

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

3 DUBS & CO DRIVE, SORELL

PROPOSED DEVELOPMENT:

TWO RETAIL SHOPS AND SIGNAGE

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 **Tuesday 27th October 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 **Tuesday 27th October 2026**.

APPLICATION NO: 5.2026.152.1
DATE: 9 October 2026



Roads

- DSG Roads
- Council Roads

Property

- property
- Titles



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.

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

Full description of Proposal:	Use: Commercial
	Development: Proposed New Showroom/Office Development
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ \$500,000 Approx.. to be confirmed

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: Lot 2, 3 Dubs and Co Drive
	Suburb: Sorell Tasmania Postcode: 7172
	Certificate of Title(s) Volume: 159765 Folio: 2

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



Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Vinch Nguyen Signature: Date: 12/5/26

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: 5.2026.152.1 - Development Application - 3 Dubs and Co Drive, Sorell - P1.pdf Plans Reference: P1 Date Received: 12/05/2026	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 159765	FOLIO 2
EDITION 3	DATE OF ISSUE 01-Sep-2020

SEARCH DATE : 05-Jun-2023
SEARCH TIME : 12.02 PM

DESCRIPTION OF LAND

Town of SORELL
Lot 2 on Sealed Plan 159765
Derivation : Part of 120 Acred Gtd to James Jackson
Prior CT 126997/1

SCHEDULE 1

M813194 TRANSFER to XUAN THAO TRAN Registered 01-Sep-2020
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP159765 COVENANTS in Schedule of Easements
SP159765 FENCING COVENANT in Schedule of Easements
SP114725, SP117742 & SP126997 COVENANTS in Schedule of
Easements
SP110882, SP114725, SP117742 & SP126997 FENCING COVENANT in
Schedule of Easements
SP110882 WATER SUPPLY RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

This folio is affected as to amended covenants pursuant to
Request to Amend No. E57490 made under Section 103 of
the Local Government (Building and Miscellaneous
Provisions) Act 1993. Search Sealed Plan No. 114725,
117742, 126997 & 159765 Lodged by MURDOCH CLARKE on
14-Oct-2016 BP: E57490



Development Application: 5.2026.152.1 -
Development Application - 3 Dubs and Co Drive,
Sorell - P1.pdf
Plans Reference:P1
Date Received:12/05/2026

OWNER AMMI BECK & MARTIN HUGH BECK FOLIO REFERENCE C.T. 126997/1 GRANTEE PART OF 120 ACRES GTD. TO JAMES JACKSON	PLAN OF SURVEY BY SURVEYOR ANTHONY OWEN CARRICK BROOKS LARK & CARRICK SURVEYORS PO BOX 910 ROSHY PARK 7018 PH 6233-1333 FAX 6244-6221 MOB. 0400-114-824 LOCATION TOWN OF SORELL SCALE 1: 2500 LENGTHS IN METRES	REGISTERED NUMBER SP159765 APPROVED EFFECTIVE FROM 26 AUG 2010 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 124 (5426-42)	LAST UPI No. EX688	LAST PLAN No. S.P. 126997	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

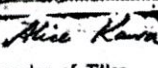
LOT 100 IS COMPILED FROM C.T. 126997/1 AND THIS SURVEY

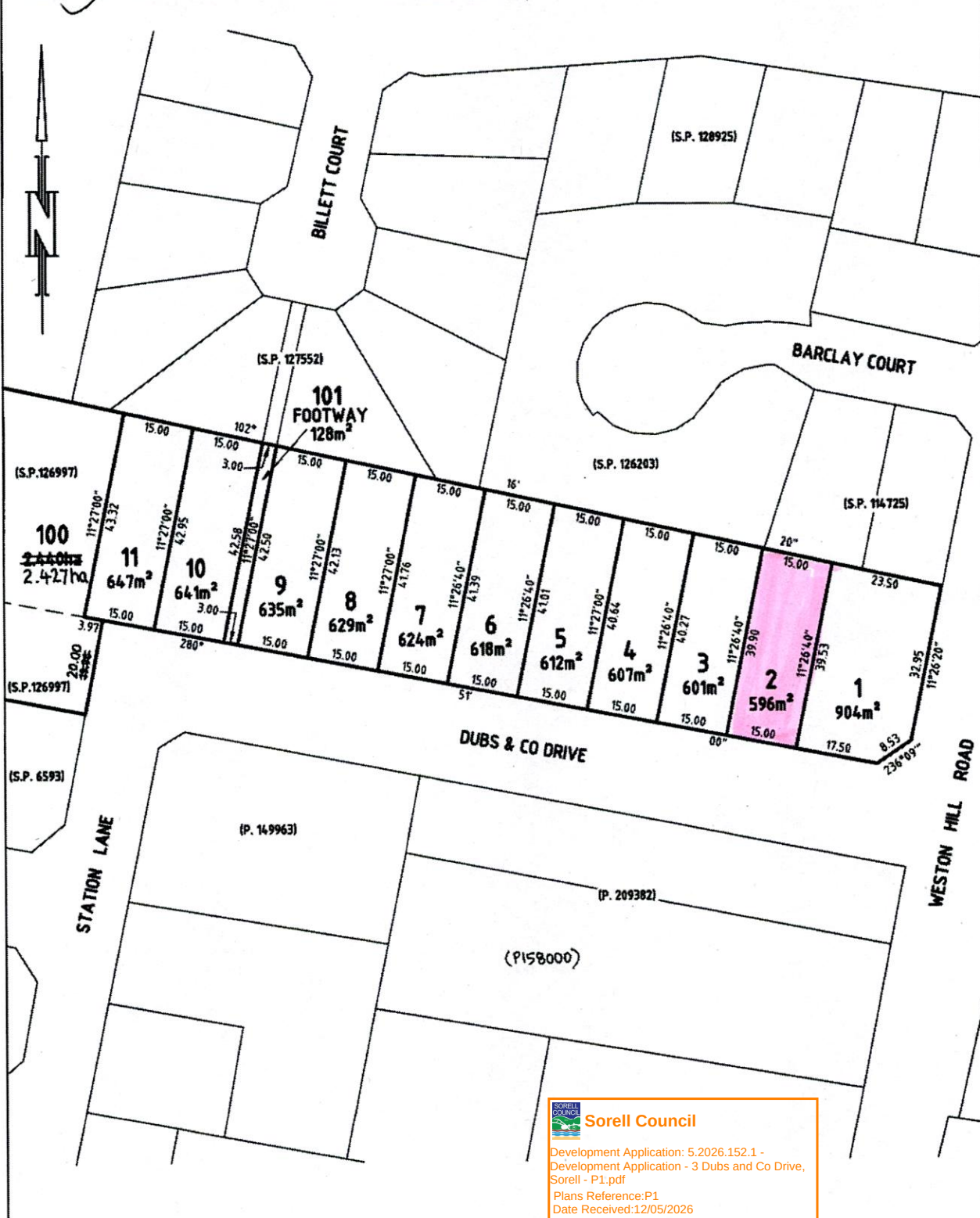
Sorell Council

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Sorell - P1.pdf
Plans Reference: P1
Date Received: 12/05/2026

[Signature]
COUNCIL DELEGATE

9.8.10
DATE

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER AMMI BECK & MARTIN HUGH BECK FOLIO REFERENCE C.T. 126997/1 SCALE 1: 750 LENGTHS IN METRES	Registered Number SP159765
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 9.8.10 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYOR'S CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor 27.5.2010 Date	APPROVED 26 AUG 2010 EFFECTIVE FROM  Recorder of Titles



101 FOOTWAY 128m²

LOT 1 904m²

LOT 2 596m²

LOT 3 601m²

LOT 4 607m²

LOT 5 612m²

LOT 6 618m²

LOT 7 624m²

LOT 8 629m²

LOT 9 635m²

LOT 10 641m²

LOT 11 647m²

LOT 100 2.427ha

LOT 101 128m²

BILLET COURT

BARCLAY COURT

DUBS & CO DRIVE

STATION LANE

WESTON HILL ROAD

(S.P. 126997)

(S.P. 127552)

(S.P. 126203)

(S.P. 114725)

(S.P. 126997)

(S.P. 6593)

(P. 149963)

(P. 209382)

(P158000)

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141283

SCHEDULE OF EASEMENTS

Registered Number

SP159765

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGES

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

NEW EASEMENTS

No easements are intended to be created to benefit or burden any of the Lots shown on the Plan.

NEW COVENANTS

The owner of each Lot on the Plan covenants with the Vendors (Martin Hugh Beck and Ammi Beck) that the Vendor shall not be required to fence.

EXISTING EASEMENTS

Lot 100 on the Plan is subject to a right of carriageway (appurtenant to Lots 2 and 101 on Sealed Plan 126997) over the Right-of-Way (Private) 15.00 wide shown passing through Lot 100.

Lot 100 on the Plan is subject to a right of carriageway (appurtenant to Lots 2 and 101 on Sealed Plan 126997) over the Right-of-Way (Private) 20.00 wide shown passing through Lot 100.

EXISTING COVENANTS 114725

~~The Lots on the Plan (which formerly comprised Lot 100 on SP114725 and Lot 101 on SP117742) are burdened by:~~

- the restrictive covenants numbered 1, 2 and 4 to 11 inclusive more fully set forth in SP114725; and
- the restrictive covenants numbered 1, 2 and 4 to 10 inclusive more fully set forth in SP117742.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MARTIN HUGH BECK & AMMI BECK	PLAN SEALED BY: SORELL COUNCIL
FOLIO REF: 126997/1	DATE: 9.8.10
SOLICITOR	PP2144
& REFERENCE: MURDOCH CLARKE (PK B0974210)	REF NO.
Council Delegate	

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

Covenants hereon amended by me pursuant to Request to Amend No. E57490 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

9/11/2016
Recorder of Titles



Sorell Council

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**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 2 PAGES

SP159765

SUBDIVIDER: - MARTIN HUGH BECK & AMMI BECK
FOLIO REFERENCE: - 126997/1

COVENANTS CONTINUED

The lots on the plan (which formally comprised part of Lot 100 on Sealed Plan No. 114725 and Part of Lot 101 on Sealed Plan No. 117742) are burdened by:

The restrictive covenants numbered 1, 2, 4 & 6 to 11 inclusive more fully set forth in Sealed Plan No. 114725; and

The restrictive covenants numbered 1, 2, 4 & 6 to 10 inclusive more fully set forth in Sealed Plan No. 117742.

The owners of each lot on the plan covenant with the vendors and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation, namely:

Not to carry on or permit to be carried on upon such lot any trade manufacturing activity or business that is noisome noxious or offensive.

Covenants hereon amended by me pursuant to Request to Amend No. E57490 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

9/11/2016

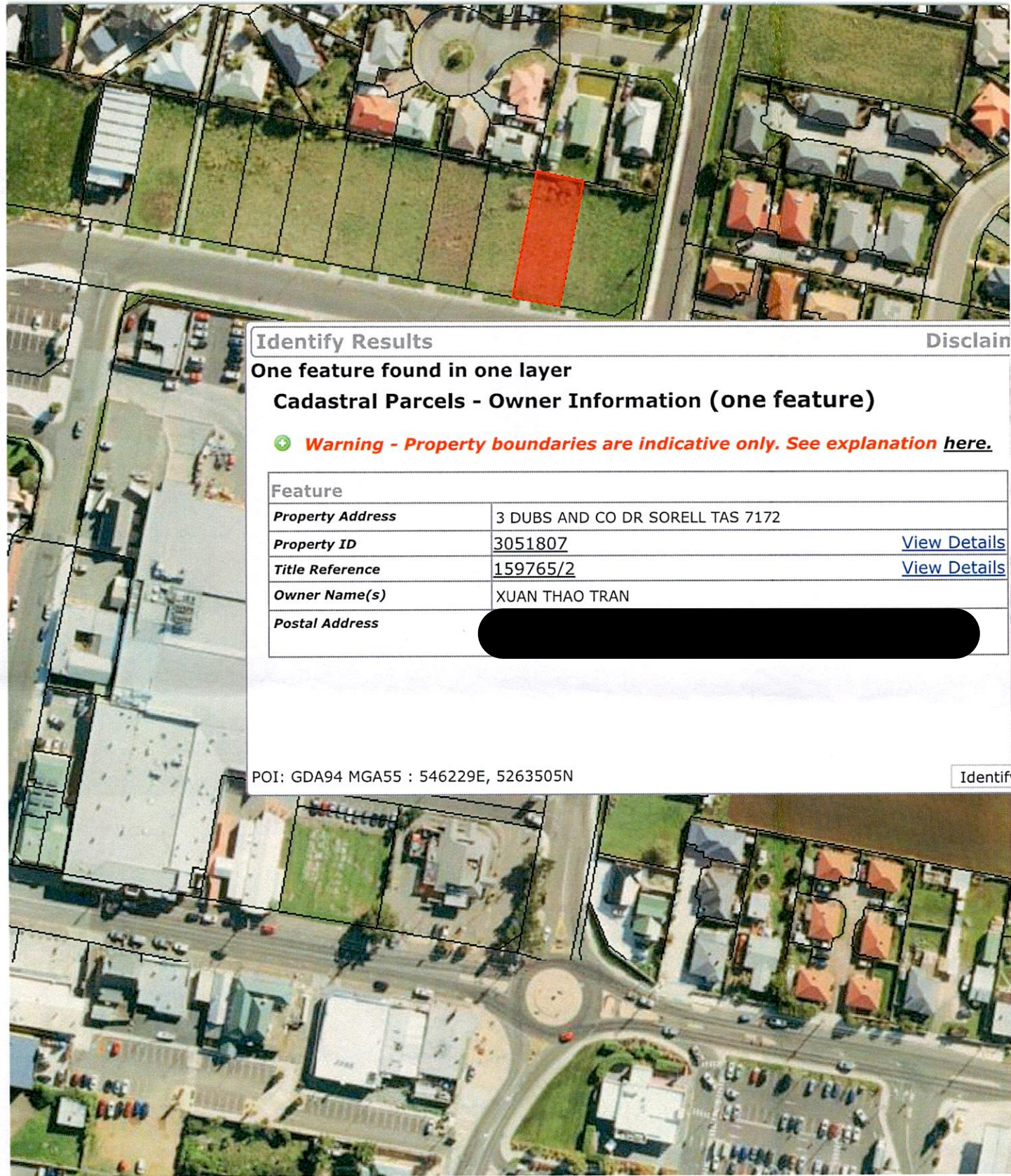
Mick Kawa
Recorder of Titles



Sorell Council

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Sorell - P1.pdf
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NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



Identify Results

Disclaim

One feature found in one layer

Cadastral Parcels - Owner Information (one feature)

Warning - Property boundaries are indicative only. See explanation [here](#).

