

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

**LOT 251 FRESNE WAY, SORELL
(CT300597/251)**

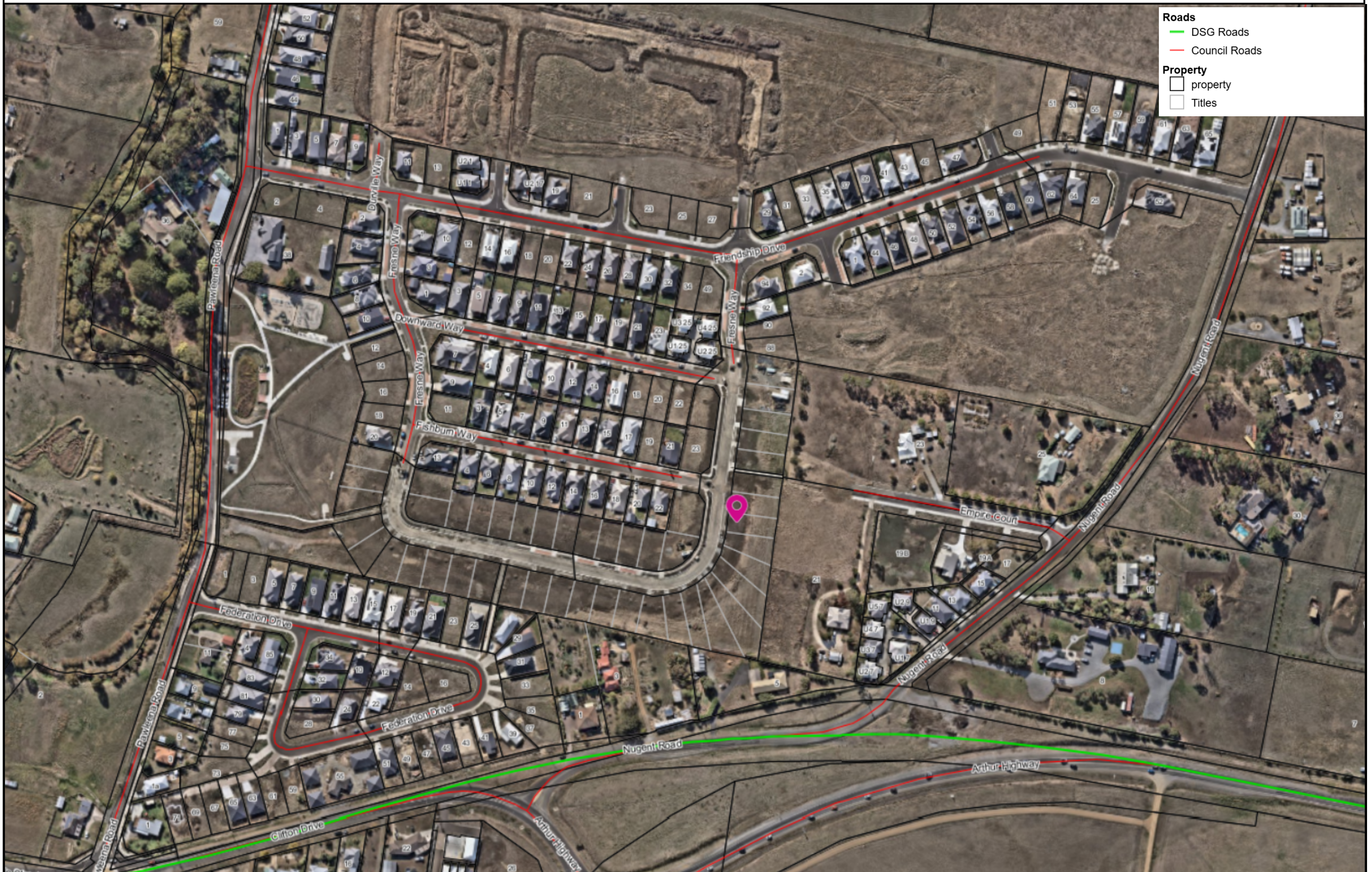
PROPOSED DEVELOPMENT:

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: 5.2026.250.1
DATE: 21 August 2026



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: Dwelling
	Development: Construction of a single dwelling
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	\$ 387,000.00

Is all, or some the work already constructed:	No: ☐ Yes: ☐
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Location of proposed works:	Street address: Lot 251 Fresne Way
	Suburb: SORELL Postcode: 7172
	Certificate of Title(s) Volume: 300597 Folio: 251

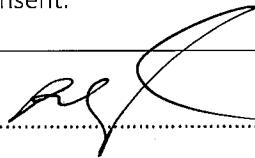
Current Use of Site	Vacant Land
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Current Owner/s:	Name(s) Lynmore Holdings Pty Ltd
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	If yes, please provide written advice from Heritage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

 Sorell Council Development Application: 5.2026.250.1 - Development Application - Lot 251 Fresne Way, Sorell P1.pdf Plans Reference: P1 Date Received: 20/07/2026
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Part B continued: Please note that Part B of this form is publicly exhibited

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: <u>22/7/2026</u>

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



SEARCH OF TORRENS TITLE

VOLUME 300597	FOLIO 251
EDITION 1	DATE OF ISSUE 09-June-2026

SEARCH DATE : 22-July-2026

SEARCH TIME : 11.16 am

DESCRIPTION OF LAND

Town of SORELL

Lot 251 on Sealed Plan [300597](#)Derivation : Part of 980 Acres Gtd. to Thomas Villeneuve Jean
and Cornelius DriscollPrior CT [184727/1](#)SCHEDULE 1[M807417](#) TRANSFER to LYNDMORE HOLDINGS PTY LTD Registered
09-Apr-2020 at 12.01 pmSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP[300597](#) COVENANTS in Schedule of Easements
SP[300597](#) FENCING PROVISION in Schedule of Easements
SP[146152](#) FENCING COVENANT in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

 **Sorell Council**

Development Application: 5.2026.250.1 -
Development Application - Lot 251 Fresne Way,
Sorell P1.pdf
Plans Reference: P1
Date Received: 20/07/2026

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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 300597
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PAGE 1 OF 10 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.

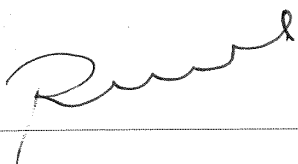
EASEMENTS

Lot 1 on the Plan is subject to a pipeline and services easement created by and fully described in E224894 over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE (CREATED BY E224894) (P180371) on the Plan.

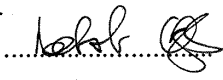
Lot 504 on the Plan is subject to a pipeline and services easement created by and fully described in E295688 over the land marked PIPELINE AND SERVICES EASEMENT 2.50 WIDE (CREATED BY E295688) (P183297) on the Plan.

Lot 505 on the Plan is subject to a drainage easement created by and fully described in E295687 over the land marked DRAINAGE EASEMENT 3.00 WIDE CREATED BY E295687 (P.183297) on the Plan.

Lots 232 to 247 (inclusive) and Lot 401 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH shown on the Plan ("the Easement Land").

 Director	 Director
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(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LYNMORE HOLDINGS PTY LTD FOLIO REF: 185352/1 & 184727/1 SOLICITOR & REFERENCE: Page Seager (DAS 201243 – Stages 8 & 9)	PLAN SEALED BY: Sorell Council DATE: 27.5.26 REF NO. SA 7.2020.17.2  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 10 PAGES	Registered Number SP300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

Lots 4, 5 and 6 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land"). —

*2, 3 and *BS*

Lots 222 to 231 (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 3.00 WIDE shown on the Plan ("the Easement Land"). —

*2, 3 and *BS*

Lots 222 to 231 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 3.00 WIDE on the Plan. —

Lots 13 and 231 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 2.50 WIDE on the Plan. —

COVENANTS

The owner of each lot on the Plan (excepting lots 1, 401, 402, 504 and 505) 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 covenantors' 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,

Director

Director

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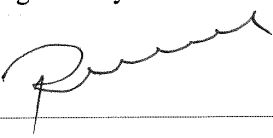
Sorell Council
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 Development Application - Lot 251 Fresne Way,
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 10 PAGES	Registered Number SP 300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

(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;
 - (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 owner of lot 3 on the Plan 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


 Director


 Director

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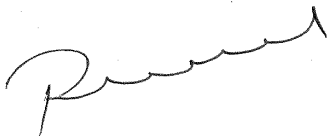
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 10 PAGES	Registered Number SF 300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

with and bind the covenantors' 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:-

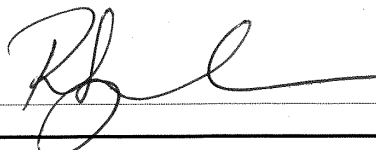
1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, along the lot boundary marked 'A' to 'B' on the Plan any boundary fence other than a fence constructed using the following:
 - (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and
 - (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and
 - (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

The owner of lot 4 on the Plan 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 covenantors' 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, along the lot boundary marked 'C' to 'D' on the Plan any boundary fence other than a fence constructed using the following:
 - (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and
 - (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and
 - (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.



Director



Director

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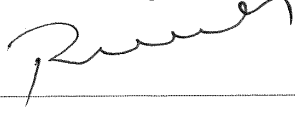
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 10 PAGES	Registered Number SP300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

The owner of lot 236 on the Plan 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 covenantors' 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, along the lot boundary marked 'E' to 'F' on the Plan any boundary fence other than a fence constructed using the following:
 - (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and
 - (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and
 - (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

The owner of lot 237 on the Plan 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 covenantors' 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, along the lot boundary marked 'G' to 'H' on the Plan any boundary fence other than a fence constructed using the following:
 - (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and
 - (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and
 - (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.


