

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**49 FRESNE WAY, SORELL****PROPOSED DEVELOPMENT:****DWELLING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 7th September 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 **Monday 7th September 2026**.

APPLICATION NO: 5.2026.242.1
DATE: 21 August 2026



Disclaimer

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

50 m



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

Full description of Proposal:	Use: General Residential
	Development: New Dwelling
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 645,220.00

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 49 Fresne Way
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 184600 Folio: 174

Current Use of Site	Vacant Land
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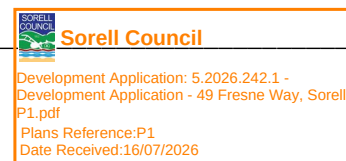
Current Owner/s:	Name(s) LYNMORE HOLDINGS PTY LTD- pending transfer
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☒ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		



Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	 Signature: Date: 15/07/2026

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
Signature of General Manager, Minister or Delegate:	 Signature: Date:



SEARCH OF TORRENS TITLE

VOLUME 184600	FOLIO 174
EDITION 1	DATE OF ISSUE 09-Mar-2023

SEARCH DATE : 13-Apr-2026

SEARCH TIME : 12.33 pm

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Town of SORELL

Lot 174 on Sealed Plan [184600](#)Derivation : Part of 980 Acres Gtd. to Thomas Villeneuve Jean
and Cornelius DriscollPrior CT [183296/1](#)SCHEDULE 1[M807420](#) TRANSFER to LYNMORE HOLDINGS PTY LTD Registered
09-Apr-2020 at 12.01 pmSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP184600](#) COVENANTS in Schedule of Easements[SP184600](#) FENCING PROVISION in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

N152618 PRIORITY NOTICE reserving priority for 90 days
TRANSFER LYNMORE HOLDINGS PTY LTD to MANPREET SINGH
MORTGAGE MANPREET SINGH to Australia and New Zealand
Banking Group Limited Lodged by TIERNEY LAW - HUON
on 25-Feb-2026 BP: N152618

E452529 MORTGAGE to Westpac Banking Corporation Lodged by
DOBSON MITCHELL ALLPORT on 30-Mar-2026 BP: N152616

N152616 TRANSFER to MANPREET SINGH and DILPREET KAUR Lodged
by DOBSON MITCHELL ALLPORT on 30-Mar-2026 BP: N152616



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 184600

PAGE 1 OF 8 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

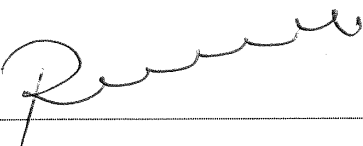
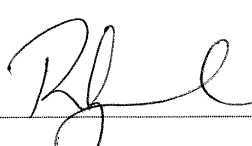
EASEMENTS

Lots 96, 97, 162 to 171 (inclusive), 263 and 320 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE shown on the Plan ("the Easement Land").

Lots 96, 97, 162 to 171 (inclusive), 263 and 320 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Sorell Council over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE on the Plan.

Lot 98 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH shown on the Plan ("the Easement Land").

Lot 98 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Sorell Council over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.


Director
Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LYNMORE HOLDINGS PTY LTD	PLAN SEALED BY: Sorell Council
FOLIO REF: 183296/1	DATE: 3.3.23
SOLICITOR	
& REFERENCE: Page Seager (DAS 201243 – Stages 4 & 5)	REF NO. SA 2020/00017-1 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

 Sorell Council
Development Application: 5.2026.242.1 - Development Application - 49 Fresne Way, Sorell P1.pdf Plans Reference: P1 Date Received: 16/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 184600
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 183296/1	

Lots 99 to 104 (inclusive) ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00m WIDE shown on the Plan ("the Easement Land").

Lots 99 to 104 (inclusive) on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Sorell Council over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 4.00m WIDE on the Plan.

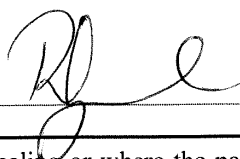
Lot 319 of the Plan ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH shown on the Plan ("the Easement Land").

Lot 319 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Sorell Council over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.

Lot 259 on the Plan is subject to a drainage easement created by and fully described in E295687 over the land marked DRAINAGE EASEMENT 3.00m WIDE CREATED BY E295687 (P.183297) on the Plan.

Lot 503 on the Plan is subject to an electricity infrastructure easement created by and fully described in C.982541 over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT (CREATED BY C.982541) (P.160265) on the Plan.


Director


Director

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

 **Sorell Council**
Development Application: 5.2026.242.1 -
Development Application - 49 Fresne Way, Sorell
P1.pdf
Plans Reference: P1
Date Received: 16/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 8 PAGES	Registered Number SP, 18 4 6 0 0
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 183296/1	

COVENANTS

The owner of each lot on the Plan (excepting lot 503) covenants with the Vendor (Lynmore Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenants' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, any kit home, relocatable dwelling or weatherboard dwelling on such lot.
2. Not without the prior written consent of the Vendor to construct on any such lot which has an area greater than 550 square metres, a dwelling with a liveable floor area of less than 120 square metres, (which area shall not include patios, verandas and carports), except if the dwelling is one of a greater number of multiple dwellings on that lot.
3. Not without the prior written consent of the Vendor to construct on any such lot, a dwelling which may be used other than as a single dwelling.
4. Not to construct any walls of any residential building on such lot from any material except brick, finished rendered surface or masonry without the prior written consent of the Vendor, PROVIDED THAT (subject to the other covenants contained in this Schedule of Easements) the use of timber, non-brick, and James Hardie products, or non-masonry materials not exceeding thirty percent (30%) of the total external wall area is permitted.
5. Not without the prior written consent of the Vendor:
 - (a) to use or allow such lot to be used for any public housing or public rental project or public assistance program;

Director

Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP. 184600
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 183296/1	

- (b) to use or allow such lot to be occupied on any basis which involves any state or federal government rental assistance, rental benefit or rental relief;
 - (c) to use or allow such lot to be occupied on any basis where the owner of such lot does not have the absolute right (subject to the rights of any mortgagee) to determine to whom such lot may be leased or licensed; and
 - (d) to use or allow such lot to be used for the purposes of a public road.
6. Not without the prior written consent of the Vendor to construct any dwelling on such lot unless there is a lockable skip of at least 3m³ capacity placed on such lot during the construction of the dwelling for all rubbish and discarded materials.

The owners of each lot on the plan (excepting Lot 503) each covenant in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof shall be in favour of the said Sorell Council to observe the following stipulations:-

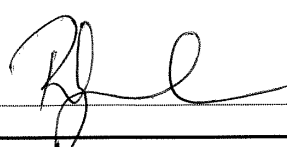
- 1. Not without the prior written consent of the Sorell Council to construct any building on a lot with a toilet included without at the same time installing one or more rainwater tanks with a combined minimum volume of 5000 litres which must:
 - (a) collect all roof water runoff and be connected to the internal plumbing to provide water for toilet flushing, laundry and on-site garden use; and
 - (b) have a minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top-up from the reticulated supply.

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (Lynmore Holdings Pty. Ltd.) shall not be required to fence.



Director



Director

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 Development Application: 5.2026.242.1 -
 Development Application - 49 Fresne Way, Sorell
 P1.pdf
 Plans Reference: P1
 Date Received: 16/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 184600
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 183296/1	

DEFINITIONS

“Drainage Easement” means a right of drainage (including the right of construction of drains) for Sorell Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Sorell Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

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

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

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





Director



Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES	Registered Number SP, 18 4 6 0 0
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 183296/1	

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

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

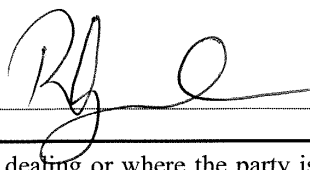
Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;



Director



Director

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Sorell Council

Development Application: 5.2026.242.1 -
Development Application - 49 Fresne Way, Sorell
P1.pdf
Plans Reference: P1
Date Received: 16/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 8 PAGES	Registered Number SP 18 4 6 0 0
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 183296/1	

- (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.

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





 Director

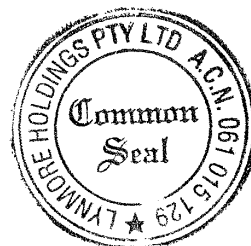


 Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 8 PAGES	Registered Number SP 184600
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 183296/3	

EXECUTED by LYNMORE HOLDINGS PTY. LTD.)
 (ACN 061 015 129), as registered proprietor of the land)
 comprised in Folio of the Register Volume 183296 Folio 1)
 pursuant to section 127 of the *Corporations Act 2001* by:)



.....
 Director Signature

Robert Arthur Wayne Lynch (s-)

.....
 Director Full Name (print)

.....
 *Director/*Secretary Signature

Robert Arthur Wayne Lynch (s-)

.....
 *Director/*Secretary Full Name (print)

(*please strike out inapplicable *if Sole Director/Secretary write 'Sole')

Sorell Council Development Application: 5.2026.242.1 - Development Application - 49 Fresne Way, Sorell P1.pdf Plans Reference: P1 Date Received: 16/07/2026

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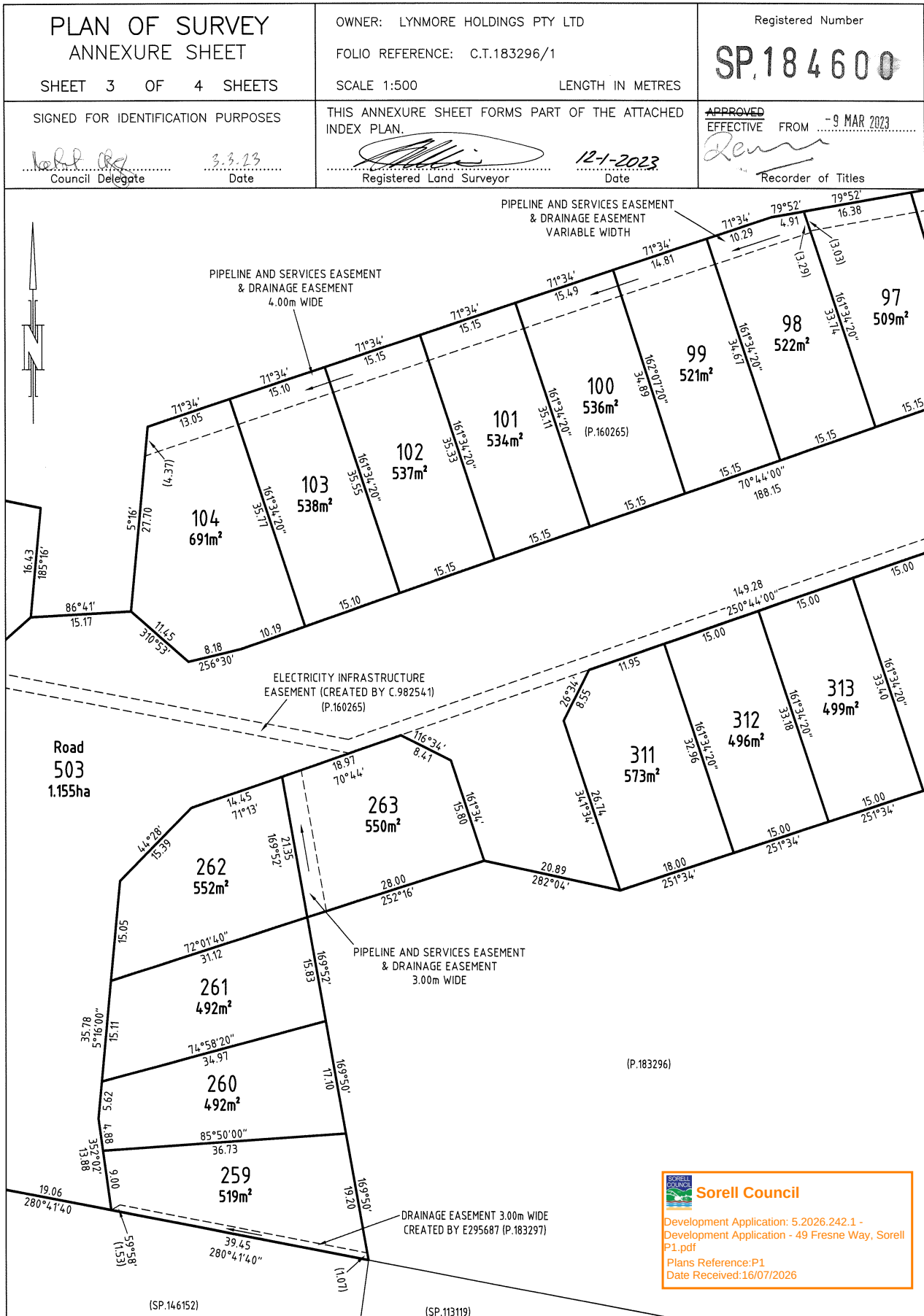
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Development Application: 5.2026.242.1 -
Development Application - 49 Fresno Way, Sorell
P1.pdf
Plans Reference: P1
Date Received: 16/07/2026



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Development Application: 5.2026.242.1 -
Development Application - 49 Fresne Way, Sorell
P1.pdf
Plans Reference: P1
Date Received: 16/07/2026



Sorell Council

Development Application: 5.2026.242.1 -
Development Application - 49 Fresne Way, Sorell
P1.pdf
Plans Reference: P1
Date Received: 16/07/2026

PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS	OWNER: LYNMORE HOLDINGS PTY LTD FOLIO REFERENCE: C.T.183296/1 SCALE 1:500 LENGTH IN METRES	Registered Number SP184600
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 3.3.23 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 12-1-2023 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM - 9 MAR 2023 <i>[Signature]</i> Recorder of Titles

(P.183296)

(P.183296)

Sorell Council

Development Application: 5.2026.242.1 -
Development Application - 49 Fresne Way, Sorell
P1.pdf
Plans Reference: P1
Date Received: 16/07/2026

Prepared for:

Wilson Homes

49 Fresne Way Sorell

FLOOD HAZARD REPORT

FE_26090

05 May 2026



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

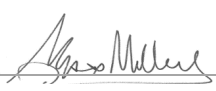
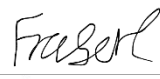
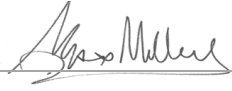
flüssig
Engineers

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	Client	Document Number	Project Manager
49 Fresne Way, Sorell Flood Hazard Report	Wilson Homes	FE_26090	Max W. Möller <i>BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE (Aus) Managing Director / Principal Hydraulic Engineer</i>

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller Principal Hydraulic Engineer		22/04/2026
Prepared by	Christine Keane Water Resources Analyst		22/04/2026
GIS Mapping	Fraser Cumming Undergraduate Engineer		23/04/2026
Reviewed by	John Holmes Senior Engineer		01/05/2026
Reviewed by	Max W. Möller Principal Hydraulic Engineer		04/05/2026
Authorised by	Max W. Moller Principal Hydraulic Engineer		05/05/2026

Revision History

Rev No.	Description	Prepared by	Authorised by	Date

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Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

Contents

1.	Introduction.....	1
1.1	Development	1
1.2	Objectives and Scope	1
1.3	Limitations	1
1.4	Relevant Planning Scheme Requirements.....	1
2.	Model Build.....	2
2.1	Overview of Catchment.....	2
2.2	Hydrology	2
2.2.1	Design Rainfall Events.....	2
2.2.2	Climate Change	3
2.3	Hydraulics	3
2.3.1	Calibration/Validation	3
2.3.2	Survey	4
2.3.3	Key Stormwater Assets including pipes and pits	4
2.3.4	Roads.....	4
2.3.5	Buildings	4
2.3.6	Walls	5
2.3.7	Structures.....	5
2.3.8	Roughness (Manning's n).....	5
3.	Model Results.....	5
3.1	Pre-Development Scenario	5
3.2	Post-Development Scenario	6
3.3	Displacement of Overland Flow on Third Party Property	9
3.4	Development Effects on Flooding	9
3.5	New Habitable Building.....	10
4.	Flood Hazard	10
4.1	Tolerable Risk.....	11
5.	TPS summary Report summary against TPS - Sorell	11
6.	Conclusion.....	13
7.	Recommendations	13
8.	Limitations	14
9.	References	14
10.	Appendices.....	15



Sorell Council

Development Application: 5.2026.242.1 -
 Response to Request for Information - 49
 Fresne Way, Sorell - P2.pdf
 Plans Reference: P2
 Date received: 12/08/2026

List of Tables

Table 1. TPS Planning Scheme Requirements	1
Table 2. Parameters for RAFTS catchment	2
Table 3. Climate Change Increases	3
Table 4. Manning's Coefficients (ARR 2019).....	5
Table 5. Habitable Floor Construction Levels.....	10
Table 6. Tasmanian Planning Scheme summary C12.5.1	11
Table 7. Tasmanian Planning Scheme summary C12.6.1	12

List of Figures

Figure 1. Contributing Catchment, 49 Fresne Way, Sorell	2
Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot	3
Figure 3. 1m DEM (Hill shade) of Lot Area, 49 Fresne Way.....	4
Figure 4. Pre-Development 1% AEP + CC Depth.....	7
Figure 5. Post-Development 1% AEP + CC including Depth	8
Figure 6. Pre and Post Development Net Discharge and Velocity 1% AEP +CC	9
Figure 7. Hazard Categories Australian Disaster and Resilience Handbook.....	10



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

1. Introduction

Flüssig Engineers has been engaged by **Wilson Homes** to undertake a site-specific Flood Hazard Report for the development at 49 Fresne Way, Sorell in the Sorell Council municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development hazard scenarios for the 1% AEP plus climate change, for the purpose of development.

1.1 Development

The proposed development is a single, 250 m² residential dwelling, with 35 m² driveway within the lot boundaries. The site is approximately 550 m². The development triggers the Flood Prone Hazard Code, as the site is located within a flood-prone area under the jurisdiction of Sorell Council.

1.2 Objectives and Scope

This report is in response to a request for further information under C12.0 Flood Prone Areas Hazard Code under the Tasmanian Planning Scheme 2021 (TPS 2021). The objectives of this study are:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP plus climate change (CC) scenario.
- Provide comparison of flooding for post-development against acceptable solution and performance criteria.
- Provide flood mitigation recommendations for a potential future development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

Planning Scheme Code	Objective
C12.5.1 Uses within a flood prone area	That a habitable building can achieve and maintain a tolerable risk from flood
C12.6.1 Building and works within a flood prone area	(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.



2. Model Build

2.1 Overview of Catchment

The contributing catchment for 49 Fresne Way, Sorell is approximately 4,030 ha stretching from the peak of Mount Phipps to the north towards the development site with an average slope of 3.0%.

The land use of the catchment is General Residential, Agricultural and Rural with the specific site being listed as General Residential. Figure 1 below outlines the approximate contributing catchment for the site at 49 Fresne Way, Sorell.

