

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 5 Toongabbie Street, Midway Point

PROPOSED DEVELOPMENT:

TWO MULTIPLE DWELLING (ONE EXISTING)

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 22nd July 2024**.

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 22nd July 2024**.

APPLICANT: Wilson Homes

APPLICATION NO: DA 2024 / 117 - 1

DATE: 04 July 2024



5 Teongabbie Street, Midway Point - Representation Close Monday 22nd July 2024

4-Jul-2024



Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



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

Full description of Proposal:	<i>Use: New Building</i>
	<i>Development: Dwelling behind existing dwelling</i>
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$ 346,000.00.....
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Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 5 Toongabbie Street.....
	Suburb: Midway Point..... Postcode: 7172.....
	Certificate of Title(s) Volume: 138037..... Folio: 2.....

Current Use of Site	Residential building.....
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Current Owner/s:	Name(s)...Oliver Chadwick & Jessica Kube.....
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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 - 5 Toongabbie Stret, Midway Point.pdf
 Plans Reference:P1
 Date Received:29/05/2024

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

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: SGadd..... Date: 14/05/2024....

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>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 60%;"> <p>Signature of General Manager, Minister or Delegate:</p> </div> <div style="width: 35%;"> <p>Signature: Date:</p> </div> </div>	



Sorell Council

Development Application: Development Application - 5 Toongabbie Stret, Midway Point.pdf

Plans Reference:P1

Date Received:29/05/2024

DISPERSIVE SOIL ASSESSMENT

5 Toongabbie Street

Midway Point

March 2024

Wilson Homes Reference: 713988/0200



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: Response to
request for information - 5 Toongabbie Street,
Midway Point.pdf
Plans Reference: P2
Date received: 28/06/2024

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Wilson Homes
Site Address:	5 Toongabbie Street, Midway Point
Date of Inspection:	12/03/2024
Proposed Works:	New Unit(s)
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	138037/2
Title Area:	Approx. 802.9 m ²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	5° SW facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 400mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.40	0.00-0.40	SW	SAND: grey, brown, slightly moist, loose,
0.40-0.50	0.40-0.60	SC	Clayey SAND: with gravels, brown, slightly moist dense
0.50-1.00	0.60-1.20	CI	Sandy CLAY: medium plasticity, grey, yellow, brown, slightly moist, stiff
1.00-1.90	1.20-2.00	CL	Sandy CLAY: with gravels, medium plasticity, yellow, brown, slightly moist, very stiff, refusal on gravels

Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement.

Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

The site has been identified as an area subject to a tunnel erosion hazard according to 'Dispersive Soils and Their Management: Technical Reference Manual'. This is due to the soils present on site that developed from Triassic Sandstone that contain considerable fine sand/silt content and medium plastic clays. Triassic Sandstone in the local area is known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

The soil samples taken from site were found to be Slightly dispersive (Class 2.1) - Some dispersion (slight milkiness, immediately adjacent to aggregate).

Management Recommendations

A number of site and soil management measures are recommended for development on the site.

The proposed site cut/fill and driveway areas must be managed by:

- Applying a geo-fabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to the driveway surface (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted

The risk of erosion and tunnel erosion associated with construction must be minimized by:

- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
 - o Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
 - o If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction).
 - o The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement
- Vegetation cover must be maintained wherever possible on the property
- Foundations may be placed into the natural soil; however, care must be taken to ensure all exposed soil in the foundation area is compacted and 1Kg/m² of gypsum is applied. Excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with

gypsum, compacted, and capped with topsoil with natural soil and gypsum

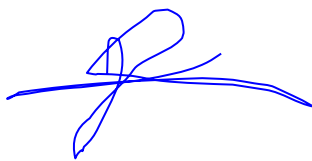
- All stormwater runoff from the dwelling to be directed to mains connection (all the drains are to be adequately treated with gypsum)
- Drainage of any site cut must not employ conventional rock drain construction; it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

Conclusions

There is a low risk associated with dispersive soils and potential erosion on the site provided the recommendations in this report are adhered to. Efforts should be made to cover all exposed soils on cut/fill batters with topsoil and seeded with well suited pasture species to avoid rainwater, runoff, surface water flows from intercepting exposed subsoils.

A number of site management recommendations have been made in this report and further information can also be found in the publication “Dispersive soils and their management – Technical manual” (DPIWE Tas 2009)

It is recommended that during construction that GES be notified of any variation to the soil conditions as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: A Plummer
Date Submitted: 17/03/2024.
Sample Identification: 5 Toongabbie Street, Midway Point
Soil to be tested: Emerson soil dispersion test.

Result:

Sample	Texture	Emerson class	Description
Sample	Clay	Class 2.(1)	Slight dispersion
Sample	Clay	Class 2.(1)	Slight dispersion

Some dispersion (slight milkiness, immediately adjacent to aggregate).

Sample Tested by: JP. Cumming
 17/03/2024

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organizations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for the use of any part of this report in any other context or for any other purpose by third a party.



WH713988 - PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT
 5 Toongabbie Street
 MIDWAY POINT

SHEET		DRAWING TITLE
01	A	EXISTING SITE PLAN
01a		SURVEY NOTES
01b	A	PROPOSED SITE PLAN
01c	A	DRAINAGE PLAN
01d	A	MANOEUVRING SHEET 01
01e	A	MANOEUVRING SHEET 02
01f	A	EROSION & SEDIMENTATION CONTROL PLAN
01g	A	PERSPECTIVE VIEWS
01h	A	LANDSCAPING PLAN
02	A	U1 FLOOR PLAN (EXISTING)
03	A	U1 ELEVATIONS (EXISTING)
04		U2 FLOOR PLAN
05		U2 ELEVATIONS

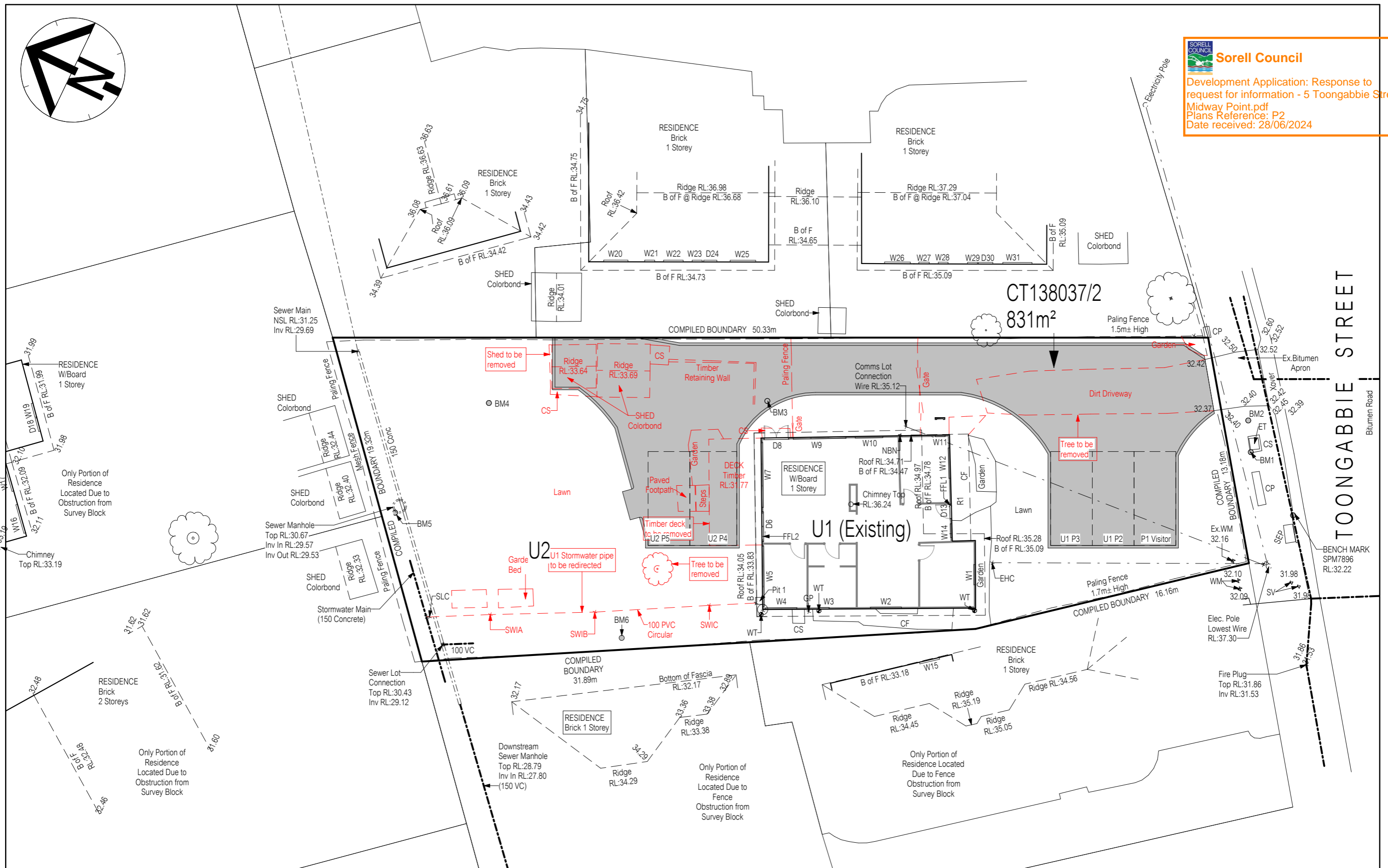
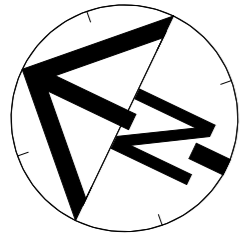


Sorell Council
 Development Application: Response to request for information - 5 Toongabbie Street, Midway Point.pdf
 Plans Reference: P2
 Date received: 28/06/2024

SITE IS NOT BUSHFIRE PRONE AREA AS PER TASMANIAN PLANNING SCHEME OVERLAY - SORELL
 No additional restrictions for construction methods / materials apply.

