



SORELL PLANNING AUTHORITY (SPA) AGENDA

6 MAY 2025

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 6 May 2025 commencing at 4:30 pm.

C E R T I F I C A T I O N

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
GENERAL MANAGER
1 MAY 2025



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 6 MAY 2025

TABLE OF CONTENTS

| | | |
|------------|--|----------|
| 1.0 | ATTENDANCE | 1 |
| 2.0 | APOLOGIES | 1 |
| 3.0 | CONFIRMATION OF THE MINUTES OF 8 APRIL 2025 | 1 |
| 4.0 | DECLARATIONS OF PECUNIARY INTEREST | 1 |
| 5.0 | LAND USE PLANNING | 2 |
| 5.1 | REFUSAL OF DWELLING AT 5 INVERNESS STREET, MIDWAY POINT NO. DA 2024 / 312 - 1 | 2 |

1.0 ATTENDANCE

△

Chairperson Mayor Gatehouse
Deputy Mayor C Wooley
Councillor B Nichols
Councillor S Campbell
Councillor M Larkins
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, General Manager

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 8 APRIL 2025

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 8 April 2025 be confirmed."

4.0 DECLARATIONS OF PECUNIARY INTEREST



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
6 MAY 2025

In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 REFUSAL OF DWELLING AT 5 INVERNESS STREET, MIDWAY POINT NO. DA 2024 / 312 - 1

| | |
|--------------------------------|---|
| Applicant: | Play Co Pty Ltd |
| Proposal: | Dwelling |
| Site Address: | 5 Inverness Street, Midway Point (CT 185905/97) |
| Planning Scheme: | <i>Tasmanian Planning Scheme (Sorell LPS)</i> |
| Application Status | Discretionary |
| Relevant Legislation: | Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i> |
| Reason for SPA meeting: | Recommendation to refuse |

| | |
|--------------------------------|--|
| Relevant Zone: | General Residential Zone |
| Proposed Use: | Single Dwelling |
| Applicable Overlay(s): | Dispersive Soils SAP, Airport Obstacle Limitation Area, Bushfire-Prone Areas |
| Applicable Codes(s): | Parking and Access Code |
| Valid Application Date: | 15 April 2024 |
| Decision Due: | 13 May 2025 |
| Discretion(s): | 1 Front setback |
| | 2 Site coverage |
| | 3 Dispersive soils |
| Representation(s): | Nil |

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.312.1 for a dwelling at 5 Inverness Street, Midway Point be refused as:

- A. The application does not comply with acceptable solution 8.4.1 A1 and does not satisfy performance criteria 8.4.2 P1 as the frontage setback is not compatible with the streetscape.
- B. The application does not comply with acceptable solution 8.4.1 A1 and does not satisfy performance criteria 8.4.3 P1 as the site coverage is not consistent with that existing on established properties in the area.



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
6 MAY 2025

Executive Summary

Application is made for a dwelling at 5 Inverness Street, Midway Point. This property is zoned General Residential and is located in the new subdivision off Oakmont Road.

The key planning considerations relate to the frontage setback and site coverage proposed.

The application is assessed as not satisfying the performance criteria for site coverage and for frontage setback as set out in the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for refusal.

Relevance to Council Plans & Policies

| | |
|---|--|
| Strategic Plan 2019-2029 | Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community |
| Asset Management Strategy 2018 | The proposal has no significant implications for asset management. |
| Risk Management Strategy 2018 | In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application. |
| Financial Implications | No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required. |
| Open Space Strategy 2020 and Public Open Space Policy | The proposal has no significant implications for open space management. |
| Enforcement Policy | Not applicable. |
| Environmental Sustainability Policy | There are no environmental implications associated with the proposal. |

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
6 MAY 2025

or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

| Agency / Dept. | Referred? | Response? | Conditions? | Comments |
|-------------------------|-----------|-----------|-------------|----------|
| Development Engineering | Yes | Yes | Yes | Nil |
| Environmental Health | Yes | Nil | | |



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
6 MAY 2025

| | | | | |
|--------------|-----|-----|--|--|
| Plumbing | Yes | Nil | | |
| NRM | No | | | |
| TasWater | No | | | |
| TasNetworks | Yes | Nil | | |
| State Growth | No | | | |

Report

Description of Proposal

Application is made for a single-storey, four bedroom dwelling. The dwelling is clad in brick with unspecified roof materials. The structure is located centrally on the lot with 1.5m side setbacks (both sides), a 3.6m rear setback and a 4.5m front setback. A roofed portico along part of the frontage is setback 2.9m while a garage is setback 5.5m.

A 1.2m high fence with sliding vehicle gate and swinging pedestrian gate is proposed with brick piers and open steel panels.

The plans describe a new vehicle access, however, that access exists. A double garage is provided for vehicle parking.

The application is supported by:

- a planning assessment from Irenelnc dated 7 April 2024 (received 7 April 2025 – ref P6)
- a site classification and dispersive soil assessment report from Statewide Geotechnics dated 27 January 2025 (ref P6)
- drawings from Play Co Pty Ltd Revision D dated 31 March 2025 (ref P6).

Description of Site

The site is within the newly established subdivision at the northern extent of Midway Point. The surrounding area is a mix of newly constructed dwellings, dwellings under construction and ongoing subdivision works.

Inverness Street will become a U shaped through road with public open space occupying much of the block. Public open space will adjoin the rear of the subject site.

The site is relatively flat although increases in elevation from front to rear by approximately 1.5m.



Figure 1. Subject site.

