Attachment to item number 5.1 -

Certificate of Title (184255/2)

Site & Soil Evaluation Report – Onsite Wastewater Management

Flood Prone Areas Assessment

Bushfire Hazard Report

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
184255	2
EDITION	DATE OF ISSUE
1	09-Jan-2023

SEARCH DATE : 12-Aug-2025
SEARCH TIME : 02.38 PM

DESCRIPTION OF LAND

Town of DUNALLEY
Lot 2 on Sealed Plan 184255
Derivation : Part of Lot 1, Sec. D, 5A-1R-16P and Part of Lot 2, Sec. D, 5A-0R-12P Gtd. to Thomas Fazeckerley
Prior CT 178612/1

SCHEDULE 1

M827963 TRANSFER to KATHRYN JANE CARTER and DARREN TODD CARTER as tenants in common in equal shares
Registered 15-Jul-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP184255 EASEMENTS in Schedule of Easements
SP184255 FENCING COVENANT in Schedule of Easements
SP178612 FENCING PROVISION in Schedule of Easements
SP178612 SEWERAGE AND/OR DRAINAGE RESTRICTION
E227266 MORTGAGE to Westpac Banking Corporation Registered 15-Jul-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: DARREN T. CARTER & KATHRYN J. CARTER

FOLIO REFERENCE: C.T. 178612-1

GRANTEE:
Part of Lots 1 & 2, SEC.D, 5A-1R-16P & 5A-0R-12P
Gtd. to Thomas Fazeckerley.

PLAN OF SURVEY

BY SURVEYOR: TONY WOOLFORD
72 GRAHAMS RD, MT. RUMNEY
PH. 0418 248 569
e: tnwoolford@tassie.net.au

LOCATION: TOWN OF DUNALLEY

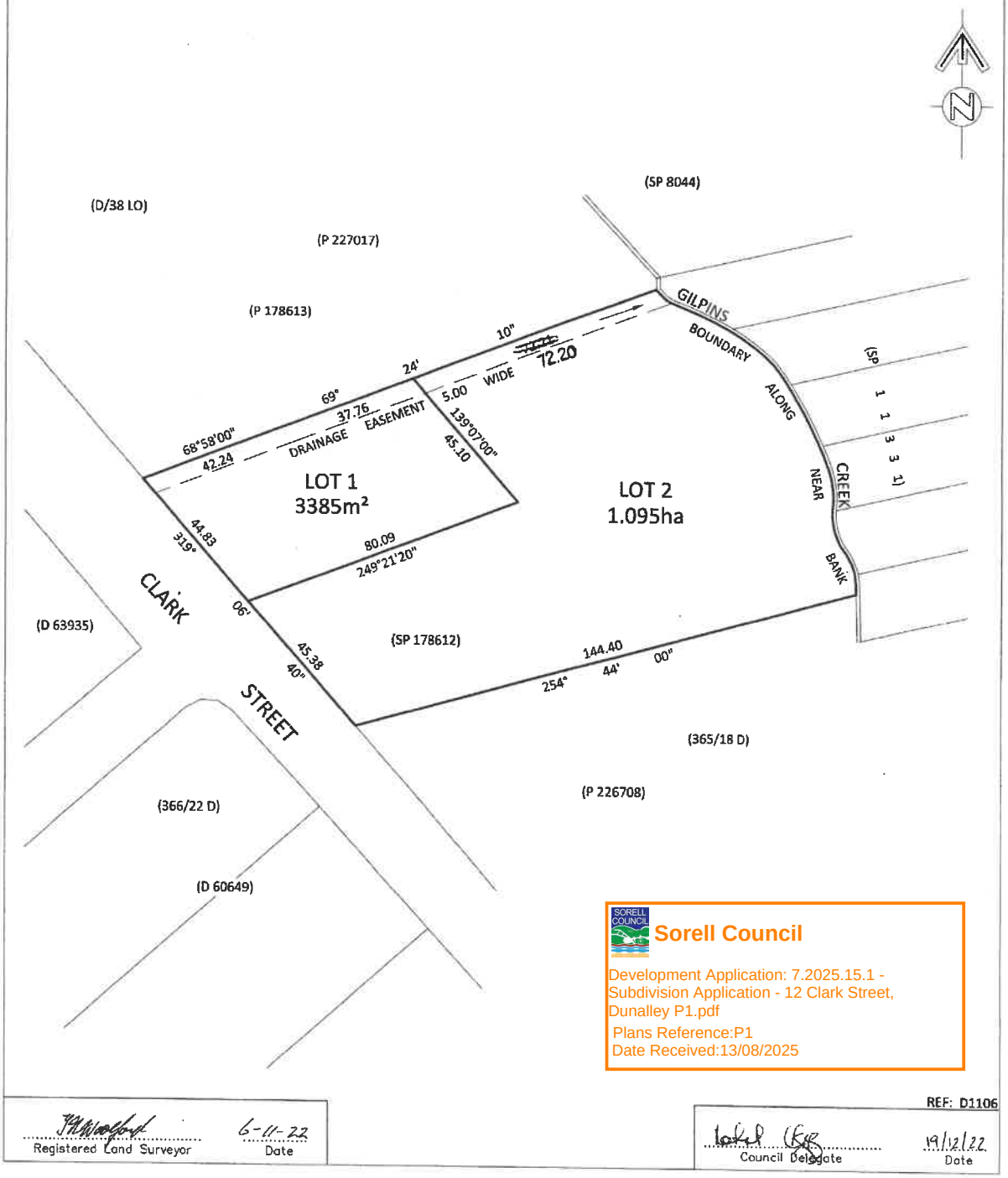
SCALE 1: 1000 LENGTHS IN METRES

REGISTERED NUMBER
SP184255

~~APPROVED~~ EFFECTIVE FROM -9 JAN 2023
Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SORELL COUNCIL
Sorell Council
Development Application: 7.2025.15.1 - Subdivision Application - 12 Clark Street, Dunalley P1.pdf
Plans Reference:P1
Date Received:13/08/2025

REF: D1106

Registered Land Surveyor — 6-11-22 Date

Council Delegate — 19/12/22 Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 184255

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.

DRAINAGE EASEMENT

Lot 1 and Lot 2 on the Plan are subject to a Right of Drainage ~~(appurtenant to the land in folio of the Register Volume 178612 Folio 1)~~ over the land marked "DRAINAGE EASEMENT 5.00 WIDE" on the Plan (appurtenant to the balance of land contained in Lot 1 on Plan 227017 after excepting thereout Lot 1 on Sealed Plan 178612).

FENCING COVENANT

The owner of each lot on the plan covenants with the vendor, Darren Todd Carter & Kathryn Jane Carter that the vendor shall not be required to fence.

SIGNED by: Darren Todd Carter & Kathryn Jane Carter as the registered proprietors of the land contained in Folio of the Register Volume 178612 Folio 1:

signature ....

in the presence of *witness: signature* ..... *witness name* .....

witness address ..... Ingrid Mooy, Legal Assistant
Tierney Law
42 Main Road, Sorell, Tas 7172

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Darren Todd Carter & Kathryn Jane Carter FOLIO REF: Volume 178612 Folio 1 SOLICITOR & REFERENCE: Isaac Williams, Tierney Law - 222497	PLAN SEALED BY: Sorell Council, DATE: 19.12.22 7.2021.20.1 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

From [redacted]
Sent: Monday, 6 October 2025 5:04 PM
To: [redacted]
Cc: Tony Woolford [redacted]
Subject: FW: 7.2025.15.1 - Request For Information - 12 Clark Street, Dunalley

[redacted]

Please let me know if you require any further information in relation to this.

The work required for the subdivision consists of a concrete crossover from the road to the property which is 150 metres from the water way and will have no impact on it.

Each proposed lot is approx. 3000 square meters which creates several building locations to prevent any impact on the water way.

For future works sediment traps will be placed strategically between any proposed building work and the waterway to catch seepage into the waterway generated from the works.

The bushfire management area can be maintained away from the water way posing no impact on it.

Kind Regards,

[redacted]

Site & soil evaluation report – onsite wastewater management

Proposed 3 Lot Subdivision at 12 Clark Street, Dunalley TAS 7177.

Richard Mason, Onsite Assessments Tas

20 Adelong Drive, Kingston

richardmason@iprimus.com.au

Mobile 0418 589309

Site & Soil Evaluation Report – Proposed Subdivision at 12 Clark Street, Dunalley

Scope
This report is provided to address the requirements of the Tasmanian Planning Scheme with regard to development in unsewered areas.

Clause 10.6.3.P2 requires that in the Low-Density Residential zone:

"Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land."

The site is unaffected by any Planning Scheme overlays considered relevant to on-site wastewater management in this location.

Limitations
Please note that site investigations were limited in extent to the level required to provide an overview of minimum wastewater management capability for each site and to demonstrate compliance with the provisions of Director's Guidelines for On-site Wastewater Management Systems 2017, ("the Guidelines") with respect to separation to potentially vulnerable features, such as boundaries, surface water etc.

It is possible that more detailed investigations undertaken on behalf of developers of the future house lots may reveal areas of the site with more optimal soil profiles and higher absorption capability than observed in this investigation.

It is therefore strongly recommended that Council refrain from applying prescriptive requirements which may limit on-site wastewater management system selection for future residential etc developments on this site.

Executive Summary
This proposal is for a low-density subdivision of land, at 12 Clark Street, Dunalley, which will result in the creation of three titles; Lot areas will range between 2980m^2 and 4730m^2, with an average area of 3663m^2.

Details of the proposal are provided in drawing D4103-1 (October 2024) by T. N. Woolford & Associates, (see Appendix 8)

The site is vegetated with pasture grasses and associated groundcover vegetation; no indication has been provided of vegetation with significant natural or conservation value on the site

The development site is not serviced by TasWater reticulated supply.

There are no houses or other built structures on the site.

Soil profiles on this site are variable in composition but broadly qualify as medium clay (Category 6).

This report demonstrates that each of the three proposed lots, within the proposed subdivision development, can accommodate a wastewater land application area suitable for three-bedroom residence, which can be sized and located in accordance with Acceptable Solutions under Director's Guidelines for On-site Wastewater Management Systems. On-Site Wastewater Management Code.

All three lots meet, at a minimum, criteria for irrigation of secondary treated effluent from a 3-bedroom house.

Detailed assessment.
Assessment and advice on onsite wastewater management issues arising from the proposed Subdivision are provided in the body of the report (below); individual site assessments for each proposed lot are provided in the Appendices.

SITE INFORMATION

Location: 12 Clark Street, Dunalley TAS 7177

PID: 9056362

CT: 184255/2

Owner: Darren Carter

Project: Proposed 3-lot Subdivision development; assessment of site capability for on-site wastewater management system.

Tasmanian Planning Scheme Zoning – 10.0 Low Density Residential

Relevant TPS Code Overlays – 12. Flood Prone Areas.

Site area: 10.99Ha, three proposed new lots, comprising 2980m^2, 3280m^2 and 4730m^2.

Soil profile investigations
A Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50mm OD x 1.6m) was used to obtain undisturbed soil cores or soil depth information at various locations within the development site; these being considered sufficient to provide a representative picture of soil conditions.

Detailed soil profile information for each site is provided in the Appendices.

Typical Soil Profiles

Lot 2:

1. A Horizon: 0 - 100mm: sandy loam/sandy clay loam, Category 2/Category 4.

2. B Horizon 100 – 1400mm+: medium clay, Category 6.

Water table, not evident in test pit to 1400mm+.

Suitable for mound (5mm/day) or irrigation system (2mm/day)

Lot 3

1. A Horizon: 0 - 100mm: sandy loam/sandy clay loam, Category 2/Category 4.

2. B Horizon 100 – 1100mm: medium clay, Category 6.

Water table, not evident in test pit to refusal1100mm.

Suitable for mound (5mm/day) or irrigation system (2mm/day)

Lot 4

1. A Horizon: 0 - 50mm: sandy loam/sandy clay loam, Category 1/Category 4.

2. B Horizon 50-1400mm+: medium clay, Category 6.

Water table, not evident in test pit to 1400mm+.

Suitable for mound (5mm/day) or irrigation system (2mm/day)

Topography

Slopes in likely land application areas:

Lot 2: 4-5° to East.

Lots 3 & 4: 3° to East.

Geology: Shown on LISTmap geological layer as comprising Tertiary age alluvial, lacustrine and littoral deposits.

This is consistent with site observations of soil cores and creek-side exposures etc.

Drainage lines / water courses: Gilpins Creek forms the Eastern boundary of the subdivision site, along with a minor tributary (an excavated drainage channel) of the same, which runs along the northern boundary of Lot 3.

Horizontal separation distances from potential house sites and on-site wastewater management system land application areas, to Gilpin's Creek etc are consistent with Acceptable Solutions, provided by the "the Director's Guidelines", ("the Director's Guidelines".)

Drainage/Groundwater
The soil surface and deep profile were moderately well drained with no evidence of standing water, however weak soil mottling in one of the three soil core samples indicates some seasonal wetting and drying.

Evidence of proximate water table or free groundwater was not encountered to refusal or maximum investigation depth.

Land application areas on all lots will require effective upslope cut-off drainage.

The NRE Tas Groundwater Information Access Portal shows the closest listed functioning borehole to be approximately 350m cross-slope, to the West at of Murraville Golf Club.

Horizontal separation to this borehole is consistent with Acceptable Solutions under the Director's Guidelines.

Vegetation: Reference to LISTmap TASVEG 3.0 layer shows the site to comprise Agricultural, urban and exotic vegetation.

Flooding potential
Proposed Lots 3 and 4 are affected by a TPS/Sorell LPS, Flood Prone Areas Overlay, which provides guidance on areas potentially subject to inundation during or following 1% AEP storm events.

Sorell Council also provides more accurate flood modelling, which corresponds to the Flood Prone Areas Overlay, in more detail.

The Flood Prone Areas overlay affects approximately 60% or of the area of Lot 3, with predicted inundation depths at 1% AEP of 20-100mm over most of the flood prone area.

A far smaller proportion of Lot 4 is affected by the Flood Prone Overlay, approximately 35%, leaving 1375m2 of the site unaffected by a predicted 1% AEP and available for effluent application.

Lot 2 is unaffected by the Flood Prone Overlay.

Irrigation
This report demonstrates that at least 360m^2 of Lot 3 is unaffected by the flood prone overlay, whilst meeting Acceptable Solutions for separation from boundaries and surface water etc under the Guidelines; application of effluent at 2mm/day DIR would allow for a design hydraulic loading of 720L/day, equivalent to 6 EPs or a 4-bedroom house.

Mounds
Table K2 of AS/NZS 1547:2012 Domestic on-site waste-water management provides consideration for use of mound systems on sites potentially affected by periodic inundation/flooding, stating that:

" – *Mounds may be sufficiently rarely inundated to be acceptable*".

Mound systems would be feasible for effluent application in flood prone areas of the site, provided the soil surface was raised by at least 300m^2, and providing a minimum basal area of 120m^2 to service a 3-bedroom house, with a 5EP design hydraulic wastewater loading.

This approach, whilst feasible is not, however, considered in detail by this report, for either of Lots 3 and 4 due to the potential for causing overland flow displacement of floodwaters, as described and cautioned against in the report titled "Flood Prone Areas Assessment Proposed Subdivision 12 Clark Street – Dunalley", by Enviro-Tech Consultants (see page 16, paras 3-4).

Any proposal to construct mound systems or similar structures in the flood-prone areas of the site would require further, more detailed geotechnical/hydrological consideration.

Site History (land use)
The outer Dunalley area comprises rural fringe land, which has been progressively subdivided to medium and low-density residential use; this site is currently undeveloped, save a previous subdivision which formed Lot 1, immediately to the north of proposed Lot 2, upon which a house is currently under construction.

There are no known prior uses of the site which are considered likely to compromise the installation and operation of additional on-site wastewater management systems.

Site Exposure and Climate.
Aspect: No predominant aspect.

Pre-dominant wind directions:
North-west to south-westerly.

Climate: Annual rainfall averages 535mm/year, with highest daily average maximum temperature of 22.5°C and lowest average minimum of 12.5 °C (Dunalley – Stroud Point), resulting in an annual point potential evapotranspiration of approximately 800mm; annual ET deficit is approximately 250mm/annum.

Environmental Issues

Location of sensitive vegetation, high water table, swamps, waterways etc.
Potential land application areas are not significantly affected by high water tables or surface water; there is no high conservation value native flora apparent on the site.

Slope Stability
The site is not affected by Landslide Hazard Area overlay; this is consistent with site slopes and soil profile characteristics.

Planning Scheme

Zone requirements
Paraphrasing the Tasmanian Planning Scheme, the Performance Criteria (Clause 10.6.3.P2) for subdivision development in the Low-Density Residential zone requires that, where a sewer connection is unavailable, the applicant must demonstrate that each lot is capable of accommodating an on-site wastewater management system adequate for the future use and development of the land.

Former E23.0 On-Site Wastewater Management Code Clause E.23.9.1 P1 required that The area of a new lot must be adequate to accommodate a land application area of sufficient size to comply with the requirements of AS/NZS1547.2012 for a dwelling containing a minimum of 3 bedrooms; it is understood that Sorell Council informally retains this approach, notwithstanding that the TPS contains no technical requirements pertaining to on-site wastewater management.

Potential on-site wastewater management land application areas are designated which meet AS/NZS1547.2012 with respect to sizing and Acceptable Solutions provided by the Director's Guidelines with regard to separation from boundaries and other vulnerable features.

This report establishes compliance with these requirements.

Wastewater land application area selection – general comments.
Sizing of wastewater land application areas is dependent upon two factors, volumetric loading and the capability of the soils on the site to sustainably assimilate domestic effluent and ensure that wastewater derived contaminants are retained and treated on site in a nuisance free manner without unreasonable public health or environmental impact.

The predominant soil profiles on all three lots (2, 3 & 4) are classified as medium clay (Category 6) overlain by thin sandy clay loam (Category 4), with indicative permeability of less than 60mm/day; household effluent on these sites is best managed by irrigation; Table M, Appendix M of AS/NZS 1547:2012 Domestic on-site waste-water management designates a maximum DIR of 2mm/day for Category 6 soils, requiring a land application area of 300m^2 for a 3 bedroom, 5 EP household.

More detailed assessments for each of the proposed lots is provided in the Appendices below.

General Assessment/Conclusion –

That each lot in the proposed residential subdivision development is capable of accommodating a sustainable on-site wastewater management system to service a possible 3-bedroom (or larger) dwelling.

Date of Site Visit: 29/11/2024.

Weather Conditions:
Fine and warm, with showers on day of site visit; 58mm of rain fell at Dunalley since 01/10/2024.

For further detailed assessment information, please refer to the Appendices.

Statement.

I certify that this Site and Soil Evaluation for the purposes of on-site wastewater management system site capability for proposed stratum title development at 12 Clark Street, Dunalley has been undertaken in accordance with the relevant provisions of AS/NZS 1547:2012. Onsite Domestic Wastewater Management. This addresses the requirements of the Tasmanian Planning Scheme with regard to Development Applications for subdivision developments in unsewered areas of the Low-Density Residential Zone.

The general information used in this site & soil evaluation may be used exclusively by the author in the future, in support of design documentation for new onsite wastewater management systems, including Development Applications under LUPA 1993 and Plumbing Permits under the Building Act 2016, however in its current form the soil profile information is intended to provide guidance and general background information as to suitability for a proposed subdivision of the site only.

Other designers and developers etc **must** visit the site and satisfy themselves as to soil depths and conditions under and in the vicinity of any proposed onsite wastewater management system before selecting DLR/DIR and finalising a system design which must be accompanied by a Form 55 from an appropriately qualified person, certifying a valid Site and Soil Evaluation for the purposes of providing on-site wastewater management system design criteria.

Please Note:
It is generally understood that the successful operation of an on-site wastewater disposal system is dependent upon a number of complex, interacting factors and that the operating life of in-ground absorption systems in particular may be limited. This system may require future maintenance or modification to ensure its continued satisfactory operation. The client is advised that such works are the responsibility of the property owner.

CONDITIONS OF INVESTIGATION

time it cannot be used for Building, Plumbing or Development Application without further consent of OAT.

This report should not be used for submission for Building or Development Application until OAT has been paid in full for its production. OAT accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. OAT does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. OAT takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in relevant Australian Standards, codes and guidelines, including:

- AS1547-2012: Onsite Domestic Wastewater Management
- AS3959.2009: Construction of Buildings in Bushfire Prone Areas
- Director's Guidelines for on-site wastewater management systems. (CBOS)
- Director's Determination – Requirements for Building in Bushfire-Prone Areas. (CBOS)

All new developments should subject to strict site maintenance. Attention is drawn to the relevant appendices of this report.

Any assessment that has included an onsite wastewater system design will require a further site visit once the system has been installed if certification of an installation/works is required (to verify that the system has been installed as per OAT's design). An additional fee may apply for the site visit & issuing the certificate.

OAT is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by OAT, and an amended Special Plumbing Permit obtained, if required from the relevant council. The

registered plumber must obtain a copy and carefully follow the details in the council issued Plumbing Permit. Certification of completion of works will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

SITE ASSESSOR

NAME: Richard Mason, Environmental Health Professional

NAME OF ORGANISATION: Onsite Assessments Tas

ADDRESS: 20 Adelong Street, Kingston, Tasmania, 7050

CONTACT DETAILS: 0418 589 309; richardmason@iprimus.com.au

SIGNED:  DATED: 20/01/2025

Appendices.

Appendix 1 – Assessment of Lot 2 for on-site wastewater management system capability.

(above) View of site in vicinity of proposed land application area, Lot 2.

(above) Soil core from Lot 2

Soil profile:

1. A Horizon: 0-100mm: sandy clay loam, dark greyish brown 10YR 4/2, damp, weak structure; Category 4.

2. B Horizon: 100mm-1400mm+ medium clay, light yellowish brown 10YR 6/4, damp, massive; forms 100mm+ ribbon. Category 6.

Slope – 5° to East.

Groundwater - Not struck to 1400mm

Refusal – not struck to 1400mm

Surface water – Gilpin Creek –70m+ to East.

Downslope boundary – 7m to East

Recommended application rates

Mound (secondary treated) – 5mm/day
Irrigation – 2mm/day

Recommended reserved land application area for 3-bedroom house – 300m^2

(above) Lot 2 showing potential land application area location.

Compliance Table	Directors Guidelines for OSWM	Lot 2
Acceptable Solutions	Performance Criteria	Compliance achieved by
5.1 To ensure sufficient land is available for sustainable onsite wastewater management for buildings.		
A1 A new dwelling must be provided with a land application area that complies with Table 3.	P1 A new dwelling must be provided with a land application area that meets all of the following: a) The land application area is sized in accordance with the requirements of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	A1 390m^2 of suitable land is readily available on this lot. (3 bedrooms x 130m^2.)
5.2 To ensure sustainable onsite wastewater management for commercial and non-residential buildings (Class 3-9).		
A1 An onsite wastewater management system including the land application area for non-residential buildings must satisfy all of the following: (a) be sized based on the hydraulic and organic loadings contained in Table 4 and design loading or irrigation rates contained in AS/NZS 1547; (b) be located in accordance with clause 7.1	P1 An onsite wastewater management system including the land application area for non-residential building must satisfy all of the following: a) A site and soil evaluation and design report prepared by a suitably person determined by the Director demonstrating that the land application area is of sufficient size to treat and manage the wastewater generated from the proposed building within the property boundaries. b) The SSE report and system design demonstrates the design is consistent with AS/NZS 1547 and uses appropriate hydraulic and organic loading rates for the proposed activity. c) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. d) The land application area is to be located in accordance with the acceptable solution or performance criteria specified in clause 7.1.	n/a
6 Area required for on-site wastewater management – building extensions, alterations or outbuildings (Building Class 1-10)		n/a

A2 An outbuilding, addition or alteration to an existing building, or change of use of that building, must not encroach onto or be within 2m (if upslope) or 6m (if downslope) of an existing land application area (including land reserved for a future land application area) or a wastewater treatment unit and comply with at least one of the following: a) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite; and b) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS.	P2 An outbuilding addition or alteration to an existing building or change of use of that building, must be provided with a land application area (including land reserved for a future land application area) that meets all of the following: a) The land application area is of sufficient size to comply with the either Appendix L, M or N and setback distances are consistent with Appendix R of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	A1(a)(iii) Large remaining site area upslope. 2m separation is achievable.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed	A2(b)(ii) 3° slope, secondary treatment, subsurface application. Min separation is 21m; 70m+ separation achievable

(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	that demonstrates that the risk is acceptable.	
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	A3(b)(iii) 5° slope, secondary treatment, subsurface application. Min separation is 6.5m; 6.5m+ separation achievable.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	A4 No known boreholes within 200m
A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	A5(b) Subsurface irrigation or mound provides minimum of 1200mm separation.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 (a) Vertical setback must be consistent with AS/NZS1547 Appendix R. (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Subsurface irrigation or mound provides minimum of 1200mm separation.

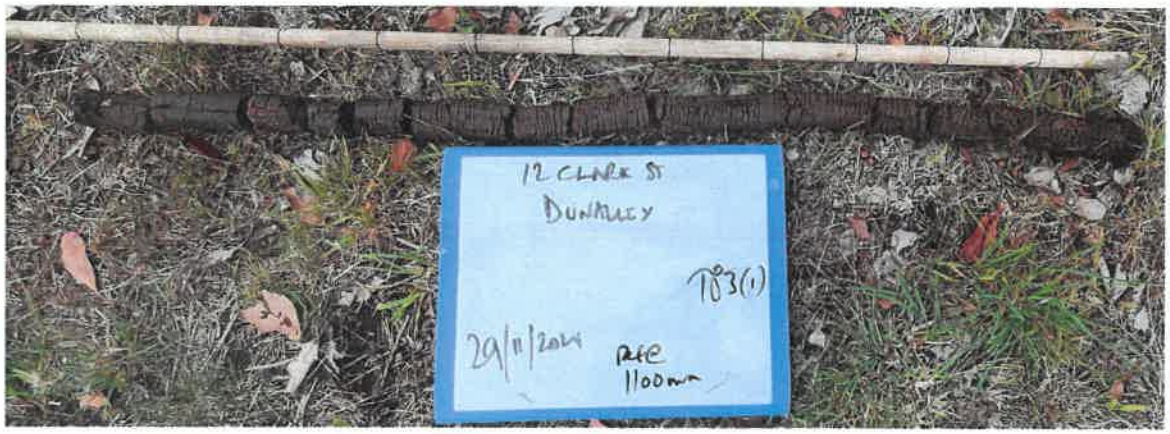
A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties Note: Part 6 of the Building Act 2016 specifies	AWTS units normally operate nuisance free.

Risk assessment

This proposal meets all relevant Acceptable Solutions under the Guidelines, therefore, separate risk assessment is not required.

Appendix 2 – Assessment of Lot 3 for on-site wastewater management system capability.

(above) Views of site in vicinity of proposed land application area, Lot 3.



(above) Soil core from Lot 3

Soil profile:

1. A Horizon: 0-50mm: clay loam, very dark grey 10YR 3/1, moist, weak structure; Category 4.

2. B Horizon: 50mm-1100m medium clay, trace sand, very dark greyish brown 10YR 3/2, damp, weak platy structure; forms 100mm+ ribbon. Category 6.

Slope – 3-4° to East.

Groundwater - Not struck to refusal at 1100mm.

Refusal – struck at 1100mm

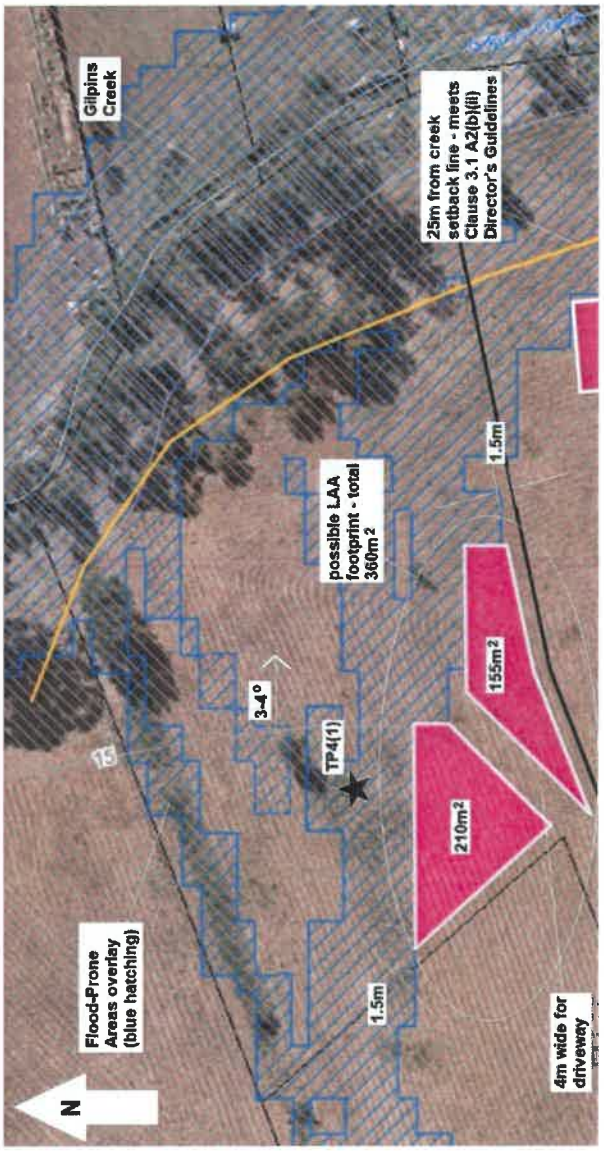
Surface water – Gilpins Creek (estuarine) – 50+m to East

Downslope boundary – 50+m to East

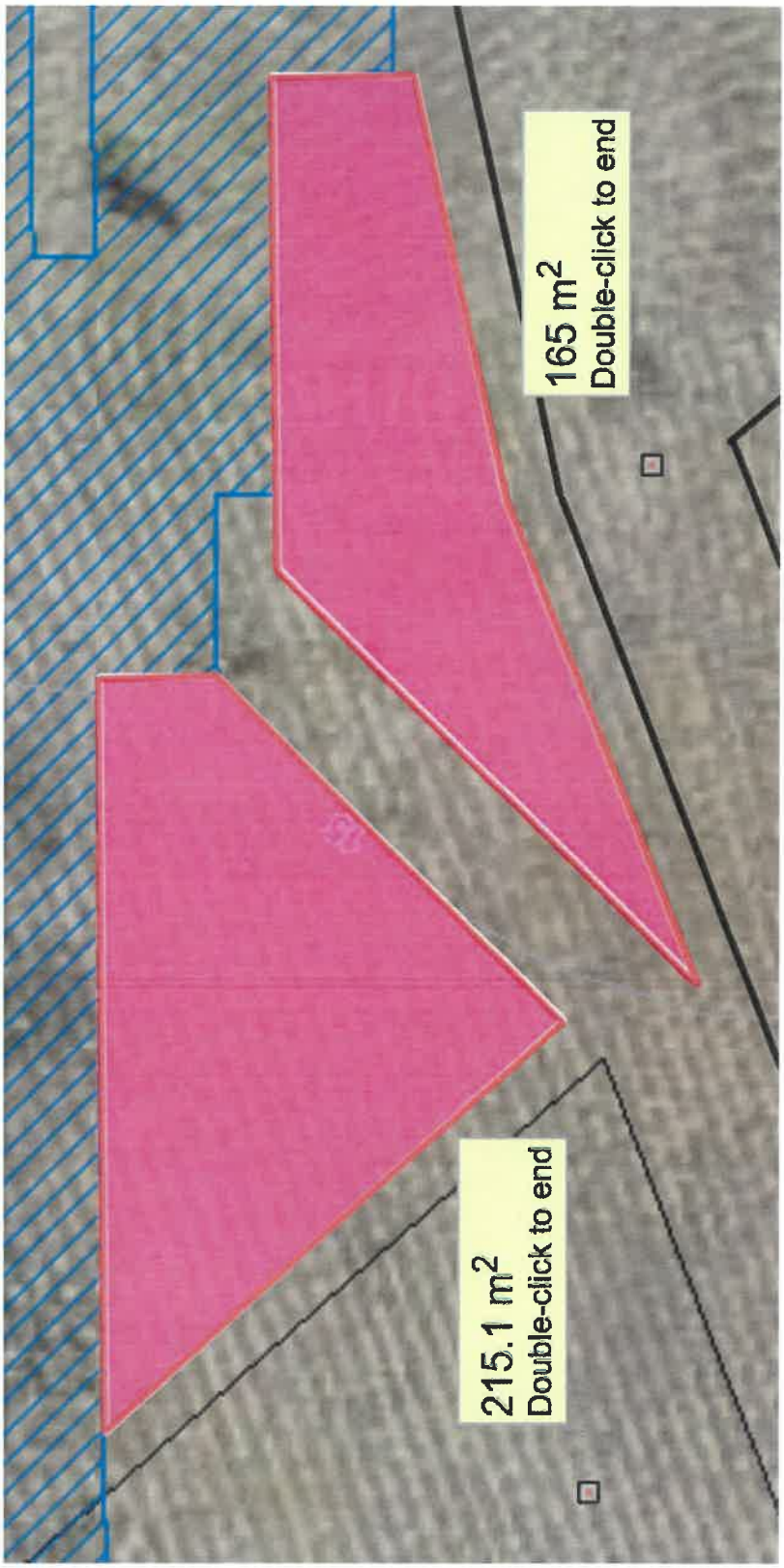
Recommended application rates

Mound (secondary treated) – 5mm/day
Irrigation – 2mm/day

Recommended reserved land application area for 3-bedroom house – 300m^2



(above) Lot 3 showing potential land application area location.



(above) Composite of screen-shot from LISTmap showing proposed land application area sizings outside of Flood Prone Area overlay, using area-measurement tool

Compliance Table	Directors Guidelines for OSWM	Lot 3
Acceptable Solutions	Performance Criteria	Compliance achieved by
5.1 To ensure sufficient land is available for sustainable onsite wastewater management for buildings.		
A1 A new dwelling must be provided with a land application area that complies with Table 3.	P1 A new dwelling must be provided with a land application area that meets all of the following: a) The land application area is sized in accordance with the requirements of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	P1(a) Land application area can meet Appendix M DIR requirements. P(1)b Risk is acceptable.
5.2 To ensure sustainable onsite wastewater management for commercial and non-residential buildings (Class 3-9).		
A1 An onsite wastewater management system including the land application area for non-residential buildings must satisfy all of the following: (a) be sized based on the hydraulic and organic loadings contained in Table 4 and design loading or irrigation rates contained in AS/NZS 1547; (b) be located in accordance with clause 7.1	P1 An onsite wastewater management system including the land application area for non-residential building must satisfy all of the following: a) A site and soil evaluation and design report prepared by a suitably person determined by the Director demonstrating that the land application area is of sufficient size to treat and manage the wastewater generated from the proposed building within the property boundaries. b) The SSE report and system design demonstrates the design is consistent with AS/NZS 1547 and uses appropriate hydraulic and organic loading rates for the proposed activity. c) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. d) The land application area is to be located in accordance with the acceptable solution or performance criteria specified in clause 7.1.	n/a
6 Area required for on-site wastewater management – building extensions, alterations or outbuildings (Building Class 1-10)		n/a

A2 An outbuilding, addition or alteration to an existing building, or change of use of that building, must not encroach onto or be within 2m (if upslope) or 6m (if downslope) of an existing land application area (including land reserved for a future land application area) or a wastewater treatment unit and comply with at least one of the following: a) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite; and b) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS.	P2 An outbuilding addition or alteration to an existing building or change of use of that building, must be provided with a land application area (including land reserved for a future land application area) that meets all of the following: a) The land application area is of sufficient size to comply with the either Appendix L, M or N and setback distances are consistent with Appendix R of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	A1(a)(i) Large remaining site area upslope. 11m separation from recommended house site is achievable.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed	A2(b)(ii) 3-4° slope, secondary treatment, subsurface application. Min separation is 23m; 50m+ separation achievable

(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	that demonstrates that the risk is acceptable.	
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	A3(b)(iii) 5° slope, secondary treatment, subsurface application. Min separation is 6.5m; 6.5m+ separation achievable.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	A4 No known boreholes within 200m
A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	A5(b) Subsurface irrigation or mound provides minimum of 1200mm separation.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 (c) Vertical setback must be consistent with AS/NZS1547 Appendix R. (d) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Subsurface irrigation or mound provides minimum of 1200mm separation.

A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties Note: Part 6 of the Building Act 2016 specifies	AWTS units normally operate nuisance free.

Risk assessment

This proposal meets all relevant Acceptable Solutions under the Guidelines with the exception of Clause 1.1P1, risk assessment process below as per Clause 5.5.3.2 of AS/NZS1547.2012 is limited to consideration of this issue only.

Each identified environmental aspect is subject to a qualitative risk analysis based on likelihood and consequences of environmental impact. The risk analysis matrix is as follows:

LIKELIHOOD	***CONSEQUENCES***				
	Catastrophic 1	Major 2	Moderate 3	Minor 4	Insignificant 5
A (almost certain)	Extreme	Extreme	High	High	Medium
B (likely)	Extreme	Extreme	High	High	Medium
C (possible)	Extreme	Extreme	High	Medium	Low
D (unlikely)	Extreme	High	Medium	Low	Low
E (rare)	High	Medium	Low	Low	Low

Criteria for the five categories of likelihood:

Almost certain: An environmental health impact is expected to occur in most circumstances.

Likely: An environmental health impact will probably occur in most circumstances

Possible: An environmental health impact could occur.

Unlikely: An environmental health impact could occur but is not expected.

Rare: An environmental health impact would occur only in exceptional circumstances.

Criteria for determining consequence to environmental health from an on-site wastewater management issue:

Catastrophic: Widespread, irreparable environmental damage; loss of human life or long term human health effects; serious litigation; over $1 million to manage consequences.

Major: Widespread, medium to long term impact; moderate human health impacts requiring medical treatment; major breach of legal requirements (prosecution); $50,000 to $1 million to manage consequences.

Moderate: Localised medium to long term impact; minor and reversible human health impacts treatable with first aid; moderate breach of legal requirements with fine (EIN/prosecution); $5,000 to $50,000 to manage consequences.

Minor: Localised short to medium term impact; no injury to people; minor breach of legal requirements (eg legal notice, EIN); $1000 to $5,000 to manage consequences.

Insignificant: Limited impact to a local area but no long-term effects; concern or complaints from neighbours; no injury to people; minor technical nonconformity but no legal nonconformity; less than $1000 cost to manage consequences.

Conducting a risk analysis results in the allocating of a risk level of *extreme*, *high*, *moderate* or *low* for each environmental aspect. Environmental health aspects with an *extreme* or *high* risk are considered to be *significant*, that is, they have or can have a significant environmental impact.

Issue	Potential impacts	Likelihood	Consequence	Risk rating	Risk reduction measure (RRM) / factors	Rating after adoption of RRM
OSWMS component						
Size of land application area	Failure of land application area due to dripperline blockage or soil clogging.	D	4	L	Typical dripperline spacing of 1000mm provides opportunity to replace blocked dripperline at 500mm separation from existing. AS/NZS 1547:2012 Domestic on-site waste-water management C5.5.3.4 allows for elimination of reserve area in these circumstances. Soil clogging from application of secondary treated effluent at very low DIR is highly unlikely, however clogged soils can be excavated, removed and replaced.	(Very) low.

Appendix 3 – Assessment of Lot 4 for on-site wastewater management system capability.

(above) View of site in vicinity of proposed land application area, Lot 4

Soil profile:

3. A Horizon: 0-200mm: sandy clay loam, very dark greyish brown 10YR 3/2 dry, strongly structured; Category 4.

4. B Horizon: 200mm-1400mm+ medium gravelly clay, dark grey 10YR 4/1, 20% mottle yellowish brown 10YR 5/4, damp, massive; forms 100mm+ ribbon. Category 6.

Slope - 5° to NW-NNW.

Groundwater - Not struck to 1400mm

Refusal – not struck to 1400mm

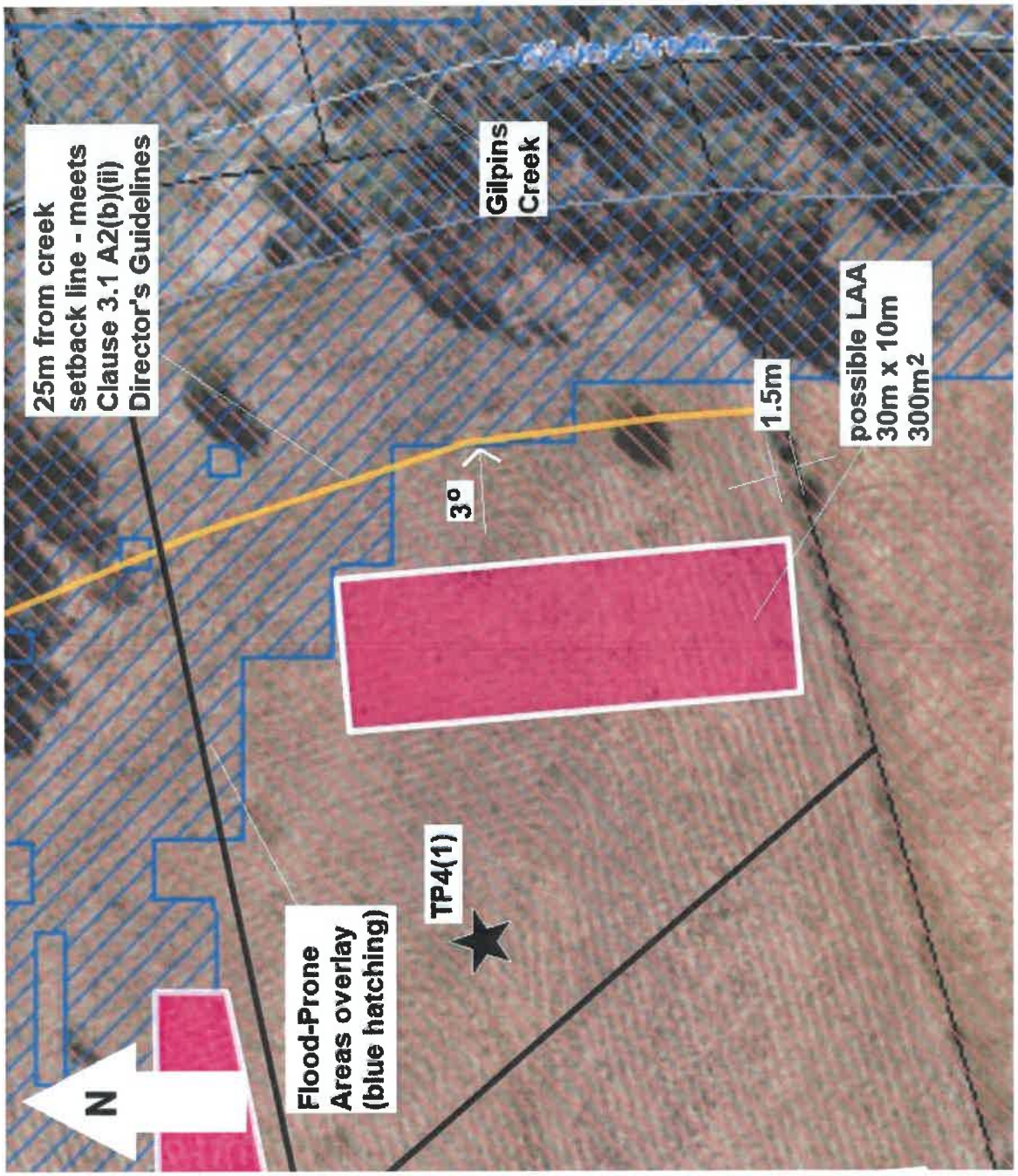
Surface water – Gilpins Creek – 50m+ to East.

Downslope boundary – 30m+ to East

Recommended application rates

Mound (primary treated) – 5mm/day
Irrigation – 2mm/day

Recommended reserved land application area for 3-bedroom house – 300m^2



(above) Lot 4 showing potential land application area location.

Compliance Table	Directors Guidelines for OSWM	Lot 4
Acceptable Solutions	Performance Criteria	Compliance achieved by
5.1 To ensure sufficient land is available for sustainable onsite wastewater management for buildings.		
A1 A new dwelling must be provided with a land application area that complies with Table 3.	P1 A new dwelling must be provided with a land application area that meets all of the following: a) The land application area is sized in accordance with the requirements of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	A1 390m^2 of suitable land is readily available on this lot. (3 bedrooms x 130m^2.).
5.2 To ensure sustainable onsite wastewater management for commercial and non-residential buildings (Class 3-9).		
A1 An onsite wastewater management system including the land application area for non-residential buildings must satisfy all of the following: (a) be sized based on the hydraulic and organic loadings contained in Table 4 and design loading or irrigation rates contained in AS/NZS 1547; (b) be located in accordance with clause 7.1	P1 An onsite wastewater management system including the land application area for non-residential building must satisfy all of the following: a) A site and soil evaluation and design report prepared by a suitably person determined by the Director demonstrating that the land application area is of sufficient size to treat and manage the wastewater generated from the proposed building within the property boundaries. b) The SSE report and system design demonstrates the design is consistent with AS/NZS 1547 and uses appropriate hydraulic and organic loading rates for the proposed activity. c) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. d) The land application area is to be located in accordance with the acceptable solution or performance criteria specified in clause 7.1.	n/a
6 Area required for on-site wastewater management – building extensions, alterations or outbuildings (Building Class 1-10)		n/a

A2 An outbuilding, addition or alteration to an existing building, or change of use of that building, must not encroach onto or be within 2m (if upslope) or 6m (if downslope) of an existing land application area (including land reserved for a future land application area) or a wastewater treatment unit and comply with at least one of the following: a) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite; and b) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS.	P2 An outbuilding addition or alteration to an existing building or change of use of that building, must be provided with a land application area (including land reserved for a future land application area) that meets all of the following: a) The land application area is of sufficient size to comply with the either Appendix L, M or N and setback distances are consistent with Appendix R of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	A1(a)(iii) Large remaining site area upslope. 2m separation is achievable.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed	A2(b)(ii) 3° slope, secondary treatment, subsurface application. Min separation is 21m; 30m+ separation achievable

(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	that demonstrates that the risk is acceptable.	
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	A3(b)(iii) 3° slope, secondary treatment, subsurface application. Min separation is 4.5m; 26m+ separation achievable.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	A4 No known boreholes within 200m
A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	A5(b) Subsurface irrigation or mound provides minimum of 1200mm separation.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 (e) Vertical setback must be consistent with AS/NZS1547 Appendix R. (f) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Subsurface irrigation or mound provides minimum of 1200mm separation.

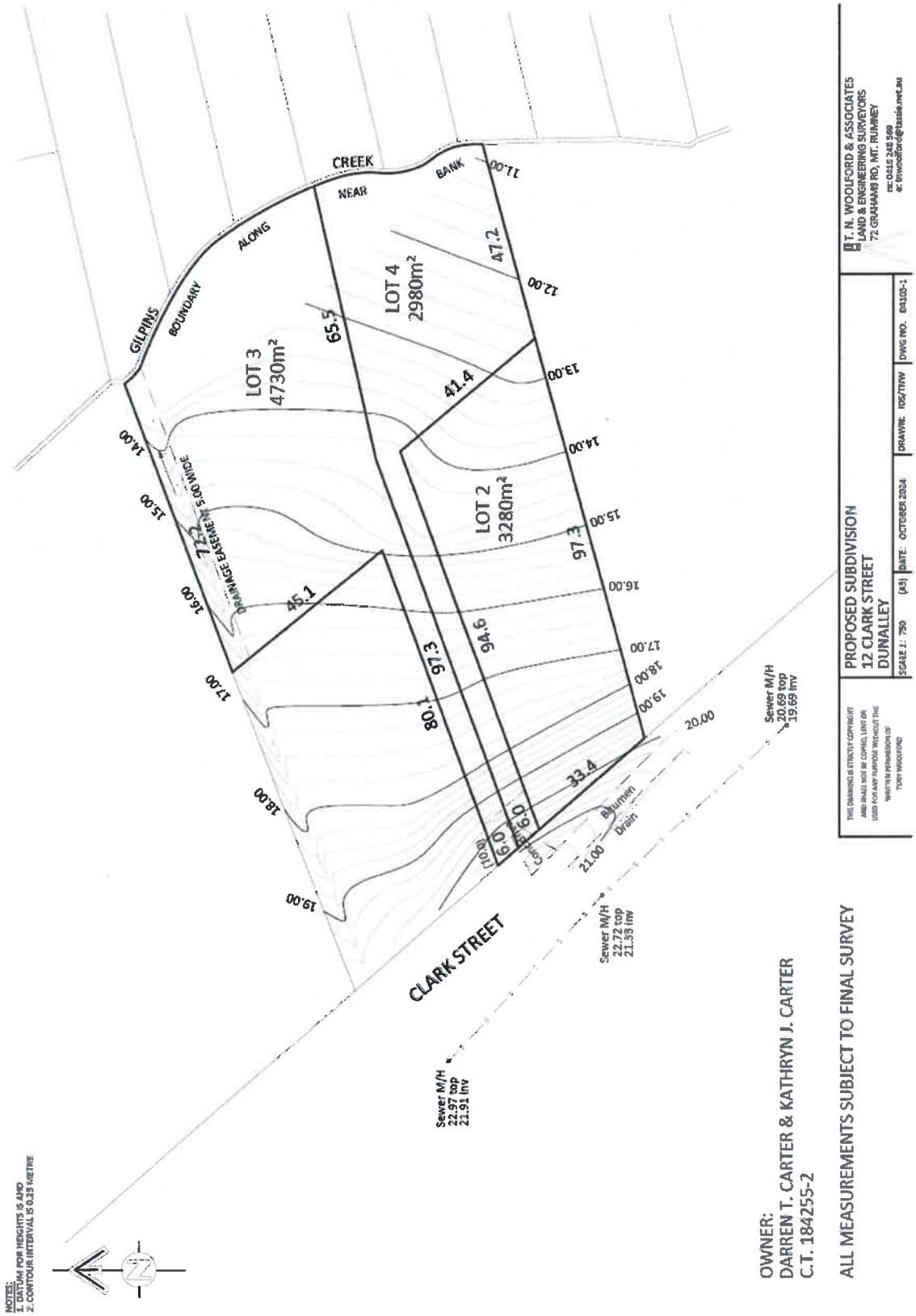
A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties Note: Part 6 of the Building Act 2016 specifies	AWTS units normally operate nuisance free.

Risk assessment

This proposal meets all relevant Acceptable Solutions under the Guidelines, therefore, separate risk assessment is not required.

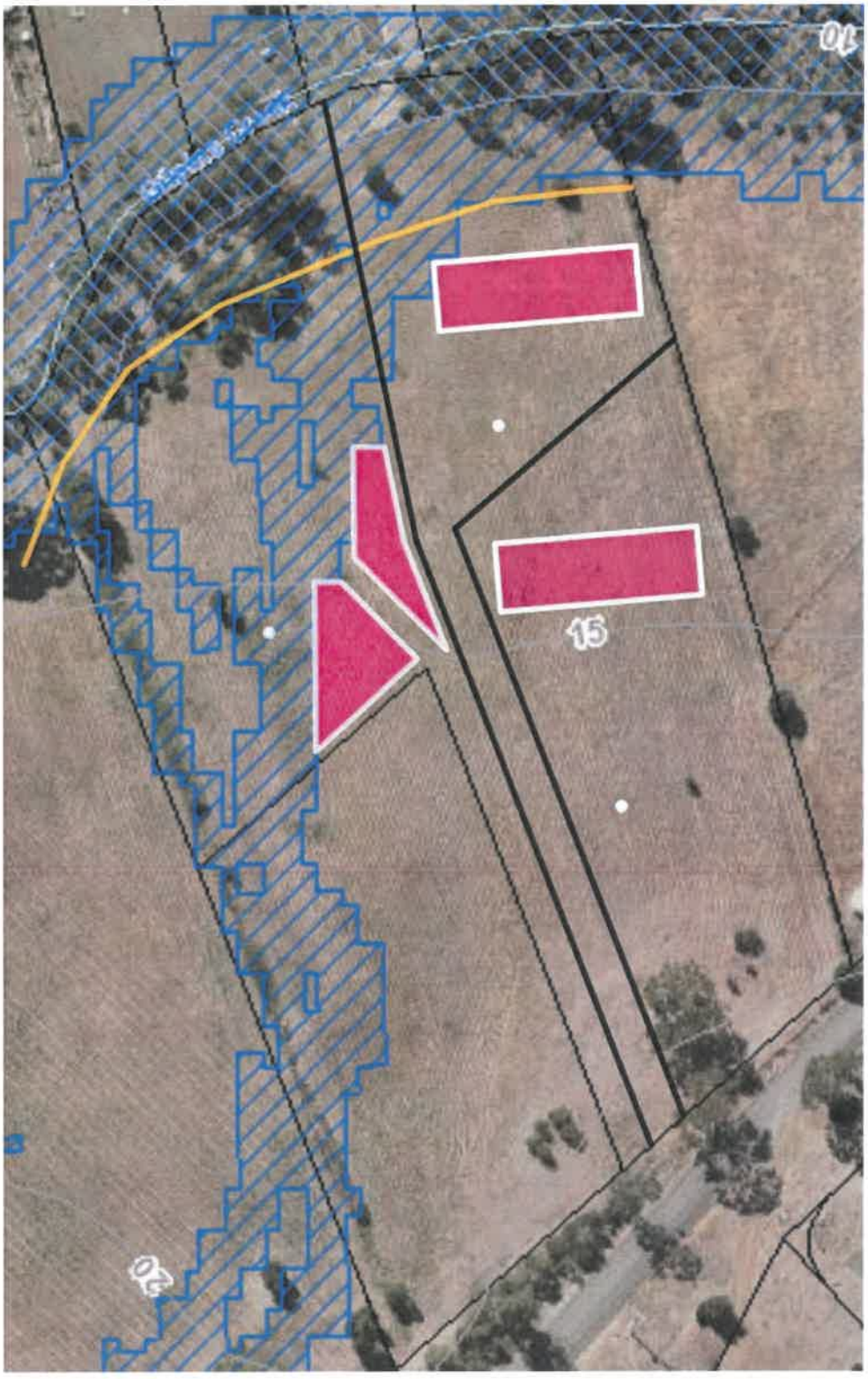
Appendix 4. Site location

Appendix 5 - Proposed subdivision plan and associated details



(above) Survey plan of proposed subdivision.

(above) Extract from Sorell Council Flood Modelling map showing predicted extent and depth of inundation from a 1% AEP.



(above) Extract from LISTmap showing proposed subdivision with Flood Prone Areas overlay and possible on-site wastewater management land application areas. Soil core test pits marked with white circles.