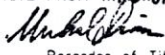
Feature	
Property Address	3 DUBS AND CO DR SORELL TAS 7172
Property ID	3051807 View Details
Title Reference	159765/2 View Details
Owner Name(s)	XUAN THAO TRAN
Postal Address	

POI: GDA94 MGA55 : 546229E, 5263505N

Identif

 **Sorell Council**

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OWNER DAVID ALISTAIR JAMES McCULLOCH, QUENTIN JOHN McCULLOCH, & THOMAS PETER BARRON. FOLIO REFERENCE C.T.110882-2. GRANTEE PART OF 120ACRES Gtd TO JAMES JACKSON.	PLAN OF SURVEY BY SURVEYOR ANTHONY OWEN CARRICK. LOCATION TOWN OF SORELL SCALE 1:2000 LENGTHS IN METRES		REGISTERED NUMBER SP114725
			APPROVED EFFECTIVE FROM ...19... JAN..1995  Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 29	LAST UPI No. ~~2502~~ 5520	LAST PLAN No. S.P. 110882	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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LOT 100 COMPILED FROM C.T.110882-2 & THIS SURVEY.

(SP. 6091)

402.74

(P. 41115)

(P. 75 L.T.O.)

(3/ Perm. L.O.)
48

100.
19.28 ha

(SP. 110882)

(P. 41115)

(P. 39266)

151.92

219.54

126.98

(SP. 110882)

191.00

57.90

51.40

89.77

120.00

"A."

34.57

28.59

31.50

20.29

100.00

55.

1. 99 3.

40.70

32.91

35.00

356°55'

40°

172.32

146.53

19°

266°

50. Road
3466 m²

356°20'

20.00

109.67

109.67

(S.P. 6953)

30.18

98.51

(D. 19498)

(26/ELY)
28A

STREET

STATION LANE

(P. 20523)

(26/ELY
26 L.O.)

WESTON HILL ROAD

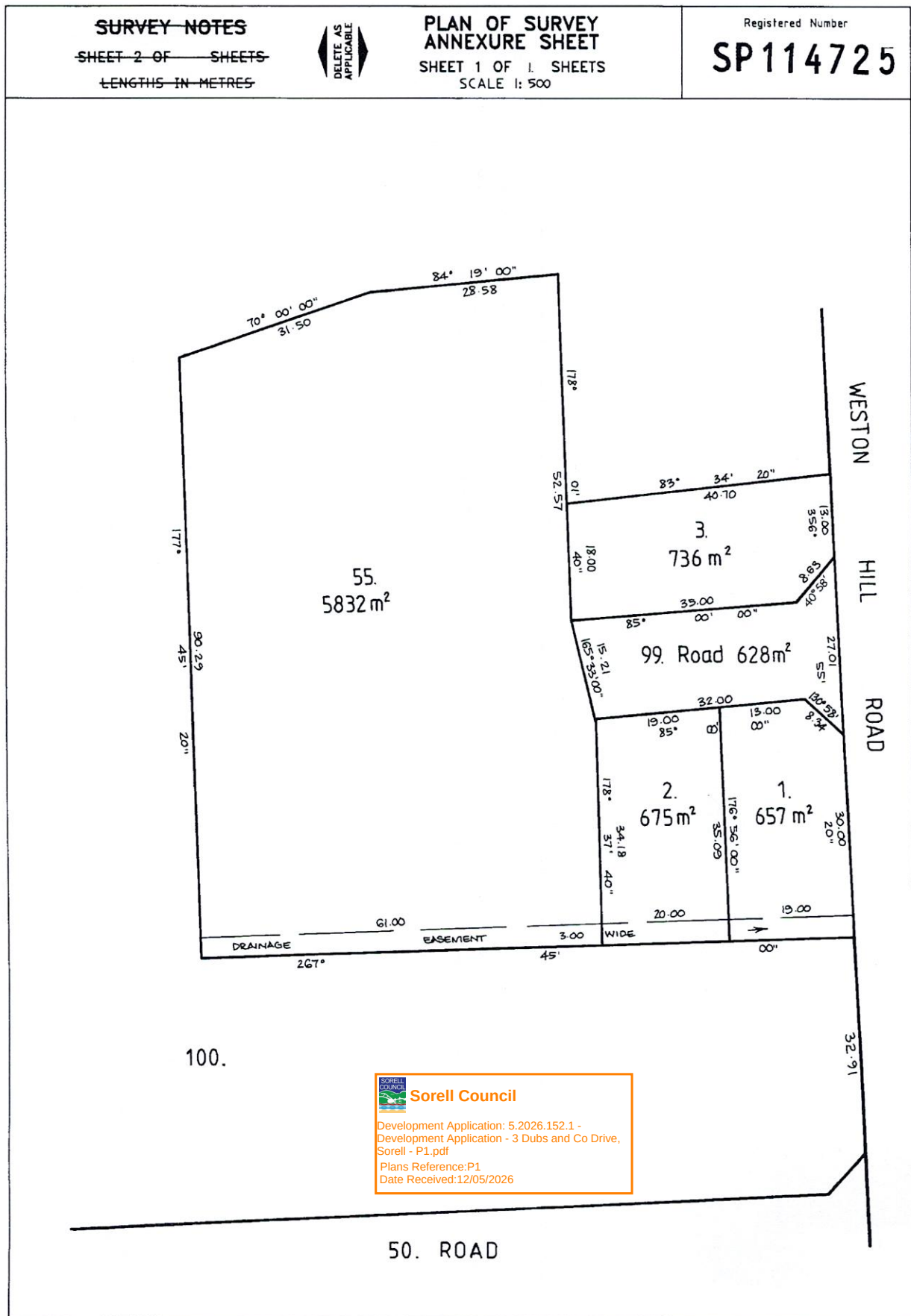
ouncil



Sorell Council

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REGISTERED NUMBER



SCHEDULE OF EASEMENTS

SP114725

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

Fencing Covenant

The owner of each Lot on the Plan covenants with the Vendors THOMAS PETER BARON DAVID ALISTAIR JAMES McCULLOCH and QUENTIN

JOHN McCULLOCH that the Vendors shall not be required to fence.

The Lots on the Plan, which together formerly comprised Lot 2 on Sealed Plan No. 110882, are affected by a restrictive covenant set forth in Sealed Plan No. 110882.

Covenants

The owners of each Lot on the Plan except Lot 55 covenant with the Vendors and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations -



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1. Not to erect or cause to be erected or place any building or structure on such lot without having its siting and location previously approved by the Council.
2. Not to erect or cause to be erected on any lot any dwelling house or permanent structure of any material other than brick, brick veneer or concrete masonry exterior with non-reflective roof material.
- ~~3. Not to erect or cause to be erected on such lot more than one private dwelling house with the usual necessary outbuildings of a permanent nature.~~
4. Not to use or cause to be used the dwelling erected on such lot for any purpose other than as a private dwelling house.
- ~~5. Not to carry on or permit to be carried on any trades noisome noxious or offensive or otherwise on such lot.~~
6. Not to erect or permit to be erected on such lot any building constructed in whole or in part of unpainted galvanised iron or any other building materials which contrast rather than blend with the natural environment.
7. Not to erect or permit to be erected on such lot or any part thereof or attach or permit to be attached to the dwelling house or outbuildings erected thereon any advertisement hoarding bill or poster or any similar erection of any unsightly nature.
8. Not to park or permit to be parked any caravan or similar vehicle on such lot for use as permanent or semi-permanent residential accommodation.

Covenants hereon amended by me pursuant to Request to Amend No. E57490 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

9 / 11 / 2016 Recorder of Titles

Covenants hereon amended by me pursuant to Request to Amend No. C764507 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

19 / 3 / 2007 Recorder of Titles

Dee Kawa



Sorell Council

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Plans Reference: P1
Date Received: 12/05/2026

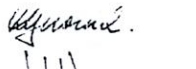
9. Not to erect or permit to be erected on such lot or any part thereof any removable or relocated dwellings or buildings of whatsoever nature.

10. The Vendors reserve the right to sell any part of the unsold land shown on the said survey plan freed and exempt from any one or more of the restrictive covenants and conditions or to waive or alter any of such restrictive covenants as to any land not transferred.

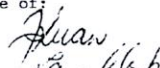
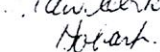
11. Not to construct or allow to be constructed vehicular access to Weston Hill Road for Lots 1 and 3 shown on the plan.

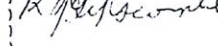
SIGNED by DAVID ALISTAIR JAMES
McCULLOCH QUENTIN JOHN McCULLOCH
and THOMAS PETER BARON as the
registered proprietors of the
land comprised in Certificate of
Title Volume 110882 Folio 2 in the
presence of:


Secretary
Hobart.


SIGNED by DONALD ROBERT MEREDITH
LIPSCOMBE and KAYE JOYCE
LIPSCOMBE as Mortgagees under
Mortgage Number B783972 in the
presence of:

COVENANTS CONTINUED

The owners of each Lot on the Plan except Lots 55 and 100 covenant with the Vendors and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulation, namely:

Not to erect or cause to be erected on such Lot more than one private dwelling house with the usual necessary outbuildings of a permanent nature.

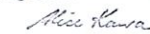
COVENANTS CONTINUED

The owners of each lot on the plan except Lot 55, the parts of Lot 100 which are shown as Lots 1 to 11, 100 & 101 on Sealed Plan No. 159765 and the part of Lot 100 which is shown as Lot 2 on Sealed Plan No. 126997 covenant with the Vendors and the owners for the time being of every other Lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every other Lot shown on the Plan to observe the following stipulation, namely:

Not to carry on or permit to be carried on any trades noisome noxious or offensive or otherwise on such Lot

Covenants hereon amended by me pursuant to Request to Amend No. E57490 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

9 / 11 / 2016


Recorder of Titles



Sorell Council

Development Application: 5.2026.152.1 -
Development Application - 3 Dubs and Co Drive,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 12/05/2026

This is the schedule of easements attached to the plan of DAVID ALISTAIR JAMES McCULLOCH
(Insert Subdivider's Full Name)

QUENTIN JOHN McCULLOCH AND THOMAS PETER BARON affecting land in

CERTIFICATE OF TITLE VOLUME 110382 FOLIO 2
(Insert Title Reference)

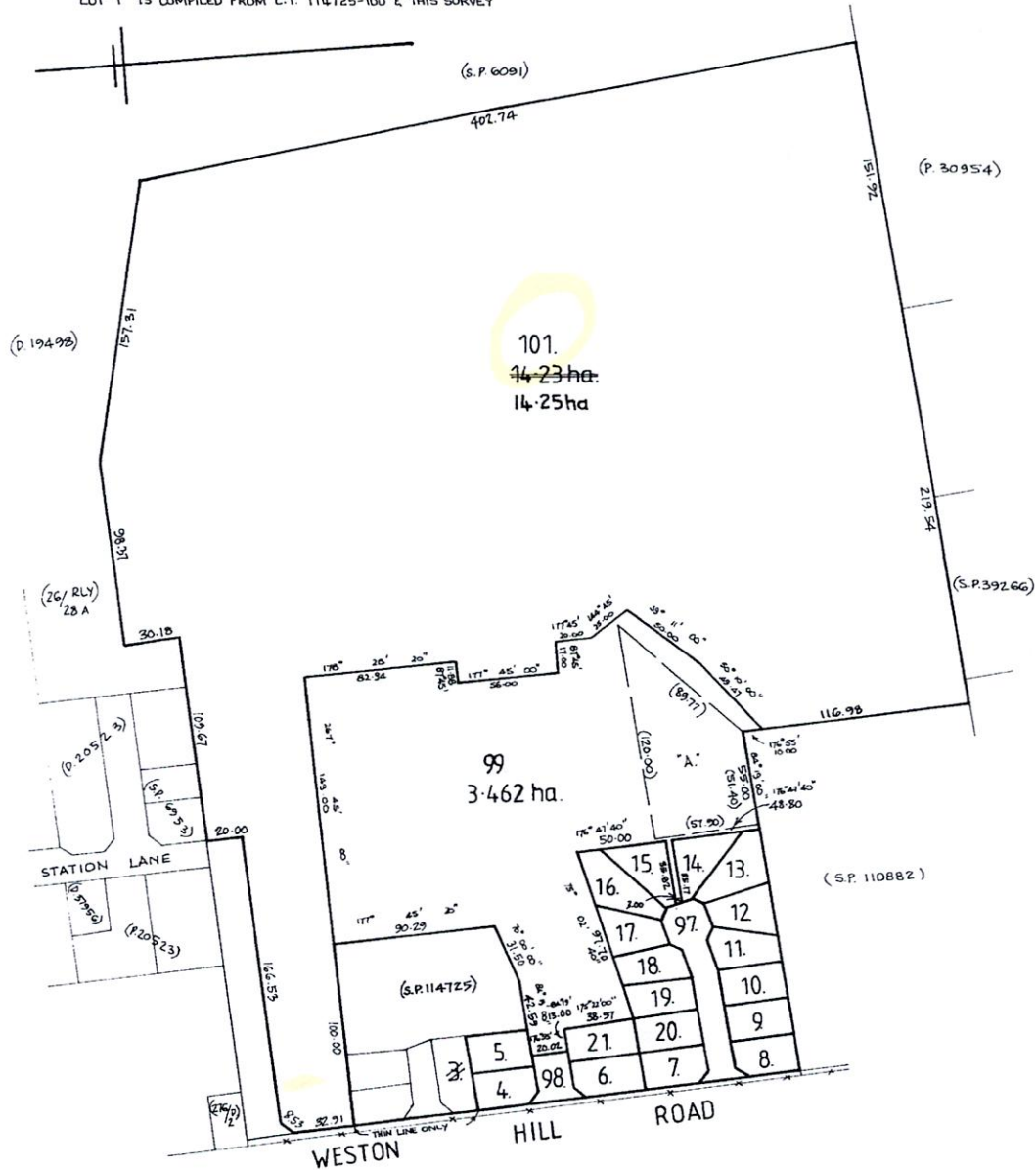
Scaled by SORELL COUNCIL on 6th January 1985

