

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

**7 LYTHAM CRESCENT, MIDWAY POINT
(CT300456/156)**

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 27th October 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 27th October 2026**.

APPLICATION NO: 5.2026.329.1

DATE: 10 October 2026



- Roads**
- DSG Roads
 - Council Roads
- Property**
- property
 - Titles



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.

200 m



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

Full description of Proposal:	Use: Residential Dwelling
	Development: New Dwelling
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 499,000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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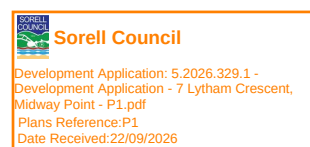
Location of proposed works:	Street address: 7 Lytham Crescent
	Suburb: Midway Point Postcode: 7171
	Certificate of Title(s) Volume: 300456 Folio: 156

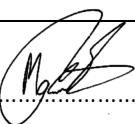
Current Use of Site	Vacant
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Current Owner/s:	Name(s) JAC Estates PTY LTD
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</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:  Date: 21.9.2026

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 156
EDITION 1	DATE OF ISSUE 11-May-2026

SEARCH DATE : 12-June-2026

SEARCH TIME : 02.13 pm

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 156 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](#) EASEMENTS in Schedule of Easements

[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

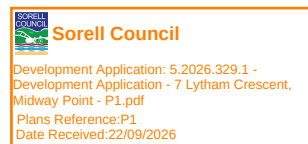
[SP183934](#) FENCING PROVISION in Schedule of Easements

[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



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: 5.2026.329.1 - Development Application - 7 Lytham Crescent, 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").

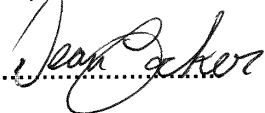
Lots 124, 137 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 3.50 WIDE (SP 185905) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 185905)"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

 **Sorell Council**
Development Application: 5.2026.329.1 -
Development Application - 7 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026

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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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.

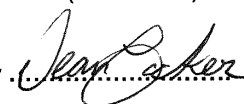
Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'E' 3.00 WIDE (SP 185905)" as shown on the plan.

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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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

[Signature]

Director

[Signature]

[Signature]
 JASON SAMS
 SOLICITOR FOR
 SUBDIVISION
 7/5/26

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Sorell Council
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP300456
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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:

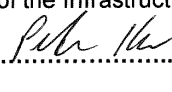
- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, 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: 

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.

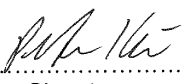
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

"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 PETER KNIZ
Director Full Name (print) Director Full Name



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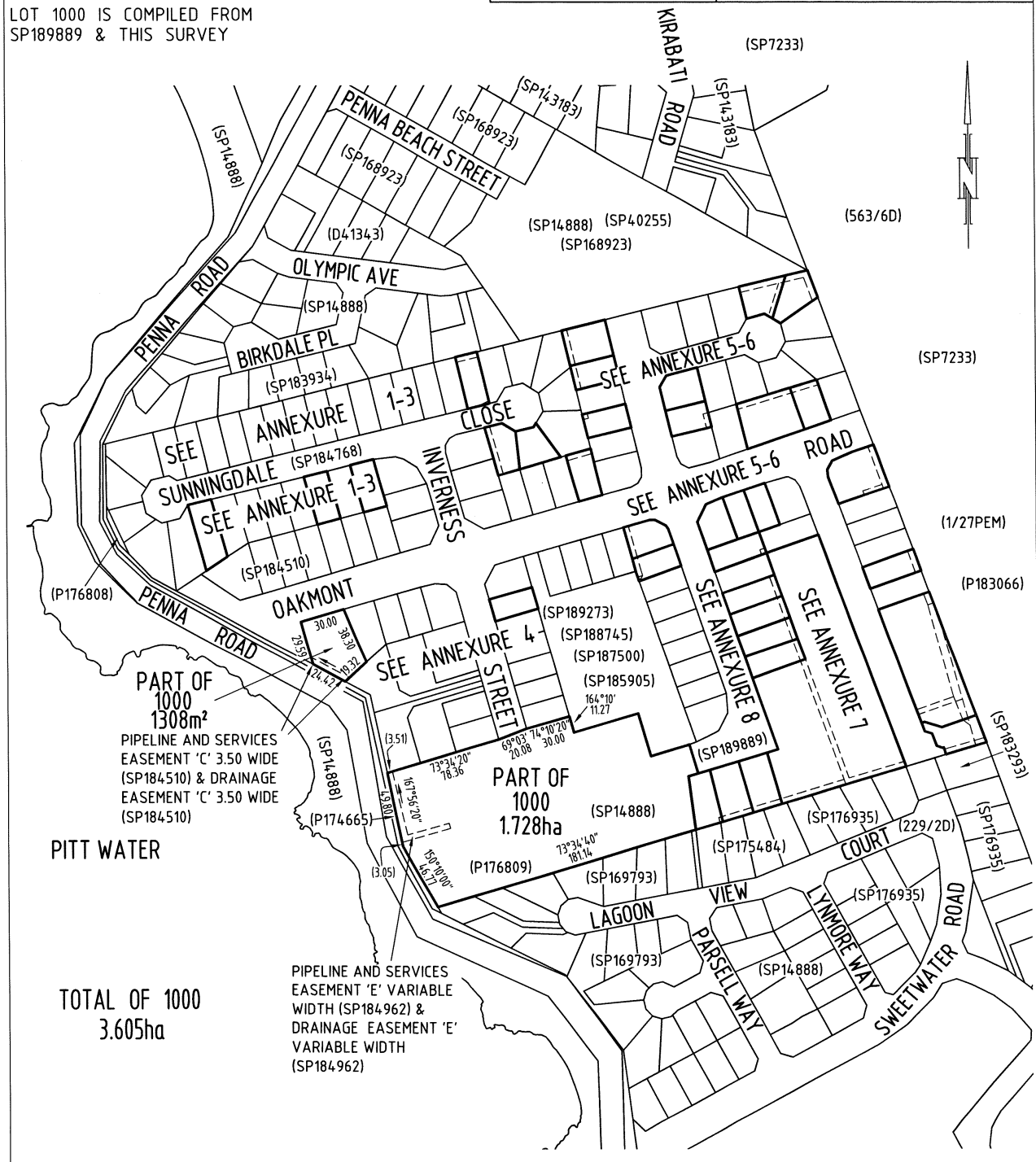
OWNER: JAC ESTATES PTY LTD	PLAN OF SURVEY		REGISTERED NUMBER SP300456
FOLIO REFERENCE: 189889/1000	BY SURVEYOR: OPDA M. M. STRATTON of 127 BATHURST STREET, HOBART	APPROVED EFFECTIVE FROM 11 MAY 2026	
GRANTEE: PART OF LOT 306, 120 ACRES GTD TO JOHN LORD	LOCATION: PEMBROKE-SORELL	Recorder of Titles	
SCALE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

INDEX PLAN

LOT 1000 IS COMPILED FROM
SP189889 & THIS SURVEY

PRIORITY FINAL PLAN

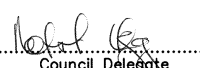
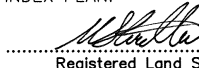
ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

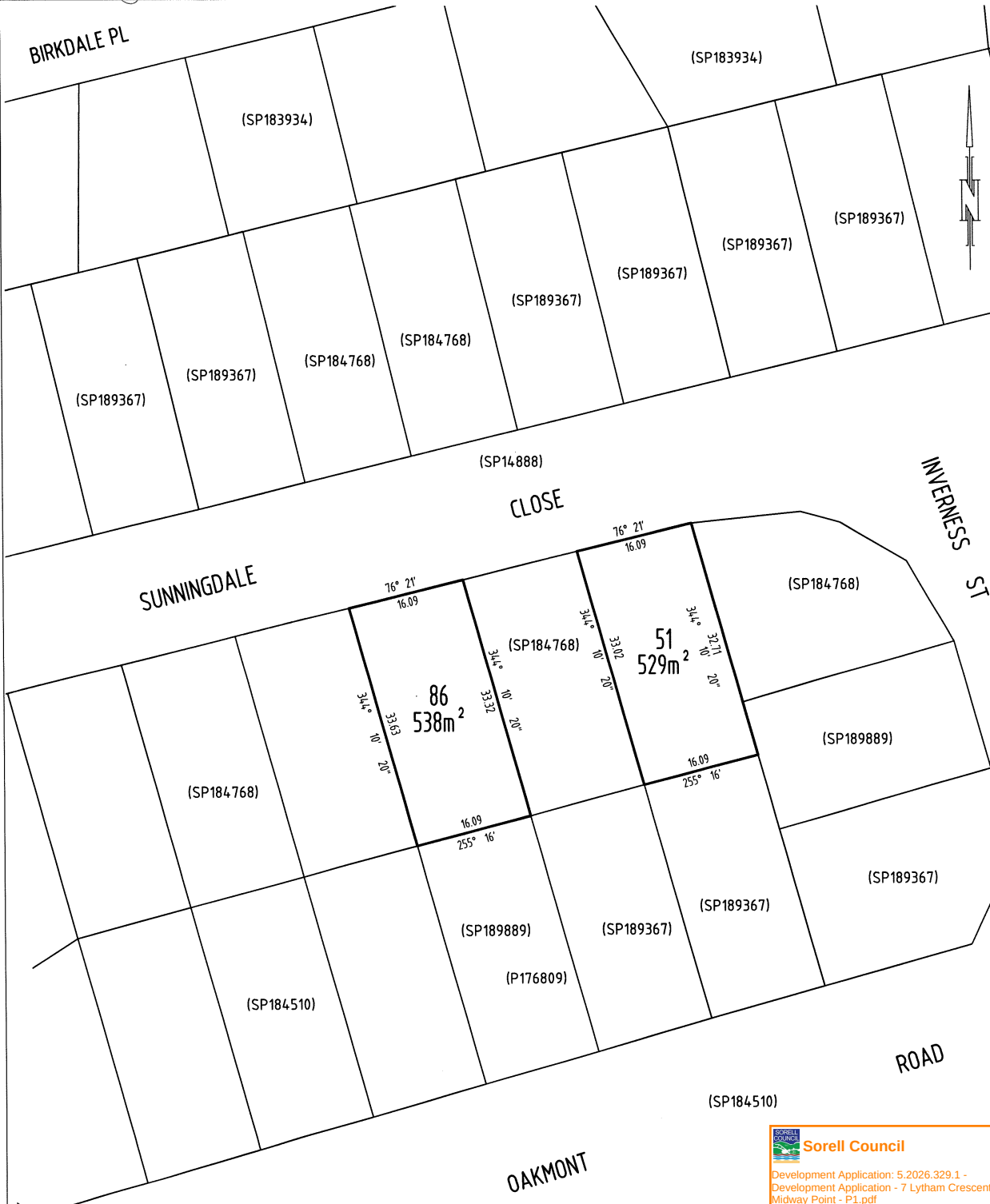


 Registered Land Surveyor	20/04/2026 Date	 Sorell Council	 Council Delegate	27.4.26 Date
------------------------------	--------------------	---------------------------	----------------------	-----------------

