NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
10 DOWNWARD WAY, SORELL

PROPOSED DEVELOPMENT:
DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 25th August 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 25th August 2025.**

APPLICATION NO: **5.2025-197.1**
DATE: **06 AUGUST 2025**

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

Full description of Proposal:	*Use:* Residential *Development:* New Dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 412,370

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

Location of proposed works:	Street address: 10 DOWNWARD WAY, SORELL TAS 7172 Suburb: Sorell Postcode: 7172 Certificate of Title(s) Volume: 183294 Folio: 191

Current Use of Site	Vacant

Current Owner/s:	Name(s) LYNMORE HOLDINGS PTY LTD - pending transfer to NEIL CRA

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

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

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

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

Applicant Signature:	Signature: lutzia brown Date: 28/07/2025

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____ Sorell Council Development Application: 5.2025.197.1 - Development Application - 10 Downward Way, Sorell - P1.pdf Plans Reference: P1 Date Received: 29/07/2025

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

Prepared for:

Wilson Homes

10 Downway Way
Sorell

FLOOD HAZARD REPORT

FE_25606

12 May 2025

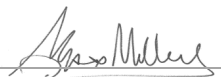
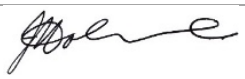
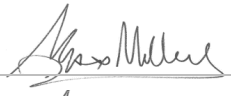
flüssig Engineers

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	*Client*	*Document Number*	*Project Manager*
10 Downward Way, Sorell Flood Hazard Report	**Wilson Homes**	FE_25606	Max W. Möller *BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE (Aus)* *Managing Director / Principal Hydraulic Engineer*

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller ***Principal Hydraulic Engineer***		06/05/2025
Prepared by	Christine Keane ***Water Resources Analyst***		06/05/2025
GIS Mapping	Fraser Cumming ***Undergraduate Engineer***		01/05/2025
Reviewed by	John Holmes ***Senior Engineer***		12/05/2025
Reviewed by	Max W. Möller ***Principal Hydraulic Engineer***		12/05/2025
Authorised by	Max W. Moller ***Principal Hydraulic Engineer***		12/05/2025

Revision History

Rev No.	Description	Prepared by	Authorised by	Date

Contents

List of Tables

List of Figures

1. Introduction

Flüssig Engineers has been engaged by **Wilson Homes** to undertake a site-specific Flood Hazard Report for the development at number 10 Downward Way, Sorell in the Sorell Council municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development hazard scenarios for the 1% AEP plus climate change, for the purpose of development.

1.1 Development

The proposed development consists of a residential dwelling of approximately 180 m^2 on a 512 m^2 lot. The site is currently vacant.

1.2 Objectives and Scope

This report is in response to a request for further information under C12.0 Flood Prone Areas Hazard Code under the Tasmanian Planning Scheme 2021 (TPS 2021). The objectives of this study are:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP plus climate change (CC) scenario.
- Provide comparison of flooding for post-development against acceptable solution and performance criteria.
- Provide flood mitigation recommendations for a potential future development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

Planning Scheme Code	Objective
C12.5.1 Uses within a flood prone area	That a habitable building can achieve and maintain a tolerable risk from flood
C12.6.1 Building and works within a flood prone area	(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
	(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

2. Model Build

2.1 Overview of Catchment

The contributing catchment for 10 Downward Way, Sorell is approximately 4,030 ha stretching from the peak of Mount Phillips to the development site with an average slope of 3.0%.

The land use of the catchment is Agricultural and Rural with the specific site being listed as General Residential. Figure 1 below outlines the approximate contributing catchment for the site at 10 Downward Way, Sorell.

Figure 1. Contributing Catchment, 10 Downward Way, Sorell

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 2. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
4,030	27-20/1	4-1/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

TPS 2021 requires modelling of flood events of 1% AEP (100yr ARI) for the life of the development. Therefore, the design events assessed in this analysis are limited to the 1% AEP + CC design events. Due to the size and grade of the catchment the peak rainfall time was restricted to between 1 hr – 24

hrs. Figure 2 shows the box and whisker output for the 1% AEP model run. The model shows that the 1% AEP 4.5 hours storm temporal pattern 6 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

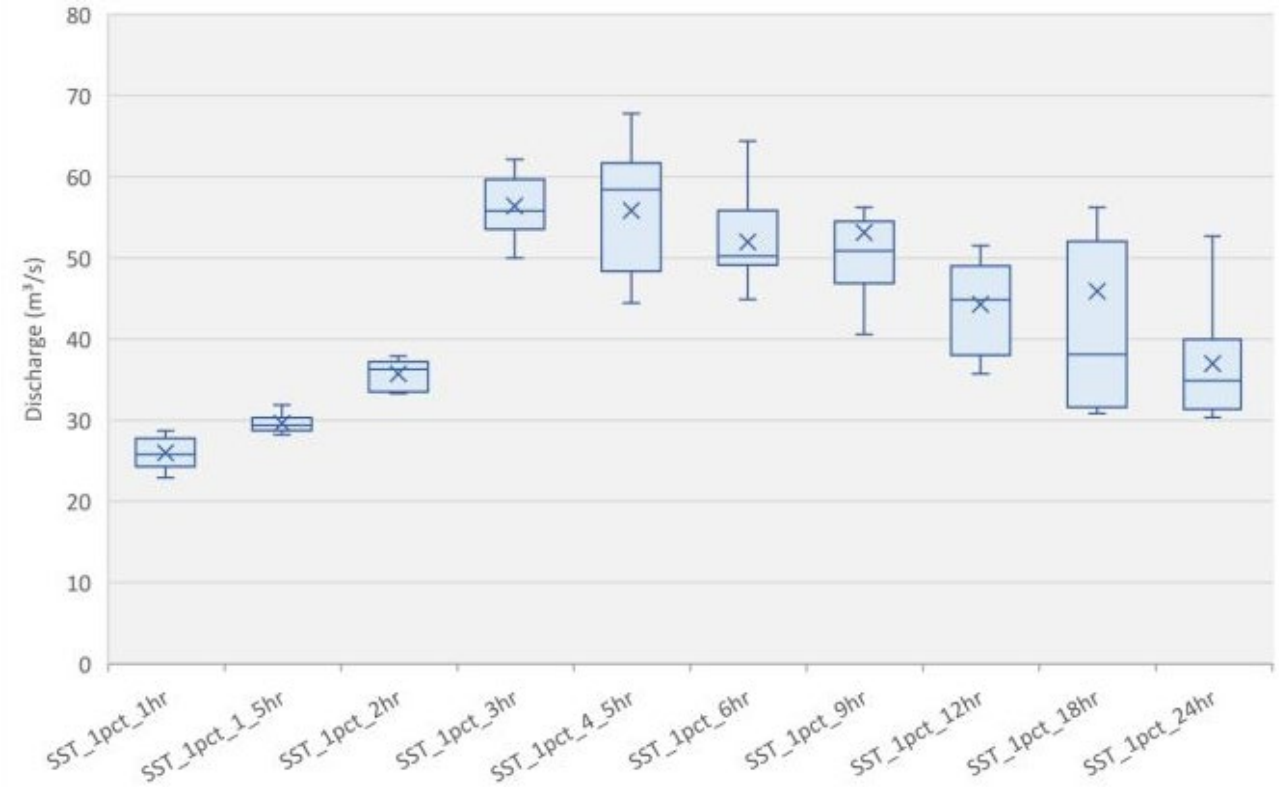


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

2.2.2 Climate Change

As per the ARR 2019 Guide for Flood Estimation (Version 4.2), the recommended approach for estimating increases in rainfall due to climate change projections for the year 2100 scenario.

According to Table 3 of the guide, a multiplication factor of 1.86 is adopted for rainfall durations of less than 1 hour under the SSP5-8.5 at 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts and adopted by Council.

Table 3. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100
<1 - hour Rainfall Intensity	86% Increase

2.3 Hydraulics

A 1D-2D hydraulic model was created to determine the flood level through the target area.

2.3.1 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and no past flood analysis undertaken to validate against the flows obtained in the model.

2.3.2 Survey

The 2D surface model was taken from LiDAR 2019 to create a 1m cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below in Figure 3.

Figure 3. 1m DEM (Hill shade) of Lot Area, 10 Downward Way

2.3.3 Key Stormwater Assets including pipes and pits

Pipes and pits were modelled as 1D underground network within the localised catchment model to provide insight into the capacity of the stormwater system. Where data was missing, this was inferred from surrounding data and where invert levels were missing, a 600 mm cover was applied.

2.3.4 Roads

Roads often form the basis for overland flow in high frequency events; however, the kerb and channel are not always picked up by the DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads incorporating a z-line along the gutter to ensure the kerb invert is represented in the mesh.

2.3.5 Buildings

Specifically, residential houses and commercial buildings were integrated into the DEM by elevating the corresponding grid cells representing these structures by a standardised height of 0.3 meters above the natural ground surface. Subsequently, the re-sampled grids were utilised to establish the Infoworks ICM model, thus forming a foundational framework for the subsequent analysis and simulation of flood dynamics.

This method allows for flow through the building if the flood levels/ pressure become great enough. The aim is to mimic flow through passageways such as doors, windows, and hallways.

2.3.6 Walls

All significant fences and retaining structures were incorporated into the 2D model as 2D linear wall elements. Pallet fences were modelled with a maximum height of 250 mm, representing the estimated depth at which they are likely to collapse during a 1% AEP rainfall event. Solid material walls were modelled using a realistic height to reflect their structural integrity and expected behaviour under flood conditions.

2.3.7 Structures

In the process of crafting a two-dimensional grid to depict the ground surface of the floodplain, we initiated by re-sampling high-resolution LiDAR data to generate a digital elevation model (DEM) through the utilisation of GIS software.

Within this procedure, the attention was directed towards identifying and incorporating pertinent features such as residential structures, commercial buildings, walls, and roadways. Ensuring the comprehensive inclusion of these features within the re-sampled DEM was of utmost importance.

2.3.8 Roughness (Manning's n)

The model grid's roughness and equivalent Manning's n values were derived from land use data. Table 4 shows Manning's values used in the model. Values for this layer were derived from the ARR 2019 Guidelines. These parameters have proven effective in previous flood mapping projects undertaken in Tasmania.

Table 4. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

3. Model Results

The result of 1% AEP + CC were run through the pre-development and post-development model scenarios to compare the changes to flooding onsite and to surrounding properties.

3.1 Pre-Development Scenario

The site is relatively flat, with a cross fall of approximately 3%. It forms part of a larger catchment characterised by steep to mild topography, with overland flow directed downstream towards the Sorell Rivulet system.

Hydraulic modelling of the 1% Annual Exceedance Probability (AEP) event, incorporating future climate change allowances (Year 2100) as represented in Figure 4, shows that flood inundation is primarily concentrated across the entirety of the lot, particularly the north-west section. Modelled flood depths generally range between 0.10 m and 0.21 m, influenced by small surface depressions across the site.

Evidence of shallow, concentrated surface flow and localised ponding is observed, confirming that flooding is widespread but relatively shallow across the site. Modelled surface velocities mostly range from 0.1 m/s to 0.45 m/s, indicating a minimal potential for minor scour, sediment transport, and hydraulic instability during peak flow events.

Flood hazard mapping classifies the site predominantly within the H1 hazard band, according to Australian Rainfall and Runoff (ARR) 2019 criteria. This confirms floodwaters are too shallow and slow to present a risk to human safety, vehicles, or structures.

3.2 Post-Development Scenario

Post-development hydraulic modelling of the 1% AEP event, incorporating climate change projections to 2100 as shown in Figure 5, confirms that the proposed development will maintain the current overland flow path. Surface runoff will continue to travel through the north and north-western areas of the site with some increase of flood depth on the eastern boundary, before continuing into the existing neighbouring property at the western boundary.

Flood modelling predicts a slight increase in water depths at the boundary line with No12 Downward Way, due to minor adjustments to surface conditions and the placement of new structures. Despite these changes, flood depth across the site is generally contained between 0.10 m and 0.25 m. The natural drainage behaviour remains largely unchanged, with some minor redistribution of flow between proposed building and the existing boundary at No12.

Surface velocities across the property remain low, generally below 0.4 m/s. This indicates that post-development conditions will continue to experience slow, but lightly erosive flows that can create additional risks such as scouring, debris movement, or instability of nearby structures.

Flood hazard mapping shows that the site continues to fall mainly within the H1 classification, reflecting a very low hazard level.

To ensure resilience against future flood events, the proposed habitable building will be constructed with a finished floor level (FFL) set at 300mm above the 1% AEP plus climate change design flood height. This design measure provides additional protection and ensures compliance with relevant floodplain management standards. (Note, this requirement does not apply to non-habitable areas, such as garages and storage sheds).

