

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

3 LYTHAM CRESCENT, MIDWAY POINT

PROPOSED DEVELOPMENT:

DWELLING (CT300456/154)

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: 5.2026.339.1

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.

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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 Dwelling
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 550,000

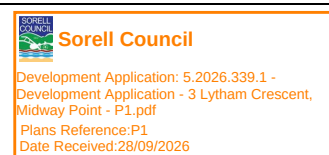
Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: Lot 154, 3 Lytham Crescent
	Suburb: Midway Point Postcode: 7171
	Certificate of Title(s) Volume: 154 Folio: 300456

Current Use of Site	Vacant Land
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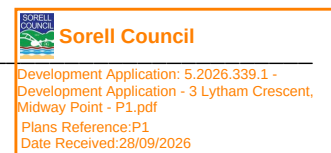
Current Owner/s:	Name(s) Wilson Homes Tasmania Pty Ltd
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ 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>28/09/2026</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 154
EDITION 1	DATE OF ISSUE 11-May-2026

SEARCH DATE : 27-July-2026

SEARCH TIME : 01.10 pm

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 154 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 NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 300456
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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: 5.2026.339.1 - Development Application - 3 Lytham Crescent, Midway Point - P1.pdf Plans Reference: P1 Date Received: 28/09/2026
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 300456
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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 

 **Sorell Council**
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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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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 

 **Sorell Council**
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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



Director




JASON SAMSE
SOLLISTER 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:

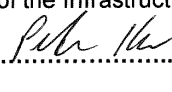
- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install,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

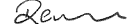
	
Director Signature	Director Signature

DEAN MURRAY COCKER	PETER KNIZ
Director Full Name (print)	Director Full Name

 **Sorell Council**
Development Application: 5.2026.339.1 -
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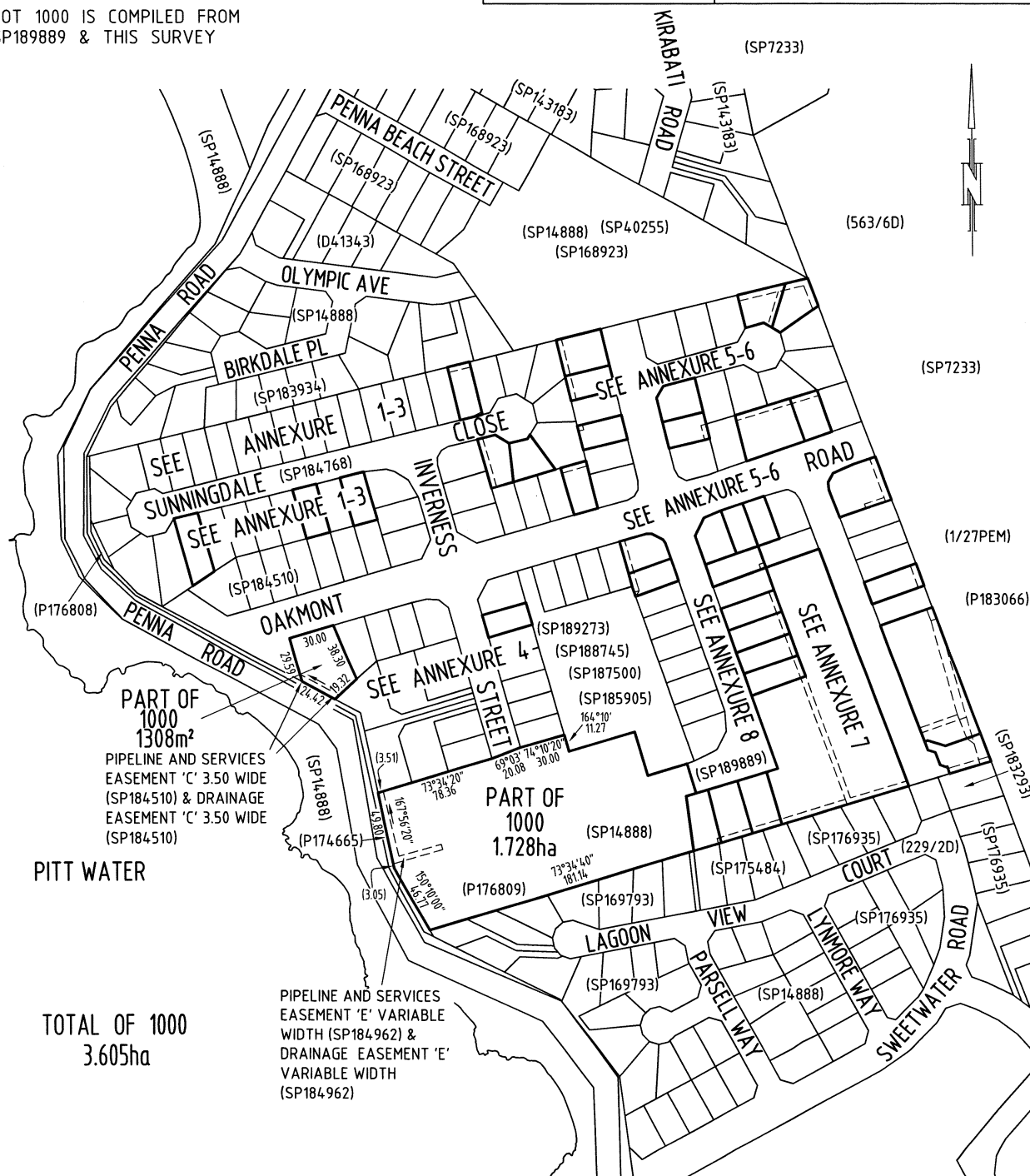
OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 GRANTEE: PART OF LOT 306, 120 ACRES GTD TO JOHN LORD	PLAN OF SURVEY BY SURVEYOR:  PDA SURVEYORS, ENGINEERS & PLANNERS M. M. STRATTON of 127 BATHURST STREET, HOBART LOCATION: PEMBROKE-SORELL		REGISTERED NUMBER SP300456
	SCALE 1: 2500	LENGTHS IN METRES	SURVEYORS REF 55910MS-1
INDEX PLAN	PRIORITY FINAL PLAN	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN APPROVED  11 MAY 2026 EFFECTIVE FROM Recorder of Titles	

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

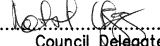
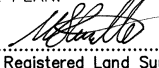


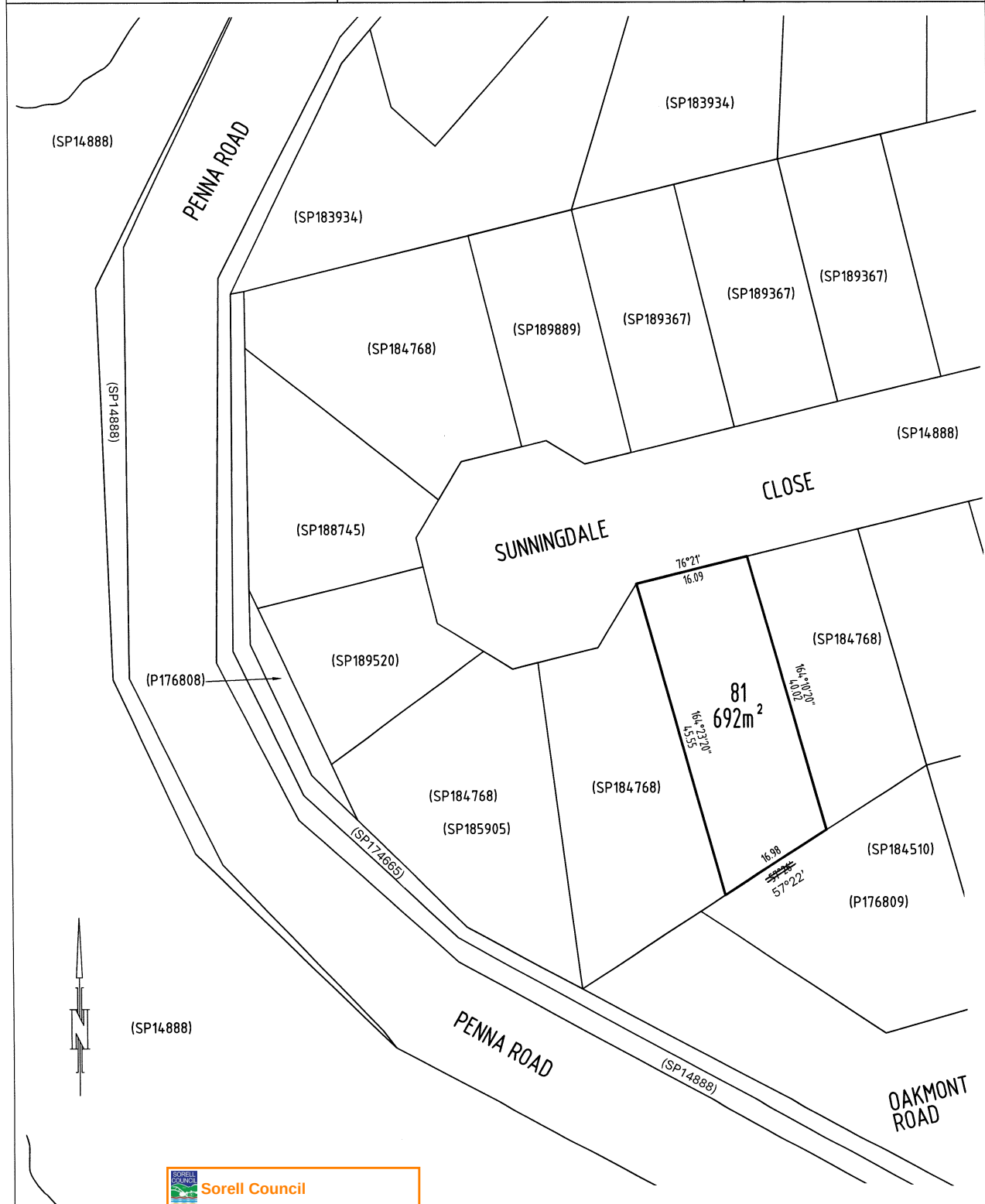
Sorell Council

Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:28/09/2026

Council Delegate

27.4.26
Date

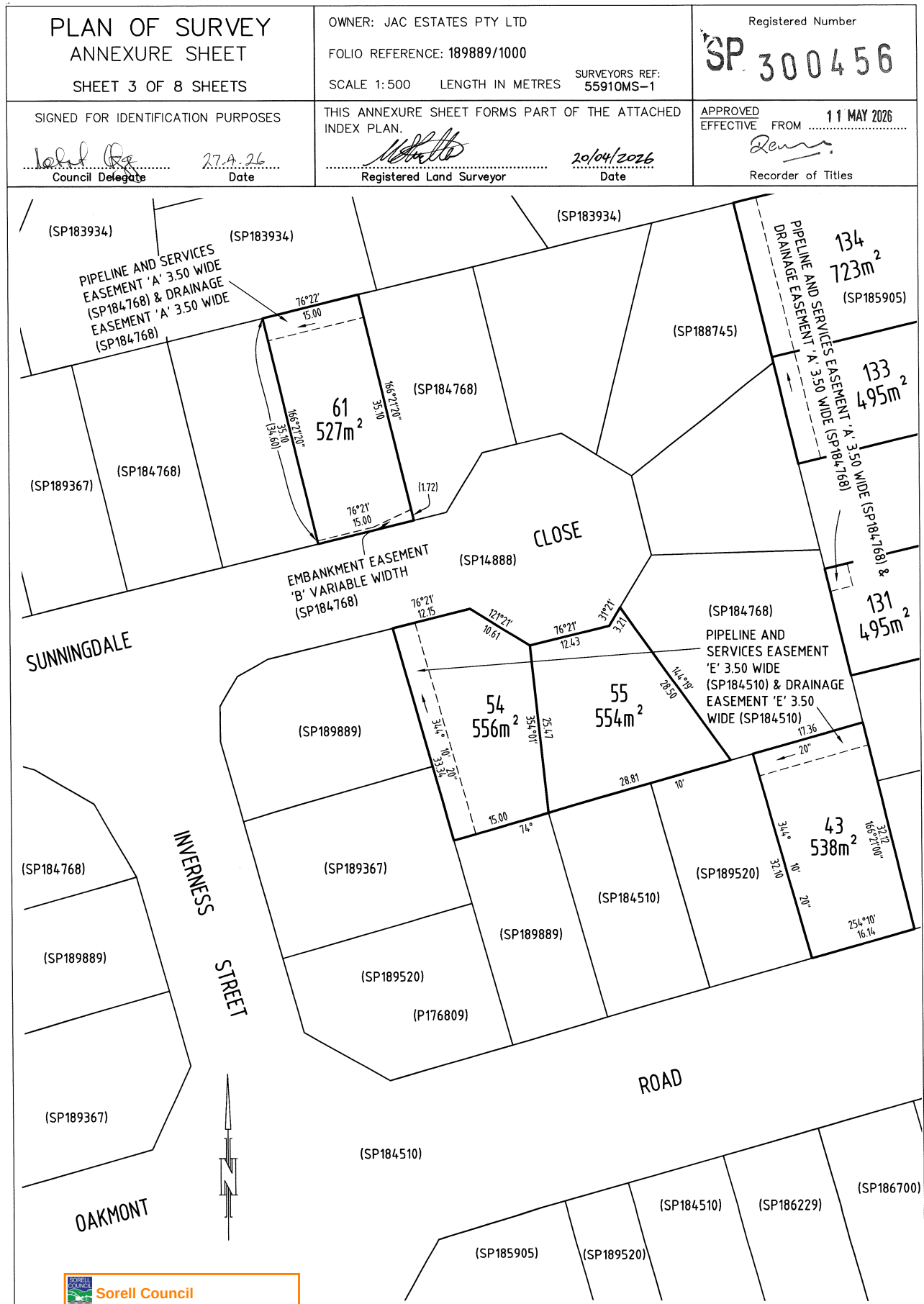
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 8 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55910MS-1	Registered Number SP300456
	SIGNED FOR IDENTIFICATION PURPOSES  27.7.26 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  20/04/2026 Registered Land Surveyor Date



