NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 31 Walker Street, Sorell

PROPOSED DEVELOPMENT:

THREE VISITOR ACCOMMODATION BUILDINGS, NEW OUTBUILDING & ADDITION TO EXISTING BUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 26th May 2025..**

Advertised in accordance with the Historic Cultural Act 1995

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 **Monday 26th May 2025.**

APPLICANT: **Pooley'S Drafting Services**

APPLICATION NO: **DA 2023 / 310 1**
DATE: **09 May 2025**

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

Full description of Proposal:	*Use:* Commercial *Development:* Expansion to existing hotel accommodation, with the addition of 3x self contained units, + storage. *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 500,000.00 (estimate)

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

Location of proposed works:	Street address: 31 Walker Street Suburb: Sorell, TAS Postcode: 7172 Certificate of Title(s) Volume: 770657 Folio: 1

Current Use of Site	Commercial

Current Owner/s:	Name(s) McGill & Aung 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/

Sorell Council
Development Application: Development Application - 31 Walker Street, Sorell.pdf
Plans Reference:P1
Date Received:7/11/2023

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: 07.11.2023

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 _____

Sorell Council
Development Application: Development Application - 31 Walker Street, Sorell.pdf
Plans Reference:P1
Date Received:7/11/2023

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

Tel: 03 6237 0440

www.auswideconsulting.com.au

info@auswideconsulting.com.au

ABN 13 143 437 432

Sorell Council
Development Application: 5.2023.310.1 - Response to Request For Information - 31 Walker Street, Sorell - P2.pdf
Plans Reference: P2
Date received: 28/04/2025

TRAFFIC AND PARKING ASSESSMENT

31 WALKER STREET, SORELL TAS 7172

CHANGE OF USE

Prepared for:	**Chris Pooleys Drafting Services**
Date Prepared:	**April 2024**
Revision:	1.0
LOCAL GOVERNMENT AREA Development Application:	TBA

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Restrictions on Use

This report has been prepared specifically for owners of 31 Walker Street, Sorell 7172 as the client. No part of this report may be referred to or quoted in any way without the written approval of the author. No party other than the owners of 31 Walker Street, Sorell 7172 may rely upon representation in this report for any purpose whatsoever, and the author accepts no liability for any such party relying upon this report.

Limits of Report

This report considers the particular instructions and requirements of our client. AusWide Consulting has taken care in the preparation of this report. However, it neither accepts liability nor responsibility whatsoever in respect of:

- Any use of this report by a third party,
- Any third party whose interests may be affected by any decision made regarding the contents of this report, and/or
- Any conclusion drawn resulting from omission or lack of full disclosure by the client, or the clients' consultants.

INTRODUCTION

AusWide Consulting has been engaged by Chris Pooleys Drafting Services to prepare a Traffic and Parking Assessment to expand the existing accommodation at 31 Walker Street, Sorell Tasmania 7172, with three self-contained cottages, and a storage shed, while extending the existing reception building as well as associated improvements to the driveway.

This report is to address points 1 and 2 from Sorell Council's request for information as follows:

1. Please provide an assessment discussing the traffic impact of the development, in particular stating the exact car parking deficiency (number) proposed with respect to the existing and proposed use. – C2.5.1 2.
2. Please detail dimensions for the proposed car parking spaces (bay width and lengths), and the combined access and manoeuvring width adjacent to parking spaces (aisle widths). – C2.6.1

BACKGROUND AND EXISTING CONDITIONS

The subject site is in a General Residential Zone with off-street parking and available on-street parking within the surrounding local access road network. **Figure 1** provides an overall view of the subject site and the general surrounding area.

Public Transport is provided via Carlton/Didges Ferry & Sorell to Hobart services. On route bus stops are within 5 min walk form the subject site, with park and ride facilities being a 10 min walk. These services provide access to services accessing the greater region and Hobart. **Figure 2** on the next page shows the Carlton/Didges Ferry & Sorell to Hobart services which are available from the subject site.

The current site has 5 fully furnished cottage style units and based on RTA Guide to Traffic Generating Developments, version 2.2, October 2002(RTA Guide), such accommodation generates 3 vehicle trips per unit, and 0.4 per unit for the evening peak hour. As such there is an existing traffic generation of 30 vehicles per day, and 4 vehicles per hour for the evening peak hour.

The subject site is accessible via a shared driveway easement with 6 residential properties behind the subject site. The RTA Guide provides a trip generation of 9 vehicle trips per dwelling and a weekday peak hour vehicle trip of 0.85 per building. Existing traffic generation is 70 vehicles per day, and 8.5 vehicles per hour for the evening peak hour.

Current traffic generated for the shared property access is in the order of 100 vehicles per day with an evening peak volume of 12.5 vehicles per hour.

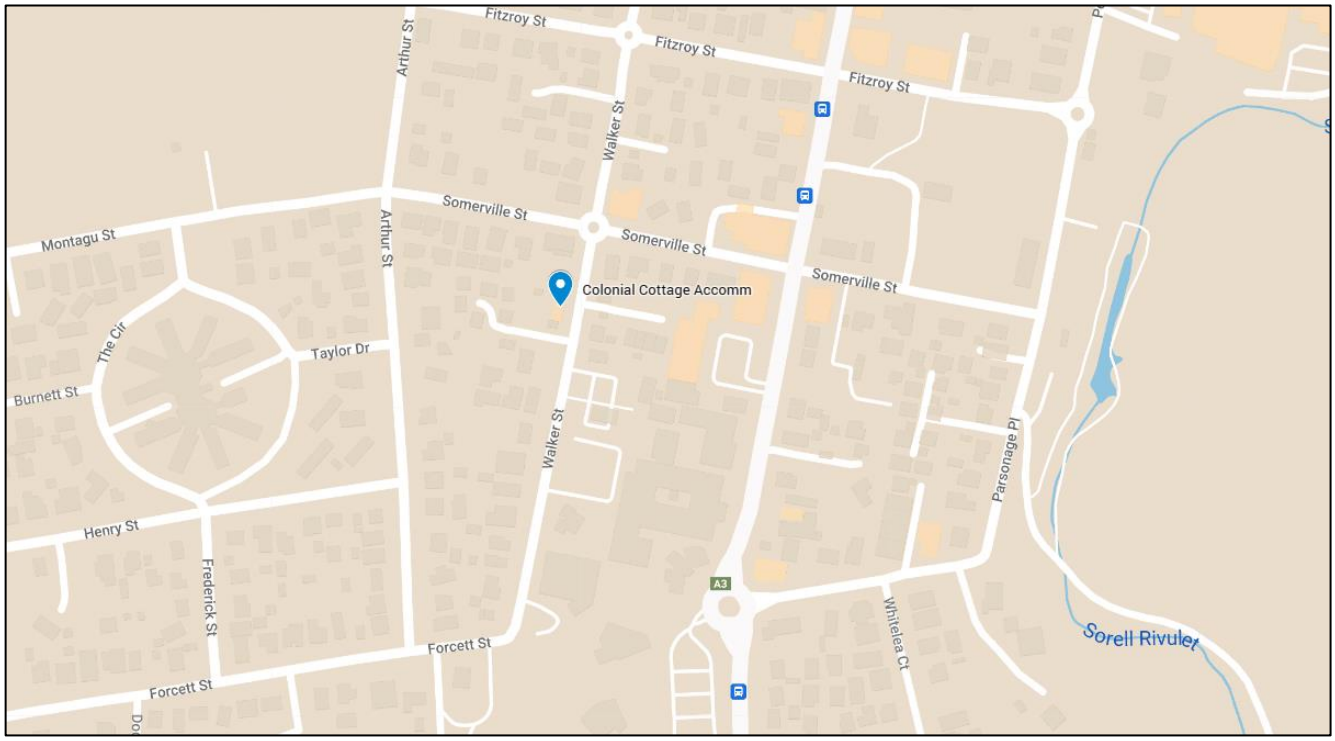


Figure 1 Site Location (Source: Google Maps)

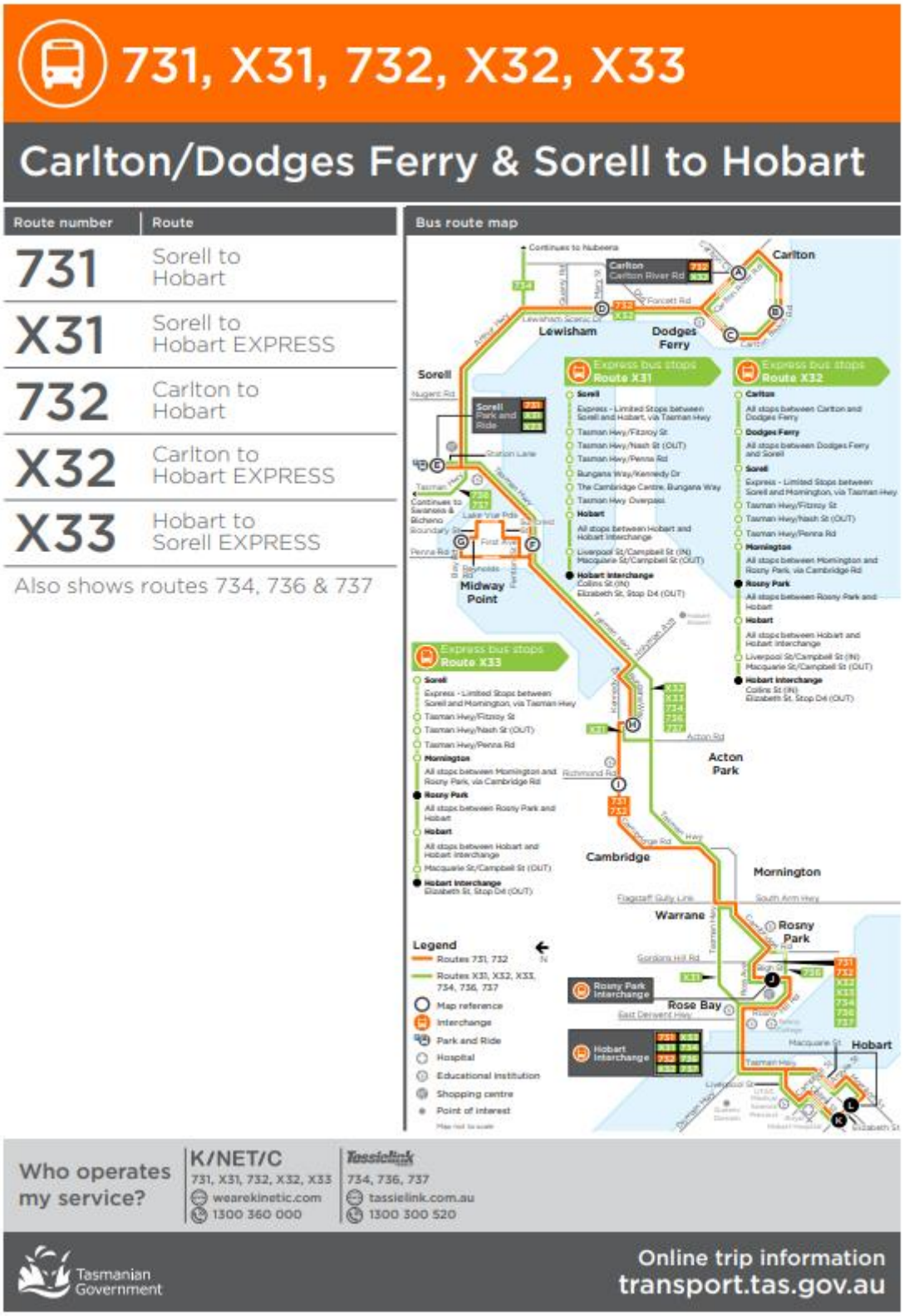


Figure 2 Transport Services (Source: https://www.transport.tas.gov.au/public_transport/bus_timetables/south/carltondodges_ferry_and_sorell_to_hobart)

ROAD NETWORK

Walker Street follows a parallel connection with the Tasman Highway, linking the residential area to the South and West, with the General Business Zone to the East and North. There is no specific directional priority, with the intersections of Somerville Street and Fitzroy Street being controlled by roundabouts. Due to its connection, linking the state road network and General Business Zones, Walker Street functions at a minor collector level of function.

Traffic Volume

An estimation of current volumes for Walker Street, between Arthur Street and Somerville Street, based on RTA Guide, and factoring a non-local traffic factor of 30% due to its collector road nature based on the following has been performed:

- Approximate collection of 110 properties at 9 vehicle trips per day, accessing Walker Street = Average Daily Total 1980 vpd.
- South East Trade Training Centre, Sorell Campus and Sorell School, assume 500 student average. AM trips at 0.52 vehicle trips, PM trips at 0.42 vehicle trips. 50% directional split = ADT 238 vpd.[1]
- 15% Non-local traffic = ADT 333 vpd.
- Peak hour factor = 12%.

Existing traffic volume on Walker Street, between Arthur Street and Somerville Street is estimated at ADT 2551 vpd, with a peak hour volume of 306 vph.

Future Development traffic Generation

The subject site proposes the construction of 3 cottages and thus will increase traffic generation by 18 vehicles per day, with 1.2 vehicles per hour during the evening peak hour. The storage shed and extension to the reception is not considered to factor into traffic generation.

Intersection Performance - Walker Street and Somerville Street Roundabout

The intersection of Walker Street and Somerville Street is the limiting extent of influence for the subject site. Visitors using the accommodation are likely to approach form the Tasman Highway, via Somerville Street and Walker Street.

SIDRA analysis has been performed based on the following assumptions:

- The assumption of relatively consistent and equivalent approach volumes has been assumed for the intersection, with a 50% split on all approaches = 176 veh/hr approach volumes on all legs. 10% heavy vehicles are assumed for the analysis.

Table 1 on page 9 details the movement summary of the intersection.

[1] Roads and Maritime Services Trip Generation Surveys Schools Analysis Report.

MOVEMENT SUMMARY

Site: 101 [Walker Street and Somerville Street Intersection]

New Site
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Walker Street												
1	L2	35	10.0	0.323	8.4	LOS A	1.6	11.9	0.48	0.72	0.48	41.6
2	T1	53	10.0	0.323	7.9	LOS A	1.6	11.9	0.48	0.72	0.48	42.2
3	R2	88	10.0	0.323	10.5	LOS B	1.6	11.9	0.48	0.72	0.48	41.9
Approach		176	10.0	0.323	9.3	LOS A	1.6	11.9	0.48	0.72	0.48	41.9
East: Somerville Street												
4	L2	53	10.0	0.332	8.7	LOS A	1.6	12.4	0.51	0.74	0.51	41.5
5	T1	35	10.0	0.332	8.2	LOS A	1.6	12.4	0.51	0.74	0.51	36.9
6	R2	88	10.0	0.332	10.9	LOS B	1.6	12.4	0.51	0.74	0.51	35.4
Approach		176	10.0	0.332	9.7	LOS A	1.6	12.4	0.51	0.74	0.51	37.9
North: Walker Street												
7	L2	35	10.0	0.350	9.4	LOS A	1.7	13.1	0.55	0.76	0.55	34.7
8	T1	88	10.0	0.350	8.9	LOS A	1.7	13.1	0.55	0.76	0.55	41.7
9	R2	53	10.0	0.350	11.6	LOS B	1.7	13.1	0.55	0.76	0.55	35.0
Approach		176	10.0	0.350	9.8	LOS A	1.7	13.1	0.55	0.76	0.55	38.7
West: Somerville Street												
10	L2	35	10.0	0.349	9.4	LOS A	1.7	12.9	0.55	0.76	0.55	34.9
11	T1	88	10.0	0.349	8.9	LOS A	1.7	12.9	0.55	0.76	0.55	36.7
12	R2	53	10.0	0.349	11.6	LOS B	1.7	12.9	0.55	0.76	0.55	40.3
Approach		176	10.0	0.349	9.8	LOS A	1.7	12.9	0.55	0.76	0.55	37.7
All Vehicles		703	10.0	0.350	9.7	LOS A	1.7	13.1	0.52	0.75	0.52	39.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Roundabout Capacity Model: SIDRA Standard.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Table 1 Movement Summary

The current intersection has significant capacity to meet the negligible increase in traffic volumes due the development.

Level of Service

The roundabout of Walker Street and Somerville Street currently operates at a Level of Service A, with no change to level of service due to the increased traffic volume attributed to the proposed development.

Crash History

A search of crash history for Walker Street and the roundabout with Somerville Street reveals 2 recorded crashes at the roundabout and 7 crashes occurring on Walker Street, between Arthur Street and Somerville since 2009. It is noted that there are no crash clusters identified. While crashes do occur, the instances of crashes are relatively random with no identifiable major contributor to crashes.[2]

2 https://www.arcgis.com/apps/mapviewer/index.html?url=https://data.stategrowth.tas.gov.au/ags/rest/services/PUBLIC/CDM_CRASH/MapServer

IMPACT ON TRANSPORT NETWORK

Overall, the subject site is consistent with land use characteristics and is of modest size and increase in current use. Due to current site constraints, there is insufficient capacity for significant growth likely to reduce the service life of the surrounding transport infrastructure. As such, the impact on of the development on the surrounding transport network is insignificant.

