

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 11 Inverness Street, Midway Point

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 **Friday 9th May 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Friday 9th May 2025**.

APPLICANT: Wilson Homes Tasmania Pty Ltd

APPLICATION NO: DA 2025 /88 1

DATE: 17 April 2025



Proposed Residential Development

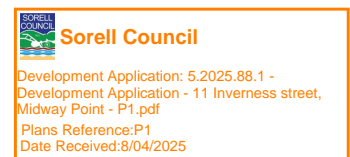
Lot 100 Peninsula Estate, Midway Point

Bushfire Hazard Report

Applicant: Wilson Homes
Job no. 713967



February 2024 J10019v1



Geo Environmental Solutions 29 Kirksway Place, Battery Point, Tasmania.
T| 62231839 E| office@geosolutions.net.au W| www.geosolutions.net.au

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Attachment 1 - Certificate of Others (form 55)

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information

1.0 Purpose

This bushfire hazard report is intended to demonstrate how the proposal complies with the *Building Regulations 2016*, and the *Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021*. Provide a certificate of others (form 55) as specified by the Director of Building Control.

2.0 Summary

Title reference	TBA
PID	TBA
Address	Lot 100 Peninsula Estate, Midway Point
Applicant	Wilson Homes
Municipality	Sorell
Planning Scheme	Tasmanian Planning Scheme - Sorell
Zoning	General Residential
Bushfire Attack Level	BAL-LOW

Development of a new class 1a building at Lot 100 Peninsula Estate, Midway Point, requires demonstrated compliance with *Building Regulations 2016*. The Bushfire attack level has been determined as 'BAL-LOW' for the site, there are no specific requirements for the provision of property access, water supplies for firefighting or for hazard management areas for this proposal.

3.0 Introduction

This bushfire attack level assessment has been completed to form part of supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire prone area.

4.0 Proposal

It is proposed that a new class 1a building and associated property access is developed at Lot 100 Peninsula Estate, Midway Point (appendix A).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS359-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

5.2 Site Description

The proposal is located at Lot 100 Peninsula Estate, Midway Point, in the municipality of Sorell and is zoned general residential under the Tasmanian Planning Scheme – Sorell. Access to the lot will be by an existing crossover from Inverness Street, a council-maintained roadway. The lot is ~0.045 Ha, is rectangular in shape and is located approximately 3.4km south-east of Mount Lord (Figure 1). Adjacent lands surrounding the lot are zoned general residential. At a landscape scale the lot occurs within a new subdivision. Adjacent lands are under development and are currently not vegetated. The lot has gentle slopes with a westerly aspect which is unlikely to influence the bushfire attack at the site



Figure 1. Location of the lot in a topographical context, lot outlined in pink.

Table 1. Bushfire Attack Level (BAL) Assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 60 metres	BAL-LOW
	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	60 to 100 metres	
	--	--	--	
	--	--	--	
East	Exclusion 2.2.3.2 (e, f) [^]	upslope	0 to >100 metres	BAL-LOW
	--	--	--	
	--	--	--	
	--	--	--	
South	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 70 metres	BAL-LOW
	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	70 to 100 metres	
	--	--	--	
	--	--	--	
West	Exclusion 2.2.3.2 (e, f) [^]	>5° to 10° downslope	0 to 100 metres	BAL-LOW
	--	--	--	
	--	--	--	
	--	--	--	

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).



Figure 2. Shows the lot in the context of surrounding lands and vegetation.

6.0 Results

The bushfire attack level for the site has been determined as **BAL-LOW**. There is an insufficient increase in the risk from bushfire to the site to warrant specific bushfire protection measures in this circumstance. Provisions within the Bushfire Hazard Report completed for the subdivision (Bushfire Hazard Report For proposed 198 Lot subdivision at 195-227 and 252 Penna Road, Midway Point. February 2020. Enviro-dynamics) require management of adjacent lots and balance lands which enable an assessment of BAL-LOW.

7.0 Compliance

The Bushfire Attack Level has been determined as BAL-LOW. AS3959-2018 does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with section 2 as being BAL-LOW. There are no design or construction requirements relating to; property access, water supplies for firefighting or hazard management areas in this circumstance. In accordance with s3, (1), (i) of the Director's Determination – Bushfire Hazard Areas, a certificate (form 55) is provided that states that a Bushfire Hazard Management Plan is not required in this circumstance.

8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

9.0 References

Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021

Australian Standard 3959-2018 Construction of Buildings in Bushfire-prone Areas. Standards Australia, Sydney.

Building Regulations 2016, (Tas.), div. 6 – Bushfire-prone Areas. (Austl.)

Tasmanian Planning Scheme – Sorell. Tasmanian Planning Commission.

Bushfire-prone Areas Advisory Note No. 01-2014. v3.0. 8th November 2017. *Assessment of vegetation within suburban areas*. Tasmania Fire Service, Hobart.

Bushfire-prone Areas Advisory Note No. 04-2016. V3.0. 29th August 2017. *Chief Officer's Approved Form for a Bushfire Hazard Management Plan*. Tasmania Fire Service, Hobart.

Appendix A – Site Plan

[illegible]

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report Lot 100 Peninsula Estate, Midway Point. February 2024. J10019v1. and Form 55
Relevant calculations:	Not Applicable.
References:	Directors Determination – Bushfire Hazard Areas, version 1.1, 12 th April 2021. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney

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

The Bushfire Attack Level has been determined to be BAL-LOW. There is an insufficient increase in risk to the dwelling and occupants from bushfire to warrant specific bushfire protection measures in this circumstance. There is no requirement for the provision of hazard management areas or water supplies for firefighting and there are no specific design or construction standards for property access for the proposed class 1a development.

I also certify that there is no requirement for a Bushfire Hazard Management Plan in this circumstance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: J10019	Date: 16/02/2024
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AS2870:2011 SITE ASSESSMENT

Lot 100 The Peninsula Estate

Midway Point

March 2024

Wilson Homes Reference: 713967/0200



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: 5.2025.88.1 -
Development Application - 11 Inverness street,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:8/04/2025

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Wilson Homes
Site Address:	Lot 100 The Peninsula Estate, Midway Point
Date of Inspection:	26/03/2024
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	TBC
Title Area:	Approx. 450 m ²
Applicable Planning Overlays:	Bushfire-prone Areas, Priority Vegetation, Airport obstacle limitation area
Slope & Aspect:	5° W facing slope
Vegetation:	Grass & Weeds, Disturbed

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 550mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.40	0.00-0.30	SP	SAND: grey, brown, dry, loose,
0.40-0.70		SM	Silty SAND: yellow, brown, slightly moist, loose,
0.70-0.80	0.30-1.00	CI	Silty CLAY: medium plasticity, grey, brown, slightly moist, stiff,
0.80-0.90	1.00-1.20	GC	Clayey GRAVEL: yellow, brown, dry very dense, refusal

Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class M

Y^s range: **20-40mm**

Notes: that is a moderately reactive clay.

Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for foundation movement.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

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



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

Director

Explanatory Notes

1 Scope of Works

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

1.1 Site Classification AS2870:2011

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

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

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

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

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

1.2 Soil Characterisation

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

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

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

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

1.3 USCS Material Descriptions

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

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{30}}$	$C_c = \frac{(D_{30})^3}{(D_{60})(D_{10})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		20	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		medium	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		0.6	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		medium	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	<div><h3>Plasticity Chart</h3><p>For classification of fine grained soils and fine fraction of coarse grained soils.</p><p>The Plasticity Chart is a graph with Plastic Index (%) on the y-axis (0 to 60) and Liquid Limit (%) on the x-axis (0 to 100). It features two main lines: the 'A' line (IL = 2.5 * PI) and the 'U' line (IL = 4 * PI). The chart is divided into several regions labeled with soil types: CL (Low Plasticity Clay), CH (High Plasticity Clay), ML (Low Plasticity Silty Clay), OL (Organic Low Plasticity Clay), MH (High Plasticity Silty Clay), OH (Organic High Plasticity Clay), and PT (Peat and other highly organic soils). The chart also includes labels for 'Low', 'Medium', and 'High' plasticity levels.</p></div>					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

