

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**3 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 **Monday 8th December 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 8th December 2025**.

APPLICATION NO: 5.2025-311.1
DATE: 21 NOVEMBER 2025

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

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

Is all, or some the work already constructed:	No: ☐ Yes: ☐
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site	
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: ☐ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☐ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☐ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☐ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☐ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		



Sorell Council

Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1

Date Received: 10/11/2025

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 <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
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 <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u>Lutzia Brown</u> Date:

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 <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf Plans Reference: P1 Date Received: 10/11/2025	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 186811	FOLIO 2
EDITION 2	DATE OF ISSUE 03-Nov-2025

SEARCH DATE : 10-Nov-2025

SEARCH TIME : 03.36 PM

DESCRIPTION OF LAND

Town of SORELL

Lot 2 on Sealed Plan [186811](#)

Derivation : Part of 244 Acres Granted to T. Giblin & J. Lord

Prior CTs [9892/103](#) and [9892/104](#)SCHEDULE 1

[N280332](#) TRANSFER to AMBER LOUISE GADD and ADRIAN JOHN
BUTTERWORTH Registered 03-Nov-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

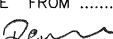
[SP186811](#) COVENANTS in Schedule of Easements[SP186811](#) FENCING COVENANT in Schedule of Easements[SP 9892](#) FENCING PROVISION in Schedule of Easements[E428678](#) INSTRUMENT Creating Restrictive Covenants Registered
03-Nov-2025 at 12.01 PM[E432561](#) MORTGAGE to Commonwealth Bank of Australia
Registered 03-Nov-2025 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

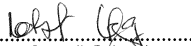
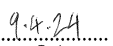
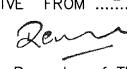
**Sorell Council**

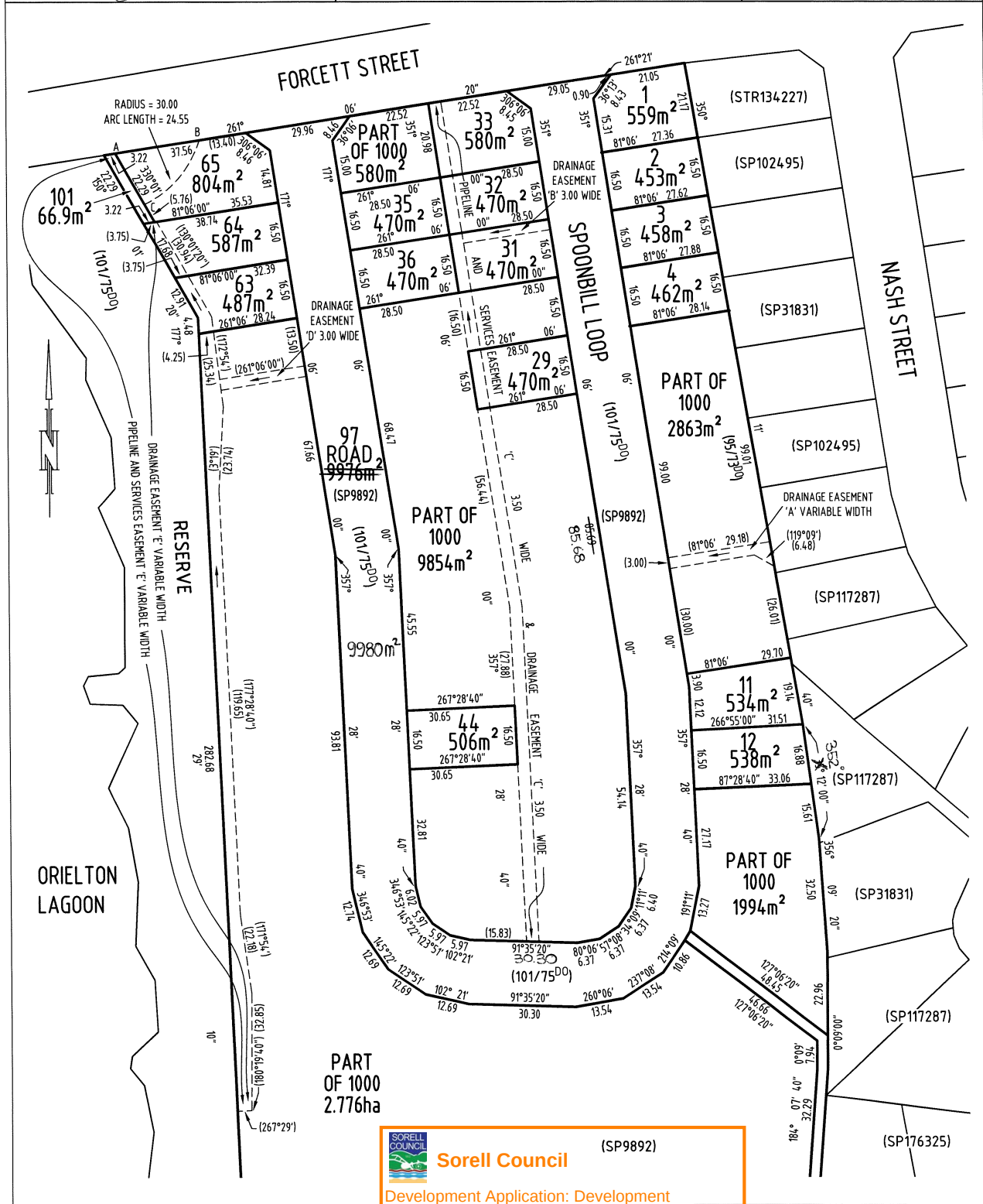
Development Application: Development
Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1
Date Received: 10/11/2025

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		REGISTERED NUMBER SP186811
	LOCATION: TOWN OF SORELL PEMBROKE SORELL	SCALE 1: 2000 LENGTHS IN METRES SURVEYORS REF 51424MS-1B	APPROVED EFFECTIVE FROM 29 APR 2024  Recorder of Titles
INDEX PLAN	PRIORITY FINAL PLAN		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

[illegible]

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  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



 **Sorell Council** (SP9892)
Development Application: Development
Application - 3 Spoonbill Loop, Sorell.pdf
Plans Reference: P1
Date Received: 10/11/2025

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

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Jean Ecker *Robt M*

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.

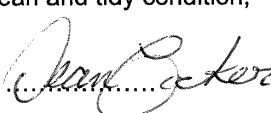
Definitions;

"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: 



Sorell Council

Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1

Date Received: 10/11/2025

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: 



Sorell Council

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Date Received: 10/11/2025

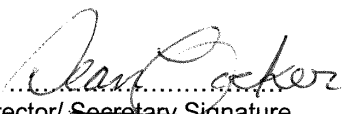
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 186811
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 9892/103 & 104	

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


.....
Director Full Name (print)


.....
Director/ Secretary Full Name

 Sorell Council Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf Plans Reference: P1 Date Received: 10/11/2025
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Prepared for
JAC Estates Pty Ltd

Spoonbill Loop Subdivision Sorell

FLOOD HAZARD REPORT

FE_24028
09th May 2024



Sorell Council

Development Application: Development
Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1
Date Received: 10/11/2025

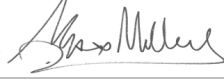
flüssig
ENGINEERS

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

Document Information

Title	Client	Document Number	Project Manager
Spoonbill Loop Subdivision, Sorell, Flood Hazard Report	JAC Estate Pty Ltd	FE_24028	Max W. Möller <i>Principal Hydraulic Engineer</i>

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller <i>Principal Hydraulic Engineer</i>		25/04/2024
Prepared by	Ash Perera <i>Hydraulic Engineer</i>		25/04/2024
Prepared by	Christine Keane <i>Senior Water Resources Analyst</i>		25/04/2024
GIS Mapping	Damon Heather <i>GIS Specialist</i>		26/04/2024
Reviewed by	John Holmes <i>Senior Engineer</i>		29/04/2024
Reviewed by	Max W. Möller <i>Principal Hydraulic Engineer</i>		07/05/2024
Authorised by	Max W. Moller <i>Principal Hydraulic Engineer</i>		08/05/2024

Rev No.	Description	Prepared by	Authorised by	Date
00	Draft for client's review	MM	MM	09.05.2024
01	Final Issue	MM	MM	09.05.2024

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1. Introduction

Flüssig Engineers has been commissioned by JAC Estates Pty Ltd to conduct a detailed Flood Hazard Report tailored to the Spoonbill Loop Subdivision project in Sorell, situated within the jurisdiction of the Sorell Council municipality.

The primary objective of this report is to meticulously assess the flood dynamics within the existing landscape post-development, particularly under the 1% Annual Exceedance Probability (AEP) compounded with climate change conditions. Additionally, it aims to ascertain the minimum required finished floor level permissible for any potential future dwellings located within lots affected by the flood extent within the potential building envelopes.

1.1 Development

The current subdivision development encompasses a total of 65 residential lots, collectively spanning an area of approximately 45,000 square meters positioned between Nash Street and the Orielton Lagoon in Sorell. Presently, each of the lots remains unoccupied.

1.2 Objectives and Scope

This report is to assess the existing development at Spoonbill Loop Subdivision. The objectives of this study are:

- Conduct an evaluation of the flood attributes of the site considering the combined 1% Annual Exceedance Probability (AEP) along with climate change (CC) scenarios.
- Furnish the findings pertaining to flooding concerning the current state of the subdivision development.
- Offer flood mitigation suggestions tailored for potential future development of individual lots, where deemed suitable. Provide an assessment of the site's flood characteristics under the combined 1% AEP plus climate change (CC) scenario.

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 existing development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

2. Model Build

2.1 Overview of Catchment

The contributing catchment for Spoonbill Loop Subdivision, Sorell is approximately 35 ha stretching from the Sorell School on Main Road to the east towards the subdivision site with an average slope of 1.5 %.

The land use of the catchment is General Residential and Community Purpose with the specific site being listed as General Residential.

Figure 1 below outlines the approximate contributing catchment for the site at Spoonbill Loop Subdivision, Sorell.



Figure 1. Contributing Catchment, Spoonbill Loop Subdivision, 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
35	27/1	4.0/0.0	0.045	0.02	-0.285

Design Rainfall Events Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 10 minute storm temporal pattern 9 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

2.2.1 Climate Change

As per ARR 2019 Guidelines, for an increase in rainfall due to climate change at 2100, it is recommended the use of RCP 8.5. However, ARR 2019 recommends that this figure be used in lieu of more local data being available.

The base scenario of the Climate Futures Tasmania (2010) study was revised following the ARR 2019 Australasia Climate Change study (undertaken by the University of Tasmania), resulting in the original increase in rainfall being reduced to 14.6% in cooler climates (Southern Tasmania). Table 2 shows the ARR 8.5 increase of 16.3% that has been adopted by Sorell Council and therefore used within the model.

Table 2. Climate Change Increases

Catchment	CFT increase @ 2100	ARR 8.5 increase @ 2100
South East Tasmania	14.6%	16.3%

2.2.2 Calibration/Validation

This immediate 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. A Regional Flood Frequency Estimation model (RFFE) has been used to calibrate our rain on grid rainfall estimation. The RFFE values are listed in Table 3 below.

Table 3. Regional Flood Frequency Estimation model (RFFE) v/s Flussig Result.

AEP (%)	Discharge (m ³ /s)	Lower Confidence Limit (5%) (m ³ /s)	Upper Confidence Limit (95%) (m ³ /s)	Flussig Discharge (m ³ /s)
50	0.140	0.0500	0.350	0.251
20	0.250	0.100	0.610	0.374
10	0.340	0.130	0.900	0.404
5	0.450	0.150	1.32	0.488
2	0.610	0.170	2.11	0.657
1	0.760	0.180	2.95	0.780

2.3 Hydraulics

2.3.1 Survey

The 2D surface model was taken from a combination of GreaterHobart-LiDAR2013-DEM-GRID- (Geoscience Australia) and the “As Constructed” 3D mesh TIN, to create a 1m and 0.1m cell size DEM. For the purposes of this report, 0.1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below in Figure 3.

Hydraulic structures are included as either 1D or 2D structures throughout the model, where 1D structures exists a 1D/2D link is provided to allow flow to transition to and from the 2D surface.



Figure 3. 1.0m and 0.1m Combined DEM (hill shade) of subdivision

2.3.2 Pipes and pits

Pipes and pits were modelled as 1D underground network within the catchment model included the outfall discharge at the treatment area and ultimate to the Orielton Lagune. Pipe and pit data was supplied by the client for inclusion in the model. Underground pipes were connected via 1D/2D connected pits. Pits adopted an inlet flow limitation based off a double grated pit depth/flow curve.

2.3.3 Key Stormwater Assets

Key infrastructure elements on the site consist of an established levee system, which has been incorporated into the model, utilises a modelled Digital Elevation Model (DEM) with the integration of the concrete trench in Infoworks ICM model. This encompasses both the existing and new underground pipe systems within its framework, ensuring comprehensive representation and analysis within the model's scope building.

2.3.4 Roads

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

In our Digital Elevation Model (DEM), a "z-line" refers to a line representing a constant elevation or contour line. These lines connect the existing kerb points of equal elevation on the terrain surface, with maximum of 100mm from invert to top of kerb, allowing for visualisation of the terrain's shape and elevation changes.

2.3.5 Roughness (Manning's n)

Roughness values for this model were derived from the ARR 2019 Guidelines. The Manning's values are listed in Table 4.

Table 4. Manning's Coefficients (ARR 2019)

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

2.3.6 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.

2.4 Development Runoff

An evaluation of stormwater runoff from the development site has been conducted using the existing subdivision development models. The objective is to ascertain the potential impact of the overland flow path at the Spoonbill Loop Subdivision in Sorell. It is imperative that the existing development does not adversely affect this flow path, in accordance with established guidelines.

3. Model Results

The results obtained from running the 1% AEP (Annual Exceedance Probability) combined with climate change (CC) simulations were applied to the existing subdivision development model scenario. Through an examination of the model runs (refer to Figure 4), it becomes evident that a shallow overland flood path originates from the eastern boundary behind Nash Street, with maximum flood depths reaching 0.15 meters observed at Lot 8 and Lot 9. The variability in maximum flood depths is notable within the lots, ranging from 0.03 meters to 0.15 meters within the confines of the existing subdivision development.

The influence of the current underground stormwater system on the flood extent is significant, notably mitigating much of the overland flood path. However, minor stormwater surcharges are observed in some locations across the lot, particularly around the inlet and outlet of the new concrete trench positioned between Lots 8 and 9.

Notably, the lots affected by the flood extent fall within the lower hazard category. They can feasibly be developed with the implementation of minor mitigation measures, ranging from elevated pad or floor levels to the incorporation of small open drains along lot boundaries.

Figure 4 solely depicts the maximum flood extent across the entire subdivision. The dewatering process for the displayed overland flow areas is anticipated to occur swiftly, facilitated by the absence of significant barriers or impediments hindering the ingress of flow forces into the underground pipe system. Ultimately, these flow forces discharge into the nearby Orielson Lagoon without obstruction.

