NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 10 Inverness Street, Midway Point

PROPOSED DEVELOPMENT:
DWELLING AND OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 28th January 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Tuesday 28th January 2025.**

APPLICANT: **P J Chamberlain**

APPLICATION NO: **DA 2024 / 308 - 1**
DATE: **09 January 2025**

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

Full description of Proposal:	*Use:* Residence *Development:* New residence and outbuilding on vacant site *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 700,000

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 10 Inverness Street, Suburb: Midway Point Postcode: ..... Certificate of Title(s) Volume: 184962 Folio: 91

Current Use of Site	Vacant land

Current Owner/s:	Name(s) James Vagg

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
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: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

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

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, 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. *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/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 *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 18/11/2024

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____ Sorell Council Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point Plans Reference: P1 Date Received: 21/11/2024

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

AS2870:2011 SITE ASSESSMENT

10 Inverness Street

Midway Point

November 2024

GEO-ENVIRONMENTAL SOLUTIONS

Investigation Details

Client:	James Vagg
Site Address:	10 Inverness Street, Midway Point
Date of Inspection:	21/11/2024
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	184962/91
Title Area:	Approx. 1091 m²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	10° W facing slope
Vegetation:	Grass & Weeds Disturbed

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
0.00-0.30	0.00-0.20	SM	**Silty SAND**: grey, brown, slightly moist, medium dense
0.30-0.90	0.20-1.10	Cl	**Silty CLAY**: medium plasticity, grey, brown, slightly moist, stiff,
0.90-1.00	1.10-1.50	SC	**Clayey SAND**: with gravels, yellow, brown, slightly moist dense, refusal.

Site Notes

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

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class M

Y_s range: **20-40mm**

Notes: that is a moderately reactive clay.

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification: N3

Region:	A
Terrain Category:	1.0
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for foundation movement.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	**0mm**
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	**0 – 20mm**
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	**20 – 40mm**
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	**40 – 60mm**
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	**60 – 75mm**
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	**>75mm**

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

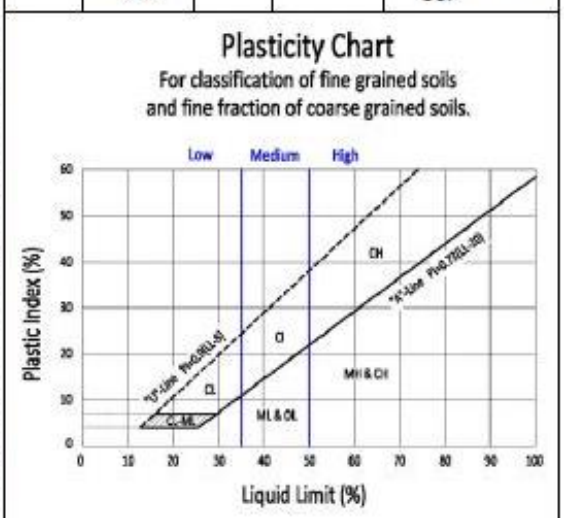
NON COHESIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

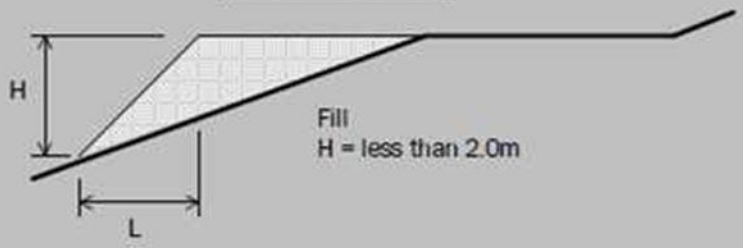
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

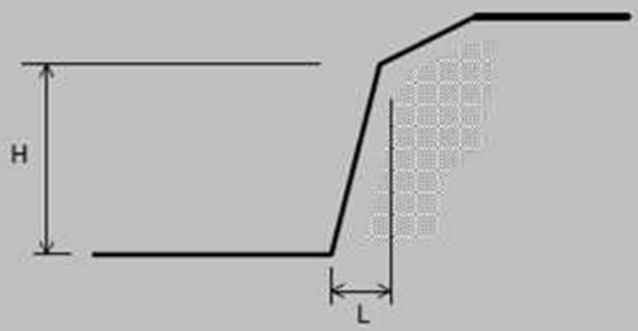
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

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 organisations 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 use of any part of this report in any other context or for any other purpose by third a party.

Site Plan


N
W
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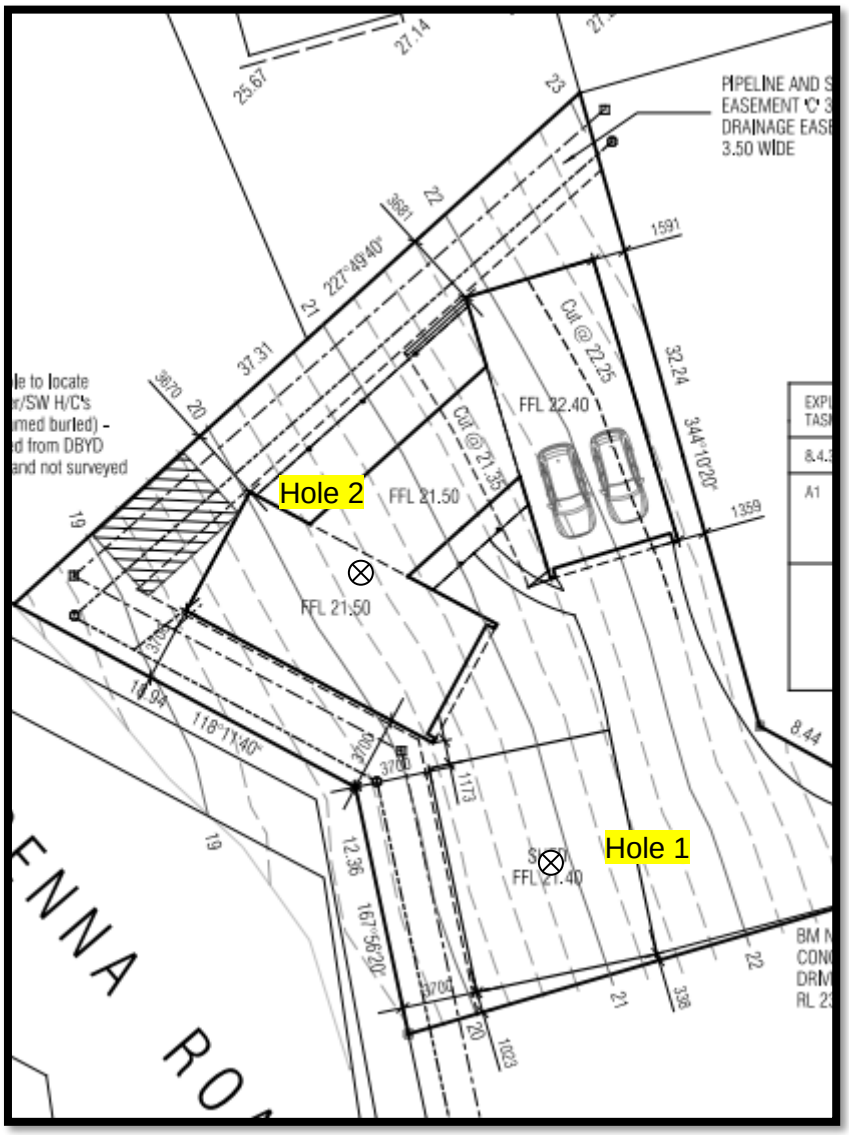
S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Hole 1
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FFL 22.40
FFL 21.40
Cut @ 22.25
Cut @ 21.35
32.24
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37.31
227°49'40"
118°11'40"
167°58'20"
12.36
18.93
8.44
1359
1591
1173
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338
PIPELINE AND S
EASEMENT 'C' 3
DRAINAGE EASE
3.50 WIDE
ENNA RO

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: James Vagg *Owner /Agent*

1/144 Oakdowns Parade *Address*

Oakdowns 7019 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

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

Speciality area of expertise: AS2870-2011 Foundation Classification

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

Details of work:

Address: 10 Inverness Street

Midway Point 7171

Lot No:

Certificate of title No: 184962/91

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(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: Foundation 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:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

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 earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No: J11111

Date: 26/11/2024

DISPERSIVE SOIL ASSESSMENT

10 Inverness Street

Midway Point

November 2024

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	James Vagg
Site Address:	10 Inverness Street, Midway Point
Date of Inspection:	21/11/2024
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	184962/91
Title Area:	Approx. 1091 m²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	10° W facing slope
Vegetation:	Grass & Weeds, Disturbed

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
0.00-0.30	0.00-0.20	SM	**Silty SAND**: grey, brown, slightly moist, medium dense
0.30-0.90	0.20-1.10	CI	**Silty CLAY**: medium plasticity, grey, brown, slightly moist, stiff,
0.90-1.00	1.10-1.50	SC	**Clayey SAND**: with gravels, yellow, brown, slightly moist dense, refusal.

Site Notes

The soil on site has formed from Triassic sandstone. The subsoil was tested for dispersion using the Emerson Test and was found to be slightly dispersive Class 2(2) -obvious milkiness, <50% of the aggregate affected.

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(2) -obvious milkiness, <50% of the aggregate affected.

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 or 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:
  - Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
  - 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).
  - 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: C Cooper

Date Submitted: 25/11/2024

Sample Identification: 2 samples – 10 Inverness Street, Midway Point

Soil to be tested: **Emerson soil dispersion test**

Result:

Sample	Texture	Emerson class	Description
Sample 1	**clay**	**Class 2 (2)**	**Some dispersion <50% affected**
Sample 2	**clay**	**Class 2 (2)**	**Some dispersion <50% affected**

Notes: Some dispersion with obvious milkiness affecting <50% of the aggregate.

Sample Tested by: J Cumming
25/11/2024

Disclaimer

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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.

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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.

DISPERSIVE SOIL ASSESSMENT

10 Inverness Street

Midway Point

November 2024

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	James Vagg
Site Address:	10 Inverness Street, Midway Point
Date of Inspection:	21/11/2024
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	184962/91
Title Area:	Approx. 1091 m²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	10° W facing slope
Vegetation:	Grass & Weeds, Disturbed

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
0.00-0.30	0.00-0.20	SM	**Silty SAND**: grey, brown, slightly moist, medium dense
0.30-0.90	0.20-1.10	CI	**Silty CLAY**: medium plasticity, grey, brown, slightly moist, stiff,
0.90-1.00	1.10-1.50	SC	**Clayey SAND**: with gravels, yellow, brown, slightly moist dense, refusal.

Site Notes

The soil on site has formed from Triassic sandstone. The subsoil was tested for dispersion using the Emerson Test and was found to be slightly dispersive Class 2(2) -obvious milkiness, <50% of the aggregate affected.

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(2) -obvious milkiness, <50% of the aggregate affected.

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 or 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:
  - Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
  - 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).
  - 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: C Cooper

Date Submitted: 25/11/2024

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Sample Tested by: J Cumming
25/11/2024

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To: Sorell council, Planning Team **Date:** 16/12/2024

RE: Justification for Shed Height and Location (Outside Building Envelope)

(Lot 91) 10 Inverness Street Midway Point

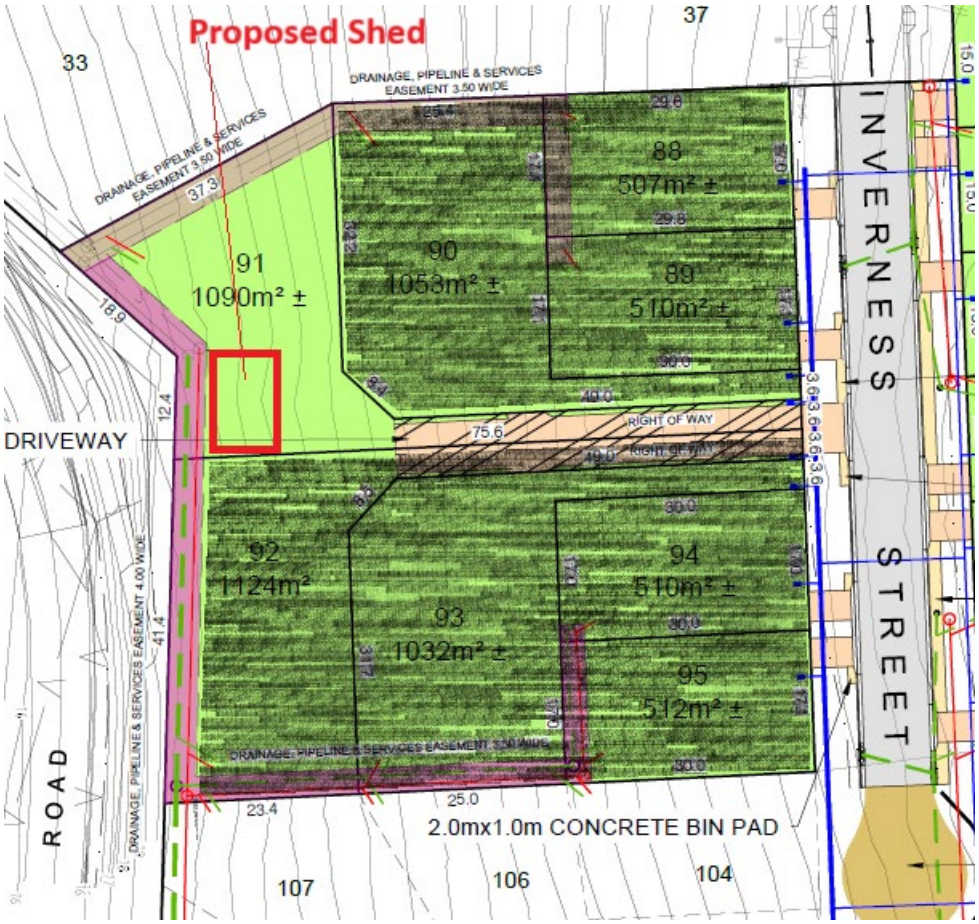
The proposed shed is designed to be 4.4 meters in height affl on the front wall. This allows for a 4-meter opening for the largest roller door, due to its intended use for storing the property owners caravan, which requires a higher clearance than a typical vehicle storage structure. The extra height is necessary to accommodate these items safely and effectively, ensuring that there is sufficient space for both accessibility and proper storage. The shed's design also accounts for factors such as ventilation and internal lighting, which are best achieved with the proposed height. Because the roof line is raked, falling towards the rear, clearance towards the rear of the shed is a lot lower affl, approx. 3.4 meters. Minimum clearance for a typical caravan or cabined boat are 3.2 meters.