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

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

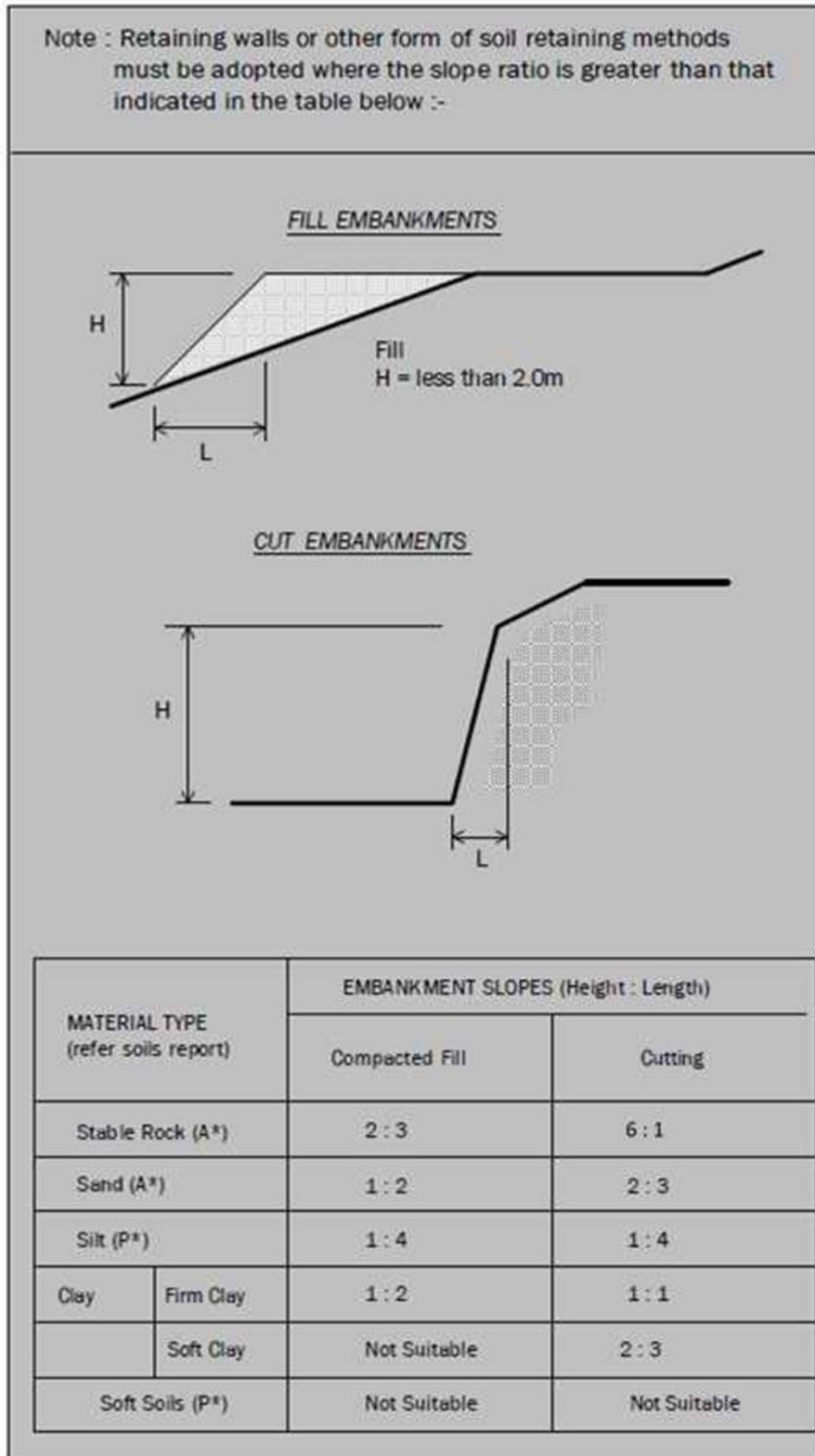
1.4 Bearing Capacities and DCP testing.

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

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

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

1.5 Batter Angles for Embankments (Guide Only)



Glossary of Terms

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

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

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

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

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

Foundation – Ground which supports the building

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

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

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

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

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

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

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

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

Disclaimer

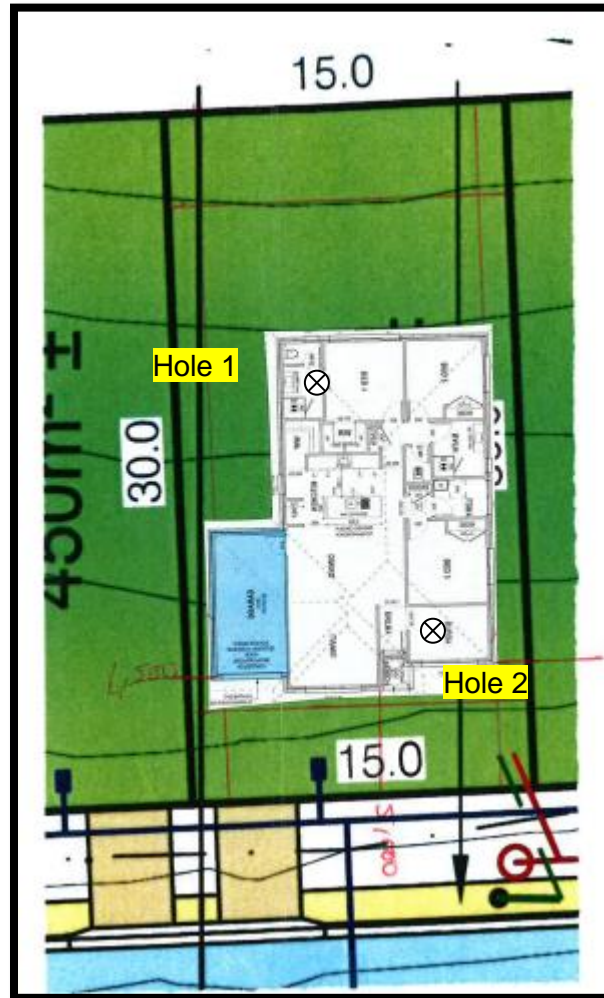
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage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

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

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

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

Site Plan



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No:

Date:

J10019

01/03/2024

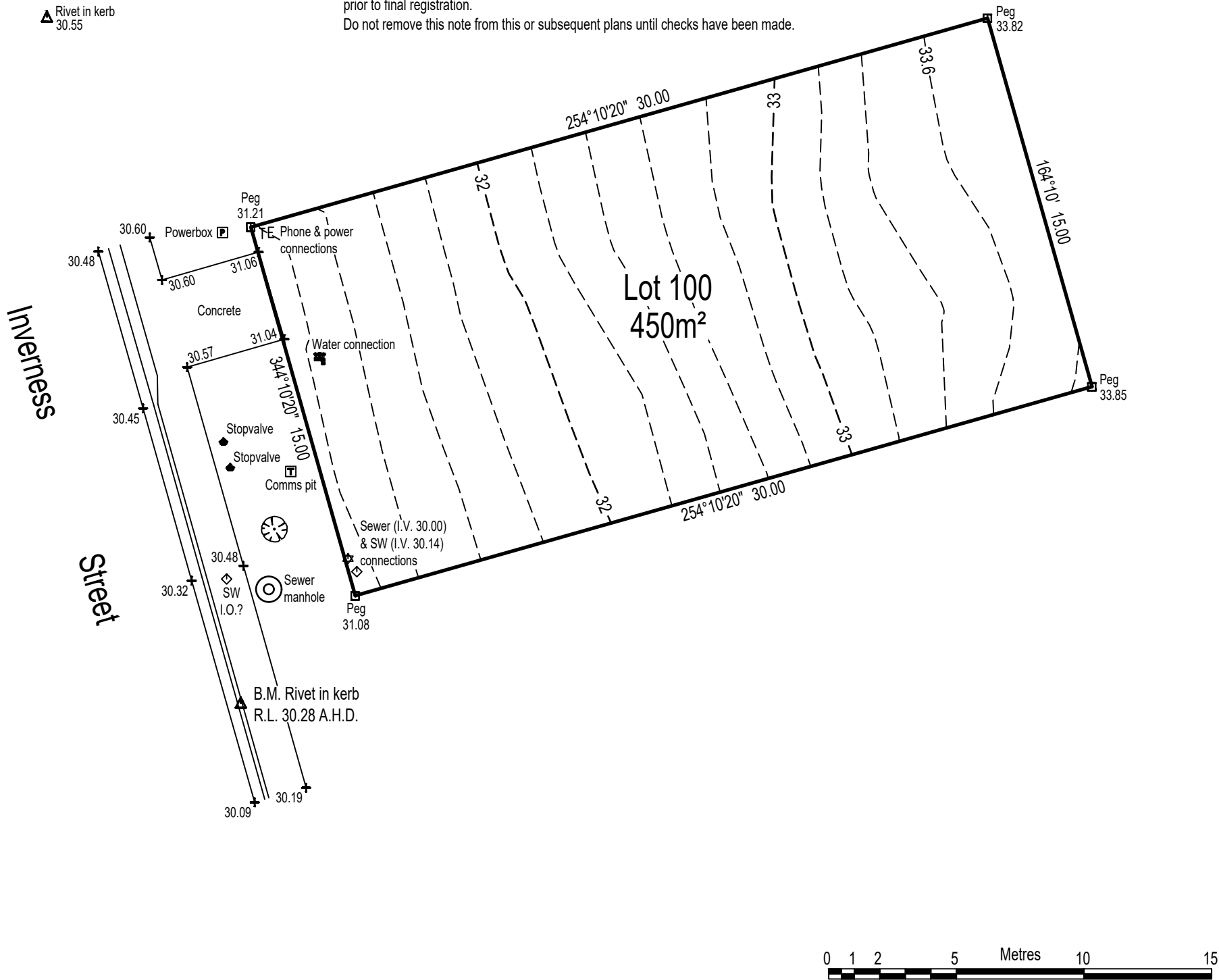


A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey circular stamp.



Note:-

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comparison with the final registered title dimensions as obtained from the Lands Titles Office.
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prior to final registration.
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Wilson Multi,
(Lot 100) 11 Inverness St,
Midway Point.

Detail Plan
Lot 100

SCALE		CONTOUR INTERVAL	
1:200 (@ A3)		0.2 metre	
DATUM		File # 5729	
Horiz.	MGA20		
Vert.	A.H.D.		
Surveyed	P.J.M.	Date	13-02-24
Autocad file	5729 Wilson Multi 11 Inverness St		
GeoCivil file	5729\Detail\1\project\5729d1g20		

James McEldowney Surveying


15 Ingram Street, South Hobart. 7004.
Telephone (03) 62235236 Mobile 0418135442
Email: mail@jmsurvey.com.au



WH713967 - PROPOSED RESIDENCE
Lot 100, 11 Inverness Street
MIDWAY POINT

SHEET		DRAWING TITLE
01	B	SITE PLAN
01a		DRAINAGE PLAN
01b	C	PERSPECTIVE VIEWS
02	C	FLOOR PLAN
03	B	ELEVATIONS SHEET 1
03a	C	ELEVATIONS SHEET 2
03b	C	INTERNAL ELEVATIONS - KITCHEN
03c	B	INTERNAL ELEVATIONS - BATH
03d	B	INTERNAL ELEVATIONS - ENSUITE

DESIGN	JADE 14
FAÇADE	TEMPO

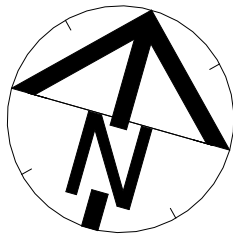


Sorell Council

Development Application: 5.2025.88.1 -
Development Application - 11 Inverness street,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:8/04/2025