Development Application: 5.2026.329.1 -
Development Application - 7 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026

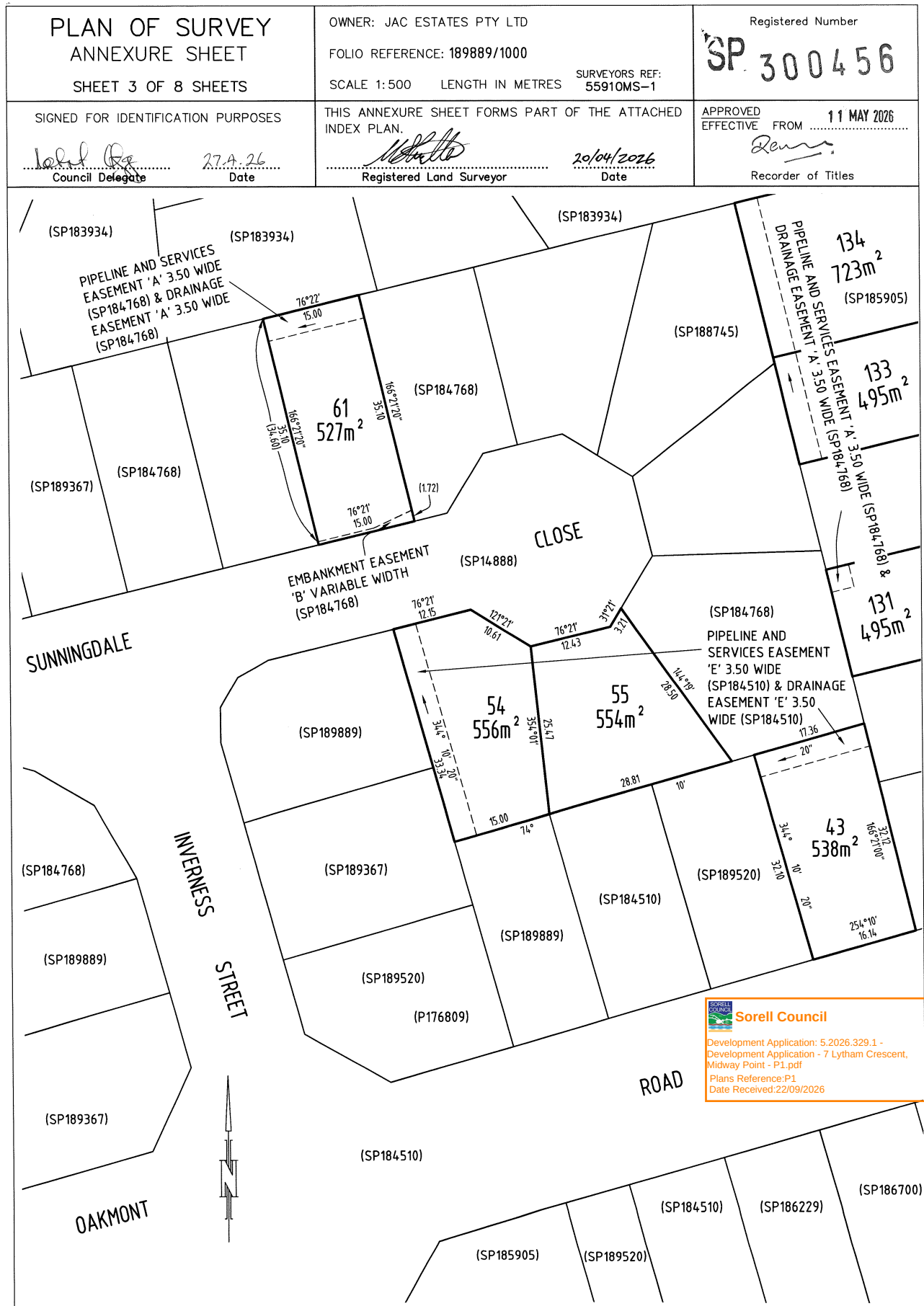


PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 8 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55910MS-1	Registered Number SP300456
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 27.4.26 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX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



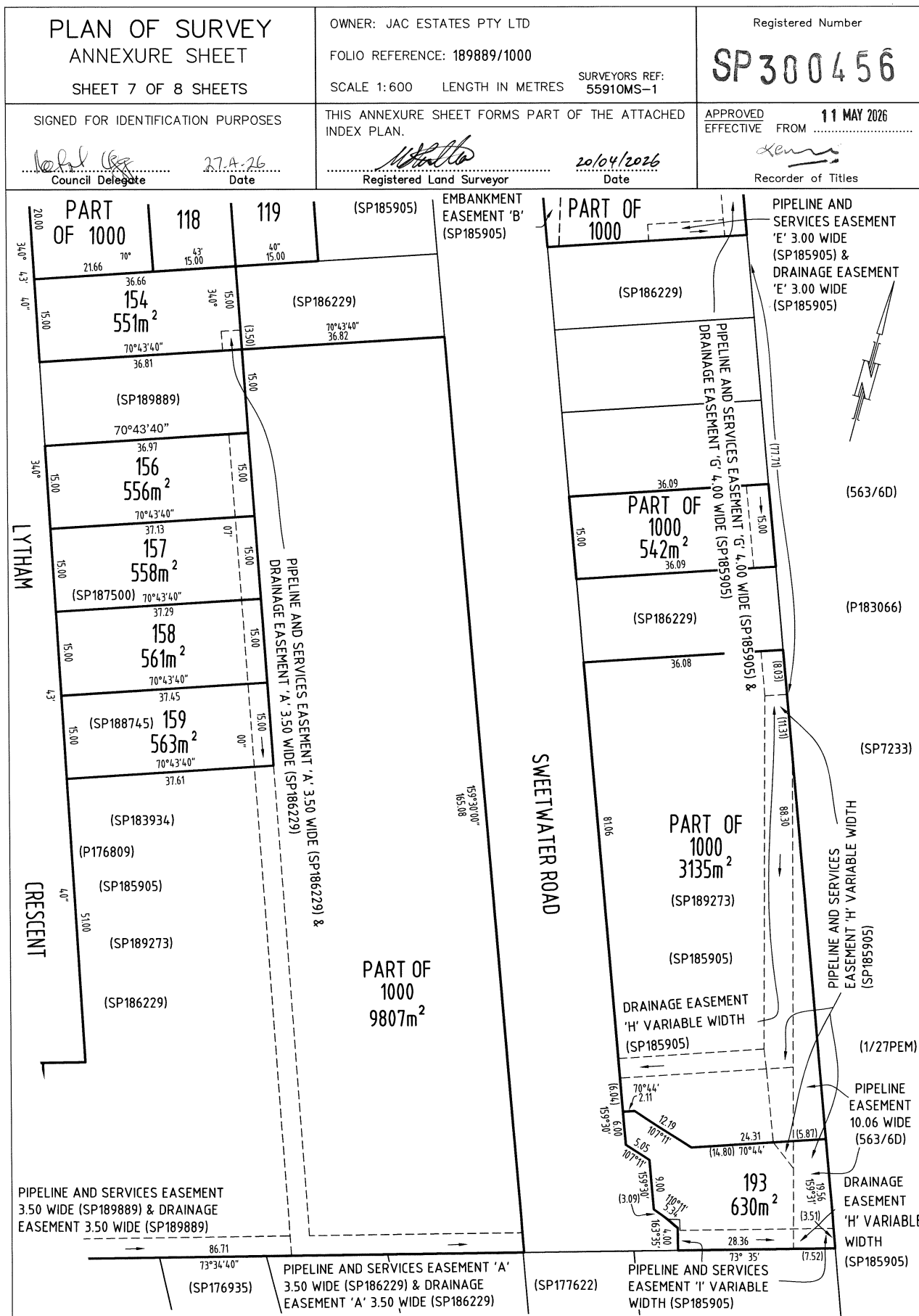
 **Sorell Council**

Development Application: 5.2026.329.1 -
 Development Application - 7 Lytham Crescent,
 Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 22/09/2026





Sorell Council
 Development Application: 5.2026.329.1 -
 Development Application - 7 Lytham Crescent,
 Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 22/09/2026



PLAN OF SURVEY ANNEXURE SHEET SHEET 8 OF 8 SHEETS			OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 SCALE 1:600 LENGTH IN METRES SURVEYORS REF: 55910MS-1	Registered Number SP300456
SIGNED FOR IDENTIFICATION PURPOSES			THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.	APPROVED EFFECTIVE FROM 11 MAY 2026
1088168 Council Delegate 27.4.26 Date			<i>[Signature]</i> Registered Land Surveyor 20/04/2026 Date	<i>[Signature]</i> Recorder of Titles

PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP185905)

PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP187500)

(SP187500)

(SP183934)

(SP189520)

(SP189273)

(SP186229)

(SP185905)

147
448m²
(SP187500)
70°44'29.50"

(SP187500)

(SP187500)

(SP187500)

(SP187500)

(SP187500)

(SP189889)

(SP189889)

(SP188745)

167
597m²
(SP175484)
163°34'20"

166
729m²
(SP175484)
163°34'20"

165
703m²
(SP175484)
163°34'20"

PIPELINE AND SERVICES EASEMENT 3.50 WIDE (SP189889) & DRAINAGE EASEMENT 3.50 WIDE (SP189889)

118
450m²
(SP185905)
70°43'40"

154
551m²
(SP189889)
70°43'40"

156
556m²
(SP189889)
70°43'40"

157
558m²
(SP189889)
70°43'40"

158
561m²
(SP186700)
70°43'40"

159
563m²
(SP186700)
70°43'40"

163
597m²
(SP175484)
163°34'20"

166
729m²
(SP175484)
163°34'20"

165
703m²
(SP175484)
163°34'20"

PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP186229) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP186229)

163
597m²
(SP175484)
163°34'20"

166
729m²
(SP175484)
163°34'20"

165
703m²
(SP175484)
163°34'20"

PIPELINE AND SERVICES EASEMENT 3.50 WIDE (SP189889) & DRAINAGE EASEMENT 3.50 WIDE (SP189889)



GES

geo-environmental
solutions

DISPERSIVE SOIL ASSESSMENT

JOB NUMBER

J13263

ADDRESS

Lot 156 Lytham Crescent

Midway Point

CLIENT

JOSCON Tasmania Pty Ltd



Sorell Council

Development Application: 5.2026.329.1 -
Response to Request For Information - 7 Lytham
Crescent, Midway Point - P2.pdf

Plans Reference: P2
Date Received: 01/10/2026

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E| office@geosolutions.net.au
www.geosolutions.net.au



Investigation Details

Client:	JOSCON Tasmania Pty Ltd
Site Address:	Lot 156 Lytham Crescent, Midway Point
Date of Inspection:	12/06/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	300456/156
Title Area:	Approx. 545.3 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation , Airport obstacle limitation area
Slope & Aspect:	7° NE facing slope
Vegetation:	Grass & Weeds

Background Information

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



Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. In-situ testing was undertaken at the time of investigation to provide an indication of the bearing capacity of the materials encountered.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.40	0.00-0.10	SM	Silty SAND: trace of clay, grey, brown, slightly moist, medium dense
0.40-1.30	0.10-0.80	CI	Sandy CLAY: medium plasticity, yellow, brown, slightly moist, stiff
1.30-1.50	0.80-0.90	GC	Clayey GRAVEL: grey, white, slightly moist, very dense, refusal on rock/boulder.



Site Notes

The soil on site has formed from Quaternary sediments. The subsoil was tested for dispersion using the Emerson Test and was found to be dispersive Class 2(3) -obvious milkiness, >50% of the aggregate affected.

Dispersive Soil Assessment

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

Potential for dispersive soils

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

Soil sampling and testing

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

The soil samples taken from site were found to be dispersive Class 2(3) -obvious milkiness, >50% of the aggregate affected.

Table 1 - Emerson Test Results

Sample	Texture	Emerson Class	Description
Sample 1	CLAY	Class 2(3)	obvious milkiness, >50% of the aggregate affected
Sample 2	CLAY	Class 2(3)	obvious milkiness, >50% of the aggregate affected



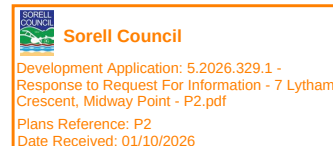
Surrey Council

Development Application: 5.2026.329.1 -
Response to Request For Information - 7 Lytham
Crescent, Midway Point - P2.pdf
Plans Reference: P2
Date Received: 01/10/2026



Management Recommendations

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



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

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

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

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



- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

Conclusions

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

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

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

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



APPENDIX A - Disclaimer

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

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

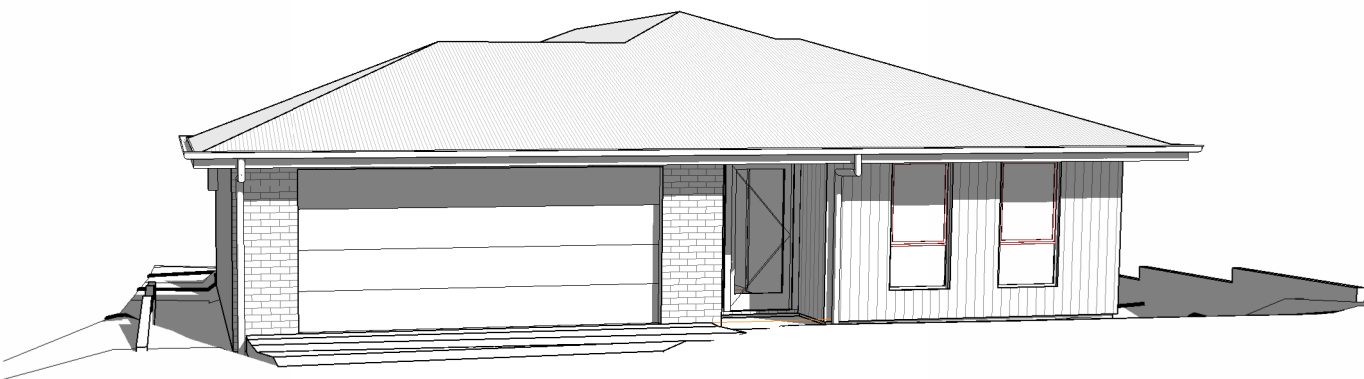
This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

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

PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT
JOSCON TASMANIA

2061

PD26378



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	LIVABLE HOUSING DESIGN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	ELECTRICAL/REFLECTED CEILING PLAN
11	PERSPECTIVES

ENSURE ALL WORKS IN ACCORDANCE WITH DISPERSIVE SOIL GUIDELINES OUTLINED IN GES REPORT JOB NO: J13243

COASTAL ENVIRONMENTS (C.E.)

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1km OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS. ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 300456/156
SITE AREA: 556m2
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: 12.5
OTHER KNOWN HAZARDS: DISPERSIVE SOILS

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Prime Design
your build, your way

L: 10 Goodman Court , Invermay, 7248
p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:

bdag
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

primedesigntas.com.au
Frank Geskus -No CC246A

 **Sorell Council**
Development Application: 5.2026.329.1 -
Response to Request For Information - 7 Lytham
Crescent, Midway Point - P2.pdf
Plans Reference: P2
Date Received: 01/10/2026

 **JOSCON**
TASMANIA

FLOOR AREA	130.02	m2	(14.00 SQUARES)
GARAGE FLOOR AREA	41.10	m2	(4.42 SQUARES)
TOTAL AREA	171.11		18.42

SEPTEMBER 2026
PLANNING

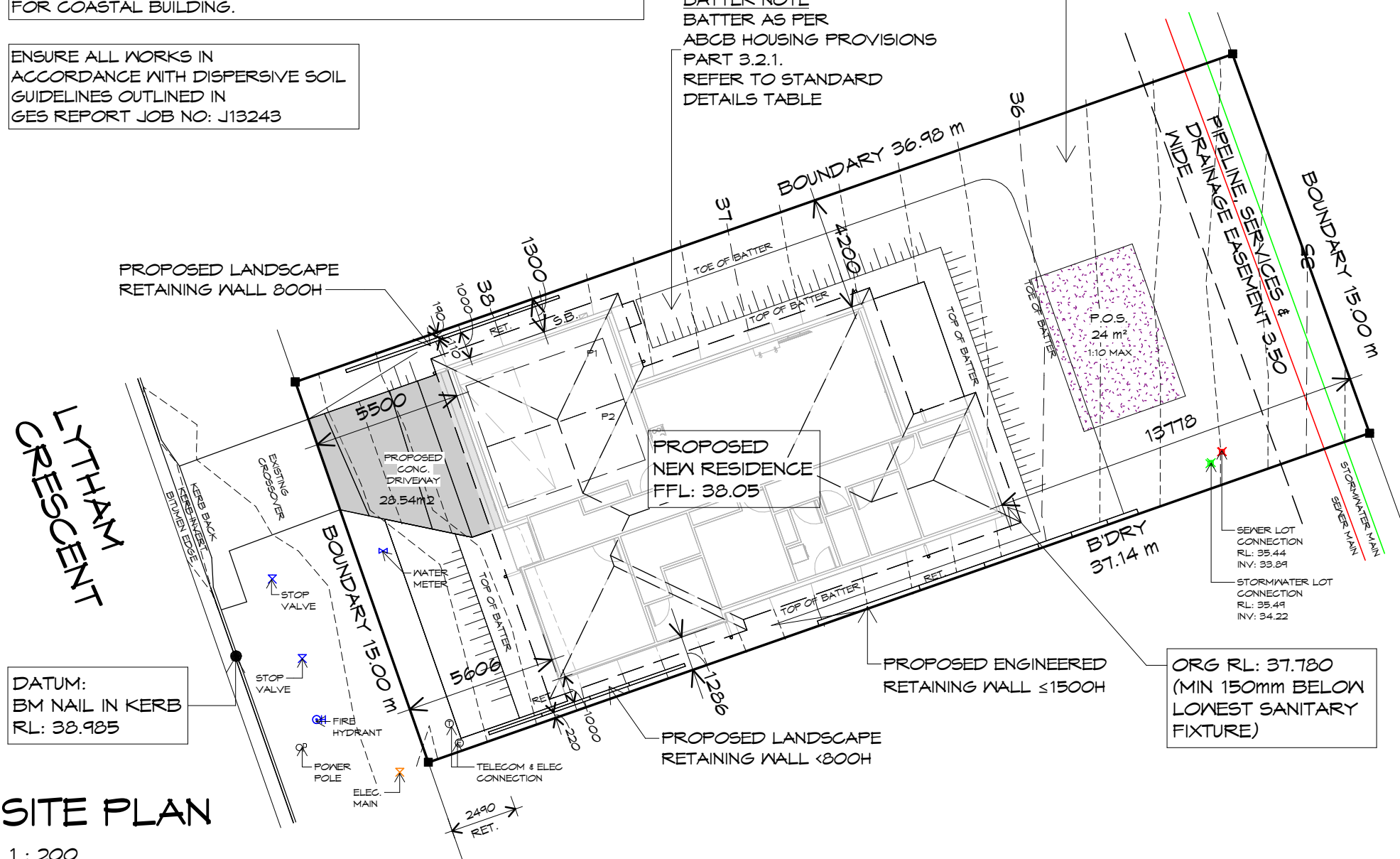
ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1km OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS.
ALL CONCRETE TO BE MIN 32MPA.