ACTIVE AND PUBLIC TRANSPORT

A search of the walkability of the subject site has revealed a walk score of 58 out of 100.[3] This means that the location is somewhat walkable and that some errands can be accomplished on foot. However, it is noted that a significant proportion of the business and residential zones are with a 15 min walk form the subject site, as can be seen in **Figure 3** below.

As such, the option of active travel for staff commutes and visiting guests is very convenient.

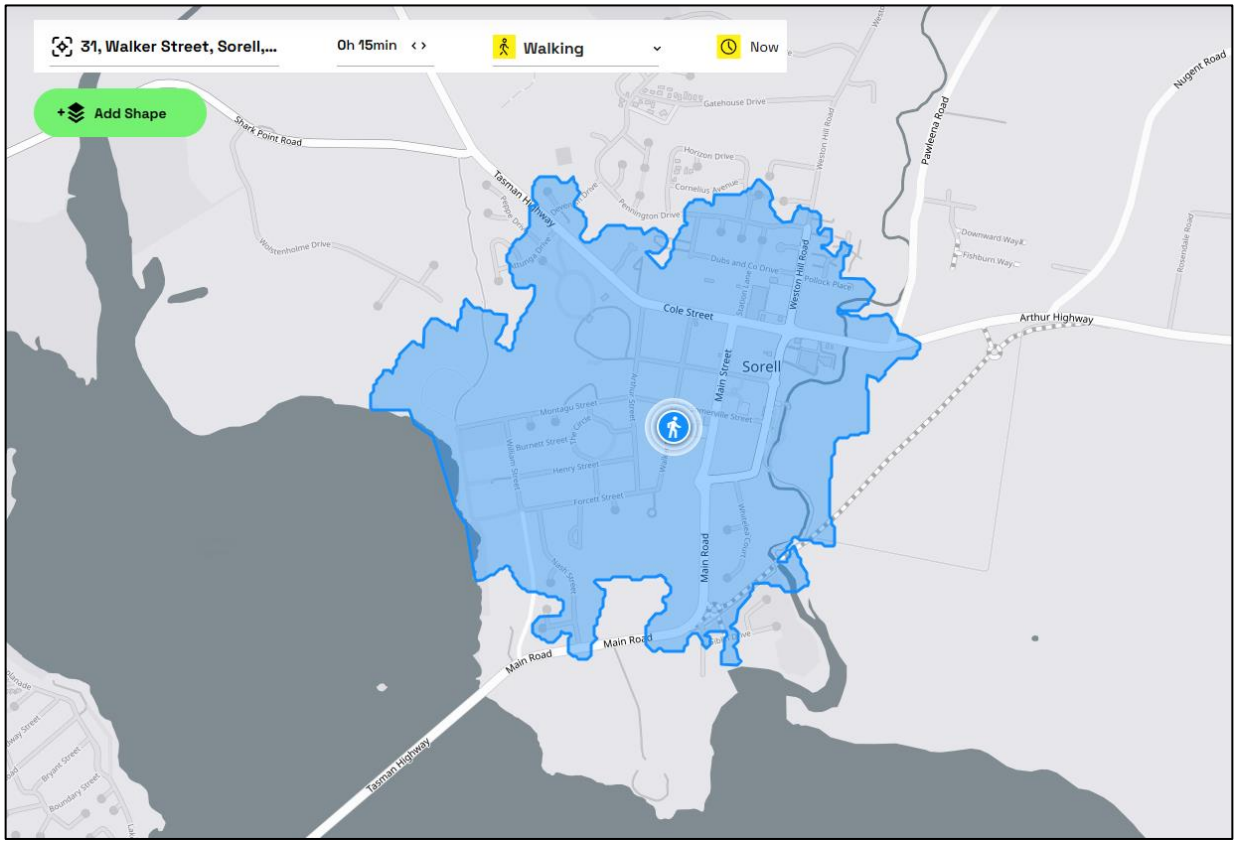


Figure 3 Travel Time Map (Source: https://app.traveltime.com/search/0-lng=147.55990&0-tt=15&0-mode=ferry&0-title=31%2C%20Walker%20Street%2C%20Sorell%2C%20Hobart%2C%20Sorell%2C%20Tasmania%2C%207172%2C%20Australia&0-lat=-42.78467)

Public Transport is relatively limited in the local area. This is likely due to the size of Sorell being roughly a 15 min walk to cover the urban area. However, there is good provision of public

[3] https://www.walkscore.com/score/31-walker-st-sorell-tas-australia

transport providing services to regional and metropolitan extents from the Carlton/Didges Ferry & Sorell to Hobart services.

PARKING DEMAND

The subject site is classes as Visitor Accommodation, according to Tasmanian Planning Scheme – State Planning Provisions, Table C2.1 Parking Space Requirements. See **TABLE 2** below:

Use	Parking Space Requirements	
	Car	**Bicycles**
Visitor Accommodation	1 Space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater.	No requirement

Table 2 Visitor Accommodation Parking Space Requirements

The existing land use currently accommodates 5 cottage style units, with the proposed change of use to include another 3 cottage style units, totalling 8 cottage style units. A total of 8 parking spaces is required for the subject site.

A total of 8 parking bays are detailed on the proposed site plan, and as such there is appropriate off-street provided for the proposed development.

OFF-STREET PARKING LAYOUT

The proposed parking layout consists of nine, 90 degree angle parking spaces, along a parking isle. Parking modules are based on user class 2 car parking facilities according to AS/NZS 2890.1, Table 1.1. The following minimum parking dimensions are required:

- Isle Width = 5.8m.
- Bay Width = 2.5m.
- Bay Length = 5.4m (No overhang) = 4.8m (With overhang).

Dimension reviewed form the proposed site plan are as follows:

- Bay 1 to 3 requires minimum 5.4m bay length and this is achieved.
- Bay 4 to 8 allows for overhang, allowing bay length of 4.8m and this is achieved.
- Minimum isle width of 5.8 is required and this is achieved with existing minimum width of 11m from parking bay 4 to 8, providing 6.2m isle width. Exceeding minimum isle width required.
- Bay width = 2.6m and exceeds minimum 2.5m bay width.

The off-street parking layout dimensions are compatible with AS/NZS 2890.1. **Figure 4** on page 12 shows general dimensions.

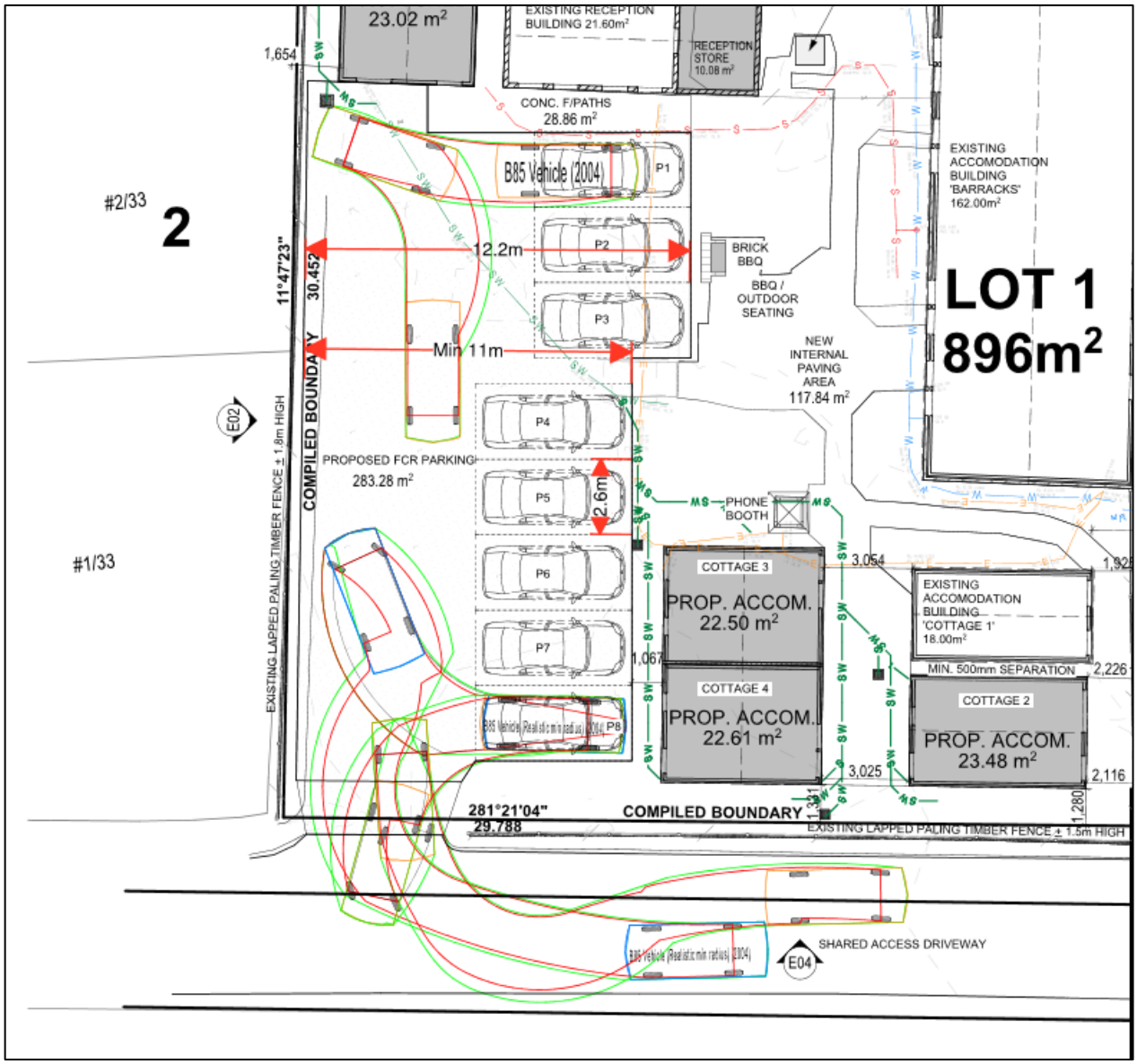


Figure 4 General Dimensions of Car Park

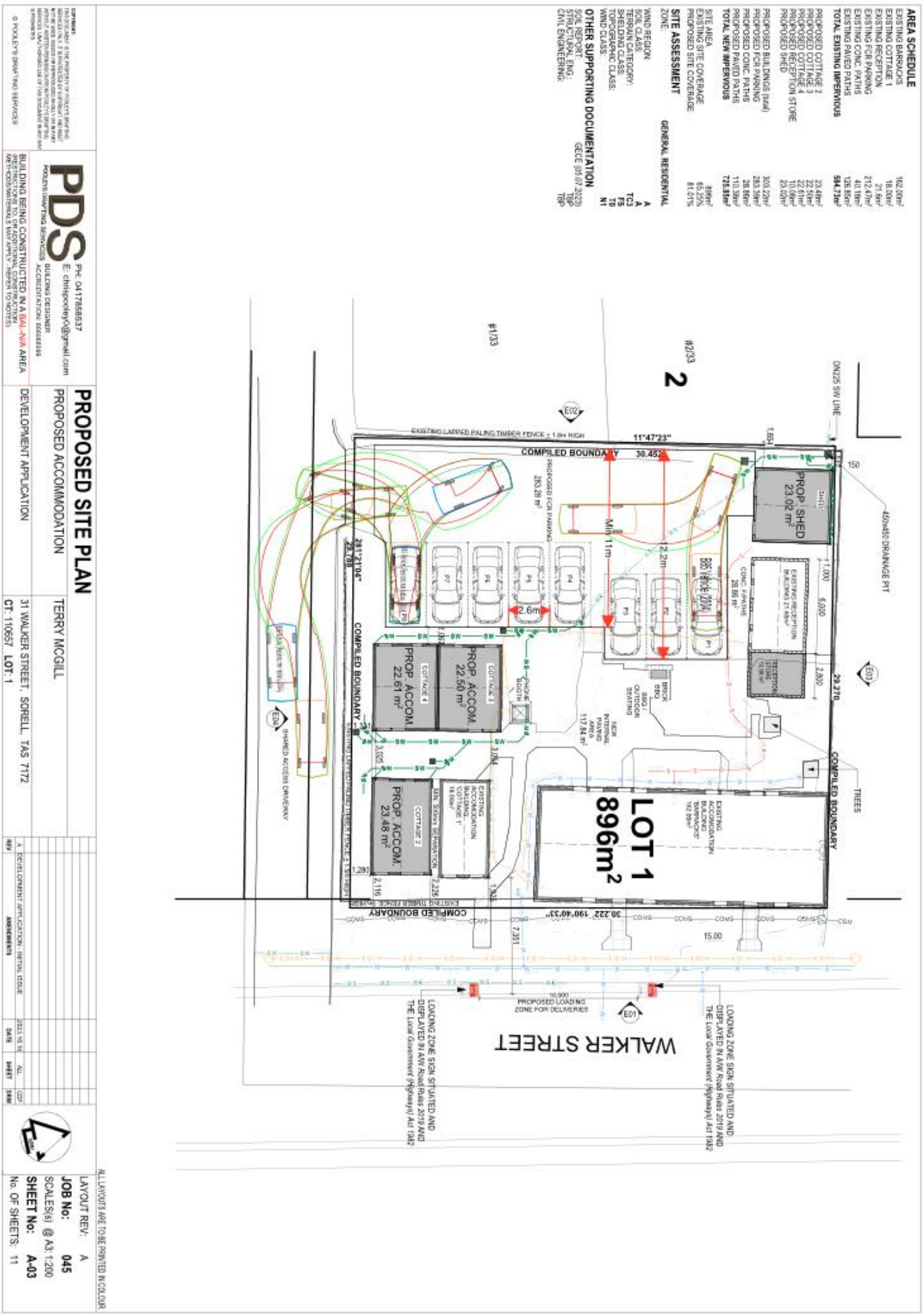
CONCLUSIONS

Based on the assessment presented in this report, it is considered that:

- The proposed development is consistent with land use zoning;
- Traffic generated by the proposed development is unremarkable;
- Level of Service for the roundabout of Walker Street and Somerville Street remains unchanged at LOS A, with increased traffic volumes generated by the proposed development;
- Existing crash history shows no indication of environmental factors contributing to crashes, that would be affected by the proposed development;
- The minimum off-street parking required for the proposed development is provided;
- Proposed off-street parking area provides sufficient space for compliance with AS/NZS 2890.1;

In conclusion, this report indicates the proposed change in land use in not envisaged to have adverse impacts on the surrounding traffic or parking conditions. Therefore, the proposal should be supported on traffic and parking grounds.