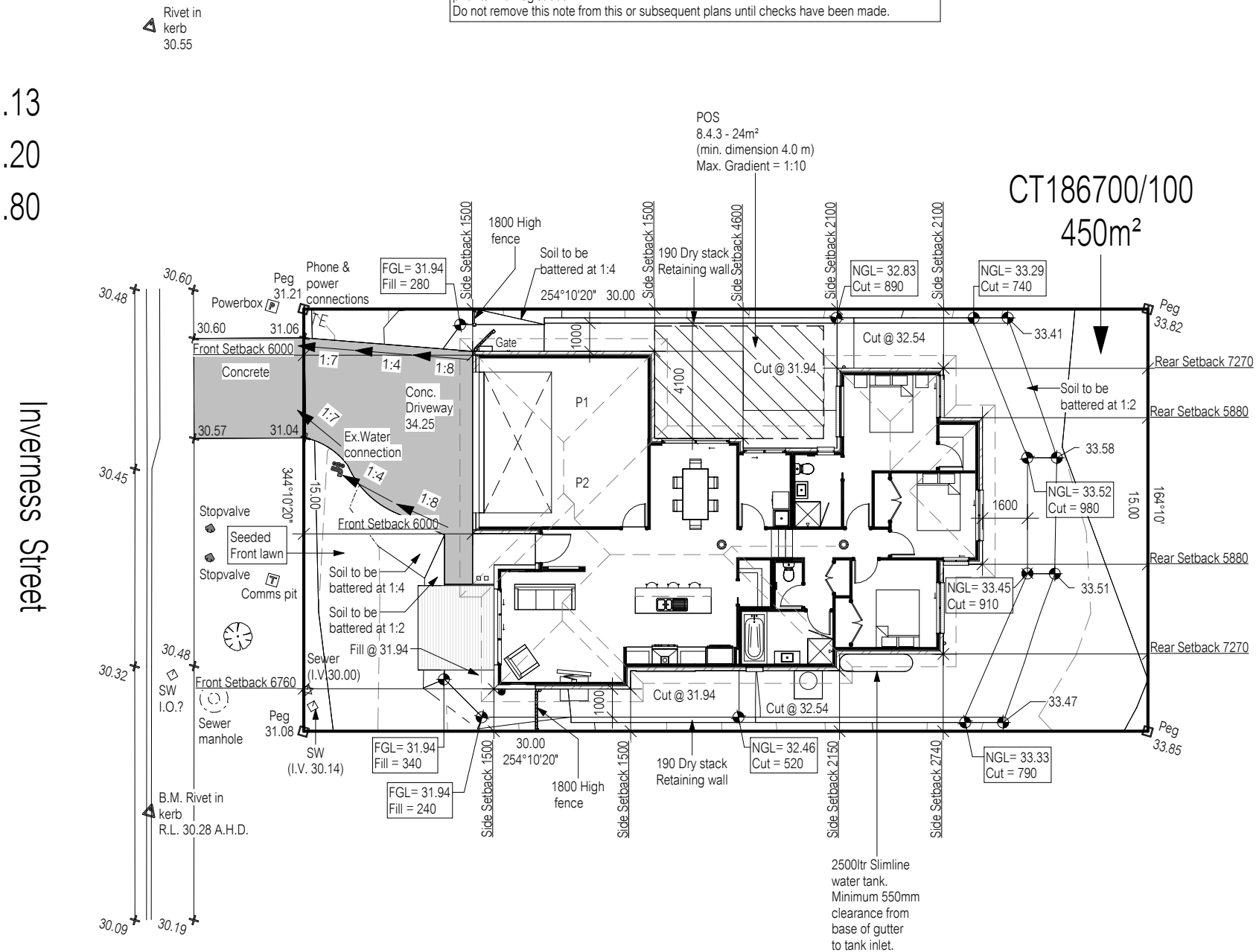
C	Remove mullion from W10	25 Mar. 2025	ST	RJ	01b, 02, 03a, 03b
	DA PLAN SET	28 Feb. 2024	KV	RJ	01 - 03
B	Floor Plan & Window Changes.	29 Nov. 2024	SW	RJ	01 - 03
A	Internal Elevations	11 Sep. 2024	KV	CK	03b - 03d
	PRELIMINARY DA PLAN SET	11 Sep. 2024	KV	CK	01 - 03
No.	Amendment	Date	Drawn	Checked	Sheet

<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div>Soil Classification: M Title Reference: CT186700/100 Floor Areas: 169.28m² Porch / Deck Areas: 26.33m² Wind Speed: N3 Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: VERY HIGH Certified BAL: BAL-LOW Designed BAL: BAL-LOW (Refer to Standard Notes for Explanation)</div>	COVER SHEET	
	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE Lot 100, 11 Inverness Street MIDWAY POINT		Date	11 September 2024
				Scale	Sheet
					00/03



Garage FFL	32.13
Lower Ground Floor FFL	32.20
Upper Ground Floor FFL	32.80

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Development Application - 11 Inverness street,
Midway Point - P1.pdf

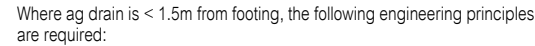
Plans Reference:P1
Date Received:8/04/2025

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - SORELL		
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	<p>Site Coverage: Max. 50% of site = 225m² Proposed site coverage (excl. eaves up to 0.6m): 176.27m² (39.17%)</p>



B	29 Nov. 2024	SW
No.	Date	Int.

Amendment changes as per cover sheet	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div>complete</div> <div>BY WILSON HOMES</div>	SITE PLAN		
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE Lot 100, 11 Inverness Street MIDWAY POINT		Drawn	KV	WH713967
					Date	11 September 2024	Sheet
					Scale	1 : 200	01/03



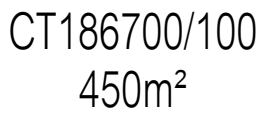
-
- Diagram illustrating a cross-section of a drainage system. The components shown are:
- Embankment (top left)
 - 300mm clay capping (top right)
 - Geotextile filter (middle left)
 - Crushed rock (middle right)
 - Ag. drain @ min. 1% gradient (bottom left)

A cross-sectional diagram of a stone drain. The drain is a rectangular structure with a width of 400 mm and a height of 400 mm. It is filled with crushed rock. The top of the drain is covered with pervious backfill. The left side of the drain is lined with a geotextile filter. An aggregate drain is located at the bottom left of the drain, with a minimum 1% gradient. The drain is situated next to an embankment.

Labels and dimensions:

- Embankment
- Pervious backfill
- Geotextile filter
- Crushed Rock
- Ag. drain @ min. 1% gradient
- 400 min. (width)
- 400 min. (height)

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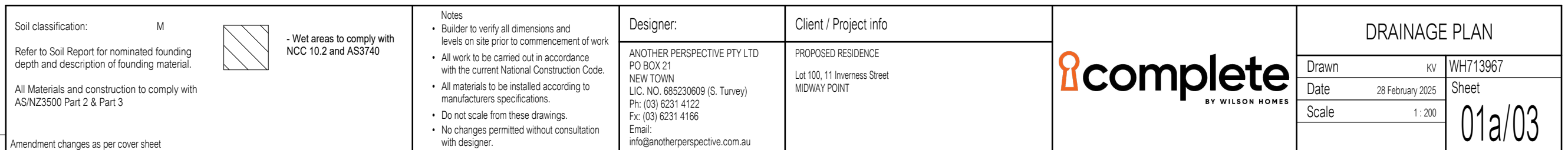