Director


Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 10 PAGES	Registered Number SF 300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

The owner of lot 253 on the Plan 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 covenantors' 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, along the lot boundary marked 'I' to 'J' on the Plan any boundary fence other than a fence constructed using the following:
 - (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and
 - (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and
 - (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

The owner of lot 254 on the Plan 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 covenantors' 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, along the lot boundary marked 'K' to 'L' on the Plan any boundary fence other than a fence constructed using the following:
 - (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and
 - (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and
 - (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 10 PAGES	Registered Number SP 300597
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The owners of each lot on the plan (excepting lots 1, 401, 402, 504 and 505) 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.

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.

Director

Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 10 PAGES	Registered Number SP 300597
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“Pipeline and Services Easement” is defined as follows:-

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

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

Director

Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 10 PAGES	Registered Number SP 300597
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servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

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

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



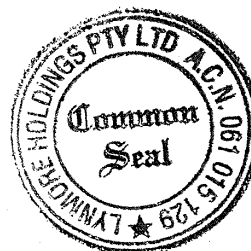
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 10 OF 10 PAGES	Registered Number Sf 300597
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EXECUTED by LYNMORE HOLDINGS PTY. LTD.)
 (ACN 061 015 129), as registered proprietor of the land)
 comprised in Folio of the Register Volume 185352 Folio 1)
 and Folio of the Register Volume 184727 Folio 1 pursuant)
 to section 127 of the *Corporations Act 2001* by:)



.....
 Director Signature

Robert Arthur Wayne Lynch (sr.)
 Director Full Name (print)

.....
 *Director/Secretary Signature

Robert Arthur Wayne Lynch (sr.)
 *Director/Secretary Full Name (print)

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

* Bailee Saward
 Page Seager
 on behalf of registered proprietor
 9. 06. 2026

Sorell Council
 Development Application: 5.2026.250.1 -
 Development Application - Lot 251 Fresne Way,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 20/07/2026

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

OWNER LYNMORE HOLDINGS PTY LTD FOLIO REFERENCE F.R.185352/1 & F.R.184727/1 GRANTEE PART OF 980 ACRES GTD. TO THOMAS VILLENEUVE JEAN AND CORNELIOUS DRISCOLL	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 TOWN OF SORELL SCALE 1: 2000 LENGTHS IN METRES	Registered Number SP 300597 APPROVED EFFECTIVE 9 JUN 2026 FROM <i>Reena</i> Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

INDEX PLAN

PRIORITY FINAL PLAN

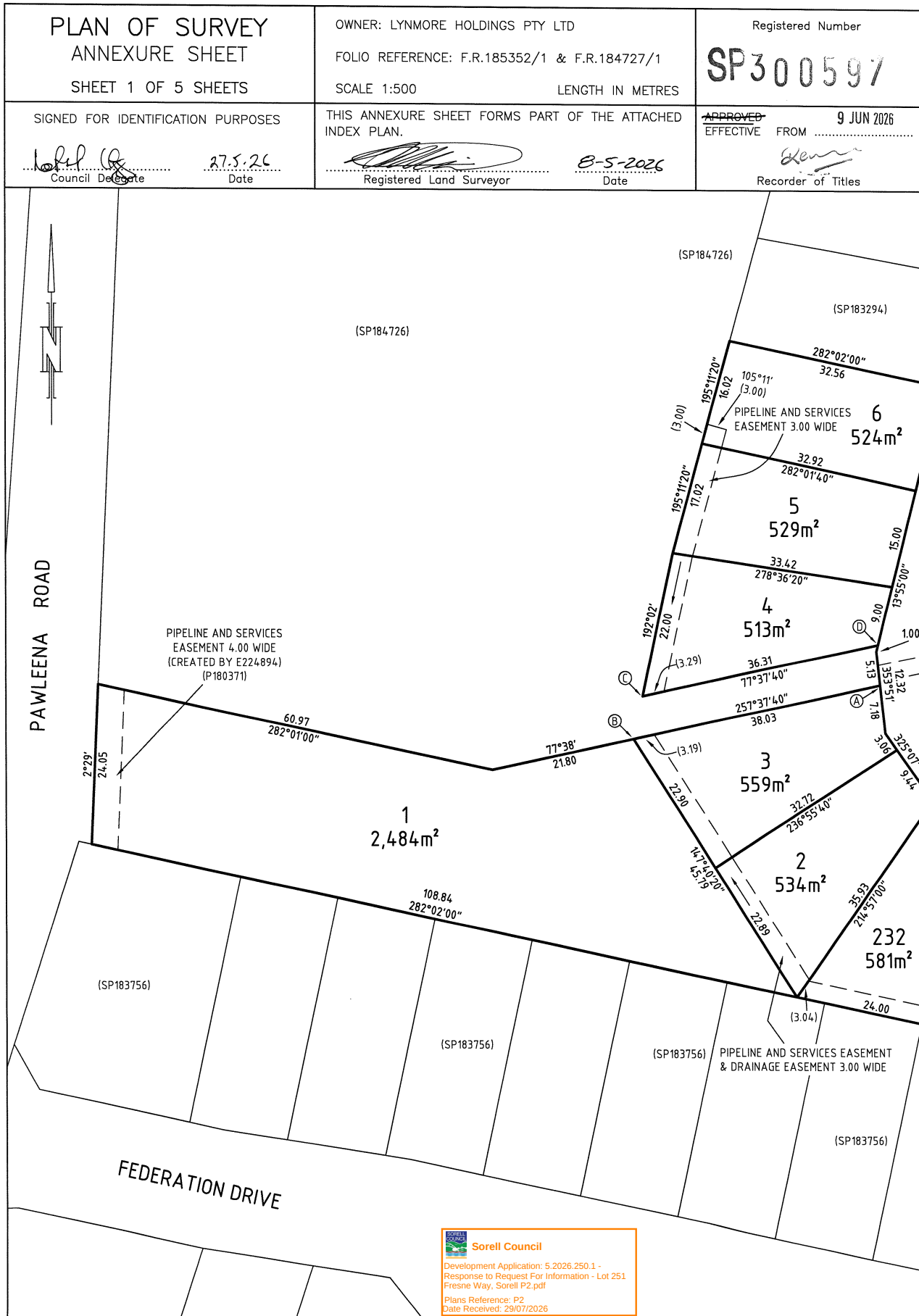


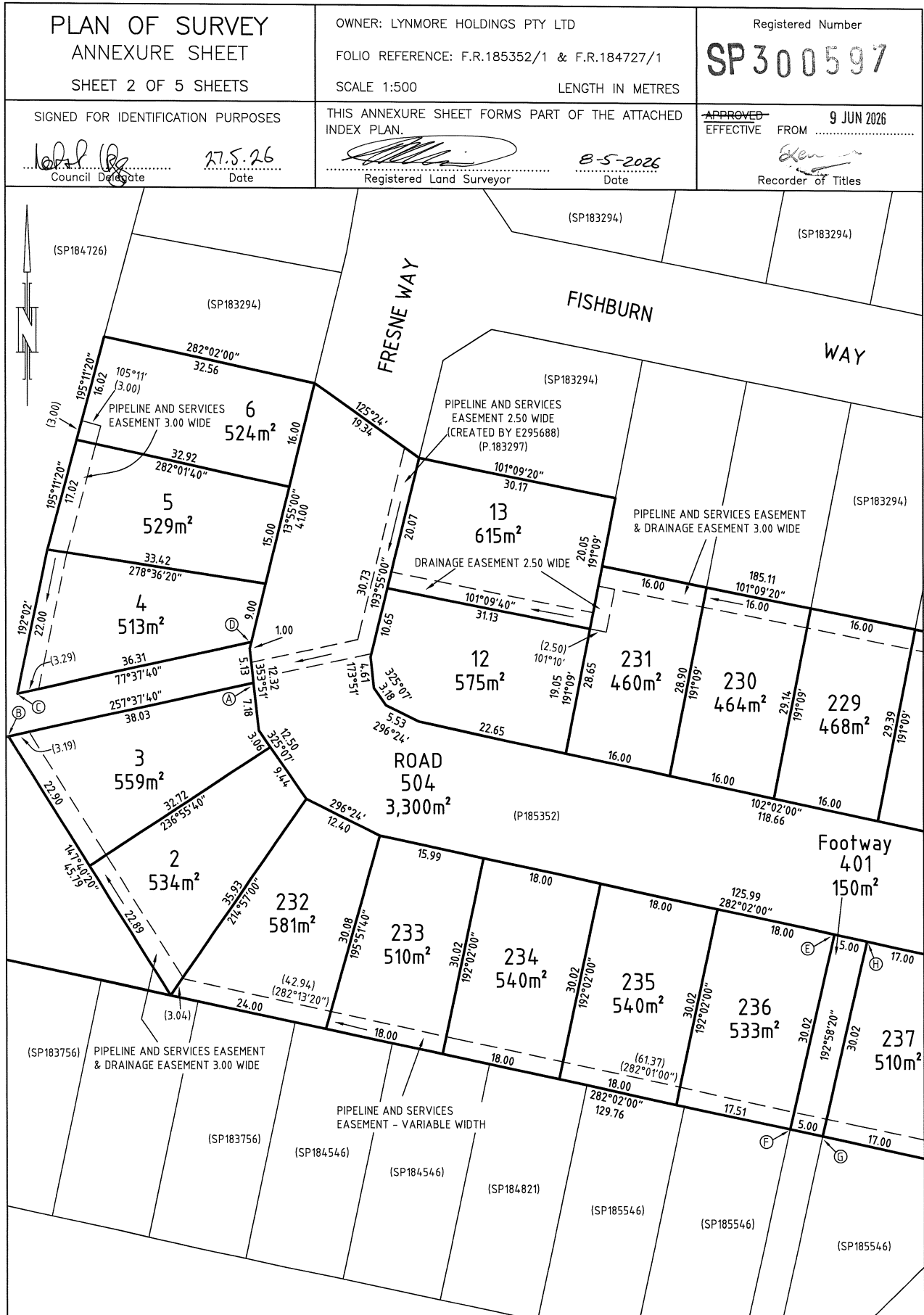
<i>[Signature]</i> 8-5-2026 Registered Land Surveyor Date	<i>[Signature]</i> 21-5-26 Council Delegate Date
---	--