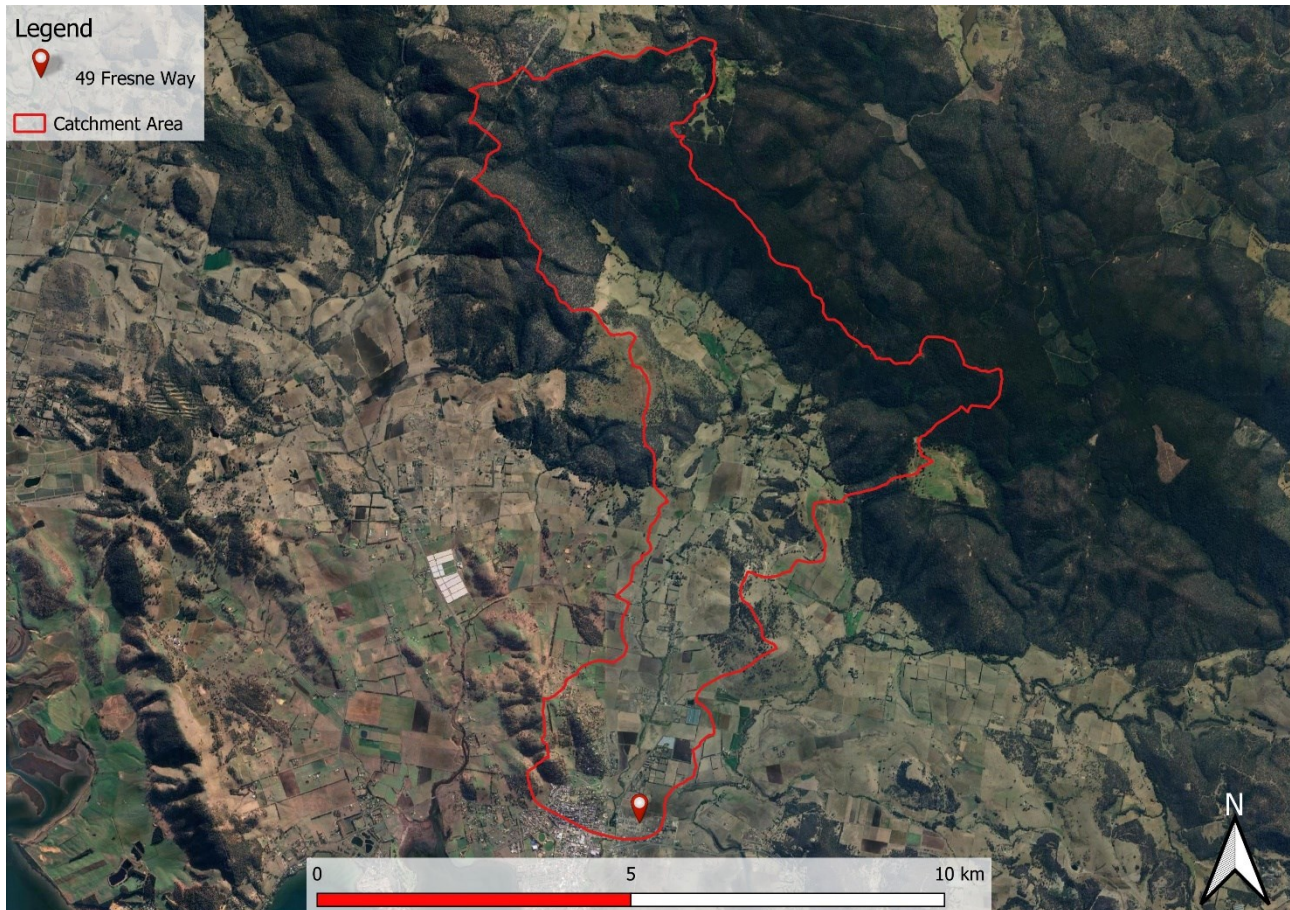


Figure 1. Contributing Catchment, 49 Fresne Way, Sorell

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 2. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
4,030	27-20/1	4-1/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

TPS 2021 requires modelling of flood events of 1% AEP (100yr ARI) for the life of the development. Therefore, the design events assessed in this analysis are limited to the 1% AEP + CC design events. Due to the size and grade of the catchment the peak rainfall time was restricted to between 1 hr – 24

hrs. Figure 2 shows the box and whisker output for the 1% AEP model run. The model shows that the 1% AEP 4.5 hours storm temporal pattern 6 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

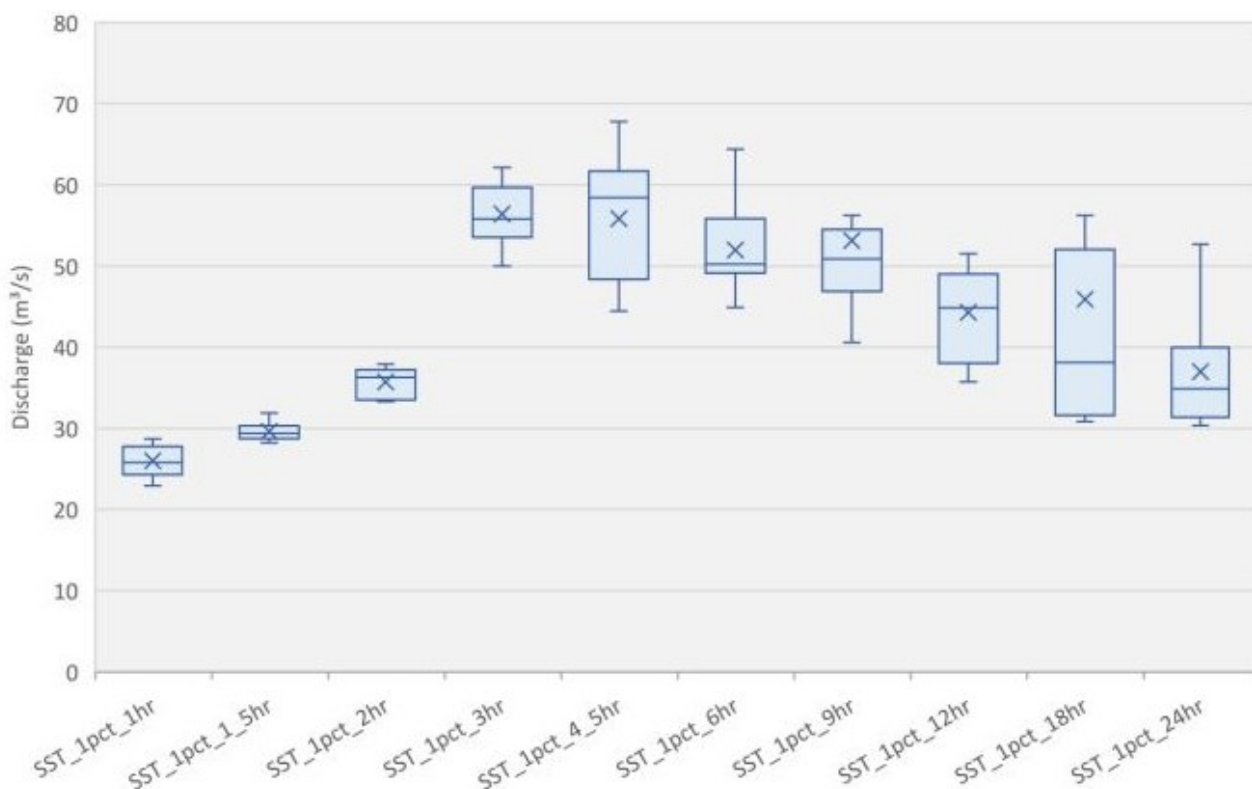


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

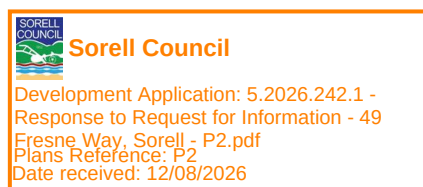
2.2.2 Climate Change

The ARR 2019 Guide for Flood Estimation, Version 4.2, is regarded as the industry standard for assessing projected increases in rainfall under climate change conditions for the year 2100 scenario.

According to Table 3 of the guide, a multiplication factor of 1.58 is adopted for rainfall durations of 4.5 hours under the SSP5-8.5 at 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts and adopted by Council as stated below in Table 3.

Table 3. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100
4.5 Hour Rainfall Intensity	58% Increase



2.3 Hydraulics

A 1D-2D hydraulic model was created to determine the flood level through the target area.

2.3.1 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and no past flood analysis undertaken to validate against the flows obtained in the model.

2.3.2 Survey

The 2D surface model was taken from LiDAR 2019 to create a 1m cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below in Figure 3.

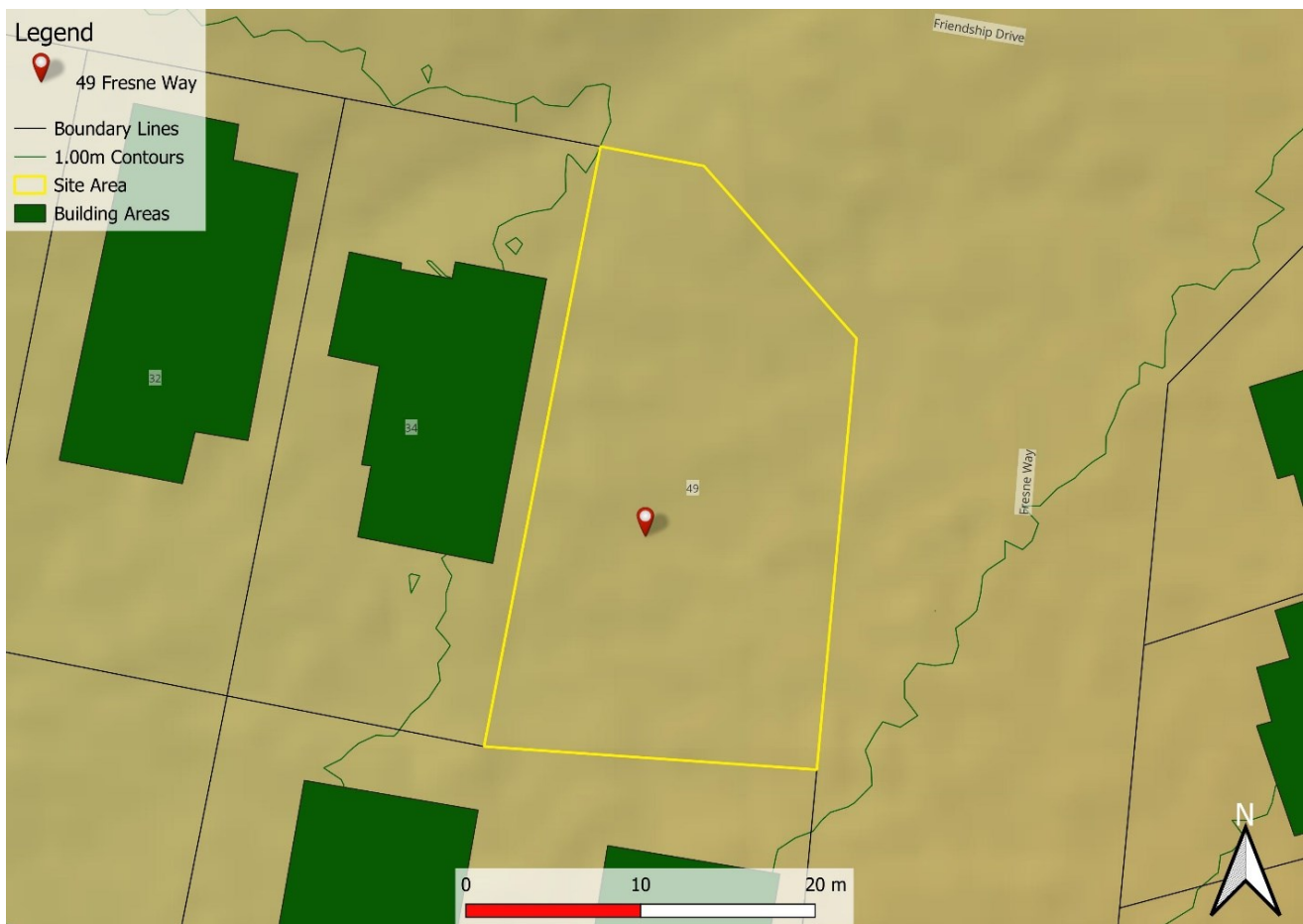


Figure 3. 1m DEM (Hill shade) of Lot Area, 49 Fresne Way

2.3.3 Key Stormwater Assets including pipes and pits

Pipes and pits were modelled as 1D underground network within the localised catchment model to provide insight into the capacity of the stormwater system. Where data was missing, this was inferred from surrounding data and where invert levels were missing, a 600 mm cover was applied.

2.3.4 Roads

Roads often form the basis for overland flow in high frequency events; however, the kerb and channel are not always picked up by the DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads incorporating a z-line along the gutter to ensure the kerb invert is represented in the mesh.

2.3.5 Buildings

Specifically, residential houses and commercial buildings were integrated into the DEM by elevating the corresponding grid cells representing these structures by a standardised height of 0.3 meters above the natural ground surface. Subsequently, the re-sampled grids were utilised to establish the Infoworks ICM model, thus forming a foundational framework for the subsequent analysis and simulation of flood dynamics.

This method allows for flow through the building if the flood levels/ pressure become great enough. The aim is to mimic flow through passageways such as doors, windows, and hallways.

2.3.6 Walls

All significant fences and retaining structures were incorporated into the 2D model as 2D linear wall elements. Paling fences were modelled with a maximum height of 250 mm, while colorbond fences were modelled with a maximum height of 500 mm representing the estimated depth at which they are likely to collapse during a 1% AEP rainfall event. Solid material walls were modelled using a realistic height to reflect their structural integrity and expected behaviour under flood conditions.

2.3.7 Structures

In the process of crafting a two-dimensional grid to depict the ground surface of the floodplain, we initiated by re-sampling high-resolution LiDAR data to generate a digital elevation model (DEM) through the utilisation of GIS software.

Within this procedure, the attention was directed towards identifying and incorporating pertinent features such as residential structures, commercial buildings, walls, and roadways. Ensuring the comprehensive inclusion of these features within the re-sampled DEM was of utmost importance.

2.3.8 Roughness (Manning's n)

The model grid's roughness and equivalent Manning's n values were derived from land use data. Table 4 shows Manning's values used in the model. Values for this layer were derived from the ARR 2019 Guidelines. These parameters have proven effective in previous flood mapping projects undertaken in Tasmania.

Table 4. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

3. Model Results

The result of 1% AEP + CC were run through the pre-development and post-development model scenarios to compare the changes to flooding onsite and to surrounding properties.

3.1 Pre-Development Scenario

The site is relatively flat, with a cross fall of approximately 3%, and forms part of a larger catchment characterised by moderate to locally steeper topography. Overland flow within the catchment is generally directed toward the Sorell Rivulet. Based on the site topography and hydraulic modelling, flow enters the lot from the north-east, traversing the site before discharging along the western boundary.

Figure 4 shows the results of hydraulic modelling of the 1% Annual Exceedance Probability (AEP) event, incorporating projected climate change allowances to the year 2100, that indicates flood inundation extending across the northern and western portions of the lot. Modelled flood depths generally reach a maximum of approximately 0.29 m and are influenced by subtle variations in surface topography and minor depressions evident in the DEM.

The flood behaviour is characterised by shallow, distributed overland flow across the site, with some localised concentration along the primary flow path extending from the north-east toward the northern to the western boundary. Minor ponding is observed in isolated low points, however, flow remains largely unconfined and sheet-like in nature.

Modelled surface velocities are generally low to moderate, typically ranging between approximately 0.10 m/s and 0.76 m/s. These velocities indicate a limited potential for scour or sediment transport, with flow conditions remaining relatively stable across the site during the design event.

Flood hazard mapping classifies the site completely within the H1 hazard band in accordance with Australian Rainfall and Runoff (ARR) 2019 criteria.

3.2 Post-Development Scenario

Post-development hydraulic modelling of the 1% Annual Exceedance Probability (AEP) event, incorporating projected climate change allowances to the year 2100, as shown in Figure 5, indicates that the introduction of the proposed dwelling results in a minor obstruction to overland flow across the site. Flow approaching from the north-east is partially diverted around the proposed development and proposed colorbond fences, with floodwaters continuing to convey along the established overland flow path toward the south-west. While the proposed dwelling locally alters flow paths, the broader drainage behaviour of the site remains consistent with pre-development conditions.

Across the site, flood depths generally range between approximately 0.05 m and 0.28 m, with these depths occurring in slightly redistributed areas compared to pre-development conditions, and the highest depths remaining associated with subtle topographic low points. These changes in extent are minor in magnitude and do not result in any significant afflux or adverse impacts to adjoining properties.

The post-development flood behaviour continues to be characterised by shallow, distributed overland flow, with minor concentration occurring where flows are redirected around the building footprint and along the proposed Colorbond fences. Localised ponding may occur adjacent to the structure and within small depressions, however, flow remains largely unconfined and maintains connectivity with the downstream flow path.

Surface velocities across the property remain comparable to pre-development conditions, generally remaining below approximately 0.75 m/s. Minor localised increases in velocity may occur adjacent to the building edges where flow paths are slightly constricted, however, these remain limited in extent.

Flood hazard mapping indicates that the site is entirely classified within the H1 hazard category under post-development conditions. Any localised variations in depth and velocity do not result in a meaningful increase in hazard classification, and no expansion of higher hazard areas is observed. This confirms that the proposed development does not materially increase flood risk and that the site will continue to experience low hazard conditions consistent with pre-development behaviour.



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

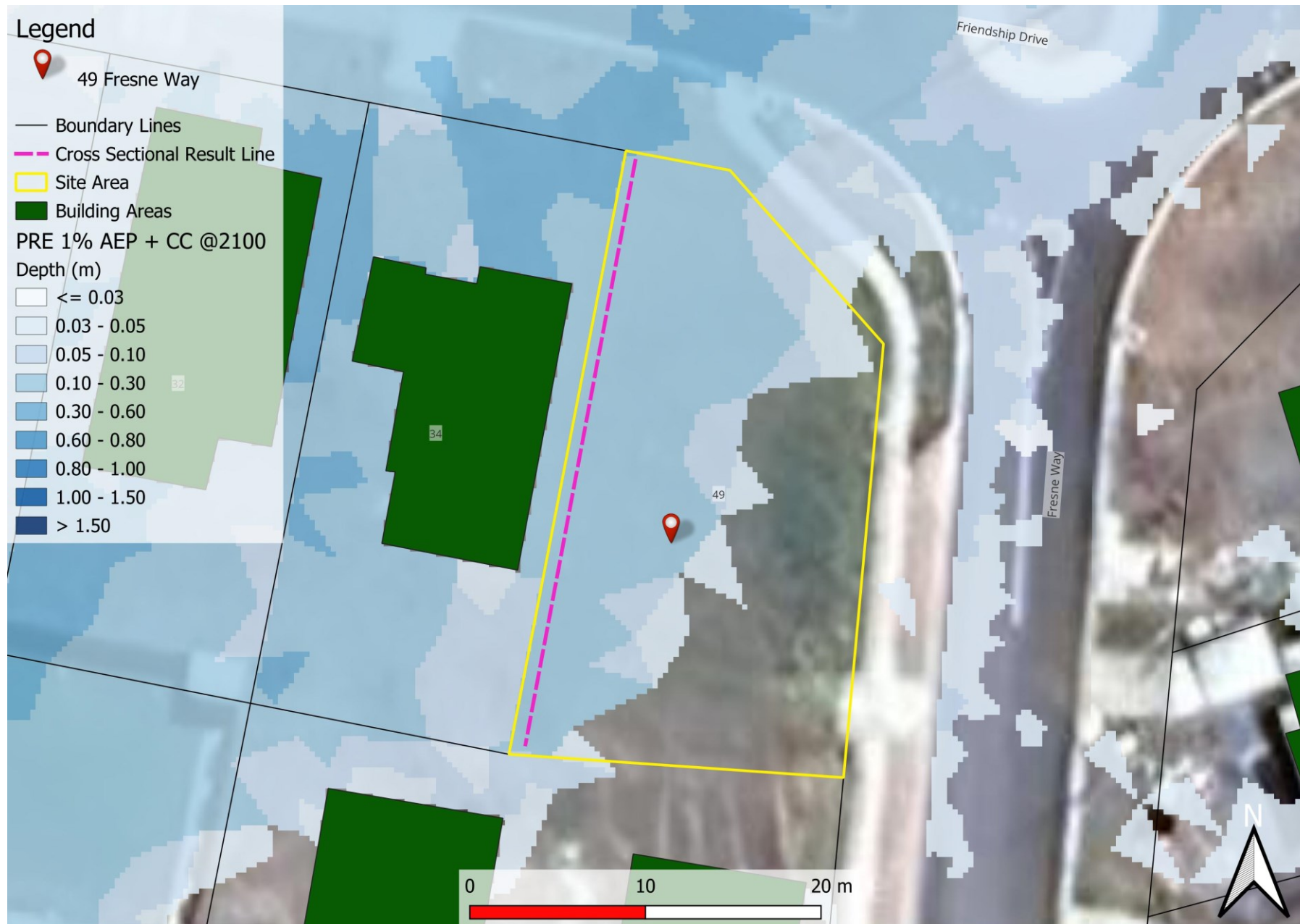


Figure 4. Pre-Development 1% AEP + CC Depth



Sorell Council

Development Application: 5.2026.242.1 -
 Response to Request for Information - 49
 Fresne Way, Sorell - P2.pdf
 Plans Reference: P2
 Date received: 12/08/2026



Figure 5. Post-Development 1% AEP + CC including Depth

3.3 Displacement of Overland Flow on Third Party Property

Post-development flows shown in Figure 5 indicate a minor redistribution of flood extent within the lot boundary at 49 Fresne Way when compared to the pre-development conditions in Figure 4. A slight increase in flood extent is observed along the eastern side of the proposed dwelling, while other areas within the lot experience a marginal reduction in inundation.

These changes are primarily attributed to the construction of the proposed dwelling and colorbond fenceline within the existing overland flow path, which locally alters flow behaviour by introducing a physical obstruction. As a result, runoff is redirected around the boundary, to the north leading to small increases in depth in adjacent areas and minor reductions elsewhere across the site.

Overall, the changes in flood behaviour are minimal and remain localised to the vicinity of the development. Surrounding properties, including adjacent lots along Fresne Way and Friendship Drive, are not subject to any meaningful increase in flood depth or extent. This demonstrates that, subject to the implementation of the recommendations provided in this report, the proposed development will not result in adverse or detrimental impacts on surrounding third-party land.

3.4 Development Effects on Flooding

Figure 6 presents a hydrograph illustrating the discharge at the cross-sectional result line on the western boundary of the development lot, representing overland flow generated within the development area. The chart includes both pre- and post-development modelled scenarios to demonstrate changes in discharge behaviour across the site.

The comparison shows a minor decrease in peak discharge from $0.26 \text{ m}^3/\text{s}$ in the pre-development model to $0.22 \text{ m}^3/\text{s}$ in the post development, as peak velocity also decreases by 0.08 m/s from 0.43 m/s to 0.35 m/s following development. These changes in flow and velocity are consistent with the displacement of flood water by the addition of the proposed dwelling that alter the natural overland flow path, however, the overall impact on flooding is considered minor. Provided the recommendations outlined in this report are followed, there will be no adverse effects within the site or on adjacent properties.