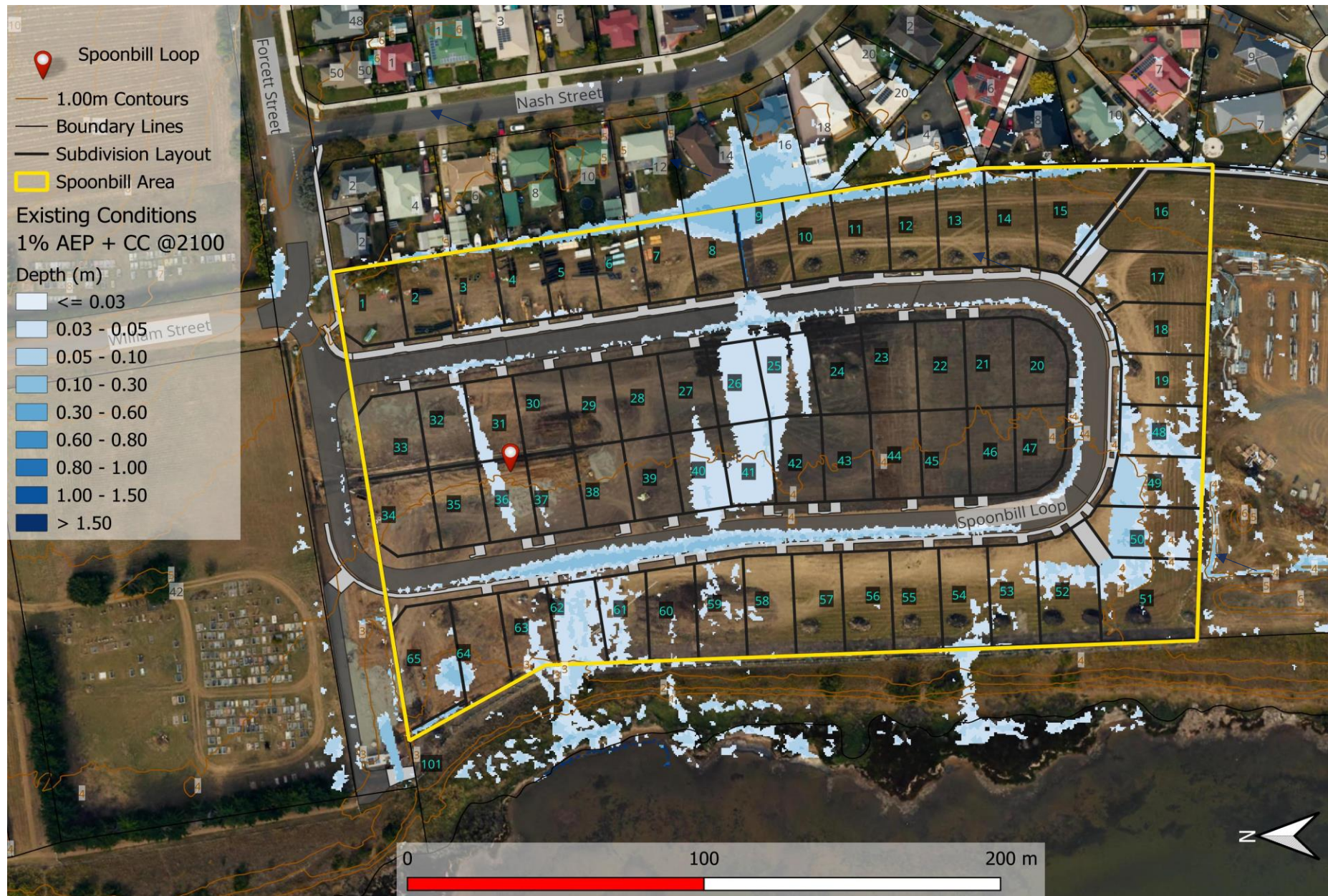


Figure 4. Pre-Development 1% AEP + CC Depth.

3.1 Displacement of Overland Flow on Third Party Property

The current subdivision development analysis reveals that there's no escalation in flood depths affecting neighbouring properties of the development lot. Instead, the overland flow persists towards its natural path. However, this specific subdivision is already impacted by this overland flood path and doesn't add to any heightened flood risk. Consequently, it's safe to conclude that the development doesn't measurably impact third-party properties.

3.2 Development Effects on Flooding

The current subdivision development lies within the natural overland flow path. Yet, with the suggested mitigation strategies, the upcoming dwellings within the impacted lots would pose no negative impact on flooding during a 1% AEP storm event, both within the lot and its surroundings. Velocities and depths in the existing subdivision development scenario fall within the lowest hazard category. Consequently, the post-development models indicate no elevation in risk rating for surrounding properties or infrastructure, nor will it provide an opportunity for development that could result in unacceptable flood risk.

3.3 Future New Habitable Buildings

In order to satisfy the performance standards, set by Building Regulations S.54, any new habitable building construction necessitates a habitable floor level exceeding 300 mm above the flood level of greater than 1% AEP (Annual Exceedance Probability) plus Climate Change (CC) considerations. This regulation applies to the new development at Spoonbill Loop Subdivision, Sorell, as detailed in Table 5. (The requirement for floor level elevation above 1% AEP + CC flood level + 300mm does not extend to non-habitable areas). Below is a summary of the lots affected by flooding extent, potentially falling within the future building footprint.

Table 5. Habitable Floor Construction Levels

Spoonbill Loop Subdivision	1% AEP +CC flood depth (m)	1% AEP + CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Lot 8	0.15	4.80	5.10
Lot 9	0.15	4.81	5.11
Lot 25	0.05	4.89	5.19
Lot 26	0.05	4.88	5.18
Lot 36	0.03	4.32	4.62
Lot 40	0.05	4.42	4.72
Lot 41	0.05	4.48	4.78
Lot 48	0.03	4.08	4.38
Lot 49	0.03	4.05	4.35
Lot 50	0.03	4.05	4.35
Lot 51	0.03	4.01	4.31
Lot 52	0.03	3.96	4.26
Lot 61	0.03	3.30	3.60
Lot 62	0.03	3.24	3.54
Lot 63	0.03	3.20	3.50

As indicated previously, the finished floor level must exceed by at least 300 mm to comply with Building Regulations S.54. If a new pad level is proposed for future dwellings, there should be a minimum vertical height disparity between the pad level plus flood depth and the FFL.

4. Flood Hazard

Under existing conditions the development, the potential locations of the future building in some of the lots are subject to be inundated from 0.03 m to 0.15 m flood depth and 0.13 m/s to 0.42 m/s velocities. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as a maximum H1 – *Generally safe for people, vehicles and buildings* as shown in Appendix A – Hazard maps.

The existing subdivision development scenario sees the most significant flood depths at the eastern boundary of Lot 8 and Lot 9, which has no effect on the hazard rating that remains within the lowest hazard band of H1 for the lot.

As this study does not extend to the public access roads we cannot comment on the accessibility to the site, only within the site. Therefore, this report would advise that residents and visitors remain inside in the event of a flood unless instructed by emergency services.

A summary of the hazard ratings is shown in Figure 5.

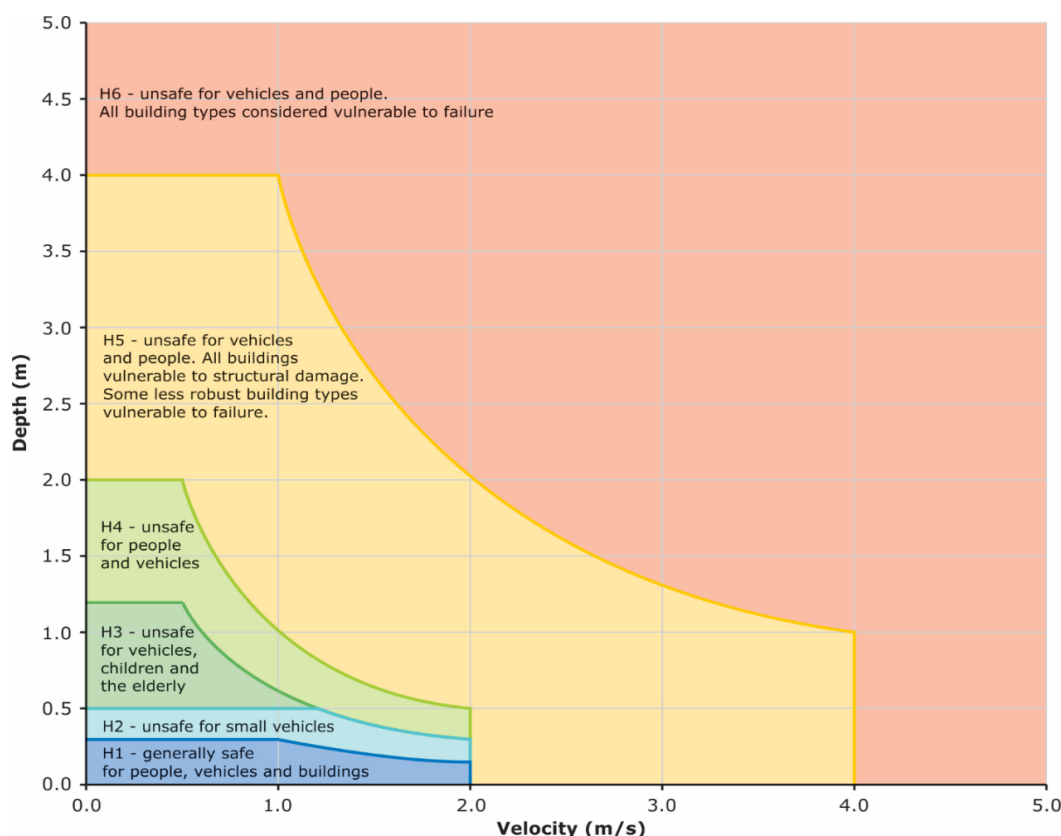


Figure 5. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at Spoonbill Loop Subdivision, Sorell is susceptible to a shallow, 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. It is recommended that all structures undertake a hydrostatic/hydrodynamic analysis to ensure suitability. If the recommendations in this report are implemented, the proposed structure, which is intended to be a habitable class 1a structure with a 50-year asset life (BCA2022), can achieve a tolerable risk of flooding over its asset life.

5. Conclusion

The Flood Hazard Report for Spoonbill Loop Subdivision, Sorell development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. The existing subdivision development peak flows for the 1% AEP at 2100 were undertaken to analyse the impact of flooding in the future individual lot development.
2. Building Regulations S.54 requires a habitable floor level of no less than the levels outlined in Table 5.
3. Flood depths range between 0.03 m to 0.15 m affecting the potential building envelopes of fifteen lots in the existing subdivision.
4. Velocity ranges between of 0.13 m/s to 0.42m/s in the riverine flood scenarios.
5. Hazard classification within the subdivision remains at the majority of H1, including on neighbouring properties.

6. Recommendations

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

1. Future dwelling affected by the flood extent, to have a minimum floor level as per Table 5 or higher.
2. A minimum of 2% grade to be maintained between all entrances from the dwelling to the natural ground level.
3. Building pads, if any, must be constructed to fall away at a minimum grade of 2% away from the habitable building and have adequate stormwater drainage within the pad extents.
4. Proposed structures, located in the inundation areas, are to be designed and constructed with flood tolerable materials that are deemed flood resistant and they can endure direct exposure to floodwaters.
5. Future proposed structures within the flood extent, not depicted in this report, must adhere to the recommendations outlined herein.

According to the local Council authority's regulations, the current development complies with the acceptable solutions and performance criteria outlined in the Tasmanian Planning Scheme 2021.

7. Limitations

Flüssig Engineers were engaged by **JAC Estates Pty Ltd**, for the purpose of a site-specific Flood Hazard Report for Spoonbill Loop Subdivision, Sorell. 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.

8. 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
- 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

EXISTING CONDITIONS 1% AEP + CC @2100



Legend

- Spoonbill Loop
- Spoonbill Area
- 1.00m Contours
- Boundary Lines
- Subdivision Layout

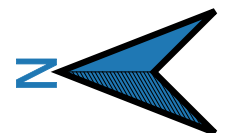
Existing Conditions 1% AEP + CC @2100

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



0 30 60 m
meters



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TASMANIA

EXISTING CONDITIONS 1% AEP + CC @2100



Legend

- Spoonbill Loop
- Spoonbill Area
- Boundary Lines
- Subdivision Layout

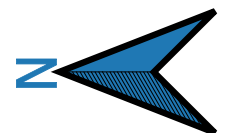
Existing Conditions 1% AEP + CC @2100

Velocity (m/s)

- ≤ 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00



0 30 60 m
meters



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EXISTING CONDITIONS 1% AEP + CC @2100



Legend

- Spoonbill Loop
- Spoonbill Area
- Boundary Lines
- Subdivision Layout

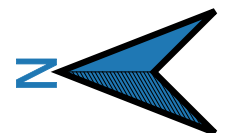
Existing Conditions 1% AEP + CC @2100

Hazard

- H1
- H2
- H3
- H4
- H5
- H6



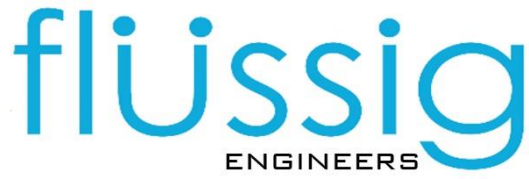
0 30 60 m
meters



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Contact Project Manager: Max Moller



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E: max@flussig.com.au
W: www.flussig.com.au
A: Level 4, 116 Bathurst Street
Hobart TAS 7000



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Sorell Council

Owner /Agent

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Max W. Moller

Address: 116 Bathurst Street

Phone No: 0431 080 279

HOBART

7000

Fax No:

Licence No: 650370893

Email address: max@flussig.com.au

Qualifications and
Insurance details:

Civil -
Refer Attached

Speciality area of
expertise:

Hydraulic/ Civil Engineering

Details of work:

Address: Spoonbill Loop,

Lot No:

Sorell

Certificate of title No:

The assessable
item related to
this certificate:

Flood Inundation Report

Certificate details:

Certificate type: Assessment Work

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

Spoonbill Loop Subdivision, Sorell, Flood Hazard Report by Flussig Engineers 09 May 2024 - FE 24028 REV02

Relevant
calculations:

Refer to Flussig Engineers Report

References:

AS3500 (Parts 0-5)-2015 Plumbing & Drainage set.

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

Flood Inundation Study

Scope and/or Limitations

The hydraulic design of the above elements is based on report provided by Flussig Engineers.

Flussig Engineers recommends that inspections are carried out by the local authority to ensure reconstruction has been carried out in accordance with the flood report recommendations.

We must be advised of any proposed alterations to the certified drawings or design discrepancies due to variations of levels or site conditions to those contained in the referenced documents.

We have not been engaged to undertake inspections of the above certified elements.

I certify the matters described in this certificate.

Qualified person:

Max ~~W~~ Möller

Certificate No: FE-24028-55 FR

Date: 08/11/2024

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	CALCULATIONS
9	DETAILS (FACE BRICKWORK)
10	DETAILS (CLADDING)
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BATHROOM DETAILS
15	WC DETAILS
16	LAUNDRY DETAILS
17	3D VIEWS
18	GENERAL NOTES
19	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	13.45
GARAGE	24.11
LIVING	113.64
PORCH	1.53
	152.73 m²

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

AS & NCC COMPLIANCE

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

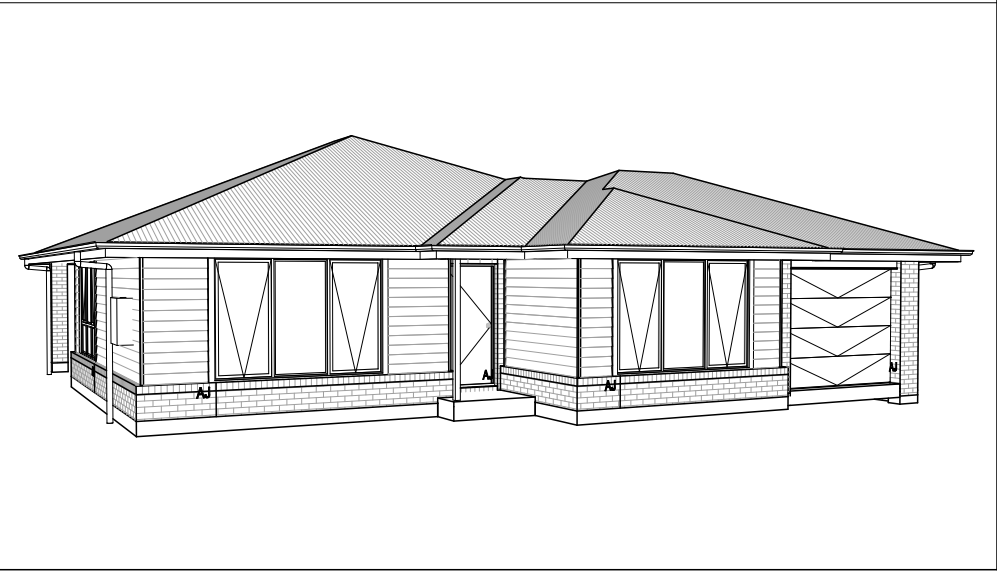
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	YES
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T3
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	6.00km
ZONING	GENERAL RESIDENTIAL
PRIORITY VEGETATION	YES
AIRPORT OBSTACLE LIMITATION	YES

