

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 8 Inverness Street, Midway Point

PROPOSED DEVELOPMENT:

DWELLING

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

APPLICANT: Wilson Homes Tasmania Pty Ltd

APPLICATION NO: DA 2025 / 72 1

DATE: 04 April 2025

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

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

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

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

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council
 Development Application: 5.2025.72.1 -
 Development Application - 8 Inverness Street,
 Midway Point P1.pdf
 Plans Reference:P1
 Date Received:20/03/2025

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: <u>Mark Page</u> Date:
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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 is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for _____



Sorell Council

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Signature of General Manager, Minister or Delegate:	Signature: Date:
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DISPERSIVE SOIL ASSESSMENT

8 Inverness Street

Midway Point

May 2024



Sorell Council

Development Application: 5.2025.72.1 -
Response to Request For Information - 8
Inverness Street Midway Point - P2.pdf
Plans Reference: P2
Date received: 31/03/2025



GEO-ENVIRONMENTAL

S O L U T I O N S

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

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	8 Inverness Street, Midway Point
Date of Inspection:	30/04/2024
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	184962/90
Title Area:	Approx. 1060 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	5° 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
0.00-0.20	0.00-0.10	SM	Silty SAND: grey, brown, slightly moist, loose,
0.20-1.00	0.10-1.10	CI	Sandy CLAY: medium plasticity, brown, slightly moist, stiff,
1.00-1.20	1.10-1.40	SC	Clayey SAND: with gravels, pale yellow, 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.

Dispersive Soil Assessment

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

Potential for dispersive soils

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

Soil sampling and testing

Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was

conducted to determine if these samples were dispersive.

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

Management Recommendations

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

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

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

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

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

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

Conclusions

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

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

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



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

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: A Plummer
Date Submitted: 6/05/2024.
Sample Identification: 8 Inverness Street, Midway Point
Soil to be tested: Emerson soil dispersion test.

Result:

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

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

Sample Tested by: JP. Cumming
6/05/2024

Disclaimer

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

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

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

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

DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN (1:500)
3	SITE PLAN (1:200)
4	SOIL & WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN
6	SECTION
7	ELEVATIONS
8	ELEVATIONS
9	WINDOW & DOOR SCHEDULES
10	DRAINAGE PLAN
11	ROOF DRAINAGE PLAN
12	FLOOR COVERINGS
13	KITCHEN DETAILS
14	BUTLER'S PANTRY DETAILS
15	BATHROOM DETAILS
16	ENSUITE DETAILS
17	LAUNDRY DETAILS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	10.17
GARAGE	38.41
LIVING	181.82
PATIO	20.40
PORCH	10.84
TOTAL	261.64 m²

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2021.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

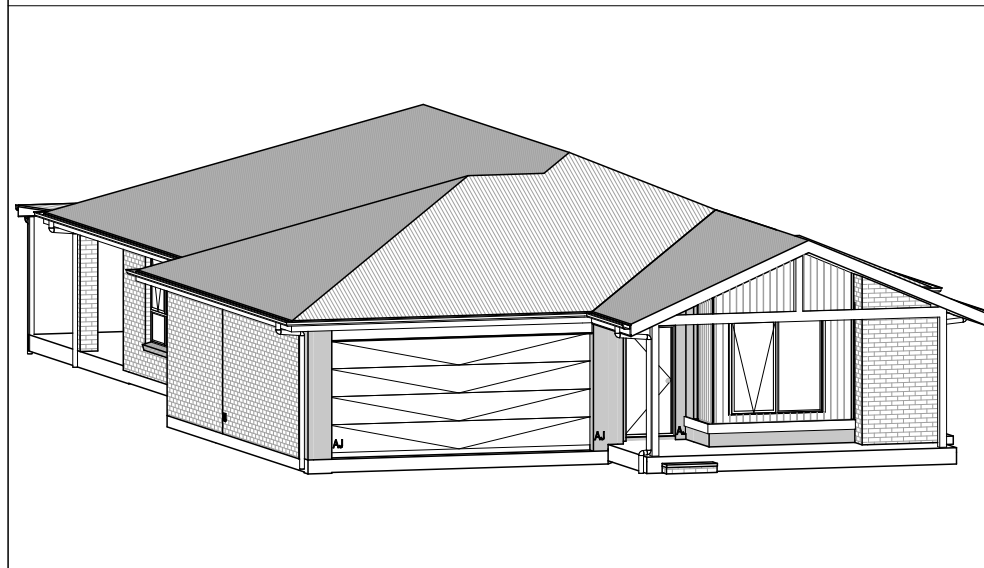
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	YES
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	YES
DISPERSIVE SOILS	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	95m
WITHIN 50km BREAKING SURF	6.25km
ZONING	GENERAL RESIDENTIAL
PRIORITY VEGETATION	
AIRPORT OBSTACLE LIMITATION	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	4,500mm
GARAGE TO BOUNDARY	MIN. 5,500mm	7,253mm
SIDE A	MIN. 1,500mm	6,552mm
SIDE B	MIN. 1,500mm	5,980mm
REAR	MIN. 1,500mm	11,055mm
BULK & SCALE		
SITE AREA	1,049m ²	
SITE COVERAGE	MAX. 50%	24.94%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	1,147mm
FILL DEPTH	MAX. 1,000mm	979mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

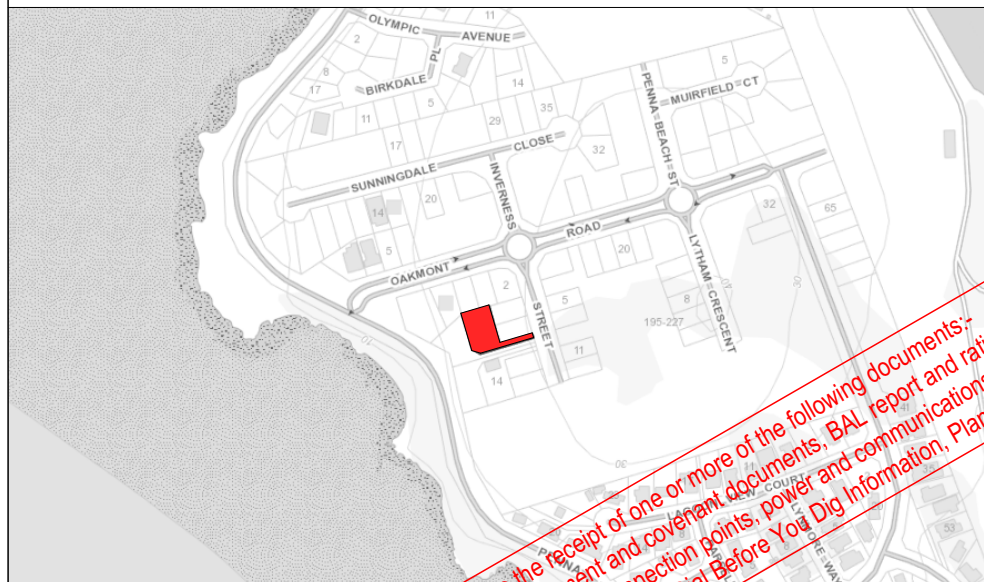
3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2595mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

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

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:

- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:

- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:

- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANEL/LIFT / ROLLER DOORS.

OTHER:

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

Sorell Council

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Plans Reference:P1
Date Received:20/03/2025

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

SIGNATURE: _____ DATE: _____

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

PRELIMINARY PLAN SET

4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.03.11	TNG	HMI
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

© 2025 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

	SPECIFICATION:	DESIGNER	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	COPYRIGHT:	© 2025	1 QUOTE SITING PLAN	JOL 26/11/2024	ADINE & SHANE BOWERMAN	GORDON 23	H-WDNGDN20SA		
			2 DRAFT SALES PLAN - CT-1	RT2 16/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:		F-WDNGDN20NRSKA
			3 DRAFT SALES PLAN - CT-2	RT2 12/02/2025	8 INVERNESS STREET, MIDWAY POINT TAS 7171	NORSK			
		4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:		
				90 / - / 184962	COUNCIL:	1 / 17	1:100	714196	
					SORELL COUNCIL				

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

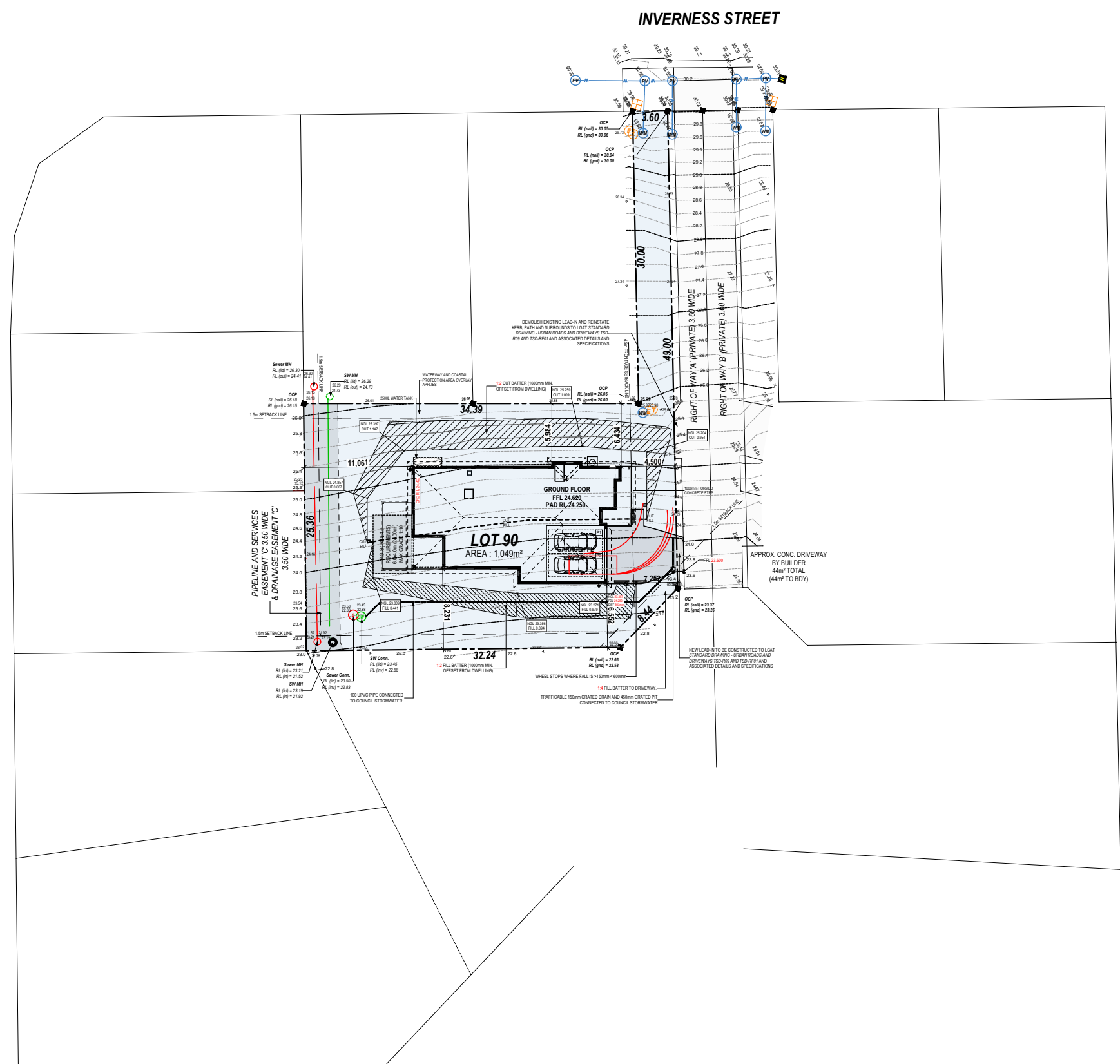
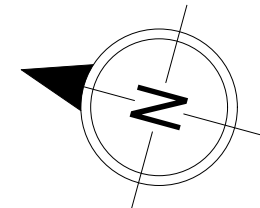
APPROX. CUT/FILL		
CUT	157.19m ³	353.68t
FILL	93.95m ³	211.39t
DIFFERENCE	63.24m ³	142.29t