Appendix A – PROPOSED SITE PLAN

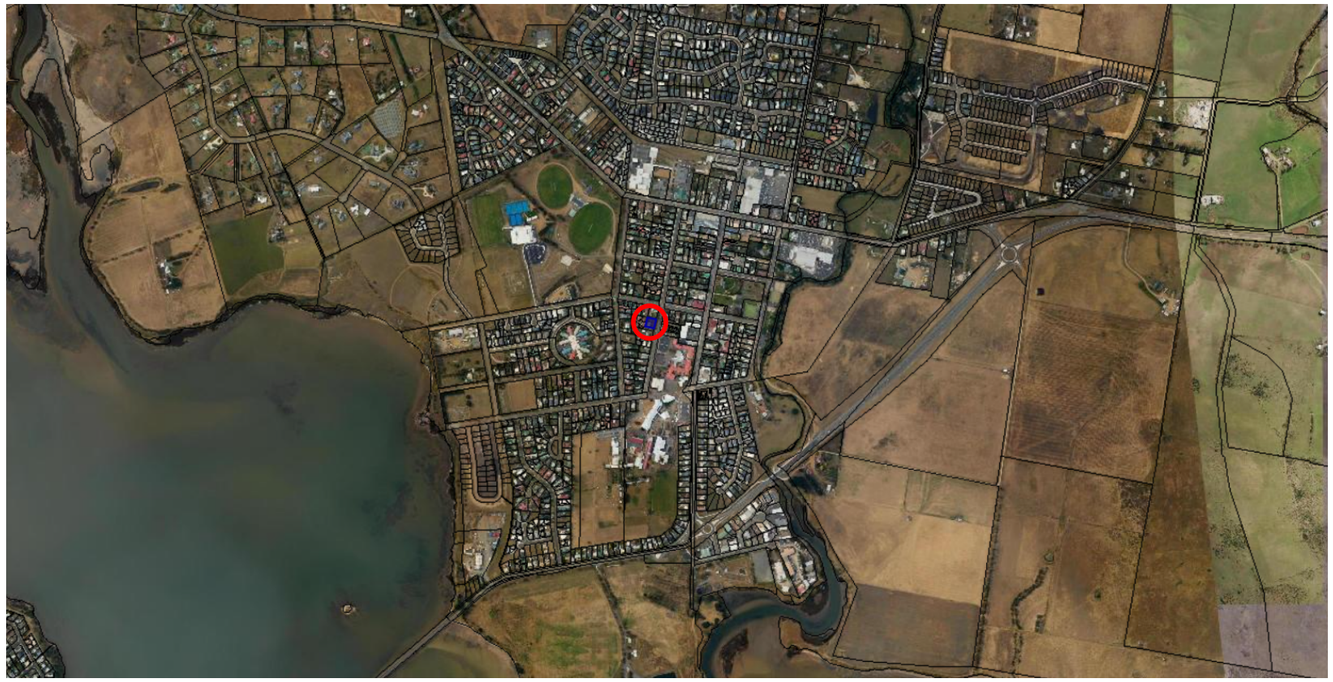


31 WALKER ST, SORELL, TAS 7172

CIVIL ENGINEERING DRAWINGS

DRAWINGS CONTENTS LIST

C00	GECE COVER SHEET
C01	NOTES
C02	GENERAL ARRANGEMENT
C03	PARKING PLAN
C04	DRIVEWAY SWEPT PATHS - IN
C05	DRIVEWAY SWEPT PATHS - OUT
C06	DRIVEWAY CONSTRUCTION DETAILS
C07	KERB DETAILS



LOCATION PLAN

SCALE: 1:20000

Sorell Council
Development Application: 5.2023.310.1 - Response to Request For Information - 31 Walker Street, Sorell - P2.pdf
Plans Reference: P2
Date received: 28/04/2025

NOTE: THIS SET OF DRAWINGS SHOULD ALWAYS BE PRINTED IN COLOUR.

REV	ISSUE DESCRIPTION	ISSUE DRAWN BY	CHK	DATE
00	ISSUED FOR CONSTRUCTION	CP	A.G-E.	30.09.2024

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+ CIVIL + STRUCTURAL
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DIMENSIONS TO BE CHECKED ON SITE.

DO NOT SCALE OFF DRAWINGS.

DESCREPANCIES TO BE NOTIFIED VIA EMAIL TO GE CONSULTING ENGINEERS.

ENGINEER: A.G-E.
SCALE: 1:20000
DRAFTER: CP
SIZE: A3
STATUS: BUILDING APPLICATION

PROJECT: 31 WALKER ST, SORELL, TAS 7172

DRAWING TITLE: GECE COVER SHEET

PROJECT No. 045
DWG No. C00
REVISION: 00

CIVIL NOTES

GENERAL

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA STANDARD DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
3. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE WHS ACT 2012.
4. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE ISSUED PLANNING PERMIT.
5. ALL WORKS TO BE UNDERTAKEN TO THE APPROPRIATE AUSTRALIAN STANDARDS, BEST PRACTICE GUIDELINES AND THE DERWENT ESTUARY SITE MANAGEMENT GUIDELINES.
6. ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE EARTHWORKS STANDARD AS3798. FOR PRIVATE LAND AND EITHER LGAT SPECIFICATIONS OR STATE GROWTH SPECIFICATIONS FOR PUBLIC LAND WHERE APPLICABLE.
7. FURTHER TO THE EARTHWORKS SPECIFICATION FOR EMBANKMENT CONSTRUCTION, THE EMBANKMENT SHALL BE INSTALLED OVERWIDTH AND CUT BACK TO ENSURE CONSISTENT COMPACTION ON THE BATTERS PRIOR TO TOPSOIL PLACEMENT.
8. WHEN BATTERS ARE CUT BACK THEY SHAL BE CUT BACK WITH A GP BUCKET AND SCORED HORIZONTAL / DIAGONAL TO HELP TOPSOIL REMAIN ON THE BATTER AND ASSIST IN GRASS GERMINATION AND GROWTH AND REDUCE THE LIKLYHOOD OF TOPSOIL LOSS.
9. THE TOPSOIL AND GRASS SEEDING SHALL BE UNDERTAKEN AS SOON AS POSSIBLE TO PREVENT / REDUCE EROSION AND WATERED AS PER THE MANUFACTURERS RECCOMENDATIONS FOR THE LOCAL ENVIRONMENT AND SEASON.

DRIVEWAY

1. DRIVEWAY SUBGRADE SHALL BE INSPECTED PRIOR TO PLACING OF GRAVEL.
2. ALL FILL BENEATH DRIVEWAY TO BE SUB BASE 1 - 40MM FCR.
3. CONCRETE & REINFORCING STEEL TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3600 AND MANUFACTURERS RECOMMENDATIONS.
4. CONCRETE STRENGTH AT 28DAYS IS TO BE 25MPa.
5. ALL GRAVEL SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH PREVIOUS STATEGROWTH SPECIFICATION R40 UNLESS APPROVED OTHERWISE.
6. ALL GRAVELS SHALL BE COMPACTED IN MAXIMUM 150MM LAYERS USING A 2.5T ROLLER OR 300+KG FORWARD REVERSE PLATE.
7. TOLERENCE OF FINISHED SURFACE; +/- 50MM FROM DESIGN LEVEL, +/- 10MM DEVIATION WHEN MEASURING AGAINST 3M STRAIGHT EDGE.
8. SAW CUTS SHALL BE UNDERTAKEN WITHIN 24HOURS AND CUT DIRECTLY ABOVE THE CRACK INDUCERS.
9. ALL DRIVEWAY EDGES SHALL BE ROUNDED USING EDGING TOOL.
10. JOINTS SHALL BE PLACED TO THE LOCATIONS SPECIFIED.

STORMWATER

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 3500.3:2021, IPWEA(TAS) MUNICIPAL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCILS MUNICIPAL ENGINEER.
2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
3. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH ANY APPLICABLE COUNCIL PERMIT CONDITIONS, AS3500.3:2021 & TASMANIAN MUNICIPAL STANDARD DRAWINGS.
4. ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS IS TO BE BACKFILLED WITH FCR IN ACCORDANCE WITH THE DETAILS PROVIDED.
5. LOT CONNECTION TO BE DN150 uPVC INCORPORATE AN INSPECTION OPENING RAISED TO THE SURFACE U.N.O.
6. MINIMUM PIPE CLASS TO BE CLASS SN8.
7. ALL PITS LOCATED WITHIN THE TRAFFICABLE AREAS SHALL BE DRIVEABLE CLASS D.

WATER NOTES

1. THE PIPE ALLIGNMENT AND EXISTING SERVICES SHALL BE FULLY LOCATED IN CONSIDERATION WITH ARCHITECTS PLANS PRIOR TO COMMENCEMENT TO ENSURE NO CLASHES EXISTS WITH OTHER SERVICES. CONFIRM FINAL LOCATION WITH SURVEYOR PRIOR TO START.
2. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH TASWATER WATER SUPPLIMENT TO WSA 03-2011-3.1 MRWA v2.0 AND TW STANDARD DRAWINGS ON THE TASWATER DEVELOPMENT PORTAL, AS3500.1 WATER SERVICES AND TO THE SATISFACTION OF TASWATER'S DEVELOPMENT ENGINEER AND THE COUNCIL PLUMBING INSPECTOR FOR THEIR RESPECTIVE AREAS OF COMPLIANCE.
3. ALL PIPEWORK SHALL MEET THE WSA PS-215 & 216 SPECIFICATION.
4. ALL PIPEWORK SHALL BE PE100 CLASS PN16. A CONTINIOUS RUN, NO JOINS SHALL EXIST BETWEEN THE MANIFOLD AND THE DWELLING CONNECTION POINT (DCP_. REFER TO THE ARCHIETCURAL PLANS FOR THE EXACT LOCATION OF THE DCP.
5. LINEWORK SHOWN IS NOT EXACT AND MAY VARY TO WITH WITH SITE CONSTRAINTS.
6. MINIMUM COVER IS 500mm. LOCATOR TAPE SHALL BE PROVIDED OVER THE TOP OF THE TRENCH OF EACH SERVICE LINE. MINIMUM SEPERATION WITH OTHER SERVICES IS 300mm. WATER PIPE SPACING OF MIN. 100mm IS REQUIRED AND ALL PIPES SHALL HAVE A MIN. 100mm OF CLEAN 7mm BLUE METAL GRAVEL AROUND THEM.
7. ALL PIPEWORKS AND LAID PIPE SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AS3500.1 AND TW GUIDELINES.
8. ALL WATER WORKS TO BE TASWATER AND COUNCIL APPROVED WORKS. CONTRACTOR TO ARRANGE FOR INSPECTIONS AND APPROVALS.

SEWER NOTES

1. THE PIPE ALLIGNMENT AND EXISTING SERVICES SHALL BE FULLY LOCATED IN CONSIDERATION WITH ARCHITECTS PLANS PRIOR TO COMMENCEMENT TO ENSURE NO CLASHES EXISTS WITH OTHER SERVICES. CONFIRM FINAL LOCATION WITH SURVEYOR PRIOR TO START.
2. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH TASWATER SEWER SUPPLIMENT TO WSA 02-2014-3.1 V2 AND TW STANDARD DRAWINGS ON THE TASWATER DEVELOPMENT PORTAL, AS3500.2:2021 SANITARY PLUMBING AND SRAINAGE AND TO THE SATISFACTION OF TASWATER'S DEVELOPMENT ENGINEER AND THE COUNCIL PLUMBING INSPECTOR FOR THEIR RESPECTIVE AREAS OF COMPLIANCE.
3. ALL PIPEWORK AND FITTINGS SHALL BE DN100 UPVC DWV SN8, JOINS SHALL BE SCJ INSPECTION OPENINGS SHALL BE LOCATED AS SHOWN.
4. NO 90 DEGREE BENDS ALLOWED WITHOUT APPROVAL (INCLUDING FOR INSPECTION OPENINGS).
5. MINIMUM COVER IS 600mm
6. MINIMUM FALL IS 2%
7. COUNCIL'S PLUMBING INSPECTOR SHALL BE CONTACTED PRIOR TO BACKFILL OF MAIN.
8. THE MAIN SHALL BE BEDDED ON 100mm OF 7mm CLEAN METAL, IN A MINIMUM 300mm WIDE TRENCH AND SHALL BE COVERED WITH A MINIMUM OF 100mm THICK 7mm CLEAN AGGREGATE. LOCATOR TAPE SHALL BE PLACED OVER THE MAIN.
9. ALL PIPEWORK SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AS3500.2 AND TW GUIDELINES.
10. IF NEW CONNECTION REQUIRED AT REAR OF PROPERTY THE CONNECTION SHALL BE UNDERTAKEN AS PER MRWA-S-104A BY TASWATER APPROVED CONTRACTOR PLUMBER LISTED ON THEIR WEBSITE.
11. ALL WATER WORKS TO BE TASWATER AND COUNCIL APPROVED WORKS. CONTRACTOR TO ARRANGE FOR INSPECTIONS AND APPROVALS.

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00	ISSUED FOR CONSTRUCTION	CP	A.G-E.	30.09.2024

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ENGINEER: A.G-E.
SCALE:
DRAFTER: CP
SIZE: A3
STATUS: BUILDING APPLICATION

PROJECT: 31 WALKER ST, SORELL, TAS 7172

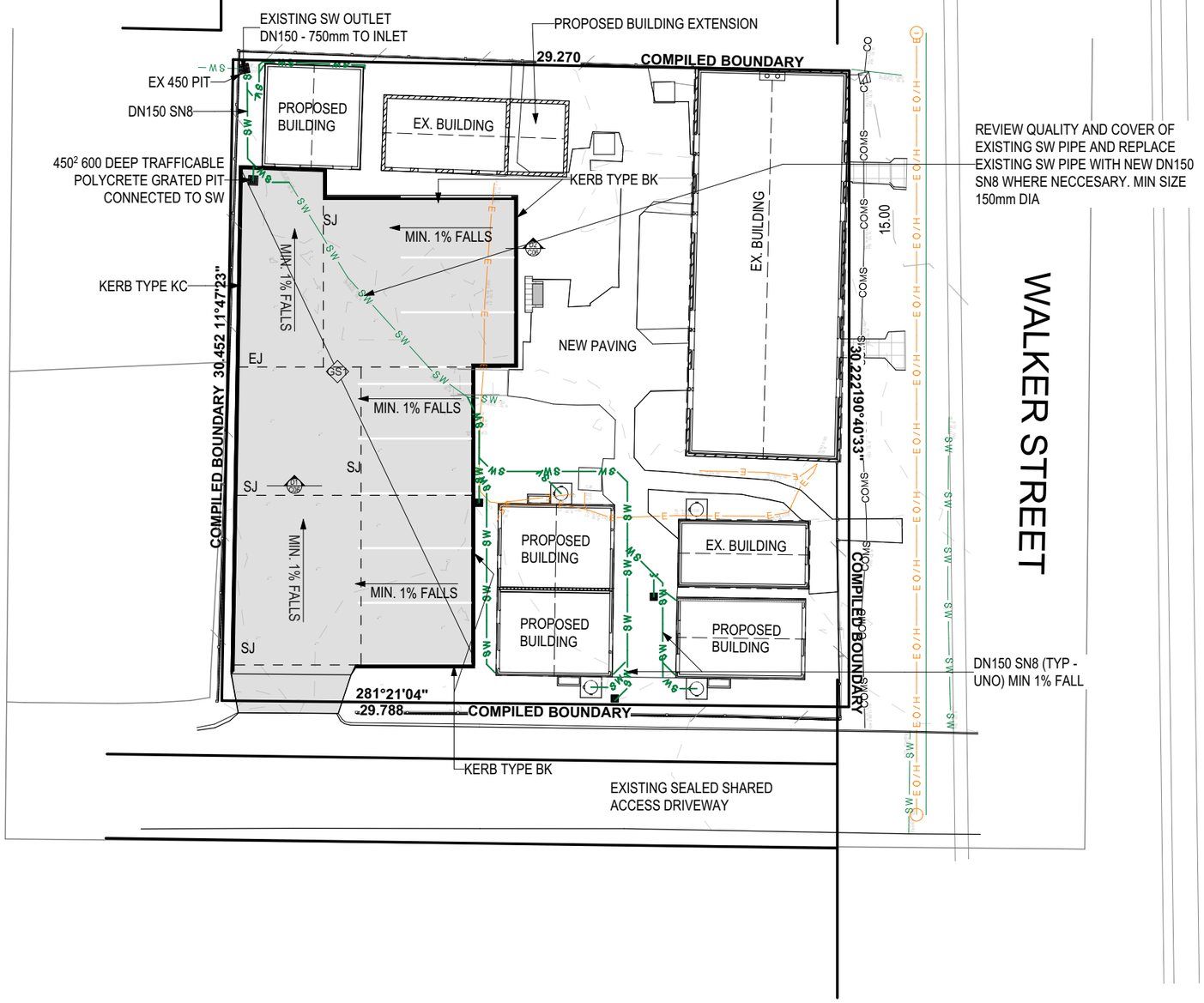
DRAWING TITLE: NOTES

PROJECT No. 045
DWG No. C01
REVISION: 00

LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING WATER INFRASTRUCTURE
- PROPOSED WATER INFRASTRUCTURE
- EXISTING POWER INFRASTRUCTURE
- PROPOSED POWER INFRASTRUCTURE
- EXISTING STORM WATER INFRASTRUCTURE
- PROPOSED STORM WATER INFRASTRUCTURE
- EXISTING SEWER INFRASTRUCTURE
- PROPOSED SEWER INFRASTRUCTURE
- EXISTING TELSTRA (OR COMMUNICATIONS) INFRASTRUCTURE
- PROPOSED TELSTRA (OR COMMUNICATIONS) INFRASTRUCTURE
- POWER POLES
- POWER CONNECTION POINT
- FIRE PLUG
- DN25 WATER METER
- EXISTING WATER METER
- COMMUNICATIONS LOT CONNECTIONS
- SEWER LOT CONNECTION
- STORM WATER LOT CONNECTION
- GS1 — NATURAL FINISHED CONC. 150mm THICK, 25Mpa SL82 WITH 30mm COVER. REFER TO PAVEMENT SECTION FOR FURTHER DETAIL

