

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

59 FRIENDSHIP DRIVE, SORELL

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 15th September 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 15th September 2025**.

APPLICATION NO: 5.2025-218.1
DATE: 28 AUGUST 2025

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

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

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<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: <input type="checkbox"/> Yes: <input type="checkbox"/>	<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: 5.2025.217.1
 Development Application - 59 Friendship Drive,
 Sorell P1.pdf
 Plans Reference: P1
 Date Received: 19/08/2025

Declarations and acknowledgements	
<ul style="list-style-type: none"> 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. <p><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></p>	
<ul style="list-style-type: none"> 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. 	
<ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature: <u>Mark Page</u> Date:

Crown or General Manager Land Owner Consent	
<p>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>).</p> <p>Please note:</p> <ul style="list-style-type: none"> 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. 	
<p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p>	
Signature of General Manager, Minister or Delegate:	Signature: Date:



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SEARCH OF TORRENS TITLE

VOLUME 185351	FOLIO 89
EDITION 1	DATE OF ISSUE 15-Sep-2023

SEARCH DATE : 22-May-2025

SEARCH TIME : 09.17 AM

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 89 on Sealed Plan 185351

Derivation : Part of 980 Acres Gtd. to Thomas Villeneuve Jean
and Cornelius Driscoll

Prior CT 184728/1

SCHEDULE 1M807420 TRANSFER to LYNMORE HOLDINGS PTY LTD Registered
09-Apr-2020 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP185351 COVENANTS in Schedule of Easements

SP185351 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185351

PAGE 1 OF 5 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTSwith the benefit of a restriction as to user
of land in favour of Aurora Energy Pty Ltd

Lot 504 on the Plan is subject to an electricity infrastructure easement^A created by and fully described in C.982541 over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT (CREATED BY C.982541) on the Plan.

Lot 504 on the plan is subject to a Pipeline Easement (as defined herein) over the land marked PIPELINE EASEMENT 4.00m WIDE (P.147762) on the Plan.

COVENANTS

The owner of each lot on the Plan (excepting lots 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.

Director

Director

(USE ANNEXURE PAGES FOR CONTINUATION)

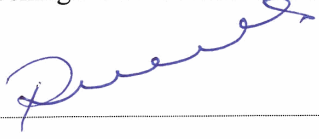
SUBDIVIDER: LYNMORE HOLDINGS PTY LTD	PLAN SEALED BY: Sorell Council
FOLIO REF: 184728/1	DATE: 8.9.23
SOLICITOR
& REFERENCE: Page Seager (DAS 201243 – Stage 6)	REF NO. SA 2020/00017-1 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 185351
SUBDIVIDER: LYNMORE HOLDINGS PTY. LTD. FOLIO REFERENCE: 184728/1	

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


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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 185351
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lots 504 and 505
15/09/2023

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

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

FENCING PROVISION

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

DEFINITIONS

'Pipeline Easement' means a right for A. & M. Investments Pty. Ltd. its successors and assigns the owner of the land in Conveyance 48/7445 and Barry Trevor Balsley and Elizabeth Lesley Balsley their heirs and assigns the owners of the land in Certificate of Title Volume 3548 Folio 83 over or under the strip of land marked "Pipeline Easement 4.00" wide on Plan 184728 including the full and free right and liberty to lay and maintain all water mains and pipes of such size and number as shall from time to time be required and the right from time to time and at all times hereafter to enter with or without surveyors and workmen into and upon the said strip of land or any part thereof taking upon the said strip of land such materials


Director

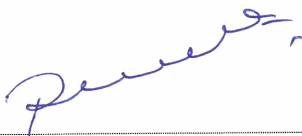

Director

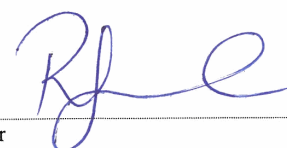
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 185351
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machinery and other things as are required to inspect the condition of the said water mains and pipes and to repair alter and amend and cleanse the same making good any damage done to the said strip of land.




Director


Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 185351
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EXECUTED by LYNMORE HOLDINGS PTY. LTD.)
(ACN 061 015 129), as registered proprietor of the land)
comprised in Folio of the Register Volume 184728 Folio 1)
pursuant to section 127 of the *Corporations Act 2001* by:)
)

Director Signature

Robert Arthur Wayne LYNCH (sr)

Director Full Name (print)

*Director/*Secretary Signature

Robert Arthur Wayne Lynch (sr)

*Director/*Secretary Full Name (print)

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

 Sorell Council Development Application: 5.2025.217.1 Development Application - 59 Friendship Drive, Sorell P1.pdf Plans Reference: P1 Date Received: 19/08/2025
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OWNER LYNMORE HOLDINGS PTY LTD	PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE 184728/1	BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966	SP185351
GRANTEE PART OF 980 ACRES GTD TO THOMAS VILLENEUVE JEAN & CORNELIUS DRISCOLL	LAND DISTRICT OF PEMBROKE PARISH OF SORELL TOWN OF SORELL	APPROVED EFFECTIVE FROM 15 SEP 2023
	SCALE 1: 1,000 LENGTHS IN METRES	<i>Renner</i> Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN

Sorell Council

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[Signature]
 Registered Land Surveyor
 19/06/2023
 Date

[Signature]
 Council Delegate
 8.9.23
 Date

DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	ROOF DRAINAGE PLAN
9	FLOOR COVERINGS
10	KITCHEN DETAILS
11	BATHROOM DETAILS
12	ENSUITE DETAILS
13	WC DETAILS
14	LAUNDRY DETAILS
15	3D VIEWS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

GARAGE	23.00
LIVING	143.05
PORCH	1.81
	167.86 m²

AS & NCC COMPLIANCE

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

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T2
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	2.00km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION	AREA
AIRPORT NOISE EXPOSURE AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	11,230mm
SIDE A	MIN. 1,500mm	3,430mm
SIDE B	MIN. 1,500mm	2,881mm
REAR	MIN. 1,500mm	20,493mm
BULK & SCALE		
SITE AREA	886m²	
SITE COVERAGE	MAX. 50%	18.95%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	825mm
FILL DEPTH	MAX. 1,000mm	849mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S) 2445mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018, NASH STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS 2014 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:

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

WALLS, POSTS AND BEAMS:

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

WINDOWS AND DOORS:

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

OTHER:

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE:

DATE:

SUBJECT TO NCC 2022

(1 MAY 2023)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE:

DATE:

SIGNATURE:

DATE:

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

PRELIMINARY PLAN SET

4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.08.14	TRV	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

© 2025 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.