ENSURE ALL WORKS IN
ACCORDANCE WITH DISPERSIVE SOIL
GUIDELINES OUTLINED IN
GES REPORT JOB NO: J13243

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

TITLE REF: 300456/156
LOT SIZE: 556m²

BATTER NOTE
BATTER AS PER
ABCB HOUSING PROVISIONS
PART 3.2.1.
REFER TO STANDARD
DETAILS TABLE



SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS
TO THE PROPOSED BUILDING ARE TO THE
EXTERNAL CLADDING U.N.O.

/BLOCK WALL SCHEDULE	
WALL TYPE	WALL AREA
PD_Block 190	15 m ²
Grand total	15 m ²

NOTE:
THE WALL AREAS CALCULATED BY
REVIT ARE APPROXIMATE, GENERALLY
PROVIDING RESULTS WITH +/- 1% TO 2%
ACCURACY. BUILDER TO CONFIRM ALL AREAS.

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER
DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE. OPENING WIDTH IS 4.8m

SITE COVERAGE

BUILDING FOOTPRINT 171.11m² /SITE AREA 556m² = 0.307
TOTAL SITE COVERAGE 30.77%

PRIVATE OPEN SPACE

24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR

SURVEYORS NOTES:

- WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.
- PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS.
- ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.
- DATUM - VERTICAL : AHD PER SPM9655 WITH REPUTED AHD LEVEL OF 26.373 FROM SURCOM ON 11/09/2024
- DATE OF SURVEY : 29/05/2026
- HORIZONTAL DATUM: MGA202
- VERTICAL DATUM: AHD
- CONTOUR INTERVAL: 0.20m

DRIVEWAY GRADIENT

MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT

PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
26.26	197.39

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY REVIT ARE APPROXIMATE, GENERALLY PROVIDING RESULTS WITH +/- 1% TO 2% ACCURACY

 **Sorell Council**

Development Application: 5.2026.329.1 -
Response to Request For Information - 7 Lythan
Crescent, Midway Point - P2.pdf

Plans Reference: P2
Date Received: 01/10/2026



Prime
Design

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H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



BDA
BUILDING DESIGN AWARDS

Date: 16.09.2026	Drafted by: A.D.	Approved by: Approver
Project/Drawing no: PD26378 - 01	Scale: 1 : 200	Revision: 01

Accredited building practitioner: Frank Giskus -No CC246A
 COPYRIGHT: These drawings and designs and the copyright thereof are the sole
 property of Prime Design Tas PTY Ltd



JOSCON

TASMANIA

NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION
-----------	-------------

Client name:
JOSCON TASMANIA

Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

Drawing:
SITE PLAN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

GP		GRATED PIT - 450x450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY/BATTERS
SP		SEDIMENT PIT - 300x300 EVERHARD SURFACE DRAINAGE PIT
		WET AREAS
		SEWER LINE
		STORMWATER LINE
WT.		WATER TANK TO COMPLY WITH RESTRICTIVE COVENANTS
		AG DRAIN - AS NOTED
		G.T. 150 WIDE GRATED TRENCH

TRENCH BACKFILL PER SITE CLASS
TO COMPLY WITH AS2870 PART 5.6.3

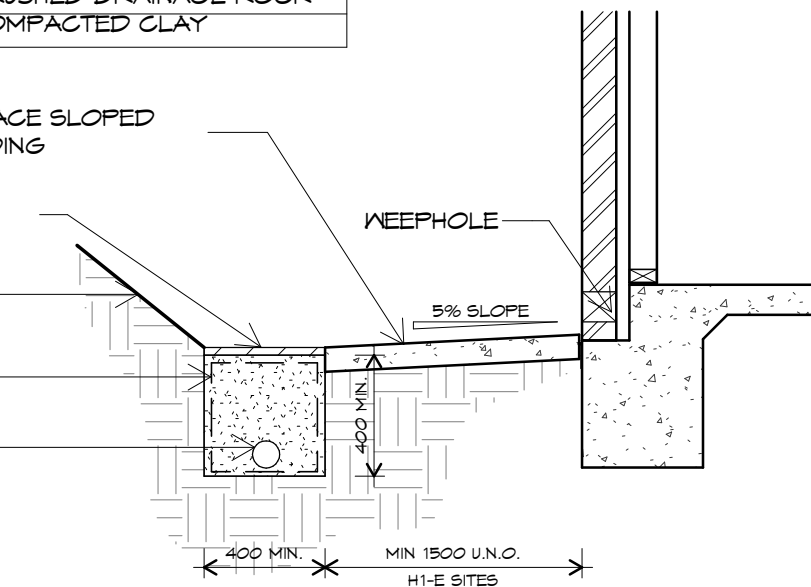
<u>SOIL CLASS</u>	<u>BACKFILL MATERIAL</u>
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY

TRENCH BACKFILL
PER TABLE

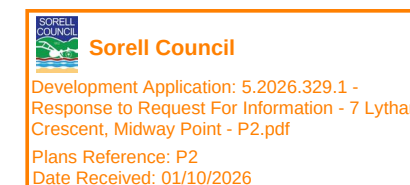
EMBANKMENT

GEOTEXTILE
FILTER _____

AG DRAIN @ MIN.
1% GRADIENT——



N.T.S.



Prime
Design

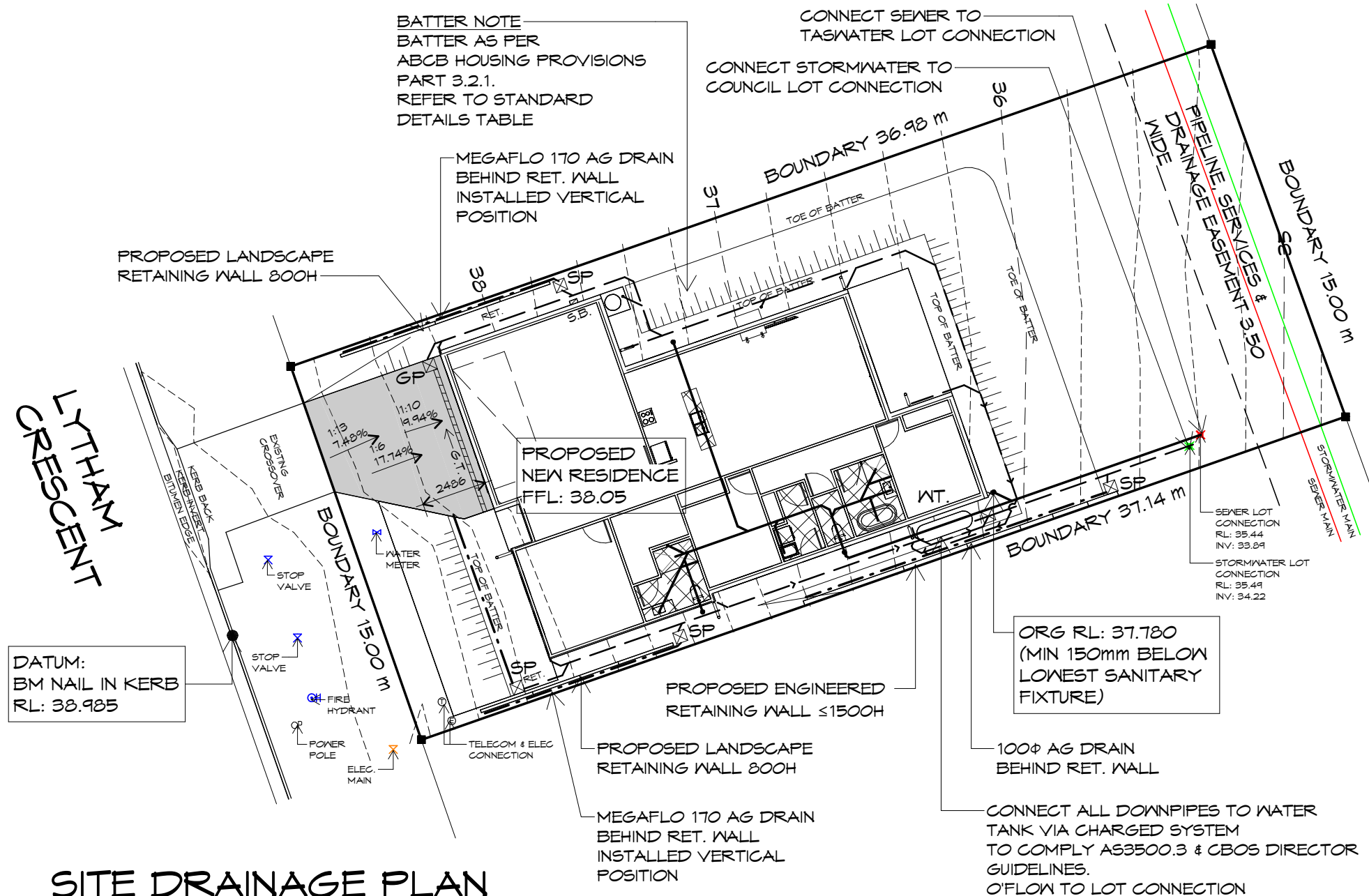
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
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Date: 16.09.2026 Drafted by: A.D. Approved by: Approver