142 TONNES OF EXPORT FILL

LOT SIZE: 1049m²
HOUSE (COVERED AREA): 261.64m²
SITE COVERAGE: 24.94%

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

Site Datum
 ● ORM Rivet in kerb
 @ RL 30.55



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

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DESIGNER	1 QUOTE SITING PLAN	JOL 26/11/2024	ADINE & SHANE BOWERMAN	GORDON 23	H-WDNGDN20SA	
COPYRIGHT:	2 DRAFT SALES PLAN - CT-1	RT2 16/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	3 DRAFT SALES PLAN - CT-2	RT2 12/02/2025	8 INVERNESS STREET, MIDWAY POINT TAS 7171	NORSK	F-WDNGDN20NRSKA	
	4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714196
			90 / - / 184962	COUNCIL:	1:500	
				SORELL COUNCIL		

Last Published: Tuesday, 11 March 2025 2:26 PM
 File Location: P:\8_Drafting\Job Files\7141007\14196-Bowman-AC24\Plans\714196-Bowman-AC24-Prelim - 2025.03.11.pln
 Template Version: 24.038

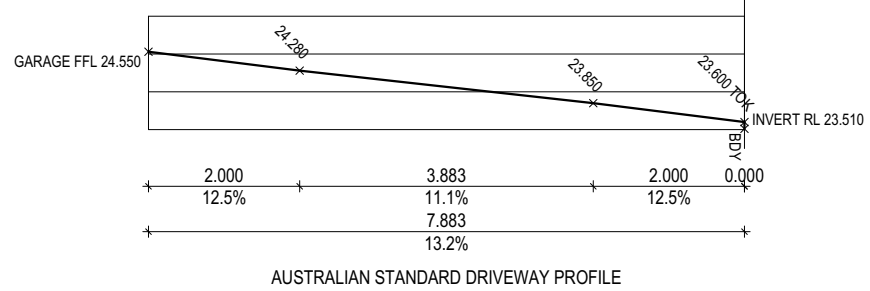
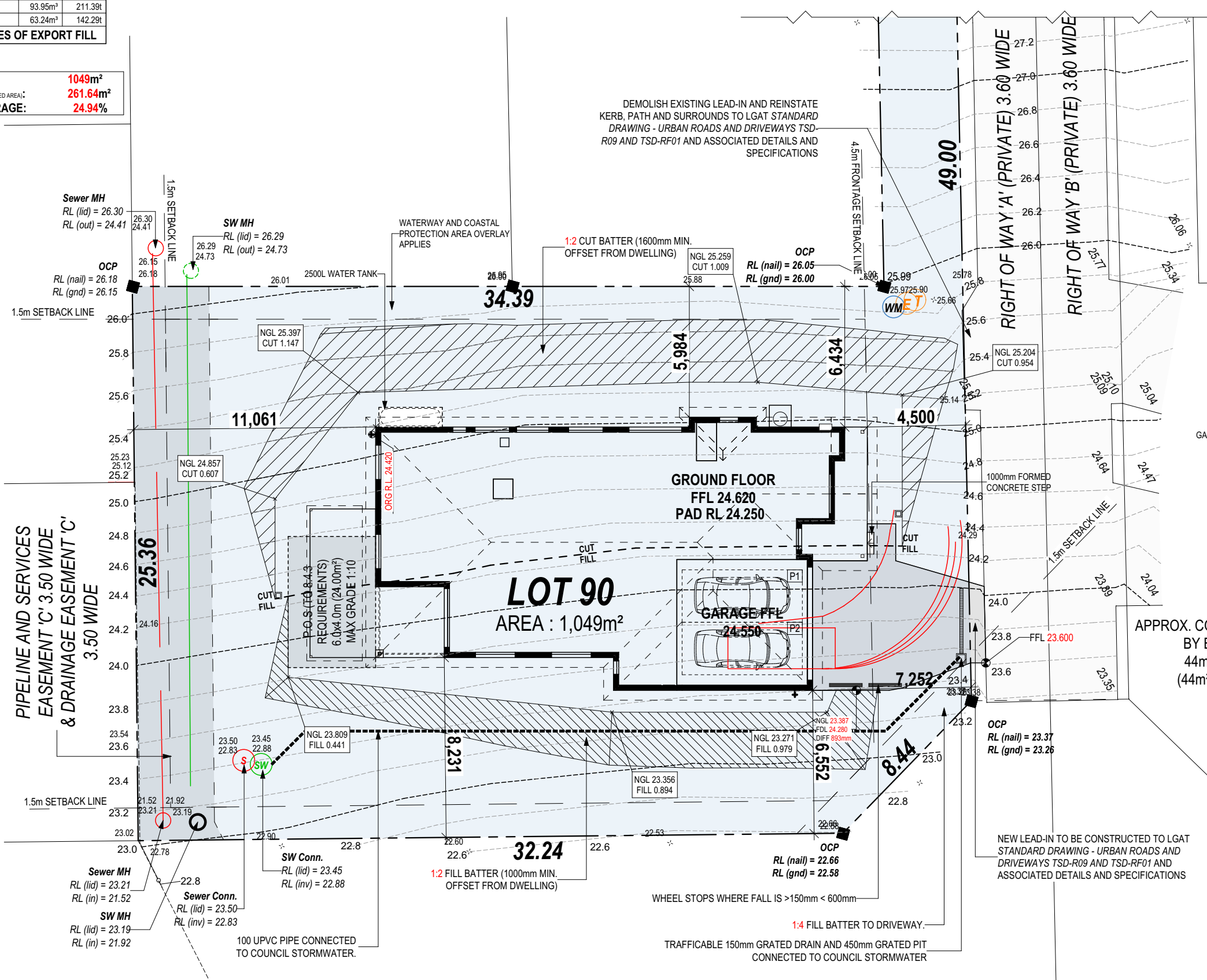
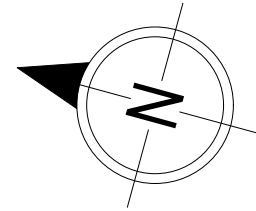
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	157.19m³	353.68t
FILL	93.95m³	211.39t
DIFFERENCE	63.24m³	142.29t

142 TONNES OF EXPORT FILL

LOT SIZE: 1049m²
HOUSE (COVERED AREA): 261.64m²
SITE COVERAGE: 24.94%

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS



Sorell Council
 Development Application: 5.2025.72.1 -
 Development Application - 8 Inverness Street,
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 Plans Reference: P1
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SUBJECT TO NCC 2022 (1 MAY 2023)
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COPYRIGHT:	2 DRAFT SALES PLAN - CT-1	RT2 16/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	3 DRAFT SALES PLAN - CT-2	RT2 12/02/2025	8 INVERNESS STREET, MIDWAY POINT TAS 7171	NORSK	F-WDNGDN20NRSKA	
	4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:
			90 / - / 184962	COUNCIL:	3 / 17	1:200
				SORELL COUNCIL		714196

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ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

