

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

4 OLYMPIC AVENUE, 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 27th April 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 27th April 2026**.

APPLICATION NO: 5.2026-100.1
DATE: 10 APRIL 2026



Disclaimer

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

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

Full description of Proposal:	Use: Dwelling
	Development: New Dwelling
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 350,000

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 4 Olympic Avenue
	Suburb: Midway Point Postcode: 7171
	Certificate of Title(s) Volume: 183934 Folio: 13

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

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

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



SEARCH OF TORRENS TITLE

VOLUME 183934	FOLIO 13
EDITION 2	DATE OF ISSUE 09-May-2023

SEARCH DATE : 30-Mar-2026

SEARCH TIME : 02.47 pm

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE
 Lot 13 on Sealed Plan [183934](#)
 Derivation : Part of Lot 306, 120 Acres Gtd. to John Lord.
 Prior CT [41343/1](#)

SCHEDULE 1

[N116042](#) TRANSFER to BEN BONE Registered 09-May-2023 at noon

SCHEDULE 2



Reservations and conditions in the Crown Grant if any
[SP183934](#) COVENANTS in Schedule of Easements
[SP183934](#) FENCING PROVISION in Schedule of Easements
[SP 14888](#) FENCING COVENANT in Schedule of Easements
[SP 14888](#) COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962
[E194611](#) INSTRUMENT Creating Restrictive Covenants Registered
 09-May-2023 at 12.01 pm
[E331792](#) MORTGAGE to Westpac Banking Corporation Registered
 09-May-2023 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

[E450576](#) DISCHARGE OF MORTGAGE [E331792](#) Lodged by OGILVIE
 JENNINGS on 18-Feb-2026 BP: E450576
[N138396](#) TRANSFER to MARK WILLIAM VERDOUW ATF THE M & T
 VERDOUW FAMILY TRUST and TRACY ADELLE VERDOUW ATF THE
 M & T VERDOUW FAMILY TRUST Lodged by OGILVIE
 JENNINGS on 18-Feb-2026 BP: E450576

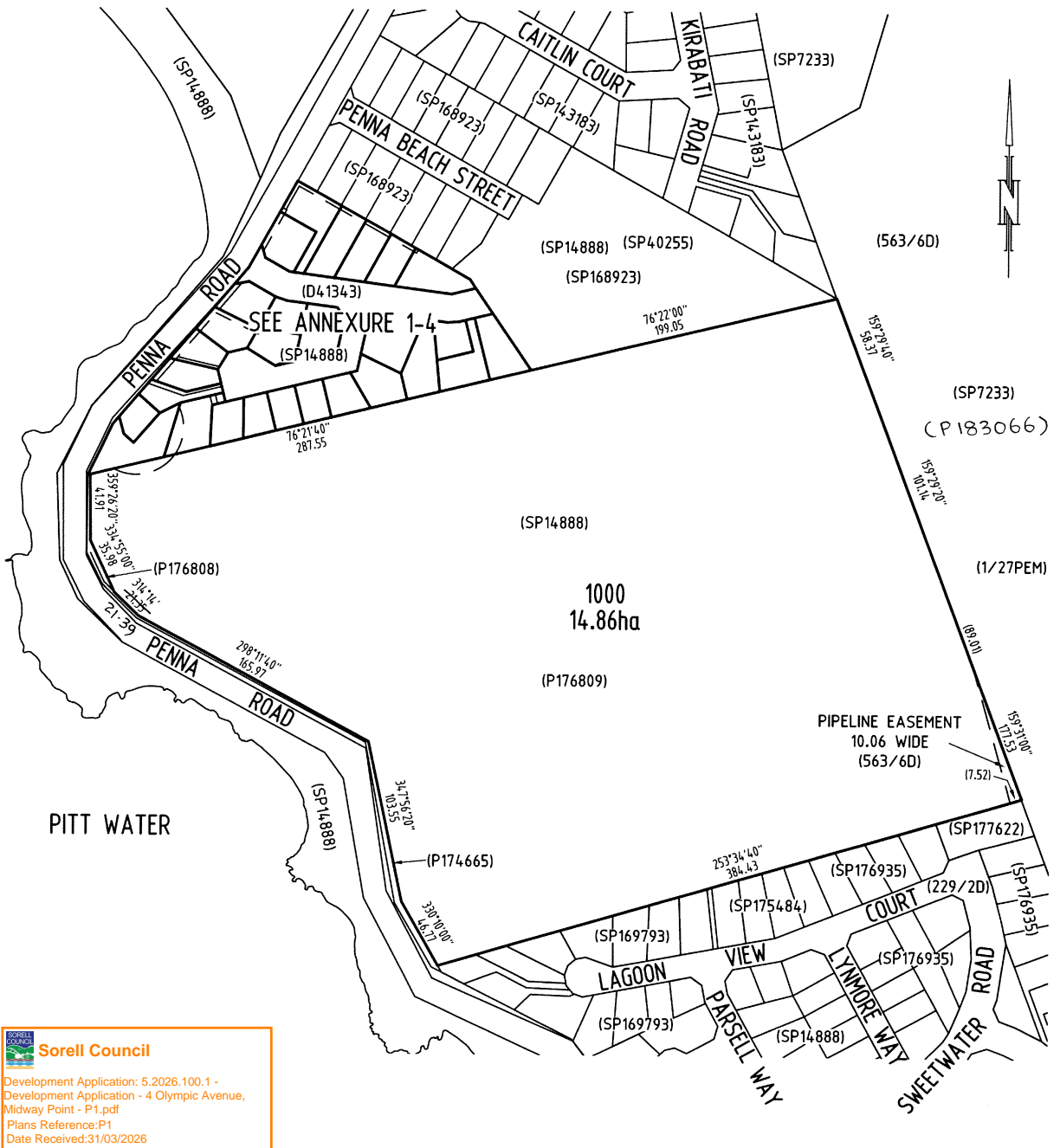


Sorell Council
 Development Application: 5.2026.100.1 -
 Development Application - 4 Olympic Avenue,
 Midway Point - P1.pdf
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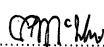
OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 41343/1; 176809/3 GRANTEE: PART OF 3002 ACRES GTD TO JAMES WINDERMERE LORD & PART OF LOT 306, 120 ACRES GTD TO JOHN LORD	PLAN OF SURVEY BY SURVEYOR:  A. P. McINDOE of SURVEYORS, ENGINEERS & PLANNERS 6 FREEMAN STREET, KINGSTON		REGISTERED NUMBER SP183934
	LOCATION: PEMBROKE-SORELL		APPROVED EFFECTIVE FROM 23 DEC 2022  Recorder of Titles
SCALE 1: 2500	LENGTHS IN METRES	SURVEYORS REF 48881LM-1	

