

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

15 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 **Monday 2nd March 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 **Monday 2nd March 2026**

APPLICATION NO: **5.2025.344.1**

DATE: **13 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:	<i>Use:</i>
	<i>Development:</i>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$

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

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

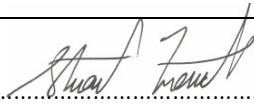
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form

<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council

Development Application: Development Application - 15 Inverness Street, Midway Point.pdf
Plans Reference:P1
Date Received:9/12/2025

<p style="text-align: center;">Declarations and acknowledgements</p> <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.• Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.		
Applicant Signature:	Signature:  Date:	

<p style="text-align: center;">Crown or General Manager Land Owner Consent</p> <p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p>		
<p>Please note:</p> <ul style="list-style-type: none">• If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au• If the application involves Crown land you will also need a letter of consent.• Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.		
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p> <p>Sorell Council Development Application: Development Application - 15 Inverness Street, Midway Point.pdf Plans Reference: P1 Date Received: 9/12/2025</p>		
Signature of General Manager, Minister or Delegate:	Signature: Date:	

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
184962	101
EDITION	DATE OF ISSUE
2	03-May-2024

SEARCH DATE : 09-Dec-2025

SEARCH TIME : 11.53 am

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 101 on Sealed Plan [184962](#)

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

Prior CT [184768/1000](#)**SCHEDULE 1**[N181597](#) TRANSFER to LLEANDER ALISON FARRAR-CREESE
Registered 03-May-2024 at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

[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 Transfer[E357702](#) INSTRUMENT Creating Restrictive Covenants Registered 03-May-2024 at 12.01 pm[E357699](#) MORTGAGE to Heritage and People's Choice Ltd
Registered 03-May-2024 at 12.02 pm**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

**Sorell Council**

Development Application: Development Application - 15 Inverness Street, Midway Point.pdf

Plans Reference:P1

Date Received:9/12/2025

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 4 SHEETS		OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184768/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 50700LM	Registered Number SP 184962
SIGNED FOR IDENTIFICATION PURPOSES <i>John (F)</i> Council Delegate	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. 11.5.23 Date CPM 9/23 Registered Land Surveyor	APPROVED EFFECTIVE FROM 20 JUL 2023 20/3/2023 Date	



Sorell Council

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Plans Reference:P1
Date Received:9/12/2022

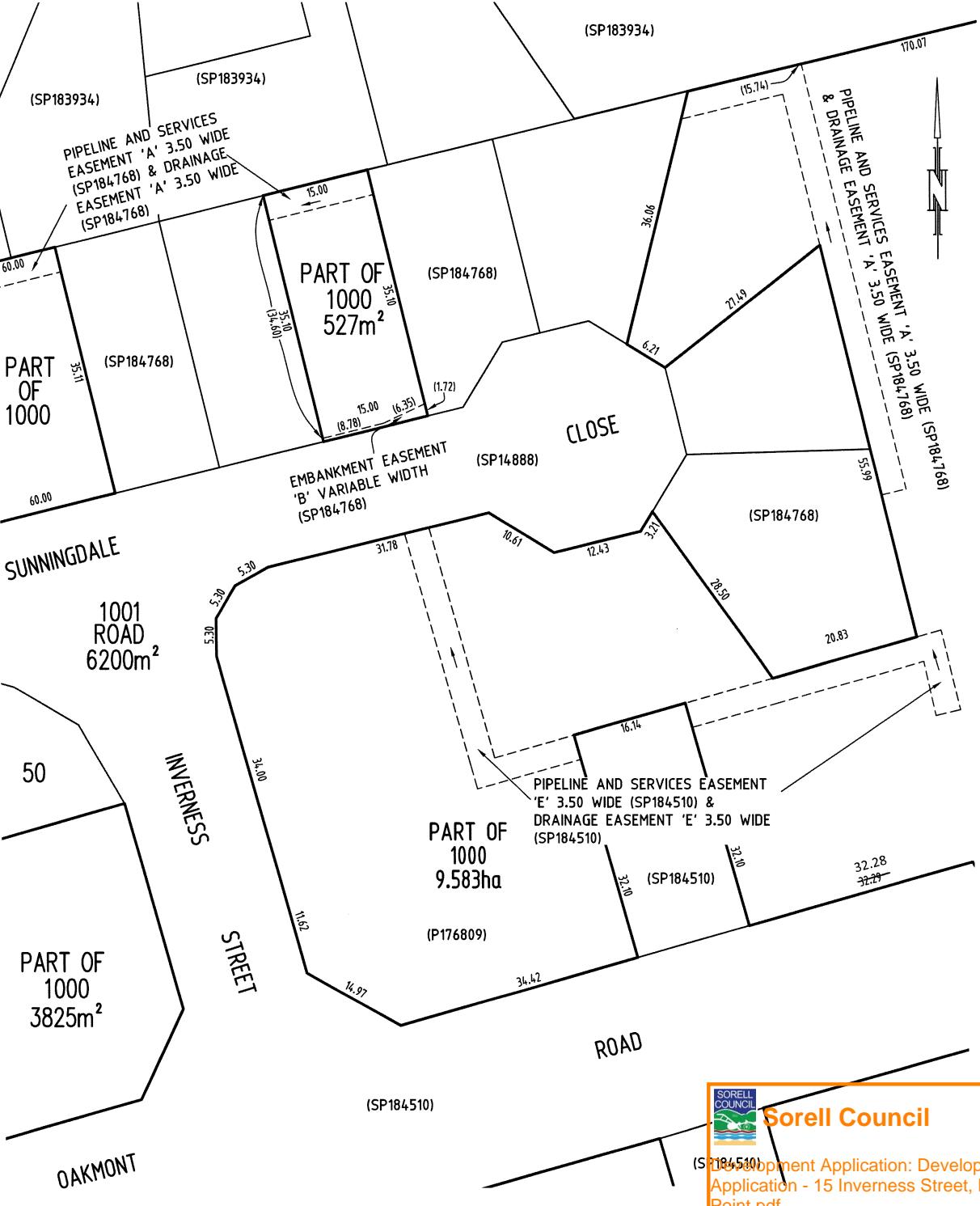
**Sorell Council**

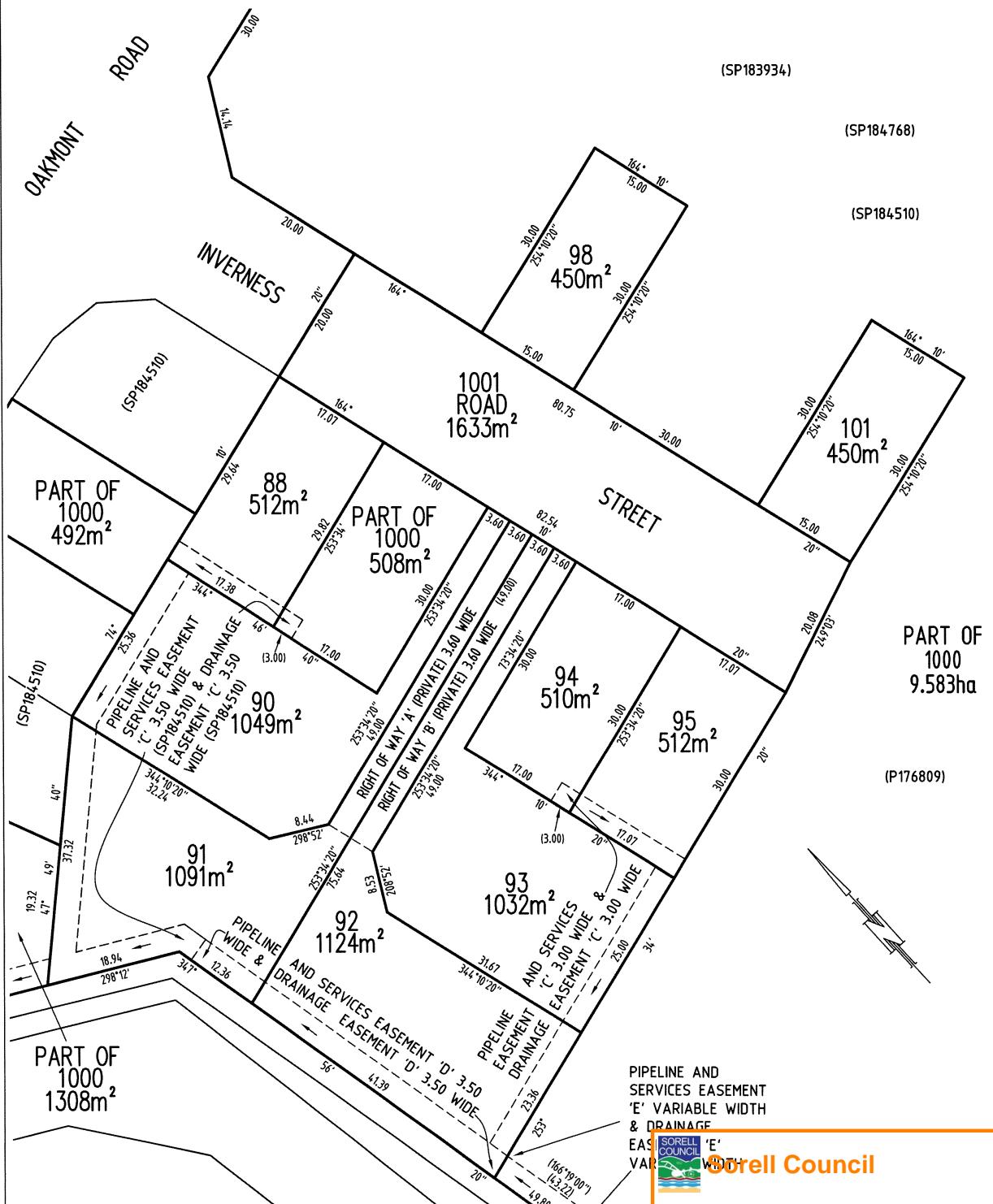
Development Application: Development

Application - 15 Inverness Street, Midway
Point.pdf

Plans Reference:P1

Date Received:9/12/2025

PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 4 SHEETS		OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184768/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 50700LM	Registered Number SP 184962
SIGNED FOR IDENTIFICATION PURPOSES  11.5.23 Council Delegate	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  20/3/2023 Registered Land Surveyor	APPROVED EFFECTIVE FROM 20 JUL 2023	Renae Recorder of Titles
 <p>SORELL COUNCIL Sorell Council (SP184510) Development Application: Development Application - 15 Inverness Street, Midway Point.pdf Plans Reference:P1 Date Received:9/12/2025</p>			

PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS		OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184768/1000 SCALE 1: 500 LENGTH IN METRES SURVEYORS REF: 50700LM	Registered Number SP 184962
SIGNED FOR IDENTIFICATION PURPOSES <i>Robert (RJ)</i> Council Delegate	11.5.23 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>CPMr W.</i> Registered Land Surveyor	APPROVED EFFECTIVE FROM 20 JUL 2023 <i>Renae</i> Recorder of Titles
			

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

Registered Number

SP 184962

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").

