

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

**30 PENNA BEACH STREET, MIDWAY POINT
(CT300456/136)**

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 **Tuesday 3rd November 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 Chief Executive Officer. Representations must be received no later than **Tuesday 3rd November 2026**.

APPLICATION NO: 5.2026-328.1

DATE: 16 October 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: Residential Use
	Development: Construction of new class 1a Dwelling
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 550,000

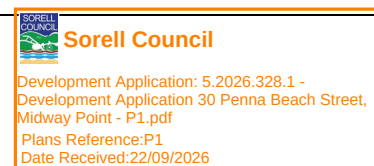
Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: Lot 136, 30 Penna Beach Street
	Suburb: Midway Point TAS Postcode: 7171
	Certificate of Title(s) Volume: 300456 Folio: 136

Current Use of Site	Vacant
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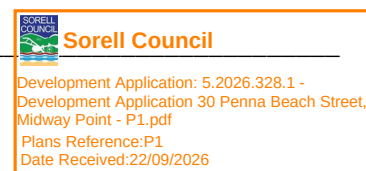
Current Owner/s:	Name(s) Wilson Homes Tasmania Pty Ltd
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<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: ☒ Yes: ☐	<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/		



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 <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u>Reid Paul</u> Date: <u>21/09/2026</u>

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 <i>Land Use Planning and Approvals Act 1993</i>). 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 _____	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



SEARCH OF TORRENS TITLE

VOLUME 300456	FOLIO 136
EDITION 1	DATE OF ISSUE 11-May-2026

SEARCH DATE : 27-July-2026

SEARCH TIME : 01.06 pm

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 136 on Sealed Plan [300456](#)

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

Prior CT [189889/1000](#)

SCHEDULE 1

[M871097](#) TRANSFER to JAC ESTATES PTY LTD Registered
17-Feb-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP300456](#) COVENANTS in Schedule of Easements

[SP300456](#) FENCING COVENANT in Schedule of Easements

[SP183934](#), [SP184510](#), [SP184768](#), [SP184962](#), [SP185905](#), [SP186229](#),

[SP186700](#), [SP187500](#), [SP188745](#), [SP189273](#), [SP189367](#),

[SP189520](#) & [SP189889](#) COVENANTS in Schedule of Easements

[SP14888](#), [SP184510](#), [SP184768](#), [SP184962](#), [SP185905](#), [SP186229](#),

[SP186700](#), [SP187500](#), [SP188745](#), [SP189273](#), [SP189367](#),

[SP189520](#) & [SP189889](#) FENCING COVENANT in Schedule of

Easements

[SP183934](#) FENCING PROVISION in Schedule of Easements

[SP14888](#) COUNCIL NOTIFICATION under Section 468(12) of the

Local Government Act 1962

[M871097](#) FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council

Development Application: 5.2026.328.1 -
Development Application 30 Penna Beach Street,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:22/09/2026

SCHEDULE OF EASEMENTS	Registered Number SP 300456
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

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

Taswater

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'G' 4.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'G' 4.00 WIDE (SP 185905)" as shown on the plan ("the Easement Land").

Lots 193 & 1000 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 'H' VARIABLE WIDTH (SP 185905)" as shown on the plan ("the Easement Land").

Lot 193 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 'I' VARIABLE WIDTH (SP 185905)" as shown on the plan ("the Easement Land").

Lots 61, 131, 133 & 134 are SUBJECT TO a Pipeline & Services Easement gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successor and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 184768)" as shown on the plan ("the Easement Land").

Lots 143 & 1000 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' VARIABLE WIDTH (SP 185905) & DRAINAGE EASEMENT 'C' VARIABLE WIDTH (SP 185905)" as shown on the plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REF: 189889/1000 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:251287)	PLAN SEALED BY: SORELL COUNCIL DATE: 27.4.26 SA 2020/00006 - 1 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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David Baker

 Sorell Council
Development Application: 5.2026.328.1 - Development Application 30 Penna Beach Street, Midway Point - P1.pdf Plans Reference: P1 Date Received: 22/09/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 184510)" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'E' 3.00 WIDE (SP 185905)" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 184962) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 184962)" as shown on the plan ("the Easement Land").

Lots 43 & 54 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 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan ("the Easement Land").

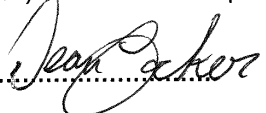
Lots 124, 137 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 3.50 WIDE (SP 185905) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 185905)" as shown on the plan ("the Easement Land").

Lots 147 & 1000 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 (SP185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP185905)" as shown on the plan ("the Easement Land").

Lots 154, 156-159 & 1000 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 (SP186229) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP186229)" as shown on the plan ("the Easement Land").

Lot 147 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP187500)" as shown on the plan ("the Easement Land").

Lots 165-167 & 1000 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 3.50 WIDE (SP 189889) & DRAINAGE EASEMENT 3.50 WIDE (SP 189889)" as shown on the plan ("the Easement Land").

Director  Director 

Drainage

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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 **Sorell Council**
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'G' 4.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'G' 4.00 WIDE (SP 185905)" as shown on the plan.

Lots 193 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'H' VARIABLE WIDTH (SP 185905)" as shown on the plan.

Lots 154, 156-159 & 1000 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 (SP 186229) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 186229)" as shown on the plan.

Lots 61, 131, 133 & 134 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 (SP184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184768)" as shown on the plan.

Lots 143 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' VARIABLE WIDTH (SP 185905) & DRAINAGE EASEMENT 'C' VARIABLE WIDTH (SP 185905)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 184510)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'E' 3.00 WIDE (SP 185905)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'F' 3.00 WIDE (SP 185905)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 184962) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 184962)" as shown on the plan.

Lots 43 & 54 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan.

Lots 147 & 1000 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 (SP 185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 185905)" as shown on the plan.

Director 

Director 

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 Sorell Council Development Application: 5.2026.328.1 - Development Application 30 Penna Beach Street, Midway Point - P1.pdf Plans Reference: P1 Date Received: 22/09/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

Lots 124, 137 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 3.50 WIDE (SP 185905) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 185905)" as shown on the plan.

Lot 147 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 187500)" as shown on the plan.

Lots 165-167 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 3.50 WIDE (SP189889) & DRAINAGE EASEMENT 3.50 WIDE SP189889)" as shown on the plan.

Pipeline

Lots 193 & 1000 are SUBJECT TO an easement in favour of Metropolitan Water Board over the area marked "PIPELINE EASEMENT 10.06 WIDE (563/6D)" shown on the plan and fully set forth in sealed plan 14888.

Lots 193 & 1000 are SUBJECT TO an easement for pipeline rights in favour of Sorell Council over the area marked "PIPELINE EASEMENT 10.06 WIDE (563/6D)" shown on the plan and fully set forth in transfer B912948.

Embankment

Lot 1000 is SUBJECT TO an Embankment Easement, as defined in SP185905, in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "B" (SP 185905)" as shown on the plan.

Lot 61 is SUBJECT TO an Embankment Easement, as defined in SP184768, in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "B" VARIABLE WIDTH (SP184768)" as shown on the plan.

FENCING COVENANT

In respect to the lots on the plan, the owners of each lot on the plan covenants with the vendor (JAC ESTATES PTY LTD) that the vendor shall not be required to fence.

COVENANTS

The lots on the plan are each burdened by the restrictive covenants created by and more fully set forth in Sealed Plan Nos. 183934, 184510, 184768, 184962, 185905, 186229, 186700, 187500, 188745, 189273, 189367, 189520 & 189889.

Director

Director


JASON SANSCE
SOLLITOE FOR
SUBDIVISION
7/5/26

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 **Sorell Council**
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Definitions;

"Embankment Easement" means that defined in the respective SPs 185905 and SP184768.

"Pipeline and Services Easement" means-

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

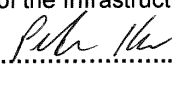
- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

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

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

Director: 

Director: 

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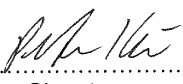
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SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

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

EXECUTED by JAC ESTATES PTY LTD (ACN 638 495 182) pursuant to section 127(1) of the Corporations Act 2001 (Cth) by:

 Director Signature	 Director Signature
--	--

DEAN MURRAY COCKER Director Full Name (print)	PETER KNIZ Director Full Name
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 **Sorell Council**

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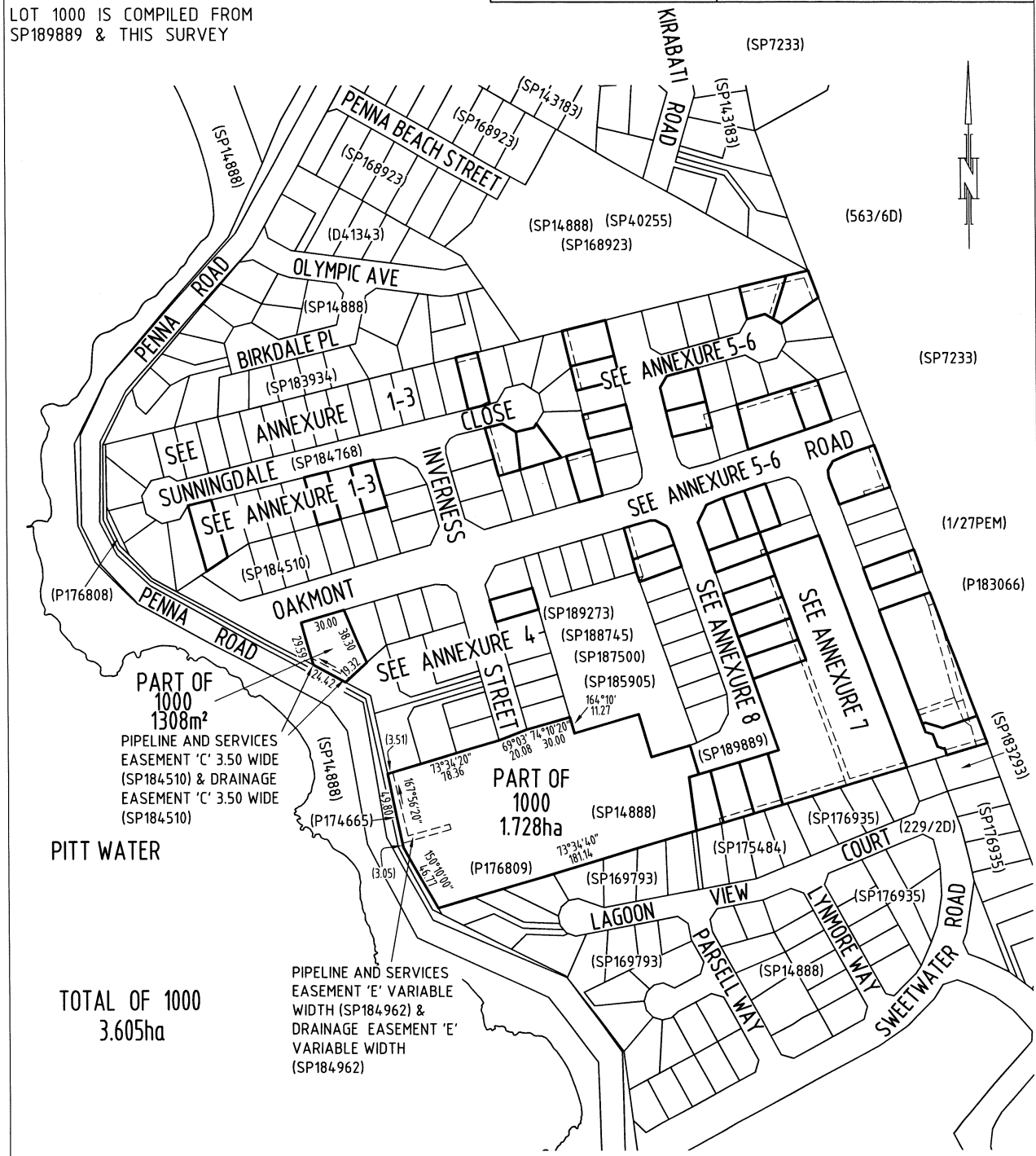
OWNER: JAC ESTATES PTY LTD	PLAN OF SURVEY		REGISTERED NUMBER SP300456
FOLIO REFERENCE: 189889/1000	BY SURVEYOR: OPDA M. M. STRATTON of 127 BATHURST STREET, HOBART	APPROVED EFFECTIVE FROM 11 MAY 2026	
GRANTEE: PART OF LOT 306, 120 ACRES GTD TO JOHN LORD	LOCATION: PEMBROKE-SORELL	Recorder of Titles	
SCALE 1: 2500	LENGTHS IN METRES	SURVEYORS REF 55910MS-1	

INDEX PLAN

LOT 1000 IS COMPILED FROM
SP189889 & THIS SURVEY

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



 Registered Land Surveyor	20/04/2026 Date	 Sorell Council	 Council Delegate	27.4.26 Date
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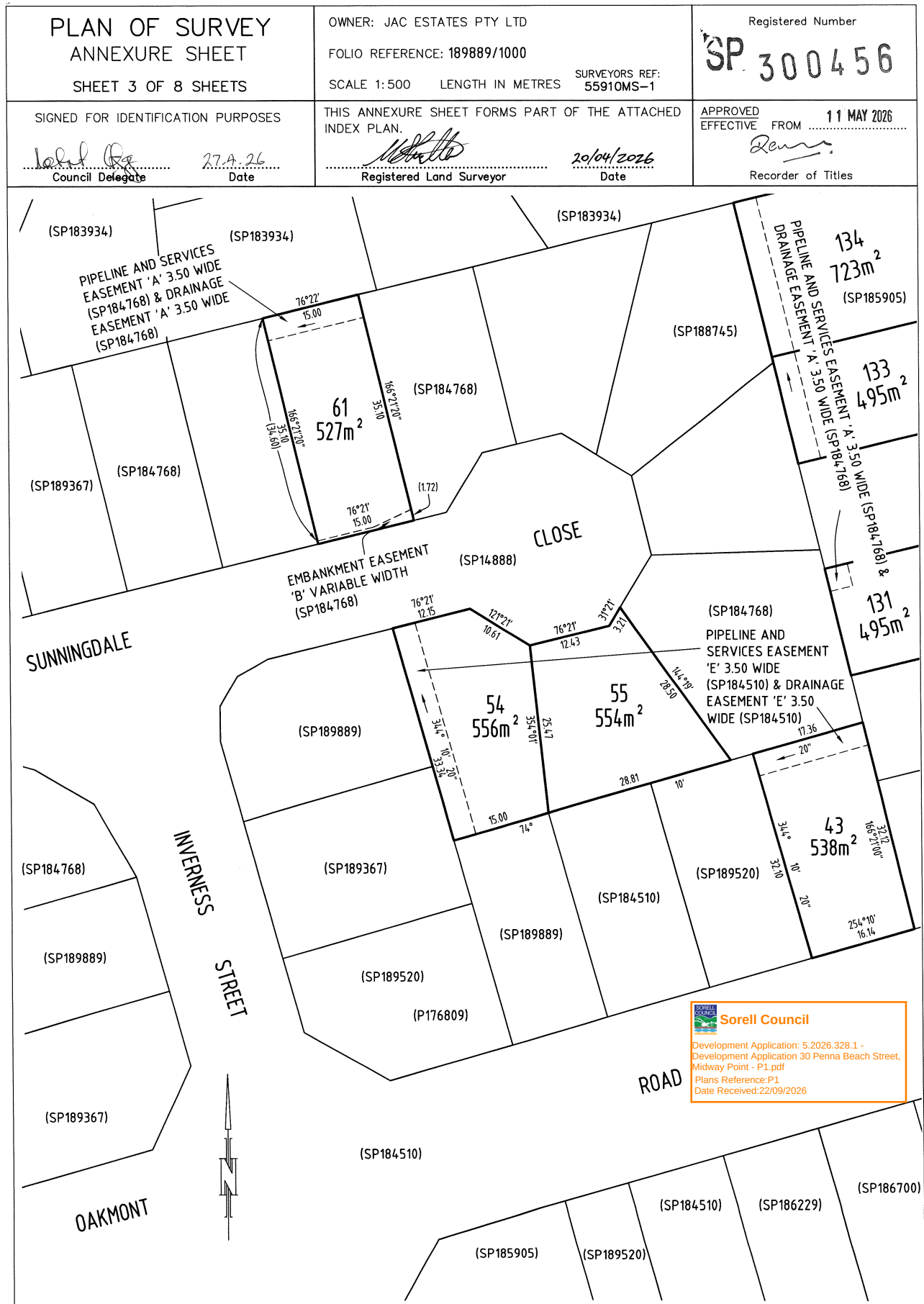
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Plans Reference: P1
Date Received: 22/09/2026