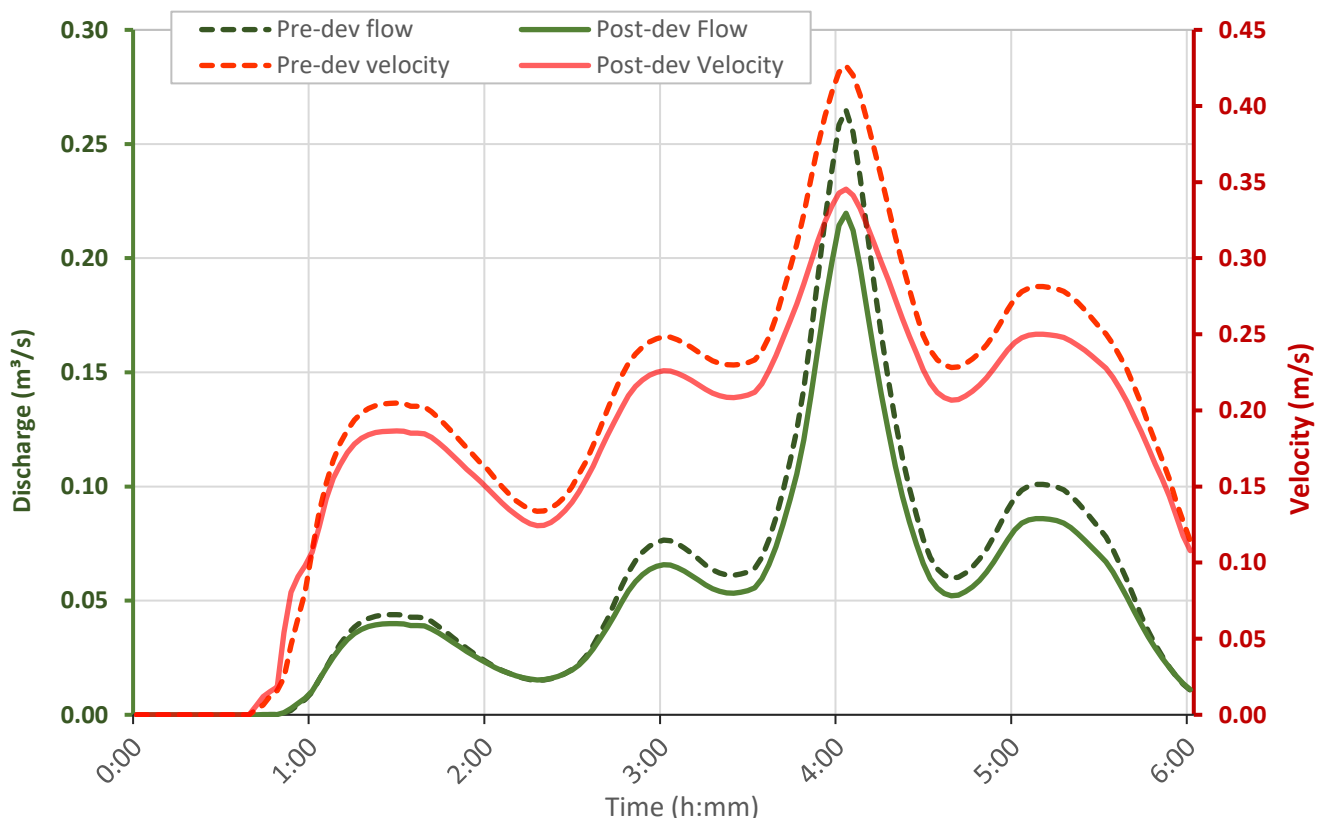


Figure 6. Pre and Post Development Net Discharge and Velocity 1% AEP +CC

3.5 New Habitable Building

To meet the performance criteria of the Building Regulations 2016, the construction of a new habitable building is required to have a habitable floor level >300mm above the 1% AEP + CC flood level. The new development at 49 Fresne Way, Sorell must meet this regulation as shown in Table 5. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas).

Table 5. Habitable Floor Construction Levels

49 Fresne Way, Sorell	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Habitable floor	22.67	22.97



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

4. Flood Hazard

Under existing (pre-development) conditions, the proposed building location is subject to a modelled flood depth of 0.29 m and a flow velocity of 0.76 m/s during the design flood event. Based on the Australian Flood Resilience and Design Handbook, this results in a maximum hazard rating of **H1 – Generally safe for people, vehicles, and buildings**, as shown in Appendix A – Hazard Maps.

In the post-development scenario, the flood depth at the building envelope decreases to approximately 0.28 m, while the flow velocity also decreases to 0.74 m/s. With this change in flood characteristics, the hazard classification therefore remains within the H1 category, indicating a continued low-hazard condition.

This assessment focuses on the development lot, adjoining properties, the adjacent roadway, and nearby infrastructure. Broader areas outside the immediate development context, such as public paths and wider access routes, have not been included in this analysis. During flood events, it is recommended that occupants remain indoors and follow the guidance of emergency services, as site access and movement may be temporarily restricted. A summary of the hazard ratings is shown in Figure 7.

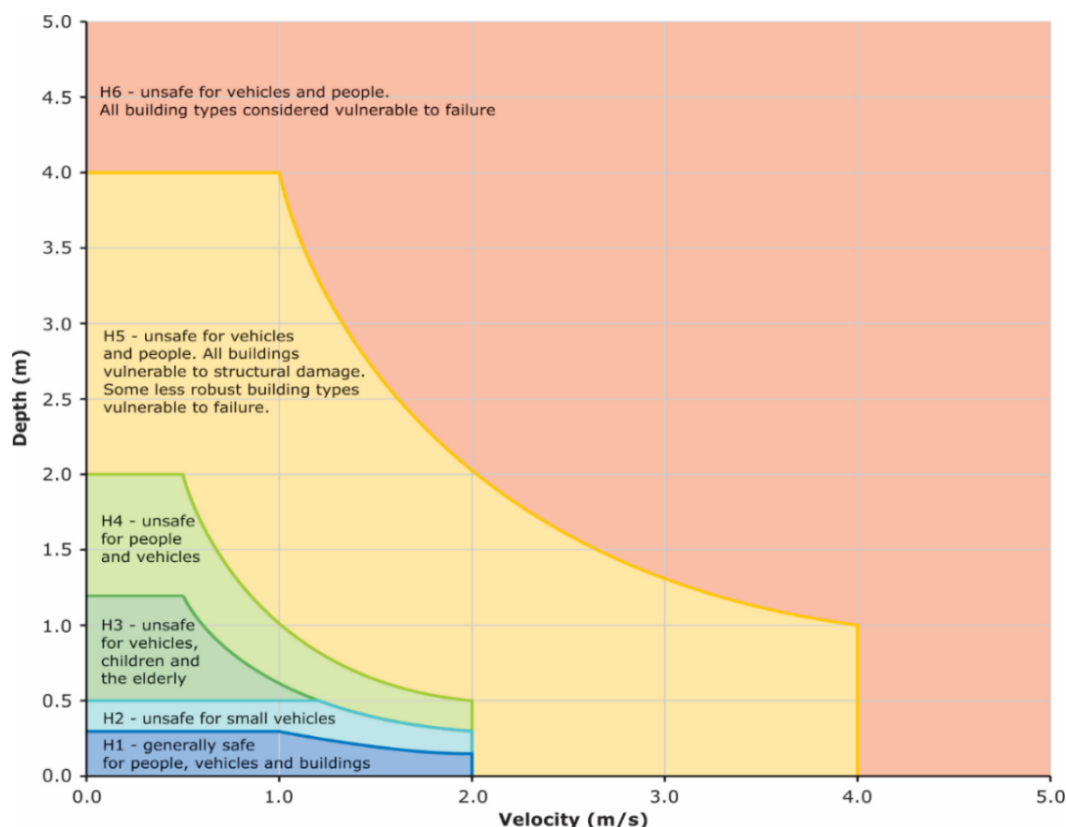


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at 49 Fresne Way, Sorell is subject to shallow overland floodplain flow during the 1% AEP event including climate change projections to 2100. Hydraulic modelling indicates that flood behaviour across the site is characterised by low depths and generally low velocities, with hazard classifications falling within the H1 range.

Post-development modelling demonstrates that the proposed dwelling and proposed colorbond fenceline introduce an obstruction to the existing overland flow path, resulting in a slight redistribution of flows around the site. This leads to small, localised increases in depth within the lot along small areas of the northern and western boundaries; however, overall flood depths, velocities, and hazard classifications remain largely consistent with pre-development conditions, with no material increase in risk to adjoining properties.

Accordingly, the residual flood risk associated with the proposed development is considered tolerable. Provided the recommendations outlined in this report are implemented, including appropriate finished floor levels, the development will maintain existing flood behaviour without adverse impacts. The proposed Class 1a dwelling is therefore expected to perform safely under design flood conditions, achieving an acceptable level of risk to occupants and surrounding land.

5. TPS summary Report summary against TPS - Sorell

Table 6. Tasmanian Planning Scheme summary C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		P1.1	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed development within a low hazard flood inundation area.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		P1.2	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is at H1.



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

Table 7. Tasmanian Planning Scheme summary C12.6.1

C12.6.1 Building and works within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and, (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		P1.1	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed new dwelling and adjacent driveway.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No increase in risk following construction of the building requiring specific hazard reduction measures.
(c)	any advice from a state authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		P1.2	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	Negligible changes to flow and velocity following construction of proposed building.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Assuming recommendations of this report the proposed site and dwellings can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.


Sorell Council

Development Application: 5.2026.242.1 -
 Response to Request for Information - 49
 Fresne Way, Sorell - P2.pdf
 Plans Reference: P2
 Date received: 12/08/2026

6. Conclusion

The Flood Hazard Report for 49 Fresne Way, Sorell development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against Code C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme.
2. Depth decreased following the inclusion of the proposed dwelling and fenceline from 0.29 m to 0.28 m at the cross-sectional result line in the post-development scenario.
3. Peak discharge sees a minor decrease from 0.26 m³/s in the predevelopment model to 0.22 m³/s in the post-development flood scenario.
4. Velocity shows a decrease between pre- and post-development, overland flood scenarios from 0.43 m/s to 0.35 m/s.
5. Flood hazard mapping indicates that the site remains entirely within the H1 hazard category under post-development conditions, consistent with the pre-development scenario

7. Recommendations

Flüssig Engineers therefore recommends the following engineering design be adopted for the development and future use to ensure the works meets the C12.0 Flood Prone Areas Hazard Code:

1. The new building to have a minimum habitable floor height as per Table 5.
2. Proposed new Colorbond fenceline to be constructed along the north, northeast and eastern lot boundaries as indicated in Figure 5, flush to existing ground surface levels.
3. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris.
4. Any change in external building layout or addition of other solid structures will require further flood assessment
5. All future proposed structures within the flood extent not shown within this report will require a separate design and report addressing their impacts.



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

8. Limitations

Flüssig Engineers were engaged by **Wilson Homes** on behalf of the developer, for the purpose of a site-specific Flood Hazard Report for 49 Fresne Way, Sorell, in response to the Tasmanian Planning Scheme-Sorell. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

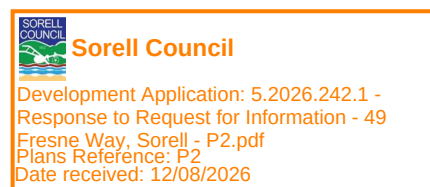
The results, findings, and interpretations contained in this report are based on the existing site conditions, available LiDAR surface data, hydraulic modelling, and other third-party information provided to Flüssig Engineers. Should any aspect of the site, catchment, or proposed development design change, including modifications to ground levels, drainage patterns, or surrounding infrastructure, the flood behaviour and associated risks may also change. In such cases, this report must be re-evaluated and updated to reflect those modifications before further use.

Flüssig Engineers accepts no liability for any flooding that may enter the garage and pass through into the habitable areas if the recommended grated trenches are not fully installed, maintained, and operational during any storm event. This report must be read and used in its entirety. It may not be quoted, reproduced, or relied upon in part or for any purpose other than that expressly stated within, unless prior written consent is obtained from Flüssig Engineers.

Flüssig Engineers accepts no responsibility or liability for errors or inaccuracies arising from information supplied by external sources, third-party consultants, or other data providers used in preparing this report. The outcomes and conclusions presented herein are valid only for the conditions and assumptions explicitly described in this document.

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10. Appendices

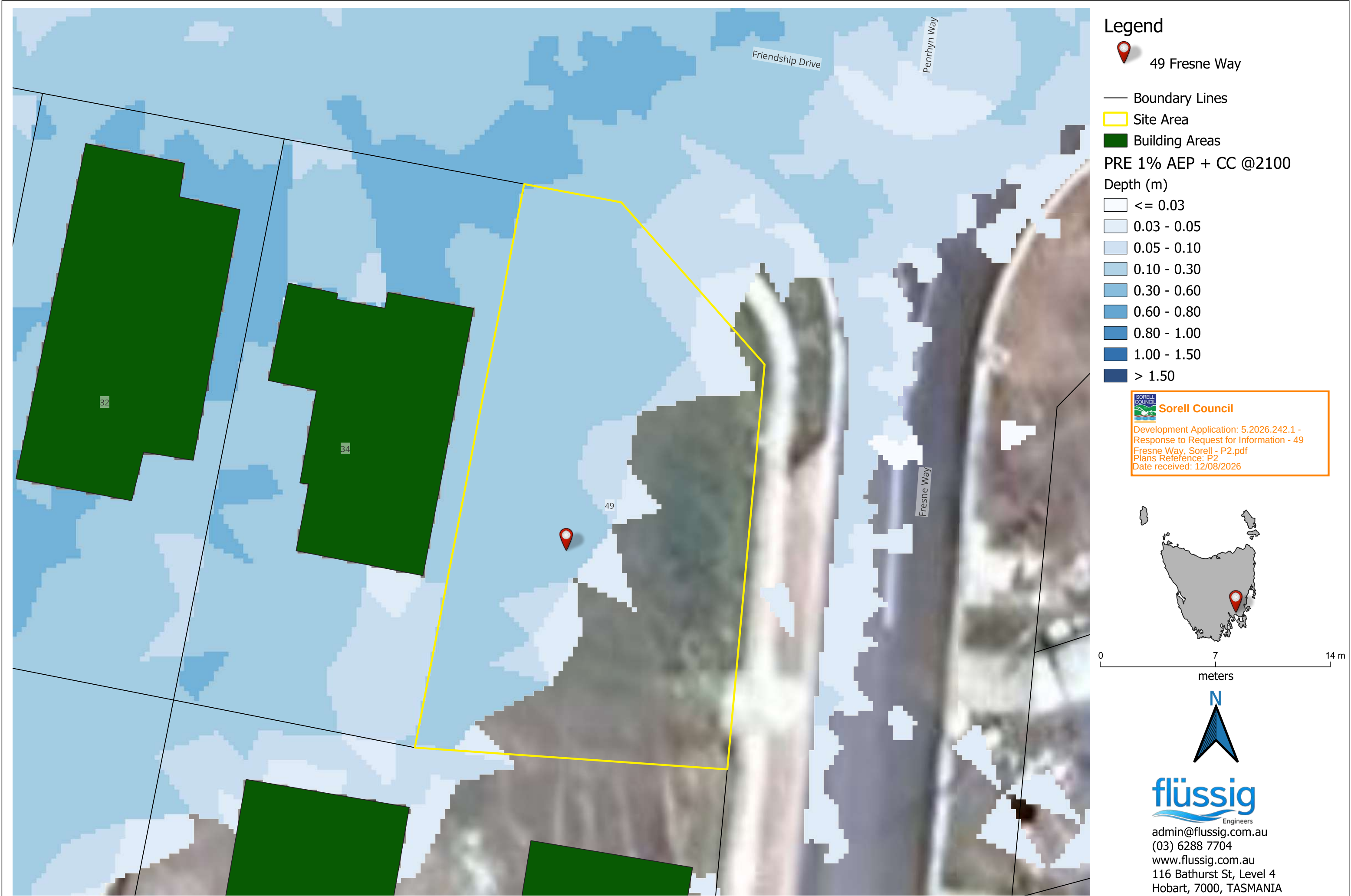
Appendix A Flood Maps



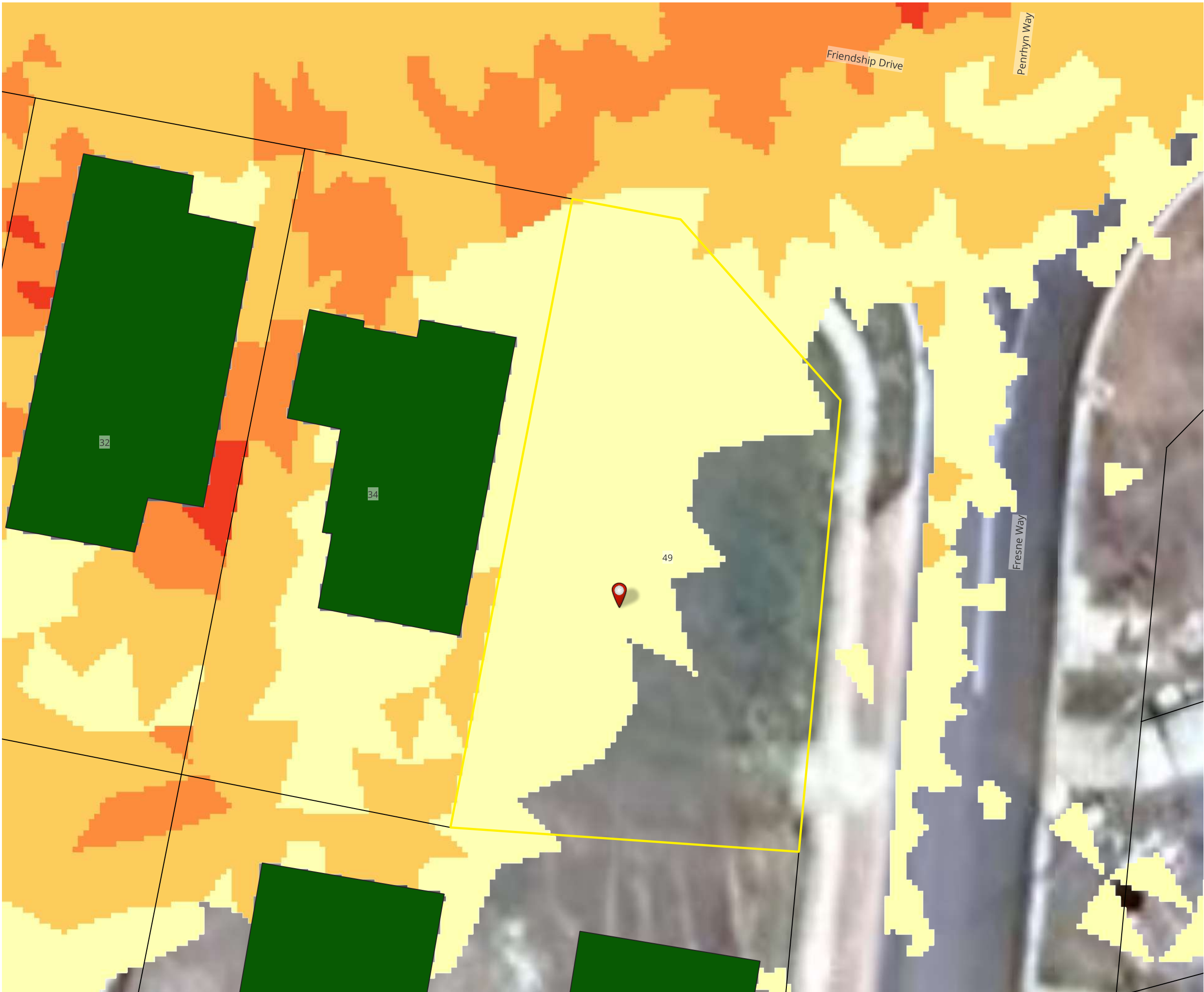
Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

PRE 1% AEP + CC @ 2100



PRE 1% AEP + CC @ 2100



Legend

49 Fresne Way

— Boundary Lines

Site Area

Building Areas

PRE 1% AEP + CC @2100

Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

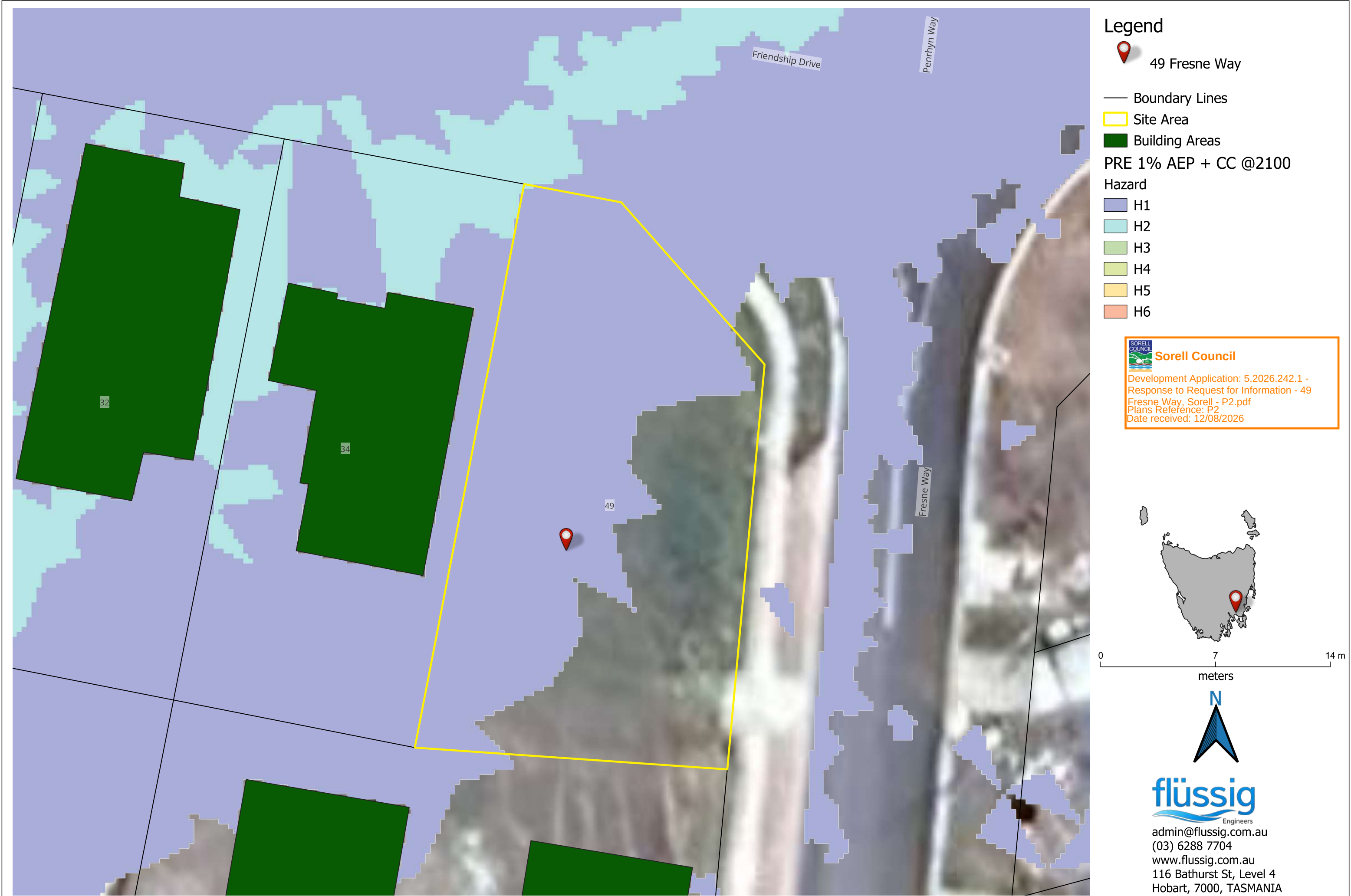
Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