 **Sorell Council**
 Development Application: 5.2026.339.1 -
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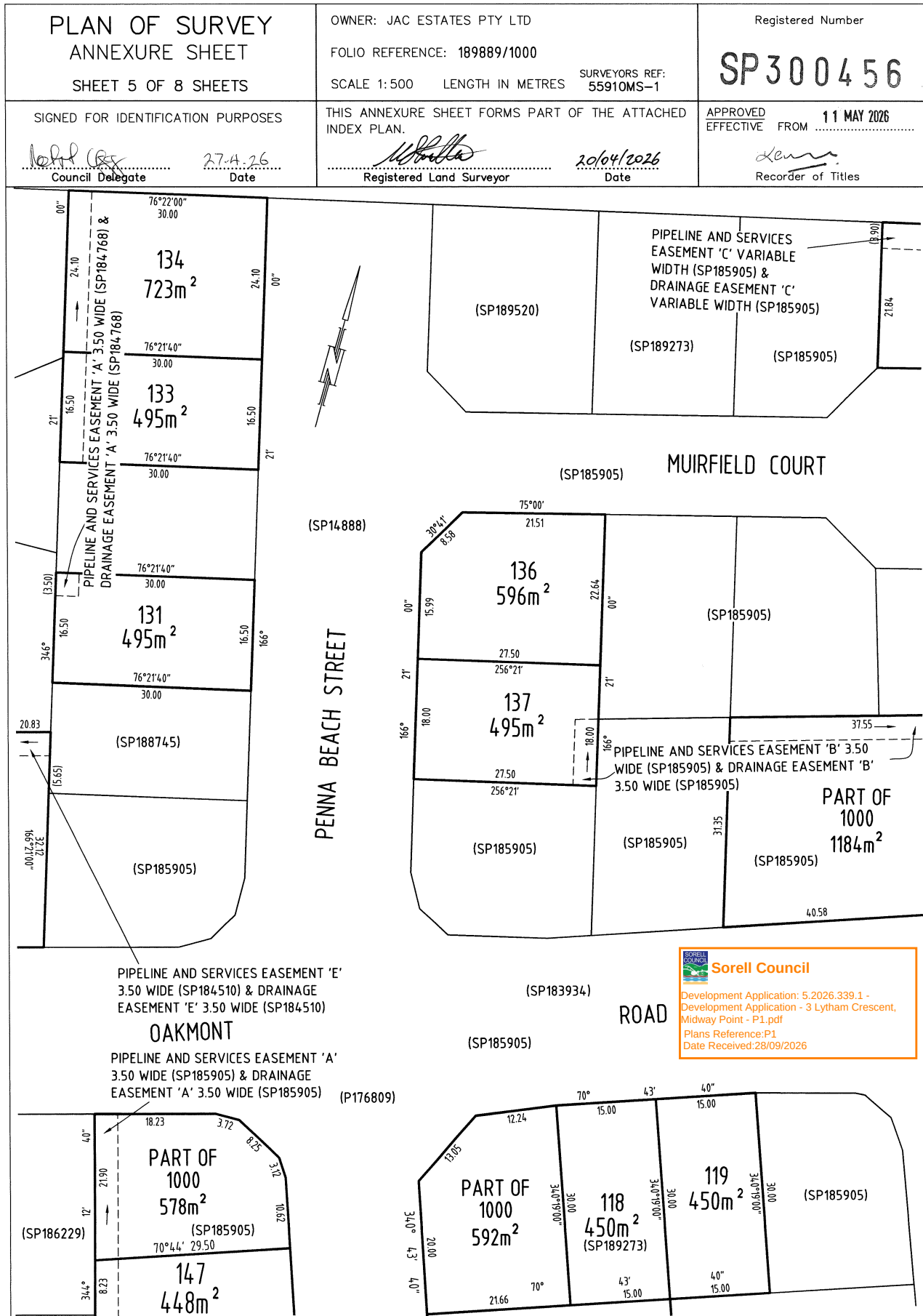


Sorell Council
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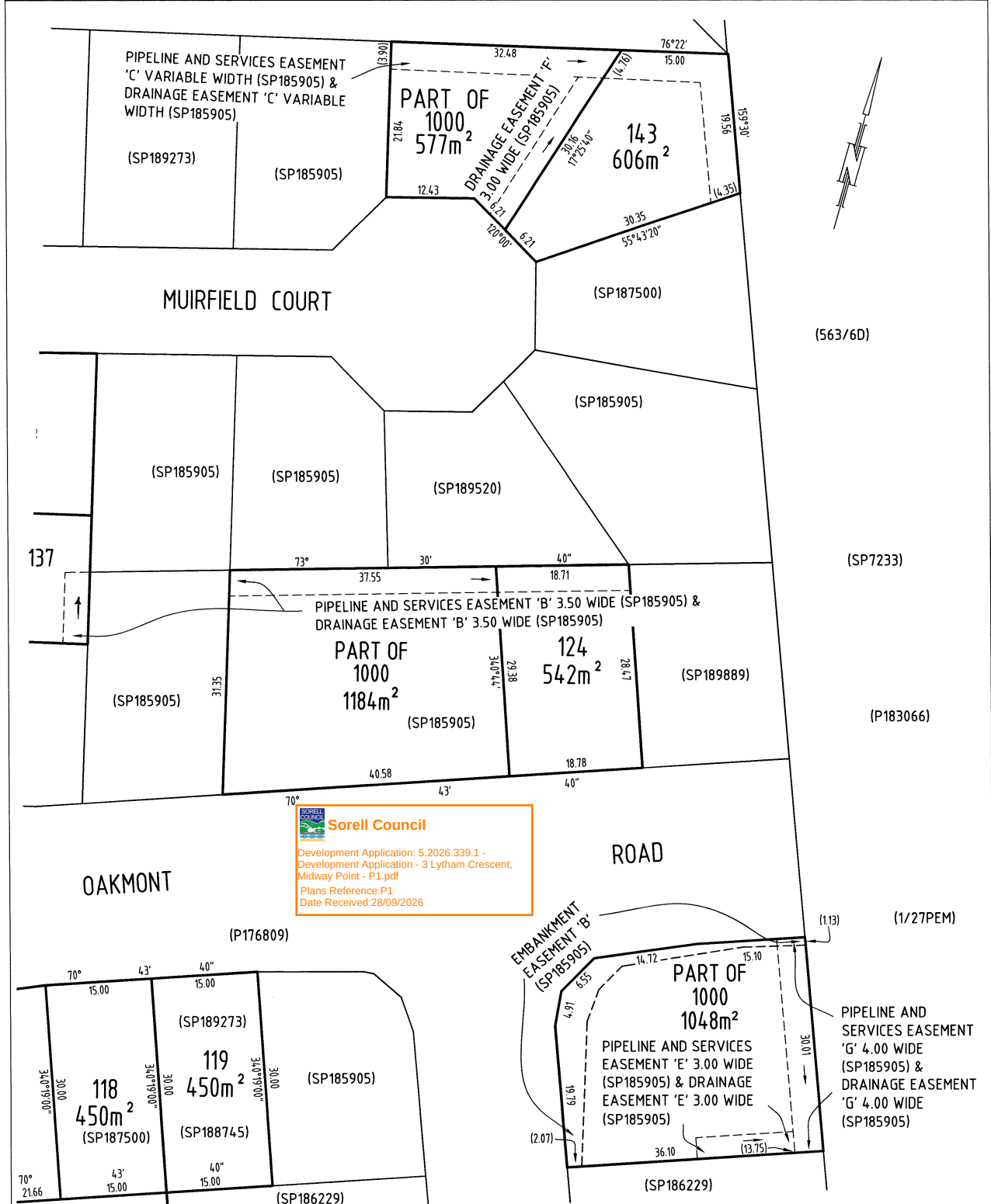


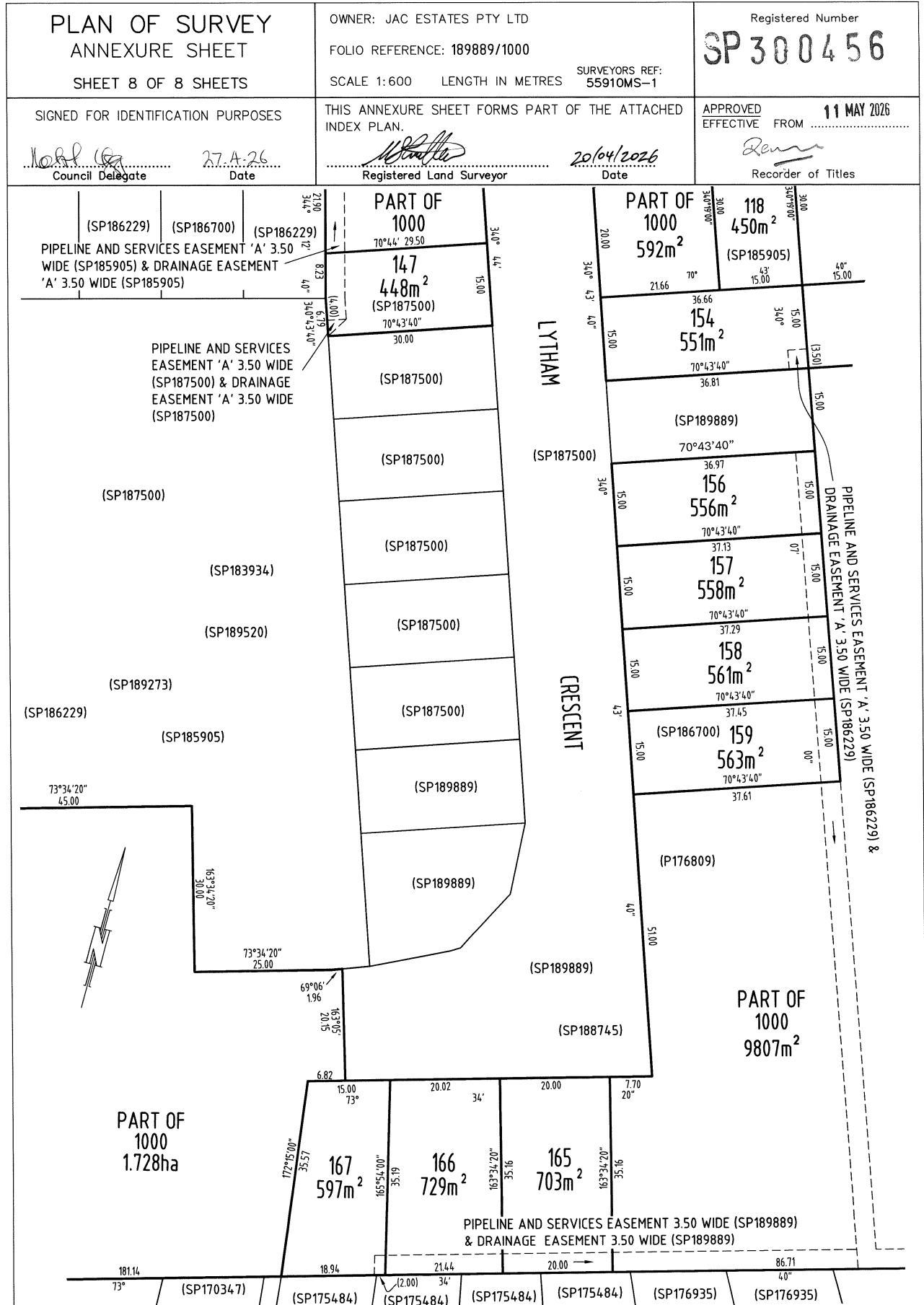
Sorell Council

Development Application: 5.2026.339.1 -
 Development Application - 3 Lytham Crescent,
 Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 28/09/2026



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
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate: <i>[Signature]</i> Date: 27.7.26	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor: <i>[Signature]</i> Date: 20/04/2026	APPROVED EFFECTIVE FROM 11 MAY 2026 Recorder of Titles: <i>[Signature]</i>





JMR 263306

12 August 2026

Reid Paul
Wilson Homes Tasmania Pty Ltd
By email only

Dear Reid

Purchase from JAC Estates Pty Ltd - Lots 51, 60, 86, 124, 131, 136, 154 & 157 The Peninsula Estate Midway Point

I write to formally confirm that Wilson Homes' purchase of the above properties from JAC Multi Asset Pty Ltd were completed on 12 June 2026.

The documents transferring the Title to the property to Wilson Homes will be lodged at the Land Titles Office once the State Revenue Office has finalised its assessment of the Transfer.

I thank you for your instructions and if there are any matters requiring clarification, please let me know.

Yours faithfully



Jessica Rowbottom
Senior Associate
Direct Line: (03) 6235 5114
E-mail: jrowbottom@pageseager.com.au

SITE INVESTIGATION REPORT

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

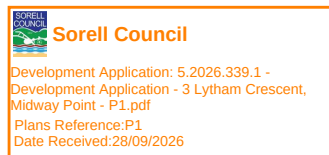
**CLIENT:
WILSON HOMES – 714837**

**PROJECT ADDRESS:
LOT 154, PENINSULA ESTATE
MIDWAY POINT 7171**

**PROPOSED DEVELOPMENT:
SINGLE RESIDENTIAL DWELLING**

**FILE NUMBER:
H3459**

**DATE:
19 JUNE 2026**



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



1. Executive Summary

The subject land is located at Lot 154, 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*, AS4055-2021 *Wind Load for housing* and SOR-S1.0 Dispersive Soils Specific Area Plan. 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:	Quaternary sediments overlying Triassic dominantly quartz sandstone
Refusal depth:	BH01: 1.1m on inferred sandstone bedrock BH02: 0.6m 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 154, Peninsula Estate, Midway Point
Property ID:	9893744
Title Reference:	300456/154

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:	0-8%
Aspect:	East
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 east.

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

Both boreholes (BH01 & BH02) were refused at a depth of 1.1m & 0.6m respectively.

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

Engineering Log - Bore hole

Project Number : H3459

Client: Wilson Homes Date: 18/06/2026
 Project Address: Lot 154, 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)
	1		100	SP	TOPSOIL: SAND, brown, trace rootlets	M	L
							30
	5		200	CL, CI	Sandy CLAY, brown, mottled orange, low - medium plasticity, slightly dispersive	M	St
							150
	9		300				270
	4		400				120
	7		500				210
	8		600				240
	9		700				270
	12		800	CI	Silty Sandy CLAY, brown, orange & olive, medium plasticity, slightly dispersive.,	M	St
							360
	10		900				300
	12		1000		DW SANDSTONE, pale yellowish brown	D	VLS
							360
	R		1100		Bore refused on SANDSTONE		>750
			1200				
			1300				
			1400				
			1500				
			1600				
			1700				
			1800				
			1900				
			2000				
			2100				
			2200				

 **Sorell Council**
 Development Application: 5.2026.339.1 -
 Development Application - 3 Lytham Crescent,
 Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 28/09/2026

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

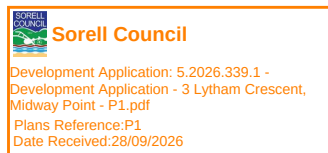
Level
 Inflow
 Partial Loss

Engineering Log - Bore hole

Project Number : H3459

Client: Wilson Homes Date: 18/06/2026
Project Address: Lot 154, 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)
			100	SP	TOPSOIL: SAND, brown, trace rootlets	M L
			200	CI	Silty Sandy CLAY, brown, mottled orange, medium plasticity	M St >100
			300			
			400			
			500		DW SANDSTONE, pale yellowish brown	D VLS >100
			600		Bore refused on SANDSTONE	
			700			
			800			
			900			
			1000			
			1100			
			1200			
			1300			
			1400			
			1500			
			1600			
			1700			
			1800			
			1900			
			2000			
			2100			
			2200			



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



**Sorell Council**

Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:28/09/2026

Check all dimensions on site before commencing work. Do not scale from drawing. © Copyright HED Consulting.												
Any discrepancies in the design documentation must be referred to the engineer prior to undertaking any procurement or construction.												
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: H3459	
				DESIGNED:	DATE:		PROPOSED - NEW DWELLING AT - LOT 154, PENINSULA ESTATE, MIDWAY POINT		WILSON HOMES TASMANIA PTY LTD		ISSUE : INFORMATION	SHEET : SC-001
				CHECKED:	DATE:				DRAWING TITLE:	SITE CLASSIFICATION - SITE PLAN	REV: -	DATE : 19/06/2026
				APPROVED:	DATE:							

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 154, PENINSULA ESTATE

Lot No: 154

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

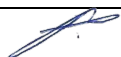
The site classification reflects the subsurface conditions observed at the time of the investigation. Should any bulk cut, filling, or other site modifications occur, a reassessment of the Site Classification is required.

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.