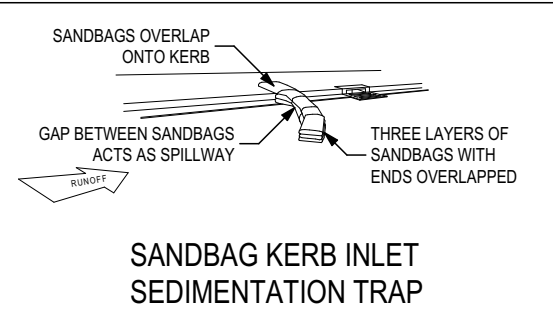
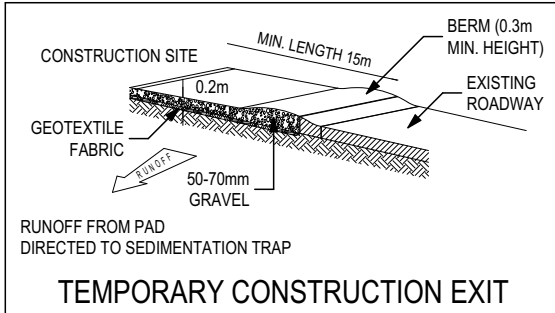
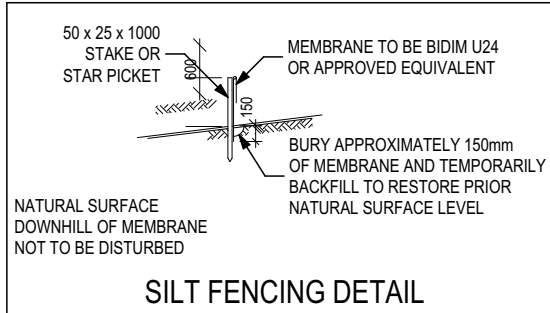
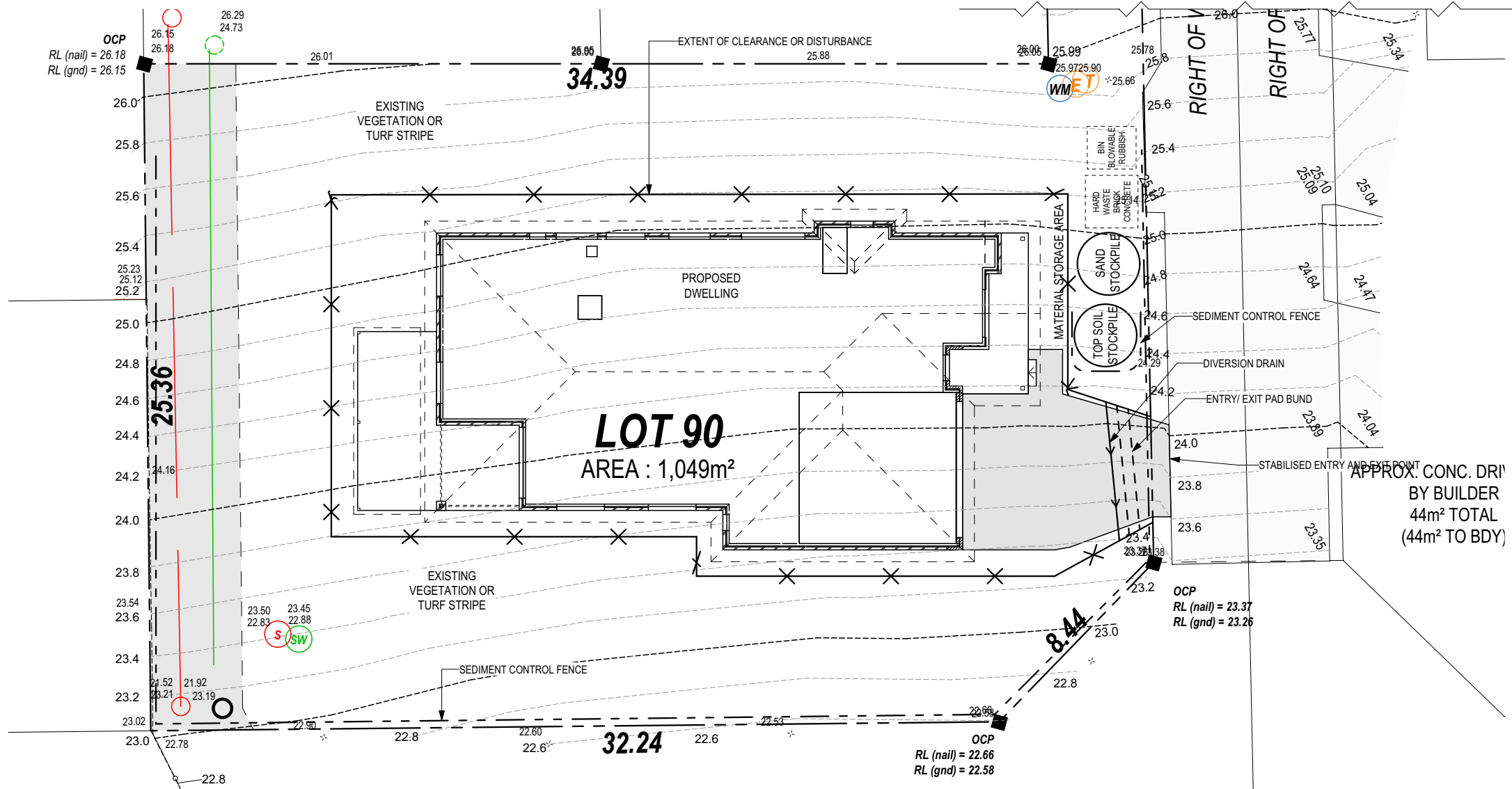
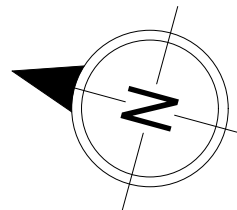
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OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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

- NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
 6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
 7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

INVERNESS STREET



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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	2	DRAFT SALES PLAN - CT-1	RT2	16/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3	DRAFT SALES PLAN - CT-2	RT2	12/02/2025	8 INVERNESS STREET, MIDWAY POINT TAS 7171	NORSK	F-WDNGDN20NRSKA	
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ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

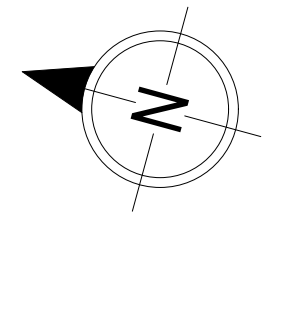
ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

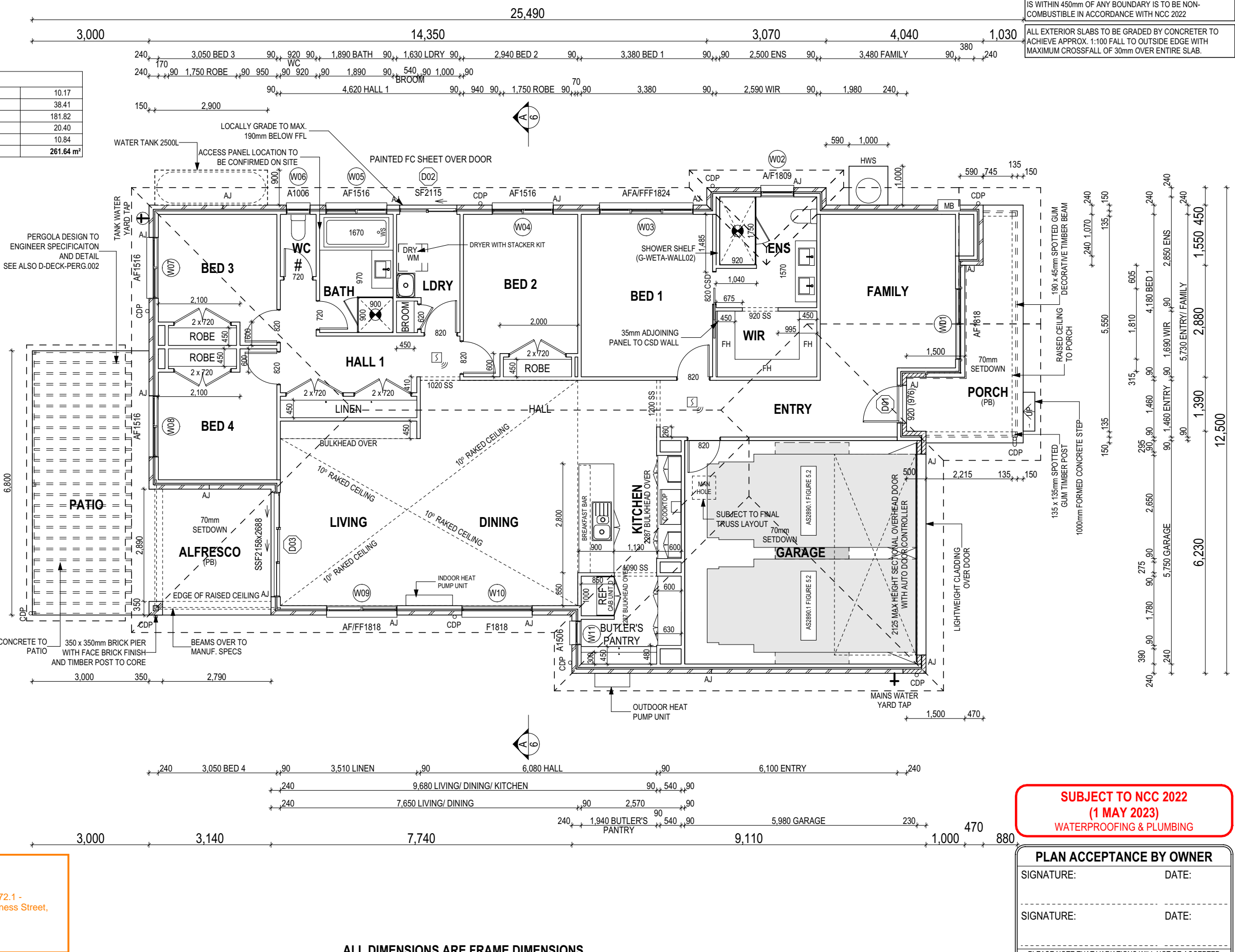
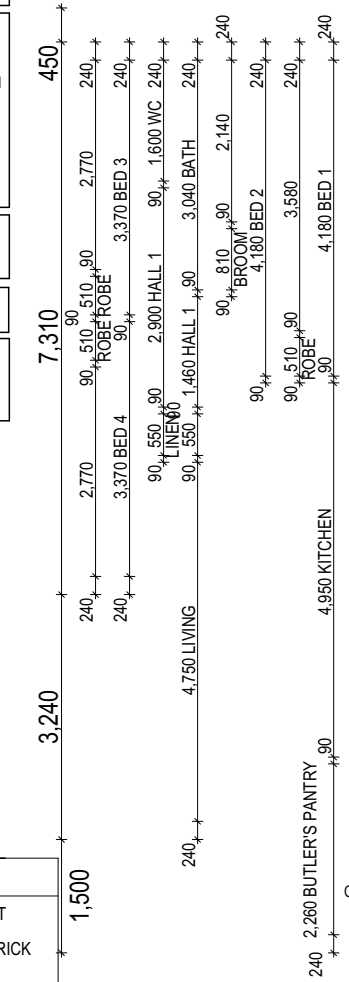


LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- [Symbol] FACE BRICK / COMMON BRICK
- [Symbol] RENDER
- [Symbol] SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- [Symbol] DENOTES DRAWER SIDE
- [Symbol] MECHANICAL VENTILATION
- L.B.W LOAD BEARING WALL
- PB PLASTERBOARD
- FC FIBRE CEMENT
- [Symbol] THIS DOOR OPENS FIRST
- [Symbol] SMOKE ALARM
- # LIFT OFF HINGE
- + WATER POINT
- [Symbol] FLOOR WASTE
- [Symbol] GAS BAYONET

MAIN DWELLING, GROUND FLOOR

ALFRESCO	10.17
GARAGE	38.41
LIVING	181.82
PATIO	20.40
PORCH	10.84
TOTAL	261.64 m²



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ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

SUBJECT TO NCC 2022 (1 MAY 2023)
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PLAN ACCEPTANCE BY OWNER

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REVISION	DRAWN
1 QUOTE SITING PLAN	JOL 26/11/2024
2 DRAFT SALES PLAN - CT-1	RT2 16/01/2025
3 DRAFT SALES PLAN - CT-2	RT2 12/02/2025
4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025

