NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
71 SPOONBILL LOOP, 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 **Tuesday 4th November 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 **Tuesday 4th November 2025.**

APPLICATION NO: **5.2025.227.1**
DATE: **17/10/2025**

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

Full description of Proposal:	*Use:* Residential *Development:* Proposed New residence *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 700,000 (approx.)

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

Location of proposed works:	Street address: 71 Spoonbill Loop Suburb: Sorell Postcode: 7172 Certificate of Title(s) Volume: 186811 Folio: 64

Current Use of Site	Residential Land

Current Owner/s:	Name(s) Forcett Street Pty Ltd

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

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

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

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

Applicant Signature:	Signature: ..... Date: 26/08/2025

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

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

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
186811	64
EDITION	DATE OF ISSUE
2	06-Aug-2025

SEARCH DATE : 12-Sep-2025
SEARCH TIME : 12.56 PM

DESCRIPTION OF LAND

Town of SORELL
Lot 64 on Sealed Plan 186811
Derivation : Part of 244 Acres Granted to T. Giblin & J. Lord
Prior CT 9892/103

SCHEDULE 1

N267804 TRANSFER to ANTHONY CHRISTOPHER CROTTY and SHARON ELIZABETH CROTTY Registered 06-Aug-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP186811 EASEMENTS in Schedule of Easements
SP186811 COVENANTS in Schedule of Easements
SP186811 FENCING COVENANT in Schedule of Easements
SP 9892 FENCING PROVISION in Schedule of Easements
E265836 INSTRUMENT Creating Restrictive Covenants Registered 06-Aug-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: FORCETT STREET PTY LTD

FOLIO REFERENCE: 9892/103; 9892/104

GRANTEE: PART OF 244 ACRES GTD TO THOMAS GIBLIN & JOHN LORD

PLAN OF SURVEY

BY SURVEYOR: M. M. STRATTON of PDA SURVEYORS, ENGINEERS & PLANNERS
6 FREEMAN STREET, KINGSTON

LOCATION: TOWN OF SORELL ~~PEMBROKE — SORELL~~

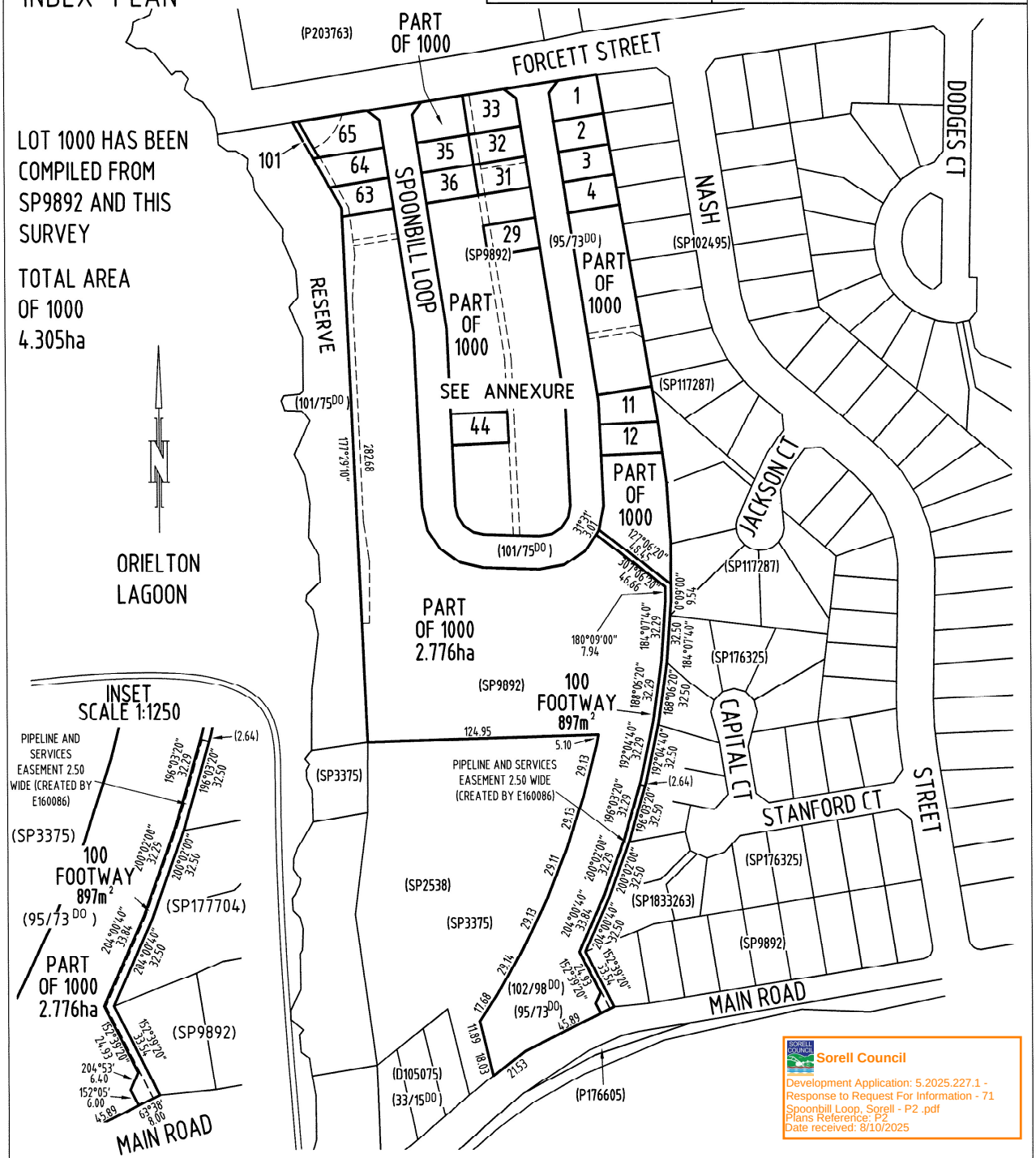
SCALE 1: 2000 | LENGTHS IN METRES | SURVEYORS REF 51424MS–1B

REGISTERED NUMBER
SP186811

APPROVED
EFFECTIVE FROM 29 APR 2024
Recorder of Titles

PRIORITY FINAL PLAN | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN



Sorell Council
Development Application: 5.2025.227.1 - Response to Request For Information - 71 Spoonbill Loop, Sorell - P2 .pdf
Plans Reference: P2
Date received: 8/10/2025

Registered Land Surveyor — 20/03/2024 Date

Council Delegate — 9.4.24 Date

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 1 SHEETS

OWNER: FORCETT STREET PTY LTD

FOLIO REFERENCE: 9892/103; 9892/104

SCALE 1:1000 LENGTH IN METRES

SURVEYORS REF: 514242MS-1B

Registered Number
SP186811

SIGNED FOR IDENTIFICATION PURPOSES

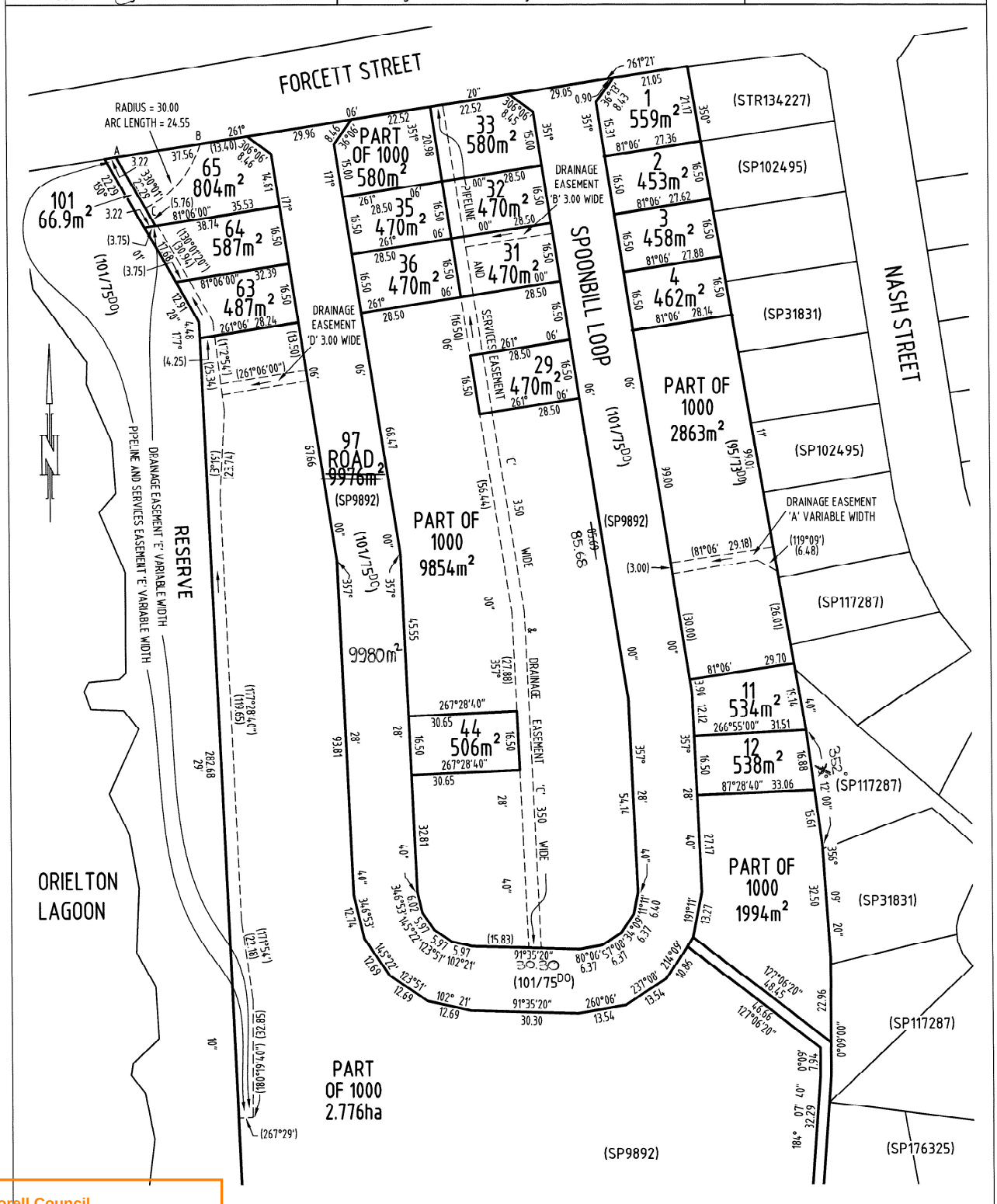
Council Delegate 9.4.24 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.