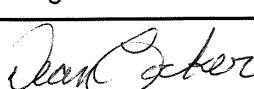
Lots 88, 90, 91 & 1000 are to be SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'C' 3.50 WIDE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

SUBDIVIDER: JAC ESTATES PTY LTD	PLAN SEALED BY: SORELL COUNCIL
FOLIO REF: 184768/1000	DATE: 11.5.23
SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:230693)	SA 2020/00006 - 1 REF NO.


Robert
Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

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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: Development
Application - 15 Inverness Street, Midway
Point.pdfPlans Reference:P1
Date Received:9/12/2025

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.

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**ANNEXURE TO
SCHEDULE OF EASEMENTS**

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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 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 **Sorell Council**

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**ANNEXURE TO
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Registered Number

SP 184962SUBDIVIDER: JAC ESTATES PTY LTD
FOLIO REFERENCE: 184768/1000

1000 41001
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.

*JS
JASON
S192
2/6/23
Sorell
for Sorell*

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.

JL
FENCING PROVISION *COVENANT**WMT*

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 *Jan Baker*Director *Peter Hart***Sorell Council**

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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: 
Dean Carter

Director: 
Peter Mc



Sorell Council

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 18 4962
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 PETH KNZ
Director Full Name (print) Director/Secretary Full Name

**Sorell Council**

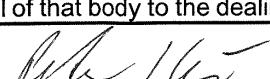
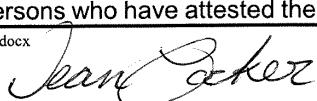
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DOYLE SOIL CONSULTING

 **Sorell Council**

Development Application: 5.2025.344.1 -
Response to Request For Information - 15
Inverness Street, Midway Point - P2.pdf
Plans Reference: P2
Date received: 5/02/2026



DISPERSION ASSESSMENT SOIL AND WATER MANAGEMENT PLAN

**15 Inverness Street
Midway Point**

January 2026

SITE INFORMATION

Client: Lleander Creese

 **Sorell Council**
Development Application: 5.2025.344.1 -
Response to Request For Information - 15
Inverness Street, Midway Point - P2.pdf
Plans Reference: P2
Date received: 5/02/2026

Address: 15 Inverness Street, Midway Point (CT 184962101)

Site Area: Approximately 456 m²

Date of inspection: 16/11/2025

Building type: New house

Services: Reticulated water supply and sewer

Relevant Planning Overlays: Potential dispersive soil overlay SOR-S1.0

Mapped Geology - Mineral Resources Tasmania 1:250 000 SE sheet: **Rq** - Triassic Sandstone

Soil Depth: 0.9 - 1.45 m

Subsoil Drainage: Well drained

Drainage lines/water courses: none relevant

Vegetation: grass

Rainfall in previous 7 days: Approximately 14 mm

Slope/aspect: Approximately 5-6° W

Site Assessment and Sample Testing

Site and published geological information were integrated to complete a soil dispersion assessment with reference to the DPIWE dispersive soil technical manual.

Test holes dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm). For test hole and DCP locations, see in Appendix 1.

- Two test hole (TH) cores:
 - TH1 with refusal at 1.4 m
 - TH2 with refusal at 1.45 m
- Emerson Dispersion test on subsoils and linear shrinkage tests on all likely founding layers.

SOIL PROFILES – Test Hole 1



Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.4	A1	Very dark greyish brown (10YR 3/2), Sand , poorly graded, dry loose consistency	SP
0.4 – 0.5	A3 _h	Dark brown (10YR 3/3), Loamy Sand , weak fine angular blocky structure, slightly moist soft consistency	SP/ SM
0.5 – 0.8	B2 _{1g}	Very dark greyish brown (10YR 3/2) with common coarse yellowish-brown mottles, Very Sandy Medium Clay , Massive, slightly moist firm to stiff consistency, FeO ₂ down root channels, sand down cracks	CH
0.8 – 1.05	B2 ₂	Mixed yellowish brown (10YR 5/6), greyish brown (10YR 5/2) dark red (2.5YR 3/6), Clayey Sand , moderate medium platy structure, slightly moist firm to soft consistency	SC
1.05 – 1.2	B2 ₃	Dark grey (10YR 4/1), Sandy Medium Clay , massive, slightly moist firm consistency	CH
1.2 – 1.4	C _w	Weathered sandstone bedrock: Yellowish brown (10YR 5/8) and light grey (10Yr 7/2), Sandy Loam , weak fine platy structure, dry firm friable consistency (very dense in situ) Refusal on sandstone bedrock	SC

SOIL PROFILES – Test Hole 2



Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.4	A1	Very dark greyish brown (10YR 3/2), Sand , poorly graded, dry loose consistency	SP
0.4 – 0.55	A3 _h	Dark brown (10YR 3/3), Loamy Sand , weak fine angular blocky structure, slightly moist soft consistency	SP/ SM
0.55 – 0.9	B2 _{1g}	Very dark greyish brown (10YR 3/2) with common coarse yellowish brown mottles, Very Sandy Medium Clay , Massive, slightly moist firm to stiff consistency, FeO ₂ down root channels, sand down cracks	CH
0.9 – 1.0	B2 ₂	Mixed yellowish brown (10YR 5/6), greyish brown (10YR 5/2) dark red (2.5YR 3/6), Clayey Sand , moderate medium platy structure, slightly moist firm to soft consistency	SC
1.0 – 1.15	B2 ₃	Dark grey (10YR 4/1), Sandy Medium Clay , massive, slightly moist firm consistency	CH
1.15 – 1.45	C _w	Weathered sandstone bedrock: Yellowish brown (10YR 5/8) and light grey (10Yr 7/2), Sandy Loam , weak fine platy structure, dry firm friable consistency (very dense in situ) Refusal on sandstone bedrock	SC

SITE AND SOIL COMMENTS

The natural soil profiles are formed from windblown sands over sandy clays derived from Triassic sandstone (Figure 1). The profiles are moderately deep with test hole refusal occurring at approximately 1.4 – 1.45 m. The field textures of the soil profile are dominated by sandy light and medium clays, which are moderately reactive, weakly structured with mild dispersion characteristics.

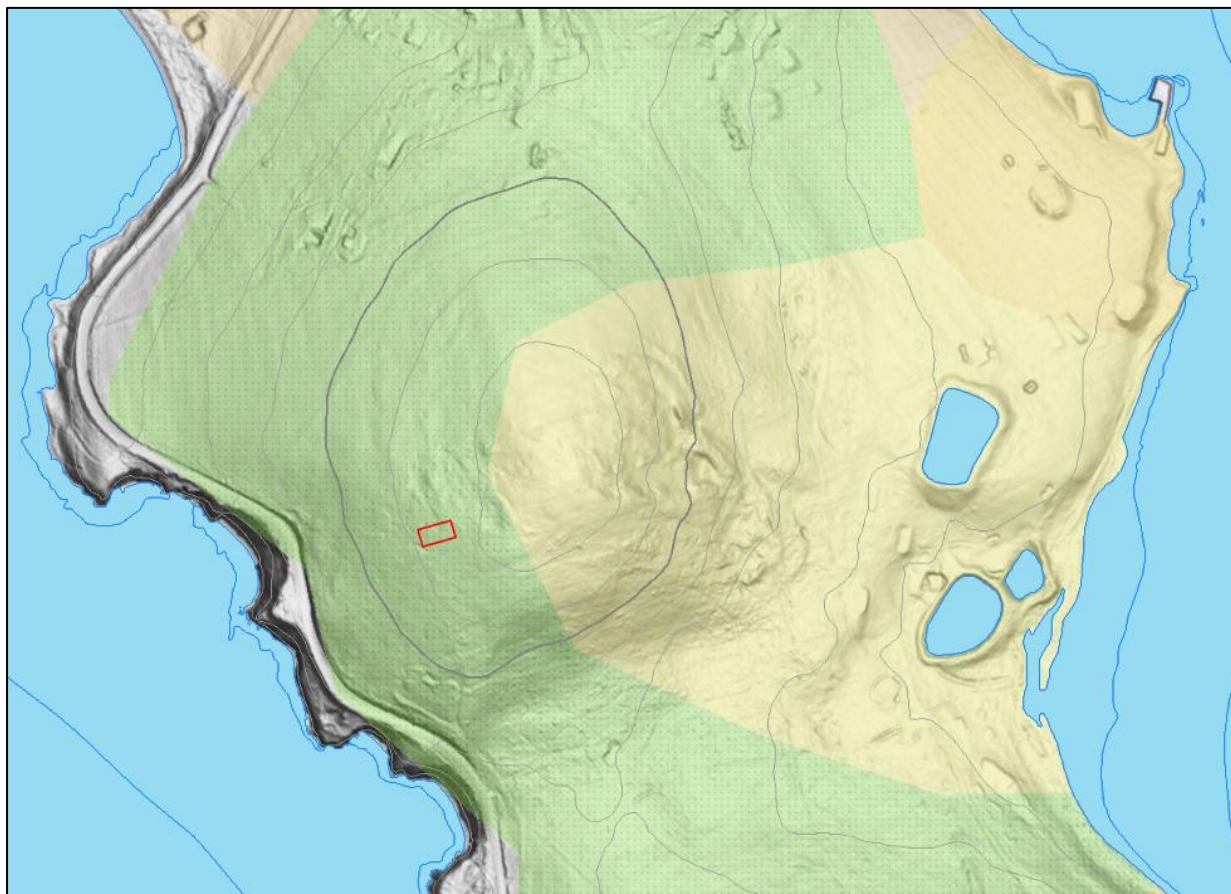


Figure 1: mapped lithologies in the environs around 15 Inverness Street, Midway Point (red). The property has soil derived from the underlying Triassic sandstone (green polygon).

Potential for dispersive soils

The Triassic sediments are known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances dispersive soils can lead to significant erosion, including tunnel and gully erosion. Moderate, to steep slopes (>10% / 5.5 degrees) are usually required for tunnel erosion to occur. The area of proposed development has 5-6° slopes (Figure 2), so is in the low range of slopes, most susceptible to tunnel erosion.

