NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

17 DUBS & CO DRIVE, SORELL

PROPOSED DEVELOPMENT:

THREE MULTIPLE DWELLINGS AND ONE COMMERCIAL SPACE

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 20th October 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 20th October 2025.**

APPLICATION NO: **5.2025-114.1**
DATE: **03/10/2025**

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

Full description of Proposal:	*Use:* Residential & commercial use *Development:* Proposed 3x units & 1x commercial space *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 1,000,000

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

Location of proposed works:	Street address: 17 Dubs and Co Drive Suburb: Sorell Postcode: 7172 Certificate of Title(s) Volume: 159765 Folio: 9

Current Use of Site	Vacant block

Current Owner/s:	Name(s) Di Wu

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

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

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

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

Applicant Signature:	Signature: ..... Date: 01/05/2025

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: 5.2025.114.1 - Development Application - 17 Dubs and Co Drive, Sorell - P1.pdf
Plans Reference: P1
Date Received: 02/05/2025

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
159765	9
EDITION	DATE OF ISSUE
2	07-Feb-2018

SEARCH DATE : 02-May-2025
SEARCH TIME : 09.46 AM

DESCRIPTION OF LAND

Town of SORELL
Lot 9 on Sealed Plan 159765
Derivation : Part of 120 Acred Gtd to James Jackson
Prior CT 126997/1

SCHEDULE 1

M672176 TRANSFER to DI WU Registered 07-Feb-2018 at 12.01 PM

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

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

SCHEDULE OF EASEMENTS

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

REGISTERED NUMBER
SP 117742

EASEMENTS AND PROFITS

PAGE 1 OF 4 PAGES

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Fencing Covenant

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

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

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

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

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

19 / 3 / 2007 Recorder of Titles

Alice Kawa

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

Alice Kawa Recorder of Titles

9 / 11 / 2016

SUBDIVIDER : DAJ & QJ McCULLOCH & TP BARON

FOLIO REF : VOLUME 110882 FOLIO 2

SOLICITOR & REFERENCE : McCULLOCH & McCULLOCH

PLAN SEALED BY : SORELL COUNCIL

DATE : 4th May 1995

REF No. P91717

General Manager

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

SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES 4	Registered Number SP117742

Covenants

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

1. Not to erect or cause to be erected or place any building or structure on such lot without having its siting and location previously approved by the Council.

2. Not to erect or cause to be erected on any lot any dwelling house or permanent structure of any material other than brick, brick veneer or concrete masonry exterior with non-reflective roof material.

~~3. Not to erect or cause to be erected on such lot more than one private dwelling house with the usual necessary outbuildings of a permanent nature.~~

4. Not to use or cause to be used the dwelling erected on such lot for any purpose other than as a private dwelling house.

~~5. Not to carry on or permit to be carried on any trades noisome noxious or offensive or otherwise on such lot.~~

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

Alice Kava

9 / 11 / 2016 Recorder of Titles

SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP117742

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

6. Not to erect or permit to be erected on such lot any building constructed in whole or in part of unpainted galvanised iron or any other building materials which contrast rather than blend with the natural environment.

7. Not to erect or permit to be erected on such lot or any part thereof or attach or permit to be attached to the dwelling house or outbuildings erected thereon any advertisement hoarding bill or poster or any similar erection of any unsightly nature.

8. Not to park or permit to be parked any caravan or similar vehicle on such lot for use as permanent or semi-permanent residential accommodation.

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

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

10

~~11.~~ Not to construct or allow to be constructed vehicluar access to Weston Hill Road for Lots 4, 6, 7 and 8 shown on the plan.

SCHEDULE OF EASEMENTS

PAGE 4 OF 4 PAGES

Registered Number
SP 117742

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

Secretary
Hobart.

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

A. Barwick
Lot 4 Weston Hill Rd
Sorell 7172

COVENANTS CONTINUED

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

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

COVENANTS CONTINUED

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

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

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

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

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

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

9/11/2016 Recorder of Titles

141283

SCHEDULE OF EASEMENTS

Registered Number

SP159765

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

NEW EASEMENTS

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

NEW COVENANTS

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

EXISTING EASEMENTS

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

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

~~EXISTING COVENANTS~~ 114725

~~The Lots on the Plan (which formerly comprised Lot 100 on SP114275 and Lot 101 on SP117742)~~ are burdened by:

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

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

9 / 11 / 2016 Recorder of Titles

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MARTIN HUGH BECK & AMMI BECK FOLIO REF: 126997/1 SOLICITOR & REFERENCE: MURDOCH CLARKE (PK B0974210)	PLAN SEALED BY: SORELL COUNCIL DATE: 9.8.16 PP2144 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	SP159765

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

COVENANTS CONTINUED

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

The restrictive covenants numbered 1, 2, 4 & 6 to 11 inclusive more fully set forth in Sealed Plan No. 114725; and
The restrictive covenants numbered 1, 2, 4 & 6 to 10 inclusive more fully set forth in Sealed Plan No. 117742.

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

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

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

9 / 11 / 2016 Recorder of Titles

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

OWNER AMMI BECK & MARTIN HUGH BECK

FOLIO REFERENCE C.T. 126997/1

GRANTEE PART OF 120 ACRES GTD. TO JAMES JACKSON

PLAN OF SURVEY

BY SURVEYOR ANTHONY OWEN CARRICK
BROOKS LARK & CARRICK SURVEYORS
PO BOX 910 ROSNY PARK 7018
PH 6233-1333 FAX 6244-6221 MOB. 0400-114-824

LOCATION TOWN OF SORELL

SCALE 1: 2500 LENGTHS IN METRES

REGISTERED NUMBER
SP159765

APPROVED EFFECTIVE FROM 26 AUG 2010
Alice Kawa
Recorder of Titles

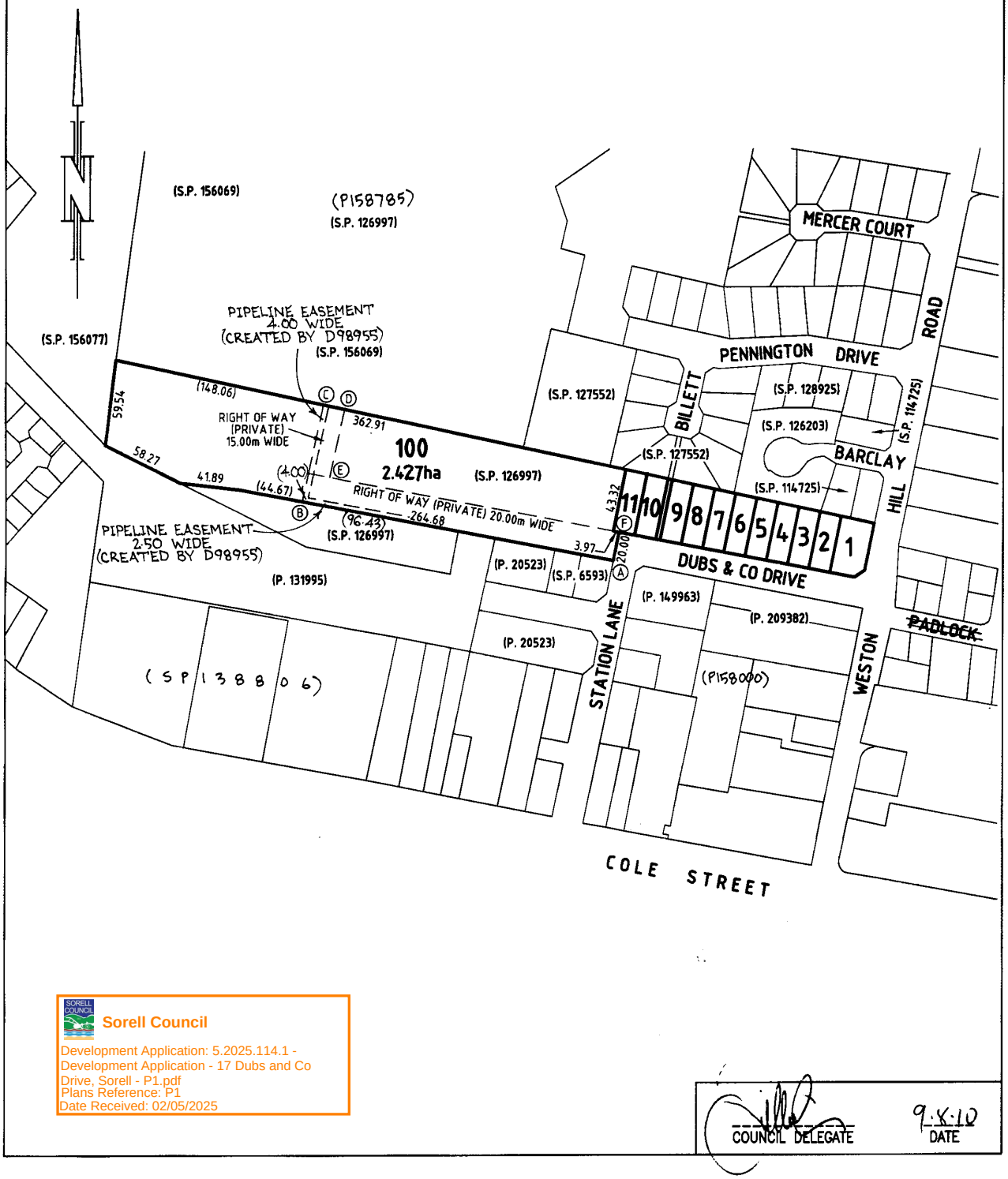
MAPSHEET MUNICIPAL CODE No. 124 (5426-42)

LAST UPI No. EXX68

LAST PLAN No. S.P. 126997

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

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



Sorell Council
Development Application: 5.2025.114.1 - Development Application - 17 Dubs and Co Drive, Sorell - P1.pdf
Plans Reference: P1
Date Received: 02/05/2025

COUNCIL DELEGATE 9.5.10 DATE

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 1 SHEETS

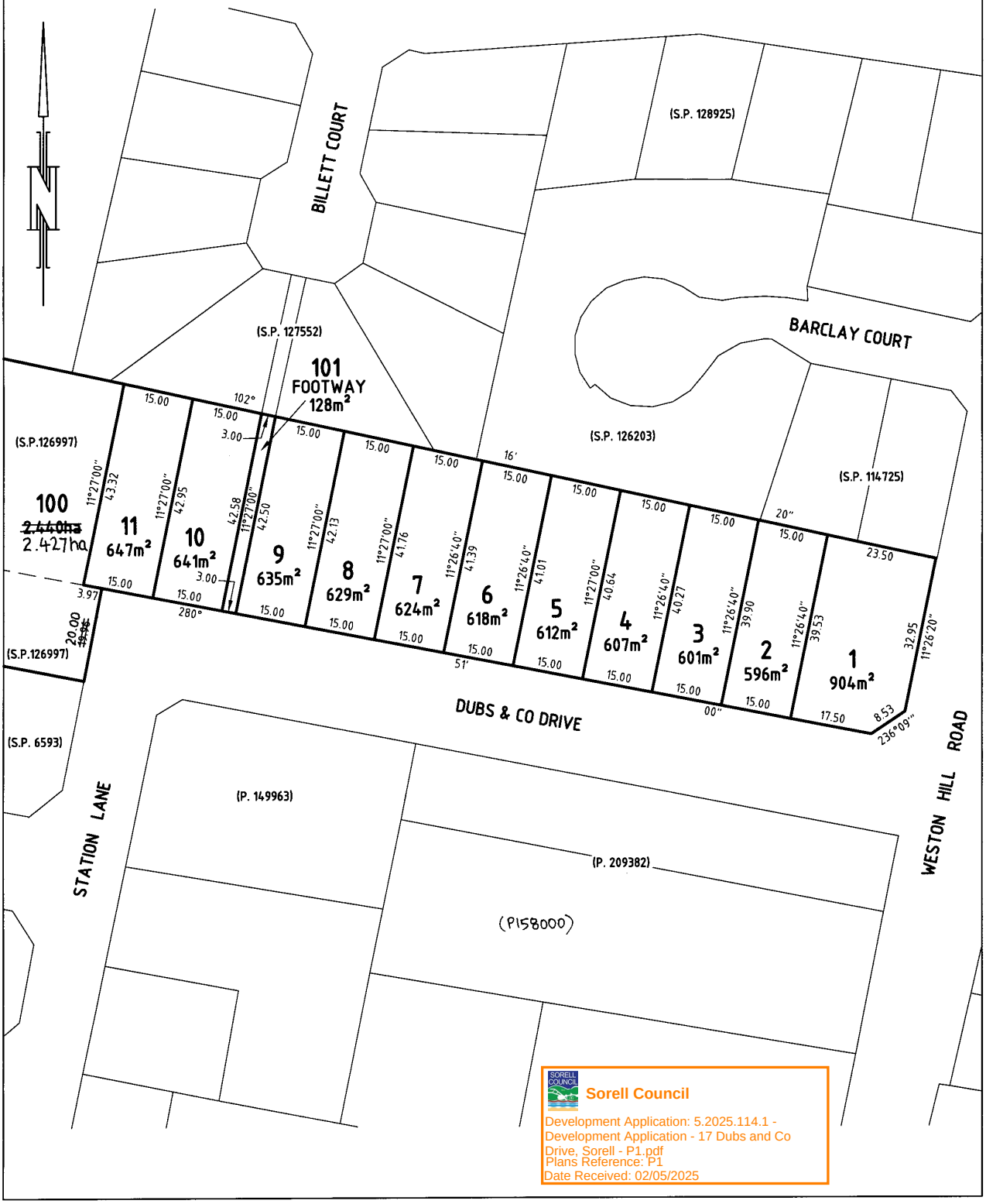
OWNER AMMI BECK & MARTIN HUGH BECK
FOLIO REFERENCE C.T. 126997/1
SCALE 1: 750 LENGTHS IN METRES

Registered Number
SP159765

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 9.8.10 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor 27/5/2010 Date

APPROVED 26 AUG 2010
EFFECTIVE FROM
Alice Kava
Recorder of Titles



MATT KENNEDY DRAFTING & DESIGN
0472 655 173
ADMIN@MATT-KENNEDY.COM.AU
5 MCINTYRE STREET, MORNINGTON

Dear Planning Officer,

I am writing in response to the Request for Further Information (RFI) received on 09th May 2025, regarding planning application 5.20251114.1 for the proposed mixed-use building at **17 Dubs & Co Drive, Sorell**.

General Business Zone

Tasmanian Planning Scheme - C2.0 Parking and Sustainable Transport Code

Council RFI: -
Please confirm if a use is proposed for the ground floor tenancy. Where a specific use is not known, please identify a use class for the purpose of calculating car parking – please note a change of use on selection of tenant may require a variation in car parking demand.

MKDD Responses:

The proposal generates a total permitted car parking requirement as follows:

- *Residential:* 3 x two-bedroom dwellings in the General Business Zone = 5 spaces (4 for residents, 1 for visitors).
- *Commercial:* Proposed café (89m^2) = 1 space per 15m^2 = 5.9 spaces, rounded up to 6 spaces (in accordance with Note 4 of Table C2.1).
- *Total required:* 11 car parking spaces.

Provision in proposal: 3 spaces allocated to the café and 5 spaces allocated to the dwellings, providing a total of 8 spaces. This results in a shortfall of 3 spaces from the permitted requirement.

The proposed variation of three spaces for the café use is considered acceptable, with the overall parking provision meeting the reasonable needs of the development in accordance with P1.1, on the basis that:

a) There is a Council-owned carpark located diagonally opposite the site.
b) It is possible that the shop tenancy is owned or tenanted by the same person, in which case the parking demand generated by the shop operator could be accommodated by the residential parking on site.
c) The site is within convenient walking distance of bus routes on Cole and Gordon Streets, approximately 250m away.
d) The site is well positioned for access by both foot and bicycle.
e) There are no specific site constraints preventing car parking provision. However, the relatively small lot size makes it challenging to develop a commercial tenancy at the front, provide parking at the rear, and still achieve the first-storey development desired under the zoning.

MATT KENNEDY DRAFTING & DESIGN
0472 655 173
ADMIN@MATT-KENNEDY.COM.AU
5 MCINTYRE STREET, MORNINGTON

f) There is on-street parking available to accommodate the two-space shortfall directly at the lot frontage. In addition, there is ample on-street parking available opposite the site.
g) As noted above, accommodating additional parking on this small site while maintaining a commercial tenancy at the front, rear parking, and a first storey without parking dominating the street presentation is challenging. The proposed design manages these considerations effectively and will contribute positively to the commercial streetscape.
h) Considering the above factors and the minor parking shortfall of less than one space, a formal parking assessment by a traffic engineer is not deemed necessary to demonstrate that the reasonable parking needs of the proposed commercial use will be met.

The proposal includes the required allocation of 5 parking spaces for the residential apartments and P1.2 therefore does not apply.

Please don't hesitate to get in touch if you require any further clarification or additional information. Thank you for your consideration.

Kind Regards,

Matt Kennedy Drafting & Design

Prepared for:

Di Wu

17 Dubs & Co Drive

SORELL

FLOOD INUNDATION REPORT

FE_24077

21 October 2024

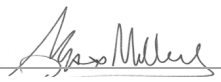
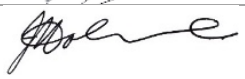
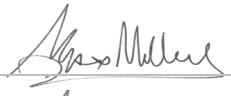
flüssig Engineers

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

Document Information

Title	*Client*	*Document Number*	*Project Manager*
17 Dubs and Co Drive, Sorell, Flood Hazard Report	**Di Wu**	FE_24077	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***		09/10/2024
Prepared by	Christine Keane ***Water Resources Analyst***		10/10/2024
GIS Mapping	Damon Heather ***GIS Specialist***		10/10/2024
Reviewed by	John Holmes ***Senior Engineer***		16/10/2024
Reviewed by	Max W. Möller ***Principal Hydraulic Engineer***		17/10/2024
Authorised by	Max W. Moller ***Principal Hydraulic Engineer***		21/10/2024

Revision History

Rev No.	Description	Prepared by	Authorised by	Date
01	Design Changes	AP	MM	16.04.2025

Contents

List of Tables

List of Figures

1. Introduction

Flüssig Engineers has been engaged by **Di Wu** to undertake a site-specific Flood Hazard Report for the development at number 17 Dubs and Co Drive, 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 is a multi-use building consisting of a commercial tenancy and car parking on the ground floor with three units on the first floor of building. The proposed building footprint covers approximately 275 m^2 of the 635 m^2 lot with additional access areas to be concreted. 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

This report addresses the Tasmanian Planning Scheme code C12.5.1 and C12.6.1 of the Flood Prone Areas Hazard Code of which the objective is to ensure that risk from riverine, watercourse or inland flooding is appropriately managed and takes into account the use of the buildings. Specific details of this code and how this report addresses these requirements is shown in Table 6 and Table 7.

2. Model Build

2.1 Overview of Catchment

The contributing catchment for 17 Dubs and Co Drive, Sorell is approximately 8 ha stretching from the peak at Horizon Drive to the outlet at the development site with an average slope of 7.6%.

The land use of the catchment is General Residential, with the specific site being listed as General Business. Figure 1 below outlines the approximate contributing catchment for the site at 17 Dubs and Co Drive.