Registered Land Surveyor 20/03/2024 Date

APPROVED
EFFECTIVE FROM 29 APR 2024

Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 186811

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.

Taswater

Lots 29, 31, 32, 33 & 1000 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT `C' 3.50 WIDE & DRAINAGE EASEMENT `C' 3.50 WIDE" as shown on the plan ("the Easement Land").

Lots 63, 64, 101 & 1000 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT `E' VARIABLE WIDTH" as shown on the plan ("the Easement Land").

Lot 100 is subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 2.50 WIDE (CREATED BY E160086)" as shown on the plan ("the Easement Land").

Drainage

Lot 31 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'B' 3.00 WIDE" as shown on the plan ("the Easement Land").

Lots 29, 31, 32, 33 & 1000 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE & DRAINAGE EASEMENT 'C' 3.50 WIDE" as shown on the plan ("the Easement Land").

Lot 1000 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 'A' VARIABLE WIDTH" as shown on the plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REF: 9892/103 &104 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:233282)	PLAN SEALED BY: SORELL COUNCIL DATE: 9.A.24 ~~SA 2020/00006-1~~ REF NO. 7.2020.24.1 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 186811
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 9892/103 &104	

Lot 1000 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 'D' 3.00 WIDE" as shown on the plan ("the Easement Land").

Lots 63, 64 & 1000 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'E' VARIABLE WIDTH" as shown on the plan ("the Easement Land").

FENCING ~~PROVISION~~ COVENANT

In respect to the lots on the plan, the owners of each lot on the plan covenants with the vendor (FORCETT STREET PTY LTD) that the vendor shall not be required to fence.

COVENANTS

Water tank

The owners of all lots on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- not to construct on a lot a dwelling without :

i) A minimum 5,000 litre rain water tank fitted to collect all roof runoff; and

ii) Such tank shall be installed with minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top up from the reticulated water supply.

Odour buffer

The owner of lot 65 on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- Not to construct, or allow to be constructed, any habitable room within a dwelling within the area marked A B C on the plan.

Definitions;

"**Pipeline and Services Easement**" means-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

Director: ..... Director: .....

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 186811
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 9892/103 &104	

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"**Infrastructure**" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;
(b) telemetry and monitoring devices;
(c) inspection and access pits;
(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
(f) anything reasonably required to support, protect or cover any other Infrastructure;
(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
(h) where the context permits, any part of the Infrastructure.

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

Director: ..... Director: .....

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 186811
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 9892/103 &104	

EXECUTED by **FORCETT STREET PTY LTD (ACN 634 863 479)** pursuant to section 127(1) of the Corporations Act 2001 (Cth) by:

....
Director Signature Director/ ~~Secretary~~ Signature

PETER KNIGHT DEAN MURRAY COCKER
Director Full Name (print) Director/ ~~Secretary~~ Full Name

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

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Registered Number

SP186811

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

In witness whereof the common seal of SORELL COUNCIL has been affixed, pursuant to a resolution of the Council of the said municipality passed the 9 day of APRIL 2024, in the presence of us

Member .....

Member .....

Council Delegate .....

Council Reference 7.2020.24.1

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

BUTLER, MCINTYRE & BUTLER ..... Solicitor to act for the owner

PDA SURVEYORS, ENGINEERS & PLANNERS ..... Surveyor to act for the owner

PDA ref: 51424MS–1B

OFFICE EXAMINATION: Indexed ..... Computed DH 24/4/24 Examined DH 26/4/24

enviro •tech
CONSULTANTS
Geotechnical & Environmental Services

FLOOD PRONE AREAS HAZARD ASSESSMENT

Client: Prime Design
Certificate of Title: 186811/64
Investigation Date: 19/07/2025

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2025. Flood Hazard Assessment Report for a Proposed New Residence, 71 Spoonbill Loop - Sorell. Unpublished report for Prime Design by Enviro-Tech Consultants Pty. Ltd., 19/07/2025.

Report Distribution:

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

Limitations of this report

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

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

Executive Summary

Enviro-Tech Consultants Pty. Ltd. (Envirotech) was engaged by Prime Design to undertake a flood hazard assessment for a proposed dwelling located at 71 Spoonbill Loop, Sorell. This report has been prepared to support a planning and building application and addresses the requirements of the Sorell Interim Planning Scheme 2015, specifically the C12.0 Flood-Prone Areas Code, as well as relevant provisions under the Director's Determination – Riverine Inundation Hazard Areas.

The assessment incorporated:

- Review of local 2013 LiDAR terrain data and pre-development conditions,
- Site-specific topographic survey (Survey Plus, 2025),
- Analysis of post-subdivision drainage infrastructure,
- Inundation flow modelling for the 1% Annual Exceedance Probability (AEP) event.

The proposed development consists of a single-storey residence incorporating three bedrooms and a garage. The natural surface elevations across the site range from approximately 3.1 m to 3.6 m AHD. Approximately 0.2 m of fill has been placed over the site as part of the broader subdivision earthworks, aligning with findings from earlier investigations within the estate.

Prior to the commencement of development, overland flow from Forcett Street entered the area and traversed the site toward Orielton Lagoon. The estimated peak 1% AEP floodwaters along the roadside swale were 0.20 m^3/s, with an average velocity of 0.3 m/s and a cross-sectional flow area of approximately 0.64 m^2 (refer to Section A).

Subdivision works have subsequently formalised this flow path through the installation of a 900×600 mm grated pit serviced by a 600 mm diameter stormwater culvert beneath Forcett Street, which connects to an existing retention basin. Additionally, two 900×450 mm roadside grated pits located downstream of the primary pit are connected to a 750 mm stormwater main within the subdivision, providing redundancy in case of inlet blockage.

Hydraulic assessments confirm that the combined inlet capacity of the 900×600 mm grated pit is 0.67 m^3/s, adequately servicing the modelled 1% AEP storm flow of 0.2 m^3/s.

The supplementary 2×900×450 mm roadside grated pits offer a combined capacity of 0.64 m^3/s under free-flow conditions, significantly exceeding overall storm flow requirements. These systems collectively ensure stormwater is intercepted prior to entering the site.

The site is situated above the designated flood level, and the finished floor level can be readily set to comply with the 300 mm freeboard requirement specified in the Building Regulations 2016. The proposed works will not elevate flood risk on the site, adjoining properties, or public infrastructure.

Accordingly, the proposed development is assessed as compliant with the performance criteria of C12.6.1 P1.1 and P1.2 of the Flood-Prone Areas Code, with the residual risk deemed low.

1 Introduction

1.1 *Background*

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Prime Design to prepare a flood prone areas hazard assessment for a proposed Dwelling located at 71 Spoonbill Loop, Sorell. This report has been written to address planning scheme overlay codes in general accordance with the state-wide planning provisions for Sorell City Council.

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

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

- C 12.0 Flood Prone Areas Code

1.2 *Objectives*

The objective of the Site investigation is to:

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

1.3 *Cadastral Title*

The land studied in this report is defined by the title 186811/64

1.4 *Site Setting*

The Site watershed influence and floodwater overlays are presented in Map 1. The Site location plans are presented in Map 4.

2 Assessment

2.1 *Proposed Development*

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

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

Table 1 Project Design Drawings

Drafted By	Project Number	Date Generated	Drawings
PRIME DESIGN	PDH25042-02	05/06/2025	00

2.2 *Planning*

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

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

2.3 *Building*

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

2.4 *Topography*

The Site ranges in elevation from approximately 3.0 m AHD to 3.7 m AHD. The proposed building footprint area has a gentle slope to the west (Map 4).

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

2.5 *Stormflow Analysis*

Details of the stormflow analysis assessment are presented in Attachment 4. The following conditions and outcomes were identified:

- The Pitt Water Shores Estate subdivision involved placement of fill across much of the development area, including the Site. Survey data and field observations indicate approximately 0.2 m of fill at the Site (Map 3). consistent with past findings at 2 Spoonbill Loop.
- Prior to development, 1% AEP overland flow from Forcett Street was directed along an engineered swale on the northern verge. Flow continued southward into the Site before draining to the southwest towards Orielton Lagoon. Peak flow rates are 0.2 m^3/s with an average velocity of 0.3 m/s (Figure 1).
- As-constructed stormwater infrastructure now captures this runoff via a 900 × 600 mm grated pit, which conveys flows through a 600 mm diameter stormwater main under Forcett Street and into the existing detention basin. The stormflow capacity of this pit is estimated at 0.67 m^3/s which is greater then three times the stormflow.
- Additional pits (2 × 900 × 450 mm) which are serviced by a 750 mm culvert offer a combined capacity of 0.64 m^3/s providing redundancy (Map 3).
- On this basis, there is a low probability of 1% AEP inundation of the Site.

