NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
80 FRESNE WAY, SORELL (CT300597/255)

PROPOSED DEVELOPMENT:
DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 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: **5.2026-351.1**
DATE: **16 October 2026**

80 Fresne Way, Sorell (CT300597/255)

15-Oct-2026

SORELL COUNCIL

Disclaimer

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

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

Full description of Proposal:	*Use:* Proposed New Residence *Development:* Residential Dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 279,264

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

Location of proposed works:	Street address: (Lot 255) 80 FRESNE WAY Suburb: SORELL Postcode: 7172 Certificate of Title(s) Volume: 300597 Folio: 255

Current Use of Site	Vacant Land

Current Owner/s:	Name(s) Lynmore Holdings Pty Ltd

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

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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 *Land Use Planning and Approvals Act 1993*, 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. *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/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 *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 07.10.2026

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if 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 _____

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
300597	255
EDITION	DATE OF ISSUE
1	09-June-2026

SEARCH DATE : 21-Sept-2026
SEARCH TIME : 12.48 pm

DESCRIPTION OF LAND

Town of SORELL
Lot 255 on Sealed Plan 300597
Derivation : Part of 980 Acres Gtd. to Thomas Villeneuve Jean and Cornelius Driscoll
Prior CT 184727/1

SCHEDULE 1

M807417 TRANSFER to LYNMORE HOLDINGS PTY LTD Registered 09-Apr-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP300597 COVENANTS in Schedule of Easements
SP300597 FENCING PROVISION in Schedule of Easements
SP146152 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

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

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

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

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

Director

Director

(USE ANNEXURE PAGES FOR CONTINUATION)

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

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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

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

Lots 2, 3 and 222 to 231 (inclusive) ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land"). *BS

Lots 2, 3 and 222 to 231 on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Sorell Council over the land marked PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE on the Plan. *BS

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

COVENANTS

The owner of each lot on the Plan (excepting lots 1, 401, 402, 504 and 505) covenants with the Vendor (Lynmore Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, any kit home, relocatable dwelling or weatherboard dwelling on such lot.

2. Not without the prior written consent of the Vendor to construct on any such lot which has an area greater than 550 square metres, a dwelling with a liveable floor area of less than 120 square metres,

Director Director

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 10 PAGES	Registered Number SP 300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

(which area shall not include patios, verandas and carports), except if the dwelling is one of a greater number of multiple dwellings on that lot.

3. Not without the prior written consent of the Vendor to construct on any such lot, a dwelling which may be used other than as a single dwelling.

4. Not to construct any walls of any residential building on such lot from any material except brick, finished rendered surface or masonry without the prior written consent of the Vendor, PROVIDED THAT (subject to the other covenants contained in this Schedule of Easements) the use of timber, non-brick, and James Hardie products, or non-masonry materials not exceeding thirty percent (30%) of the total external wall area is permitted.

5. Not without the prior written consent of the Vendor:

   (a) to use or allow such lot to be used for any public housing or public rental project or public assistance program;

   (b) to use or allow such lot to be occupied on any basis which involves any state or federal government rental assistance, rental benefit or rental relief;

   (c) to use or allow such lot to be occupied on any basis where the owner of such lot does not have the absolute right (subject to the rights of any mortgagee) to determine to whom such lot may be leased or licensed; and

   (d) to use or allow such lot to be used for the purposes of a public road.

6. Not without the prior written consent of the Vendor to construct any dwelling on such lot unless there is a lockable skip of at least 3m³ capacity placed on such lot during the construction of the dwelling for all rubbish and discarded materials.

The owner of lot 3 on the Plan covenants with the Vendor (Lynmore Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run

Director Director

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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

with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, along the lot boundary marked 'A' to 'B' on the Plan any boundary fence other than a fence constructed using the following:

   (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and

   (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and

   (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

The owner of lot 4 on the Plan covenants with the Vendor (Lynmore Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, along the lot boundary marked 'C' to 'D' on the Plan any boundary fence other than a fence constructed using the following:

   (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and

   (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and

   (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

Director

Director

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 10 PAGES	Registered Number SP 300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

The owner of lot 236 on the Plan covenants with the Vendor (Lynmore Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, along the lot boundary marked 'E' to 'F' on the Plan any boundary fence other than a fence constructed using the following:

   (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and

   (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and

   (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

The owner of lot 237 on the Plan covenants with the Vendor (Lynmore Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, along the lot boundary marked 'G' to 'H' on the Plan any boundary fence other than a fence constructed using the following:

   (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and

   (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and

   (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

Director Director

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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

The owner of lot 253 on the Plan covenants with the Vendor (Lynmore Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, along the lot boundary marked 'I' to 'J' on the Plan any boundary fence other than a fence constructed using the following:

   (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and

   (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and

   (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

The owner of lot 254 on the Plan covenants with the Vendor (Lynmore Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

1. Not without the prior written consent of the Vendor to construct, or allow to be constructed, along the lot boundary marked 'K' to 'L' on the Plan any boundary fence other than a fence constructed using the following:

   (a) 1800mm x 50mm x 50mm steel posts, being 2mm thick, with a 'Red Rock' powder-coat finish; and

   (b) adaptor 'U' channel aluminium with a 'Red Rock' powder-coat finish; and

   (c) 2.7 metre lengths of horizontal 'Ekodeck' composite decking in the 'Red Rock' colour.

Director Director

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 10 PAGES	Registered Number SP 300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

The owners of each lot on the plan (excepting lots 1, 401, 402, 504 and 505) each covenant in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof shall be in favour of the said Sorell Council to observe the following stipulations:-

1. Not without the prior written consent of the Sorell Council to construct any building on a lot with a toilet included without at the same time installing one or more rainwater tanks with a combined minimum volume of 5000 litres which must:

   (a) collect all roof water runoff and be connected to the internal plumbing to provide water for toilet flushing, laundry and on-site garden use; and

   (b) have a minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top-up from the reticulated supply.

FENCING PROVISION

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

DEFINITIONS

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

Director Director

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 10 PAGES	Registered Number SP 300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

"**Pipeline and Services Easement**" is defined as follows:-

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

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

Director Director

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 10 PAGES	Registered Number SP 300597
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 185352/1 & 184727/1	

servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

(f) anything reasonably required to support, protect or cover any other Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

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

Director

Director

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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

EXECUTED by **LYNMORE HOLDINGS PTY. LTD.**)
(ACN 061 015 129), as registered proprietor of the land)
comprised in Folio of the Register Volume 185352 Folio 1)
and Folio of the Register Volume 184727 Folio 1 pursuant)
to section 127 of the *Corporations Act 2001* by:)

LYNMORE HOLDINGS PTY LTD A.C.N. 061 015 129 Common Seal

.....
Director Signature

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

.....
Director/~~Secretary~~ *BS Signature

Robert Arthur Wayne Lynch (jr.)
Director/~~Secretary~~ *BS Full Name (print)

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

* Bailee Saward
Page Seager
On behalf of registered proprietor
9.06.2026

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Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

OWNER LYNMORE HOLDINGS PTY LTD

FOLIO REFERENCE F.R.185352/1 & F.R.184727/1

GRANTEE PART OF 980 ACRES GTD. TO THOMAS VILLENEUVE JEAN AND CORNELIOUS DRISCOLL

PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898

TOWN OF SORELL

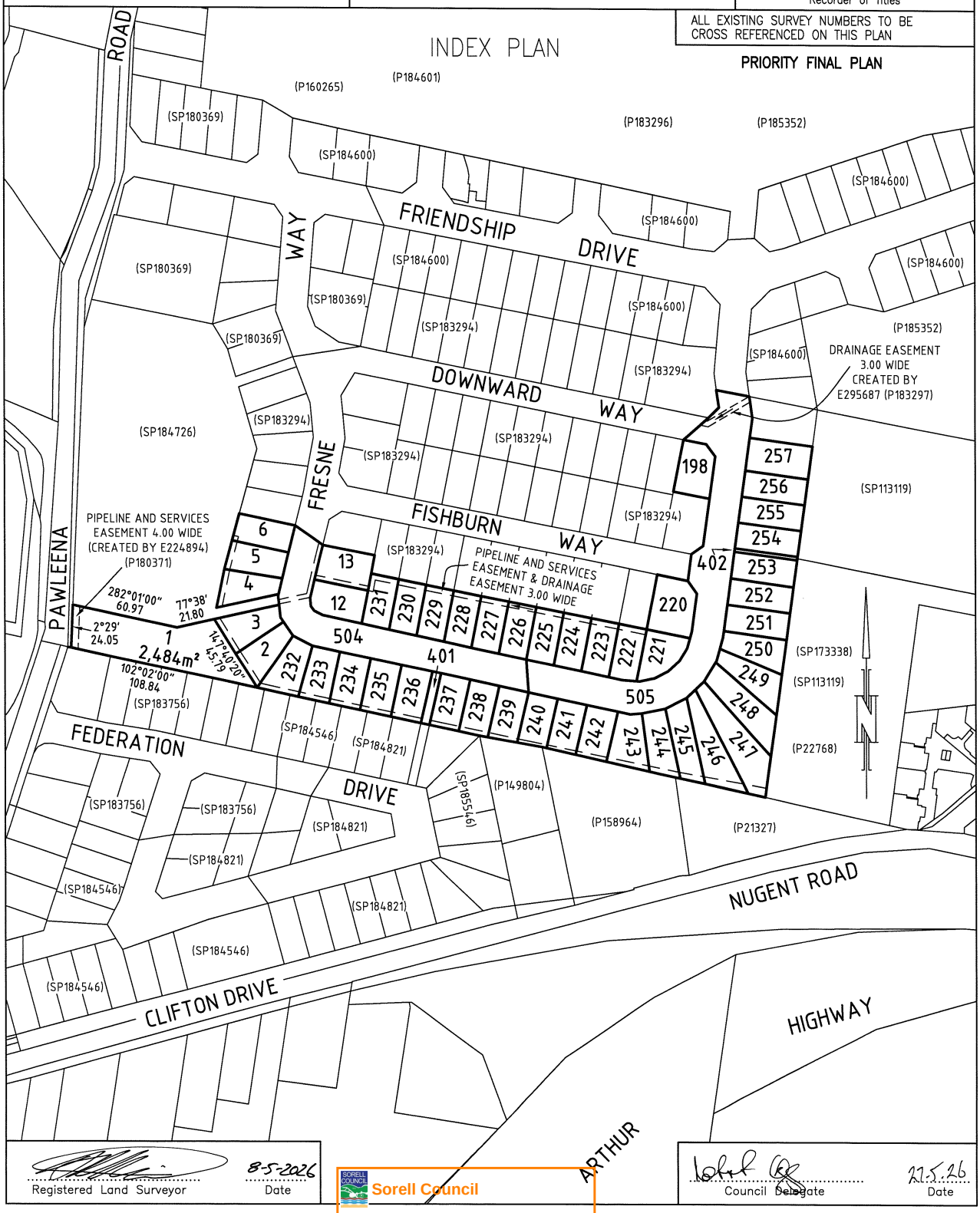
SCALE 1: 2000 LENGTHS IN METRES

Registered Number
SP 300597

~~APPROVED~~ EFFECTIVE FROM 9 JUN 2026
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN

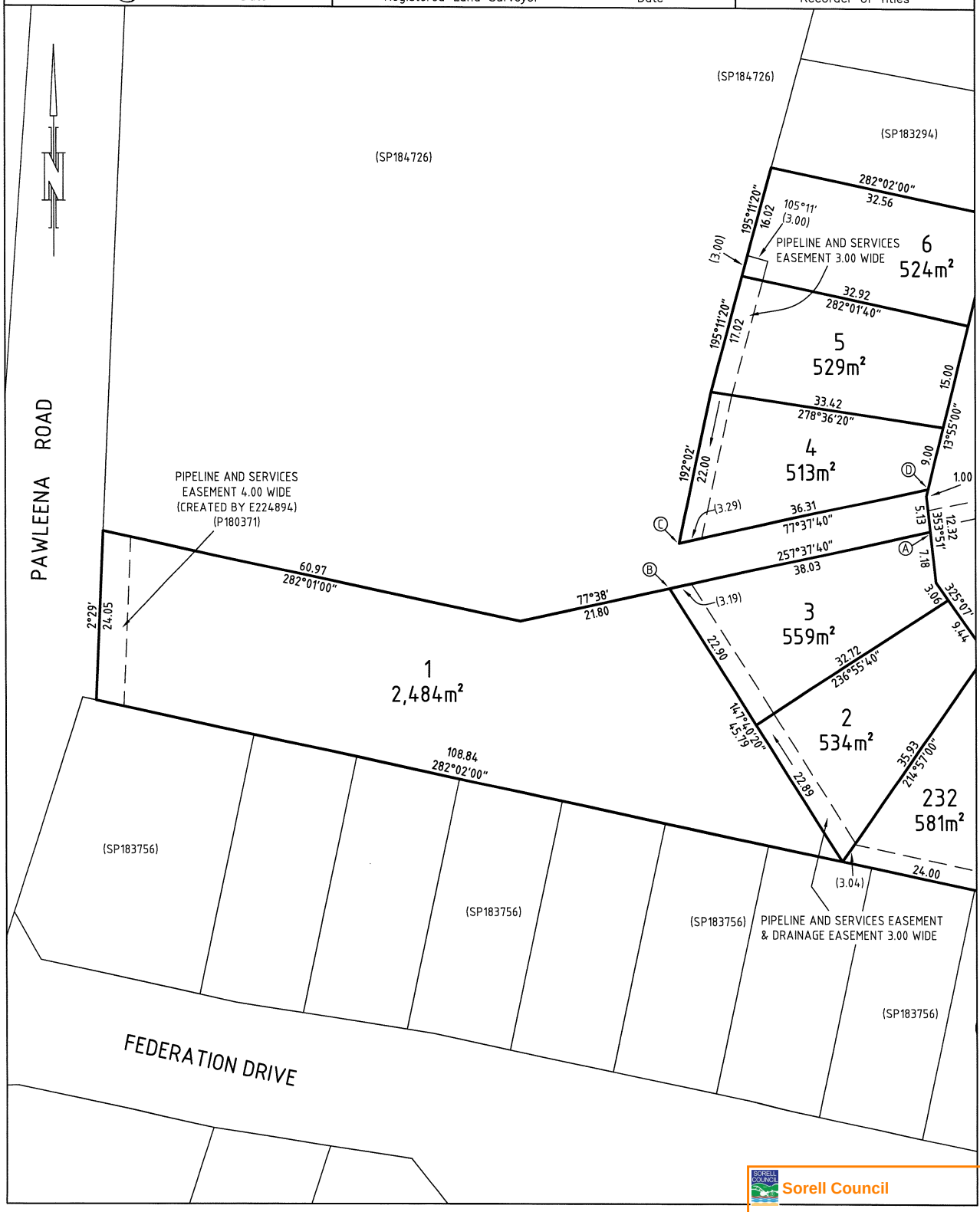


Registered Land Surveyor 8-5-2026 Date

Council Delegate 27.5.26 Date

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 5 SHEETS	OWNER: LYNMORE HOLDINGS PTY LTD FOLIO REFERENCE: F.R.185352/1 & F.R.184727/1 SCALE 1:500 LENGTH IN METRES	Registered Number SP300597
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 27.5.26 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 8-5-2026 Date	~~APPROVED~~ EFFECTIVE FROM 9 JUN 2026 Recorder of Titles



Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 5 SHEETS	OWNER: LYNMORE HOLDINGS PTY LTD FOLIO REFERENCE: F.R.185352/1 & F.R.184727/1 SCALE 1:500 LENGTH IN METRES	Registered Number SP300597
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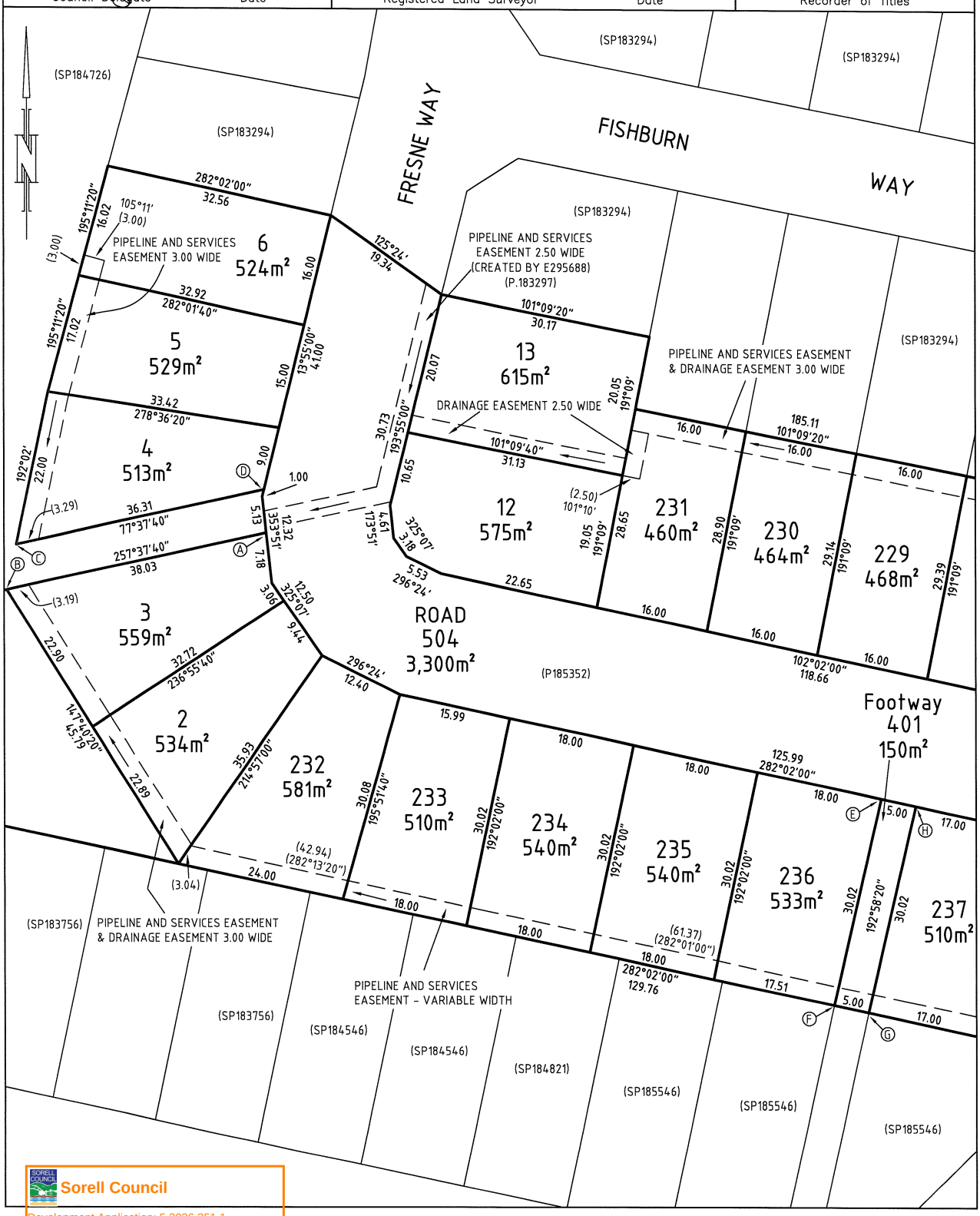