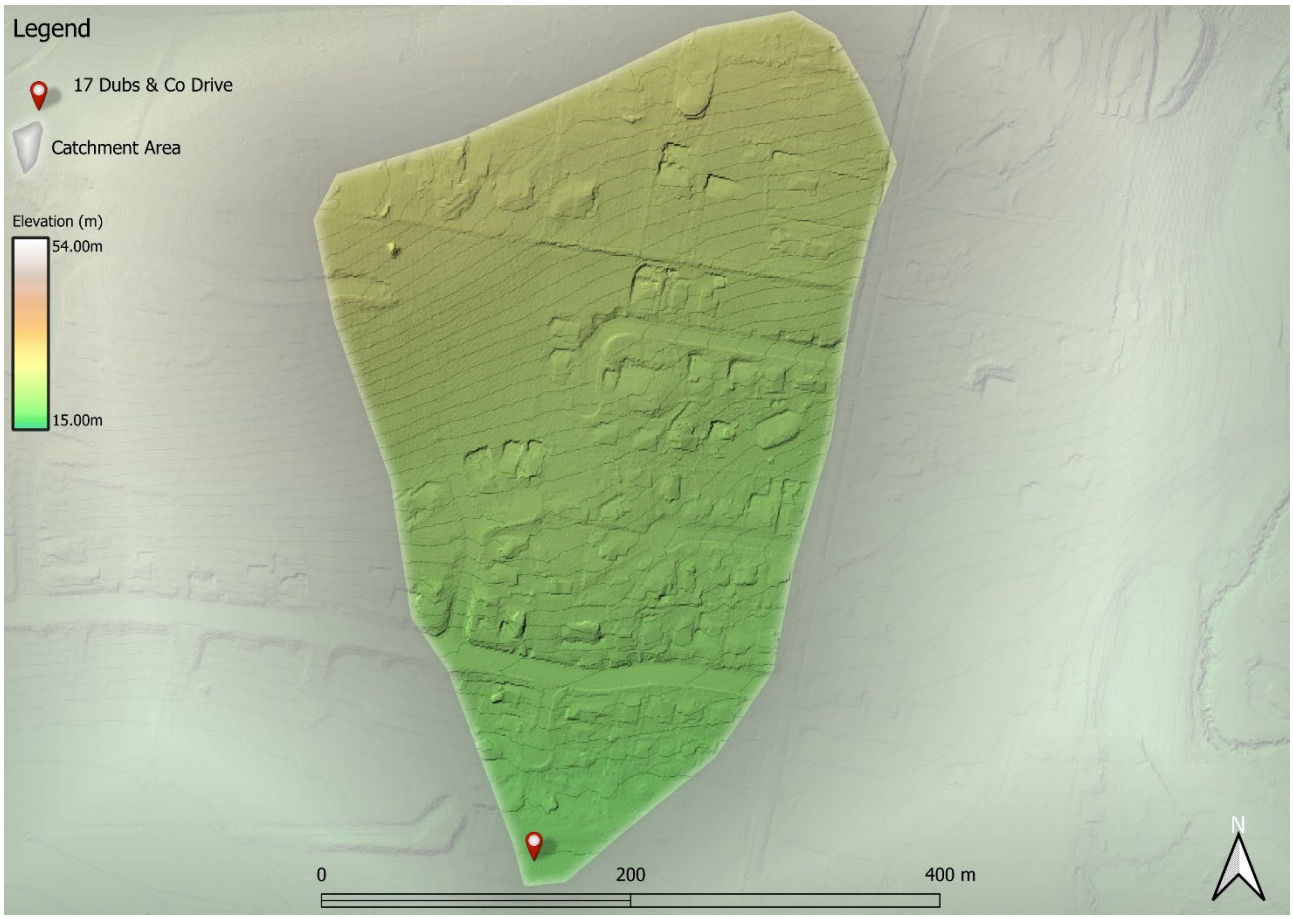


Figure 1. Contributing Catchment, 17 Dubs and Co Drive, Sorell

2.2 Hydrology

The following Table 1 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 1. 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
8	18/1	2.5/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 10-min storm temporal pattern 5 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

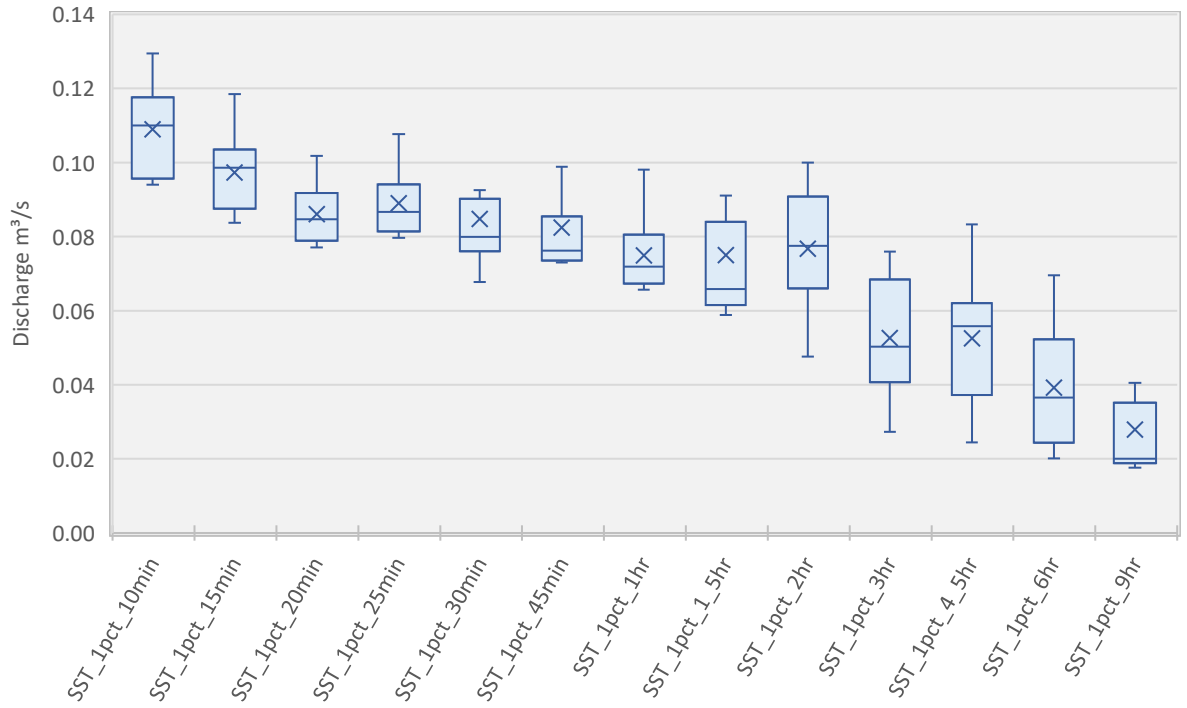


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

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 2. Climate Change Increases

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

2.2.3 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 limited available past flood analysis undertaken to validate against the flows obtained in the model.

2.3 Hydraulics

2.3.1 Survey

The 2D surface model was taken from a combination of Greater Hobart LiDAR 2013 (Geoscience Australia) 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 (Figure 3).

Figure 3. 1m DEM (Hill shade) of Lot Area

2.3.2 Roughness (Manning's n)

Roughness values for this model were derived from the ARR 2019 Guidelines. The Manning's values are listed in Table 3.

Table 3. 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

2.3.3 Walls

Wall structures were included as base linear structures (walls) within the 2D model.

2.3.4 Buildings

Buildings were represented as mesh polygons with a high Manning's n value within the model. Buildings with unknown floor levels were set with a minimum 300mm above ground.

Proposed structures, including floors and driveway, were set as shown on architectural drawings provided by Matt Kennedy Drafting and Design (02/04/2025).

2.4 Development Runoff

Stormwater runoff from the development site has been assessed under pre- and post-development models to determine the potential impact the development at 17 Dubs and Co Drive, Sorell has on the

immediate local flows. As per planning guidelines it is a requirement that this does not have a negative impact from pre to post development.

Site Characteristics for the pre- and post-development model are summarised in Table 4.

Table 4. Site Characteristics

	Pre-Development		Post-Development	
Land Use	**Area (m²)**	**% of total**	**Area (m²)**	**% of total**
Total Impervious	0	0	619	97.48
Total Pervious	635	100	16	2.52

3. Model Results

To assess the flood behaviour before and after development, a 1% Annual Exceedance Probability (AEP) event inclusive of climate change allowances was simulated for both pre-development and post-development scenarios. The model outputs were filtered to display only flood depths greater than 30 mm, as depths below this threshold are considered negligible for surface conveyance and are not shown in the mapping results.

In Figure 4, the pre-development scenario, the site already consists of fill material across much of its extent, particularly within the central and southern areas. As such, the natural surface conditions generate only shallow, slow-moving overland flow. This is evident in the model outputs, which show limited inundation and minimal surface connectivity across the lot. Most of the shallow flow accumulations, particularly near the lower southern boundary, register below the 30 mm display threshold and are therefore not visible in the output figures. Where inundation does occur, flow depths remain minimal and velocities are low, indicating a relatively passive flood response under current conditions.

Following development in Figure 5, the introduction of hardstand areas, including the building footprint, car park, pedestrian ramp, and formalised paths, substantially alters the friction characteristics of the site. The overall reduction in surface roughness causes overland flow paths to become more defined and to accelerate, particularly where runoff is directed towards the site's road frontage. These changes result in faster but shallower flows, with water moving more efficiently over the sealed surfaces. In several areas, particularly near the northern and eastern edges, water depths fall below the 30 mm threshold. Consequently, although flow is present and active, it is not represented in the flood depth plots due to the minimum mapping display settings.

This shift in hydraulic behaviour, where flow is more concentrated and moves with greater speed, is consistent with the expected response to reduced Manning's 'n' values in developed conditions. However, flood depths on adjoining properties and along the eastern boundary remain largely unchanged, with a slight decrease from 0.23 m to 0.22 m observed. The local increase in flow velocity, particularly adjacent to hardened surfaces, reaches values up to 2.2 m/s. While these velocities are confined to the overland path within the development zone and immediately adjacent areas, they should be acknowledged in terms of potential implications for erosion or concentrated discharge at outlet points.

In summary, the modelling confirms that the proposed development alters overland flow characteristics by increasing flow speed and reducing ponding within the site. These effects are due to both the raised landform and the frictional contrast introduced by impervious surfaces. All changes remain within acceptable flood behaviour limits, though further consideration of downstream flow paths may be warranted to confirm no adverse effects occur beyond the site.

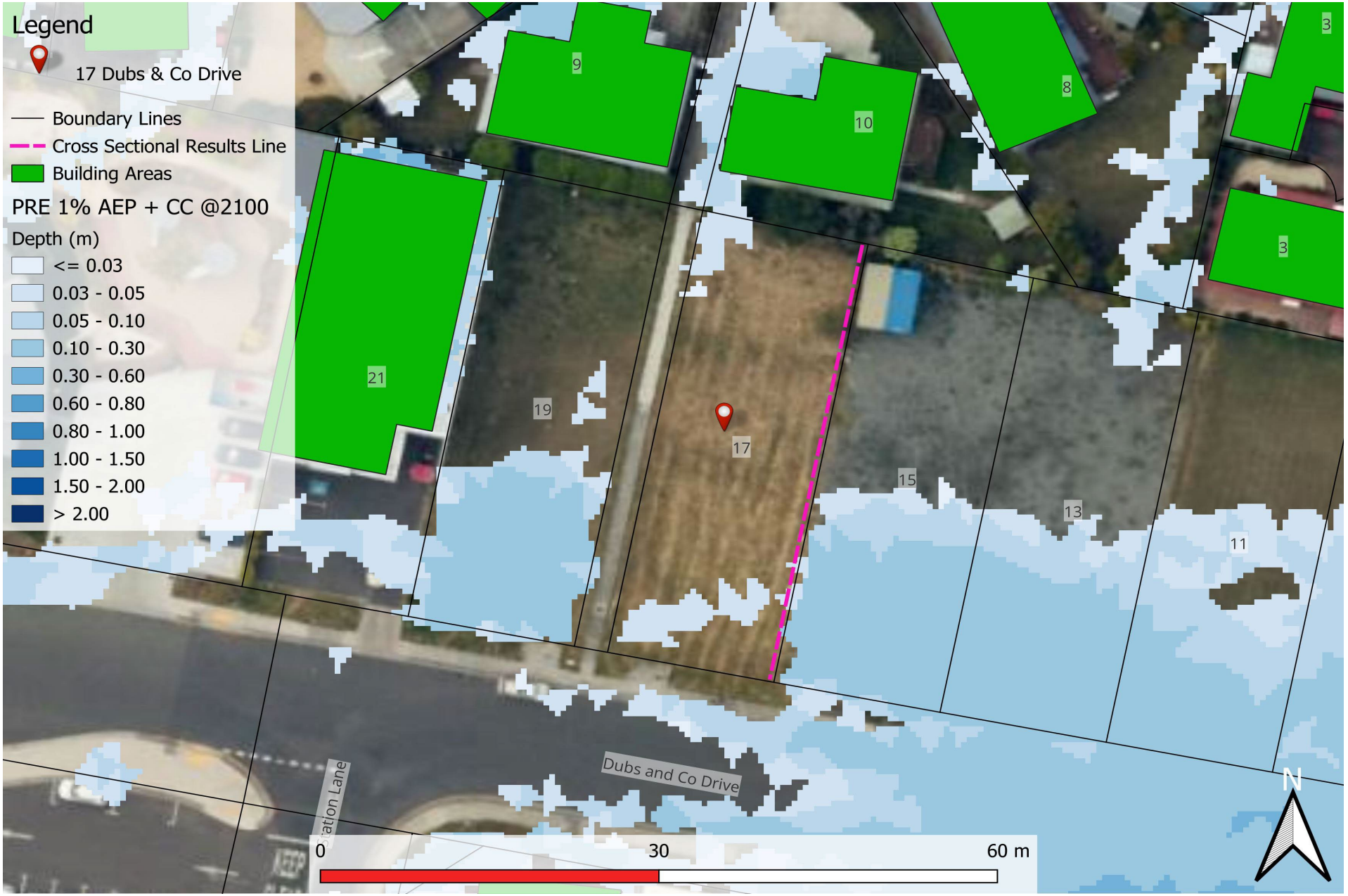


Figure 4. Pre-Development 1% AEP + CC Depth

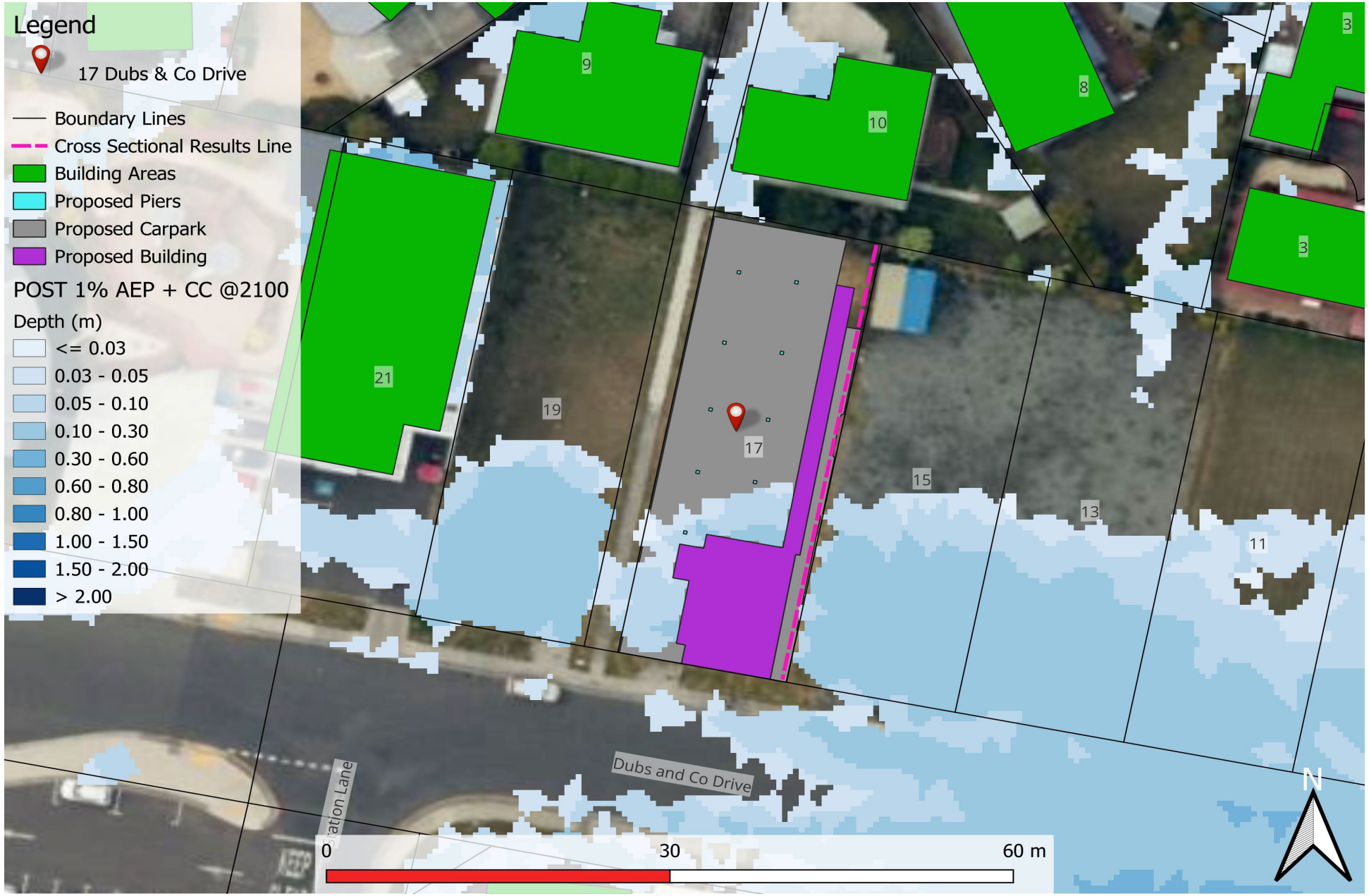


Figure 5. Post-Development 1% AEP + CC including Depth

3.1 Displacement of Overland Flow on Third Party Property

Post-development flows shown in Figure 5 indicate a reduction in flood extent within the lot boundaries when compared to the pre-development conditions in Figure 4. This reduction is primarily due to the increase in impervious areas, which enables faster runoff and efficient discharge into the existing road, reducing localised ponding.

As demonstrated in Figure 5, the changes resulting from the development have minimal impact on adjacent properties. This confirms that the proposed works do not result in any adverse or detrimental effects on surrounding third-party land.

3.1 Development Effects on Flooding

Figure 6 below presents a hydrograph showing the discharge at the eastern property boundary from overland flow generated within the development area. The data has been modelled for both pre- and post-development scenarios and is provided here in graphical form to highlight changes in net discharge across the site.

A comparison between the two scenarios reveals changes in both discharge and velocity. The increase in impervious surfaces due to the proposed building results in a rise in discharge from 0.09 m^3/s to 0.15 m^3/s, and velocity increases from 0.08 m/s to 0.22 m/s under post-development conditions.

These changes are primarily caused by the increase in hard surfaces directing runoff more efficiently into the existing stormwater network. Given that both discharge and velocity remain at relatively low levels, the resulting impact on flooding is minimal, with no adverse effects either within the lot or on adjoining properties.

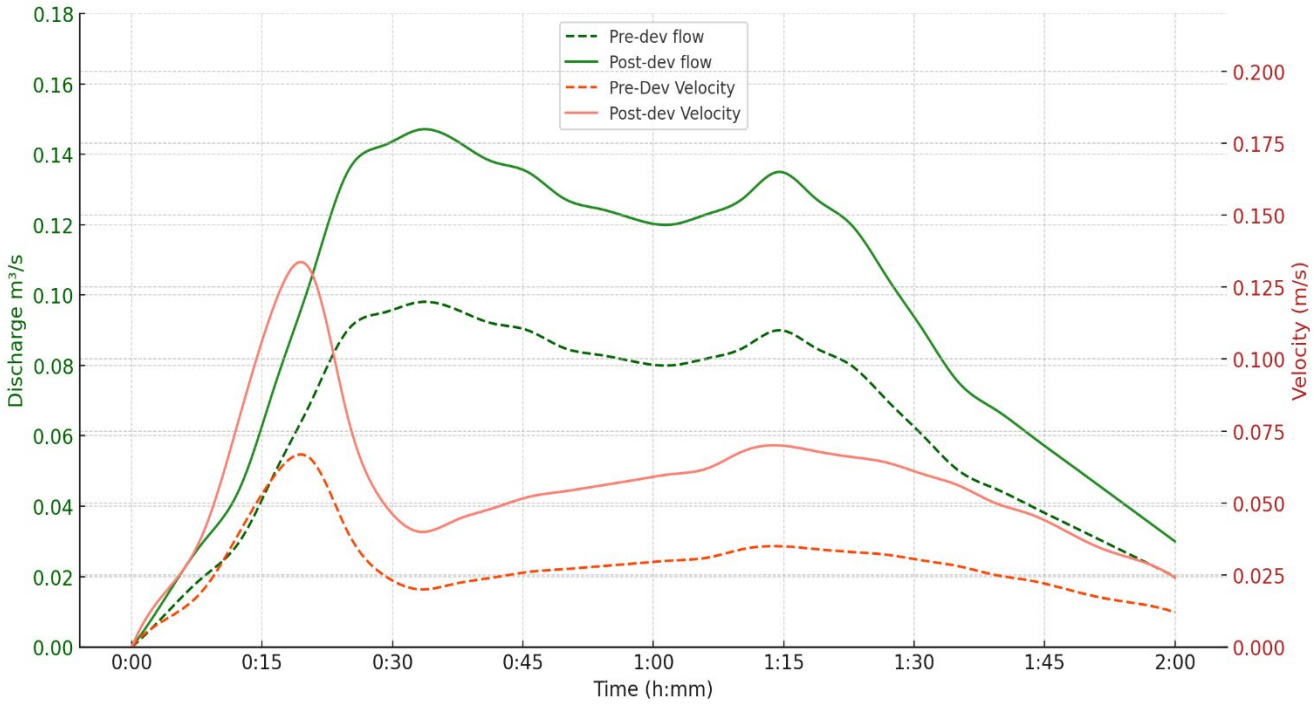


Figure 6. Pre and Post Development Net Discharge and Velocity 1% AEP +CC

3.2 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 17 Dubs and Co Drive, 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

17 Dubs and Co Drive, Sorell	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Habitable floor (ground floor)	16.05	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 0.08 m/s during the design event. According to the Australian Flood Resilience and Design Handbook, this corresponds to a maximum hazard rating of H1 – Generally safe for people, vehicles, and buildings, as illustrated in *Appendix A – Hazard Maps*.

In the post-development scenario, the flood depth at the lot boundary is reduced by approximately 0.10 m, while flow velocity increases by 0.14 m/s. Despite this change, the hazard classification remains unchanged, as the site continues to fall well within the H1 (low hazard) range.

It is important to note that this study is limited to the subject site only. As it does not assess conditions on public access roads, no conclusion can be made regarding safe access or egress during a flood event. Based on available data, it is advised that residents and visitors remain indoors during a flood event unless directed otherwise by emergency services.

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

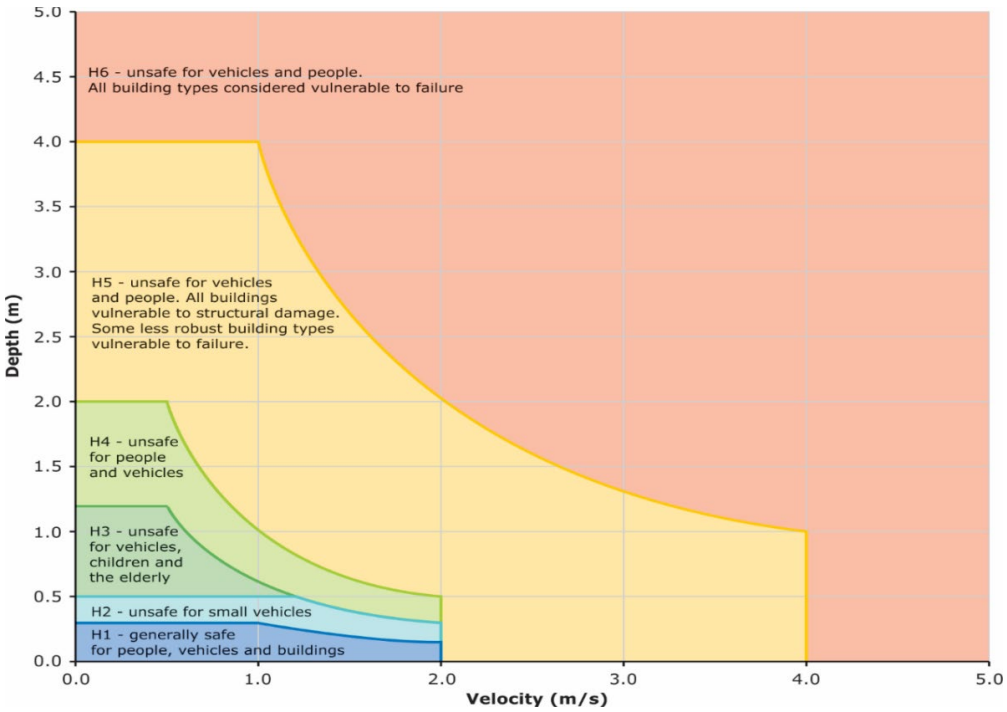


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at 17 Dubs and Co Drive Sorell, 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 6 and class 1a structure with a 50-year asset life (BCA2019), can achieve a tolerable risk of flooding over its asset life.