 **Sorell Council**

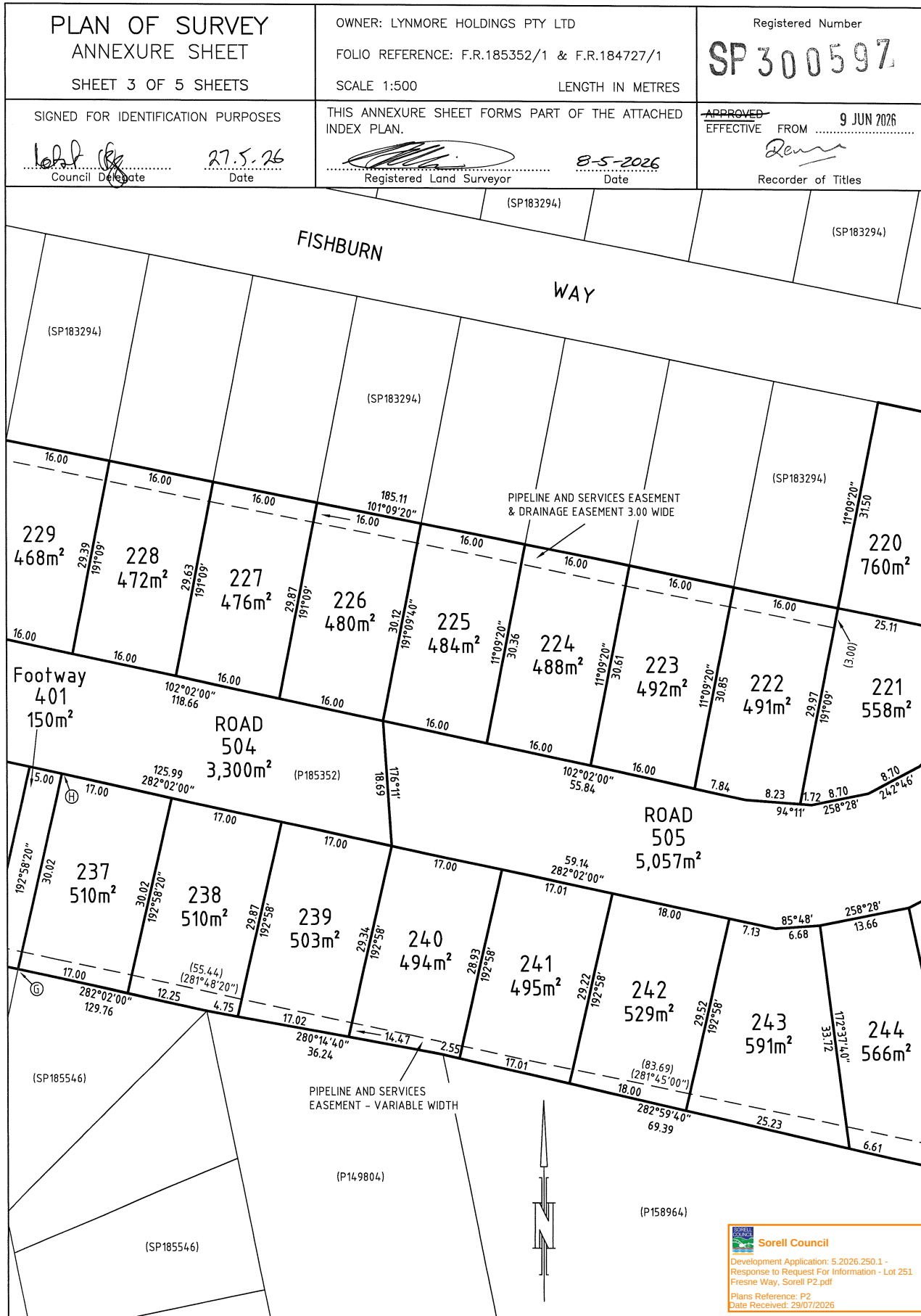
Development Application: 5.2026.250.1 -
Response to Request For Information - Lot 251
Fresne Way, Sorell P2.pdf

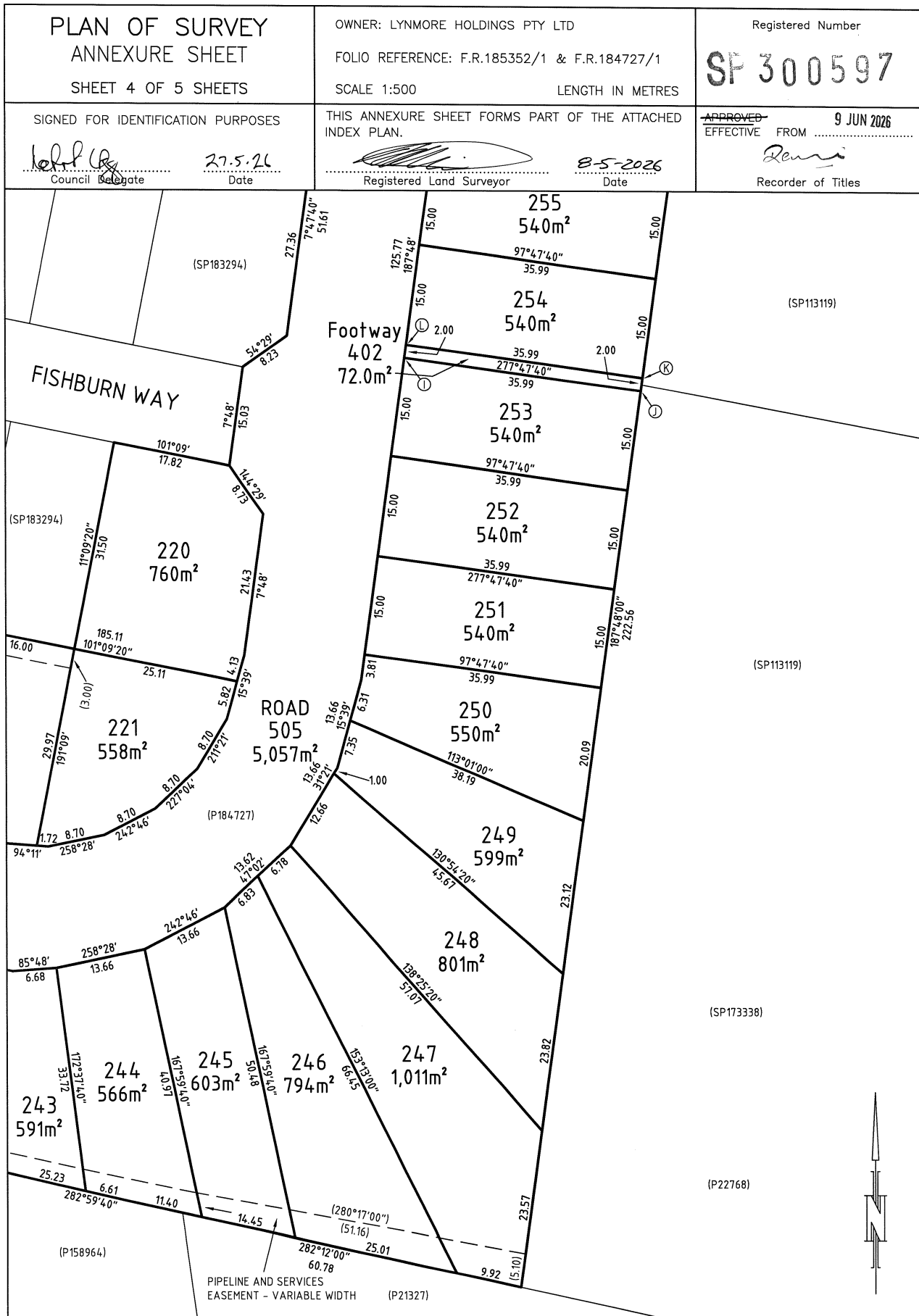
Plans Reference: P2
Date Received: 29/07/2026