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 8 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55910MS-1	Registered Number SP300456
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 27.4.26 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 20/04/2026 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM 11 MAY 2026 <i>[Signature]</i> Recorder of Titles

Sorell Council

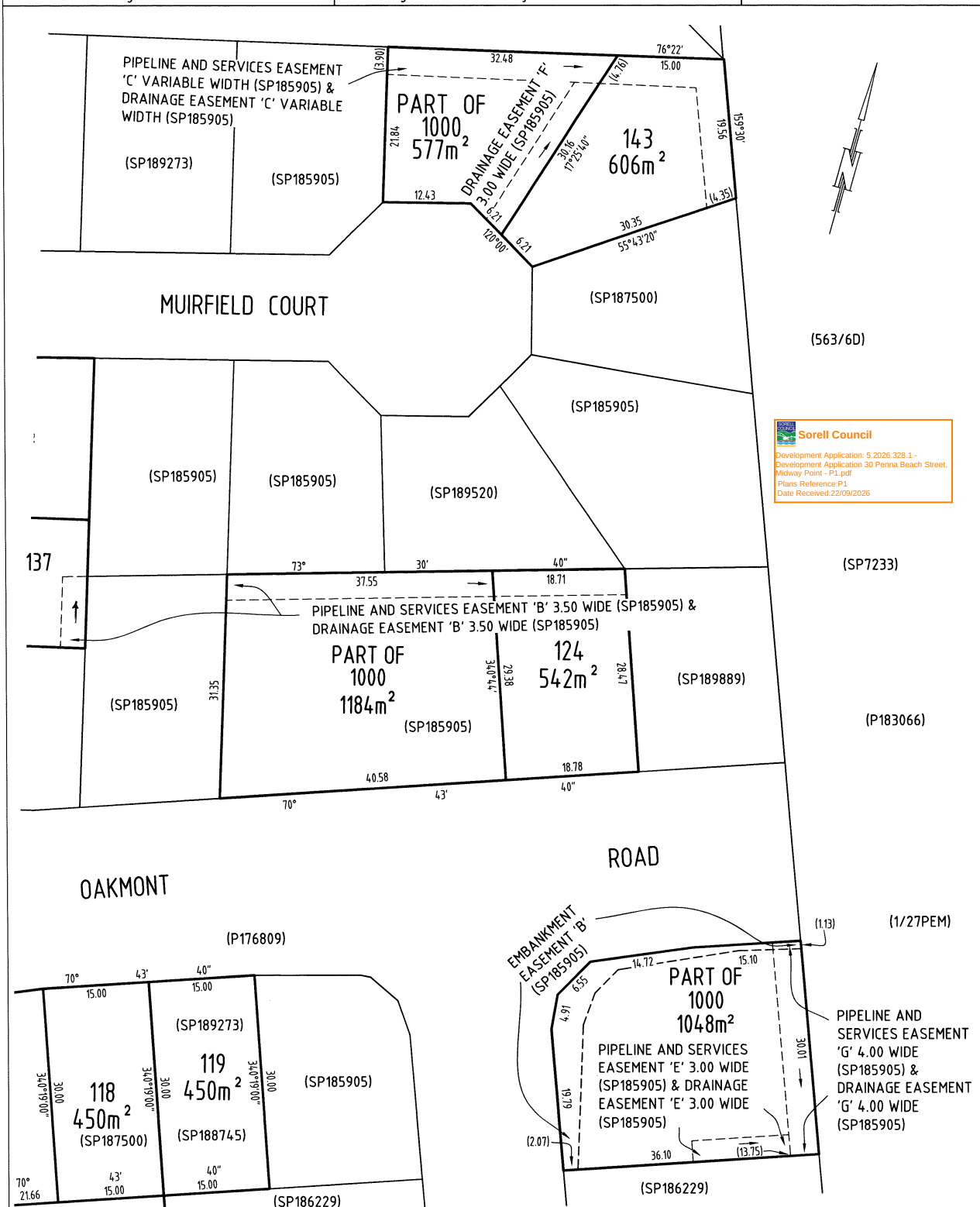
Development Application: 5.2026.328.1 -
Development Application 30 Penna Beach Street,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026



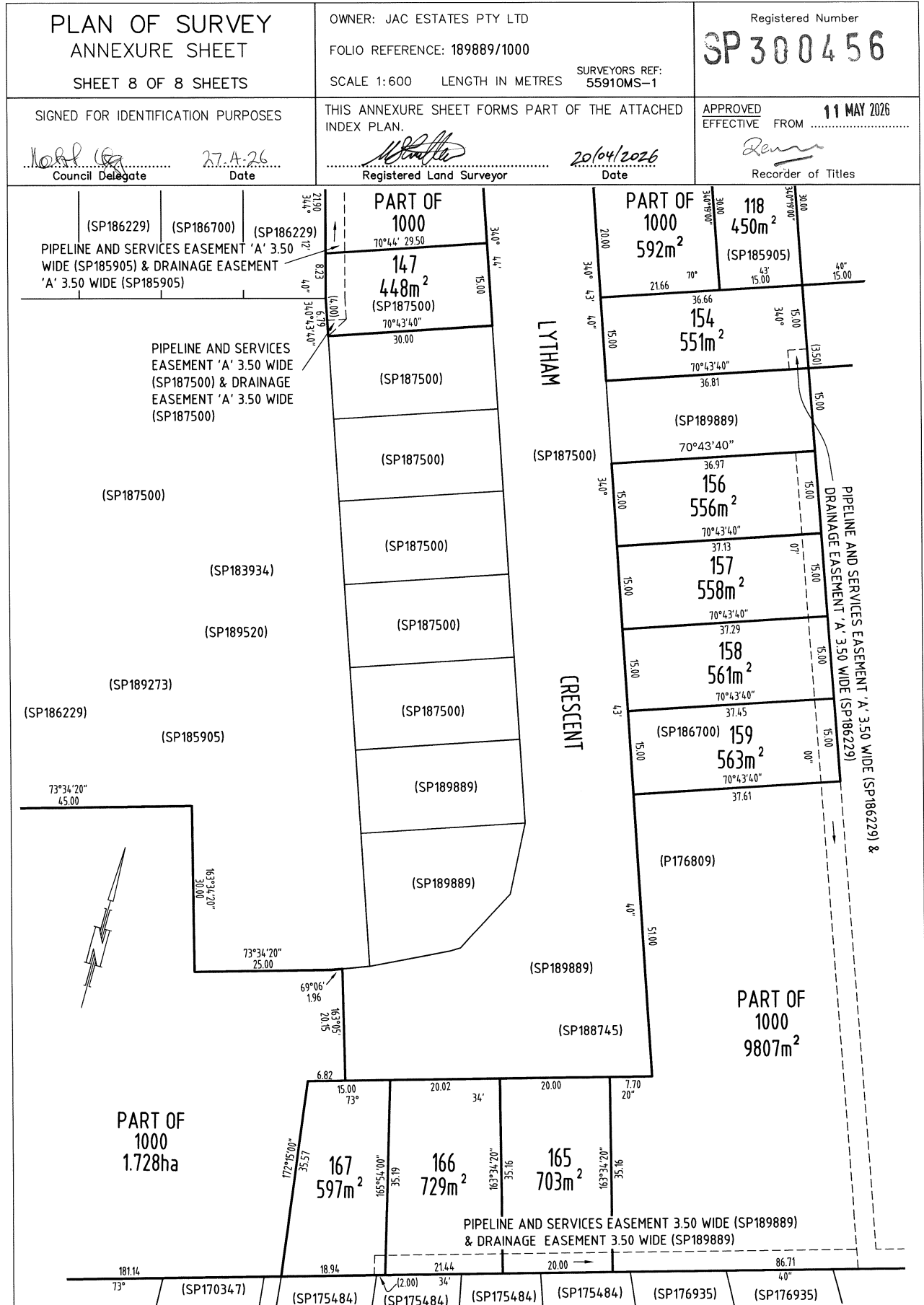
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PLAN OF SURVEY ANNEXURE SHEET SHEET 6 OF 8 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55910MS-1	Registered Number SP 300456
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[illegible]



SITE INVESTIGATION REPORT

AS 2870 SITE CLASSIFICATION, AS 4055 WIND
LOADS FOR HOUSING & DISPERSIVE SOILS
MANAGEMENT PLAN

CLIENT:
WILSON HOMES – 714836

PROJECT ADDRESS:
LOT 136, PENINSULA ESTATE
MIDWAY POINT 7171

PROPOSED DEVELOPMENT:
SINGLE RESIDENTIAL DWELLING

FILE NUMBER:
H3458

DATE:
19 JUNE 2026



Sorell Council

Development Application: 5.2026.328.1 -
Response to Request For Information - 30
Penna Road, Midway Point - P2.pdf
Plans Reference: P2
Date received: 7/10/2026

HED CONSULTING
UNIT 2, 1 LIVERPOOL ST, HOBART 7000
P 03 6146 0334 E info@hed-consulting.com.au

HED
CONSULTING

1. Executive Summary

The subject land is located at Lot 136, Peninsula Estate, Midway Point. The development proposal includes the construction of a new residential dwelling. The site investigation has been conducted in accordance with AS2870:2011 *Residential slabs and footings* and AS4055-2021 *Wind Load for housing*. A summary of the report is detailed within the table below.

Analysis	Observations / Results
Site classification	M
Estimated surface movement (y_s) range:	20-40mm
Geology:	Triassic dominantly quartz sandstone
Refusal depth:	BH01: 0.9m on inferred sandstone bedrock BH02: 1.3m on inferred sandstone bedrock
Estimated soil bearing capacity:	>100 kPa @ 0.1m depth
Modified Emerson Crumb test:	Slightly dispersive
Wind classification:	N3

2. Site Location

	Information
Client:	Wilson Homes
Site address:	Lot 136, Peninsula Estate, Midway Point
Property ID:	9893744
Title Reference:	300456/136

3. Site information

Site information	Results
Size of development:	Single residential dwelling
Services available:	Power, telecommunications, water, sewer & stormwater
Zoning:	General Residential
Tenure:	Private Freehold
Permit Authority:	Sorell Council
Planning Overlays:	Airport obstacle limitation area, Bushfire-prone areas & Dispersive Soils Specific Area Plan

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	18/6/2026
Slope:	3-7%
Aspect:	North
Rainfall:	27.7mm (preceding two weeks) ¹
Drainage:	Imperfect
Vegetation:	Grass
Erosion:	No erosion was observed

¹ Bureau of Meteorology, <http://www.bom.gov.au>, Daily Rainfall Sorell Abbatoirs

5. Soil profile

The site is a vacant lot with a good grass cover, and the land has a gentle slope towards the north.

Both boreholes (BH01 & BH02) revealed sand fill material overlying sandy to silty clay, underlain by deeply weathered sandstone bedrock.

Both boreholes (BH01 & BH02) were refused at a depth of 0.9m & 1.3m respectively on inferred sandstone bedrock.

DCP & Pocket Penetrometer test were also conducted to establish the estimated bearing capacity of the soil.

The soil profile and location of the bore holes is shown in the appendix of this report.

6. Site Stability

The site exhibits no signs of significant erosion or land instability.

Earthworks shall comply with AS3798-2007 Guidelines on earthworks for commercial and residential developments.

7. AS2870 Site Classification

The site is classified as: M.

The estimated surface movement range (ys) is 20-40mm.

Footings to be bedded / piered to competent natural material as per clause 2.4.5 of AS3870:2011.

The site classification reflects the subsurface conditions observed at the time of the investigation. Should any bulk cut, filling, or other site modifications occur, a reassessment of the Site Classification is required.

Plumbing, fixtures, and fittings shall be installed in accordance with Appendix G of AS/NZS 3500.2:2021, using requirements for Class M soils as defined in AS 2870.

8. AS4055 Wind Classification

The site is classified as per AS4055 – 2021 Wind loads for housing.

Site information	Results
Geographic region:	A
Terrain Category:	1
Topographic classification:	T1
Shielding:	PS
Wind Classification:	N3
Wind Speed ($V_{h,u}$):	50m/s

9. Dispersive Soils Management Plan

The site is within the Dispersive Soils Specific Area Plan and is required to satisfy the requirements of SOR – Specific Area Plans , Sorell Local Provisions Schedule of the Tasmania Planning Scheme.

Soil samples were tested with accordance to section 3.2 of *Hardie, M (2009) Dispersive Soils and their Management: Technical Reference Manual and DPIW (2009), Dispersive Soils and their Management – Guidelines for Landowners, Planners and Engineers.*

Soil Sample ID	Sample after 2 hours	Sample after 24 hours
SS01	Slightly dispersive	Slightly dispersive
SS02	Slightly dispersive	Slightly dispersive

Soil samples are slightly dispersive and require management to satisfy the provision of the SOR-S1.7.1.

Objective:	The buildings and works with the potential to disturb dispersive soil are appropriately located or managed: (a) to minimise the potential to cause erosion; (b) to reduce risk to property and the environment to an acceptable level.
Acceptable Solutions:	Performance Criteria
A1 Buildings and works must be for: (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building; or the construction of a non – habitable building, provided the development area is not more than 100m²; or (c) forestry operations in accordance with a certified Forest Practices Plan	P1 Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to: (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan

Development response:

The proposed development cannot satisfy the Acceptable Solutions (A1) thus the proposed development will be assessed as against each Performance Criteria (P1). To satisfy P1 the following measures are recommended to minimise the potential impacts associated with dispersive soils during construction and throughout the life of the development:

- Disturb only the areas necessary for construction and keep the extent and duration of exposed soil to a minimum.
- Where feasible, reduce the need for extensive cut and fill by adopting construction techniques that minimise excavation, such as elevated or pier-supported foundations.
- Protect exposed cut batters using suitable erosion control products (such as geotextile fabric, jute matting or equivalent) and establish vegetation as soon as practical following earthworks.
- All disturbed surfaces, including fill batters, should be stabilised promptly. Areas where vegetation fails to establish or bare soil becomes exposed should be reinstated with suitable topsoil and replanted.
- Access tracks, driveways and other trafficked areas should be finished with a minimum 50 mm layer of well-graded crushed rock or gravel and compacted to provide a durable, erosion-resistant surface.
- The installation of underground services should minimise trench excavation wherever practicable.
 - Where trenches are unavoidable:
 - Locate trenches within the upper soil profile where possible and construct them with sufficient cover by mounding where appropriate.
 - Backfill in lifts not exceeding 200 mm using moist clay amended with approximately 5% gypsum by dry weight, ensuring each layer is adequately compacted.
 - Complete the trench with at least 150 mm of suitable non-dispersive topsoil and leave the finished surface slightly proud (approximately 75 mm) of the surrounding ground to accommodate future settlement.
 - Apply gypsum to disturbed trench surfaces where additional treatment is required.
- Foundation excavations constructed within natural soils should be protected from unnecessary disturbance. Exposed dispersive soils should be compacted and treated with gypsum before placement of footings where appropriate.
- Roof water and surface runoff should be collected and discharged to the approved drainage system. Surface water must not be allowed to flow uncontrolled across exposed dispersive soils or accumulate on the site.

- Drainage systems associated with cut slopes should be specifically designed for dispersive soil conditions. Conventional rock-filled drains should not be used unless founded entirely within competent rock.
- Excavated dispersive soils should not be incorporated into landscaping unless they have been appropriately stabilised, compacted and covered with suitable non-dispersive topsoil.
- Earthworks should be inspected during construction for evidence of soil dispersion, erosion or tunnel development. Where these conditions are identified, corrective measures should be implemented before works continue.
- The recommendations contained within the *Dispersive Soils and their Management* (Department of Primary Industries, Water and Environment, 2009) technical manual should be followed throughout construction.

