

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**6 INVERNESS STREET, MIDWAY POINT****PROPOSED DEVELOPMENT:****DWELLING**

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

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

APPLICATION NO: 5.2025-325.1
DATE: 06 FEBRUARY 2026



Disclaimer

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

50 m



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

Full description of Proposal:	Use: <u>PRIVATE DWELLING</u>
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$ <u>450,000.00</u> <u>ESTIMATE</u>	

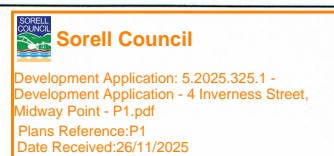
Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
---	---

Location of proposed works:	Street address: <u>4 INVERNESS STREET</u>
	Suburb: <u>MIDWAY POINT</u> Postcode: <u>7171</u>
	Certificate of Title(s) Volume: <u>184962</u> Folio: <u>88</u>

Current Use of Site	<u>VACANT LAND</u>
---------------------	--------------------

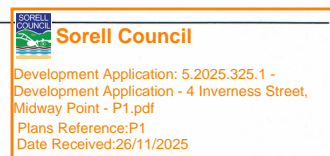
Current Owner/s:	Name(s) <u>NICHOLAS & LYNETTE SALE</u>
------------------	--

Is the Property on the Tasmanian Heritage Register?	No: <input checked="" 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 checked="" type="checkbox"/> Yes: <input checked="" type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" 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 checked="" 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 checked="" 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: <u>N. Sale</u> Date: <u>18/11/2025</u>

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 _____ declare that I have given permission for the making of this application for _____</p>	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



SEARCH OF TORRENS TITLE

VOLUME 184962	FOLIO 88
EDITION 1	DATE OF ISSUE 20-Jul-2023

SEARCH DATE : 15-Sep-2025

SEARCH TIME : 12.53 PM

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 88 on Sealed Plan [184962](#)

Derivation : Part of Lot 306, 120 Acres Gtd. to John Lord

Prior CT [184768/1000](#)SCHEDULE 1

[M871097](#) TRANSFER to JAC ESTATES PTY LTD Registered
17-Feb-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP184962](#) EASEMENTS in Schedule of Easements[SP184962](#) COVENANTS in Schedule of Easements[SP184962](#) FENCING COVENANT in Schedule of Easements[SP183934](#), [SP184510](#) & [SP184768](#) COVENANTS in Schedule of
Easements[SP14888](#), [SP184510](#) & [SP184768](#) FENCING COVENANT in Schedule of
Easements[SP183934](#) FENCING PROVISION in Schedule of Easements[SP14888](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962[M871097](#) FENCING CONDITION in TransferUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 184962</p>
--	---

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Taswater

Lot 1000 is SUBJECT To a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 184510)" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 184768)" as shown on the plan ("the Easement Land").

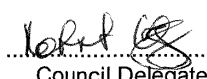
Lots 92, 93, 94 & 95 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.00 WIDE & DRAINAGE EASEMENT 'C' 3.00 WIDE" as shown on the plan ("the Easement Land").

Lots 88, 90, 91 & 1000 are to be SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP184510)" as shown on the plan ("the Easement Land").

Lots 91 & 92 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 3.50 WIDE & DRAINAGE EASEMENT 'D' 3.50 WIDE" as shown on the plan ("the Easement Land").

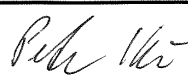
Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'D' 3.50 WIDE (SP184510)" as shown on the plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: JAC ESTATES PTY LTD</p> <p>FOLIO REF: 184768/1000</p> <p>SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:230693)</p>	<p>PLAN SEALED BY: SORELL COUNCIL</p> <p>DATE: 11.5.23</p> <p>SA 2020/00006 - 1 REF NO.</p> <p align="right">  Council Delegate </p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

F:\data\affinity_docs\jacepl\230693\pjacepl_230693_005.docx







Development Application: 5.2025.325.1 -
Development Application - 4 Inverness Street,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 26/11/2025

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 184962
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184768/1000	

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH & DRAINAGE EASEMENT 'E' VARIABLE WIDTH" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'J' VARIABLE WIDTH (SP184510) & DRAINAGE EASEMENT 'J' VARIABLE WIDTH (SP184510)" as shown on the plan ("the Easement Land").

Drainage

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184510)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184768)" as shown on the plan.

Lots 92, 93, 94 & 95 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.00 WIDE DRAINAGE EASEMENT 'C' 3.00 WIDE" as shown on the plan.

Lots 88, 90, 91 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP184510)" as shown on the plan.

Lots 91 & 92 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 3.50 WIDE & DRAINAGE EASEMENT 'D' 3.50 WIDE" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'D' 3.50 WIDE (SP184510)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' Variable Width & DRAINAGE EASEMENT 'E' Variable Width" as shown on the plan.

Director 

Director 

 Sorell Council Development Application: 5.2025.325.1 - Development Application - 4 Inverness Street, Midway Point - P1.pdf Plans Reference: P1 Date Received: 26/11/2025
--

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

f:\data\affinity_docs\jacepl\230693\pjacepl_230693_005.docx

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 184962
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184768/1000	

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'J' VARIABLE WIDTH (SP184510) & DRAINAGE EASEMENT 'J' VARIABLE WIDTH (SP184510)" as shown on the plan.

Pipeline

Lot 1000 is SUBJECT TO an easement in favour of Metropolitan Water Board over the area marked "PIPELINE EASEMENT 10.06M (563/6D)" shown on the plan and fully set forth in sealed plan 14888.

Lot 1000 is SUBJECT TO an easement for pipeline rights in favour of Sorell Council over the area marked "PIPELINE EASEMENT 10.06M (563/6D)" shown on the plan and fully set forth in transfer B912948.

Embankment

Lot 1000 is SUBJECT TO an Embankment Easement in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "B" VARIABLE WIDTH" as shown on the plan.

Rights of Way

Lot 91 is to be SUBJECT TO a Right of Carriageway over the land marked "RIGHT OF WAY "A" (PRIVATE) 3.60 WIDE" appurtenant to Lots 90, 92 & 93 on the plan.

Lot 92 is to be SUBJECT TO a Right of Carriageway over the land marked "RIGHT OF WAY "B" (PRIVATE) 3.60 WIDE" appurtenant to Lots 90, 91 & 93 on the plan.

Lots 90, 92 & 93 are TOGETHER WITH a Right of Carriageway over the land marked "RIGHT OF WAY "A"(PRIVATE) 3.60 WIDE" over Lot 91 on the plan.

Lots 90, 91 & 93 are TOGETHER WITH a Right of Carriageway over the land marked "RIGHT OF WAY "B" (PRIVATE) 3.60 WIDE" over Lot 92 on the plan.

COVENANTS

The owners of Lot 1000 on the Plan covenants in gross with the Sorell Council to the intent that the burden of this covenant may run with and bind the covenantors' lot and every part thereof and that the benefit thereof shall be in favour of the said Sorell Council to observe the following stipulation:-

1. Not to construct, or allow to be constructed, any habitable room of a dwelling within the area marked A.C.E.D. on the Plan.

Director 

Director... 



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

F:\data\affinity_docs\jacepl\230693\pjacepl_230693_005.docx

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 184962
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184768/1000	

The owners of lots 88, 90 – 95(inclusive), 98 & 101 on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- not to construct on a lot a dwelling without :
- i) A minimum 5,000 litre rain water tank fitted to collect all roof runoff; and
- ii) Such tank shall be installed with minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top up from the reticulated water supply.

The owners of lots 91, 92 & 1000 on the Plan covenant in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation :

- not to allow vehicular access to Penna Road.

FENCING PROVISION COVENANT

In respect to the lots on the plan, the owners of each lot on the plan covenants the vendor (JAC ESTATES PTY LTD) that the vendor shall not be required to fence.

Definitions;

"Pipeline and Services Easement" means-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Director *Sean Carter*

Director *Rob Kerr*

 Sorell Council Development Application: 5.2025.325.1 - Development Application - 4 Inverness Street, Midway Point - P1.pdf Plans Reference: P1 Date Received: 26/11/2025
--

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

F:\data\affinity_docs\jacepl\230693\pjacepl_230693_005.docx

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 184962
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184768/1000	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"Right of Drainage" means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"Right of Carriageway" means a right of carriage way as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"Embankment Easement" means all the full and free right and liberty for the Sorell Council and its successors and its and their servants, agents and contractors ("the Council") at all times hereafter:-

- (a) to have the stability and support of the area shown on the Plan as road being lot 1001 on SP 184510 ("Road") upheld and maintained by the Embankment Easement.
- (b) to enter into and upon the servient land with or without all necessary plant, machinery and equipment and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietors for the purpose of examining, maintaining, repairing or modifying the land area marked "Embankment Easement" without doing unnecessary damage to the said servient land and making good all damage occasioned by such make good.
- (c) Nothing within this definition shall prevent the registered proprietors for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of the Council, compromise support provided to the Road.

Director: 

Director: 





NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

f:\data\affinity_docs\jacepl\230693\pjacepl_230693_005.docx

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 184962
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184768/1000	

EXECUTED by **JAC ESTATES PTY LTD (ACN 638 495 182)** pursuant to section 127(1) of the Corporations Act 2001 (Cth) by:


Director Signature


Director/ ~~Secretary~~ Signature

DEAN MURRAY COCKER
Director Full Name (print)

PETR KRUZ
Director/ ~~Secretary~~ Full Name



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

f:\data\affinity_docs\jacepl\230693\pjacepl_230693_005.docx



14888

APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan
is approved

THE CORPORATION

(a) CANNOT PROVIDE A SUPPLY OF WATER TO THE
LOTS ON THE PLAN

(b) CANNOT PROVIDE A MEANS OF SEWERAGE FROM
THE LOTS ON THE PLAN.

Seal

Insert here any
qualification to
the approval
under section 468(12),
section 472 or
section 477B of
the Local Government
Act 1962.
Rule through any
blank space.

55

40929

In witness whereof the common seal of THE WARDEN, COUNCILLORS
AND ELECTORS OF THE MUNICIPALITY OF SORELL

has been hereunto affixed, pursuant to a resolution of the Council of the
said municipality passed the 21ST day of AUGUST 1980,
in the presence of us

J. Kumbelin
M. Stewart } Members
M. Stewart Council Clerk

COUNCILS REFERENCE.....

TO BE COMPLETED WHEN ADDITIONAL
SHEETS ARE ANNEXED:

Detailed drawings of the parcels shown in this
plan are contained in the additional sheet/s
annexed hereto and signed by us

Wardens Niet Surveyor

M. Stewart Council Clerk

TO BE COMPLETED AND SIGNED
BY COUNCIL CLERK OR OWNER

For the purposes of section 464 of the Local
Government Act 1962, the owner has nominated/
I nominate

As his/~~my~~ solicitor WILSON DOWD & HUNNIFORD

As his/~~my~~ surveyor G.W. Griggs & Co

M. Stewart Council Clerk/Owner

TO BE FILLED IN BY SURVEYOR

Survey commenced

Survey finished

Error of Close See calcs

OFFICE EXAMINATION

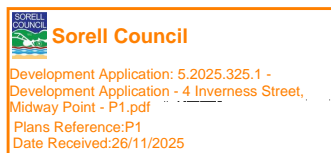
Plot Checked

Mathematically Checked

Examined as to boundaries *MS 12/10/80*

Entered on Card

OS K 1110



Surveyor's Certificate

I, John Van Der Niet
of 295 Elizabeth Street Hobart
in Tasmania, registered surveyor, hereby certify that this
plan:

- Has been made from surveys executed by me or a registered pupil under my personal supervision, inspection, and field-check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors By-Laws 1966;
- Complies with all statutory provisions relating to anything appearing thereon; and
- Requires the approval of the local authority, which has been obtained (or does not require the approval of any local authority)

Dated this 21ST day of April 1980

Wardens Niet
Registered Surveyor

SURVEYORS REFERENCE..... 6346-77



Sorell Council

Development Application:5.2025.325.1 -
Response to Request for Information - 4
Inverness Street, Midway Point - P3.pdf
Plan Reference:P3
Date received:15/01/2026

GEOTECH 25-147

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielson Road
Orielson
TAS 7172
0417 960 769
peter@rocksolidgeotechnics.com.au

16/10/2025

GEOTECHNICAL ASSESSMENT / CLASSIFICATION PROPOSED RESIDENTIAL DEVELOPMENT

4 Inverness Street, Midway Point

CLIENT:



SUMMARY	2
INVESTIGATION	2
DISPERSIVE SOILS	4
CONDITIONS OF INVESTIGATION	6

FIGURE 1 Site Plan

APPENDIX 1	Certificate of Others (Building) – Form 55
APPENDIX 2	CSIRO 'Guide to home-owners on foundation maintenance and footing performance'
APPENDIX 3	Department of Primary Industries and Water publication <i>Dispersive Soils and their Management: Technical Reference Manual (2009)</i>

SUMMARY

A shed development is proposed by Andrew Coombe at 4 Inverness Street, Midway Point (Figure 1). Shallow Triassic mudstone/siltstone bedrock underlies the site.

The site is classified as Class 'M' in accordance with AS2870-2011.

Suitable upslope site drainage should be installed prior to the commencement of construction.

The following Wind Load Classifications (AS4055-2012: Wind Loads for Housing) are appropriate.

• Terrain Category Classification	TC2	Terrain with a few obstructions
• Shielding Classification	NS	Partial Shielding
• Topographic Classification	T2	
• Wind Load Classification	N3	

INVESTIGATION

The Tasmanian Geological Survey 1:50000 Geological Atlas – Sorell, indicates that the site is underlain by Triassic sandstone.

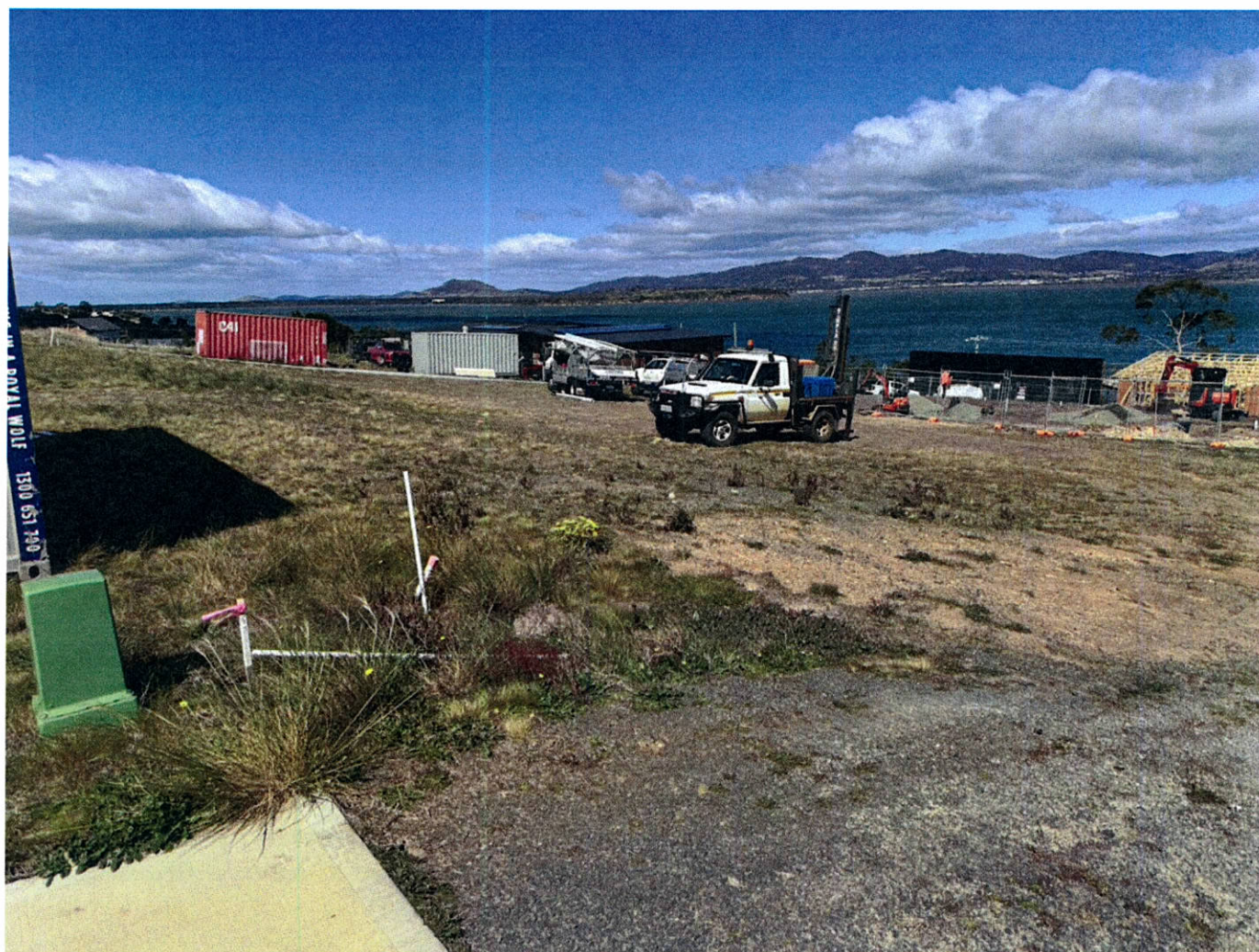
A site investigation was completed on Wednesday 15 October, 2025. This included the augering of two test holes to assess the site for foundation conditions (4WD mounted SAMPLA25 mechanical auger with 100mm solid flight augers). The locations of the holes are marked on Figure 1.

It is proposed to install a new residence on the currently vacant, 512m² Lot 88, sited on the western side or downslope side of Inverness Street. The site slopes at 5-7 degrees to the west/southwest. No seepages or springs were observed on the site. The proposed house site is covered in sparse grass, weeds and bare sandy topsoil, and is devoid of trees. The profiles displayed in the Test Holes (Plate 1) consisted of:

0.00 – 0.35m	SAND: fine grained, brownish grey, rootlets - TOPSOIL
0.35 – 0.80m	sandy CLAY: medium plasticity, brown, to 30% fine to medium grained sand, moist, Bearing Capacity 210kPa - DISPERSIVE
0.80 – 1.35m	sandy CLAY: medium plasticity, greyish brown, to 35% fine to medium grained sand, moist, Bearing Capacity 200kPa - DISPERSIVE
1.35 - 2.10m	clayey SAND: fine to medium grained, to 30% clay, light grey / yellowish brown, slightly moist
2.10m+	Holes terminated at required depths 2.10m.