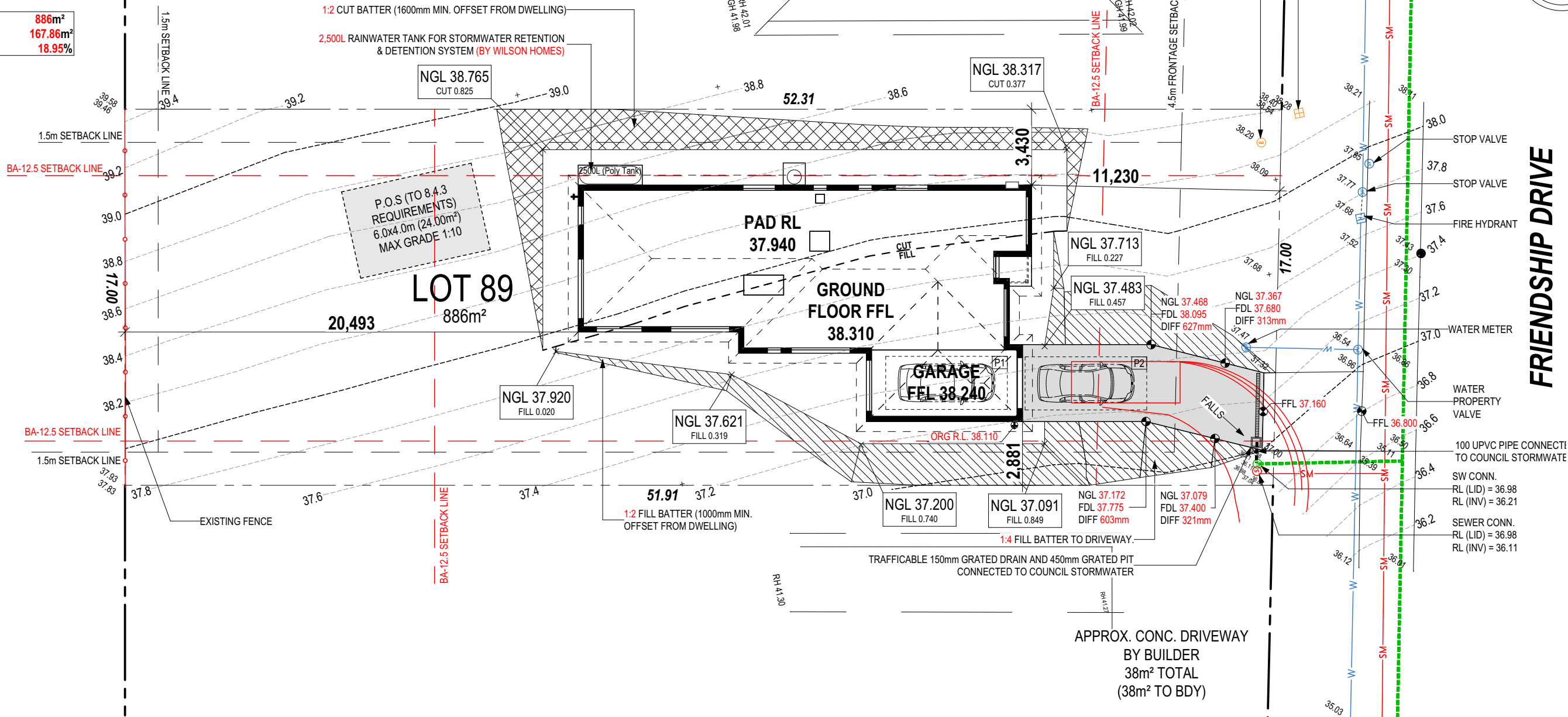
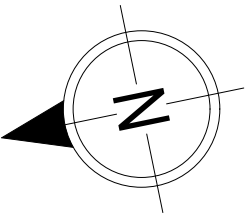
SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	1 QUOTE SITING	JLI 21/05/2025	MICHELLE LEE MUNRO & DAVID JAMES SHANAHAN	DERBY 16	H-WDCDBY10SA	
	2 DRAFT SALES PLAN - CT1	JLI 18/07/2025	ADDRESS: 59 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: HAMPTON	FACADE CODE: F-WDCDBY10HMPTA	
	3 DRAFT SALES PLAN - CT1 AMENDMENT	JLI 23/07/2025	LOT / SECTION / CT: 89 / - / 185351	SHEET TITLE: COVER SHEET	SCALES: 1:100	
	4 PRELIM PLANS - INITIAL ISSUE	TRV 14/08/2025	COUNCIL: SORELL	SHEET No.: 1 / 15		714336

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

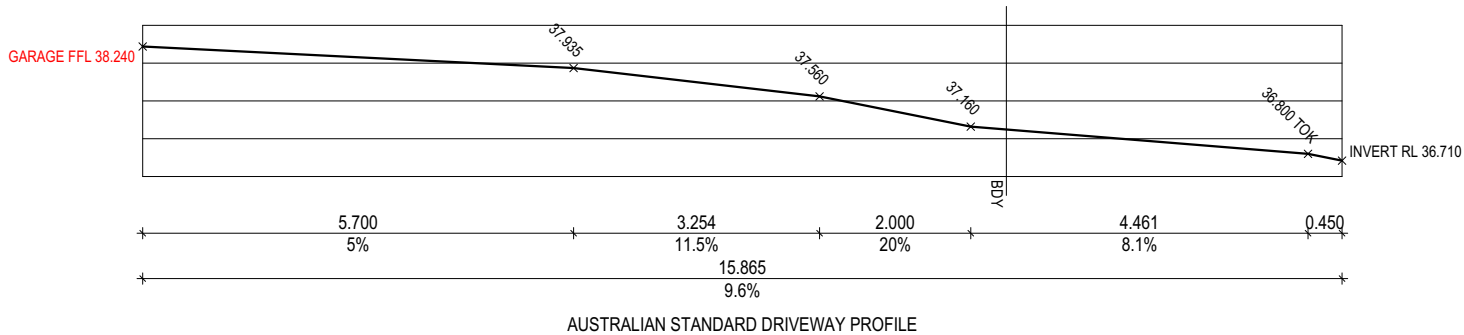
APPROX. CUT/FILL		
CUT	52.46m³	118.04t
FILL	53.49m³	120.35t
DIFFERENCE	1.03m³	2.32t
EVEN CUT & FILL		

LOT SIZE: 886m²
HOUSE (COVERED AREA): 167.86m²
SITE COVERAGE: 18.95%

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



Sorell Council
Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 19/08/2025



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
SIGNATURE:	DATE:

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COPYRIGHT:	2	DRAFT SALES PLAN - CT1		JII	18/07/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	3	DRAFT SALES PLAN - CT1 AMENDMENT		JII	23/07/2025	59 FRIENDSHIP DRIVE, SORELL TAS 7172		HAMPTON		F-WDCDBY10HMPTA		
	4	PRELIM PLANS - INITIAL ISSUE		TRV	14/08/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
						89 / - / 185351	SORELL	SITE PLAN	2 / 15	1:200	714336	

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

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

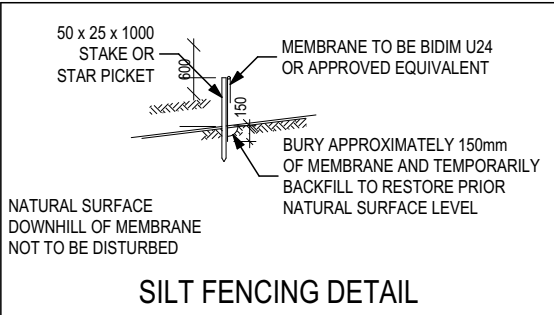
NOTES:

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.

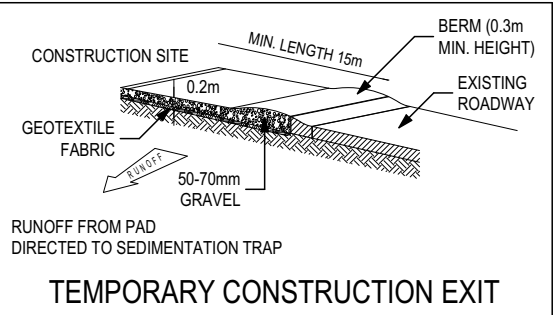


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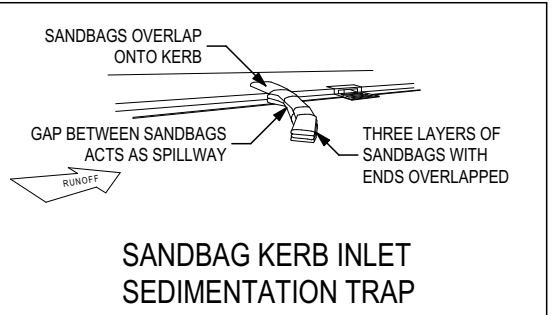
Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
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SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT

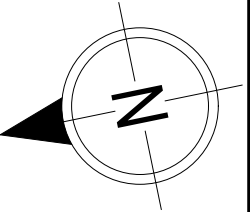


SANDBAG KERB INLET
SEDIMENTATION TRAP

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© 2025		3	DRAFT SALES PLAN - CT1 AMENDMENT	JII	23/07/2025	59 FRIENDSHIP DRIVE, SORELL TAS 7172		HAMPTON		F-WDCDBY10HMPTA		
		4	PRELIM PLANS - INITIAL ISSUE	TRV	14/08/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:		
						89 / - / 185351		COUNCIL:		3 / 15		
						SORELL		SOIL & WATER MANAGEMENT PLAN		1:200		714336