Map 4

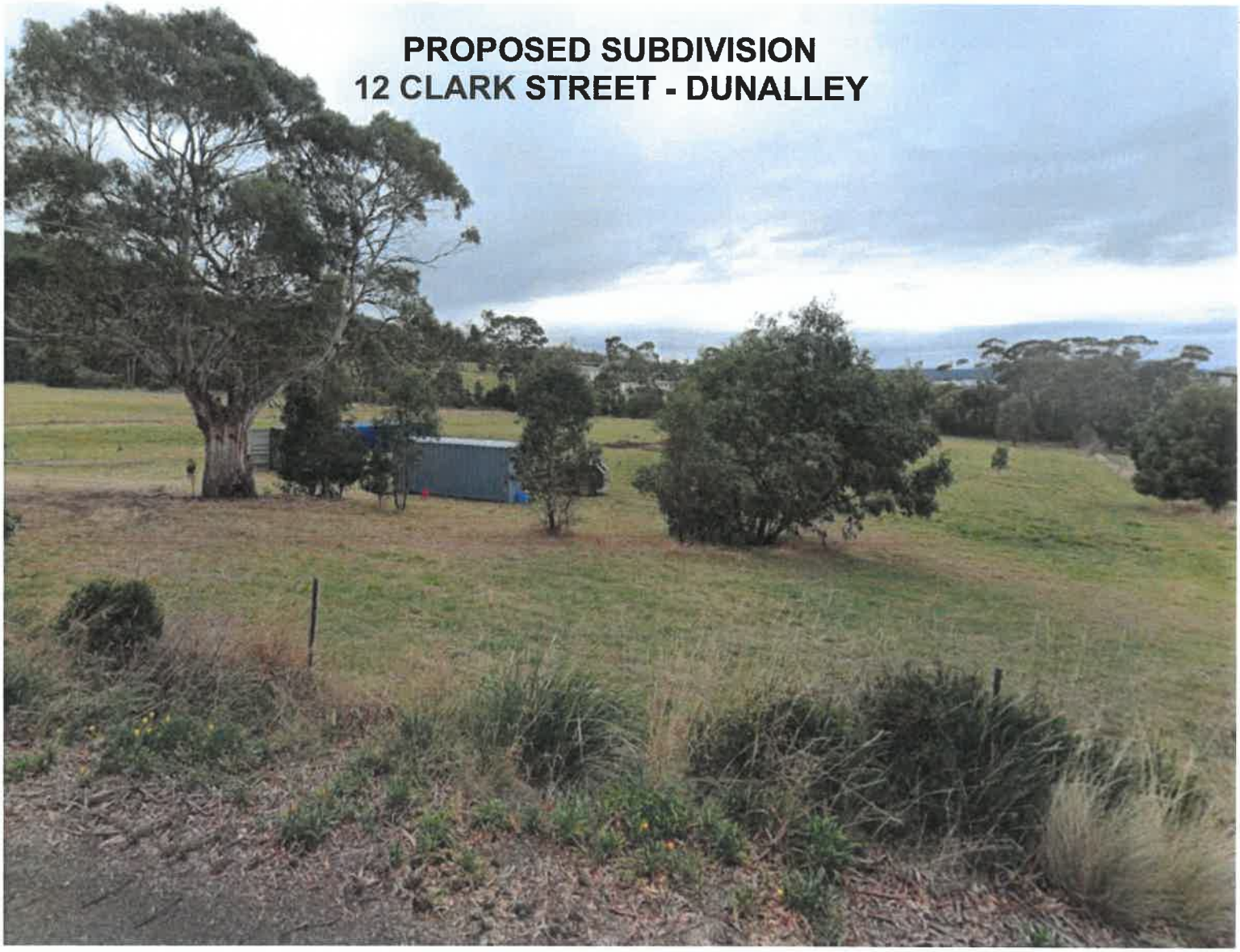
Map 4 Inferred access road/building envelope and hazard class

(above) Extract from "Flood Prone Areas Assessment Proposed Subdivision 12 Clark Street – Dunalley", by Enviro-Tech Consultants, showing recommended building envelopes

Appendix 6 - Ribbon testing of B-Horizon soils from test cores

enviro •tech
CONSULTANTS
Geotechnical & Environmental Services

FLOOD PRONE AREAS ASSESSMENT



Client:	**Darren Carter**
Certificate of Title:	**184255/2**
Investigation Date:	**Wednesday, 20 November 2024**

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2024. Flood Prone Areas Assessment Report for a Proposed Subdivision, 12 Clark Street - Dunalley. Unpublished report for Darren Carter by Enviro-Tech Consultants Pty. Ltd., 20/11/2024

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) were contracted by Darren Carter to prepare a flood prone areas hazard assessment for a proposed subdivision located at 12 Clark Street, Dunalley. It is proposed that 12 Clark Street, Dunalley is subdivided into 3 new Lots.

This report has been written to address planning scheme overlay codes in general accordance with the state-wide planning provisions for Sorell City Council.

The objective of the Site investigation is to:

- Use available geographic information system (GIS) data 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 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.

The following are concluded:

- Based on a 1% AEP flooding event, parts of the Site (Lot 3 and Lot 4) are projected to be impacted by floodwaters.
- Buildings may not be constructed directly on ground within floodwater areas.
- Building envelopes have been allocated which will permit buildings to be constructed 'slab on ground" without concerns for building inundation. It is generally advised not to construct outside of these building envelopes.
- It must be ensured that building envelopes are serviced with an access road which will not cause floodwater displacement. Road alignments have been advised which will permit the construction of driveways, elevated not greater then 100mm above existing ground surface without causing floodwater displacement.

1 Introduction

1.1 *Background*

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Darren Carter to prepare a flood prone areas hazard assessment for a proposed subdivision located at 12 Clark Street, Dunalley. 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 prepared by an environmental and engineering geologist with hydrogeology and hydrology training and experience. Areas of competence include catchment and streamflow models for assessing site 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) data 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 and building regulations 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 184255/2

1.4 *Site Setting*

The Site watershed influence is presented in Map 1. Floodwater overlays are presented in Map 2. The Site location plans are presented in Attachment 2.

2 Assessment

2.1 *Proposed Development*

It is proposed that 12 Clark Street is subdivided into 3 new Lots and on the provided design documents from which this assessment is based (Attachment 2).

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 2). 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 proposed Site works.

2.3 *Building*

No building works are proposed for the Site as part of this application. 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. This has been taken into consideration in this assessment of potential building envelopes.

2.4 *Topography*

The Site ranges in elevation from approximately 10.1 m AHD to 20.0 m AHD and is sloping to the east (Map 2).

2.5 *Stormflow Analysis*

Details of the stormflow analysis assessment are presented in Attachment 6. The following are observed:

- 1% AEP floodwaters to be expected to enter the Site due to overflow from drainage of Gilpins Creek located on the eastern boundary of Lot 3 and Lot 4.
- An existing 5 m wide drainage channel is located on the northern side of the proposed Lot 3, with floodwaters draining northeast towards Gilphins Creek.
- Each lot will be serviced with an access road directly from Clark Street.
- Floodwaters exit the Site on the southeastern boundary of Lot 4 continuing its natural watercourse along Gilpins Creek.
- For the inferred building envelopes, allowance has been made for slab on ground with floodwaters no exceeding 0.05m (50mm) depth

[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.

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 7. Performance criteria are presented in Attachment 8.

All future habitable rooms need to be raised 300 mm above the defined flood level for the Site, **this will allow for the risks associated with the proposed future building, works and use to be considered low.**

4 Site development recommendations

The following are recommended:

- All future habitable rooms within the proposed subdivision can be constructed "slab on ground" within building envelopes outside the 1% AEP floodwater modelled areas as indicated in Map 3 (green areas); alternatively constructed on raised piers provided the structure is located 0.3 m above the 1% AEP floodwater elevations in accordance with the Tasmanian Building Regulations 2016 and as indicated on Map 4.
- The existing drain on the northern boundary of Lot 2 will need to be regularly serviced after flood events to ensure uninterrupted overland flow of stormwater across the development Site
- The driveway to lot 3 is not to be elevated any greater than 100mm above existing ground level to ensure floodwater passage is maintained without causing floodwater displacement.
- Allocated driveway alignments will ensure an H1 flood hazard class is maintained, which will allow for passage of 2wd vehicles during 1% AEP stormflow events (Map 4 and Figure 1).

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

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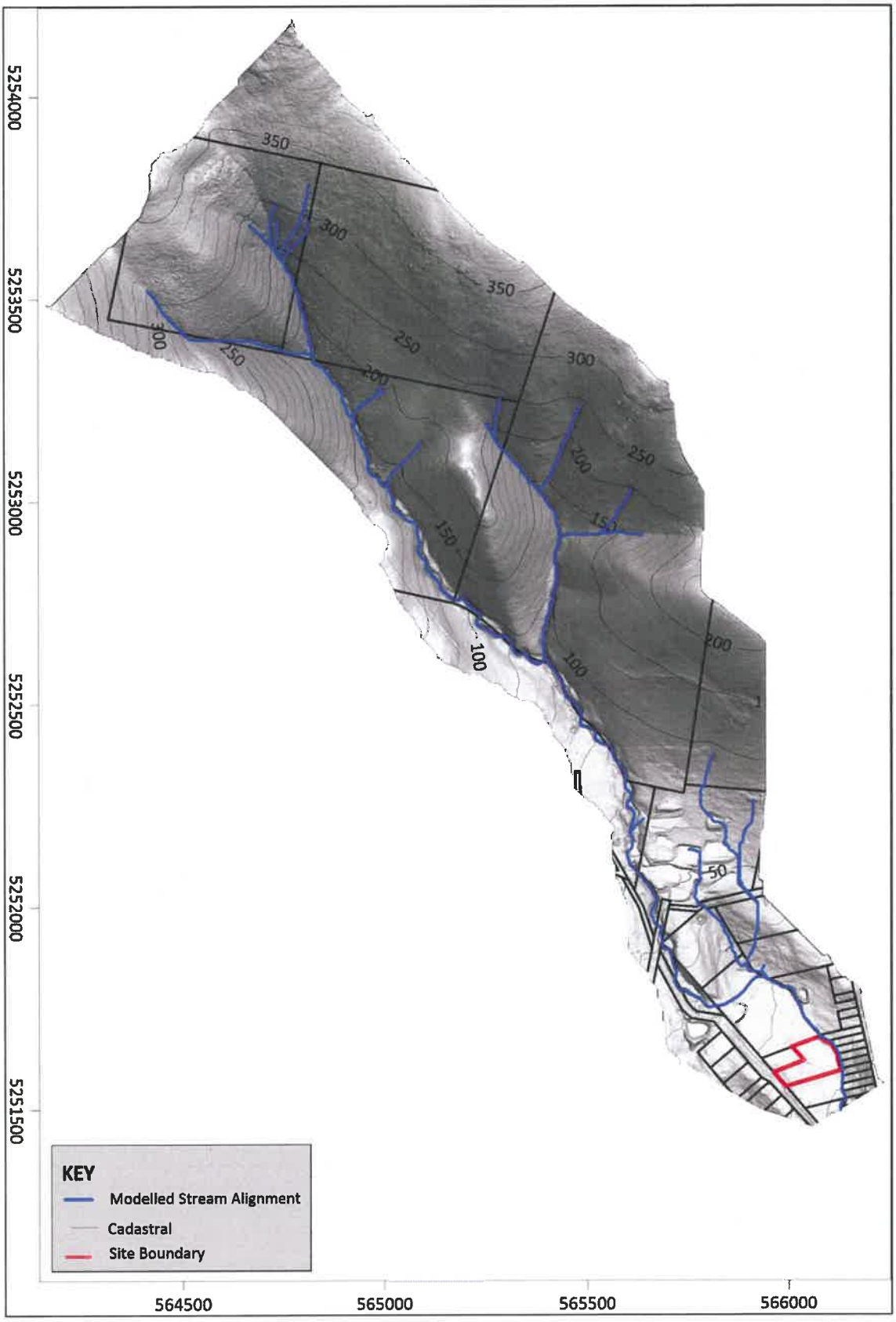
Water and Rivers Commission 2000, Stream Channel Analysis Water and Rivers Commission River Restoration Report No. RR 9.

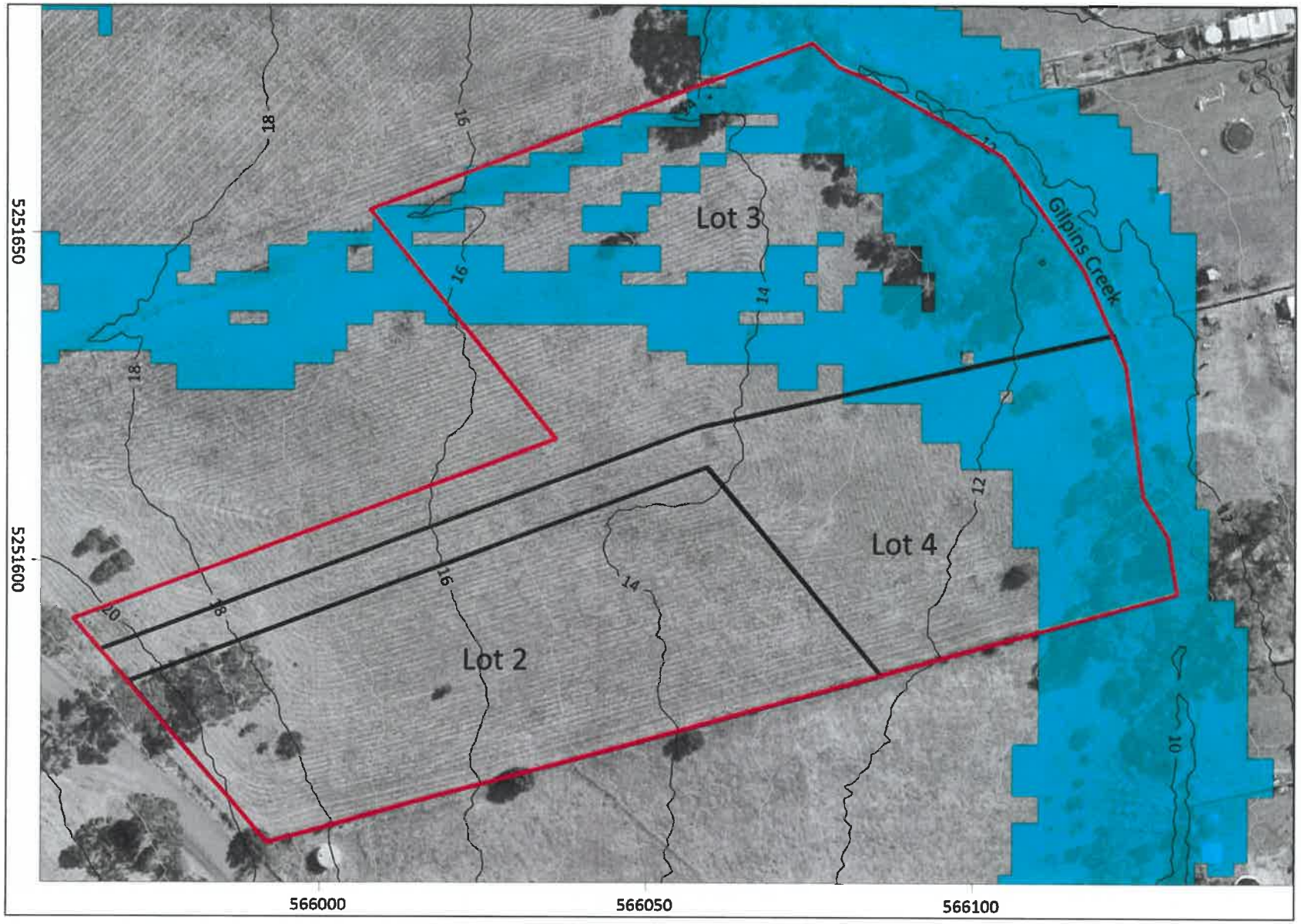
Attachment 1 Mapping

Map 1



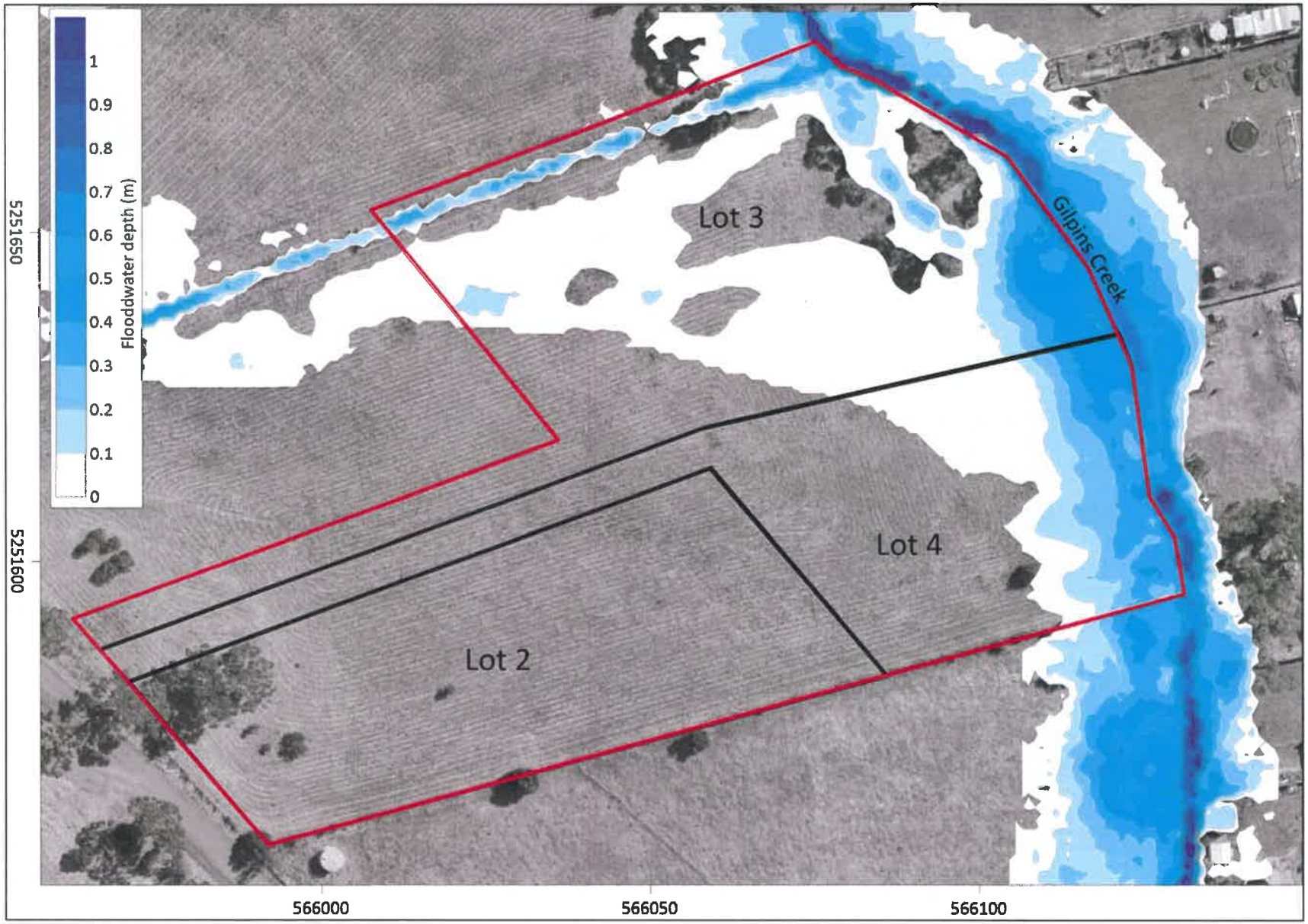
Map 1 Regional hillshade setting with Local Surfer watershed model and stream alignment

Map 2



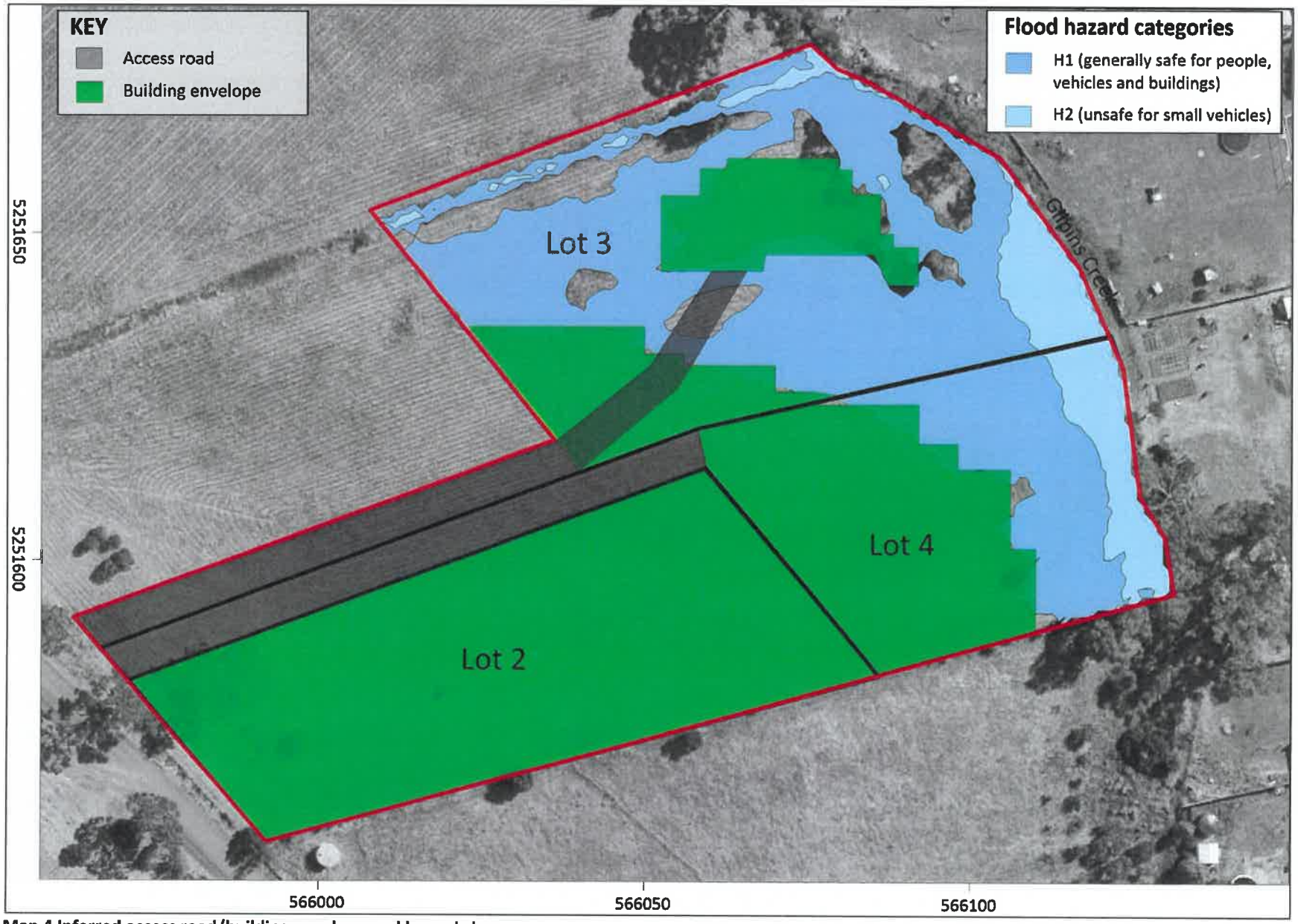
Map 2 - 1% AEP Floodwater depth modelling extent prepared by the local government authority

Map 3



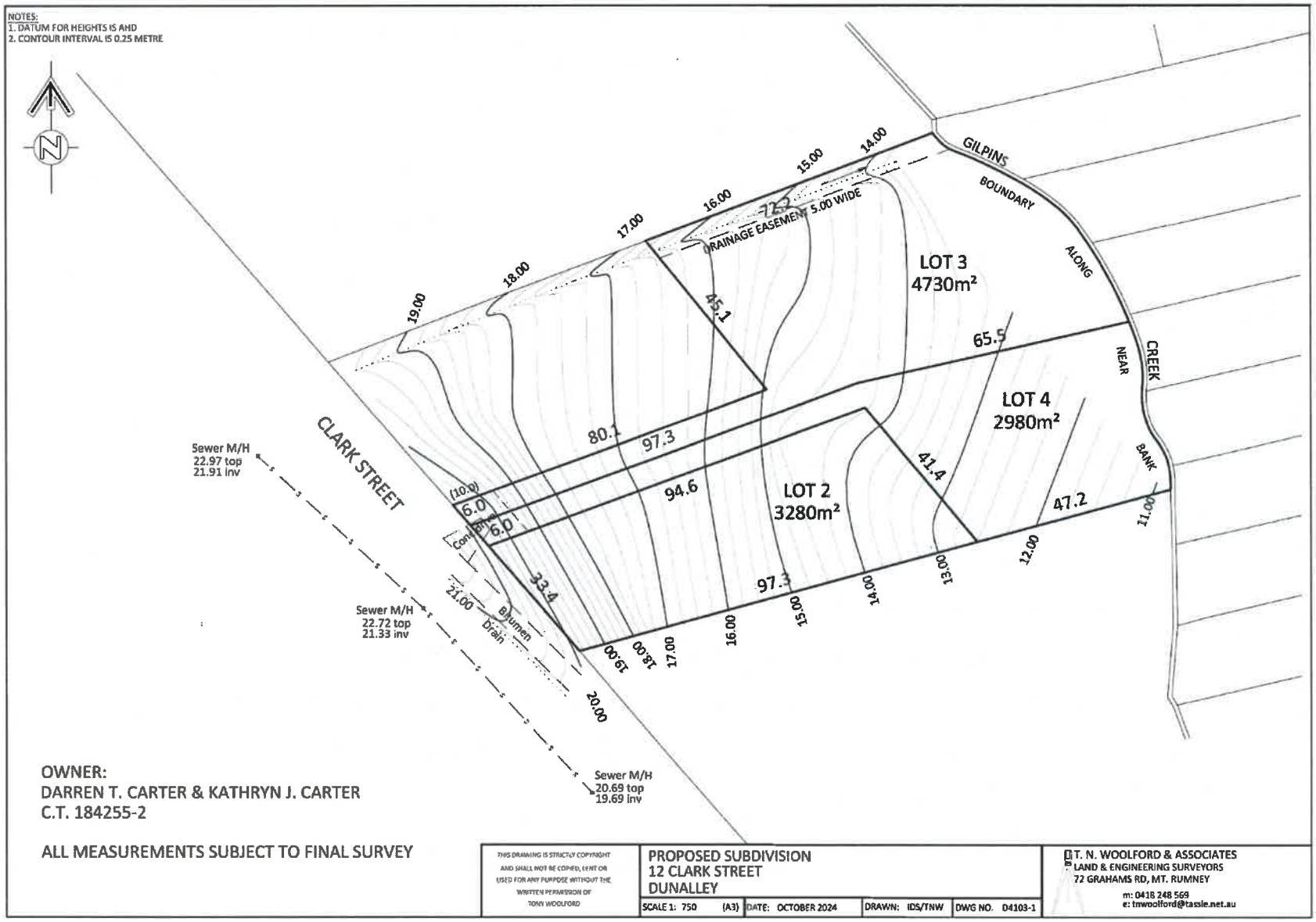
Map 3 Site Modelled 1% AEP Floodwater depth

Map 4



Map 4 Inferred access road/building envelope and hazard class

Attachment 2 Preliminary Design Concept Plans



Attachment 3 Planning and Building Regulations

C12.0 Flood-Prone Area Hazard Code

Code Overlay – The LIST Mapping

Part of the proposed subdivision (the Site) is located within the Sorell Council mapped 1% Annual Exceedance Probability (AEP) inland flooding hazard area (Map 2). 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. The specific floodwater depths have been recreated in a higher level of detail in Map 3.

C12.7 Use Standards

C12.7.1 Subdivision within a flood-prone hazard area

C12.7.1 Objective

That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood

C12.7.1 A1 Acceptable Solutions

Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:

- be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area;
- be for the creation of separate lots for existing buildings;
- be required for public use by the Crown, a council or a State authority; or
- be required for the provision of Utilities.

C12.7.1 P1 Performance Criteria

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

- C12.7.1 P1.1

Attachment 4 Building Regulations

The building regulations section provides preliminary information only and it to be used as guidance for any future inundation reporting within the subdivided area.

Directors Determination - Riverine Inundation Hazard Areas

According to the director's determination, a flood prone areas inundation hazard report must be prepared for building.

Riverine inundation

For the purposes of the Tasmanian Building Act 2016, land that has previously been flooded, or land that has been assessed by the council of the relevant municipal area as having a reasonable probability of flooding, is land that is – (a) subject to riverine inundation (b) a hazardous area for the purposes of the definition of hazardous area in section 4(1) of the Act.

A person must not perform building work on a building on land that is subject to riverine inundation unless the floor level of each habitable room of the building being erected, re-erected or added as part of the work, is at least 300 millimetres above the defined flood level for the land.

Defined Riverine Flood Level

For the Sorell municipality, and for the purposes of regulation 54(2) of the Building Regulations 2016, the defined flood levels for floodplains of any other watercourses, have a 1% probability of being exceeded in any year according to a report adopted by the relevant council for the municipal area in which the land is located. Map 2 presents the map adopted by the local council, and the specific floodwater depths are refined in Map 3.

Finished Floor Levels

The directors determination is to be addressed for each of the building lots to ensure the proposed finished floor levels are suitably raised above 1% AEP floodwater levels.

Mapping presented herein provides information which can assist in determining finished floor levels for the Site.

Finished floor levels are to be determined on the basis that the floor level of each habitable room[2] of the building, being erected, re-erected or added as part of the work, is at least 300 millimetres above the defined flood level for the land.

[2] 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.

Attachment 5 Risk Assessment Qualitative Terminology

DESCRIPTOR	QUALITATIVE MEASURES OF LIKELIHOOD
ALMOST CERTAIN	The event is expected to occur over the design life
LIKELY	The event will probably occur under adverse conditions over the design life
POSSIBLE	The event could occur under adverse conditions over the design life
UNLIKELY	The event might occur under very adverse circumstances over the design life.
RARE	The event is conceivable but only under exceptional circumstances over the design life.
BARELY CREDIBLE	The event is inconceivable or fanciful over the design life.

DESCRIPTOR	QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY
CATASTROPHIC	Structure(s) completely destroyed and/or large-scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.
MAJOR	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.
MEDIUM	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.
MINOR	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.
INSIGNIFICANT	Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)

LIKELIHOOD	CONSEQUENCES TO PROPERTY				
	CATASTROPHIC	MAJOR	MEDIUM	MINOR	INSIGNIFICANT
ALMOST CERTAIN	VH	VH	VH	H	L
LIKELY	VH	VH	H	M	L
POSSIBLE	VH	H	M	M	VL
UNLIKELY	H	M	L	L	VL
RARE	M	L	L	VL	VL
BARELY CREDIBLE	L	VL	VL	VL	VL

RISK LEVEL		EXAMPLE IMPLICATIONS
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing management is required.
VL	VERY LOW RISK	Acceptable. Manage by management procedures.

Attachment 6 Site Overland Flow Analysis

Flood Modelling

A floodwater model has been generated for the Site based on information deriving from the watershed affecting the Site and local LIDAR (Map 3).

Proposed Development

Part of the proposed subdivision is projected to be impacted by floodwaters (Lot 3 and Lot 4). Gilpins Creek is located on the eastern boundary of Lot 3 and Lot 4 with 1% AEP floodwaters projected to displace over parts of the lower lying (flow pain) areas of the Site. An existing 5 m wide drainage channel is located on the northern side of proposed Lot 3, which has been designed/constructed to allow floodwaters to flow direct towards Gilpins Creek.

When designing the layouts of the lots, consideration must be given to ensuring that floodwaters are not displaced in any way by infrastructure including but not limited to roads, buildings, drainage channels, mounds etc. Consideration is given to the most suitable building envelope areas and access roads to these envelopes which are least likely to cause overland flow displacement.

Placing fill within floodwater areas is likely to displace floodwaters onto neighbouring lots, and therefore fill is to be limited to road construction purposes only within the mapped floodwater zones, ensuring that roads are not elevated greater than 100mm above existing ground surface levels within allocated road envelopes.

Building envelopes have been inferred in Map 4 which there form the basis behind any proposed slab on ground construction. Building outside of these building envelopes will require that the buildings are elevated to a nominated finished floor level in accordance with the directors determination.

Attachment 7 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.

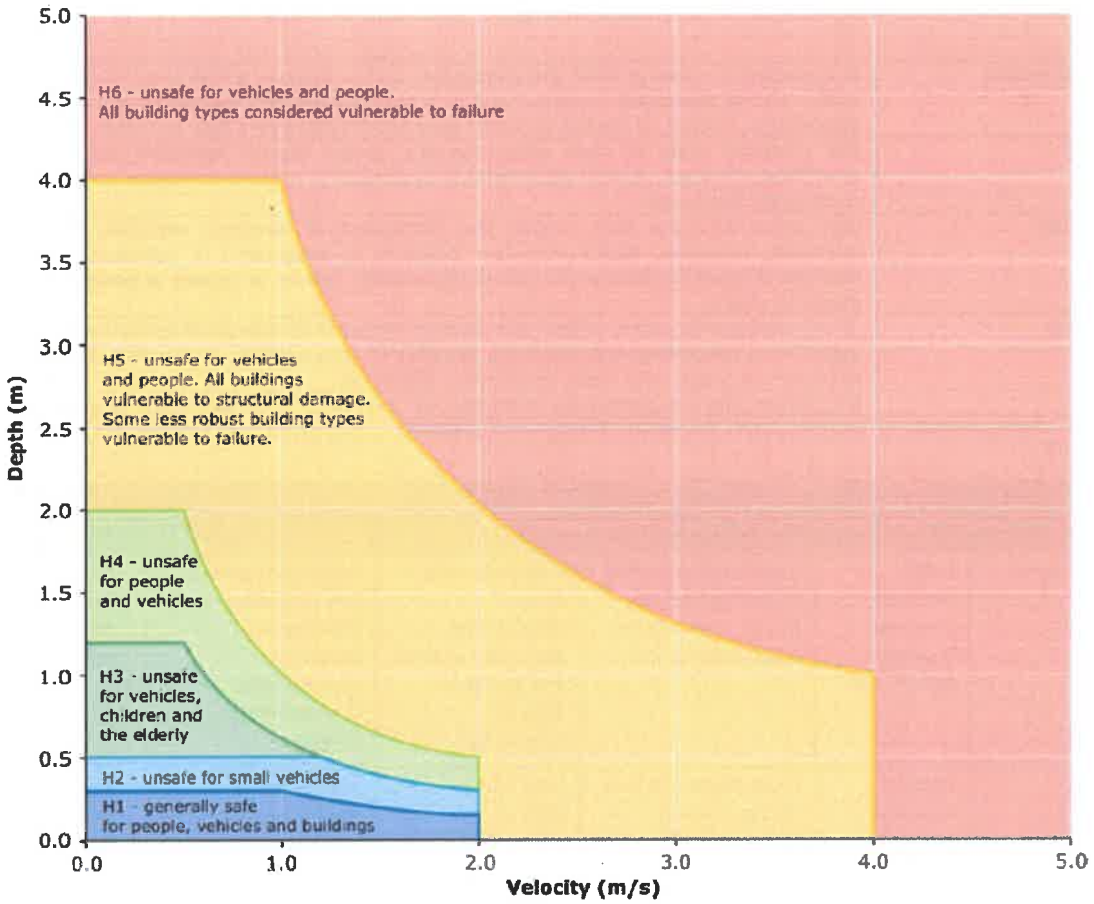


Figure 1 Flood Hazard Curve (Ball, et al., 2019)

Attachment 8 Tasmanian Planning Scheme – Flood Prone Hazard Areas

Development Standards for Subdivision

Objective:

That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.

C12.7.1 Subdivision within a flood-prone hazard area – risk assessment

Performance Criteria C12.7.1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:	Relevance	Management Options	Likelihood	Consequence	Risk	Further Assessment Required
(a) any increase in risk from flood for adjacent land;	Given the modelling, the proposed subdivision will result in minor and not adverse modifications to storm flow.	Elevating structures above natural drainage course. Not restricting water movement.	Unlikely	Minor	Low	No
(b) the level of risk to use or development arising from an increased reliance on public infrastructure;	Any future proposed dwelling and access road within the proposed subdivision can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use with the recommended flood protection measures.	It is recommended that the ground floor of any future habitable rooms finished floor levels are constructed within allocated building envelopes. Tolerable risks are managed through adaptions to 1% AEP storm flow.	Unlikely	Minor	Low	No
(c) the need to minimise future remediation works						
(d) any loss or substantial compromise by flood of access to the lot, on or off site;						
(e) the need to locate building areas outside the flood-prone hazard area;						
(f) any advice from a State authority, regulated entity or a council; and						
(g) the advice contained in a flood hazard report						

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Darren Carter *Owner /Agent*

12 Clark Stree, Dunalley, TAS, 7177 *Address*

Suburb/postcode

Qualified person details:

Qualified person: Kris Taylor

Address: 162 Macquarie Street

Hobart 7000

Phone No: 036224 9197

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: 12 Clark Street

Dunalley 7177

Lot No: 2

Certificate of title No: 184255/2

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. 2024. Flood Prone Areas Assessment Report for a Proposed Subdivision, 12 Clark Street - Dunalley. Unpublished report for Darren Carter by Enviro-Tech Consultants Pty. Ltd., 20/11/2024
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.

Qualified person:	*Signed:*	*Certificate No:*	*Date:*
			20/11/2024

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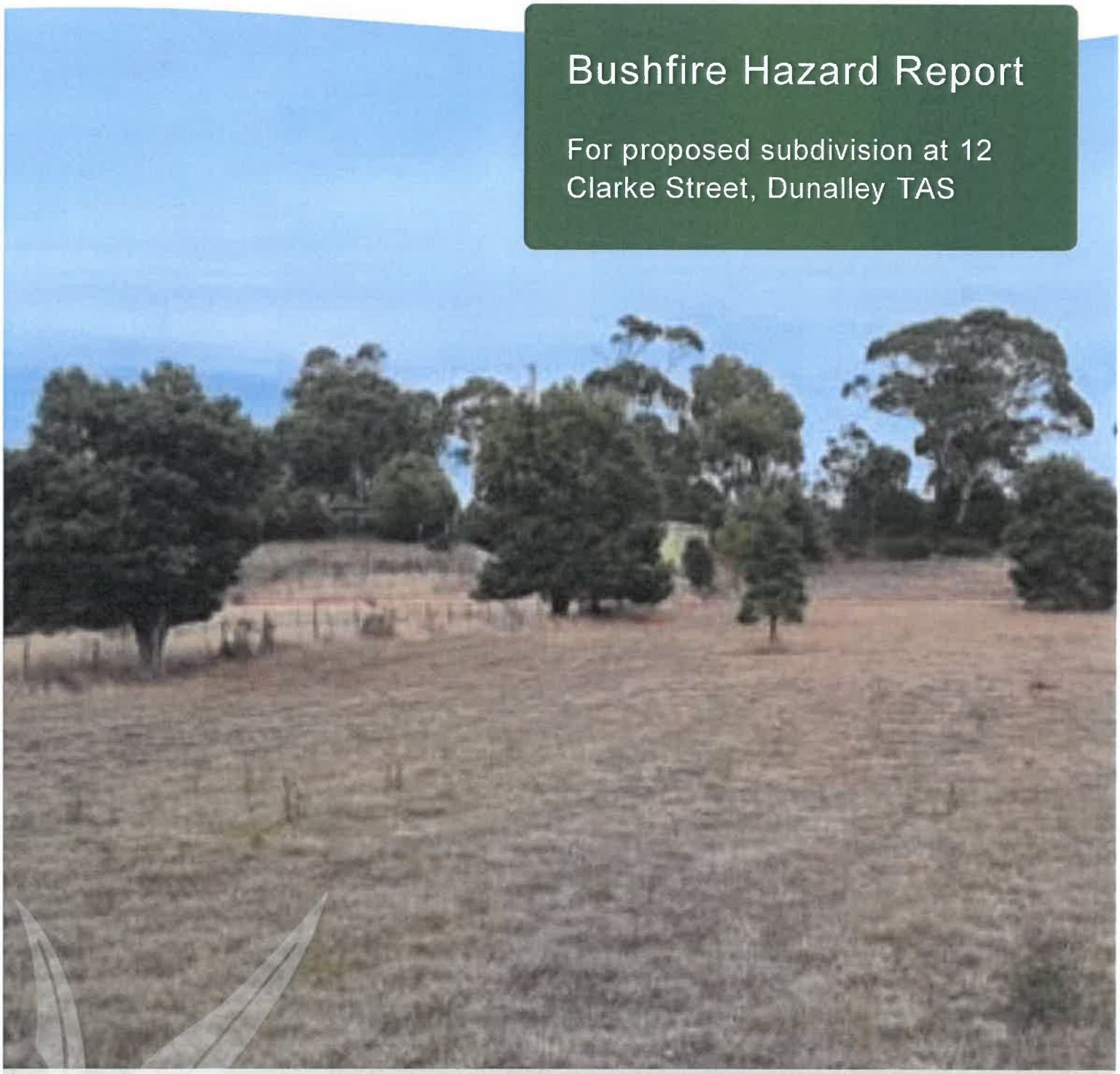
environmental solutions for a changing world

Bushfire Hazard Report

For proposed subdivision at 12 Clarke Street, Dunalley TAS



Client: D T. & K J. Carter
Prepared by: Stuart Rose (provisional)
Certified: Sarah Bunce BFP#151
July 2025

Contents

Executive Summary

This bushfire hazard report for a new three lot subdivision at 12 Clark Street, Dunalley (Title References: C.T. 184255/2) is a requirement of a subdivision application within a bushfire-prone area under the Tasmanian Planning Scheme, C13.0 Bushfire-Prone Areas Code (the Code).

The Code requires a new subdivision to achieve a minimum BAL 19 rating for all building areas on the newly formed lots. The Code also requires a Bushfire Hazard Management Plan (BHMP) to illustrate the bushfire hazard management and protection measures needed to achieve the rating.

Based on Drawing D4103-1 (T.N. Woolford & Ass. 2024), the neighbouring land uses and separation distances to classified vegetation, the assessment has determined new habitable buildings within the designated building areas on all three lots will be able to achieve **BAL 19** provided the following conditions are achieved:

- Building areas are observed for proposed Lots 2 to 4 as indicated on the BHMP. The building envelopes may be altered but remain within the building areas to ensure Hazard Management Areas can be established and maintained within each lot,
- Hazard Management Areas for Lots 2 to 4 are managed in a low fuel condition as per the BHMP (Attachment 1) and C13.6.1 of the Code,
- Future habitable buildings (Class 1a building) on Lot 2 to 4 will comply with minimum construction standards for BAL 19 as per AS 3959:2018 (Sections 3 and 6),
- The property access to Lot 2 to 4 is a shared access, greater than 30 m long and is required for a fire appliance to access firefighting water points on the three lots. As such the access must comply with C13.6.2 and Table C13.2 Elements B and D of the Code,
- Provision of fire-fighting water supply will meet the requirements E1.6.3 and Table C13.5 Elements A-E of the Code. Indicative static firefighting water supplies for future habitable buildings on Lots 2 to 4 are provided in the BHMP (Attachment 1).
- Implementation of the Bushfire Hazard Management Plan will be secured via a formal agreement on the land title, required by the council permit, ensuring landowners remove fuel loads on each lot twice a year (at the beginning and peak of summer) until the lot is developed.

Disclaimers

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

Whilst measures outlined in this report are designed to reduce the bushfire risk to the habitable buildings, due to the unpredictable nature of wildfires and impacts of extreme weather conditions the survival of the structures during a fire event cannot be guaranteed.

Planning Scheme provisions

This report and the attached BHMP address the requirements of the Code. In so doing, they define 'building areas' and 'indicative building envelopes' which demonstrate the capacity of the proposed subdivision to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to the use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the indicative building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for subdivision; or
- at the time of any future applications to build on lots arising from the subdivision, satisfy any relevant provisions of the planning scheme in force at that time

Australian Standards

AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas has been referenced in writing this report.

In respect of Bushfire Attack Level (BAL) determinations based on vegetation type and slope, the content of Table 2.6 in AS 3959:2018 has been utilised and the attached BHMP is consistent with the provisions of AS 3959:2018.

Sarah Bunce – ENVIRO-DYNAMICS
ACCREDITED BUSHFIRE ASSESSOR (BFP-151)
CERTIFICATE No: ED1453 DATE: 23/07/2025
Signed

1 Introduction

The following Bushfire Hazard Assessment Report has been developed as part of the planning requirements of the Tasmanian Planning Scheme and C13.0 Bushfire-Prone Areas Code (the Code) for a three-lot subdivision located within a bushfire-prone area. The Code requires that a new subdivision is designed to achieve a minimum Bushfire Attack Level (BAL) rating of BAL 19 for all future habitable buildings on newly formed lots within a bushfire-prone area. Under the Code, development standards must be certified by the Tasmanian Fire Services (TFS) or an accredited person.

This report provides an assessment of the BAL and outlines protective features and controls that must be incorporated into the design and layout of the subdivision to ensure compliance with AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas.

1.1 Site Details

Landowner:	D T. & K J. Carter
Location:	12 Clark Street, Dunalley
Title reference:	C.T. 184255/2 PID: 9056362
Municipality:	Sorell
Zoning:	Low Density Residential
Planning Scheme Overlays:	Flood-prone areas, Waterway and coastal protection areas (Gilpins Creek) and Bushfire-prone areas
Date of Assessment:	20th March 2025
Assessment Number:	ED1453

1.2 Subdivision Proposal

The proposed subdivision of a 1.089 ha title will create Lots 2, 3 and 4 as shown in the plan of subdivision supplied by the proponent (T. N. Woolford & Associates, DWG NO. D4103-1, October 2024) (Appendix 1) and will be accessed by a shared driveway from Clark Street. The subdivision is proposed to occur in a single stage.

1.3 Site Description

The 1.08 ha site (C.T. 184255/2) is located at 12 Clark Street, Dunalley approximately 31 km southeast of Sorell (Figure 1). The site is situated near the coastline in a semi-rural setting on relatively flat land (0 to 8 degrees), has a southeast facing aspect and is between 0 m and 100 m above sea level (ASL). The site is primarily covered with exotic pasture grasses and scattered individual trees, including *Acacia melanoxylon* (Blackwood) and *Eucalyptus ovata* (Swamp Gum). The site is surrounded to the north, northeast, east, south, and west by existing residential dwellings located on small managed lots, each less than 0.5 hectares in size. To the northwest, the adjoining property is a single, medium-sized lot of approximately 5 hectares.

The underlying geology is Quaternary sediments, dominantly Holocene alluvial, lacustrine and littoral deposits. Gilpins Creek, which is bordered by riparian vegetation of *Eucalyptus ovata* woodland, drains along the northeastern boundary of the site and into East Bay. The site is currently not serviced with power and there is no reticulated water.

Under the Tasmanian Planning Scheme, the land is zoned as Low Density Residential (Figure 2). The site has Waterway and Coastal Protection Areas along Gilpins Creek, Flood-prone Hazards Areas and Bushfire-prone Areas overlays (Figure 3). These overlays have been considered in the selection of the proposed habitable building sites and the BAL assessment.

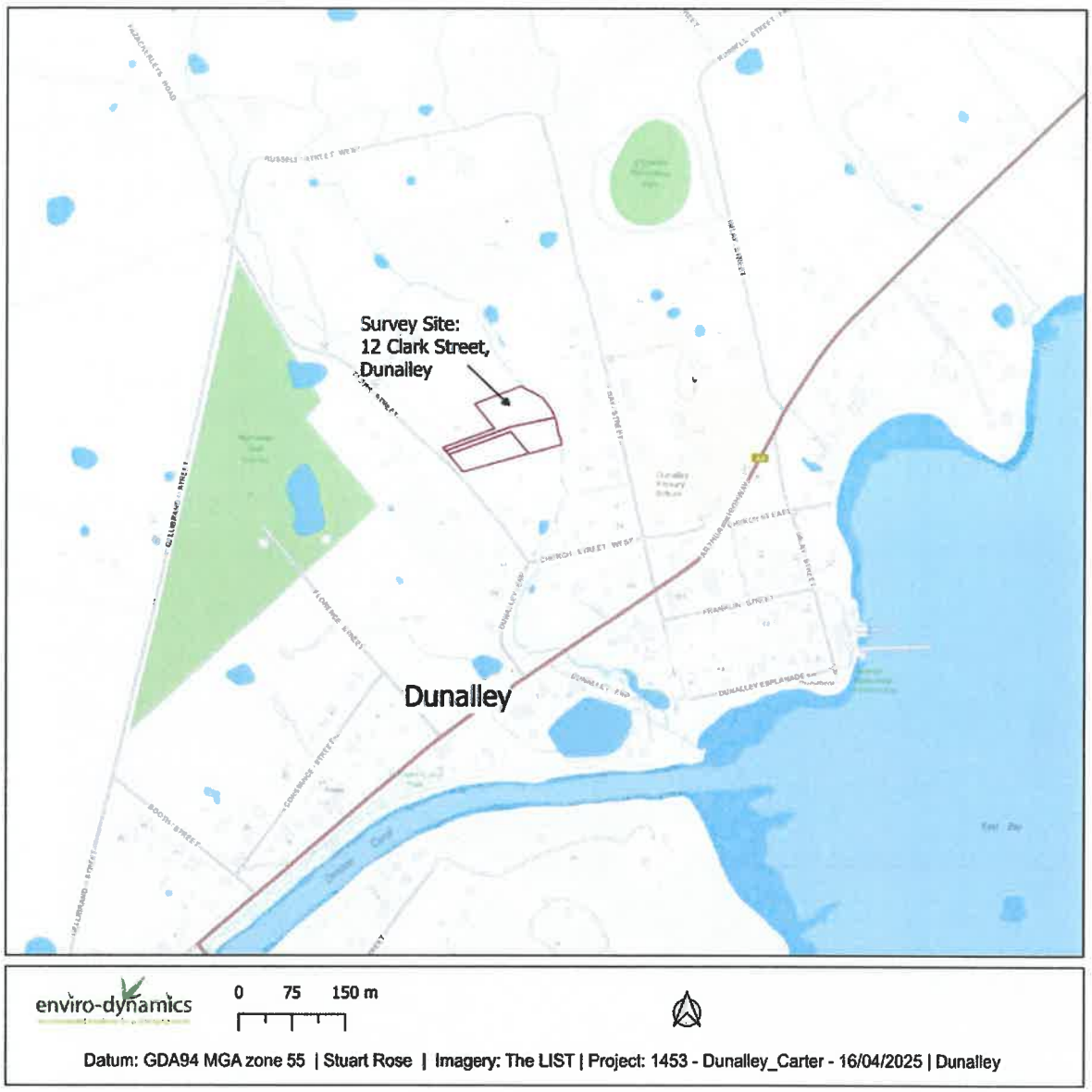


Figure 1 – Site location plan

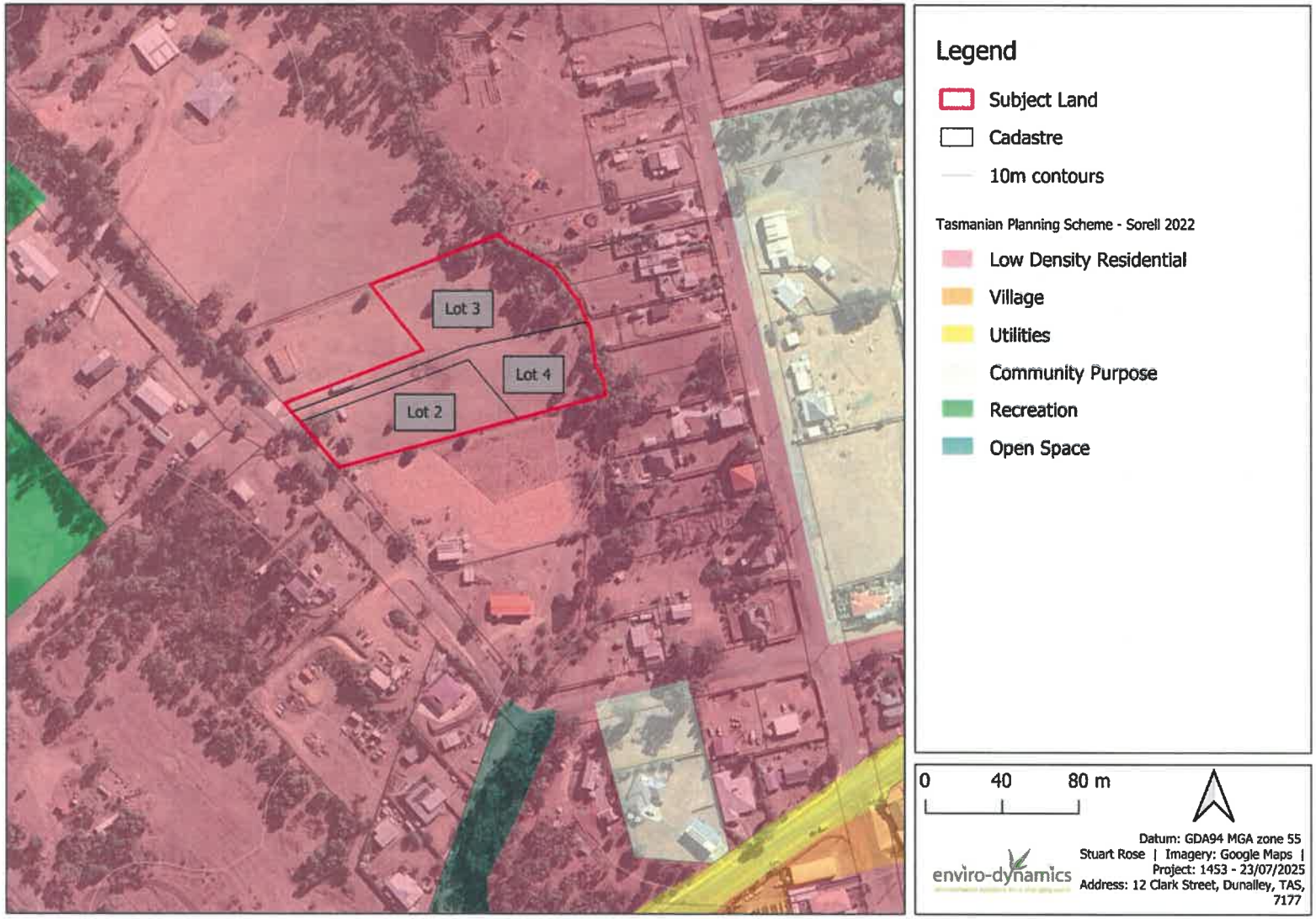


Figure 2 – Site context and zoning map Source: LISTmap 2025

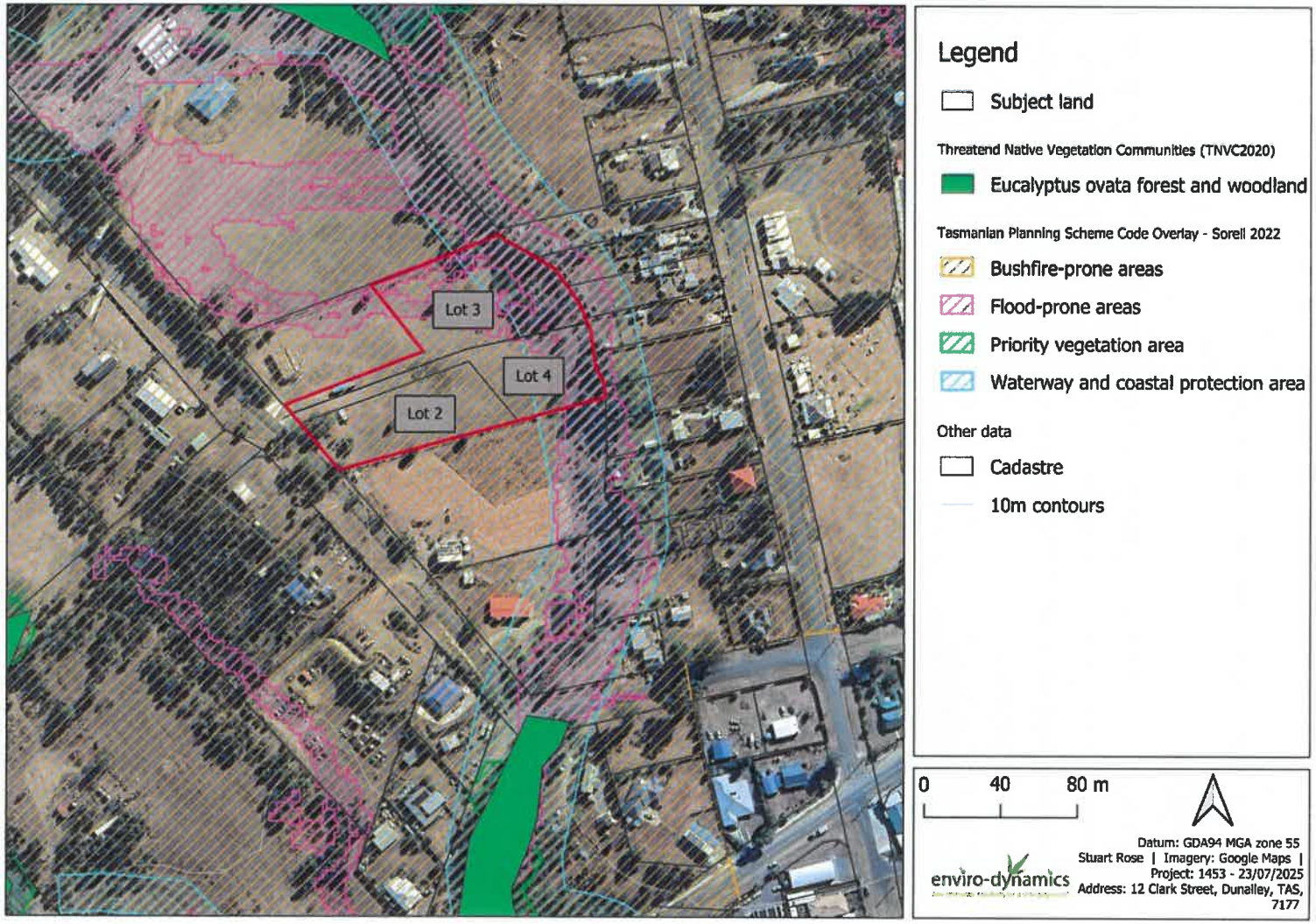


Figure 3 – Tasmanian Planning Scheme overlays – Sorell and Threatened Native Vegetation Communities layer (E. ovata forest and woodland)
Source: LISTmap 2025

2 Bushfire Attack Level Assessment

The following is a summary of the bushfire risk at the property.