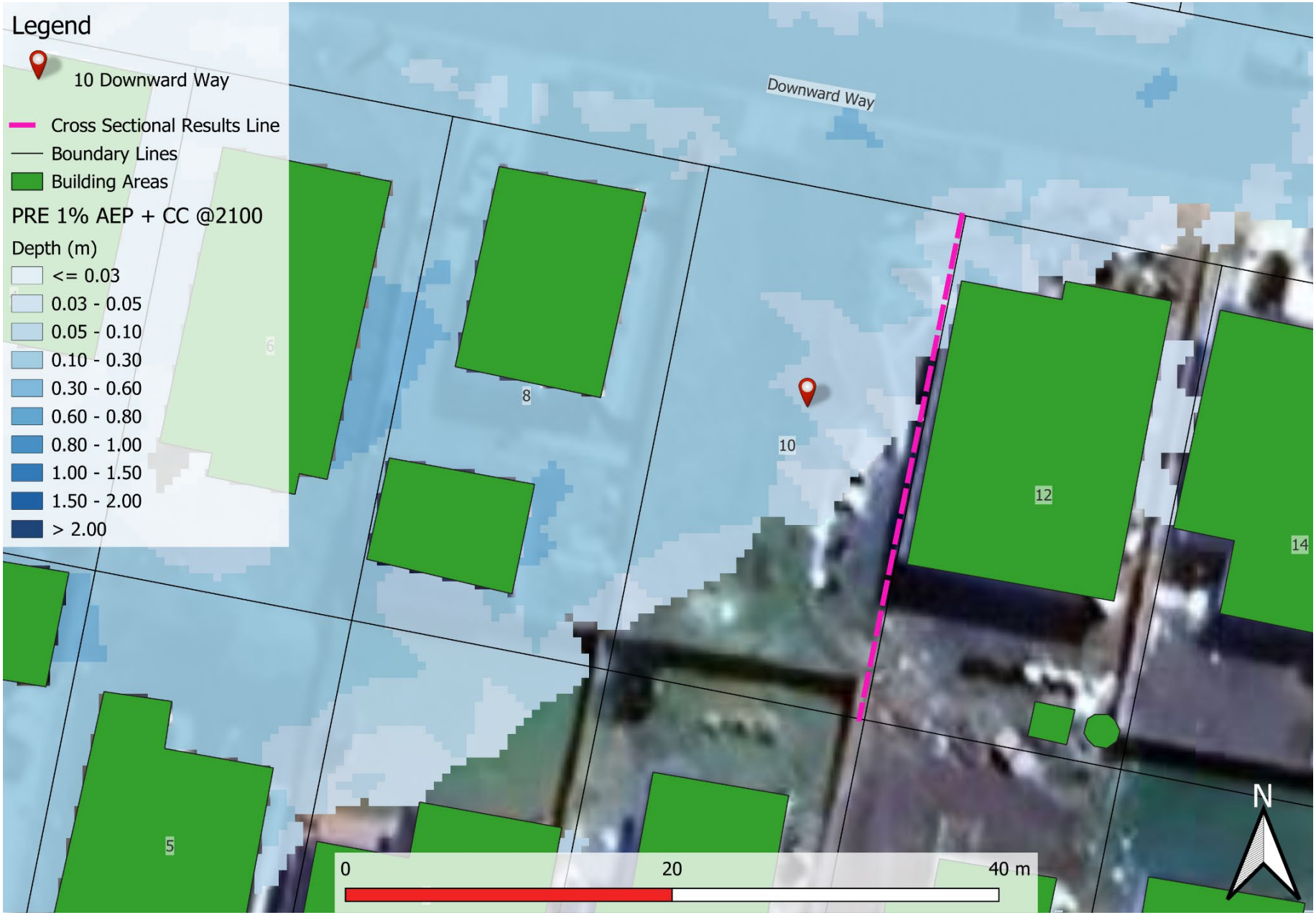


Figure 4. Pre-Development 1% AEP + CC Depth

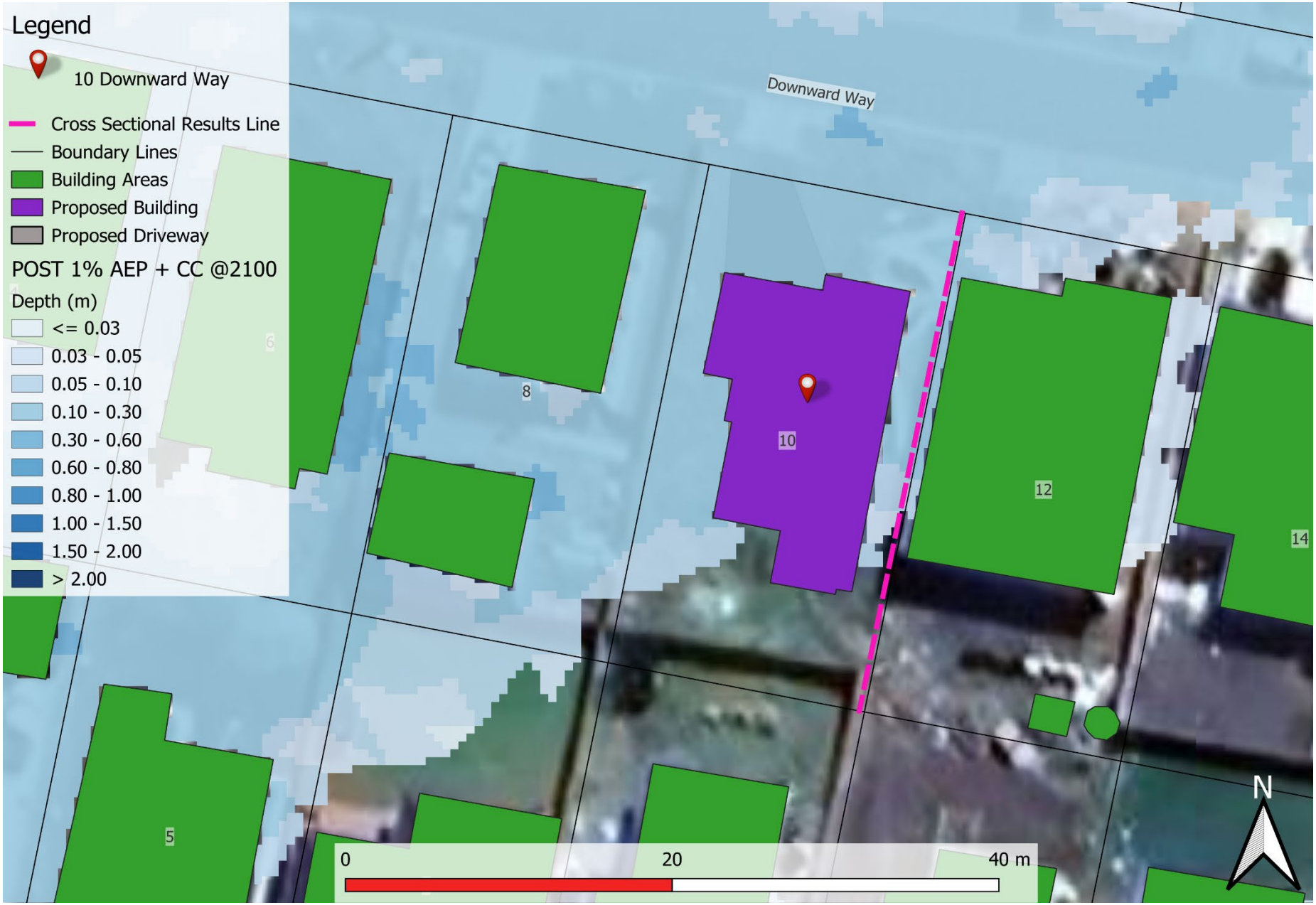


Figure 5. Post-Development 1% AEP + CC including Depth

3.3 Displacement of Overland Flow on Third Party Property

Post-development flows shown in Figure 5 indicate a reduction in flood extent within the lot boundary at No. 8 Downward Way, along with a minor increase in flood extent near the boundary with No. 12 Downward Way, when compared to the pre-development conditions in Figure 4.

These changes are primarily attributed to the construction of the proposed dwelling within the overland flow path, which alters the flow behaviour, reducing runoff in some areas while slightly increasing it in others due to the introduction of a new physical obstruction.

As shown in Figure 5, the overall changes have a minimal impact on neighbouring properties. This confirms that, provided the recommendations in this report are implemented, the proposed development will not result in any adverse or detrimental impacts on surrounding third-party land.

3.4 Development Effects on Flooding

Figure 6 presents a hydrograph illustrating the discharge at the eastern boundary of the property, representing overland flow generated within the development area. The chart includes both pre- and post-development modelled scenarios to demonstrate changes in discharge behaviour across the site.

The comparison shows no observable change in peak discharge of 0.53 m^3/s, while peak velocity decreases from 0.43 m/s to 0.37 m/s following development. These changes in velocity are primarily attributed to the displacement of flood water altering the natural overland flow path, however, the overall impact on flooding is considered minor. Provided the recommendations outlined in this report are followed, there will be no adverse effects within the site or on adjacent properties.

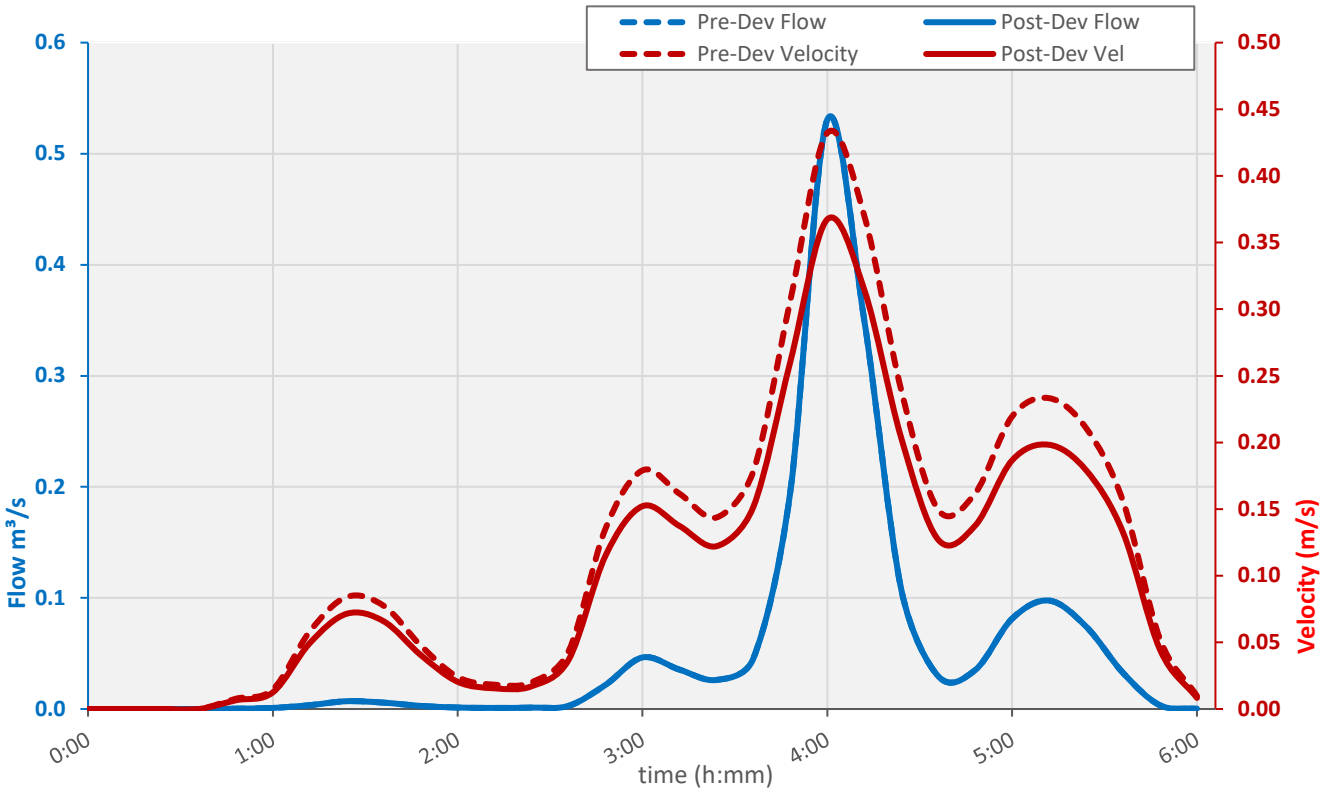


Figure 6. Pre and Post Development Net Discharge and Velocity 1% AEP +CC

3.5 New Habitable Building

To meet the performance criteria of the Building Regulations 2016 S.54, the construction of a new habitable building is required to have a habitable floor level >300mm above the 1% AEP + CC flood level. The new development at 10 Downward Way, Sorell must meet this regulation as shown in Table 5. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas).

Table 5. Habitable Floor Construction Levels

10 Downward Way, Sorell	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Habitable floor (ground floor)	20.55	16.35

4. Flood Hazard

Under existing (pre-development) conditions, the proposed building location is subject to a modelled flood depth of 0.15 m and a flow velocity of 0.30 m/s during the design flood event. Based on the Australian Flood Resilience and Design Handbook, this results in a maximum hazard rating of **H1 – Generally safe for people, vehicles, and buildings**, as shown in Appendix A – Hazard Maps.

In the post-development scenario, the flood depth at the building envelope increases slightly to approximately 0.22 m, while the flow velocity decreases by 0.24 m/s. Despite the change in flood characteristics, the hazard classification remains within the H1 category, indicating a continued low-risk condition.

This assessment focuses on the development lot, adjoining properties, the adjacent roadway, and nearby infrastructure. Broader areas outside the immediate development context, such as public paths and wider access routes, have not been included in this analysis.

During flood events, it is recommended that occupants and visitors remain indoors and follow the guidance of emergency services, as site access and movement may be temporarily restricted.

A summary of the hazard ratings is shown in Figure 7.

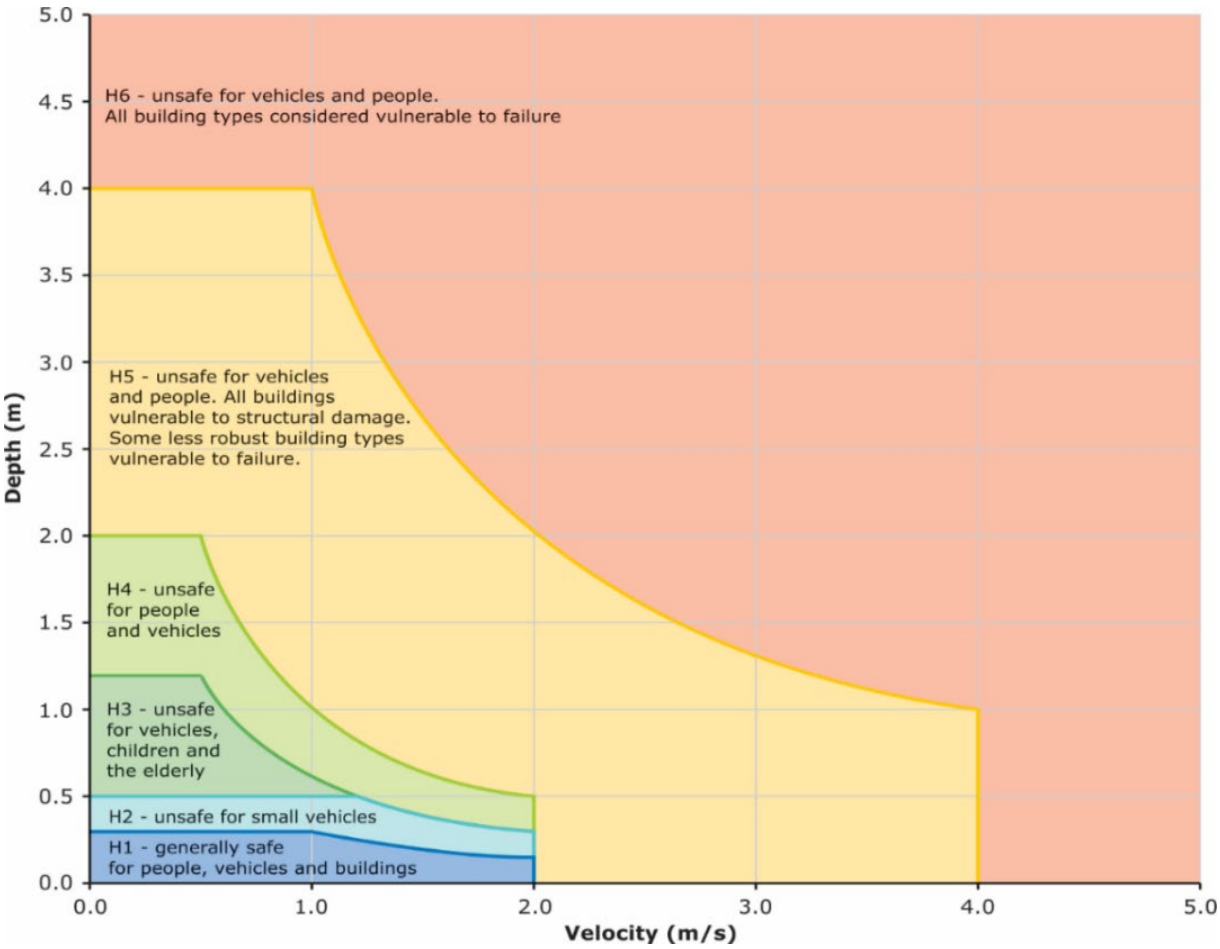


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot is susceptible to a shallow, somewhat slow-moving flood plain flow, with the majority of the immediate surrounding region classified low (H1) hazard rating in the 1 % AEP + climate change event.

Even at minor velocity and depths during a storm event, erosion and debris movement nevertheless pose a threat. If the recommendations in this report are implemented, the proposed structure, which is intended to be a habitable class 1a structure with a 50-year asset life (BCA2019), can achieve a tolerable risk of flooding over its asset life.

5. TPS summary Report summary against TPS-Sorell

Table 6. Tasmanian Planning Scheme summary C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		**P1.1**	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed development lies inside a low hazard flood inundation area.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		**P1.2**	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is at H1.

Table 7. Tasmanian Planning Scheme summary C12.6.1

C12.6.1 Building and works within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and, (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		**P1.1**	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed new dwelling.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No increase in risk following construction of the building requiring specific hazard reduction measures.
(c)	any advice from a State authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		**P1.2**	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	Negligible changes to flow and velocity following construction of proposed building.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Assuming recommendations of this report the proposed site and dwellings can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.