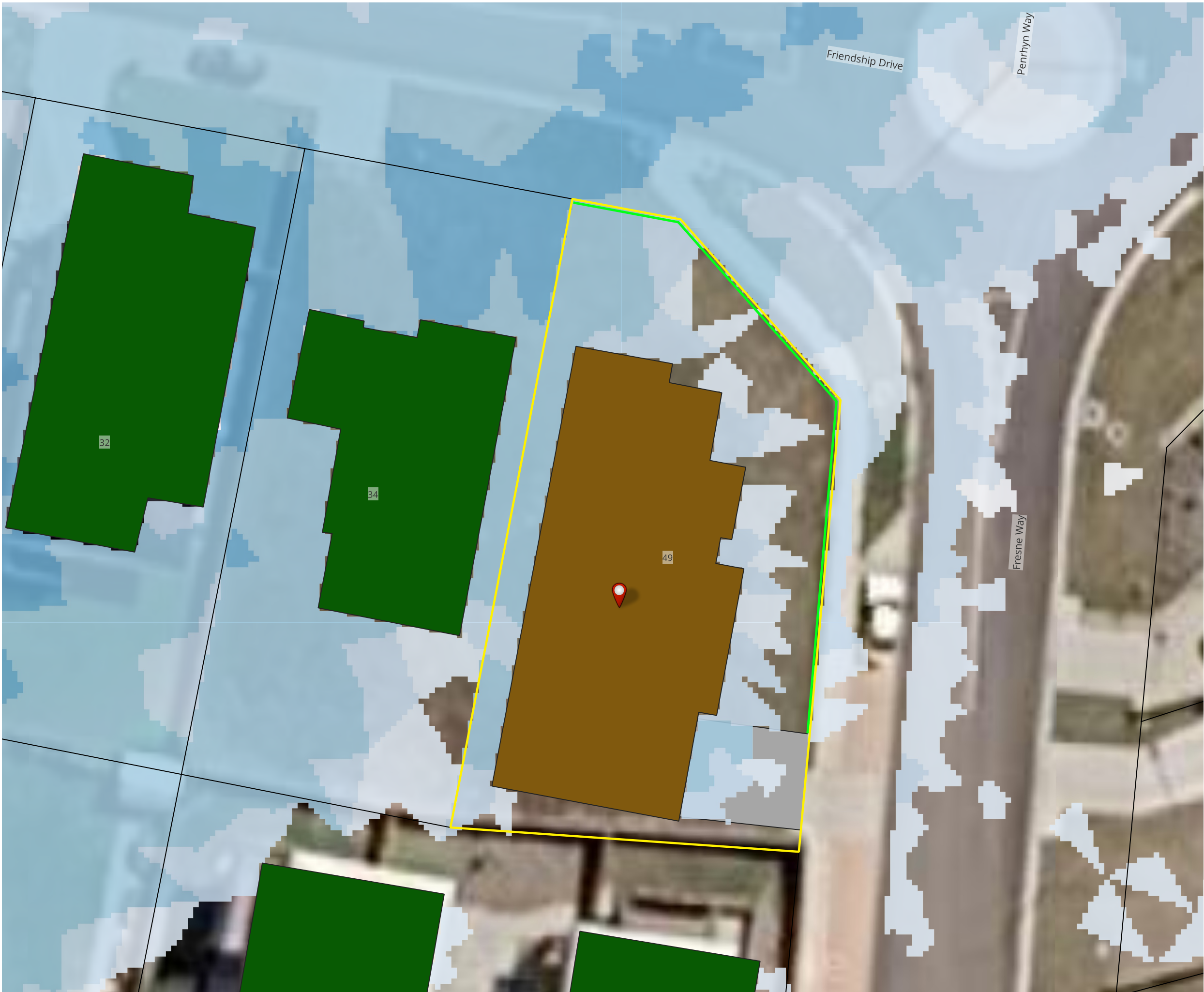
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Hobart, 7000, TASMANIA

PRE 1% AEP + CC @ 2100



POST 1% AEP + CC @ 2100



Legend

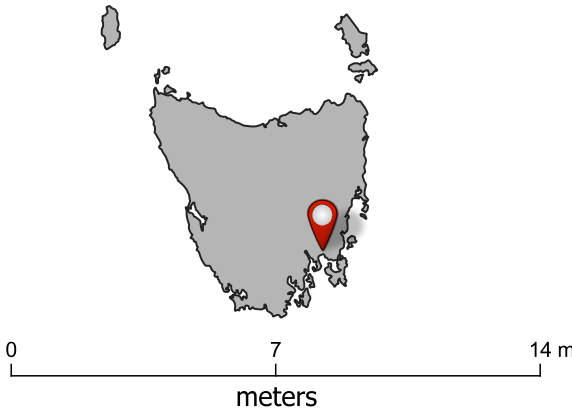
- 49 Fresne Way
- Boundary Lines
- Proposed Colourbond Fence
- Site Area
- Building Areas
- Proposed Building Area
- Proposed Driveway

POST 1% AEP + CC @2100

Depth (m)

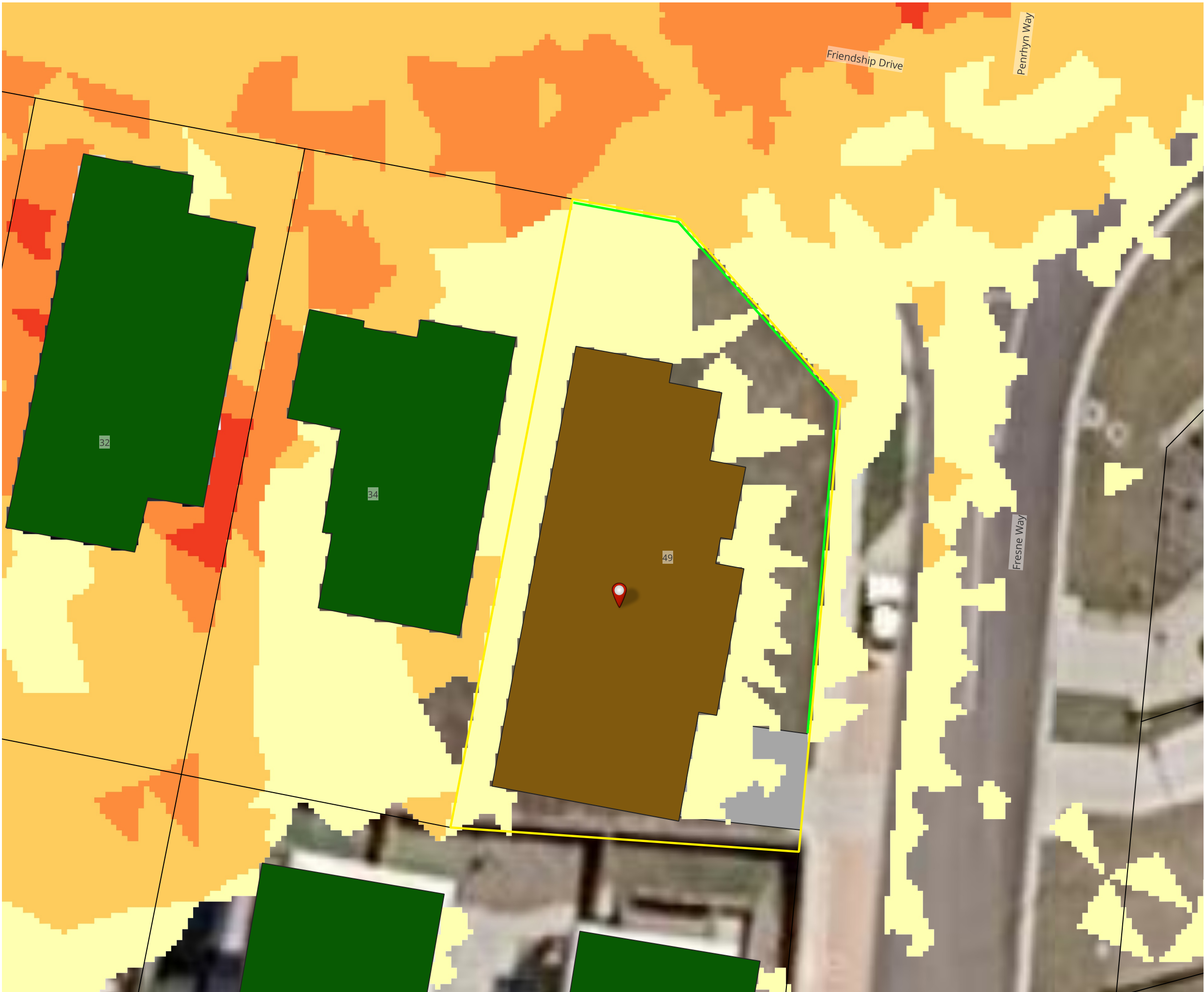
- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50

Sorell Council
Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026



flüssig
Engineers
admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

POST 1% AEP + CC @ 2100



Legend



49 Fresne Way

- Boundary Lines
- Proposed Colourbond Fence
- Site Area
- Building Areas
- Proposed Building Area
- Proposed Driveway

POST 1% AEP + CC @2100

Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00



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Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
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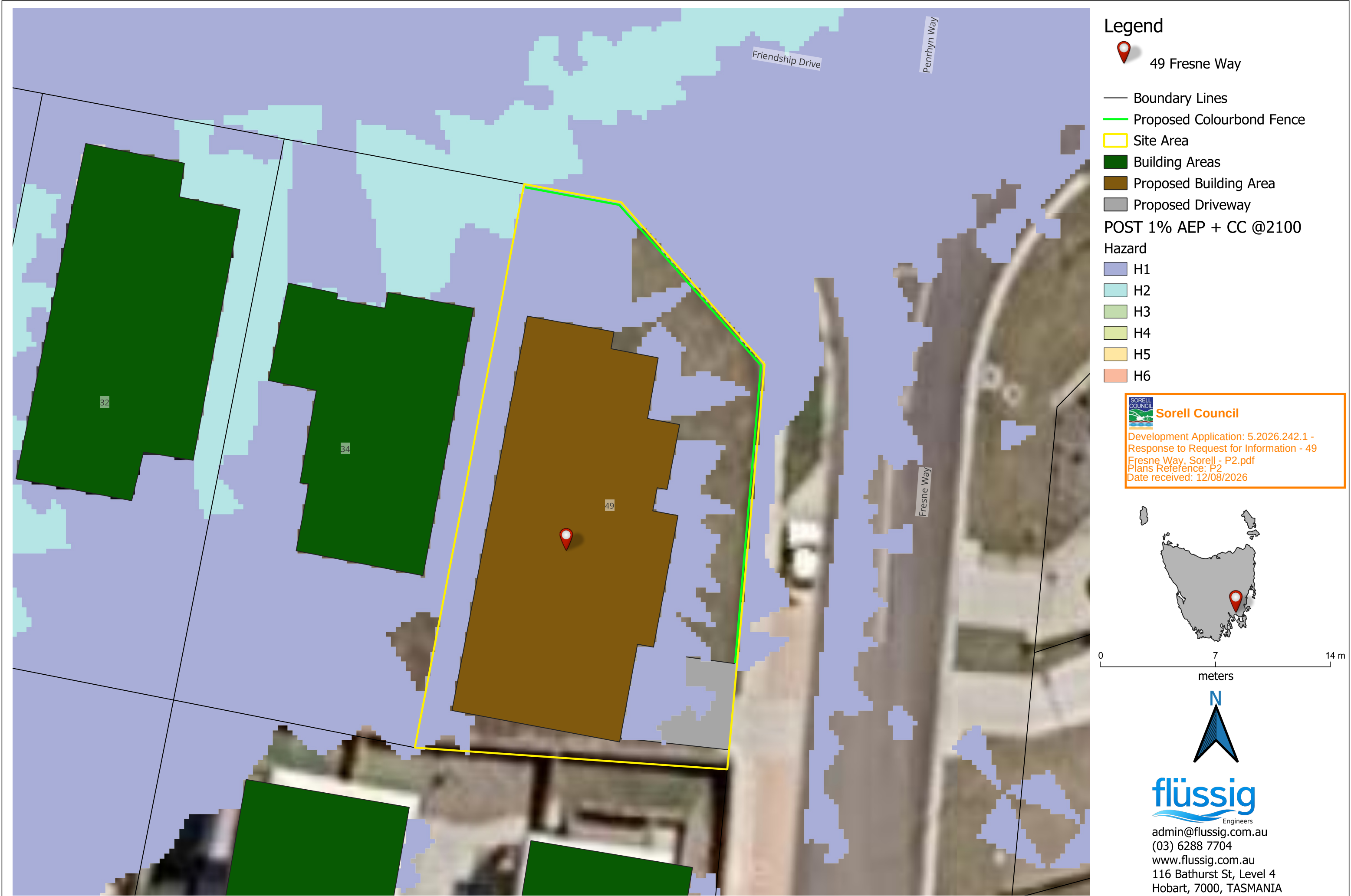


0 7 14 m
meters



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116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

POST 1% AEP + CC @ 2100



Contact Project Manager: Max Moller



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A: Level 4, 116 Bathurst Street
Hobart TAS 7000



Sorell Council

Development Application: 5.2026.242.1 -
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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN 1:125
5	GROUND FLOOR PLAN 1:100
6	ELEVATIONS / SECTION
7	ELEVATIONS
8	WINDOW & DOOR SCHEDULES
9	CALCULATIONS
10	DETAILS (FACE BRICKWORK)
11	ROOF DRAINAGE PLAN
12	ROOF VENTILATION PLAN
13	FLOOR COVERINGS
14	KITCHEN DETAILS
15	BATHROOM DETAILS
16	ENSUITE DETAILS
17	POWDER ROOM DETAILS
18	LAUNDRY DETAILS
19	3D VIEWS
20	GENERAL NOTES
21	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

ALFRESCO	16.43
GARAGE	38.56
LIVING	197.50
PORCH	2.57
	255.06 m²

HIGHLY REACTIVE /
PROBLEMATIC SOIL TYPE.
REFER TO HYDRAULICS PLANS
AND DETAILS PREPARED BY
GANDY AND ROBERTS

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

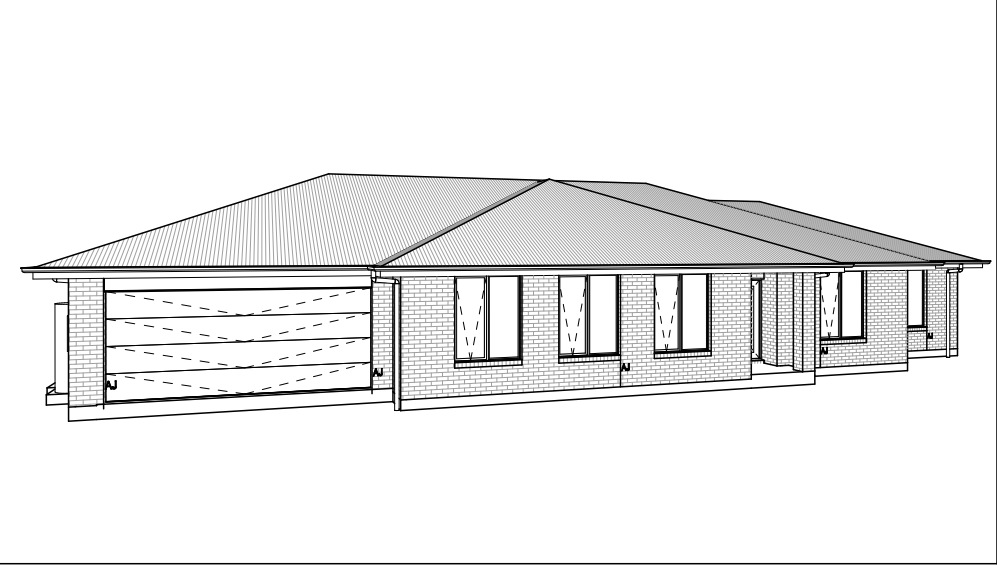
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-LOW
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
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	E
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	6.40km
ZONING	GENERAL RESIDENTIAL
AIRPORT NOISE EXPOSURE AREA	
AIRPORT OBSTACLE LIMITATION AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	6,110mm
SECONDARY	MIN. 3,000mm	3,200mm
SIDE	MIN. 1,500mm	2,760mm
REAR	MIN. 1,500mm	1,735mm
BULK & SCALE		
SITE AREA	550m²	
SITE COVERAGE	MAX. 50%	45.76%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	466mm
FILL DEPTH	MAX. 800mm	385mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S) 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	DARK
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: PWD (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: BATH (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.

PRELIMINARY PLAN SET

5	PRELIMINARY PLAN SET - PLAN CORRECTIONS	2	2026.08.05	NVO	-
4	PRELIMINARY PLAN SET - COLOUR AND VARIATION REF.002 UPDATE	ALL	2026.07.29	TNG	-
3	PRELIMINARY PLAN SET - PLAN CORRECTIONS	ALL	2026.07.10	TRV	-
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.07.02	TDO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
-----	-----
SIGNATURE:	DATE:
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SPECIFICATION:	REVISION	DRAWN
NEXTGEN	1 CONSOLIDATED PROPOSAL 1	JII 17/06/2026
COPYRIGHT:	2 PRELIM PLANS - INITIAL ISSUE	TDO 02/07/2026
© 2026	3 PRELIM PLANS - PLAN CORRECTIONS	TRV 10/07/2026
	4 PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG 29/07/2026
	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 05/08/2026

CLIENT:	MANPREET SINGH
ADDRESS:	49 FRESNE WAY, SORELL TAS 7172
LOT / SECTION / CT:	174 / - / 184600
COUNCIL:	SORELL

HOUSE DESIGN:	RICHMOND 29
FACADE DESIGN:	CLASSIC
SHEET TITLE:	COVER SHEET

HOUSE CODE:	H-WATRCH20SA
FACADE CODE:	F-WATRCH20CLASA
SCALES:	

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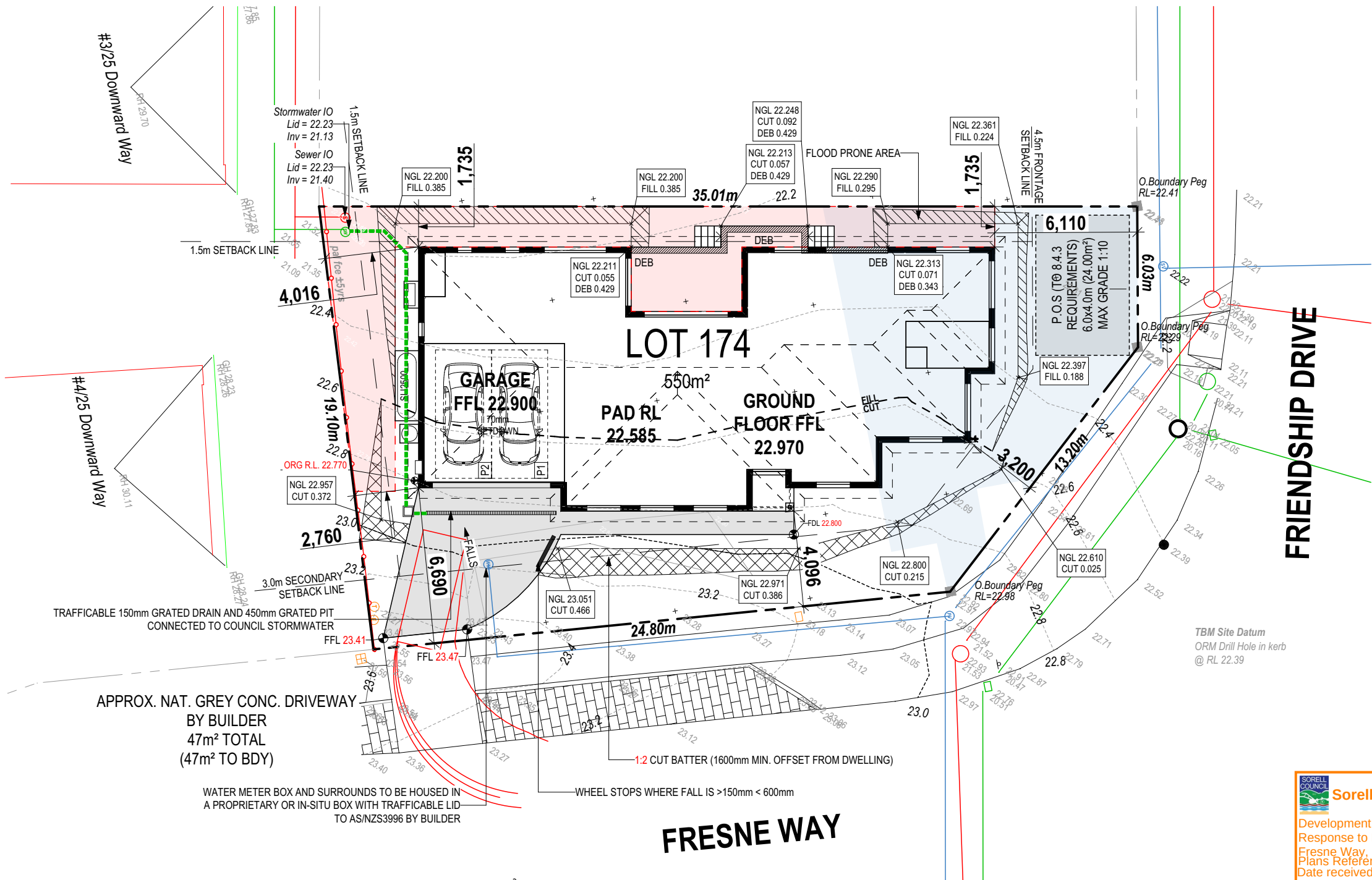
714802