2.1.1 Bushfire Hazard

Potential bushfire hazards on the site are the gentle sloping grassland, nearby forest vegetation along Gilpins Creek and fine fuel loads. Potential bushfire hazards within 140 m include the riparian vegetation downslope and to the north of the site which is contiguous with a 6-ha patch of woodland vegetation to the north.

2.1.2 Bushfire Attack Mechanisms

Relevant bushfire attack mechanisms are radiant heat and ember attack from Township Hill to the north; and wind, direct flame and smoke from Fazakerleys Sugarloaf to the north-west.

2.1.3 Bushfire Threat Direction

The highest bushfire threat to the proposed building areas is from the grassland vegetation downslope from the north-west, north and north-east which are the prevailing wind directions during bushfire season. The site was one of the few allotments that was not affected by the 2013 Dunalley bushfire. Fire reached the perimeter of the southwestern and northeastern boundaries of the property (TheLIST 2025).

2.1.4 Fire Danger Index (FDI)

FDI 50 (this index applies across Tasmania).

2.1.5 Vegetation & Slope

Grassland dominates the entire title of 12 Clark Street, with a gentle slope (0-5°) (Figure 4). The grassland is predominantly sown pasture, with some stand-alone paddock trees of regenerating *Acacia melanoxylon* and *Eucalyptus ovata*.

The Grassland vegetation contributes to the risk of grass fire from the northwest, north and northeast during bushfire season. A small band of *E. ovata* covers the north and northeastern boundary along Gilpins Creek which will contribute to the risk of ember attack during fire season when prevailing winds are from the north and north-east. However, strips of vegetation less than 20 m in width regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation are exempt from the bushfire assessment as per section

2.2.3.2 of AS 3959:2018. As such the band of trees is exempt from consideration in Tables 1, below.

2.1.6 Significant Natural Values

No threatened flora species were recorded on the site (LISTmap 2025). However, during the site visit individual *E. ovata* trees were noted near the riparian vegetation and within Lot 3. Although there is no *E. ovata* forest and woodland (DOV) on the site, the dominant species of this listed threatened vegetation community under Schedule 3A of the *Nature Conservation Act 2002* is present. This report prioritises protection of the individual *E. ovata* (black gums) by ensuring impacts resulting from the bushfire hazard management measures will be minimal.

Refer to Table 1 for the summary of the BAL Assessment and Figure 4 of the BAL Assessment Area for the proposed habitable buildings.

Table 1 – Summary of Bushfire Site Assessment for 12 Clark Street, Dunalley

Direction of slope	**North**	**Northeast**	**East**	**Southeast**	**South**	**Southwest**	**West**	**Northwest**
Lot 2								
Vegetation Classification [A]	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland
Distance to classified vegetation	0 m	0 m	0 m	0 m	0 m	0 m	0 m	0 m
Effective slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Across slope	Upslope	Upslope	Upslope	Upslope
Current BAL value for each side of the site	FZ	FZ	FZ	FZ	FZ	FZ	FZ	FZ
Width of HMA to achieve BAL-19	11-<16 m	11-<16 m	11-<16 m	10-<14 m	10-<14 m	10-<14 m	10-<14 m	10-<14 m
Width of HMA to achieve BAL-12.5	16-<50 m	16-<50 m	16-<50 m	14-<50	14-<50 m	14-<50 m	14-<50 m	14-<50 m

Direction of slope	**North**	**Northeast**	**East**	**Southeast**	**South**	**Southwest**	**West**	**Northwest**
Lot 3								
Vegetation Classification [A]	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland
Distance to classified vegetation	0 m	0 m	0 m	0 m	0 m	0 m	0 m	0 m
Effective slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope >5-10°	Downslope 0-5°	Upslope	Upslope	Upslope	Across slope
Current BAL value for each side of the site	FZ	FZ	FZ	FZ	FZ	FZ	FZ	FZ
Width of HMA to achieve BAL-19	11-<16 m	11-<16 m	13-<19 m	11-<16 m	10-<14 m	10-<14 m	10-<14 m	10-<14 m
Width of HMA to achieve BAL-12.5	16-<50 m	16-<50 m	19-<50 m	16-<50 m	14-<50 m	14-<50 m	14-<50 m	14-<50 m

Direction of slope	North	Northeast	East	Southeast	South	Southwest	West	Northwest
Lot 4								
Vegetation Classification [A]	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland
Distance to classified vegetation	0 m	0 m	0 m	0 m	0 m	0 m	0 m	0 m
Effective slope under vegetation	Across slope	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Across slope	Upslope	Upslope	Across slope
Current BAL value for each side of the site	FZ	FZ	FZ	FZ	FZ	FZ	FZ	FZ
Width of HMA to achieve BAL-19	10-<14 m	11-<16 m	11-<16 m	11-<16 m	10-<14 m	10-<14 m	10-<14 m	10-<14 m
Width of HMA to achieve BAL-12.5	14-<50 m	16-<50 m	16-<50 m	16-<50	14-<50 m	14-<50 m	14-<50 m	14-<50 m

[A] Vegetation within 140 m of the proposed subdivision is identified as Urban areas (FUR) (TASVEG 4.0) and is comprised of pasture grasses with the potential to become Grassland if not managed.

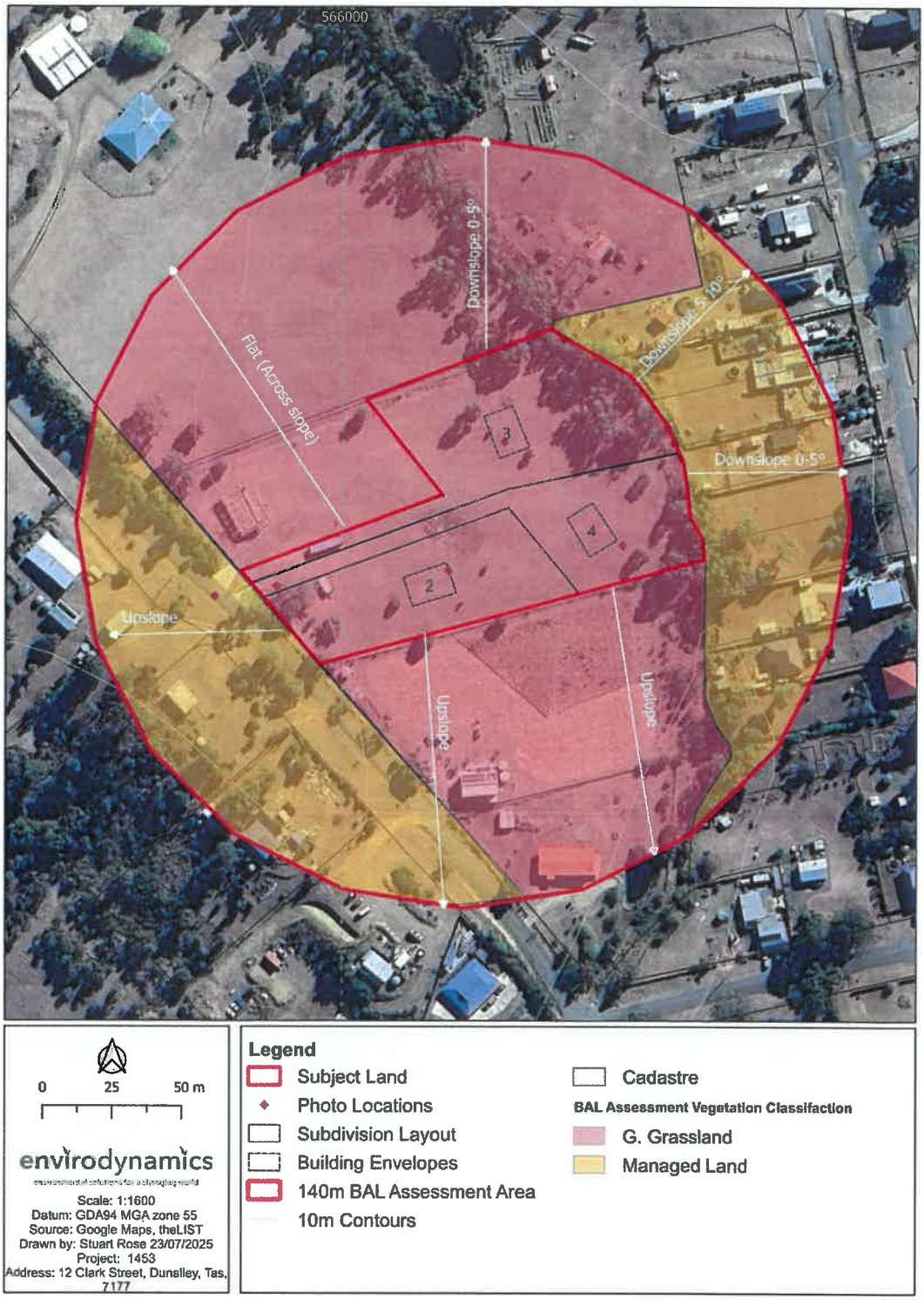


Figure 4 – Aerial photo of site showing vegetation types within 140 m radius of proposed subdivision. Refer to Appendix 2 for photos. Image source: LISTmap 2025

3 Bushfire Protection Measures

The site is within a defined Bushfire-Prone Area as defined by the Tasmanian Planning Scheme (Figure 3). The grassland vegetation requires ongoing management as it is recognised as having the potential to become an elevated bushfire risk.

The subdivision development must meet minimum development standards. These development standards are set out under clause C13.6 of the code and include Provision of HMA (C13.6.1), Public access (C13.6.2) and Provision of water supply for fire-fighting purposes (C13.6.3). The boundary adjustment development must comply with the following clauses of C13.0 – Bushfire-Prone Areas Code (shaded clauses in Table 2).

Table 2 – Compliance with E1.0

CLAUSE	ISSUE
C13.2	**Application of Code**
C13.3	**Definition of terms in this Code**
C13.4	**Use or development exempt from this Code**
C13.5	**Use Standards**
C13.5.1	**Vulnerable Uses**
C13.5.2	**Hazardous Uses**
C13.6	**Developments Standards**
C13.6.1	**Subdivision: Provision of hazard management areas (HMA) for habitable buildings**
C13.6.2	**Subdivision: Public and fire-fighting access**
C13.6.3	**Subdivision: Provision of water supply for fire-fighting purposes**

3.1 Compliance of habitable buildings

There are no existing habitable buildings on the site. Any new habitable buildings constructed on the new lots must be constructed to meet **BAL 19** construction requirements of AS 3959:2018 (Sections 3 and 6) as a minimum.

3.2 Hazard Management Areas

Bushfire hazard management areas (HMAs) provide a cleared space between buildings and the bushfire hazard. Any vegetation in this area needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, to reduce the radiant heat at the building, and to halt or check direct flame attack.

Further information on the maintenance of the equivalent 'defendable space' are provided on the Tasmania Fire Service website e.g. 190341 TFS Building for Bushfire Hazard Management Area_5 July.pdf.

The Requirements for Building in Bushfire-Prone Areas require the HMA to be contained within the development site or a formal agreement entered with the owner of any adjoining land that needs to be managed as part of the HMA. None of the lots associated with the boundary adjustment will rely on management of adjoining lots to meet HMA requirements.

3.2.1 Requirements

To comply with Acceptable Solutions under C13.6.1 – A1 the plan of subdivision must:

- show building areas* for each lot;
- indicate HMAs which separate building areas from bushfire-prone vegetation with separation distances required for **BAL 19** as a minimum as per Table 2.4.4 of AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas;
- provide protection for lots at any stage of a staged subdivision; and
- formal agreement with Council for ongoing management of vegetation in HMAs located on public land.

** Refer to disclaimer regarding setback requirements for planning.*

3.2.2 Current conditions

The current condition of the proposed subdivision is grassland with individual trees near the Giplin Creek and on Lot 3.

It is possible for Lots 2 to 4 to maintain the HMAs within the proposed subdivision boundaries and comply with HMA requirements without relying upon adjoining properties.

3.2.3 Compliance

The subdivision will comply with BAL 19 requirements as per Table 1 and the BHMP (Attachment 1) provided the following conditions are achieved:

- Where an existing habitable building occurs on a proposed subdivision, the subdivision will not result in an increase in the bushfire risk to the existing habitable buildings.
- All lots have a designated building area.
- The HMA around each building area will be established and maintained to achieve the **BAL 19** separation distances of **11 m** to the north and east and **10 m** to the south and west as a minimum.
- There is adequate space to build to **BAL 12.5** construction standards. To achieve BAL 12.5 separation distances, the minimum separation distances to be established and maintained must be **16 m** to the north and east, and **14 m** to the south and west.
- Given the relatively flat topography of the three proposed lots and the vegetation type (grassland), all habitable buildings can achieve **BAL 19** or **BAL 12.5** at this site.

3.2.4 Staging Requirements

The proposed subdivision will not be staged.

3.2.5 Maintenance of Hazard Management Areas

The HMAs around the building areas i.e., whole lots, must be maintained in a minimal fuel condition always to ensure bushfire protection mechanisms are effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season and any flammable material such as leaves, litter, wood piles removed.

The BHMP is reliant upon a formal agreement on the title to ensure the ongoing management of the lots until each lot is developed. The formal agreement will be a condition of the council permit. The formal agreement will require that the owner of the title maintains each lot by preventing fuels from accumulating and creating a fire hazard. This should be carried out twice per year, once at the start of the summer and once at the highest peak of summer until such a time as each lot is developed.

3.3 Construction Standards

All future habitable buildings (Class 1a buildings) on Lots 2 to 4 will comply with construction standards for **BAL 19** to be constructed to as per AS 3959:2018 (Sections 3 and 6) as a minimum but may attain a construction standard for **BAL 12.5** as per AS 3959:2018 (Sections 3 and 5) provided the required HMAs outlined in Table 1 are established and maintained.

3.4 Public and Fire-fighting Access

3.4.1 Requirements

Property access

Proposed Lots 2 to 4 will have a shared property access to the three lots that will be greater than 30 m long. As such the public and firefighting access must meet the following design and construction requirements as per Section 13.6.2, Table C13.2 Elements B and D:

- all- weather construction;
- load capacity of at least 20 t, including for bridges and culverts;
- minimum carriageway width of 4 m;
- minimum vertical clearance of 4 m;
- minimum horizontal clearance of 0.5 m from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- curves with a minimum inner radius of 10 m;
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- terminate with a turning area for fire appliances provided by one of the following:
  - a turning circle with a minimum outer radius of 10m; or
  - a property access encircling the building; or
  - a hammerhead "T" or "Y" turning head 4 m wide and 8 m long
- passing bays of 2 m additional carriageway width and 20 m length must be provided every 100 m.

If a new driveway is constructed to Lot 2 directly from Clark Street, and it is not more than 30 m long it will not have specified design and construction requirements as per C13.6.2 and Table C13.2 Element A of the Code. However, if it is greater than 30 m long then it will have to meet the preceding requirements as per Element B of Table C13.2. In addition, if Lot 2 is accessed directly

off Clark Street the shared driveway to Lots 3 and 4 will no longer access 3 lots. As such the passing bay illustrated on the BHMP will not be required.

3.4.2 Current conditions

New crossovers from Clark Street have been constructed to allow shared access to Lots 2, 3 and 4 Clark Street (Photo 25, Appendix 2). However, no driveway to access proposed Lots 2, 3 and 4 currently exists.

3.4.3 Compliance

Access to Lots 2 to 4 will comply with Section 13.6.2 and Table C13.2, Element B and D as described above.

3.5 Static Fire-fighting Water Supply

An adequate, accessible, and reliable water supply for fire-fighting purposes must be supplied to allow for the protection of life and property from the risks associated with bushfire. The subdivision is not serviced by a reticulated water supply. At this site, dedicated firefighting static water supplies must be installed on proposed Lots 2, 3 and 4 prior to building surveyor issuing certificate of occupancy.

3.5.1 Requirements

Proposed Lots 2 to 4 require firefighting water supplies that meet the following design and construction requirements as per Section C13.6.3 Table C13.5 Elements A to E.

A. Distance between building area to be protected and water supply:

- The building area to be protected must be located within 90 m of the firefighting water point of a static water supply, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

B. Static Water Supplies

- May have a remotely located offtake connected to the static water supply,
- May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be always available,
- Must be a minimum of 10,000 L per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- Must be metal, concrete, or lagged by non-combustible materials if above ground, and

- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
    - Metal,
    - non-combustible material, or
    - fibre-cement a minimum of 6 mm thickness.

C. Fittings, pipework, and accessories (including stands and tank supports)

Fittings and pipework associated with a firefighting water point for a static water supply must:

- Have a minimum nominal internal diameter of 50 mm,
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- Be metal or lagged by non-combustible materials if above ground,
- Where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- Ensure the coupling is accessible and available for connection at all times,
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table, and
- Where a remote offtake is installed, ensure the offtake is in a position that is:
    - Visible,
    - Accessible to allow connection by firefighting equipment,
    - At a working height of 450 – 600 mm above ground level, and
    - Protected from possible damage, including damage by vehicles.

D. Signage for static water connections

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- comply with the water tank signage requirements within *Australian Standard AS2304-2011 Water storage tanks for fire protection systems*, or
- comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. A hardstand area for fire appliances must be provided:

- no more than 3 m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like),
- no closer than 6 m from the building area to be protected,
- a minimum width of three metres constructed to the same standard as the carriageway, and
- connected to the property access by a carriageway equivalent to the standard of the property access.

3.5.2 Current conditions

There are no existing firefighting water supplies within the proposed subdivision area.

3.5.3 Compliance

Proposed Lots 2 to 4 will each be fully serviced with static firefighting water supplies prior to building surveyor issuing the certificate of occupancy. The static firefighting water supplies must comply with preceding requirements and Table C13.5 Elements A to E of the Code.

4 Conclusions

The assessment of the bushfire risk of a proposed three lot subdivision at 12 Clark Street indicates that it can achieve the requirements of the Tasmanian Planning Scheme, C13.0 Bushfire-Prone Areas Code provided compliance with the following measures:

- Building areas are designed for all proposed Lots 2 to 4 as indicated on the BHMP (Attachment 1).
- Hazard Management Areas for proposed Lots 2 to 4 are managed in a low fuel condition as per the BHMP (Attachment 1).
- Future habitable buildings (Class 1a buildings) on Lots 2 to 4 can comply with minimum construction standards for **BAL 19** as per AS 3959:2018 (Sections 3 and 6), or for **BAL 12.5** as per AS 3959:2018 (Sections 3 and 5) provided the appropriate HMA separation distances are established and managed in a low fuel condition and is the HMA is maintained at all times as per Table 1 of this report.
- The shared property access to proposed Lots 2 to 4 is greater than 30 m long and is required for a fire appliance to access firefighting water points on each lot. As such the access must comply with Section 13.6.2 and Table C13.2 Element B and D of the Code.
- Provision of fire-fighting water supply will meet the requirements C13.6.3 and Table C13.5 of the Code. Indicative static firefighting water supplies for future habitable buildings on proposed Lots 2 to 4 are provided in the BHMP (Attachment 1).

5 Recommendations

- The recommendation is to adopt the BHMP as per Attachment 1.
- Retain and manage the single standing *E. ovata* trees and ensure they are greater than 10 m from any habitable buildings. *E. ovata* are the dominant flora species in the threatened vegetation community (DOV) which is protected under Schedule 3A of the *Nature Conservation Act 2002*. These trees provide important foraging habitat for the endangered swift parrot (*Lathamus discolor*).

5.1 Limitations of Plan

The bushfire protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS 3959:2018 on days when the fire danger rating is greater than 50 (i.e. 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather, no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

7 Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS 3959:2018).

BFP – Bush Fire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – plan for individual habitable buildings or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

Class 1a building – is a single habitable building being a detached house; or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2016).

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS 3959:2018).

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

m – meters

ha – hectares

NASH – National Association of Steel Framed Housing

9 References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025

Building Act 2016. Director's Determination – Requirements for Building in a Bushfire-Prone Area (v2.1) DOC/17/62962. Director of Building Control https://www.cbos.tas.gov.au/__data/assets/pdf_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110

LISTmap 2025. Land Information System Tasmania, Tasmania Government. https://maps.thelist.tas.gov.au/listmap/app/list/map

NASH 2014. NASH Standard for Steel Framed Construction in Bush Fire Areas. National Association of Steel Framed Housing Inc.

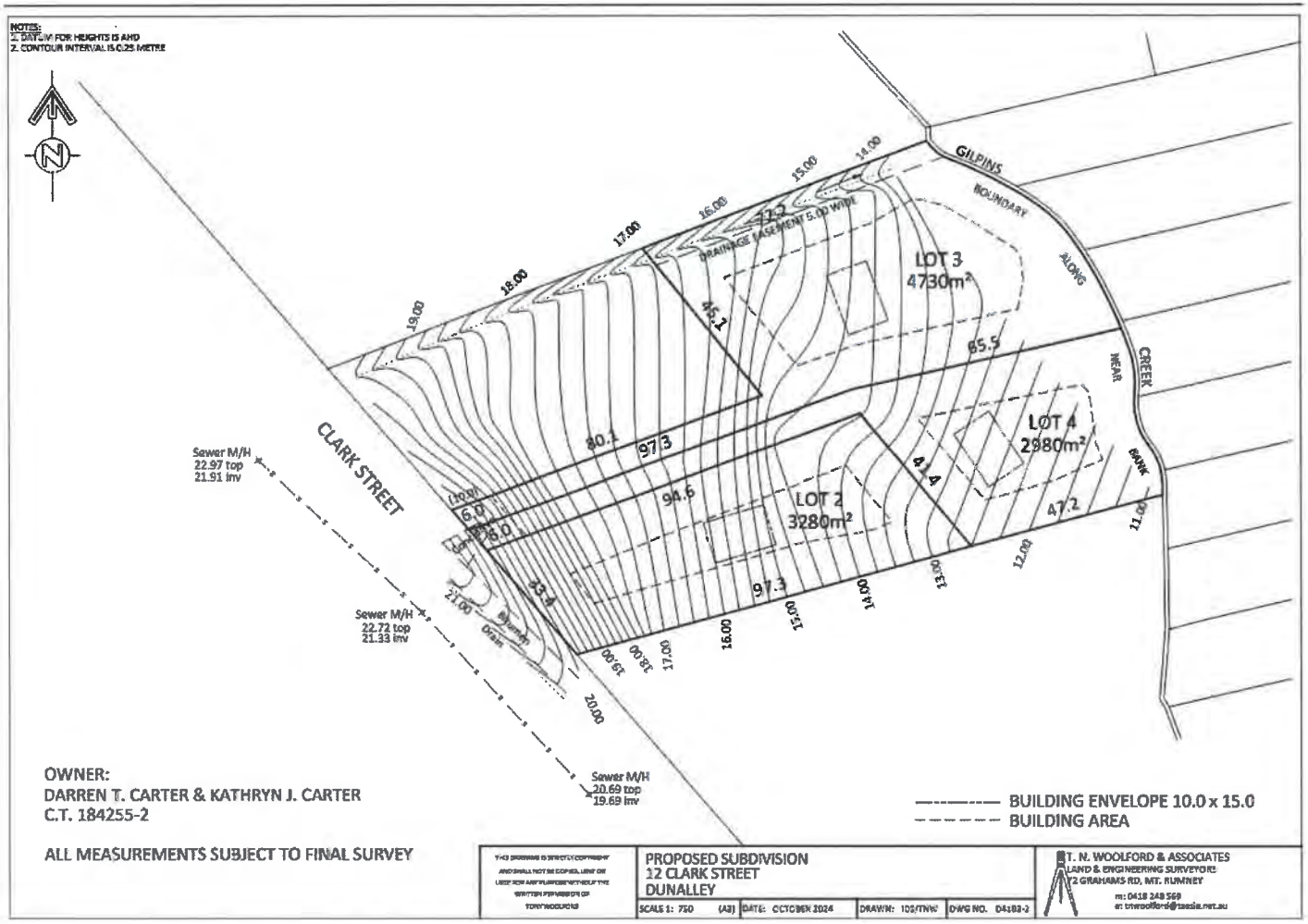
Nature Conservation Act 2002. https://www.legislation.tas.gov.au/view/html/inforce/current/act-2002-063

NCC 2016. National Construction Code 2016 Vol Two, Building Code of Australia Class 1 and Class 10 Buildings. Australian Building Codes Board, Australia.

Tasmanian Planning Scheme https://tpso.planning.tas.gov.au/tpso/external/planningschemeviewer/30/section/587?effectiveForDate=2025-05-01

Tasmanian Planning Scheme – Sorell Tasmanian Planning Scheme - Sorell 2022 (tpso.planning.tas.gov.au)

APPENDIX 1 – Plan of Subdivision – T.N. Woolford & Ass. (Drawing D4103-2)



APPENDIX 2 – Photos of site, surrounds and vegetation

Photo 1 – North from proposed building area on proposed Lot 2 grassland – Downslope 0-5°

Photo 2 – Northeast from proposed building area on proposed Lot 2 grassland – Downslope 0-5°

Photo 3 – East from proposed building area on proposed Lot 2 Grassland - Downslope 0-5°

Photo 4 – Southeast from proposed building area on proposed Lot 2 Grassland – Across slope 0°

Photo 5 – South from proposed building area on proposed Lot 2 Grassland – Upslope

Photo 6 – Southwest from proposed building area on proposed Lot 2 Grassland – Upslope

Photo 7 – West from proposed building area on proposed Lot 2 towards existing dwelling on Lot 1 *Grassland - Upslope*

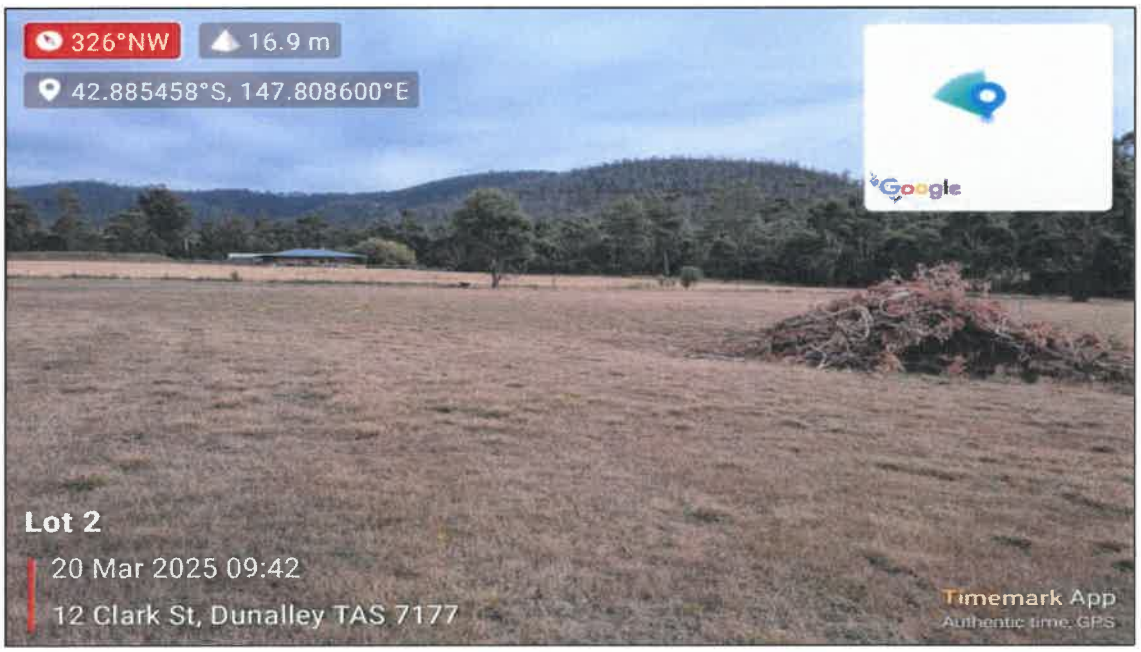


Photo 8 – Northwest from proposed building area on proposed Lot 2 Grassland - Upslope

Photo 9 – North from proposed building area on proposed Lot 3 Grassland - Downslope 0-5°

Photo 10 – Northeast from proposed building area on proposed Lot 3 Grassland - Downslope 0-5°

Photo 11 – East from proposed building area on proposed Lot 3 Grassland - Downslope 5-10°

Photo 12 – Southeast from proposed building area on proposed Lot 3 Grassland - Downslope 0-5°

Photo 13 – South from proposed building area on proposed Lot 3 Grassland - Upslope

Photo 14 – Southwest from proposed building area on proposed Lot 3 Grassland - Upslope

Photo 15 – West from proposed building area on proposed Lot 3 Grassland - Upslope

Photo 16 – Northwest from proposed building area on proposed Lot 3 Grassland – Across slope 0°

Photo 17 – North from proposed building area on proposed Lot 4 Grassland – Across slope 0°

Photo 18 – Northeast from proposed building area on proposed Lot 4 Grassland - Downslope 0-5°

Photo 19 – East from proposed building area on proposed Lot 4 Grassland - Downslope 0-5°

Photo 20 – Southeast from proposed building area on proposed Lot 4 Grassland - Downslope 0-5°

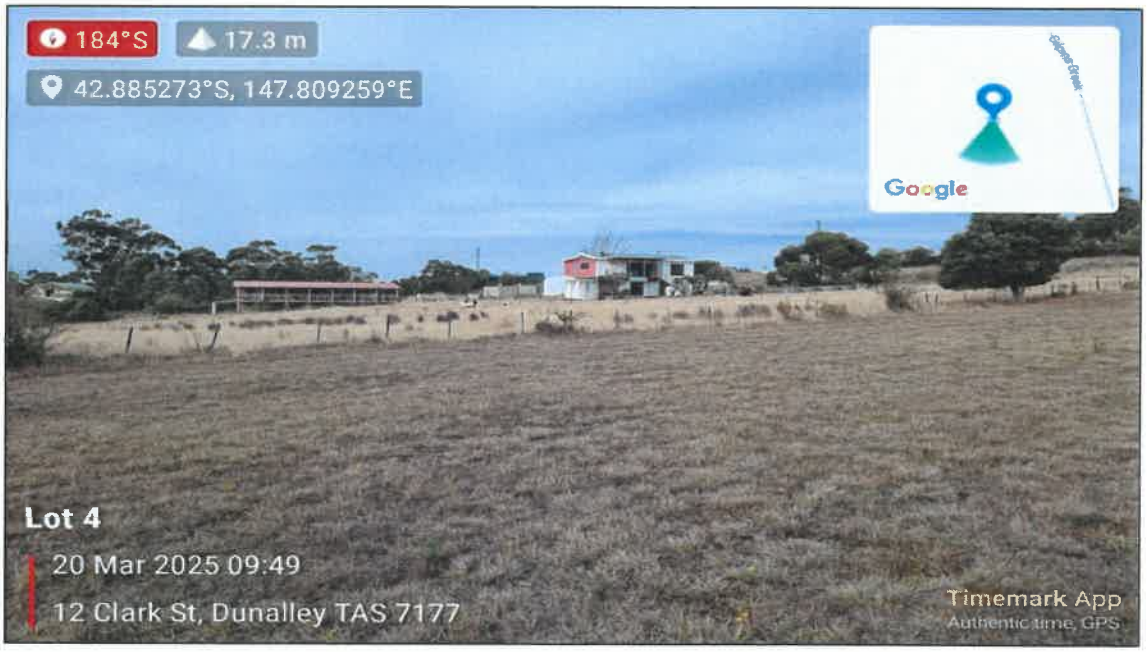


Photo 21 – South from proposed building area on proposed Lot 4 Grassland – Across slope 0°

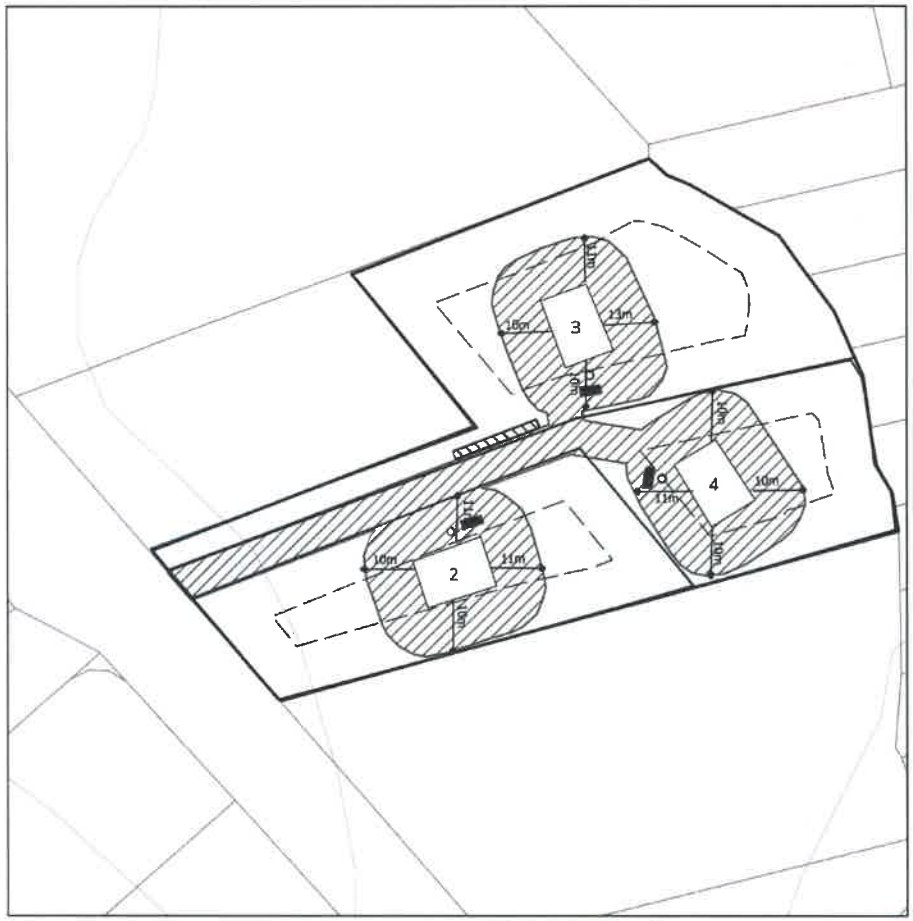
Photo 22 – Southwest from proposed building area on proposed Lot 4 Grassland - Upslope

Photo 23 – West from proposed building area on proposed Lot 4 Grassland - Upslope

Photo 24 – Northwest from proposed building area on proposed Lot 4 Grassland – Across slope 0°

Photo 25 – East along existing access from Clark Street showing cross over to Lots 2 to 4

ATTACHMENT 1 – Bushfire Hazard Management Plan – July 2025



Legend

- Subject Land
- Hazard Management Area & Access (BAL 19)
- Indicative Passing Bay (2m x 20m)
- Building Area
- Lot Boundaries
- Indicative Building Envelopes (10m x 15m)
- Indicative Hardstand and Turning Area
- Indicative Static Firefighting Water Supply
- 10m Contours
- Cadastre

BAL 19 for Lots 2 to 4

0 25 50 m

enviro-dynamics

Datum: GDA94 MGA zone 55
Stuart Rose | Imagery: Google Maps | Project: 1453
29/04/2025
Address: 12 Clark Street, Dunalley, TAS, 7150

For **D T. & K J. Carter** – 12 Clark Street, Dunalley

Title: C.T. 184255/2 PID: 9056362

Assessment #: ED1453

Sarah Bunce – ENVIRO-DYNAMICS
ACCREDITED BUSHFIRE ASSESSOR (BFP-151)
CERTIFICATE No: ED1453 DATE: 23/07/2025
Signed Sbunce

NOTES

Hazard Management Zone

- HMA to be established on proposed Lots 2, 3 and 4 as indicated in this plan and as set out in Table 1 of Bushfire Attack Level Assessment for BAL 19 as minimum.
- Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future habitable buildings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings; and to halt or check direct flame attack.
- Some trees can be retained provided they are 10 m from habitable buildings and there is 6 m horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- No trees to overhang houses to prevent branches or leaves from falling on the building.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

Construction Standards

- Any future habitable buildings on proposed Lots 2, 3 and 4 are to be constructed to comply with BAL 19 as a minimum and as per AS3959-2018 (Sections 3 and 6).

Public and Fire-fighting Access Requirements

- Access to Lots 2, 3 and 4 is greater than 30 m long and is required for a fire appliance to access firefighting water points on 3 lots. Access requirement will comply with section 3.4 of the Bushfire Hazard Report and as indicated on this plan.

Static Fire-fighting Water Supply

- 10,000 L static firefighting water supply must be provided for any new habitable buildings on proposed Lots 2, 3 and 4 as indicated on this plan and must meet requirements of Section 3.5 of the Bushfire Hazard Report.

This plan is to be printed at A3 and read in conjunction with the preceding Bushfire Hazard Assessment Report (Enviro-dynamics, July 2025).

ATTACHMENT 2 – Planning Certificate – July 2025

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	12 Clark Street, Dunalley, 7177
Certificate of Title / PID:	CT: 184255/2, PID: 9056362

2. Proposed Use or Development

Description of proposed Use and Development:	3 lot subdivision
Applicable Planning Scheme:	Tasmanian Planning Scheme – Sorell 2022

3. Documents relied upon

This certificate relates to the following documents:

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

Title	Author	Date	Version
Bushfire Hazard Report 415 Nelson Road, Mt Nelson. July 2025 ED 1457	Sarah Bunce	23/07/2025	1.0
Plan of Subdivision –Drawing D4103-2)	T.N. Woolford & Ass.	OCT 2024	2.0

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***

☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**

☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Sarah Bunce	**Phone No:**	0437 782 592
Postal Address:	Enviro-dynamics Pty Ltd 56-58 Burnett Street, Hobart, TAS, 7000	**Email Address:**	Sarah.Bunce@enviro-dynamics.com.au
Accreditation No:	BFP 151	**Scope:**	1, 2, 3a, 3b

6. Certification

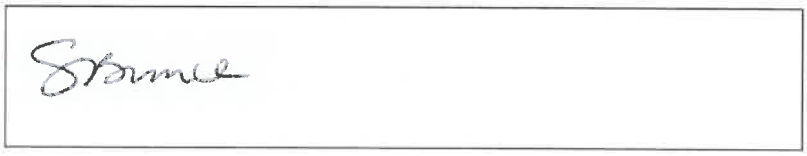
I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:

certifier



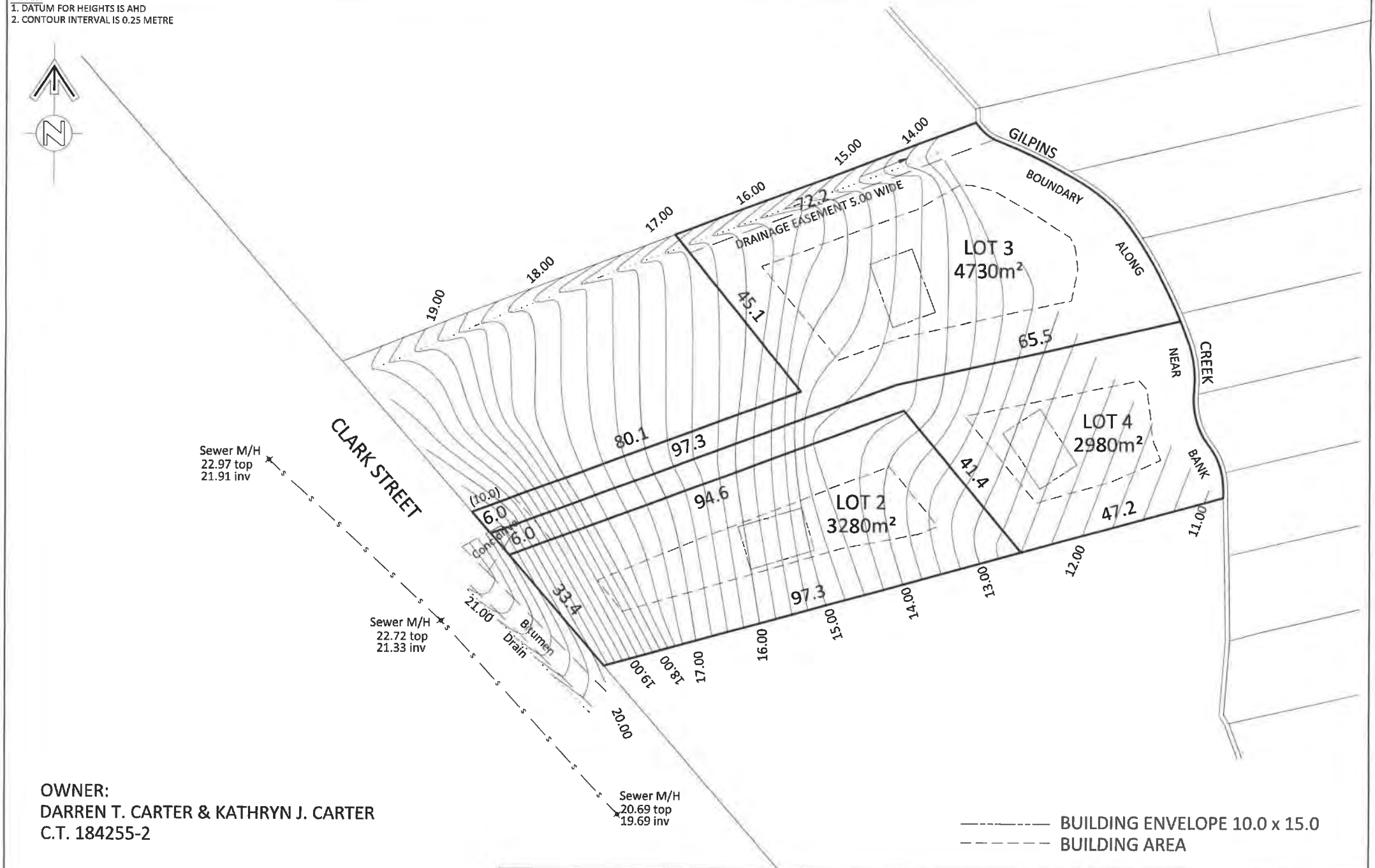
Name: Sarah Bunce

Date: 23/07/2025

Certificate Number: ED1453

(for Practitioner Use only)

NOTES:
1. DATUM FOR HEIGHTS IS AHD
2. CONTOUR INTERVAL IS 0.25 METRE



OWNER:
DARREN T. CARTER & KATHRYN J. CARTER
C.T. 184255-2

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

——————— BUILDING ENVELOPE 10.0 x 15.0
– – – – – – BUILDING AREA

PROPOSED SUBDIVISION
12 CLARK STREET
DUNALLEY

SCALE 1: 750 (A3) | DATE: OCTOBER 2024 | DRAWN: IDS/TNW | DWG NO. D4103-2

T. N. WOOLFORD & ASSOCIATES
LAND & ENGINEERING SURVEYORS
72 GRAHAMS RD, MT. RUMNEY
m: 0418 248 569
e: tnwoolford@tassie.net.au

Attachment to item number 5.2 -

Site Assessment by GES Geo-Environmental Solutions dated July 2021.

Stormwater Report by Aldanmark Consulting Engineers dated 1 October 2025.

Design drawings by Creative Homes Hobart, revision H dated 3 October 2025.

Traffic impact assessment prepared by Hubble Traffic dated August 2025.

TasWater Submission to Planning Authority Notice dated 13 November 2025.

Representations X3

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

Full description of Proposal:	*Use:* Dwellings *Development:* Construction of 8 multiple dwellings *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 3,000,000.00
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: Lot 50 Stewart Court Suburb: MIDWAY POINT Postcode: 7171 Certificate of Title(s) Volume: 175657 Folio: 50
Current Use of Site	Vacant Land
Current Owner/s:	Name(s) PPI Group 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: 02/04/2025

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

Sorell Council
Development Application: 5.2025.82.1 - Development Application - 50 Stewart Court, Midway Point - P1.pdf
Plans Reference:P1
Date Received:2/04/2025

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
175657	50
EDITION	DATE OF ISSUE
3	18-Aug-2022

SEARCH DATE : 02-Apr-2025
SEARCH TIME : 11.39 AM

DESCRIPTION OF LAND

Town of SORELL
Lot 50 on Sealed Plan 175657
Derivation : Part of 310 Acres Gtd. to Alexander Laing
Prior CTs 43445/3, 84719/1 and 34922/1

SCHEDULE 1

M914925 TRANSFER to PPI GROUP PTY LTD Registered 11-Dec-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP175657 EASEMENTS in Schedule of Easements
SP175657 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER
PHILLIP HARBACK, ANNE HARBACK
SORELL COUNCIL

FOLIO REFERENCE
CT 84719-1, CT 43445-3, CT 34922-1

GRANTEE
PART OF 310 AC GTD TO ALEXANDER LAING

PLAN OF SURVEY

BY SURVEYOR A. S. HAMILTON

LOCATION

TOWN OF SORELL

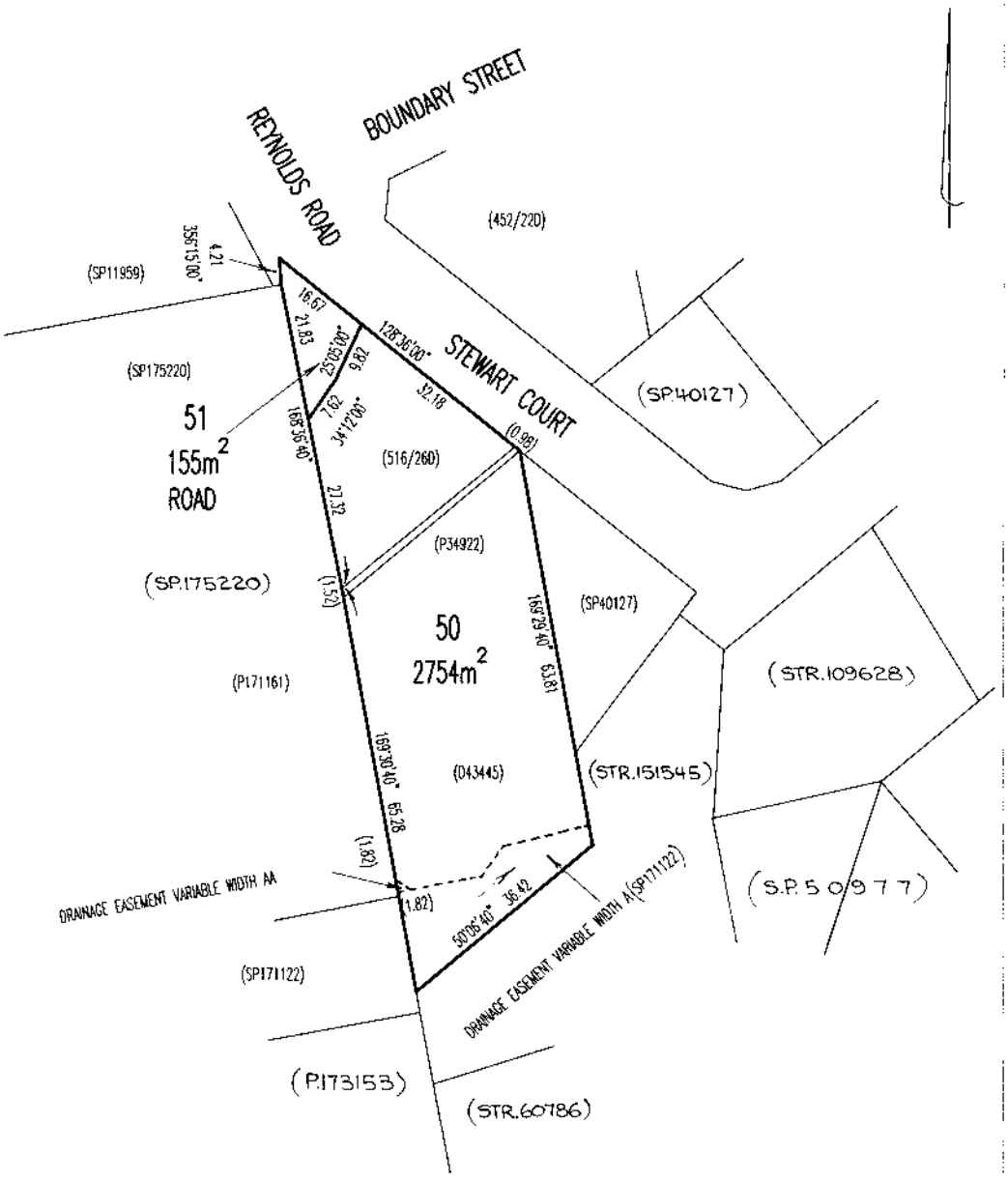
SCALE 1: 700 LENGTHS IN METRES

Registered Number
SP 175657

APPROVED
EFFECTIVE FROM 18 JAN 2019

Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
124 (5426)		~~P84719~~ D43445, P34922	



SEE PLAN - RELATED DOCUMENTS
COUNCIL DELEGATE DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 175657

EASEMENTS AND PROFITS

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

Easements

Lot 50 on the plan is subject to a right of drainage in gross (in favour of Sorell Council) over the land marked DRAINAGE EASEMENT VARIABLE WIDTH AA passing through that lot on the plan

Lot 50 on the plan is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked DRAINAGE EASEMENT VARIABLE WIDTH A (SP 171122) passing through that lot on the plan

Lot 50 on the plan is subject to a right of drainage (in favour of Sorell Council) over the land marked DRAINAGE EASEMENT VARIABLE WIDTH 'A' (SP 171122) passing through that lot on the plan

Lot 50 on the plan is subject to a right of drainage (in favour of lot 100 on SP 171122) over the land marked DRAINAGE EASEMENT VARIABLE WIDTH 'A' (SP 171122) passing through that lot on the plan

FENCING PROVISION

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: PHILIP HARBACK, ANNE HARBACK SORELL COUNCIL FOLIO Rref: CT 84719-1, 43445-3, 34922-1 SOLICITOR & REFERENCE: MCCULLOCH & ASSOCIATES	PLAN SEALED BY: SORELL COUNCIL DATE: 20.3.18 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 175657
SUBDIVIDER: Philip Harback, Anne Harback, Sorell Council FOLIO REFERENCE: CT84719-1, CT43445-3, CT34922-1	

In respect to the lots on the plan the vendors Philip Harback and Anne Harback shall not be required to fence

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for Taswater at all times to:

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;

(4) remove and replace the Infrastructure;

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

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

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

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

(7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

(8) 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.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 175657
SUBDIVIDER: Philip Harback, Anne Harback, Sorell Council FOLIO REFERENCE: CT84719-1, CT43445-3, CT34922-1	

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:
"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;

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 175657
SUBDIVIDER: Philip Harback, Anne Harback, Sorell Council FOLIO REFERENCE: CT84719-1, CT43445-3, CT34922-1	

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

(f) any thing reasonably required to support, protect or cover any of the 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 Infrastructur

Executed by
Philip Harback and Anne Harback, Registered Proprietors of
Certificates of Title Volume 84719 Folio 1 and Volume 43445 folio 3

.....P Harback..... .....A Harback.....

Witness Sign.....K Lambert.....
Name KATHRYN LAMBERT
Address 48 CILWEN ROAD, CAMBRIDGE
Occupation Personal Assistant

Executed by SORELL COUNCIL under
the Local Government Act 1993 by being signed by-

Signature: ..... Signature: .....

Print Full Name: ROBERT HIGGINS Print Full Name:
Position Held: GENERAL MANAGER Position Held:

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.

AS2870-2011 SITE ASSESSMENT

Lot 50 Stewart Court

Midway Point

July 2021

GEO-ENVIRONMENTAL SOLUTIONS

Investigation Details

Client:	PPI Group Pty Ltd
Site Address:	Stewart Court, Midway Point
Date of Inspection:	23/07/2021
Proposed Works:	New Unit(s)
Investigation Method:	AMS Power Probe - Direct Push
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	175657/50
Title Area:	Approx. 2792m² m²
Applicable Planning Overlays:	Potential Dispersive Soils
Slope & Aspect:	7° SE facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

Geology Map:	MRT 1:25000
Geological Unit:	Triassic
Climate:	Annual rainfall 500mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	*AS 2870-2011, AS 1726-2017 & AS1547-2012*

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0 - 0.30	0 – 0.30	SP	**TOPSOIL - SAND**: dark grey, poorly graded, slightly moist, medium dense,
0.30 - 0.50	0.30 – 0.50	SP	**SAND**: dark brown, poorly graded, slightly moist, medium dense,
0.50 - 0.95		SP	**SAND**: dark grey/black, poorly graded, dry, dense,
0.95 - 1.10	0.50 – 1.10	SC	**Clayey SAND**: dark grey-brown, dry, very dense, Refusal on assumed Rock.

BH 3 Depth (m)	BH 4 Depth (m)	USCS	Description
0 - 0.60	0 – 0.40	SP	**TOPSOIL - SAND**: dark grey, poorly graded, slightly moist, medium dense,
0.60 - 0.70	0.40 – 0.90	SP	**SAND**: dark brown, poorly graded, slightly moist, medium dense,
0.70 – 1.10		SP	**SAND**: dark grey/black, poorly graded, dry, dense,
1.10 – 2.3	0.90 – 2.1	SC	**Clayey SAND**: dark grey-brown, dry, very dense, Refusal on assumed Rock.

BH 5&7 Depth (m)	BH 6 Depth (m)	USCS	Description
0 - 0.30	0 – 0.40	SP	**TOPSOIL - SAND**: dark grey, poorly graded, slightly moist, medium dense,
0.30 – 0.40	0.40 – 0.80	SP	**SAND**: dark brown, poorly graded, slightly moist, medium dense,
0.40 – 1.20		SP	**SAND**: dark grey/black, poorly graded, dry, dense,
1.20 – 1.60	0.80 – 2.0	SC	**Clayey SAND**: dark grey-brown, dry, very dense, Refusal on assumed Rock.

Site Notes

Several test holes were drilled across the site in the vicinity of each proposed unit. The test holes yielded a variable profile with depths from 1.10 – 2.10m to weathered sandstone, and the soils examined were dominated by deep sands.

Dispersion Testing

A number of samples were taken from site, and as the soil is predominantly sand and clayey Sand, an Emerson Aggregated Stability test was deemed unnecessary, as no clay rich horizons were encountered.

Site Classification

The site has been assessed and classified in accordance with AS2870-2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class S

Y's range: **0-20mm**

Notes: The soil profile across the site is slightly reactive.