Project/Drawing no:	Scale:	Revision:
PD26378 - 02	As indicated	01

Accredited building practitioner: Frank Gekus -No CC246A
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1 : 200

ENSURE ALL WORKS IN
ACCORDANCE WITH DISPERSIVE SOIL
GUIDELINES OUTLINED IN
GES REPORT JOB NO: J13243

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

NOTE:
ALL DOWNPIPES TO BE CONNECTED TO
ONSITE RAINWATER TANK VIA CHARGED
SYSTEM.
TANK AND PIPEWORK INSTALLATION TO
COMPLY WITH AS3500.3 & CBOS DIRECTOR
GUIDELINES FOR WATER TANKS

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2025 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2025 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2025 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2025 PART 2



JOSCON
TASMANIA

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
JOSCON TASMANIA

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

Drawing:
SITE DRAINAGE PLAN

Date: 16.09.2026 Drafted by: A.D. Approved by: Approver

Project/Drawing no:	Scale:	Revision:
PD26378 - 02	As indicated	01

Accredited building practitioner: Frank Gekus -No CC246A
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PROPOSED RESIDENCE AT
7 LYTHAM CRESCENT,
MIDWAY POINT

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.
REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGEMENT PLAN

 **Sorell Council**
Development Application: 5.2026.329.1 -
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Crescent, Midway Point - P2.pdf
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Design**

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info@primedesigntas.com.au primedesigntas.com.au

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
JOSCON TASMANIA

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

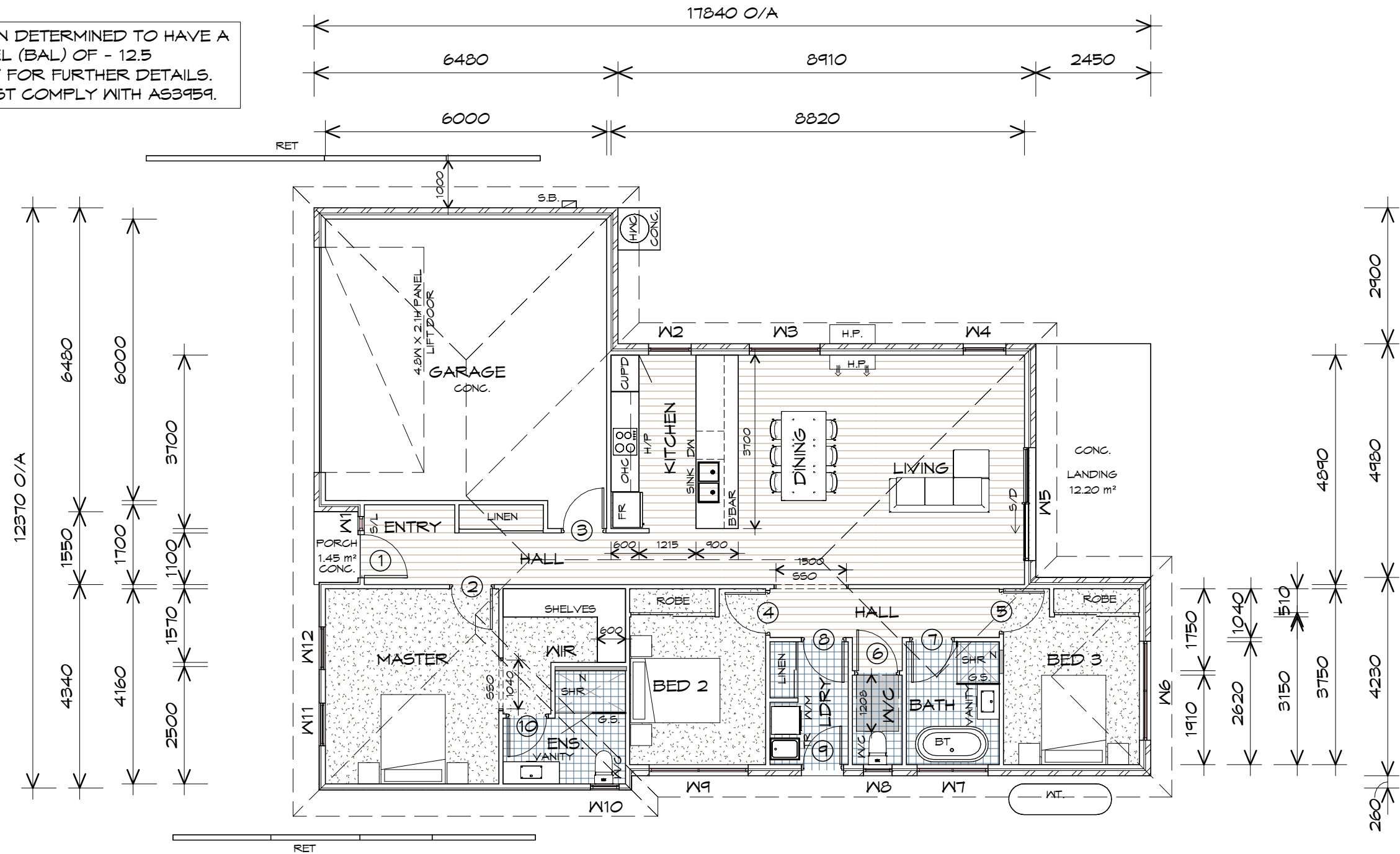
Drawing:
LOCALITY PLAN

Date: 16.09.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD26378 - 03
Scale: 1 : 2000
Revision: 01

Accredited building practitioner: Frank Geskus - No CC246A
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THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.



NOTE:
DIMENSIONS DO NOT
INCLUDE CLADDING

FLOOR PLAN

1 : 100

FLOOR AREA	130.02 m ²	(14.00 SQUARES)
GARAGE FLOOR AREA	41.10 m ²	(4.42 SQUARES)
TOTAL AREA	171.11	18.42

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.



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MIDWAY POINT

Drawing:
FLOOR PLAN

Sorell Council
Development Application: 5.2026.329.1 -
Response to Request For Information - 7 Lytham
Crescent, Midway Point - P2.pdf
Plans Reference: P2
Date Received: 01/10/2026

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Date: 16.09.2026 Drafted by: A.D. Approved by: Approver

Project/Drawing no: PD26378 - 04 Scale: 1 : 100 Revision: 01

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL ENTRY DOOR	COUPLED WITH W1
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	870	INTERNAL TIMBER DOOR	
9	820	GLAZED EXTERNAL DOOR	
10	820	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	300	FIXED WINDOW	COUPLED WITH D1
W2	2000	910	AWNING WINDOW	
W3	2100	1510	AWNING WINDOW	
W4	2000	910	AWNING WINDOW	
W5	2100	2410	SLIDING DOOR	
W6	900	2110	AWNING WINDOW	
W7	1200	1510	AWNING WINDOW	OPAQUE
W8	900	610	AWNING WINDOW	OPAQUE
W9	900	2110	AWNING WINDOW	
W10	900	610	AWNING WINDOW	OPAQUE
W11	1800	910	AWNING WINDOW	
W12	1800	910	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT 12.5 **BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

IMPORTANT NOTE:
ALL WINDOWS AND DOORS TO HAVE A HEAD HEIGHT OF +2160 FFL U.N.O.

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Date Received: 01/10/2026



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REV.	DATE	DESCRIPTION
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Client name:
JOSCON TASMANIA