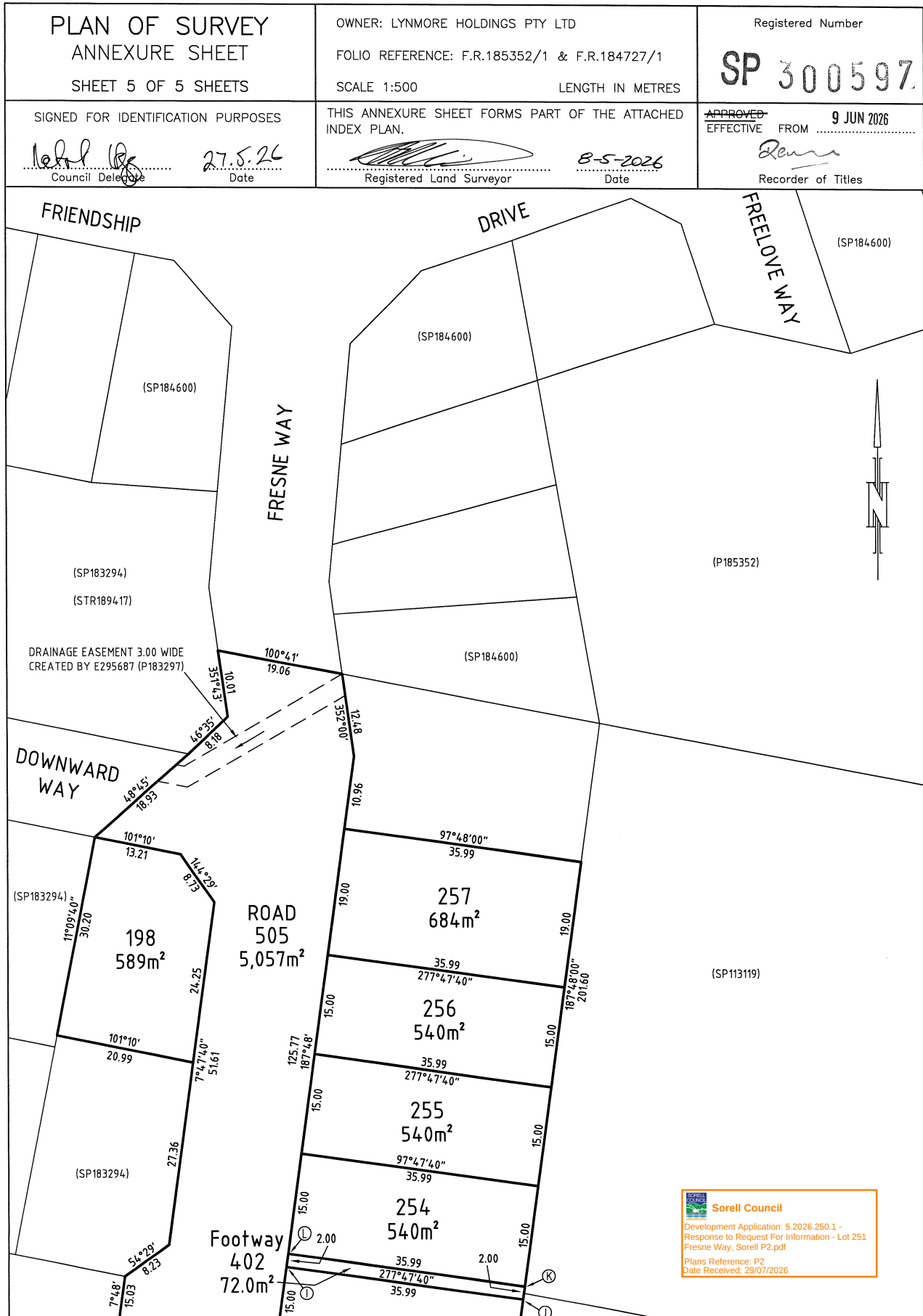


Sorell Council
 Development Application: 5.2026.250.1 -
 Response to Request For Information - Lot 251
 Fresne Way, Sorell P2.pdf
 Plans Reference: P2
 Date Received: 29/07/2026





Sorell Council
 Development Application: 5.2026.250.1 -
 Response to Request For Information - Lot 251
 Fresne Way, Sorell P2.pdf
 Plans Reference: P2
 Date Received: 29/07/2026





GES

geo-environmental
solutions

SITE CLASSIFICATION REPORT

JOB NUMBER

J13210

ADDRESS

*Lot 251 Fresne Way
Sorell*

CLIENT

Creative Homes Hobart



GEO- ENVIRONMENTAL SOLUTIONS

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



Investigation Details

Client:	Creative Homes Hobart
Site Address:	Lot 251 Fresne Way, Sorell
Date of Inspection:	09/06/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	TBA
Title Area:	Approx. 540 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	5° NW facing slope
Vegetation:	Grass & Weeds

Background Information

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



Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	MH	FILL – Mixed Clayey SILT : with gravel, medium plasticity, dark grey, brown, slightly moist, stiff,
0.10-0.40	0.20-0.60	CH	Silty CLAY : high plasticity, dark grey, brown, slightly moist, stiff,
0.40-0.60	0.60-0.70	CI	Gravelly CLAY : medium plasticity, grey, brown, slightly moist, stiff, refusal on rock/boulder.

Site Notes

Soils on the site are developing from Tertiary basalt, the clay fraction is likely to show moderate ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class M

y_s range: **20-40mm**

Notes: Class M - The subsurface soil profile is assessed as moderately reactive, indicating a moderate characteristic surface movement potential and an associated capacity for shrink-swell behaviour under seasonal moisture fluctuations



Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N2
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

Foundation Considerations:

It is recommended that all footing loads are transferred to rock, either directly or via piers or piles, to minimise the potential for significant foundation movement.

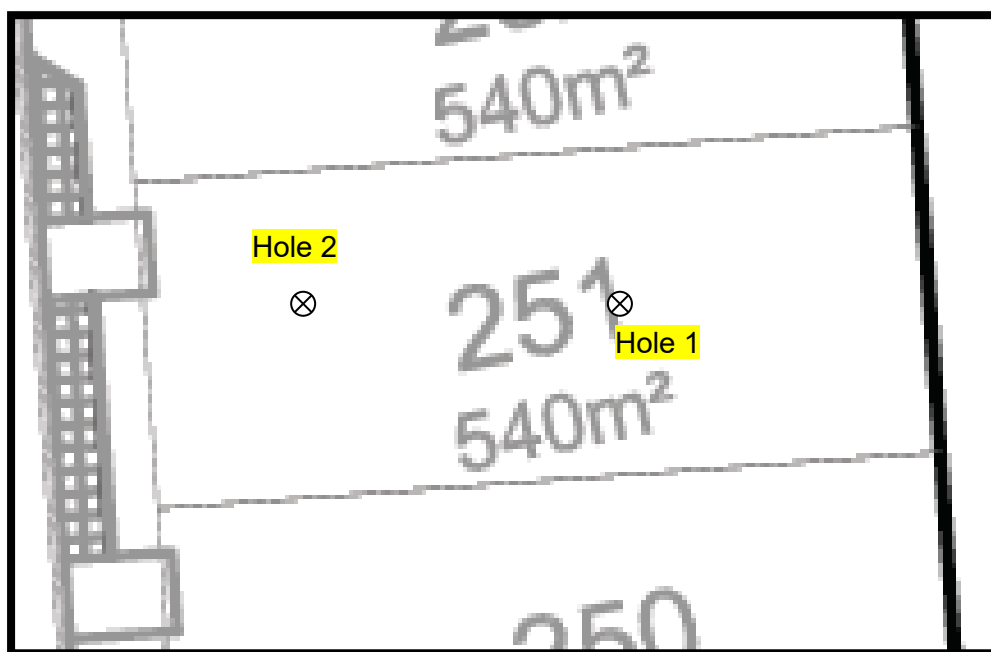
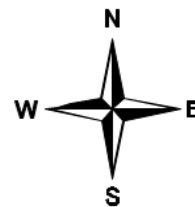
Earthworks Recommendations

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions as outlined in this report.



Site Plan





Site Photos





APPENDIX A - Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as Class P.

A site is classified as *Class P* when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance



1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON-COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Relative Density (%)
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

SOIL MOISTURE			
NON COHESIVE – COARSE GRAINED (SAND & GRAVEL)		COHESIVE – FINE GRAINED (SILT & CLAY)	
Term	Moisture Condition	Moisture Condition	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL



1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions	Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
	COBBLES							
		200						
		63						
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
			GP Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		20	GM Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI < 4	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
		medium	GC Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI > 7	—	—	
		6	SW Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		fine	SP Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SM Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI < 4	—	—	
		0.6	SC Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI > 7	—	—	
		0.2						
		0.075						
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤ 50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils.				
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
		CI	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit > 50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts					
		CH	Inorganic clays of high plasticity, fat clays					
		OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils					



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

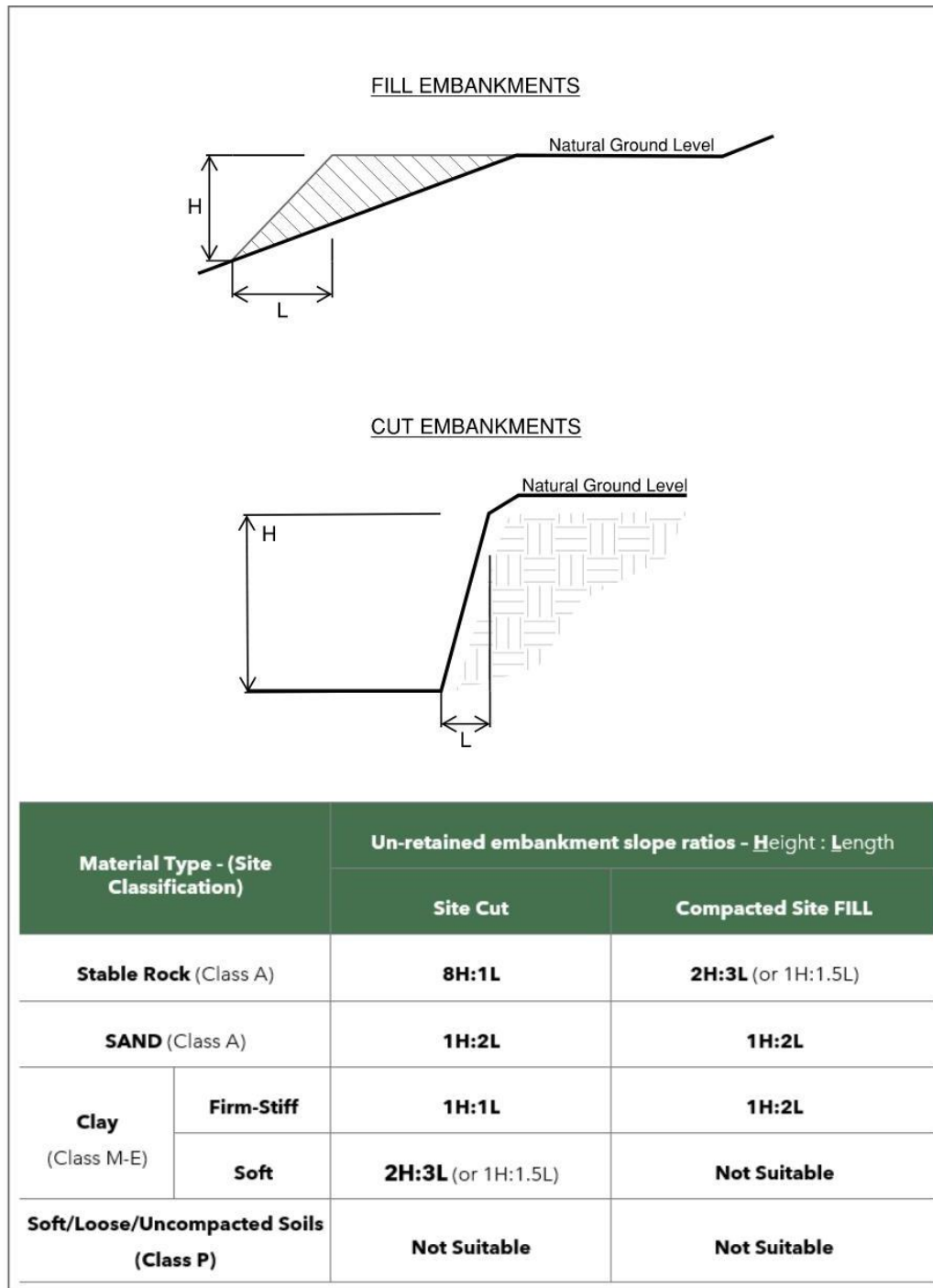
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as outlined in this report.