10. General notes and limitations

Site Investigation:

Site investigation conducted in accordance with the requirements of clause 2.4 of AS2870:2011. The aim of a site investigation is to obtain information about the soil at the location of the intended building(s). The location of bore holes is based on information supplied by the client. The investigation has been undertaken for the proposed dwelling footprint only. Soil conditions may vary significantly across the remainder of the lot and this report must not be relied upon for other structures, earthworks, retaining walls, driveways, services or adjacent lots without further investigation.

This report has been prepared solely for the use of the Client and for the specific purpose described herein. It may not be relied upon by any other person or entity, and may not be reproduced, distributed, or transferred to third parties without the prior written consent of the author. No responsibility or liability is accepted to any party other than the Client. This report is valid only for the conditions observed at the time of investigation. If construction does not commence within 12 months of the investigation date, HED Consulting should be contacted to confirm the continued applicability of this report.

HED Consulting aims to provide an accurate report at the time of the investigation however natural variations in soil characteristics and depth can occur over short distances. The presence, extent, thickness and compaction of fill materials across the site is unknown and may vary across the lot. The investigation identifies fill within the borehole locations only and conditions between investigation points may differ.

Soil conditions can also vary over time due to climatic events or earthworks. For example, the bearing capacity of clay soils can vary due to the seasonal climatic events. HED Consulting accepts no responsibility for soil conditions that are different to what was inspected at the time of the investigation. If the soil conditions encountered vary to the results of this report HED Consulting should be contacted for advice. The site classification reflects the subsurface conditions observed at the time of the investigation. Should any bulk cut, filling, or other site modifications occur, a reassessment of the Site Classification is required.

Subsurface conditions are interpreted from discrete investigation points only. Soil and rock conditions may change over short distances and conditions encountered during construction may differ from those described in this report.

Soil testing:

Soil samples (when collected) are tested in accordance with the AS1289 suite. Soil testing is not required for all sites due to previous testing of similar material and/or using professional opinion. Bearing capacity of soil is based on field testing with accordance to clause 6.1.7 of AS1726:2017 and / or pocket penetrometer and / or DCP method. Bearing capacity of clays can vary seasonally. Clay can lose strength with high moisture content and increase in strength when clay dries. Bearing capacity results are estimated and are valid for the time of the investigation only. Estimated bearing capacities are based on field testing and engineering judgement at the time of investigation and are provided for preliminary design purposes only.

Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference Manual, Marcus Hardie – 2009. This test reveals whether a clay is dispersive or not.

Construction inspection:

Foundation excavations should be inspected by a suitably qualified engineer to confirm that the conditions encountered are consistent with those described in this report prior to pouring of concrete.

Building maintenance notes:

The building foundations shall be designed by an engineer. The builder must ensure that good site drainage is provided during the construction phase. Soil drains shall be constructed before excavation of the footings. Roof water should be diverted away from the footing as soon as the roof is constructed by using temporary pipes if necessary.

Surface drainage and site moisture management during and after construction are the responsibility of the builder and owner. Poor drainage, leaking services or uncontrolled site water may adversely affect foundation performance.

The long-term performance of the building is dependent upon satisfactory ongoing maintenance by the owner. The builder and owner should obtain a copy of the notes contained within the CSIRO – Building Technology Services, Foundation Maintenance and Footing Performance. A copy of this manual can be purchased from CSIRO Publishing, <http://www.publish.csiro.au>. Earthworks shall comply with AS3798-2007 Guidelines on Earthworks for commercial and residential developments.

11.0 Appendix

11.1 Bore hole logs

See attached.

11.2 Site plan

See attached.

11.3 Form 55

See attached.

Engineering Log - Bore hole

Project Number : H3458

Client: Wilson Homes Date: 18/06/2026
 Project Address: Lot 136, Peninsula Estate, Midway Point Borehole Location: See site plan
 Logged By: HN Drilling Method: Christie Soil Sampler / 50mm soil sampling tube

Drilling Information				Observation / Notes		
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition Consistency / Relative Density In situ testing (Est. kPa)
	3		100	SP	FILL: SAND, brown, trace rootlets	M L
	4		200	CL	Sandy CLAY, brown, mottled orange, low plasticity	M St 120
	4		300			120
	7		400			210
	8		500			240
	5		600	CI	Silty - Sandy CLAY, brown, mottled orange, medium plasticity	M St 150
	4		700			120
	10		800		DW SANDSTONE, pale yellowish brown	D VLS 300
	R		900		Bore refused on SANDSTONE	
			1000			
			1100			
			1200			
			1300			
			1400			
			1500			
			1600			
			1700			
			1800			
			1900			
			2000			
			2100			
			2200			


Sorell Council

Development Application: 5.2026.328.1 -
 Response to Request For Information - 30
 Penna Road, Midway Point - P2.pdf
 Plans Reference: P2
 Date received: 7/10/2026

Drilling Method	Support	Sample and Tests	Classification Symbols and Soil Description	Consistency / Relative Density
HA - Hand Auger	C- Casing	U - Undisturbed Sample	Based on Unified Soil Classification System and in accordance with AS1726	VS - Very Soft L - Loose
E - Excavator		D - Disturbed Sample		S - Soft MD - Medium Dense
WB - Wash Boring		PP - Pocket Penetrometer		F - Firm D - Dense
		DCP - Dynamic Cone Penetration Test		St - Stiff VD - Very Dense
		SPT - Standard Penetration Test		Vst - Very Stiff
		SV - Shear Vane Test		H - Hard
				Fr - Friable
				D - Dry

Water

Level
 Inflow
 Partial Loss

Engineering Log - Bore hole

Project Number : H3458

Client: Wilson Homes Date: 18/06/2026
Project Address: Lot 136, Peninsula Estate, Midway Point Borehole Location: See site plan
Logged By: HN Drilling Method: Christie Soil Sampler / 50mm soil sampling tube

Drilling Information				Observation / Notes			
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density
							Insitu testing (Est. kPa)
				SP	FILL: SAND, brown & yellow, trace clay, trace rootlets	M	L
			100	SP	FILL: SAND, brown	M	L
			200				
			300	CL	Sandy CLAY, brown, mottled orange, low plasticity	M	St >100
			400				
			500				
			600				
			700				
			800				
			900	CI	Silty to Sandy CLAY, orange & olive, medium plasticity, slightly dispersive.	M	St >100
			1000				PP: >300 kPa
			1100				
			1200				SS02
			1300		Bore refused on SANDSTONE		
			1400				
			1500				
			1600				
			1700				
			1800				
			1900				
			2000				
			2100				
			2200				



Sorell Council

Development Application: 5.2026.328.1 -
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		SPT - Standard Penetration Test		Vst - Very Stiff
		SV - Shear Vane Test		H - Hard
				Fr - Friable
				D - Dry

Water

Level
Inflow
Partial Loss



**Sorell Council**

Development Application: 5.2026.328.1 -
Response to Request For Information - 30
Penna Road, Midway Point - P2.pdf
Plans Reference: P2
Date received: 7/10/2026

NO.		REVISION		DATE		DRAWN:		DATE:		 Ground Floor, The Sandstone Building 1 Liverpool St, Hobart TASMANIA 7000 phone (03) 6146 0334 e info@hed-consulting.com.au www hed-consulting.com.au	PROJECT:				CLIENT:				SCALE : 1:300 AT A3		JOB NO: H3457	
						DESIGNED:		DATE:			PROPOSED - NEW DWELLING				WILSON HOMES TASMANIA PTY LTD							
						CHECKED:		DATE:			AT				ISSUE : INFORMATION							
						APPROVED:		DATE:			- LOT 131, PENINSULA ESTATE, MIDWAY POINT				SHEET : SC-001							
											SITE CLASSIFICATION - SITE PLAN				REV: -		DATE : 19/06/2026					

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: WILSON HOMES

Owner /Agent

mbruce@wilsonhomes.com.au

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

Phone No: 03 6146 0334

HOBART

7000

Fax No:

Licence No: NA

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: BSc. major in geology
ABOUT UNDERWRITING
PN: ENG 20 000459

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

Speciality area of expertise: Foundation classification in accordance with AS2870

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

Details of work:

Address: LOT 136, PENINSULA ESTATE

Lot No: 136

MIDWAY POINT

7171

Certificate of title No: 300456

The assessable item related to this certificate: Geo – technical assessment

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Foundation classification – AS2870

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	AS2870 Site Classification and AS4055 Wind Classification dated 19 June 2026
Relevant calculations:	
References:	AS2870 – 2011, AS4055 – 2021 Dispersive Soils and their Management, Technical Reference Manual, Department of Primary Industries and Water.

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

Site classification, wind classification and dispersive soils management plan.



Scope and/or Limitations

The site classification reflects the subsurface conditions observed at the time of the investigation. Should any bulk cut, filling, or other site modifications occur, a reassessment of the Site Classification is required.

All footings to be bedded / piered to competent natural material as per clause 2.4.5 of AS2870:2011. Building works to comply with the recommendations provided within this report.

Footings to inspected by engineer prior to pour.

Limitations as per section 10.0 of site investigation report dated 19/6/2026.

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:	JOE HEPPER	H3458	19/6/2026

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	CALCULATIONS
9	DETAILS (FACE BRICKWORK)
10	DETAILS (CLADDING)
11	DRAINAGE PLAN
12	ROOF DRAINAGE PLAN
13	ROOF VENTILATION PLAN
14	FLOOR COVERINGS
15	KITCHEN DETAILS
16	BATHROOM DETAILS
17	ENSUITE DETAILS
18	LAUNDRY DETAILS
19	3D VIEWS
20	GENERAL NOTES
21	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO		11.20
GARAGE		39.02
LIVING		144.68
PORCH		6.97
		201.86 m²

DA PLAN SET

4	DA PLAN SET - RFI 30.09.2026 ITEM 2 ADDRESSED	2	2026.10.03	RLW	-
3	DA PLAN SET - ISSUE	ALL	2026.09.20	RLW	-
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.09.04	KPH	RLW
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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 2022 HOUSING PROVISIONS PART 10.8.
 - 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).

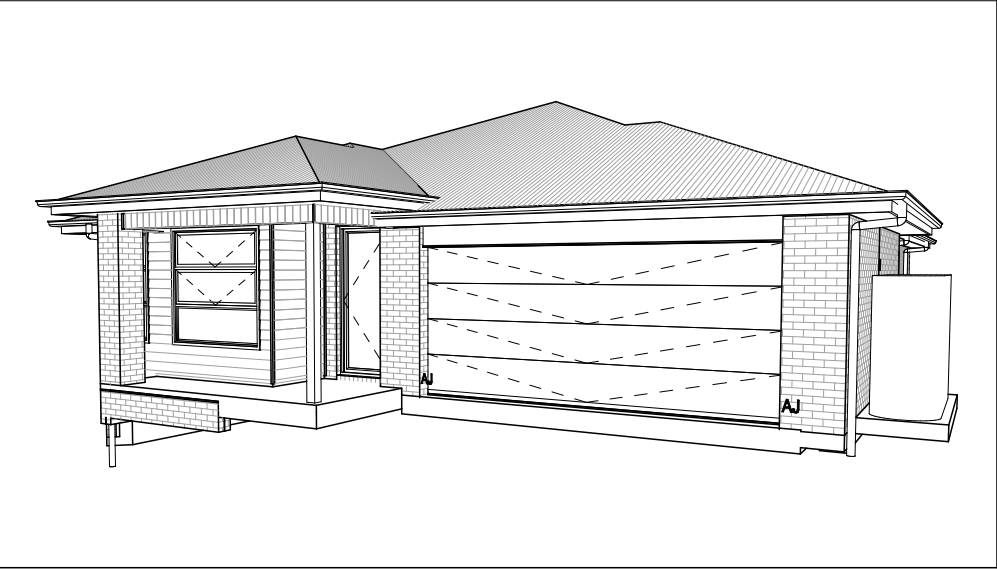
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED)
DESIGN WIND SPEED	50.00 m/s (EXPOSED)
ESTATE/DEVELOPER GUIDELINES	THE PENINSULA @ MIDWAY POINT
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	0.000m AHD
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	YES
DISPERSIVE SOILS SPECIFIC AREA PLAN	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	330m
WITHIN 50km BREAKING SURF	6.50km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,500mm
GARAGE TO BOUNDARY	MIN. 5,500mm	7,500mm
SIDE A	MIN. 1,500mm	3,000mm
SIDE B	MIN. 1,500mm	7,744mm
REAR	MIN. 1,500mm	2,800mm
BULK & SCALE		
SITE AREA	596m²	
SITE COVERAGE	MAX. 50%	33.87%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	617mm
FILL DEPTH	MAX. 1,000mm	397mm
ACCESS & AMENITY		
PRIVATE OPEN SPACE	MIN. 24m²	24m²

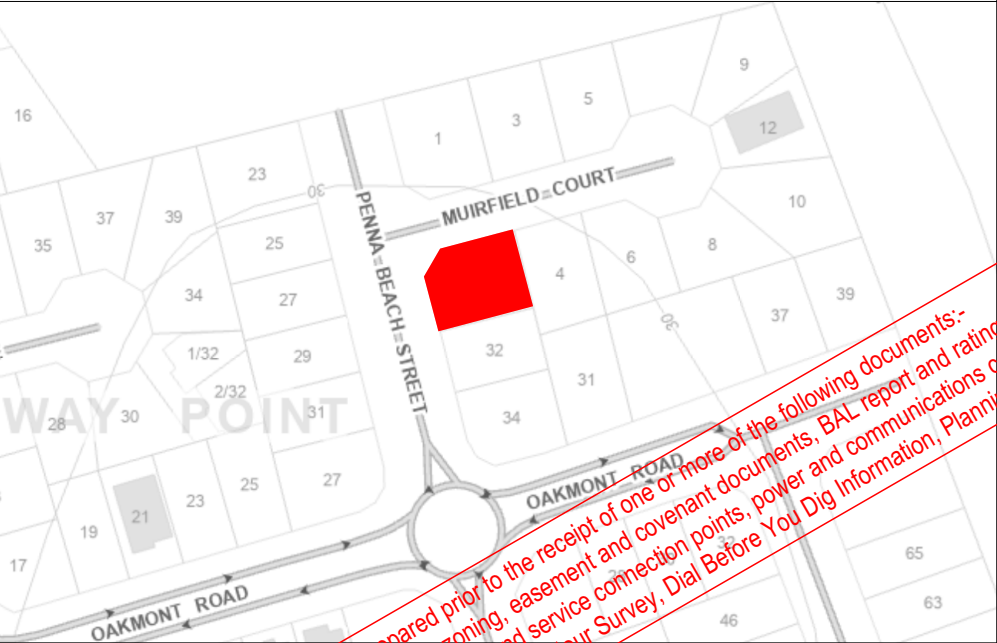
3D PERSPECTIVE



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)	2605mm
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	NO ADDITIONAL INSULATION
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

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: WC (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: ENS (GROUND FLOOR)

- GENERAL NOTES:
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
 - THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
 - THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
 - INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
 - CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
 - REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
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**Sorell Council**

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						136 / - / 300456	SORELL	COVER SHEET	1 / 21		714836	

APPROX. CUT/FILL		
CUT	15.99m³	35.98t
FILL	5.65m³	12.71t
DIFFERENCE	10.34m³	23.27t
23 TONNES OF EXPORT FILL		

DROPPED EDGE BEAMS	
HEIGHT (mm)	SURFACE AREA (m ²)
514	0.59
857	9.06
1,029	18.81
	28.46 m²

DISPERSIVE SOIL ON SITE - NOTE:
REFER HED REPORT FOR REQUIRED TREATMENT
OF SITE WORKS INCLUDING CUT BATTERS, FILL
BATTERS, FILL PAD, TRENCHES AND DRIVEWAY