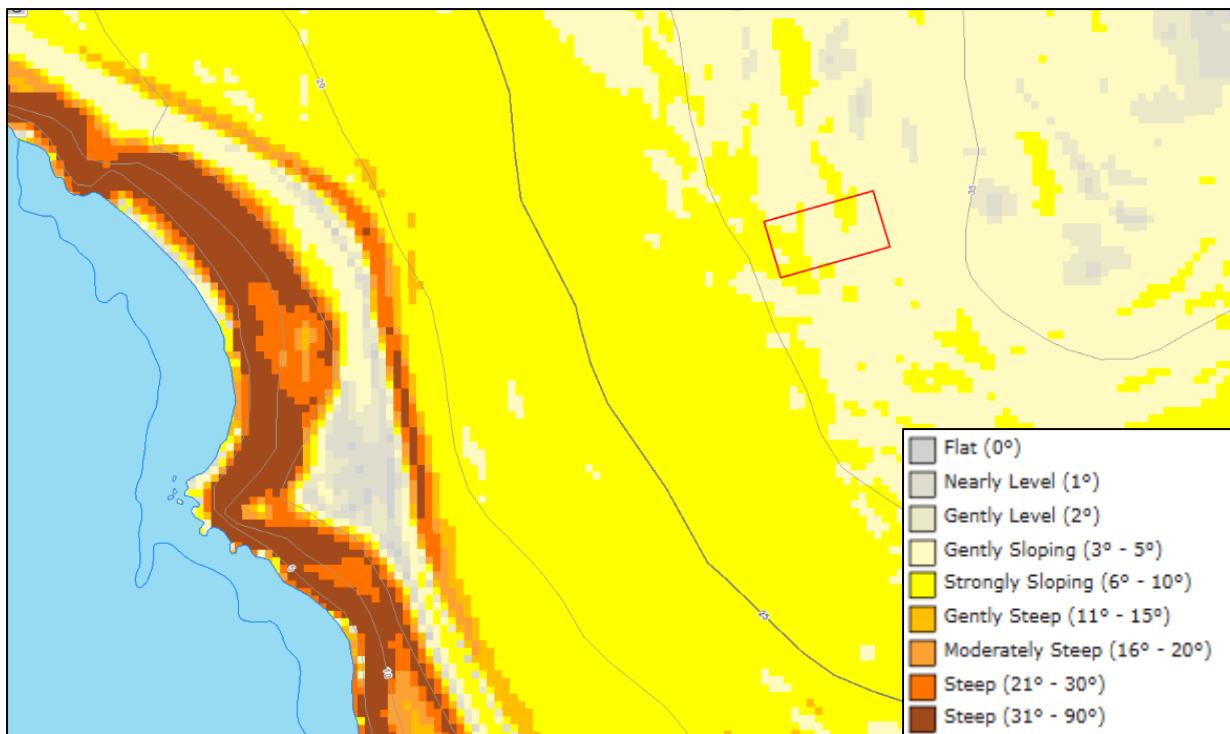


Figure 2: mapped slope angles in the enviros around 15 Inverness Street, Midway Point.

Lab testing found the clays to be mildly dispersive (Emerson class 2(2)). No signs on erosion (due to soil dispersion) were apparent at site or the near vicinity at time of visit. The land has been cleared but no subsoils exposed. Approximately 400 mm of very sandy topsoil covers the clay subsoil.

The proposed development will likely involve exposing the (dispersive) clay subsoil. To reduce the likelihood of tunnel erosion reducing the total area of subsoil exposed and the duration of exposure. If exposure of clay subsoils is required, we recommend coverage of exposed subsoil with topsoil or regular treatment with gypsum at 0.5 Kg/m². Most importantly - minimise the extent of subsoil disturbance.

Soil sampling and testing

The subsoil was tested for dispersion using the Emerson Dispersion method. Photos are shown in Appendix 1. Testing resulted in Emerson Class 2(2), indicating a moderate dispersive characteristic. The clay fines are, therefore, moderately spontaneously dispersive, meaning exposure to rainfall may lead to clay dispersion and potentially rill and tunnel erosion.

To minimise this coverage of any exposed subsoils with topsoil and regular treatment with gypsum applied to the exposed subsoils at 0.5 – 1.0 kg/m², along with minimising subsoil disturbance are recommended. Refer to the DPIWE publication “Dispersive soils and their management – a technical guide” by Dr Marcus Hardie.

TH #	Depth (m)	Visual sign	Class
1	0.3 - 0.8	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
1	1.0 - 1.4	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)

Conclusions

If the recommendations for subsoil management provided above are followed the there is a **low risk** associated with dispersive soils on the site. Our testing found the subsoils at the site to be mildly spontaneously dispersive. However, there is no evidence of erosion due to dispersion in the area.

Efforts should be made to cover all exposed subsoils on (especially on any cut/fill batters) with topsoil and seeded with well suited grass species to avoid exposure to rainwater and surface water flows from causing erosion of the sand and sandy clays.

Our site investigations revealed 0.8 m thick clay subsoils at approximately 0.4 m depth below sandy topsoil. If during excavation the clay layers are uncovered, it is not recommended that these layers be utilised for cut and fill. If they were to be utilised as fill, then treatment with gypsum at a rate of 1.0 Kg/m² and controlled compaction is required.

A number of general site management recommendations have been made in this report, and a summary of the recommendations can be found in the soil and water management plan (SWMP) for the site. Further information can also be found in the publication “Dispersive soils and their management – Technical manual” (DPIWE Tas 2009).

Works to comply with the Sorell Local Planning Scheme for Dispersive Soils

SOR-S1.7.1 Development on dispersive soils:

Acceptable Solution:	Comments:
<p>A1</p> <p>Buildings and works must be for:</p> <p>(a) works not involving the release of concentrated water or the disturbance of soils;</p> <p>(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is not more than 100m²; or</p> <p>forestry operations in accordance with a certified Forest Practices Plan.</p>	<p><u>Non-compliance:</u> roof structure and paved areas will concentrate stormwater; excavation for foundation likely to disturb subsoil</p> <p>N/A</p> <p>N/A</p>

Performance Criteria:	Comments:
<p>P1</p> <p>Building and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:</p> <p>(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;</p> <p>(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;</p> <p>(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;</p> <p>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel</p>	<p>Project management to ensure: the exposure of the clay subsoils is minimised; application of gypsum, topsoil and re-vegetating of all exposed subsoils</p> <p>No signs of active erosion in general vicinity</p> <p>All wastewater and storm water to be directed to reticulated infrastructure</p> <p>The level of risk is reduced to low if subsoil management program outlined in this report is followed.</p>

erosion; (e) management measures that would reduce risk to an acceptable level; and the advice contained in a dispersive soil management plan.	As per this report – minimise subsoil exposure, cover subsoils with 0.5 kg/m ² of gypsum and topsoil and re-vegetate as soon as possible, post-construction.
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Soil & Water Management Plan

Detail of works:

House construction, installation of all services

Site Management recommendations:

1. Plan construction to avoid exposing dispersive clay subsoils wherever possible.
2. Plan construction activities to minimise subsoil excavation and vegetation stripping.
3. Monitor any exposed subsoils for clay dispersion (milky, cloudy water) after rain and if noted immediately cover with gypsum at 0.5 – 1 kg/m² and re-topsoil and re-vegetate.
4. Identify areas for stockpiling of excavated soil material or off-site destination.
5. Minimize the length of steep slopes.
6. Limit the time bare soil surfaces are exposed to wind and rain as the sandy topsoils, while permeable, are prone to wind and water erosion.
7. Intercept and safely divert water running on to the site from upslope areas.
8. Apply mulch or gravels fines to disturbed areas that will be uncovered for more than 1-2 weeks.
9. Install permanent storm water drainage measures as part of the first phase of construction
10. Ensure runoff from hard areas is discharged into appropriate stormwater infrastructure to avoid soil erosion
11. Connect guttering and pipe work as soon as possible after roof construction.
12. Maintain existing vegetation cover that may act as sediment traps, e.g., on slopes.
13. Install sediment traps as close as possible to sediment sources.

Maintenance recommendations:

1. Display a copy of the SWMP on site and inform all contractors of the content.
2. Check and clean sediment fences weekly to avoid overloading and failure.
3. Check condition of staked straw bale sediment traps weekly and restock with straw bales as required.
4. Monitor soil and building material stockpile levels and move sediment fences to accommodate changes.
5. Check all storm water drains weekly and remove any material which is causing blockages.
6. Ensure all erosion control measures are in place until vegetation is re-established on site.

It is recommended that during construction, Doyle Soil Consulting and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Rowan Mason

B.Agr.Sc.(Hons).