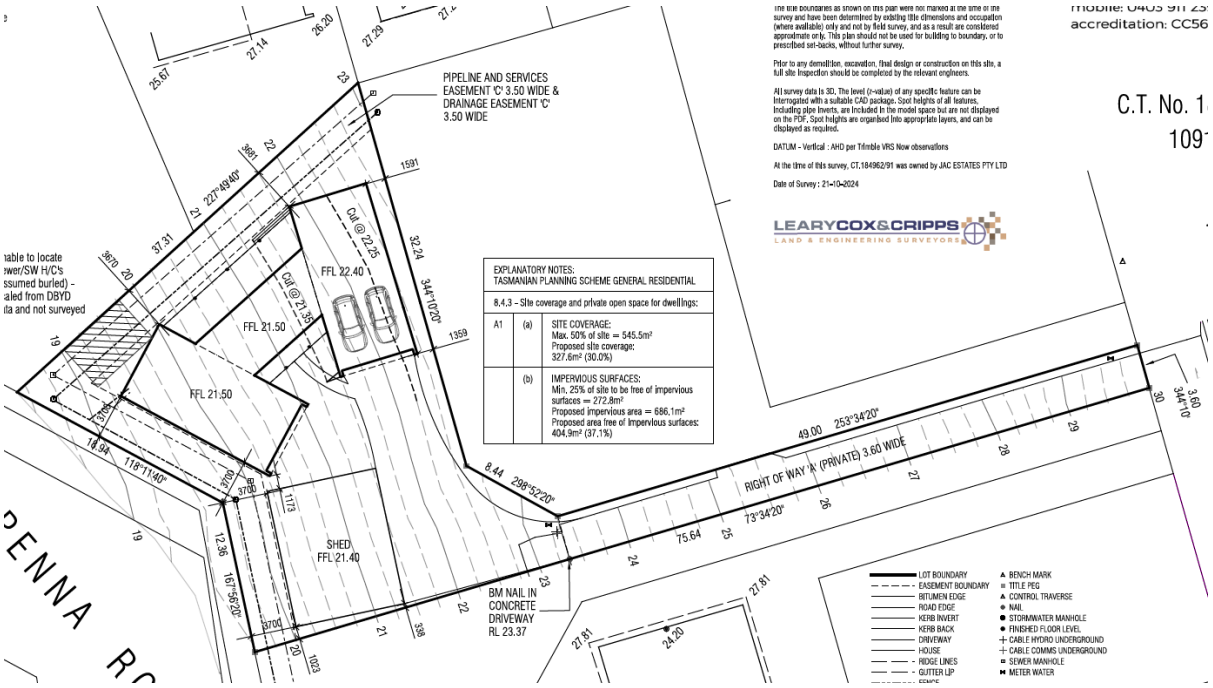
Additionally, the location of the shed has been chosen to maximise safety and ease of use. The lot is an internal block with an approximately 60-meter-long driveway of limited width. The proposed shed is positioned in a way that maintains straight-line access into the shed from the driveway. The overall aesthetic and functionality of the property would be compromised if the shed couldn't be built in line with the driveway given the layout of the lot. This is restricted heavily by the existence of two TasWater easements which limit shed placement. Furthermore, the block has a 5-meter height restriction through a covenant that exists, thus meaning the main dwelling can not be designed as a two-story structure to free up any more block space for the shed in an alternate location.

Overall, the requested height and location are critical for the practical use of the shed, while still considering the broader objectives of preserving the character and functionality of the property and the surrounding environment.

Shadow modelling has been undertaken as a proactive measure and included with the submitted plan drawings. Modelling shows minimal impact to be expected.

See diagrams on next page for reference.





PREVIOUS STAGE

PREVIOUS STAGE

PENNA ROAD

INVERNESS STREET

PENNA ROAD

LYTHAM CRESCENT

PITTWATER LAGOON

DRAINAGE, PIPELINE & SERVICES EASEMENT 3.50 WIDE

DRAINAGE, PIPELINE & SERVICES EASEMENT 3.50 WIDE

DRAINAGE, PIPELINE & SERVICES EASEMENT 4.00 WIDE

DRAINAGE, PIPELINE & SERVICES EASEMENT 3.50 WIDE

RIGHT OF WAY

RIGHT OF WAY

6.00 WIDE CONCRETE DRIVEWAY

4.0mx1.0m CONCRETE BIN PAD

4.0mx1.0m CONCRETE BIN PAD

1.5m WIDE CONCRETE FOOTPATH

2.0mx1.0m CONCRETE BIN PAD

Temporary turning head

2008
PUBLIC OPEN SPACE
7900m²

FUTURE STAGE

88 507m² ±
89 510m² ±
90 1053m² ±
91 1090m² ±
92 1124m²
93 1032m² ±
94 510m² ±
95 512m² ±
96 450m² ±
97 450m² ±
98 450m² ±
99 450m² ±
100 450m² ±
101 450m² ±

STAGE 5

SCALE 1: 800 (A3)

0 8 16 24 32 40
Metres

KEY:

- Stage 5 Lot boundary - 14 Lots
- Existing boundary
- Proposed Easement
- Proposed Right of way
- Proposed Cut/ Fill Batters
- Water Line
- Sewer Line
- Stormwater Line

Sorell Council

Development Application: 5.2024.308.1 - 10
Inverness Street, Midway Point

Plans Reference: P1
Date Received: 21/11/2024

ADDITIONAL NOTES:

- This plan shows only the conceptual design location of Drainage and Water reticulation infrastructure. It is the purchaser's responsibility to ascertain the design location of all other service infrastructure from relevant authorities Access and servicing locations for each lot subject to change prior to council approval of engineering design.
- Mature trees (condition yet to be determined) to be planted in road reservation by developer.

THE PENINSULA @ MIDWAY POINT

SALE PLAN

Measurements, Areas and Easements are subject to change until such time as the plan of subdivision is registered by the Land Titles Office.

PRELIMINARY ONLY

Subject to exact service location being approved by the various regulatory authorities including, Sorell Council, TasWater and TasNetworks

PDA Surveyors
Surveying, Engineering & Planning
ABN 71 217 806 325

6 Freeman Street
Kingston, Tasmania, 7050
www.pda.com.au
PHONE: +61 03 6229 2131
FAX: +61 03 6229 3901
EMAIL: pda.ktn@pda.com.au

SALE PLAN - STAGE 5 (14 LOTS)
"THE PENINSULA AT MIDWAY POINT"
PENNA ROAD, MIDWAY POINT
for JAC ESTATES PTY LTD

SCALE	PAPER
1 : 800	(A3)
JOB NUMBER	DRAWING
47873LM-SP5	

SURVEYOR	DRAWN	DATE
MS	RD	06 SEPTEMBER 2021

138 - Proposed Dwelling, VAGG

AT 10 INVERNESS STREET, MIDWAY POINT

re:design
residential design & drafting
phil.chamberlain@bigpond.com
mobile: 0403 911 239
accreditation: CC5652Y

Architectural Drawing No.	*Description*
01	Site Plan
02	Drainage Plan
02a	Shed Plans
02b	Shadow Diagrams
02c	Isometric Shadow Diagrams
02d	Solar Access Diagram
03	Floor Plan
04	Elevations Sheet 1 of 2
04a	Elevations Sheet 2 of 2
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
10a	Liveable Housing Notes Sheet 1 of 3
10b	Liveable Housing Notes Sheet 2 of 3
10c	Liveable Housing Notes Sheet 3 of 3
11	Wet Area Specifications
11a	Stair Notes
11b	Balustrade Notes
12	Vegetation Overlay
13	BAL Construction Requirements

Climate Zone - 7
C.T. No. 184962/91
Wind Speed - N? (tbc)
Corrosion Environment - SEVERE
Soil Classification - ? (tbc)
Floor Area = 226.8m²
= 24.4 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
SEVERE	INTERNAL	Option 1 2 coats alkyd primer; or Option 2 2 coats alkyd gloss	
Within 1km of breaking surf or within 100m of salt water not subject to breaking surf or heavy industrial areas.	EXTERNAL	Option 1 Inorganic zinc primer plus 2 coats vinyl gloss finishing coats Option 2 Hot dip galvanise 300 g/m² min. Option 3 Hot dip galvanise 100 g/m² min. plus - (a) 2 coats solvent based vinyl primer; or (b) 2 coats vinyl gloss or alkyd	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (Including Inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

REVISION	DATE	SHEETS	DESCRIPTION

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

12 NOVEMBER 2023 ● Preliminary drawings
19 NOVEMBER 2023 ● Development application drawings (DA)

○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)

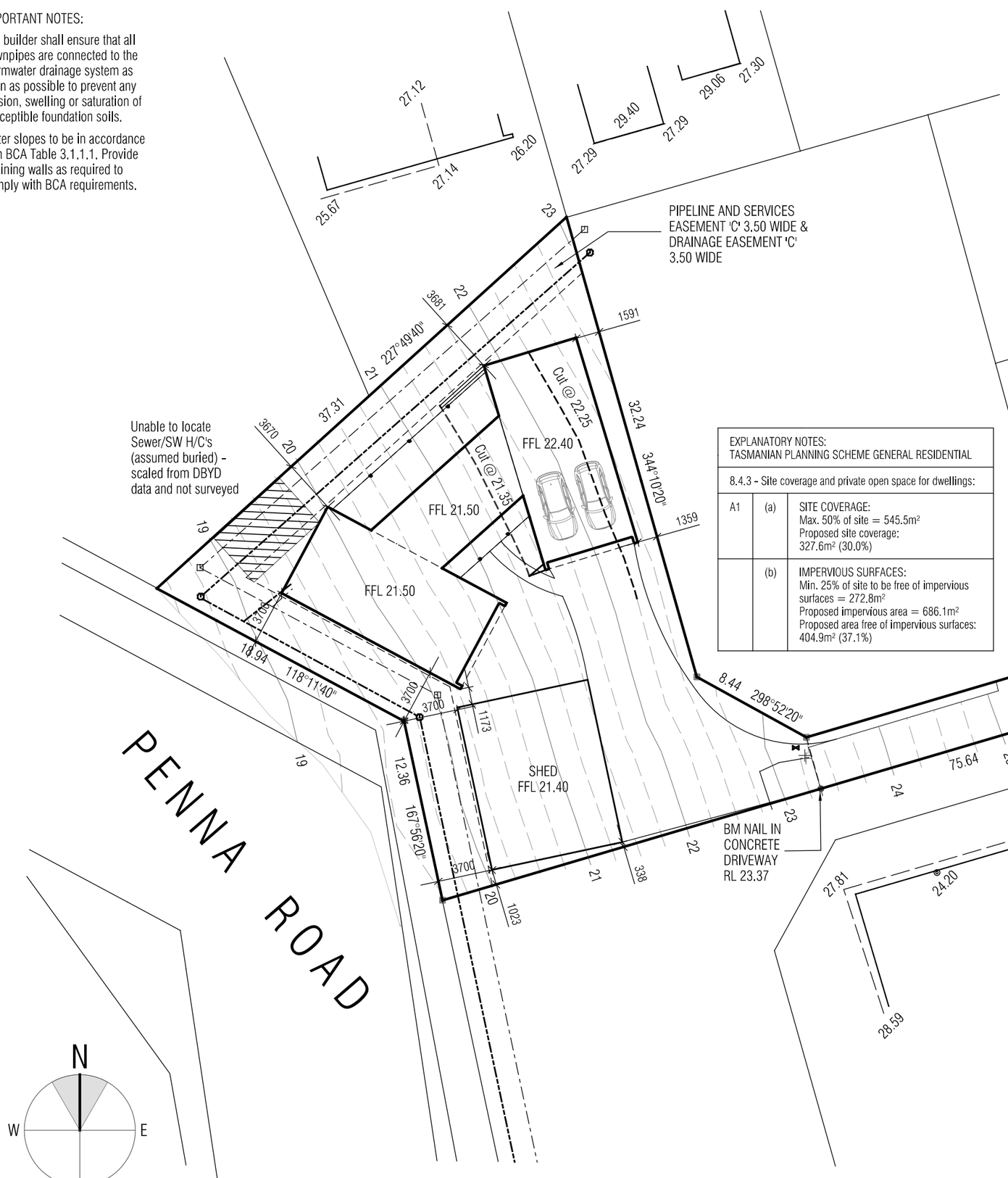
○ Approved by Engineer
○ Approved by Building Surveyor

DRAWING: COVER SHEET
DATE: 19/11/24
FILE NAME: 138 DA 021024.dgn
DRAWN BY: PC
DWG No: COVER SHEET

IMPORTANT NOTES:

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

Batter slopes to be in accordance with BCA Table 3.1.1.1. Provide retaining walls as required to comply with BCA requirements.



EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME GENERAL RESIDENTIAL		
8.4.3 - Site coverage and private open space for dwellings:		
A1	(a)	SITE COVERAGE: Max. 50% of site = 545.5m² Proposed site coverage: 327.6m² (30.0%)
	(b)	IMPERVIOUS SURFACES: Min. 25% of site to be free of impervious surfaces = 272.8m² Proposed impervious area = 686.1m² Proposed area free of impervious surfaces: 404.9m² (37.1%)

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per Trimble VRS Now observations

At the time of this survey, CT.184962/91 was owned by JAC ESTATES PTY LTD

Date of Survey : 21-10-2024

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

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C.T. No. 184962/91
1091m²

N
W E
S

Scale 1:300

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

BAL- LOW
See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

DRAWING: SITE PLAN
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC
DWG No: 01

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accreditation: CC5652Y

PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE & DRAINAGE EASEMENT 'C' 3.50 WIDE

Ag. drain to upslope side of residence. Fall to grated pit at one end

Overflow from hot water to connect into stormwater

NOTE:
Relocate sewer and stormwater connections if existing connections are within proposed dwelling footprint

Unable to locate Sewer/SW H/C's (assumed buried) - scaled from DBYD data and not surveyed

450 square grated pit to connect into stormwater

Drain from heat pump units to connect into stormwater

Provide strip drain to entry threshold to comply with 'Liveable Housing' design requirements

100 UPVC pipe to connect into sewer

100 UPVC pipe to connect into stormwater

450 square grated pit to connect into stormwater

Overflow from hot water to connect into stormwater

450 square grated pit to connect into stormwater

NOTE:
Downpipes for shed are indicative. Shed manufacturer to provide roof area calculations and downpipe locations

Grated drain to garage entrance to connect into grated pit

BM NAIL IN CONCRETE DRIVEWAY RL 23.37

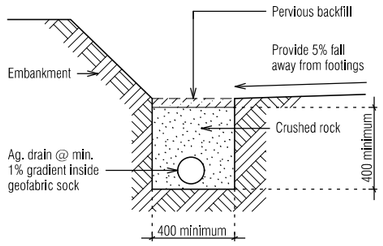
24.20

RIGHT OF WAY 'A' (PRIVATE) 3.60 WIDE

PENNA ROAD

DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED ORG min. 150mm below FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	



All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.

- LOT BOUNDARY
- EASEMENT BOUNDARY
- BITUMEN EDGE
- ROAD EDGE
- KERB INVERT
- KERB BACK
- DRIVEWAY
- HOUSE
- RIDGE LINES
- GUTTER LIP
- FENCE
- SEWER MAIN
- STORMWATER MAIN
- BENCH MARK
- TITLE PEG
- CONTROL TRAVERSE
- NAIL
- STORMWATER MANHOLE
- FINISHED FLOOR LEVEL
- CABLE HYDRO UNDERGROUND
- CABLE COMMS UNDERGROUND
- SEWER MANHOLE
- METER WATER

N E S W

Scale 1:250

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

DRAWING: DRAINAGE PLAN
DATE: 19/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 02

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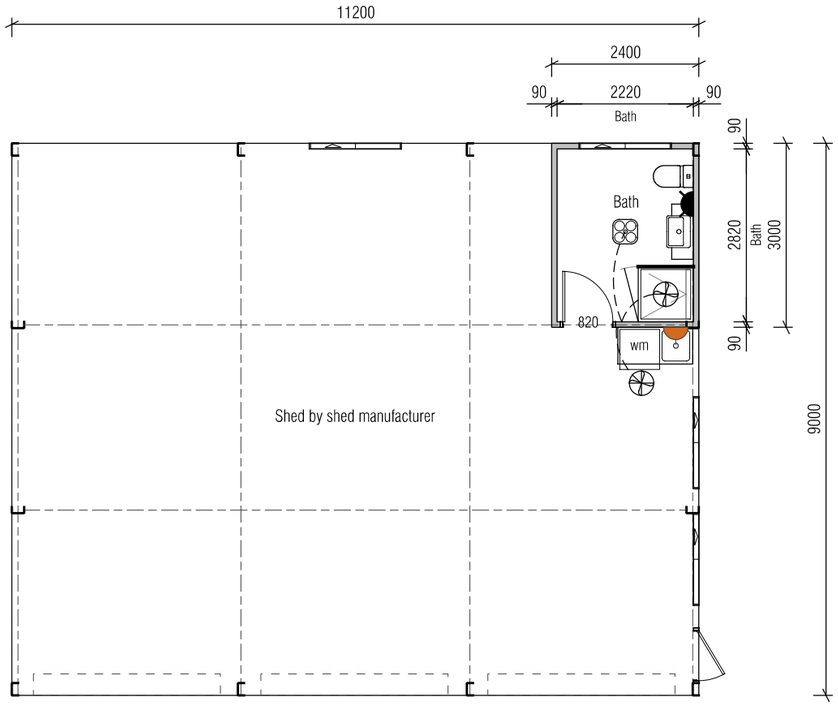
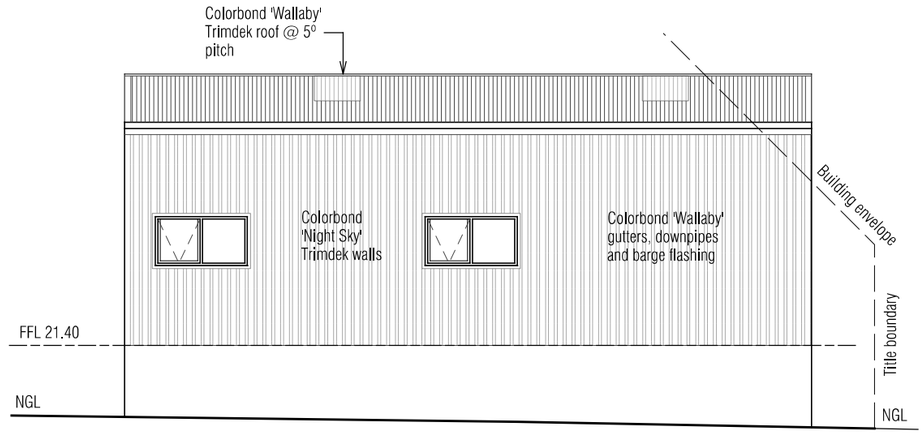
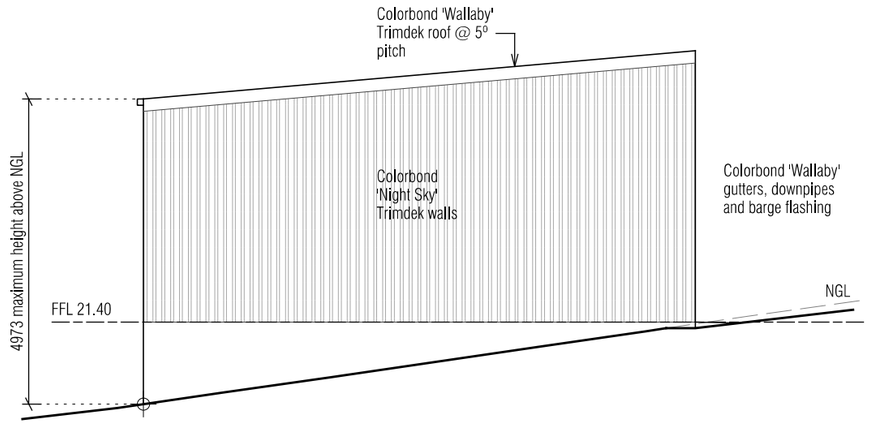
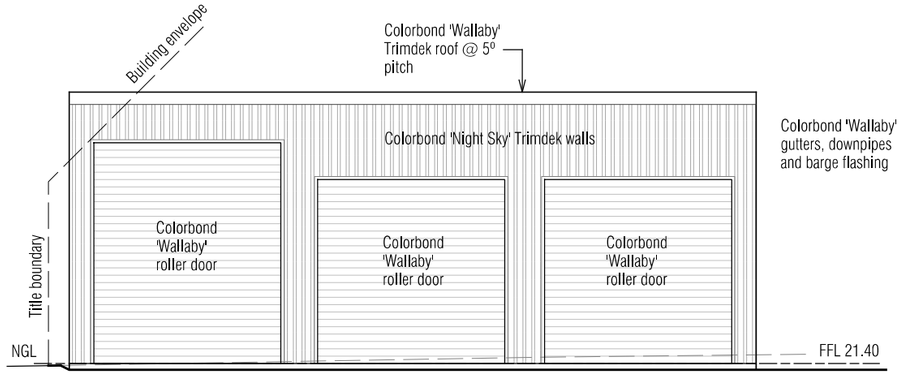




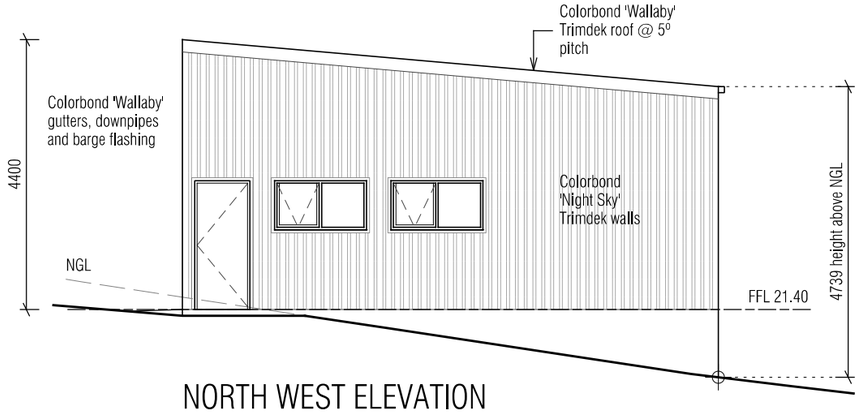
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

NOTE:
These shed elevations are for planning purposes only. See shed manufacturer's design & specifications for construction details.

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

DRAWING: SHED PLANS
DATE: 19/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 02a

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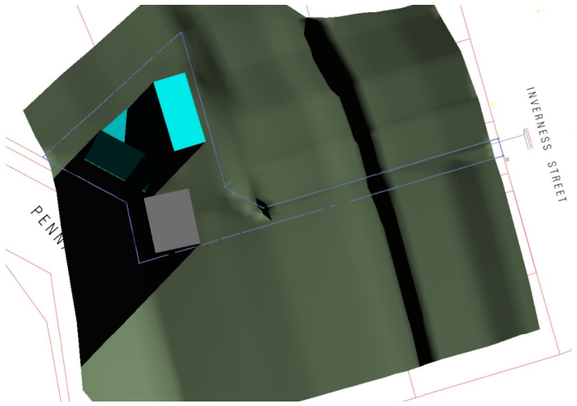
mobile: 0403 911 239
accreditation: CC5652Y



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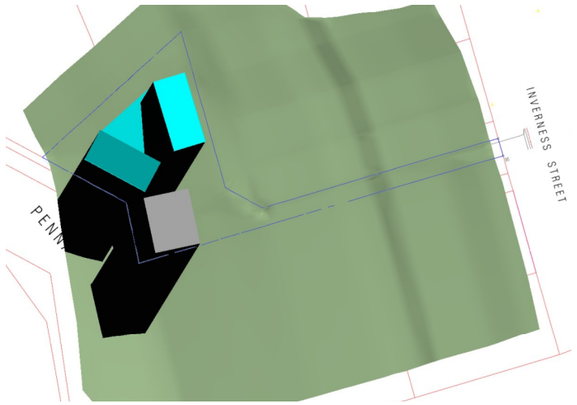

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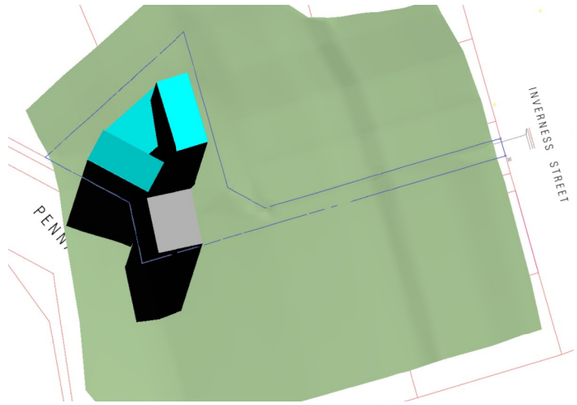

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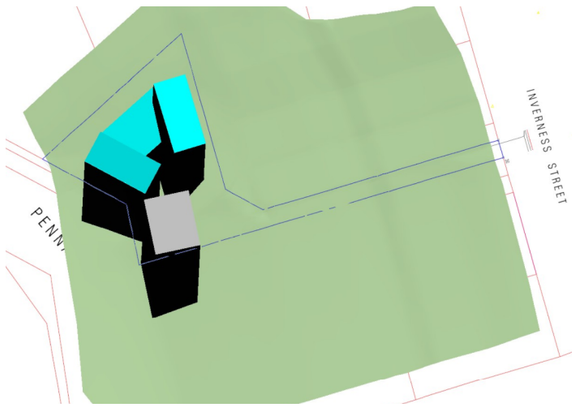

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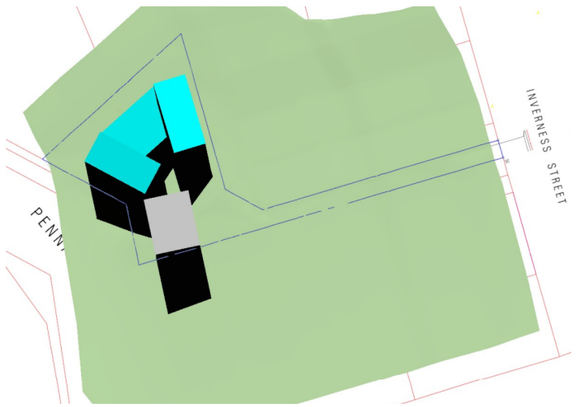

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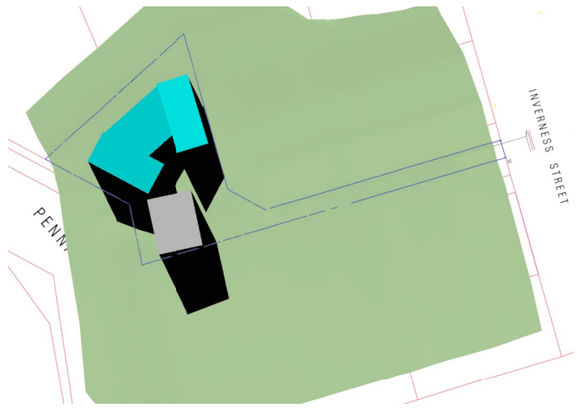