6. Conclusion

The Flood Hazard Report for 10 Downward Way, Sorell development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against Code C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme.
2. Building Regulations S.54 requires a floor level of no less than the levels outlined in Table 5.
3. Minor increase in depth to 0.20 m at the cross-sectional result line in the post-development scenario.
4. Peak discharge sees no observable change from pre to post-development riverine flood scenario.
5. Velocity shows a decrease between pre- and post-development, riverine flood scenarios from 0.43 m/s to 0.37 m/s.
6. Hazard from flooding within the lot remains at the majority category of H1 for both pre and post development riverine flood scenarios, including on neighbouring properties.

7. Recommendations

Flüssig Engineers therefore recommends the following engineering design be adopted for the development and future use to ensure the works meets the Inundation Code:

1. The new building to have a minimum habitable floor height as per Table 5.
2. A solid fence base with a minimum height of 300 mm from ground level is to be constructed along the boundary with No. 12 Downward Way to prevent floodwater displacement onto the adjacent property.
3. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris to a maximum depth of 250 mm and maximum velocity of 0.40 m/s.
4. All future proposed structures within the flood extent not shown within this report will require a separate design and report addressing their impacts.

Under the requirements of this Flood Hazard Report, the proposed development will meet current acceptable solutions and performance criteria under the Tasmanian Planning Scheme 2021.

8. Limitations

Flüssig Engineers were engaged by **Wilson Homes** on behalf of the developer**,** for the purpose of a site-specific Flood Hazard Report for 10 Downward Way, Sorell, in response to the Tasmanian Planning Scheme 2021. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

This report is to be used in full and may not be used in part to support any other objective other than what has been outlined within, unless specific written approval to do otherwise is granted by Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy of third-party documents supplied for the purpose of this Flood Hazard Report.

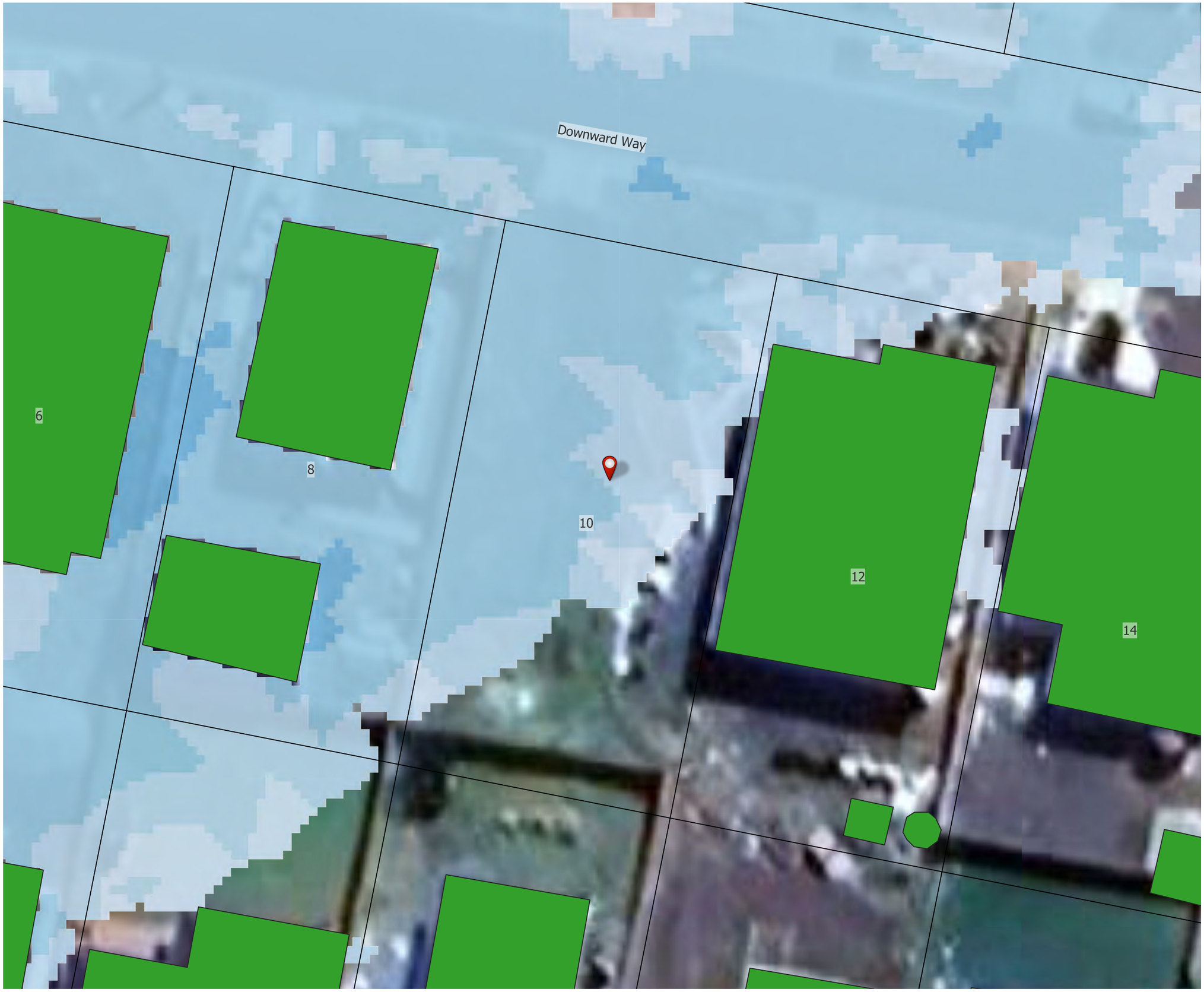
9. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
- Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia
- Entura, 2019, Sorell Rivulet Flood Study
- Grose, M. R., Barnes-Keoghan, I., Corney, S. P., White, C. J., Holz, G. K., Bennett, J. & Bindoff, N. L. (2010). Climate Futures for Tasmania: General Climate Impacts Technical Report.
- T.A. Remenyi, N. Earl, P.T. Love, D.A. Rollins, R.M.B. Harris, 2020, Climate Change Information for Decision Making –Climate Futures Programme, Discipline of Geography & Spatial Sciences, University of Tasmania.

10. Appendices

Appendix A Flood Maps

PRE 1% AEP + CC @2100



Legend

10 Downward Way

Boundary Lines

Building Areas

PRE 1% AEP + CC @2100

Depth (m)

- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

0 6 12 m

meters

N

flüssig Engineers

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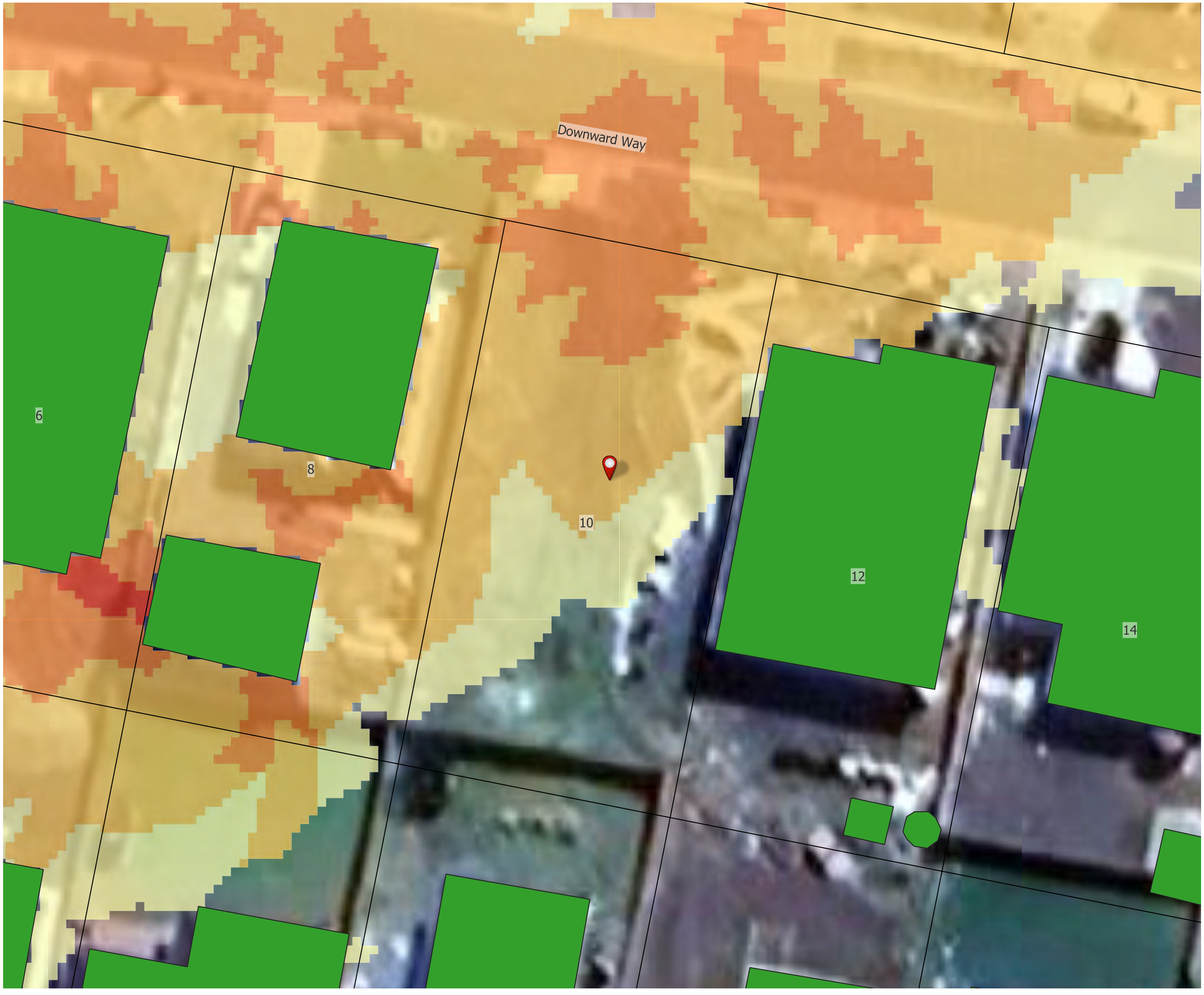
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

PRE 1% AEP + CC @2100



Legend

10 Downward Way

Boundary Lines

Building Areas

PRE 1% AEP + CC @2100

Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

0 6 12 m

meters

N

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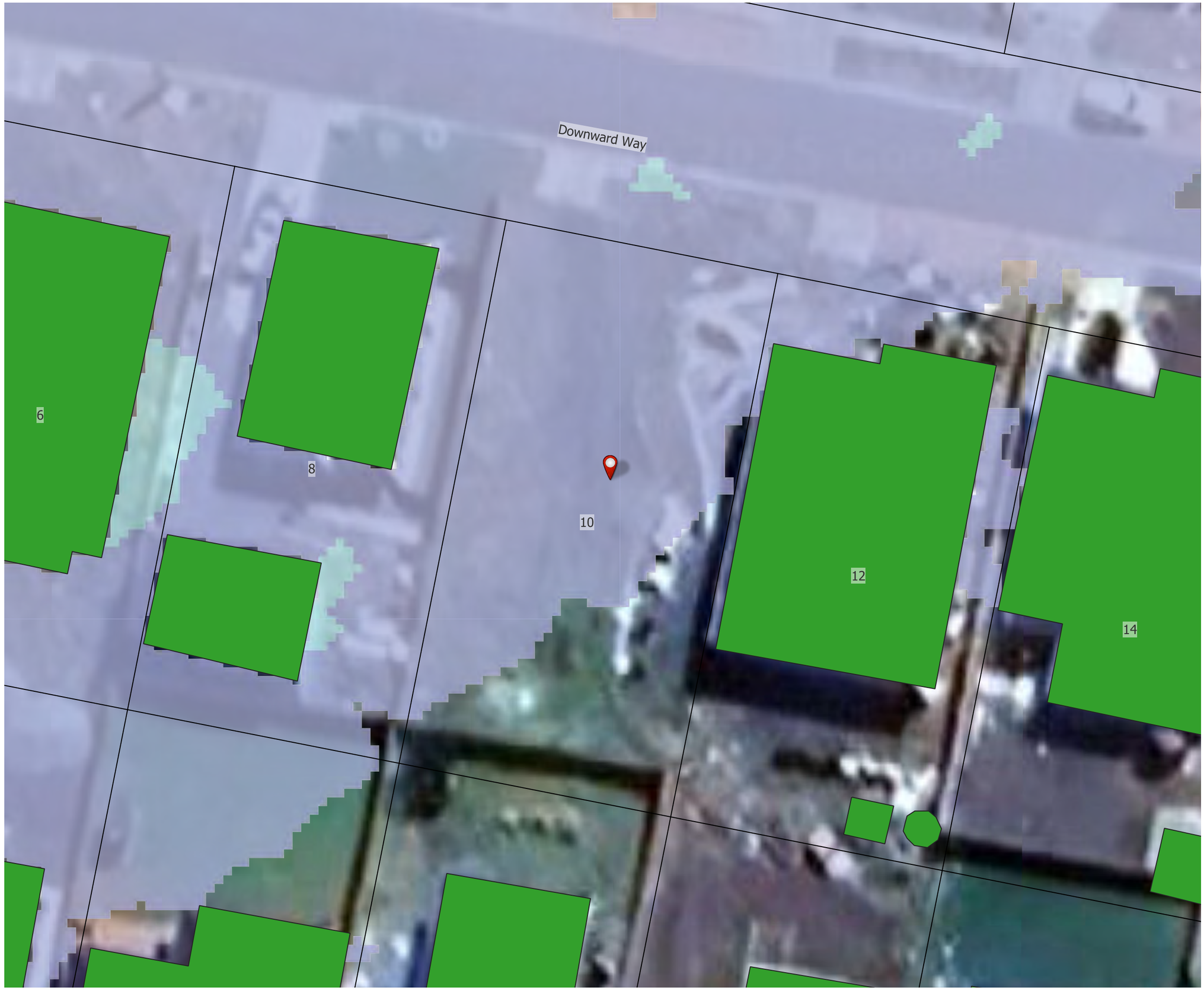
- 06-05-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100