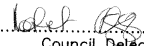
INDEX PLAN

PRIORITY FINAL PLAN ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

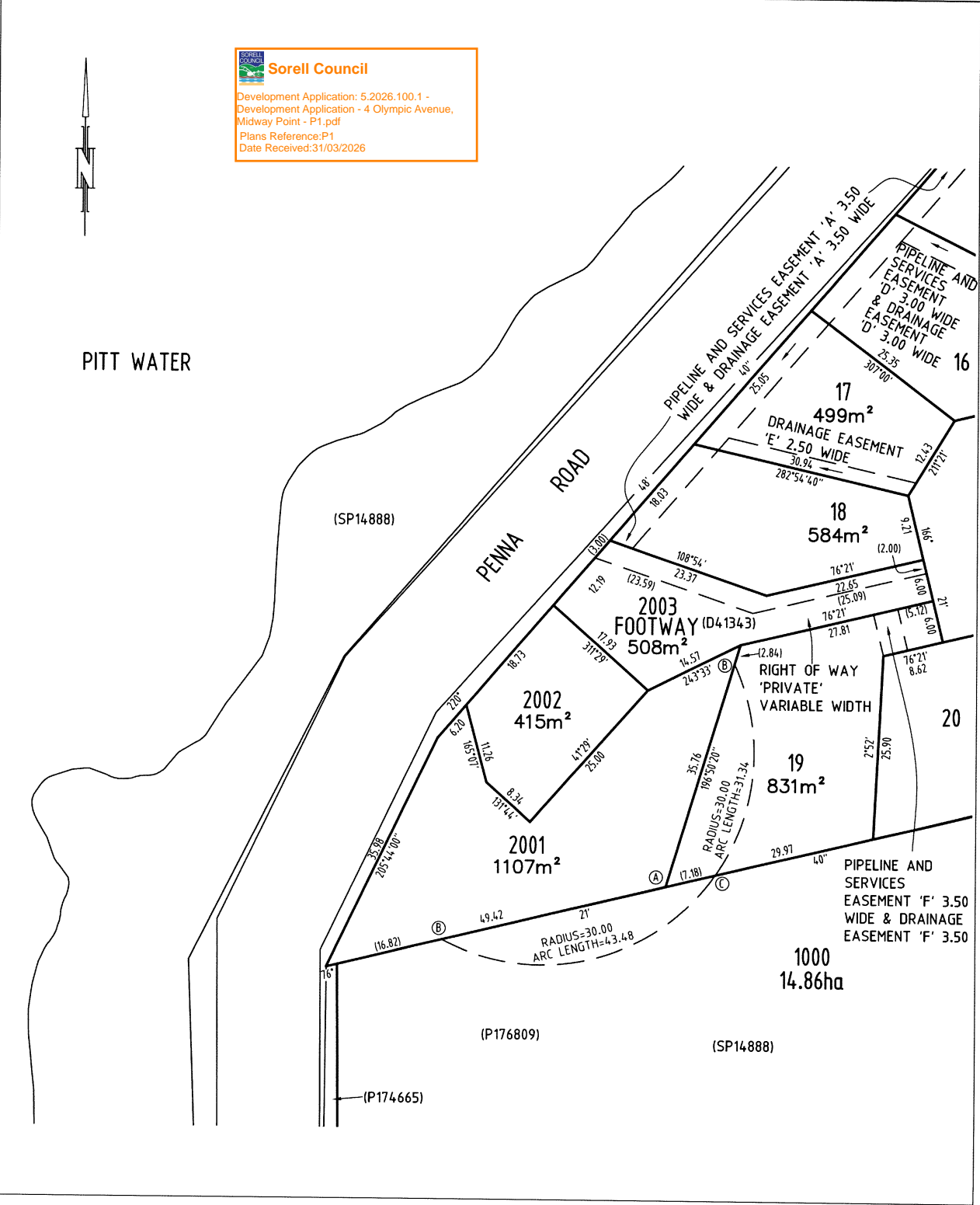


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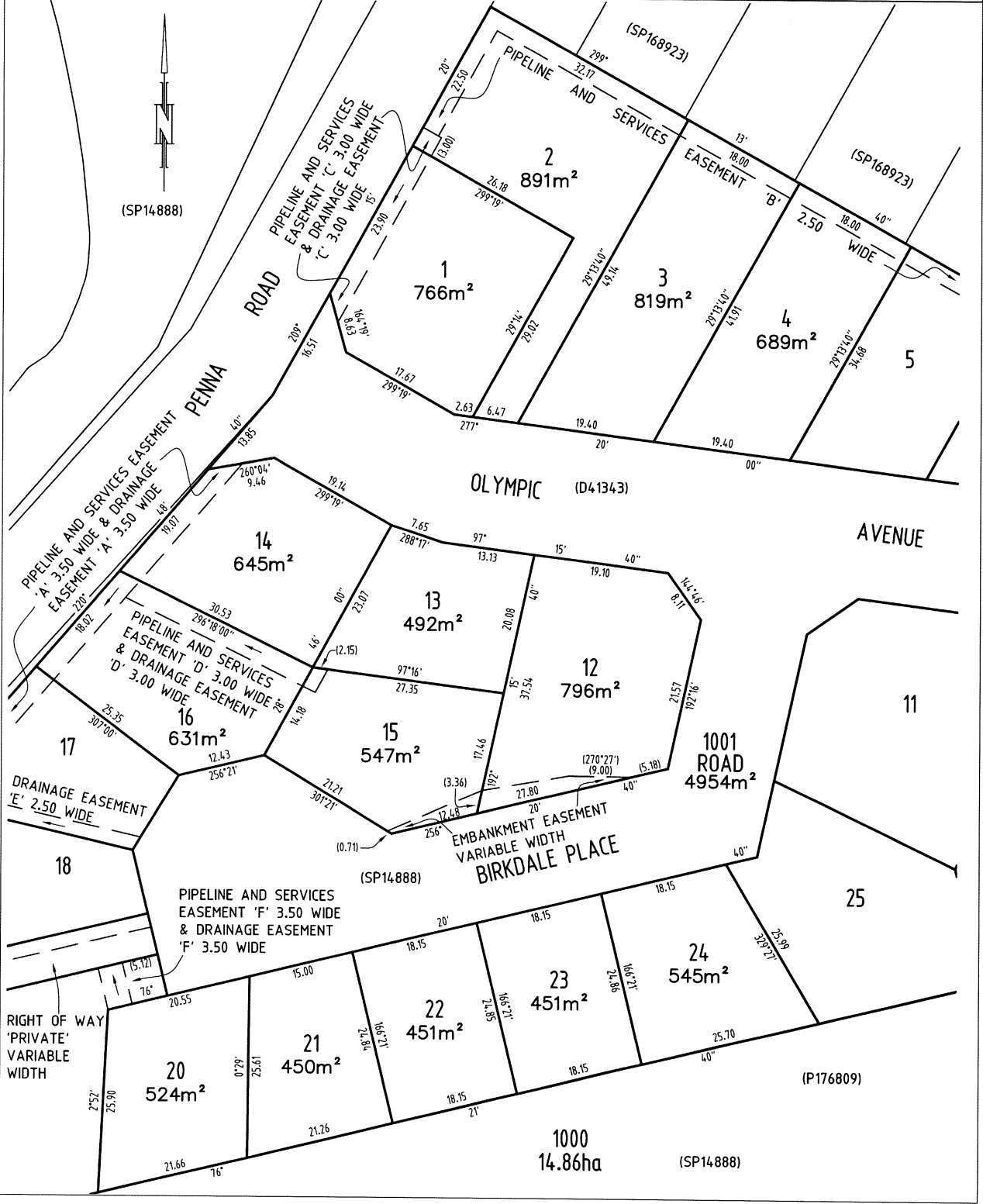

 Registered Land Surveyor
 09/12/2022
 Date


 Council Delegate
 13/12/22
 Date

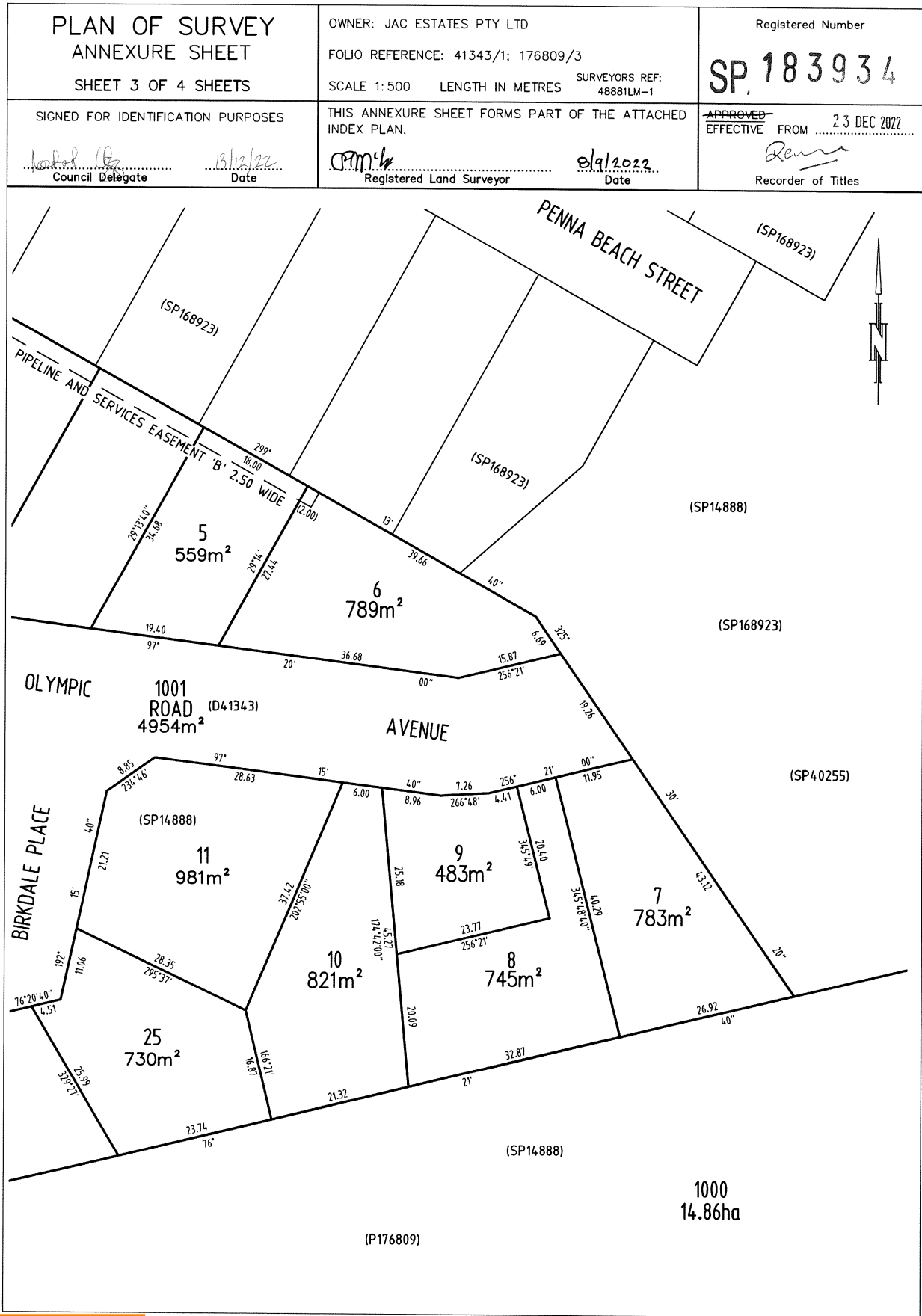
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 4 SHEETS</p>	<p>OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 41343/1; 176809/3 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 48881LM-1</p>	<p>Registered Number SP 183934</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate <i>[Signature]</i> Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> Registered Land Surveyor <i>[Signature]</i> Date</p>	<p>APPROVED EFFECTIVE FROM 23 DEC 2022 <i>[Signature]</i> Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS</p>	<p>OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 41343/1; 176809/3 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 48881LM-1</p>	<p>Registered Number SP 183934</p>
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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP, 18 3934

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

EASEMENTS

Taswater

Lots 1 & 2 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.00 WIDE & DRAINAGE EASEMENT 'C' 3.00 WIDE" as shown on the plan ("the Easement Land").

Lots 2-6 (inclusive) are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 2.50 WIDE" as shown on the plan ("the Easement Land").

Lots 14, 16- 18 (inclusive) are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE & DRAINAGE EASEMENT 'A' 3.50 WIDE" as shown on the plan ("the Easement Land").

Lots 15 & 16 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 3.00 WIDE & DRAINAGE EASEMENT 'D' 3.00 WIDE" as shown on the plan ("the Easement Land").

Lot 19 is subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'F' 3.50 WIDE & DRAINAGE EASEMENT 'F' 3.50 WIDE" as shown on the plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REF: 41343/1 & 176809/3 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:221259)	PLAN SEALED BY: SORELL COUNCIL DATE: 15/12/22 SA 2016/00041 REF NO. SA 2020/6 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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Sorell Council

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Drainage

Lots 1 & 2 (inclusive) are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.00 WIDE & DRAINAGE EASEMENT 'C' 3.00 WIDE" as shown on the plan.

