

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

67 MIDWAY POINT ESPLANADE, 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 **Monday 25th August 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 25th August 2025**.

APPLICATION NO: 5.2025-190.1
DATE: 06 AUGUST 2025

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

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

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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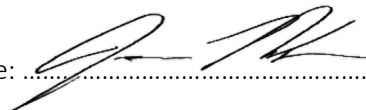
Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:


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



Declarations and acknowledgements	
<ul style="list-style-type: none"> I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. I/we declare that the information in this application is true and correct. <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i></p>	
<ul style="list-style-type: none"> I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only. 	
<ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature:  Date:

Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"> If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au If the application involves Crown land you will also need a letter of consent. Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development. 	
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p>	
<div style="border: 1px solid orange; padding: 5px; display: inline-block;">  Sorell Council <small>Development Application: 67 Midway Point Esplanade, Midway Point Plans Reference: P1 Date Received: 21/07/2025</small> </div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

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Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

67 Midway Point Esplande, Midway Point, 7171

Owner(s) or Clients	Jennifer Turner	Title Reference	163364/18
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	482m ²
Total Floor Area (Combined)	121.52m ² Deck 21.11m ²	Design Wind Speed	N3
Alpine Area	N/A	Soil Classification	P
Other Hazards	Waterway and coastal protection area, Airport obstacle limitation area	Climate Zone	7
		Corrosion Environment	High
		Bushfire Attack Level (BAL)	Low

Changes List			
ID	Description of change	Date Changed	Designer
Ch - 01	Shadow diagrams added	5/08/2025 9:49 AM	CJ
Ch - 02	Privacy acreen added to carport crash barrier	5/08/2025 9:49 AM	CJ
Ch - 03	Privacy acreen added to carport crash barrier	5/08/2025 9:56 AM	CJ



Sorell Council

Development Application: 5.2025.10.1 -
Response to Request for Information - 67
Midway Point Esplanade, Midway Point P2.pdf
Plans Reference: P2
Date received: 5/08/2025

ID	Sheet Name	Issue
A.01	Location Plan	DA - 02
A.02	Site Plan	DA - 02
A.03	Floor Plan	DA - 02
A.04	Elevations	DA - 02
A.05	Elevations	DA - 02
A.06	Roof Plan	DA - 02
A.07	Electrical Plan	DA - 02
A.08	Door & Window Schedule	DA - 02
A.09	Shadow Diagrams 21st June	DA - 02
A.10	Shadow Diagrams 21st June	DA - 02
A.11	Shadow Diagrams 21st June	DA - 02
A.12	Shadow Diagrams 21st June	DA - 02

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor



Sorell Council

Development Application: 5.2025.10.1 -
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Midway Point Esplanade, Midway Point P2.pdf
Plans Reference: P2
Date received: 5/08/2025

Survey Notes from Surveyor

This plan and associated digital model is prepared for Pinnacle Drafting from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site. Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. If subsequent design is intended for construction setout, future surveying setout costs are increased if the digital data provided is rotated, scaled or moved. This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

Site Areas

Site Area	482 m ²
Building Footprint	143.92 m ²
Total Site Coverage	29.86%



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7/3 Abernant Way, Cambridge 7170
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www.pinnacledrafting.com.au
Licence: CC6073Y

Location Plan

Revision:
Approved by:

DA - 02
JN

Scale:
1:250 @ A3
Pg. No:
A.01

Proposal: New Dwelling
Client: Jennifer Turner
Address: 67 Midway Point Esplanade, Midway Point, 7171

Date: 16/07/2025
Drawn by: CJ
Job No: 018-2025
Engineer: TBA
Building Surveyor: TBA












ID	Date	Designer
NOTE: Refer to cover page for further details on changes.		



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Legend

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant
-  - Solar Bollard Light
-  - Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25mm over the first 1m from the building
 - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
 - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

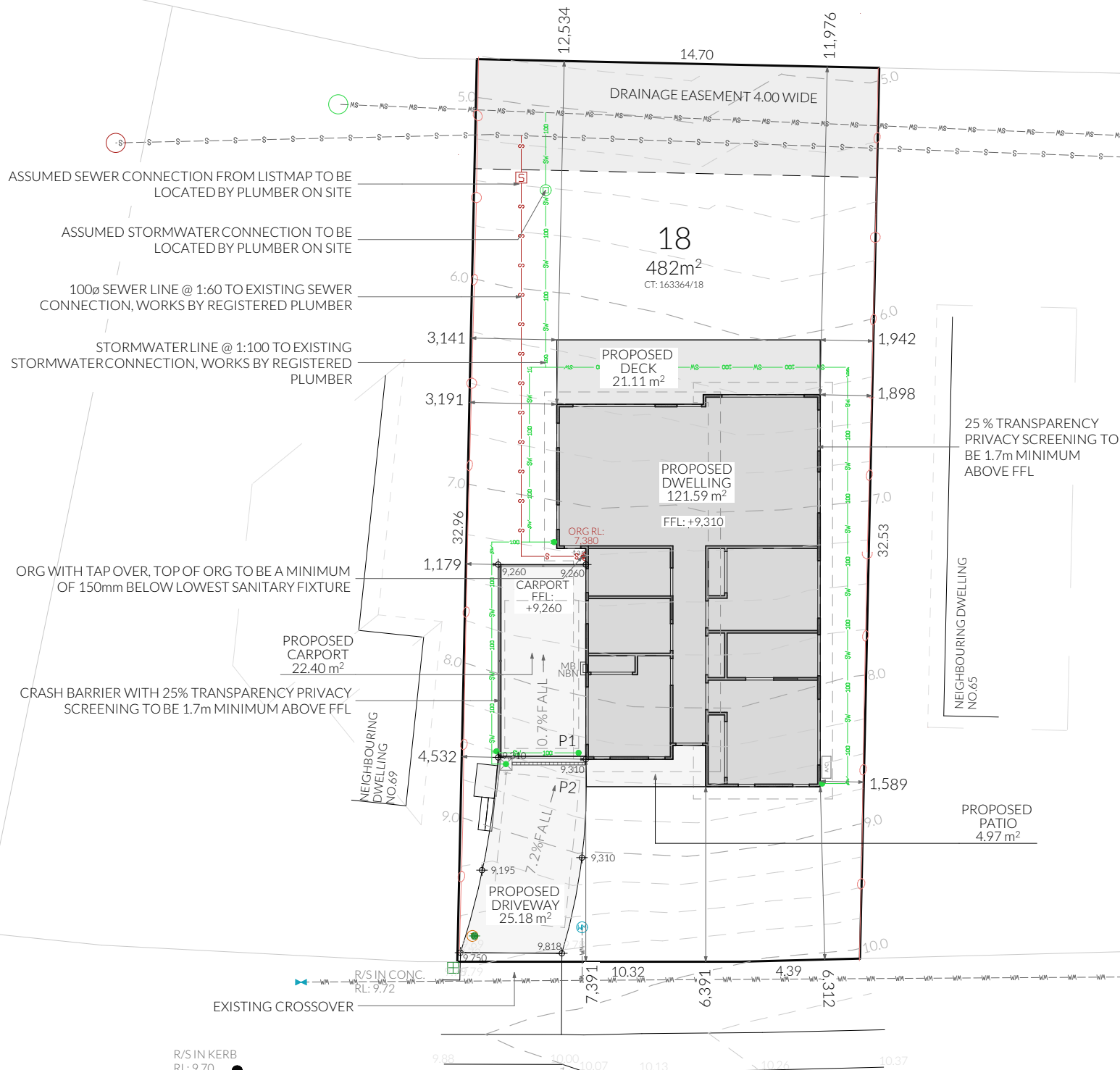
- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
 - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Site Areas