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

APPROX. CUT/FILL		
CUT	30.27m³	68.11t
FILL	54.95m³	123.64t
DIFFERENCE	24.68m³	55.53t
56 TONNES OF IMPORT FILL		

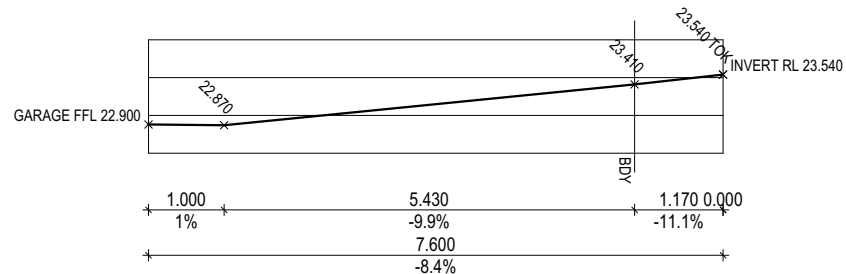
LOT SIZE: **550m²**
HOUSE (COVERED AREA): **255.06m²**
SITE COVERAGE: **46.37%**

DEB DETAILS	
HEIGHT (mm)	SURFACE AREA (m²)
343	1.28
429	4.51
	5.79 m²



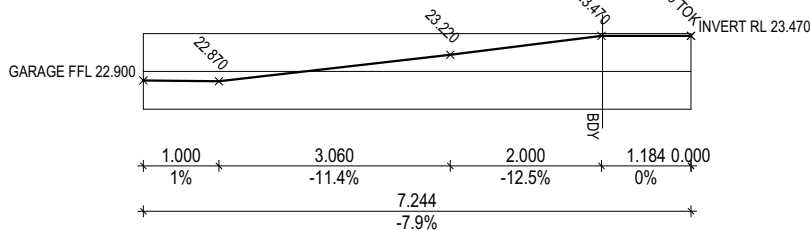
APPROX. NAT. GREY CONC. DRIVEWAY
BY BUILDER
47m² TOTAL
(47m² TO BDY)

WATER METER BOX AND SURROUNDS TO BE HOUSED IN
A PROPRIETARY OR IN-SITU BOX WITH TRAFFICABLE LID
TO AS/NZS3996 BY BUILDER



AUSTRALIAN STANDARD DRIVEWAY PROFILE

FRESNE WAY



Sorell Council
Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

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

PLAN ACCEPTANCE BY OWNER	
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SIGNATURE:	DATE:
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NEXTGEN		1	CONSOLIDATED PROPOSAL 1	JII	17/06/2026	MANPREET SINGH		RICHMOND 29		H-WATRCH20SA			
COPYRIGHT:		2	PRELIM PLANS - INITIAL ISSUE	TDO	02/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
© 2026		3	PRELIM PLANS - PLAN CORRECTIONS	TRV	10/07/2026	49 FRESNE WAY, SORELL TAS 7172		CLASSIC		F-WATRCH20CLASA			
		4	PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG	29/07/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:		
		5	PRELIM PLANS - PLAN CORRECTIONS	NVO	05/08/2026	174 / - / 184600		SORELL		2 / 21		1:200	714802

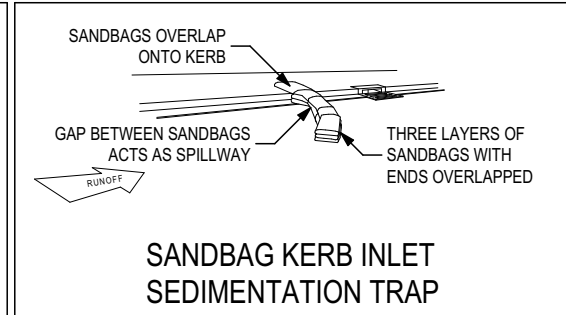
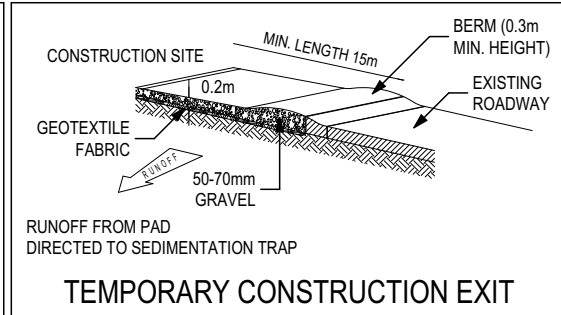
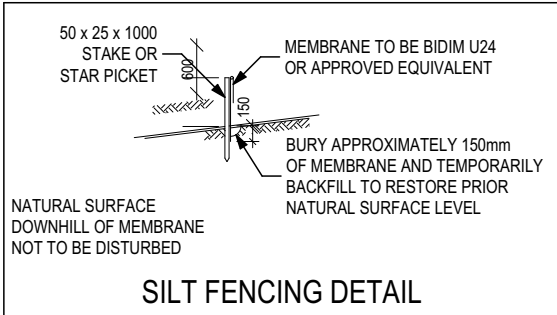
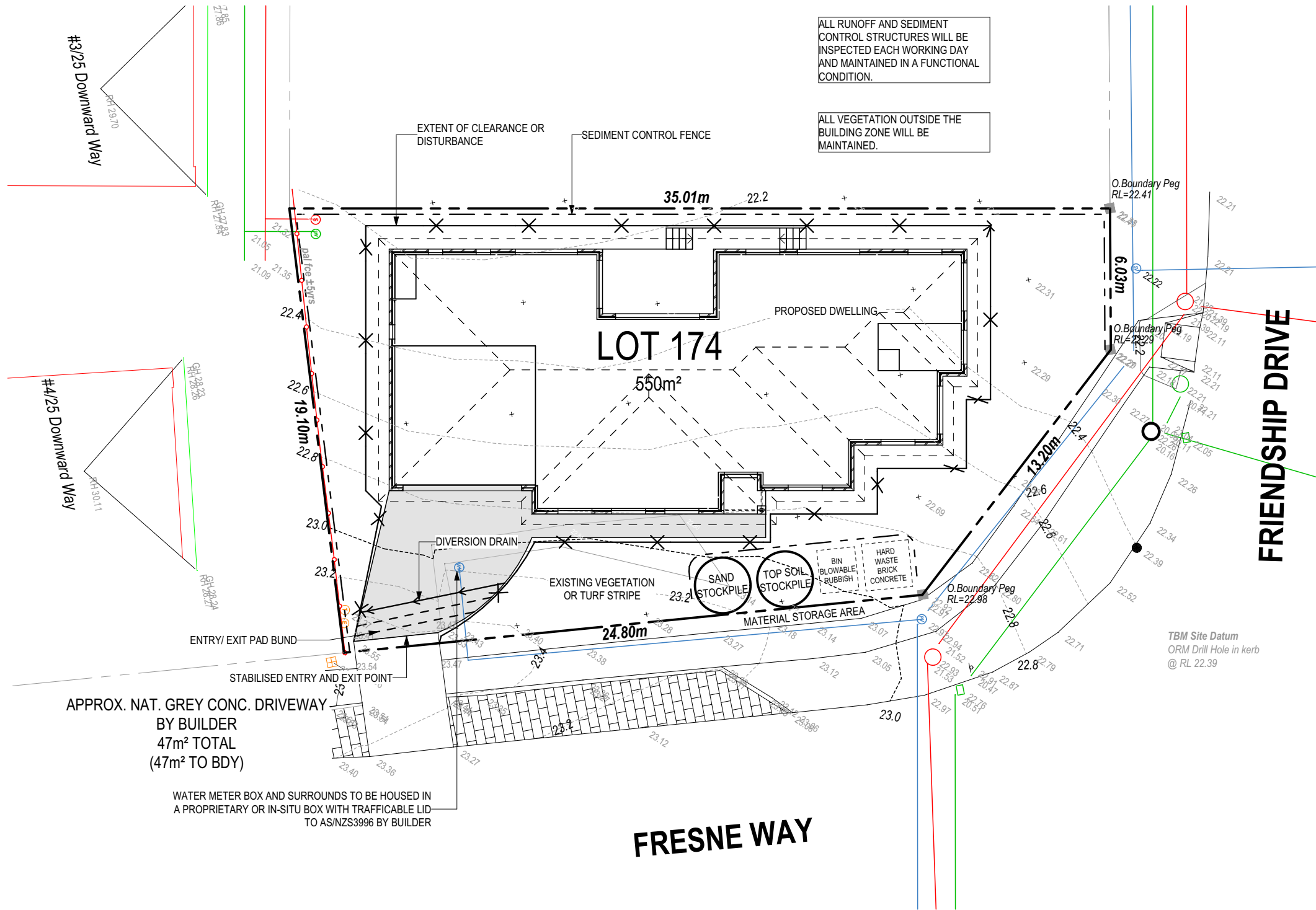
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



Sorell Council
Development Application: 5.2026.242.1 - Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

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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	5	PRELIM PLANS - PLAN CORRECTIONS	NVO	05/08/2026	174 / - / 184600	SORELL	SOIL & WATER MANAGEMENT PLAN		3 / 21	1:200	

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

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

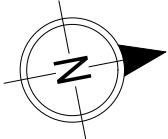
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

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

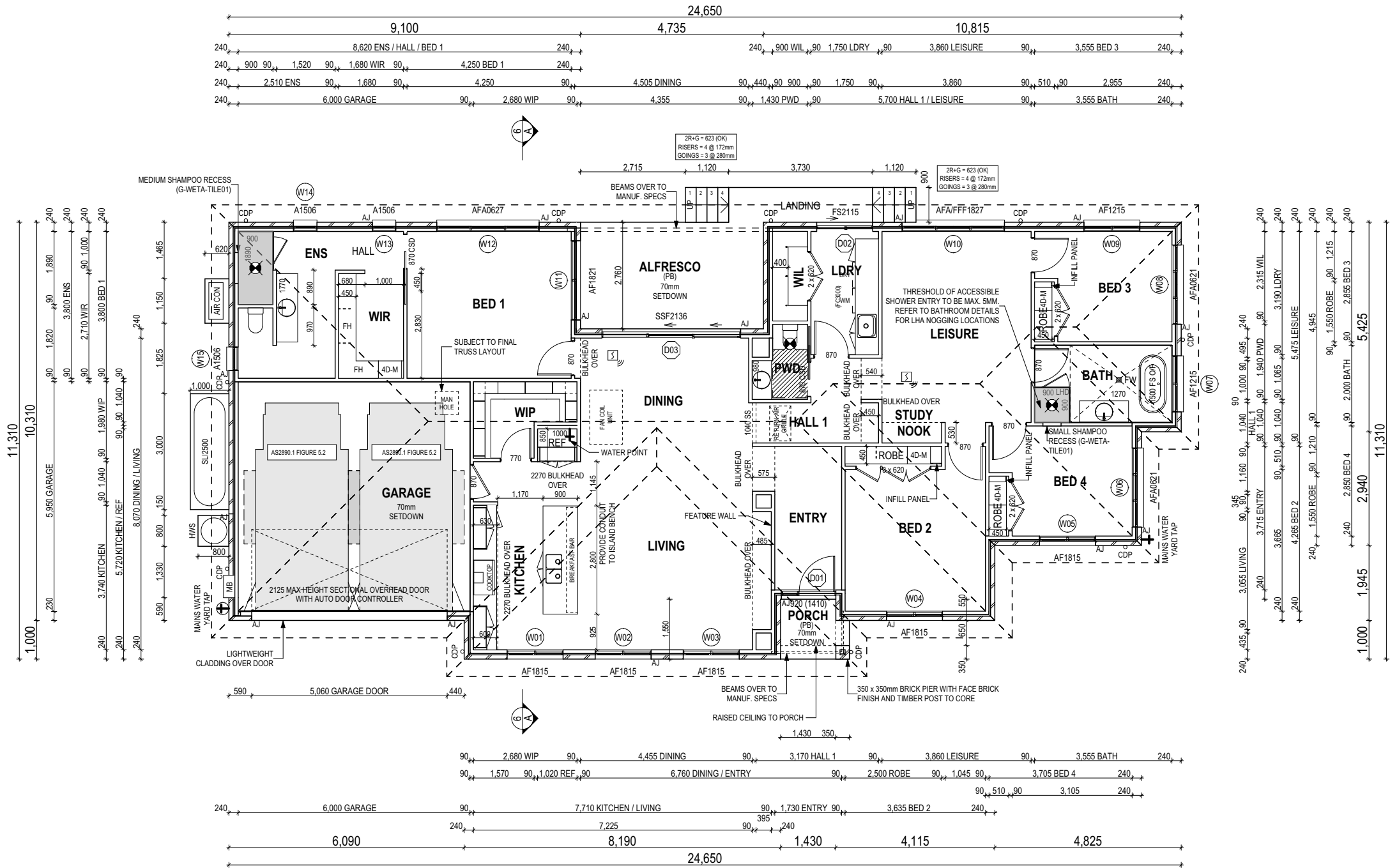
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	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

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	16.43
GARAGE	38.56
LIVING	197.50
PORCH	2.57
	255.06 m²



ALL DIMENSIONS ARE FRAME DIMENSIONS

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PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

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.

**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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NEXTGEN
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REVISION		DRAWN	
1	CONSOLIDATED PROPOSAL 1	JJI	17/06/2026
2	PRELIM PLANS - INITIAL ISSUE	TDO	02/07/2026
3	PRELIM PLANS - PLAN CORRECTIONS	TRV	10/07/2026
4	PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG	29/07/2026
5	PRELIM PLANS - PLAN CORRECTIONS	NVO	05/08/2026

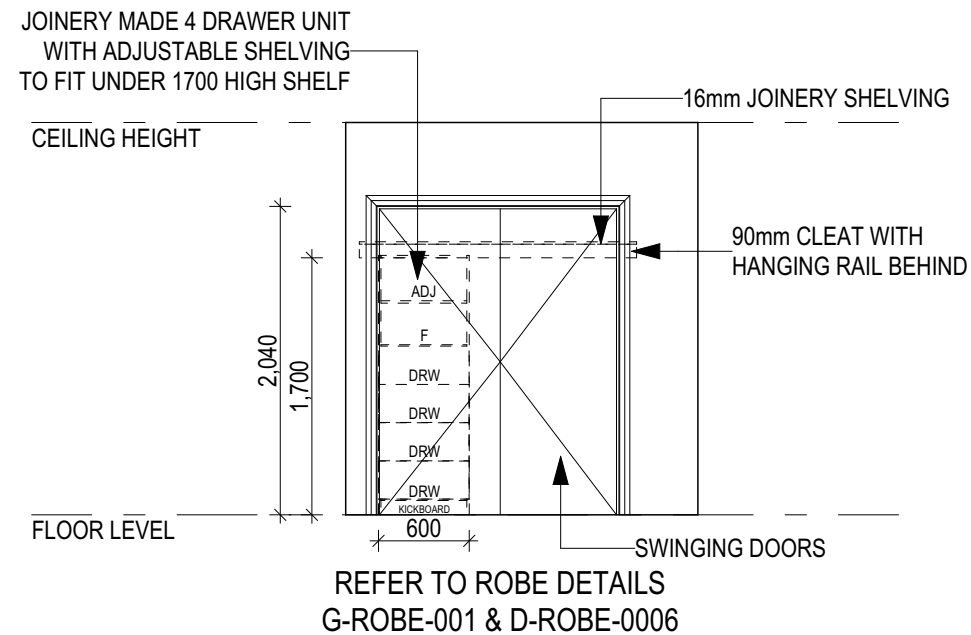
CLIENT: MANPREET SINGH	
ADDRESS: 49 FRESNE WAY, SORELL TAS 7172	
LOT / SECTION / CT: 174 / - / 184600	COUNCIL: SORELL

HOUSE DESIGN: RICHMOND 29
FACADE DESIGN: CLASSIC
SHEET TITLE: GROUND FLOOR PLAN 1:125

HOUSE CODE: H-WATRCH20SA
FACADE CODE: F-WATRCH20CLASA
SHEET No.: 4 / 21
SCALES: 1:125

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714802



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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

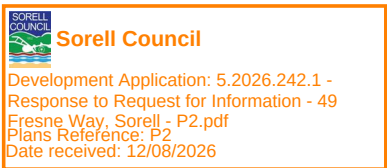
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BRICKWORK AND CLADDING (EXPANSION
JOINTS, ORIENTATION AND LAYOUT) AND
ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

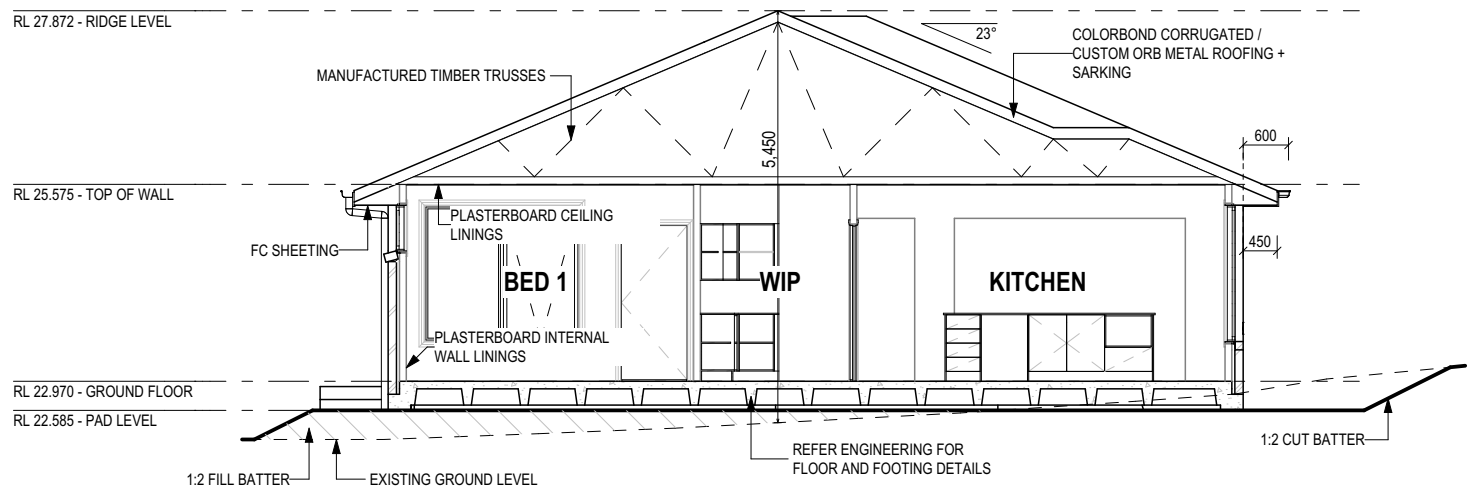
**BEDROOM WINDOW OPENINGS
ABOVE 2m OFF THE SURFACE
BENEATH TO BE RESTRICTED AS
REQUIRED BY NCC 11.3.7 (VOLUME
TWO)**

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**



NORTH ELEVATION
SCALE: 1:100



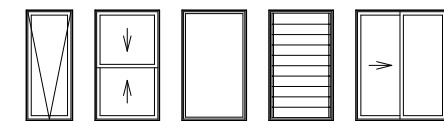
SECTION A-A
SCALE: 1:100

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



CLEAR OBSCURE

WINDOW TYPE LEGEND



AWNING DOUBLE
FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

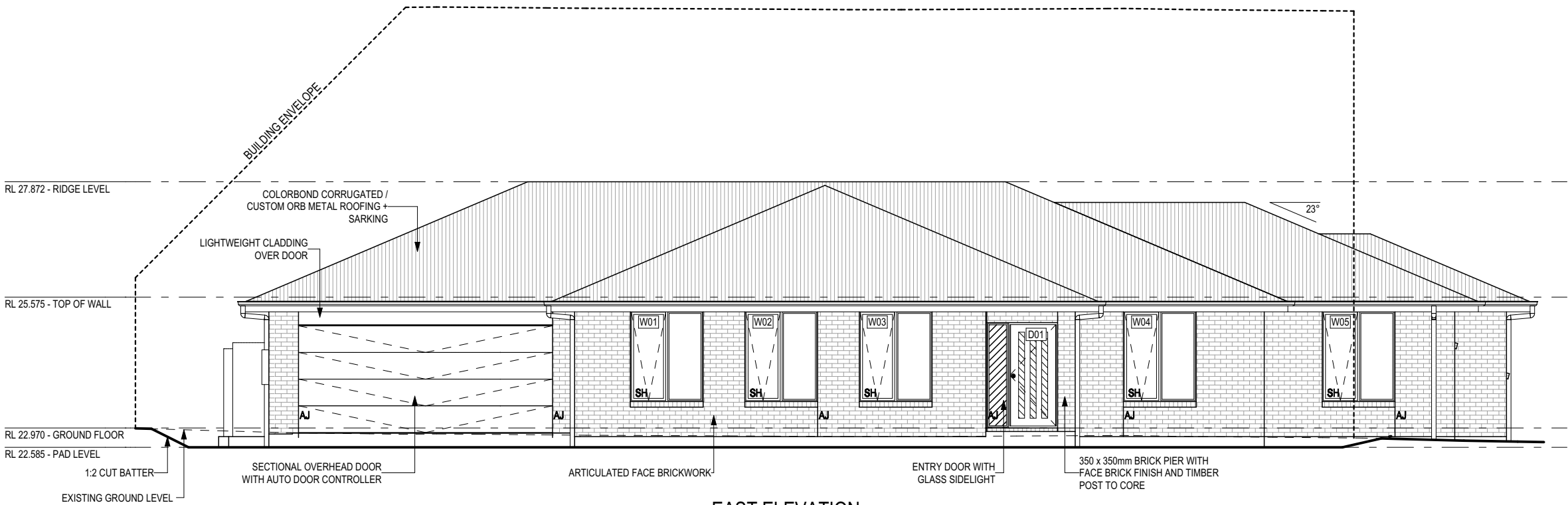
SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