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,100mm
GARAGE TO BOUNDARY	MIN. 5,500mm	5,500mm
SIDE A	MIN. 1,500mm	1,600mm
SIDE B	MIN. 1,500mm	900mm
REAR	MIN. 1,500mm	9,100mm
BULK & SCALE		
SITE AREA	454m²	
SITE COVERAGE	MAX. 50%	33.64%
BUILDING HEIGHT	MAX. 8,500mm	5,260mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	313mm
FILL DEPTH	MAX. 1,000mm	100mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m²	24m²

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S) 2445mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

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

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

SIGNATURE:

DATE:

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

PRELIMINARY PLAN SET

3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.10.22	TRV	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

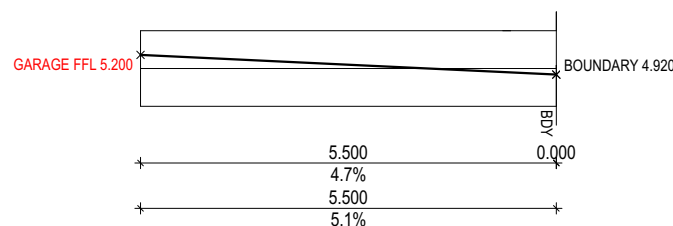
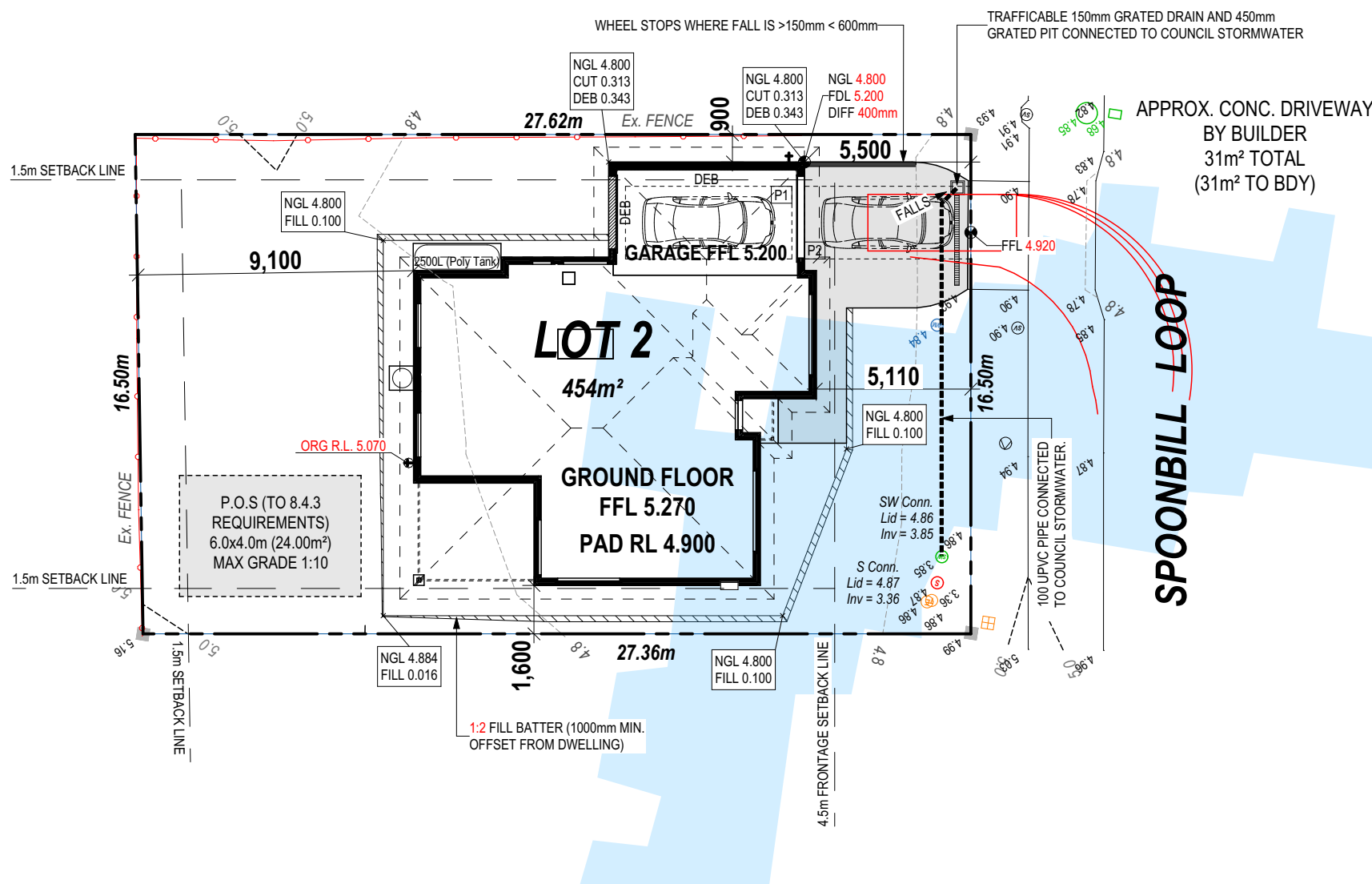
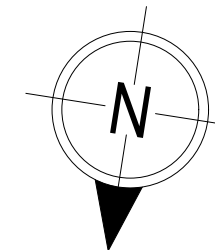
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SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CT1	MLG 19/08/2025	AMBER LOUISE GADD & ADRIAN JOHN BUTTERWORT	ASCOT 12	H-WDCASC10SA	
	2 DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS: 3 SPOONBILL LOOP, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 22/10/2025	LOT / SECTION / CT: 2 / - / 186811	SHEET TITLE: COVER SHEET	SCALES:	
	4		COUNCIL: SORELL		SHEET No.: 1 / 19	714407

APPROX. CUT/FILL		
CUT	0.00m³	0.00t
FILL	19.36m³	43.56t
DIFFERENCE	19.36m³	43.56t
44 TONNES OF IMPORT FILL		

LOT SIZE:	454m ²
HOUSE (COVERED AREA):	152.73m ²
SITE COVERAGE:	33.64%



Sorell Council

Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1
Date Received: 10/11/2025

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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



SPECIFICATION:
DISCOVERY

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	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	MLG	19/08/2021
2	DRAFT SALES PLAN - CT1 AMENDMENTS	MFC	24/09/2021
3	PRELIM PLANS - INITIAL ISSUE	TRV	22/10/2021
4			

CLIENT: AMBER LOUISE GADD & ADRIAN JOHN BUTTERWORTH

ADDRESS:
3 SPOONBILL LOOP. SORELL TAS 7172

LOT / SECTION / CT:	COUNCIL:
2 / - / 186811	SORELL

HOUSE DESIGN:
ASCOT 12

FACADE DESIGN
CLASSIC

SHEET TITLE:
SITE PLAN

HOUSE CODE:
H-WDCASC10SA

FACADE CODE:
F-WDCASC10CLASA

o.:	SCALES:
	1:200

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714407

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File Location: P:\8. Drafting\Job Files\714400\714407 - Gadd & Butterworth (AC24)\Plans\714407 Gadd & Butterworth - AC24 - Prelim - 2025.10.22.pln

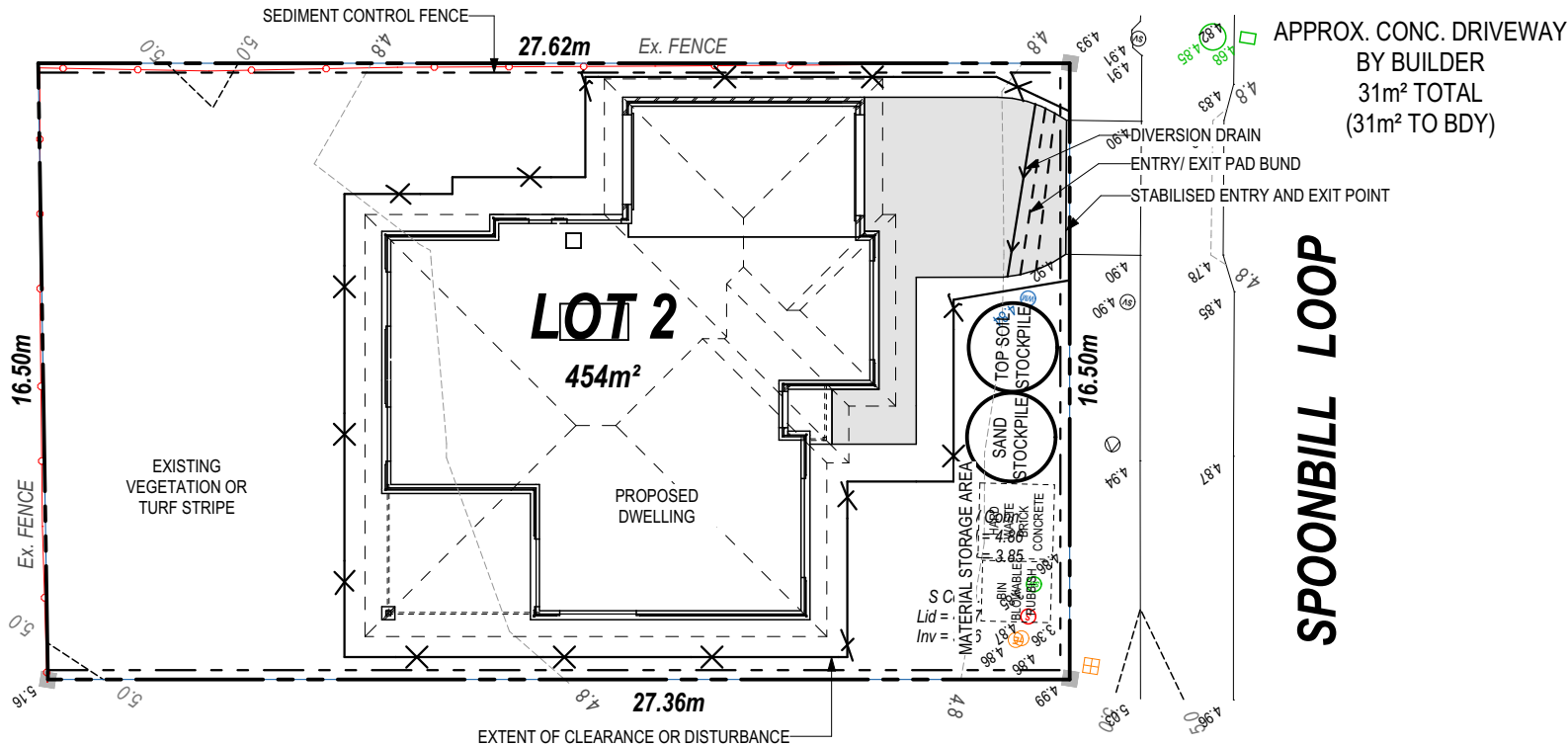
Last Published: Wednesday, 22 October 2025 1:55 PM

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

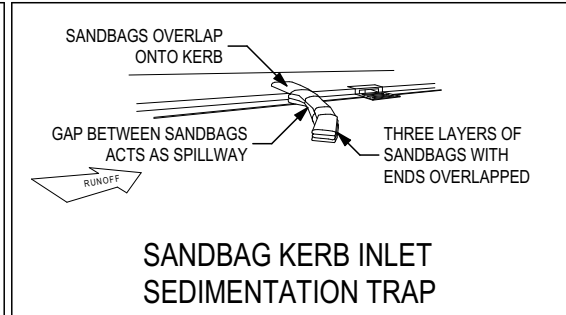
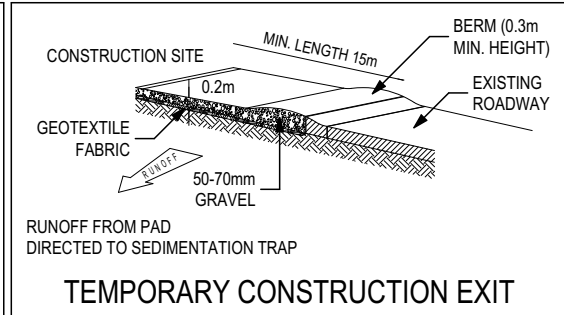
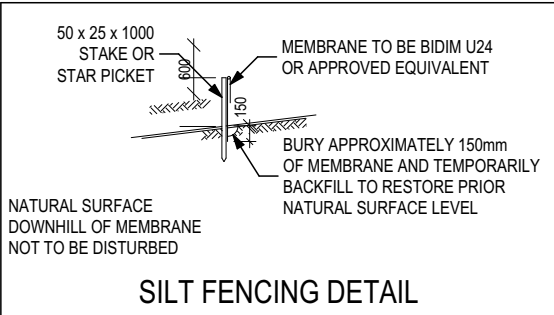
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



Sorell Council

Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1

Date Received: 10/11/2025

SUBJECT TO NCC 2022 (1 MAY 2023)

WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	DISCOVERY		1	DRAFT SALES PLAN - CT1	MLG	19/08/2025	AMBER LOUISE GADD & ADRIAN JOHN BUTTERWORT		ASCOT 12		H-WDCASC10SA			
	COPYRIGHT:		2	DRAFT SALES PLAN - CT1 AMENDMENTS	MFC	24/09/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	© 2025		3	PRELIM PLANS - INITIAL ISSUE	TRV	22/10/2025	3 SPOONBILL LOOP, SORELL TAS 7172		CLASSIC		F-WDCASC10CLASA			
			4				LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:			
							2 / - / 186811		SOIL & WATER MANAGEMENT PLAN		3 / 19		1:200	714407
							COUNCIL:							
							SORELL							

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

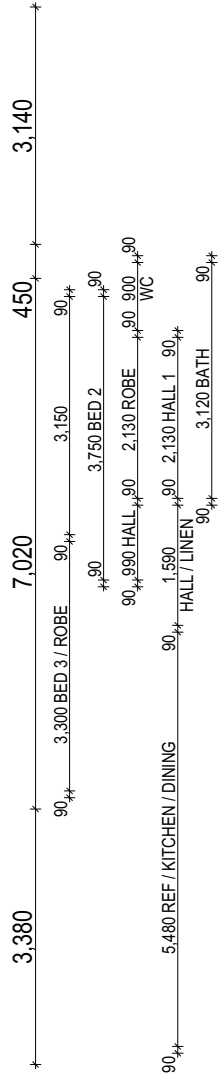


LEGEND

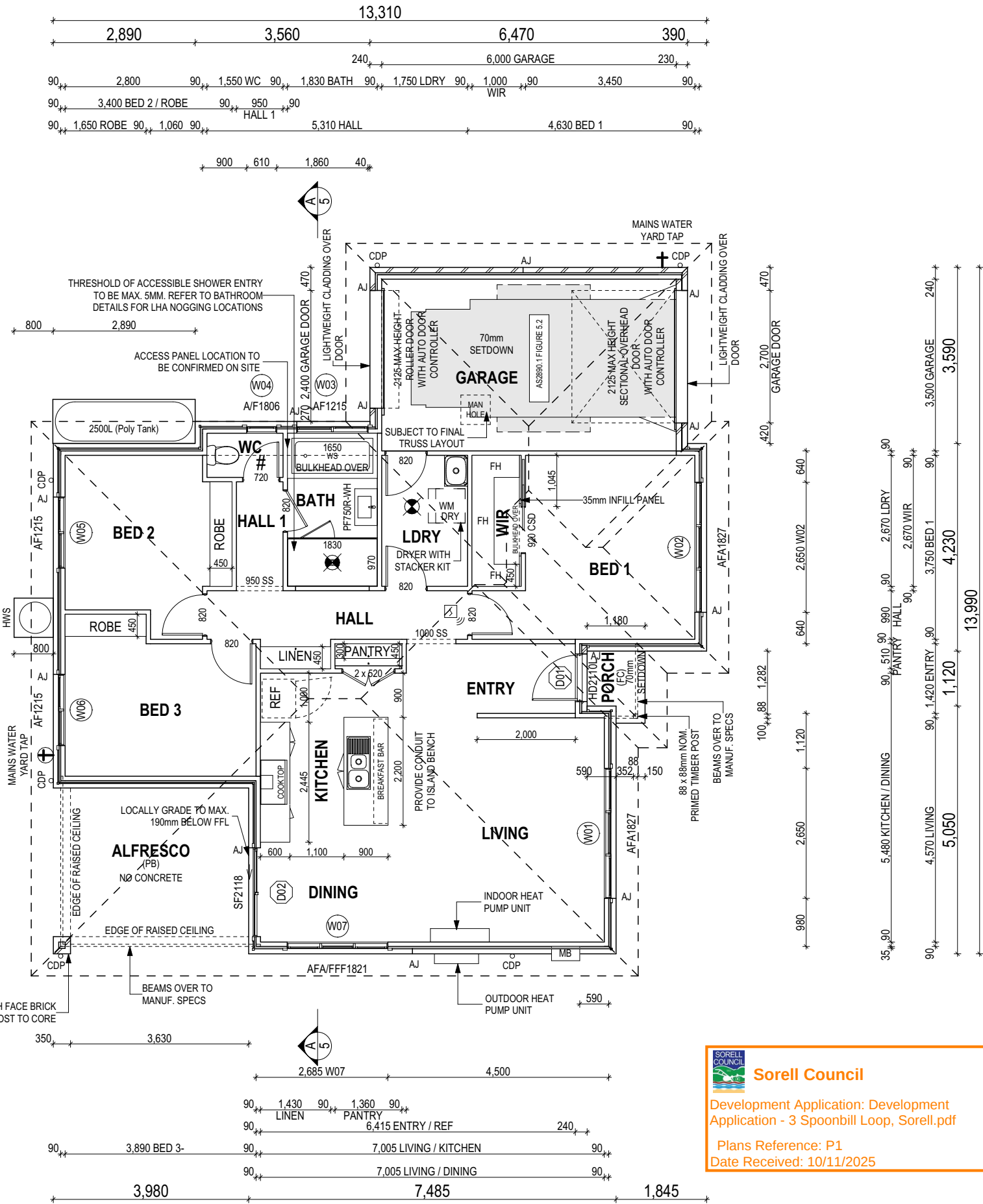
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT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