3 Risk Assessment

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

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

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

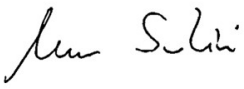
Consequence/likelihood criteria have assisted in determining if any risk management measures are required at the Site to mitigate any potential hazards. Adopted consequence/likelihood criteria are presented in Attachment 5. Performance criteria are presented in Attachment 6.

As the installed drainage system has sufficient capacity to manage the estimated 1% AEP peak inflow, and modelled floodwaters are fully intercepted before reaching the Site. The highest modelled flood level at the Site boundary is below 3.1 m AHD and risks associated with the proposed works are considered low.

4 Site Building and Works

The following are modelled:

- Following subdivision works and fill placement in the northern portion of the Pitt Water Shores Estate, 1% AEP floodwaters are fully intercepted by the stormwater drainage infrastructure servicing this area and are not expected to enter the Site (Map 3).
- There are no constraints to establishing suitable finished floor levels at the Site.
- Natural surface levels across the dwelling footprint range from approximately 3.1 m to 3.6 m AHD. Minor additional fill may be required to achieve a level slab, but compliant finished floor levels can be readily achieved above the modelled 1% AEP flood levels (Map 4).
- The proposed works will not increase localised flooding or adversely affect stormwater behaviour within or beyond the Site.



Marco Scalisi BSc Msc | Environmental & Engineering Geologist
Project manager
Enviro-Tech Consultants Pty. Ltd.

5 References

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

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

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

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

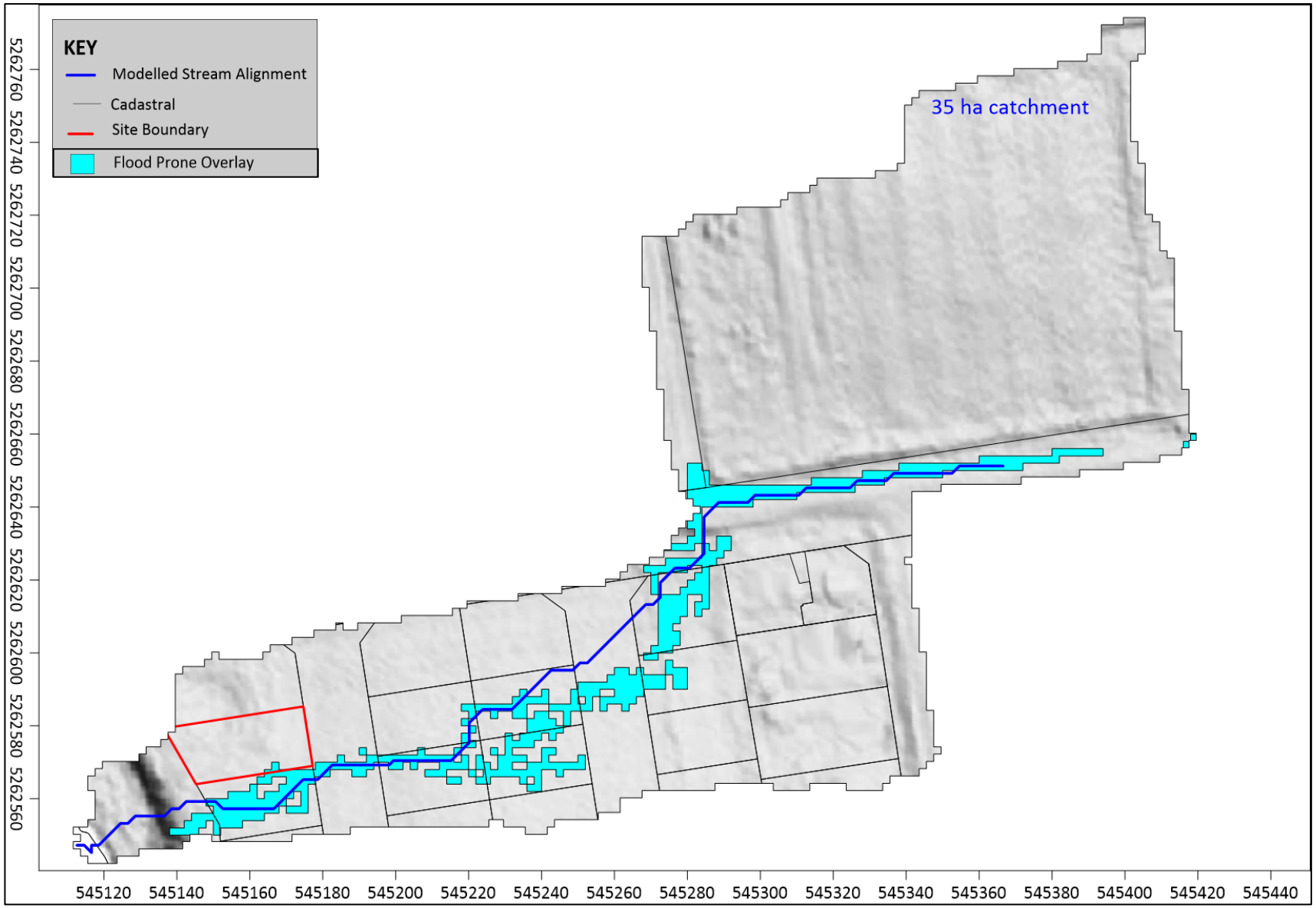
Coombes, P., and Roso, S. (Editors), 2019 Runoff in Urban Areas, Book 9 in Australian Rainfall and Runoff - A Guide to Flood Estimation, Commonwealth of Australia, © Commonwealth of Australia (Geoscience Australia), 2019.

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

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

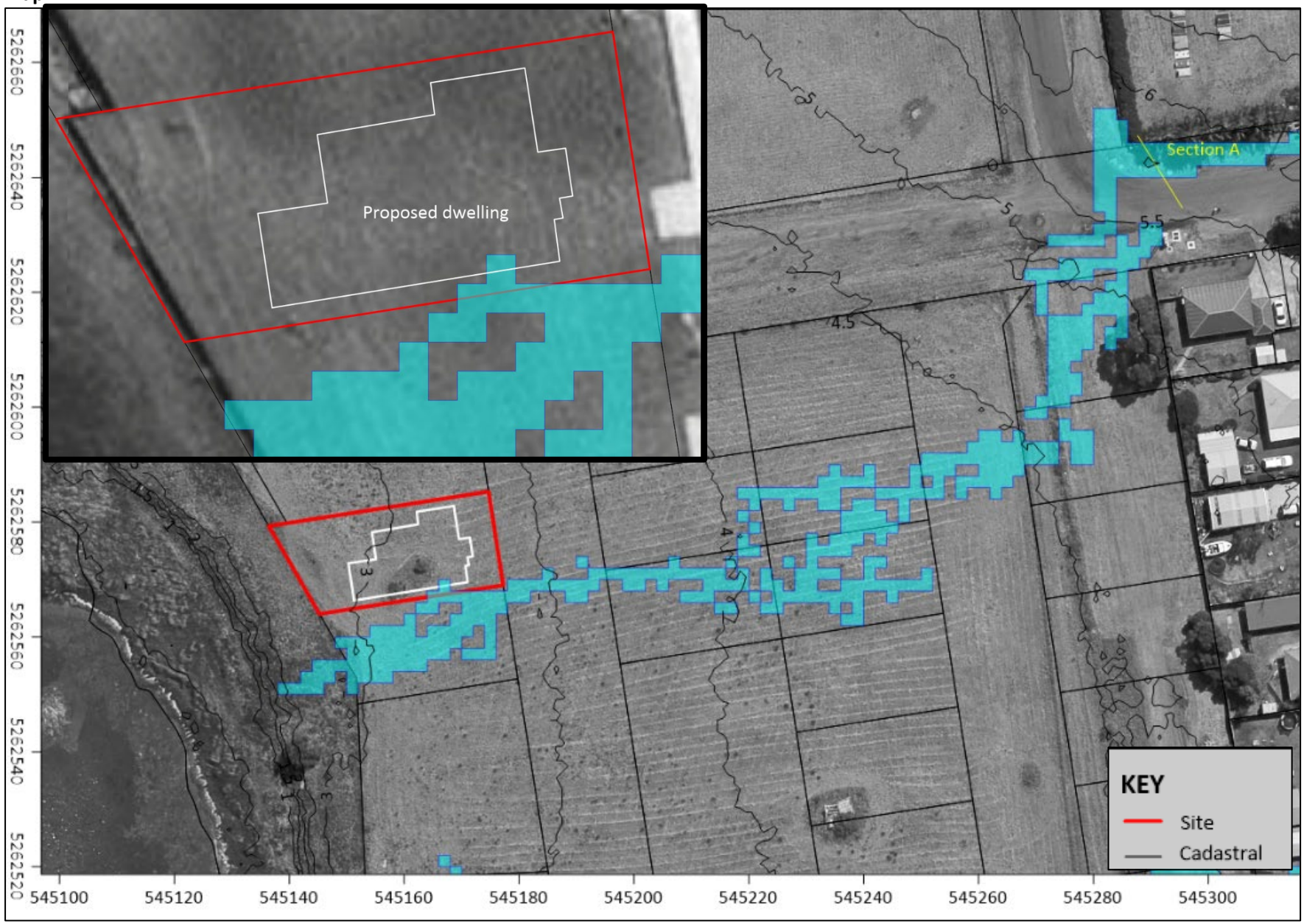
Attachment 1 Mapping

Map 1



Map 1 Site local Hillshade setting with Local Surfer Watershed Model

Map 2



Map 2 Local aerial image pre development (2021) with Flood Prone Overlay and Local LIDAR 2013 and cross section location