5. TPS summary

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 two storey commercial building, car parks and first floor residential units.
(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 17 Dubs and Co Drive, 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. Negligible changes in depth at the property boundary. Slight decrease in depth to 0.22 m at the cross-sectional result line in the post-development scenario.
4. Peak discharge sees a 0.07 m^3/s increase from to 0.09 m^3/s in the post-development riverine flood scenario.
5. Velocity shows an increase between pre- and post-development, riverine flood scenarios from 0.08 m/s to 0.22 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 floor height as per Table 5 (Floor level =16.35 mAHD).
2. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris to a maximum depth of 100 m and maximum velocity of 0.2 m/s.
3. Carpark must be graded 2% minimum towards the western boundary and away from the building access to prevent ponding on the rear wall of the shop area building on the ground floor.
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 **Di Wu** on behalf of the developer**,** for the purpose of a site-specific Flood Hazard Report for 17 Dubs and Co Drive, 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
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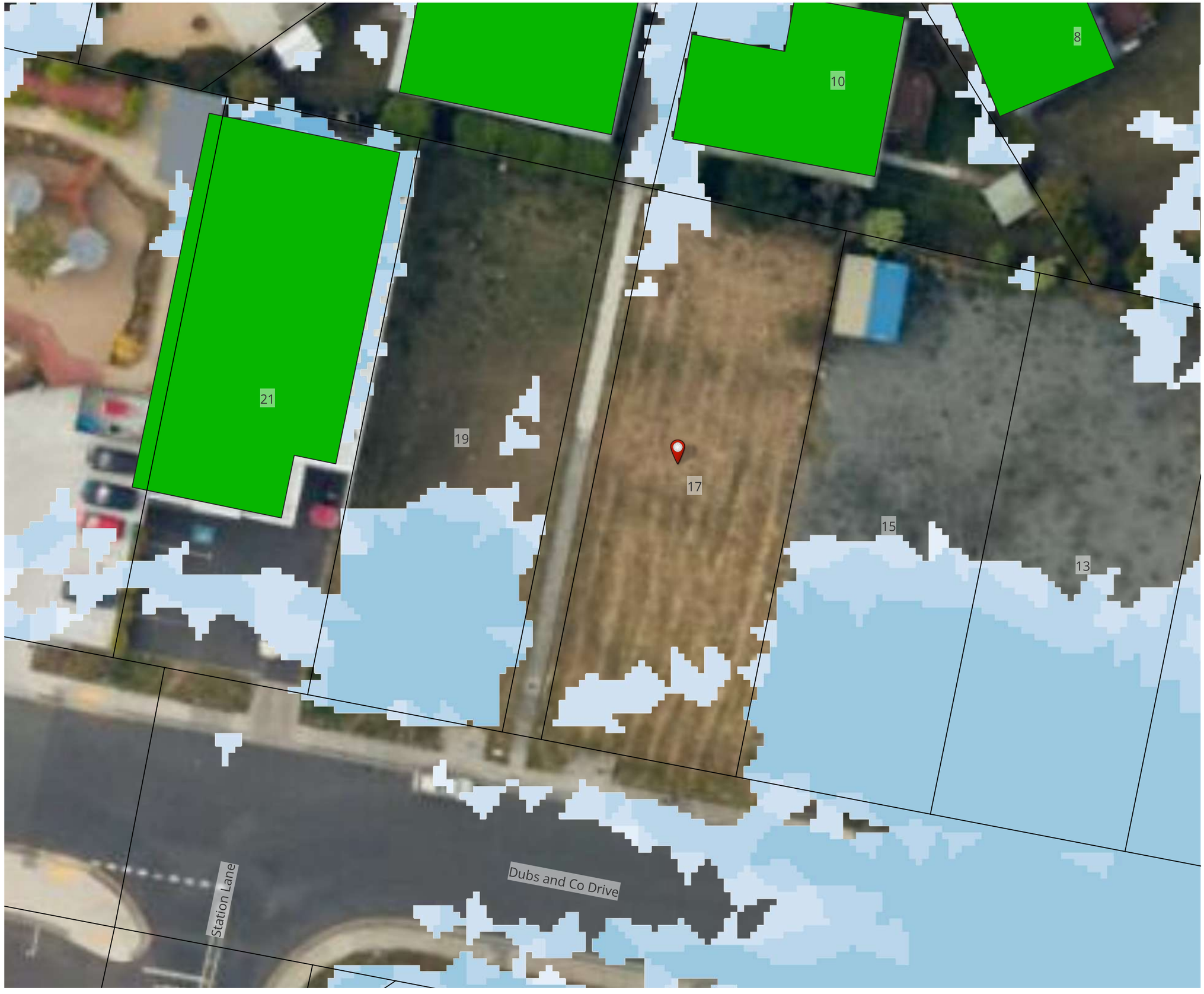
- Grose, M. R., Barnes-Keoghan, I., Corney, S. P., White, C. J., Holz, G. K., Bennett, J. & Bindoff, N. L. (2010). Climate Futures for Tasmania: General Climate Impacts Technical Report.
- T.A. Remenyi, N. Earl, P.T. Love, D.A. Rollins, R.M.B. Harris, 2020, Climate Change Information for Decision Making –Climate Futures Programme, Discipline of Geography & Spatial Sciences, University of Tasmania.

Appendices

Appendix A Flood Study Maps

PRE 1% AEP + CC @2100



Legend

17 Dubs & Co Drive

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 9 18 m

meters

N

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

- 17-04-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100

Legend

17 Dubs & Co Drive

Boundary Lines

Building Areas

Velocity (m/s)

<= 0.50

0.50 - 1.00

1.00 - 1.50

1.50 - 2.00

> 2.00

0 9 18 m

meters

N

flüssig Engineers

admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
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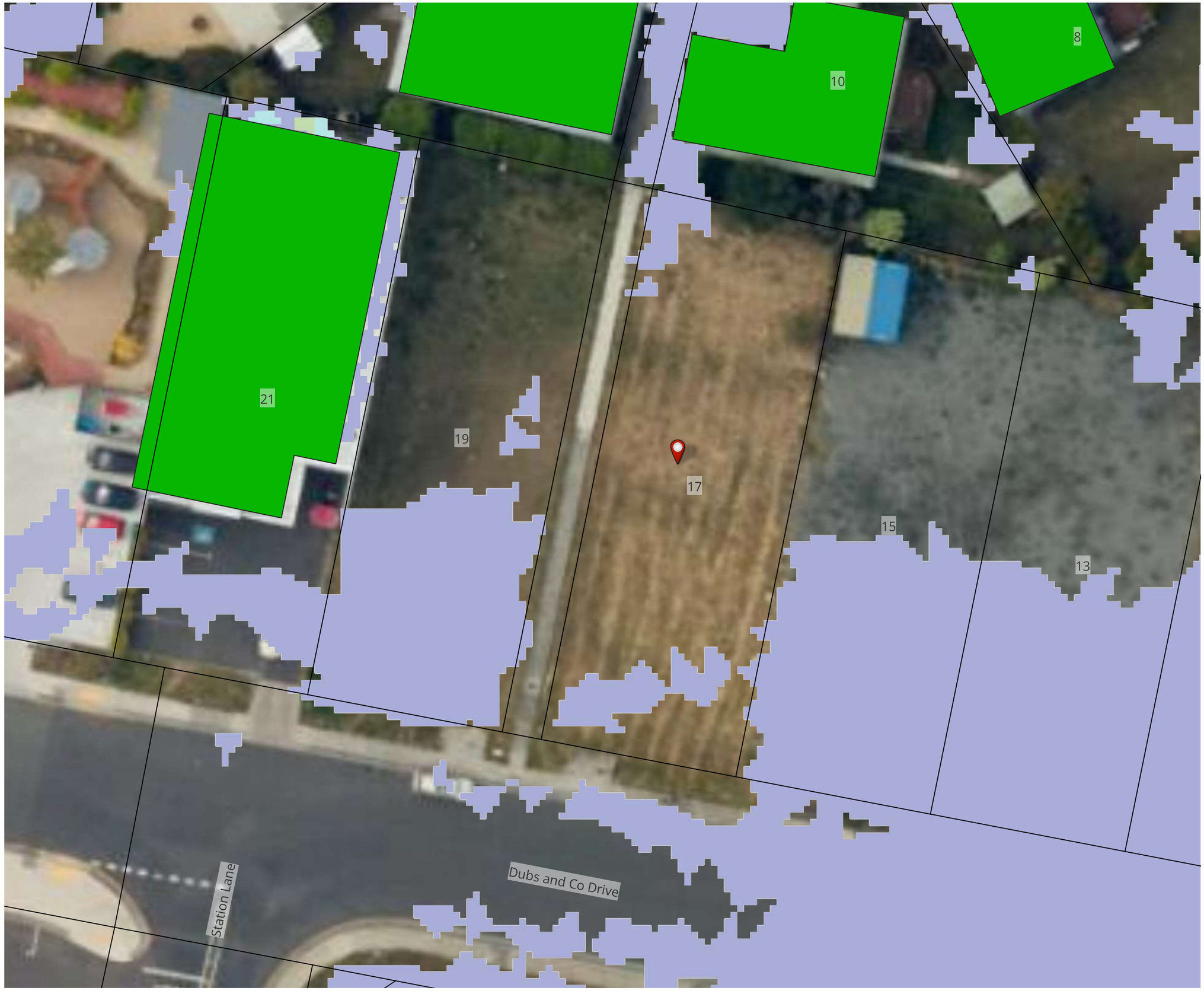
PRE 1% AEP + CC @2100



Legend

17 Dubs & Co Drive

Boundary Lines

Building Areas

PRE 1% AEP + CC @2100

Hazard

H1

H2

H3

H4

H5

H6

0 9 18 m

meters

N

flüssig Engineers

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

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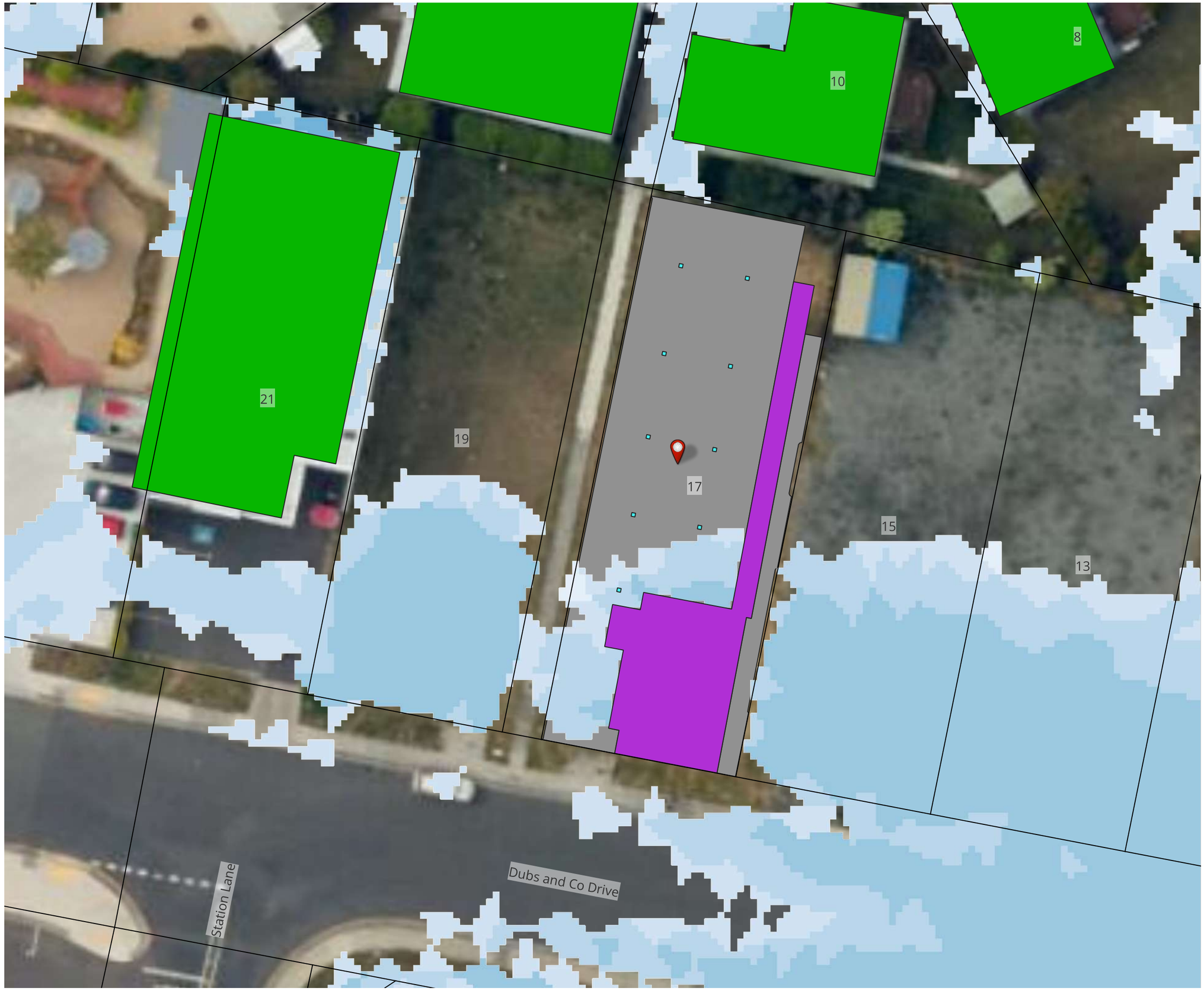
POST 1% AEP + CC @2100



Legend

17 Dubs & Co Drive

- Boundary Lines
- Building Areas
- Proposed Piers
- Proposed Carpark
- Proposed Building

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 9 18 m

meters

N

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

POST 1% AEP + CC @2100

Legend

17 Dubs & Co Drive

- Boundary Lines
- Building Areas
- Proposed Piers
- Proposed Carpark
- Proposed Building

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 9 18 m

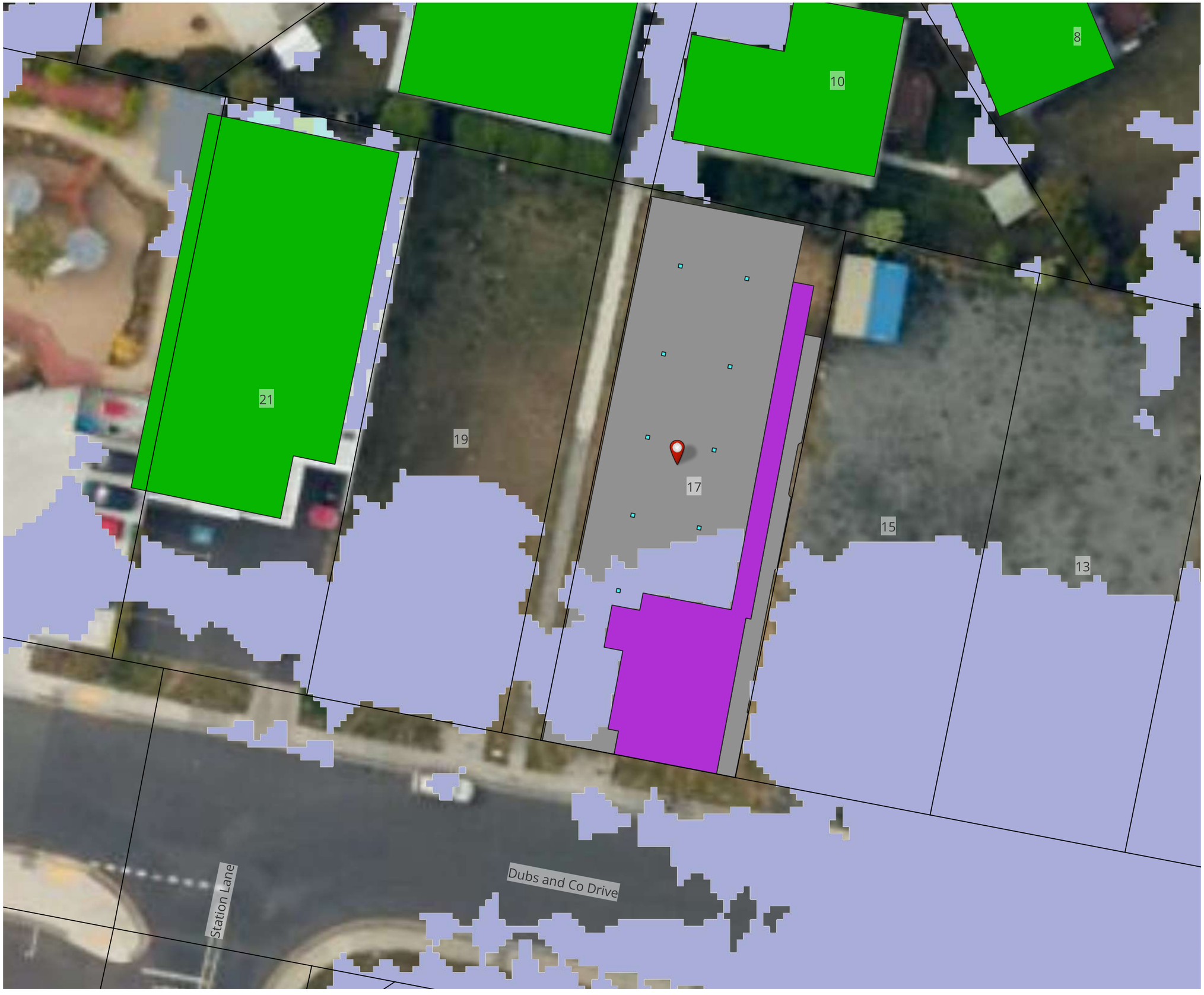
meters

N

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

- 17-04-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

POST 1% AEP + CC @2100



Legend

17 Dubs & Co Drive

Boundary Lines
Building Areas
Proposed Piers
Proposed Carpark
Proposed Building

POST 1% AEP + CC @2100

Hazard

H1
H2
H3
H4
H5
H6

0 9 18 m

meters

N

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

- 17-04-2025 - 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

STORMWATER REPORT

Mix Use Development
17 Dubs and Co Drive
Sorell TAS 7172

250905 SR 25 E 103 - 5 REV B

ALDANMARK CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000

GPO Box 1248
Hobart TAS 7001

03 6234 8666

mail@aldanmark.com.au
www.aldanmark.com.au

ABN 79 097 438 714

PROJECT INFORMATION

DOCUMENT TITLE	Stormwater Report - 25 E 103 - 5 Rev B
PROJECT LOCATION	17 Dubs and Co Drive, Sorell TAS 7172
CLIENT ORGANISATION	Matt Kennedy Drafting & Design
CLIENT REFERENCE	Mix Use Development
CLIENT CONTACT/S	Astrid Wu
ALDANMARK REFERENCE	25 E 103 - 5
ALDANMARK CONTACT/S	Lachlan Gadomski (lgadomski@aldanmark.com.au)

DOCUMENT CONTROL

REVISION	DATE	REVISION DETAILS	PREPARED	VERIFIED	APPROVED
A	05/09/2025	Development Approval	LG	NM	NM
B	30/09/2025	Development Approval	LG	NM	NM

TABLE OF CONTENTS

1. INTRODUCTION

Aldanmark have been engaged to provide a stormwater report for the proposed development at 17 Dubs and Co Drive, Sorell.

This report aims to demonstrate that the development at 17 Dubs and Co Drive, Sorell complies with the stormwater quality and quantity requirements of Sorell Council's Stormwater in New Development Policy.

2. SITE OVERVIEW

The existing site is a vacant lot that is serviced by an existing DN150 stormwater lot connection.

Three residential units and a commercial space are proposed to be constructed on the subject site, as well as new concrete access and car park. The increase in impervious area within the site is expected to increase the quantity of site stormwater runoff.

3. QUANTITY MODEL

3.1 MODIFIED RATIONAL METHOD

The modified rational method was applied within the software Autodesk Storm and Sanitary Analysis (SSA) to determine the increase in runoff between the pre-development and post-development conditions. The SSA model was then used to determine the volume and configuration of on-site detention required to reduce the site runoff below the pre-development condition for the 5% AEP storm.

3.2 DESIGN RAINFALL DEPTHS (GCC CRITICAL DURATION)

Rainfall depths for the model were retrieved from the Bureau of Meteorology website (http://www.bom.gov.au/water/designRainfalls/revised-ifd/). Multiple durations of the 5% AEP storm were analysed to determine the critical storm duration.

DESIGN RAINFALL EVENT	DESIGN RAINFALL (mm/hr)
5% AEP 5 minute	86.9
5% AEP 10 minute	65.7
5% AEP 30 minute	35.8
5% AEP 60 minute	23.2

3.3 SITE CATCHMENTS

The site catchments assumed for the modified rational method calculations were determined from the architectural site plan prepared by Matt Kennedy Drafting & Design dated February 2025 and are shown in Figure 1.

