NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
154 CARLTON BEACH ROAD, DODGES FERRY

PROPOSED DEVELOPMENT:
DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 24th February 2026.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Tuesday 24th February 2026.**

APPLICATION NO: **5.2026-24.1**
DATE: **06 FEBRUARY 2026**

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

Full description of Proposal:	*Use:* Dwelling *Development:* New Build *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 350000

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

Location of proposed works:	Street address: 154 Carton Beach Road Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 6571 Folio: 1

Current Use of Site	Vacant land

Current Owner/s:	Name(s) TIMOTHY KENT BEAMAN & ELIZABETH MOYA BEAMAN

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: 4.02.25

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

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

154 Carlton Beach Road, Dodges Ferry

5-Feb-2026

SORELL COUNCIL

Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m

N

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
6571	1
EDITION	DATE OF ISSUE
9	15-Jun-2024

SEARCH DATE : 29-Apr-2025
SEARCH TIME : 10.25 AM

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 1 on Sealed Plan 6571
Derivation : Part of 547 Acres - Gtd. to T. MacDowell.
Prior CT 3446/63

SCHEDULE 1

N196619 TRANSFER to TIMOTHY KENT BEAMAN and ELIZABETH MOYA BEAMAN Registered 15-Jun-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 6571 EASEMENTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

PLAN NO. S.P 6571

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

LOT 1 is subject to a right of drainage ~~10.00 links wide~~ (appurtenant to ~~shown hereon for~~ Lot 2) over the drainage easement shown hereon.

LOT 2 is ~~to have a right of drainage 10.00 links wide shown hereon over Lot 1~~ together with a right of drainage easement shown hereon.

SIGNED by ELLISON OCTAVIUS HAWKER and ROBIN WERA (Agnes) HAWKER his Wife registered proprietors of an estate in fee simple of all the land described in Certificate of Title Volume 2413 Folio 81 in the presence of:-

6571

Certified correct for the purposes of the Real Property Act 1862, as amended.

CRISP WRIGHT & BROWN

per: .....

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of .....

Two Lots part of 547ac. Grtd. T. MacDowell **comprising part of the land in**

.....

(Insert Title Reference)

Sealed by Municipality of Sorell **on** 13 December 1974

.....

Council Clerk/~~Town Clerk~~

50740

DIAGRAM FROM ACTUAL SURVEY

S.P 6571

For L.T.O. Use Only
Filed by
Lodged at the Lands Titles Office
on
at
Receipt No.
Receiving Clerk

COUNTY OF PEMBROKE.
PARISH OF FORCETT.

P/1

No. OF APPLICATION

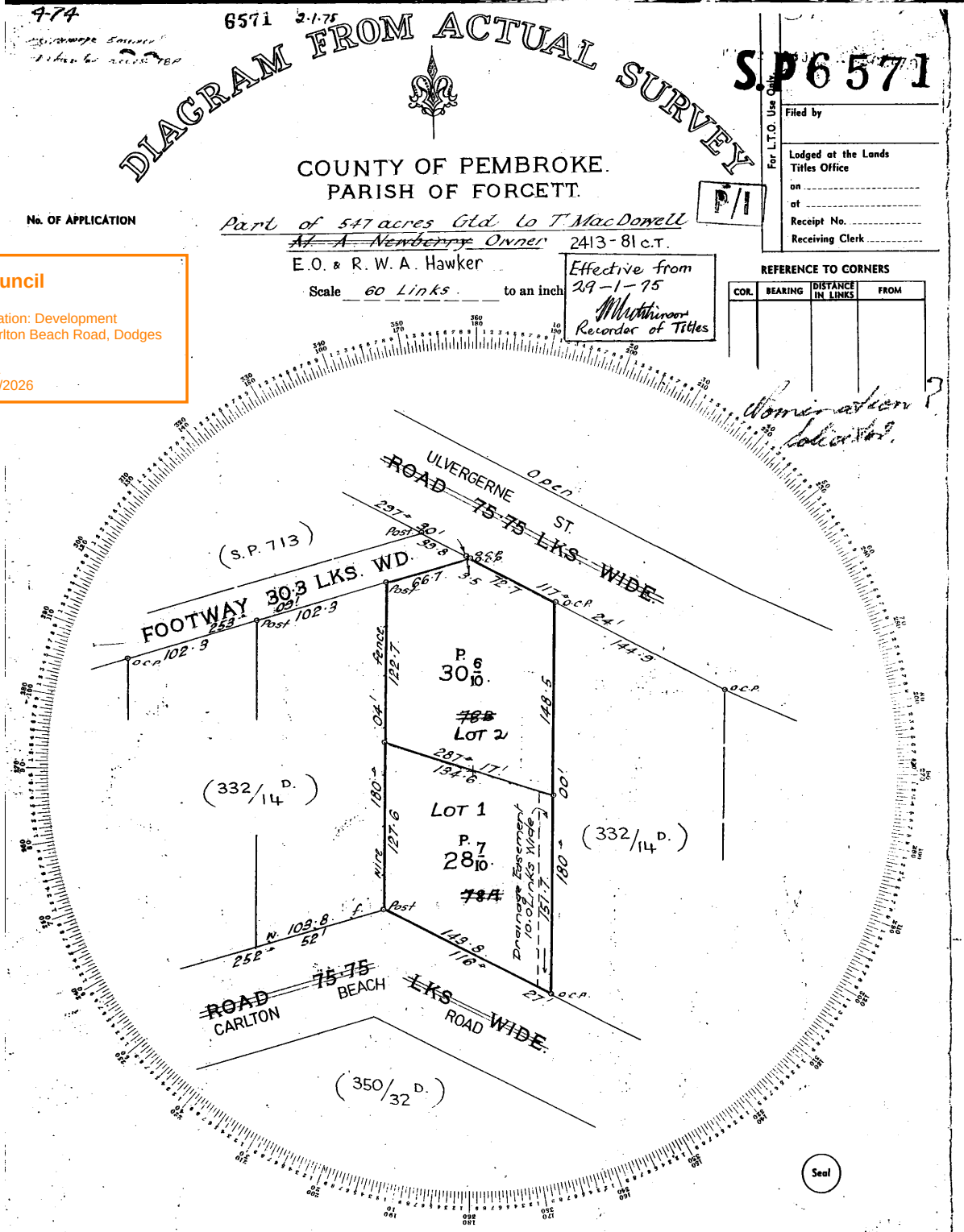
Part of 547 acres Gld to T MacDonell
~~At A Newberrie Owner~~ 2413-81 c.T.
E.O. & R. W. A. Hawker

Scale 60 Links to an inch

Effective from 29-1-75
Recorder of Titles

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM



To be filled in by Surveyor.
Survey commenced } 7·12·63
Survey finished }
Error of close 1 in

Office examination.
Plotted by
Examined as to boundaries 17/1/75
Mathematically checked JC 15/1/75
Entered on Card by

I, David Alan Parkes of Rosny Point Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Dated this 10th day of December, 1963. D. A. Parkes Authorised Surveyor.

APPROVAL BY LOCAL AUTHORITY

The Common Seal of the Municipality of Sorell has been hereunto affixed in the presence of us this 18th day of December one thousand nine hundred and ~~sixty~~ 79 in pursuance of authorisation given at a meeting of the Council held on the 10th day of December 1975

Warden
Councillor
Council Clerk

DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

ONSITE WASTEWATER ASSESSMENT

154 Carlton Beach Road

Dodges Ferry

February 2023

Updated February 2026

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Tim and Elizabeth Beaman

Address: 154 Carlton Beach Road, Dodges Ferry (CT 6571/1)

Site Area: Approximately 626 m^2

Date of inspection: 03/02/2023

Building type: New house

Services: Tank water and Onsite wastewater

Planning Overlays: waterway and coastal protection, lower third of the block; landslide hazard (low), airport obstacle limitation area

Mapped Geology - Mineral Resources Tasmania 1:250 000 Southeast Tasmania sheet:
Qh = Sand, gravel, mud, alluvial, lacustrine and littoral origin

Soil Depth: 1.5 – 2.4 m

Subsoil Drainage: Moderately-well drained

Drainage lines / water courses:

Vegetation: pasture and shrubs

Rainfall in previous 7 days: Approximately 8 mm

Slope: Approximately 9 - 13° to the south

SITE ASSESSMENT AND SAMPLE TESTING

Site and soil assessment in accordance with AS1547-2012 *Onsite domestic wastewater assessment and design*.

Emerson Dispersion test on subsoils.

Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm).

SOIL PROFILES – Test Holes 1 and 2

TH1 Depth (m)	Horizon	Description and field texture grade	Soil Category
0.0 – 0.1	A1	Dark grey (10YR 4/1), **Sand**, poorly graded, dry loose consistency.	**1**
0.1 – 0.6	A2	Light grey (10YR 7/2), **Sand**, poorly graded, dry loose consistency.	**1**
0.6 – 1.4	A3	Brown (7.5YR 5/4), **Sand**, poorly graded, slightly moist dense consistency.	**1**
1.4 – 1.65	B2	Light brownish grey (10YR 6/2), **Sandy Clay Loam+**, moderate coarse angular blocky structure, slightly moist firm consistency.	**4**
1.65 – 2.0	Cw	Light brownish grey (10YR 6/2) with coarse yellowish-brown mottles, **very sandy clay loam,** weak fine polyhedral structure, slightly moist soft consistency.	**4**

TH2 Depth (m)	Horizon	Description and field texture grade	Soil Category
0.0 – 0.1	A1	Dark grey (10YR 4/1), **Sand**, poorly graded, dry loose consistency.	**1**
0.1 – 0.4	A2	Light grey (10YR 7/2), **Sand**, poorly graded, dry loose consistency.	**1**
0.4 – 1.4	A3	Brown (7.5YR 5/4), **Sand**, poorly graded, slightly moist dense consistency.	**1**
1.4 – 1.5	$A3_h$	Dark brown (7.5YR 3/3), **Sand**, poorly graded, slightly moist dense consistency, no refusal.	**1**

SITE AND SOIL COMMENTS

The natural soil profiles are formed from windblown sands over clay loam colluvium derived from, likely, underlying sandstone bedrock. The profiles are deep with refusal occurring at approximately 2.4 m.

The field textures of the soil profile are dominated by sand, which is poorly graded and loose, increasing to dense with depth. Narrow horizons of sandy clay loam subsoil exist over highly weathered sandstone bedrock. These are moderately structured and have a mild dispersion characteristic.

A driveway is cut into the natural slope to a maximum depth of approximately 1 m.

Site constraints (to be addressed by suitably designed OWMS):

- Very small available area -the only available space is upslope of the foundations which is not ideal
- Mildly dispersive clay Loam subsoils at depth

Site strengths: (to be exploited by suitably designed OWMS):

- Deep soil: > 2 m
- Sand (Cat. 1) soil materials to at least 1.4 m
- Low average annual rainfall (504 mm/annum at Dodges Ferry BOM station)
- Estimated maximum linear loading rate (LLR) of approx. 35 L/m/day

EMERSON AGGREGATE DISPERSION TEST

Soils with an excess of exchangeable sodium ions on the cation exchange complex (clays), can cause clay dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnels leading to eventual gully erosion. Dispersive clay subsoil materials can also cause sealing of the soil surface – if left out in wet weather, they then

dry and set very hard in dry weather. Based upon field survey of the property and the surrounding area, no erosion was identified at the site.

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). Photo(s) are available on request. Testing resulted in Emerson class 2(2), indicating a slight dispersion characteristic. Therefore, subsoil (B2 and Cw horizons) exposure to rainfall may result in spontaneous clay dispersion.

To minimise this, we recommend coverage of exposed subsoils with topsoil or regular treatment with gypsum at 0.5 Kg/m^2 along with minimising subsoil disturbance whenever possible.

TH #	Depth (m)	Visual sign	Class
1	1.4 – 1.6	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
1	1.6 – 1.9	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)

WASTEWATER LAND APPLICATION AREA SETBACKS

Required setback from foundations: 6 m – 5.5 m adopted

Required setback from downslope surface water: 100 m

Required setback from downslope boundary: 11.5 m

Required setback from upslope and side boundaries: 1.5 m – 1.0 m adopted with a risk assessment attached.

Required vertical setback to bedrock: 0.5 m below the LAA (Table R1 of AS1547-2012)

WASTEWATER CLASSIFICATION AND DESIGN

According to AS1547-2012, the soil is **category 1** (Sand).

Secondary treatment recommended.

Wastewater loading: 5 persons @ 120 L/day (tank) - 600 L/day.

Design Loading Rate: 40 mm/day.

Total minimum Land Application Area required: 15 m^2

The proposed three-bedroom house has a calculated daily wastewater loading of 600 L/day (up to 5 persons @ 120 L/person) and using a DLR of 40 L/m^2/day, a minimum absorption area of 15 m^2 is required.

This may be installed as one terraced absorption trench 17 m x 0.9 m x 0.4/ 0.6 m.

The calculated minimum pump capacity for the proposed design is **56 L/min @ 11.6 m head**. A **Davey D40-A** is a suitable unit for dosing the distribution system. See Appendix 2 for hydraulic design calculations, minimum pump capacity and dosing requirements.

Use (min) 32 mm Lilac LDPE pipe for the supply main from the AWTS.

Use **DN25 PN12 PCV-U** pipe for the distribution manifold (in the trench), with **3 mm holes drilled at 400 mm spacing in the top invert of the pipe**. These specifications, combined with the specified dose volume, ensure the system is adequately charged for flushing during each cycle, and provides small enough dose volumes to achieve a high level of (aerobic) soil treatment.

Test the pressurised system for uniform distribution and adequate pressure (i.e. 1.0 –1.5 m squirt height) prior to covering and documenting with photo evidence. Top the finished trench with geotextile.

This design results in a Linear Loading Rate of 48 L/m/day. The max. LLR for the site is 87 L/m/day, therefore, surface seepage should not occur in the areas downslope of the LAA.

A diversion drain is to be installed upslope of the wastewater absorption area to divert any runoff water.

A 100% reserve area should be set aside for future wastewater requirements.

To comply with the Southern Beaches On-site Wastewater Specific Area Plan

SOR-S2.6.1 Uses within the Southern Beaches On-site Wastewater Management Specific Area Plan

Acceptable Solutions:	**Comment:**
A1 No change, expansion, or intensification of residential or business use on the site.	Non-compliance therefore P1 must be addressed

Performance Criteria	**Comment:**
P1 The change, expansion, or intensification of a residential or business use on the site does not cause any adverse environmental impact or impact on public health, having regard to:	
(a) the extent and nature of the land available on the property to accommodate an on-site wastewater management system (including the land application area) for the proposed development; and	Complies with the use of secondary treatment via an AWTS into an in-ground bed.
(b) the land application area is setback a sufficient distance from watercourses, property boundaries and groundwater.	Complies – the setbacks are consistent with the Directors Guidelines 2016

SOR – S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site wastewater

Acceptable Solutions	**Comment:**
A1 Development must: (a) not cover more than 20% of the site. (b) not be located on land shown on an overlay map, as within: (i) a flood-prone hazard area. (ii) a landslip hazard area. (iii) a coastal erosion hazard area. (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area. be located on a site with a soil depth of at least 1.5m. (d) be located on a site where the average gradient of the land does not exceed 10%; and in the case of a dwelling, provide 65m^2 of land for wastewater land application area per bedroom which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	Complies Complies Complies Complies Complies Complies Complies Non-compliance therefore P2 must be addressed. Non-compliance therefore P2 must be addressed.

Performance Criteria	Comment:
P1 The site must provide sufficient area for management of on-site wastewater, having regard to:	
(a) the topography of the site.	Complies
(b) the capacity of the site to absorb wastewater.	Complies -the site is deep sands overlying light clays.
(c) the size and shape of the site.	Complies -the LAA is located up in the widest and flattest part of the site
(d) the existing buildings and any constraints imposed by existing development.	N/A no existing buildings
(e) the area of the site to be covered by the proposed development.	Complies
the provision for landscaping, vehicle parking, driveways, and private open space.	
(g) any adverse impacts on the quality of ground, surface, and coastal waters.	Complies -the effluent will be treated to a secondary standard
(h) any adverse environmental impact on surrounding properties and the locality; and	Complies
any written advice from a suitably qualified person (onsite wastewater management) about the adequacy of the on-site wastewater management system.	Secondary treatment through the installation of an AWTS with an in-ground trench as the LAA is recommended for this site.

Acceptable Solutions	Comment:
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	Complies

The vegetative cover is very important part of the system. The LAA relies on evapotranspiration for excess water removal and plant growth for nutrient removal. For lawns, grass species which are moderately-to-highly salt tolerant, winter active and tolerant to waterlogging are recommended. For heavier (clay-dominant) soils, a pasture mix which includes Tall Fescue (winter active), Phalaris and Kentucky Blue Grass is recommended. Successful establishment will ensure best possible long-term performance of the LAA. Depending on the environment, protection from (temporary fencing) and supplementary watering may be necessary to establish full cover of the desired pasture species. Do not mow until the grass has matured - mowing too early/frequently will delay and/or compromise establishment. Installation of the LAA and grass establishment is ideally completed well in advance of occupancy so that some transpiration capacity exists for water removal, upon use.

Subsoils were tested for reactivity, the tests resulted is horizons that are Class P due to soft sands to a depth of 1.5 m. The site is also Class A - non-reactive. All plumbing fixtures and fittings should be installed as per *Appendix G AS/NZS 3500.2.2021*.

Compliance with *Directors Guidelines 2016* is shown in the attached table for acceptable criteria. It is recommended that during construction Doyle Soil Consulting be notified of any major variation to the soil conditions or loading rate as predicted in this report.

It is a requirement of the Directors Determination that the applicant provide a certificate of accreditation for the chosen AWTS. The relevant PDF can be downloaded here.

https://www.cbos.tas.gov.au/topics/technical-regulation/plumbing-standards/wastewater/aerated-wastewater-treatment-systems

IMPORTANT NOTICE REGARDING CERTIFICATION

Doyle Soil are to be notified by email before the plumber engaged commences work.

Progress photos with date and time stamp are to be provided to Doyle Soil at each stage of the work and that work confirmed or inspected by Doyle Soil before proceeding to the next stage

The plumber is to provide photos of the following:

Excavation -The depth of the trench with tape measure,

Soil prep -The base of trench excavated level

Geotextile fabric down all sides of the trench

Pipe placement and pressure tested before covering with topsoil

All specified filters and valves

Geotextile fabric over aggregate

Topsoil seeded with grass over

Subsurface drain

Brand of AWTS

A completed Form 71b and as-installed plan.

Doyle Soil cannot provide a certificate of compliance unless the above has been complied with.

Robyn Doyle
B.Agr.Sc.
Soil Scientist and
Wastewater Designer
Licence no. CC7149

Rowan Mason
B.Agr.Sc.(hons)
Soil Scientist

APPENDIX 1 – TRENCH™

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Assessment for	Terry Moore	Assess. Date	24-Feb-23
		Ref. No.	
Assessed site(s)	154 Carlton Beach Rd Dodges Ferry	Site(s) inspected	3-Feb-23
Local authority	Sorell Council	Assessed by	R Doyle

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 200
Sullage volume (L/day) = 400
Total nitrogen (kg/year) generated by wastewater = 4.4
Total phosphorus (kg/year) generated by wastewater = 1.1

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	39	32	45	35	42	53	33	49	46	44	43	43
Adopted rainfall (R, mm)	39	32	45	35	42	53	33	49	46	44	43	43
Retained rain (Rr, mm)	31	26	36	28	34	42	26	39	37	35	34	34
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	137	120	91	61	41	27	30	43	63	91	103	130
Evapotr. less rain (mm)	**105**	**94**	**55**	**33**	**8**	**-15**	**4**	**4**	**26**	**56**	**69**	**96**

Annual evapotranspiration less retained rain (mm) = 534

Soil characterisitics

Texture = Sand Category = 1 Thick. (m) = 1.4
Adopted permeability (m/day) = 1 Adopted LTAR (L/sq m/day) = 40 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	7
Width (m) =	1.5
Depth (m) =	0.6
Total disposal area (sq m) required =	15
comprising a Primary Area (sq m) of:	15
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The calculated DLR for the category 1 soil is 40 mm/day and an irrigation area of 15 sq m is required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Assessment for	Terry Moore	Assess. Date	24-Feb-23
		Ref. No.	
Assessed site(s)	154 Carlton Beach Rd Dodges Ferry	Site(s) inspected	3-Feb-23
Local authority	Sorell Council	Assessed by	R Doyle

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,000		Moderate		
	Density of disposal systems	/sq km	15		Moderate		
	Slope angle	degrees	12		Moderate		
	Slope form		Straight simple		Low		
	Surface drainage		Good		Very low		
	Flood potential		Site floods 1 in 75-100 yrs		Low		
	Heavy rain events		Rare		Low		
AA	Aspect (Southern hemi.)		Faces S		Very high		
	Frequency of strong winds		Common		Low		
	Wastewater volume	L/day	600		Moderate		
	SAR of septic tank effluent		1.0		Low		
	SAR of sullage		2.5		Moderate		
	Soil thickness	m	1.4		Very low		
	Depth to bedrock	m	3.0		Very low		
	Surface rock outcrop	%	0		Very low		
	Cobbles in soil	%	0		Very low		
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.4		Very low		
	Soil dispersion	Emerson No.	8		Very low		
A	Adopted permeability	m/day	1		High		
AA	Long Term Accept. Rate	L/day/sq m	40		Very high		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site is suitable for onsite wastewater disposal with a moderate area available.The site is limited by slope angle and available area therefore secondary treatment is recommended

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Assessment for	Terry Moore	Assess. Date	24-Feb-23
		Ref. No.	
Assessed site(s)	154 Carlton Beach Rd Dodges Ferry	Site(s) inspected	3-Feb-23
Local authority	Sorell Council	Assessed by	R Doyle

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
AA	Cation exchange capacity	mmol/100g	15		Very high		
A	Phos. adsorp. capacity	kg/cub m	0.2		High		
	Annual rainfall excess	mm	-534		Very low		
	Min. depth to water table	m	5		Very low		
	Annual nutrient load	kg	5.5		Low		
	G'water environ. value	Agric sensit/dom irrig			Moderate		
	Min. separation dist. required	m	10		Low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric non-sensit			Low		
	Dist. to nearest surface water	m	250		Moderate		
A	Dist. to nearest other feature	m	20		High		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	1000		Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

There will be a low environmental risk due to the distance to the dowslope boundary therefore there will be a very low risk of off-site movement.

APPENDIX 2 – Design Hydraulics, System Componentry, Pump Capacity and float Switch Setup

System sizing and componentry for pump-dosed absorption bed - 154 Carlton Beach Rd			
draulic load (L/day)	Design Loading Rate (mm/day)	Application area (m^2)	System flow rate (L/min)
600	40	15.0	56
mber of beds	Sequencing valve required?	Make & model	
1	No	N/A	
ly line material	Supply main ID (mm)	Supply line length (m)	
PRESSURE PIPE (32/3)	31.7	34	
on lateral length (m)	Number of distribution laterals	Distribution lateral (pipe) material	Distribution lateral ID (mm)
17	1	PVCU - DN25 - (PN12)	29.8
tion Spacing (mm)	Number of perforations	Perforation diameter (mm)	Flow rate/perforation @ 1.5 m head (L/min)
400	43	3	1.30

Dynamic Head Calculation	
omponent	Approx. Head loss (m)
on @ flow rate)	1.7
e (friction @ flow rate)	N/A
iction)	0.4
Approx. Elevation differential (bottom of pumpwell to distribution manifold)	8.0
) distribution manifold	1.5
lead (TDH)	**11.6**

Pump Requirements	
Min. pump capacity	Max. pumping time @ 600 L/day
56 L/min @ 11.6 m Head	11 mins/day
Suitable pump	**Davey D40A**

Dose Volume and Pump Float-switch Setup			
ain void volume (L)	Distribution manifild void volume (L)	Set float-switches to pump (L)	Dose volume delivered (L)
27	12	87	60

Dosing rates in accordance with: *Converse, 2000. Pressure Distribution Network Design* - i.e., individual dose volume to:

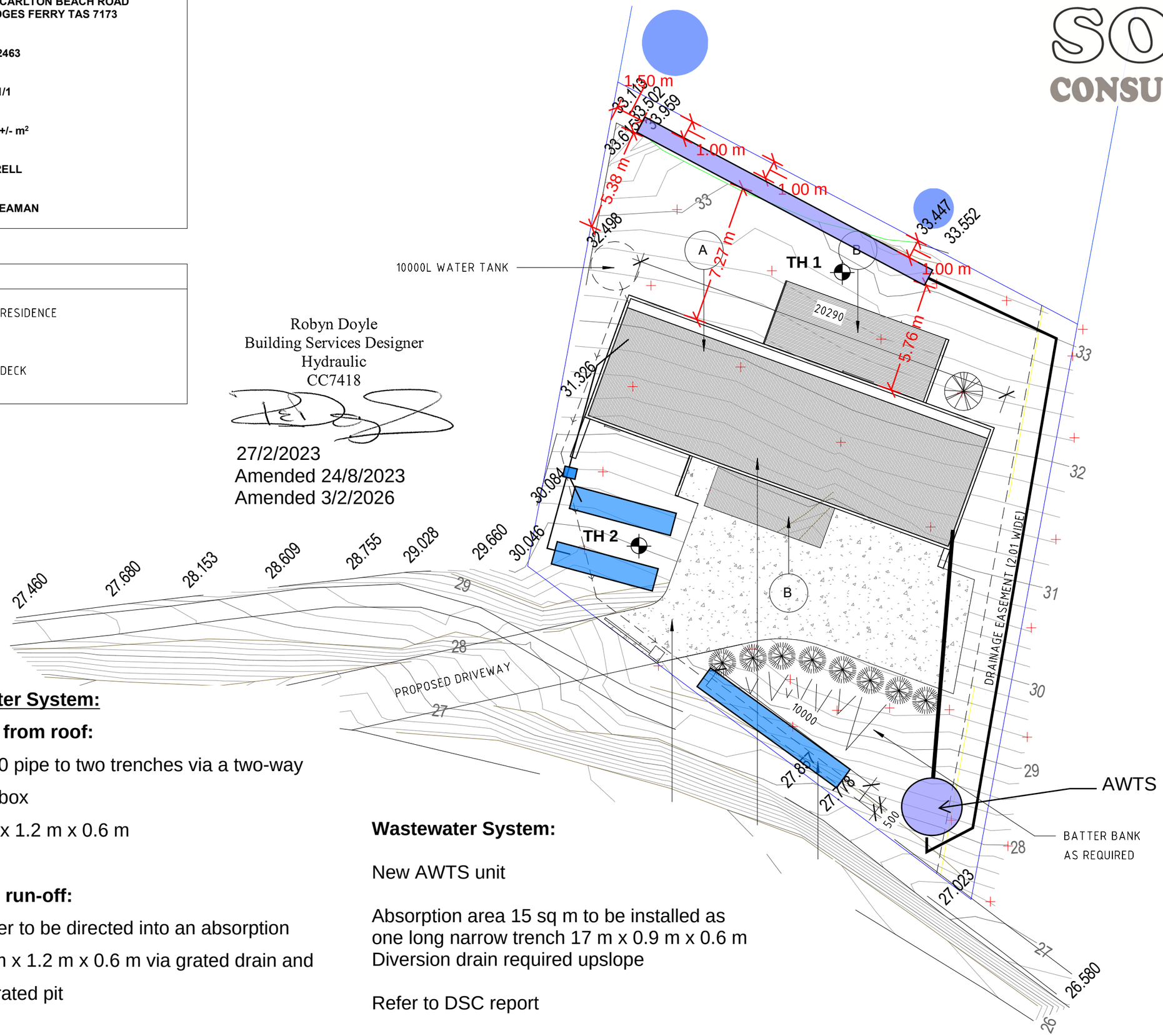
(a) be minimum 5 times the distribution manifold total void volume; and ✓

(b) not exceed 20% the daily hydraulic load volume ✓

Job No. 5575

SITE NOTES	
Property Address:	**154 CARLTON BEACH ROAD DODGES FERRY TAS 7173**
Property ID:	**5912463**
Title Reference:	**6571/1**
Site Area:	**728 +/- m²**
Municipality:	**SORELL**
Owner:	**T. BEAMAN**

SITE KEY	
A	PROPOSED RESIDENCE
B	PROPOSED DECK



Robyn Doyle
Building Services Designer
Hydraulic
CC7418

27/2/2023
Amended 24/8/2023
Amended 3/2/2026

Stormwater System:

Overflow from roof:

DN 90-100 pipe to two trenches via a two-way diversion box

2 x 5.5 m x 1.2 m x 0.6 m

Driveway run-off:

Stormwater to be directed into an absorption trench 9 m x 1.2 m x 0.6 m via grated drain and 40 x 40 grated pit

Wastewater System:

New AWTS unit

Absorption area 15 sq m to be installed as one long narrow trench 17 m x 0.9 m x 0.6 m
Diversion drain required upslope

Refer to DSC report

DOYLE SOIL CONSULTING

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS (PRELIMINARY)	2.02.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
SITE PLAN

SCALE:	DRG.NO:	CHK BY:
1 : 200 @ A3	A02	ME
DRAWN: JF		

153a Davey Street Hobart
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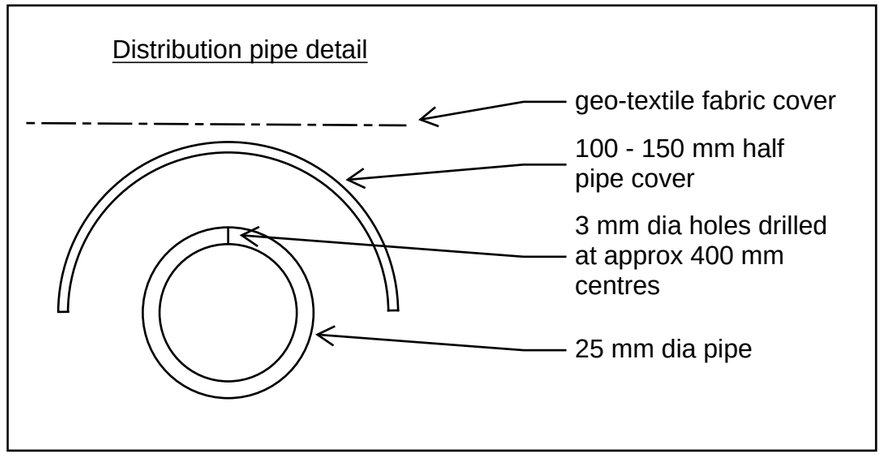
Accreditation No. CC1910

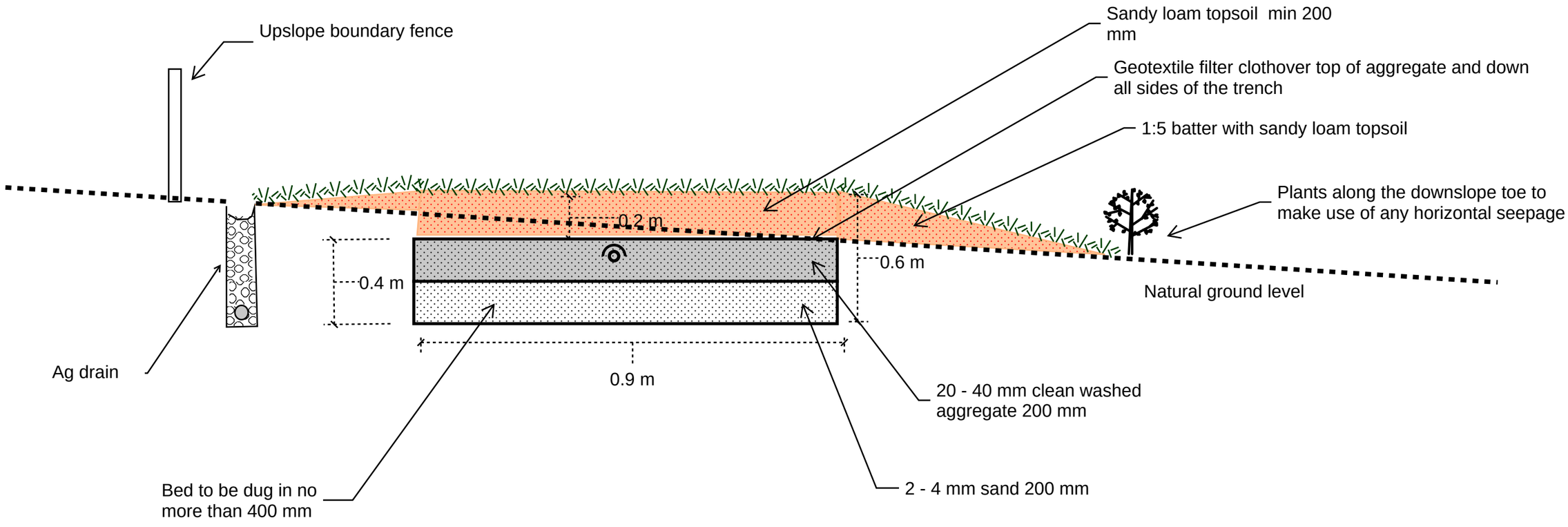
north

design EAST
building design and interior architecture



Modified bed

DOYLE SOIL CONSULTING



DOYLE SOIL CONSULTING

Design notes:

1.Absorption trench dimensions 17 000 mm long by 900 mm wide by 600 mm.

2. Base of bed to be excavated level min 400 mm into natural soils

3. Bed to be filled with 200 mm 2-5 mm clean washed sand then 200 mm 20-40 mm aggregate

4. Install the drilled 25 mm distribution pipes onto the gravel.

5. 25 mm distribution pipes drilled with sufficient 3 mm holes in the top of the pipe (approx spacing 400 mm) to distribute the effluent and half circle 100-150 mm UPVC pipe, un-perforated, laid over the 25 mm perforated lateral to direct water jet downwards.

