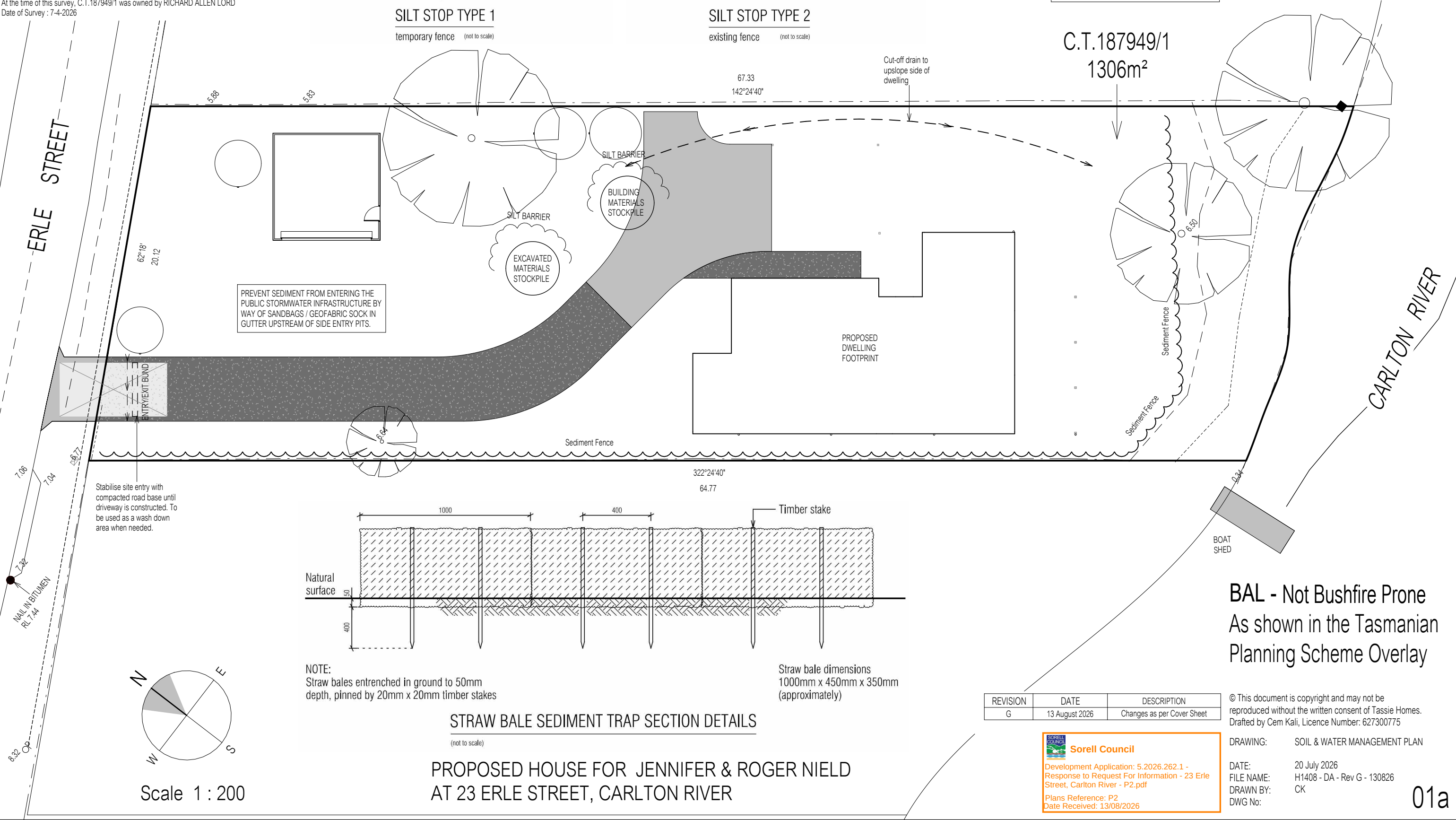
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

DATE:



TASSIE HOMES

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



STRAW BALE SEDIMENT TRAP SECTION DETAILS
(not to scale)

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

REVISION	DATE	DESCRIPTION
G	13 August 2026	Changes as per Cover Sheet

Sorell Council
Development Application: 5.2026.262.1 -
Response to Request For Information - 23 Erle
Street, Carlton River - P2.pdf
Plans Reference: P2
Date Received: 13/08/2026

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DRAWING: SOIL & WATER MANAGEMENT PLAN
DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:



TASSIE HOMES

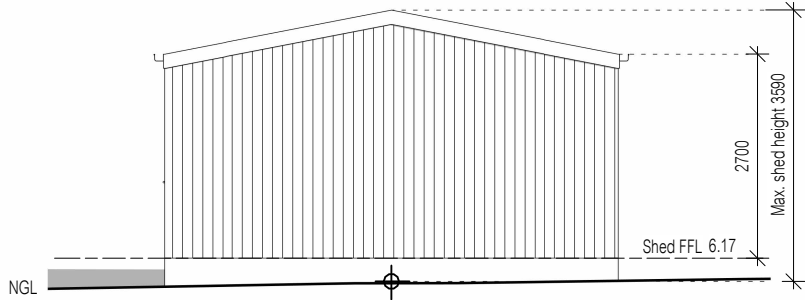
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

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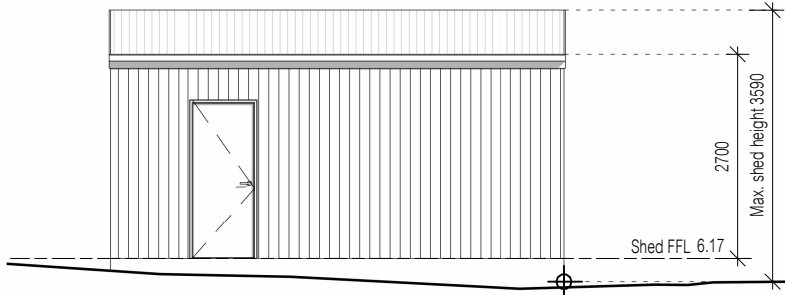
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SIGNATURE:

DATE:

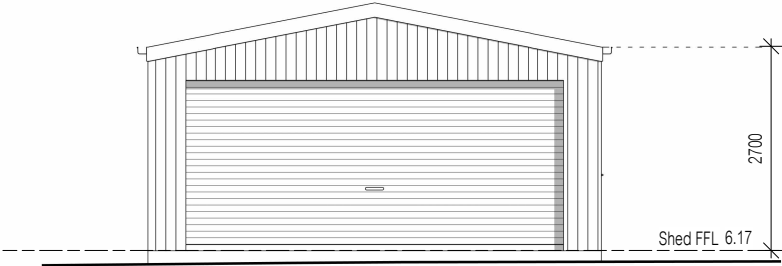
**Sorell Council**
Development Application: 5.2026.262.1 -
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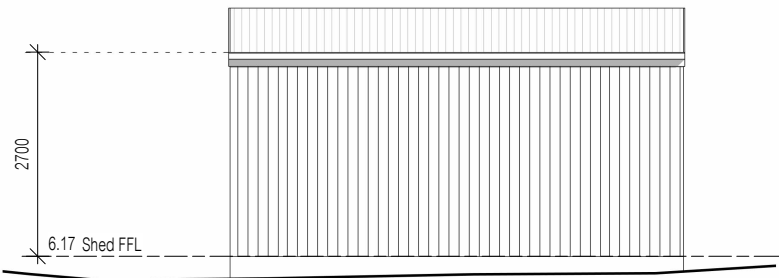
North East Elevation



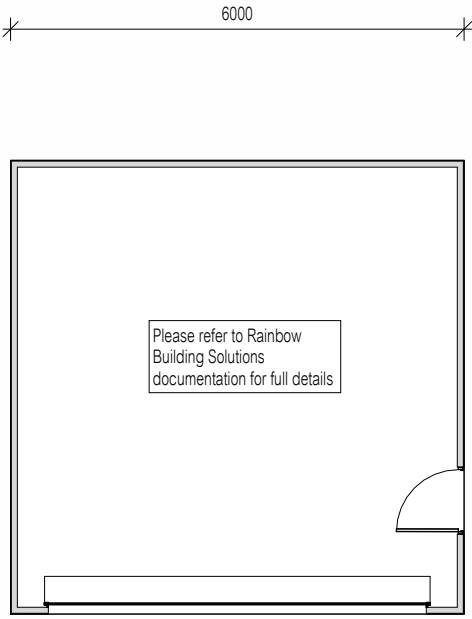
South East Elevation



South West Elevation

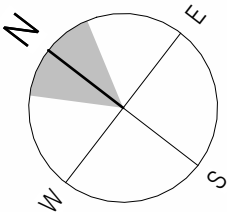


North West Elevation



Shed Floor Plan

1 : 100



Scale 1 : 100

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

REVISION	DATE	DESCRIPTION
G	13 August 2026	Changes as per Cover Sheet

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

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DRAWING: SHED PLANS

DATE: 13 August 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

NOTES:

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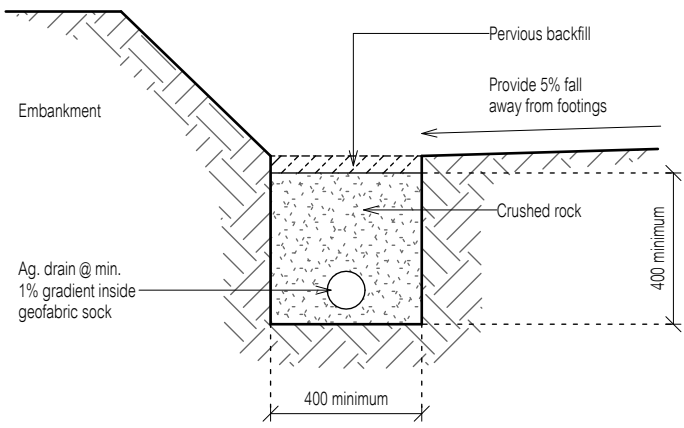
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DATUM - Vertical : AHD per SPM10108 with reputed AHD level of 14.202 f

At the time of this survey, C.T.187949/1 was owned by RICHARD ALLEN LORD
Date of Survey : 7-4-2026



All materials and construction to comply with AS/NZS3500, 2025 and to be inspected and approved by a qualified engineer.