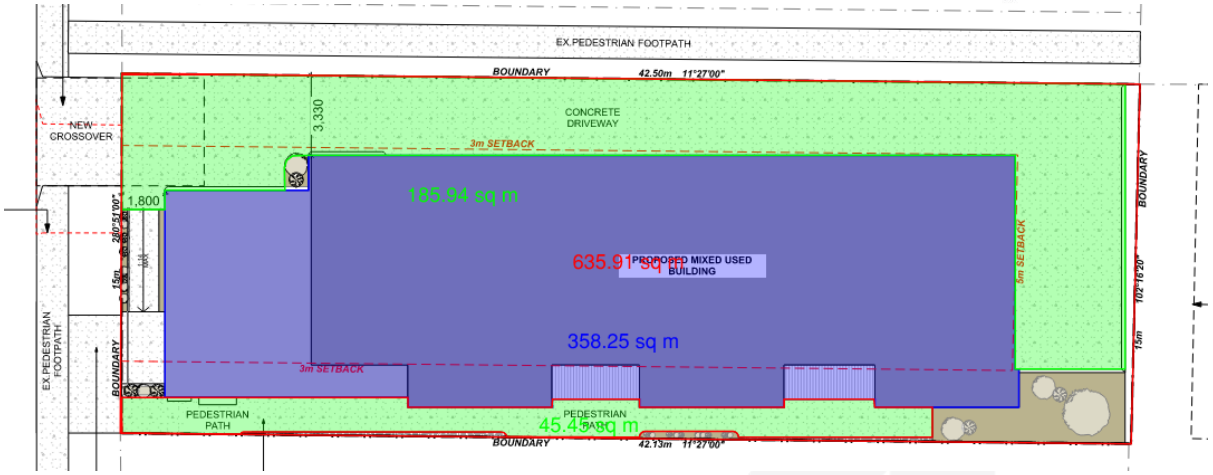


FIGURE 1: PROPOSED SITE CATCHMENTS

Runoff coefficients were adopted for each catchment area as per AS3500.3 2001 Section 5.4.6. The calculation for the pervious area run-off coefficient is shown below:

$$C_p = m(0.0133 \times 10\%I_{60} - 0.233)$$

As per Table 5.4.6(A) of AS3500:

- m for a 5% AEP event is equal to 1.05
- $10\%I_{60}$ is given as 20.0mm/hr (ARR Data Hub), therefore 25mm/hr is adopted.
- The site soil profile is comprised of clay soils therefore the final result is increased by 0.1.

$$C_p = 1.05\big((0.0133 \times 25) - 0.233\big) + 0.1 = 0.20$$

Table 2 and Table 3 capture the catchment areas and run-off coefficients determined for the pre and post development conditions.

TABLE 2: PRE-DEVELOPMENT SITE CATCHMENTS

CATCHMENT	AREA (m^2)	RUNOFF COEFFICENT C
Pre-development pervious areas	636	0.20

TABLE 3: POST-DEVELOPMENT SITE CATCHMENTS

CATCHMENT	AREA (m^2)	RUNOFF COEFFICENT C
Post-development impervious roofed areas	358	1.00
Post-development impervious paved areas	231	0.90
Post-development pervious areas	47	0.20

3.4 DETENTION MODEL RESULTS

The results of the Stormwater and Sanitary Analysis model showed that the post-development site runoff is increased by 10.72 L/s over pre-existing runoff quantities, as shown in Table 4.

To reduce the post-development site outflow below pre-development quantities, the following on-site detention system was simulated in Autodesk SSA:

- 1 x 2,483L AquaTech SlimLine detention tank (1.8m L x 0.75m W x 2.02m H) fitted with a 30mm orifice and connected to the proposed **roof catchment area.**
- 1 x 2,820 L Humes underground StormTrap detention tank (0.6m H x 2.0m L x 2.35m W) fitted with a 50mm orifice and connected to the proposed **pavement catchment area**.

The model results showed that this tank can reduce the post-development critical peak flow to 2.80 L/s in a 5-minute duration, 5% AEP event.

TABLE 4: PEAK FLOW RATE SUMMARY

SCENARIO	SITE RUNOFF (L/s)
Pre-development	3.05
Post-development unmitigated	13.77
Post-development with OSD	2.80

Figure 2 below shows the site outflow hydrograph for the pre-development condition compared to the post-development condition mitigated by on-site detention.

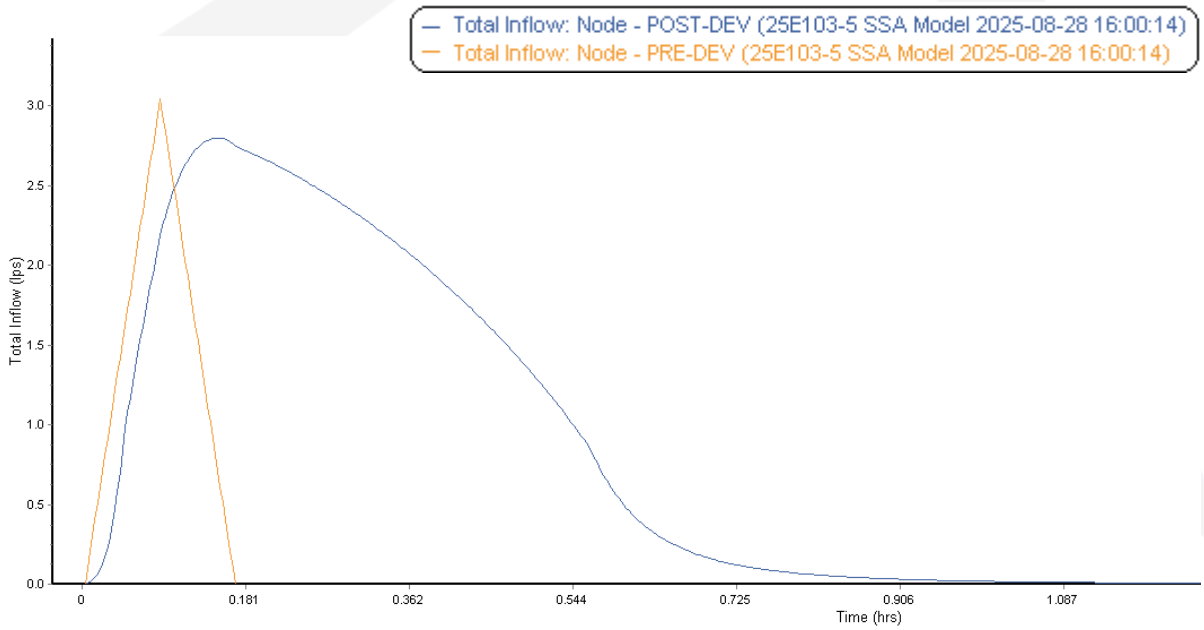


FIGURE 2: SITE RUNOFF HYDROGRAPHS

Full specifications for the required on-site detention system are given in Table 5 and Table 6.

TABLE 5: DETENTION TANK PARAMETERS

TANK ID	Detention Tank
DESCRIPTION	2,483L SlimLine Detention Tank
BASE AREA (M^2)	1.35
TANK HEIGHT (M)	2.02
INLET HEIGHT (M)	1.75
DETENTION CAPACITY (L)	2,163
ORIFICE DIAMETER (MM)	30
OVERFLOW PIPE DIAMETER (MM)	150
PEAK DISCHARGE RATE (L/S)	2.40
MAX. VOLUME 5% AEP (L)	1,974
EMPTYING TIME (MINS)	87
CONTRIBUTING ROOF AREA (M^2)	358

TABLE 5: DETENTION TANK PARAMETERS

TANK ID	Underground Detention Tank
DESCRIPTION	2,820 Humes StormTrap system
BASE AREA (M^2)	4.7
TANK HEIGHT (M)	0.6
INLET HEIGHT (M)	0.45
DETENTION CAPACITY (L)	2,115
ORIFICE DIAMETER (MM)	50
OVERFLOW PIPE DIAMETER (MM)	150
PEAK DISCHARGE RATE (L/S)	2.76
MAX. VOLUME 5% AEP (L)	1,927
EMPTYING TIME (MINS)	87
CONTRIBUTING PAVED AREA (M^2)	251

4. QUALITY MODEL

The proposed development involves the creation of over 500m^2 of new impervious surfaces. In accordance with Sorell Council's Stormwater in New Development Policy Section A2.1, the proposed development must incorporate water sensitive urban design principles.

Aldanmark Engineers have collaborated with OceanProtect and a Model for Urban Stormwater Improvement Conceptualisation (MUSIC) was used to model the site and the effectiveness of various treatment devices to achieve the stormwater quality targets outlined in the State Stormwater Strategy (2010) of:

- An 80% reduction in the average load of total suspended solids (TSS)
- An 45% reduction in the average annual load of total phosphorous (TP)
- An 45% reduction in the average annual load of total nitrogen (TN)

Proprietary devices by OceanProtect were utilised to meet the water quality targets. The propriety devices include:

- A Jellyfish JF900-1-1 (686) 230mm Head.

The MUSIC model is shown in Figure 3 below.

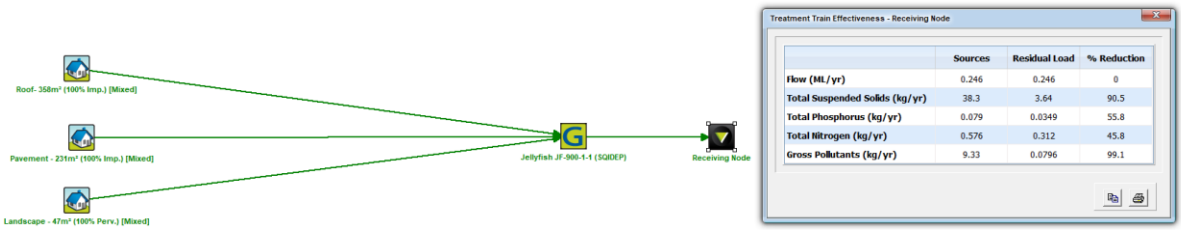


FIGURE 3: MODEL FOR URBAN STORMWATER IMPROVEMENT CONCEPTUALISATION OUTPUT

In accordance with Clause A2.2 of Sorell Council's Stormwater in New Development Policy, the client has opted to make a cash contribution in lieu of installing the proposed proprietary treatment device listed above.

5. MAINTENANCE

The recommended maintenance schedule for the on-site detention and stormwater treatment devices specified in this report are outlined in Table 7 and Table 8.

The manufacturer's maintenance requirements for the stormwater detention and treatment devices that are installed will form part of the project's Plumbing Maintenance Schedule.

TABLE 7: MAINTENANCE FOR OCEAN PROTECT DEVICES

JELLYFISH	FREQUENCY
VISUAL INSPECTION Removal of larger gross pollutants Minimal rectification works as needed	Every 6 months
MINOR SERVICE Evaluation of cartridges Removal of accumulated sediment Wash down of JellyFish cartridge.	Every 12 Months
MAJOR SERVICE Replacement of JellyFish cartridge media	As required

TABLE 8: MAINTENANCE PLAN FOR RAINWATER TANKS

ACTIVITY	FREQUENCY
Visual inspection of rainwater detention tank for sediment accumulation, sludge, and algae growth, and clogging at outlet orifice.	Every 6 months
Vacuum truck sediment removal/desludging of rainwater detention tank	Approximately every 2-3 years or if sediment/'sludge' is evident upon inspection
Inspection and cleaning of gutters	Every 6 months

6. CONCLUSION

This report has demonstrated that the proposed development at 17 Dubs and Co Drive, Sorell complies with the stormwater quantity and quality requirements of Sorell Council's Stormwater in New Development Policy.

Note:

- No assessment has been undertaken of Council's stormwater infrastructure and its capacity.
- This report assumes the Council stormwater main has capacity for the pre-development peak discharge.
- It is the responsibility of Council to assess their infrastructure and determine the impact (if any) of altered inflows into their stormwater network.

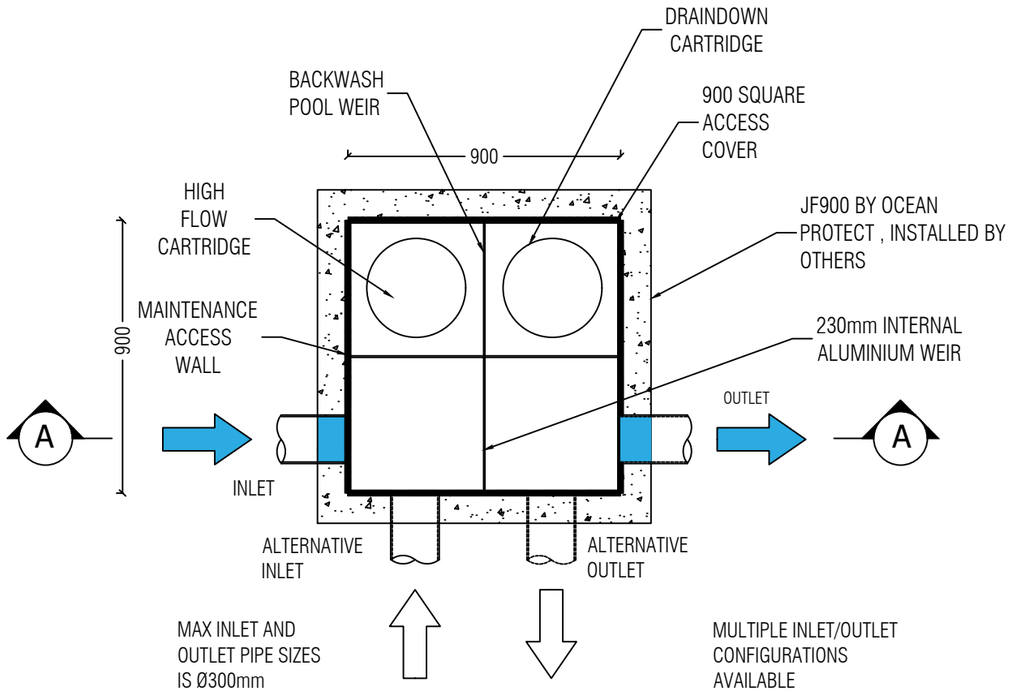
Please contact me at lgadomski@aldanmark.com.au if you require any additional information.

Yours faithfully,

Lachlan Gadomski BEng Civil (Hons), Dip. Project Management
Civil Engineer

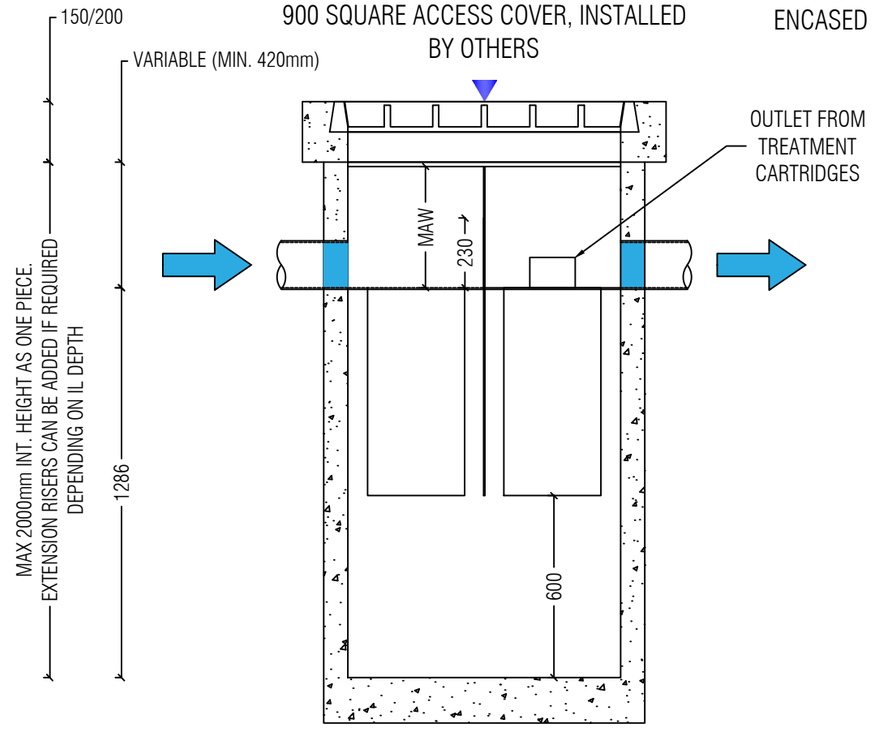
APPENDIX A – OCEANPROTECT JELLYFISH STANDARD DRAWING

NOT FOR CONSTRUCTION



PLAN LAYOUT

CAST IRON CAN BE SUPPLIED LOOSE, OR CONCRETE ENCASED (150/200mm THICK)



SECTION A-A

LAST MODIFIED: 25-02-19

JELLYFISH DESIGN TABLE

JELLYFISH TREATMENT FLOW IS A FUNCTION OF THE NUMBER OF CARTRIDGES AND THE DEVICE TOTAL HEAD DIFFERENTIAL. IF THE PIPE FLOW EXCEEDS THE TREATMENT FLOW THEN AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

REQUIRED DEVICE TOTAL HEAD DIFFERENTIAL [mm]	460	230
CARTRIDGE FLOW RATE FOR HIGH-FLOW / DRAINDOWN [L/s]	2.5 / 1.3	1.27 / 0.79
CARTRIDGE LENGTH [mm]	690	690
OUTLET INVERT TO STRUCTURE INVERT [mm])	1985	1985

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	JF900-1-1
WATER QUALITY FLOW RATE (L/S)	2.06
# OF CARTRIDGES REQUIRED (HF - DD)	1-1
CARTRIDGE SIZE	690

PIPE DATA:	I.L.	MATERIAL	DIAMETER
INLET PIPE	[ ]	[ ]	[ ]
OUTLET PIPE	[ ]	[ ]	[ ]

LID WEIGHT	TBC
PART A & B WEIGHT (SEPARATE)	TBC

NOTE: TANK SUPPLIED IN TWO PARTS; PARTS A & B TO BE JOINED ON SITE

GENERAL NOTES

1. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF THE PROJECT.
2. PRECAST STRUCTURE SUPPLIED WITH CORE HOLES TO SUIT OUTER DIAMETER OF NOMINATED PIPE SIZE / MATERIAL.
5. STRUCTURE AND ACCESS COVERS TO BE DESIGNED TO MEET AUSTROADS T44 LOAD RATING WITH 0.0m TO 2.0m FILL MAXIMUM (CLASS D) UNLESS OTHERWISE NOTED. THE OUTLET PIPE INVERT ELEVATION. CERTIFYING ENGINEER TO CONFIRM ACTUAL GROUNDWATER ELEVATION.PRECAST STRUCTURE SHALL BE IN ACCORDANCE WITH AS3600.
6. IF THE PEAK FLOW RATE, AS DETERMINED BY THE CERTIFYING ENGINEER, EXCEEDS THE TREATMENT FLOW RATE OF THE SYSTEM, AN UPSTREAM BYPASS STRUCTURE IS REQUIRE.
7. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
8. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
9. DRAWING NOT TO SCALE.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATION AND SHALL BE SPECIFIED BY THE CERTIFYING ENGINEER.

B. CONTRACTOR TO PROVIDE ALL EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING DETAIL PROVIDED SEPARATELY).

C. CONTRACTOR TO INSTALL AND LEVEL THE STRUCTURE, APPLY SEALANT TO ALL JOINTS AND TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPES.

D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

E. CARTRIDGE INSTALLATION, BY OCEANPROTECT, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT OCEAN PROTECT TO COORDINATE CARTRIDGE INSTALLATION WITH SITE COMPLETION.