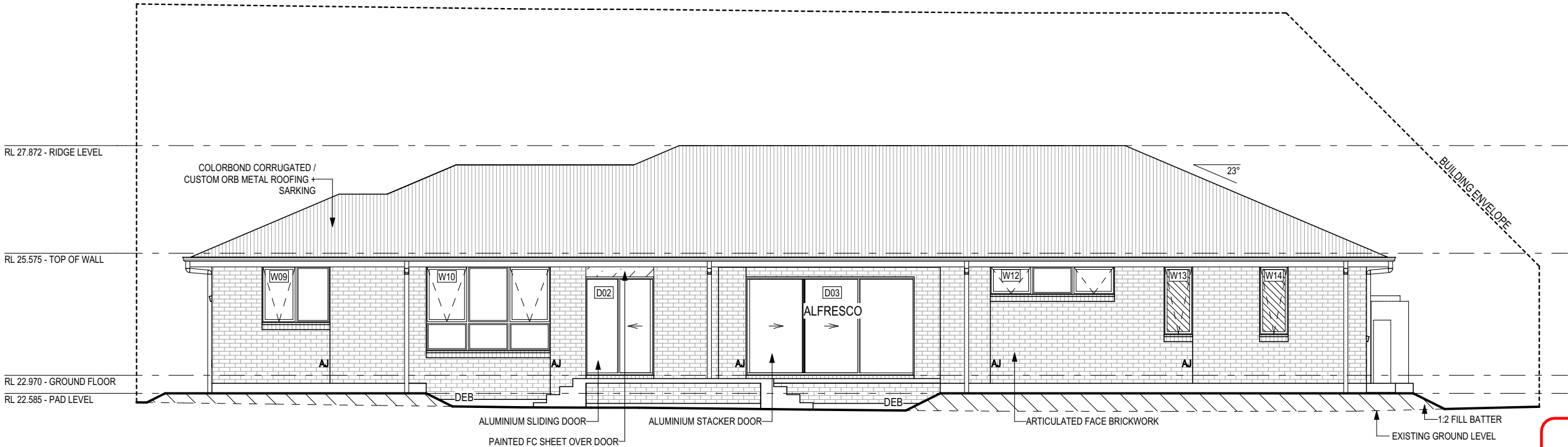
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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NEXTGEN	1	CONSOLIDATED PROPOSAL 1		JII	17/06/2026	MANPREET SINGH		RICHMOND 29		H-WATRCH20SA		
COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE		TDO	02/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2026	3	PRELIM PLANS - PLAN CORRECTIONS		TRV	10/07/2026	49 FRESNE WAY, SORELL TAS 7172		CLASSIC		F-WATRCH20CLASA		
	4	PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE		TNG	29/07/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		714802
	5	PRELIM PLANS - PLAN CORRECTIONS		NVO	05/08/2026	174 / - / 184600		ELEVATIONS / SECTION		1:100, 1:50		
						COUNCIL:						
						SORELL						



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

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

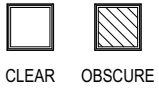
**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING



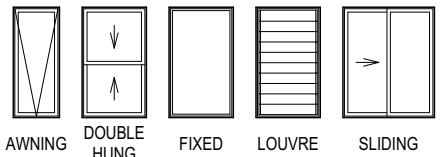
Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

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GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION: NEXTGEN	REVISION	DRAWN	CLIENT: MANPREET SINGH	HOUSE DESIGN: RICHMOND 29	HOUSE CODE: H-WATRCH20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714802
COPYRIGHT: © 2026	1 CONSOLIDATED PROPOSAL 1	JII 17/06/2026	ADDRESS: 49 FRESNE WAY, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRCH20CLASA	
	2 PRELIM PLANS - INITIAL ISSUE	TDO 02/07/2026	LOT / SECTION / CT: 174 / - / 184600	SHEET TITLE: ELEVATIONS	SCALES: 1:100	
	3 PRELIM PLANS - PLAN CORRECTIONS	TRV 10/07/2026	COUNCIL: SORELL	SHEET No.: 7 / 21		
	4 PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG 29/07/2026				
	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 05/08/2026				

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	AF1815	AWNING	KITCHEN	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	SNAP HEADER	E	2.13	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
GROUND FLOOR	W02	AF1815	AWNING	LIVING	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	SNAP HEADER	E	2.13	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
GROUND FLOOR	W03	AF1815	AWNING	LIVING	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	SNAP HEADER	E	2.13	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
GROUND FLOOR	W04	AF1815	AWNING	BED 2	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	SNAP HEADER	E	2.13	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
GROUND FLOOR	W05	AF1815	AWNING	BED 4	1,800	1,450	6,500	2.61	ALUMINIUM	BAL-LOW	SNAP HEADER	E	2.13	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
GROUND FLOOR	W06	AFA0621	AWNING	BED 4	600	2,050	5,300	1.23	ALUMINIUM	BAL-LOW	ANGLED	N	0.85	CLEAR, DOUBLE GLAZED	MP 683-683, STANDARD FIBRE GLASS
GROUND FLOOR	W07	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	N	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725, STANDARD FIBRE GLASS
GROUND FLOOR	W08	AFA0621	AWNING	BED 3	600	2,050	5,300	1.23	ALUMINIUM	BAL-LOW	ANGLED	N	0.85	CLEAR, DOUBLE GLAZED	MP 683-683, STANDARD FIBRE GLASS
GROUND FLOOR	W09	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-LOW	ANGLED	W	1.38	CLEAR, DOUBLE GLAZED	MP 725, STANDARD FIBRE GLASS
GROUND FLOOR	W10	AFA/FFF1827	AWNING	LEISURE	1,800	2,650	8,900	4.77	ALUMINIUM	BAL-LOW	ANGLED	W	3.82	CLEAR, DOUBLE GLAZED	BP 600, MP 883-883/883-883, STANDARD FIBRE GLASS
GROUND FLOOR	W11	AF1821	AWNING	BED 1	1,800	2,050	7,700	3.69	ALUMINIUM	BAL-LOW	SNAP HEADER	N	3.15	CLEAR, DOUBLE GLAZED	MP 1025, STANDARD FIBRE GLASS
GROUND FLOOR	W12	AFA0627	AWNING	BED 1	600	2,650	6,500	1.59	ALUMINIUM	BAL-LOW	ANGLED	W	1.14	CLEAR, DOUBLE GLAZED	MP 883-883, STANDARD FIBRE GLASS
GROUND FLOOR	W13	A1506	AWNING	HALL	1,457	610	4,134	0.89	ALUMINIUM	BAL-LOW	ANGLED	W	0.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
GROUND FLOOR	W14	A1506	AWNING	ENS	1,457	610	4,134	0.89	ALUMINIUM	BAL-LOW	ANGLED	W	0.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
GROUND FLOOR	W15	A1506	AWNING	ENS	1,457	610	4,134	0.89	ALUMINIUM	BAL-LOW	ANGLED	S	0.64	OBSCURE, DOUBLE GLAZED, TOUGHENED	STANDARD FIBRE GLASS
							89,202 mm	31.71					25.14		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,097	1,410	7,014	2.96	ALUMINIUM	BAL-LOW	SNAP HEADER	E	2.10	OBSCURE	1 x FIXED SIDELIGHT
GROUND FLOOR	D02	FS2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	BAL-LOW	SNAP HEADER	W	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	SSF2136	STACKER	DINING	2,100	3,588	11,376	7.53	ALUMINIUM	BAL-LOW	SNAP HEADER	W	6.75	CLEAR, DOUBLE GLAZED, TOUGHENED	STANDARD FLYSCREEN MESH
							25,490 mm	13.54					11.45		
							114,692 mm	45.24					36.59		



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
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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	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
GROUND FLOOR	3	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	3 x 620	SWINGING	2,040	1,894	N/A	
GROUND FLOOR	1	770	SWINGING	2,040	770	N/A	
GROUND FLOOR	7	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	2	870 CSD	CAVITY SLIDING	2,040	870	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53
NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.			

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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COPYRIGHT: © 2026	2	PRELIM PLANS - INITIAL ISSUE		TDO	02/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
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	5	PRELIM PLANS - PLAN CORRECTIONS		NVO	05/08/2026	174 / - / 184600		SORELL		WINDOW & DOOR SCHEDULES		

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	51.61 m²	D03, W01, W02, W03	5.16 m²	13.14 m²	2.58 m²	8.34 m²
BED 1	16.15 m²	W11, W12	1.62 m²	4.29 m²	0.81 m²	2.67 m²
BED 2	15.22 m²	W04	1.52 m²	2.13 m²	0.76 m²	1.21 m²
BED 3	9.96 m²	W08, W09	1.00 m²	2.23 m²	0.50 m²	1.15 m²
BED 4	10.37 m²	W05, W06	1.04 m²	2.98 m²	0.52 m²	1.93 m²
LEISURE	20.51 m²	W10	2.05 m²	3.82 m²	1.03 m²	1.96 m²

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

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

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Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
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SUBJECT TO NCC 2022
(1 MAY 2023)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

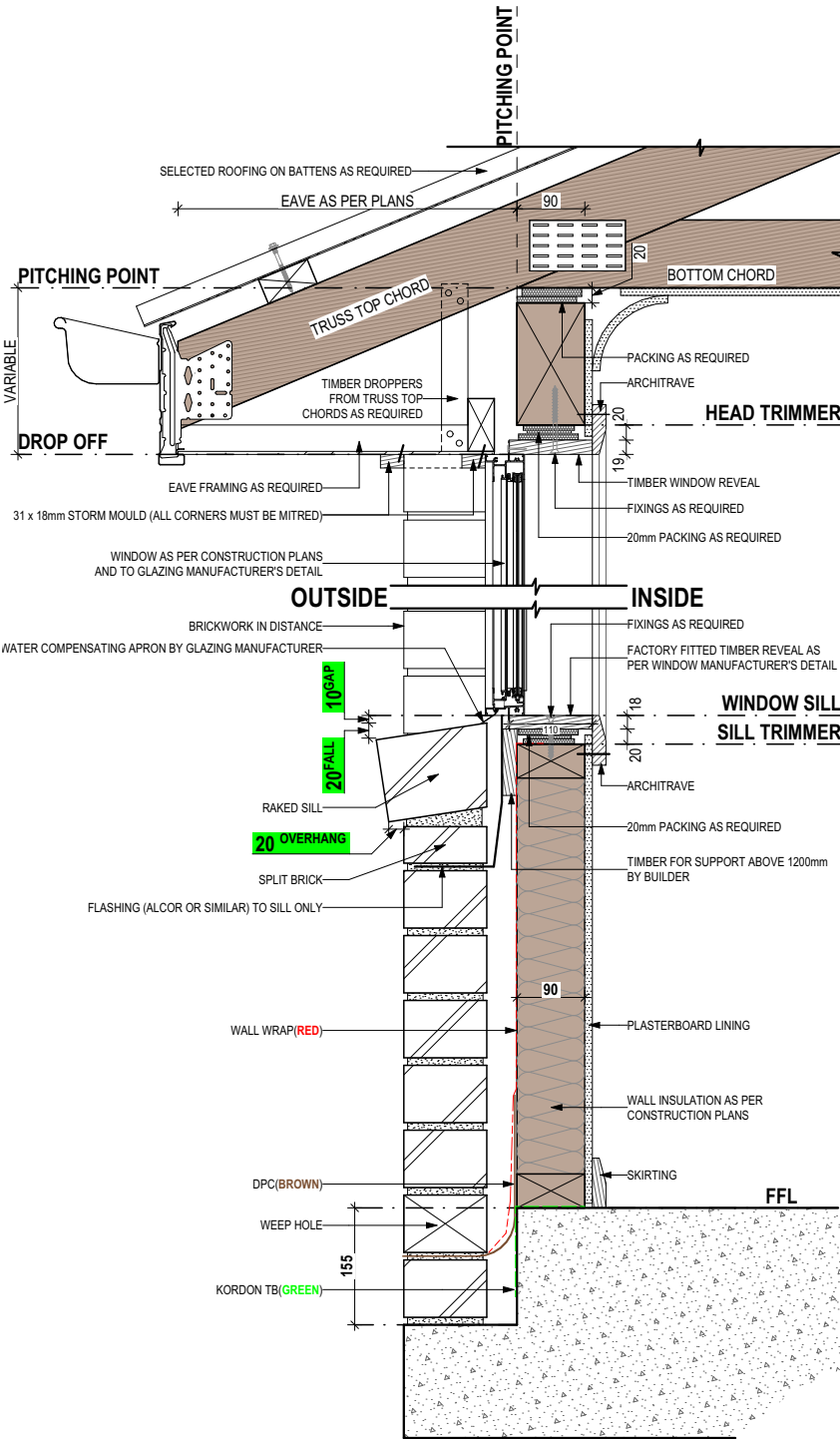
SIGNATURE: DATE:

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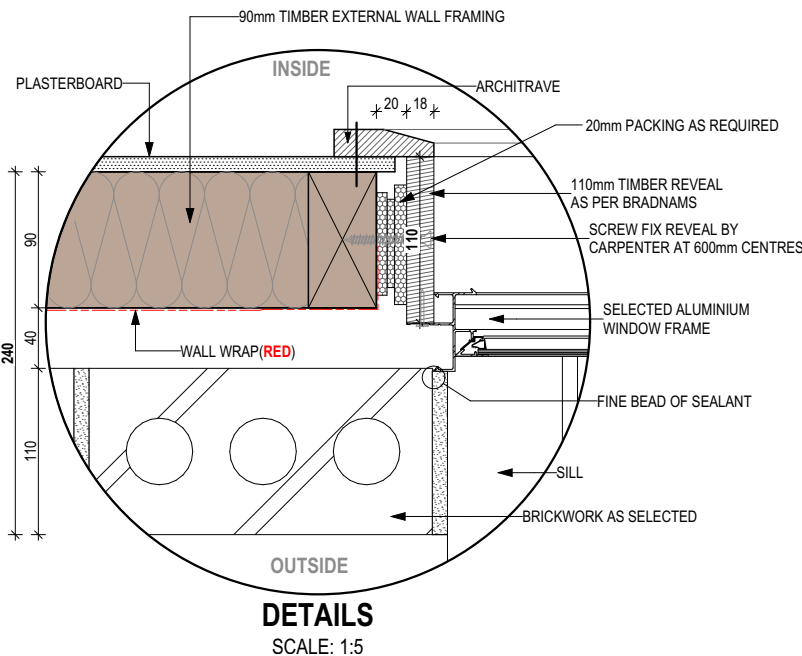
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COPYRIGHT: © 2026	1 CONSOLIDATED PROPOSAL 1	JII 17/06/2026	MANPREET SINGH	RICHMOND 29	H-WATRCH20SA	
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	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 05/08/2026	174 / - / 184600	COUNCIL: SORELL	9 / 21	



SECTIONS
SCALE: 1:10

STANDARD BRICK								STANDARD BRICK							
BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm				BRICKWORK DIMENSIONS			
Bricks per m ² in wall = 48.5 approx.				all dimensions in mm				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm			
FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm			
MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm			
VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm			
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36 ¹ / ₂	8630		3086
1 ¹ / ₂	350	370		26 ¹ / ₂	6350	6370		11 ¹ / ₂	2750	2770		36 ¹ / ₂	8750		
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870		3172
2 ¹ / ₂	590	610		27 ¹ / ₂	6590	6610		12 ¹ / ₂	2990	3010		37 ¹ / ₂	8990		
3	710	730	257	28	6710	6730	2400	13	3110	3130	1114	38	9110		3257
3 ¹ / ₂	830	850		28 ¹ / ₂	6830	6850		13 ¹ / ₂	3230	3250		38 ¹ / ₂	9230		
4	950	970	343	29	6950	6970	2486	14	3350	3370	1200	39	9350		3343
4 ¹ / ₂	1070	1090		29 ¹ / ₂	7070	7090		14 ¹ / ₂	3470	3490		39 ¹ / ₂	9470		
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1286	40	9590		3429
5 ¹ / ₂	1310	1330		30 ¹ / ₂	7310	7330		15 ¹ / ₂	3710	3730		40 ¹ / ₂	9710		
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1372	41	9830		3514
6 ¹ / ₂	1550	1570		31 ¹ / ₂	7550	7570		16 ¹ / ₂	3950	3970		41 ¹ / ₂	9950		
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1457	42	10070		3600
7 ¹ / ₂	1790	1810		32 ¹ / ₂	7790	7810		17 ¹ / ₂	4190	4210		42 ¹ / ₂	10190		
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	1543	43	10310		3686
8 ¹ / ₂	2030	2050		33 ¹ / ₂	8030	8050		18 ¹ / ₂	4430	4450		43 ¹ / ₂	10430		
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	1629	44	10550		3772
9 ¹ / ₂	2270	2290		34 ¹ / ₂	8270	8290		19 ¹ / ₂	4670	4690		44 ¹ / ₂	10670		
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	1714	45	10790		3857
								20 ¹ / ₂	4910	4930		45 ¹ / ₂	10910		
								21	5030	5050	1800	46	11030		3943
								21 ¹ / ₂	5150	5170		46 ¹ / ₂	11150		
								22	5270	5290	1886	47	11270		4029
								22 ¹ / ₂	5390	5410		47 ¹ / ₂	11390		
								23	5510	5530	1972	48	11510		4114
								23 ¹ / ₂	5630	5650		48 ¹ / ₂	11630		
								24	5750	5770	2057	49	11750		4200
								24 ¹ / ₂	5870	5890		49 ¹ / ₂	11870		
								25	5990	6010	2143	50	11990		4286
								25 ¹ / ₂	6110	6130		100	23990		8572

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

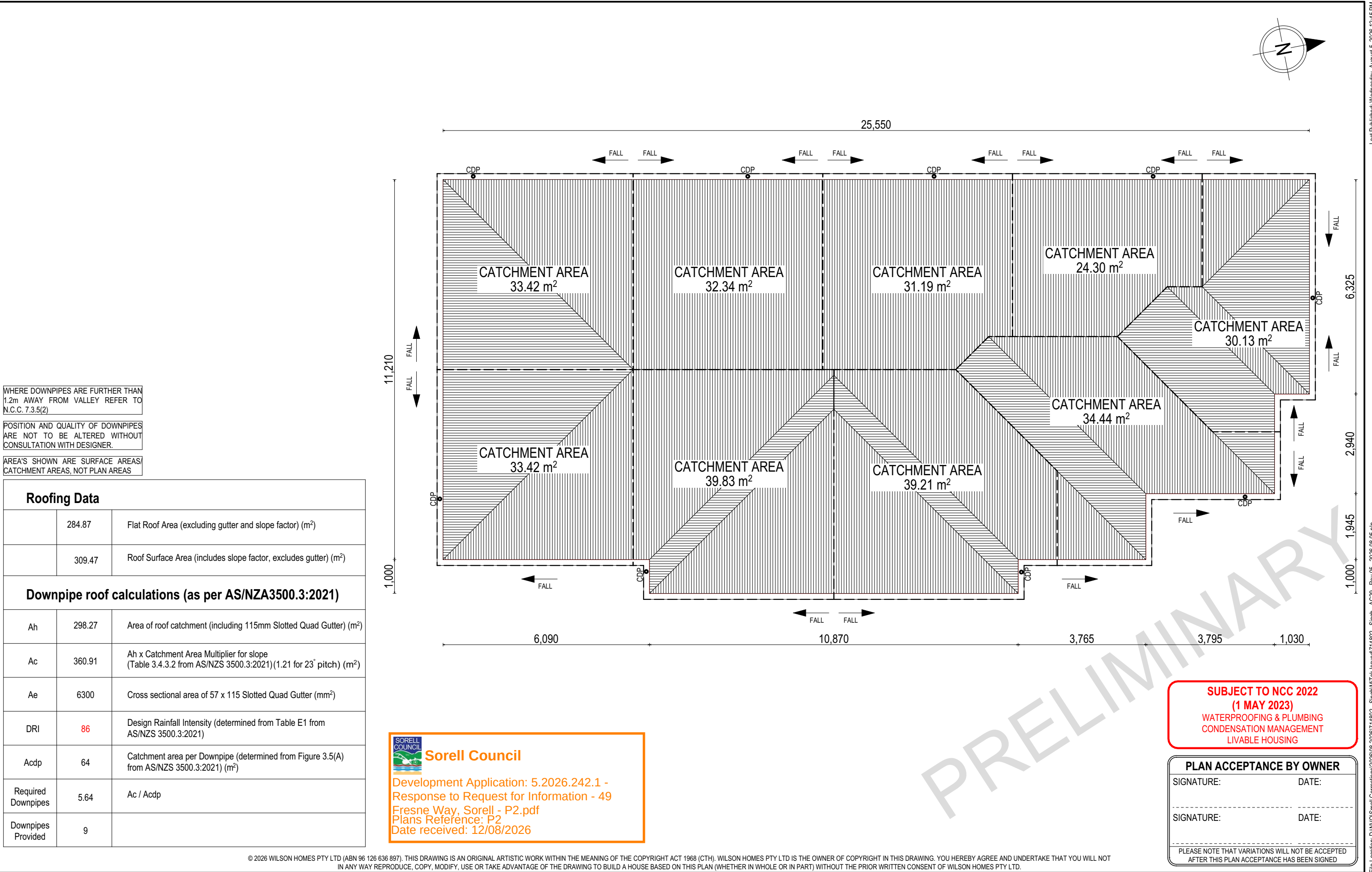
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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

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NEXTGEN		1	CONSOLIDATED PROPOSAL 1	JII	17/06/2026	MANPREET SINGH			RICHMOND 29			H-WATRCH20SA	
COPYRIGHT:		2	PRELIM PLANS - INITIAL ISSUE	TDO	02/07/2026	ADDRESS:			FACADE DESIGN:			FACADE CODE:	
© 2026		3	PRELIM PLANS - PLAN CORRECTIONS	TRV	10/07/2026	49 FRESNE WAY, SORELL TAS 7172			CLASSIC			F-WATRCH20CLASA	
		4	PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG	29/07/2026	LOT / SECTION / CT:		COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
		5	PRELIM PLANS - PLAN CORRECTIONS	NVO	05/08/2026	174 / - / 184600		SORELL	DETAILS (FACE BRICKWORK)		10 / 21	714802	



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	NEXTGEN	1	CONSOLIDATED PROPOSAL 1	JII	17/06/2026	MANPREET SINGH		RICHMOND 29		H-WATRCH20SA		
	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE	TDO	02/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2026	3	PRELIM PLANS - PLAN CORRECTIONS	TRV	10/07/2026	49 FRESNE WAY, SORELL TAS 7172		CLASSIC		F-WATRCH20CLASA		
		4	PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG	29/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
		5	PRELIM PLANS - PLAN CORRECTIONS	NVO	05/08/2026	174 / - / 184600	SORELL	ROOF DRAINAGE PLAN	11 / 21	1:100	714802	

The diagram illustrates a complex roof layout with a central flat roof area of 284.87m². A horizontal ridge ventilation area of 150.337mm² is indicated by a dashed line. The roof is divided into several sections, including a large central flat area and several gabled sections. The layout is defined by a red boundary line. Various eave vents are marked around the perimeter, each with a label 'EAVE VENT (25,300mm²)'. The central ridge vent is labeled '9.515 RIDGE VENTILATION (CORRUGATED) RIDGE VENT (150,337mm²)'.