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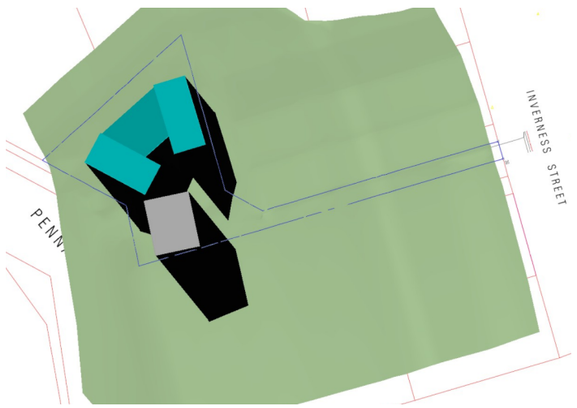

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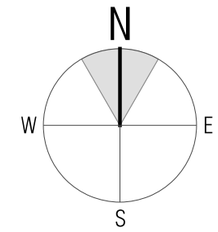

Shadow diagrams
for 10 Inverness Street,
MIDWAY POINT
between 9:00am and
3:00pm on 21 June.
42º 47' 20" South
147º 31' 20" East

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

BAL- LOW
See sheet 13 for
Bushfire Attack Level
construction requirements

DRAWING: SHADOW DIAGRAMS
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 02b

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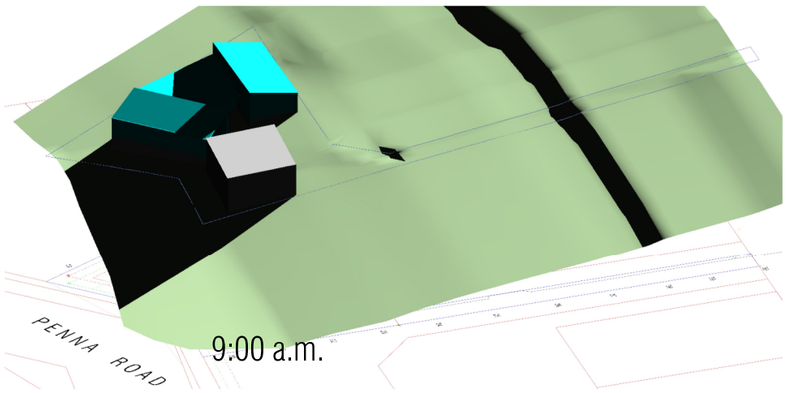
residential design & drafting
phil.chamberlain@bigpond.com
mobile: 0403 911 239
accreditation: CC5652Y

Isometric shadow diagrams for 10 Inverness Street, MIDWAY POINT between 9:00am and 3:00pm on 21 June.

42º 47' 20" South
147º 31' 20" East



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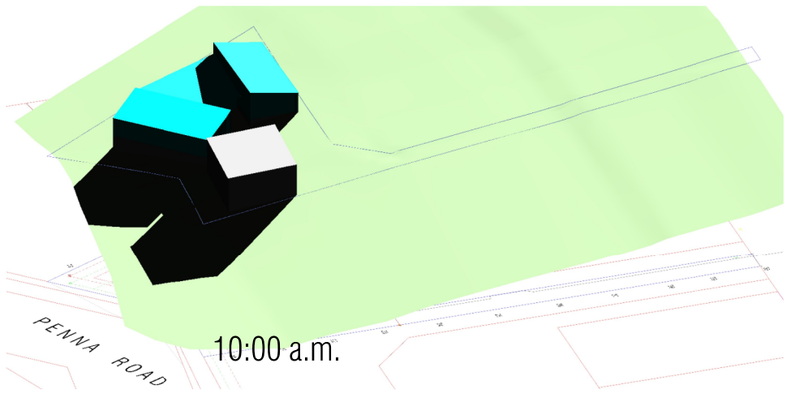

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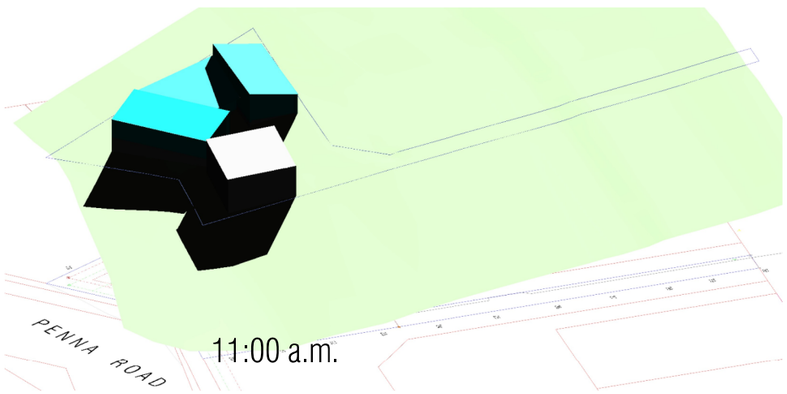

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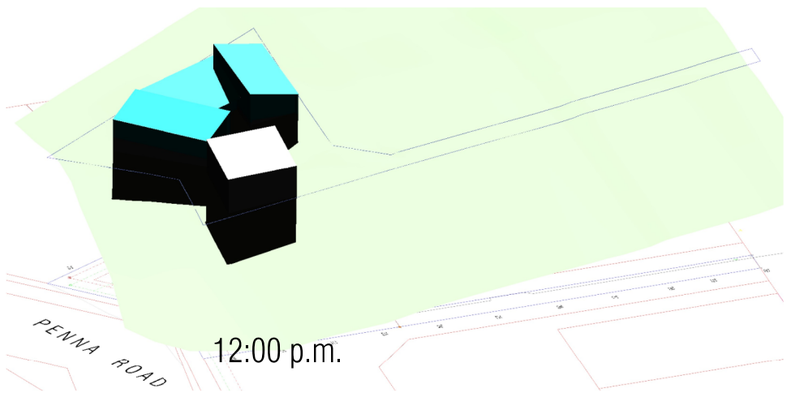

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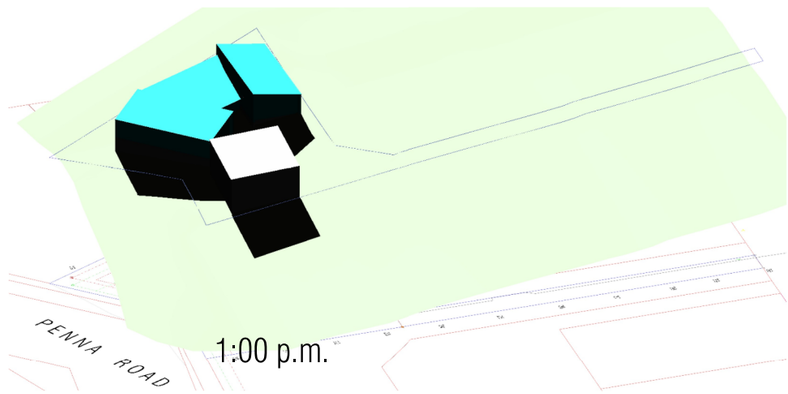
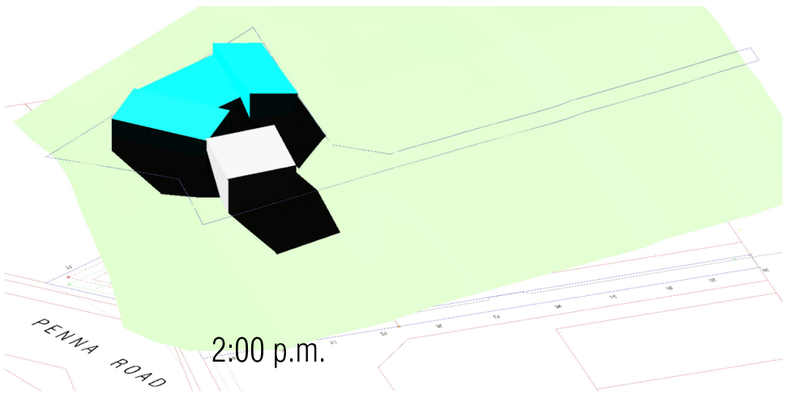


1:00 p.m.



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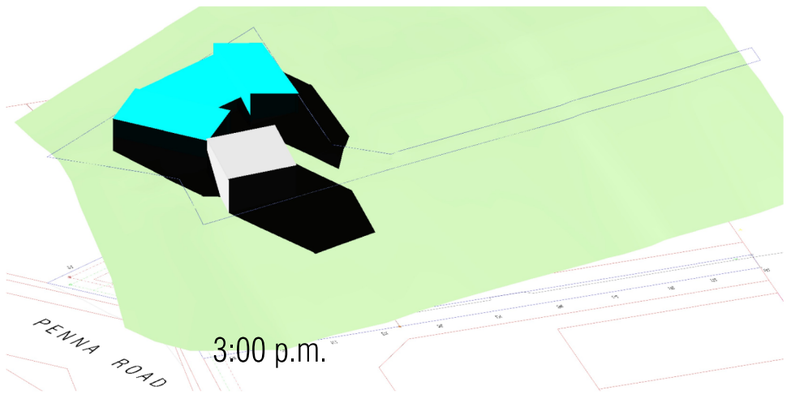

3:00 p.m.

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point

Plans Reference: P1
Date Received: 21/11/2024

DRAWING:	ISOMETRIC SHADOW DIAGRAMS
DATE:	15/11/24
FILE NAME:	138 DA 011024dgn
DRAWN BY:	PC

DWG No: 02c

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

Sorell Council

Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point

Plans Reference: P1
Date Received: 21/11/2024

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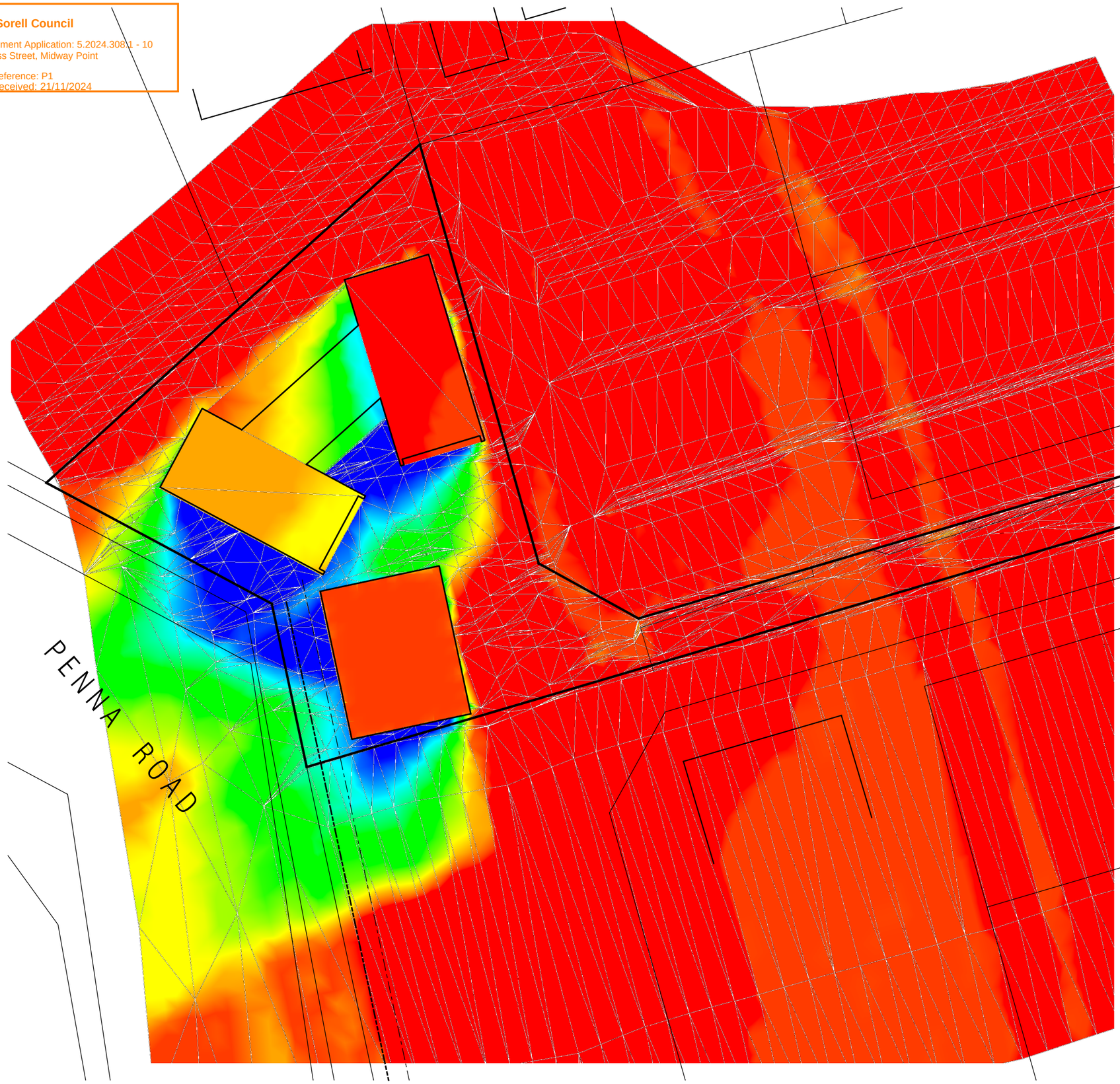
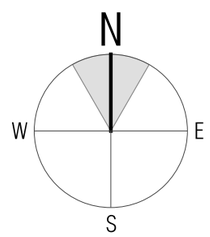


Solar: Exposure
0.00 Hours
0.60 Hours
1.20 Hours
1.80 Hours
2.40 Hours
3.00 Hours
3.60 Hours
4.20 Hours
4.80 Hours
5.40 Hours
6.00 Hours