DRAINAGE LEGEND

- | | | |
|-----|---|---------|
| 1 | WC | 100 dia |
| 2 | HANDBASIN | 40 dia |
| 3 | SHOWER | 50 dia |
| 4 | BATH | 40 dia |
| 5 | LAUNDRY TROUGH | 50 dia |
| 6 | KITCHEN SINK | 50 dia |
| 7 | VENT | 50 dia |
| 8 | TAP CHARGED O.R.G. MIN. 150mm BELOW FFL | |
| 9 | DOWNPIPE | 90 dia |
| 10 | TAP | |
| 11 | INSPECTION OPENING TO GROUND LEVEL | |
| f/w | FLOOR WASTE | |

THIS PLAN IS ACCEPTED BY:

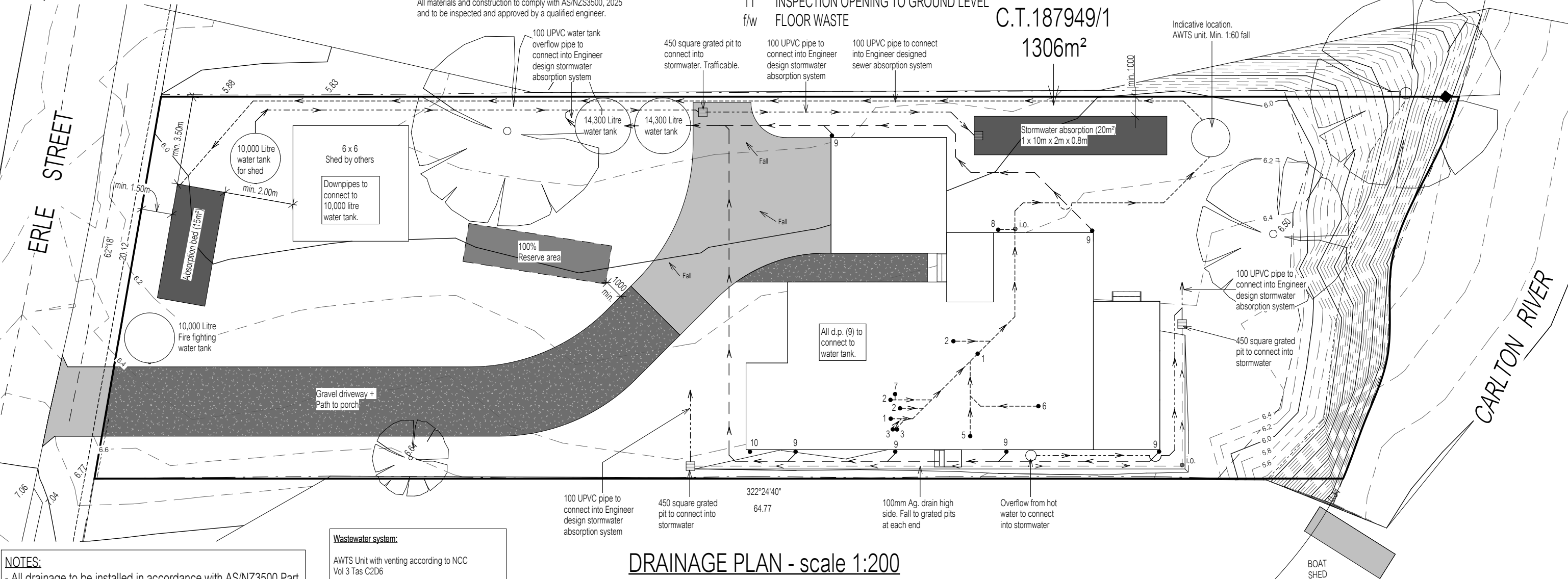
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NOTES:

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

Wastewater system:

AWTS Unit with venting according to NCC
Vol 3 Tas C2D6

Absorption bed (15m²)
1 x 6m x 2.5m x 0.6m

100% reserve area

Min 2m from upslope or level buildings
Min 2.5m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 3.5m from downslope boundary
Min 19m from downslope surface water

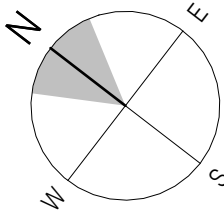
Refer to GES report

NOTES:

- ALL DRIVEWAY FLOWS TO BE CAPTURED AND DIRECTED TOWARD ABSORPTION TRENCH
- MAIN WATER TANKS TO INCORPORATE 4000L DETENTION

DRAINAGE PLAN - scale 1:200

Sorell Council
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Response to Request For Information - 23 Erle
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Plans Reference: P2
Date Received: 13/08/2026



REVISION	DATE	DESCRIPTION
F	31 July 2026	Changes as per Cover Sheet

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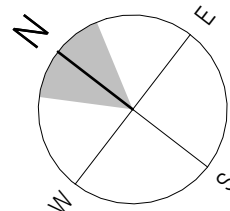
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DRAWING: DRAINAGE PLAN

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

Scale As indicated

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER



PROPOSED HOUSE FOR JENNIFER & ROGER NIELD AT 23 ERLE STREET, CARLTON RIVER

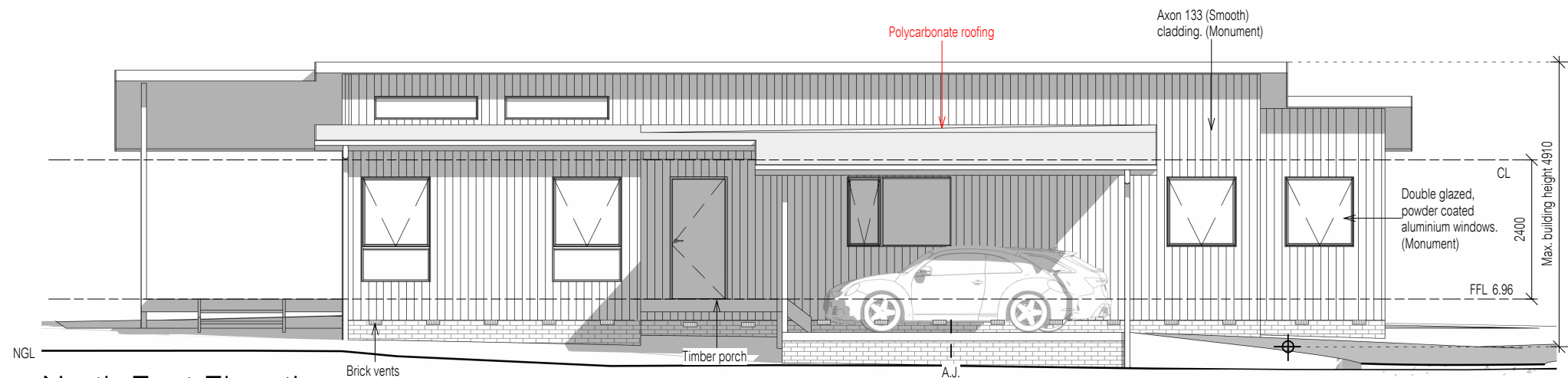
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REVISION	DATE	DESCRIPTION
A	17 April 2026	Changes as per Cover Sheet
B	04 May 2026	Changes as per Cover Sheet
C	06 May 2026	Changes as per Cover Sheet
D	15 May 2026	Changes as per Cover Sheet
E	17 July 2026	Changes as per Cover Sheet
F	31 July 2026	Changes as per Cover Sheet