Groundwater was not encountered in either hole.

Plate 1 – Development site - looking to the south – Test Hole #1.



DISPERSIVE SOILS

The property is subject to the Dispersive Soils Overlay. Accordingly, a Dispersive Soil Assessment must be provided, prepared by a suitable qualified person, demonstrating that the development is able to satisfy Performance Criterion P1 for the Sorell Council's Local Provision Schedule - SOR-S1.0, which states:

- That buildings and works with the potential to disturb dispersive soil are appropriately located or managed:
 - (a) To minimise the potential to cause erosion; and
 - (b) To reduce risk to property and the environment to an acceptable level.

Two samples of the clay subsoils were attained to assess the site for dispersive soils. The samples were taken from the site and tested for dispersiveness in accordance with the Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)*.

- The samples were air-dried.
- All samples were placed in jars containing distilled water.
- Samples were left without disturbance for 1 hour.
- Samples were observed and compared with Figure 4 (Field test for aggregate dispersion - *Dispersive Soils and their Management: Technical Reference Manual (2009)*).

From Figure 4, both clay samples were classified as **Dispersive**. It is therefore necessary to discuss measures to "manage and minimise erosion risks".

The risk of erosion developing due to residential development on this site is not significant. Although the dispersive subsoils that exist over the site are vulnerable to erosion when exposed, or when water is permitted to concentrate, they are not presently exposed (the area has a cover of sandy topsoil and sparse grass). However, erosion could develop if incorrect construction techniques are not followed when developing the site.

The Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)* 4.0 (Appendix 1) – "Approaches for minimising erosion risk in dispersive soils" suggests measures to reduce the risk of tunnel erosion:

- Identifying and avoiding disturbance to areas with dispersive subsoils.
- Minimising excavation of dispersive soils.
- Not allowing water to pond on the soil surface, or exposed subsoils.
- Keeping sodic sub-soils buried under topsoil.
- Maintaining vegetation cover.

Specific to this site the following measures are suggested to reduce the risk of erosion during construction and development works:

- Where possible do not unnecessarily remove or disturb topsoil.
- When construction has been completed ensure that dispersive subsoils are covered with an adequate layer of topsoil, or geotextile fabric, and revegetated where possible.
- Ensure runoff from hard areas is not discharged onto exposed areas with dispersive soils.

Performance Criteria (P1) states;

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. [Clay subsoils are dispersive.](#)
- (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion. [Low potential for the site to be affected by erosion.](#)
- (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas / trenches, water storages, ponds, dams and disposal areas. [Not applicable to this site.](#)
- (d) the level or risk and potential consequence for the property and the environment from potential erosion, including gully and tunnel erosion. [Low risk.](#)
- (e) management measures that would reduce risk to an acceptable level. [See report above.](#)
- (f) the advice contained in a dispersive soil management plan.

Although dispersive sub-soils are present at 4 Inverness Street, Midway Point it is unlikely that erosion would progress to gully or tunnel erosion due to the sandy topsoils cover.

Control or management of erosion can be achieved by reducing surface exposure of dispersive soils in excavations and cuttings by covering areas with non-dispersive topsoils or geotextile fabric and revegetating the areas.

Surface water from hard pack areas (driveway and landings) should be diverted into constructed stormwater drains.

It is the opinion of the author that sensible development of this site can be achieved and the level of risk to users of the development is minimal and acceptable.

I refer the owners to the Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)*, when developing the site ([Appendix 3](#)).



PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. **The Form 55 is not transferable to another body without consultation (reissue) from RSG.** The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie. if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS2870-2011: Residential Slabs and Footings
- AS4055-2012: Wind Loads for Housing

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

All new developments should subject to strict site maintenance. Attention is drawn to the enclosed information reproduced with the permission from Standards Australia:

- CSIRO Information Sheet No. BTF18 – 'Guide to home-owners on foundation maintenance & footing performance'.

Copyright: The concepts & information contained in this report are the Copyright of Rock Solid Geotechnics Pty. Ltd.

PETER HOFTO

ROCK SOLID GEOTECHNICS PTY LTD

SITE INFORMATION:

Title Reference: CT: 184962 / 88
Site Class: M Soil Test Consultant
Climate Zone: 7 www.abcb.gov.au
Design Wind Speed: N3 Soil Test Consultant
BAL Rating: Low Not within 100m of Classified vegetation.
Corrosion Environment: Moderate Within 1km from breaking surf.

SITE COVERAGE:

Proposed House:	268.66m ²
Proposed Deck:	3.78m ²
Total Footprint:	272.44m ²
Lot Size:	512m ²
Site Coverage:	53.21%

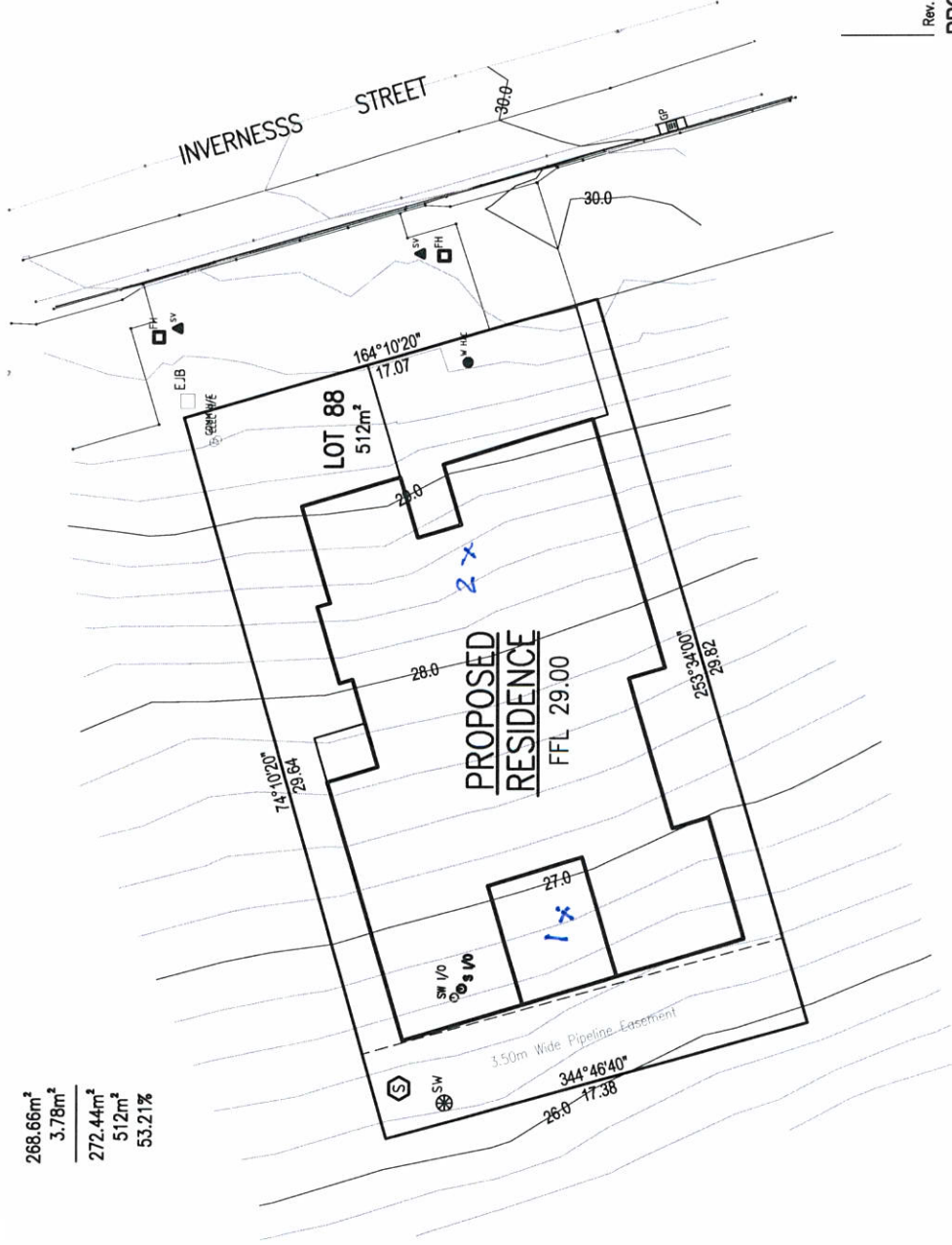
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

- All work to be carried out in accordance with The National Construction Code of Australia, The HIA Specification, Sorell Council By-Laws and approval.
- Builder to check and verify all dimensions, set-outs and levels prior to commencement of any building works.
- All plumbing shall be in accordance with Local Council By-Laws and the National Plumbing and Drainage Code AS 3500.
- Walls and roofs are to be framed, fixed and braced in accordance with AS 1684. All timber sizes are in direct reference to AS 1684 and manufactured sizes must not be undersized to those specified.
- All glazing must conform to the requirements of AS 1288 and the NCC H1D8 & H1D27.
- Smoke alarms shall be fitted in accordance with AS 3786 and the NCC H3D6. Alarms shall be hard wired to consumer mains power and interconnected.
- Provide water resistant plasterboard and splash backs to wet areas all in accordance with the NCC H4D2 & H4D3. and/or AS 3740.
- O.R.G. To be located a minimum of 150mm below Finished Floor Level.

DRAWING SCHEDULE:

P01 LOCATION PLAN
P02 FLOOR PLAN
P03 ELEVATIONS



LOCATION PLAN

Scale 1:200
Contour interval 0.5 metres
Level Datum Arbitrary.

Rev. Date Details

PROPOSED RESIDENCE for

N. SALE

4 INVERNESS STREET, MIDWAY POINT

DATE: 12th September, 2025
DRAWN BY: A. Coombe

SCALES: 1:200,
Accreditation No: CC104R

P01

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Relevant
calculations:

AS2870

References:

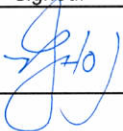
Substance of Certificate: (what it is that is being certified)

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

GEOTECH
25-147

Date:

16/10/2025

Foundation Maintenance and Footing Performance: A Homeowner's Guide



BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
I	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpend).

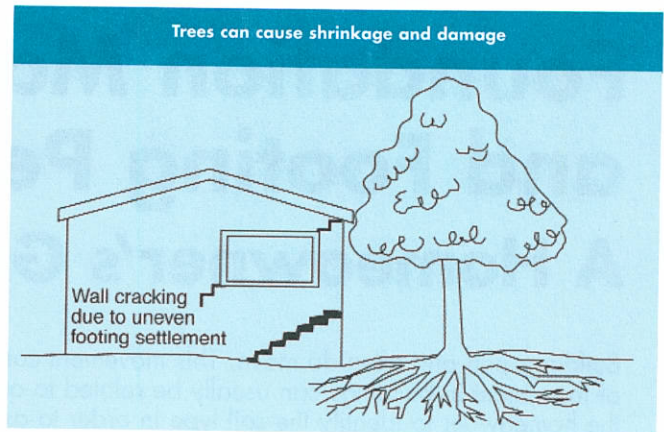
Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

Protection of the building perimeter

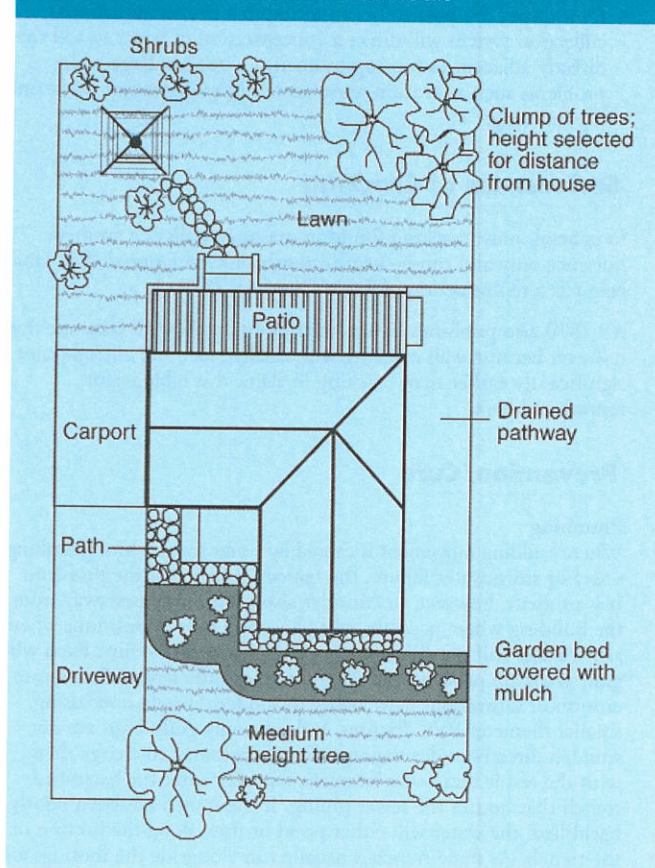
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4

Gardens for a reactive site



should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

Distributed by

CSIRO PUBLISHING PO Box 1139, Collingwood 3066, Australia

Freecall 1800 645 051 Tel (03) 9662 7666 Fax (03) 9662 7555 www.publish.csiro.au

Email: publishing.sales@csiro.au

© CSIRO 2003. Unauthorised copying of this Building Technology file is prohibited

DISPERSIVE SOILS *and* their MANAGEMENT



Guidelines for Landholders, Planners and Engineers

1.0 WHY MANAGEMENT OF DISPERSIVE SOILS IS IMPORTANT

In recent years, urban expansion has occurred in areas with dispersive soils. Disturbance of dispersive soils has resulted in tunnel erosion, damage to infrastructure, and environmental harm. Greater awareness of the difficulties posed by development on dispersive soils is required to prevent future damage. Tunnel erosion results in the formation of underground cavities that can collapse causing gully erosion and damage to infrastructure such as optical fibre cables, septic systems, roads, culverts and dwellings. Unlike other forms of erosion, tunnel erosion involves both chemical and physical processes associated with the dispersion of sodic clays. Given the difficulty of repairing tunnel erosion, management effort is focused on prevention of tunnel formation through increased understanding and awareness of the issues associated with construction and development on dispersive soils.



Figure 1. Tunnel and gully erosion resulting from construction of a stormwater culvert in dispersive clay.

2.0 WHERE DO DISPERSIVE SOILS OCCUR?

Dispersive soils and tunnel erosion occur in all municipalities in southern Tasmania, as well as parts of the Northern Midlands, Tamar Valley and Break O'Day municipalities. Dispersive soils are generally associated with soils derived from Triassic sandstone, or Permian mudstone. The location and extent of dispersive soils has not been specifically mapped in Tasmania, although broad scale land systems mapping indicates that approximately 103,000 ha of private freehold land in Tasmania contains a tunnel erosion hazard.

Tunnel erosion mostly occurs on;

- » Dispersive, or sodic soils.
- » Soils derived from Triassic sandstone and Permian mudstone.
- » Deep sedimentary soils.
- » North and northeast facing slopes.
- » Drainage lines.
- » Areas in which vegetation, soils or hydrology have been disturbed.
- » Areas with less than 700 mm annual rainfall.

3.0 IDENTIFICATION OF DISPERSIVE SOILS

- » Dispersive soils can be identified by dribble patterns and pitting (Figure 2).
- » Early stages of tunnel erosion can be identified by the development of 'spew holes' and fans of dispersed material ejected from tunnels (Figure 3).
- » Simple field tests can be used to identify the presence of dispersive soils.
- » For engineering works or infrastructure development, a combination of analytical and physical tests may be required to predict dispersive behaviour in soils.

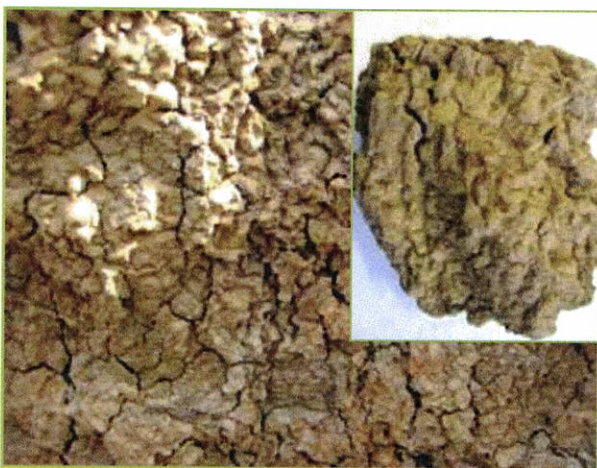


Figure 2 (a). Example of dribble pattern on an exposed subsoil, the photograph was taken from within an actively eroding tunnel system. (b) Dribble patterns on sodic soil ped.



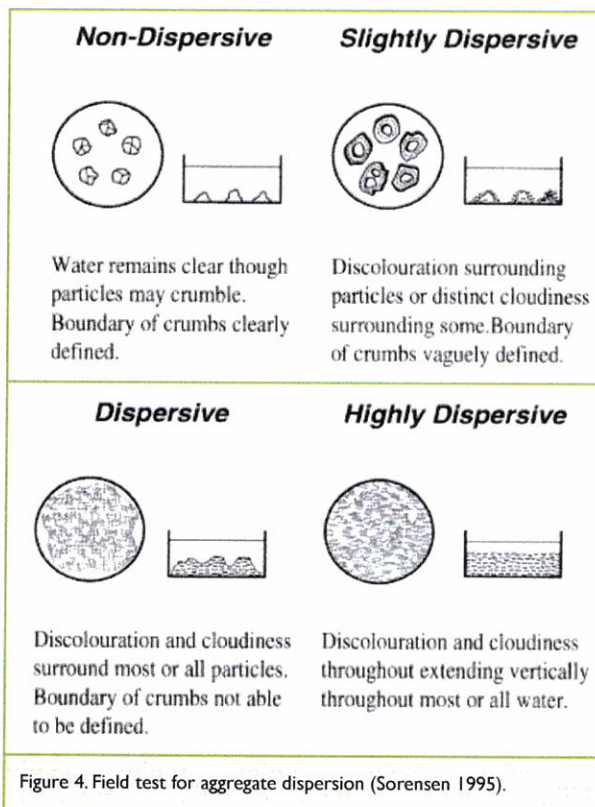
Figure 3. Sediment fans or 'spew holes' are often the first obvious sign of tunnel erosion

SIMPLE TEST FOR IDENTIFYING DISPERSIVE SOILS.