6. One 3 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.

7. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate

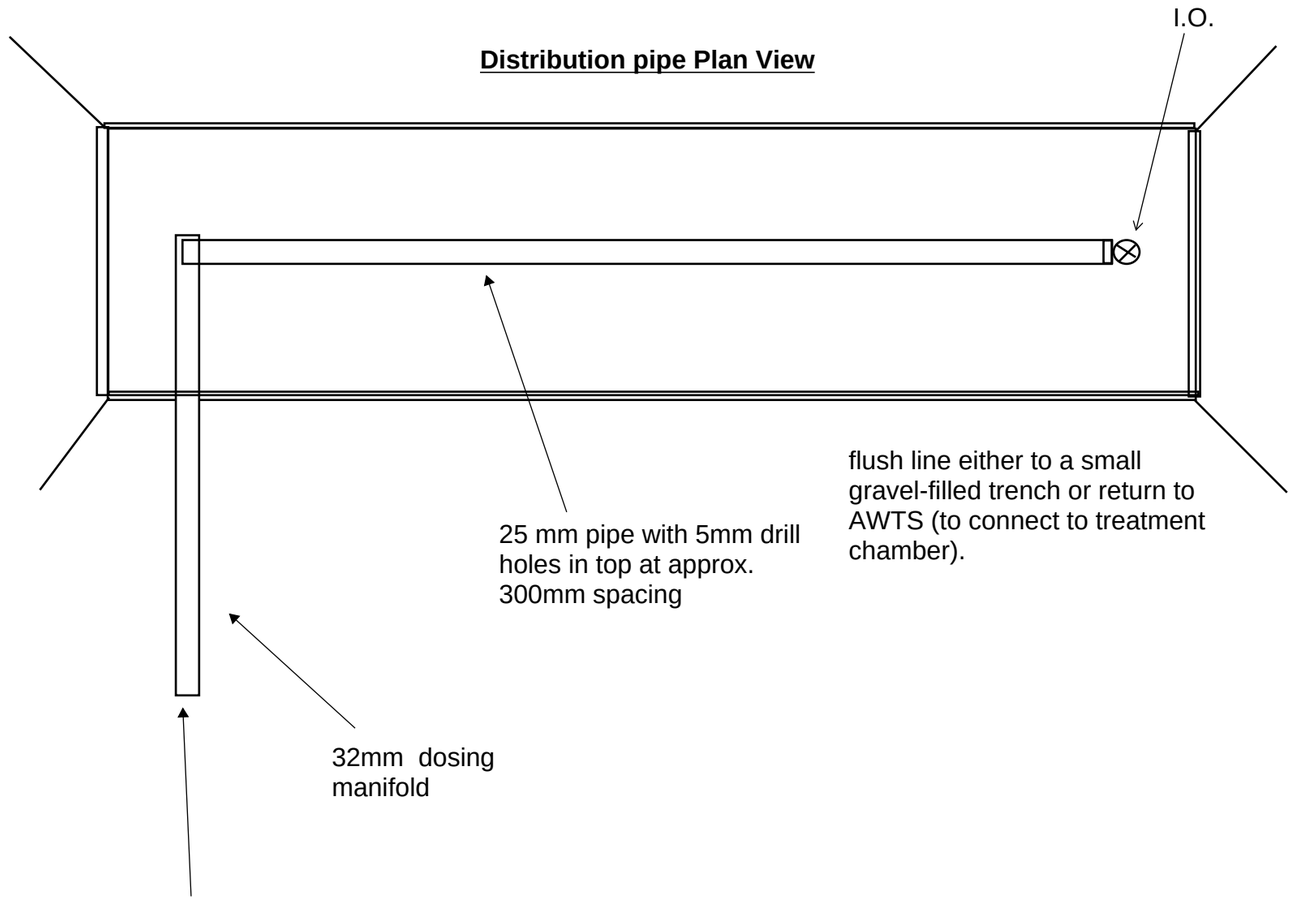
8. Final finished surface with sandy loam to be a minimum of 200 mm with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m^2)

9. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate

10. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench

11.All works on site to comply with AS3500 and Australian Plumbing Code.

Distribution pipe Plan View



General notes:

The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5 m residual head (ie squirt height) at the highest orifice (with no more than 15 % variation in squirt height across the whole bed).

For beds with individual laterals, no more than 15 m long, it is acceptable to adopt a flow rate of 4-5 L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

Reference:

Cromer, W. C. (2013). Bottomless sand filters: Notes for designers, installers and regulators July 2013. Land application systems for domestic wastewater management. Unpublished report by William C Cromer Pty Ltd, 1 December 2013.

Cromer, W. C. (2013). Nonconventional beds: Notes for designers, installers and regulators, July 2013. Land application systems for domestic wastewater management. Unpublished report by William C Cromer Pty Ltd, 7 July 2013.

Traffic Impact Statement

New Residential Dwelling at 154 Carlton Beach Road, Dodges Ferry

Hubble Traffic

September 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	September 2025	Final issued

Contents

1. Introduction

Tim Beaman (developer) has engaged Hubble Traffic to prepare an independent Traffic Impact Statement. This statement provides technical advice regarding the suitability for the existing vehicular access and driveway to support a residential dwelling at 154 Carlton Beach Road, Dodges Ferry.

The Sorell Council has requested information to determine whether the proposed driveway location is suitable for providing safe and efficient access, considering the site's topography and the available sight distance at the access point.

This assessment references the Australian Standard 2890.1:2004 Off-street Car Parking document (referred to as the Standard) and the Local Government Association Tasmania's Tasmanian Standard Drawings document (referred to as LGAT).

2. Development site

Located at 154 Carlton Beach Road, Dodges Ferry, the development site is an undeveloped parcel of land situated on the side of a steep embankment. The site has an existing vehicular access onto Carlton Beach Road and an unsealed driveway that terminates at the footpath.

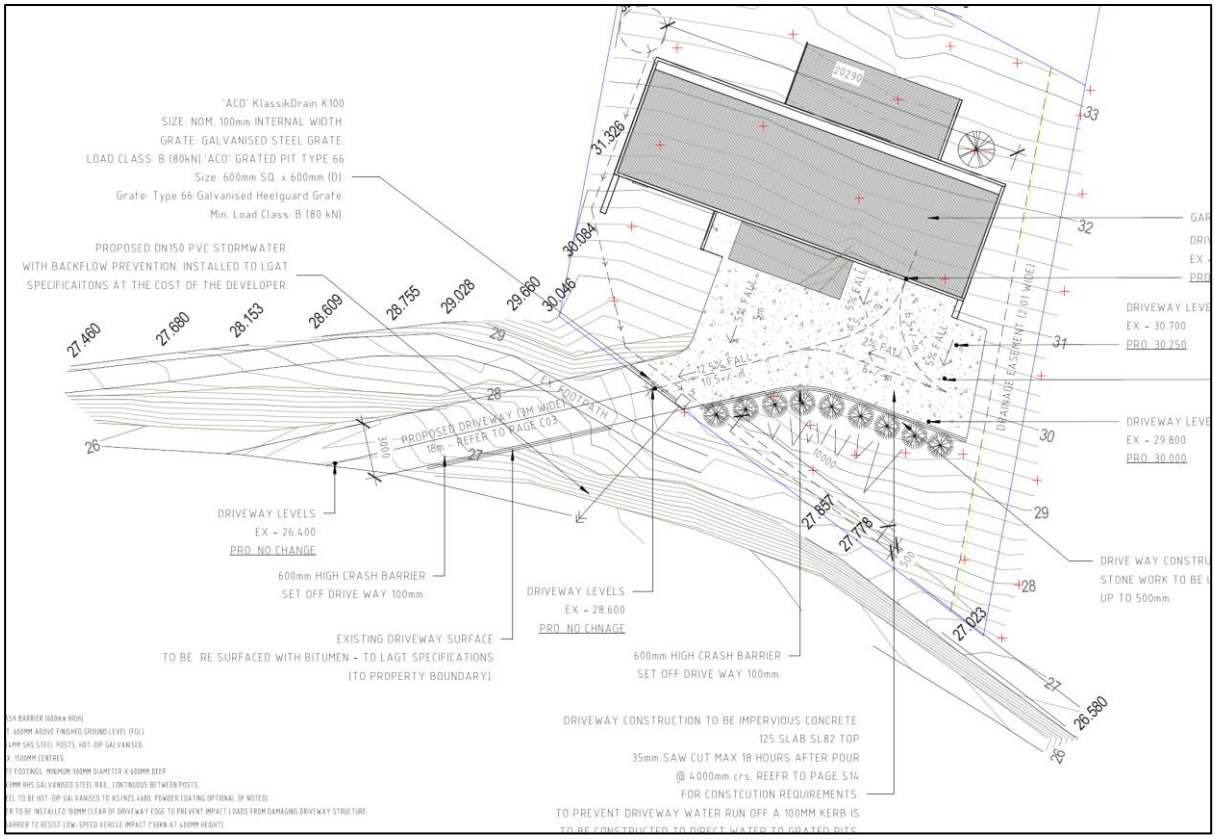
According to the Land Information System Tasmania (LIST) Database, the development site is located within a Low Density Residential zone, situated within an established residential area.

Diagram 2.0 – Extract from LIST Database

3. Development proposal

The developer is seeking to construct a new three-bedroom residential dwelling, supported by two on-site car parking spaces. The development will retain and upgrade the existing driveway and vehicular access onto Carlton Beach Road.

Diagram 3.0 – Development proposal



4. Carlton Beach Road

Carlton Beach Road is a collector road located within the Sorell municipality, connecting motorists from the townships of Dodges Ferry and Carlton to the nearest arterial roads, Old Forcett Road and Carlton River Road.

For the purpose of this assessment, Carlton Beach Road operates in a west to east orientation. The road has a curvilinear alignment, with a sweeping reverse curve past the development site, situated within undulating terrain that flattens out beyond the site. The road operates with a posted 50 km/h speed limit.

Adjacent to the development site, the road is built to a rural standard. The sealed carriageway is six metres wide, with narrow gravel shoulders. The alignment is delineated by a marked single solid centreline, and argument with street lights. A steel beam safety barrier is installed along the southern edge, whereas a retaining wall extends upward from the road to the development site on the opposite side. Due to the narrow road corridor, there are no pedestrian facilities adjacent to the roadway. Instead, a dedicated pedestrian footpath operates along the northern side, where the footpath is raised and separated above the roadway.

Photograph 4.0A – Carlton Beach Road standard to the east

Photograph 4.0B – Carlton Beach Road standard to the west

5. Access arrangements

5.1. Existing vehicular access

The development site has an existing three-metre-wide vehicular access to Carlton Beach Road. This access will be retained and upgraded to a bitumen surface up to the property boundary.

Given the site's steep terrain, the existing acute angle between the driveway and Carlton Beach Road will remain unchanged, as altering it would result in vertical grades that do not meet standards.

The acute angle makes turning left-out difficult, as vehicles must cross the centreline. To address this, the developer proposes that all vehicles enter via a left-in turn and exit via a right-out turn, minimising disruption to current traffic.

Photograph 5.1 – Existing vehicular access

5.2. Sight distance leaving the development site

It is important that drivers have appropriate sight distance when leaving the development site. LGAT Standard Drawing TSD-RF01-v3 provides guidance on sight distance for driveway accesses and specifies a Safe Intersection Sight Distance of 80 metres for a 50 km/h speed environment, as shown in the extract below.

Extract 5.2 – Sight distance requirements at access driveways (LGAT standards)

VEHICLE SPEED	SAFE INTERSECTION SIGHT DISTANCE METRES, FOR SPEED LIMITS OF:	
(km/h)	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

NOTES:

1. – For maximum driveway access slopes refer TSD–R04
2. – The angle of intersection should be between 70° and 90° to the major road.
3. – Shall be the posted speed limit for assessment of access driveways.
4. – Refer to AGRD04A – Part 4A Unsignalised and Signalised Intersection.

The available sight distance at the existing access was measured on-site, with the driver positioned 2.5 metres back from the roadway and 1.1 metres above the driveway surface, and an approaching vehicle being 1.25 metres high. The available sight distance measured in excess of 80 metres in both directions, providing drivers with sufficient sight distance to enter Carlton Beach Road safely and efficiently.

Photograph 5.2A – Available sight distance to the left

Photograph 5.2B – Available sight distance to the right

5.3. Intersecting angle of driveway

Note 2 within the above LGAT standard specifies that driveways should meet roads at angles between 70° and 90° for optimal safety and visibility. However, the steep terrain makes realigning the driveway to comply with this intersecting angle impractical due to grade constraints.

Despite this, adequate sight distance will be available to both drivers using the access and motorists travelling along Carlton Beach Road. With vehicle speeds limited to 50 km/h and the driveway serving just one domestic home, the driveway is expected to operate in a safe and efficient manner without adversely impacting traffic efficiency along Carlton Beach Road.

5.4. Pedestrian sight distance

It is important for drivers entering and leaving the development site to have adequate sight lines to pedestrians using the footpath, which can be achieved by not having any physical obstacles on either side of the driveway.

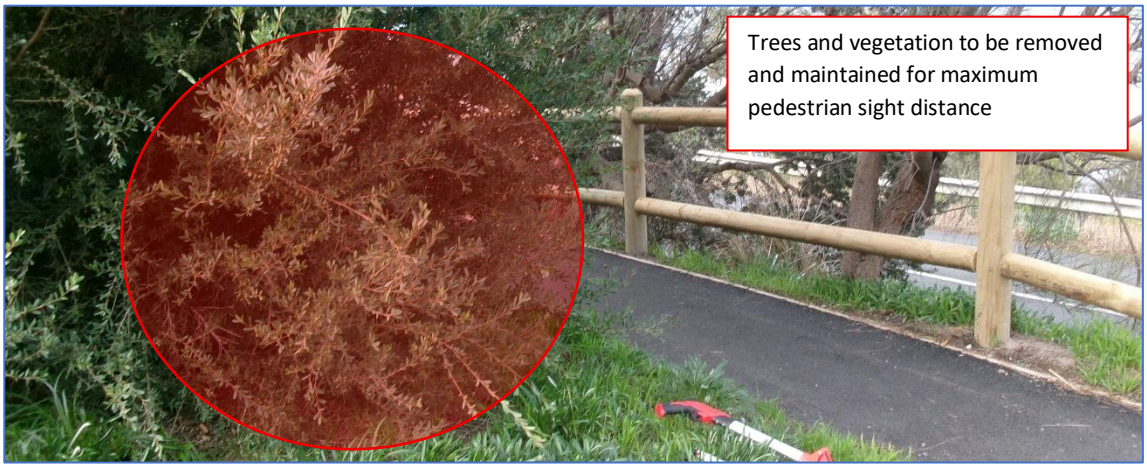
Photographs 5.4A and 5.4B demonstrate clear sight lines for drivers either side of the driveway, as it crosses the footpath, which will be maintained by the developer. While vegetation that limits sight lines between pedestrians and drivers leaving the driveway, will be removed by the developer, which is shown in the photograph 5.4C.

Overall, there will be adequate sight lines to ensure pedestrians can use the footpath in a safe manner.

Photograph 5.4A – Pedestrian sight distance to the left entering the site

Photograph 5.4B – Pedestrian sight distance to the right entering the site

Photograph 5.4C – Pedestrian sight distance to the left leaving the site



Photograph 5.4D – Pedestrian sight distance to the right leaving the site

6. Driveway characteristics

6.1. Driveway layout

The driveway extending off Carlton Beach Road will be a minimum of three metres wide, suitable to accommodate traffic generation from a single domestic dwelling. The driveway will widen into a large forecourt to allow vehicles to turn around on-site and leave in a forward-driving direction.

Inside the property boundary, the driveway will be constructed with a hard-wearing concrete surface. Suitable cambers and kerbing will be used to direct surface water to a transverse catch drain located at the property boundary, ensuring that the surface water is contained on-site.

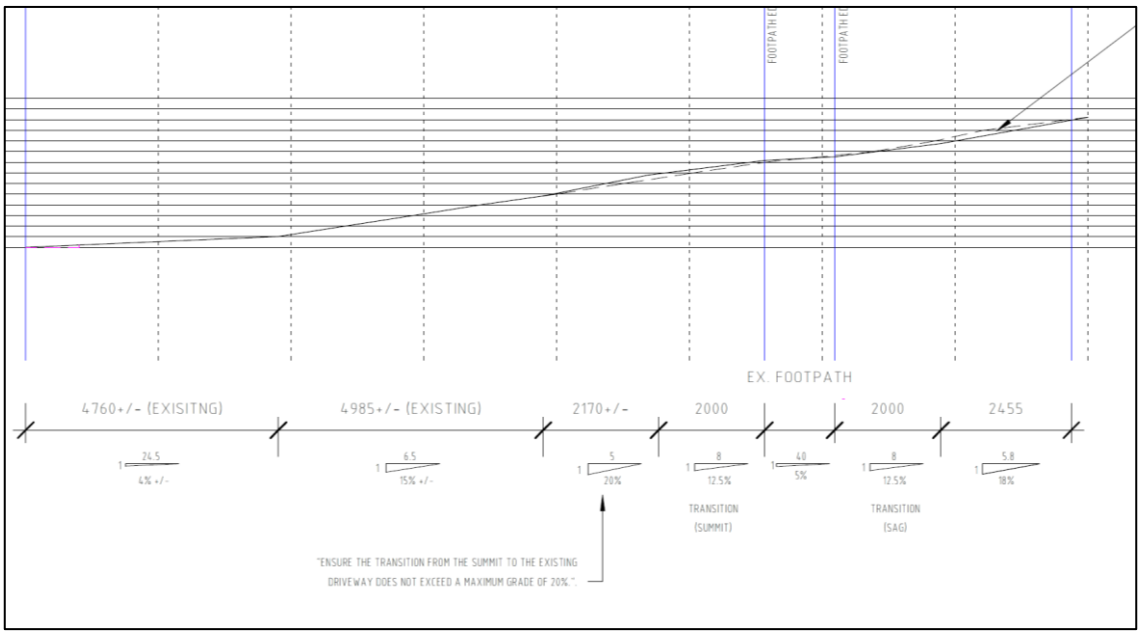
6.2. Internal gradients

Civil plans prepared by Design East include a longitudinal profile for the upgrade of the existing driveway. The vertical grade at the beginning of the driveway will remain unchanged, complying with LGAT standard drawing TSD-R04-v3 for a rural property driveway. The maximum vertical grade will reach 20 percent, which complies with the maximum gradient for a domestic property access, as specified in the Standard.

The design ensures that the changes in grade for a crest curve are less than 12.5 percent and 15 percent for the sag curve, complying with section 2.5.3 of the Standard. This means there will be adequate ground surface clearance for vehicles using the driveway.

Additionally, the design considers the footpath that crosses the driveway. The existing footpath crossfall of 5% will be retained, ensuring pedestrians and cyclists are not adversely impacted.

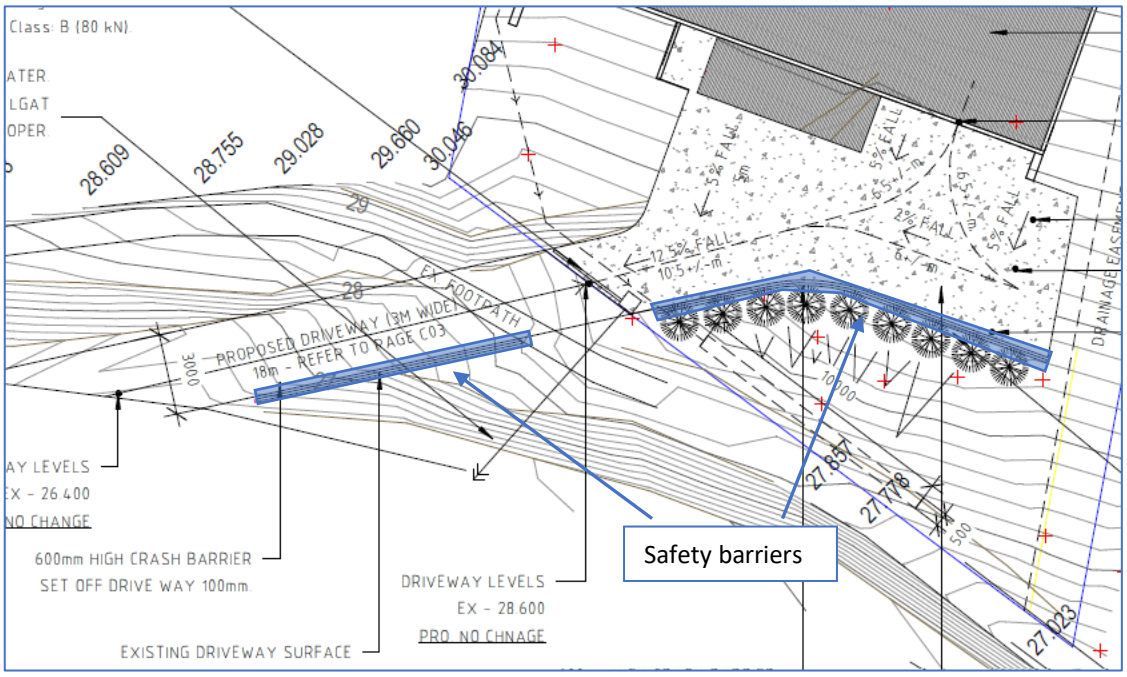
Diagram 6.2 – Longitudinal section of the driveway



6.3. Safety barriers

Any parking deck or driveway that is elevated above the natural ground surface by more than 600 millimetres will be provided with a suitable safety barrier. The diagram below illustrates the likely locations where a barrier will be required.

Diagram 6.3 – Locations of the safety barrier



7. Conclusion

Vehicular accesses should ideally intersect the road network at an angle close to ninety degrees to optimise visibility and manoeuvrability. However, due to the natural topography of steep sites, this is not always achievable. In this instance, the existing vehicular access is considered suitable, given the natural topography of the development site, which will minimise the need for excessive driveway gradients to reach the property boundary.

Additionally, there is sufficient available sight distance, which complies with the requirements specified by LGAT, ensuring that vehicles can enter and leave in a safe and efficient manner. Vehicles will only undertake left-in manoeuvres to access the site and right-out manoeuvres when leaving.

The driveway will be retained and upgraded to a sealed bitumen surface, with the design ensuring the maximum grade and change in grades comply with the Standard for a residential property, ensuring adequate ground clearance for vehicles accessing the site.

Overall, this assessment found the existing access and driveway design is considered fit-for-purpose for a single domestic dwelling.

PROPOSED DWELLING

at 154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
for T. BEAMAN

ISSUE: WORKING DRAWINGS 19.06.23

DWG. No.	DRAWING NAME	DATE	REVISION
A01	COVER PAGE	1.02.26	A
A02	SITE PLAN	1.02.26	A
A03	LOWER GROUND FLOOR PLAN	1.02.26	A
A04	PROPOSED FIRST FLOOR PLAN	1.02.26	A
A05	PROPOSED ELES 01 OF 02	1.02.26	A
A06	PROPOSED ELES 02 OF 02	1.02.26	A
A07	SWMP	1.02.26	A
A08	LOWER LEVEL REFLECTIVE CEILING PLAN	1.02.26	A
A09	FIRST FLOOR REFLECITVE CEILING PLAN	1.02.26	A
A10	ROOF PLAN	1.02.26	A
A11	LOWER GROUND FLOOR - SCHEDULES	1.02.26	A
A12	FIRST FLOOR LEVEL - SCHEDULES	1.02.26	A
A13	SECTION A-A	1.02.26	A
L01	WET AREA & LIVABLE FLOOR PLANS	1.02.26	A
L02	LIVABLE HOUSING DETAILS	1.02.26	A
H01	PLUMBING PLAN	1.02.26	A
H02	PLUMBING NOTES & DETAILS	1.02.26	A
N01	NOTES - GENERAL NOTES 1 - 2	1.02.26	A
N02	NOTES - GENERAL NOTES 2 - 2	1.02.26	A
N03	NOTES - GLAZING, LIGHTING & VENTILATION	1.02.26	A
N04	NOTES - ENERGY EFFICIENCY	1.02.26	A
S01	LOWER GROUND FOOTING & SLAB PLAN	1.02.26	A
S02	FOOTING & FOUNDATION DETAIL 1 OF	1.02.26	A
S03	FOOTING & FOUNDATION DETAIL 2 OF 3	1.02.26	A
S04	FOOTING & FOUNDATION DETAIL 3 OF4	1.02.26	A
S05	FOOTING & FOUNDATION DETAIL 4 OF4	1.02.26	A
S06	LOWER GROUND WALL FRAMING & BRACING PLAN	1.02.26	A
S07	FIRST FLOOR FRAMING	1.02.26	A
S08	STRUCTURAL FLOOR FRAMING DETAIL 1 OF 2	1.02.26	A
S09	STRUCT. FLOOR FRAMING DETAILS 2 OF 2	1.02.26	A
S10	FIRST FLOOR STRUCTURAL WALL FRAMING PLAN	1.02.26	A
S11	WALL FRAMING DEATILS	1.02.26	A
S12	ROOF FRAMING PLAN	1.02.26	A
S13	TIE DOWN DETAILS	1.02.26	A
S14	TIE DOWN DETAILS	1.02.26	A
S15	BRACING DETAILS	1.02.26	A
C01	CIVIL	1.02.26	A
C02	CIVIL DETAILS	1.02.26	A
C03	LONGITUDINAL SECTION	1.02.26	A

GENERAL INFORMATION

Accredited Building Designer:	**Monty East**
Accreditation Number:	**CC 191 O**
Land title reference number:	**C.T. 6571/1**
Site area:	**728 + - m²**
Wind classification:	**N3** **Site Classification to AS 4055-2012**
Soil classsification:	**ENGINEER ASSESSED** **Site Classification to AS 2870-2011**
Climate zone:	**7**
Bushfire-prone area BAL rating:	**N/A**
Alpine area (900m above AHD):	**N/A**
Corrosion environment:	**HIGH**
Other known site hazards:	**N/A**

Sorell Council

Development Application: Development Application - 154 Carlton Beach Road, Dodges Ferry.pdf
Plans Reference:P1
Date Received:4/02/2026

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.

2. DO NOT SCALE DRAWINGS.

3. THE CONTRACTORIS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.

4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.

5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.

7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.

8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

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Tasmania 7000
Phone (03)6223 6740

Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191O

design EAST
building design and interior architecture

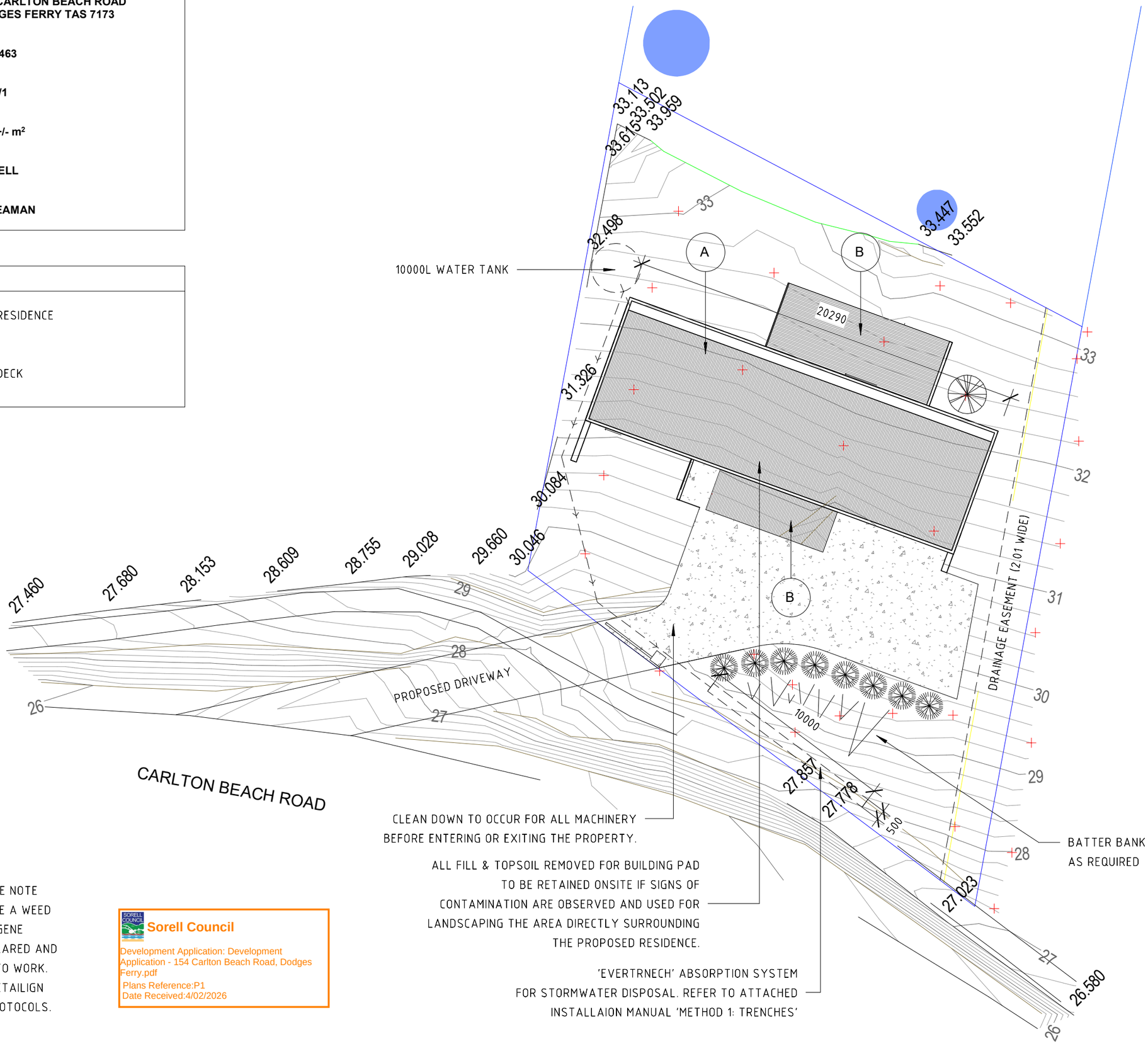
Job No. 5575

SITE NOTES	
Property Address:	**154 CARLTON BEACH ROAD DODGES FERRY TAS 7173**
Property ID:	**5912463**
Title Reference:	**6571/1**
Site Area:	**728 +/- m²**
Municipality:	**SORELL**
Owner:	**T. BEAMAN**

SITE KEY

A — PROPOSED RESIDENCE

B — PROPOSED DECK



WEED MANAGEMENT HYGIENE NOTE
SITE FOREMAN TO DISIGNATE A WEED HYGENE MANAGER. WEE HYGENE MANAGER TO IDENTIFY DECLARED AND SIGNIFICANT WEEDS PRIOR TO WORK. LOG BOOK IS TO BE KEPT DETAILIGN ADHERANCE TO HYGIENE PROTOCOLS.

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: SITE PLAN

SCALE:	DRG.NO:	CHK BY:
1 : 200 @ A3	A02	ME
	DRAWN: JF	

153a Davey Street Hobart
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Web www.designeast.com.au
Accreditation No. CC1910

north

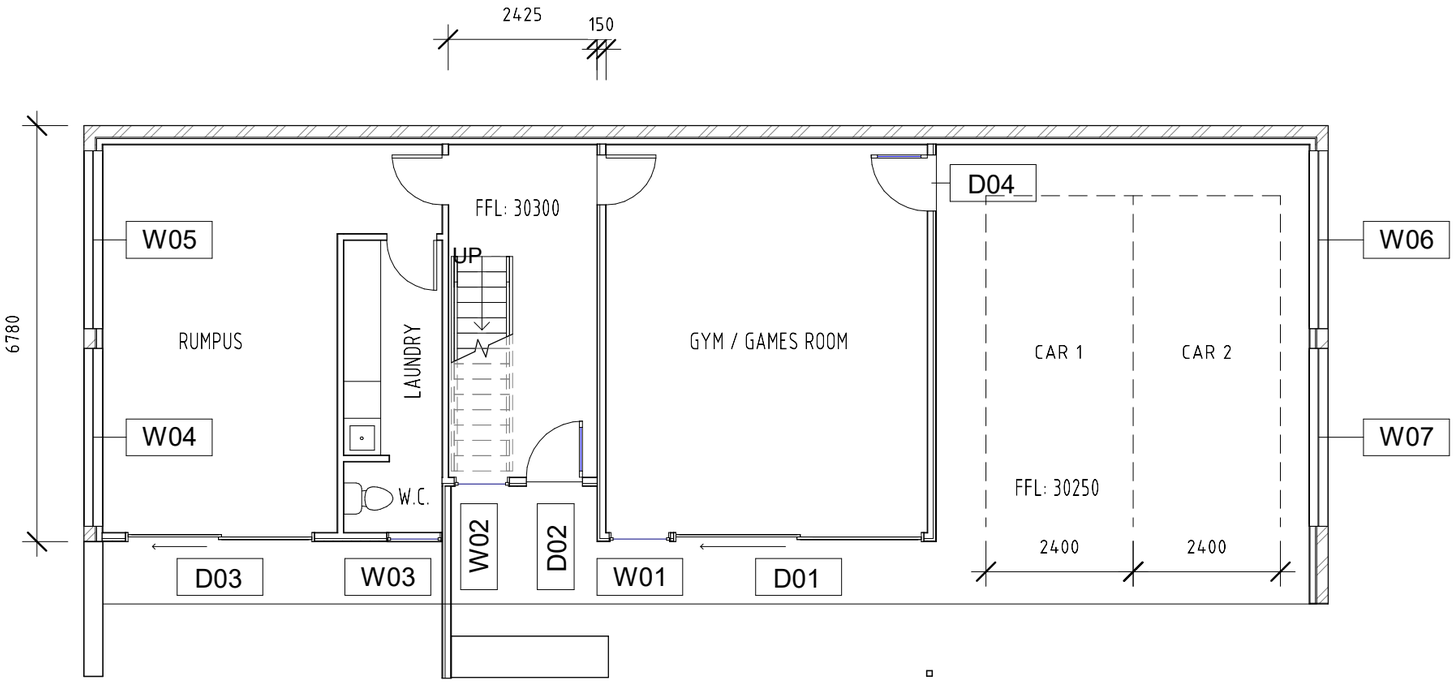
design EAST

building design and interior architecture

Job No. 5575

WALL LEGEND	
	90mm TIMBER STUD WALL
	150mm VERTICAL BOARD CLADDING.
	190mm COREFILLED BLOCKWORK & 90mm TIMBER STUDE WALL.