Lots 14, 16- 18 (inclusive) are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE & DRAINAGE EASEMENT 'A' 3.50 WIDE" as shown on the plan ("the Easement Land").

Lots 15 & 16 (inclusive) are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 3.00 WIDE & DRAINAGE EASEMENT 'D' 3.00 WIDE" as shown on the plan.

Lot 17 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'E' 2.50 WIDE" as shown on the plan.

Lot 19 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'F' 3.50 WIDE & DRAINAGE EASEMENT 'F' 3.50 WIDE" as shown on the plan.

Access

Lot 2003 is subject to a Right of Carriageway marked "Right of Way (private) Variable Width" in favour of Lot 2002, and Lot 2001.

Lots 2001 & 2002 are each together with a right of carriageway over the land marked Right of Way 'Private' variable width shown on the Plan.

Embankment

Lots 12 & 15 on the Plan are subject to an Embankment Easement over the area marked "EMBANKMENT EASEMENT VARIABLE WIDTH" shown on the Plan in favour of the Sorell Council.

Pipeline

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

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

Director 

Director 

Definitions:

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

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Definitions:

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

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

“Pipeline and Services Easement” is defined as follows:-

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;

Director 

Director 

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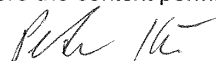
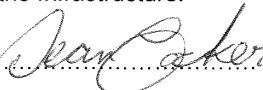
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

Interpretation:


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

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

Director  Director 

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“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

“**Owner**” means the registered proprietors of the Lot from time to time.

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

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

FENCING PROVISION

In respect to the lots on the plan the vendor (JAC ESTATES PTY LTD) shall not be required to fence.

COVENANTS


The owners of lots 19 & 1000 on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor’s lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- Not to construct, or allow to be constructed, any habitable room with a dwelling within the area marked A B C on the plan.

The owners of each lot on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor’s lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation not to construct on a lot a dwelling without :

- A minimum 5,000 litre rain water tank fitted to collect all roof runoff; and
- Such tank shall be installed with minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top up from the reticulated water supply.

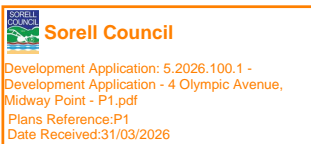
The owners of lots 1, 2, 14, 16, 17, 18 2001, 2002 & 2003 on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor’s lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation not to allow vehicular access to Penna Road.

Director 

Director 


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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP. 183934
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 41343/1 & 176809/3	

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


 Director Signature Director/ Secretary Signature

PETER KIM DEAN MURRAY COCKER
 Director Full Name (print) Director/ Secretary Full Name

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DISPERSIVE SOIL ASSESSMENT

4 Olympic Avenue

Midway Point

March 2026



GEO-ENVIRONMENTAL
SOLUTIONS

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:	Maveric Builders PTY LTD
Site Address:	4 Olympic Avenue, Midway Point
Date of Inspection:	17/03/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	183934/13
Title Area:	Approx. 492.3 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	7° W facing slope
Vegetation:	Grass & Weeds

Background Information

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

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	SM	Silty SAND: grey, brown, slightly moist, medium dense
0.10-0.70	0.20-0.50	CI	Sandy CLAY: medium plasticity, brown, slightly moist, stiff,
0.70-0.80	0.50-0.60	GC	Clayey GRAVEL: yellow, brown, slightly moist, dense, refusal on rock/boulder.

Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement. The clay subsoils were found to be slightly dispersive - Class 2(1).

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: C Cooper
Date Submitted: 17/03/2025
Sample Identification: 2 samples – 4 Olympic Avenue, Midway Point
Soil to be tested: Emerson soil dispersion test

Result:

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

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

Sample Tested by: C Cooper

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 a third party.

PROPOSED NEW DWELLING 1a & ATTACHED 10a AT 4 OLYMPIC AVENUE, MIDWAY POINT C.T.183934-13



DRAWING SHEETS

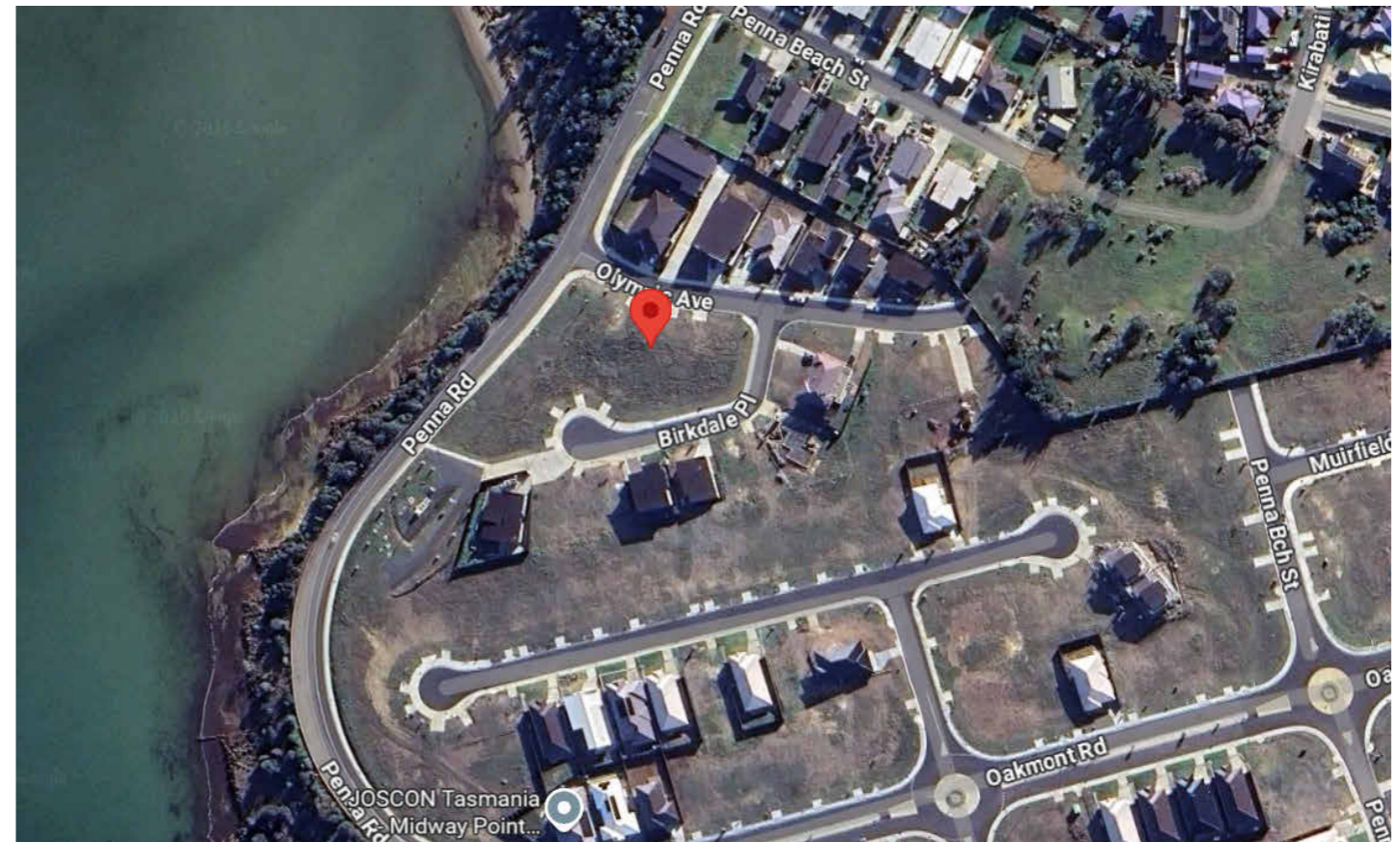
- A00 COVER PAGE
- A01 SITE PLAN
- A02 DRAINAGE PLAN
- A03 FLOOR PLAN
- A04 ROOF PLAN TBC
- A05 SECTION TBC
- A06 ELEVATIONS
- A07 ELECTRICAL PLAN TBC
- A08 SETOUT TBC
- A09 BAL PLAN TBC
- A10 BAL TBC CONSTRUCTION NOTES
- A11 SWMP

COMPLIANCE SHEETS

- B01 STAIR NOTES
- B02 BALUSTRADE NOTES
- B03 WET AREA NOTES
- B04 GENERAL SPECIFICATIONS

MUNICIPALITY: SORELL
 PLANNING SCHEME: TASMANIAN PLANNING SCHEME
 ZONING: GENERAL RESIDENTIAL
 OVERLAYS: WATERWAY & COASTAL PROTECTION AREA
 BUSHFIRE-PRONE AREAS
 AIRPORT OBSTACLE LIMITATION AREA

SOIL CLASSIFICATION: **M** GES GEO-ENVIRONMENTAL SOLUTIONS MAR 2026
 WIND CLASSIFICATION: **N3** GES GEO-ENVIRONMENTAL SOLUTIONS MAR 2026
 BAL: **XX** TBC
 DISPERSIVE SOIL REPORT: GES GEO-ENVIRONMENTAL SOLUTIONS MAR 2026



