

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

66 PENNINGTON DRIVE, SORELL

PROPOSED DEVELOPMENT:

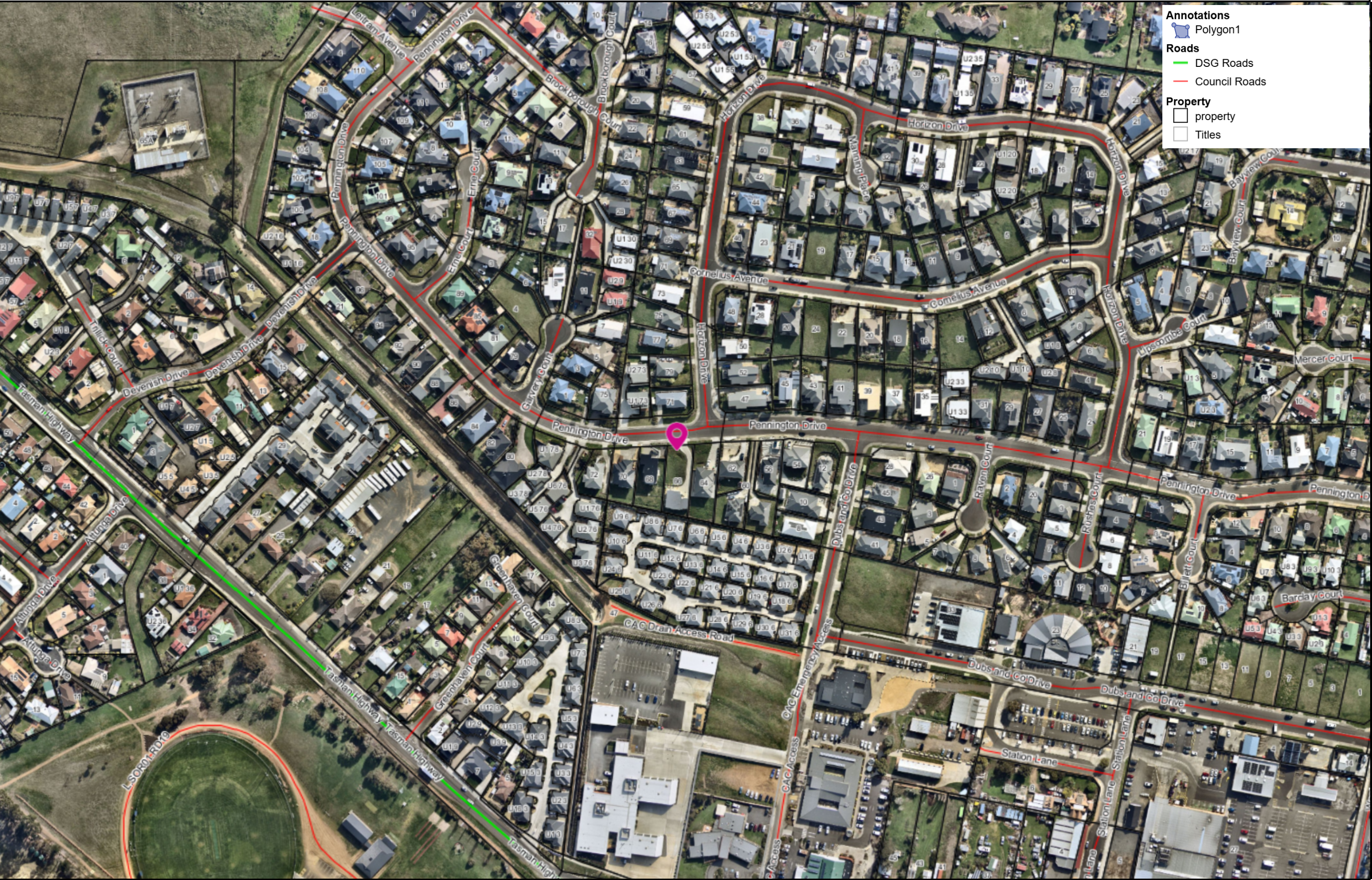
TWO MULTIPLE DWELLINGS (ONE EXISTING)

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 3rd November 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Tuesday 3rd November 2026**.

APPLICATION NO: 5.2026.227.1

DATE: 16 October 2026



Disclaimer

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

50 m



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

Full description of Proposal:	Use: <u>Residential.</u>
	Development: <u>unit 1</u>
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$ <u>400,000</u>	

Is all, or some the work already constructed:	No: ☐ Yes: ☐
---	--

Location of proposed works:	Street address: <u>66 Pennington Drive.</u>
	Suburb: <u>Sorell.</u> Postcode: <u>7172.</u>
	Certificate of Title(s) Volume: Folio:

Current Use of Site	<u>Residential.</u>
---------------------	---------------------

Current Owner/s:	Name(s) <u>Andrew & Kiera Barratt.</u>
------------------	--

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/		



Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf

Plans Reference: P1

Date Received: 02/07/2026

(03) 6269 0000

sorell.council@sorell.tas.gov.au

47 Cole Street Sorell TAS 7172

PO Box 126 Sorell TAS 7172

www.sorell.tas.gov.au

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>2-7-26</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: _____



Sorell Council
Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 02/07/2026



(03) 6269 0000



sorell.council@sorell.tas.gov.au



47 Cole Street Sorell TAS 7172



PO Box 126 Sorell TAS 7172



www.sorell.tas.gov.au

SEARCH OF TORRENS TITLE

VOLUME 168212	FOLIO 24
EDITION 3	DATE OF ISSUE 28-Sept-2020

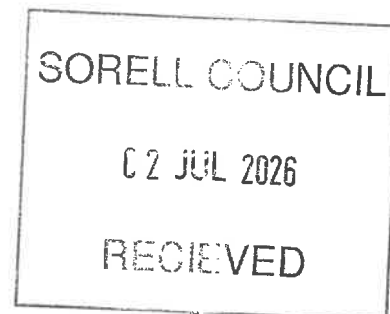
SEARCH DATE : 02-July-2026

SEARCH TIME : 11.15 am

DESCRIPTION OF LAND

Town of SORELL

Lot 24 on Sealed Plan 168212

Derivation : Part of 120 Acres Gtd. to James Jackson
Prior CT 163963/11SCHEDULE 1M838791 TRANSFER to ANDREW DAMIAN BARRATT and KIERA LOUISE
WILLIAMS Registered 28-Sept-2020 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP168212 EASEMENTS in Schedule of Easements
SP168212 COVENANTS in Schedule of Easements
SP168212 FENCING PROVISION in Schedule of Easements
SP117742, SP114725, SP126997, SP156069 & SP163963 COVENANTS
in Schedule of Easements
SP110882, SP114725, SP117742 & SP126997 FENCING COVENANT in
Schedule of Easements
SP156069 & SP163963 FENCING PROVISION in Schedule of Easements
E235563 MORTGAGE to Commonwealth Bank of Australia
Registered 28-Sept-2020 at 12.01 pm

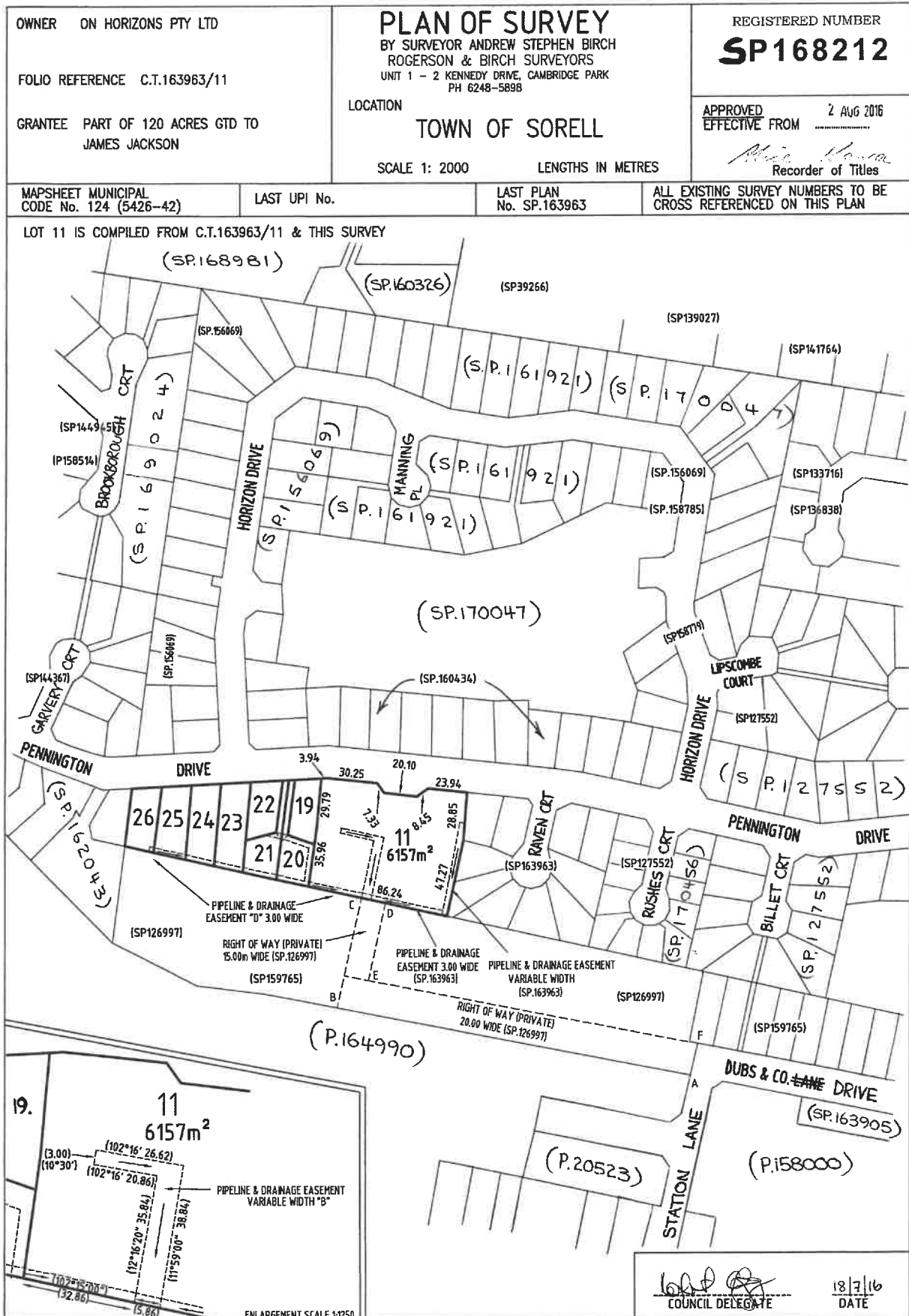
UNREGISTERED DEALINGS AND NOTATIONS

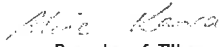
This folio is affected as to amended covenants pursuant to
Request to Amend No. E57490 made under Section 103 of
the Local Government (Building and Miscellaneous
Provisions) Act 1993. Search Sealed Plan No. 114725,
117742, 126997 & 159765 Lodged by MURDOCH CLARKE on
14-Oct-2016 BP: E57490

**Sorell Council**

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf

Plans Reference: P1
Date Received: 02/07/2026

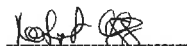


PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER ON HORIZONS PTY LTD FOLIO REFERENCE C.T.163963/11 SCALE 1: 500 LENGTHS IN METRES	Registered Number SP 168212
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate 18.7.16 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor 21-6-2016 Date	APPROVED EFFECTIVE FROM 2 AUG 2016  Recorder of Titles



The map shows a series of land parcels along Pennington Drive and Horizon Drive. Lots 11, 19, 20, 21, 22, 23, 24, 25, and 26 are labeled with their areas in square meters. Easements for pipelines and drainage are shown, labeled as 'EASEMENT "A"', 'EASEMENT "B"', 'EASEMENT "C"', and 'EASEMENT "D"', each 3.00m wide. The map also shows 'RIGHT OF WAY (PRIVATE) "A"' and 'RIGHT OF WAY (PRIVATE) "B"' both 3.60m wide. Dimensions for boundaries and easements are provided in degrees, minutes, seconds and meters.