Solar access diagram for 10 Inverness Street, MIDWAY POINT between 9:00am and 3:00pm on 21 June.
42º 47' 20" South
147º 31' 20" East



BAL- LOW
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: SOLAR ACCESS
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 02d

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

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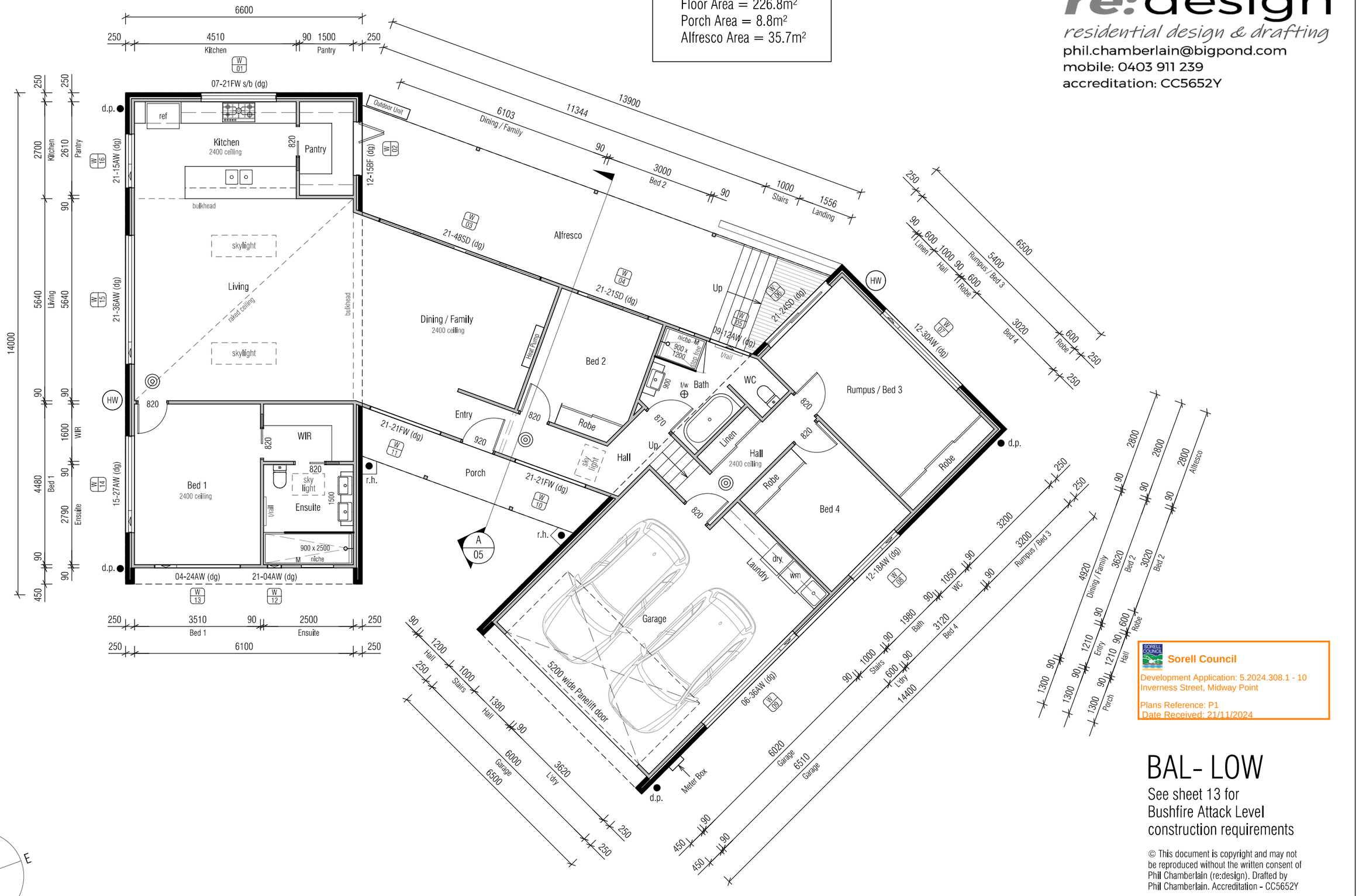
accreditation: CC5652Y

Floor Area = 226.8m²
Porch Area = 8.8m²
Alfresco Area = 35.7m²



Sorell Council
Development Application: 5.2024.308.1 - 10
Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

BAL- LOW

See sheet 13 for
Bushfire Attack Level
construction requirements

DRAWING: FLOOR PLAN
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 03

N
E
S
W

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

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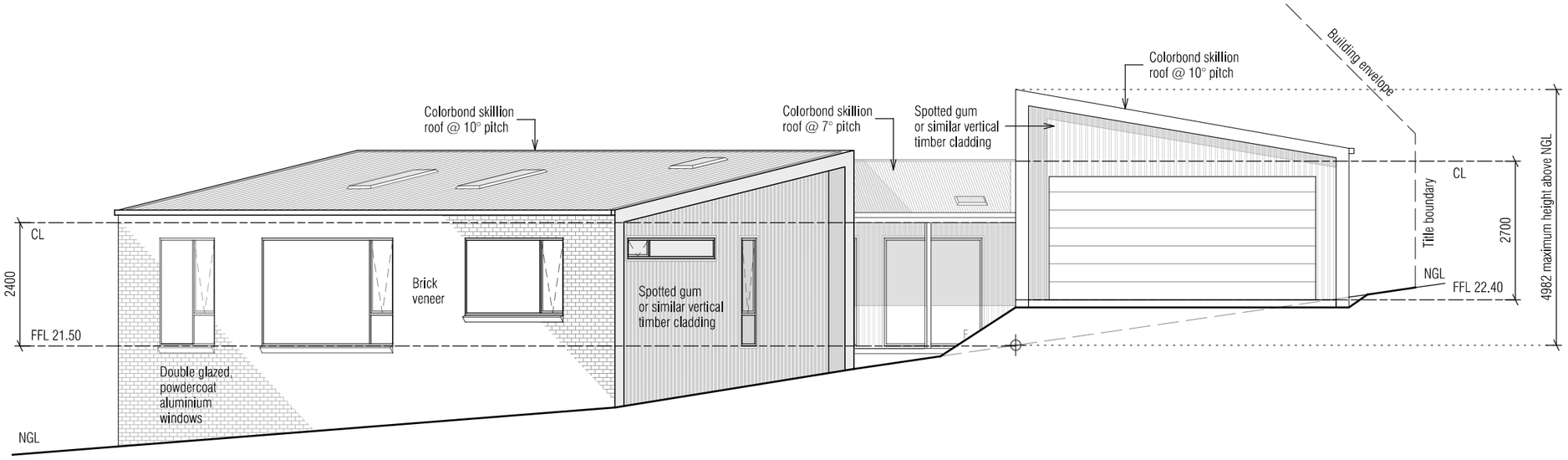
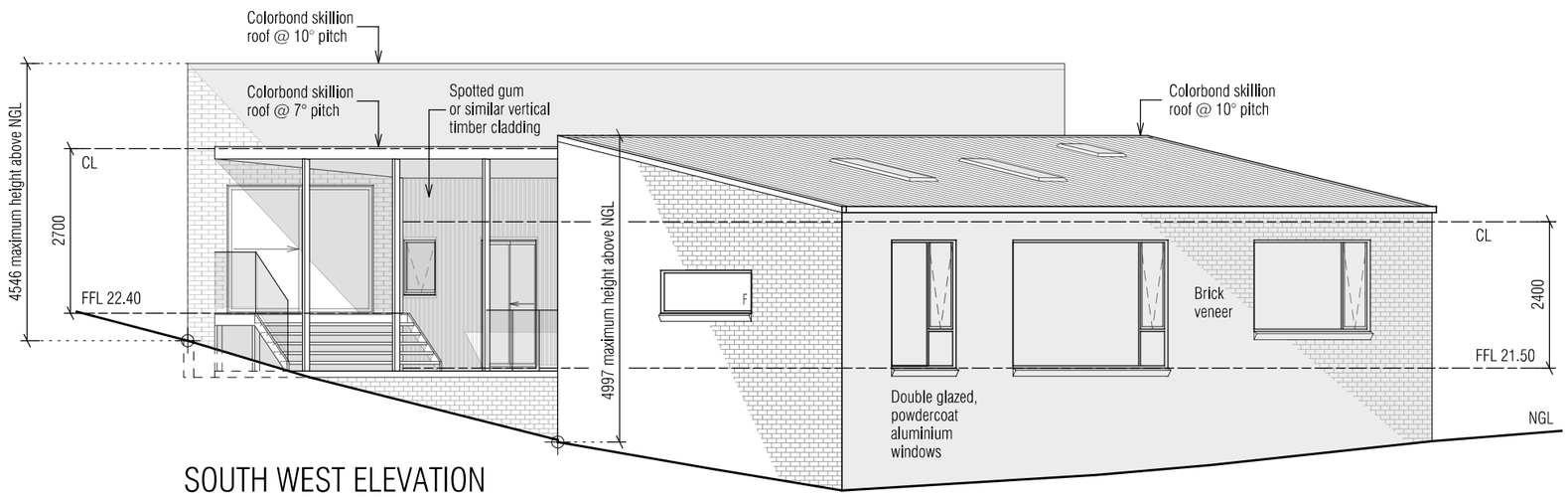
accreditation: CC5652Y



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point

Plans Reference: P1
Date Received: 21/11/2024

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: ELEVATIONS Sheet 1 of 2
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 04

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

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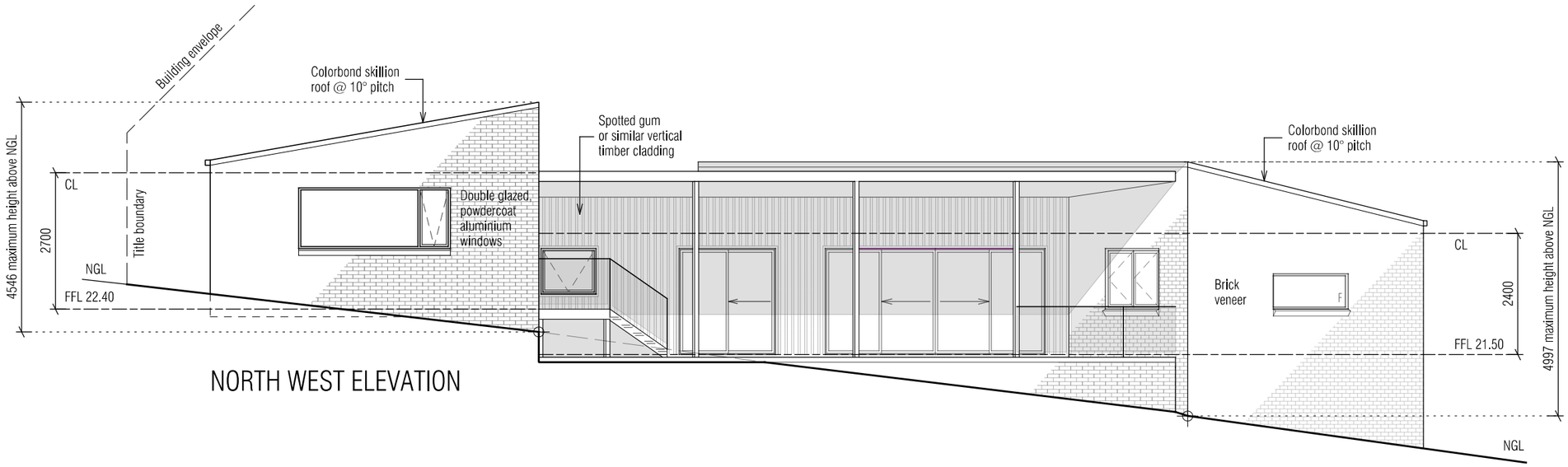
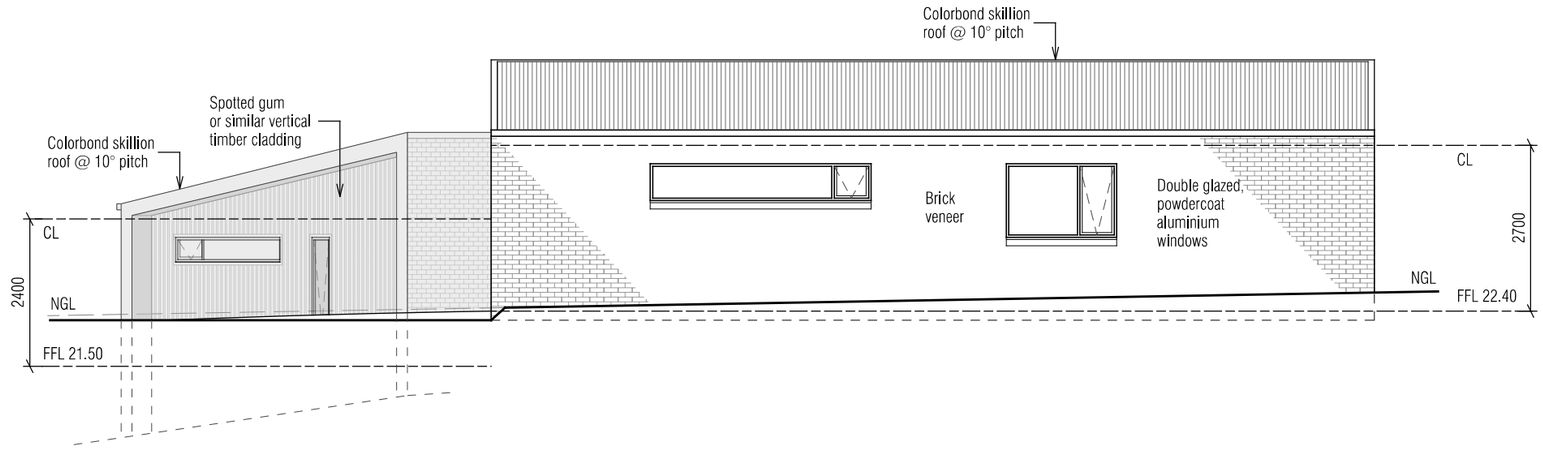
accreditation: CC5652Y