MIN COVER:
NON-TRAFFICABLE
450mm
TRAFFICABLE
600mm



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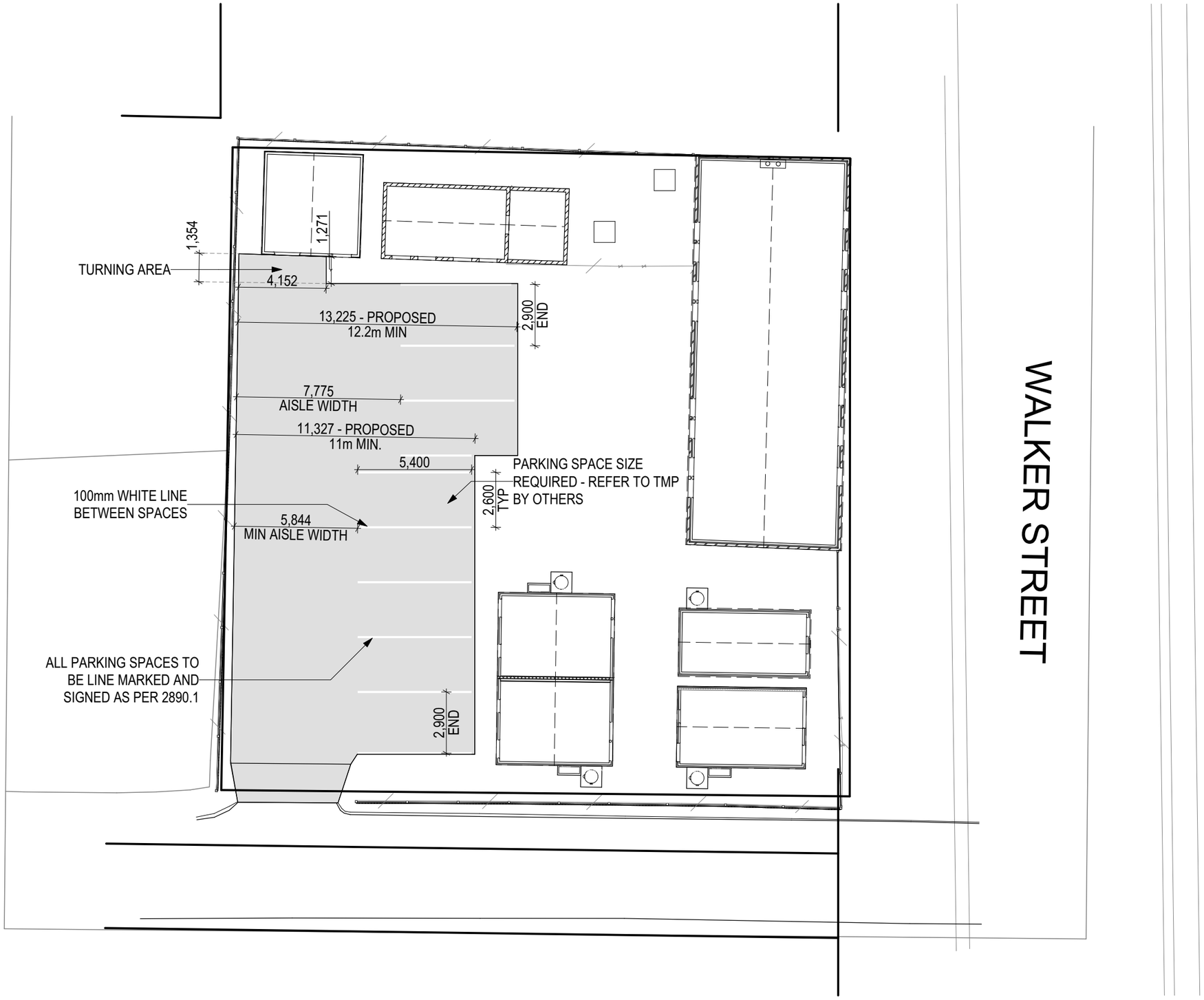
ENGINEER: A.G-E.
SCALE: 1:250
DRAFTER: CP
SIZE: A3
STATUS: BUILDING APPLICATION

PROJECT: 31 WALKER ST, SORELL, TAS 7172

DRAWING TITLE: GENERAL ARRANGEMENT

PROJECT No. 045
DWG No. C02
REVISION: 00



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ENGINEER: A.G-E.
SCALE: 1:200
DRAFTER: CP
SIZE: A3
STATUS: BUILDING APPLICATION

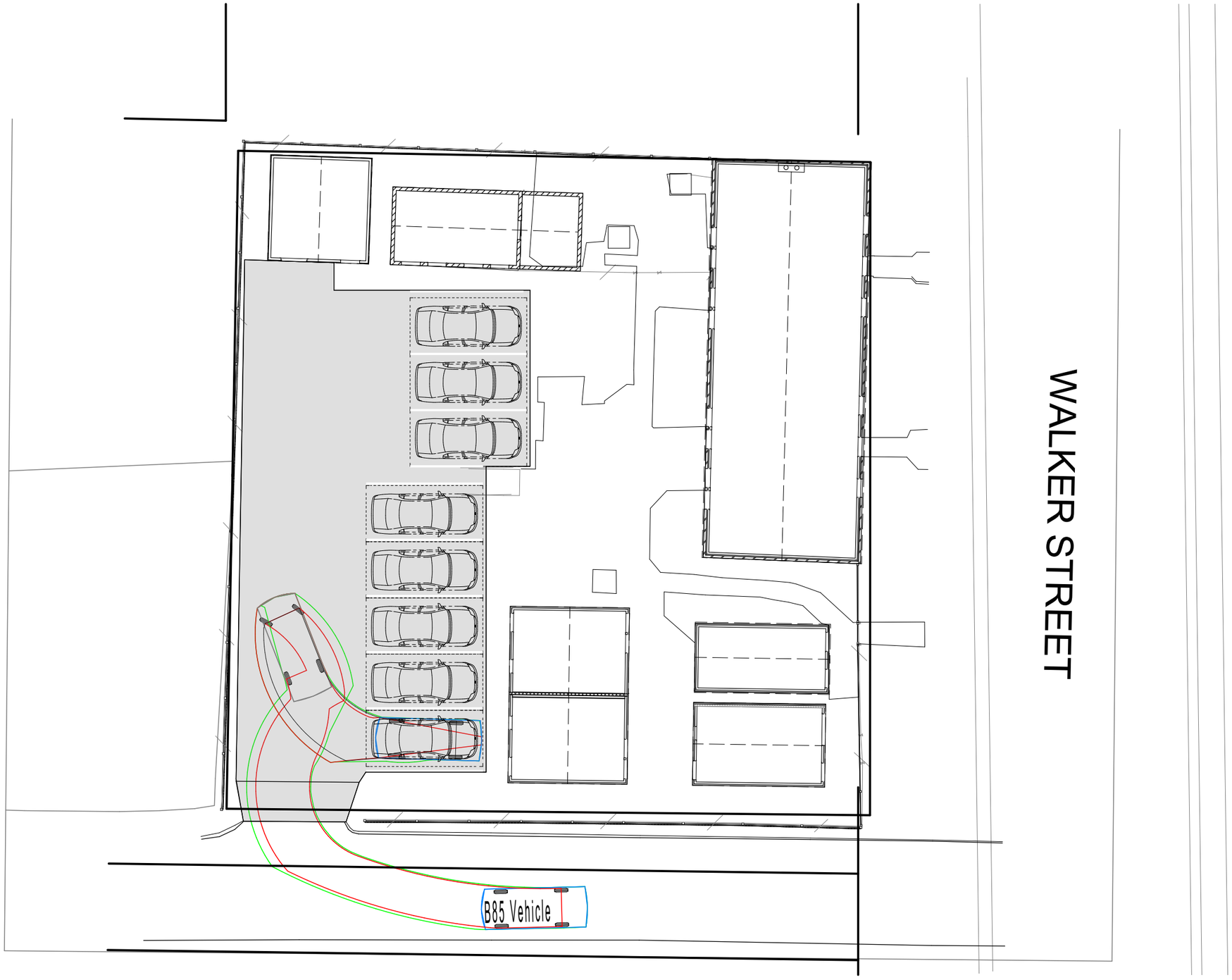
PROJECT: 31 WALKER ST, SORELL, TAS 7172

DRAWING TITLE: PARKING PLAN

PROJECT No. 045
DWG No. C03
REVISION: 00

LEGEND

- VEHICLE BODY - START AND FINISH POSITION
- VEHICLE BODY - INTERMEDIATE MANOEUVRE POSITION
- WHEEL PATH - OUTSIDE EDGE
- VEHICLE BODY PATH - OUTSIDE EDGE



SWEPT PATHS - IN
1:200

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DRAFTER: CP	SIZE: A3
STATUS: BUILDING APPLICATION	

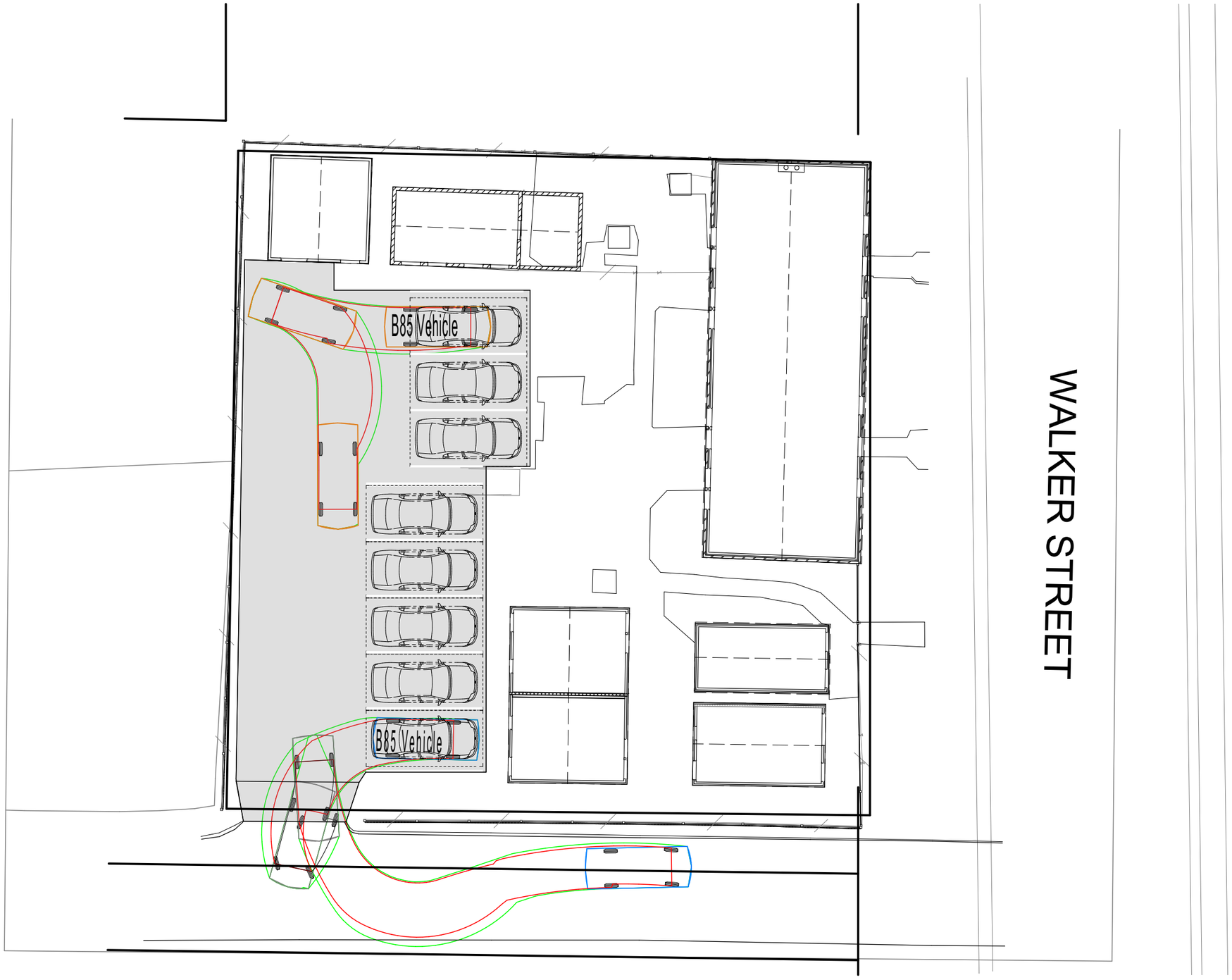
PROJECT:
31 WALKER ST, SORELL, TAS 7172

DRAWING TITLE:
DRIVEWAY SWEPT PATHS - IN

PROJECT No. 045	DWG No. C04
	REVISION: 00

LEGEND

- VEHICLE BODY - START AND FINISH POSITION
- VEHICLE BODY - INTERMEDIATE MANOEUVRE POSITION
- WHEEL PATH - OUTSIDE EDGE
- VEHICLE BODY PATH - OUTSIDE EDGE



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SWEPT PATHS - OUT

1:200

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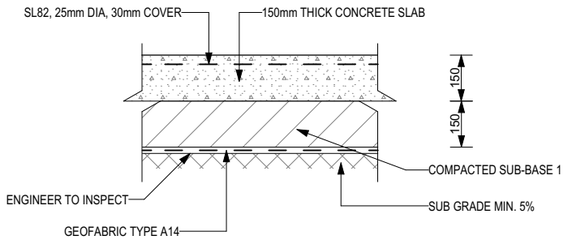
DRAFTER: CP	SIZE: A3
STATUS: BUILDING APPLICATION	

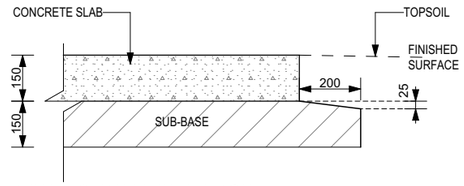
PROJECT:
31 WALKER ST, SORELL, TAS 7172

DRAWING TITLE:
DRIVEWAY SWEPT PATHS - OUT

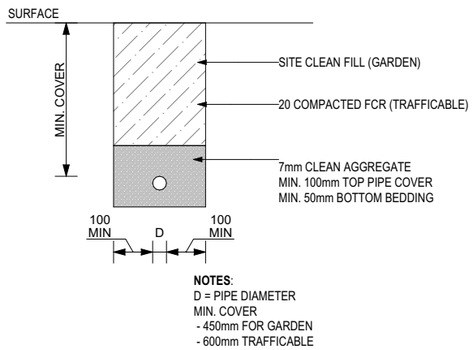
PROJECT No. 045	DWG No. C05
	REVISION: 00



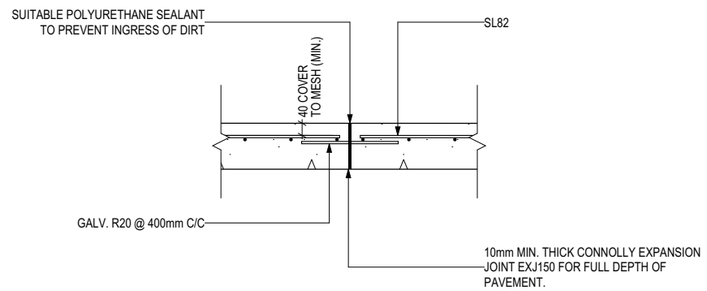
DETAIL 1: PAVEMENT - TYP
SCALE: 1:20



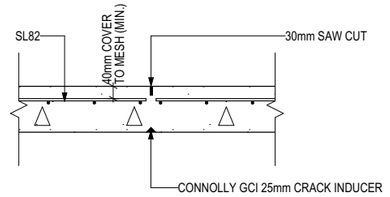
DETAIL 2: PAVEMENT EDGE
SCALE: 1:20



DETAIL 4: TRENCH SECTION (TYP)
SCALE: 1:20



DETAIL 5: PAVEMENT JOINT - EXPANSION - MAX. 18m
SCALE: 1:20



DETAIL 6: PAVEMENT JOINT - SAW CUT - MAX. 6m
SCALE: 1:20

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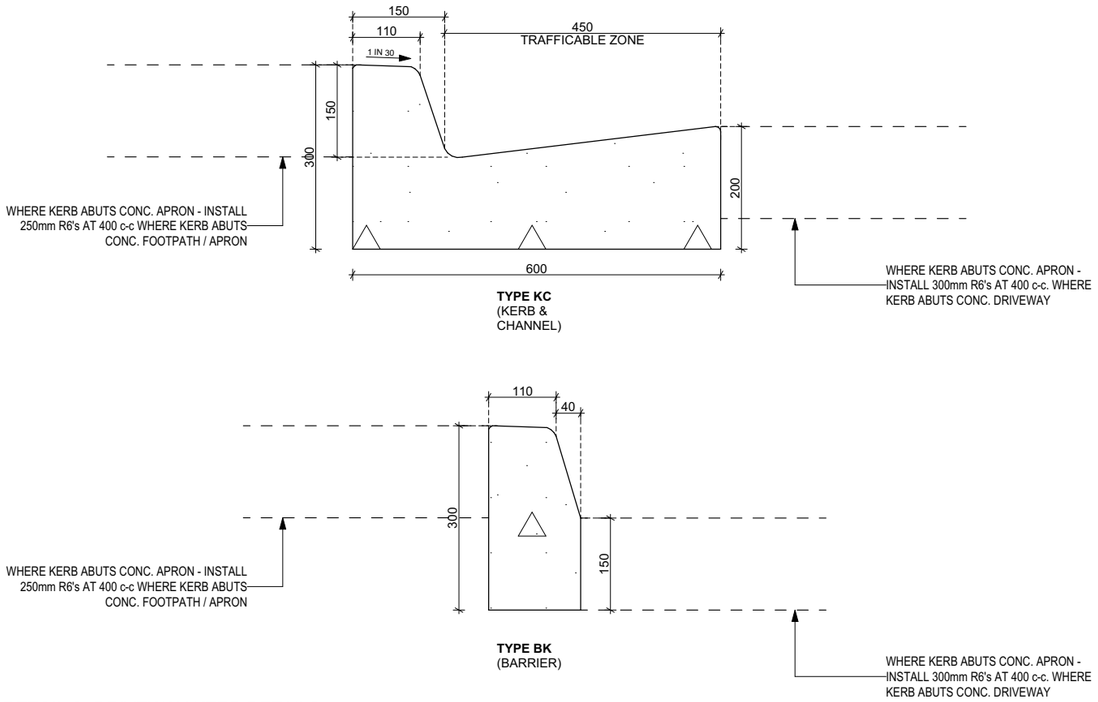
SCALE: 1:20
DRAFTER: CP
SIZE: A3
STATUS: BUILDING APPLICATION