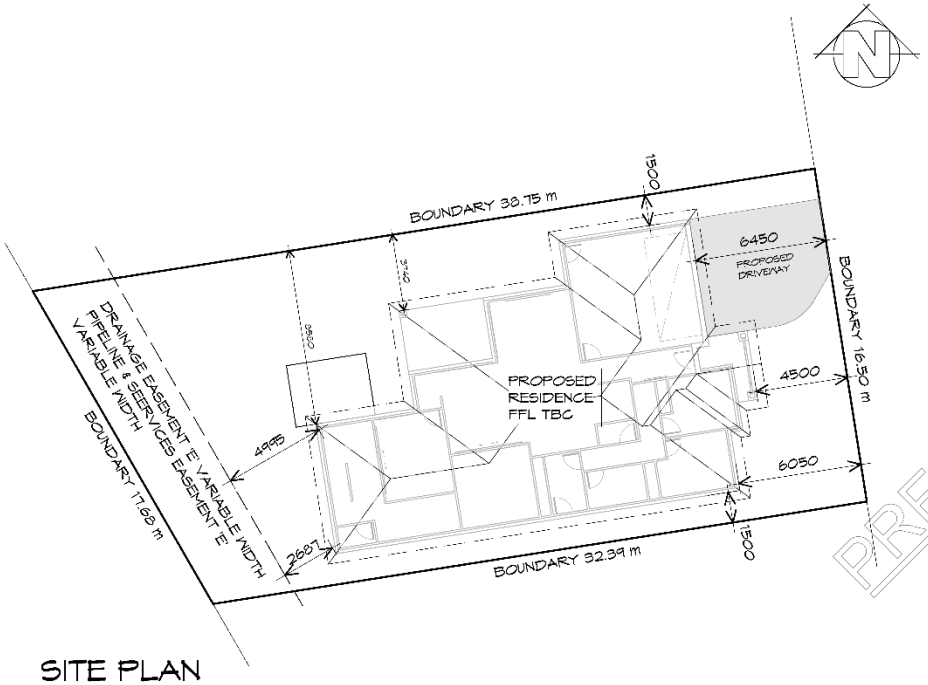
Map 3

Map 3 Local aerial image (Bing) showing the existing and new stormwater infrastructures as part of the Pitt Water Shores Estate development (2024)

Map 4

Map 4 Site plan and soil testing location

Attachment 2 Preliminary Design Concept Plans



SITE PLAN

1 : 200

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

GENERAL NOTES

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

PRELIMINARY

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

STROUD HOMES Feels like home

Love local. Love Stroud.

Prime Design

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

Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Drawing:
SITE PLAN

Client name:
F. S. PTY LTD

Date: 05.06.2025
Scale: 1 : 200

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

bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH25042 -01
Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A

Attachment 3 Planning and Building Regulations

C12.0 Flood-Prone Area Hazard Code

Code Overlay – The LIST Mapping

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

C12.6 Development Standards for Buildings and Works

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

C12.6.1 Objective

That:

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

C12.6.1 A1 Acceptable Solutions

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

C12.6.1 P1 Performance Criteria

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

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

Attachment 4 Site Overland Flow Analysis

Flooding Constraints

The following are inferred:

- A Manning coefficient of 0.045 is estimated (residential)

Flood Modelling

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

Pre-Subdivision

The pre-development surface conditions were assessed using 2013 Greater Hobart LiDAR and 2019 aerial imagery, which confirm the Site was undeveloped with no formalised drainage infrastructure within the project area.

Prior to subdivision, 1% AEP overland flow entered from the east, travelling westward along an engineered swale on the northern side of Forcett Street. At the bend in Forcett Street, flow was directed southward into the project area, continuing across the low-lying terrain and ultimately discharging towards Orielton Lagoon.

These drainage patterns were governed by surface topography, with no constructed channels within the Site at that time.

Peak 1% AEP floodwaters along the Forcett Street swale are estimated to flow at 0.20 m^3/s, with an average velocity of 0.3 m/s and a cross-sectional flow area of 0.64 m^2 (Figure 1).

Post Subdivision Floodwaters

Site observations and comparison with pre-development LiDAR indicate that approximately 0.2 m of fill has been placed across the Site, consistent with findings from a previous investigation at 2 Spoonbill Loop. This depth was confirmed during field investigations at BH01 and BH02. While fill levels across other lots are not confirmed, the area was originally flat, and uniform filling is considered likely. The placement of fill has a direct effect on the 1% AEP stormwater affecting the area, altering local surface gradients and flow pathways

Stormwater infrastructure is now in place to manage the 1% AEP floodwaters that previously traversed the area. As shown on the PDA as-constructed plans, surface runoff from Forcett Street enters a primary grated roadside pit (900 × 600 mm) intercepting catchment floodwaters which are conveyed beneath the road through a 600 mm diameter stormwater main. This discharges directly to the existing detention basin. Two additional grated pits (900 × 450 mm) assist in capturing overflow further downgradient.

If inlet blockage were to occur, surplus flow would be picked up by the subdivision's internal stormwater network, including the 900mm x 450mm diameter pits serviced by a 750 mm main intercepting drain overflow. Overall, the newly constructed stormwater infrastructure is considered sufficient to capture and manage the 1% AEP floodwaters that previously traversed the Site.

Storm Flow Analysis

The following findings are from the 1% AEP stormwater flow modelling Table 2:

- The total 1% AEP catchment flow is estimated at 0.2 m^3/s.
- The single 900mm x 600mm grated pit along Forcett Street has a capacity of 0.67 m^3/s, which exceeds the 1% AEP stormflow serviced by the current drainage system.
- The 900 × 450 mm grated pits located downstream of the 900mm x 600mm pit have an estimated combined capacity of 0.64 m^3/s under free-flow conditions, allowing for overflow management from the primary pit.
- This capacity exceeds the modelled 1% AEP peak inflow from the contributing catchment, so stormwater can be intercepted and conveyed to the detention basin.
- Internal subdivision drainage, including a 750 mm main, provides redundancy in case of inlet blockage and reduces the risk of surface inundation.
- In summary, site infilling results in surface floodwaters being redirected into the road network stormwater drainage system, with a LOW potential for Site flooding.

Table 2 Relative finished floor levels

Parameter	Value	Units
Grate Size	900 x 600	mm
Culvert Diameter	0.6	m
Culvert Grated Pit Invert	4.19	m AHD
Culvert Outfall Invert	3	m AHD
Culvert Length	99	m
Hydraulic Gradient (S)	0.012	m/m
Drainage capacity (Q)	0.67 m^3/s	cubic metres/s

Finished Floor Levels

In this instance, there is no particular requirement for building finished floor levels to be raised other than ensuring appropriate building standards are met, and the building is designed in a way to prevent ingress.

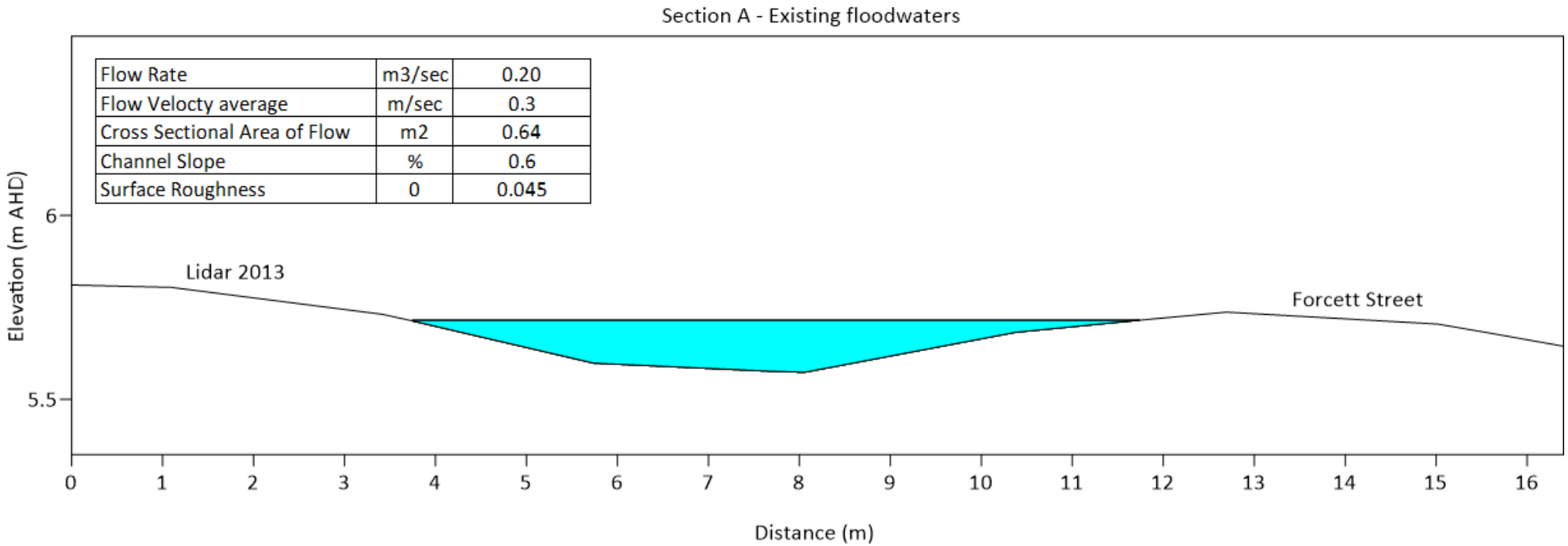


Figure 1 AEP Site Stormwater Flow Analysis – Drawings Are to Scale and For Conceptual Modelling Purposes Only

Attachment 5 Qualitative Terminology

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

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

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

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

Adapted from DCC 2006, 40.

