NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 1 Miena Drive, Sorell

PROPOSED DEVELOPMENT:
DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Friday 9th May 2025. .**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Friday 9th May 2025.**

APPLICANT: **Prime Design**

APPLICATION NO: **DA 2025 /76 1**
DATE: **17 April 2025**

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

Full description of Proposal:	*Use:* Residential *Development:* Proposed New residence *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 550,000 (approx.)

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 1 Miena Drive Suburb: Sorell Postcode: 7172 Certificate of Title(s) Volume: 186261 Folio: 2

Current Use of Site	Residential Land

Current Owner/s:	Name(s) Jac Estates Pty Ltd

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*

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/

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

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 *Land Use Planning and Approvals Act 1993*, 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. *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/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 *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 26/03/2025

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 *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

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

enviro •tech
CONSULTANTS
Geotechnical & Environmental Services

FLOOD PRONE AREAS HAZARD ASSESSMENT

Proposed Dwelling 1 MIENA DRIVE - SORELL

Client: Prime Design
Certificate of Title: 186261/2
Investigation Date: Tuesday, 8 January 2025

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2025. Flood Prone Areas Assessment Report for a Proposed Dwelling, 1 Miena Drive - Sorell. Unpublished report for Prime Design by Enviro-Tech Consultants Pty. Ltd., 08/01/2025.

Report Distribution:

This report has been prepared by Enviro-Tech Consultants Pty. Ltd. for the use by parties involved in the proposed residential development of the property named above. It is to be used only to assist in managing any existing or potential inundation hazards relating to the Site and its development.

Limitations of this report

The data displayed within this document has been prepared using open-source scientific documents and data. Envirotech have used this local and regional data to estimate present and future hazards at the Site. The data is by its nature approximate and may contain errors introduced by the data provider(s).

The inundation modelling conducted in this assessment assumes specific Site conditions detailed within this assessment report as per design plans. Modifications to the landscape, not indicated in this report, including construction of retaining walls, soil cut or fill, and water flow obstructions including but not limited to vegetation, fencing, and non-fixed items may result in varied inundation levels and varied water flow movement across the property which are not modelled in this assessment are outside of the scope of this investigation.

Executive Summary

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Prime Design to prepare a flood prone areas hazard assessment for a proposed Dwelling located at 1 Miena Drive, Sorell. This report has been written to address planning scheme overlay codes in general accordance with the state-wide planning provisions for Sorell City Council.

The objective of the Site investigation is to:

- Use available geographic information system (GIS) data and conducting a local survey to make interpretations about present Site hydrology, and how the proposed development will be impacted by inundation and where relevant, assessing the development influence on floodwaters entering and existing the land.
- Conduct a risk assessment for the proposed development ensuring relevant performance criteria, building regulations and directors determination are addressed.
- Assess if the proposed development can achieve and maintain a tolerable risk for the intended life of the use or development without requiring any flood protection measures.
- Determine if the building and works will cause or contribute to flood or inundation on the Site, on adjacent land or public infrastructure
- Provide recommendations for managing inundation risk.

The proposed development comprises a single storey dwelling with three bedrooms and a garage.

This assessment involves that part of the dwelling is projected to be impacted by floodwaters. The proposed dwelling FFL were determined based on catchment and site hydrology modelling.

The following are modelled:

- Up to 1.0m thickness of fill has been used to form the Miena Park Estate subdivision (Map 4). The fill has been placed at a location where previous 1% AEP floodwaters have been modelled (and incorporated into the TPS flood prone areas overly).
- The Site survey, conducted by PDA in 2022, has been converted into a digital elevation model. In addition, a second survey has been conducted by Enviro-Tech Consultants in 2025 to determine how the fill will impact 1% AEP floodwater movement as well as inundation levels and velocities at the Site.
- Water flow rates entering the Site from the east have an estimated flow rate of 1.13 m3/s and a flow velocity of 0.5 m/sec (Figure 1 - Section B).
- The highest inundation level near the southeastern corner of the proposed development is calculate at 6.54 m AHD (Figure 1 - Section C)

Finished floor levels are to be constructed at or above 6.85 m AHD to allow 300 mm freeboard above the Site 1% AEP inundation levels.

1 Introduction

1.1 *Background*

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Prime Design to prepare a flood prone areas hazard assessment for a proposed Dwelling located at 1 Miena Drive, Sorell. This report has been written to address planning scheme overlay codes in general accordance with the state-wide planning provisions for Sorell City Council.

This inundation modelling report has been overseen by an environmental and engineering geologist with hydrogeology and hydrology training and experience. Areas of competence include catchment and streamflow models for assessing waterway erosion and inundation.

The proposed development has triggered the following overlay codes which are addressed within this report:

- C 12.0 Flood Prone Areas Code

1.2 *Objectives*

The objective of the Site investigation is to:

- Use available geographic information system (GIS) data and conducting a local survey to make interpretations about how fill will affect present Site hydrology, and how the proposed development will be impacted by inundation.
- Assessing the development influence on floodwaters entering and existing the land.
- Conduct a risk assessment for the proposed development ensuring relevant performance criteria, building regulations and directors determination are addressed.
- Assess if the proposed development can achieve and maintain a tolerable risk for the intended life of the use or development without requiring any flood protection measures.
- Determine if the building and works will cause or contribute to flood or inundation on the Site, on adjacent land or public infrastructure
- Provide recommendations for managing inundation risk.

1.3 *Cadastral Title*

The land studied in this report is defined by the title 186261/2

1.4 *Site Setting*

The Site watershed influence and floodwater overlays are presented in Map 1. The Site location plans are presented in Map 5.

2 Assessment

2.1 *Proposed Development*

Table 1 summarises the provided design documents from which this assessment is based (Attachment 2). The proposed development comprises a three bedrooms single storey dwelling and a garage.

The proposed dwelling FFL are to be determined based on the findings of this assessment.

Table 1 Project Design Drawings

Drafted By	Project Number	Date Generated	Drawings
PRIME DESIGN	PDH24107-01	05/12/2024	00

2.2 *Planning*

Planning code overlay mapping is presented in Attachment 1 and planning and building regulations are addressed in Attachment 3.

The Site is located within the Sorell Council mapped 1% Annual Exceedance Probability (AEP) inland flooding hazard area (Map 1). The mapping has triggered Flood Prone Areas Hazard Code, meaning that a more detailed investigation is required to further assess inundation risk associated with the proposed development. The defined floodwater level for the land is to be assessed based on proposed Site works.

2.3 *Building*

According to the Tasmanian Building Regulations 2016, the floor level of each habitable room[1] of the building, being erected, re-erected, or added as part of the work, is to be constructed at least 300 millimetres above the defined flood level for the land.

2.4 *Topography*

The Site ranges in elevation from approximately 6.45 m AHD to 6.70 m AHD and is near level (Map 5).

2.5 *Stormflow Analysis*

Details of the stormflow analysis assessment are presented in Attachment 4. The following are modelled:

- Up to 1.0m thickness of fill has been used to form the Miena Park Estate subdivision (Map 4). The fill has been placed at a location where previous 1% AEP floodwaters have been modelled (and incorporated into the TPS flood prone areas overly).
- The Site survey, conducted by PDA in 2022, has been converted into a digital elevation model. In addition, a second survey has been conducted by Enviro-Tech Consultants in 2025 to determine fill depths and how the fill will impact 1% AEP floodwater movement for determining inundation levels and velocities at the Site.
- Present day 1% AEP floodwaters entering the Site from the east have an estimated flow rate of 1.13 m3/s and an average flow velocity of 0.5 m/sec (Figure 1 - Section B).
- Modelling indicates that floodwaters will overtop the fill mounding along the eastern side of Miena Drive and divert southward along Miena Drive adjacent to the Site.
- The highest 1% AEP inundation level near the southeastern corner of the proposed development is calculate at 6.54 m AHD (Figure 1 - Section C)

[1] habitable room - means any room of a habitable building other than a room used, or intended to be used, for a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room, service or utility room, or other space of a specialised nature occupied neither frequently nor for extended periods.

3 Risk Assessment

Qualitative risk evaluation criteria have been created to determine fundamental risks that may occur due to development in areas that are vulnerable to inundation hazards.

This qualitative risk assessment technique is based on AS/NZS ISO 31000:2009 and relies on descriptive or comparative characterisation of consequence, likelihood, and the level of risk comparative (rather than using absolute numerical measures).

A risk consequence/likelihood matrix has been selected which is consistent with AS/NZS ISO 31000:2009 guidelines.

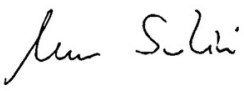
Consequence/likelihood criteria have assisted in determining if any risk management measures are required at the Site to mitigate any potential hazards. Adopted consequence/likelihood criteria are presented in Attachment 5. Performance criteria are presented in Attachment 6.

As habitable rooms are raised 300 mm above the defined flood level for the Site, risks associated with the proposed works are considered low.

4 Site Building and Works

The following are modelled:

- Given the Miena Park Estate development and modified Site elevations, 1% AEP floodwaters will partially flow along Miena Drive and encroach the Site from the east (Figure 1 - Section B and Section C).
- Finished floor levels are to be constructed at or above 6.85 m AHD to allow 300 mm freeboard above the Site 1% AEP inundation levels.



Marco Scalisi BSc Msc | Environmental & Engineering Geologist

Project manager

Enviro-Tech Consultants Pty. Ltd.

5 References

Ball, J. et al., 2019. Australian Rainfall and Runoff (AR&R): A guide to Flood Estimation. [Online] Available at: http://book.arr.org.au.s3-website-ap-southeast-2.amazonaws.com/ [Accessed 12 07 2022].

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors) Australian Rainfall and Runoff: A Guide to Flood Estimation, © Commonwealth of Australia (Geoscience Australia), 2019.