 **Sorell Council**
Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 02/07/2026


COUNCIL DELEGATE
18/7/16
DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SF 168212

PAGE 1 OF 14 PAGE/S

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.

Pipeline & Drainage Easements

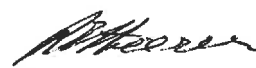
Lot 11 on the plan is subject to a Pipeline and Services Easement (as defined) in gross in favour of Tasmanian Water and Sewerage Corporation Pty Ltd over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH "B".

Lot 11 on the Plan is subject to a Southern Water Pipeline Easement (as defined) in gross in favour of the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Ltd over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.

Lot 11 on the Plan is subject to a Southern Water Pipeline Easement (as defined) in gross in favour of the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Ltd over the land marked PIPELINE & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

Lot 11 on the Plan is subject to right of drainage in gross (as defined) in favour of the Sorell Council over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.


Director


Director

 **Sorell Council**
Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 02/07/2026

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: On Horizons Pty Ltd	PLAN SEALED BY: Sorell Council
FOLIO REF: 163963/11	DATE: <u>18/7/16</u>
SOLICITOR	PP 2156
& REFERENCE: Page Seager Lawyers (DAS 061066)	REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 14 PAGES	Registered Number SP168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

Lot 11 on the Plan is subject to right of drainage in gross (as defined) in favour of the Sorell Council over the land marked PIPELINE & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

Lot 11 on the Plan is subject to a right of drainage appurtenant to Lots 1 to 10 (inclusive) on SP163963 over the land marked PIPELINE & DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.

Lot 11 on the Plan is subject to a right of drainage appurtenant to Lots 1 to 10 (inclusive) on SP163963 over the land marked PIPELINE & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

Lot 20 and Lot 21 on the Plan are subject to a Pipeline Easement (as defined) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd over the land marked PIPELINE & DRAINAGE EASEMENT "C" 3.00m WIDE on the Plan.

Lot 20 and Lot 21 on the Plan are subject to a right of drainage (as defined) in gross in favour of the Sorell Council over the land marked PIPELINE & DRAINAGE EASEMENT "C" 3.00m WIDE.

21, 23, 24, 25 &
Lot 11 and Lots 20 to 26 (inclusive) on the Plan are each subject to a Pipeline Easement (as defined) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd over the land marked PIPELINE & DRAINAGE EASEMENT "D" 3.00 WIDE on the Plan.

21, 23, 24, 25 &
Lot 11 and Lots 20 to 26 (inclusive) on the Plan are each subject to a right of drainage in gross (as defined) in favour of the Sorell Council over the land marked PIPELINE & DRAINAGE EASEMENT "D" 3.00 WIDE on the Plan.

 **Sorell Council**
 Development Application: 5.2026.227.1 -
 Development Application - 66 Pennington Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 02/07/2026


 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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 14 PAGES	Registered Number SP168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

Rights of Way

Lot 11 and Lots 19 to 26 (inclusive) on the Plan are each together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) 20.00 WIDE and RIGHT OF WAY (PRIVATE) 15.00 WIDE on the Plan.

Lot 20 on the Plan is subject to a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "B" "X" 3.60m WIDE on the Plan appurtenant to lot 21 on the Plan.
BCDE

Lot 20 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" 3.60m WIDE on the Plan.
ABEF

Lot 21 on the Plan is subject to a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" "B" 3.60m WIDE on the Plan appurtenant to lot 20 on the Plan.
ABEF

Lot 21 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "B" 3.60m WIDE on the Plan.
BCDE

Covenants

^{19 to 26}
Lots ~~1 to~~ 11 on the Plan are each burdened by the restrictive covenants created by and more fully set forth in Sealed Plans 117742, 114725, 126997, 156069 and 163963.

The owner of lot each lot (other than lot 11) on the Plan covenants with the Vendor (On Horizons 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


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: 5.2026.227.1 -
 Development Application - 66 Pennington Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 14 PAGES	Registered Number SP168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

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 to erect or cause to be erected or place any building or structure on such lot without having its siting and location previously approved by the Council.
2. Not to erect or cause to be erected on any lot any dwelling house or permanent structure of any material other than brick, brick veneer or concrete masonry exterior with non-reflective roof material.
3. Not to erect or cause to be erected more than one private dwelling house with the usual necessary outbuildings of a permanent nature.
4. Not to use or caused to be used the dwelling erected on such lot for any purpose other than as a private dwelling house.
5. Not to carry on or permit to be carried on any trades noisome noxious or offensive or otherwise on such lot.
6. Not to erect or permit to be erected on such lot any buildings constructed in whole or in part of unpainted galvanised iron or any other building materials which contrast rather than blend with the natural environment.
7. Not to erect or permit to be erected on such lot any part thereof or attached or permit to be attached to the dwelling house or outbuildings erected thereon any advertisement, hoarding, bill or poster or any similar erection of an unsightly nature.
8. Not to park or permit to be parked any caravan or similar vehicle on such lot for the use as permanent or semi-permanent residential accommodation.
9. Not to erect or permit to be erected on such lot or any part thereof any removable or relocated dwellings or buildings of whatsoever nature.
10. The Vendor reserves the right to sell any part of the unsold land shown on the said survey plan freed and exempt from any one more of the restrictive covenants and conditions or to waive or alter any of such restrictive covenants as to any land not transferred.

 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: 5.2026.227.1 -
 Development Application - 66 Pennington Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 14 PAGES	Registered Number SP168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

Fencing Provision

In respect of the lots on the plan the Vendor (On Horizons Pty Ltd) shall not be required to fence.

DEFINITIONS –

“RIGHT OF DRAINAGE IN GROSS” 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.

“SOUTHERN WATER PIPELINE EASEMENT” means THE FULL RIGHT AND LIBERTY for Southern Water at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 Southern Water is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage and water through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and


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.

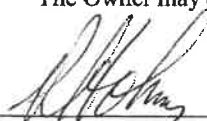
 **Sorell Council**
 Development Application: 5.2026.227.1 -
 Development Application - 66 Pennington Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 14 PAGES	Registered Number SP168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

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

PROVIDED ALWAYS THAT:

- (1) The Owner must not without the written consent of Southern Water first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by Southern Water or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) Southern Water is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

 _____ 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: 5.2026.227.1 -
 Development Application - 66 Pennington Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 14 PAGES	Registered Number SP168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

- (a) the Owner must provide Southern Water with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide Southern Water with that key or the key provided does not fit the lock, Southern Water may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to Southern Water of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, Southern Water may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation: in this definition of Pipeline Easement:

"Easement Land" means the land which is subject to this easement.

"Infrastructure" means infrastructure owned or for which Southern Water 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) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (e) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (f) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- (g) where the context permits, any part of the Infrastructure.

"Owner" means the registered proprietors of the Lot in the folio of the Register from time to time.

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: 5.2026.227.1 -
 Development Application - 66 Pennington Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 14 PAGES	Registered Number SP 168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

“Southern Water” means Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited.

“PIPELINE EASEMENT” means THE FULL RIGHT AND LIBERTY for Taswater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage and water through and along the Infrastructure;
- (6) 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; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) 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.

PROVIDED ALWAYS THAT:

- (1) The Owner must not without the written consent of Taswater first had and obtained and only in compliance with any conditions which form the consent:



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: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 14 PAGES	Registered Number SP 168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by Taswater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) Taswater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide Taswater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide Taswater with that key or the key provided does not fit the lock, Taswater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to Taswater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, Taswater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or


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: 5.2026.227.1 -
 Development Application - 66 Pennington Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 10 OF 14 PAGES	Registered Number SP 168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

(c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation: in this definition of Pipeline Easement:

"Easement Land" means the land which is subject to this easement.

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

- (h) sewer pipes and water pipes and associated valves;
- (i) telemetry and monitoring devices;
- (j) inspection and access pits;
- (k) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (l) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (m) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- (n) where the context permits, any part of the Infrastructure.

"Owner" means the registered proprietors of the Lot in the folio of the Register from time to time.

"Taswater" means Tasmanian Water and Sewerage Corporation Pty Limited.

"PIPELINE AND SERVICES EASEMENT" means THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;

Director

Director

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



Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 11 OF 14 PAGES	Registered Number SP 168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

- (6) 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; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) 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.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

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: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf

Plans Reference: P1
Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 12 OF 14 PAGES	Registered Number SP 168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

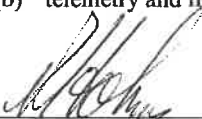
- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
 - (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
 - (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
 - (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
 - (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

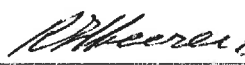
Interpretation: in this definition of Pipeline and Services Easement:

“Easement Land” means the land which is subject to this easement.

“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;


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: 5.2026.227.1 -
 Development Application - 66 Pennington Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 02/07/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 13 OF 14 PAGES	Registered Number SP 168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the 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.

“Owner” means the registered proprietors of the Lot in the folio of the Register from time to time.

“TasWater” means Tasmanian Water and Sewerage Corporation Pty Limited.

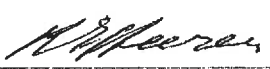


Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf

Plans Reference: P1
Date Received: 02/07/2026


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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 14 OF 14 PAGES	Registered Number SP 168212
SUBDIVIDER: On Horizons Pty Ltd FOLIO REFERENCE: 163963/11	

EXECUTED by the registered proprietor of the Register)

Volume 163963 Folio 11 **ON HORIZONS PTY LTD**)

(ACN 119 989 794) pursuant to section 127 of the Corporations

Act 2001 by:



Director Signature

PETER AIDAN VERNEY HOLITES

Director Full Name (print)



*Director/*Secretary Signature

RICHARD FRANCIS HEALEY

*Director/*Secretary Full Name (print)

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

 Sorell Council
Development Application: 5.2026.227.1 - Development Application - 66 Pennington Drive, Sorell P1.pdf Plans Reference: P1 Date Received: 02/07/2026

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.