NORTH WEST ELEVATION



NORTH EAST ELEVATION

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point

Plans Reference: P1
Date Received: 21/11/2024

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: ELEVATIONS Sheet 2 of 2
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 04a

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

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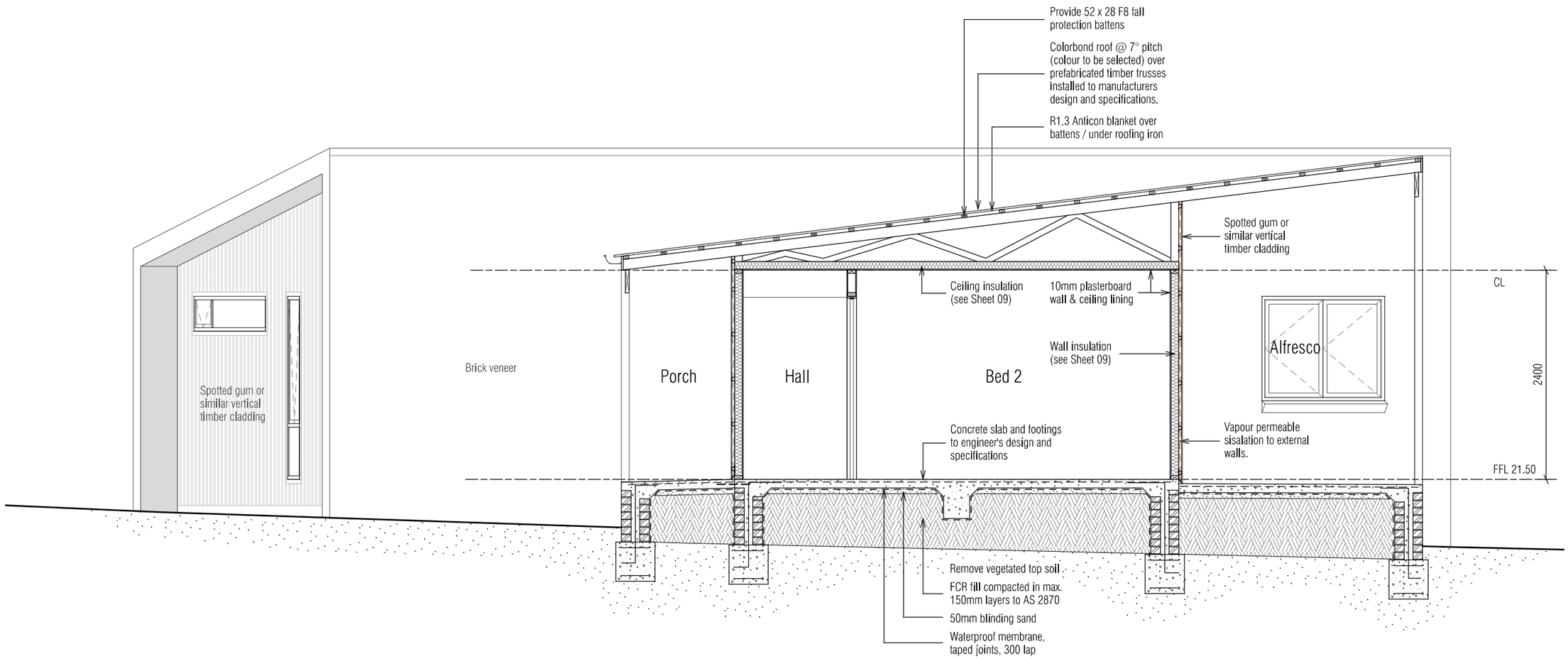
mobile: 0403 911 239
accreditation: CC5652Y



SECTION A

Scale 1:50

03

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

DRAWING: SECTION
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 05

Scale 1:50

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

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ROOF VENTILATION CALCULATIONS
(Roof 'A' 10° skillion roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 78.8m² / 150 = 0.525m²
30% of 0.525m² = 0.158m²
0.158m² / 0.08m² = 2.0 (x 2) = 4 ridge vents
70% of 0.525m² = 0.368m²
0.368m² / 0.08m² = 4.5 (x 2) = 9 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

ROOF VENTILATION CALCULATIONS
(Roof 'B' 7° skillion roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 46.5m² / 150 = 0.310m²
30% of 0.310m² = 0.093m²
0.093m² / 0.08m² = 1.2 (x 2) = 3 ridge vents
70% of 0.310m² = 0.217m²
0.217m² / 0.08m² = 2.7 (x 2) = 6 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

ROOF VENTILATION CALCULATIONS
(Roof 'C' 10° skillion roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 81.7m² / 150 = 0.545m²
30% of 0.545m² = 0.163m²
0.163m² / 0.08m² = 2.0 (x 2) = 4 ridge vents
70% of 0.545m² = 0.382m²
0.382m² / 0.08m² = 4.8 (x 2) = 10 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)

NOTE:
For roof 'A' and 'C' provide strip mesh full length of eaves or provide equivalent of 0.37m² venting for Roof 'A' eaves and 0.38m² venting for Roof 'C' eaves.

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

CATCHMENT AREA NOTES:
Roof 'A' skillion roof @ 10° pitch
CATCHMENT AREA 1 = 49.8m²
CATCHMENT AREA 2 = 50.5m²

CATCHMENT AREA NOTES:
Roof 'B' skillion roof @ 7° pitch
CATCHMENT AREA 3 = 51.9m²
CATCHMENT AREA 4 = 47.2m²

CATCHMENT AREA NOTES:
Roof 'C' skillion roof @ 10° pitch
CATCHMENT AREA 5 = 52.0m²
CATCHMENT AREA 6 = 52.0m²

r.h. denotes rain head
denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

Roof 'A'

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	92.1	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	100.4	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	2	$\frac{Ac}{Acdp}$
Downpipes Provided	2	

Roof 'B'

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	93.5	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	99.1	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	2	$\frac{Ac}{Acdp}$
Downpipes Provided	2	

Roof 'C'

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	95.3	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	103.9	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	2	$\frac{Ac}{Acdp}$
Downpipes Provided	2	

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

DRAWING: ROOF PLAN
DATE: 15/11/24
FILE NAME: PC 138 DA 011024dgn
DRAWN BY: PC

DWG No: 06

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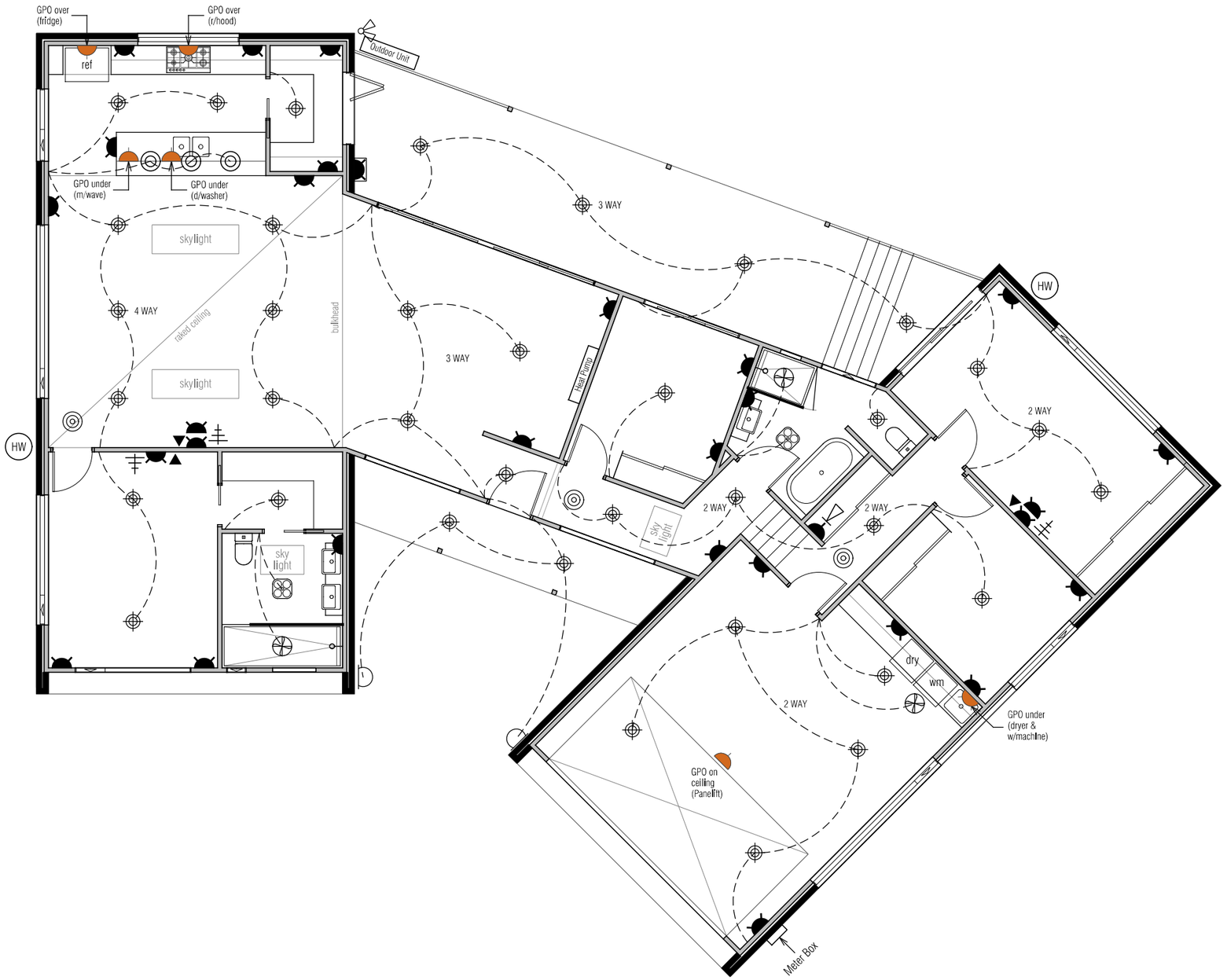
accreditation: CC5652Y



- Fluorescent light (19 W)
- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point

Plans Reference: P1
Date Received: 21/11/2024

DRAWING: ELECTRICAL PLAN
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 07

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

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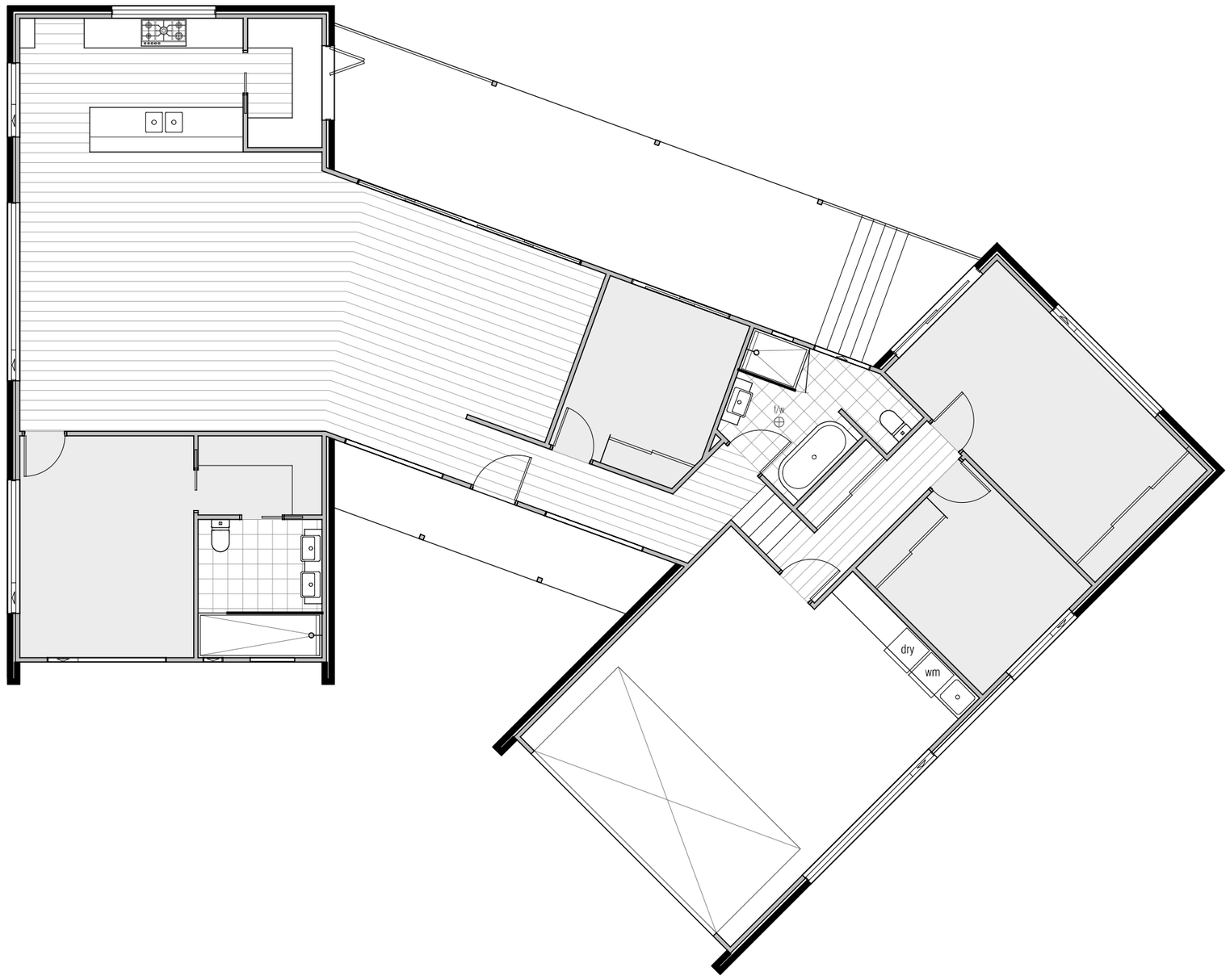
accreditation: CC5652Y