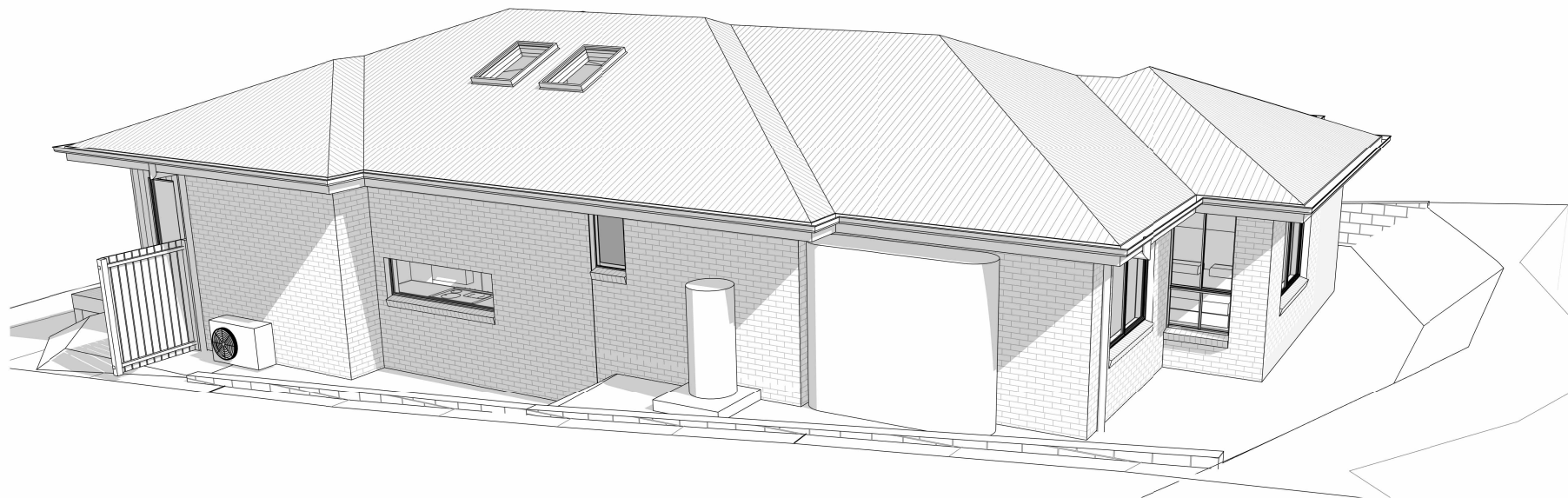
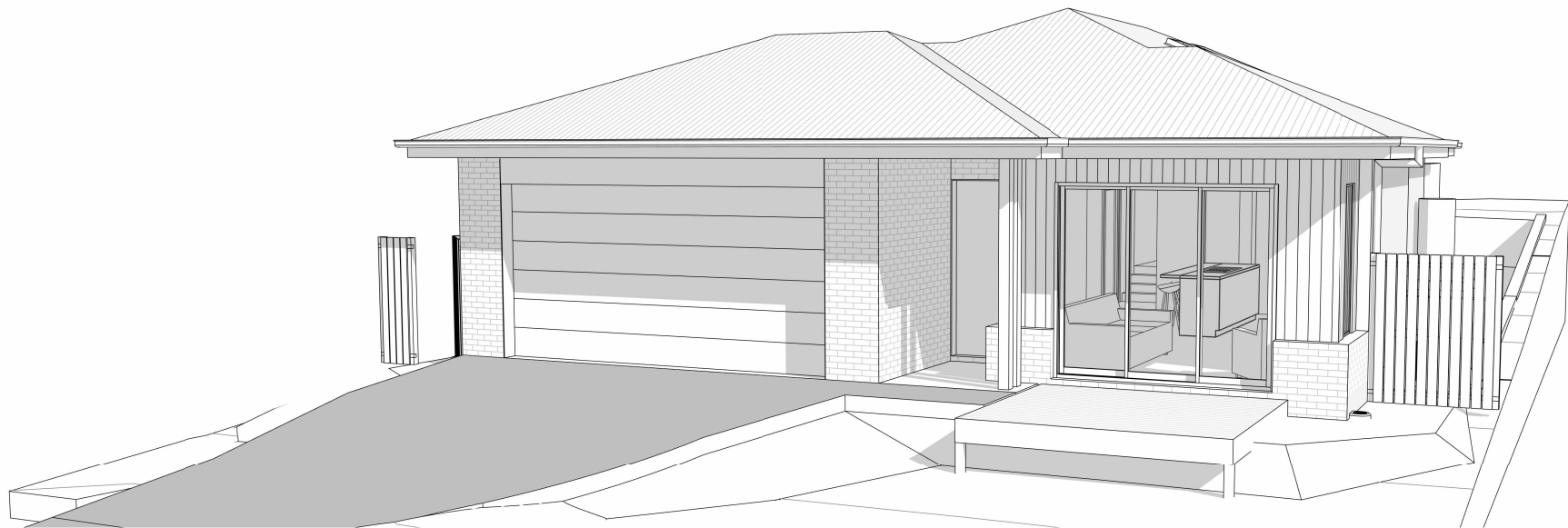
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Date Received:8/04/2025

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²





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Development Application: 5.2025.88.1 -
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Midway Point - P1.pdf
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C	25 Mar. 2025	ST
B	29 Nov. 2024	SW
No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

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Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED RESIDENCE
Lot 100, 11 Inverness Street
MIDWAY POINT

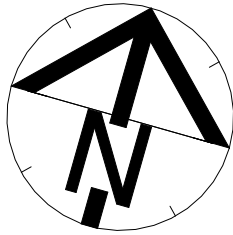
 **complete**
BY WILSON HOMES

PERSPECTIVE VIEWS

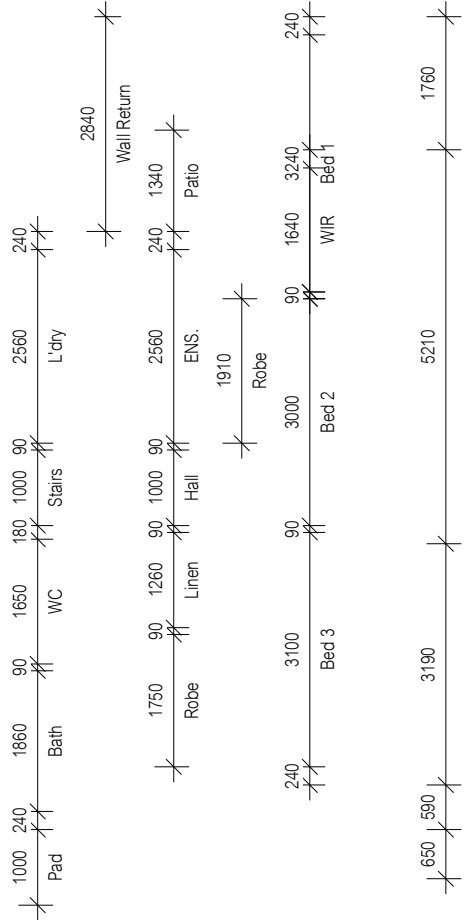
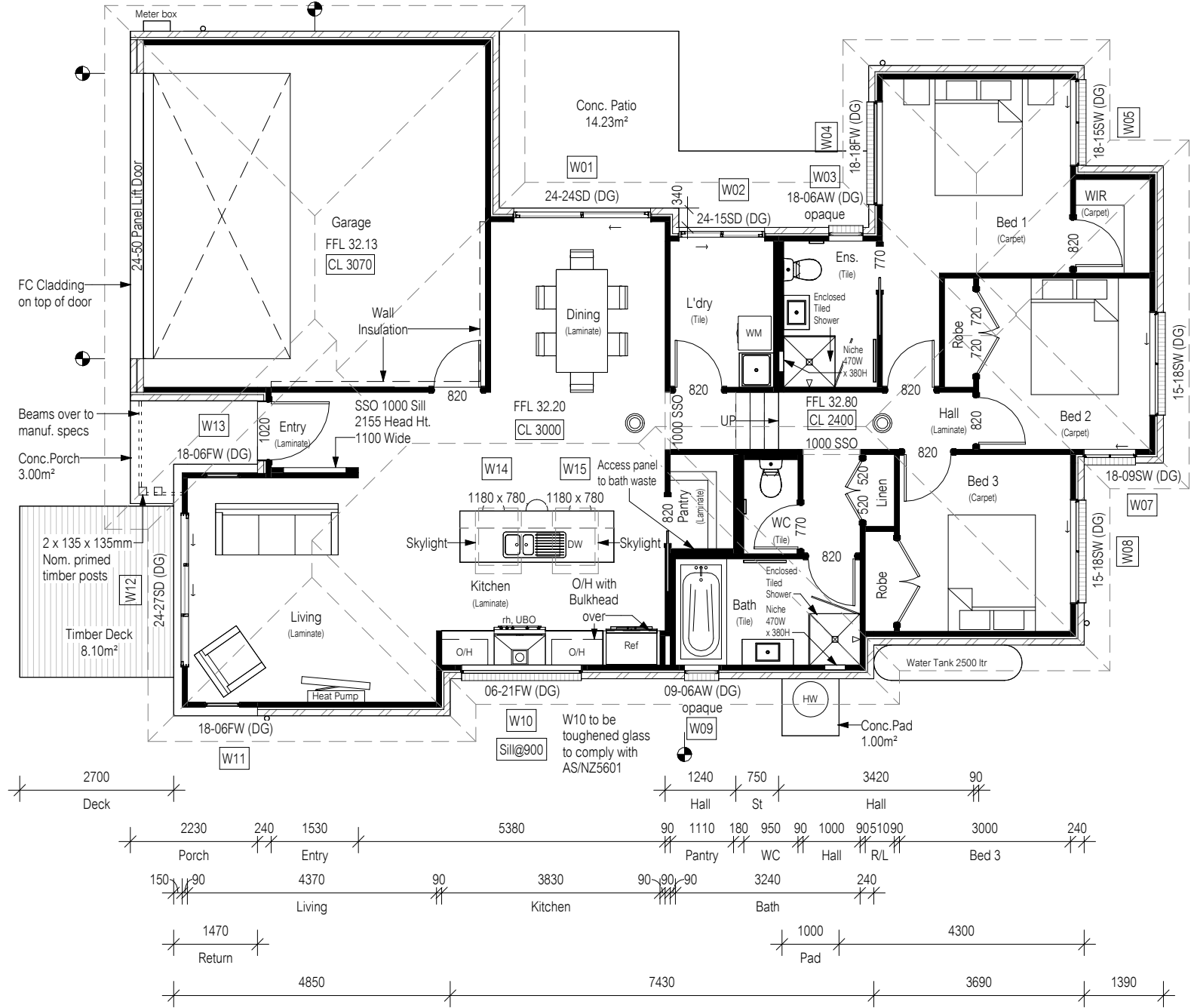
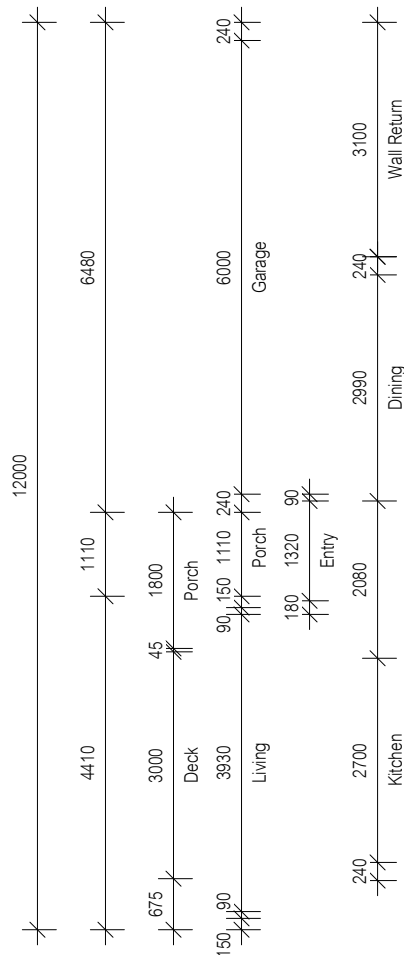
Drawn	KV	WH713967
Date	11 September 2024	Sheet
Scale		

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01b/03



NOTE:
SHOWERS TO BE
SETDOWN 50mm
1:80 MIN -1:60 MAX FALL



C	25 Mar. 2025	ST
B	29 Nov. 2024	SW
No.	Date	Int.