Wind Loading Classification

According to *"AS4055-2012 - Wind Loads for Housing"* the house site is classified below:

Wind Classification:	**N3**
Region:	A
Terrain Category:	3
Shielding Classification:	PS
Topographic Classification:	T3
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class S** - Slightly reactive site, which may experience only slight ground movement from moisture changes.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa, or preferably the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

All earthworks on site must comply with AS 3798-2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

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

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

Director

Explanatory Notes

1 Scope of Works

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

1.1 Site Classification AS2870 - 2011

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

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

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

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

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

1.2 Soil Characterisation

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

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

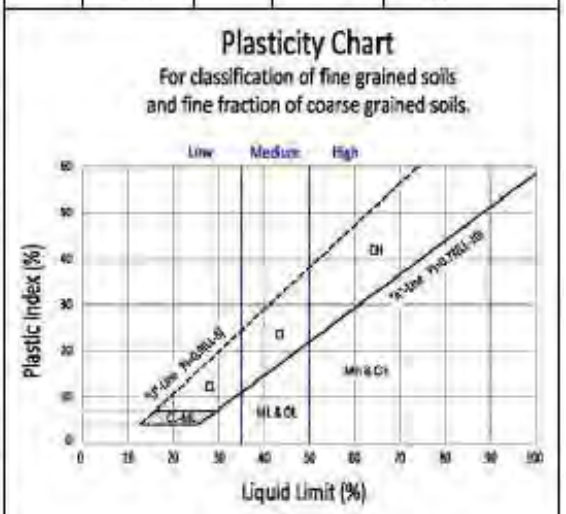
NON COHSIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm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

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

1.3 USCS Material Descriptions

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

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					



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

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

1.4 Bearing Capacities and DCP testing.

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

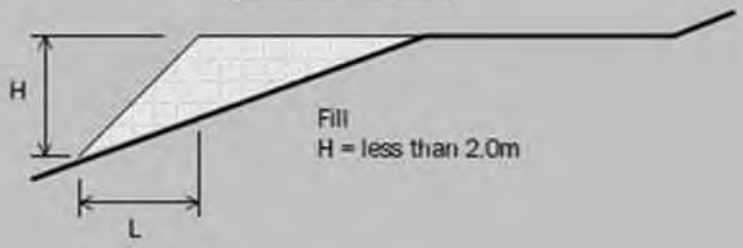
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the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

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

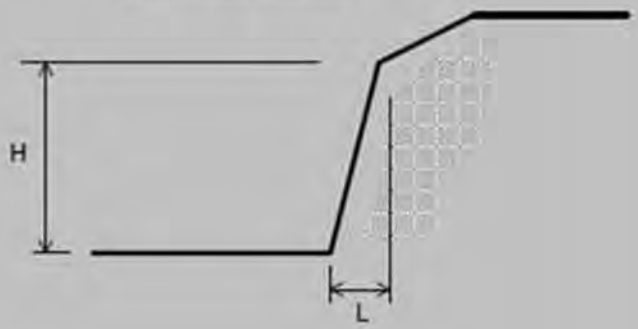
1.5 **Batter Angles for Embankments** *(Guide Only)*

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

FILL EMBANKMENTS



CUT EMBANKMENTS



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

Glossary of Terms

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

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

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

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

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

Foundation – Ground which supports the building

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

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

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

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

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

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

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

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

Disclaimer

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

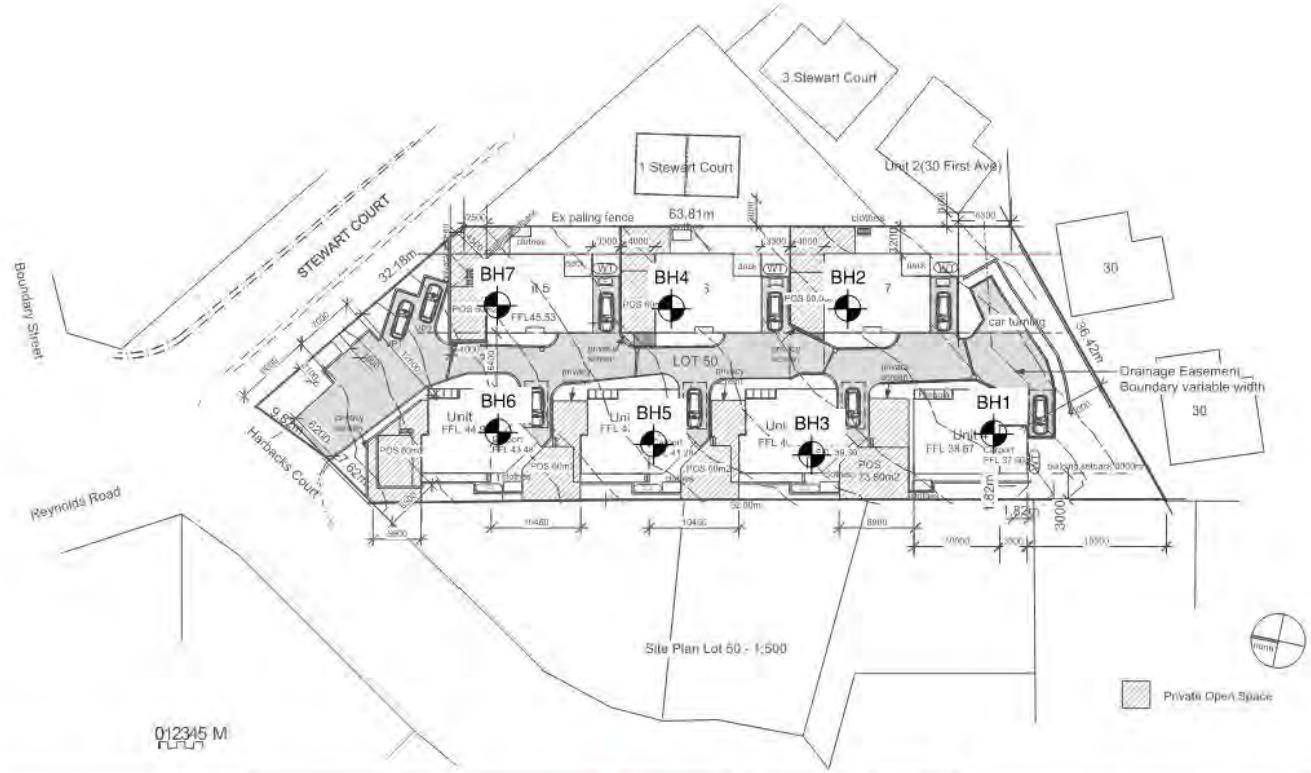
The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative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

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.

Proposed Multiple Dwellings (7) Units
"Waterview Estate" (Stewart Court) Midway Point

Site Investigation Plan



No.	Date	Issue Notes

PHILLIPMUSKETT
ARCHITECT

Ph: 0417509172
Email:phillipmuskett @bigpond.com

Tas Architect Registration No 514
Tas Licence No 417922861
Vic Architect Registration No 18609

Project Title: Multiple Dwellings(7) Waterview Estate (Stewart Court) Midway Point

Drawing Title: Site Plan

Project No: 202560
Scale: 1:500 @ A3
Drawing No: CD02 of 42
Date: 18/3/2021

GES
GEO-ENVIRONMENTAL
SOLUTIONS

27/07/2021

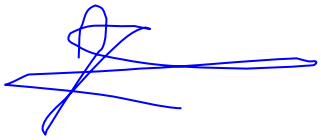
To: PPI Group Pty Ltd
53 Bayside Drive
Lauderdale Tas 7021

RE: Dispersive soils – Lot 50 Stewart Court, Midway Point

In response to your inquiry regarding dispersive soils I can advise the following:

- The soil onsite consists of sands overlying clayey sands of variable depths.
- During the investigation no evidence of dispersion was observed and no clay rich horizons were encountered.
- As the soil is predominantly sand and with clayey Sands, a formal Dispersive Soil Management Plan is therefore deemed unnecessary.

Please contact me if you have any further questions.



Dr John Paul Cumming PhD CPSS
Director

Proposed Multiple Dwellings (7) Units
"Waterview Estate" (Stewart Court) Midway Point

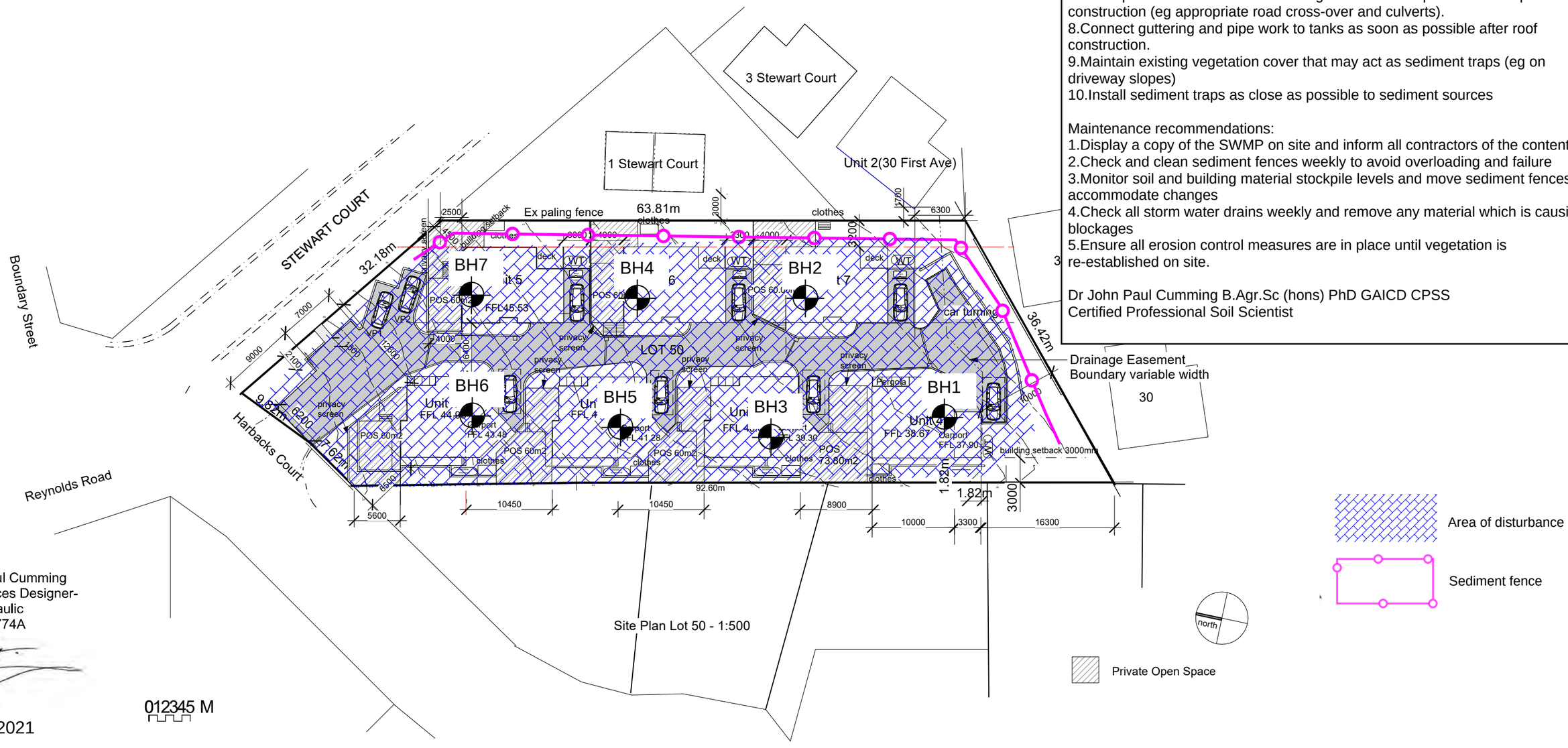
Soil & Water Management Plan

Site: Proposed Multiple dwellings at Stewart Court Midway Point

Detail of works: Excavation for construction of foundations, wastewater system, and wastewater trenches
Site Management recommendations:
1.Plan construction activities to minimize soil excavation and vegetation stripping
2.Identify areas for stockpiling of excavated soil material or off-site destination
3.Minimize the length of steep slopes
4.Limit the time bare soil surfaces are exposed to wind and rain
5.Intercept and safely dispose of upslope water which could flow onto bare excavated areas
6.Apply mulch or gravel fines to disturbed areas that will be uncovered for more than 14 days (eg driveway)
7.Install permanent storm water drainage measures as part of the first phase of construction (eg appropriate road cross-over and culverts).
8.Connect guttering and pipe work to tanks as soon as possible after roof construction.
9.Maintain existing vegetation cover that may act as sediment traps (eg on driveway slopes)
10.Install sediment traps as close as possible to sediment sources

Maintenance recommendations:
1.Display a copy of the SWMP on site and inform all contractors of the content
2.Check and clean sediment fences weekly to avoid overloading and failure
3.Monitor soil and building material stockpile levels and move sediment fences to accommodate changes
4.Check all storm water drains weekly and remove any material which is causing blockages
5.Ensure all erosion control measures are in place until vegetation is re-established on site.

Dr John Paul Cumming B.Agr.Sc (hons) PhD GAICD CPSS
Certified Professional Soil Scientist



Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

27/7/2021

012345 M

No.	Date	Issue Notes

PHILLIPMUSKETT
ARCHITECT

Ph: 0417509172
Email:phillipmuskett @bigpond.com

Tas Architect Registration No 514
Tas Licence No 417922861
Vic Architect Registration No 18909

Project Title	Multiple Dwellings(7) Waterview Estate (Stewart Court) Midway Point
Drawing Title	Site Plan
Project Manager	
Drawn By	
Reviewed By	
Date	18/3/2021
CAD File Name	
Project ID	202560
Scale	1:500 @ A3
Drawing No.	CD02 of 42

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: PPI Group Pty Ltd *Owner /Agent*

Lot 50 Stewart Court *Address*

Midway Point 7171 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

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

Speciality area of expertise: AS2870-2011 Foundation Classification

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

Details of work:

Address: Stewart Court

Lot No:

Midway Point 7171

Certificate of title No: 175657/50

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(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: Foundation Classification

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

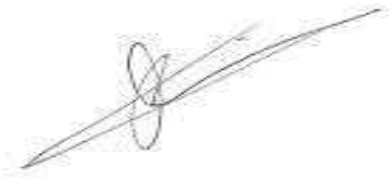
Scope and/or Limitations

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

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

Qualified person:

Signed:



Certificate No: J4620

Date: 27/07/2021

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: PPI Group Pty Ltd *Owner /Agent*

Lot 50 Stewart Court *Address*

Midway Point 7171 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

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

Speciality area of expertise: AS2870-2011 Foundation Classification

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

Details of work:

Address: Stewart Court

Lot No:

Midway Point 7171

Certificate of title No: 175657/50

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

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- *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: Foundation Classification

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No: J4620

Date: 27/07/2021

STORMWATER REPORT

Unit Development
Lot 50, Stewart Court
Midway Point TAS 7171

251003 SR 23 E 99 - 24 REV C

ALDANMARK CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000

GPO Box 1248
Hobart TAS 7001

03 6234 8666

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

ABN 79 097 438 714

PROJECT INFORMATION

DOCUMENT TITLE	Stormwater Report - 23E99 - 24 Rev C
PROJECT LOCATION	Lot 50 Stewart Court, Midway Point TAS 7171
CLIENT ORGANISATION	Creative Homes
CLIENT REFERENCE	Unit Development
CLIENT CONTACT/S	Inge Brown
ALDANMARK REFERENCE	23 E 99 - 24
ALDANMARK CONTACT/S	Lachlan Gadomski (lgadomski@aldanmark.com.au)

DOCUMENT CONTROL

REVISION	DATE	REVISION DETAILS	PREPARED	VERIFIED	APPROVED
A	26/09/2023	Development Approval	RM	NM	NM
B	25/08/2025	Development Approval	LG	DE	NM
C	1/10/2025	Development Approval	LG	DE	NM

TABLE OF CONTENTS

1. INTRODUCTION

Aldanmark have been engaged to provide a stormwater report for the proposed development at Lot 50 Stewart, Midway Point.

This report aims to demonstrate that the development at Lot 50 Stewart Court, Midway Point complies with the stormwater quality and quantity requirements of Sorell Council's Stormwater In New Development Policy.

2. SITE OVERVIEW

The site of the proposed development is a vacant lot within the General Residential zone. The site has a south-east facing slope and falls away from the existing vehicular access provided from Harback Court. An existing stormwater main runs through an easement along the south-eastern boundary of the site.

Eight (8) residential units are proposed to be constructed on the subject site, as well as new concrete driveway and parking areas. The increase in impervious area within the site is expected to increase the quantity of site stormwater runoff.

3. STORMWATER QUANTITY MODEL

3.1 MODIFIED RATIONAL METHOD

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

3.2 DESIGN RAINFALL DEPTHS

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

TABLE 1: IFD DESIGN RAINFALL DEPTHS

DESIGN RAINFALL EVENT	DESIGN RAINFALL (mm/hr)
5% AEP 5 minute	85.6
5% AEP 10 minute	64.8
5% AEP 15 minute	52.8
5% AEP 30 minute	35.3
5% AEP 60 minute	22.9

3.3 SITE CATCHMENTS

The site catchment areas assumed for the modified rational method calculations were determined from the architectural site plan prepared by Creative Homes dated June 2025. The runoff coefficients were adopted for each catchment area as per Sorell Council's Stormwater In New Development Policy / AS3500.3 and are detailed in Table 2 below:

TABLE 2: POST DEVELOPMENT SITE CATCHMENTS

CATCHMENT	AREA (m^2)	RUNOFF COEFFICENT C
Pre-development	2772	0.40
Post-development (Unit 1 roof)	144	1.00
Post-development (Unit 2 roof)	144	1.00
Post-development (Unit 3 roof)	144	1.00
Post-development (Unit 4 roof)	87	1.00
Post-development (Unit 5 roof)	87	1.00
Post-development (Unit 6 roof)	87	1.00
Post-development (Unit 7 roof)	87	1.00
Post-development (Unit 8 roof)	87	1.00
Post-development (paved areas)	702	0.90
Post-development (pervious areas)	1203	0.40

3.4 DETENTION MODEL RESULTS

The results of the Stormwater and Sanitary Analysis model showed that the post-development site runoff is increased by 19.39 L/s over pre-existing runoff quantities, as shown in Table 3.

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

- **8 x 2,616 L AquaTech Slimline detention tanks** (2.0 L x 0.7 W x 2.02 H) fitted with a 25mm orifice and connected to the roof of each individual unit.
- **1 x 2,000 L underground HDPE tank** (0.6m diameter x 3.30m L) fitted with a 100mm orifice and connected to both the roof and paved areas of the development.

The model results showed that this tank can reduce the post-development critical peak flow to 23.87 L/s in a 5-minute duration, 5% AEP event.

TABLE 3: PEAK FLOW RATE SUMMARY

SCENARIO	SITE RUNOFF (L/s)	CRITICAL DURATION
Pre-development	26.15	5-minute
Post-development unmitigated	45.54	5-minute
Post-development with OSD	23.87	5-minute

Figure 1 below shows the site outflow hydrograph for the pre-development condition compared to the post-development condition mitigated by on-site detention.

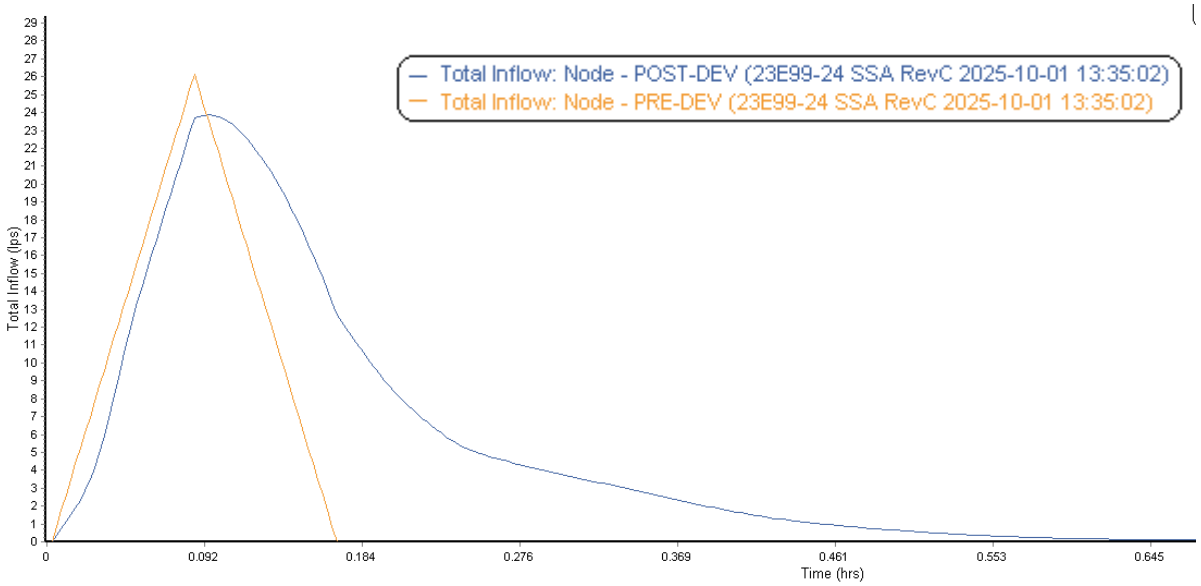


FIGURE 1: SITE RUNOFF HYDROGRAPHS

Full specifications for the required on-site detention system are given in Table 4 and Table 5. It is noted that Table 5 captures the specifications for the worst-case tanks attached to Units 1, 2 and 3 that have a larger roof catchment area.

TABLE 4: DETENTION TANK PARAMETERS

TANK ID	Underground Detention Tank
DESCRIPTION	2,000L TEFCO 'Corrutank'
TANK INTERNAL DIAMETER (m)	0.6
TANK LENGTH (m)	3.33
DETENTION CAPACITY (L)	2,000 L
ORIFICE DIAMETER (mm)	100
OVERFLOW PIPE DIAMETER (mm)	150
PEAK DISCHARGE RATE (L/s)	14.72
MAX. VOLUME 5% AEP (L)	1,730
EMPTYING TIME (mins)	43
CONTRIBUTING ROOF AREA (m^2)	867
CONTRIBUTING PAVED AREA (m^2)	702

TABLE 5: DETENTION TANK PARAMETERS (WORST-CASE TANKS)

TANK ID	Above Ground Detention Tank
DESCRIPTION	2,616L Slimline Detention tank
BASE AREA (m^2)	1.40
TANK HEIGHT (m)	2.02
INLET HEIGHT (m)	1.75
DETENTION CAPACITY (L)	2,238
ORIFICE DIAMETER (mm)	25
OVERFLOW PIPE DIAMETER (mm)	150
PEAK DISCHARGE RATE (L/s)	0.93
MAX. VOLUME 5% AEP (L)	700
EMPTYING TIME (mins)	43
MAX. CONTRIBUTING ROOF AREA (m^2)	144

4. STORMWATER QUALITY MODEL

It is proposed that the stormwater quality targets are to be achieved through a contribution to Council, in accordance with the Clause A2.2 of Sorell Council's Stormwater in New Development policy.

5. MAINTENANCE

The manufacturer's recommended maintenance schedule for the on-site detention tank specified in this report is outlined in Table 5.

TABLE 5: MAINTENANCE PLAN FOR RAINWATER TANKS

ACTIVITY	FREQUENCY
Visual inspection of detention tank. On-site detention (OSD) should remain empty unless rain event occurs. If water is visible, all inlets and outlets should be investigated to find blockage. This is to be performed by a registered plumber.	Monthly
A full check of OSD system must be carried out and all sludge and debris is to be removed, ensuring the system remains free of blockages	Annually
Full CCTV Drainage Inspection to be completed by a registered plumber. Replacement of all elements (breathers, IO's etc.) that are deemed to not last until next inspection.	10 yearly

6. CONCLUSION

This report has demonstrated that the proposed development at Lot 50 Stewart Court, Midway Point complies with the stormwater quantity and quality requirements of Sorell Council's Stormwater in New Development Policy.

Note:

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

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

Yours faithfully,

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

TRAFFIC IMPACT ASSESSMENT

RESIDENTIAL UNITS, 50 STEWART COURT, MIDWAY POINT

Hubble Traffic

August 2025

Disclaimer: This report has been prepared based on and in reliance upon the information provided to Hubble Traffic Pty Ltd by the client and gathered by Hubble Traffic Pty Ltd during the preparation of the report. Whilst all reasonable skill, care and diligence has been used in preparation of the report, Hubble Traffic Pty Ltd take no responsibility for errors or omissions arising from misstatements by third parties.

This report has been prepared specifically for the exclusive use of the client named in the report and to the extent necessary, Hubble Traffic Pty Ltd disclaim responsibility for any loss or damage occasioned by use of or reliance upon this report, or the date produced herein, by any third party.

Version	Date	Reason for Issue
Draft	August 2025	Draft issued for client feedback
Final	August 2025	Final Issued

Table of Contents

1. Introduction

Creative Homes Hobart has engaged Hubble Traffic to prepare an independent Traffic Impact Assessment (TIA) to consider the traffic impacts from the development of eight residential units at 50 Stewart Court, Midway Point (development site).

The development has been assessed against the Tasmanian Planning Scheme (planning scheme) Codes, C2 Parking and Sustainable Transport, C3 Road and Railway Assets, and Australian Standard 2890.1:2004 (The Standard).

This report has been prepared to satisfy the requirements of Austroads, Guide to Traffic Management Part 12: Traffic Impacts of Developments, 2019, and referred to the following information and resources:

- Tasmanian Planning Scheme (Sorell Council)
- Road Traffic Authority NSW (RTA) Guide to Traffic Generating Developments
- Australian Standards AS2890 parts 1, 2 and 6
- Austroads series of Traffic Management and Road Design
  - Part 4: Intersection and crossings, General
  - Part 4a: Unsignalised and Signalised Intersections
  - Part 12: Traffic Impacts of Development
- Department of State Growth crash database
- Autoturn Online Software
- LIST – Land Information System Tasmania Database

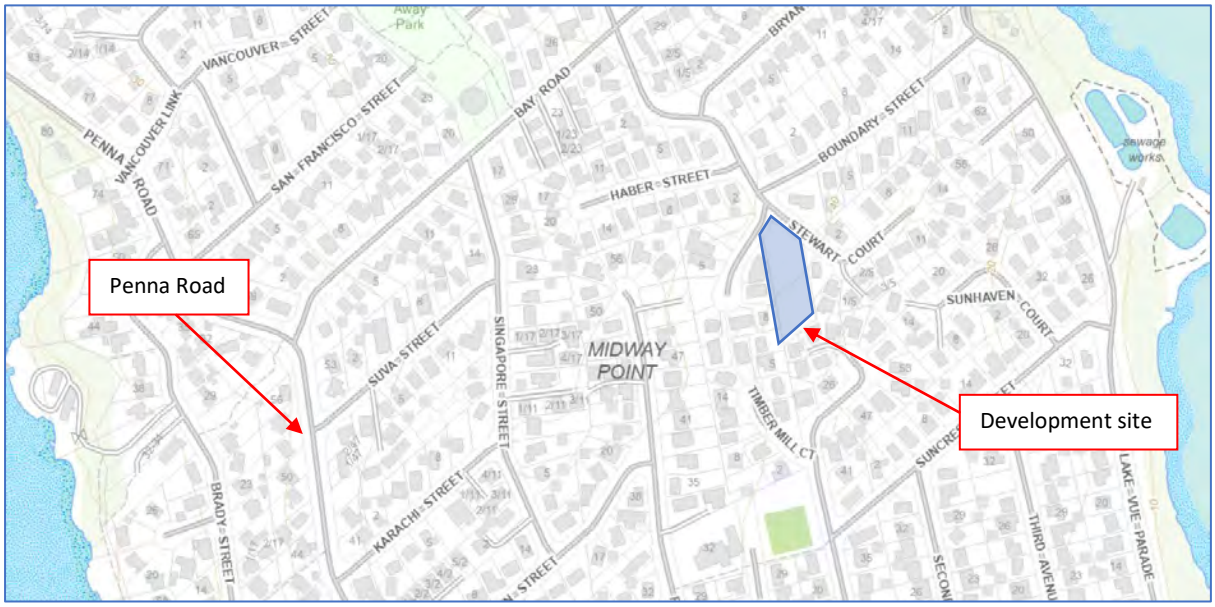
2. Site Description

The development site at 50 Stewart Court, Midway Point, is an irregularly shaped parcel of land that is primarily rectangular with a narrow road frontage. It has road frontage to both Stewart Court and Harback Court, and existing vehicular access from Harback Court. The site is currently undeveloped and is situated within an established residential area.

Midway Point is a residential locality, with Penna Road serving as the primary collector road in the local network. Penna Road connects to the Tasman Highway, which is part of the State Road network linking Hobart with Sorell and the coastal region.

The most direct route connecting the development site to the highway follows Reynolds Road, Bay Road, and Penna Road.

Diagram 2.0 – Extract from LIST Land Information System Tasmania Database



3. Development proposal

The proposal includes the following:

- Eight three-bedroom units, comprising of five two storey units and three single storey units.
- Each unit will have two dedicated parking spaces, including a single enclosed garage and one open parking space.
- Two visitor parking spaces.
- The existing access onto Stewart Court will be retained and upgraded to accommodate two-way traffic flow.

Diagram 3.0A – Development proposal

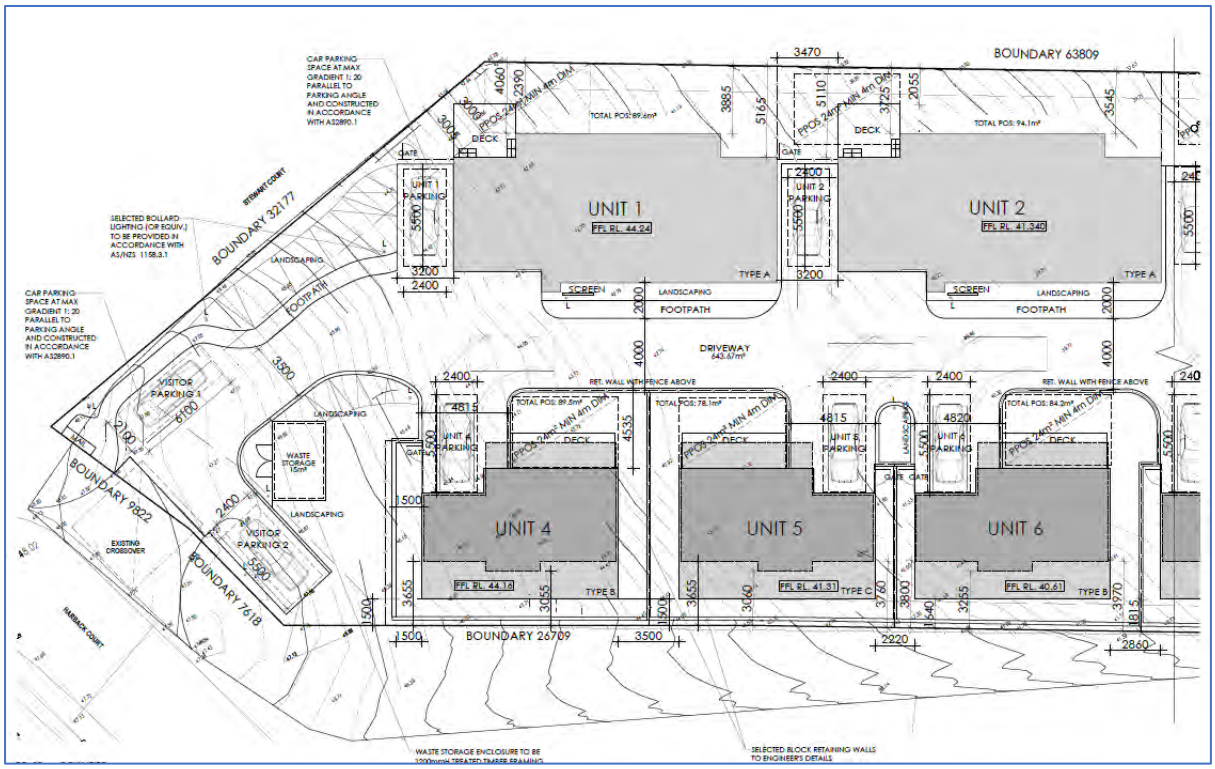
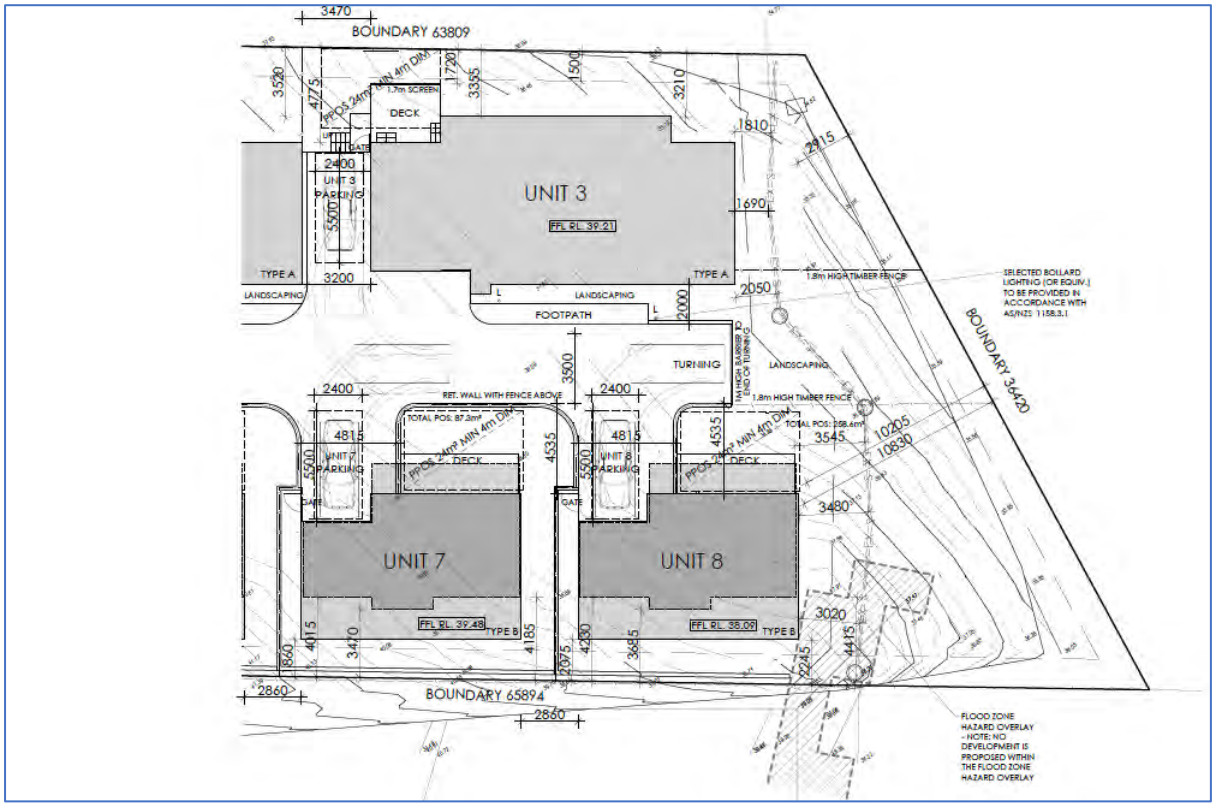


Diagram 3.0B – Proposed development



4. Trip generation by this development

A trip in this report is defined as a one-way vehicular movement from one point to another, excluding the return journey. Therefore, a return trip to and from a land use is counted as two trips.

To determine the number of trips likely to be generated by this development, reference has been taken from the RTA Guide to Traffic Generating Developments (RTA Guide), section 3.3 residential housing.

Medium density residential units with three or more bedrooms, is expected to generate 6.5 daily trips per unit, with 0.65 of these trips expected to operate in the weekday peak hours.

Table 4.0 – Expected trip generation

Unit type and number	RTA Trips generation rate	Daily trips	Peak hour trips
8 -three bedroom units	6.5 daily trips with 0.65 trips in the weekday peak hours	52	6

The eight units are predicted to generate 52 daily trips, with six of these trips likely to occur within the weekday peak hours.

5. Existing traffic Conditions

Penna Road functions as the sole collector road within the local network and provides direct connectivity to the highway. The majority of generated trips are anticipated to utilise the route comprising Penna Road, Bay Road, and Reynolds Road. This section evaluates the suitability of this route to accommodate the additional traffic.

5.1 Penna Road

Within the surrounding local road network, Penna Road operates as the only collector road, running in a south to north orientation, extending between the highway and Sharp Point Road.

Between the Bay Road junction and the Tasman Highway, the road is constructed to urban standards, featuring concrete kerbing and channels, sealed pavement, designated footpaths, and street lighting. The width of carriageway measures 10.9 metres, suitable to accommodate one traffic lane in each direction, while providing on-street parking along both sides.

The alignment comprises a mix of sweeping curves and straight segments, clearly defined by a marked centreline and regulated by posted speed limit signs of 50 km/h. The adjacent land use is primarily residential with direct vehicular access, with the exception of a fire station and a small convenience store.

Photograph 5.1 – Penna Road

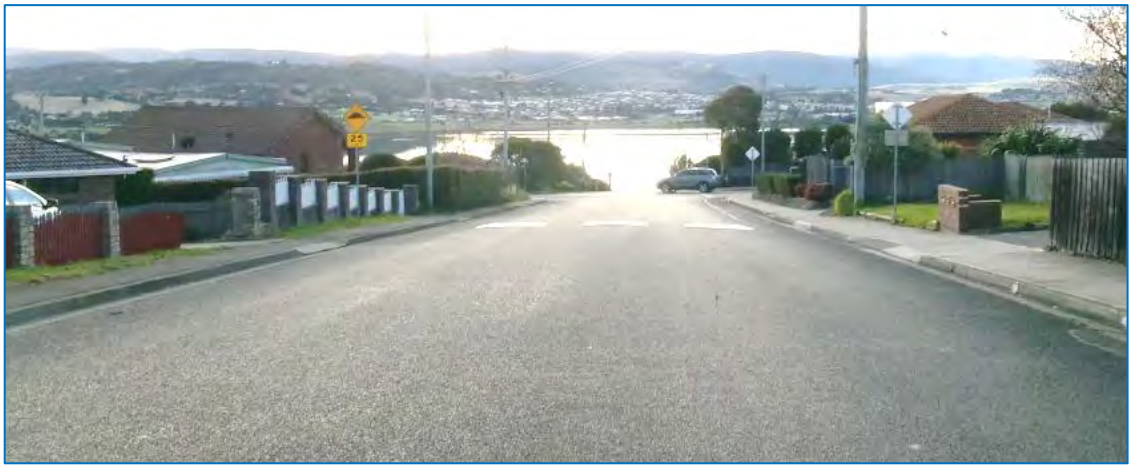
5.2 Bay Road

Bay Road is a local residential street with an urban default speed limit of 50 km/h, running east to west from Penna Road to Midway Point Esplanade. Reynolds Road is situated 400 metres east of Penna Road, with this section having a reasonably straight alignment and a relatively steep vertical uphill grade. It is built to urban standard similar to Penna Road, with formal footpaths along both sides and street lighting.

Road humps have been installed along the route, as well as a median traffic island that operates as pedestrian refuge island. It appears the steep vertical grade has required the installation of road humps to moderate the operating speed of vehicles.

The carriageway width of 10.9 metres provides sufficient space to accommodate two-way traffic flow and on-street parking. At the time of the inspection, the frequency of on-street parking was low.

Photograph 5.2 – Bay Road between Penna Rd and Stewart Court

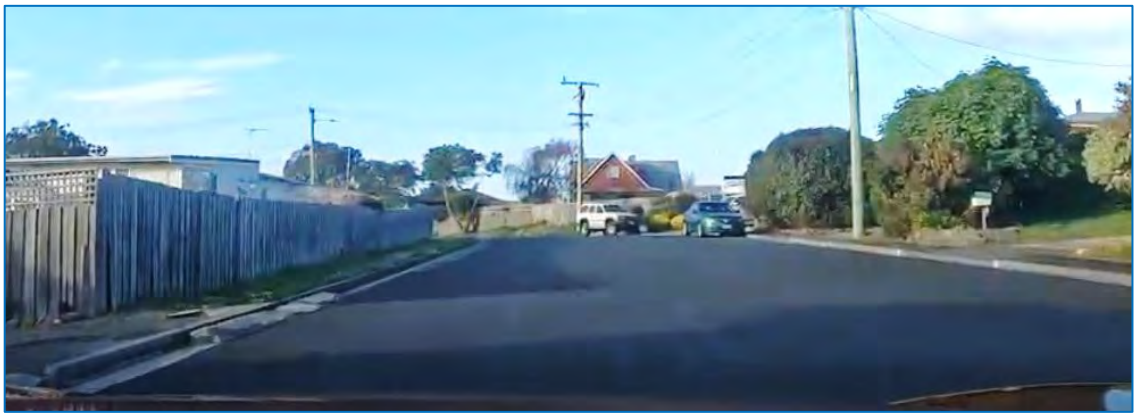


5.3 Reynolds Road

Reynolds Road extends off Bay Road in a southerly direction, connecting to Stewart and Harback Courts, located approximately 220 metres from Bay Road. The road operates as a local residential street covered by the urban default speed limit of 50 km/h, with residential dwellings having direct access along both sides.

The road is built to an urban road standards, with footpaths and street lighting and a 10.9-metre width that accommodates two-way traffic flow and on-street parking. The alignment of the road consists of a reverse horizontal curve located midblock, with straight sections on either side and no significant vertical grade.

Photograph 5.3 – Reynolds Road



5.4 Harback Court

Harback Court is a short cul-de-sac, 90 metres in length, built to urban standards with a 6.9 metre wide carriageway and a slight vertical grade. The road has a footpath located on the opposite side of the development site and street lighting.

Photograph 5.4 – Harback Court

5.5 Junction of Penna Road and Bay Road

Bay Road intersects Penna Road on the outside of a sweeping horizontal curve, creating a T- junction where traffic priority on Penna Road is established by a Give Way control for Bay Road.

A designated right-turn lane on Penna Road provides for right turning vehicles, and a solid traffic island on Bay Road serves to moderate the speed of turning vehicles. Overall, this junction is well-regulated and equipped with traffic control measures.

Photograph 5.5 - Bay Road and Penna Road junction

5.6 Sight distance at junctions and intersections

As the development is expected to generate additional traffic on the local road network, it is crucial to ensure sufficient sight distance at junctions and intersections so that vehicles can execute turns safely and efficiently without adversely affecting other motorists. According to the Austroads Guide to Road Design, a 50 km/h speed environment requires a minimum sight distance of 90 metres. Sight distance was assessed with the driver's eye height at 1.1 metres and an approaching vehicle height of 1.2 metres. The table below provides measured sight distances, confirming the adequacy of sight lines along the route.

Table 5.6 – Measured sight distances

Intersection or junction	Available sight distance to left	Available sight distance to right
Reynolds Rd and Harback Court	95 metres	100 metres
Bay Road and Reynolds Road	100 metres	100 metres
Penna Road and Bay Road	100 metres	92 metres

5.7 Intersection of Penna Road with Tasman Highway

The intersection has recently been upgraded, with the previous roundabout replaced by traffic signals. This upgrade included additional traffic lanes to increase capacity, including two right-turn lanes out of Penna Road. Vehicles returning to Penna Road from Hobart are provided with a left slip lane. Overall, the traffic signals have improved traffic efficiency for motorists arriving and leaving Midway Point, increasing traffic capacity, and reducing traffic delays and congestion.

5.8 Summary of route audit

Although the development site is remote from the highway, the standard of the local network provides an efficient route for motorists to arrive and leave in a safe and efficient manner, without causing adverse impact to current users. The route audit finding no issues related to traffic or safety that would prevent additional traffic using this route, with motorists provided with adequate sight distance at junctions and intersections.

5.9 Traffic Activity

In evaluating the traffic impact from the development, it is important to understand the current traffic flow on the surrounding road network. Recent manual traffic surveys were undertaken at the following locations:

- Junction of Penna Road and Bay Road
- Junction of Penna Road and Fenton Street

The manual surveys were undertaken outside of school holidays on Wednesday, 6 June 2025 from 7:30–9:00am and 4:00–5:30pm. Peak hour data was identified from these periods, with directional and two-way flows summarised in the table below. Traffic volumes on Penna Road north of Fenton Street are notably higher due to vehicles using side roads before reaching Bay Road.

During both peak hours, Bay Road has low two-way traffic flows of under 110 vehicles. For this traffic assessment the flows on Reynolds Road and Harback Court are estimated to be lower than Bay Road and less than 100 two-way vehicles.

Table 5.8 – Summary of traffic flows on the surrounding road network

Junction	Road	Morning peak hour			Evening peak hour		
		SB/WB	NB/EB	Two-way	SB/WB	NB/EB	Two-way
Penna Road and Bay Road junction	Penna Road north of Bay Rd	195	82	277	141	204	345
	Penna Road south of Bay Rd	250	89	339	151	272	423
	Bay Road east of Penna Rd	63	25	98	25	83	108
Penna Rd	Penna Rd north of Fenton St	338	104	442	215	371	586

5.10 Traffic safety

The Department of State Growth maintains a database of reported road crashes. A check of this database for the last five years found no crashes reported on Harback Court and no crashes reported on Reynolds Road between Bay Road and Harback Court. Additionally, no crashes were reported at the junction of Bay Road and Penna Road.

However, three link crashes were reported on Bay Road between Reynolds Road and Penna Road, with these crashes having the following attributes.

- Cause not stated, September 2024, property damage, dark with street lights.
- Hit parked vehicles, July 2022, property damage, dark with street lights.
- Lost control on straight, December 2022, property damage, dark with street lights.

Six link crashes were reported on Penna Road between Bay Road and the highway, with the following attributes:

- Rear end, September 2022, property damage, daylight conditions.
- Angle collision, August 2021, property damage, daylight conditions.
- Hit parked vehicle, May 2023, property damage, daylight conditions.
- Rear end, December 2023, minor, including a motorcycle, daylight conditions.
- Parking manoeuvre, March 2022, property damage, daylight conditions.
- Lost control on straight, August 2020, minor, dark with street lights.

The cluster of crashes at the Penna Road and highway intersection has not been analysed, as the new traffic signals have significantly altered the road and traffic conditions.

Although the number of crashes occurring on Bay Road is less than desirable, there is no traffic or safety concern as no injuries have been sustained.

The frequency and type of crashes reported on Penna Road are consistent with those expected for an urban collector road. The 50 km/h speed limit helps to moderate the severity of crashes, and there is no reason to prevent this development from proceeding.

6. Impact from traffic generated by this development

As determined in section 4 of this report, the development site has the potential to generate up to 52 daily trips, with six of these expected during the weekday peak hour periods. Of these six trips, this assessment considers that five trips will leave the site and one will arrive in the morning peak hour. These trips are assigned to Harback Court, Bay Road, and Penna Road. The opposite travel pattern occurs during the evening peak hour.

Level of Service (LOS) is a quantifiable assessment of the factors that contribute to the traffic performance, which includes traffic density, gaps in traffic streams, expected delays, and queues. The RTA Guide provides performance criteria for urban traffic lanes (diagram 6.3) and junctions (diagram 6.2) with five levels from A to E.

LOS A provides the highest level of traffic performance, where motorists are not expected to incur traffic delays or queues, with ample gaps in the traffic stream for vehicles to turn freely and safely without disrupting other users.

The impact of increased traffic on existing roadways can be assessed by examining traffic efficiency and capacity at junctions and intersections, lane capacity, and potential effects on residential amenity along local streets.

For residential properties, it is typical that approximately 90 percent of generated trips depart the site during the morning peak period, with the reverse trend observed in the evening peak. The primary route connecting to the highway is via Bay Road and Penna Road; therefore, additional trips have been allocated to this route.

6.1 Traffic impact at the surrounding road network junctions

The simplest method to determine the traffic performance at a junction or roundabout, is to use SIDRA Intersection traffic modelling software, which uses gap acceptance theory to determine the average delay, queue lengths, and degree of saturation, which are all measures of traffic congestion and level of service.

Diagram 6.1 – RTA Level of service for intersections

Table 4.2
Level of service criteria for intersections

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way & Stop Signs
A	< 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays & spare capacity	Acceptable delays & spare capacity
C	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Operating near capacity	Near capacity & accident study required
E	57 to 70	At capacity; at signals, incidents will cause excessive delays Roundabouts require other control mode	At capacity, requires other control mode

The intersection of Penna Road and Bay Road is the busiest local junction along the route between the development site and the highway. Therefore, analysing traffic at this junction will provide information regarding traffic efficiency along the route.

A traffic model of this junction was developed using the SIDRA software with the peak hour survey data. The results indicate that traffic flow through the junction is moderate, with 376 vehicles recorded during the morning peak hour, increasing to 461 in the evening. Bay Road is lightly trafficked, experiencing two-way flows of 98 vehicles in the morning and 108 in the evening. All motorists at the junction benefit from a high level of service (LOS A), experiencing minimal delays, negligible queueing, and there is available spare capacity.

The additional traffic generated by the development was assigned to the junction, with modelling indicating no deterioration in traffic conditions. To further demonstrate that the junction has sufficient traffic capacity, the junction flows were adjusted to account for a 1.5% traffic growth per year for the next ten years. Although the traffic flows at the junction increase, the level of traffic efficiency remains similar, with all motorists predicted to continue to receive the highest Level of Service.

Traffic modelling demonstrates the development is unlikely to cause any adverse traffic impact on the surrounding local road network. Table 6.2 below compares the traffic modelling results, between the existing conditions, when the development is operating, and with incremental traffic growth.

Table 6.1 – Traffic modelling comparison at the junction of Penna Road and Bay Road

Junction	Scenario	Period	Total vehicles	DOS	Worst delay	LOS	Max queue
Penna Road and Bay Road	Existing	Morning peak	376	0.105	7.2 secs	A	1.7m
	With development		382	0.105	7.2 secs	A	1.8m
	Development and growth		444	0.122	7.6 secs	A	2.2m
	Existing	Evening peak	461	0.108	8.1 secs	A	1.5m
	With development		467	0.108	8.1 secs	A	1.6m
	Development and growth		539	0.125	8.7 secs	A	2.0m

Printouts of traffic modelling can be found in Appendix B.

6.2 Lane capacity on surrounding local roads

In evaluating the impact of additional vehicles on the surrounding local roads, it is important to understand the LOS motorists are currently receiving, which is done by comparing the directional peak hour traffic flow with table 6.3 from the RTA Guide.

Extract 6.2 – RTA Guide for level of service for urban roads

Urban road peak hour flows per direction

Level of Service	One Lane (veh/hr)	Two Lanes (veh/hr)
A	200	900
B	380	1400
C	600	1800
D	900	2200
E	1400	2800

Based on directional traffic flows recorded in the manual surveys, the surrounding local roads are currently operating at a high level of efficiency, with most roads functioning at LOS A or B. These levels indicate stable traffic flow, allowing motorists flexibility in choosing their speed, with sufficient gaps for vehicles to enter and exit the stream without significant disruption.

The additional trips have been distributed across the surrounding road network. As shown in the following table, this will result in a slight increase in directional traffic flows, but no change in the level of service is anticipated. Therefore, the development is not expected to have a significant impact on the surrounding road network, with the local road having sufficient capacity to absorb the traffic increase.

Table 6.2 – Comparison of lane capacity

Location	Criteria	Existing flows				With development			
		Morning		Afternoon		Morning		Afternoon	
		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Harback Cr and Reynolds Rd	Directional flows	65	35	23	77	70	36	24	82
	Level of Service	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**
Bay Road	Directional flows	25	63	25	83	26	68	30	84
	Level of service	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**
Penna Rd south of Bay Rd	Directional flow	89	250	272	73	90	255	277	74
	Level of service	A	B	B	A	**A**	**B**	**B**	**A**
Penna Rd north of Fenton St	Directional flow	104	338	371	215	105	343	376	216
	Level of service	A	B	B	A	**A**	**B**	**B**	**A**

6.3 Residential amenity impact

New urban development's generate increased traffic, the impact on residential amenity can be assessed using standards outlined in the RTA Guide. The Guide provides an environmental performance standard to help evaluate potential changes to residential amenity. Extract 6.4 from the RTA Guide addresses urban environments by specifying maximum peak hour goals, with separate values for local residential streets and collector roads. According to the Guide, the environmental goal for two-way flows on local residential streets is under 200 vehicles per hour, with a maximum of 300 vehicles. For collector roads, the acceptable range increases to between 300 and 500 vehicles per hour.

The table below provides a comparison of residential amenity conditions under both current traffic flows and projected conditions following development. The analysis indicates the local streets are expected to maintain acceptable levels of residential amenity, with no significant adverse impacts anticipated for existing residents.

Table 6.3 – Expected vehicle movements generated by this development

Road	Existing two-way traffic flow		Predicted two-way traffic flow	
	Morning peak period	Evening peak period	Morning peak period	Evening peak period
Harback Crt and Reynolds Rd	100	100	106	106
Bay Road	98	108	104	114
Penna Rd south of Bay Rd	357	438	363	444

Extract 6.3 – RTA Guide performance standards for residential streets

Environmental capacity performance standards on residential streets

Road class	Road type	Maximum Speed (km/hr)	Maximum peak hour volume (veh/hr)
Local	Access way	25	100
	Street	40	200 environmental goal
			300 maximum
Collector	Street	50	300 environmental goal
			500 maximum

Note: Maximum speed relates to the appropriate design maximum speeds in new residential developments. In existing areas maximum speed relates to 85th percentile speed.

7. Development layout and internal road arrangements

7.1 Existing vehicular access

Although the property address is 50 Stewart Court, it currently operates with a vehicular access to Harback Court. This access has a concrete surface, which measures 6.2 metres wide, not including the wings on both sides that extend into the property by 5 metres.

The vertical grade of the current access is less than 6.2%, which is within reasonable tolerance of LGAT Standard drawing TSD-R09-V3, noting there is no footpath along this side of Harback Court. The development will retain this current access, which is considered appropriate as it will provide for two-way traffic flow and sufficient ground clearance for vehicles to enter and leave without scraping.

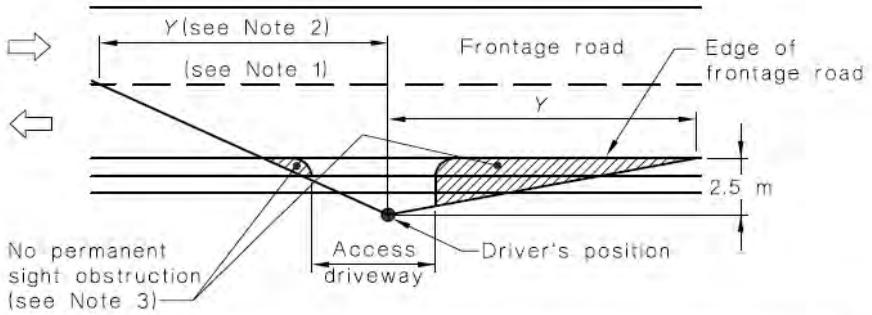
Diagram 7.1 – Existing concrete access

7.2 Sight distance at the existing access onto Harback Court

Under the Standard, a development with more than three domestic units is classified as a residential property, and sight distance for a residential property is specified in the Standard section 3.2.4 and figure 3.2. Within a 50 km/h speed environment the desirable sight distance is 69 metres, with 45 metres being the minimum distance as highlighted in the extract below.

Extract 7.2 – Sight distance for access driveways

AS/NZS 2890.1:2004 32



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

The available sight distance was measured at the driveway access, based on the driver positioned 2.5 metres back from the kerb face at a height of 1.1 metres, and the approaching vehicle at a height of 1.2 metres. To the left, visibility is limited by vegetation located partially on the development site and road reserve. Removing the vegetation will provide motorists with sufficient sight distance to comply with the above Standard. In the opposite direction, a sight distance of 80 metres is available for vehicles approaching from Bay Road.

The junction of Harback Court and Stewart Court is located immediately north of the driveway access. If vehicles approach from Stewart Street, they need to turn greater than 90 degrees, which would significantly reduce their approach speed to less than 20 km/h. Based on this reduced speed, there will be sufficient sight distance between motorists leaving the driveway access and a slow-moving vehicle turning from Stewart Court.