FLOOR AREAS	
PROPOSED GROUND FLOOR INCLDING GARAGE FLOOR AREA	= 130 +/- Sqm
PROPOSED UPPER FLOOR AREA	= 130 +/- Sqm



ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

2 S06

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: LOWER GROUND FLOOR PLAN

SCALE:	DRG.NO:	CHK BY:
1 : 100 @ A3	A03	ME
DRAWN: JF		

153a Davey Street Hobart
Tasmania 7000
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Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC1910

north

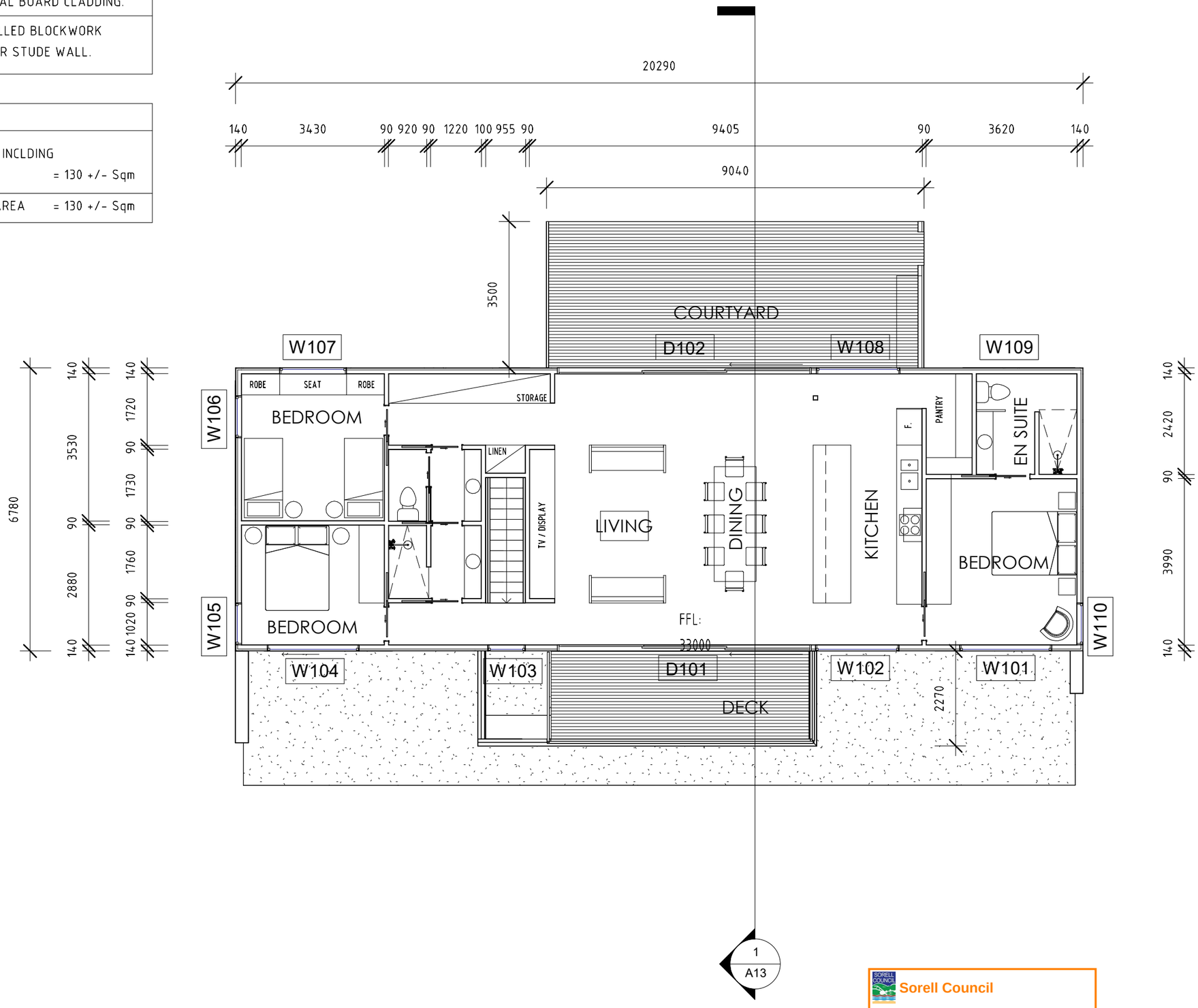
design EAST

building design and interior architecture

Job No. 5575

WALL LEGEND	
	90mm TIMBER STUD WALL
	150mm VERTICAL BOARD CLADDING.
	190mm COREFILLED BLOCKWORK & 90mm TIMBER STUDE WALL.

FLOOR AREAS	
PROPOSED GROUND FLOOR INCLDING GARAGE FLOOR AREA	= 130 +/- Sqm
PROPOSED UPPER FLOOR AREA	= 130 +/- Sqm



ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY (TAS) 7173
T. BEARMAN

Drawing: PROPOSED FIRST FLOOR PLAN

2 S06

SCALE:	DRG.NO:	CHK BY:
1 : 100 @ A3	A04	ME
DRAWN: JF		

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Tasmania 7000
Phone (03)6223 6740

Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC1910

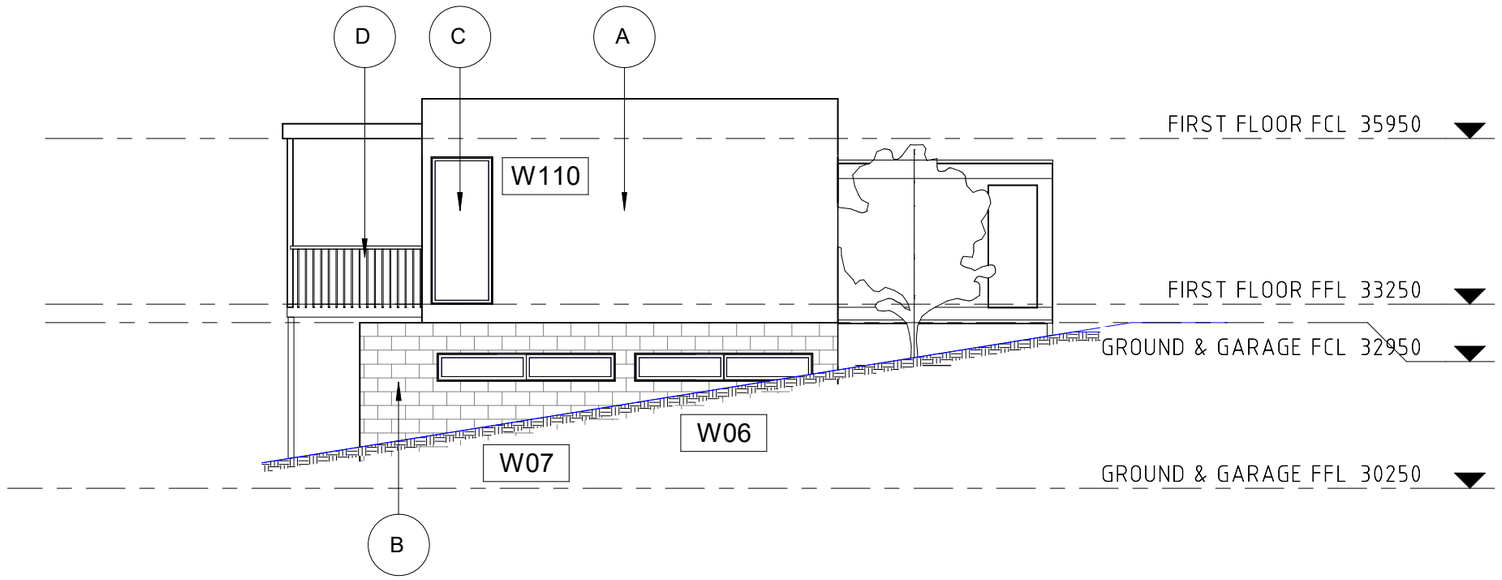
north

design EAST
building design and interior architecture

Job No. 5575

EXTERNAL FINISHES

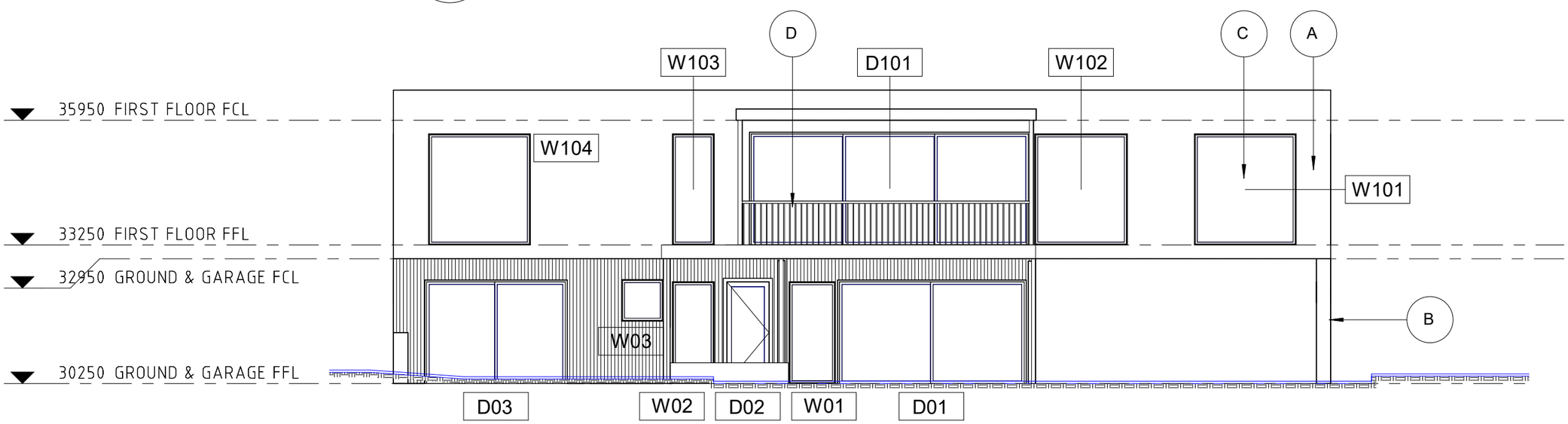
- (A) CEMINTEL BARESTONE SHEET CLADDING. 6mm SHADOW GAP.
- (B) 190mm BLOCK WORK WALL.
- (C) DOUBLE GLAZED ALUMINIUM WINDOWS AND DOORS.
- (D) STEEL VERTICAL BALUSTRADE - PAINT FINISH



1 / A05

PROPOSED EAST ELEVATION

1 : 100



2 / A05

PROPOSED SOUTH ELEVATION

1 : 100

Sorell Council

Development Application: Development Application - 154 Carlton Beach Road, Dodges Ferry.pdf
Plans Reference:P1
Date Received:4/02/2026

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
PROPOSED ELES 01 OF 02

SCALE:	DRG.NO:	CHK BY:
1 : 100 @ A3	A05	ME
DRAWN: JF		

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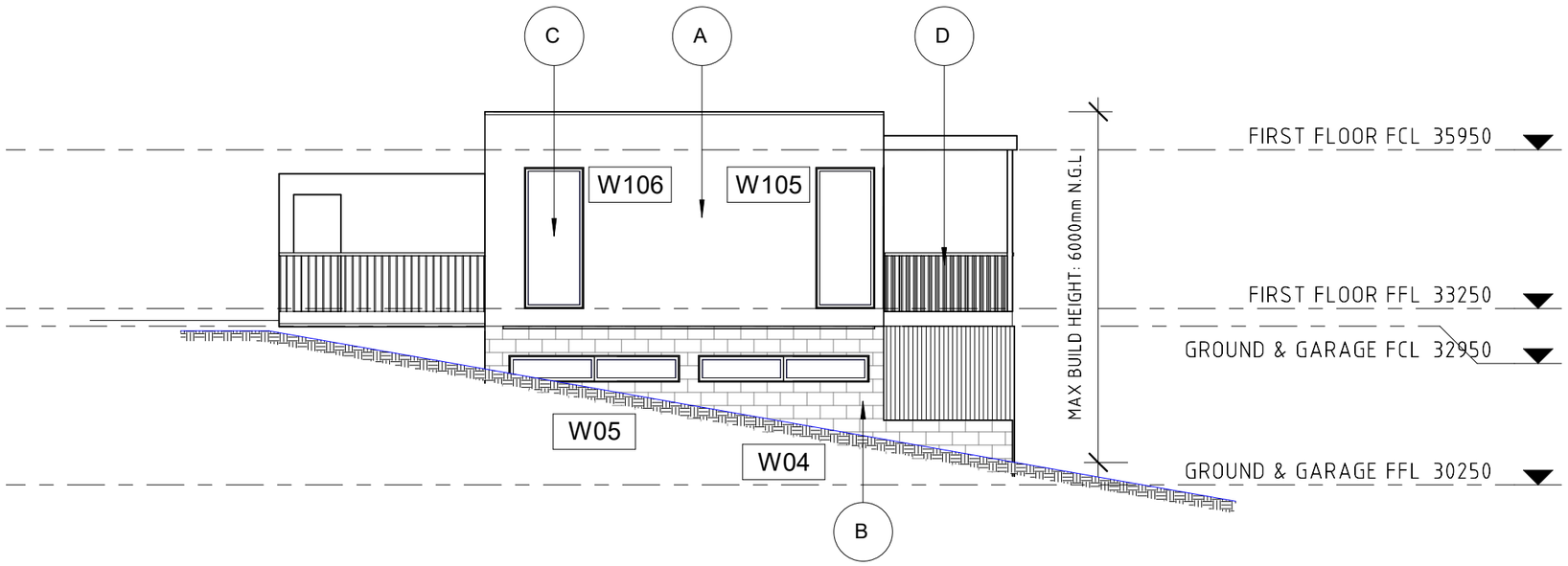
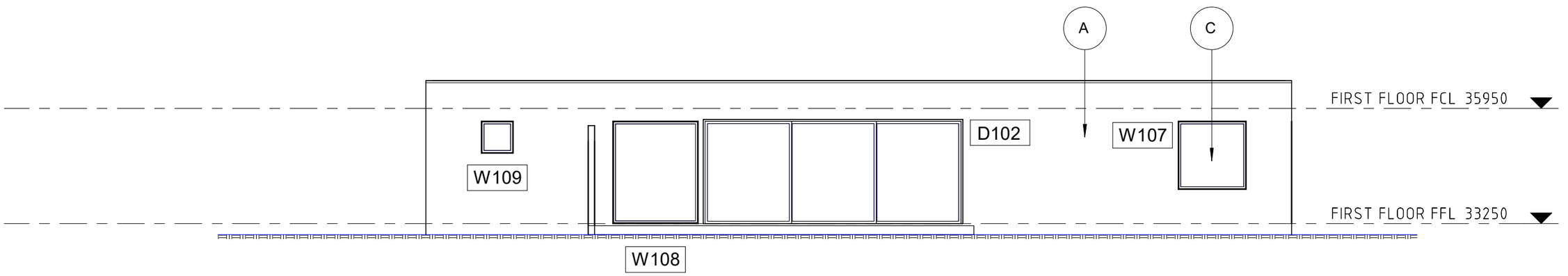
EXTERNAL FINISHES

- (A) CEMINTEL BARESTONE SHEET CLADDING. 6mm SHADOW GAP.
- (B) 190mm BLOCK WORK WALL.
- (C) DOUBLE GLAZED ALUMINIUM WINDOWS AND DOORS.
- (D) STEEL VERTICAL BALUSTRADE - PAINT FINISH



1 / A06 — PROPOSED WEST ELEVATION

1 : 100



2 / A06 — PROPOSED NORTH ELEVATION

1 : 100

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
PROPOSED ELES 02 OF 02

DRG.NO:	A06		CHK BY: ME
SCALE:	1 : 100 @ A3	DRAWN:	JF

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SOIL & WATER MANAGEMENT NOTES

GENERAL NOTES

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

2. ALL VEGETATION OUTSIDE THE BUILDING ENVELOPE WILL BE RETAINED.

SEDIMENT CONTROL FENCE NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND @ Max. 3.0m SPACINGS.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.

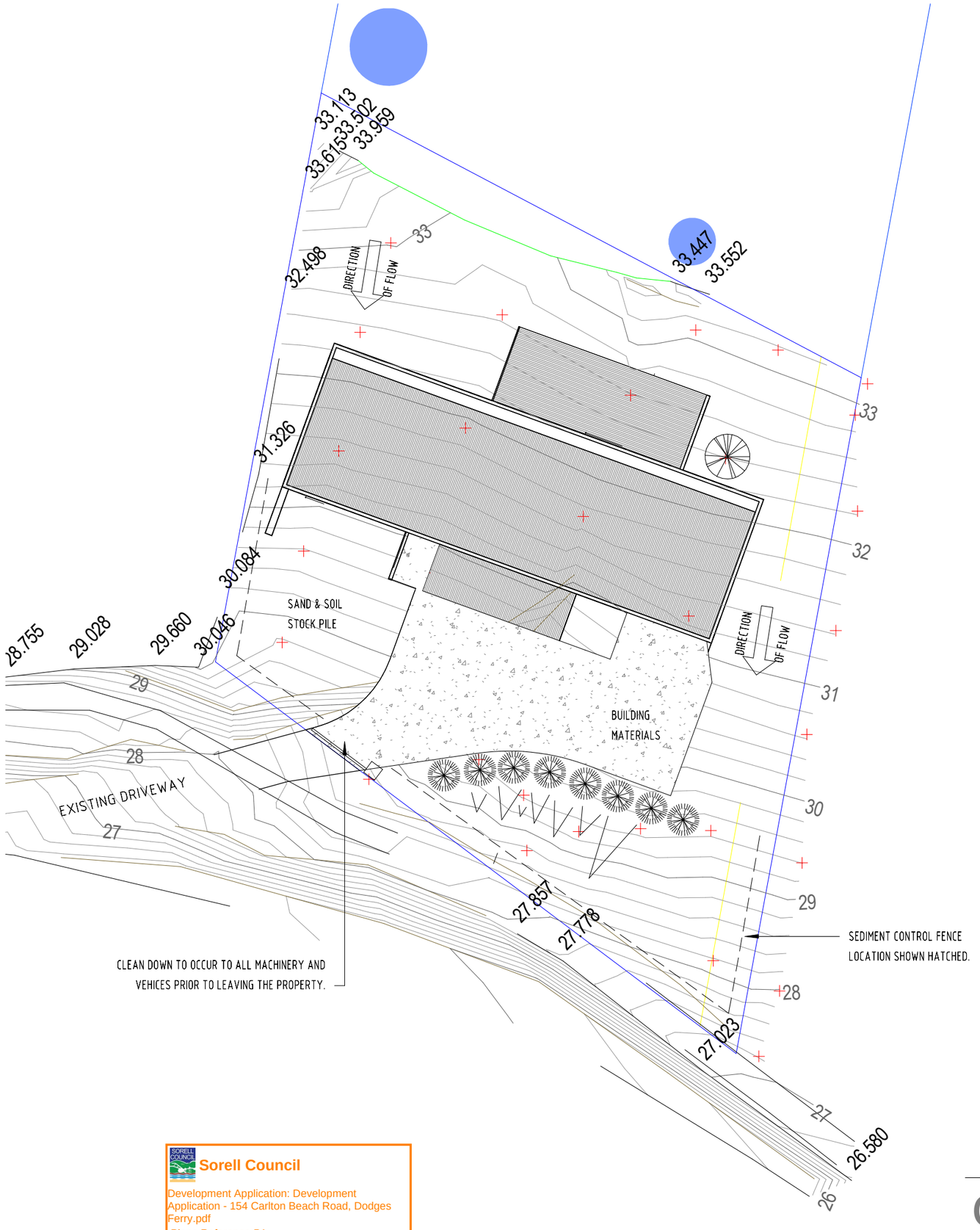
AREA OF GROUND DISTURBANCE = ± 500 sqm. (SHOWN SHADED).

SEDIMENT RETENTION NOTES

1. GENERAL:
   - (a). Temporary drainage control. Flow should be diverted around the work site where possible.
   - (b). All drainage, erosion and sediment controls to be installed and be operational before commencing up-slope earthworks.
   - (c). All control measures to be inspected at least weekly and after significant runoff producing storms.
   - (d). Control measures may be removed when on-site erosion is controlled and 70% permanent soil coverage is obtained over all upstream disturbed land.
   - (e). In areas where runoff turbidity is to be controlled, exposed surfaces to be either mulched, covered with erosion control blankets or turfed if earthworks are expected to be delayed for more than 14 days.
   - (f). Straw bale sediment traps are a secondary option which generally should not be used if other options are available.
2. SEDIMENT FENCE:
   - (a). Not to be located in areas of concentrated flow.
   - (b). Normally located along the contour with a maximum catchment area 0.6 ha per 100m length of fence.
   - (c). Woven fabrics are preferred, non-woven fabrics may be used on small work sites, i.e. operational period less than 6 months or on sites where significant sediment runoff is not expected.
   - (d). Where fences need to be located across the contour the layout shall conform to 'Typical Layout Across Grade'.
   - (e). Fences are required 2m Min. from toe of cut or fill batters, where not practical one fence can be at the toe with a second fence 1m Min. away. Fence should not be located parallel with toe if concentration of flow will occur behind the fence.
3. TEMP. CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP.
   - (a). Adjacent stormwater runoff to be diverted away from entry/exit.
   - (b). Wheel - wash or spray unit may be required during wet weather.

4. SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT.

5. ALL DIMENSIONS IN MILLIMETRES UNLESS INDICATED OTHERWISE.



Job No. 5575

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: SWMP

SCALE: As indicated @ A3
DRG.NO: A07
DRAWN: JF
CHK BY: ME

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ARTIFICIAL LIGHTING NOTES

ALL ELECTRICAL WORK SHALL BE CARRIED OUT & TESTED IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITIES RULES / REGULATIONS.

PROVIDE ARTIFICIAL LIGHTING TO ALL ROOMS IN ACCORDANCE WITH AS/NZS 1680.0 & WHERE APPLICABLE, BCA 3.8.4.3.

ARTIFICIAL LIGHTING SHALL ALSO COMPLY WITH BCA 3.12.5.5 (ENERGY EFFICIENCY), SPECIFICALLY:
- Max. 5 WATTS PER SQUARE METER (5W/sqm) OF LIGHTING INDOORS (Class 1 building).
- Max. 4 WATTS PER SQUARE METER (4W/sqm) OF LIGHTING IN OUTDOOR AREAS (including verandahs, balconies & the like)
- Max. 3 WATTS PER SQUARE METER (3W/sqm) OF LIGHTING FOR GARAGES, CARPORTS, SHEDS & THE LIKE (Class 10a associated with the Class 1 building).

DIMMER SWITCHES TO BE INSTALLED ON LIGHTS IN BEDROOMS, LIVING & DINING AREAS.

EXTERNAL LIGHTS MUST BE CONTROLLED BY A DAYLIGHT SENSOR (AS SHOWN), OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W - TO BCA 3.12.5.5(e).

ALL BATHROOM FANS TO BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE - TO BCA 3.12.3.4. CEILING FANS MUST BE DUCTED TO OUTSIDE AIR.

SEE ATTACHED LIGHTING CALCULATOR (A4 DOCUMENT) FOR ENERGY EFFICIENCY COMPLIANCE - BCA 3.12.5.5.

FINAL LIGHTING LAYOUT TO BE COORDINATED BETWEEN THE OWNER & THE BUILDER.

CEILING NOTES

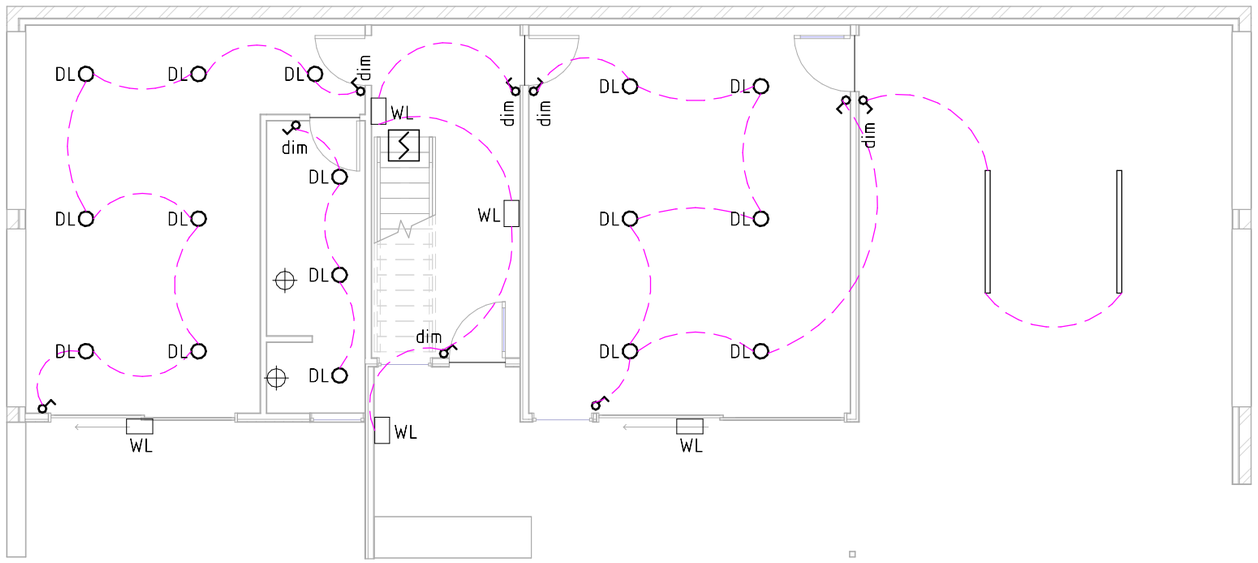
ALL CEILINGS & SOFFIT SYSTEMS MUST BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS / INSTRUCTIONS. GENERALLY PAINT FINISH AS SELECTED BY OWNERS TO ALL CEILINGS / SOFFITS.

CEILING LEGEND

MARK	DESCRIPTION	
C1	FCL:	2400mm ABOVE FFL.
	Type:	RAKED CEILING.
	System:	'RONDO' KEY-LOCK SYSTEM.
	Lining:	10mm 'GYPROCK' PLASTERBOARD.
	Support:	FURRING CHANNELS @ Max. 450mm cts.
	Junction:	SQUARE STOPPED.
	Finish:	PAINT FINISHED AS SELECTED.
C1	FCL:	2400mm ABOVE FFL.
	Type:	RAKED CEILING.
	System:	'RONDO' KEY-LOCK SYSTEM.
	Lining:	10mm CSR ' AQUACHEK..
	Support:	FURRING CHANNELS @ Max. 450mm cts.
	Junctions:	SQUARE STOPPED.
	Finish:	PAINT FINISHED AS SELECTED.
S1	FCL:	2400mm ABOVE FFL.
	Type:	FLAT SOFFIT.
	System:	'RONDO' KEY-LOCK SYSTEM.
	Lining:	6mm 'CEMINTEL' SOFFITLINE.
	Support:	FURRING CHANNELS @ Max. 450mm cts.
	Junctions:	FLUSH JOINTED SOFFIT.
	Finish:	PAINT FINISHED AS SELECTED.

LEGEND

MARK	LEGEND
dim	LIGHT SWITCH & SWITCH WIRE. dim = DIMMER. 2w = 2 WAY SWITCH.
DL	LED RECESSED DOWNLIGHT WITH DIMMER. NOM. 15W.
P	LED 12" PENDENT LIGHT (WITH DIMMER) NOM 12W.
	MECHANICAL EXHAUST FAN (DUCT TO OUTSIDE)
WL	LED EXTERIOR DOWN ONLY WALL LIGHT. (mount above door head - 2200 above FFL).NOM. 12W / 750 lm.
	PHOTOELECTRIC SMOKE ALARM (HARD WIRED) TO COMPLY WITH BCA 3.7.2 & AS 3786. MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE SMOKE ALARM.



2 / A08 LOWER LEVEL REFLECTIVE CEILING PLAN

1 : 100

Sorell Council

Development Application: Development Application - 154 Carlton Beach Road, Dodges Ferry.pdf
Plans Reference:P1
Date Received:4/02/2026

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: LOWER LEVEL REFLECTIVE CEILING PLAN

DRG.NO: A08
CHK BY: ME
SCALE: 1 : 100 @ A3
DRAWN: JF

2

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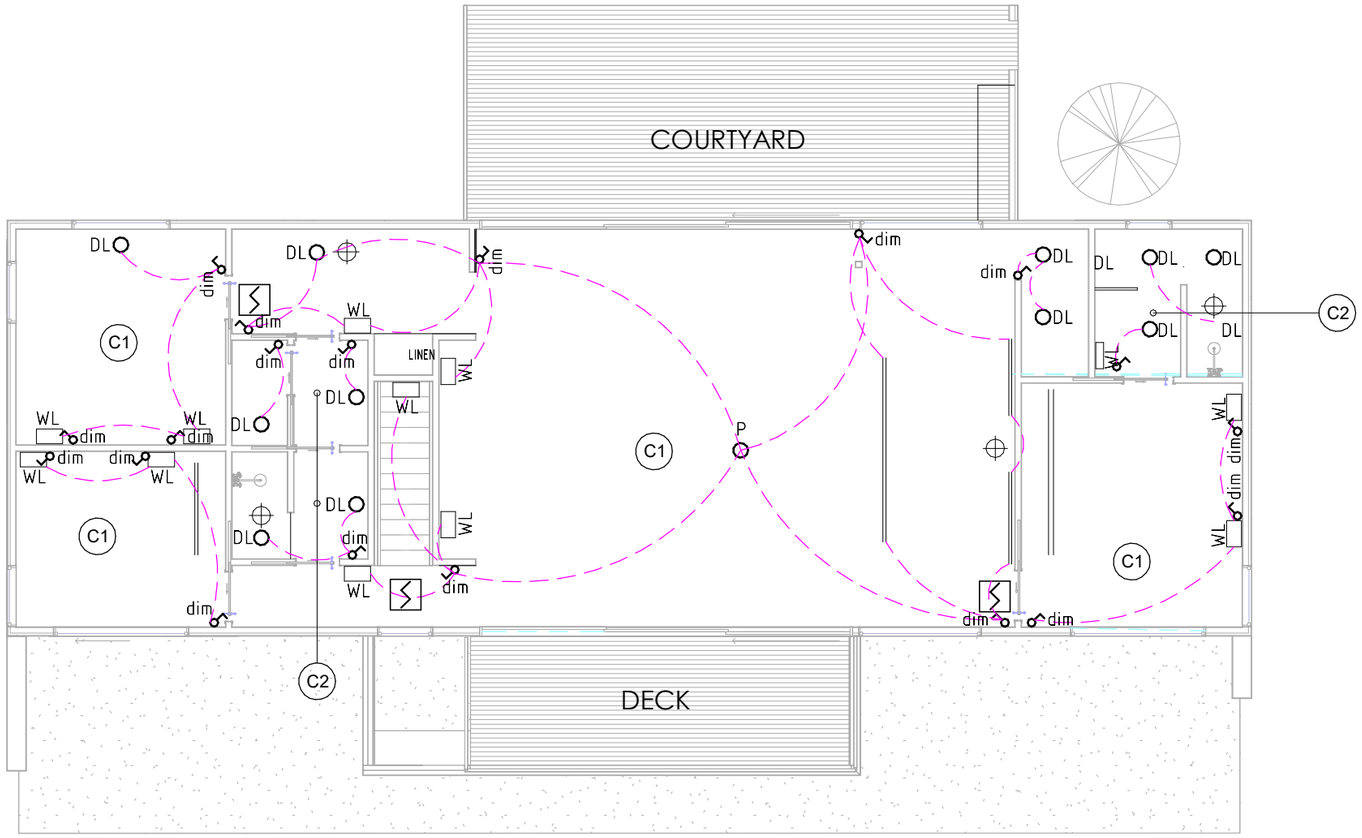

FIRST FLOOR REFLECTIVE CEILING PLAN

1 / A09

1 : 100

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

2 S06

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
FIRST FLOOR REFLECTIVE CEILING PLAN

DRG.NO:	A09	CHK BY:	ME
SCALE:	1 : 100 @ A3	DRAWN:	JF

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ROOF NOTES

METAL ROOF CLADDING & FLASHING PROVIDED & INSTALLED IN ACCORDANCE WITH AS 1562.1, PART 3.5.1 OF THE BCA 2022 & STRICTLY INSTALLED ACCORDING TO PRODUCT MANUFACTURERS SPECIFICATIONS & FIXING GUIDELINES.

COLORBOND FINISH TO SHEET ROOFS AS SELECTED BY OWNER.

Roof sheeting:	TRIMDEK (0.42mm BMT).
Finish:	COLORBOND COLOUR AS SELECTED.
Side Lap:	SIDE LAP Min. 1.5 CORRUGATIONS.
Fixing to timber:	COLORBOND 12-11 x 50, Type 17 ROOFING SCREWS; HIGH GRIP, HEX HEAD (FIXED AT SIDE LAPS): 3 FASTENERS FOR INTERNAL SPANS 5 FASTENERS FOR SINGLE & END SPANS.

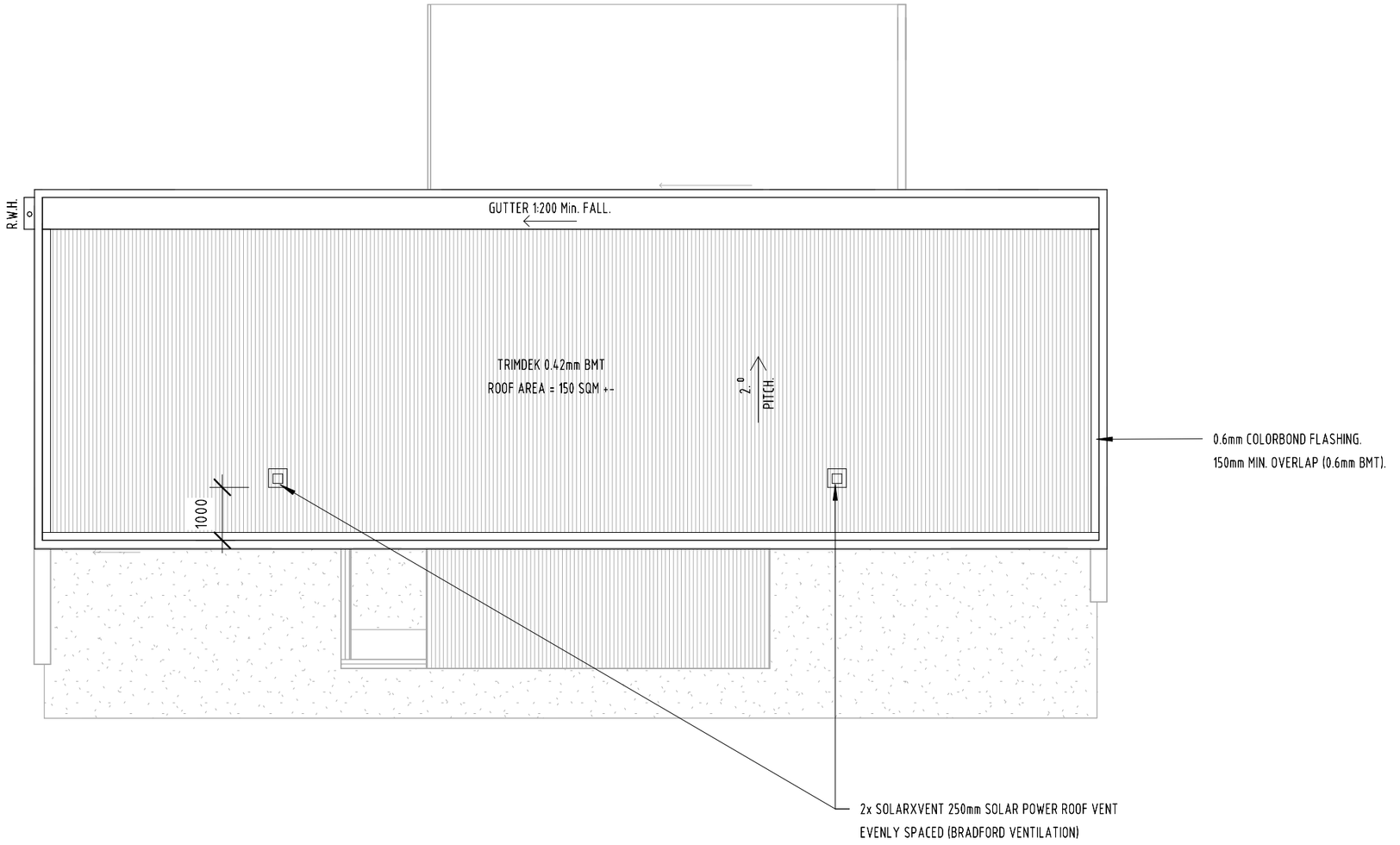
ALL RIDGES, FASCIAS, BARGE ENDS, HIP ENDS & ROOF PENETRATIONS MUST BE PROPERLY FLASHED & SEALED (i.e. watertight). REFER TO ARCHITECTURAL DWGS FOR TYPICAL SARKING DETAILS & EXTENT OF ROOF CLADDINGS.