Qualified person:	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
	JOE HEPPER 	H3459	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	DRAINAGE PLAN
9	ROOF DRAINAGE PLAN
10	ROOF VENTILATION
11	FLOOR COVERINGS
12	KITCHEN DETAILS
13	BUTLER'S PANTRY DETAILS
14	BATHROOM DETAILS
15	ENSUITE DETAILS
16	LAUNDRY DETAILS
17	3D VIEWS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO		10.75
GARAGE		38.55
LIVING		157.52
PORCH		11.34
		218.16 m²

DA PLAN SET

5	DA PLAN SET - ISSUE	ALL	2026.09.20	HAB/RLW	-
4	PRELIMINARY PLAN SET - PLAN CORRECTIONS	ALL	2026.09.11	NVO	HAB
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).

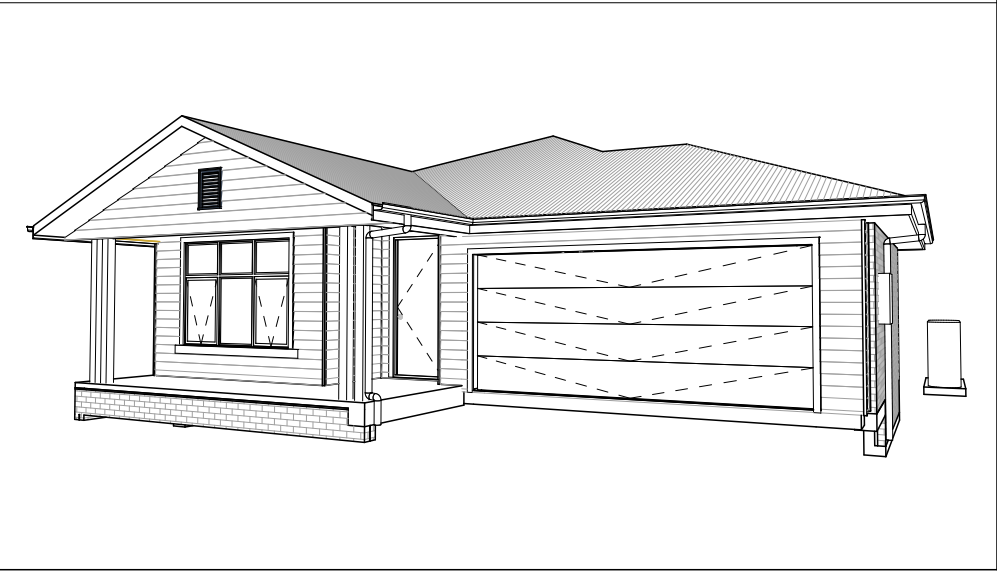
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-12.5
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	NO
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	320m
WITHIN 50km BREAKING SURF	6.30km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA	
PRIORITY VEGETATION	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,500mm
GARAGE TO BOUNDARY	MIN. 5,500mm	8,000mm
SIDE A	MIN. 1,500mm	1,575mm
SIDE B	MIN. 1,500mm	1,575mm
REAR	MIN. 1,500mm	8,842mm
BULK & SCALE		
SITE AREA	551m²	
SITE COVERAGE	MAX. 50%	39.59%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	325mm
FILL DEPTH	MAX. 1,000mm	0mm
ACCESS & AMENITY		
PRIVATE OPEN SPACE	MIN. 24m²	24m²

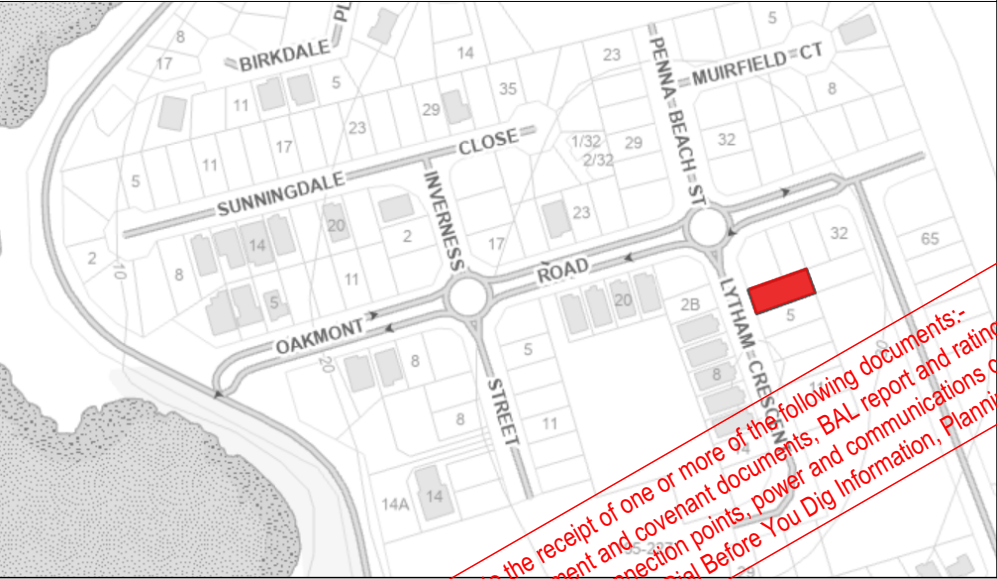
3D PERSPECTIVE



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 & PATIO)
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: BETWEEN ENTRY AND GARAGE
ACCESSIBLE SANITARY COMPARTMENT LOCATION: ENS (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.

BUSHFIRE REQUIREMENTS - BAL-12.5

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

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

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

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

- OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

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

PLAN ACCEPTANCE BY OWNER

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



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		5	DA PLAN SET - ISSUE	HAB	26/09/2026	154 / - / 300456		SORELL		COVER SHEET		1 / 17	714837

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL

CUT	7.55m³	16.99t
FILL	48.89m³	110.00t
DIFFERENCE	41.34m³	93.02t

93 TONNES OF IMPORT FILL

LOT SIZE: 551m²
HOUSE (COVERED AREA): 218.16m²
SITE COVERAGE: 39.59%

DEB AREA

DROPPED EDGE BEAMS		
HEIGHT (mm)	SURFACE AREA (m²)	
86	0.42	
172	1.05	
343	0.86	
429	4.12	
514	1.77	
527	2.47	
600	1.30	
686	12.56	
		24.55 m²

DRY STACK WALLS <1m HIGH:
ISLAND BLOCK & PAVING FREESTONE
ECO RETAINING WALL INSTALLATION TO
MANUFACTURER'S SPECIFICATION AND
DETAILS

DISPERSIVE SOIL ON SITE - NOTE:

REFER GES REPORT FOR REQUIRED TREATMENT OF SITE WORKS
INCLUDING CUT BATTERS, FILL BATTERS, FILL PAD, TRENCHES AND
DRIVEWAY

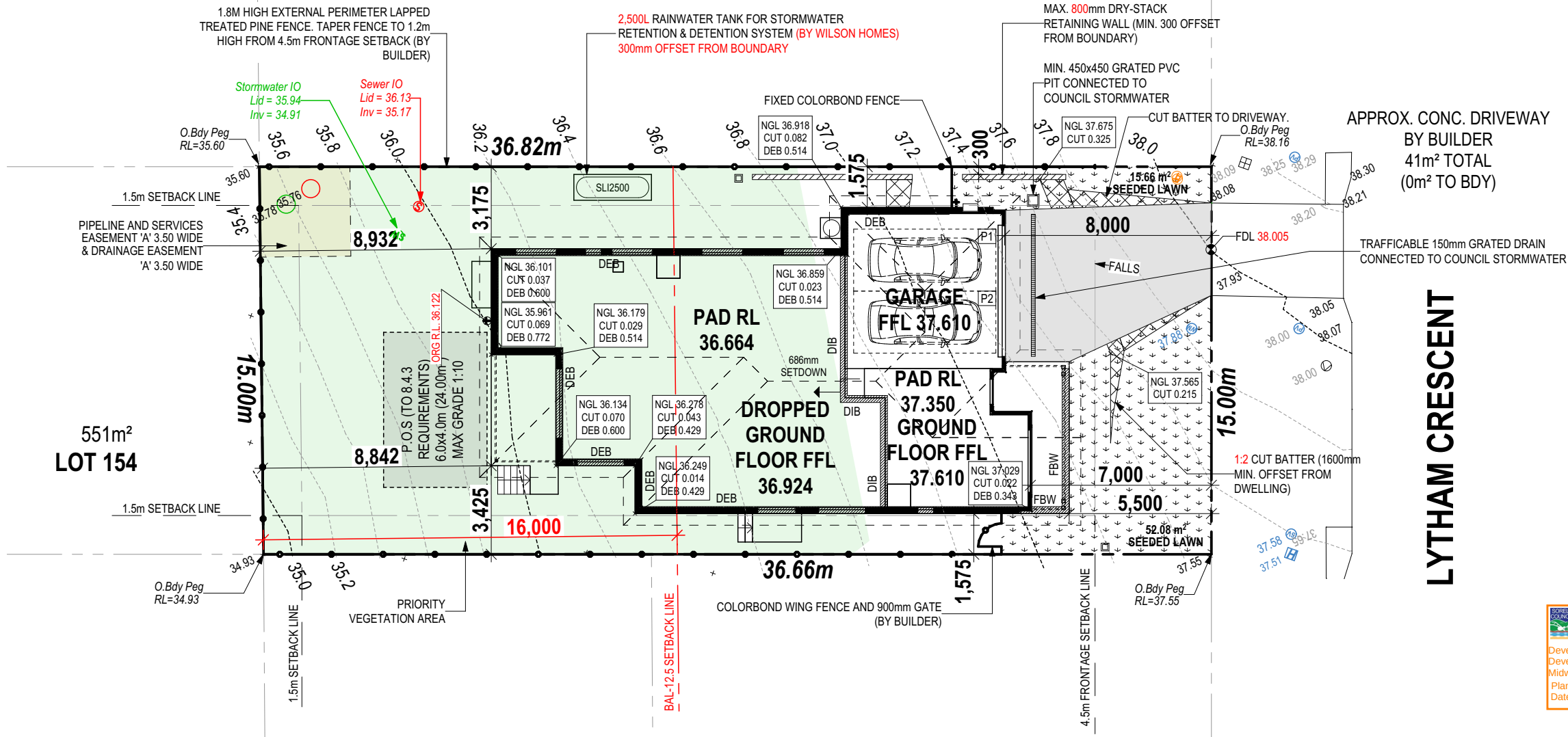
NOTES:

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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.



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 PERMAMENT 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.

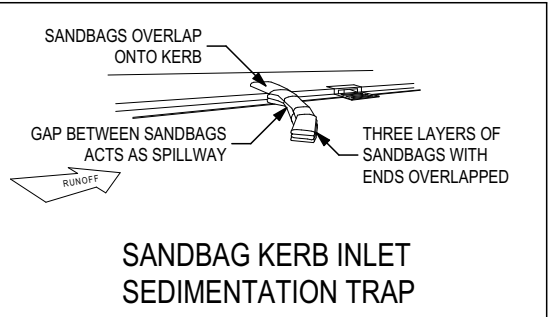
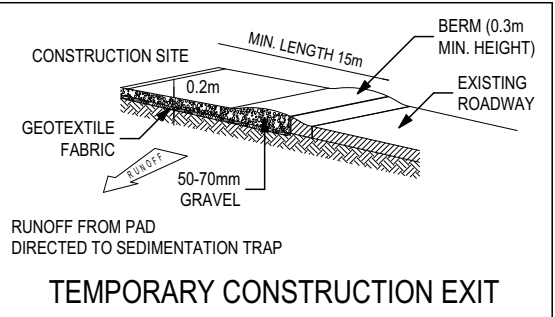
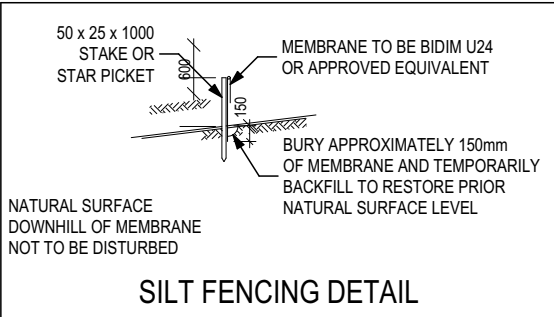
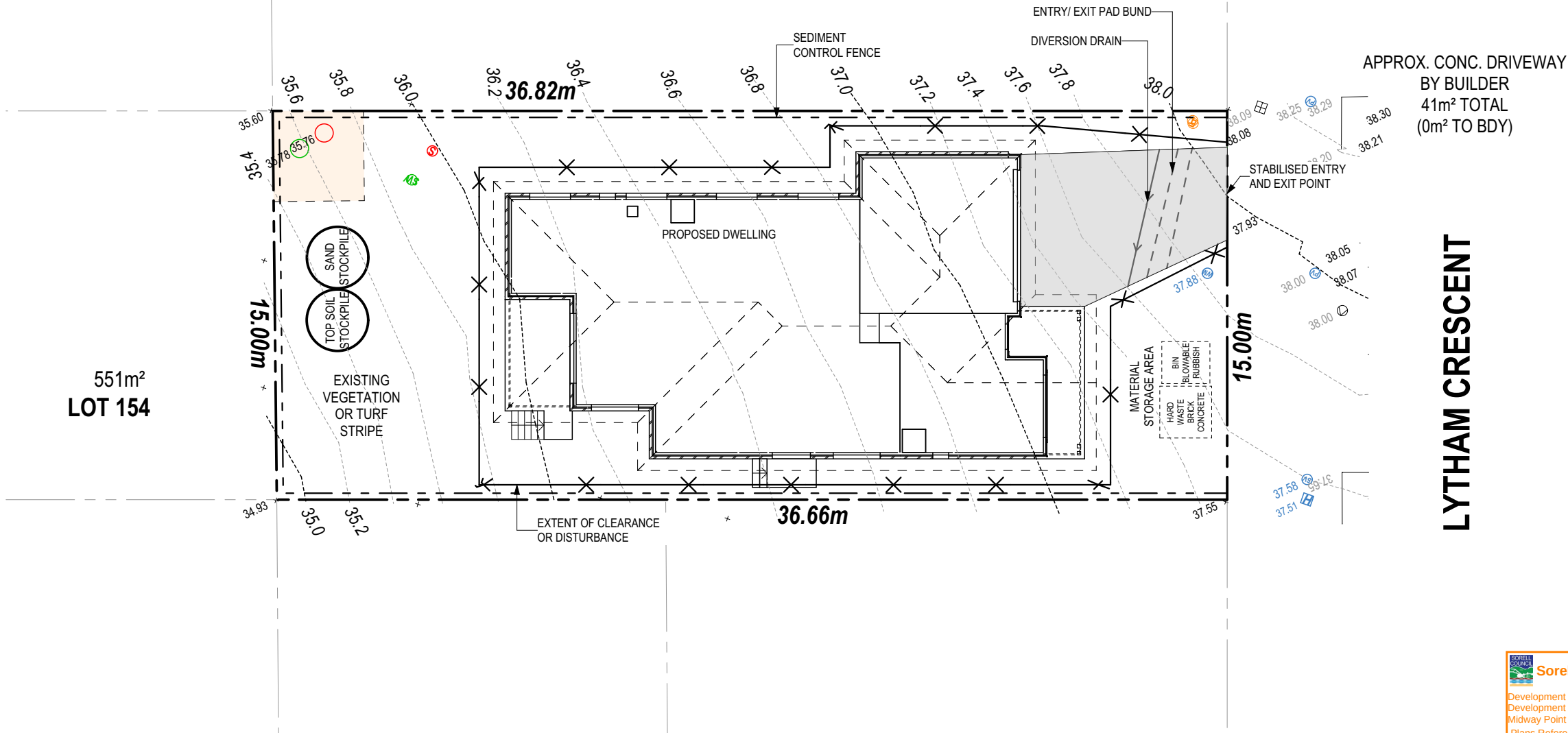
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ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