Solicitor's Reference McCULLOCH AND McCULLOCH
Council Clerk/Town Clerk

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Date Received: 12/05/2026

Owner: DAVID ALSTAIR JAMES McCULLOCH, QUENTIN JOHN McCULLOCH & THOMAS PETER BARN.	PLAN OF SURVEY by Surveyor ANTHONY OWEN CARRICK of land situated in the	REGISTERED NUMBER SP117742
Title Reference CT. 114-725-100.	TOWN OF SORELL	Approved Effective from:
Grantee PART OF 170 ACRES G+H TO JAMES JACKSON.	SCALE 1: 2000 MEASUREMENTS IN METRES	Recorder of Titles

LOT 1 IS COMPILED FROM C.T. 114725-100 & THIS SURVEY

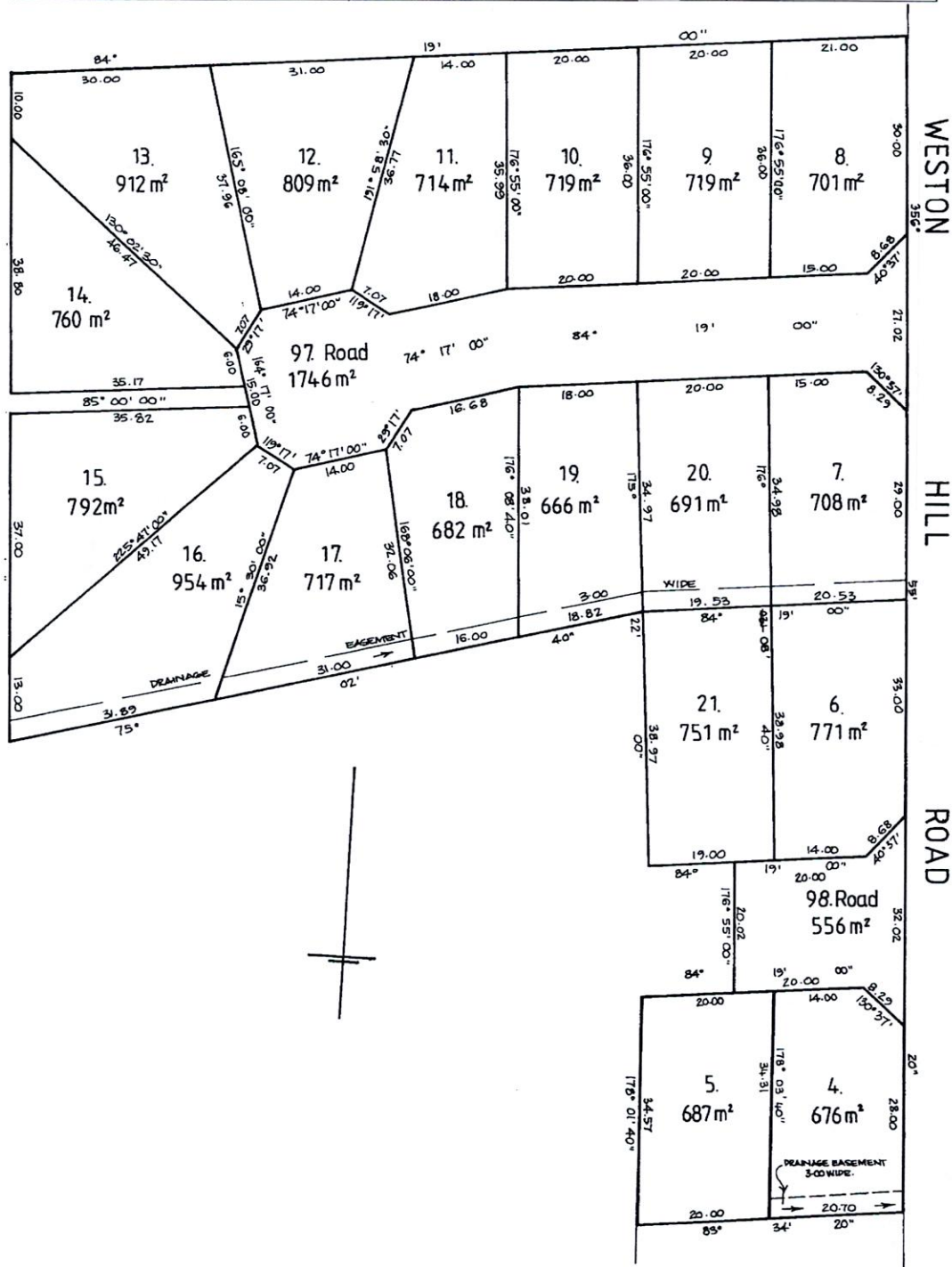


TASMANIAN MUNICIPAL CODE NO. 29	LAST TASSAP MAP NO. 5681	LAST SURVEY PLAN NO. S.P. 114925
ALL EXISTING SURVEY NUMBERS TO BE COPIES REPRODUCED ON THIS PLAN		

Sorell Council

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ANNEXURE SHEET No. I (of I. annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 3/4/95 and that certificate extends to the detail shown on this sheet.	Registered Number: SP117742
Signed for the purposes of identification GEOFF M. MANAGER Council Clerk	Surveyor ANTHONY OWEN CARRICK Owner: DAVID ALISTAR JAMES MCCULLOCH, AUSTIN JOHN MCCULLOCH, & THOMAS PETER BARNON. Title Reference C.T.114725-100	Scale 1:500 Measurements in Metres



Sorell Council

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Development Application - 3 Dubs and Co Drive,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 12/05/2026

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

REGISTERED NUMBER

SP 117742

EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGES

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Fencing Covenant

The owner of each Lot on the Plan covenants with the Vendors THOMAS PETER BARON DAVID ALISTAIR JAMES McCULLOCH and QUENTIN JOHN McCULLOCH that the Vendors shall not be required to fence.

part of

The Lots on the Plan which together formerly comprised Lot 2 on Sealed Plan No. 110882 are affected by a restrictive covenant set forth in Sealed Plan No. 110882.

~~The lots on the plan which together formerly comprised Lot 100 on Sealed Plan No. 114725 are affected by restrictive covenants set out in the said Sealed Plan No. 114725~~

~~The Lots on the Plan which together formerly comprised Lot 100 on Sealed Plan No. 114725 are affected by the restrictive covenants numbered 1, 2 & 4 to 11 inclusive set out in the said Sealed Plan No. 114725~~

Covenants hereon amended by me pursuant to Request to Amend No. C764507 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

19/3/2007

Alice Kawa
Recorder of Titles

SUBDIVIDER : DAJ & QJ McCULLOCH & TP BARON

FOLIO REF : VOLUME 110882 FOLIO 2

SOLICITOR McCULLOCH & McCULLOCH
& REFERENCE :PLAN
SEALED BY : SORELL COUNCIL

DATE :

Pp1717
REF No.

General Manager

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

Covenants hereon amended by me pursuant to Request to Amend No. E57490 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

9/11/2016
Recorder of Titles



Sorell Council

Development Application: 5.2026.152.1 -
Development Application - 3 Dubs and Co Drive,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 12/05/2026

SCHEDULE OF EASEMENTS

PAGE 2 OF 4 PAGES 4

Registered Number

SP117742

Covenants

The owners of each Lot on the Plan covenant with the Vendors and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations -

1. Not to erect or cause to be erected or place any building or structure on such lot without having its siting and location previously approved by the Council.
2. Not to erect or cause to be erected on any lot any dwelling house or permanent structure of any material other than brick, brick veneer or concrete masonry exterior with non-reflective roof material.
- ~~3. Not to erect or cause to be erected on such lot more than one private dwelling house with the usual necessary outbuildings of a permanent nature.~~
4. Not to use or cause to be used the dwelling erected on such lot for any purpose other than as a private dwelling house.
- ~~5. Not to carry on or permit to be carried on any trades noisome noxious or offensive or otherwise on such lot.~~

Covenants hereon amended by me pursuant to Request to Amend No. E57490 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

9 / 11 / 2016

Mick Kawa
Recorder of Titles**Sorell Council**

Development Application: 5.2026.152.1 -
Development Application - 3 Dubs and Co Drive,
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SCHEDULE OF EASEMENTS

PAGE 3 OF 4 PAGES

Registered Number

SP117742

IF FURTHER PAGES ARE REQUIRED USE ANNEXURE SHEETS COMMENCING AT PAGE 4

6. Not to erect or permit to be erected on such lot any building constructed in whole or in part of unpainted galvanised iron or any other building materials which contrast rather than blend with the natural environment.
7. Not to erect or permit to be erected on such lot or any part thereof or attach or permit to be attached to the dwelling house or outbuildings erected thereon any advertisement hoarding bill or poster or any similar erection of any unsightly nature.
8. Not to park or permit to be parked any caravan or similar vehicle on such lot for use as permanent or semi-permanent residential accommodation.
9. Not to erect or permit to be erected on such lot or any part thereof any removable or relocated dwellings or buildings of whatsoever nature.
10. The Vendors reserve the right to sell any part of the unsold land shown on the said survey plan freed and exempt from any one or more of the restrictive covenants and conditions or to waive or alter any of such restrictive covenants as to any land not transferred.
11. Not to construct or allow to be constructed vehicular access to Weston Hill Road for Lots 4, 6, 7 and 8 shown on the plan.



Sorell Council

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Development Application - 3 Dubs and Co Drive,
Sorell - P1.pdf
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SCHEDULE OF EASEMENTS

PAGE 4 OF 4 PAGES

Registered Number

SP117742

SIGNED by DAVID ALISTAIR JAMES
MCCULLOCH QUENTIN JOHN MCCULLOCH
and THOMAS PETER BARON the
registered proprietors of
Certificate of Title Volume 110882
Folio 2 in the presence of:

Gm Taylor
Secretary
Hobart.

[Signatures]

SIGNED by DONALD ROBERT MEREDITH
LIPSCOMBE and KAYE JOYCE LIPSCOMBE
as Mortgagees under Mortgage Number
B783972 in the presence of:

[Signatures]

A. Bauwick
Lot 4 Weston Hill Rd
Sorell 7172

COVENANTS CONTINUED

The owners of each Lot on the Plan except Lots 99 and 101 covenant with the Vendors and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulation, namely:

Not to erect or cause to be erected on such Lot more than one private dwelling house with the usual necessary outbuildings of a permanent nature.

COVENANTS CONTINUED

The lots on the plan which together formerly comprised Lot 100 on Sealed Plan No. 114725 are affected by the restrictive covenants numbered 1, 2, 4 and 6 to 11 inclusive set out in the said Sealed Plan No. 114725.

The Lots on the Plan which together formerly comprised Lot 100 on Sealed Plan No. 114725 except the parts of Lot 100 on Sealed Plan No. 114725 which are shown as Lots 1 to 11, 100 & 101 on Sealed Plan No. 159765 and except the part of Lot 100 on Sealed Plan No. 114725 which is shown as Lot 2 on Sealed Plan No. 126997 are affected by the following restrictive covenant set out in the said Sealed Plan No. 114725:

Not to carry on or permit to be carried on any trades noisome noxious or offensive or otherwise on such Lot.

The owners of each Lot on the Plan except the part of Lot 101 which are shown as Lots 1 to 11, 100 & 101 on Sealed Plan No. 159765 and except the part of Lot 101 which is shown as Lot 2 on Sealed Plan No. 126997 covenant with the vendors and owners for the time being of every other Lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every other Lot shown on the Plan,

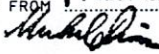
Not to carry on or permit to be carried on any trades noisome noxious or offensive or otherwise on such Lot.

Covenants hereon amended by me pursuant to Request to Amend No. E57490 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

Alison Harris
Recorder of Titles

9/11/2016

Sorell Council
Development Application: 5.2026.152.1 -
Development Application - 3 Dubs and Co Drive,
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OWNER DAVID ALISTAIR JAMES McCULLOCH QUENTIN JOHN McCULLOCH THOMAS PETER BARON FOLIO REFERENCE C.T. 117742 - 101 GRANTEE PART OF 120 ACRES, GTD TO JAMES JACKSON.	PLAN OF SURVEY BY SURVEYOR ANTHONY OWEN CARRICK BROOKS, LARK AND CARRICK, SURVEYORS LOCATION TOWN OF SORELL SCALE 1: 2000 LENGTHS IN METRES		REGISTERED NUMBER SP 126997 APPROVED EFFECTIVE FROM 14 MAR 1997  Recorder of Titles
	MAPSHEET MUNICIPAL CODE No. 124 (542642)	LAST UPI No. ~~2901502~~ EXX68	LAST PLAN No. SP 117742

LOT 101 IS COMPILED FROM F/R 117742-101 & THIS SURVEY

(SP 6091)

843.20

151.92 (P30954)

219.54 (SP 39166)

116.98 (SP 110802)

101
10.64 ha

3.151 ha

RIGHT-OF-WAY (PRIVATE) 15.00 WIDE

RIGHT-OF-WAY (PRIVATE) 15.00 WIDE

STATION LANE

ROAD (SP 114725)

WESTON HILL ROAD

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SCHEDULE OF EASEMENTS	REGISTERED NUMBER
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP126997

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

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

FENCING PROVISIONS COVENANT

The owner of each Lot on the Plan covenants with David Alistair James McCulloch Quentin John McCulloch and Thomas Peter Baron ("the Vendor") that the Vendor shall not be required to fence.

~~The Lots on the plan (which formerly comprised Lot 100 on SP114725 & Lot 101 on SP117742) are burdened by restrictive covenants more fully set forth in-~~

~~SP114725 & SP117742~~
Lot 1 is subject to a right of carriageway over the Right of Way "ABCDEF" of various widths appurtenant to Lots 2 and 101 shown on the Plan.

Lots 2 and 101 are together with a right of carriageway over the Right of Way "ABCDEF" of various widths appurtenant to Lot 1 shown on the Plan.