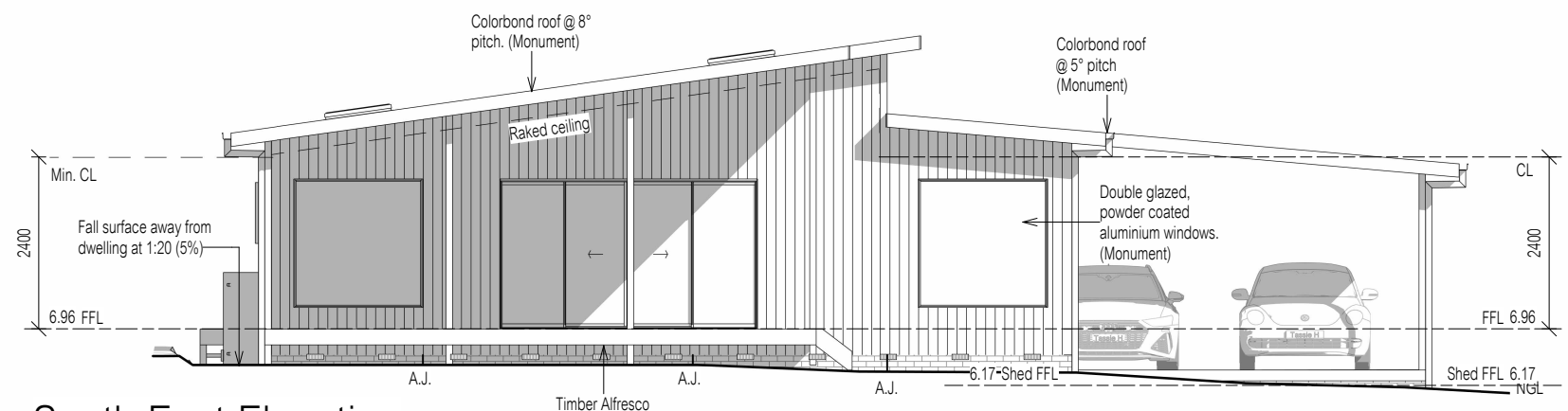
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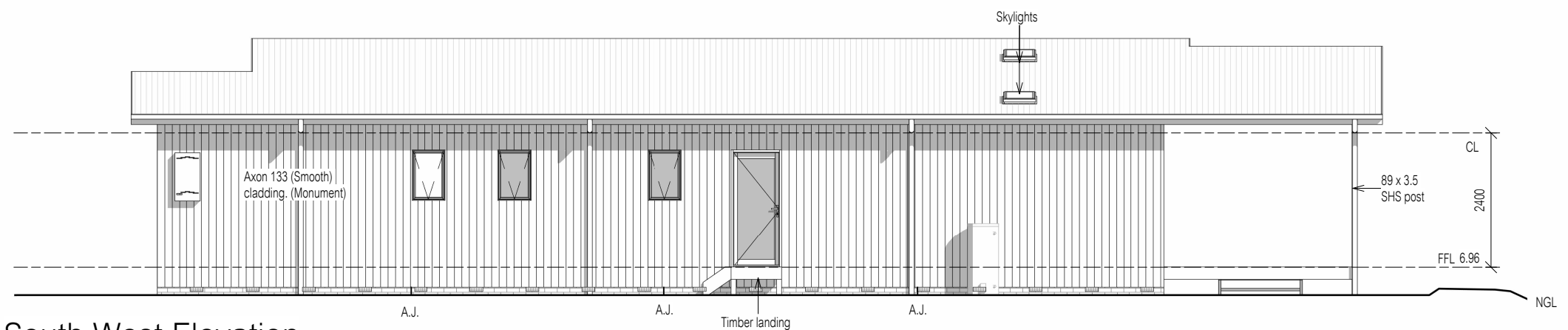
DATE:



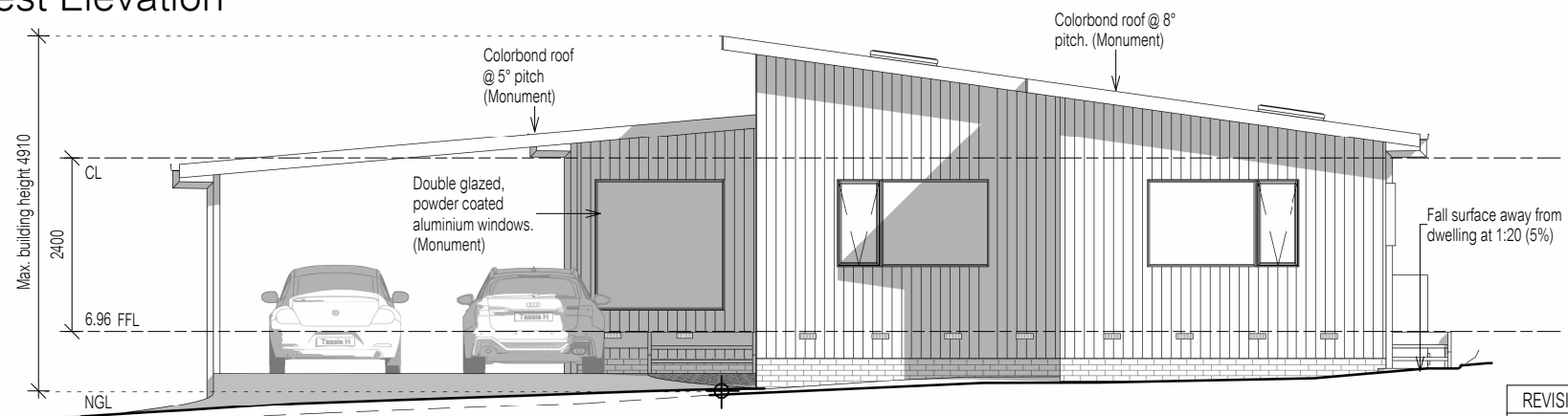
North East Elevation



South East Elevation



South West Elevation



North West Elevation

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

Scale 1 : 100



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DRAWING: ELEVATIONS

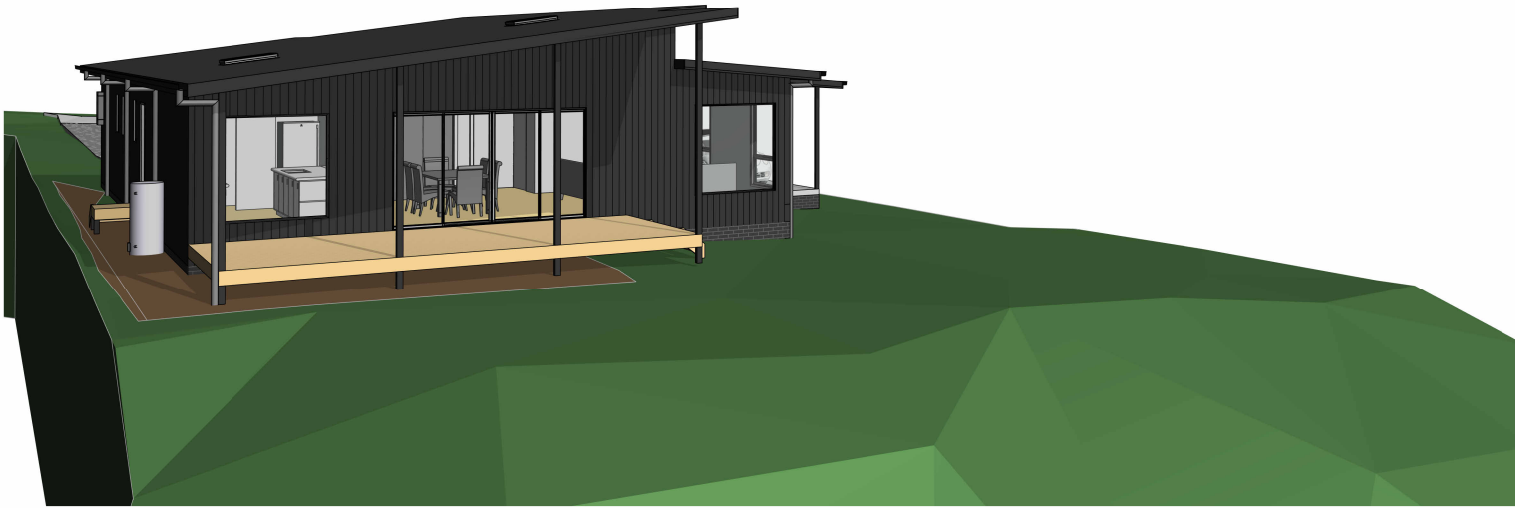
DATE: 13 March 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

REVISION	DATE	DESCRIPTION
C	06 May 2026	Changes as per Cover Sheet
D	15 May 2026	Changes as per Cover Sheet
E	17 July 2026	Changes as per Cover Sheet
F	31 July 2026	Changes as per Cover Sheet



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Plans Reference: P2
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Scale