Floor Area = 169.28m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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PROPOSED RESIDENCE
Lot 100, 11 Inverness Street
MIDWAY POINT

complete
BY WILSON HOMES

FLOOR PLAN

Drawn KV WH713967

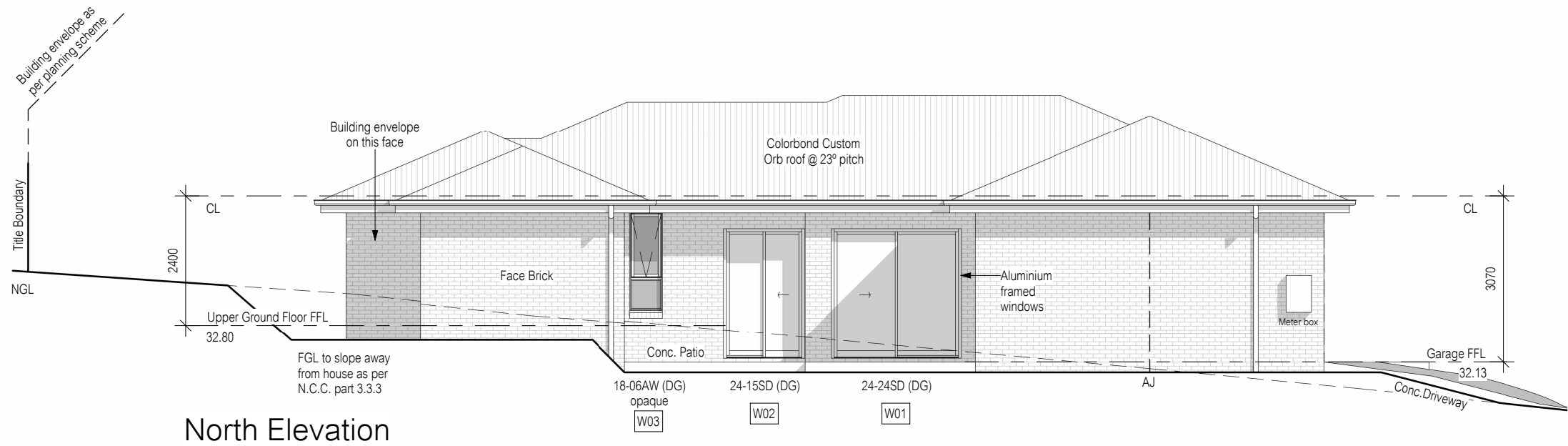
Date 11 September 2024 Sheet

Scale 1:100

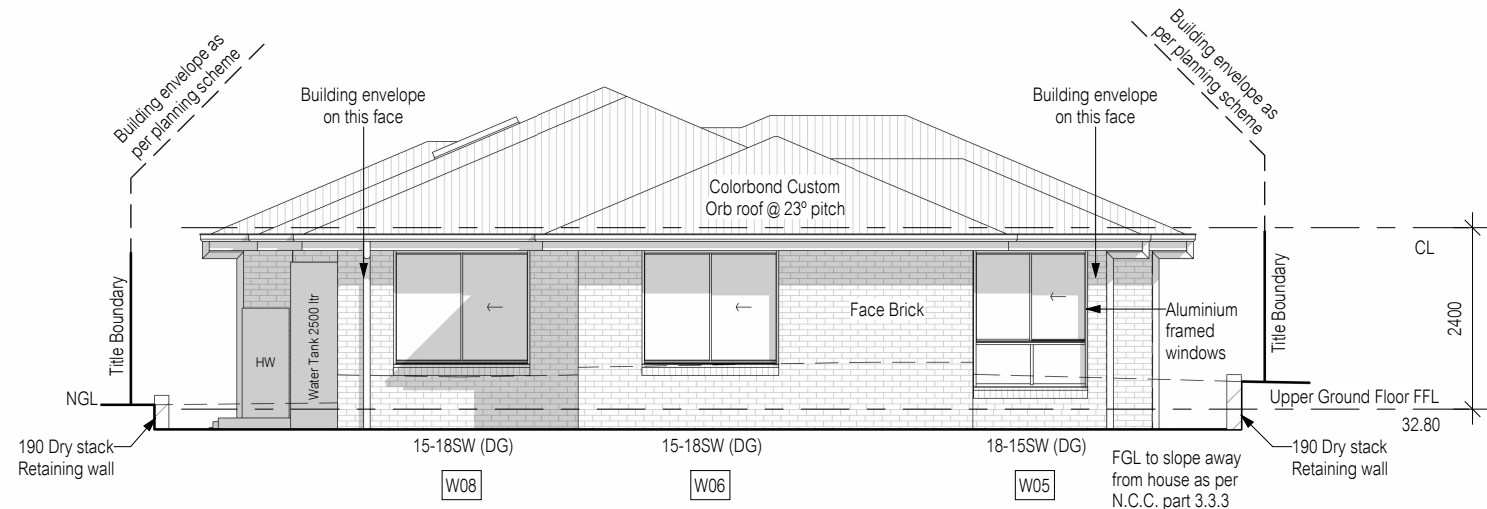
Copyright ©

02/03


Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



North Elevation




East Elevation

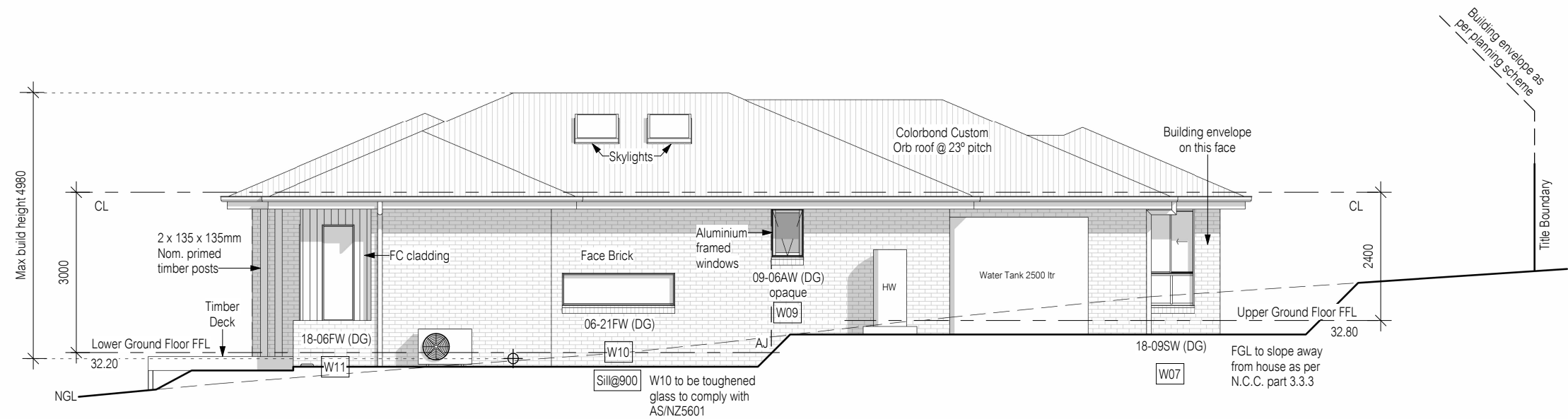
**Sorell Council**

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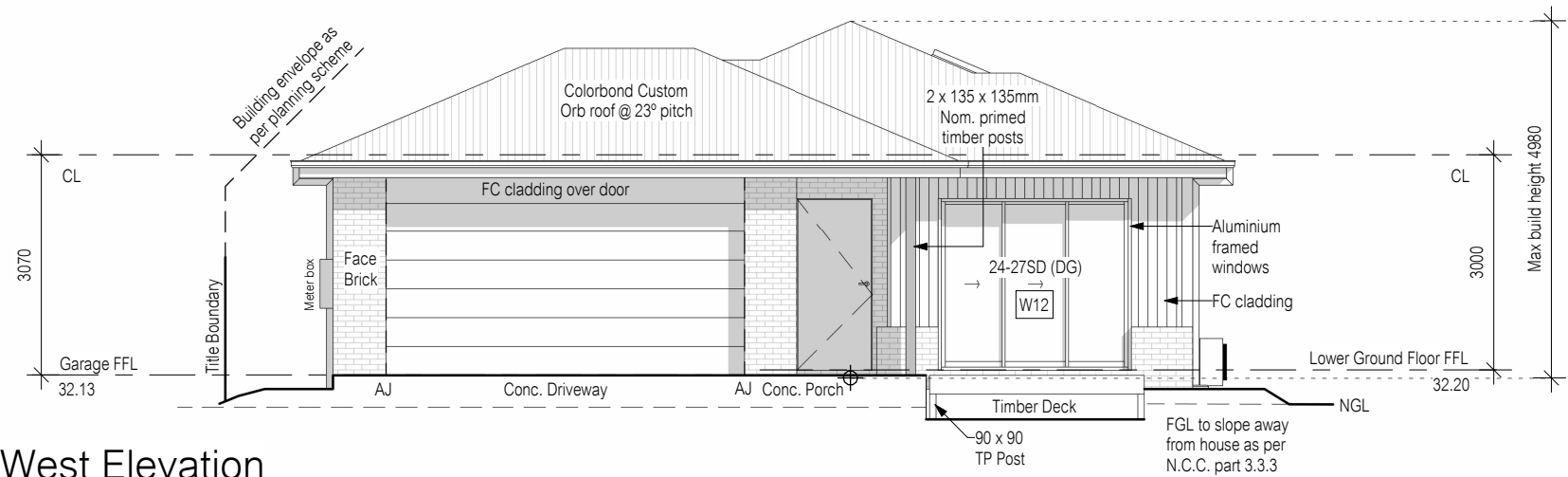
B	29 Nov. 2024	SW
No.	Date	Int.