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: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT 5 Toongabbie Street MIDWAY POINT	Soil Classification: M Title Reference: CT138037/2 Floor Areas: 110.49m ² Porch / Deck Areas: 5.12m ² Wind Speed: N2 Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: VERY HIGH Certified BAL: NOT BUSHFIRE PRONE Designed BAL: NOT BUSHFIRE PRONE (Refer to Standard Notes for Explanation)	COVER SHEET	
			Date: 10 May 2024 Scale:	Sheet: WH713988 00/03	

No.	Amendment	Date	Drawn	Checked	Sheet
A	Council RFI: (14 June 2024) Floor Plan & Elevations for U1 (Existing), Landscaping plan.	28 June 2024	SW	RJ	01, 01b - 03
	DA PLAN SET	10 May 2024	KV	RJ	01 - 03



--- To be Demolished

- 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:

ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info

PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT
 5 Toongabbie Street
 MIDWAY POINT



EXISTING SITE PLAN		
Drawn	KV	WH713988
Date	07 May 2024	Sheet
Scale	1:200	
		01/03

No.	Date	Int.
A	28 June 2024	SW

Amendment changes as per cover sheet

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
 3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
 4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
 5. 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 SURVEY PLUS.
 6. HORIZONTAL DATUM IS MGA (GDA94).
 7. VERTICAL DATUM IS AHD.
 8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
 9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
 10. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY WILL BE REQUIRED.
 11. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
- LIST DATA IMPORT
- TasWater-SewerLateralLine
 - TasWater-SewerMain
 - TasWater-SewerMaintenanceHole
 - TasWater-SewerPressurisedMain
 - TasWater-WaterHydrant
 - TasWater-WaterLateralLine
 - TasWater-WaterMain
 - CadastralParcel-OwnerInformation
- LOCAL COUNCIL IMPORT
- LocalAuthority-StormwaterMain
12. BOUNDARIES ARE COMPILED ONLY FROM SP138037 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
 13. ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION. WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
 14. 3D DATA TURNED OFF IN LAYER CONTROL.
 - 3D TIN
 - MAJOR CONTOUR 3D
 - MINOR CONTOUR 3D

UNDERGROUND SERVICE NOTE:

- Sewer main: 150 Conc - Used the CCTV Push Cam to locate the main and service connection.
- Sewer service connection: Unknown Pipe Type - Service connection I.O was located directly on top of the main, was unable to push the rodder up the service connection.
- Stormwater main: 150 Conc - Unable to get access to the main from neither upstream (buried manhole) nor down stream (dog in backyard and no contact from the owner). Used the push camera from the service connection to get a visual into the main.
- Stormwater service connection: 100 Circular PVC & 100 Rectangular PVC - Used the push camera, 100 Circular PVC and took a 90 degree vertical bend into an older 100 Rectangular PVC pipe before dropping into the main.
- Water main: Not in Scope of work
- Water service connection: Not in Scope of work
- Power cable: Not in Scope of work
- Communications cable: Not in Scope of work

- W1 -1.16W x1.41H Top RL: 33.95 Ground Floor Window
 W2 -1.78W x0.97H Top RL: 33.83 Ground Floor Window
 W3 -0.58W x1.8H Top RL: 33.85 Ground Floor Window
 W4 -1.79W x0.99H Top RL: 33.69 Ground Floor Window
 W5 -3.47W x1.87H Top RL: 33.71 Ground Floor Window
 D6 -1.72W x1.98H Top RL: 33.77 Ground Floor Door
 W7 -3.76W x1.84H Top RL: 33.67 Ground Floor Window
 D8 -1.4W x2.06H Top RL: 33.87 Ground Floor Door
 W9 -3.03W x1.83H Top RL: 33.99 Ground Floor Window
 W10 -1.58W x1.24H Top RL: 34.03 Ground Floor Window
 W11 -0.55W x1.15H Top RL: 33.94 Ground Floor Window
 W12 -1.75W x1.12H Top RL: 33.93 Ground Floor Window
 D13 -0.79W x2.03H Top RL: 34.02 Ground Floor Door
 W14 -0.79W x1.14H Top RL: 33.94 Ground Floor Window
 W15 -1.17W x#.###H Top RL: 33.17 Ground Floor Window
- W16 -1.71W x#.###H Top RL: 31.97 Ground Floor Window
 W17 -1.7W x#.###H Top RL: 31.93 Ground Floor Window
 D18 -0.79W x#.###H Top RL: 31.73 Ground Floor Door
 W19 -0.82W x1.26H Top RL: 31.9 Ground Floor Window
- W20 -1.4W x1.45H Top RL: 34.71 Ground Floor Window
 W21 -0.58W x0.97H Top RL: 34.72 Ground Floor Window
 W22 -1.13W x0.96H Top RL: 34.7 Ground Floor Window
 W23 -0.58W x0.97H Top RL: 34.7 Ground Floor Window
 D24 -0.76W x#.###H Top RL: 34.69 Ground Floor Door
 W25 -1.47W x0.96H Top RL: 34.72 Ground Floor Window
- W26 -1.49W x#.###H Top RL: 35.1 Ground Floor Window
 W27 -0.6W x0.94H Top RL: 35.08 Ground Floor Window
 W28 -0.56W x#.###H Top RL: 35.1 Ground Floor Window
 W29 -0.58W x0.98H Top RL: 35.08 Ground Floor Window
 D30 -0.83W x#.###H Top RL: 35.08 Ground Floor Door
 W31 -1.68W x0.96H Top RL: 35.08 Ground Floor Window
 #.## denotes: Unable to locate windows due to obstruction of line of sight from instrument.

- SWIA = Stormwater Invert
 NSL RL:30.72
 Inv RL: 30.20
- SWIB = Stormwater Invert
 NSL RL:30.92
 Inv RL: 30.41
- SWIC = Stormwater Invert
 NSL RL:31.11
 Inv RL: 30.63

LEGEND


- CP = Comms. Pit
 ELC = Electricity Lot Connection
 ET = Electrical Turret
 GP = Grate Point
 NBN = NBN Lot Connection
 SEP = Side Entry Pit
 SV = Stop Valve
 WM = Water Meter
 WT = Water Tap
 VC = Vitrified Clay
- BDA = Bitumen Driveway Apron
 CF = Concrete Footpath
 CS = Concrete Slab
 B of F = Bottom of Fascia
- FFL1 RL:31.99
 FFL2 RL:31.79
- BM1 = BENCH MARK
 R/Set in Conc
 RL:32.45
- BM2 = BENCH MARK
 Large Nail
 RL:32.46
- BM3 = BENCH MARK
 Large Nail
 RL:31.78
- BM4 = BENCH MARK
 Large Nail
 RL:31.37
- BM5 = BENCH MARK
 R/Set in Conc
 RL:30.65
- BM6 = BENCH MARK
 Large Nail
 RL:30.84
- EHC = Electricity
 House Connection
 RL:35.22
- R1 = Roof RL:34.69
 B of F RL:34.46

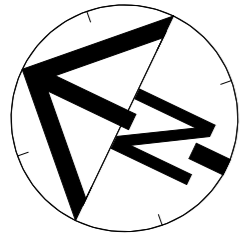
- SLC = Stormwater Lot Conn.
 NSL RL:30.40
 InvA RL: 29.84
 InvB RL @ Main:28.82
 (100 Circular PVC to 100 Vertical Rectangular PVC onto Main)
- Pit 1 = Stormwater Pit
 Top RL:31.11
 Inv RL:30.71



Sorell Council

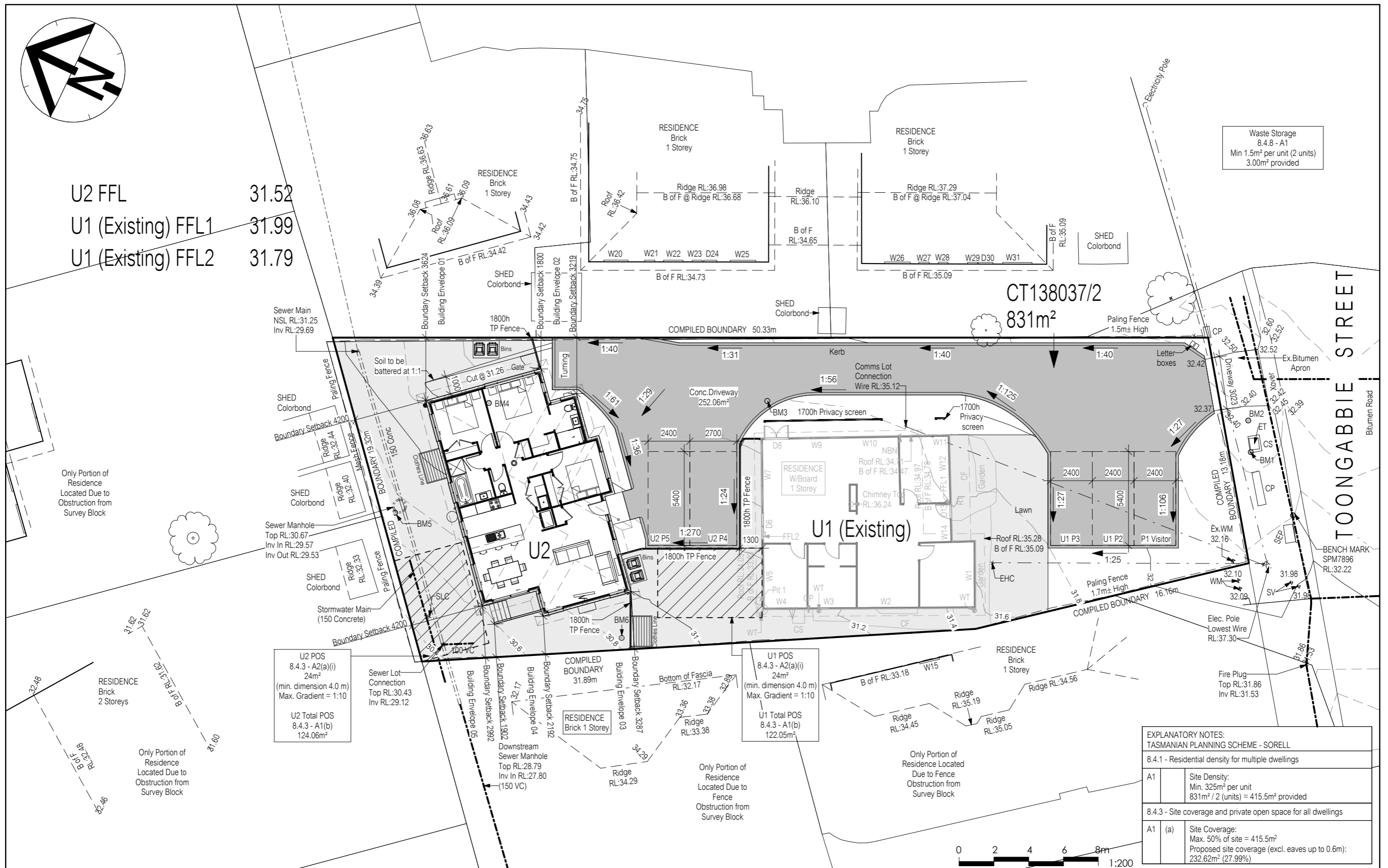
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					ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT 5 Toongabbie Street MIDWAY POINT		Drawn	KV	WH713988
								Date	10 May 2024	Sheet
								Scale		01a/03