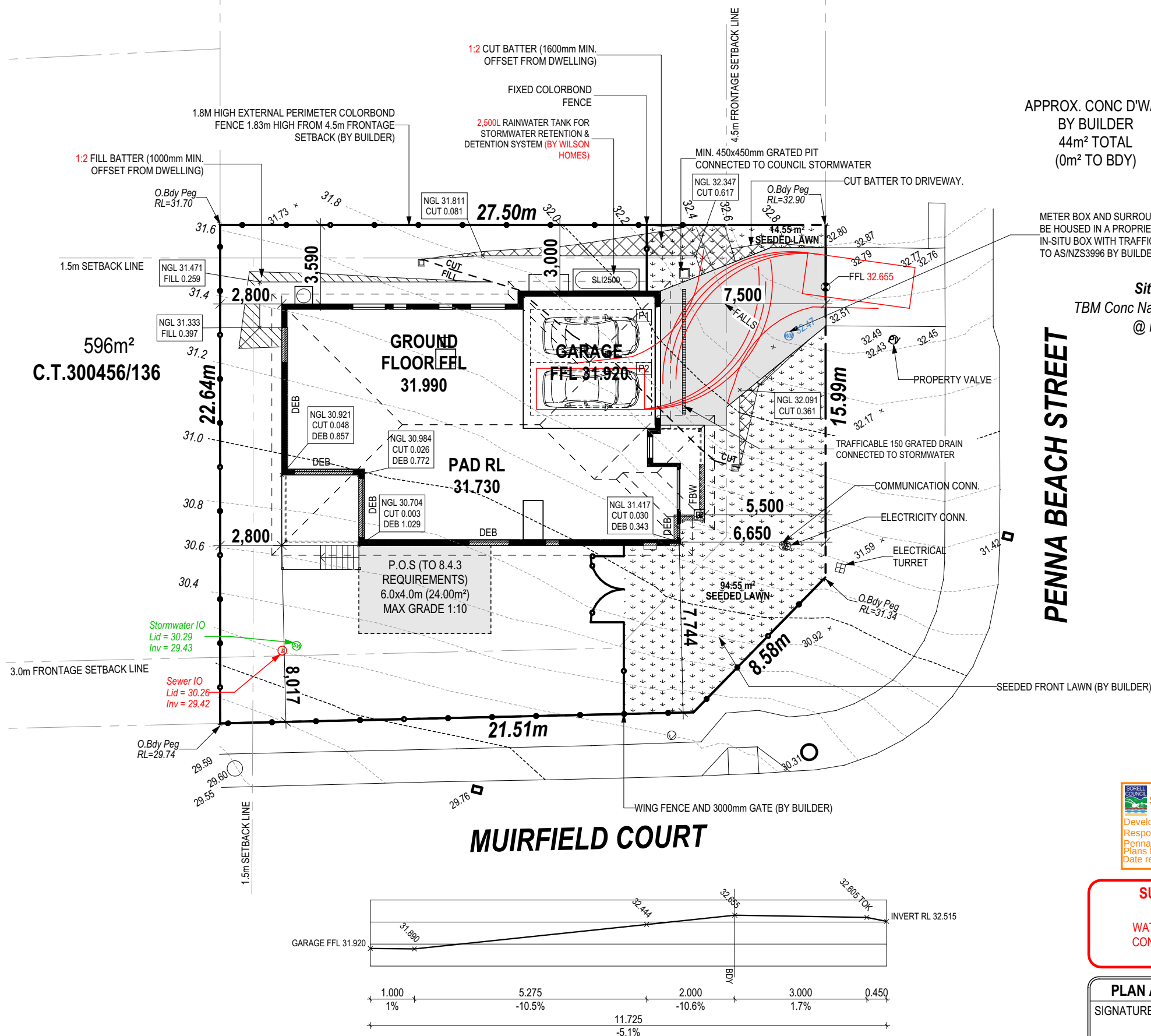
NOTES:

This plan and associated digital model is prepared for WILSON HOMES from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

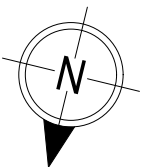
This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



DRIVEWAY DETAILS

SCALE: 1:100

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					136 / - / 300456	SORELL	SITE PLAN	2 / 21	1:200	714836

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

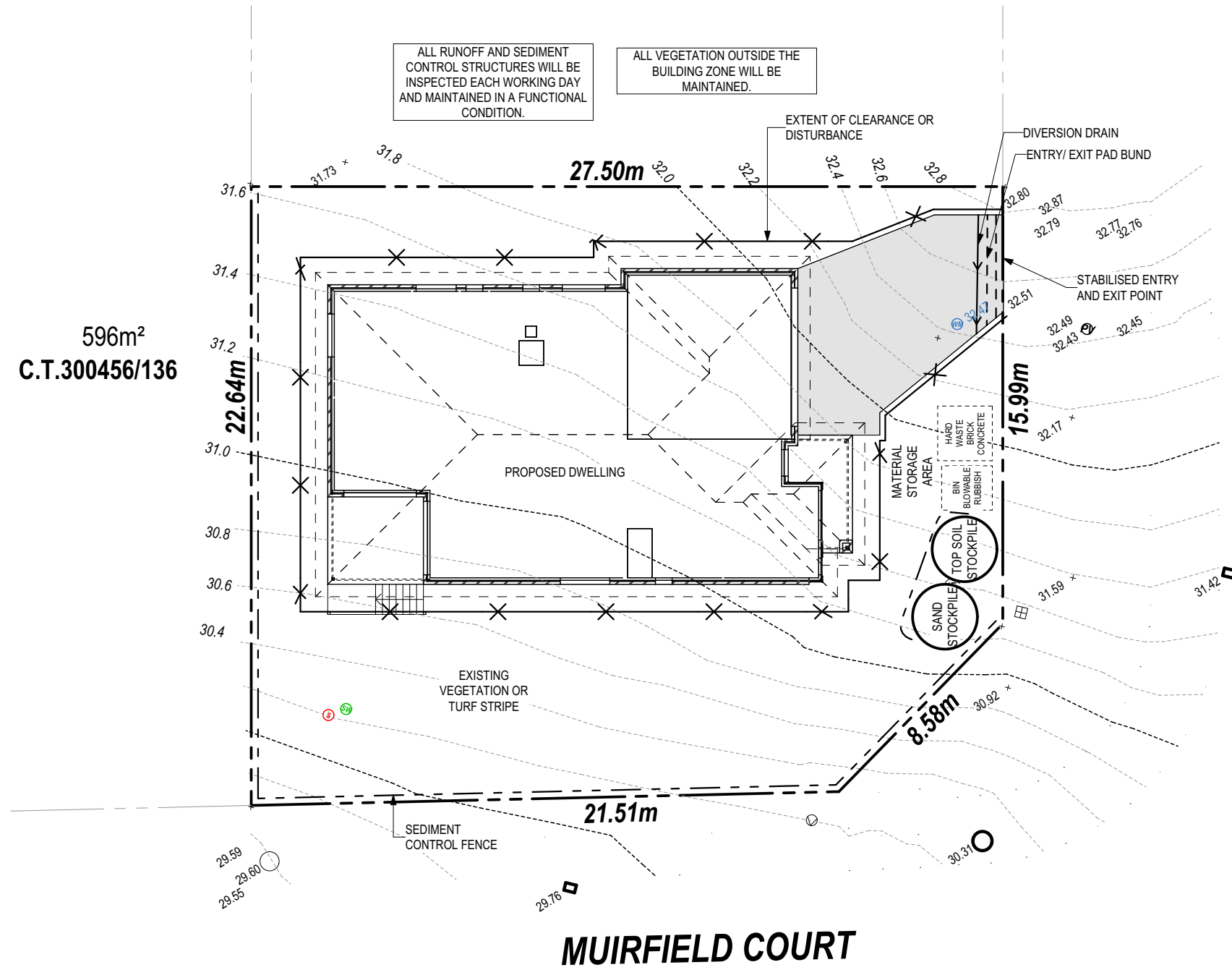
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

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 CONROL 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 LEAGAL 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.

596m²
C.T.300456/136



APPROX. CONC D'WAY
BY BUILDER
44m² TOTAL
(0m² TO BDY)

Site Datum
TBM Conc Nail in kerb
@ RL 32.56

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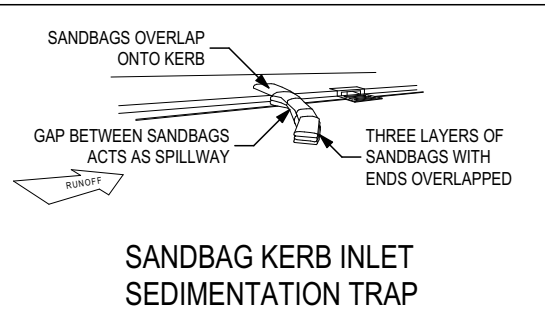
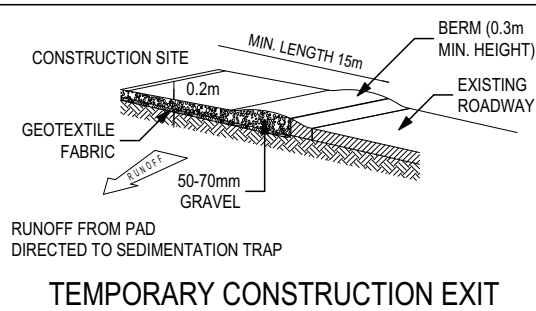
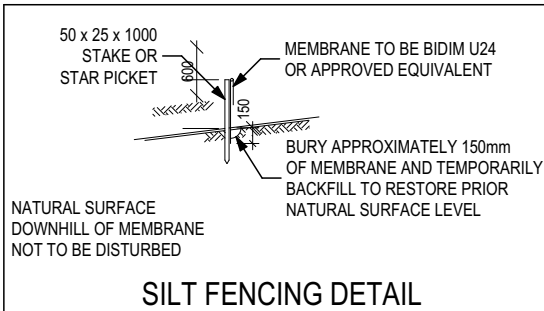
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CONDENSATION MANAGEMENT
LIVABLE HOUSING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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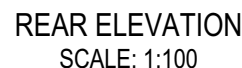
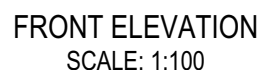


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	4 DA PLAN SET - DA RF1 30.09.2026	RLW 03/10/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714836
			136 / - / 300456	SOIL & WATER MANAGEMENT PLAN	3 / 21	
			COUNCIL:			
			SORELL			

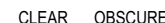
UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



REFER TO THE FOLLOWING DETAILS
BRICK COURSING W-BRIC-001



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				136 / - / 300456	SORELL	ELEVATIONS / SECTION	5 / 21 1:100	
								714836

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	F/F/F1806	FIXED	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	NONE	W	0.85	CLEAR, DOUBLE GLAZED	BP 600/1200
GROUND FLOOR	W02	A/A/F1818	AWNING	BED 1	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-LOW	NONE	W	2.50	CLEAR, DOUBLE GLAZED	BP 600/1200
GROUND FLOOR	W03	AF1216	AWNING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	ANGLED	S	1.51	CLEAR, DOUBLE GLAZED	MP 785
GROUND FLOOR	W04	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	BAL-LOW	ANGLED	S	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	A1006	AWNING	WC	1,030	610	3,280	0.63	ALUMINIUM	BAL-LOW	ANGLED	S	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W06	AF1216	AWNING	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	BAL-LOW	ANGLED	E	1.51	CLEAR, DOUBLE GLAZED	MP 785
GROUND FLOOR	W07	AFA0927	AWNING	FAMILY	860	2,650	7,020	2.28	ALUMINIUM	BAL-LOW	SNAP HEADER	N	1.75	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W08	AF/FF1818	AWNING	DINING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-LOW	ANGLED	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W09	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-LOW	ANGLED	N	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
							49,080 mm	16.12					12.53		
DOOR															
GROUND FLOOR	D01	HD2410R	SWINGING	ENTRY	2,400	970	6,740	2.33	ALUMINIUM	BAL-LOW	SNAP HEADER	W	1.63	CLEAR	
GROUND FLOOR	D02	SF2115	SLIDING	LDRY	2,158	1,470	7,256	3.17	ALUMINIUM	BAL-LOW	SNAP HEADER	S	2.71	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	SSF2400x2688	STACKER	LIVING	2,400	2,688	10,176	6.45	ALUMINIUM	BAL-LOW	SNAP HEADER	E	5.70	CLEAR, DOUBLE GLAZED, TOUGHENED	
							24,172 mm	11.95					10.04		
							73,252 mm	28.07					22.58		

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1050 SS	SQUARE SET OPENING	2,455	1,050	N/A	
GROUND FLOOR	2	1200 SS	SQUARE SET OPENING	2,455	1,200	N/A	
GROUND FLOOR	2	2 x SLIDING	SLIDING	2,445	1,700	N/A	
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,445	2,000	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	800 SS	SQUARE SET OPENING	2,455	800	N/A	
GROUND FLOOR	3	820	SWINGING	2,340	820	N/A	
GROUND FLOOR	4	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870 CSD	CAVITY SLIDING	2,340	870	N/A	
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,455	900	N/A	
GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,455	990	N/A	

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

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

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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.

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



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					136 / - / 300456		SORELL		WINDOW & DOOR SCHEDULES		
									SHEET No.: 7 / 21		
									SCALES:		

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVING/ DINING	41.43 m²	D03, W08	4.14 m²	8.49 m²	2.07 m²	4.92 m²
BED 1	11.52 m²	W01, W02	1.15 m²	3.35 m²	0.58 m²	1.98 m²
BED 2	10.54 m²	W03	1.05 m²	1.64 m²	0.53 m²	0.75 m²
BED 3	10.75 m²	W06	1.08 m²	1.64 m²	0.54 m²	0.75 m²
FAMILY	11.42 m²	W07	1.14 m²	1.97 m²	0.57 m²	0.86 m²

PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)

PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

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

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Development Application: 5.2026.328.1 -
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Penna Road, Midway Point - P2.pdf
Plans Reference: P2
Date received: 7/10/2026

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

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



SPECIFICATION: DESIGNER COPYRIGHT: © 2026	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. 714836
	1	PRELIMINARY DA PLAN SET - INITIAL ISSUE	RLW	23/08/2026	WILSON COMPLETE		ALBANY 20		H-WDNALB10SA	
	2	PRELIM PLANS - INITIAL ISSUE	KPH	04/09/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	3	DA PLAN SET - ISSUE	RLW	20/09/2026	30 PENNA BEACH STREET, MIDWAY POINT TAS 7171		LUXE		F-WDNALB10LUXEA	
	4	DA PLAN SET - DA RF1 30.09.2026	RLW	03/10/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
					136 / - / 300456	SORELL	CALCULATIONS	8 / 21		

STANDARD BRICK

BRICKWORK DIMENSIONS

Bricks per m² in wall = 48.5 approx.

all dimensions in mm

FORMAT SIZE:
240x120x86mm

MANUFACTURING SIZE:
230x110x76mm

VERTICAL GAUGE:
7 Courses to 600mm

NO. OF BRICKS

LENGTH

OPENING

HEIGHT

1

230

250

86

26

6230

6250

2229

11

2630

2650

943

36¹/₂

8630

26

6230

6250

2229

11

2630

2650

943

36¹/₂

8630

27

6470

6490

2314

12

2870

2890

1029

37

8870

28

6710

6730

2400

13

3110

3130

1114

38

9110

29

6950

6970

2486

14

3350

3370

1200

39

9350

30

7190

7210

2572

15

3590

3610

1286

40

9590

31

7430

7450

2657

16

3830

3850

1372

41

9830

32

7670

7690

2743

17

4070

4090

1457

42

10070

33

7910

7930

2829

18

4310

4330

1543

43

10310

34

8150

8170

2914

19

4550

4570

1629

44

10550

35

8390

8400

3000

20

4790

4810

1714

45

10790

20¹/₂

4910

4930

45¹/₂

10910

21

5030

5050

1800

46

11030

21¹/₂

5150

5170

46¹/₂

11150

22

5270

5290

1886

47

11270

22¹/₂

5390

5410

47¹/₂

11390

23

5510

5530

1972

48

11510

23¹/₂

5630

5650

48¹/₂

11630

24

5750

5770

2057

49

11750

24¹/₂

5870

5890

49¹/₂

11870

25

5990

6010

2143

50

11990

25¹/₂

6110

6130

100

23990

STANDARD BRICK

BRICKWORK DIMENSIONS

Bricks per m² in wall = 48.5 approx.