Site Area	482 m ²
Building Footprint	143.99 m ²
Total Site Coverage	29.87%



Survey Notes from Surveyor

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Site Plan

Revision:
Approved by:

DA
JN

Scale:
1:200 @ A3
Pg. No:
A.02

Proposal: New Dwelling
Client: Jennifer Turner
Address: 67 Midway Point Esplande, Midway
Point, 7171

Date: 16/07/2025
 Drawn by: CJ
 Job No: 018-2025
 Engineer: TBA
 Building Surveyor: TBA

ID	Date	Designer
NOTE: Refer to cover page for further details on changes.		



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NOT FOR CONSTRUCTION

- A

P
- Access Panel
- AJ
- Articulation Joint
- SA
- Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces

10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;

(a) in a *habitable room* excluding a kitchen - 2.4 m; and

(b) in a kitchen - 2.1 m; and

(c) in a corridor, passageway or the like - 2.1 m; and

(d) in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and

(e) in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items

(f) in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

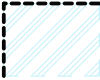
Floor Areas

Total Floor Area	121.52m ²
Patio	4.98m ²
Deck	21.11m ²



Important Note

Compliant bracing for livable housing standards - black dashed line represents location of reinforcement materials.





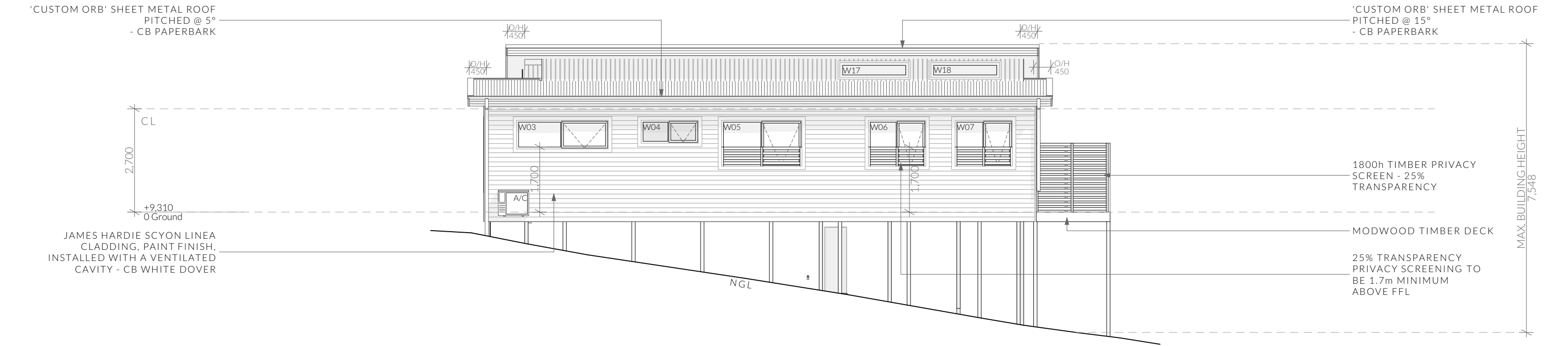
In accordance with the Livable Housing Provisions, acceptable options for reinforcement material include noggings with a minimum thickness of 25mm or structural-grade plywood with a minimum thickness of 12mm.

Please refer to Livable Housing Provisions 2022 for information

Sorell Council

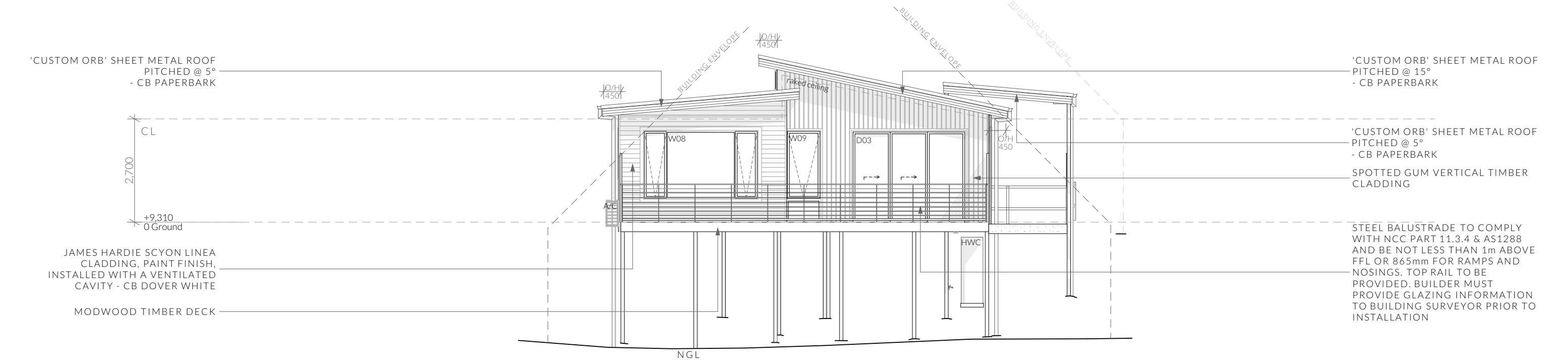
Development Application: 5.2025.10.1 - Response to Request for Information - 67 Midway Point Esplanade, Midway Point P2.pdf
Plans Reference: P2
Date received: 5/08/2025