Field testing for dispersive soils can be conducted by observing the behaviour of air dried soil aggregates in distilled water or rainwater:

- 1) Collect soil aggregates (1-2 cm diameter) from each layer in the soil profile.
- 2) If moist, dry the aggregates in the sun for a few hours until approximately air dried.
- 3) Place the aggregates in a shallow glass jar or dish of distilled water or rainwater (not tap water). It may help to place the jar on black card or a dark surface. (Distilled water can be purchased at most supermarkets).
- 4) Leave the aggregates in water without shaking or disturbing them for 1 hour.
- 5) Observe and record if you can see a milky ring around the aggregates. Don't worry if the soil collapses or bubbles (figure 4).

Caution: Aggregates may not disperse when they should if they haven't been sufficiently dried. Importantly, while the presence of a milky halo indicates the presence of dispersion, the absence of a milky halo does not necessarily mean that soil will not disperse, especially after disturbance. Further testing using an approved Australian Standard technique may be required.



4.0 ACTIVITIES THAT INCREASE THE RISK OF INITIATING TUNNEL EROSION

In almost all cases tunnel erosion results from some form of disturbance which allows rainwater to come into direct contact with dispersive subsoils. Activities that increase the risk of exposing dispersive subsoils to rainfall include;

- » Removal of topsoil.
- » Subsoil excavations (cut and fill).
- » Supply of services by trenches.
- » Construction of roads and culverts in dispersive soils
- » Sewage and grey water disposal systems in dispersive soils
- » Dam construction from dispersive clays.

Changes to hydrology, such as concentration of flow in culverts, runoff from hardened areas and ponding of rainfall may also increase the likelihood of tunnel erosion.



Figure 5. Piping failure or tunnel erosion in a dam constructed from soils derived from Permian mudstone. This dam is known to have failed on first filling. The image was taken from the dam floor.

5.0 STRATEGIES TO REDUCE RISK ASSOCIATED WITH DISTURBANCE OF DISPERSIVE SOILS

In order to prevent or repair tunnel erosion it is important to understand that unlike other forms of erosion, tunnel erosion results from chemical processes associated with dispersion of sodic subsoils. The risk of initiating tunnel erosion during construction or development of land containing dispersive soils can be minimised by;

- » Identifying and avoiding disturbance to areas with dispersive subsoils.
- » Minimising excavation of dispersive soils.
- » Not allowing water to pond on the soil surface, or exposed subsoils.
- » Keeping dispersive soils buried under topsoil.
- » Maintaining vegetation cover.
- » Use of gypsum or hydrated lime at appropriate rates.

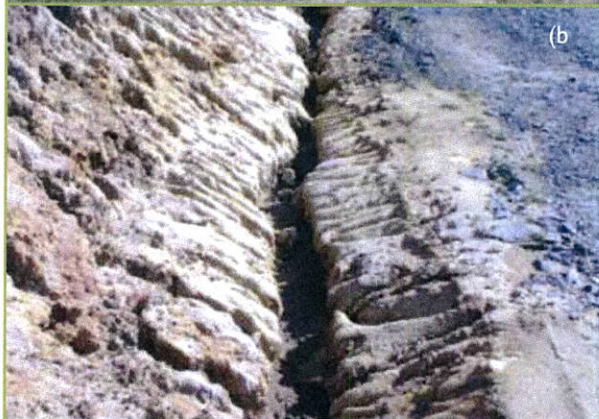


Figure 6 (a). Tunnel erosion resulting from construction of a culvert in dispersive clay (b). Tunnel erosion caused by installation of optical fibre cable in dispersive soil.

RECOMMENDATIONS FOR REDUCING THE RISK OF TUNNEL EROSION IN PERI-URBAN AREAS

- » Where possible do not remove or disturb topsoil or vegetation.
- » Ensure that dispersive subsoils are covered with an adequate layer of topsoil.
- » Avoid construction techniques that result in exposure of dispersive subsoils.
- » Do not allow rainwater to pond or sit on exposed dispersive subsoils.
- » Use alternatives to 'cut and fill' construction such as pier and post foundations.
- » Where possible avoid the use of trenches for the supply of services i.e., water & power.
- » If trenches must be used, ensure that repacked spoil is properly compacted, treated with gypsum and topsoiled.
- » Consider alternative trenching techniques that do not expose dispersive subsoils.
- » Ensure runoff from hard areas is not discharged into areas with exposed dispersive soils.
- » If necessary create safe areas for discharge of runoff.
- » If possible do not excavate culverts and drains in dispersive soils.
- » Ensure that culverts and drains excavated into dispersive subsoils are capped with non-dispersive soil / spoil mixed with gypsum and vegetated.
- » Avoid use of septic trench waste disposal systems. Consult your local council about the use of above ground treatment systems.
- » Where possible do not construct dams from dispersive soils, or in areas containing dispersive soils.
- » If dams are to be constructed from dispersive clays, ensure you consult an experienced, qualified civil engineer or soil specialist before commencing construction.

With all forms of construction on dispersive soils, ensure you obtain advice and support from a suitably experienced and qualified soil professional or civil engineer before commencing work.

6.0 FURTHER INFORMATION

Comprehensive information on the management of dispersive soils in Tasmania is available in the companion document '*Dispersive Soils and Their Management : Technical Reference Manual*'. Hardie 2008, DPIW, Tasmania

Dispersive soils - high risk of tunnel erosion. Fact Sheet 2. Soil and water management on construction sites series, Department of Tourism, Arts and the Environment (DTAE).

Seek advice from your local council, the Department of Primary Industries and Water (DPIW), a suitably qualified and experienced soil specialist, or a civil engineer.

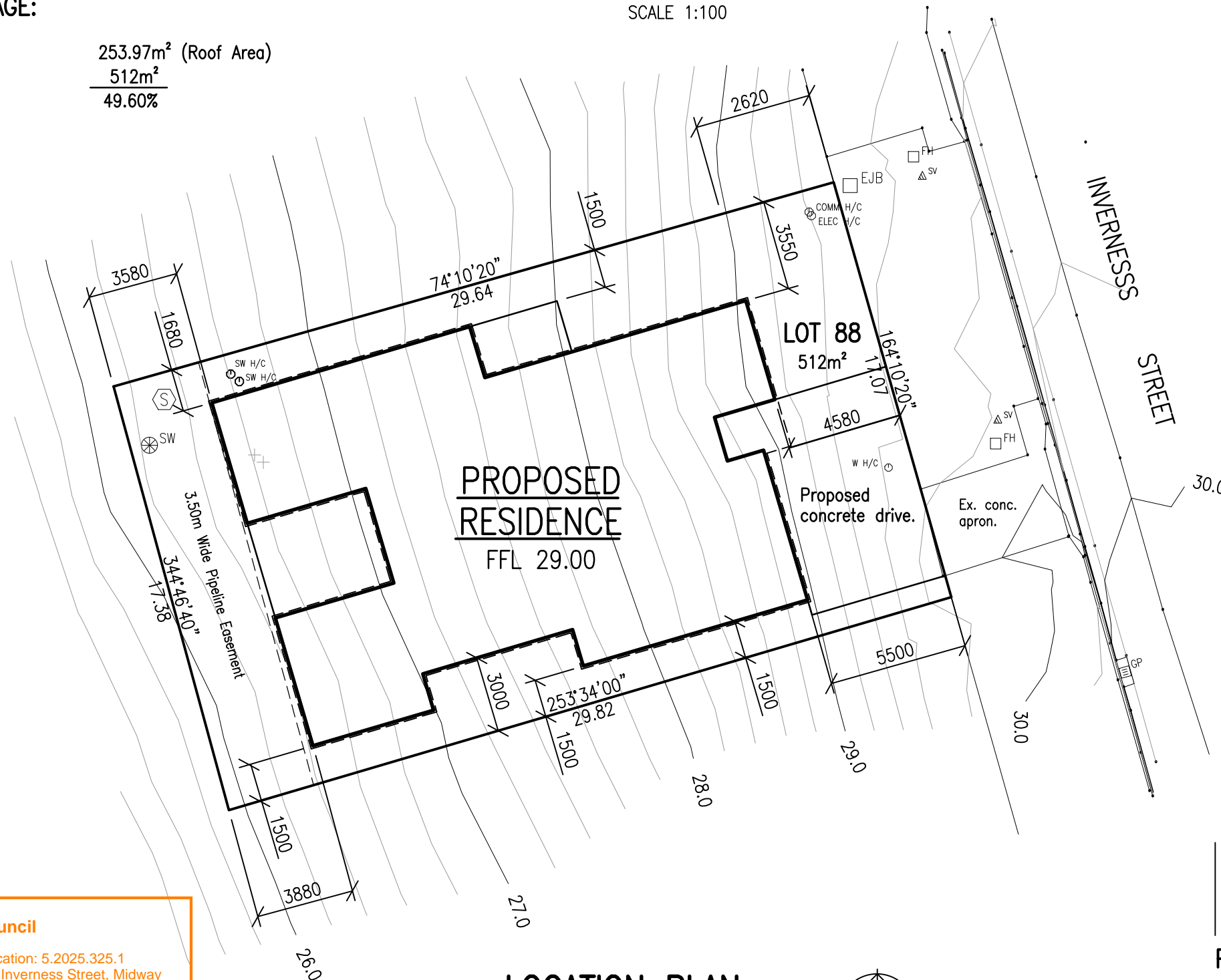
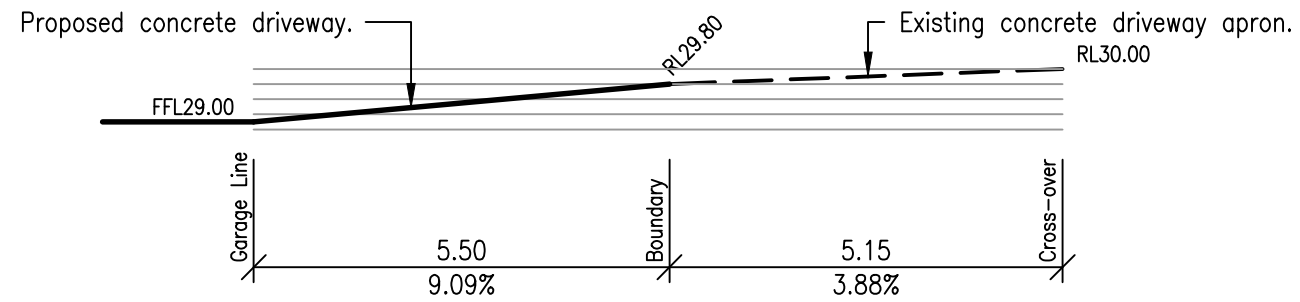
CONTACT DETAILS

Sustainable Land Use
Department of Primary Industries and Water
GPO Box 44, HOBART TAS 7001
Ph. 03 6233 6212 Fax. 03 6223 8603
Web. www.dpiw.tas.gov.au

ISBN 978-0-7246-6773-4
© State of Tasmania Published April 2009

Title Reference:	184962 / 88
Site Class:	M Rock Solid Geotechnics Pty Ltd
Climate Zone:	7 NCC Climate Zones
Design Wind Speed:	N3 Rock Solid Geotechnics Pty Ltd
BAL Rating:	Low Not within 100m of Classified vegetation.
Corrosion Environment:	Moderate Within 1km from breaking surf.
Planning Zones:	General Residential Tasmanian Planning Scheme

Proposed House:	253.97m ² (Roof Area)
Lot Size:	<u>512m²</u>
Site Coverage:	49.60%



1. All work to be carried out in accordance with The National Construction Code of Australia, The HIA Specification, Sorell Council By-Laws and approval.
2. Builder to check and verify all dimensions, set-outs and levels prior to commencement of any building works.
3. All plumbing shall be in accordance with Local Council By-Laws and the National Plumbing and Drainage Code AS 3500.
4. Walls and roofs are to be framed, fixed and braced in accordance with AS 1684.
All timber sizes are in direct reference to AS 1684 and manufactured sizes must not be undersized to those specified.
5. All glazing must conform to the requirements of AS 1288 and the NCC H1D8 & H1D27.
6. Smoke alarms shall be fitted in accordance with AS 3786 and the NCC H3D6.
Alarms shall be hard wired to consumer mains power and interconnected.
7. Provide water resistant plasterboard and splash backs to wet areas all in accordance with the NCC H4D2 & H4D3. and/or AS 3740.
8. O.R.G. To be located a minimum of 150mm below Finished Floor Level.

- D01 LOCATION PLAN
- D02 FOUNDATION PLAN
- D03 LOWER FLOOR PLAN
- D04 UPPER FLOOR PLAN
- D05 ELEVATIONS
- D06 ROOF PLAN
- D07 SECTION A
- D08 SECTION B
- D09 LIGHTING PLAN
- D10 WALL BRACING PLAN
- D11 DRAINAGE PLAN
- D12 SOIL & WATER MANAGEMENT PLAN
- D13 WET AREA DETAILS
- D14 GENERAL NOTES

A Rev.	06/11/24 Date	Site coverage area amended to 49.60%. Details
-----------	------------------	--

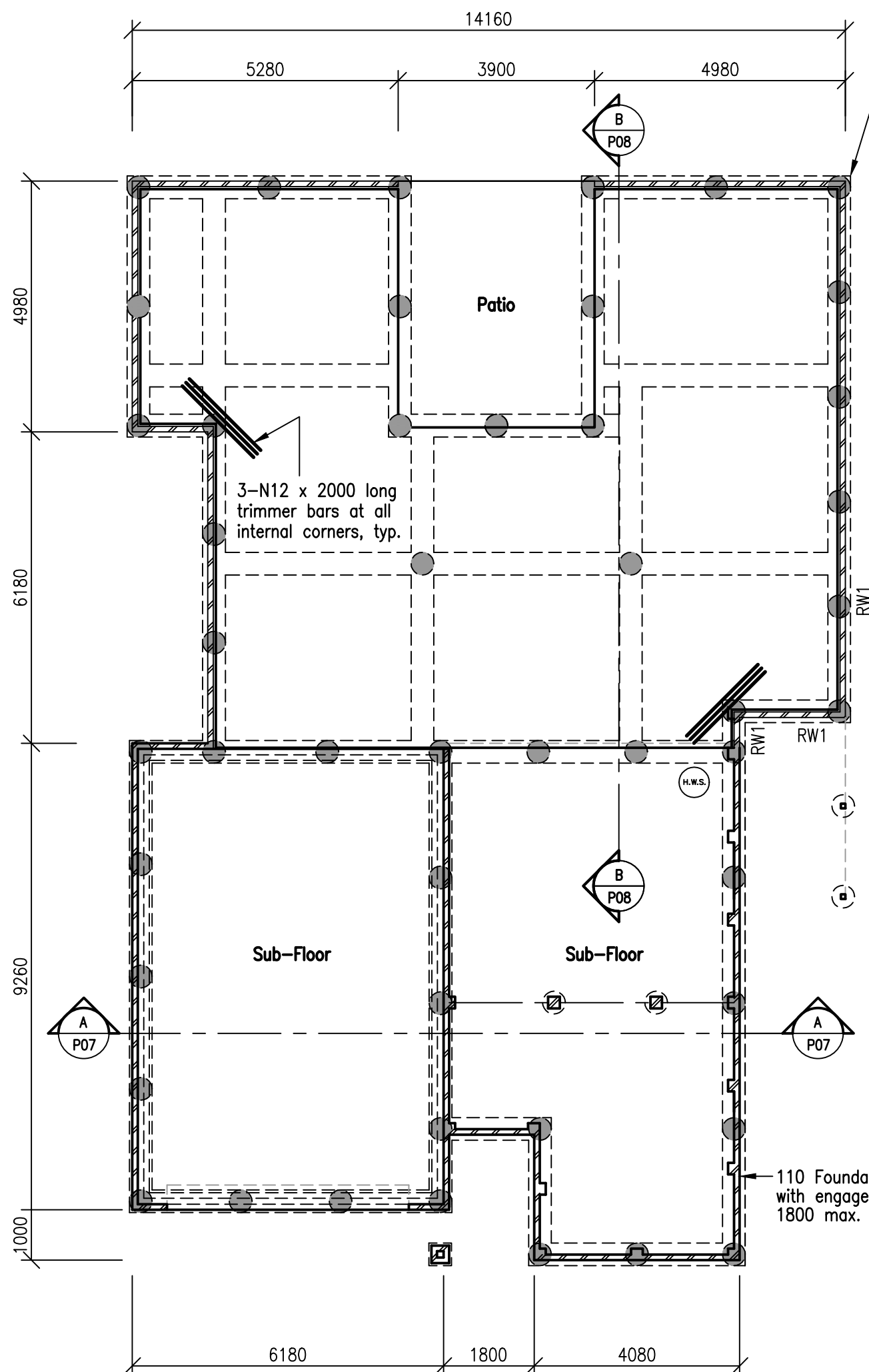
N. & L. SALE
6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: 1:200,
Accreditation No: CC104R

001
Revision A

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**



450 Wide x 600 min. deep concrete strip footings reinforced with L12TM4 top and bottom. 100 cover and 500 lap. 500 deep Bogar spacers @ 900 c/c. with N16 centrally reinforced 450 dia. concrete piers to hardpan at corners and at 2500 c/c. elsewhere.
Footings: 25MPa Concrete

**Sorell Council**
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026

SITE CLASSIFICATION

This site has been classified as Class "M" in accordance with AS2870. Refer Rock Solid Geotechnics Pty Ltd Site Assessment Report for details and recommendations. All design has been made in accordance with this report and AS2870-2011.