PROJECT: 31 WALKER ST, SORELL, TAS 7172

DRAWING TITLE: DRIVEWAY CONSTRUCTION DETAILS

PROJECT No. 045
DWG No. C06
REVISION: 00



DETAIL 3: DRIVEWAY KERB DETAILS

SCALE: 1:10

Sorell Council
Development Application: 5.2023.310.1 - Response to Request For Information - 31 Walker Street, Sorell - P2.pdf
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ENGINEER: A.G-E.
SCALE: 1:10
DRAFTER: CP
SIZE: A3
STATUS: BUILDING APPLICATION

PROJECT: 31 WALKER ST, SORELL, TAS 7172

DRAWING TITLE: KERB DETAILS

PROJECT No. 045
DWG No. C07
REVISION: 00

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PROPOSED ACCOMODATION

31 WALKER ST, SORELL, TAS 7172

CLIENT: TERRY MCGILL

STAGE: DEVELOPMENT APPLICATION
COUNCIL: SORELL
TITLE REF: 110657 / 1
JOB No.: 045

REV	AMENDMENTS	DATE	SHEET	DRW
B	ADDRESS RFI'S (COUNCIL, HERRITAGE)	28.04.2025	ALL	CDP
A	DEVELOPMENT APPLICATION - INITIAL ISSUE	2023.10.16	ALL	CDP

REVISION SCHEDULE

AREA SCHEDULE

EXISTING BARRACKS	162.00m²
EXISTING COTTAGE 1	18.00m²
EXISTING RECEPTION	21.6m²
EXISTING FCR PARKING	212.47m²
EXISTING CONC. PATHS	40.18m²
EXISTING PAVED PATHS	126.85m²
TOTAL EXISTING IMPERVIOUS	**584.73m²**
PROPOSED COTTAGE 2	23.48m²
PROPOSED COTTAGE 3	22.50m²
PROPOSED COTTAGE 4	22.61m²
PROPOSED RECEPTION STORE	10.08m²
PROPOSED SHED	23.02m²
PROPOSED BUILDINGS (total)	303.22m²
PROPOSED FCR PARKING	283.39m²
PROPOSED CONC. PATHS	28.86m²
PROPOSED PAVED PATHS	110.38m²
TOTAL NEW IMPERVIOUS	**725.85m²**
SITE AREA	896m²
EXISTING SITE COVERAGE	65.25%
PROPOSED SITE COVERAGE	81.01%

SITE ASSESSMENT

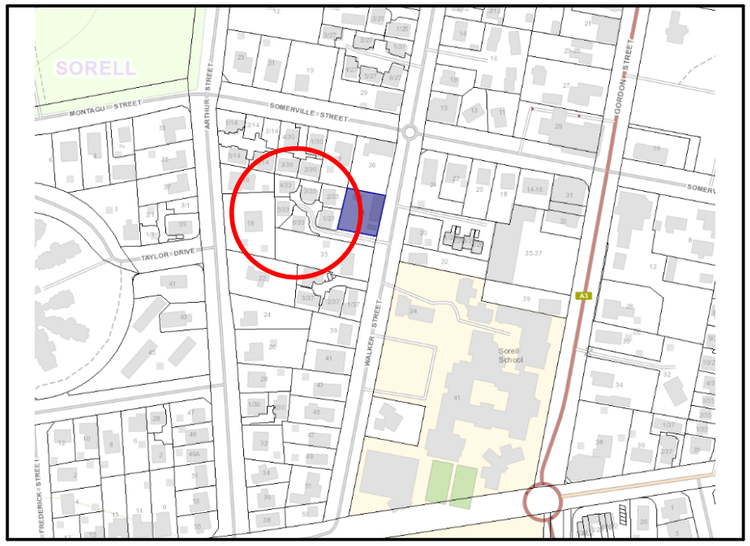
ZONE:	**GENERAL RESIDENTIAL**
WIND REGION:	**A**
SOIL CLASS:	**A**
TERRAIN CATEGORY:	**TC3**
SHIELDING CLASS:	**FS**
TOPOGRAPHIC CLASS:	**T0**
WIND CLASS:	**N1**

OTHER SUPPORTING DOCUMENTATION

SOIL REPORT:	GECE (05.07.2023)
STRUCTURAL ENG.:	TBP
CIVIL ENGINEERING:	GECE (30.09.2024)
TRAFFIC IMPACT ASSESSMENT	AUSWIDE (04.2024)

SHEET LIST

No.	SHEET NAME	SHEET REV.
A-01	COVER SHEET	B
A-02	EXISTING SITE PLAN	B
A-03	PROPOSED SITE PLAN	B
A-04	CONCEPT SITE DRAINAGE PLAN	B
A-05	COTTAGE FLOOR PLANS	B
A-06	SHED AND STORE FLOOR PLANS	B
A-07	SITE ELEVATIONS	B
A-08	SITE ELEVATIONS	B
A-09	COTTAGE ELEVATIONS 1	B
A-10	COTTAGE ELEVATIONS 2	B
A-11	3D PERSPECTIVE VIEWS	B
A-12	COTTAGE ELECTRICAL PLAN	B
A-13	COTTAGE FLOOR COVERINGS	B



SITE LOCATION

PH: 0417858537
E: chrispooley0@gmail.com
BUILDING DESIGNER ACCREDITATION:
866088099

PDS
POOLEYS DRAFTING SERVICES

AREA SCHEDULE

EXISTING BARRACKS	162.00m²
EXISTING COTTAGE 1	18.00m²
EXISTING RECEPTION	21.6m²
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WIND REGION:	**A**
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TERRAIN CATEGORY:	**TC3**
SHIELDING CLASS:	**FS**
TOPOGRAPHIC CLASS:	**T0**
WIND CLASS:	**N1**

OTHER SUPPORTING DOCUMENTATION

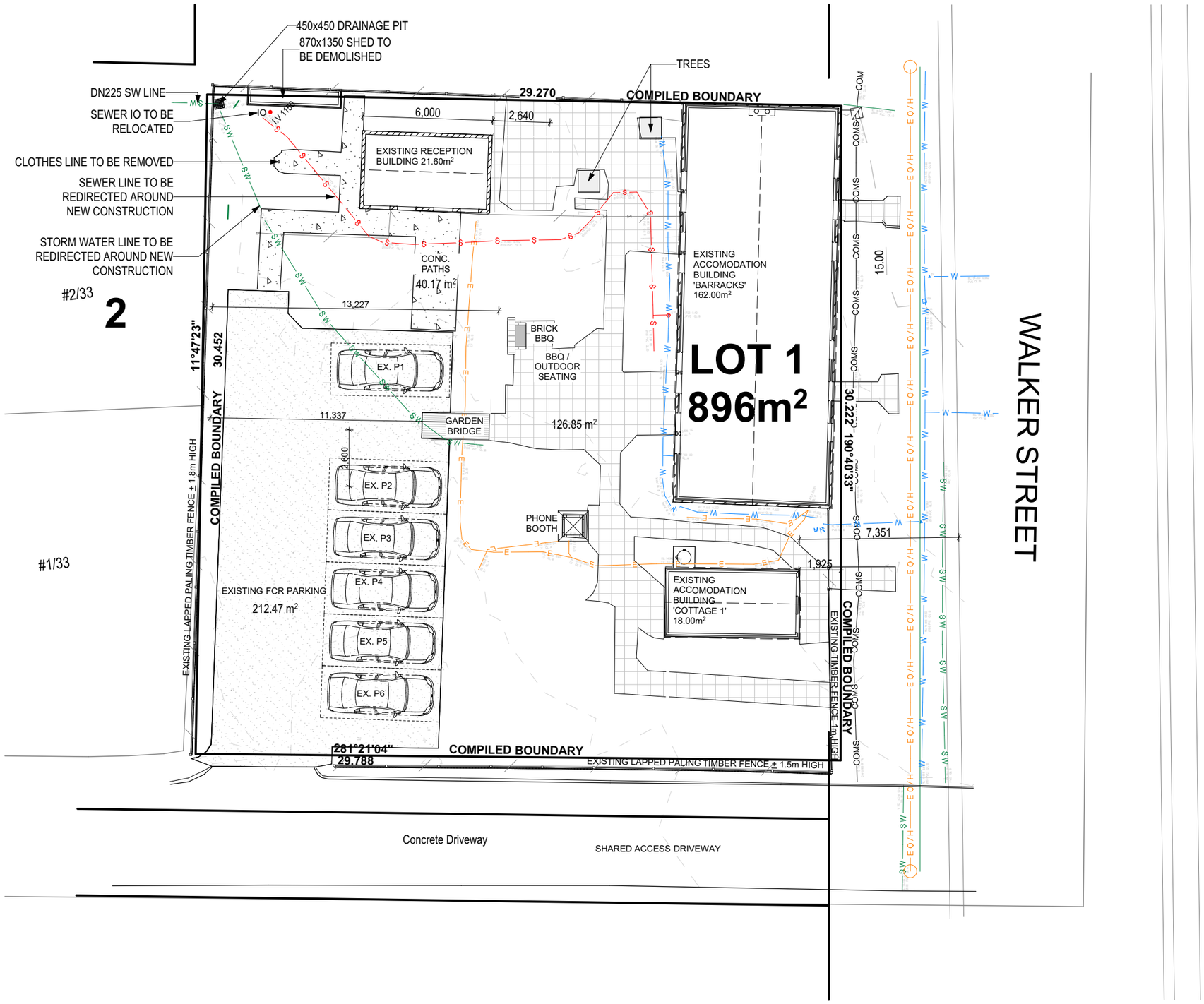
SOIL REPORT:	GECE (05.07.2023)
STRUCTURAL ENG.:	TBP
CIVIL ENGINEERING:	GECE (30.09.2024)
TRAFFIC IMPACT ASSESSMENT	AUSWIDE (04.2024)

GENERAL DEMOLITION / EXCAVATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A DIAL BEFORE YOU DIG SEARCH.
2. THE CONTRACTOR IS TO LOCATE ALL SERVICES ON SITE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR CONSTRUCTION WORKS, THE DESIGNER TAKES NO RESPONSIBILITY FOR DAMAGE TO ANY SERVICES WHETHER THEY BE LOCATED, OR NOT ON THESE PLANS.
3. CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
4. MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES.
5. EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
6. MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.

DIAL BEFORE YOU DIG www.1100.com.au

BEFORE YOU DIG www.byda.com.au



Sorell Council
Development Application: 5.2023.310.1 - Response to Request For Information - 31 Walker Street, Sorell - P2.pdf
Plans Reference: P2
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BUILDING DESIGNER
ACCREDITATION: 866088099

BUILDING BEING CONSTRUCTED IN A BAL-N/A AREA
(RESTRICTIONS TO, OR ADDITIONAL CONSTRUCTION METHODS/ MATERIALS MAY APPLY - REFER TO NOTES)

EXISTING SITE PLAN

PROPOSED ACCOMODATION

TERRY MCGILL

DEVELOPMENT APPLICATION

31 WALKER ST, SORELL, TAS 7172
CT: 110657 **LOT**: 1

REV	AMENDMENTS	DATE	SHEET	DRW
B	ADDRESS RFI'S (COUNCIL, HERRITAGE)	28.04.2025	ALL	CDP
A	DEVELOPMENT APPLICATION - INITIAL ISSUE	2023.10.16	ALL	CDP

N

LAYOUT REV: B
JOB No: 045
SCALES(s) @ A3: 1:200
SHEET No: A-02
No. OF SHEETS: 13

AREA SCHEDULE

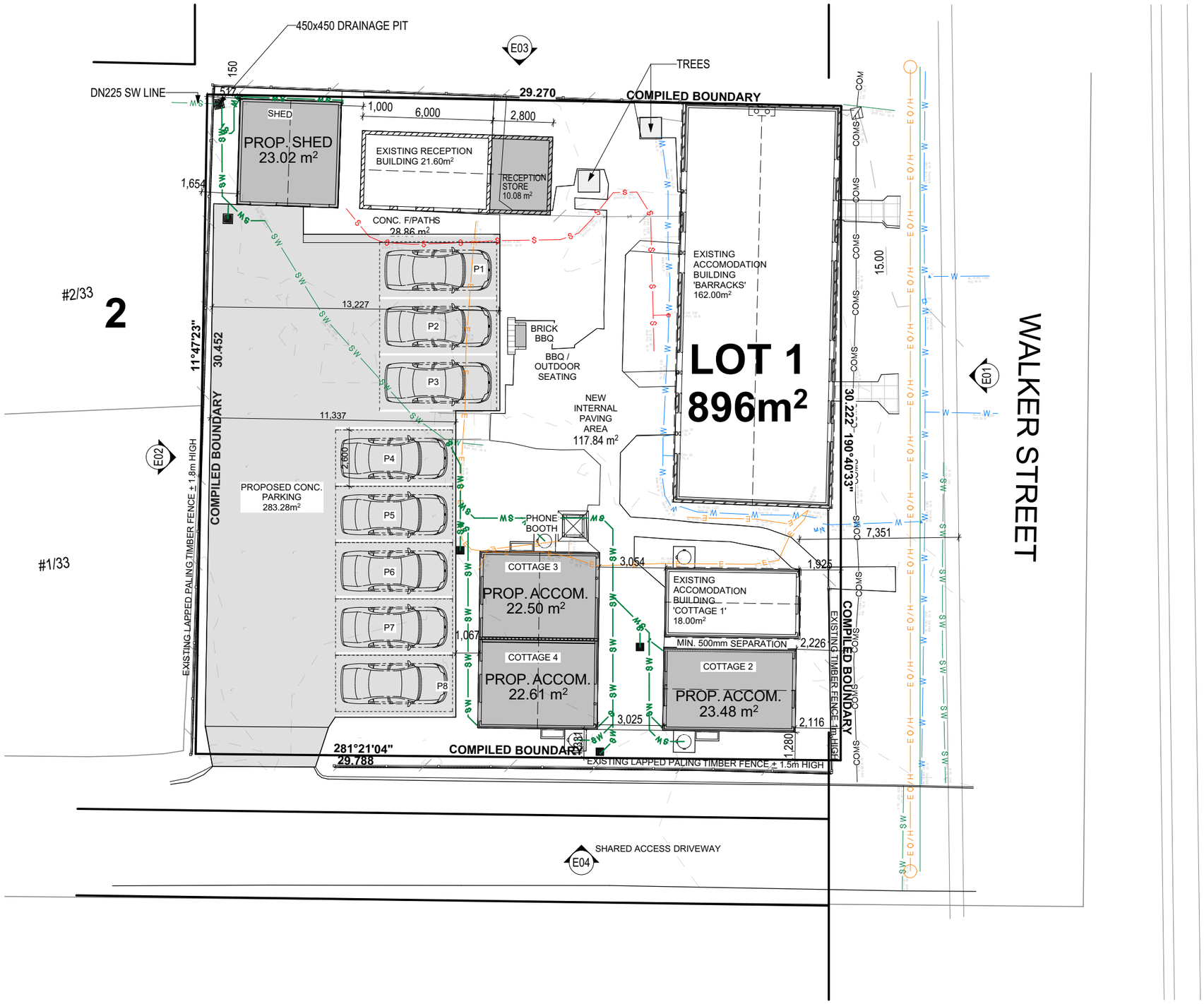
EXISTING BARRACKS	162.00m²
EXISTING COTTAGE 1	18.00m²
EXISTING RECEPTION	21.6m²
EXISTING FCR PARKING	212.47m²
EXISTING CONC. PATHS	40.18m²
EXISTING PAVED PATHS	126.85m²
TOTAL EXISTING IMPERVIOUS	**584.73m²**
PROPOSED COTTAGE 2	23.48m²
PROPOSED COTTAGE 3	22.50m²
PROPOSED COTTAGE 4	22.61m²
PROPOSED RECEPTION STORE	10.08m²
PROPOSED SHED	23.02m²
PROPOSED BUILDINGS (total)	303.22m²
PROPOSED FCR PARKING	283.39m²
PROPOSED CONC. PATHS	28.86m²
PROPOSED PAVED PATHS	110.38m²
TOTAL NEW IMPERVIOUS	**725.85m²**
SITE AREA	896m²
EXISTING SITE COVERAGE	65.25%
PROPOSED SITE COVERAGE	81.01%