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

REVISION	DATE	DESCRIPTION
A	17 April 2026	Changes as per Cover Sheet
B	04 May 2026	Changes as per Cover Sheet
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DATE: 13 March 2026
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DRAWN BY: CK
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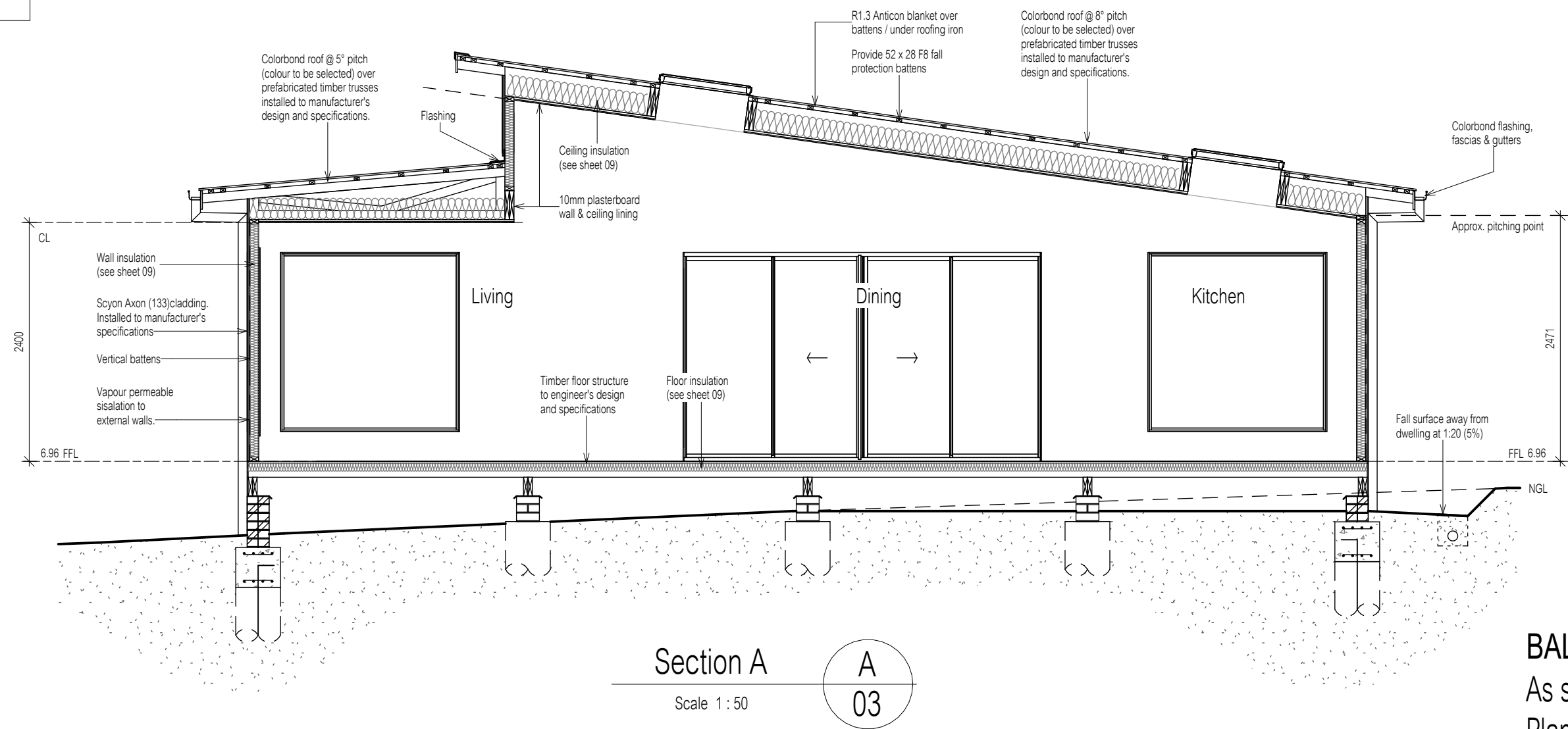
IMPORTANT NOTES:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane. Provide 10mm gaps between horizontal and vertical battens to allow for air flow.

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Development Application: 5.2026.262.1 -
Response to Request For Information - 23 Erle
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DRAWING: SECTION
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Scale 1 : 50

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

THIS PLAN IS ACCEPTED BY:

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ROOF VENTILATION CALCULATIONS
(5° & 8° Skillion - Flat ceiling)

200 x 400 eave vents (0.08m²)
Ceiling area = 151.48m² / 150 = 1.01m²

Exhaust: See note below.
25% of 1.01m² = 0.252m²
0.252m² / 0.08m² = 3.16 (x2) = 7 ridge vents evenly spaced

Supply:
75% of 1.01m² = 0.757m²
0.757m² / 0.08m² = 9.468 (x2) = 19 eaves vents evenly spaced

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

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



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Plans Reference: P2
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CATCHMENT AREAS NOTES:

Colorbond roof @ 5° & 8° pitch

CATCHMENT AREA 1 = 48.4m²

CATCHMENT AREA 2 = 58.1m²

CATCHMENT AREA 3 = 58.1m²

CATCHMENT AREA 4 = 54.4m²

CATCHMENT AREA 5 = 59.5m²

CATCHMENT AREA 6 = 25.5m²

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

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose. Roof space must be ventilated.
Eave vents must be fitted to soffit with BAL compliant, non-combustible ember mesh installed (if BAL12.5 & over).
Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces'.



DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC part 7.4.1)		
Ah	277.7	Area of roof (including 115mm Quad Gutter) (m²)
Ac	297.1	Ah x slope factor (determined from Table 3.4.3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	Cross sectional area 6500mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall Intensity (determined from NCC Table 7.4.3d)
Acdp	70	Catchment area per 90mm downpipe (determined from NCC Table 3.5.2.2)
Downpipes Required	4.24	$\frac{Ac}{Acdp}$
Downpipes Provided	6	Additional d.p. due to roof design

Scale 1 : 100

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

REVISION	DATE	DESCRIPTION
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DRAWING: ROOF PLAN

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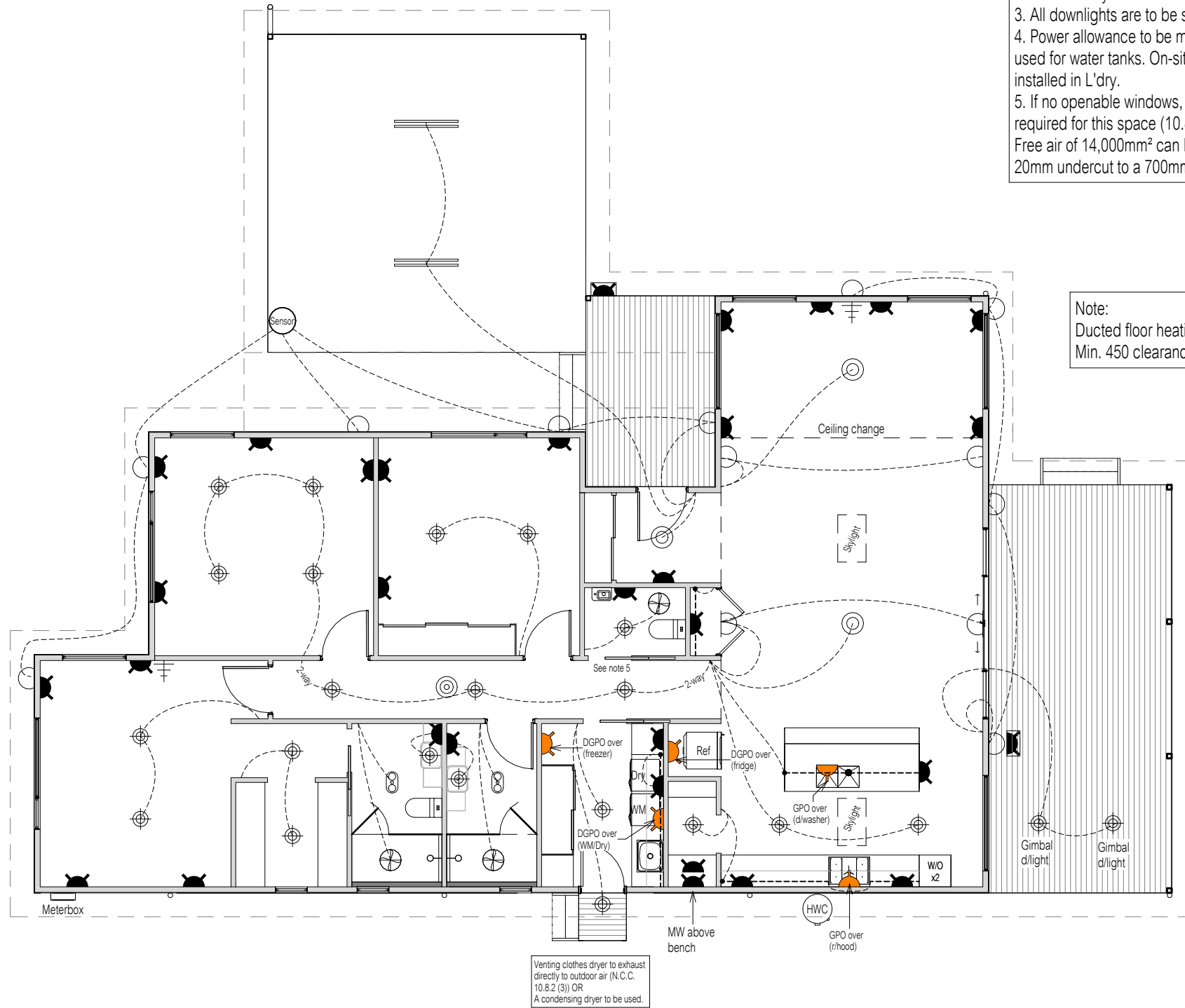
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Response to Request For Information - 23 Erle
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Plans Reference: P2
Date Received: 13/08/2026

IMPORTANT NOTES:

1. Smoke alarms are to be installed in accordance with the NCC, BCA, Vol. 2, 2022, Part 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
2. Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside. Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside.
3. All downlights are to be sealed and IC-F rated.
4. Power allowance to be made for AWTS & pumps used for water tanks. On-site waste alarms to be installed in L'dry.
5. If no operable windows, "Make-up air" is required for this space (10.8.2 (5)(a)). Free air of 14,000mm² can be achieved by a 20mm undercut to a 700mm wide door.