DOYLE **SOIL** **CONSULTING**



SITE AND SOIL EVALUATION REPORT **FOUNDATION AND WINDLOADING ASSESSMENT**

66 Pennington Drive

Sorell

June 2021



Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf

Plans Reference: P1
Date Received: 02/07/2026

SITE INFORMATION

Client: Direen Homes

Address: 66 Pennington Drive, Sorell (CT 168212/24)

Site Area: Approximately 851 m²

Date of inspection: 9/06/2021

Building type: New house

Services: Mains water and sewer

Planning Overlays: None

Mapped Geology: Tb – Tertiary Basalt – Mineral Resources Tasmania 1:50 000 Sorell sheet

Soil Depth: Refusal at 0.7 – 0.75 m

Subsoil Drainage: Moderate subsoil drainage

Drainage lines / water courses: None

Vegetation: Grass

Rainfall in previous 7 days: Approximately 0.3 mm

Site Assessment and Sample Testing

Site investigation and soil classification in accordance with AS2870-2011 *Residential slabs and footings*.

AS 4055-2012 *Wind load for Housing*

Two drill cores with refusal @ 0.75 m at TH1, and refusal @ 0.7 m at TH2

Dynamic Cone Penetrometer (DCP) test between TH1 and TH2 with refusal @ 0.4 m

Emerson Dispersion test on subsoils

Linear shrinkage tests on all likely founding layers

Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600 mm)



SOIL PROFILES – Test Hole 1



Depth (m)	Horizon	Description and field texture grade	Soil Classifn.
0.0 – 0.65	A1	Black 10YR 2/1, Medium Clay , moderate coarse angular blocky structure, slightly moist to moist stiff to firm consistency.	CH
0.65 – 0.75	Cw	Light olive brown 2.5Y 5/3, Gritty Sandy Clay Loam , fine polyhedral to single grain, dry loose consistency. Refusal on slightly weathered vesicular basalt.	SC

SOIL PROFILES – Test Hole 2



Depth (m)	Horizon	Description and field texture grade	Soil Classifn.
0.0 – 0.60	A1	Black 10YR 2/1, Medium Clay , moderate coarse angular blocky structure, slightly moist to moist stiff to firm consistency.	CH
0.60 – 0.70	Cw	Light olive brown 2.5Y 5/3, Gritty Sandy Clay Loam , fine polyhedral to single grain, dry loose consistency. Refusal on slightly weathered vesicular basalt.	SC

SITE AND SOIL COMMENTS

The soil profiles are formed from clayey colluvium derived from Tertiary basalt. The profiles are moderately deep with refusal occurring at approximately 0.7 m. The field textures of the soil profile are dominated by clay which is highly reactive, weakly to moderately structured with low bearing capacity to at least 0.7 m. We recommend founding on the underlying Tertiary basalt bedrock.

LINEAR SHRINKAGE AND SOIL REACTIVITY

Samples of the clayey subsoils were tested for reactivity using the linear shrinkage test. Linear shrinkage provides an approximate guide to aid soil classification of reactivity of clays for foundations. The tests indicate the clays are highly reactive and the weathered basalt is slightly reactive.

Sample	Depth (m)	Length of mould (L)	Longitudinal Shrinkage (LS) in mm	LS (%)	Soil Class.
TH 1	0.1 - 0.65	125	30.0	24.0	H – 2
TH 2	0.6 - 0.7	125	5.0	4.0	S

DCP TESTS AND ESTIMATED BEARING CAPACITY

Dynamic Cone Penetrometer (DCP) testing is a method of estimating likely soil bearing capacity. However, surface layers (~ upper 0.7 m) are subject to significant soil moisture variations with season which affect DCP values, especially in clays, e.g. in summer or drought then dry clays may be very stiff – hard but in winter only soft – firm. Thus, DCP values below ~ 0.7 m are likely to be more typical of year – to – year soil bearing conditions in clayey and silty soils. We provide estimated soil bearing strengths along with a variance range (+/-) based on a review of published literature relating field DCP readings to triaxial soil strength tests.

A minimum bearing capacity of 100 kPa is required for strip and pad footings and under the edge footings and associated slab foundations. The Dynamic Cone Penetrometer (DCP) test was

carried out between TH1 and TH2. The subsoils were slightly moist to moist when tested and so the field DCP values are likely to be higher than in very moist to saturated soil conditions (winter/spring).

The field DCP data indicates that the bearing capacity of the clay subsoil is NOT at a suitable strength and the foundations need to be on the bedrock. The competent bedrock was at ~0.4 – 0.7 m is the recommended foundation material. **Comment** - We noted the bedrock as deep as 1.5 m in neighbouring blocks.

The clay horizons are highly reactive/plastic and thus require foundation design suitable for high shrinking and swelling induced movement (refer to tables below and AS2870-2011 clause 2.4.5).

Depth (mm)	DCP n-number	DCP Penetration Index	Estimated bearing capacity (kPa)	Likely Variance
DCP 1	(Blows/100 mm)	(mm/Blow)	(kPa = n x 30)	+/-
0 - 100	3	33.3	90	30
100 - 200	3	33.3	90	30
200 - 300	2	50.0	60	20
300 - 400	3	33.3	90	30

EMERSON AGGREGATE DISPERSION TEST

Soils with an excess of exchangeable sodium ions on the cation exchange complex (clays), can cause clay dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnels leading to eventual gully erosion. Based upon field survey of the property and the surrounding area, no erosion was identified at the site.

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). Photos are available on request. The class 2(3) indicates a moderate dispersive characteristic and class 8 is no dispersion. The subsoils are therefore non/moderately spontaneously dispersive and so exposure to rainfall may lead to minor clay dispersion and potentially rill and tunnel erosion, although this is more common in sandy lighter clays, sandy clay loams and silt loams. Dispersive clay subsoil materials can also cause sealing of the soil surface – if left out in wet weather, they then dry and set very hard in dry weather. To minimise this, we recommend coverage of exposed subsoil with topsoil or regular treatment with gypsum at 0.5 Kg/m² along with minimising subsoil disturbance whenever possible. Photo available on request.

Sample	Depth (m)	Visual sign	Class
TH 1	0.1 - 0.65	Some dispersion (obvious milkiness > 50% of aggregate affected)	Class 2(3)
TH 2	0.6 - 0.7	No slaking and no dispersion	Class 8

WIND CLASSIFICATION

The AS 4055-2012 *Wind load for Housing* classification of the site is:

Region:	A
Terrain category:	TC3
Shielding Classification:	NS
Topographic Classification:	T2
Wind Classification:	N2
Design Wind Gust Speed ($V_{h,u}$)	40 m/sec



SITE CLASSIFICATION AND RECOMMENDATIONS

According to AS2870-2011 (construction) the site is classified as **Class M** moderately reactive, with 20 – 40 mm the dominant reactivity of expected surface movement under normal soil moisture ranges for the location and requiring adequate drainage of the foundations – refer to CSIRO foundation management BTF 18 sheet attached.

Note: If founded entirely on underlying competent Tertiary basalt bedrock at approx. 0.7 m (although neighbouring block indicated up to 1.5 m), which is recommended, and no part of the foundations, be it a slab, pier or footing, is in contact with/or relies for support (bearing) on/by on the clayey subsoils, then **Class A** would become an appropriate site classification.

General Notes – Important points pertinent to maintenance of foundation soil conditions

This report relates to the soil and site conditions on the property at the time of the site assessment. The satisfactory long-term performance of footings is dependent upon the on-going site maintenance by the owner.

Examples of abnormal moisture conditions developing after construction include the following:

- A) The effect of trees too close to the footings
- B) Excessive or irregular watering of gardens adjacent to the footings
- C) Failure to maintain site drainage affecting footings
- D) Failure to repair plumbing leaks affecting footings
- E) Loss of vegetation from near the building.

All earthworks on site must comply with AS3798-2007 Guidelines on Earthworks for commercial and residential developments.

REPORT LIMITATIONS

Whilst every attempt is made to describe sub-surface conditions, natural variation will occur that cannot be determined by limited investigative soil testing. Therefore, discrepancies are possible between test results and observations during construction. It is our intention to

accurately indicate the most probable soil type(s) and conditions for the area assessed. However due to the nature of sampling an area, variations in soil type, soil depth and site conditions may occur.

We accept no responsibility for any differences between what we have reported and actual site and soil conditions for the particular regions we could not directly assess at the time of inspection.

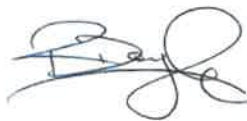
It is recommended that during construction, Doyle Soil Consulting and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report. Any changes to the site through excavations may alter the site classification.

In these cases it is expected the owner consult the author for a reclassification. This report requires certification via a form 55 certificate from Doyle Soil Consulting to validate its contents.

Because site discrepancies may occur between this report and actual site conditions, it is a condition of certification of this report that the builder be provided with a copy of this report.



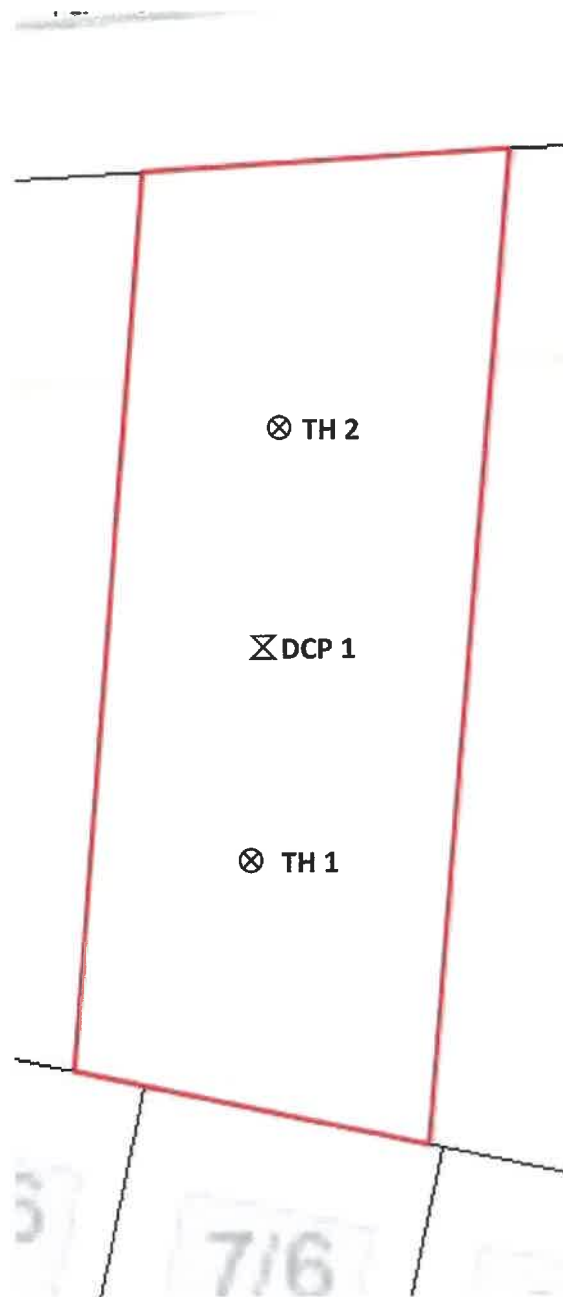
Evan Langridge
B.Agr.Sc.(Hons).
Soil Scientist



Dr Richard Doyle
B.Sc.(Hons), M.Sc.(Geol),
Ph.D. (Soil Sci.), CPSS (Certified Prof
Soil Scientist)
Geologist and Soil Scientist



APPENDIX 1 – Approximate test hole locations



APPENDIX 2 – Definitions of Soil Horizons

Horizon name	Meaning
A1	Dark topsoils, zone of maximum organic activity
A2 or E	Leached, light pale washed-out sandy layer
A3 or AB	Transition from A to B, more like A
B1 or BA	Transition from A to B, more like B
B2	Main subsoil layer with brown colouration, accumulations of clay, humus, iron oxides, etc
B3	Transitional from B2 to C
C	Weakly weathered soil parent materials

Subscript	Meaning
r	Reducing conditions (anaerobic)
t	Enriched in translocated clay
s	Iron/aluminium oxide accumulations
g	Mottled, suggesting periodic/seasonal wetness
m	Cemented layer (oxides, carbonates, humus, silica etc)
k	Calcium carbonate (lime) accumulation
h	Humus accumulation a subsoil

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

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)

 **Sorell Council**
Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 02/07/2026

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 Geotechnical Assessment Report for the address detailed above in, 'Details of Work'.