SIGNED by DAVID ALISTAIR JAMES MCCULLOCH
QUENTIN JOHN MCCULLOCH and THOMAS PETER
BARON as registered proprietors in Certificate
of Title Volume 117742 Folio 101 in the
presence of:

Melanie Voss
Law Clerk
Probate

SIGNED by DONALD ROBERT MEREDITH
LIPSCOMBE and KAYE JOYCE LIPSCOMBE
as Mortgagees under Mortgage
Registered Number 8783972 in the
presence of:

Sharon
Stewart
Thick

Covenants hereon amended by me pursuant to Request to Amend No. C764507 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

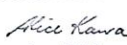
19 / 3 / 2007

Alice Kawa
Recorder of Titles

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAVID ALISTAIR JAMES MCCULLOCH QUENTIN JOHN MCCULLOCH and THOMAS PETER BARON FOLIO REF: 117742/101 SOLICITOR & REFERENCE: MCCULLOCH & MCCULLOCH ALISTAIR MCCULLOCH	PLAN SEALED BY: SORELL COUNCIL DATE: 22.1.1997 REF NO. <i>B1862</i> <i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

 **Sorell Council**
Development Application: 5.2026.152.1 -
Development Application - 3 Dubs and Co Drive,
Sorell - P1.pdf
Plans Reference: P1
Date Received: 12/05/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	SP126997
SUBDIVIDER: - DAVID ALISTAIR JAMES McCULLOCH, QUENTIN JOHN McCULLOCH & THOMAS PETER BARON FOLIO REFERENCE: - 117742/101	
COVENANTS CONTINUED The Lots on the Plan (which formerly comprised Lot 100 on SP114725 and Lot 101 on SP117742) are burdened by: The restrictive covenants numbered 1, 2, 4 and 6 to 11 inclusive more fully set forth in SP114725; and The restrictive covenants numbered 1, 2, 4 and 6 to 10 inclusive more fully set forth in SP117742. attached. Lot 101 on the Plan (which formerly comprised part of Lot 100 on Sealed Plan No. 114725 and part of Lot 101 on Sealed Plan No. 117742) is burdened by the following covenant set out in the said Sealed Plans No. 114725 & 117742: Not to carry on or permit to be carried on any trades noisome noxious or offensive or otherwise on such lot. The owners of Lot 2 on the plan covenant with the Vendors and the owners for the time being on every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan: Not to carry on or permit to be carried on upon such lot any trade manufacturing activity or business that is noisome noxious or offensive. Covenants hereon amended by me pursuant to Request to Amend No. E57490 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993 9 / 11 / 2016  Recorder of Titles  Sorell Council Development Application: 5.2026.152.1 - Development Application - 3 Dubs and Co Drive, Sorell - P1.pdf Plans Reference: P1 Date Received: 12/05/2026	
NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.	

Flood Hazard Assessment Report

Development Application – Proposed General Retail Shops

Lot 2, 3 Dubs & Co Drive, Sorell TAS 7172

DOCUMENT CONTROL

Version	Date	Prepared By	Description
1.0	1 Sept 2026	G. Severini	DA Flood Hazard Assessment – Initial Issue

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2. PURPOSE OF REPORT	3
3. SITE DESCRIPTION	3
3.1 Location & Context	3
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5. PROPOSED DEVELOPMENT LEVELS	5
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6. FLOOD HAZARD ASSESSMENT	5
6.1 Flood Depth	5
6.2 Flood Velocity	5
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7. MITIGATION MEASURES	6
8. COMPLIANCE STATEMENT	6
9. CERTIFICATION	6

1. PROJECT DETAILS

Client: Vinch Nguyen

Site Address: Lot 2, 3 Dubs & Co Drive, Sorell

Survey Reference: Leary Cox & Cripps Detail Survey (31/08/2026)

Civil Drawings: AssetSafe Stormwater Site Plan Rev 0 (28/08/2026)

Architectural Drawings: PQ Building Design Studio DA Set Rev B (06/07/2026)

2. PURPOSE OF REPORT

This Flood Hazard Assessment has been prepared to accompany the Development Application for the proposed general retail shops. The assessment:

- Reviews existing site levels and drainage characteristics
- Identifies any potential flood hazard or overland flow risk
- Assesses compliance with Sorell Council Flood Policy, AIDR National Handbook, and ARR2019
- Confirms suitability of the proposed Finished Floor Level (FFL)
- Provides mitigation recommendations where required

3. SITE DESCRIPTION

3.1 Location & Context

The site is located on the southern side of Dubs & Co Drive, within an established commercial/light industrial precinct. The surrounding area is fully serviced by Council stormwater infrastructure.

3.2 Existing Levels (Survey Data)

The LearyCox & Cripps survey shows the site as very flat, with natural surface levels ranging from:

- RL 16.07–16.32 m AHD across the developable area
- TBM (Kerb Nail): RL 16.423 m AHD
- Stormwater lot connection invert: IL 14.74 m AHD
- Sewer lot connection invert: IL 15.40 m AHD

These levels confirm the site is well above any mapped floodplain or watercourse.

3.3 Existing Drainage Infrastructure

The civil plan identifies:

- Existing Council stormwater connection at IL 14.74 m AHD
- Existing Council sewer connection at IL 15.40 m AHD
- No watercourses, overland flow paths, or depressions within the site
- Adjacent road drainage falling east–west with no ponding indicators

4. FLOOD HAZARD IDENTIFICATION

4.1 Sorell Council Flood Mapping

Sorell Council's current flood hazard overlays identify flood-affected land primarily along:

- Pitt Water
- Orielson Lagoon
- Sorell Rivulet
- Low-lying areas of Midway Point and Lewisham

Lot 2, 3 Dubs & Co Drive is *not* within any mapped flood hazard overlay.

4.2 Overland Flow Risk

Assessment of the survey and civil drawings shows:

- No upstream catchment entering the site
- No sag points or depressions
- Road levels (RL 16.40–16.42 m AHD) are higher than the site's frontage, ensuring positive drainage to Council kerb
- Proposed carpark and footpath levels maintain falls away from the building
- No evidence of historical flooding or nuisance ponding

4.3 ARR2019 / AIDR Considerations

Under ARR2019 Book 1 (Flood Risk) and AIDR National Handbook, a site is considered flood-susceptible if:

- It is within a mapped floodplain
- It receives overland flow from an upstream catchment
- It contains depressions capable of storing floodwater
- It is adjacent to a watercourse or hydraulic conveyance path

None of these criteria apply to this site.

5. PROPOSED DEVELOPMENT LEVELS

5.1 Finished Floor Level (FFL)

Architectural drawings nominate:

- Proposed FFL = RL 16.45 m AHD

This is:

- +0.03 m above the kerb TBM (RL 16.423 m AHD)
- +0.13–0.38 m above natural surface levels
- Well above any conceivable local overland flow depth

5.2 External Levels

Civil drawings show:

- Carpark levels RL 16.12–16.31 m AHD
- Footpath levels RL 16.26–16.32 m AHD
- Box gutter overflow at RL 16.25 m AHD
- All external pavements falling away from the building

These levels ensure no floodwater can enter the building envelope.

6. FLOOD HAZARD ASSESSMENT

6.1 Flood Depth

No flood depth is expected on the site under the 1% AEP event.

6.2 Flood Velocity

No flow paths traverse the site; therefore, velocity hazard is zero.

6.3 Hazard Classification (AIDR)

Under AIDR hazard categories:

- H1 – Generally safe wading
- H2 – Unsafe for small vehicles
- H3+ – Dangerous to people/vehicles

The site is classified as H0 – No flood hazard present.

6.4 Access & Egress

Dubs & Co Drive remains fully trafficable during all storm events. No flood-affected evacuation routes exist.

7. MITIGATION MEASURES

Although the site is not flood-affected, the following best-practice measures are incorporated:

- FFL set at RL 16.45 m AHD, above adjacent road levels
- Box gutter overflow provisions (architectural Section A-A)
- Three grated stormwater pits (2 × 450×450, 1 × 600×600) capturing all impervious areas
- DN150 UPVC discharge to Council system at 1% grade
- Falls away from building on all pavements
- No reliance on pumped stormwater systems

These measures exceed typical commercial development requirements.

8. COMPLIANCE STATEMENT

AssetSafe certifies that:

The site is not flood-affected under Sorell Council's current flood hazard mapping.

1. The site is not subject to overland flow, ponding, or hydraulic conveyance.
2. The proposed FFL of RL 16.45 m AHD provides a safe and compliant level above surrounding grades.
3. The development complies with ARR2019, AIDR National Handbook, and Sorell Council Flood Policy.
4. The proposed stormwater system safely conveys runoff to the legal point of discharge.
5. No additional flood mitigation works are required.

9. CERTIFICATION

Prepared By: G. Severini, *BE (Civil) MIEAust CPEng NER APEC Engineer*

Tas Reg No.: CC1822J

Signed: 

Date: 28/8/2026

Utility Locating Report

Joshua Foulston

Created Thu, 27 Aug 2026, 3:26 PM
(UTC+10:00)

**Sorell Council**

Development Application: 5.2026.152.1 -
Resposne to Request for Information -.Lot 2 3
Dubs and Co Drive, Sorell - P4.pdf

Plans Reference: P4
Date Received: 04/09/2026



Utility Locating Report 2025/2026



Date Thu, 27 Aug 2026

UDM Job Number 261310a

BYDA Reference Number -

Job Address 3 Dubs and Co Drive, Sorell

Assets Located

Assets	Located	Quality Level	Notes
Private Sewer	Yes	B	Sewer connection - 0.85m deep
Stormwater	Yes	B	Stormwater connection - 1.55m deep

Yes/No Have you recieved all BYDA plans? NA If selected 'No', please explain.:

Yes/No Is the client on site? No

Yes/No Is the right area located? Yes

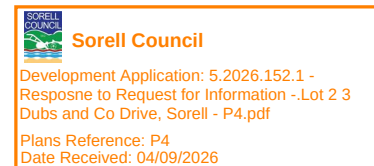
Locator Name/Signature Joshua Foulston, UDM Group, Thu, 27 Aug 2026, 3:30 pm



Client Name/Signature Matt Leary, Leary Cox & Cripps, Thu, 27 Aug 2026, 3:30 pm




See full page photos attached at end of PDF



The Australian Standard AS 5488 Subsurface Utility Information

A quality level describes the amount and accuracy of information that is collected or held on a subsurface utility. There are four quality levels—D, C, B and A.

- **Quality Level A** - Location accuracy deemed to be between +/-50mm. **Lowest Risk.**
- **Quality Level B** - Location accuracy deemed to be between +/-300mm horizontally and +/- 500mm vertically. **Medium Risk.**
- **Quality Level C** - Location accuracy assumed to be aligned with visible surface features. **High Risk.**
- **Quality Level D** - The default level if no level of accuracy is specified. **Highest Risk.**

Disclaimer

- A risk was present prior to our engagement. You have engaged us to minimise that risk. Whilst every effort will be made to identify hazards the technology cannot necessarily identify all potential hazards.

- Ground penetrating radar and electronic cable locating, do not allow us to actually see into the ground or material. Any marking or positive results are a guide only and require further visual confirmation by potholing with non destructive digging (vaccum excavation truck or hand digging).
- To the extent permissible by law, you release us from any loss or damage caused by us not identifying and locating a potential hazard.
- Once you have read the above, please acknowledge your understanding or the risks and your acceptance that any loss or damage is not our responsibility. By employing us you also accept our work hours and additional costs.

Form Attachments[UDM-Template-Utilities-Rev00.pdf](#)



Captured by: Joshua Foulston

Captured on: 27 Aug 2026, 3:27 pm

Tags: No photo tags attached

Description: No description attached.

Comments:

No comments attached.

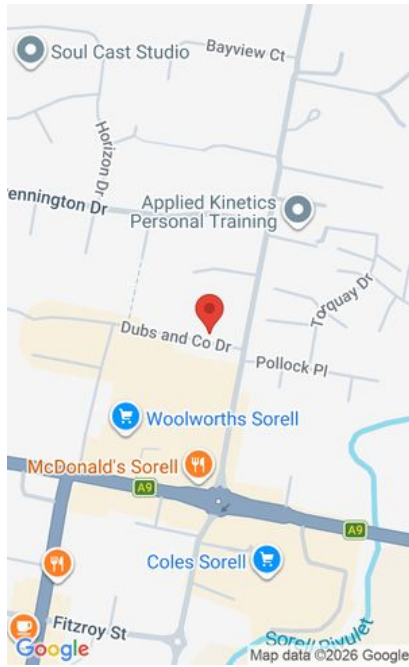


Aug 27, 2026
3:27 PM UTC +10:00

Utility Detection & Map...
Teams

**Sorell Council**

Development Application: 5.2026.152.1 -
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Dubs and Co Drive, Sorell - P4.pdf
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Captured by: Joshua Foulston
Captured on: 27 Aug 2026, 3:28 pm
Tags: No photo tags attached
Description: No description attached.
Comments:
 No comments attached.



Aug 27, 2026
 3:28 PM UTC +10:00

Utility Detection & Map...
 Teams



Sorell Council

Development Application: 5.2026.152.1 -
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Tags: No photo tags attached
Description: No description attached.
Comments:
 No comments attached.





Sorell Council

Development Application: 5.2926.152.1 -
Response to Request for Information - Lot 2 3
Dubs and Co Drive, Sorell - P4.pdf

Plans Reference: P4
Date Received: 04/09/2026



Utility Detection & Mapping
23/15 Station Place
Cambridge, TAS 7170
(03) 9171 2555
admin@udmgroup.com.au
www.udmgroup.com.au

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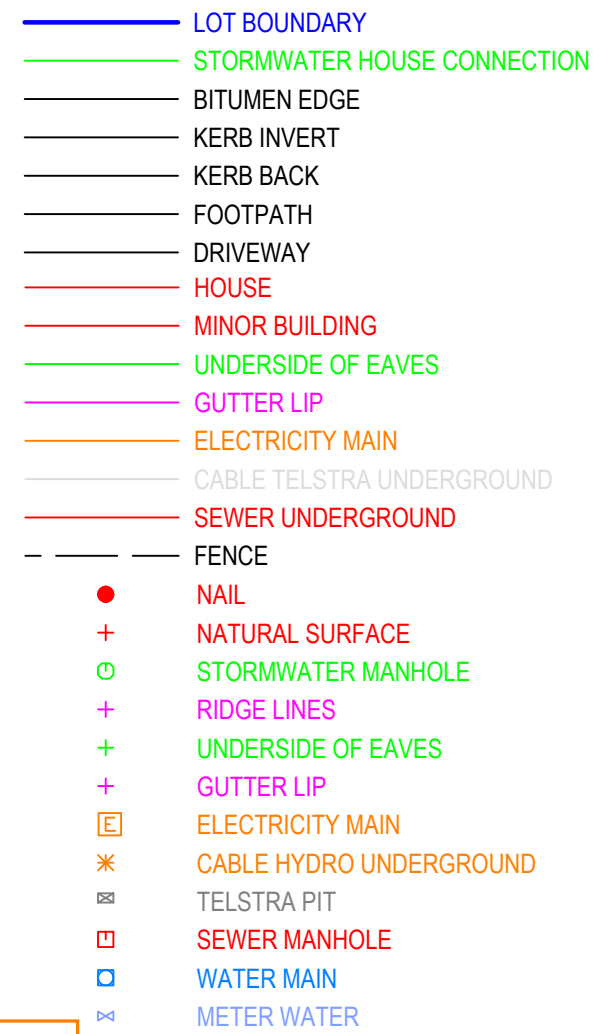


AS 5488 Subsurface Utility Information

- ☒ ELECTRICITY ☐ COMMS ☒ DRAINAGE ☐ GAS
- ☒ WATER ☒ SEWER ☐ UNKNOWN

SHEET	DATE
TITLE	DRAWING NO.

