

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

4 TIMBER MILL COURT, 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 **Tuesday 28th October 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 **Tuesday 28th October 2025**.

APPLICATION NO: 5.2025.261.1

DATE: 10/10/2025

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: ☐ Yes: ☐
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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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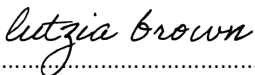
Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: ☐ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☐ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☐ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☐ Yes: ☐	<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: ☐ Yes: ☐	<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 at https://www.sorell.tas.gov.au/services/engineering/		



Sorell Council

Development Application: 5.2025.261.1 -
 Development Application - 4 Timber Mill Court,
 Midway Point - P1 .pdf
 Plans Reference: P3
 Date Received: 23/09/2025

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <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. <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>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <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	
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>). Please note: - 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.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
 Sorell Council Development Application: 5.2025.261.1 - Development Application - 4 Timber Mill Court, Midway Point - P1.pdf Plans Reference: P3 Date Received: 23/09/2025	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 172047	FOLIO 3
EDITION 4	DATE OF ISSUE 06-May-2022

SEARCH DATE : 16-Sep-2025

SEARCH TIME : 02.59 PM

DESCRIPTION OF LAND

Town of SORELL

Lot 3 on Plan [172047](#)

Derivation : Part of 310 Acres Gtd to Alexander Laing

Prior CT [171644/1](#)SCHEDULE 1

[M876582](#) TRANSFER to WILLIAM JOHN WALLACE Registered
12-Apr-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP171122](#) COVENANTS in Schedule of Easements[SP171122](#) FENCING PROVISION in Schedule of Easements[A102345](#) FENCING CONDITION in Transfer

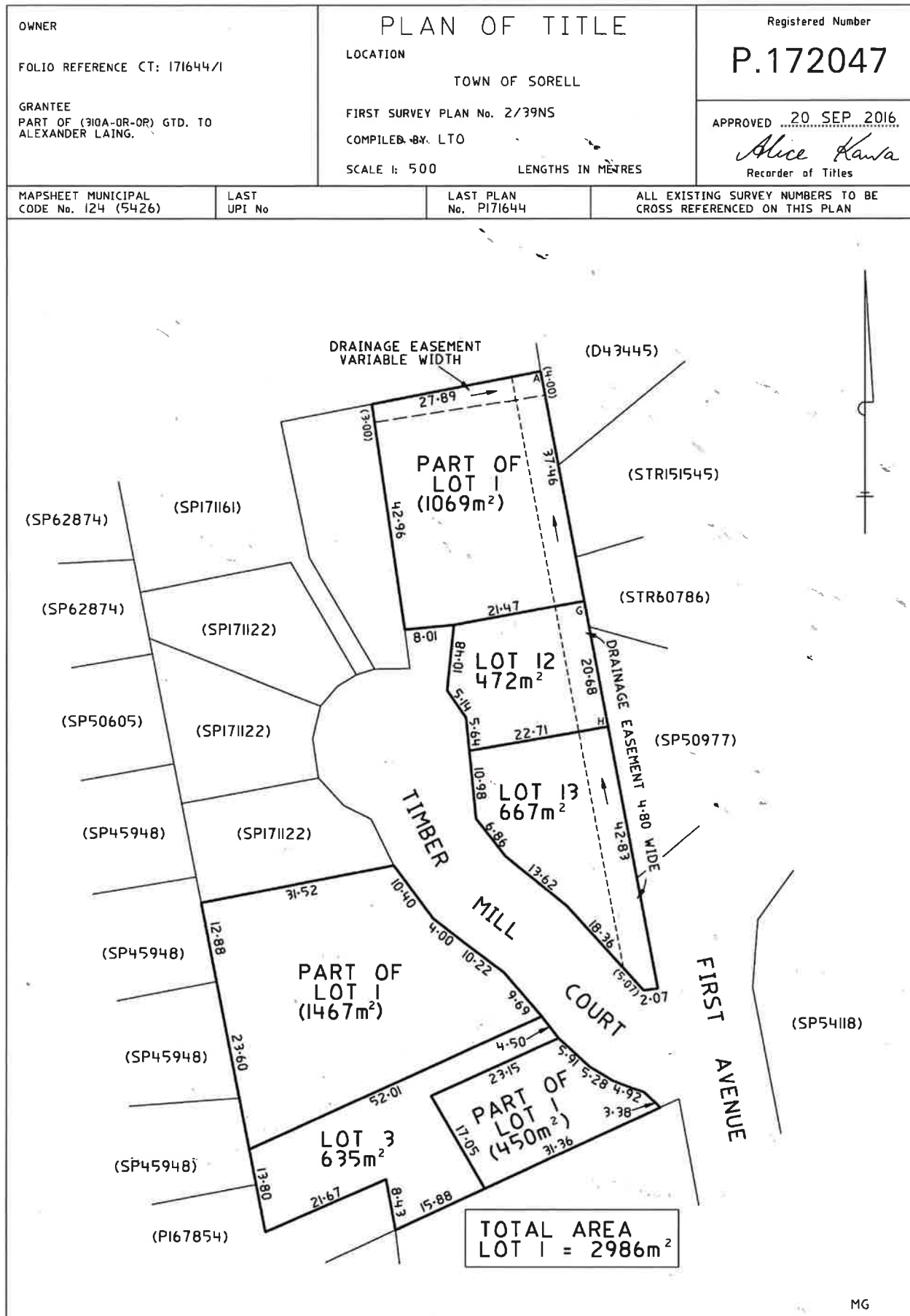
[E302997](#) MORTGAGE to B&E Ltd Registered 06-May-2022 at 12.01
PM

UNREGISTERED DEALINGS AND NOTATIONS

N283197 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE B&E LTD TO WILLIAM JOHN WALLACE
TRANSFER WILLIAM JOHN WALLACE TO GEORGIA TERESA
VERRIER
MORTGAGE GEORGIA TERESA VERRIER TO COMMONWEALTH BANK
OF AUSTRALIA Lodged by MCMULLEN LAWYERS on
20-Aug-2025 BP: N283197

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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
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4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
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7	WINDOW & DOOR SCHEDULES
8	ROOF DRAINAGE PLAN
9	FLOOR COVERINGS
10	KITCHEN DETAILS
11	BATHROOM DETAILS
12	ENSUITE DETAILS
13	LAUNDRY DETAILS
14	3D VIEWS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

LIVING	111.87
PORCH	1.29
	113.16 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

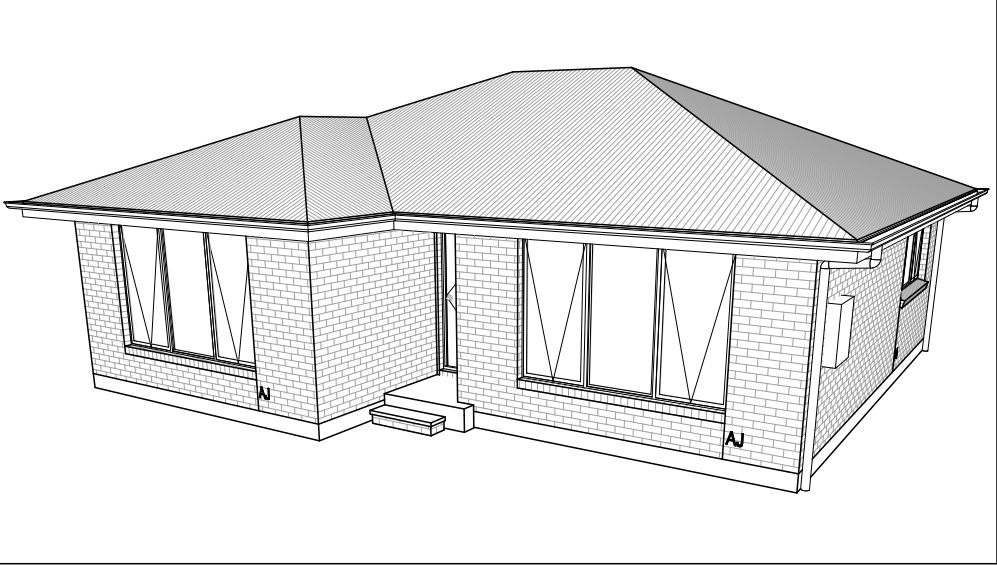
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	S
SPECIFIC AREA PLAN OVERLAY	YES
DISPERSIVE SOILS	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	500m
WITHIN 50km BREAKING SURF	10.00km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA	
LOCAL GOVERNMENT AUTHORITY	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	9,571mm
SIDE A	MIN. 1,500mm	1,705mm
SIDE B	MIN. 1,500mm	9,554mm
REAR	MIN. 1,500mm	8,408mm
BULK & SCALE		
SITE AREA	635m²	
SITE COVERAGE	MAX. 50%	17.82%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	650mm
FILL DEPTH	MAX. 1,000mm	665mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

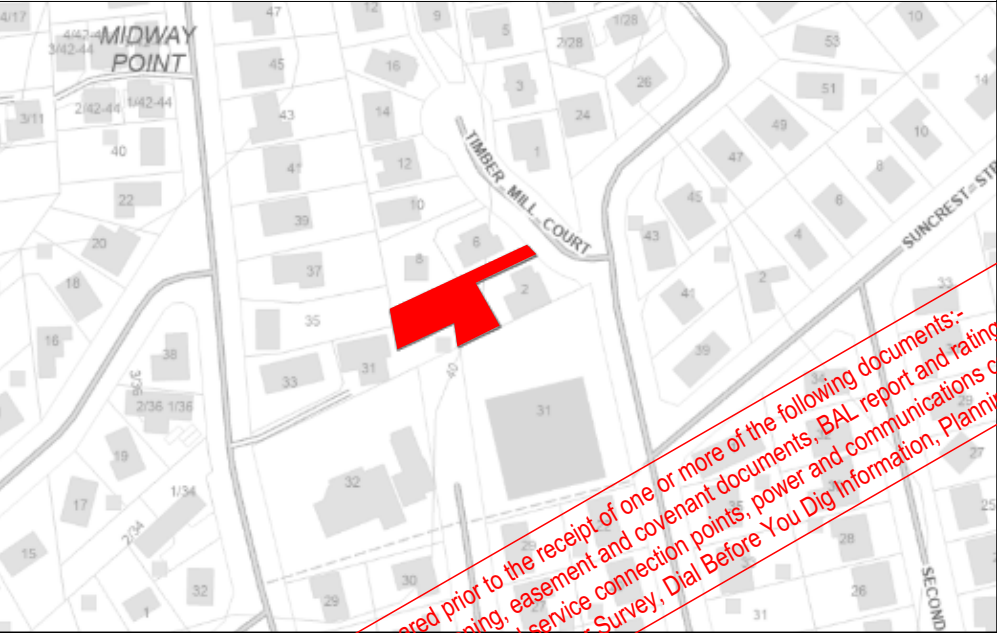
3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:-
Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: BATH

ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.