<div>Amendment changes as per cover sheet</div> <div>Shadows shown for stylisation purposes only</div>	<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div> <div>LEGEND: AJ - Articulation Joint BV - Brick Vent</div>	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div><div>complete</div><div>BY WILSON HOMES</div></div>	ELEVATIONS SHEET 1		
						Drawn	KV	WH713967
						Date	11 September 2024	Sheet
						Scale	1 : 100	03/03
							Copyright ©	


Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc



South Elevation



West Elevation

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PROPOSED RESIDENCE
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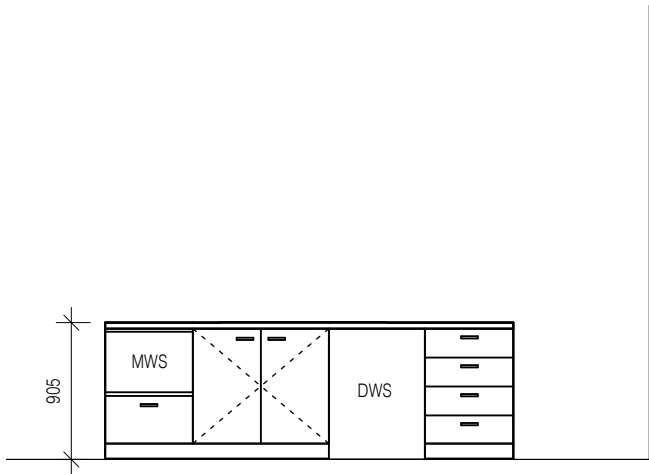
ELEVATIONS SHEET 2

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Date	28 February 2025	Sheet
Scale	1 : 100	

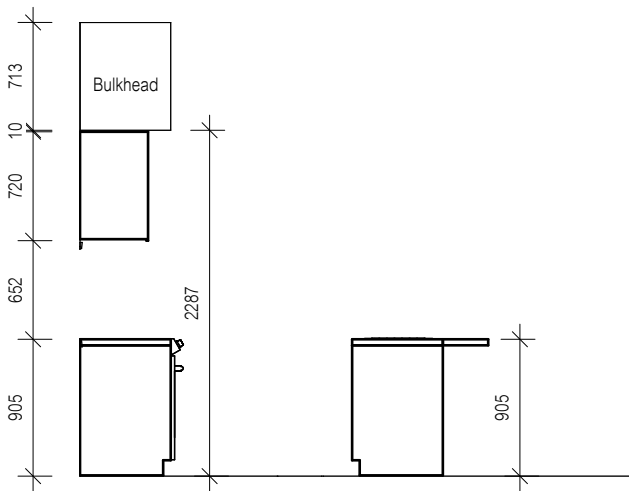
03a/03

LEGEND:
MWS - MICROWAVE SPACE
DWS - DISHWASHER SPACE
RS - REFRIGERATOR SPACE

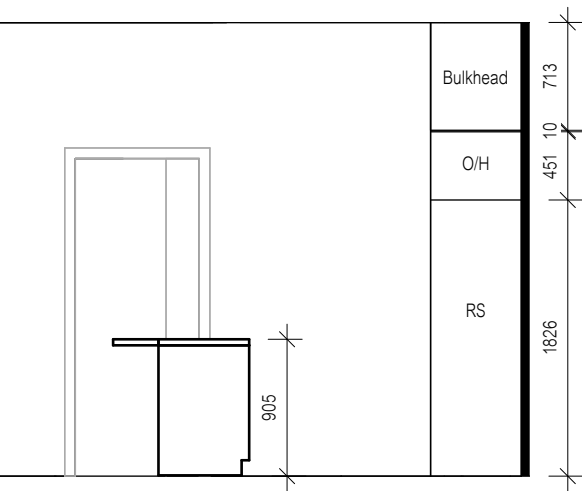
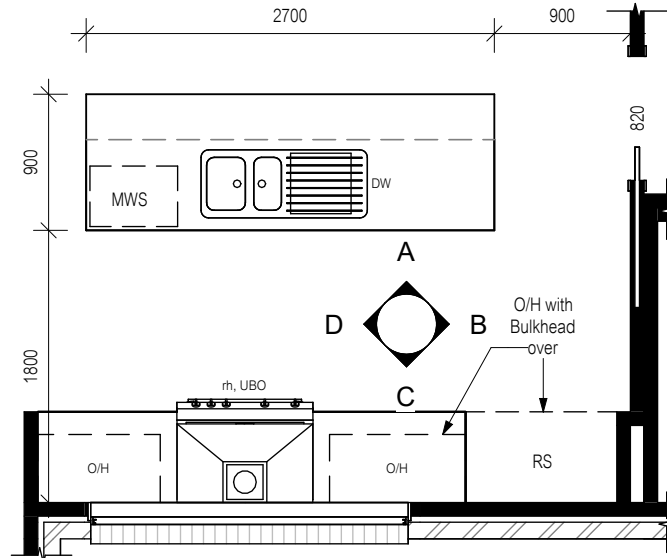
NOTE:
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WALL - NOT FINISHED SURFACES



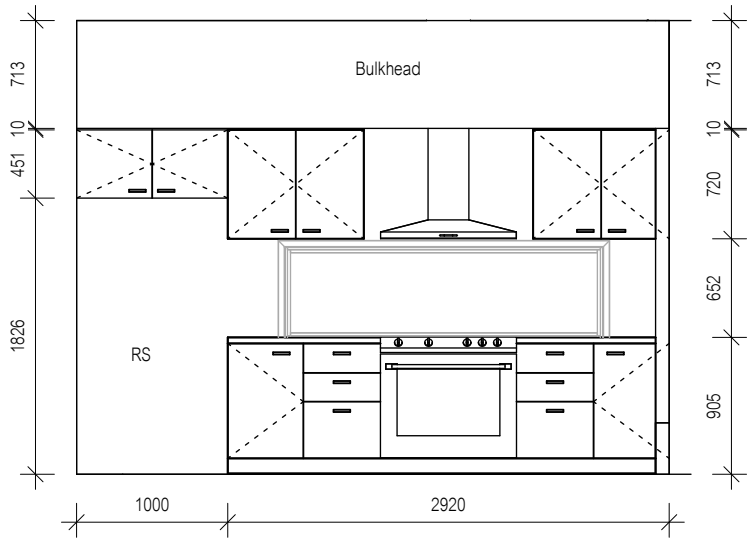
Kitchen Internal Elevation A




Kitchen Internal Elevation D



Kitchen Internal Elevation B




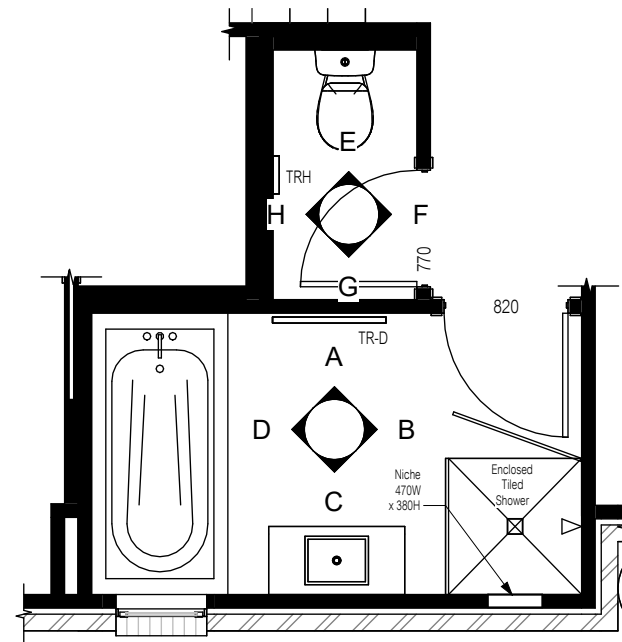
Kitchen Internal Elevation C

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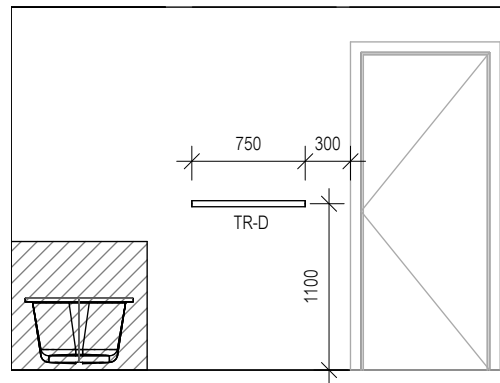
C	25 Mar. 2025	ST
B	29 Nov. 2024	SW
A	11 Sep. 2024	KV
No.	Date	Int.