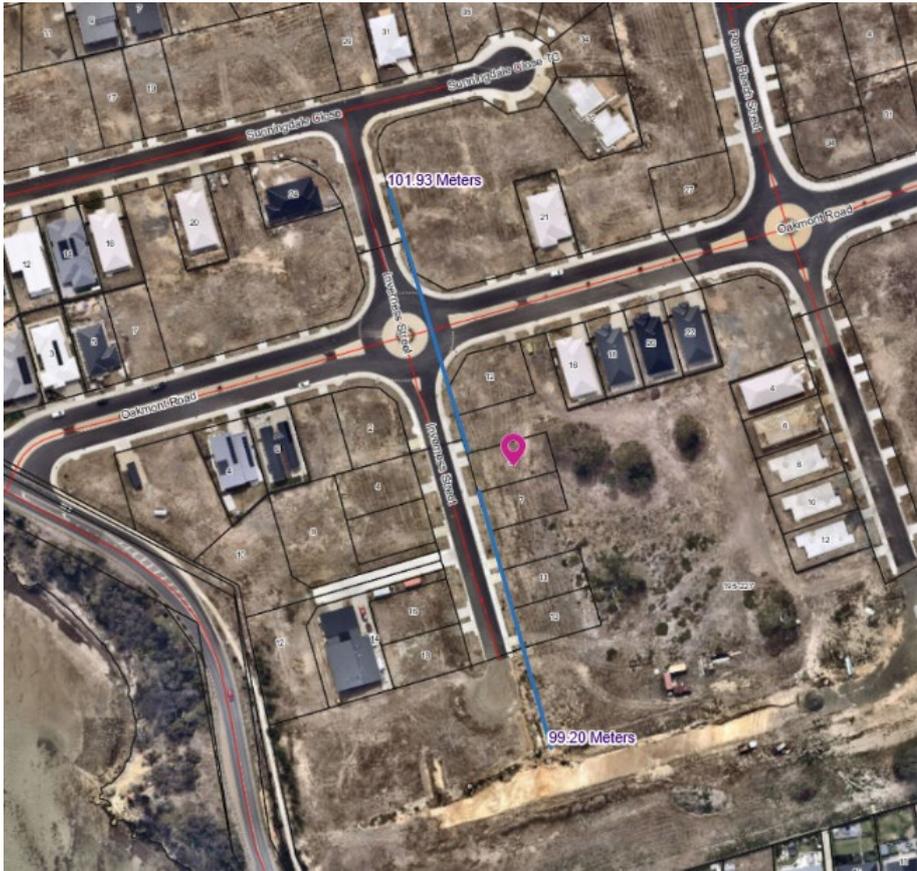


Figure 2. Subject area for purposes of determining the streetscape.



Figure 3. Subject area

Planning Assessment

Zone

| Applicable zone standards | | |
|---------------------------|------------------------------------|---|
| Clause | Matter | Complies with acceptable solution? |
| 8.4.2 A1 | Frontage setback | No, as the portico is setback 2.9m from frontage. Refer to performance criteria assessment below. |
| 8.4.2 A2 | Garage Setback | Yes, as garage is setback 1m behind the building line of the dwelling (which for this purpose does not include the portico). |
| 8.4.2 A3 | Building envelope and side setback | Yes, the building is contained within the building envelope and setback 1.5m from side and rear boundaries (the proposed frontage setback is beyond the envelope and assessed by 8.4.2 A1). |
| 8.4.3 A1 | Site coverage | No, as site coverage exceeds 50%. Refer to performance criteria assessment below. |
| 8.4.3 A2 | Private open space | Yes, private open space is provided that complies with the 24m ² and 60m ² requirements. |

| | | |
|----------|------------------|---|
| 8.4.5 A1 | Garage width | Yes, width of the garage opening is less than 6m. |
| 8.4.6 A1 | Privacy – deck | Yes, screening is provided to the portico which has a finished floor level (FFL) >1m. Rear deck has FFL <1m and not assessed. |
| 8.4.6 A2 | Privacy – window | Yes, habitable room FFL is <1m and not assessed. |
| 8.4.7 A1 | Frontage fence | Yes, as height is 1.2m. |

Performance Criteria Assessment 1 – Clause 8.4.2 P1 Frontage Setback

A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

Streetscape is defined as:

means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site, unless for a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule, where the extent of the streetscape may be determined by the relevant precinct provisions.

The performance criteria is applicable as the portico is setback 2.9m from frontage, less than the 4.5m provided by the acceptable solution.

The Tasmanian Civil and Administrative Tribunal (TASCAT) considered frontage setback in its decision on *Arnold v Launceston City Council* [2025] TASCAT 48 issued on 21 March 2025. This decision provides guidance on the application of the performance criteria, which ultimately requires a narrow consideration of setbacks and not a broad consideration of design elements (notwithstanding the streetscape definition). In this, the performance criteria is 'directed to the setback, not design characteristics more generally' with a

focus on 'the setbacks compatibility with the streetscape, not the built form's compatibility with the streetscape'. The correct test is therefore 'whether the distance of the proposal to the boundary is in broad correspondence or harmony with the streetscape. This requires us to quantify the distance and qualitatively assess the compatibility'.

The streetscape around the site is not established. At the time of writing there are no existing or approved dwellings on the eastern side of Inverness Street. On the western side there is one existing dwelling located on an internal lot and no other approved, built or under construction dwellings.

As there are no existing dwellings with a setback of 2.9m and no topographical constraints, the proposal is not compatible with the streetscape as it now exists. On this basis, the proposal is recommended for refusal.

Performance Criteria Assessment 2 – Clause 8.4.3 P1 Site Coverage

Dwellings must have:

- (a) *site coverage consistent with that existing on established properties in the area;*
- (b) *private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:*
 - (i) *outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and*
 - (ii) *operational needs, such as clothes drying and storage; and*
- (c) *reasonable space for the planting of gardens and landscaping.*

The performance criteria is applicable as the site coverage is 51.5%, above the 50% provided by the acceptable solution. The calculation of site coverage provided by the application via the planner assessment and drawings is incorrect. The site area is 450m² based on title documentation. The assessed site coverage is 232m² based on scaled measurements using supplied drawings and Council Bluebeam Revu software v 21.4.