CLIENT:	ADINE & SHANE BOWERMAN
ADDRESS:	8 INVERNESS STREET, MIDWAY POINT TAS 7171
LOT / SECTION / CT:	90 / - / 184962
COUNCIL:	SORELL COUNCIL

HOUSE DESIGN:	GORDON 23
FACADE DESIGN:	NORSK
SHEET TITLE:	GROUND FLOOR PLAN
SHEET No.:	5 / 17

HOUSE CODE:	H-WDNGDN20SA
FACADE CODE:	F-WDNGDN20NRSKA
SCALES:	1:100
SHEET No.:	5 / 17
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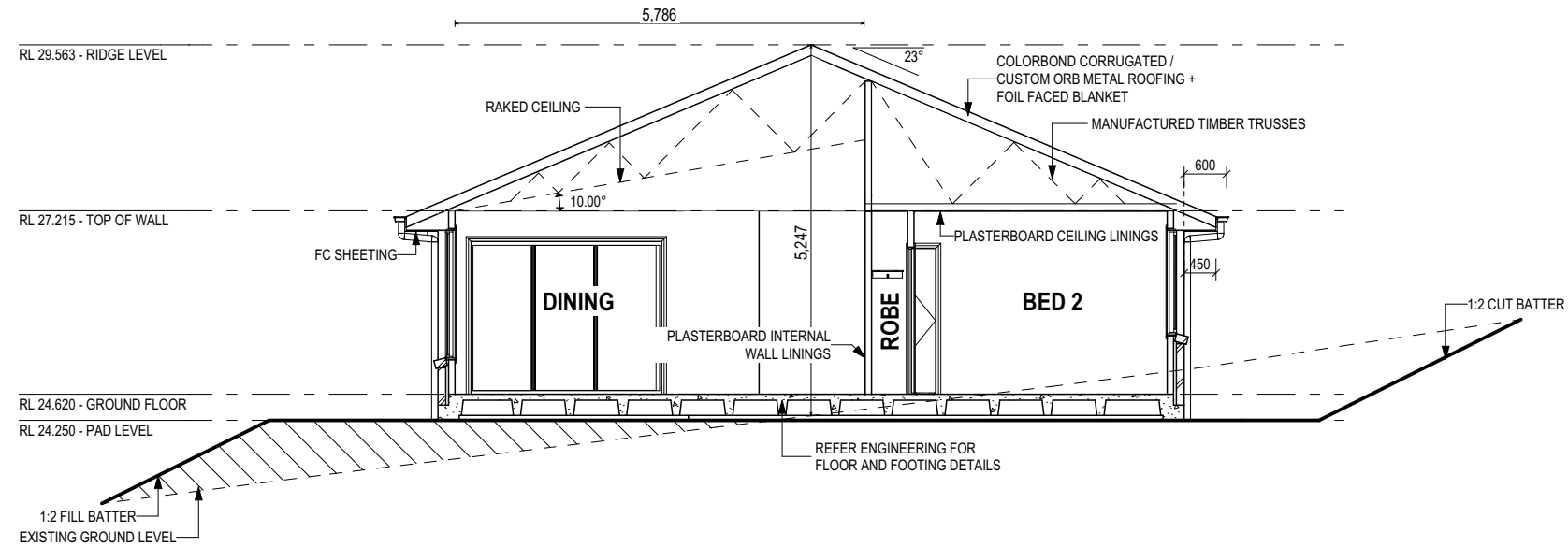
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SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

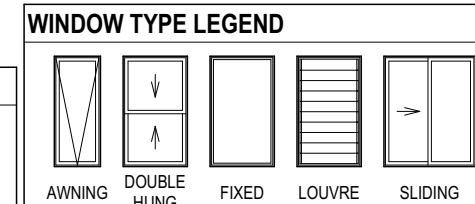
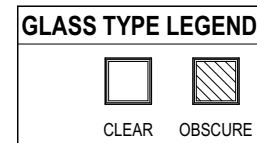
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A SECTION A-A
SCALE: 1:100

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	2 DRAFT SALES PLAN - CT-1 RT2 16/01/2025					SHEET No.: 6 / 17
	3 DRAFT SALES PLAN - CT-2 RT2 12/02/2025					
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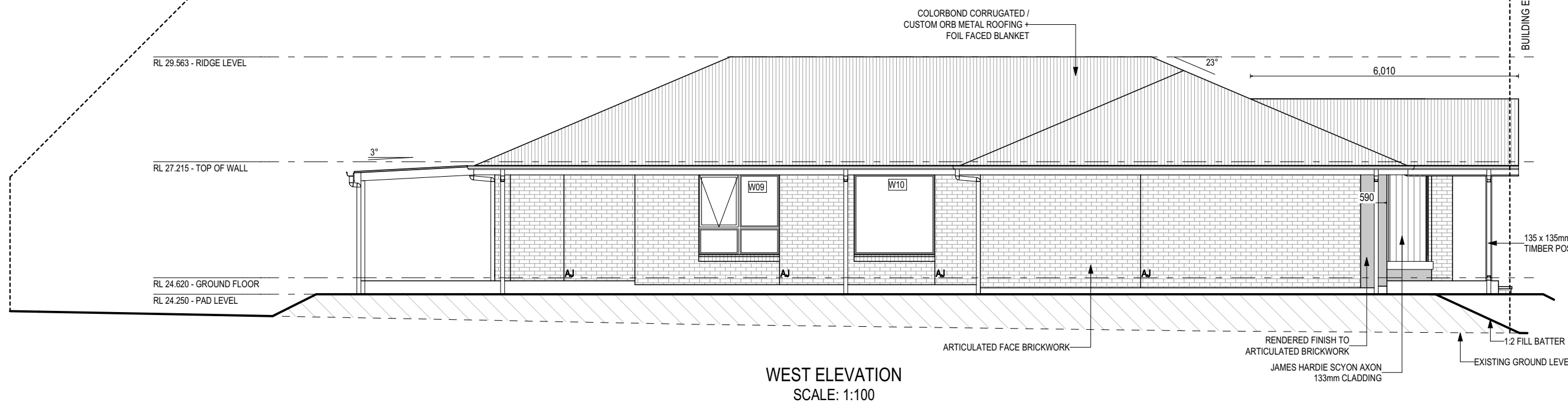
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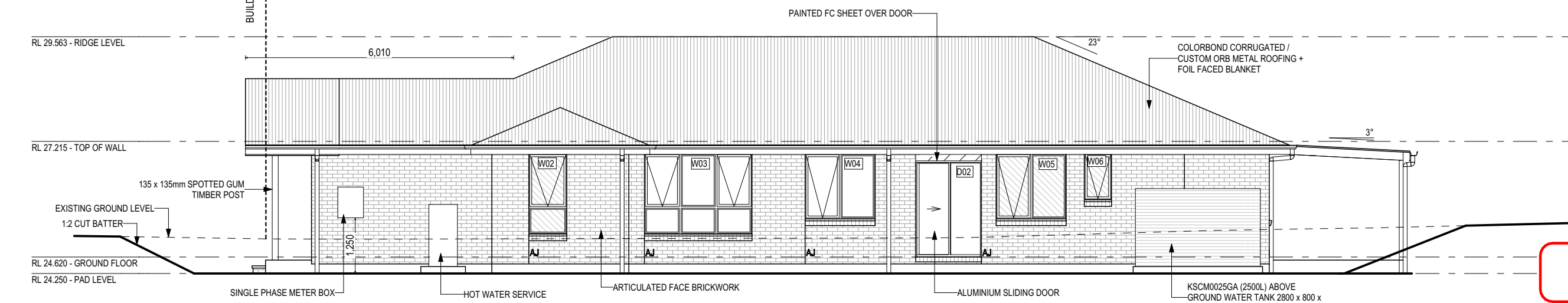
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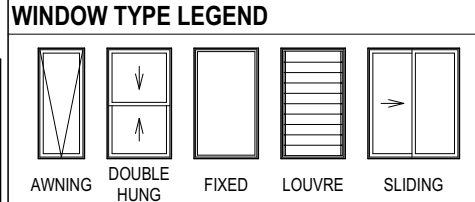
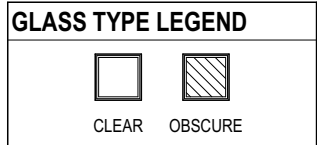
WEST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

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	3 DRAFT SALES PLAN - CT-2	RT2 12/02/2025	LOT / SECTION / CT: 90 / - / 184962	COUNCIL: SORELL COUNCIL	SHEET TITLE: ELEVATIONS		SHEET No.: 7 / 17
	4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025			SCALES: 1:100		