1.5 Batter Angles for Embankments (Guide Only)





APPENDIX B - Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (y_s) – Design movement (mm) at the surface of a reactive site caused by moisture changes.



APPENDIX C - Disclaimer

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

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

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

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

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

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

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐



In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

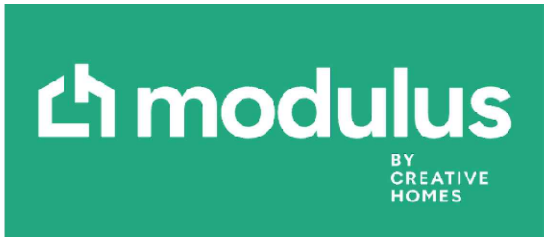
J13210

15/06/2026



A handwritten signature in black ink, appearing to be "John Paul Cumming".





CREATIVE HOMES | HOBART | LAUNCESTON | CREATIVEHOMESTAS.COM.AU

PROJECT ADDRESS: LOT 251 FRESNE WAY, SORELL

TITLE REFERENCE: VOLUME: 300597 FOLIO: 251

CLIENTS: MADISON MOUNSEY

DESIGNER: Inge Brown, CC 6652

- DRAWINGS:**
- 01 COVER PAGE
 - 02 PROPOSED SITE PLAN
 - 03 PROPOSED FLOOR PLAN
 - 04 PROPOSED ROOF PLAN
 - 05 PROPOSED ELEVATIONS
 - 06 PROPOSED ELEVATIONS
 - 07 SECTION A-A
 - 08 TYPICAL SECTION DETAILS
 - 09 WINDOW SCHEDULE

FLOOR AREAS:

FLOOR AREA:	106.1 m²
PORCH:	1.4 m²
TOTAL AREA:	107.5 m²

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: TBC

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

DOCUMENTATION INDEX

The documentation listed below should be read in conjunction with these drawings and form the basis of construction documentation for the project

Document	Revision	By
Working drawings planning issue (these drawings)	A	Creative Homes Hobart
Survey plan SP262413-01	A	Survey Plus
Soil assessment		Doyle Soil Consulting

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.

6. HORIZONTAL DATUM IS MGA (GDA94).

7. VERTICAL DATUM IS AHD.

8. CONTOUR INTERVAL IS 0.1 METRE, INDEX IS 0.2 METRE.

9. SURVEY BY ROBOTIC TOTAL STATION AND RTK GPS.

10. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.

LIST DATA IMPORT

- TasWater-SewerLateralline
- TasWater-SewerMain
- TasWater-SewerMaintenanceHole
- TasWater-SewerPressurisedMain
- TasWater-WaterHydrant
- TasWater-WaterLateralline
- TasWater-WaterMain

11. BOUNDARIES ARE COMPILED ONLY FROM SP300597 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

12. 3D DATA TURNED OFF IN LAYER CONTROL.

- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D

90mm DOWNPIPE

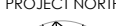
NOTE: ALL PROPOSED STORMWATER TO BE DISCHARGED TO EXISTING INFRASTRUCTURE

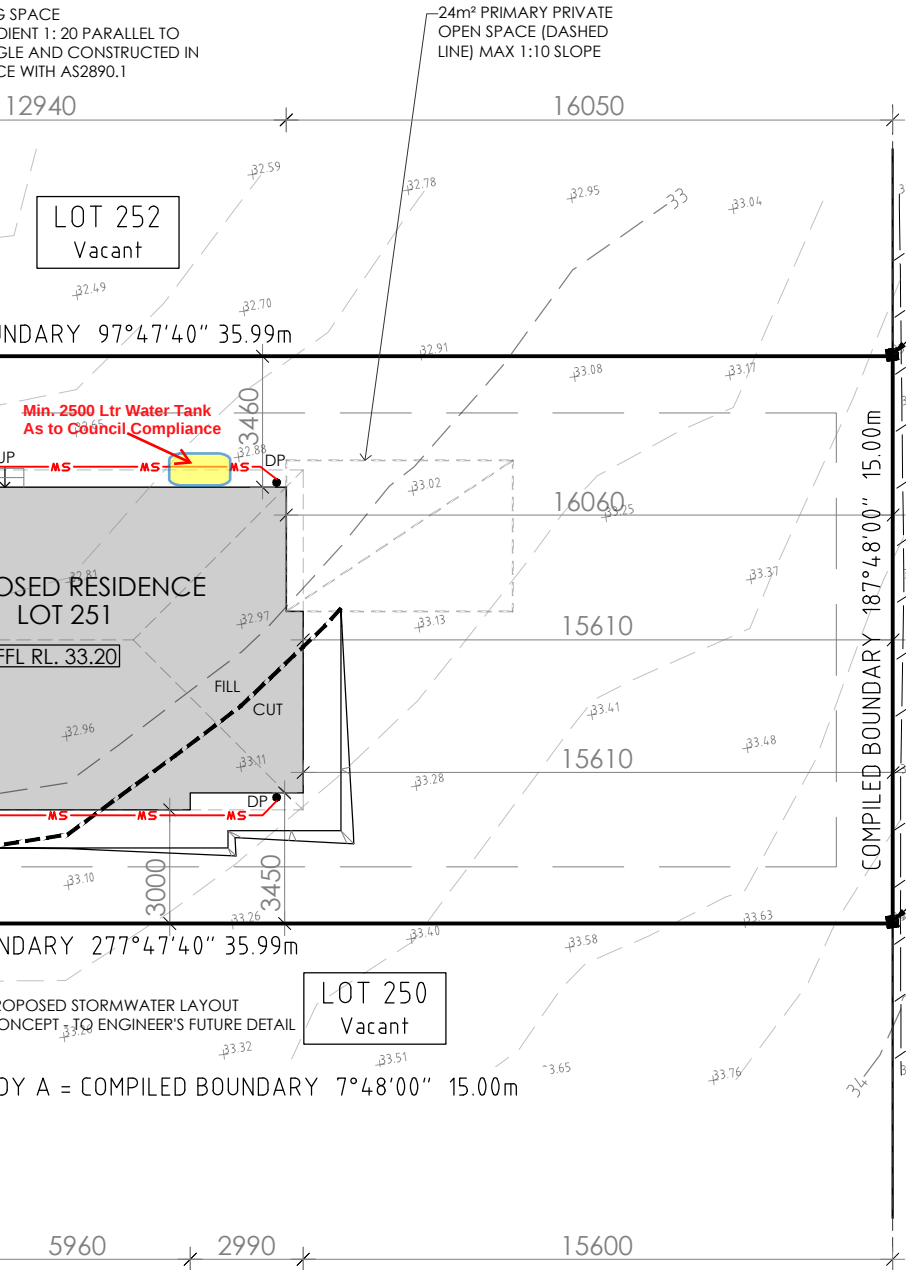
EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH COUNCIL REQUIREMENTS

PROPOSED SITE PLAN

PRELIMINARY

© COPYRIGHT IN WHOLE OR IN PART

02	PROJECT NORTH 	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
			SK	ISSUED FOR CLIENT REVIEW	NN	12/6/26
			SK1	ADJUSTED DRIVEWAY, PARKING & ADDED ELEVATIONS	NN	16/6/26
			SK2	ADJUSTED PARKINGS	NN	17/6/26
			A	ISSUED FOR CLIENT REVIEW	NN	07/7/26



LEGEND

CLC = Communication Lot Connection
ELC = Electricity Lot Connection
ET = Electrical Turret
SV = Stop Valve
WM = Water Meter

SLC = Sewer Lot Connection
Top RL:32.28
Inv RL:31.57

SWLC = Stormwater Lot Connection
Top RL:32.17
Inv RL:31.34



Sorell Council

Development Application: 5.2026.250.1 -
Development Application - Lot 251 Fresne Way,
Sorell P1.pdf

Plans Reference: P1
Date Received: 20/07/2026

GPS DATA SCALE LOCATION

JOB CONTROL POINT
POINT NO: 1169

DESCRIPTION: D/HOLE IN KERB#
GPS SCALE FACTOR = 1.000377556
E: 547005.600
N: 5263488.696
RL: 29.23
EPU = 0.04±

NOTES

SITE PREPARATION

THE SITE IS TO BE DISTURBED AS MINIMALLY AS POSSIBLE TO THE EXTENT REQUIRED TO CARRY OUT THE BUILDING WORKS.

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC PART 3.2.
UN-RETAINED EMBANKMENT GRADIENTS SHALL BE IN ACCORDANCE WITH NCC TABLE 3.2.1.
DRAINAGE SHALL BE IN ACCORDANCE WITH NCC PART 3.3.2.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

ATTENTION OF OWNER

THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE FOR ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

SOIL AND WATER MANAGEMENT NOTES:

DRAINAGE LINES ARE TO BE INSTALLED PRIOR TO THE PLACEMENT OF ROOF AND GUTTERING. ONCE DWELLING IS ROOFED, CONNECT IMMEDIATELY.
APPLY TEMPORARY COVERING TO DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR MORE DURING CONSTRUCTION (EG. WATERPROOF BLANKET, VEGETATION OR MULCH)

PROTECT ANY NEARBY OR ON-SITE DRAINAGE PITS FROM SEDIMENT BY INSTALLING SEDIMENT TRAPS AROUND THEM.

LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE. INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

SITE TO BE VEGETATED AND PLANTED ACCORDING TO THE HOBART REGIONAL SOIL AND WATER MANAGEMENT CODE OF PRACTICE.

BUILDER AND SUBCONTRACTORS TO VERIFY ALL

DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24 HOURS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DOCUMENTATION LISTED ON THE COVER PAGE. DO NOT SCALE DRAWINGS.
DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

-THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).

-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION

IMPORTANT!

SITE INFORMATION AS DRAWN IS APPROXIMATE ONLY. FINAL SITE INFORMATION IS SUBJECT TO A DETAILED CONTOUR SURVEY BY LICENSED SURVEYOR.

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

SITE COVERAGE

SITE AREA	539.8	m²
PROPOSED BUILDING FOOTPRINT	107.5	m²
PROPOSED SITE COVERAGE	19.92	%

JOB ADDRESS:

Lot 251 Sorell Estate
Sorell

DESIGNER: I. Brown

ACCRED. NO.: CC6652

DRAWN:N. Nguyen

DATE: June 2026

CHECKED:

DATE:

SCALE: 1:200

REV: A

CLIENT:

Madison Mounsey

SHEET:

2 of 9

DESIGN TYPE:

Custom

DRAWING NO:



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AREAS:	
FLOOR AREA:	106.1 m²
PORCH:	1.4 m²
TOTAL AREA:	
107.5 m²	

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
REF	REFRIGERATOR
P	PANTRY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BAL	BALUSTRADE
BAL SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC	
MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS	
CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.	
90mm DOWNPIPE	

NOTE: LIFT OFF HINGES TO WC TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH NCC.

PROPOSED FLOOR PLAN

FLOOR AREA: 107.5m²

PRELIMINARY

03



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
SK	ISSUED FOR CLIENT REVIEW	NN	12/6/26
SK1	ADJUSTED DRIVEWAY, PARKING & ADDED ELEVATIONS	NN	16/6/26
SK2	ADJUSTED PARKINGS	NN	17/6/26
A	ISSUED FOR CLIENT REVIEW	NN	07/7/26



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JOB ADDRESS: Lot 251 Sorell Estate Sorell		CLIENT: Madison Mounsey
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 3 of 9
DRAWN:N. Nguyen	DATE: June 2026	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:100	REV: A	

Framing NCC H1D6
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Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
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General:
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Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/junctions, membranes, screeds, hob, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

**Sorell Council**

Development Application: 5.2026.250.1 -
Development Application - Lot 251 Fresne Way,
Sorell P1.pdf

Plans Reference: P1
Date Received: 20/07/2026

PROPOSED ROOF PLAN

ROOF VENTILATION		
NCC requirement for roof pitch	7000	5000
Longest dimension of roof	13.8	13.8
Free open area of vent	21000	10000
Number of vents	4.6	6.9 LM (5000 PER SIDE)
Vent type	Standard (200 x 400 eave vent)	RIDGE CAP WITH MEMBRANE GAP

04



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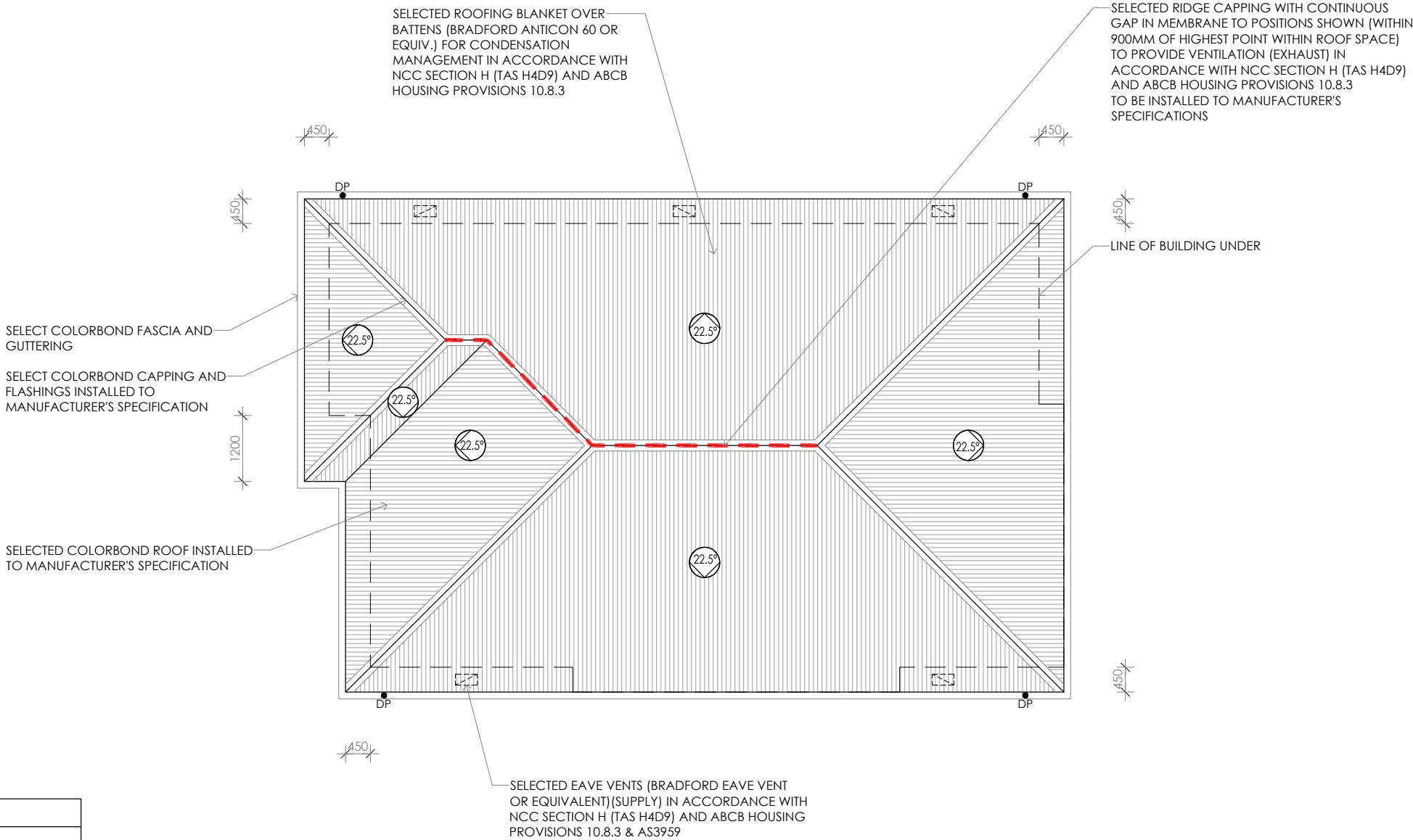
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A	ISSUED FOR CLIENT REVIEW	NN	07/7/26

PRELIMINARY



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JOB ADDRESS: Lot 251 Sorell Estate Sorell		CLIENT: Madison Mounsey	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 4 of 9	
DRAWN:N. Nguyen	DATE: June 2026	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO:	
SCALE: 1:100	REV: A		