Legend

10 Downward Way

Boundary Lines

Building Areas

PRE 1% AEP + CC @2100

Hazard

H1

H2

H3

H4

H5

H6

0 6 12 m

meters

N

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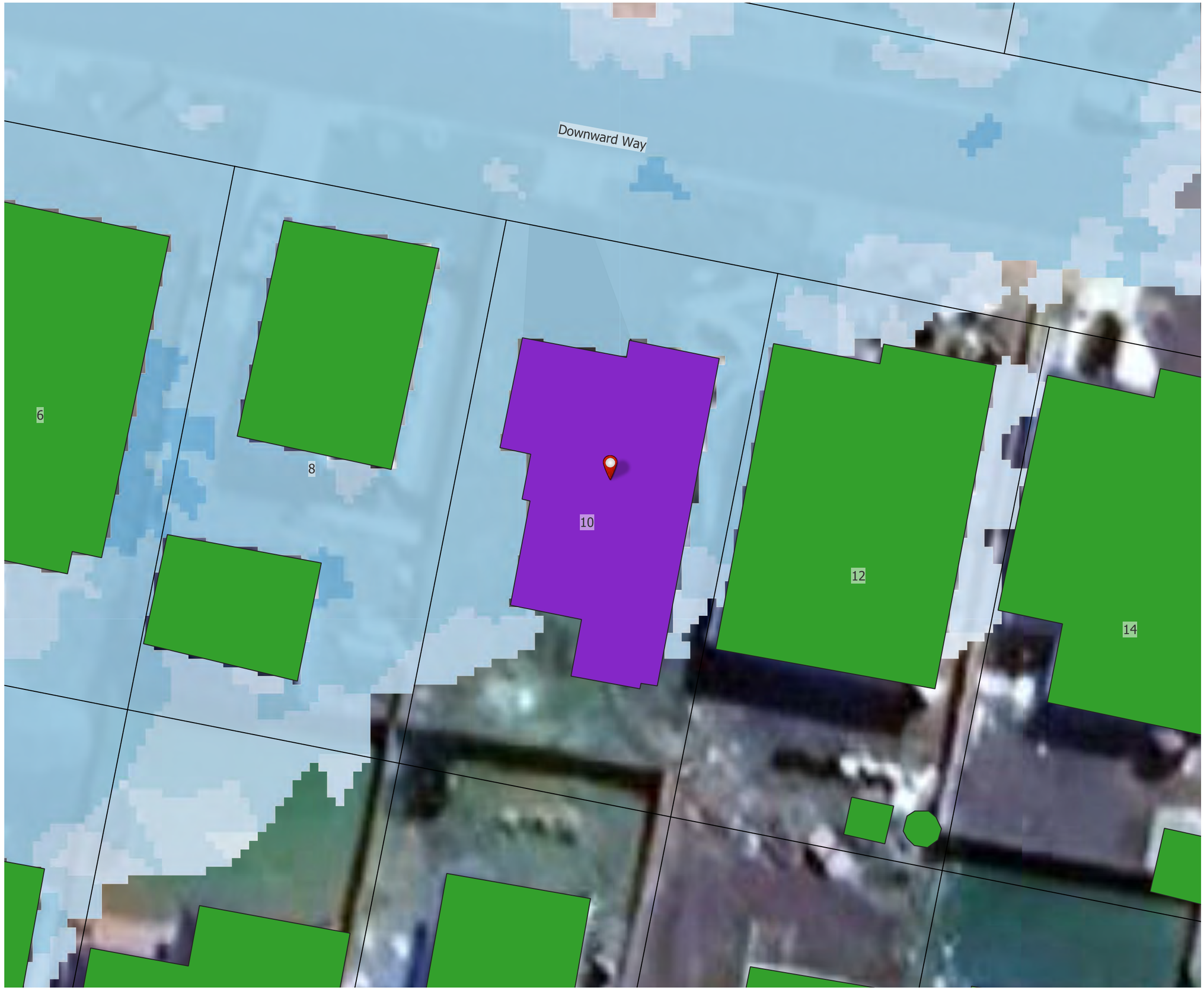
POST 1% AEP + CC @2100



Legend

10 Downward Way

Boundary Lines
Building Areas
Proposed Building
Proposed Driveway

POST 1% AEP + CC @2100
Depth (m)
<= 0.03
0.03 - 0.05
0.05 - 0.10
0.10 - 0.30
0.30 - 0.60
0.60 - 0.80
0.80 - 1.00
1.00 - 1.50
1.50 - 2.00
> 2.00

0 6 12 m

meters

N

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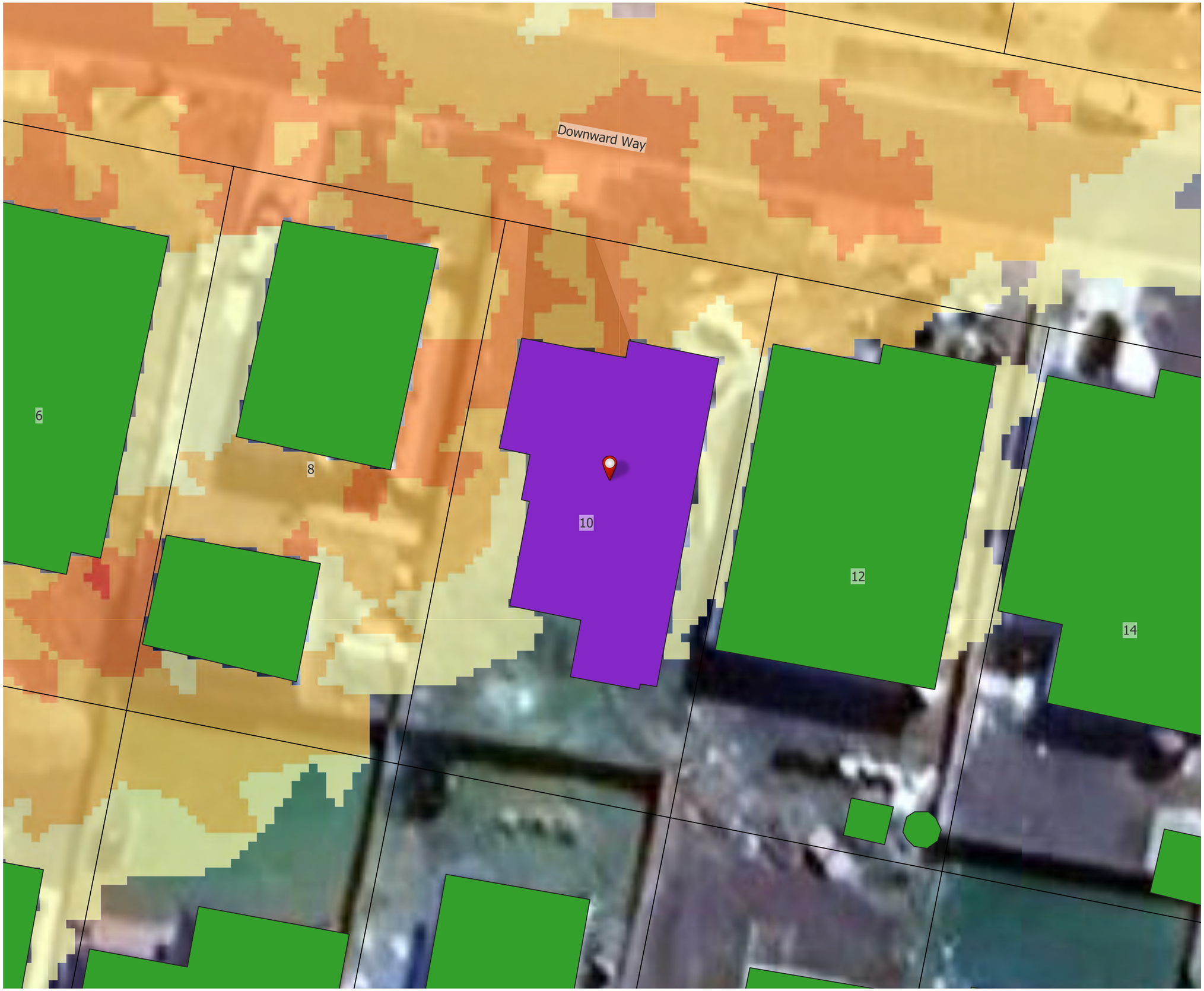

Legend

10 Downward Way

Boundary Lines
Building Areas
Proposed Building
Proposed Driveway

POST 1% AEP + CC @2100
Velocity (m/s)
<= 0.50
0.50 - 1.00
1.00 - 1.50
1.50 - 2.00
> 2.00

0 6 12 m

meters

N

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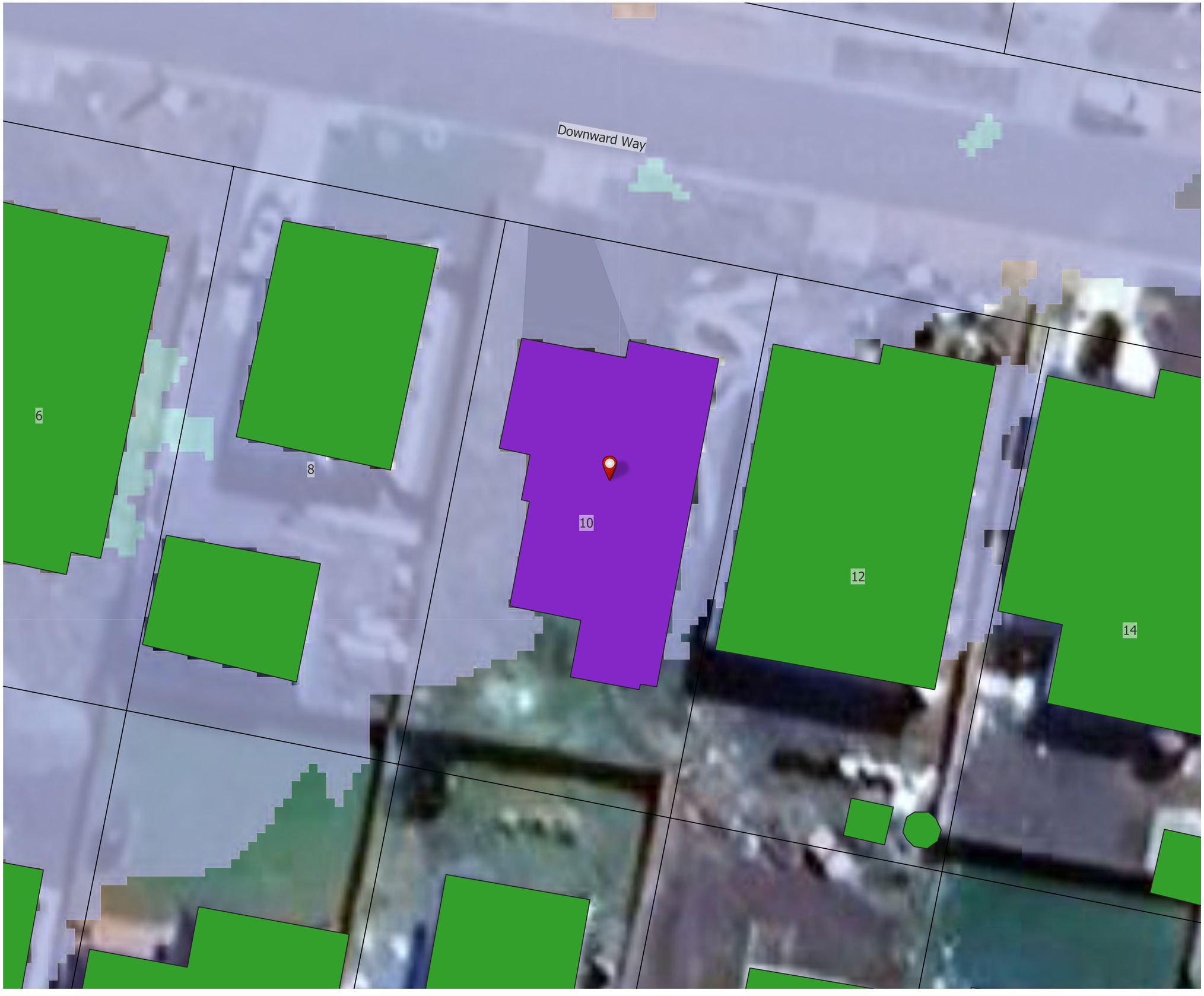
POST 1% AEP + CC @2100



Legend

10 Downward Way

Boundary Lines
Building Areas
Proposed Building
Proposed Driveway

POST 1% AEP + CC @2100

Hazard

H1
H2
H3
H4
H5
H6

0 6 12 m

meters

N

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- 12-05-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

Contact Project Manager: **Max Moller**

P: 03 6288 7704
M: 0431 080 279
E: max@flussig.com.au
W: www.flussig.com.au
A: Level 4, 116 Bathurst Street
Hobart TAS 7000

SHEET INDEX

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S):	2745mm
(CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)	
ROOF PITCH (U.N.O.):	23.0°
ELECTRICITY SUPPLY:	SINGLE PHASE
GAS SUPPLY:	NONE
ROOF MATERIAL:	SHEET METAL
ROOF COLOUR:	N/A
WALL MATERIAL:	BRICK VENEER, CLADDING

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

SARKING UNDER ROOFING
CEILING: R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)

EXTERIOR WALLS: R2.0 BATTS (EXCL. GARAGE)
WALL WRAP TO ENTIRE HOUSE
INTERIOR WALLS: R2.0 BATTS WHERE SHOWN ON PLANS AND WHERE ADJACENT TO GARAGE / SUBFLOOR / ROOF SPACES / SKYLIGHTS

BIAX SLAB R0.60
FLOOR INSULATION: R2.0 BATTS TO FLOOR SPACES ABOVE PORCH /ALFRESCO / GARAGE AREAS, IF APPLICABLE

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION:	N2
CLIMATE ZONE:	ZONE 7 - COOL TEMPERATE
WIND REGION:	A
TERRAIN CATEGORY:	TC2.5
SHIELDING FACTOR:	NS - NO SHIELDING
TOPOGRAPHIC CLASSIFICATION:	T1
DESIGN WIND SPEED:	40 m/sec
SITE CLASSIFICATION:	M
SLAB CLASSIFICATION:	TBC

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010

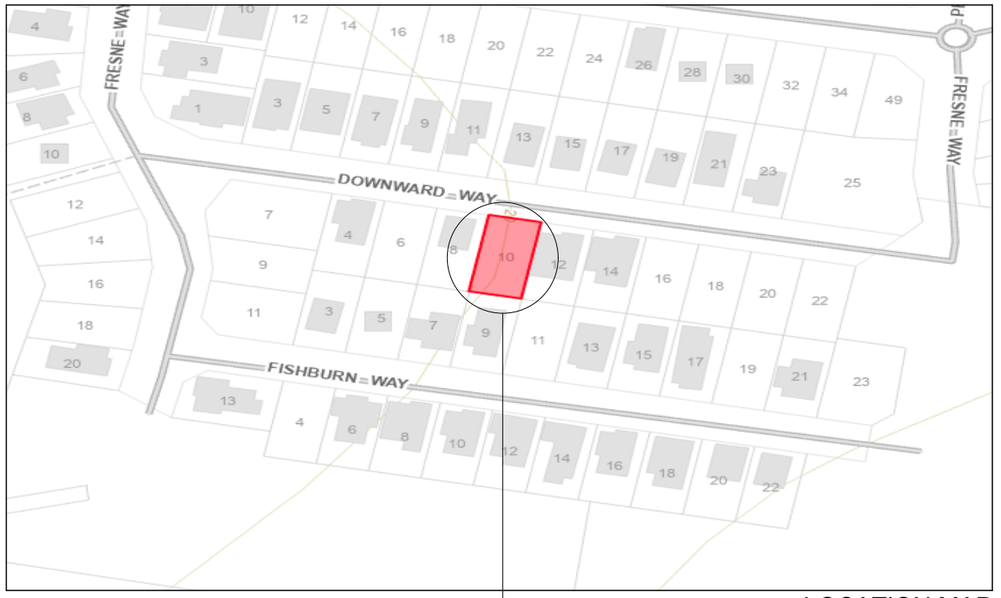
BAL-LOW BUSHFIRE REQUIREMENTS

NO SPECIAL CONSTRUCTION REQUIREMENTS

NCC 2022 LIVABLE HOUSING COMPLIANCE

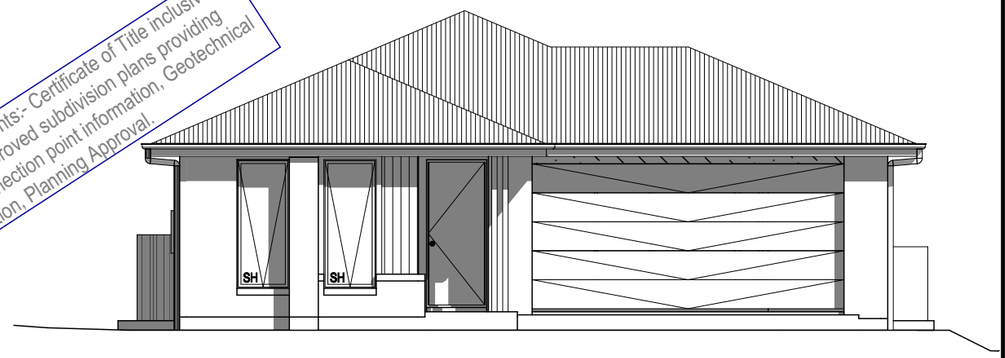
ACCESSIBLE SANITARY COMPARTMENT: TBA
ACCESSIBLE SHOWER LOCATION: TBA

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.