all dimensions in mm

FORMAT SIZE:
240x120x86mm

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230x110x76mm

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2870

2890

1029

37

8870

28

6710

6730

2400

13

3110

3130

1114

38

9110

29

6950

6970

2486

14

3350

3370

1200

39

9350

30

7190

7210

2572

15

3590

3610

1286

40

9590

31

7430

7450

2657

16

3830

3850

1372

41

9830

32

7670

7690

2743

17

4070

4090

1457

42

10070

33

7910

7930

2829

18

4310

4330

1543

43

10310

34

8150

8170

2914

19

4550

4570

1629

44

10550

35

8390

8400

3000

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4790

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1714

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4910

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1800

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11030

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11150

22

5270

5290

1886

47

11270

22¹/₂

5390

5410

47¹/₂

11390

23

5510

5530

1972

48

11510

23¹/₂

5630

5650

48¹/₂

11630

24

5750

5770

2057

49

11750

24¹/₂

5870

5890

49¹/₂

11870

25

5990

6010

2143

50

11990

25¹/₂

6110

6130

100

23990

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

DETAILS

SCALE: 1:5

90mm TIMBER EXTERNAL WALL FRAMING

PLASTERBOARD

INSIDE

20mm PACKING AS REQUIRED

ARCHITRAVE

110mm TIMBER REVEAL AS PER BRADNAMS

SCREW FIX REVEAL BY CARPENTER AT 600mm CENTRES

SELECTED ALUMINIUM WINDOW FRAME

FINE BEAD OF SEALANT

SILL

BRICKWORK AS SELECTED

OUTSIDE

WALL WRAP(RED)

240

90

40

110

20

18

110

SORELL COUNCIL

Sorell Council

Development Application: 5.2026.328.1 - Response to Request For Information - 30 Penna Road, Midway Point - P2.pdf

Plans Reference: P2

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SUBJECT TO NCC 2022

(1 MAY 2023)

WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

SUSTAINABILITY REQUIREMENTS

SITE CLASSIFICATION

GENERAL BUILDING INFORMATION

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WILSON HOMES

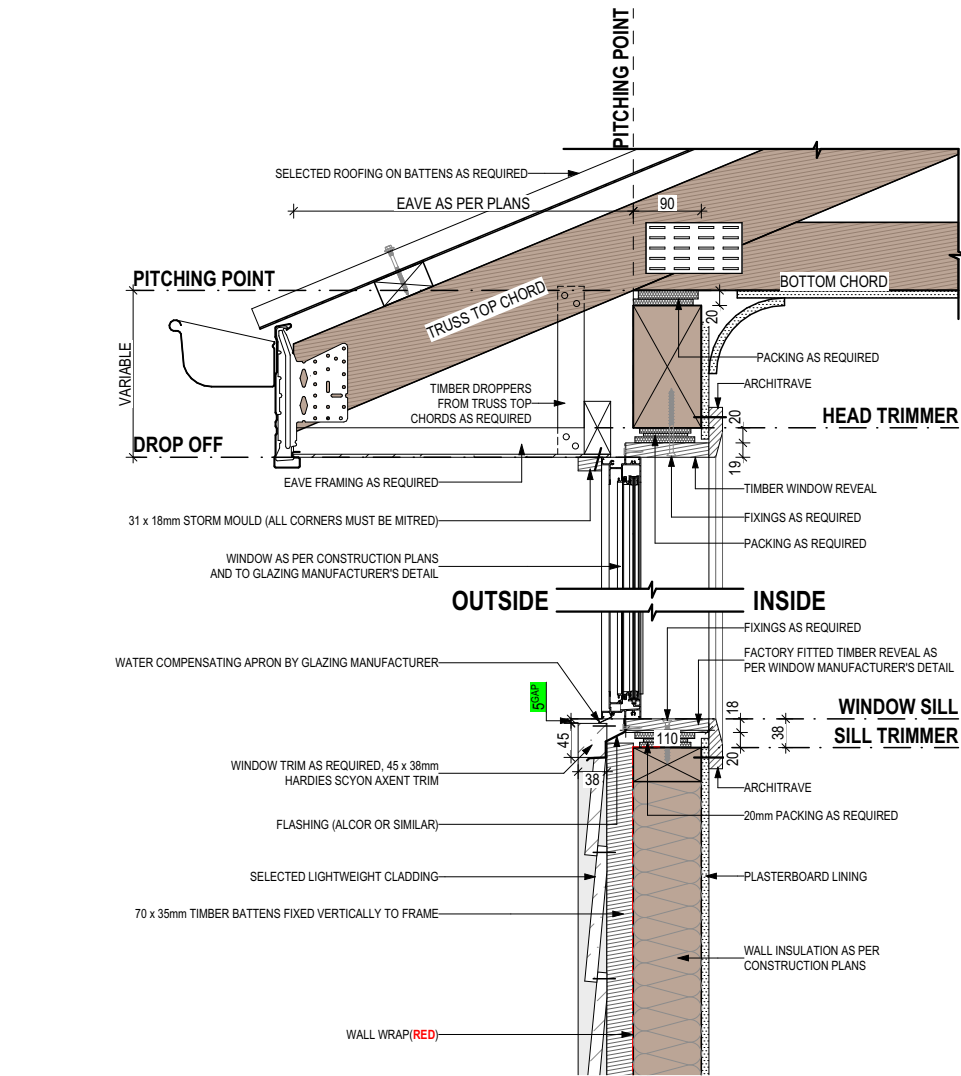
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COPYRIGHT:	© 2026	1 PRELIMINARY DA PLAN SET - INITIAL ISSUE	RLW 23/08/2026	WILSON COMPLETE	ALBANY 20	H-WDNALB10SA	714836
		2 PRELIM PLANS - INITIAL ISSUE	KPH 04/09/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
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		4 DA PLAN SET - DA RF1 30.09.2026	RLW 03/10/2026	LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
				136 / - / 300456	COUNCIL:	SHEET No.:	
				SORELL	DETAILS (FACE BRICKWORK)	9 / 21	

File Location: P:\24. Projects\Client Files\Wilson Complete\714836 - Lot 136, 30 Penna Beach Street, Midway Point\02 Drafting\02 DA Drawings\714836 - LOT 136 PENNA BEACH - DA - AC23 - 2026.10.03.pjn

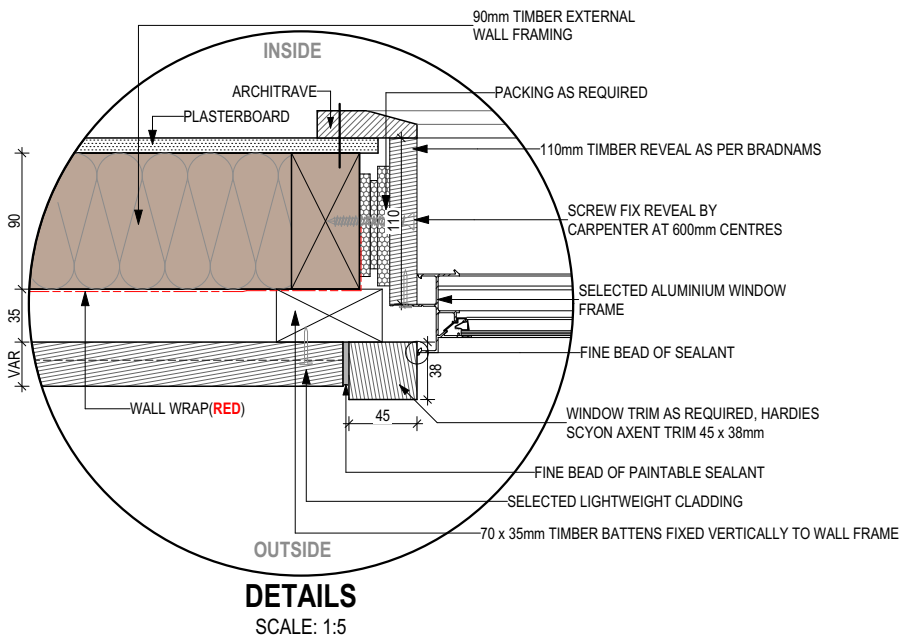
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Template Version: 24.043

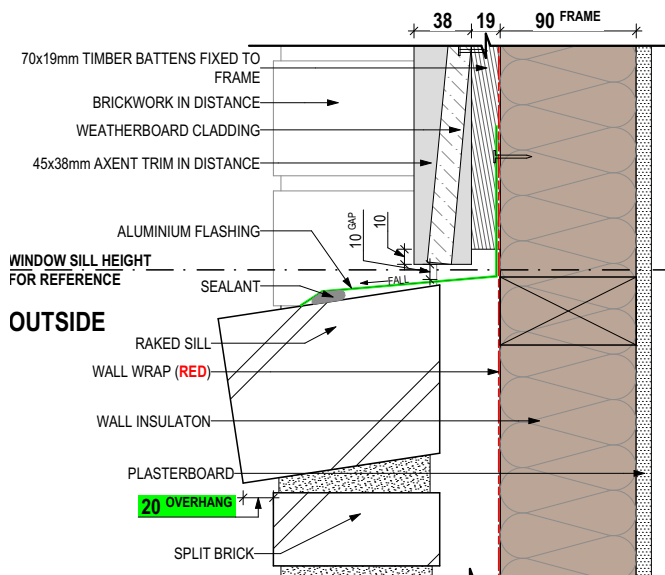
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



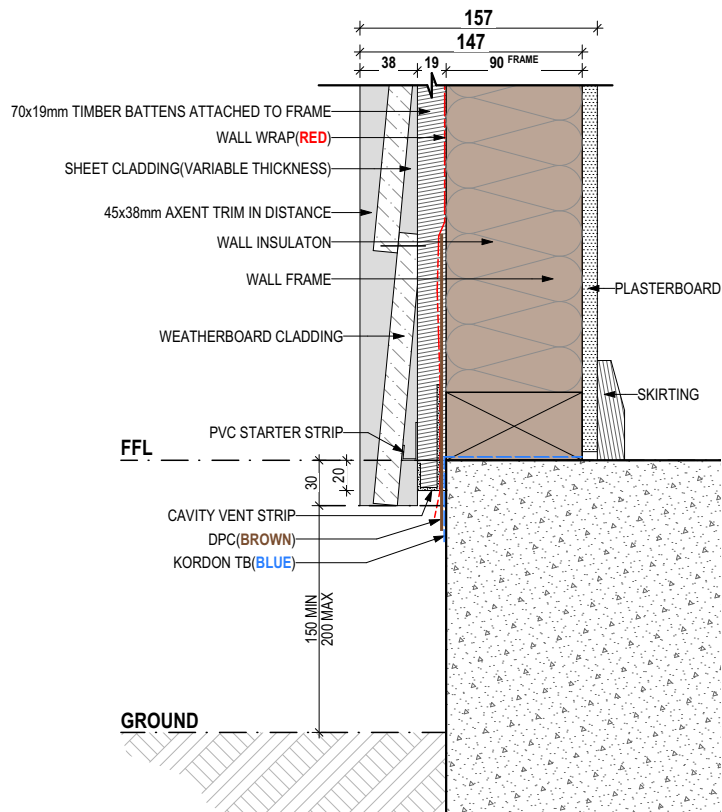
SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

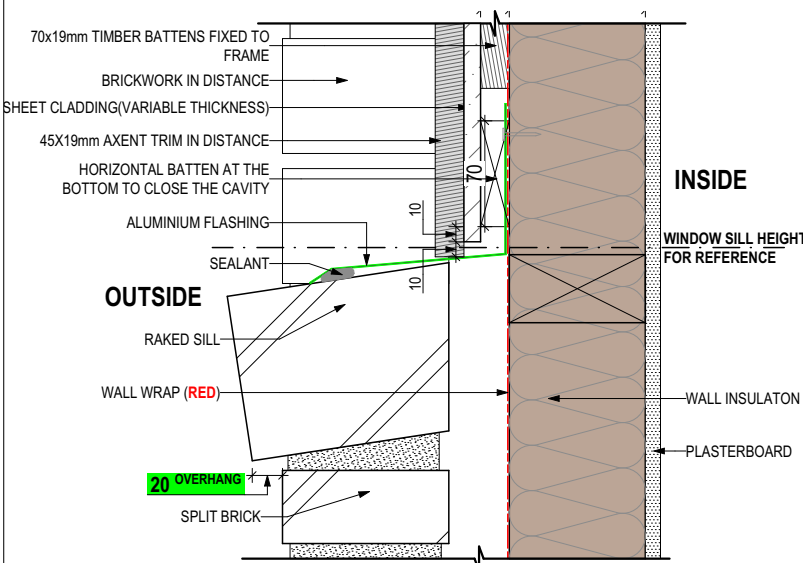


BRICK HOBWALL DETAIL 02
SCALE: 1:5

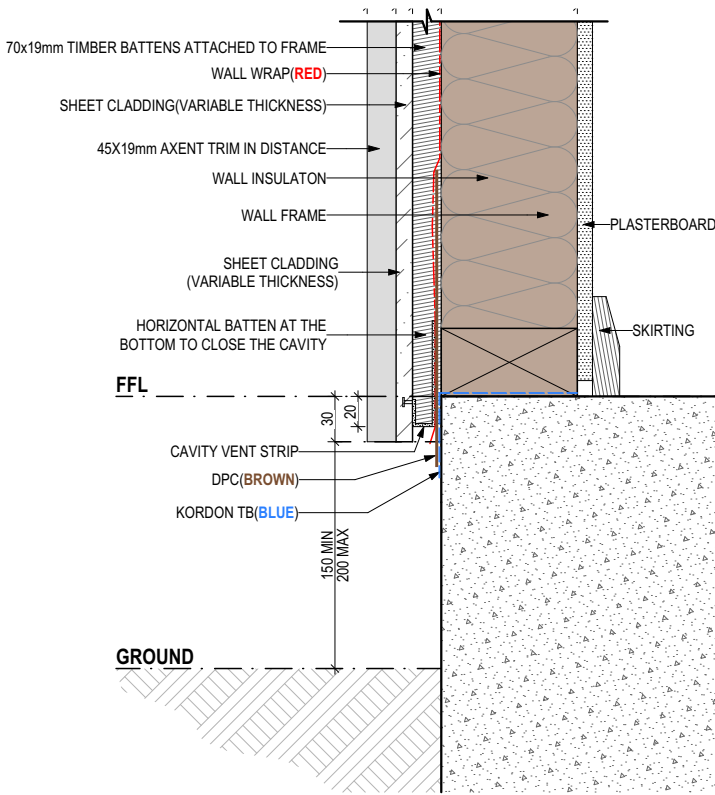


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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Penna Road, Midway Point - P2.pdf
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2	PRELIM PLANS - INITIAL ISSUE	KPH	04/09/2026
3	DA PLAN SET - ISSUE	RLW	20/09/2026
4	DA PLAN SET - DA RFI 30.09.2026	RLW	03/10/2026

CLIENT:
WILSON COMPLETE
ADDRESS:
30 PENNA BEACH STREET, MIDWAY POINT TAS 7171
LOT / SECTION / CT:
136 / - / 300456
COUNCIL:
SORELL

HOUSE DESIGN:
ALBANY 20
FACADE DESIGN:
LUXE
SHEET TITLE:
DETAILS (CLADDING)

HOUSE CODE:
H-WDNALB10SA
FACADE CODE:
F-WDNALB10LUXEA
SHEET No.:
10 / 21

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AND VERIFY DIMENSIONS AND
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COMMENCEMENT OF ANY WORK. ALL
DISCREPANCIES TO BE REPORTED
TO THE DRAFTING OFFICE.
714836

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.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	230.58	Flat Roof Area (excluding gutter and slope factor) (m ²)
	251.60	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	242.15	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	293.00	Ah x Catchment Area Multiplier for slope (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	4.58	Ac / Acdp
Downpipes Provided	7	