LOCATION PLAN: NTS



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DO NOT SCALE

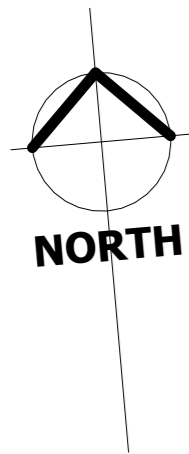
REV	DESCRIPTION	DATE

C VERDOUW
 4 OLYMPIC AVENUE,
 MIDWAY POINT

COVER PAGE

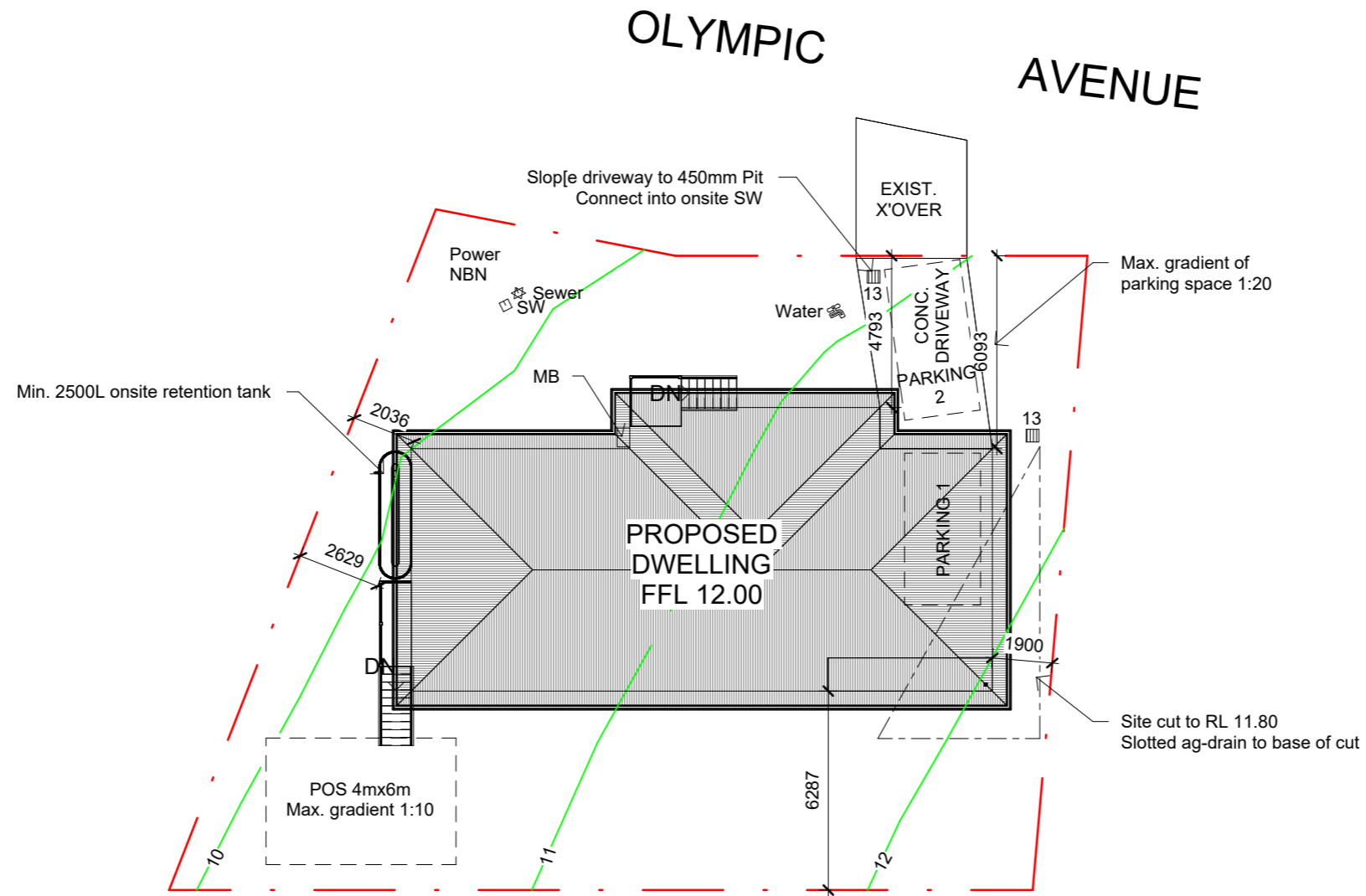
Project number	J2201
Date	30/03/2025
Drawn by	AW
Scale	NA

SHEET No.
A00



C.T. 183934-13

SITE AREA	492m ²
ROOF AREA (excl. eaves)	144.42m ²
TOTAL SITE COVERAGE	29.35%
DRIVEWAY - CONC.	21.2m ²



BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

Sorell Council
 Development Application: 5.2026.100.1 -
 Development Application - 4 Olympic Avenue,
 Midway Point - P1.pdf
 Plans Reference:P1
 Date Received:31/03/2026



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 MIDWAY POINT

SITE PLAN

Project number	J2201
Date	30/03/2025
Drawn by	AW
Scale	1 : 200

SHEET No.
A01

DRAINAGE LEGEND

- 1 WC - 100mm
- 2 HANDBASIN - 40mm
- 3 SHOWER - 50mm
- 4 BATH - 40mm
- 5 LAUNDRY TROUGH - 50mm
- 6 WASHING MACHINE
- 7 KITCHEN SINK - 50mm
- 8 VENT - 50mm
- 9 TAP CHARGED ORG min 150mm below FFL
- 10 RAINWATER PIPE
- 11 INSPECTION OPENING TO GROUND LEVEL - 100mm
- 12 DOWNPIPE - 90mm
- 13 450mm GRATED PIT
- 14 SPREADER PIPE - 90mm
- 15 150mm GRATED DRAIN
- 16 DISHWASHER
- 17 STACK
- 18 DRAIN FOR HWS & AIR-CONDITIONER
- 19 TAP FOR FRIDGE
- 20 FLOOR WASTE
- 21 EXTERNAL TAP

NOTE -
 Location of drainage pipes indication only of type and direction.
 Contractor to verify the location of drainage pipes within existing boundary of site.

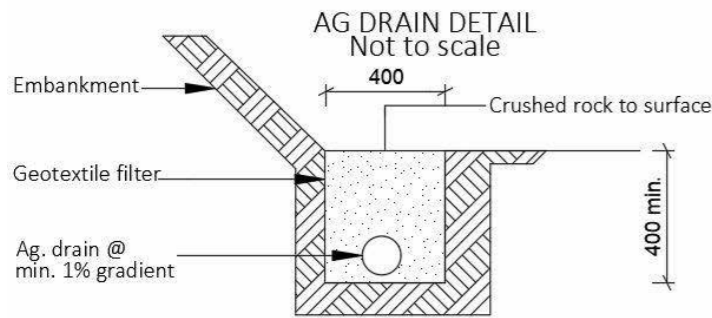
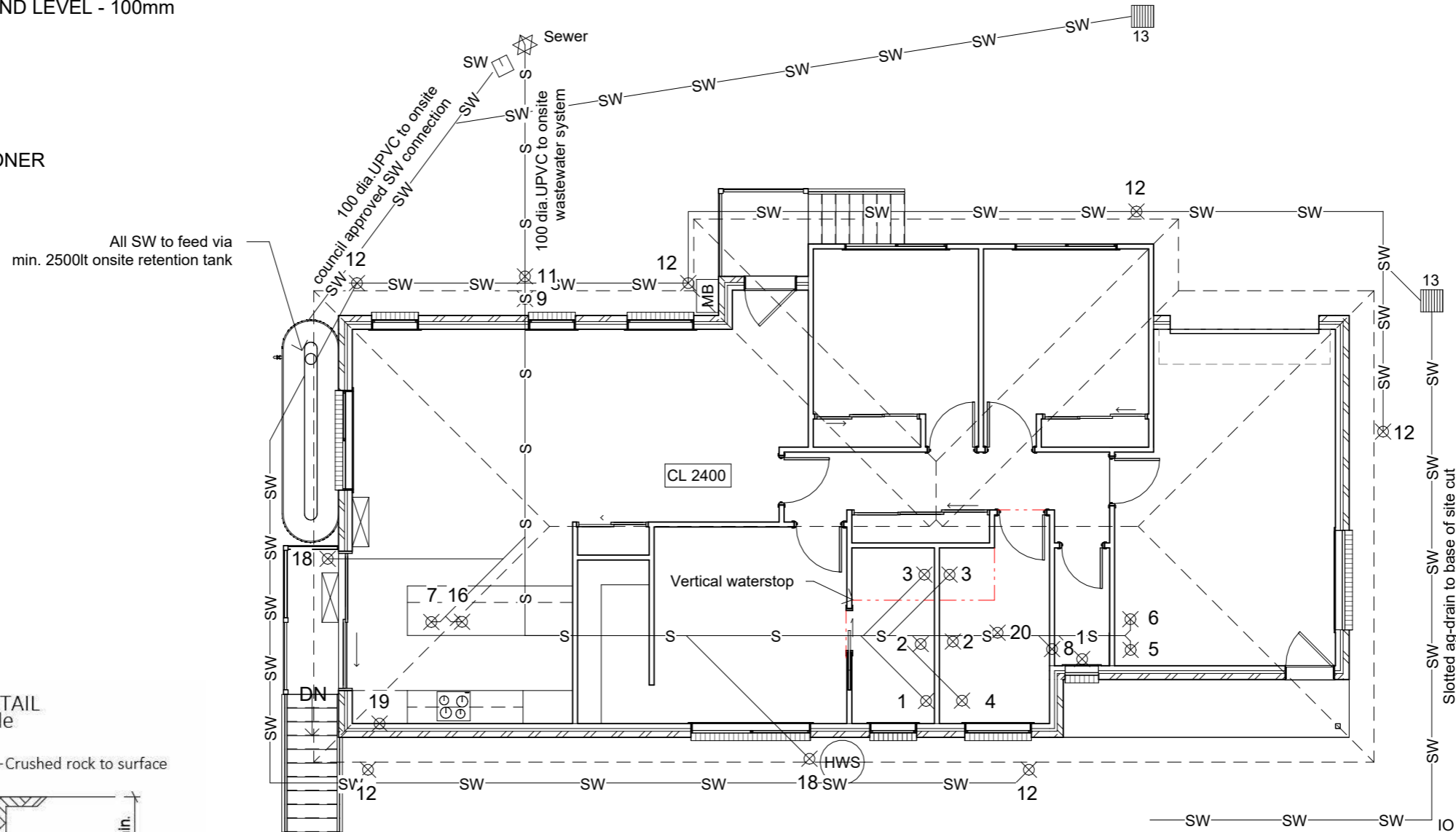
Gutters & Downpipes to comply with NCC Housing Provisions Part 7.4

PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK AND BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.