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

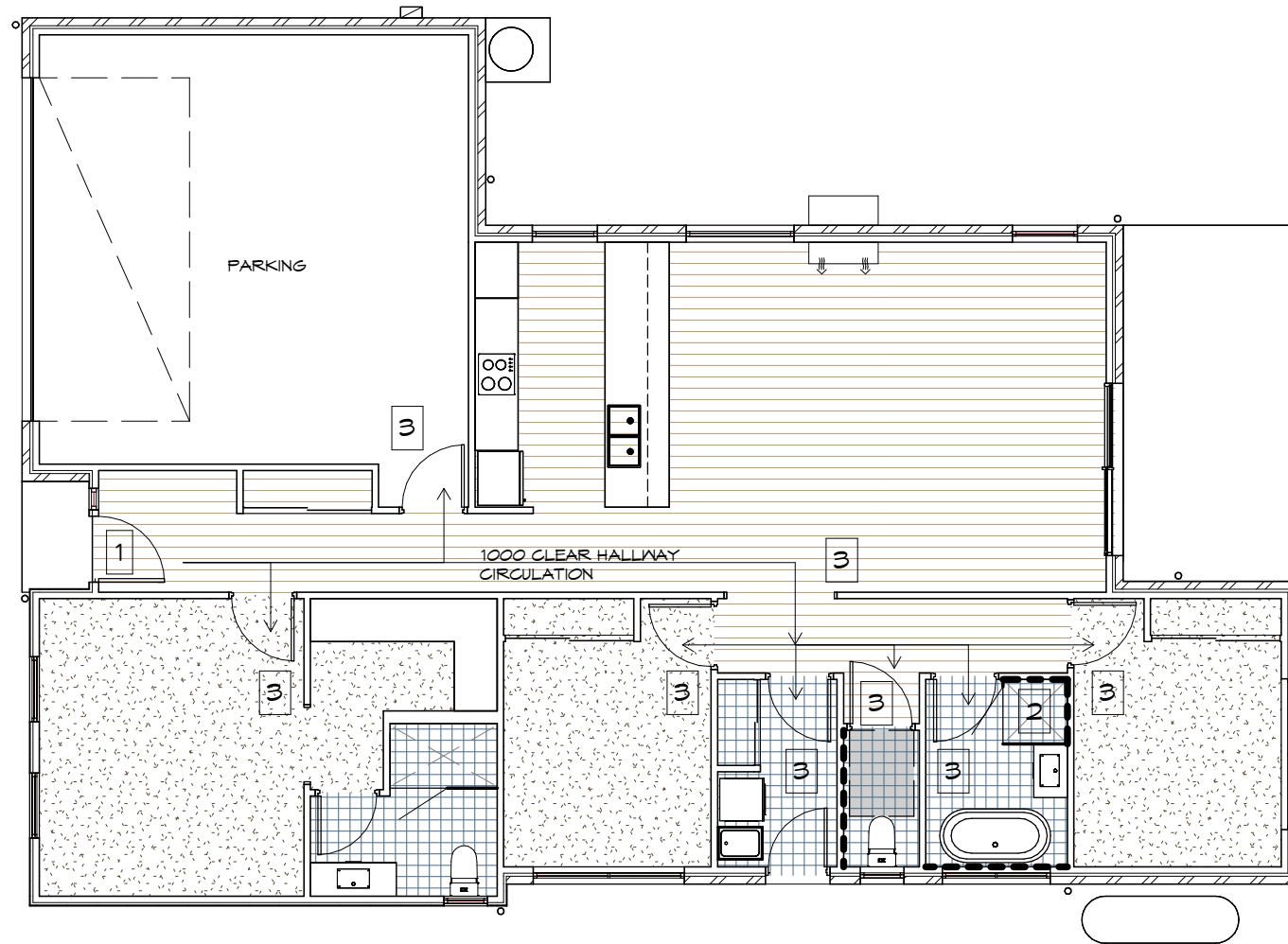
Drawing:
DOOR AND WINDOW SCHEDULES

Date: 16.09.2026	Drafted by: A.D.	Approved by: Approver
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Project/Drawing no: PD26378 - 05	Scale:	Revision: 01
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Frank Gekus -No CC246A



LEGEND

- 1 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY
- 2 CURBLESS SHOWER
- 3 A DOOR AS REQUIRED FOR LHDS PART 3 MIN 820 CLEAR OPENING WIDTH TO INTERNAL DOORWAYS

NOTE: THRESHOLDS OF AN INTERNAL DOORWAY SUBJECT TO PART 3, TO BE;

- LEVEL OR;
- HAVE A HEIGHT OF NOT MORE THAN 5mm IF LIP IS ROUNDED OR BEVELLED OR;
- RAMPED THRESHOLD IN ACCORDANCE WITH ABCB PART H8, & LHDS PART 3.2

--- LINE WALL WITH MIN 12mm STRUCTURAL PLYWOOD BEHIND PLASTER

900x1200 W/C CIRCULATION

← 1000 CLEAR HALLWAY CIRCULATION

LHDS PLAN

1 : 100

TO COMPLY WITH ABCB HOUSING PROVISIONS PART H8 & ABCB STANDARD FOR LIVABLE HOUSING DESIGN:

- PART 2.1, PART 3
- PART 4, PART 5, AND:
- PART 6. PART 1

IN ACCORDANCE WITH CBOS DIRECTORS DETERMINATION 2024

**Sorell Council**

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REV.	DATE	DESCRIPTION
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Client name:
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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

Drawing:
LIVABLE HOUSING DESIGN

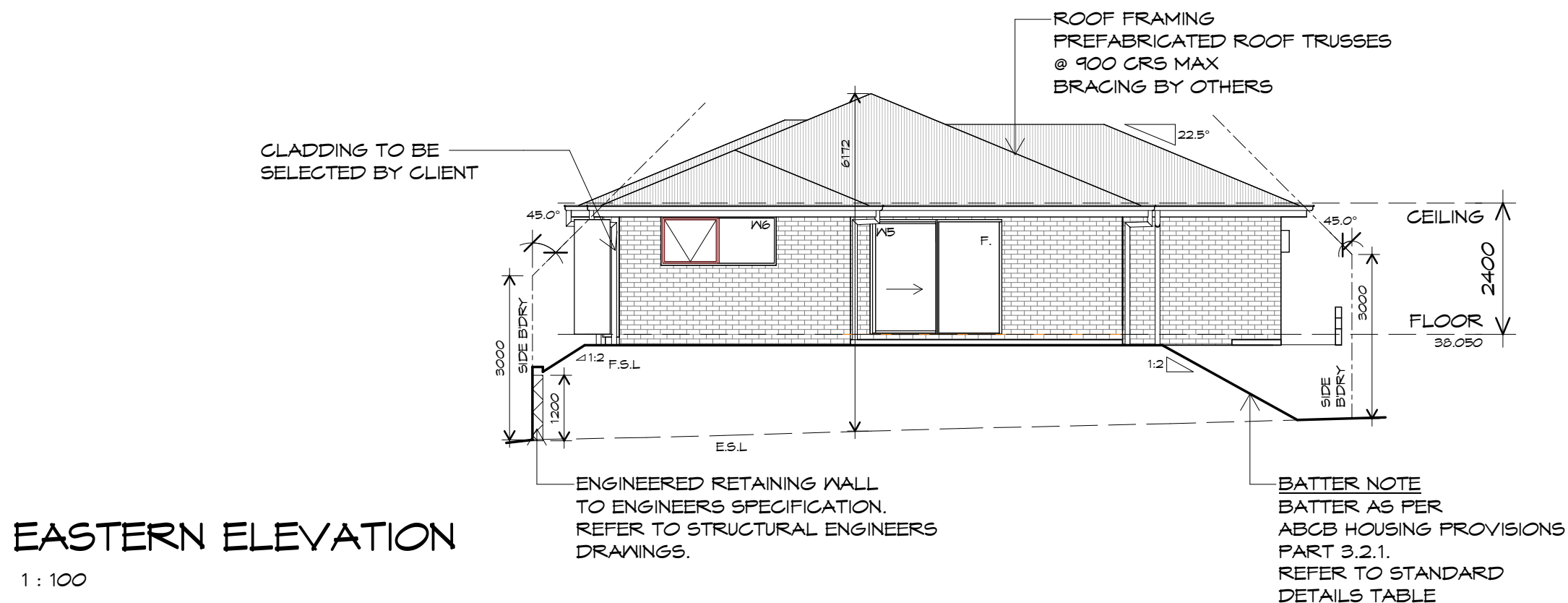
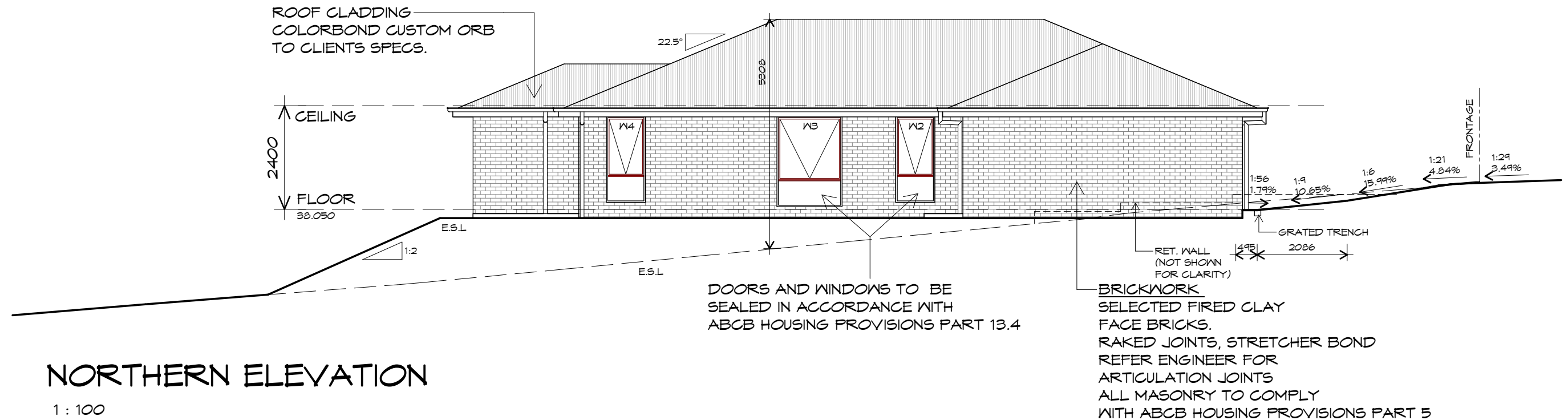


Date:	Drafted by:	Approved by:
16.09.2026	A.D.	Approver

Project/Drawing no:	Scale:	Revision:
PD26378 - 06	1 : 100	01

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ENSURE ALL WORKS IN
ACCORDANCE WITH DISPERSIVE SOIL
GUIDELINES OUTLINED IN
GES REPORT JOB NO: J13243



 **Sorell Council**

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Crescent, Midway Point - P2.pdf

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Date: 16.09.2026 Drafted by: A.D. Approved by: Approver

Project/Drawing no:	Scale:	Revision:
PD26378 - 07	1 : 100	01

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Client name:
JOSCON TASMANIA