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THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE:

DATE:

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PRELIMINARY PLAN SET

4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.09.05	NVO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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COPYRIGHT: © 2025	1 DRAFT SALE PLAN - CT1	MFC 09/07/2025	GEORGIA TERESA VERRIER	ASCOT 12	H-WDCASC10SA	
	2 DRAFT SALE PLAN - CT1 AMENMENT	MFC 22/07/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 DRAFT SALE PLAN - CT2	HMI 29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171	CLASSIC	F-WDCASC10CLASA	
	4 PRELIM PLANS - INITIAL ISSUE	NVO 05/09/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714327
			3 / - / 172047	COUNCIL: SORELL	1 / 14	
					SCALES: 1:100	

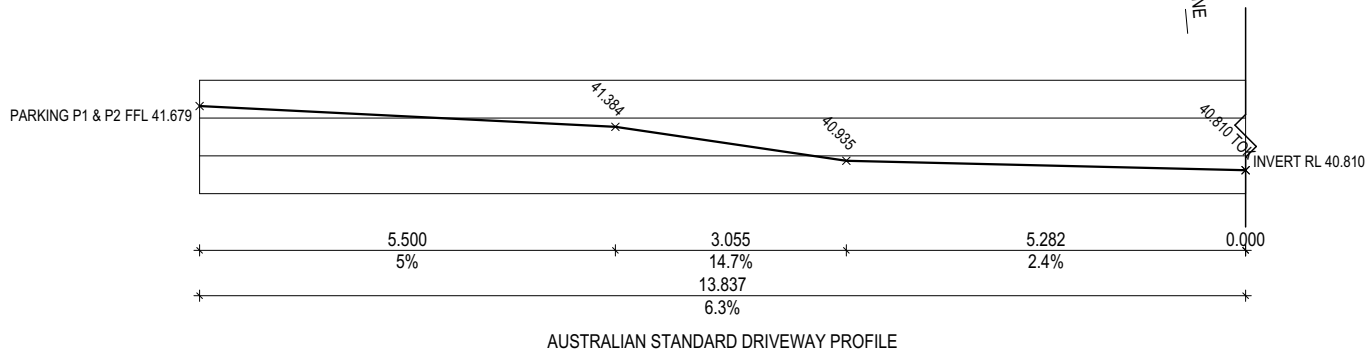
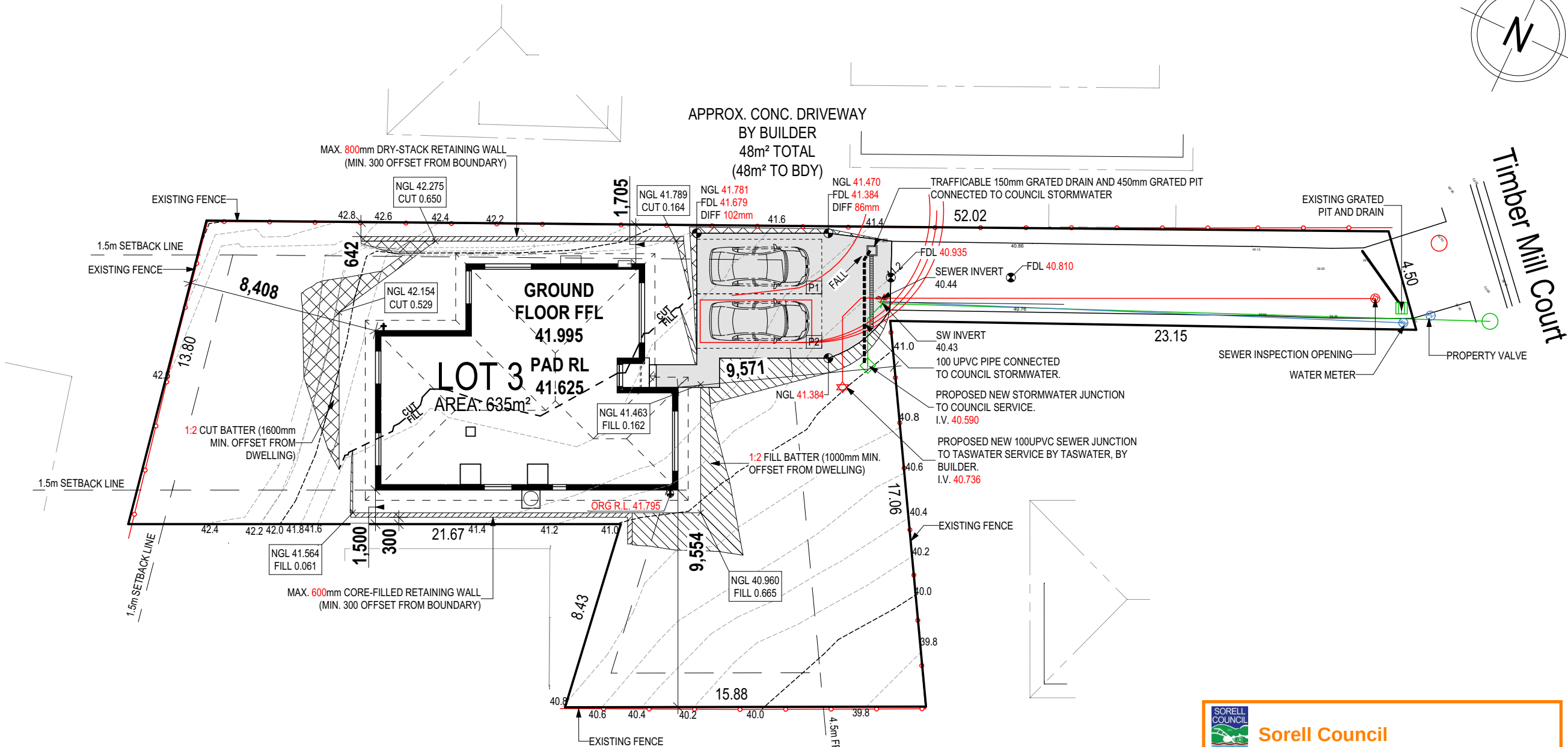
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	14.11m³	31.75t
FILL	14.20m³	31.95t
DIFFERENCE	0.09m³	0.20t
EVEN CUT & FILL		

LOT SIZE: 635m²
HOUSE (COVERED AREA): 113.16m²
SITE COVERAGE: 17.82%

DRY STACK WALLS <1m HIGH:
ISLAND BLOCK & PAVING FREESTONE
ECO RETAINING WALL INSTALLATION TO
MANUFACTURER'S SPECIFICATION AND
DETAILS



AUSTRALIAN STANDARD DRIVEWAY PROFILE

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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
SIGNATURE:	DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

	SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	DISCOVERY	1	DRAFT SALE PLAN - CT1	MFC 09/07/2025	GEORGIA TERESA VERRIER		ASCOT 12		H-WDCASC10SA	
	COPYRIGHT:	2	DRAFT SALE PLAN - CT1 AMENMENT	MFC 22/07/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2025	3	DRAFT SALE PLAN - CT2	HMI 29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171		CLASSIC		F-WDCASC10CLASA	
		4	PRELIM PLANS - INITIAL ISSUE	NVO 05/09/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
					3 / - / 172047	SORELL	SITE PLAN	2 / 14	1:200	714327