LOCATION MAP

SITE LOCATION



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Plans Reference: P1
Date Received: 29/07/2025

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: ----------

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.07.23	TRV	CLG

WILSON HOMES

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	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	2025.06.05
2	PRELIM PLAN - INITIAL ISSUE	TRV	2025.07.23

CLIENT: NEIL CRAIG WHITLEY & CHERYL ANN VAN DEN WAL
ADDRESS: 10 DOWNWARD WAY, SORELL TAS 7172
LOT / SECTION / CT: 191 / - / 183294
COUNCIL: SORELL COUNCIL

HOUSE DESIGN: GREENWICH
HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN: COUNTRY
FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 14
SCALES:

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.

714293

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ZONE: 8.0 GENERAL RESIDENTIAL
2.25km DISTANCE FROM BREAKING SURF (OAKS POINT BEACH)

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

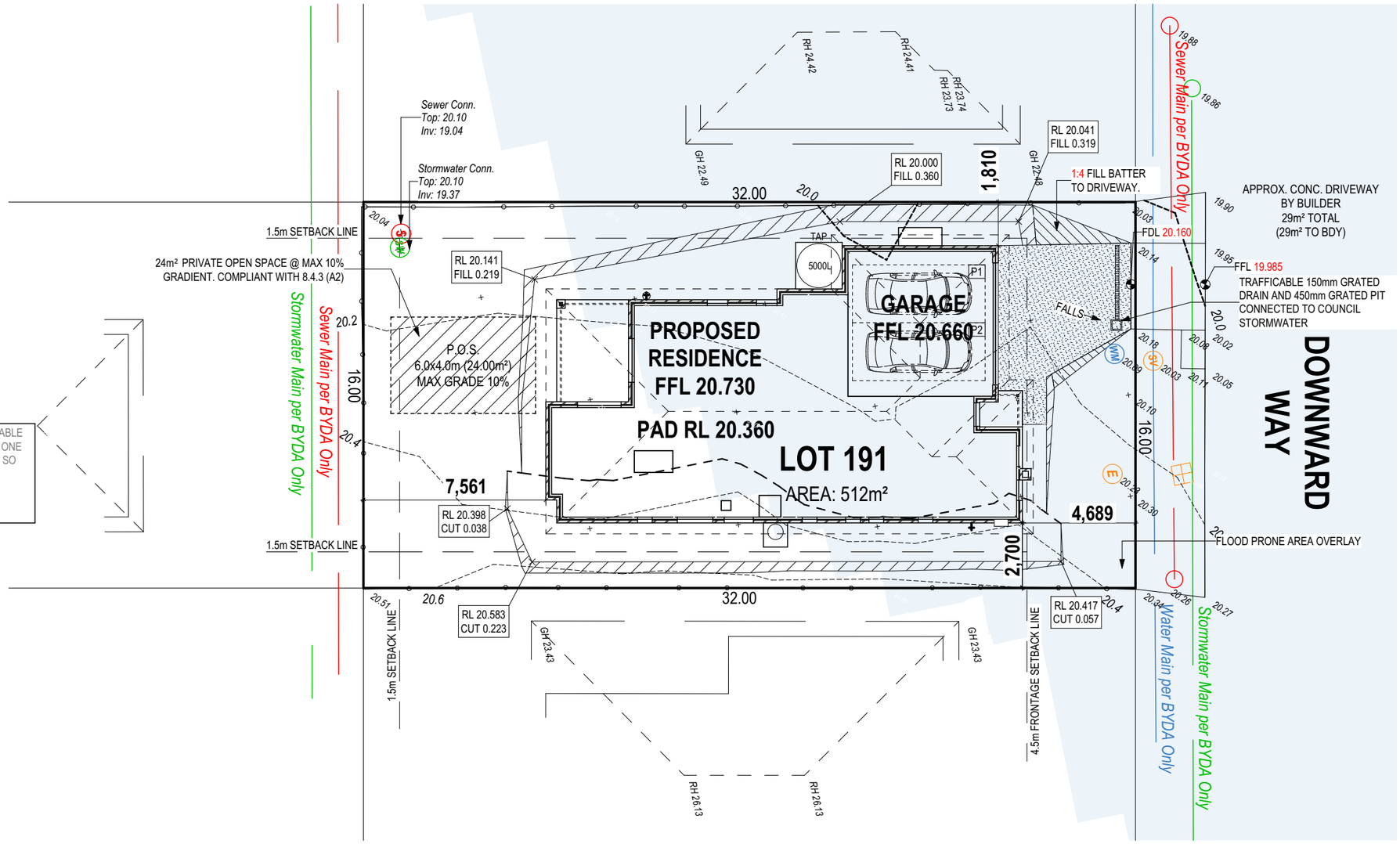
WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	YES
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

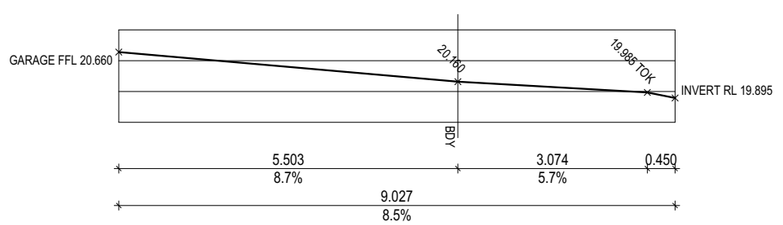
APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	5.40m³
FILL VOLUME	37.15m³
DIFFERENCE	31.75m³

TONNAGE: 31.75m³ x 2.25 = 71.44t
71 TONNES OF IMPORT FILL

LOT SIZE: 512m²
HOUSE (COVERED AREA) 192.46m²
SITE COVERAGE: 37.59%

5000L RAINWATER TO BE CONNECTED TO NON-POTABLE WATER FIXTURES WITH THE DWELLING, INCLUDING ONE TOILET CISTERN AND TO GARDEN WATERING TAPS, SO THAT RE-USE OCCURS.
TANK TO BE CONNECTED TO RETICULATED WATER SUPPLY SO THAT THE TANK IS TOPPED UP FROM RETICULATED WATER SUPPLY.





AUSTRALIAN STANDARD DRIVEWAY PROFILE

BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

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Plans Reference: P1
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1	DRAFT SALE PLAN - CT1	HMI	2025.06.05
2	PRELIM PLAN - INITIAL ISSUE	TRV	2025.07.23

CLIENT: NEIL CRAIG WHITLEY & CHERYL ANN VAN DEN WAL
ADDRESS: 10 DOWNWARD WAY, SORELL TAS 7172
LOT / SECTION / CT: 191 / - / 183294
COUNCIL: SORELL COUNCIL

HOUSE DESIGN: GREENWICH
HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN: COUNTRY
FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 14
SCALES: 1:200

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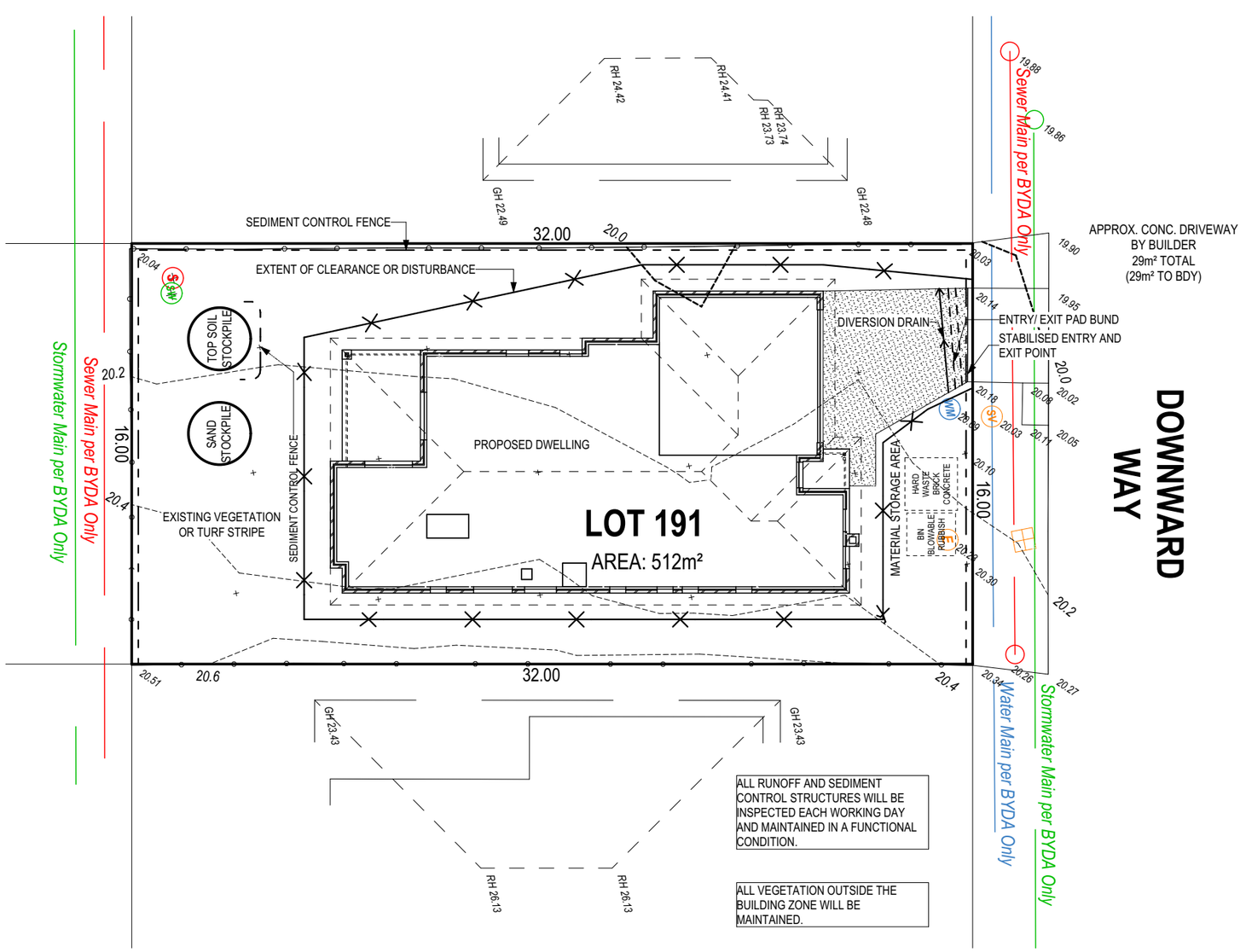
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

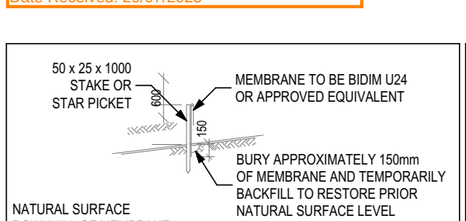
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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.

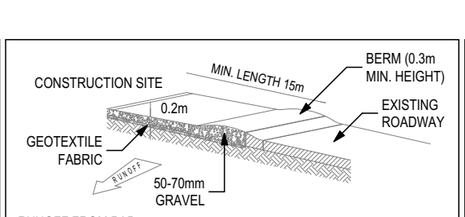
NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR 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 PERMAMENT 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.

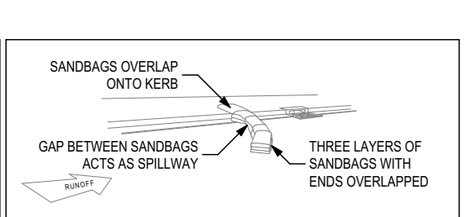




SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

Sorell Council

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2	PRELIM PLAN - INITIAL ISSUE	TRV	2025.07.23

CLIENT:	NEIL CRAIG WHITLEY & CHERYL ANN VAN DEN WAL
ADDRESS:	10 DOWNWARD WAY, SORELL TAS 7172
LOT / SECTION / CT:	191 / - / 183294
COUNCIL:	SORELL COUNCIL

HOUSE DESIGN:	GREENWICH		HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN:	COUNTRY		FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE:	SOIL & WATER MANAGEMENT PLAN	SHEET No.: 3 / 14	SCALES: 1:200

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

CDP CHARGED DOWNPIPE DIRECTED TO TANK
SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

REFER *'BRICK COURSING AND WINDOW FLASHING DETAIL'* AND W-BRIC-001 FOR BRICK COURSING & WINDOW FLASHING DETAILS.

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE (EXCLUDES CAVITY SLIDING DOORS)

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS: A, B, C, D

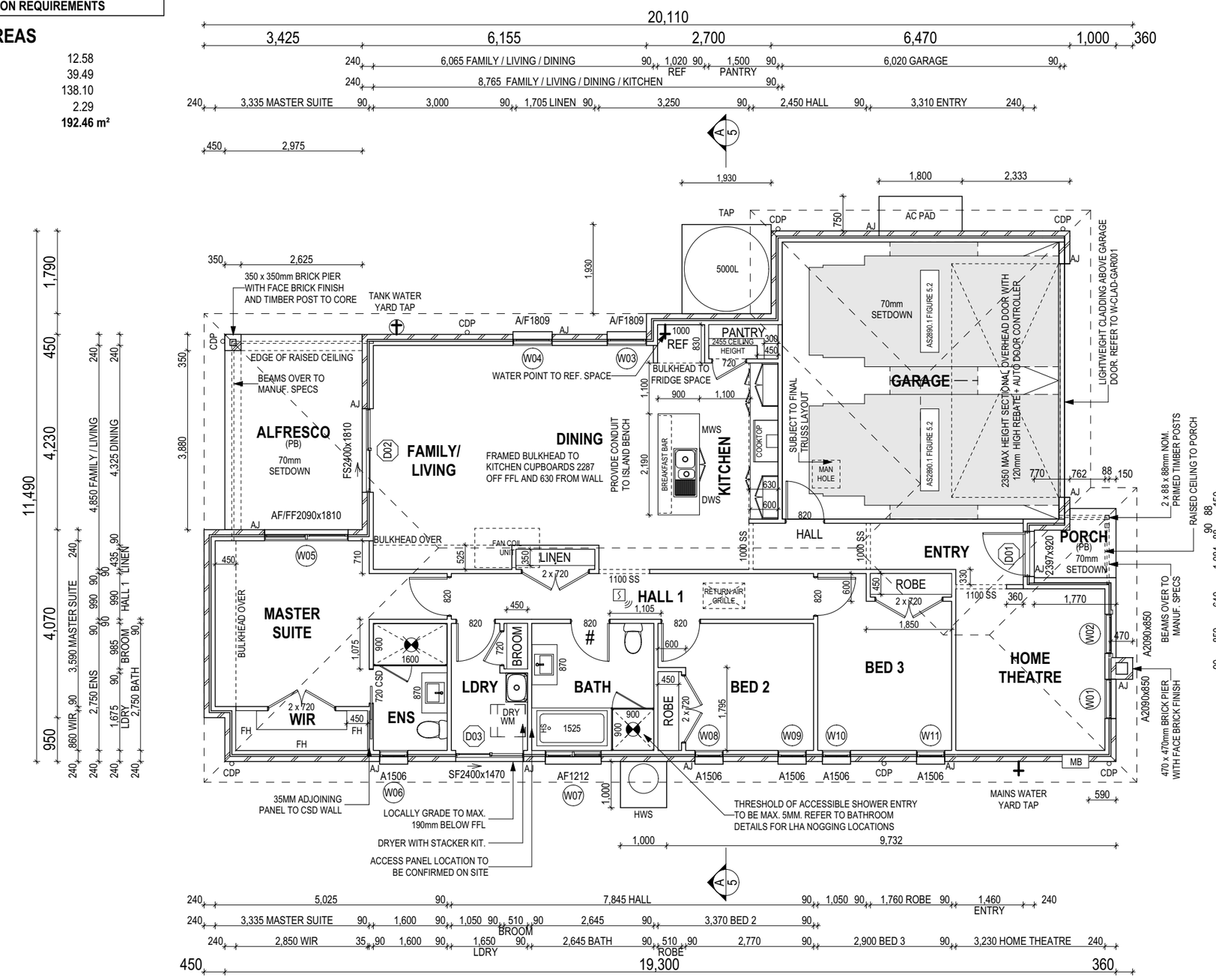
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

TOTAL FLOOR AREAS

ALFRESCO	12.58
GARAGE	39.49
LIVING	138.10
PORCH	2.29
	192.46 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.



FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
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
CO	CLEAN OUT POINT
GAS	GAS BAYONET

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.

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DATE:

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ALL DIMENSIONS ARE FRAME DIMENSIONS

WILSON HOMES

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HOUSE DESIGN: GREENWICH
HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN: COUNTRY
FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE: GROUND FLOOR PLAN
SHEET No.: 4 / 14
SCALES: 1:100

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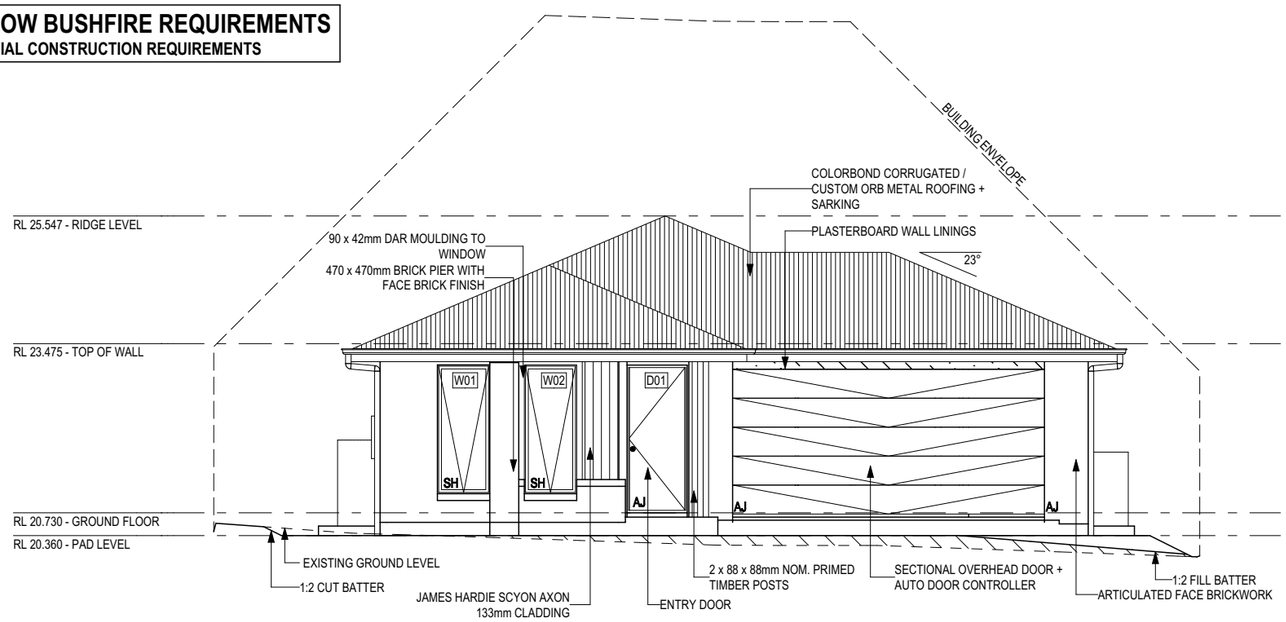
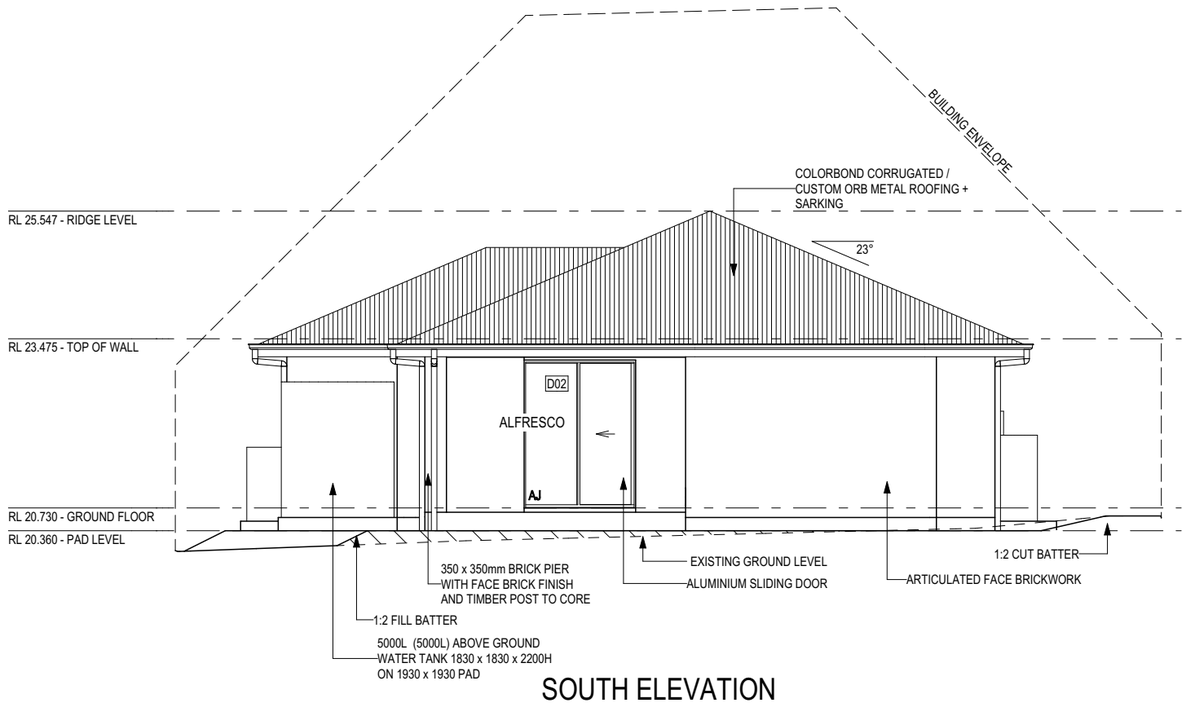
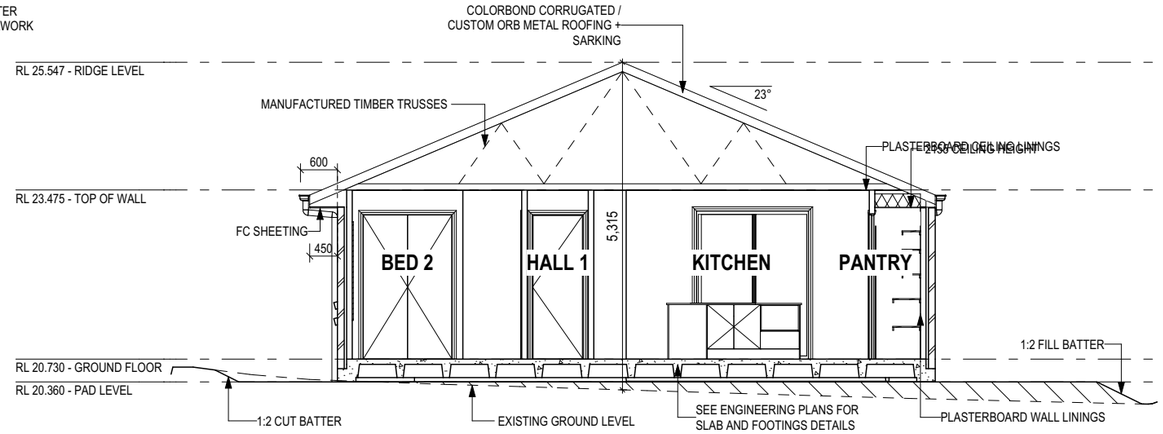
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



NORTH ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100



SECTION A-A
Scale: 1:100

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

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

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED Llouvre SLIDING

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

WILSON HOMES

SPECIFICATION:	DESIGNER
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	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	2025.06.05
2	PRELIM PLAN - INITIAL ISSUE	TRV	2025.07.23

CLIENT:	NEIL CRAIG WHITLEY & CHERYL ANN VAN DEN WAL
ADDRESS:	10 DOWNWARD WAY, SORELL TAS 7172
LOT / SECTION / CT:	191 / - / 183294
COUNCIL:	SORELL COUNCIL

HOUSE DESIGN:	GREENWICH	HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN:	COUNTRY	FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE:	ELEVATIONS / SECTION	SHEET No.: 5 / 14
		SCALES: 1:100

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714293

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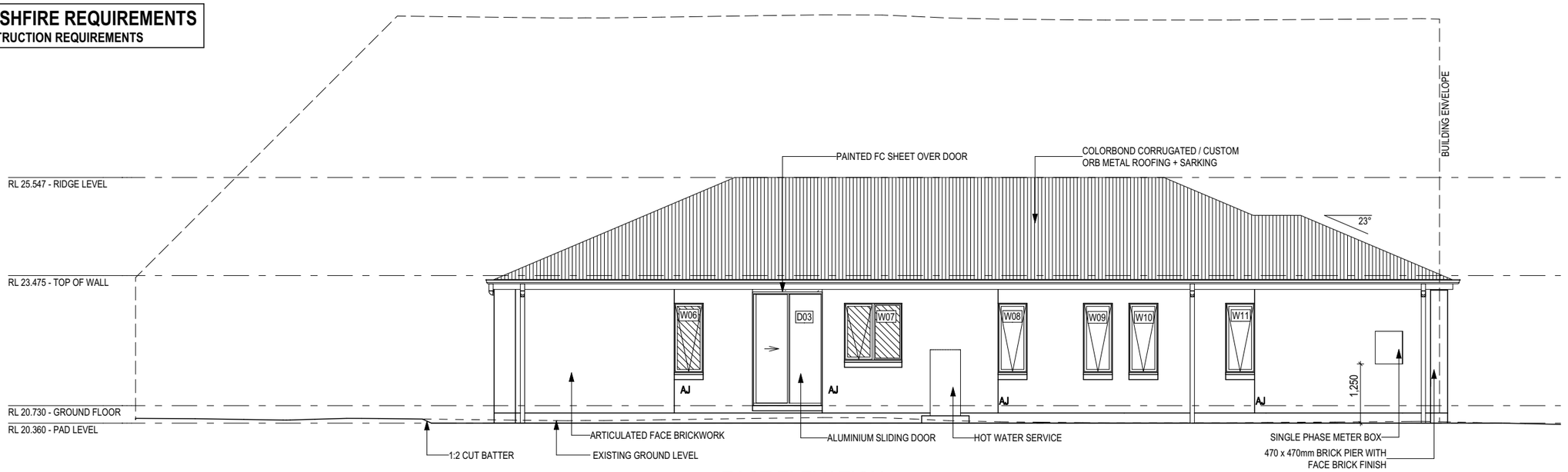
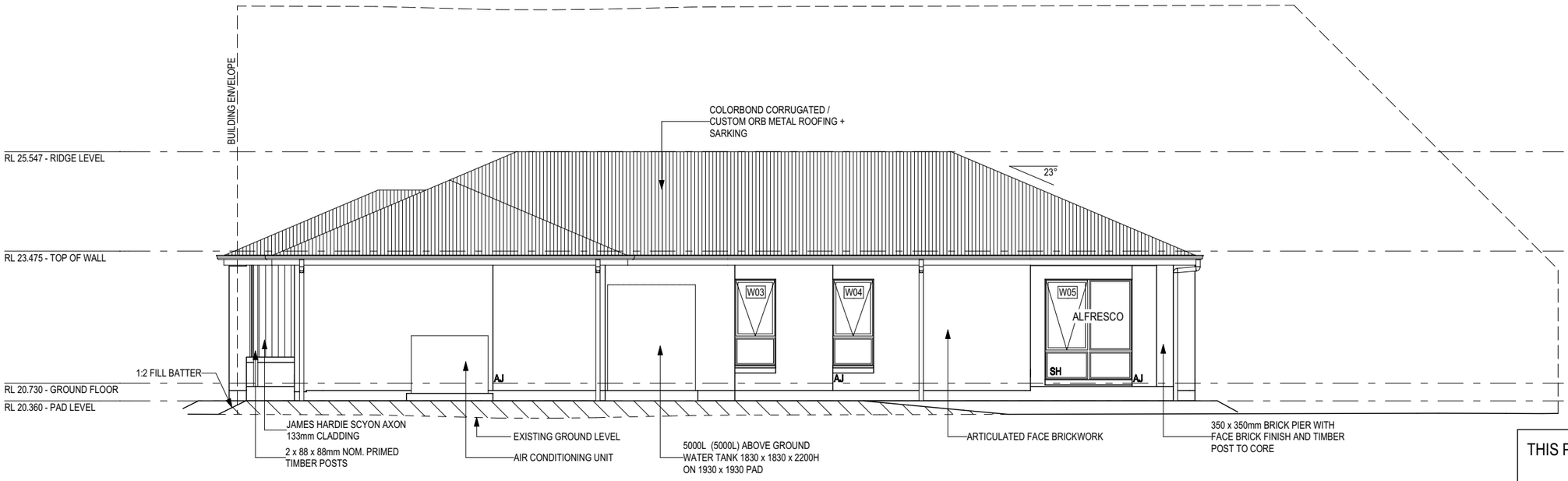
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



EAST ELEVATION
Scale: 1:100



WEST ELEVATION
Scale: 1:100

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

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

Sorell Council
Development Application: 5.2025.197.1 - Development Application - 10 Downward Way, Sorell - P1.pdf
Plans Reference: P1
Date Received: 29/07/2025

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CLEAR OBSCURE

WINDOW TYPE LEGEND
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SHEET TITLE:	ELEVATIONS	SHEET No.:	6 / 14
SCALES:	1:100		

