

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 6 Thoroughbred Road, Orielton

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 **Monday 14th July 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 **Monday 14th July 2025**.

APPLICANT: Wilson Homes Tasmania Pty Ltd

APPLICATION NO: DA 2025 / 158 1

DATE: 25 June 2025

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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$	

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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
Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>


If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council

Development Application: 5.2025.158.1 -
 Development Application - 6 Thoroughbred
 Road, Orielton - P1.pdf
 Plans Reference: P1
 Date Received: 16/06/2025

Declarations and acknowledgements	
<ul style="list-style-type: none"> I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. I/we declare that the information in this application is true and correct. <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i></p>	
<ul style="list-style-type: none"> 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. 	
<ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature:  Date:

Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"> If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au If the application involves Crown land you will also need a letter of consent. Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development. 	
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p>	
<div style="float: right; border: 1px solid orange; padding: 5px; text-align: center;">  Sorell Council Development Application: 5.2025.158.1 - Development Application - 6 Thoroughbred Road, Orielton - P1.pdf Plans Reference: P1 Date Received: 16/06/2025 </div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 186369	FOLIO 7
EDITION 2	DATE OF ISSUE 10-Apr-2025

SEARCH DATE : 12-Jun-2025

SEARCH TIME : 10.28 AM

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE
Lot 7 on Sealed Plan 186369
Derivation : Part of Lot 30000, 276A-1R-25P Gtd. to Owen
Douglas Townsend
Prior CTs 167839/1 and 182991/2

SCHEDULE 1

N244157 TRANSFER to CASSANDRA LEE ATILEO and FALEUPOLU ATILEO
Registered 10-Apr-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP186369 COVENANTS in Schedule of Easements
SP186369 FENCING PROVISION in Schedule of Easements
SP 31317 FENCING COVENANT in Schedule of Easements
SP103907, SP155615 & SP167839 FENCING PROVISION in Schedule of
Easements
SP 31317 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
E405810 MORTGAGE to B&E Ltd Registered 10-Apr-2025 at 12.01
PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 186369
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PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Lot 11 is SUBJECT TO a Right of Carriageway over the area marked "RIGHT OF WAY 'A' ^(private) 3.00 WIDE" appurtenant to lot 12 on the Plan.

Lot 11 is TOGETHER WITH a Right of Carriageway over the area marked "RIGHT OF WAY 'B' ^(private) 3.00 WIDE" over lot 12 on the Plan.

Lot 12 is SUBJECT TO a Right of Carriageway over the area marked "RIGHT OF WAY 'B' ^(private) 3.00 WIDE" appurtenant to lot 11 on the Plan.

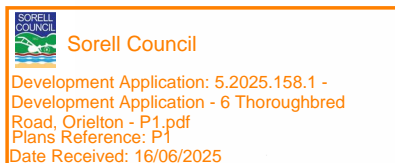
Lot 12 is TOGETHER WITH a Right of Carriageway over the area marked "RIGHT OF WAY 'A' ^(private) 3.00 WIDE" over lot 11 on the Plan.

Lot 13 is SUBJECT TO a Right of Drainage over the area marked "DRAINAGE EASEMENT 4.00 WIDE" appurtenant to the Sorell Council

Lot 20 is SUBJECT TO a Right of Drainage over the area marked "DRAINAGE EASEMENT 6.00 WIDE" appurtenant to the Sorell Council

Lots 2, 3 and 18-21 (inclusive) are SUBJECT TO a Wayleave Easement ^(as defined herein) marked "WAYLEAVE EASEMENT VARIABLE WIDTH 'B' appurtenant to Tasmanian Networks Pty Ltd.

Lots 13, 14 & 15 are each ^(as defined herein) on the plan
Lot 13 is SUBJECT TO are SUBJECT TO a Wayleave Easement marked "WAYLEAVE EASEMENT VARIABLE WIDTH 'A' appurtenant to Tasmanian Networks Pty Ltd. on the plan



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JAC MULTI ASSET PTY LTD FOLIO REF: 182990/1 & 182991/2 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:222609)	PLAN SEALED BY: SORELL COUNCIL DATE: <u>1/2/24</u> SA 2016/00011 REF NO. <u>Council Delegate</u>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 186369
SUBDIVIDER: JAC MULTI ASSET PTY LTD FOLIO REFERENCE: 182990/1 & 182991/2	

Definitions

"Right of Carriageway" means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"Right of Drainage" means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"Wayleave Easement" means :

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

- (a) TO clear the lands marked "WAYLEAVE EASEMENT VARIABLE WIDTH" Plan (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:
- (i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure")
for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) TO operate and maintain electricity infrastructure on the servient land.
- (c) TO cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:
- (i) overhang, encroach upon or be in or on the servient land; or
- (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) TO enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

- (i) erect any buildings; or
- (ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.


.....
Director – JAC Multi Asset Pty Ltd


.....
Director – JAC Multi Asset Pty Ltd

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

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COVENANTS

SEE BELOW

→ JASON SMITH
Solicitor
for subdividers
22.2.24

The owners of lots 2, 3, 4, 7, 8, 9, 13 and 14 on the Plan covenant with Tasmanian Irrigation Pty Ltd (ACN 133 148 384) as a covenant in gross that no building or other structure, including concreted areas or landscaping and walls (other than a boundary fence) are to be erected or maintained on that part of the Lot shown as "NO BUILDING ZONE" on the Plan to the intent that the burden of this covenant will run with and bind the covenantor's lot and every part of that lot.

FENCING PROVISION

In respect to the lots on the plan the vendor (JAC MULTI ASSET PTY LTD) shall not be required to fence.

COVENANTS

The subdivider as the owner of Lots 2, 3, 4, 7, 8, 9, 13 and 14 on the plan covenants with Tasmanian Irrigation Pty Ltd (ACN 133 148 384) to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof, and that the benefit thereof may be created in favour of Tasmanian Irrigation Pty Ltd to observe the following stipulations:

1. Not to allow any building or other structure, including concreted areas or landscaping and walls (other than a boundary fence) to be erected or maintained on that part of the Lot shown as "NON-BUILDING ZONE" on the plan.



Director – JAC Multi Asset Pty Ltd



Director – JAC Multi Asset Pty Ltd



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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 186369
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EXECUTED by **JAC MULTI ASSET PTY LTD (ACN 636 512 082)** pursuant to section 127 of the Corporations Act 2001 by:


.....
Director Signature
Signature


.....
Director/ Secretary
Signature

DEAN MURRAY COCKER
.....
Director Full Name (print)
Name (print)

PETER KRIZ
.....
Director/ Secretary Full
Name (print)

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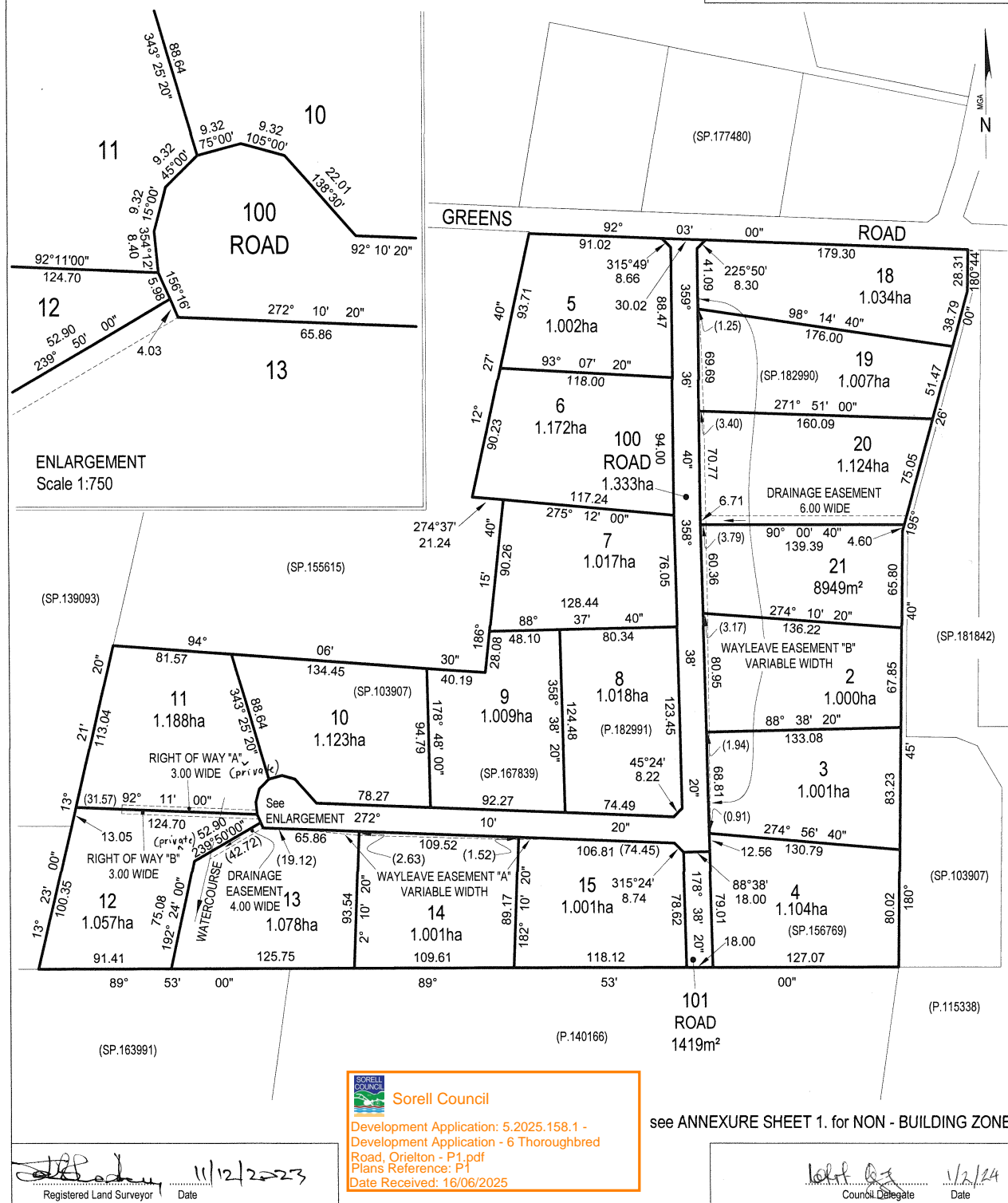
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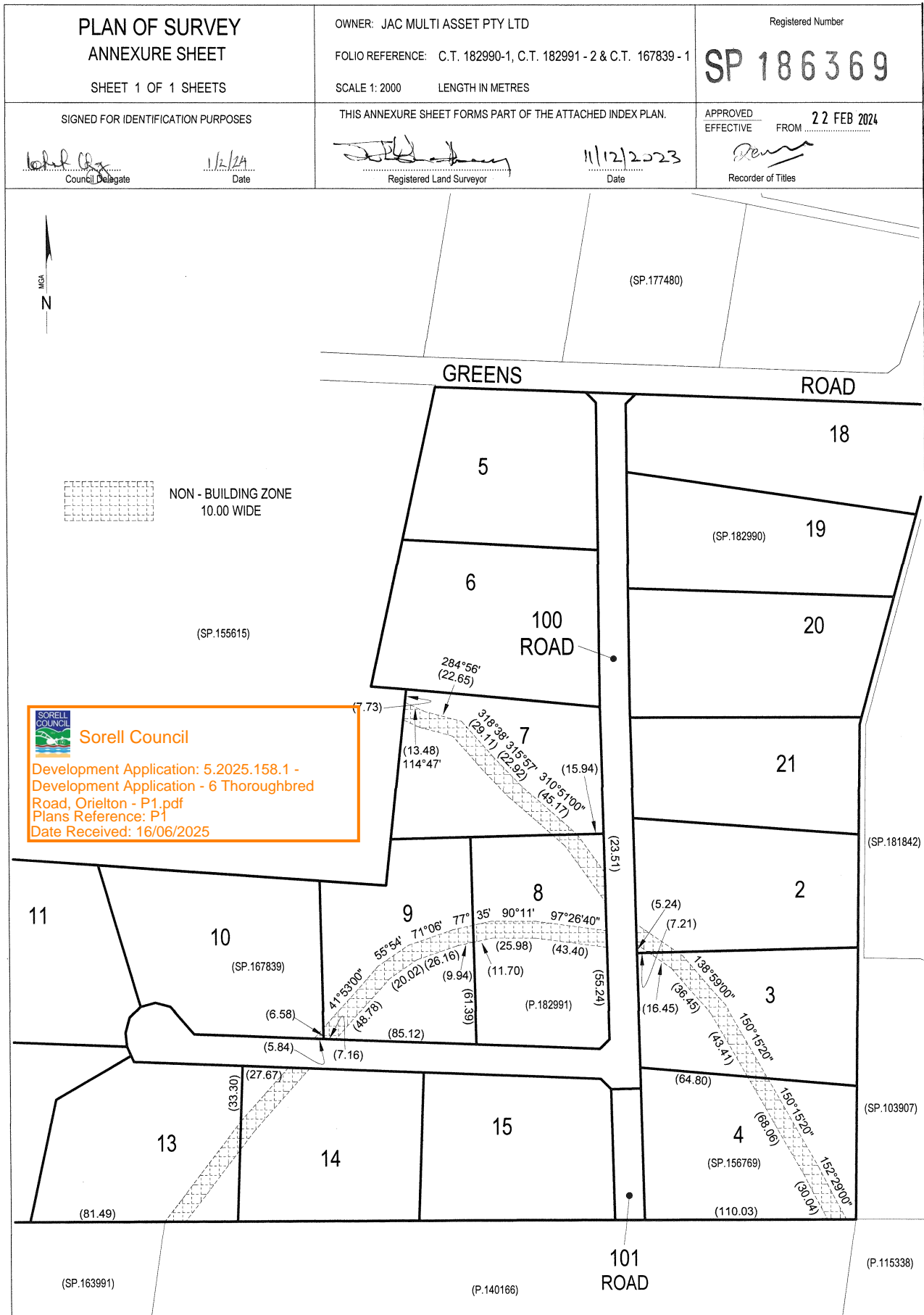
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OWNER: JAC MULTI ASSET PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER SP186369
FOLIO REFERENCE: C.T. 182990-1, C.T. 182991 - 2 & C.T. 167839 - 1	BY SURVEYOR: J.B. MEDBURY of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com	APPROVED EFFECTIVE FROM 22 FEB 2024
GRANTEE: 276 PART OF LOT 30000, 276-1-25 GRANTED TO OWEN DOUGLAS TOWNSEND	LOCATION: LAND DISTRICT OF PEMBROKE PARISH OF SORELL	Recorder of Titles
SCALE 1: 2500	LENGTHS IN METRES	