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 5 SHEETS	OWNER: LYNMORE HOLDINGS PTY LTD FOLIO REFERENCE: F.R.185352/1 & F.R.184727/1 SCALE 1:500 LENGTH IN METRES	Registered Number SP 300597
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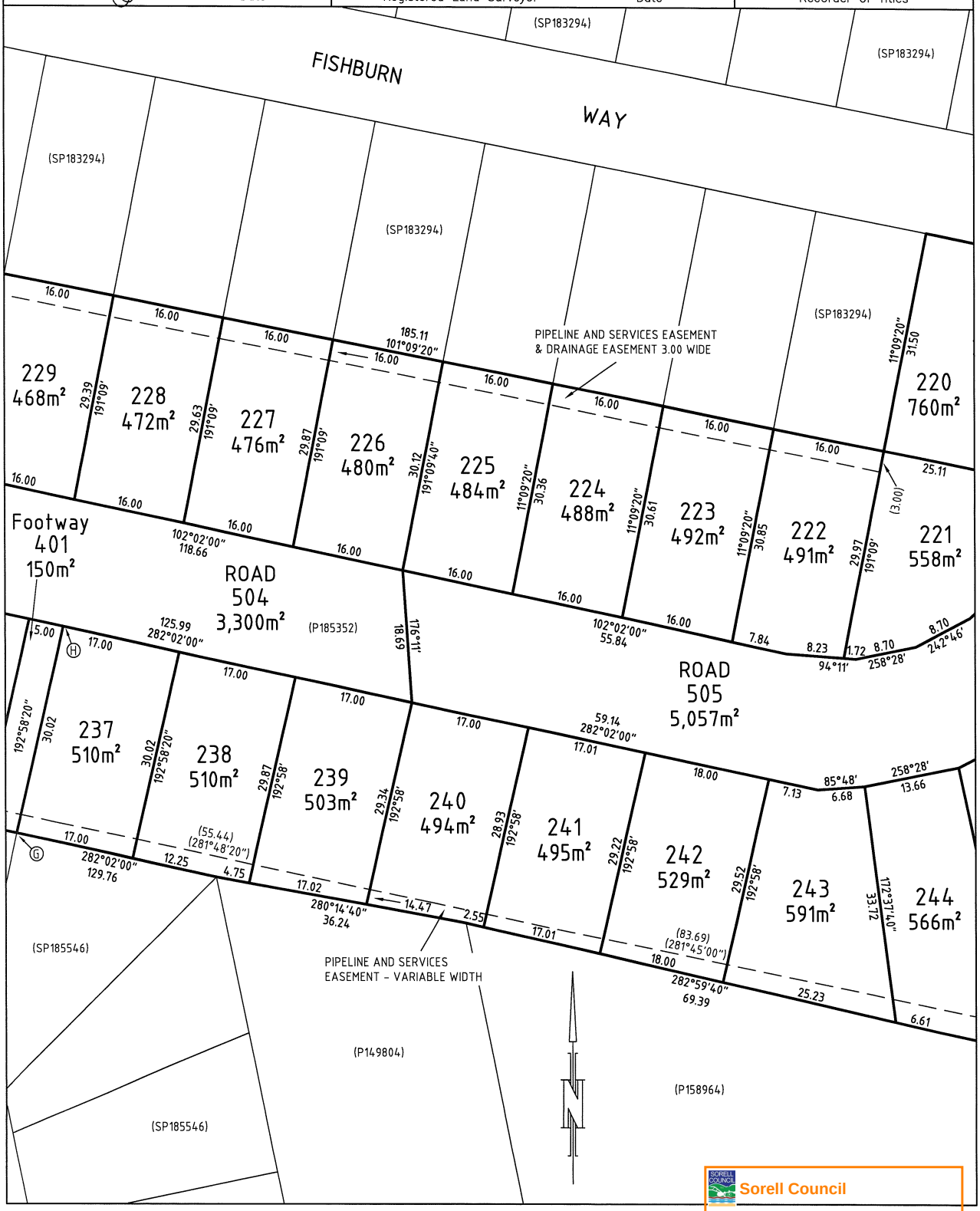

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 5 SHEETS	OWNER: LYNMORE HOLDINGS PTY LTD FOLIO REFERENCE: F.R.185352/1 & F.R.184727/1 SCALE 1:500 LENGTH IN METRES	Registered Number SP 300597
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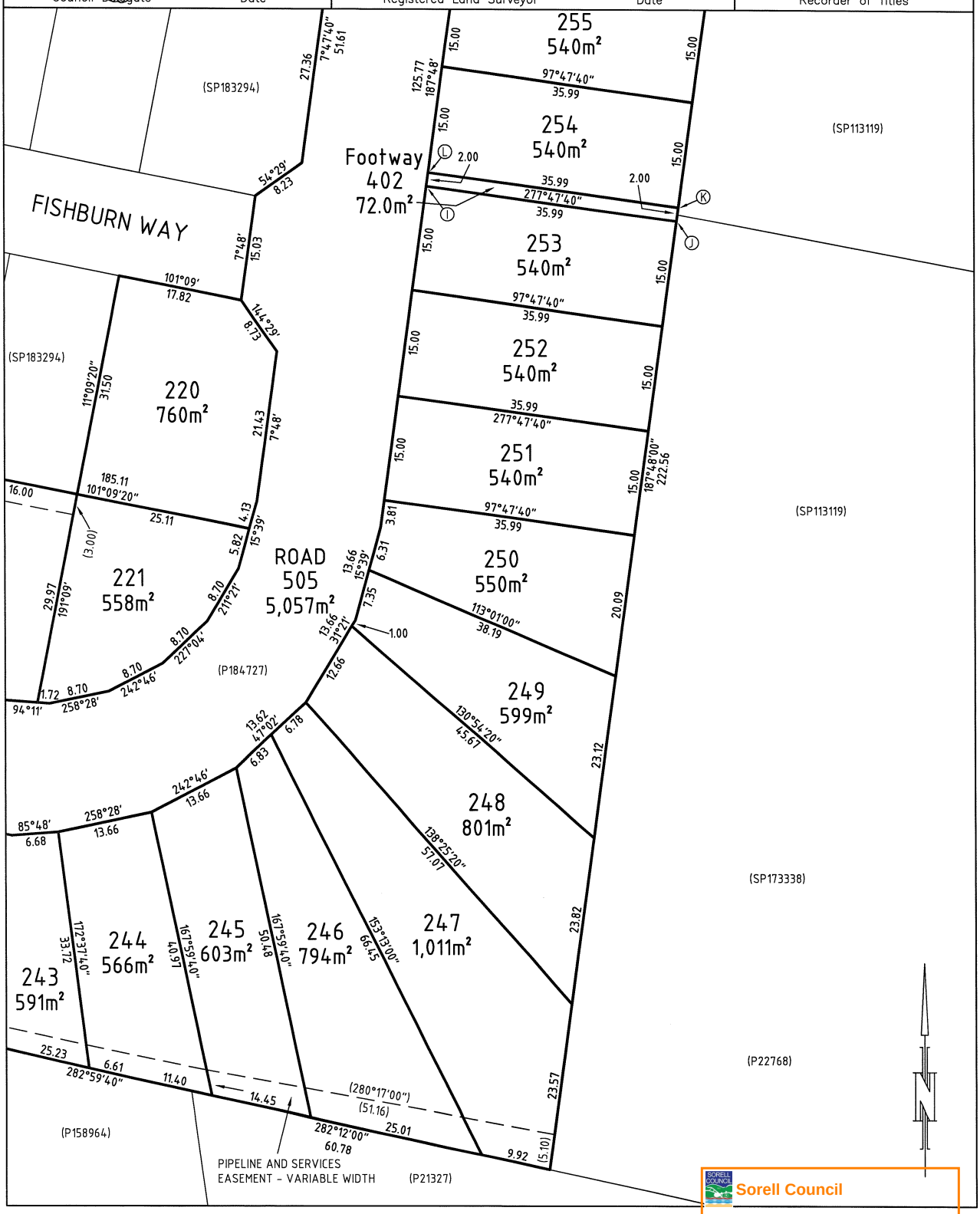

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

PLAN OF SURVEY ANNEXURE SHEET SHEET 5 OF 5 SHEETS	OWNER: LYNMORE HOLDINGS PTY LTD FOLIO REFERENCE: F.R.185352/1 & F.R.184727/1 SCALE 1:500 LENGTH IN METRES	Registered Number SP 300597
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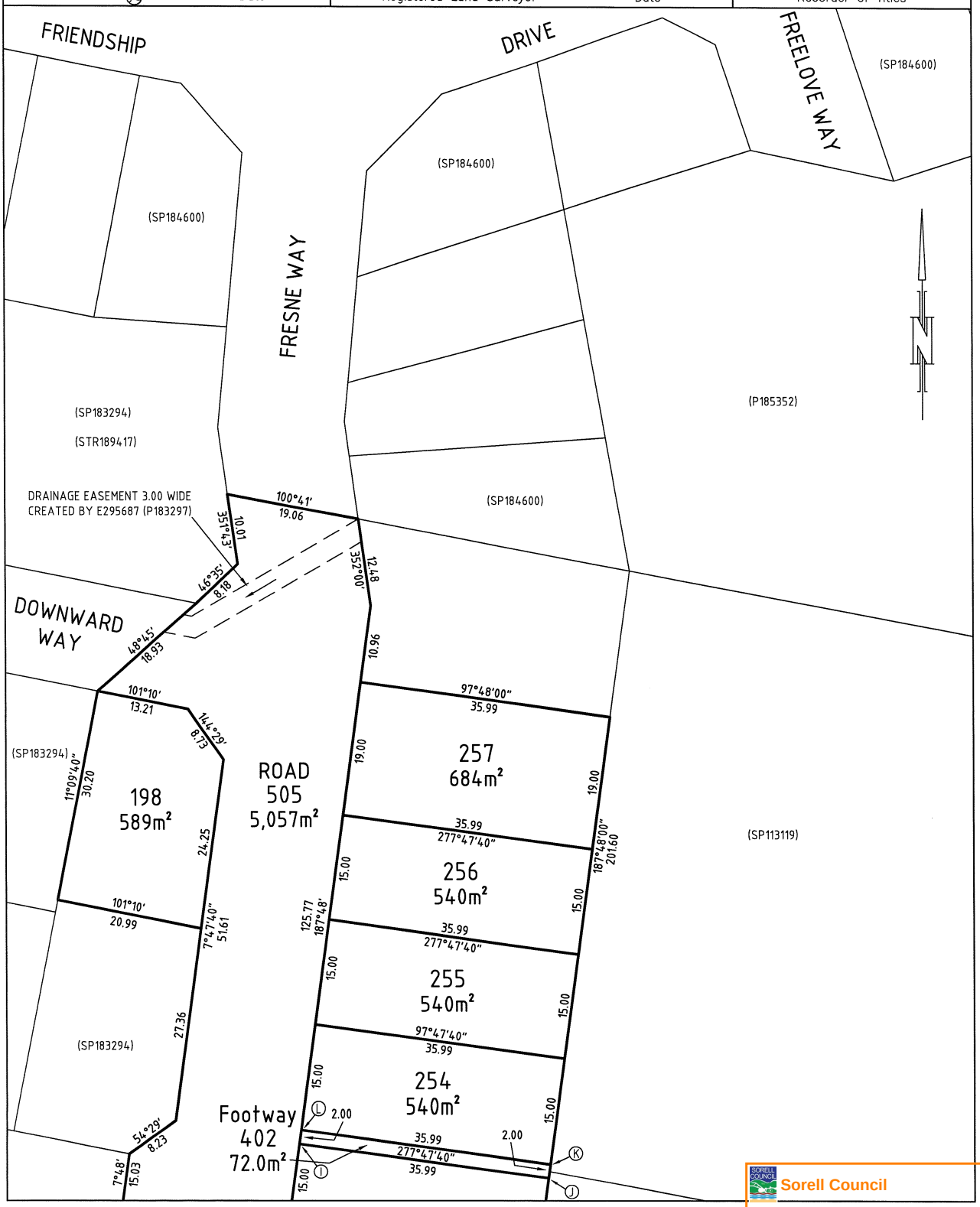


Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

FOUNDATION AND WINDLOADING ASSESSMENT

Lot 255 Fresne Way

Sorell

August 2026

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Knest Modular Building

Address: Lot 255 Fresne Way Sorell (CT 300597/255)

Site Area: Approximately 530.6 m^2

Date of inspection: 31/07/2026

Building type: New house(s)

Services: Reticulated water supply and sewer

Relevant Planning Overlays: none relevant

Mapped Geology - Mineral Resources Tasmania 1:250 000 SE sheet:
Tb = Basalt

Soil Depth: 0.7 – 1.0 m

Subsoil Drainage: poorly drained

Drainage lines/water courses: none relevant

Vegetation: pasture

Rainfall in previous 7 days: Approximately 5 mm

Slope/Aspect: Approximately 4.00° / Northwest

SITE ASSESSMENT AND SAMPLE TESTING

Site investigation and soil classification in accordance with AS 2870-2011 *Residential slabs and footings* and in accordance with AS 4055-2021 *Wind load for Housing*. 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 1600/2100 mm). For test hole and DCP locations, see Appendix 1.

- One test hole (TH) core:
  - TH1 with refusal at 1.1 m
- One Dynamic Cone Penetrometer (DCP) test:
  - DCP1 with refusal at 0.7 m

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

SOIL PROFILES – Test Hole 1

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.5	$B2_1$	Very dark greyish brown (10YR 3/2), **Silty Light Clay,** Massive, moist stiff consistency	**CH**
0.5 – 1.1	Cw	Grey (2.5Y 5/1), **Gritty Clay Loam (+),** single grain, dry dense consistency, common basalt gravels **<u>Refusal on basalt bedrock</u>**	**GC/SC**

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

SITE AND SOIL COMMENTS

The soil profiles are formed from clayey residual soil derived from Tertiary basalt. The profiles are moderately shallow with refusal occurring at approximately 0.5 to 0.6 m. The field textures of the soil profile are dominated by clay, which is highly reactive, weakly structured and mildly dispersive.

The DCP indicates all soil layers have low bearing capacity. Founding on the underlying, highly competent, basalt bedrock, at approximately 0.5 – 0.6 m depth, is required.

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 site classification (for foundations) based on the reactivity of clays. The results suggest the clays are highly reactive (refer to tables below and *AS2870-2011 clause 2.1.2 table 2.1*).

TH #	Depth (m)	Length of mould (mm)	Longitudinal Shrinkage (LS) in mm	LS (%)	Soil Class
1	0.2 - 0.5	125	19	15.2	H – 1

DCP TESTS AND ESTIMATED BEARING CAPACITY

A minimum bearing capacity of 100 kPa is required for strip and pad footings and under the edge footings and associated slab foundations (refer to tables below and *AS2870-2011 clause 2.4.5*). We provide an estimated allowable soil bearing capacity based on a review of published literature relating field Dynamic Cone Penetrometer (DCP) readings to triaxial soil strength tests.

The DCP penetrometer is a method of estimating *in situ* strength of the soil. Soil moisture level at the time of measurement will greatly affect DCP readings. Moisture-related variability in soil bearing capacity is most pronounced in coherent soils (clays and silty clays) which may be stiff/hard when dry but become soft/firm when moist/slightly moist.

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

Surface layers (upper ~0.7 m) are subject to seasonal variation in soil moisture content, leading to possible higher DCP values in summer/drought conditions. Soil moisture below ~0.7 m will vary less with the season, meaning DCP values; hence, soil-bearing capacity at these depths is likely to be representative of year-round conditions.

When estimating the suitable foundation depth, we take into account the interplay between soil bearing capacity and seasonally variable soil moisture conditions in the upper layers (refer to *soil consistency* in Soil Profile descriptions). The subsoils in the upper 0.7 m were moist when tested (July '26).

The data from DCP1 indicate the bearing capacity of the soil is at a *suitable* strength below 0.7 m – i.e. on the underlying basalt bedrock.

Based on the DCP data and core depths, the recommended foundation depth can range from approximately 0.5 to 0.6 m.

DCP 1				
Depth (mm)	**DCP n-number (Blows/100 mm)**	**DCP Penetration Index (mm/Blow)**	**Estimated Allowable Bearing Capacity (kPa = n x 30)**	**Likely Variance (+/-)**
0 - 100	1	100.0	30	10
100 - 200	2	50.0	60	20
200 - 300	2	50.0	60	20
300 - 400	2	50.0	60	20
400 - 500	3	33.3	90	30
500 - 600	4	25.0	120	40
600 - 700	40	2.5	1200	400

EMERSON AGGREGATE DISPERSION TEST

Soils with an excess of exchangeable sodium ions on the cation exchange complex (clays), can be affected by clay dispersion. Under some circumstances, dispersive soils can lead to significant erosion, including tunnel and gully erosion. If exposed, dispersed clays can also cause sealing of the soil surface.

The local subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). Testing resulted in Emerson class 2(2) indicating presence of soils with mild dispersion characteristics. These results suggest exposure to rainfall may lead to spontaneous clay dispersion and associated erosion. To reduce this (a) minimising subsoil disturbance whenever possible and (b)

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

coverage of exposed clay subsoil with topsoil or regular treatment with gypsum at 0.5 – 1.0 Kg/m^2 is recommended.

A field survey of the property and the surrounding area found no erosion due to soil dispersion.

TH #	Depth (m)	Visual sign	Class
1	0.2 - 0.5	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)

WIND CLASSIFICATION

The following wind classification for the site is in accordance with AS 4055-2021 (*Wind loads for Housing*). For structures other than class 1 and class 10 structures, or structures which exceed the geometric limits in Clause 1.2 of AS 4055-2021, the wind classification shall be calculated in accordance with AS 1170.2-2021 (*Structural Design Actions – Wind Actions)*.

The wind classification for the site, per AS 4055-2021:

Region:	A
Terrain Category:	TC1 – very open terrain with no obstructions within 500m
Shielding Classification:	FS – will be fully shielded within 1-2 years
Topographic Classification:	T0 – middle 3rd of 1:18 slope feature
Wind Classification:	N2
Design Wind Gust Speed ($V_{h,u}$):	40 m/sec

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

SITE CLASSIFICATION AND RECOMMENDATIONS

For standard foundations (100 kPa bearing capacity), the site meets the criteria for a **Class M** (moderately reactive) site classification. The dominant reactivity of expected surface movement under normal soil moisture ranges for the location is 20 – 40 mm. Founding on the underlying and highly competent basalt bedrock at approximately 0.5 – 0.6 m depth, is recommended.

Note 1 – If founded entirely on underlying competent Basalt bedrock (recommended), below approximately 0.5 to 0.6 m, and no part of the foundations, be it a slab, pier or footing, is in contact with/or is supported by the subsoils, then **Class S** would become an appropriate site classification.

Note 2 – All foundations require ongoing adequate drainage and vegetation management – please refer to the attached CSIRO foundation management BTF 18 sheet.

Note 3 – If any foundations are placed on FILL that is > 0.5 m in depth, then **Class P** is applicable.

Note 4 – Based on the upper 0.6 m of soil, all plumbing fixtures and fittings should be suitable for a **Class M** site, per Appendix G AS/NZS 3500.2.2021.

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

General Notes – Important points pertinent to the 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 ongoing 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 AS 3798-2007 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 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.

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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

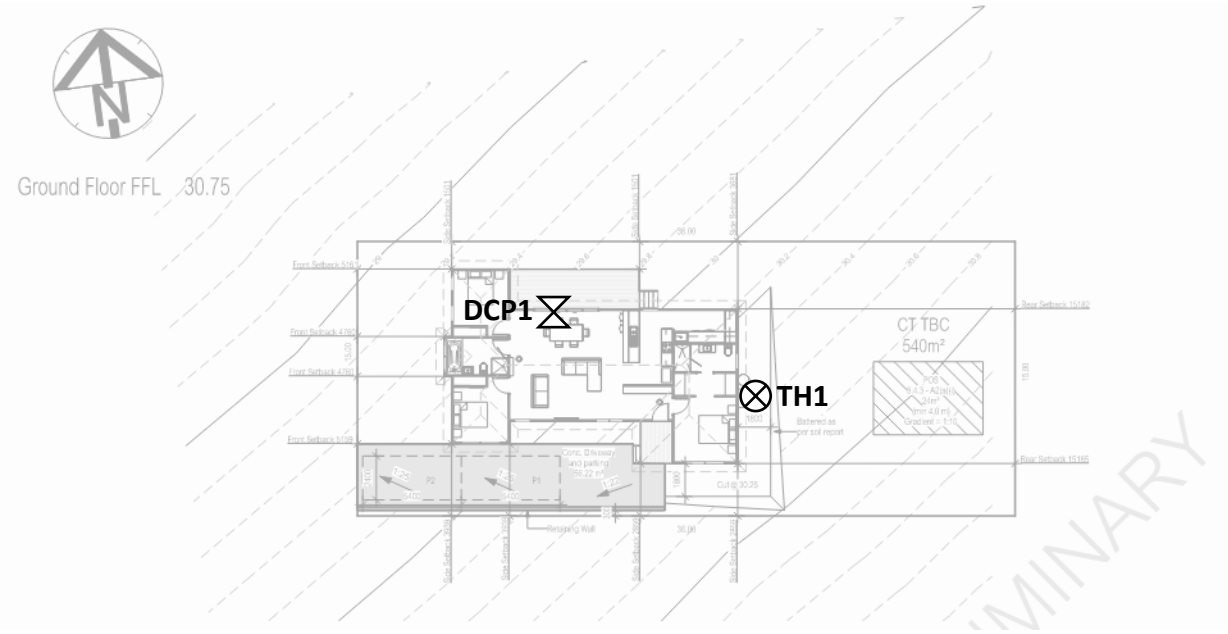
Because site discrepancies may occur between this report and actual site conditions, it is a condition of certification of this report that the builder be provided with a copy of this report.