Note:
Ducted floor heating is proposed.
Min. 450 clearance required below floor.



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

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Planning Scheme Overlay

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DRAWING: ELECTRICAL PLAN

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
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Scale 1 : 100

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

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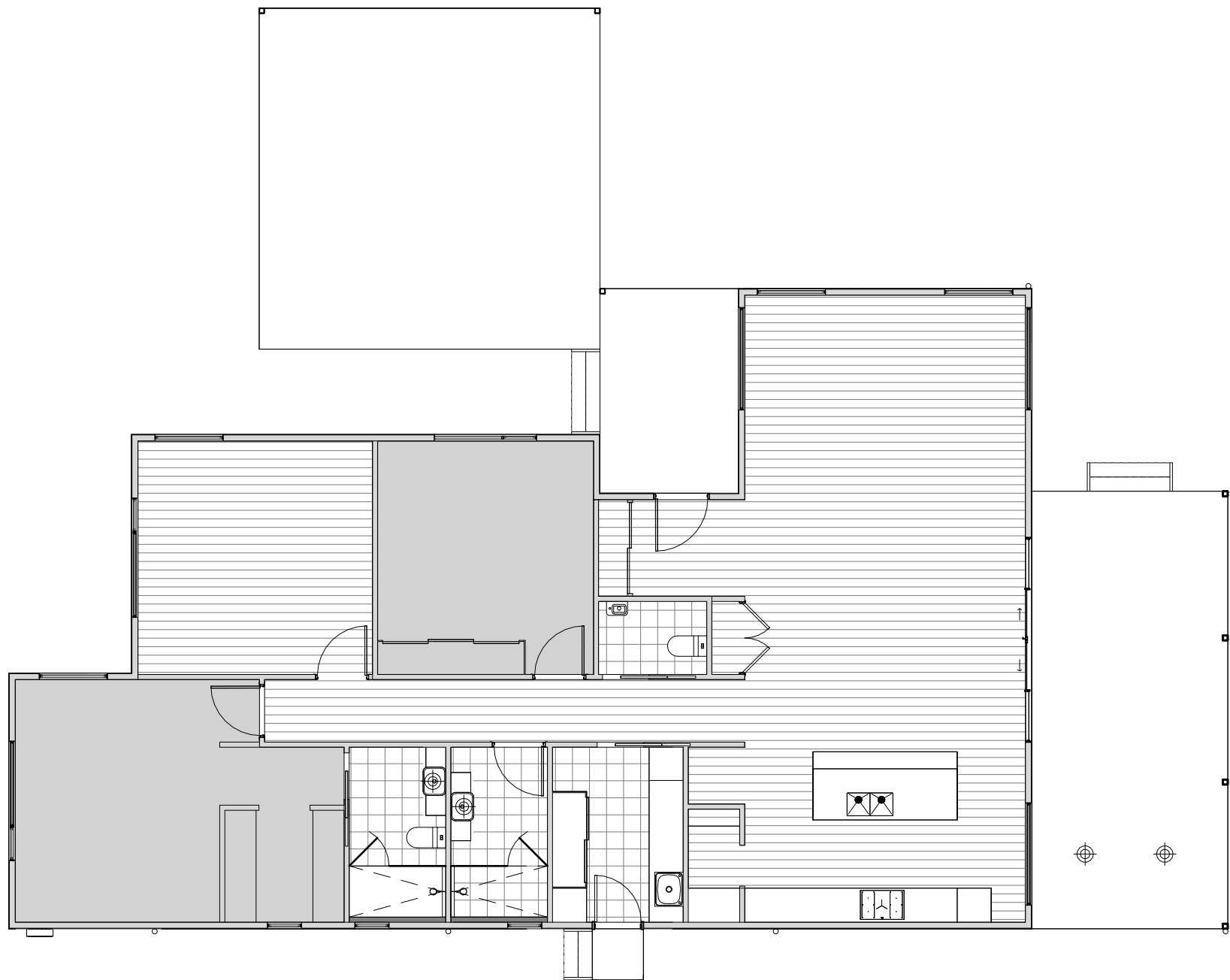
Development Application: 5.2026.262.1 -
Response to Request For Information - 23 Erle
Street, Carlton River - P2.pdf

Plans Reference: P2
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FLOORING LEGEND

Floating
Flooring



Carpet



Tiles



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DRAWING: FLOORING LAYOUT PLAN

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
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PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

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LIGHTING CALCULATIONS



Lighting
Class 1 & 10a buildings

**Calculator**

Building name/description
H1408 - 23 ERLE STREET, CARLTON RIVER (NIELD)

Classification
Class 1

Number of rows preferred in table below

16

(as currently displayed)

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

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor				SATISFIES PART 13.7.6		
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	
1	BED 2	Bedroom	17.0 m²	48 W	Class 1 building					5.0 W/m²	2.8 W/m²	4% of 76%
2	BED 3	Bedroom	15.6 m²	24 W	Class 1 building					5.0 W/m²	1.5 W/m²	2% of 76%
3	BED 1	Bedroom	18.4 m²	24 W	Class 1 building					5.0 W/m²	1.3 W/m²	2% of 76%
4	HALL	Corridor	9.3 m²	36 W	Class 1 building					5.0 W/m²	3.9 W/m²	6% of 76%
5	WIR	Other	4.2 m²	24 W	Class 1 building					5.0 W/m²	5.7 W/m²	9% of 76%
6	ENS.	Bathroom	5.1 m²	24 W	Class 1 building					5.0 W/m²	4.7 W/m²	7% of 76%
7	BATH	Bathroom	5.1 m²	24 W	Class 1 building					5.0 W/m²	4.7 W/m²	7% of 76%
8	L'DRY	Laundry	6.1 m²	37 W	Class 1 building					5.0 W/m²	6.1 W/m²	9% of 76%
9	KITCHEN	Kitchen	16.7 m²	78 W	Class 1 building					5.0 W/m²	4.7 W/m²	7% of 76%
10	DINING	Living room	16.9 m²	97 W	Class 1 building					5.0 W/m²	5.7 W/m²	9% of 76%
11	LIVING	Living room	22.7 m²	84 W	Class 1 building					5.0 W/m²	3.7 W/m²	6% of 76%
12	WIP	Other	1.8 m²	12 W	Class 1 building					5.0 W/m²	6.7 W/m²	10% of 76%
13	WC	Toilet	2.4 m²	12 W	Class 1 building					5.0 W/m²	5.0 W/m²	8% of 76%
14	ENTRY	Corridor	3.4 m²	28 W	Class 1 building					5.0 W/m²	8.2 W/m²	13% of 76%
15	CARPORT	Other	36.0 m²	80 W	Class 10a building					3.0 W/m²	2.2 W/m²	100% of 73%
16	ALFRESCO	Verandah or balcony	26.6 m²	76 W	Verandah or balcony					4.0 W/m²	2.9 W/m²	100% of 73%

207.3 m²

708 W

Class 1 building	5.0 W/m²	3.8 W/m²
Verandah or balcony	4.0 W/m²	2.9 W/m²
Class 10a building (associated with a Class 1 building)	3.0 W/m²	2.2 W/m²

if inputs are valid



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



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

Scale

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

WINDOW SCHEDULE

WINDOW MANUFACTURER: GLASS SUPPLIES					
Window Number (W)	Size & Type	Glass	ID	Uw	SHGC
01	12-12AW (dg)	Clear	AWS-008-01	4.30	0.55
02	12-18AW (dg)	Clear	AWS-008-01	4.30	0.55
03	18-18FW (dg)	Clear	AWS-067-08	3.20	0.68
04	18-12AW (dg)	Clear	AWS-008-01	4.30	0.55
05	18-12AW (dg)	Clear	AWS-008-01	4.30	0.55
06	18-18FW (dg)	Clear	AWS-067-08	3.20	0.68
07	21-36SD (dg)	Clear	AWS-013-01	4.00	0.61
08	18-18FW (dg)	Clear	AWS-067-08	3.20	0.68
09	820GD (dg) Opaque	Opaque	AWS-019-01	4.10	0.50
10	09-06AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
11	09-06AW (dg) Opaque	Opaque	AWS-008-01	4.30	0.55
12	09-06AW (dg)	Clear	AWS-008-01	4.30	0.55
13	12-21AW (dg)	Clear	AWS-008-01	4.30	0.55
14	12-12AW (dg)	Clear	AWS-008-01	4.30	0.55
15	12-21AW (dg)	Clear	AWS-008-01	4.30	0.55
16	04-18FW (dg) Highlight	Clear	AWS-067-08	3.20	0.68
17	04-18FW (dg) Highlight	Clear	AWS-067-08	3.20	0.68

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, GD = Glazed door, FD = French door, TW = Transom window, DH = Double Hung Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.