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN





AS2870:2011 SITE ASSESSMENT

6 Thoroughbred Road

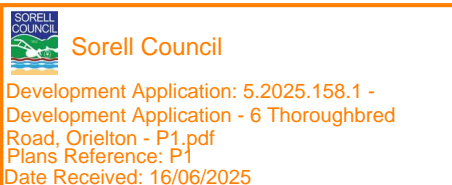
Orielton

March 2025

Wilson Homes Reference: 714242



GEO-ENVIRONMENTAL
SOLUTIONS



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

Investigation Details

Client:	Wilson Homes
Site Address:	6 Thoroughbred Road, Orielton
Date of Inspection:	12/03/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	186369/7
Title Area:	Approx. 1.021 ha
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	2° W facing slope
Vegetation:	Pasture
Ground Surface:	Surface Cracks

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Sediments
Climate:	Annual rainfall 550mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.20	SM	Silty SAND: dark grey, brown, dry, dense
0.30-2.20	0.20-2.00+	CH	Silty CLAY: high plasticity, dark grey, brown, slightly moist, stiff,
2.20-3.00+		GC	Clayey GRAVELS: , grey, brown, slightly moist, dense, no refusal

Site Notes

Soils on the site are developing from Tertiary sediments, the clay fraction is likely to show significant ground surface movement with moisture fluctuations.

Site Classification

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

The site has been classified as:

Class H-2

Y^{rs} range: **60-75mm**

Notes: that is a highly reactive clay.

Wind Loading Classification

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

Wind Classification:	N3
Region:	A
Terrain Category:	2.0
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class H-2** - Highly reactive clay site, which may experience significant ground movement from moisture changes.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa, and preferably into the weathered gravels below 2m depth.

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

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



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

Director

Explanatory Notes

1 Scope of Works

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

1.1 Site Classification AS2870:2011

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

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

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

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

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

1.2 Soil Characterisation

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

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

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

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

1.3 USCS Material Descriptions

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

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		medium	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	<div><h3>Plasticity Chart</h3><p>For classification of fine grained soils and fine fraction of coarse grained soils.</p><p>Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in Major Divisions.</p></div>					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

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

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

1.4 Bearing Capacities and DCP testing.

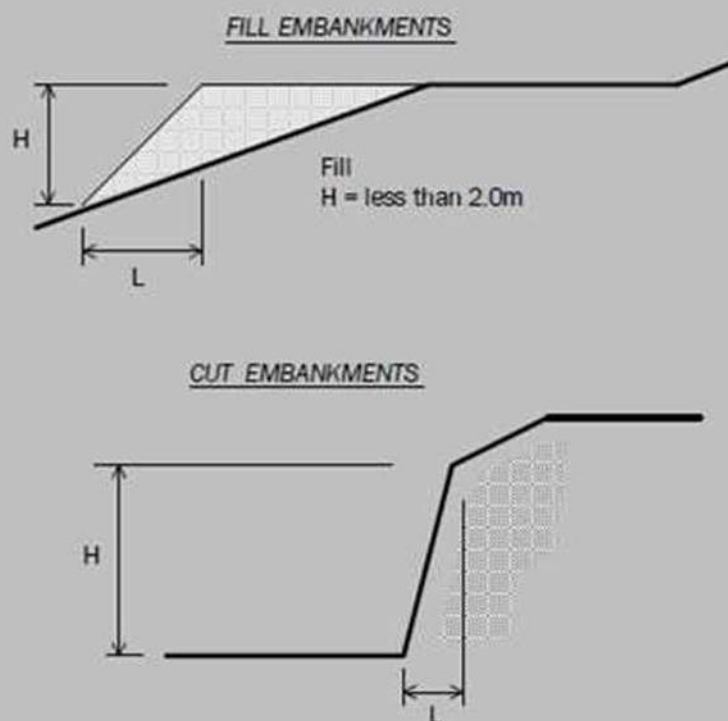
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation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

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

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

1.5 Batter Angles for Embankments (Guide Only)

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

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

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

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

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

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

Foundation – Ground which supports the building

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

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

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

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

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

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

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

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

Disclaimer

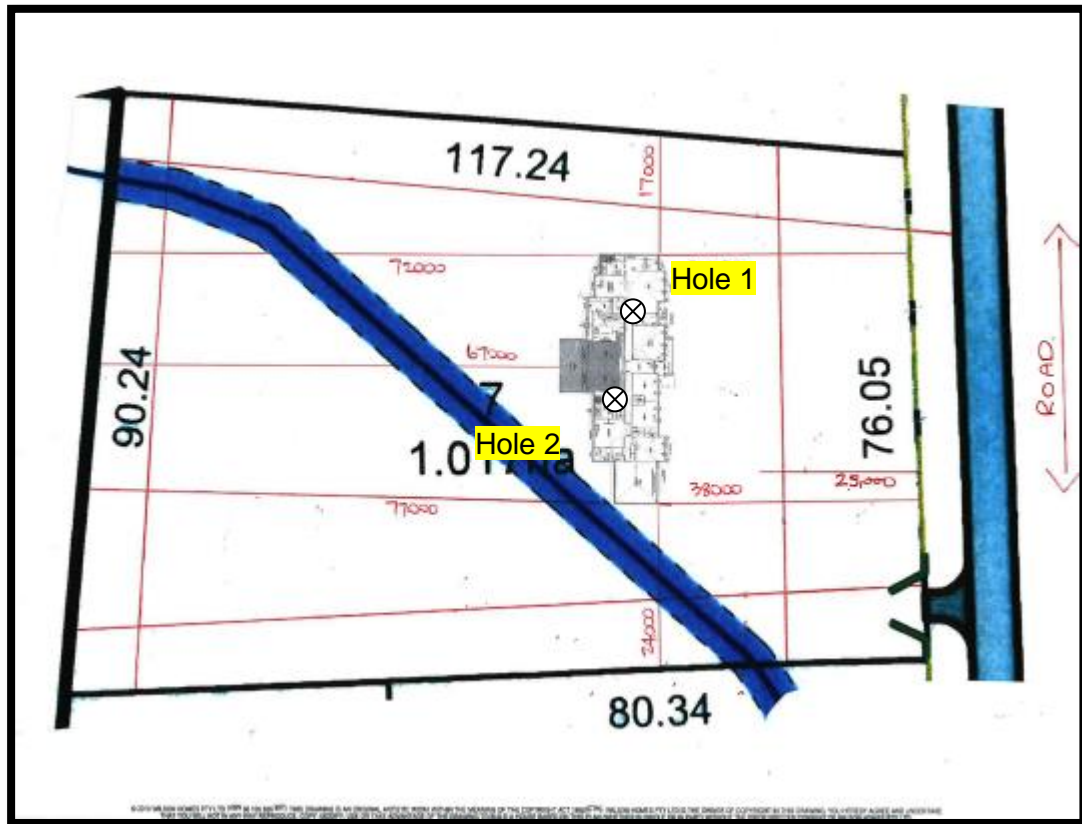
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage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

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

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Site Plan



APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	5	20.0	1.6	174	10
100-200	15	6.7	4.7	521	35
200-300	12	8.3	3.8	417	27
300-400	4	25.0	1.3	139	8
400-500	10	10.0	3.1	347	22
500-600	10	10.0	3.1	347	22
600-700	9	11.1	2.8	313	20
700-800	6	16.7	1.9	208	13
800-900	5	20.0	1.6	174	10
900-1000	5	20.0	1.6	174	10
1000-1100	5	20.0	1.6	174	10
1100-1200	9	11.1	2.8	313	20
1200-1300	10	10.0	3.1	347	22
1300-1400	12	8.3	3.8	417	27
1400-1500	15	6.7	4.7	521	35
1500-1600	20	5.0	6.3	694	48

Appendix 2 – Site Photos



BH1 Core Tray

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

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

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No:

Date:

J11483

14/03/2025



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey circular stamp.

DISPERSIVE SOIL ASSESSMENT

6 Thoroughbred Road

Orielton

March 2025

Wilson Homes Reference: 714242



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: 5.2025.158.1 -
Development Application - 6 Thoroughbred
Road, Orielton - P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

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

Investigation Details

Client:	Wilson Homes
Site Address:	6 Thoroughbred Road, Orielton
Date of Inspection:	12/03/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	186369/7
Title Area:	Approx. 1.021 ha
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	2° W facing slope
Vegetation:	Pasture
Ground Surface:	Surface Cracks

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Sediments
Climate:	Annual rainfall 550mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.20	SM	Silty SAND: dark grey, brown, dry, dense
0.30-2.00	0.20-2.00+	CH	Silty CLAY: high plasticity, dark grey, brown, slightly moist, stiff,
2.00-3.00+		CI	Gravelly CLAY: medium plasticity, grey, brown, slightly moist, very stiff, no refusal

Site Notes

The soil on site has formed from Tertiary sediments. The subsoil was tested for dispersion using the Emerson Test and was found to be slightly dispersive Class 2(2) -obvious milkiness, <50% of the aggregate affected.

Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

The site has been identified as an area subject to tunnel erosion hazard according to 'Dispersive Soils and Their Management: Technical Reference Manual'. This is due to the soils present on site that developed from Tertiary sediments that contain considerable fine sand/silt content and high plastic clays. Tertiary sediments in the local area is known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

The soil samples taken from site were found to be Slightly dispersive Class 2(2) -obvious milkiness, <50% of the aggregate affected.

Management Recommendations

A number of site and soil management measures are recommended for development on the site.

The proposed site cut/fill and driveway areas must be managed by:

- Applying a geo-fabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to the driveway surface (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted

The risk of erosion and tunnel erosion associated with construction must be minimized by:

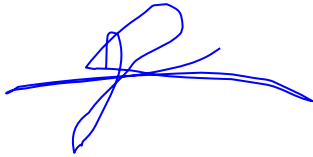
- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
 - o Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
 - o If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction).
 - o The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement
- Vegetation cover must be maintained wherever possible on the property
- Foundations may be placed into the natural soil; however, care must be taken to ensure all exposed soil in the foundation area is compacted and 1Kg/m² of gypsum is applied. Excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil with natural soil and gypsum
- All stormwater runoff from the dwelling to be directed to mains connection (all the drains are to be adequately treated with gypsum)
- Drainage of any site cut must not employ conventional rock drain construction; it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

Conclusions

There is a low risk associated with dispersive soils and potential erosion on the site provided the recommendations in this report are adhered to. Efforts should be made to cover all exposed soils on cut/fill batters with topsoil and seeded with well suited pasture species to avoid rainwater, runoff, surface water flows from intercepting exposed subsoils.

A number of site management recommendations have been made in this report and further information can also be found in the publication “Dispersive soils and their management – Technical manual” (DPIWE Tas 2009)

It is recommended that during construction that GES be notified of any variation to the soil conditions as outlined in this report.

A handwritten signature in blue ink, appearing to read 'J. Cumming', with a long horizontal stroke extending to the right.

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

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: C Cooper

Date Submitted: 12/03/2025

Sample Identification: 2 samples – 6 Thoroughbred Road, Orielton

Soil to be tested: Emerson soil dispersion test

Result:

Sample	Texture	Emerson class	Description
Sample 1	clay	Class 2 (2)	Some dispersion <50% affected
Sample 2	clay	Class 2 (2)	Some dispersion <50% affected

Notes: Some dispersion with obvious milkiness affecting <50% of the aggregate.