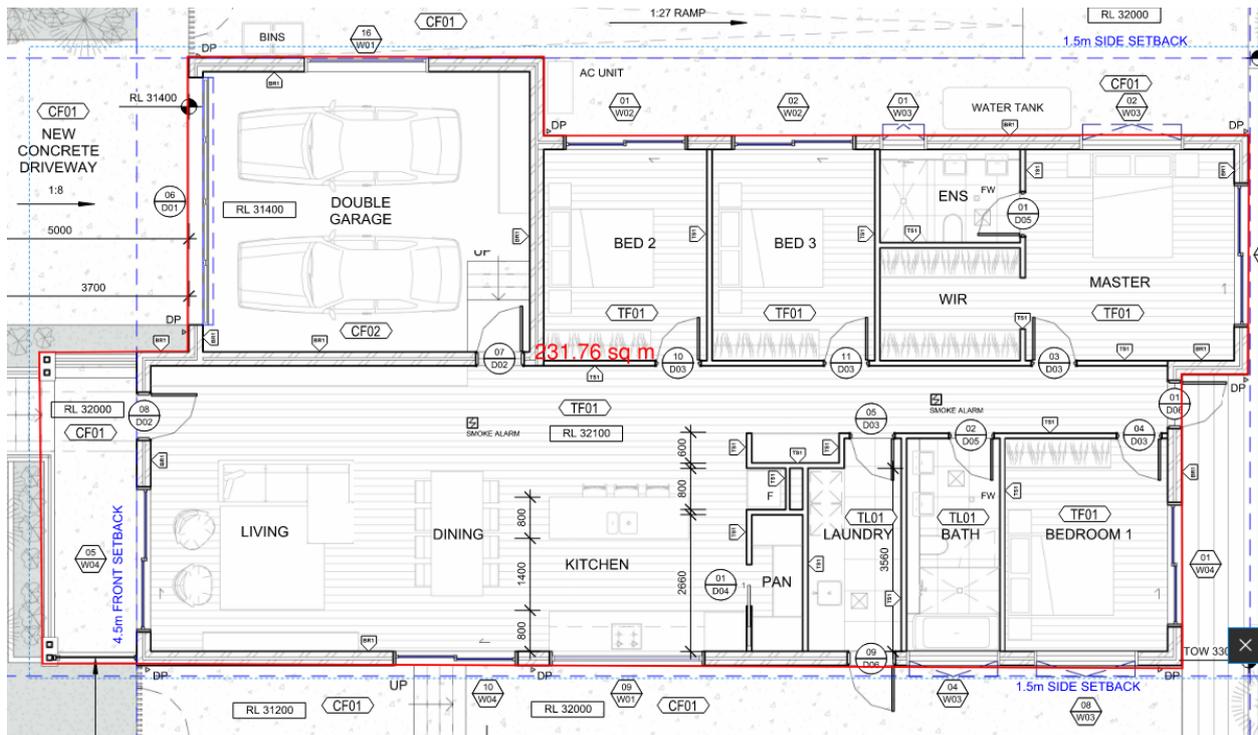


Figure 4. Assessed Site Coverage.

Area for the purposes of 8.4.3 P1 (a)

The area for the purposes of 8.4.3 P1 (a) is shown in Figure 3 and includes the subdivisions from Sweetwater Road to Kiribati Road. This area has broad similarities established by the recent timing of subdivisions with Sweetwater Road developed from 2015, Kiribati Road developed from the early 2000's and Oakmont/Inverness currently under construction. Being new subdivisions, there are broad similarities in the scale and form of dwellings. This area is narrower than Midway Point as a whole and broader than developing Oakmont/Inverness site.

Assessment of established properties in the area

A visual inspection of Council's aerial imagery last updated in February 2025 has identified the following properties that have high site coverage relative to other existing properties.

| Address | Site Coverage – from Building Approvals |
|---------------------|---|
| 12 Lagoon View Road | 44% (176.4m ²) |
| 39 Sweetwater Road | 46.1% (308m ²) |
| 14 Inverness Road | 42% (398m ²) |
| 3 Oakmont Road | 38.4% (212.4m ²) |
| 16 Oakmont Road | 42.3% (190.9m ²) |
| 3 Olympic Avenue | 41% (292.2m ²) |

Assessment

The site coverage proposed is not consistent with any established property in the area. On this basis, the proposal is recommended for refusal.

Code

Bushfire-Prone Areas Code

As the proposal is not a vulnerable or hazardous use (as defined by the Code), the provisions of the Code do not apply.

Parking and Sustainable Transport Code

| Applicable Code standards | | |
|---------------------------|-----------------|---|
| Clause | Matter | Complies with acceptable solution? |
| C2.5.1 A1 | Parking numbers | Yes, as two spaces are provided. |
| C2.6.1 A1 | Construction | Yes, as a sealed surface is provided. |
| C2.6.2 A1.1 | Layout | Yes, all relevant standards are complied with |
| C2.6.3 A1 | Accesses | Yes, a single access is provided. |

Dispersive Soils Specific Area Plan

| Applicable Code standards | | |
|---------------------------|------------------|---|
| Clause | Matter | Complies with acceptable solution? |
| SOR-S1.7 A1 | Dispersive soils | No, as works exceed 100m ² . |

Performance Criteria Assessment 3 – Clause SOR-S1.7.1 P1 Dispersive Soils

Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:

- (a) *the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;*
- (b) *the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;*
- (c) *the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;*



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
6 MAY 2025

- (d) *the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;*
- (e) *management measures that would reduce risk to an acceptable level; and*
- (f) *the advice contained in a dispersive soil management plan.*

Based on the dispersive soils assessment provided the performance criteria is satisfied. The recommendations of the dispersive soils assessment should be reflected in any permit granted.

Representations

Nil.

Conclusion

The application should be refused for failing to satisfy performance criteria set out in the Tasmanian Planning Scheme (Sorell LPS) for site coverage and frontage.