FOUNDATION MAINTENANCE

The foundations and associated drainage for this site requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18. It is the Owners responsibility to maintain the site in accordance with this document.

LOWER FLOOR SLAB NOTE: 32 MPa. concrete.

130 Thick concrete slab on ground, SL82 top fabric (30 cover) on Fortecon, 25 max. sand blinding and 100 min. thick approved structural fill placed and compacted in 150 maximum layers. Provide 450 wide x 600 overall depth stiffening beams, L12TM4 trench mesh, bottom.

TIMBER FLOOR

Provide selected building fabric to underside of timber floor to achieve a min. total R-Value of R2.75 in accordance NCC Part H2D5 for enclosed sub-floor perimeters.

SOIL TEST LOG

0.00 - 0.35m	SAND: fine grained, brownish grey, rootlets - TOPSOIL
0.35 - 0.80m	sandy CLAY: medium plasticity, brown, to 30% fine to medium grained sand, moist, Bearing Capacity 210kPa - DISPERSIVE
0.80 - 1.35m	sandy CLAY: medium plasticity, greyish brown, to 35% fine to medium grained sand, moist, Bearing Capacity 200kPa - DISPERSIVE
1.35 - 2.10m	clayey SAND: fine to medium grained, to 30% clay, light grey / yellowish brown, slightly moist
2.10m+	Holes terminated at required depths 2.10m.

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

A	28/01/26	Lower Floor Plan layout amended.
Rev.	Date	Details

PROPOSED RESIDENCE for

N. & L. SALE

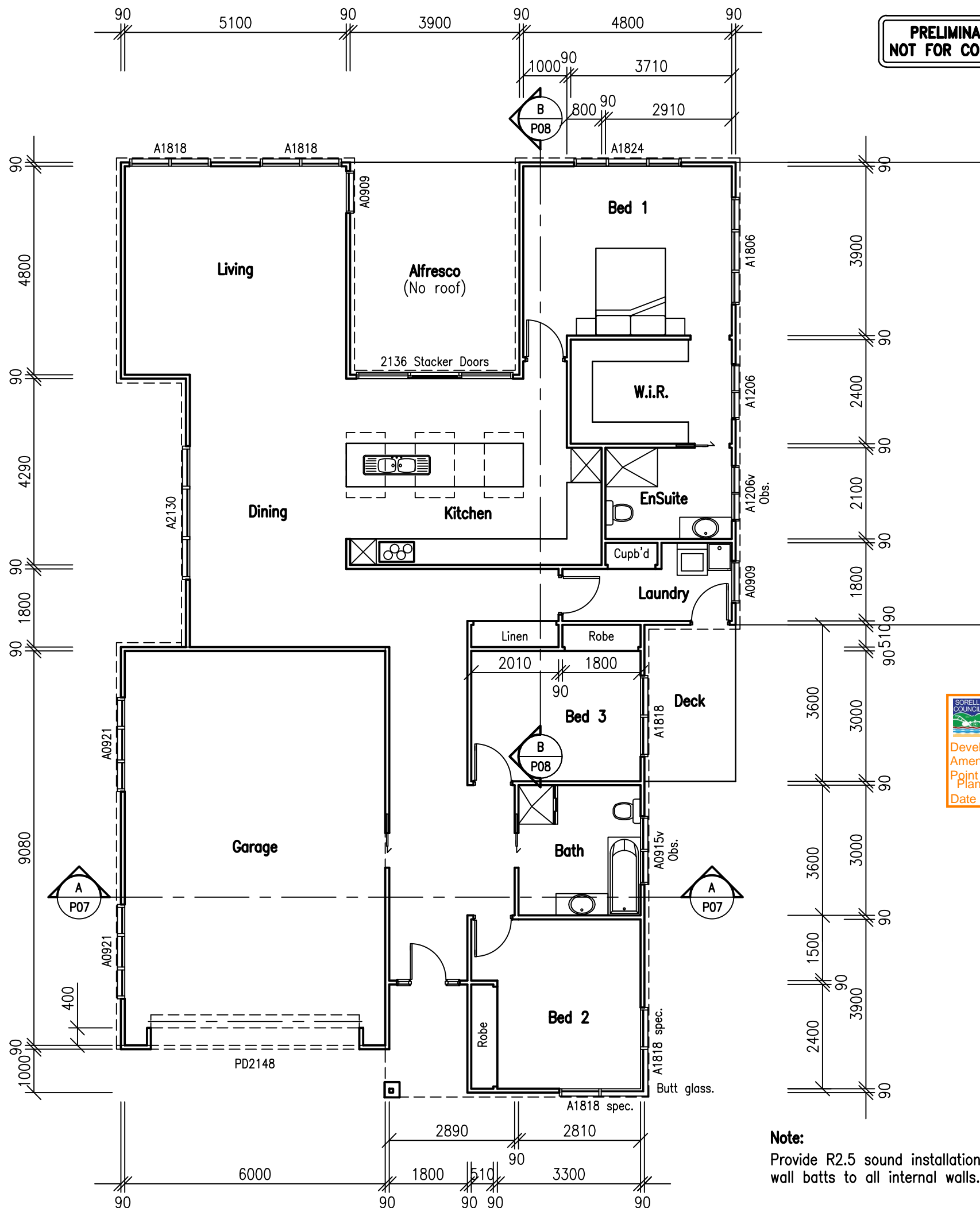
6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: 1:100,
Accreditation No: CC104R

D02
Revision A

FOUNDATION PLAN
SCALE 1:100



**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

NCC Part H6

Building Fabric:

1. Roof / ceiling requires a minimum Total R-Value of 5.1
2. Walls require a minimum Total R-Value of 2.8
3. Floors – suspended floors with an unenclosed perimeter require a minimum Total R-Value of 2.75

External Glazing:

1. The orientation of the building determines the glazing requirements.
2. All external aluminium windows and sliding doors are to be in accordance with the recommendations of the Energy Assessment Report by Steven Glynn Acc.# DMN/13/1498.
3. Builder / Window Supplier to ensure that the external windows and doors achieve the min. "U" & "SHGC" values as recommended by the Energy Assessment Report.

Sealing of the Building:

1. Exhaust fans, chimneys and some flues to be fitted with dampers (some exhaust fans fitted with filters are exempt i.e. kitchen range hoods).
2. Sealing of roof-lights, windows and doors serving habitable rooms and conditioned spaces (except louvred).
3. Seal all construction joints between habitable areas and the external fabric.

Insulation of Services:

1. Insulation of all hot water and recirculating hot water piping within a conduit encased within a concrete floor slab (except for floor heating system); all external piping from water heater to primary sink; all recirculating hot water flow and return piping.
2. All storage water heaters to have a heat trap with 250mm minimum vertical drop within 1m from the outlet of the water heater and before the first branch.
3. All central heating water piping that is not within a conditioned space is to be insulated.
4. Insulation of Ductwork:
 - Under enclosed suspended floors – min. R-Value of 1.0
 - In roof space – minimum Total R-Value 1.0
 - External or under open suspended floor – minimum Total R-Value of 1.5 Note: All ductwork to be sealed against air loss. Duct insulation located in a roof space, under a suspended floor and in an attached class 10a building is to have a protective sheeting to prevent the insulation becoming damp.

Sorell Council
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026

UPPER FLOOR PLAN

SCALE 1:100

Floor Area = 243.40m² (26.20sq.)
Alfresco Area = 19.07m² (2.05sq.)

A	28/01/26	Alfresco roof removed, Bath layout amended.
Rev.	Date	Details

PROPOSED RESIDENCE for

N. & L. SALE

6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

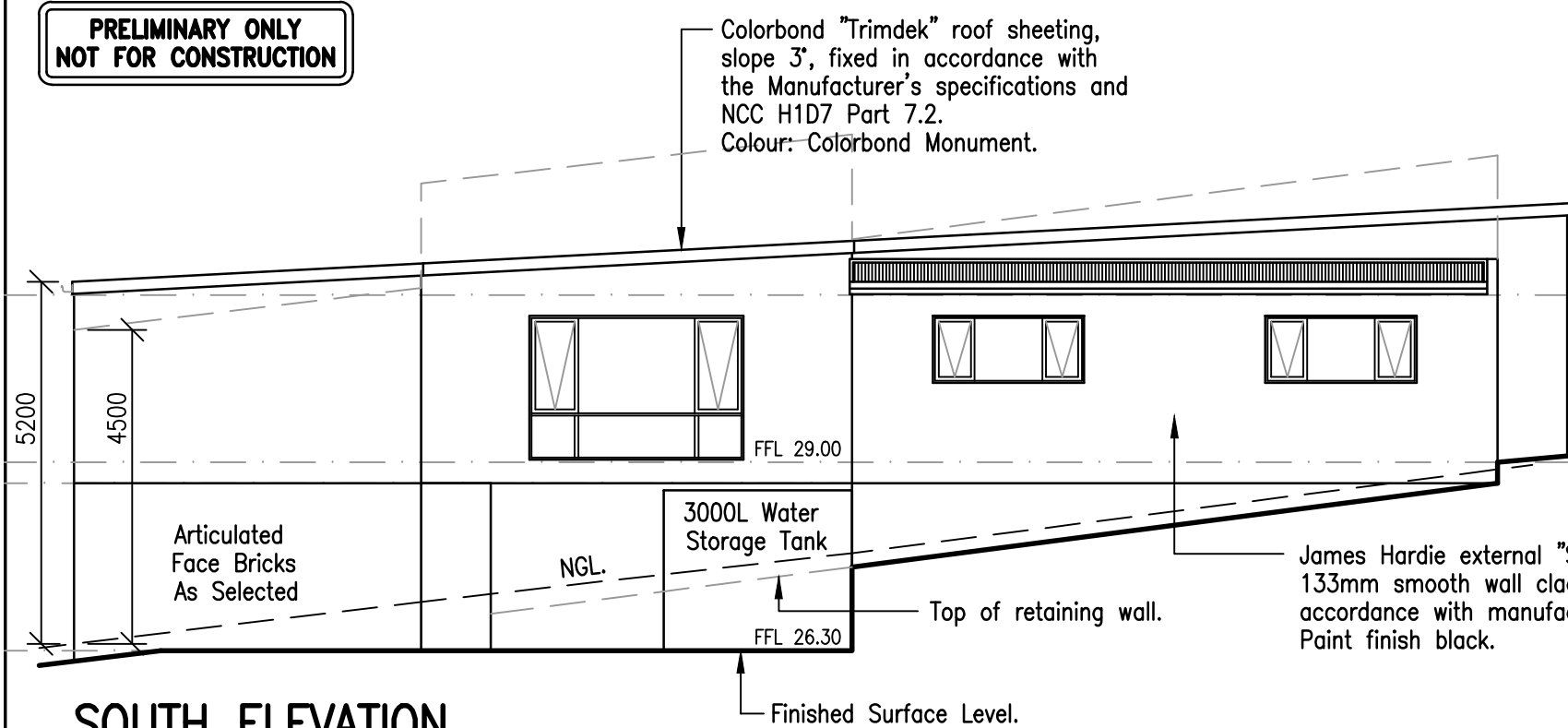
SCALES: 1:100,
Accreditation No: CC104R

D04
Revision A

Note:

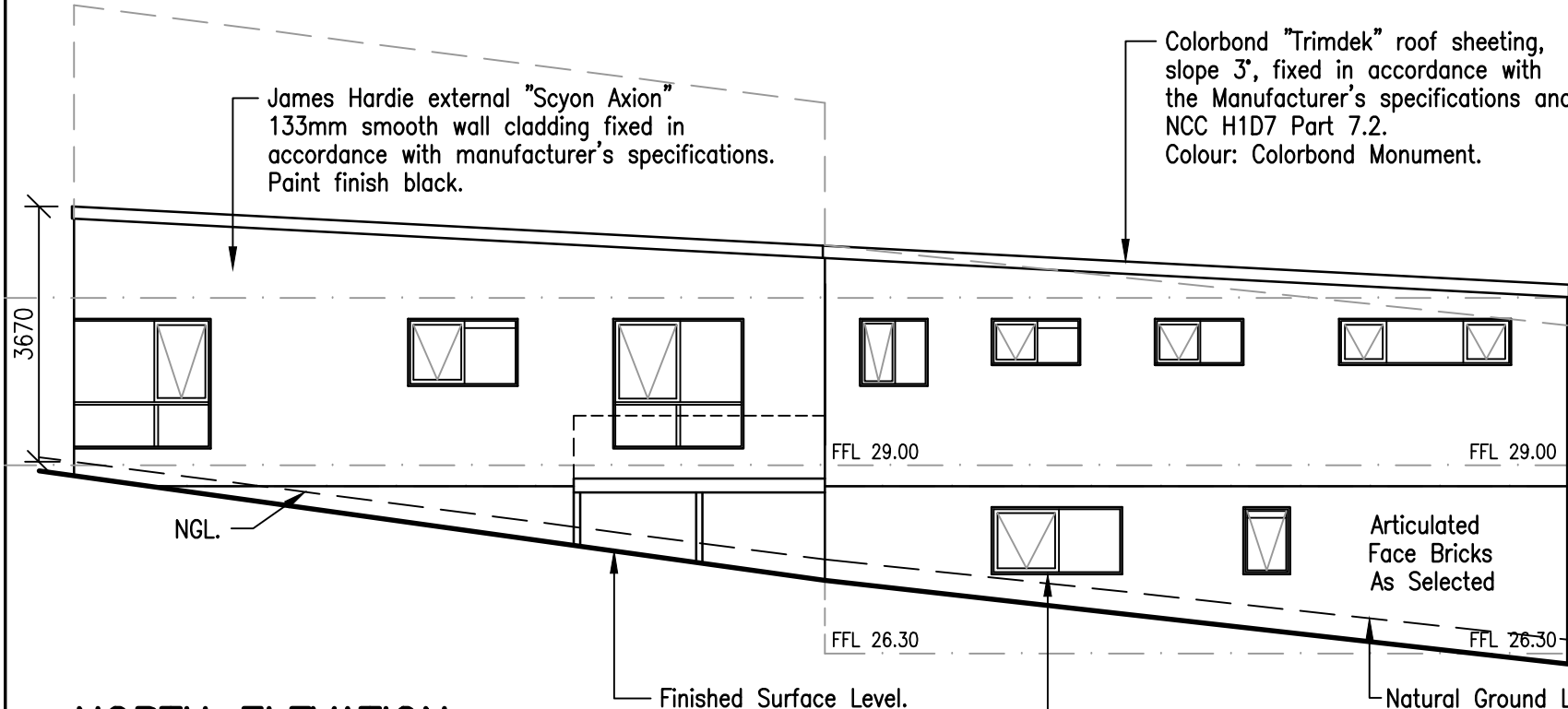
Provide R2.5 sound installation wall batts to all internal walls.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