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

Objective:

That:

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

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

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

Performance Criteria C12.6.1 P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:	Relevance	Management Options	Likelihood	Consequence	Risk	Further Assessment Required
(a) the type, form, scale and intended duration of the development;	The type, form, and scale of the development (single dwelling and associated access) have been appropriately adjusted to the site's topography. The ground level sits above the 1% AEP floodplain and therefore poses a tolerable risk.		Unlikely	Minor	Low	No
(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	No hazard reduction measures are required. Stormwater flows are safely conveyed via grated pits and a 600 mm diameter culvert to a bioretention basin.		Unlikely	Minor	Low	No
(c) any advice from a State authority, regulated entity or a council; and	No specific advice received from the council.					
(d) the advice contained in a flood hazard report.	Addressed through this assessment and referenced mapping.					

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

Performance Criteria C12.6.1 P1.2 A flood hazard report also demonstrates that the building and works:	Relevance	Management Options	Likelihood	Consequence	Risk	Further Assessment Required
(a) do not cause or contribute to flood on the Site, on adjacent land or public infrastructure; and	The proposed works will not increase localised flooding. The stormwater drainage system, including grated pits and a DN600 culvert, captures and redirects surface flows without surcharge.		Unlikely	Minor	Low	No
(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	The proposed finished ground level between 3.6 and 3.1 m AHD lies above the modelled 1% AEP flood level. No additional protection measures are necessary.		Unlikely	Minor	Low	No

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Prime Design *Owner /Agent*

Shop 9, 105-111 *Address*

Main Road Moonah TAS 7009 *Suburb/postcode*

Qualified person details:

Qualified person: Kris Taylor

Address: 445 Macquarie Street

Hobart 7004

Phone No: 0476 595 889

Fax No:

Licence No: NA

Email address: office@envirotechtas.com.au

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

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

Speciality area of expertise: Engineering Geology

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

Details of work: Riverine Inundation Assessment

Address: 71 Spoonbill Loop

Sorell 7172

Lot No: 71

Certificate of title No: 186811/64

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

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Geological

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

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

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

OR

- ( ) a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Enviro-Tech Consultants Pty. Ltd. 2025. Flood Prone Areas Assessment Report for a Proposed New Residence, 71 Spoonbill Loop - Sorell. Unpublished report for Prime Design by Enviro-Tech Consultants Pty. Ltd., 19/07/2025.
Relevant calculations:	
References:	- Director's Determination - Riverine Inundation Hazard Areas - Tasmanian Planning Scheme – State Planning Provisions - Flood-Prone Areas Hazard Code - Part 5 (Work in Hazardous Areas) of the Building Regulations 2016; Division 2 – Riverine Inundation

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

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

Scope and/or Limitations

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

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:			19/07/2025

PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP, SORELL

A.C. & S.E. CROTTY

PDH25042

PLANNING

BUILDING DRAWINGS

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

PORCH AREA	6.21	m2	(0.67	SQUARES)
GARAGE AREA	38.72	m2	(4.17	SQUARES)
ALFRESCO AREA	13.35	m2	(1.44	SQUARES)
FLOOR AREA	162.47	m2	(17.49	SQUARES)
TOTAL AREA	220.75		23.76	

STROUD HOMES
Feels like home

Love local.
Love Stroud.

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 64/186811
SITE AREA: 587 m²
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: H2
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: HIGH
BAL RATING: N/A
OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA, WATERWAY AND COASTAL PROTECTION AREA, AIRPORT OBSTACLE LIMITATION AREA, FLOOD-PRONE AREAS

Sorell Council
Development Application: 5.2025.227.1 - Response to Request For Information - 71 Spoonbill Loop, Sorell - P2 .pdf
Plans Reference: P2
Date received: 8/10/2025

Prime Design
your build, your way

10 Goodman Court , Invermay Launceston 7248
p(l) +03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+03 6228 4575
info@ primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

AUGUST 2025

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
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- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

DRIVEWAY GRADIENT

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

CAR PARKING GRADIENT

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

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

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

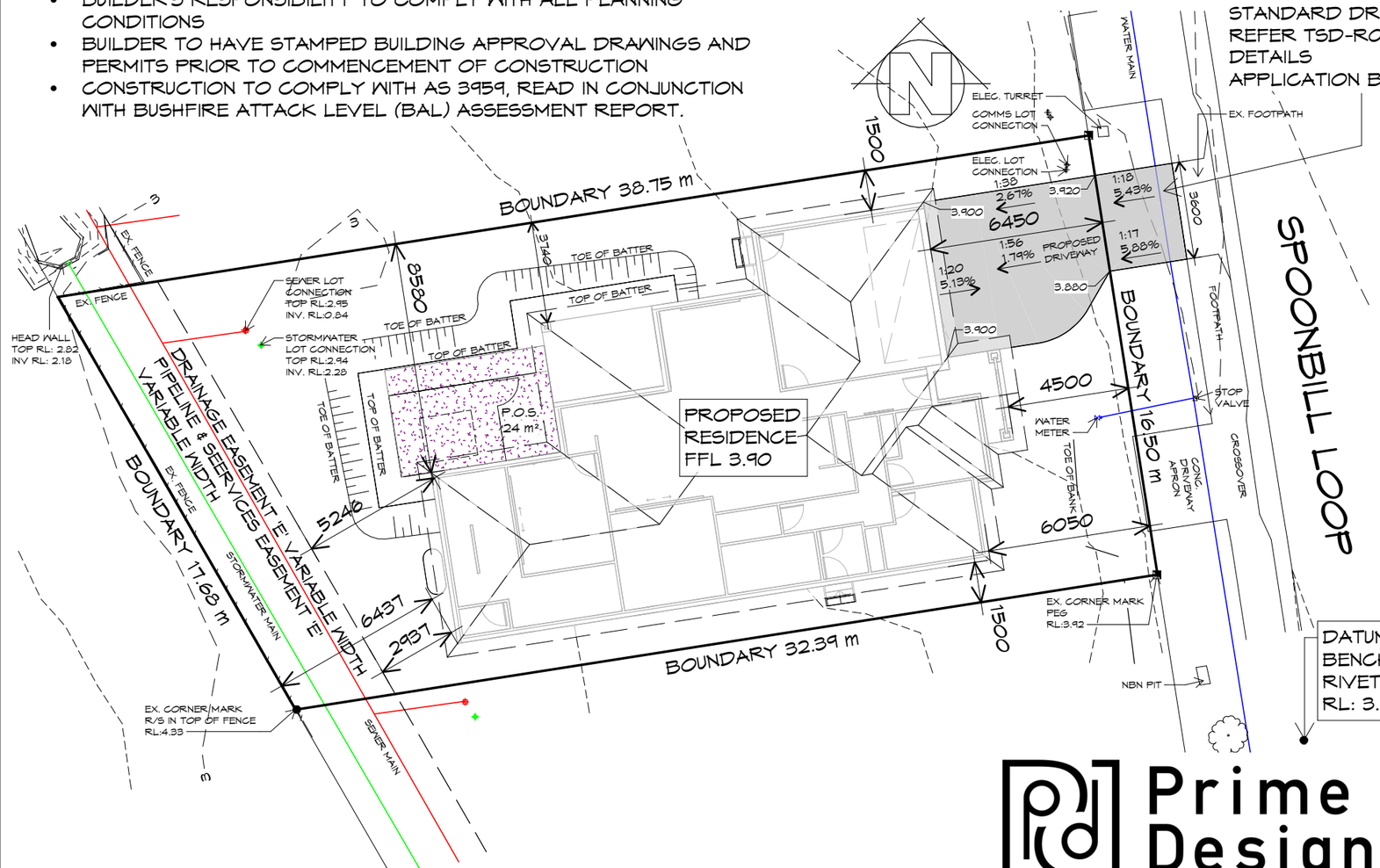
SITE COVERAGE

BUILDING FOOTPRINT 220.75 /SITE AREA 587 = 0.3760
TOTAL SITE COVERAGE 37.60%

PRIVATE OPEN SPACE

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

PROPOSED NEW CROSSOVER TO LGAT STANDARD DRAWINGS REFER TSD-R09-V3 FOR DETAILS
APPLICATION BY OTHERS.