U2 FFL 31.52
 U1 (Existing) FFL1 31.99
 U1 (Existing) FFL2 31.79

Waste Storage
 8.4.8 - A1
 Min 1.5m² per unit (2 units)
 3.00m² provided



U2 POS
 8.4.3 - A2(a)(i)
 24m²
 (min. dimension 4.0 m)
 Max. Gradient = 1:10
 U2 Total POS
 8.4.3 - A1(b)
 124.06m²

U1 POS
 8.4.3 - A2(a)(i)
 24m²
 (min. dimension 4.0 m)
 Max. Gradient = 1:10
 U1 Total POS
 8.4.3 - A1(b)
 122.05m²

EXPLANATORY NOTES:
 TASMANIAN PLANNING SCHEME - SORELL

8.4.1 - Residential density for multiple dwellings	
A1	Site Density: Min. 325m ² per unit 831m ² / 2 (units) = 415.5m ² provided
8.4.3 - Site coverage and private open space for all dwellings	
A1 (a)	Site Coverage: Max. 50% of site = 415.5m ² Proposed site coverage (excl. eaves up to 0.6m): 232.62m ² (27.99%)

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 Date received: 28/06/2024

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 PO BOX 21
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 LIC. NO. 685230609 (S. Turvey)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

Client / Project info
 PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT
 5 Toongabbie Street
 MIDWAY POINT

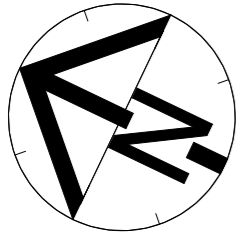


PROPOSED SITE PLAN

Drawn	KV	WH713988
Date	07 May 2024	Sheet
Scale	1:200	01b/03

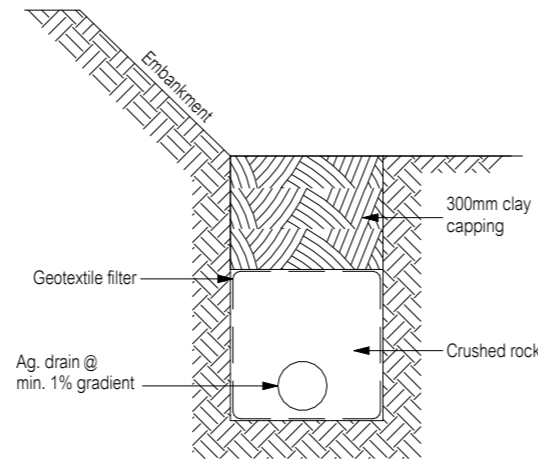
A	28 June 2024	SW
No.	Date	Int.

Amendment changes as per cover sheet

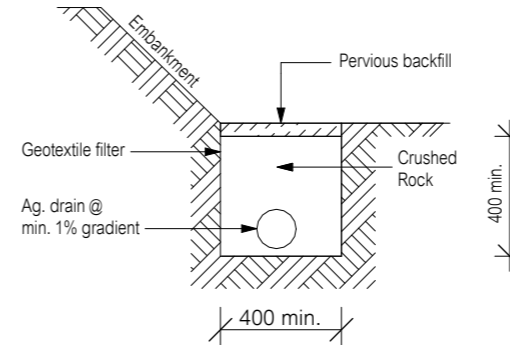


Where ag drain is < 1.5m from footing, the following engineering principles are required:

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

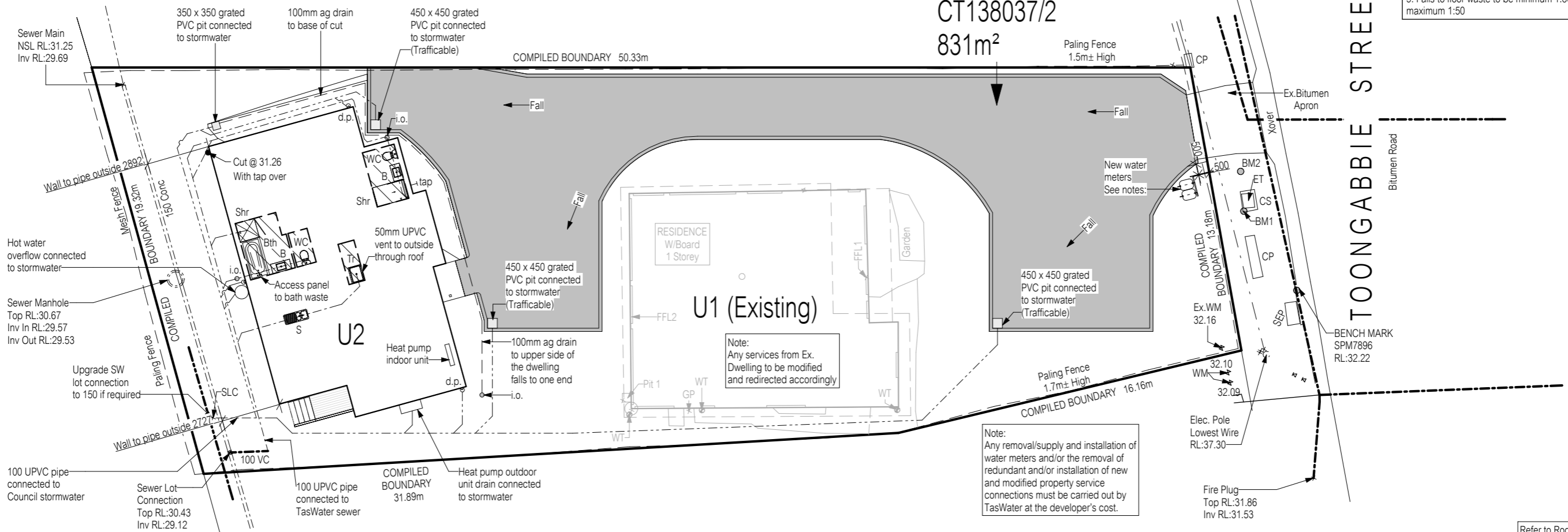


TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400
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:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 500 required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50



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- All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 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 the codes.

NOTES:
- Any modifications (including installation of a meter) to the existing property water service shall be undertaken by TasWater at the developers cost
- Meters and check valves detailed are to be provided by TasWater at the developer's cost.

- Proposed DN32mm (ID25) PN16 PE water connection with 2 x DN20 water meters on a manifold as per TWS-W-0002 - Sheet 02 & 09. Below ground low hazard installed by TasWater's contractor.
- Water connections separated by manifold provided by TasWater

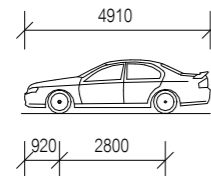
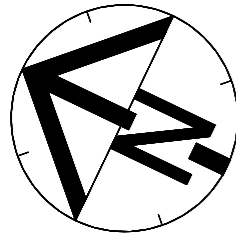
- Property services shall be located at a point where the Gate Valve to be located 500mm inside the front property boundary and 500mm from the edge of the driveway towards the centre of the lot in accordance with TasWater Water Metering Guidelines.

All works are to be in accordance with 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. 900 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



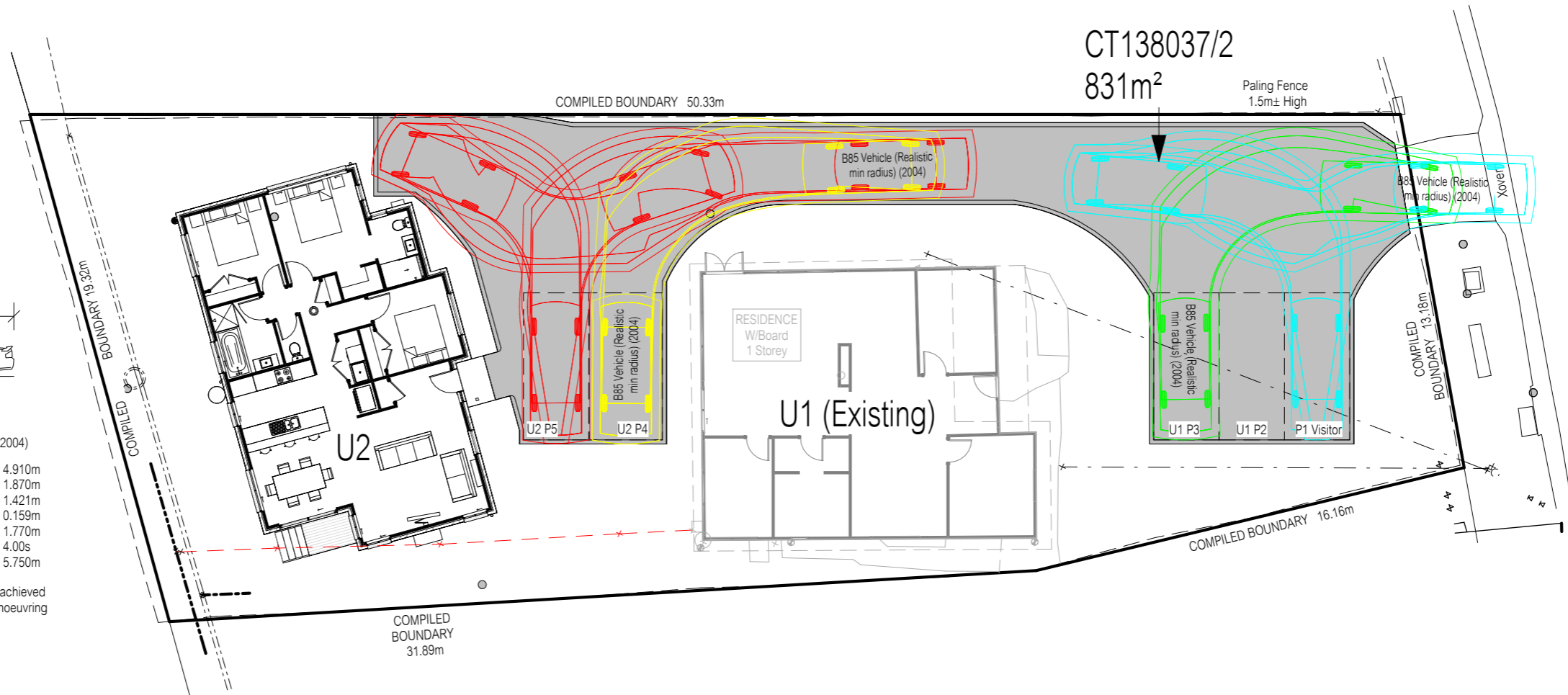
Soil classification: M		Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.		Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT 5 Toongabbie Street MIDWAY POINT		DRAINAGE PLAN	
Refer to Soil Report for nominated founding depth and description of founding material. All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3		- Wet areas to comply with NCC 10.2 and AS3740					Drawn: KV	WH713988
Amendment changes as per cover sheet						Date: 10 May 2024	Sheet	
						Scale: 1:200	01c/03	



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Curb to Curb Turning Radius	5.750m

* Manoeuvring has been achieved using 'autotrack 10' Manoeuvring software.