Sample Tested by: C Cooper
12/03/2025

Disclaimer

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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN (1:200)
3	SITE PLAN(1:500)
4	SOIL & WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN (1:150)
6	GROUND FLOOR PLAN LHS (1:100)
7	GROUND FLOOR PLAN RHS (1:100)
8	ELEVATIONS / SECTION
9	ELEVATIONS
10	WINDOW & DOOR SCHEDULES
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BUTLER'S PANTRY DETAILS
15	BATHROOM DETAILS
16	ENSUITE DETAILS
17	POWDER ROOM DETAILS
18	LAUNDRY DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO		30.57
GARAGE		40.37
LIVING		312.92
PORCH		9.16
		393.02 m²

HIGHLY REACTIVE /
PROBLEMATIC SOIL TYPE.
REFER TO HYDRAULICS PLANS
AND DETAILS PREPARED BY
GANDY AND ROBERTS

ON SITE WASTEWATER
TREATMENT REQUIRED. REFER
TO REPORT PREPARED BY
GES (TBC)

ON SITE STORMWATER
MANAGEMENT.
REFER TO REPORT PREPARED BY
GES/FLUSSIG (TBC)

DISPERSIVE SOILS
REFER TO DISPERSIVE SOIL
MANAGEMENT
RECOMMENDATIONS AS PER
REPORT PREPARED BY
GES (18.03.2025)

PRELIMINARY PLAN SET

3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.06.11	TNG	CLG
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

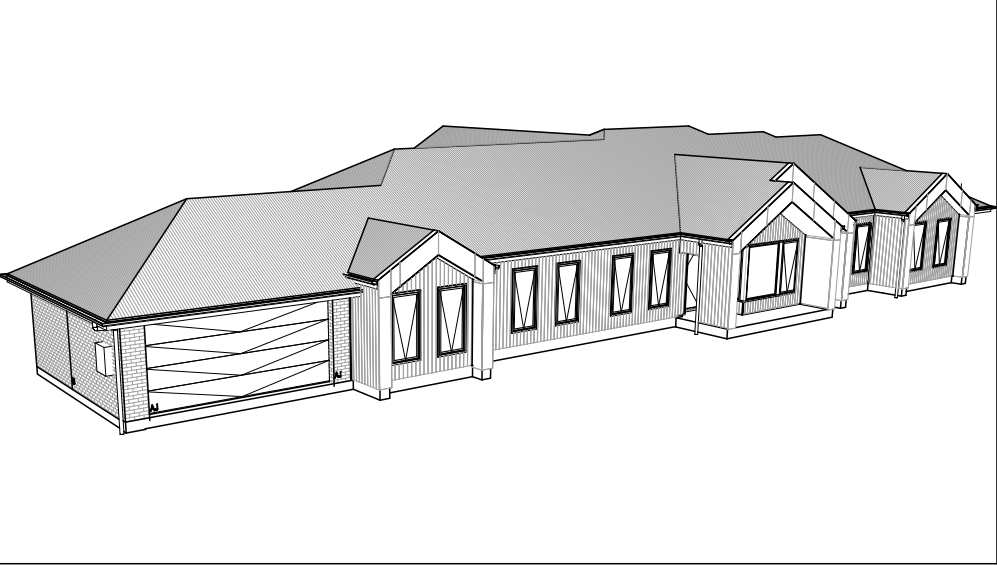
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	H2
SPECIFIC AREA PLAN OVERLAY	YES
DISPERSIVE SOILS	
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	12.70km
ZONING	RURAL LIVING
AIRPORT OBSTACLE LIMITATION	YES

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 20,000mm	32,901mm
SIDE A	MIN. 10,000mm	23,028mm
SIDE B	MIN. 10,000mm	20,180mm
REAR	MIN. 10,000mm	74,062mm
BULK & SCALE		
SITE AREA	10,170m²	
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	383mm
FILL DEPTH	MAX. 1,000mm	331mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

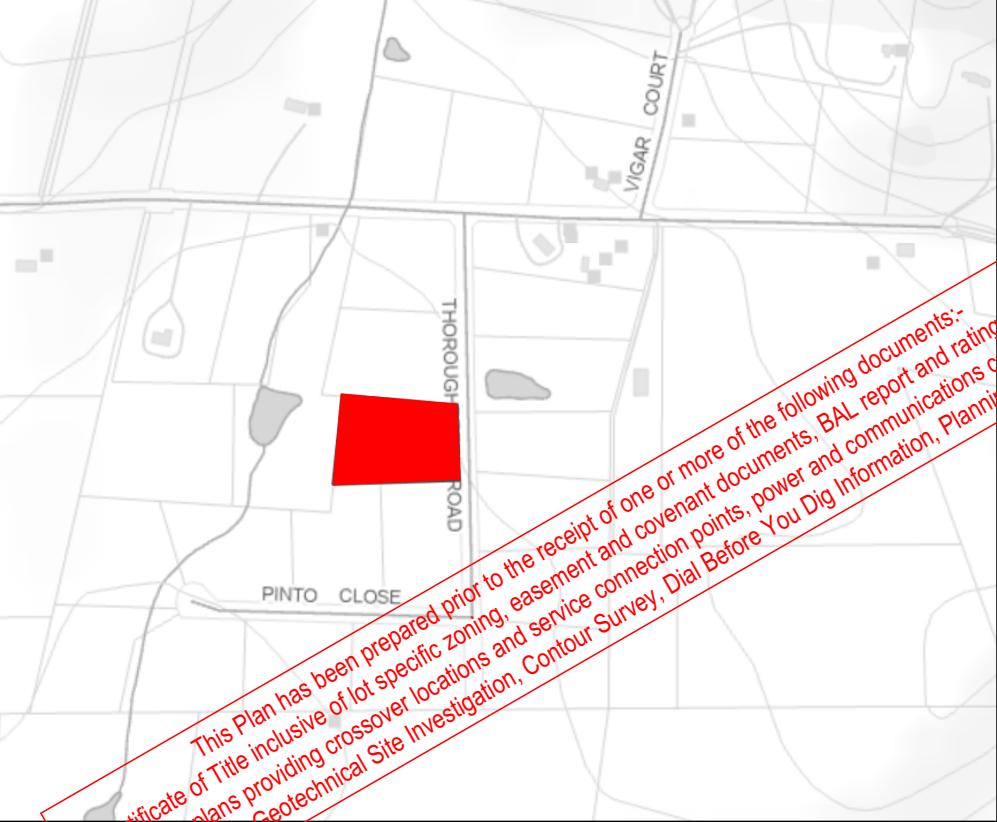
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:-
Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved
subdivision plans providing crossover locations and service connection points, power and communications connection point
information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)		2595mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL		
ROOF PITCH (U.N.O.)		30.0°
ELECTRICITY SUPPLY		SINGLE PHASE
GAS SUPPLY		NONE
ROOF MATERIAL		SHEET METAL
ROOF COLOUR		N/A
WALL MATERIAL		BRICK VENEER CLADDING
SLAB CLASSIFICATION		TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: TBA
ACCESSIBLE SHOWER LOCATION: TBA

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018, NASH STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS 2014 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:

- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:

- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:

- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE:

DATE:

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING



Sorell Council

Development Application: 5.2025.158.1 -
Development Application - 6 Thoroughbred
Road, Orielton - P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

PLAN ACCEPTANCE BY OWNER

SIGNATURE:

DATE:

SIGNATURE:

DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION:		REVISION		DRAWN		CLIENT:	
NEXTGEN		1	DRAFT SALE PLAN - CT1	HMI	09/05/2025	CASSANDRA LEE & FALEUPOLO ATILEO	
COPYRIGHT:		2	DRAFT SALE PLAN - CT1 - AMENMENT	HMI	15/05/2025	ADDRESS:	
© 2025		3	PRELIM PLANS - INITIAL ISSUE	TNG	11/06/2025	6 THOROUGHNBRED ROAD, ORIELTON TAS 7172	
						LOT / SECTION / CT:	
						7 / - / 186369	
						COUNCIL:	
						SORELL	

HOUSE DESIGN:	SANFORD 39
FACADE DESIGN:	OSLO
SHEET TITLE:	COVER SHEET
SHEET No.:	1 / 18

HOUSE CODE:	H-WATSFDF30SA
FACADE CODE:	F-WATSFDF30OSLOA
SCALES:	1:100

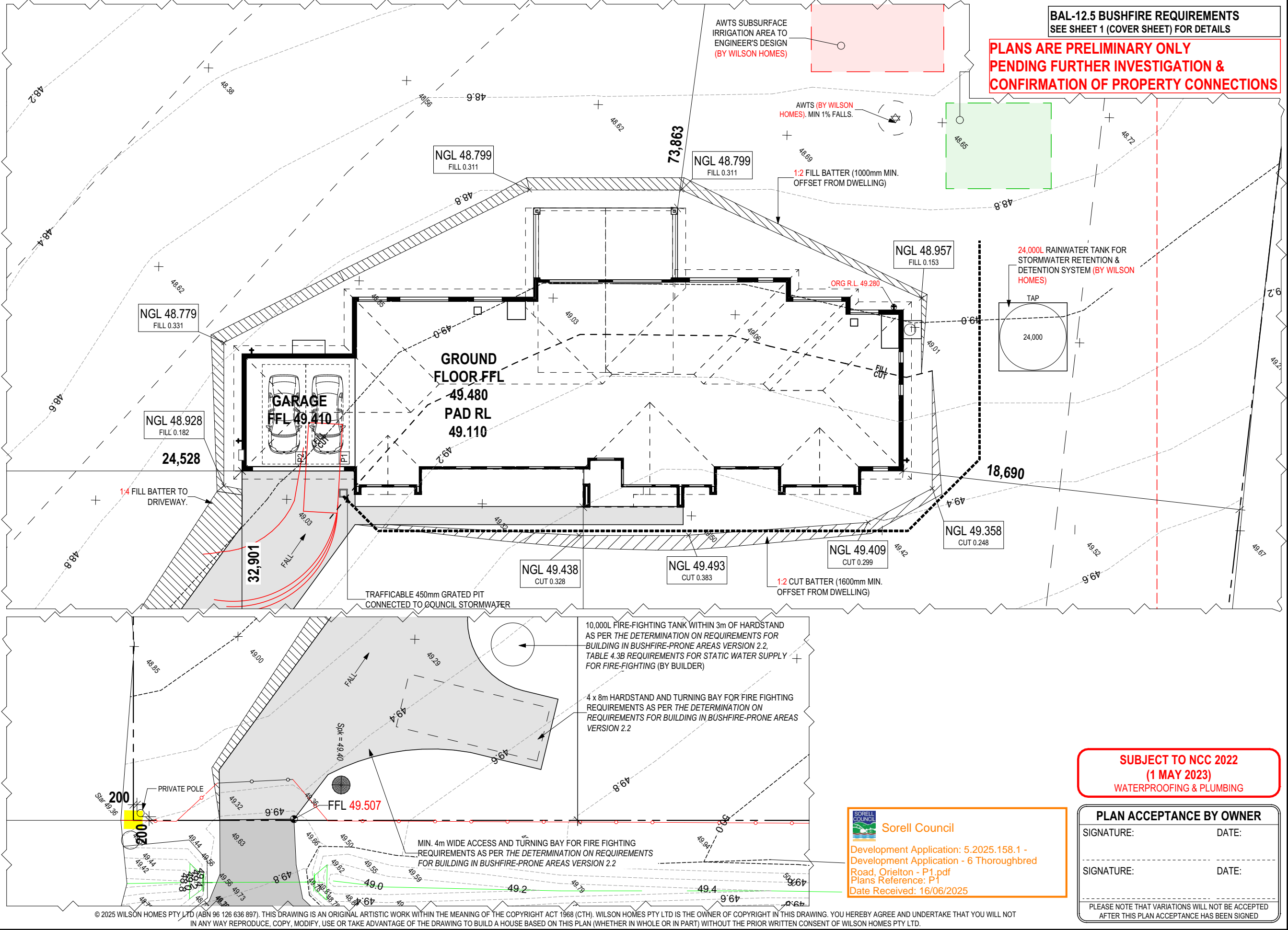
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--

714242

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	48.72m³	109.62t
FILL	49.94m³	112.37t
DIFFERENCE	1.22m³	2.75t
EVEN CUT & FILL		

LOT SIZE: 10,170m²
HOUSE (COVERED AREA): 394.12m²
SITE COVERAGE: 3.88%



SPECIFICATION: NEXTGEN COPYRIGHT: © 2025	REVISION		DRAWN	CLIENT: CASSANDRA LEE & FALEUPOLO ATILEO ADDRESS: 6 THOROUGHbred ROAD, ORIELTON TAS 7172 LOT / SECTION / CT: 7 / - / 186369	HOUSE DESIGN: SANFORD 39 FACADE DESIGN: OSLO SHEET TITLE: SITE PLAN (1:200)	HOUSE CODE: H-WATSF30SA FACADE CODE: F-WATSF30OSLOA SHEET No.: 2 / 18	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714242
	1	DRAFT SALE PLAN - CT1					
	2	DRAFT SALE PLAN - CT1 - AMENMENT					
	3	PRELIM PLANS - INITIAL ISSUE					

Last Published: Wednesday, 11 June 2025 10:00 AM
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Template Version: 24.038