FLOORING LEGEND

Floating Flooring

Carpet

Tiles

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council

Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point

Plans Reference: P1
Date Received: 21/11/2024

DRAWING:	FLOORING LAYOUT PLAN
DATE:	15/11/24
FILE NAME:	138 DA 011024dgn
DRAWN BY:	PC
DWG No:	08

Scale 1:100

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

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residential design & drafting
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accreditation: CC5652Y

LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
10 Inverness Street, MIDWAY POINT	Class 1

Number of rows preferred in table below: 14 *(as currently displayed)*

Separate aggregate allowances are calculated for Class 1 cases; for a verandah or balcony; or for a Class 10 building. The '% of allowance used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factor (Adjustment factors)	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	Lamp or illumination power density: System design	System share of % of aggregate allowance used
1	Living, Dining & Kitchen	Living Room	70.0 m²	180 W	Class 1 building					5.0 W/m²	2.6 W/m²	**10% of 40%**
2	Pantry	Other	3.9 m²	12 W	Class 1 building					5.0 W/m²	3.1 W/m²	**12% of 40%**
3	Bed 1	Bedroom	15.7 m²	24 W	Class 1 building					5.0 W/m²	1.5 W/m²	**6% of 40%**
4	WIR	Other	4.0 m²	12 W	Class 1 building					5.0 W/m²	3.0 W/m²	**12% of 40%**
5	Ens.	Bathroom	7.0 m²	10 W	Class 1 building					5.0 W/m²	1.4 W/m²	**6% of 40%**
6	Bed 2	Bedroom	10.7 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	**4% of 40%**
7	Hall	Corridor	8.0 m²	24 W	Class 1 building					5.0 W/m²	3.0 W/m²	**12% of 40%**
8	Bath	Bathroom	7.9 m²	22 W	Class 1 building					5.0 W/m²	2.8 W/m²	**11% of 40%**
9	Garage	Other	40.1 m²	60 W	Class 1 building					5.0 W/m²	1.5 W/m²	**6% of 40%**
10	Bed 4	Bedroom	11.3 m²	12 W	Class 1 building					5.0 W/m²	1.1 W/m²	**4% of 40%**
11	Bed 3 / Rumpus	Bedroom	19.2 m²	36 W	Class 1 building					5.0 W/m²	1.9 W/m²	**8% of 40%**
12	Hall	Corridor	5.6 m²	12 W	Class 1 building					5.0 W/m²	2.1 W/m²	**8% of 40%**
13	Alfresco	Verandah or balcony	35.7 m²	48 W	Verandah or balcony					4.0 W/m²	1.3 W/m²	**33% of 40%**
14	Porch	Verandah or balcony	8.8 m²	24 W	Verandah or balcony					4.0 W/m²	2.7 W/m²	**68% of 40%**

247.9 m²	488 W

	Allowance	*Design average*
Class 1 building	5.0 W/m²	2.0 W/m²
Verandah or balcony	4.0 W/m²	1.6 W/m²

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, inclucing liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result o' 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 uoon 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.

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
  (i) 5W per m² in Class 1 building;
  (ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
  (iii) 3W per m² in a Class 10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	FW	AWS-067-08	07-21	Clear	3.20	0.68
W02	BF	AWS-017-01	12-15	Clear	4.30	0.51
W03	SD	AWS-013-01	21-48	Clear	4.00	0.61
W04	SD	AWS-013-01	21-21	Clear	4.00	0.61
W05	AW	AWS-008-01	09-12	Opaque	4.30	0.55
W06	SD	AWS-013-01	21-24	Clear	4.00	0.61
W07	AW	AWS-008-01	12-30	Clear	4.30	0.55
W08	AW	AWS-008-01	12-18	Clear	4.30	0.55
W09	AW	AWS-008-01	06-36	Clear	4.30	0.55
W10	FW	AWS-067-08	21-21	Clear	3.20	0.68
W11	FW	AWS-067-08	21-21	Clear	3.20	0.68
W12	AW	AWS-008-01	21-04	Opaque	4.30	0.55
W13	AW	AWS-008-01	04-24	Clear	4.30	0.55
W14	AW	AWS-008-01	15-27	Clear	4.30	0.55
W15	AW	AWS-008-01	21-36	Clear	4.30	0.55
W16	AW	AWS-008-01	21-15	Clear	4.30	0.55

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 13)

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
210mm for R4.0 bulk insulation;
240mm for R4.0 bulk insulation;
260mm for R4.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 09

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

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SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1 & AS 3500.3.2.
Suface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
Minimum 150 above finished ground;
Minimum 50 above paved surfaces;
Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	3:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4:
Masonry accessories to NCC 5.6:
Vertical articulation joints to NCC 5.6.8:
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm^{2}per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm^2.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS;
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918, Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof.Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
RISERS - min. 115, max. 190;
TREADS min. 240, max. 355.
Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLICANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation.Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.Wall surface density minimum - 220kg/m^2
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap.Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter.Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.Windows and external door weatherproofing to AS 2047.

Sorell Council
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Plans Reference: P1
Date Received: 21/11/2024

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: COMPLIANCE NOTES
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC
DWG No: 10

STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

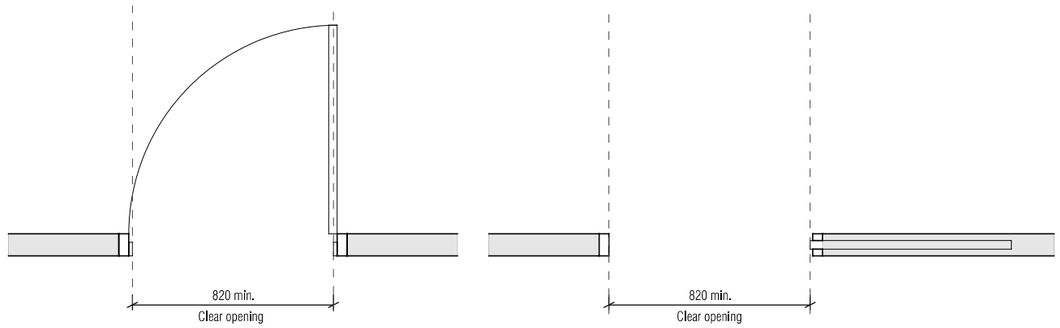
THRESHOLD NOTES:
The threshold of an entrance door must -
  (a) be level; or
  (b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
  (c) have a ramped threshold that -
    (i) does not extend beyond the depth of the door jamb; and
    (ii) has a gradient not steeper than 1:8; and
    (iii) is at least as wide as the minimum clear opening width of the entrance door; and
    (iv) does not intrude into the minimum dimensions of the required landing area; or
  (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
    (i) have no lip or upstand greater than 15mm within the sill profile; and
    (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
  (a) unobstructed (other than by a gate or a screen door); and
  (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
  (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
  (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
    (i) 8mm; or
    (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
  (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

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BAL- LOW
See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: LIVEABLE HOUSING NOTES 1 of 3
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC
DWG No: 10a

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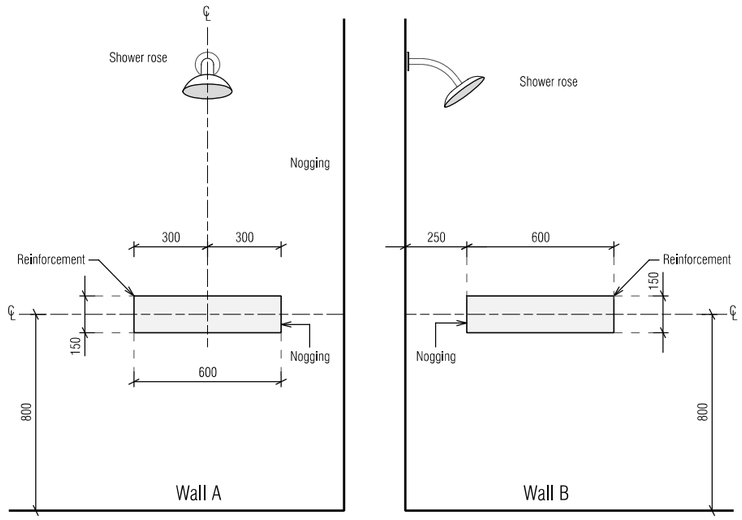
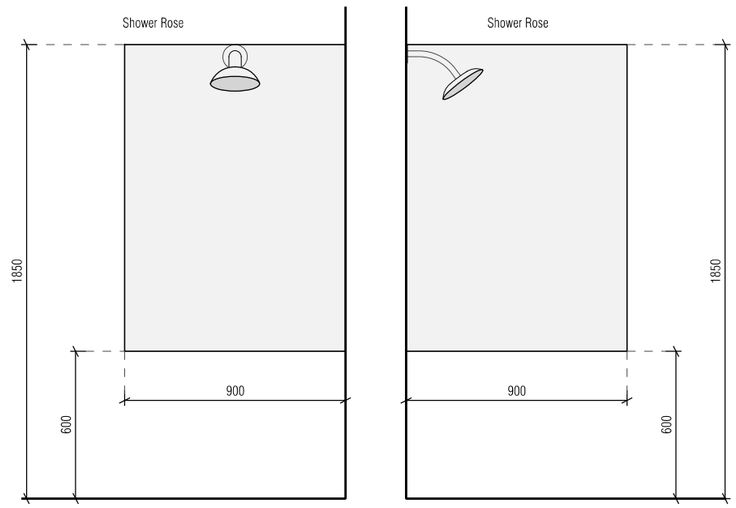


LOCATION OF NOGGINGS FOR SHOWER WALLS



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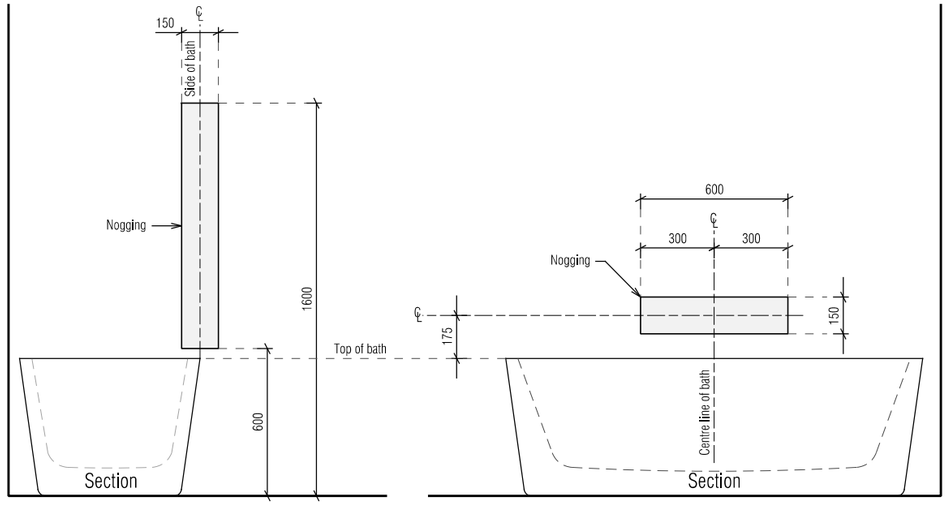
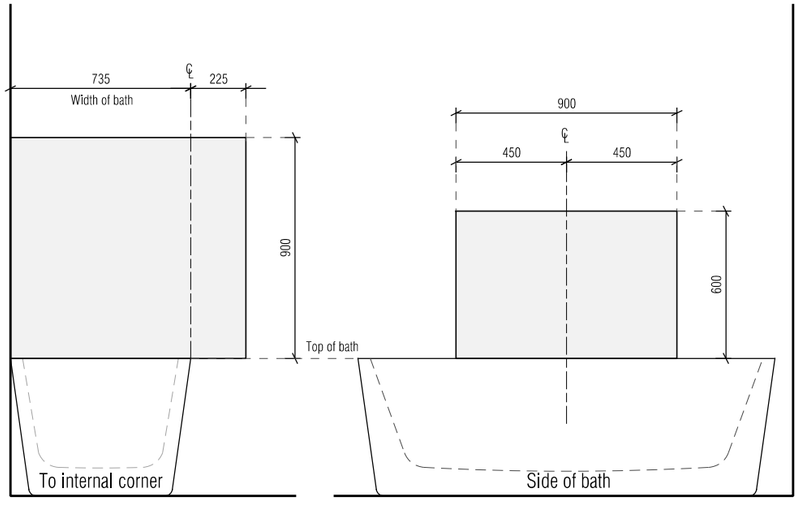


LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: LIVEABLE HOUSING NOTES 2 of 3
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC
DWG No: 10b

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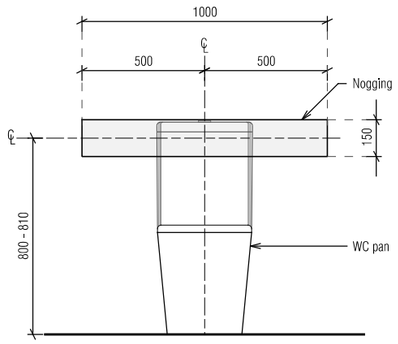
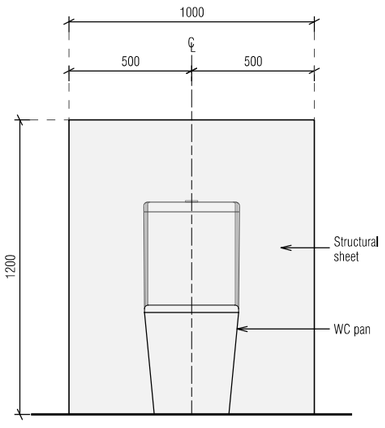
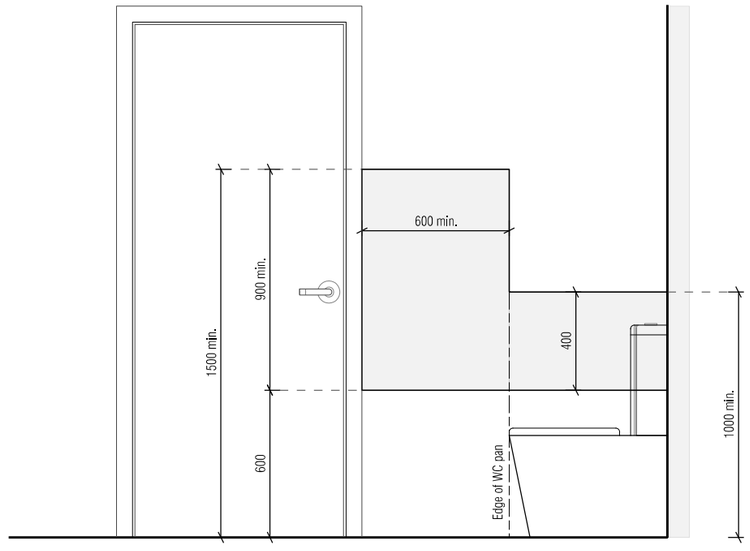