CBOS 2021a. Director's Determination - Riverine Inundation Hazard Areas. Director of Building Control Consumer, Building and Occupational Services, Department of Justice. 8 April 2021

Chow, VT (1959) Open channel hydraulics, McGraw-Hill, New York

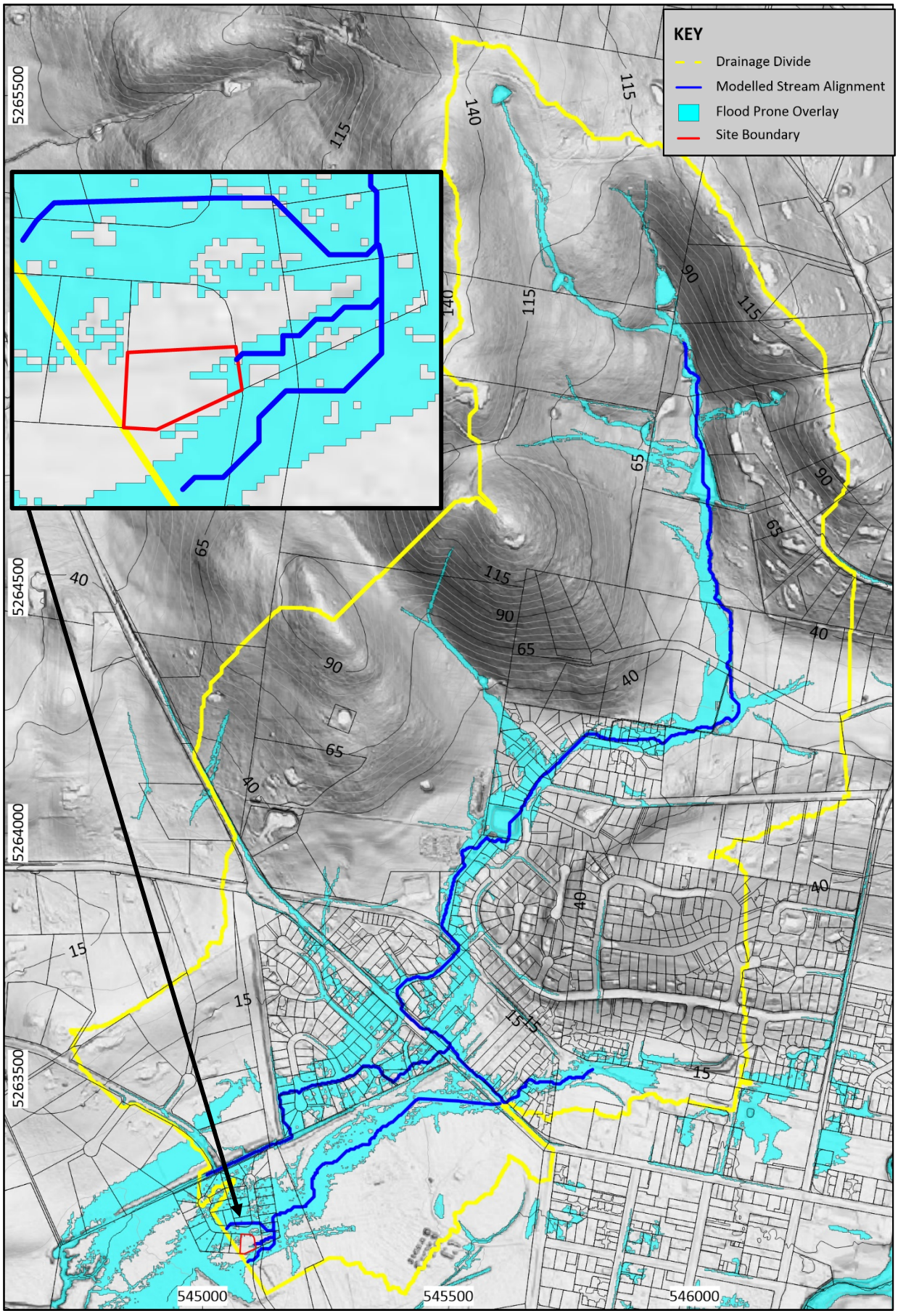
Coombes, P., and Roso, S. (Editors), 2019 Runoff in Urban Areas, Book 9 in Australian Rainfall and Runoff - A Guide to Flood Estimation, Commonwealth of Australia, © Commonwealth of Australia (Geoscience Australia), 2019.

N. Maidment, D.R. 1993. Handbook of hydrology. McGraw-Hill. New York, NY.

Water and Rivers Commission 2000, Stream Channel Analysis Water and Rivers Commission River Restoration Report No. RR 9.

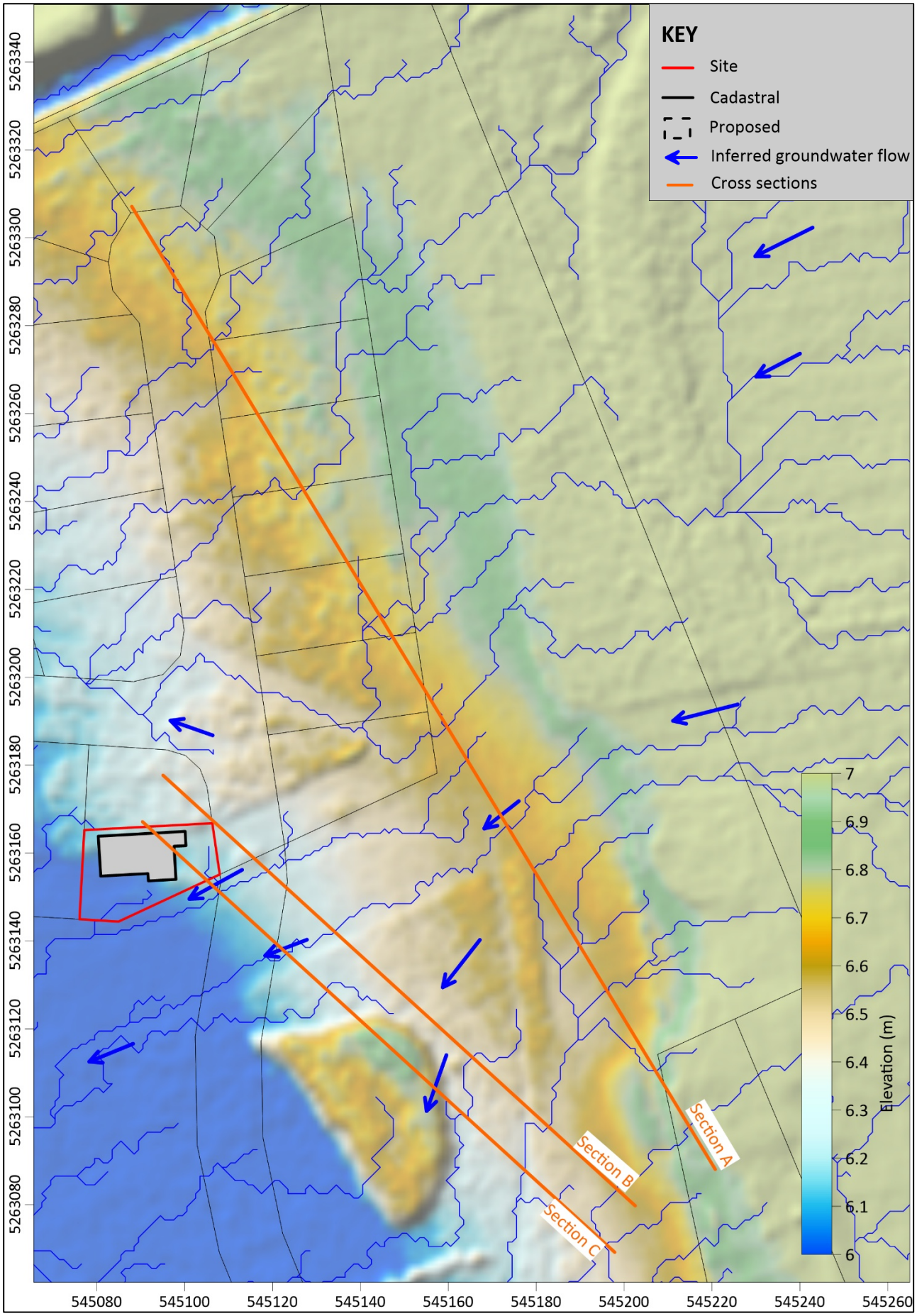
Attachment 1 Mapping

Map 1



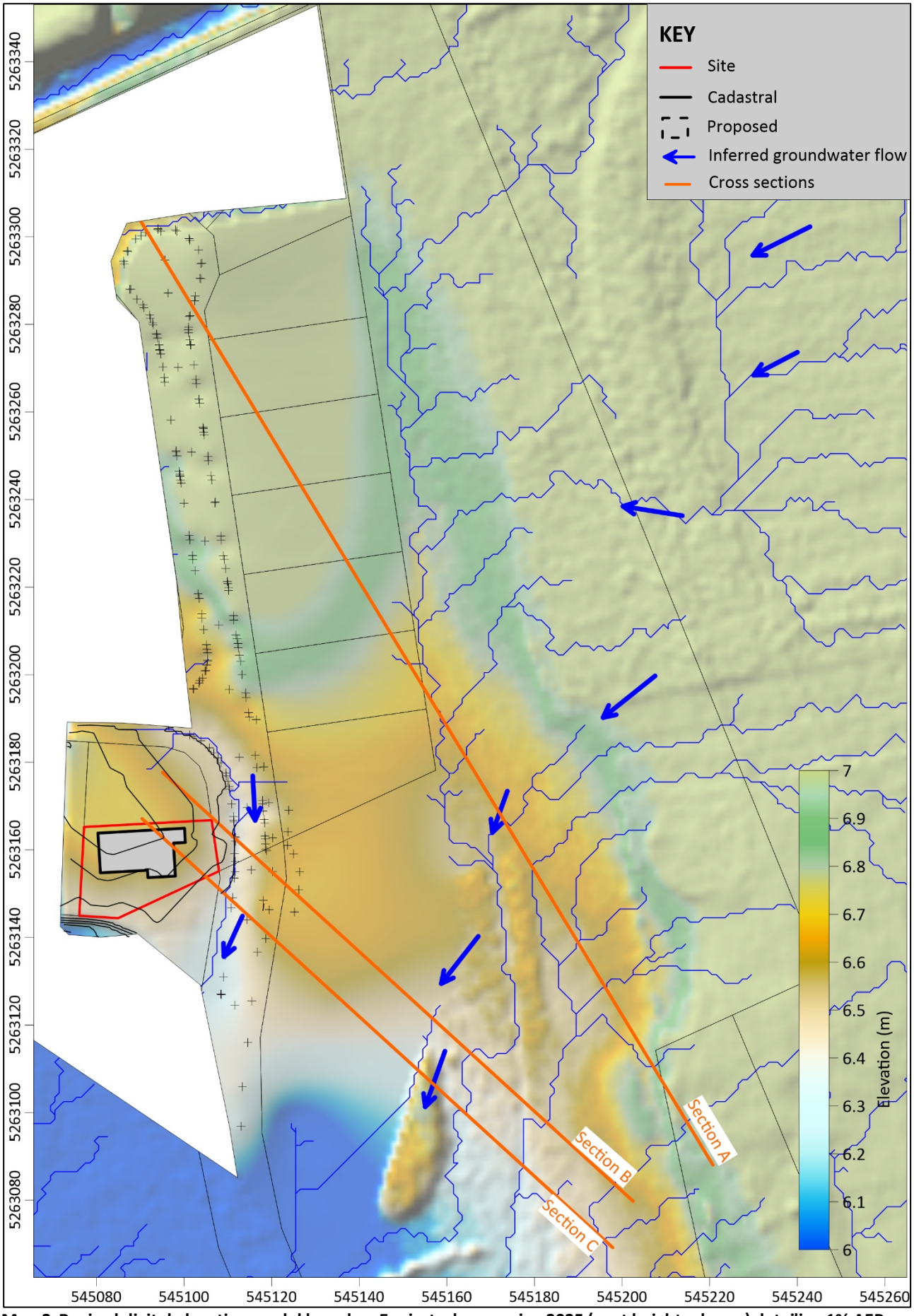
Map 1 Site regional Hillshade setting with Local Surfer Watershed Model