TOONGABBIE STREET

Bitumen Road

Sorell Council
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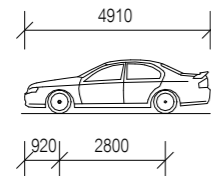
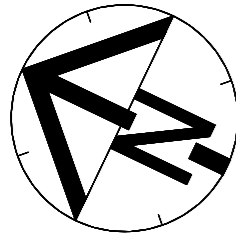
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 MIDWAY POINT



MANOEUVRING SHEET 01

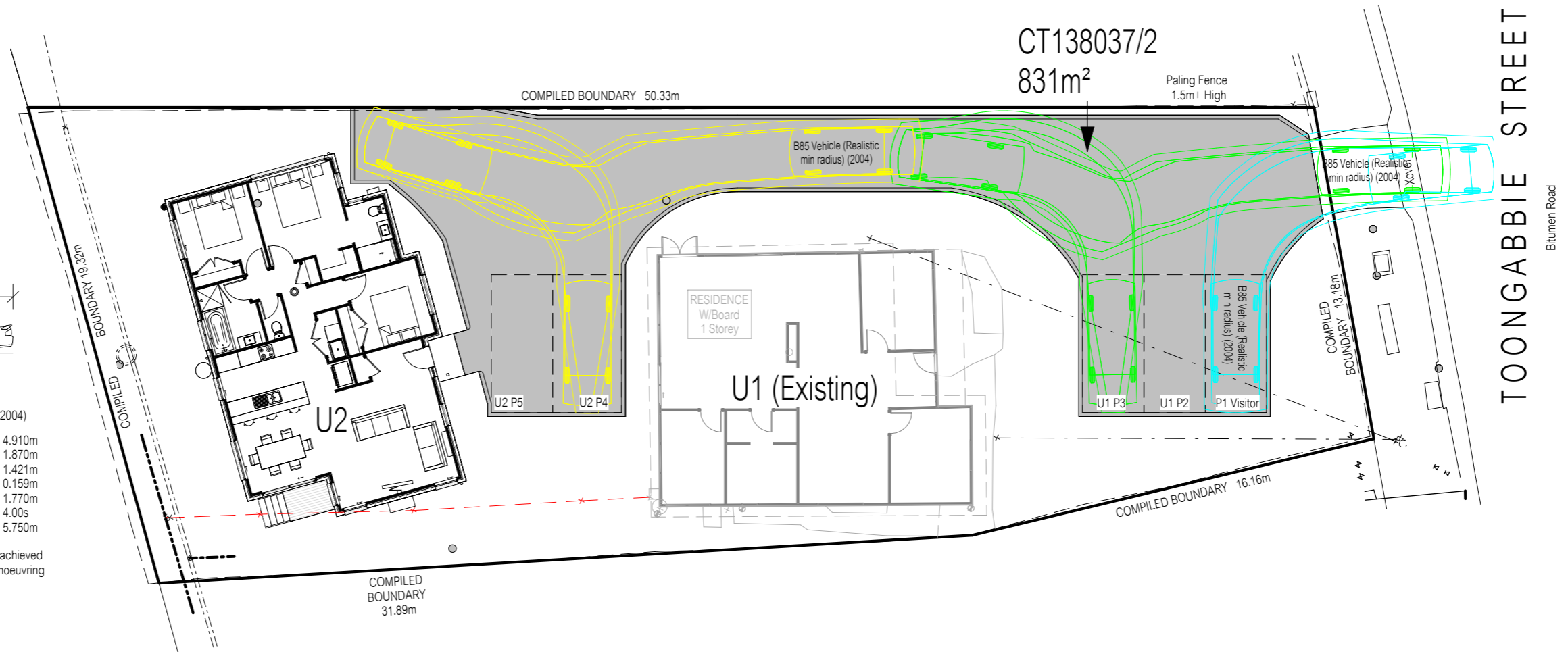
Drawn	KV	WH713988
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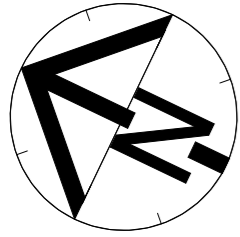
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 MIDWAY POINT



MANOEUVRING SHEET 02		
Drawn	KV	WH713988
Date	10 May 2024	Sheet
Scale	1:200	01e/03



NOTES

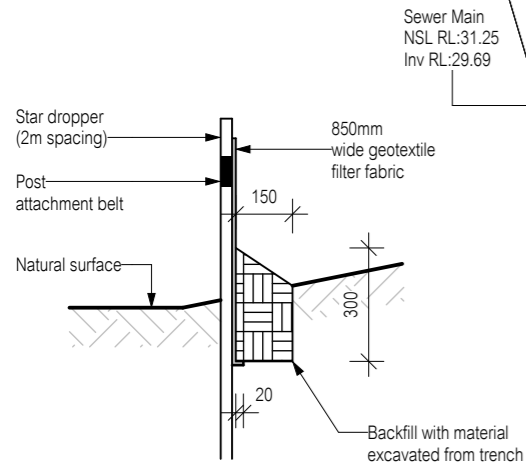
1. All erosion and sediment controls (E&SC) must be installed prior to commencing work.
2. E&SC must be inspected daily & maintained in good working order at all times. Stockpile protection, including sediment fences above and/or below, must be secured prior to site being left unoccupied (ie. over the weekend).
3. All stockpiles must be securely covered with impervious cover to prevent erosion, dust and litter.
4. Site inductions must include all aspects of the E&SC Plan.
5. All vegetation outside of the zone of disturbance must be protected throughout construction.
6. All temporary controls must be removed and the site stabilised prior to completion.
7. Prevention of sediment loss is the primary pollution control to support the health of Tasmanian waterways.

PROTECTED WASH OUT AREA: Chemical, mortar, concrete and paint clean-up area. Dispose of pollutants and used containers immediately to appropriate location.

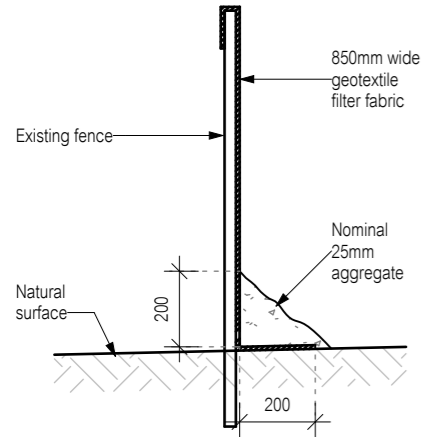
SPILL KITS: Co-locate spill kit near construction work zone.

WASTE STOCKPILE: Secure and cover as required to prevent dust & litter. Transfer waste to waste bin at the end of each day.

WASTE BIN: Secure and cover as required to prevent dust & litter. Securely cover at all times when site unoccupied.

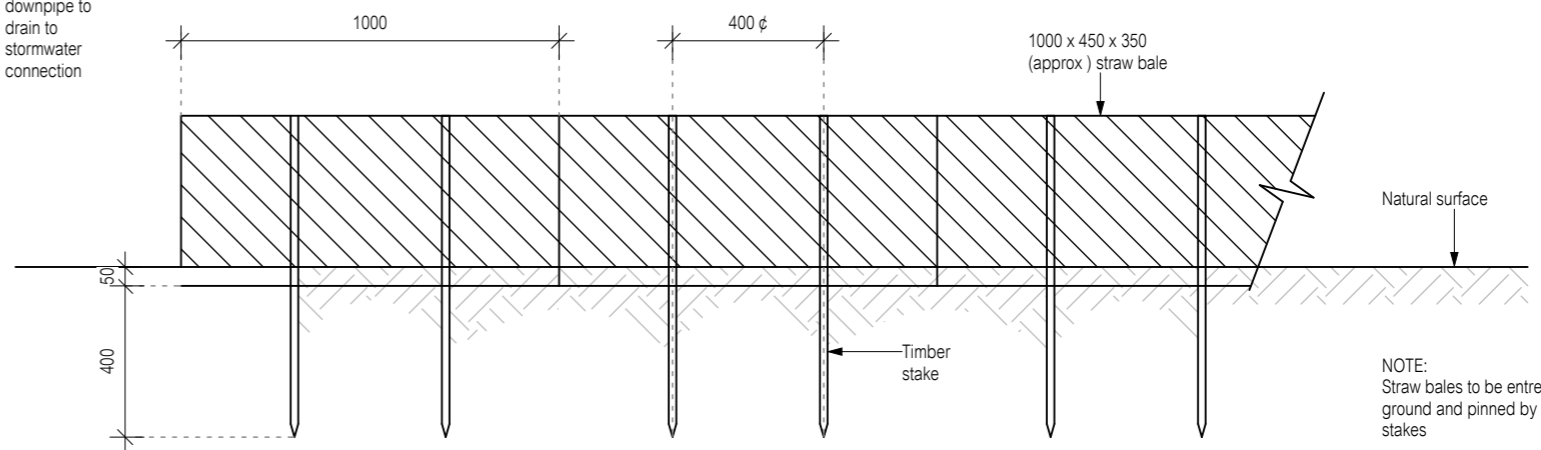
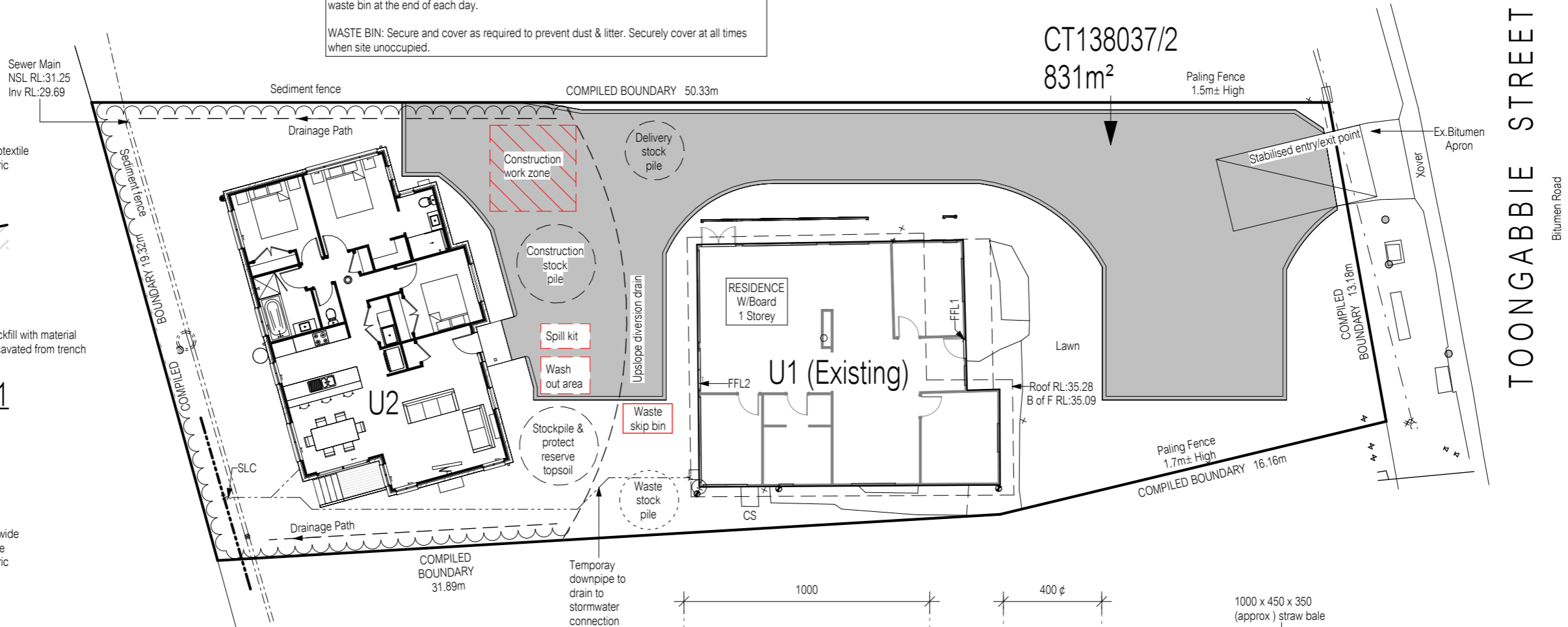