Relevant
calculations:

Refer to 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.

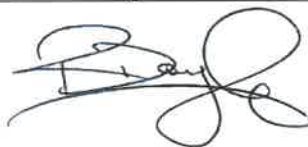
Scope and/or Limitations

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

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

682

Date:

15/06/2021



Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf

Plans Reference: P1
Date Received: 02/07/2026



Foundation Maintenance and Footing Performance: A Homeowner's Guide



PUBLISHING
BTF 18-2011
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870-2011, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume, particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.

In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes

Notes

1. Where controlled fill has been used, the site may be classified A to E according to the type of fill used.
2. Filled sites. Class P is used for sites which include soft fills, such as clay or silt or loose sands; landslide; mine subsidence; collapsing soils; soil subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise.
3. Where deep-seated moisture changes exist on sites at depths of 3 m or greater, further classification is needed for Classes M to E (M-D, H1-D, H2-D and E-D).



Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 02/07/2026

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs.

Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpend).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

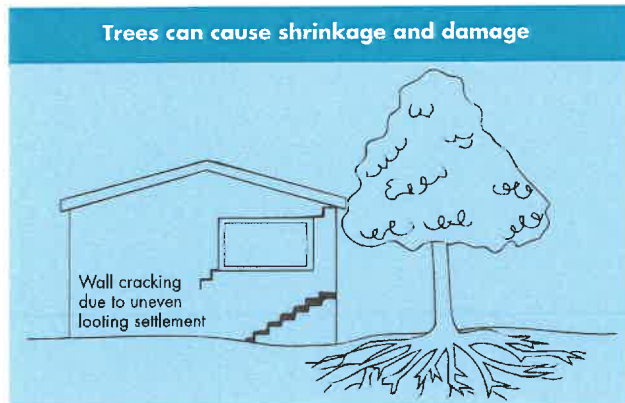
Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the



external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.



Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 02/07/2026

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation causes a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem. Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870-2011.

AS 2870-2011 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

Protection of the building perimeter

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving should

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired.	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15–25 mm but also depends on number of cracks	4

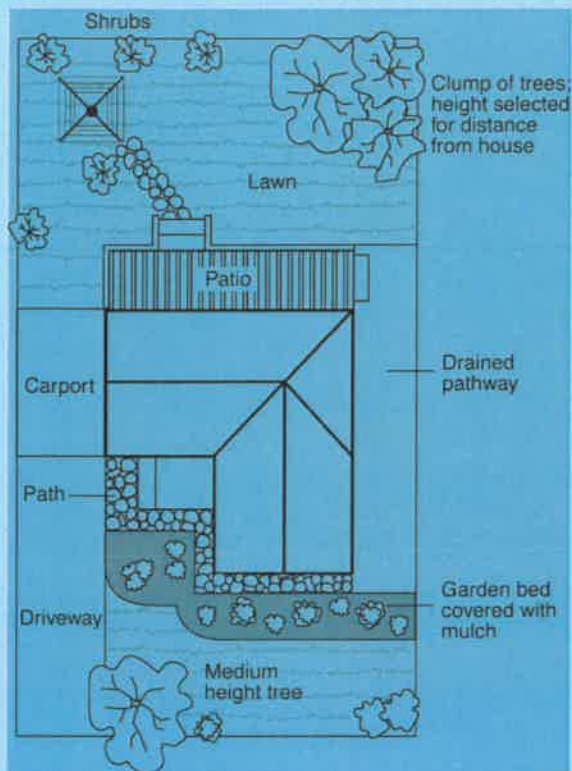


Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf

Plans Reference: P1
Date Received: 02/07/2026

Gardens for a reactive site



extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

Distributed by

CSIRO PUBLISHING Locked Bag 10, Clayton South VIC 3169

Tel (03) 9545 8400 1300 788 000 www.publish.csiro.au

Email: publishing.sales@csiro.au

© CSIRO 2003. Unauthorised copying of this Building Technology File is prohibited



Sorell Council

Development Application: 5.2026.227.1 -
Development Application - 66 Pennington Drive,
Sorell P1.pdf

Plans Reference: P1
Date Received: 02/07/2026

SITE INFORMATION

LAND TITLE REFERENCE	TBA	SP168212-24
TERRAIN CATEGORY	TBA	TBA
WIND CLASSIFICATION	TBA	SITE CLASSIFICATION TO AS4055-2006 REPORT BY
		PARTIAL SHIELDING
SHIELDING CLASSIFICATION	TBA	SITE CLASSIFICATION TO AS2870-2011 REPORT BY
SOIL CLASSIFICATION	TBA	
CLIMATE ZONE	TBA	www.abcb.gov.au map
BAL LEVEL	TBA	AS PER BUSHFIRE REPORT
CORROSION ENVIRONMENT	MODERATE	FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER, BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2. CLADDING AND FIXINGS TO MANUFACTURERS RECOMMENDATIONS.
OTHER HAZARDS	N/A	HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP , DISPERSIVE SOILS, SAND DUNES, MINE SUBSIDENCE, SNOW AND ICE OR OTHER RELEVANT FACTORS.

DRAWING INDEX

- A01 COVER SHEET
- A02 SITE PLAN
- A03 GROUND FLOOR PLAN
- A04 FIRST FLOOR PLAN
- A05 ELEVATIONS
- A06 ELEVATIONS
- A07 SHADOW PLAN
- A08 SHADOW PLAN
- A09 SHADOW PLAN
- A010 DRAINAGE PLANS
- A011 UNIT 1 NORTH ELEVATION SHADOWS

AREA SCHEDULE

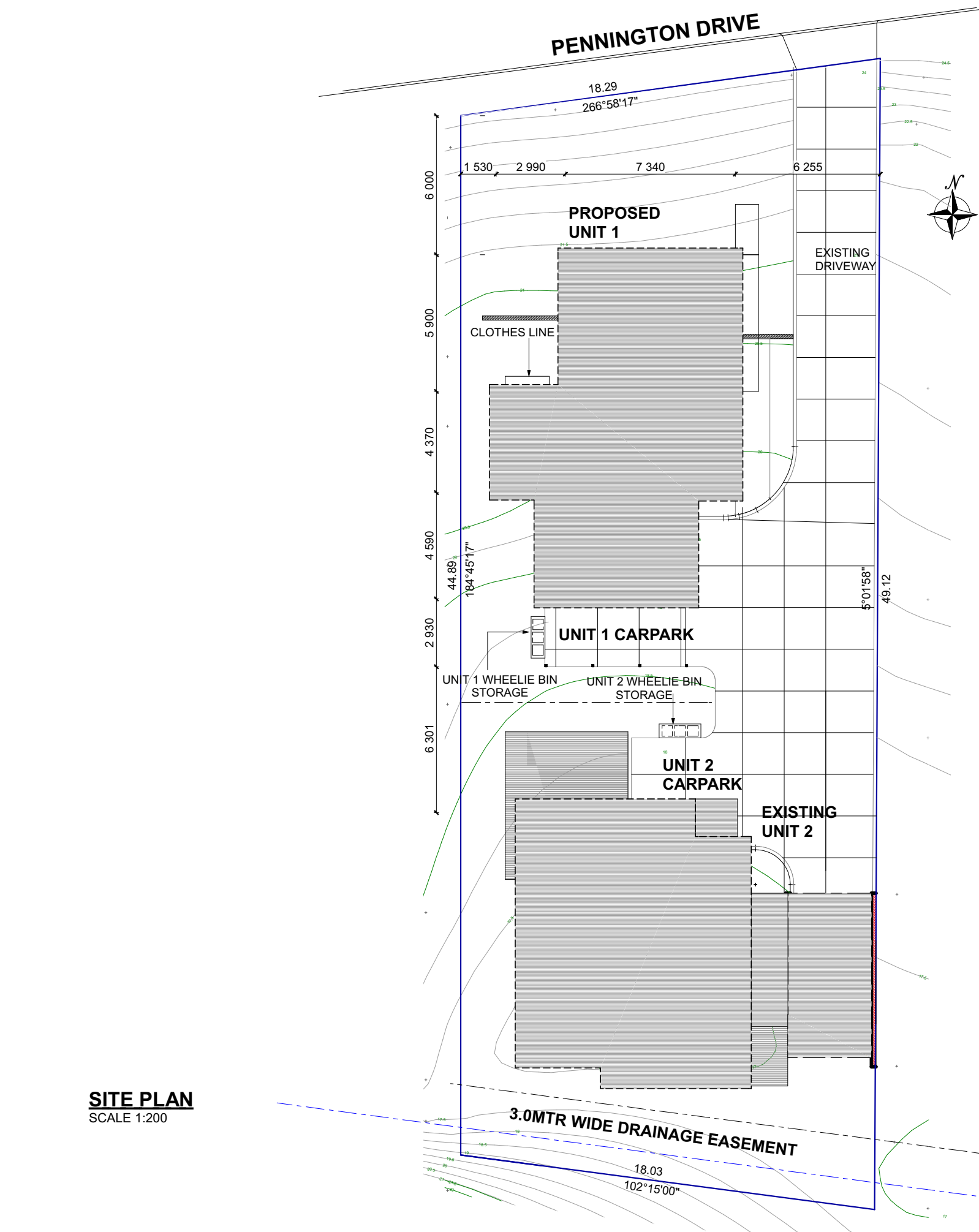
SITE AREA	: 851m²
FLOOR AREA : GROUND FLOOR	:56.89 m²
FLOOR AREA : GARAGE	: 29.69m²
FLOOR AREA : FIRST FLOOR	:111.18 m²
FLOOR AREA : DECK	:19.12m²

 **Sorell Council**

Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf

Plans Reference: P4
Date Received: 13/10/2026

				BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE COVER SHEET	Scale: NTS	Date: 03/09/2023
								Project #	
REV.	AMENDMENT	DATE						0111/2025	SHEET #A01



SITE PLAN
SCALE 1:200

NOTES & LEGEND

**SOIL AND WATER
MANAGEMENT STRATEGIES**

DOWNPIPES TO BE CONNECTED INTO RAINWATER STORAGE TANK AS SOON AS ROOF IS INSTALLED

INSTALL AG DRAIN TO CUT AREA PRIOR TO FOOTING EXCAVATION.