FRIENDSHIP DRIVE

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

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

HS / WS	HOBB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
	FLOOR WASTE
	GAS BAYONET

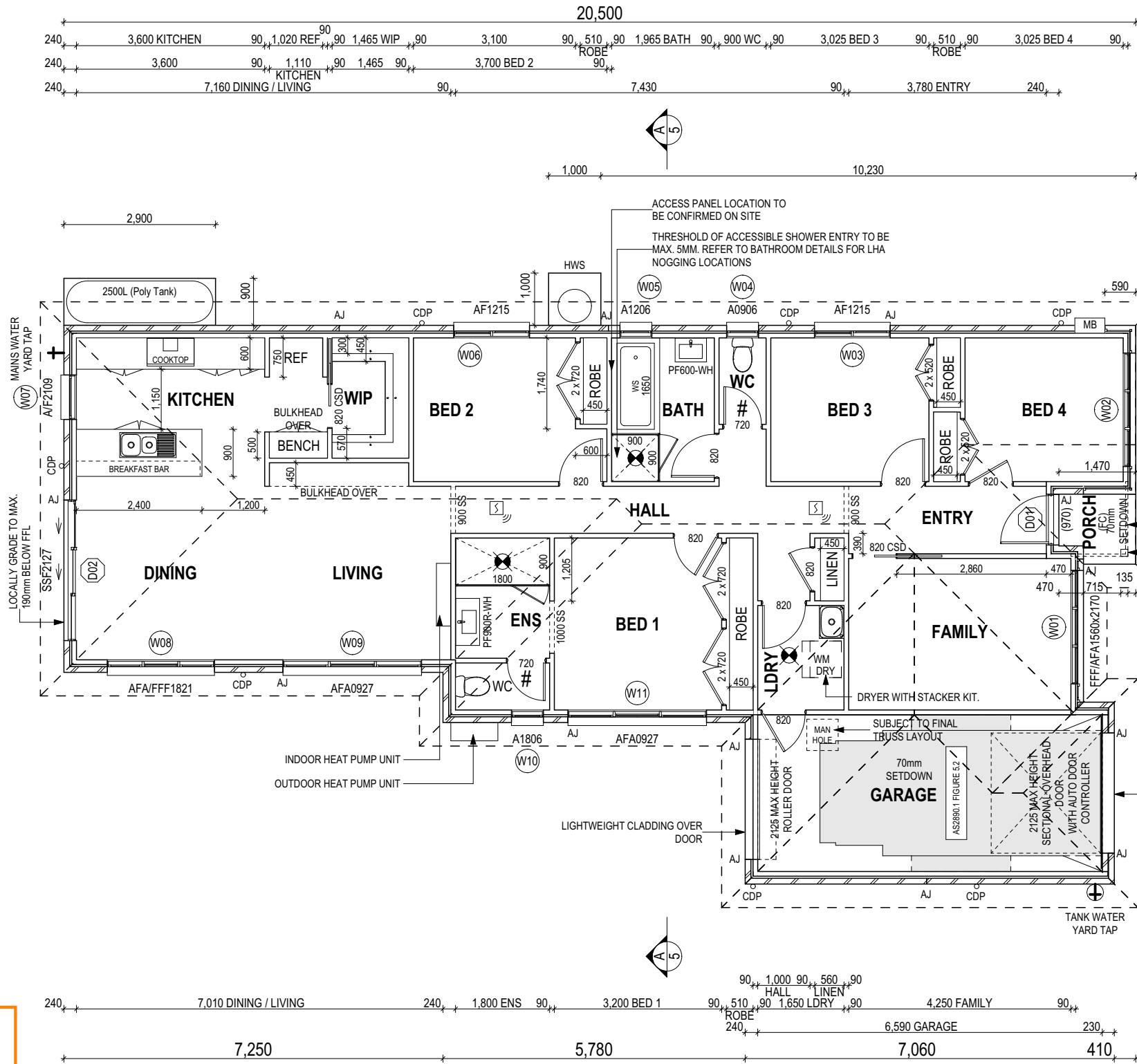
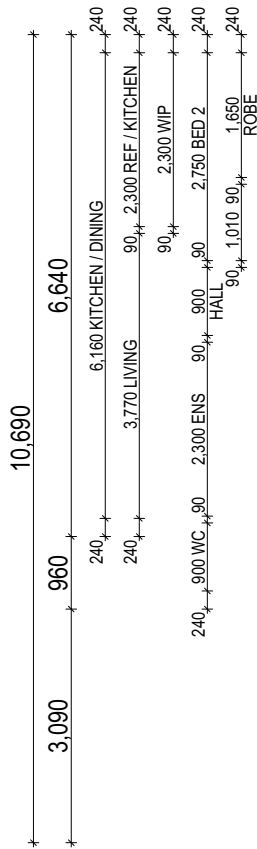


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MAIN DWELLING, GROUND FLOOR

GARAGE	23.00
LIVING	143.05
PORCH	1.81
	167.86 m²



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

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

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CONDENSATION MANAGEMENT

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	2 DRAFT SALES PLAN - CT1	JJI 18/07/2025	LOT / SECTION / CT: 89 / - / 185351	SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 4 / 15	
	3 DRAFT SALES PLAN - CT1 AMENDMENT	JJI 23/07/2025	COUNCIL: SORELL		SCALES: 1:100	
	4 PRELIM PLANS - INITIAL ISSUE	TRV 14/08/2025				714336

BAL-12.5 BUSHFIRE REQUIREMENTS
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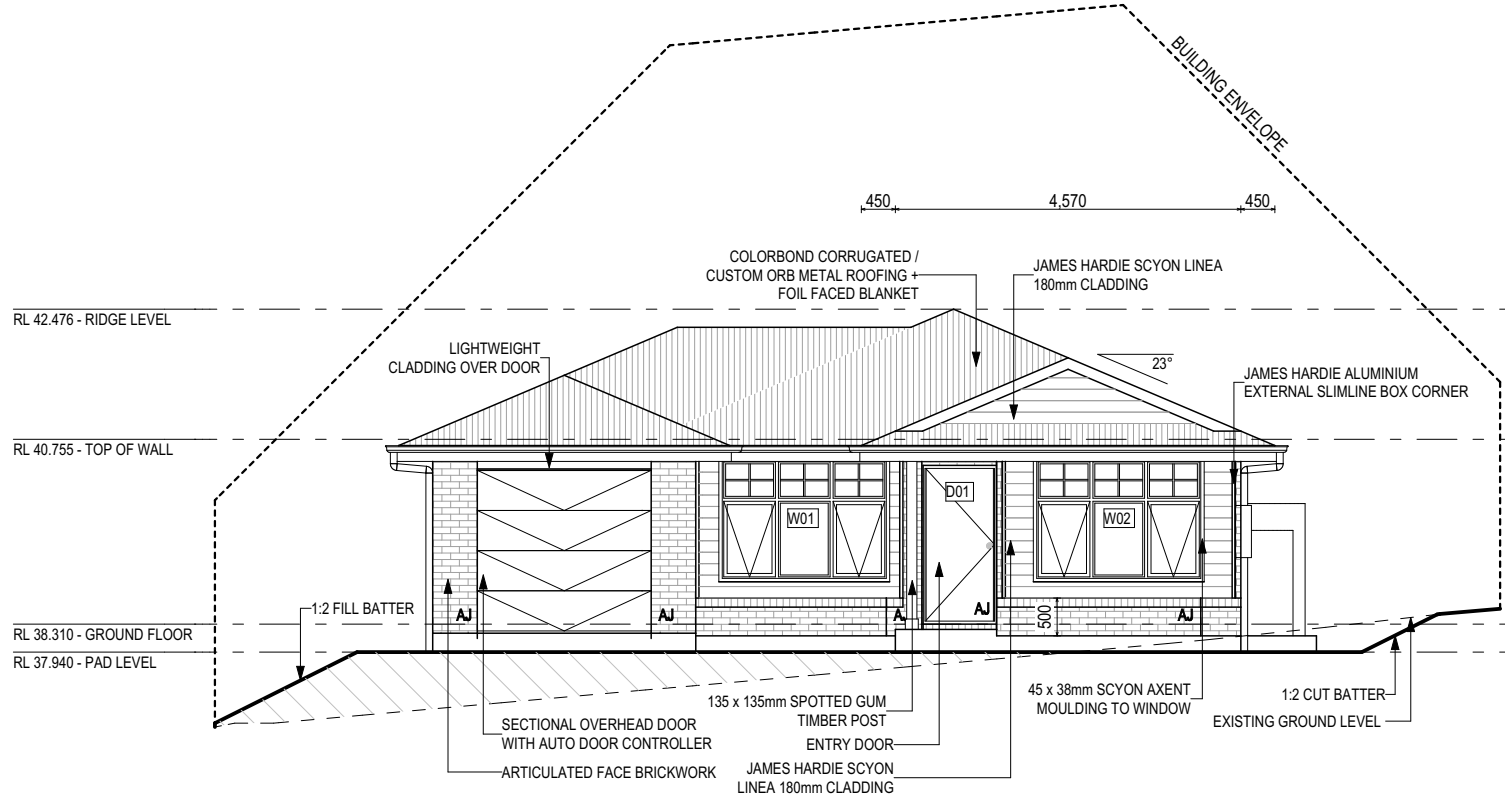
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SH = SNAP HEADER SILL