Map 2



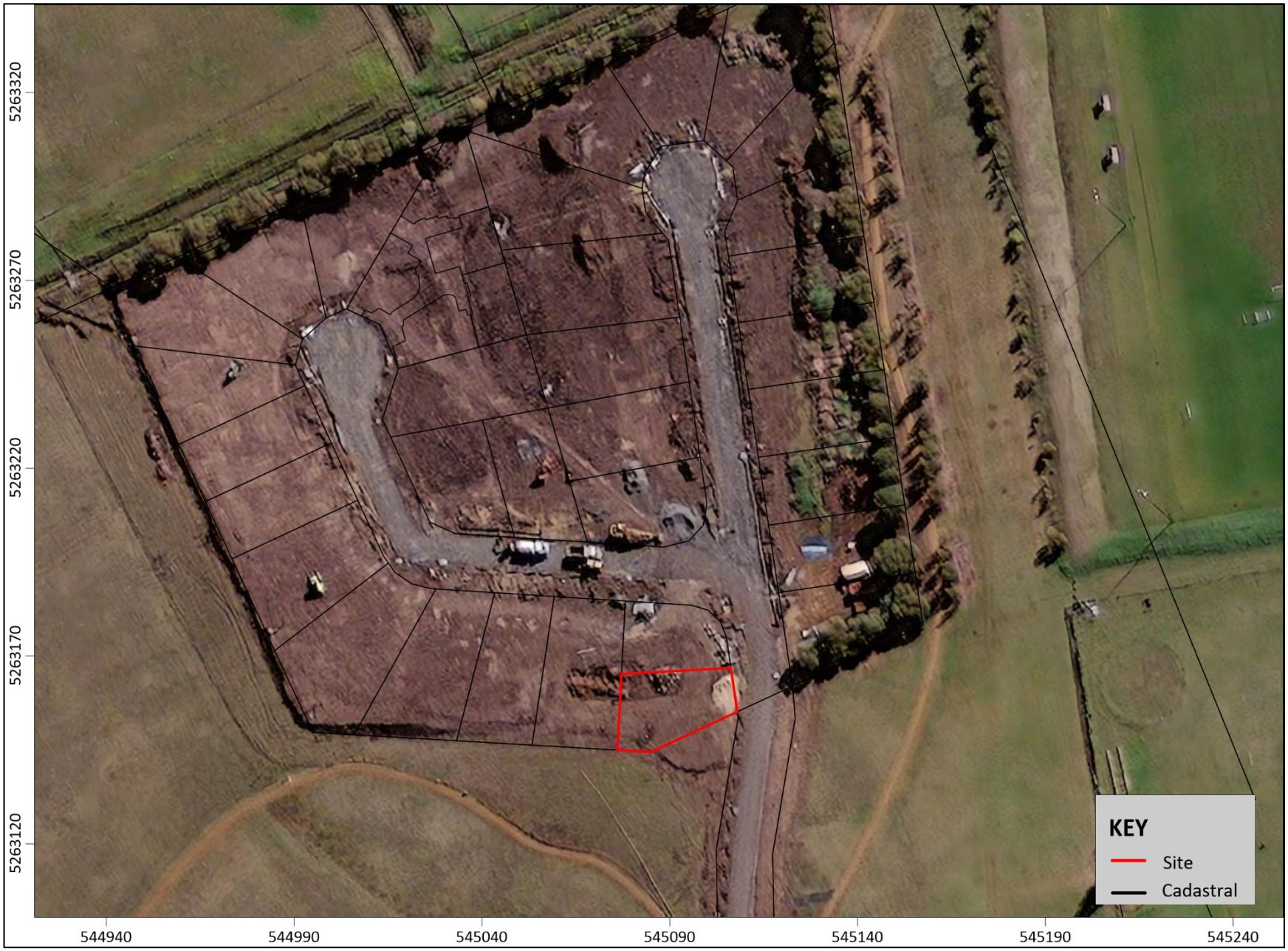
Map 2 Local 2013 digital elevation model detailing 1% AEP Floodwater flow

Map 3



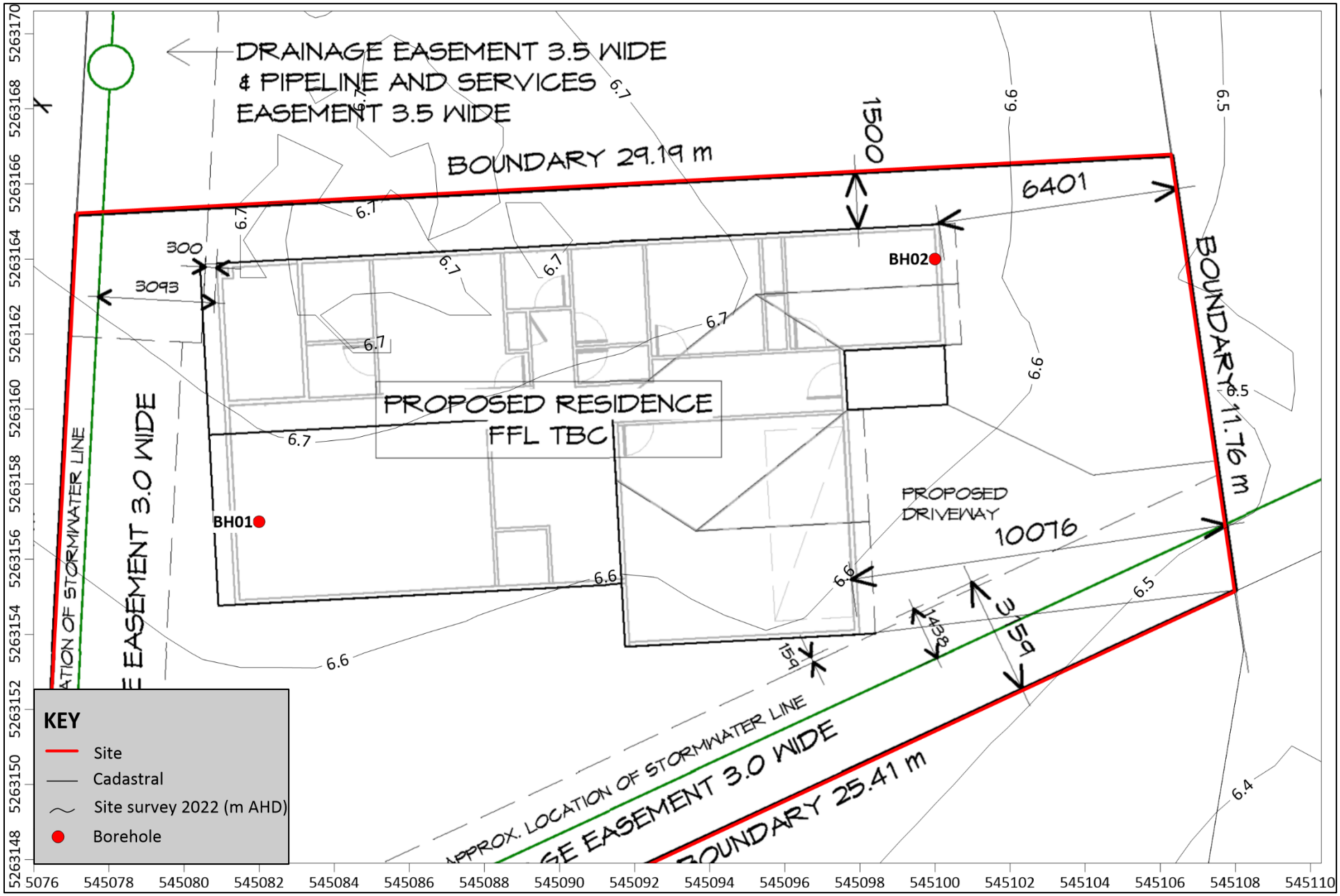
Map 3 Revised digital elevation model based on Envirotech surveying 2025 (spot heights shown) detailing 1% AEP Floodwater flow

Map 4



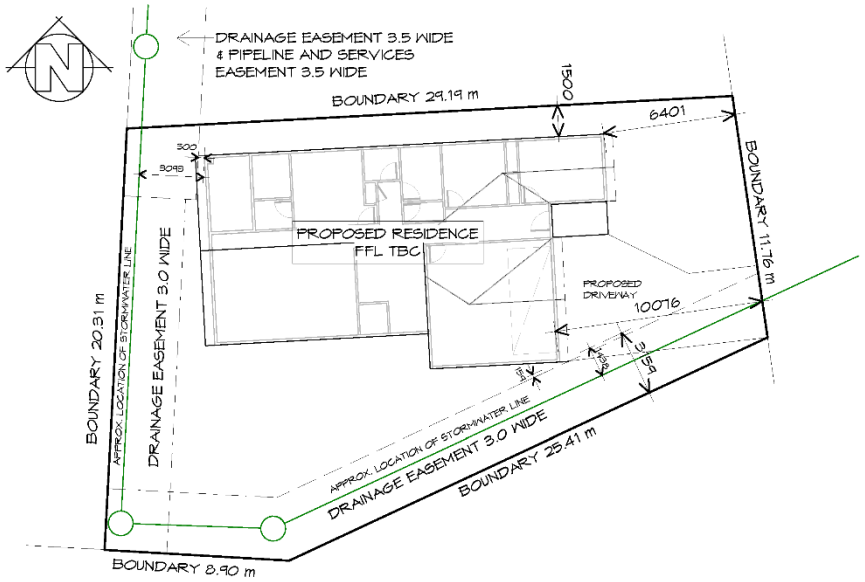
Map 4 Local aerial image (Bing) showing the fill layered as part of the Miena Park Estate development (2021)

Map 5



Map 5 Site plan with survey and soil testing location

Attachment 2 Preliminary Design Concept Plans



SITE PLAN

1 : 200

WAITING ON DETAIL SURVEY FOR ACCURATE LEVELS.
POSITION OF THE PROPOSED BUILDING AND EXISTING SERVICES
ON SITE PLAN AND PERSPECTIVE AN IMPRESSION ONLY

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY ONLY

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Drawing:
SITE PLAN

Client name:
STROUD HOMES

Date: 05.12.2024
Scale: 1 : 200

Drafted by: S.P.
Approved by: F.G.