----- DENOTES 100mm SEWER

----- DENOTES 90mm STORMWATER

EXCAVATED MATERIAL TO BE PLACES UPSIDE OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON DOWNSLOPE OF MATERIAL.

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY ONCE GRAVEL IS COMPACTED, TO PREVENT TRANSFERRING DEBRIS ONT CHAFFEYS DRIVE.

**SOIL AND WATER
MANAGEMENT STRATEGIES
(SECTION 121 OF THE BUILDING ACT)**

IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNERS FOOTING, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EVCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6(BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR



Sorell Council

Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf

Plans Reference: P4
Date Received: 13/10/2026

			BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE SITE PLAN	Scale: 1:200	Date: 03/09/2023
REV.	AMENDMENT	DATE					Project # 0111/2025	SHEET #A02

	BRICK VENEER 110mm BRICK 50mm CAVITY 90mm STUD WAL WITH R2.5HD BATTS, 10mm PLASTERBOARD LINING
	90mm STUD WALL WITH 10mm PLASTERBOARD LINING EACH SIDE U.N.O
	TIMBER HANDRAIL WITH STAINLESS STEEL WIRES NOT MORE THAN 125mm APART AS PER NCC REQUIREMENTS
	BESSER 20-01 BLOCK WALLS
HWC-	HOT WATER CYLINDER
CONC.-	CONCRETE FLOOR FINISH
CFT. -	CERAMIC FLOOR TILES
C. -	CARPET WITH AIRSTEP STEPMAX (OR EQUIVALENT) FOAM UNDERLAY
Tb.	VINYL TIMBER BOARDS COLOUR AND STYLE TO CLIENTS REQUIREMENTS
Td.	TIMBER DECKING BOARDS 136 x 25 SPOTTED GUM OR SIMILAR BUSHFIRE RATED TIMBER
DP.	100Ø DOWNPIPE
MB.	METER BOX
B.B	BOND BEAM



			BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE LOWER FLOOR PLAN	Scale: 1:100	Date: 03/09/2023
							Project #	
REV.	AMENDMENT	DATE					0111/2025	SHEET #A03

LEGEND AND NOTES

- BRICK VENEER 110mm BRICK 50mm CAVITY 90mm STUD WAL WITH R2.5HD BATTS, 10mm PLASTERBOARD LINING
- 90mm STUD WALL WITH 10mm PLASTERBOARD LINING EACH SIDE U.N.O
- TIMBER HANDRAIL WITH STAINLESS STEEL WIRES NOT MORE THAN 125mm APART AS PER NCC REQUIREMENTS
- BESSER 20-01 BLOCK WALLS
- HWC-

HOT WATER CYLINDER
- CONC.-

CONCRETE FLOOR FINISH
- CFT. -

CERAMIC FLOOR TILES
- C. -

CARPET WITH AIRSTEP STEPMAX (OR EQUIVALENT) FOAM UNDERLAY
- Tb.

VINYL TIMBER BOARDS COLOUR AND STYLE TO CLIENTS REQUIREMENTS
- Td.

TIMBER DECKING BOARDS 136 x 25 SPOTTED GUM OR SIMILAR BUSHFIRE RATED TIMBER
- DP.

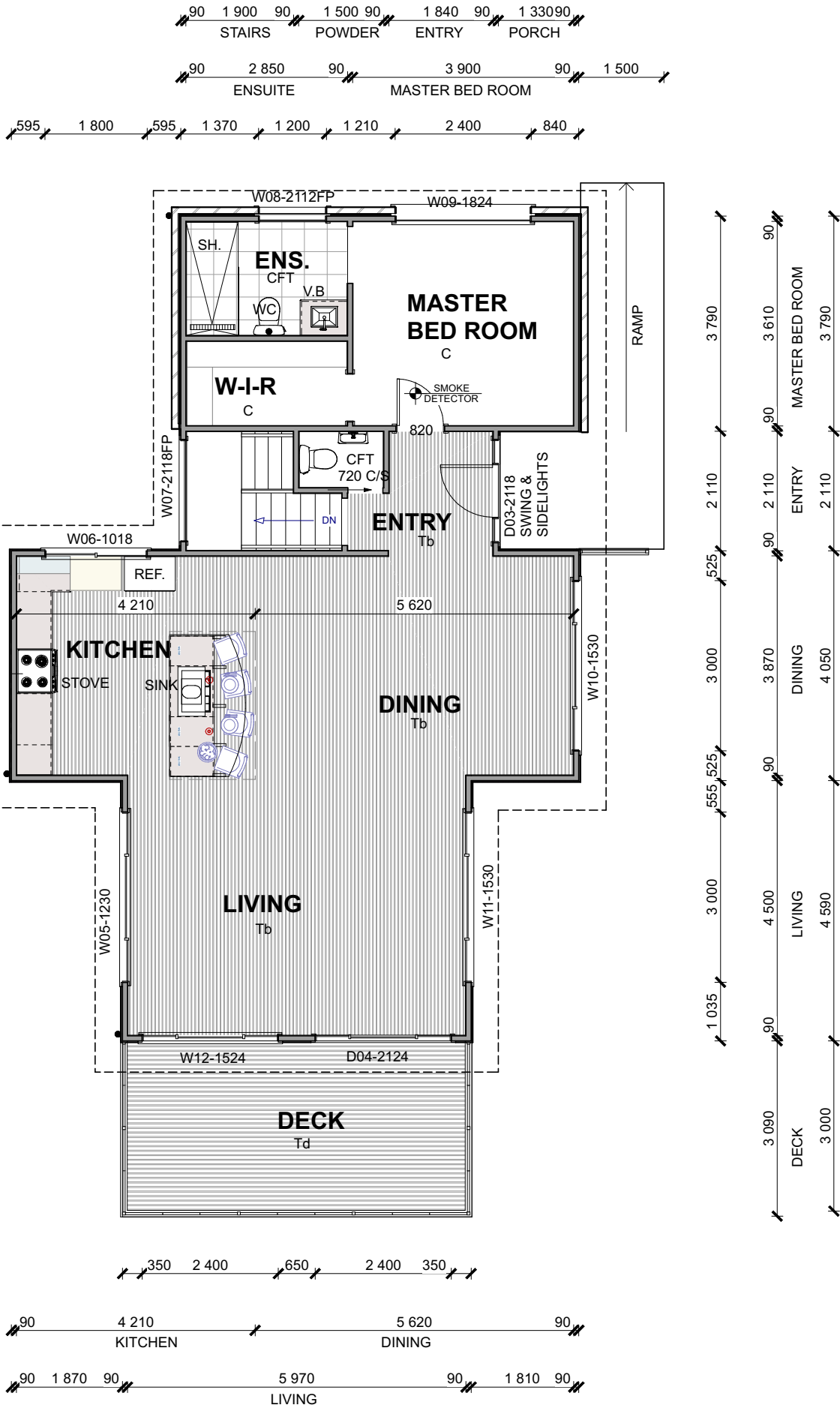
100Ø DOWNPIPE
- MB.

METER BOX
- B.B

BOND BEAM

FIRST FLOOR
PLAN

SCALE 1:100





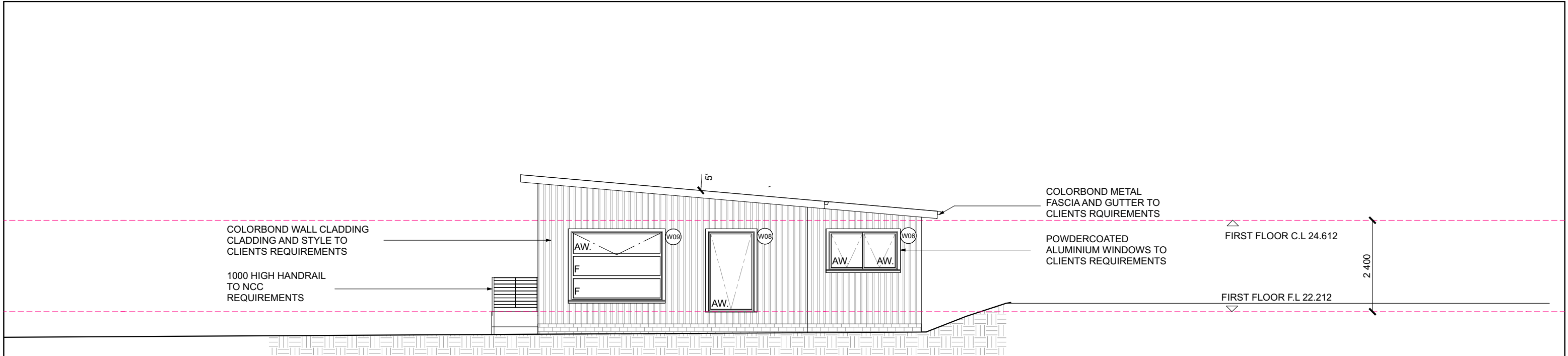
Sorell Council

Development Application: 5.2026.227.1 - Response to Request For Information - 66 Pennington Drive, Sorell - P4.pdf

Plans Reference: P4

Date Received: 13/10/2026

			BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE FIRST FLOOR PLAN	Scale: 1:100	Date: 03/09/2023
REV.	AMENDMENT	DATE					Project #	
							0111/2025	SHEET #A04