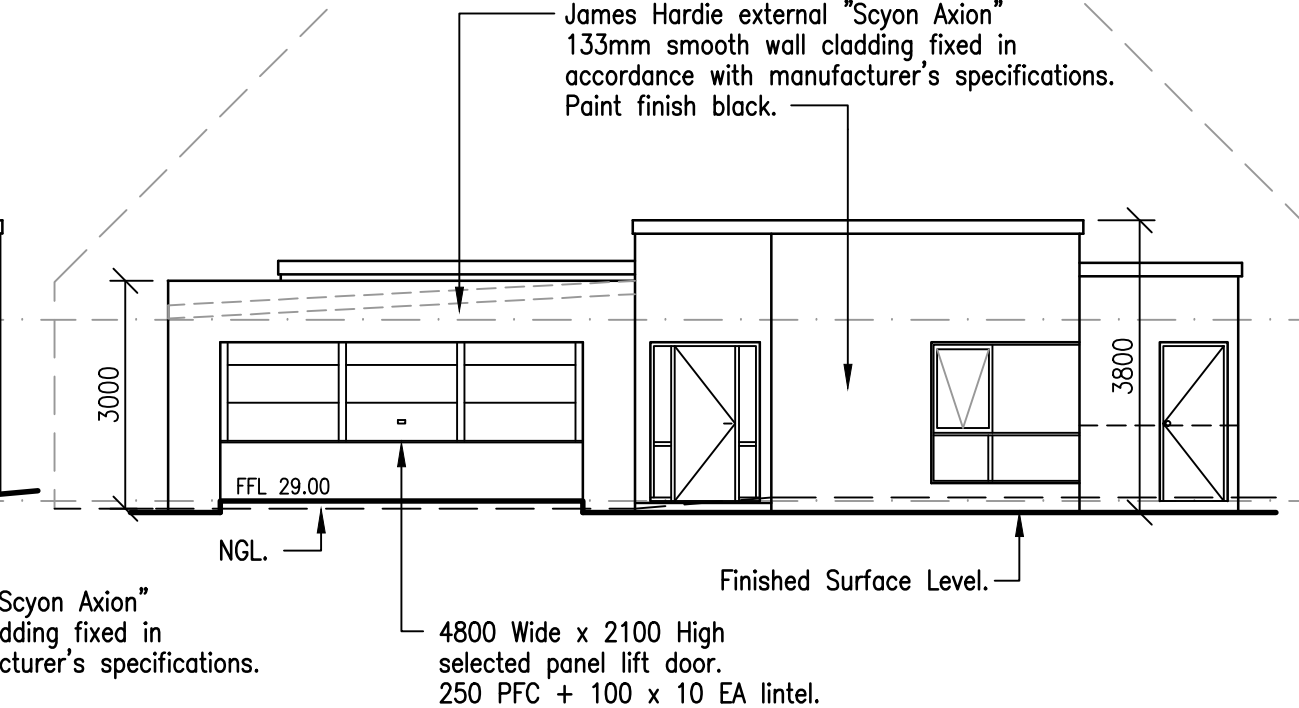
SOUTH ELEVATION

SCALE 1:100



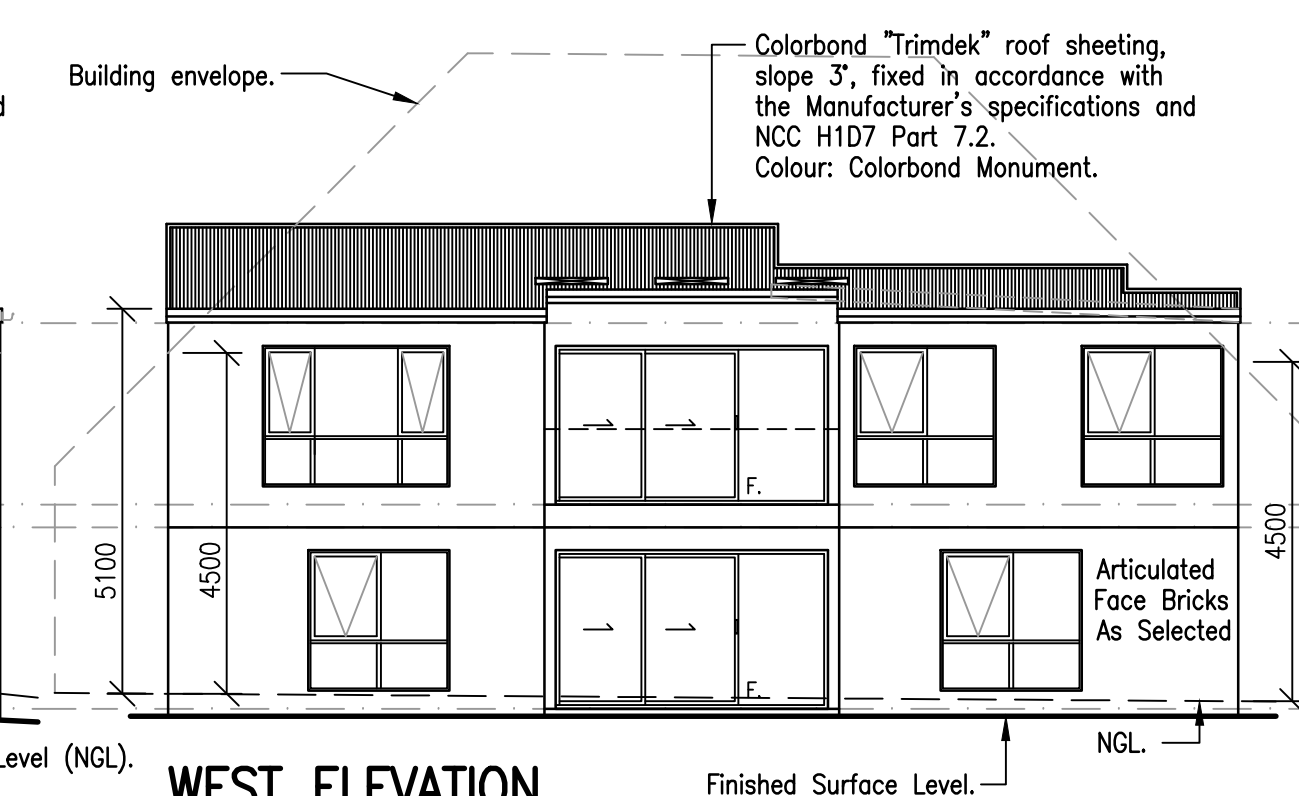
NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

Note:

CJ Denotes vertical articulation joint in brickwork comprising 10mm wide compressible filler strip and mastic sealant. Articulation joint is to extend down to concrete footing.

A	28/01/26	Lower Floor Plan layout amended.
Rev.	Date	Details

PROPOSED RESIDENCE for

N. & L. SALE

6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

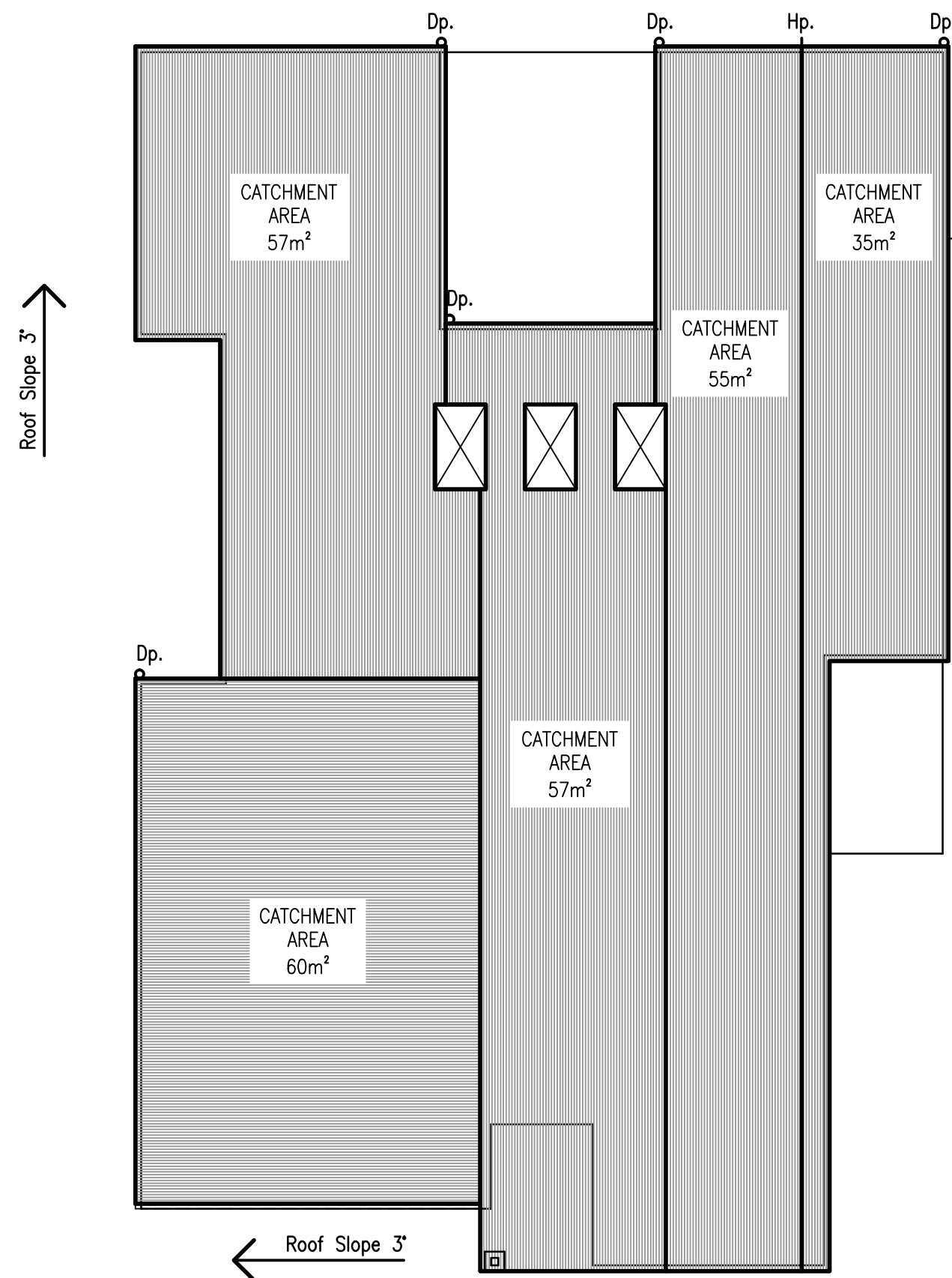
SCALES: 1:100,
Accreditation No: CC104R

D05
Revision A



Sorell Council


Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026



Selected Colorbond roof sheeting over vapour permeable roof membrane, 75 x 38 HW (F8) battens @ 900 c/c. and prefabricated HW timber trusses @ 900 c/c. installed to manufacturer's specifications, intermediate ceiling joists @ 900 c/c. Roof slope 3° u.n.o. Roof sheeting to be fixed in accordance with The NCC Parts H1D7 & H2D6 – Metal Sheet Roofing. Lintel sizes shall be confirmed by Truss Manufacturer on completion of truss design. Provide R5.0 ceiling insulation to achieve a min. Total roof R-Value of R5.1.



900 x 1500 Double glazed skylight with plastered light shaft to ceiling level, (No diffuser panel). Provide additional members for skylight support as required.

**Sorell Council**
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026

A	28/01/26	Roof slope amended to 3°.
Rev.	Date	Details

PROPOSED RESIDENCE for
N. & L. SALE
6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: 1:100,
Accreditation No: CC104R

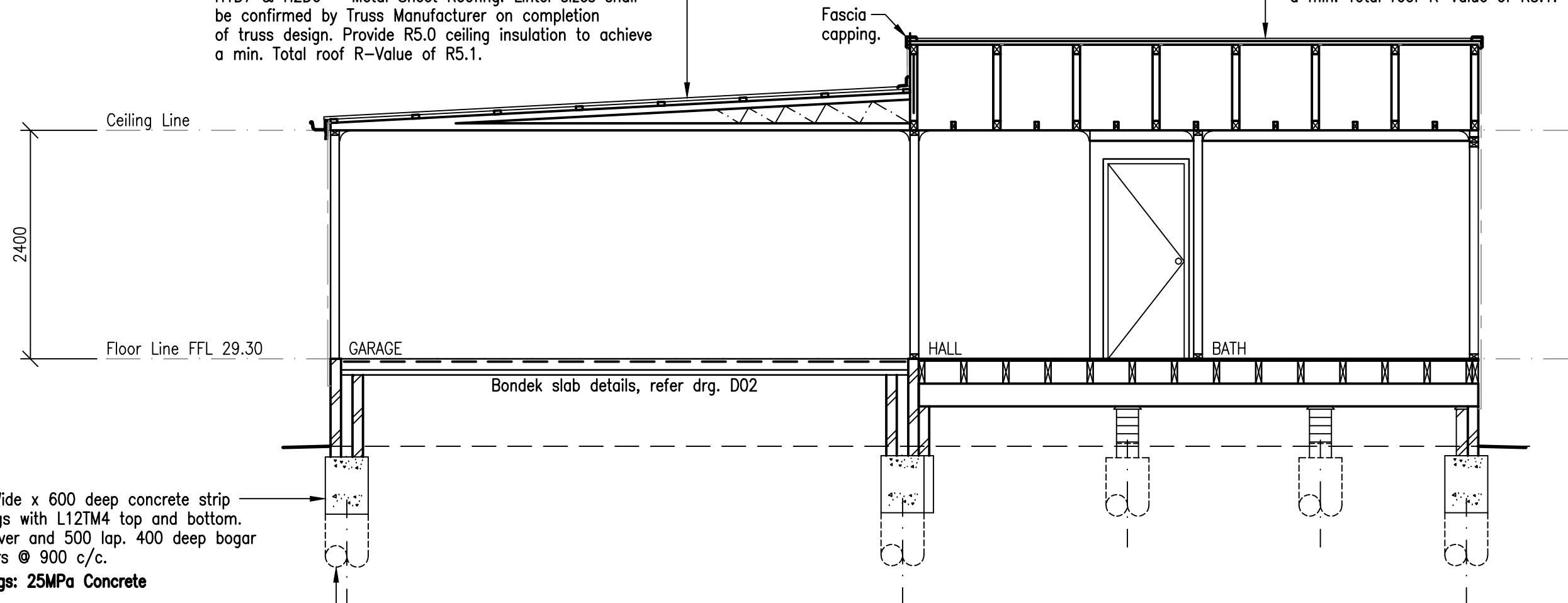
D06
Revision A

ROOF PLAN
SCALE 1:100

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

Selected Colorbond roof sheeting over vapour permeable roof membrane, 75 x 38 HW (F8) battens @ 900 c/c. and prefabricated HW timber trusses @ 900 c/c. installed to manufacturer's specifications, intermediate ceiling joists @ 900 c/c. Roof slope 3°. Roof sheeting to be fixed in accordance with The NCC H1D7 & H2D6 – Metal Sheet Roofing. Lintel sizes shall be confirmed by Truss Manufacturer on completion of truss design. Provide R5.0 ceiling insulation to achieve a min. Total roof R-Value of R5.1.

Selected Colorbond roof sheeting over vapour permeable roof membrane, 75 x 38 HW (F8) battens @ 900 c/c. and prefabricated HW timber trusses @ 900 c/c. installed to manufacturer's specifications, intermediate ceiling joists @ 900 c/c. Roof slope 3°. Roof sheeting to be fixed in accordance with The NCC H1D7 & H2D6 – Metal Sheet Roofing. Lintel sizes shall be confirmed by Truss Manufacturer on completion of truss design. Provide R5.0 ceiling insulation to achieve a min. Total roof R-Value of R5.1.



450 Wide x 600 deep concrete strip footings with L12TM4 top and bottom. 50 cover and 500 lap. 400 deep bogar spacers @ 900 c/c.

Footings: 25MPa Concrete

Provide 1-N16 centrally reinforced 450 dia. concrete piers to hardpan, at corners and at 2500 max. c/c. elsewhere.

SUB-FLOOR VENTILATION NOTE:

Provide sub-floor ventilation in accordance with NCC Part H2D5.

SECTION

A

SCALE 1:50

P03/P04

Notes:

UPPER FLOOR – Structural sheet flooring over, cont. 240 x 45 DLVL 13 floor joists @ max. 450 c/c.

GARAGE FLOOR – 170 Thick 1.0 Bondek slab. Refer drawing P03 and Engineer's advice for details.

PLASTERBOARD – 10mm plasterboard wall and ceiling linings throughout.

TIMBER SIZES – All timber framing, fixings and bracing to comply with AS 1684 and the NCC Part 3.4.3. Manufactured sizes must not be undersized to those specified.



Sorell Council

Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026

A	28/01/26	Roof line amended to 3°.
Rev.	Date	Details

PROPOSED RESIDENCE for

N. & L. SALE

6 INVERNESS STREET, MIDWAY POINT

DATE: 12th. September, 2025
DRAWN BY: A. Coombe

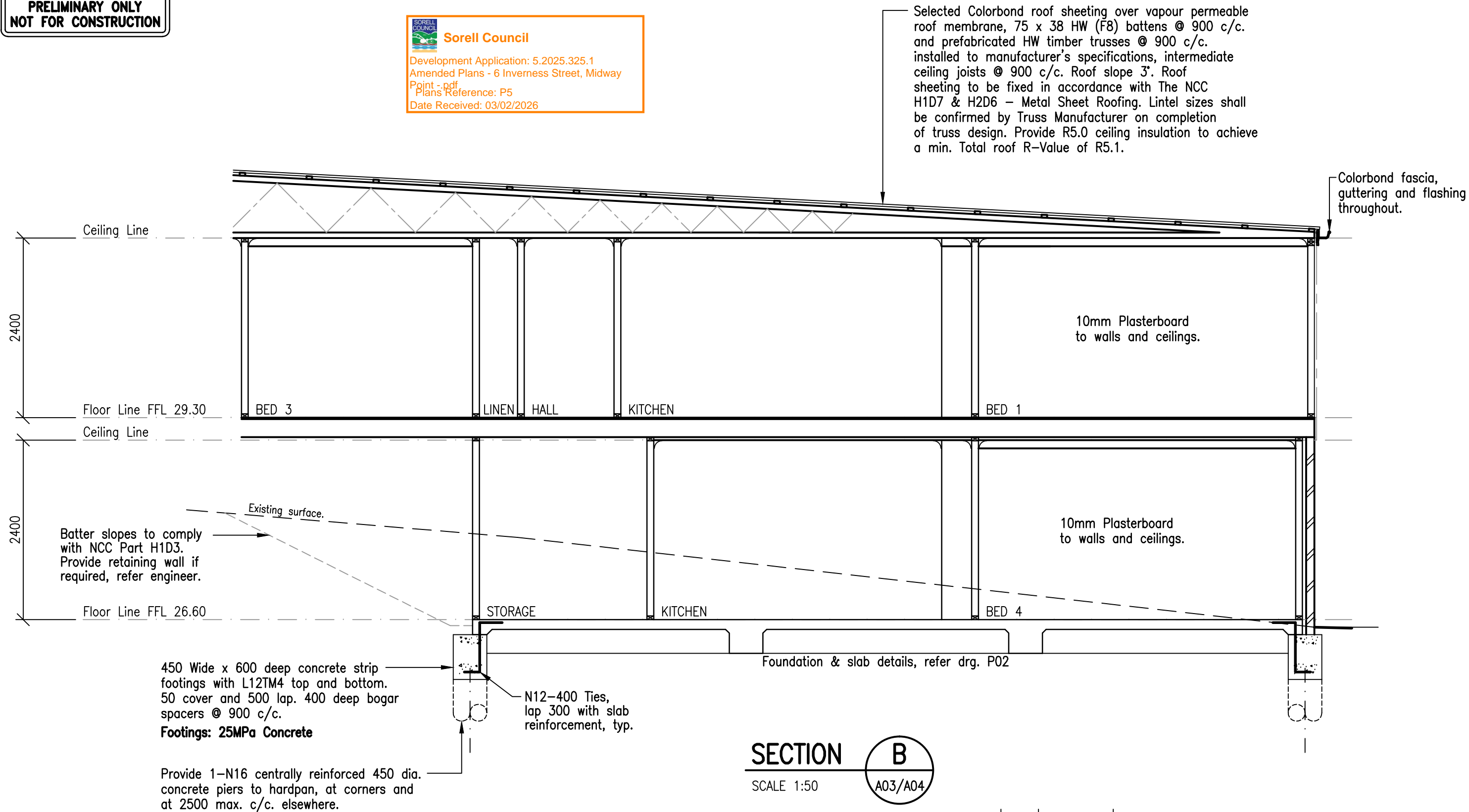
SCALES: 1:50,
Accreditation No: CC104R

D07
Revision A

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



Sorell Council
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026



Notes:

- UPPER FLOOR – Structural sheet flooring over,
cont. 240 x 45 DLVL 13 floor joists @ max. 450 c/c.
- PLASTERBOARD – 10mm plasterboard wall and ceiling linings throughout.
- TIMBER SIZES – All timber framing, fixings and bracing to comply with AS 1684
and the NCC Part 3.4.3. Manufactured sizes must not be
undersized to those specified.