Soil Scientist



Robyn Doyle

B.Agr.Sc. CPSS

Soil Scientist and Wastewater Designer

Licence no. CC7149

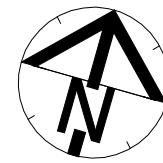


APPENDIX 1 – Dispersion Test

Test Hole	1 & 2	Depth/ horizon:	B2 ₁
			

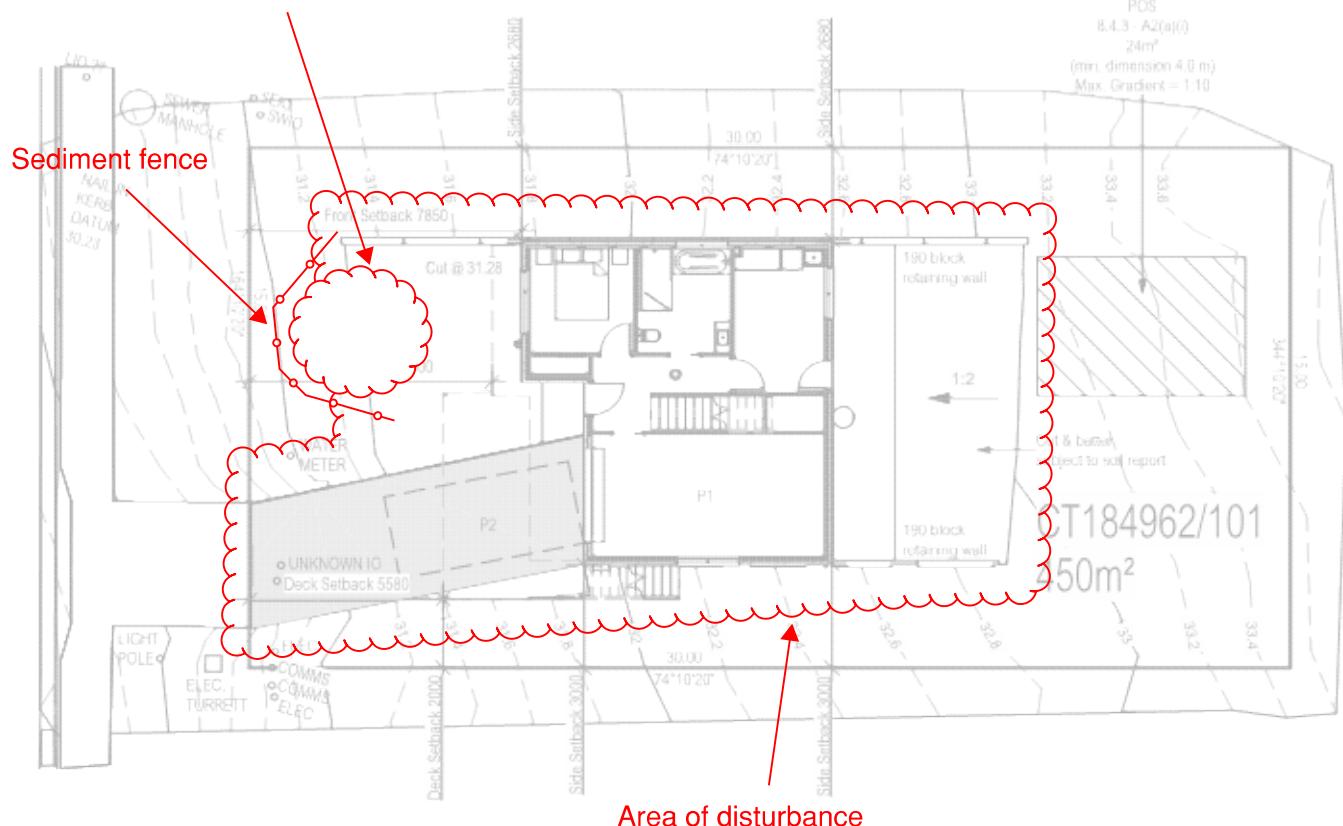
Test Hole	1 & 2	Depth/ horizon:	B23
			

15 Inverness Street, Midway Point



**DOYLE
SOIL
CONSULTING**

Stockpiled soil and building materials.
The soil may need watering to prevent
wind erosion/dust



SOIL EROSION & WATER MANAGEMENT

DNPPES TO BE CONNECTED TO STORMWATER DISPOSAL AS SOON AS ROOF IS INSTALLED.

ALL EXCAVATED MATERIAL AND WASHDOWN AREAS TO BE PLACED UP SLOPE OF AG DRAIN OR A TEMPORARY SEDIMENT CONTROL FENCE. EXCAVATED MATERIALS TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS.

AG DRAINS WHERE SHOWN ARE TO BE INSTALLED PRIOR TO FOOTING EXCAVATION. AG DRAINS ARE TO BE 100Ø, 650 DEEP WITH FILTER SOCK U.N.O

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR DRIVEWAY ONCE CONSTRUCTED TO PREVENT TRANSFERRING DEBRIS ONTO STREET

MINIMISE THE DURATION AND EXTENT OF DISTURBED SOIL SURFACES

ANY EXPOSED CLAY SUBSOIL SHOULD HAVE AN APPLICATION OF GYPSUM AT 0.5 KG/SQM AND BE COVERED WITH TOPSOIL AS SOON AS POSSIBLE. THEN REVEGETATE AS SOON AS POSSIBLE

Robyn Doyle
Building Services Designer
Hydraulic
CC7418

2/2/2026

Prepared by
Rowan Mason

30/1/26

Sorell Council

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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Another perspective Owner /Agent
Level 1, 67 Letitia St Address
North Hobart TAS 7000 Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Robyn Doyle
Address: 6/76 Auburn Rd Phone No: 0488 080 455
Kingston Beach 7050 Fax No:
Licence No: N/A Email address: robyn@doylesoilconsulting.com.au

Qualifications and Insurance details: Soil Scientist
Building Services Provider
CC7418
Professional Indemnity cover –
Lloyd's of London
ENG 24 000305

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

Speciality area of expertise: Site and Soil Classification
Dispersive soil assessment

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

Details of work:

Address: 15 Inverness St Lot No: 101
Midway Point 7171 Certificate of title No: 18962/101

The assessable item related to this certificate: Classification of soil according to Geotechnical Site Investigation

(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: Dispersive soil Classification

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

 Sorell Council Development Application: 5.2025.344.1 - Response to Request For Information - 15 Inverness Street, Midway Point - P2.pdf Plans Reference: P2 Date received: 5/02/2026
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The attached Dispersive Soil Assessment Report for the address detailed above in, 'Details of Work'.

Relevant calculations:

Refer to above report.

References:

AS1726-2017 Geotechnical Site Investigation

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

Site classification for dispersive soils.

Scope and/or Limitations

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

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

1929-1

Date:

2/2/2026





AP2025-2478 - PROPOSED CREESE RESIDENCE
15 Inverness Street,
MIDWAY POINT

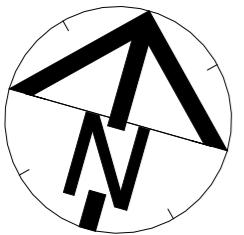
SHEET		DRAWING TITLE
01	A	SITE PLAN
01a	A	DRAINAGE PLAN
02		GROUND FLOOR PLAN
02a	A	FIRST FLOOR PLAN
03	A	ELEVATIONS SHEET 1
03a	A	ELEVATIONS SHEET 2
03b	A	PERSPECTIVE VIEWS



Sorell Council

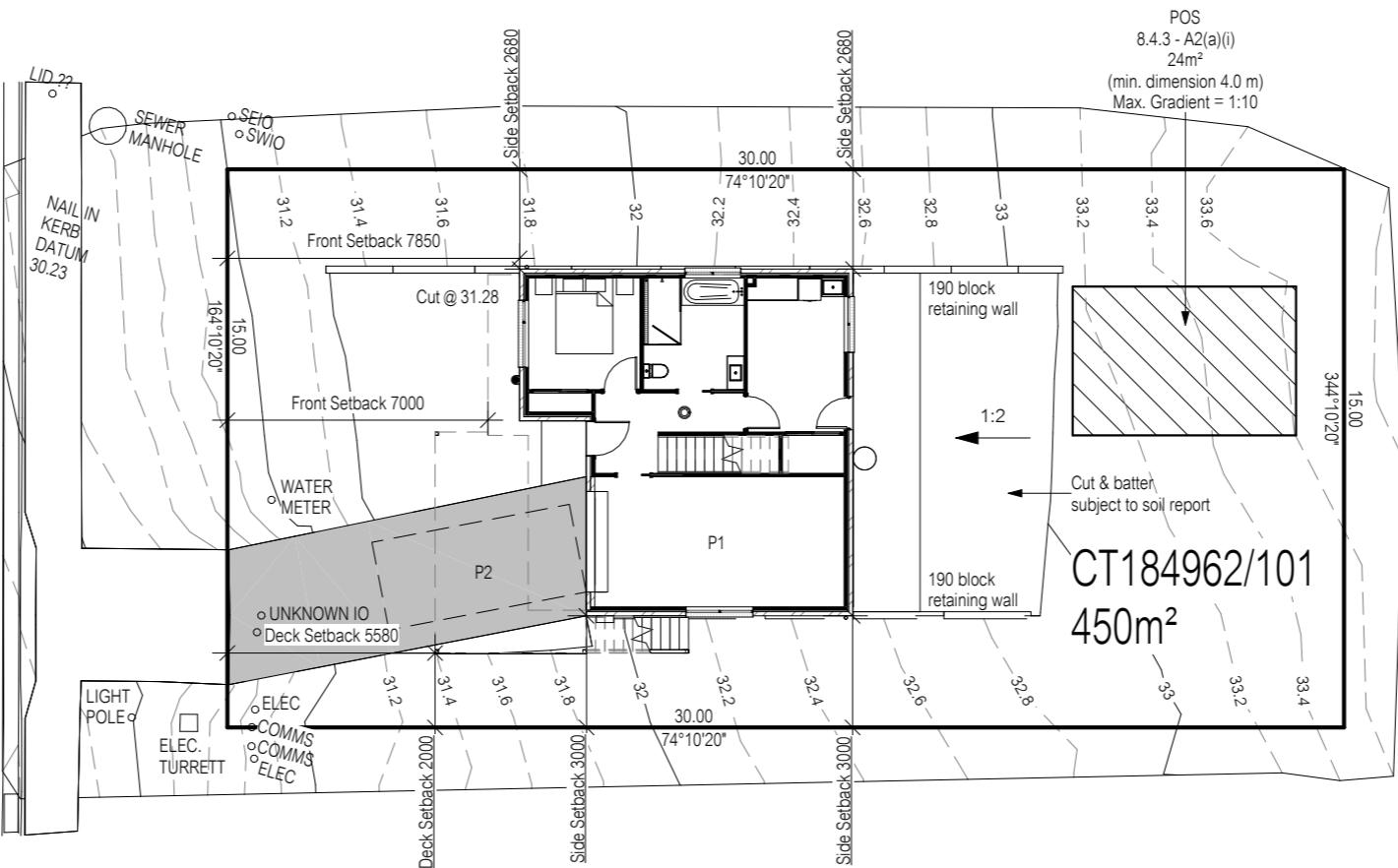
Development Application: Development Application - 15 Inverness Street, Midway Point.pdf
Plans Reference:P1
Date Received:9/12/2025

<p>Notes</p> <ul style="list-style-type: none"> Builder to verify all dimensions and levels on site prior to commencement of work All work to be carried out in accordance with the current National Construction Code. All materials to be installed according to manufacturers specifications. Do not scale from these drawings. No changes permitted without consultation with designer. 	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED CREESE RESIDENCE 15 Inverness Street, MIDWAY POINT</p>	<p>Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation)</p>	<p>TBC CT184962/101 Refer to Floor Plan Refer to Floor Plan TBC 7 N/A Medium LOW LOW</p>	<p>COVER SHEET</p>	
					<p>AP2025-2478</p> <table> <tr> <td>Date</td> <td>1 December 2025</td> </tr> <tr> <td>Sheet</td> <td>00/03</td> </tr> <tr> <td>Scale</td> <td></td> </tr> </table>	Date
Date	1 December 2025					
Sheet	00/03					
Scale						



Ground Floor FFL 31.54
First Floor FFL 34.30

INVERNESS STREET



1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND GPS SURVEY CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS ONLY VISIBLE SERVICE INFORMATION HAS BEEN COLLECTED.
4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.
5. HORIZONTAL DATUM IS BASED ON SP184962 (MGA2020) BY REGISTERED SURVEYOR A.P. McINDOE. DISTANCES ARE SCALED TO PLANE. (CSF 0.999618 ABOUT NAIL IN KERB)
6. VERTICAL DATUM IS AHD (RTK GPS).
7. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.

NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLAN SP184962.

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Development Application: Development Application - 15 Inverness Street, Midway Point.pdf
Plans Reference: P1
Date Received: 9/12/2025

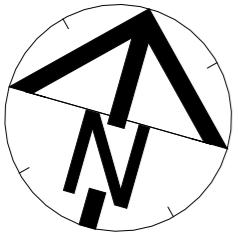
EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - SORELL COUNCIL		
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 225.00m ² Proposed site coverage (excl. eaves up to 0.6m): 85.83m ² (19.07%)

0 2 4 6 8m 1:200

A	8 Dec. 2025	ST
No.	Date	Int.

			SITE PLAN	
			Drawn	ST
			AP2025-2478	
			Date	13 November 2025
			Scale	1:200
			01/03	
Notes • Builder to verify all dimensions and levels on site prior to commencement of work. • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.				
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Amendment changes as per cover sheet



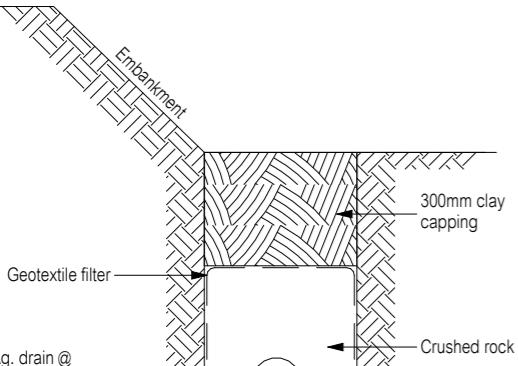
Where ag drain is < 1.8m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

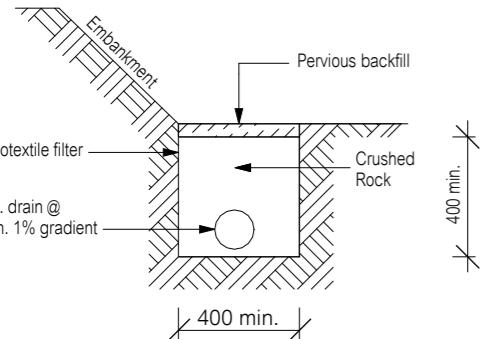
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



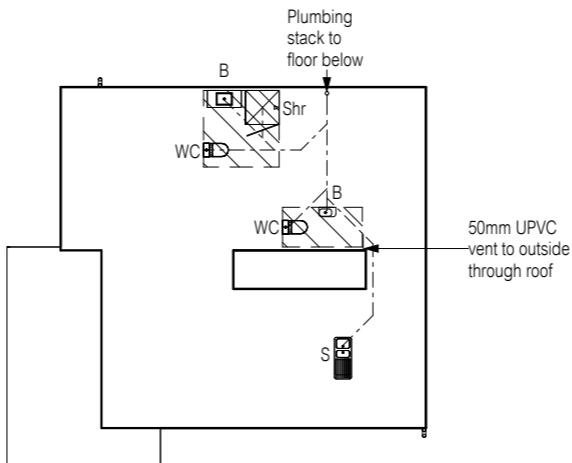
TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)

Not to scale

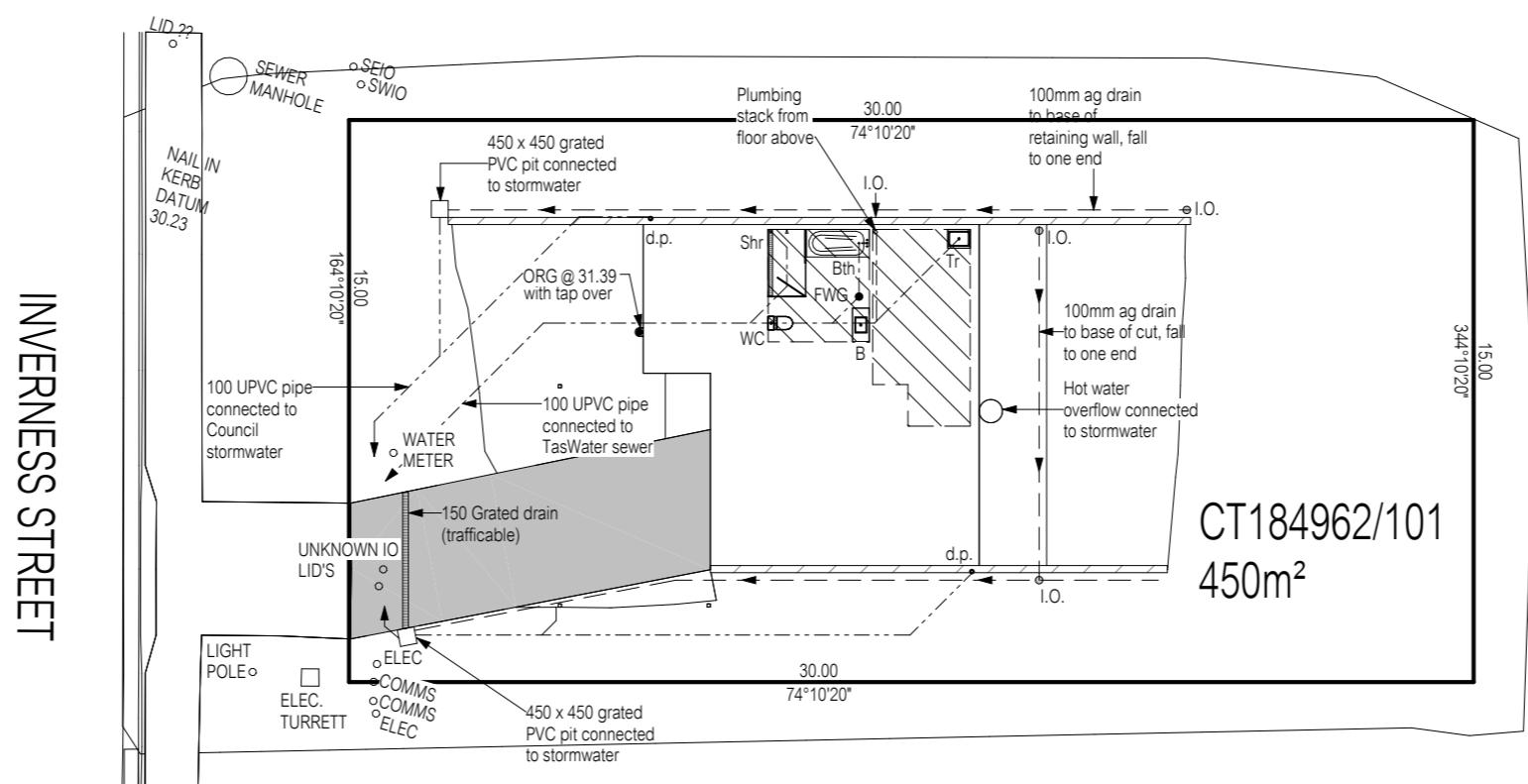


TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)

Not to scale



First Floor Drainage Plan



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DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400 (incl. trap)
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)
	Sewer Line (1000 UPVC) (unless noted otherwise)	
	Stormwater Line (1000 UPVC) (unless noted otherwise)	
	Stormwater Line (1500 UPVC) (unless noted otherwise)	

NOTES:

- Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
- Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
- 500 required for multiple shower heads. 650 where outlet is being used as a FWG.
- Showers to comply with N.C.C. 10.2.14.
- Falls to floor waste to be minimum 1:80 and maximum 1:50



Sorell Council

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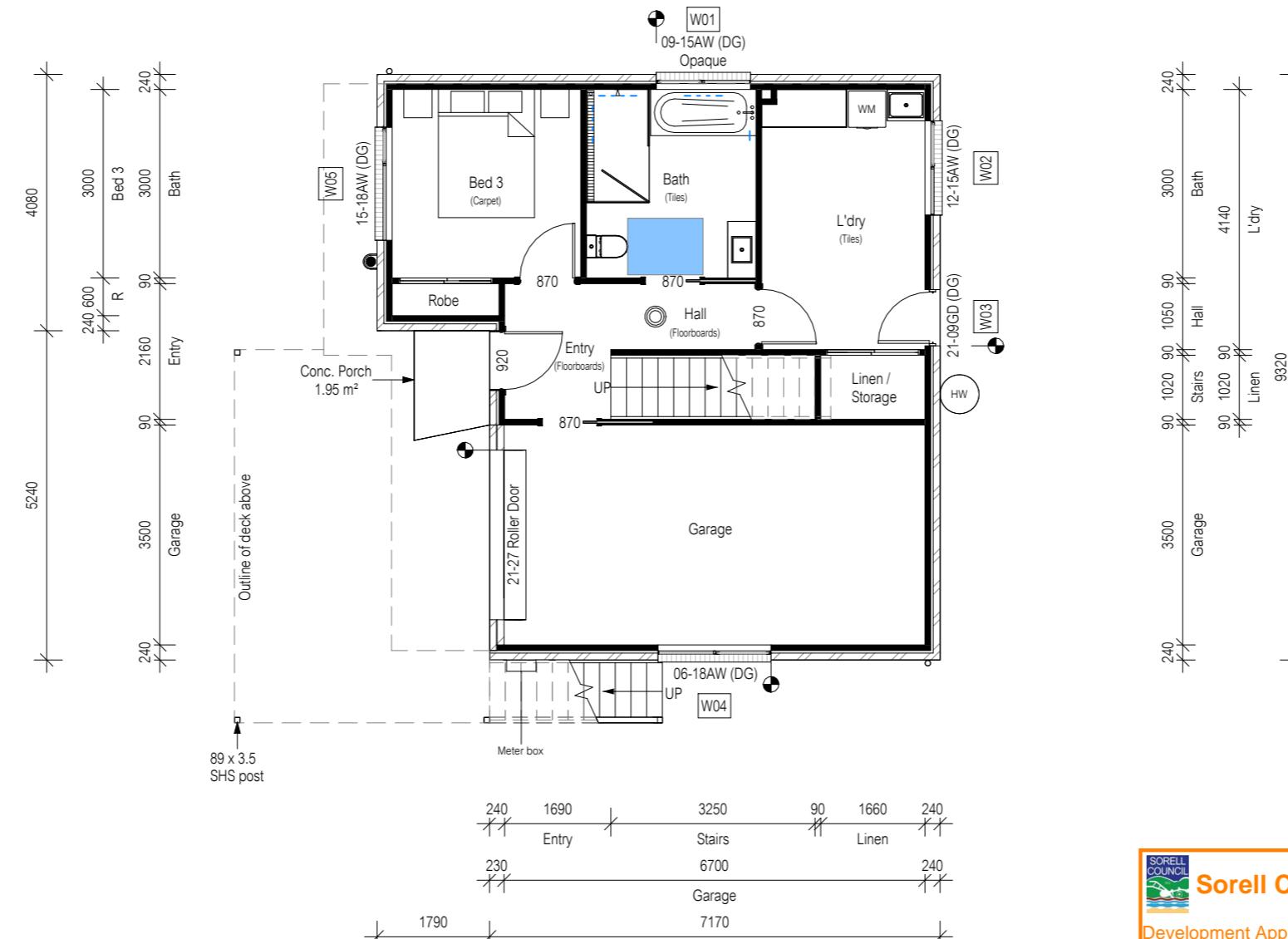
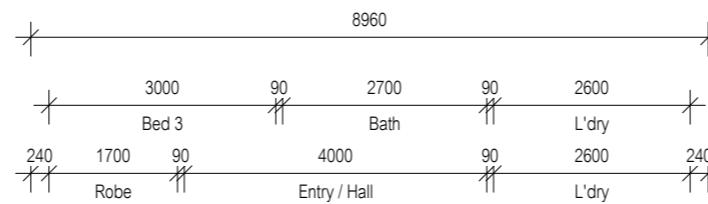
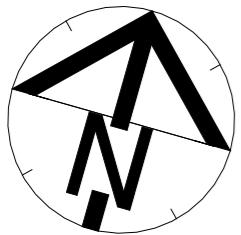
Plans Reference: P1
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All works are to be in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