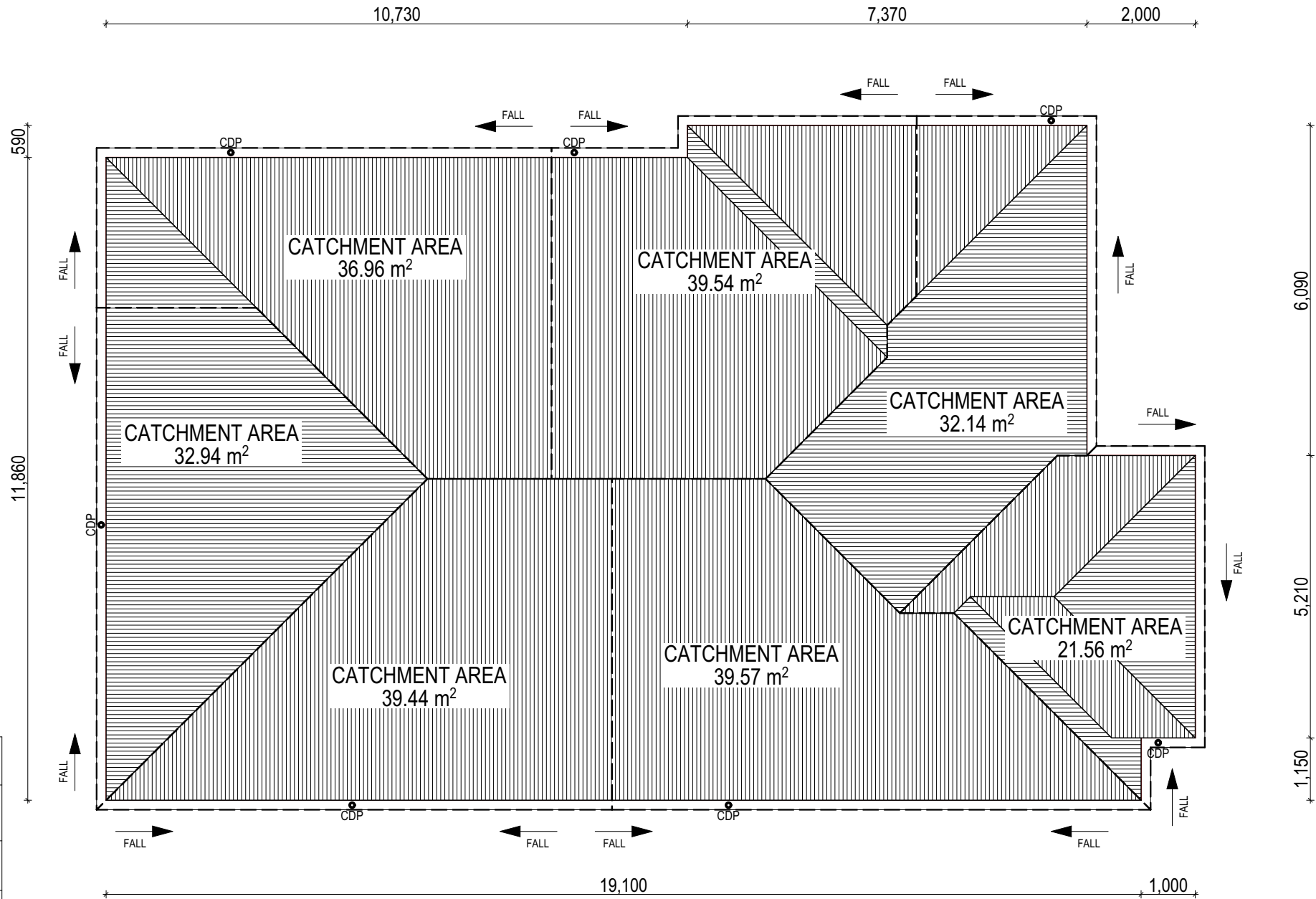
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	4 DA PLAN SET - DA RFI 30.09.2026	RLW 03/10/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714836
			136 / - / 300456	ROOF DRAINAGE PLAN	12 / 21	
			COUNCIL:		SCALES:	
			SORELL			



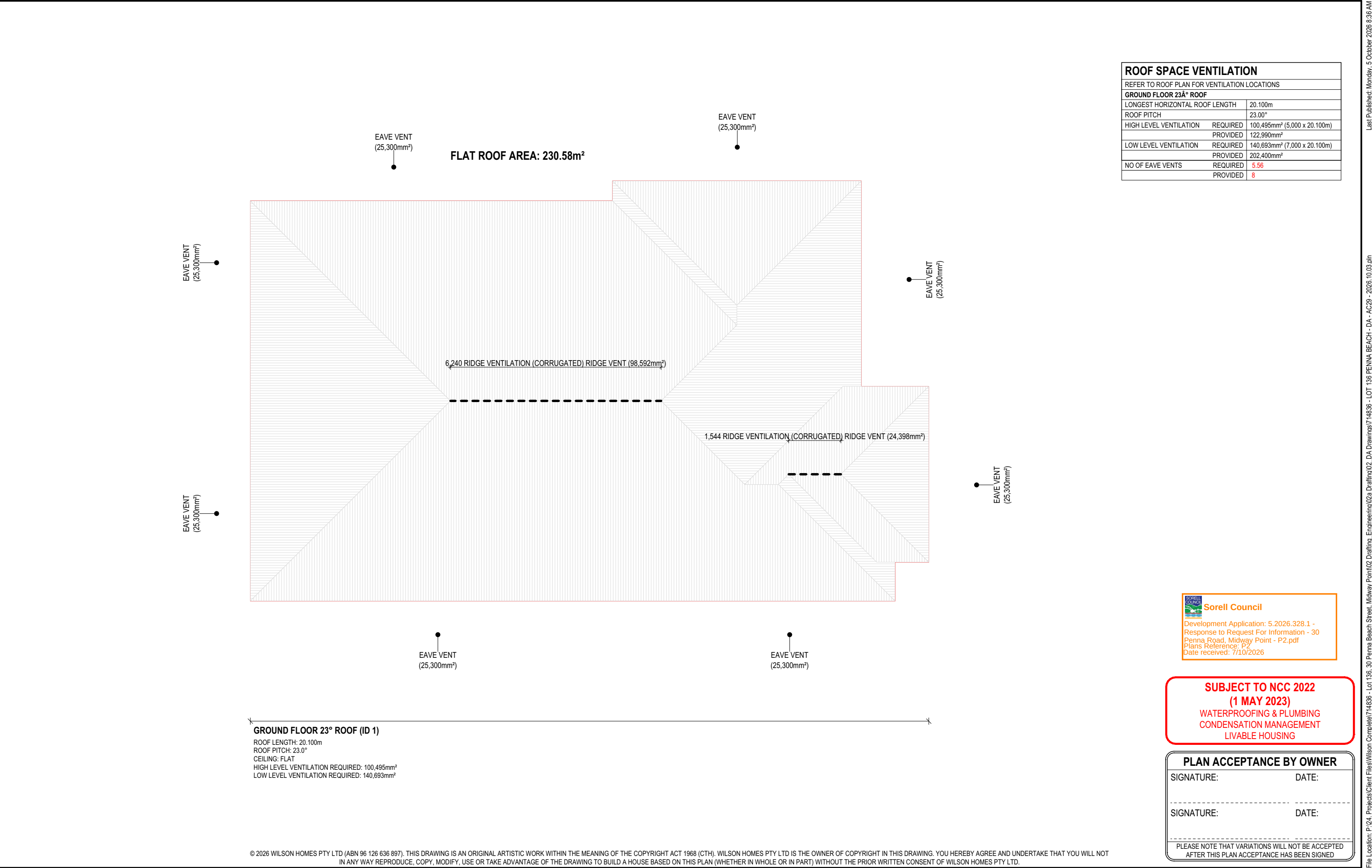
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(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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ROOF SPACE VENTILATION			
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS			
GROUND FLOOR 23Â° ROOF			
LONGEST HORIZONTAL ROOF LENGTH		20.100m	
ROOF PITCH		23.00°	
HIGH LEVEL VENTILATION	REQUIRED	100,495mm² (5,000 x 20.100m)	
	PROVIDED	122,990mm²	
LOW LEVEL VENTILATION	REQUIRED	140,693mm² (7,000 x 20.100m)	
	PROVIDED	202,400mm²	
NO OF EAVE VENTS	REQUIRED	5.56	
	PROVIDED	8	

**Sorell Council**
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						136 / - / 300456	SORELL	ROOF VENTILATION PLAN	13 / 21	1:100		

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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



**Sorell Council**

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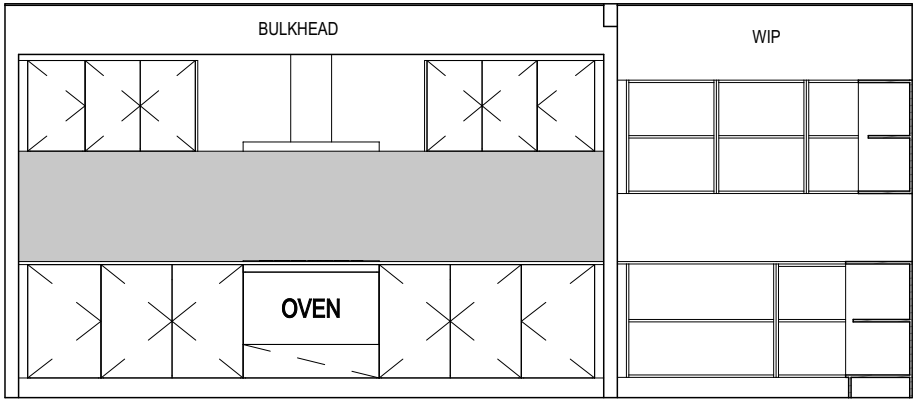
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	© 2026	3	DA PLAN SET - ISSUE	RLW	20/09/2026	LUXE		F-WDNALB10LUXEA	
		4	DA PLAN SET - DA RF1 30.09.2026	RLW	03/10/2026	SHEET TITLE:	SHEET No.:	SCALES:	
						FLOOR COVERINGS	14 / 21	1:100	
					LOT / SECTION / CT: 136 / - / 300456	COUNCIL: SORELL			

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CONDENSATION MANAGEMENT
LIVABLE HOUSING

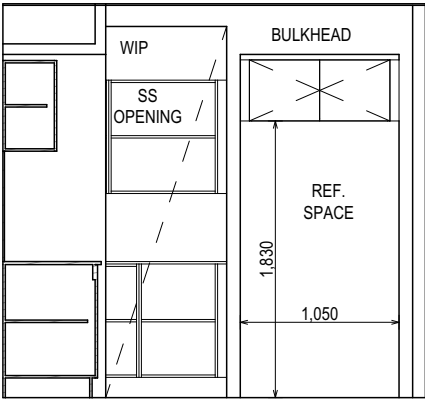
PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

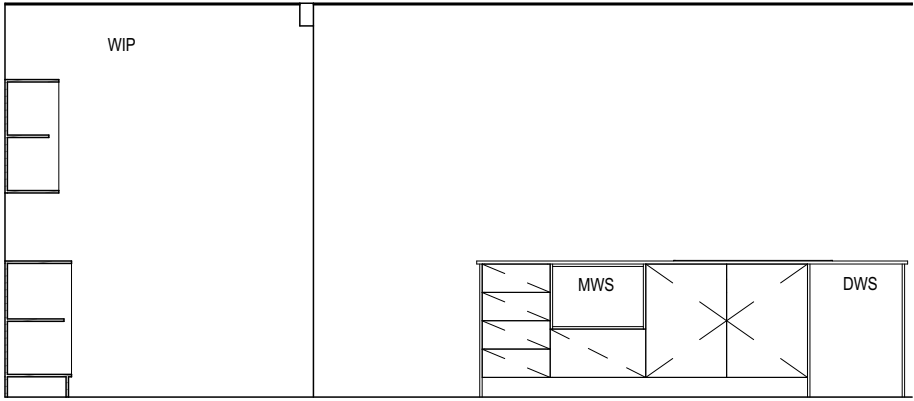
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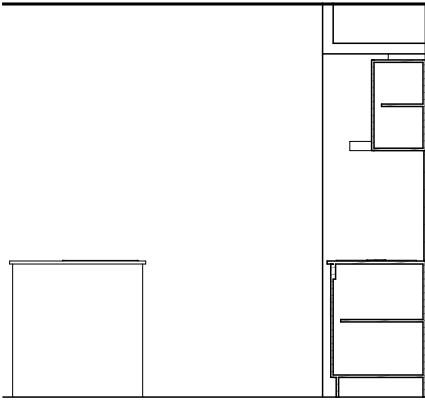
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SCALE: 1:50



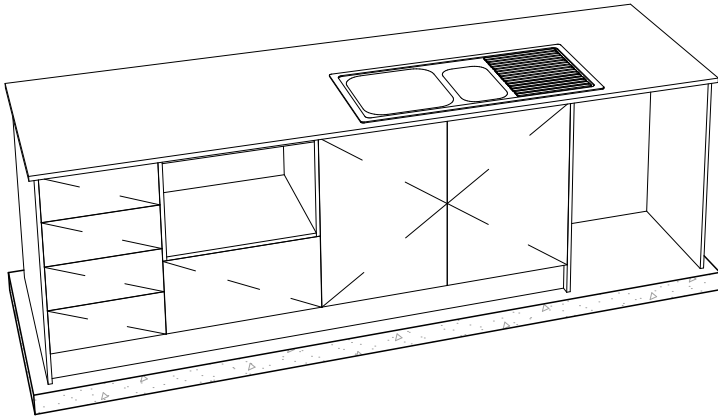
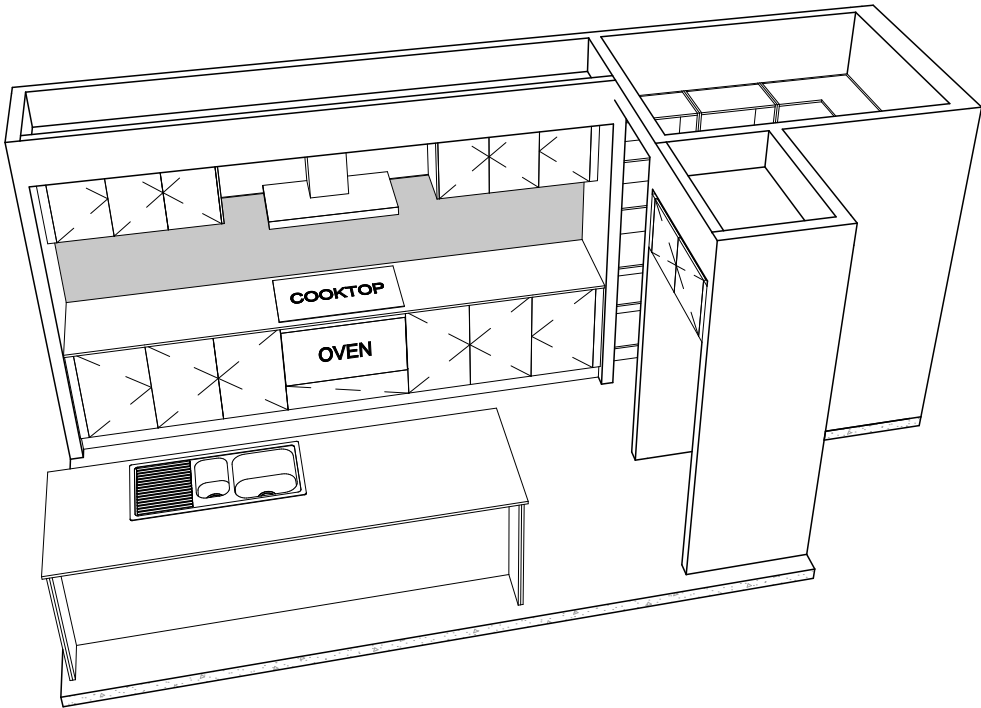
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SCALE: 1:50



ELEVATION C
SCALE: 1:50



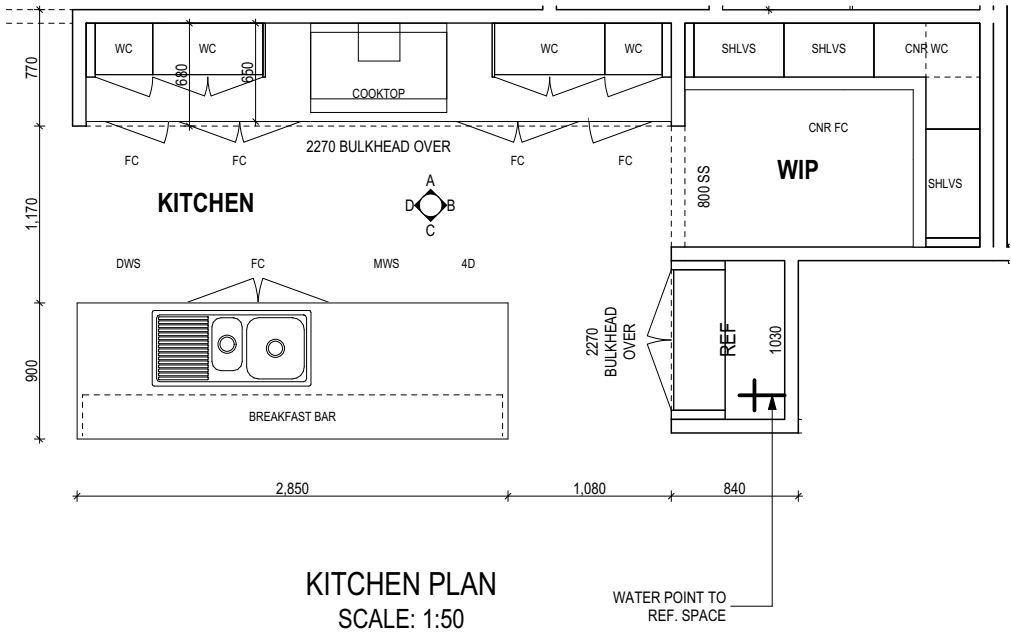
ELEVATION D
SCALE: 1:50



Sorell Council
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY. JOINER MAY
ADJUST CABINETRY AS REQUIRED.