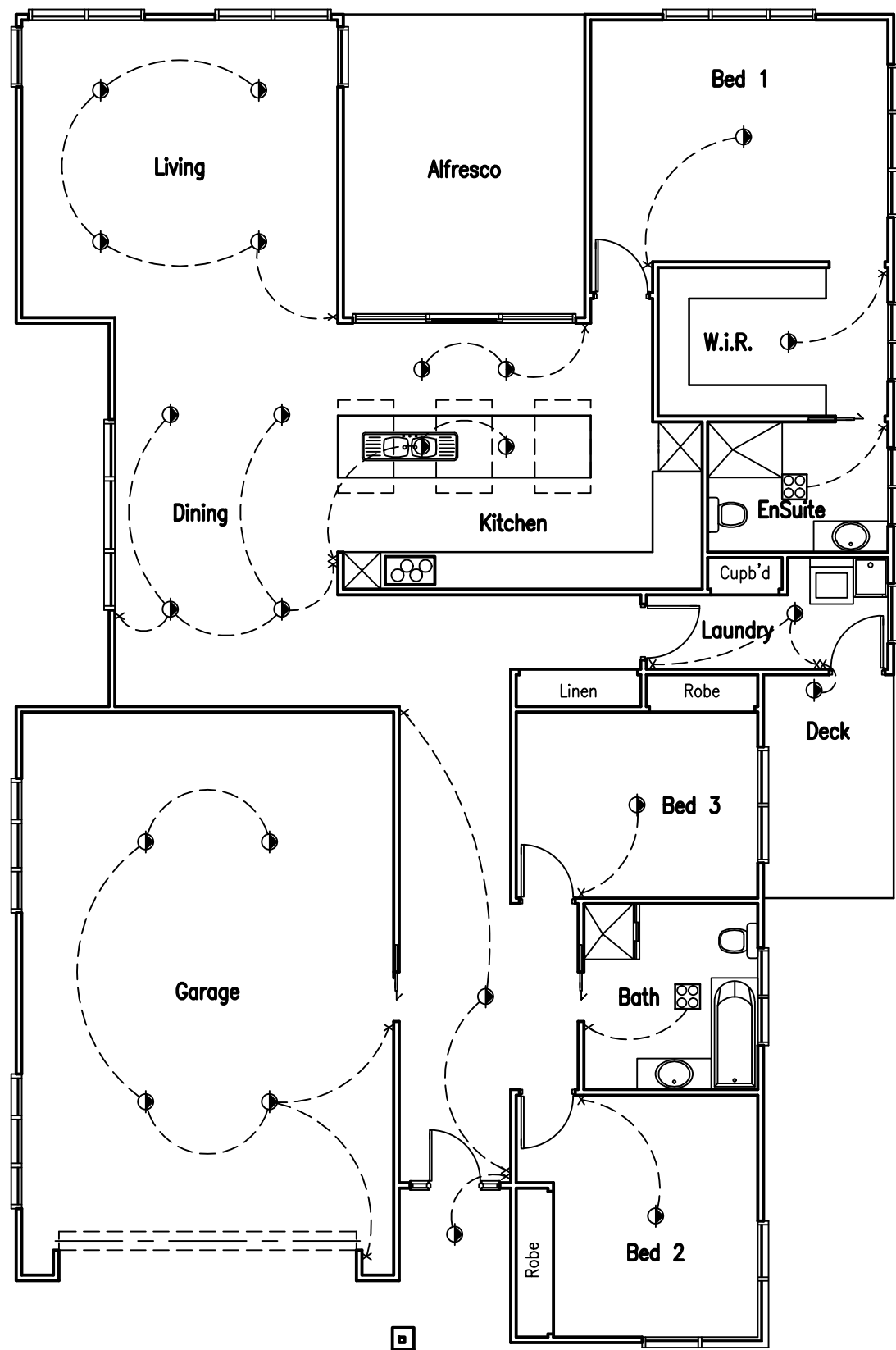
- Articulated brick veneer construction:**
- 100 Face brick laid in 10mm 1:5,
mix by volume, cement and sand mortar.
 - Bricks tied to timber frame with medium duty
cavity ties classified in accordance with AS/NZ 2699.1
and fixed at 600 vertical spacings at each stud.
 - 90 x 35 MGP10 studs @ max. 450 c/c.
nogged at mid height, lined internally with plasterboard
and externally with permeable reflective foil.
 - 90 x 35 MGP10 plates and ribbon plate.
 - Provide R2.5 wall insulation batts to
achieve a min. total wall R-Value of R2.8.

A	28/01/26	Roof line amended to 3°.
	Rev. Date	Details

PROPOSED RESIDENCE for
N. & L. SALE
6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: 1:50,
Accreditation No: CC104R

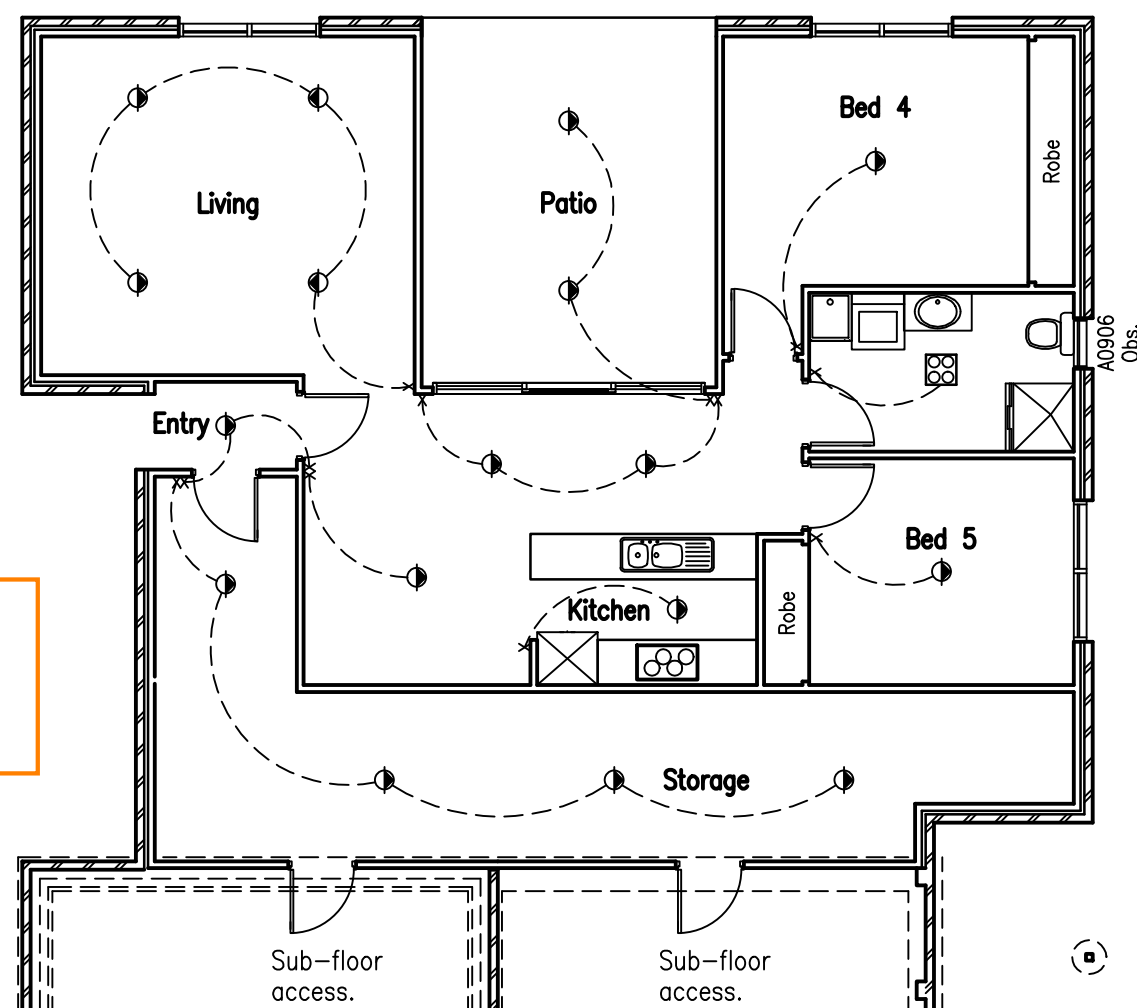


UPPER FLOOR PLAN – LIGHTING PLAN
SCALE 1:100

 **Sorell Council**
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026

ELECTRICAL LEGEND

- (P) 240V PENDANT FITTING – 11W
- (B) 240V BAYONET FITTING – 11W
- 240V LED DOWNLIGHT – 11W
- x LIGHT SWITCH
- 240V LED T5 – 11W
- 240V WALL SCNCE
- DOUBLE POWER OUTLET
- EXTERNAL FLOOD LIGHT
- T PHONE OUTLET
- E ETHERNET PORT
- A ANTENNA OUTLET
- PANEL HEATER
- COM COMMS PANEL
- TASTIC HEATER – 11W
- S SMOKE ALARM
- K 300 dia. Proprietary Dome Skylight.



LOWER FLOOR PLAN – LIGHTING PLAN
SCALE 1:100

SMOKE ALARMS – NCC Part H3D6

- Smoke Alarms are to be hard wired and connected to consumer mains power in accordance with AS 3786.
- Mutple Smoke Alarms must be interconnected.

ARTIFICIAL LIGHTING – NCC Clause 13.7.6

- Artificial lighting around the perimeter of a building must–
 - be controlled by a daylight sensor or
 - have an average light source efficacy of not less than 40 lumens/W.

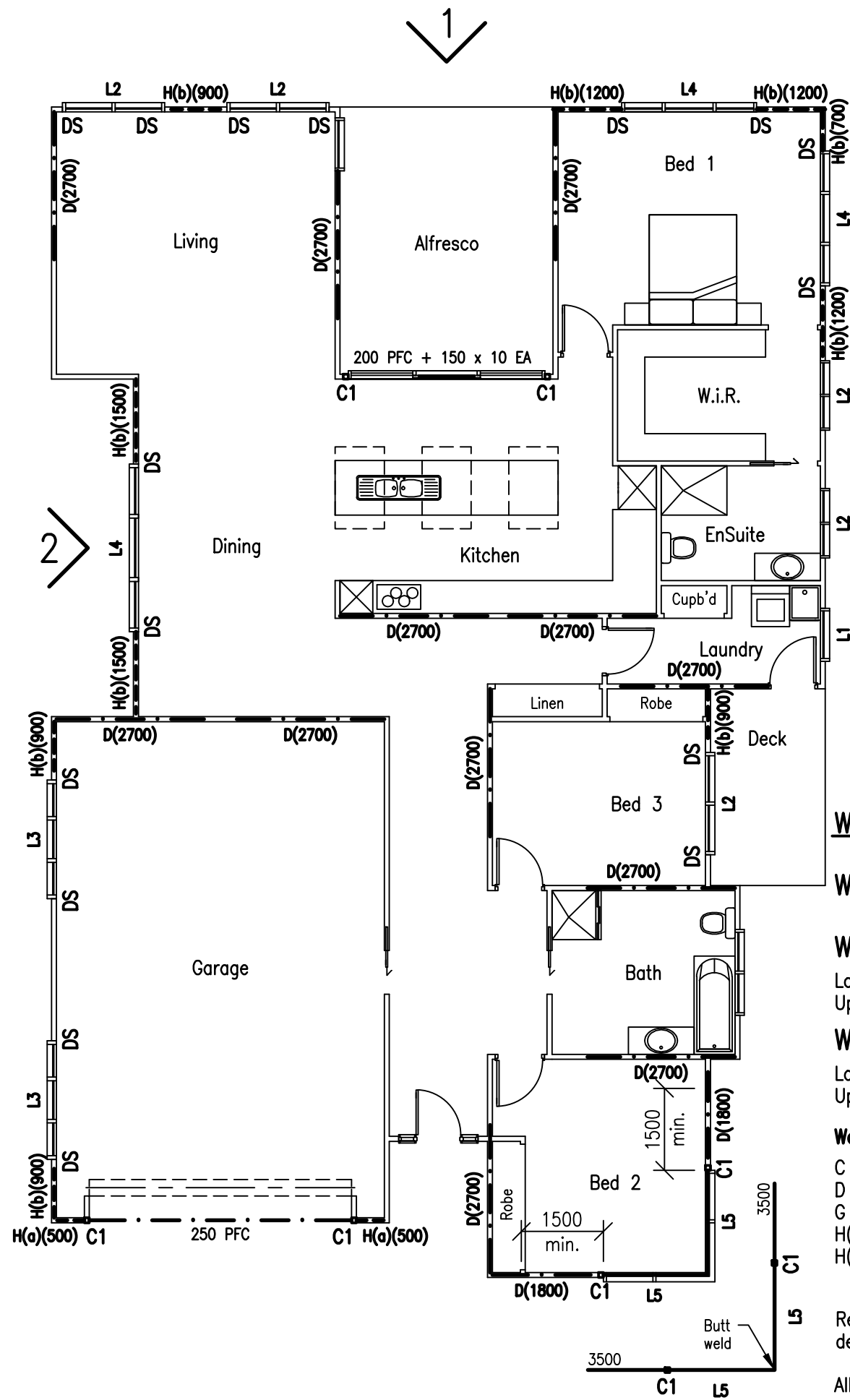
A	28/01/26	Lower Floor Plan layout amended.
	Rev. Date	Details

PROPOSED RESIDENCE for
N. & L. SALE
6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: 1:100,
Accreditation No: CC104R

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



UPPER FLOOR PLAN – WALL BRACING PLAN
SCALE 1:100

LINTEL SCHEDULE

- L1 – 90 x 45 (F17) span up to 1200
L2 – 120 x 45 (F17) 1200 < 1900
L3 – 140 x 45 (F17) 1900 < 2200
L4 – 190 x 45 (F17) 2200 < 3000
L5 – PFC as detailed
DS – Denotes double stud.

MASONRY INGAL LINTELS

- 100 x 100 x 6 EA span 0 – 1800 max.
150 x 100 x 8 UA span 1800 – 2800 max.

Wall Bracing Details

Wind Classification – N3 (41m/sec). SCALE 1:100

Wind Direction 1 :-

Lower Floor – (83m²) 116 kN (required) 86 kN (proposed)
Upper Floor – (45m²) 63 kN (required) 111 kN (proposed)

Wind Direction 2 :-

Lower Floor – (53m²) 80 kN (required) 68 kN (proposed)
Upper Floor – (49m²) 69 kN (required) 72 kN (proposed)

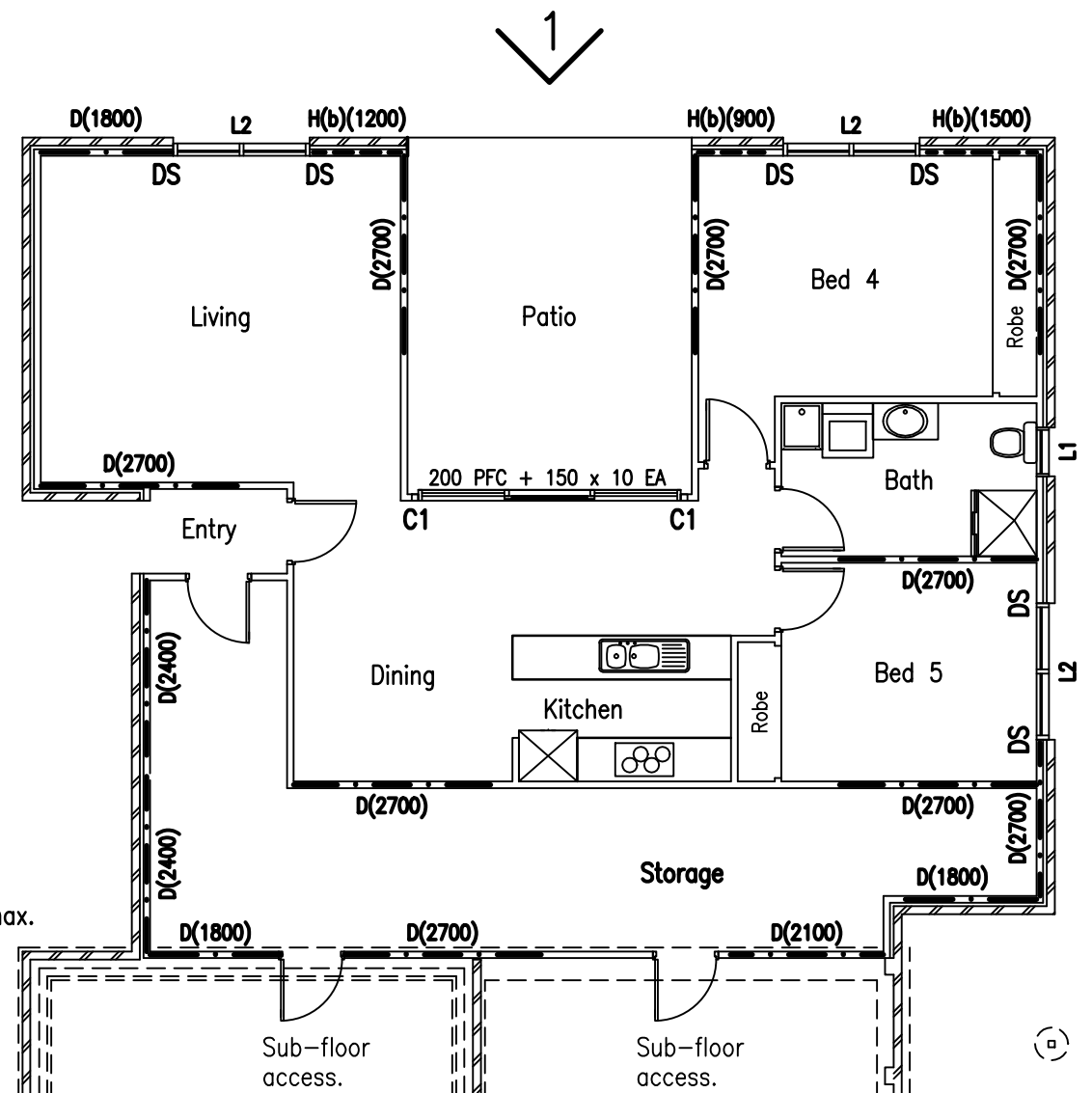
Wall Bracing Legend:

- C – Single Diagonal Metal Angle Brace. – 1.5 kN/m.
D – Double Diagonal Metal Tension Strap. – 3.0 kN/m.
G – Ply Sheet Brace. – 3.4 kN/m.
H(a) – Ply Sheet Brace (with tie down rods). – 6.4 kN/m.
H(b) – Ply Sheet Brace. – 6.0 kN/m.