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

0 2 4 6 8m
1:200

Soil classification: TBC			Notes		Designer:		Client / Project info		another perspective drafting&design	DRAINAGE PLAN		
Refer to Soil Report for nominated founding depth and description of founding material.			- Wet areas to comply with NCC 10.2 and AS3740		• Builder to verify all dimensions and levels on site prior to commencement of work.		• All work to be carried out in accordance with the current National Construction Code.			Drawn ST	AP2025-2478	
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3			<ul style="list-style-type: none"> • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer. 		ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		PROPOSED CREESE RESIDENCE 15 Inverness Street, MIDWAY POINT			Date 1 December 2025	Sheet 01a/03	
A	8 Dec. 2025	ST								Scale 1:200		
No.	Date	Int.	Amendment changes as per cover sheet									



Sorell Council

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Plans Reference:P1
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0 1 2 3 4m 1:100

Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard*.

			GROUND FLOOR PLAN	
No.	Date	Int.	Drawn	ST
			ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	AP2025-2478
			PROPOSED CREESE RESIDENCE 15 Inverness Street, MIDWAY POINT	13 November 2025
				Sheet 02/03
				Scale 1:100
				Copyright ©

Floor Area = 74.13m²
 Articulation joints
 Smoke Alarm (interconnected where more than 1)
- Circulation space to comply with Part 4.2 of the *Livable Housing Design Standard*.

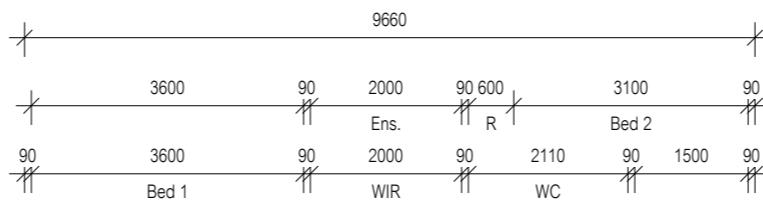
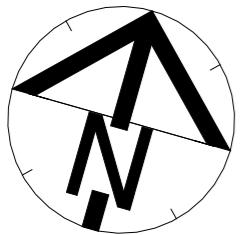
All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes

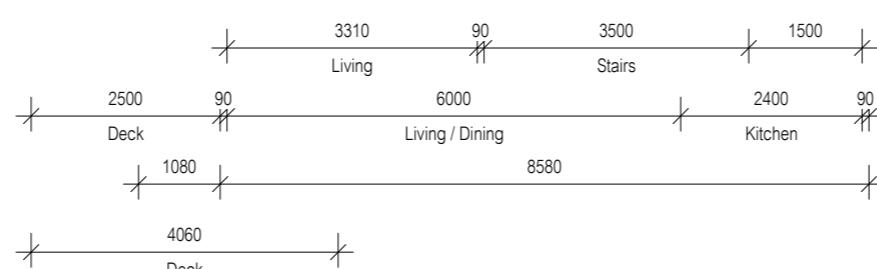
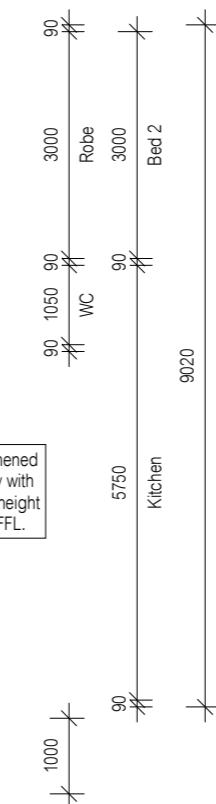
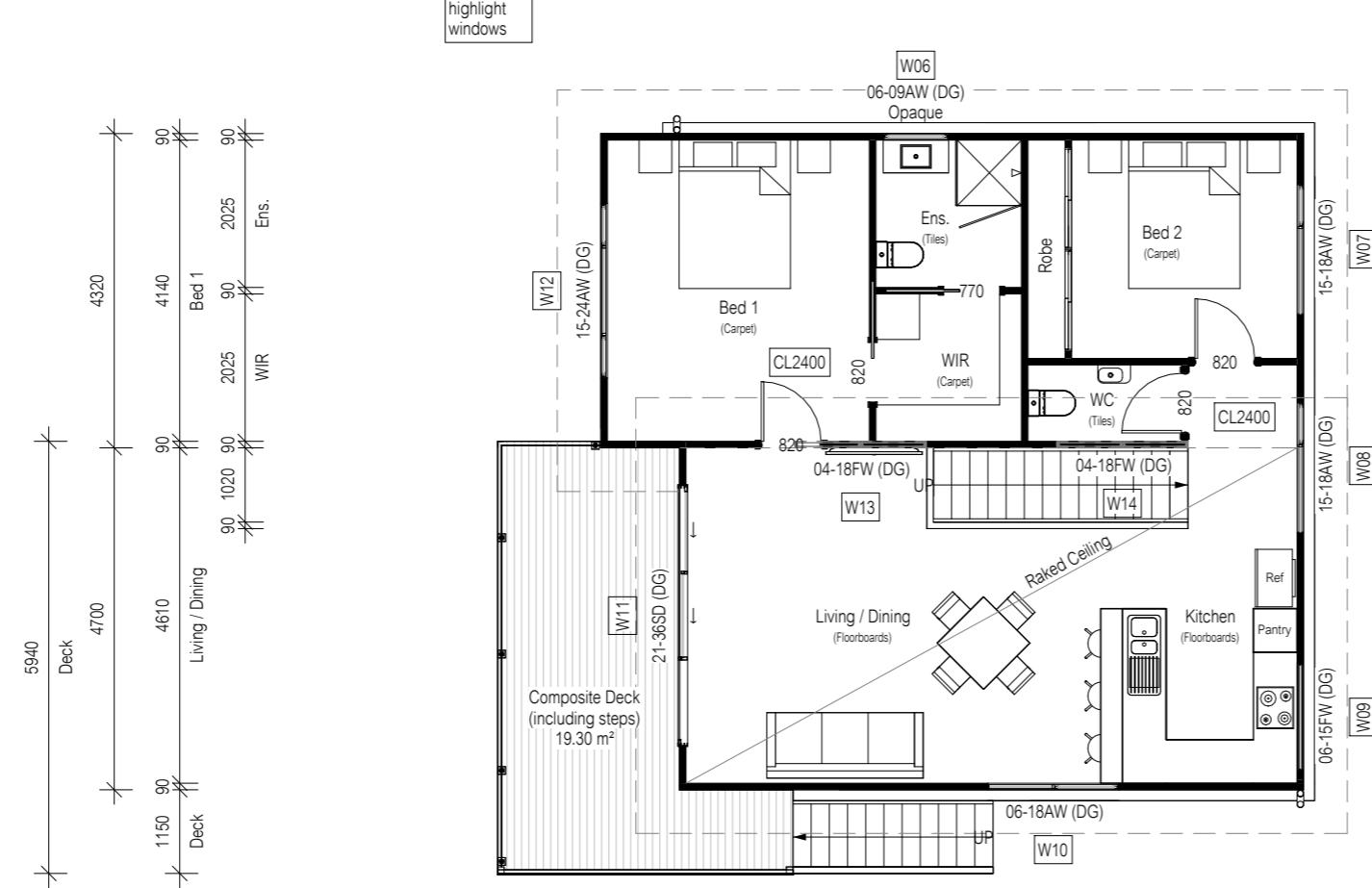
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

Client / Project info



NOTE:
W13 & W14
highlight
windows



Location of wall reinforcement to comply with Part 6 of the *Livable Housing Design Standard*.