DATUM
BENCHMARK
RIVET IN KERB (1g)
RL: 3.88

SURVEYOR'S NOTES:

- THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
- SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
- HORIZONTAL DATUM IS MGA (GDA94).
- VERTICAL DATUM IS AHD.
- CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
- SURVEY BY ROBOTIC TOTAL STATION AND GPS.
- IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
- LIST DATA IMPORT
  - TasWater-SewerLateralLine
  - TasWater-SewerMain
  - TasWater-SewerMaintenanceHole
  - TasWater-SewerPressurisedMain
  - TasWater-WaterHydrant
  - TasWater-WaterLateralLine
  - TasWater-WaterMain
- BOUNDARIES ARE COMPILED ONLY FROM SP186811 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- 3D DATA TURNED OFF IN LAYER CONTROL.
  - 3D TIN
  - MAJOR CONTOUR 3D
  - MINOR CONTOUR 3D

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Sorell Council
Development Application: 5.2025.227.1 - Response to Request For Information - 71 Spoonbill Loop, Sorell - P2 .pdf
Plans Reference: P2
Date received: 8/10/2025

SITE PLAN

1 : 200

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

Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Drawing:
SITE PLAN

Client name:
A.C. & S.E. CROTTY

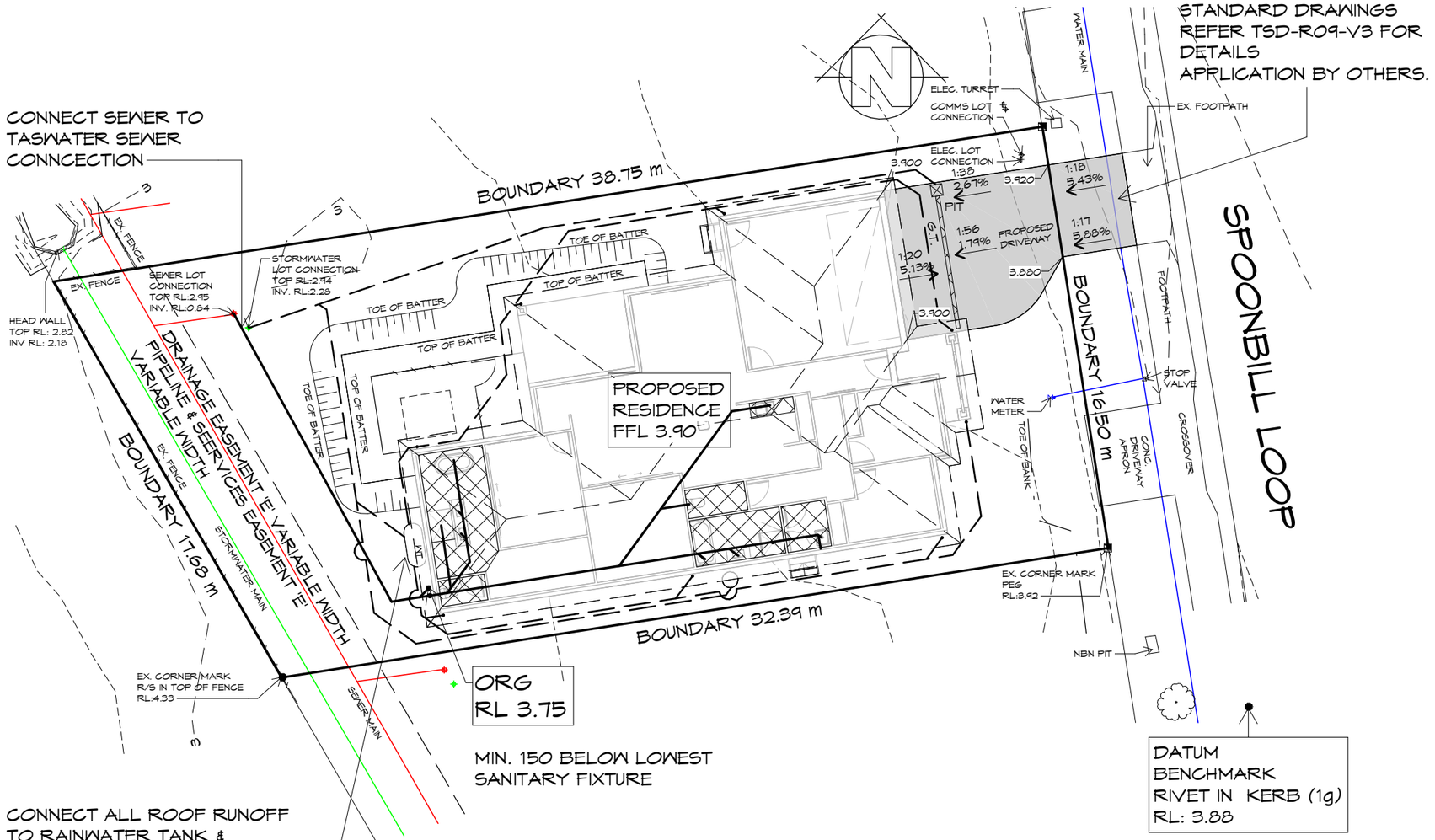
Date: 26.08.2025
Scale: 1 : 200

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

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH25042 -01
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A



SITE DRAINAGE PLAN

1 : 200

LEGEND

- PIT — 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- G.T. — 150 GRATED TRENCH
- WT — PROPOSED 5000 LITRE WATER TANK WITH MIN. RETENTION STORAGE OF 2000L, WATER SUPPLY TO BE PLUMBED INTO TOILETS SO THAT RE-USE OCCURS WITH TOP-UP FROM RECTICULATED WATER SUPPLY

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

PLUMBING NOTES:

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

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

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

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

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

SEWER AND WATER SERVICES

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

Sorell Council

Development Application: 5.2025.227.1 - Response to Request For Information - 71 Spoonbill Loop, Sorell - P2 .pdf
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Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Drawing:
SITE DRAINAGE PLAN

Client name:
A.C. & S.E. CROTTY

Date: 26.08.2025
Scale: As indicated

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

Project/Drawing no: PDH25042 -02
Revision: 01

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT** FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Sorell Council

Development Application: 5.2025.227.1 - Response to Request For Information - 71 Spoonbill Loop, Sorell - P2 .pdf
Plans Reference: P2
Date received: 8/10/2025

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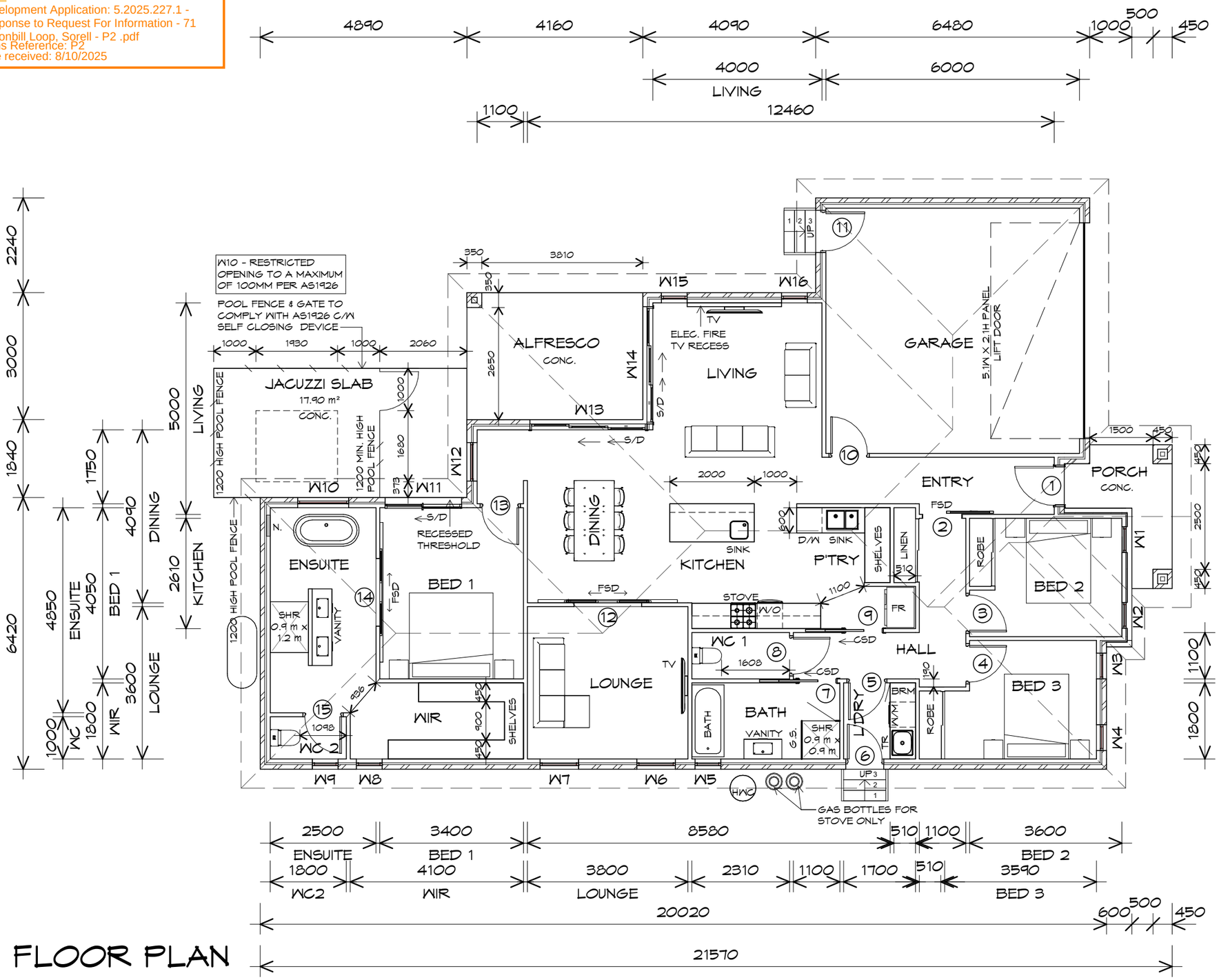
Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Client name:
A.C. & S.E. CROTTY

Drawing:
LOCALITY PLAN

Drafted by:	Approved by:
S.P.	F.G.
Date:	Scale:
26.08.2025	1 : 2000
Project/Drawing no:	Revision:
PDH25042 -03	01

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



FLOOR PLAN

1 : 100

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
FSD	BARN STYLE FACE SLIDING DOOR
G.S.	GLASS SCREEN
N.	400x400 NICHE
W/O	WALL OVEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

PORCH AREA	6.21	m2	(0.67 SQUARES)
GARAGE AREA	38.72	m2	(4.17 SQUARES)
ALFRESCO AREA	13.35	m2	(1.44 SQUARES)
FLOOR AREA	162.47	m2	(17.49 SQUARES)
TOTAL AREA	220.75		23.76