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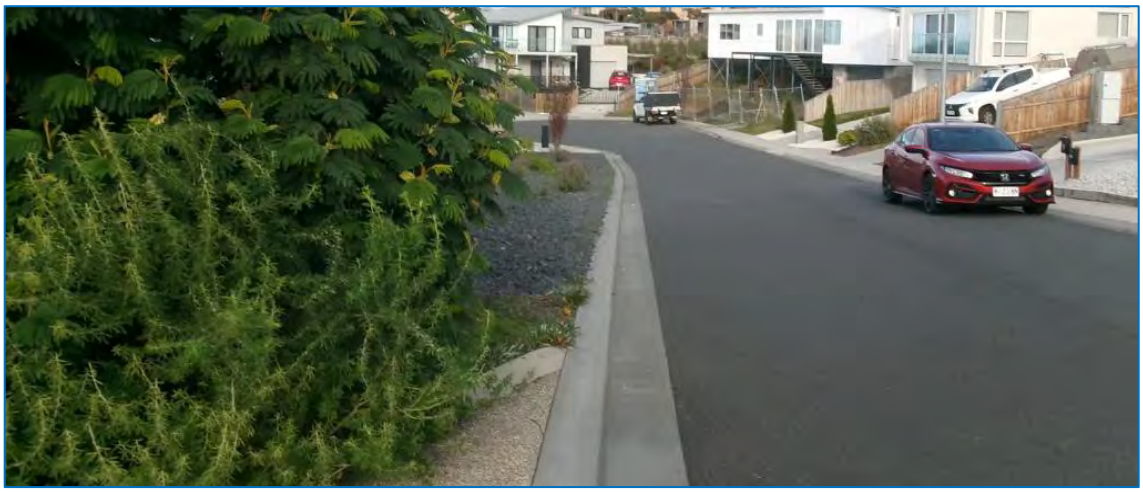
Photograph 7.2A – Available sight distance to the left (when vegetation is removed)



Photograph 7.2B - Available sight distance to the right

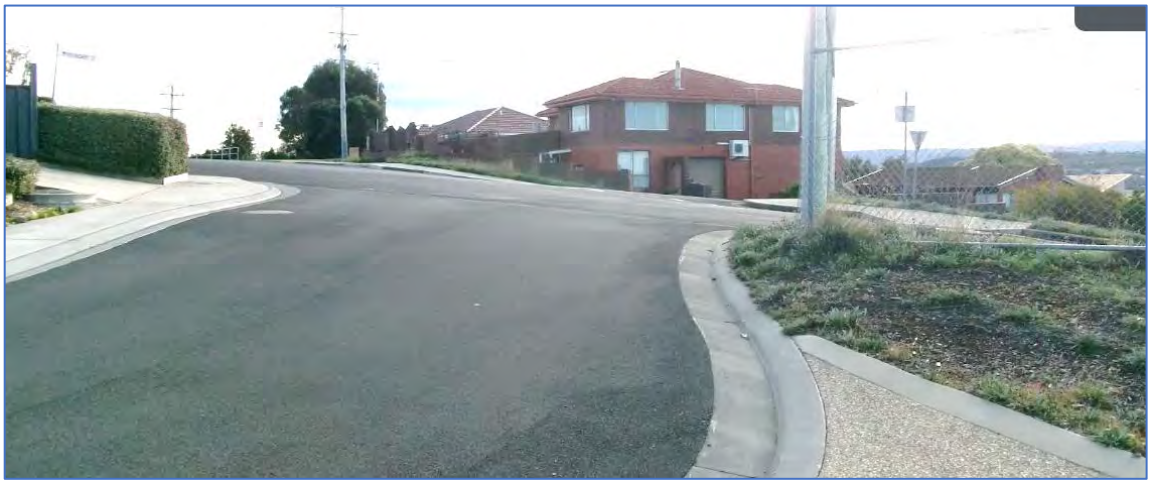


Diagram 7.2 – Available sight distance from the development access

7.3 Number of parking spaces

All units will be provided with two dedicated parking spaces, including a single enclosed garage. The second space will be either open space located adjacent to the unit, or a tandem space located immediately behind the garage. Two visitor parking spaces will be located at the beginning of the site, so only residential vehicles will need to travel past the unit. In total the development site will provide 18 on-site parking spaces to meet the reasonable demand, minimising overflow parking.

7.4 Dimensions of parking spaces

The parking spaces within the development site have been designed to comply with both the dimensions specified in the planning scheme table C2.3 and the Standard, as user class 1A, suitable for residential or domestic use.

The single enclosed garage will be designed to comply with the dimensions specified in section 5.4 of the Standard. Each garage will have an opening of 2.7 metres and a minimum manoeuvring area of 6.3 metres at the rear to ensure vehicles can enter and leave efficiently.

Three open parking spaces will be located adjacent to units 1, 2, and 3. Due to the vertical obstruction created by the units, the width of these spaces will increase to 3.2 metres to improve accessibility.

Units 4 to 8 will operate with a tandem parking space, located immediately behind the garage and clear of the manoeuvring aisle. These tandem spaces will be at least 3.5 metres wide, which will assist with vehicle manoeuvrability, especially as the area behind units 6 and 8 is limited to 4.3 metres.

Two visitor parking spaces will be designed as User Class 3, suitable for short-term, high-turnover use. These spaces will be 2.6 metres wide and supported with a 0.3 metre clearance on both sides to assist with vehicle manoeuvrability. There will be no structure above these spaces, and they will be delineated by line marking and wheel stops.

7.5 Car parking manoeuvrability

The parking layout provides sufficient manoeuvring area behind all car parking spaces to allow for vehicles to enter and leave in an efficient manner. As discussed, the width of the tandem parking spaces has been widened sufficiently to compensate for the reduced manoeuvring space. Vehicle swept path software verifies that vehicles can enter and leave all spaces efficiently. The swept path diagrams are available in appendix C.

7.6 Other parking requirements

Motorcycle parking

As the development is providing 18 on-site car parking spaces, a dedicated motorcycle parking space is not required.

Bicycle parking

Bicycle and accessible parking spaces are not a requirement for residential units.

7.7 Internal driveway layout

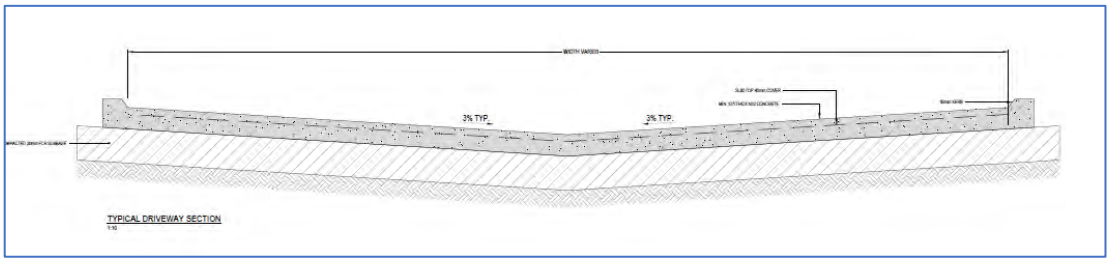
The design incorporates a single driveway extending from Harback Court for 95 metres to the end, where a turning bay for unit 8 has been provided. For the first 25 metres, the width of the driveway exceeds 5.5 metres, allowing for two-way traffic flow. The two visitor parking spaces are located adjacent to this two-way driveway section.

Beyond this point, the width varies between 4 and 5.6 metres and operates as a single lane with passing bays. This configuration is suitable as the units generate a low number of vehicle movements. The driveway alignment, operating with the passing spaces, is straight, providing motorists with unrestricted visibility to see approaching vehicles. The passing bays are of sufficient length to allow for the passing of opposing vehicles.

7.8 Internal driveway construction

The driveway will be constructed with a durable concrete surface, with kerbs on both sides and a camber directing runoff to a central drainage channel with stormwater pits.

Diagram 7.8 – Typical driveway section



7.9 Internal driveway gradients

Due to the site's topography which slopes downward from Harback Court, the internal driveway must incorporate appropriate vertical grades. The driveway grades are designed to balance earthworks, comply with section 2.5.3 of the Standard, and limit steepness near parking spaces where feasible.

Aldanmark Consulting Engineers have prepared civil plans, and assessment indicates that the maximum gradient of 16.5% falls within the residential driveway tolerance, as the Standard allows a maximum grade of 20%. Due to frequent changes in grade along the driveway, the latter portion functions similarly to a stepped ramp, with sections of steeper grades adjacent to flat grades of 5% located adjacent to parking manoeuvring areas.

The table below outlines the grade changes and shows adequate ground clearance is maintained where crest or sag curves occur. The maximum change in grade is 11.08%, which complies with the Standard's limits of 12.5% for crest and 15% for a sag.

Table 7.9 – Proposed vertical grades of the internal driveway

Chainage - Metres	Distance	Vertical grade	Change in grade	Comment
0 to 2.76m	2.76m	-3.7%		
2.76 to 4.57m	1.8m	-6.16%	2.46%	Crest
4.57 to 10.97m	6.4m	-15.4%	9.24%	Sag
10.97 to 18.75m	7.78m	-12%	3.4%	Crest
18.75 to 30m	11.03m	-16.5%	4.5%	Sag
30 to 38.58m	8.58m	-14.4%	2.1%	
38.58 to 48.76m	10.18m	-5%	9.4%	
48.76 to 63.26m	14.5m	-15.9%	10.9%	
63.26 to 71.5m	8.24m	-5%	10.9%	
71.5 to 84.71m	13.21m	-16.08%	11.08%	
84.71 to 91.4m	6.69m	-5%	11.08%	
91.4 to 95.69m	4.29m	-1%	4%	

7.10 Grades of the parking areas

The visitor parking spaces, and open parking spaces will have grades within reasonable tolerance to the Standard, creating no operational issues. The grades are listed in Table 7.11.

7.11 Driveway gradients on the turning area into parking spaces

As previously outlined, the site's steep terrain necessitates an internal driveway with relatively steep vertical grades. While driveway gradients vary, with units and parking spaces positioned on both sides, it is not feasible to minimise the grade adjacent to every parking space. The accompanying table identifies four locations where the turning area into parking spaces will feature grades slightly greater than 10%.

Relevant standards offer comprehensive guidance on the design of residential driveways, addressing factors such as width, vertical grade, and parking space gradients. However, the standards do not provide advice on turning grades into parking spaces, noting that the performance of existing sites can serve as a useful reference.

While it is generally preferable to minimise turning grades, achieving this may not always be feasible. Observational data from Hobart indicate that sites with turning areas exceeding a 20% grade do not exhibit operational or safety concerns. These findings suggest that the proposed turning grades for this development are unlikely to present significant issues.

Table 7.11 – Vertical grades of the parking space and adjacent driveway

Parking space	Chainage	Grade of the parking space	Grade of the driveway adjacent to the parking space
Visitor parking	12 to 18m	5%	-11.95%
Unit 4	24 to 30m	6.18%	-16.5%
Unit 5	40 to 45m	5.83%	-5%
Unit 1	42 to 48m	3.16%	-5%
Unit 6	53 to 59m	4.15%	-15.9%
Unit 2	65 to 71m	3.35%	-5%
Unit 7	76 to 80m	5.83%	-16.08%
Unit 8	82 to 86m	5.83%	-5%
Unit 3	90 to 94m	3.16%	-1%

7.12 Vehicle turnaround area

The driveway extends beyond unit 8 to assist with vehicle turning. As visitor parking is located at the entrance of the driveway, non-resident vehicles will not be permitted to proceed further or require a dedicated turnaround area. Signage will be installed to clearly indicate that access beyond the visitor parking spaces is restricted to residential vehicles only.

7.13 Pedestrian access

Internal pathways will be provided with a minimum width of one metre and a hard-wearing concrete surface, connecting the units to the visitor parking spaces and Harback Court. Where possible, the pathways will be separated from the driveway by kerbing.

To enhance pedestrian safety, a 10 km/h shared zone speed limit sign will be posted at the beginning of the development. Under the Australian Road Rules 2019, a shared zone speed limit sign, is covered by road rule 24, which specifies where a shared zone sign is used, drivers must give way to any pedestrian within the zone.

The proposed safety measures are expected to ensure pedestrians can move around the development site in a safe and convenient manner, meeting the objective of the planning scheme.

7.14 Safety barrier

Any parking space or driveway elevated above the natural ground by more than 600 millimetres will have an appropriate safety barrier installed to ensure that vehicles cannot drive over the edge.

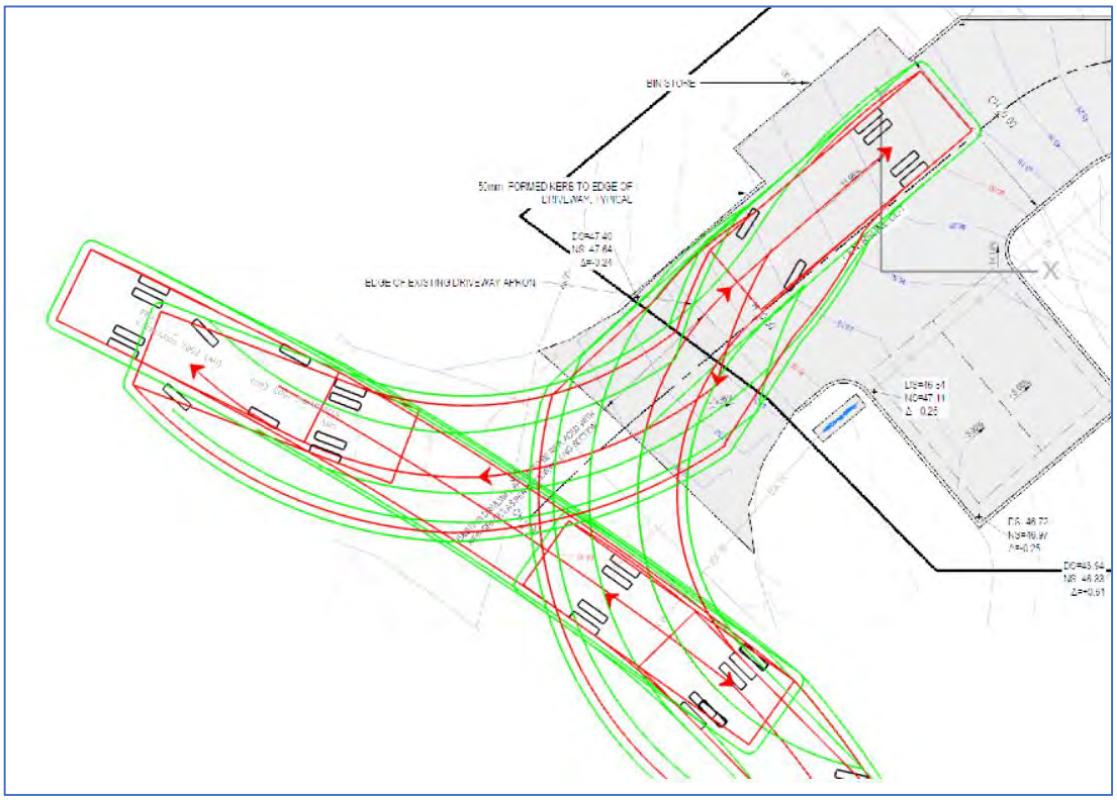
7.15 Waste collection

A communal waste collection area will be located at the start of the internal driveway, where two-way traffic is possible. A waste vehicle will briefly reverse into the driveway once a week to collect waste and exit forwards, parking next to the collection point without obstructing access.

Swept path software confirms that a medium rigid vehicle, comparable to a waste collection truck, can reverse into the site and exit forwards. According to Australian Standards 2890.2:2018, the maximum grade for such vehicles is 15.4%. The communal waste area is within the first 20 metres of the driveway, where the grade is 11.95%, which is within operational limits.

Professional drivers, equipped with reversing cameras, will only reverse after ensuring no pedestrians or cyclists are present. This occasional manoeuvre poses minimal risk to safety or traffic flow.

Diagram 7.15 – Swept path of medium rigid vehicle



7.16 Access for emergency vehicles

All units must be accessible to fire emergency vehicles. The Tasmania Fire Service's largest pump truck is 8.8 metres long, about the size of a medium rigid vehicle. The driveway will have sufficient width to accommodate this type of vehicle to reach each unit, and reversing out is acceptable due to the low likelihood of frequent movements.

8. Planning scheme

8.1 C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

The development site is providing a total of 18 on-site car parking spaces, providing two spaces per unit, and two visitor parking spaces. This number of spaces is expected to meet the reasonable demand, minimising the risk of overflow parking. The number of on-site car parking spaces complies with the planning scheme acceptable solution.

C2.5.2 Bicycle parking numbers

Table C2.1 of the planning scheme prescribes that a residential use does not require bicycle parking spaces.

C2.5.3 Motorcycle parking numbers

The development includes 18 on-site parking spaces, which does not meet the requirement for a dedicated motorcycle parking space. The development will not provide motorcycle parking spaces.

C2.5.4 Loading bays

Not applicable for a residential development.

C2.6. Development standards

C2.6.1 Construction of parking areas.	The parking areas and internal driveways will have a concrete surface, with the driveways incorporating kerbing and a two-way camber to direct surface water to a central drainage channel with stormwater pits. These will be connected to an approved stormwater drainage system. The design complies with the acceptable solution A1.
C2.6.2 Design and layout of parking areas.	The internal layout and parking areas have been designed to comply with the dimensions specified in the Australian Standard 2890.1:2004. Visitor parking spaces for User Class 3 are included to accommodate short-term, high-turnover parking. The width of the open parking spaces has been widened to a minimum of 3.5 metres to assist with vehicular manoeuvrability. Vehicle swept path software verifies that vehicles will be able to enter and leave all parking spaces efficiently. The parking spaces will be located on an appropriate gradient within acceptable tolerance of the Australian Standard. The open parking spaces will be supported

	with wheel stops where necessary, and two visitor parking spaces will be delineated by line marking. The start of the driveway will have sufficient width to facilitate two-way vehicle movement, then reduce to four metres and operate with passing bays. Overall, the design complies with the acceptable solution A1.1(a) and (b).
C2.6.3 Number of accesses for vehicles.	The development will retain the existing access onto Harback Court, operating with a single access, complying with the acceptable solution A1 (a) and (b).
C2.6.4 Lighting of parking areas within the general business zone and central business zone	Sufficient lighting will be provided to light the parking spaces, driveway, and pedestrian pathways.
C2.6.5 Pedestrian access.	The site will incorporate a pedestrian pathway connecting the units to Harback Court.
C2.6.6 Loading bays.	Not required for a residential development.
C2.6.7 Bicycle parking and storage facilities	Bicycle parking spaces are not required for a residential development.
C2.6.8 Siting of parking and turning areas.	Not applicable for a residential development.

8.2 C3.0 Road and Railway Assets Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

The development will increase the use of the existing access by more than 20 percent and 40 vehicle movements per day. Therefore, it will need to be assessed against the performance criteria P1 to ensure that it can operate in a safe and efficient manner.

Performance criteria	**Assessment**
To ensure that the safety and efficiency of roads is not reduced by the creation of a new access and junctions.	
a) Any increase in the traffic caused by the use;	The eight residential units are estimated to generate an additional 52 daily vehicular trips, with six of these trips likely to occur during the morning and evening peak periods.
b) The nature and frequency of the traffic generated by the use;	The residential units are expected to generate light vehicles less than 5.5 metres in length. These types of vehicles are associated with urban residential living, have good manoeuvrability, and are compatible with the existing vehicles using the surrounding road network.

c) The nature of the road;	Harback Court is a short local cul-de-sac built to urban standards, with concrete kerbing, a concrete footpath along the western side, and sufficient sealed width to accommodate two-way traffic movements and on-street parking. The most direct route from the development site to the nearest State Road is along Reynolds Road, Bay Road, and Penna Road. A route audit found no issues related to traffic or safety that would prevent additional traffic from using this route, with motorists provided with adequate sight distance at junctions and intersections. Additionally, the new traffic signals operating at Penna Road and the Tasman Highway provide safe and efficient access to the State Road network.
d) The speed limit and traffic flow of the road;	The urban default 50 km/h speed limit applies along the local road network. Traffic analysis found that the surrounding local roads have sufficient spare traffic capacity to absorb the additional traffic without causing deterioration in the level of traffic performance or adverse impact to residential amenity along the residential streets.
e) Any alternative access;	The current vehicular access to Harback Court is suitable to provide safe and efficient traffic movement.
f) The need for the access or junction;	Urban infill in established urban areas is an excellent method to increase the supply of housing, while optimising the current infrastructure and community facilities.
g) Any traffic impact assessment; and	An independent traffic assessment found no reason for this development not to proceed.
h) Any written advice received from the road authority.	A letter dated 16 April 2025 from Council requesting an independent Traffic Impact Assessment.

9. Conclusion

From a traffic engineering and road safety perspective, the additional traffic generated from this development site is not expected to create any adverse safety, amenity, or traffic efficiency problems, as:

- The amount of traffic generated by the development is considered to be low, and there is sufficient capacity within the surrounding road network to absorb these movements without impacting other users.
- Traffic modelling of the surrounding junction predicts that there will be no deterioration in the level of traffic efficiency.
- The existing vehicular access onto Harback Court will accommodate two-way traffic movements, with sufficient sight distance to enable vehicles to enter and leave the development site in a safe and efficient manner.
- There will be a sufficient number of on-site car parking spaces to meet the reasonable demand, minimising parking overflow.
- The width and layout of the internal driveway will provide safe and efficient vehicular access, ensuring vehicles can enter, circulate, and leave in a forward-driving direction.
- A standard waste collection vehicle can reverse into the site and leave in a forward-driving direction.
- Emergency vehicles will be able to enter the site and reach all units.

This Traffic Impact Assessment found no reason for this development not to proceed.

10. Appendix A – Manual Surveys

Manual traffic survey Penna Road and Bay Road – Morning 7:30 to 9:00am

Time	Penna Road				Bay Road		Total
	SB	NB	Right In	Left In	Left out	Right out	
7:30 to 7:45am	62	14	5	3	1	21	106
7:45 to 8:00am	41	17	6	4	2	14	84
8:00 to 8:15am	33	22	1	1	4	13	74
8:15 to 8:30am	51	19	5	0	3	15	93
8:30 to 8:45am	39	10	3	0	1	10	63
8:45 to 9:00am	42	23	5	3	3	7	83
Total	268	105	25	11	14	81	504
Peak hour	**187**	**72**	**17**	**3**	**10**	**63**	**357**

Manual traffic survey Penna Road and Bay Road – Evening 4:00 to 5:30pm

Time	Penna Road				Bay Road		Total
	SB	NB	Right In	Left In	Left out	Right out	
4:00 to 4:15pm	36	52	29	5	1	7	130
4:15 to 4:30pm	29	52	14	3	1	5	104
4:30 to 4:45pm	35	40	18	2	0	3	98
4:45 to 5:00pm	31	55	12	0	3	5	106
5:00 to 5:15pm	33	44	15	1	3	4	97
5:15 to 5:30pm	24	58	17	6	3	13	121
Total	188	301	105	16	8	39	657
Peak hour	**131**	**199**	**73**	**10**	**5**	**20**	**438**

Manul traffic survey Penna Road north of Fenton Street

Time	Penna Road north of Fenton Street		Total
	Southbound	Northbound	
7:30 to 7:45am	101	17	118
7:45 to 8:00am	84	30	114
8:00 to 8:15am	73	29	102
8:15 to 8:30am	80	28	108
8:30 to 8:45am	81	24	105
8:45 to 9:00am	65	42	107
Total	484	170	654
Peak hour	338	104	442

Manual traffic survey Penna Road north of Fenton Street

Time	Penna Road north of Fenton Street		Total
	Southbound	Northbound	
4:00 to 4:15pm	65	103	168
4:15 to 4:30pm	56	95	151
4:30 to 4:45pm	53	81	134
4:45 to 5:00pm	41	92	133
5:00 to 5:15pm	52	103	155
5:15 to 5:30pm	52	96	148
Total	319	570	889
Peak hour	215	371	586

11. Appendix B – Traffic modelling

Penna Road and Bay Road – current traffic conditions

MOVEMENT SUMMARY

Site: 101 [Penna Rd and Bay Rd - Current morning]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Penna Rd (Highway)								
2	T1	76	0.0	0.039	0.0	LOS A	0.0	0.0
3	R2	18	0.0	0.012	6.0	LOS A	0.1	0.4
Approach		94	0.0	0.039	1.2	NA	0.1	0.4
East: Bay Road								
4	L2	66	0.0	0.060	6.2	LOS A	0.2	1.7
6	R2	11	0.0	0.060	7.2	LOS A	0.2	1.7
Approach		77	0.0	0.060	6.3	LOS A	0.2	1.7
North: Penna Rd								
7	L2	8	0.0	0.105	5.6	LOS A	0.0	0.0
8	T1	197	0.0	0.105	0.0	LOS A	0.0	0.0
Approach		205	0.0	0.105	0.2	NA	0.0	0.0
All Vehicles		376	0.0	0.105	1.7	NA	0.2	1.7

MOVEMENT SUMMARY

Site: 101 [Penna Rd and Bay Rd - Current evening]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Penna Rd (Highway)								
2	T1	209	0.0	0.108	0.0	LOS A	0.0	0.0
3	R2	77	0.0	0.049	5.9	LOS A	0.2	1.5
Approach		286	0.0	0.108	1.6	NA	0.2	1.5
East: Bay Road								
4	L2	21	0.0	0.022	5.9	LOS A	0.1	0.6
6	R2	5	0.0	0.022	8.1	LOS A	0.1	0.6
Approach		26	0.0	0.022	6.4	LOS A	0.1	0.6
North: Penna Rd								
7	L2	11	0.0	0.076	5.5	LOS A	0.0	0.0
8	T1	138	0.0	0.076	0.0	LOS A	0.0	0.0
Approach		148	0.0	0.076	0.4	NA	0.0	0.0
All Vehicles		461	0.0	0.108	1.5	NA	0.2	1.5

With development operating

MOVEMENT SUMMARY

Site: 101 [Penna Rd and Bay Rd - Morning with development]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Penna Rd (Highway)								
2	T1	76	0.0	0.039	0.0	LOS A	0.0	0.0
3	R2	19	0.0	0.013	6.0	LOS A	0.1	0.4
Approach		95	0.0	0.039	1.2	NA	0.1	0.4
East: Bay Road								
4	L2	72	0.0	0.064	6.2	LOS A	0.3	1.8
6	R2	11	0.0	0.064	7.2	LOS A	0.3	1.8
Approach		82	0.0	0.064	6.3	LOS A	0.3	1.8
North: Penna Rd								
7	L2	8	0.0	0.105	5.6	LOS A	0.0	0.0
8	T1	197	0.0	0.105	0.0	LOS A	0.0	0.0
Approach		205	0.0	0.105	0.2	NA	0.0	0.0
All Vehicles		382	0.0	0.105	1.8	NA	0.3	1.8

MOVEMENT SUMMARY

Site: 101 [Penna Rd and Bay Rd -Evening with development]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Penna Rd (Highway)								
2	T1	209	0.0	0.108	0.0	LOS A	0.0	0.0
3	R2	82	0.0	0.052	5.9	LOS A	0.2	1.6
Approach		292	0.0	0.108	1.7	NA	0.2	1.6
East: Bay Road								
4	L2	22	0.0	0.022	5.9	LOS A	0.1	0.6
6	R2	5	0.0	0.022	8.1	LOS A	0.1	0.6
Approach		27	0.0	0.022	6.3	LOS A	0.1	0.6
North: Penna Rd								
7	L2	11	0.0	0.076	5.5	LOS A	0.0	0.0
8	T1	138	0.0	0.076	0.0	LOS A	0.0	0.0
Approach		148	0.0	0.076	0.4	NA	0.0	0.0
All Vehicles		467	0.0	0.108	1.5	NA	0.2	1.6

With development operating and traffic growth of 1.5% per year for ten years

MOVEMENT SUMMARY

Site: 101 [Penna Rd and Bay Rd -Evening with development and 1.5% growth]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Penna Rd (Highway)								
2	T1	243	0.0	0.125	0.0	LOS A	0.0	0.0
3	R2	96	0.0	0.062	6.0	LOS A	0.3	2.0
Approach		339	0.0	0.125	1.7	NA	0.3	2.0
East: Bay Road								
4	L2	25	0.0	0.027	6.0	LOS A	0.1	0.7
6	R2	6	0.0	0.027	8.7	LOS A	0.1	0.7
Approach		32	0.0	0.027	6.5	LOS A	0.1	0.7
North: Penna Rd								
7	L2	13	0.0	0.087	5.5	LOS A	0.0	0.0
8	T1	156	0.0	0.087	0.0	LOS A	0.0	0.0
Approach		168	0.0	0.087	0.4	NA	0.0	0.0
All Vehicles		539	0.0	0.125	1.6	NA	0.3	2.0

MOVEMENT SUMMARY

Site: 101 [Penna Rd and Bay Rd - Morning with development and 1.5% growth]

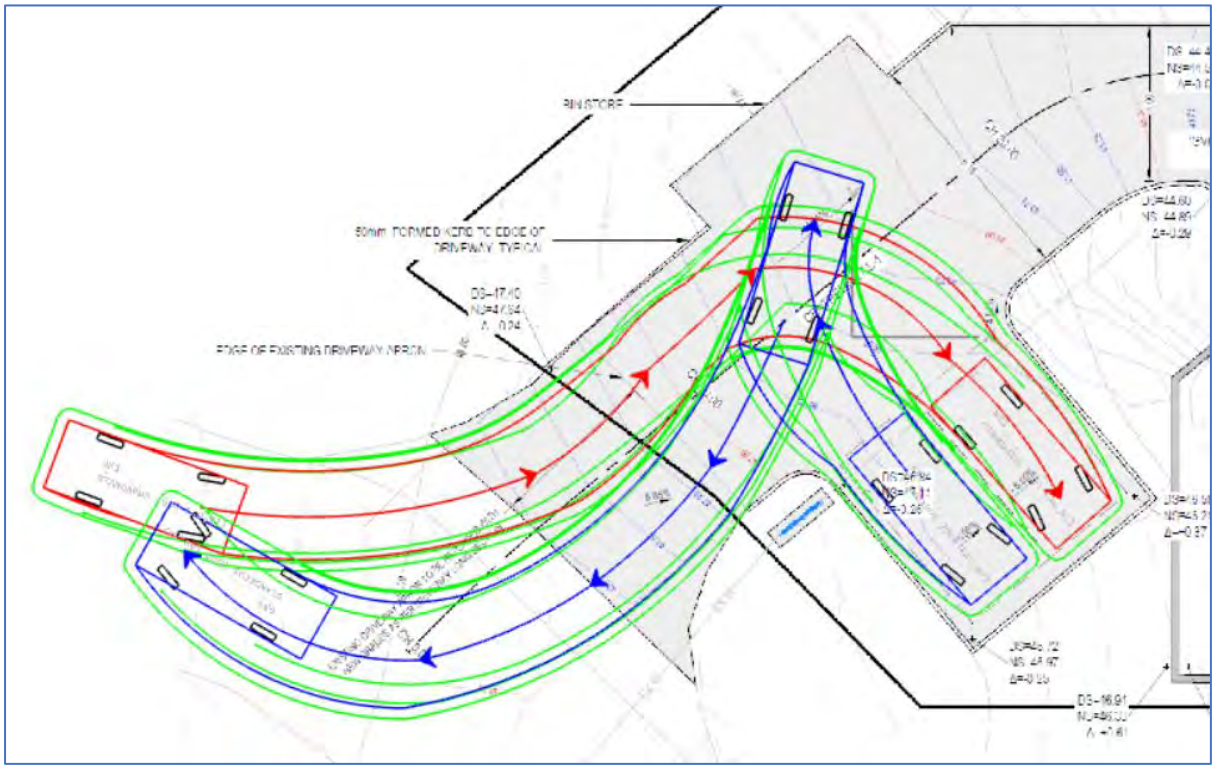
New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

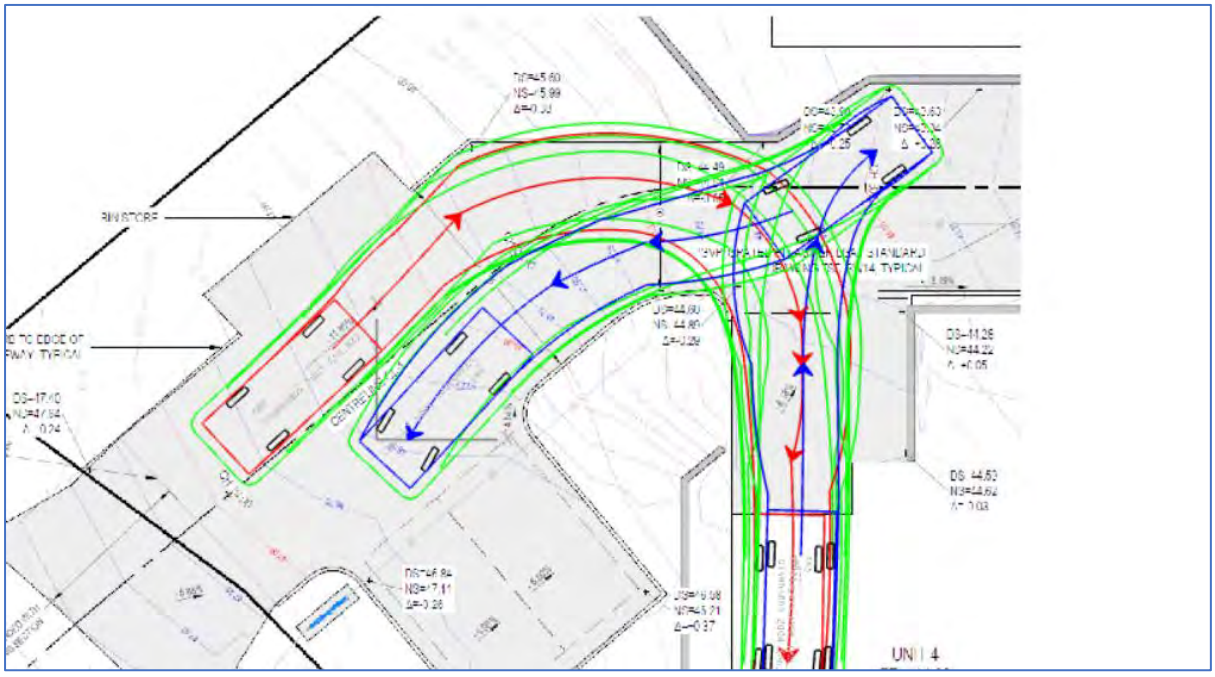
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Penna Rd (Highway)								
2	T1	88	0.0	0.046	0.0	LOS A	0.0	0.0
3	R2	22	0.0	0.015	6.2	LOS A	0.1	0.5
Approach		111	0.0	0.046	1.2	NA	0.1	0.5
East: Bay Road								
4	L2	83	0.0	0.078	6.3	LOS A	0.3	2.2
6	R2	13	0.0	0.078	7.6	LOS A	0.3	2.2
Approach		96	0.0	0.078	6.5	LOS A	0.3	2.2
North: Penna Rd								
7	L2	9	0.0	0.122	5.6	LOS A	0.0	0.0
8	T1	228	0.0	0.122	0.0	LOS A	0.0	0.0
Approach		238	0.0	0.122	0.2	NA	0.0	0.0
All Vehicles		444	0.0	0.122	1.8	NA	0.3	2.2

12. Appendix C – Sample of swept paths for on-site parking spaces

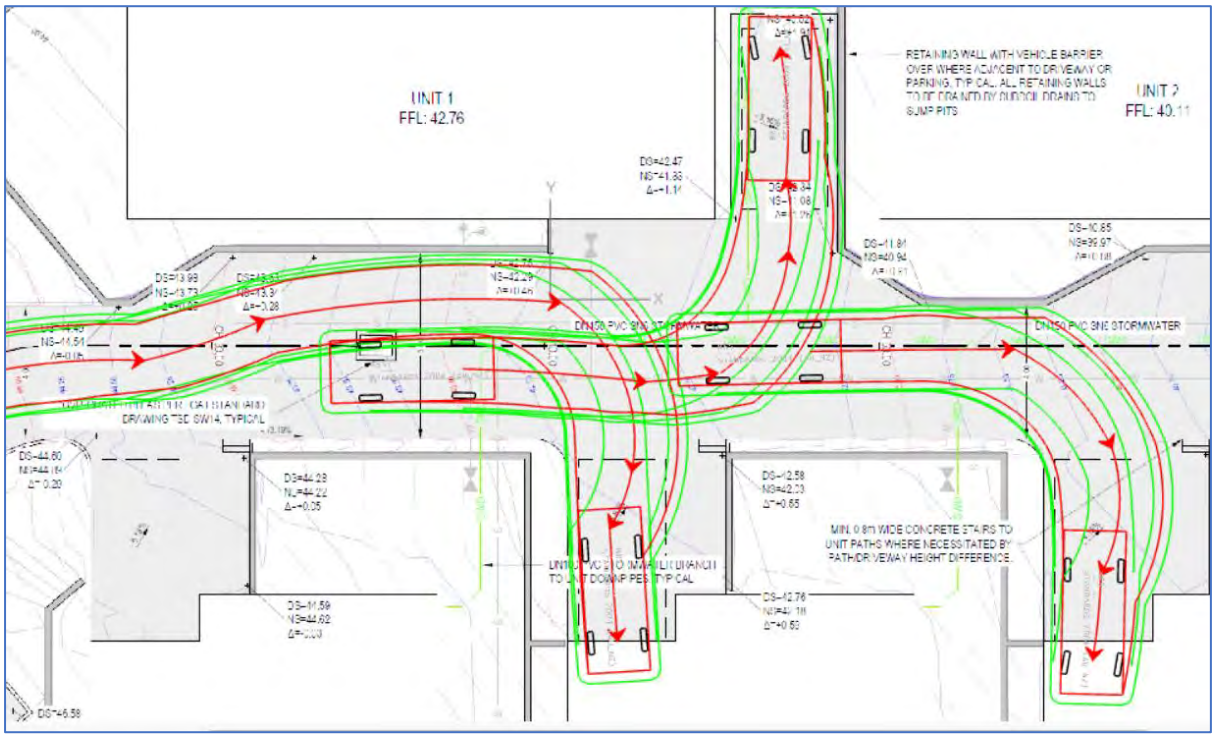
Swept path of B85 vehicle entering and leaving visitor parking spaces



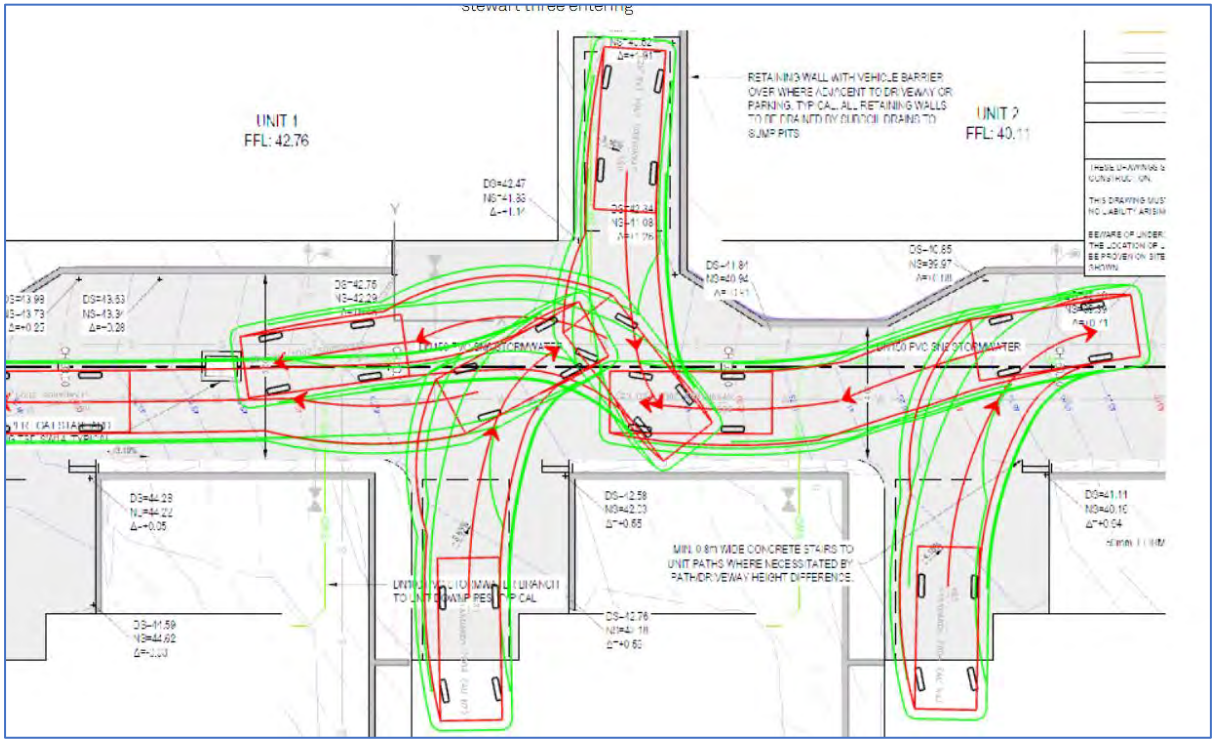
Swept path of B85 vehicle leaving unit 4 (red vehicle entering, blue vehicle leaving)



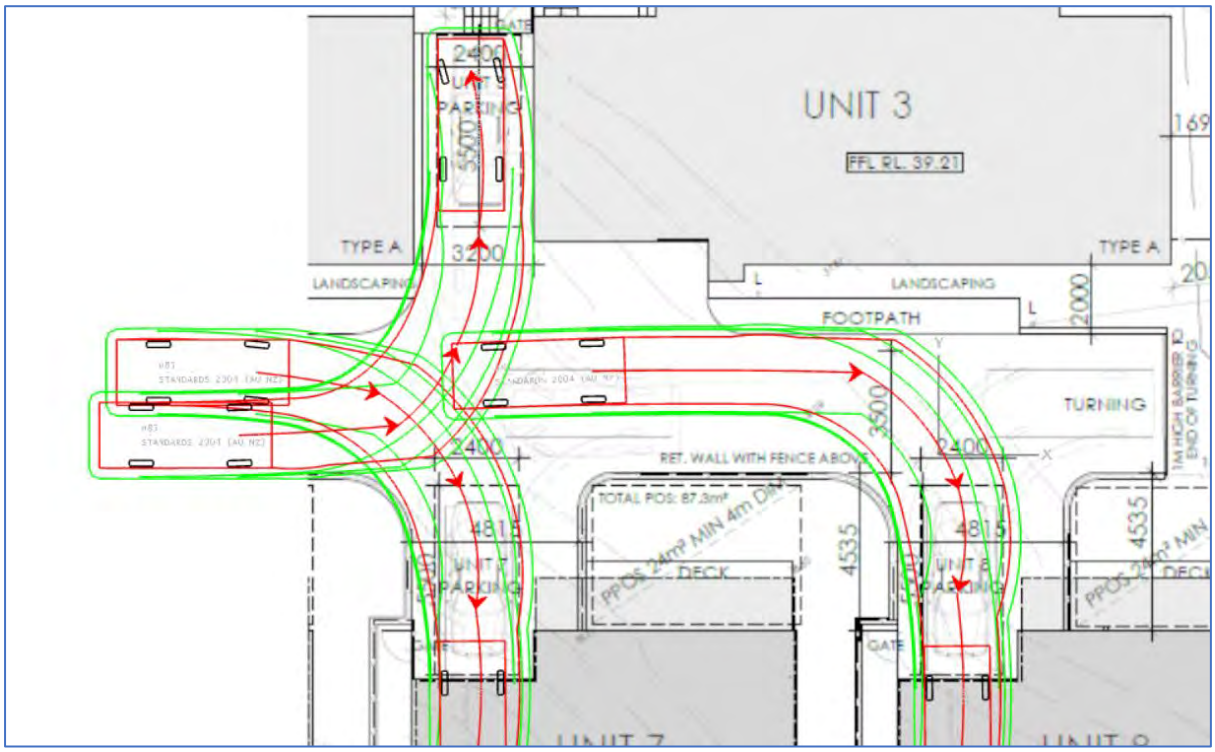
Swept path of B85 vehicle entering units 1, 5, and 6



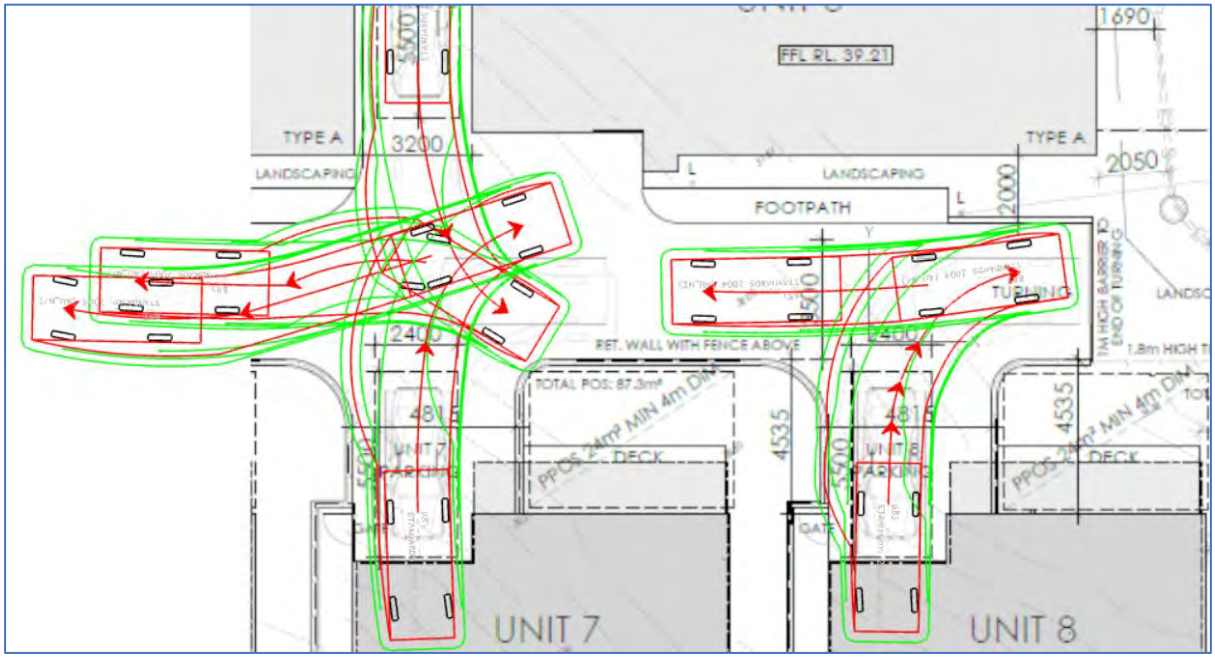
Swept path of B85 vehicle leaving units 1, 5, and 6



Swept path of B85 vehicle entering unit 3, 7, and 8



Swept path of B85 vehicle leaving units 3,7, and 8



CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

PROJECT ADDRESS: 50 STEWART COURT, MIDWAY POINT

TITLE REFERENCE: VOLUME: 175657 FOLIO: 50

CLIENTS: PPI Group Pty Ltd

DESIGNER: Inge Brown, CC 6652

FLOOR AREAS:

UNIT TYPE A:	
FLOOR AREA:	119.6 m²
PORCH:	0.0 m²
GARAGE:	23.9 m²
ALFRESCO:	0.0 m²
TOTAL AREA:	143.5 m²
DECK:	10.6 m²
UNIT TYPE B:	
FLOOR AREA:	118.8 m²
PORCH:	2.1 m²
GARAGE:	23.2 m²
ALFRESCO:	8.9 m²
TOTAL AREA:	153.0 m²
DECK:	3.0 m²
UNIT TYPE C:	
FLOOR AREA:	118.8 m²
PORCH:	2.1 m²
GARAGE:	23.2 m²
ALFRESCO:	8.9 m²
TOTAL AREA:	153.0 m²
DECK:	3.0 m²

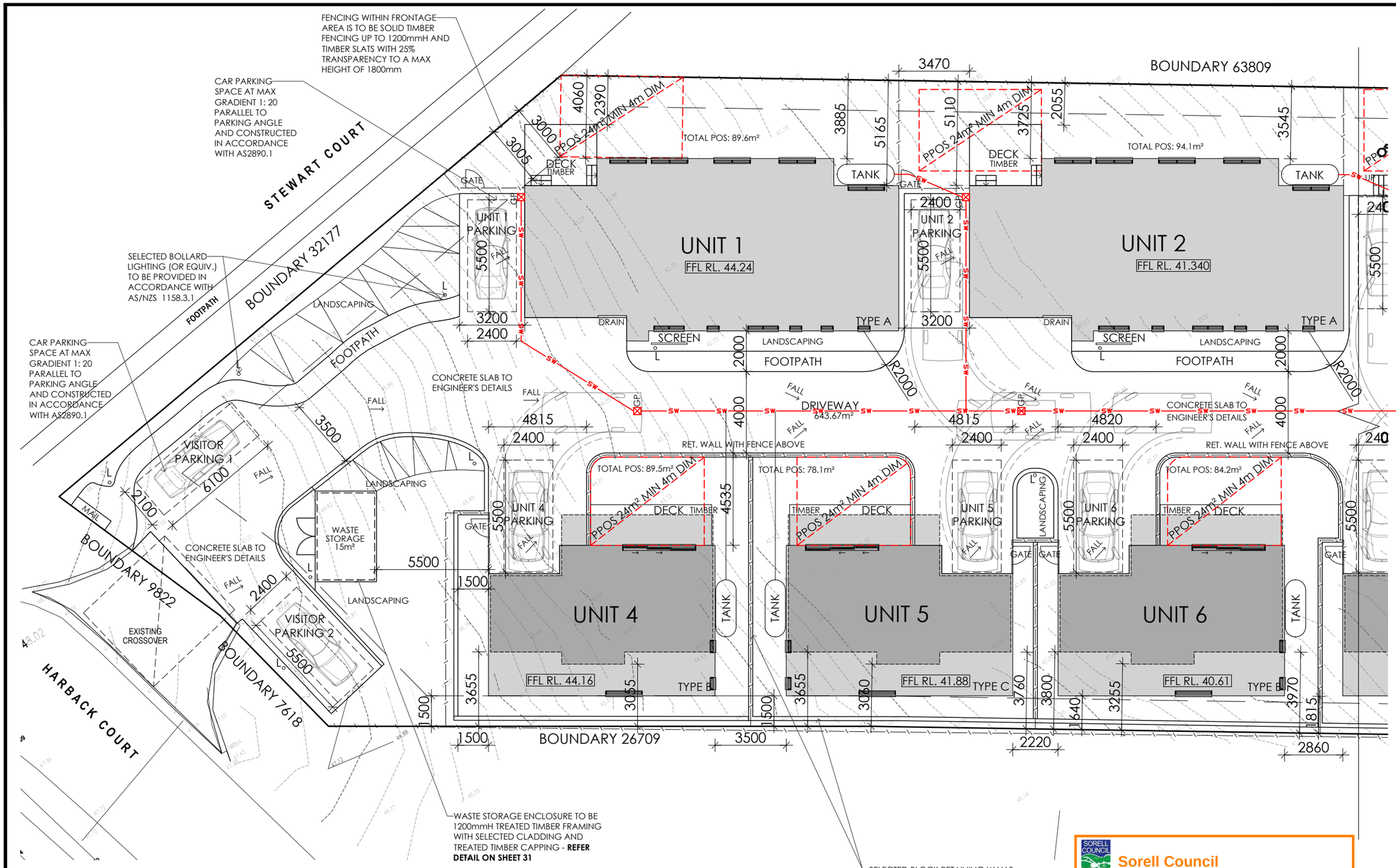
SOIL CLASSIFICATION: S
WIND CLASSIFICATION: N3
CLIMATE ZONE: 7
BUSHFIRE ATTACK LEVEL: TBC
ALPINE AREA: N/A
CORROSION ENVIRONMENT: N/A
CODE OVERLAYS:
FLOOD PRONE HAZARD AREA
AIRPORT OBSTACLE LIMITATION AREA

DRAWINGS:

DOCUMENTATION INDEX

The documentation listed below should be read in conjunction with these drawings and form the basis of construction documentation for the project

Document	*Revision*	*By*
Working drawings planning issue (these drawings)	G	Creative Homes Hobart
Survey plan SP251887	A	SurveyPlus
Soil assessment S/N3	23/07/2021	GES



•DP 90mm DOWNPIPE

NOTE: ALL PROPOSED STORMWATER TO BE DISCHARGED TO EXISTING INFRASTRUCTURE

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH COUNCIL REQUIREMENTS

PROPOSED SITE PLAN

PRIVACY SCREENS - MAX 25% UNIFORM TRANSPARENCY AS TO COUNCIL COMPLIANCE - TIMBER SLAT TO MIN 1700mm ABOVE FLOOR LEVEL AND TO FULL WIDTH OF WINDOW. GAPS TO BE ⅓ OF TIMBER WIDTH = 25%

- PROPOSED STORMWATER PIT TO ENGINEER'S FUTURE DETAIL
- SW — PROPOSED STORMWATER CONCEPT TO ENGINEER'S FUTURE DETAIL
- 1.8mH TIMBER FENCE

ALL RETAINING WALLS ARE TO BE CONSTRUCTED TO ENGINEERS DETAILS REFER ENGINEERING DRAWINGS

NOTES

SITE PREPARATION

THE SITE IS TO BE DISTURBED AS MINIMALLY AS POSSIBLE TO THE EXTENT REQUIRED TO CARRY OUT THE BUILDING WORKS.
EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC PART 3.2.
UN-RETAINED EMBANKMENT GRADIENTS SHALL BE IN ACCORDANCE WITH NCC TABLE 3.2.1.
DRAINAGE SHALL BE IN ACCORDANCE WITH NCC PART 3.3.2.
THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING AND IT'S FOOTING SYSTEM.
LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

ATTENTION OF OWNER

THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE FOR ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

SOIL AND WATER MANAGEMENT NOTES:

DRAINAGE LINES ARE TO BE INSTALLED PRIOR TO THE PLACEMENT OF ROOF AND GUTTERING. ONCE DWELLING IS ROOFED, CONNECT IMMEDIATELY.
APPLY TEMPORARY COVERING TO DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR MORE DURING CONSTRUCTION (EG. WATERPROOF BLANKET, VEGETATION OR MULCH)

PROTECT ANY NEARBY OR ON-SITE DRAINAGE PITS FROM SEDIMENT BY INSTALLING SEDIMENT TRAPS AROUND THEM.
LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE.
INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

SITE TO BE VEGETATED AND PLANTED ACCORDING TO THE HOBART REGIONAL SOIL AND WATER MANAGEMENT CODE OF PRACTICE.

BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24 HOURS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DOCUMENTATION LISTED ON THE COVER PAGE. DO NOT SCALE DRAWINGS.
DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

-THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).
-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION

SOIL CLASSIFICATION:	--
WIND CLASSIFICATION:	--

SITE COVERAGE		
SITE AREA	2760.3	m²
PROPOSED BUILDING FOOTPRINT	143.5	m²
PROPOSED SITE COVERAGE	5.20	%

Sorell Council
Development Application: 5.2025.82.1 - REsponse to REquest For Information - Stewart Court, Midway Point - P5.pdf
Plans Reference: P5
Date Received: 03/10/2025

IMPORTANT!
SITE INFORMATION AS DRAWN IS APPROXIMATE ONLY. FINAL SITE INFORMATION IS SUBJECT TO A DETAILED CONTOUR SURVEY BY LICENSED SURVEYOR.