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Floor Plan	Revision: DA - 02 Approved by: JN	Scale: 1:100 @ A3 Pg. No: A.03	Proposal: New Dwelling Client: Jennifer Turner Address: 67 Midway Point Esplanade, Midway Point, 7171	Date: 16/07/2025 Drawn by: CJ Job No: 018-2025 Engineer: TBA Building Surveyor: TBA	ID	Date	Designer	 <div>These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</div> 
							NOTE: Refer to cover page for further details on changes.			



East Elevation

1:100



North Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

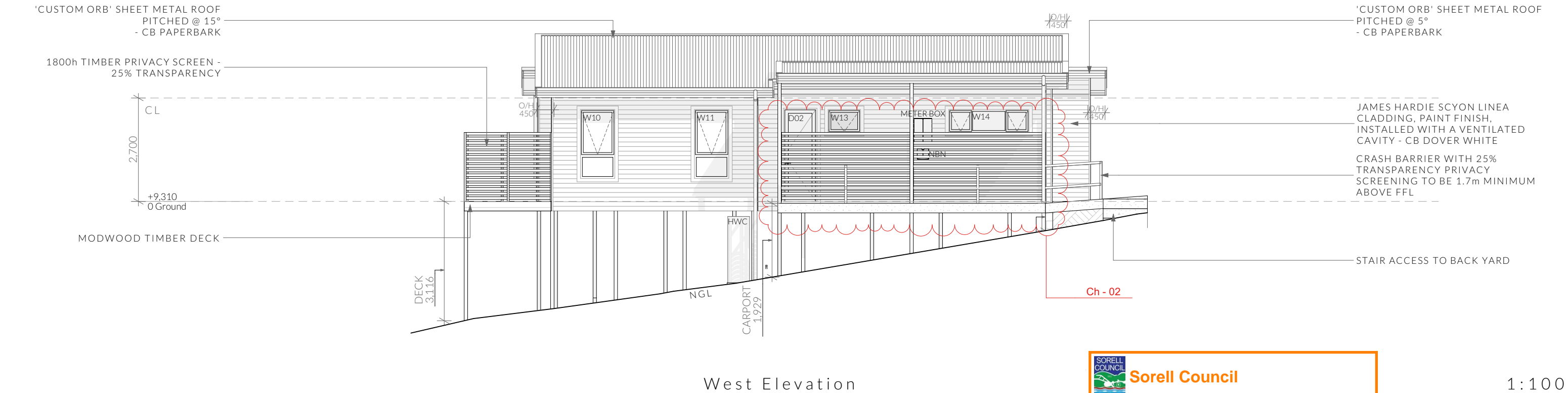
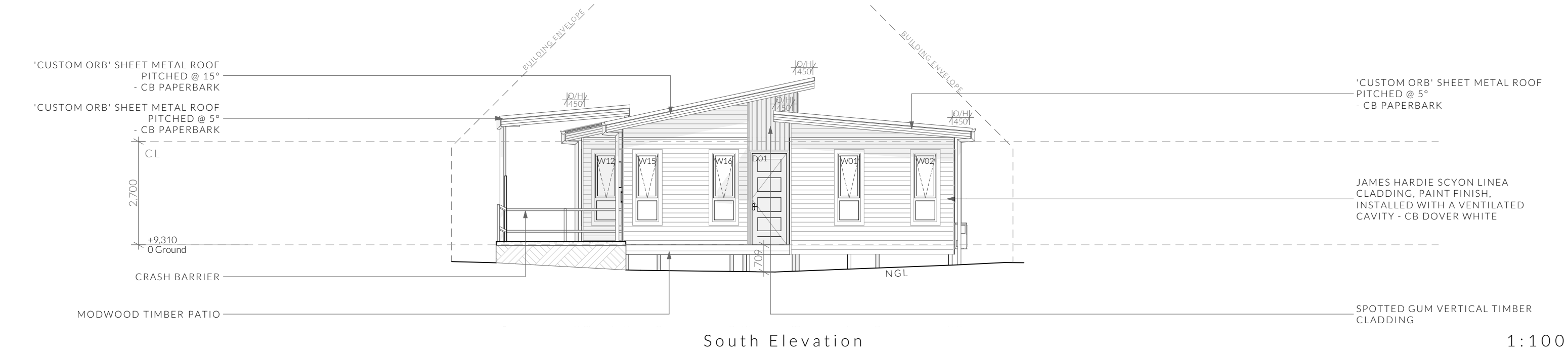
As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700



Sorell Council
Development Application: 5.2025.10.1 -
Response to Request for Information - 67
Midway Point Esplanade, Midway Point P2.pdf
Plans Reference: P2
Date received: 5/08/2025

PINNACLE		Elevations	Revision: DA - 02 Approved by: JN	Scale: 1:100 @ A3 Pg. No: A.04	Proposal: New Dwelling Client: Jennifer Turner Address: 67 Midway Point Esplande, Midway Point, 7171	Date: 16/07/2025 Drawn by: CJ Job No: 018-2025 Engineer: TBA Building Surveyor: TBA	ID		Date	Designer	These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	
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Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700

<div>PINNACLE</div>	PINNACLE DRAFTING & DESIGN	<div>Elevations</div>		Scale:	Proposal: New Dwelling	Date: 16/07/2025	ID	Date	Designer	<div><p>These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</p><div><div>bdaa</div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div></div>
	7/3 Abernant Way, Cambridge 7170			1:100 @ A3	Client: Jennifer Turner	Drawn by: CJ	Ch - 02	5/08/2025 9:49 AM	CJ	
	03 6248 4218			Pg. No:	Address: 67 Midway Point Esplanade, Midway	Job No: 018-2025				
	admin@pinnacledrafting.com.au		Revision: DA - 02		Point, 7171	Engineer: TBA				
	www.pinnacledrafting.com.au		Approved by: JN	A.05		Building Surveyor: TBA				
Licence: CC6073Y							NOTE: Refer to cover page for further details on changes.			

Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

- (a)is located-
 - (i)immediately above the primary insulation layer; or
 - (ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
 - (iii)immediately above ceiling insulation; and
- (b)has a height of not less than 20 mm; and
- (c)is either-
 - (i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

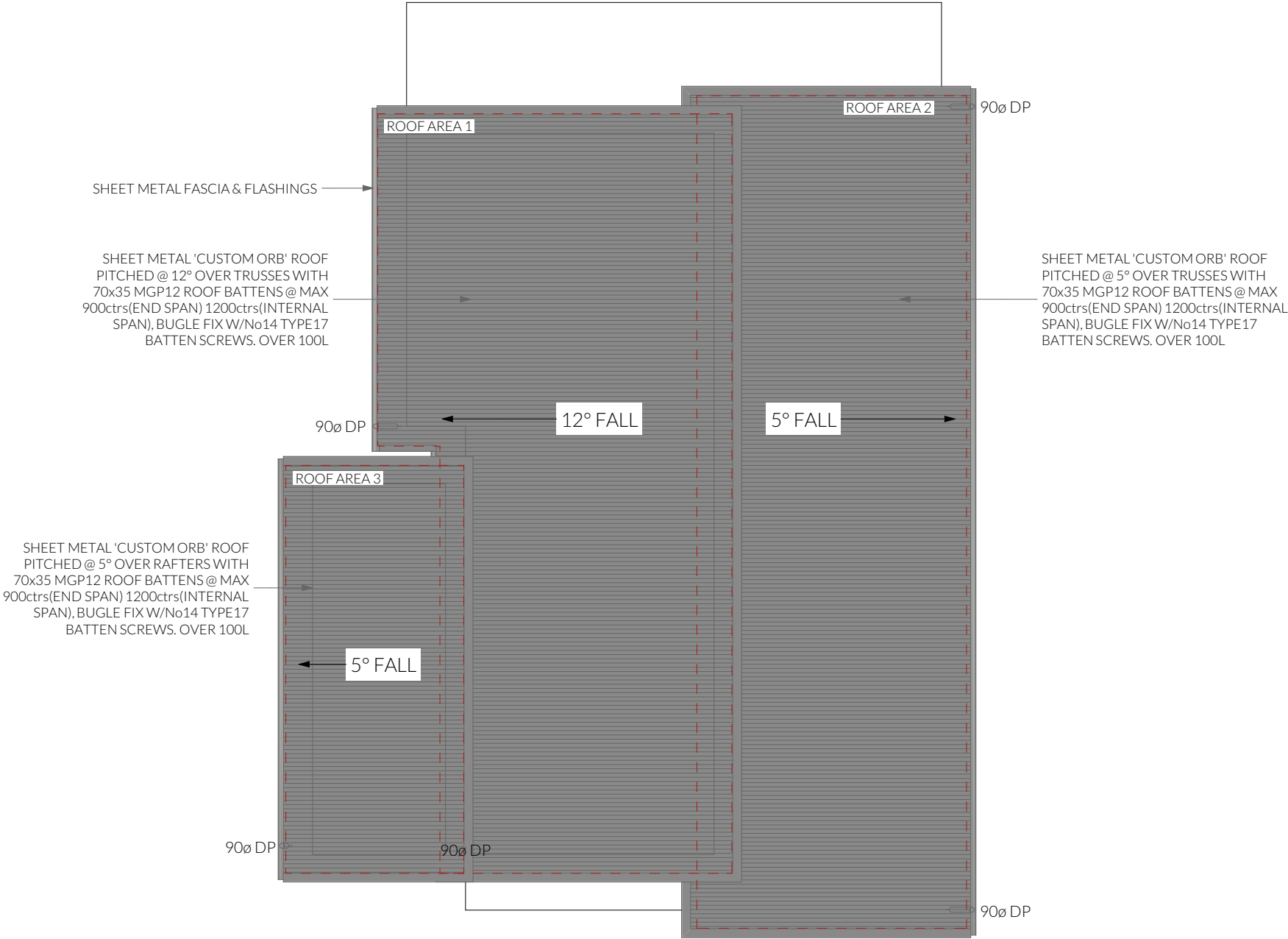
Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a)comply with AS/NZS 2908.2 or ISO 8336; and
- (b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 × 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
<10°	25,000 mm2/m provided at each of two opposing ends
>10° AND <15°	25,000 mm2/m provided at the eaves and 5,000 mm2/m at high level
(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.	







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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Roof Plan	Revision: DA - 02 Approved by: JN	Scale: 1:100 @ A3 Pg. No: A.06	Proposal: New Dwelling Client: Jennifer Turner Address: 67 Midway Point Esplanade, Midway Point, 7171	Date: 16/07/2025 Drawn by: CJ Job No: 018-2025 Engineer: TBA Building Surveyor: TBA	ID	Date	Designer		These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.	
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ELECTRICAL LEGEND - Lower Floor			
Symbol	Description	Allowance	Quantity
	DATA- CAT 6 (RJ45) - 1 GANG		1
	DATA- TV CONNECTION		1
	FAN - 3 IN 1 (2 LAMP)	10W (LIGHT)	1
	FAN - 3 IN 1 (4 LAMP)	10W (LIGHT)	1
	FAN - CEILING - EXHAUST		2
	GPO - (2) DOUBLE		22
	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		1
	GPO - WEATHER PROOF DOUBLE		2
	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	18
	LIGHT - CEILING - PENDANT - LED STRIP 1200L	20W (LM)	1
	LIGHT - WALL MOUNTED - TYPE 1	10W	3
	SWITCH - LIGHT 1 GANG		4
	SWITCH - LIGHT 2 GANG		5



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Smoke Alarms Part 9.5 of NCC 2022