Shane Wells
Manager Planner

Attachments:

Proposal Plans

Separate Attachments:

Planner assessment

Dispersive soils assessment

PRELIMINARY
NOT FOR CONSTRUCTION



SITE AREA:

450 m²

GFA CALCULATION:

GROUND FLOOR = 189 m²

TOTAL = 189 m²

LANDSCAPED AREA CALCULATION:

TOTAL PROPOSED LANDSCAPED AREA:

42.0 m²

MAX. SITE COVERAGE (50%):

225 m²

TOTAL PROPOSED SITE COVERAGE AREA:

219 m²

Sorell Council
 Development Application: 5.2024.312.1 -
 Response to Request For Information - 5
 Inverness Street, Midway Point - P6.pdf
 Plans Reference: P6
 Date Received: 07/04/2025

NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR TO ENSURE CONSISTENCY BETWEEN SIMILAR MATERIALS MAINTAINED.
- PREPARE & MAKE GOOD ALL SURFACES & SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS PER MANUFACTURER'S SPECIFICATION.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DIMENSIONS MUST BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION & MANUFACTURE OF ANY ITEM.
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF PLAY COPY LTD.

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 2024.11.21 | Issued for coordination |
| B | 2025.01.22 | Issued for coordination |
| C | 2025.02.10 | Issued for coordination |
| D | 2025.03.31 | Issued for RFI |

PROJECT
5 INVERNESS STREET
 5 Inverness Street, Midway Point, TAS 7171

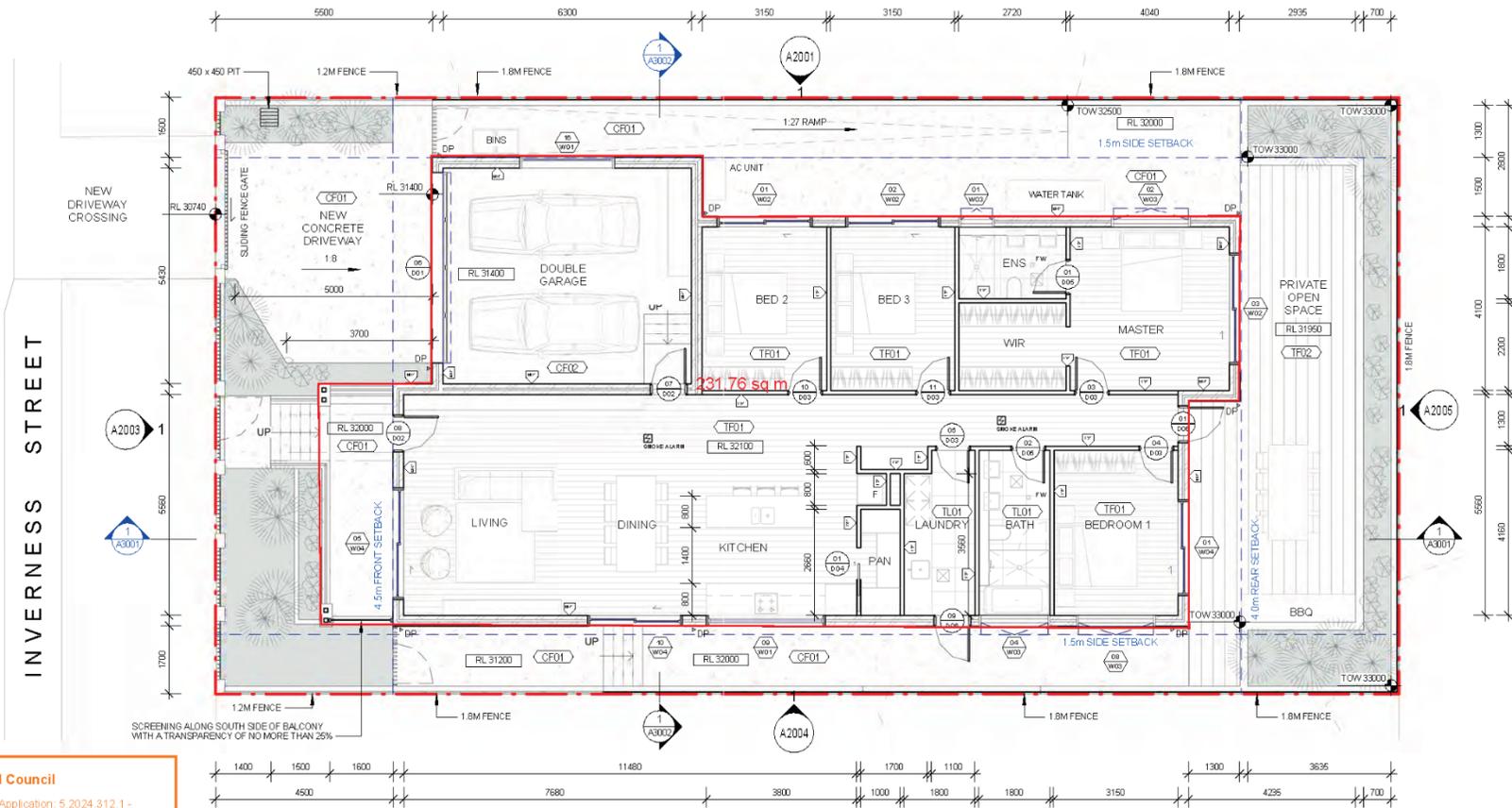
ARCHITECT CLIENT

PLAY COPY LTD
 ABN 206 135 521 84
 SUITE 402 11 HELP STREET
 CHATEAUXWOOD NSW 2047
 WWW.PLAY-CO.COM.AU

| PROJECT NUMBER | P538 | PROJECT ADDRESS | 5 Inverness Street, Midway Point, TAS 7171 |
|----------------|-------|-----------------|--|
| DRAWING NUMBER | A0100 | DRAWING TITLE | Site Plan |
| SCALE | 1:200 | PAPER SIZE | A3 |
| DRAWN BY | SH | REVIEWED BY | RN |
| | | STATUS | Preliminary |



PRELIMINARY
NOT FOR CONSTRUCTION



Sorell Council
Development Application 5.2024.312.1 -
Response to Request For Information - 5
Inverness Street, Midway Point - P6.pdf
Plans Reference: P6
Date Received: 07/04/2025

NOTES

- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR TO ENSURE CONSISTENCY BETWEEN SIMILAR MATERIALS IS MAINTAINED.
- PREPARE & MAKE GOOD ALL SURFACES & SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS PER MANUFACTURER'S SPECIFICATION.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DIMENSIONS MUST BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION & MANUFACTURE OF ANY ITEM.
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF PLAY CO PTY LTD.