ALL GUTTERS AND DOWNPIPES SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3 or AS/NZS 3500.5 (domestic installations, Section 5) & PART 3.5.3 OF THE BCA 2019. REFER TO ARCHITECTURAL DWGS FOR TYPICAL GUTTER & FASCIA DETAILS.
- EAVES GUTTERING @ Min. 1:500 FALL.
- EAVES GUTTER BRACKETS AT STOP ENDS & @ Max. 1.2m cts.
- DOWNPIPES MUST SERVE NO MORE THAN 12m OF GUTTER LENGTH.
- IF MORE THAN 1.2m FROM VALLEY GUTTER, PROVIDE OVERFLOW.

PREFABRICATED TIMBER ROOF TRUSSES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CERTIFIED TRUSS DESIGN CRITERIA & PLAN SHOWING FIXING & BRACING DETAILS TO BE SUBMITTED TO THE BUILDING SURVEYOR
PRIOR TO FRAME INSPECTION & INCLUDE ANY VARIATION REQUIRED TO LINTELS & STUDS TO ACCOUNT FOR CONCENTRATED LOADS.

LEGEND

MARK	DESCRIPTION
H	HIP.
R	RIDGE.
V	VALLEY GUTTER.
TME*	TO MATCH EXISTING (CONFIRM ON-SITE).



1 / A10 ROOF PLAN

1 : 100

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: ROOF PLAN

DRG.NO:	A10
CHK BY:	ME
SCALE:	1 : 100 @ A3
DRAWN:	JF

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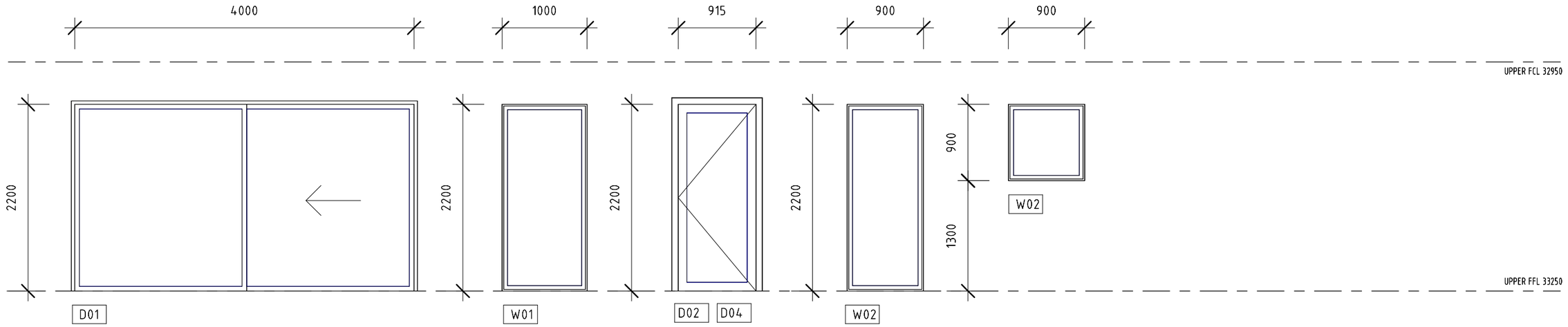
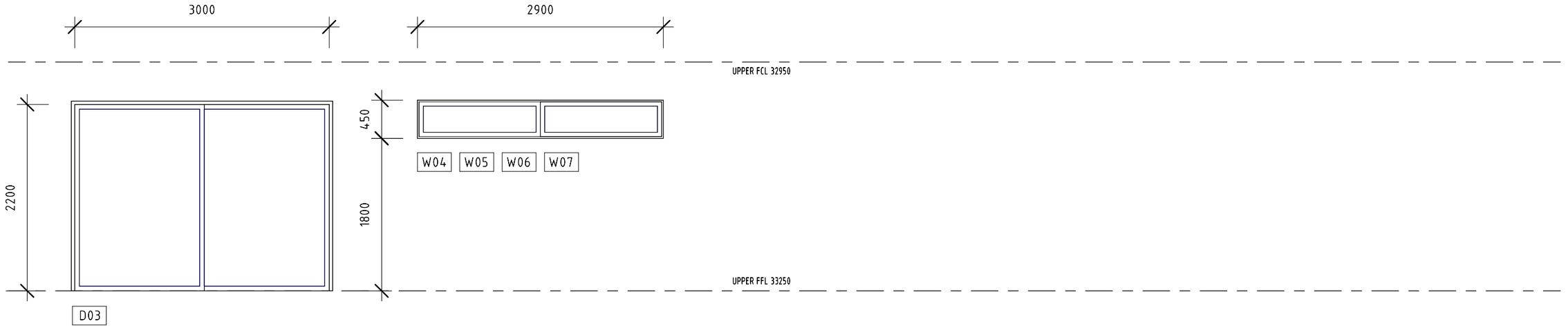


Orientation:	SOUTH	Orientation:	SOUTH	Orientation:	SOUTH D01	Orientation:	SOUTH	Orientation:	SOUTH
Type:	SLIDING DOOR	Type:	FIXED		EAST D04	Type:	FIXED	Type:	FIXED
U-Value:	4.5	U-Value:	4.5	Type:	HINGED	U-Value:	4.5	U-Value:	4.5
SHGC:	0.61	SHGC:	0.61	U-Value:	4.5	SHGC:	0.61	SHGC:	0.61
Finish:	T..B.S	Finish:	T..B.S	SHGC:	0.61	Finish:	T..B.S	Finish:	T..B.S
Notes:	ALUMIUMUM	Notes:	ALUMIUMUM	Finish:	T..B.S	Notes:	ALUMIUMUM	Notes:	ALUMIUMUM
	DBL GLAZED.		DBL GLAZED.	Notes:	ALUMIUMUM		DBL GLAZED.		DBL GLAZED.
	SAFETY GLASS		SAFETY GLASS		DBL GLAZED.		SAFETY GLASS		SAFETY GLASS
					SAFETY GLASS				



Orientation:	SOUTH	Orientation:	W04 & W05: WEST
Type:	SLIDING DOOR		W06 & W07: EAST
U-Value:	4.5	Type:	SLIDING WINDOW
SHGC:	0.61	U-Value:	4.5
Finish:	T..B.S	SHGC:	0.61
Notes:	ALUMIUMUM	Finish:	T..B.S
	DBL GLAZED.	Notes:	ALUMIUMUM
	SAFETY GLASS		DBL GLAZED.

NOTES

1. REFER TO ELEVATIONS ON DWG. A04 - A06 FOR CONFIGURATIONS / REFERENCING.
2. GLASS IN DOORS, DOOR SIDE PANELS & FULL HEIGHT FRAMED GLASS PANELS / WINDOWS SHALL BE GLAZED WITH GRADE 'A' SAFETY GLASS IN ACCORDANCE WITH BCA Figure 3.6.1 & Table 3.6.5 &/OR AS 1288.
3. GLASS TYPE - REFER TO ATTACHED GLAZING CALCULATOR SHEETS FOR MINIMUM REQUIREMENTS (BCA 2022 - PART 3.12.2 EXTERNAL GLAZING).
4. CLEAR GLASS HAS BEEN CHOSEN FOR THE PURPOSE OF THESE CALCULATIONS; IF TINTING IS SELECTED BY THE OWNER THEN THE CALCULATED OUTCOMES MAY DIFFER FROM THOSE SHOWN.
5. ANY VARIANCE (GLASS TYPE, THICKNESS, TINT etc.) TO THE ABOVE FIGURES WILL REQUIRE RE-CALCULATION TO ACHIEVE BCA 2019 COMPLIANCE (NOTIFY DESIGNER &/or BUILDING SURVEYOR IF REQUIRED).
6. BUILDER SHALL CONFIRM ALL WINDOW & DOOR FRAME SIZES ON SITE BEFORE INSTALLATION.

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
LOWER GROUND FLOOR - SCHEDULES

SCALE:	DRG.NO:	CHK BY:
As indicated @ A3	A11	ME
DRAWN: JF		

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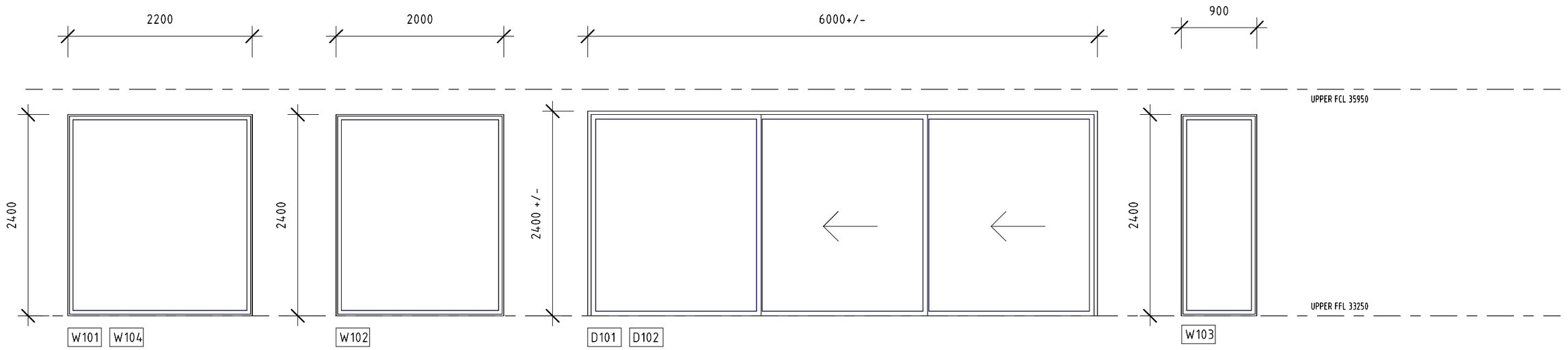

Orientation:	SOUTH
Type:	FIXED
U-Value:	4.5
SHGC:	0.61
Finish:	GREY - TO BE SELECTED
Notes:	ALUMIUMUM - DBL GLAZED. SAFETY GLASS

Orientation:	SOUTH
Type:	FIXED
U-Value:	4.5
SHGC:	0.61
Finish:	GREY - TO BE SELECTED
Notes:	ALUMIUMUM - DBL GLAZED. SAFETY GLASS

Orientation:	SOUTH D101 NORTH D102
Type:	SLIDING
U-Value:	4.5
SHGC:	0.61
Finish:	GREY - TO BE SELECTED
Notes:	ALUMIUMUM - DBL GLAZED. SAFETY GLASS

Orientation:	SOUTH
Type:	AWNING
U-Value:	4.5
SHGC:	0.61
Finish:	GREY - TO BE SELECTED
Notes:	ALUMIUMUM - DBL GLAZED. SAFETY GLASS

Orientation:	WEST W106 & W107 EAST W11
Type:	FIXED / AWNING
U-Value:	4.5
SHGC:	0.50
Finish:	T..B.S
Notes:	ALUMIUMUM DBL GLAZED. SAFETY GLASS

Orientation:	NORTH
Type:	FIXED
U-Value:	4.5
SHGC:	0.61
Finish:	T..B.S
Notes:	ALUMIUMUM DBL GLAZED. SAFETY GLASS

Orientation:	NORTH
Type:	FIXED
U-Value:	4.5
SHGC:	0.61
Finish:	T..B.S
Notes:	ALUMIUMUM DBL GLAZED. SAFETY GLASS

Orientation:	NORTH
Type:	AWNING
U-Value:	4.5
SHGC:	0.50
Finish:	T..B.S
Notes:	ALUMIUMUM DBL GLAZED. SAFETY GLASS

NOTES

1. REFER TO ELEVATIONS ON DWG. A04 - A06 FOR CONFIGURATIONS / REFERENCING.
2. GLASS IN DOORS, DOOR SIDE PANELS & FULL HEIGHT FRAMED GLASS PANELS / WINDOWS SHALL BE GLAZED WITH GRADE 'A' SAFETY GLASS IN ACCORDANCE WITH BCA Figure 3.6.1 & Table 3.6.5 &/OR AS 1288.
3. GLASS TYPE - REFER TO ATTACHED GLAZING CALCULATOR SHEETS FOR MINIMUM REQUIREMENTS (BCA 2022 - PART 3.12.2 EXTERNAL GLAZING).
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Job No. 5575

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A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN
Drawing: FIRST FLOOR LEVEL - SCHEDULES

SCALE:	As indicated @ A3	DRG.NO:	A12
DRAWN:	JF	CHK BY:	ME

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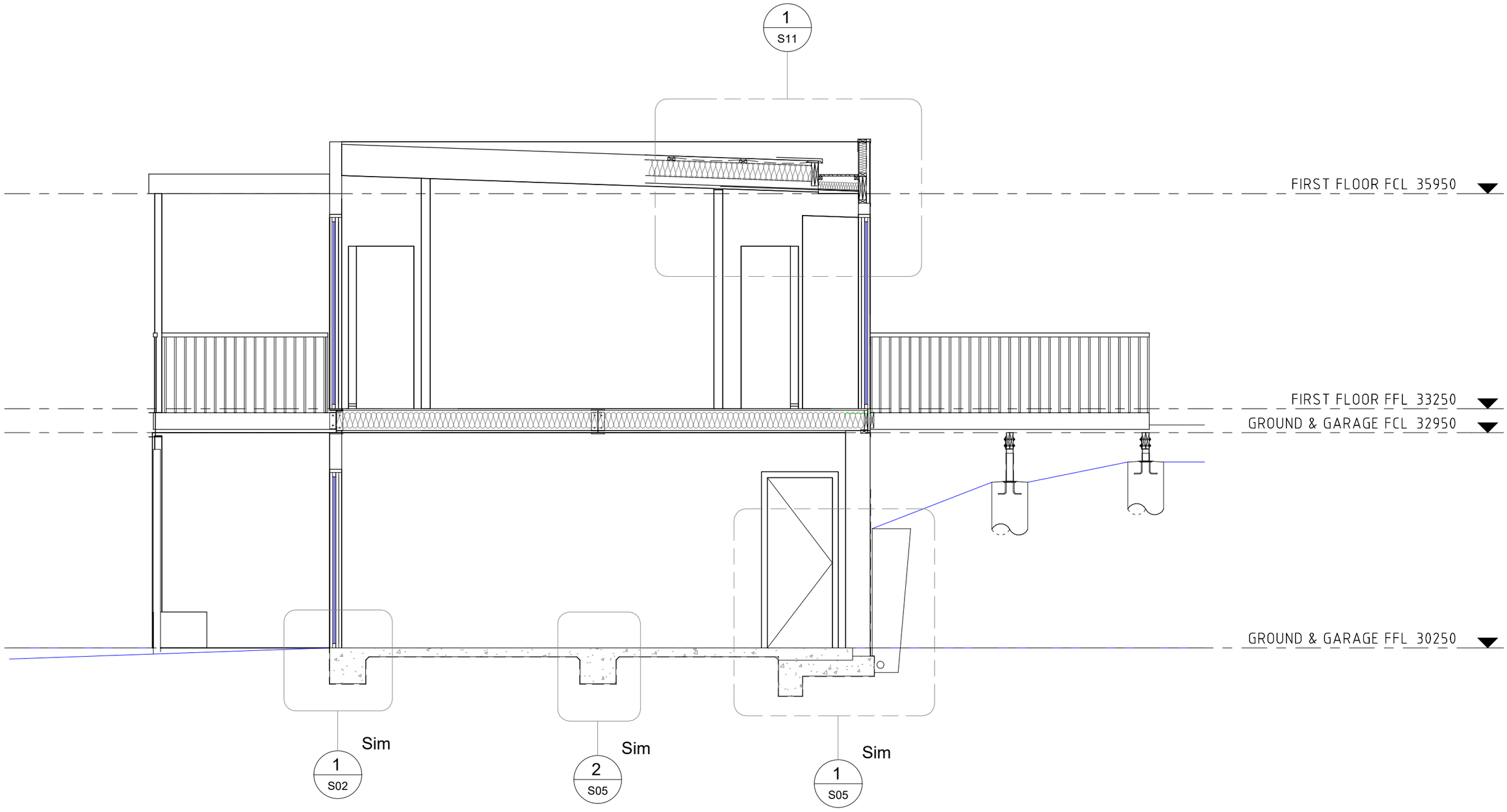

1 / A13 Section A

1 : 50

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
SECTION A-A

SCALE:	DRG.NO:	CHK BY:
1 : 50 @ A3	A13	ME
	DRAWN: JF	

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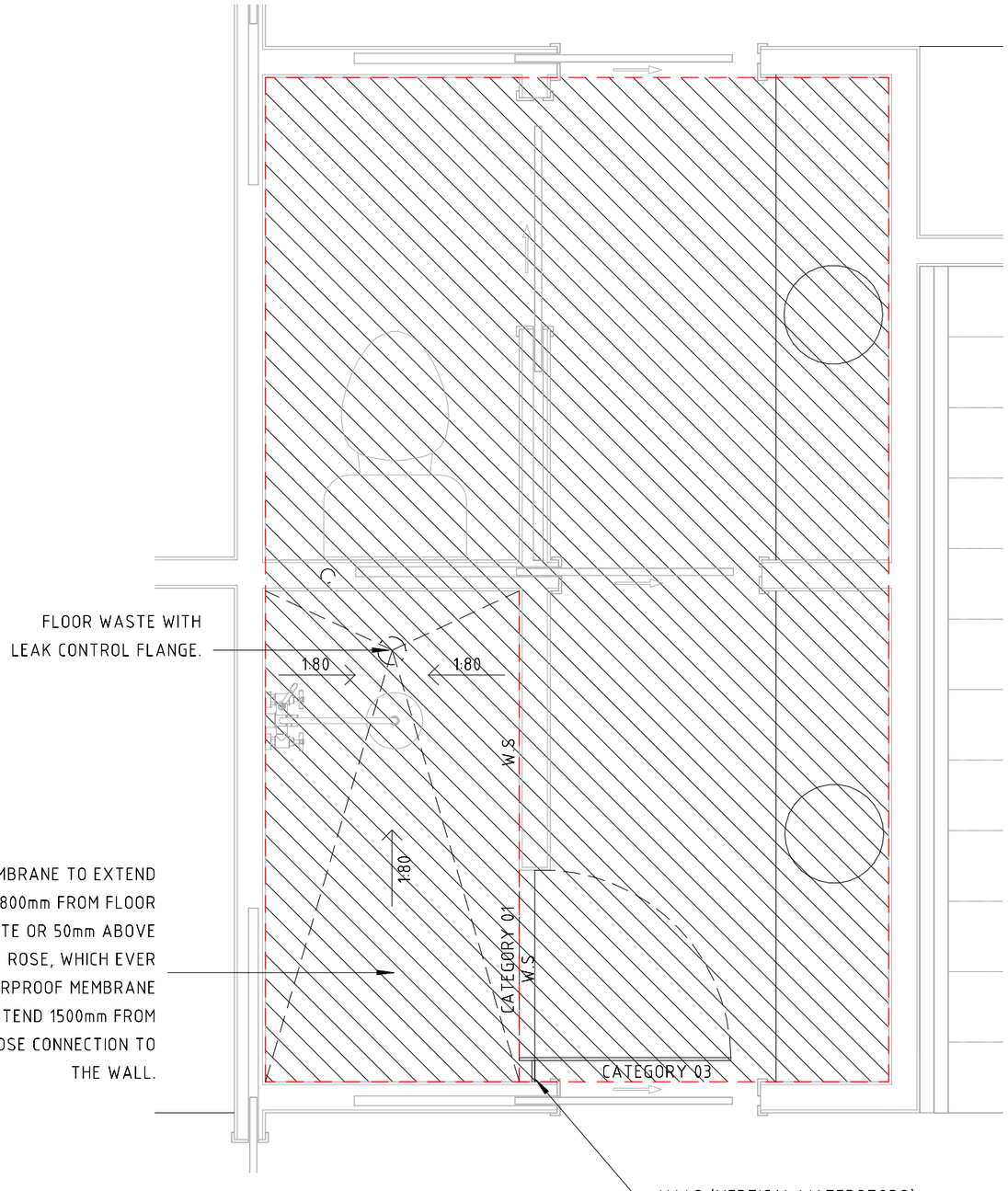
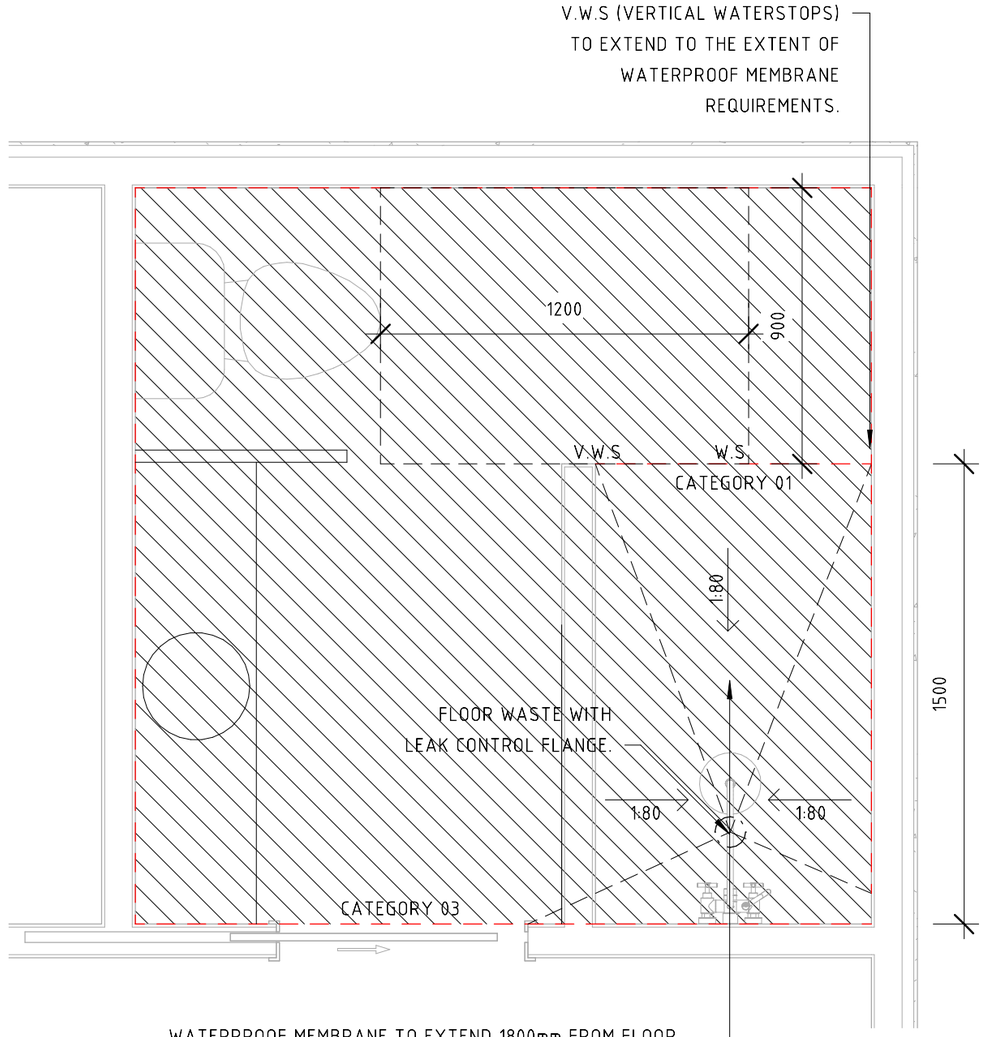


1 L01 BATHROOM WET AREA DESIGN

1 : 20



2 L01 ENSUITE WET AREA DESIGN

1 : 20

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ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
WET AREA & LIVABLE FLOOR PLANS

SCALE: 1 : 20 @ A3
DRG.NO: L01
DRAWN: JF
CHK BY: ME

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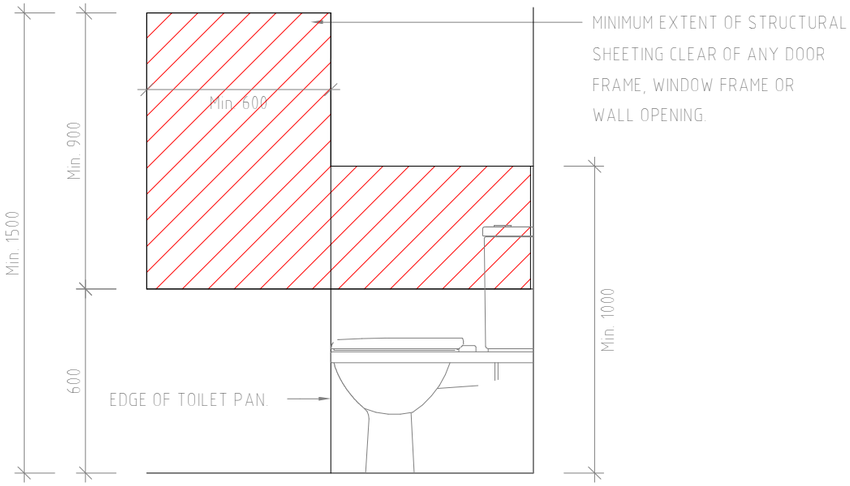
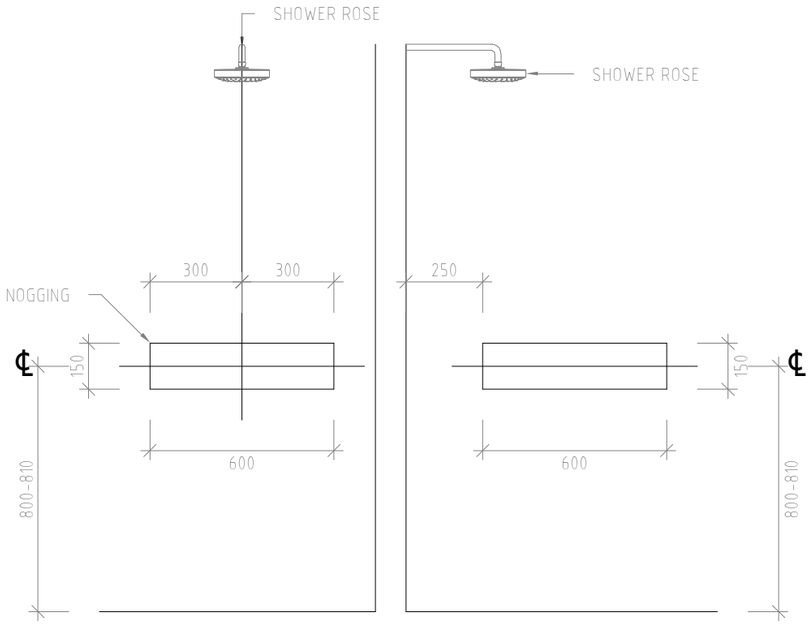


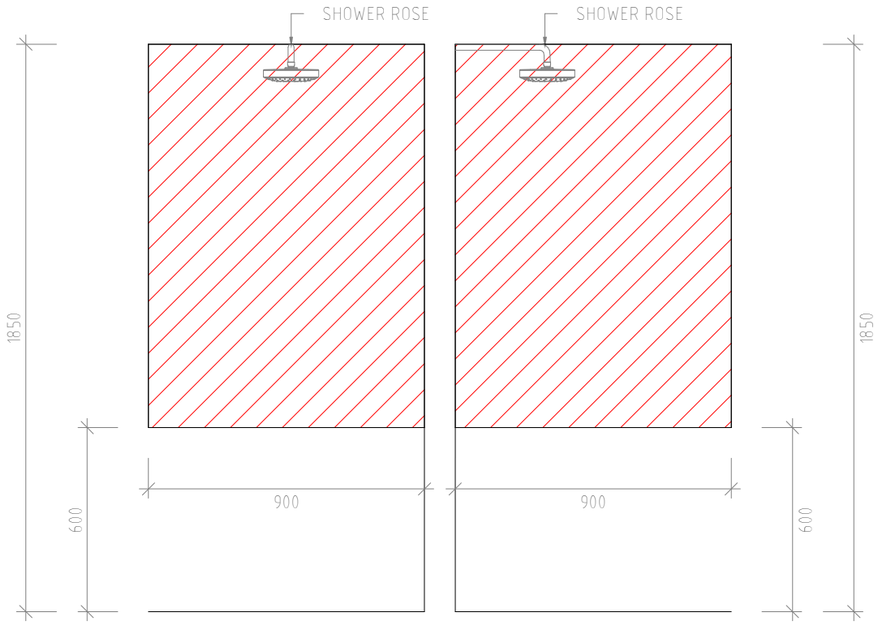
WALL SHEETING - ADJACENT WC

SCALE 1:20



NOGGINGS - SHOWER (TYPICAL)

SCALE 1:20



WALL SHEETING - SHOWER (TYPICAL)

SCALE 1:20

1 / L02 LIVABLE HOUSING DETAILS

1 : 20

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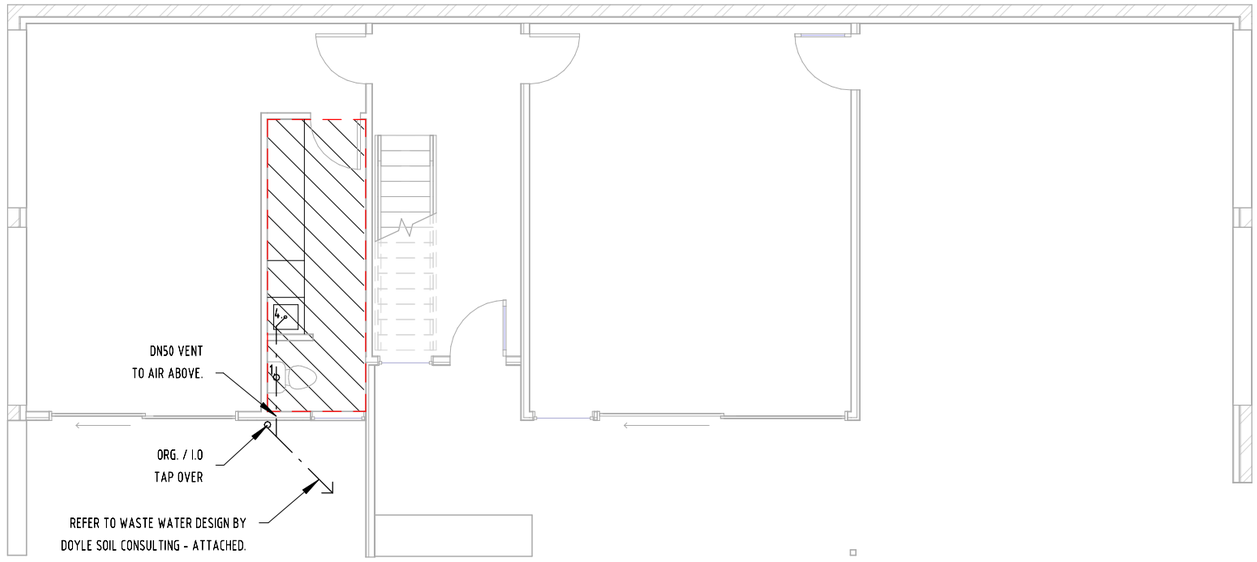
SANITARY PLUMBING TO AS 3500.2 Table 6.1: FIXTURE UNIT RATINGS

MARK	FIXTURE	ABBREVIATION	SIZE OF TRAP OUTLET & FIXTURE DISCHARGE PIPE
1.	WATER CLOSET PAN	WC	DN 100
2.	BASIN	B	DN 50 or DN 65
3.	SHOWER	Sh	DN 50
4.	TROUGH	T	DN 65
5.	BATH	Bth	DN 40
6.	SINK	S	DN 50
FWG	FLOOR WASTE GULLY (CHARGED BY BASIN).		
HWC	HOT WATER CYLINDER ON SAFE TRAY.		
GT	GULLY TRAP.		
ORG	OVERFLOW RELEIF GULLY.		

WET AREAS SHOWN HATCHED - TO COMPLY WITH BCA 3.8.1.

PLUMBING LEGEND

MARK	DESCRIPTION
—— · ——	SEWER PIPES TO BE DWV PVC-U CLASS SN6 @ Min. 1.65% (to AS/NZS 1260:2009).
– — — –	STORMWATER PIPES TO BE PVC-U Class SN4 @ Min. 1% (to AS/NZS 1254:2010).