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

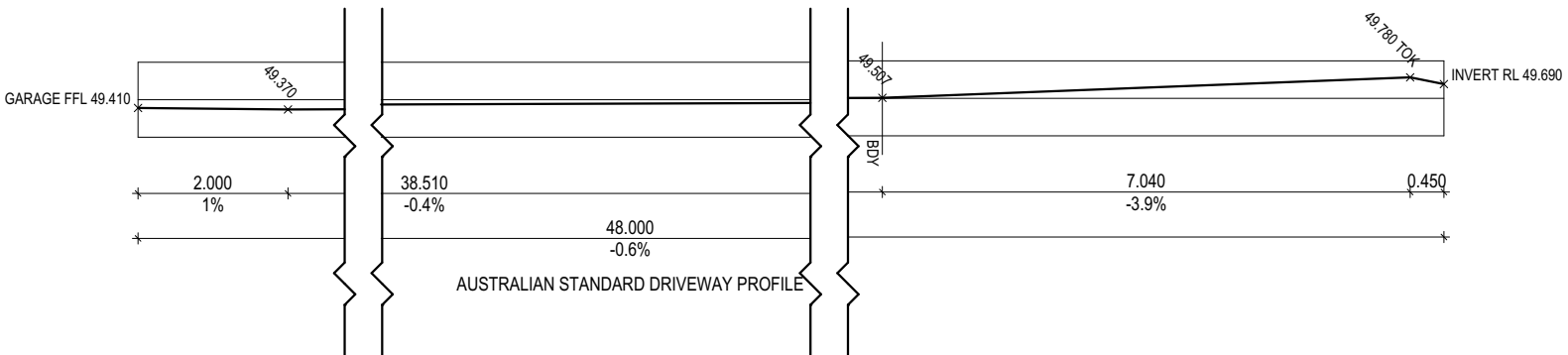
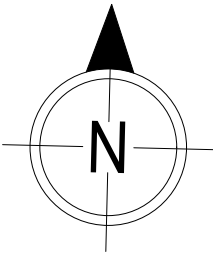
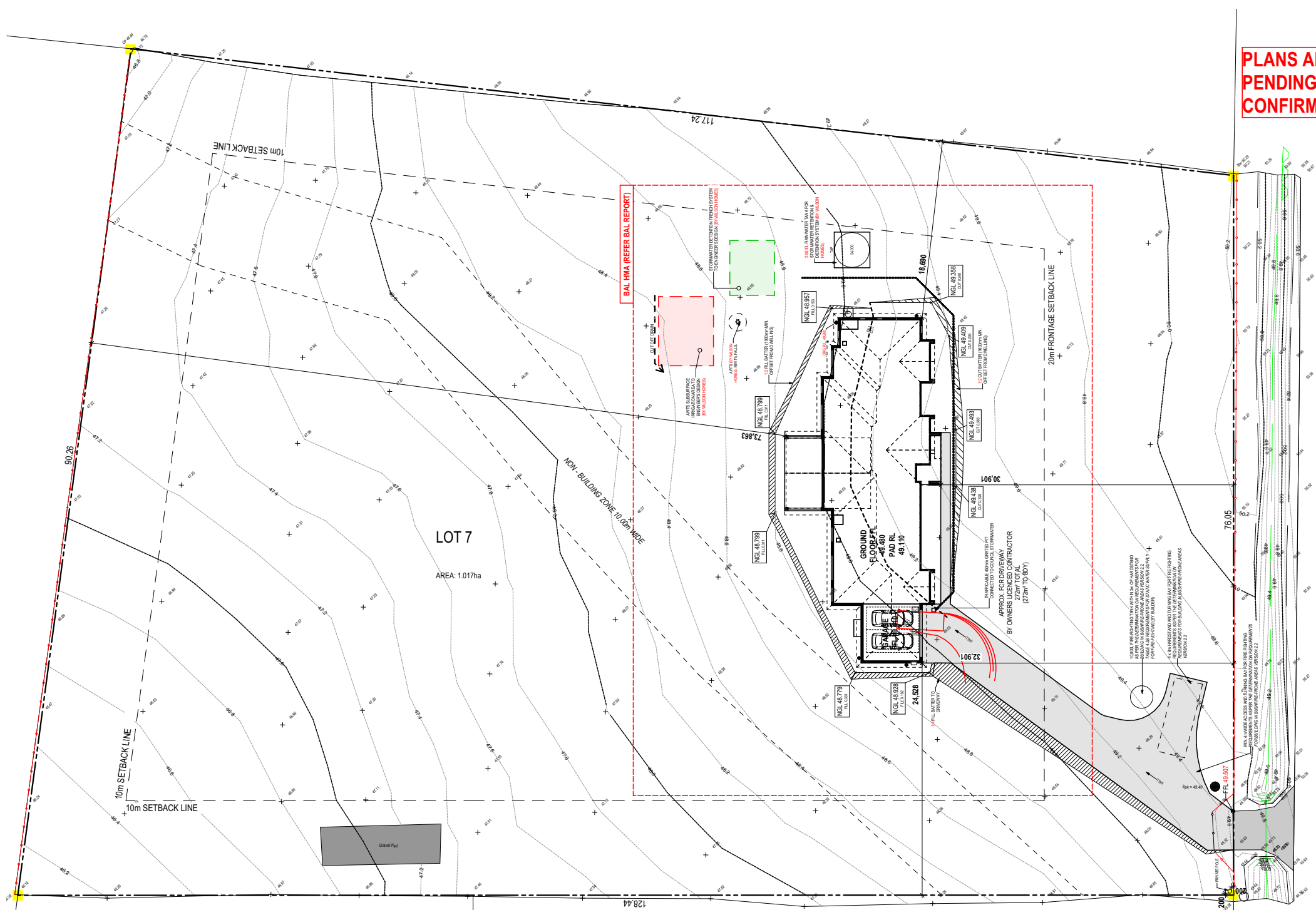
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

PLANS ARE PRELIMINARY ONLY
PENDING FURTHER INVESTIGATION &
CONFIRMATION OF PROPERTY CONNECTIONS



Sorell Council
Development Application: 5.2025.158.1 -
Development Application - 6 Thoroughbred
Road, Orielton - P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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	1	DRAFT SALE PLAN - CT1	HMI	09/05/2025				
	2	DRAFT SALE PLAN - CT1 - AMENMENT	HMI	15/05/2025				
	3	PRELIM PLANS - INITIAL ISSUE	TNG	11/06/2025	COUNCIL: SORELL		SCALES: 1:500	

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

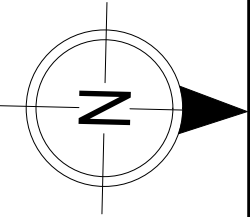
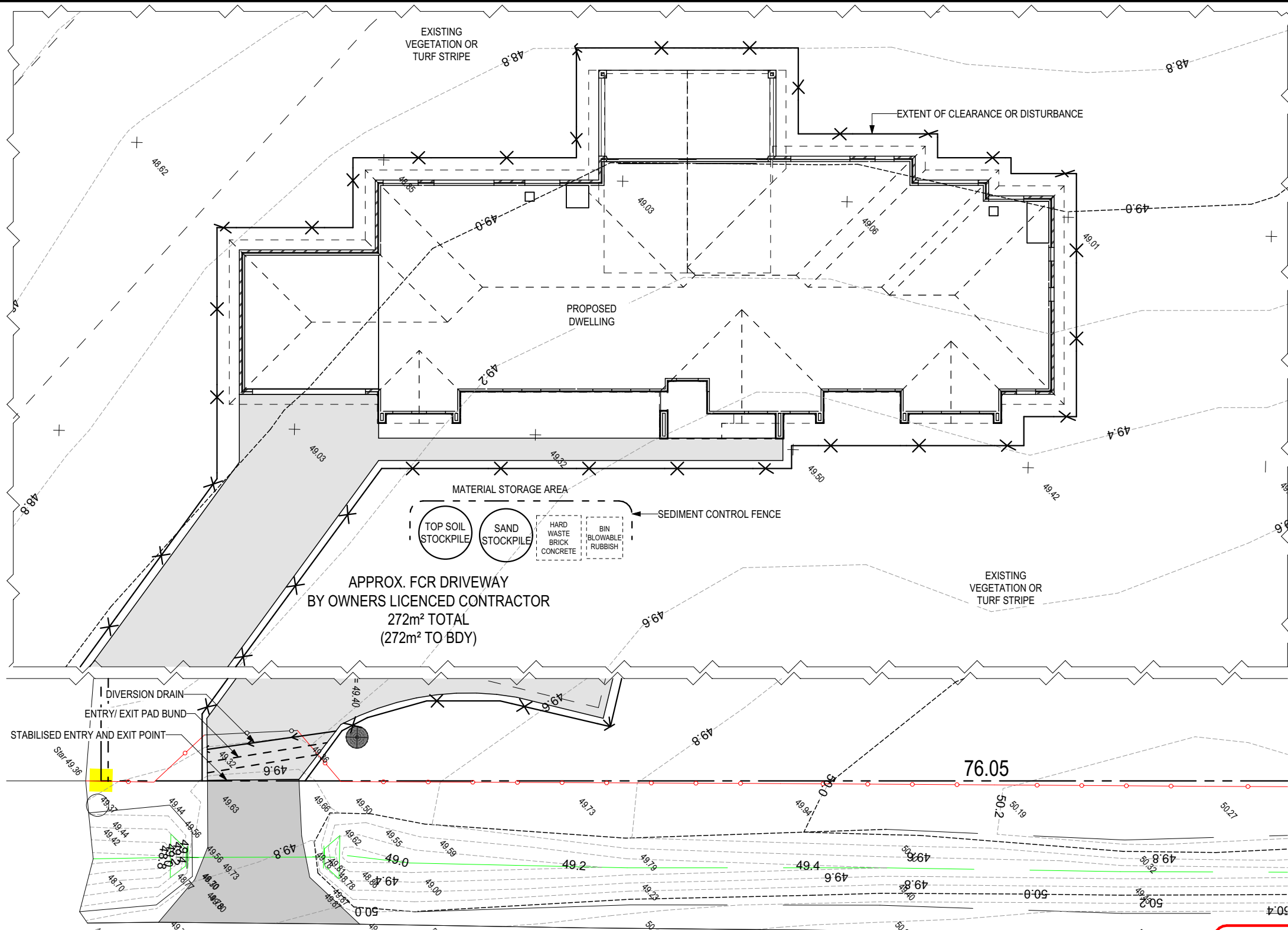
NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



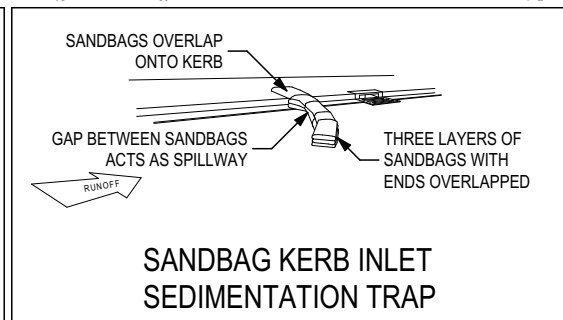
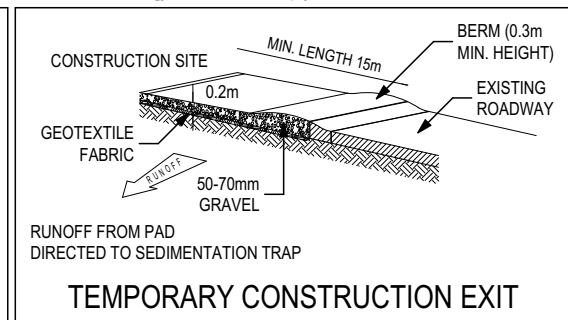
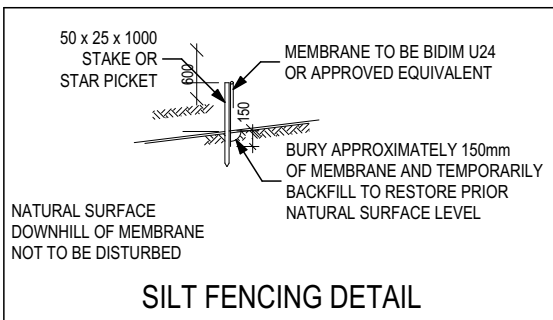
Sorell Council

Development Application: 5.2025.158.1 -
Development Application - 6 Thoroughbred
Road, Orielton - P1.pdf
Plans Reference: P1
Date Received: 16/06/2025



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



THOROUGHbred ROAD

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

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SIGNATURE: _____ DATE: _____

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COPYRIGHT: © 2025	1 DRAFT SALE PLAN - CT1	HMI 09/05/2025	ADDRESS: 6 THOROUGHbred ROAD, ORIELTON TAS 7172	FACADE DESIGN: OSLO	FACADE CODE: F-WATSF30OSLOA	
	2 DRAFT SALE PLAN - CT1 - AMENMENT	HMI 15/05/2025	LOT / SECTION / CT: 7 / - / 186369	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	SHEET No.: 4 / 18	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 11/06/2025	COUNCIL: SORELL	SCALES: 1:200		

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

- HS / WS HOBB SPOUT / WALL SPOUT
FACE BRICK / COMMON BRICK
RENDER
SOUND INSULATION
AJ BRICK ARTICULATION JOINT
SDP STANDARD DOWNPIPE
CDP CHARGED DOWNPIPE
3D DENOTES DRAWER SIDE
MECHANICAL VENTILATION
L.B.W LOAD BEARING WALL
PB PLASTERBOARD
FC FIBRE CEMENT
THIS DOOR OPENS FIRST
SMOKE ALARM
LIFT OFF HINGE
+ WATER POINT
FW FLOOR WASTE
GAS GAS BAYONET

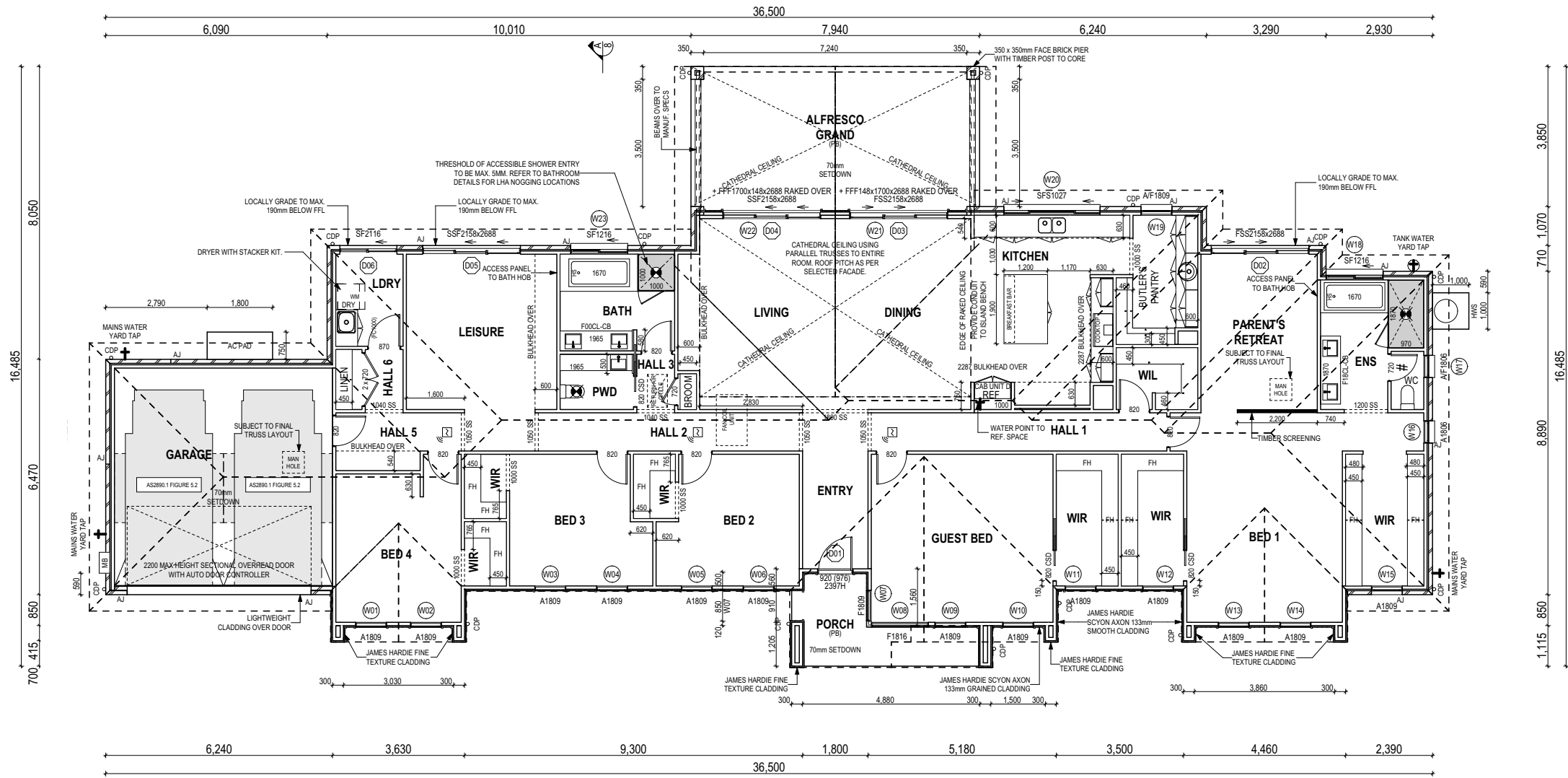


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Plans Reference: P1
Date Received: 16/06/2025