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 2024.11.21 | Issued for coordination |
| B | 2025.01.22 | Issued for coordination |
| C | 2025.02.10 | Issued for coordination |
| D | 2025.03.31 | Issued for RFI |

PROJECT
5 INVERNESS STREET
5 Inverness Street, Midway Point, TAS 7171

ARCHITECT
PLAY
PLAY CO PTY LTD
ABN 206 135 621 96
SUITE 402/11 HILL STREET
CHATSWOOD NSW 2047
WWW.PLAY-CO.COM.AU

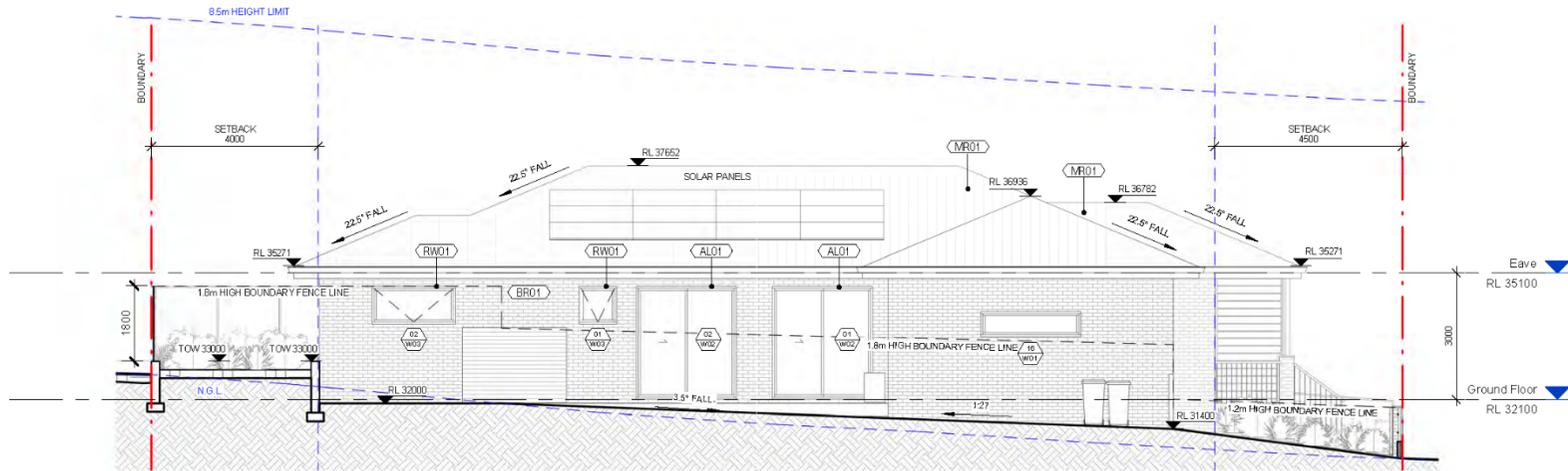
CLIENT

| | | | |
|----------------|-------|-----------------|--|
| PROJECT NUMBER | P538 | PROJECT ADDRESS | 5 Inverness Street, Midway Point, TAS 7171 |
| DRAWING NUMBER | A1102 | DRAWING TITLE | Ground Floor Plan |
| SCALE | 1:100 | PAPER SIZE | A3 |
| DRAWN BY | SH | REVIEWED BY | RN |
| | | STATUS | Preliminary |



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
6 MAY 2025

PRELIMINARY
NOT FOR CONSTRUCTION



Sorell Council
 Development Application: 5.2024.312.1 -
 Response to Request For Information - 5
 Inverness Street, Midway Point - P6.pdf
 Plans Reference: P6
 Date Received: 07/04/2025

NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR TO ENSURE CONSISTENCY BETWEEN SIMILAR MATERIALS MAINTAINED.
- PREPARE & MAKE GOOD ALL SURFACES & SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS PER MANUFACTURER'S SPECIFICATION.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DIMENSIONS MUST BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION & MANUFACTURE OF ANY ITEM.
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF PLAY CO PTY LTD.

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 2024.11.21 | Issued for coordination |
| B | 2025.01.22 | Issued for coordination |
| C | 2025.02.10 | Issued for coordination |
| D | 2025.03.31 | Issued for RFI |