OCEAN PROTECT
PHONE: 1300 354 722 www.oceanprotect.com.au

OCEAN PROTECT
JELLYFISH-1-1 900 SQUARE INTERNAL OFFLINE ARRANGEMENT

CIVIL DRAWINGS
MIX USE DEVELOPMENT
17 DUBS AND CO DRIVE
SORELL

C001	COVER	C	30/09/2025
C101	SITE PLAN	A	5/09/2025
C102	ROAD AND STORMWATER PLAN - SHEET 1	B	30/09/2025
C103	ROAD AND STORMWATER PLAN - SHEET 2	B	30/09/2025
C104	SEWER AND WATER PLAN	A	5/09/2025
C105	TURNPATH PLAN - SHEET 1	A	5/09/2025
C106	TURNPATH PLAN - SHEET 2	A	5/09/2025
C201	LONG SECTIONS - SHEET 1	A	5/09/2025
C202	LONG SECTIONS - SHEET 2	A	5/09/2025
C203	CROSS SECTIONS	A	5/09/2025
C401	CONSTRUCTION DETAILS	A	29/09/2025

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			CHECKED: DE
C	PLANNING APPROVAL	30/09/2025	DESIGN: LG
B	PLANNING APPROVAL	29/09/2025	CHECKED: DE
A	PLANNING APPROVAL	5/09/2025	VERIFIED: -

ALDANMARK CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: MIX USE DEVELOPMENT

ADDRESS: 17 DUBS AND CO DRIVE
SORELL

CLIENT: ASTRID WU

SHEET: COVER

SCALE: AS INDICATED

TOTAL SHEETS: 11

SIZE: A1

PROJECT No: 25E103-5

SHEET: C001

REV: C

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
EX SWD	EXISTING STORMWATER
	INSPECTION OPENING
	GP1 - 450 SQ PIT ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE

SEWER LEGEND

S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
SWR	SEWER MAINTENANCE HOLE 1050Ø AS PER MRWA-S-307
IO	INSPECTION OPENING

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER

PAVEMENT LEGEND

	ASPHALT
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

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SITE PLAN
SCALE 1:250 (A1)

REV	ISSUE	DATE	APPROVAL
			DRAWN: LG
			CHECKED: DE
			DESIGN: LG
			CHECKED: DE
A	PLANNING APPROVAL	5/09/2025	VERIFIED: -

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: MIX USE DEVELOPMENT

0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25m

ADDRESS: 17 DUBS AND CO DRIVE
SORELL

CLIENT: ASTRID WU

SHEET: SITE PLAN

SCALE: 1:250 | TOTAL SHEETS: 11 | SIZE: A1

PROJECT No: 25E103-5 | SHEET: C101 | REV: A

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NOTE: CLIENT PREFERENCE IS CASH CONTRIBUTION IN LIEU OF INSTALLING A STORMWATER TREATMENT SOLUTION

Sorell Council
Development Application:5.2025.114.1 - Response to Request For Information - 17 Dubs and Co Drive, Sorell - P3.pdf
Plan Reference:P3
Date received:30/09/2025

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
EX SWD	EXISTING STORMWATER
	INSPECTION OPENING
	GRATED PIT

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER

NOTES

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EXISTING DN300 PUBLIC STORMWATER MAIN AS SURVEYED.
EXISTING PUBLIC FOOTPATH
NEW 600x600 GRATED PIT
NEW TYPE 'BK' KERB
NEW CONCRETE PAVEMENT
STRUCTURAL COLUMN AS PER STRUCTURAL DRAWING SET
CARPARK EDGE
MATCH CONCRETE PAVEMENT TO REINSTATED FOOTPATH LEVELS
EXISTING CROSSOVER
BREAK OUT EXISTING CROSSOVER AND CONSTRUCT NEW 4.8m WIDE CROSSOVER / REINSTATE EXISTING CONCRETE FOOTPATH .
450mm WIDE STRIP OF ASPHALT TO BE REINSTATED AS PART OF KERB WORKS AS PER LGAT DRAWING TSD-R15-v3.
EXISTING DN150 STORMWATER LOT CONNECTION AS SURVEYED INVERT: 14.66
DN150 STORMWATER LINE @ MIN. 1.0% FALL
5.80m MIN. AISLE WIDTH
CARPARK CENTRELINE
750mm OFFSET
2.4m
450x450 GRATED PIT
STRUCTURAL COLUMN AS PER STRUCTURAL DRAWING SET
5.4m
REINSTATE TYPE 'KC' KERB AND CHANNEL AS PER LGAT DRAWING TSD-R14-v3.
2,820L UNDERGROUND DETENTION TANK FOOTPRINT (2.35m W X 2.0m L)
CH 90.00
CARPARK EDGE
WHEEL STOPS AS PER AS2890.1. 1100mm OFFSET FROM WALL
EXISTING TELSTRA PIT
EXISTING ELECTRICAL INFRASTRUCTURE
BACK OF EXISTING KERB
BACK OF EXISTING PUBLIC FOOTPATH
NEW CONCRETE FOOTPATH

DS=16.15 NS=16.03 Δ=+0.11
DS=16.11 NS=16.00 Δ=+0.11
DS=16.19 NS=16.11 Δ=+0.08
DS=16.30 NS=16.22 Δ=+0.08
DS=16.41 NS=16.38 Δ=+0.03
DS=16.16 NS=15.99 Δ=+0.17
DS=16.23 NS=16.01 Δ=+0.21
DS=16.28 NS=16.07 Δ=+0.22
DS=16.30 NS=16.05 Δ=+0.25
DS=16.24 NS=16.15 Δ=+0.09
DS=16.30 NS=16.02 Δ=+0.28
DS=16.36 NS=16.10 Δ=+0.26
DS=16.42 NS=16.30 Δ=+0.12
DS=16.45 NS=16.08 Δ=+0.37
DS=16.45 NS=16.42 Δ=+0.03

CH 0.00 CH 10.00 CH 20.00 CH 30.00 CH 40.00 CH 50.00 CH 60.00 CH 70.00 CH 80.00 CH 90.00 CH 100.00 CH 110.00

- 1.35% + 4.47% - 1.75% - 1.75% - 1.75% - 1.69% - 0.18% - 2.22% - 1.03% - 2.16% - 0.67%

ROAD AND STORMWATER PLAN - SHEET 1

SCALE 1:50 (A1)

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Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: MIX USE DEVELOPMENT
ADDRESS: 17 DUBS AND CO DRIVE SORELL
CLIENT: ASTRID WU
SHEET: ROAD AND STORMWATER PLAN - SHEET 1
SCALE: 1:50
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 25E103-5
SHEET: C102
REV: B

NOTE: CLIENT PREFERENCE IS CASH CONTRIBUTION IN LIEU OF INSTALLING A STORMWATER TREATMENT SOLUTION

Sorell Council

Development Application:5.2025.114.1 - Response to Request For Information - 17 Dubs and Co Drive, Sorell - P3.pdf
Plan Reference:P3

Date received:30/09/2025

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
EX SWD	EXISTING STORMWATER
	INSPECTION OPENING
	GRATED PIT

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER

NOTES

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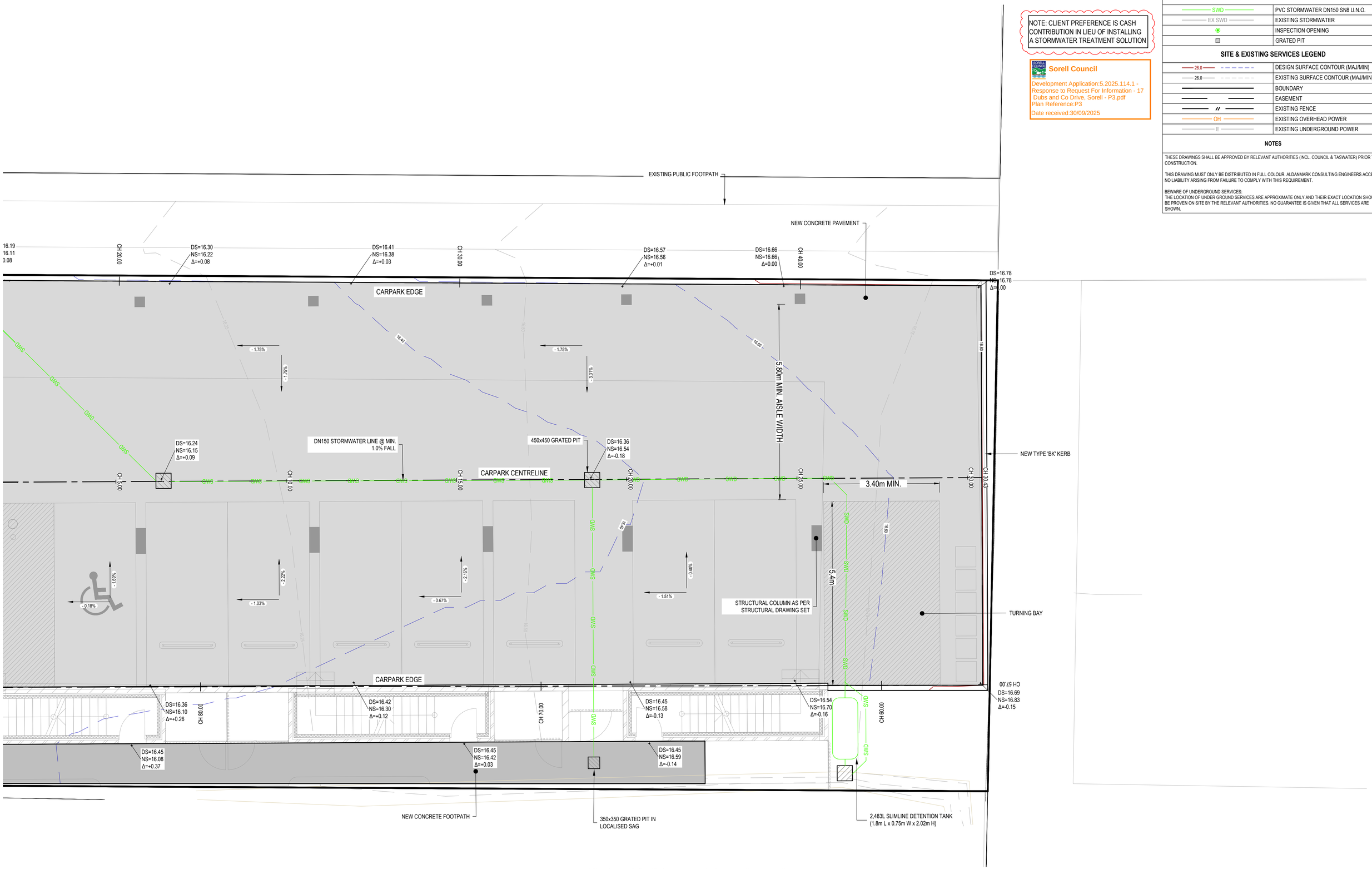

ROAD AND STORMWATER PLAN - SHEET 2

SCALE 1:50 (A1)

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199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: MIX USE DEVELOPMENT

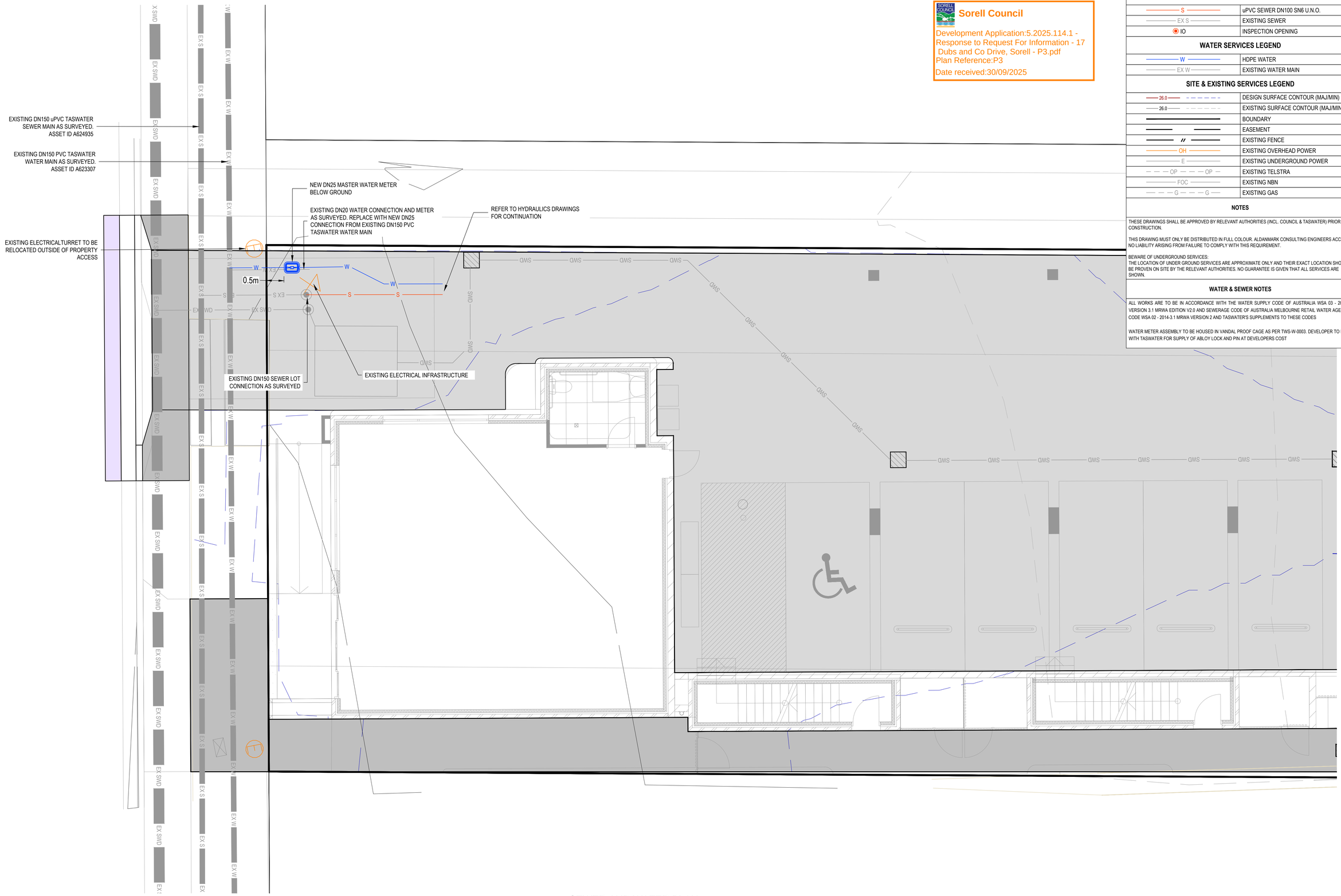
ADDRESS: 17 DUBS AND CO DRIVE SORELL

CLIENT: ASTRID WU

SHEET: ROAD AND STORMWATER PLAN - SHEET 2

SCALE: 1:50 | TOTAL SHEETS: 11 | SIZE: A1

PROJECT No: 25E103-5 | SHEET: C103 | REV: B



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Development Application:5.2025.114.1 - Response to Request For Information - 17 Dubs and Co Drive, Sorell - P3.pdf
Plan Reference:P3

Date received:30/09/2025

SEWER LEGEND

S	uPVC SEWER DN100 SN6 U.N.O.
EX S	EXISTING SEWER
IO	INSPECTION OPENING

WATER SERVICES LEGEND

W	HDPE WATER
EX W	EXISTING WATER MAIN

SITE & EXISTING SERVICES LEGEND

26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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WATER & SEWER NOTES

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 - 2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02 - 2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES

WATER METER ASSEMBLY TO BE HOUSED IN VANDAL PROOF CAGE AS PER TWS-W-0003. DEVELOPER TO LIAISE WITH TASWATER FOR SUPPLY OF ABLOY LOCK AND PIN AT DEVELOPERS COST

SEWER AND WATER PLAN

SCALE 1:50 (A1)

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			DESIGN: LG
			CHECKED: DE
A	PLANNING APPROVAL	5/09/2025	VERIFIED: -

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Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: MIX USE DEVELOPMENT

0 .5 1 1.5 2 2.5 3 3.5 4 4.5 5m

ADDRESS: 17 DUBS AND CO DRIVE
SORELL

CLIENT: ASTRID WU

SHEET: SEWER AND WATER PLAN

SCALE: 1:50 | TOTAL SHEETS: 11 | SIZE: A1

PROJECT No: 25E103-5 | SHEET: C104 | REV: A

NOTES

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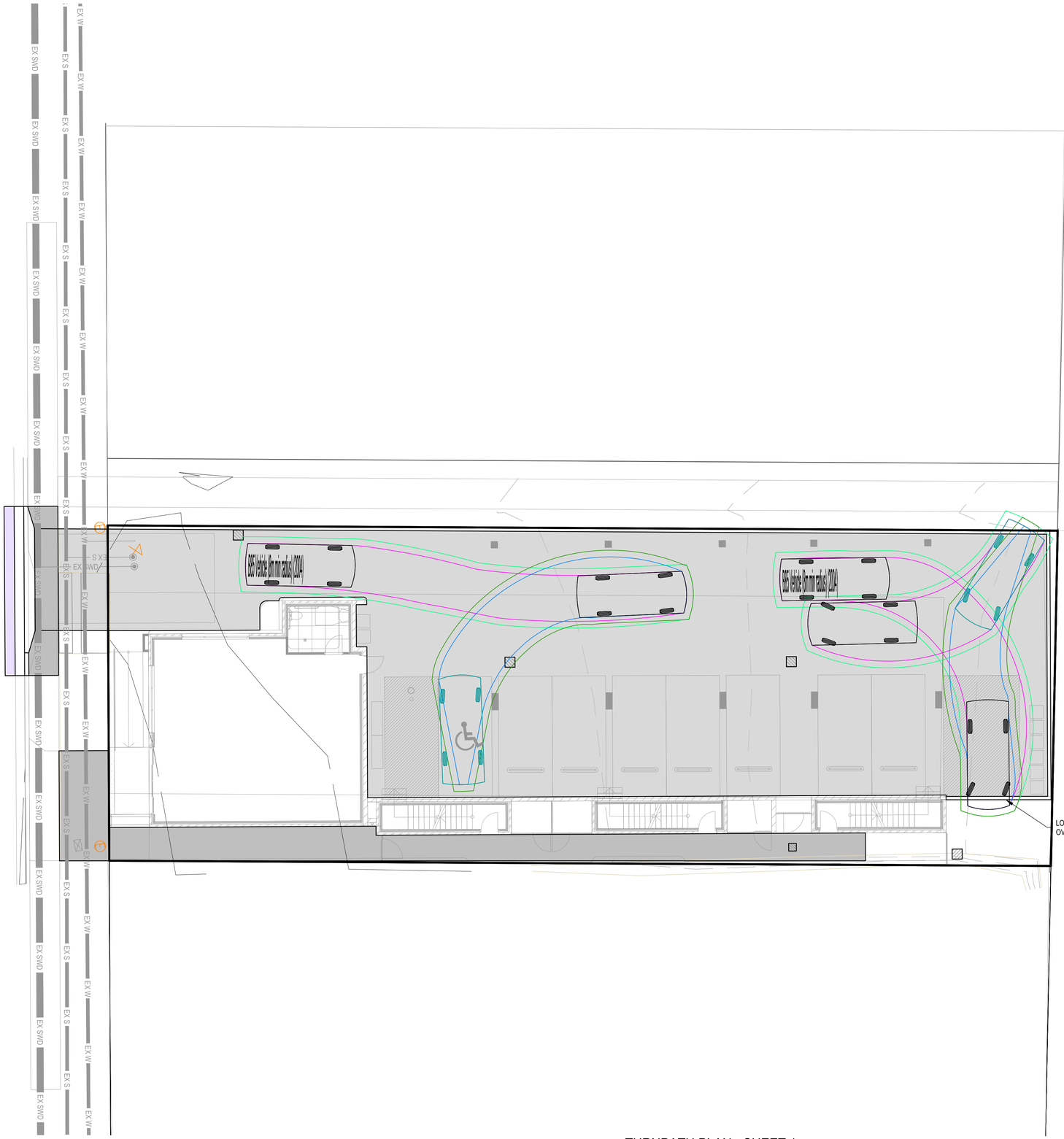
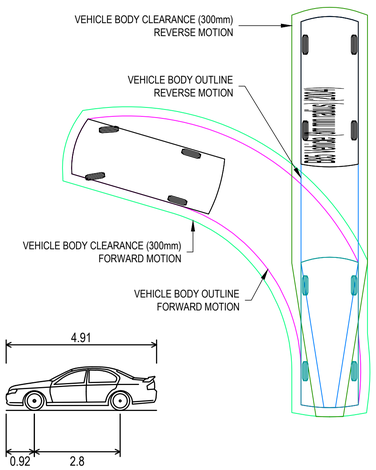
Sorell Council

Development Application:5.2025.114.1 - Response to Request For Information - 17 Dubs and Co Drive, Sorell - P3.pdf
Plan Reference:P3

Date received:30/09/2025





B85 Vehicle (8m min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	8.000m

VEHICLE TURNPATH - LEGEND

SCALE 1:100 (A1)
FROM AUTOCAD CIVIL 3D VEHICLE TRACKING SOFTWARE

TURNPATH PLAN - SHEET 1

SCALE 1:100 (A1)

REV	ISSUE	DATE	APPROVAL
A	PLANNING APPROVAL	5/09/2025	-

DRAWN: LG
CHECKED: DE
DESIGN: LG
CHECKED: DE

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: MIX USE DEVELOPMENT
0 1 2 3 4 5 6 7 8 9 10m
ADDRESS: 17 DUBS AND CO DRIVE SORELL
CLIENT: ASTRID WU
SHEET: TURNPATH PLAN - SHEET 1
SCALE: 1:100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 25E103-5
SHEET: C105
REV: A

NOTES

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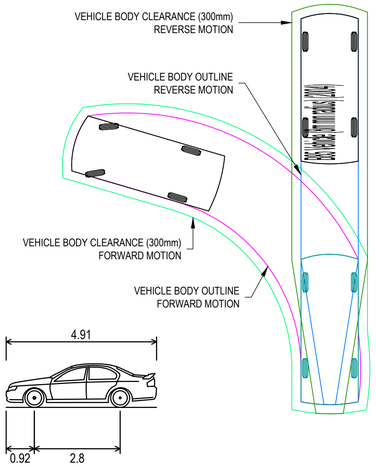

B85 Vehicle (8m min radius) (2004)	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	8.000m

VEHICLE TURNPATH - LEGEND

SCALE 1:100 (A1)
FROM AUTOCAD CIVIL 3D VEHICLE TRACKING SOFTWARE

TURNPATH PLAN - SHEET 2

SCALE 1:50 (A1)

REV	ISSUE	DATE	APPROVAL
A	PLANNING APPROVAL	5/09/2025	VERIFIED: -
			CHECKED: DE
			DESIGN: LG
			CHECKED: DE
			DRAWN: LG

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mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: MIX USE DEVELOPMENT