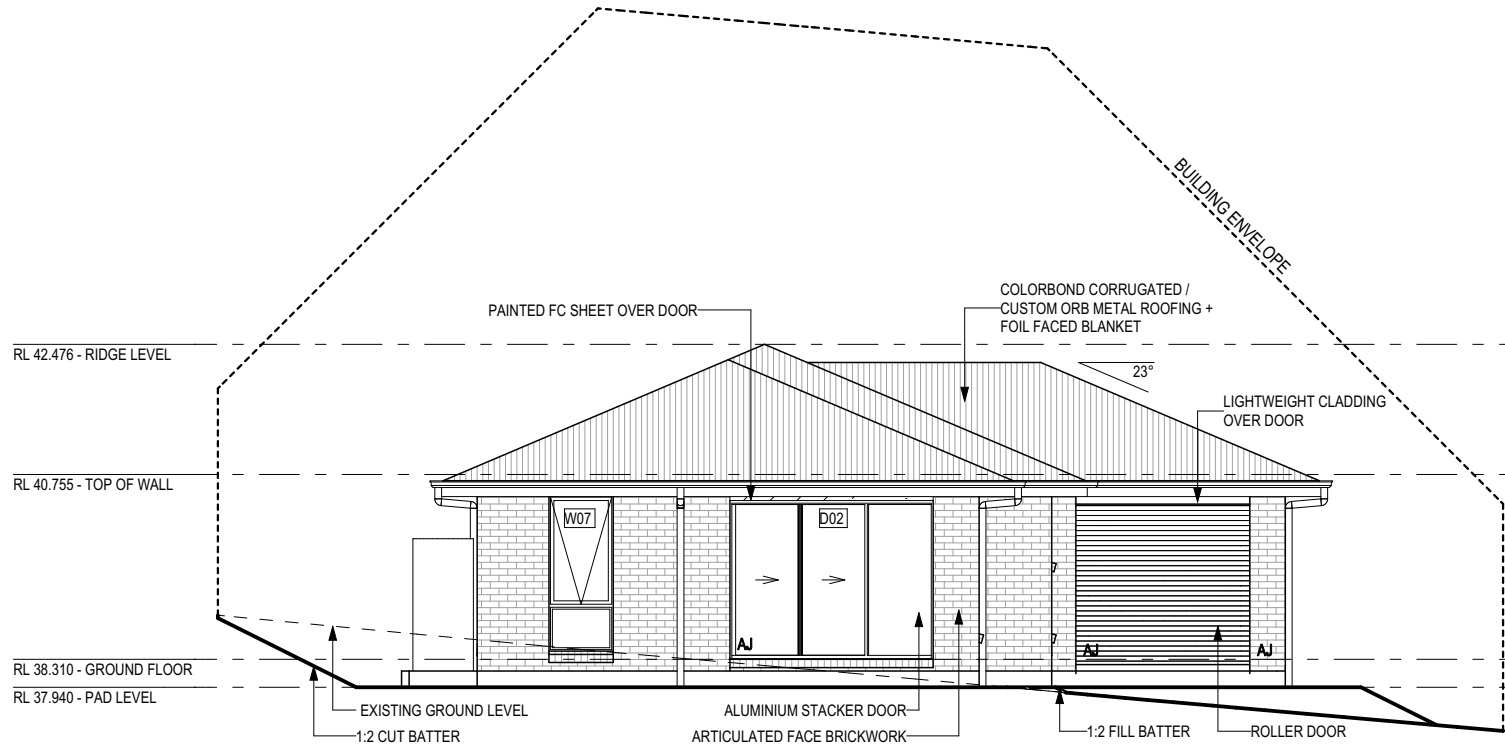
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

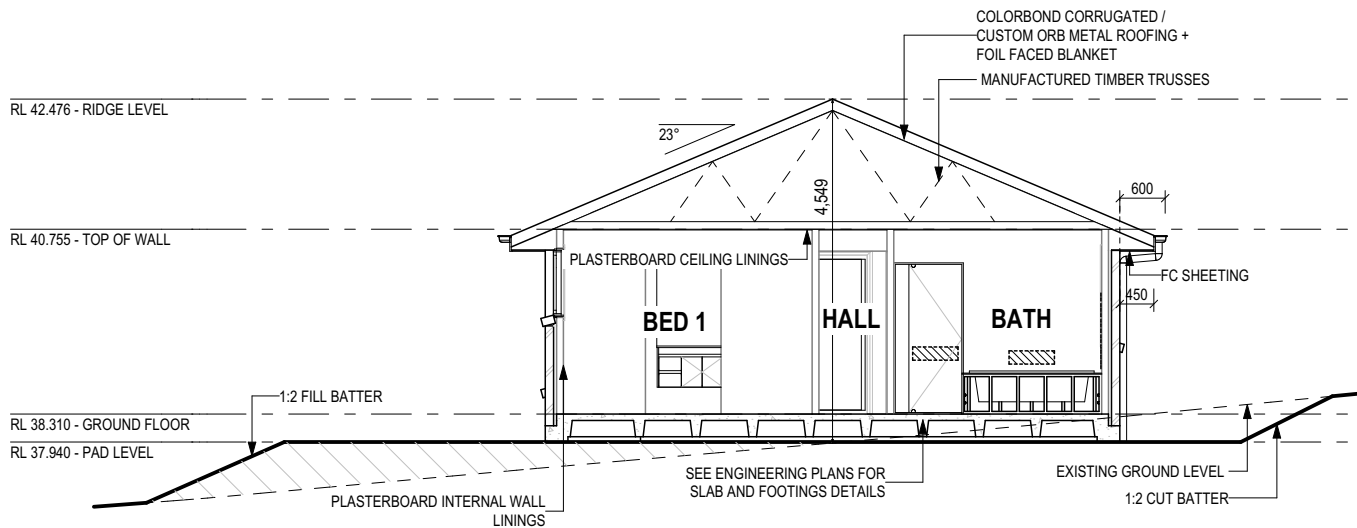
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001



SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

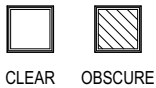


SECTION A-A
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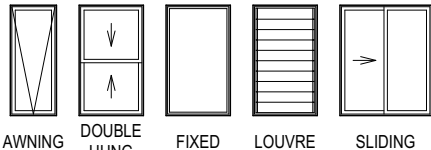
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Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
Sorell P1.pdf
Plans Reference: P1
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**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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	2 DRAFT SALES PLAN - CT1	JII 18/07/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
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	4 PRELIM PLANS - INITIAL ISSUE	TRV 14/08/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			89 / - / 185351	ELEVATIONS / SECTION	5 / 15	
			COUNCIL:		SCALES:	
			SORELL		1:100	
						714336