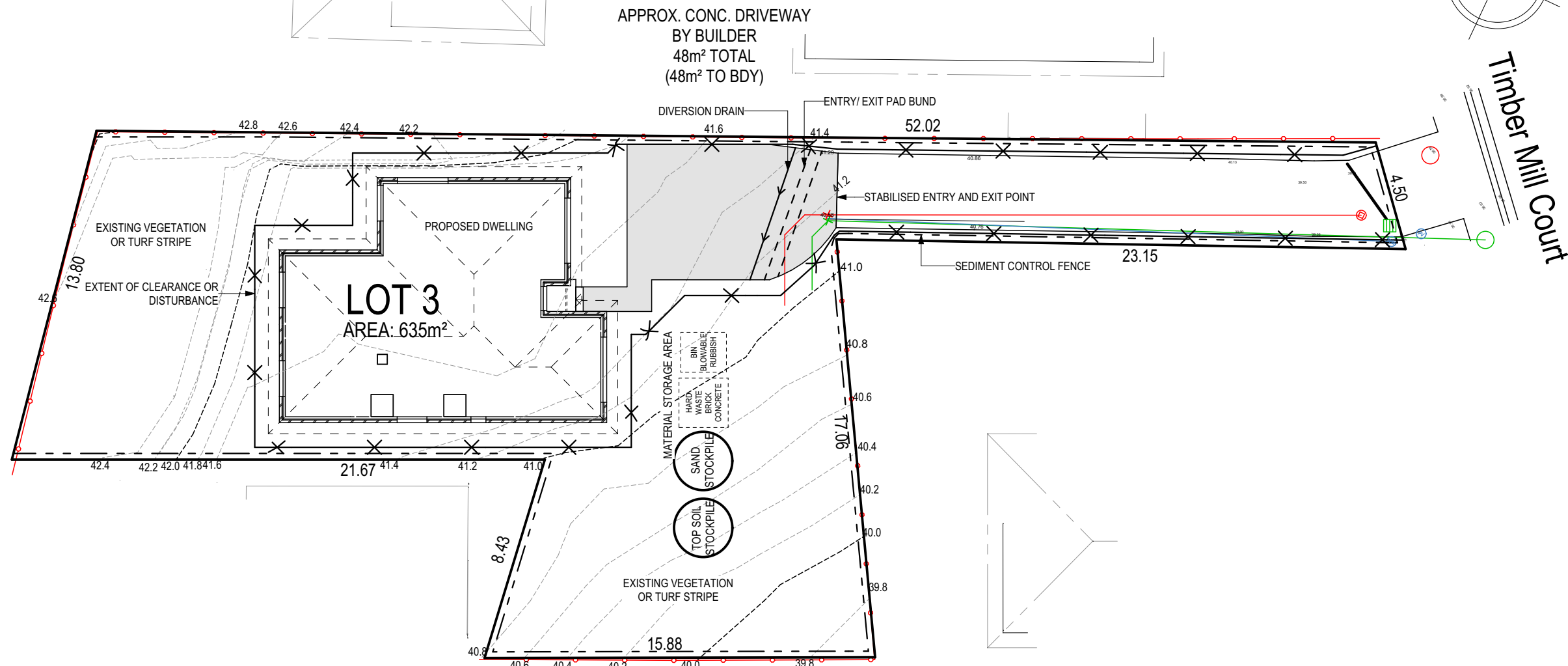
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:

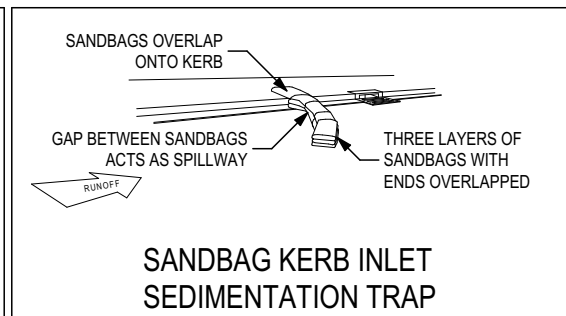
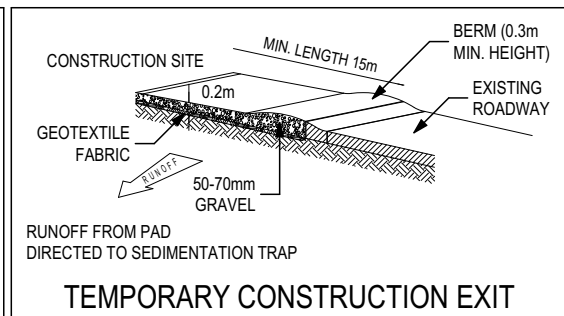
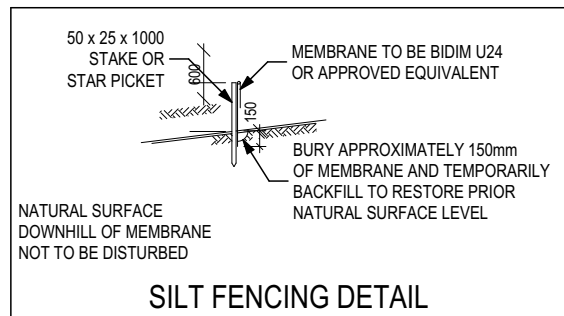
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



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

ALL VEGETATION OUTSIDE THE
BUILDING ZONE WILL BE
MAINTAINED.



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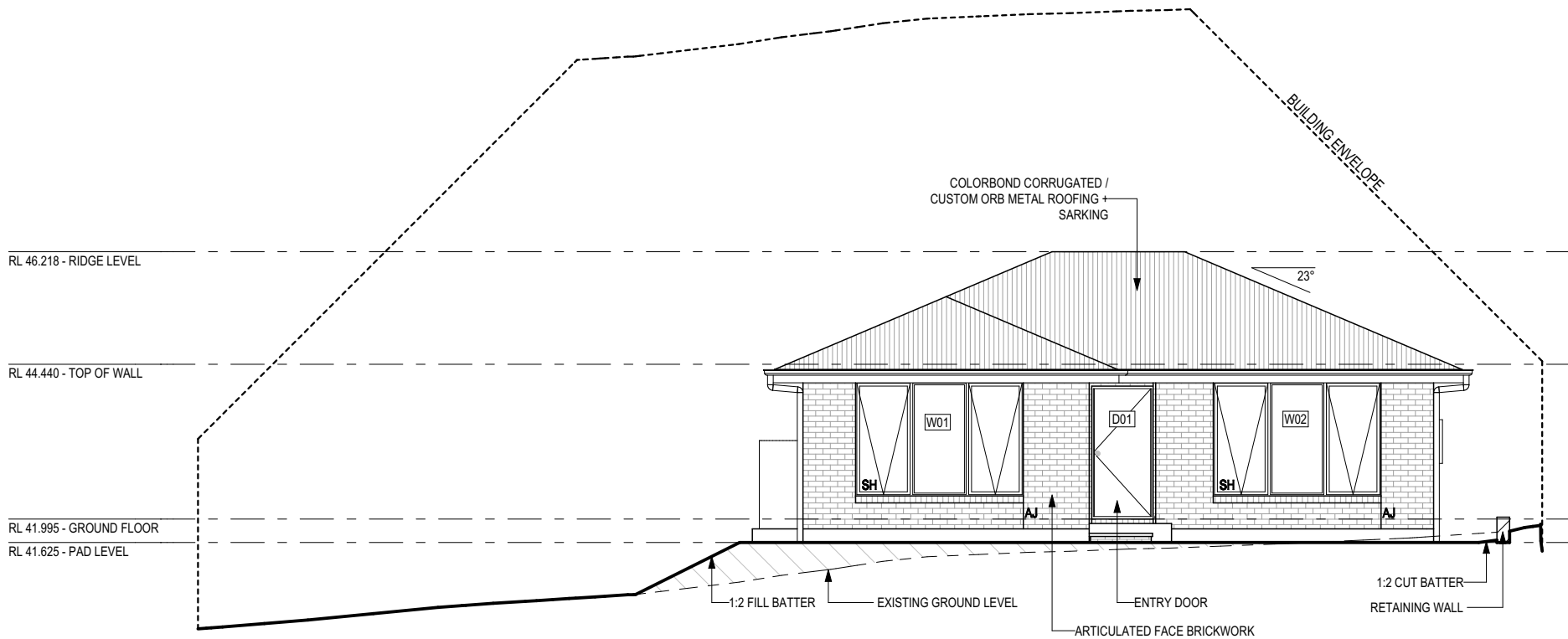
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				3 / - / 172047	SORELL	SOIL & WATER MANAGEMENT PLAN	SHEET No.: 3 / 14	SCALES: 1:200	714327

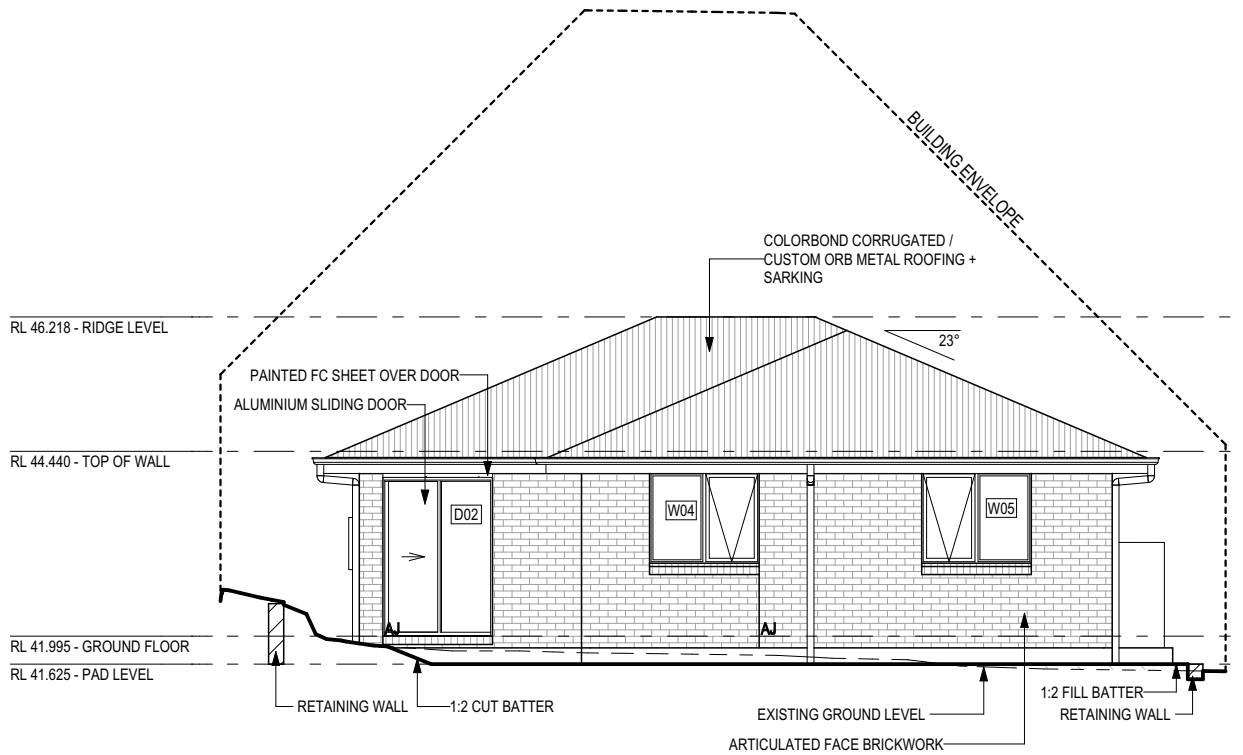
UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