SITE ASSESSMENT

ZONE:	**GENERAL RESIDENTIAL**
WIND REGION:	**A**
SOIL CLASS:	**A**
TERRAIN CATEGORY:	**TC3**
SHIELDING CLASS:	**FS**
TOPOGRAPHIC CLASS:	**T0**
WIND CLASS:	**N1**

OTHER SUPPORTING DOCUMENTATION

SOIL REPORT:	GECE (05.07.2023)
STRUCTURAL ENG.:	TBP
CIVIL ENGINEERING:	GECE (30.09.2024)
TRAFFIC IMPACT ASSESSMENT	AUSWIDE (04.2024)



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BUILDING BEING CONSTRUCTED IN A BAL-N/A AREA
(RESTRICTIONS TO, OR ADDITIONAL CONSTRUCTION METHODS/ MATERIALS MAY APPLY - REFER TO NOTES)

PROPOSED SITE PLAN

PROPOSED ACCOMODATION | TERRY MCGILL

DEVELOPMENT APPLICATION | 31 WALKER ST, SORELL, TAS 7172
CT: 110657 **LOT**: 1

REV	AMENDMENTS	DATE	SHEET	DRW
B	ADDRESS RFI'S (COUNCIL, HERRITAGE)	28.04.2025	ALL	CDP
A	DEVELOPMENT APPLICATION - INITIAL ISSUE	2023.10.16	ALL	CDP

N

LAYOUT REV: B
JOB No: 045
SCALES(s) @ A3: 1:200
SHEET No: A-03
No. OF SHEETS: 13

GENERAL PLUMBING NOTES:

1. PLUMBER TO CONFIRM THE EXISTING ON-SITE SERVICES PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
2. ALL PLUMBING WORKS TO BE IN ACCORDANCE WITH COUNCIL REGULATIONS, THE DIRECTORS DETERMINATION & AS3500.
3. REFER TO DESIGNERS DRAWINGS AND FIXTURE AND EQUIPMENT TECHNICAL SPECIFICATIONS FOR PIPEWORK CONNECTIONS.
4. MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
5. REMOVE ALL EXCESS SOIL AND SURPLUS MATERIALS FROM THE SITE.
6. ALL PLUMBING TO BE INSTALLED BY A LICENCED PLUMBER.
7. INSTALL INSPECTION OPENINGS AT MAJOR BENDS AND ALL LOW POINTS OF DOWNPIPES.

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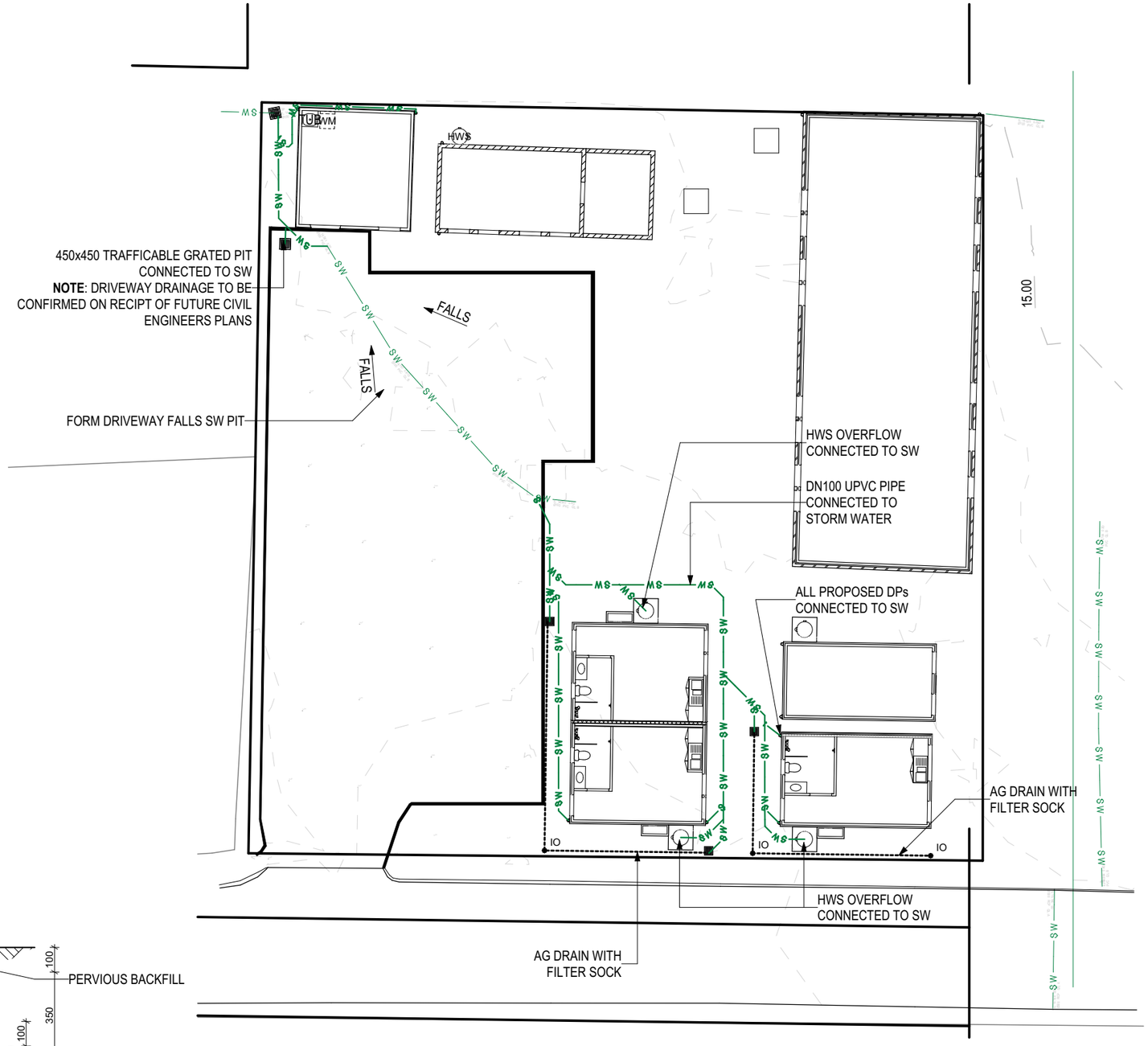
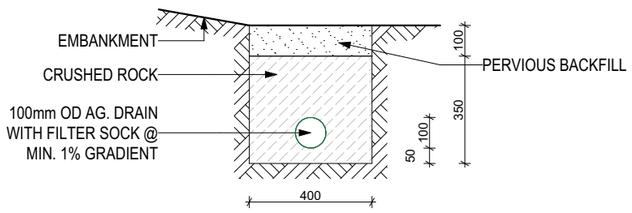


LEGEND

ITEM		PIPE / FIXTURE SIZE (U.N.O.)
CDP SDP	CHARGED DOWNPIPE / STANDARD DOWNPIPE	DN90
	YARD TAP WITH ORG	DN100 (ORG)
	FLOOR WASTE	DN90
BTH	BATH	DN50
VAN	VANITY	DN40
B	BASIN	DN40
SHR	SHOWER	DN50
TUB	LAUNDRY TUB	DN50
S	SINK	DN50
WC	TOILET	DN100
VENT	50mm UPVC VENT TO OUTSIDE	DN50
W W	WATER MAIN / WATER LATERAL LINE	
	CHARGED STORMWATER LINE	DN100
SW SW	STORMWATER LINE MIN. 1.0% GRADE	DN100
S S	SEWER LINE MIN. 1.65% GRADE	DN100
EXS EXS	EXISTING SEWER LINE	DN100
	DROPPER BETWEEN LEVELS	DN100
IO	INSPECTION OPENING	DN100
	GRATED PIT	450x450
	FIRE PLUG	
	WATER METER	
IO	SEWER LOT CONNECTION	
IO	STORM WATER LOT CONNECTION	



NOTE:
ALL MATERIALS AND CONSTRUCTION TO COMPLY WITH AS 3500.3

AG DRAIN DETAIL (TYP) 1:20

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BUILDING BEING CONSTRUCTED IN A BAL-N/A AREA
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CONCEPT SITE DRAINAGE PLAN

PROPOSED ACCOMODATION

TERRY MCGILL

DEVELOPMENT APPLICATION

31 WALKER ST, SORELL, TAS 7172
CT: 110657 **LOT**: 1

REV	AMENDMENTS	DATE	SHEET	DRW
B	ADDRESS RFI'S (COUNCIL, HERRITAGE)	28.04.2025	ALL	CDP
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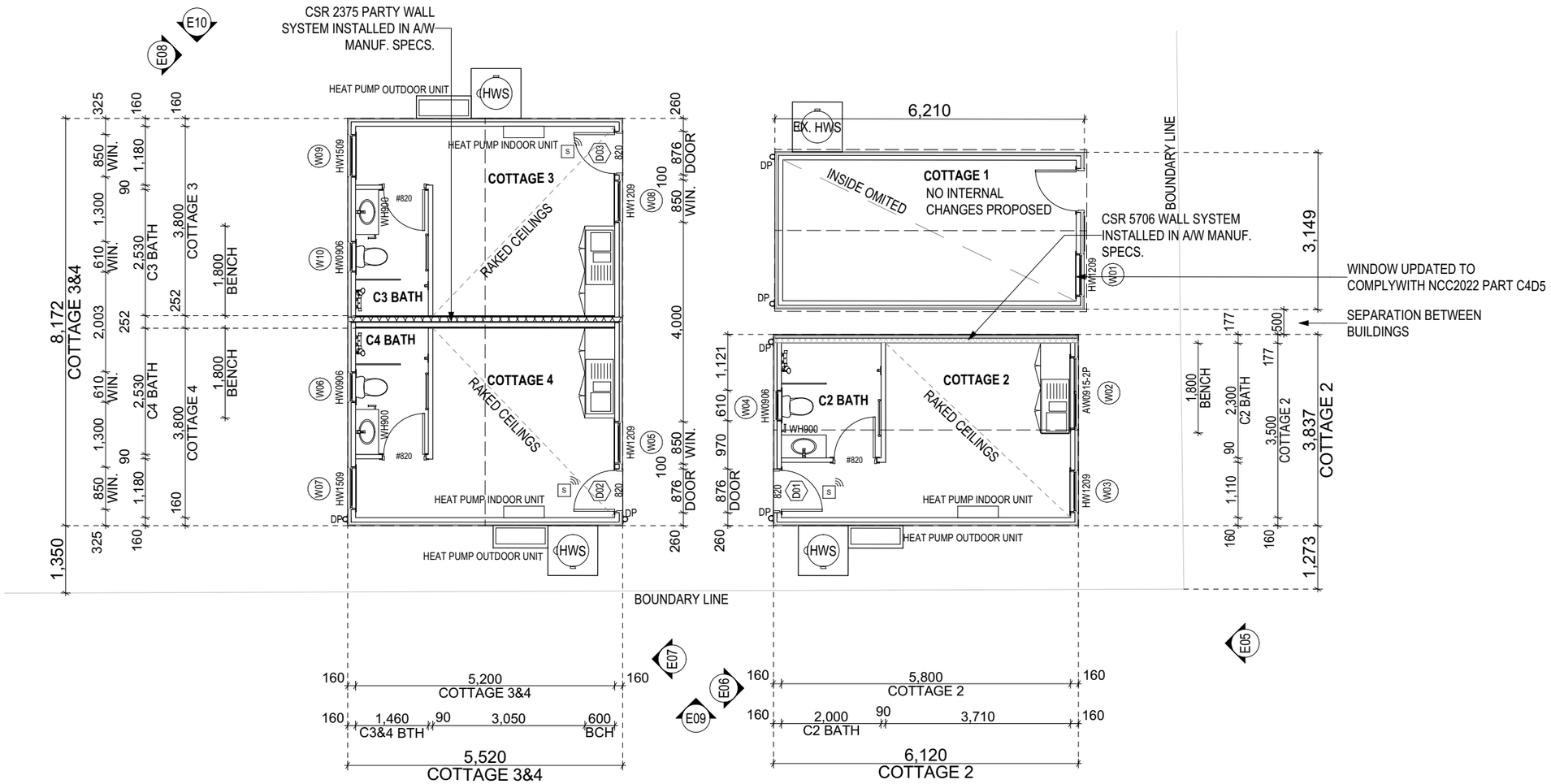
LAYOUT REV: B
JOB No: 045
SCALES(s) @ A3: 1:20, 1:200
SHEET No: A-04
No. OF SHEETS: 13

NEW BUILDINGS FLOOR AREA SCHEDULE	
AREA NAME	MEASURED AREA
COTTAGE 2	23.48
COTTAGE 3	22.50
COTTAGE 4	22.61
RECEPTION STORE	10.08
SHED	22.98
	101.65 m²



LEGEND

- EXTERIOR WALL - LIGHTWEIGHT CLADDING SHOWN GENERALLY @ 160mm
- EXTERIOR WALL - BRICK VENEER
- FIRE RATED PARTITION WALL DIMENSIONED VALUE = OUTSIDE FACE OF WALL SYSTEM
- INTERNAL STUD WALL
- INTERNAL STUD WALL (INSULATION)
- SMOKE ALARM - INTERCONNECTED WHERE THERE IS MORE THAN 1
- MECHANICAL EXHAUST FAN - DUCTED EXTERNALLY
- # LIFT OFF HINGES TO DOOR
- YARD TAP WITH ORG
- YARD TAP
- CDP SDP CHARGED DOWNPIPE / STANDARD DOWNPIPE
- FW FLOOR WASTE GULLY

Sorell Council

Development Application: 5.2023.310.1 - Response to Request For Information - 31 Walker Street, Sorell - P2.pdf
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COTTAGE FLOOR PLANS

PROPOSED ACCOMODATION

TERRY MCGILL

DEVELOPMENT APPLICATION

31 WALKER ST, SORELL, TAS 7172
CT: 110657 **LOT**: 1

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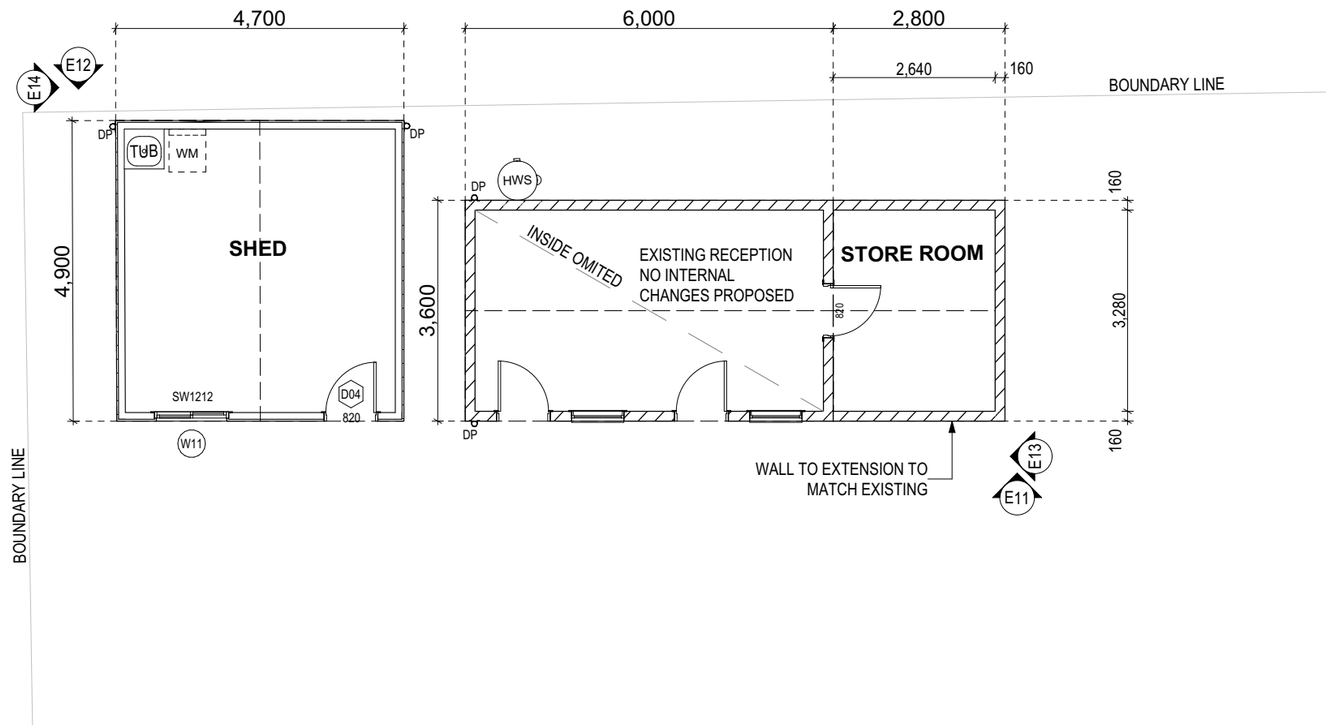
N