0 1 2 3 4m 1:100

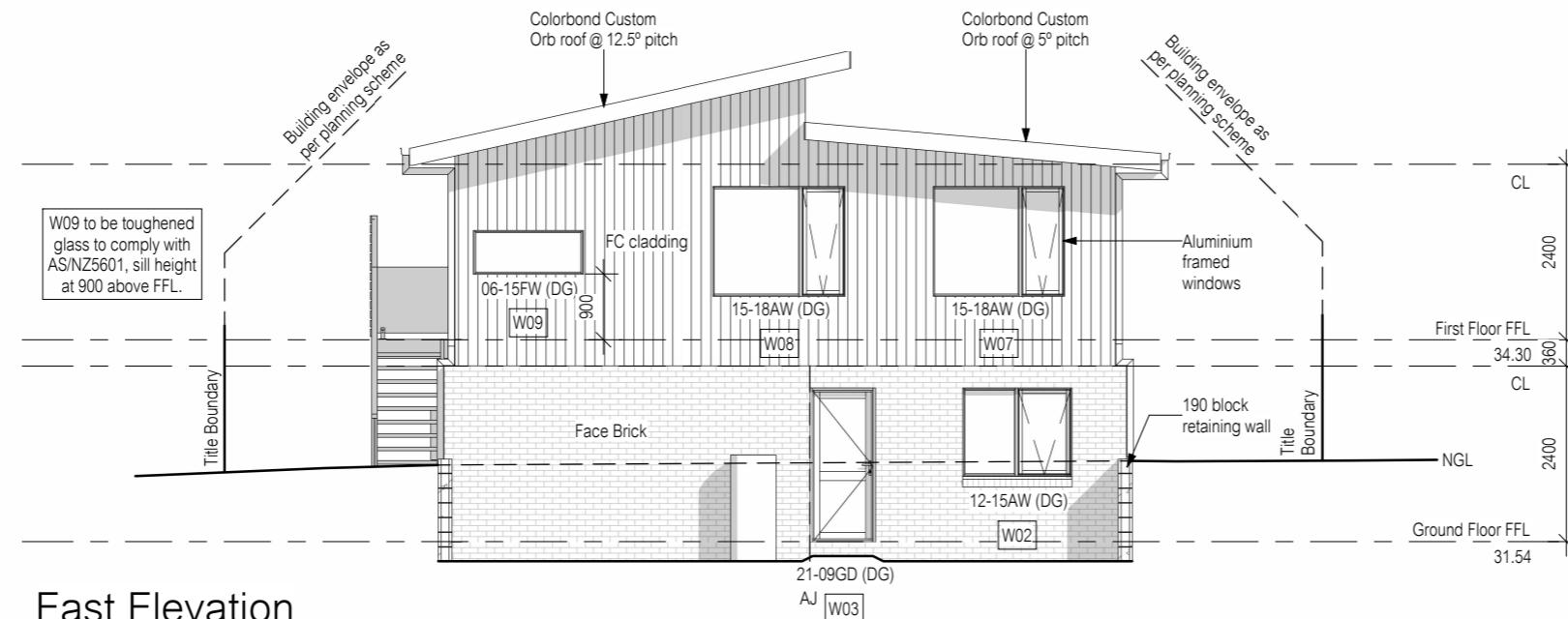
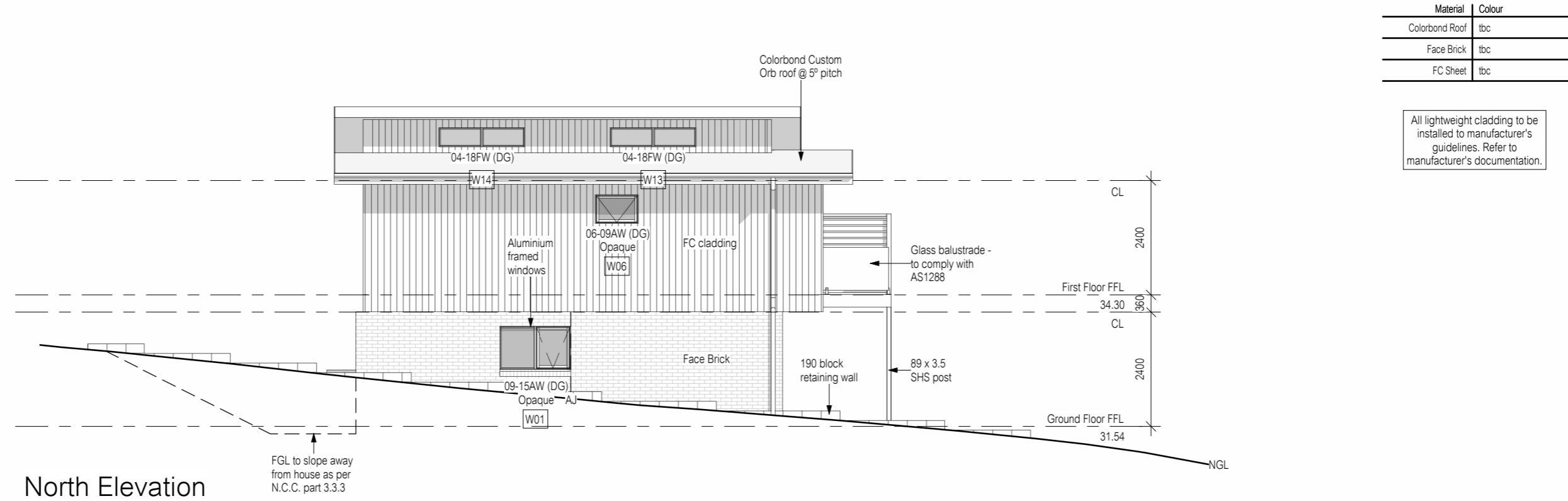


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Plans Reference:P1
Date Received:9/12/2025

Floor Area = 82.06m ²			Notes		Designer:	Client / Project info	 another perspective drafting&design	FIRST FLOOR PLAN
Articulation joints	Smoke Alarm (interconnected where more than 1)	All window sizes to be checked and/or confirmed on site prior to ordering glazing units	• Builder to verify all dimensions and levels on site prior to commencement of work	• All work to be carried out in accordance with the current National Construction Code.	ANOTHER PERSPECTIVE PTY LTD PO BOX 171 NORTH HOBART LIC. NO. 685230609 (S. Survey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED CREESE RESIDENCE 15 Inverness Street, MIDWAY POINT		Drawn ST AP2025-2478 Date 13 November 2025 Sheet Scale 1:100 Copyright © 02a/03
A 8 Dec. 2025 ST	Date	Int.	Amendment changes as per cover sheet					



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Plans Reference: P1
Date Received: 9/12/2025

			ELEVATIONS SHEET 1	
Drawn	ST	AP2025-2478		
Date	18 November 2025			Sheet
Scale	1:100			03/03
Copyright ©				

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

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes

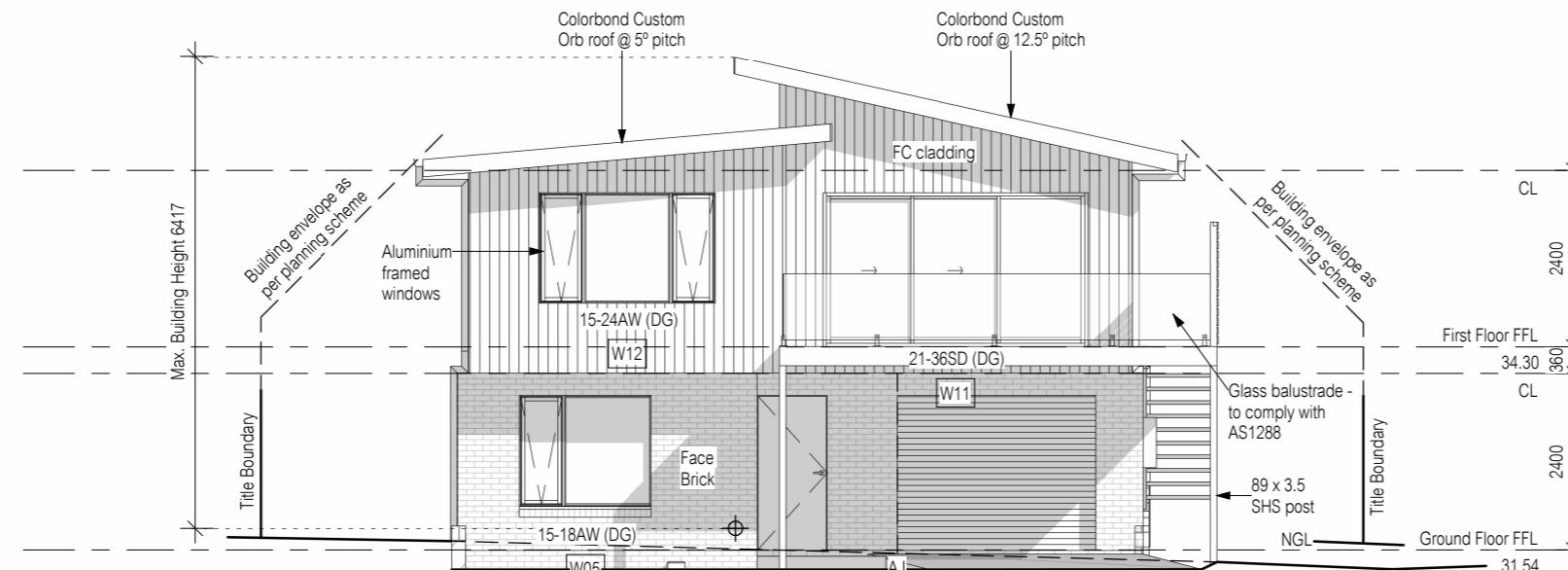
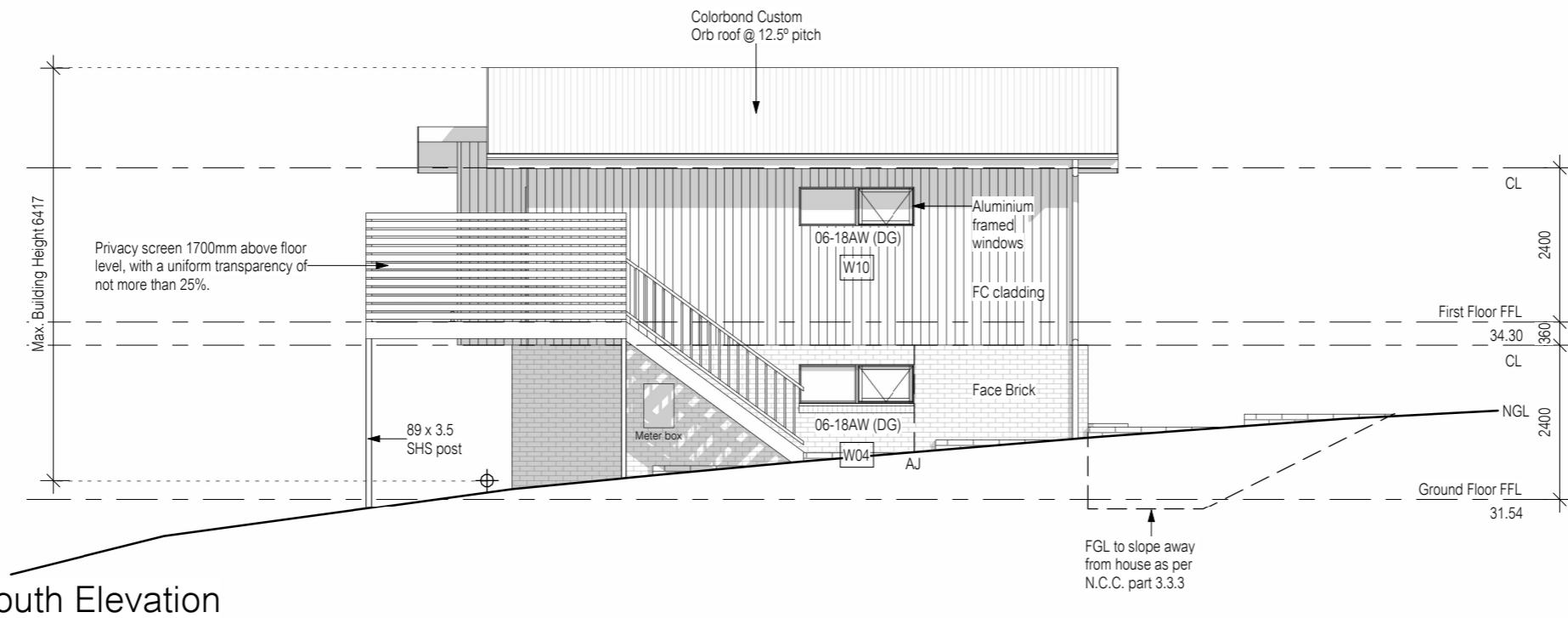
- Builder to verify all dimensions and levels on site prior to commencement of work
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Designer: ANOTHER PERSPECTIVE PTY LTD
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Client / Project info
PROPOSED CREESE RESIDENCE
15 Inverness Street,
MIDWAY POINT

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



West Elevation



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No.	Date	Int.