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Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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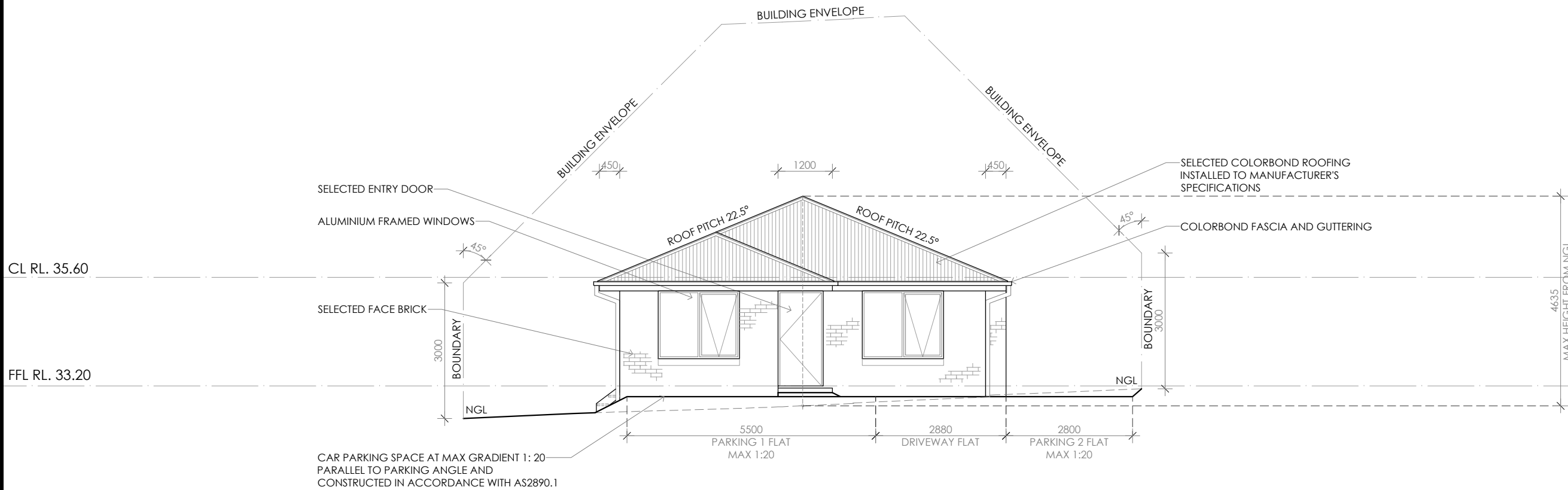
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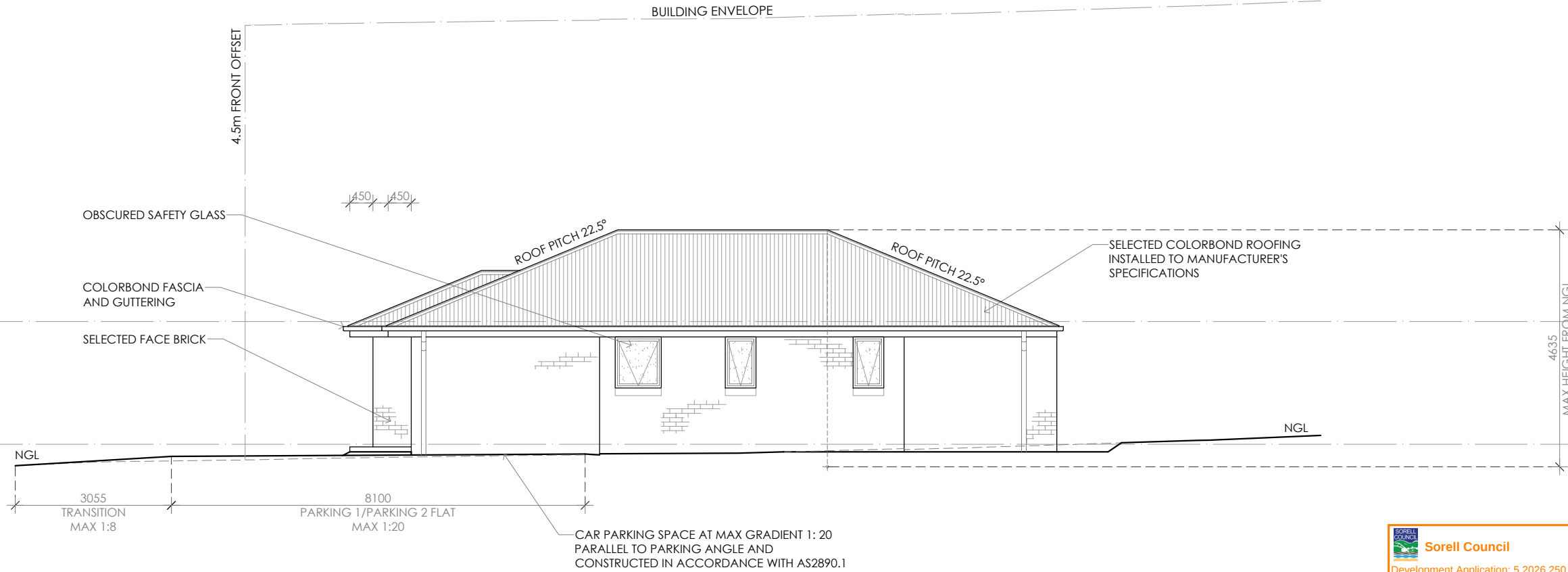
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Development Application: 5.2026.250.1 -
Development Application - Lot 251 Fresne Way,
Sorell P1.pdf

Plans Reference: P1
Date Received: 20/07/2026



WESTERN ELEVATION



SOUTHERN ELEVATION

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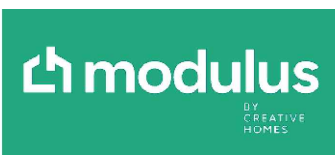
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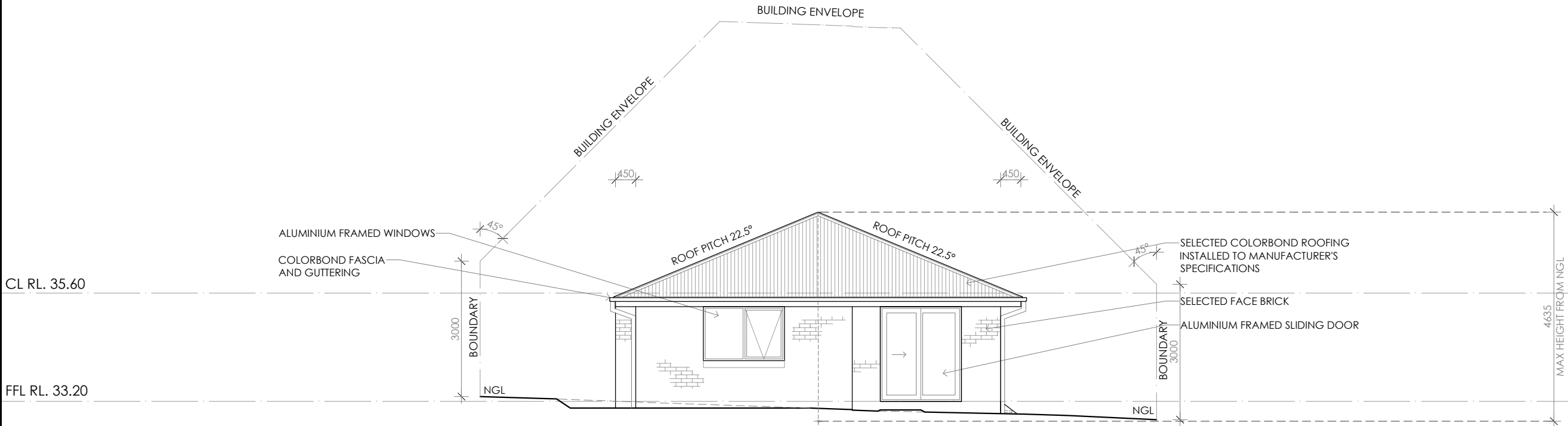
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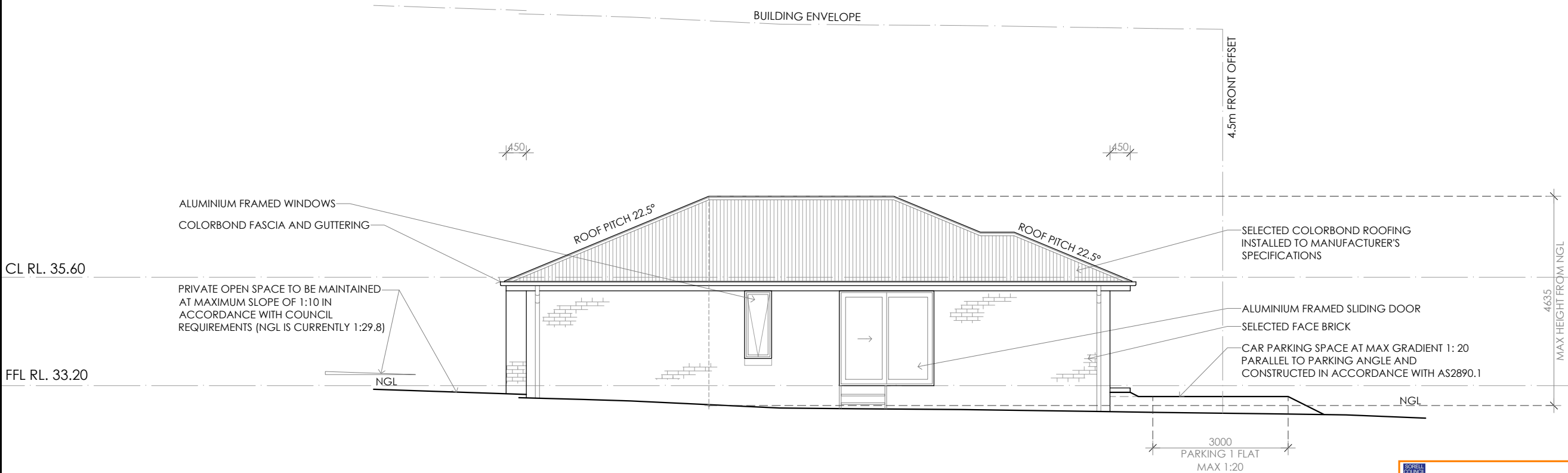
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			SK2	ADJUSTED PARKINGS	NN 17/6/26
			A	ISSUED FOR CLIENT REVIEW	NN 07/7/26

  CREATIVE HOMES HOBART LAUNCESTON CREATIVEHOMESTAS.COM.AU		JOB ADDRESS: Lot 251 Sorell Estate Sorell		CLIENT: Madison Mounsey	
DESIGNER:	I. Brown	ACCRED. NO.:	CC6652	SHEET:	5 of 9
DRAWN:	N. Nguyen	DATE:	June 2026	DESIGN TYPE:	Custom
CHECKED:		DATE:		DRAWING NO:	---
SCALE:	1:100	REV:	A		



EASTERN ELEVATION



NORTHERN ELEVATION

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JOB ADDRESS: Lot 251 Sorell Estate Sorell		CLIENT: Madison Mounsey	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 6 of 9	
DRAWN:N. Nguyen	DATE: June 2026	DESIGN TYPE: Custom	
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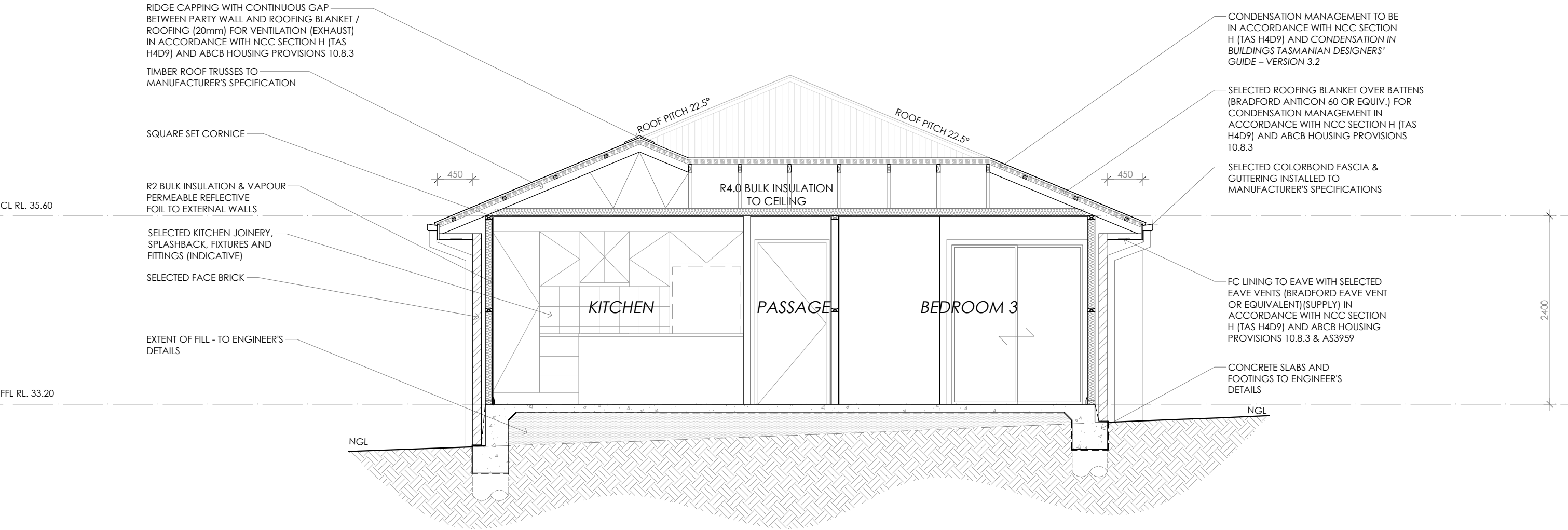
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SECTION A-A