LAYOUT REV: B
JOB No: 045
SCALES(s) @ A3: 1:100
SHEET No: A-05
No. OF SHEETS: 13

NEW BUILDINGS FLOOR AREA SCHEDULE	
AREA NAME	MEASURED AREA
COTTAGE 2	23.48
COTTAGE 3	22.50
COTTAGE 4	22.61
RECEPTION STORE	10.08
SHED	22.98
	101.65 m²



LEGEND

- EXTERIOR WALL - LIGHTWEIGHT CLADDING SHOWN GENERALLY @ 160mm
- EXTERIOR WALL - BRICK VENEER
- FIRE RATED PARTITION WALL DIMENSIONED VALUE = OUTSIDE FACE OF WALL SYSTEM
- INTERNAL STUD WALL
- INTERNAL STUD WALL (INSULATION)
- SMOKE ALARM - INTERCONNECTED WHERE THERE IS MORE THAN 1
- MECHANICAL EXHAUST FAN - DUCTED EXTERNALLY
- # LIFT OFF HINGES TO DOOR
- YARD TAP WITH ORG
- YARD TAP
- CDP SDP CHARGED DOWNPIPE / STANDARD DOWNPIPE
- FW FLOOR WASTE GULLY

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SHED AND STORE FLOOR PLANS

PROPOSED ACCOMODATION

TERRY MCGILL

DEVELOPMENT APPLICATION

31 WALKER ST, SORELL, TAS 7172
CT: 110657 **LOT**: 1

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LAYOUT REV: B
JOB No: 045
SCALES(s) @ A3: 1:100
SHEET No: A-06
No. OF SHEETS: 13

E01 SITE FRONT (EAST) ELEVATION 1:100

E04 SITE SIDE (SOUTH) ELEVATION 1:100

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GLASS TYPE LEGEND

CLEAR OBSCURE ACOUSTIC LOW-E TONED

WINDOW TYPE LEGEND

SIDE HUNG AWNING HUNG WINDOW DOUBLE HUNG FIXED LOUVRE SLIDING

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SITE ELEVATIONS

PROPOSED ACCOMODATION

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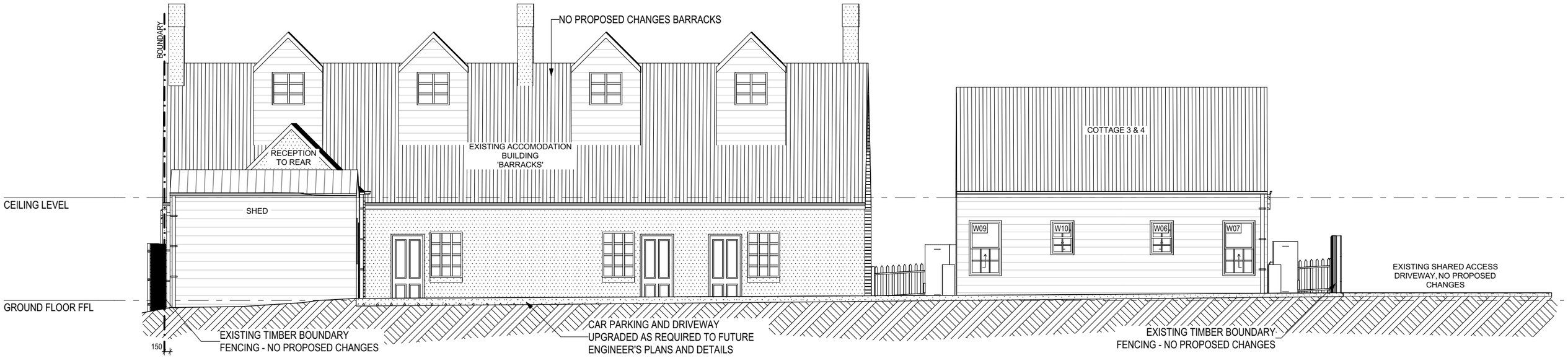
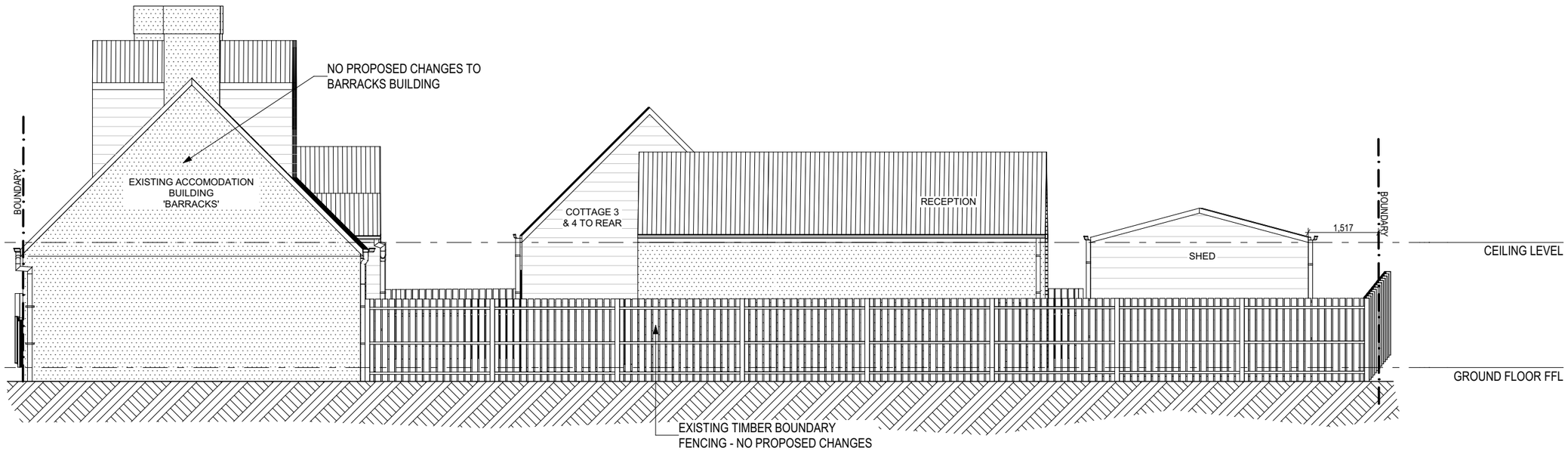
LAYOUT REV: B
JOB No: 045
SCALES(s) @ A3: 1:100
SHEET No: A-07
No. OF SHEETS: 13



E02 SITE REAR (WEST) ELEVATION 1:100



E03 SITE SIDE (NORTH) ELEVATION 1:100

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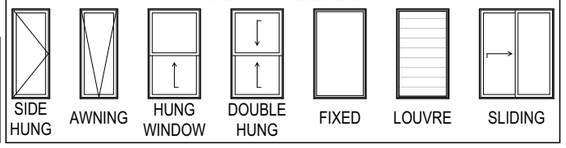
GLASS TYPE LEGEND

WINDOW TYPE LEGEND



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SITE ELEVATIONS

PROPOSED ACCOMODATION | TERRY MCGILL

DEVELOPMENT APPLICATION | 31 WALKER ST, SORELL, TAS 7172
CT: 110657 **LOT**: 1

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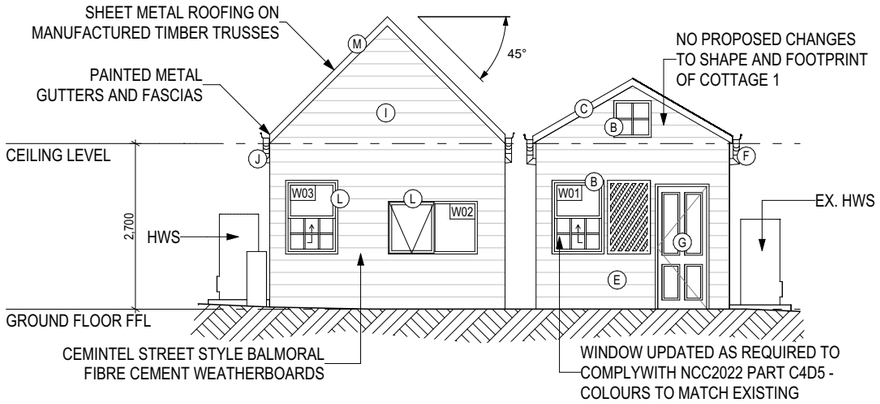
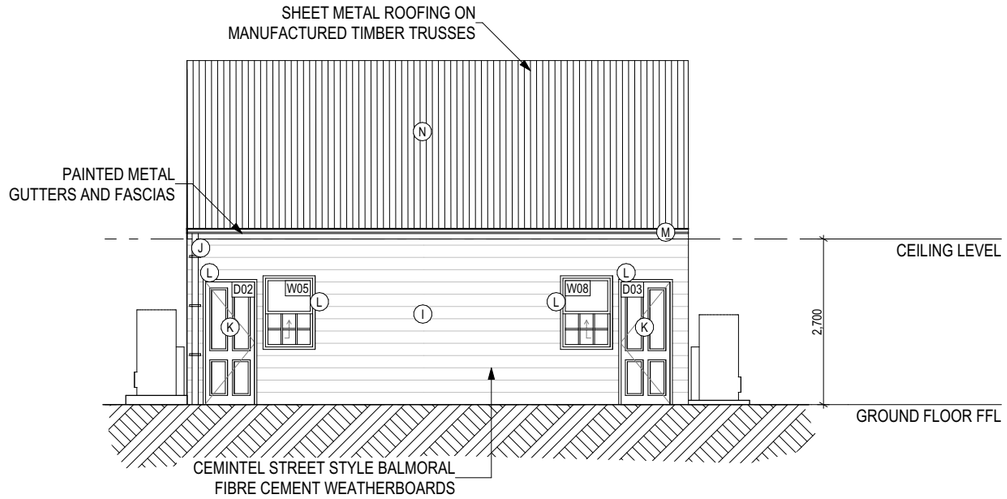
LAYOUT REV: B
JOB No: 045
SCALES(s) @ A3: 1:100
SHEET No: A-08
No. OF SHEETS: 13



E05 COTTAGE 1 & 2 FRONT ELEVATION 1:100

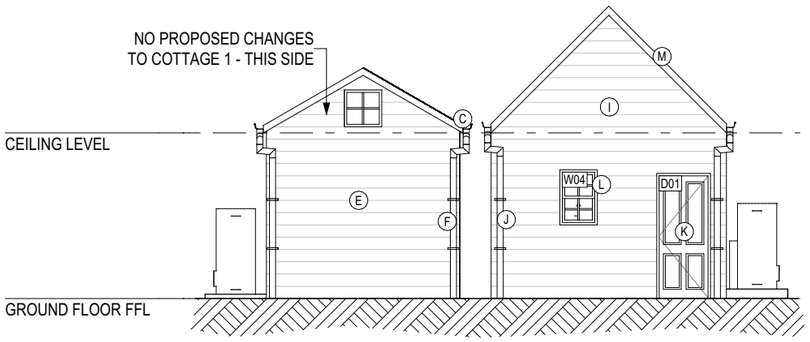


E07 COTTAGE 3 & 4 FRONT ELEVATION 1:100

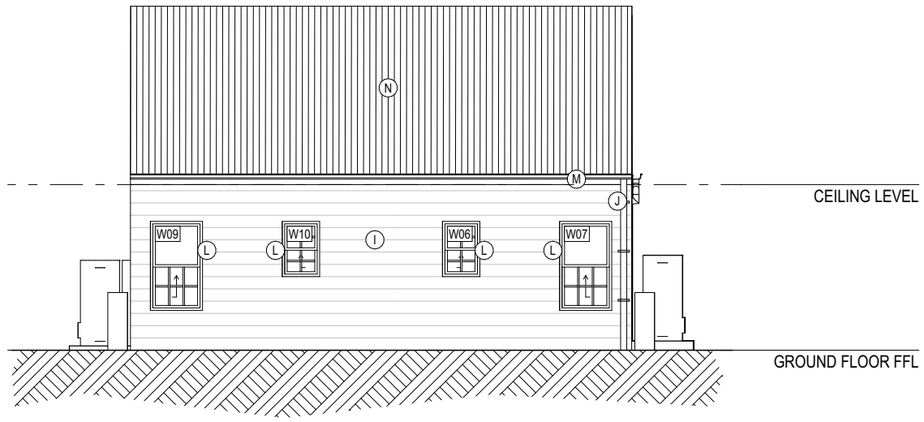
EXTERNAL FINISHES SCHEDULE

CODE	SURFACE MATERIAL	FINISH COLOUR
A	EX. CORRUGATED SHEET METAL ROOFING	MANOR RED (NO CHANGE TO EXISTING)
B	EX. DOOR AND WINDOW TIMBER TRIMS	HERITAGE GREEN (NO CHANGE TO EXISTING)
C	EX. TIMBER FASCIA BOARD AND METAL GUTTER	GUTTER = HERITAGE GREEN (NO CHANGE) FASCIA = HERITAGE GREEN (NO CHANGE)
D	EX. RENDER MASONRY WALL	WHITE* (NO CHANGE TO EXISTING)
E	EX. TIMBER WEATHERBOARD WALL	WHITE* (NO CHANGE TO EXISTING)
F	EX. PVC DOWNPIPE	WHITE* (NO CHANGE TO EXISTING)
G	EX. TIMBER DOOR	HERITAGE GREEN (NO CHANGE TO EXISTING)
H	RENDERED CONCRETE BLOCK	MATCH EXISTING ON SITE (WHITE*)
I	CEMINTEL STREET STYLE BALMORAL FC WB'S	DULUX LIME WHITE
J	PVC DOWNPIPE	DULUX LIME WHITE
K	TIMBER DOOR	HERITAGE GREEN
L	DOOR AND WINDOW ALUMINIUM TRIMS	HERITAGE GREEN
M	FOLDED METAL FASCIA AND METAL GUTTER	GUTTER = HERITAGE GREEN FASCIA = HERITAGE GREEN
N	CORRUGATED SHEET METAL ROOFING	MANOR RED

NOTES:
* COLOUR NOT MATCHED OR CONFIRMED - PROFESSIONAL PAINTER / BUILDER TO CONFIRM COLOUR THROUGH MATCHING ON SITE PRIOR TO PURCHASING PAINTS AND / OR APPLYING PAINT. WHERE THE EXISTING IS TO BE TOUCHED UP, THE NEW PAINT IS TO MATCH THE EXISITNG.
FC = FIBRE CEMENT - WB = WEATHERBOARD



E06 COTTAGE 1 & 2 REAR ELEVATION 1:100



E08 COTTAGE 3 & 4 REAR ELEVATION 1:100

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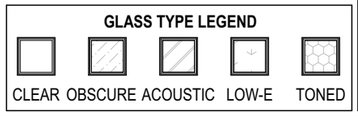
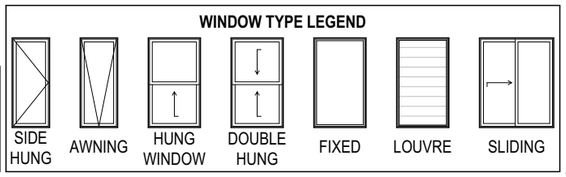
Plans Reference: P2
Date received: 28/04/2025





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BUILDING DESIGNER
ACCREDITATION: 866088099

BUILDING BEING CONSTRUCTED IN A BAL-N/A AREA
(RESTRICTIONS TO, OR ADDITIONAL CONSTRUCTION METHODS/ MATERIALS MAY APPLY - REFER TO NOTES)