NORTH ELEVATION
SCALE 1:100

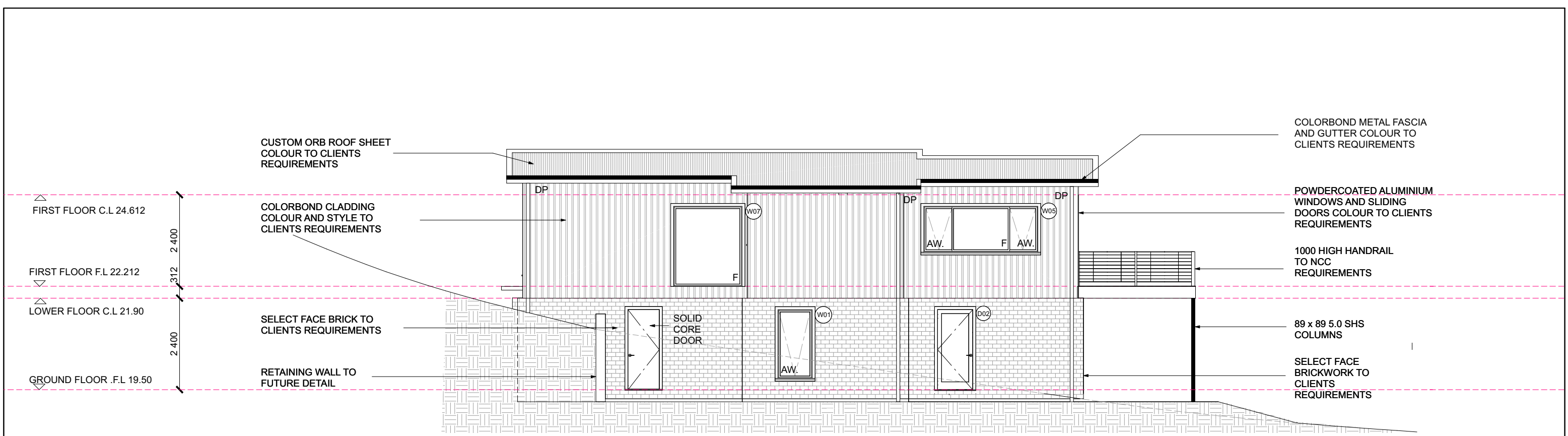


EAST ELEVATION
SCALE 1:100

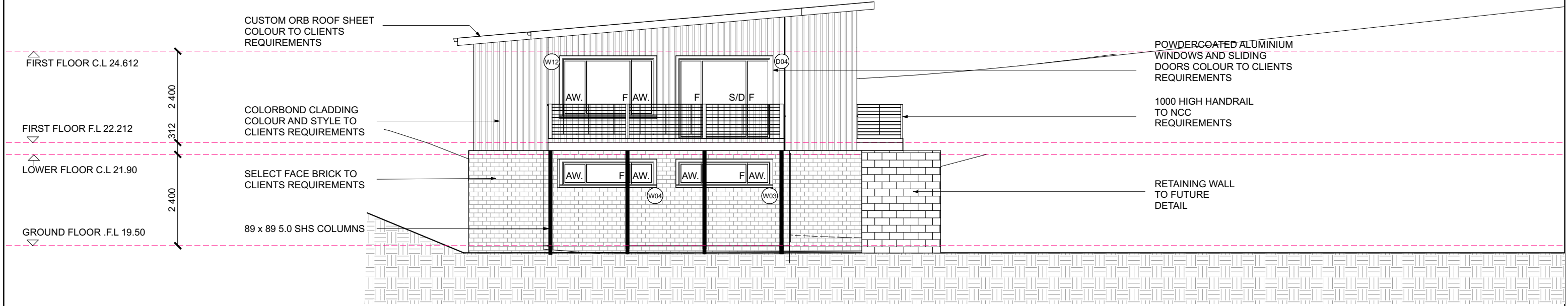
**Sorell Council**

Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf
Plans Reference: P4
Date Received: 13/10/2026

			BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE ELEVATIONS	Scale: 1:100	Date: 03/09/2023
REV.	AMENDMENT	DATE					Project #	
							0111/2025	SHEET #A05



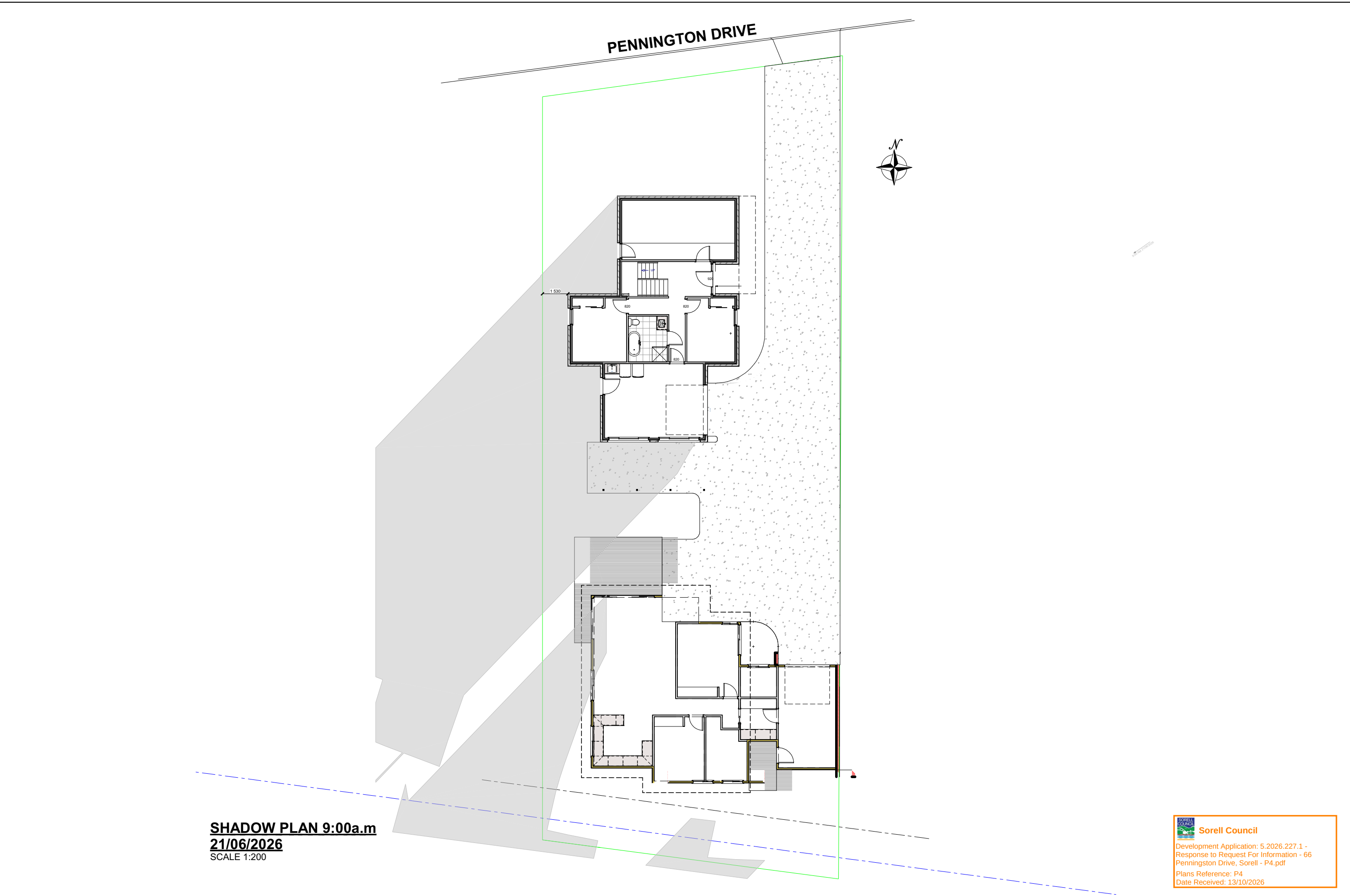
WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

**Sorell Council**
Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf
Plans Reference: P4
Date Received: 13/10/2026

			BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE ELEVATIONS	Scale: 1:100	Date: 03/09/2023
REV.	AMENDMENT	DATE					Project #	
							0111/2025	SHEET #A06



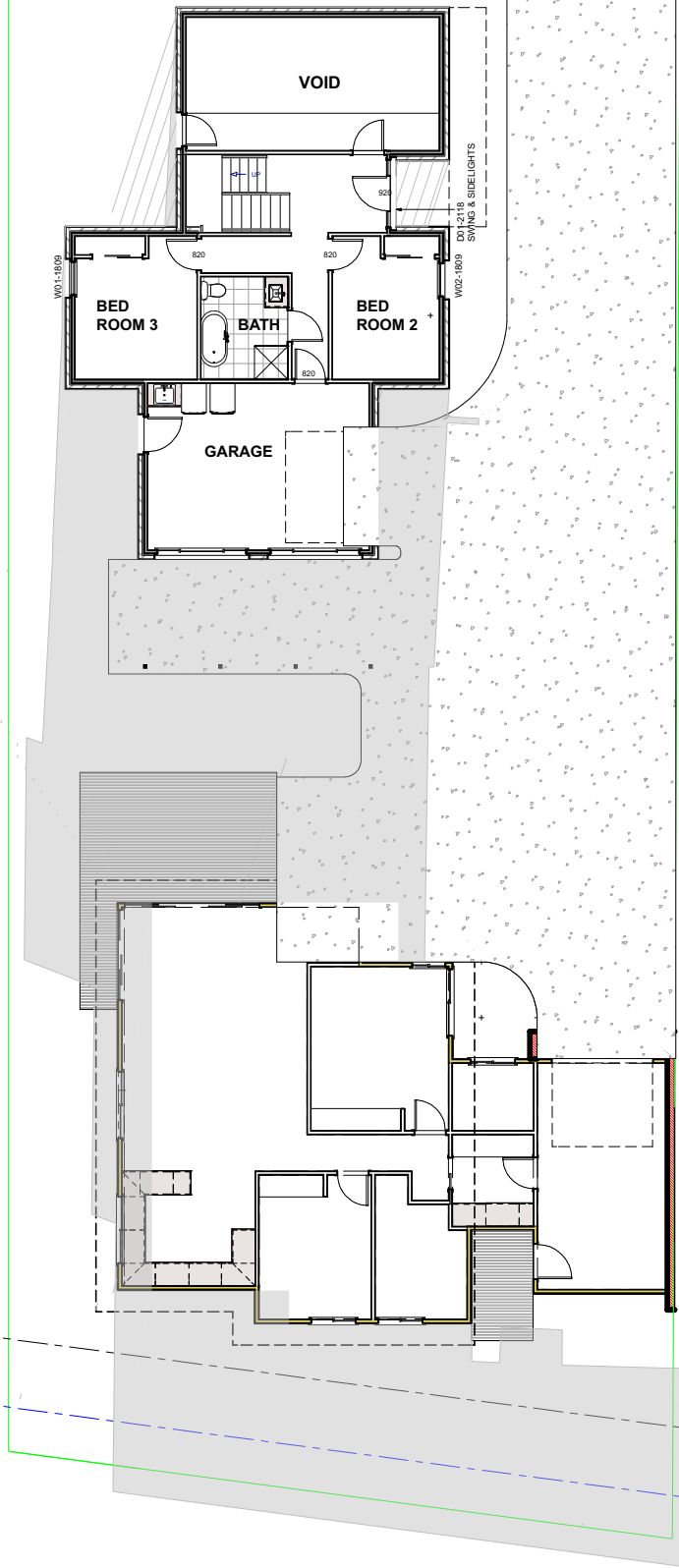
SHADOW PLAN 9:00a.m
21/06/2026
SCALE 1:200

**Sorell Council**

Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf
Plans Reference: P4
Date Received: 13/10/2026

				BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE SHADOW PLAN 21/06/2026 AT 09:00am	Scale: 1:200	Date: 03/09/2023
REV.	AMENDMENT	DATE						Project # 0111/2025	SHEET #A07