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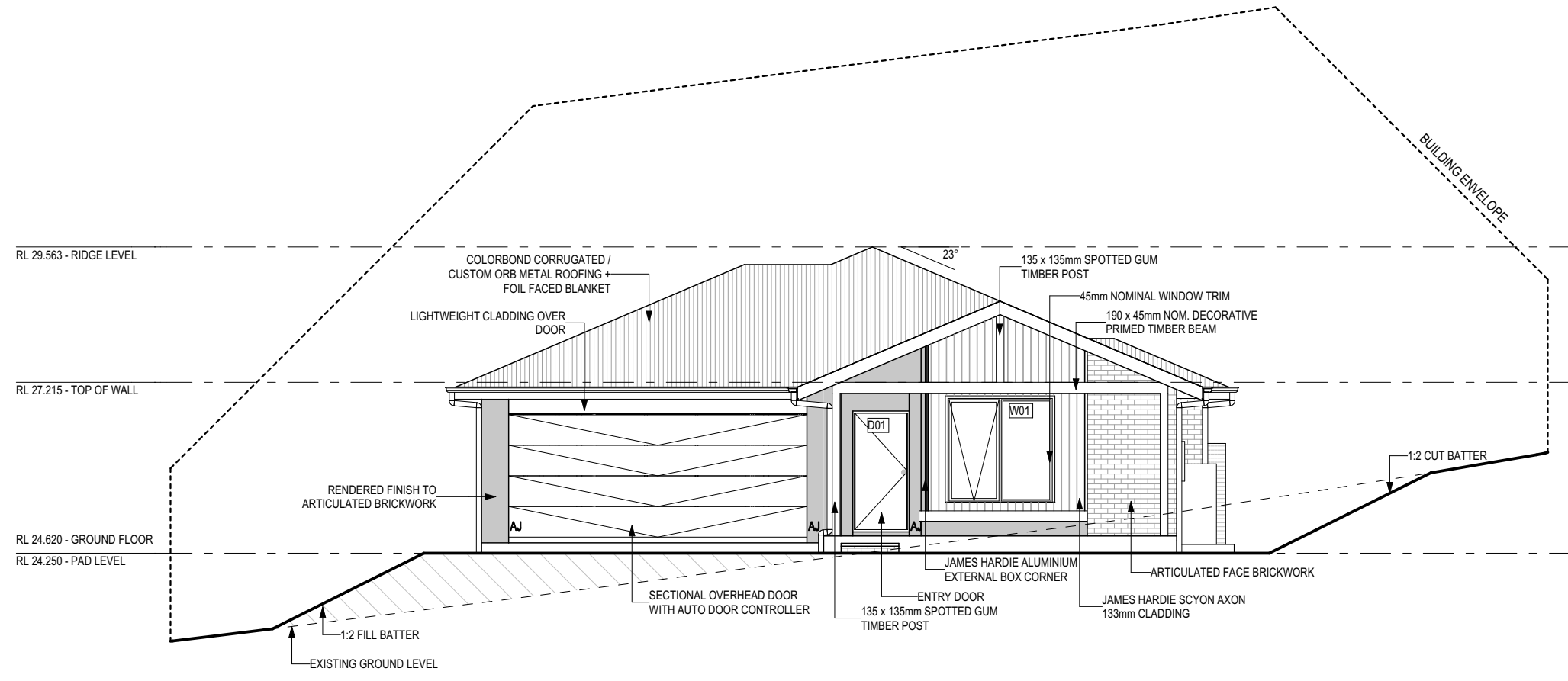
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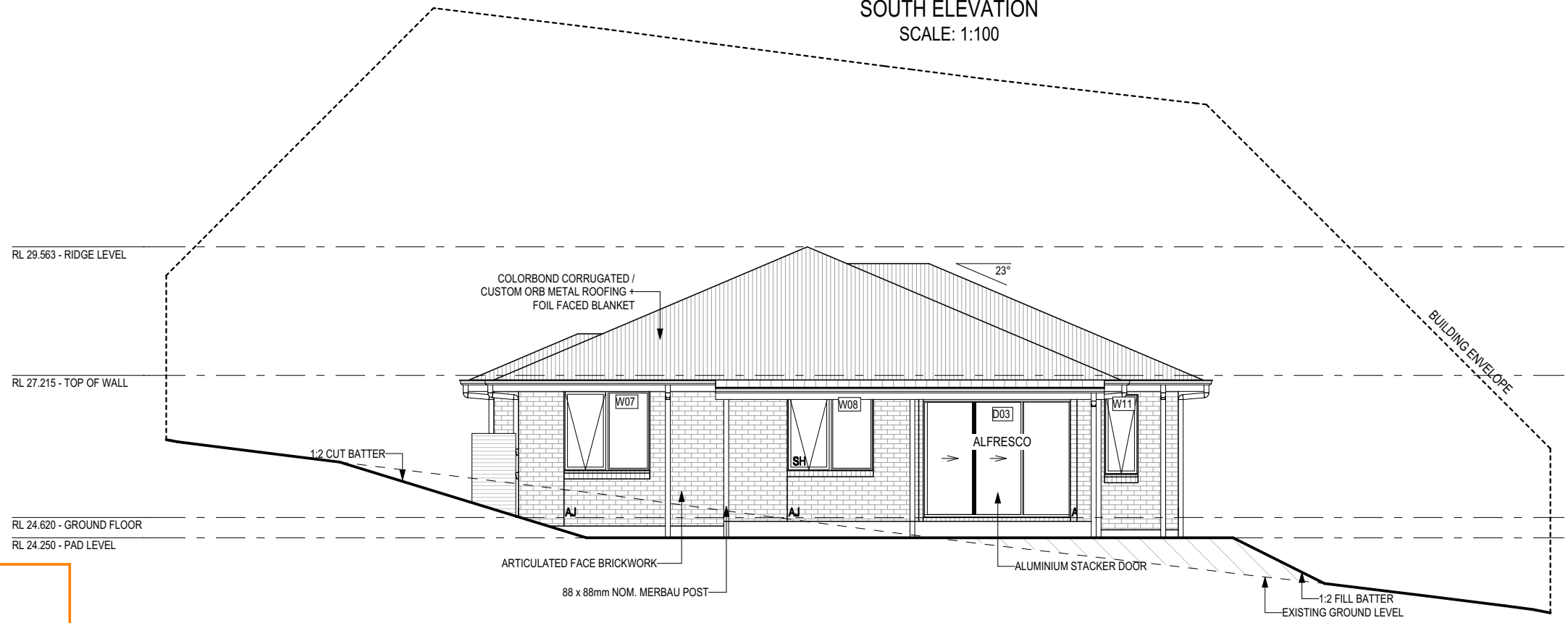
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SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

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

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²	
WINDOW																
GROUND FLOOR	W01	AF1818	AWNING	FAMILY	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	NONE	S	2.74	CLEAR, DOUBLE GLAZED	MP 905	
GROUND FLOOR	W02	A/F1809	AWNING	ENS	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	E	1.19	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600	
GROUND FLOOR	W03	AFA/FFF1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	ANGLED	E	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803	
GROUND FLOOR	W04	AF1516	AWNING	BED 2	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	E	1.87	CLEAR, DOUBLE GLAZED	MP 785	
GROUND FLOOR	W05	AF1516	AWNING	BATH	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	E	1.87	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 785	
GROUND FLOOR	W06	A1006	AWNING	WC	1,030	610	3,280	0.63	ALUMINIUM	BAL-12.5	ANGLED	E	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	W07	AF1516	AWNING	BED 3	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	N	1.87	CLEAR, DOUBLE GLAZED	MP 785	
GROUND FLOOR	W08	AF1516	AWNING	BED 4	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	SNAP HEADER	N	1.87	CLEAR, DOUBLE GLAZED	MP 785	
GROUND FLOOR	W09	AF/FF1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	ANGLED	W	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905	
GROUND FLOOR	W10	F1818	FIXED	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	ANGLED	W	3.00	CLEAR, DOUBLE GLAZED		
GROUND FLOOR	W11	A1506	AWNING	BUTLER'S PANTRY	1,460	610	4,140	0.89	ALUMINIUM	BAL-12.5	ANGLED	N	0.64	CLEAR, DOUBLE GLAZED		
								26.33					21.57			
DOOR																
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,097	976	6,146	2.05	ALUMINIUM	BAL-12.5	SNAP HEADER	S	1.41	NA		
GROUND FLOOR	D02	SF2115	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	BAL-12.5	SNAP HEADER	E	2.71	CLEAR, TOUGHENED		
GROUND FLOOR	D03	SSF2158x2688	STACKER	LIVING	2,158	2,688	9,692	5.80	ALUMINIUM	BAL-12.5	SNAP HEADER	N	5.10	CLEAR, TOUGHENED		
								11.02					9.22			
								37.35					30.79			

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NOTE:
 Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.
 Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53

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

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INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1020 SS	SQUARE SET OPENING	2,155	1,020	N/A	
GROUND FLOOR	1	1090 SS	SQUARE SET OPENING	2,155	1,090	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	5	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	6	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	920 SS	SQUARE SET OPENING	2,155	920	N/A	

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

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

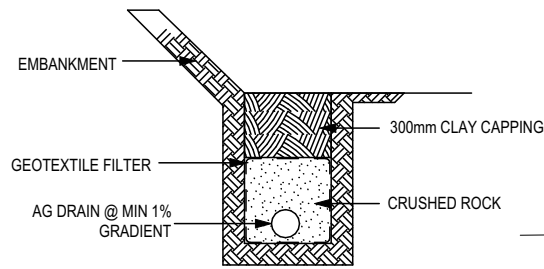
BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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	SPECIFICATION:	DESIGNER	1 QUOTE SITING PLAN	JOL 26/11/2024	CLIENT:	ADINE & SHANE BOWERMAN	HOUSE DESIGN:	GORDON 23	HOUSE CODE:	H-WDNGDN20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
	COPYRIGHT:	© 2025	2 DRAFT SALES PLAN - CT-1	RT2 16/01/2025	ADDRESS:	8 INVERNESS STREET, MIDWAY POINT TAS 7171	FACADE DESIGN:	NORSK	FACADE CODE:	F-WDNGDN20NRSKA			
			3 DRAFT SALES PLAN - CT-2	RT2 12/02/2025	LOT / SECTION / CT:	90 / - / 184962	COUNCIL:	SORELL COUNCIL	SHEET TITLE:	WINDOW & DOOR SCHEDULES		SHEET No.:	9 / 17
			4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025					SCALES:				714196