Rowan Mason
B.Agr.Sc.(Hons).
Soil Scientist

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7418

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

APPENDIX 1 – Approximate test hole and DCP 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 subsoils layer with brown colouration, accumulations of clay, humus, iron oxide, 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 in subsoil
g	Mottled, suggesting periodic/seasonal wetness
m	Cemented layer (oxides, carbonates, humus, silica etc)
k	Calcium carbonate (lime) accumulation
h	Humus accumulation in subsoil

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:	Knest Modular Building	*Owner name*
	Unit 4/ 14 Cessna Way	*Address*
	Cambridge Tas 7170	*Suburb/postcode*

Qualified person details:

Qualified person:	Robyn Doyle		
Address:	6/76 Auburn Rd	Phone No:	0488 080 455
	Kingston Beach 7050	Fax No:	
Licence No:	N/A	Email address:	robyn@doylesoilconsulting.com.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS)
Professional Indemnity cover –

Probitas Syndicate 1492 at Lloyds
PIPOL11004782

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Classification of foundation conditions according to AS2870-2011

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

Details of work:

Address:	Lot 255 Fresne Way	Lot No:	255
	Sorell TAS 7172	Certificate of title No:	300597/255

The assessable item related to this certificate: Site and soil classification

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(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: X

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 alterations to foundation conditions as a result of earthworks, drainage condition changes or variations in site maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		2055	2/08/2026

CERTIFIED PROFESSIONAL SOIL SCIENTIST
CPSS
Ms Robyn Doyle

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

Foundation Maintenance and Footing Performance:
A Homeowner's Guide

CSIRO PUBLISHING

BTF 18-2011 replaces Information Sheet 10/91

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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; landslip; 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).

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 perpends).

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.

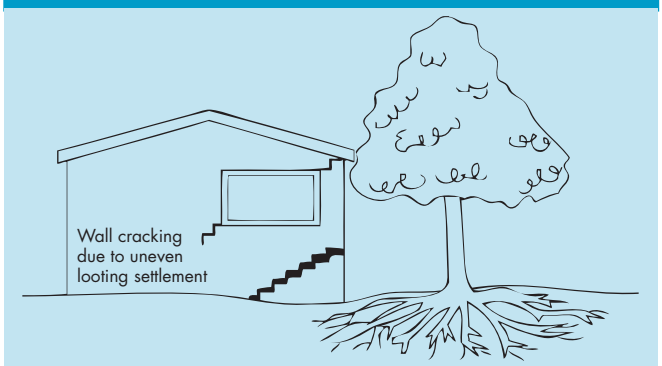
Seasonal swelling/shrinkage in clay
Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends 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.

Trees can cause shrinkage and damage



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: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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.

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

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

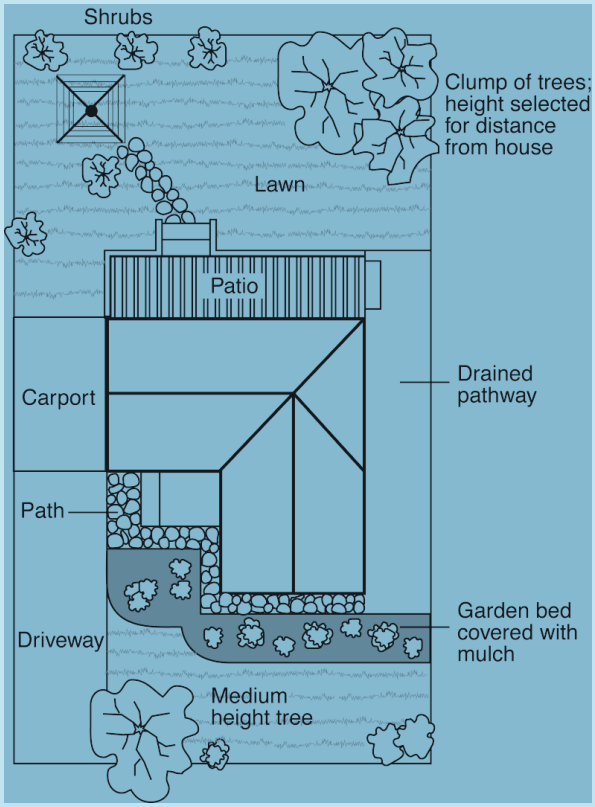
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

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

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.

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Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf

Plans Reference:P1

Date Received:7/10/2026

H865 - PROPOSED NEW RESIDENCE (KNEST TAS PTY LTD)
Lot 255, Fresne Way
SORELL

SHEET		DRAWING TITLE
01	C	SITE PLAN
02	C	FLOOR PLAN
03	C	ELEVATIONS SHEET 1
03a	B	ELEVATIONS SHEET 2
03b	C	PERSPECTIVE VIEWS

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Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

No.	Amendment	Date	Drawn	Checked	Sheet
C	Increase deck to 7.1m long. Update all relevant plans.	1 Oct. 2026	ST	RJ	01 - 03, 03b
	DA PLAN SET	09 Sep. 2026	JP	ST	01 - 03
B	Plans updated with detail survey. Retaining wall removed. Glass balustrade to be timber. Deck reduced to 12sqm. FC Cladding to be Easylap Surfmist & JH Axon 133mm.	09 Sep. 2026	JP	ST	01, 03-03b
A	Provide additional window to L'dry and niche to shower areas. Show Privacy screening where required (subject to final detail survey)	16 July 2026	ST	N/A	01 - 03
	DA PRELIM PLANS	19 Jun. 2026	JP	ST	01 - 03

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
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Client / Project info

PROPOSED NEW RESIDENCE (KNEST TAS PTY LTD)

Lot 255, Fresne Way
SORELL

Soil Classification:	M
Title Reference:	CT TBC
Floor Areas:	116.36m²
Porch / Deck Areas:	21.27m²
Wind Speed:	N2
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	Low
Certified BAL:	Low
Designed BAL:	Low

(Refer to Standard Notes for Explanation)

COVER SHEET

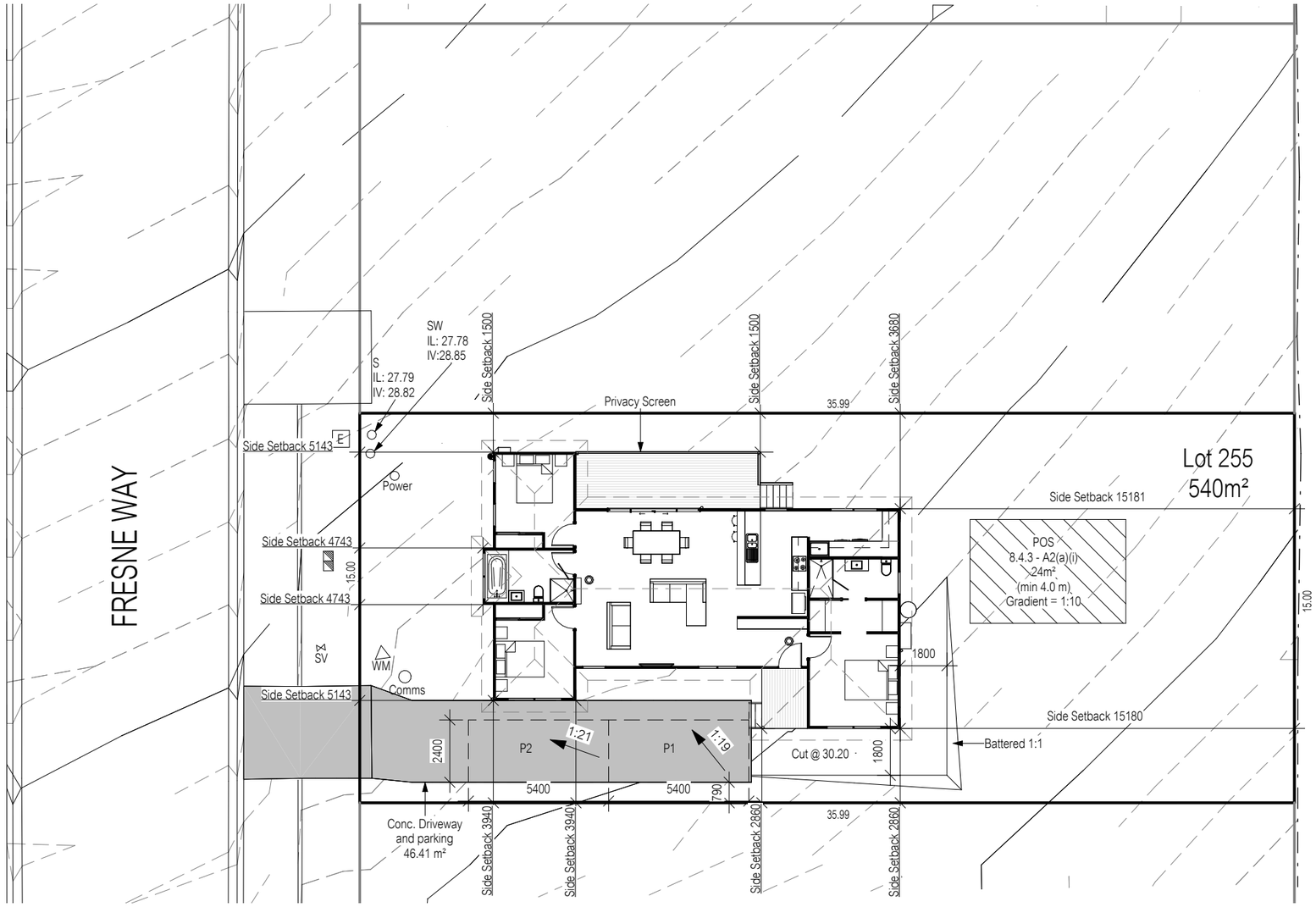
H865

Date 19 Jun. 2026

Scale

Sheet 00/03

Ground Floor FFL 30.70



IMPORTANT NOTE:
THIS PLAN HAS BEEN PREPARED FOR KNEST MODULAR FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
UNDERGROUND SERVICES HAVE BEEN LOCATED BY THEIR ABOVE GROUND INDICATORS ONLY.
THE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING THE LOCATION OF UNDERGROUND UTILITIES (TELSTRA, WATER MAINS, SEWER, DRAINAGE, GAS) WHICH REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.
THIS DATA IS ON A PLANE COORDINATE SYSTEM - DISTANCES ARE WHAT WOULD BE MEASURED ON THE GROUND USING A TAPE MEASURE. THE COORDINATES HAVE AN MGA2020 ORIGIN AT SPM9401 (E:546638.409 N:5263199.165 RL:26.84)
THE COMBINED SCALE FACTOR (CSF) TO BE APPLIED TO CONVERT TO MGA COORDINATE SYSTEM IS 0.99962254 USING SPM9401 AS THE SCALE ORIGIN POINT.