BAL-12.5 BUSHFIRE REQUIREMENTS
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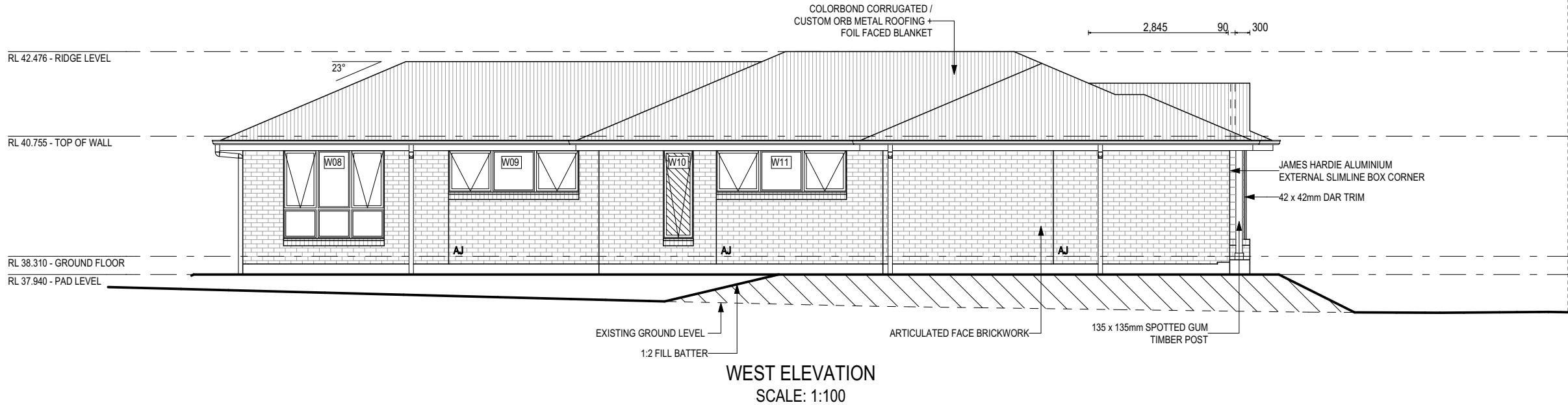
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BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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

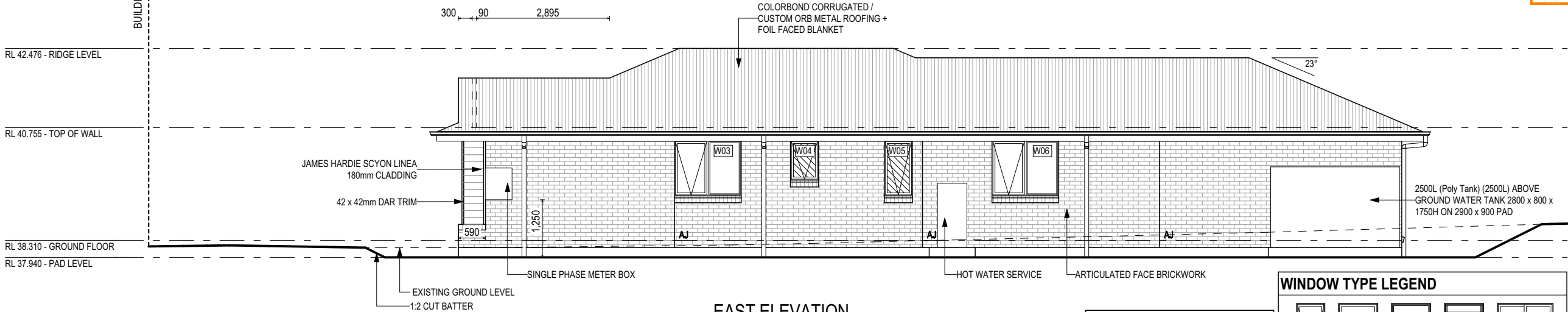


WEST ELEVATION
SCALE: 1:100



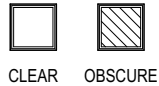
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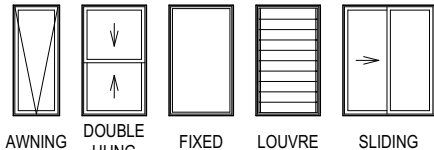


EAST ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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CLIENT:
MICHELLE LEE MUNRO & DAVID JAMES SHANAHAN
ADDRESS:
59 FRIENDSHIP DRIVE, SORELL TAS 7172
LOT / SECTION / CT:
89 / - / 185351
COUNCIL:
SORELL

HOUSE DESIGN:
DERBY 16
FACADE DESIGN:
HAMPTON
SHEET TITLE:
ELEVATIONS

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H-WDCDBY10SA
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EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	FFF/AFA1560x2170	SPECIAL	FAMILY	1,560	2,170	7,460	3.39	ALUMINIUM	BAL-12.5	NONE	S	2.59	CLEAR, DOUBLE GLAZED	BP 1040, MP 723-723/723-723, GLAZING BARS
GROUND FLOOR	W02	FFF/AFA1560x2170	SPECIAL	BED 4	1,560	2,170	7,460	3.39	ALUMINIUM	BAL-12.5	NONE	S	2.59	CLEAR, DOUBLE GLAZED	BP 1040, MP 723-723/723-723, GLAZING BARS
GROUND FLOOR	W03	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W04	A0906	AWNING	WC	857	610	2,934	0.52	ALUMINIUM	BAL-12.5	ANGLED	E	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	BAL-12.5	ANGLED	E	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W06	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W07	A/F2109	AWNING	KITCHEN	2,057	850	5,814	1.75	ALUMINIUM	BAL-12.5	ANGLED	N	1.37	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W08	AFA/FFF1821	AWNING	DINING	1,800	2,050	7,700	3.69	ALUMINIUM	BAL-12.5	ANGLED	W	2.85	CLEAR, DOUBLE GLAZED	BP 600, MP 683-683/683-683
GROUND FLOOR	W09	AFA0927	AWNING	LIVING	857	2,650	7,014	2.27	ALUMINIUM	BAL-12.5	ANGLED	W	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W10	A1806	AWNING	WC	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	W	0.81	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W11	AFA0927	AWNING	BED 1	857	2,650	7,014	2.27	ALUMINIUM	BAL-12.5	ANGLED	W	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
							64,436 mm	22.58					17.33		
DOOR															
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-12.5	SNAP HEADER	S	1.41	N/A	
GROUND FLOOR	D02	SSF2127	STACKER	DINING	2,100	2,688	9,576	5.64	ALUMINIUM	BAL-12.5	SNAP HEADER	N	4.96	CLEAR, DOUBLE GLAZED, TOUGHENED	
							15,716 mm	7.68					6.36		
							80,152 mm	30.27					23.69		

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

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

**Sorell Council**

Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
Sorell P1.pdf
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Manufacturer - Dowell Windows

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	3	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	2	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	8	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	2	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	2	900 SS	SQUARE SET OPENING	2,155	900	N/A	


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

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

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

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

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DISCOVERY

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REVISION

1 QUOTE SITING

2 DRAFT SALES PLAN - CT1

3 DRAFT SALES PLAN - CT1 AMENDMENT

4 PRELIM PLANS - INITIAL ISSUE

DRAWN

JII 21/05/2025

JII 18/07/2025

JII 23/07/2025

TRV 14/08/2025

CLIENT:

MICHELLE LEE MUNRO & DAVID JAMES SHANAHAN

ADDRESS:
59 FRIENDSHIP DRIVE, SORELL TAS 7172

LOT / SECTION / CT:
89 / - / 185351

COUNCIL:
SORELL

HOUSE DESIGN:
DERBY 16

FACADE DESIGN:
HAMPTON

SHEET TITLE:
WINDOW & DOOR SCHEDULES

HOUSE CODE:
H-WDCDBY10SA

FACADE CODE:
F-WDCDBY10HMPTA

SCALES:

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714336

SHEET No.:
7 / 15

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	197.27	Flat Roof Area (excluding gutter and slope factor) (m²)
	215.56	Roof Surface Area (includes slope factor, excludes gutter) (m²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	209.20	Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)
Ac	253.13	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m²)
Required Downpipes	3.96	Ac / Acdp
Downpipes Provided	7	