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

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Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Client name:
A.C. & S.E. CROTTY

Drawing:
FLOOR PLAN

Drafted by: S.P.
Approved by: F.G.
Date: 26.08.2025
Scale: 1 : 100
Project/Drawing no: PDH25042 -04
Revision: 01

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

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	
2	920	BARN DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	820	GLAZED EXTERNAL DOOR	
7	920	CAVITY SLIDING DOOR	
8	870	INTERNAL TIMBER DOOR	UNDERCUT 20MM
9	920	CAVITY SLIDING DOOR	
10	870	INTERNAL TIMBER DOOR	
11	920	EXTERNAL SOLID DOOR	
12	2x 820	BARN DOOR	
13	870	INTERNAL TIMBER DOOR	
14	2x 820	BARN DOOR	
15	870	INTERNAL TIMBER DOOR	LIFT OFF HINGES

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W3	1800	610	AWNING WINDOW	
W4	1800	610	AWNING WINDOW	
W5	1200	610	AWNING WINDOW	OPAQUE
W6	1800	910	AWNING WINDOW	
W7	1800	910	AWNING WINDOW	
W8	1800	610	AWNING WINDOW	
W9	1800	610	AWNING WINDOW	OPAQUE
W10	1200	1210	AWNING WINDOW	OPAQUE; RESTRICTED OPENING TO A MAX. OF 100mm PER AS1926
W11	2100	1810	SLIDING DOOR	
W12	1800	910	AWNING WINDOW	
W13	2100	2770	STACKING SLIDING DOOR	
W14	2100	2770	STACKING SLIDING DOOR	
W15	1800	610	AWNING WINDOW	
W16	1800	610	AWNING WINDOW	

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Sorell Council

Development Application: 5.2025.227.1 - Response to Request For Information - 71 Spoonbill Loop, Sorell - P2 .pdf
Plans Reference: P2
Date received: 8/10/2025

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Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Drawing:
DOOR AND WINDOW SCHEDULES

Client name:
A.C. & S.E. CROTTY

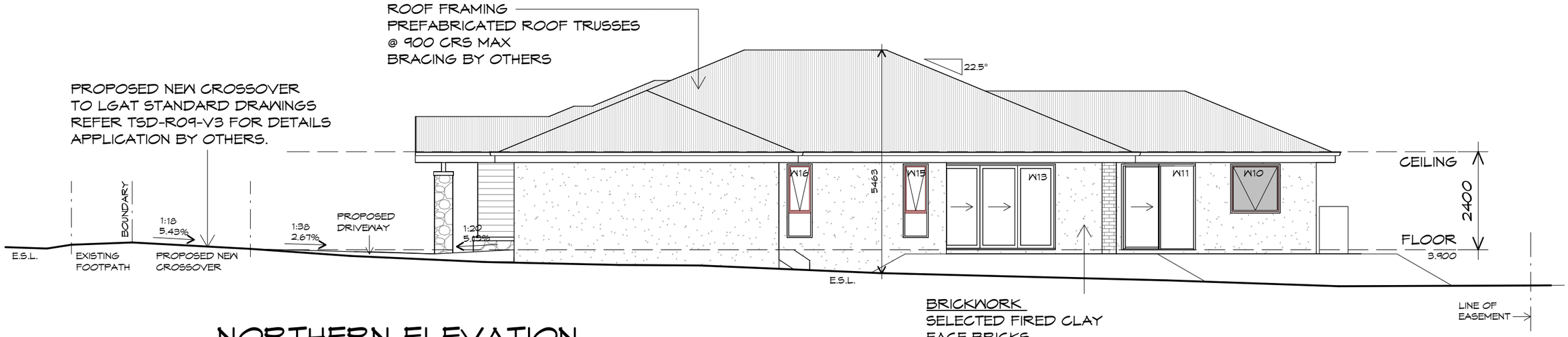
Date: 26.08.2025
Scale:

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

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

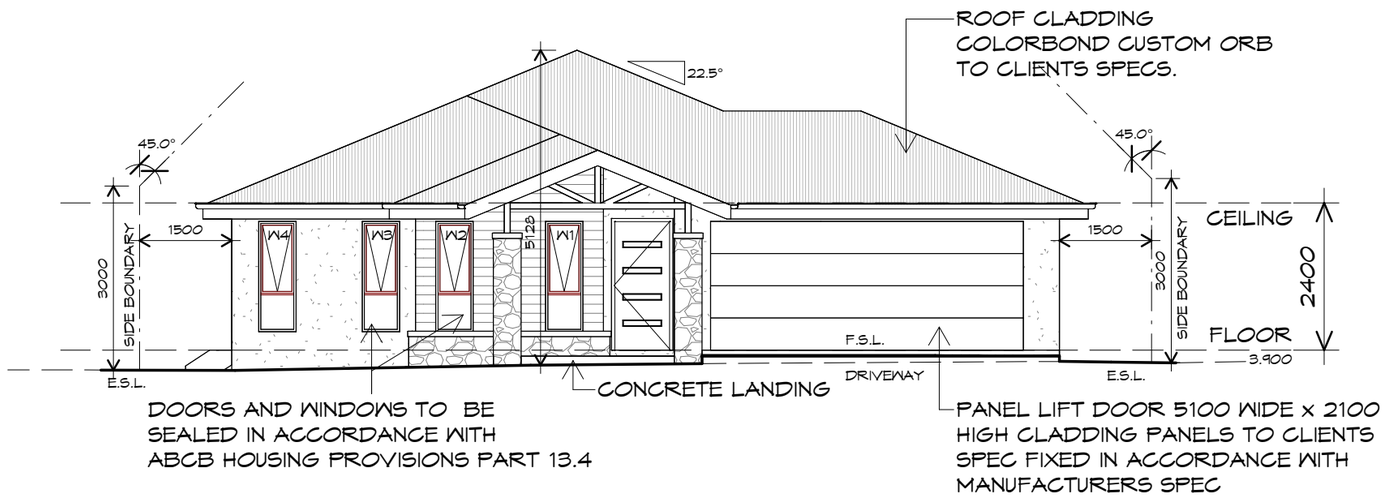
Project/Drawing no: PDH25042 -05
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A



NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

PLANNING

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Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Client name:
A.C. & S.E. CROTTY

Drawing:
ELEVATIONS

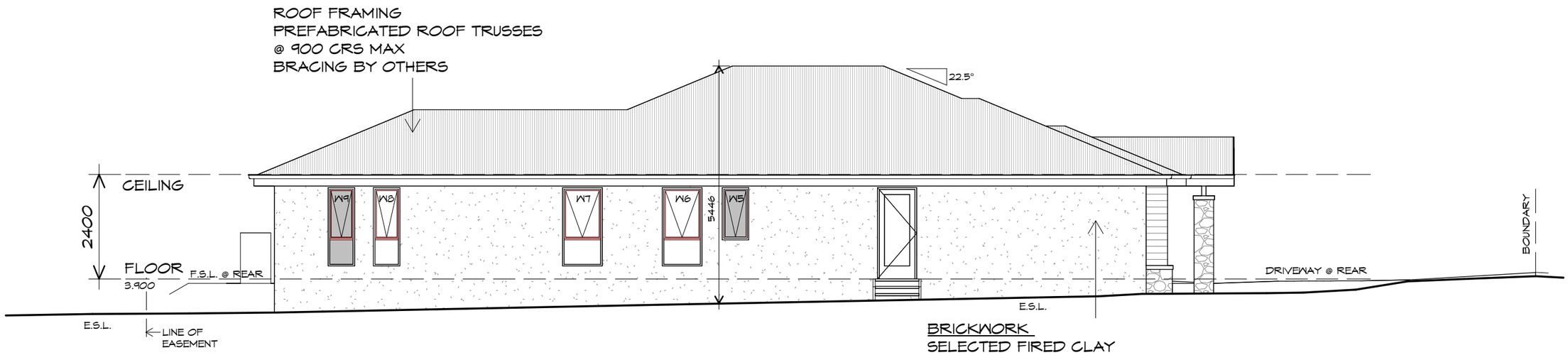
Drafted by: S.P.
Approved by: F.G.
Date: 26.08.2025
Scale: 1 : 100
Project/Drawing no: PDH25042 -06
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A

Sorell Council

Development Application: 5.2025.227.1 - Response to Request For Information - 71 Spoonbill Loop, Sorell - P2 .pdf
Plans Reference: P2
Date received: 8/10/2025