KITCHEN PLAN
SCALE: 1:50

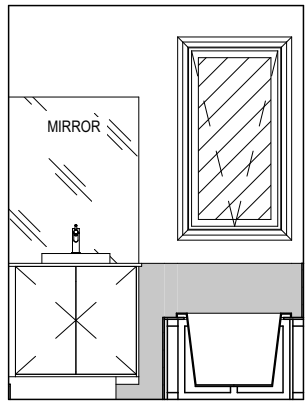
ALL DIMENSIONS ARE FRAME DIMENSIONS

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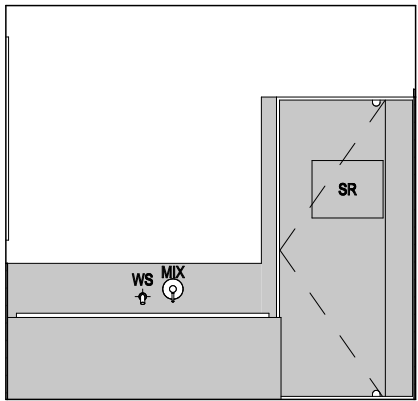
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	DESIGNER	1	PRELIMINARY DA PLAN SET - INITIAL ISSUE		RLW	23/08/2026	WILSON COMPLETE		ALBANY 20		H-WDNALB10SA		
	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE		KPH	04/09/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2026	3	DA PLAN SET - ISSUE		RLW	20/09/2026	30 PENNA BEACH STREET, MIDWAY POINT TAS 7171		LUXE		F-WDNALB10LUXEA		
		4	DA PLAN SET - DA RF1 30.09.2026		RLW	03/10/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
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LEGEND

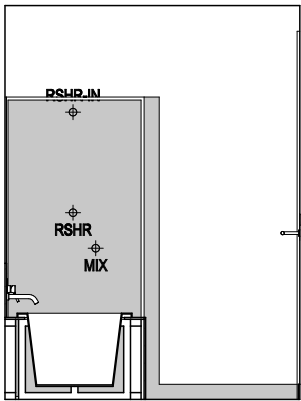
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW
CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE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



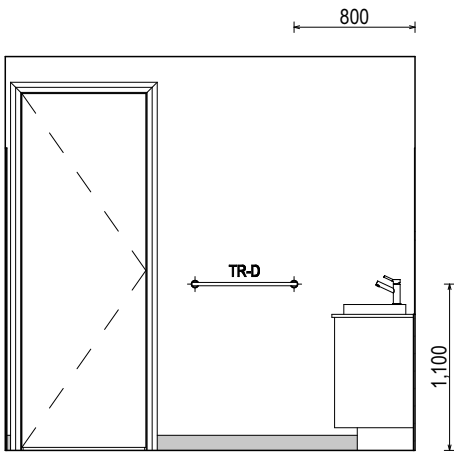
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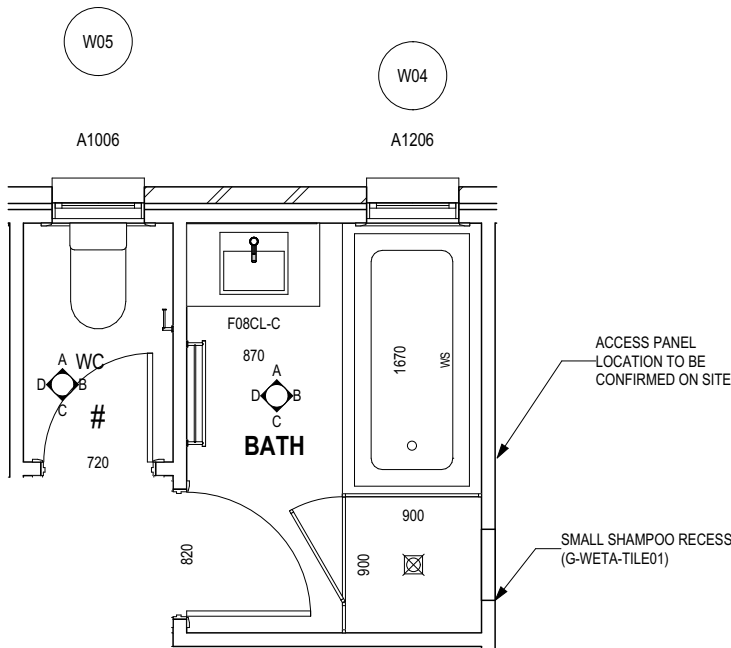
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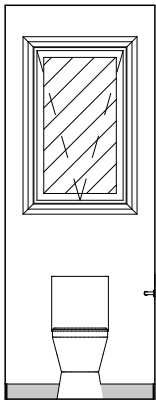
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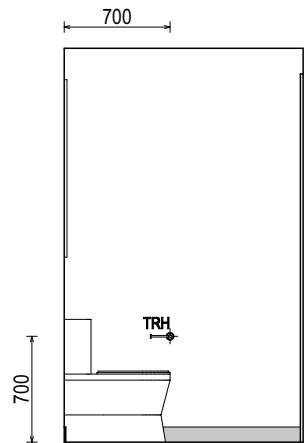
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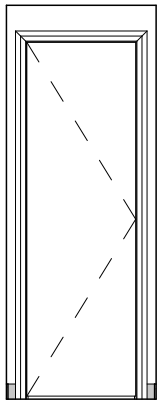
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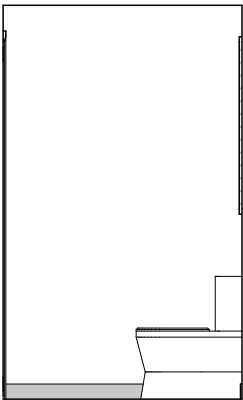
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WC - B
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WC - C
SCALE: 1:50



WC - D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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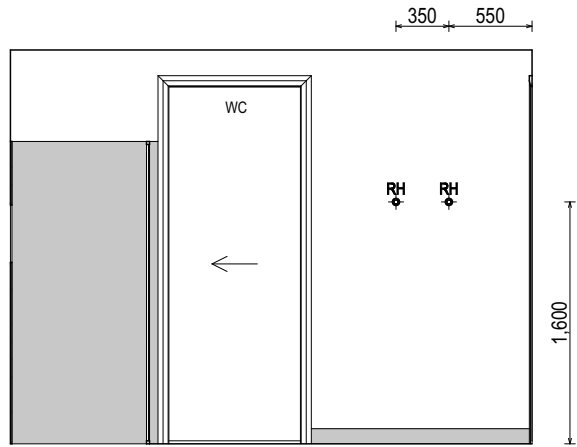
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1 PRELIMINARY DA PLAN SET - INITIAL ISSUE	RLW 23/08/2026
2 PRELIM PLANS - INITIAL ISSUE	KPH 04/09/2026
3 DA PLAN SET - ISSUE	RLW 20/09/2026
4 DA PLAN SET - DA RF1 30.09.2026	RLW 03/10/2026

CLIENT:	WILSON COMPLETE
ADDRESS:	30 PENNA BEACH STREET, MIDWAY POINT TAS 7171
LOT / SECTION / CT:	136 / - / 300456
COUNCIL:	SORELL

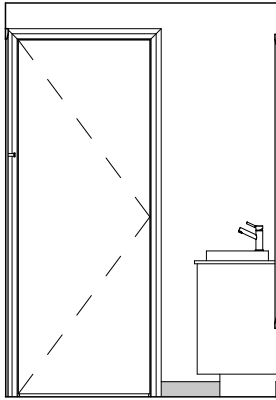
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FACADE DESIGN:	LUXE
SHEET TITLE:	BATHROOM DETAILS

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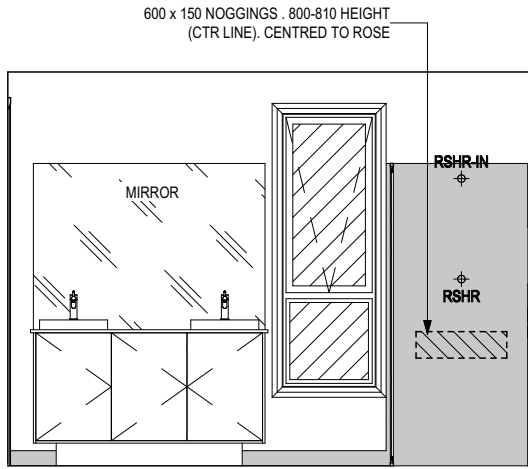
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714836



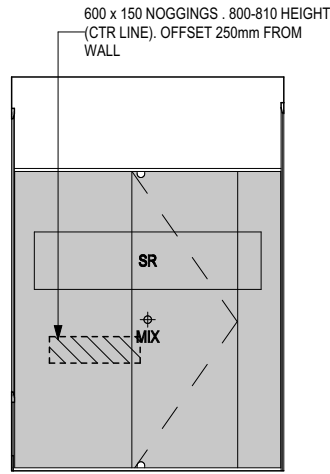
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SCALE: 1:50



ENS - B
SCALE: 1:50



ENS - C
SCALE: 1:50



ENS - D
SCALE: 1:50

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

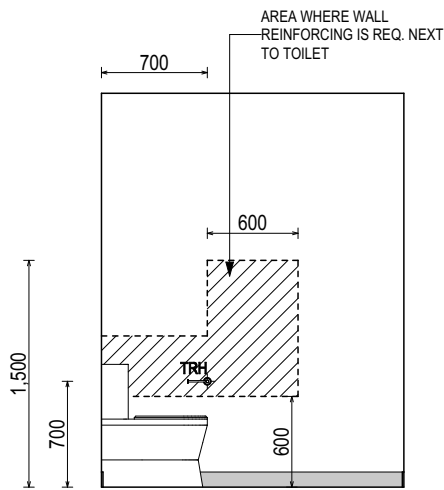
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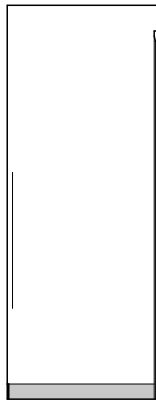
Development Application: 5.2026.328.1 -
Response to Request For Information - 30
Penna Road, Midway Point - P2.pdf
Plans Reference: P2
Date received: 7/10/2026

LEGEND

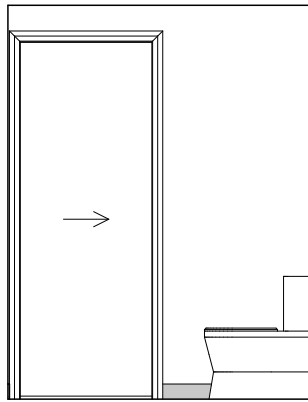
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



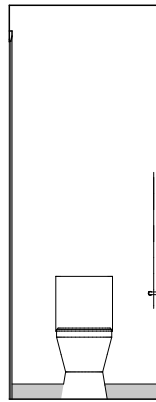
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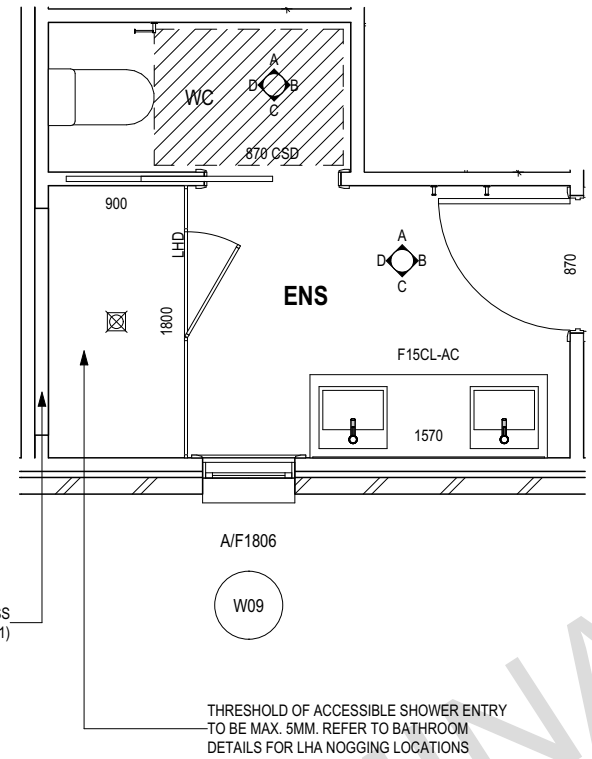
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WC - C
SCALE: 1:50



WC - D
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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© 2026	3 DA PLAN SET - ISSUE	RLW 20/09/2026	30 PENNA BEACH STREET, MIDWAY POINT TAS 7171	LUXE	F-WDNALB10LUXEA	
	4 DA PLAN SET - DA RF1 30.09.2026	RLW 03/10/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
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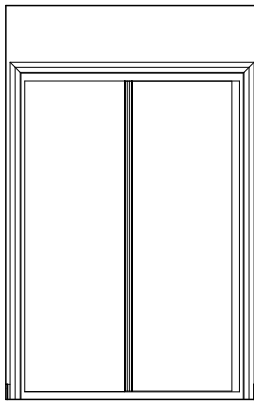
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

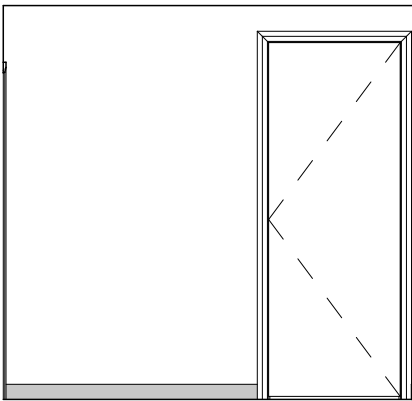
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 **Sorell Council**

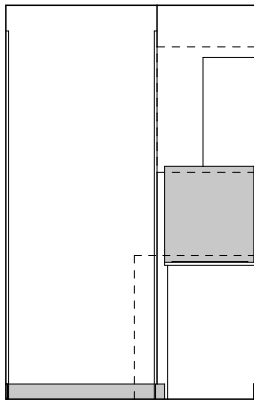
Development Application: 5.2026.328.1 -
Response to Request For Information - 30
Penna Road, Midway Point - P2.pdf
Plans Reference: P2
Date received: 7/10/2026