MAIN DWELLING, GROUND FLOOR

ALFRESCO	30.57
GARAGE	40.37
LIVING	312.92
PORCH	9.16
	393.02 m²



PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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1	DRAFT SALE PLAN - CT1	HMI	09/05/2025
2	DRAFT SALE PLAN - CT1 - AMENMENT	HMI	15/05/2025
3	PRELIM PLANS - INITIAL ISSUE	TNG	11/06/2025

DRAWN

CLIENT:	CASSANDRA LEE & FALEUPOLO ATILEO
ADDRESS:	6 THOROUGHbred ROAD, ORIELTON TAS 7172
LOT / SECTION / CT:	7 / - / 186369
COUNCIL:	SORELL

HOUSE DESIGN:

SANFORD 39

FACADE DESIGN:

OSLO

SHEET TITLE:

GROUND FLOOR PLAN (1:150)

SHEET No.:

5 / 18

HOUSE CODE:

H-WATSF30SA

FACADE CODE:

F-WATSF30OSLOA

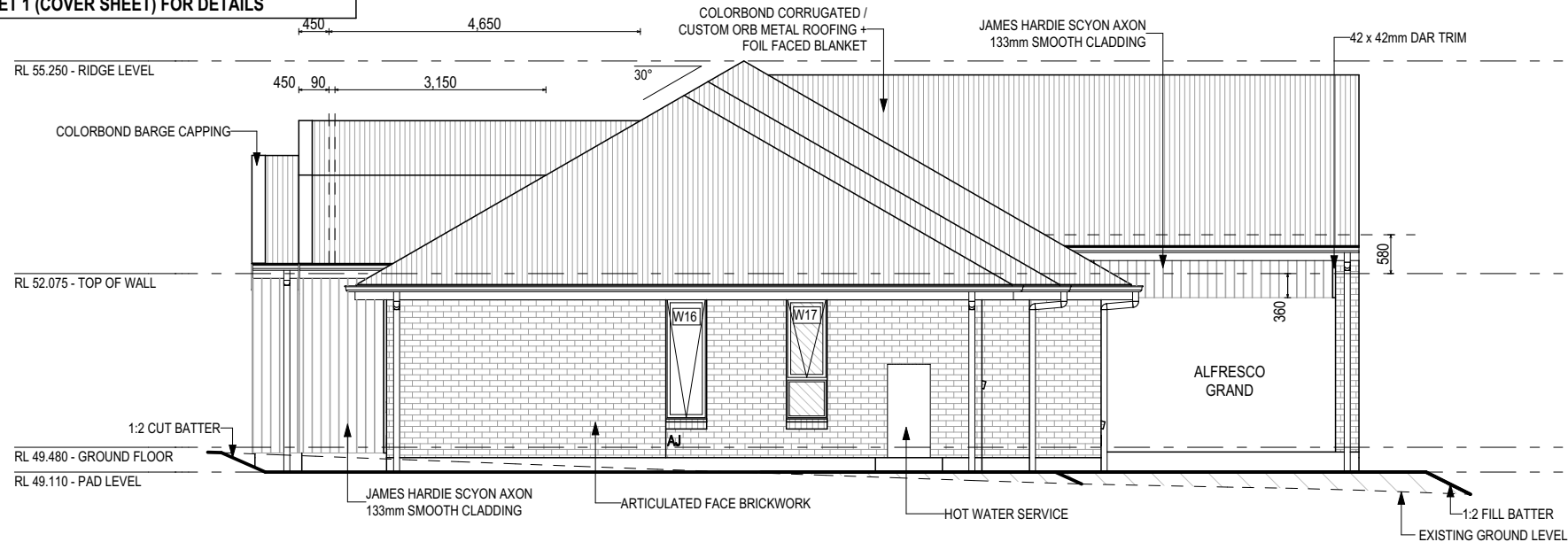
SCALES:

1:150

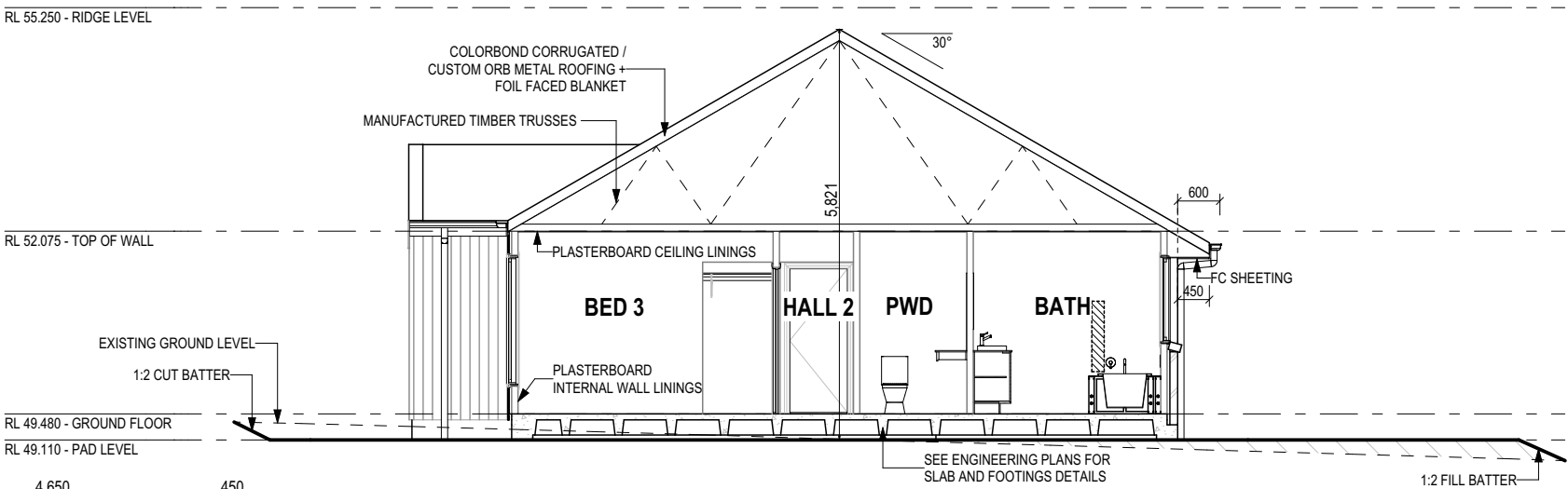
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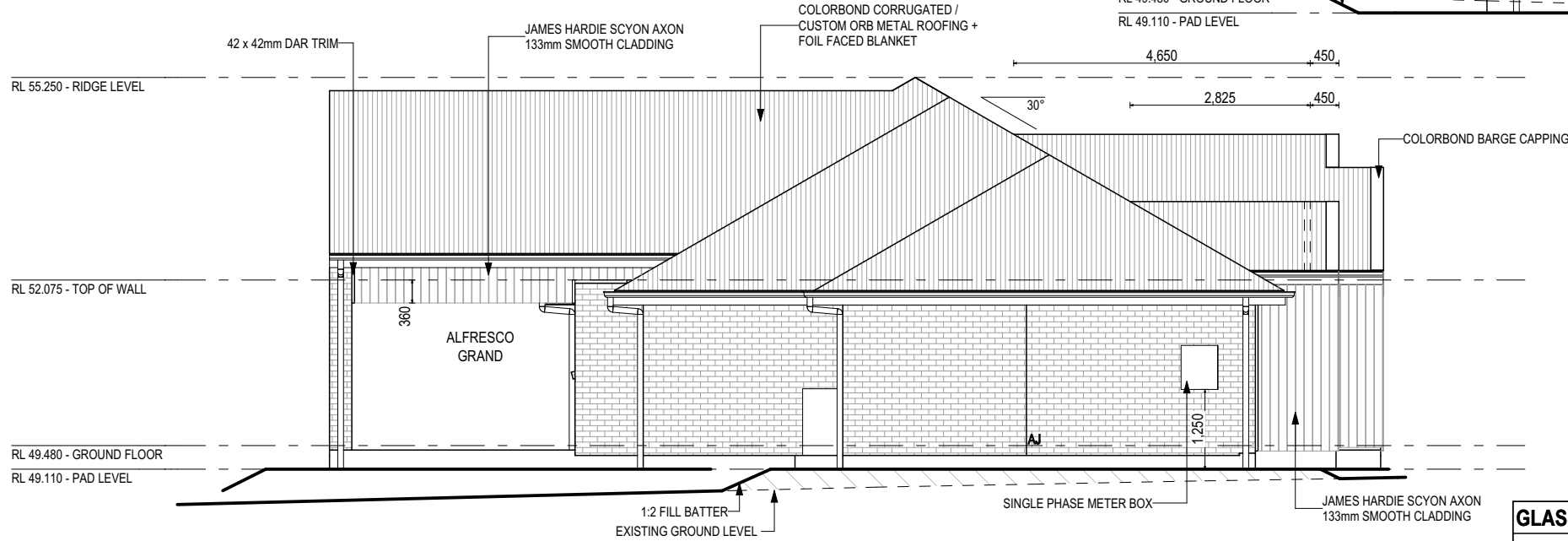
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



NORTH ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

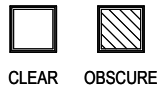
ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

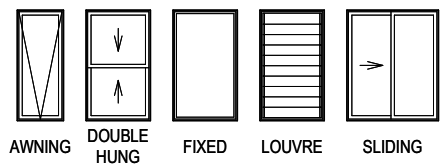
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Development Application: 5.2025.158.1 -
Development Application - 6 Thoroughbred
Road, Orielton - P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
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COPYRIGHT: © 2025	1 DRAFT SALE PLAN - CT1	HMI 09/05/2025	CASSANDRA LEE & FALEUPOLO ATILEO	SANFORD 39	H-WATSF30SA	
	2 DRAFT SALE PLAN - CT1 - AMENMENT	HMI 15/05/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 11/06/2025	6 THOROUGHbred ROAD, ORIELTON TAS 7172	OSLO	F-WATSF30OSLOA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			7 / - / 186369	ELEVATIONS / SECTION	8 / 18	
			COUNCIL:	SCALES:		
			SORELL	1:100		
						714242

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- GENERAL BUILDING INFORMATION

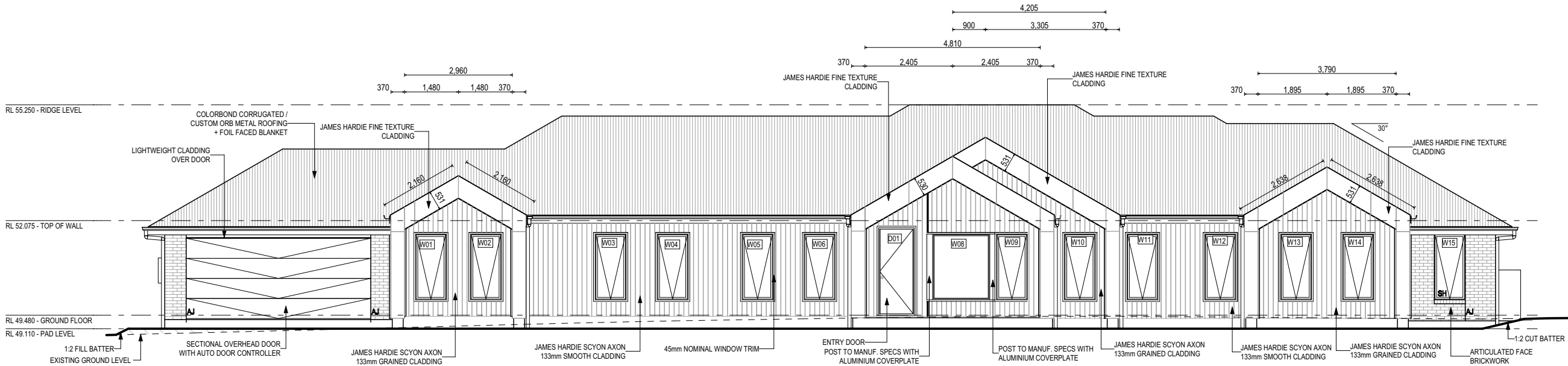
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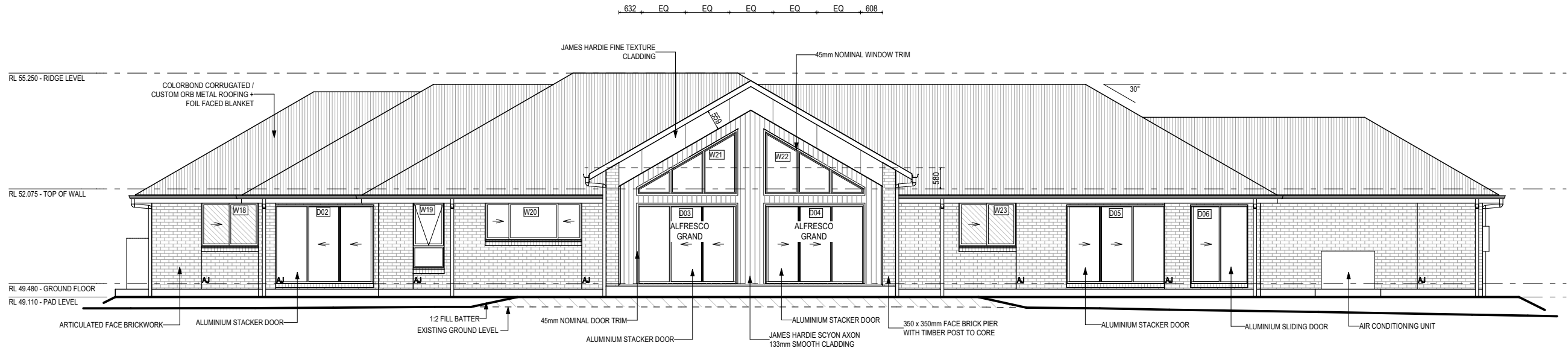
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