SILT STOP TYPE 1
TEMPORARY FENCE 1:20



SILT STOP TYPE 2
EXISTING FENCE 1:20

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STRAW BALE SEDIMENT TRAP SECTION DETAIL
SCALE 1:20

NOTE: Straw bales to be entrenched 50mm in ground and pinned by 20 x 20mm timber stakes

A	28 June 2024	SW
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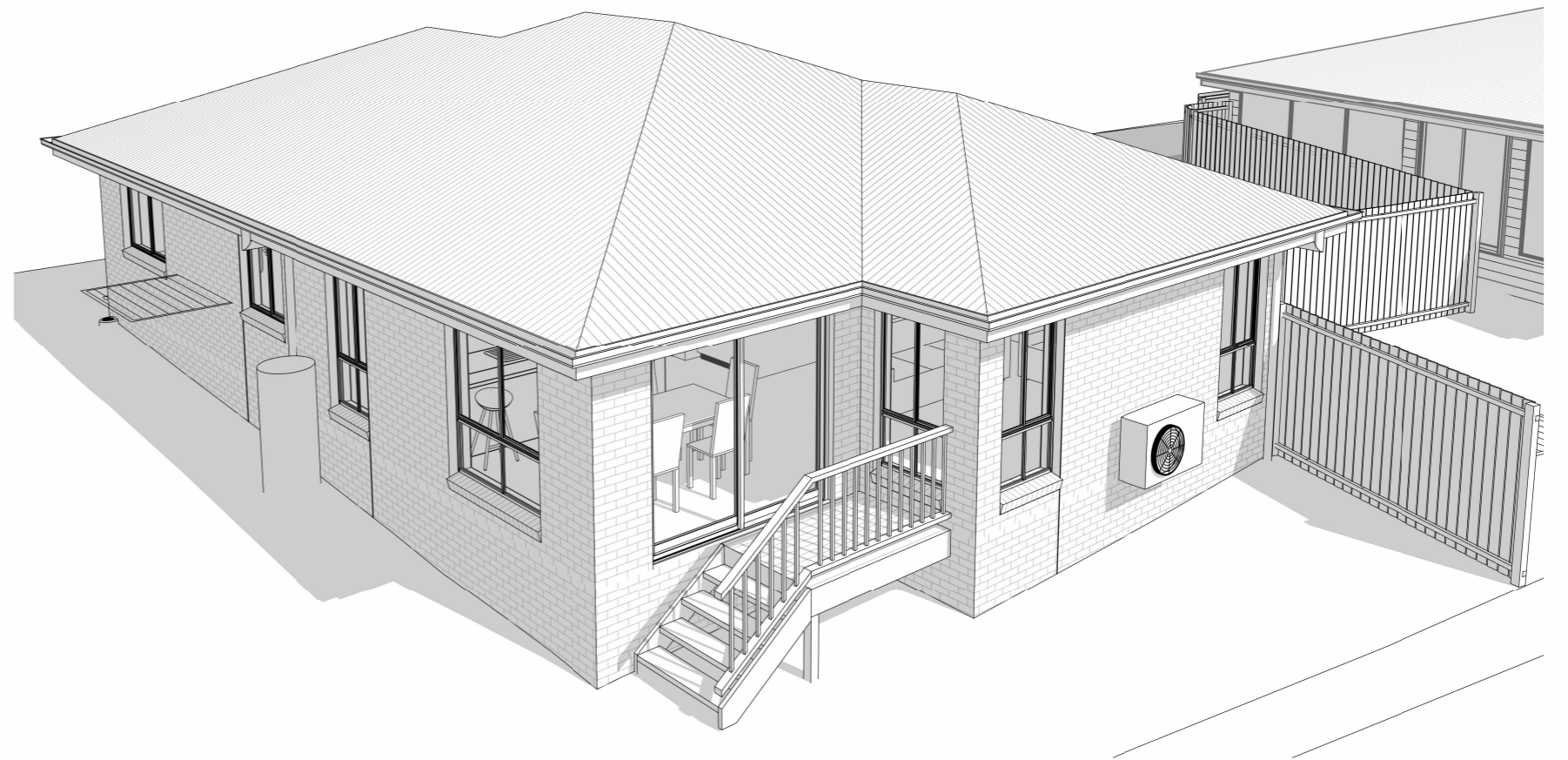
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PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT
5 Toongabbie Street
MIDWAY POINT



EROSION & SEDIMENTATION CONTROL PLAN

Drawn	KV	WH713988
Date	10 May 2024	Sheet
Scale	As indicated	

01f/03




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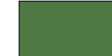


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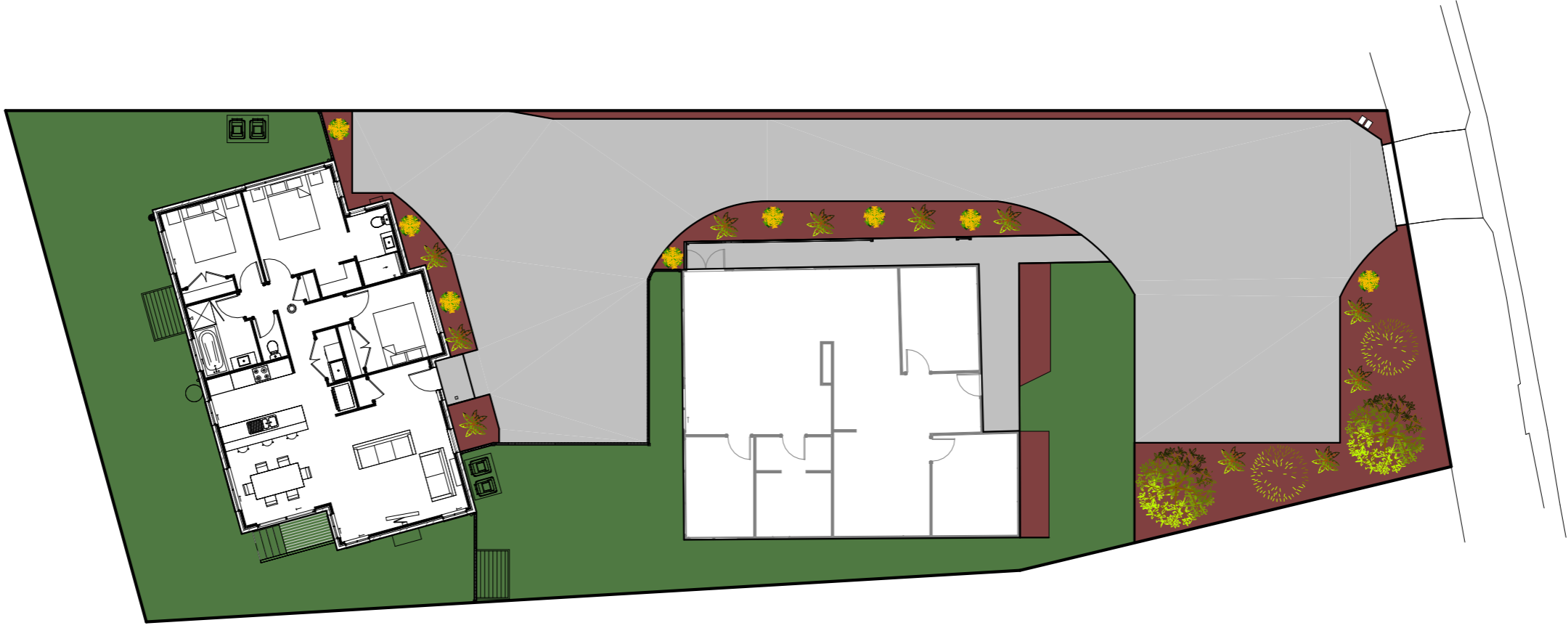
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PERSPECTIVE VIEWS

Drawn	KV	WH713988
Date	07 May 2024	Sheet
Scale		01g/03
Copyright ©		

-  2 x Pittosporum Tenuofoium
-  8 x Golf Ball Pittosporum
-  11 x Lomandra Tanika Dianella
-  2 x Acacia Cognata
-  Seeded lawn
-  Pine bark
-  Concrete