Notes:

Showers to be enclosed with tiled bases

Waterstops - - - - -



All materials and construction to comply with AS/NZS3500,3,2,:2018 and to be inspected and approved by a qualified engineer.

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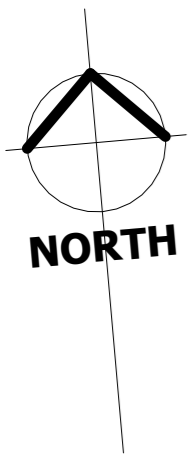
REV	DESCRIPTION	DATE

C VERDOUW
4 OLYMPIC AVENUE,
MIDWAY POINT

DRAINAGE PLAN

Project number	J2201
Date	30/03/2025
Drawn by	AW
Scale	1 : 100

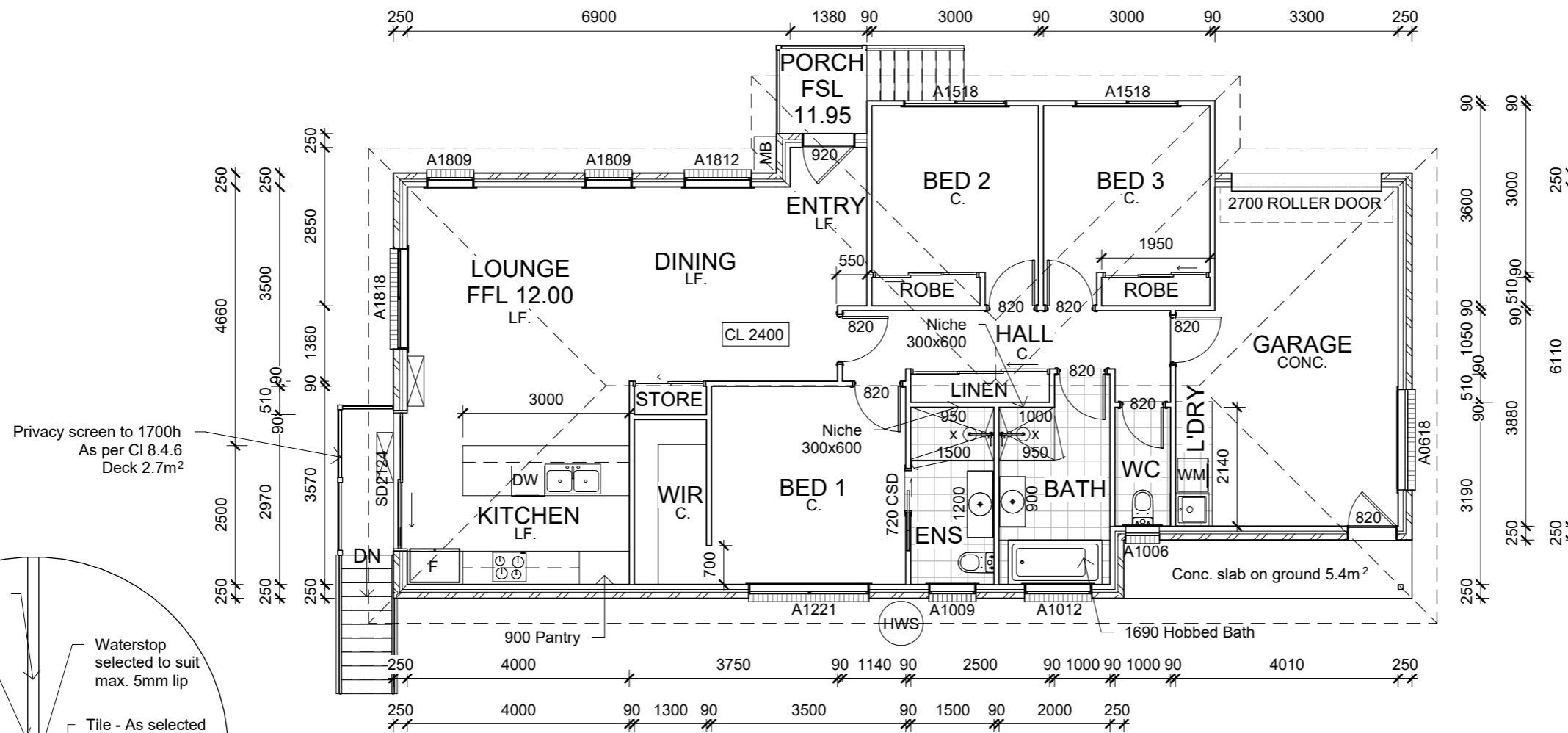
SHEET No.
A02



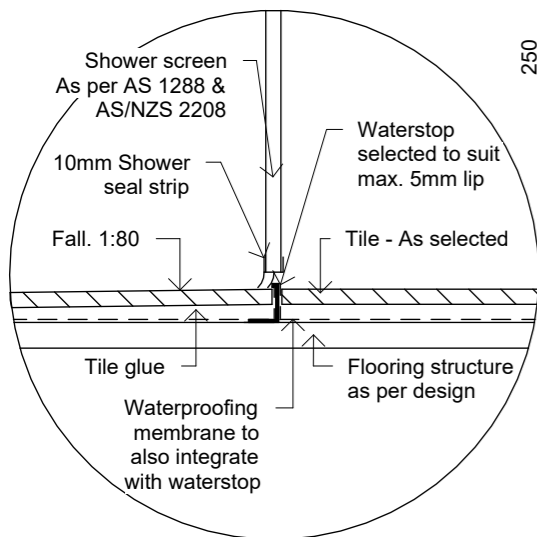
FLOOR AREA	117.2m ²
GARAGE	26.95m ²
TOTAL AREA	144.42m ²
PORCH	2.6m ²

Key - Wet areas
 Tiles to be selected by owner
 All wet areas need to be covered with a waterproof membrane in accordance with AS 3740

C. Carpet & underlay
 LF. Laminate flooring & underlay



Privacy screen to 1700h
 As per Cl 8.4.6
 Deck 2.7m²



ENCLOSED SHOWER - DOOR DETAIL for Step-free & Hob-free Shower 1:5

Notes:
 Selected illum in hall
 Bath shower enclosed with tiled base, to be hobless & step-free
 Ensuite shower enclosed with tiled base
 Set down shower floors to accommodate 1:80 fall to waste
 Kitchen - refer to joinery quote
 Internal & external air-conditioner units
 Additional noggins to Bathrooms as per NCC Part H8P1(f)

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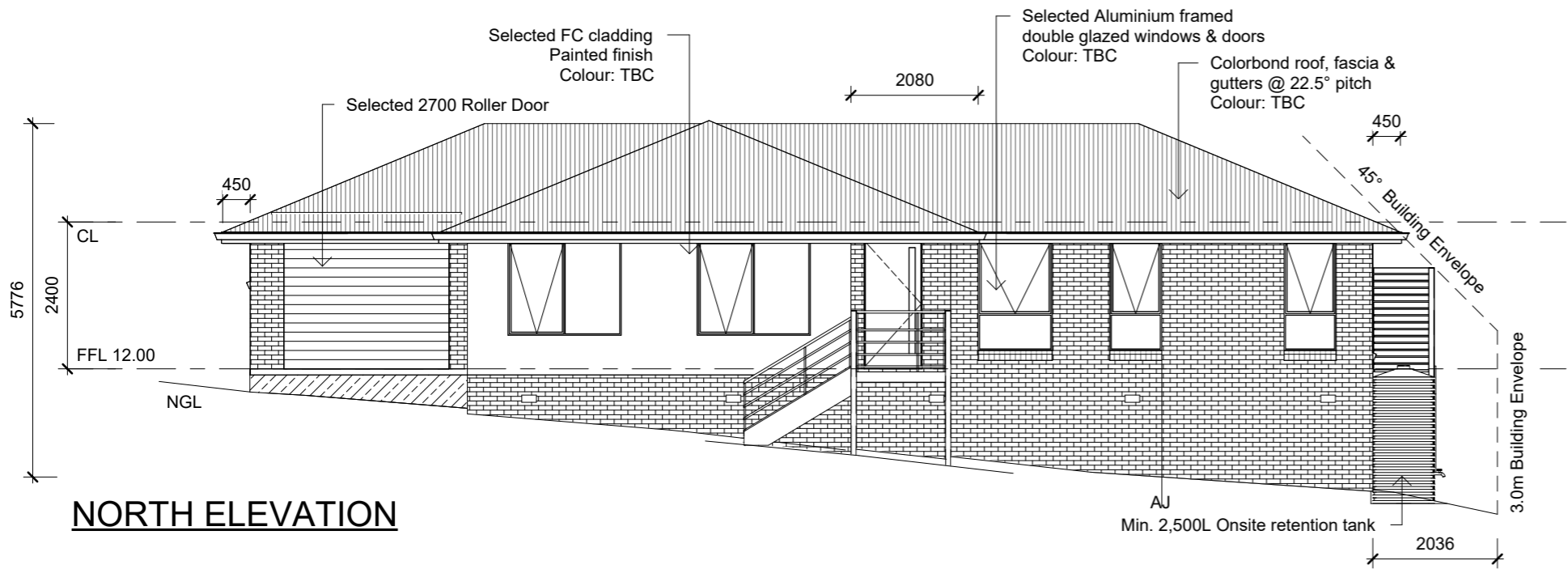
REV	DESCRIPTION	DATE