02

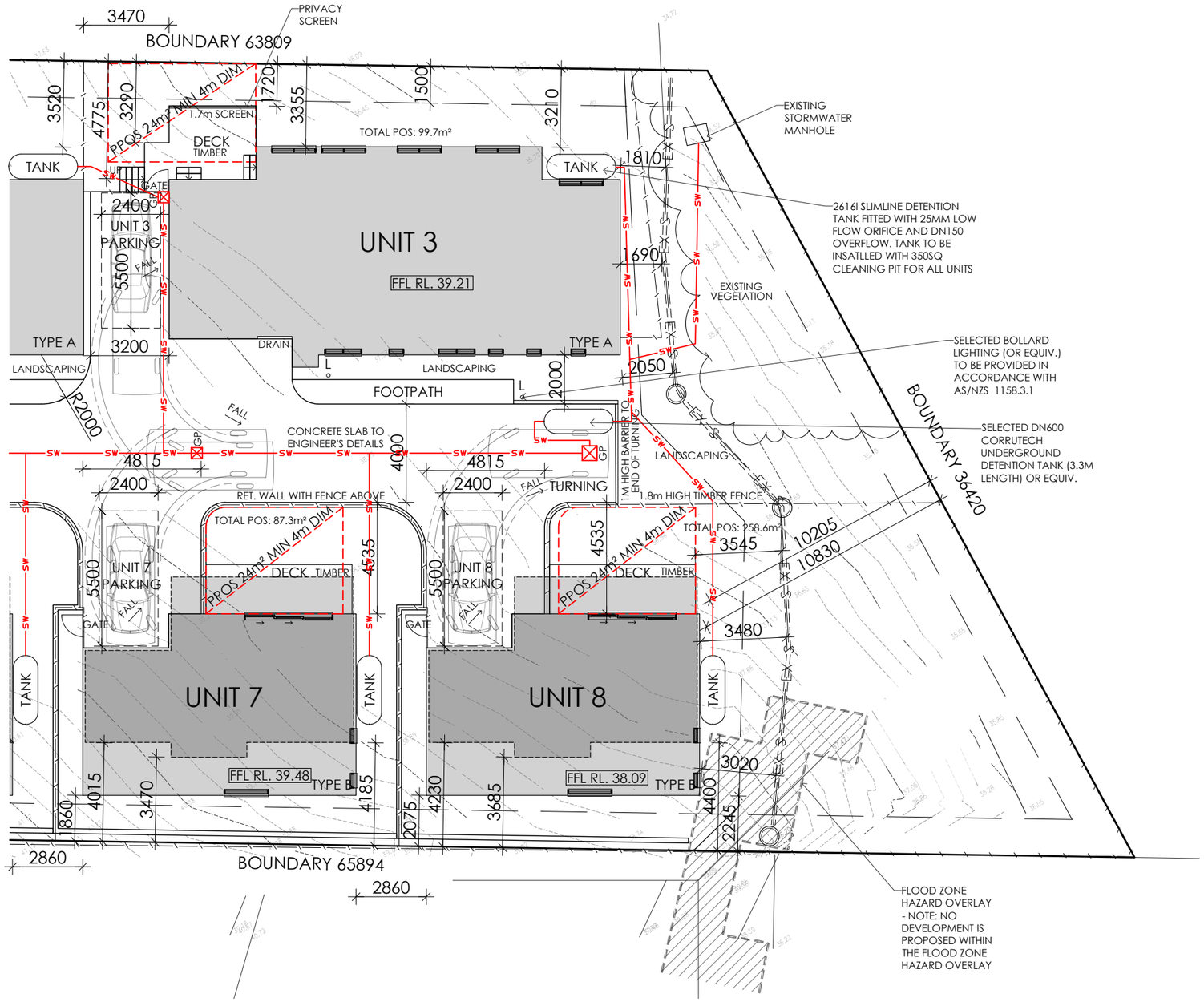
PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point		CLIENT: PPI Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	2 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:200	REV: H		



•DP 90mm DOWNPIPE

NOTE: ALL PROPOSED STORMWATER TO BE DISCHARGED TO EXISTING INFRASTRUCTURE

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH COUNCIL REQUIREMENTS

PROPOSED SITE PLAN

PRIVACY SCREENS - MAX 25% UNIFORM TRANSPARENCY AS TO COUNCIL COMPLIANCE - TIMBER SLAT TO MIN 1700mm ABOVE FLOOR LEVEL AND TO FULL WIDTH OF WINDOW. GAPS TO BE $\frac{1}{3}$ OF TIMBER WIDTH = 25%

PROPOSED STORMWATER PIT TO ENGINEER'S FUTURE DETAIL

—sw— PROPOSED STORMWATER CONCEPT TO ENGINEER'S FUTURE DETAIL

—\—\— 1.8mH TIMBER FENCE

ALL RETAINING WALLS ARE TO BE CONSTRUCTED TO ENGINEERS DETAILS REFER ENGINEERING DRAWINGS

IMPORTANT!
SITE INFORMATION AS DRAWN IS APPROXIMATE ONLY. FINAL SITE INFORMATION IS SUBJECT TO A DETAILED CONTOUR SURVEY BY LICENSED SURVEYOR.

NOTES

SITE PREPARATION

THE SITE IS TO BE DISTURBED AS MINIMALLY AS POSSIBLE TO THE EXTENT REQUIRED TO CARRY OUT THE BUILDING WORKS.
EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC PART 3.2.
UN-RETAINED EMBANKMENT GRADIENTS SHALL BE IN ACCORDANCE WITH NCC TABLE 3.2.1.
DRAINAGE SHALL BE IN ACCORDANCE WITH NCC PART 3.3.2.
THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING AND IT'S FOOTING SYSTEM.
LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

ATTENTION OF OWNER

THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE FOR ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

SOIL AND WATER MANAGEMENT NOTES:

DRAINAGE LINES ARE TO BE INSTALLED PRIOR TO THE PLACEMENT OF ROOF AND GUTTERING. ONCE DWELLING IS ROOFED, CONNECT IMMEDIATELY.
APPLY TEMPORARY COVERING TO DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR MORE DURING CONSTRUCTION (EG. WATERPROOF BLANKET, VEGETATION OR MULCH)

PROTECT ANY NEARBY OR ON-SITE DRAINAGE PITS FROM SEDIMENT BY INSTALLING SEDIMENT TRAPS AROUND THEM.
LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE. INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

SITE TO BE VEGETATED AND PLANTED ACCORDING TO THE HOBART REGIONAL SOIL AND WATER MANAGEMENT CODE OF PRACTICE.

BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24 HOURS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DOCUMENTATION LISTED ON THE COVER PAGE. DO NOT SCALE DRAWINGS.
DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

-THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).
-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION

SOIL CLASSIFICATION:	S
WIND CLASSIFICATION:	N3

SITE COVERAGE		
SITE AREA	2760.3	m²
PROPOSED BUILDING FOOTPRINT	143.5	m²
PROPOSED SITE COVERAGE	5.20	%

03

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

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H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	3 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:200	REV: H		

AREAS:	
FLOOR AREA:	119.6 m²
PORCH:	0.0 m²
GARAGE:	23.9 m²
ALFRESCO:	0.0 m²
TOTAL AREA:	143.5 m²
DECK:	10.6 m²

LEGEND:

DP	DOWNPIPE LOCATION
SHR	SHOWER
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
REF	REFRIGERATOR
J	JOINERY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
PLD	PANEL LIFT DOOR
C	COLUMN
BAL	BALUSTRADE

BAL SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC

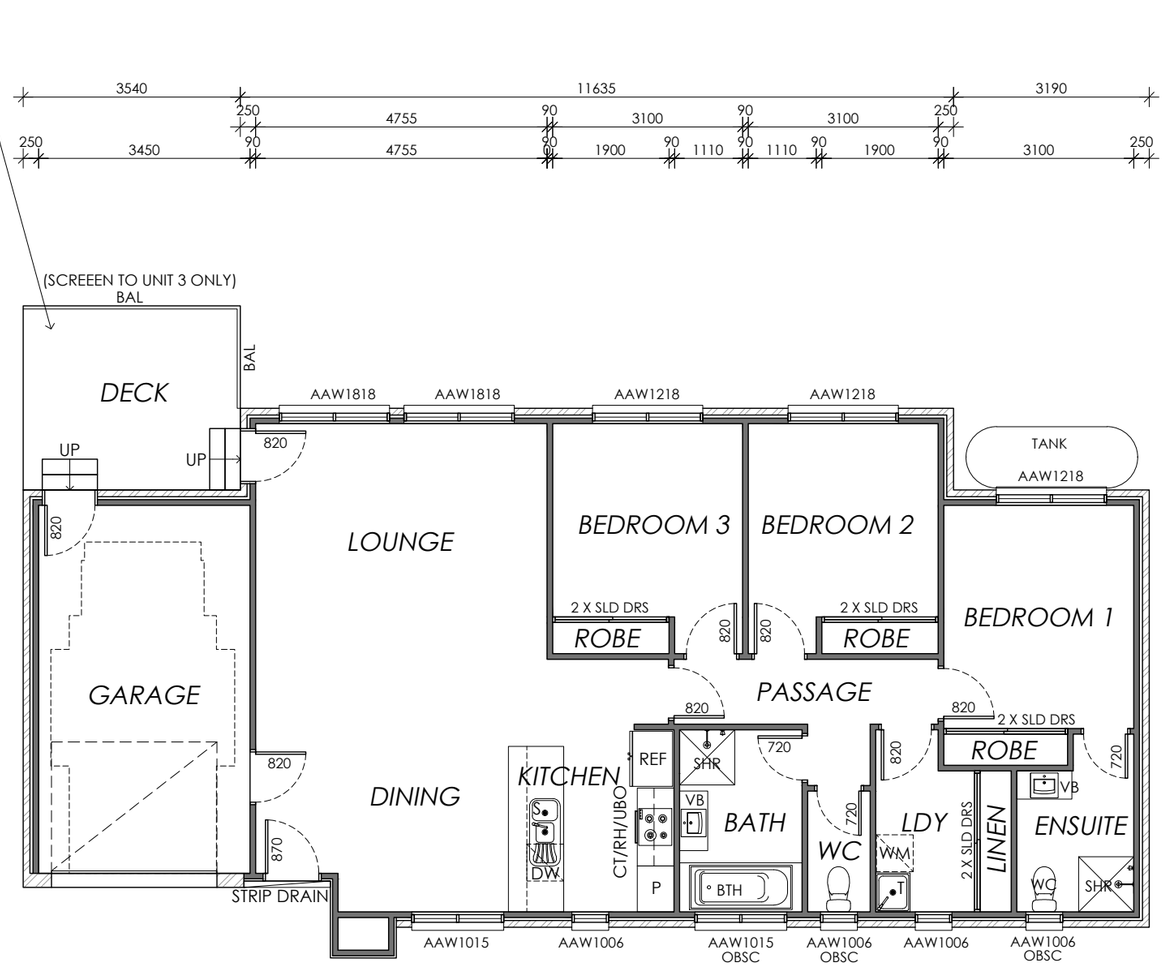
MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS

CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

DP 90mm DOWNPIPE

NOTE: LIFT OFF HINGES TO WC TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH NCC.

SELECTED TIMBER DECK WITH STAIR AND BALUSTRADE TO ENGINEER'S DETAILS AND INSTALLED IN ACCORDANCE WITH NCC PART 11 & PART 12.3 (ATTACHMENT TO BUILDING)
BALUSTRADE TO BE IN ACCORDANCE WITH NCC HOUSING PROVISIONS PART 11.3 AND BE CAPABLE OF BEARING LOADING FORCES ACCORDING TO AS1170.1 & AS 4586
SLIP RESISTANCE OF TREADS TO COMPLY WITH NCC HOUSING PROVISIONS 11.2.4
RISER: 190mm (max)
GOING: 250mm
2R+G: 630mm
(SLOPE RELATIONSHIP)



Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

PROPOSED FLOOR PLAN

TYPE A UNIT 1, 2, 3

04

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

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E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
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G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

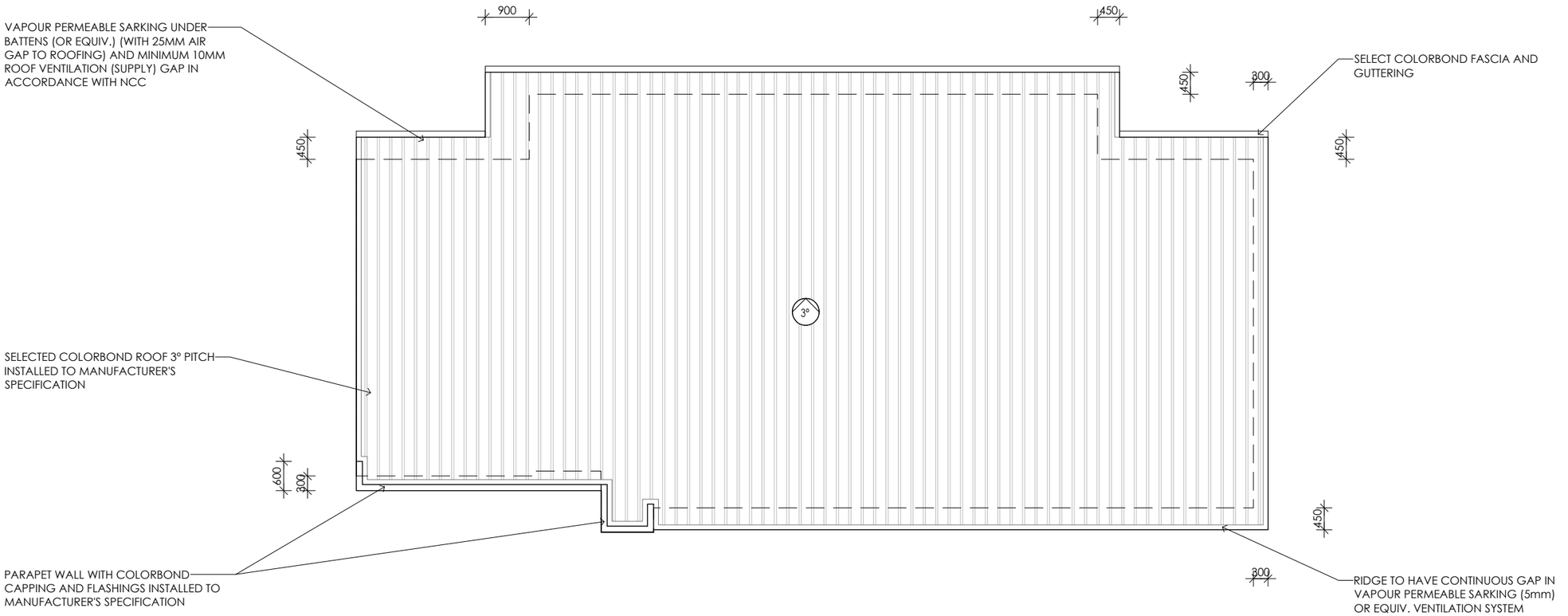
CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER:	I. Brown	ACCRED. NO.:	CC6652
DRAWN:	I. Brown	DATE:	JANUARY 2025
CHECKED:		DATE:	
SCALE:	1:100	REV:	H

SHEET: 4 of 41
DESIGN TYPE: Custom
DRAWING NO: 0089



Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

PROPOSED ROOF PLAN

TYPE A UNIT 1, 2, 3

● DP 90mm DOWNPIPE

05

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
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ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
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G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER:	I. Brown	ACCRED. NO.:	CC6652	SHEET:	5 of 41
DRAWN:	I. Brown	DATE:	JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:		DATE:		DRAWING NO:	0089
SCALE:	1:100	REV:	H		

AREAS:	
FLOOR AREA:	118.8 m²
PORCH:	2.1 m²
GARAGE:	23.2 m²
ALFRESCO:	8.9 m²
TOTAL AREA:	153.0 m²
DECK:	3.0 m²

LEGEND:

DP	DOWNPIPE LOCATION
SHR	SHOWER
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
REF	REFRIGERATOR
J	JOINERY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
PLD	PANEL LIFT DOOR
C	COLUMN
BAL	BALUSTRADE

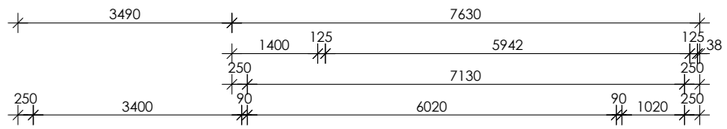
BAL SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC

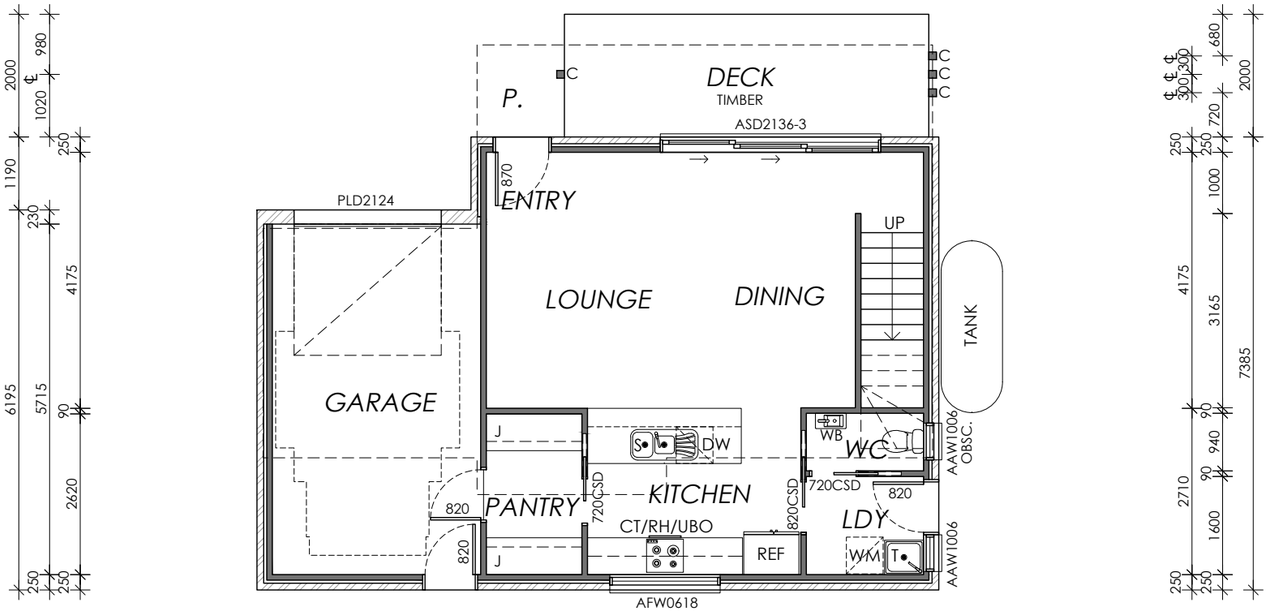
MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS

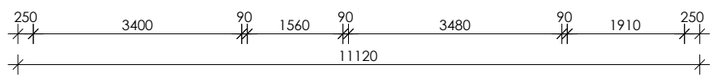
CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

DP 90mm DOWNPIPE

NOTE: LIFT OFF HINGES TO WC TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH NCC.







Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important notice for attention of Owners: the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

Sorell Council
Development Application: 5.2025.82.1 - REsponse to REquest For Information - Stewart Court, Midway Point - P5.pdf
Plans Reference: P5
Date Received: 03/10/2025

PROPOSED FLOOR PLAN

TYPE B UNIT 4, 6, 7, 8

06

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

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F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	6 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		

LEGEND:

DP	DOWNPIPE LOCATION
SHR	SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
REF	REFRIGERATOR
J	JOINERY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BAL	BALUSTRADE

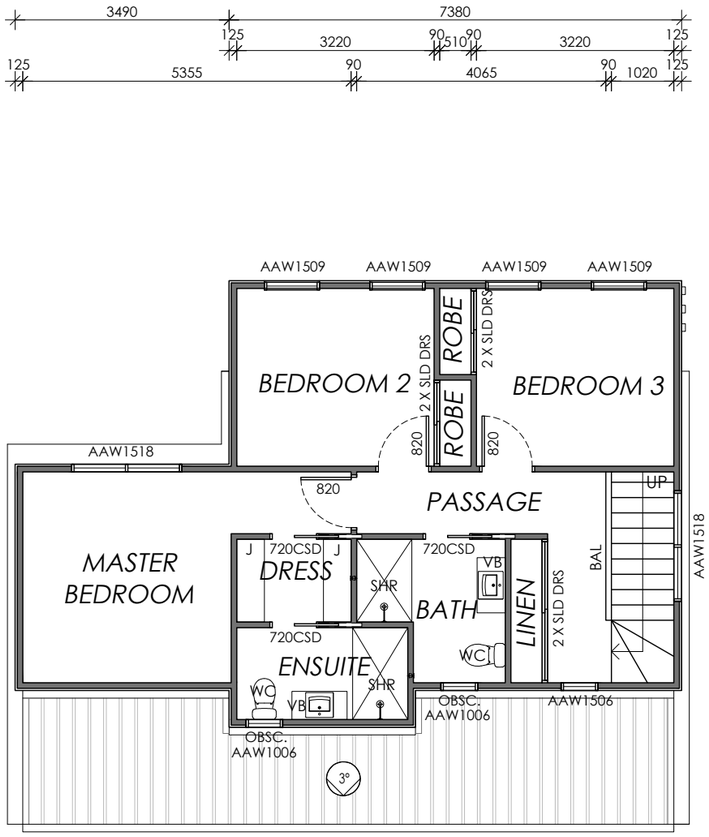
BAL SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC

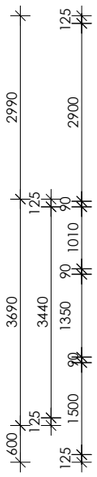
MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS

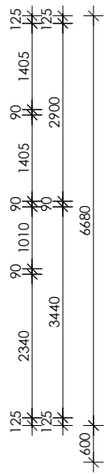
CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

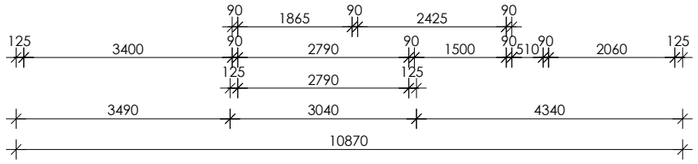
DP 90mm DOWNPIPE

NOTE: LIFT OFF HINGES TO WC TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH NCC.









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General:
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Sorell Council
Development Application: 5.2025.82.1 - REsponse to REquest For Information - Stewart Court, Midway Point - P5.pdf
Plans Reference: P5
Date Received: 03/10/2025

PROPOSED FIRST FLOOR PLAN

TYPE B UNIT 4, 6, 7, 8

07

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

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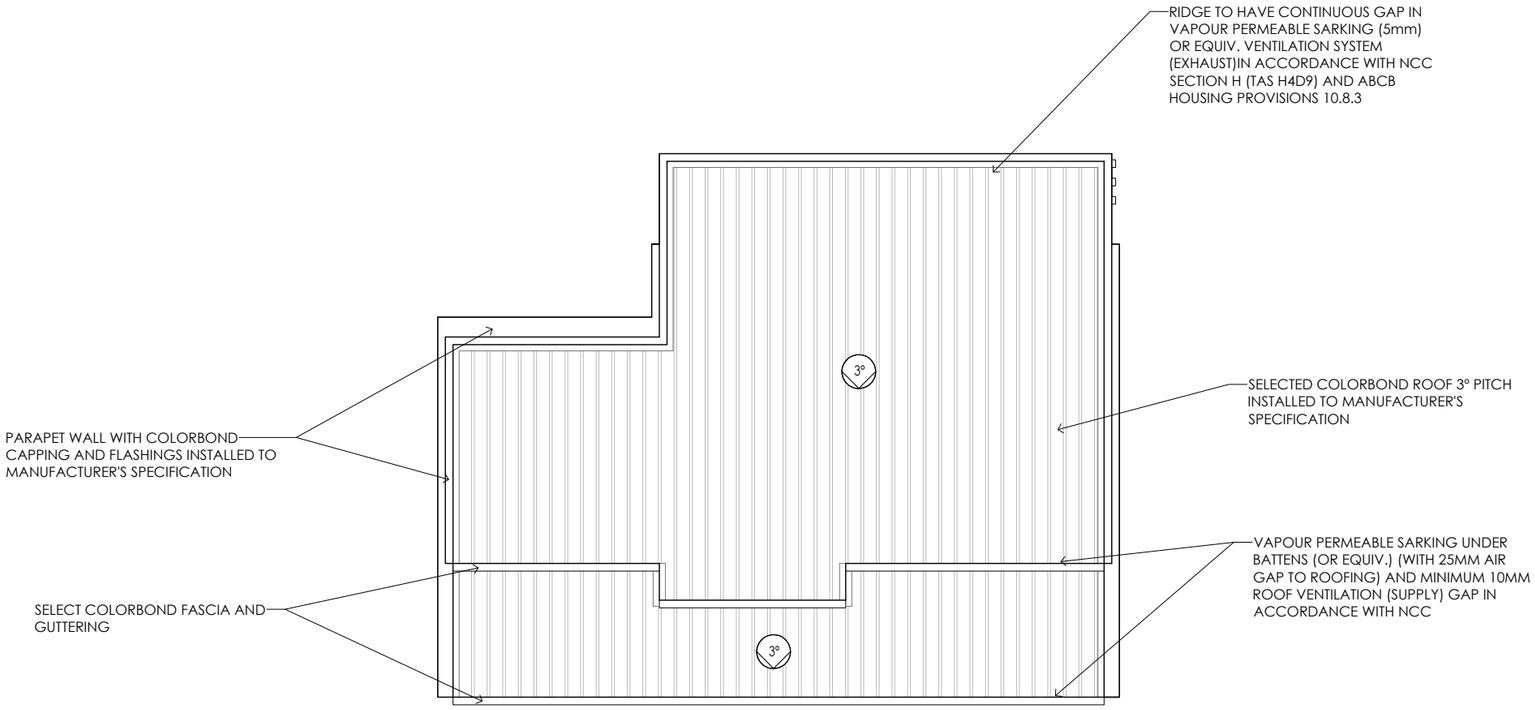
CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER:	I. Brown	ACCRED. NO.:	CC6652	SHEET:	7 of 41
DRAWN:	I. Brown	DATE:	JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:		DATE:		DRAWING NO:	0089
SCALE:	1:100	REV:	H		



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PROPOSED ROOF PLAN

TYPE B UNIT 4, 6, 7, 8

● DP 90mm DOWNPIPE

08

PROJECT NORTH

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H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	8 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		

AREAS:	
FLOOR AREA:	118.8 m²
PORCH:	2.1 m²
GARAGE:	23.2 m²
ALFRESCO:	8.9 m²
TOTAL AREA:	153.0 m²
DECK:	3.0 m²

LEGEND:

DP	DOWNPIPE LOCATION
SHR	SHOWER
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
REF	REFRIGERATOR
J	JOINERY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
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ASD	ALUM. SLIDING DOOR
PLD	PANEL LIFT DOOR
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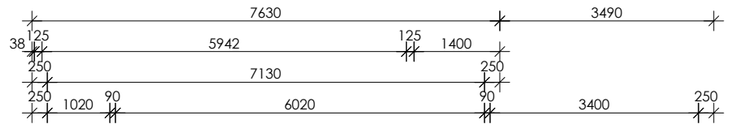

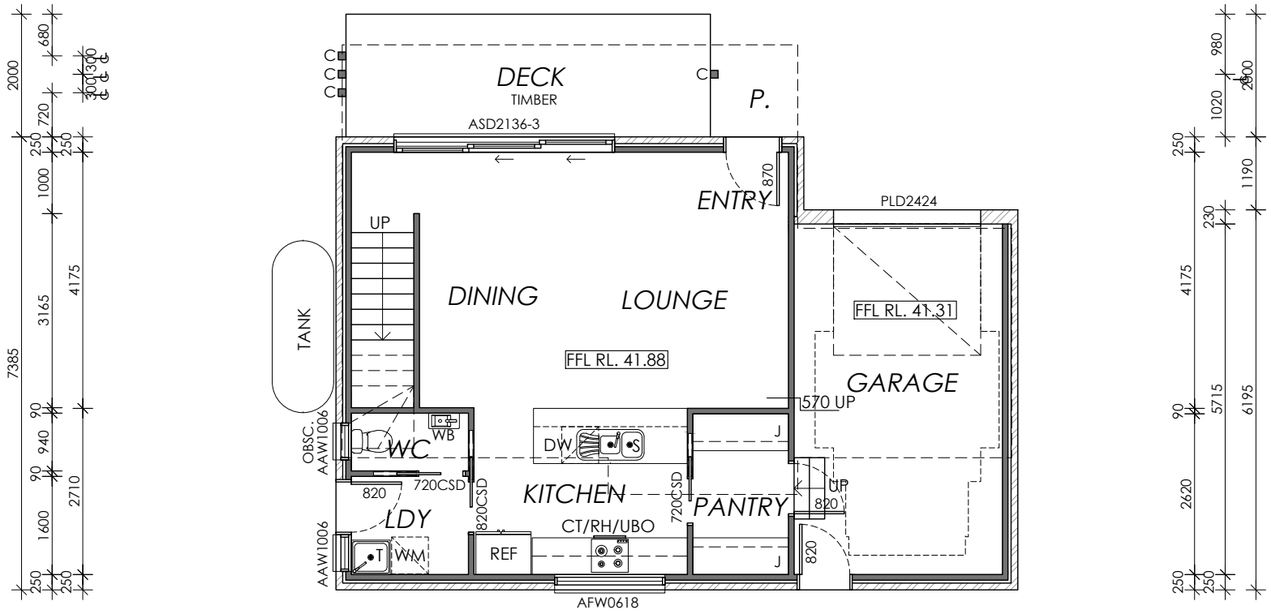

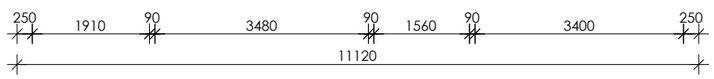

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Development Application: 5.2025.82.1 - REsponse to REquest For Information - Stewart Court, Midway Point - P5.pdf
Plans Reference: P5
Date Received: 03/10/2025

PROPOSED FLOOR PLAN

TYPE C UNIT 5

09

PROJECT NORTH

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CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point		CLIENT: PPI Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	9 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		

LEGEND:

DP	DOWNPIPE LOCATION
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BTH	BATH
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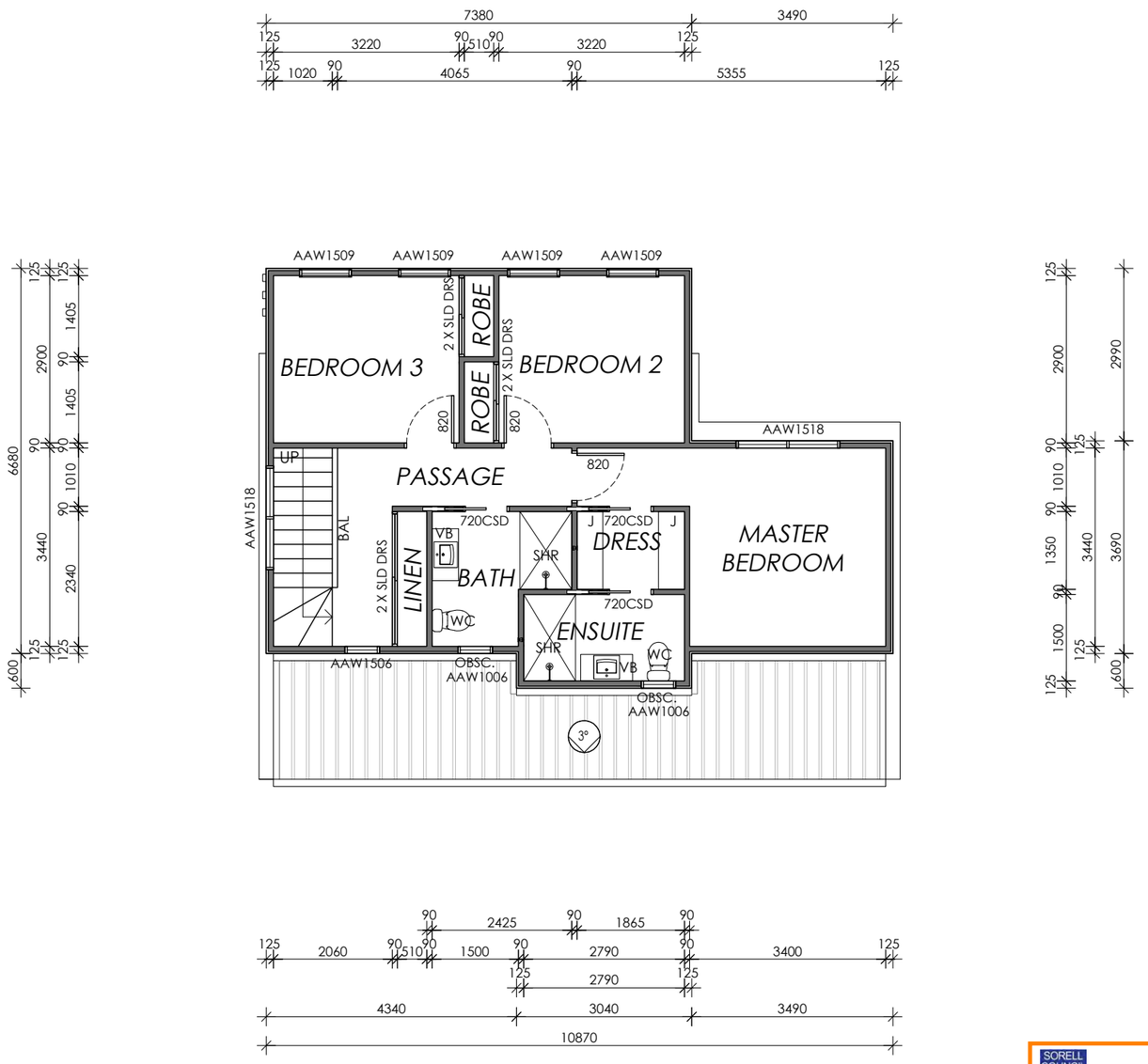

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PROPOSED FIRST FLOOR PLAN

TYPE C UNIT 5

Sorell Council
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10

PROJECT NORTH

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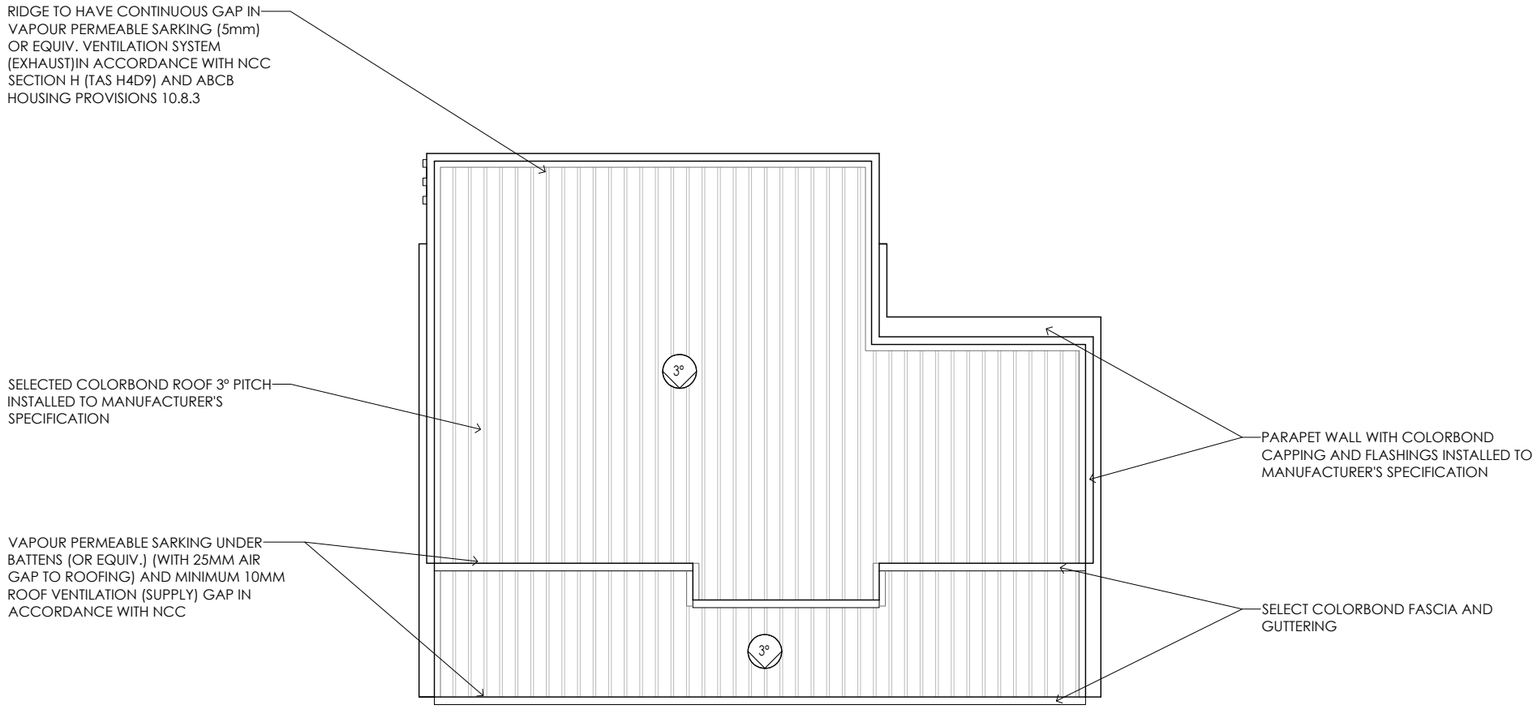

PROPOSED ROOF PLAN

TYPE C UNIT 5

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11

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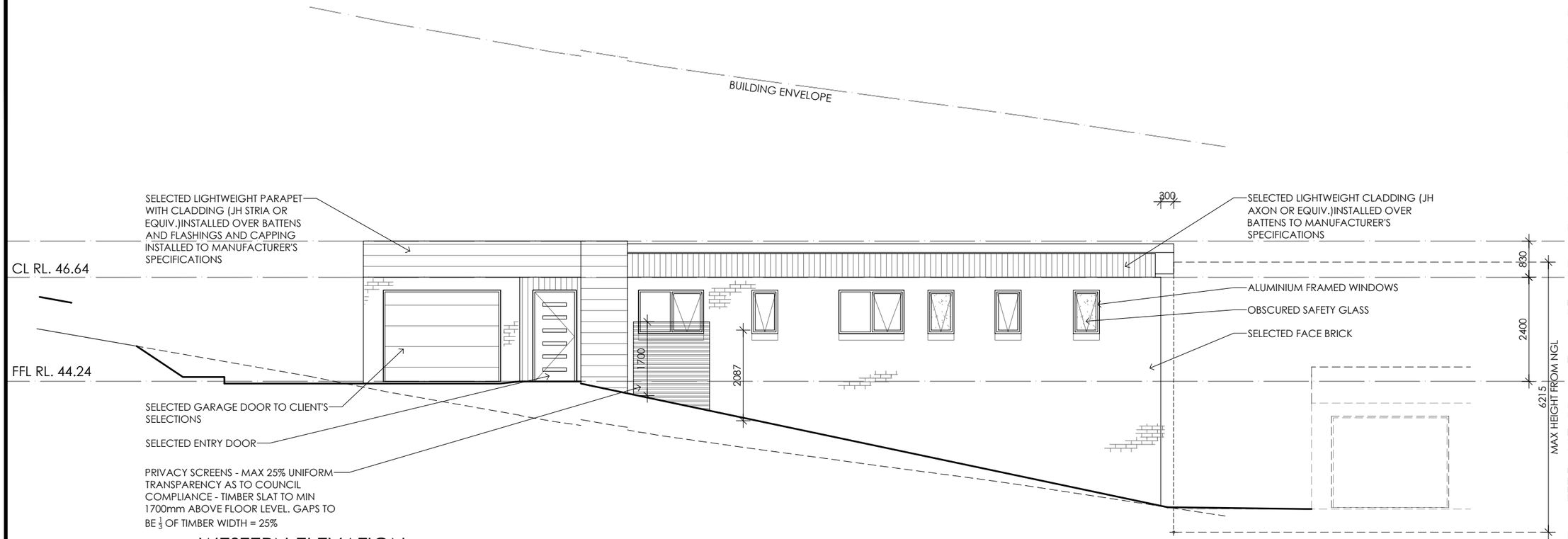
REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

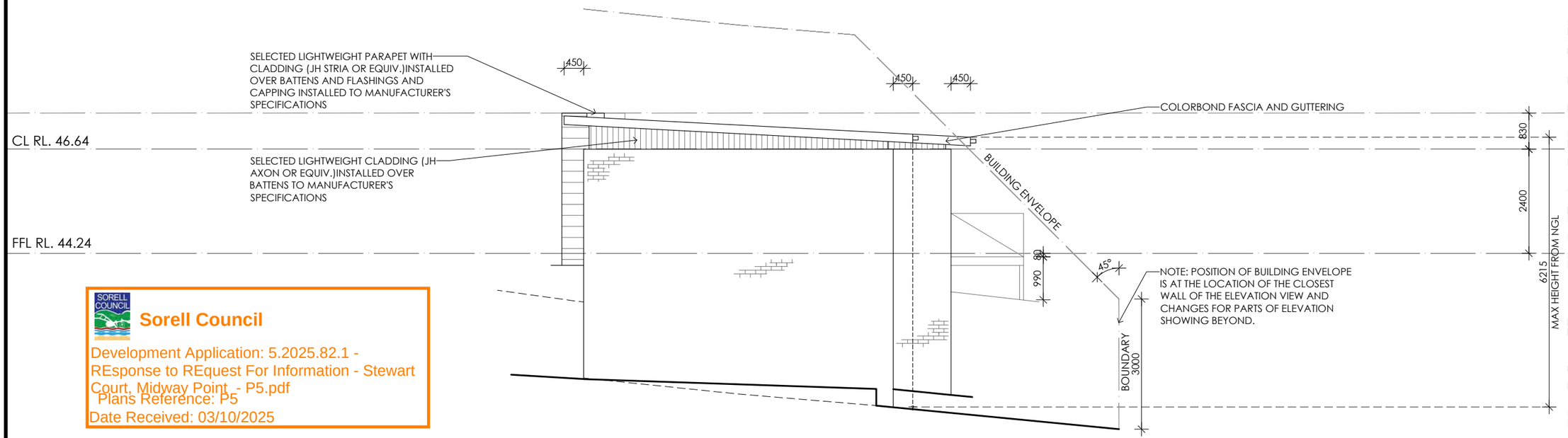
JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	11 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

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General:
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UNIT 1

12

PROJECT NORTH

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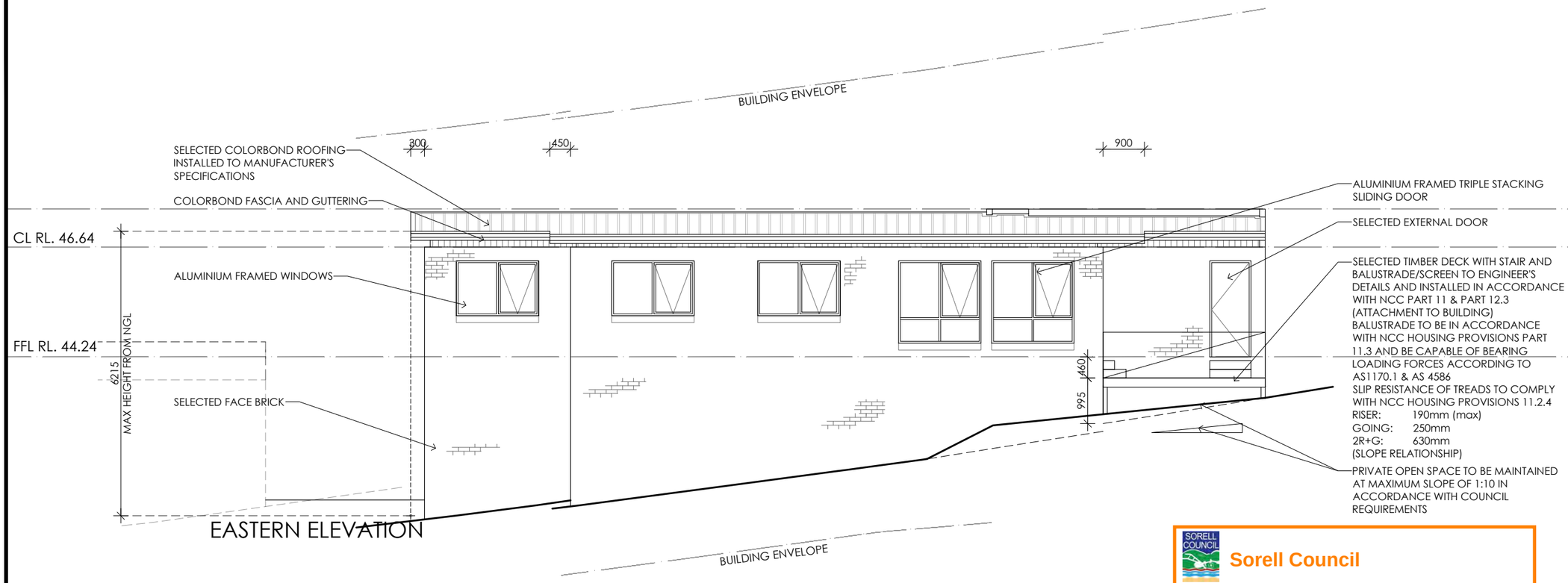
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

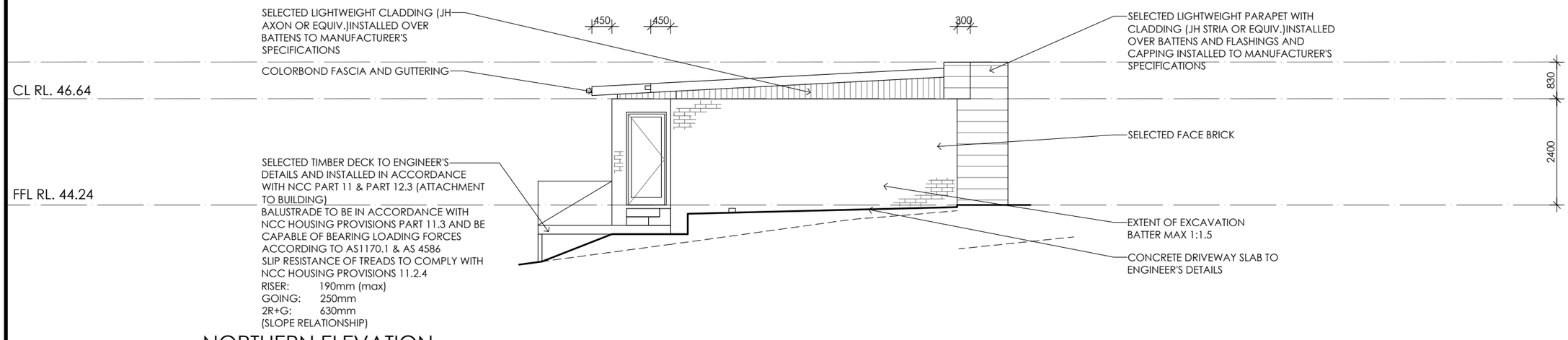
JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	12 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		



EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 1

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13

PROJECT NORTH

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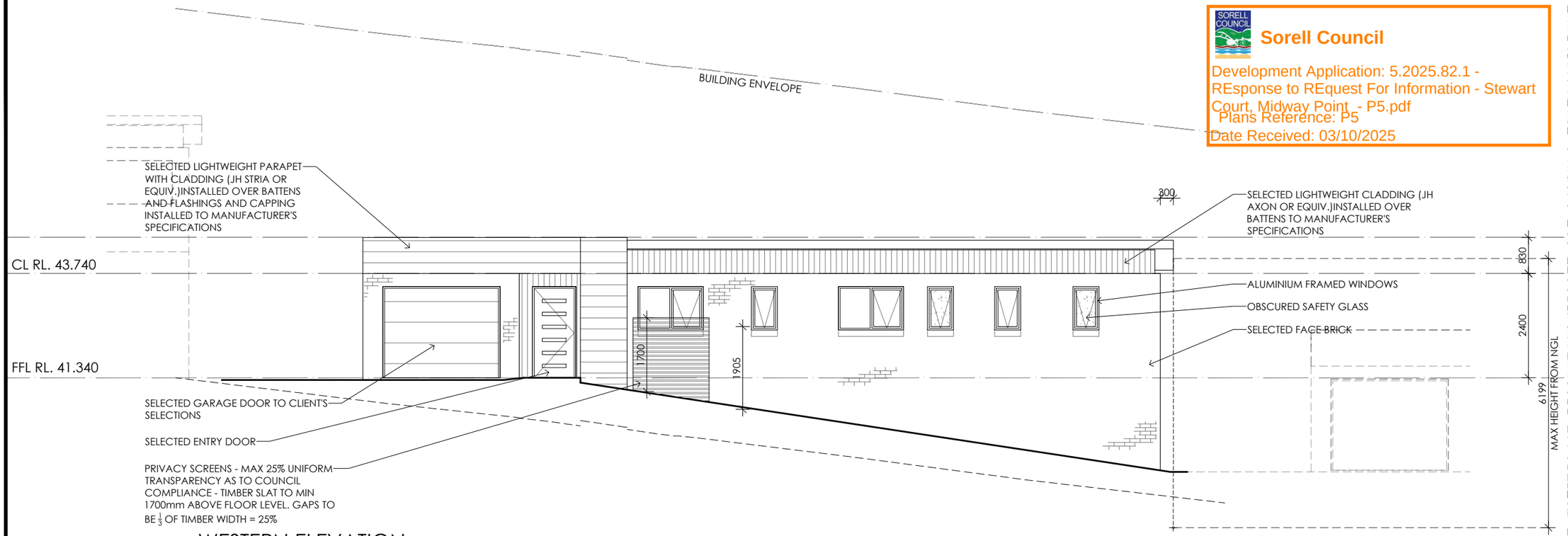
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

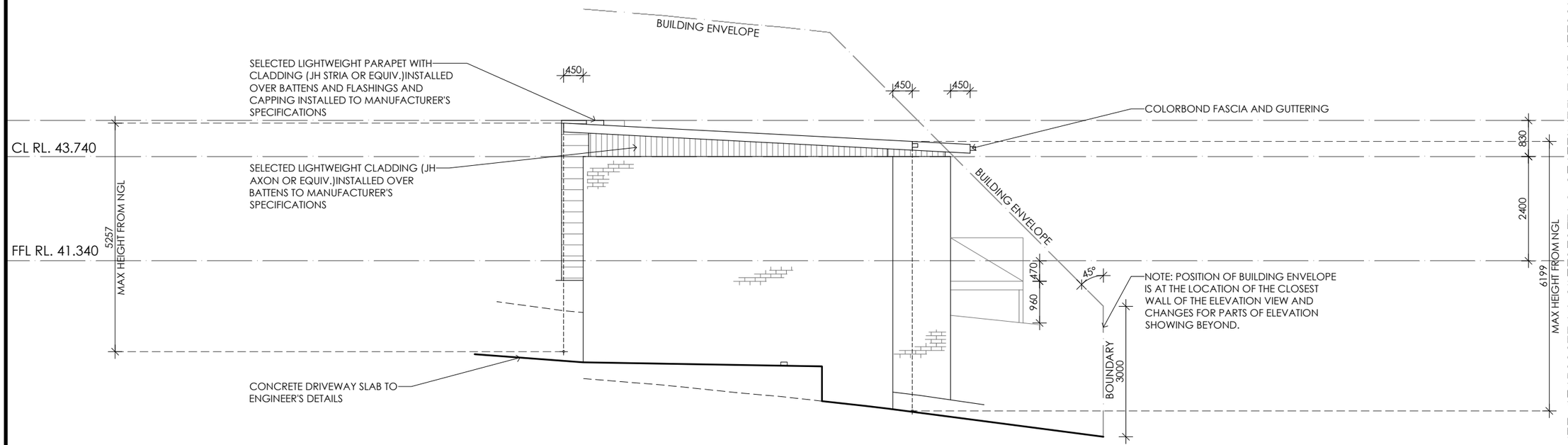
JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	13 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 2

Framing NCC H1D6
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14

PROJECT NORTH

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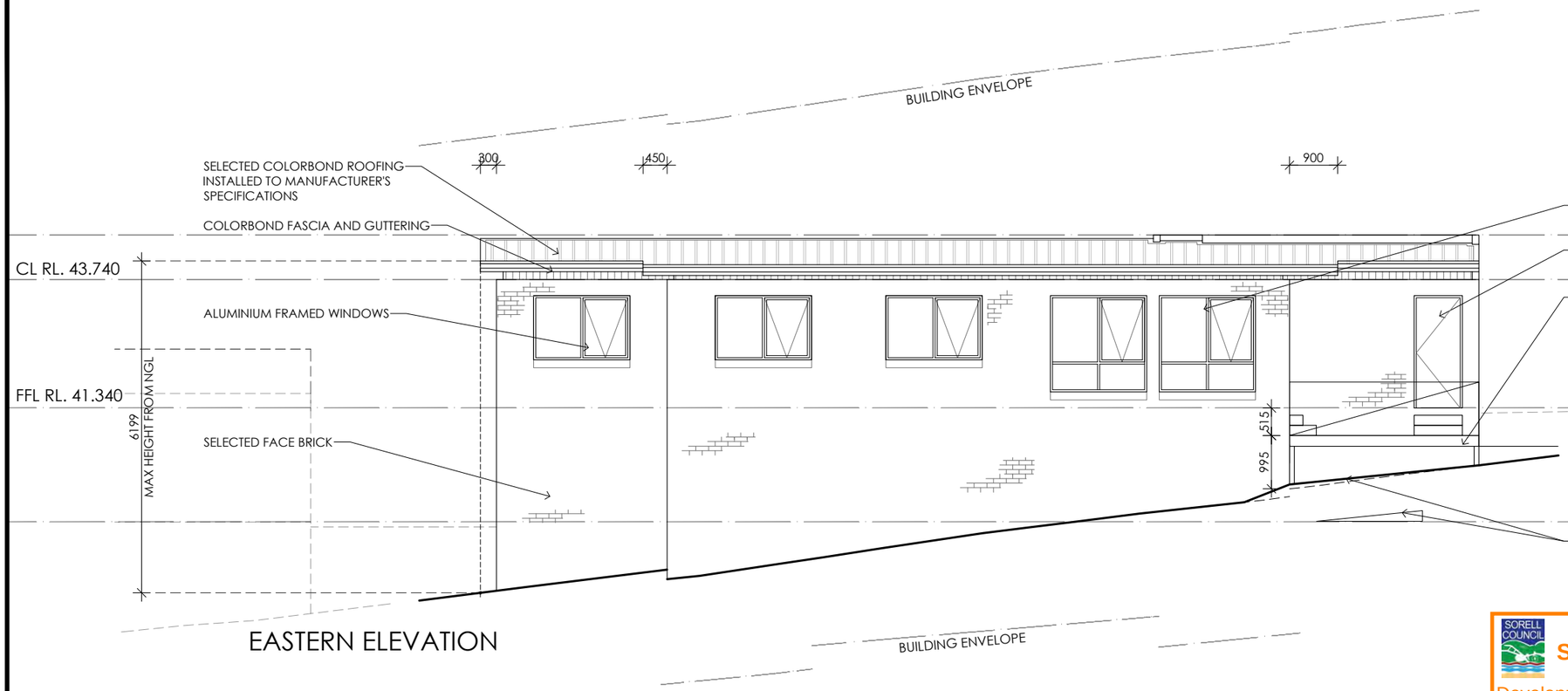
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

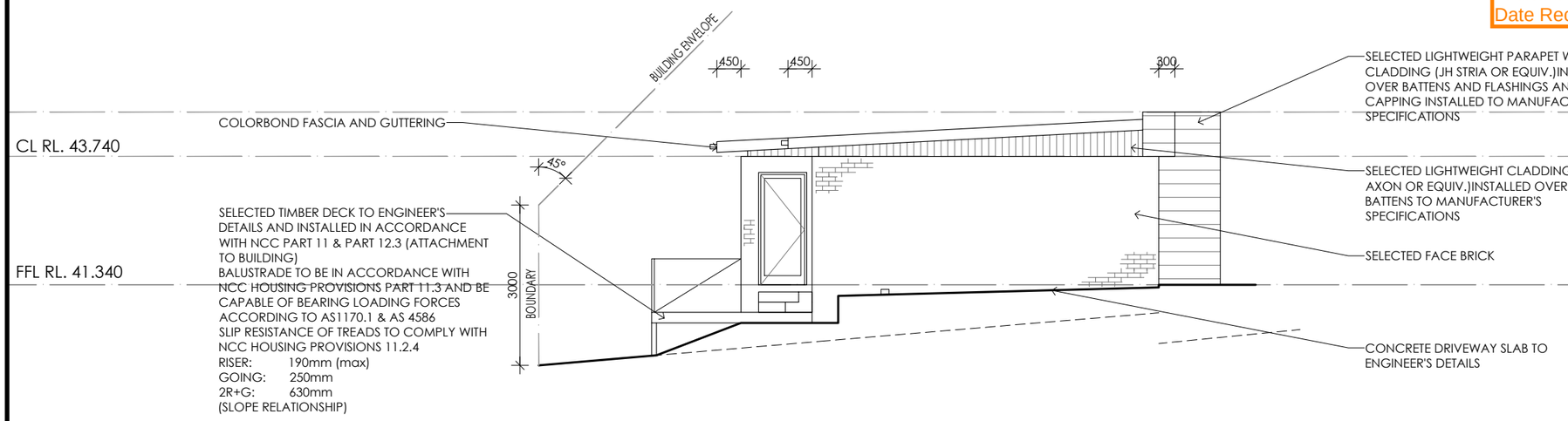
JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	14 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		