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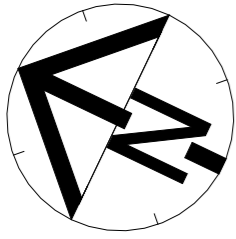
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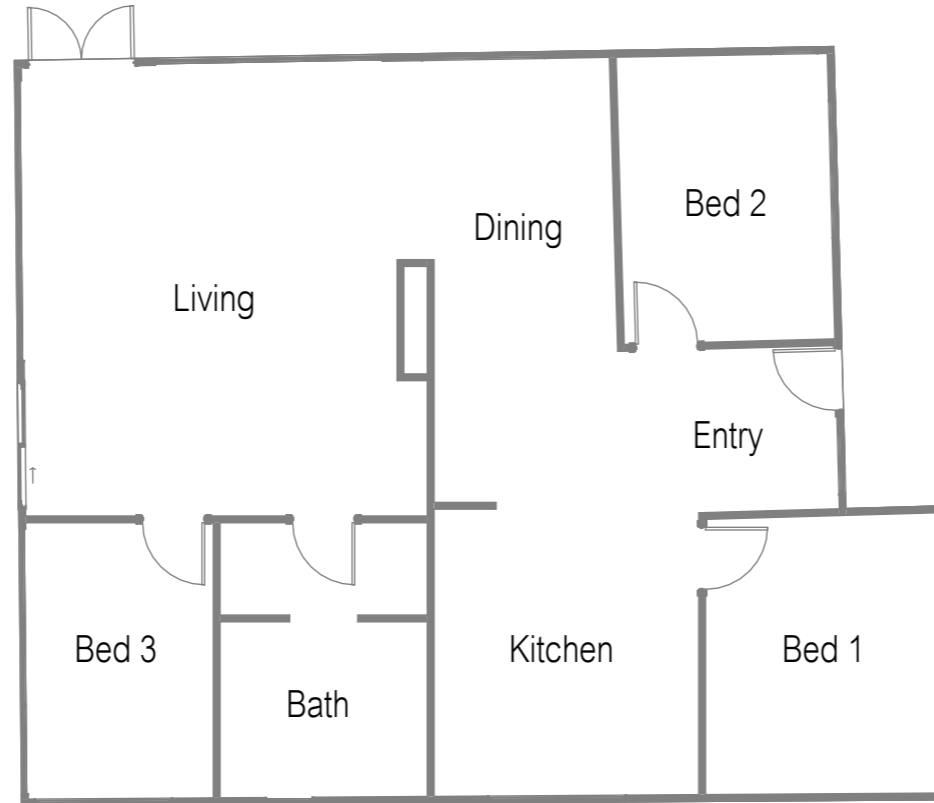
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LANDSCAPING PLAN		
Drawn	SW	WH713988
Date	27 June 2024	Sheet
Scale	1:200	01h/03



NOTE:
EXISTING FLOOR PLAN INFO DERIVED
FROM REAL ESTATE PLAN



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Plans Reference: P2
Date received: 28/06/2024



Floor Area = 113.26m²

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

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MIDWAY POINT



U1 FLOOR PLAN (EXISTING)

Drawn SW WH713988

Date 28 June 2024 Sheet

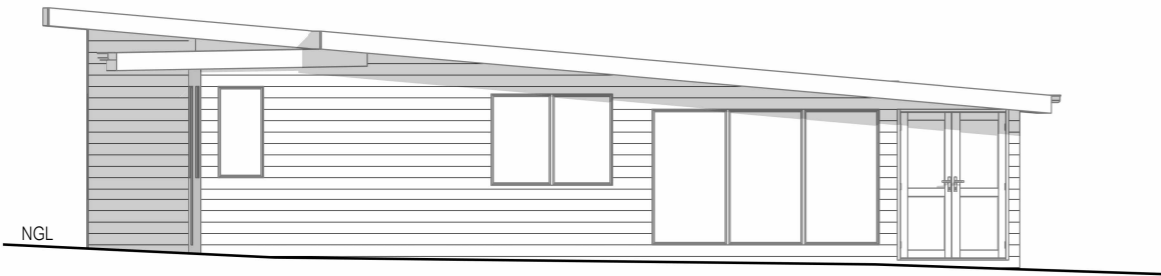
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02/03

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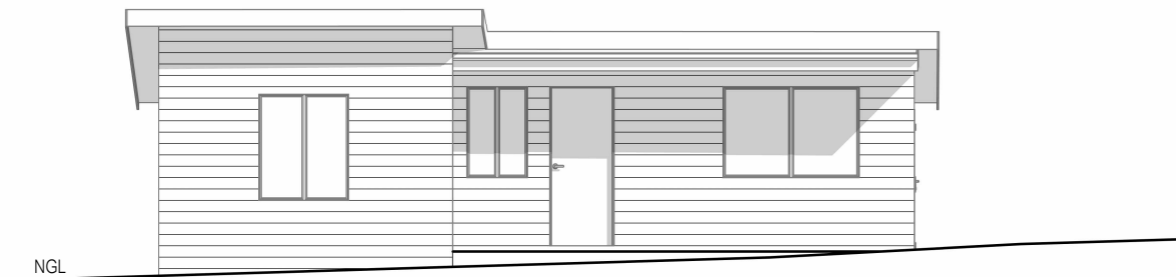
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U1 North East Elevation (Existing)



U1 North West Elevation (Existing)



U1 South East Elevation (Existing)



U1 South West Elevation (Existing)


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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

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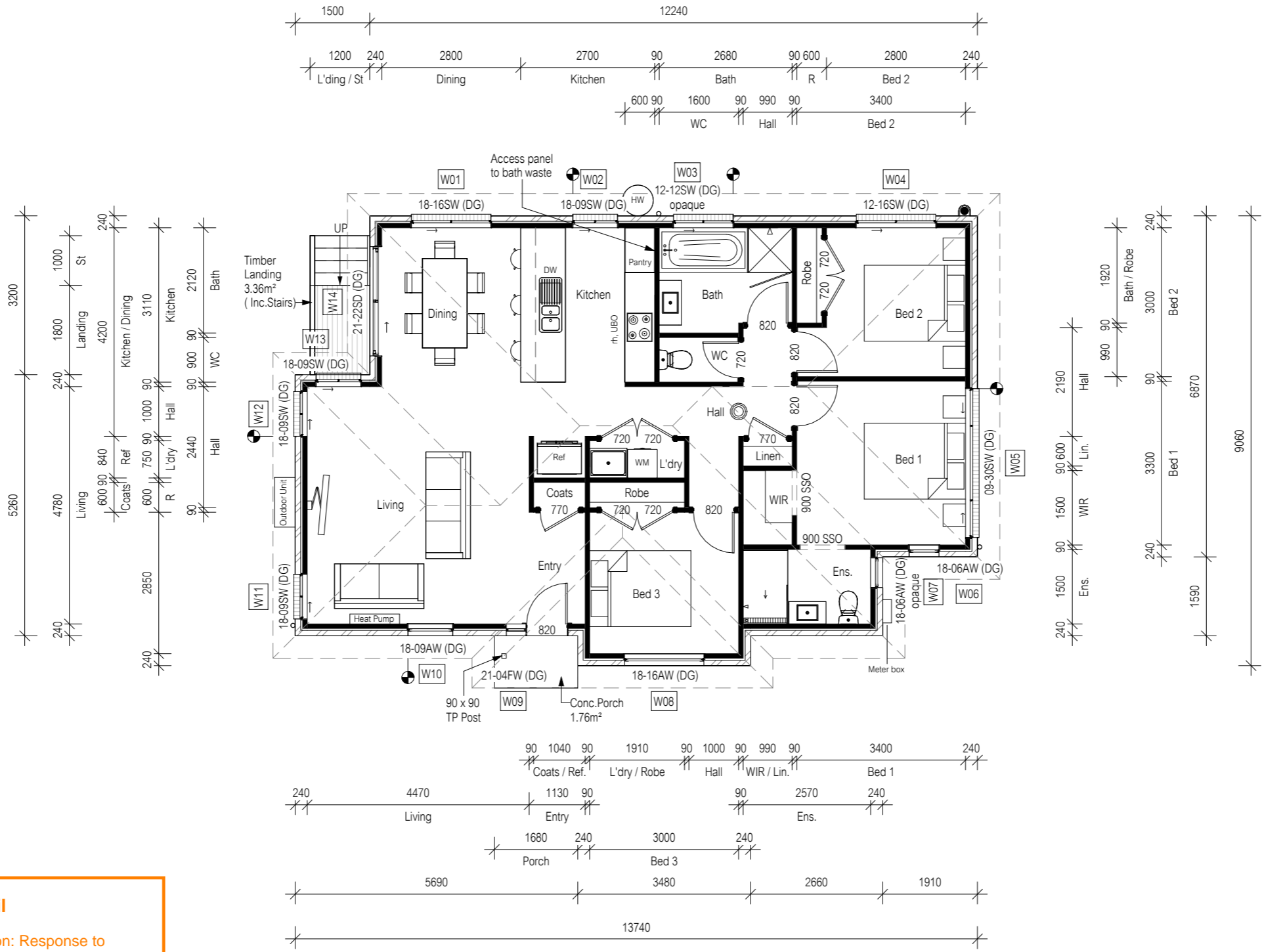
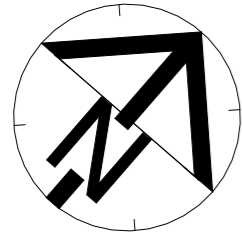


U1 ELEVATIONS (EXISTING)

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Date	28 June 2024	Sheet
Scale	1 : 100	03/03
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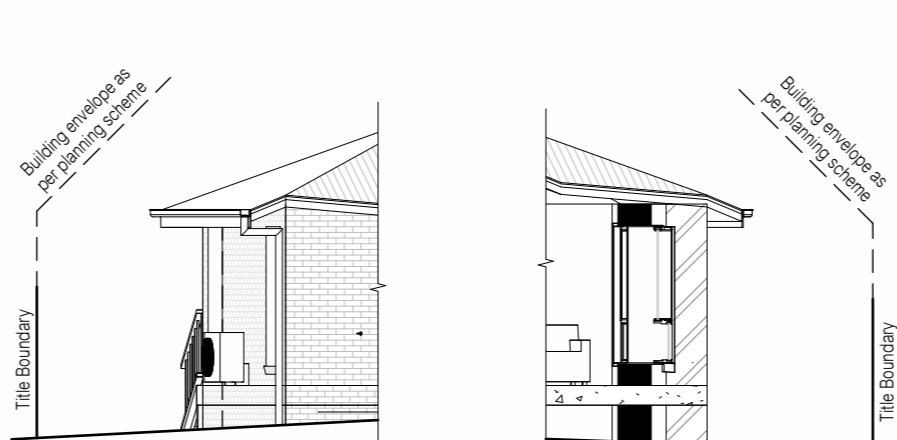


Floor Area = 110.49m ² ● Articulation joints ● Smoke Alarm (interconnected where more than 1)	All window sizes to be checked and/or confirmed on site prior to ordering glazing units	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out 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: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT 5 Toongabbie Street MIDWAY POINT		U2 FLOOR PLAN	
			No. Date Int. Amendment changes as per cover sheet	Drawn KV WH713988 Date 07 May 2024 Sheet Scale 1:100 Copyright © 04/03			