Sorell Council

Development Application: 5.2026.339.1 - Development Application - 3 Lytham Crescent, Midway Point - P1.pdf
Plans Reference: P1
Date Received: 28/09/2026

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	PRELIM PLANS - INITIAL ISSUE	TNG	10/09/2026	LOT 154 LYTHAM CRESCENT, MIDWAY POINT TAS 7171		F-WDNDTN10FPRTA			
		4	PRELIM PLANS - PLAN CORRECTIONS	NVO	11/09/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:		SCALES:
		5	DA PLAN SET - ISSUE	HAB	26/09/2026	154 / - / 300456	SORELL	SOIL & WATER MANAGEMENT PLAN	3 / 17	1:200	714837

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FIRE RESISTANT PLASTERBOARD TO BE
INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND
SQUARE SET OPENING FRAMES TO BE
2455 ABOVE FFL UNLESS NOTED
OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO
BE 2340 HIGH UNLESS NOTED OTHERWISE

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

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

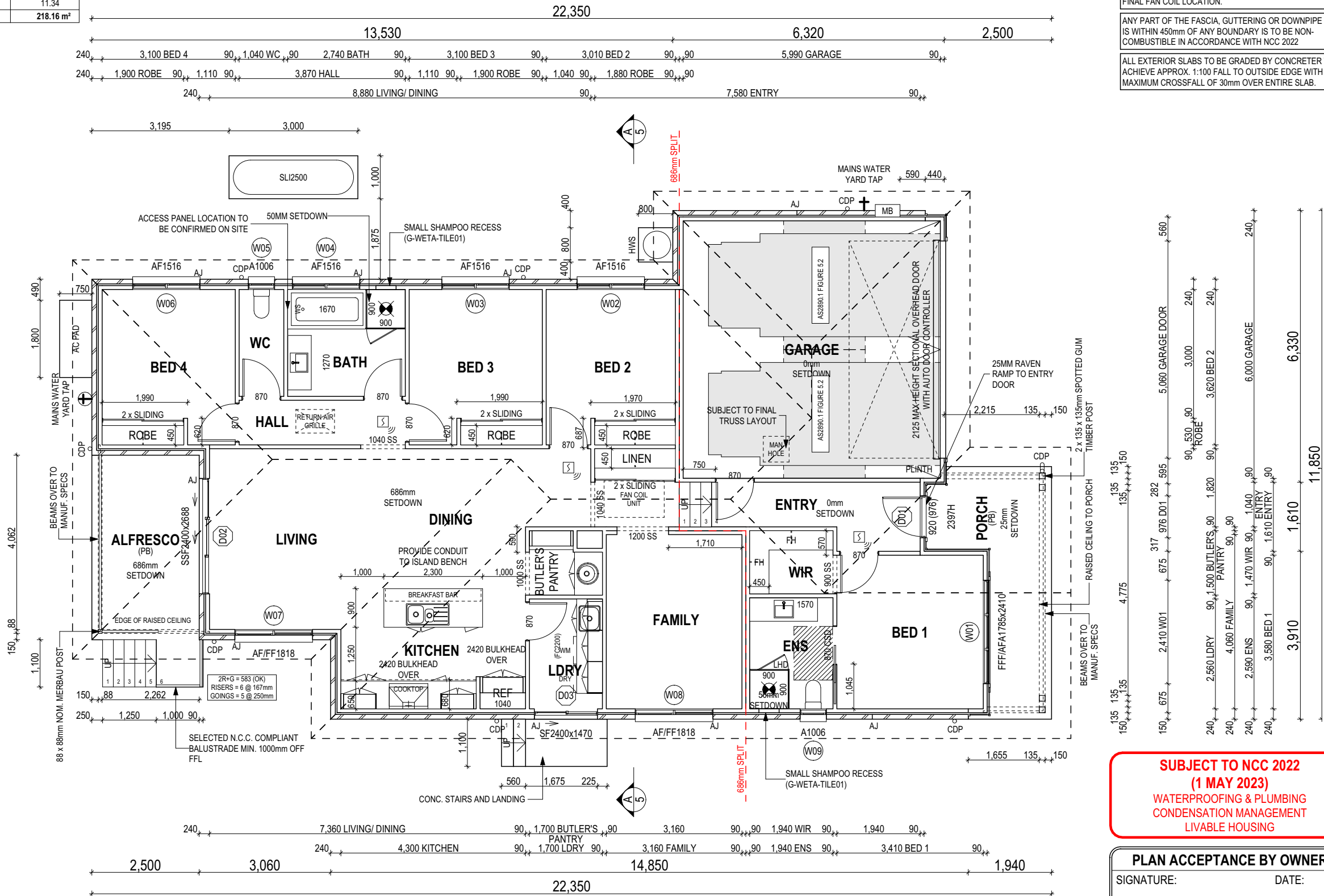
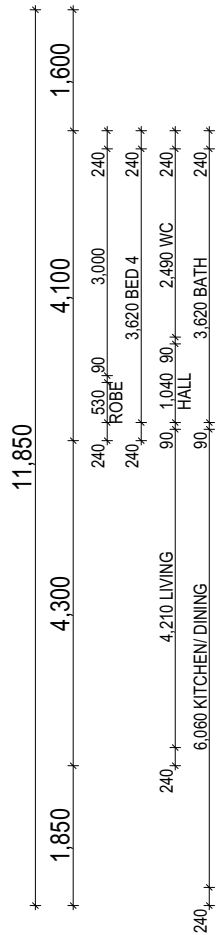
ALL STAIR TREADS TO PROVIDE A
MINIMUM SLIP RESISTANCE TO MEET NCC
2022 REQUIREMENTS

UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



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

ALFRESCO	10.75
GARAGE	38.55
LIVING	157.52
PORCH	11.34
	218.16 m²



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FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR
PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO
FINAL FAN COIL LOCATION.

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

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

SIGNATURE: _____ DATE: _____

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	5	DA PLAN SET - ISSUE	HAB 26/09/2026	154 / - / 300456	SORELL	GROUND FLOOR PLAN	4 / 17	1:100
								714837

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



Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:28/09/2026

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

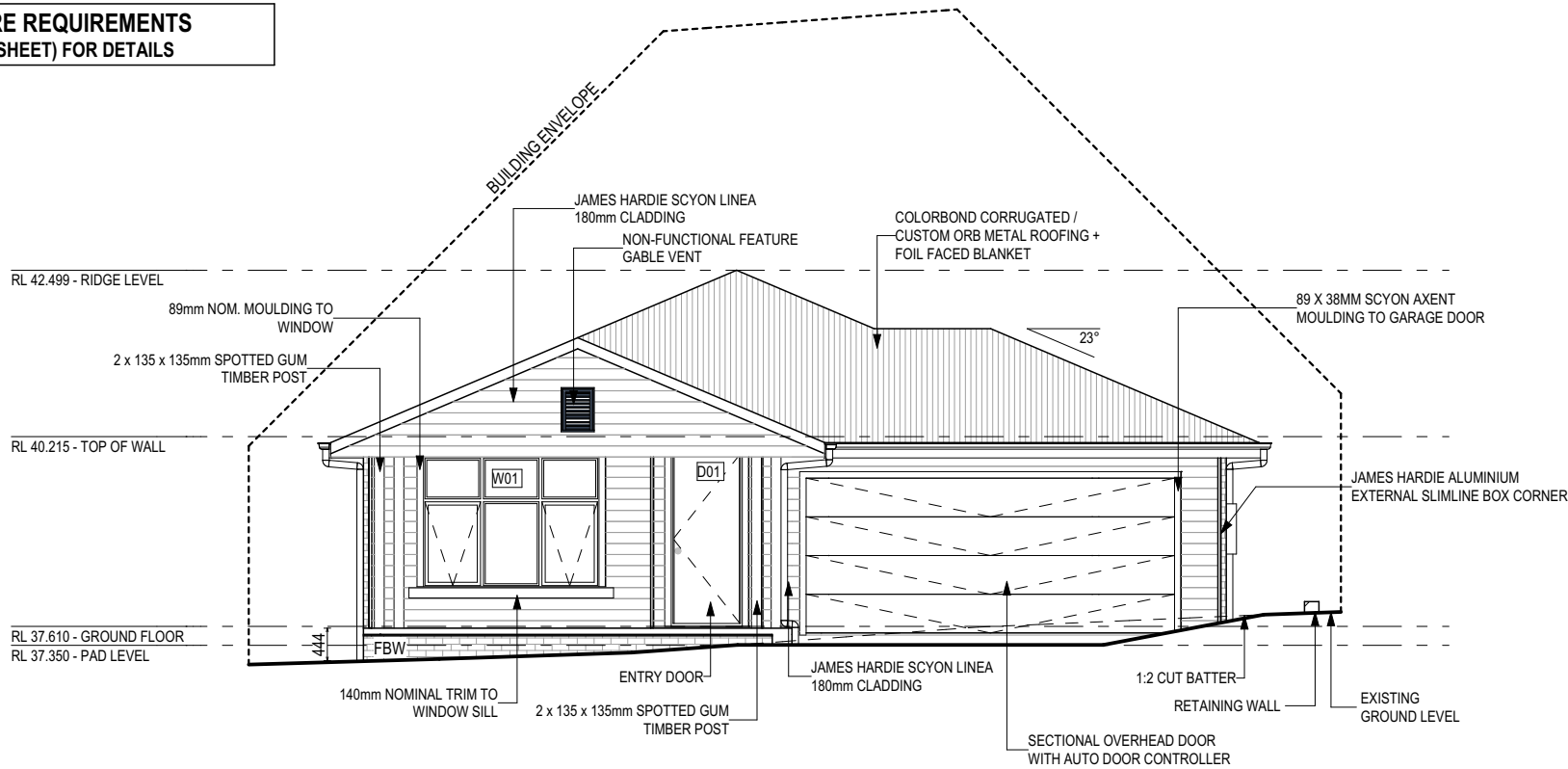
SOME DETAILS ON THIS SHEET ARE
INDICATIVE ONLY FOR EXAMPLE
BRICKWORK AND CLADDING (EXPANSION
JOINTS, ORIENTATION AND LAYOUT) AND
ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

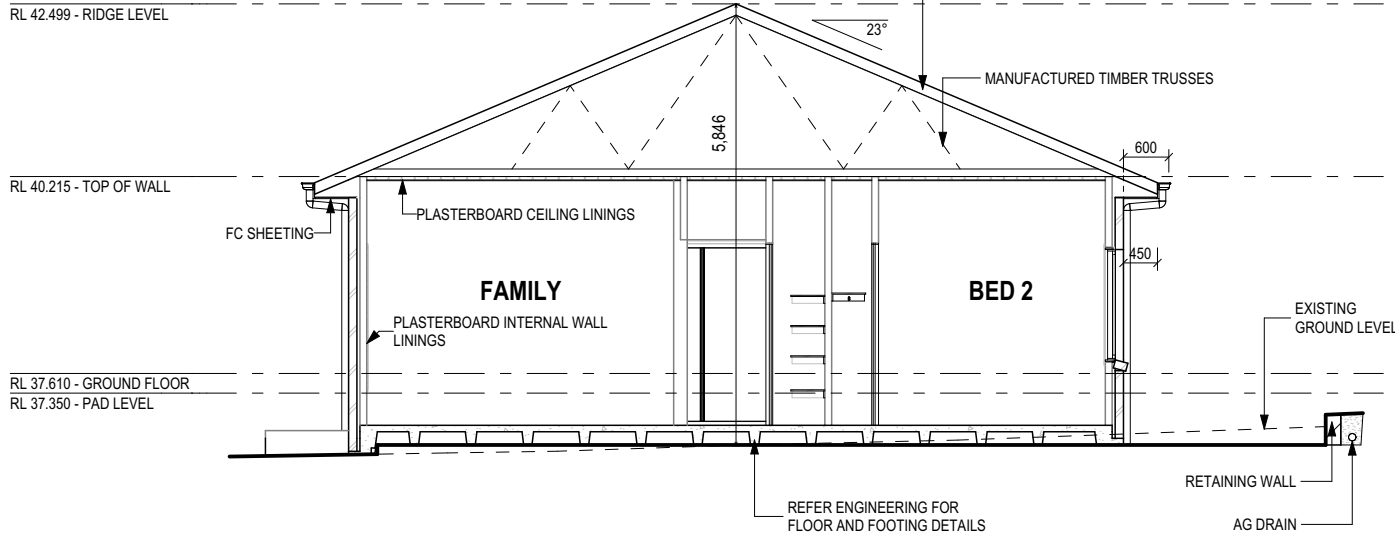
BEDROOM WINDOW OPENINGS
ABOVE 2m OFF THE SURFACE
BENEATH TO BE RESTRICTED AS
REQUIRED BY NCC 11.3.7 (VOLUME
TWO)