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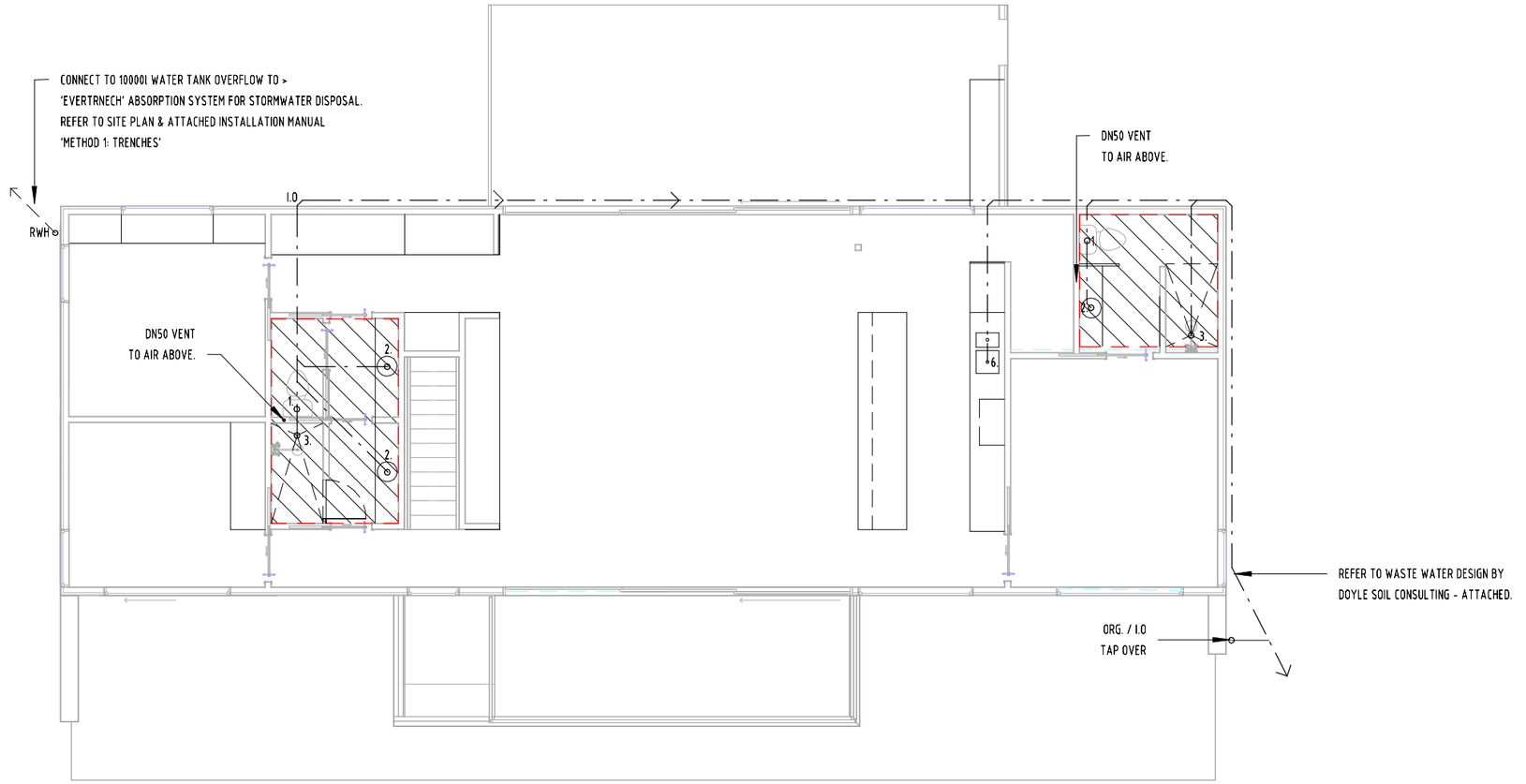
LOWER LEVEL PLUMBING PLAN

1 : 100



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FIRST FLOOR PLUMBING PLAN

1 : 100

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GENERAL PLUMBING NOTES

ALL MATERIALS & WORKMANSHIP TO BE DONE IN ACCORDANCE WITH AS 3500, PLUMBING CODE OF AUSTRALIA, TASWATER & LOCAL COUNCIL AUTHORITY RULES & REGULATIONS & ALL RELEVANT WORKPLACE HEALTHY & SAFETY REQUIREMENTS.

THE BUILDER SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS. ALL DANGEROUS SERVICES (underground & overhead) MUST BE CLEARLY IDENTIFIED.

STORMWATER PIPES TO BE PVC-U CLASS SN4 @ Min. 1% (to AS/NZS 1254:2010).
SEWER PIPES TO BE DWV PVC-U CLASS SN6 @ Min. 1.65% (to AS/NZS 1260:2009).

DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER. DO NOT USE RAGS, PAPER OR WOODEN PLUGS.

CONTRACT DRAWINGS ARE DIAGRAMATIC AND AS SUCH SHOW THE INTENT OF DESIGN. INSTALLATION TO BE AS PER AS 3500. ALLOW FOR ALL BENDS, IO's, OFFSETS & OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES.

BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20mm FCR COMPACTED TO 98% (STD) RELATIVE DRY DENSITY RATIO WITHIN 300mm OF SURFACE.

PROVIDE OVERFLOW RELIEF GULLY (ORG) WITH TAP OVER (AS DETAILED).
INVERT LEVEL TO BE A Min. OF 150mm BELOW FFL / LOWEST FIXTURE LEVEL.

THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE. WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, TELSTRA, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.

ALL NEW WORK INCLUDING CROSS OVER, DRIVEWAY & SEWER / STORMWATER BRANCH CONNECTIONS MUST BE TO LOCAL COUNCIL & TASWATER SATISFACTION.

CONCEAL ALL NEW PIPEWORK IN CEILING SPACES, DUCTS, WALL CAVITIES, WALL CHASES, CUPBOARDS etc. UNLESS OTHERWISE APPROVED.

DOWNPIPE / EAVES GUTTER DESIGN HAS BEEN BASED ON THE FOLLOWING PARAMETERS:
- GUTTER SLOPE >= 1:500.
- WIND CONDITION = MEDIUM.
- RAINFALL INTENSITY (20 YEAR A.R.I.) = 85mm / HOUR.
- GUTTER TYPE / NAME = QUAD 115 HI-FRONT (OR TO MATCH EXISTING).

SEWER AND STORMWATER LAYOUT SHOWN IS APPROXIMATE ONLY & SHOULD BE CONFIRMED (OR REVISED) BY A LICENSED PLUMBER.

DOMESTIC WATER SUPPLY NOTES

ALL HOT & COLD WATER PLUMBING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE TASMANIAN PLUMBING REGULATIONS, AS 3500 (CURRENT EDITIONS) & LOCAL COUNCIL REQUIREMENTS.

HOT WATER SUPPLY SYSTEM SHALL BE DESIGNED & INSTALLED IN ACCORDANCE WITH SECTION 8 OF AS/NZS 3500.4 OR CLAUSE 3.38 OF AS/NZS 3500.5 .
REFER TO ENERGY EFFICIENCY NOTES FOR ALL HEATED WATER REQUIREMENTS.

THE LOCATION OF EXISTING SERVICES ARE APPROXIMATE ONLY AND HAVE BEEN BASED ON A COMBINATION OF SITE SURVEY & AVAILABLE RECORDS. THE LOCATION OF ALL SERVICES ARE TO BE CONFIRMED ON-SITE PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS.

UNLESS NOTED OTHERWISE, ALL WATER PIPES SHALL BE AS FOLLOWS:
a). COLD WATER - COPPER TUBE TYPE B TO AS 3795
b). HOT WATER - COPPER TUBE TYPE B TO AS 3795

HOT WATER AT HIGH TEMPERATURE (65°C) TO KITCHEN & LAUNDRY.
HOTWATER SUPPLY TO BATHROOMS TO BE TEMPERED TO 50°C IN ACCORDANCE WITH AS 3500.

ELECTRICAL SUPPLY & LOCAL ISOLATOR TO HOTWATER CYLINDERS TO BE PROVIDED BY ELECTRICAL CONTRACTOR. EXTERNAL WEATHERPROOF GPO TO BE INSTALLED FOR EACH INSTANTANEOUS GAS WATER HEATER.

PROVIDE SAFE TRAYS UNDER ALL INTERNAL HOTWATER CYLINDERS INCLUDING SAFE DRAINS DISCHARGING IN ACCORDANCE WITH AS 3500.

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL & OTHER SERVICES DRAWINGS.

OVERFLOW RELIEF GULLY (ORG) NOTES AS 3500.2 - PART 4.6.6.

PROVIDE AN OVERFLOW RELIEF GULLY (ORG) ON THE SEWER DRAIN TO PROTECT AGAINST SURCHARGE OF SEWAGE INTO THE BUILDING.
THE ORG SHALL:
- BE PRIMED IN AN APPROVED MANNER;
- COMPLY WITH THE REQUIREMENTS OF AS 3500.5, AS/NZS 3500.2.2 TABLE 4.3;
- BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE LEVEL.
- BE A MINIMUM OF 75mm ABOVE THE SURROUNDING GROUND LEVEL;
- BE COVED WITH A 2:1 SAND AND CEMENT MORTAR.
- HAVE A LOOSE-FITTING PLASTIC GRATE.

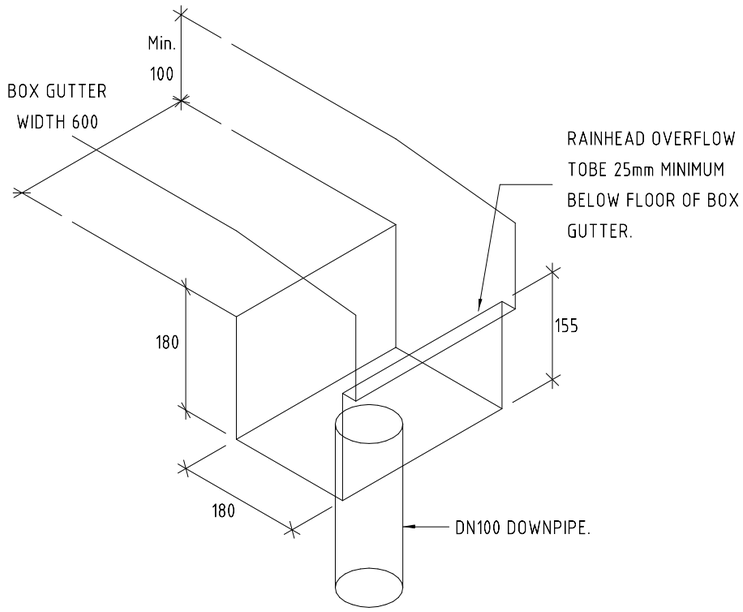
MINIMUM GRADIENT OF SEWER DRAINS - AS 3500.2 - TABLE 3.2

SIZE OF GRADED SECTION OF PIPE (DN)	MINIMUM GRADE (%)	RATIO (GRADIENT)
40	2.50	1 IN 40
50	2.50	1 IN 40
65	2.50	1 IN 40
100	1.65	1 IN 60

MINIMUM GRADIENT OF STORMWATER DRAINS - AS 3500.3 - TABLE 3.2

SIZE OF GRADED SECTION OF PIPE (DN)	MINIMUM GRADE (%)	RATIO (GRADIENT)
100	1.00	1 IN 100

ALL CONNECTIONS TO SERVICES TO BE DONE BY THE RELEVANT AUTHORITY AT DEVELOPER'S COST



Typ. RAINHEAD DETAIL 1:10

MINIMUM RAINHEAD DIMENSIONS

1 / H02 DE_Rain Water Head

1 : 10

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Drawing: PLUMBING NOTES & DETAILS

SCALE: As indicated @ A3
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GENERAL NOTES PAGE 1 / 2 BCA 2022 VOLUME 2 - CLASS 1 & CLASS 10 BUILDINGS

GENERAL NOTES

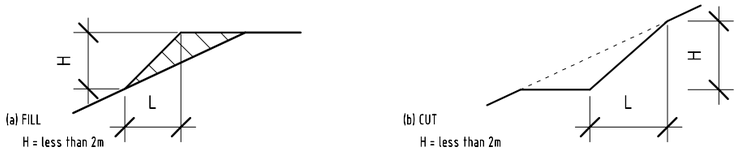
WHEN CARRYING OUT THE BUILDING WORK, A BUILDER (or owner builder) SHOULD BE FAMILIAR WITH GENERAL CONSTRUCTION PRACTICES, THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (BCA 2022), AS WELL AS LOCAL COUNCIL RULES AND REGULATIONS.
A COPY OF ALL PLANNING, BUILDING & PLUMBING PERMITS, & DRAWINGS STAMPED "APPROVED" BY THE LOCAL AUTHORITY MUST BE KEPT ON SITE.
REFER ALSO TO 'IMPORTANT' NOTE ON COVER PAGE.
THE FOLLOWING NOTES ARE A SUMMARY OF BCA & AUSTRALIAN STANDARDS REQUIREMENTS ONLY.
THE BCA & RELEVANT AUSTRALIAN STANDARDS TAKE PRECEDENCE OVER THESE NOTES.

SITE PREPARATION BCA 2022 PART 3

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.2 OF THE BCA.
CUT & FILL GRADES TO BE TO RELEVANT SAA CODES, SUITABLE FOR SOIL CLASSES ENCOUNTERED (REFER TYPICAL DIAGRAM).

THE BUILDER IS RESPONSIBLE FOR ENSURING THE NEW BUILDING WORKS ARE SET OUT BY A REGISTERED SURVEYOR IN ACCORDANCE WITH THE DRAWINGS.

UNPROTECTED EMBANKMENTS BCA 2022 TABLE 3.2.1



SOIL TYPE (# see Part 3.2.4 for material description)	EMBANKMENT SLOPES H:L	
	CUT	COMPACTED FILL
STABLE ROCK (A#)	8:1	3:3
SAND (A#)	1:2	1:2
FIRM CLAY (CLASS M-E)	1:1	1:2
SOFT CLAY (CLASS M-E)	2:3	NOT SUITABLE

NOTES: RETAINING WALLS MUST BE INSTALLED IN ACCORDANCE WITH H1D3(2) WHERE -
(a) THE EMBANKMENT SLOPE IS STEEPER THAN THAT DESCRIBED IN THIS TABLE; OR
(b) THE SOIL TYPE IS NOT DESCRIBED IN THIS TABLE.

DRAINAGE BCA 2022 PART 3.3

SLAB-ON-GROUND - FINISHED SURFACE LEVELS SURROUNDING THE SLAB &/OR FOOTINGS TO BE GRADED TO ACHIEVE A SLOPE OF:
- 25mm OVER THE FIRST 1m FROM THE BUILDING (ie. 1:40 FALL OVER 1m) FOR IMPERMEABLE SURFACES (eg. CONCRETE / CLAY PAVERS);
- 50mm OVER THE FIRST 1m FROM THE BUILDING (ie. 1:20 FALL OVER 1m) FOR ALL OTHER SURFACES.

SLAB-ON-GROUND - FINISHED SLAB HEIGHTS ABOVE EXTERNAL FINISHED SURFACES TO BE:
- Min. 100mm ABOVE THE FINISHED GROUND LEVEL IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL-DRAINED AREAS; OR
- Min. 50mm ABOVE IMPERMEABLE SURFACES (CONCRETED OR PAVED AREAS) THAT SLOPE AWAY FROM THE BUILDING; OR
- Min. 150mm IN ANY OTHER CASE.

DAMP PROOF COURSES (DPC's) SHALL BE INSTALLED AS FOLLOWS:
- LAP NOT LESS THAN 200mm AT ALL JOINTS.
- TAPE OR SEAL WITH A CLOSE-FITTING SLEEVE AROUND ALL SERVICE PENETRATIONS.
- FULLY SEAL WHERE PUNCTURED (UNLESS FOR SERVICE PENETRATIONS) WITH ADDITIONAL POLYETHYLENE FILM AND TAPE.
- MUST EXTEND UNDER INTERNAL AND EDGE BEAMS TO FINISH AT GROUND LEVEL.

THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED TO DIVERT SUB-SURFACE WATER AWAY FROM THE AREA BENEATH THE BUILDING TO PREVENT WATER PONDING.

SUB-FLOOR VENTILATION BCA 2022 PART 6.2

PROVIDE SUB-FLOOR VENTILATION TO SUSPENDED FLOOR STRUCTURE TO COMPLY WITH PART 3.4.1.2 OF THE BCA AT A RATE OF NOT LESS THAN 6000mm² PER METER LENGTH OF WALL; & END VENTS ARE NOT TO BE INSTALLED FURTHER THAN 600mm AWAY FROM EXTERNAL CORNERS.

FURTHERMORE, THE CLEARANCE BETWEEN THE GROUND SURFACE & THE UNDERSIDE OF THE LOWEST FLOOR FRAMING MEMBER MUST NOT BE LESS THAN 150mm.

PROTECTIVE COATINGS FOR STEELWORK BCA 2022 TABLE 6.3.9a

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING		
		OPTION 1 (HOT DIP GALVANISING)	OPTION 2 (DUPLEX SYSTEM)	OPTION 3 (PAINT)
MEDIUM (Mild steel corrosion rate 25 to 50 µm/year)	More than 1km from breaking surf or aggressive industrial areas or more than 50m from sheltered bays.	HDG225.	-	ACL3, ACC4, ACC5, IZS1, PUR3, PUR4.

TABLE NOTES:
HOT DIP GALVANISING AND DUPLEX SYSTEMS MUST BE IN ACCORDANCE WITH AS 2312.2. PAINT SYSTEMS MUST BE IN ACCORDANCE WITH AS2312.1.

ROOF & WALL CLADDING BCA 2022 PART 7

METAL ROOF CLADDING & FLASHING PROVIDED & INSTALLED IN ACCORDANCE WITH AS 1562.1, PART 7.2 OF THE BCA & STRICTLY INSTALLED ACCORDING TO PRODUCT MANUFACTURERS SPECIFICATIONS & FIXING GUIDELINES.
TYPICALLY, REFER TO ROOF PLAN DRAWING FOR FULL NOTES / SPECIFICATIONS.
TIMBER AND COMPOSITE WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH 7.5 OF THE BCA & TO SPECIFIC MANUFACTURERS SPECIFICATIONS.
FLASHING TO WALL OPENINGS IN EXTERNAL WALL CLADDING IN ACCORDANCE WITH 7.5.6 OF THE BCA USING MATERIALS THAT COMPLY WITH AS 2904.
TYPICALLY, REFER TO DRAWINGS FOR FLASHING DETAILS.

GLAZING BCA 2022 PART 8 / BCA PART 13

REFER TO NOTES ON DWG. N03 - NOTES: GLAZING, LIGHT & VENTILATION.

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Drawing: NOTES - GENERAL NOTES 1 - 2

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GENERAL NOTES PAGE 2 / 2 BCA 2022 VOLUME 2 - CLASS 1 & CLASS 10 BUILDINGS

WET AREAS WATERPROOFING BCA 2022 PART 10.2

WATERPROOFING OF ALL INTERNAL WET AREAS SHALL BE IN ACCORDANCE WITH:
- PART 10.2 OF THE BCA: WET AREAS (10.2.2 TO 10.2.6)
- AS 3740: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS; &
- AS/NZS 4858: WET AREA MEMBRANES.

ALL WET AREA INSTALLATIONS SHALL PREFERABLY BE BY A LICENSED WATERPROOFING APPLICATOR.

LAUNDRY & WC:
WATERPROOFED (CERAMIC TILES ON APPROVED SUBSTRATE MEETING THE REQUIREMENTS OF AS 4858 & AS 3740) FLOORING, WRAPPING Min. 150mm ABOVE FFL.

BATHROOM & ENSUITE:
WATERPROOFED (CERAMIC TILES ON APPROVED SUBSTRATE MEETING THE REQUIREMENTS OF AS 4858 & AS 3740) FLOORING, WRAPPING Min. 150mm ABOVE FFL. WALLS TO BE WATERPROOFED (CERAMIC TILES ON APPROVED SUBSTRATE MEETING THE REQUIREMENTS OF AS 4858 & AS 3740) Min. 1800mm ABOVE SHOWER & BATH BASES, & Min. 150mm ABOVE BASINS.

WALLS ADJOINING BASIN, SINK OR LAUNDRY TROUGH, WHERE THE VESSEL IS WITHIN 75mm OF THE WALL ARE TO BE WATER RESISTANT TO Min. 150mm ABOVE THE VESSEL WITH ANY WALL / VESSEL JUNCTIONS & TAP OR SPOUT PENETRATIONS TO BE WATER PROOF.

ALL WATERPROOF MEMBRANES & BOND BREAKERS COMPLYING WITH AS/NZS 4858 ARE STRICTLY TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

FLOOR TILES MAY REQUIRE DIAGONAL CUTTING TO ACHIEVE FALLS TOWARDS FLOOR WASTES (WHERE APPLICABLE).

WET AREA WALLS & CEILINGS TO BE PAINT FINISHED AS SELECTED (eg. 'DULUX' WASH & WEAR +PLUS KITCHEN & BATHROOM).

ROOM HEIGHTS BCA 2022 PART 10.3

MINIMUM CEILING HEIGHTS MUST COMPLY WITH BCA PART 10.3. GENERALLY MINIMUM 2.4m IN A HABITABLE ROOM, UNLESS IN A KITCHEN, HALL, CORRIDOR, BATHROOM, LAUNDRY OR GARAGE, WHERE A MINIMUM OF 2.1m IS ACCEPTABLE.
IN STAIRWAYS - MINIMUM 2.0m CLEARANCE ABOVE THE NOSING LINE MUST BE ACHIEVED.

FACILITIES BCA 2022 PART 10.4

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST - OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH FIGURE 3.8.3.3, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT & THE DOORWAY.

LIGHT BCA 2022 PART 10.5

REFER TO NOTES ON DWG. N03 - NOTES: GLAZING, LIGHT & VENTILATION.

VENTILATION BCA 2022 PART 10.6

REFER TO NOTES ON DWG. N03 - NOTES: GLAZING, LIGHT & VENTILATION.

STAIR CONSTRUCTION BCA 2022 PART 11.2

STAIRS SERVING HABITABLE ROOMS, INCLUDING EXTERNAL STAIRS MUST COMPLY WITH 11.2.2 & 11.2.4 OF BCA.
IF OPEN TREADS ARE TO BE INCORPORATED INTO THE STAIR DESIGN, THEN THE Max. OPEN AREA OF THE RISER IS NOT TO EXCEED 124mm.
STAIR TREADS MUST HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON-SLIP STRIP NEAR THE EDGE OF THE NOSING.
DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (Min. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm.

GENERAL STAIR CONSTRUCTION (does not include spiral stairs).

	Minimum	Maximum
RISER (R)	115	190
TREAD (G)	240	355
SLOPE RELATIONSHIP (2R + G)	550	700

NOTE: ALL RISERS / TREADS ARE TO BE CONSISTENT THROUGHOUT THE FLIGHT.

SLIP RESISTANCE CLASSIFICATION (tested in accordance with AS4586).

APPLICATION	SURFACE CONDITIONS	
	DRY	WET
TREAD SURFACE	P3 or R10	P4 or
NOSING STRIP	P3	P4

BALUSTRADES & HANDRAILS BCA 2022 PART 11.3

BALUSTRADE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF PART 11.3 OF THE BCA.
PROVIDE 1000mm HIGH (Min.) BALUSTRADE TO ANY DECK, LANDING, BALCONY OR THE LIKE 1000mm OR MORE ABOVE ADJOINING FLOOR OR FINISHED GROUND LEVEL; & PROVIDE 865mm HIGH (Min.) BALUSTRADE TO STAIRS; & NO OPENINGS WITHIN ANY PART OF THE BALUSTRADE ARE TO BE GREATER THAN 124mm.
FOR FLOORS MORE THAN 4m ABOVE THE SURFACE BENEATH, ANY HORIZONTAL ELEMENTS WITHIN THE BARRIER BETWEEN 150mm & 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING.

PROVIDE 865mm HIGH (Min.) CONTINUOUS HANDRAIL TO AT LEAST ONE SIDE OF FLIGHT OF STAIRS OR RAMPS.

WHERE INSTALLED, WIRE BALUSTRADES MUST BE CONSTRUCTED IN ACCORDANCE WITH BCA PART 11.3.6, TYPICALLY:
- WIRE Ø 3.0mm - 7 x 7 LAY (can be hand swaged):
- STEEL POSTS @ Max. 1800mm crs. / DROPPERS @ 900mm crs.
- Max. 80mm WIRE SPACINGS.
- Min. REQUIRED TENSION = 1370N
- Max. PERMISSABLE DEFLECTION = 5mm (2kg WEIGHT MID-SPAN).

GLASS BALUSTRADES TO COMPLY WITH AS 1288, SECTION 7 (2006).
GRADE A SAFETY GLASS (toughened) SHALL BE USED IN ALL GLASS BALUSTRADES (NOMINAL THICKNESS = 12mm).

PROTECTION OF OPENINGS BCA 2022 PART 11.3.7

PROVIDE WINDOW OPENING PROTECTION WHERE:
- THE FLOOR BELOW A WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH; &
- WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR.

THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED BY:
- A DEVICE RESTRICTING THE OPENING TO 125mm OR LESS; OR
- A SCREEN WITH SECURE FITTINGS (MUST RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N FORCE & HAVE A CHILD RESISTANT RELEASE MECHANISM).

TYPICALLY, OPENABLE WINDOWS IN BEDROOMS TO HAVE SILL HEIGHT MINIMUM 900mm ABOVE FINISHED FLOOR LEVEL.

ENERGY EFFICIENCY BCA 2022 PART 3.12

REFER TO NOTES ON DWG. N04 - NOTES: ENERGY EFFICIENCY.

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: NOTES - GENERAL NOTES 2 - 2

DRG.NO: N02
CHK BY: ME
SCALE: 1 : 100 @ A3
DRAWN: JF

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GLASS & GLAZING NOTES

GLAZING — BCA 2022 PART 8

GLAZED ASSEMBLIES (INTERNAL & EXTERNAL) ARE TO POSSESS INDUSTRY STANDARD COMPLIANCE LABELLING THAT CAN BE IDENTIFIED DURING AN INSPECTION) or A CERTIFICATE OF COMPLIANCE TO AUSTRALIAN STANDARDS AS 1288 (glass-safety) & AS 2047 (windows-weatherproofing) WILL HAVE TO BE PROVIDED.
GLAZING SHALL ALSO COMPLY WITH PART 8 OF THE BCA 2022.

GLASS IN DOORS, DOOR SIDE PANELS & FULL HEIGHT FRAMED GLASS PANELS / WINDOWS SHALL BE GLAZED WITH GRADE 'A' SAFETY GLASS IN ACCORDANCE WITH BCA Figure 8.4.5 & Table 8.4.2 &/OR AS 1288.

KITCHEN, BATHROOM, ENSUITE... — BCA 2022 PART 8.4.6

GLAZING IN KITCHENS, BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE, INCLUDING SHOWER SCREENS, SHOWER DOORS, BATH ENCLOSURES & ASSOCIATED WINDOWS THAT ARE UNDER 2m MEASURED FROM THE FLOOR LEVEL UP MUST BE IN ACCORDANCE WITH PART 8.4.2 OF THE BCA 2022. TYPICALLY, GRADE A SAFETY GLASS IN ACCORDANCE WITH BCA TABLE 8.4.2.

GLAZED SHOWER SCREENS TO COMPLY WITH BCA TABLE 8.4.6 or AS 1288 (glass-safety).
FULLY FRAMED SHOWER SCREENS: Min. 4mm THICK TOUGHENED GRADE A (toughened & laminated) SAFETY GLASS
PARTLY FRAMED / FRAMELESS SHOWER SCREEN: Min. 6mm THICK TOUGHENED GRADE A (toughened & laminated) SAFETY GLASS

MUST BE LABELED TO COMPLY WITH INDUSTRY STANDARDS.

VISIBILITY OF GLAZING — BCA 2022 PART 8.4.7

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING,
THE GLASS MUST BE MARKED TO MAKE READILY VISIBLE AS FOLLOWS (TO BCA 8.4.7 - VISIBILITY OF GLAZING):
- MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
- THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
- THE LOWER EDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR.

EXTERNAL GLAZING — BCA 2022 PART 13.3

THE INSTALLATION OF GLAZED ASSEMBLIES IS TO CORRESPOND WITH THE TOTAL U-VALUE & SHGC QUANTITIES SPECIFIED WITHIN THE APPROVED GLAZING CALCULATORS. PRIOR TO THE ISSUE OF THE CERTIFICATE OF FINAL INSPECTION A STATEMENT CONFIRMING THAT THE SPECIFIED GLAZING HAS BEEN INSTALLED IS TO BE SUBMITTED TO THE BUILDING SURVEYOR.

ALTERNATIVE OPTIONS FROM THE GLAZING SUPPLIER MAY BE PRESENTED TO THE DESIGNER & BUILDING SURVEYOR IN THE FORM OF A NEW GLAZING CALCULATOR.

GLAZING REQUIREMENTS AS OUTLINED IN THE ATTACHED GLAZING CALCULATORS (A4 DOCUMENTS)
CAN BE ACHIEVED WITH THE FOLLOWING WITHIN A uPVC FRAME ('KOMMERLING GREENLINE'):

NOTES:
1. REFER TO FLOOR PLAN AND ELEVATIONS ON DWG. A##-A## FOR CONFIGURATIONS / REFERENCING.
2. TYPICALLY, FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS & DOORS.
3. BUILDER SHALL CONFIRM ALL WINDOW & DOOR FRAME SIZES ON SITE BEFORE INSTALLATION.

GLASS BALUSTRADE

GLASS BALUSTRADES TO COMPLY WITH AS 1288, SECTION 7 (2006).
GRADE A SAFETY GLASS (toughened) SHALL BE USED IN ALL GLASS BALUSTRADES (NOMINAL THICKNESS = 12mm).

NATURAL LIGHT & VENTILATION NOTES

LIGHT — BCA 2022 PART 10.5

NATURAL LIGHT = MINIMUM 10% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED.

ARTIFICIAL LIGHT: SANITARY COMPARTMENTS, BATHROOMS, SHOWER ROOMS, AIRLOCKS & LAUNDRIES MUST BE PROVIDED WITH ARTIFICIAL LIGHT IF NATURAL LIGHTING IS NOT AVAILABLE:

(a) AT A RATE OF NOT LESS THAN ONE LIGHT FITTING PER 16m^2 OF FLOOR AREA; OR
(b) IN ACCORDANCE WITH AS/NZS 1680.0.

VENTILATION — BCA 2022 PART 10.6

NATURAL VENTILATION = MINIMUM 5% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED.

AN EXHAUST FAN MAY BE USED FOR A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR DISCHARGES DIRECTLY TO THE OUTSIDE OF THE BUILDING BY WAY OF DUCTS.

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A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: NOTES - GLAZING, LIGHTING & VENTILATION

SCALE: 1 : 100 @ A3
DRG.NO: N03
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ENERGY EFFICIENCY NOTES

CLIMATE ZONE 7: TO ACHIEVE 6 STAR ENERGY RATING (minimum)

ALL RELEVANT BUILDING WORKS SHALL COMPLY WITH PART 13 (Energy Efficiency) OF THE BCA 2022. GARAGE AREAS (non-conditioned spaces) ARE NOT REQUIRED TO COMPLY WITH THIS SECTION.

BUILDING FABRIC THERMAL INSULATION BCA 2022 PART 13.2.2

BUILDING ELEMENT	ADDED INSULATION
EXTERNAL WALLS	R2.5 (90mm) 'PINK' H.D. WALL INSULATION BATTS & VAPOUR-PERMEABLE WALL WRAP (REFLECTIVE SIDE INWARDS).
ROOFS:	VAPOUR PERMEABLE MEMBRANE (under Cavibat). R5.0 (200mm) 'PINK' CEILING INSULATION BATTS.
UNENCLOSED SUSPENDED FLOORS:	R2.5 (90mm) 'PINK' FLOOR INSULATION BATTS.
ENCLOSED SUSPENDED FLOORS:	R2.5 (90mm) 'PINK' FLOOR INSULATION BATTS.
CONCRETE SLAB ON GROUND (with in-slab heating system)	NOT APPLICABLE.

GENERAL INSULATION NOTE:
ALL BULK & REFLECTIVE THERMAL INSULATION MUST COMPLY WITH AS/NZS 4859.1, & SHALL BE INSTALLED IN ACCORDANCE WITH PART 13.2 OF THE BCA 2022, TO FORM A CONTINUOUS BARRIER WITH THE ROOF, CEILINGS, WALLS & FLOORS.

EXTERNAL GLAZING BCA 2022 PART 13.3

THE INSTALLATION OF EXTERNAL GLAZED ASSEMBLIES IS TO CORRESPOND WITH THE TOTAL U-VALUE & SHGC QUANTITIES SPECIFIED WITHIN THE APPROVED GLAZING CALCULATORS; TYPICALLY:

U-VALUE = REFER TO ATTACHED ENERGY REPORT BY STEVE GLYNN
SHGC = REFER TO ATTACHED ENERGY REPORT BY STEVE GLYNN

PRIOR TO THE ISSUE OF THE CERTIFICATE OF FINAL INSPECTION A STATEMENT CONFIRMING THAT THE SPECIFIED GLAZING HAS BEEN INSTALLED IS TO BE SUBMITTED TO THE BUILDING SURVEYOR.

BUILDING SEALING BCA 2022 PART 13.4

BUILDING ELEMENT	SEALING REQUIREMENT
BOTTOM EDGES OF AN EXTERNAL SWING DOOR:	MUST HAVE A DRAFT PROTECTION DEVICE.
OTHER EDGES OF AN EXTERNAL SWING DOOR:	SELF ADHESIVE FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.
EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING:	SELF ADHESIVE FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.
EXHAUST FANS:	MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE.
CHIMNEY OR FLUE:	DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.
ROOF LIGHTS:	MUST BE SEALED OR CAPABLE OF BEING SEALED (ie. WEATHERPROOFED).

GENERAL SEALING NOTE:
ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND ANY OPENING SUCH AS A WINDOW OR DOOR IN AN EXTERNAL WALL MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE BY ENSURING INTERNAL LININGS AT CEILING, WALL AND FLOOR JUNCTIONS ARE CLOSE FITTING OR SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

HEATED WATER SYSTEM BCA 2022 PART 13.7.3

HOT WATER SUPPLY SYSTEM SHALL BE DESIGNED & INSTALLED IN ACCORDANCE WITH PART B2 OF NCC VOLUME 3 2022 - PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
a). BE PROTECTED AGAINST THE EFFECTS OF WEATHER & SUNLIGHT; &
b). BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; &
c). USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1.

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:
1. INTERNAL PIPING
a). ALL FLOW & RETURN INTERNAL PIPING THAT IS -
- i) WITHIN AN UNVENTILATED WALL SPACE
- ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
- iii) BETWEEN CEILING INSULATION & A CEILING

MUST HAVE A Min. R-Value OF 0.4 (ie. 9mm OF CLOSED CELL POLYMER INSULATION).