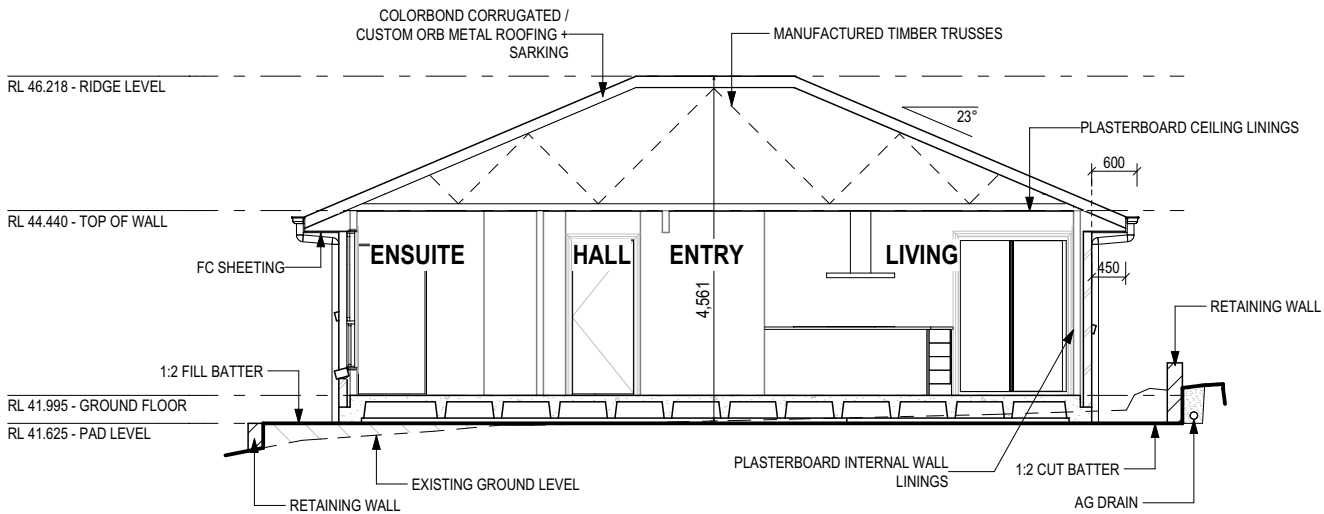
714327



NORTH EAST ELEVATION
SCALE: 1:100

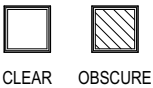


SOUTH WEST ELEVATION
SCALE: 1:100

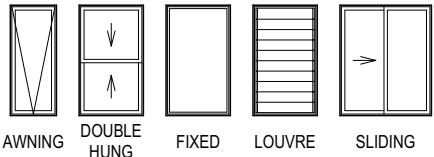


SECTION A-A
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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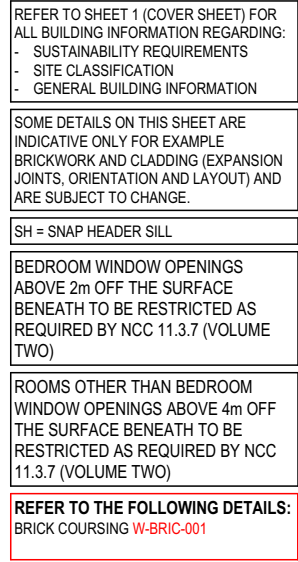
REVISION	DRAWN
1 DRAFT SALE PLAN - CT1	MFC 09/07/2025
2 DRAFT SALE PLAN - CT1 AMENMENT	MFC 22/07/2025
3 DRAFT SALE PLAN - CT2	HMI 29/07/2025
4 PRELIM PLANS - INITIAL ISSUE	NVO 05/09/2025

CLIENT:
GEORGIA TERESA VERRIER
ADDRESS:
LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171
LOT / SECTION / CT:
3 / - / 172047
COUNCIL:
SORELL

HOUSE DESIGN:
ASCOT 12
FACADE DESIGN:
CLASSIC
SHEET TITLE:
ELEVATIONS / SECTION

HOUSE CODE:
H-WDCASC10SA
FACADE CODE:
F-WDCASC10CLASA
SHEET No.:
5 / 14
SCALES:
1:100

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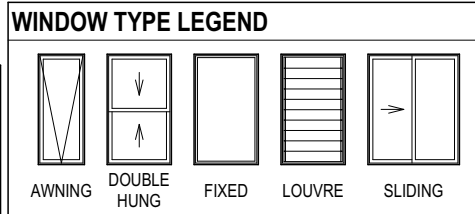


SOUTH EAST ELEVATION
SCALE: 1:100



GLASS TYPE LEGEND

	
CLEAR	OBSCURE



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DISCOVERY	1	DRAFT SALE PLAN - CT1	MFC 09/07/2025	GEORGIA TERESA VERRIER		ASCOT 12	H-WDCASC10SA		
COPYRIGHT:	2	DRAFT SALE PLAN - CT1 AMENMENT	MFC 22/07/2025	ADDRESS:		FACADE DESIGN:	FACADE CODE:		
© 2025	3	DRAFT SALE PLAN - CT2	HMI 29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171		CLASSIC	F-WDCASC10CLASA		
	4	PRELIM PLANS - INITIAL ISSUE	NVO 05/09/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:		
				3 / - / 172047	SORELL	ELEVATIONS	6 / 14	1:100	714327

Template Version: 24/09

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AFA1827	AWNING	BED 1	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	SNAP HEADER	NE	3.93	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W02	AFA1827	AWNING	LIVING	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	SNAP HEADER	NE	3.93	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W03	AFA1221	AWNING	DINING	1,200	2,050	6,500	2.46	ALUMINIUM	N/A	ANGLED	NW	1.88	CLEAR, DOUBLE GLAZED	MP 683-683
GROUND FLOOR	W04	FA1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W05	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W06	AF1012	AWNING	BATH	1,029	1,210	4,478	1.25	ALUMINIUM	N/A	ANGLED	SE	0.94	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 605
GROUND FLOOR	W07	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	SE	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
							44,198 mm	17.82					14.25		
DOOR															
GROUND FLOOR	D01	HD2110R	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	NE	1.41	N/A	
GROUND FLOOR	D02	SF2115	SLIDING	DINING	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	SW	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
							13,240 mm	5.08					4.00		
							57,438 mm	22.91					18.25		



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INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	5	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,040	1,640	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	2	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES
GROUND FLOOR	3	820	SWINGING	2,040	820	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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Window Manufacturer: Dowell Windows

No BAL / BAL 12.5 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	WERS Code	U Value	SHGC
	DOW-022-003	2.9	0.64
	DOW-005-001	3.9	0.58
	DOW-038-001	3.03	0.71
	DAR-034-001	3.97	0.63
	DAR-034-001	3.97	0.63
	DOW-017-001	4.1	0.55
	DOW-020-001	4.1	0.54
BAL 19 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	WERS Code	U Value	SHGC
	TND-034-001	3.1	0.61
	STG-001-066	3.91	0.54
	DOW-038-005	3.02	0.66
	AUW-009-009	4.03	0.58
	AUW-009-009	4.03	0.58
	GRN-009-001	4.25	0.53
	DOW-020-001	4.1	0.54
BAL 29 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door	WERS Code	U Value	SHGC
	TND-034-001	3.1	0.61
	STG-001-066	3.91	0.54
	DOW-038-005	3.02	0.66
	AMJ-007-005	4.03	0.59
	AMJ-007-005	4.03	0.59
	GRN-009-001	4.29	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

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PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
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	2 DRAFT SALE PLAN - CT1 AMENMENT	MFC 22/07/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 DRAFT SALE PLAN - CT2	HMI 29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171	CLASSIC	F-WDCASC10CLASA	
	4 PRELIM PLANS - INITIAL ISSUE	NVO 05/09/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			3 / - / 172047	COUNCIL: SORELL	WINDOW & DOOR SCHEDULES	7 / 14

714327

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	134.64	Flat Roof Area (excluding gutter and slope factor) (m ²)
	146.27	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	143.58	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	173.73	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	2.71	Ac / Acdp
Downpipes Provided	5	