C VERDOUW
 4 OLYMPIC AVENUE,
 MIDWAY POINT

FLOOR PLAN

Project number	J2201
Date	30/03/2025
Drawn by	AW
Scale	1:100

SHEET No.
A03

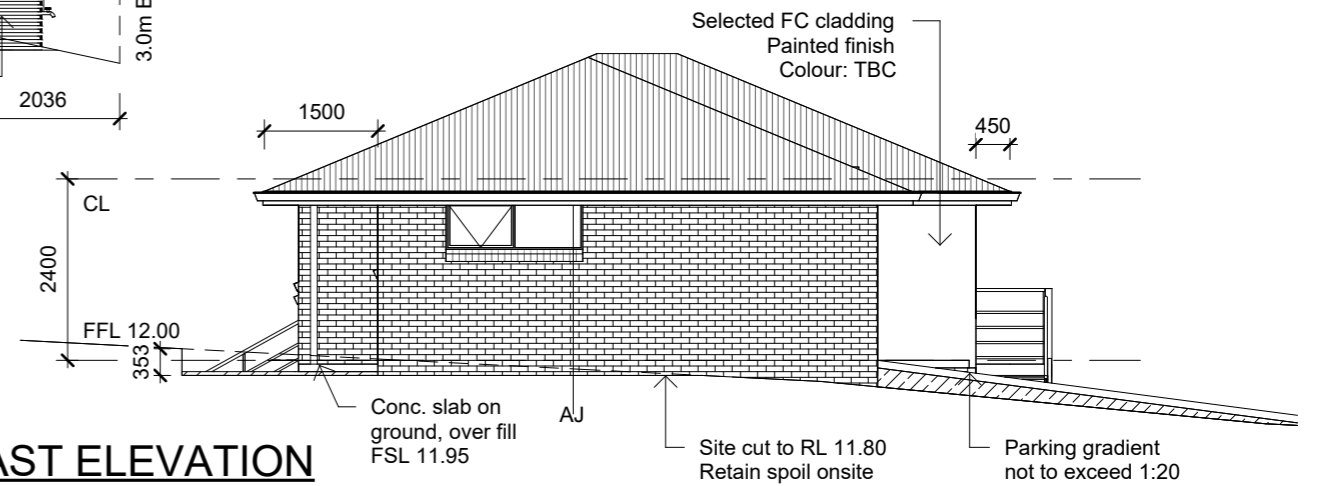


NORTH ELEVATION

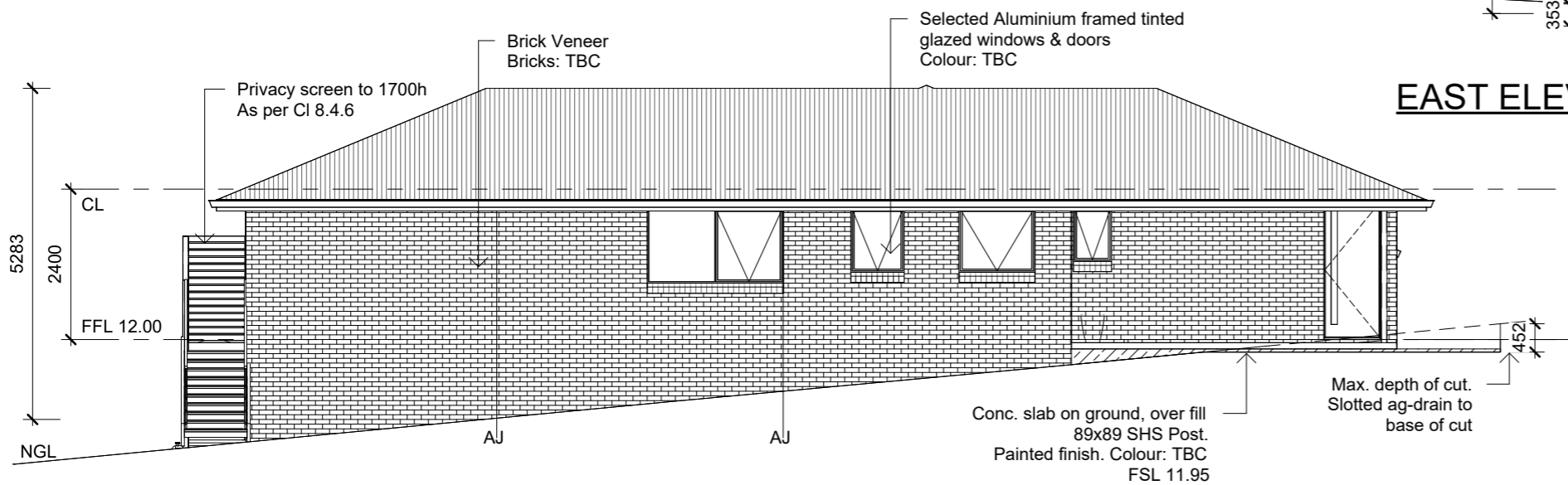
Vertical Articulation joints only provided in unreinforced masonry walls except walls built where the site soil classification is S or A. (Refer to Engineers report for details).

□ Sub-floor vents - Ventilation in accordance with NCC 2022 HP Part 6.2 and AS3959 when in conjunction with a BAL

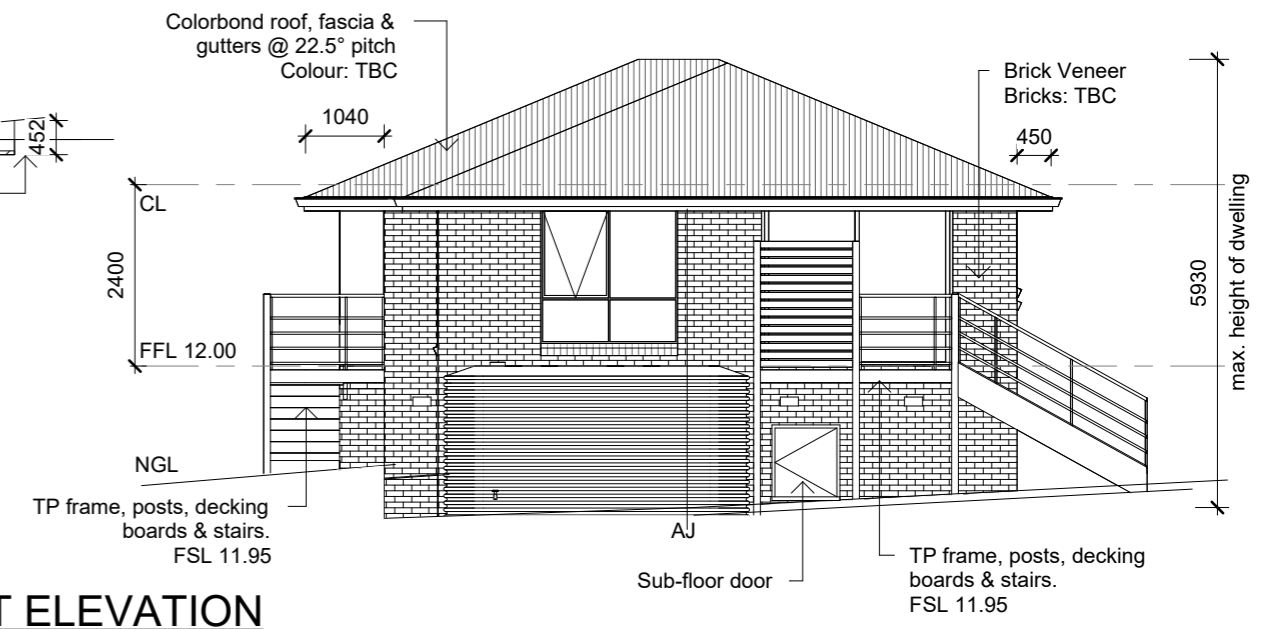
AJ - Articulation Joints in accordance with NCC 2022 Part 5.2.5



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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REV	DESCRIPTION	DATE

C VERDOUW
 4 OLYMPIC AVENUE,
 MIDWAY POINT

ELEVATIONS		SHEET No.
Project number	J2201	
Date	30/03/2025	
Drawn by	AW	
Scale	1 : 100	

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, Jarrah, other hardwoods	90	500
Treated Pine	22 Dressed	400
	19 Swan (25 actual thickness)	500
Cypress	21	400
	25	500

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH				
	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

BOLTS FOR BEARER TO STUMP / POSTS CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m ²) - REFER NOTES			
	Seasoned Hardwood (F17) Min. timber thickness: 35mm		Treated Pine (F5) Min. 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