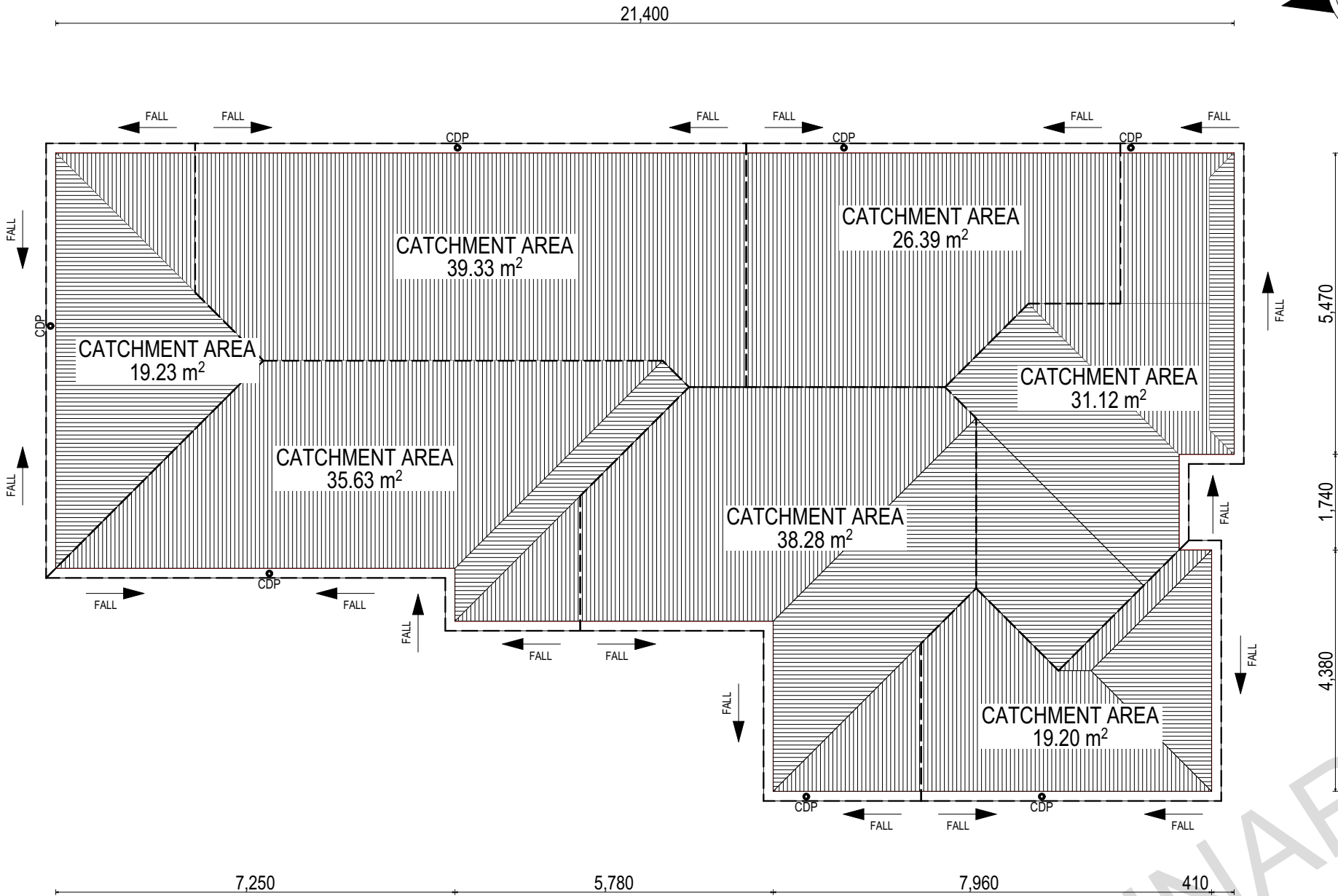


Sorell Council
Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 19/08/2025

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DISCOVERY	1	QUOTE SITING	JII	21/05/2025	MICHELLE LEE MUNRO & DAVID JAMES SHANAHAN		DERBY 16		H-WDCDBY10SA		
COPYRIGHT:	2	DRAFT SALES PLAN - CT1	JII	18/07/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	3	DRAFT SALES PLAN - CT1 AMENDMENT	JII	23/07/2025	59 FRIENDSHIP DRIVE, SORELL TAS 7172		HAMPTON		F-WDCDBY10HMPTA		
	4	PRELIM PLANS - INITIAL ISSUE	TRV	14/08/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
					89 / - / 185351		COUNCIL:				714336
					SORELL		ROOF DRAINAGE PLAN		8 / 15	1:100	



EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

	NO COVERING
	COVER GRADE CONCRETE
	CARPET
	LAMINATE
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	DECKING



Sorell Council

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Development Application - 59 Friendship Drive,
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

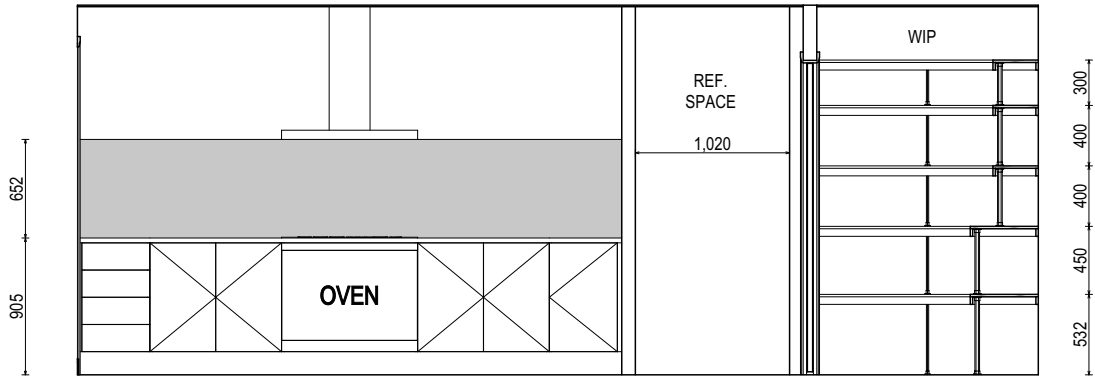
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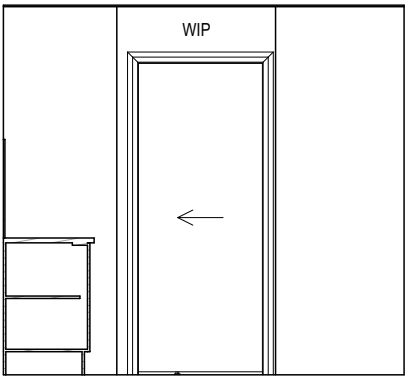


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	3 DRAFT SALES PLAN - CT1 AMENDMENT	JII 23/07/2025	59 FRIENDSHIP DRIVE, SORELL TAS 7172	HAMPTON	F-WDCDBY10HMPTA	
	4 PRELIM PLANS - INITIAL ISSUE	TRV 14/08/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
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			COUNCIL:		SCALES:	
			SORELL		1:100	

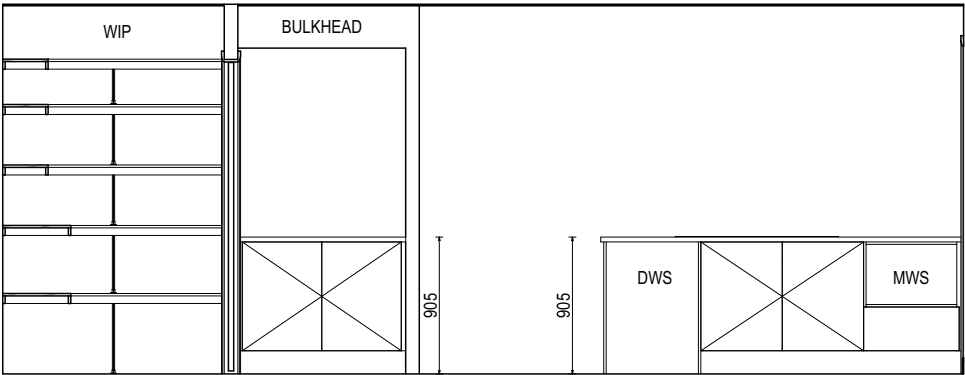
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