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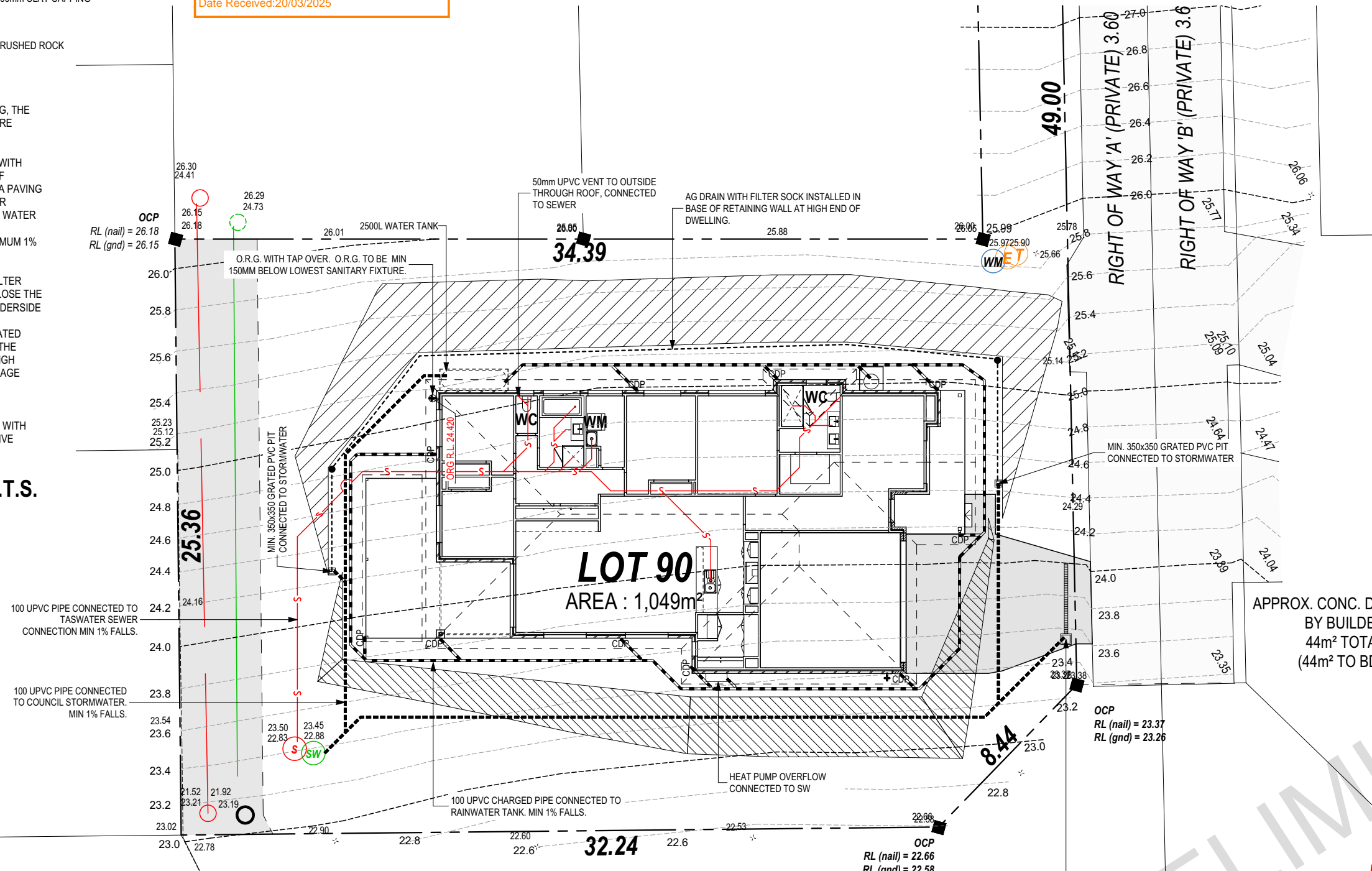
WHERE AG DRAIN IS <1.5m FROM FOOTING, THE FOLLOWING ENGINEERING PRINCIPLES ARE REQUIRED:

1. AG DRAIN TO BE CAPPED WITH 300mm OF CLAY TO PREVENT INGRESS OF SURFACE RUN-OFF UNLESS IT IS UNDER A PAVING SLAB ETC (AG DRAINS ARE DESIGNED FOR REMOVAL OF GROUND WATER, SURFACE WATER SHOULD BE DEALT WITH SEPARATELY).
2. AG DRAIN TO HAVE A MINIMUM 1% TO A GRATED PIT WHICH DRAINS TO THE STORMWATER SYSTEM.
3. INSTALL A GEOTEXTILE FILTER SOCK TO THE SLOTTED DRAIN, AND ENCLOSE THE WHOLE DRAIN IN GEOFABRIC (TO THE UNDERSIDE OF CLAY CAPPING)
4. PROVIDE ADDITIONAL GRATED PITS/ OR INSPECTION OPENINGS ALONG THE LENGTH OF THE AG DRAIN AND AT THE HIGH POINT TO MAKE THE EFFECT OF A BLOCKAGE VISIBLE AND ENABLE A BLOCKAGE TO BE CLEARED.
5. IF REQUIRED, IN GROUND ABSORPTION TRENCHES TO BE TREATED WITH GYPSUM AT 1kg/m², AS PER THE DISPERSIVE SOILS REPORT

AG DRAIN DETAIL N.T.S.

LEGEND

- WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS
- TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY
- ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)
- ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY
- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- RECYCLED COLD WATER LINE
- TANK COLD WATER LINE
- WATER LINE TO MAIN SUPPLY
- NON-CHARGED STORMWATER LINE
- CHARGED STORMWATER LINE
- SEWERAGE LINE 100 UPVC
- AG DRAIN
- WM WASHING MACHINE
- WC TOILET
- YARD TAP
- YARD TAP + ORG
- INSPECTION OPENING
- SURFACE PIT



COPY + PASTE FFL & PAD MARKER FROM 'SITE PLAN' VIEW TO THE 'WATER MANAGEMENT' VIEW, PLACE ON DRAINAGE LAYER (SO THAT IT UPDATES AUTOMATICALLY IF FFL CHANGES)

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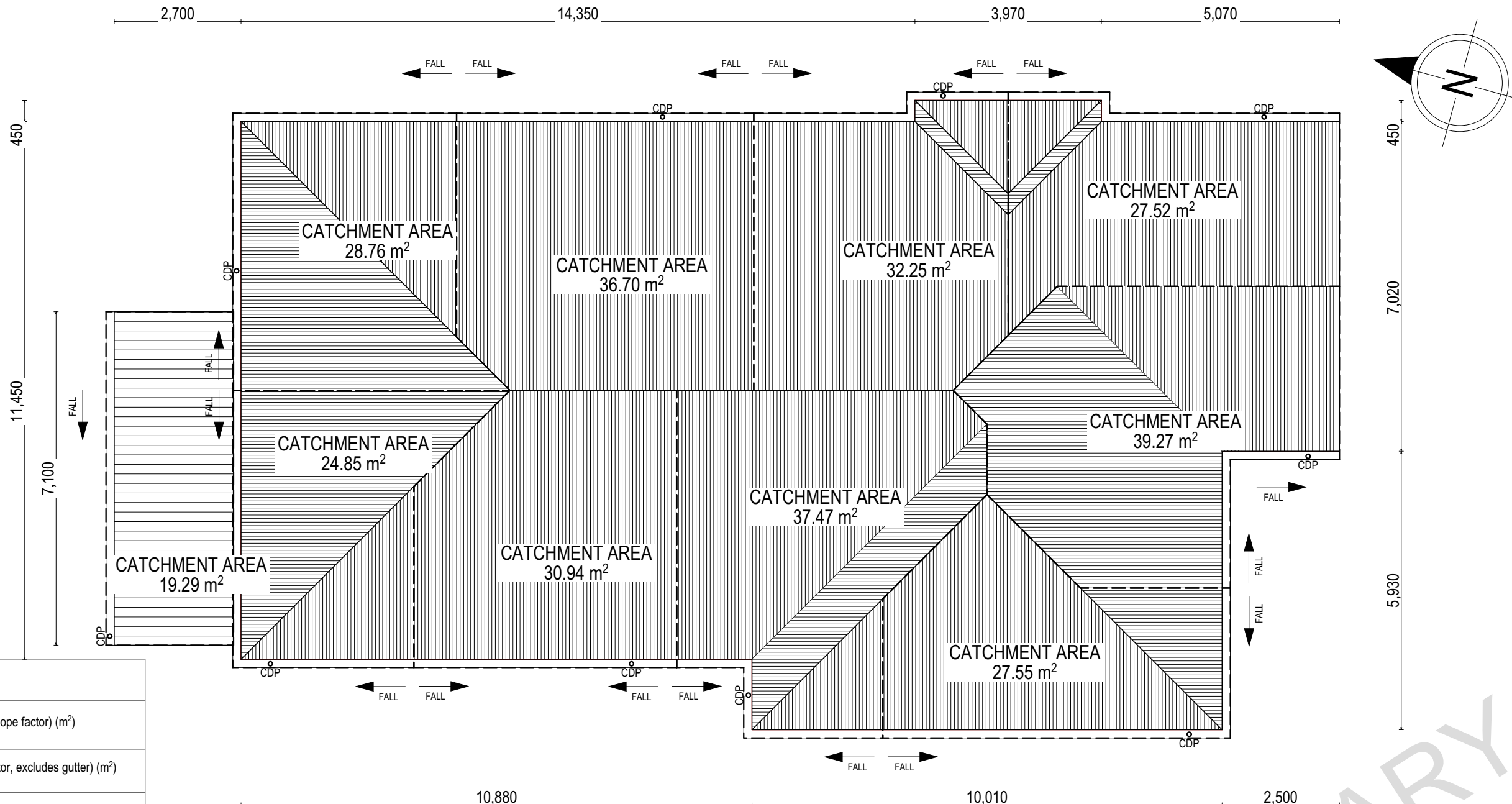
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	2	DRAFT SALES PLAN - CT-1	RT2	16/01/2025	ADDRESS:	FACADE DESIGN:		FACADE CODE:
	3	DRAFT SALES PLAN - CT-2	RT2	12/02/2025	8 INVERNESS STREET, MIDWAY POINT TAS 7171	NORSK		F-WDNGDN20NRSKA
	4	PRELIM PLAN - INITIAL ISSUE	TNG	11/03/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
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					SORELL COUNCIL	DRAINAGE PLAN	10 / 17	
							714196	

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

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

AREAS SHOWN ARE SURFACE AREAS/CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	309.62	Flat Roof Area (excluding gutter and slope factor) (m ²)
	315.22	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZ3500.3:2021)		
Ah	304.60	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	365.09	Ah x Catchment Area Multiplier for slope (1.03 for 3° pitch) (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	5.7	Ac / Acdp
Downpipes Provided	10	

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

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4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025

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HOUSE DESIGN:	GORDON 23
FAÇADE DESIGN:	NORSK
SHEET TITLE:	ROOF DRAINAGE PLAN

HOUSE CODE:	H-WDNGDN20SA
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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
 TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