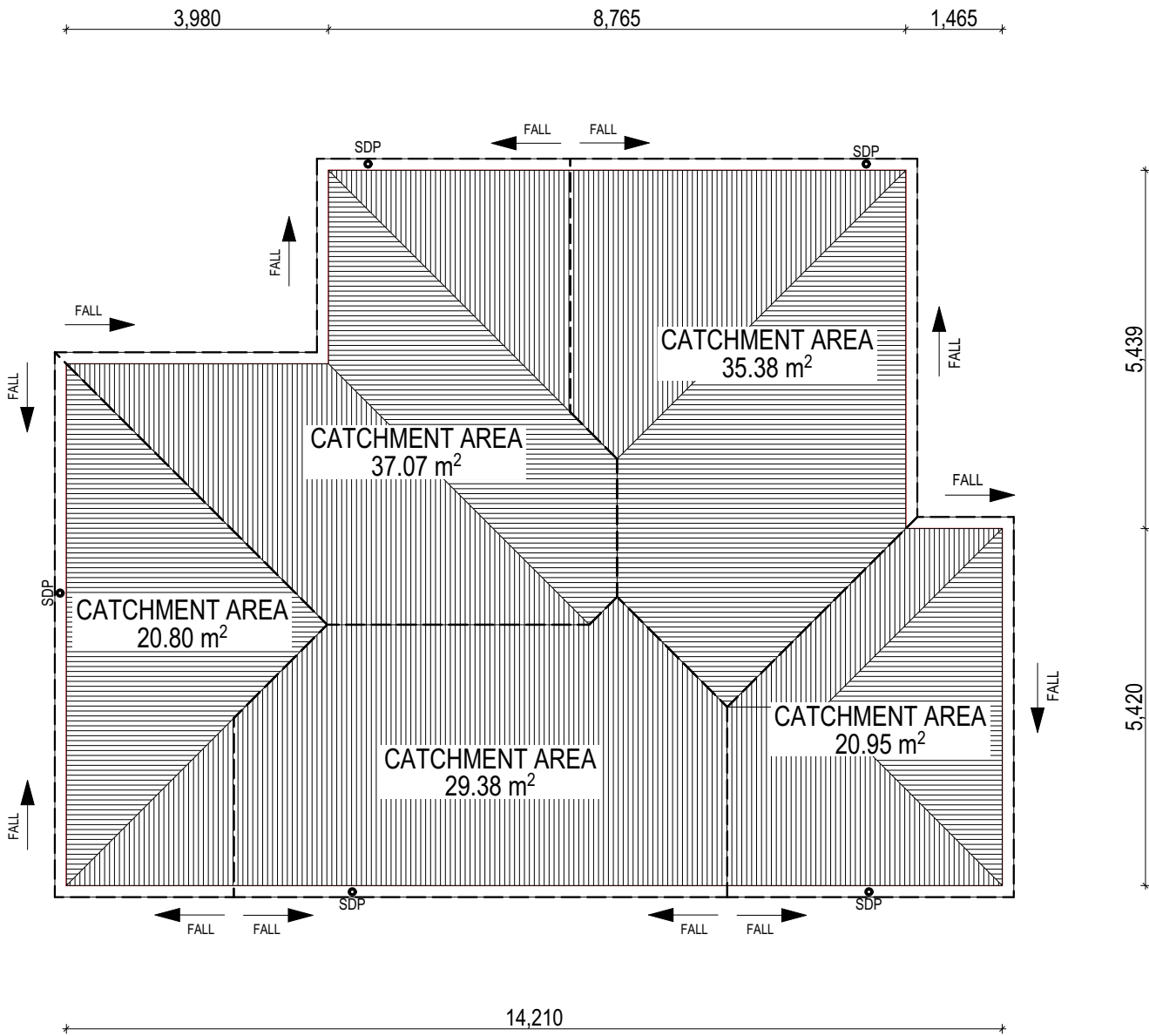
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Development Application - 4 Timber Mill Court,
Midway Point - P1 .pdf
Plans Reference: P3
Date Received: 23/09/2025

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	2 DRAFT SALE PLAN - CT1 AMENMENT	MFC 22/07/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 DRAFT SALE PLAN - CT2	HMI 29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171	CLASSIC	F-WDCASC10CLASA	
	4 PRELIM PLANS - INITIAL ISSUE	NVO 05/09/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714327
			3 / - / 172047	ROOF DRAINAGE PLAN	8 / 14	
			COUNCIL:		SCALES:	
			SORELL		1:100	



EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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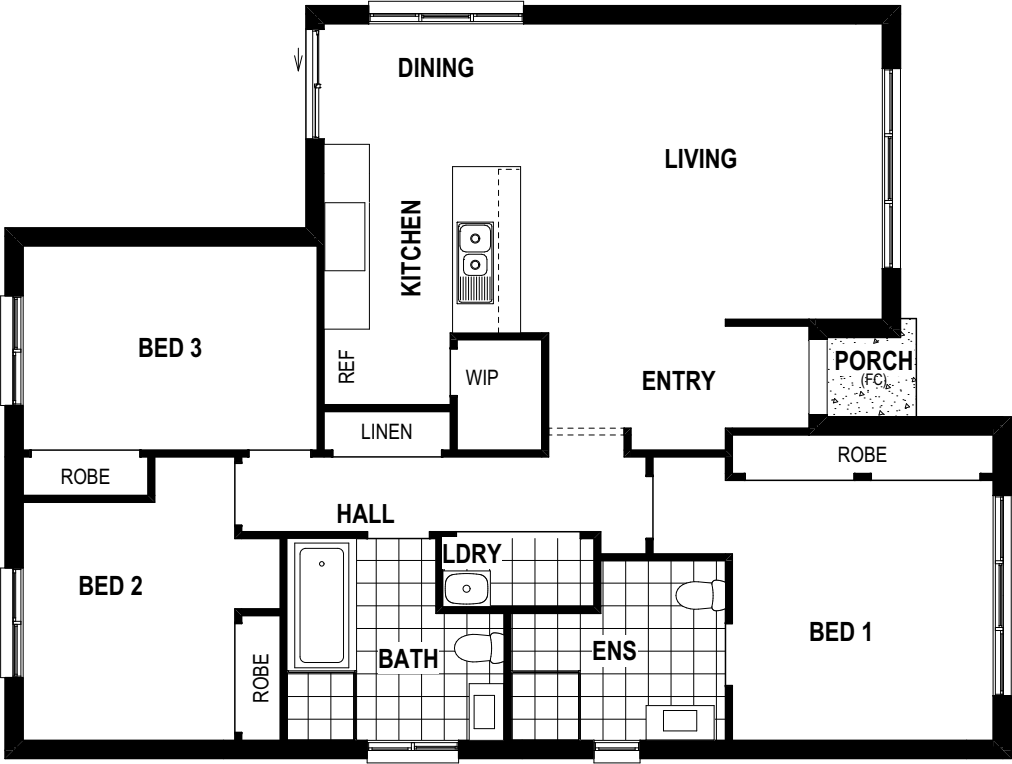
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

	NO COVERING
	COVER GRADE CONCRETE
	CARPET
	LAMINATE
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	DECKING



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Development Application - 4 Timber Mill Court,
Midway Point - P1 .pdf
Plans Reference: P3
Date Received: 23/09/2025

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(1 MAY 2023)
WATERPROOFING & PLUMBING

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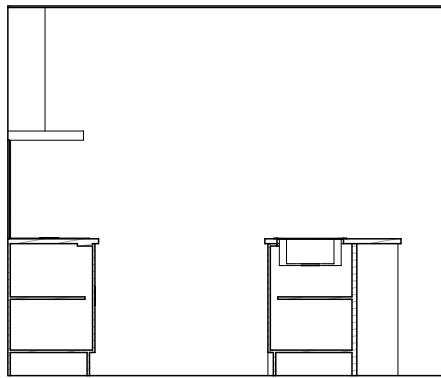
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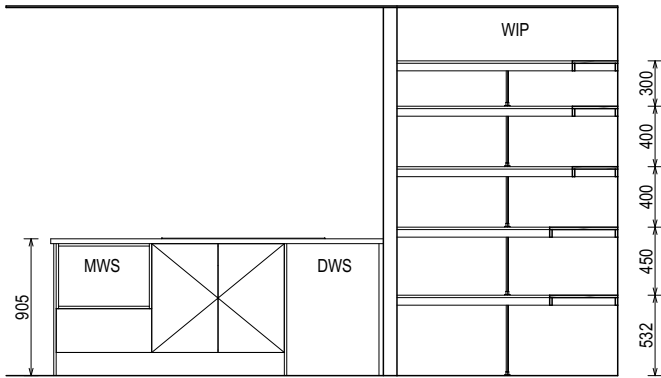
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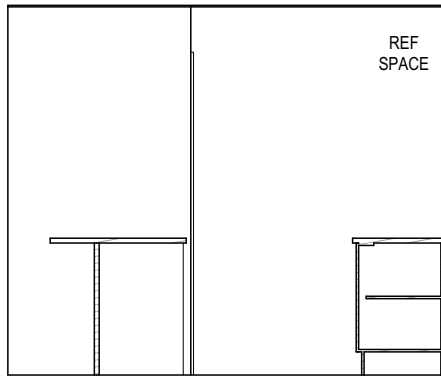
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	2 DRAFT SALE PLAN - CT1 AMENMENT	MFC 22/07/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 DRAFT SALE PLAN - CT2	HMI 29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171	CLASSIC	F-WDCASC10CLASA	
	4 PRELIM PLANS - INITIAL ISSUE	NVO 05/09/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			3 / - / 172047	FLOOR COVERINGS	9 / 14	
			COUNCIL:		SCALES:	
			SORELL		1:100	