Refer AS 1684.2–2010 Table 8.18 for bracing type and fixing details.

All bracing and tie downs to be in accordance with AS 1684.2 and the National Construction Code.

Wall bracing as shown is a minimum only. Builder to provide additional bracing to suit construction of wall frames in accordance with good building practices.



LOWER FLOOR PLAN – WALL BRACING PLAN
SCALE 1:100

C1 – Denotes 150 PFC Column.

Sorell Council
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026

A	28/01/26	Lower Floor Plan layout amended.
Rev.	Date	Details

PROPOSED RESIDENCE for

N. & L. SALE

6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: 1:100,
Accreditation No: CC104R

D10
Revision A

Surface Water Drainage as per NCC Part H2D2

- (a) External finished surface to give a slope of not less than 50mm over the first 1m from the building.
- (b) Finished slab height of slab-on-ground must be not less than:-
 - 150mm above finished ground level;
 - 100mm above sandy, well drained areas;
 - 50mm above paved or concentrated areas that slope away from the building in accordance with (a).

Connection of Downpipes:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

Provide flexible couplings to plumbing fittings in accordance with NCC & AS3500 requirements.

GENERAL NOTES:

1. All work to be carried out in accordance with The National Construction Code of Australia, The HIA Specification, Sorell Council By-Laws and approval.
2. Builder to check and verify all dimensions, set-outs and levels prior to commencement of any building works.
3. All plumbing shall be in accordance with Local Council By-Laws and the National Plumbing and Drainage Code AS 3500.
4. Walls and roofs are to be framed, fixed and braced in accordance with AS 1684. All timber sizes are in direct reference to AS 1684 and manufactured sizes must not be undersized to those specified.
5. O.R.G. To be located a minimum of 150mm below Finished Floor Level.

SITE PLUMBING NOTES

Waste Pipe Key

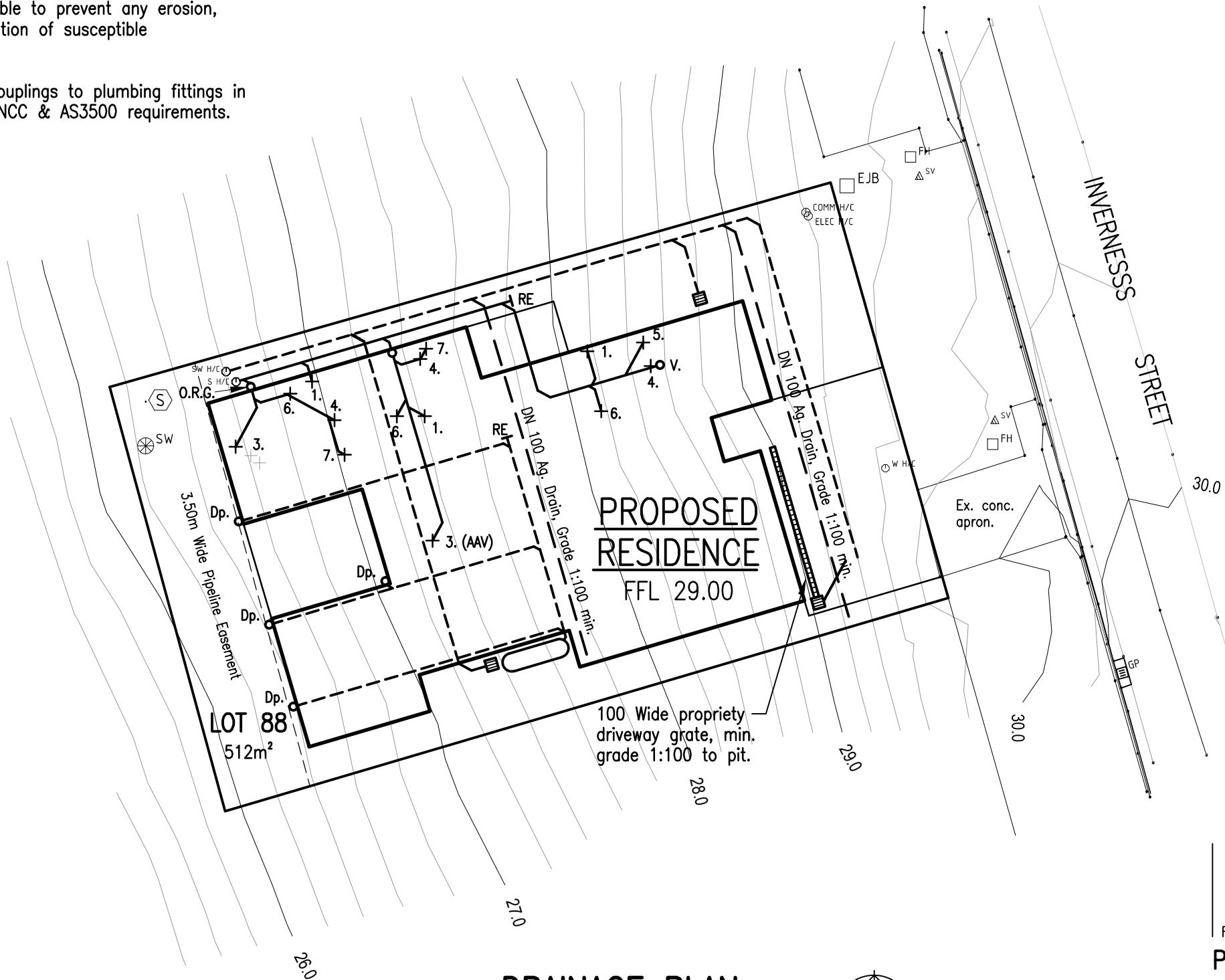
- | | |
|-----------|-------|
| 1. W.C. | 100 Ø |
| 3. Sink | 50 Ø |
| 4. Basin | 50 Ø |
| 5. Bath | 40 Ø |
| 6. Shower | 50 Ø |
| 7. Trough | 50 Ø |
| V. Vent | 50 Ø |

Hot and Cold water reticulation shall be generally 20 Ø and 15 Ø to fixtures.

Stormwater pipework shall be DN 100 UPVC Class SN6 unless noted otherwise.

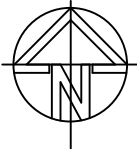
Sewer pipework shall be DN 100 UPVC Class SN6 unless noted otherwise.

All downpipes Ø90 or 100 x 50 u.n.o.



DRAINAGE PLAN

Scale 1:200
Contour interval 0.2 metres
Level Datum Arbitrary.



A	28/01/26	Floor Plan layout amended.
Rev.	Date	Details

PROPOSED RESIDENCE for
N. & L. SALE
6 INVERNESS STREET, MIDWAY POINT

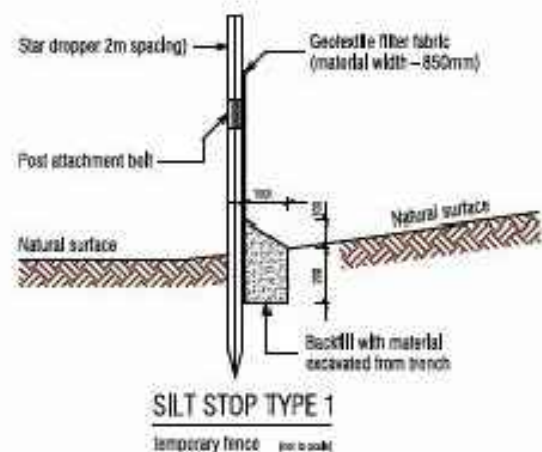
DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: 1:200,
Accreditation No: CC104R

D11
Revision A

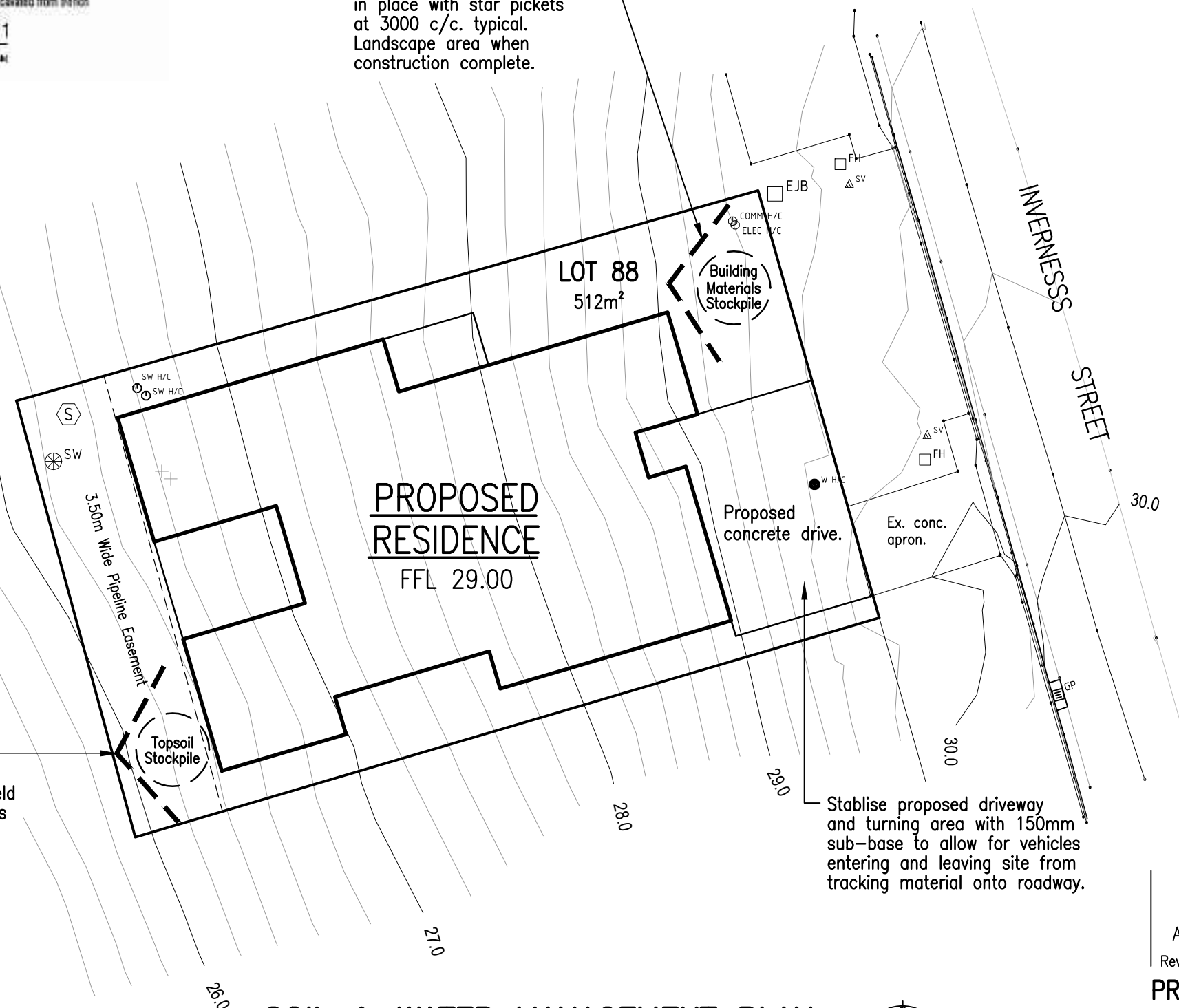
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

 **Sorell Council**
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026



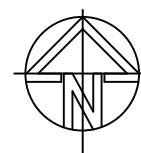
Material storage area with 900 high geo-tech fabric sediment fence held in place with star pickets at 3000 c/c. typical. Landscape area when construction complete.

Topsoil storage area with 900 high geo-tech fabric sediment fence held in place with star pickets at 3000 c/c. typical. Landscape area when construction complete.



SOIL & WATER MANAGEMENT PLAN

Scale 1:200
Contour interval 0.2 metres
Level Datum Arbitrary.



**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

Notes:

1. All work to be carried out in accordance with The National Construction Code of Australia, The HIA Specification, Sorell Council By-Laws and approval.
2. Builder to check and verify all dimensions, set-outs and levels prior to commencement of any building works.
3. All erosion and sediment control measures are to be installed prior to commencement of major earthworks.
4. Stockpiles of clayey material to be covered with impervious sheet and anchored down.
5. All erosion and sediment control measures are to be inspected each working day and after major rainfall events. Any damage to be repaired and built-up sediment removed from the structures.
6. Roof water downpipes are to be connected to the stormwater drainage system as soon as practical after roof sheeting installed.

Sorell Council
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026

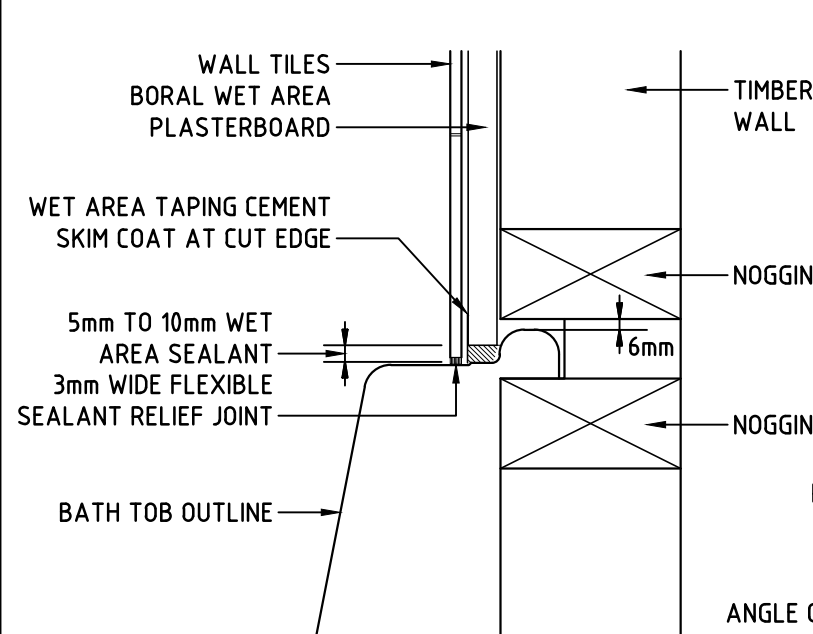
A	28/01/26	Floor Plan layout amended.
Rev.	Date	Details

**PROPOSED RESIDENCE for
N. & L. SALE**
6 INVERNESS STREET, MIDWAY POINT

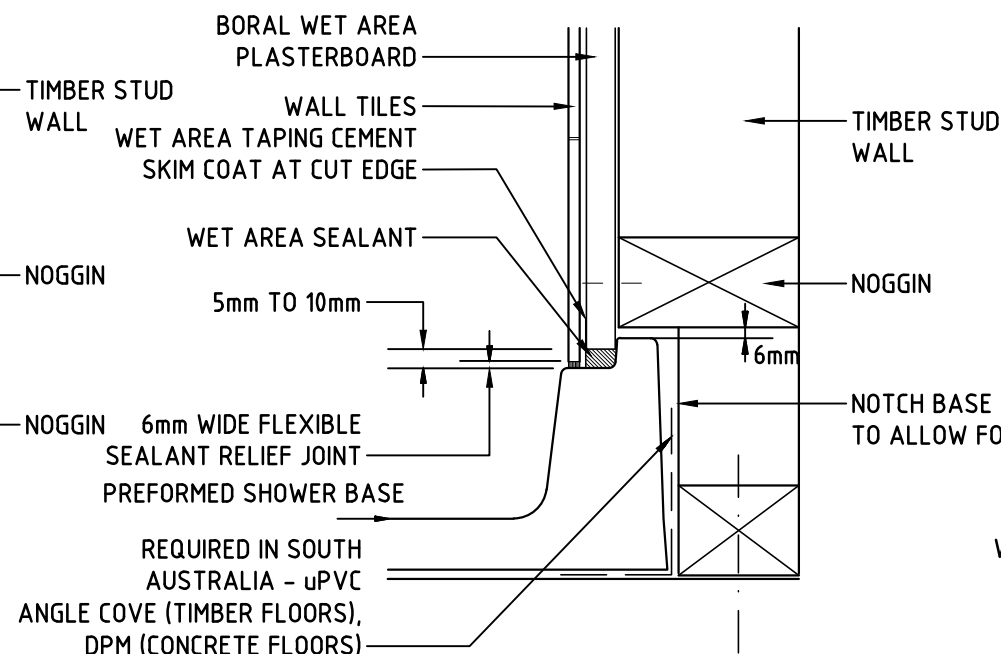
DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: 1:200,
Accreditation No: CC104R