MG N	<u>NOTES:</u> 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 SPM9921 with reputed AHD level of 20.614 from SURCOM on 31/03/2026 Date of Survey : 31/03/2026
---------------------	---



AMENDMENTS			 Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com	Project Name and Address		Drawing Title		SCALE 		Contour Interval 0.200 m Date 31/08/2026		FILE REF: 15057			
No.	Revision/Issue	Date		3 DUBS AND CO DR SORELL TAS 7172		DETAIL PLAN		*THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.*		SHEET 1 of 1		Geocivil Ref 1505701			
A	Sewer and S/W lot connections added	31/08								Client Khang VoTrung CT.159765/2		DRAWN CHK'D LH DC		AutoCAD Ref 1505701	
														DATUM Vert: GDA2020 AHD	

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:

Proposed New General Retail Shop Development

Stormwater Works

Pavement Works and

Flood Hazard Assessment



Sorell Council

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(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 Services Designer
	☐ Structural design	Structural Engineer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber
	☐ Other (specify)	
Deemed-to-Satisfy: ☒		Performance Solution: ☐ (X the appropriate box)

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
26170 Cover	AssetSafe	28/8/2026
26170 C01	AssetSafe	28/8/2026
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

Australian Standards AS3500.3 and NCC: 2022.

Any other relevant documentation:

26170 Flood Hazard Assessment Report - 3 (lot2) Dubs & Co Drive Sorell Rev 1 Issued 260828
Survey prepared by Leary Cox Cripps 1505701_Detail_31-08-2026_revA

Attribution as designer:

I **George Severini** 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:	George Severini		28/8/2026
Licence No:	CC1822J		



Sorell Council

Development Application:5.2026.152.1 -
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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:

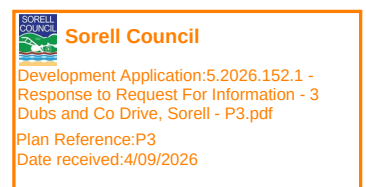
- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an 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 George Severini 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:	George Severini		28/8/2026

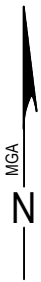


NOTE: Sewer and Stormwater lot connections could not be located at time of survey. Revision A shows depths where both meet their respective mains as provided from UDM data

**Sorell Council**

Development Application:5.2026.152.1 -
Response to Request For Information - 3
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Plan Reference:P3
Date received:4/09/2026



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.

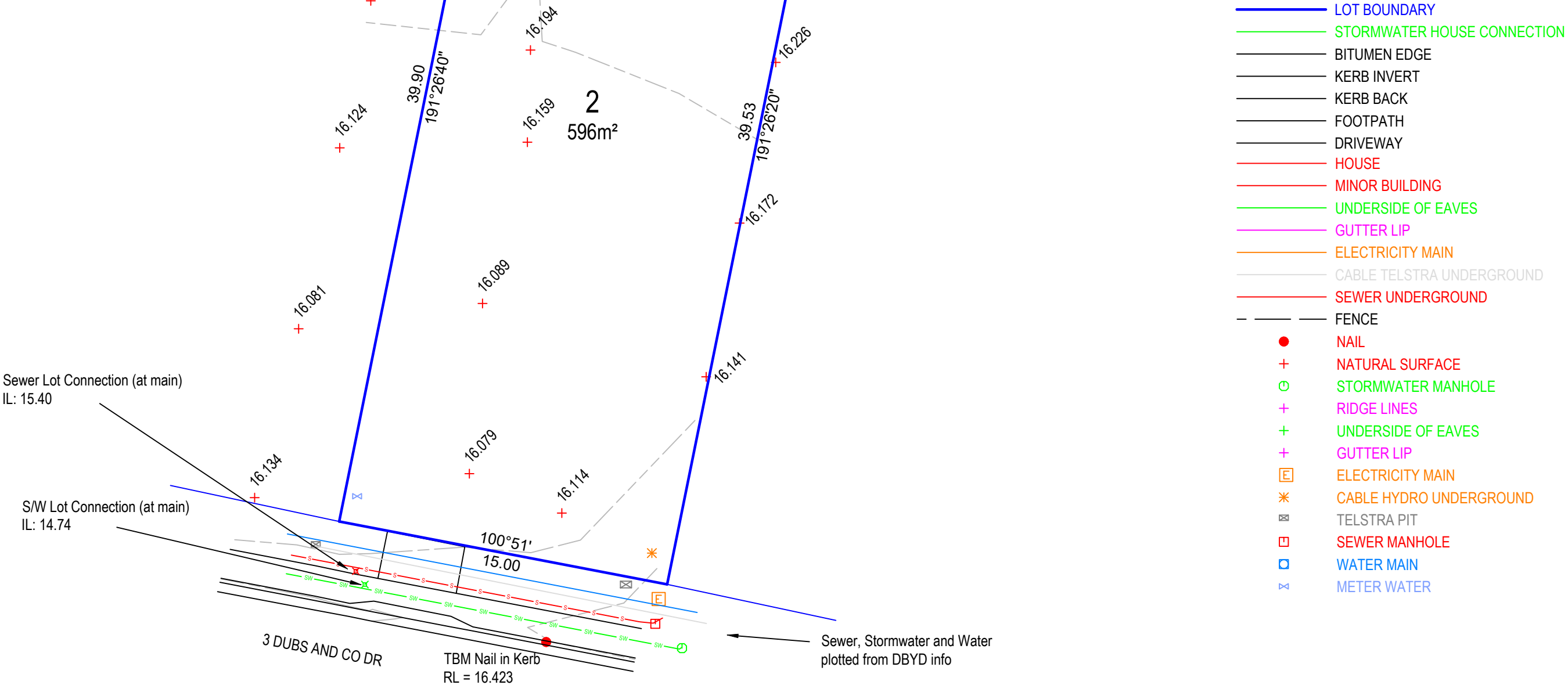
The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, 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 SPM9921 with reputed AHD level of 20.614 from SURCOM on 31/03/2026

Date of Survey : 31/03/2026



AMENDMENTS			Project Name and Address		Drawing Title	SCALE	Contour Interval		FILE REF:	
No.	Revision/Issue	Date					0.200 m	Date	15057	
A	Sewer and S/W lot connections added	31/08	3 DUBS AND CO DR SORELL TAS 7172		DETAIL PLAN	1:200 at A3	31/08/2026	SHEET 1 of 1	Geocivil Ref	1505701
									AutoCAD Ref	1505701
			Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com		Client Khang VoTrung CT.159765/2	*THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.*	DRAWN LH CHKD DC	Horz: GDA2020 Vert: AHD		

ENGINEERING DRAWINGS

PROPOSED GENERAL RETAIL SHOPS
for
VINCH NGUYEN
3 (LOT 2) DUBS AND CO DRIVE, SORELL

CONTENTS

PAGE	DRAWING	SCALE
COVER	COVER PAGE	N.T.S
C01	SW - GENERAL ARRANGEMENT	1:200

REFERENCE DRAWINGS:

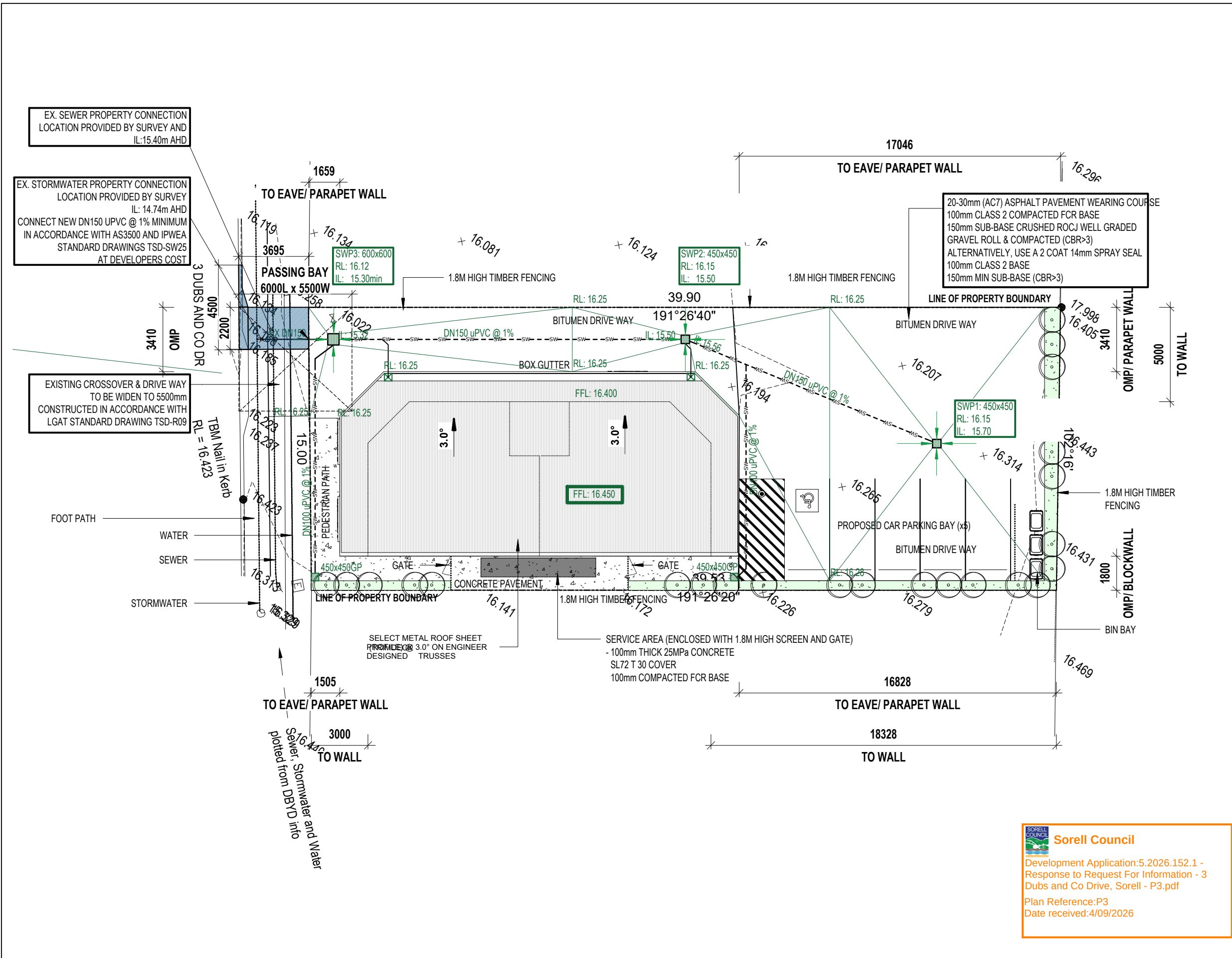
THESE DRAWINGS SHALL BE REFERENCED WITH ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS.

IF ANY DISCREPANCIES ARE IDENTIFIED IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO MAKE ASSETS SAFE AWARE OF THESE ISSUES SO THAT FURTHER ADVISE CAN BE PROVIDED.

**Sorell Council**

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Dubs and Co Drive, Sorell - P3.pdf
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Date received:4/09/2026

				© AHS Developments Pty Ltd This document is and shall remain the property of AHS Developments. This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.  ENGINEERS AUSTRALIA Reg No: 4121110 Building Practitioners Board Tasmania Reg: CC1822J Mr George Severini MIE Aust CPEng (Civil/Strucural)  Signature.....Date.28/8/2026 AssetSAFE AHS Developments Pty Ltd ABN: 47 111 958 608 GPO Box 1855 Hobart Tas, 7001 M: 0413 272 057 E: gseverini@assetsafe.com.au W: assetsafe.com.au	Client: Vinch Nguyen Project: 3 (Lot 2) Dubs & Co Drive, Sorell Title: COVER Scale: N/A <table><tr><td>Drawn :</td><td>G. Severini</td><td>Checked :</td><td>G. Severini</td><td>Date :</td><td>28/8/2026</td></tr><tr><td>Designed :</td><td>G. Severini</td><td>Checked :</td><td>G. Severini</td><td>Date :</td><td>28/8/2026</td></tr><tr><td>Job No :</td><td>26170</td><td>Drawing :</td><td>COVER</td><td>Rev :</td><td>0</td></tr></table>			Drawn :	G. Severini	Checked :	G. Severini	Date :	28/8/2026	Designed :	G. Severini	Checked :	G. Severini	Date :	28/8/2026	Job No :	26170	Drawing :	COVER	Rev :	0
Drawn :	G. Severini	Checked :	G. Severini		Date :	28/8/2026																			
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Job No :	26170	Drawing :	COVER		Rev :	0																			
28/8/2026	0	Issued for approval	GS																						
Date	Rev.	Description	By																						