PENNINGTON DRIVE

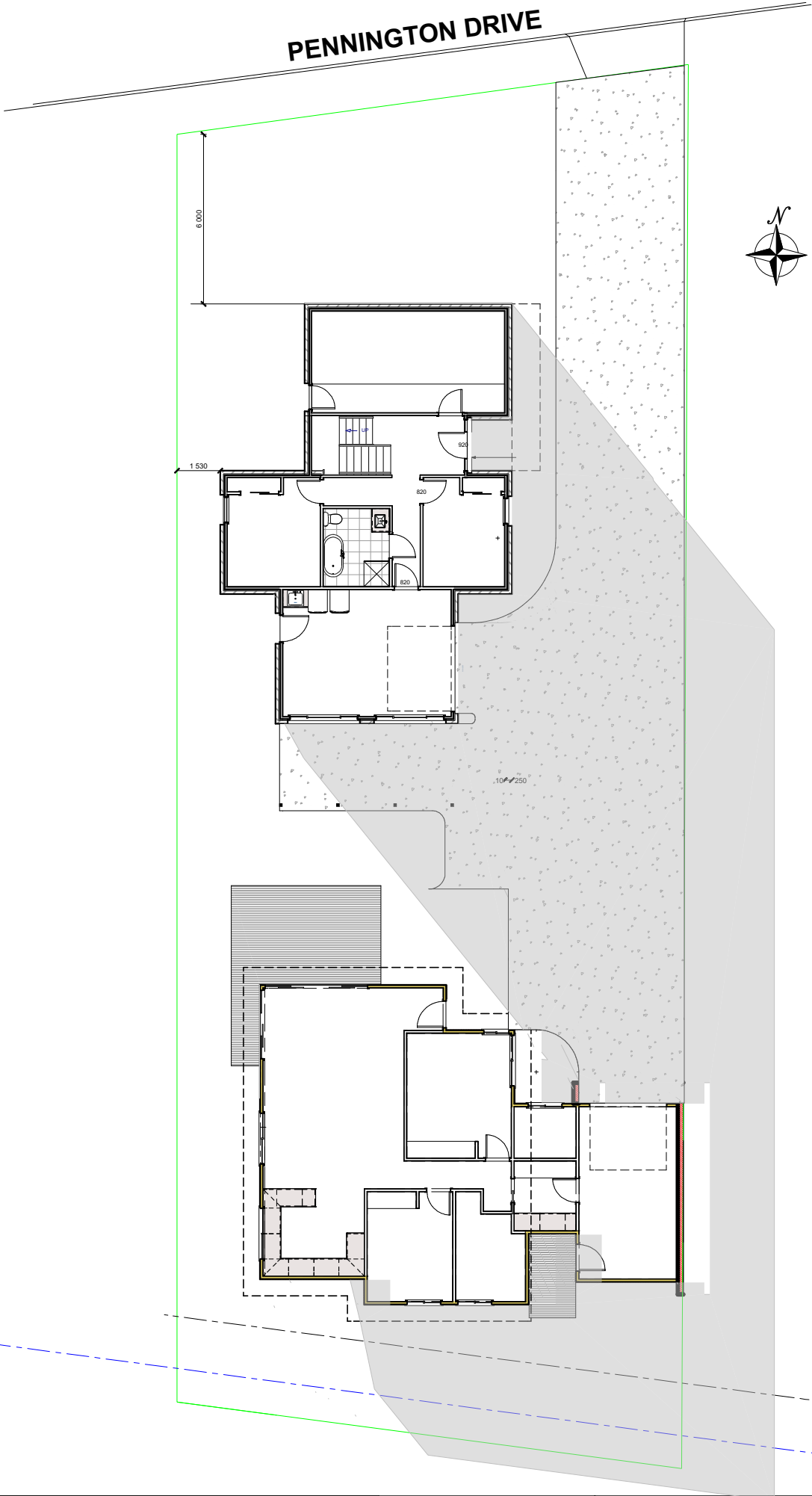


SHADOW PLAN
12:00p.m 21/06/2026
SCALE 1:200

**Sorell Council**

Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf
Plans Reference: P4
Date Received: 13/10/2026

				BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE SHADOW PLAN 21/06/2026 AT 12 NOON	Scale: 1:200	Date: 03/09/2023
REV.	AMENDMENT	DATE						Project # 0111/2025	SHEET #A08



SHADOW PLAN 3:00p.m
21/06/2026
SCALE 1:200

**Sorell Council**

Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf

Plans Reference: P4
Date Received: 13/10/2026

				BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE SHADOW PLAN 21/06/2026 AT 3:00pm	Scale: 1:200	Date: 03/09/2023
REV.	AMENDMENT	DATE						Project # 0111/2025	SHEET #A09

LEGEND & NOTES

STORMWATER LINE 100mm UPVC ——— s/w ———

SEWER LINE 100mm UPVC - ——— s ———

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES

ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART B2 OF NCC VOLUME THREE - PLUMBING CODE OF AUSTRALIA

THERMAL INSULATION OF HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT
B) BE ABLE TO WITHSTAND TEMPERATURES WITHIN THE PIPING
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

A) ALL FLOW AND RETURN INTERNAL PIPING THAT IS -
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
iii) BETWEEN CEILING INSULATION AND CEILING

MUST HAVE A MINIMUM R-VALUE OF 0.2 (IE 9mm OF CLOSED CELL POLYMER INSULATION)

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

A) ALL FLOW AND RETURN PIPING
B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM

MUST HAVE A MINIMUM R-VALUE OF 0.45 (IE 19mm OF CLOSED CELL POLYMER INSULATION)

2. PIPING LOCATED OUTSIDE THE BUILDINGOR IN AN UNENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

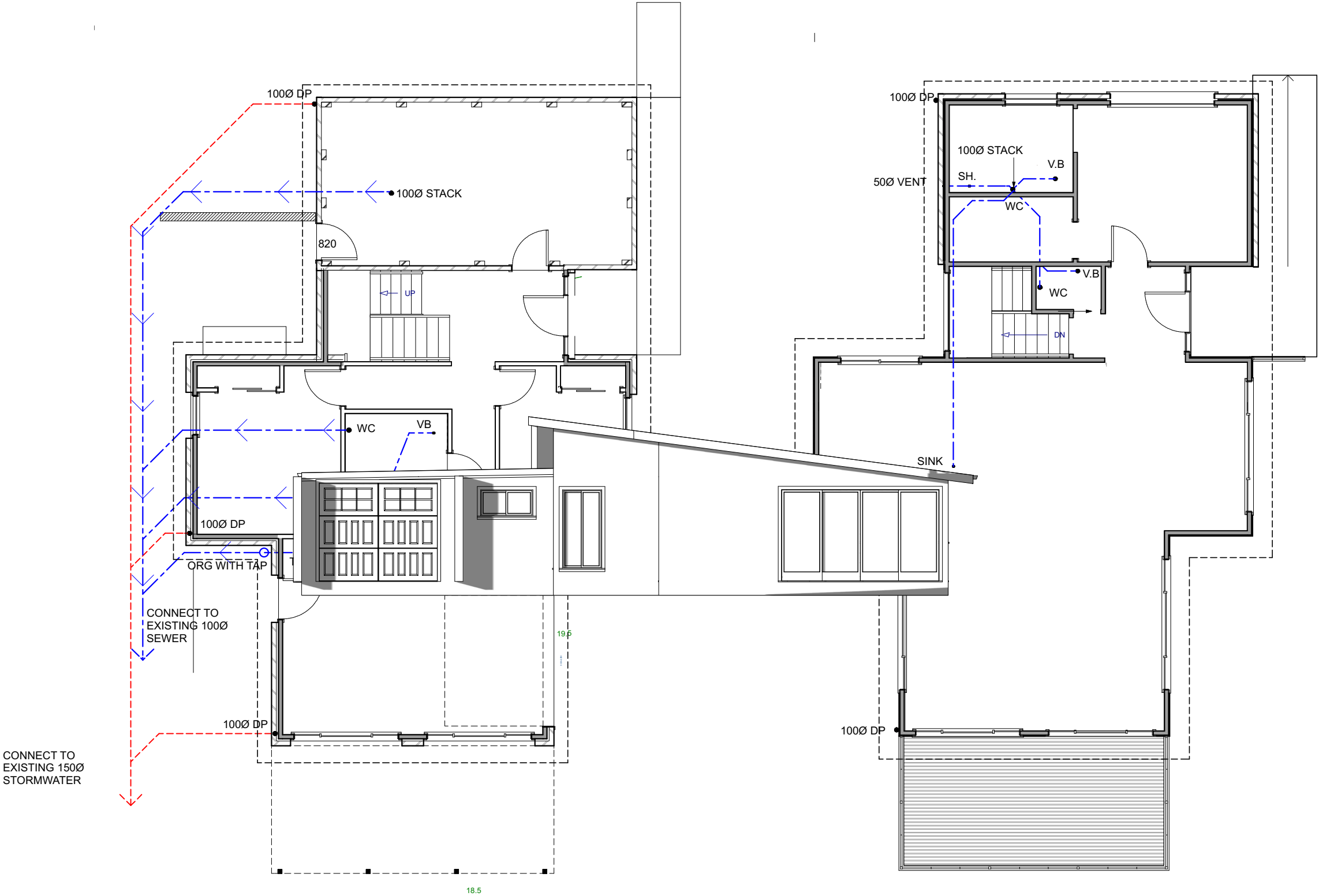
A) ALL FLOW AND RETURN PIPING
B) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM

MUST HAVE A MINIMUM R-VALUE OF 0.6 (IE 25mm OF CLOSED CELL POLYMER INSULATION)

PIPING PASSING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS

FIXTURES LEGEND

- SINK : 65mm DIAMETER
DW : DISHWASHER 65mm DIAMETER
TROUGH : LAUNDRY TROUGH 65mm DIAMETER
WC : TOILET 100mm DIAMETER
VANITY : VANITY BASIN 100mm DIAMETER
SHOWER : 100mm DIAMETER
BATH : 100mm DIAMETER
DP : DOWNPIPE 100mm DIAMETER