MAIN DWELLING, GROUND FLOOR

ALFRESCO	13.45
GARAGE	24.11
LIVING	113.64
PORCH	1.53
	152.73 m²



350 x 350mm BRICK PIER WITH FACE BRICK FINISH AND TIMBER POST TO CORE



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

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



Sorell Council

Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1
Date Received: 10/11/2025

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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REVISION

1	DRAFT SALES PLAN - CT1
2	DRAFT SALES PLAN - CT1 AMENDMENTS
3	PRELIM PLANS - INITIAL ISSUE
4	

DRAWN

MLG	19/08/2025
MFC	24/09/2025
TRV	22/10/2025

CLIENT:

AMBER LOUISE GADD & ADRIAN JOHN BUTTERWORT

ADDRESS:

3 SPOONBILL LOOP, SORELL TAS 7172

LOT / SECTION / CT:

2 / - / 186811

COUNCIL:

SORELL

HOUSE DESIGN:

ASCOT 12

FACADE DESIGN:

CLASSIC

SHEET TITLE:

GROUND FLOOR PLAN

SHEET No.:

4 / 19

HOUSE CODE:

H-WDCASC10SA

FACADE CODE:

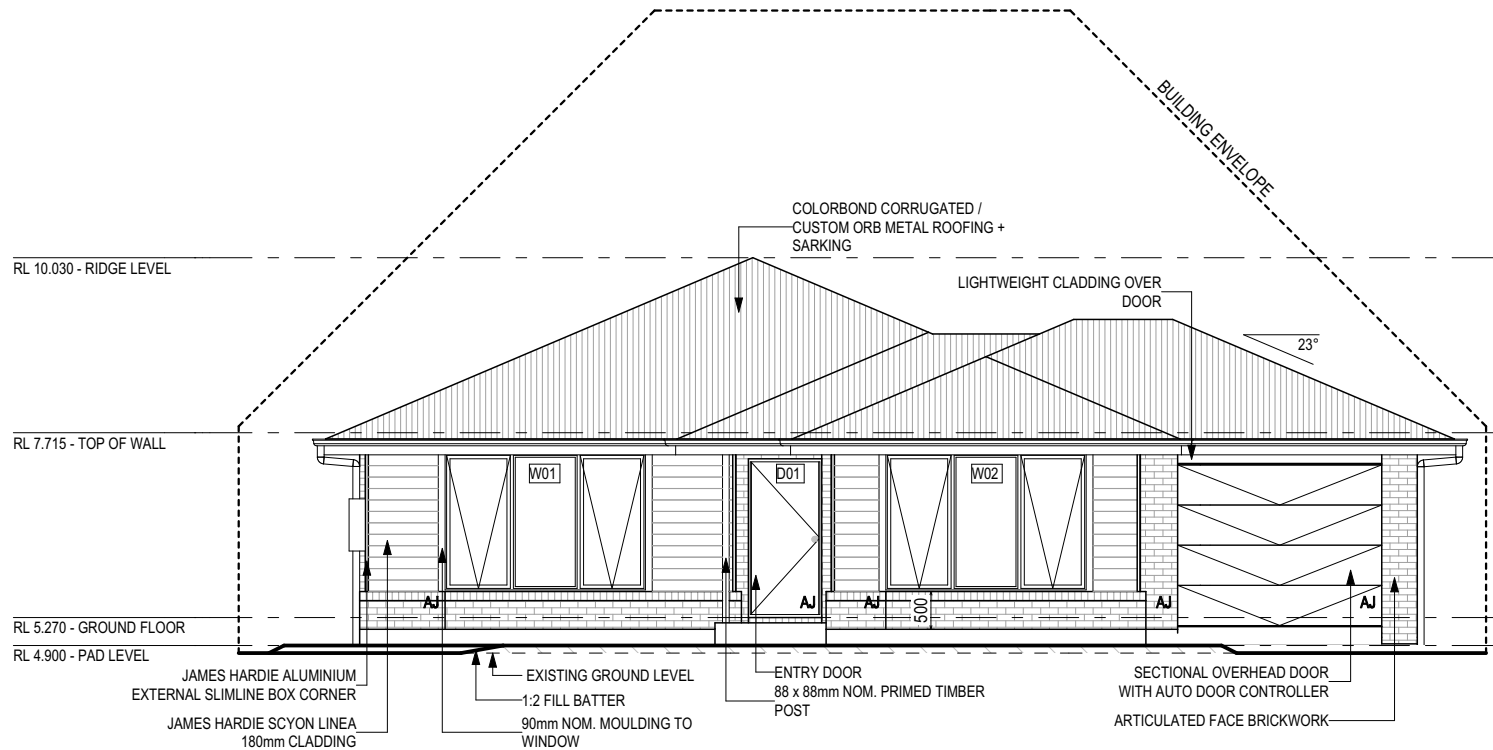
F-WDCASC10CLASA

SCALES:

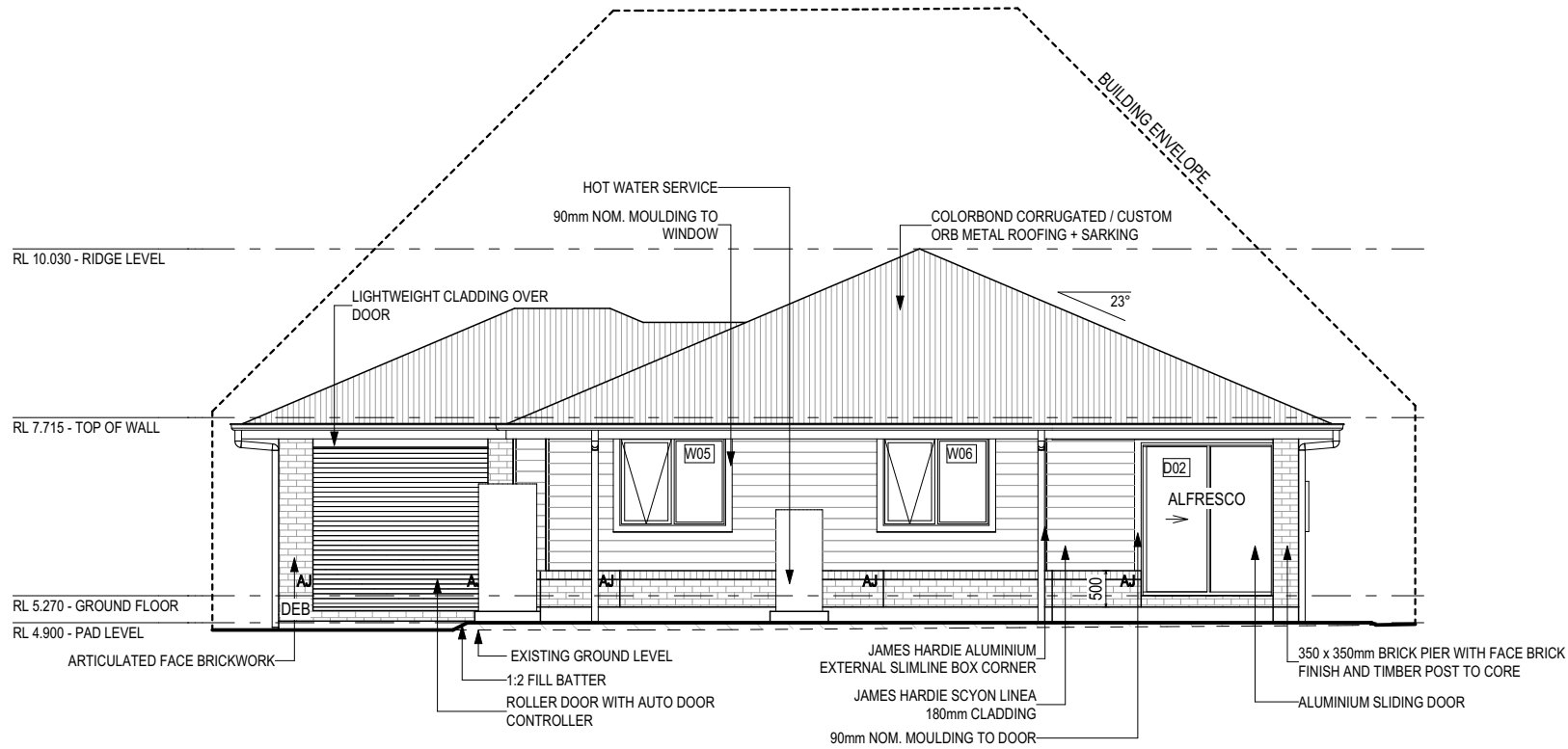
1:100

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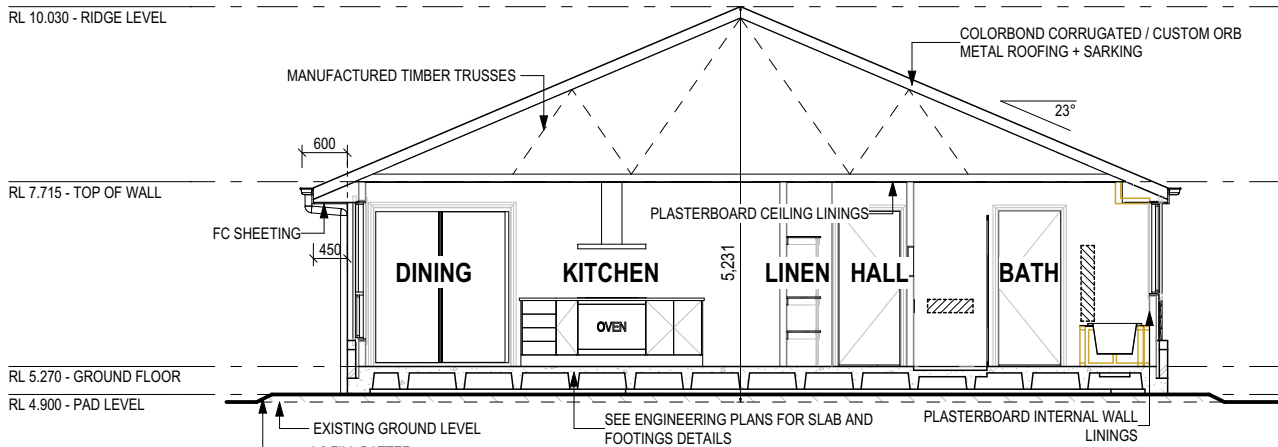
714407



WEST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

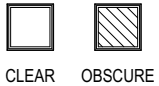


SECTION A-A
SCALE: 1:100

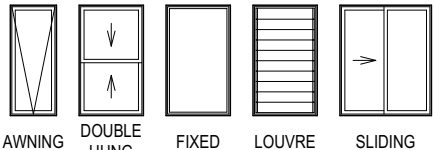
Sorell Council
Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf
Plans Reference: P1
Date Received: 10/11/2025

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

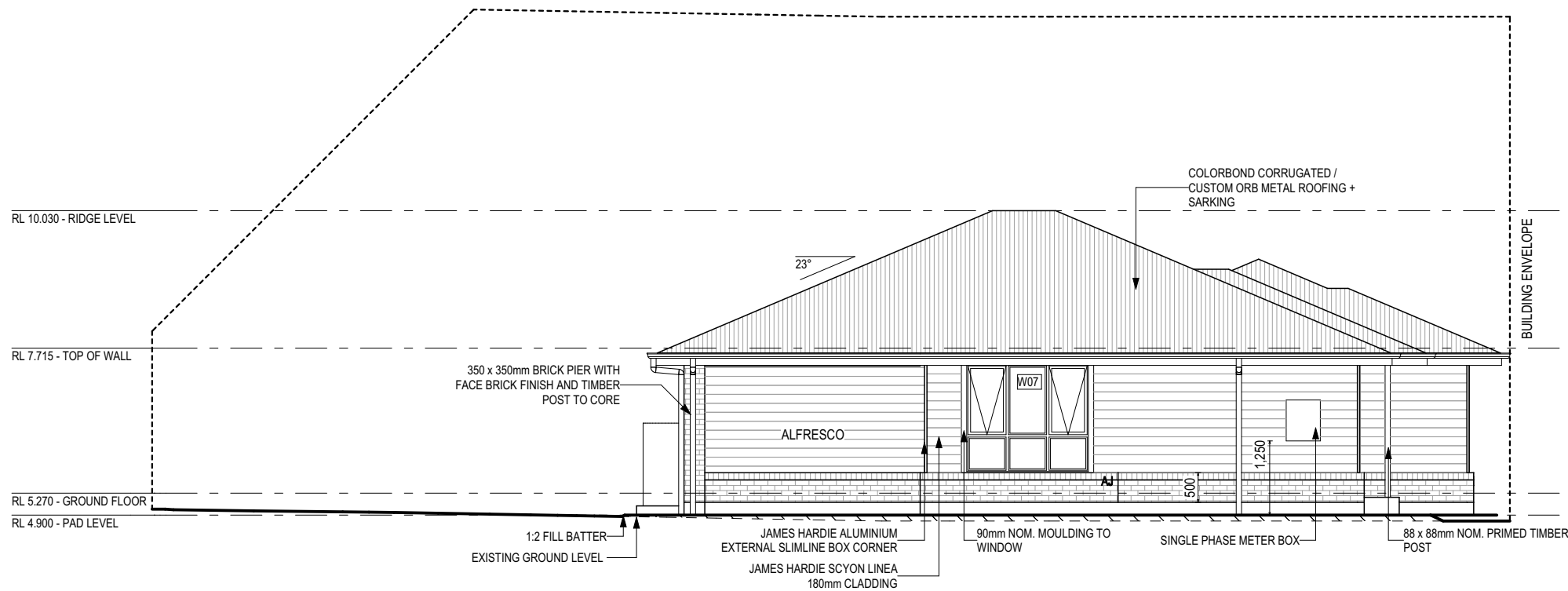
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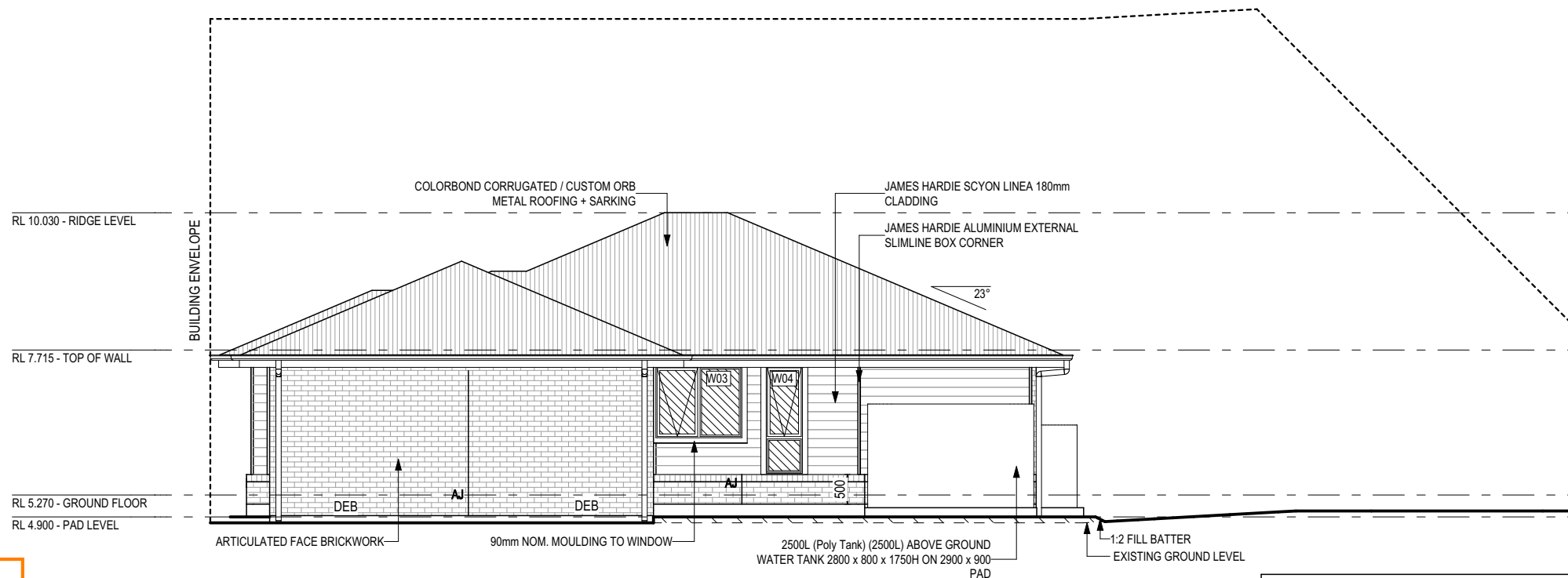
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	2 DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS: 3 SPOONBILL LOOP, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 22/10/2025	LOT / SECTION / CT: 2 / - / 186811	SHEET TITLE: ELEVATIONS / SECTION	SHEET No.: 5 / 19	
	4		COUNCIL: SORELL	SCALES: 1:100		714407