All window sizes to be checked and/or confirmed on site prior to ordering glazing units LEGEND: AJ - Articulation Joint BV - Brick Vent		Notes <ul style="list-style-type: none"> Builder to verify all dimensions and levels on site prior to commencement of work All work to be carried out in accordance with the current National Construction Code. All materials to be installed according to manufacturers specifications. Do not scale from these drawings. No changes permitted without consultation with designer. Shadows shown for stylisation purposes only
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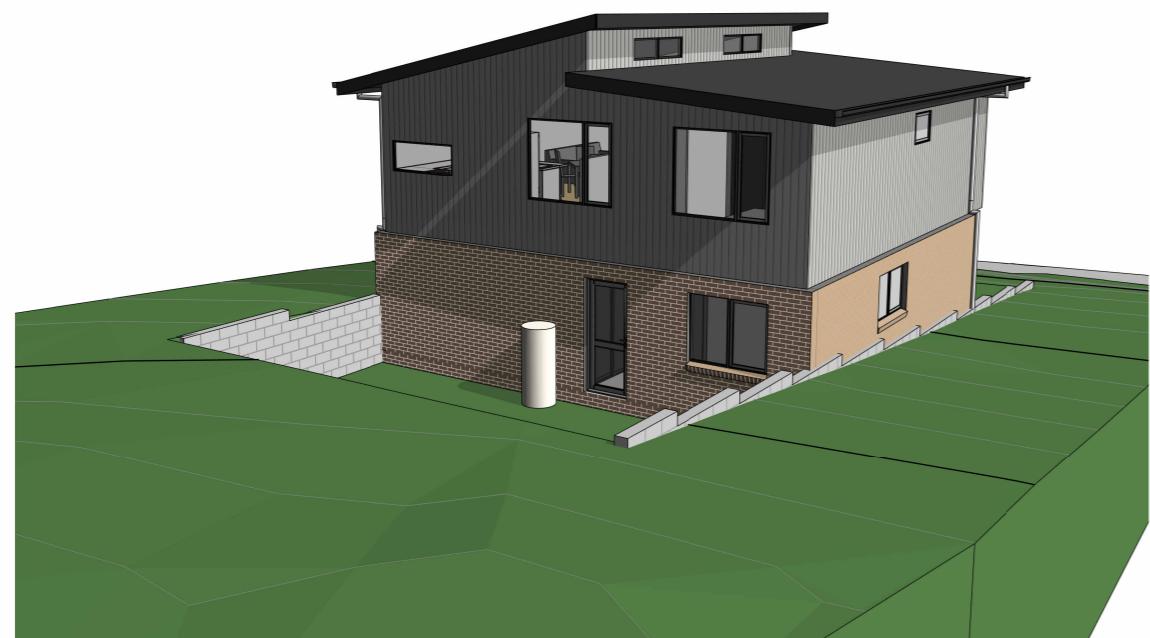
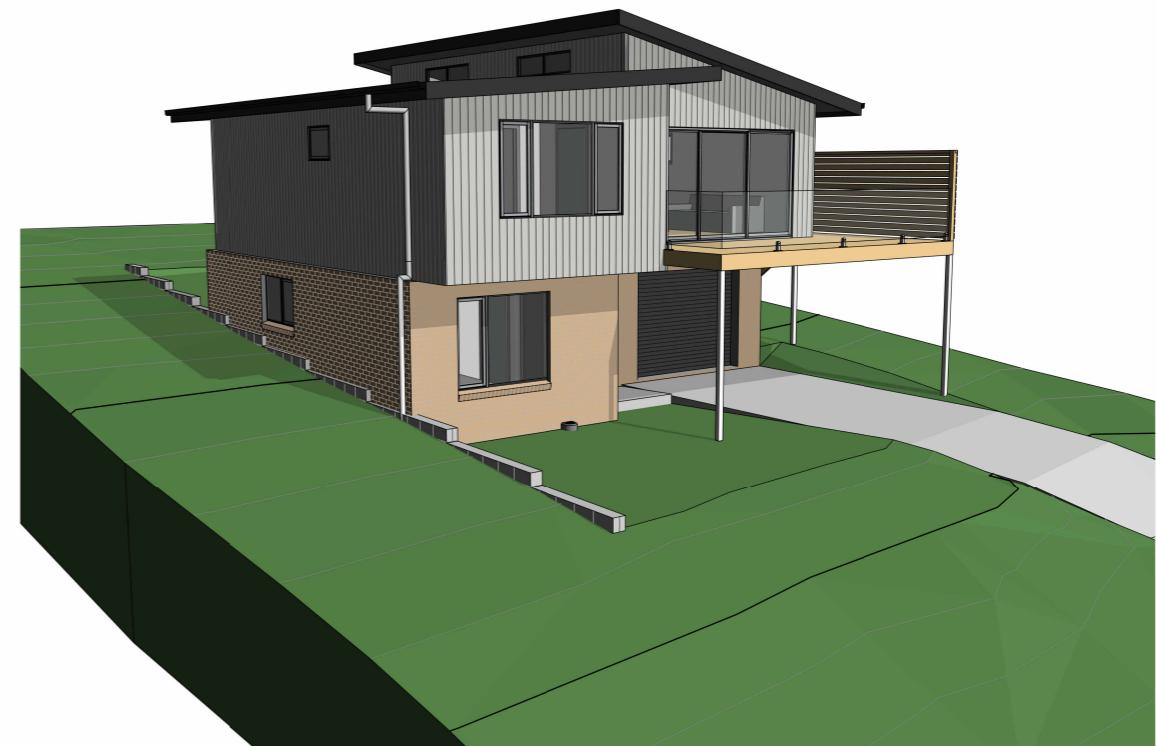
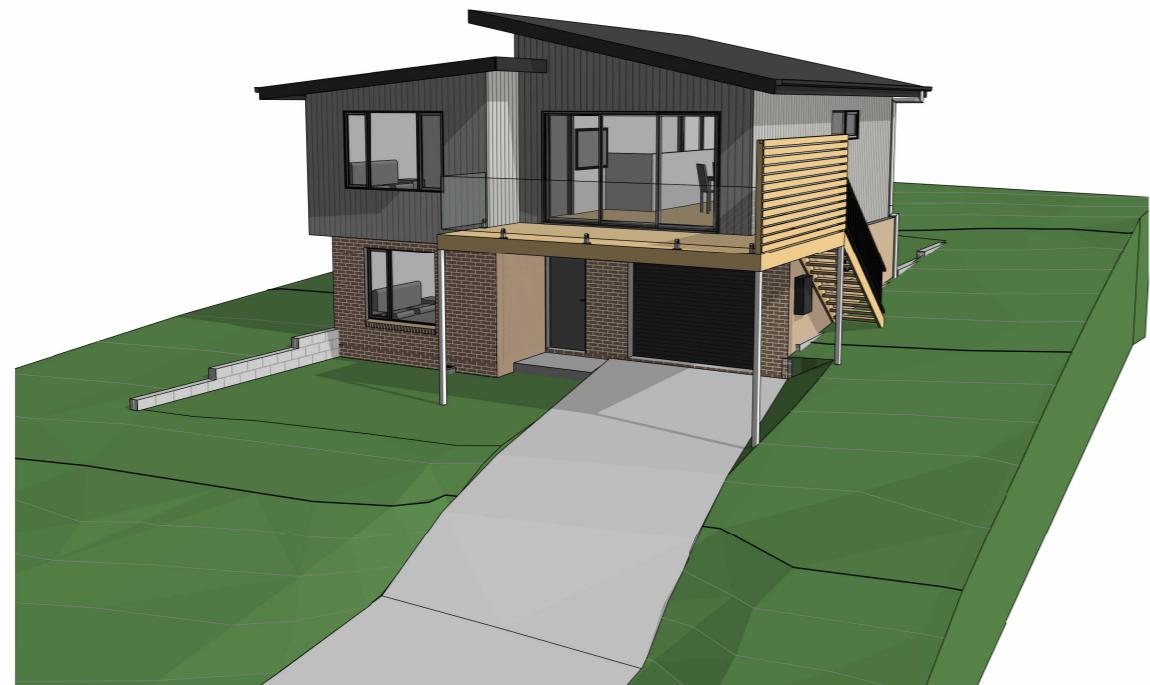
Designer:
ANOTHER PERSPECTIVE PTY LTD
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Client / Project info
PROPOSED CREESE RESIDENCE
15 Inverness Street,
MIDWAY POINT



ELEVATIONS SHEET 2

Drawn	ST	AP2025-2478
Date	18 November 2025	Sheet
Scale	1:100	03a/03
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Date Received:9/12/2025

A	8 Dec. 2025	ST
No.	Date	Int.

Amendment changes as per cover sheet
Shadows shown for stylisations purpose only

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
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Designer:

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Client / Project info

PROPOSED CREESE RESIDENCE
15 Inverness Street,
MIDWAY POINT


another
perspective
drafting&design

PERSPECTIVE VIEWS

Drawn	ST	AP2025-2478
Date	13 November 2025	Sheet
Scale		
		03b/03

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