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

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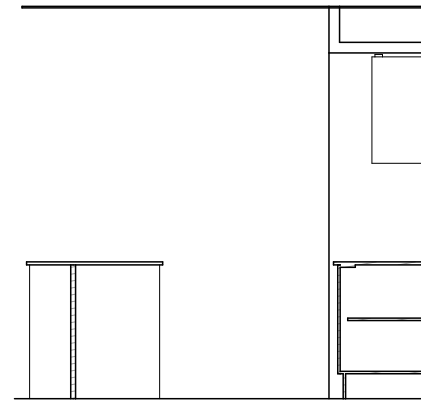
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BAL-12.5 BUSHFIRE REQUIREMENTS
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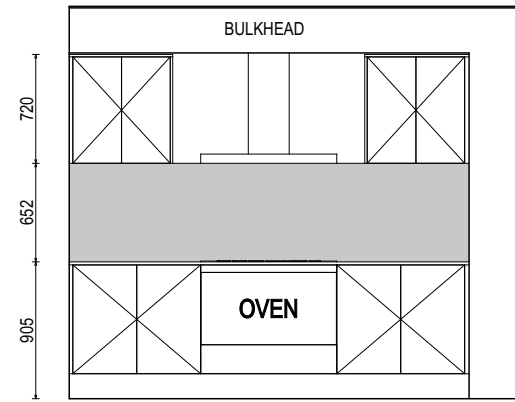
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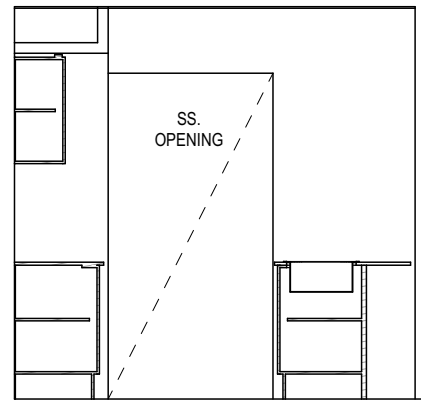
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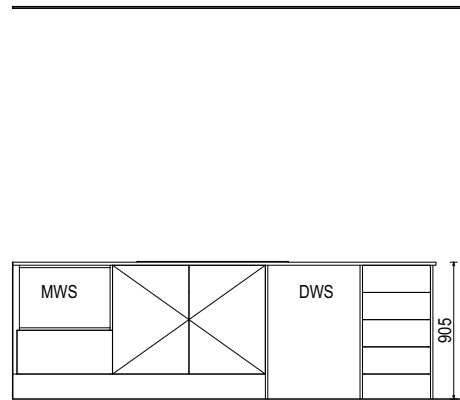
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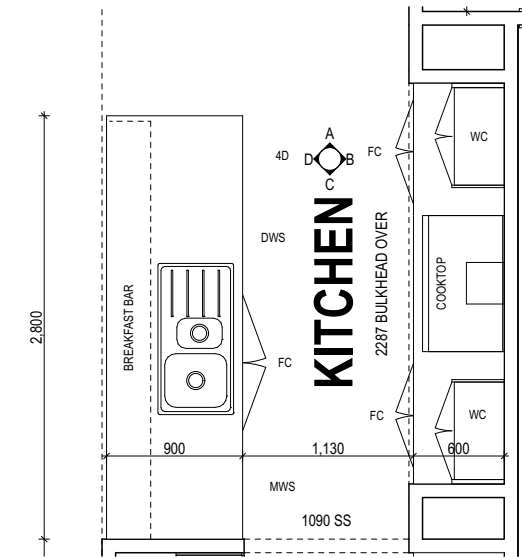
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SCALE: 1:50



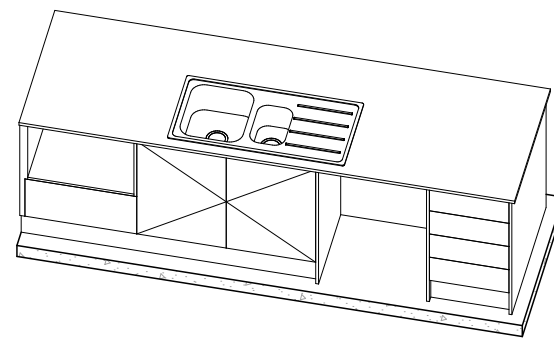
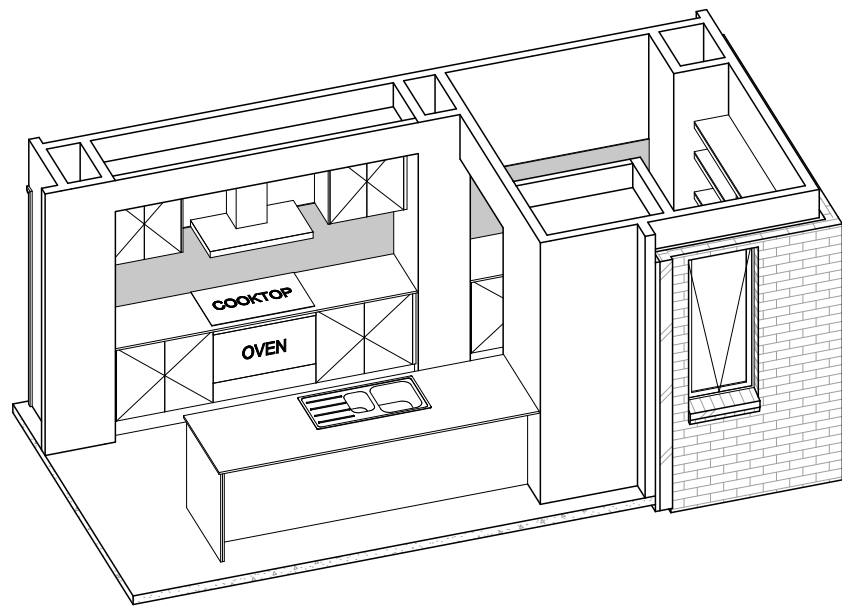
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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	COPYRIGHT:	2 DRAFT SALES PLAN - CT-1	RT2 16/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
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	4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	714196
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				SORELL COUNCIL			

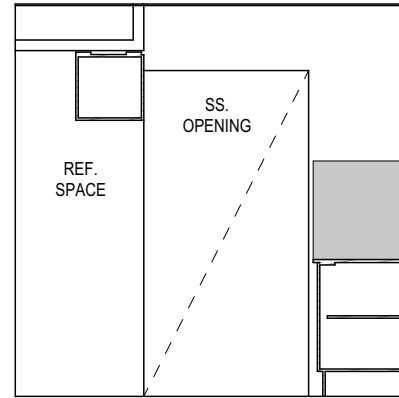
Last Published: Tuesday, 11 March 2025 2:27 PM
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

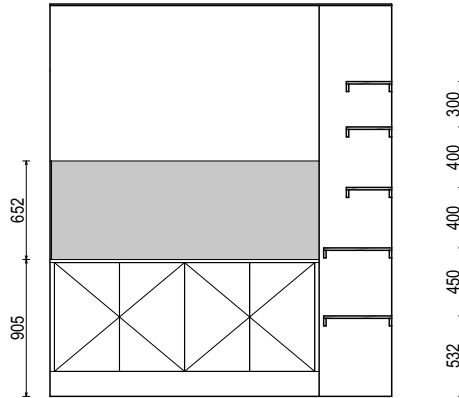
Sorell Council
Development Application: 5.2025.72.1 -
Development Application - 8 Inverness Street,
Midway Point P1.pdf
Plans Reference:P1
Date Received:20/03/2025

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

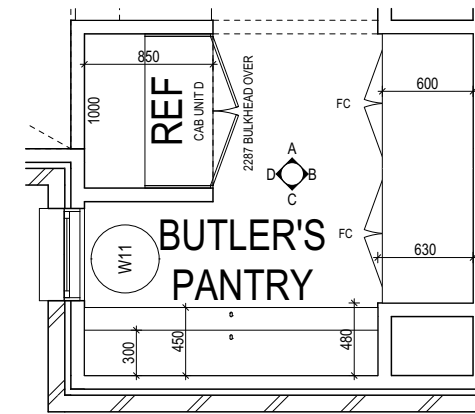
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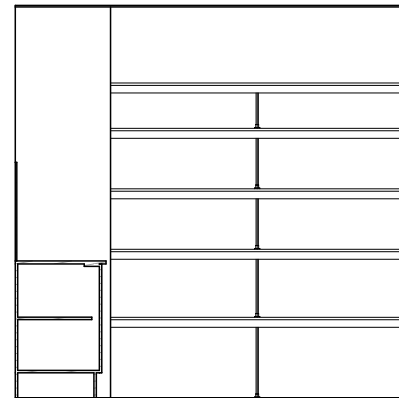
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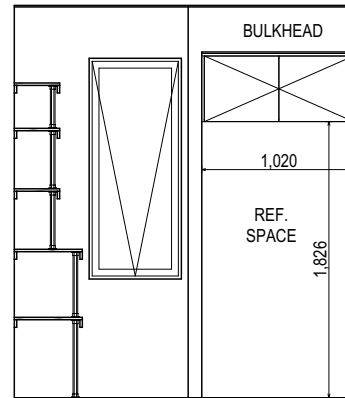
ELEVATION B
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

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

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	DESIGNER	1	QUOTE SITING PLAN	JOL 26/11/2024	ADINE & SHANE BOWERMAN	GORDON 23	H-WDNGDN20SA	
	COPYRIGHT:	2	DRAFT SALES PLAN - CT-1	RT2 16/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2025	3	DRAFT SALES PLAN - CT-2	RT2 12/02/2025	8 INVERNESS STREET, MIDWAY POINT TAS 7171	NORSK	F-WDNGDN20NRSKA	
	4	PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
				90 / - / 184962	BUTLER'S PANTRY DETAILS	14 / 17	1:50	714196
				COUNCIL:				Template Version: 24.038
				SORELL COUNCIL				

Last Published: Tuesday, 11 March 2025 2:27 PM

File Location: P:\8_Drafting\Job Files\7141007\4196-Bowman-AC24\Plans\714196-Bowman-AC24-Prelim - 2025.03.11.pln

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

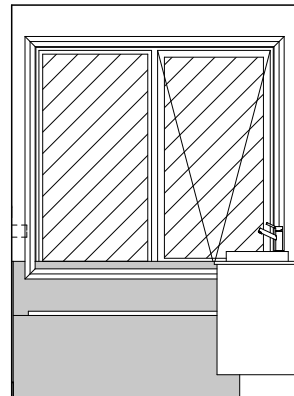
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

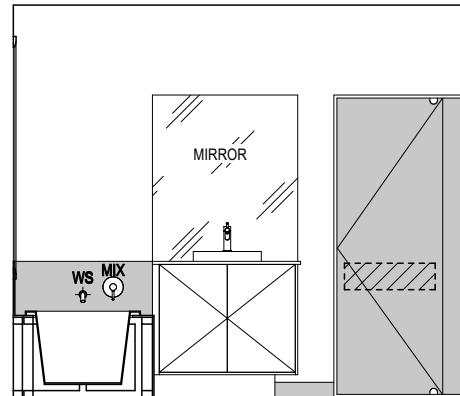
Sorell Council
 Development Application: 5.2025.72.1 -
 Development Application - 8 Inverness Street,
 Midway Point P1.pdf
 Plans Reference:P1
 Date Received:20/03/2025

LEGEND

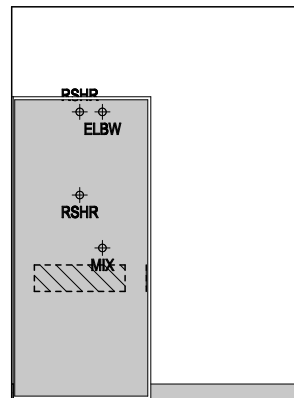
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