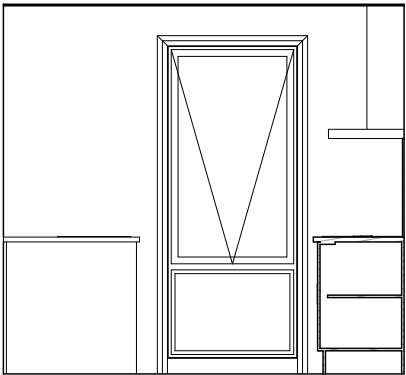
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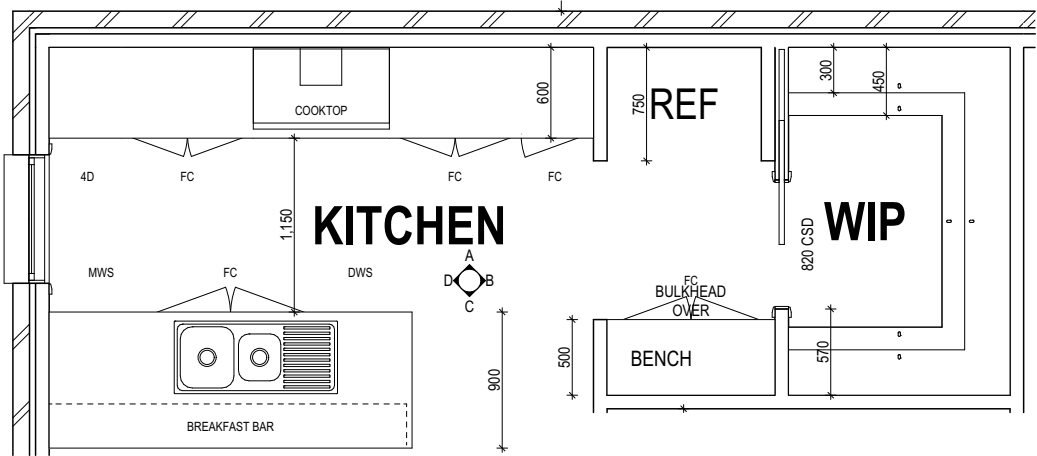
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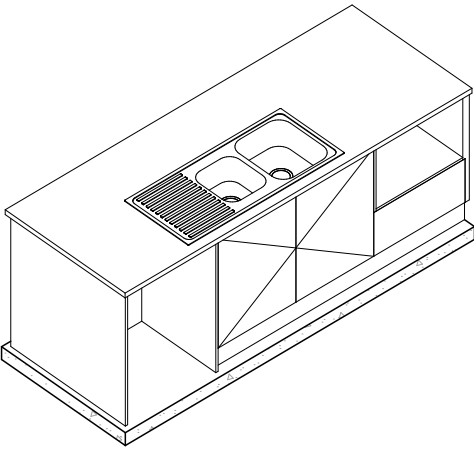
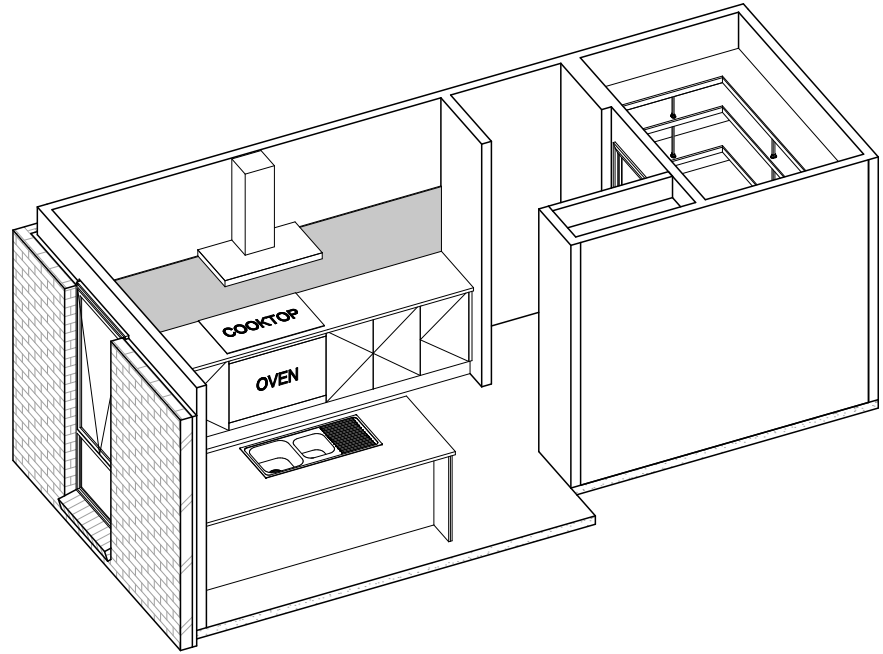
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



Sorell Council

Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 19/08/2025

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

DETAILS DEPICTED ON THIS SHEET ARE A
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			89 / - / 185351	KITCHEN DETAILS	10 / 15	
			COUNCIL:		SCALES:	
			SORELL		1:50	
						714336

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

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

REFER TO SHEET 1 (COVER SHEET) FOR
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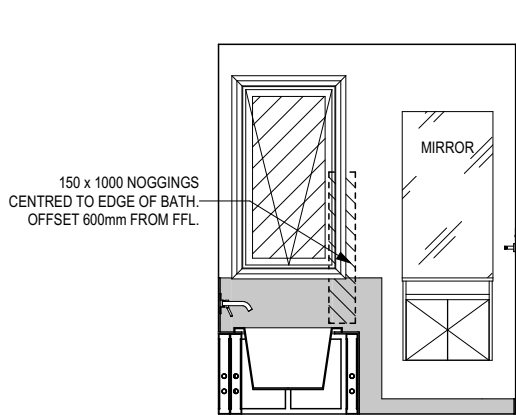


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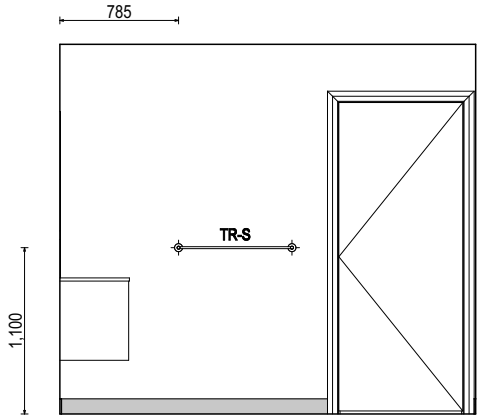
Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
Sorell P1.pdf
Plans Reference: P1
Date Received: 19/08/2025

LEGEND

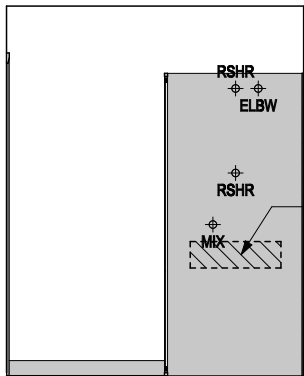
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