CIVIL WORKS

GENERAL /ROADWORKS

1. ALL WORKS TO BE IN ACCORDANCE WITH IPWEA MUNICIPAL STANDARD SPECIFICATIONS, DRAWINGS.
2. COUNCIL PLUMBING INSPECTOR OR PROJECT ENGINEER SHALL UNDERTAKE ALL AUDIT INSPECTION AS REQUIRED BY LOCAL COUNCIL.
3. SET OUT BY LICENCE SURVEYOR.(REFER SURVEYOR FOR STAGING PLAN)
4. PRIOR TO ANY EXCAVATION CONTRACTOR IS TO LOCATE ALL EXISTING UNDERGROUND SERVICES
5. STRIP TOPSOIL FROM ENTIRE AREA OF ROADWAYS & EXTERNAL AREAS THAT ARE TO BE CUT OR FILLED.TOPSOIL SHALL BE STOCKPILED ON SITE WHERE DIRECTED.
6. SERVICES TRENCHES UNDER TRAFFICKED AREAS SHALL BE BACKFILLED WITH COMPACTED PAVEMENT BASE MATERIAL.
7. MAINTENANCE HOLES 1.5M IN DEPTH MUST HAVE STEP IRONS PER 6.6.8. 'LADDERS,STEP IRONS AND LANDINGS' OF TASWATER SUPPLEMENT TO THE SEWAGE CODE.
8. TOPS OF MANHOLES SHALL BE FINISHED TO MATCH ADJACENT FINISHED SURFACE LEVELS AND GRADES.
9. CONTRACTOR SHALL CARRIED IUT THE WORKS AS OUTLINED IN THE APPROVED SOIL AND WATER MANAGEMENT PLAN AND IMPLEMENT PRIOR TO COMMENCEMENT OF WORKS.
10. REFER TO IPWEA STANDARDS FOR.
 - DRIVEWAYS & CROSS OVERS
 - PRAM CROSSINGS
 - TRAFFIC CALMING
 - TRENCH REINSTATEMENT
 - MANHOLES

STORMWATER NOTES:

1. ALL STORMWATER TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 AND MUNICIPAL STANDARD DRAWINGS IPWEA.
2. NEW STORMWATER PIPES TO BE BLACKMAX RRJ OR RCP.
3. ALL WORKS MUST BE VISUALLY INSPECTED BY GCC ENGINEERS PRIOR BACKFILLING. THE CONTRACTOR SHALL SUBMIT AS CONSTRUCTED DRAWINGS TO GCC IN A3 FORMAT AND PROVIDE AN AUTOCAD COPY.
4. ALL STORMWATER PIPE TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH IPWEA STANDARD MUNICIPAL DRAWINGS FOR TRENCH REINSTATEMENT FOR FLEXIBLE PAVEMENTS IPWEA DRAWING No. TSD-G01.v1.

Sorell Council

Development Application:5.2026.152.1 - Response to Request For Information - 3 Dubs and Co Drive, Sorell - P3.pdf

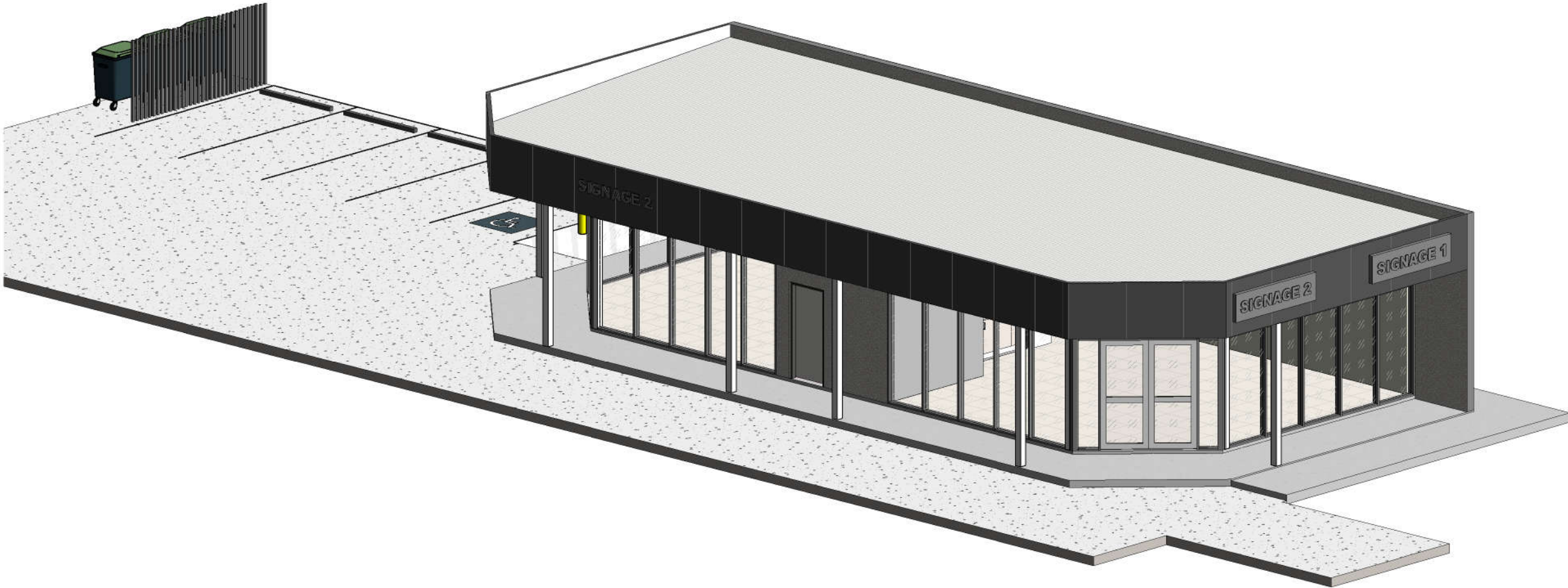
Plan Reference:P3

Date received:4/09/2026

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28/8/2026	0	Issued for approval	GS				Drawn : G. Severini Designed : G. Severini Job No : 26170	Checked : G. Severini Checked : G. Severini Drawing : C01	Date : 28/8/2026 Date : 28/8/2026 Rev : 0
Date	Rev.	Description	By						

DRAWING REGISTER				
SHEET	TITLE	REVISION	DATE	NOTE
01	COVER SHEET	B	06.07.26	
02	GENERAL NOTES	B	06.07.26	
03	SITE PLAN	B	06.07.26	
04	PROPOSED LAYOUT PLAN	B	06.07.26	
05	ELEVATIONS	B	06.07.26	
06	ELEVATIONS	B	06.07.26	
07	SECTION	B	06.07.26	
08	CONCEPT LIGHTING LAYOUT	B	06.07.26	

Grand total: 8



PROPOSED NEW GENERAL RETAIL SHOPS
(NON FOOD TRADING)
CLIENT: VINCH NGUYEN

**Sorell Council**
Development Application:5.2026.152.1 -
Response to Request For Information - 3
Dubs and Co Drive, Sorell - P3.pdf
Plan Reference:P3
Date received:4/09/2026

PROJECT ADDRESS: LOT 2, 3 DUBS AND CO Dr, SORELL TAS 7172



LIC. DESIGNER: **ANDREW WILCOX**
ACCREDITATION NO. CC 2299Y
PI POLICY NO. 138A000266PLP

DISCLAIMER: The 3D aesthetic renders provided are for illustrative purposes only and are intended to give a general indication of the proposed design. They may include features, materials, finishes, and landscaping that are subject to change without notice. Actual construction details, specifications, and final appearances may vary.

PLANNING APPLICATION

GENERAL

DIMENSIONS:

- DO NOT SCALE DRAWINGS
- SET OUT DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- ALL SET OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION
- ALL DIMENSIONS SHOWN ON FLOOR PLANS DO NOT INCLUDE INTERNAL WALL SHEETING OR EXTERNAL WALL CLADDING UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE FOR CONSTRUCTION USE AND ARE FROM FRAME TO FRAME.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- LOCATION & SIZE OF ALL STRUCTURAL COLUMNS & LOAD BEARING WALLS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTOR.
- FLOOR LEVEL DIFFERENCES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

NCC REQUIREMENTS

ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, NCC CODES OF PRACTICE, EXCEPT AS VARIED BY THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF THE RELEVANT LOCAL AUTHORITY

SURVEY NOTE:

PROPERTY BOUNDARIES, LOCATION OF EXISTING BUILDINGS, SPOT LEVELS, LOCATION OF SEWER MAIN & SEWER MANHOLE ARE BASED OFF FEATURE SURVEY COMPLETED BY EXTERNAL CONSULTANTS. CONTRACTOR SHALL CONFIRM SERVICES LOCATIONS ON SITE PRIOR COMMENCING ANY EXCAVATIONS.

TEMPORARY EROSION CONTROL:

CONTRACTOR TO PROVIDE ALL NECESSARY EROSION CONTROL MEASURES, SILT BARRIERS, AND THE LIKE DURING CONSTRUCTION IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS AND AS APPROPRIATE TO CONTROL EROSION ON THE SITE.

STRUCTURAL ENGINEERING (FOUNDATIONS):

WORKING DRAWINGS AND DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS. REFER TO ENGINEERING DRAWINGS FOR ALL FOOTINGS, SLABS, AND MASONRY DESIGN & DETAILS. SLAB TO HAVE UNDERLAY WITH 200mm POLYTHENE WATERPROOF MEMBRANE AND PROTRUDE PAST 600mm FOR FUTURE FOLD UP SLAB EDGE. CAST ON 50mm SAND BEDDING ON APPROVED FILL. CONCRETE STRENGTH TO BE 20MPa AT 28 DAYS.

STORMWATER:

STORMWATER SYSTEM TO COMPLY WITH AS3500, PART 3. STORMWATER TO BE DISCHARGED SO AS NOT TO CAUSE ERROSION OR NUISANCE TO ADJOINING PROPERTIES. ROOFWATER TO DISCHARGE TO COUNCIL APPROVED SYSTEM. YARD PIT NUMBERS & LOCATION TO BE DETERMINED ONSITE . DRAWING LOCATIONS INDICATIVE ONLY.

LIGHT STEEL FRAME & STRUCTURAL STEEL (WHERE APPLICABLE):

THE BUILDING FRAMES AND STRUCTURAL STEEL MEMBERS ARE TO BE DESIGNED, SUPPLIED, & INSTALLED BY A SUITABLY QUALIFIED FRAMING CONTRACTOR INCLUDING BUT NOT LIMITED TO ALL ROOF, WALL, FLOOR, CEILING, POSTS, BEAMS, AND BRACING MEMBERS. DESIGN IN ACCORDANCE WITH AS3623, DOMESTIC METAL FRAMING CLASSIFICATION AND THE NCC. DESIGN AND ENGINEERING TO BE PROVIDED TO CERTIFIER PRIOR TO FRAME INSTALL. STEEL MEMBERS SHALL MEET THE REQUIREMENTS OF AS 4100 STEEL STRUCTURES, AS/NZS 4600 COLD-FORMED STEEL STRUCTURES. PROVIDE STRUCTURAL CERTIFICATION AND WARRANTIES AS REQUIRED BY THE CERTIFIER AND PROPRIETOR RESPECTIVELY.

TIMBER (WHERE APPLICABLE):

TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1684 AND THE NCC. PARTICLEBOARD FLOORING MATERIAL TO AS/NZS 1860.1. FIBRE CEMENT FLOORING COMPRESSED SHEETS TO AS/NZS 2908.2 TYPE A, CAT 5. PLYWOOD FLOORING STANDARD TO AS/NZS 2269.0, BOND TYPE A, TONGUE AND GROOVE

EXTERIOR ROOFING & CLADDING SYSTEMS

ALL EXTERIOR ROOFING & CLADDING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL FASTENERS, EXPANSION JOINTS, GASKETS, TRIMS, AND THE LIKE. ROOF TO BE BRACED WITH SPEEDBRACE OR ANGLE BRACE IN ACCORDANCE WITH TRUSS MANUFACTURERS SPECIFICATIONS. SHEET METAL ROOFING: TO AS 1562.1. CORROSION PROTECTION TO NCC TABLE 7.2.2a FIBRE CEMENT CLADDING: TO AS/NZS 2908.2 TYPE A

CONCRETE:

ALL CONCRETE FLOORS AND PAVING SLABS SHALL BE REINFORCED CONCRETE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DRAWINGS. WAFFLE POD SLAB SYSTEM TO PROPOSED DWELLING TO ENGINEERS DESIGN AND SPECIFICATIONS. CONCRETE PATHS TO FALL AWAY FROM FOOTINGS AT 1:20 MAXIMUM. SAND BED UNDER PATHS AS REQUIRED. 10mm FOAM EXPANSION JOINT TO ALL AREAS WHERE EXTERNAL CONCRETE MEETS MAIN HOUSE SLAB.

TERMITE PROTECTION:

TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660.1 PT.1 AND SECTION B OF THE NCC.

FLASHINGS:

FLASHINGS SHALL GENERALLY BE CORROSION RESISTANT, COMPATIBLE WITH THE OTHER MATERIALS IN THE INSTALLATION, AND COATED WITH A NON-STAINING COMPOUND WHERE NECESSARY IN ACCORDANCE WITH AS/NZS 2904.

THERMAL INSULATION

SUPPLY & INSTALL THERMAL INSULATION IN ACCORDANCE WITH THE NCC, PART 13.2

PLUMBING, DRAINAGE & GAS:

DESIGN, SUPPLY, & INSTALL ALL PLUMBING & DRAINAGE IN ACCORDANCE WITH AS3500, AS3595 PART 6.8 AND LOCAL AUTHORITY REQUIREMENTS. GAS INSTALLATIONS TO BE IN ACCORDANCE WITH AS 5601.

VENT & WASTE PIPES:

CONCEAL ALL VENT PIPES AND WASTE PIPES WITHIN WALL FRAMING UNLESS OTHERWISE NOTED.

FALLS IN FLOORS

FALL WET AREA FLOORS TO FLOOR WASTES. FLOOR WASTE POSITIONS ARE INDICATIVE ONLY. FINAL POSITIONS TO BE DETERMINED BY LOCAL AUTHORITY PLUMBING REGULATIONS. FALLS TO FLOORS INSIDE SHOWER AREAS TO BE BETWEEN 1:50 & 1:80. PROVIDE A WATERSTOP TO DOORWAYS. FALL ALL EXTERNAL SURFACES AWAY FROM THE BUILDING AND/OR TO DRAINAGE OUTLETS UNLESS OTHERWISE NOTED. PROVIDE SLAB SET-DOWNS, STRUCTURAL FALLS, & BEDDINGS AS REQUIRED.