EAST ELEVATION
SCALE: 1:125

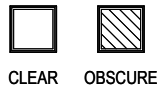


WEST ELEVATION
SCALE: 1:125

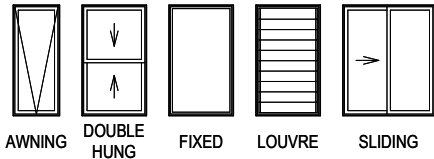
SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

Sorell Council
Development Application: 5.2025.158.1 -
Development Application - 6 Thoroughbred
Road, Orielton - P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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	2 DRAFT SALE PLAN - CT1 - AMENMENT	HMI 15/05/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 11/06/2025	6 THOROUGHbred ROAD, ORIELTON TAS 7172	OSLO	F-WATSFD30OSLOA	
			LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
			7 / - / 186369	ELEVATIONS	9 / 18	
			COUNCIL:		1:125	
			SORELL			
						714242

EXTERIOR WINDOW & DOOR SCHEDULE ^{1,2} ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A1809	AWNING	BED 4	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W02	A1809	AWNING	BED 4	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	A1809	AWNING	BED 3	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A1809	AWNING	BED 3	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W05	A1809	AWNING	BED 2	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W06	A1809	AWNING	BED 2	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W07	F1809	FIXED	GUEST BED	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	S	1.34	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE)
GROUND FLOOR	W08	F1816	FIXED	GUEST BED	1,800	1,570	6,740	2.83	ALUMINIUM	BAL-12.5	NONE	E	2.59	CLEAR, DOUBLE GLAZED	CORNER JOINING (POST & COVERPLATE)
GROUND FLOOR	W09	A1809	AWNING	GUEST BED	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W10	A1809	AWNING	GUEST BED	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W11	A1809	AWNING	WIR	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W12	A1809	AWNING	WIR	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W13	A1809	AWNING	BED 1	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W14	A1809	AWNING	BED 1	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	NONE	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W15	A1809	AWNING	WIR	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	SNAP HEADER	E	1.21	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W16	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	N	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W17	A/F1806	AWNING	WC	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	N	0.80	OBSCURER, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W18	SF1216	SLIDING	ENS	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	W	1.64	OBSCURER, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W19	A/F1809	AWNING	BUTLER'S PANTRY	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	W	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W20	SFS1027	SLIDING	KITCHEN	1,030	2,650	7,360	2.73	ALUMINIUM	BAL-12.5	ANGLED	W	2.39	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W23	SF1216	SLIDING	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-12.5	ANGLED	W	1.64	OBSCURER, DOUBLE GLAZED, TOUGHENED	
TOP OF WALL	W21	FFF148x1700x2688 RAKED	FIXED	DINING	1,700	2,688	7,640	2.48	ALUMINIUM	BAL-12.5	NONE	W	2.00	CLEAR, DOUBLE GLAZED	RAKED TOP, LOW END HEIGHT 148mm, HIGH END HEIGHT 1700mm, MP 896-896
TOP OF WALL	W22	FFF1700x148x2688 RAKED	FIXED	LIVING	1,700	2,688	7,640	2.48	ALUMINIUM	BAL-12.5	NONE	W	2.00	CLEAR, DOUBLE GLAZED	RAKED TOP, LOW END HEIGHT 148mm, HIGH END HEIGHT 1700mm, MP 896-896
								39.43					32.13		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,397	976	6,746	2.34	ALUMINIUM	BAL-12.5	NONE	E	1.64	NA	
GROUND FLOOR	D02	FSS2158x2688	STACKER	PARENT'S RETREAT	2,158	2,688	9,692	5.80	ALUMINIUM	BAL-12.5	SNAP HEADER	W	5.10	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	FSS2158x2688	STACKER	DINING	2,158	2,688	9,692	5.80	ALUMINIUM	BAL-12.5	NONE	W	5.10	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	SSF2158x2688	STACKER	LIVING	2,158	2,688	9,692	5.80	ALUMINIUM	BAL-12.5	NONE	W	5.10	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D05	SSF2158x2688	STACKER	LEISURE	2,158	2,688	9,692	5.80	ALUMINIUM	BAL-12.5	SNAP HEADER	W	5.10	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D06	SF2116	SLIDING	LDRY	2,158	1,570	7,456	3.39	ALUMINIUM	BAL-12.5	SNAP HEADER	W	2.92	CLEAR, DOUBLE GLAZED, TOUGHENED	
								28.93					24.96		
								68.36					57.09		

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.

Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	4	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	2	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
GROUND FLOOR	4	1050 SS	SQUARE SET OPENING	2,155	1,050	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	1	1800 SS	SQUARE SET OPENING	2,155	1,800	N/A	
GROUND FLOOR	1	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	8	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	3	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	870	SWINGING	2,040	870	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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Plans Reference: P1
Date Received: 16/06/2025

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
-----	------	--------	-------	-----------

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

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SPECIFICATION:

NEXTGEN

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REVISION

1 DRAFT SALE PLAN - CT1

HMI 09/05/2025

2 DRAFT SALE PLAN - CT1 - AMENMENT

HMI 15/05/2025

3 PRELIM PLANS - INITIAL ISSUE

TNG 11/06/2025

CLIENT:

CASSANDRA LEE & FALEUPOLO ATILEO

ADDRESS:

6 THOROUGHbred ROAD, ORIELTON TAS 7172

LOT / SECTION / CT:

7 / - / 186369

COUNCIL:

SORELL

HOUSE DESIGN:

SANFORD 39

FACADE DESIGN:

OSLO

SHEET TITLE:

WINDOW & DOOR SCHEDULES

SHEET No.:

10 / 18

HOUSE CODE:

H-WATSFDF30SA

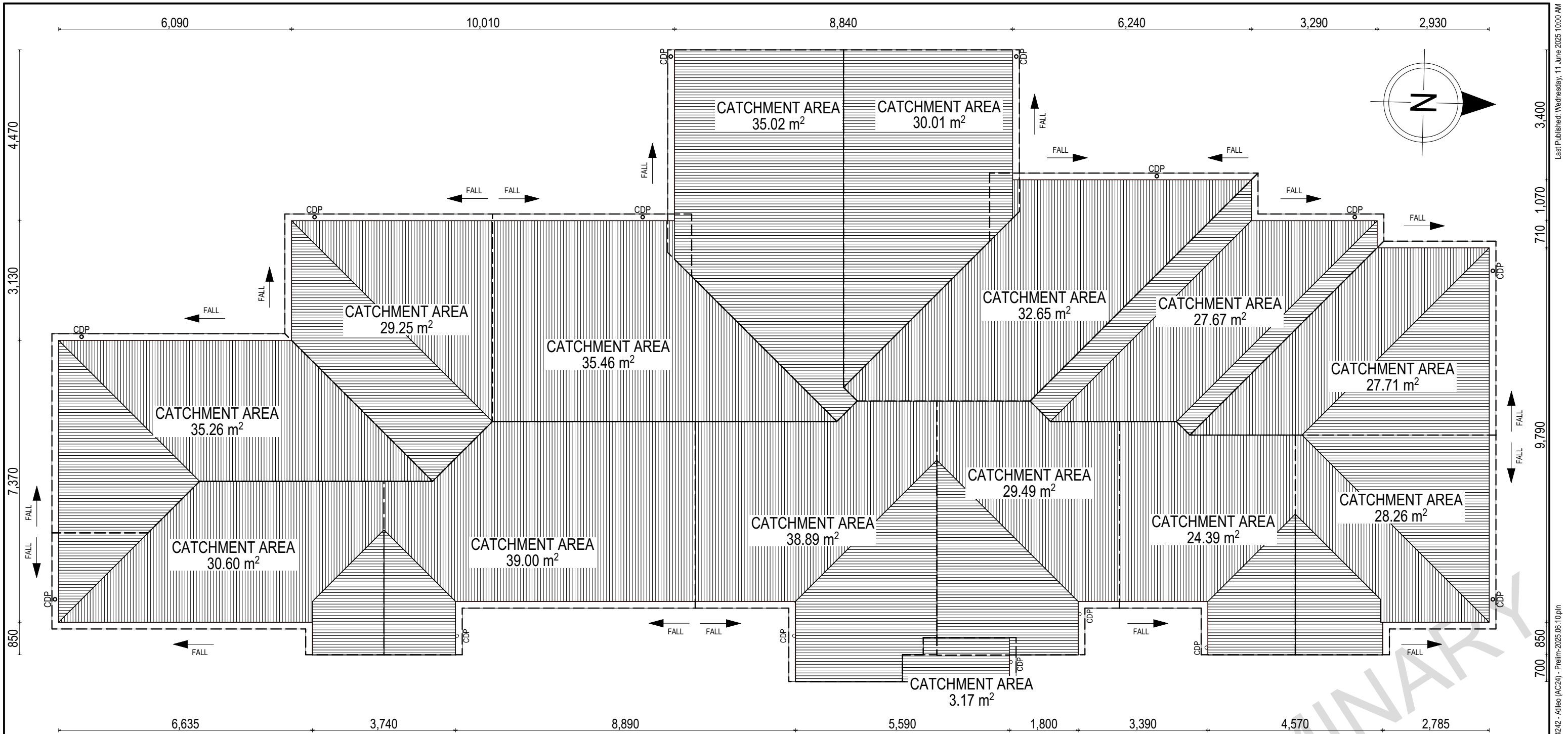
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714242



WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

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Roofing Data		
	428.32	Flat Roof Area (excluding gutter and slope factor) (m²)
	574.02	Roof Surface Area (includes slope factor, excludes gutter) (m²)

Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	446.83	Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)
Ac	576.41	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.29 for 30° pitch) (m²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm²)

DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m²)
Required Downpipes	9	Ac / Acdp
Downpipes Provided	15	

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT


SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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		3	PRELIM PLANS - INITIAL ISSUE		TNG	11/06/2025							
							LOT / SECTION / CT: 7 / - / 186369	COUNCIL: SORELL	SHEET TITLE: ROOF DRAINAGE PLAN		SHEET No.: 11 / 18	SCALES: 1:100	

Template Version: 24.038

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

NO COVERING

COVER GRADE CONCRETE

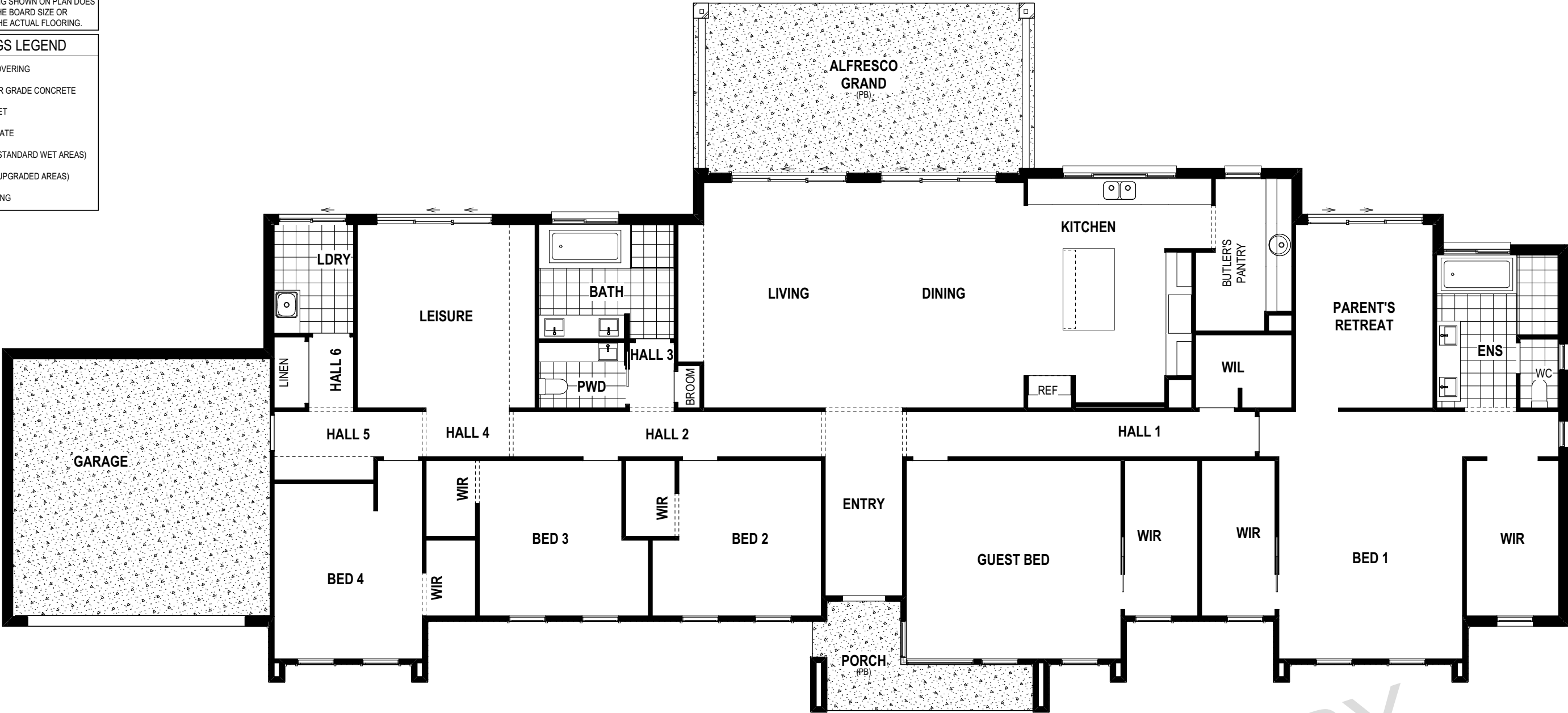
CARPET

LAMINATE

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

DECKING




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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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	© 2025	3	PRELIM PLANS - INITIAL ISSUE	TNG 11/06/2025	6 THOROUGHbred ROAD, ORIELTON TAS 7172		OSLO		F-WATSFD30OSLOA	
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					7 / - / 186369	SORELL	FLOOR COVERINGS	12 / 18	1:100	714242