COTTAGE ELEVATIONS 1

PROPOSED ACCOMODATION

TERRY MCGILL

DEVELOPMENT APPLICATION

31 WALKER ST, SORELL, TAS 7172
CT: 110657 **LOT**: 1

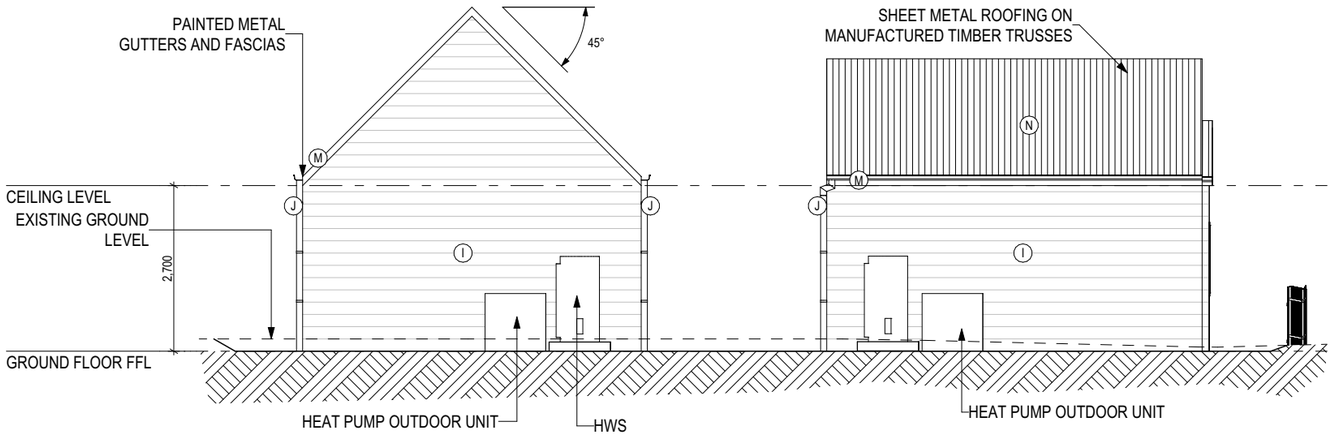
REV	AMENDMENTS	DATE	SHEET	DRW
B	ADDRESS RFI'S (COUNCIL, HERRITAGE)	28.04.2025	ALL	CDP
A	DEVELOPMENT APPLICATION - INITIAL ISSUE	2023.10.16	ALL	CDP

LAYOUT REV: B
JOB No: 045
SCALES(s) @ A3: 1:100
SHEET No: A-09
No. OF SHEETS: 13

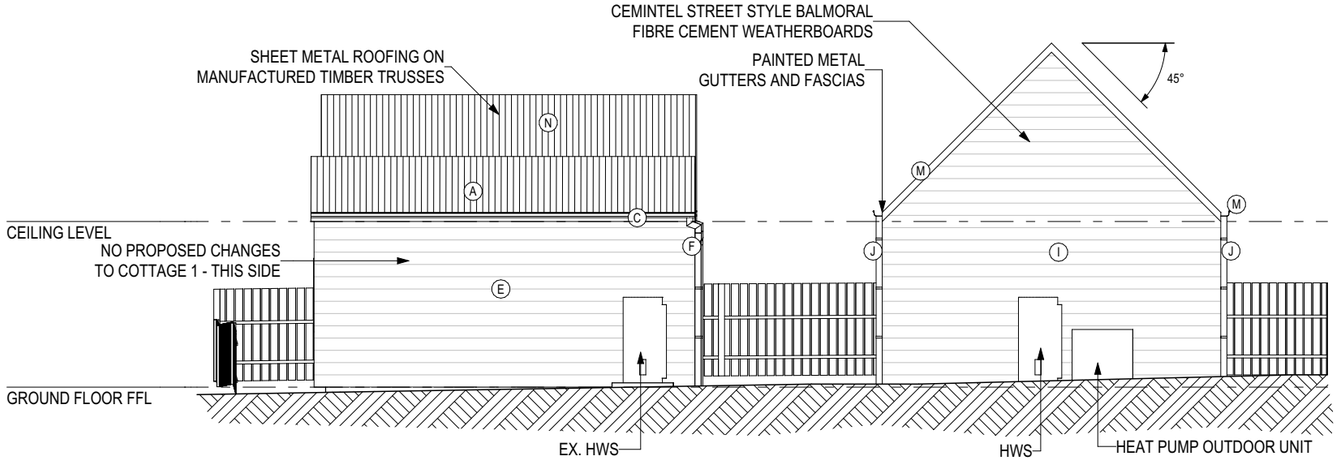
EXTERNAL FINISHES SCHEDULE

CODE	SURFACE MATERIAL	FINISH COLOUR
A	EX. CORRUGATED SHEET METAL ROOFING	MANOR RED (NO CHANGE TO EXISTING)
B	EX. DOOR AND WINDOW TIMBER TRIMS	HERITAGE GREEN (NO CHANGE TO EXISTING)
C	EX. TIMBER FASCIA BOARD AND METAL GUTTER	GUTTER = HERITAGE GREEN (NO CHANGE) FASCIA = HERITAGE GREEN (NO CHANGE)
D	EX. RENDER MASONRY WALL	WHITE* (NO CHANGE TO EXISTING)
E	EX. TIMBER WEATHERBOARD WALL	WHITE* (NO CHANGE TO EXISTING)
F	EX. PVC DOWNPIPE	WHITE* (NO CHANGE TO EXISTING)
G	EX. TIMBER DOOR	HERITAGE GREEN (NO CHANGE TO EXISTING)
H	RENDERED CONCRETE BLOCK	MATCH EXISTING ON SITE (WHITE*)
I	CEMINTEL STREET STYLE BALMORAL FC WB'S	DULUX LIME WHITE
J	PVC DOWNPIPE	DULUX LIME WHITE
K	TIMBER DOOR	HERITAGE GREEN
L	DOOR AND WINDOW ALUMINIUM TRIMS	HERITAGE GREEN
M	FOLDED METAL FASCIA AND METAL GUTTER	GUTTER = HERITAGE GREEN FASCIA = HERITAGE GREEN
N	CORRUGATED SHEET METAL ROOFING	MANOR RED

NOTES:
* COLOUR NOT MATCHED OR CONFIRMED - PROFESSIONAL PAINTER / BUILDER TO CONFIRM COLOUR THROUGH MATCHING ON SITE PRIOR TO PURCHASING PAINTS AND / OR APPLYING PAINT. WHERE THE EXISTING IS TO BE TOUCHED UP, THE NEW PAINT IS TO MATCH THE EXISITNG.
FC = FIBRE CEMENT - WB = WEATHERBOARD



E09 COTTAGE SIDE (SOUTH) ELEVATION 1:100



E10 COTTAGE SIDE (NORTH) ELEVATION 1:100

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COTTAGE ELEVATIONS 2

PROPOSED ACCOMODATION

TERRY MCGILL

DEVELOPMENT APPLICATION

31 WALKER ST, SORELL, TAS 7172
CT: 110657 **LOT**: 1

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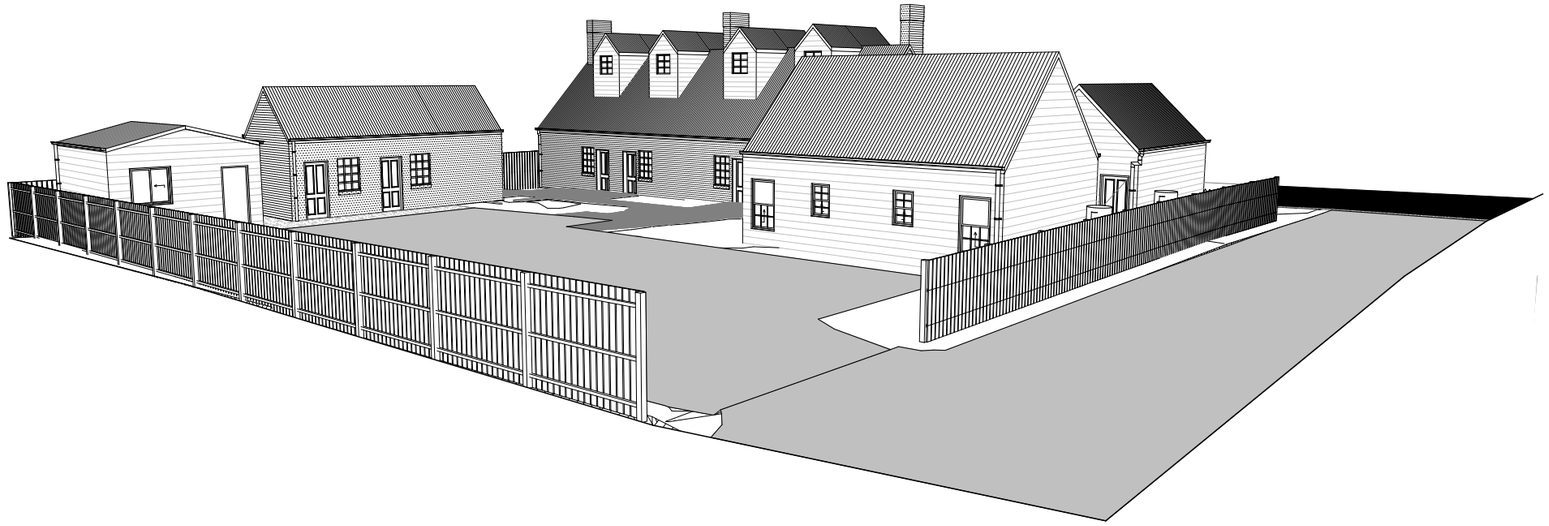
SCALES(s) @ A3: 1:100
SHEET No: A-10
No. OF SHEETS: 13



PERSPECTIVE 1 1:200

PERSPECTIVE 2 1:200

Sorell Council

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3D PERSPECTIVE VIEWS

PROPOSED ACCOMODATION

TERRY MCGILL

DEVELOPMENT APPLICATION

31 WALKER ST, SORELL, TAS 7172

CT: 110657 **LOT**: 1

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SHEET No: A-11
No. OF SHEETS: 13

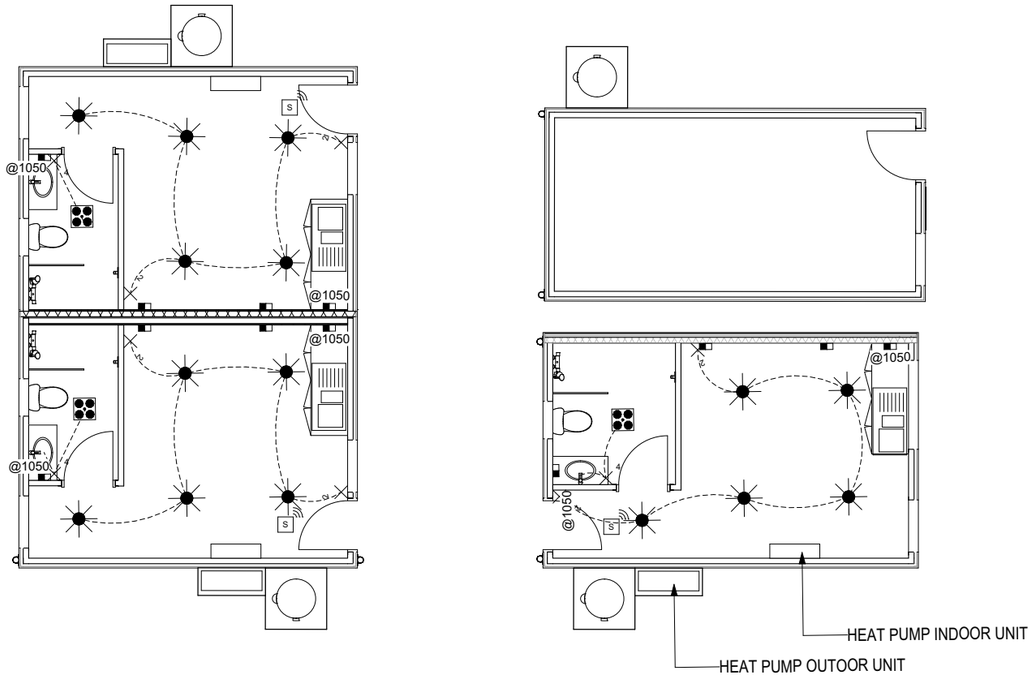
DOWNLIGHTS ARE IC RATED GENERALLY, WITH 90mm DIA CUTOUTS. REFER TO BUILDERS SPECIFICATION FOR SELECTION DETAILS.

LEGEND

- CEILING LIGHT (FLUSH) - 30W
- LEDlux STARLIGHT DOWN LIGHT - 3.5W
- WALL MOUNTED LIGHT - 30W
- TASTIC - 8W (CENTRAL LIGHT)
- PENDANT LIGHT FITTING
- SINGLE TUBE LIGHT
- LIGHT SWITCH POINT
- MULTI GANG LIGHT SWITCH POINT *x DENOTES NO. OF SWITCHES
- LIGHT SWITCH CONNECTION *2 DENOTES MULTI WAY SWITCH
- SMOKE ALARM
- MECHANICAL EXHAUST FAN
- DGPO
- SINGLE GPO
- OUTDOOR DGPO
- USB POINT
- TV POINT
- NBN POINT
- DATA SOCKET (CAT 5 OR 6)
- CEILING FAN
- LIGHT SENSOR
- PRE-WIRE ONLY
- SPOTLIGHT, SINGLE HEAD
- SPOTLIGHT, DOUBLE HEAD

NOTES:
- WATTAGES SHOWN ARE AN ESTIMATE ONLY FOR CALCULATION PURPOSES, REF. TO SPECIFICATION FOR PRODUCT SPECIFIC WATTAGES.
- PROVIDE SINGLE GPO TO MWS, REF SPACE, RANGE HOOD & DWS, UNLESS SPECIFICALLY NOTED NOT TO.
- ALL GPOs, TV POINTS, DATA SOCKETS AND NBN TO BE 300mm ABOVE FFL UNLESS NOTED OTHERWISE.
- SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE AND TO BE MAINS POWERED.

POWERPOINTS, LIGHT SWITCHES, TV POINT, NBN POINT, ETC ARE SHOWN NOMINALLY ONLY AND NUMBERS AND LOCATIONS CAN BE ADJUSTED, AND SHOULD BE CONFIRMED WITH THE OWNER PRIOR TO QUOTING OR INSTALLATION. HOWEVER, IF LIGHT TYPE OR QUANTITY ARE CHANGED THE DESIGNER NEEDS TO BE NOTIFIED SO ARTIFICIAL LIGHTING CALCULATIONS AND COMPLIANCE CAN BE CONFIRMED.



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COTTAGE ELECTRICAL PLAN

PROPOSED ACCOMODATION

TERRY MCGILL

DEVELOPMENT APPLICATION

31 WALKER ST, SORELL, TAS 7172
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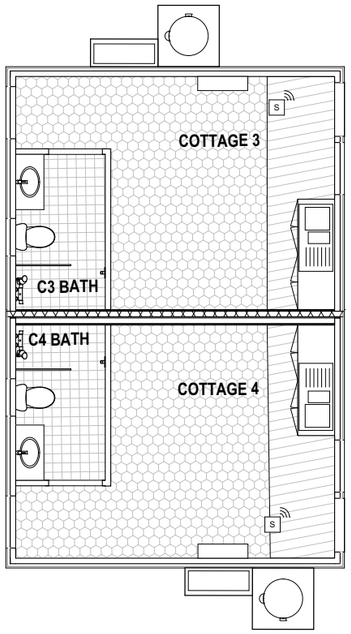
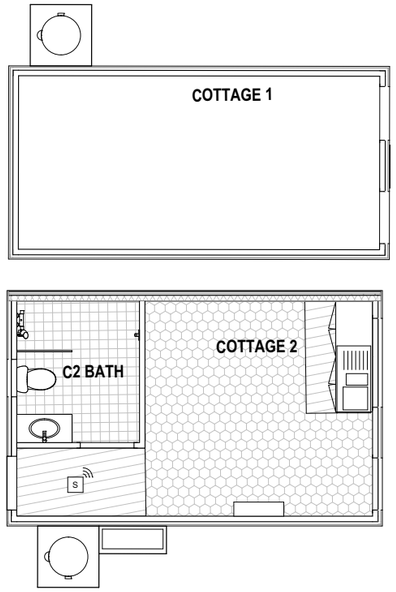
SHEET No: A-12
No. OF SHEETS: 13

LEGEND

- NO COVERING
- CARPET
- TIMBER / LAMINATE FLOORBOARDS
- FLOOR TILES
- FEATURE TILES
- POLLISHED CONCRETE
- CONCRETE
- TIMBER DECKING

TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL TILES.





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COTTAGE FLOOR COVERINGS

PROPOSED ACCOMODATION

TERRY MCGILL

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SHEET No: **A-13**
No. OF SHEETS: 13