WATERPROOFING - WET AREAS

WATERPROOFING OF INTERNAL WET AREAS SHALL COMPLY WITH AS3740 AND THE NCC 2022, PART 10.2. PROVIDE A PROPRIETARY LIQUID OR SHEET MEMBRANE SYSTEM AND FALL TO WASTES. PROVIDE WRITTEN WARRANTIES COMMENCING FROM THE DATE OF PRACTICAL COMPLETION.

WATERPROOFING - WALL OPENINGS

INSTALL ALL NECESSARY FLASHINGS, MEMBRANES, DRIPS, STORM MOULDS, CAULKING ETC SO THAT WATER IS PREVENTED FROM PENETRATING THE BUILDING BETWEEN FRAMES AND THE BUILDING STRUCTURE. PROVIDE WRITTEN WARRANTIES COMMENCING FROM THE DATE OF PRACTICAL COMPLETION.

WINDOW FRAMES & GLAZING

WINDOW FRAMES AND GLAZING SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS2047 & AS1288 WINDOW SIZES SHOWN ARE NOMINAL ONLY

INTERIOR LININGS & PLASTERBOARD

ALL INTERIOR LININGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL FASTENERS, EXPANSION JOINTS, TRIMS, AND THE LIKE. PLASTERBOARD SHALL BE INSTALLED IN ACCORDANCE WITH AS 2589 GENERALLY, WET AREA'S TO AS 3740. LININGS TO EXTERNAL BLOCK WALLS SHALL BE INSTALLED ON A PROPRIETARY STEEL FURRING CHANNEL SYSTEM - REFER TO DRAWINGS FOR WALL DETAILS AND SCHEDULES FOR FINISHES.

PAINTING

COMPLY WITH THE RECOMMENDATIONS OF AS/NZS 2311.

ELECTRICAL SERVICES:

ELECTRICAL SERVICES TO BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: ELECTRICAL INSTALLATION: TO AS/NZS 3008.1.1 AND SAA HB 301. TELECOMMUNICATIONS CABLING: TO AS/ACIF S008, AS/ACIF S009, AS/NZS 3080, SAA HB 29 AND SAA HB 252. DOMESTIC ELECTRICITY METER ENCLOSURES: TO AS 6002.

MECHANICAL VENTILATION:

ALL BATHROOMS, LAUNDRIES, AND WC'S NOT NATURALLY VENTILATED ARE TO BE MECHANICALLY VENTILATED IN ACCORDANCE WITH AS1668.2 AND AS/NZS 3666.1. EXHAUST FROM BATHROOMS, KITCHENS, SANITARY COMPARTMENTS AND LAUNDRIES MUST BE MECHANICALLY DISCHARGED DIRECTLY TO ATMOSPHERE IN ACCORDANCE WITH NCC PART 10.6

AIR CONDITIONING SYSTEMS:

AIR CONDITIONING SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH AS/NZS 1668.1, AS 1668.2 AND AS REQUIRED BY THE NCC.

SOLAR PV SYSTEM:

SOLAR PV SYSTEM TO BE LOCATED ONSITE BY SUPPLIER/INSTALLER (DRAWN LOCATION IS APPROX ONLY).

LIGHTING:

LIGHTING SHALL BE PROVIDED ACCORDANCE WITH THE NCC PART J6 & AS1680

SWITCHING & POWERPOINTS:

- (i) ALL LIGHT SWITCHES LOCATED @1100 ABOVE FL. (TO CENTER) UNLESS OTHERWISE NOTED & WITH LHA REQUIREMENTS.
 - (ii) ALL POWER OUTLETS LOCATED 300mm ABOVE FL. (TO CENTER) UNLESS OTHERWISE NOTED & WITH NCC & LHA REQUIREMENTS.
 - (iv) A/C SWITCH, EXTERNAL GPO AND GPO FOR HOT WATER SYSTEM TO BE SET AT 600mm FROM FFL.
 - (v) EXTERNAL LIGHTS AT WINDOW AND DOOR JOINERY HEIGHT UNLESS NOTED OTHERWISE.
- SLIGHT VARIATIONS TO HEIGHT MAY BE REQUIRED ON-SITE.

SMOKE ALARMS:

SUPPLY & INSTALL PHOTOELECTRIC SMOKE ALARMS IN ACCORDANCE AS 3786 2014, AS 1670 2018, WITH PART E2 OF THE NCC; AND QLD QFE (FOR QUEENSLAND)

TILING:

TILES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION & SHALL BE INSTALLED BY AN APPROVED APPLICATOR. LAYOUT GENERALLY IN ACCORDANCE WITH DRAWINGS UNLESS OTHERWISE NOTED.

SLIP RESISTANCE:

ALL INTERIOR & EXTERIOR FLOOR FINISHES TO COMPLY WITH AS 4586 FOR SLIP RESISTANCE INCLUDING STAIRS.

STAIRS, HANDRAILS & BALUSTRADES

STAIRS, HANDRAILS AND BALUSTRADES TO BE CONSTRUCTED IN ACCORDANCE WITH THE NCC, PARTS 11.3.1 & 11.3.2, INCLUDING AS1170.1 AND AS1288. BALUSTRADES TO HAVE A MINIMUM HEIGHT OF 1000mm ABOVE FINISHED SURFACE LEVEL UNLESS NOTED OTHERWISE. STAIR BALUSTRADE TO HAVE A MINIMUM HEIGHT OF 865mm ABOVE STAIR NOSING UNLESS NOTED OTHERWISE. TREADS TO BE 250mm UNLESS OTHERWISE NOTED. RISERS TO BE NO MORE THAN 190mm. ENSURE MAX 125mm GAP BETWEEN TREADS (PROVIDE NOSING UNDER TREAD AS REQUIRED)

INTERNAL DOORS:

ALL HINGE DOORS TO BATHROOMS & ROOMS WITH WC TO HAVE LIFT OFF HINGES WHERE REQUIRED.

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LEGEND

BRM - BROOM CUPBOARD
CBD - CUPBOARD
DP - DOWNPIPE
DW - DISHWASHER
FW - FLOOR WASTE
HP - HOT PLATE/ COOKTOP
HWS - HOT WATER SYSTEM
LIN - LINEN
MH - MANHOLE
MW - MICROWAVE
OHC - OVERHEAD CUPBOARD
PTY - PANTRY
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TR-H - HEATED TOWEL RAIL
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WO - WALL OVEN

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CJ - CONTROL JOINT
FC - FIBRE CEMENT SHEETING
RH - RENDERED HEBEL PANELS
RBB - RENDERED BLUEBOARD
RB - RENDERED BRICKWORK
RBL - RENDERED BLOCKWORK
SA - SCYON AXON
SL - SCYON LINEA
SS - SCYON STRIA CLADDING
WB - JAMES HARDIES NEWPORT

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QLD 4553

QBCC 15289983

WRITTEN DIMENSIONS TO TAKE
PRECEDENCE OVER SCALE

NOT FOR CONSTRUCTION

CLIENT

VINCH NGUYEN

PROJECT NO.

BNE H.R.26-05

PROJECT ADDRESS

LOT 2, 3 DUBS AND CO Dr,
SORELL TAS 7172

PROJECT DESCRIPTION

PROPOSED NEW
SHOWROOM/OFFICE
DEVELOPMENT

SHEET NAME

GENERAL NOTES

SCALE	DRAWN HKPN	CHECKED NP
SHEET SEQUENCE 02		SHEET SIZE A3
	DESCRIPTION	DATE
	PRELIM PLANS	30.04.26
	COUNCIL RFI AMENDMENT	06.07.26



Sorell Council

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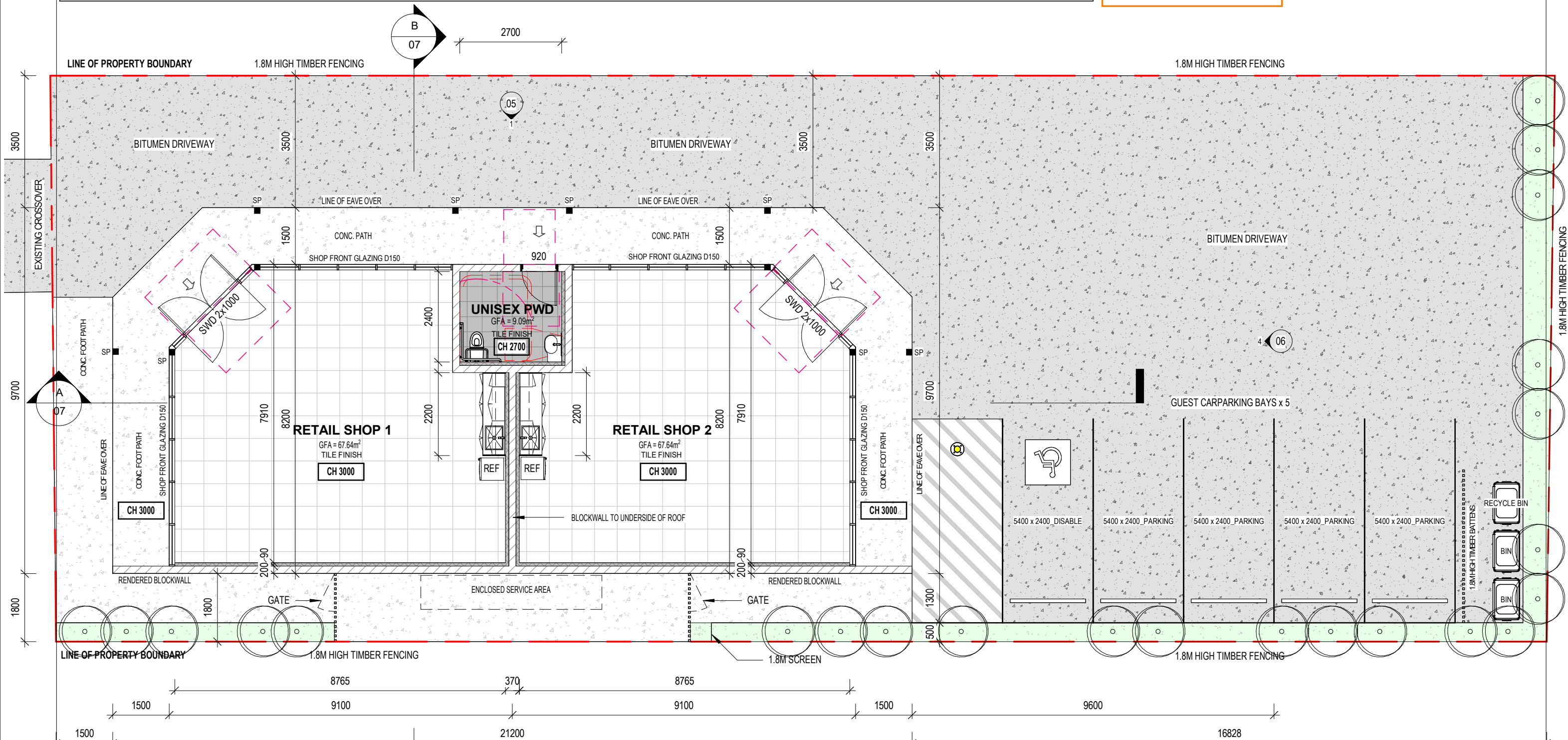
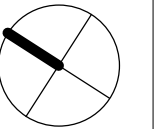
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PROPOSED FLOOR PLAN

1 : 100

LEGEND BRM - BROOM CUPBOARD CBD - CUPBOARD DP - DOWNPIPE DW- DISHWASHER FW - FLOOR WASTE HP - HOT PLATE/ COOKTOP HWS - HOT WATER SYSTEM LIN - LINEN MH - MANHOLE MW - MICROWAVE OHC - OVERHEAD CUPBOARD PTY - PANTRY REF - REFRIDGERATOR SPACE RH - RANGEHOOD SH - SHELF TR - TOWEL RAIL TR-H - HEATED TOWEL RAIL TRH - TOILET ROLL HOLDER UBO - UNDERBENCH OVEN WO - WALL OVEN						BV - BRICK VENEER CJ - CONTROL JOINT FC - FIBRE CEMENT SHEETING RH - RENDERED HEBEL PANELS RBB - RENDERED BLUEBOARD RB - RENDERED BRICKWORK RBL - RENDERED BLOCKWORK SA - SCYON AXON SL - SCYON LINEA SS - SCYON STRIA CLADDING WB - JAMES HARDIES NEWPORT							COPYRIGHT THIS DRAWING is copyright and the property of PQ BUILDING DESIGN STUDIO, and must not be retained, copied or used without the express authority from us.								DO NOT SCALE from this drawing. Tradepersons must check all dimensions & relevant levels on site prior to setting out and commencing any work. All dimensions taken from frame to frame (exc. wall cover) WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE NOT FOR CONSTRUCTION									BUILDING DESIGN STUDIO PHONE: 04 02 853 640 EMAIL: nick@pqdesign.com.au QLD 4553 QBCC 15289983					CLIENT VINCH NGUYEN PROJECT NO. TAS S.N.26-01 PROJECT ADDRESS LOT 2, 3 DUBS AND CO Dr, SORELL TAS 7172			PROJECT DESCRIPTION PROPOSED NEW SHOWROOM/OFFICE DEVELOPMENT SHEET NAME PROPOSED LAYOUT PLAN SCALE 1 : 100 DRAWN HKPN CHECKED NP			# DESCRIPTION DATE A PRELIM PLANS 30.04.26 B COUNCIL RF1 AMENDMENT 06.07.26		
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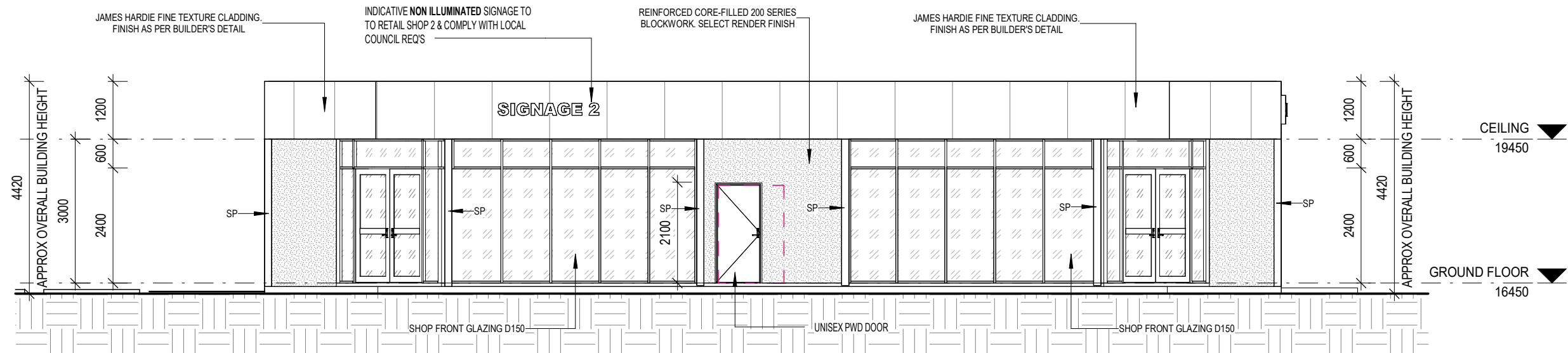
CLIENT
VINCH NGUYEN
PROJECT NO.
BNE H.R.26-05
PROJECT ADDRESS
LOT 2, 3 DUBS AND CO Dr,
SORELL TAS 7172
PROJECT DESCRIPTION
PROPOSED NEW
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DEVELOPMENT
SHEET NAME
ELEVATIONS