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

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

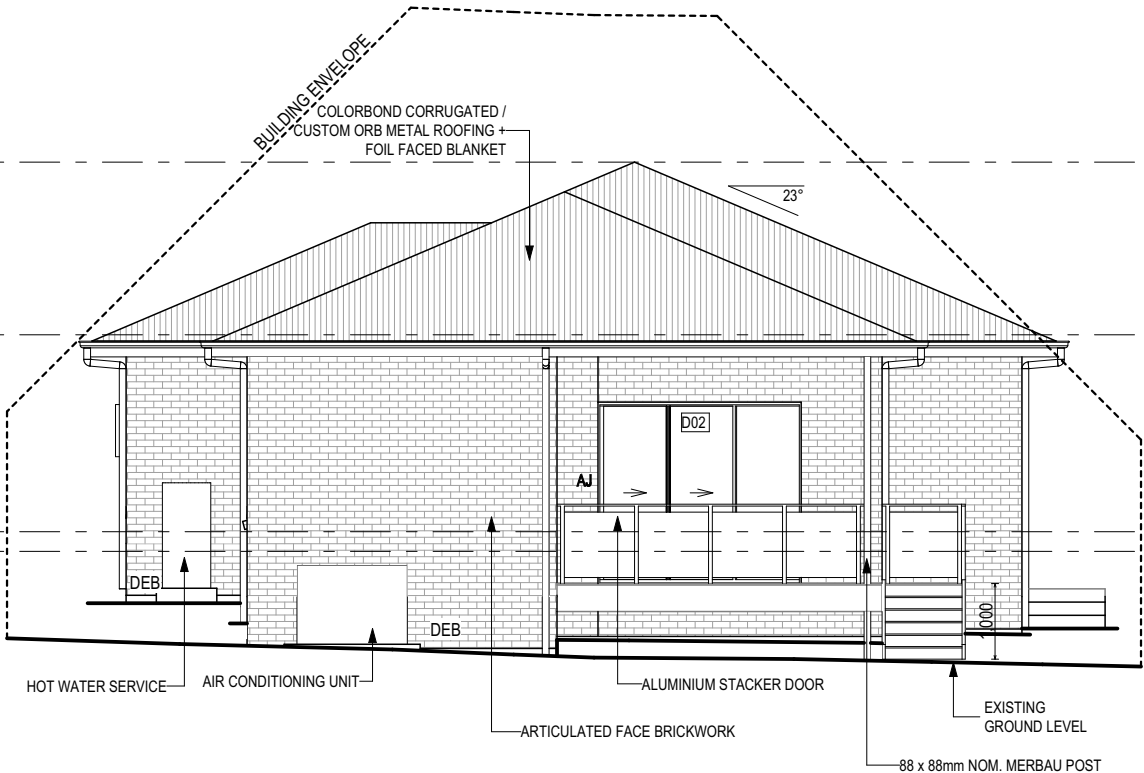


WEST ELEVATION
SCALE: 1:100



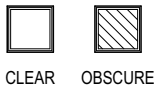
SECTION A-A
SCALE: 1:100

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

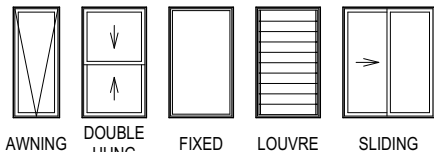


EAST ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

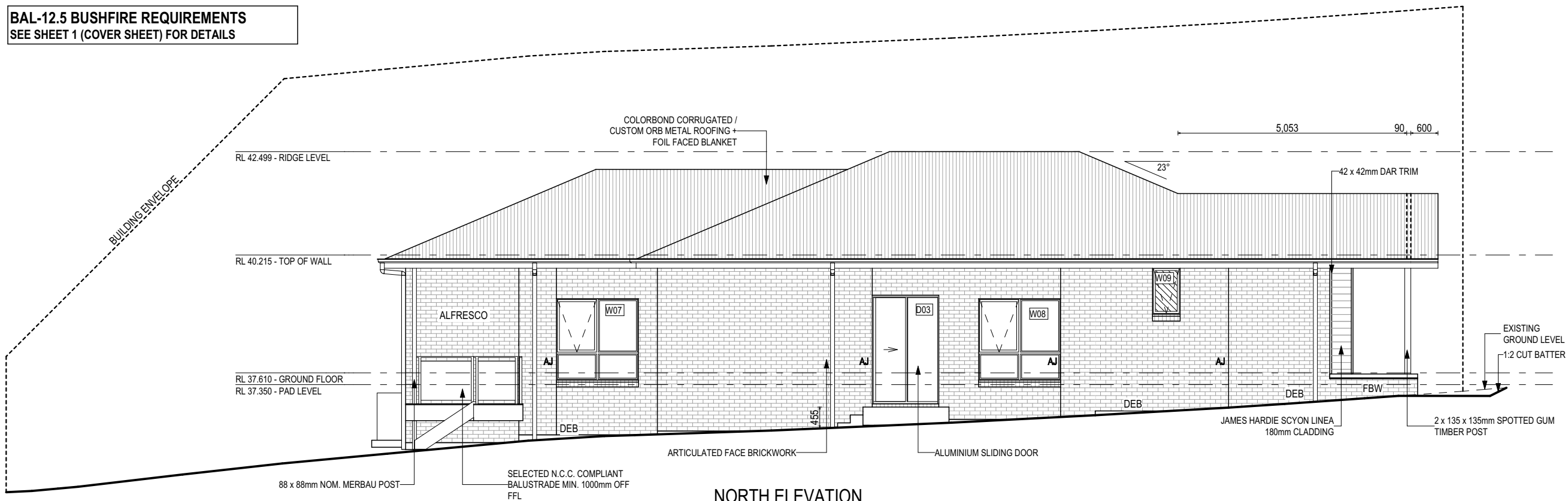
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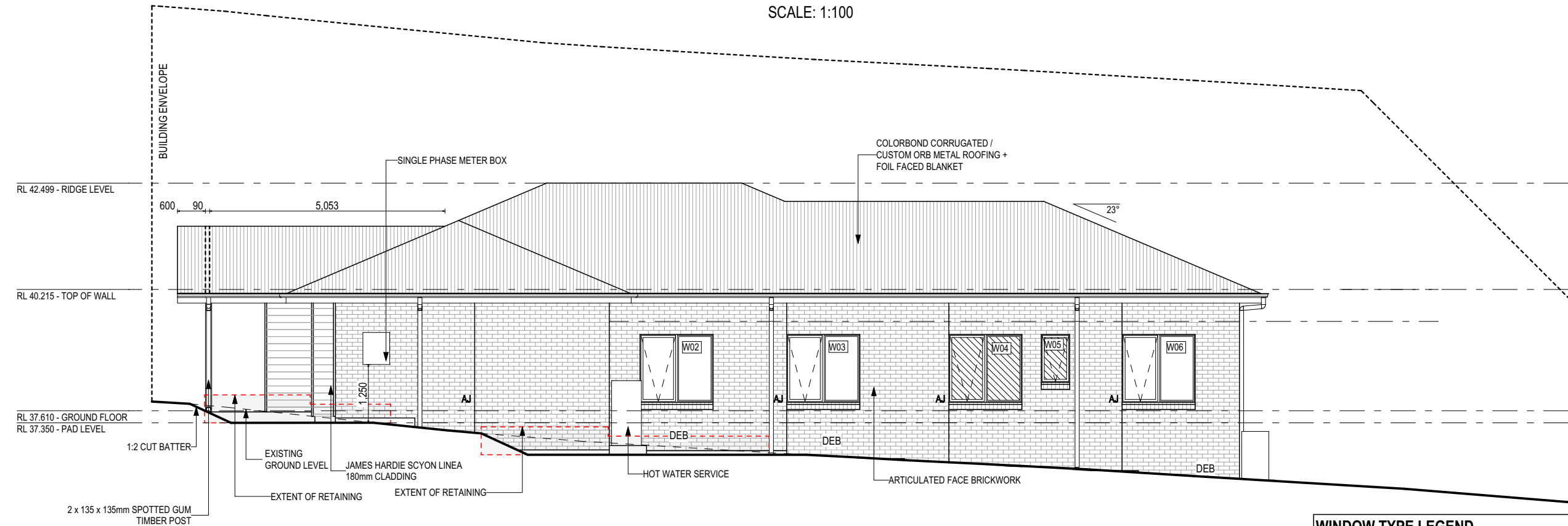


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	4 PRELIM PLANS - PLAN CORRECTIONS	NVO 11/09/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 DA PLAN SET - ISSUE	HAB 26/09/2026	154 / - / 300456	ELEVATIONS / SECTION	5 / 17	
			COUNCIL:		SCALES:	
			SORELL		1:100	
						714837

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

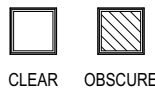


NORTH ELEVATION
SCALE: 1:100

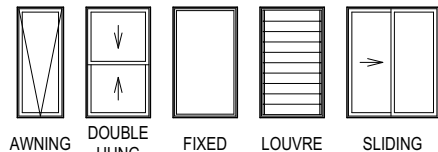


SOUTH ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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

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

SOME DETAILS ON THIS SHEET ARE
INDICATIVE ONLY FOR EXAMPLE
BRICKWORK AND CLADDING (EXPANSION
JOINTS, ORIENTATION AND LAYOUT) AND
ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

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

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

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

Sorell Council

Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 28/09/2026

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DRAWN

CLIENT:

WILSON COMPLETE

ADDRESS:

LOT 154 LYTHAM CRESCENT, MIDWAY POINT TAS 7171

LOT / SECTION / CT:

154 / - / 300456

COUNCIL:

SORELL

HOUSE DESIGN:

H-WDNDTN10SA

FACADE DESIGN:

F-WDNDTN10FPRTA

SHEET TITLE:

ELEVATIONS

SHEET No.:

6 / 17

HOUSE CODE:

DALTON 22

FACADE CODE:

FREEPORT

SCALES:

1:100

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714837

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	FFF/AF1785x2410	SPECIAL	BED 1	1,785	2,410	8,390	4.30	ALUMINIUM	BAL-12.5	NONE	W	3.40	CLEAR, DOUBLE GLAZED	BP 1190, MP 803-803/803-803
GROUND FLOOR	W02	AF1516	AWNING	BED 2	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	S	1.87	CLEAR, DOUBLE GLAZED	MP 785
GROUND FLOOR	W03	AF1516	AWNING	BED 3	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	S	1.87	CLEAR, DOUBLE GLAZED	MP 785
GROUND FLOOR	W04	AF1516	AWNING	BATH	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	S	1.87	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 785
GROUND FLOOR	W05	A1006	AWNING	WC	1,030	610	3,280	0.63	ALUMINIUM	BAL-12.5	ANGLED	S	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W06	AF1516	AWNING	BED 4	1,460	1,570	6,060	2.29	ALUMINIUM	BAL-12.5	ANGLED	S	1.87	CLEAR, DOUBLE GLAZED	MP 785
GROUND FLOOR	W07	AF/FF1818	AWNING	LIVING	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	ANGLED	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W08	AF/FF1818	AWNING	FAMILY	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-12.5	ANGLED	N	2.65	CLEAR, DOUBLE GLAZED	BP 600, MP 905/905
GROUND FLOOR	W09	A1006	AWNING	ENS	1,030	610	3,280	0.63	ALUMINIUM	BAL-12.5	ANGLED	N	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
							53,630 mm	21.24					17.05		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,397	976	6,746	2.34	ALUMINIUM	BAL-12.5	NONE	W	1.64	N/A	
GROUND FLOOR	D02	SSF2400x2688	STACKER	LIVING	2,400	2,688	10,176	6.45	ALUMINIUM	BAL-12.5	SNAP HEADER	E	5.70	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	SF2400x1470	SLIDING	LDRY	2,400	1,470	7,740	3.53	ALUMINIUM	BAL-12.5	SNAP HEADER	N	3.03	CLEAR, DOUBLE GLAZED, TOUGHENED	
							24,662 mm	12.32					10.37		
							78,292 mm	33.56					27.42		

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.

Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

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

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

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

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
GROUND FLOOR	2	1040 SS	SQUARE SET OPENING	2,455	1,040	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,455	1,200	N/A	
GROUND FLOOR	2	2 x SLIDING	SLIDING	2,410	1,880	N/A	
GROUND FLOOR	2	2 x SLIDING	SLIDING	2,410	1,900	N/A	
GROUND FLOOR	8	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	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

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Sorell Council

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Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:28/09/2026

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

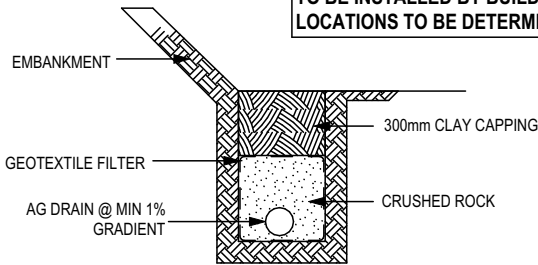
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COPYRIGHT: © 2026	2	PRELIMINARY PLAN SET - AMENDMENTS		HAB	01/09/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
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	4	PRELIM PLANS - PLAN CORRECTIONS		NVO	11/09/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
	5	DA PLAN SET - ISSUE		HAB	26/09/2026	154 / - / 300456	SORELL	WINDOW & DOOR SCHEDULES		7 / 17		

SURFACE INLET PITS INCLUDED AND ARE TO BE INSTALLED BY BUILDER. LOCATIONS TO BE DETERMINED ON SITE.



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

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

AG DRAIN DETAIL N.T.S.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS
TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY
ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)
ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- RECYCLED COLD WATER LINE
- TANK COLD WATER LINE
- WATER LINE TO MAIN SUPPLY
- NON-CHARGED STORMWATER LINE
- CHARGED STORMWATER LINE
- SEWERAGE LINE 100 UPVC
- AG DRAIN
- WM WASHING MACHINE
- WC TOILET
- YARD TAP
- YARD TAP + ORG
- INSPECTION OPENING
- SURFACE PIT

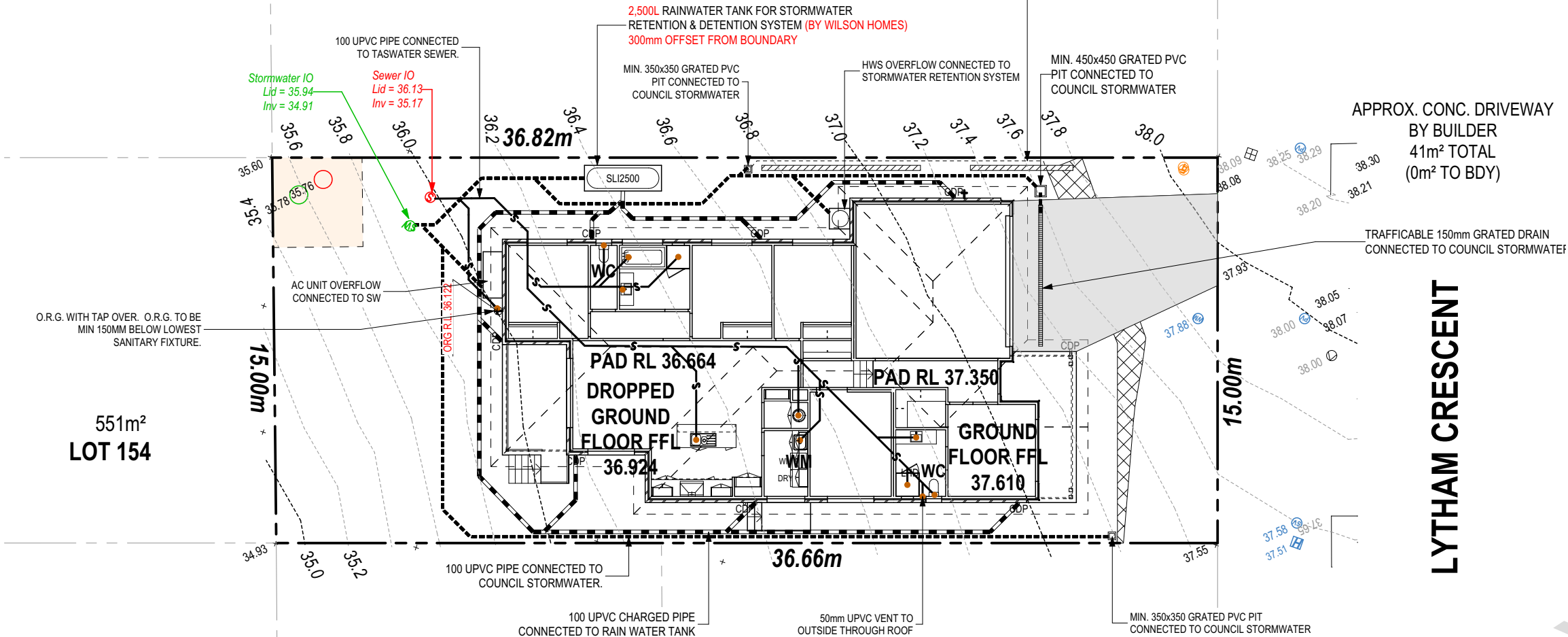
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THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY 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.