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		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE Lot 100, 11 Inverness Street MIDWAY POINT		Drawn	KV	WH713967
					Date	11 September 2024	Sheet
					Scale	1 : 50	03b/03
					Copyright ©		

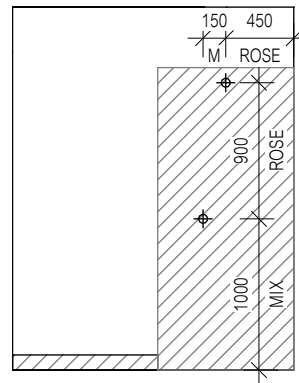


LEGEND	
RSHR	- RAIL SHOWER
ROSE	- SHOWER ROSE
ELBW	- SHOWER ELBOW CONNECTION
MIX	- MIXER TAP
HT	- HOT TAP
CT	- COLD TAP
HS	- HOB SPOUT
WS	- WALL SPOUT
SC	- STOP COCK
TRH	- TOILET ROLL HOLDER
TR-S	- TOWEL RAIL-SINGLE
TR-D	- TOWEL RAIL-DOUBLE
TL	- TOWEL LADDER
TR	- TOWEL RACK
TMB	- TUMBLER HOLDER
RNG	-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

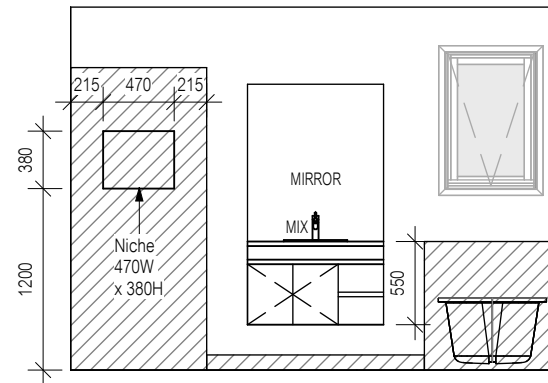
NOTE:
DIMENSIONS ARE FROM STUD WALL - NOT FINISHED SURFACES



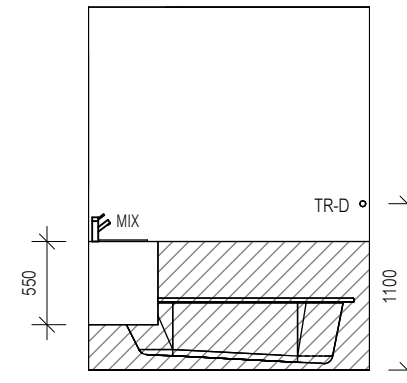
Bath Internal Elevation A



Bath Internal Elevation B

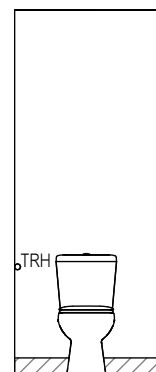


Bath Internal Elevation C

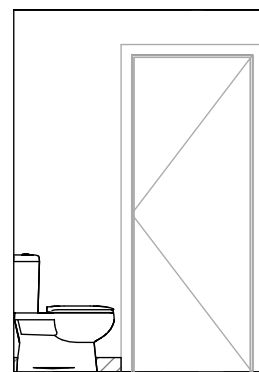


Bath Internal Elevation D

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
"SMALL"	470 x 380mm	WIDTH	HEIGHT
"MEDIUM"	800 x 380mm	548mm	446mm
"LARGE"	1500 x 380mm	878mm	446mm
NICHES - SHAMPOO RECESS IS TO BE 1200mm FROM FFL TO ALIGN TO THE SHOWER SHELF.			
NOTE: NICHES - SHAMPOO RECESS ON EXTERNAL WALLS REQUIRE CHIPBOARD FLOORING TO THE REAR OF THE WALL PRIOR TO SISALATION INSTALLATION			



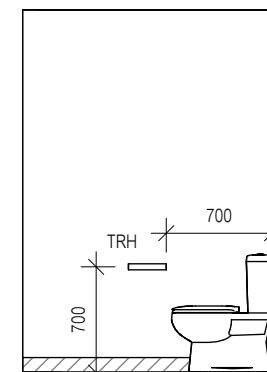
WC Internal Elevation E



WC Internal Elevation F



WC Internal Elevation G



WC Internal Elevation H

Sorell Council

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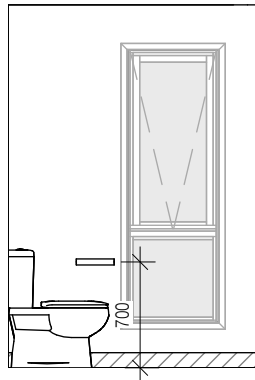
ANOTHER PERSPECTIVE PTY LTD
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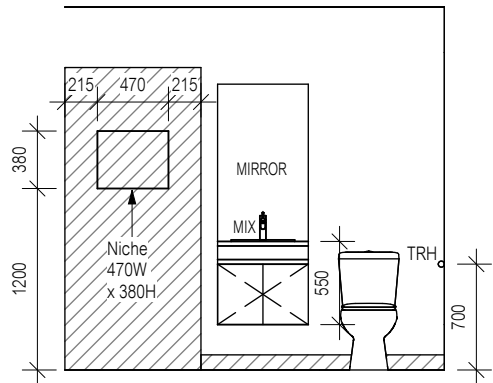
PROPOSED RESIDENCE
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MIDWAY POINT

complete
BY WILSON HOMES

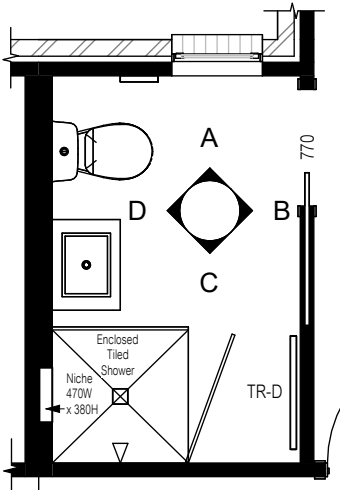
INTERNAL ELEVATIONS - BATH		
Drawn	KV	WH713967
Date	11 September 2024	Sheet
Scale	1:50	
03c/03		



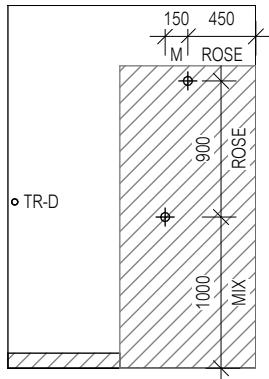
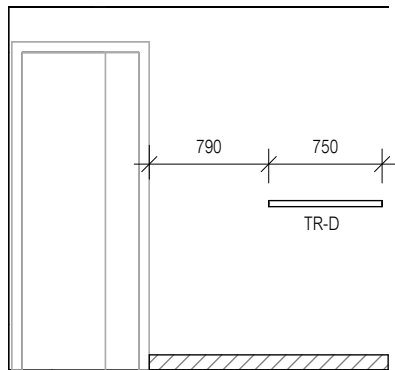
Ensuite Internal Elevation A



Ensuite Internal Elevation D




Ensuite Internal Elevation B




Ensuite Internal Elevation C

LEGEND	
RSHR	- RAIL SHOWER
ROSE	- SHOWER ROSE
ELBW	- SHOWER ELBOW CONNECTION
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HT	- HOT TAP
CT	- COLD TAP
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TRH	- TOILET ROLL HOLDER
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TR-D	- TOWEL RAIL-DOUBLE
TL	- TOWEL LADDER
TR	- TOWEL RACK
TMB	- TUMBLER HOLDER
RNG	- TOWEL RING
RH	- ROBE HOOK
SHLF	- SHELF
NOTE: DIMENSIONS ARE FROM STUD WALL - NOT FINISHED SURFACES	

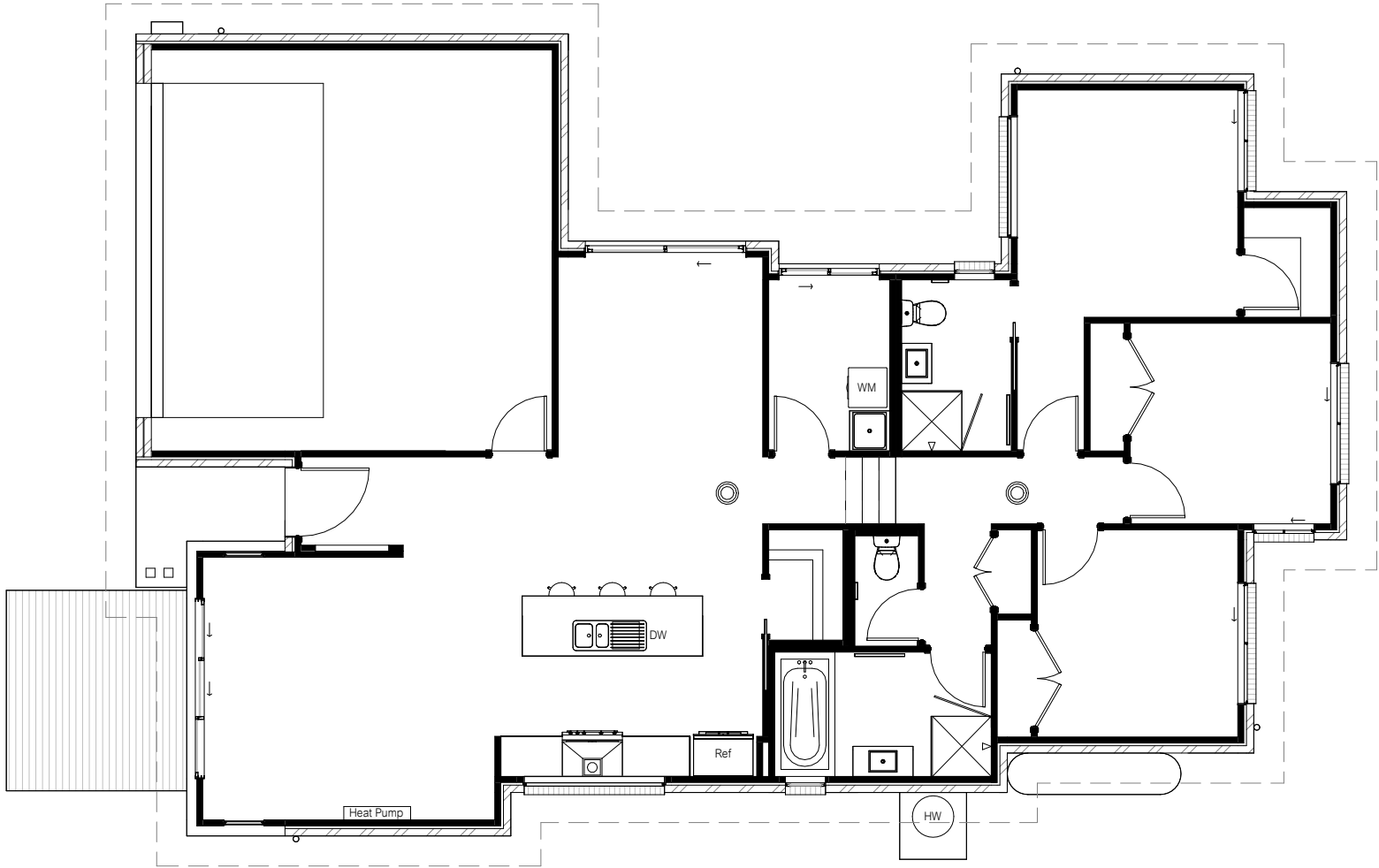
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B	29 Nov. 2024	SW
A	11 Sep. 2024	KV
No.	Date	Int.