Project/Drawing no: PDH24107 -01
Revision: 00

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

Attachment 3 Planning and Building Regulations

C12.0 Flood-Prone Area Hazard Code

Code Overlay – The LIST Mapping

The Site is located within the Sorell Council mapped 1% Annual Exceedance Probability (AEP) inland flooding hazard area (Map 1). The mapping has triggered Flood Prone Areas Hazard Code, meaning that a more detailed investigation is required to further assess risk associated with the proposed development.

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

C12.6.1 Objective

That:

(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

C12.6.1 A1 Acceptable Solutions

As there are no acceptable solutions to C12.6.1 (A1), the proposed development is to be assessed against performance criteria.

C12.6.1 P1 Performance Criteria

The proposed development needs to be assessed against the following performance criteria:

- C12.6.1 P1.1 and
- C12.6.1 P1.2.

Attachment 4 Site Overland Flow Analysis

Flooding Constraints

The following are inferred:

- A Manning coefficient of 0.045 is estimated (residential setting)
- Assumption there is a conservation of channel flow rates before and after development.

Flood Modelling

Models are used to estimate floodwater flow inundation levels based on a surface roughness of 0.045.

Pre-Subdivision

The modelling has been conducted based on 2013 Greater Hobart LIDAR which was before the subdivision infilling which occurred between 2019 and 2022. Based on the 2013 LIDAR, prior to subdivision, drainage models indicate that floodwaters encroach from the east and continued in an eastward direction past Miena Drive. Most floodwaters flowing from east to west discharge through a 100m wide watercourse which extends to the north of the Site. Some of the floodwaters extended to the south of the Site, but not over the Site, apart from minor lateral encroachment.

Peak 1% AEP floodwater flow rates are calculated at 1.37 m3/s with an estimated average flow velocity of 0.2 m/s (Figure 1 - Section A).

Prost Subdivision Floodwaters

A considerable amount of fill has been laid at the Site during the Miena Park Estate subdivision and development stage (Map 4). The Site survey, conducted by PDA in 2022, has been converted into a digital elevation model. In addition to the Site survey, a second survey has been conducted by Enviro-Tech Consultants in 2025 to determine fill depths and how the fill will impact 1% AEP floodwater movement as well as inundation levels and velocities. It has been confirmed from the survey that up to 0.5m of fill has been placed near Meina Drive resulting in floodwaters diverted to the south of the subdivision and to the south of the Site (Map 2).

Proposed Development

Part of the proposed one storey dwelling resides in the Clarence City Council flood prone areas overlay which is based on 1% AEP flood mapping. The presence of fill at the Site has been confirmed during the Site field investigation with 0.5m of fill located near BH01 and 0.4 m near BH02 (Map 5). This has modified the local topography having a direct effect on the 1% AEP floodwater movement near the Site.

With the revised contouring, it is modelled that a proportion of floodwaters will spill into Miena Drive and partially encroach the Site from the eastern boundary (CH-NW in Figure 1). Predominant 1% AEP floodwaters will cross Miena Drive about 60m south of the Site (CH-SE in Figure 1). Most of the 1% AEP floodwaters will be captured by the local road drainage system.

Defined Inundation Levels

The following findings are from the 1% AEP stormwater flow modelling for the proposed dwelling as specified in Map 2:

- 1.13 m3/s floodwater flow entering the northern eastern corner of the Site (Figure 1 - Section B).
- The highest inundation levels within the eastern corner of the proposed development are calculated at 6.54 m AHD (Figure 1 - Section C)

Finished Floor Levels

In accordance the Tasmanian Building Regulations 2016, finished floor level of the proposed dwelling habitable rooms[2] may be constructed at or greater 6.85 m AHD to allow 0.3 m freeboard above the modelled 1% AEP inundation level of 6.54 m AHD (Table 3).

Table 2 Relative finished floor levels

Parameter	Level Relative to the Primary Slab Finished Floor Level (m AHD)
Dwelling	6.85
Channel Surface	6.54
Road surface	6.38

[2] habitable room - means any room of a habitable building other than a room used, or intended to be used, for a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room, service or utility room, or other space of a specialised nature occupied neither frequently nor for extended periods.

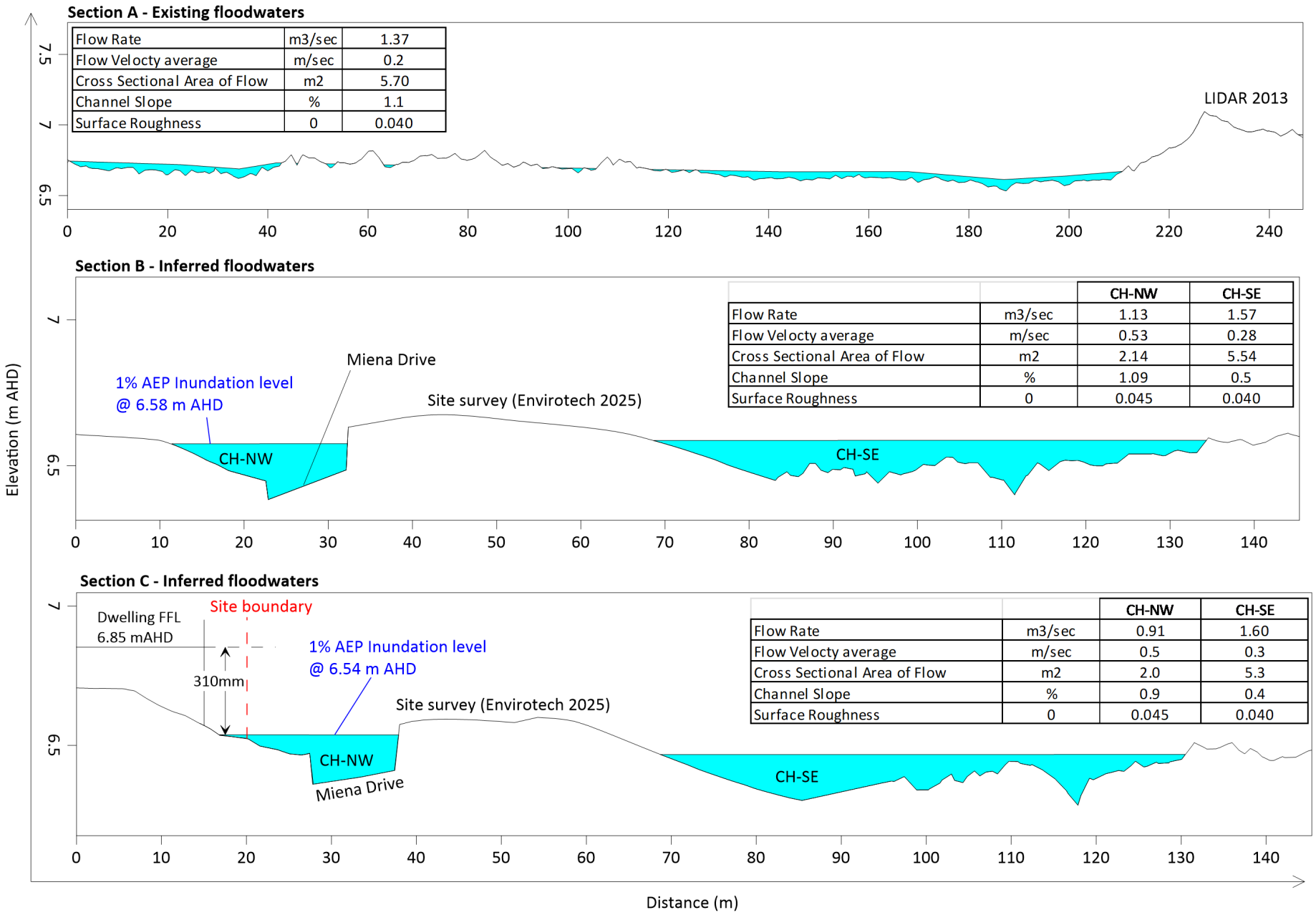


Figure 1 AEP Site Stormwater Flow Analysis – Cross Section C Within the Building Envelope - Drawings Are to Scale and For Conceptual Modelling Purposes Only

Attachment 5 Qualitative Terminology

almost certain	Is expected to occur in most circumstances; and/or there is a high level of recorded incidents; and/or strong anecdotal evidence; and/or a strong likelihood the event will recur; and/ or great opportunity, reason, or means to occur; may occur once every year or more
Likely	Will probably occur in most circumstances; and/or regular recorded incidents and strong anecdotal evidence; and/or considerable opportunity, reason or means to occur; may occur once every five years
Possible	May occur at some time; and/or few, infrequent or randomly recorded incidents or little anecdotal evidence; and/or very few incidents in associated or comparable organisations, facilities or communities; and/or some opportunity, reason or means to occur; may occur once every 20 years
Unlikely	Is not expected to occur; and/or no recorded incidents or anecdotal evidence; and/or no recent incidents in associated organisations, facilities or communities; and/or little opportunity, reason or means to occur; may occur once every 100 years
Rare	May occur only in exceptional circumstances; may occur once every 500 or more years

Source: Commonwealth of Australia, 2004: Emergency Management Australia – Emergency Risk Management Applications Guide Manual 5

Consequence Rating	*Public Safety*	*Local growth and economy*	*Community and Lifestyle*	*Environment & sustainability*	*Public administration*
Catastrophic	Large numbers of serious injuries or loss of lives	Local decline leading to business failure, loss of employment, local hardship	Local area seen as very unattractive, significant decline, and unable to support community	Major widespread loss of environmental amenity and progressive irrecoverable environmental damage	Public Administration would fail and cease to be effective
Major	Isolated instances of serious injuries or loss of lives	Local stagnation such that businesses unable to thrive and imbalance between employment and local population growth	Severe and widespread decline in services and quality of life within community	Severe loss of environmental amenity and a danger of continuing environmental damage	Public administration would struggle to remain effective and would be perceived as being in danger of failing completely
Moderate	Small number of injuries	Significant general reduction in economic performance relative to current forecasts	General appreciable decline in services	Isolated significant instances of environmental damage that might be reversed with intensive efforts	Public administration would be under significant pressure on numerous fronts
Minor	Serious near misses or minor injuries	Individually significant but isolated areas of reduction in economic performance relative to current forecasts	Isolated but noticeable examples of decline in services	Minor instances of environmental damage that could be reversed	Isolated instances of Public administration being under significant pressure
Insignificant	Appearance of threat by no actual harm	Minor shortfall relative to current forecasts	There would be minor areas in which the region was unable to maintain is current services	No environmental damage	There would be some minor instances of public administration being under more than usual stress but it could be managed

Likelihood (L)	Consequences (C)				
	Insignificant	Minor	Moderate	Major	Catastrophic
Almost certain	MEDIUM	medium	high	extreme	extreme
Likely	low	medium	high	high	extreme
Possible	low	medium	medium	high	high
Unlikely	low	low	medium	medium	medium
Rare	low	low	low	low	medium

Adapted from DCC 2006, 40.