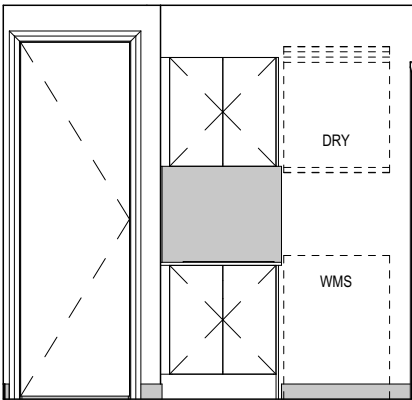
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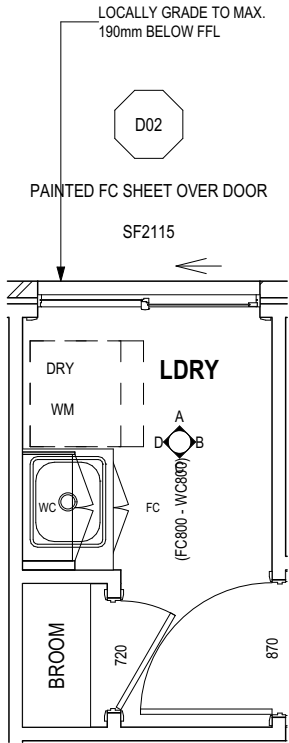
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
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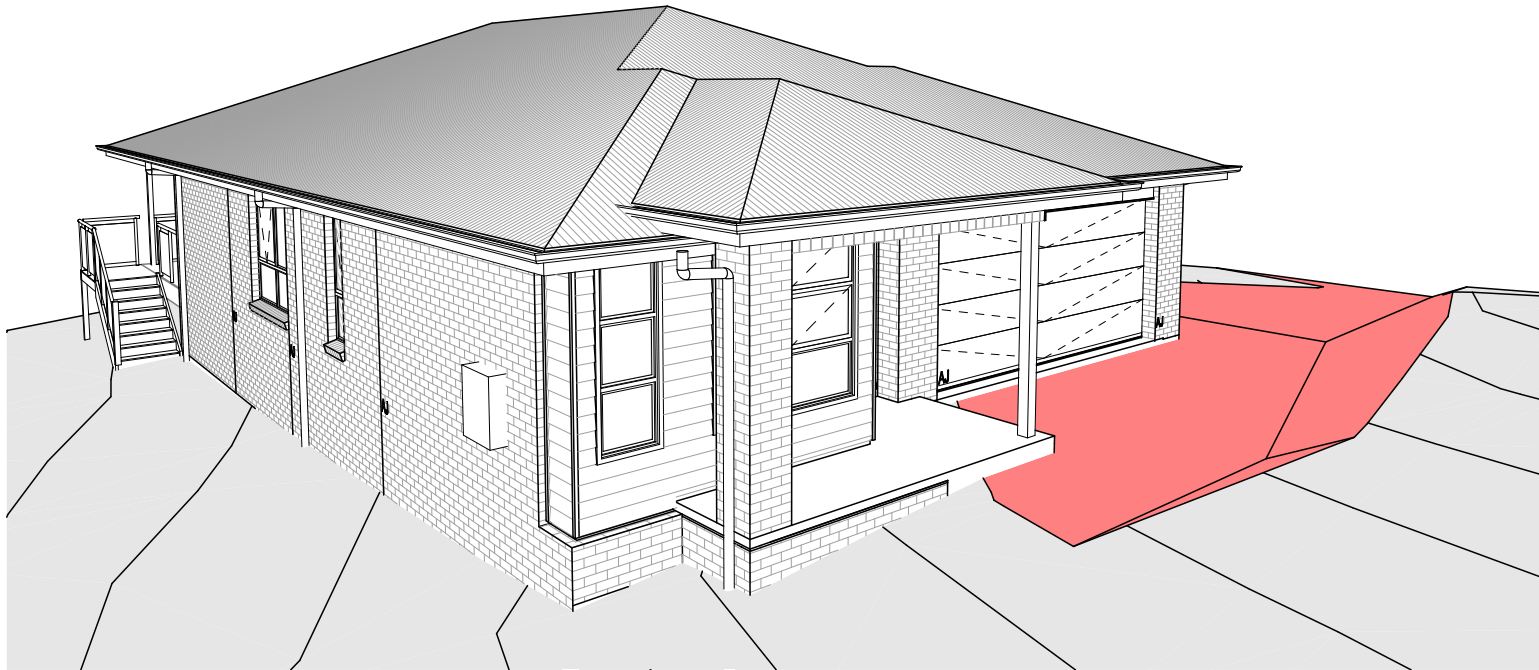
**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

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

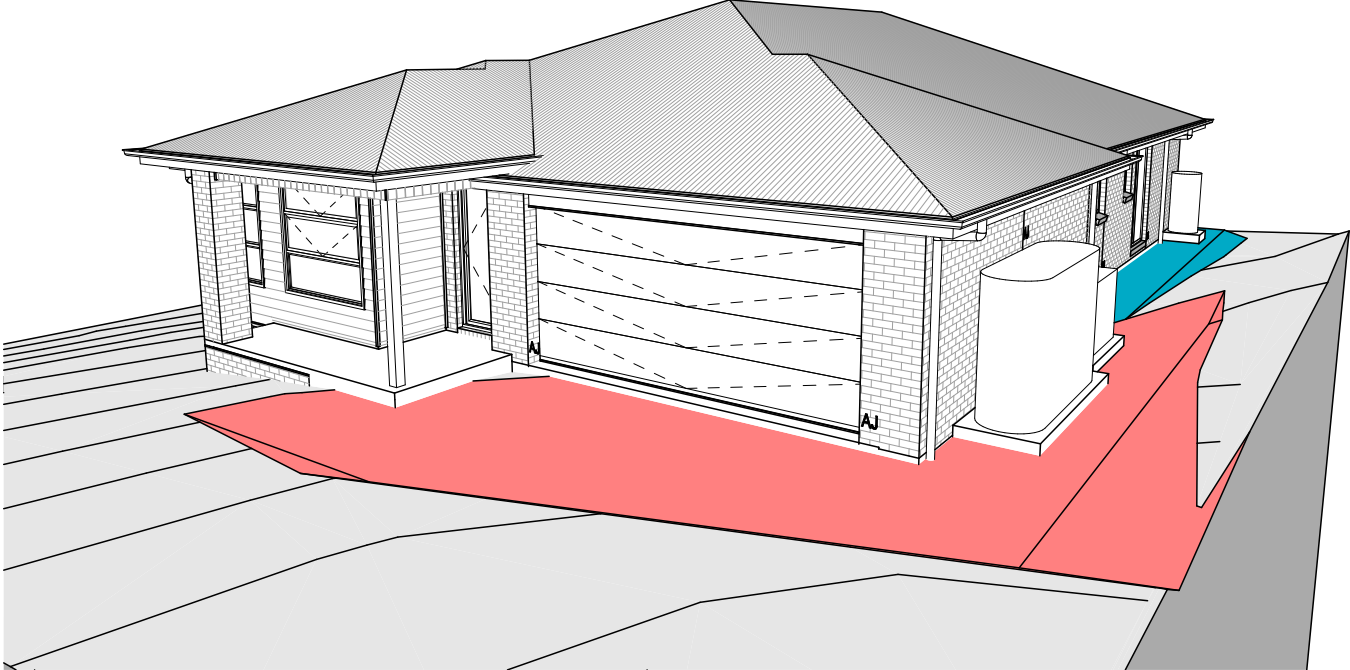
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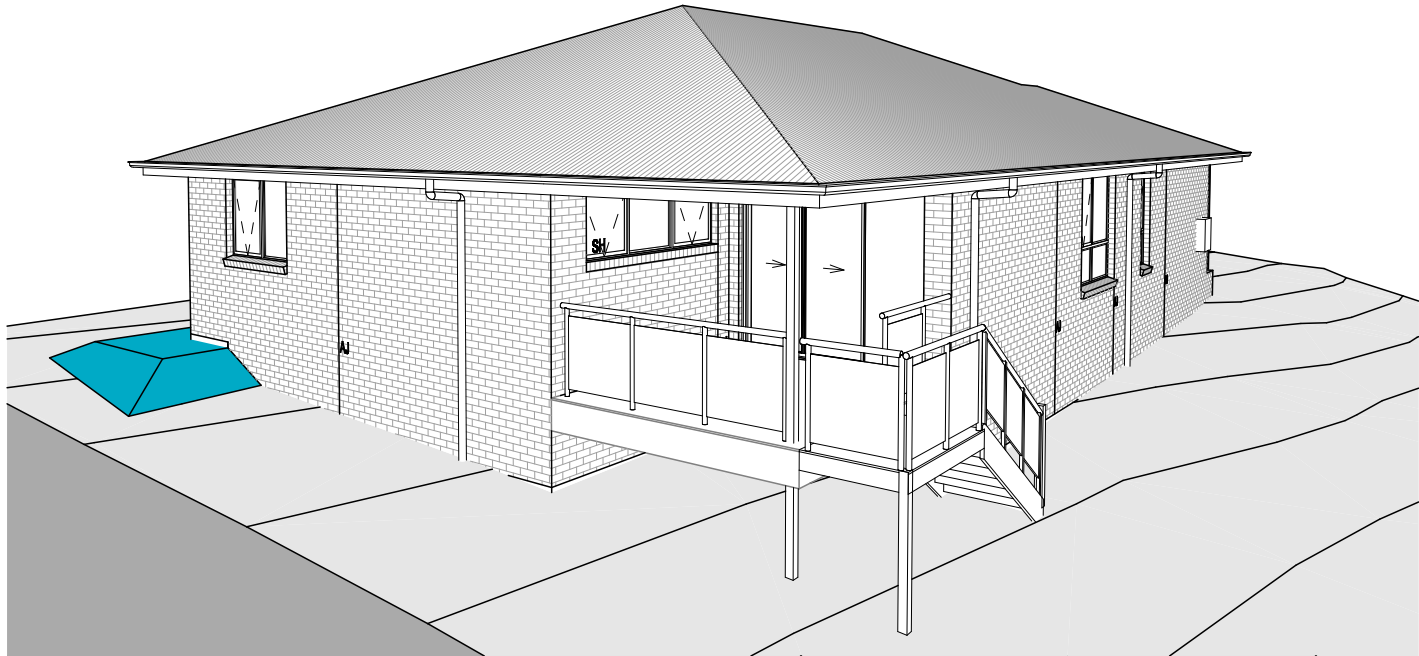
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	© 2026	3	DA PLAN SET - ISSUE	RLW	20/09/2026	30 PENNA BEACH STREET, MIDWAY POINT TAS 7171	LUXE		F-WDNALB10LUXEA	
		4	DA PLAN SET - DA RF1 30.09.2026	RLW	03/10/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
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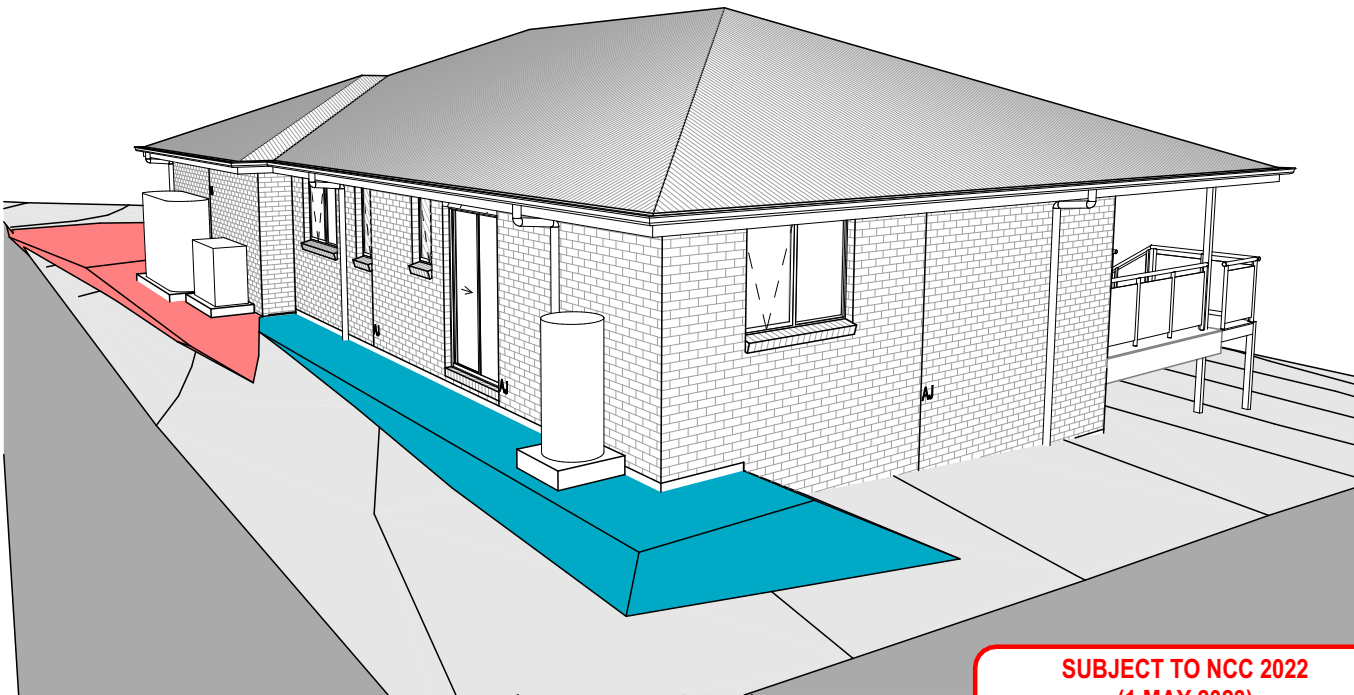
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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Sorell Council
Development Application: 5.2026.328.1 -
Response to Request For Information - 30
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	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE		KPH	04/09/2026	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
	© 2026	3	DA PLAN SET - ISSUE		RLW	20/09/2026	30 PENNA BEACH STREET, MIDWAY POINT TAS 7171			LUXE			F-WDNALB10LUXEA		
		4	DA PLAN SET - DA RFI 30.09.2026		RLW	03/10/2026	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
						136 / - / 300456		SORELL	3D VIEWS		19 / 21		714836		

Template Version: 24.043

WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED 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 WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPRROF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - **FOR REDUCING THE HEATING AND COOLING LOADS**
TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.

3.12.1.1 - **FOR BUILDING FABRIC THERMAL INSULATION**
BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - **FOR COMPENSATING FOR A LOSS OF CEILING INSULATION**
REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE
(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENERATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.
(ii) IF NO ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN CEILING PENETRATION AREA MUST BE CALCULATED AND THE NECESSARY ADJUSTMENT MADE TO THE SPECIFIED INSULATION AS PER TABLE 3.12.1.1B OF NCC

3.12.1.5(c) **AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION**
FOR CONCRETE SLAB ON GROUND WITH IN SLAB HEATING OR COOLING.

3.12.3 - **FOR BUILDING SEALING**
3.12.3.1 - CHIMNEYS AND FLUES
THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 - **ROOF LIGHTS**
(a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:
(i) A CONDITIONED SPACE; OR
(ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8
(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:
(i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR
(ii) A WATERPROOF SEAL; OR
(iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - **EXTERNAL WINDOWS AND DOORS**
(a) A SEAL TO RESTRIC AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
(i) WHEN SERVING A CONDITIONED SPACE; OR
(ii) IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
(b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
(c) A SEAL REQUIRED BY (a)
(i) FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
(ii) FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - **EXHAUST FANS**
AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:
(a) A CONDITIONED SPACE; OR
(b) A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - **CONSTRUCTION OF ROOF, WALLS AND FLOORS**
(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:
(i) A CONDITIONED SPACE; OR
(ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
(b) CONSTRUCTION REQUIRED BY (a) MUST BE:
(i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
(ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - **EVAPORATIVE COOLERS**
AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:
(a) A HEATED SPACE; OR
(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - **ARTIFICIAL LIGHTING**
(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:
(i) 5W/m² IN A CLASS 1 BUILDING
(ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
(iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.
(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

**Sorell Council**
Development Application: 5.2026.328.1 -
Response to Request For Information - 30
Penna Road, Midway Point - P2.pdf
Plans Reference: P2
Date received: 7/10/2026

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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