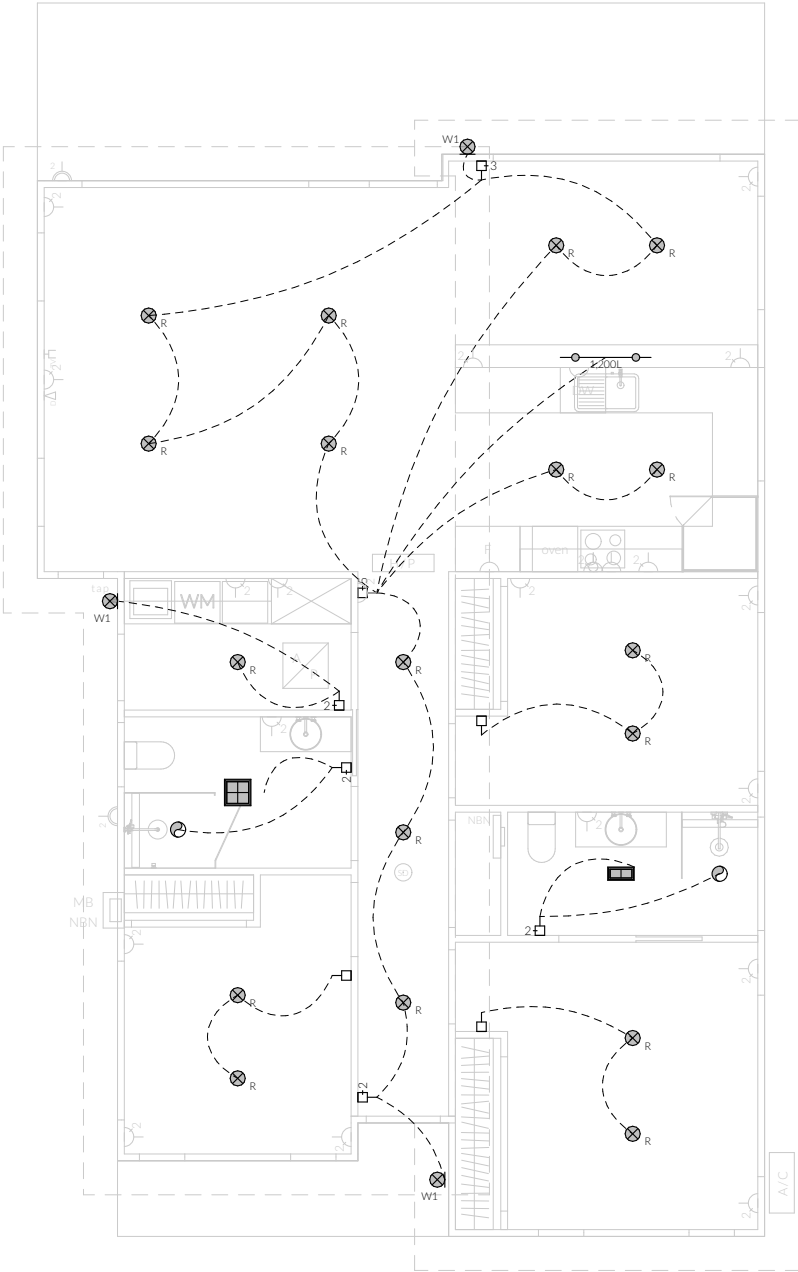
- Smoke alarms must-
- (a) be located in-
 - (i) a Class 1a building in accordance with 9.5.2 and 9.5.4; and
 - (ii) a Class 1b building in accordance with 9.5.3 and 9.5.4; and
 - (b) comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
 - (c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-

- (a) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
- (b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:

- (a) Where a smoke alarm is located on the ceiling it must be-
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
- (b) Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.



Electrical Plan - Lower - Light/Reflected Ceiling

Note: Exhaust Fans

- Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
 - (a) 25 L/s for a bathroom or sanitary compartment; and
 - (b) 40 L/s for a kitchen or laundry.
 - Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
 - Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
 - An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
 - (a) be interlocked with the room's light switch; and
 - (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Note: Lighting

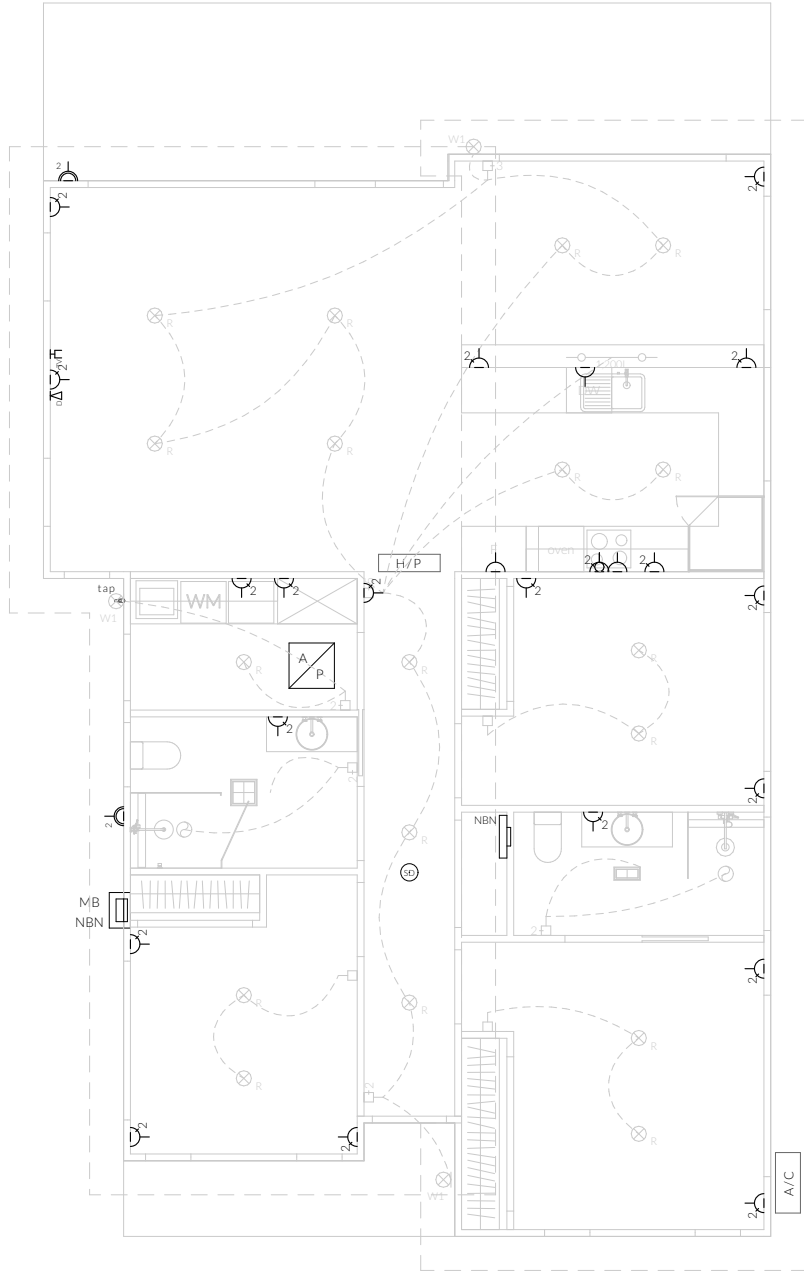
Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:

- 5W/m² in class 1a dwellings
- 4W/m² to veranda, balcony or the like
- 3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space - See electrical plan.



Electrical Plan - Lower - Power

Notes

U.N.O ceilings are to be plasterboard.

--D-----D Dimmable Circuit

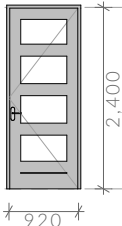
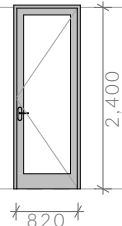
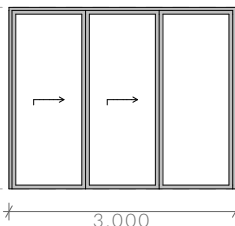
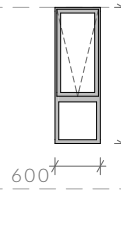
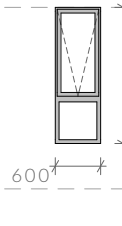
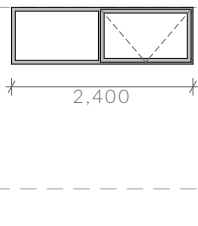
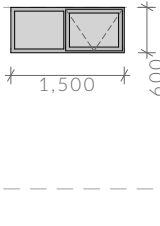
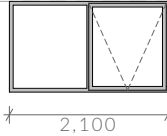
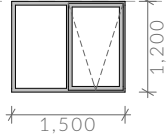
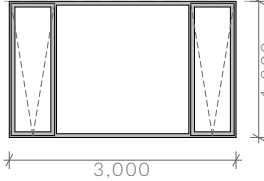
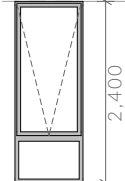
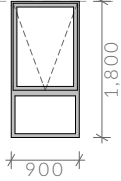
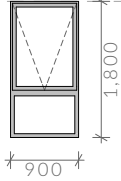
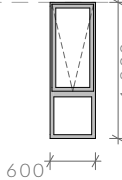
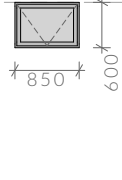
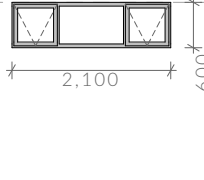
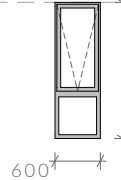
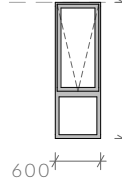
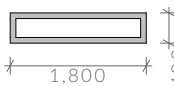
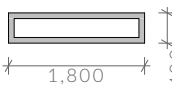
--T-----T Timer Circuit(as fan note)

PB - Plasterboard

CS - Cement Sheet Eaves

PW - Plywood Ceiling

TB - Timber Batten Ceiling

ID	CL	D01		D02		D03		W01		W02		W03		W04	
															
		FFL		FFL		FFL		FFL		FFL		FFL		FFL	
External View															
Sill Height		0		0		0		600		600		1,650		1,800	
Notes														OBSCURE	
ID	CL	W05		W06		W07		W08		W09		W10		W11	
															
		FFL		FFL		FFL		FFL		FFL		FFL		FFL	
External View															
Sill Height		1,200		1,200		1,200		600		0		600		600	
Notes															
ID	CL	W12		W13		W14		W15		W16		W17		W18	
															
		FFL		FFL		FFL		FFL		FFL		FFL		FFL	
External View															
Sill Height		600		1,800		1,800		600		600		525		525	
Notes				OBSCURE								CLERESTORY		CLERESTORY	

Glazing


All glazing must comply with Section 8 of NCC Vol II 2022.

- Windows must be installed in accordance with the following:
- (a) Structural building loads must not be transferred to the window assembly.
 - (b) A minimum 10 mm gap must be provided between the top of the window assembly and any loadbearing framing or masonry wall element.
 - (c) The requirements of (b) may be increased where necessary to allow for frame settlement over wide openings.
 - (d) Packing, if provided between each window assembly and the frame, must be:
 - (i) located along each side and bottom; and
 - (ii) fixed to ensure the sides and bottom of the window assembly remain straight; and
 - (iii) clear of any flashing material.

If a door, side panel or panel is capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible with an opaque band not less than 20 mm in height located so that-

- (a) the upper edge is not less than 700 mm above the floor; and
- (b) the lower edge is not more than 1.2 m above the floor.