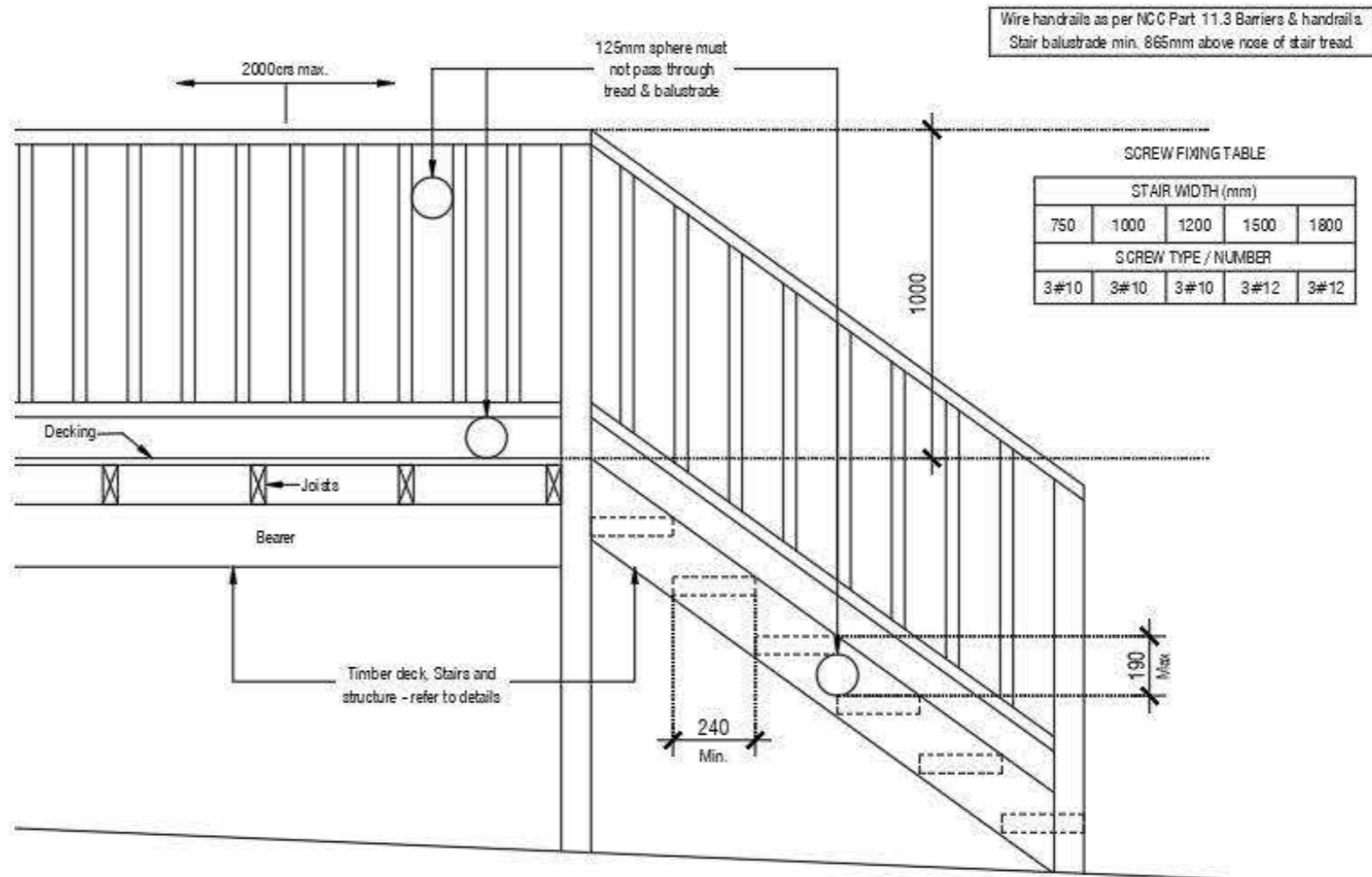
19mm THICK DECKING BOARD FIXING REQUIREMENTS

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

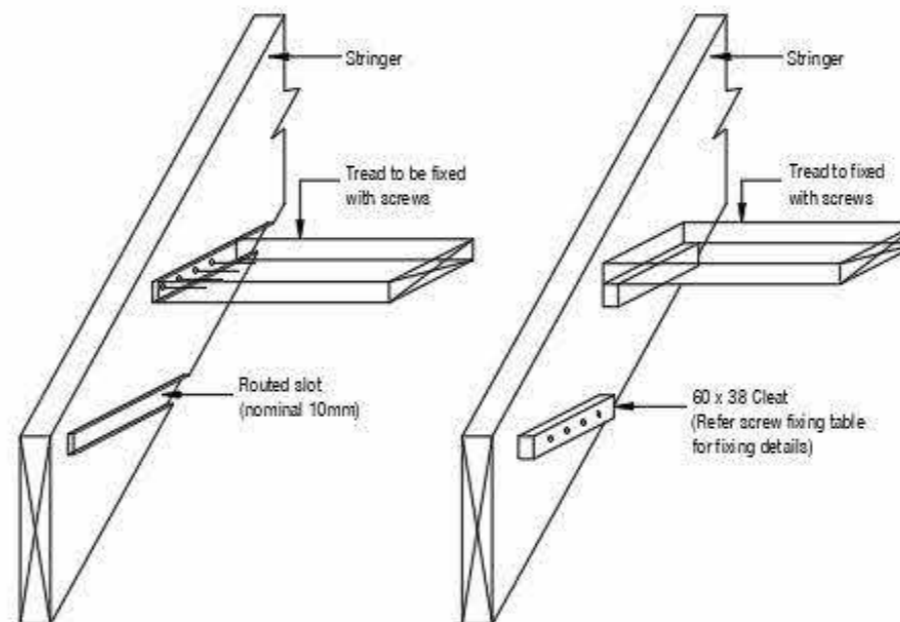
NOTES:

DS - Deformed shank

- Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
- 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.
- Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



STRINGER TO WALL FIXING

- INTERNAL - 14G 75mm bugle screws into wall studs
- EXTERNAL - M12 masonry anchors into masonry at 600 c/s.

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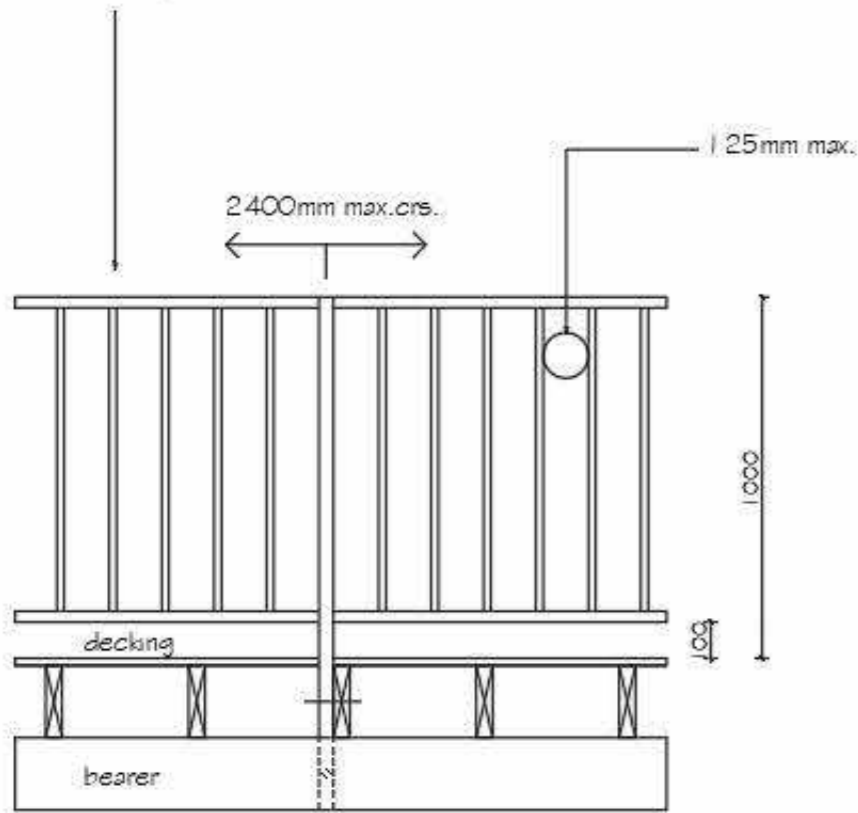
C VERDOUW
 4 OLYMPIC AVENUE,
 MIDWAY POINT

STAIR NOTES

Project number	J2201
Date	30/03/2025
Drawn by	AW
Scale	NA

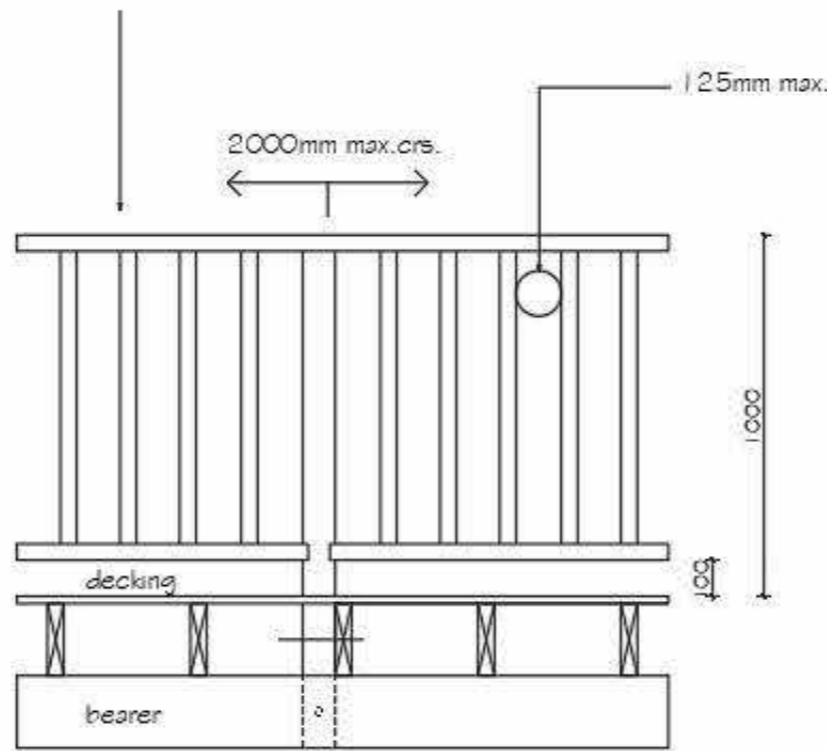
SHEET No.
B01

STEEL
 30x25x1.6 RHS rails & end verticals
 End verticals fixed to posts with 3-M8 s/s screws
 Balusters 19x19x1.2 RHS at 110 crs
 All members powdercoated