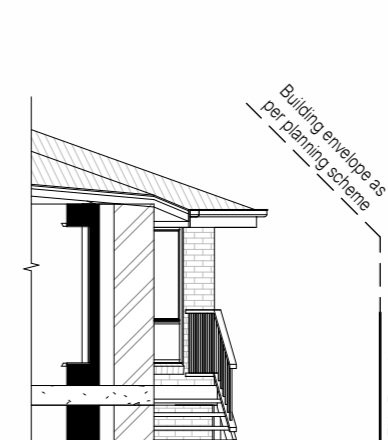
Building Envelope 01

Building Envelope 02



Building Envelope 03

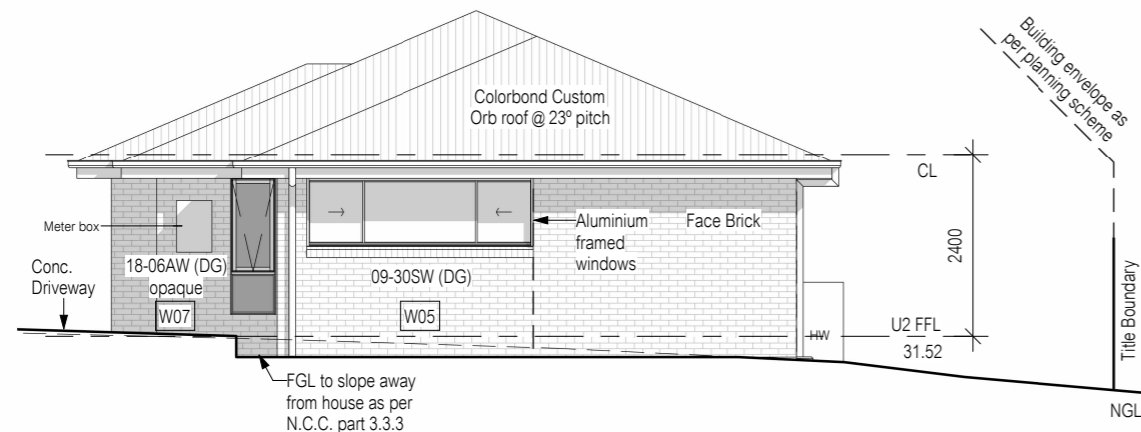
Building Envelope 04



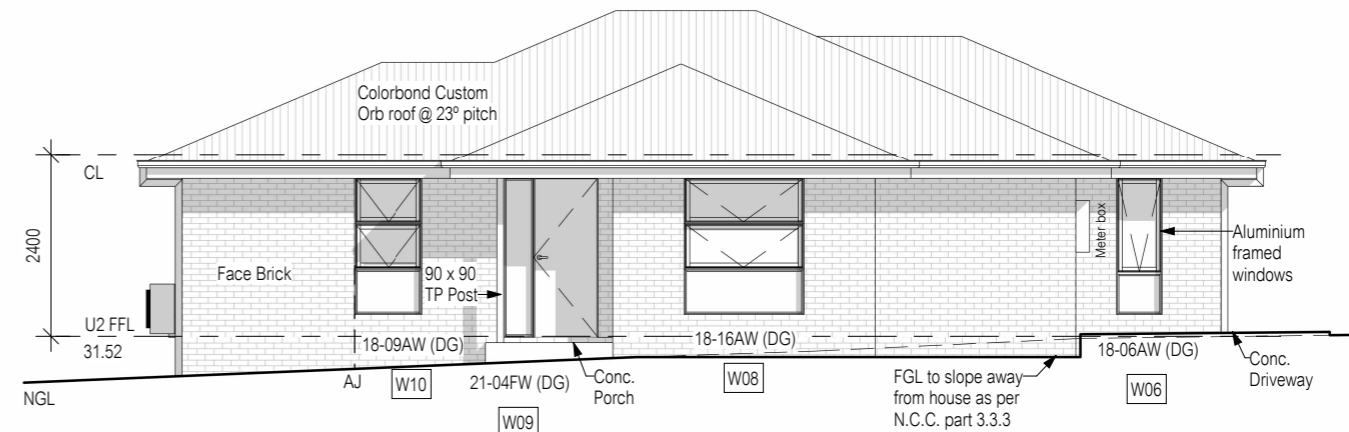
Building Envelope 05

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

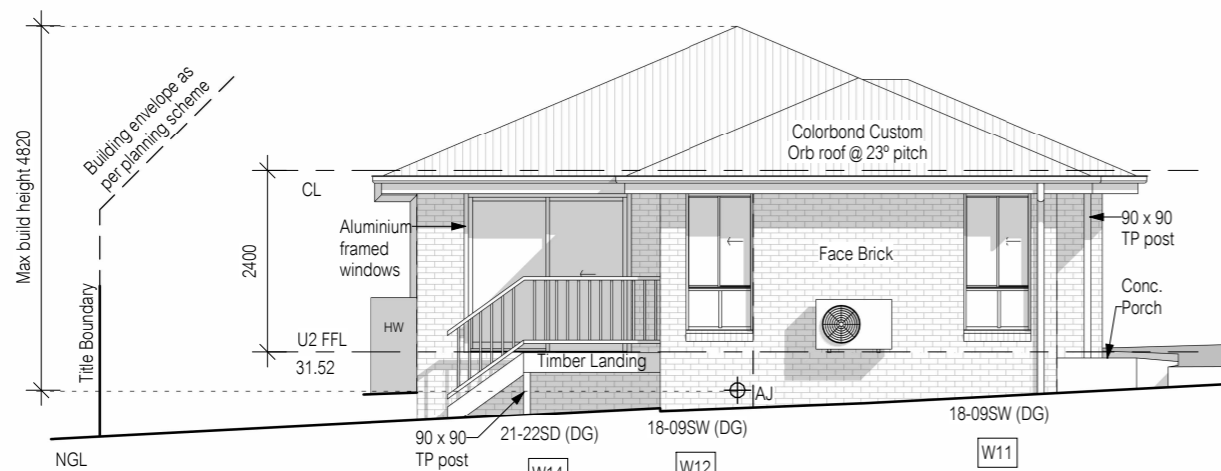
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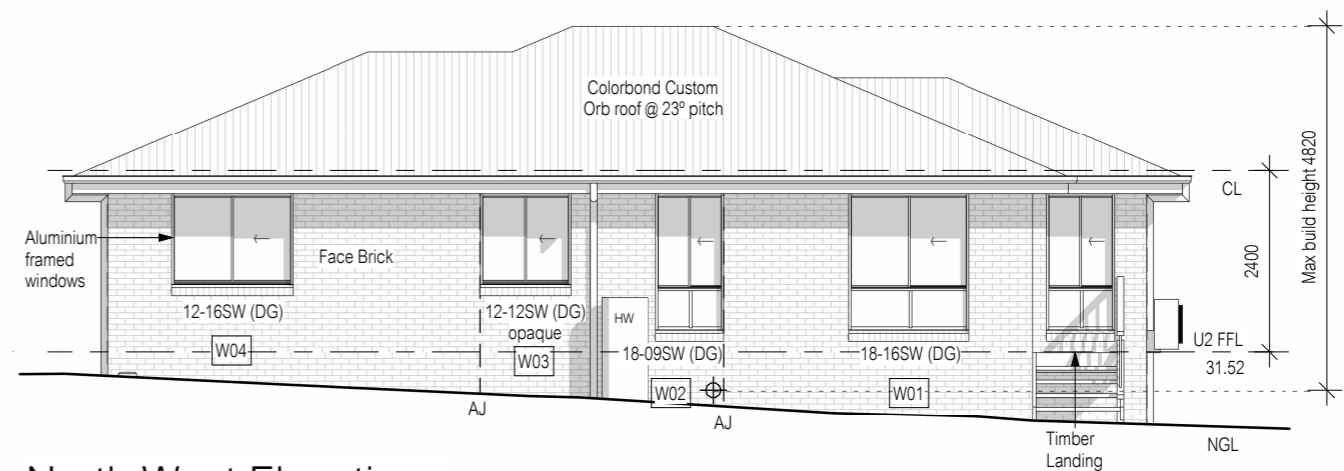
North East Elevations



South East Elevation



South West Elevation



North West Elevations

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

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 BV - Brick Vent

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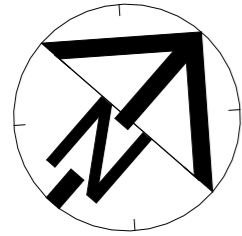
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U2 ELEVATIONS

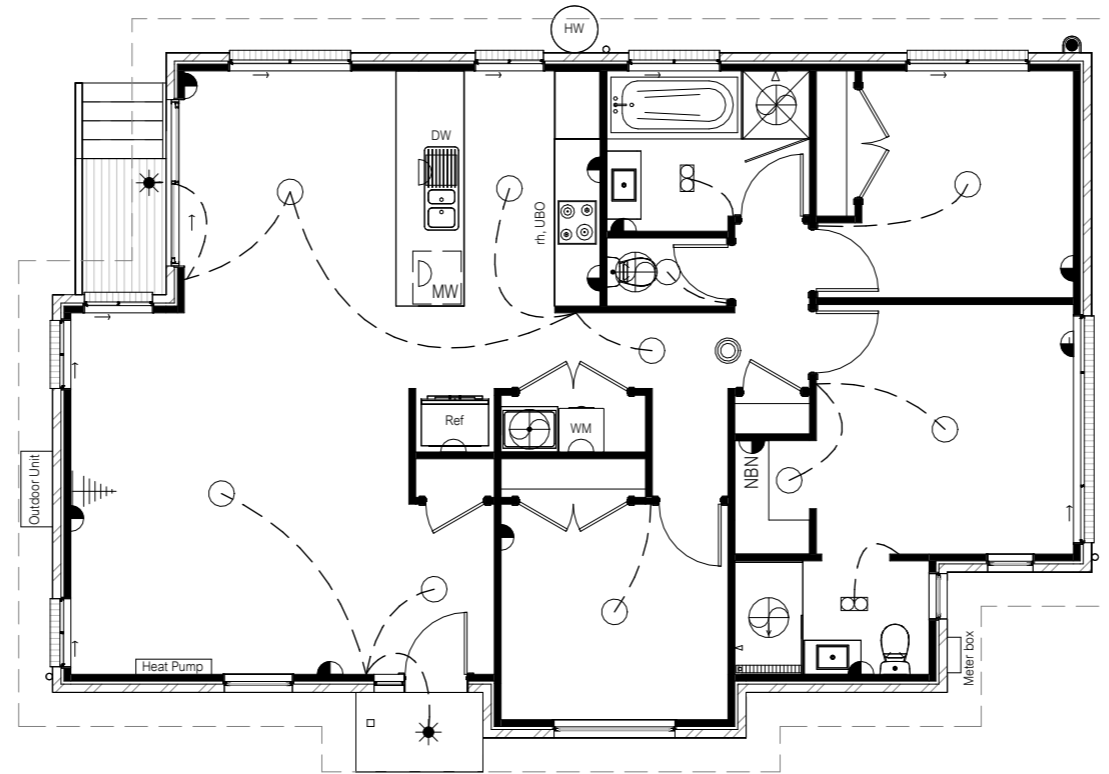
Drawn	KV	WH713988
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Scale	1:100	
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LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- ★ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- △ SINGLE POWER POINT
- ◐ DOUBLE POWER POINT
- ◑ DOUBLE POWER POINT WITH USB
- ◒ WATER PROOF POWER POINT
- ⊙ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- ⊞ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊚ TV CONNECTION POINT
- ▽ NBN/TELEPHONE CONNECTION POINT
- ⊚ SENSOR LIGHT
- ⊚ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- ⊚ FLOOD LIGHT
- ⊚ CAT 6 CONNECTION POINT
- ▶ TREAD LIGHTS (2W)
- ◑ DUCTED VACUUM POINT
- ⊞ SECURITY SYSTEM KEYPAD
- ⊚ SECURITY SYSTEM SENSOR