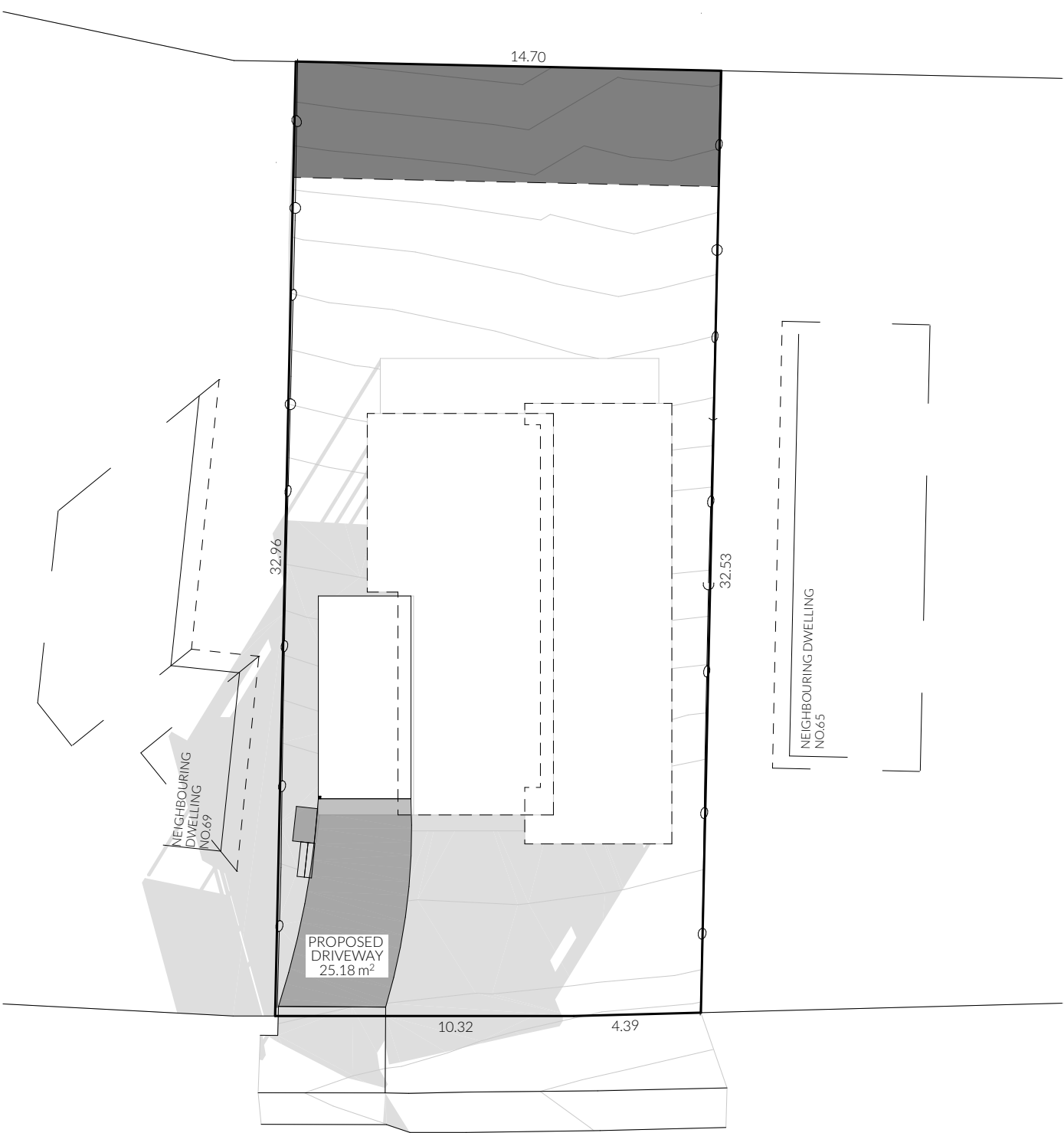
Refer to Part 8.4.7 for exemptions.