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Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - SORELL COUNCIL		
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 270.00m² Proposed site coverage (excl. eaves up to 0.6m): 122.43m² (22.67%)

0 2 4 6 8m
1:200

No.	Date	Int.	
C	1 Oct. 2026	ST	Amendment changes as per cover sheet
B	09 Sep. 2026	JP	
A	16 July 2026	ST	

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PROPOSED NEW RESIDENCE (KNEST TAS PTY LTD)
Lot 255, Fresne Way
SORELL

knest

SITE PLAN

Drawn	JP	H865
Date	19 Jun. 2026	Sheet
Scale	1 : 200	01/03

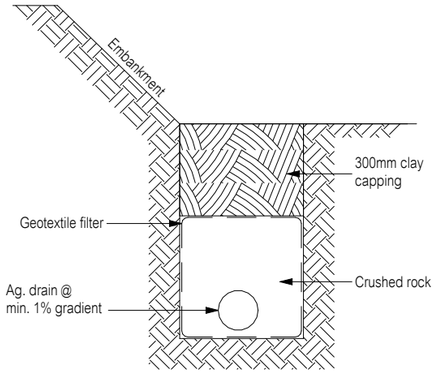
Where ag drain is < 1.8m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

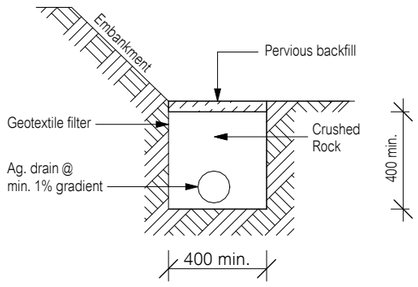
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

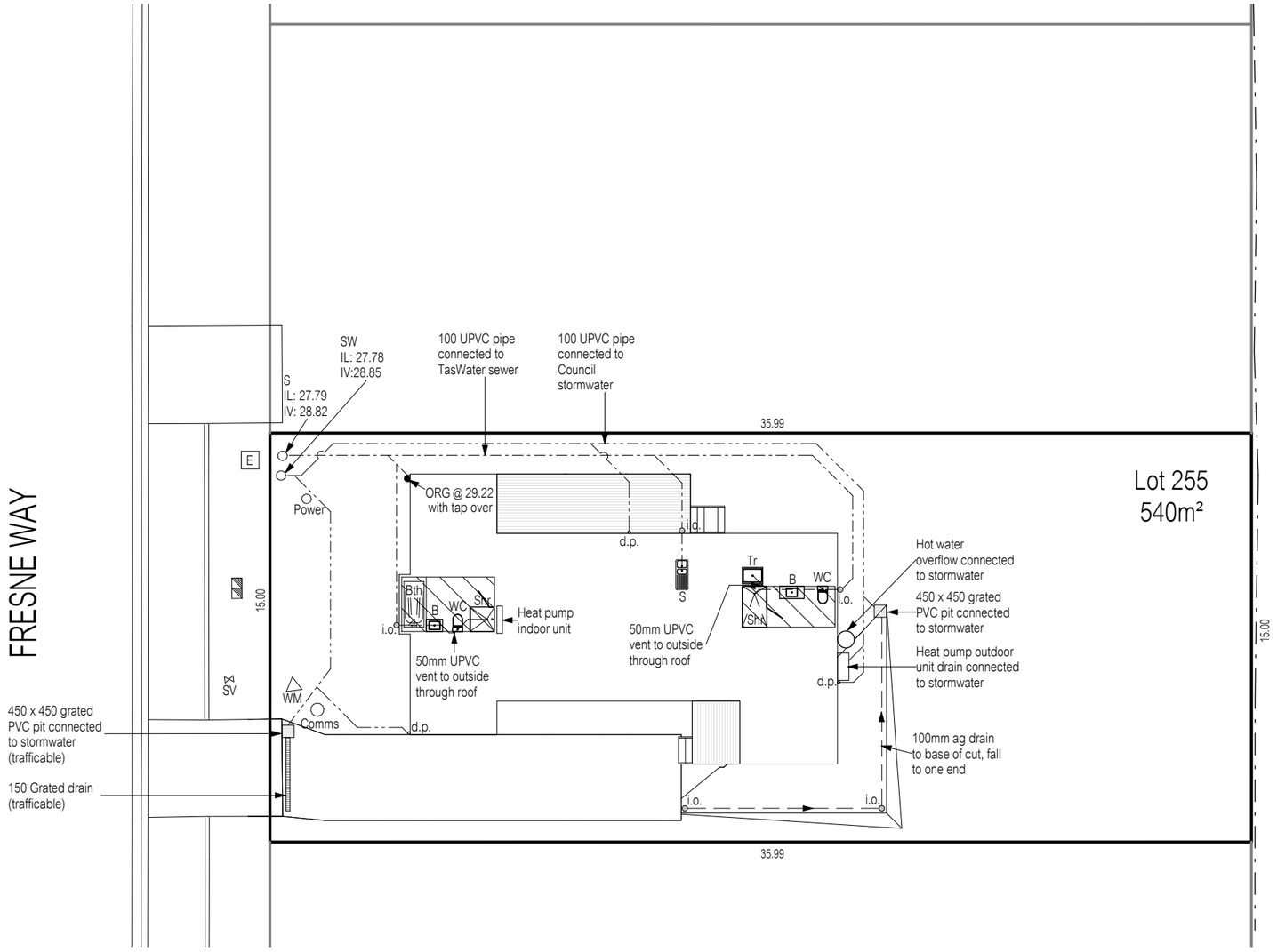
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)

Sewer Line (100Ø UPVC) (unless noted otherwise)

Stormwater Line (100Ø UPVC) (unless noted otherwise)

Stormwater Line (150Ø UPVC) (unless noted otherwise)

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads. 65Ø where outlet is being used as a FWG
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Refer to Roof Plan for downpipe calculations

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

All works are to in accordance with AS3500 & the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

0 2 4 6 8m
1:200

No.	Date	Int.
C	1 Oct. 2026	ST

Amendment changes as per cover sheet

Soil classification: M

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

- Wet areas to comply with NCC 10.2 and AS3740

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PROPOSED NEW RESIDENCE (KNEST TAS PTY LTD)