0 .5 1 1.5 2 2.5 3 3.5 4 4.5 5m

ADDRESS: 17 DUBS AND CO DRIVE
SORELL

CLIENT: ASTRID WU

SHEET: TURNPATH PLAN - SHEET 2

SCALE: 1:50 | TOTAL SHEETS: 11 | SIZE: A1

PROJECT No: 25E103-5 | SHEET: C106 | REV: A

NOTES

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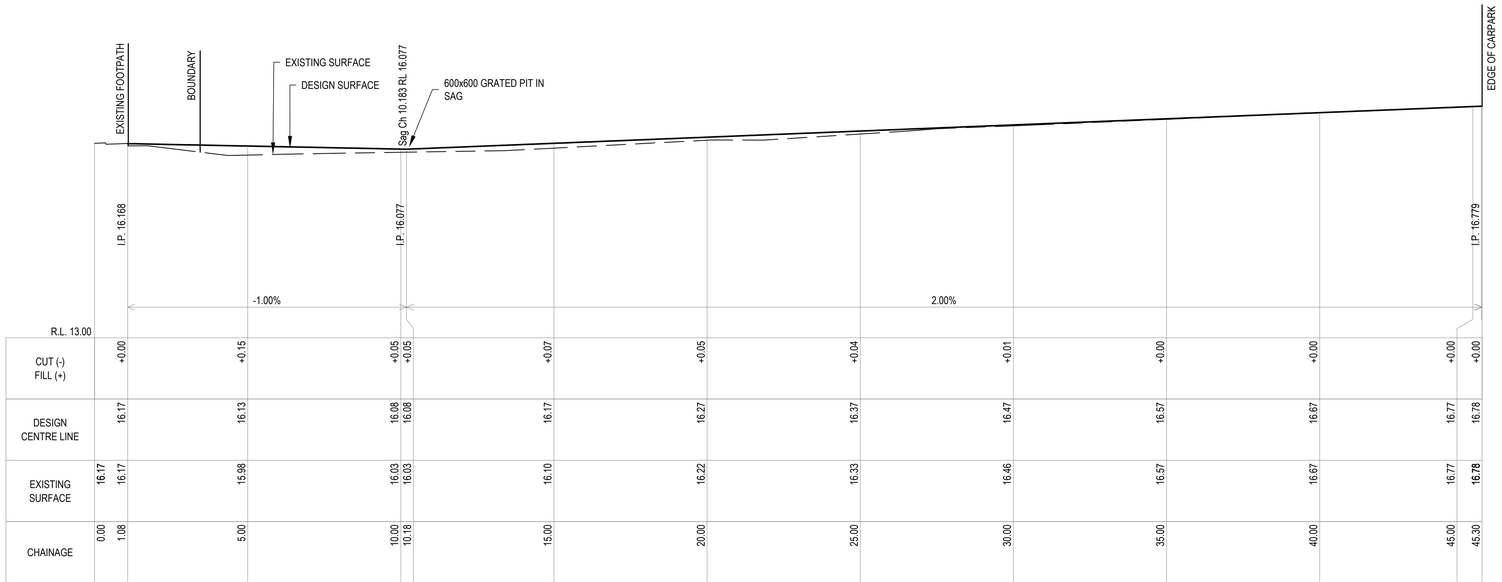
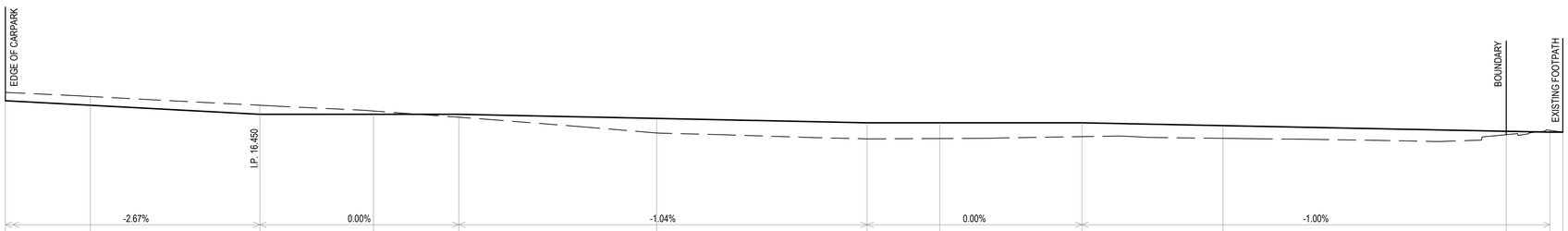


R.L. 13.00

CUT (-) FILL (+)	+0.00	+0.15	+0.05	+0.05	+0.07	+0.05	+0.04	+0.01	+0.00	+0.00	+0.00	+0.00
DESIGN CENTRE LINE	16.17	16.13	16.08	16.08	16.17	16.27	16.37	16.47	16.57	16.67	16.77	16.78
EXISTING SURFACE	16.17	15.98	16.03	16.03	16.10	16.22	16.33	16.46	16.57	16.67	16.77	16.78
CHAINAGE	0.00	1.08	5.00	10.00	10.18	15.00	20.00	25.00	30.00	35.00	40.00	45.00	45.30

From 0.000m To 45.302m Scales: H 1:100 V 1:50

CARPARK EDGE



R.L. 14.00

CUT (-) FILL (+)	-0.15	-0.16	-0.16	-0.06	+0.05	+0.26	+0.28	+0.28	+0.24	+0.22	+0.06	-0.04
DESIGN CENTRE LINE	16.69	16.61	16.45	16.45	16.45	16.38	16.30	16.30	16.30	16.25	16.15	16.13
EXISTING SURFACE	16.84	16.77	16.61	16.51	16.40	16.12	16.02	16.02	16.06	16.03	16.09	16.17	16.14
CHAINAGE	57.00	60.00	65.99	70.00	73.01	80.00	87.43	90.00	95.02	100.00	110.00	111.55	112.00

From 57.000m To 112.000m Scales: H 1:100 V 1:50

CARPARK EDGE

LONG SECTIONS

AS INDICATED

REV		DATE		
			DRAWN:	LG
			CHECKED:	DE
			DESIGN:	LG
			CHECKED:	DE
A	PLANNING APPROVAL	5/09/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	

ALDANMARK CONSULTING ENGINEERS

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mail@aldanmark.com.au
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PROJECT: MIX USE DEVELOPMENT

0 1 2 3 4 5m
0 0.5 1.0 1.5 2.0 2.5m
H1:100
V1:50

ADDRESS: 17 DUBS AND CO DRIVE
SORELL

CLIENT: ASTRID WU

SHEET: LONG SECTIONS - SHEET 1

SCALE: AS INDICATED | TOTAL SHEETS: 11 | SIZE: A1

PROJECT No: 25E103-5 | SHEET: C201 | REV: A

NOTES

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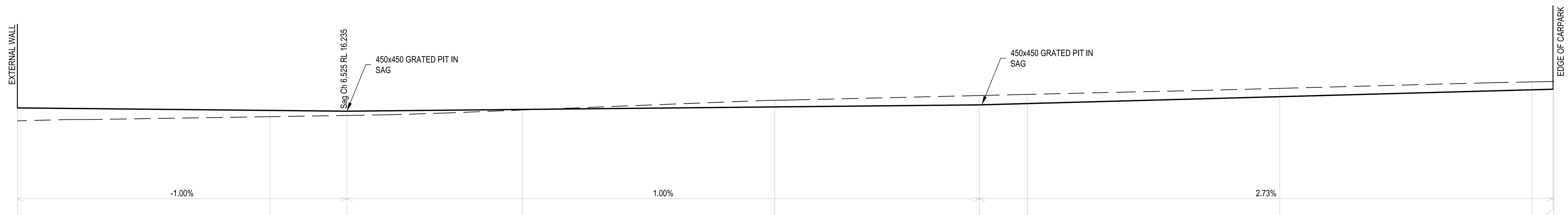

R.L. 14.00

CUT (-) FILL (+)	+0.26	+0.12	+0.08	+0.01	-0.13	-0.18	-0.18	-0.17	-0.16	-0.15	
DESIGN CENTRE LINE	16.30	16.25	16.23	16.27	16.32	16.36	16.39	16.52	16.66	16.67	
EXISTING SURFACE	16.04	16.13	16.15	16.26	16.45	16.54	16.57	16.69	16.82	16.82	16.82
CHAINAGE	0.00	5.00	6.53	10.00	15.00	19.05	20.00	25.00	30.00	30.41	30.43

From 0.000m To 30.427m Scales: H 1:50 V 1:50

CARPARK CENTRELINE

LONG SECTIONS - SHEET 2

AS INDICATED

			DRAWN:	LG
			CHECKED:	DE
			DESIGN:	LG
			CHECKED:	DE
A	PLANNING APPROVAL	5/09/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	

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Hobart TAS 7000
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mail@aldanmark.com.au
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PROJECT: MIX USE DEVELOPMENT

AS INDICATED

ADDRESS: 17 DUBS AND CO DRIVE SORELL

CLIENT: ASTRID WU

SHEET: LONG SECTIONS - SHEET 2

SCALE: AS INDICATED | TOTAL SHEETS: 11 | SIZE: A1

PROJECT No: 25E103-5 | SHEET: C202 | REV: A

NOTES

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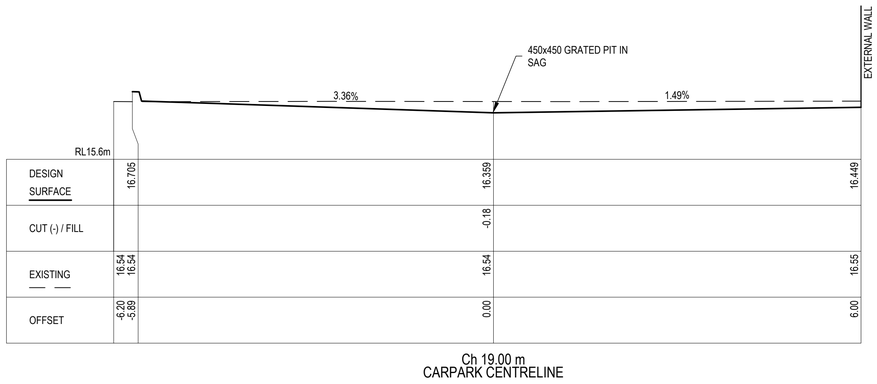
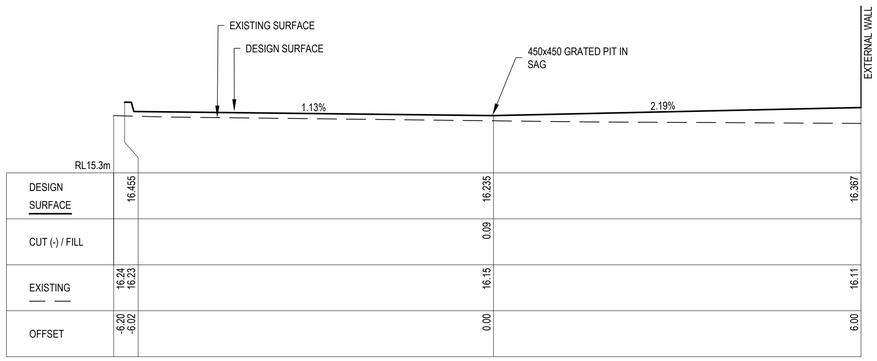


Ch 19.00 m
CARPARK CENTRELINE



Ch 6.50 m
CARPARK CENTRELINE

CROSS SECTIONS

AS INDICATED

REV	ISSUE	DATE	APPROVAL
			DRAWN: LG
			CHECKED: DE
			DESIGN: LG
			CHECKED: DE
A	PLANNING APPROVAL	5/09/2025	VERIFIED: -

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mail@aldanmark.com.au
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PROJECT: MIX USE DEVELOPMENT

0 5 1 1.5 2 2.5 3 3.5 4 4.5 5m

ADDRESS: 17 DUBS AND CO DRIVE
SORELL

CLIENT: ASTRID WU

SHEET: CROSS SECTIONS

SCALE: AS INDICATED | TOTAL SHEETS: 11 | SIZE: A1

PROJECT No: 25E103-5 | SHEET: C203 | REV: A

NOTES

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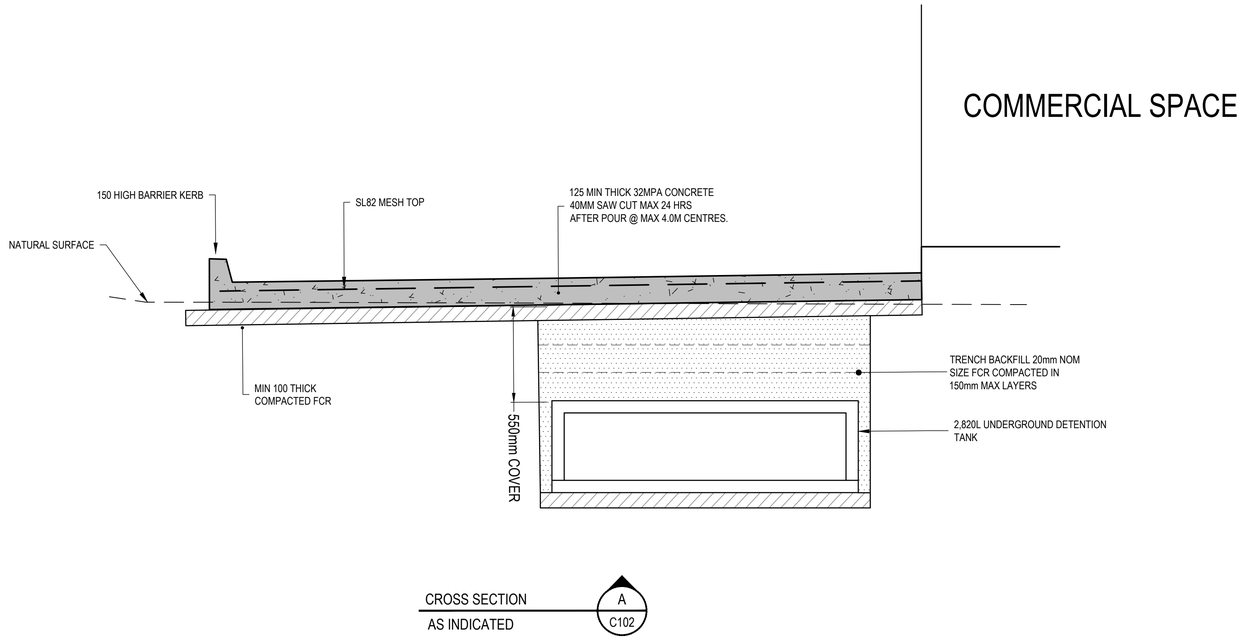

CROSS SECTION A
AS INDICATED C102

CONSTRUCTION DETAILS

AS INDICATED

REV	ISSUE	DATE	APPROVAL
			DRAWN: LG
			CHECKED: DE
			DESIGN: LG
			CHECKED: DE
A	PLANNING APPROVAL	29/09/2025	VERIFIED: -

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Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
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PROJECT: MIX USE DEVELOPMENT	ADDRESS: 17 DUBS AND CO DRIVE SORELL	SHEET: CONSTRUCTION DETAILS	
AS INDICATED	CLIENT: ASTRID WU	SCALE: AS INDICATED	TOTAL SHEETS: 11 / SIZE: A1
		PROJECT No: 25E103-5	SHEET: C401 / REV: A

	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE PLAN - PROPOSED
A.03	FLOOR PLANS - 1:200
A.04	ROOF PLAN - 1:200
A.05	GROUND FLOOR PLAN - 1:100
A.06	GROUND FLOOR PALN - 1:100
A.07	FIRST FLOOR PLAN - 1:100
A.08	FIRST FLOOR PLAN - 1:100
A.09	ROOF PLAN - 1:100
A.10	ROOF PLAN - 1:100
A.11	ELEVATIONS
A.12	ELEVATIONS
A.13	3D VISUALISATION

ARTIST'S IMPRESSION ONLY

17 DUBS AND CO DRIVE, SORELL

MIX USE DEVELOPMENT
JOB NO: 2446

SITE INFORMATION

Title Reference:	159765/9
Property ID:	3051882
Council:	Sorell
Planning Zone:	General Business
Covenants	N/A
General Overlays:	N/A
Code Overlays:	Flood Prone Area Airport Obstacle Limitation Area
Soil Classification:	**Class H-1**
Bushfire Attack Level (BAL):	**N/A**
Wind Classification	N2
Topography:	T1
Sheilding:	PS
Climate zone:	7
NCC Building Class:	Class 6 & Class 2
Land area:	635m^2
Shop Floor area:	89.12m^2
Unit 1 Floor area:	74.49m^2
Unit 2 Floor area:	73.95m^2
Unit 3 Floor area:	77.88m^2

Sorell Council

Development Application:5.2025.114.1 - Response to Request For Information - 17 Dubs and Co Drive, Sorell - P3.pdf
Plan Reference:P3

Date received:30/09/2025

All dimensions in millimetres
unless noted otherwise.
PRINT ALL DRAWINGS IN COLOUR

MATT KENNEDY
DRAFTING & DESIGN
P: 0472 655 173
E: admin@matt-kennedy.com.au
Licence: 189009392

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

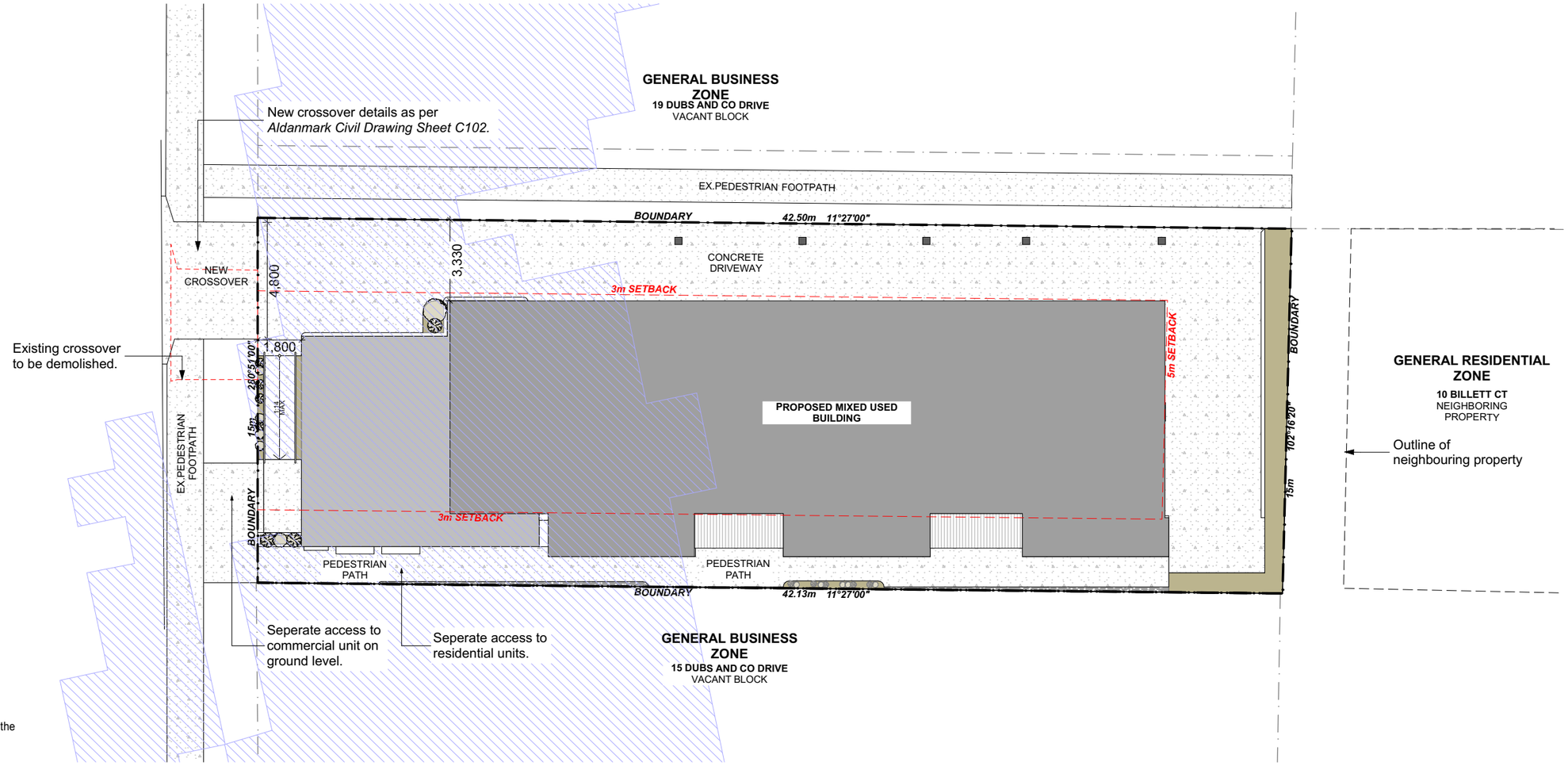
CLIENT: **WU**
JOB NO: **2446**
PROPOSAL: **MIXED USE DEVELOPMENT**
DATE: **23/09/2025**
ADDRESS: **17 DUBS AND CO DRIVE, SORELL**
PROJECT STAGE: **DA**
SCALE: **1:400 @A3**

REV	AMENDMENT	DATES

A.01
LOCATION PLAN

LEGEND

- PROPOSED UPPER LEVEL
- PROPOSED LOWER LEVEL
- MULCH
- PROPOSED DRIVEWAY
- FLOOD PRONE AREA
- PLANNING SCHEME SETBACK
- BOUNDARY
- CONTOUR



NOTES

Soil & Water Management Strategies

Downpipes to be connected into stormwater system as soon as the roof is installed.

Install AG drain prior to footing excavation.