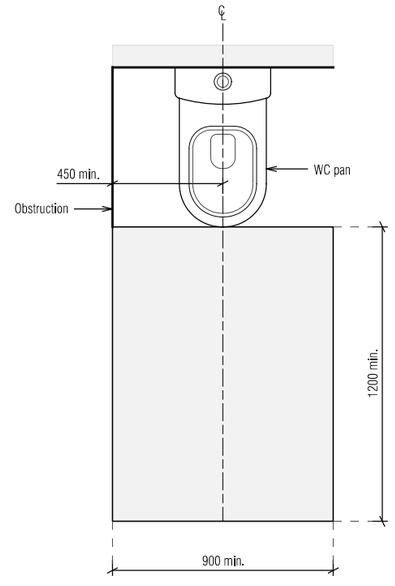
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

BAL- LOW

See sheet 13 for
Bushfire Attack Level
construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

DRAWING: LIVEABLE HOUSING NOTES 3 of 3
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 10c

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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
   Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

BAL- LOW

See sheet 13 for
Bushfire Attack Level
construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

DRAWING: WET AREA SPECIFICATIONS
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 11

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TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

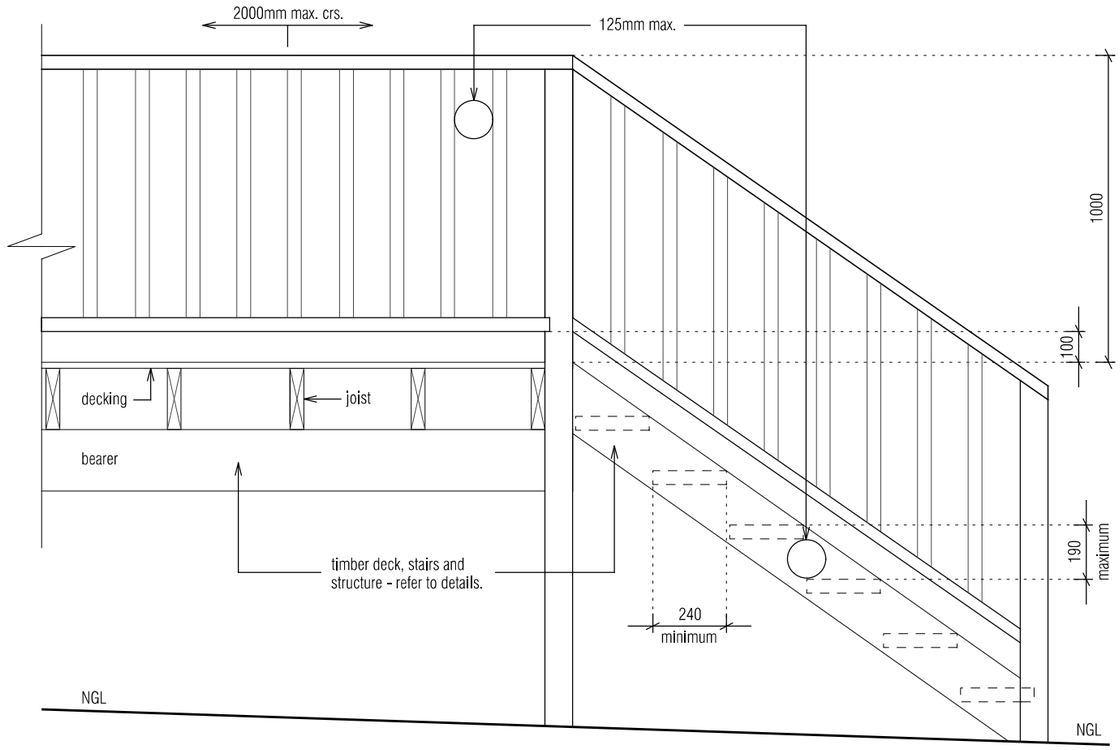
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

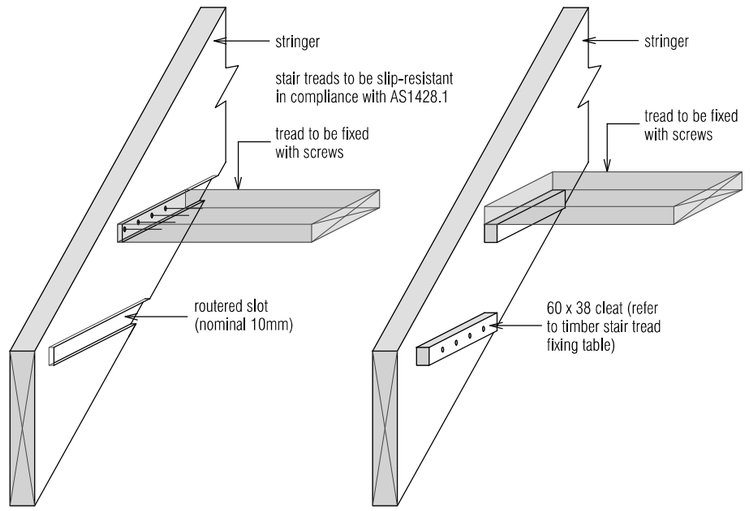
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:
DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

DRAWING: STAIR NOTES
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FILE NAME: 138 DA 011024dgn
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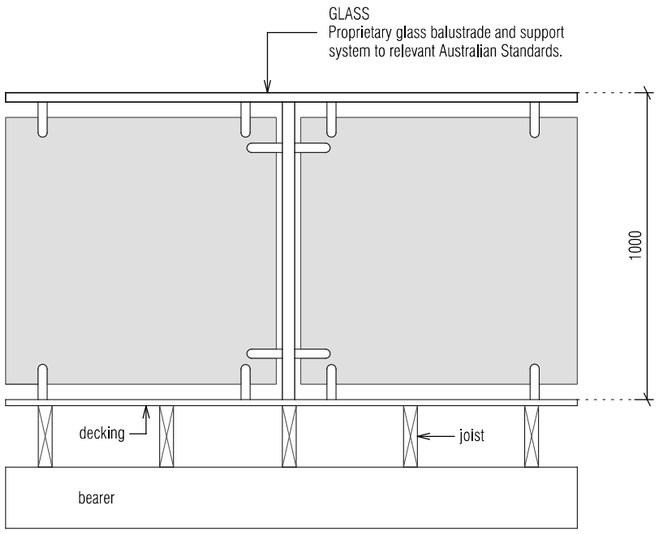

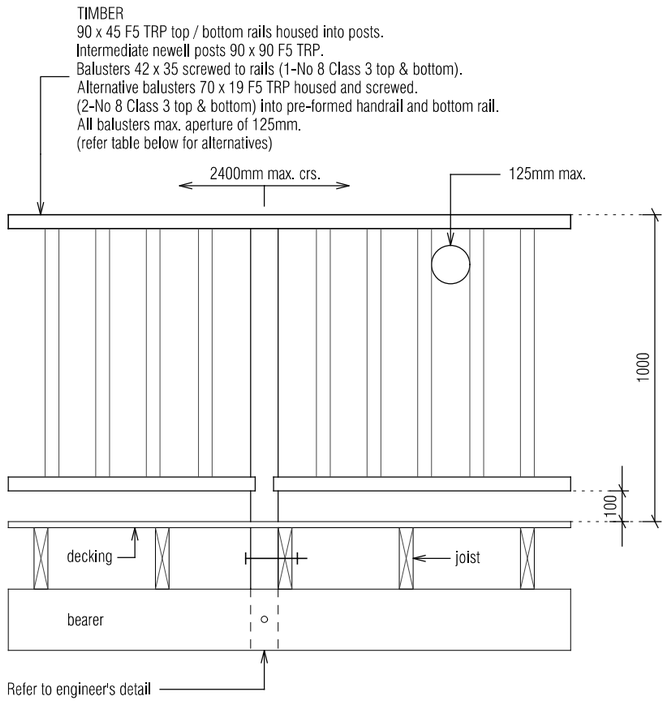

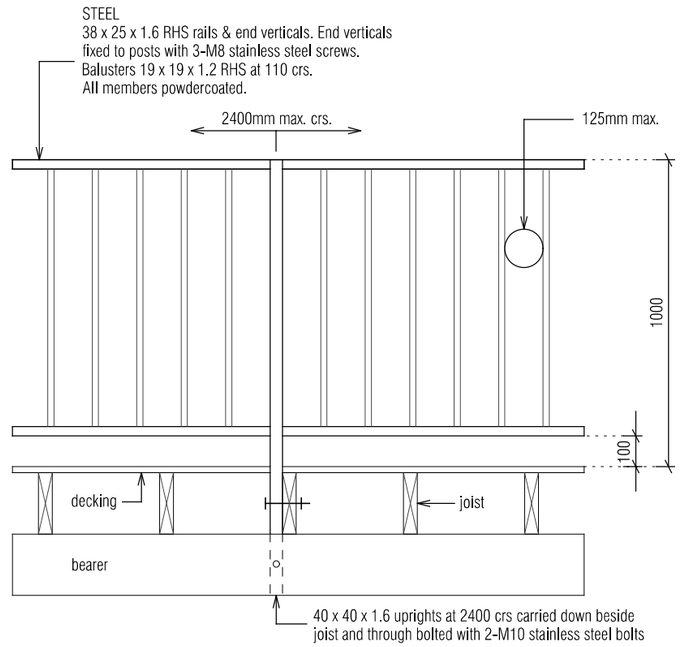

TIMBER STRINGERS

TIMBER TYPE	SECTION* SIZES (mm)	STAIR WIDTH (mm)				
		750	1000	1200	1500	1800
		MAXIMUM NUMBER OF RISERS				
Treated Pine, Cypress	190 x 35	10	8	8	7	6
	190 x 45	11	10	9	8	7
	240 x 35	12	11	10	9	8
	240 x 45	14	12	11	10	9
	290 x 35	15	13	12	11	10
	290 x 45	17	15	14	12	11
Jarrah, other hardwoods or Kwila	190 x 35	13	12	11	10	10
	190 x 45	14	13	12	11	11
	240 x 35	16	15	14	13	12
	240 x 45	18	16	15	14	13
	290 x 35	18	18	17	16	15
	290 x 45	18	18	8	17	16

* Sizes stated are minimum sizes.

NOTE:
The building regulations limit the number of risers in a single flight of stairs to a maximum of 18.

SIZES OF HANDRAILS

HANDRAIL TIMBER	SUPPORT SPACING (mm)				
	900	1200	1500	1800	2400
	RECOMMENDED HANDRAIL SIZE* (mm)				
Treated Pine, Cypress	70 x 35 70 x 45	120 x 35 70 x 45	170 x 35 70 x 45	290 x 35 140 x 45	240 x 45
Jarrah, other hardwoods	70 x 35 70 x 45	70 x 35 70 x 45	90 x 35 70 x 45	170 x 35 90 x 45	290 x 35 140 x 45
Kwila	70 x 35 70 x 45	70 x 35 70 x 45	70 x 35 70 x 45	170 x 35 70 x 45	290 x 35 120 x 45

*Section sizes can be used in either a vertical or horizontal postion.

NOTES:
1. Handrails for 900, 1200 and 1500mm support spacings have been designed as continuous over two spans (continuous lengths of 1800, 2400 and 3000mm respectively).
2. The sizes shown are minimum allowable dressed sections sizes. Sections sizes shall not be less than those stated.

* WIRE HANDRAILS AS PER NCC 11.3.6
* STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

TYPICAL SHRINKAGE VALUES FOR DECKING BOARDS

TIMBER TYPE	BOARD WIDTH (mm)	APPROXIMATE SHRINKAGE (mm)
Kwila	70	2 (unseasoned)
Jarrah	65	0 (seasoned)
		5 (unseasoned)
Treated Pine	70	0 (seasoned)
Cypress	70	2 (unseasoned)

EXAMPLE:
For a 6mm final gap using 70mm Kwila decking boards, the required spacer thickness would be 6 - 2 = 4mm

BAL- LOW

See sheet 13 for Bushfire Attack Level construction requirements

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point
Plans Reference: P1
Date Received: 21/11/2024

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

DRAWING: BALUSTRADE NOTES
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 11b

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N
W E
S

Scale 1:1000

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT

Sorell Council
Development Application: 5.2024.308.1 - 10 Inverness Street, Midway Point

Plans Reference: P1
Date Received: 21/11/2024

BAL- LOW

See sheet 13 for
Bushfire Attack Level
construction requirements

DRAWING: VEGETATION OVERLAY
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 12

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CONSTRUCTION SCHEDULE BAL- LOW

There are no special construction requirements for BAL- LOW

BAL- LOW

See sheet 13 for
Bushfire Attack Level
construction requirements

DRAWING: BUSHFIRE ATTACK LEVEL CONSTRUCTION REQUIREMENTS
DATE: 15/11/24
FILE NAME: 138 DA 011024dgn
DRAWN BY: PC

DWG No: 13

PROPOSED DWELLING FOR VAGG
AT 10 INVERNESS STREET, MIDWAY POINT