PLANNING

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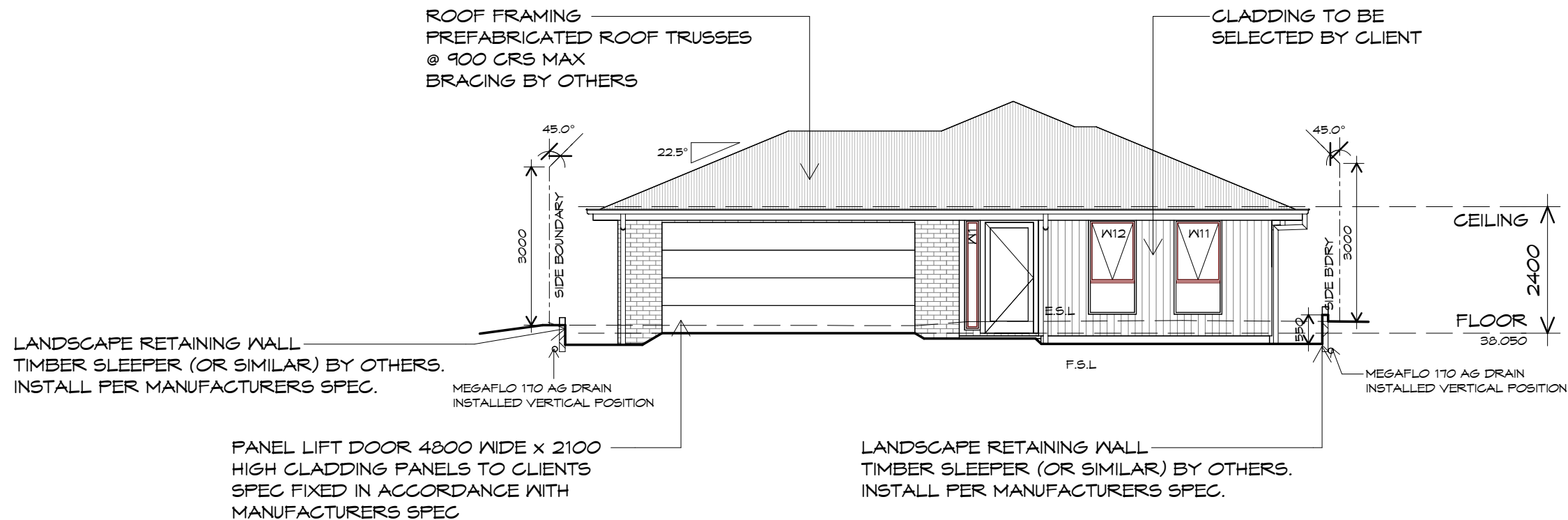
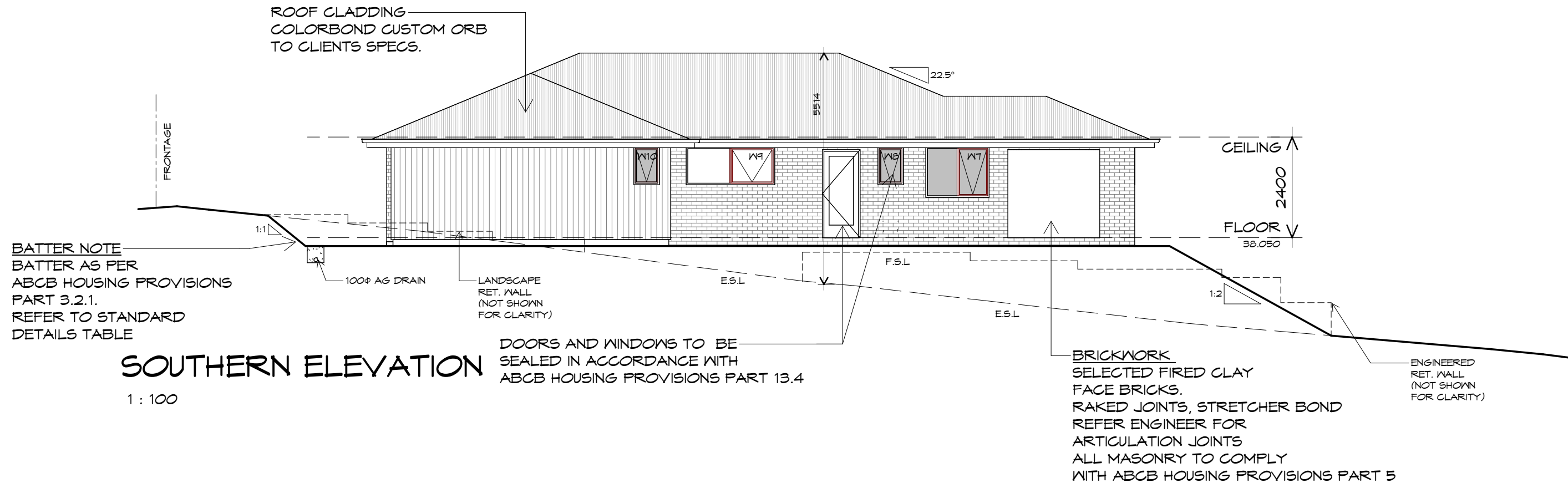
Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

Drawing:
ELEVATIONS

Date: 16.09.2026 Drafted by: A.D. Approved by: Approver

Project/Drawing no:	Scale:	Revision:
PD26378 - 07	1 : 100	01

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Crescent, Midway Point - P2.pdf
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 **JOSCON**
TASMANIA

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REV. DATE DESCRIPTION

Client name:
JOSCON TASMANIA

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

Drawing:
ELEVATIONS

Date: 16.09.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD26378 - 08
Scale: 1 : 100
Revision: 01

Accredited building practitioner: Frank Gekus - No CC246A
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ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

OVERFLOW MEASURES
INSTALL FRONT FACE SLOTTED GUTTER OR
10mm CONTROLLED BACK GAP, STAND OFF
BRACKET WITH SPACER.
BACK OF GUTTER INSTALLED A MINIMUM OF
10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH ABCB HOUSING
PROVISIONS PART 7.4.6

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
A533500.3:2021

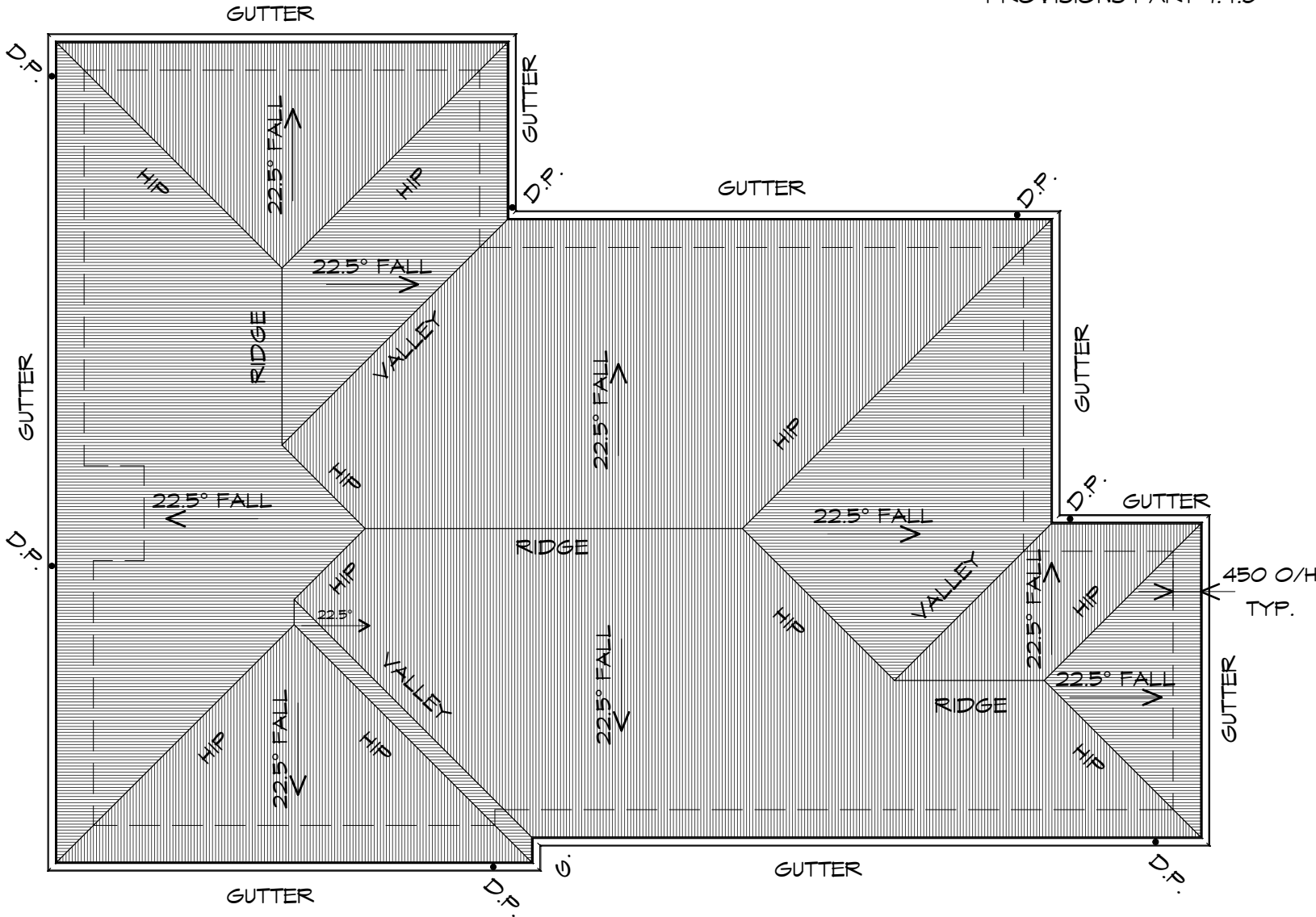
UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