Lot 255, Fresne Way
SORELL

knest

DRAINAGE PLAN

Drawn	JP	H865
Date	07 Sep. 2026	Sheet
Scale	1 : 200	01a/03

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Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
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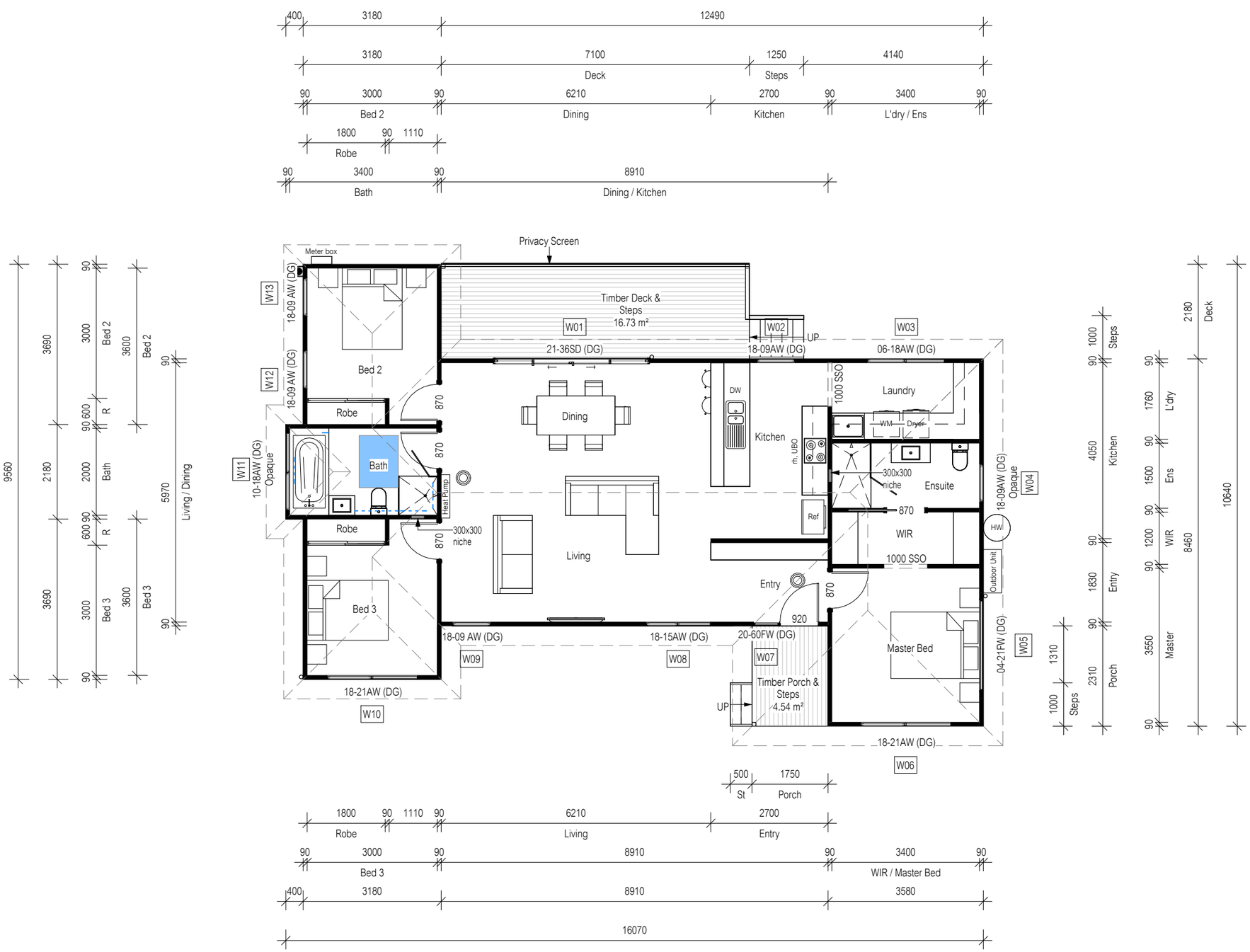
Privacy Screen
Meter box
Timber Deck & Steps 16.73 m²
W01
21-36SD (DG)
W02
18-09AW (DG)
UP
W03
06-18AW (DG)
W13
18-09 AW (DG)
W12
18-09 AW (DG)
Bed 2
Robe
Bath
W11
10-18AW (DG) Opaque
Heat Pump
300x300 niche
Robe
Bed 3
Dining
Living
DW
Kitchen
1000 SSO
Laundry
WM
Dryer
rh. UBO
Ref
300x300 niche
Ensuite
WIR
1000 SSO
HWS
18-09AW (DG) Opaque
W04
Outdoor Unit
Entry
Master Bed
04-21FW (DG)
W05
18-09 AW (DG)
W09
18-15AW (DG)
W08
20-60FW (DG)
W07
Timber Porch & Steps 4.54 m²
UP
18-21AW (DG)
W10
18-21AW (DG)
W06
Living / Dining
Steps
Deck
Porch
Entry
Kitchen
L'dry
Ens
WIR
Master
Bed 2
Bath
Bed 3
St
Porch
Robe
Living
Entry
Bed 3
WIR / Master Bed
Deck
Dining
Kitchen
Bed 3
Bath
Dining / Kitchen
Bed 2
Robe
Deck
Steps
Kitchen
Living
Bed 3
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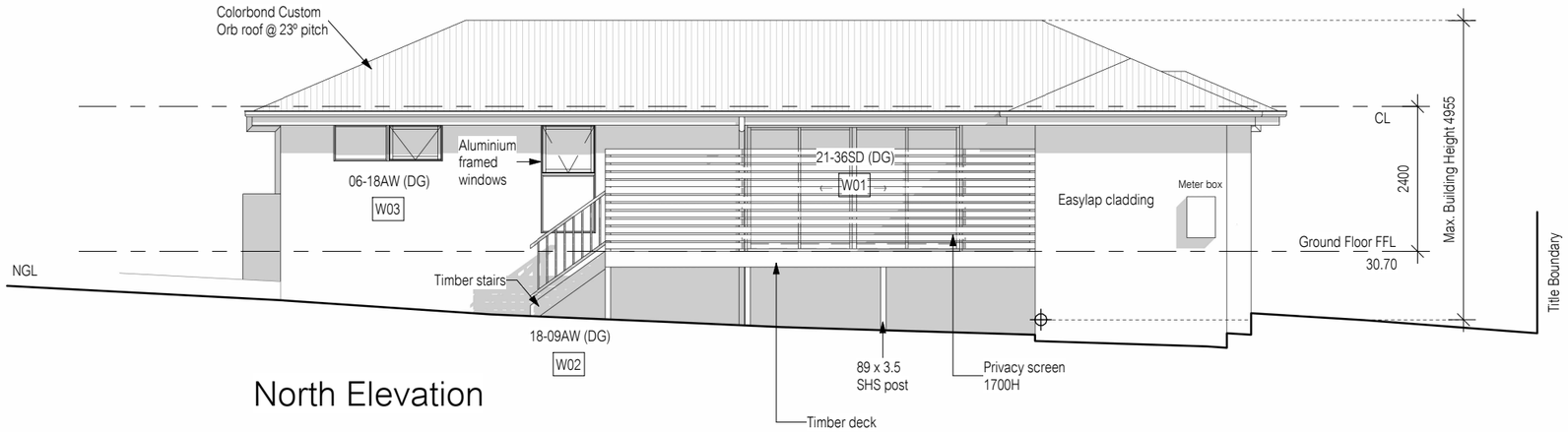
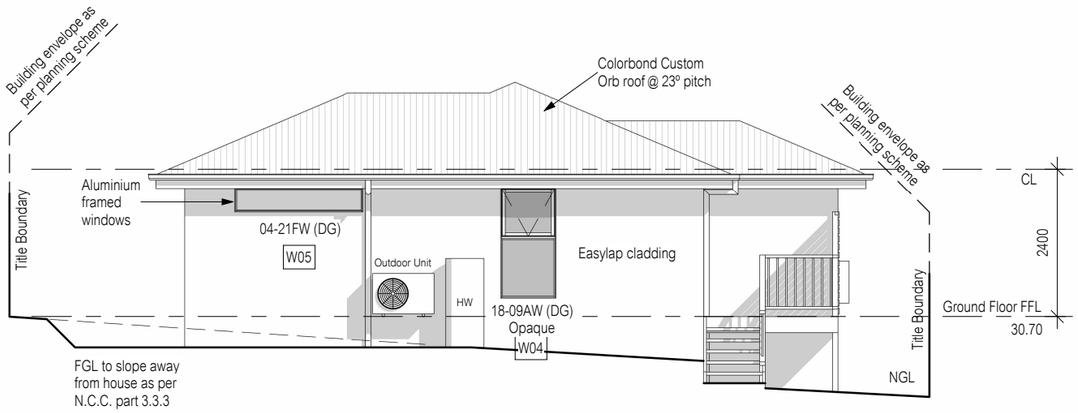
Master
Deck
Steps
Kitchen
Dining
Living
Entry
Bed 3
WIR / Master Bed
Deck
Steps
Kitchen
Entry
Porch
L'dry
Ens
WIR
Master

Material	Colour
Colorbond Roof	tbc
Axon 133 cladding	tbc
Easylap cladding	Surfmist



North Elevation



East Elevation

Sorell Council
Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
Plans Reference:P1
Date Received:7/10/2026

No.	Date	Int.
C	1 Oct. 2026	ST
B	09 Sep. 2026	JP
A	16 July 2026	ST

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
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Designer:
ANOTHER PERSPECTIVE PTY LTD
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NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
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Client / Project info
PROPOSED NEW RESIDENCE (KNEST TAS PTY LTD)

Lot 255, Fresne Way
SORELL

knest

ELEVATIONS SHEET 1

Drawn	JP	H865
Date	07 Sep. 2026	Sheet
Scale	1 : 100	03/03

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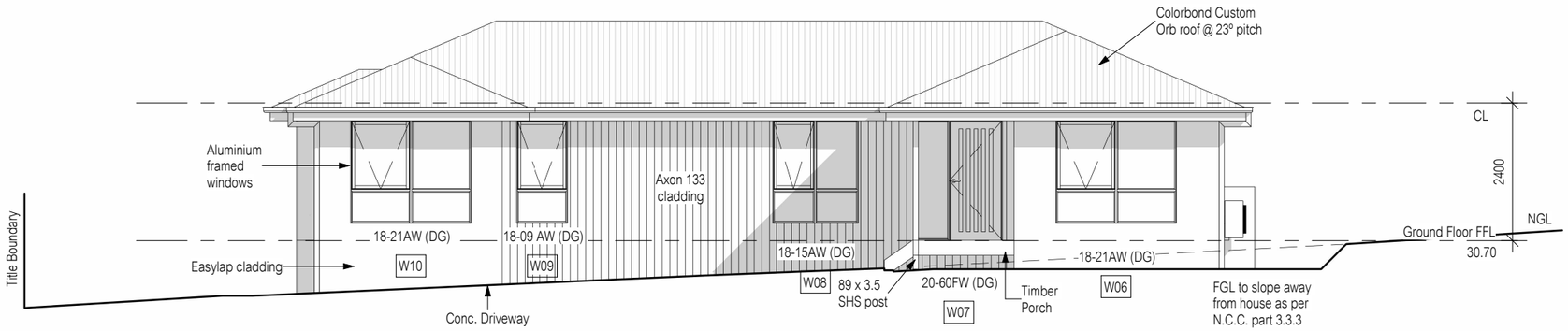
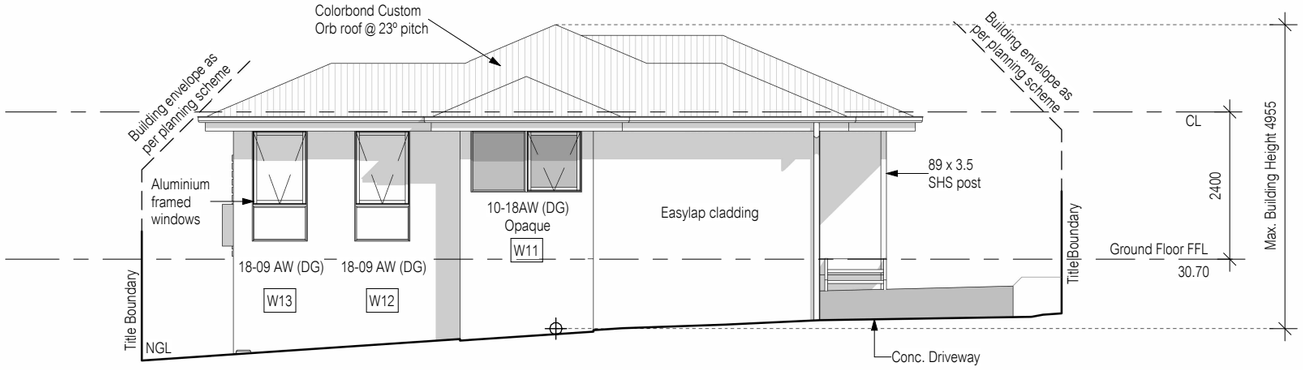
Material	Colour
Colorbond Roof	tbc
Axon 133 cladding	tbc
Easylap cladding	Surfmist



South Elevation



West Elevation

Sorell Council
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Plans Reference:P1
Date Received:7/10/2026

No.	Date	Int.
B	09 Sep. 2026	JP
A	16 July 2026	ST

Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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PROPOSED NEW RESIDENCE (KNEST TAS PTY LTD)