EASTERN ELEVATION



NORTHERN ELEVATION

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UNIT 2

15

PROJECT NORTH

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CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	15 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
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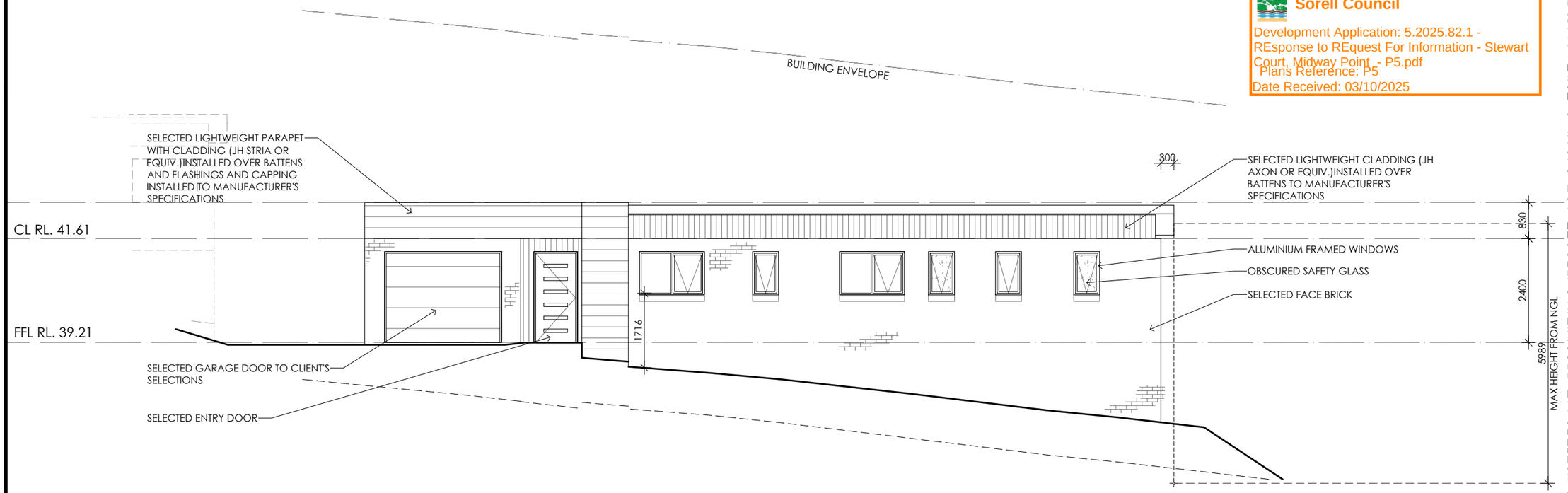
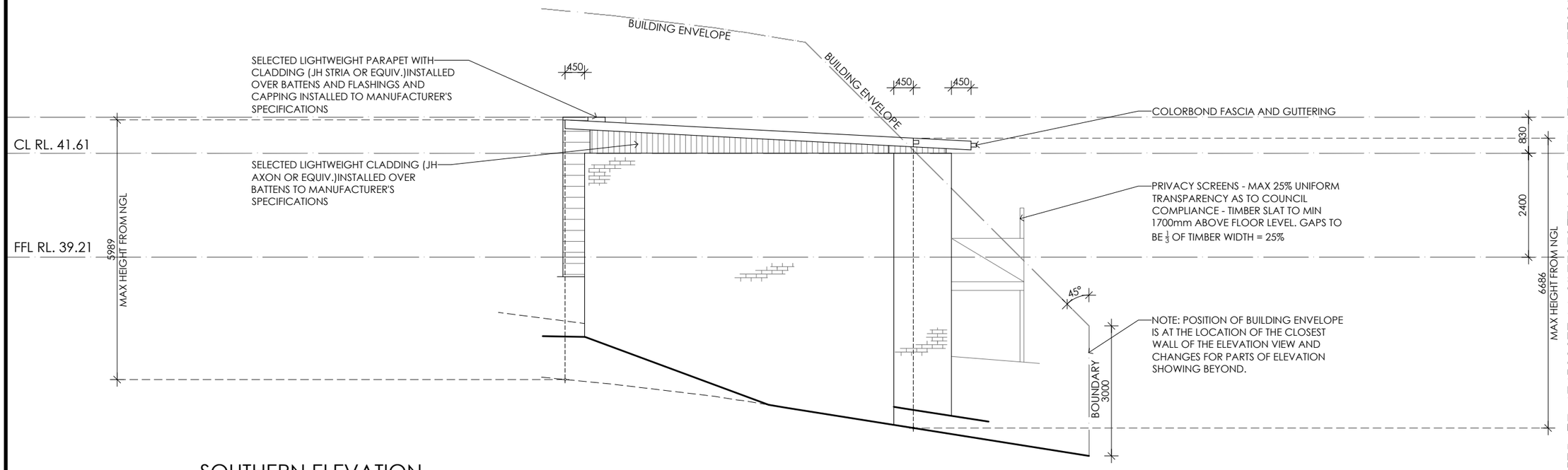
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 3

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16

PROJECT NORTH

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CREATIVE HOMES HOBART
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JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	16 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
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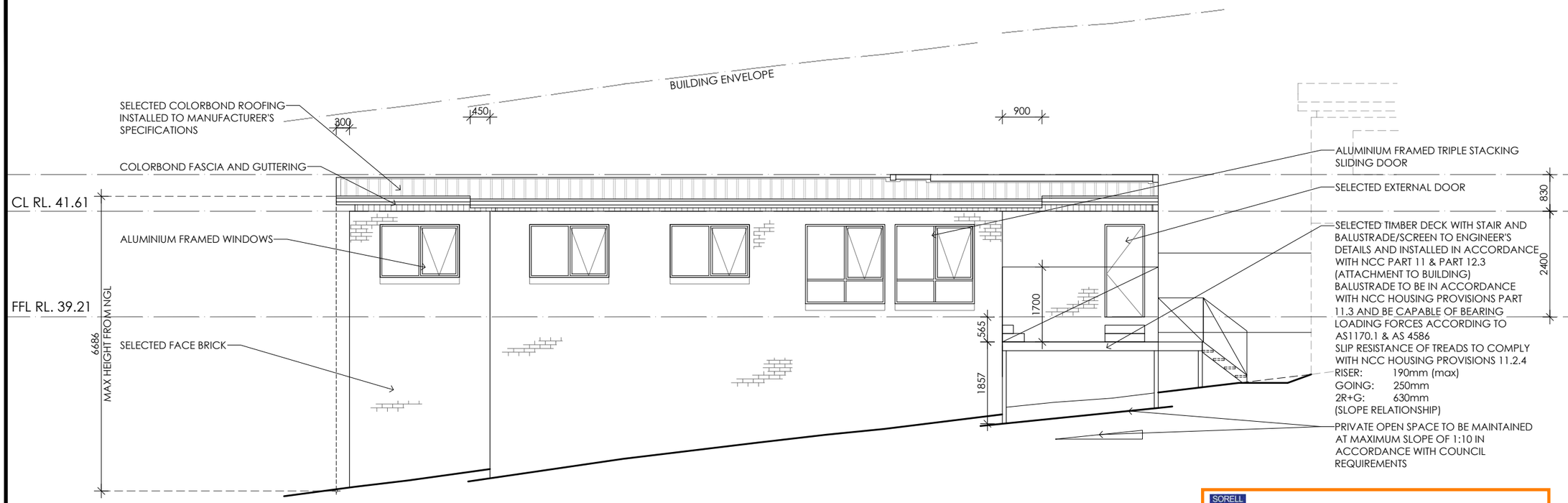
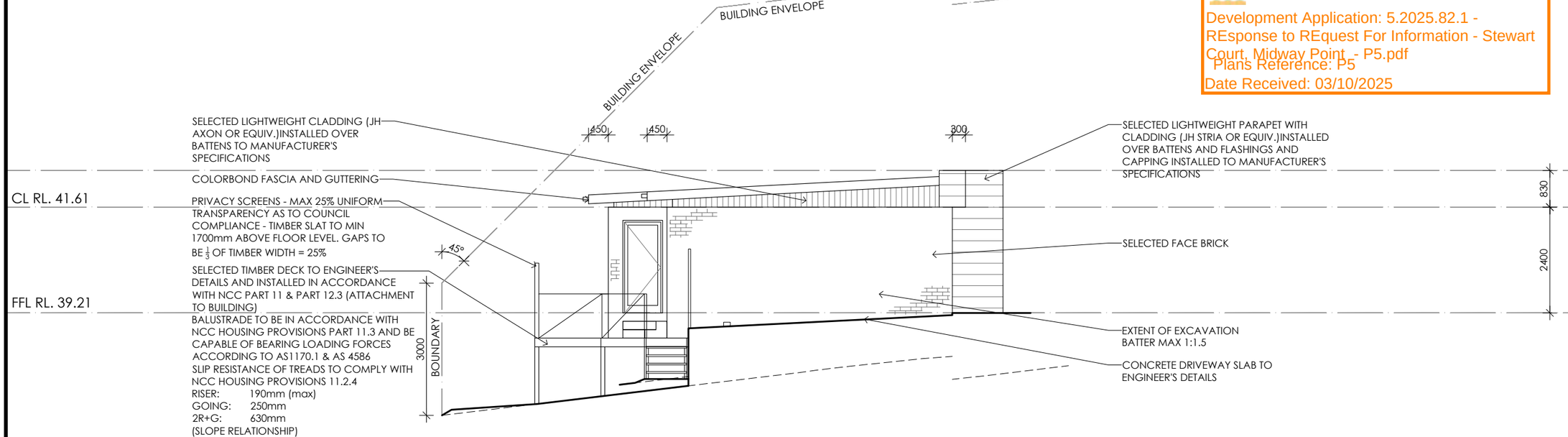


EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 3

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General:
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17

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
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REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

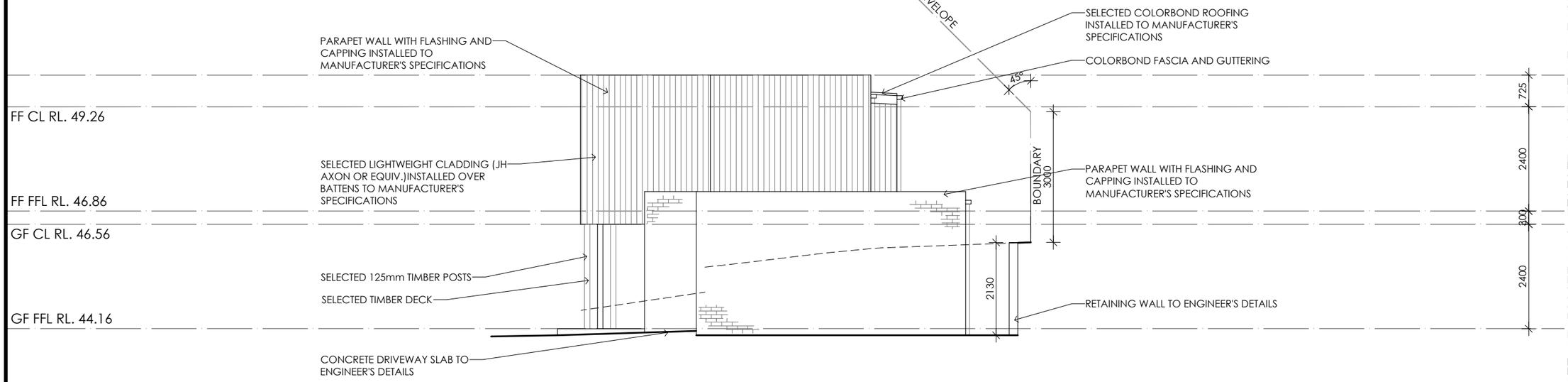
CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	17 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		

EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 4

Framing NCC H1D6
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Glazing NCC H1D8
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18

PROJECT NORTH

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F	DESIGN AMENDMENTS U1-3	IB	7/8/25
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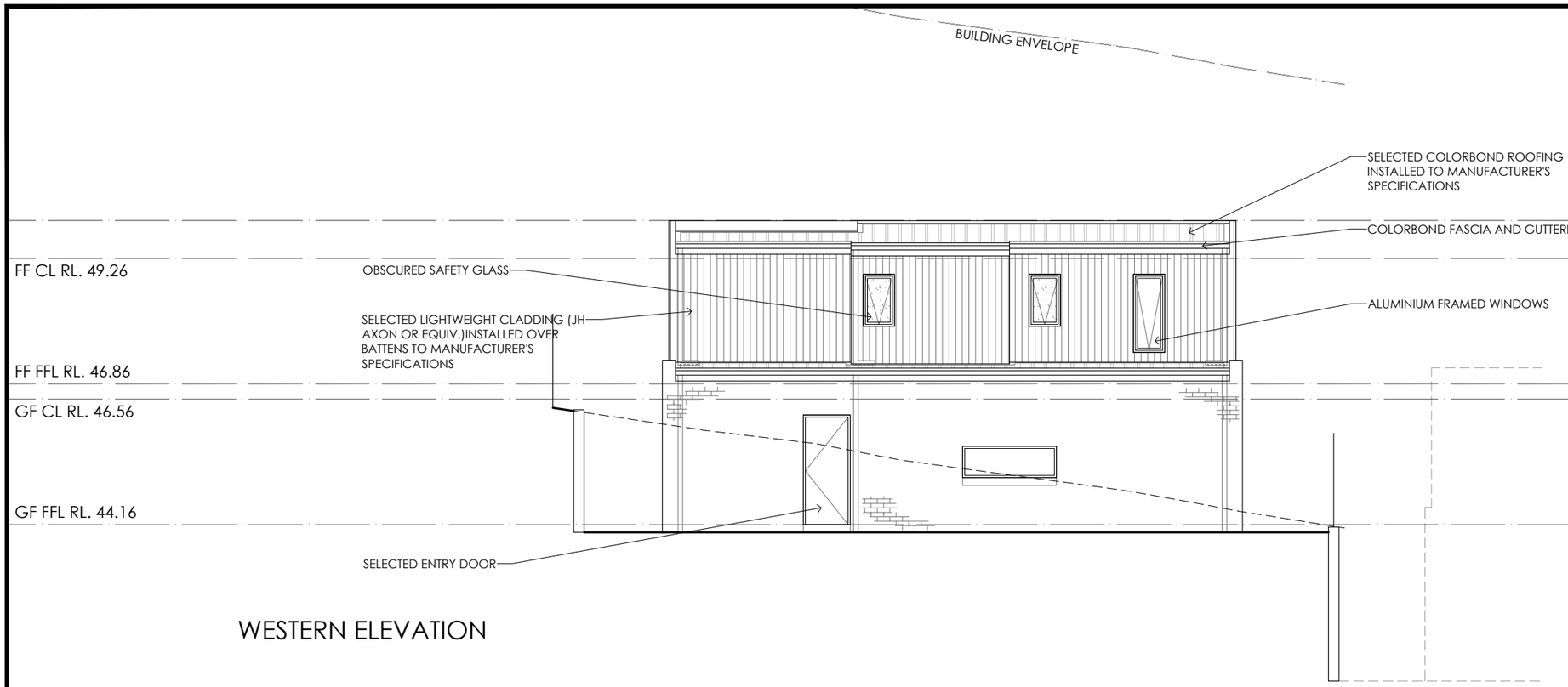
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

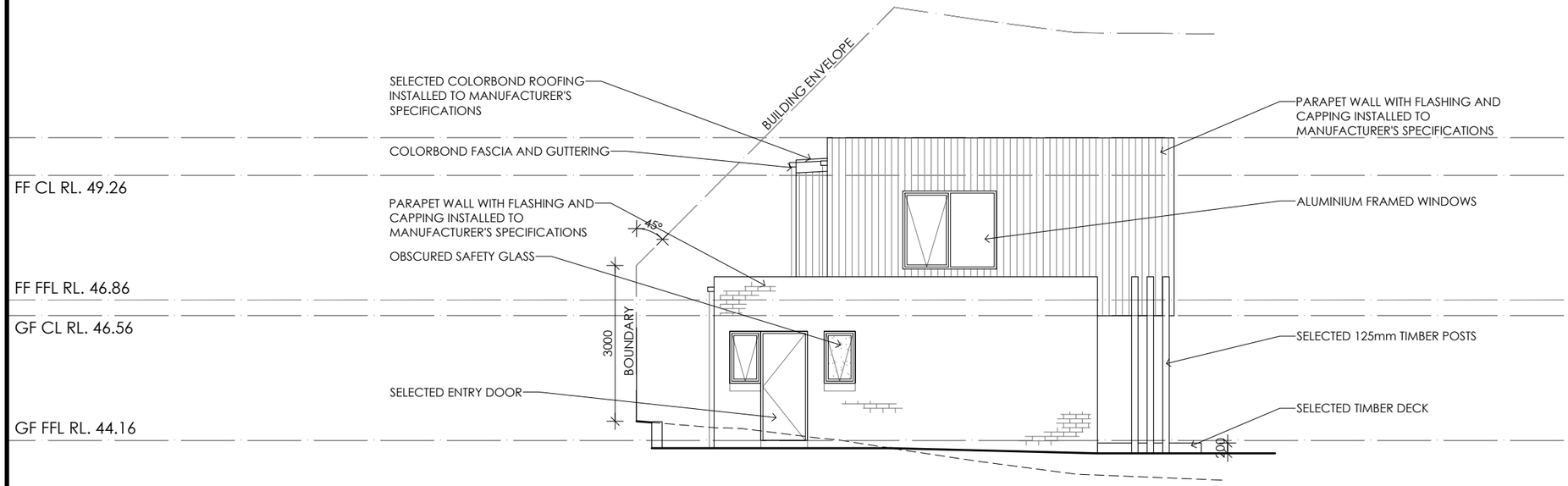
JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	18 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 4

Framing NCC H1D6
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19

PROJECT NORTH

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F	DESIGN AMENDMENTS U1-3	IB	7/8/25
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H	COUNCIL RFI	IB	3/10/25

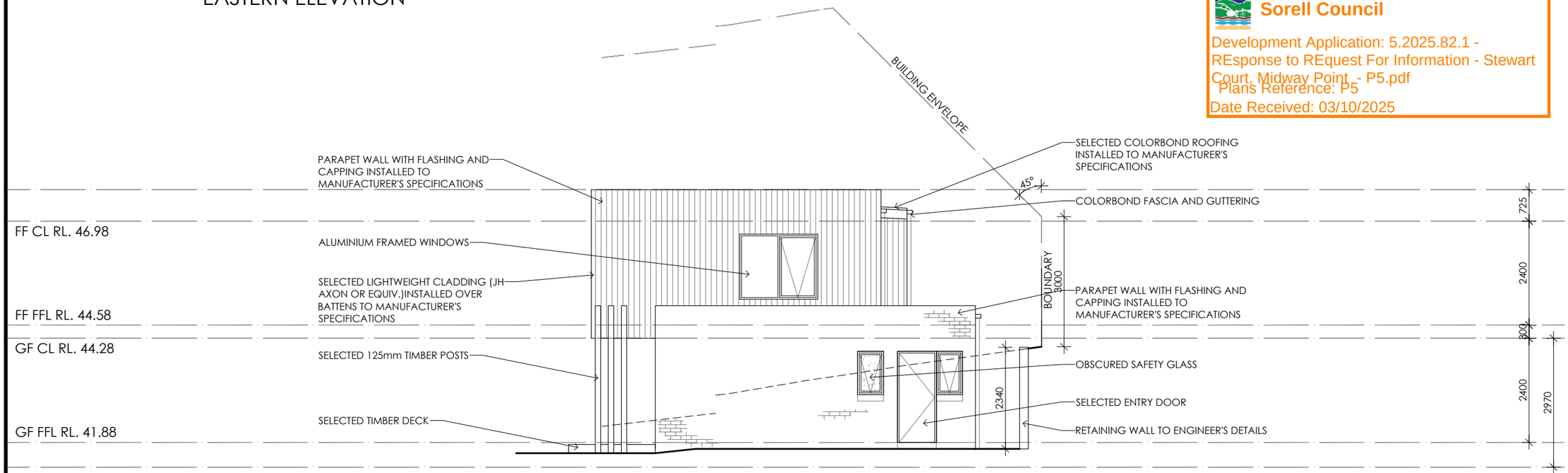
CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	19 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		

EASTERN ELEVATION



NORTHERN ELEVATION

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20

PROJECT NORTH

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H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	20 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
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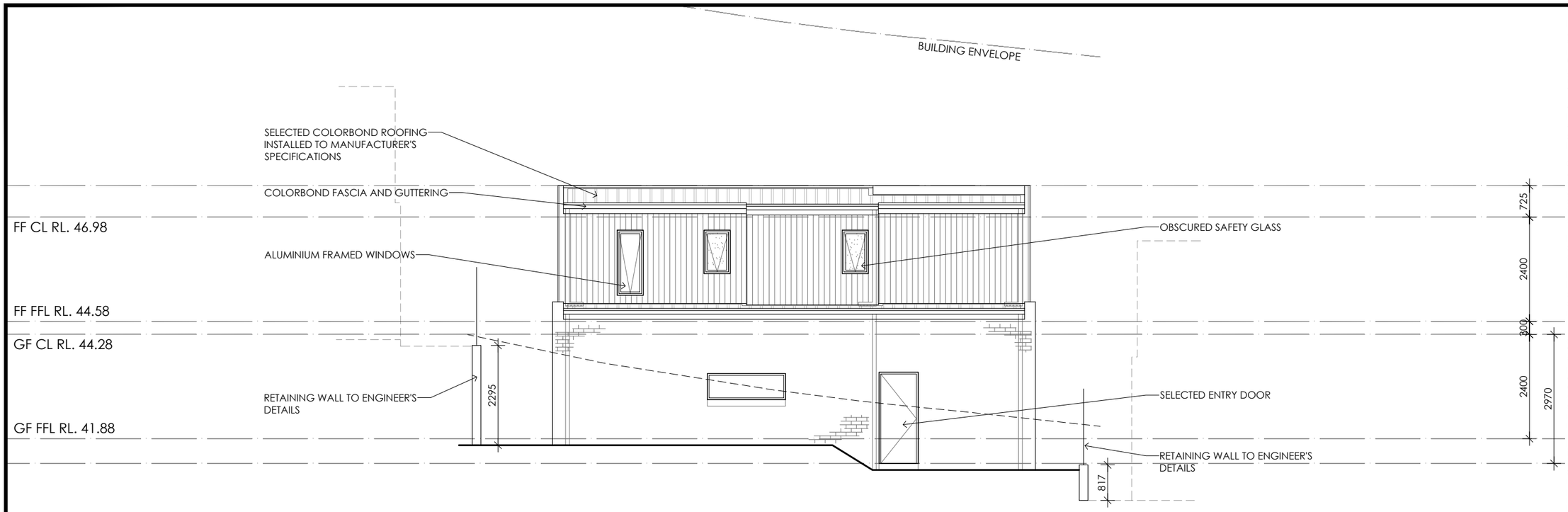
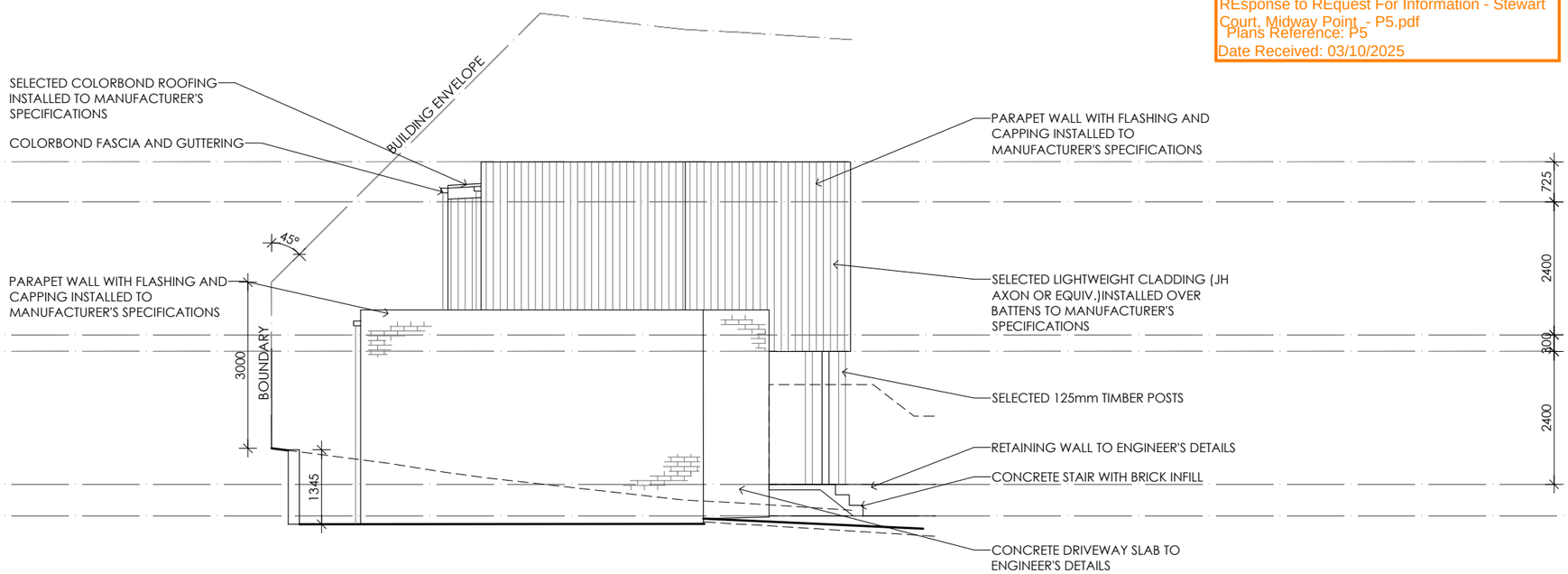
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

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21

PROJECT NORTH

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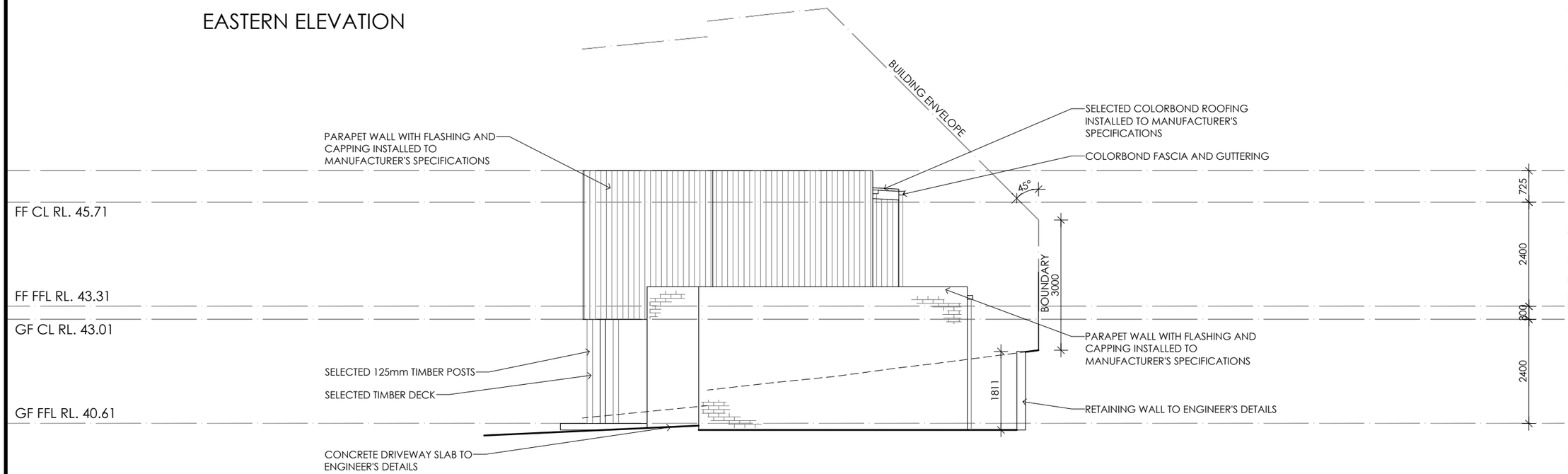
CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	21 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		

EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 6

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CREATIVE HOMES HOBART
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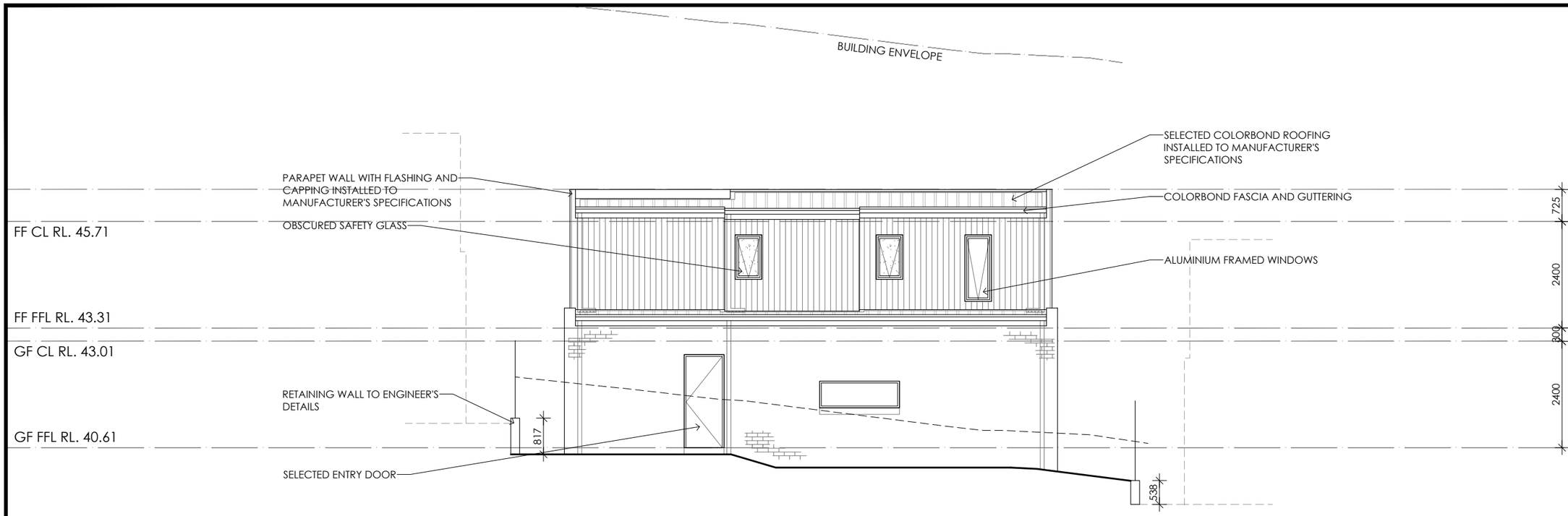
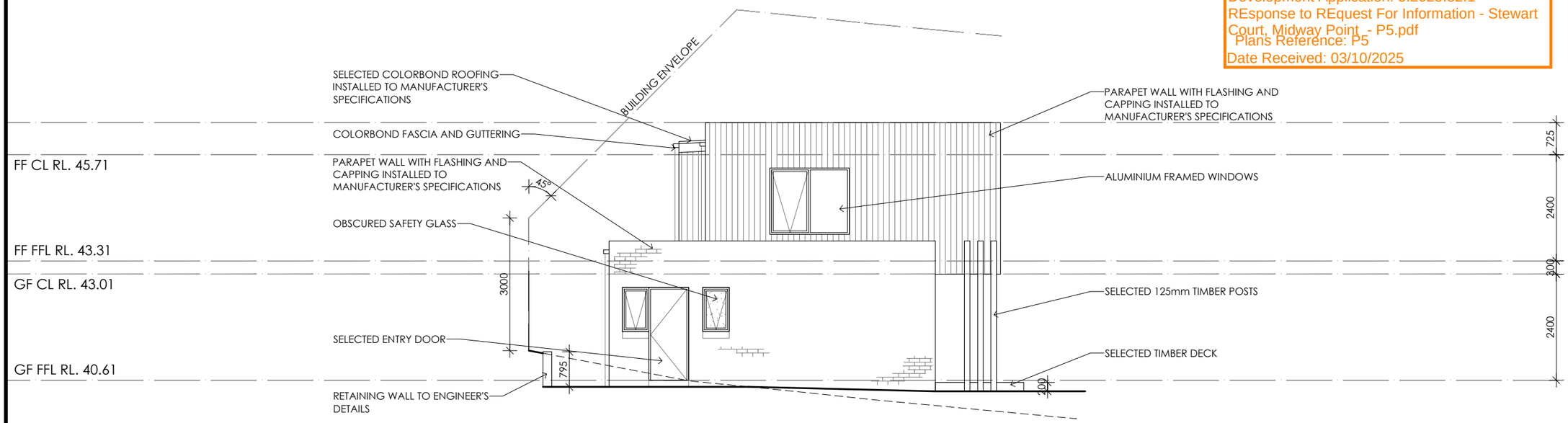
JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	22 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:50	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 6

Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
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Energy efficiency:
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Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with *BCA 2019 Part 3.12*

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

23

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

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ALWAYS USE WRITTEN DIMENSIONS.

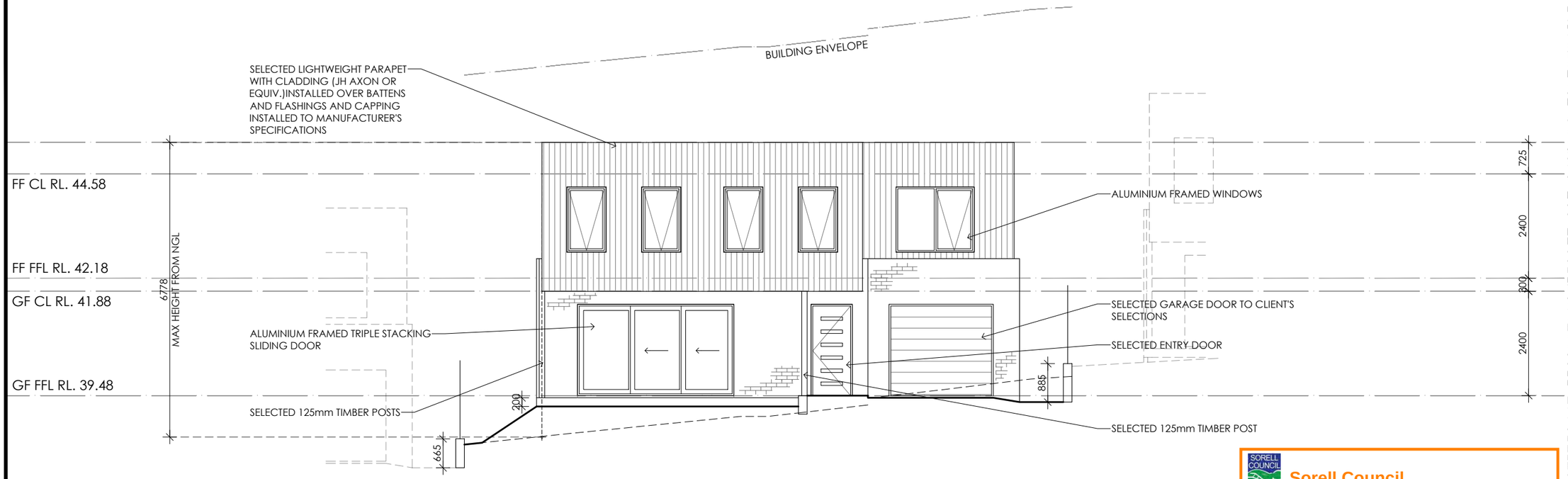
REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

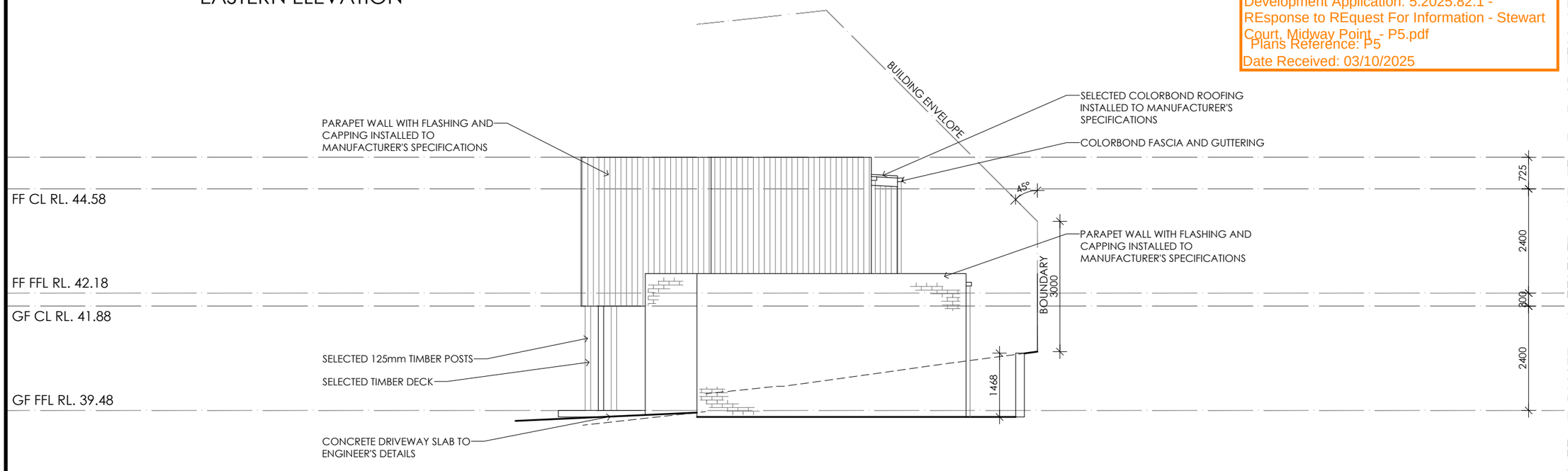
JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	23 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:100	REV: H		



EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 7

Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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24

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
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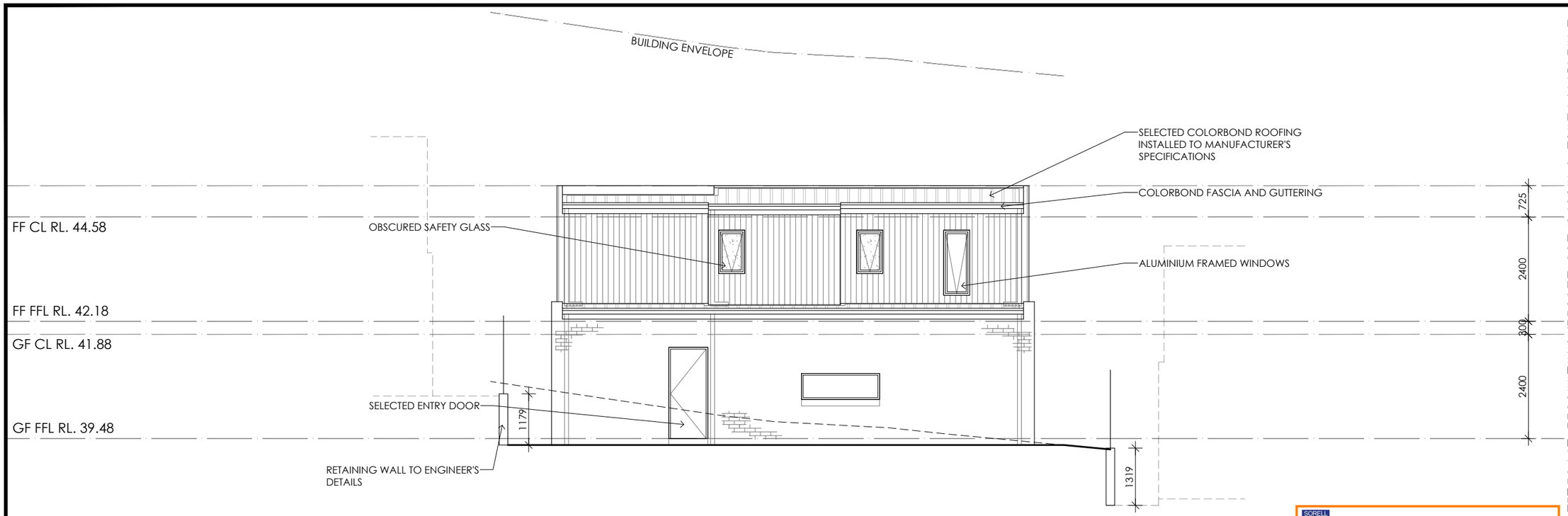
REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

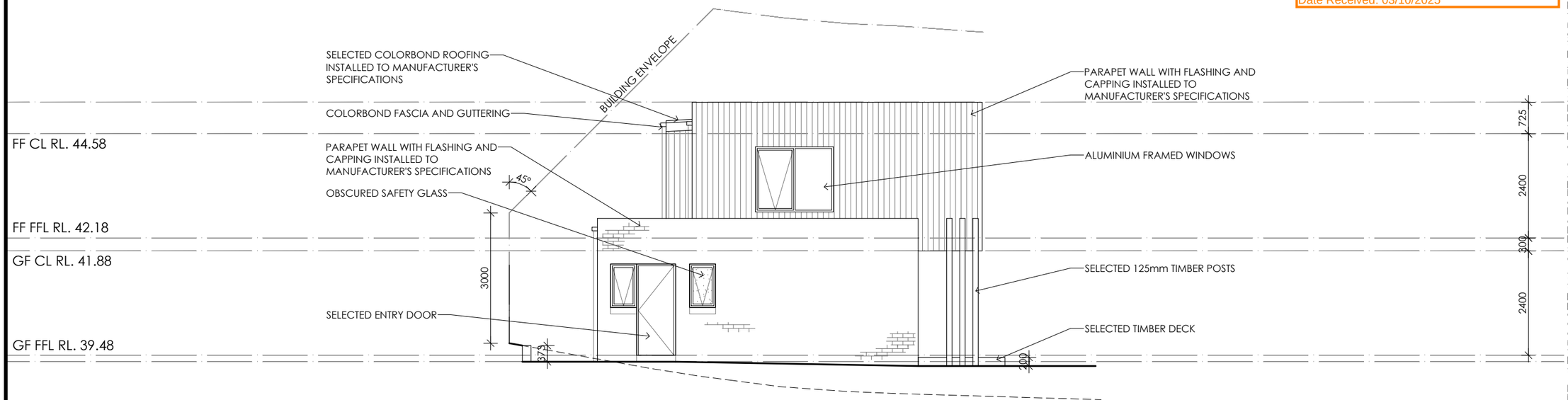
JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	24 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:50	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

Framing NCC H1D6
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UNIT 7

25

PROJECT NORTH

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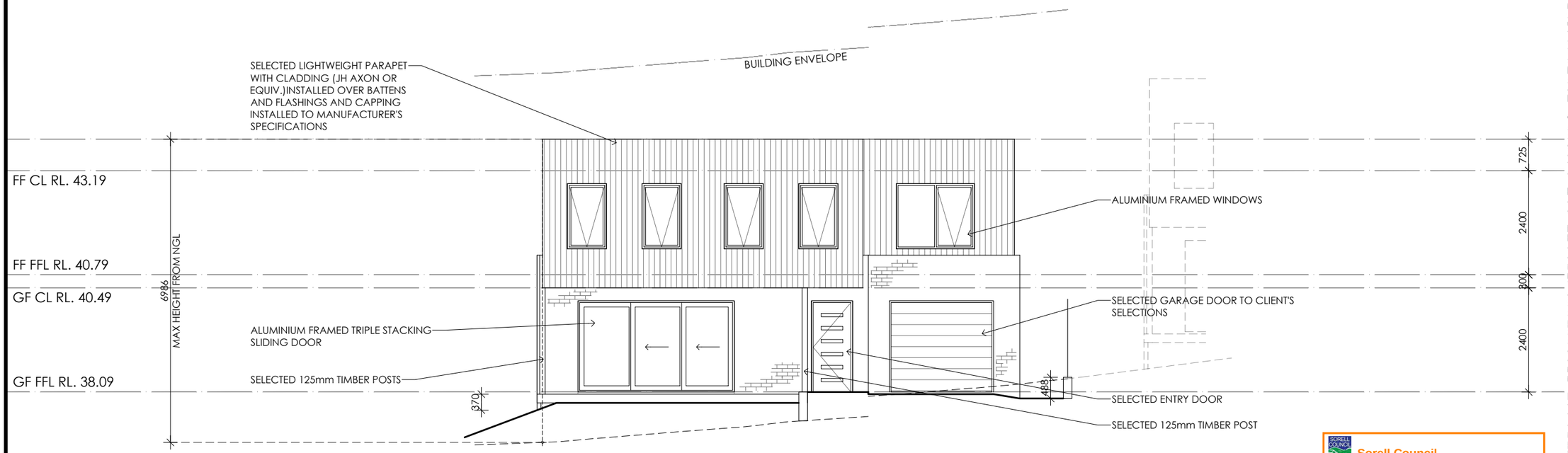
REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

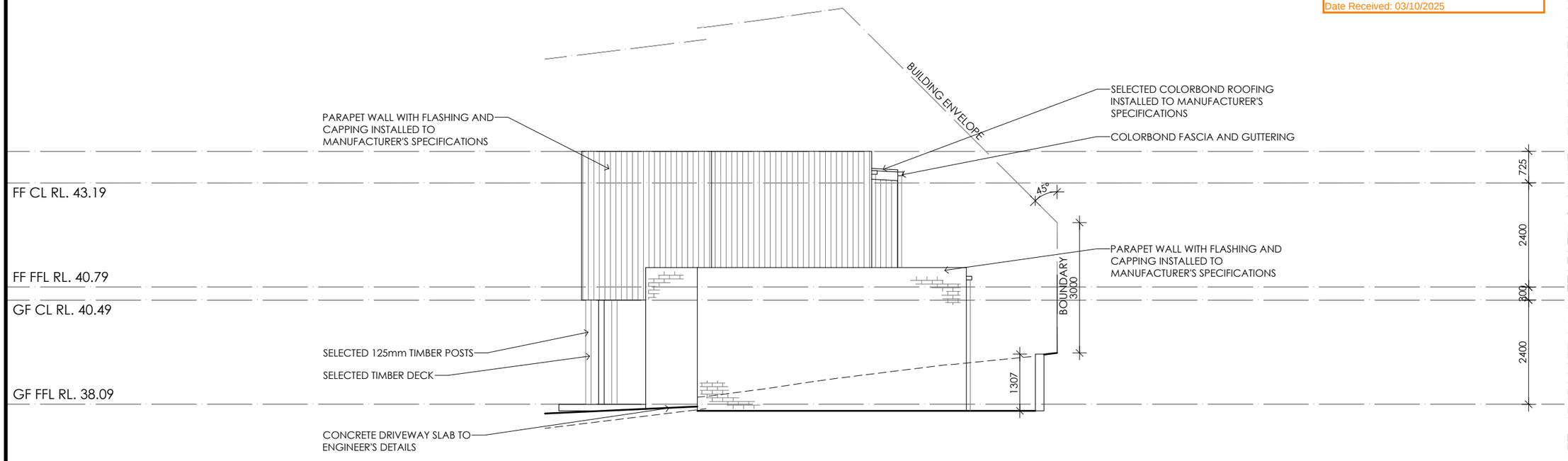
JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	25 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:50	REV: H		



EASTERN ELEVATION



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UNIT 8

26

PROJECT NORTH

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E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
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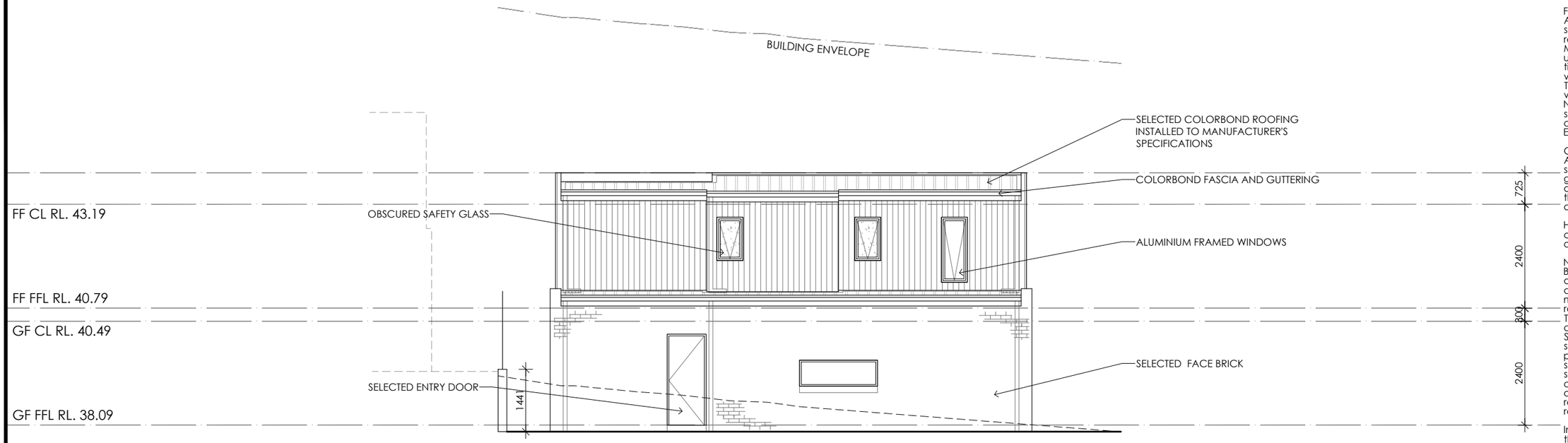
CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

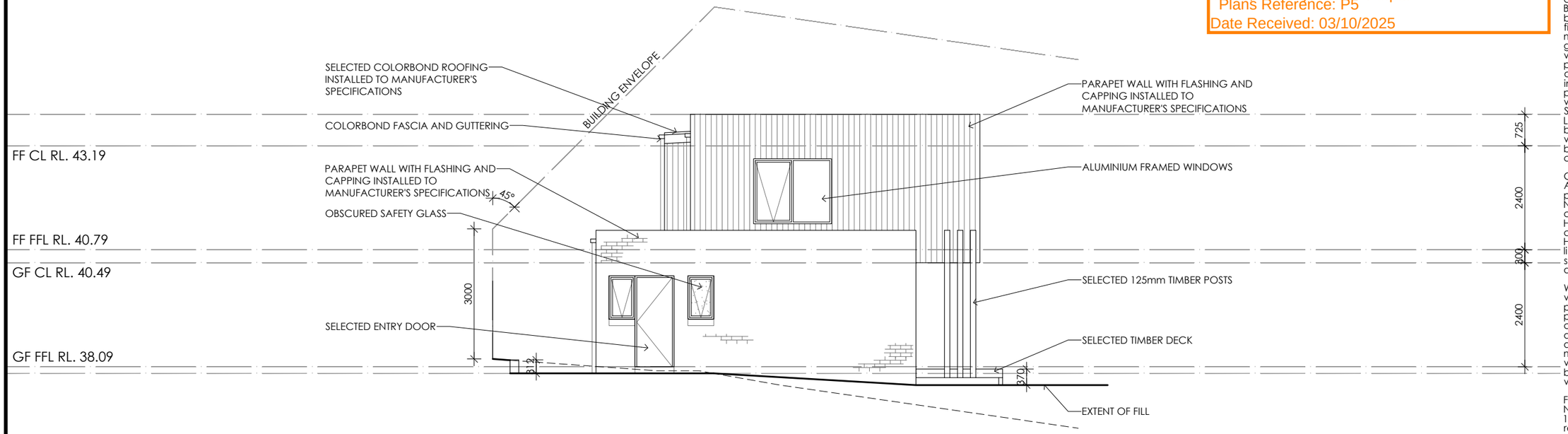
JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	26 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:50	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

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27

PROJECT NORTH

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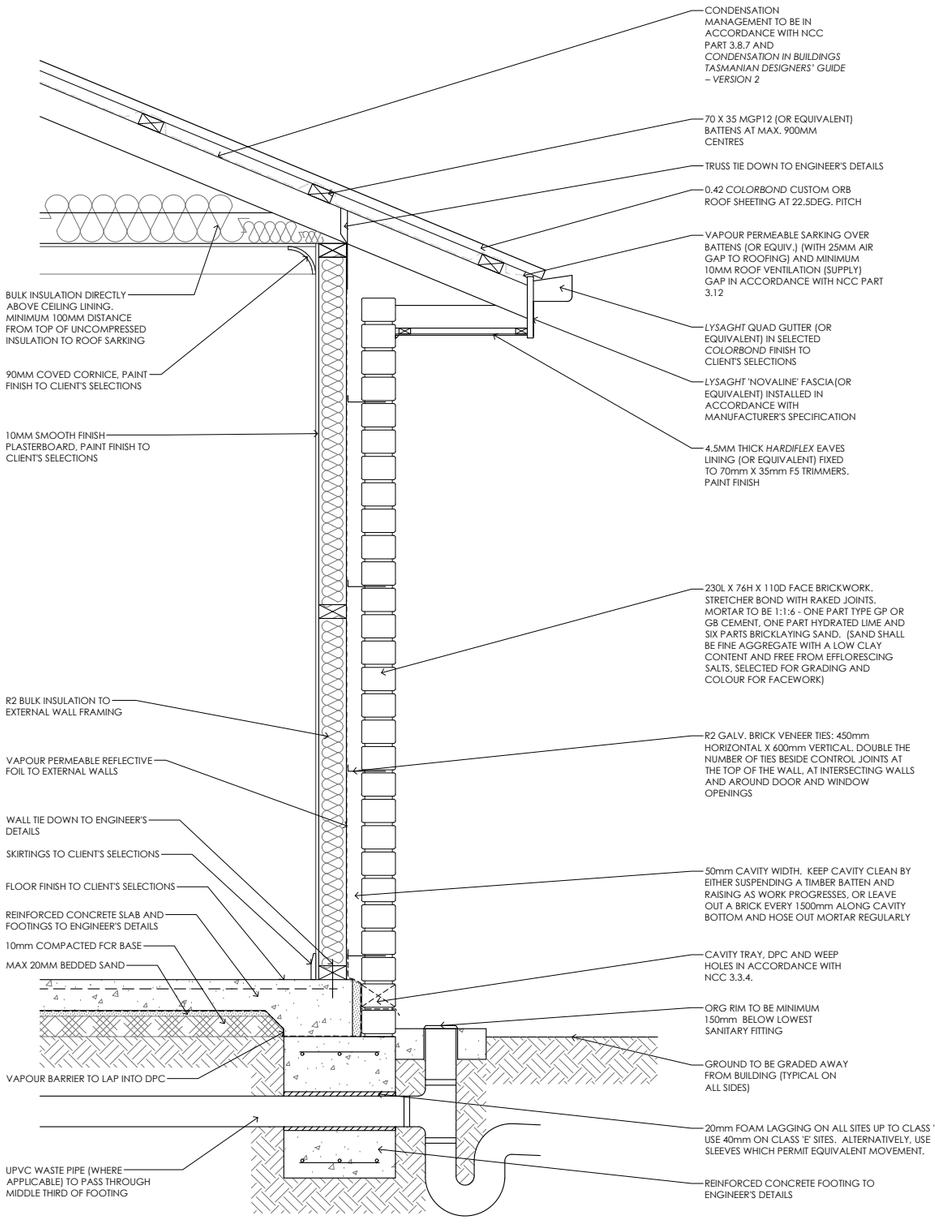
CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

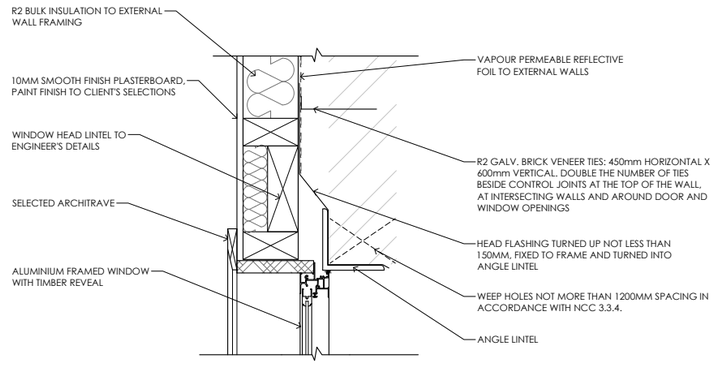
JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