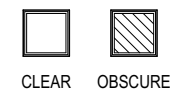


NORTH ELEVATION
SCALE: 1:100

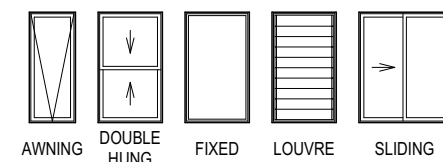


SOUTH ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____

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AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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

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	2 DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 22/10/2025	3 SPOONBILL LOOP, SORELL TAS 7172	CLASSIC	F-WDCASC10CLASA	
	4		LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			2 / - / 186811	ELEVATIONS	6 / 19	714407
			COUNCIL:		SCALES:	
			SORELL		1:100	

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

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AFA1827	AWNING	LIVING	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	NONE	W	3.93	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W02	AFA1827	AWNING	BED 1	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	NONE	W	3.93	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W03	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	S	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W04	A/F1806	AWNING	WC	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	S	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W05	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W06	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W07	AFA/FFF1821	AWNING	DINING	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	NONE	N	2.85	CLEAR, DOUBLE GLAZED	BP 600, MP 683-683/683-683, GLAZING BARS
							46,220 mm	19.55					15.65		
DOOR															
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	W	1.41	N/A	
GROUND FLOOR	D02	SF2118	SLIDING	DINING	2,100	1,810	7,820	3.80	ALUMINIUM	N/A	SNAP HEADER	E	3.31	CLEAR, DOUBLE GLAZED, TOUGHENED	
							13,960 mm	5.84					4.72		
							60,180 mm	25.39					20.37		



Sorell Council

Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1
Date Received: 10/11/2025

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5

Window Type	WERS Code	U Value	SHGC
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 19

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 29

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	0.53

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

PICTURE, TV RECESS AND SS WINDOW OPENINGS

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

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	920 CSD	CAVITY SLIDING	2,040	920	N/A	
GROUND FLOOR	1	950 SS	SQUARE SET OPENING	2,155	950	N/A	

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

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

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	2 DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS: 3 SPOONBILL LOOP, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 22/10/2025	LOT / SECTION / CT: 2 / - / 186811	SHEET TITLE: WINDOW & DOOR SCHEDULES	SCALES:	
	4		COUNCIL: SORELL	SHEET No.: 7 / 19		714407

NATURAL LIGHT AND VENTILATION						
ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	34.84 m²	W01, W07, D02	3.48 m²	9.55 m²	1.74 m²	6.22 m²
BED 1	14.02 m²	W02	1.40 m²	3.39 m²	0.70 m²	2.96 m²
BED 2	10.54 m²	W05	1.05 m²	1.38 m²	0.53 m²	0.79 m²
BED 3	11.34 m²	W06	1.13 m²	1.38 m²	0.57 m²	0.79 m²
PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)						
PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).						

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

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Sorell Council
Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf
Plans Reference: P1
Date Received: 10/11/2025

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____

DATE: _____

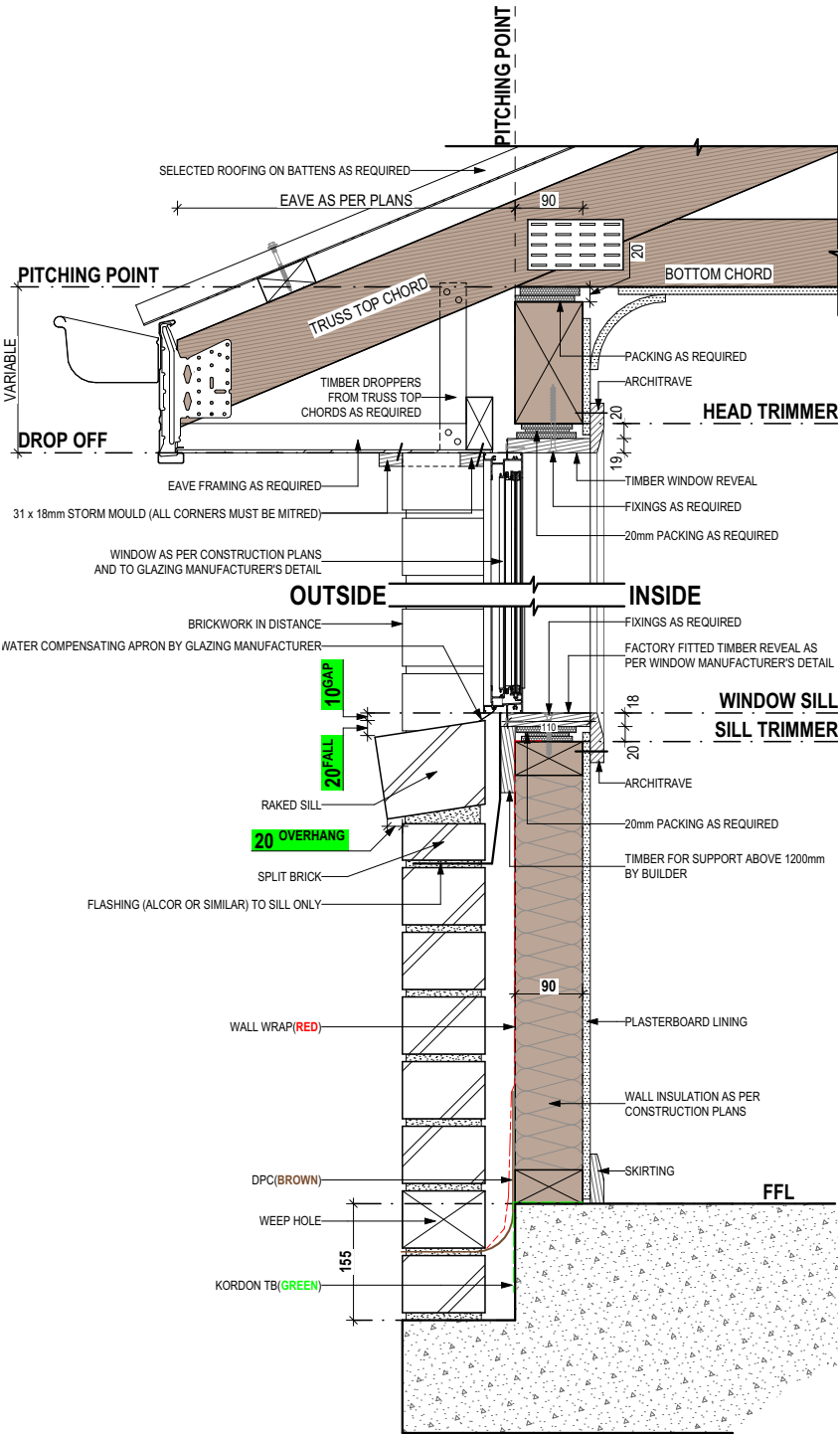
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DATE: _____

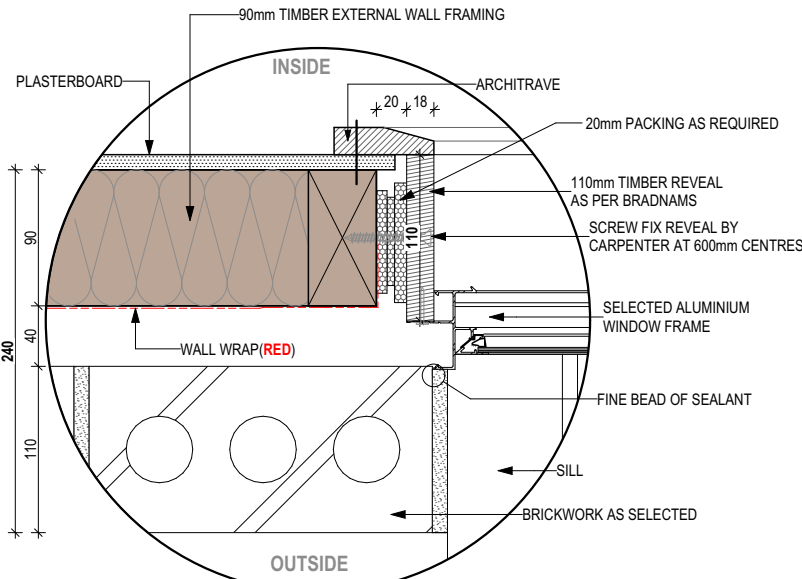
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SPECIFICATION: DISCOVERY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: AMBER LOUISE GADD & ADRIAN JOHN BUTTERWORT ADDRESS: 3 SPOONBILL LOOP, SORELL TAS 7172 LOT / SECTION / CT: 2 / - / 186811	COUNCIL: SORELL	HOUSE DESIGN: ASCOT 12 FACADE DESIGN: CLASSIC SHEET TITLE: CALCULATIONS		HOUSE CODE: H-WDCASC10SA FACADE CODE: F-WDCASC10CLASA SCALES:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714407
	1	DRAFT SALES PLAN - CT1	MLG	19/08/2025						
	2	DRAFT SALES PLAN - CT1 AMENDMENTS	MFC	24/09/2025						
	3	PRELIM PLANS - INITIAL ISSUE	TRV	22/10/2025						
	4									



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5



Sorell Council

Development Application: Development
Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1
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(1 MAY 2023)
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REFER TO SHEET 1 (COVER SHEET) FOR
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SPECIFICATION:
DISCOVERY

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REVISION

DRAWN

CLIENT:

ADDRESS:

LOT / SECTION / CT:

COUNCIL:

HOUSE DESIGN:

FACADE DESIGN:

SHEET TITLE:

HOUSE CODE:

FACADE CODE:

SHEET No.:

SCALES:

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AND VERIFY DIMENSIONS AND
LEVELS PRIOR TO THE
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714407