Attachment 6 Tasmanian Planning Scheme – Flood Prone Hazard Areas – Building and Works

Objective:

That:

(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and

(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

C12.6.1 P1.1 Buildings and works within a flood-prone hazard area – risk assessment

Performance Criteria C12.6.1 P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:	Relevance	Management Options	Likelihood	Consequence	Risk	Further Assessment Required
(a) the type, form, scale and intended duration of the development;	The type, form and scale of the development is suitable adjusted to the floodwater hazard to be considered a tolerable risk.		Unlikely	Minor	Low	No
(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	No hazard reduction measures are advised other than ensuring the finished floor levels are suitable elevated, with modelling based on adaption and not reduction.	Finished floor levels at 6.85 m AHD or higher	Unlikely	Minor	Low	No
(c) any advice from a State authority, regulated entity or a council; and						
(d) the advice contained in a flood hazard report.						

C12.6.1 P1.2 Buildings and works within a flood-prone hazard area - flood hazard reporting

Performance Criteria C12.6.1 P1.2 A flood hazard report also demonstrates that the building and works:	Relevance	Management Options	Likelihood	Consequence	Risk	Further Assessment Required
(a) do not cause or contribute to flood on the Site, on adjacent land or public infrastructure; and	Given the modelling, the building and works will result in minor and not adverse modifications to storm flow.		Unlikely	Minor	Low	No
(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	The proposed dwelling can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	It is recommended that the ground floor habitable rooms finished floor levels are constructed at or greater 6.85 m AHD.	Unlikely	Minor	Low	No

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Prime Design *Owner /Agent*

Shop 9, 105-111 Main Road *Address*

Moonah 7248 *Suburb/postcode*

Qualified person details:

Qualified person: Kris Taylor

Address: 162 Macquarie Street

Hobart 7000

Phone No: 036224 9197

Fax No:

Licence No: NA

Email address: office@envirotechtas.com.au

Qualifications and Insurance details: Bachelor of Science with Honours in Geology with PI Insurance to $2,000,000 including hydrology and environmental coastal inundation hazard assessments

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

Speciality area of expertise: Engineering Geology

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

Details of work: Riverine Inundation Assessment

Address: 1 Miena Drive

Sorell 7172

Lot No: 2

Certificate of title No: 186261/2

The assessable item related to this certificate: Riverine (flood prone areas) inundation hazard assessment

(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: Geological

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

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

- (•) building work, plumbing work or plumbing installation or demolition work

OR

- ( ) a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Enviro-Tech Consultants Pty. Ltd. 2024. Foundation Classification Report for a Proposed Dwelling, 20 Port View Drive - Port Huon. Unpublished report for Prime Design by Enviro-Tech Consultants Pty. Ltd., 13/12/2024.
Relevant calculations:	
References:	- Director's Determination - Riverine Inundation Hazard Areas - Tasmanian Planning Scheme – State Planning Provisions - Flood-Prone Areas Hazard Code - Part 5 (Work in Hazardous Areas) of the Building Regulations 2016; Division 2 – Riverine Inundation

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

- An assessment of:
  - Defined Site floodwater levels or designated floodwater levels
  - 1% AEP floodwater hazards based on building design or 2100 scenarios

Scope and/or Limitations

Impact from changes to Site levels, structures or water flow obstructions on the Site (beyond what is detailed within Site proposal documents) or on neighboring properties are outside of the scope of this assessment.

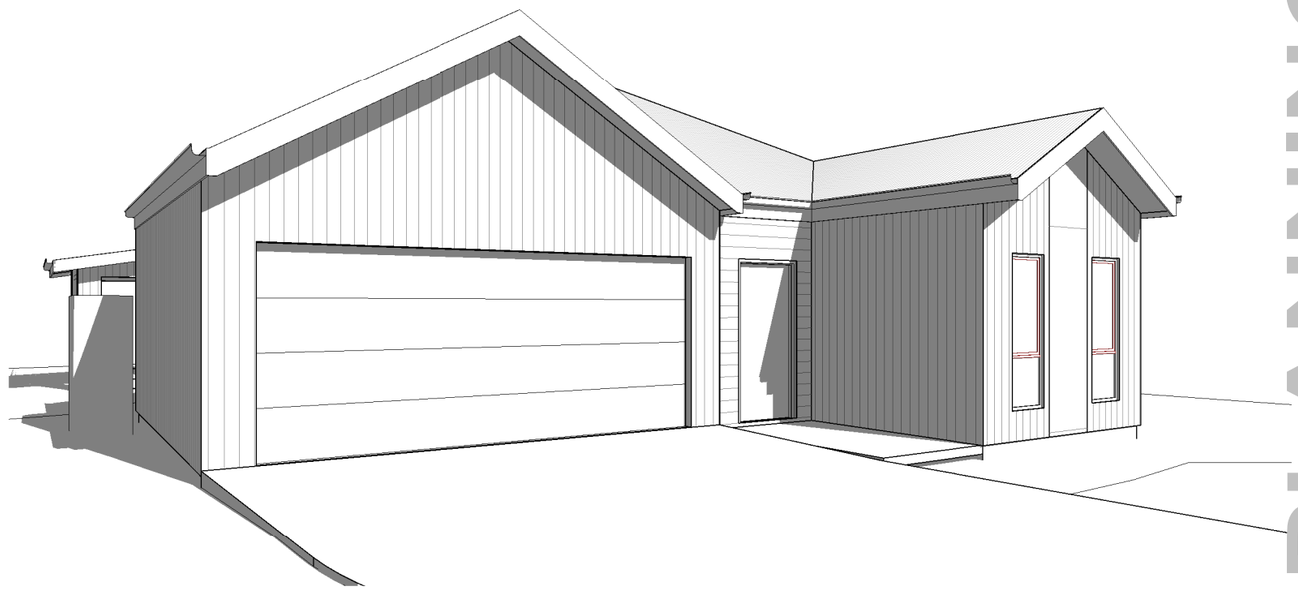
I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:			7/01/2025

PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

J. E. PTY LTD

PDH24107



PLANNING

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	ELEVATIONS
07	ELEVATIONS
08	ROOF PLAN
09	PERSPECTIVES

FLOOR AREA	133.22	m2	(14.34	SQUARES)
GARAGE AREA	36.97	m2	(3.98	SQUARES)
PORCH AREA	4.50	m2	(0.48	SQUARES)
ALFRESCO AREA	8.03	m2	(0.86	SQUARES)
TOTAL AREA	182.72		19.67	

STROUD HOMES
Feels like home

Love local.
Love Stroud.

Sorell Council

Development Application: 5.2025.76.1 - Development Application - 1 Miena Drive, Sorell - P1.pdf
Plans Reference:P1
Date Received:26/03/2025

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 2/186261
SITE AREA: 542 m²
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: H2
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: BAL-LOW
OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS, AIRPORT OBSTACLE LIMITATION AREA, FLOOD-PRONE AREAS

Prime Design
your build, your way

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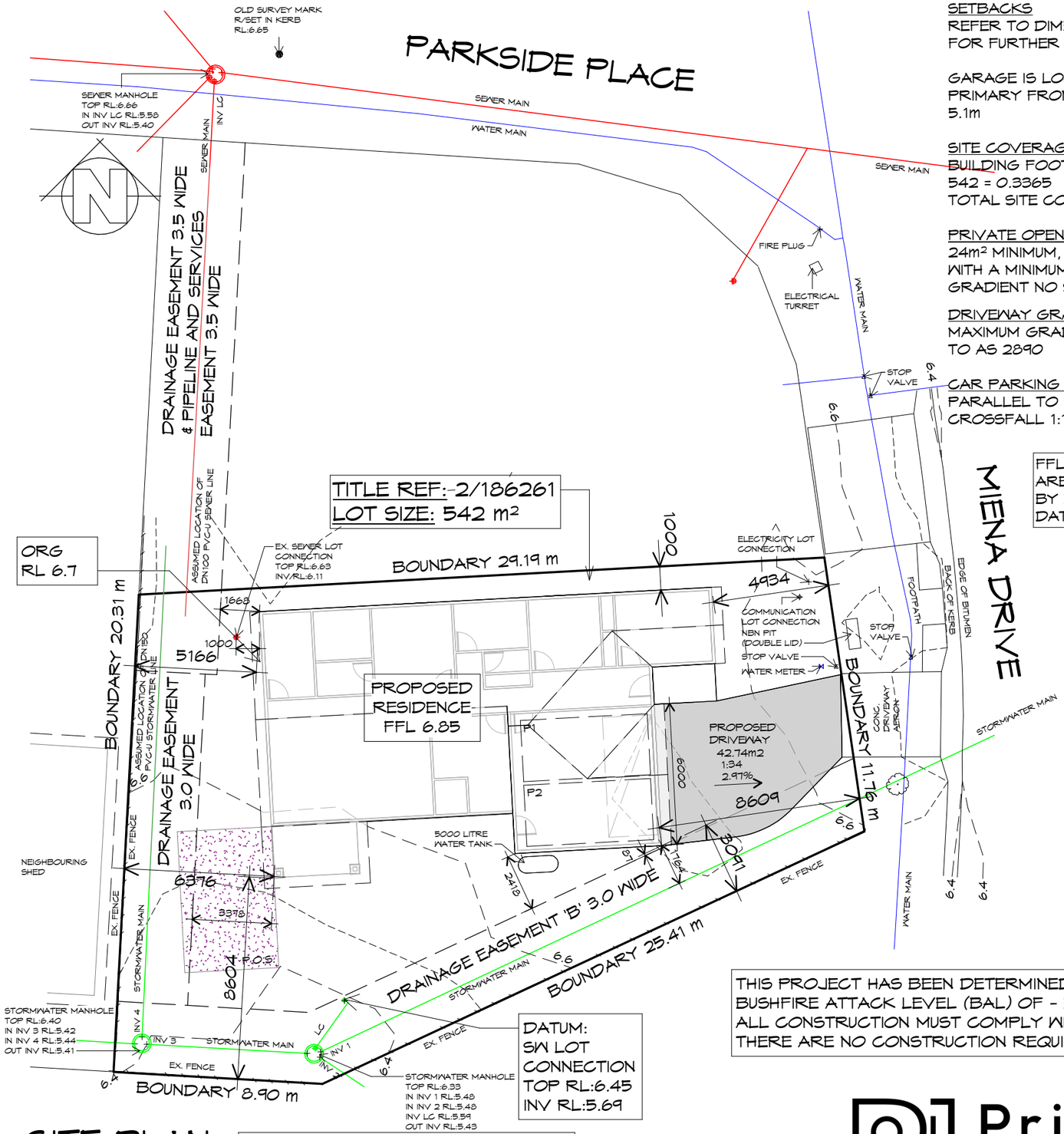
info@ primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