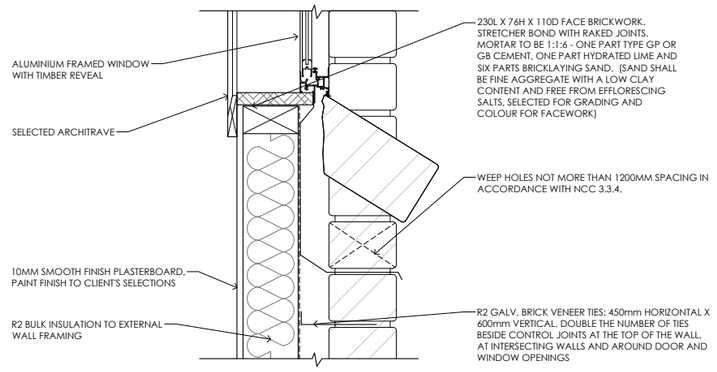
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	27 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:50	REV: H		



FLOOR, WALL & ROOF DETAIL SCALE 1:20



WINDOW HEAD DETAIL SCALE 1:10



WINDOW SILL DETAIL SCALE 1:10

TYPICAL SECTION DETAILS

31

PROJECT NORTH

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CREATIVE HOMES HOBART
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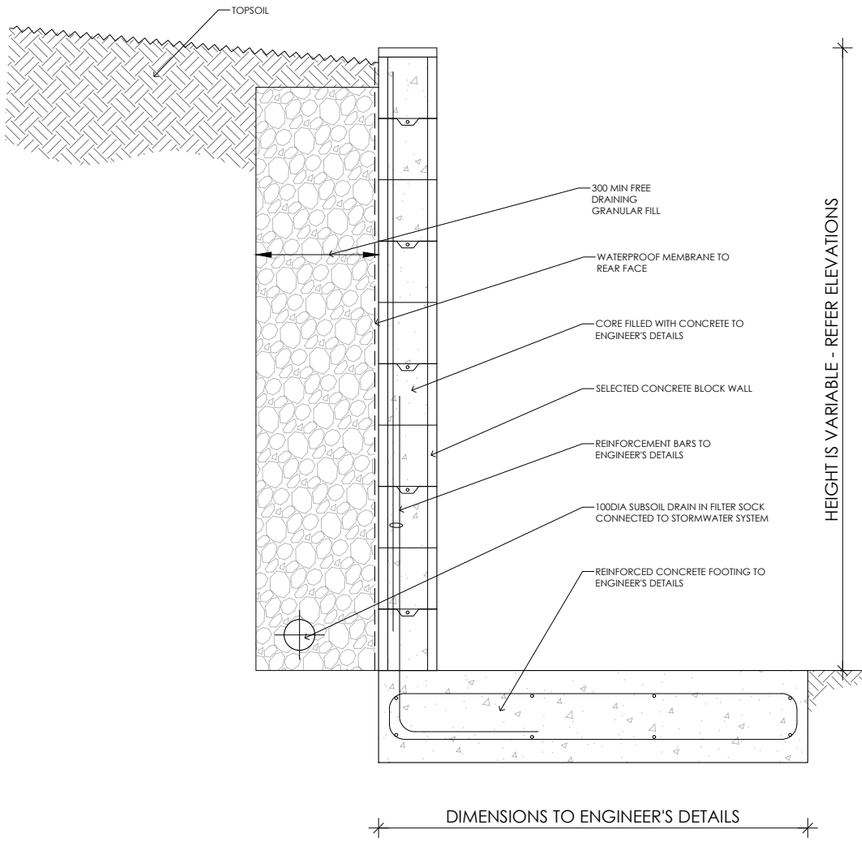
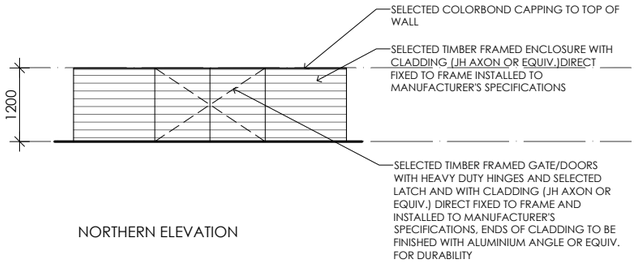
JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

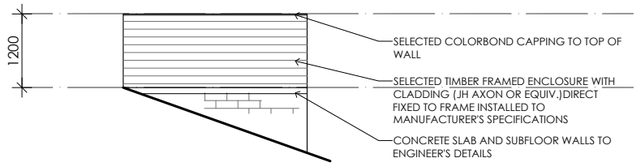
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	31 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: AS SHOWN	REV: H		



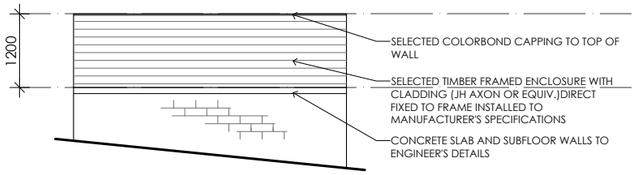
RETAINING WALL DETAIL



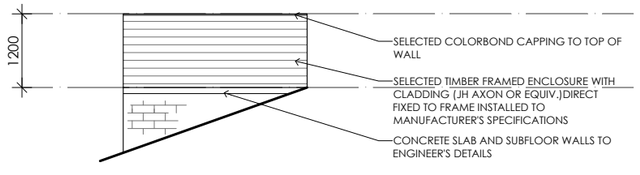
NORTHERN ELEVATION



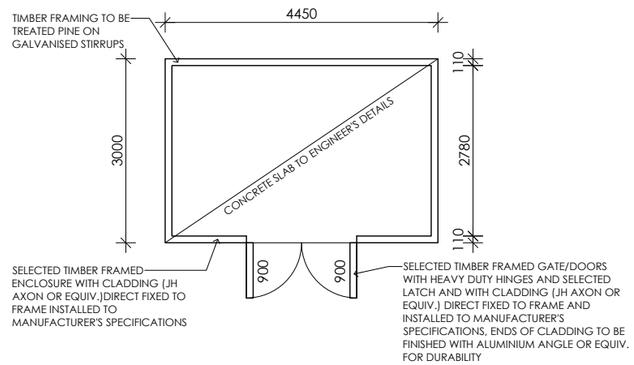
WESTERN ELEVATION

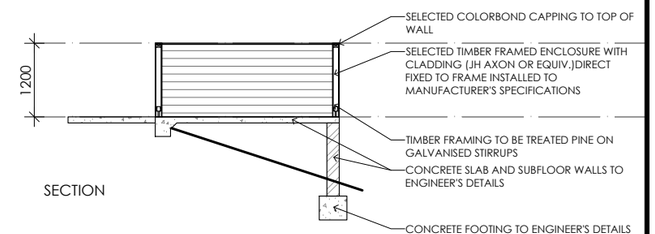


SOUTHERN ELEVATION



EASTERN ELEVATION





SECTION

TYPICAL DETAILS SCALE 1:20

WASTE STORAGE ENCLOSURE SCALE 1:100

32

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

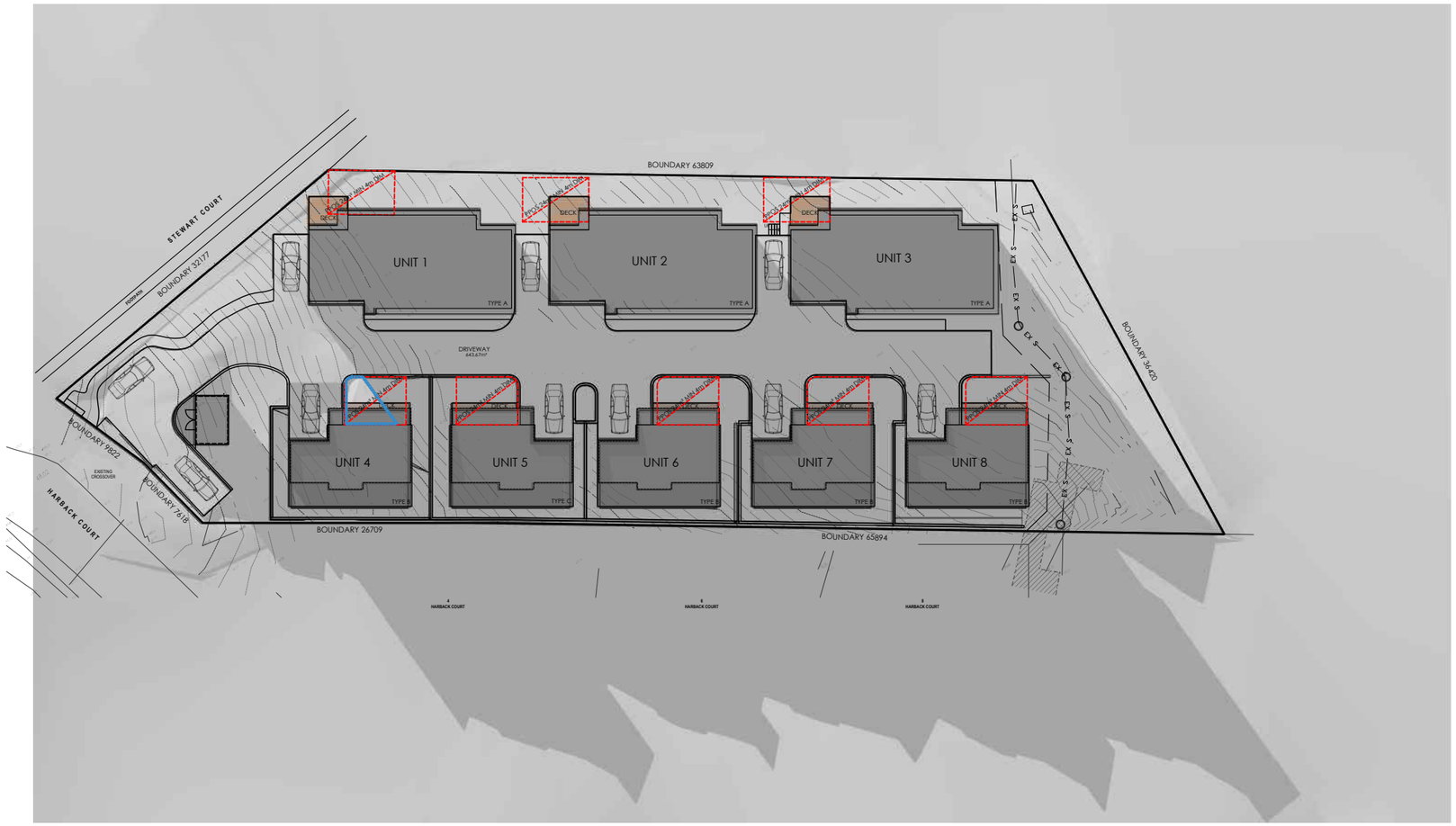
REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point

CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	32 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: AS SHOWN	REV: H		



NOTE: AT 9AM, SITE CONSTRAINTS CAUSE SHADOW COVERING TO MOST OF THE SOUTH AND WESTERN SIDE OF THE PROPERTY. THIS IS DUE TO THE SITE ORIENTATION AND THE TERRAIN OF THE SITE SLOPING DOWNWARDS IN A SOUTHERLY DIRECTION.
HABITABLE ROOM WINDOWS OF UNITS ON THE WESTERN SIDE OF THE SITE RECEIVE SOME SOLAR ACCESS.
THE PRIVATE OPEN SPACE TO UNITS 1, 2 AND 3 RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
UNIT 4 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 12.9M² OR 54% OF THE AREA.
UNIT 1, 2, & 3 EAST FACING HABITABLE ROOM WINDOWS RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
UNIT 4 EAST FACING HABITABLE ROOM WINDOWS RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

9 AM

PROPOSED SHADOW DIAGRAMS

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCH UP PRO USING LOCATION GEO REFERENCING. SHADOWS ARE ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY.
PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

33

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
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F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
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JOB ADDRESS: 50 Stewart Court Midway Point
CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	33 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
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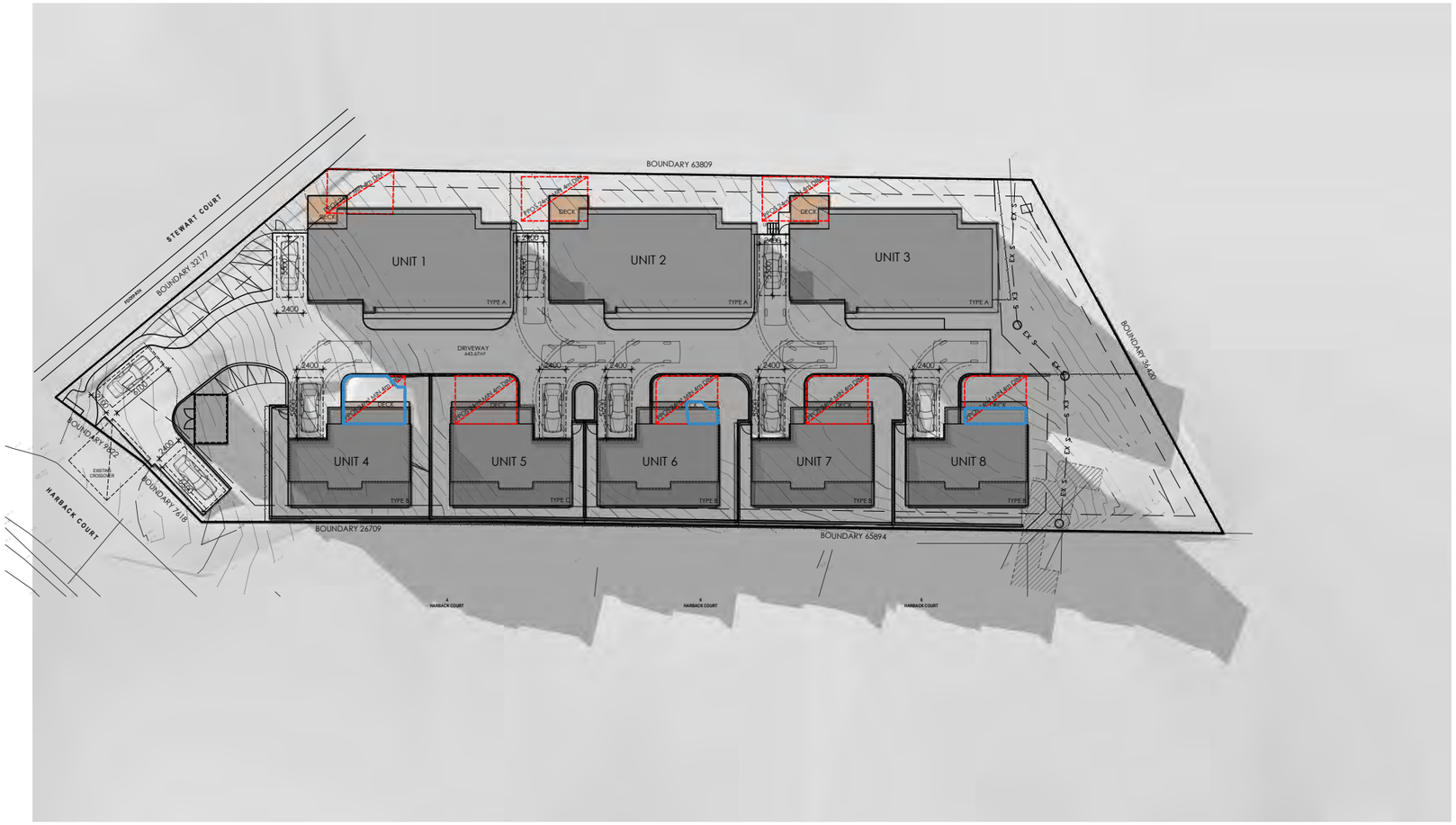
SCALE: 1:500	REV: H		



NOTE: AT 10AM, SITE CONSTRAINTS CAUSE SHADOW TO MOST OF THE SOUTH AND WESTERN SIDE OF THE PROPERTY. THIS IS DUE TO THE SITE ORIENTATION AND THE TERRAIN OF THE SITE SLOPING DOWNWARDS IN A SOUTHERLY DIRECTION. HOWEVER SOME PRIVATE OPEN SPACE AREAS TO UNITS ON THE WESTERN SIDE OF THE SITE DO RECEIVE SOME SOLAR ACCESS.
HABITABLE ROOM WINDOWS TO ALL UNITS RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.
THE PRIVATE OPEN SPACE TO UNITS 1, 2 AND 3 RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
UNIT 4 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 22.9m² OR 95% OF THE AREA.
UNIT 6 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 4.75m² OR 19.8% OF THE AREA.
UNIT 8 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 7.8m² OR 32.5% OF THE AREA.
HABITABLE ROOM WINDOWS TO UNITS 1, 2 & 3 ALL RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
HABITABLE ROOM WINDOWS TO UNITS 4, 5, 6, 7 & 8 ALL RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCH UP PRO USING LOCATION GEO REFERENCING. SHADOWS ARE ONLY ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY.
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10 AM

PROPOSED SHADOW DIAGRAMS

34

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
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H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point
CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	34 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:500	REV: H		

NOTE: AT 11AM OVERSHADOWING ALLOWS ALL PRIVATE OPEN SPACE AREAS TO RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.
THE PRIVATE OPEN SPACE TO UNITS 1, 2 AND 3 RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
UNIT 4 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 22.9m² OR 95% OF THE AREA.
UNIT 5 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 15.4m² OR 64% OF THE AREA.
UNIT 6 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 18.5m² OR 77% OF THE AREA.
UNIT 7 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 22.9m² OR 95% OF THE AREA.
UNIT 8 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 22.8m² OR 95% OF THE AREA.
HABITABLE ROOM WINDOWS TO UNITS 1, 2 & 3 ALL RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
HABITABLE ROOM WINDOWS TO UNITS 4, 5, 6, 7 & 8 ALL RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCH UP PRO USING LOCATION GEO REFERENCING. SHADOWS ARE ONLY ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY.
PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

11 AM

PROPOSED SHADOW DIAGRAMS

35

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
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G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
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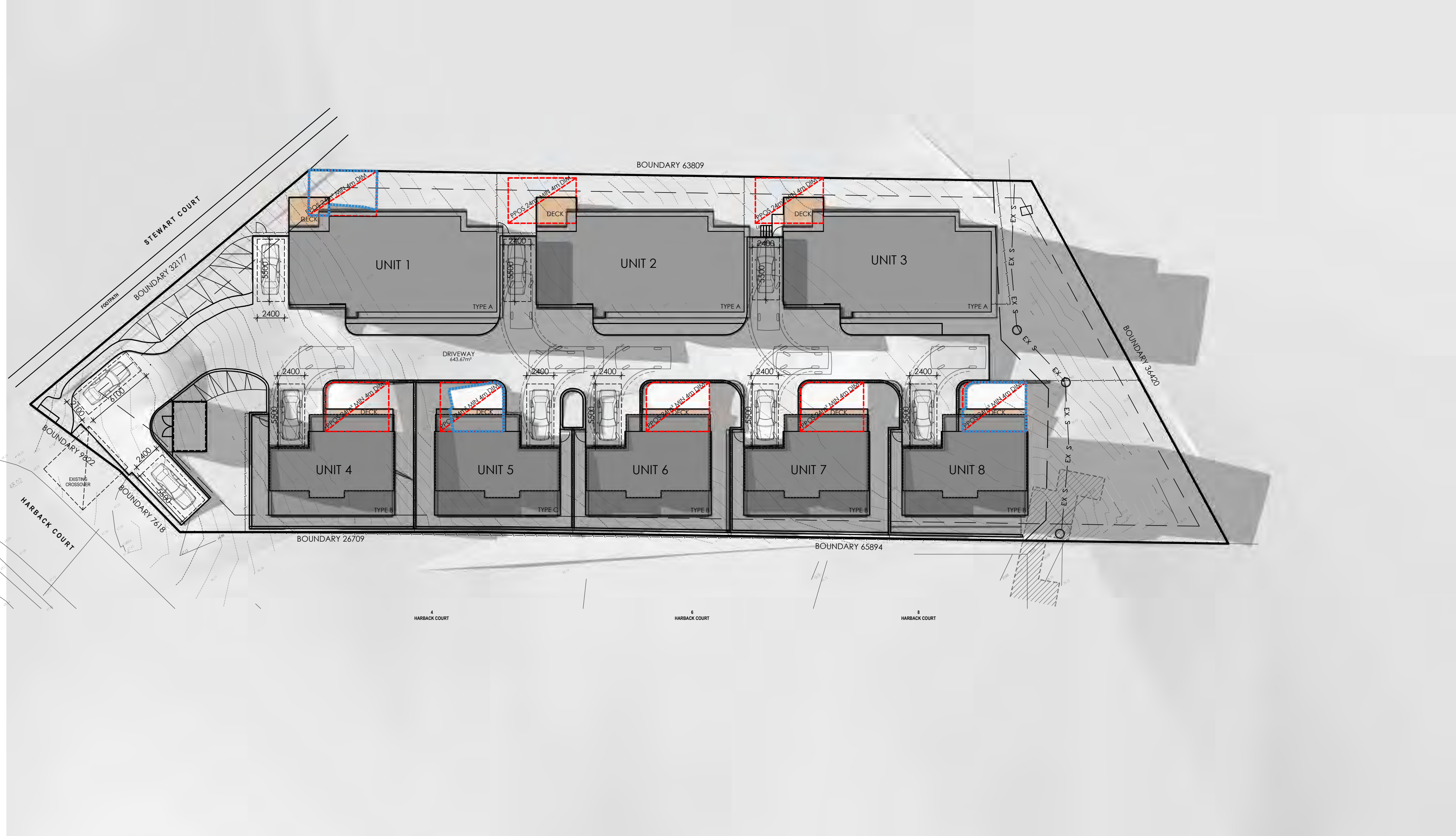
JOB ADDRESS: 50 Stewart Court, Midway Point
CLIENT: PPI Group Pty Ltd

DESIGNER:	I. Brown	ACCRED. NO.:	CC6652	SHEET:	35 of 41
DRAWN:	I. Brown	DATE:	JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:		DATE:		DRAWING NO:	0089
SCALE:	1:500	REV:	H		



12 PM

PROPOSED SHADOW DIAGRAMS

NOTE: AT 12PM, ALL AREAS OF PRIVATE OPEN SPACE RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.
UNIT 1 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 20.45m² OR 85.2% OF THE AREA.
THE PRIVATE OPEN SPACE TO UNITS 2 AND 3 RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
UNIT 4 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 22.9m² OR 95% OF THE AREA.
UNIT 5 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 18.8m² OR 78.3% OF THE AREA.
UNIT 6 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 100% OF THE AREA.
UNIT 7 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 100% OF THE AREA.
UNIT 8 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 23.3m² OR 97.1% OF THE AREA.
HABITABLE ROOM WINDOWS TO UNITS 1, 2 & 3 ALL RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
HABITABLE ROOM WINDOWS TO UNITS 4, 5, 6, 7 & 8 ALL RECEIVE SOLAR ACCESS TO SLIGHTLY LESS THAN 50% OF THE AREA.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCH UP PRO USING LOCATION GEO REFERENCING. SHADOWS ARE ONLY ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY.
PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

36

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

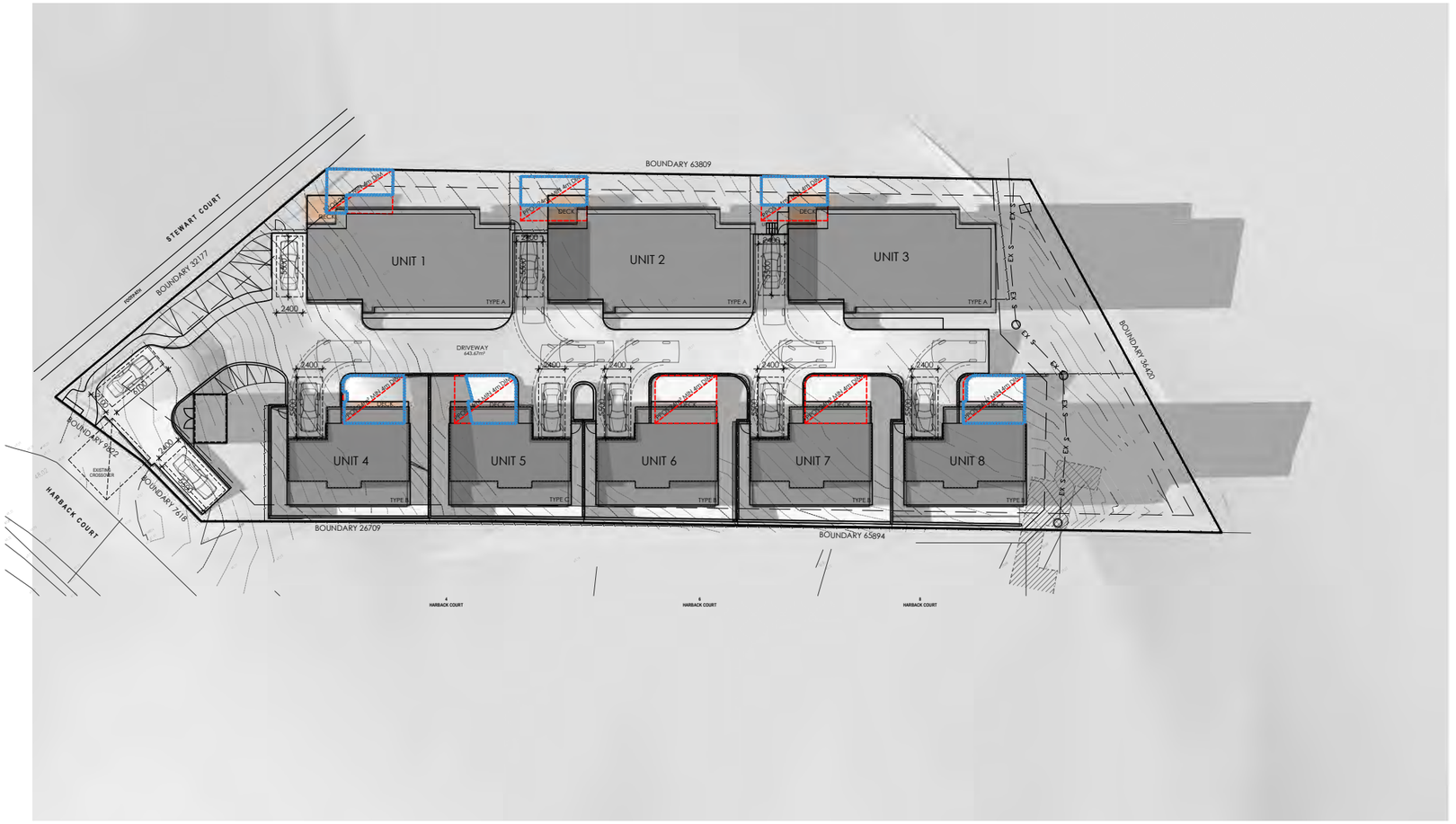
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court Midway Point		CLIENT: PPI Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	36 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:500	REV: H		



NOTE: AT 1PM, ALL AREAS OF PRIVATE OPEN SPACE RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA.
HABITABLE ROOM WINDOWS TO ALL UNITS DO NOT RECEIVE SOLAR ACCESS AT 1PM DUE TO THE DIRECTION OF THE SHADOW BEING PARALLEL TO THE WALLS OF THE DWELLINGS.
UNIT 1 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 16.9m² OR 70.4% OF THE AREA.
UNIT 2 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 15.6m² OR 65% OF THE AREA.
UNIT 3 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 15.5m² OR 64.6% OF THE AREA.
UNIT 4 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 23.5m² OR 97.9% OF THE AREA.
UNIT 5 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 18.2m² OR 75.8% OF THE AREA.
UNIT 6 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 100% OF THE AREA.
UNIT 7 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 100% OF THE AREA.
UNIT 8 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 23.3m² OR 97.1% OF THE AREA.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCH UP PRO USING LOCATION GEO REFERENCING. SHADOWS ARE ONLY ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY.
PROPOSED EXCAVATION HAS ONLY BEEN MODELLED WHERE IT AFFECTS OVERSHADOWING AND IS SUBJECT TO SITE CONDITIONS.

1 PM

PROPOSED SHADOW DIAGRAMS

37

PROJECT NORTH

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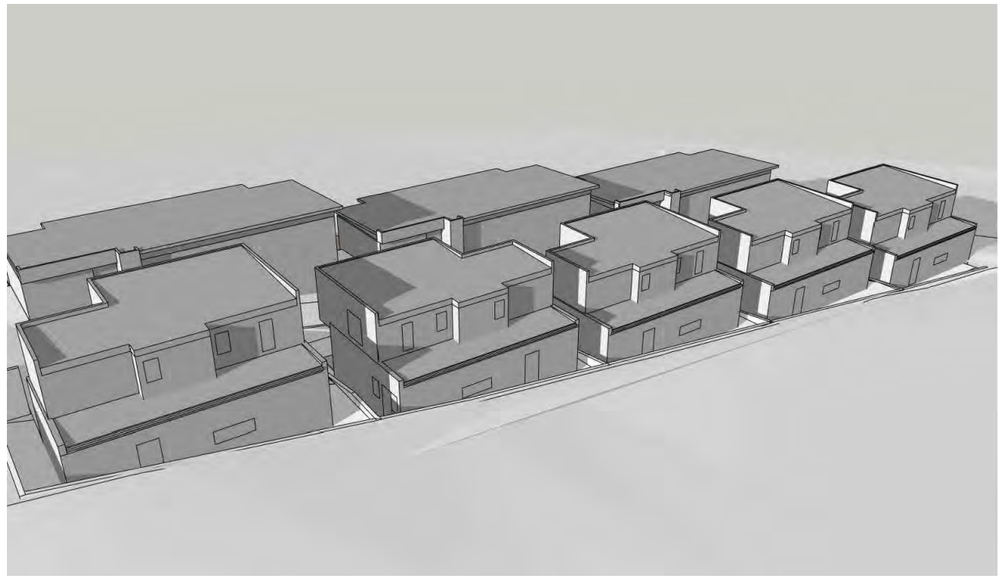
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 50 Stewart Court, Midway Point
CLIENT: PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	37 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:500	REV: H		



NOTE: AT 2PM, SOME AREAS OF PRIVATE OPEN SPACE RECEIVE SOLAR ACCESS TO MORE THAN 50% OF THE AREA. OTHERS DO NOT DUE TO SITE CONSTRAINTS WHERE THE FALL OF THE TERRAIN ON THE SITE SLOPES DOWNWARDS IN A SOUTHERLY DIRECTION.
HABITABLE ROOM WINDOWS FACING THE WEST RECEIVE SOLAR ACCESS.
UNIT 1 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 11.7m² OR 48.75% OF THE AREA.
UNIT 4 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 9.9m² OR 41.25% OF THE AREA.
HABITABLE ROOM WINDOWS FACING WEST TO UNITS 4, 5, 6, 7 & 8 RECEIVE SOLAR ACCESS TO 100% OF THE AREA.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCH UP PRO USING LOCATION GEO REFERENCING. SHADOWS ARE ONLY ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY.
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2 PM

PROPOSED SHADOW DIAGRAMS

38

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
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CREATIVE HOMES HOBART
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JOB ADDRESS: 50 Stewart Court, Midway Point
CLIENT: PPI Group Pty Ltd

DESIGNER:	I. Brown	ACCRED. NO.:	CC6652	SHEET:	38 of 41
DRAWN:	I. Brown	DATE:	JANUARY 2025	DESIGN TYPE:	Custom
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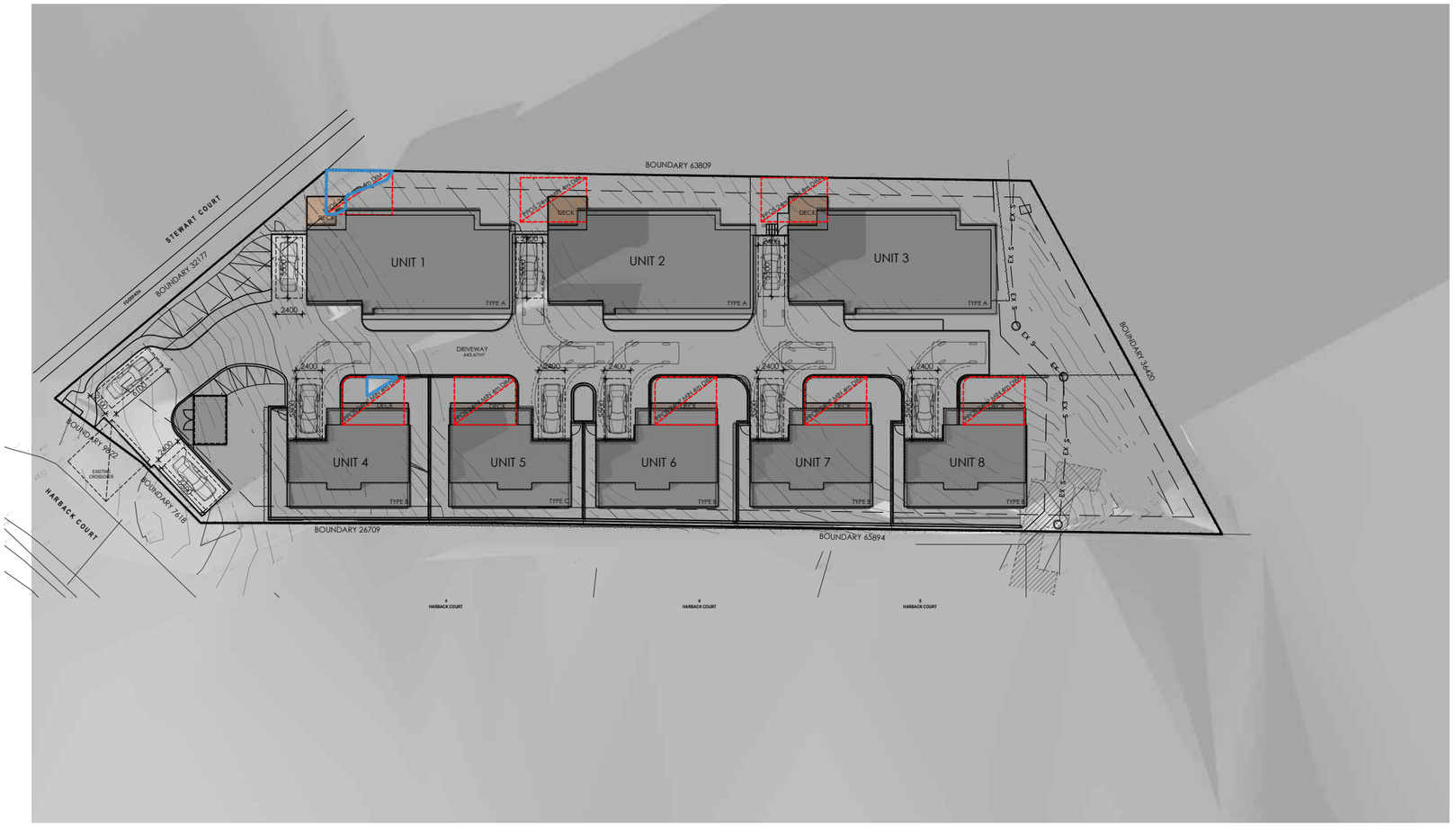

NOTE: AT 3PM, SOME AREAS OF PRIVATE OPEN SPACE RECEIVE SOLAR ACCESS. OTHERS DO NOT DUE TO SITE CONSTRAINTS WHERE THE FALL OF THE TERRAIN ON THE SITE SLOPES DOWNWARDS IN A SOUTHERLY DIRECTION.
HABITABLE ROOM WINDOWS FACING THE WEST RECEIVE SOLAR ACCESS.
UNIT 1 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 12.9m² OR 53.75% OF THE AREA.
UNIT 4 PRIVATE OPEN SPACE RECEIVES SOLAR ACCESS TO 2.43m² OR 10.1% OF THE AREA.
HABITABLE ROOM WINDOWS FACING WEST TO UNITS 4, 6, 7 & 8 RECEIVE SOLAR ACCESS TO 100% OF THE AREA.
HABITABLE ROOM WINDOWS FACING WEST TO UNIT 5 RECEIVES SOLAR ACCESS TO MORE THAN 50% OF THE AREA.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCH UP PRO USING LOCATION GEO REFERENCING. SHADOWS ARE ONLY ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY.
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3 PM

PROPOSED SHADOW DIAGRAMS

39

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
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E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
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H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
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JOB ADDRESS: 50 Stewart Court Midway Point
CLIENT: PPI Group Pty Ltd

DESIGNER:	I. Brown	ACCRED. NO.:	CC6652	SHEET:	39 of 41
DRAWN:	I. Brown	DATE:	JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:		DATE:		DRAWING NO:	0089
SCALE:	1:500	REV:	H		

Sorell Council

Development Application: 5.2025.82.1 - REsponse to REquest For Information - Stewart Court, Midway Point - P5.pdf

Plans Reference: P5

Date Received: 03/10/2025

NOTE: LANDSCAPING SHOWN IS CONCEPTUAL ONLY. LANDSCAPING IS TO BE SUPPLIED AND INSTALLED BY THE CLIENT OR THE CLIENT'S CONTRACTOR. LANDSCAPING FEATURES ON THIS PLAN HAVE BEEN STRATEGICALLY POSITIONED IN ORDER TO SATISFY THE REQUIREMENTS OF COUNCIL AND THE PLANNING SCHEME FOR THE APPROVAL OF THE DEVELOPMENT AND THEREFORE INSTALLATION OF LANDSCAPING IS TO BE GENERALLY IN ACCORDANCE WITH THE LANDSCAPE FEATURES SHOWN ON THIS PLAN.

NOTE: EXISTING MATURE TREES ARE TO BE RETAINED WHERE POSSIBLE. PROPOSED LANDSCAPING IS TO BE PLANTED IN AREAS WHERE EXISTING NATURAL VEGETATION HAS BEEN REMOVED AND REQUIRES REGENERATION, OR WHERE EXISTING VEGETATION IS LIGHT.

NUMBER OF PLANTS TO BE PLANTED SHALL BE DETERMINED AS PER SCHEDULE (IE NO. PLANTS/SQM), NOT NUMBER OF PLANTS INDICATED ON THIS PLAN. THIS PLAN INDICATES GENERAL LAYOUT ONLY.

REFER TO PLANT SCHEDULE FOR PLANT SPECIES.

SCREENING PLANTS AS PER SCHEDULE

LOW GROWING LOCAL SPECIES AS PER SCHEDULE

STRATA BOUNDARIES

UNIT	STRATA AREA	UNIT	STRATA AREA
1	253.8 m²	5	186.6 m²
2	265.3 m²	6	193.1 m²
3	269.7 m²	7	201.8 m²
4	193.7 m²	8	372.8 m²

PROPOSED LANDSCAPING CONCEPT PLAN & STRATA BOUNDARIES

40

PROJECT NORTH

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CREATIVE HOMES HOBART

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JOB ADDRESS: 50 Stewart Court Midway Point

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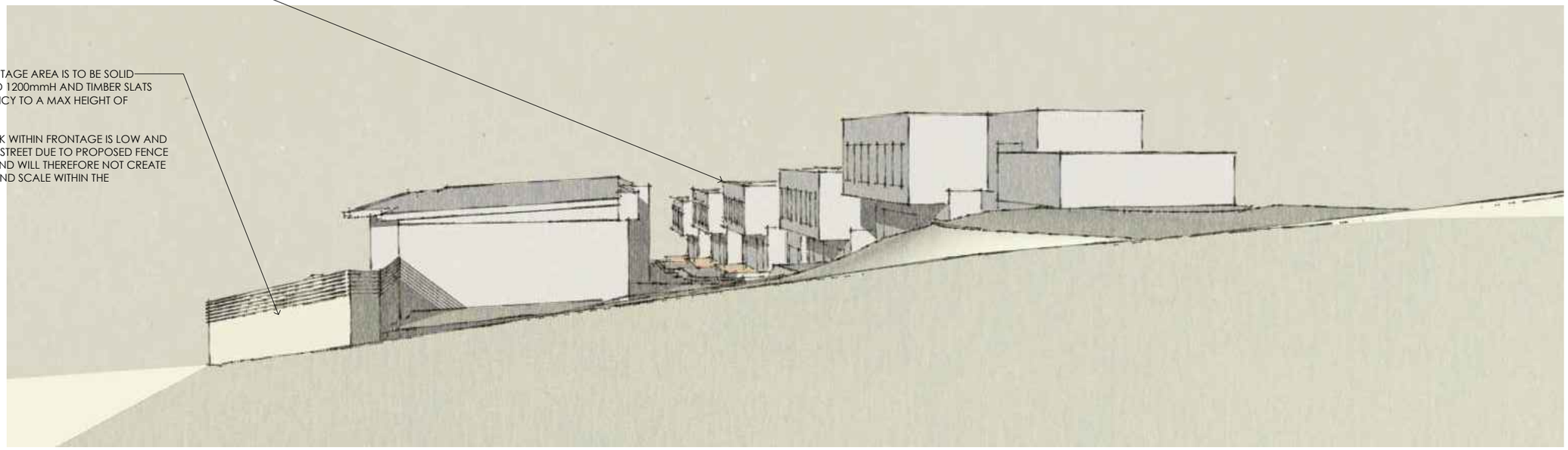
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	40 of 41
DRAWN: Q. Tra	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: 1:250	REV: H		

SITE SLOPES DOWN TOWARD THE SOUTH AND THEREFORE THE PROPOSED DEVELOPMENT WILL NOT APPEAR BULKY OR OUT OF CHARACTER WITH DEVELOPMENT IN THE AREA

FENCING WITHIN FRONTAGE AREA IS TO BE SOLID TIMBER FENCING UP TO 1200mmH AND TIMBER SLATS WITH 25% TRANSPARENCY TO A MAX HEIGHT OF 1800mm

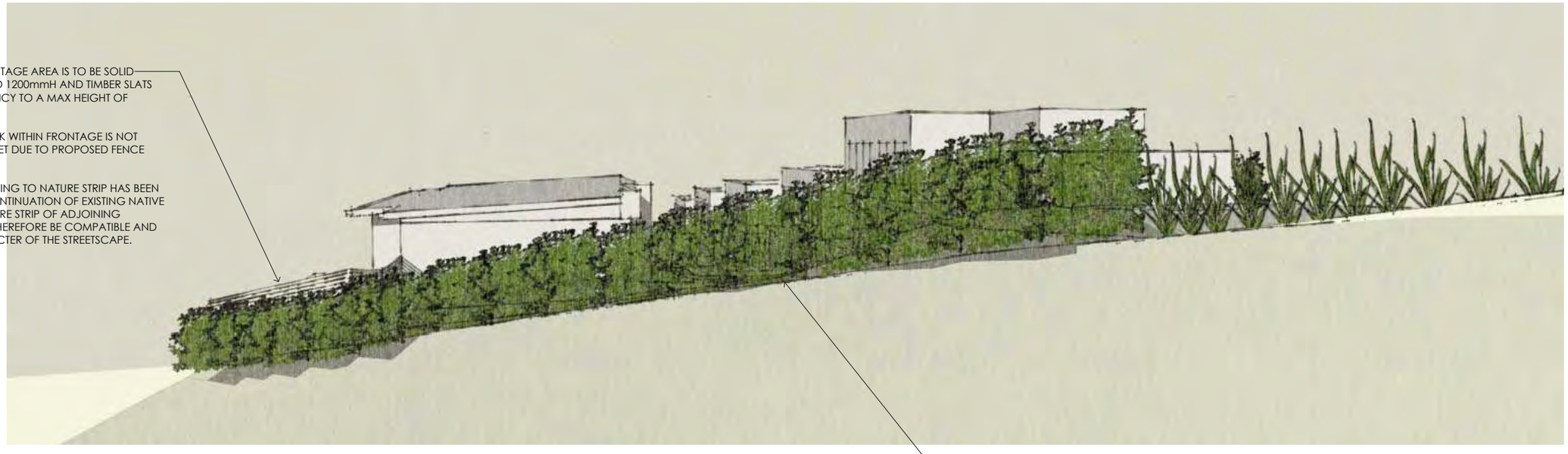
NOTE: PROPOSED DECK WITHIN FRONTAGE IS LOW AND NOT VISIBLE FROM THE STREET DUE TO PROPOSED FENCE AND LANDSCAPING AND WILL THEREFORE NOT CREATE UNNECCESARY BULK AND SCALE WITHIN THE STREETSCAPE.



FENCING WITHIN FRONTAGE AREA IS TO BE SOLID TIMBER FENCING UP TO 1200mmH AND TIMBER SLATS WITH 25% TRANSPARENCY TO A MAX HEIGHT OF 1800mm

NOTE: PROPOSED DECK WITHIN FRONTAGE IS NOT VISIBLE FROM THE STREET DUE TO PROPOSED FENCE AND LANDSCAPING.

PROPOSED LANDSCAPING TO NATURE STRIP HAS BEEN DESIGNED TO BE A CONTINUATION OF EXISTING NATIVE VEGETATION ON NATURE STRIP OF ADJOINING PROPERTY AND WILL THEREFORE BE COMPATIBLE AND MAINTAIN THE CHARACTER OF THE STREETSCAPE.



PROPOSED LANDSCAPING (PLANTING SHOWN AT 1.5M HIGH) WITHIN THE SECONDARY FRONTAGE AREA WILL MINIMISE THE BULK AND SCALE OF THE DEVELOPMENT WHEN VIEWED FROM THE STREET.

PROPOSED PERSPECTIVES FROM STEWART COURT

Sorell Council
Development Application: 5.2025.82.1 - REsponse to REquest For Information - Stewart Court, Midway Point - P5.pdf
Plans Reference: P5
Date Received: 03/10/2025

41

PROJECT NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
E	SHADOWS, DETAIL FOR COUNCIL RFI	IB	2/7/25
F	DESIGN AMENDMENTS U1-3	IB	7/8/25
G	COUNCIL RFI	IB	20/8/25
H	COUNCIL RFI	IB	3/10/25

CREATIVE HOMES HOBART
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
50 Stewart Court
Midway Point

CLIENT:
PPI Group Pty Ltd

DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	41 of 41
DRAWN: I. Brown	DATE: JANUARY 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0089
SCALE: N/A	REV: H		

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	5.2025.82.1
Council notice date	16/04/2025
TasWater Reference No.	TWDA 2025/00397-SOR
Date of response	13/11/2025
TasWater Contact	Phil Papps
Phone No.	0474 931 272

Response issued to

Council name	SORELL COUNCIL
Contact details	sorell.council@sorell.tas.gov.au
Development details	
Address	LOT 50 STEWART CT, MIDWAY POINT
Property ID (PID)	9809969
Description of development	8 x Multiple Dwellings

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Creative Homes	Site Plans / 0089/ 2 & 3	F	07/08/2025

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection and sewerage system and connection(s) to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

CIVIL WORKS

4. Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

6. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

7. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

8. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

56W CONSENT

9. When applying for a Certificate for Certifiable Work (Building) and/or (Plumbing), the application documentation must include an application to TasWater, pursuant to section 56W of the Water and Sewerage Industry Act 2008, for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.

DEVELOPER CHARGES

10. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $7,660.52 to TasWater for water infrastructure for 4.36 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

11. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $12,299.00 to TasWater for sewerage infrastructure for 7.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

12. In the event Council approves a staging plan, Developer Charges for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

13. The applicant or landowner as the case may be, must pay a development assessment fee of $417.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

    The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form

Important Notice Regarding Plumbing Plans and Associated Costs
The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges
A credit of one Equivalent Tenement for the vacant lot has been applied to the Developer Charges calculation for this development. For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges

Water Submetering
As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new strata developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.

56W Consent
The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;
a. Existing pipe depth and proposed finished surface levels over the pipe;
b. Footings must be outside of easements and no closer than 1.0m from TasWater pipes and manholes;

c. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
d. A note on the plan indicating how the pipe location and depth were ascertained.
e. The location of the property service connection and sewer inspection opening (IO).

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

[redacted]

From: [redacted]
Sent: Monday, 27 October 2025 6:31 PM
To: Sorell Council
Subject: Planning Application Questions for Lot 50 Stewart Court Midway Point 5.2025.82.1

Good Afternoon,

I would like to clarify a couple of items around the proposed plan for Lot 50 Stewart Court, 5.2025.82.1.
I purchased my property at [redacted] in 2023 after the 2021 planning to Sorell Council was submitted for Lot 50 Stewart Court and as such had seen the original proposal.

My questions include:
Why are there now 8 units instead of the 7 proposed in the 2021 application and as can still be seen on the current GEO Solutions report?

I feel that the extra unit provides no break in the shadow caused throughout the morning to mine and other properties in Harback Court.

Will the shadow in the morning impact onto my living space including, loungeroom, kitchen and deck area?
It seems from the planning report that there may be significant impact to my property.

I cannot see how far on to my property this impacts and would therefore like some clarity please.

With the extra unit being added to the plan, will that significantly impact my privacy from unit 4 which will be on the highest point of the property?
Also, with 8 units I note that there are only 2 visitor parking spaces. If this is the case, has there been consideration to the impact of parking within the cul de sac space?

Many thanks for your consideration and I look forward to hearing from you to clarify my questions.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Sunday, 26 October 2025 8:33 PM
To: Sorell Council
Subject: Fwd: Representation – Notice of Proposed Development - 5.2025.82.1

[redacted]

Date: 26 October 2025

To:
General Manager
Sorell Council

Subject: Representation – Notice of Proposed Development
Application No.: 5.2025.82.1
Application Date: 10 October 2025
Address: Lot 50 Stewart Court, Midway Point

Dear General Manager,

I am writing to formally object to the proposed development at **Lot 50 Stewart Court, Midway Point**, as detailed in the **Notice of Proposed Development (Application No. 5.2025.82.1, dated 10/10/2025)**.

As a resident o[redacted]I wish to express my strong concerns about the negative impacts this proposal would have on the safety, amenity, and character of our neighbourhood.

Grounds for Objection

1. **Overdevelopment of the Site**
   The proposed number of dwellings is excessive for the block size and inconsistent with the existing low-density residential character of our street. The scale and density of the development would significantly alter the quiet, family-friendly nature of our cul-de-sac.

2. **Insufficient Car Parking Provision**
   The proposal includes an inadequate number of parking spaces per dwelling. Given that a three-bedroom home commonly houses multiple adults with vehicles, the shortfall will inevitably result in overflow parking in our cul-de-sac.

Street parking is already limited, and this increase in parked vehicles would compromise access, visibility, and safety — particularly for children who currently play safely in our low-traffic street.

3. **Insufficient Separation Between Dwellings**
   With less than 3 metres between dwellings, the development does not allow for adequate light access or ventilation. The absence of northern-facing windows due to this proximity further reduces energy efficiency and natural daylighting, contrary to good design principles for the southern hemisphere.

4. **High Risk of Garages Being Repurposed**
   While garages are included in the design, it is common in similar developments for these spaces to be converted into offices, storage rooms, or gyms. This likelihood further compounds the issue of insufficient on-site parking.

5. **Loss of Privacy for Neighbouring Properties**
   The proposed layout will result in significant overlooking of neighbouring backyards and living spaces from multiple new dwellings, affecting the privacy currently enjoyed by surrounding residents. At least three new dwellings would have direct line-of-sight into each existing home and garden that borders the property.

6. **Inaccurate Address and Access Reference**
   The application refers to the address as Stewart Court, yet vehicular and pedestrian access is via Harback Court. This discrepancy will have implications for traffic, safety, and consultation accuracy, as Harback Court residents will be directly affected by increased vehicle movements.

7. **Insufficient Private Open Space**
   The proposed development provides minimal usable open space for each dwelling. This lack of outdoor area fails to meet reasonable amenity expectations and is inconsistent with council planning objectives for livability and family-friendly design.

8. **Misleading and Outdated Documentation**
   The application appears to include documentation from a previous development submission that proposed only seven dwellings on the site. This inclusion is misleading, as it does not accurately reflect the current proposal's scale or impacts, and may confuse residents reviewing the plans during the public consultation period.

For these reasons, I respectfully request that the Council **refuse the current proposal** or require the developer to submit a revised design that reduces density, increases parking provision, improves building separation, and aligns with the established residential character and safety of our community.

Thank you for considering this representation. I would appreciate being notified of any future meetings or decisions relating to this application.

Yours sincerely,

[redacted]

8 Harback Court
Midway Point TAS 7171

[redacted]

From: [redacted]
Sent: Monday, 27 October 2025 3:11 PM
To: Sorell Council
Subject: DA 5.2025.82.1 - opposition to development Stewart Court

Representation – DA 5.2025.82.1

Lot 50 Stewart Court, Midway Point – Proposed Eight Multiple Dwellings
From: [redacted]

To the General Manager, Sorell Council

I am the owner and occupier of [redacted] which directly adjoins and overlooks the subject site at **1 Stewart Court**.
I wish to **object to Development Application 5.2025.82.1** on the following planning grounds under the **Tasmanian Planning Scheme – Sorell**.

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1. Density – Clause 8.4.1 (A1 / P1)

The development proposes **eight dwellings on approximately 1 936 m²**, equating to an average **242 m² per dwelling**, well below the **325 m² minimum** required by A1.
As such, it must be assessed under **P1**, which requires the density to be compatible with neighbourhood character and to maintain residential amenity.
Stewart Court and Harback Court are quiet, low-density streets of single dwellings on generous lots. Eight two-storey units of this intensity represent **clear over-development** inconsistent with the surrounding pattern of development.

---

2. Setbacks, Building Envelope & Amenity – Clause 8.4.2 (A3 / P3)

Four double-storey dwellings are proposed **along the boundary adjoining my property at 6 Harback Court**.
They appear to breach the **45-degree building-envelope standard** (measured from 3 m above the boundary) and are set back less than the **1.5 m minimum**.
This will cause:

- **Overshadowing** of my rear yard and living spaces;
- **Significant visual bulk and enclosure** when viewed from my property; and
- An **inconsistent two-storey wall effect** that disrupts the single-storey character of Harback Court.

The proposal therefore fails A3 and cannot satisfy P3, which requires no unreasonable loss of amenity through overshadowing, visual bulk or loss of privacy.

3. Privacy – Clause 8.4.6 (A1 / P1)

Upper-storey windows and balconies facing my property will **directly overlook** my private open space and interior living areas.
They are not set back the required **3 m (side)** or **4 m (rear)**, nor do they include the required **1.7 m-high screening or obscure glazing**.
This design causes an **unreasonable loss of privacy** contrary to A1/A2 and P1.

---

4. Private Open Space & Site Coverage – Clauses 8.4.3 and 8.4.4

The layout indicates very limited ground-level open space and excessive building footprint.
Several units appear to have **poorly oriented private open spaces** with minimal sunlight, and overall **site coverage likely exceeds 50 %**.
This undermines the standard of amenity expected in the General Residential Zone.

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5. Parking & Access – C2.5.1 and C2.6.1 (Parking and Sustainable Transport Code)

Only **two visitor parking spaces** are proposed for eight dwellings.
While this meets the numerical minimum, the site sits at the **end of a narrow cul-de-sac with very limited kerbside parking**.
The resulting overflow of visitor and tradesperson vehicles will cause congestion and impede turning movements within Stewart Court and Harback Court.
This does not satisfy **Performance Criterion P1 of C2.5.1** or **C2.6.1**, which require safe, efficient access and parking that do not adversely affect the amenity of the surrounding area.

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6. Cumulative Impact on Neighbourhood Character

Collectively, the **high density**, **two-storey scale**, **minimal setbacks**, and **inadequate parking** demonstrate an **over-intensification** of the site that will significantly alter the established character of both Stewart Court and Harback Court and **diminish residential amenity** for existing homeowners.

Request

I respectfully request that Council **refuse** the proposal in its current form or require a substantial redesign to:

- Reduce the number of dwellings;
- Increase side and rear setbacks;
- Limit double-storey height along shared boundaries;
- Provide privacy screening to upper-level windows; and

- Add additional on-site visitor parking.

Thank you for considering this representation. Please keep me informed of any amended plans or further consultation.

Yours sincerely,

[redacted]

Date: 27 October 2025