AMBER LOUISE GADD & ADRIAN JOHN BUTTERWORT

3 SPOONBILL LOOP, SORELL TAS 7172

2 / - / 186811

SORELL

ASCOT 12

CLASSIC

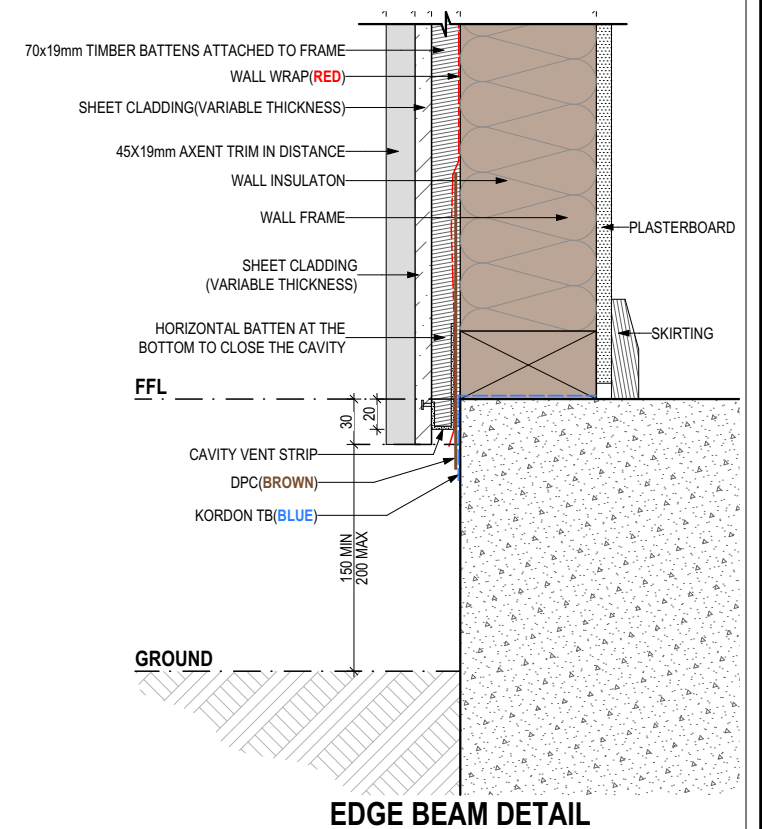
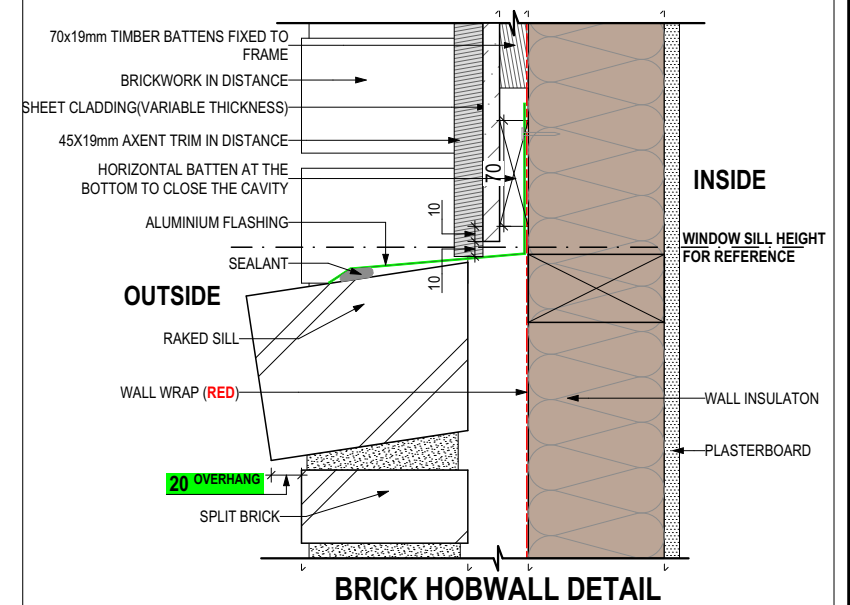
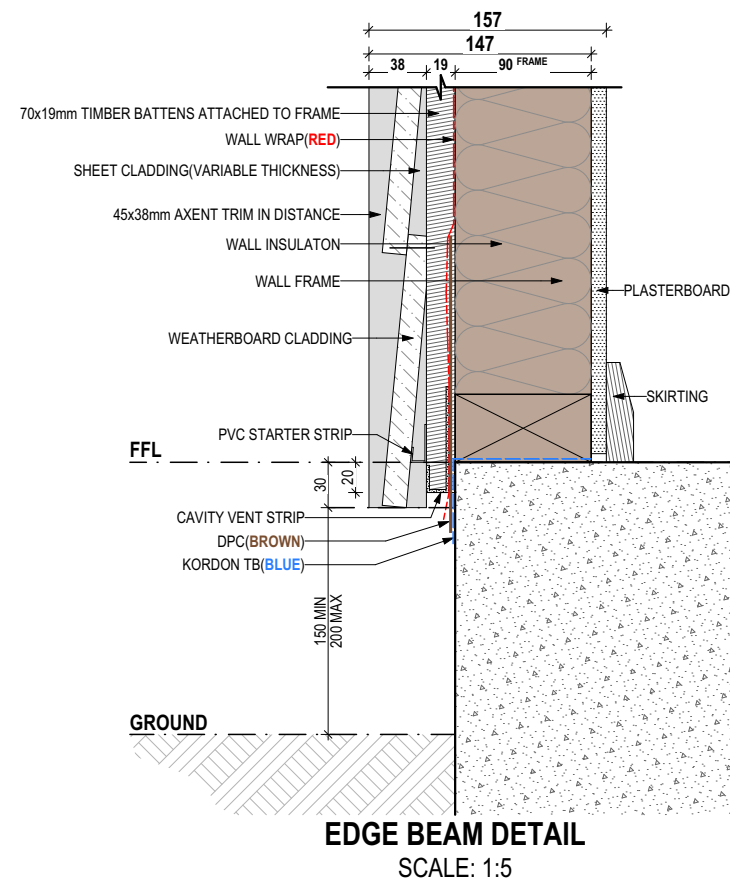
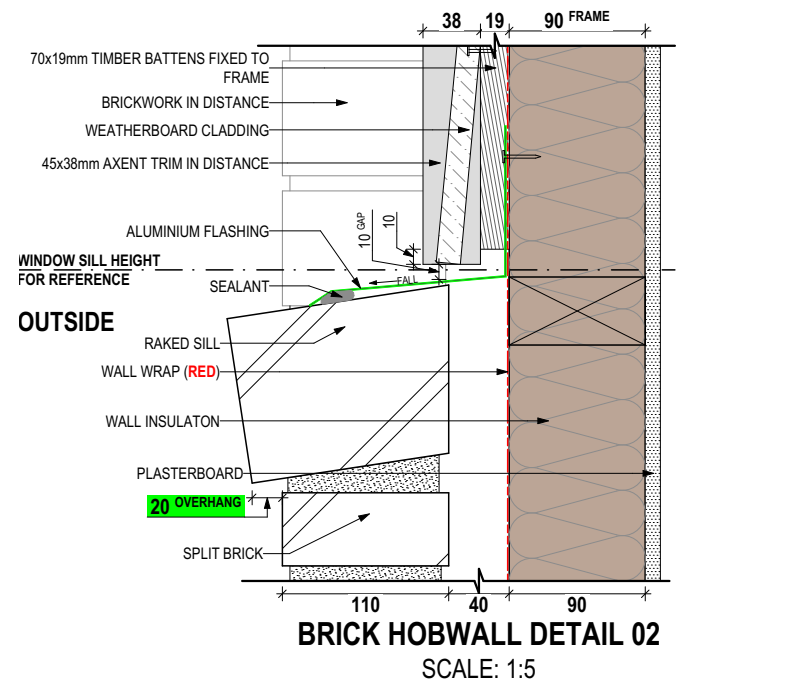
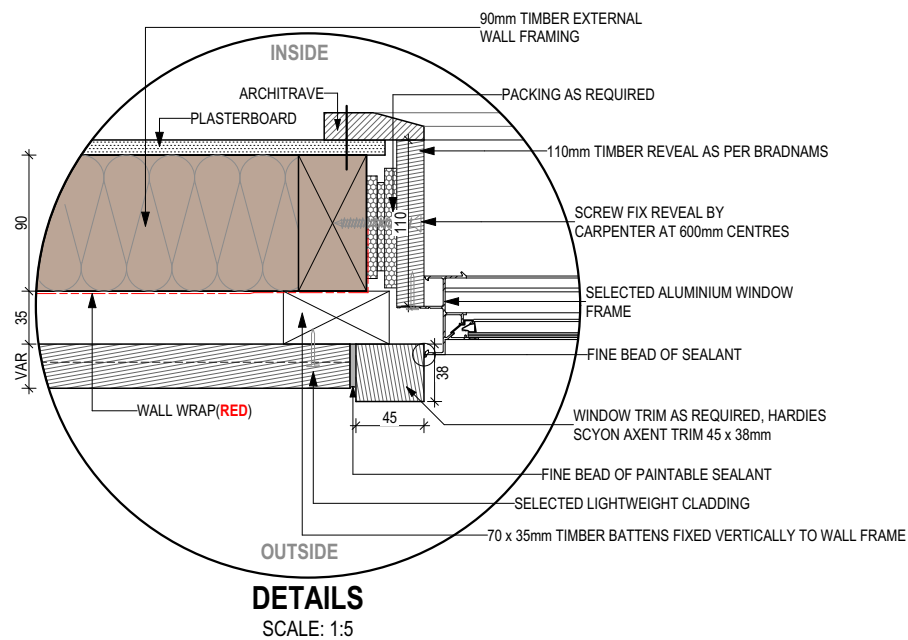
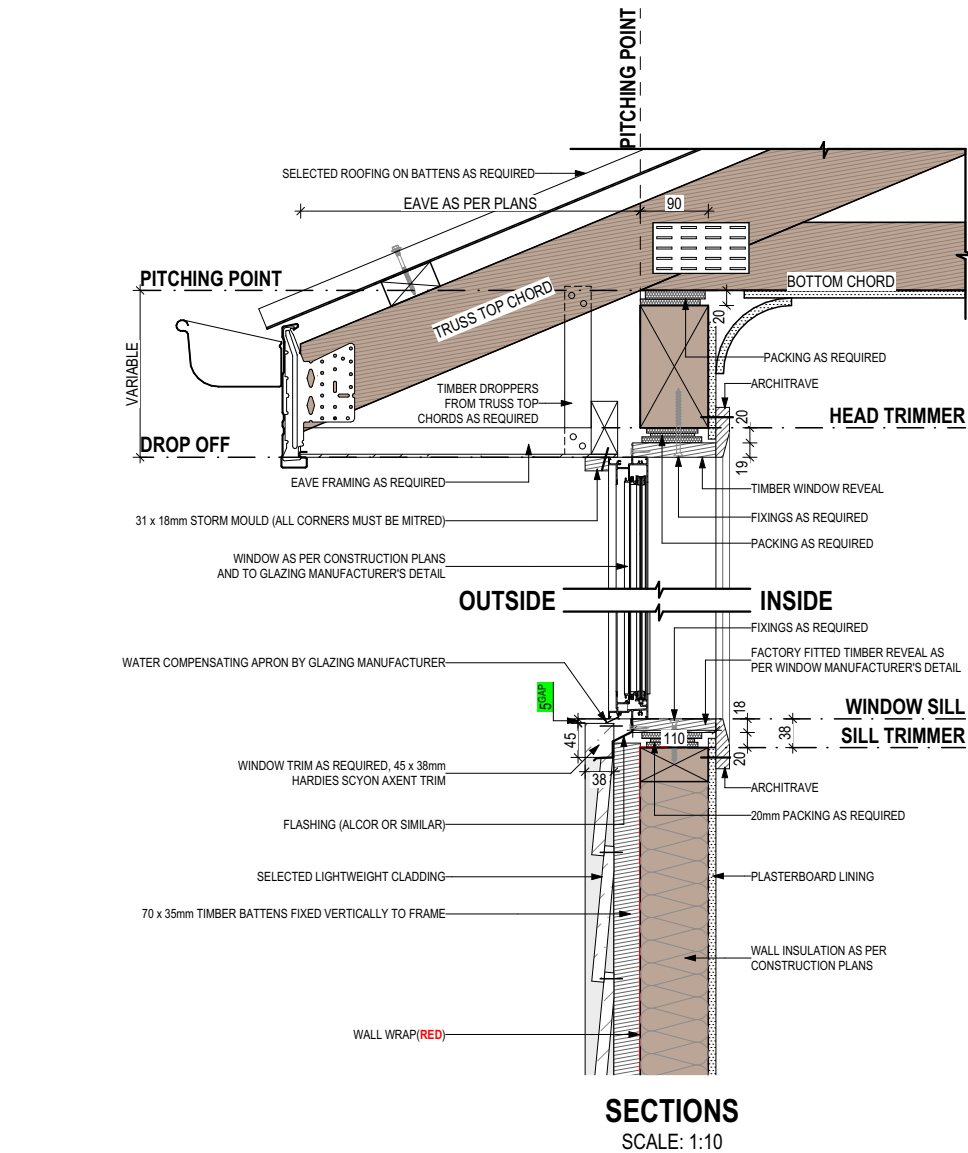
DETAILS (FACE BRICKWORK)

H-WDCASC10SA

F-WDCASC10CLASA

9 / 19

REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



THIS PLAN ACCEPTED BY:

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

SIGNATURE:

DATE: _____

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DISCOVERY	1	DRAFT SALES PLAN - CT1	MLG 19/08/2025	AMBER LOUISE GADD & ADRIAN JOHN BUTTERWORT	ASCOT 12	H-WDCASC10SA	
COPYRIGHT:	2	DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	3	PRELIM PLANS - INITIAL ISSUE	TRV 22/10/2025	3 SPOONBILL LOOP, SORELL TAS 7172	CLASSIC	F-WDCASC10CLASA	
	4			LOT / SECTION / CT: 2 / - / 186811	COUNCIL: SORELL	SHEET No.: 10 / 19	
					DETAILS (CLADDING)		714407

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

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

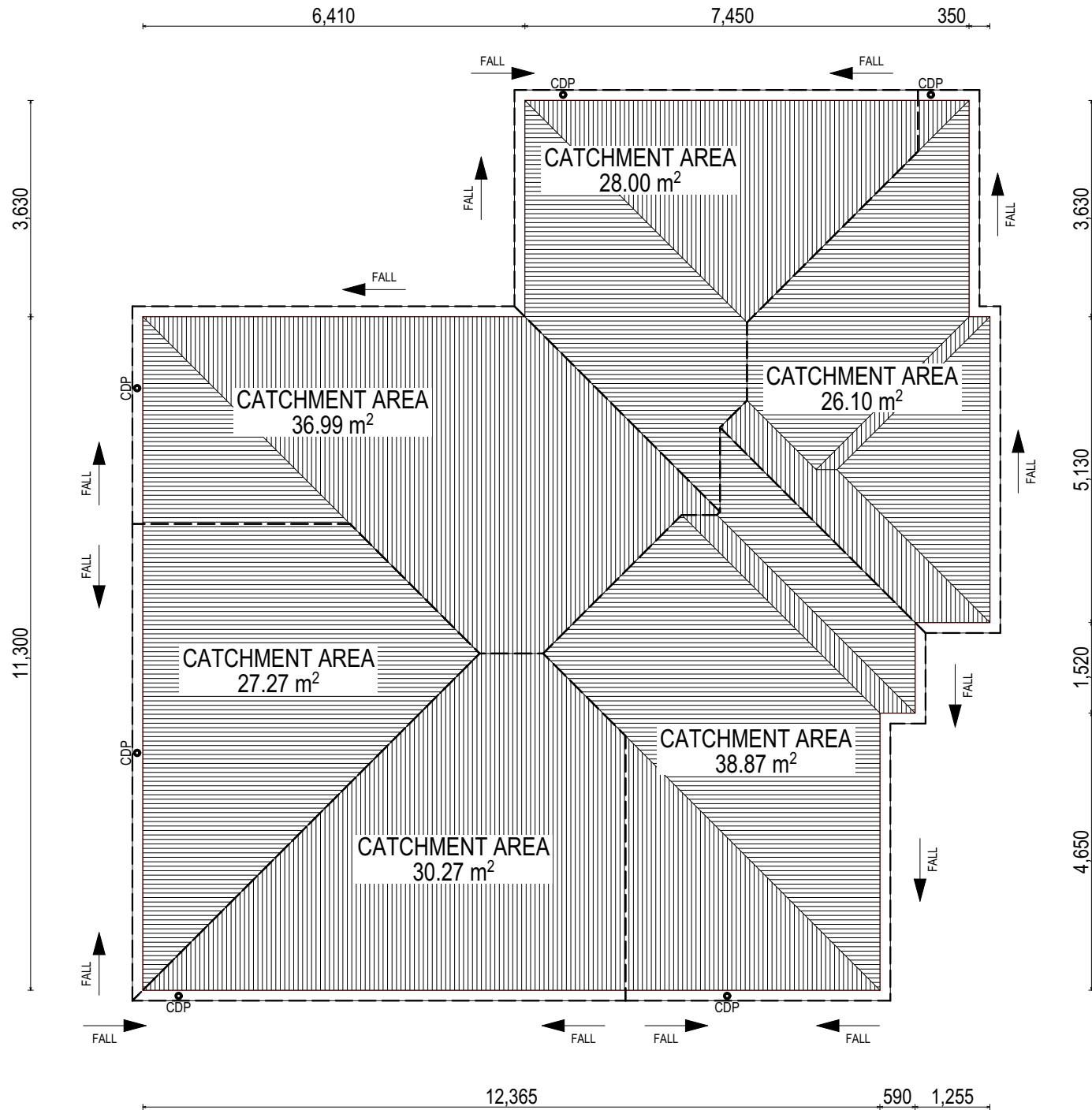
AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	177.13	Flat Roof Area (excluding gutter and slope factor) (m ²)
	192.43	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	187.50	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	226.88	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	3.54	Ac / Acdp
Downpipes Provided	6	

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COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CT1	MLG 19/08/2025	AMBER LOUISE GADD & ADRIAN JOHN BUTTERWORT	ASCOT 12	H-WDCASC10SA	
	2 DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS: 3 SPOONBILL LOOP, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 22/10/2025	LOT / SECTION / CT: 2 / - / 186811	SHEET TITLE: ROOF DRAINAGE PLAN	SCALES: 1:100	
	4		COUNCIL: SORELL	SHEET No.: 11 / 19		714407



Sorell Council
Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf
Plans Reference: P1
Date Received: 10/11/2025