ROOF LENGTH: 25.550m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 127,745mm²
LOW LEVEL VENTILATION REQUIRED: 178,843mm²

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
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	1	CONSOLIDATED PROPOSAL 1		JII	17/06/2026	MANPREET SINGH		RICHMOND 29		H-WATRCH20SA		
COPYRIGHT: © 2026	2	PRELIM PLANS - INITIAL ISSUE		TD0	02/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	3	PRELIM PLANS - PLAN CORRECTIONS		TRV	10/07/2026	49 FRESNE WAY, SORELL TAS 7172		CLASSIC		F-WATRCH20CLASA		
	4	PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE		TNG	29/07/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
	5	PRELIM PLANS - PLAN CORRECTIONS		NVO	05/08/2026	174 / - / 184600		ROOF VENTILATION PLAN		12 / 21	1:100	714802
						COUNCIL:						

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

Development Application: 5.2026.242.1 - Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

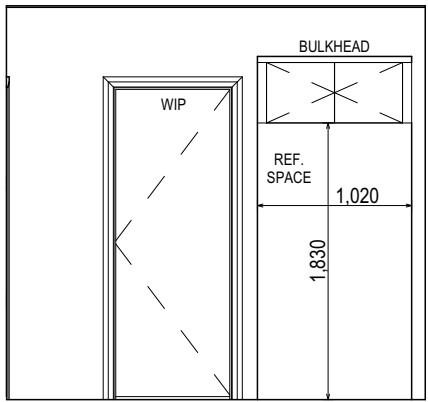
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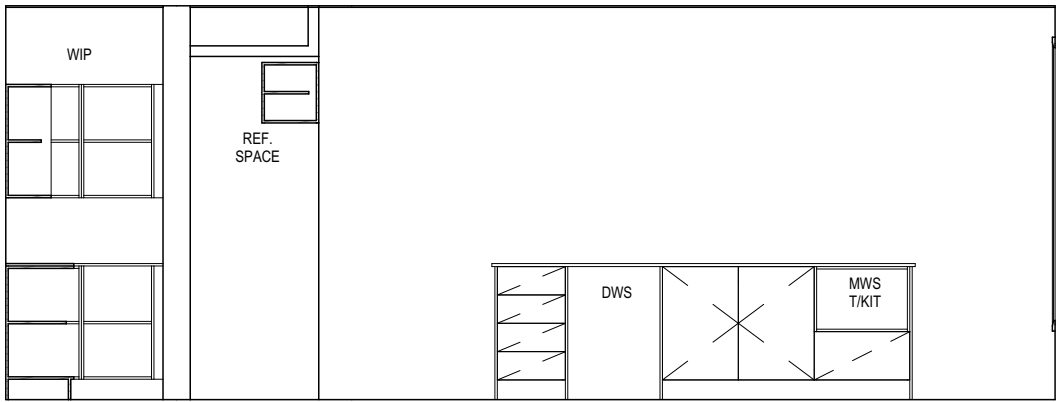
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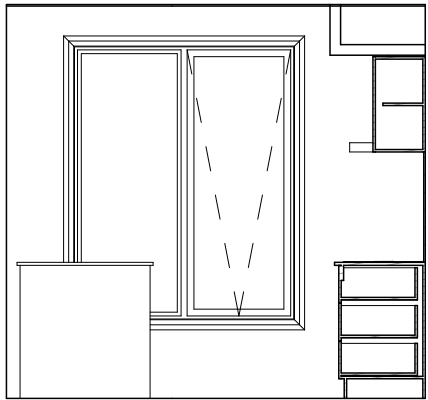
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COPYRIGHT: © 2026	1	CONSOLIDATED PROPOSAL 1	JII 17/06/2026	ADDRESS: 49 FRESNE WAY, SORELL TAS 7172	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATRCH20CLASA	
	2	PRELIM PLANS - INITIAL ISSUE	TDO 02/07/2026	LOT / SECTION / CT: 174 / - / 184600	SHEET TITLE: FLOOR COVERINGS	SHEET No.: 13 / 21	
	3	PRELIM PLANS - PLAN CORRECTIONS	TRV 10/07/2026	COUNCIL: SORELL		SCALES: 1:100	
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	5	PRELIM PLANS - PLAN CORRECTIONS	NVO 05/08/2026				



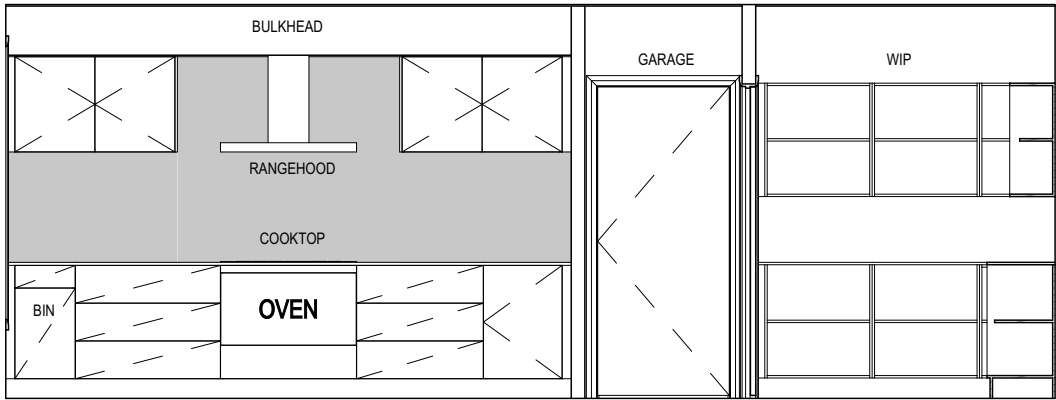
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SCALE: 1:50



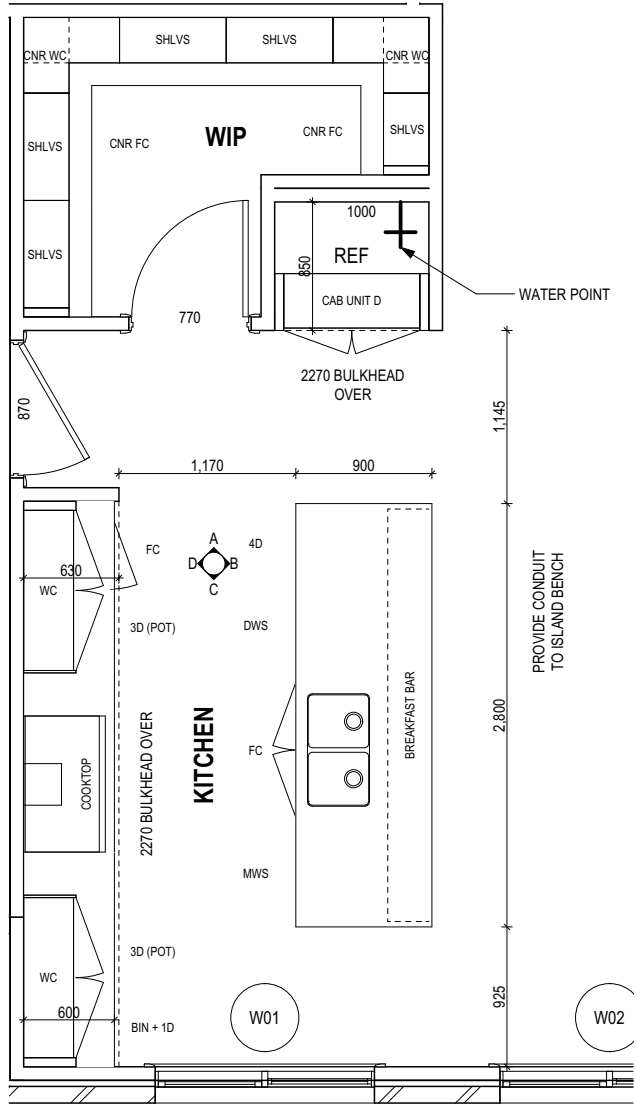
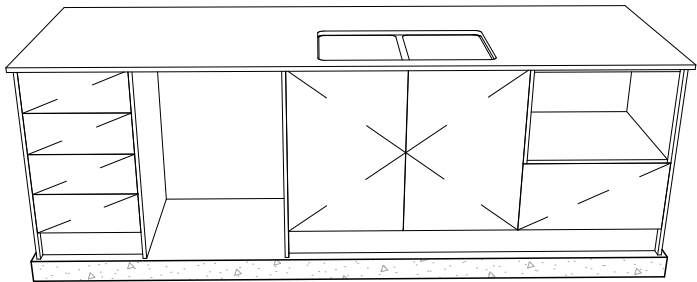
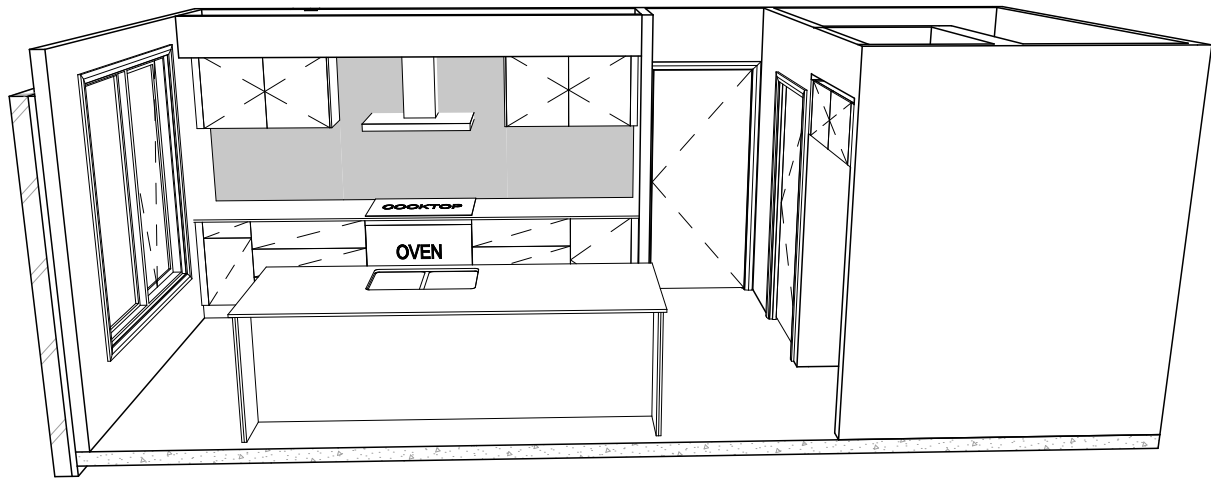
ELEVATION B
SCALE: 1:50



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

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

Sorell Council
Development Application: 5.2026.242.1 - Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

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

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

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	2 PRELIM PLANS - INITIAL ISSUE	TDO 02/07/2026	LOT / SECTION / CT: 174 / - / 184600	SHEET TITLE: KITCHEN DETAILS	SHEET No.: 14 / 21	
	3 PRELIM PLANS - PLAN CORRECTIONS	TRV 10/07/2026	COUNCIL: SORELL		SCALES: 1:50	
	4 PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG 29/07/2026				
	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 05/08/2026				

714802

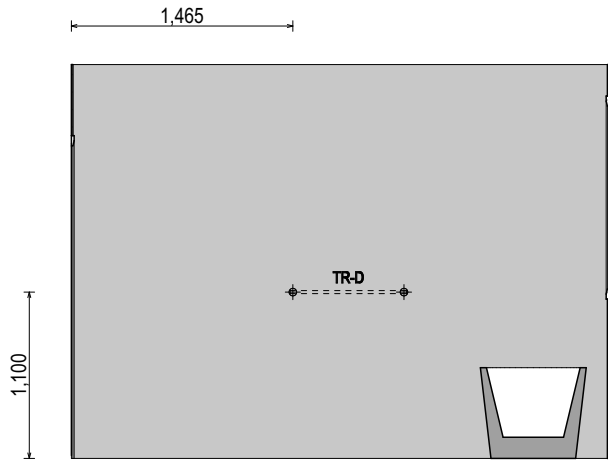
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR
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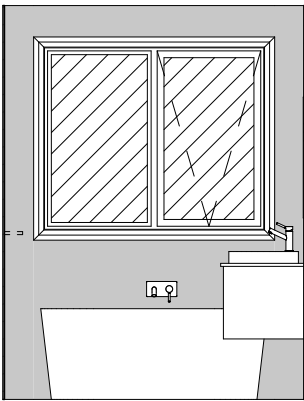
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

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

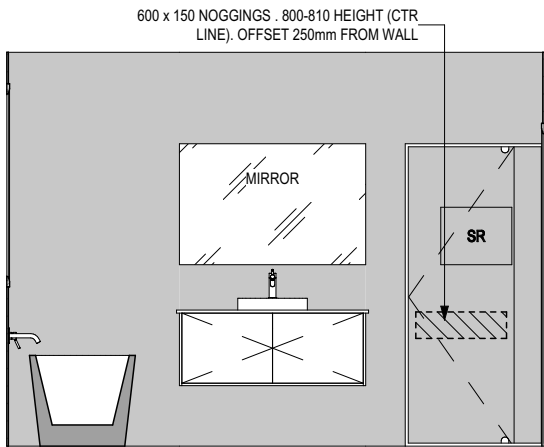


ELEVATION A
SCALE: 1:50

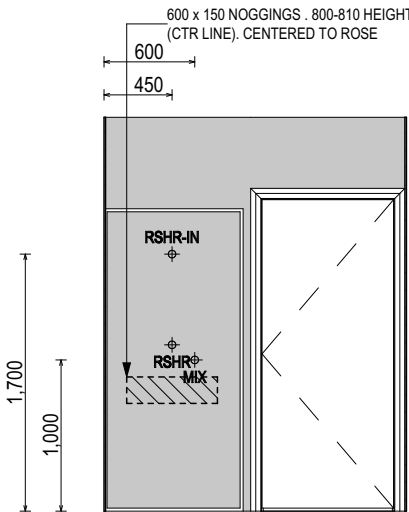


ELEVATION B
SCALE: 1:50

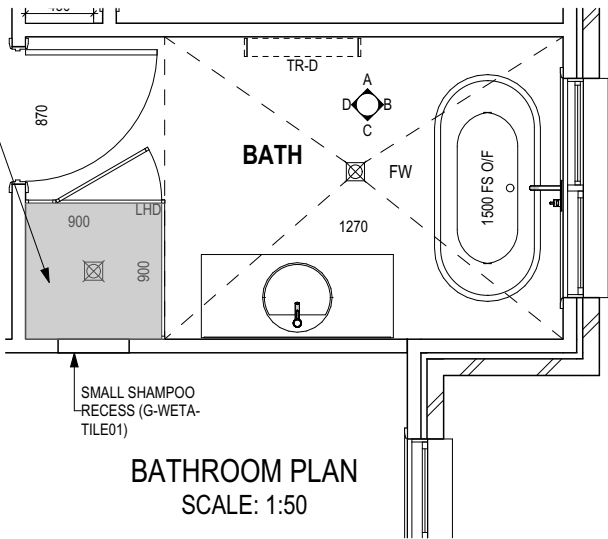
THRESHOLD OF ACCESSIBLE
SHOWER ENTRY TO BE MAX. 5MM.
REFER TO BATHROOM DETAILS
FOR LHA NOGGING LOCATIONS



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



Sorell Council

Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
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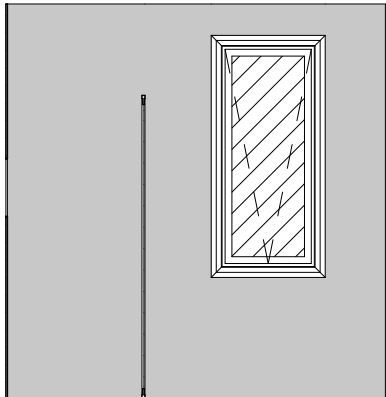
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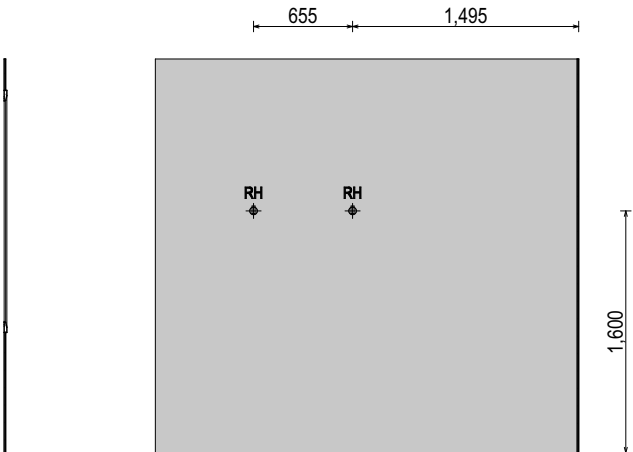
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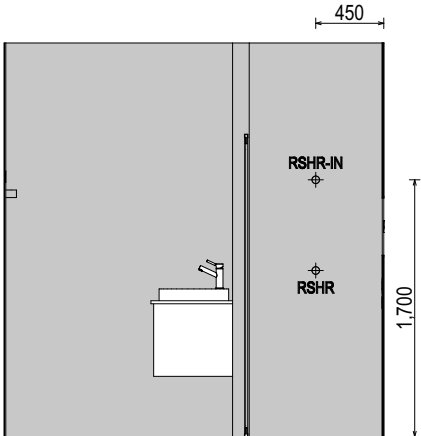
SPECIFICATION: NEXTGEN		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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COPYRIGHT: © 2026	2	PRELIM PLANS - INITIAL ISSUE		TDO	02/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		714802
	3	PRELIM PLANS - PLAN CORRECTIONS		TRV	10/07/2026	49 FRESNE WAY, SORELL TAS 7172		CLASSIC		F-WATRCH20CLASA		
	4	PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE		TNG	29/07/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
	5	PRELIM PLANS - PLAN CORRECTIONS		NVO	05/08/2026	174 / - / 184600		SORELL		15 / 21	1:50	



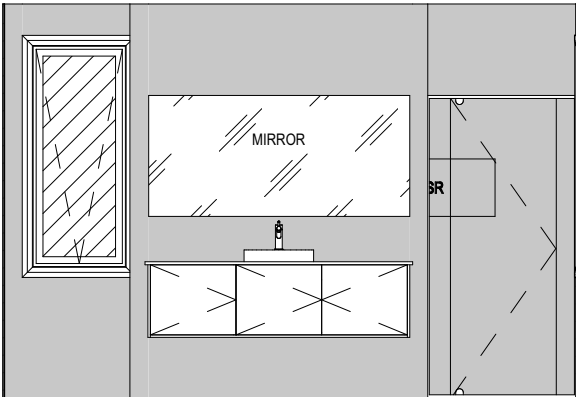
ELEVATION A
SCALE: 1:50



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

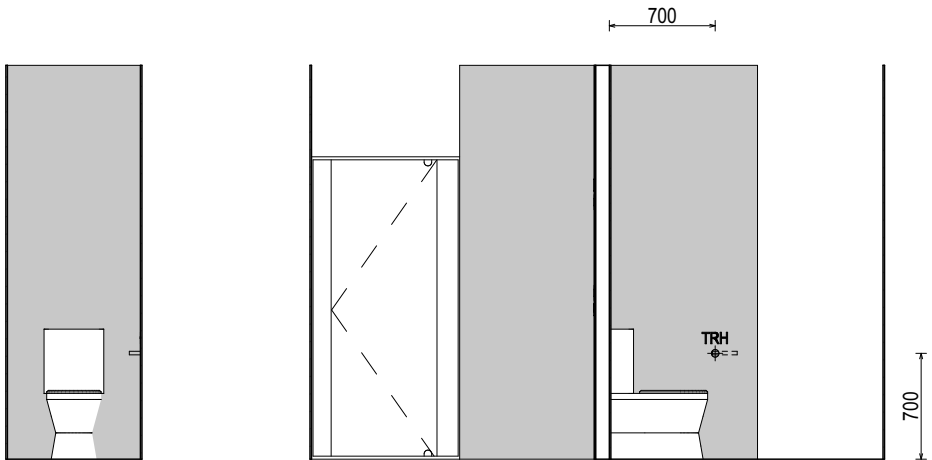
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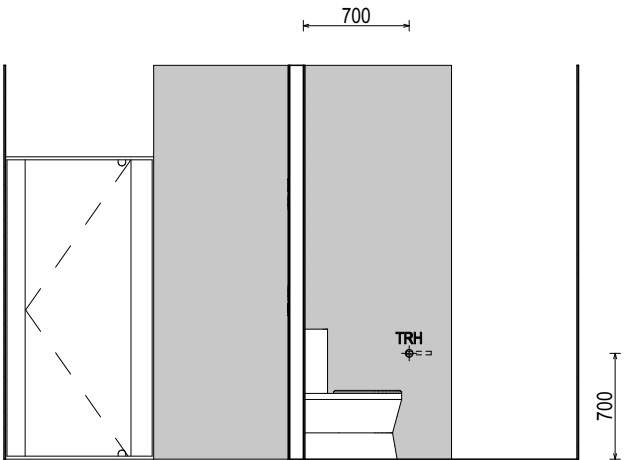
LEGEND

- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
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- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER

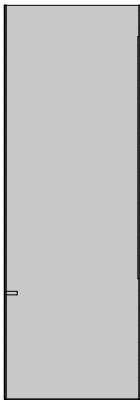
Sorell Council
Development Application: 5.2026.242.1 -
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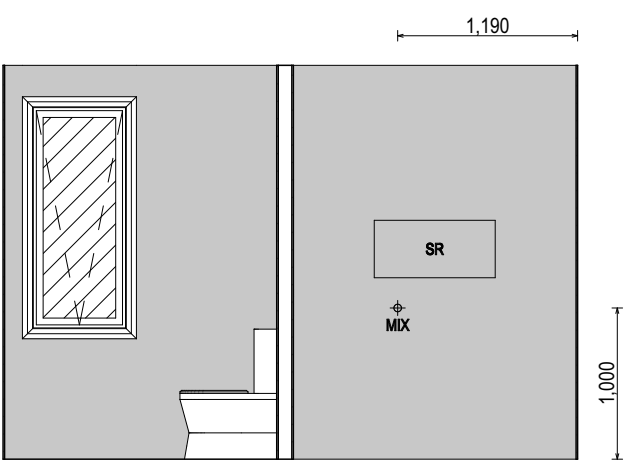
ELEVATION E
SCALE: 1:50



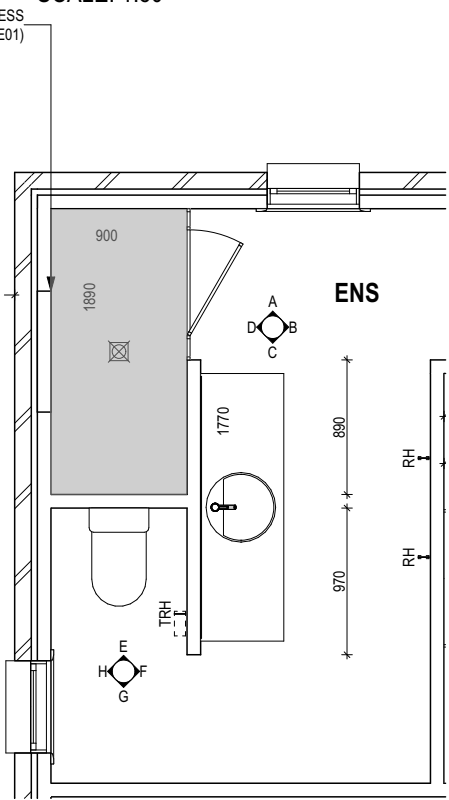
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SCALE: 1:50



ELEVATION G
SCALE: 1:50



ELEVATION H
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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	2 PRELIM PLANS - INITIAL ISSUE	TDO 02/07/2026	LOT / SECTION / CT: 174 / - / 184600	SHEET TITLE: ENSUITE DETAILS	SHEET No.: 16 / 21	
	3 PRELIM PLANS - PLAN CORRECTIONS	TRV 10/07/2026	COUNCIL: SORELL		SCALES: 1:50	
	4 PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG 29/07/2026				
	5 PRELIM PLANS - PLAN CORRECTIONS	NVO 05/08/2026				

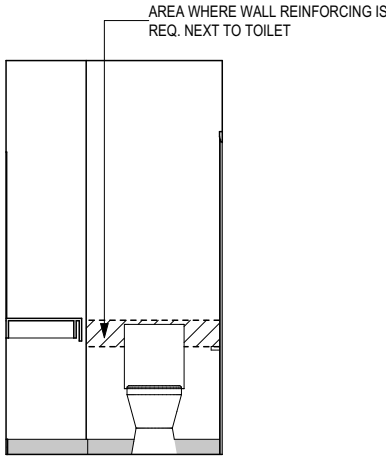
714802

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

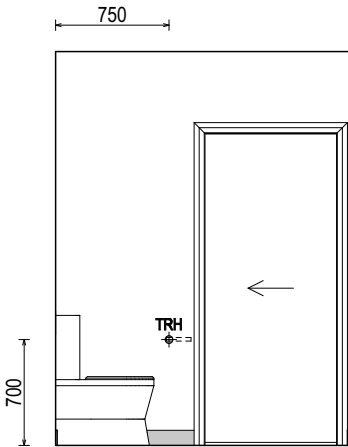
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

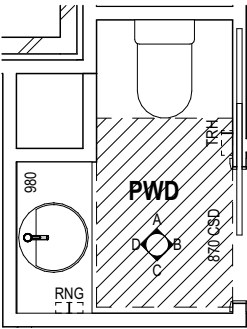
LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING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



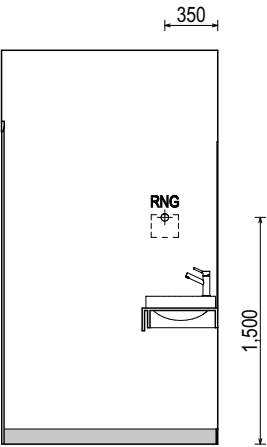
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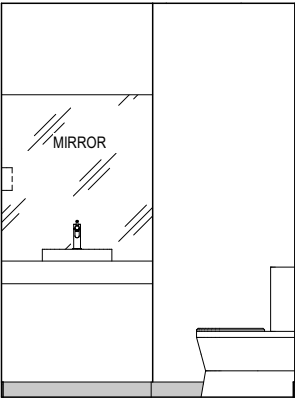
ELEVATION B
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**Sorell Council**

Development Application: 5.2026.242.1 - Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

**SUBJECT TO NCC 2022
(1 MAY 2023)**

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
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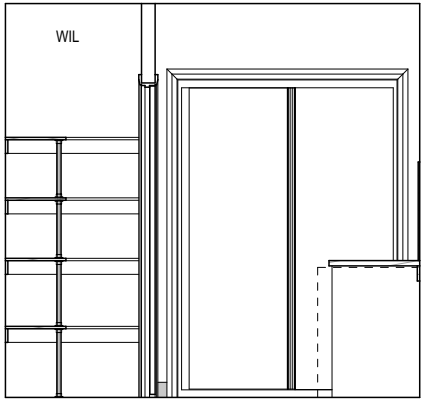
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		5	PRELIM PLANS - PLAN CORRECTIONS		NVO	05/08/2026	174 / - / 184600		SORELL	POWDER ROOM DETAILS		17 / 21	1:50	714802	

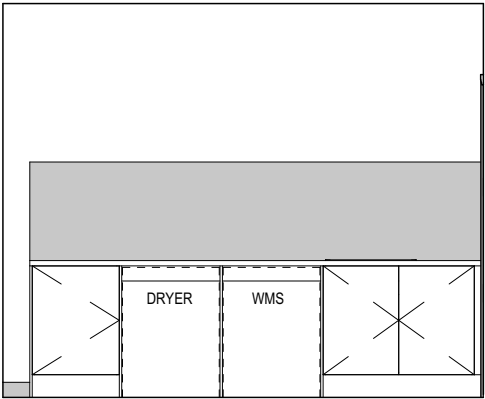
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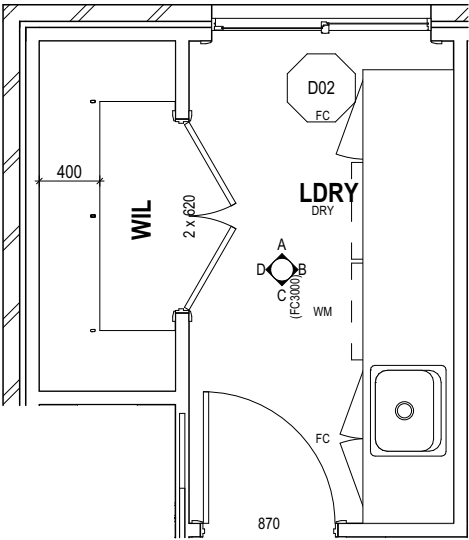
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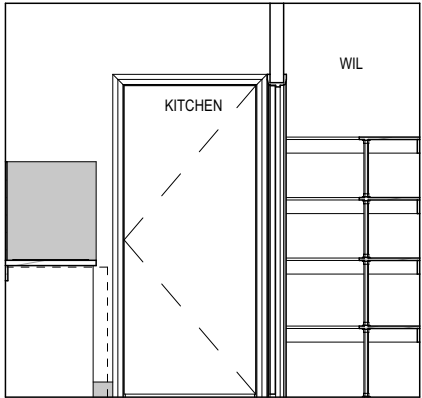
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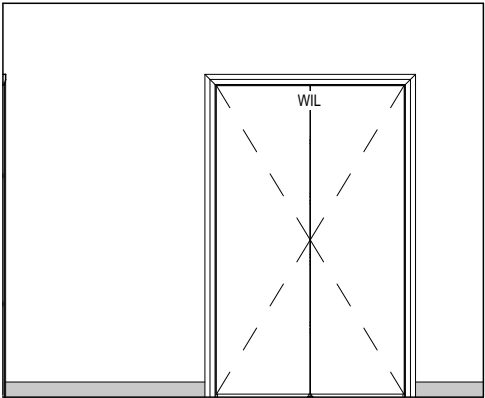
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**Sorell Council**

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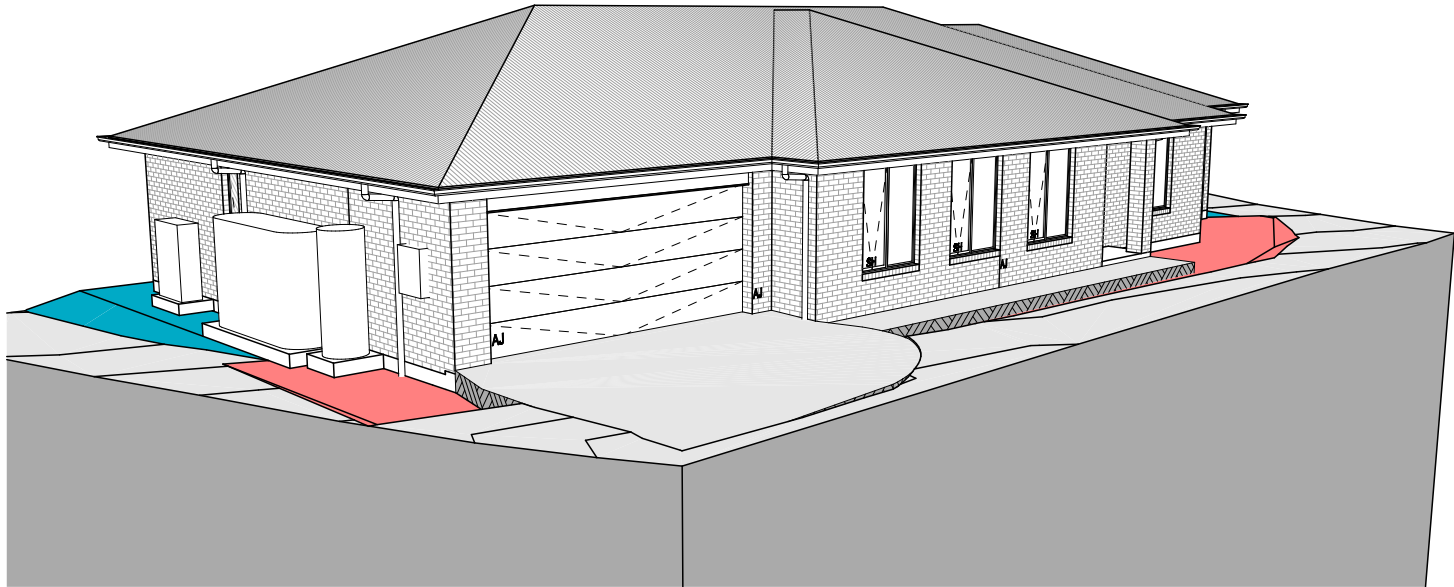
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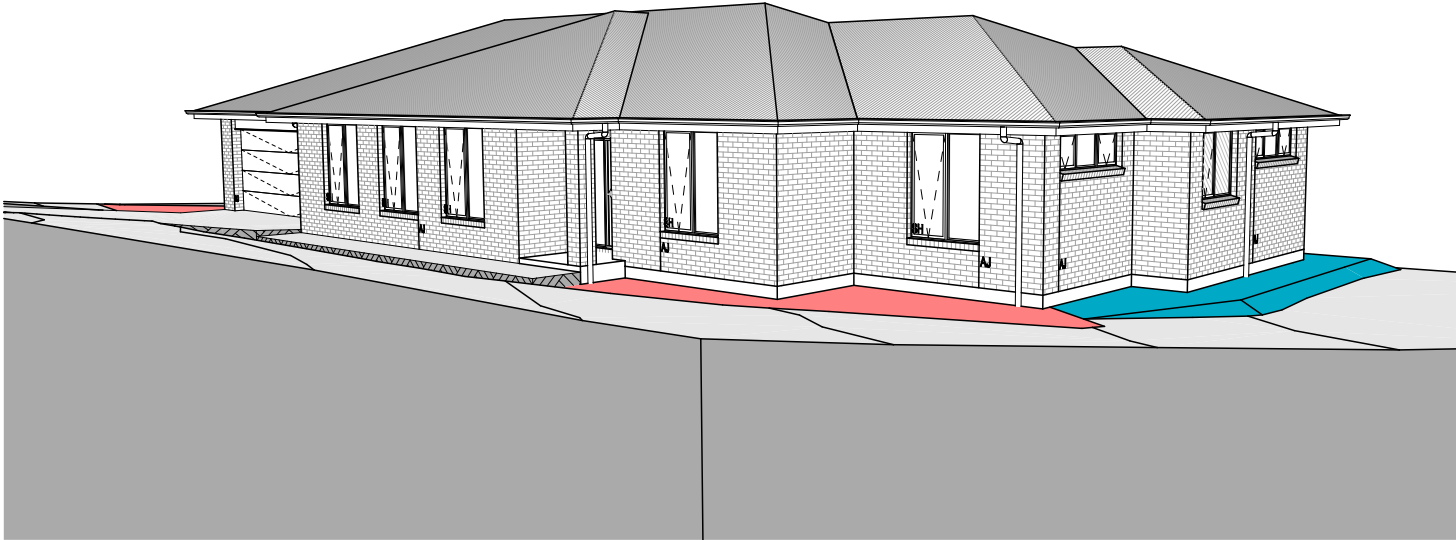
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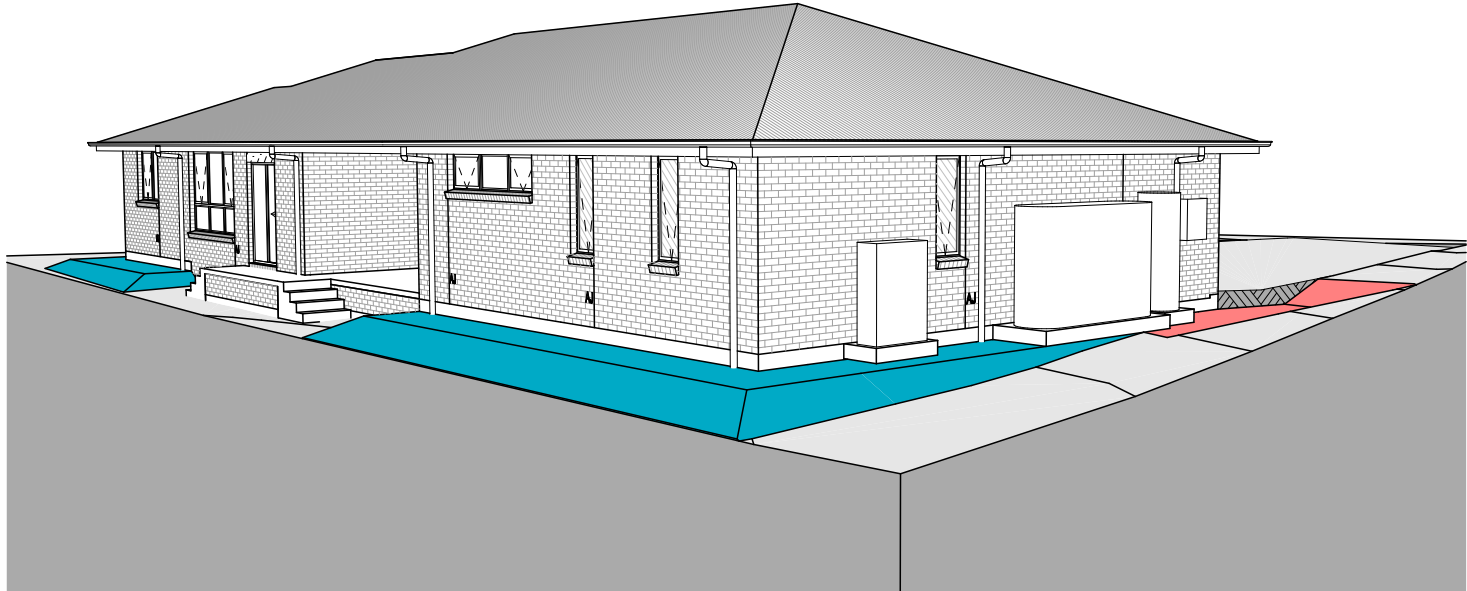
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	© 2026	3	PRELIM PLANS - PLAN CORRECTIONS		TRV	10/07/2026	49 FRESNE WAY, SORELL TAS 7172		CLASSIC		F-WATRCH20CLASA		
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		5	PRELIM PLANS - PLAN CORRECTIONS		NVO	05/08/2026	174 / - / 184600	SORELL	LAUNDRY DETAILS		18 / 21	1:50	714802



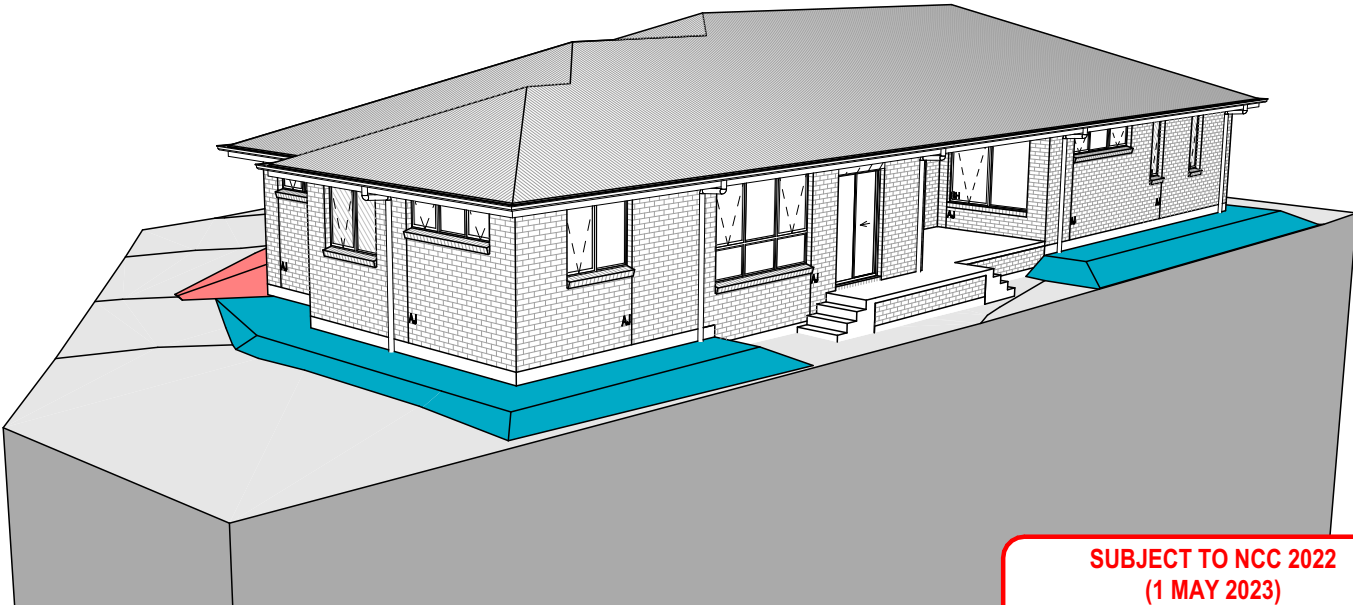
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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(1 MAY 2023)**
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						COUNCIL:						
						SORELL						



WET AREA NOTES

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

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

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



SPECIFICATION: NEXTGEN		REVISION	DRAWN	CLIENT: MANPREET SINGH	HOUSE DESIGN: RICHMOND 29	HOUSE CODE: H-WATRCH20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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		4 PRELIM PLANS - COLOUR AND VARIATION REF.002 UPDATE	TNG 29/07/2026				
		5 PRELIM PLANS - PLAN CORRECTIONS	NVO 05/08/2026				714802

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

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

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

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

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

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

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

WAFFLE POD ALLOWANCES:

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

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

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

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

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

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



Sorell Council
Development Application: 5.2026.242.1 -
Response to Request for Information - 49
Fresne Way, Sorell - P2.pdf
Plans Reference: P2
Date received: 12/08/2026

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:

SIGNATURE:	DATE:

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

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