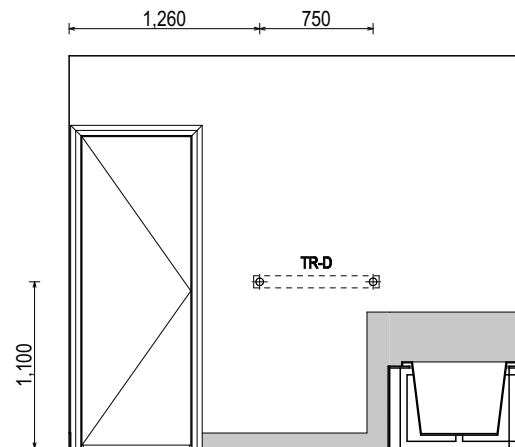
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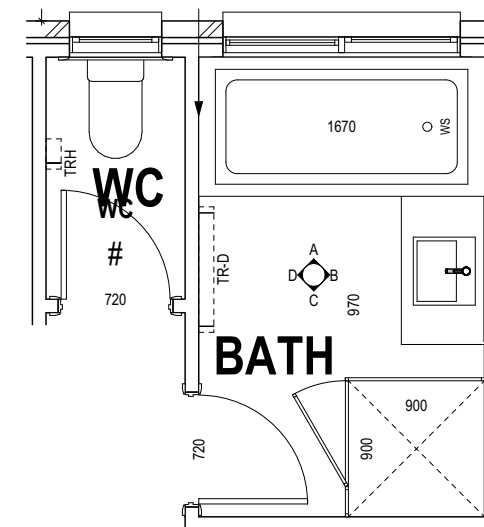
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

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	COPYRIGHT:	© 2025	1 QUOTE SITING PLAN	JOL 26/11/2024	ADINE & SHANE BOWERMAN	GORDON 23	H-WDNGDN20SA	
			2 DRAFT SALES PLAN - CT-1	RT2 16/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
			3 DRAFT SALES PLAN - CT-2	RT2 12/02/2025	8 INVERNESS STREET, MIDWAY POINT TAS 7171	NORSK	F-WDNGDN20NRSKA	
		4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
				90 / - / 184962	BATHROOM DETAILS	15 / 17	1:50	714196
				COUNCIL:				
				SORELL COUNCIL				

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

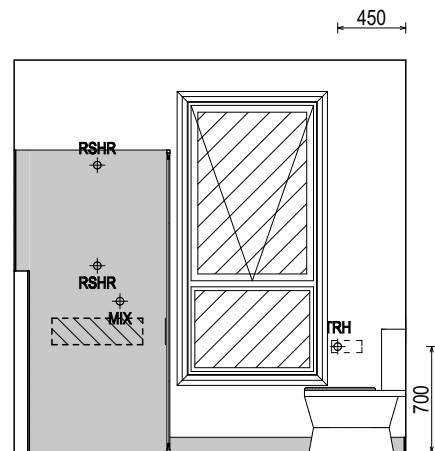
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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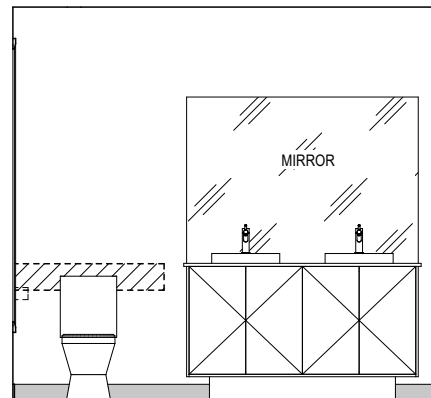
Sorell Council
Development Application: 5.2025.72.1 -
Development Application - 8 Inverness Street,
Midway Point P1.pdf
Plans Reference:P1
Date Received:20/03/2025

LEGEND

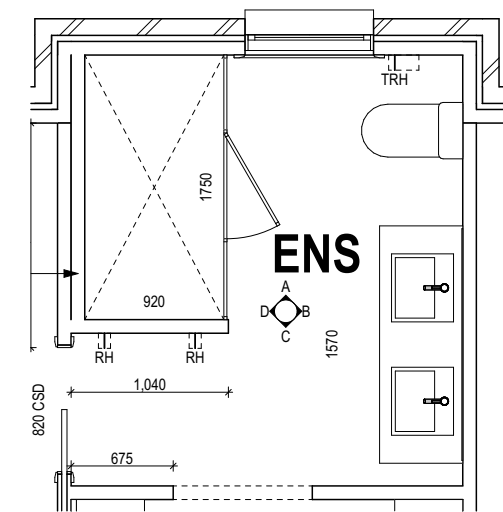
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



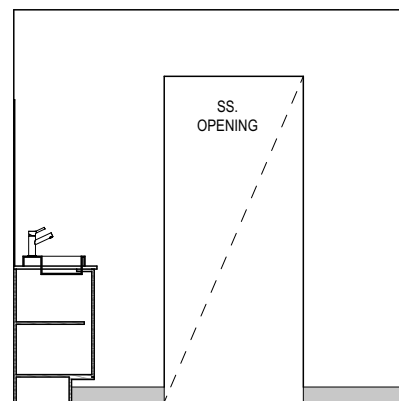
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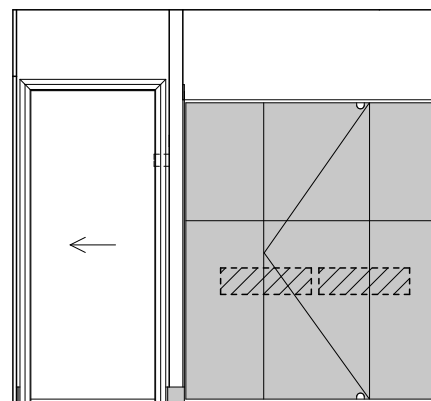
ELEVATION B
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ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE	STRUCTURAL DIMENSIONS
"SMALL" 470 x 380mm	WIDTH 548mm HEIGHT 446mm
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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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			2 DRAFT SALES PLAN - CT-1	RT2 16/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
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		4 PRELIM PLAN - INITIAL ISSUE	TNG 11/03/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
				90 / - / 184962	COUNCIL:	16 / 17	1:50	714196
					SORELL COUNCIL			

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

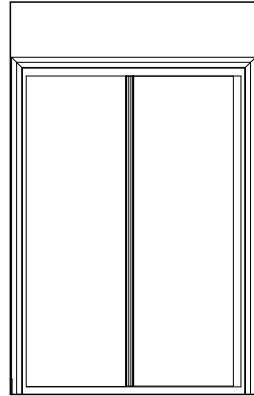


Development Application: 5.2025.72.1 -
Development Application - 8 Inverness Street,
Midway Point P1.pdf
Plans Reference:P1
Date Received:20/03/2025

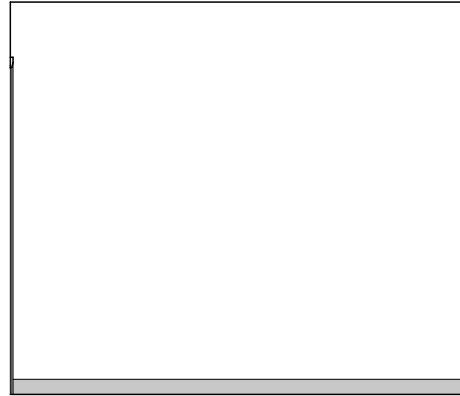
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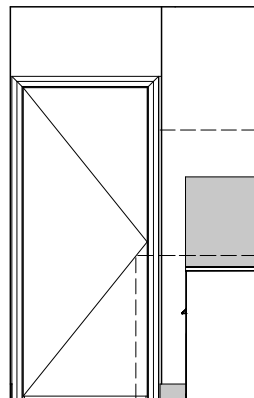
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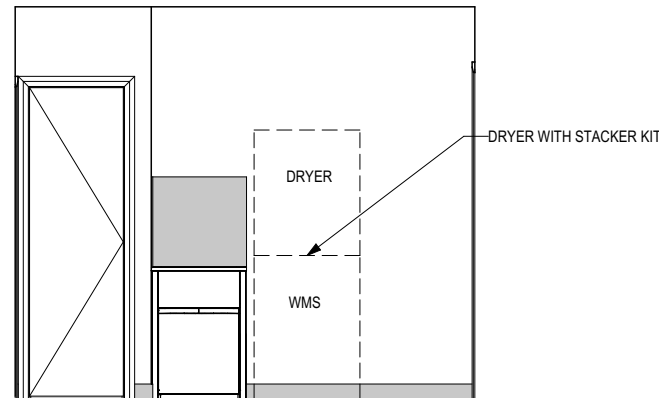
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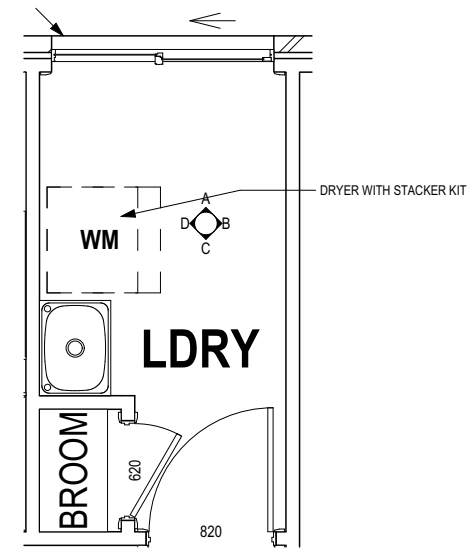
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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

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SPECIFICATION: DESIGNER COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	1	QUOTE SITING PLAN	JOL	26/11/2024	ADINE & SHANE BOWERMAN		GORDON 23		H-WDNGDN20SA			
	2	DRAFT SALES PLAN - CT-1	RT2	16/01/2025	ADDRESS: 8 INVERNESS STREET, MIDWAY POINT TAS 7171		FACADE DESIGN: NORSEK		FACADE CODE: F-WDNGDN20NRSKA			
	3	DRAFT SALES PLAN - CT-2	RT2	12/02/2025	LOT / SECTION / CT: 90 / - / 184962		COUNCIL: SORELL COUNCIL		SHEET No.: 17 / 17			SCALES: 1:50
	4	PRELIM PLAN - INITIAL ISSUE	TNG	11/03/2025			SHEET TITLE: LAUNDRY DETAILS				714196	