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUB-FLOOR OR A ROOF SPACE
a). ALL FLOW & RETURN PIPING
b). COLD WATER SUPPLY PIPING & RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM (HWC) MUST HAVE A Min. R-Value OF 0.9 (ie. 19mm OF CLOSED CELL POLYMER INSULATION).

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB-FLOOR OR ROOF SPACE
a). ALL FLOW & RETURN PIPING
b). COLD WATER SUPPLY PIPING & RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM (HWC)MUST HAVE A Min. R-Value OF 1.3 (ie. 25mm OF CLOSED CELL POLYMER INSULATION).

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

ARTIFICIAL LIGHTING BCA 2022 PART 13.7.6

ARTIFICIAL LIGHTING SHALL COMPLY WITH BCA 13.7.6 (ENERGY EFFICIENCY), SPECIFICALLY:

- Max. 5 WATTS PER SQUARE METER (5W/sqm) OF LIGHTING INDOORS (Class 1 building).
- Max. 4 WATTS PER SQUARE METER (4W/sqm) OF LIGHTING IN OUTDOOR AREAS (including verandahs, balconies & the like)
- Max. 3 WATTS PER SQUARE METER (3W/sqm) OF LIGHTING FOR GARAGES, CARPORTS, SHEDS & THE LIKE (Class 10a associated with the Class 1 building).

ALL DOWNLIGHTS SHALL HAVE FIRE PROOF COVERS FULLY COVERED BY INSULATION (NO CEILING & INSULATION PENETRATIONS).

CONDENSATION CONTROL

- PROVIDE 'SMOOTHLINE' STATIC ROOF CAVITY VENTILATORS AS DETAILED ON DWGS., TYPICALLY, 1 PAIR (2 No. VENTS) PER 8m OF RIDGELINE. REFER TO ROOF PLAN(INSTALLATION TO MANUFACTURERS SPECIFICATIONS); OR
- ENSURE A Min. 30mm AIR-GAP BETWEEN INSULATION BLANKET & BULK INSULATION IN CEILING & PROVIDE EAVES VENTS @ NOM. 1800mm crs. (AS 3959-2009 COMPLIANT WHERE REQUIRED, ie. STEEL, BRONZE OR ALUMINIUM,Max. APERTURE SIZE = 2mm).
- TYPICALLY, SARKING TO BE VAPOUR-PERMEABLE (BREATHABLE MEMBRANE).
- PROVIDE AIR GAP BETWEEN EXTERNAL CLADDING & VAPOUR-PERMEABLE SARKING (AS DETAILED ON DWGS.).

Sorell Council
Development Application: Development Application - 154 Carlton Beach Road, Dodges Ferry.pdf
Plans Reference:P1
Date Received:4/02/2026

Job No. 5575

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
NOTES - ENERGY EFFICIENCY

SCALE: 1 : 100 @ A3
DRG.NO: N04
DRAWN: JF
CHK BY: ME

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FOOTING NOTES

SITE CLASSIFICATION:
NATURAL SOIL PROFILE - Class 'H-1' (To AS 2870-2011).

FOOTING & SLAB SCHEDULE

MARK	LEGEND
P1	450 Ø BORED PIER TO APPROVED BASE
110	110mm SLAB. SL92 TOP.
RW1	SEE S02 FOR SPECS / DETAIL.
SF1	SEE S02 FOR SPECS / DETAIL.
TH1	SEE S02 FOR SPECS / DETAIL.

SURFACE WATER DRAINAGE

BCA PART 3.1.2.3, AS 4773.2 CLAUSE 14.8.2
& AS 2870 CLAUSE 5.2.2

WATERPROOF BACK OF RETAINING WALL AS FOLLOWS:

a). Min. 2 COATS (3mm) 'SIKA Sikalastic-152' MORTAR (installation to manufacturers instructions).

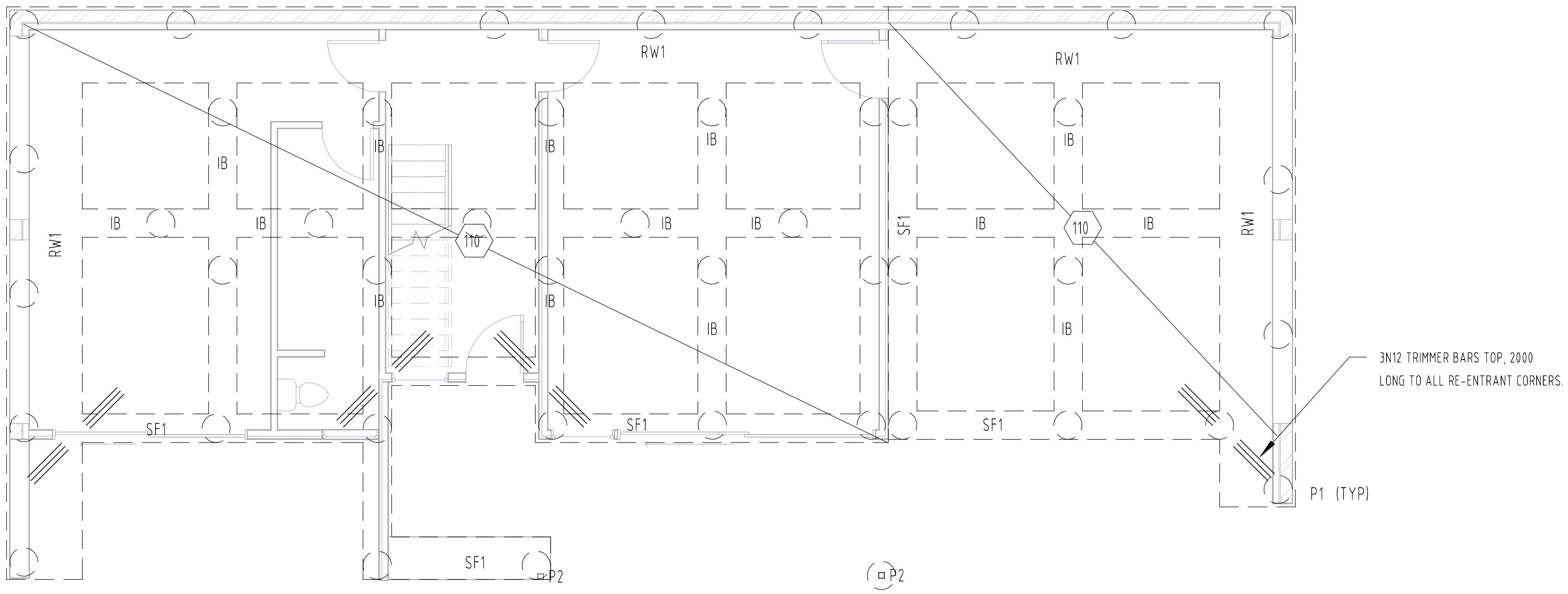
b). PROVIDE LAYER OF 0.2mm 'Fortecon' CARRIED UP TO TOP OF WALL. ALL JOINTS TAPED & LAPPED Min. 300mm.

c). SHEET OVER MEMBRANE WITH 'Atlantis' 20mm Flo-Cell DRAINAGE CELL.

SPECIFIC DETAILS TO BE IN ACCORDANCE WITH THE BCA & ABOVE AS CLAUSES.

NOTE:
TYPICALLY, REFER TO ALL DETAILS FOR FULL FOOTING, SLAB & RETAINING WALL INFORMATION / DETAILS.
ENGINEER TO INSPECT ALL REINFORCEMENT ON-SITE PRIOR TO ANY CONCRETE POURING.

IMPORTANT NOTICE TO THE ATTENTIONOF THE OWNER/OCCUPIER:
FOUDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINING MAINTENANCE TO ASSIST FOOTING PERFORMANCE.
ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND THE GEOTECHNICAL REPORT AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THESE DOCUMENTS.



ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

S06

Drawing:
LOWER GROUND FOOTING & SLAB PLAN

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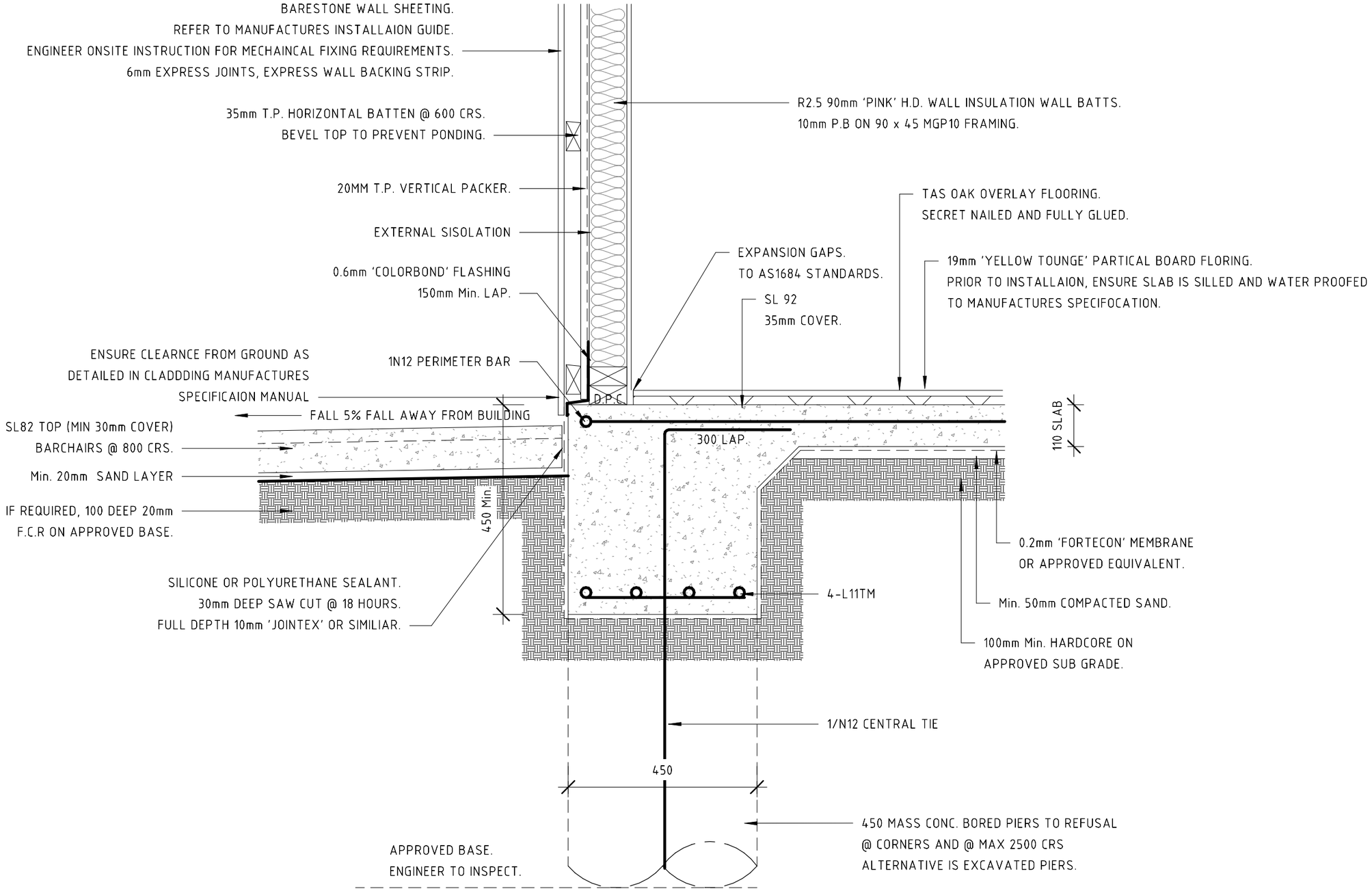

1 / S02 SF1 - OPTION 1 (MONOLITHIC POUR)

1 : 10

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
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Drawing: FOOTING & FOUNDATION DETAIL 1 OF

SCALE: 1 : 10 @ A3

DRG.NO: S02

DRAWN: JF

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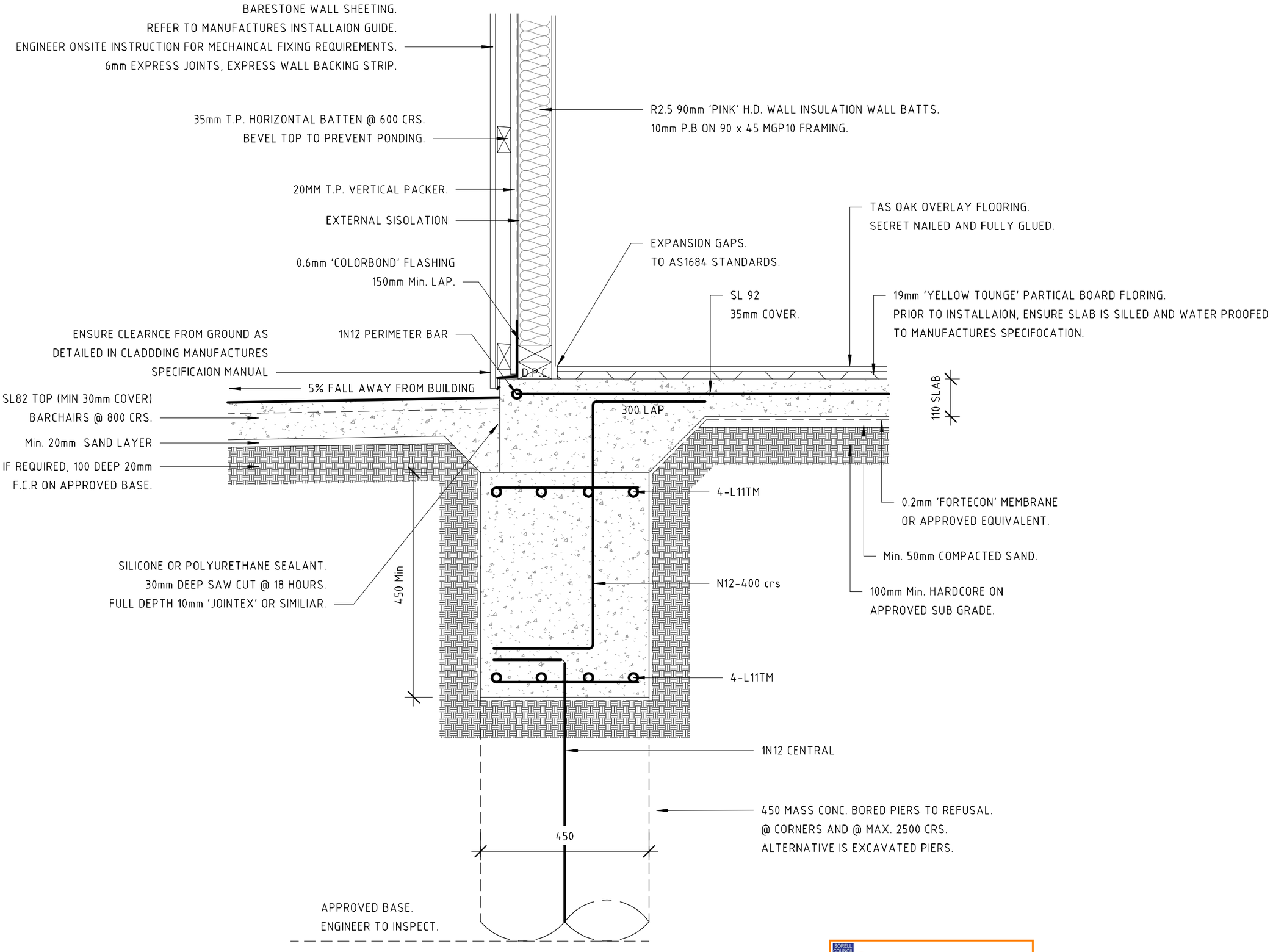

1 / S03

SF1 - OPTION 2

1 : 10

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
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Drawing:
FOOTING & FOUNDATION DETAIL 2 OF 3

SCALE:	DRG.NO:	CHK BY:
1 : 10 @ A3	S03	ME
DRAWN: JF		

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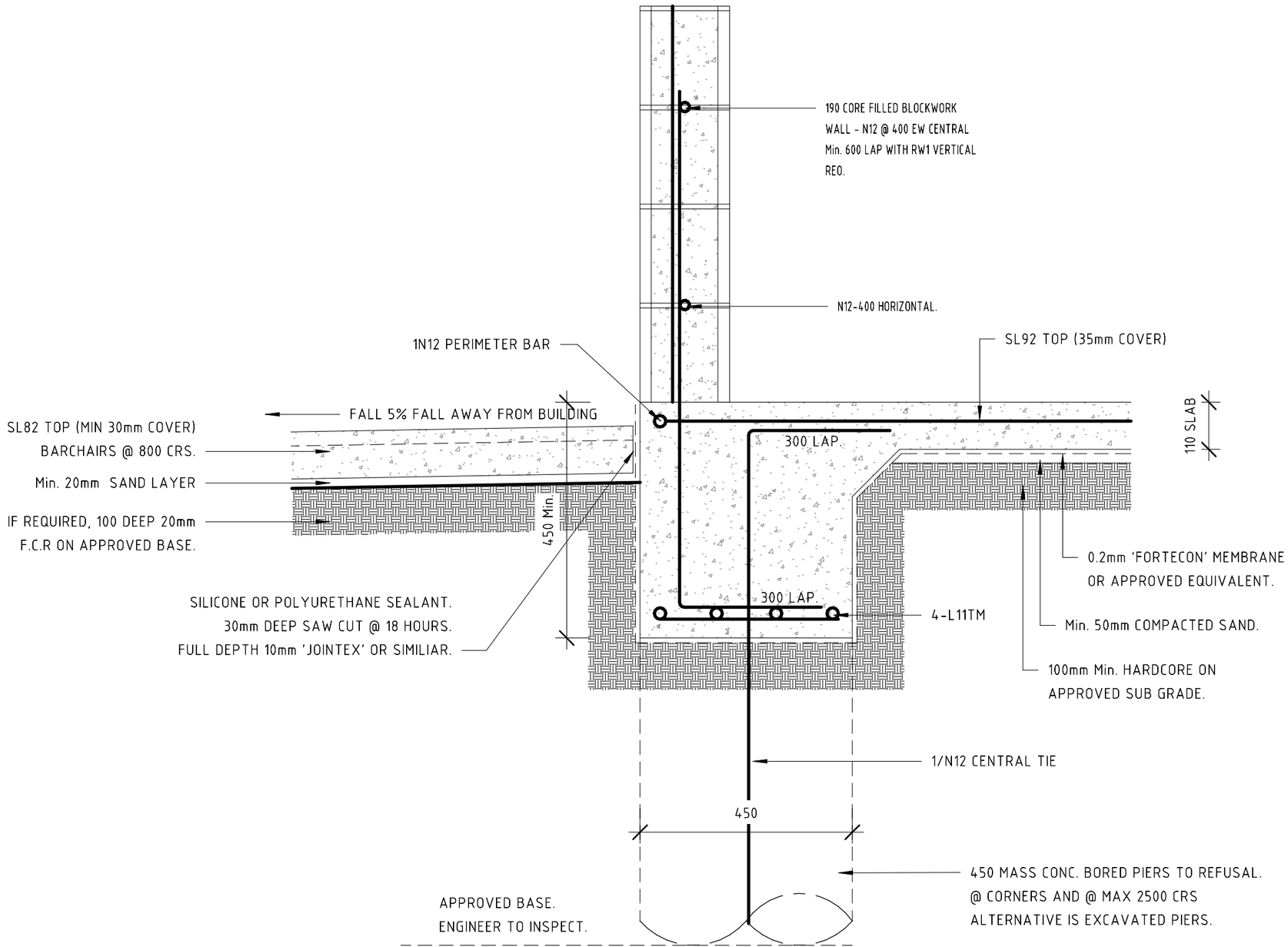

1 / S04

SF1 - OPTION 3 (MONOLITHIC POUR) BLOCK WORK

1 : 10

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
FOOTING & FOUNDATION DETAIL 3 OF4

SCALE:	1 : 10 @ A3
DRG.NO:	S04
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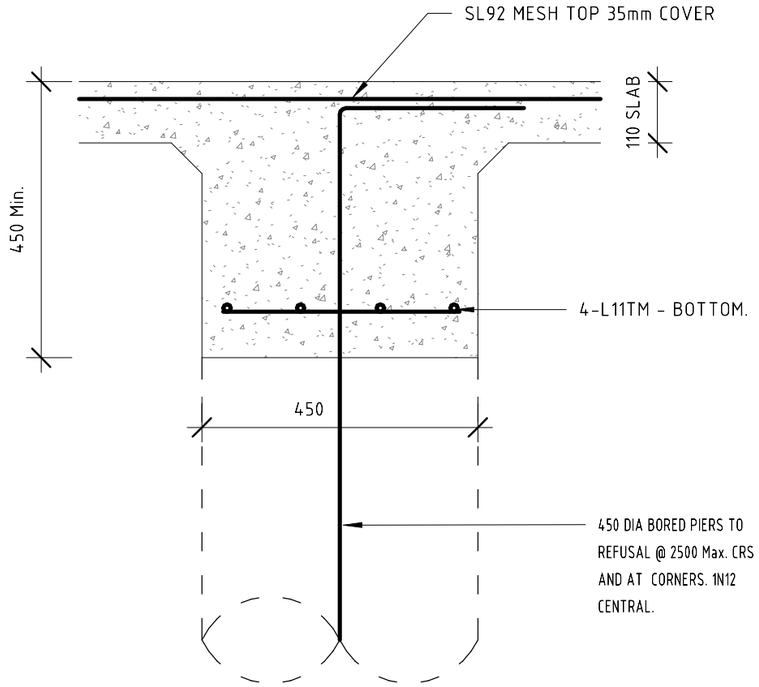
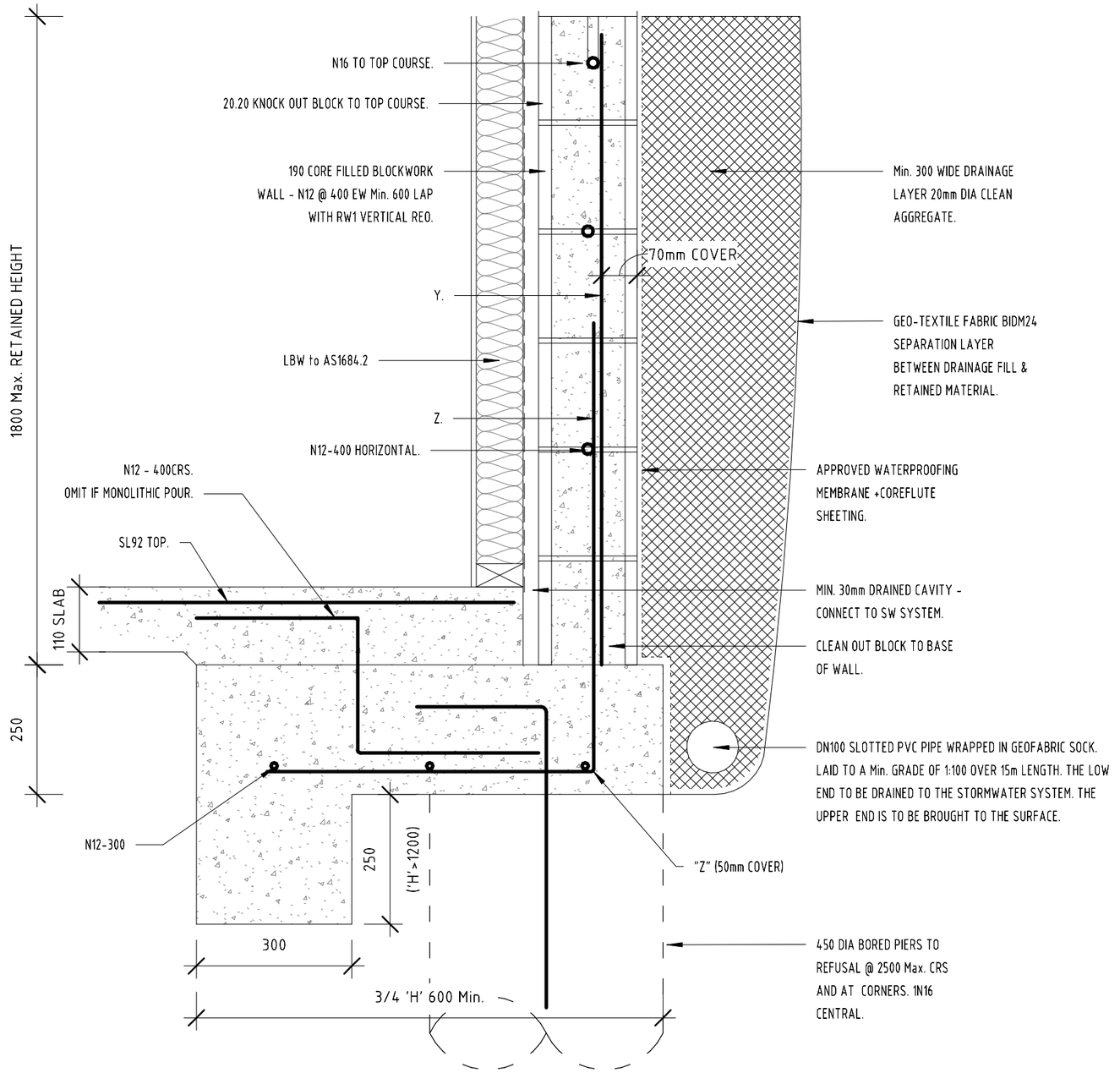


2 / S05 INTERNAL BEAM

1 : 10



RETAINING WALL REINFORCMENT			
HEIGHT	Z	Y	Min. LAP
0-1200	N16 - 400crs	N16 - 400crs	800
1200-1600	N16 -200	N16 - 200crs	800
1600-1900	N20 -200	N20 - 200crs	1000

1 / S05 RETAINING WALL DETAIL 1

1 : 10

ISSUE	DESCRIPTION	DATE	ISSUED BY
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PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
FOOTING & FOUNDATION DETAIL 4 OF4

SCALE: 1 : 10 @ A3
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Plans Reference:P1
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STRUCTURAL FRAMING SCHEDULE

MARK	DESCRIPTION
d	DOUBLE DIAGONAL METAL STRAPS - 3.0kN/m BRACING CAPACITY. AS PER TABLE 8.18 OF AS 1684.2.
h(B)	PLYWOOD - 6.0 kN/m BRACING CAPACITY. AS PER TABLE 8.18 OF AS 1684.2.

N.B.: NUMBERS IN BRACKETS *(900)* INDICATE WIDTH OF BRACING UNIT. ROOF BRACING (U.N.O.) BY TRUSS MANUFACTURER.

BRACING UNIT TYPE H
TO AS 1684.2 - TABLE 8.18

MINIMUM PLYWOOD THICKNESS (mm)

STRESS GRADE	STUD SPACING (mm)	
	450	600
F8	7	9
F11	6	7
F14	4	6
F27	4	4.5

FIXING OF BOTTOM PLATE TO FLOOR FRAME OR SLAB

METHOD H(B): AN M10 BOLT OR OTHER 13 kN CAPACITY CONNECTION AT EACH END AND INTERMEDIATELY @ Max. 1200mm cts. (REFER TO DETAIL)

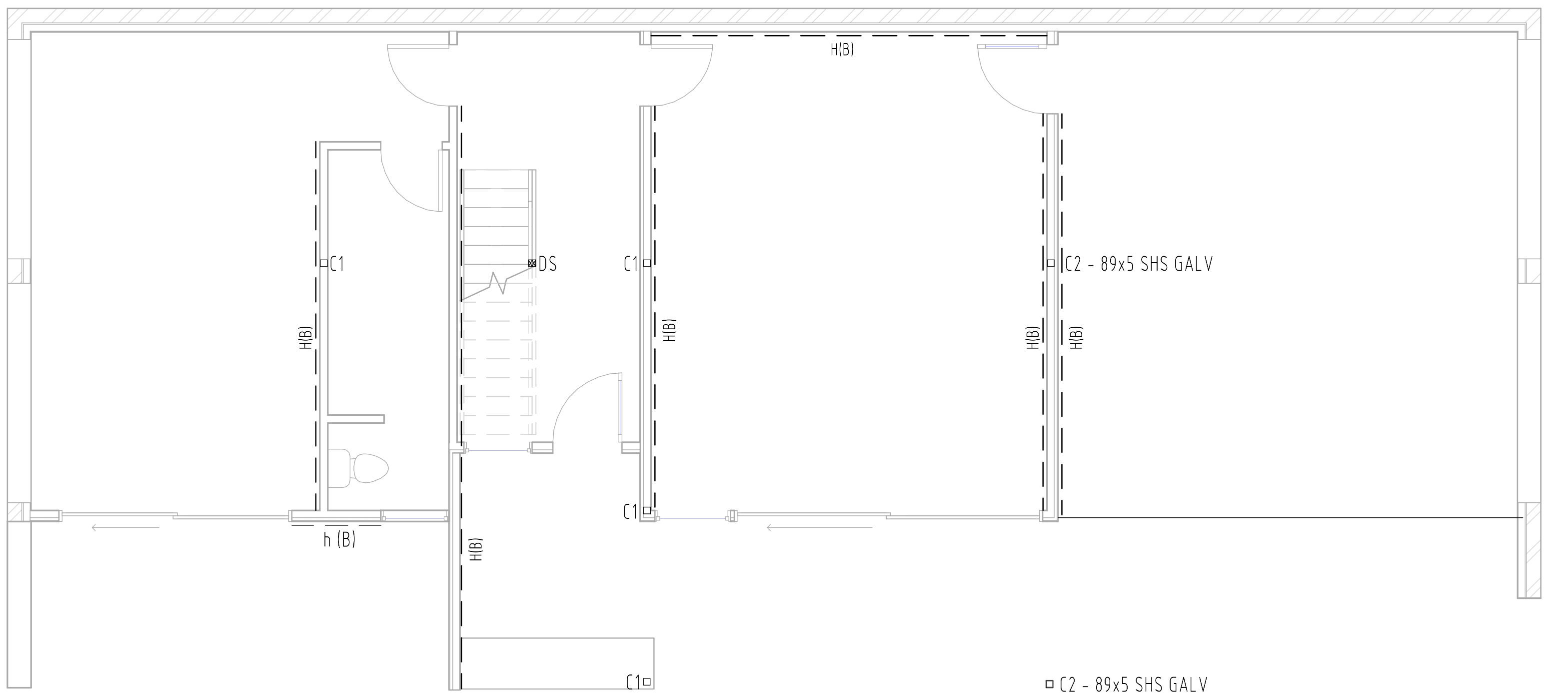
NOMINAL BOTTOM PLATE FIXING
TO AS 1684.2 - TABLE 9.4

LOCATION	MINIMUM FIXING FOR EACH JOINT
BOTTOM PLATE TO FLOOR JOISTS	2 No. 90 x 3.05mm NAILS @ Max. 600mm cts
BOTTOM PLATE TO CONCRETE SLAB	ONE (1) No. 75mm MASONRY NAIL (hand-driven at slab edge), SCREW OR BOLT @ Max. 1200 cts.