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ELEVATIONS SHEET 2

Drawn	JP	H865
Date	07 Sep. 2026	Sheet
Scale	1 : 100	03a/03

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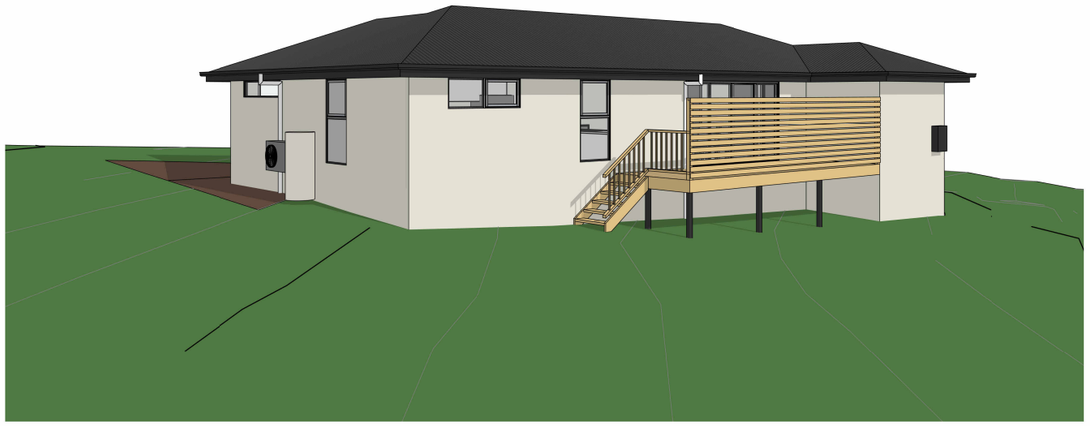

No.	Date	Int.
C	1 Oct. 2026	ST
B	09 Sep. 2026	JP
A	16 July 2026	ST

Sorell Council

Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
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PROPOSED NEW RESIDENCE (KNEST TAS PTY LTD)

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PERSPECTIVE VIEWS

Drawn	JP	H865
Date	19 Jun. 2026	Sheet
Scale		03b/03

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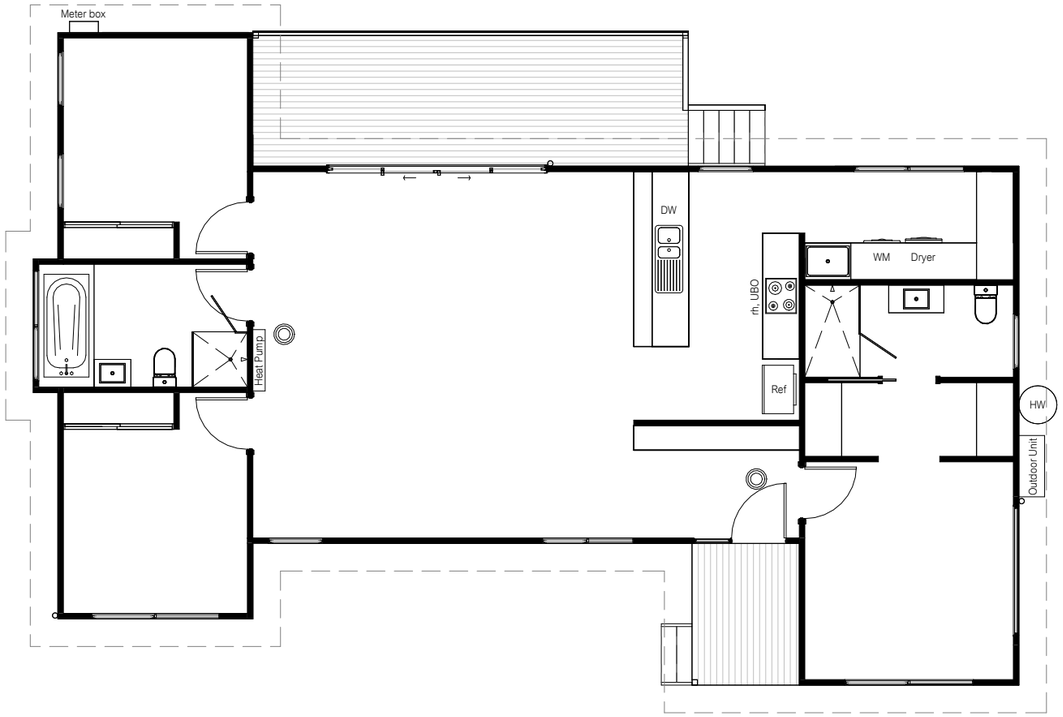

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

- STANDARD CEILING LIGHT POINT (30W)
- DOWNLIGHT POINT (UNVENTED) (35W)
- LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
- PENDANT LIGHT (30W)
- WALL LIGHT POINT (30W)
- 2 x 900mm FLUORESCENT LIGHT POINT (36W)
- 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- DOUBLE POWER POINT WITH USB
- WATER PROOF POWER POINT
- MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
- FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- HEATER LIGHT (WATTAGE EXCLUDED UNDER 13.7.6(1))
- TV CONNECTION POINT
- NBN/TELEPHONE CONNECTION POINT
- SENSOR LIGHT
- EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
- FLOOD LIGHT
- CAT 6 CONNECTION POINT
- TREAD LIGHTS (2W)
- DUCTED VACUUM POINT
- SECURITY SYSTEM KEYPAD
- SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.

Where no external ventilation / windows provided, exhaust fans to wet areas/ laundry to be fitted with a run on timer. 20mm gap base of door to comply with N.C.C. 10.8.2 (5)(a).

Sorell Council
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C	1 Oct. 2026	ST	Amendment changes as per cover sheet

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ELECTRICAL PLAN

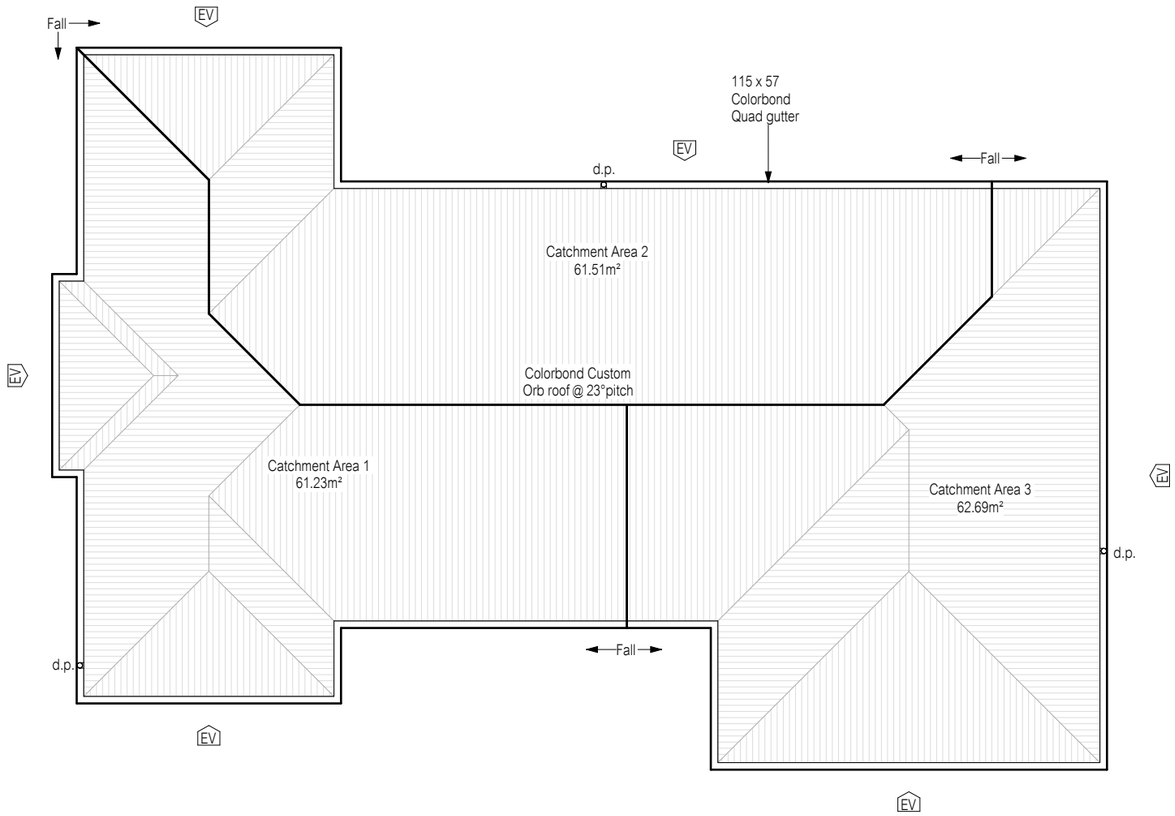
Drawn	JP	H865
Date	07 Sep. 2026	Sheet
Scale	1 : 100	09/03

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a: Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia. The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing: 75 x 38 F8 @ 900 Centre

Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

Area's shown are surface areas / catchment areas, not plan areas.

DOWNPIPE AND ROOF CATCHMENT AREA CALCULATIONS (as per AS/NZS 3500.3)		
Ah¹	146.36	Area of Roof (excluding 115mm Quad gutter) (m²)
Ah²	153.25	Area of Roof (including 115mm Quad gutter) (m²)
Ac	185.43	Ah² x Slope factor (Table 3.2 from AS/NZS 3500.3) (m²)
Ae	6555	Cross sectional area of assumed 57 x 115 Quad Gutter. (mm²)
DRI	86.9	Design Rainfall Intensity (determined from Appendix D from AS/NZS 3500.3)
ACDP	76	Catchment area per Downpipe (determined from Figure 3.5.4(A) from AS/NZS 3500.3) (m²)
Required Downpipes	2.44	Ac ÷ Acdp
Downpipes Provided	3	

Sorell Council

Development Application: 5.2026.351.1 - Development Application - 80 Fresne Way, Sorell - P1.pdf
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Sarking to be cut / discontinuous along ridge line. Custom orb profile to provide N.C.C. required ventilation between ridge capping and roofing sheet.

EV

EAVES VENT NOTE:
BRADFORD CSR POLY EAVE VENT (23,700mm²).
6 VENTS EVENLY SPACED

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ROOF PLAN

Drawn	JP	H865
Date	07 Sep. 2026	Sheet
Scale	1 : 100	11/03