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WINDOW SCHEDULE

[0, 3] ASSUME LOOKING FROM OUTSIDE [1, 2] ASSUME LOOKING FROM INSIDE

ID	CODE[0]	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION[1]
W01	A2090x850	HOME THEATRE	2,090	850	5,880	1.78	ALUMINIUM	BAL-LOW	SNAP HEADER	N	1.42	CLEAR, DOUBLE GLAZED	
W02	A2090x850	HOME THEATRE	2,090	850	5,880	1.78	ALUMINIUM	BAL-LOW	SNAP HEADER	N	1.42	CLEAR, DOUBLE GLAZED	
W03	A/F1809	DINING	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	ANGLED	W	1.19	CLEAR, DOUBLE GLAZED	BP 600
W04	A/F1809	DINING	1,800	850	5,300	1.53	ALUMINIUM	BAL-LOW	ANGLED	W	1.19	CLEAR, DOUBLE GLAZED	BP 600
W05	AF/FF2090x1810	MASTER SUITE	2,090	1,810	7,800	3.78	ALUMINIUM	BAL-LOW	SNAP HEADER	W	3.12	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
W06	A1506	ENS	1,460	610	4,140	0.89	ALUMINIUM	BAL-LOW	ANGLED	E	0.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	
W07	AF1212	BATH	1,200	1,210	4,820	1.45	ALUMINIUM	BAL-LOW	ANGLED	E	1.11	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 605
W08	A1506	BED 2	1,460	610	4,140	0.89	ALUMINIUM	BAL-LOW	ANGLED	E	0.64	CLEAR, DOUBLE GLAZED	
W09	A1506	BED 2	1,460	610	4,140	0.89	ALUMINIUM	BAL-LOW	ANGLED	E	0.64	CLEAR, DOUBLE GLAZED	
W10	A1506	BED 3	1,460	610	4,140	0.89	ALUMINIUM	BAL-LOW	ANGLED	E	0.64	CLEAR, DOUBLE GLAZED	
W11	A1506	BED 3	1,460	610	4,140	0.89	ALUMINIUM	BAL-LOW	ANGLED	E	0.64	CLEAR, DOUBLE GLAZED	
						16.30					**12.65**		

Manufacturer - Clark Windows			
Window Type	**Glazing**	**U-Value**	**SHGC**
Awning	**Single**	6.5	0.67
	Double	4.1	0.57
Fixed	**Single**	5.9	0.75
	Double	3.2	0.67
Sliding	**Single**	6.4	0.76
	Double	4.2	0.59
Fixed Pane	**Single**	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	**Single**	6.0	0.62
	Double	4.3	0.55
Sliding Door	**Single**	6.1	0.74
	Double	3.6	0.66
Stacking Door	**Single**	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	**Single**	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	**Single**	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	**Single**	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	**Single**	6.5	0.76
	Double	4.2	0.59
Bifold Doors	**Single**	6.1	0.61
	Double	4.4	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

EXTERIOR DOOR SCHEDULE

[0, 1] ASSUME LOOKING FROM OUTSIDE

ID	CODE[0]	ROOM	HEIGHT	WIDTH	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION[1]
D01	2397x920	ENTRY	2,397	976	2.34	ALUMINIUM	BAL-LOW	SNAP HEADER	N	N\A	SWINGING	
D02	FS2400x1810	FAMILY / LIVING	2,400	1,810	4.34	ALUMINIUM	BAL-LOW	SNAP HEADER	S	CLEAR, TOUGHENED	SLIDING	
D03	SF2400x1470	LDRY	2,400	1,470	3.53	ALUMINIUM	BAL-LOW	SNAP HEADER	E	CLEAR, TOUGHENED	SLIDING	
					10.21 m²							

INTERIOR DOOR SCHEDULE

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

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
2	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
2	1100 SS	SQUARE SET OPENING	2,455	1,100	N/A	
4	2 x 720	SWINGING	2,340	1,440	N/A	
2	720	SWINGING	2,340	720	N/A	
1	720 CSD	CAVITY SLIDING	2,340	720	N/A	
5	820	SWINGING	2,340	820	N/A	
1	820	SWINGING	2,340	820	N/A	LIFT-OFF HINGES

PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

SINGLE GLAZING U.N.O.
REFER TO GENERAL NOTES FOR FURTHER DETAIL AND REQUIREMENTS.

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

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HOUSE DESIGN: GREENWICH
HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN: COUNTRY
FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE: WINDOW & DOOR SCHEDULES
SHEET No.: 7 / 14
SCALES:

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714293

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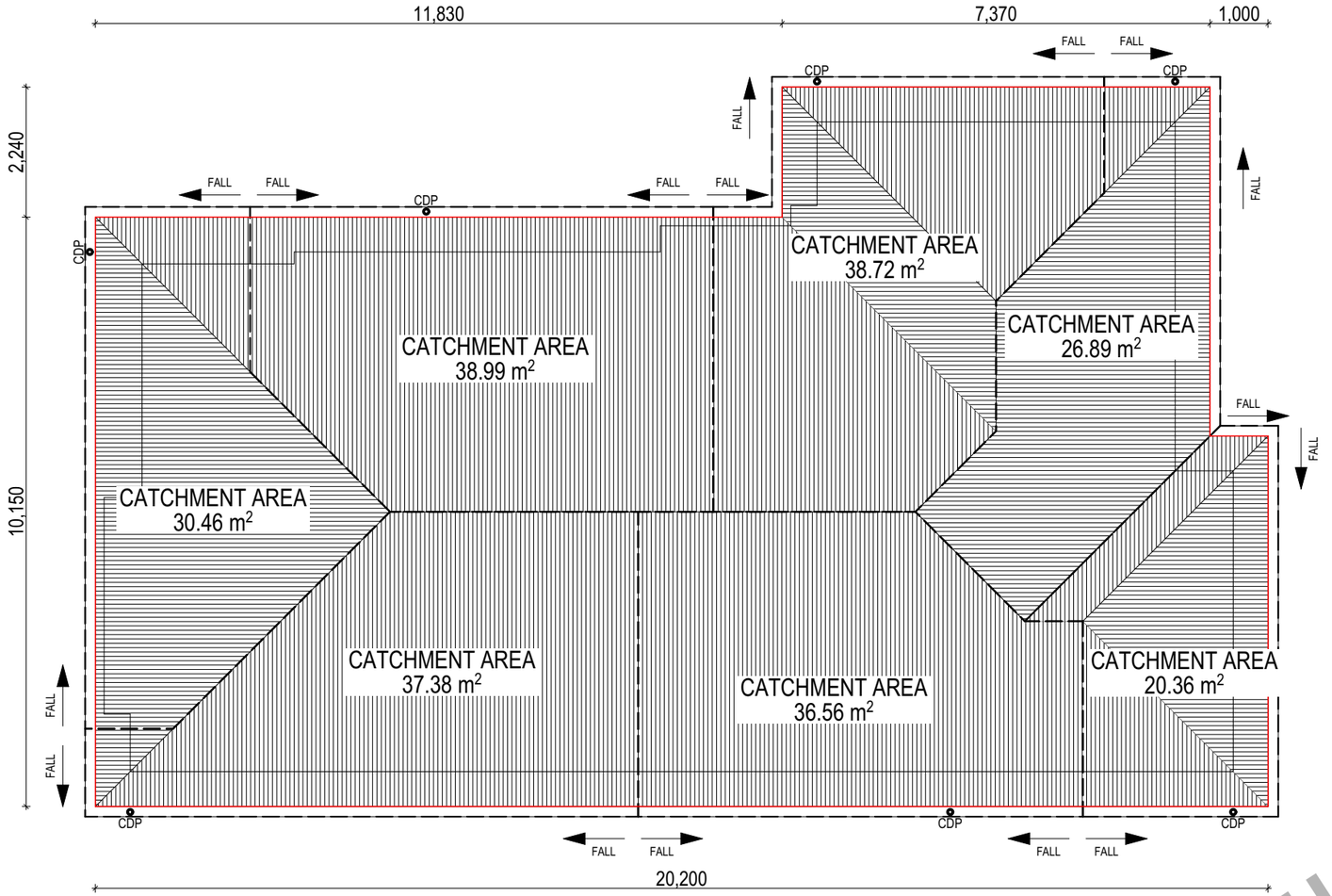

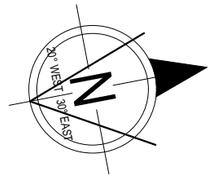

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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

Roofing Data

	217.77	Flat Roof Area (excluding gutter and slope factor) (m^2)
	236.57	Roof Surface Area (includes slope factor, excludes gutter) (m^2)

Downpipe roof calculations (as per AS/NZA3500.3:2021)

Ah	229.36	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	277.53	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021)(1.21 for 23° pitch) (m^2)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm^2)
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) (m^2)
Required Downpipes	4.34	Ac / Acdp
Downpipes Provided	7	

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

PRELIMINARY

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HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN: COUNTRY
FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 8 / 14
SCALES: 1:100

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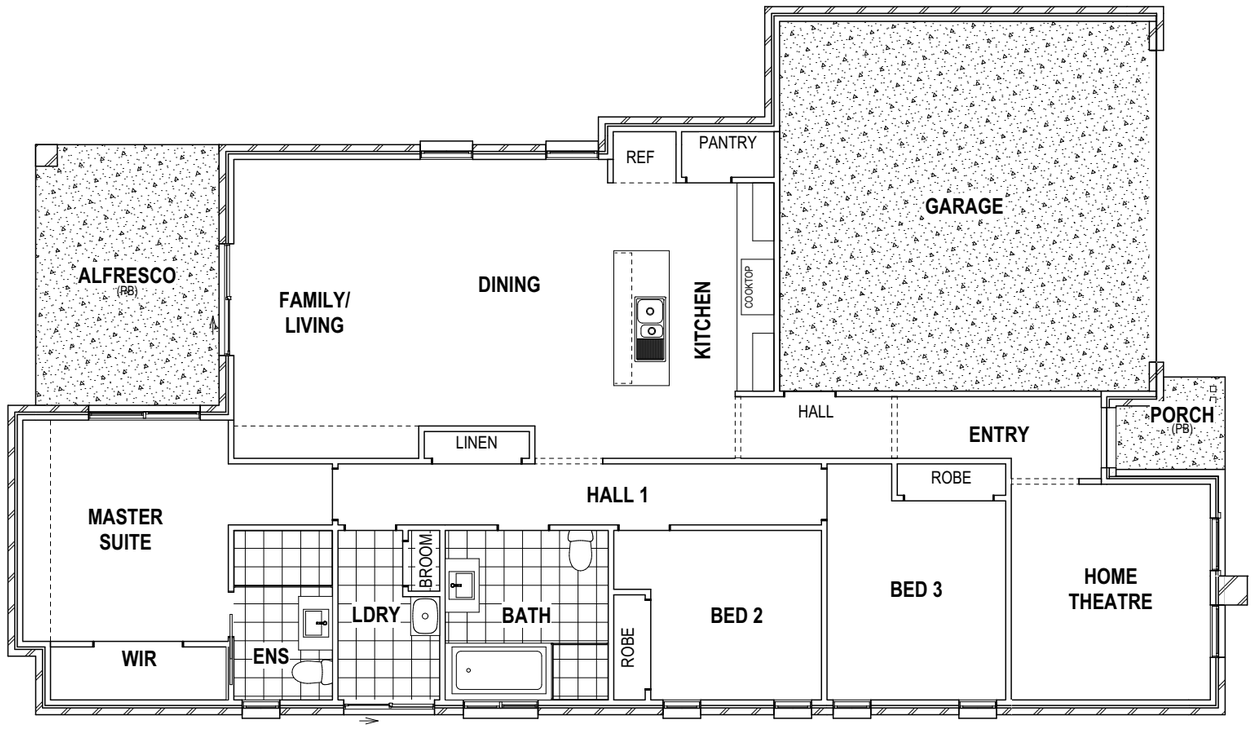
FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

- NO COVERING
- COVER GRADE CONCRETE
- CARPET
- LAMINATE
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)



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SHEET TITLE:	FLOOR COVERINGS	SHEET No.: 9 / 14	SCALES: 1:100

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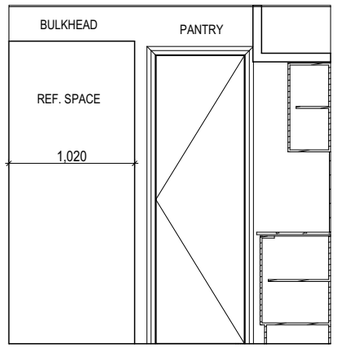

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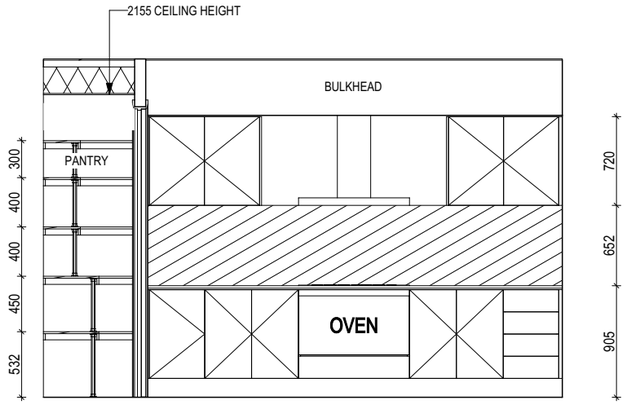

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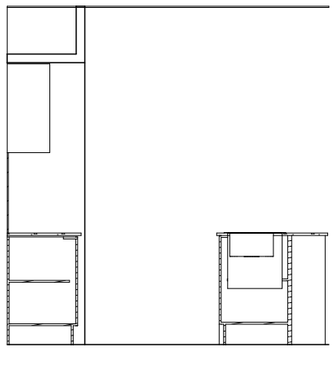

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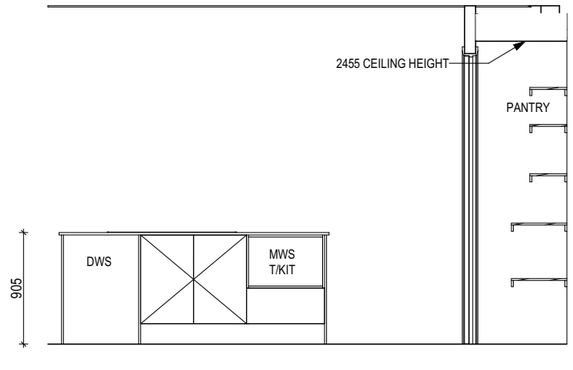

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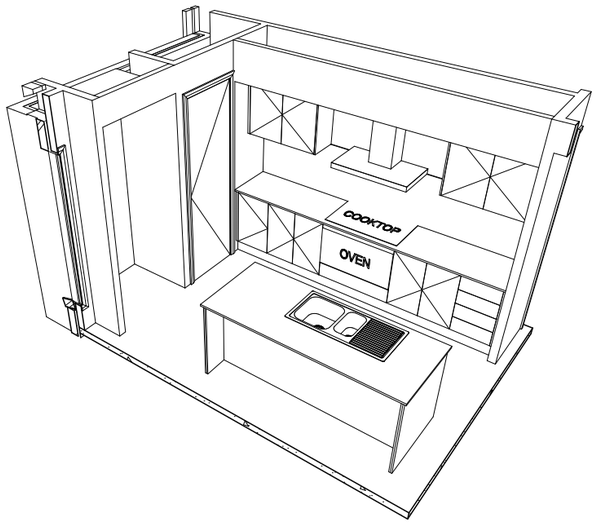