ALL EXHAUST FANS:
 25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

 **Sorell Council**
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			<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 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT 5 Toongabbie Street MIDWAY POINT</p>		<p>ELECTRICAL PLAN</p>									
							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Drawn</td> <td style="width: 50%;">KV</td> <td style="width: 50%;">WH713988</td> </tr> <tr> <td>Date</td> <td>10 May 2024</td> <td>Sheet</td> </tr> <tr> <td>Scale</td> <td>1:100</td> <td></td> </tr> </table>	Drawn	KV	WH713988	Date	10 May 2024	Sheet	Scale	1:100	
Drawn	KV	WH713988														
Date	10 May 2024	Sheet														
Scale	1:100															
							<p>09/03</p>									

No.	Date	Int.	Amendment changes as per cover sheet
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Lighting

Class 1 & 10a buildings



Calculator

Building name/description	
5 Toongabbie Street, MIDWAY POINT, PROPOSED CHADWICK & KUBE UNIT DEVELOPMENT, UNIT 2	
Classification	
Class 1	
Number of rows preferred in table below	
12	(as currently displayed)

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor			SATISFIES PART 13.7.6			
						Adjustment factors	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	System design
1	Dining	Lounge room	11.8 m ²	30 W	Class 1 building					5.0 W/m ²	2.6 W/m ²	4% of 66%
2	Kitchen	Kitchen	10.8 m ²	30 W	Class 1 building					5.0 W/m ²	2.8 W/m ²	4% of 66%
3	Bath	Bathroom	5.5 m ²	8 W	Class 1 building					5.0 W/m ²	1.5 W/m ²	2% of 66%
4	WC	Toilet	1.4 m ²	30 W	Class 1 building					5.0 W/m ²	20.8 W/m ²	30% of 66%
5	Bed 2	Bedroom	10.2 m ²	30 W	Class 1 building					5.0 W/m ²	3.0 W/m ²	4% of 66%
6	Bed 1	Bedroom	11.2 m ²	30 W	Class 1 building					5.0 W/m ²	2.7 W/m ²	4% of 66%
7	WIR	Other	1.5 m ²	30 W	Class 1 building					5.0 W/m ²	20.2 W/m ²	29% of 66%
8	Ens.	Bathroom	3.9 m ²	8 W	Class 1 building					5.0 W/m ²	2.1 W/m ²	3% of 66%
9	Bed 3	Bedroom	9.7 m ²	30 W	Class 1 building					5.0 W/m ²	3.1 W/m ²	4% of 66%
10	Entry	Other	5.0 m ²	30 W	Class 1 building					5.0 W/m ²	6.0 W/m ²	9% of 66%
11	Living	Living room	16.6 m ²	30 W	Class 1 building					5.0 W/m ²	1.8 W/m ²	3% of 66%
12	Hall	Corridor	9.0 m ²	30 W	Class 1 building					5.0 W/m ²	3.3 W/m ²	5% of 66%

96.4 m ²	316 W	Class 1 building	Allowance 5.0 W/m ²	Design average 3.3 W/m ²
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if inputs are valid



IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.



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WINDOW MANUFACTURER: (?????WINDOW TYPE CHANGE????)
 LEGEND:
 SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door, BRPG = Bushfire Rated Privacy Glass
 NOTE: Window tags including (DG) are to be Double Glazed, otherwise they are to be single glazed.
 NOTE:
 Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.
 Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8
 * - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)

WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
W01	18-16SW (DG)				
W02	18-09SW (DG)				
W03	12-12SW (DG) opaque				
W04	12-16SW (DG)				
W05	09-30SW (DG)				
W06	18-06AW (DG)				
W07	18-06AW (DG) opaque				
W08	06-16AW (DG) Openable				
W08	18-16AW (DG)				
W09	21-04FW (DG)				
W10	18-09AW (DG)				
W11	18-09SW (DG)				
W12	18-09SW (DG)				
W13	18-09SW (DG)				
W14	21-22SD (DG)				
W15	14-12FW (DG)				
W16	10-18FW (DG)				
W17	18-06FW (DG)				
W18	10-18FW (DG)				
W19	19-35FW (DG)				
W20	19-37FW (DG)				
W21	20-17SD (DG)				
W22	20-14FD (DG)				
W23	18-30FW (DG)				
W24	12-16FW (DG)				
W25	12-06FW (DG)				
W26	12-18FW (DG)				
W27	12-08FW (DG)				

Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors

NOTE:
 Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly.
 Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification.
 Min. 20mm clearance required between roofing and vapour permeable sarking (i.e. batten over sarking OR sarking over batten + vented batten)
 Min. 25mm air gap above bulk insulation into roof space.
 Where solar tubes are located, diffusers are to be installed.
 Where skylights are located, ceiling insulation is to be installed to length of shaft.

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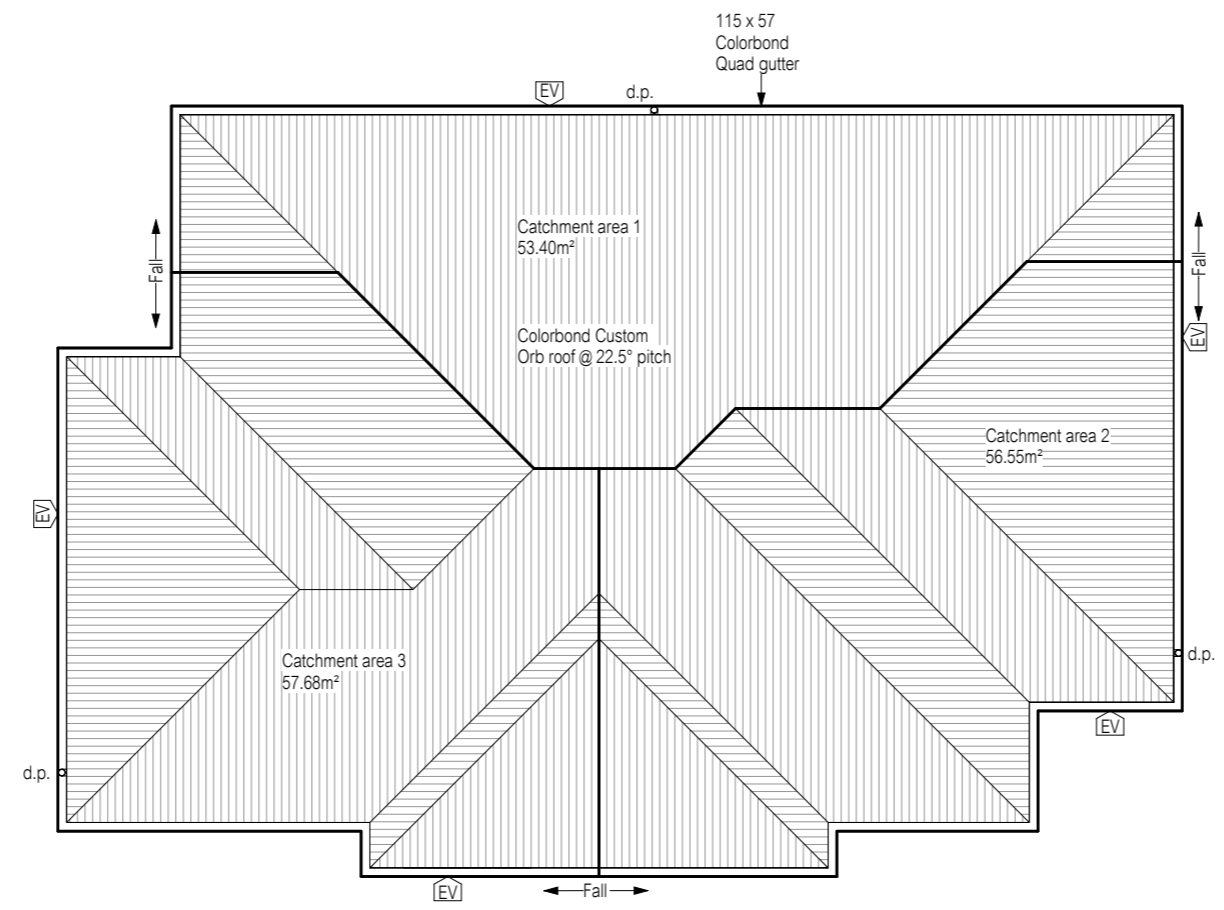
GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:
 Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.
 The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:
 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:
 75 x 38 F8
 @ 900 Centre

Colorbond fixings:
 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.

Roof Sheet Area (Approx)	Fascia Length (Approx)
144.30 m ²	49.2 m
119.15 m ²	56.99 m
20.42 m ²	



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

Ah ¹	132.83	Area of Roof (excluding 115mm Quad gutter) (m ²)
Ah ²	138.54	Area of Roof (including 115mm Quad gutter) (m ²)
Ac	167.63	Ah ² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m ²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm ²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m ²)
Required Downpipes	2.20	Ac ÷ Acdp
Downpipes Provided	3	

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EAVES VENT NOTE:
 SEV2040W EAVE VENT (21,000mm²).
 5 VENTS EVENLY SPACED

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					Drawn Date Scale	KV 10 May 2024 1:100		WH713988 Sheet 11/03	