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(1 MAY 2023)
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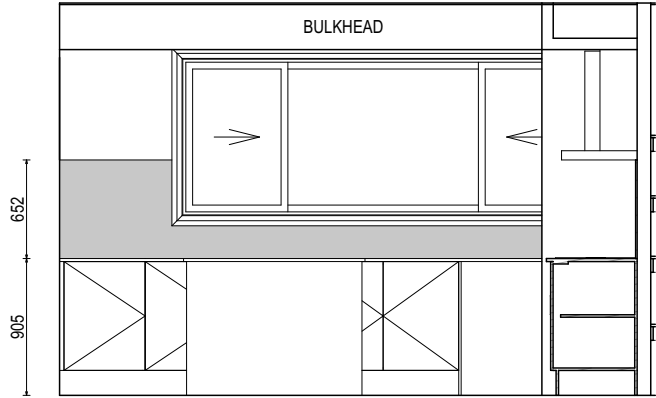
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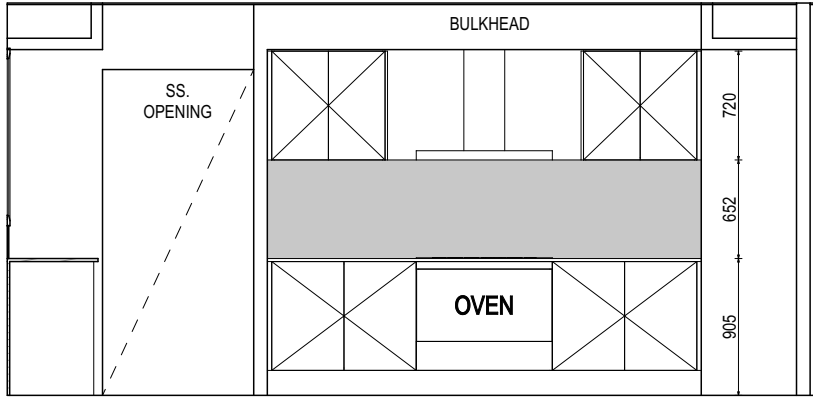
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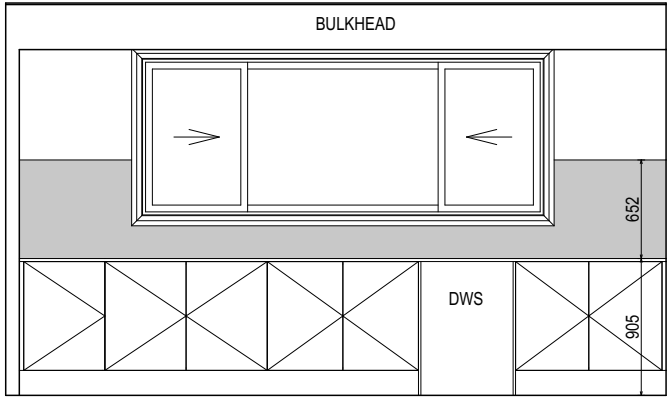
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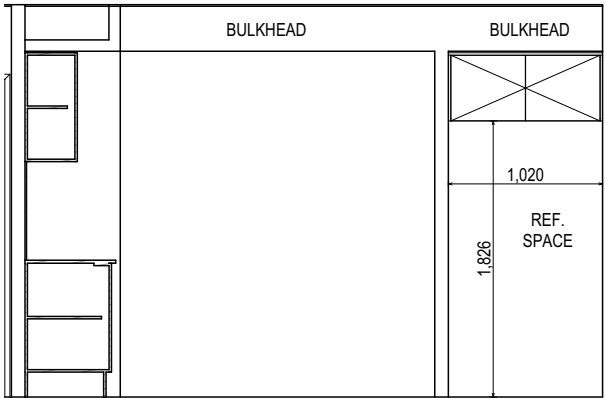
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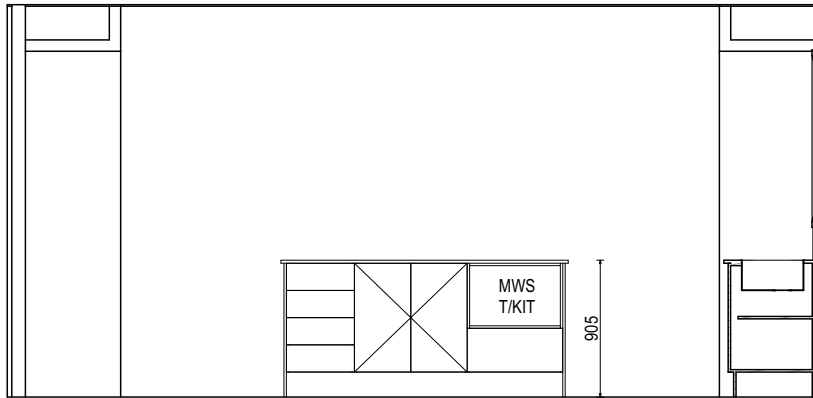
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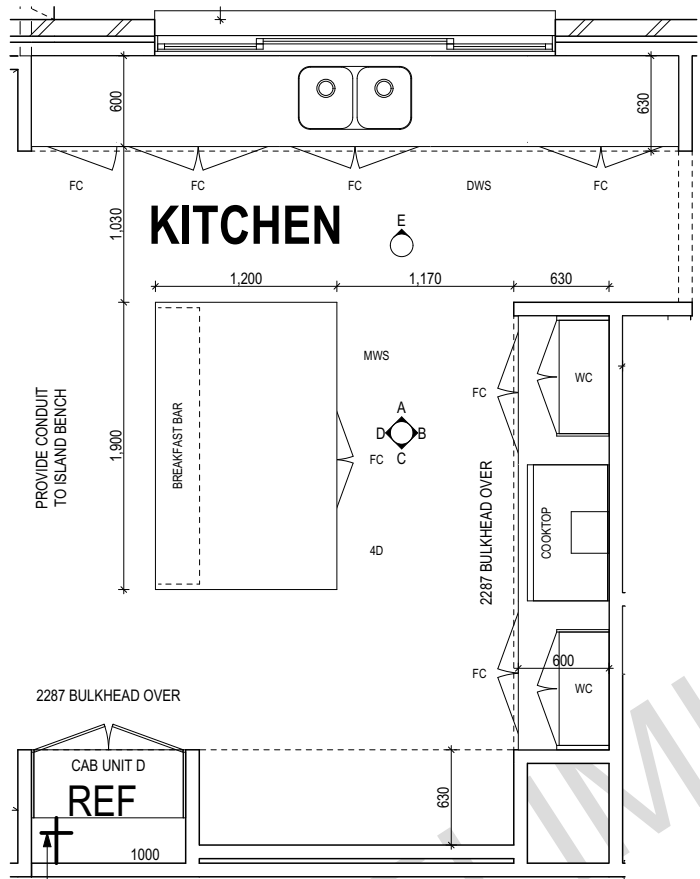
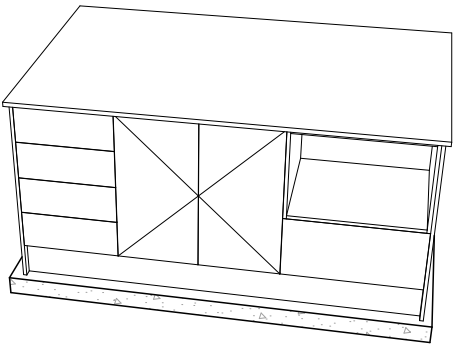
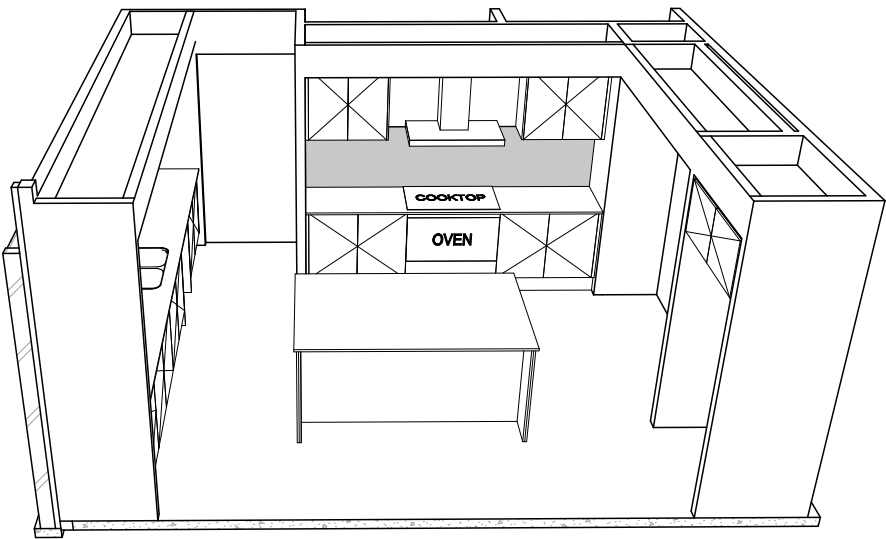
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50


HALL 1

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER	
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			3	PRELIM PLANS - INITIAL ISSUE	TNG	11/06/2025								
							LOT / SECTION / CT: 7 / - / 186369		COUNCIL: SORELL		SHEET TITLE: KITCHEN DETAILS			SHEET No.: 13 / 18

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

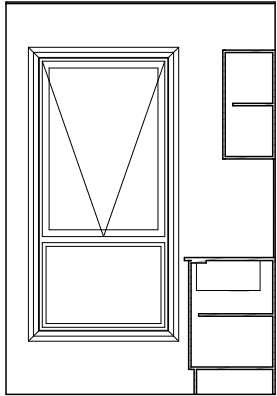


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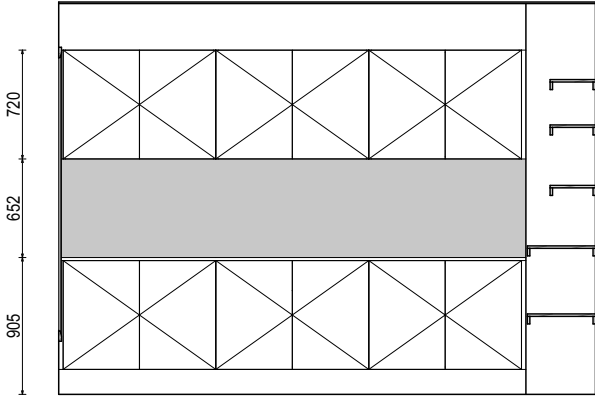
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

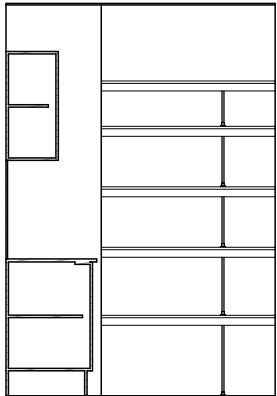
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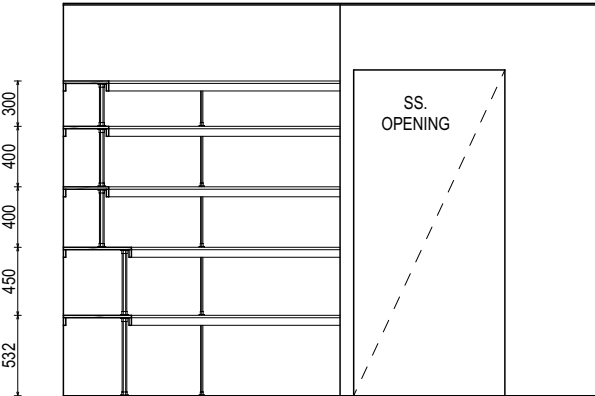
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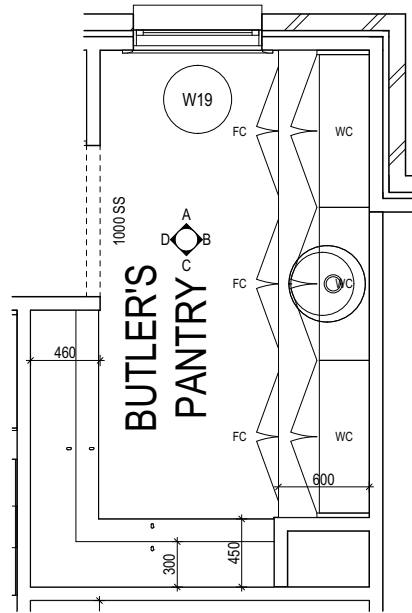
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50