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MIDWAY POINT ESPLANADE

MIDWAY POINT ESPLANADE

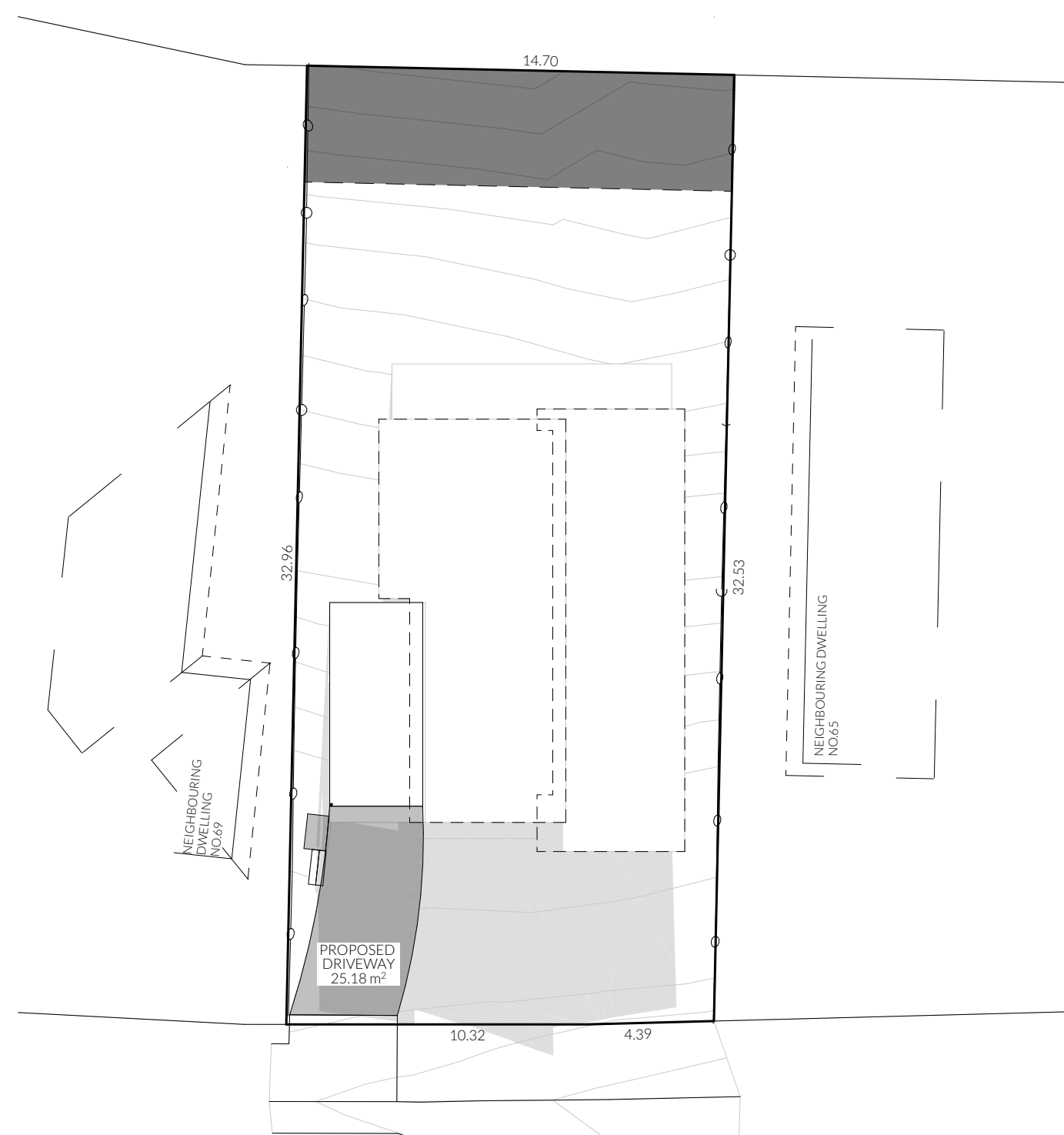
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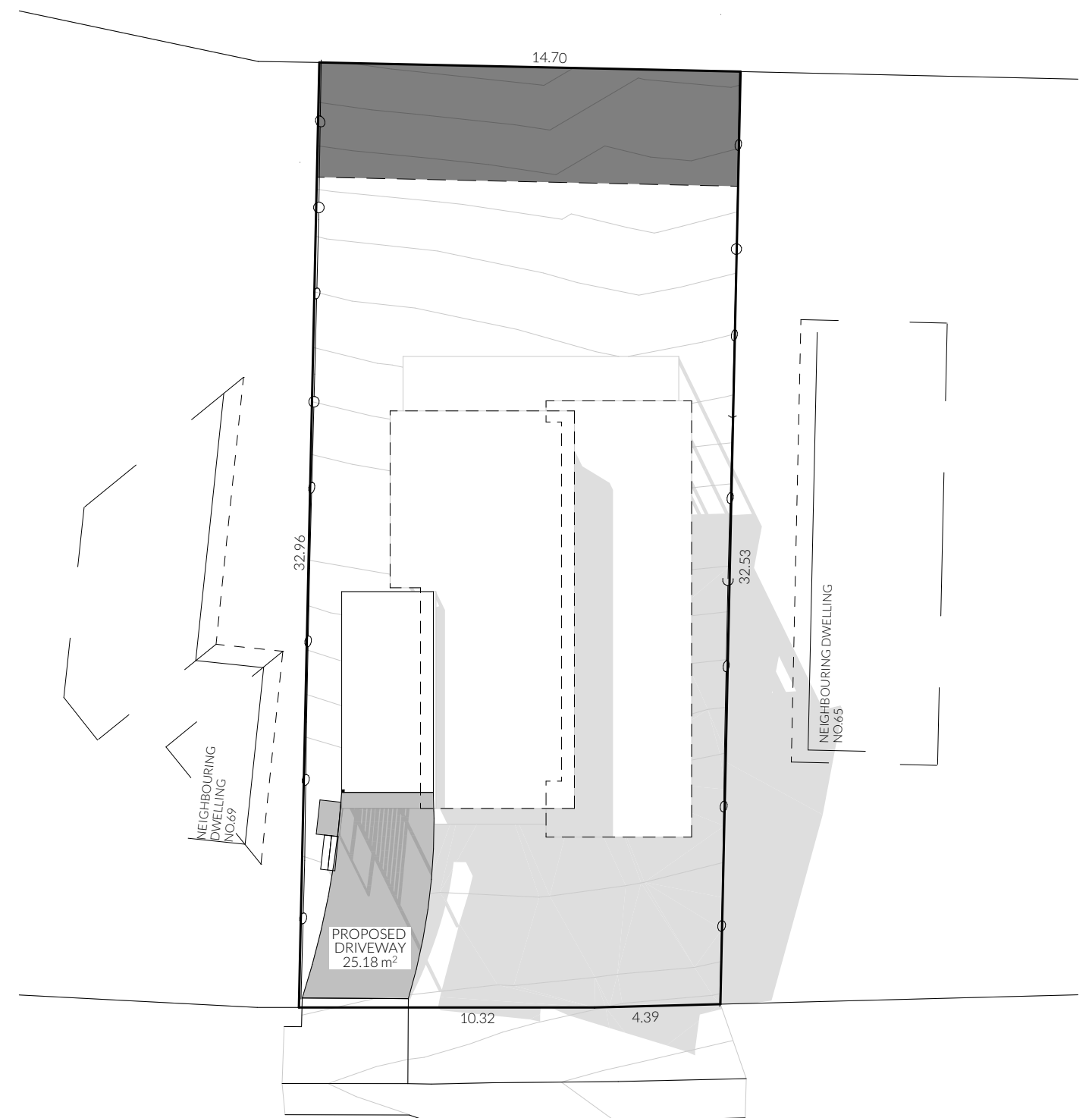
P I N N A C L E	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Shadow Diagrams 21st June Revision: DA - 02 Approved by: JN	Scale: 1:200 @ A3 Pg. No: A.09	Proposal: New Dwelling Client: Jennifer Turner Address: 67 Midway Point Esplanade, Midway Point, 7171	Date: 16/07/2025 Drawn by: CJ Job No: 018-2025 Engineer: TBA Building Surveyor: TBA	<table><tr><th>ID</th><th>Date</th><th>Designer</th></tr><tr><td></td><td></td><td></td></tr><tr><td colspan="3">NOTE: Refer to cover page for further details on changes.</td></tr></table>	ID	Date	Designer				NOTE: Refer to cover page for further details on changes.				<small>These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</small>	
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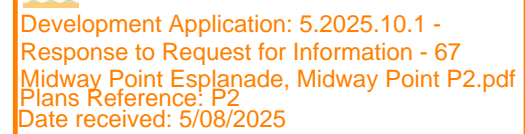


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1400



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The site plan illustrates a residential property with a proposed driveway area of 25.18 m². The property is bounded by a street to the north (14.70m wide) and a street to the east (4.39m wide). The proposed driveway is located at the bottom left of the property, adjacent to the street. The existing building is shown as a large rectangular structure with a dashed outline indicating its footprint. The surrounding area includes neighbouring dwellings (No. 69 and No. 65) and a road network. The plan also shows a proposed driveway area of 25.18 m² and a proposed driveway area of 25.18 m². The plan includes a north arrow and a scale bar.

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