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

Construction vehicles to be parked on the street only, to prevent transferring debris onto **Dubs and Co Drive.**

DIAL BEFORE YOU DIG www.1100.com.au

Sorell Council

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Plan Reference:P3

Date received:30/09/2025

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E: admin@matt-kennedy.com.au
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PROPOSAL **MIXED USE DEVELOPMENT**
DATE **23/09/2025**
ADDRESS: **17 DUBS AND CO DRIVE, SORELL**
PROJECT STAGE **DA**
SCALE **1:200 @A3**

REV	AMENDMENT	DATES

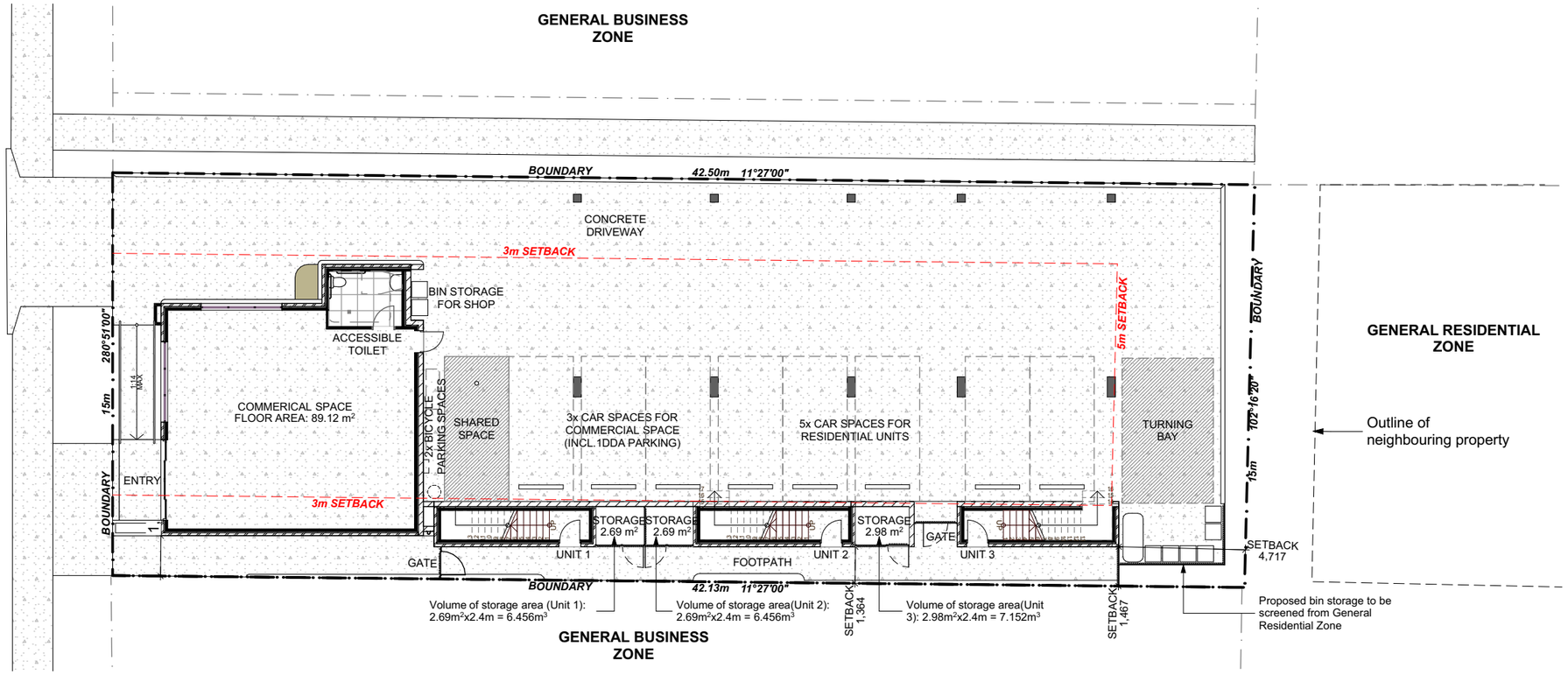
A.02

SITE PLAN - PROPOSED

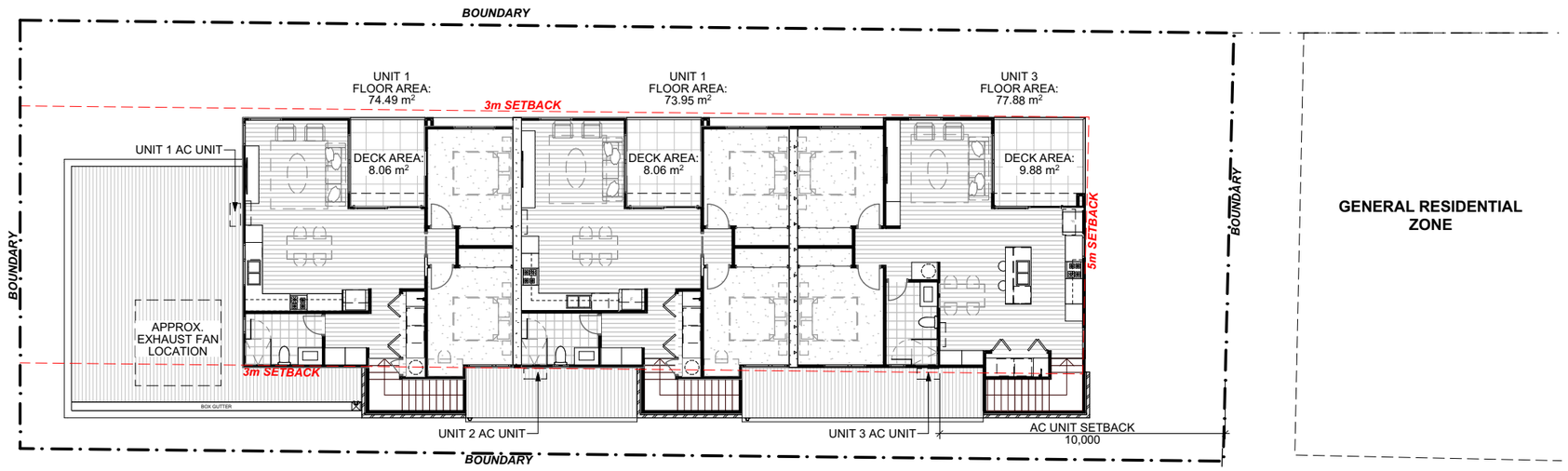
COUNCIL RFI:
Please confirm the volume of storage areas as shown, relative to each dwelling in accordance clause 15.4.6 Dwellings.

Clause 15.4.6 Dwellings
- Performnace Criteria P2
Each dwelling must be provided with adequate storage space.

MKDD RESPONSE:
There are secured storage spaces for each unit located near each unit entry, with areas of 2.69 m² and 2.98 m².



1 / - **Ground Floor 1:200**



2 / - **First Floor 1:200**

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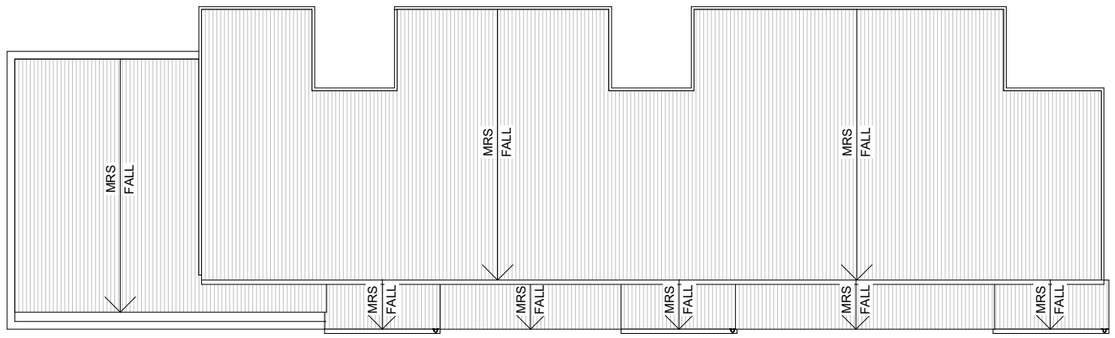
PROPOSAL **MIXED USE DEVELOPMENT**
DATE **23/09/2025**
ADDRESS: **17 DUBS AND CO DRIVE, SORELL**
PROJECT STAGE **DA**
SCALE **1:200 @A3**

REV | AMENDMENT | DATES

A.03
FLOOR PLANS - 1:200



1
-

Roof Plan 1:200

MATT KENNEDY
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E: admin@matt-kennedy.com.au
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ADDRESS: **17 DUBS AND CO DRIVE, SORELL**
PROPOSAL **MIXED USE DEVELOPMENT**
PROJECT STAGE **DA**
DATE **23/09/2025**
SCALE **1:200 @A3**

N

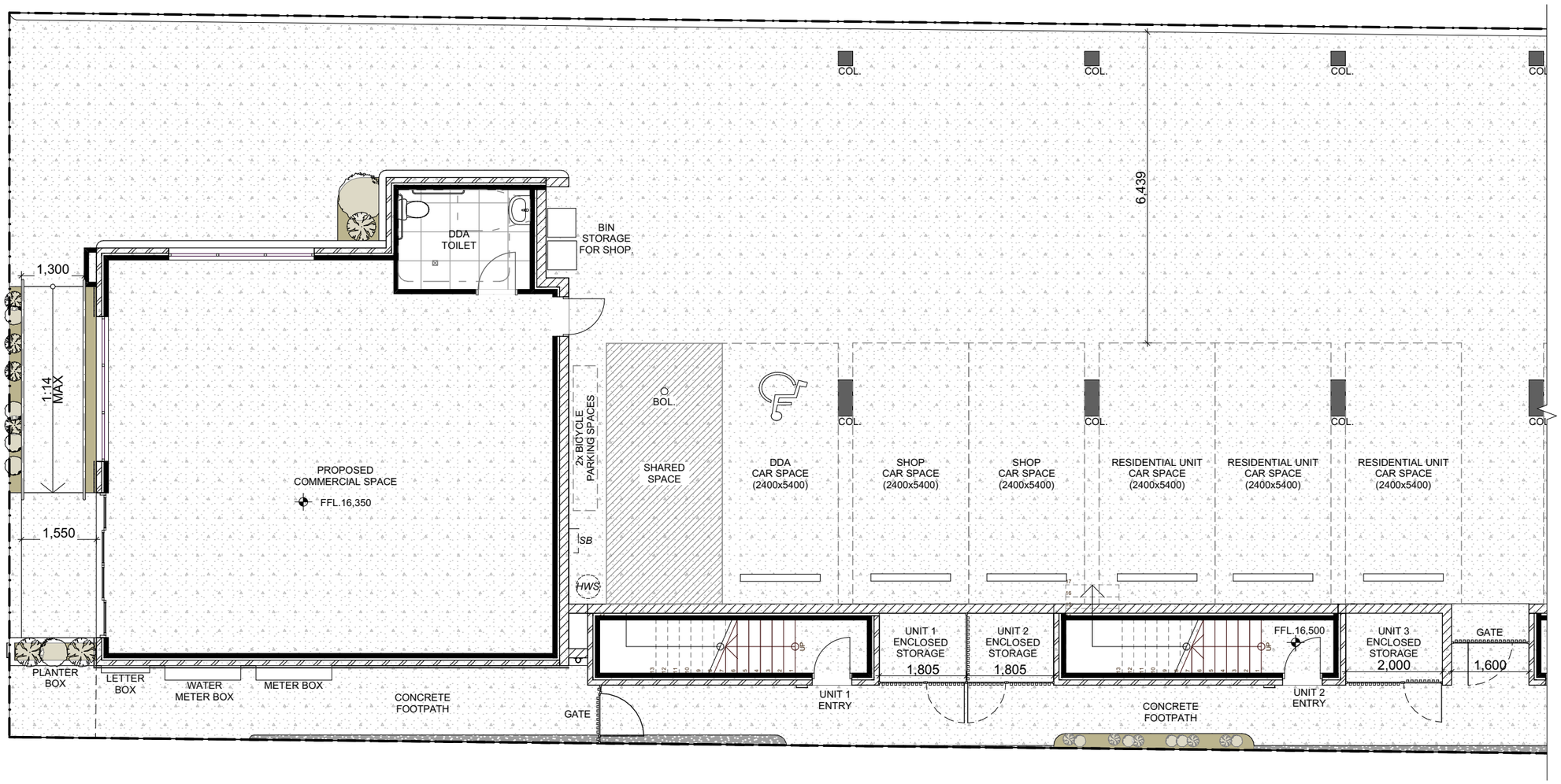
REV	AMENDMENT	DATES

A.04

ROOF PLAN - 1:200

LEGEND

⌖	New levels
BOL.	Bollard
COL.	Column
DP.	Rainwater downpipe. Colour: To match roof.
HWS.	Hot water system
SB.	Switchboard



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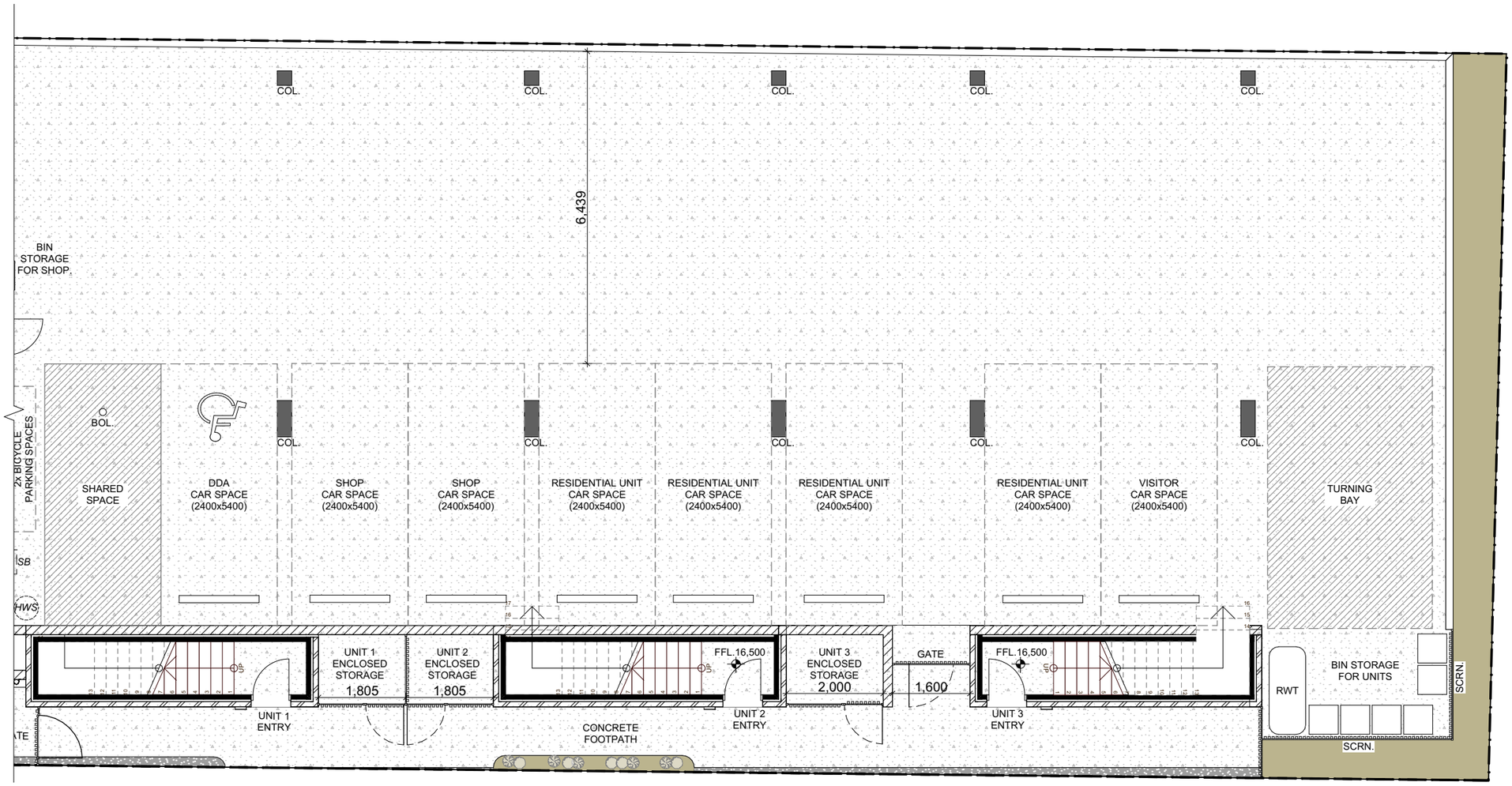
PROPOSAL **MIXED USE DEVELOPMENT**
DATE **23/09/2025**
ADDRESS: **17 DUBS AND CO DRIVE, SORELL**
PROJECT STAGE **DA**
SCALE **1:100 @A3**

REV	AMENDMENT	DATES

A.05
GROUND FLOOR PLAN - 1:100

LEGEND

⌖	New levels
BOL.	Bollard
COL.	Column
DP.	Rainwater downpipe. Colour: To match roof.
HWS.	Hot water system
SB.	Switchboard



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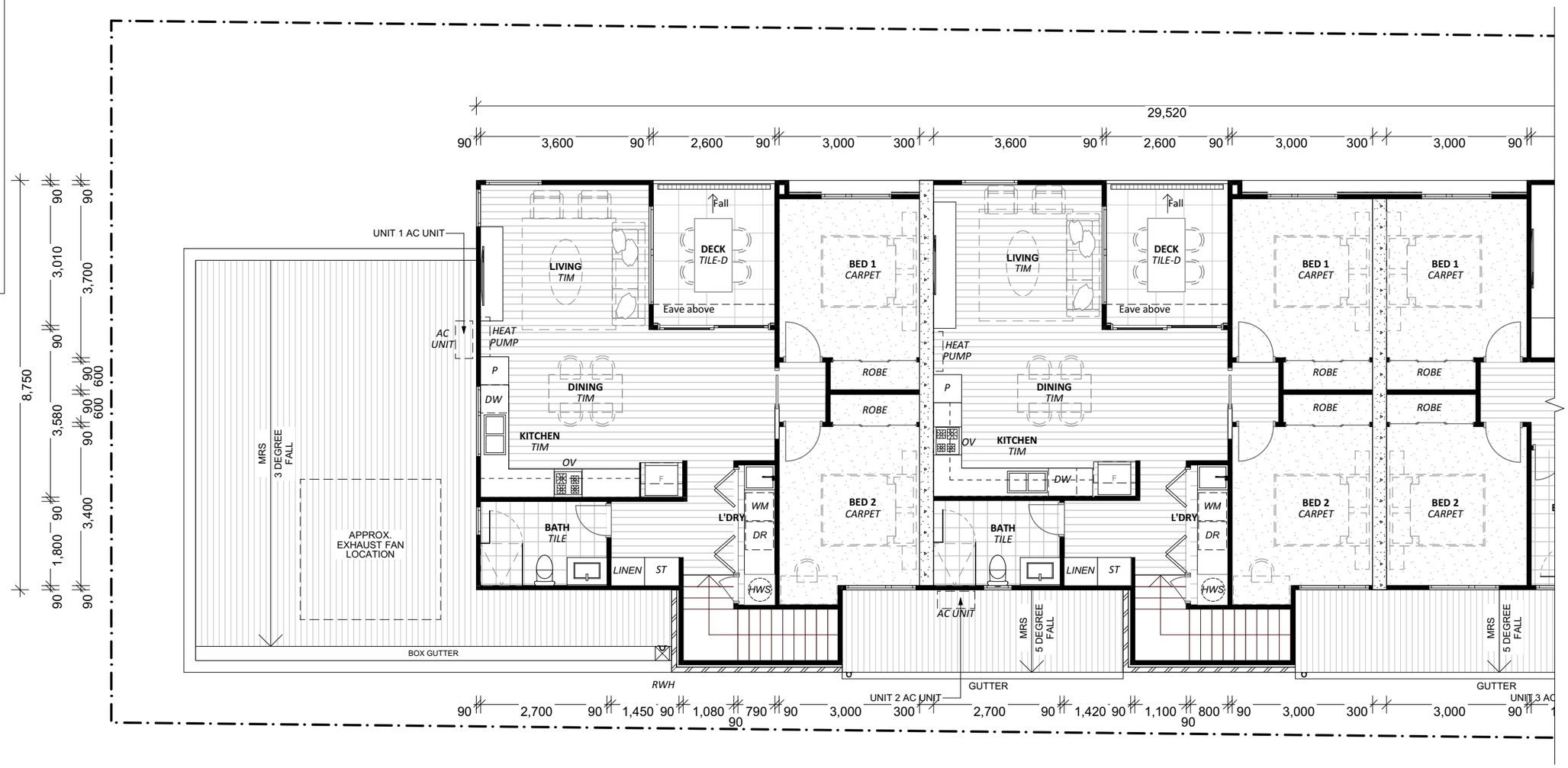
CLIENT: **WU**	JOB NO: **2446**	PROPOSAL **MIXED USE DEVELOPMENT**	DATE **23/09/2025**	REV	AMENDMENT	DATES	**A.06**
ADDRESS: **17 DUBS AND CO DRIVE, SORELL**		PROJECT STAGE **DA**	SCALE **1:100 @A3**				GROUND FLOOR PALN - 1:100

LEGEND

⌖	New levels
COL.	Column
DR	Dryer
F	Refrigerator
HWS	Hot Water System
MW	Microwave
OV	Oven
P	Pantry
WM	Washing Machine
CARPET	Carpet- To Owners selection.
MRS	Metal Roof Sheet, Colour: Colorbond Monmument
TILE	Ceramic Floor Tile- To Owners selection.
TIM	Timber Floor- To Owners selection.
TILE-D	Ceramic Floor Tile Decking- To Owners selection.
ROBE	Wardrobes- Typically 2400h x 600w.
DP.	Rainwater downpipe. Colour: To match roof.