Amendment changes as per cover sheet	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div>complete BY WILSON HOMES</div>	INTERNAL ELEVATIONS - ENSUITE		
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE Lot 100, 11 Inverness Street MIDWAY POINT		Drawn	KV	WH713967
					Date	11 September 2024	Sheet
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NOTE
NBN CAT6 data point &
GPO located second shelf
from top in Linen



- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
 - DOWNLIGHT POINT (UNVENTED) (35W)
 - ✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
 - PENDANT LIGHT (30W)
 - WALL LIGHT POINT (30W)
 - 2 x 900mm FLUORESCENT LIGHT POINT (36W)
 - 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
 - ⌒ SINGLE POWER POINT
 - ⌒ DOUBLE POWER POINT
 - ⌒ DOUBLE POWER POINT WITH USB
 - ⌒ WATER PROOF POWER POINT
 - ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
 - ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
 - ⌒ TV CONNECTION POINT
 - ▽ NBN/TELEPHONE CONNECTION POINT
 - ⌒ SENSOR LIGHT
 - ⊙ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
 - ⌒ FLOOD LIGHT
 - ⌒ CAT 6 CONNECTION POINT
 - ▶ TREAD LIGHTS (2W)
 - ⌒ DUCTED VACUUM POINT
 - ⌒ SECURITY SYSTEM KEYPAD
 - ⌒ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

Where no external ventilation / windows provided, exhaust fans to wet areas/ laundry to be fitted with a run on timer.
20mm gap base of door to comply with N.C.C. 10.8.2 (5)(a).

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Development Application - 11 Inverness street,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:8/04/2025

			<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div>complete <small>BY WILSON HOMES</small></div>	ELECTRICAL PLAN	
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE Lot 100, 11 Inverness Street MIDWAY POINT		Drawn kV	WH713967
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Building name/description

PROPOSED RESIDENCE, WILSON COMPLETE PTY LTD, Lot 100, 11 Inverness Street, MIDWAY POINT

Number of rows preferred in table below


15

(as currently displayed)

Classification

Class 1

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The % of allowance used' outcomes refer to these aggregate allowances.

					Adjustment factor				CALCULATED OUTCOMES				
Description		Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor		Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density		System share of % of aggregate allowance used
 ID						<div>Adjustment factors</div>					System allowance	System design	
1	Garage	Other	36.0 m²		Class 10a building						Enter Design Power Load		
2	Dining	Living room	13.8 m²		Class 1 building						Enter Design Power Load		
3	L'dry	Laundry	3.0 m²		Class 1 building						Enter Design Power Load		
4	WIR	Other	2.1 m²		Class 1 building						Enter Design Power Load		
5	Ens.	Bathroom	4.1 m²		Class 1 building						Enter Design Power Load		
6	Bed 1	Bedroom	13.2 m²		Class 1 building						Enter Design Power Load		
7	Bed 2	Bedroom	10.1 m²		Class 1 building						Enter Design Power Load		
8	Bed 3	Bedroom	10.4 m²		Class 1 building						Enter Design Power Load		
9	Bath	Bathroom	6.0 m²		Class 1 building						Enter Design Power Load		
10	Panty	Other	1.8 m²		Class 1 building						Enter Design Power Load		
11	WC	Toilet	1.6 m²		Class 1 building						Enter Design Power Load		
12	Hall	Corridor	7.9 m²		Class 1 building						Enter Design Power Load		
13	Kitchen	Kitchen	10.8 m²		Class 1 building						Enter Design Power Load		
14	Living	Living room	18.4 m²		Class 1 building						Enter Design Power Load		
15	Entry	Other	2.4 m²		Class 1 building						Enter Design Power Load		
Enter Design Power Load													



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INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification. Min. 20mm clearance required between roofing and vapour permeable sarking (i.e. batten over sarking OR sarking over batten + vented batten) Min. 25mm air gap above bulk insulation into roof space. Where solar tubes are located, diffusers are to be installed. Where skylights are located, ceiling insulation is to be installed to length of shaft.	

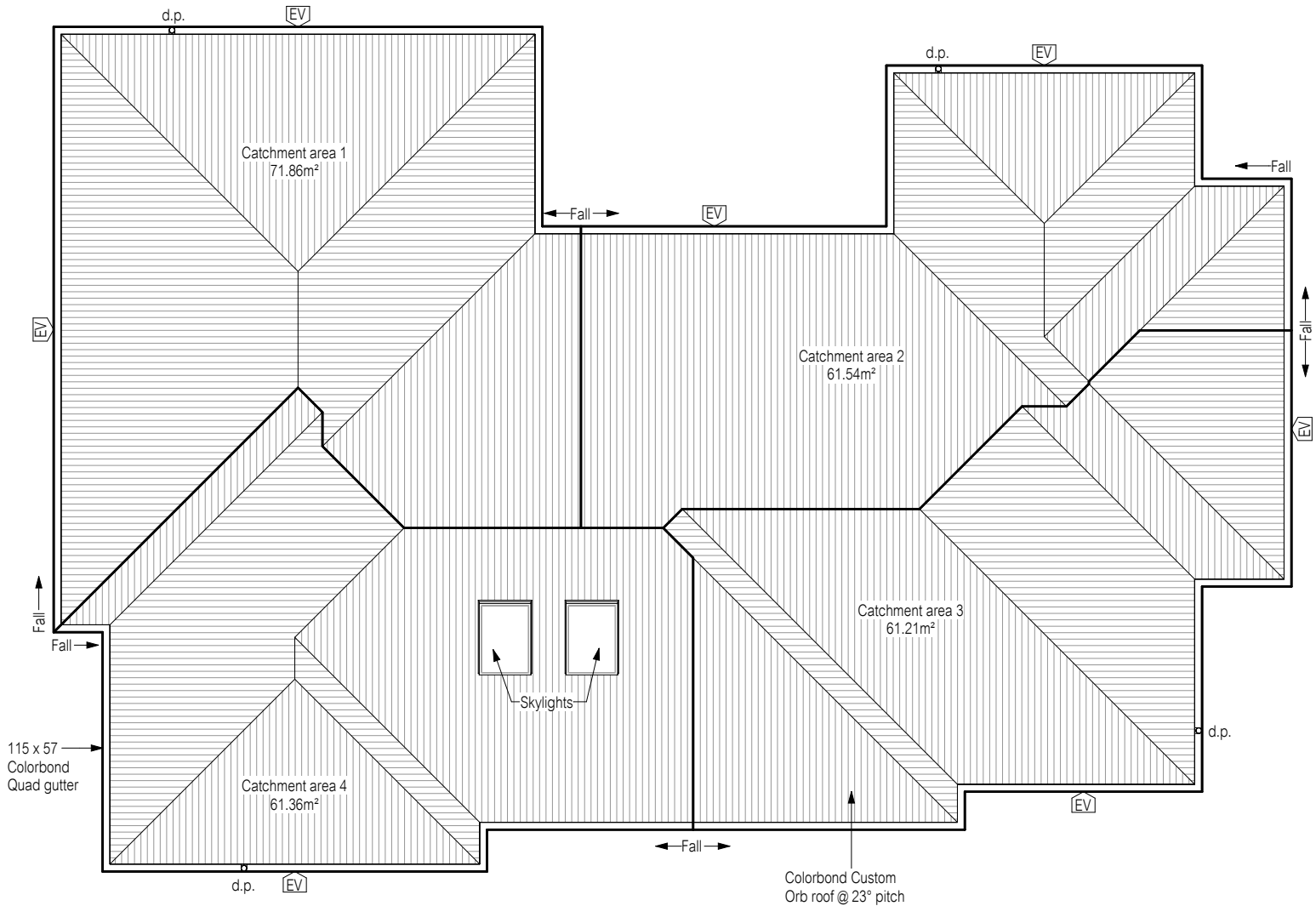
GUTTER OVERFLOW
REQUIREMENTS as per
N.C.C. Figure 7.4.6a:
Minimum slot opening area of 1200
mm² per metre of gutter and the lower
edge of the slots installed a minimum
of 25 mm below the top of the fascia.
The acceptable overflow capacity
must be 0.5 L/s/m.

Batten fixings:
100mm type 17, 14g bugle
screws to comply with
AS1684, or refer to AS1684
for alternatives.

Batten spacing:
75 x 38 F8
@ 900 Centre

Colorbond fixings:
50mm M6 11 x 50 EPDM
seal to comply with AS3566
or refer to AS3566 for
alternatives.


Roof Sheet Area (Approx)	Fascia Length (Approx)
219.65 m²	68.84 m



Position and quantity of downpipes
are not to be altered without
consultation with designer

Area's shown are surface areas /
catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	203.58	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	211.55	Area of Roof (including 115mm Quad gutter) (m²)
Ac	255.98	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	3.37	Ac ÷ Acdp
Downpipes Provided	4	

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Sarking to be cut / discontinuous along ridge line.
Custom orb profile to provide N.C.C. required
ventilation between ridge capping and roofing sheet.

EAVES VENT NOTE:
SEV2040W EAVE VENT (21,000mm²).
7 VENTS EVENLY SPACED

			<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div><div>complete</div><div>BY WILSON HOMES</div></div>	ROOF PLAN			
No.	Date	Int.		Amendment changes as per cover sheet	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		PROPOSED RESIDENCE Lot 100, 11 Inverness Street MIDWAY POINT	Drawn	KV	WH713967
							Date	28 February 2025	Sheet	
							Scale	1 : 100	11/03	