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(1 MAY 2023)**
WATERPROOFING & PLUMBING

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BAL-12.5 BUSHFIRE REQUIREMENTS
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER

600 x 150 NOGGINGS CENTRED
TO BATH. OFFSET 175mm FROM
TOP OF BATH

600 x 150 NOGGINGS . 800-810
HIGHT (CTR LINE). OFFSET
250mm FROM WALL

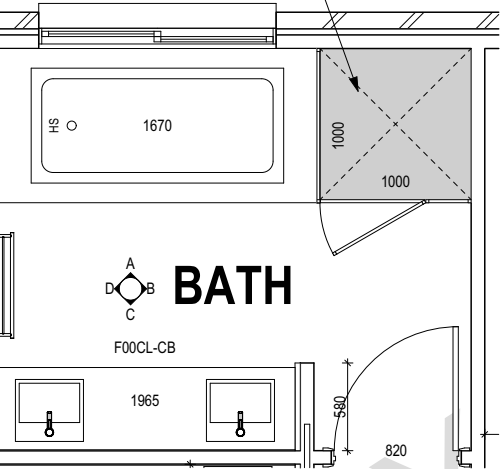
600 x 150 NOGGINGS . 800-
810 HIGHT (CTR LINE).
CENTRED TO ROSE

THRESHOLD OF ACCESSIBLE SHOWER ENTRY
TO BE MAX. 5MM. REFER TO BATHROOM
DETAILS FOR LHA NOGGING LOCATIONS

ELEVATION A
SCALE: 1:50

ELEVATION B
SCALE: 1:50

W23
SF1216



BATHROOM PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR
FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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	2 DRAFT SALE PLAN - CT1 - AMENMENT	HMI 15/05/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 11/06/2025	6 THOROUGHbred ROAD, ORIELTON TAS 7172	OSLO	F-WATSFD30OSLOA	
			LOT / SECTION / CT: 7 / - / 186369	COUNCIL: SORELL	SHEET No.: 15 / 18	
				BATHROOM DETAILS	SCALES: 1:50	714242

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

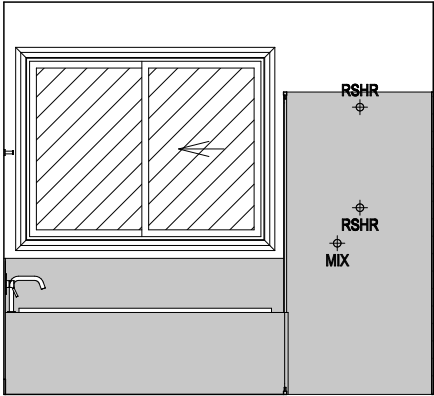
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR
ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

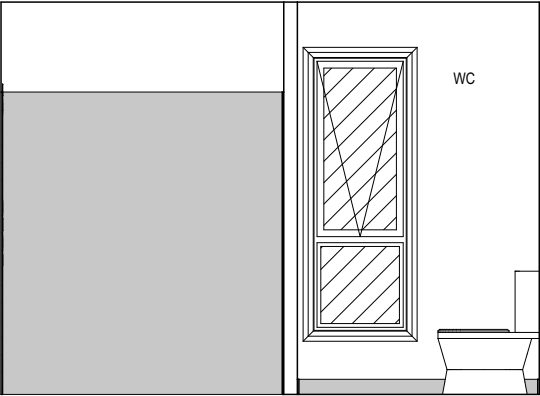
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REPRESENTATION ONLY

LEGEND

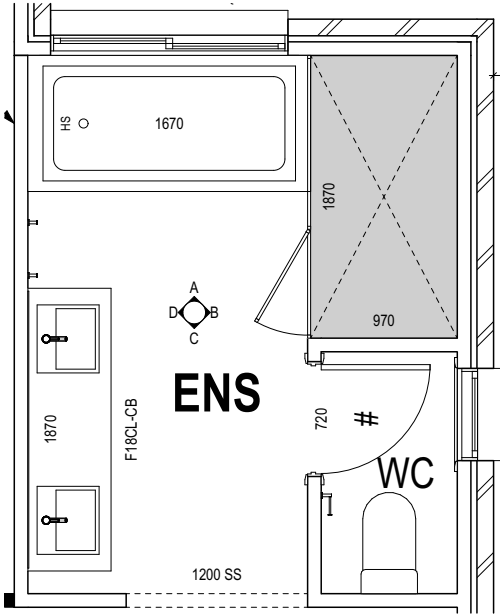
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW
CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE HOOK
SHLF SHELF
SR SHAMPOO RECESS
SOAP SOAP HOLDER



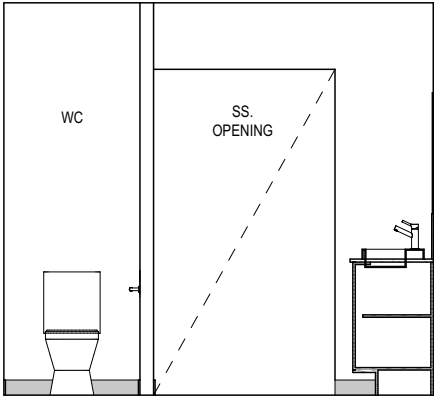
ELEVATION A
SCALE: 1:50



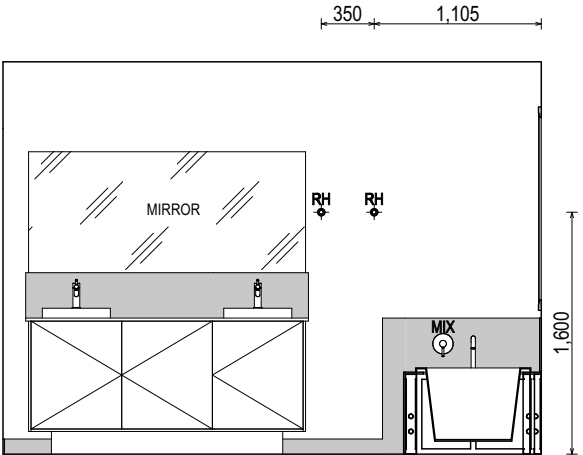
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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Sorell Council

Development Application: 5.2025.158.1 -
Development Application - 6 Thoroughbred
Road, Orielton - P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

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REVISION

- DRAFT SALE PLAN - CT1
- DRAFT SALE PLAN - CT1 - AMENMENT
- PRELIM PLANS - INITIAL ISSUE

DRAWN

- | | |
|-----|------------|
| HMI | 09/05/2025 |
| HMI | 15/05/2025 |
| TNG | 11/06/2025 |

CLIENT:

CASSANDRA LEE & FALEUPOLO ATILEO

ADDRESS:

6 THOROUGHbred ROAD, ORIELTON TAS 7172

LOT / SECTION / CT:

7 / - / 186369

COUNCIL:

SORELL

HOUSE DESIGN:

SANFORD 39

FACADE DESIGN:

OSLO

SHEET TITLE:

ENSUITE DETAILS

SHEET No.:

16 / 18

HOUSE CODE:

H-WATSF30SA

FACADE CODE:

F-WATSF30OSLOA

SCALES:

1:50

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714242

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
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STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

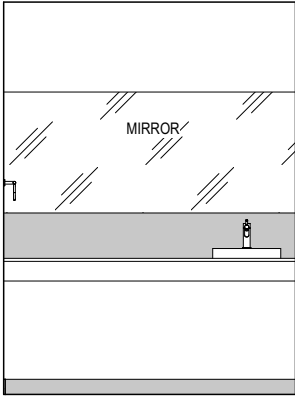


Sorell Council

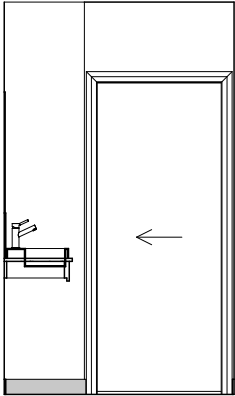
Development Application: 5.2025.158.1 -
Development Application - 6 Thoroughbred
Road, Orielton - P1.pdf
Plans Reference: P1
Date Received: 16/06/2025

LEGEND

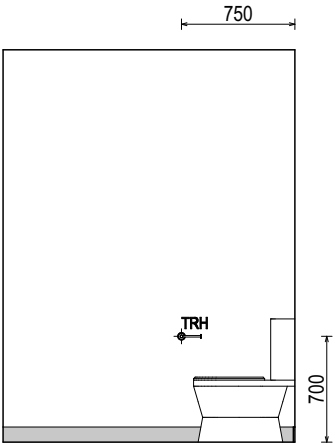
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
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TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



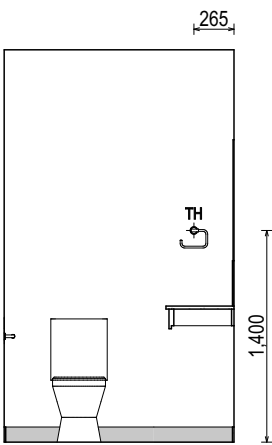
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SCALE: 1:50



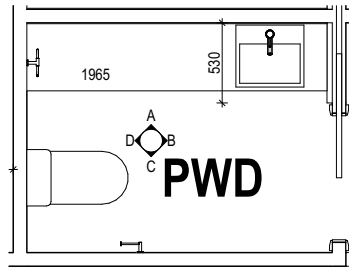
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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SUBJECT TO NCC 2022
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PLAN ACCEPTANCE BY OWNER

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	2 DRAFT SALE PLAN - CT1 - AMENMENT	HMI 15/05/2025	ADDRESS: 6 THOROUGHbred ROAD, ORIELTON TAS 7172	FACADE DESIGN: OSLO	FACADE CODE: F-WATSFD30OSLOA	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 11/06/2025	LOT / SECTION / CT: 7 / - / 186369	SHEET TITLE: POWDER ROOM DETAILS	SCALES: 1:50	
			COUNCIL: SORELL	SHEET No.: 17 / 18		714242

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

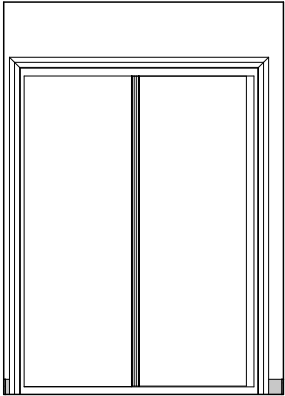


Sorell Council

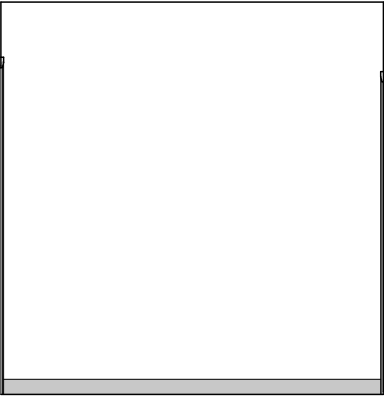
Development Application: 5.2025.158.1 -
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REFER TO SHEET 1 (COVER SHEET) FOR
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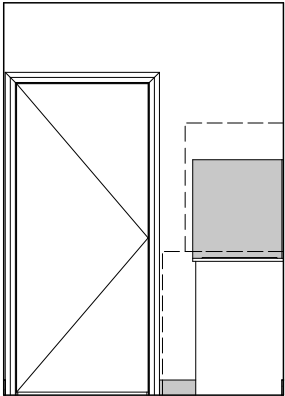
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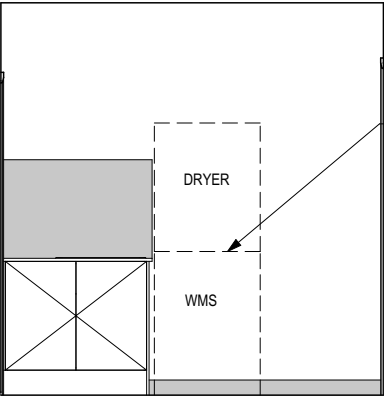
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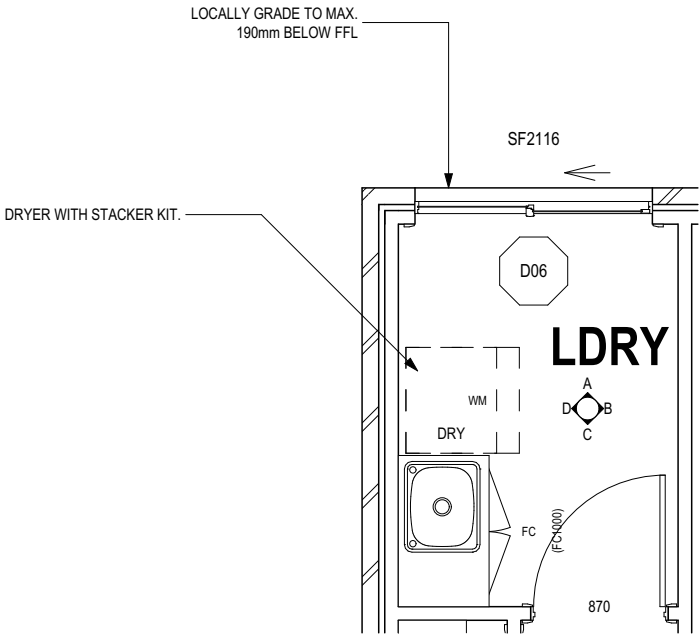
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

SUBJECT TO NCC 2022
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	3 PRELIM PLANS - INITIAL ISSUE	TNG 11/06/2025	LOT / SECTION / CT: 7 / - / 186369	SHEET TITLE: LAUNDRY DETAILS	SCALES: 1:50	
			COUNCIL: SORELL	SHEET No.: 18 / 18		714242