PROJECT
5 INVERNESS STREET
 5 Inverness Street, Midway Point, TAS 7171

ARCHITECT

PLAY CO PTY LTD
 AIN 204 138 621 84
 SUITE 402 11 HILP STREET
 CHATSWOOD NSW 2047
 WWW.PLAY-CO.COM.AU

CLIENT

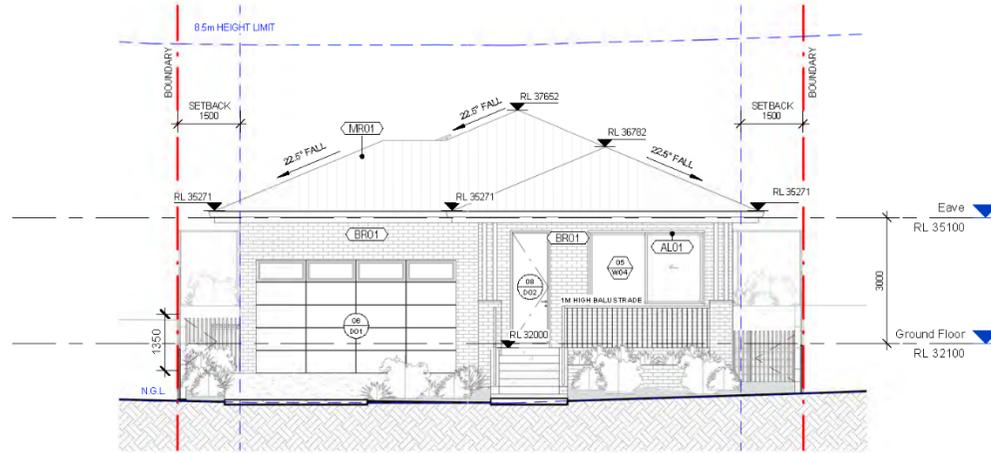
| | | | | | |
|----------------|---------|-----------------|--|----------|-------------|
| PROJECT NUMBER | P538 | PROJECT ADDRESS | 5 Inverness Street, Midway Point, TAS 7171 | | |
| DRAWING NUMBER | A2001 | DRAWING TITLE | North Elevation | | |
| SCALE | 1 : 100 | PAPER SIZE | A3 | REVISION | D |
| DRAWN BY | SH | REVIEWED BY | RN | STATUS | Preliminary |



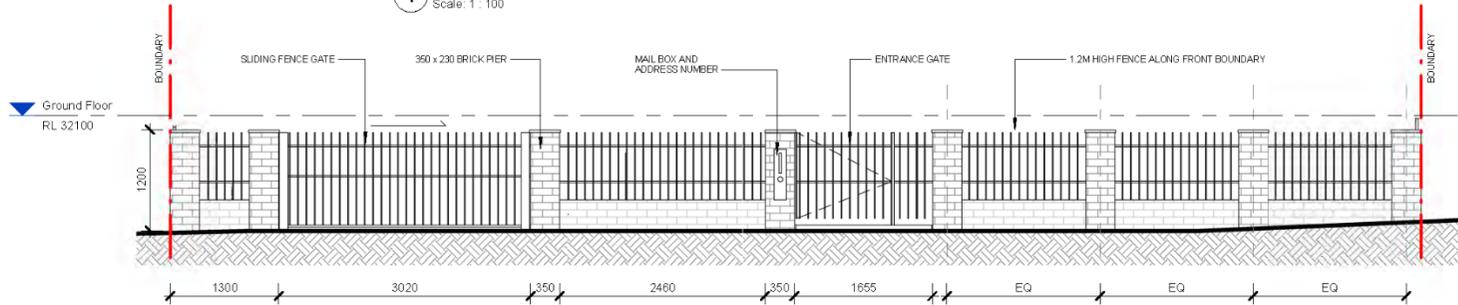
AGENDA
 SORELL PLANNING AUTHORITY (SPA) MEETING
 6 MAY 2025

PRELIMINARY
NOT FOR CONSTRUCTION

Sorell Council
Development Application: 5 2024 312 1 -
Response to Request For Information - 5
Inverness Street, Midway Point - P6.pdf
Plans Reference: P6
Date Received: 07/04/2025



1 West Elevation
Scale: 1 : 100



2 Front Fence Elevation
Scale: 1 : 50

NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR TO ENSURE CONSISTENCY BETWEEN SIMILAR MATERIALS MAINTAINED.
- PREPARE & MAKE GOOD ALL SURFACES & SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS PER MANUFACTURER'S SPECIFICATION.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DIMENSIONS MUST BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION & MANUFACTURE OF ANY ITEM.
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF PLAY CO PTY LTD.

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 2024.11.21 | Issued for coordination |
| B | 2025.01.22 | Issued for coordination |
| C | 2025.02.10 | Issued for coordination |
| D | 2025.03.31 | Issued for RFI |