MARCH 2025



SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 5.1m

SITE COVERAGE
BUILDING FOOTPRINT 182.72 /SITE AREA 542 = 0.3365
TOTAL SITE COVERAGE 33.65%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

FFL BASED ON FLOOD PRONE AREAS ASSESSMENT
BY ENVIROTECH CONSULTANTS
DATED: 08/01/2025

GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SURVEYOR'S NOTES:
1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
6. HORIZONTAL DATUM IS MGA (GDA94).
7. VERTICAL DATUM IS AHD.
8. CONTOUR INTERVAL IS 0.1 METRES, INDEX IS 0.2 METRES.
9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
10. BOUNDARIES ARE COMPILED ONLY FROM SP186261 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
11. 3D DATA TURNED OFF IN LAYER CONTROL.
- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

SITE PLAN
1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Sorell Council
Development Application: 5.2025.76.1 - Development Application - 1 Miena Drive, Sorell - P1.pdf
Plans Reference:P1
Date Received:26/03/2025

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Shop 9, 105-111 Main Road, Moonah Hobart 7009
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Drawing:
SITE PLAN

Client name:
J. E. PTY LTD

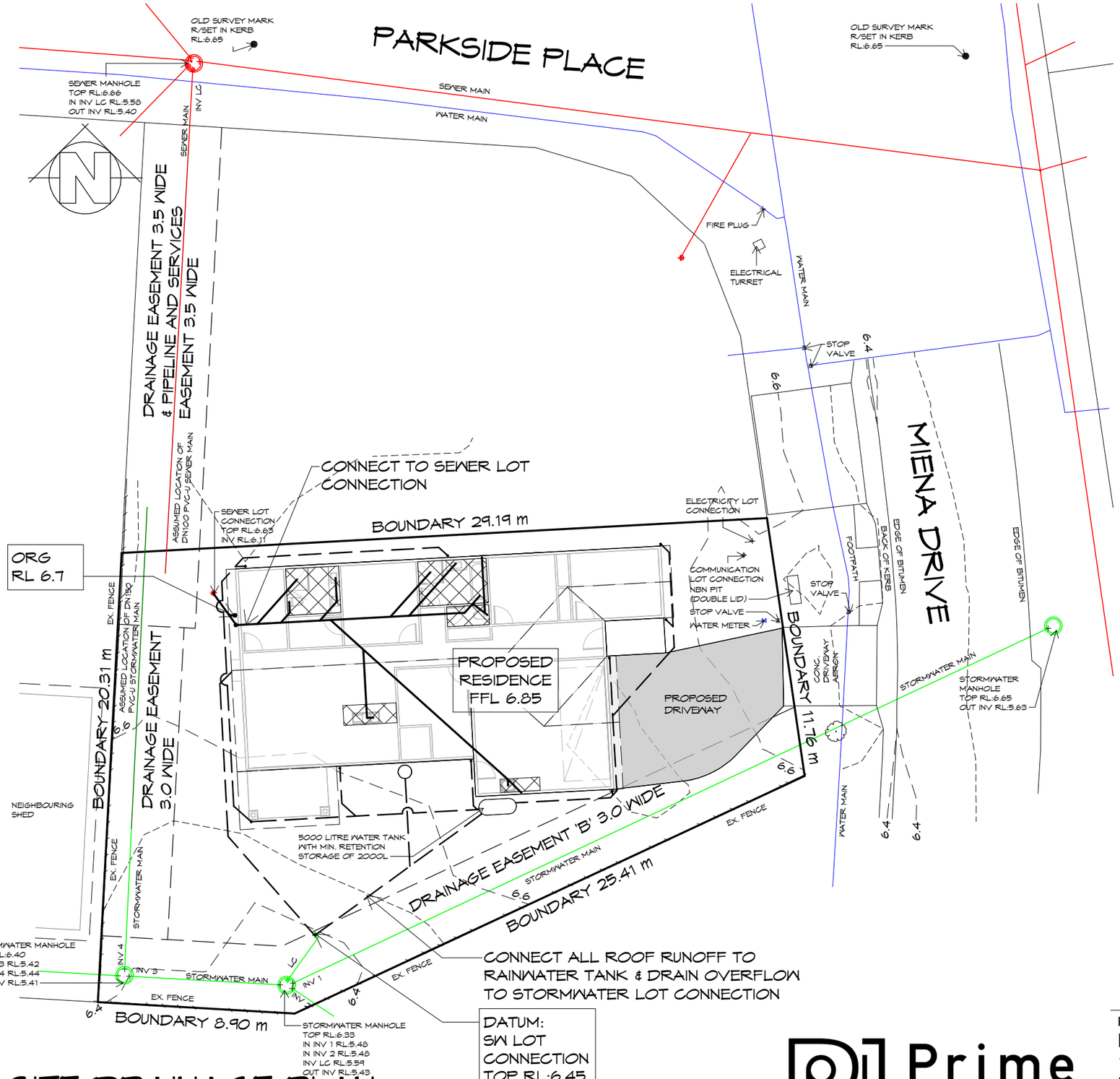
Date: 26.03.2025
Scale: 1 : 200

Drafted by: S.P.
Approved by: F.G.

Project/Drawing no: PDH24107 -01
Revision: 02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



CONNECT ALL ROOF RUNOFF TO RAINWATER TANK & DRAIN OVERFLOW TO STORMWATER LOT CONNECTION

DATUM:
SW LOT
CONNECTION
TOP RL:6.45
INV RL:5.69

SITE DRAINAGE PLAN

1 : 200

LEGEND

- WET AREAS
- SEWER LINE
- STORMWATER LINE

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

PLANNING

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Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Drawing:
SITE DRAINAGE PLAN

Client name:
J. E. PTY LTD

Date: 26.03.2025
Scale: As indicated

Drafted by: S.P.
Approved by: F.G.

Project/Drawing no: PDH24107 -02
Revision: 02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE **IS NOT** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN

STROUD HOMES
Feels like home

Love local.
Love Stroud.

Sorell Council
Development Application: 5.2025.76.1 - Development Application - 1 Miena Drive, Sorell - P1.pdf
Plans Reference:P1
Date Received:26/03/2025

PROPOSED RESIDENCE
1 MIENA DRIVE, SORELL

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

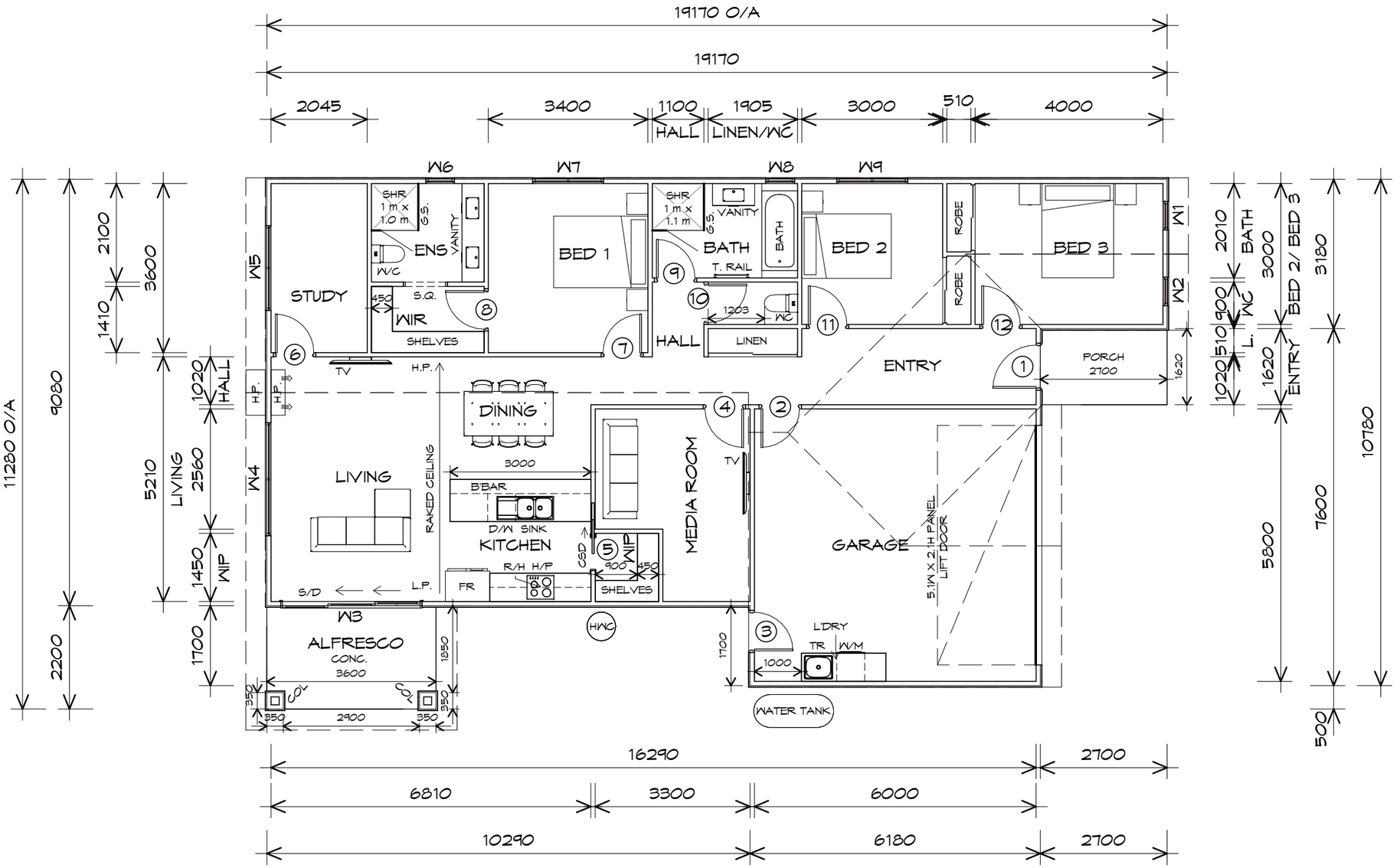
Client name:
J. E. PTY LTD

Drawing:
LOCALITY PLAN

Drafted by:	Approved by:
S.P.	F.G.
Date:	Scale:
26.03.2025	1 : 2000
Project/Drawing no:	Revision:
PDH24107 -03	02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



FLOOR PLAN

1 : 100

FLOOR AREA	133.22	m2	(14.34	SQUARES)
GARAGE AREA	36.97	m2	(3.98	SQUARES)
PORCH AREA	4.50	m2	(0.48	SQUARES)
ALFRESCO AREA	8.03	m2	(0.86	SQUARES)
TOTAL AREA	182.72		19.67	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- COL COLUMN
- G.S. GLASS SCREEN
- S.Q. SQUARE STOP

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **BAL LOW**
ALL CONSTRUCTION MUST COMPLY WITH AS3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

STROUD HOMES
Feels like home

Love local. Love Stroud.