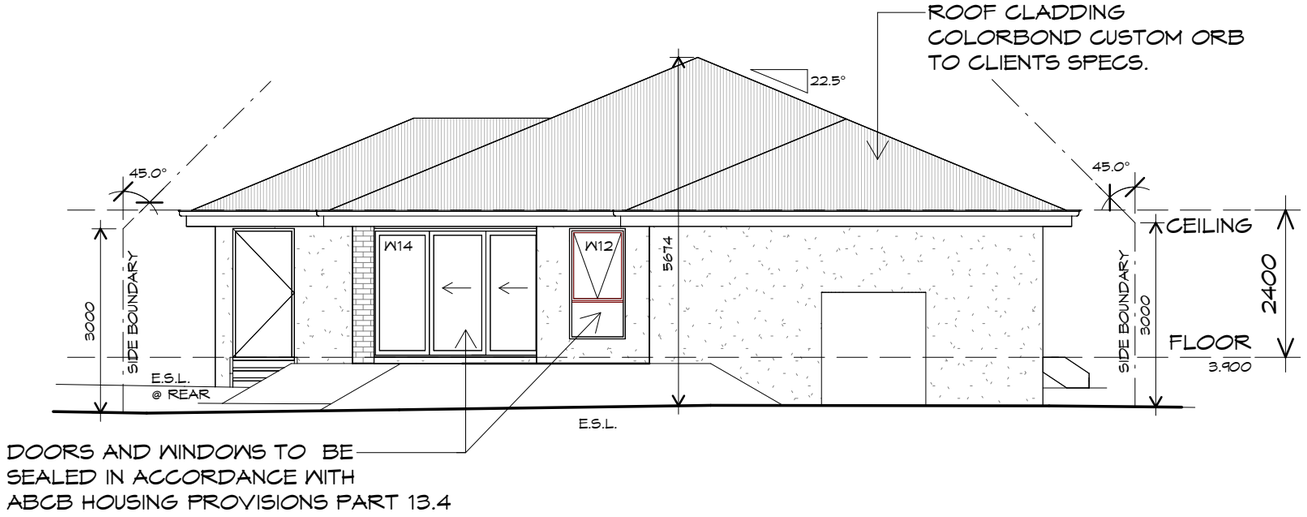
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



SOUTHERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5



WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Client name:
A.C. & S.E. CROTTY

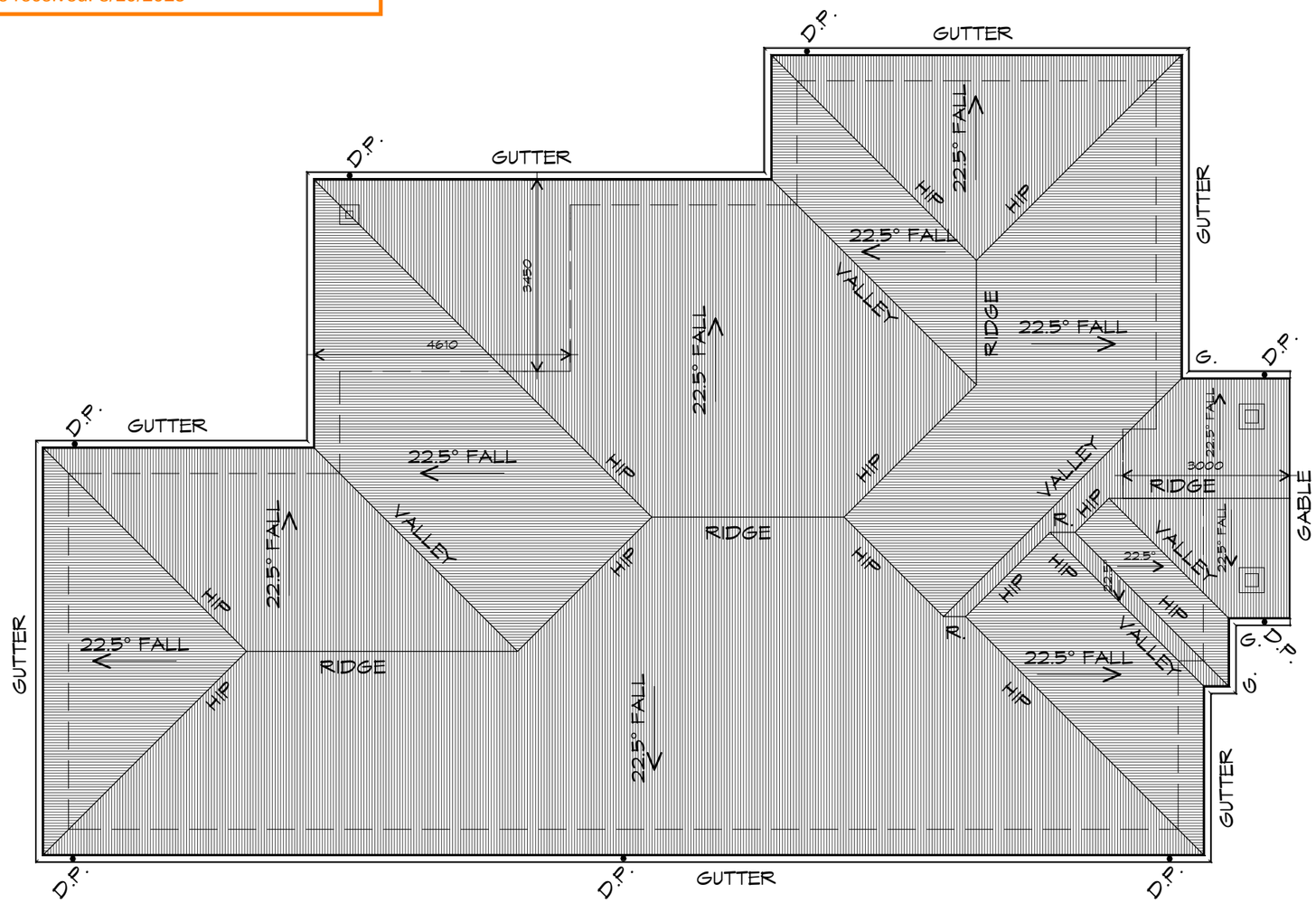
Drawing:
ELEVATIONS

Drafted by:	Approved by:
S.P.	F.G.
Date:	Scale:
26.08.2025	1 : 100
Project/Drawing no:	Revision:
PDH25042 -07	01

Accredited building practitioner: Frank Geskus -No CC246A

Sorell Council
Development Application: 5.2025.227.1 - Response to Request For Information - 71 Spoonbill Loop, Sorell - P2 .pdf
Plans Reference: P2
Date received: 8/10/2025

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



ROOF PLAN

1 : 100

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

ROOF PLUMBING NOTES:

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

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

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

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

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

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

PLANNING
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Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Drawing:
ROOF PLAN

Client name:
A.C. & S.E. CROTTY

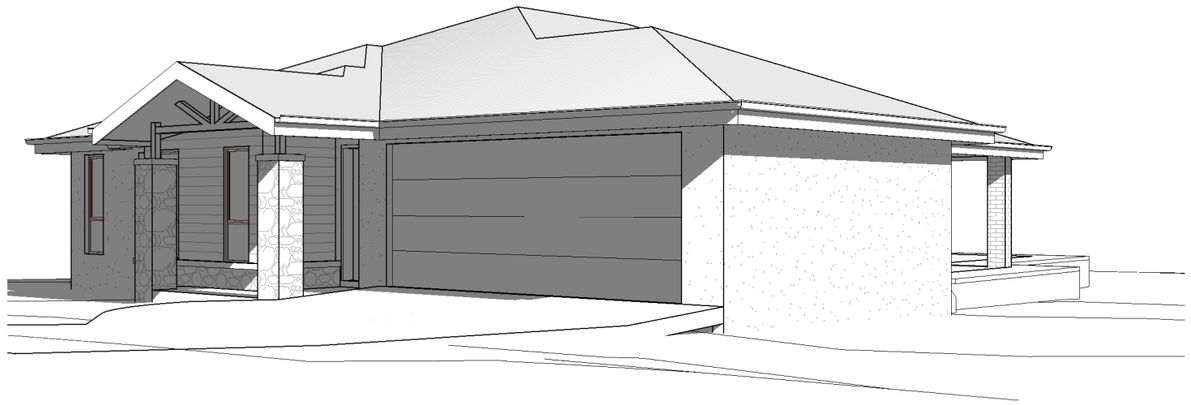
Date: 26.08.2025
Scale: 1 : 100

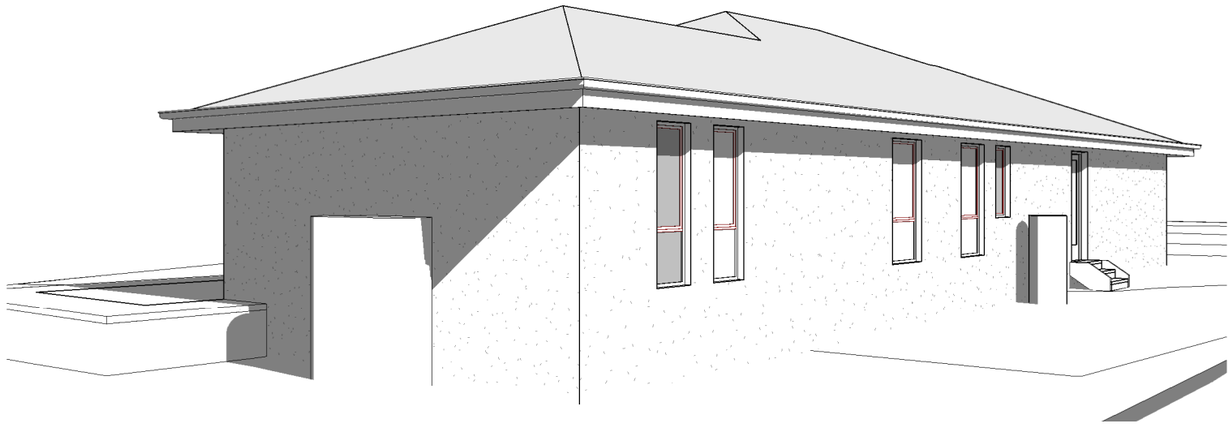
Drafted by: S.P.
Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH25042 -08
Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A





PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

STROUD HOMES
Feels like home

Love local.
Love Stroud.

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Project:
PROPOSED NEW RESIDENCE
71 SPOONBILL LOOP,
SORELL

Drawing:
PERSPECTIVES

Client name:
A.C. & S.E. CROTTY

Date: 26.08.2025
Scale:

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

Project/Drawing no: PDH25042 -09
Revision: 01

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A