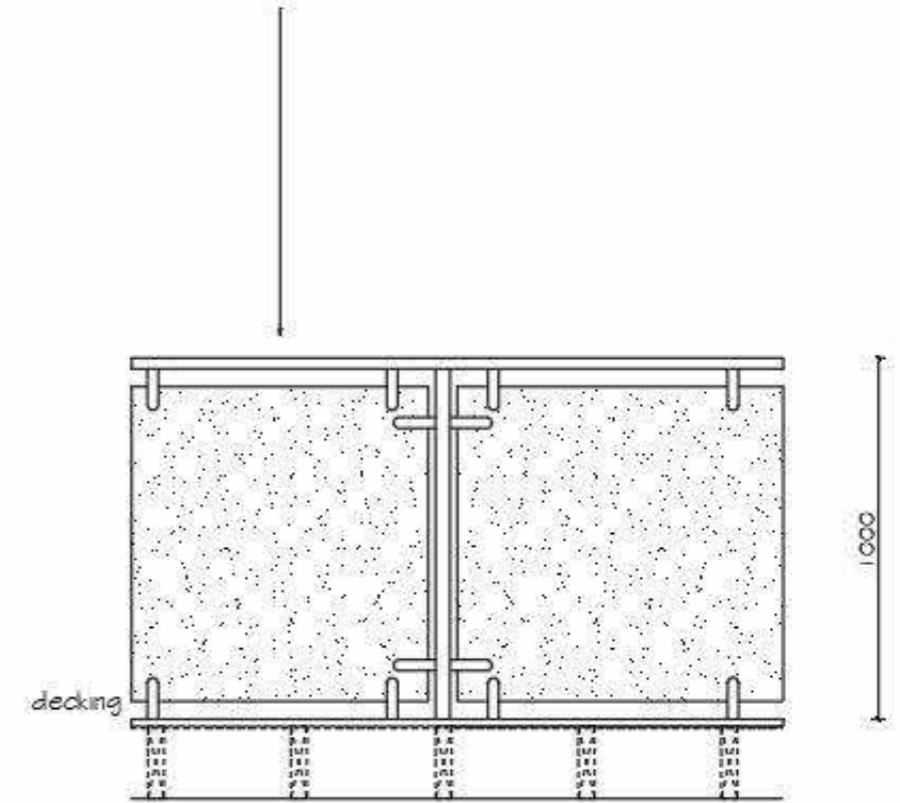
40x40x1.6 uprights at 2400 crs carried down beside joist and through bolted with 2-M10 S/S bolts

TIMBER
 90x45 F5 TRP top / bottom rails housed into posts
 Intermediate newell posts 90x90 F5 TRP
 Balusters 42x35 screwed to rails (1-No 8 Class 3 t#b)
 Alternative balusters 70x19 F5 TRP housed and screwed
 (2-No 8 Class 3 t#b) into pre-formed handrail and bottom rail
 All balusters max aperture of 125mm



refer to engineer detail

GLASS
 Proprietary glass balustrade and support system
 to relevant Australian Standards.



* WIRE HANDRAILS AS PER NCC PART 11.3 BARRIERS & HANDRAILS
 * STAIR BALUSTRADES MIN 865mm ABOVE NOSE OF STAIR TREAD

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REV	DESCRIPTION	DATE

C VERDOUW
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 MIDWAY POINT

BALUSTRADE NOTES

Project number	J2201
Date	30/03/2025
Drawn by	Author
Scale	1 : 250

SHEET No.
B02


Vessels or area where the fixture is installed	Floors & horizontal surfaces	Walls	Wall junctions & joints	Penetrations	Vessels or area where the fixture is installed	Floors & horizontal surfaces	Walls	Wall junctions & 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.	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
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.	Areas adjacent to baths and spas for concrete and compressed fibre cement.	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 the floor.	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.
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 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 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 the floor.	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.
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 junction.	Waterproof all penetrations.	Inserted baths.	N/A for 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 vessel if the vessel is within 75mm of the wall.	N/A for under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Unenclosed shower.	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.	Walls adjoining other vessels (eg. sinks, l'dry, 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.
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	Laundries and WC's	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 flashing is used the horizontal leg must be not less than 40mm.	N/A

NOTES:

1. If a shower is included above a bath, refer to the requirements for shower and wall penetrations.
2. N/A means not applicable.
3. Certification to be provided to the building surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with AS3740 and Part 10.2 of NCC

IMPORTANT:

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.

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DO NOT SCALE

REV	DESCRIPTION	DATE

C VERDOUW 4 OLYMPIC AVENUE, MIDWAY POINT	WET AREA NOTES	
	Project number	J2201
	Date	30/03/2025
	Drawn by	AW
Scale	NA	SHEET No. B03

ROOF AND WALL CLADDING

Generally to be in accordance with NCC H1D7 and; Roof Tiles AS 2049 & AS 2050. Metal sheet roofing AS 1562.1. Plastic sheet roofing AS/NZS 4256.1, .2, .3 &.5, & AS 1562.3. Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS/NZS 3500.3.2 & the Plumbing Code of Australia (PCA). Eaves, internal and valley guttering to have cross sectional area of 6500mm². Downpipes to be 90Ø or 100 x 50 rectangular section to max. 12000 crs. and to be within 1000 of internal/valley gutter. Wall cladding to be installed in accordance with NCC H1D7 & Manufacturers specifications. Flashings to NCC 7.2, 7.3 & 7.5

GLAZING

Generally glazing to be in accordance with AS 1288. Refer to window legend for sizes and type. Windows to comply with NCC H1D8

SERVICES

Generally in accordance with NCC 13.7 Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY

Generally to be in accordance with NCC H3. 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 & are to be of a masonry skin 90 thick with FRL 60/60/60. Sarking to have a flammability index less than 5. Roof lights not to be placed closer than 900 from boundary. Installations of smoke alarms to be in accordance with NCC H3D6. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed. Installation locations; Ceilings - 300mm away from wall junction. Sloping ceiling - 500 - 1500 down from apex. Walls - 300 down from ceiling junction. Heating appliances generally to be in compliance with NCC 12.4 & AS 2918. Fireplace - extend hearth 150 to side of opening. 300 in front of opening. Freestanding - extend hearth 400 beyond unit. Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit. Flue installation to NCC Figure 12.4.5c & NCC 12.4.4 Top of chimney / flue to terminate 300 above horizontal plane 3600 away from roof. Construction in Bush Fire Area to be in accordance with NCC H7F4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 10.2. Waterproofing of surface adjacent to open shower, including shower over bath, to extend vertically 1.5 and to a height of 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height 150 above vessel. Ceiling heights to be in accordance with NCC 10.3.1.

FACILITIES

Generally to be in accordance with NCC 10.4. Required facilities in accordance with NCC 10.4.1. Refer to plan for locations. Sanitary compartment to be in accordance with NCC 10.4.2. Refer to plan for detail. Provision of natural light to be in accordance with NCC 10.5. Windows to provide light transmission area equal to 10% of floor area of room. Roof lights to have a transmitting area of not less than 3% of the floor area and are open to the sky.

Ventilation to be in accordance with NCC 10.6 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and roof space for tiled roof. Natural ventilation to be provided at a rate of 5% of room area, in accordance with NCC 10.6.2.

STAIR CONSTRUCTION

Generally to be in accordance with NCC 11.2.2 Stairs; Maximum 18 risers to each flight. Riser openings to be less than 125. Treads to have slip resistant surface or nosing. Risers - min. 115 - max. 190. Tread - min. 240 - max. 355. Balustrade; Generally in accordance with NCC 11.3. Balustrade 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.

SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC H2 & H7 and AS 1926.1.

ENERGY EFFICIENCY

Generally in accordance with NCC H6, Climate Zone 7, applicable to Tasmania. (Zone 8 applicable to Alpine areas).

BUILDING FABRIC

Generally in accordance with NCC 13.2. 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 min. value of 1.14ug/N.s., installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be taped together, or overlapped min. 150. BULK INSULATION To maintain thickness and position after insulation. Continuous cover without voids except around services / fittings. ROOF INSULATION Roof construction to achieve min. additional R Value of R4. Roof lights to comply with NCC 13.2.4. EXTERNAL WALLS External wall construction to achieve min. R Value of R1.5. Wall surface density min. - 220kg/m². FLOORS Generally in accordance with NCC 13.2.6. Suspended timber floor with single skin masonry perimeter required to achieve a min. total R value of R1.5. 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 Must have an external fabric that achieves the required thermal level of a Class 1 building.

EXTERNAL GLAZING

Generally in accordance with NCC 13.3. To AS 3959 - 2018 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable. Windows to comply with NCC 11.3.7 Protection of Openable Windows.

BUILDING SEALING

Generally in accordance with NCC 13.4. 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 and 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.

SITEWORKS

Earthworks of site to be in accordance with NCC 3.2 and AS 2870. Drainage works to be in accordance with NCC 3.3 and AS/NZS 3500.3 Surface drainage - finished ground to fall away from building 50mm in 1000mm. Finished slab level to be: -150 above finished ground. -50 above paved surfaces. Prevent ponding of water under suspended floors.

FOOTINGS AND SLAB

Generally in accordance with NCC Part 4 and AS 2870. Preparation for placement of concrete and reinforcement to be in accordance with AS 2870. Concrete and steel reinforcement to be in accordance with AS 2870 and AS/NZS 3500. The site classification to be in accordance with AS 2870. Alternatively footings and slabs to be in accordance with structural engineers design and specification.

MASONRY

Generally masonry walls to be constructed in accordance with NCC Part 5 and AS 3700. Masonry veneer to NCC 5.2. Un-reinforced masonry to NCC 5.4. Masonry components and accessories to NCC 5.6. Weatherproofing of masonry to NCC 5.7.

FRAMING

Timber framing to be in accordance with NCC H1D6 and AS 1684.2. 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 and rubbish. Provide vent openings in substructure walls at a rate of not less than 6000mm²/ per meter of wall length, with vents not more than 600mm from corners. 150mm clearance required to underside by floor framing members unless specified otherwise by flooring material specification. Tie-down and bracing of frame to be in accordance with AS 1684.2 and AS 4055. Structural steel framing to be in accordance with NCC Part 6 and AS 1250, AS 4100 and structural steel engineers design and specifications.



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DO NOT SCALE

REV	DESCRIPTION	DATE

C VERDOUW
4 OLYMPIC AVENUE,
MIDWAY POINT

GENERAL SPECIFICATIONS	
Project number	J2201
Date	30/03/2025
Drawn by	AW
Scale	NA
SHEET No.	
B04	