INSULATION

INSULATION SCHEDULE	
AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.5 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaced below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.1 bulk insulation;
240mm for R5.0 bulk insulation;
260mm for R6.0 bulk insulation;
290mm for R7.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

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As shown in the Tasmanian
Planning Scheme Overlay

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DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION

Excavation and filling of site to be in accordance with NCC Part 3.2 and AS 2870.
Drainage works to be in accordance with NCC Part 3.3 & AS 3500.3.2.
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
Minimum 150 above finished ground;
Minimum 50 above paved surfaces;
Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

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

FOOTINGS AND SLABS

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

MASONRY

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

FRAMING

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

ROOF AND WALL CLADDING

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

GLAZING

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

FIRE SAFETY

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

HEALTH AND AMENITY

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

SAFE MOVEMENT AND ACCESS

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

ANCILLARY PROVISIONS

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

ENERGY EFFICIENCY

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

TH

TASSIE HOMES

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

REVISION	DATE	DESCRIPTION
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THIS PLAN IS ACCEPTED BY:

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

DATE:



Sorell Council

Development Application: 5.2026.262.1 -
Response to Request For Information - 23 Erle
Street, Carlton River - P2.pdf
Plans Reference: P2
Date Received: 13/08/2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

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DRAWING: COMPLIANCE NOTES

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

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

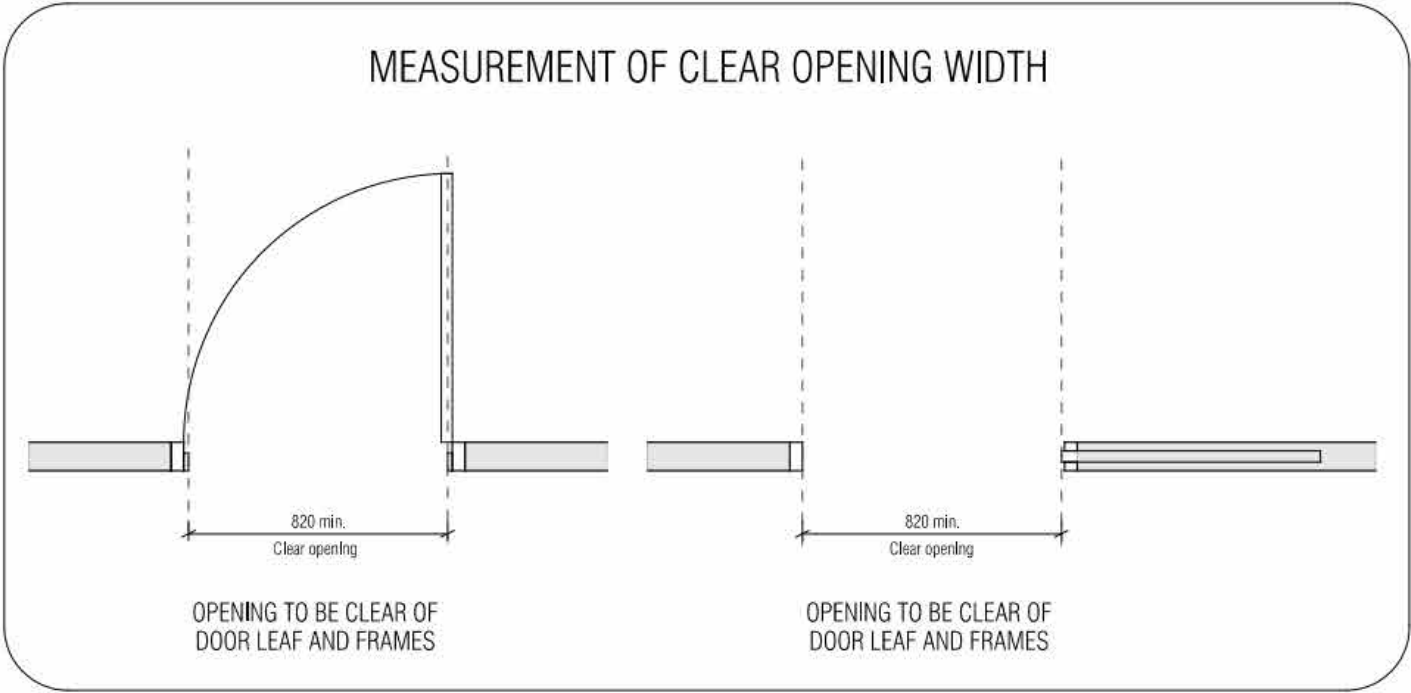
- (1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
 - (a) an appurtenant Class 10a garage or carport; or
 - (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
- (c) Access for the purposes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

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

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

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

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



TH

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DRAWING: LIVABLE HOUSING NOTES 1 of 3

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:



TASSIE HOMES

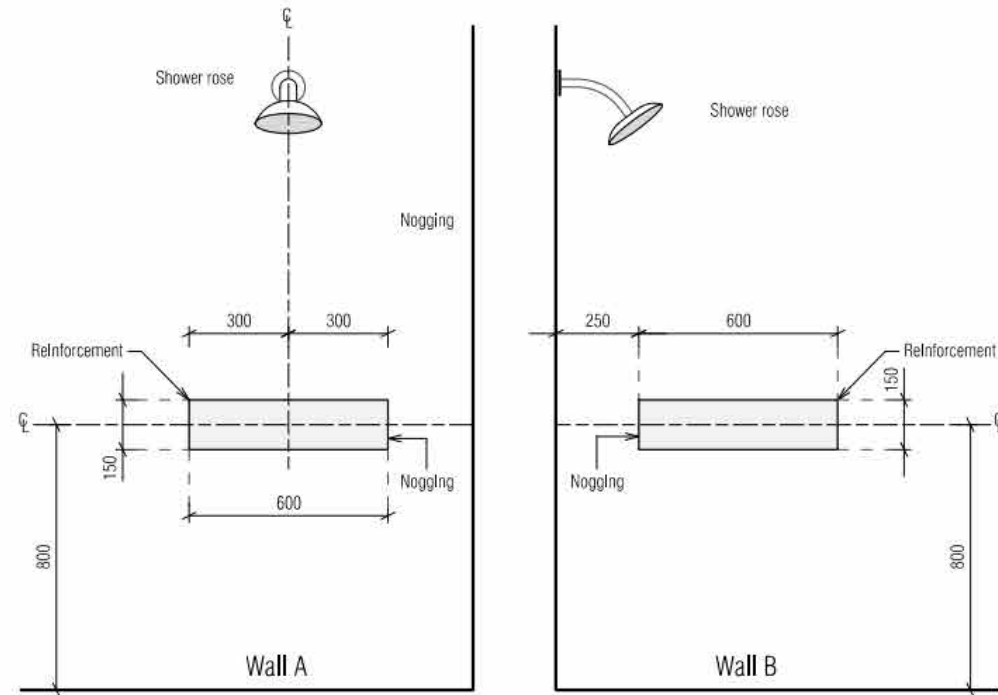
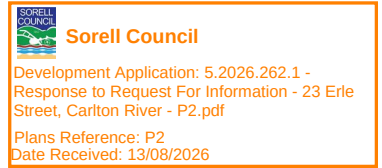
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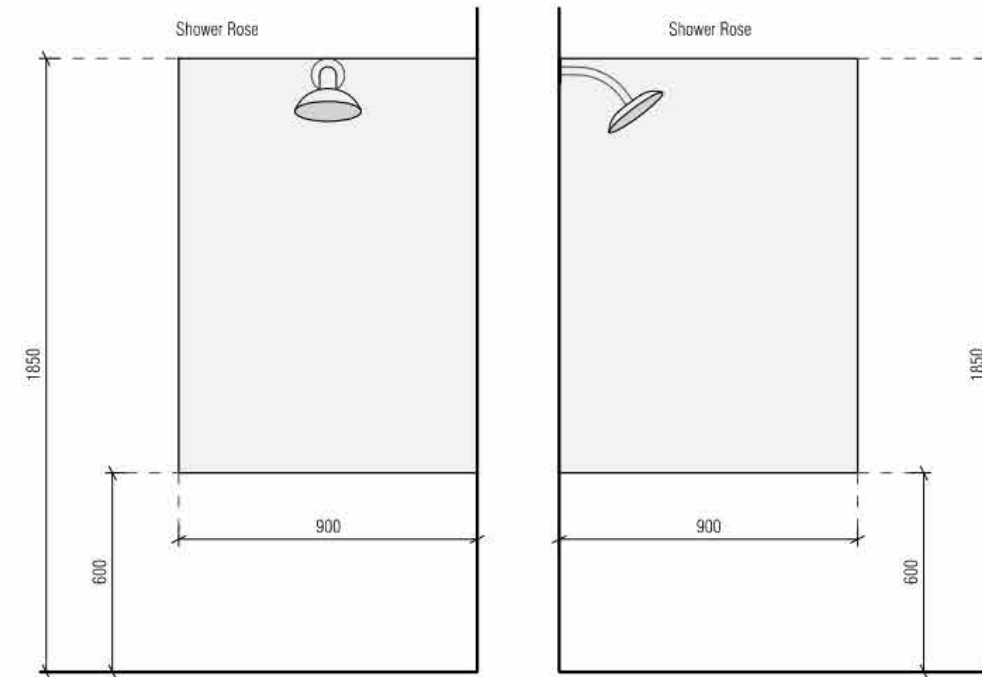
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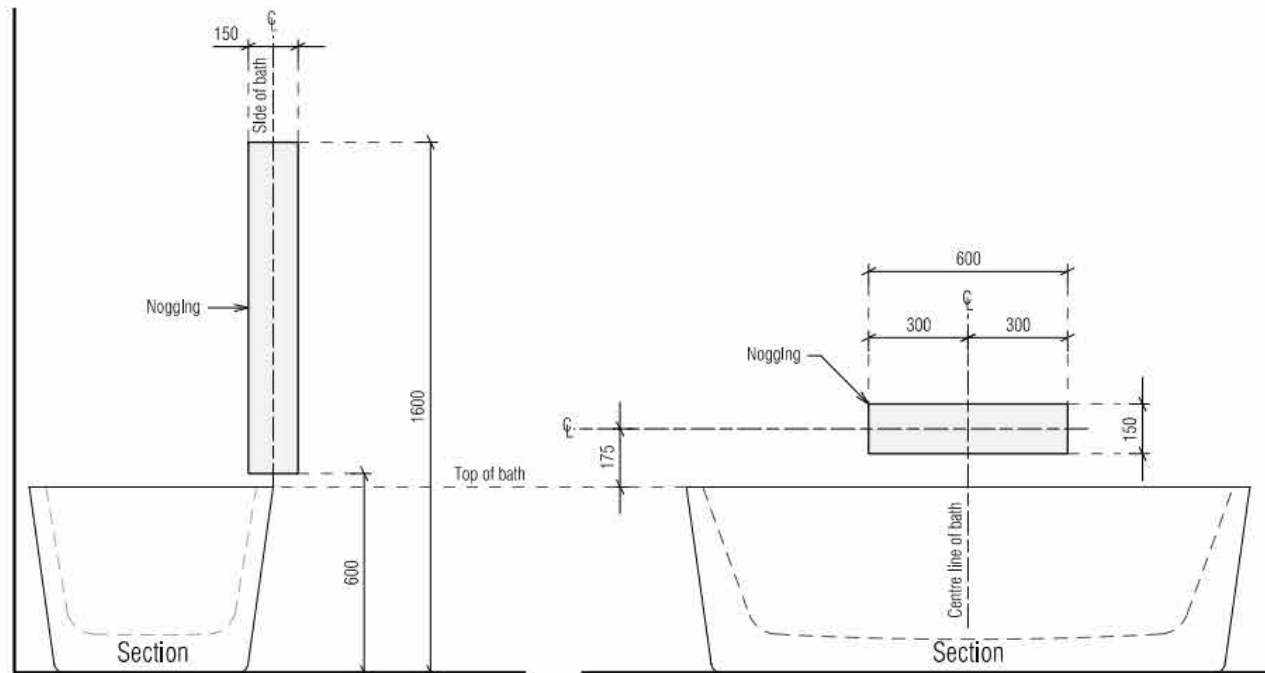
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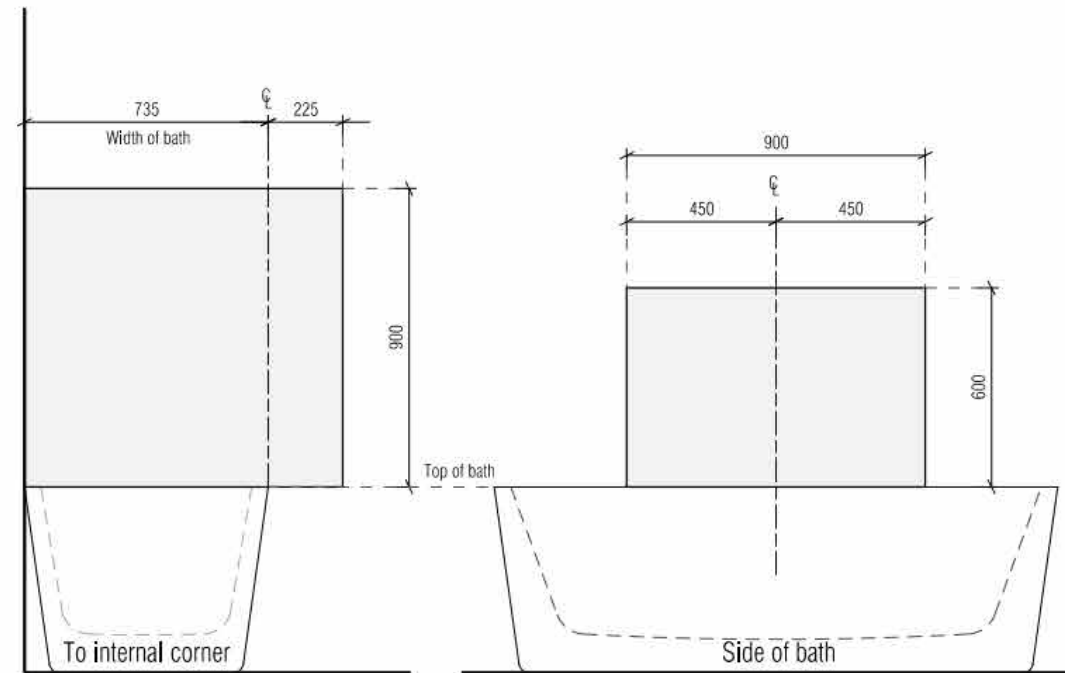
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

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DRAWING: LIVABLE HOUSING NOTES 2 of 3

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

10b



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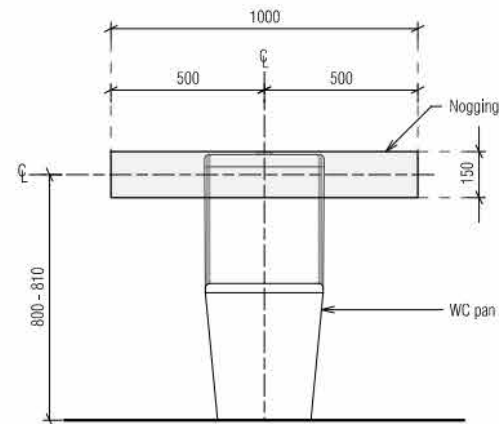
REVISION	DATE	DESCRIPTION
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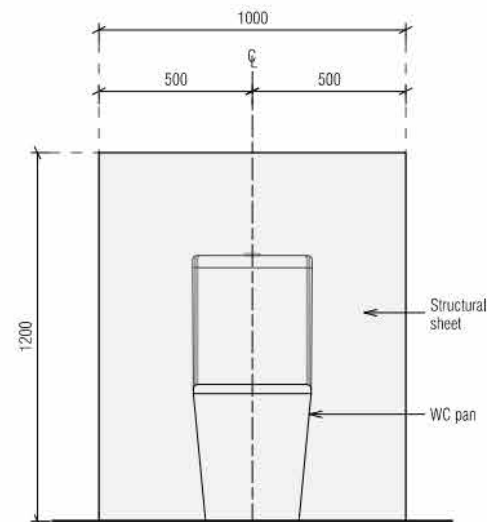
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SIGNATURE:

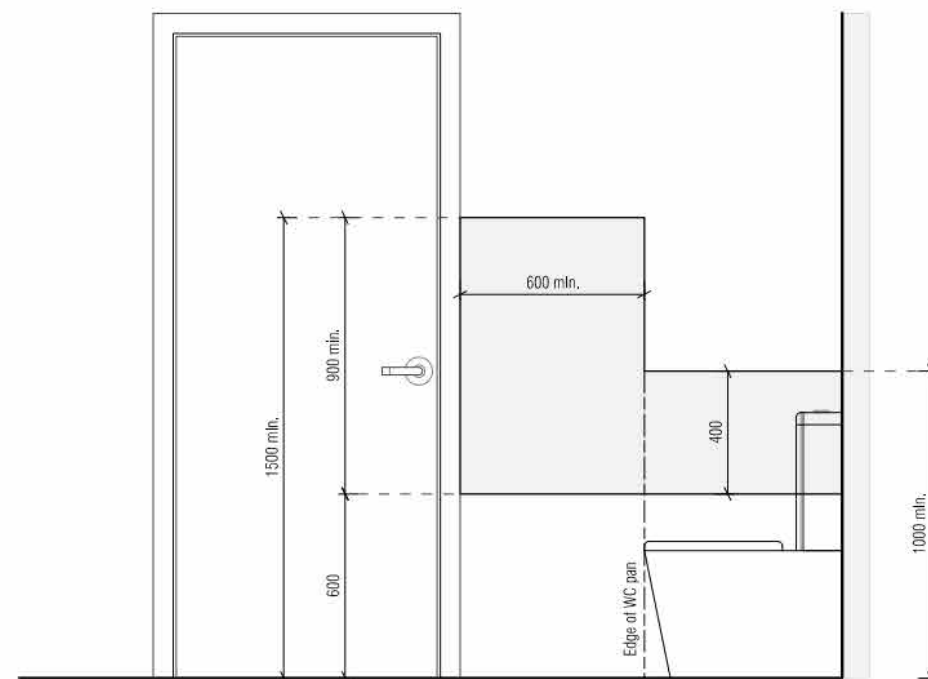
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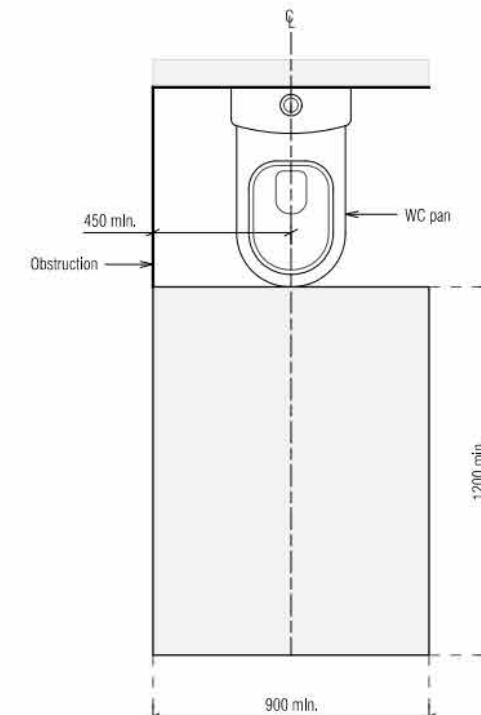
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