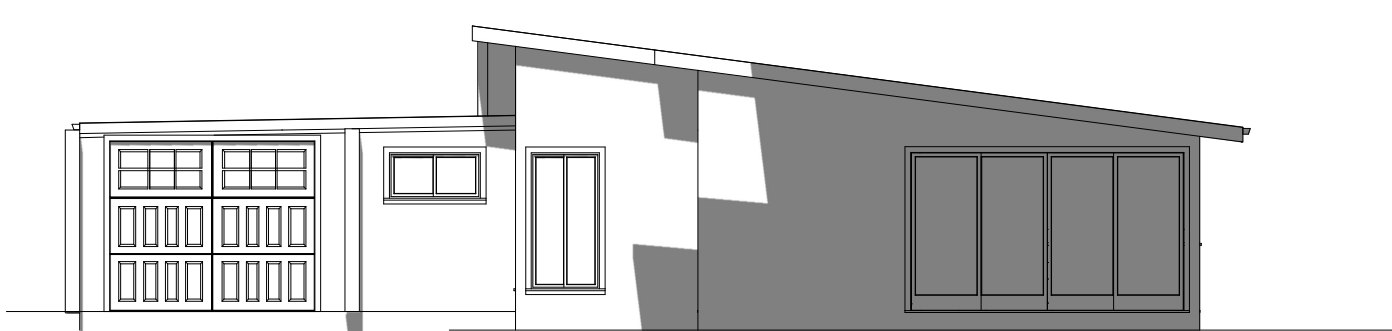


GROUND FLOOR
DRAINAGE PLAN
SCALE 1:100

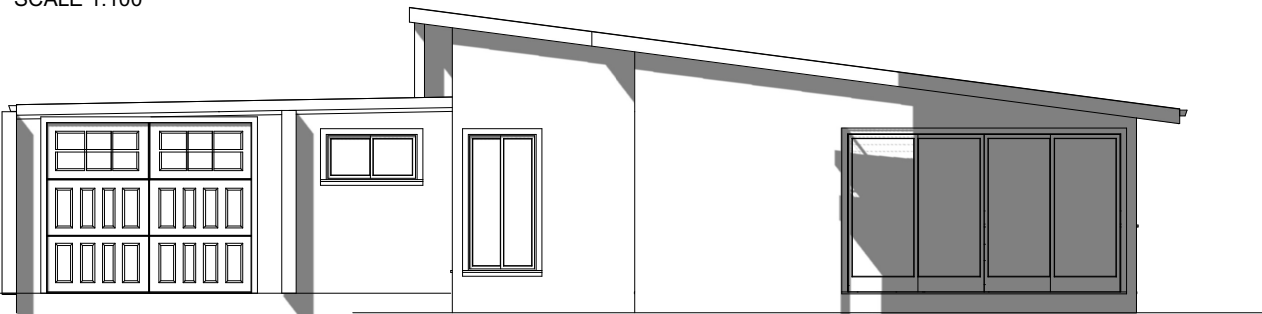
FIRST FLOOR
DRAINAGE PLAN
SCALE 1:100

 **Sorell Council**
Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf
Plans Reference: P4
Date Received: 13/10/2026

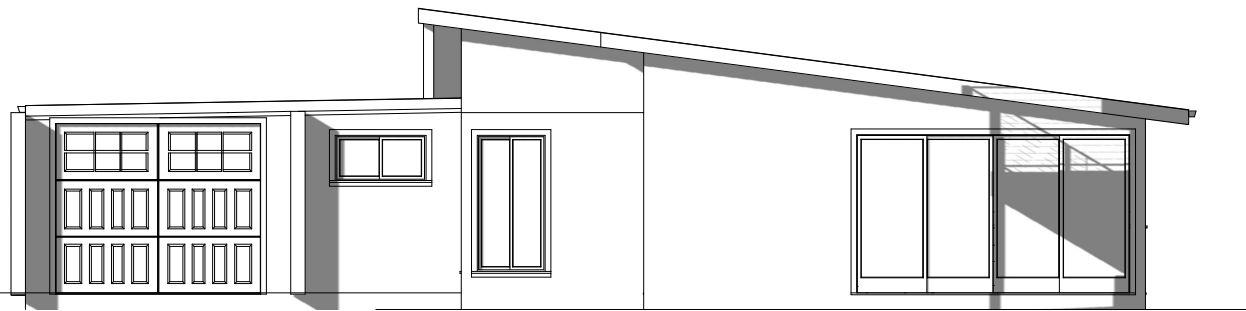
			BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE DRAINAGE PLANS	Scale: 1:100	Date: 03/09/2023
REV.	AMENDMENT	DATE					Project # 0111/2025	SHEET #A010



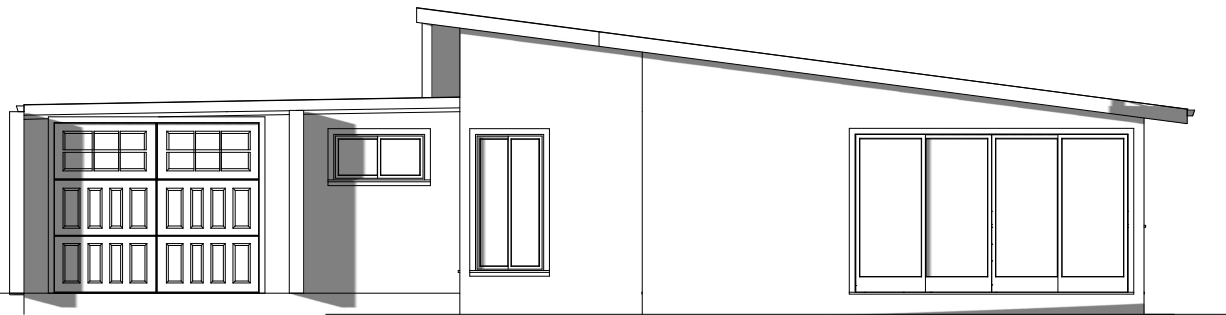
UNIT 1 NORTH ELEVATION
SHADOW PLAN 12NOON 21/06/2026
SCALE 1:100



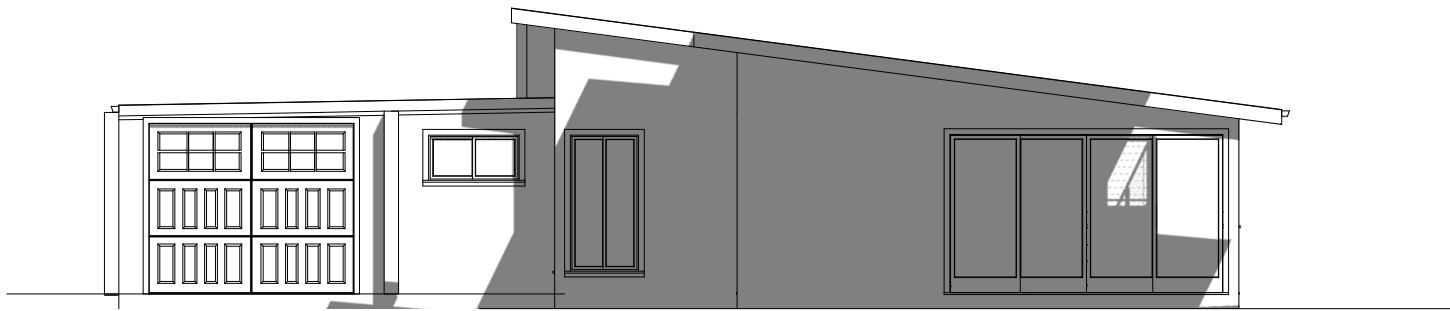
UNIT 1 NORTH ELEVATION
SHADOW PLAN 11:00AM 21/06/2026
SCALE 1:100



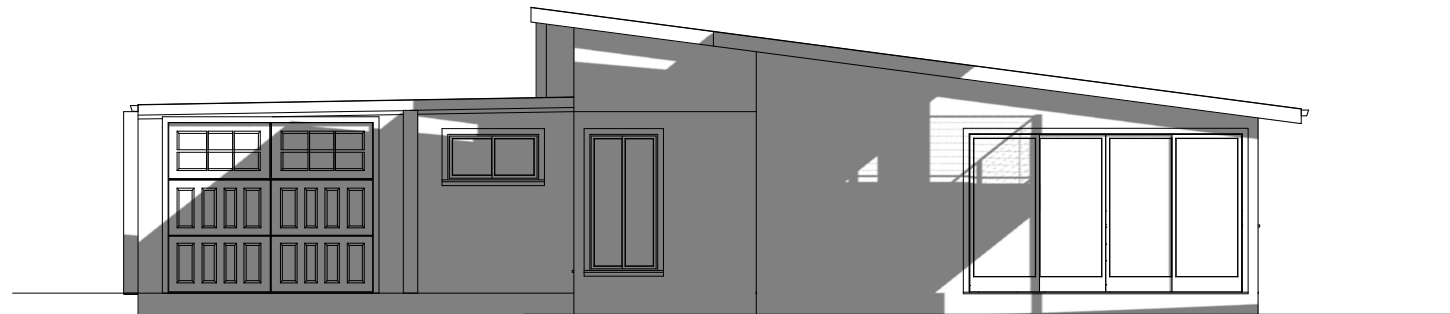
UNIT 1 NORTH ELEVATION
SHADOW PLAN 10:00AM 21/06/2026
SCALE 1:100



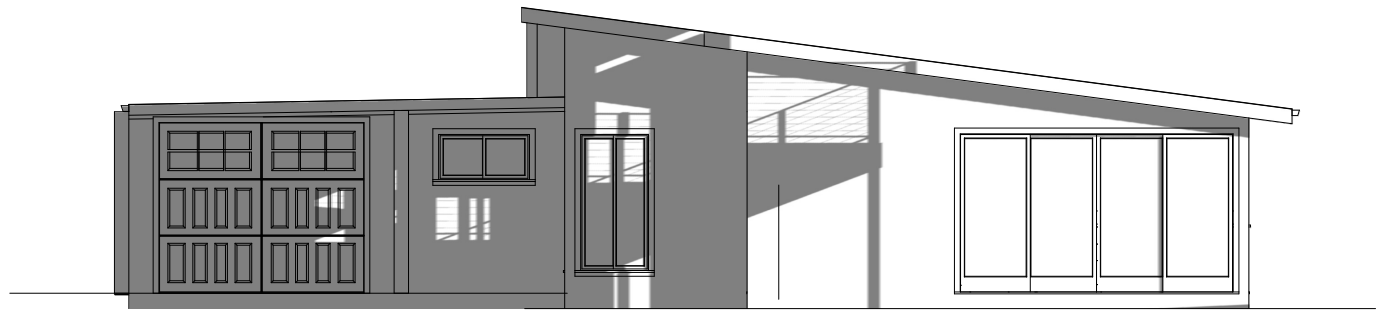
UNIT 1 NORTH ELEVATION
SHADOW PLAN 9:00AM 21/06/2026
SCALE 1:100



UNIT 1 NORTH ELEVATION
SHADOW PLAN 1:00PM 21/06/2026
SCALE 1:100



UNIT 1 NORTH ELEVATION
SHADOW PLAN 2:00PM 21/06/2026
SCALE 1:100



UNIT 1 NORTH ELEVATION
SHADOW PLAN 3:00PM 21/06/2026
SCALE 1:100

 **Sorell Council**
Development Application: 5.2026.227.1 -
Response to Request For Information - 66
Pennington Drive, Sorell - P4.pdf
Plans Reference: P4
Date Received: 13/10/2026

			BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: MR & MRS A BARRETT	ADDRESS: 66 PENNINGTON DRIVE SORELL	DRAWING TITLE UNIT 1 NORTH ELEVATION SHADOWS	Scale: 1:100	Date: 03/09/2023
REV.	AMENDMENT	DATE					Project # 0111/2025	SHEET #A011