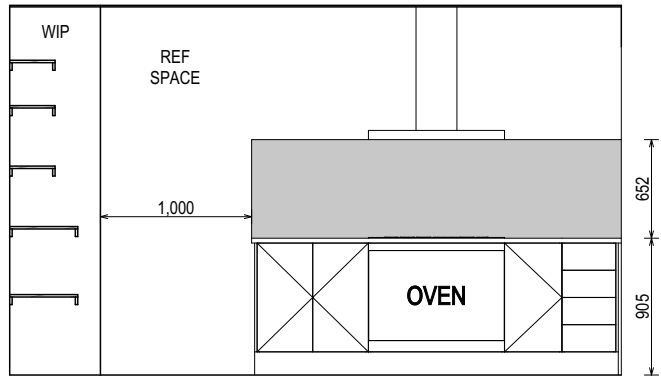
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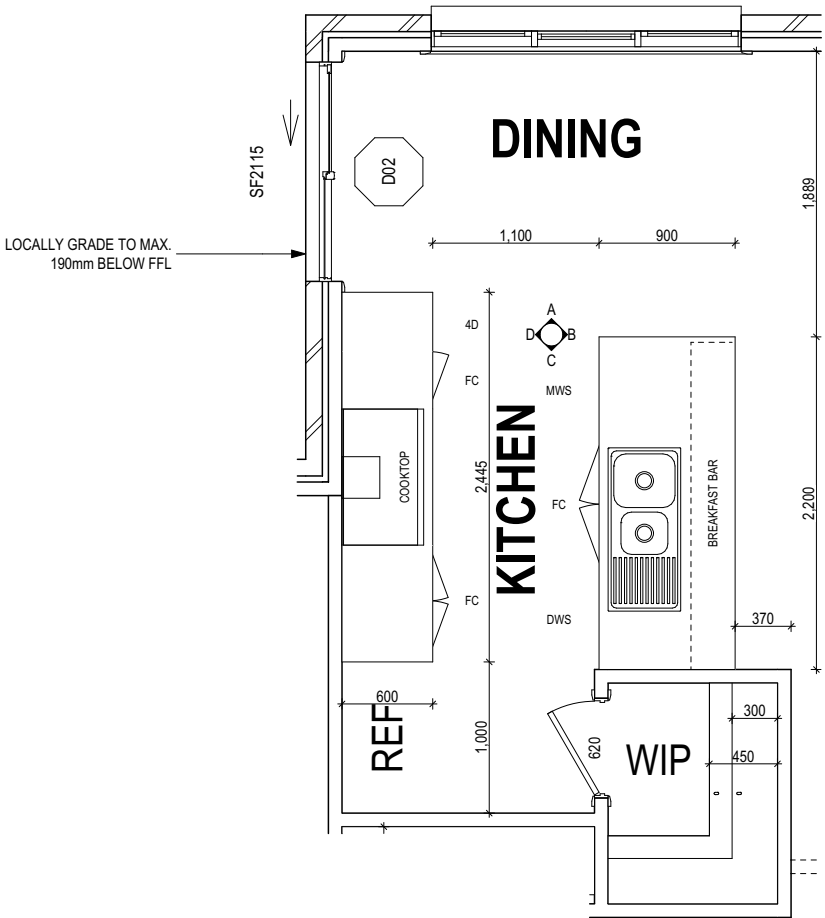
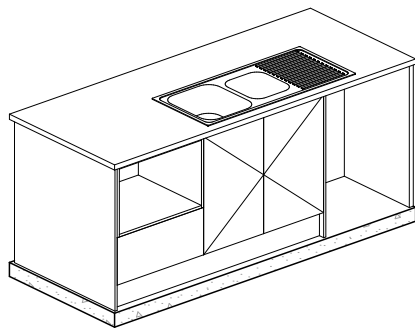
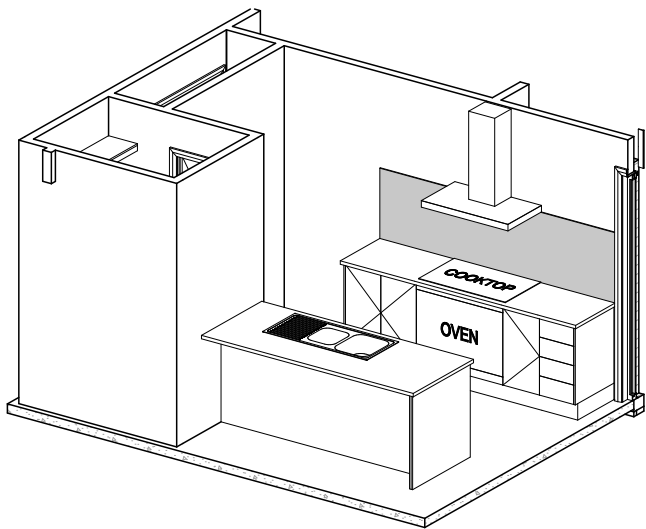
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

 **Sorell Council**
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(1 MAY 2023)
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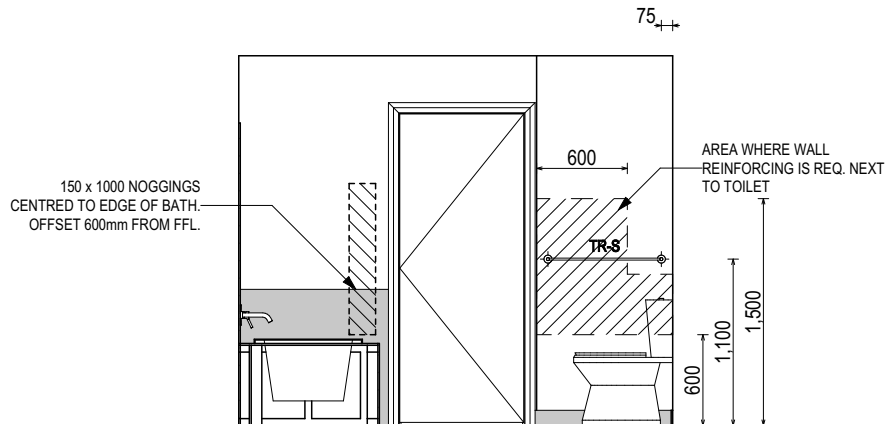
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR
ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

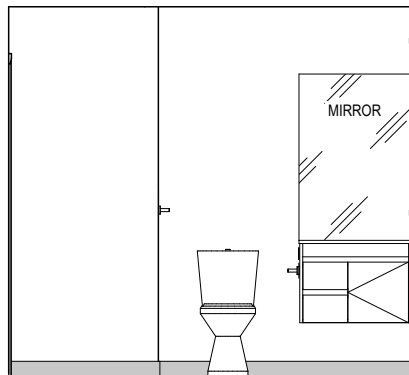
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

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
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER

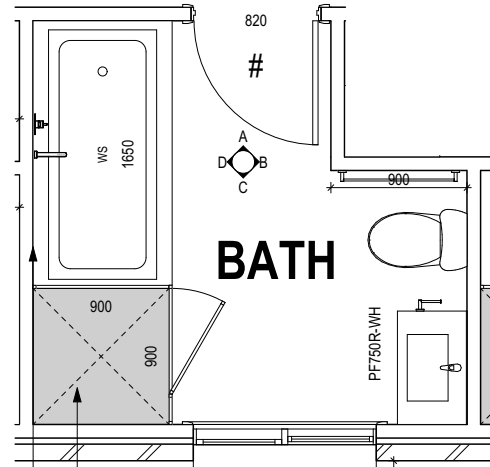


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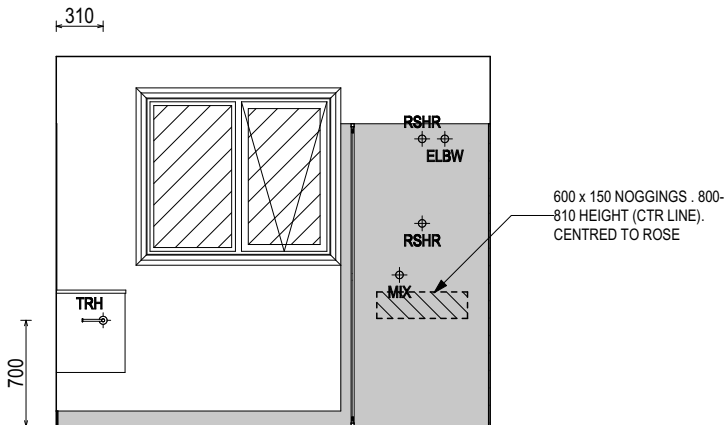


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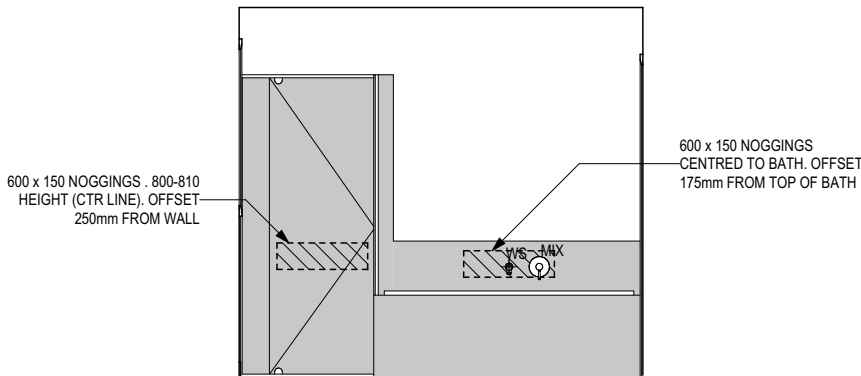
Sorell Council
Development Application: 5.2025.261.1 -
Development Application - 4 Timber Mill Court,
Midway Point - P1 .pdf
Plans Reference: P3
Date Received: 23/09/2025