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



CIRCULATION SPACE
FOR A TOILET PAN

Scale

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER

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DRAWING: LIVABLE HOUSING NOTES 3 of 3

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

10c

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Sorell Council

Development Application: 5.2026.262.1 -
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REVISION	DATE	DESCRIPTION
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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

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

IMPORTANT NOTES:

- If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
- N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
- Certification to be provided to the Building Surveyor.
- Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
- The above information is for general guidance and is indicative only. Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

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

- Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
- Ensure extractor fans are used every time when bathing;
- Ensure extractor fans are ducted to the outside; *
- Ensure non-condensing clothes dryers are ducted to the outside; **
- Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
- Avoid the use of unflued gas heaters;
- Do not store large quantities of firewood inside the home in unventilated spaces;
- Avoid plants and water features in unventilated spaces;
- Ensure covers are kept on aquariums;
- Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

BAL - Not Bushfire Prone
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DRAWING: WET AREA SPECIFICATIONS

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

TIMBER DECKING SPECIFICATIONS		
TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

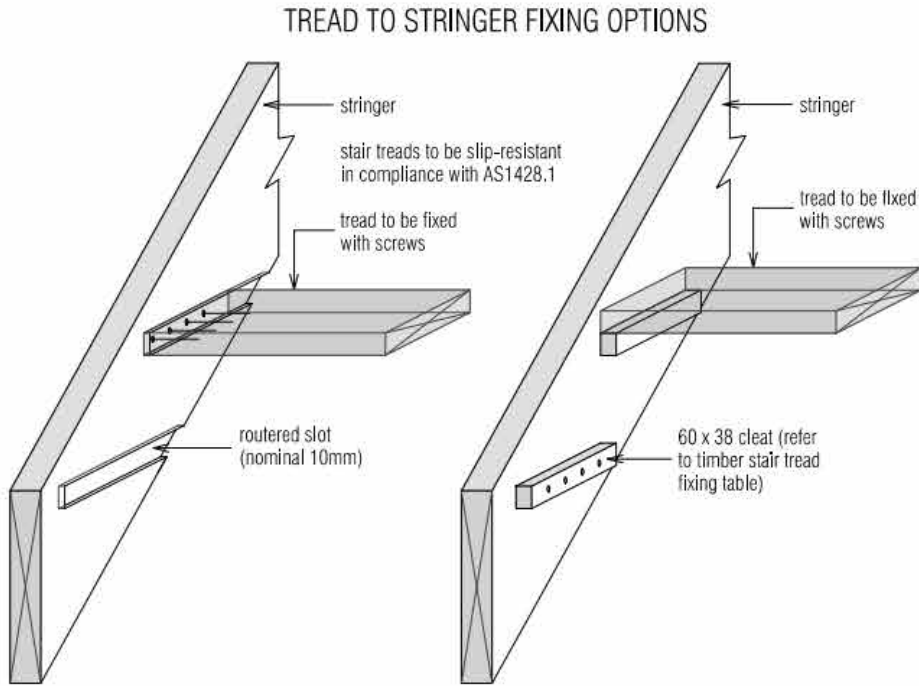
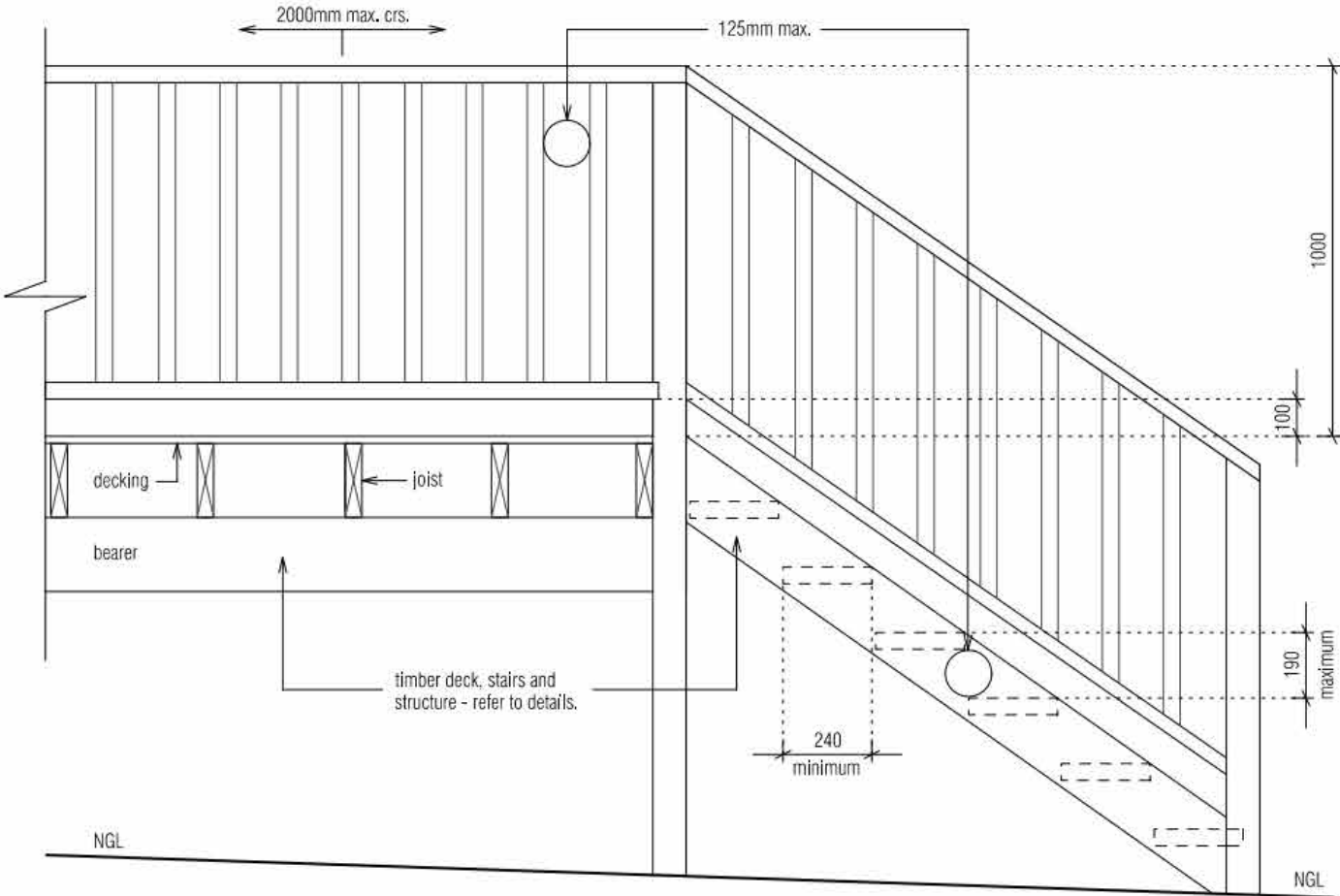
BOLTS FOR BEARER TO STUMP/POST CONNECTIONS				
BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS					
TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

STRINGER TO WALL FIXING	
INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

19mm THICK DECKING BOARD FIXING REQUIREMENTS					
DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treated Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

- NOTES:
- DS - Deformed shank
 - 1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
 - 2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
 - 3. Dome head nails may be used in lieu of flat head nails.



TASSIE HOMES

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REVISION	DATE	DESCRIPTION
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THIS PLAN IS ACCEPTED BY:

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

DATE:

Sorell Council

Development Application: 5.2026.262.1 -
Response to Request For Information - 23 Erle
Street, Carlton River - P2.pdf

Plans Reference: P2
Date Received: 13/08/2026

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

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DRAWING: STAIR NOTES

DATE: 20 July 2026
FILE NAME: H1408 - DA - Rev G - 130826
DRAWN BY: CK
DWG No:

Scale

PROPOSED HOUSE FOR JENNIFER & ROGER NIELD
AT 23 ERLE STREET, CARLTON RIVER