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		
	250.49	Flat Roof Area (excluding gutter and slope factor) (m ²)
	272.12	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	262.01	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	317.03	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	4.95	Ac / Acdp
Downpipes Provided	8	

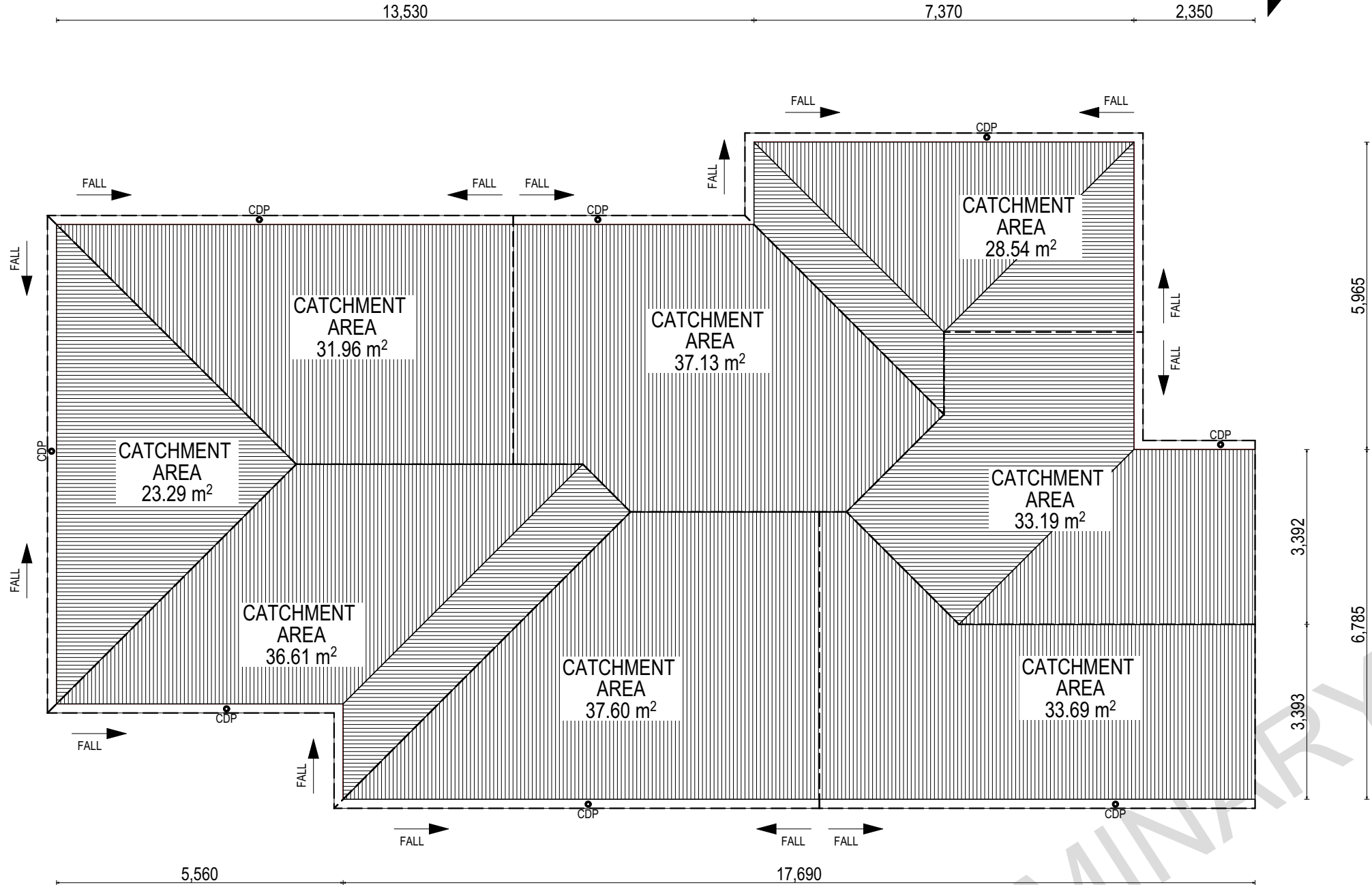
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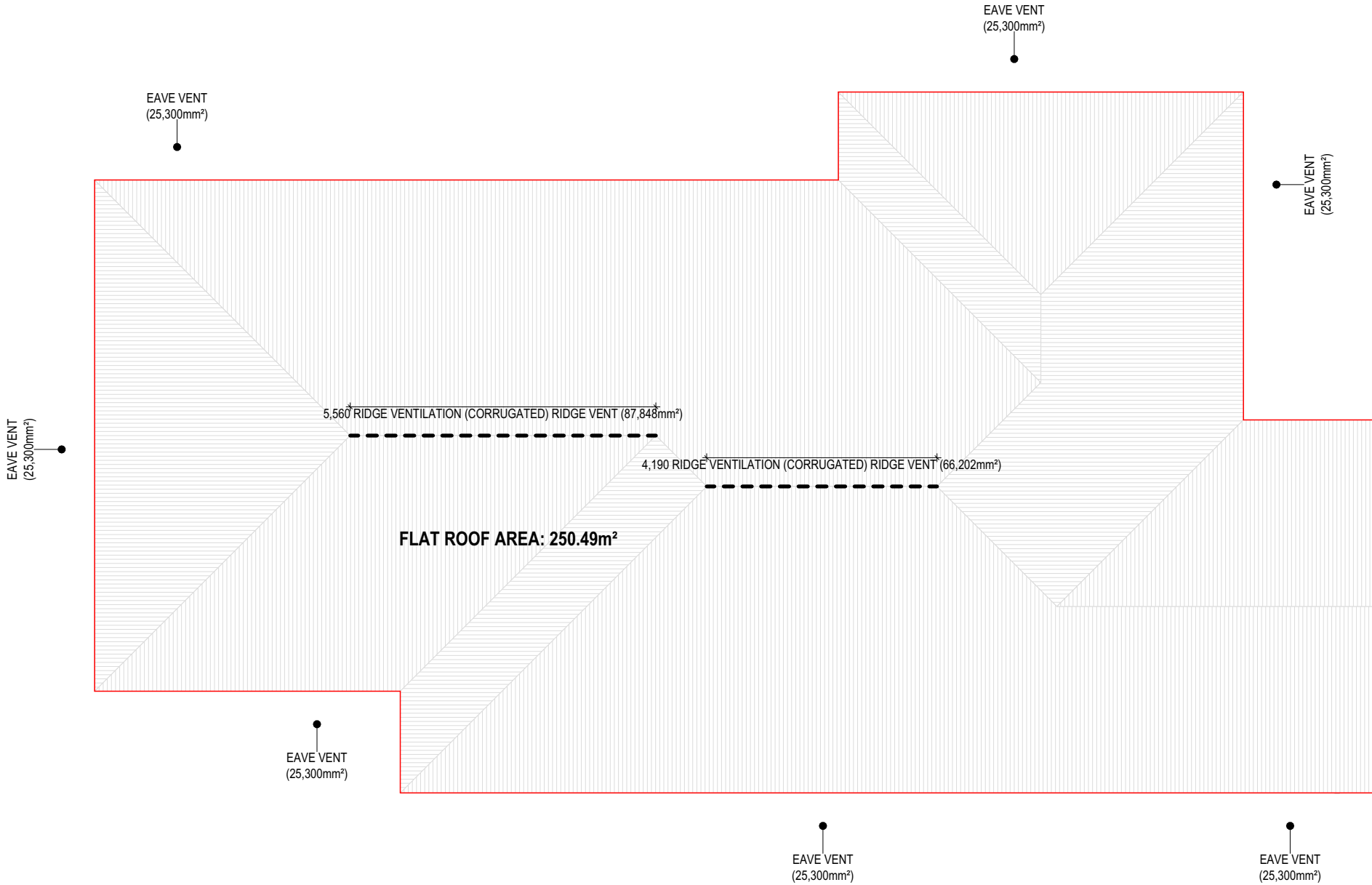


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										9 / 17		714837



**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
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PLAN ACCEPTANCE BY OWNER
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ROOF SPACE VENTILATION			
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS			
GROUND FLOOR 23Â° ROOF			
LONGEST HORIZONTAL ROOF LENGTH		23.250m	
ROOF PITCH		23.00°	
HIGH LEVEL VENTILATION	REQUIRED	116,250mm² (5,000 x 23.250m)	
	PROVIDED	154,050mm²	
LOW LEVEL VENTILATION	REQUIRED	162,750mm² (7,000 x 23.250m)	
	PROVIDED	177,100mm²	
NO OF EAVE VENTS	REQUIRED	6.4	
	PROVIDED	7	

GROUND FLOOR 23° ROOF (ID 1)
ROOF LENGTH: 23.250m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 116,250mm²
LOW LEVEL VENTILATION REQUIRED: 162,750mm²

SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
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**Sorell Council**

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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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BAL-12.5 BUSHFIRE REQUIREMENTS
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CONDENSATION MANAGEMENT
LIVABLE HOUSING

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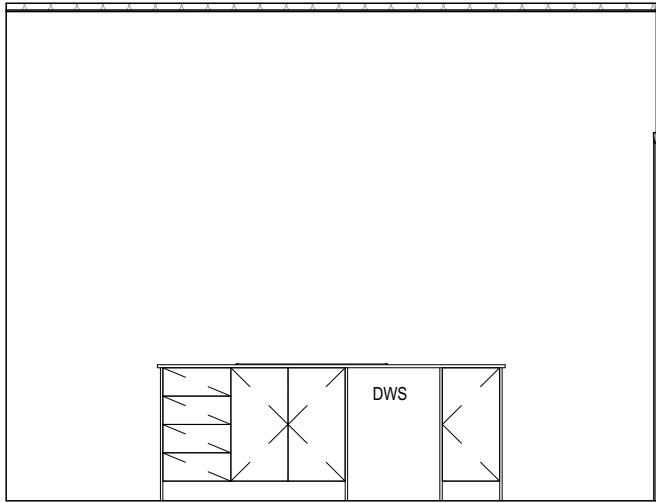
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DESIGNER	1	PRELIMINARY DA PLAN SET - INITIAL ISSUE	RLW	30/08/2026	WILSON COMPLETE		H-WDNDTN10SA		DALTON 22	
COPYRIGHT:	2	PRELIMINARY PLAN SET - AMENDMENTS	HAB	01/09/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
© 2026	3	PRELIM PLANS - INITIAL ISSUE	TNG	10/09/2026	LOT 154 LYTHAM CRESCENT, MIDWAY POINT TAS 7171		F-WDNDTN10FPRTA		FREEPORT	
	4	PRELIM PLANS - PLAN CORRECTIONS	NVO	11/09/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	5	DA PLAN SET - ISSUE	HAB	26/09/2026	154 / - / 300456	SORELL	FLOOR COVERINGS	11 / 17	1:100	

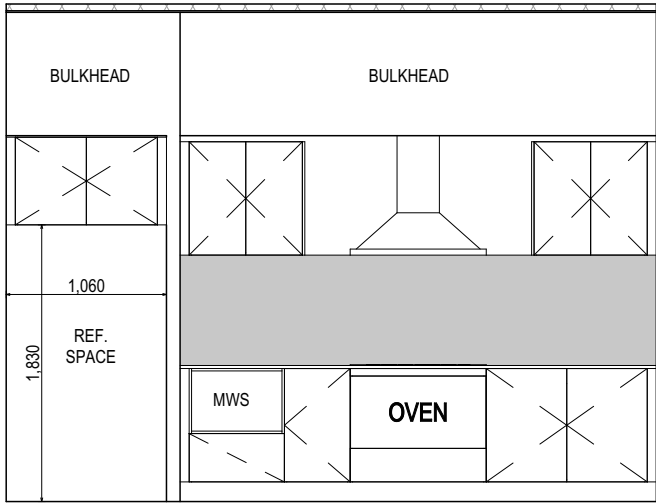
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



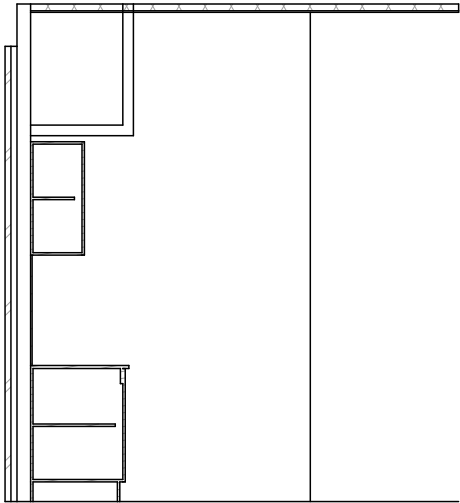
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SCALE: 1:50



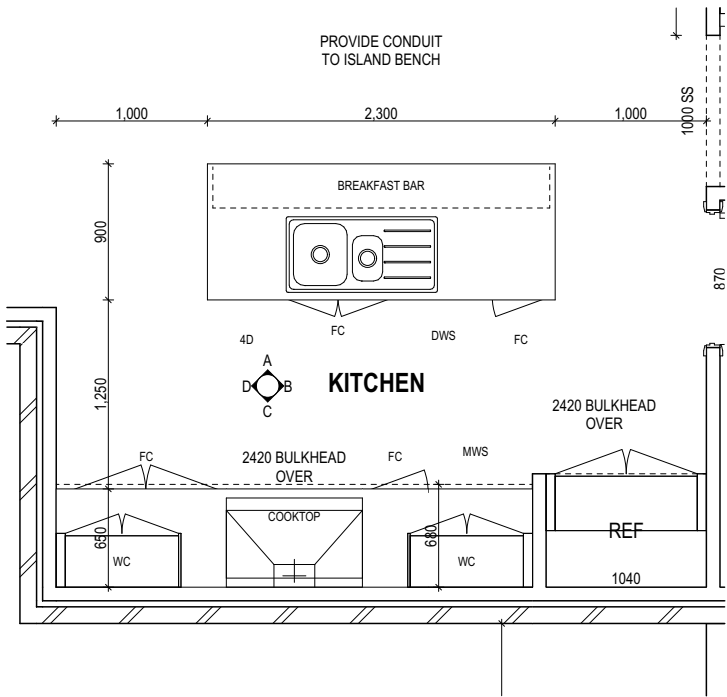
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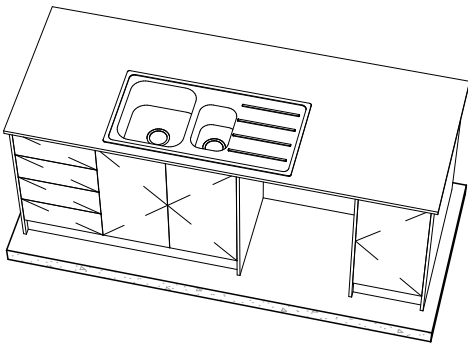
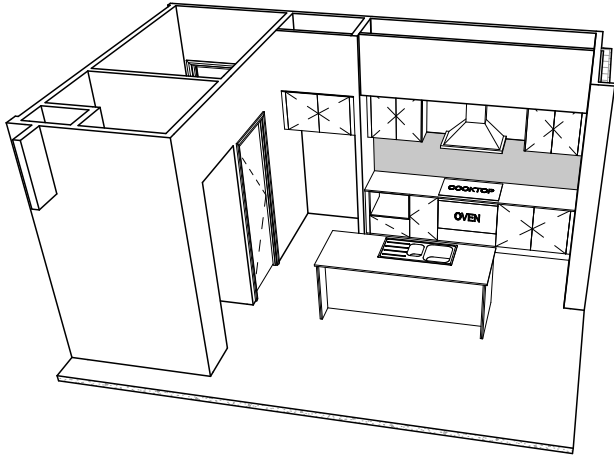
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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

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Sorell Council
Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 28/09/2026

**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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3 PRELIM PLANS - INITIAL ISSUE	TNG 10/09/2026
4 PRELIM PLANS - PLAN CORRECTIONS	NVO 11/09/2026
5 DA PLAN SET - ISSUE	HAB 26/09/2026

CLIENT:
WILSON COMPLETE
ADDRESS:
LOT 154 LYTHAM CRESCENT, MIDWAY POINT TAS 7171
LOT / SECTION / CT:
154 / - / 300456
COUNCIL:
SORELL