PROJECT
5 INVERNESS STREET
5 Inverness Street, Midway Point, TAS 7171

ARCHITECT
PLAY
PLAY CO PTY LTD
ABN 206 138 621 84
SUITE 402 11 HILP STREET
CHATSWOOD NSW 2047
WWW.PLAY-CO.COM.AU

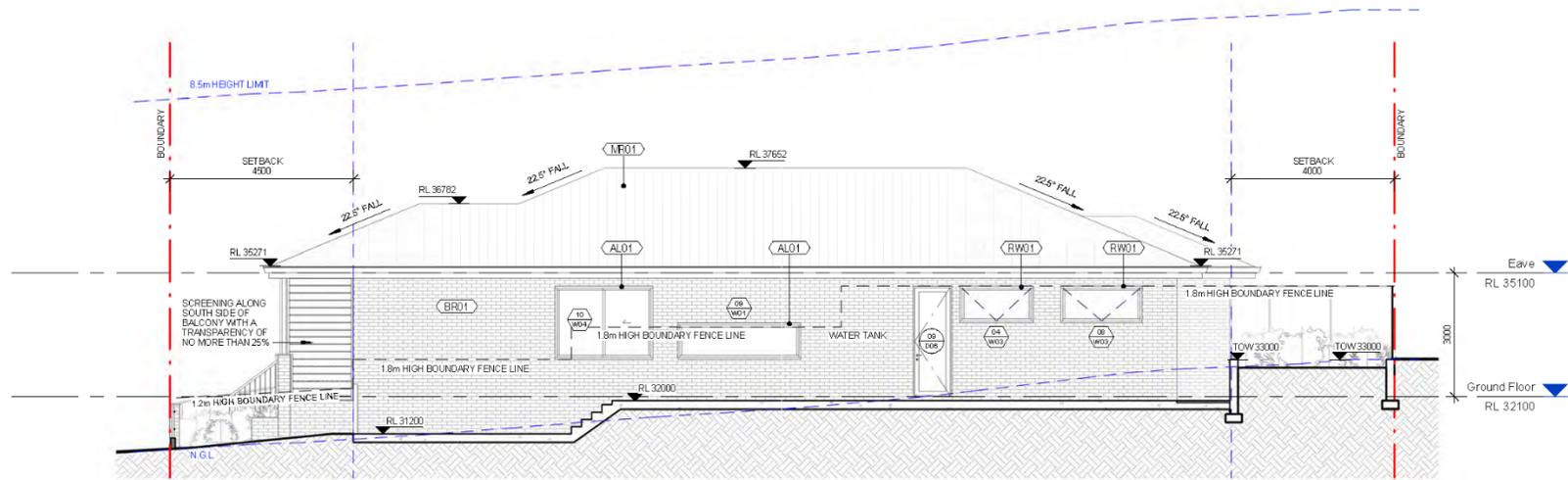
CLIENT

| PROJECT NUMBER | P538 | PROJECT ADDRESS | 5 Inverness Street, Midway Point, TAS 7171 |
|----------------|--------------|-----------------|--|
| DRAWING NUMBER | A2003 | DRAWING TITLE | West Elevation |
| SCALE | As Indicated | PAPER SIZE | A3 |
| REVISION | D | STATUS | Preliminary |
| DRAWN BY | SH | REVIEWED BY | RN |



PRELIMINARY
NOT FOR CONSTRUCTION

Sorell Council
 Development Application: 5/2024/312.1 -
 Response to Request For Information - 5/
 Inverness Street, Midway Point - PB.pdf
 Plans Reference: PB
 Date Received: 07/04/2025



NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR TO ENSURE CONSISTENCY BETWEEN SIMILAR MATERIALS MAINTAINED.
- PREPARE & MAKE GOOD ALL SURFACES & SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS PER MANUFACTURER'S SPECIFICATION.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DIMENSIONS MUST BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION & MANUFACTURE OF ANY ITEM.
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF PLAY CO PTY LTD.

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 2024.11.21 | Issued for coordination |
| B | 2025.01.22 | Issued for coordination |
| C | 2025.02.10 | Issued for coordination |
| D | 2025.03.31 | Issued for RFI |

PROJECT
5 INVERNESS STREET
 5 Inverness Street, Midway Point, TAS 7171

ARCHITECT
PLAY
 CLIENT
PLAY CO PTY LTD
 AIN 204 138 621 84
 SUITE 402 11 HILP STREET
 CHATWOOD NSW 2047
 WWW.PLAY-CO.COM.AU

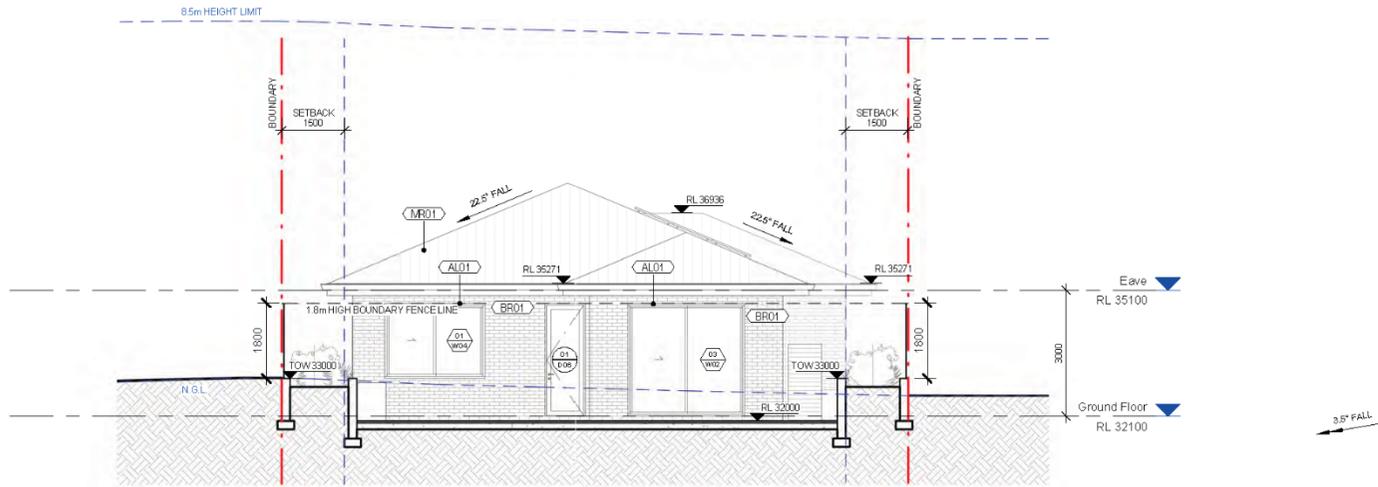
| | | | | | |
|----------------|---------|-----------------|--|----------|-------------|
| PROJECT NUMBER | P538 | PROJECT ADDRESS | 5 Inverness Street, Midway Point, TAS 7171 | | |
| DRAWING NUMBER | A2004 | DRAWING TITLE | South Elevation | | |
| SCALE | 1 : 100 | PAPER SIZE | A3 | REVISION | D |
| DRAWN BY | SH | REVIEWED BY | RN | STATUS | Preliminary |



AGENDA
 SORELL PLANNING AUTHORITY (SPA) MEETING
 6 MAY 2025

PRELIMINARY
NOT FOR CONSTRUCTION

Sorell Council
 Development Application: 5.2024.312.1 -
 Response to Request For Information - 5
 Inverness Street, Midway Point - P6.pdf
 Plans Reference: P6
 Date Received: 07/04/2025



NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR TO ENSURE CONSISTENCY BETWEEN SIMILAR MATERIALS MAINTAINED.
- PREPARE & MAKE GOOD ALL SURFACES & SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS PER MANUFACTURER'S SPECIFICATION.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DIMENSIONS MUST BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION & MANUFACTURE OF ANY ITEM.
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE AUTHOR. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE EXPRESS AUTHORITY OF PLAY CO PTY LTD.