SCALE
1 : 100
DRAWN
HKPN
CHECKED
NP

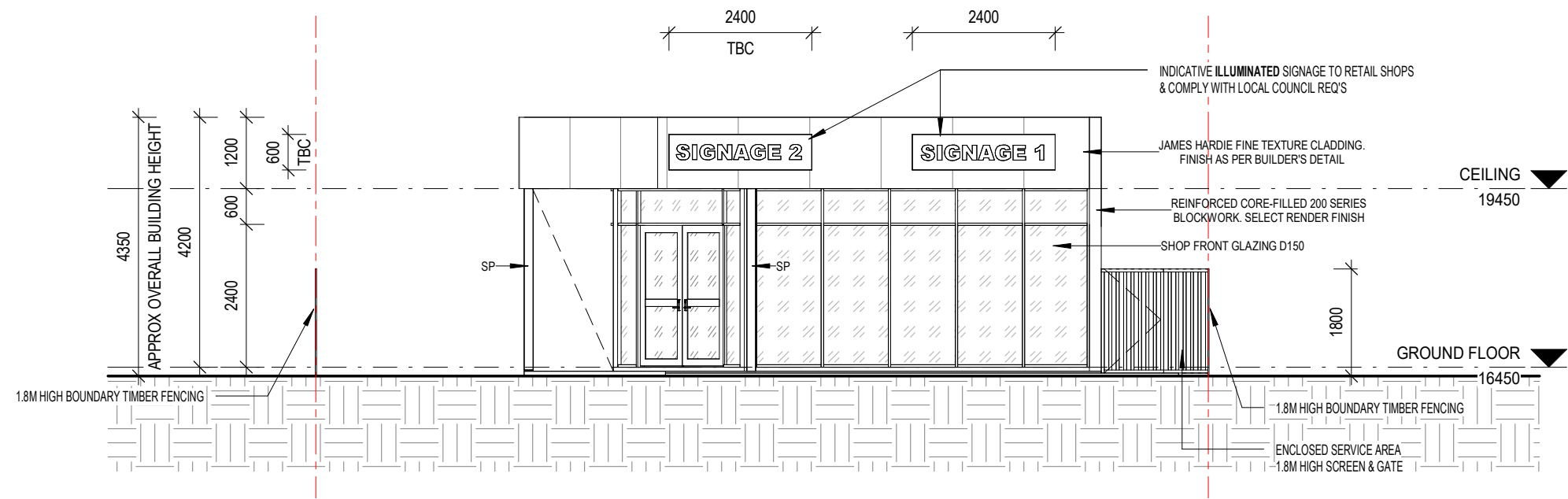
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05
SHEET SIZE
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A	PRELIM PLANS	30.04.26
B	COUNCIL RFI AMENDMENT	06.07.26

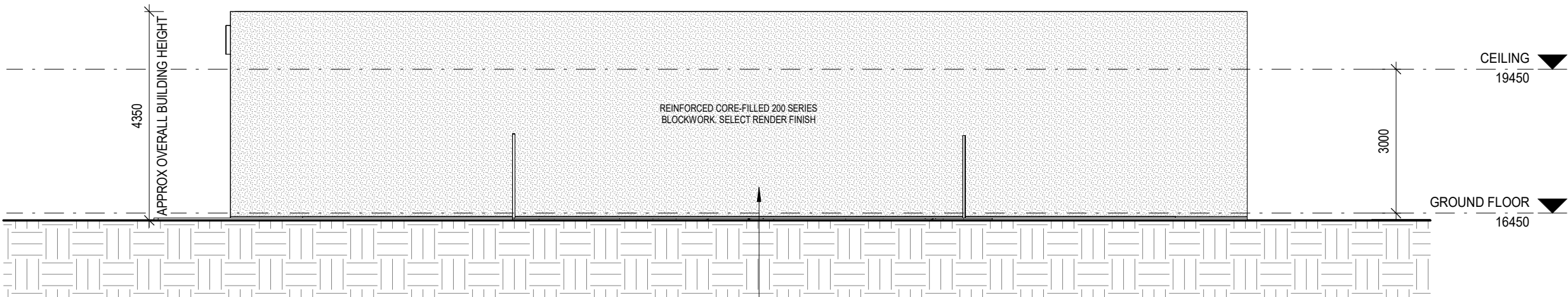
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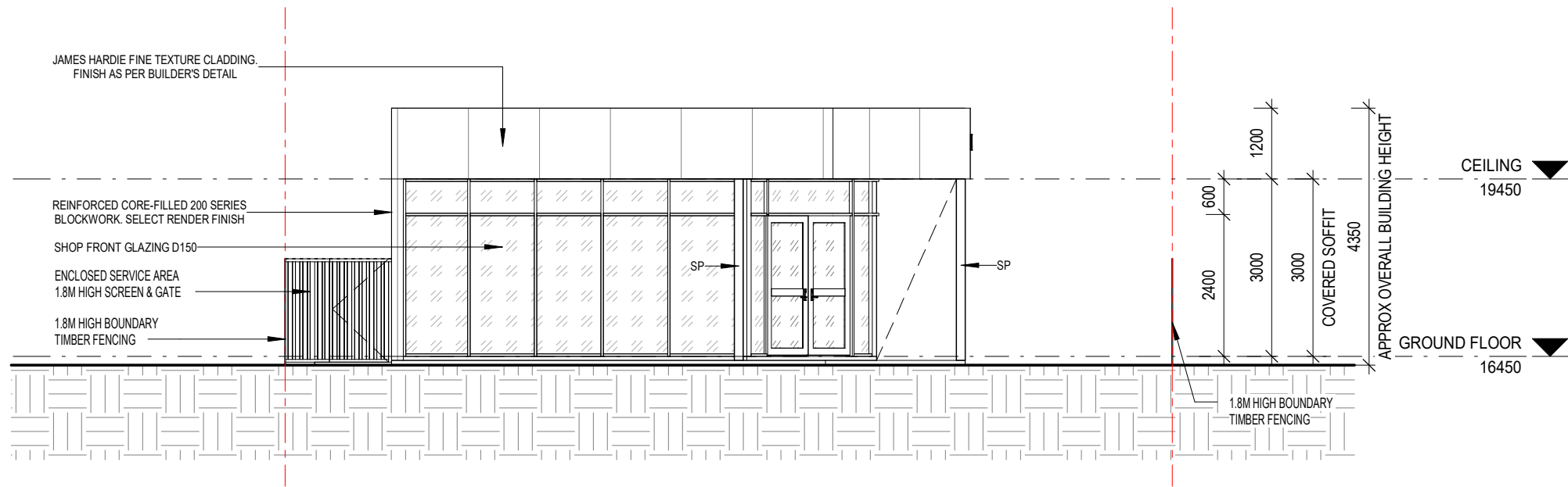
1 N-E ELEVATION
1 : 100



2 N-W ELEVATION
1 : 100



3 S-W ELEVATION
1 : 100



4 S-E ELEVATION
1 : 100

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BNE H.R.26-05
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SORELL TAS 7172
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1 : 100
DRAWN
HKPN
CHECKED
NP

SHEET SEQUENCE
06
SHEET SIZE
A3

#	DESCRIPTION	DATE
A	PRELIM PLANS	30.04.26
B	COUNCIL RFI AMENDMENT	06.07.26



A SECTION A-A
1 : 100



B SECTION B-B
1 : 100

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SECTION

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CHECKED
NP

SHEET SEQUENCE
07

SHEET SIZE
A3

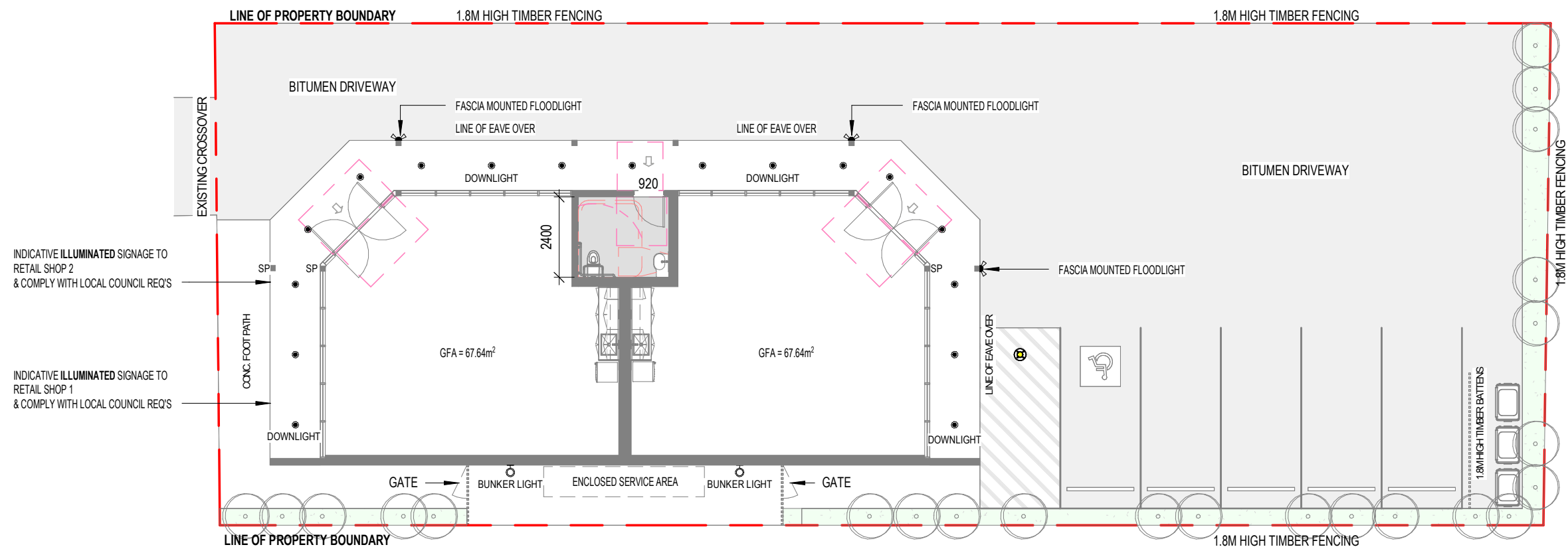
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	CEILING FAN		HEAT FAN & LIGHT		EXTERNAL FLOOD LIGHT		WALL MOUNT BUNKER LIGHT		GPO - POP UP DOUBLE GPO		DATA POINT
		LIGHT POINT - CFL (32w / 22w)		WALL LIGHT		OYSTER LIGHT		GPO - SINGLE		TELEVISION POINT	
	CEILING FAN / LIGHT COMBINATION		LIGHT POINT - BATTEN		LED STRIP LIGHTING		SENSOR		GPO - DOUBLE WEATHERPROOF		HDMI POINT
			PANEL LIGHT		BATTEN LIGHT		POOL LIGHT		GPO - SINGLE WEATHERPROOF		SMOKE ALARM
	EXHAUST FAN		PENDANT LIGHT		GPO - DOUBLE		ADJUSTABLE SPOTLIGHT		BLANK PLATE / JUNCTION BOX		METER BOX
	EXHAUST FAN & LIGHT		LED DOWNLIGHT		GPO - DOUBLE - USB A+C		RECESSED STAIR WALL LIGHT		TELEPHONE POINT		HOT WATER UNIT
			2 - TWO/THREE WAY D - DIMMER		LIGHT SWITCHES				WATER PUMP		GAS HOT WATER UNIT

- EXTERNAL LIGHTING IS PROVIDED TO THE REAR CAR PARK AND COVERED PEDESTRIAN PATHWAY FOR OPERATIONAL SAFETY AND ACCESS ONLY. LIGHTING WILL OPERATE BETWEEN 5:00PM AND 9:00PM DURING BUSINESS HOURS, AFTER WHICH ALL NON-SECURITY LIGHTING WILL BE SWITCHED OFF.
- MINIMAL SECURITY LIGHTING WILL REMAIN ACTIVE OUTSIDE THESE HOURS AND WILL BE MOTION-SENSOR CONTROLLED ONLY.
- LIGHTING IS DESIGNED TO PROVIDE SAFE PEDESTRIAN CIRCULATION AND CAR PARK USE WHILE MINIMISING OFF-SITE LIGHT SPILL AND AMENITY IMPACTS.
- RETAIL SHOP SIGNAGE IS **STATIC EXTERNALLY ILLUMINATED FASCIA SIGNAGE ONLY**. ILLUMINATION WILL OPERATE DURING BUSINESS TRADING HOURS **BETWEEN 5:00PM - 9:00PM**; AND WILL BE DESIGNED TO MINIMISE GLARE AND LIGHT SPILL ONTO ADJOINING PROPERTIES & PUBLIC ROADS
- ANGLED AND SHIELDED (GLARE CONTROL) FASCIA-MOUNTED FLOODLIGHTS PROVIDED TO ILLUMINATE EXTERNAL VEHICLE PARKING AREAS AND PEDESTRIAN PATHWAYS IN ACCORDANCE WITH CLAUSE 15.4.3 A1/P1 OF THE GENERAL BUSINESS ZONE, AND ENSURE NO LIGHT SPILL OR GLARE TO ADJACENT PROPERTIES



1 : 150