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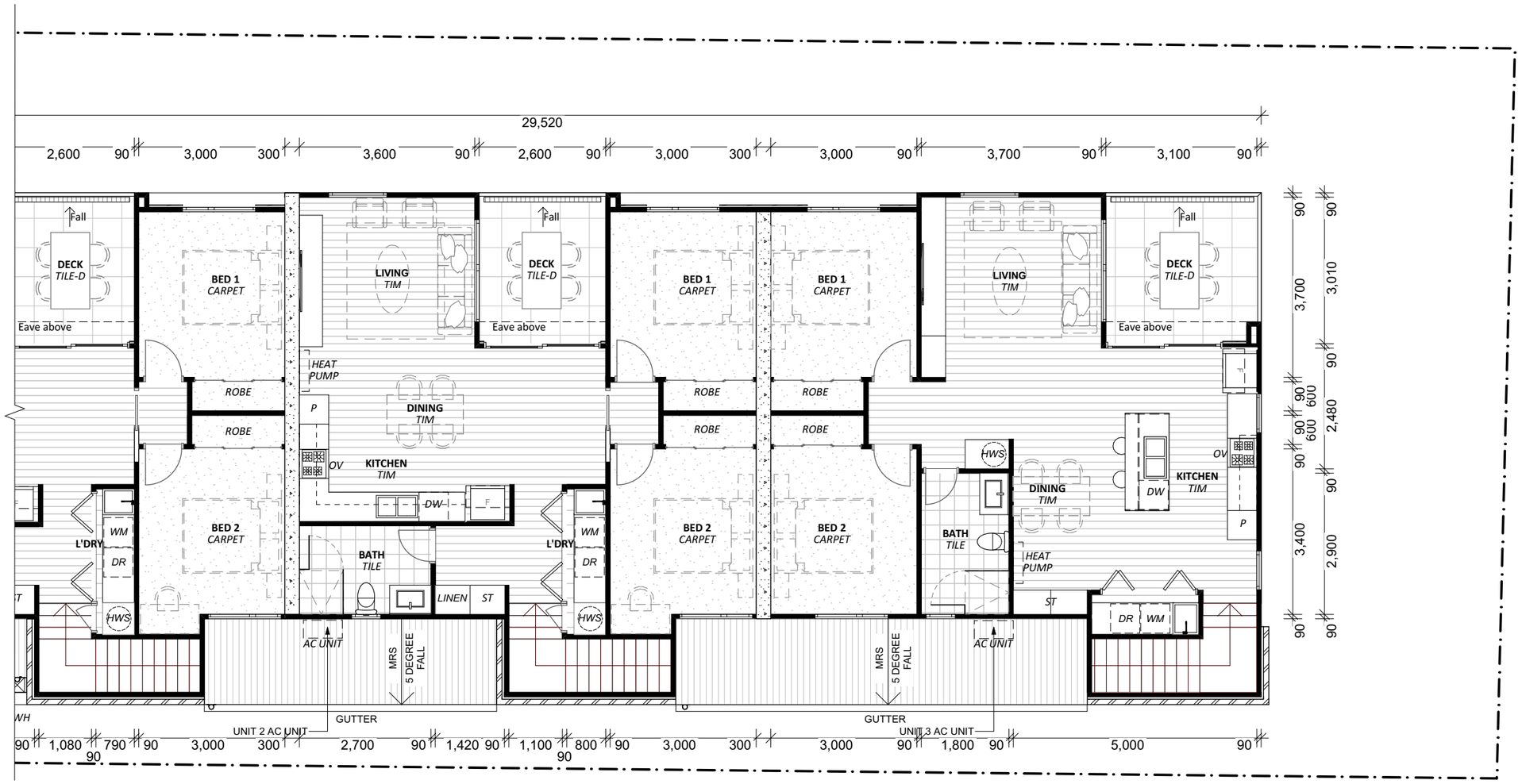
PROPOSAL: **MIXED USE DEVELOPMENT**
DATE: **23/09/2025**
ADDRESS: **17 DUBS AND CO DRIVE, SORELL**
PROJECT STAGE: **DA**
SCALE: **1:100 @A3**

REV	AMENDMENT	DATES

A.07
FIRST FLOOR PLAN - 1:100

LEGEND

⌖	New levels
COL.	Column
DR	Dryer
F	Refrigerator
HWS	Hot Water System
MW	Microwave
OV	Oven
P	Pantry
WM	Washing Machine
CARPET	Carpet- To Owners selection.
MRS	Metal Roof Sheet, Colour: Colorbond Monmument
TILE	Ceramic Floor Tile- To Owners selection.
TIM	Timber Floor- To Owners selection.
TILE-D	Ceramic Floor Tile Decking- To Owners selection.
ROBE	Wardrobes- Typically 2400h x 600w.
DP.	Rainwater downpipe. Colour: To match roof.



Sorell Council

Development Application:5.2025.114.1 - Response to Request For Information - 17 Dubs and Co Drive, Sorell - P3.pdf
Plan Reference:P3

Date received:30/09/2025

MATT KENNEDY
DRAFTING & DESIGN
P: 0472 655 173
E: admin@matt-kennedy.com.au
Licence: 189009392

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

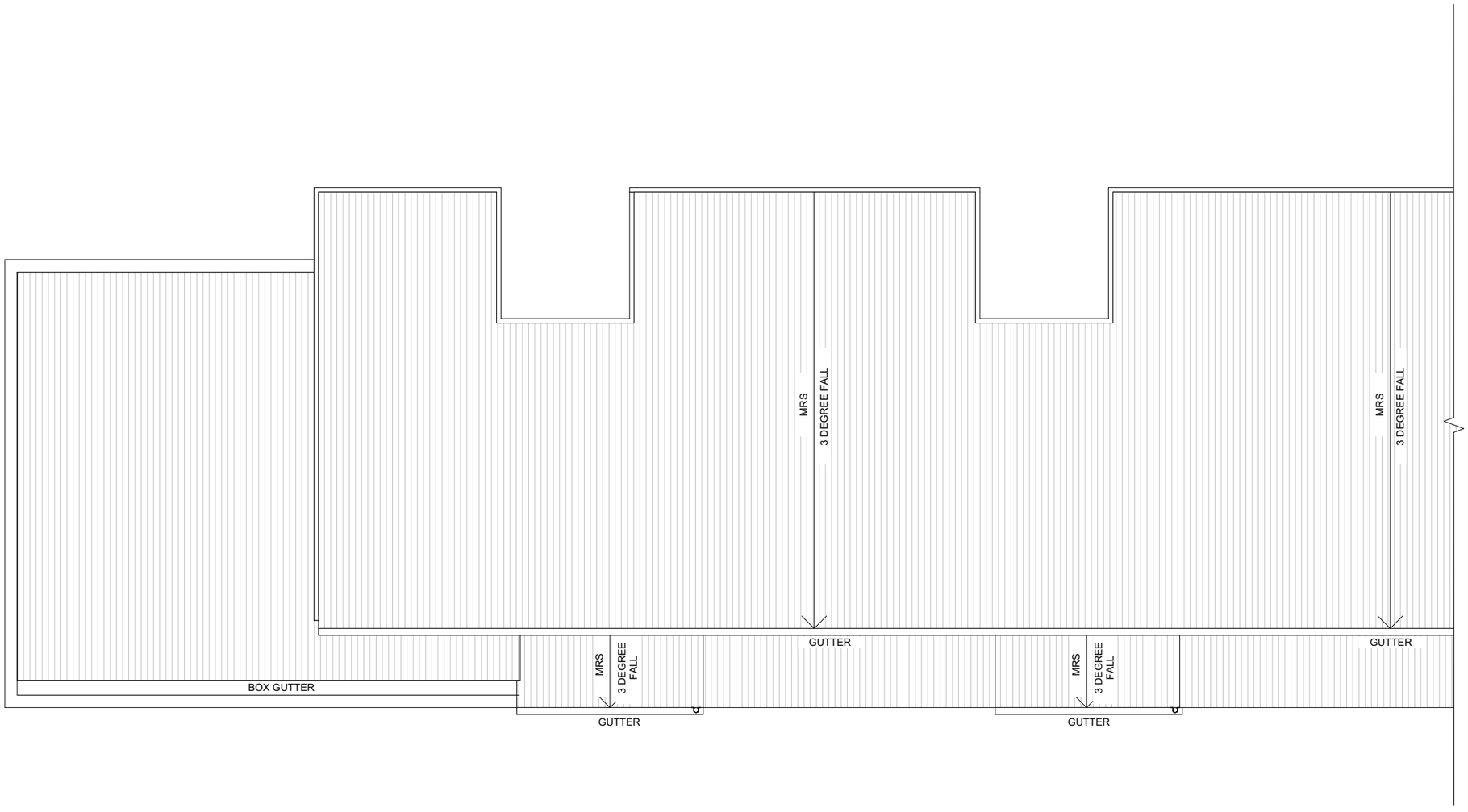
CLIENT: **WU**
JOB NO: **2446**
PROPOSAL: **MIXED USE DEVELOPMENT**
DATE: **23/09/2025**
ADDRESS: **17 DUBS AND CO DRIVE, SORELL**
PROJECT STAGE: **DA**
SCALE: **1:100 @A3**

REV	AMENDMENT	DATES

A.08
FIRST FLOOR PLAN - 1:100

LEGEND

MRS	Metal Roof Sheet, Colour: Colorbond Monmument
DP.	Rainwater downpipe. Colour: To match roof.



SORELL COUNCIL

Sorell Council

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SCALE **1:100 @A3**

N

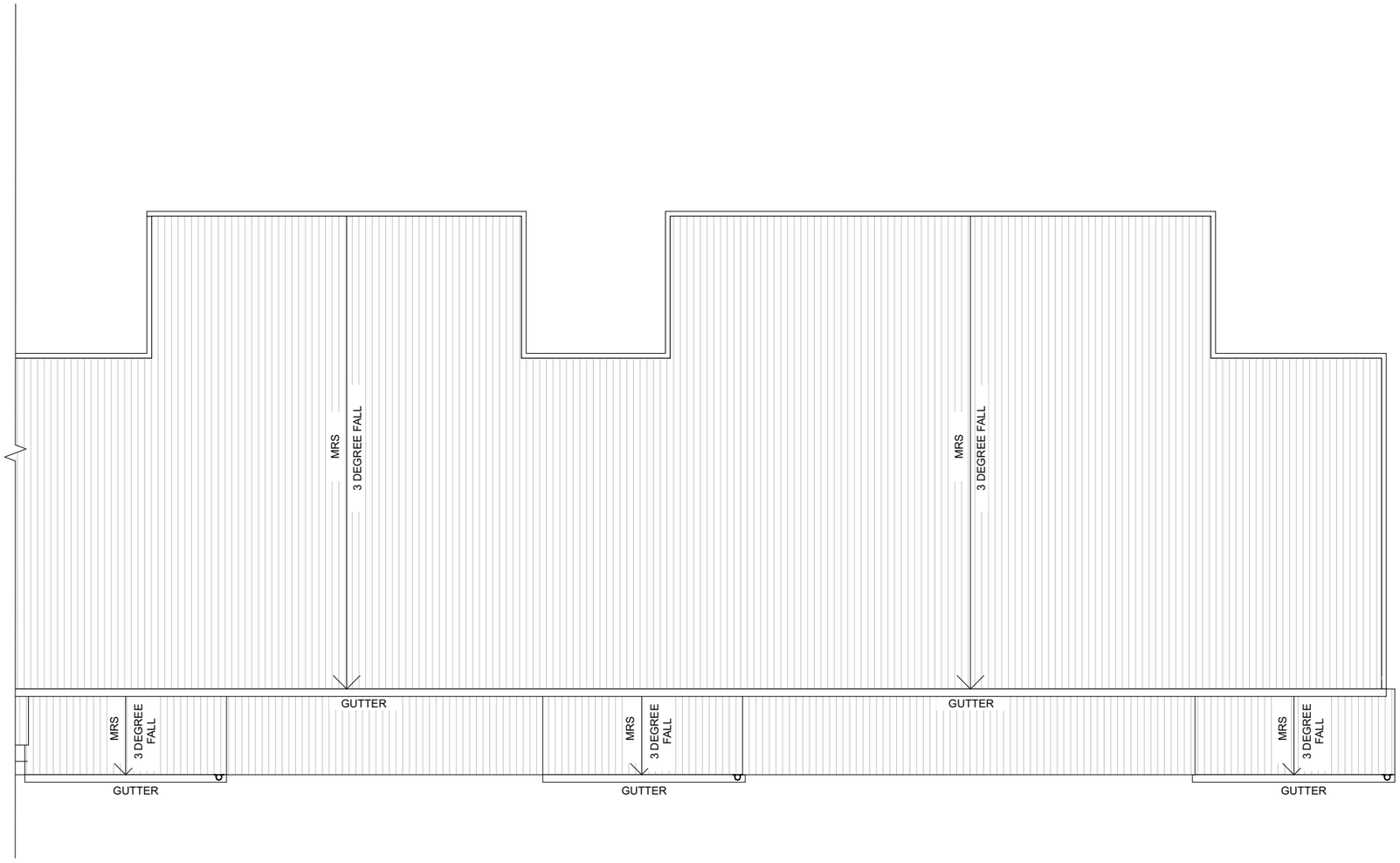
REV	AMENDMENT	DATES

A.09

ROOF PLAN - 1:100

LEGEND

MRS	Metal Roof Sheet, Colour: Colorbond Monmument
DP.	Rainwater downpipe. Colour: To match roof.



MATT KENNEDY
DRAFTING & DESIGN
P: 0472 655 173
E: admin@matt-kennedy.com.au
Licence: 189009392

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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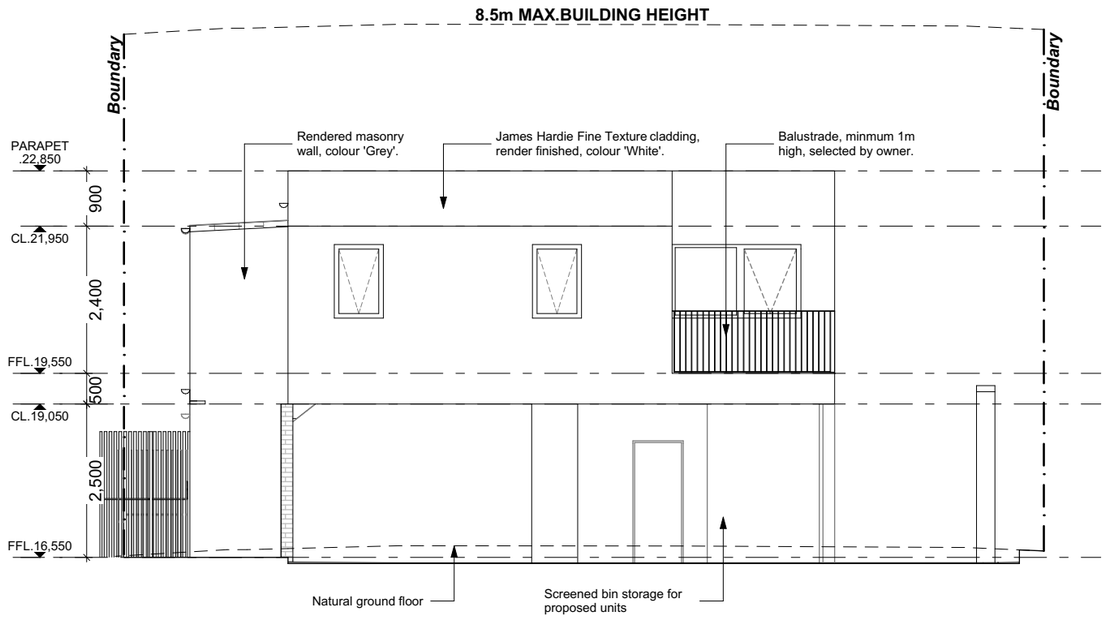
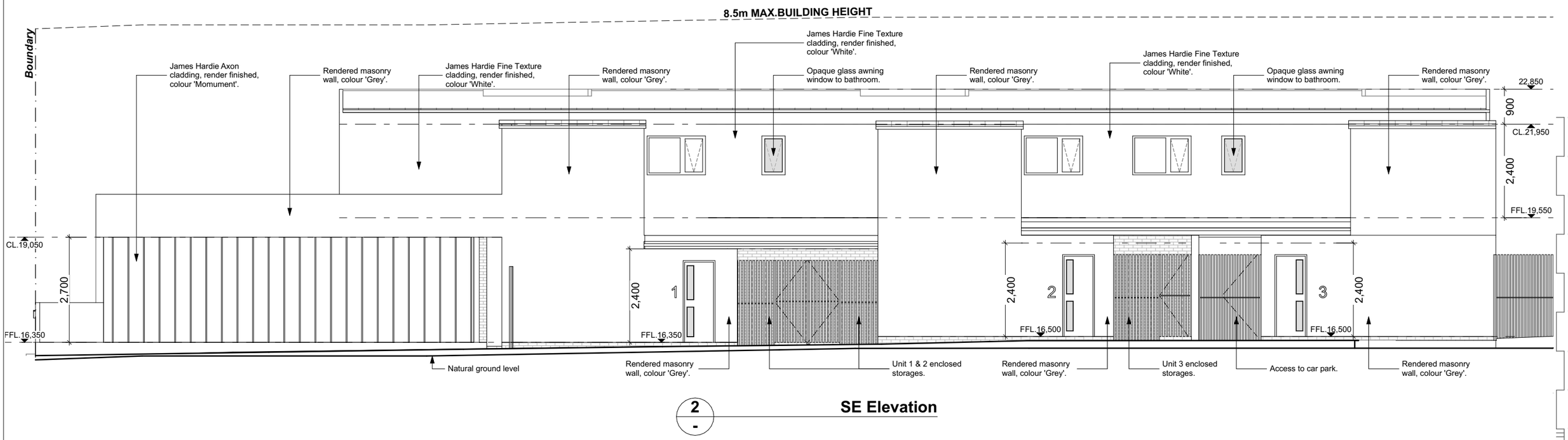
REV | AMENDMENT | DATES

A.10

ROOF PLAN - 1:100



1 - NE Elevation



2 - SE Elevation

MATT KENNEDY
DRAFTING & DESIGN
P: 0472 655 173
E: admin@matt-kennedy.com.au
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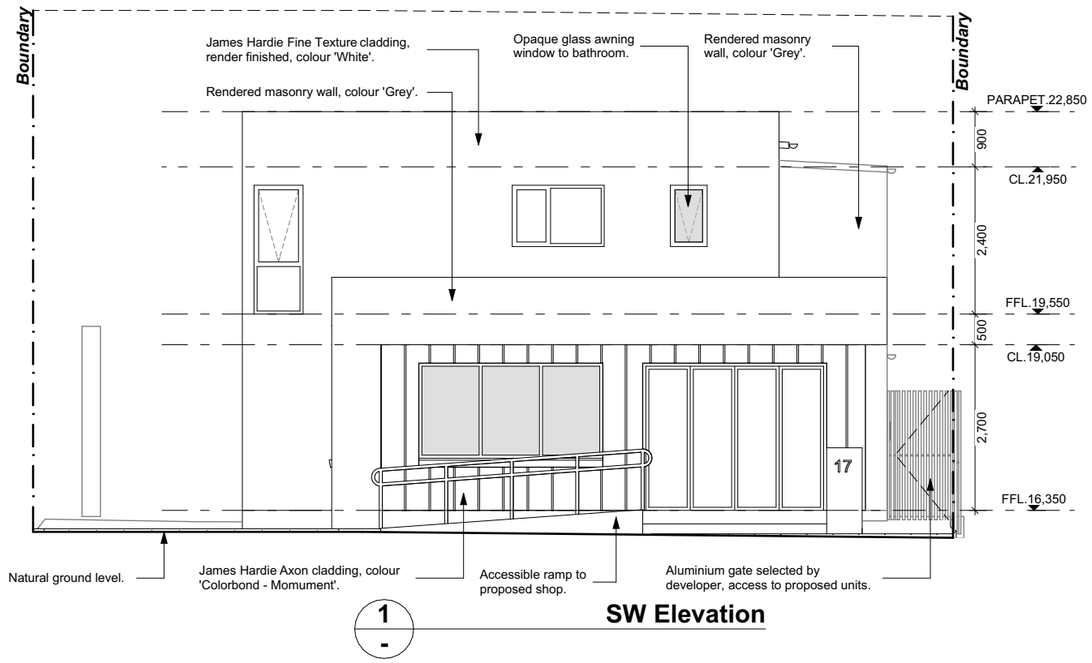
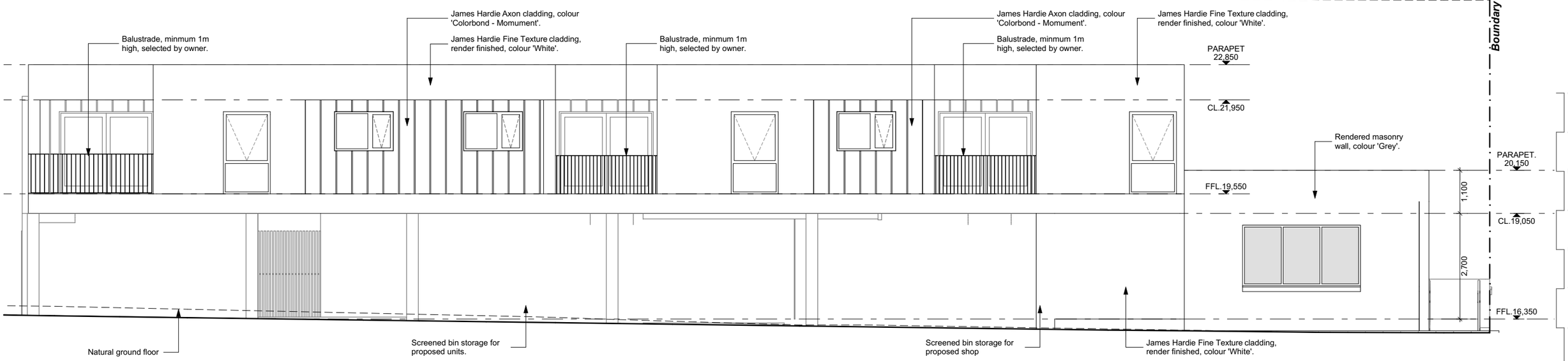
REV	AMENDMENT	DATES

A.11
ELEVATIONS



1 - **SW Elevation**



2 - **NW Elevation**

MATT KENNEDY
DRAFTING & DESIGN
P: 0472 655 173
E: admin@matt-kennedy.com.au
Licence: 189009392

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REV	AMENDMENT	DATES

A.12
ELEVATIONS

ARTIST'S IMPRESSION ONLY

MATT KENNEDY
DRAFTING & DESIGN
P: 0472 655 173
E: admin@matt-kennedy.com.au
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PROJECT STAGE **DA**

SCALE

REV	AMENDMENT	DATES

A.13

3D VISUALISATION