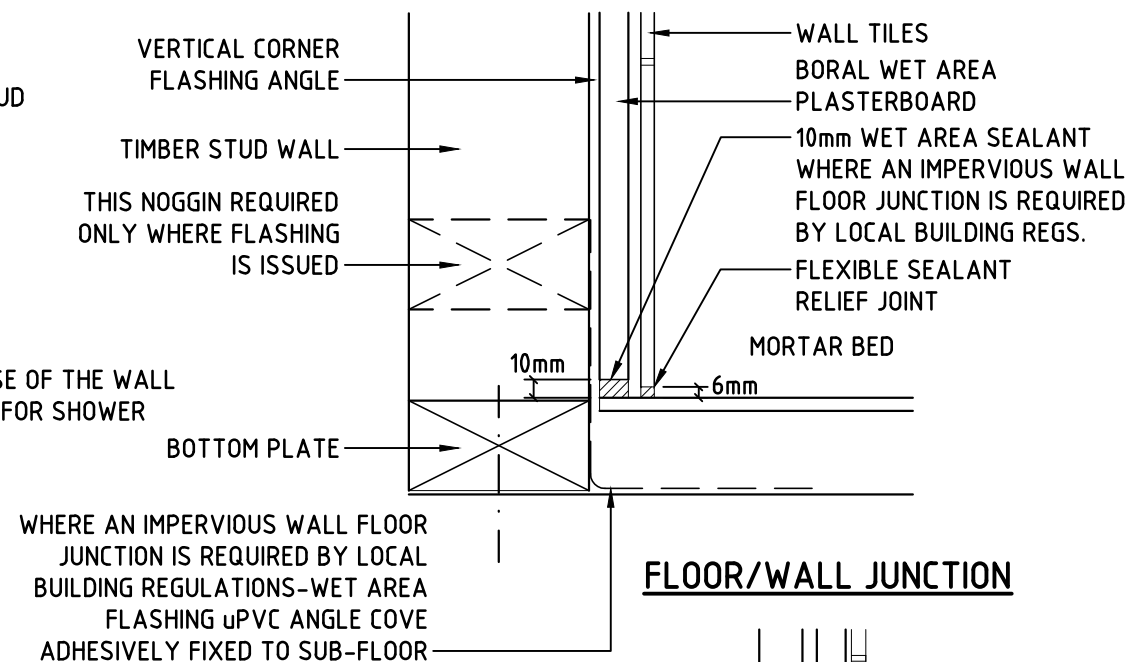
D12
Revision A



BATH RIM FIXING
NON FIRE RATED

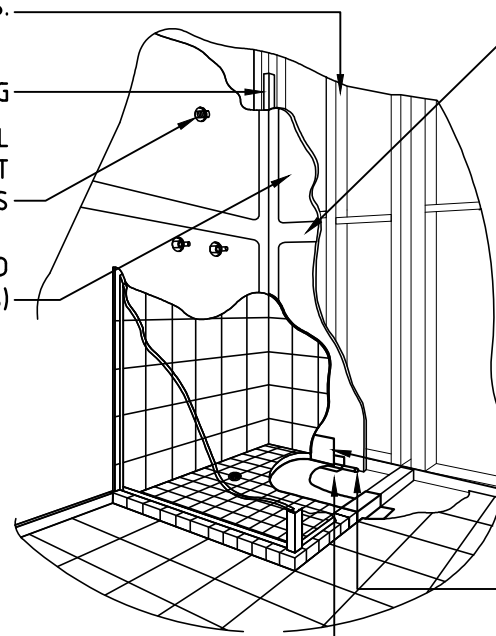


SECTION THRU PREFORMED SHOWER BASE
NON FIRE RATED



FLOOR/WALL JUNCTION

TIMBER STUDS @ 600mm MAX. CRS.
VERTICAL CORNER FLASHING
CAULK PLASTERBOARD WITH BORL PLASTERBOARD WET AREA SEALANT AROUND PLUMBING PENETRATIONS
10mm OR 13mm BORL WET AREA PLASTERBOARD (13mm OR 16mm WET AREA FIRE STOP FOR FIRE RATED WALLS)

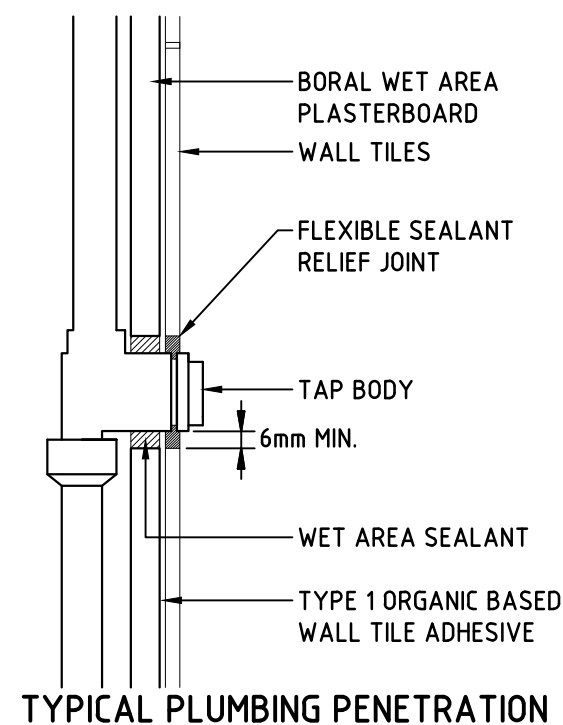


JOINT TREATMENT:
1. BASEBOND 60 OR 90 OR B300 JOINT CEMENT TREATMENT OVER PAPER TAPE WITH AN APPROVED SEALER, Eg. DAVCO DAMPFLEX, AGA SUPERFLEX1 PAINTED OVER THE ENTIRE FINISHED BOARD SURFACE (SHOWER AREA ONLY) PRIOR TO TILE APPLICATION (THE APPLICATION OF A SEALER IS NOT REQUIRED WHERE AN CSIRO APPRAISALS APPROVED SHOWER MEMBRANE IS APPLIED OVER FULL HEIGHT OF SHOWER) OR
2. BORL WET AREA TAPING CEMENT JOINT TREATMENT OVER PAPER TAPE (A SEALANT IS NOT REQUIRED TO BE USED OVER PLASTERBOARD)

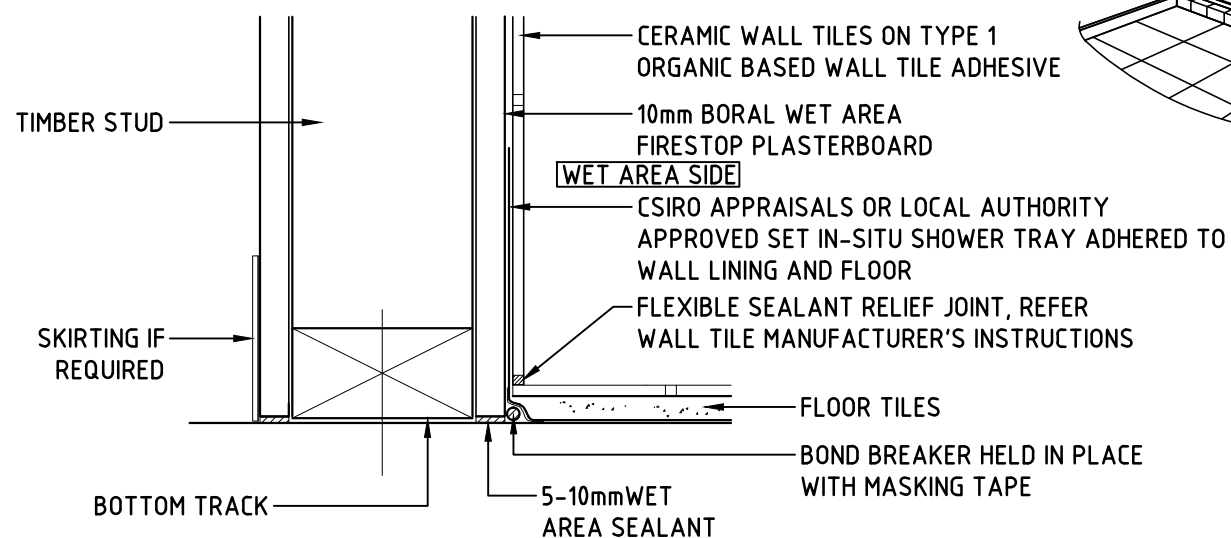
CSIRO APPRAISALS APPROVED IN-SITU MEMBRANE INTERNAL TRAY APPLIED TO SHOWER BASE AND PLASTICBOARD WALL LINING BY AN APPROVED INSTALLER
OPTIONAL FOAM PLASTIC ROD USED AS A BOND BREAKER BY TRAY INSTALLER
MASKING TAPE TO HOLD ROD IN PLACE, BY TRAY INSTALLER

DETAIL OF COMPLIANCE PREFORMED SHOWER BASE

IN COMPLIANCE WITH FIGURE 3.8.1.5 OF THE AS3740 PART 3.8 HEALTH AND AMENITY



TYPICAL PLUMBING PENETRATION



WET AREA FLOOR WALL JUNCTION (USING IN-SITU MEMBRANE)

Sorell Council
Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point - pdf
Plans Reference: P5
Date Received: 03/02/2026

A 28/01/26 Floor Plan layout amended.
Rev. Date Details

PROPOSED RESIDENCE for
N. & L. SALE
6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: NTS,
Accreditation No: CC104R

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

D13
Revision A

GENERAL SPECIFICATIONS:

3.1 – SITE PREPARATION

- All earthworks to be in accordance with NCC Part 3.1.1.1.
- Drainage shall comply with the requirements of NCC 3.1.2.2. Refer design drawings for all sub-soil drain details.
- Stormwater drainage to comply with NCC 3.1.2.5.
- For slab on ground buildings the finished slab height shall be generally 150mm above the external finished surface levels in accordance with NCC 3.1.2.3(b). Grade finished surfaces away from building at 50mm over the first metre.
- Grade surface levels under timber suspended floors to avoid ponding.

3.2 – FOOTINGS & SLABS

- Excavations for footings to be in accordance with the NCC 3.2.2.1.
- Filling material and compaction under slabs shall comply with NCC 3.2.2.2
- Provide Fortecon membrane to underside of slabs in accordance with NCC 3.2.2.6.
- Fireplace footings to be in accordance with NCC 3.2.5.5.
- Refer Site Classification Report. All construction work to be carried out in accordance of the Site Classification and Engineer's certified drawings.
- All stump footings to be in accordance with NCC 3.2.5.6.
- Footing and slab design to be in accordance with NCC 3.2.4.1, 3.2.5.1, 3.2.5.2 and AS 2870.
- All concrete and reinforcing to comply with NCC 3.2.3 and as shown on drawings. Max. nominal aggregate size 20mm, slump 100mm u.n.o.

3.3 – MASONRY

- External walls to be in accordance with AS 3700, AS 4773 and as shown on the drawings.
- Generally mortar to be 1 part cement to 4 parts sand for masonry below DPC and 1 part cement to 5 parts sand above DPC.
- Internal walls as shown on the drawings.
- Isolated piers as shown on the drawings.
- Vertical isolation joints to be provided in un-reinforced masonry walls for site classifications, except Class A & S, cladding Manufacturer's specs. and as located on the drawings. Joint width to be not less than 10mm and at the following locations:-
 - at 5m centers for straight continuous walls having no openings.
 - all changes i height of wall where the same is greater than 20%.
 - at 5m centres where openings occur greater than 900 x 900 with joint line with opening edge.
 - change in wall thickness.
 - all control and construction joints in slabs and footings.
 - at wall junctions of different masonry materials and at deep chases in walls.
- Generally wall ties to be 300g/m² each side. In aggressive environment use stainless steel wall ties as per AS 2699.1.
- Medium duty walls ties to be used.
- Wall ties to be provided at 600 c/c. vertically and at 600mm horizontally for cavity construction and at 450mm for stud walls.
- Steel lintels to be provided as noted on the drawings.
- Cavity width of 25mm minimum to be provided for brick veneer and 35 – 65mm for cavity masonry, refer dimensions on drawings.
- Provide open perpend (weepholes) at 1200 c/c. above DPC or flashing.
- Flashings to be the relevant standard. Weatherproofing to single skin masonry walls in accordance with the relevant standard.
- Brick bond patten motar specifications and joint tooling as per Engineer's details.
- Sub-floor ventilation shall comply with the requirements NCC 3.4.1. Provide vents at a rate not less than 6000mm² per length of wall. Eg. Pyrda steel vents 230 x 75 at 1500 to 1800 c/c.

NOTE:

All construction to be in accordance with NCC 2022 and referenced Australian Standards, compliant to the current version including amendments.

3.4 – FRAMING

- Provide 150mm minimum clearance between natural ground and lowest framing member. This maybe reduced if CCA or equivalent timber is used and at the discretion of the local authority.
- Steel farming and service installation to be in accordance with NCC 3.4.2. Bearer and floor joist sizes as detailed on drawings. Refer Engineer's certified drawings.
- Timber framing to be in accordance with AS 1684.2.
- Refer drawings for details of timber flooring, timber floor bearers and joists.
- Wall framing studs and plates, etc. to be as detailed on drawings.
- Roof framing to be as detailed on drawings and Manufacturer's specifications.
- Trussed roofs to be designed and manufactured by an approved accredited supplier. Certification of same to be provided.
- Trusses to be installed and braced in accordance with Manufacturer's specifications.
- Tie-downs and bracing to be in accordance with the drawings and Engineer's specifications.
- Structural steel members to be in accordance with the NCC 3.4.4 and the Engineer's certified drawings.

3.5 – ROOF AND WALL CLADDING

- Roof tiling to be in accordance with NCC 3.5.1. to a maximum pitch of 35'.
- Metal sheet roofing and flashing to be in accordance with NCC 3.5.1.3.
- Gutters and downpipes to be in accordance with NCC 3.5.2 and as shown on the drawings.
- Wall cladding to be in accordance with NCC 3.5.3 and as shown on the drawings. Window flashing to be in accordance with NCC 3.5.3.4.
- Reflective building membrane to be "Vapour Permeable" with minimum value of 4ag/Ns installed to form a 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings adequately supported and joints to be lapped minimum 150mm.
- Sarking to be installed directly on top of the trusses (under the roof battens).

3.6 – GLAZING

- All glazing to be to AS 1288 and AS 2047.
- Manufactured windows, doors and panels to the above Australian Standards and NCC 3.6.3, 3.6.4 shall be accordingly certified.

3.7 – FIRE SAFETY

- External walls less than 900mm from the allotment boundary to comply with NCC 3.7.1.5 and as shown on the drawings.
- Class 10a buildings located between a Class 1 building and the allotment boundary to comply with NCC 3.7.1.6 and figures 3.7.1.4 & 3.7.1.6.
- Carport exemptions to comply with NCC 3.7.1.6(d) Fig. 3.7.1.7.
- Allowable encroachments in accordance with NCC 3.7.1.7.
- Separating walls to comply with NCC 3.7.1.8.
- Roof sarking in Class i building to be of a flammability index and greater than 5 and in accordance with NCC 3.7.1.9.
- Roof lights in accordance with NCC 3.7.1.10.
- Smoke alarms are to be installed and located in accordance with the NCC 3.7.2 and as shown on the drawings. Smoke alarms must be interconnected where more than 1 smoke alarm is reuired.
- Heating appliances to be in accordance with NCC 3.7.3 and in location as shown on the drawings.
- Designated Bushfire Prone Areas to be in accordance with NCC 3.7.4.
- Designated Alpine Areas are to be in accordance with NCC 3.7.5.

3.8 – HEALTH AND AMENITY

- All wte areas including showers, baths and wall fixtures to be waterproofed to AS 3740 and in accordance with NCC 3.8.1.1 and 3.8.1.6 and Table 3.8.1.1.
- All walls substrates to be MR boards or similar including cement sheet with water resistant linings of ceramic tile., slate, stone, lamipanel or similar wall linings as specified above to be provided to height of 1800 above shower bases, 150 above baths, handbasins and other fixtures including washing machines.
- Shower recesses to comply with AS 3740.
- Wall and fixture junctions to comply with AS 3740.
- Room heights to be in accordance with NCC 3.8.2.2 including stairwell clearances and as shown on the drawings.
- Facilities to be provided and install in accordance with NCC 3.8.3.1 to 3.8.3.3 and as shown on the drawings.
- Doors to sanitary compartments to be in accordance with NCC 3.8.3.3 and as shown on the drawings. Clearance of 1200 to be maintained between closet pan and nearest part of doorway. Where clearance insufficient door to open outwards or slide.
- Natural light to be provided in accordance with NCC 3.8.4, not less than 10% of the floor area of the room and as shown on the drawings.
- Artificial light to be provided in accordance with NCC 3.8.4.3.
- Ventilation to be provided in accordance with NCC 3.8.5.0 to 3.8.5.2 and not less 5% of the floor area of the roof.
- Sanitary compartments as shown on the drawings in accordance with NCC 3.8.5.3.
- Sound insulation in separating walls where required to be in accordance with NCC 3.8.6.

3.9 – SAFE MOVEMENT AND ACCESS

- Stair construction to be in accordance with NCC 3.9.1 and as shown on the drawings.
- Balustrades to be in accordance with NCC 3.9.2 and as shown on the drawings. All balustrades 1000mm minimum height with a maximum aperture of 125mm (except wire balustrade where spacing will comply with NCC Table 3.9.2.1–3 and loading forces to comply with AS 1170.1).
- Balustrades to stairs to be 865mm above stair nosing and in accordance with NCC 3.9.2.3 and figures 3.9.2.1 to 3.9.2.3.

3.12 – ENERGY EFFICIENCY

- RBM to be installed in accordance with NCC 3.12.1.1(b).
- Bulk installation to be in accordance with NCC 3.12.1.1(c) and noted on the drawings.
- Roof insulation to comply with NCC 3.12.1.2 and as noted on the drawings.
- Roof lights to be in accordance with NCC 3.12.1.3.
- External wall insulation to be in accordance with NCC 3.12.1.4 and as noted on the drawings.
- Floor insulation to comply with NCC 3.12.1.5 and as noted on the drawings.
- External glazing to be in accordance with NCC 3.12.2.1 and as shown on the drawings.
- Building sealing to be in accordance with NCC 3.12.3 and as noted on the drawings.

A	28/01/26	Floor Plan layout amended.
Rev.	Date	Details

PROPOSED RESIDENCE for

N. & L. SALE

6 INVERNESS STREET, MIDWAY POINT

DATE: 12th.September,2025
DRAWN BY: A. Coombe

SCALES: NTS,
Accreditation No: CC104R

D14
Revision A

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



Sorell Council

Development Application: 5.2025.325.1
Amended Plans - 6 Inverness Street, Midway
Point -.pdf
Plans Reference: P5
Date Received: 03/02/2026