PRELIMINARY

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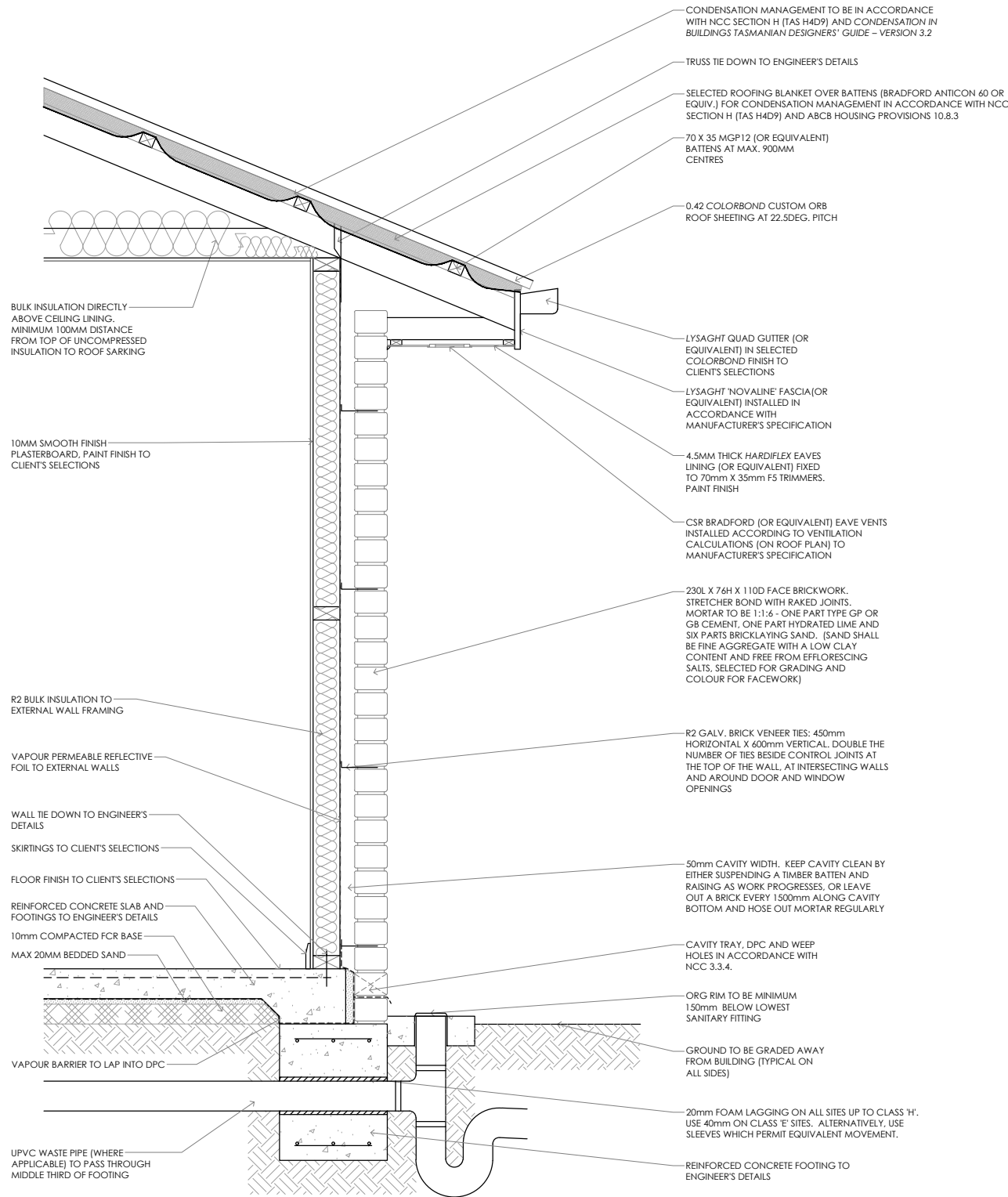
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REV:	DESCRIPTION:	BY:	DATE:
SK	ISSUED FOR CLIENT REVIEW	NN	12/6/26
SK1	ADJUSTED DRIVEWAY, PARKING & ADDED ELEVATIONS	NN	16/6/26
SK2	ADJUSTED PARKINGS	NN	17/6/26
A	ISSUED FOR CLIENT REVIEW	NN	07/7/26

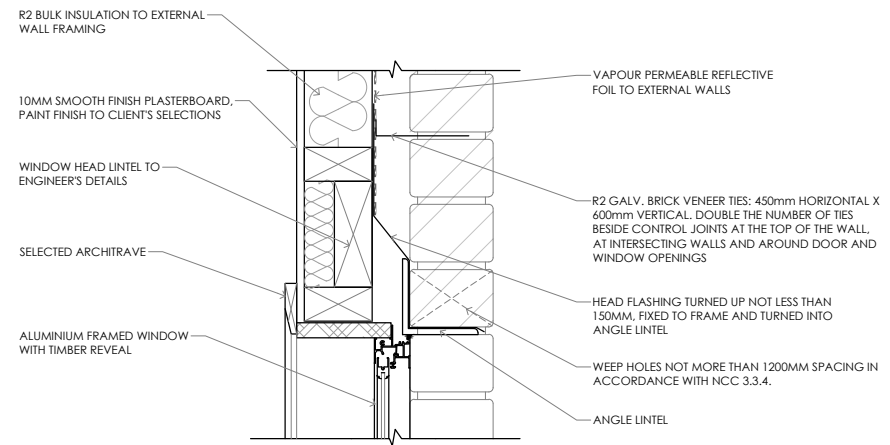


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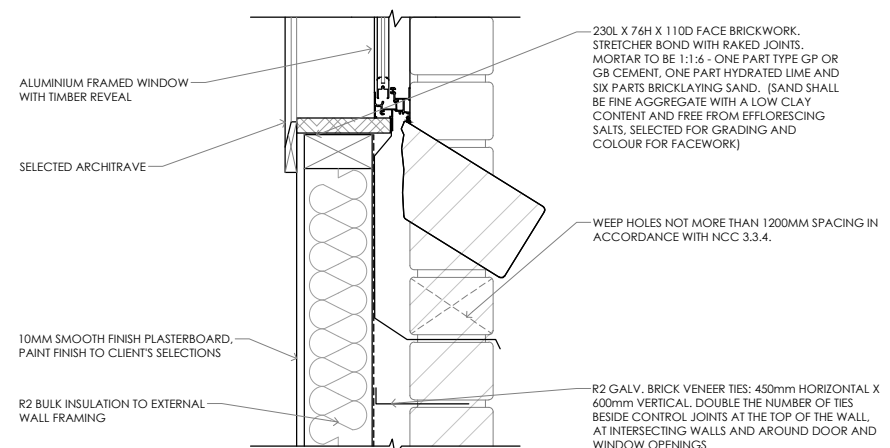
JOB ADDRESS: Lot 251 Sorell Estate Sorell		CLIENT: Madison Mounsey
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 7 of 9
DRAWN:N. Nguyen	DATE: June 2026	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:50	REV: A	



FLOOR, WALL & ROOF DETAIL SCALE 1:20



WINDOW HEAD DETAIL SCALE 1:10



WINDOW SILL DETAIL SCALE 1:10

TYPICAL SECTION DETAILS

**Sorell Council**

Development Application: 5.2026.250.1 -
Development Application - Lot 251 Fresne Way,
Sorell P1.pdf

Plans Reference: P1
Date Received: 20/07/2026

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PRELIMINARY

08	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
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JOB ADDRESS: Lot 251 Sorell Estate Sorell		CLIENT: Madison Mounsey	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	8 of 9
DRAWN: N. Nguyen	DATE: June 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: AS SHOWN	REV: A		

WINDOW SCHEDULE

PRELIMINARY

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09	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
			SK	ISSUED FOR CLIENT REVIEW	NN	12/6/26
			SK1	ADJUSTED DRIVEWAY, PARKING & ADDED ELEVATIONS	NN	16/6/26
			SK2	ADJUSTED PARKINGS	NN	17/6/26
			A	ISSUED FOR CLIENT REVIEW	NN	07/7/26

 CREATIVE HOMES HOBART LAUNCESTON CREATIVEHOMESTAS.COM.AU		JOB ADDRESS: Lot 251 Sorell Estate Sorell	CLIENT: Madison Mounsey
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 9 of 9	
DRAWN: N. Nguyen	DATE: June 2026	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:50	REV: A		



Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with BCA 2019 Part 3.12

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, holes, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

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fg FIXED GLAZING