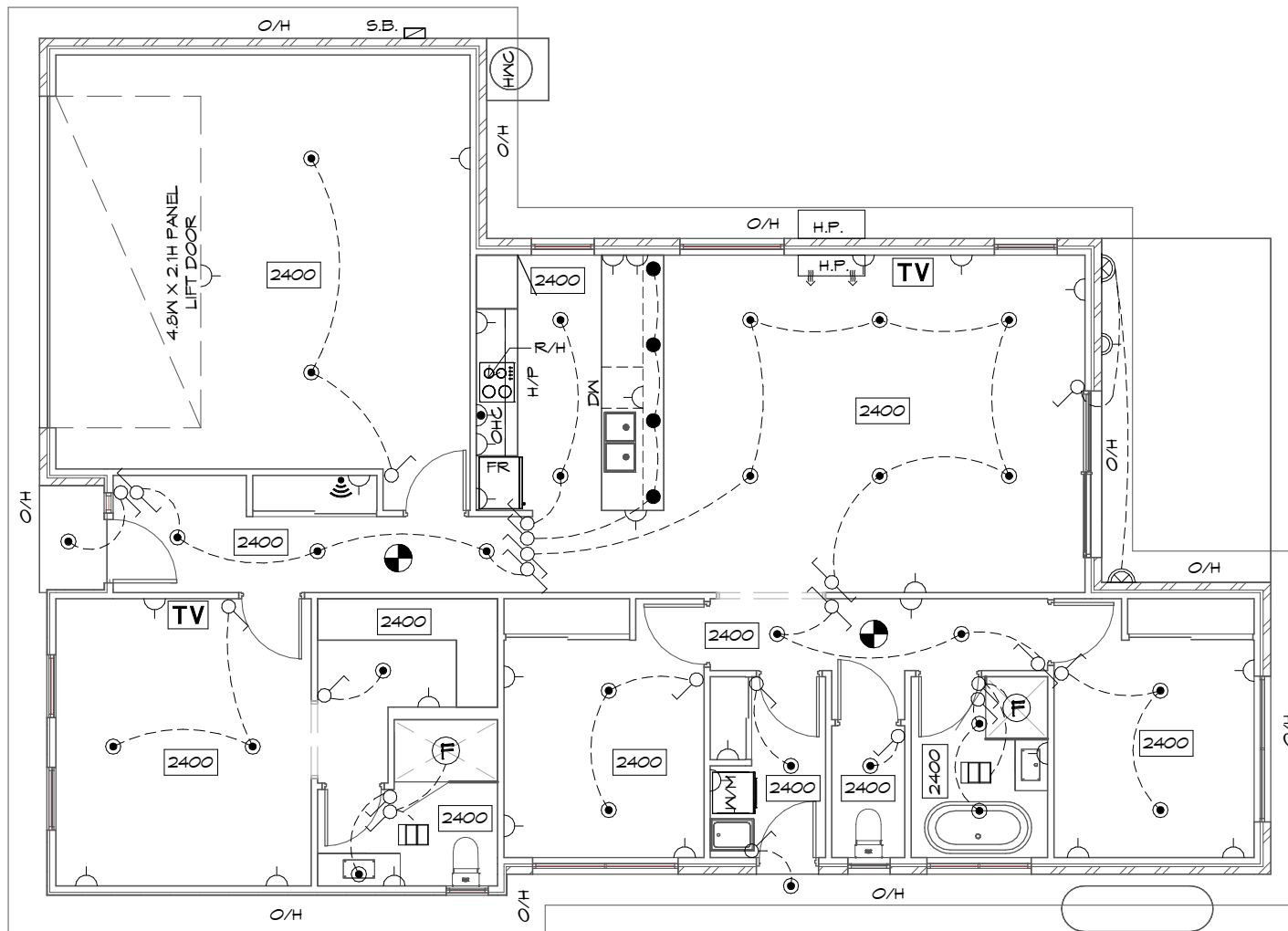
DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



ROOF PLAN

1 : 100



ELECTRICAL PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS. ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT.

IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ELECTRICAL

ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

ELECTRICAL INDEX

LIGHTING

- DOMINO TASTIC LIGHT
C/W DAMPER, EXHAUST TO OUTSIDE*
- L.E.D. - SEALED DOWN LIGHT *
- HANGING PENDANT
- WEATHERPROOF WALL LIGHT
- *INSTALL AS PER MANUFACTURERS SPECIFICATION

SWITCH TYPE

- ONE-WAY SWITCH
- TWO-WAY SWITCH

HEATING

- H.P. HEAT PUMP
- H.P. HEAT PUMP, OUTDOOR UNIT

WALL OUTLETS

- GENERAL PURPOSE OUTLET (DOUBLE)
- WEATHER PROOF OUTLET
- HOTPLATE SAFETY CUT-OFF
- T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

CEILING

- XXXX DENOTES CEILING HEIGHT
- O/H ROOF OVERHANG/EAVES

OTHER

- 240V SMOKE ALARM
- SWITCH BOX
- EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- Wi-Fi
- RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER
- OVERHEAD CUPBOARDS

ARTIFICIAL LIGHTING

RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:

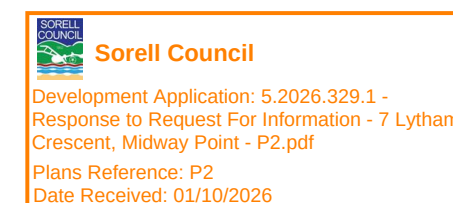
- 5W/m² FOR CLASS 1 BUILDING
- 4W/m² FOR VERANDAHs & BALCONIES
- 3W/m² FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

EXHAUST FANS

EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 12.5 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH AS3959.



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REV. DATE DESCRIPTION

Client name:
JOSCON TASMANIA

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

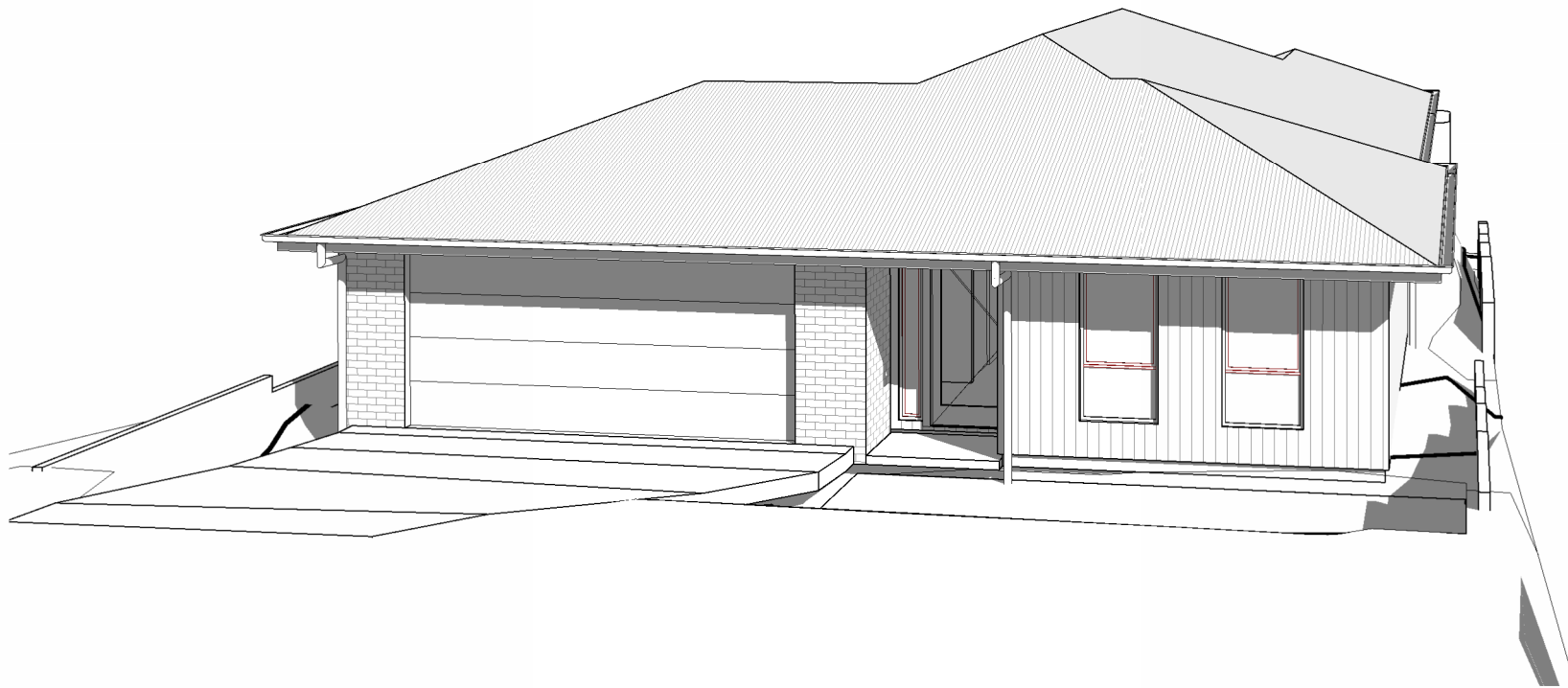
Drawing:
ELECTRICAL/REFLECTED CEILING PLAN



Date: 16.09.2026
Drafted by: A.D.
Approved by: Approver

Project/Drawing no: PD26378 - 10
Scale: 1 : 100
Revision: 01

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TASMANIA

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PLANNING
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Project:
PROPOSED NEW RESIDENCE
7 LYTHAM CRESCENT
MIDWAY POINT

Drawing:
PERSPECTIVES

Date:	Drafted by:	Approved by:
16.09.2026	A.D.	Approver

Project/Drawing no:	Scale:	Revision:
PD26378 - 11		01

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