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 2024.11.21 | Issued for coordination |
| B | 2025.01.22 | Issued for coordination |
| C | 2025.02.10 | Issued for coordination |
| D | 2025.03.31 | Issued for RFI |

PROJECT
5 INVERNESS STREET
 5 Inverness Street, Midway Point, TAS 7171

ARCHITECT CLIENT

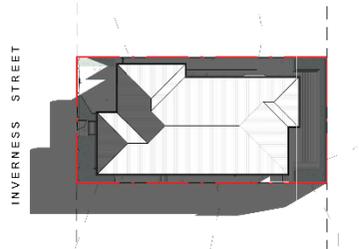
PLAY CO PTY LTD
 AEN 204 135 521 84
 SUITE 402 11 HILP STREET
 CHATSWOOD NSW 2047
 WWW.PLAY-CO.COM.AU

| | | | | |
|----------------|-------|-----------------|--|--------------------|
| PROJECT NUMBER | P538 | PROJECT ADDRESS | 5 Inverness Street, Midway Point, TAS 7171 | |
| DRAWING NUMBER | A2005 | DRAWING TITLE | East Elevation | |
| SCALE | 1:100 | PAPER SIZE | A3 | REVISION D |
| DRAWN BY | SH | REVIEWED BY | RN | STATUS Preliminary |

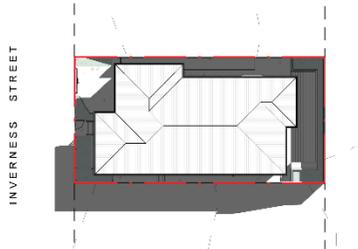


AGENDA
 SORELL PLANNING AUTHORITY (SPA) MEETING
 6 MAY 2025

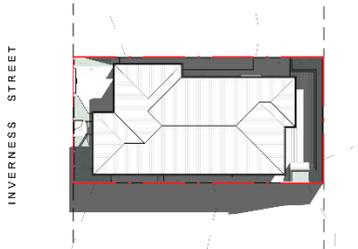
PRELIMINARY
NOT FOR CONSTRUCTION



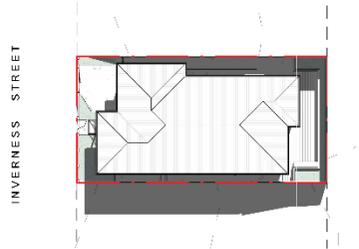
1 Shadow Plan_06.21_0900
Scale: 1 : 500



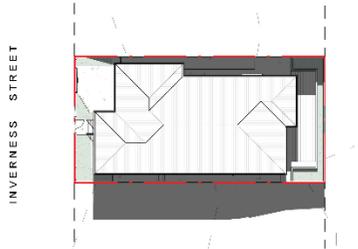
2 Shadow Plan_06.21_1000
Scale: 1 : 500



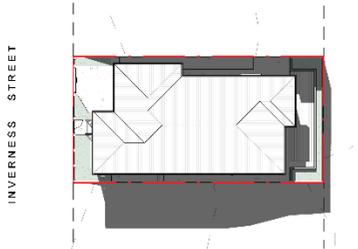
3 Shadow Plan_06.21_1100
Scale: 1 : 500



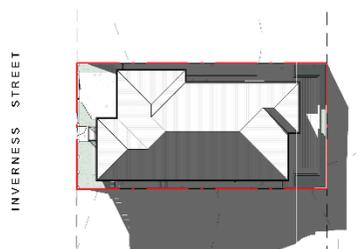
4 Shadow Plan_06.21_1200
Scale: 1 : 500



5 Shadow Plan_06.21_1300
Scale: 1 : 500



6 Shadow Plan_06.21_1400
Scale: 1 : 500



7 Shadow Plan_06.21_1500
Scale: 1 : 500

Sorell Council
Development Application: 5.2024.312.1 -
Response to Request For Information - 5
Inverness Street, Midway Point - P6.pdf
Plans Reference: P6
Date Received: 07/04/2025

NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
- COORDINATION OF UTILITY CONDUITS AND WELLS IN LAY MATERIALS TO BE MAINTAINED.
- PREPARE & MAKE GOOD ALL SURFACES & SUBSTRATES AS REQUIRED TO ACCOMMODATE THE LAYING OF UTILITY CONDUITS.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. ALL DIMENSIONS MUST BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT & RE-APPROVED BY ARCHITECT.
- THIS DRAWING IS COPY RIGHT AND THE PROPERTY OF THE ARCHITECT. IT MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE WRITTEN AUTHORITY OF PLAY COPY LTD.

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| A | 2025.02.10 | Issued for coordination |
| B | 2025.03.31 | Issued for RFI |

PROJECT
5 INVERNESS STREET
5 Inverness Street, Midway Point, TAS 7171

ARCHITECT
PLAY
PLAY COPY LTD
ABN 206 136 621 86
SUITE 402 11 HELP STREET
CHAITSWOOD NSW 2067
WWW.PLAY-COPY.COM.AU

CLIENT

| PROJECT NUMBER | P538 | PROJECT ADDRESS | 5 Inverness Street, Midway Point, TAS 7171 | |
|----------------|---------|-----------------|--|--------------------|
| DRAWING NUMBER | A8001 | DRAWING TITLE | Shadow Diagrams | |
| SCALE | 1 : 500 | PAPER SIZE | A3 | REVISION 3 |
| DRAWN BY | SH | REVIEWED BY | RN | STATUS Preliminary |



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
6 MAY 2025