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

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	COPYRIGHT: © 2025	1 DRAFT SALE PLAN - CT1	MFC 09/07/2025	GEORGIA TERESA VERRIER	ASCOT 12	H-WDCASC10SA	
		2 DRAFT SALE PLAN - CT1 AMENMENT	MFC 22/07/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
		3 DRAFT SALE PLAN - CT2	HMI 29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171	CLASSIC	F-WDCASC10CLASA	
		4 PRELIM PLANS - INITIAL ISSUE	NVO 05/09/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714327
				3 / - / 172047	BATHROOM DETAILS	11 / 14	
				COUNCIL:		SCALES:	
				SORELL		1:50	

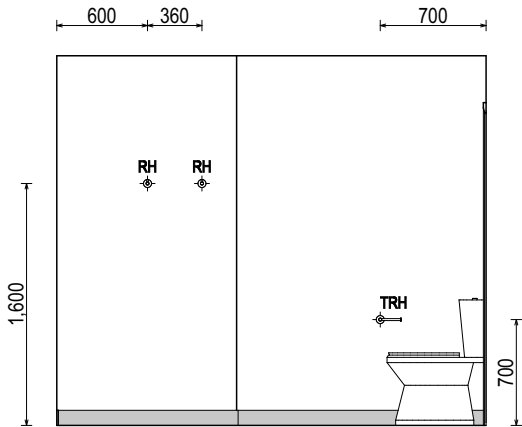
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

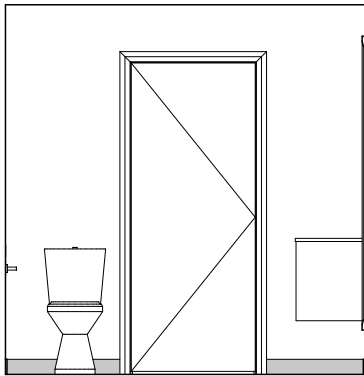
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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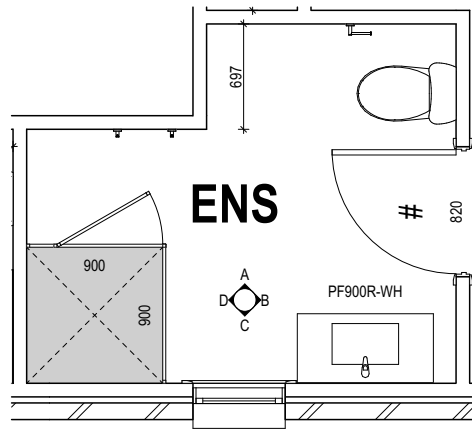
- RSHR RAIL SHOWER
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- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
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- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



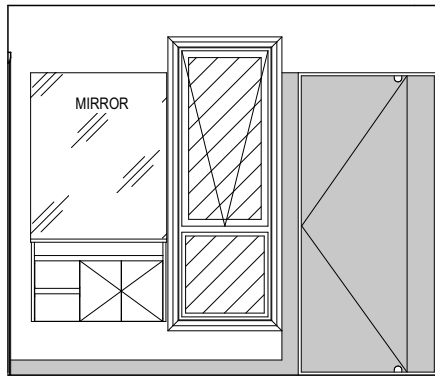
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SCALE: 1:50



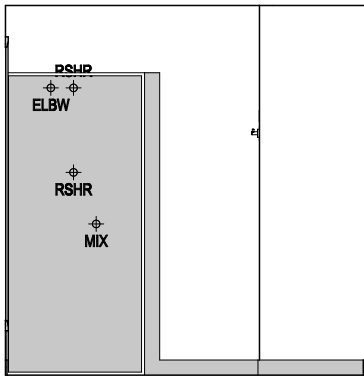
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



Sorell Council

Development Application: 5.2025.261.1 -
Development Application - 4 Timber Mill Court,
Midway Point - P1 .pdf
Plans Reference: P3
Date Received: 23/09/2025

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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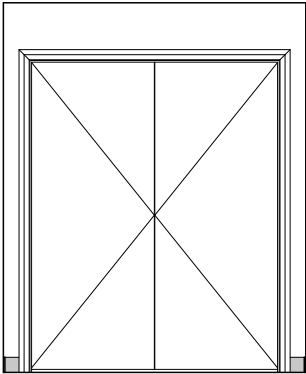
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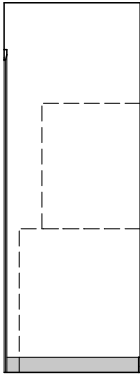
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

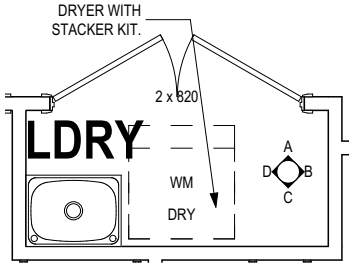
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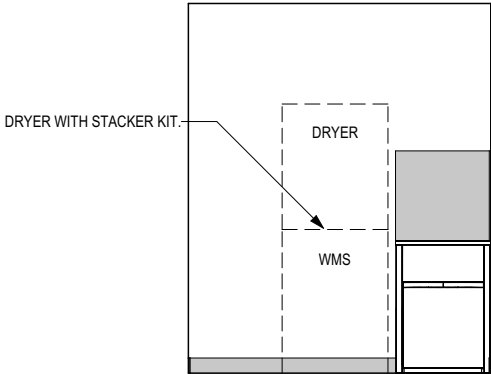
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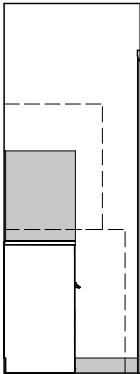
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**Sorell Council**

Development Application: 5.2025.261.1 -
Development Application - 4 Timber Mill Court,
Midway Point - P1 .pdf
Plans Reference: P3
Date Received: 23/09/2025

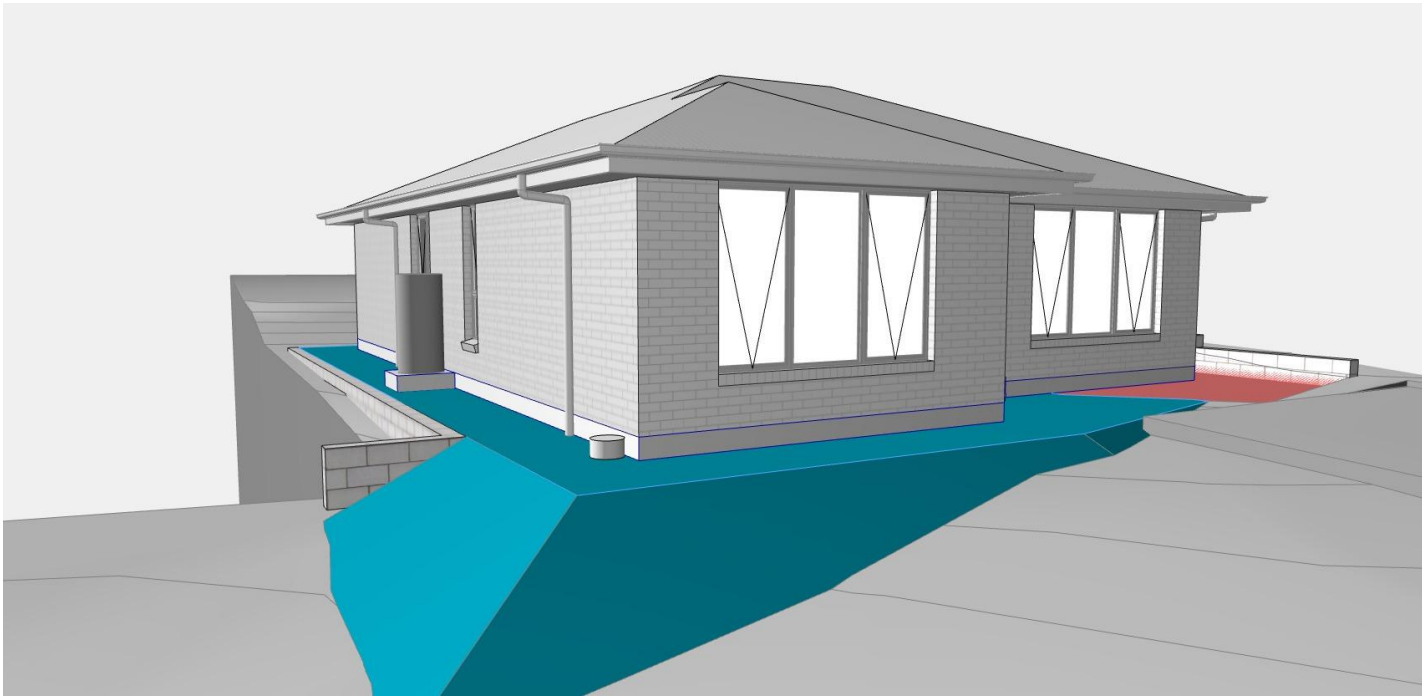
**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