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

COVERINGS LEGEND

NO COVERING

COVER GRADE CONCRETE

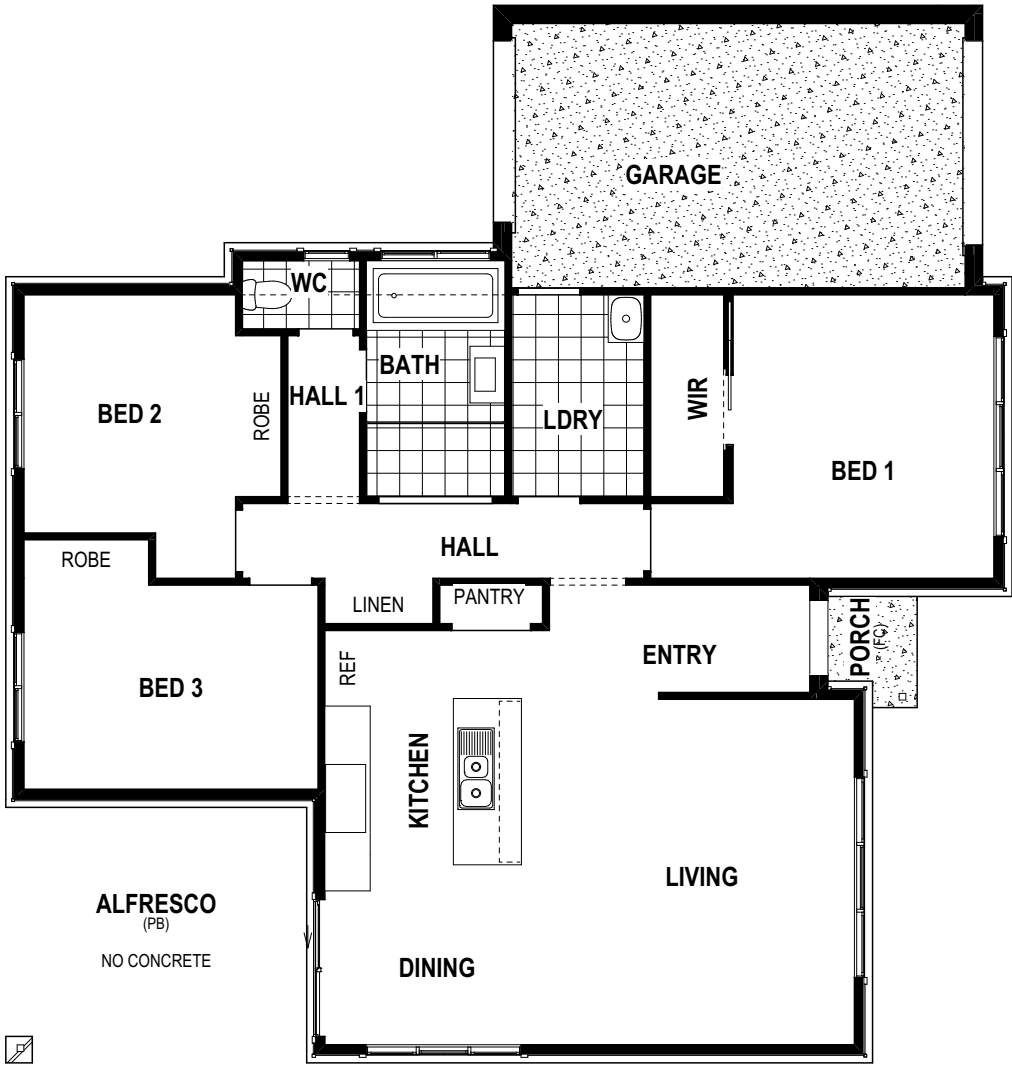
CARPET

LAMINATE

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

DECKING





Sorell Council

Development Application: Development Application - 3 Spoonbill Loop, Sorell.pdf

Plans Reference: P1

Date Received: 10/11/2025

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

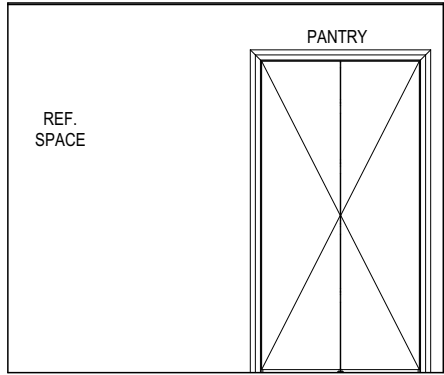
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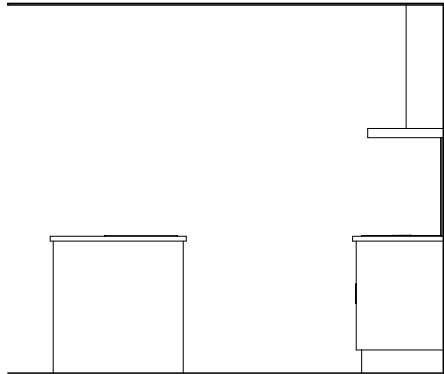
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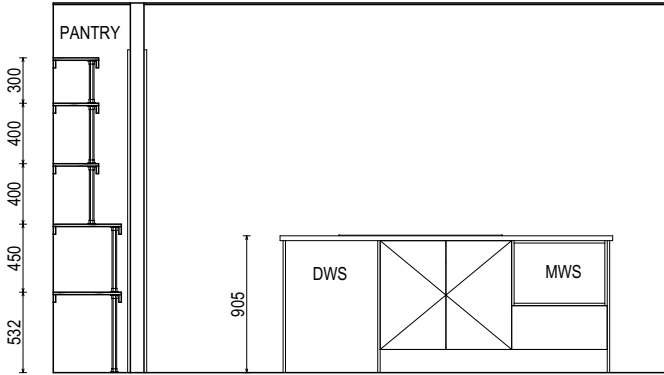
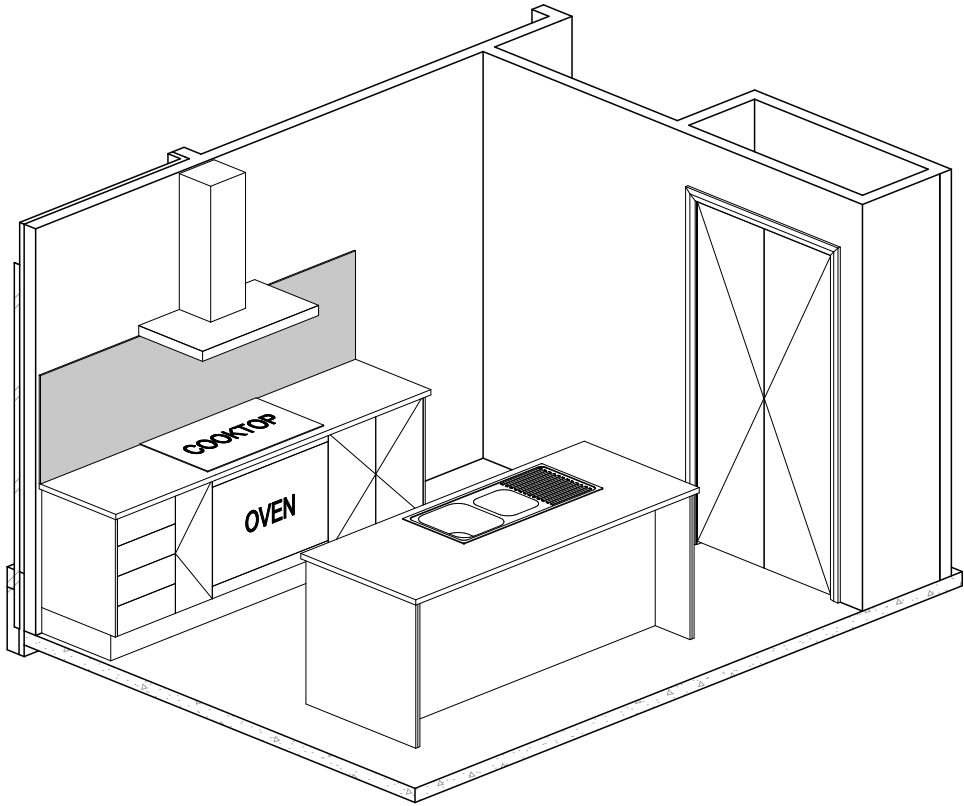
SPECIFICATION: DISCOVERY		REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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	2	DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS: 3 SPOONBILL LOOP, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA	
	3	PRELIM PLANS - INITIAL ISSUE	TRV 22/10/2025	LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
	4			2 / - / 186811	FLOOR COVERINGS	1:100	
				COUNCIL: SORELL			714407



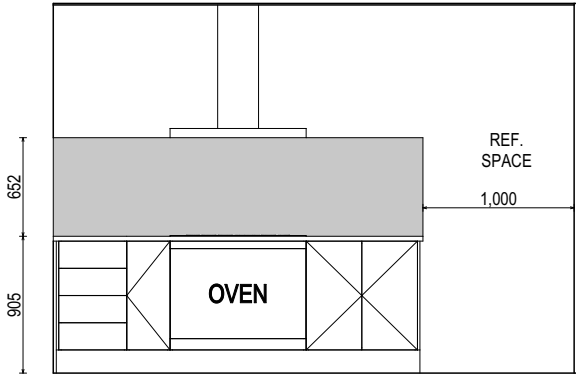
ELEVATION A
SCALE: 1:50



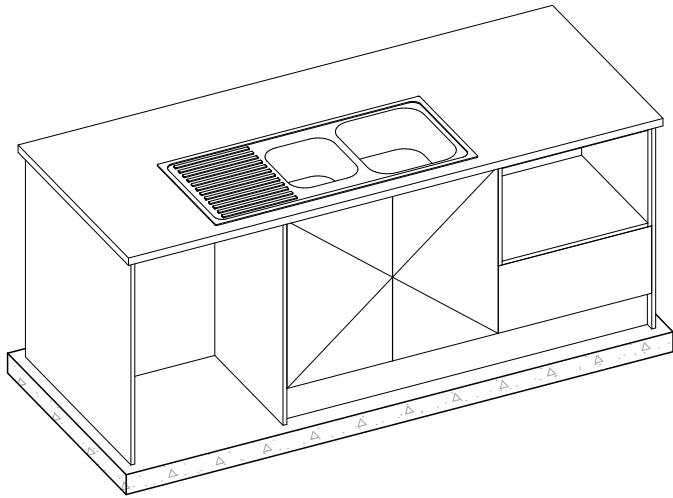
ELEVATION C
SCALE: 1:50



ELEVATION B
SCALE: 1:50



ELEVATION D
SCALE: 1:50



Sorell Council

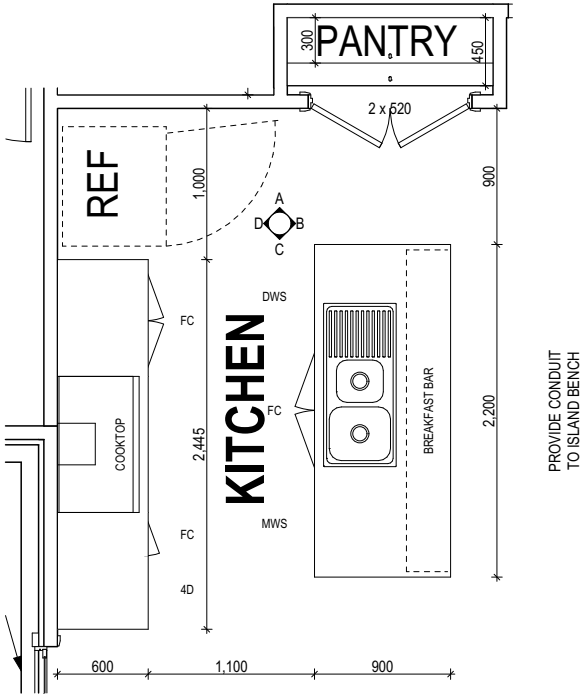
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KITCHEN PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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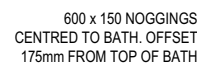
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	COPYRIGHT:	2	DRAFT SALES PLAN - CT1 AMENDMENTS		MFC	24/09/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
	© 2025	3	PRELIM PLANS - INITIAL ISSUE		TRV	22/10/2025	3 SPOONBILL LOOP, SORELL TAS 7172		CLASSIC		F-WDCASC10CLASA				
		4					LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:			
							2 / - / 186811		SORELL		KITCHEN DETAILS		13 / 19	1:50	714407

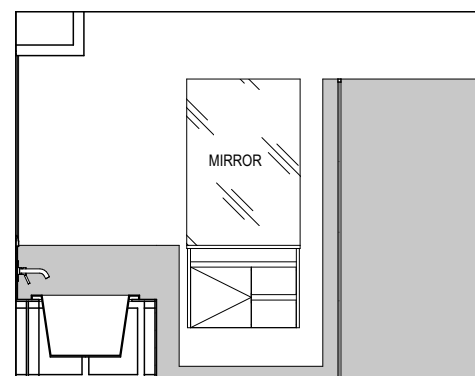
714407

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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



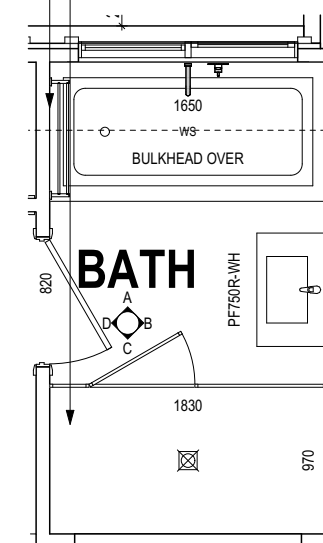
ELEVATION A
SCALE: 1:50



ELEVATION B
SCALE: 1:50

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

ACCESS PANEL LOCATION TO
BE CONFIRMED ON SITE



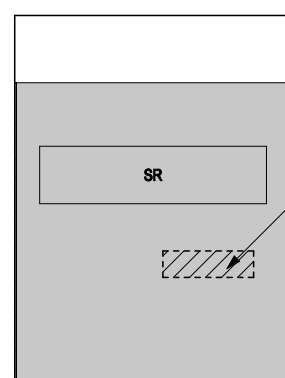
BATHROOM PLAN
SCALE: 1:50

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

SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING

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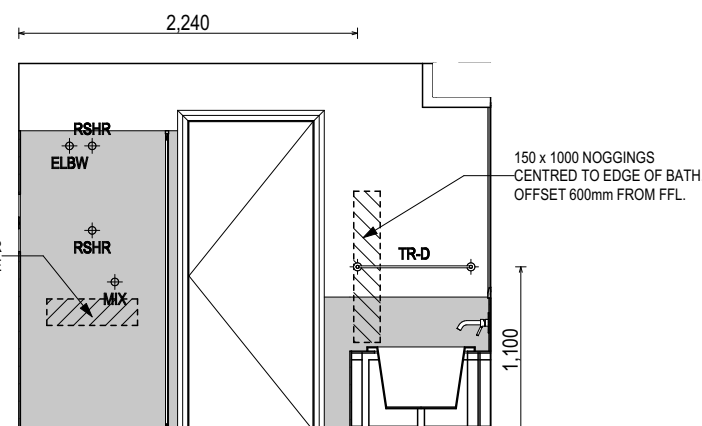
714407



ELEVATION C
SCALE: 1:50

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

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



ELEVATION D
SCALE: 1:50

150 x 1000 NOGGINGS
CENTRED TO EDGE OF BATH
OFFSET 600mm FROM FFL



Sorell Council

Development Application: Development
Application - 3 Spoonbill Loop, Sorell.pdf

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© 2025	3	PRELIM PLANS - INITIAL ISSUE	TRV	22/10/2025	3 SPOONBILL LOOP, SORELL TAS 7172			CLASSIC	F-WDCASC10CLASA	
	4				LOT / SECTION / CT:	COUNCIL:	SHEET No.:	SCALES:		
					2 / - / 186811	SORELL	BATHROOM DETAILS	14 / 19	1:50	714407

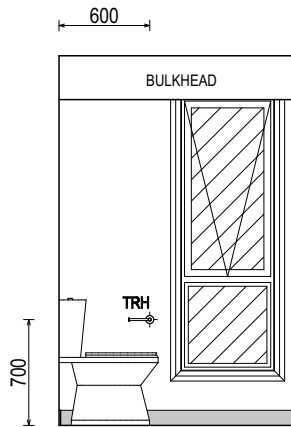
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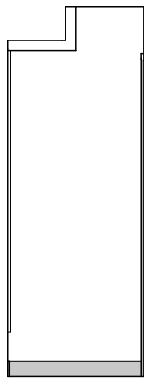
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LEGEND

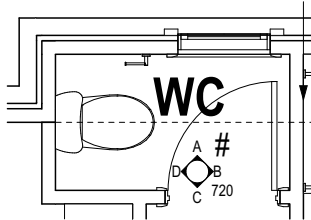
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D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



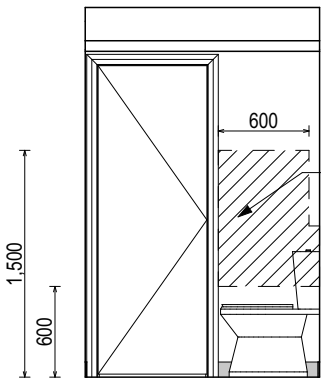
ELEVATION A
SCALE: 1:50



ELEVATION B
SCALE: 1:50

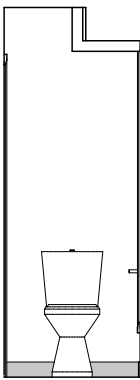


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ELEVATION C
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AREA WHERE WALL REINFORCING IS REQ. NEXT TO TOILET