HOUSE DESIGN:
H-WDNDTN10SA
FACADE DESIGN:
F-WDNDTN10FPRTA
SHEET TITLE:
KITCHEN DETAILS

HOUSE CODE:
DALTON 22
FACADE CODE:
FREEPORT
SHEET No.:
12 / 17
SCALES:
1:50

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714837

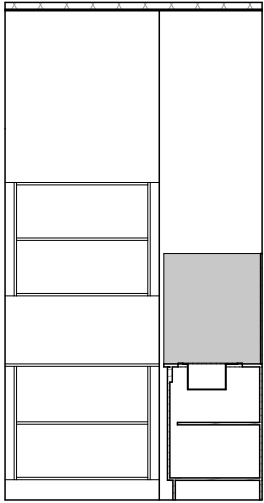
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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- GENERAL BUILDING INFORMATION

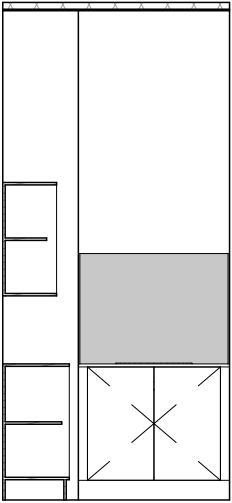
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 **Sorell Council**

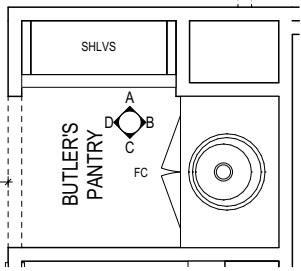
Development Application: 5.2026.339.1 -
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Plans Reference:P1
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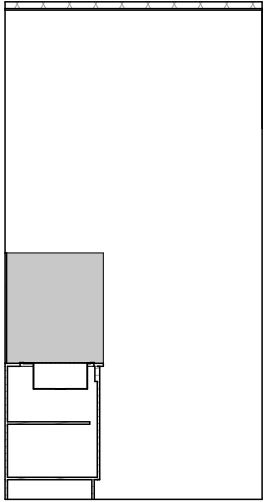
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SCALE: 1:50



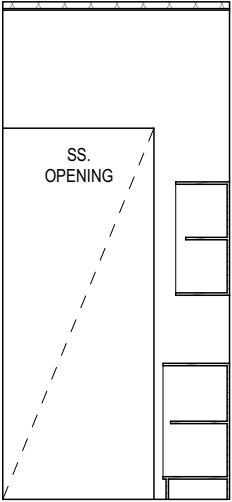
ELEVATION B
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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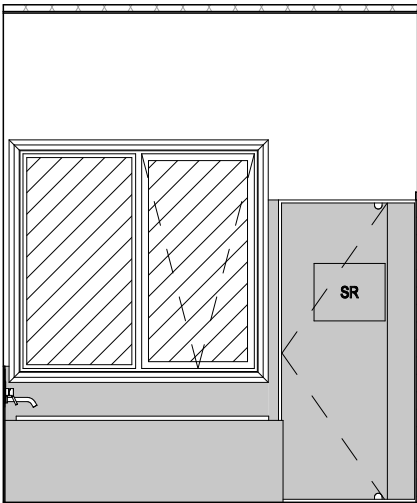
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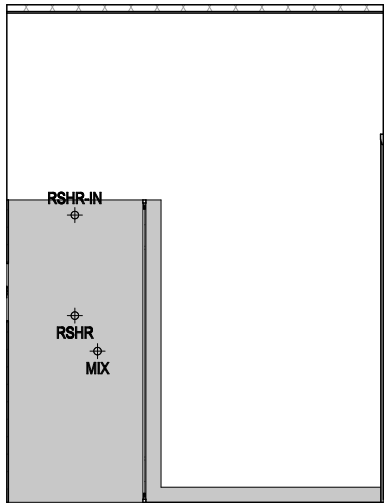


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	4	PRELIM PLANS - PLAN CORRECTIONS	NVO	11/09/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:		
	5	DA PLAN SET - ISSUE	HAB	26/09/2026	154 / - / 300456	BUTLER'S PANTRY DETAILS	13 / 17	1:50		714837
					COUNCIL:					
					SORELL					

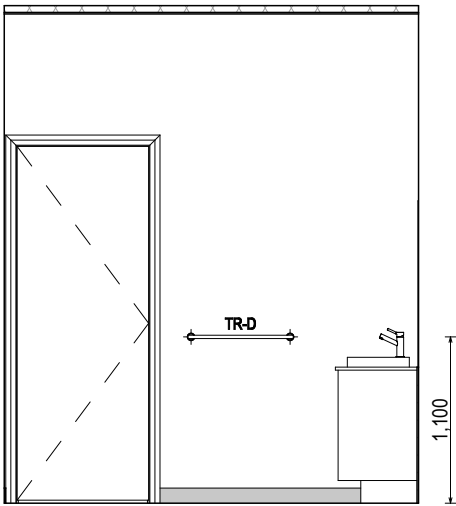
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



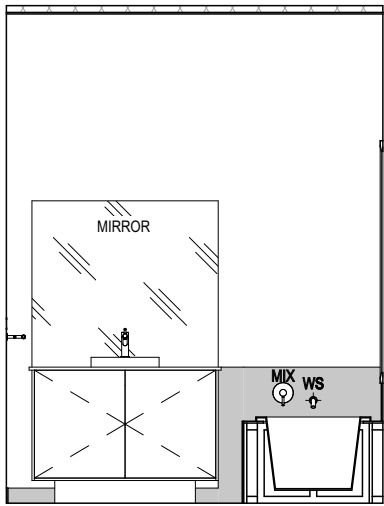
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SCALE: 1:50



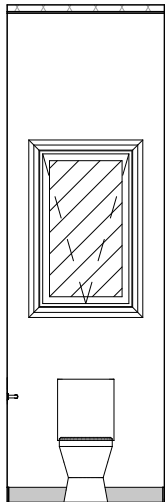
ELEVATION B
SCALE: 1:50



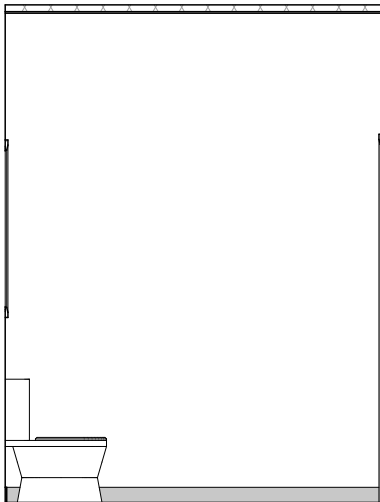
ELEVATION C
SCALE: 1:50



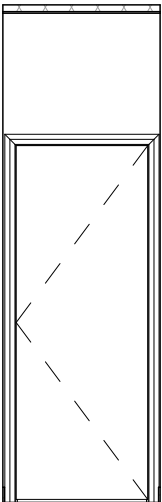
ELEVATION D
SCALE: 1:50



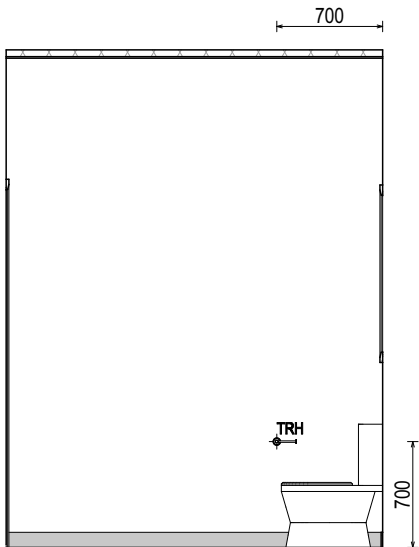
ELEVATION A
SCALE: 1:50



ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION 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

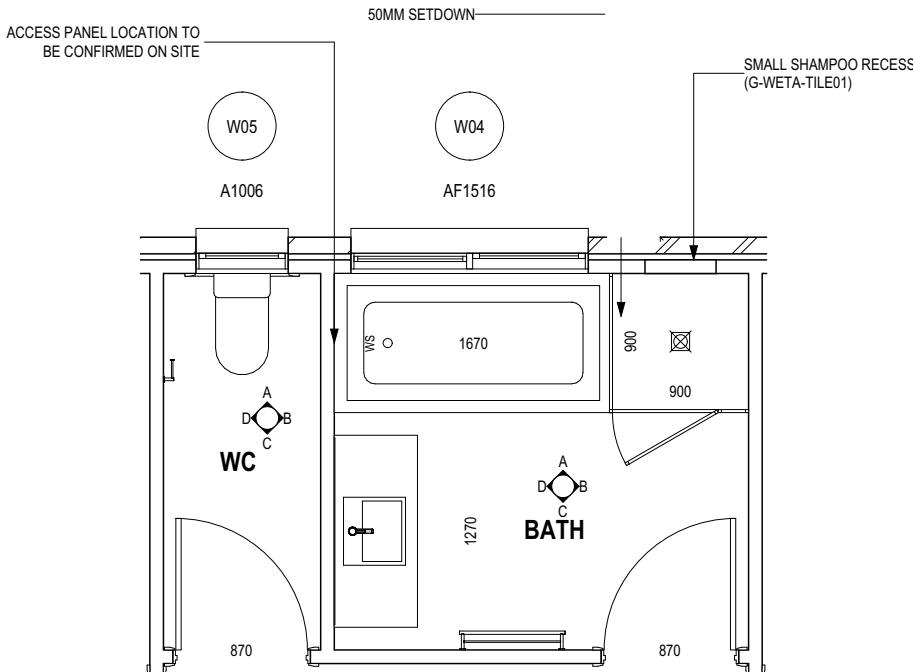
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Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 28/09/2026

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ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

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



BATHROOM PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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		3 PRELIM PLANS - INITIAL ISSUE	TNG 10/09/2026	LOT 154 LYTHAM CRESCENT, MIDWAY POINT TAS 7171	F-WDNDTN10FPRTA	FREEPORT	
		4 PRELIM PLANS - PLAN CORRECTIONS	NVO 11/09/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
		5 DA PLAN SET - ISSUE	HAB 26/09/2026	154 / - / 300456	BATHROOM DETAILS	14 / 17	
				COUNCIL:		SCALES:	
				SORELL		1:50	
							714837

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

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

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

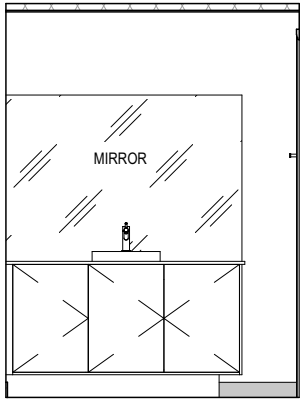
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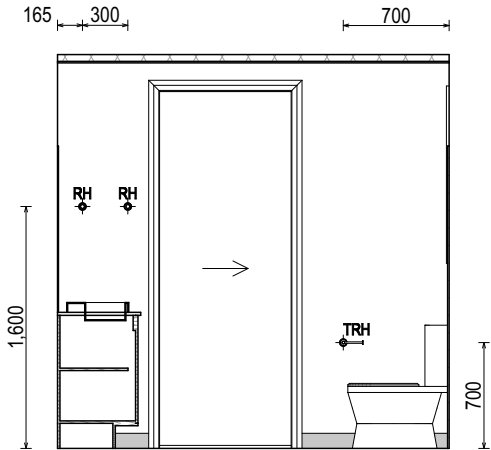
Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 28/09/2026

LEGEND

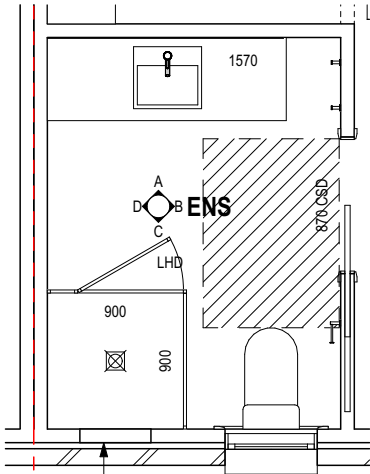
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW
CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE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



ELEVATION A
SCALE: 1:50



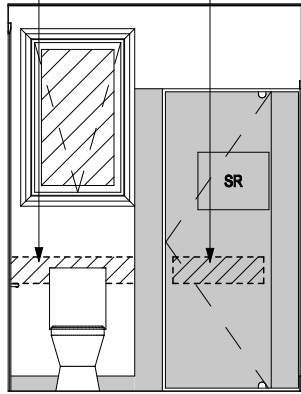
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

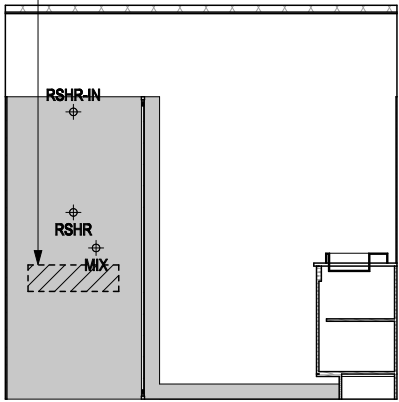
600 x 150 NOGGINGS . 800-810 HEIGHT (CTR
LINE). OFFSET 250mm FROM WALL

AREA WHERE WALL
REINFORCING IS REQ. NEXT
TO TOILET



ELEVATION C
SCALE: 1:50

600 x 150 NOGGINGS . 800-810 HEIGHT (CTR
LINE). CENTRED TO ROSE



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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	4 PRELIM PLANS - PLAN CORRECTIONS	NVO 11/09/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 DA PLAN SET - ISSUE	HAB 26/09/2026	154 / - / 300456	ENSUITE DETAILS	15 / 17	
			COUNCIL:		SCALES:	
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						714837

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

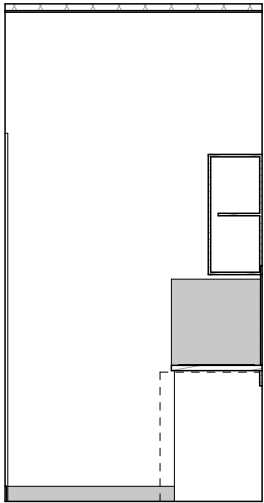
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- GENERAL BUILDING INFORMATION

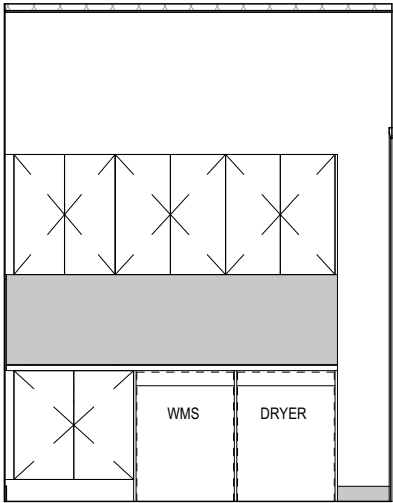
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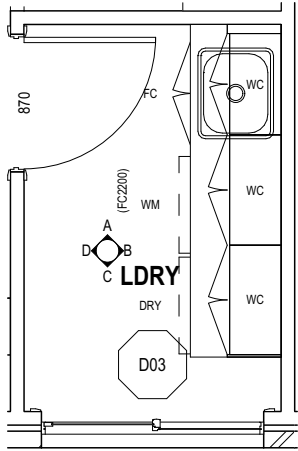
Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 28/09/2026