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Plans Reference:P1
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Drawing:
FLOOR PLAN

Client name:
J. E. PTY LTD

Date: 26.03.2025
Scale: 1 : 100

Drafted by: S.P.
Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH24107 -04
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	EXTERNAL SOLID DOOR	
4	820	INTERNAL TIMBER DOOR	
5	720	CAVITY SLIDING DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	UNDERCUT TO PROVIDE MAKE-UP AIR IN ACCORDANCE WITH HOUSING PROVISIONS 10.8.2
11	820	INTERNAL TIMBER DOOR	
12	820	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W3	2100	3010	STACKING SLIDING DOOR	
W4	1800	2410	AWNING WINDOW	
W5	1800	1810	AWNING WINDOW	
W6	900	610	AWNING WINDOW	OPAQUE
W7	1200	1510	AWNING WINDOW	OPAQUE
W8	900	610	AWNING WINDOW	OPAQUE
W9	1200	1510	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **BAL-LOW** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

NOTE: W7 & W9 TO HAVE FIXED OBSCURE GLAZING EXTENDING TO 1.7M ABOVE FFL

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Drawing:
DOOR AND WINDOW SCHEDULES

Client name:
J. E. PTY LTD

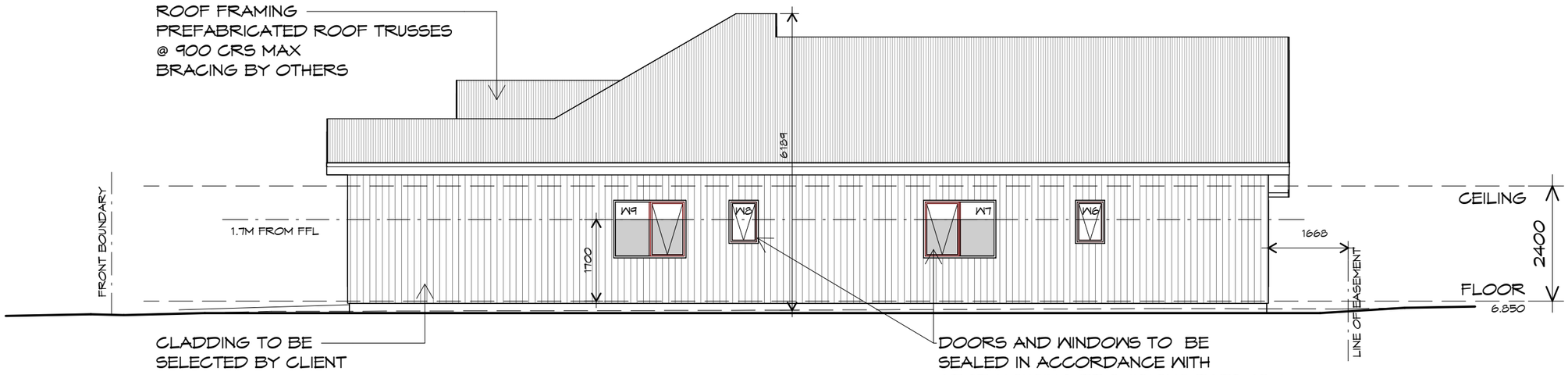
Date: 26.03.2025
Scale:

Drafted by: S.P.
Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH24107 -05
Revision: 02

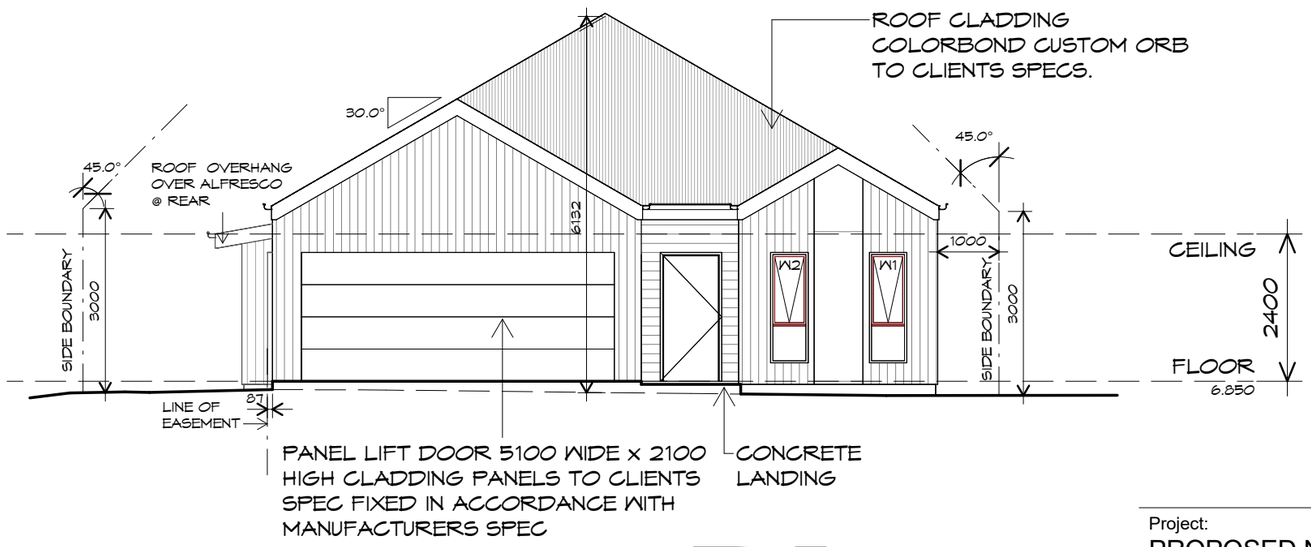
Accredited building practitioner: Frank Geskus -No CC246A



NORTHERN ELEVATION

1 : 100

NOTE: W7 & W9 TO HAVE FIXED OBSCURE GLAZING EXTENDING TO 1.7M ABOVE FFL



EASTERN ELEVATION

1 : 100

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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

STROUD HOMES
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Love local.
Love Stroud.

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Plans Reference:P1
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Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Drawing:
ELEVATIONS

Client name:
J. E. PTY LTD

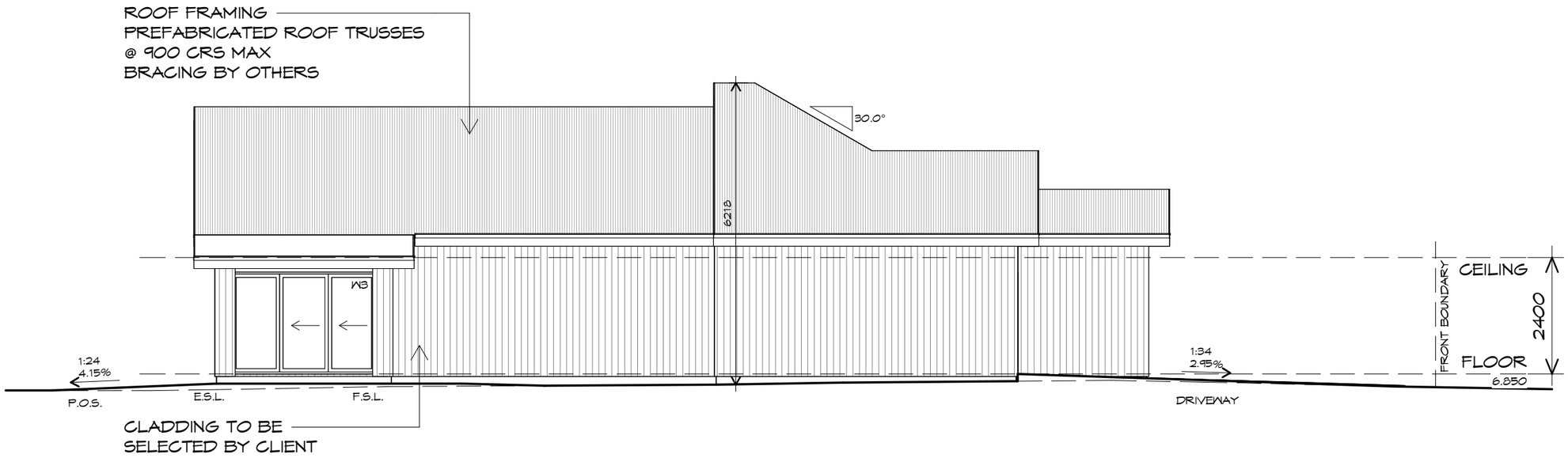
Date: 26.03.2025
Scale: 1 : 100

Drafted by: S.P.
Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

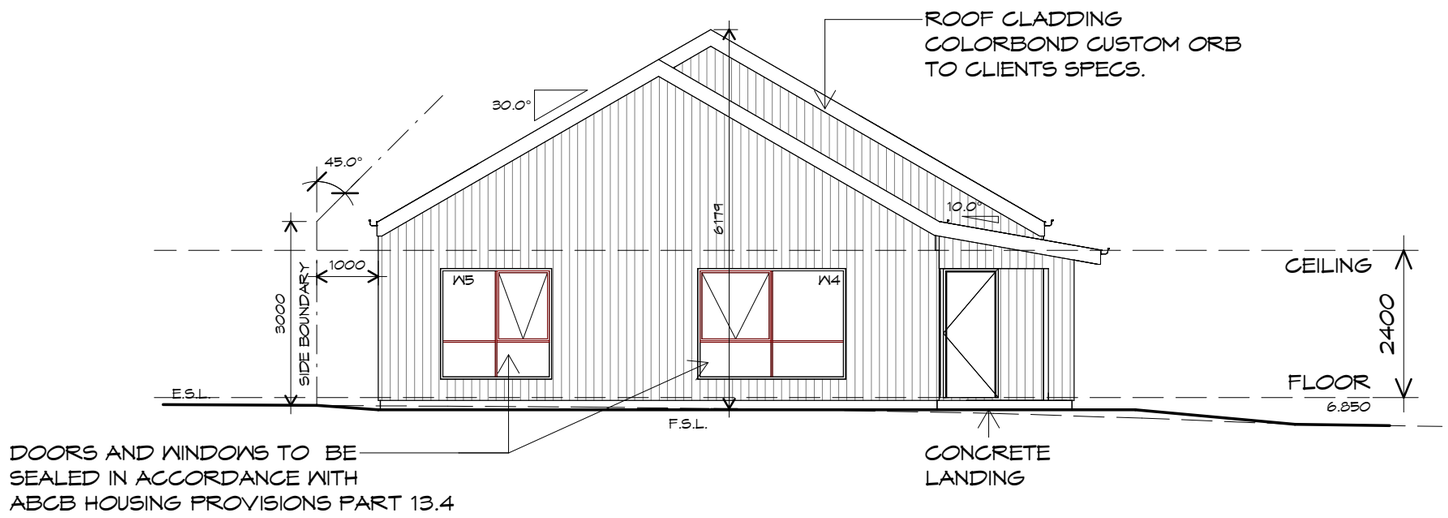
Project/Drawing no: PDH24107 -06
Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