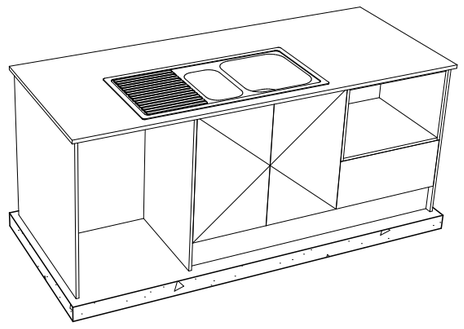

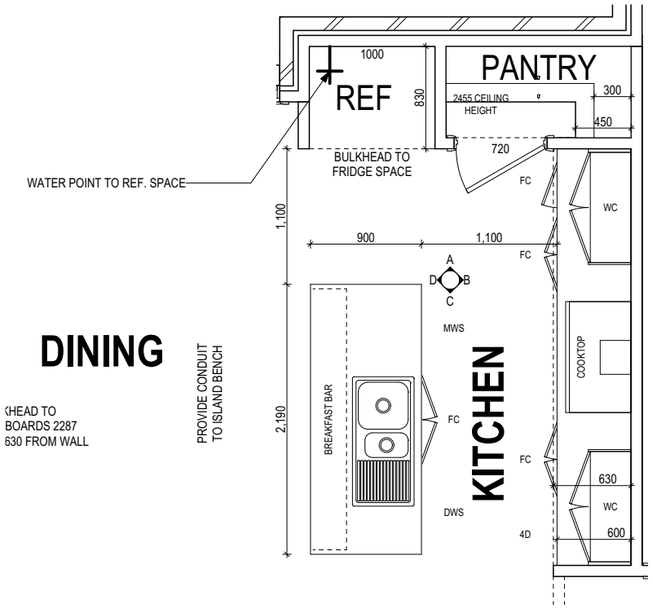

KITCHEN PLAN
Scale: 1:50

Sorell Council
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Plans Reference: P1
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KITCHEN DETAILS	10 / 14	1:50

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BAL-LOW BUSHFIRE REQUIREMENTS
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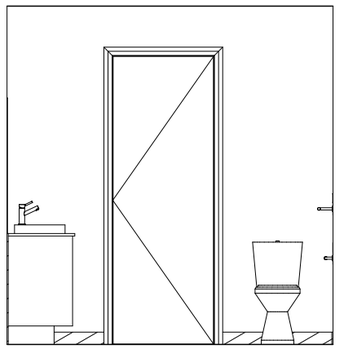

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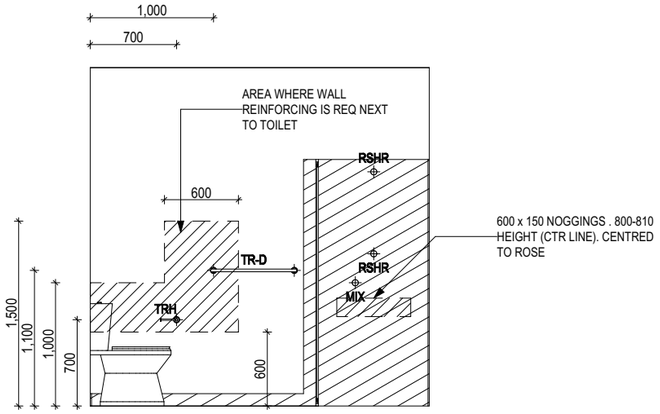
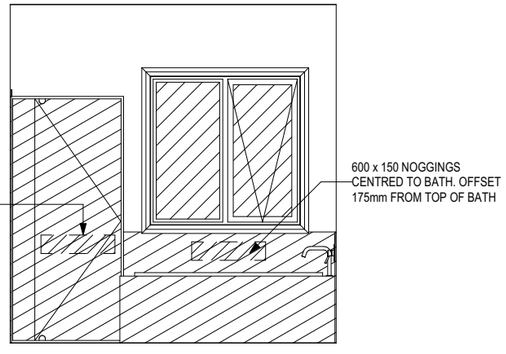
Scale: 1:50



ELEVATION B
Scale: 1:50

BATHROOM PLAN
Scale: 1:50



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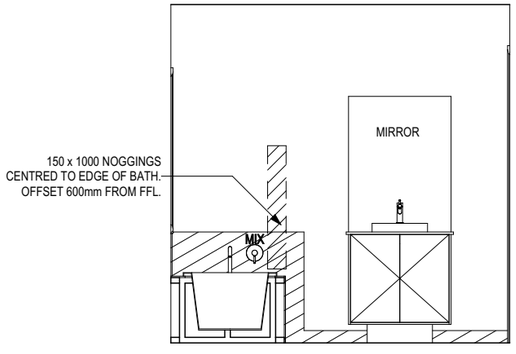

ELEVATION D
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

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.

THIS PLAN ACCEPTED BY:

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SIGNATURE:

DATE:

PRELIMINARY

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	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	2025.06.05
2	PRELIM PLAN - INITIAL ISSUE	TRV	2025.07.23

CLIENT: NEIL CRAIG WHITLEY & CHERYL ANN VAN DEN WAL
ADDRESS: 10 DOWNWARD WAY, SORELL TAS 7172
LOT / SECTION / CT: 191 / - / 183294
COUNCIL: SORELL COUNCIL

HOUSE DESIGN: GREENWICH
HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN: COUNTRY
FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 11 / 14
SCALES: 1:50

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714293

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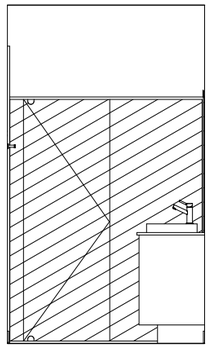
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS



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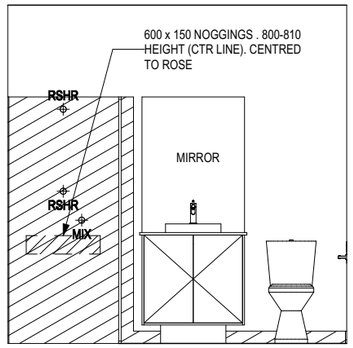

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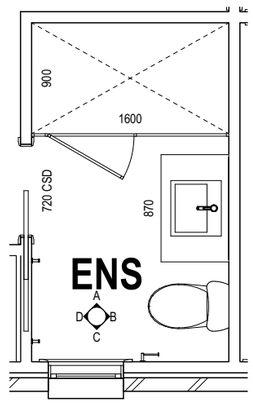

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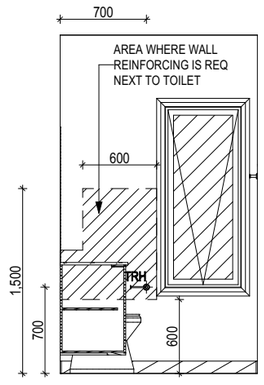

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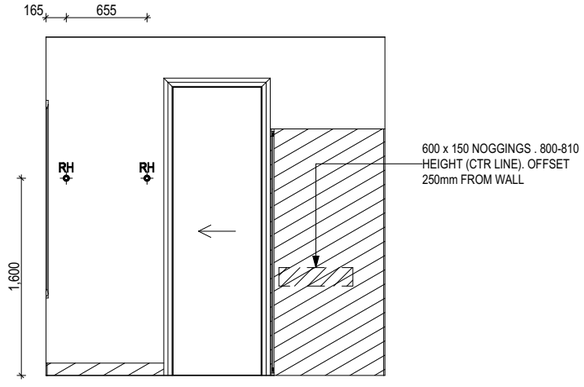

ELEVATION D
Scale: 1:50

Sorell Council
Development Application: 5.2025.197.1 - Development Application - 10 Downward Way, Sorell - P1.pdf
Plans Reference: P1
Date Received: 29/07/2025

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

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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

LEGEND

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TMB	TUMBLER HOLDER
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SHLF	SHELF
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DATE:

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1	DRAFT SALE PLAN - CT1	HMI	2025.06.05
2	PRELIM PLAN - INITIAL ISSUE	TRV	2025.07.23

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LOT / SECTION / CT: 191 / - / 183294
COUNCIL: SORELL COUNCIL

HOUSE DESIGN: GREENWICH
HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN: COUNTRY
FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE: ENSUITE DETAILS
SHEET No.: 12 / 14
SCALES: 1:50

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714293

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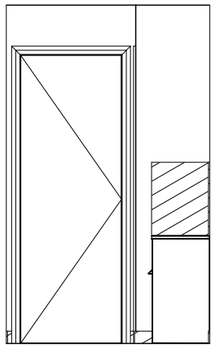
BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

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



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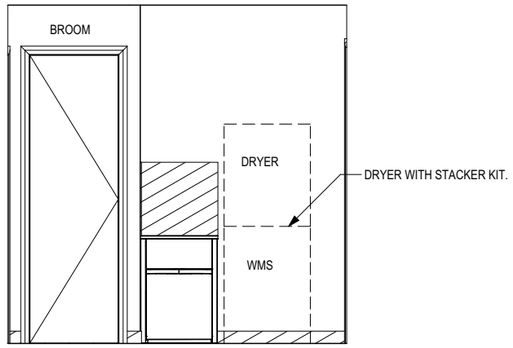

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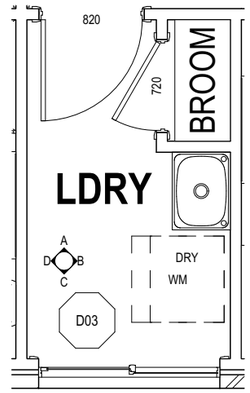

LAUNDRY PLAN
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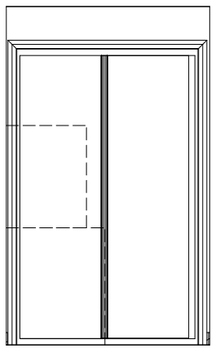
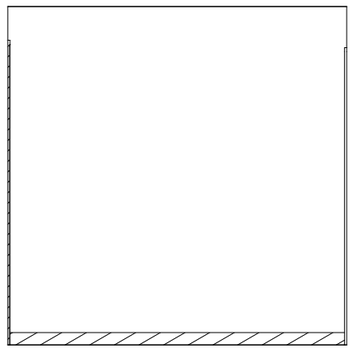


ELEVATION C
Scale: 1:50



ELEVATION D
Scale: 1:50

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	REVISION	DRAWN	
1	DRAFT SALE PLAN - CT1	HMI	2025.06.05
2	PRELIM PLAN - INITIAL ISSUE	TRV	2025.07.23

CLIENT:	NEIL CRAIG WHITLEY & CHERYL ANN VAN DEN WAL
ADDRESS:	10 DOWNWARD WAY, SORELL TAS 7172
LOT / SECTION / CT:	191 / - / 183294
COUNCIL:	SORELL COUNCIL

HOUSE DESIGN:	GREENWICH		HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN:	COUNTRY		FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE:	LAUNDRY DETAILS	SHEET No.: 13 / 14	SCALES: 1:50

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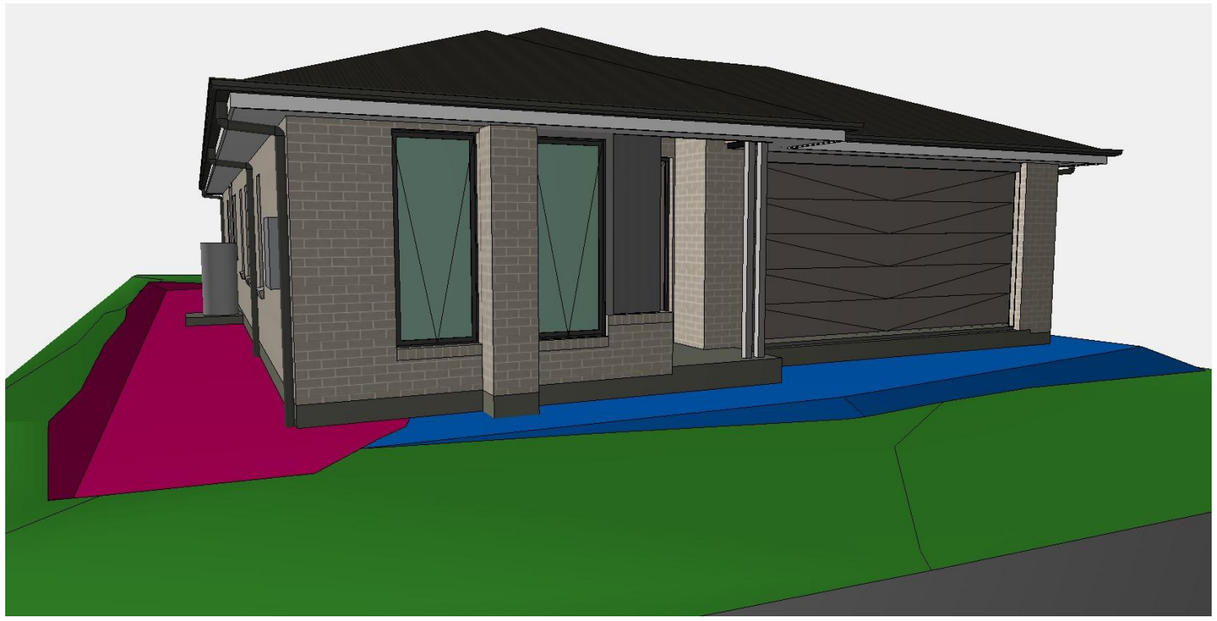
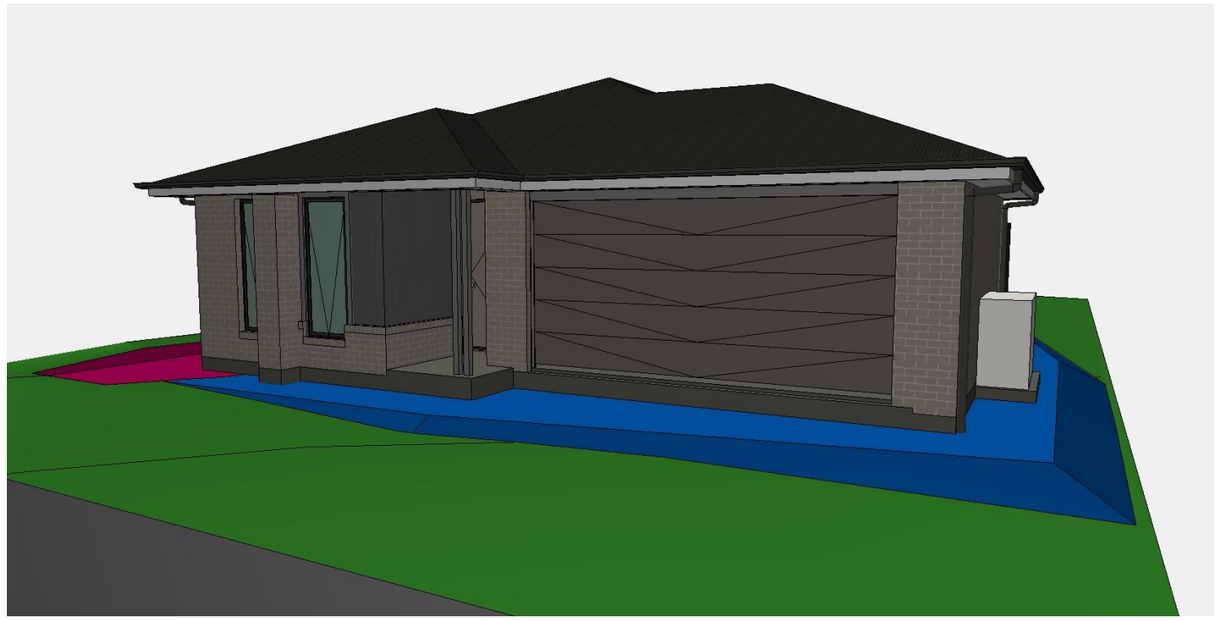


FRONT LEFT 3D



FRONT RIGHT 3D

REAR LEFT 3D

REAR RIGHT 3D

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	REVISION	DRAWN	
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LOT / SECTION / CT:	191 / - / 183294
COUNCIL:	SORELL COUNCIL

HOUSE DESIGN:	GREENWICH	HOUSE CODE: H-WDNGNW10SA
FACADE DESIGN:	COUNTRY	FACADE CODE: F-WDNGNW10CTRYA
SHEET TITLE:	3D VIEWS	SHEET No.: 14 / 14
SCALES:		

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