ELEVATION A
SCALE: 1:50

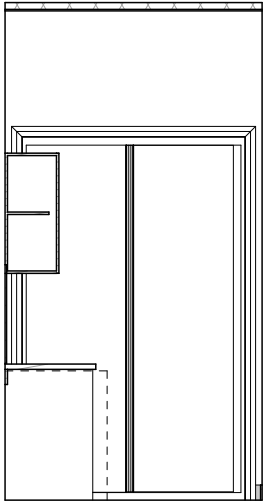


ELEVATION B
SCALE: 1:50

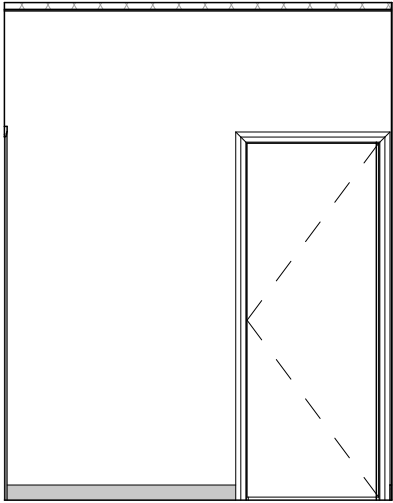


SF2400x1470

LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION 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:

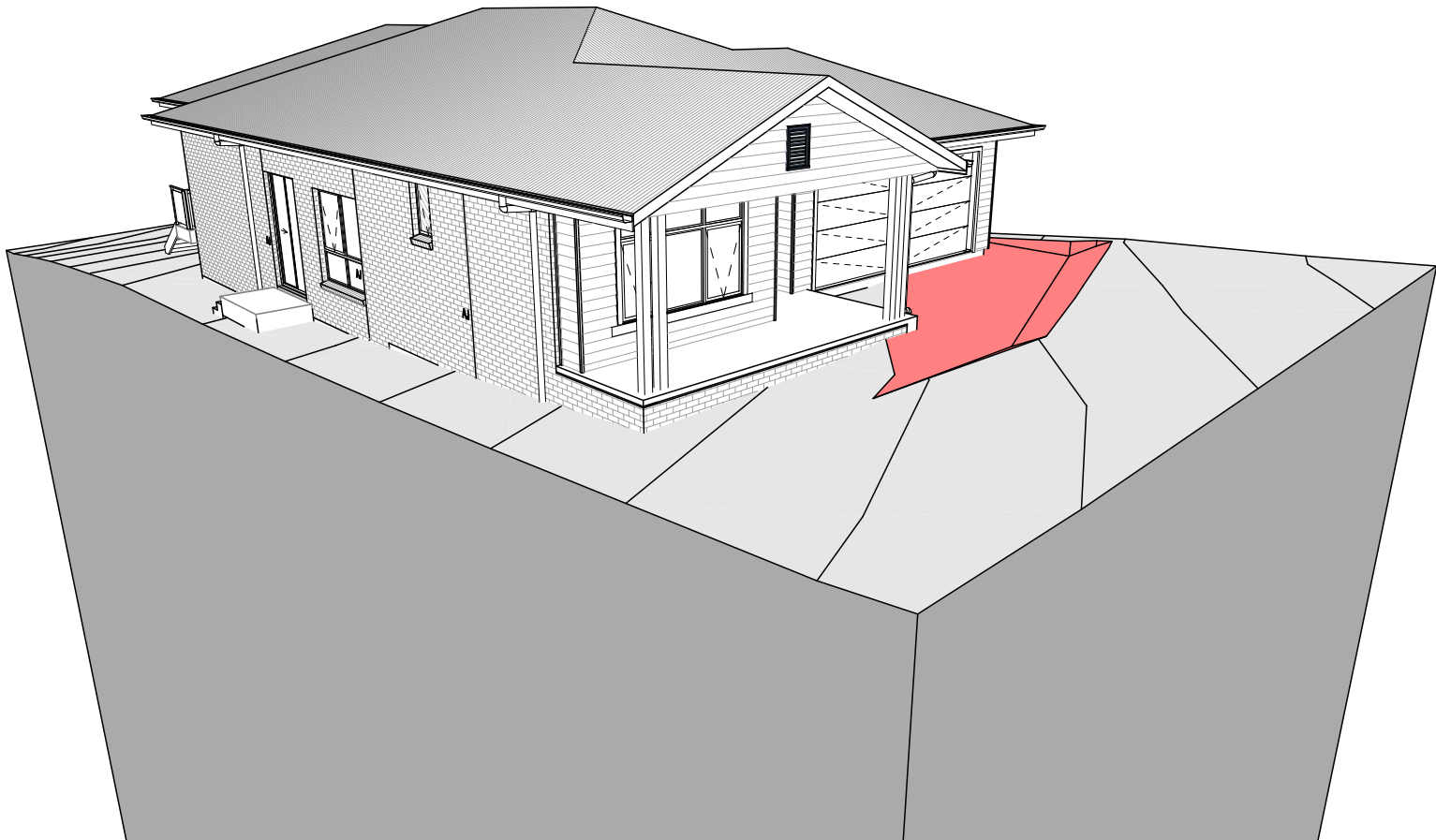
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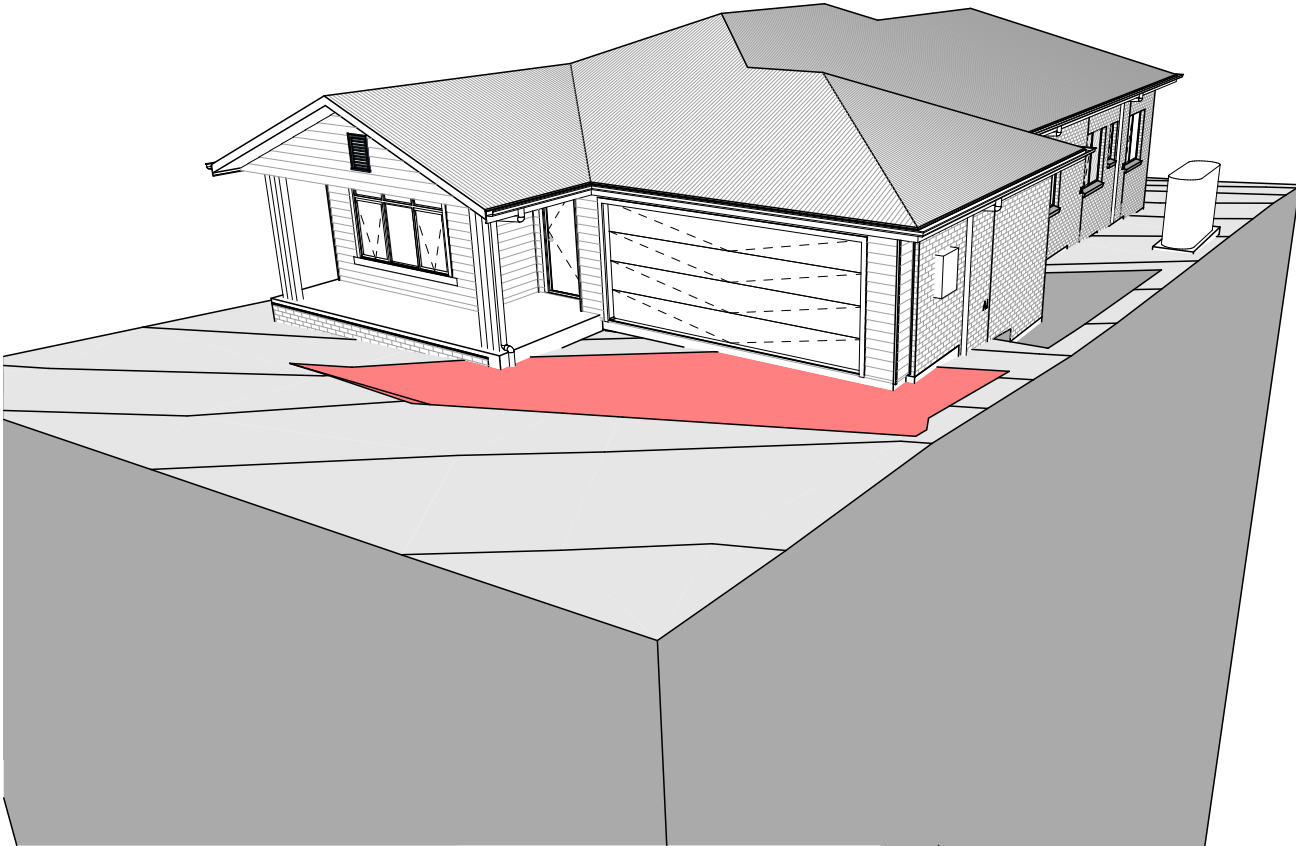
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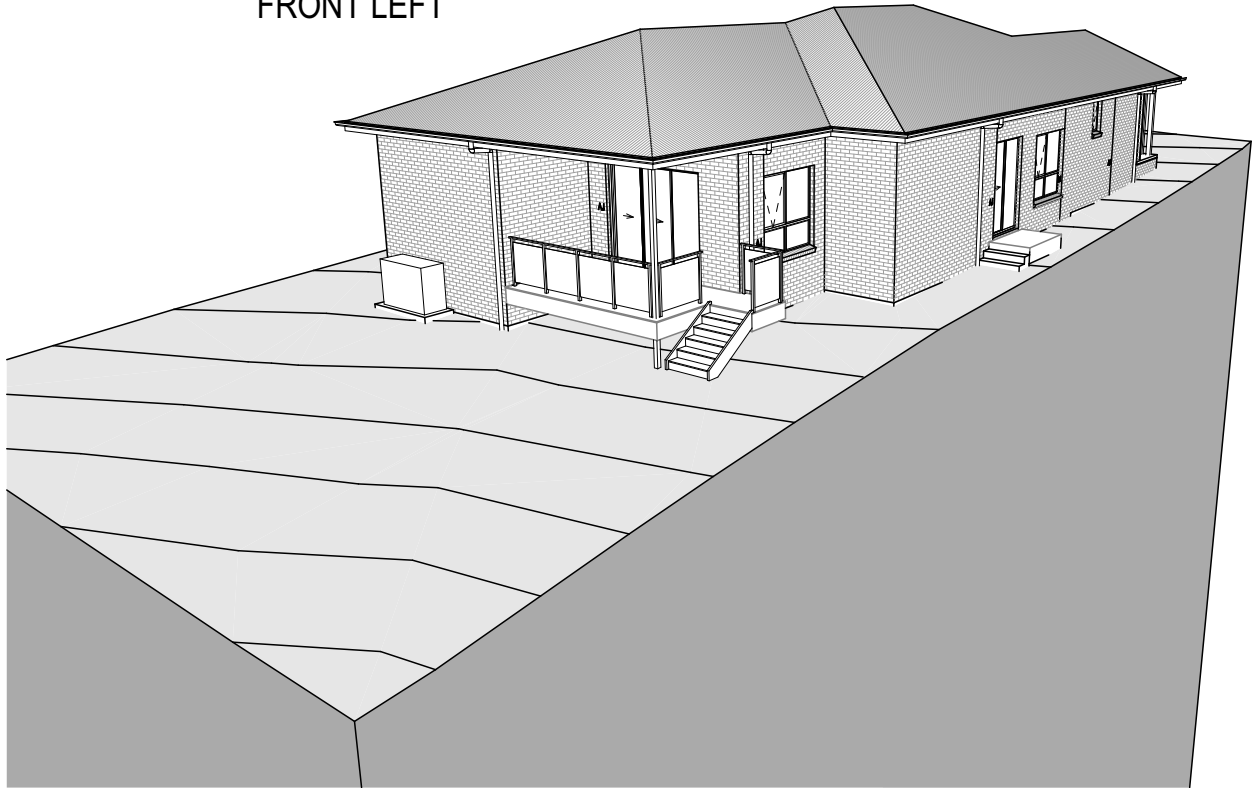
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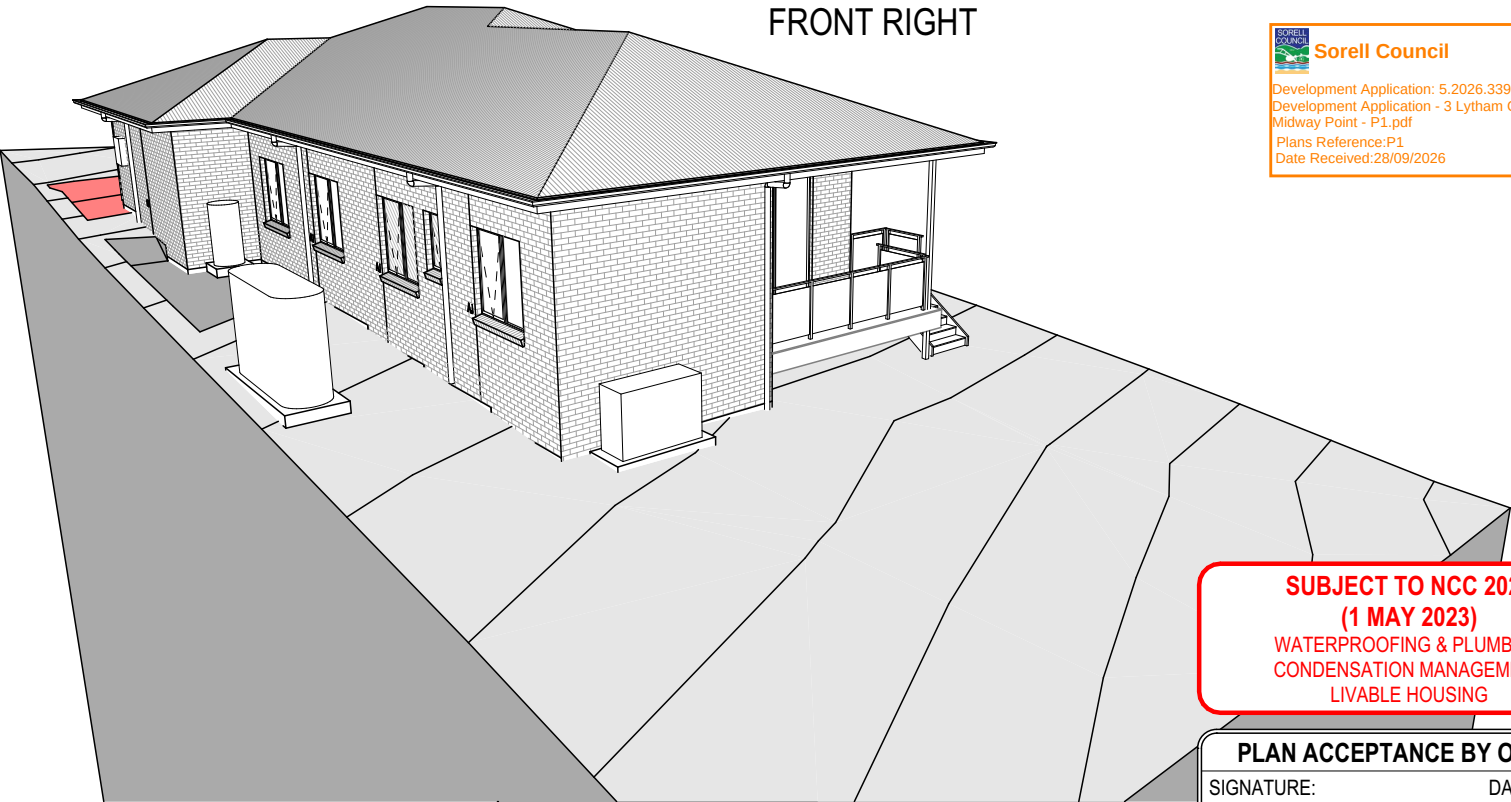
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

Sorell Council
Development Application: 5.2026.339.1 -
Development Application - 3 Lytham Crescent,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 28/09/2026

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

PLAN ACCEPTANCE BY OWNER	
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