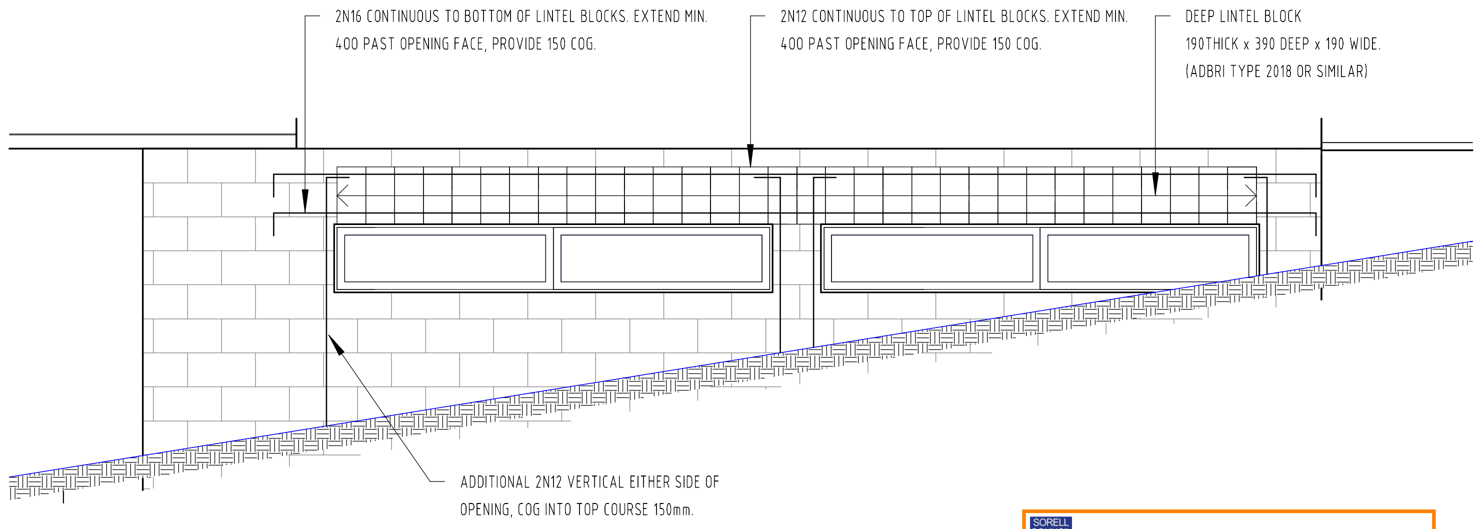
LINTEL SCHEDULE

MARK	DESCRIPTION
L1	90 x 45 hySPAN LVL LINTEL.
L2	150 x 45 hySPAN LVL LINTEL.
L3	170 x 35 hySPAN LVL LINTEL.
L4	170 x 45 hySPAN LVL LINTEL.
L5	200 x 35 hySPAN LVL LINTEL.
L6	200 x 45 hySPAN LVL LINTEL.
DS	DOUBLE STUD

NOTE:
TIE-DOWNS TO LOWER LEVEL TO CONFORM WITH AS1684 - WIND CLASSIFICATION 'N3'



1 S06 **LOWER FLOOR WALL FRAMING & BRACING PLAN**
1 : 100



2 S06 **STRUCTURAL ELEVATION**
1 : 50 BLOCKWORK REINFORCMENT ABOVE WINDOWS W04 / W05 AND W06 / W07

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154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
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Drawing: LOWER GROUND WALL FRAMING & BRACING PLAN

DRG.NO: S06
SCALE: As indicated @ A3
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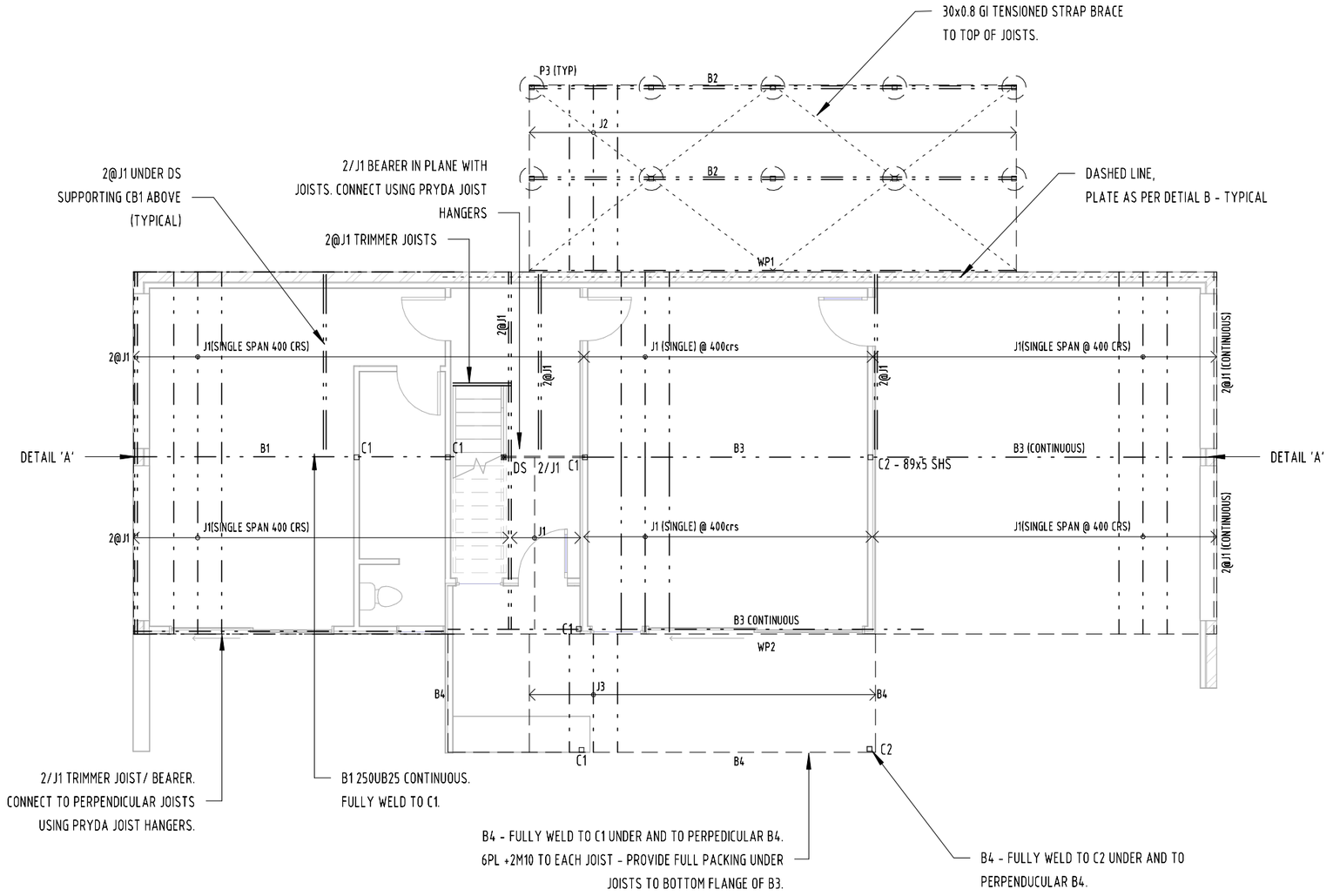
STRUCTURAL FRAMING SCHEDULE	
MARK	DESCRIPTION
J1	190 x 45 F17 OF LVL EQ. JOISTS @ MAX 400 CRS. CONNECT TO BEARERS AND WALLS AS PER TYPICAL DETAIL.
J2	120x45 F7 TP TO H3 JOISTS CONT. SADDLE CONNECT TO WP1 USING PRYDA JOIST HANGERS AND TO BEARERS UNDER USING PRYDA UNITIE.
J3	170x45 F7 TP TO H3 JOISTS @ 450CRS. PROVIDE FULL BLOCKING AT MID SPAN.
B1	2/190x45 F17 OF LVL EQ. BEARER CONTINUOUS. PROVIDE MINIMUM 150mm CLEARANCE UNDER BEARER.
B2	2/170x45 F7 TP TO H3 BEARER CONTINUOUS. PROVIDE MINIMUM 150mm CLEARANCE UNDER BEARER.
B3	310UB46 CONT. BEARER FULLY WELDED TO C1
B4	250 PFC BEARER
WP1	190x45 F7 TP TO H3 LEDGER. CONNECT TO CORE-FILLED WALL USING M12 ANKASCREWS 150 LONG +50x50x4 OVERSIZED WASHERS @ 300 CRS (STAGGERED, MIN 60 EDGE DISTANCE.
WP2	REFER TO CONNECTION DETAIL - TYPICAL CONNECTION OF STEEL BEAMS TO JOISTS (EXTERNAL) PAGE S09
C1	REFER TO DETAIL P2 ON PAGE S08

WALL FRAMING	
COMMON STUDS	90 x 35 MGP10 STUDS @ 450 cts
NOGGINS	90 x 35 MGP10 NOGGED @ 1350 cts
OPENING STUDS	2 @ 90 x 35 MGP10
BOTTOM PLATES	90 x 45 MGP10
TOP PLATES	2 / 90 x 35 MGP10



1
S07

FIRST FLOOR STRUCTURAL FLOOR PLAN

1 : 100

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
FIRST FLOOR FRAMING

DRG.NO: S07
CHK BY: ME
SCALE: 1 : 100 @ A3
DRAWN: JF

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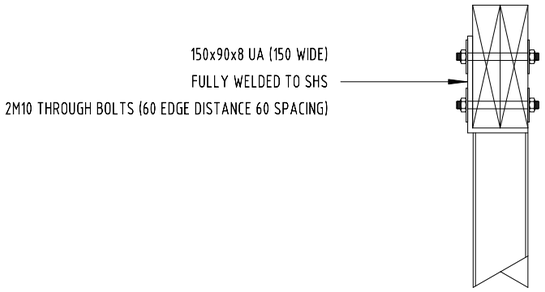
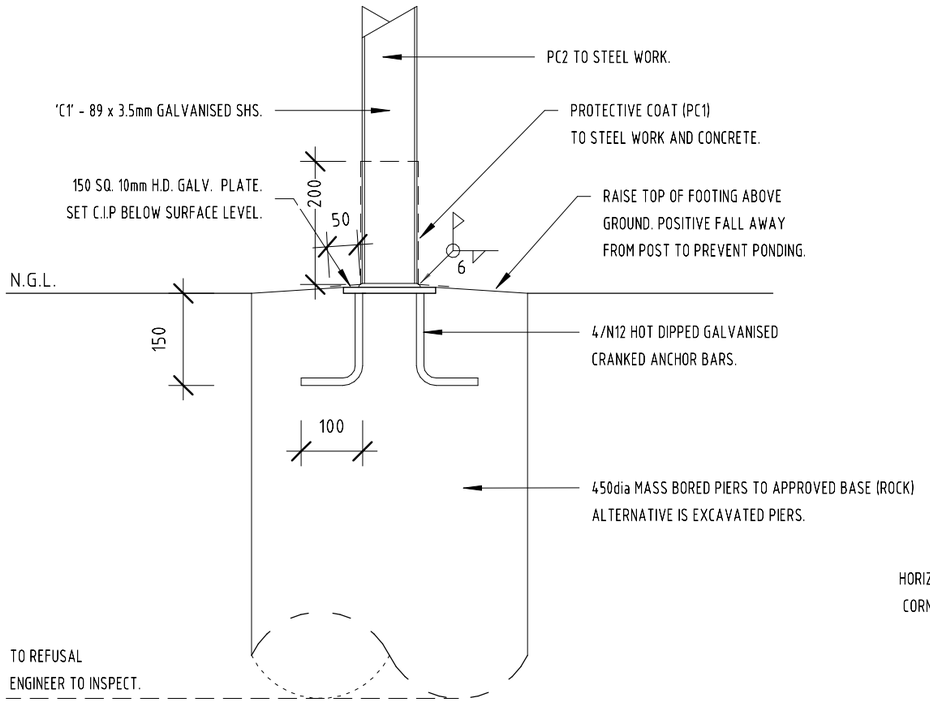
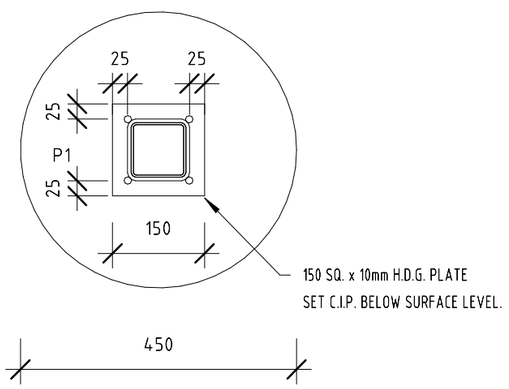


PC1 JOTUN JOTACOTE 605 SURFACE PREPARATION AND PRIMER TO JOTUN TECH DATA SHEET AND INSTALLATION / MANUAL.

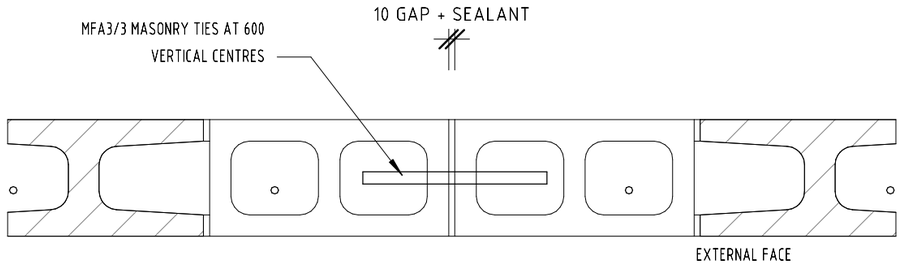
PC2 EXTERNAL OR INTERNAL STEELWORK TO SUIT ARCHITECTURAL FINISHAND CORROSIVE CLASSIFICATION.



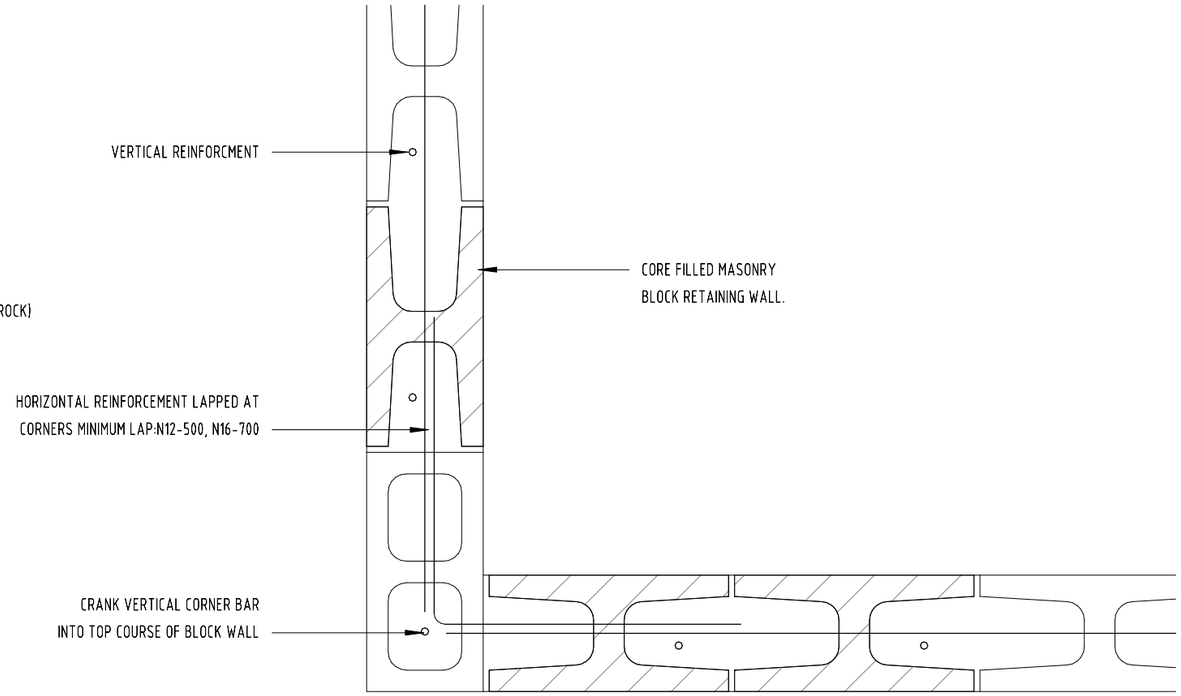


1 S08 P2 Detail

1 : 10



BLOCKWORK EXPANSION JOINT



RETAINING WALL REINFORCMENT ARRANGEMENT - PLAN VIEW

2 S08 Retaining Wall Details

1 : 10

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

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154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
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Drawing: STRUCTURAL FLOOR FRAMING DETAIL 1 OF 2

SCALE: 1 : 10 @ A3
DRG.NO: S08
DRAWN: JF
CHK BY: ME

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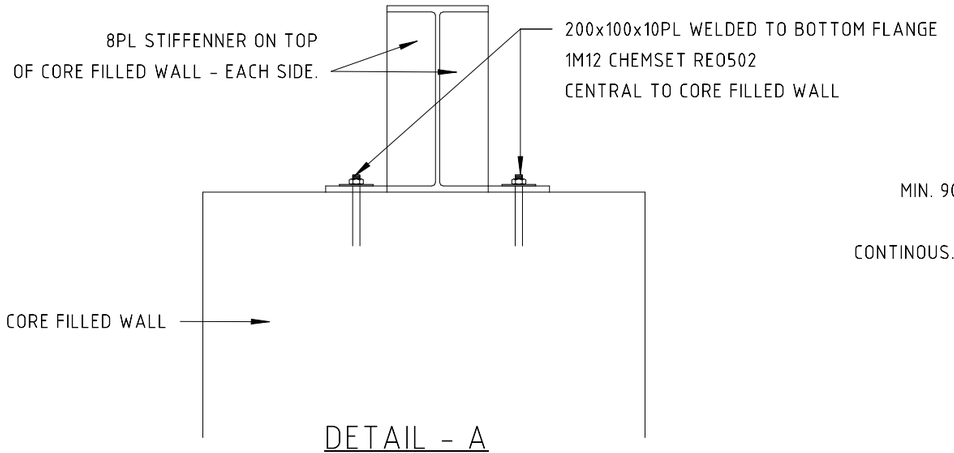
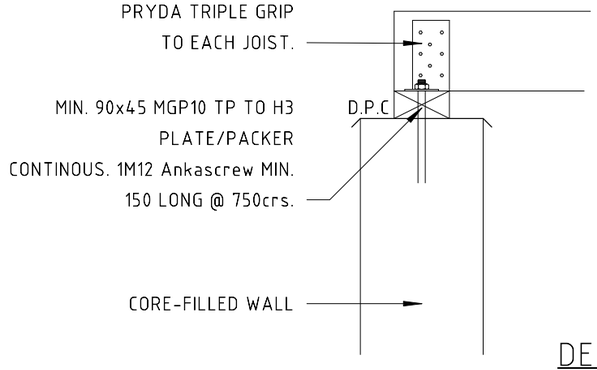
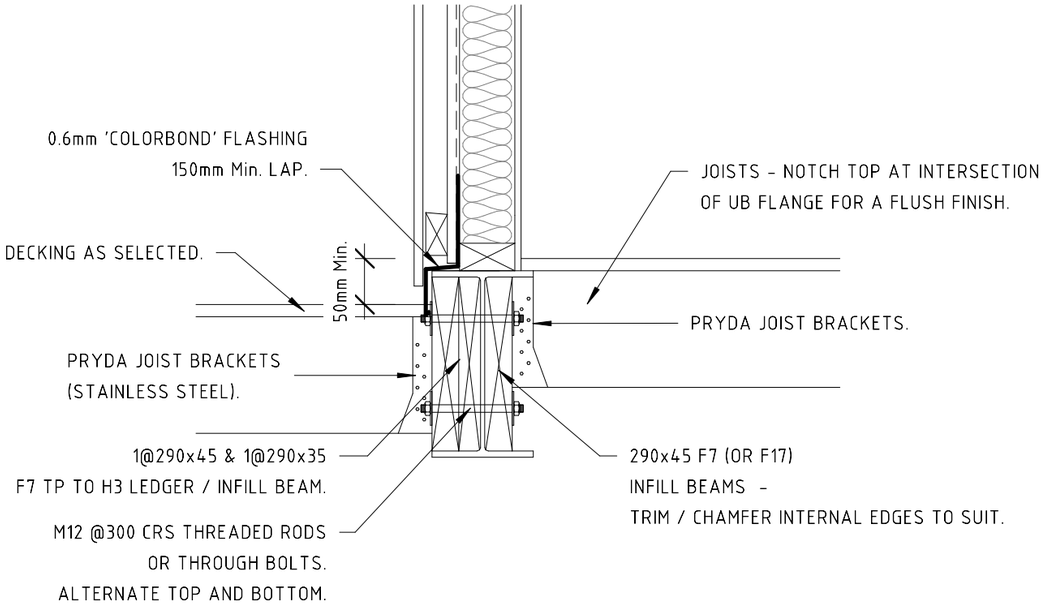


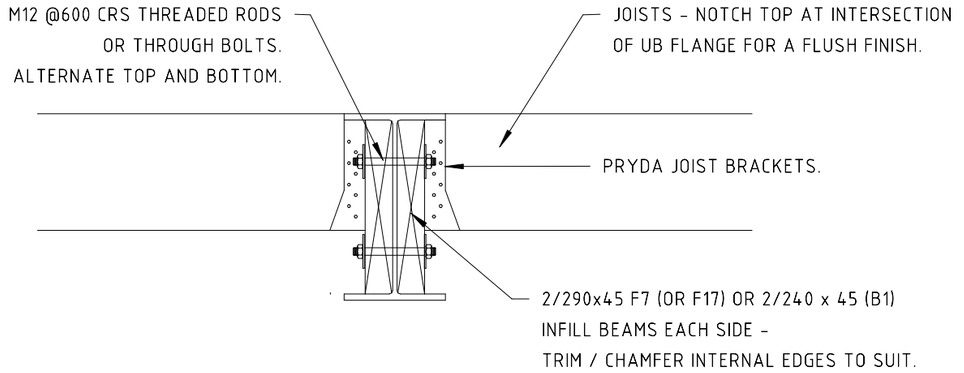
DETAIL - A



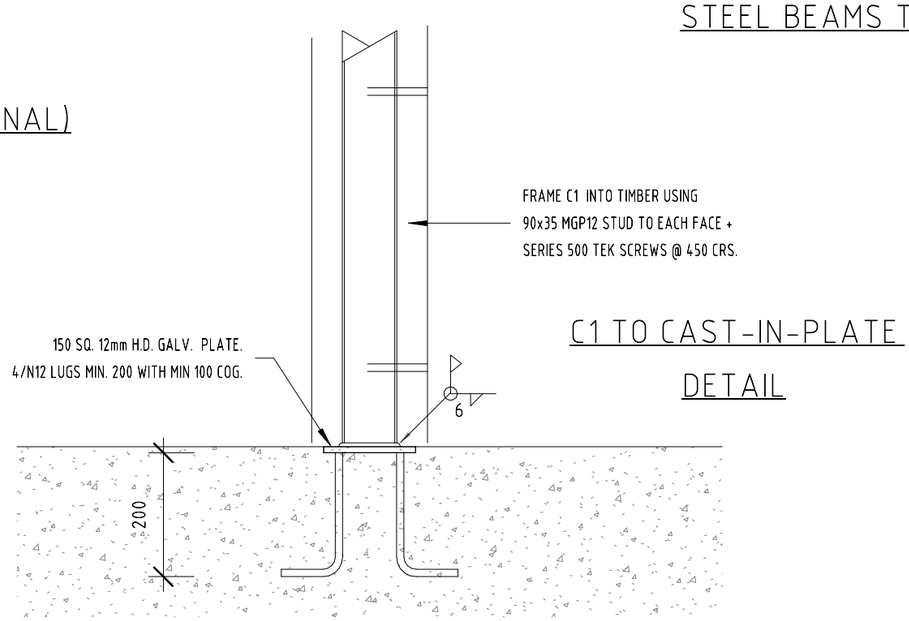
DETAIL - B



TYPICAL CONNECTION OF
STEEL BEAMS TO JOISTS (EXTERNAL)



TYPICAL CONNECTION OF
STEEL BEAMS TO JOISTS (INTERNAL)



C1 TO CAST-IN-PLATE
DETAIL

Sorell Council
Development Application: Development Application - 154 Carlton Beach Road, Dodges Ferry.pdf
Plans Reference:P1
Date Received:4/02/2026

ISSUE	DESCRIPTION	DATE	ISSUED BY
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PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
STRUCT. FLOOR FRAMING DETAILS 2 OF 2

SCALE:	DRG.NO:	CHK BY:
1 : 10 @ A3	S09	ME
	DRAWN: JF	

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STRUCTURAL FRAMING SCHEDULE

MARK	DESCRIPTION
d	DOUBLE DIAGONAL METAL STRAPS - 3.0kN/m BRACING CAPACITY. AS PER TABLE 8.18 OF AS 1684.2.
h(B)	PLYWOOD - 5.2 kN/m BRACING CAPACITY. AS PER TABLE 8.18 OF AS 1684.2.

N.B.: NUMBERS IN BRACKETS *(900)* INDICATE WIDTH OF BRACING UNIT.
ROOF BRACING (U.N.O.) BY TRUSS MANUFACTURER.

BRACING UNIT TYPE H

TO AS 1684.2 - TABLE 8.18

MINIMUM PLYWOOD THICKNESS (mm)

STRESS GRADE	STUD SPACING (mm)	
	450	600
F8	7	9
F11	6	7
F14	4	6
F27	4	4.5

FIXING OF BOTTOM PLATE TO FLOOR FRAME OR SLAB

METHOD H(B): AN M10 BOLT OR OTHER 13 kN CAPACITY CONNECTION AT EACH END AND INTERMEDIATELY @ Max. 1200mm cts. (REFER TO DETAIL)

NOMINAL BOTTOM PLATE FIXING

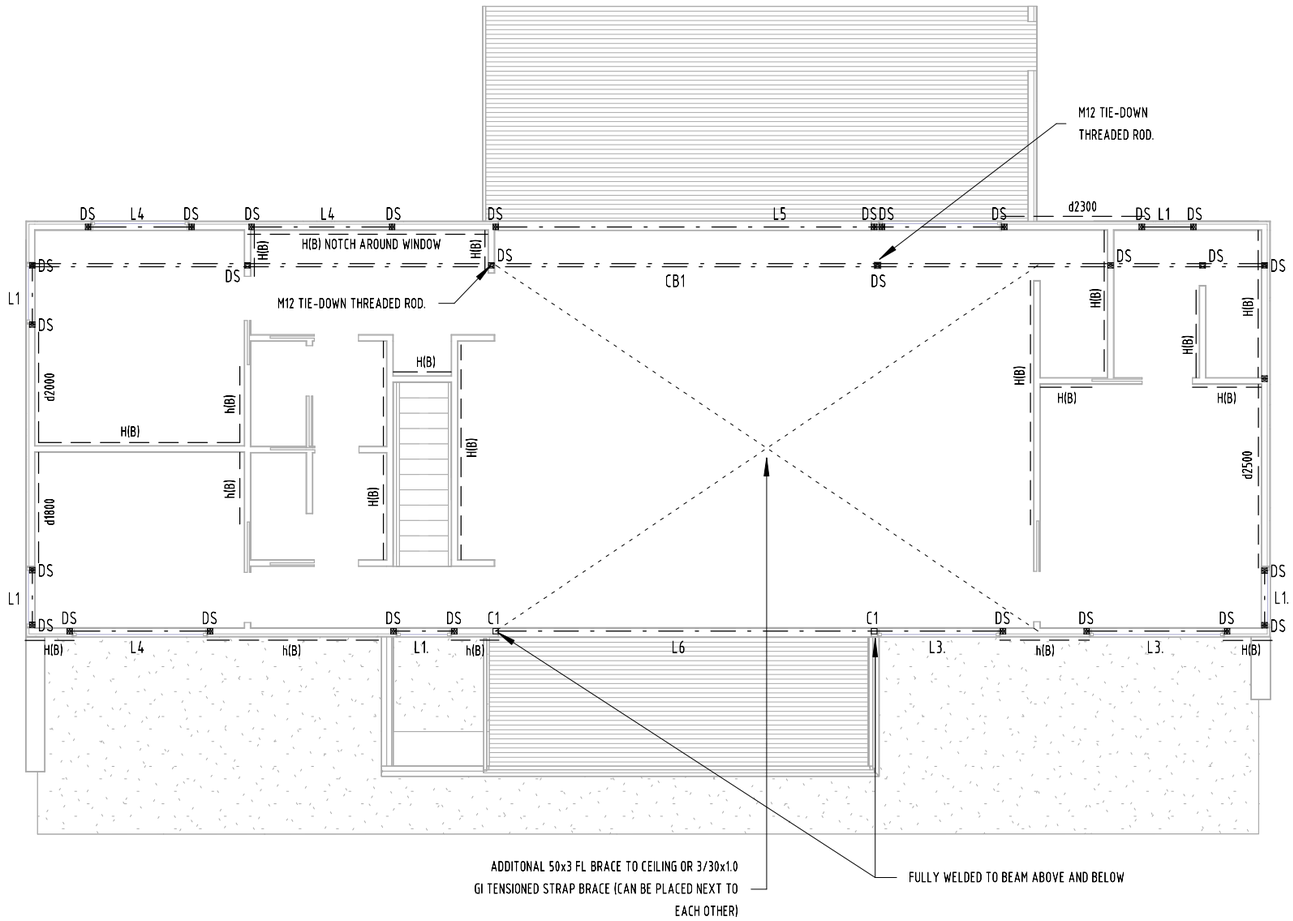
TO AS 1684.2 - TABLE 9.4

LOCATION	MINIMUM FIXING FOR EACH JOINT
BOTTOM PLATE TO FLOOR JOISTS	2 No. 90 x 3.05mm NAILS @ Max. 600mm cts
BOTTOM PLATE TO CONCRETE SLAB	ONE (1) No. 75mm MASONRY NAIL (hand-driven at slab edge), SCREW OR BOLT @ Max. 1200 cts.

LINTEL SCHEDULE

MARK	DESCRIPTION
L1	90x35 F17 OF LVL EQ. LINTEL
L2	120x45 F17 OR LVL EQ. LINTEL
L3	140x35 F17 OR LVL EQ. LINTEL
L4	140x45 F17 OR LVL EQ. LINTEL
L5	2/290x45 F17 OR LVL EQ. LINTEL CONTINUOUS SPAN
L6	230PFC FULLY WELDED TO C1
CB1	2/290x45 F17 OR LVL EQ. BEAM CONTINUOUS SPAN
DS	DOUBLE STUD

NOTE:
TIE-DOWNS TO LOWER LEVEL TO CONFORM WITH AS1684 - WIND CLASSIFICATION 'N3'



1 / S10

FIRST FLOOR STRCUTURAL WALL FRAMING PLAN

1 : 100

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: FIRST FLOOR STRUCTURAL WALL FRAMING PLAN

DRG.NO: S10
CHK BY: ME
SCALE: 1 : 100 @ A3
DRAWN: JF

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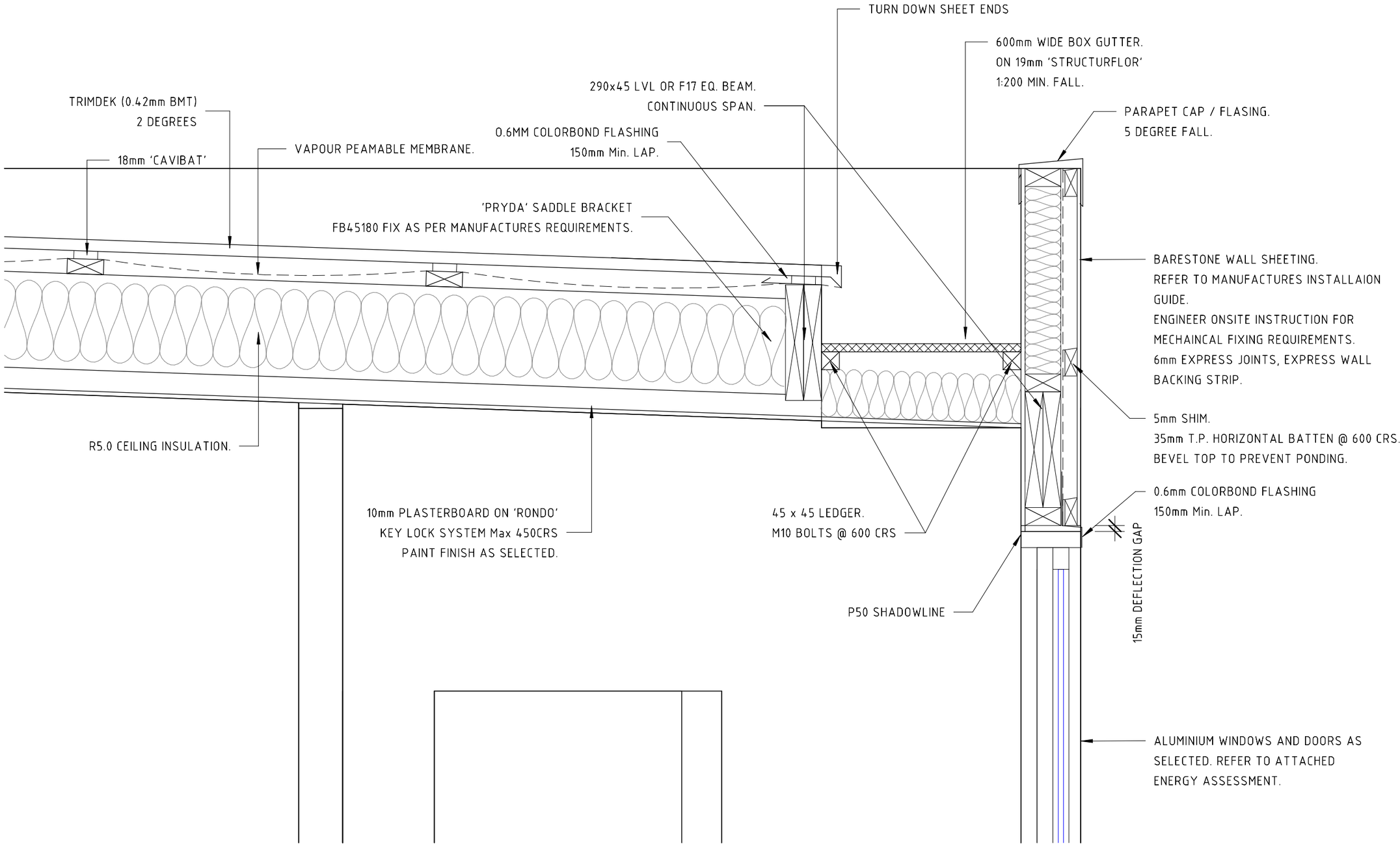

1
S11

WINDOW HEAD & BOX GUTTER DETAIL

1 : 10

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES
FERRY TAS 7173
T. BEAMAN

Drawing:
WALL FRAMING DEATILS

SCALE:	DRG.NO:	CHK BY:
1 : 10 @ A3	S11	ME
DRAWN: JF		

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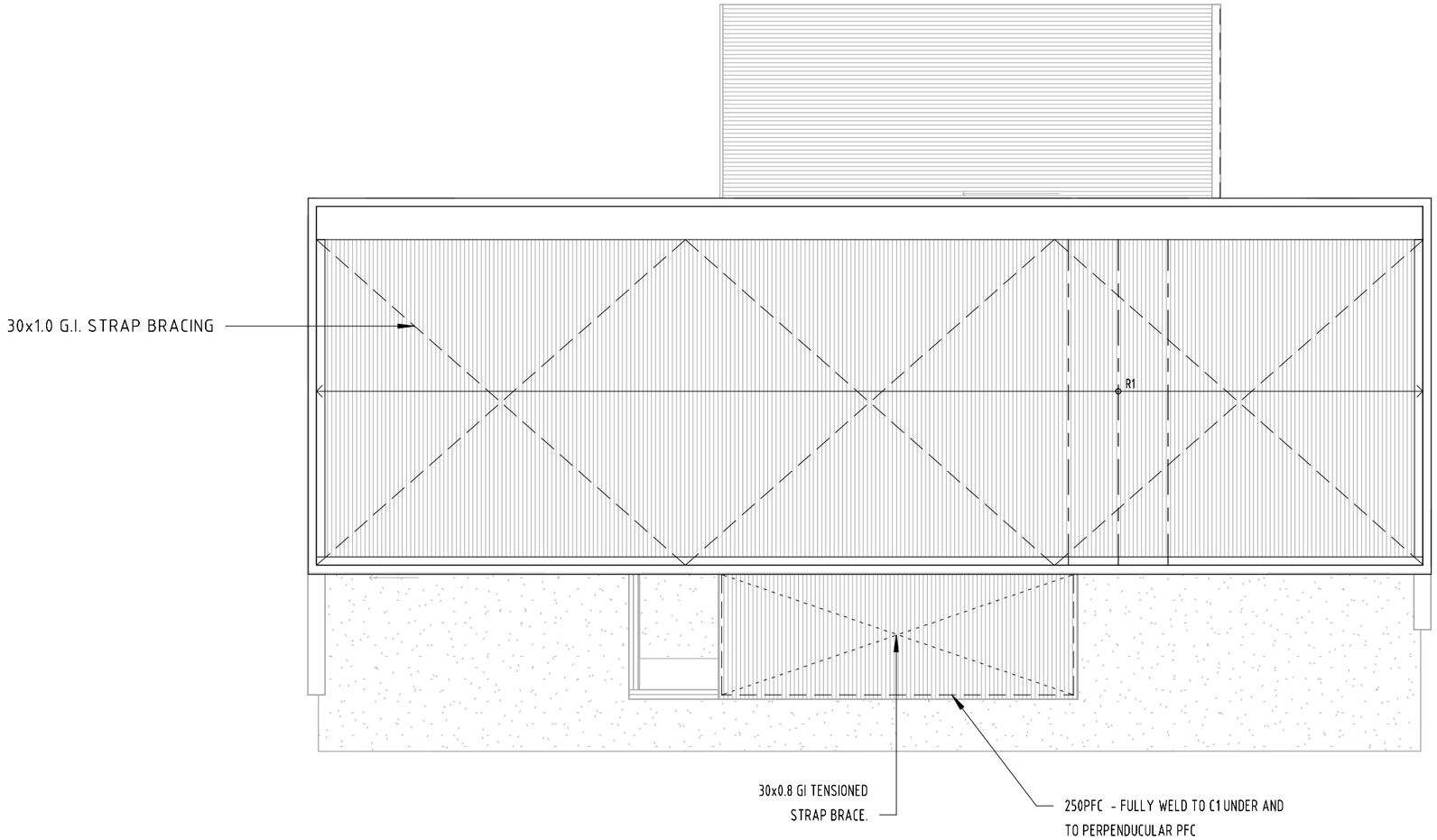
STRUCTURAL ROOF FRAMING SCHEDULE	
MARK	DESCRIPTION
R1	240x45 F17 OR LVL EQ. RAFTERS @ 600 CRS PROVIDE FULL BLOCKING AT MID SPAN. CONNECT TO WALLS USING PRYDA CYCLONE STRAPS.



ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
ROOF FRAMING PLAN

SCALE:	DRG.NO:	CHK BY:
1 : 100 @ A3	S12	ME
DRAWN: JF		

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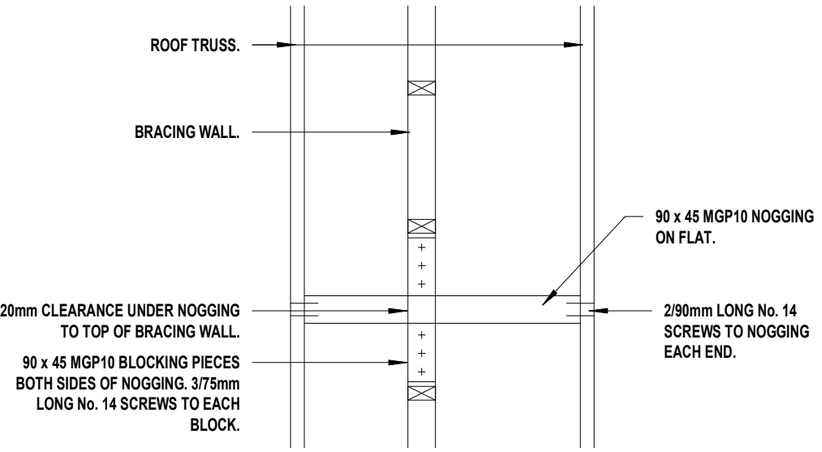
1
S12

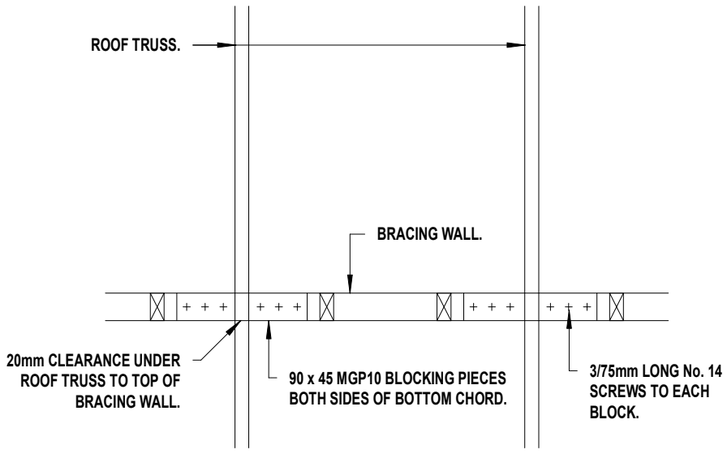
STRUCTURAL ROOF FRAMING PLAN

1 : 100

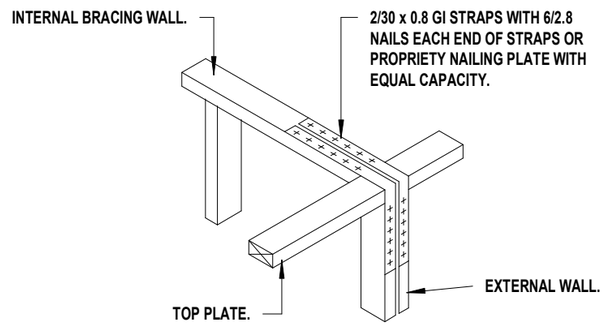
Job No. 5575



TRUSS PARALLEL TO WALL
BRACED WALL (PLAN VIEW)



TRUSS PERPENDICULAR TO WALL
BRACED WALL (PLAN VIEW)



6
S13

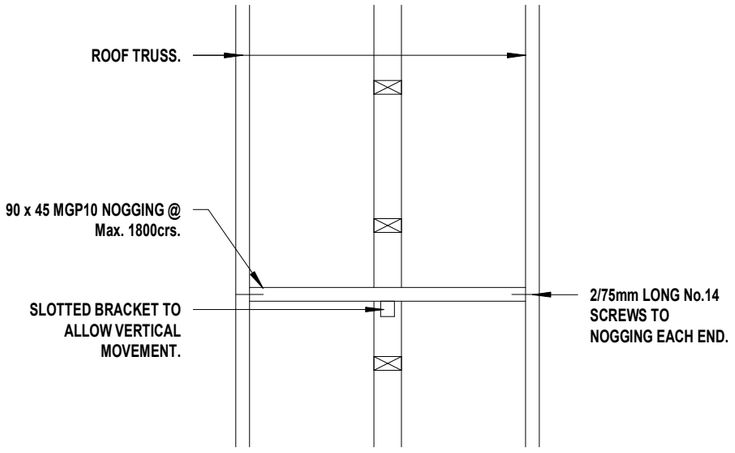
BRACING WALL TO EXTERNAL WALL

1 : 20

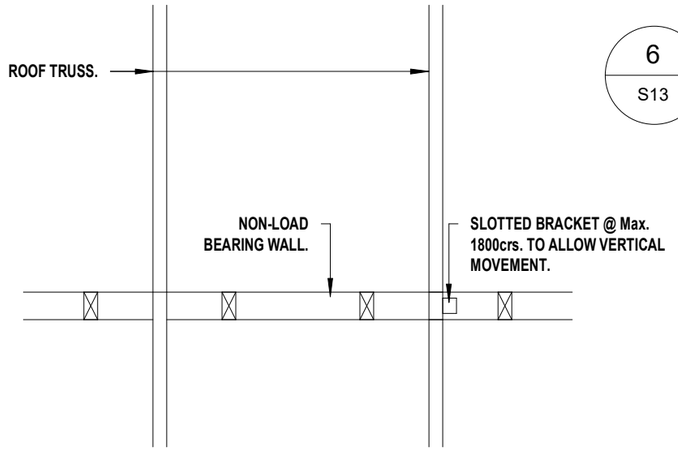
ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
TIE DOWN DETAILS



TRUSS PARALLEL TO WALL
NON LOAD BEARING INTERNAL WALL(PLAN VIEW)



TRUSS PERPENDICULAR TO WALL
NON LOAD BEARING INTERNAL WALL(PLAN VIEW)

5
S13

FIXING OF RAFTER

1 : 20

SCALE:	DRG.NO:	CHK BY:
1 : 20 @ A3	S13	ME
		DRAWN: JF

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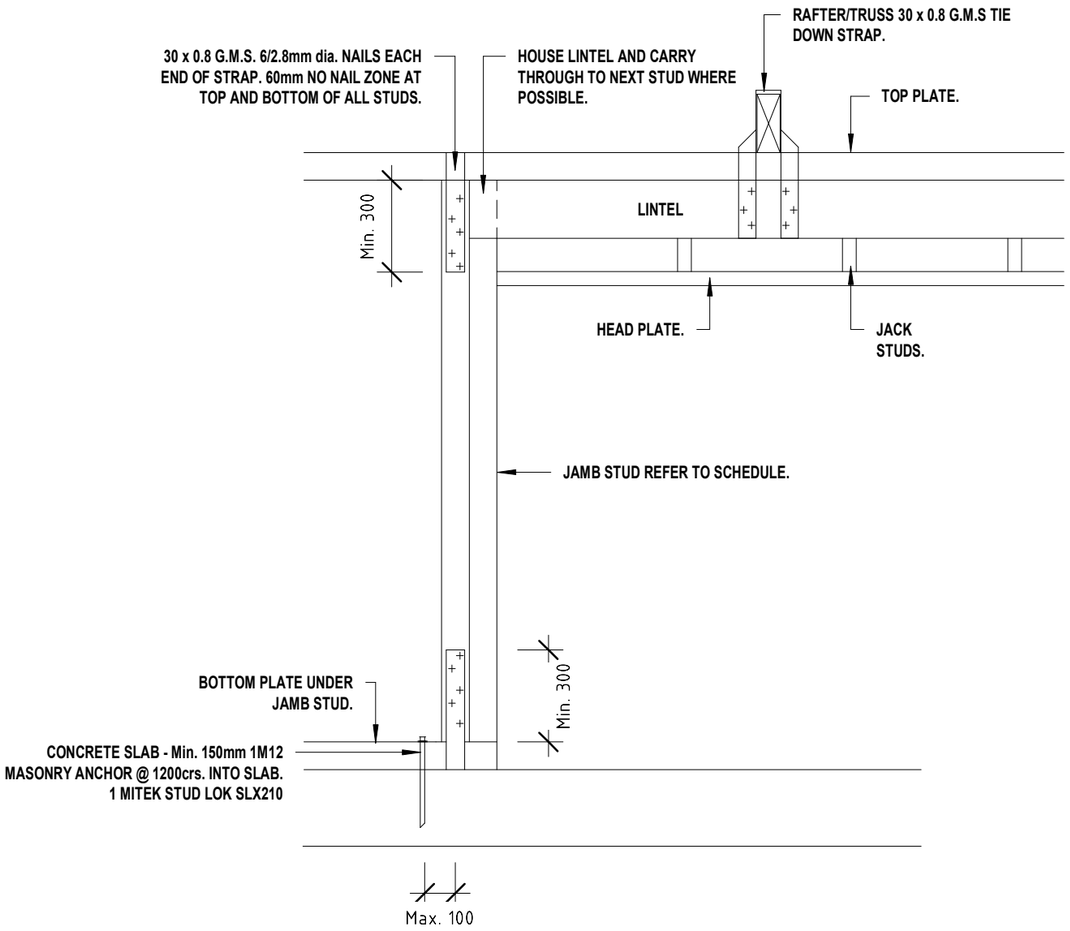
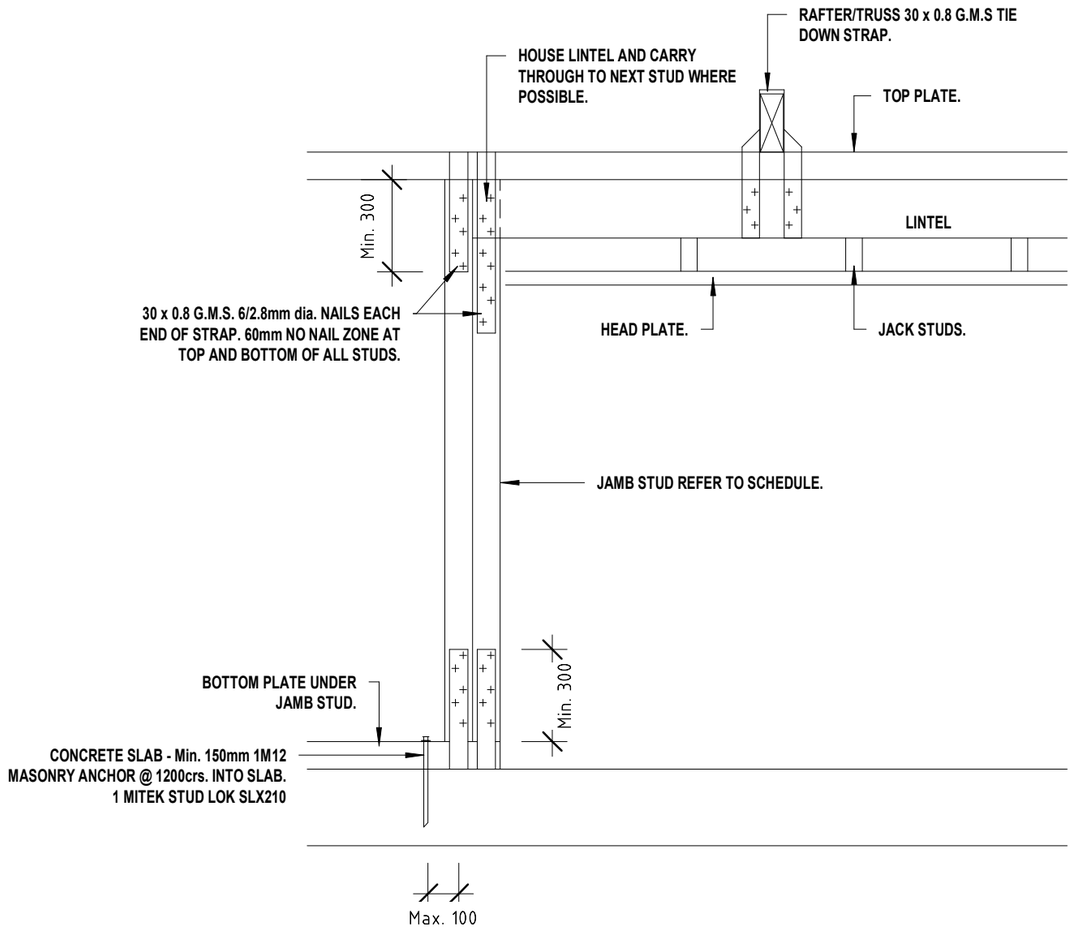


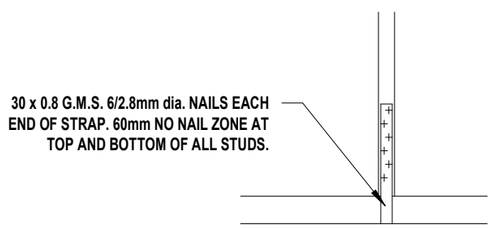
1 S14 TIE-DOWNS TYPE (a)

1 : 20



2 S14 TIE-DOWNS TYPE (b)

1 : 20



3 S14 TYPICAL LOOP STRAP DETAIL

1 : 20

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Development Application: Development Application - 154 Carlton Beach Road, Dodges Ferry.pdf

Plans Reference:P1

Date Received:4/02/2026

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Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: TIE DOWN DETAILS

SCALE: 1 : 20 @ A3

DRG.NO: S14

DRAWN: JF

CHK BY: ME

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FRAMED WALLS AS FOLLWOING:
WALLS U0 TO 2400:
90x35 MGP12 (STUDS @ MAX 450CRS, DOUBLE TOP PLATE)
WALLS UP TO 2700:
90x45 MGP12 (STUDS @ MAX 450CRS, DOUBLE TOP PLATE)
WALLS UP TO 3000:
9045 F17 OR LVL EQ. (STUDS @MAX 450CRS, DOUBLE TOP PLATE)

NOGGINS @ MAX 1200 CRS.

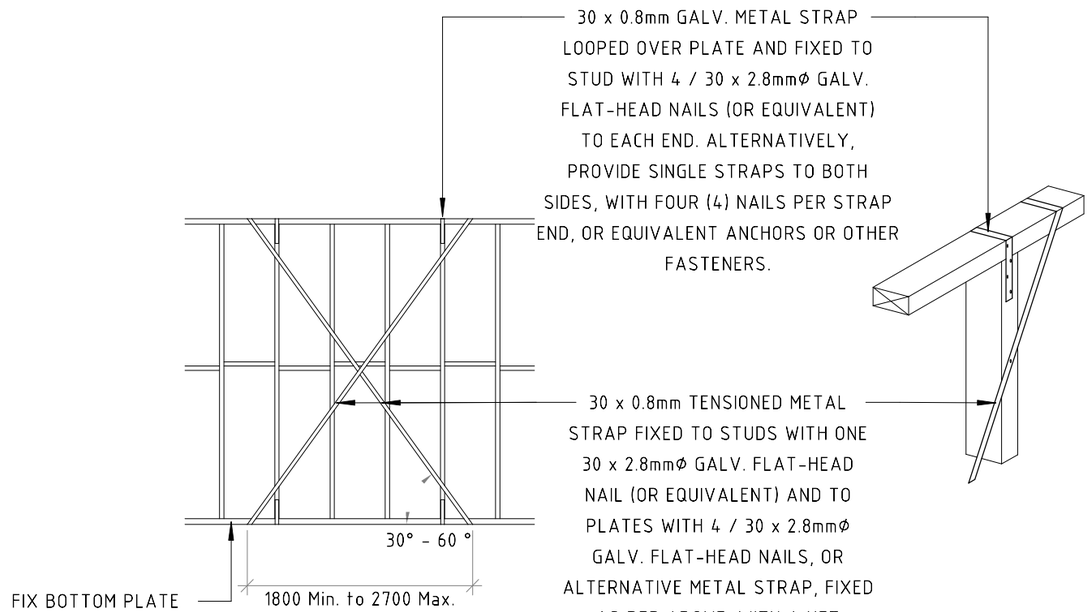
NOTE:
WALLS BRACED ON BOTH SIDES REQUIRED DOUBLE TIE DOWNS, IE M12 ANKACREWS 150 LONG
AT EITHER END AND @ MAX 450 CRS, AND TWICE MORE CONNECTIONS TO ROOF / UPPER FLOOR FRAMING.

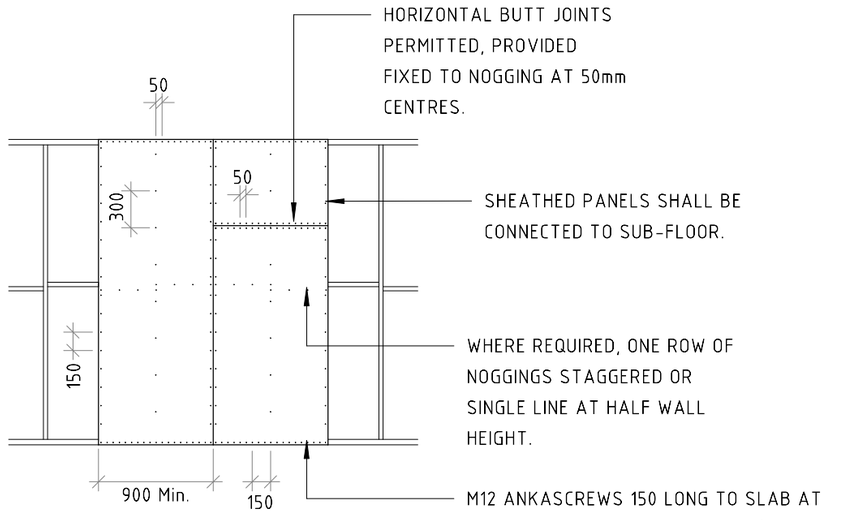
BRACING UNIT TYPE 'D'

AS PER TABLE 8.18 OF AS 1684.2.
3.0 kN/m BRACING CAPACITY.

BRACING UNIT TYPE h'B'

AS PER TABLE 8.18 OF AS 1684.2.
6.0 kN/m BRACING CAPACITY.





FASTENER SPACING: 50mm TOP AND BOTTOM PLATES.
150mm VERTICAL EDGES, NOGGINGS.
300mm INTERMEDIATE STUDS.

STRUCTURAL PLYWOOD PANELS SHALL BE NAILED TO STUD FRAME USING 30 x 2.8mm Ø GALV. FLATHEAD NAILS OR THE EQUIVALENT.

BRACING DETAILS

1
S15

1 : 50

Job No. 5575

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN
Drawing: BRACING DETAILS

SCALE: 1 : 50 @ A3
DRG.NO: S15
DRAWN: JF
CHK BY: ME

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Development Application: Development Application - 154 Carlton Beach Road, Dodges Ferry.pdf
Plans Reference:P1
Date Received:4/02/2026

'ACO' KlassikDrain K100
SIZE: NOM. 100mm INTERNAL WIDTH.
GRATE: GALVANISED STEEL GRATE.
LOAD CLASS: B (80kN).'ACO' GRATED PIT TYPE 66
Size: 600mm SQ. x 600mm (D).
Grate: Type 66 Galvanised Heelguard Grate.
Min. Load Class: B (80 kN).

PROPOSED DN150 PVC STORMWATER.
WITH BACKFLOW PREVENTION. INSTALLED TO LGAT
SPECIFICAITONS AT THE COST OF THE DEVELOPER.

33.113
33.615
33.502
33.959
33.447
33.552
32.498
31.326
30.084
30.046
29.660
29.028
28.755
28.609
28.153
27.680
27.460
27.857
27.778
27.023
26.580
20290
10000
3600
500
5% FALL
5m
6.5+/-m
5.9
2% FALL
6+/-m
12.5% FALL
10.5+/-m
EX. FOOTPATH
PROPOSED DRIVEWAY (3.6M WIDE)
18m - REFER TO PAGE C03
DRAINAGE EASEMENT (2.01 WIDE)

GARAGE FFL 30.250

DRIVEWAY LEVELS
EX - 31.00
PRO. 30.250

DRIVEWAY LEVELS
EX - 30.700
PRO. 30.250

DRIVEWAY LEVELS
EX - 30.300
PRO. 30.125

DRIVEWAY LEVELS
EX - 29.800
PRO. 30.000

DRIVEWAY LEVELS
EX - 26.400
PRO. NO CHANGE

DRIVEWAY LEVELS
EX - 28.600
PRO. NO CHNAGE

DRIVE WAY CONSTRUCTION NOTE:
STONE WORK TO BE USED FOR CUTS
UP TO 500mm.

TO HELP MITIGATE SENTIMENT AND DEBRIS RUNOFF TO THE FOOTPATH A 100MM KERB IS TO BE CONSTRUCTED ON THE UPPER LEVEL OF THE DRIVEWAY.

700mm HIGH CRASH BARRIER
SET OFF DRIVE WAY 100mm.
SET OFF 1500mm FROM ROAD EDGE.
REFER TO PAGE C02 FOR DETAIL.

EXISTING DRIVEWAY SURFACE
TO BE RE SURFACED WITH BITUMEN -
TO LAGT SPECIFICATIONS
(TO PROPERTY BOUNDARY).

DRIVEWAY CONSTRUCTION TO BE IMPERVIOUS CONCRETE.
125 SLAB SL82 TOP
35mm SAW CUT MAX 18 HOURS AFTER POUR
@ 4000mm crs. REEFR TO PAGE S14
FOR CONSTCUTION REQUIREMENTS.
TO PREVENT DRIVEWAY WATER RUN OFF A 100MM KERB IS
TO BE CONSTRUCTED TO DIRECT WATER TO GRATED PITS.
CURBS TO BE CONSTRUCTED AT ALL DRIVEWAY LOW LEVELS.

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN
Drawing: CIVIL

SCALE:	DRG.NO:	CHK BY:
1 : 200 @ A3	C01	ME
DRAWN: JF		

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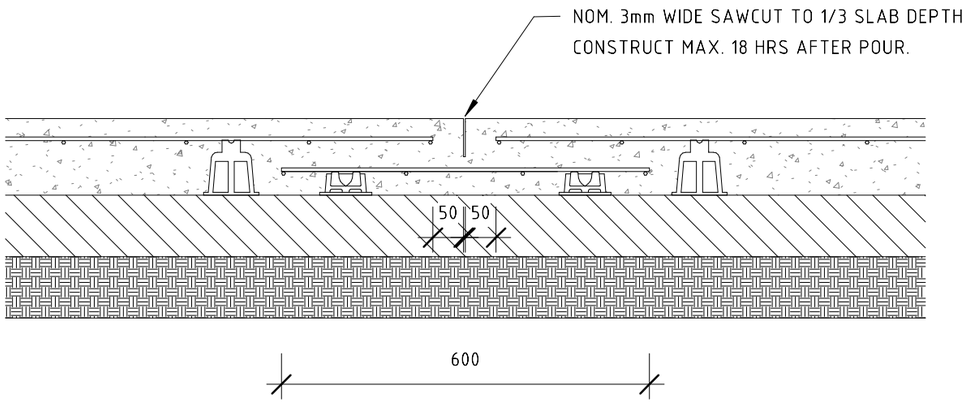
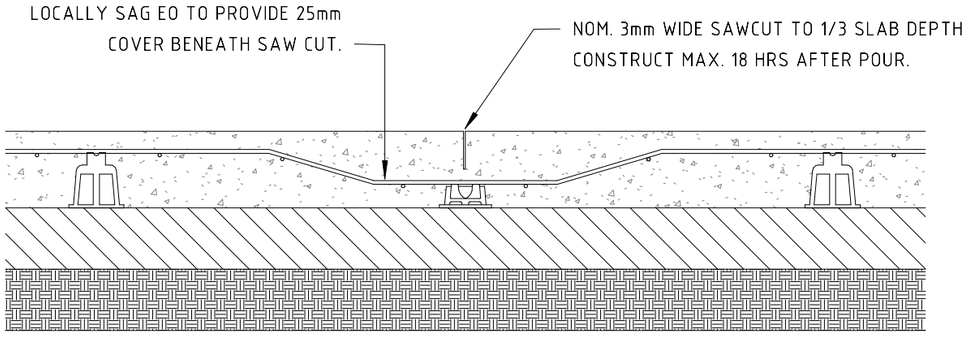
JOINT SPECIFICATION			
JOINT TYPE	CRACK CONTROL	CONC. GRADE	N32
JOINT SEAL	UNSEALED	DOWEL MATERIAL	N/A
MAX. LOADING	VEHICLES TO 3 TONNE	LENGTH	N/A
REINFORCEMENT	SL82	DOWEL DIA.	N/A
SLAB THICKNESS	125mm	DOWEL CENTRES	N/A



SC2A - SAWCUT JOINT - STEPPED REINFORCEMENT

1:10

JOINT SPECIFICATION			
JOINT TYPE	CRACK CONTROL	CONC. GRADE	N32
JOINT SEAL	NONE	DOWEL MATERIAL	N/A
MAX. LOADING	VEHICLES TO 3 TONNE	LENGTH	N/A
REINFORCEMENT	SL82	DOWEL DIA.	N/A
SLAB THICKNESS	125mm	DOWEL CENTRES	N/A

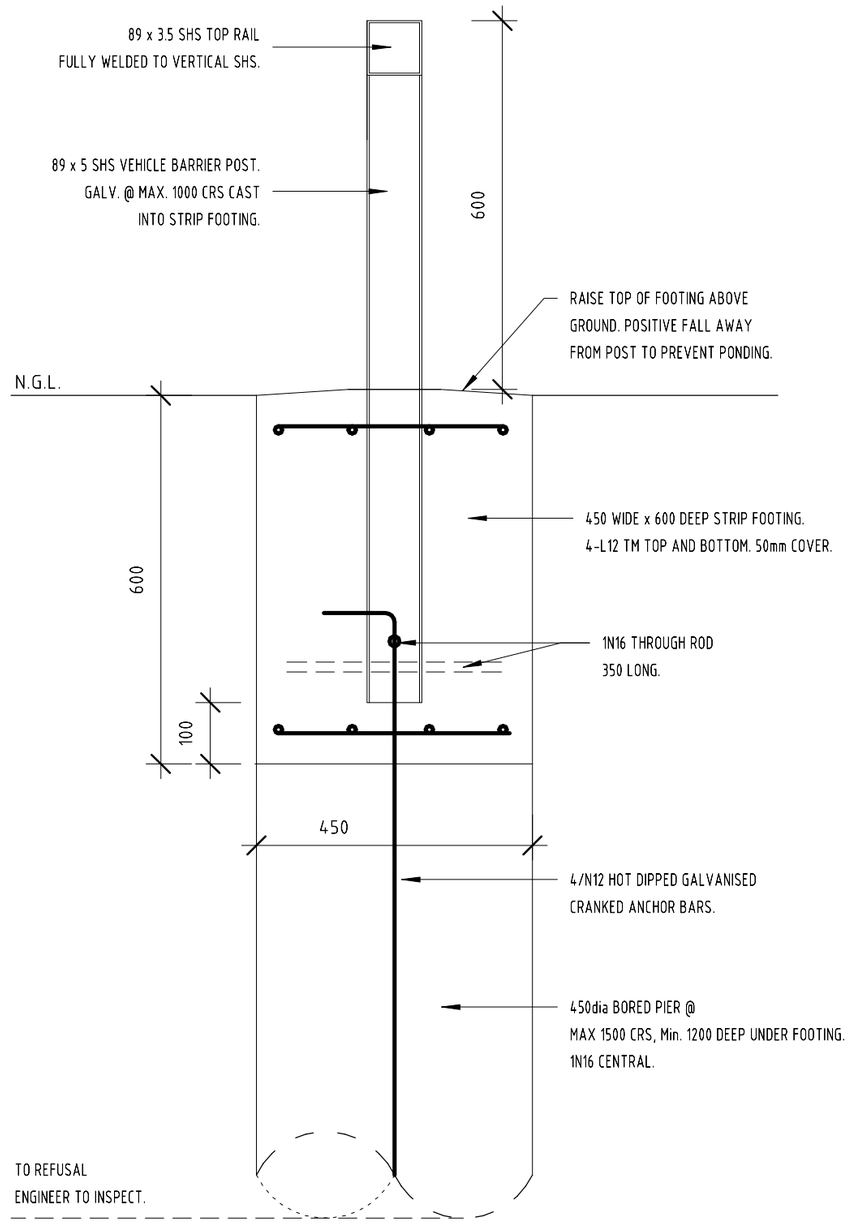


SC1A - SAWCUT JOINT - CONTINUOUS REINFORCEMENT

1:10

1 / C02 DRIVE WAY SLAB

1 : 10



2 / C02 CRASH BARRIER

1 : 10

Sorell Council

Development Application: Development Application - 154 Carlton Beach Road, Dodges Ferry.pdf

Plans Reference:P1

Date Received:4/02/2026

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project: PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing: CIVIL DETAILS

DRG.NO: C02

CHK BY: ME

SCALE: 1 : 10 @ A3

DRAWN: JF

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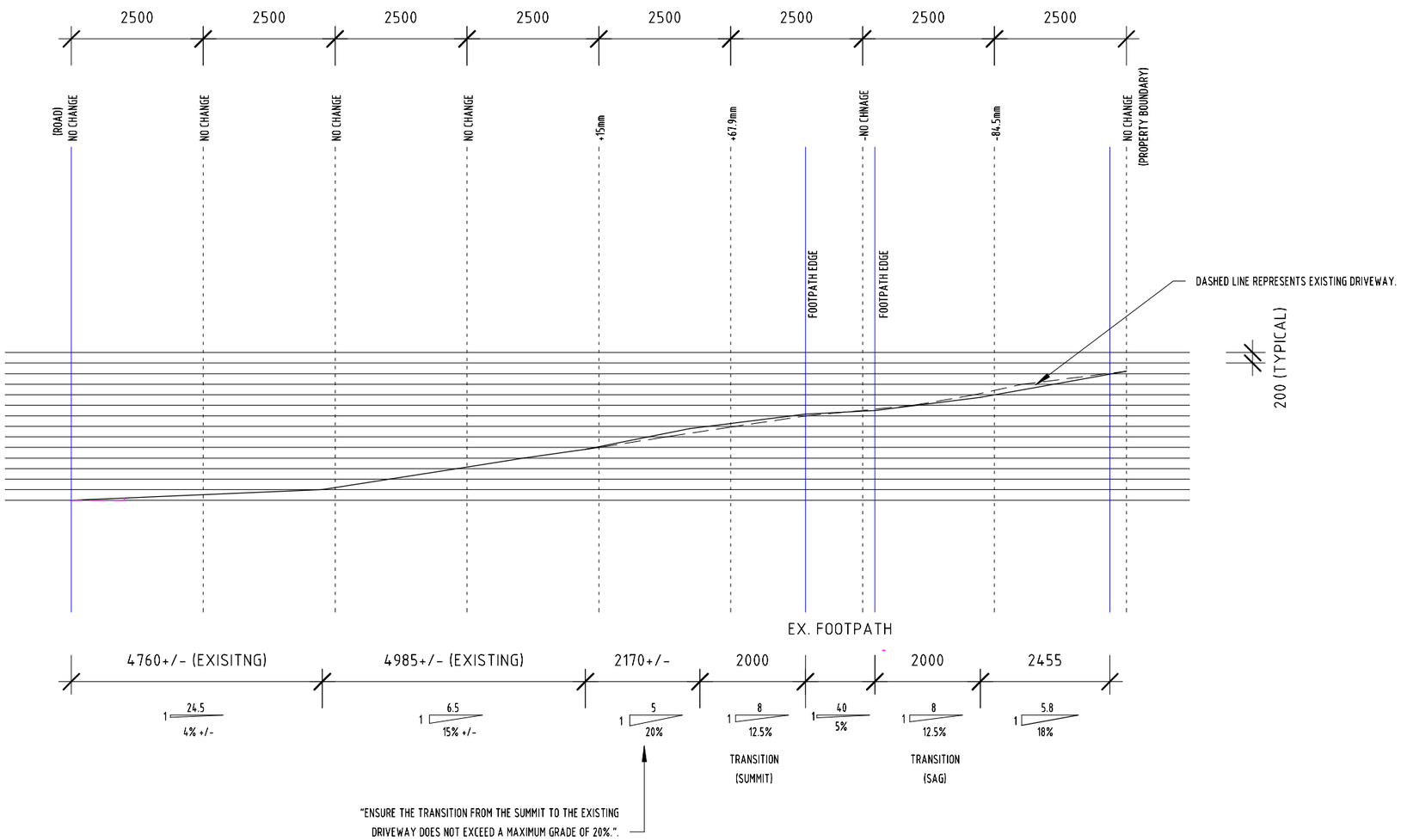

1
C03

Driveway Section

1 : 100

Job No. 5575

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	WORKING DRAWINGS	22.01.26	JF

Project:
PROPOSED DWELLING
154 CARLTON BEACH ROAD, DODGES FERRY TAS 7173
T. BEAMAN

Drawing:
LONGITUDINAL SECTION

SCALE:	DRG.NO:	CHK BY:
1 : 100 @ A3	C03	ME
DRAWN: JF		

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