ELEVATION D
SCALE: 1:50



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(1 MAY 2023)
WATERPROOFING & PLUMBING

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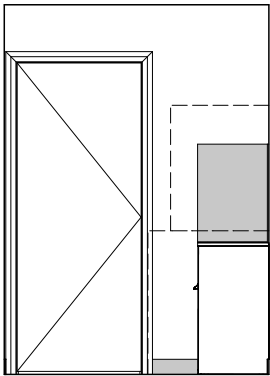


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	2 DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS: 3 SPOONBILL LOOP, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCASC10CLASA	
	3 PRELIM PLANS - INITIAL ISSUE	TRV 22/10/2025	LOT / SECTION / CT: 2 / - / 186811	SHEET TITLE: WC DETAILS	SHEET No.: 15 / 19	
	4		COUNCIL: SORELL	SCALES: 1:50		714407

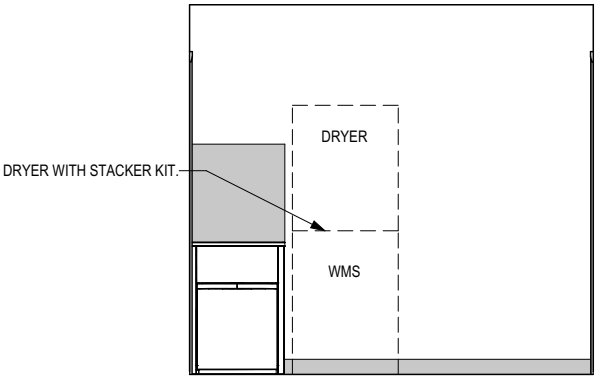
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

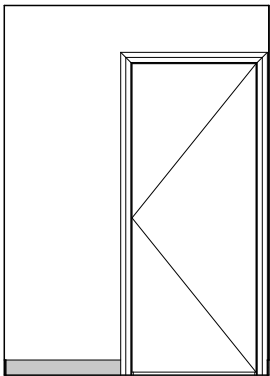
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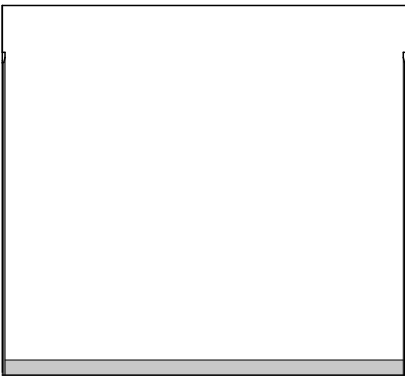
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ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



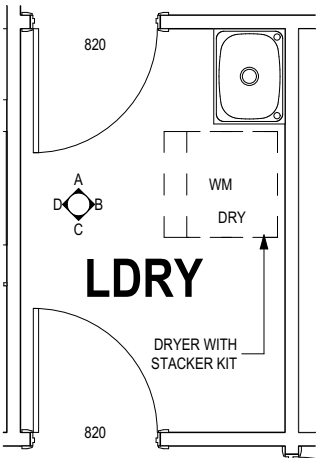
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LAUNDRY PLAN
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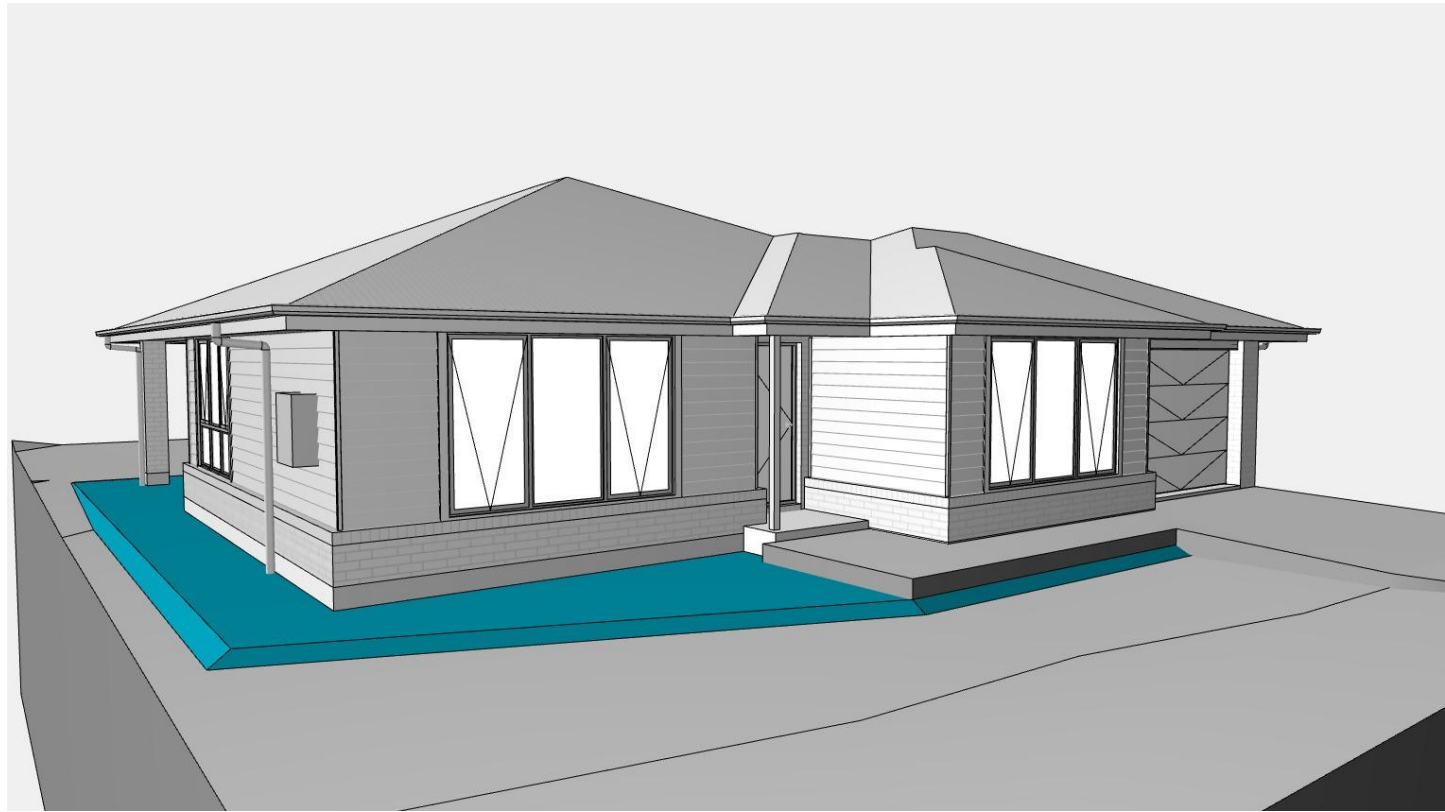
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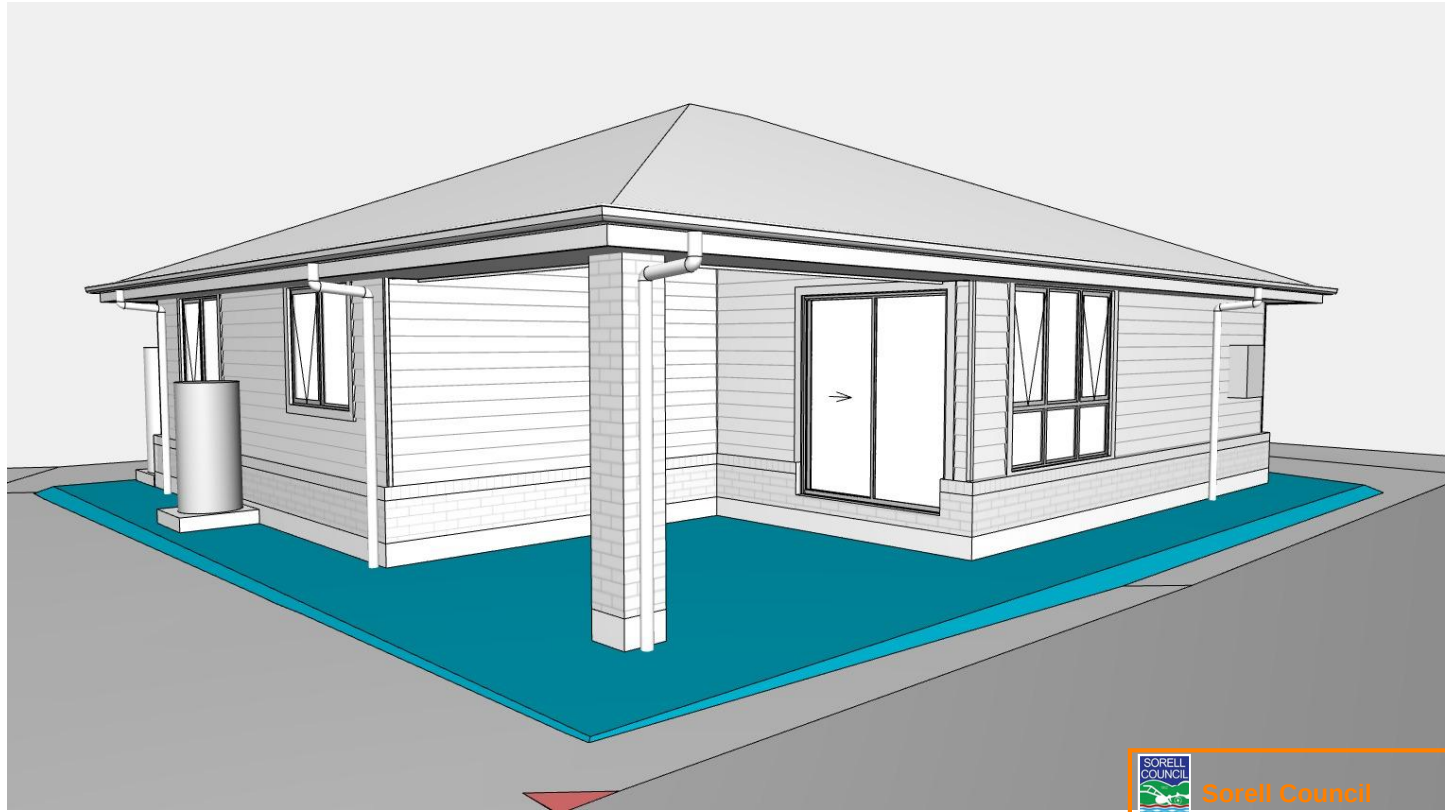
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		2	DRAFT SALES PLAN - CT1 AMENDMENTS	MFC 24/09/2025	ADDRESS:	FACADE DESIGN:		FACADE CODE:	
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		4			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
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					COUNCIL:				
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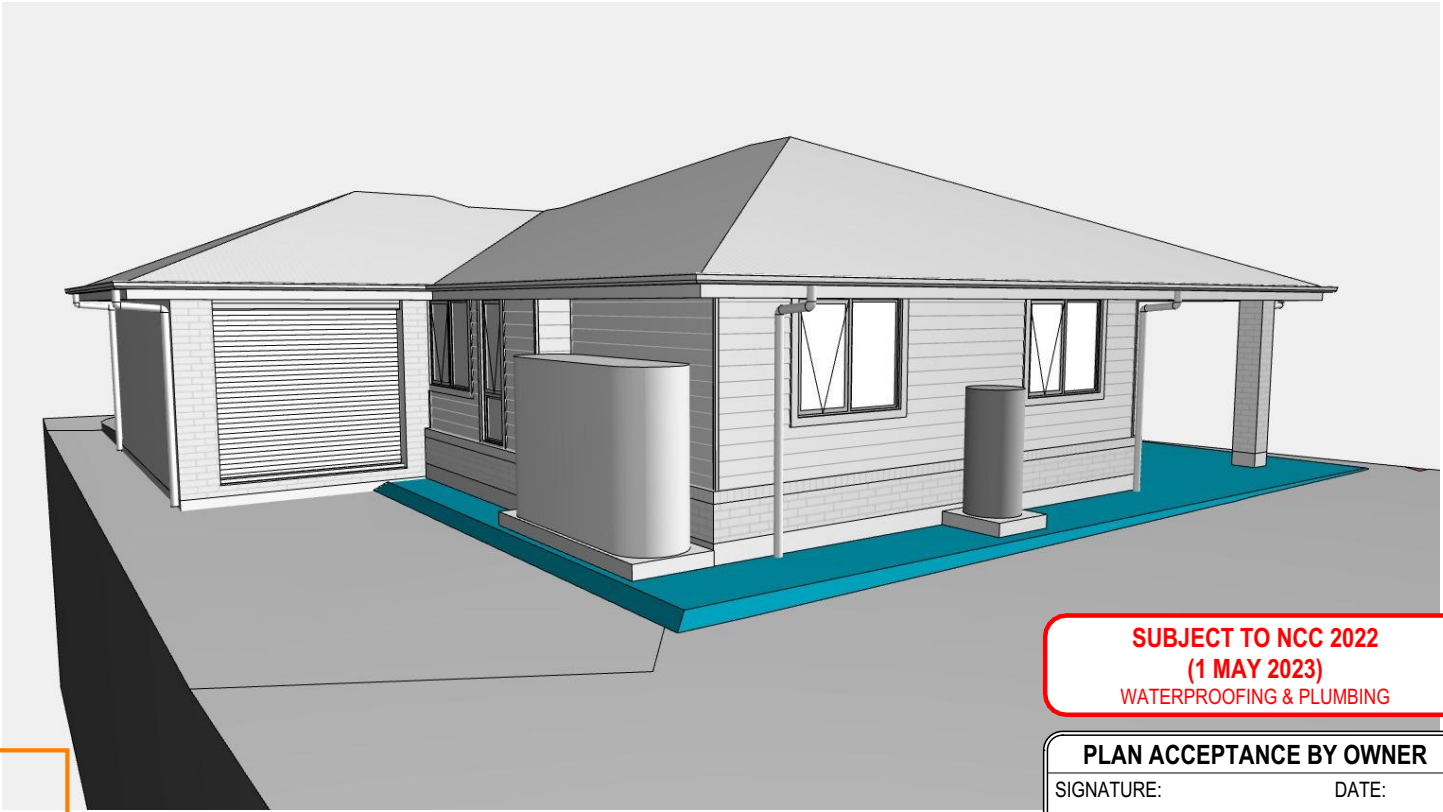
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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	4					LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
						2 / - / 186811		SORELL		17 / 19		
										SCALES:		714407

WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED SHOWER AREA.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPRROF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS
TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION
BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION
REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE
(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENERATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.
(ii) IF NO ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN CEILING PENETRATION AREA MUST BE CALCULATED AND THE NECESSARY ADJUSTMENT MADE TO THE SPECIFIED INSULATION AS PER TABLE 3.12.1.1B OF NCC

3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION
FOR CONCRETE SLAB ON GROUND WITH IN SLAB HEATING OR COOLING.

3.12.3 - FOR BUILDING SEALING
3.12.3.1 - CHIMNEYS AND FLUES
THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 - ROOF LIGHTS
(a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:
(i) A CONDITIONED SPACE; OR
(ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8
(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:
(i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR
(ii) A WATERPROOF SEAL; OR
(iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS
(a) A SEAL TO RESTRIC AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
(i) WHEN SERVING A CONDITIONED SPACE; OR
(ii) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
(b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
(c) A SEAL REQUIRED BY (a)
(i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
(ii) FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:
(a) A CONDITIONED SPACE; OR
(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS
(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:
(i) A CONDITIONED SPACE; OR
(ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
(b) CONSTRUCTION REQUIRED BY (a) MUST BE:
(i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
(ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS
AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:
(a) A HEATED SPACE; OR
(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING
(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:
(i) 5W/m² IN A CLASS 1 BUILDING
(ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
(iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.
(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.



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