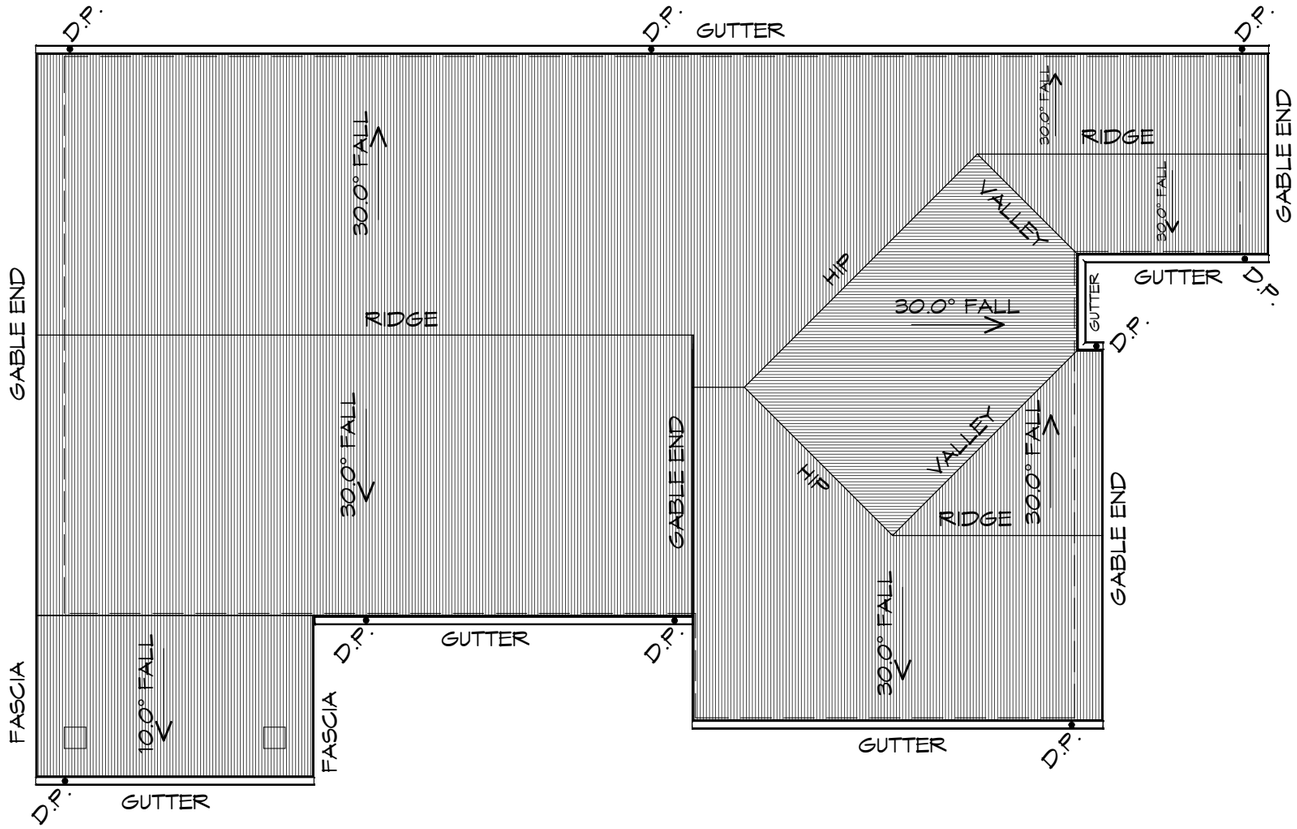
Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Client name:
J. E. PTY LTD

Drawing:
ELEVATIONS

Drafted by:	Approved by:
S.P.	F.G.
Date:	**Scale:**
26.03.2025	1 : 100
Project/Drawing no:	**Revision:**
PDH24107 -07	02

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

STROUD HOMES
Feels like home

Love local.
Love Stroud.

Sorell Council
Development Application: 5.2025.76.1 - Development Application - 1 Miena Drive, Sorell - P1.pdf
Plans Reference:P1
Date Received:26/03/2025

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Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Drawing:
ROOF PLAN

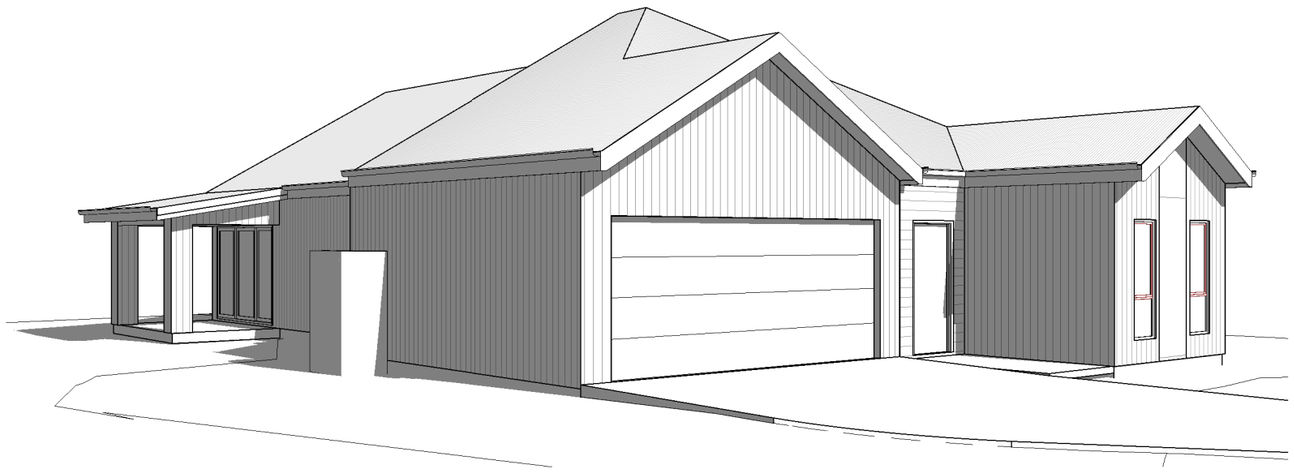
Client name:
J. E. PTY LTD

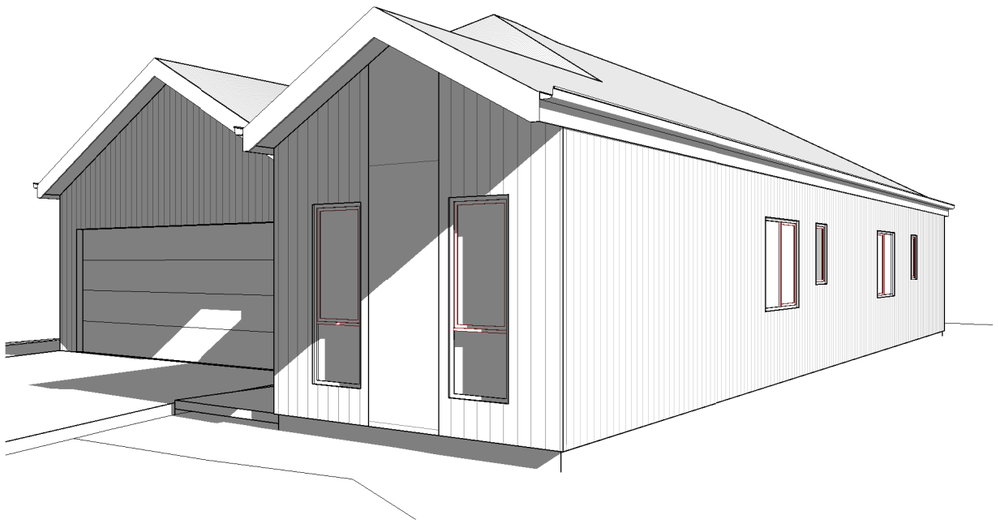
Date: 26.03.2025
Scale: 1 : 100

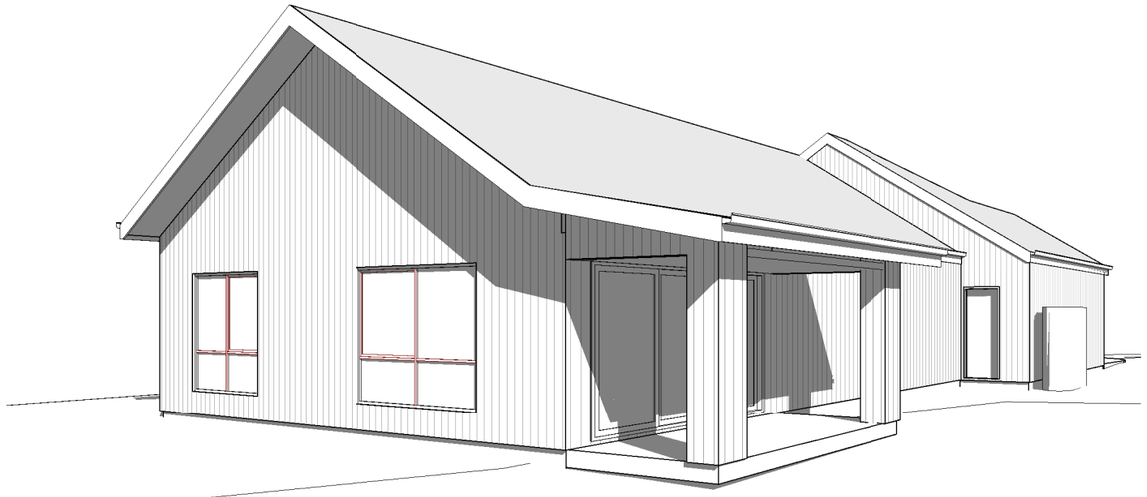
Drafted by: S.P.
Approved by: F.G.

Project/Drawing no: PDH24107 -08
Revision: 02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A







PLANNING

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Project:
PROPOSED NEW RESIDENCE
1 MIENA DRIVE
SORELL

Drawing:
PERSPECTIVES

Client name:
J. E. PTY LTD

Date:
26.03.2025

Scale:

Drafted by:
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Approved by:
F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no:
PDH24107 -09

Revision:
02

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