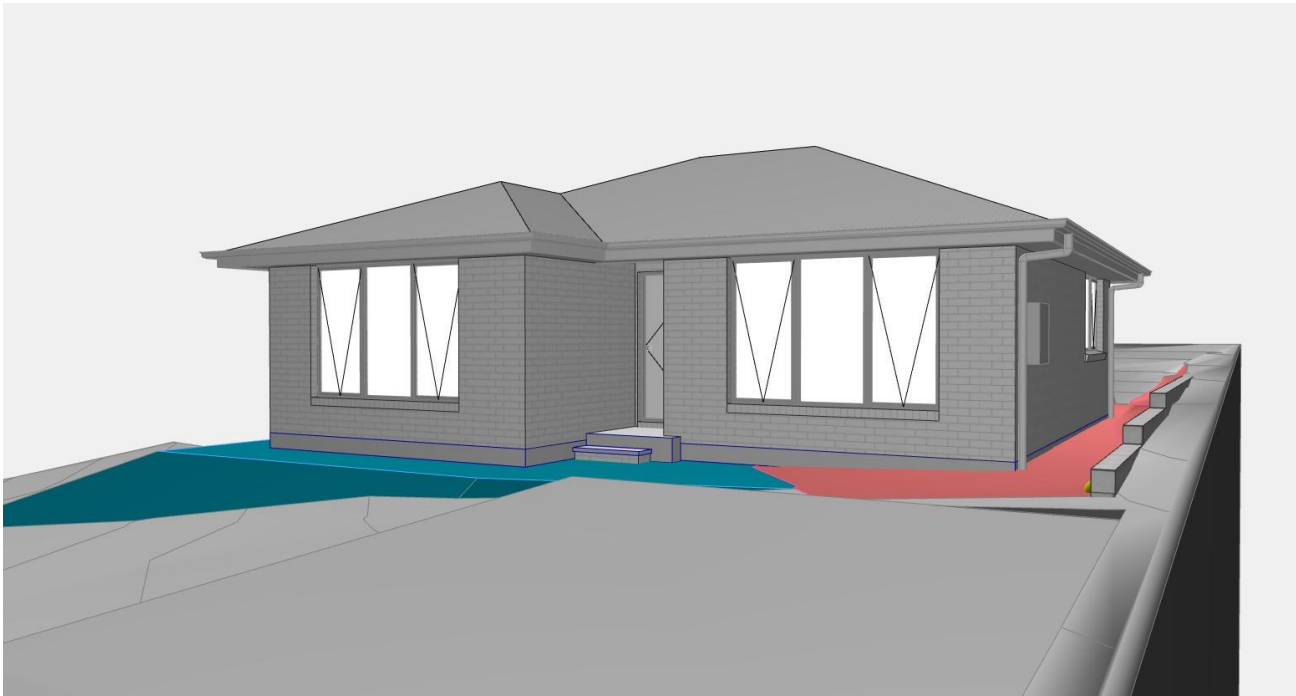
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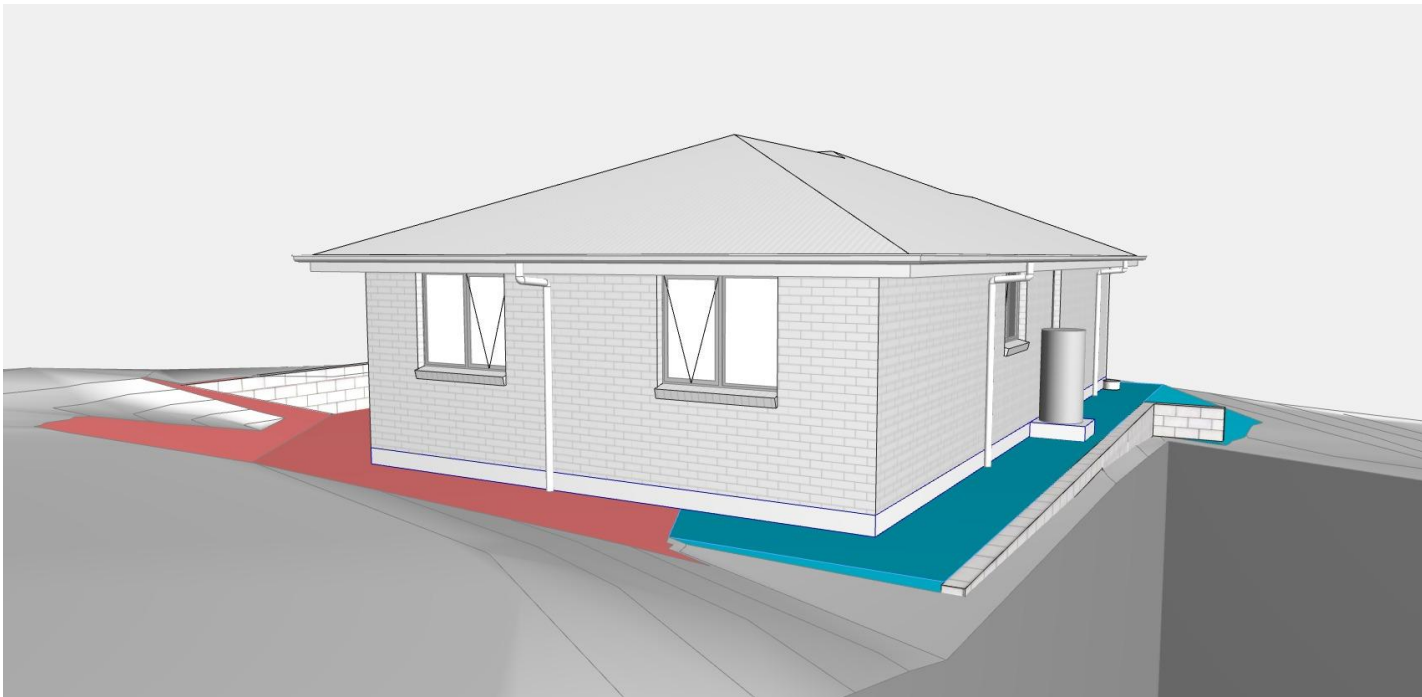
	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714327	
	DISCOVERY	1	DRAFT SALE PLAN - CT1		MFC	09/07/2025	GEORGIA TERESA VERRIER		ASCOT 12		H-WDCASC10SA			
	COPYRIGHT:	2	DRAFT SALE PLAN - CT1 AMENMENT		MFC	22/07/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	© 2025	3	DRAFT SALE PLAN - CT2		HMI	29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171		CLASSIC		F-WDCASC10CLASA			
		4	PRELIM PLANS - INITIAL ISSUE		NVO	05/09/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:		
							3 / - / 172047		SORELL		LAUNDRY DETAILS		13 / 14	1:50



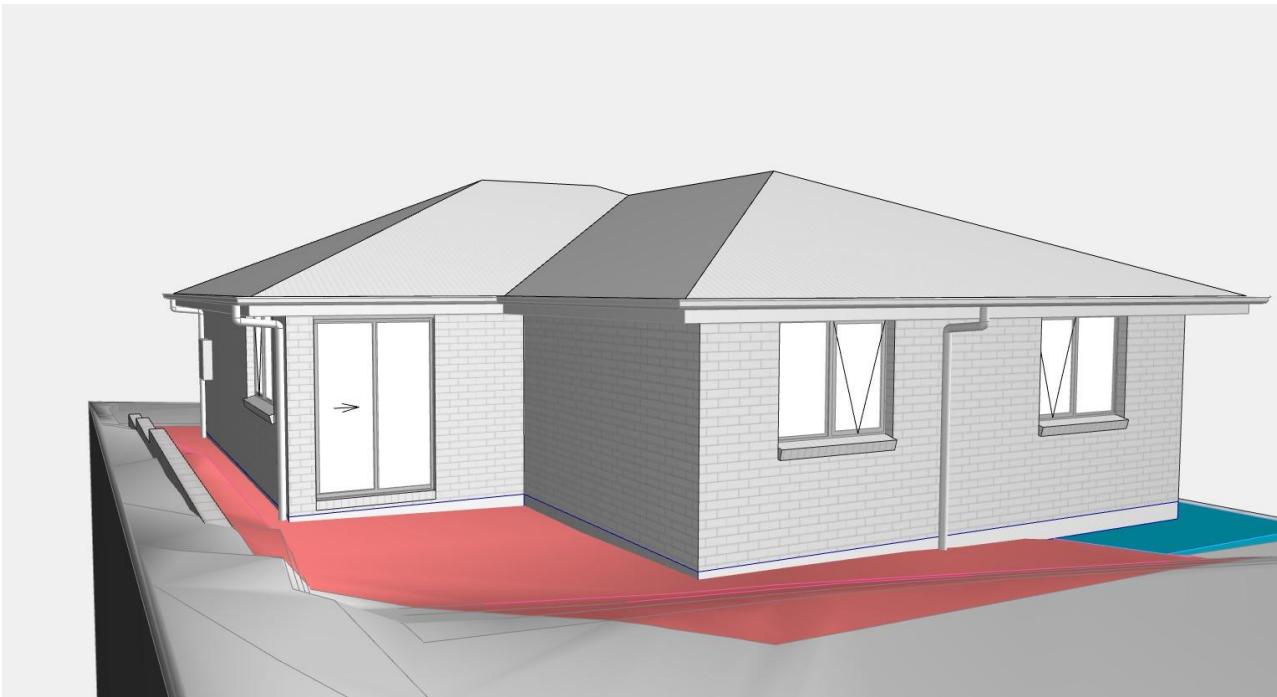
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FRONT RIGHT



REAR LEFT



REAR RIGHT



Sorell Council
Development Application: 5.2025.261.1 -
Development Application - 4 Timber Mill Court,
Midway Point - P1 .pdf
Plans Reference: P3
Date Received: 23/09/2025

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DISCOVERY	1	DRAFT SALE PLAN - CT1		MFC	09/07/2025	GEORGIA TERESA VERRIER		ASCOT 12		H-WDCASC10SA		
COPYRIGHT:	2	DRAFT SALE PLAN - CT1 AMENMENT		MFC	22/07/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	3	DRAFT SALE PLAN - CT2		HMI	29/07/2025	LOT 3 TIMBER MILL CT, MIDWAY POINT TAS 7171		CLASSIC		F-WDCASC10CLASA		
	4	PRELIM PLANS - INITIAL ISSUE		NVO	05/09/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
						3 / - / 172047		COUNCIL:		14 / 14		714327
								SORELL				