ELEVATION A
SCALE: 1:50

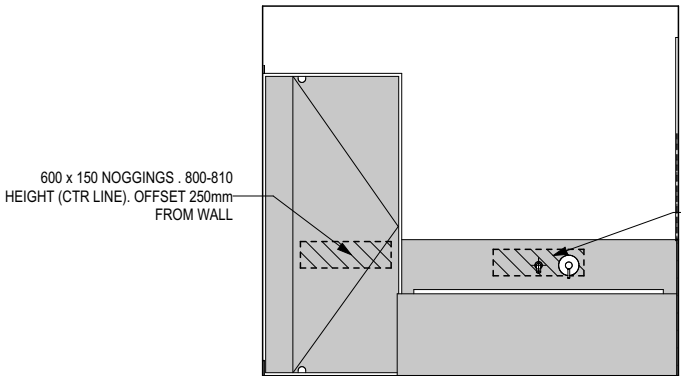


ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50

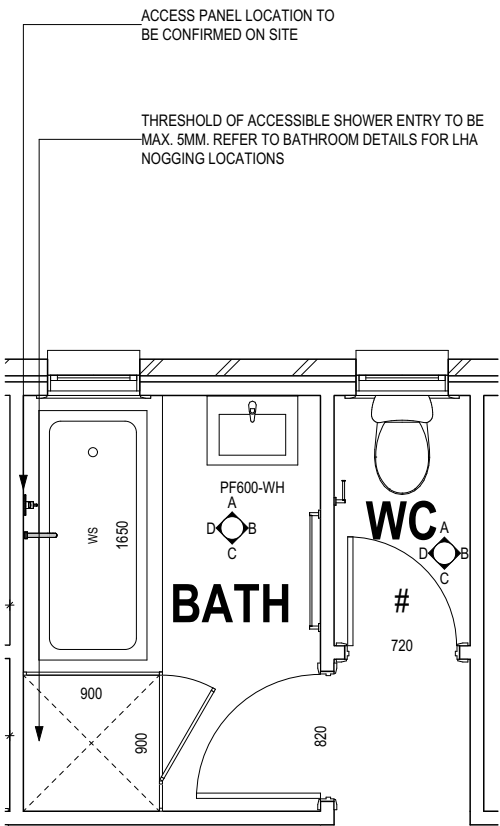
600 x 150 NOGGINGS . 800-810 HEIGHT (CTR LINE). CENTRED TO ROSE



ELEVATION D
SCALE: 1:50

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

600 x 150 NOGGINGS
CENTRED TO BATH. OFFSET
175mm FROM TOP OF BATH



BATHROOM PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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	4 PRELIM PLANS - INITIAL ISSUE	TRV 14/08/2025	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			89 / - / 185351	BATHROOM DETAILS	11 / 15	714336
			COUNCIL:		SCALES:	
			SORELL		1:50	

BAL-12.5 BUSHFIRE REQUIREMENTS
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VANITY DETAILS G-VANI-001
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STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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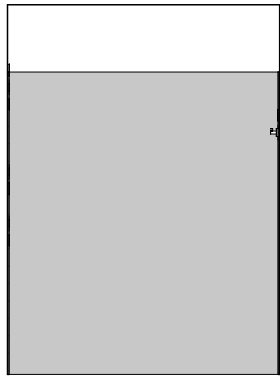


Sorell Council

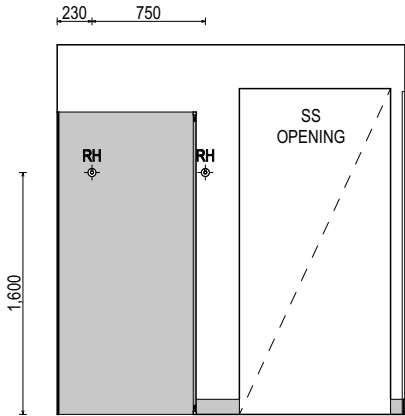
Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
Sorell P1.pdf
Plans Reference: P1
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LEGEND

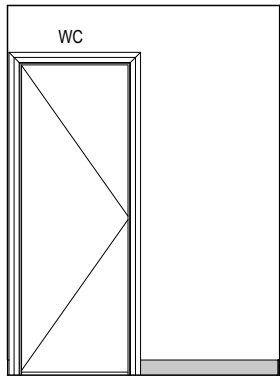
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ROSE	SHOWER ROSE
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SOAP	SOAP HOLDER



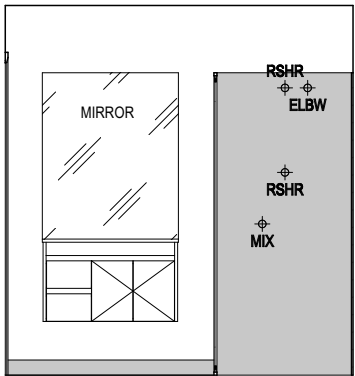
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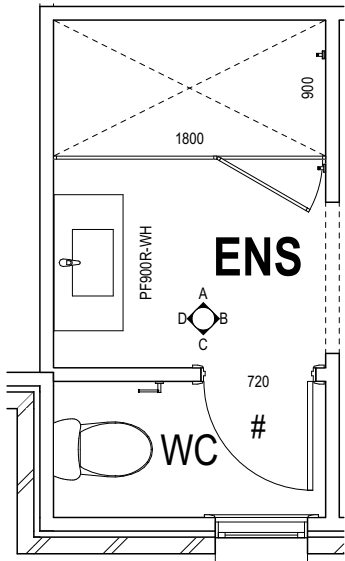
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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	4 PRELIM PLANS - INITIAL ISSUE	TRV 14/08/2025	COUNCIL: SORELL	SCALES: 1:50	714336	Template Version: 24.039

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



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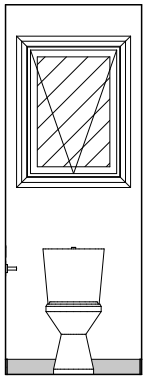
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Sorell P1.pdf
Plans Reference: P1
Date Received: 19/08/2025

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

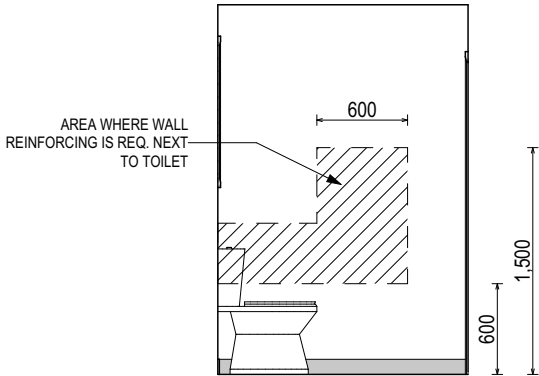
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LEGEND

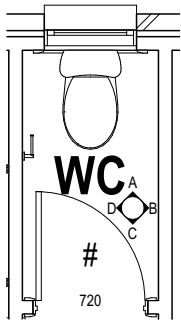
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



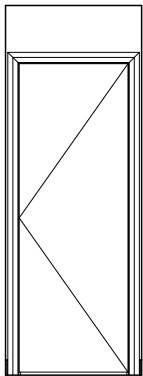
ELEVATION A
SCALE: 1:50



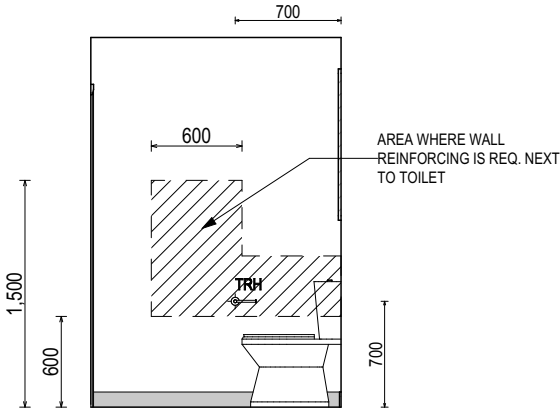
ELEVATION B
SCALE: 1:50



WC PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

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	2 DRAFT SALES PLAN - CT1	JII 18/07/2025	ADDRESS: 59 FRIENDSHIP DRIVE, SORELL TAS 7172	FACADE DESIGN: HAMPTON	FACADE CODE: F-WDCDBY10HMPTA	
	3 DRAFT SALES PLAN - CT1 AMENDMENT	JII 23/07/2025	LOT / SECTION / CT: 89 / - / 185351	SHEET TITLE: WC DETAILS	SHEET No.: 13 / 15	
	4 PRELIM PLANS - INITIAL ISSUE	TRV 14/08/2025	COUNCIL: SORELL		SCALES: 1:50	714336

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

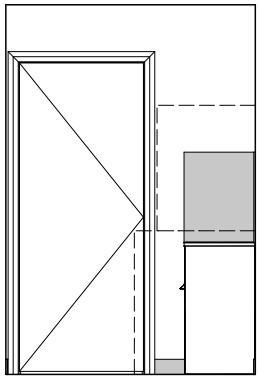
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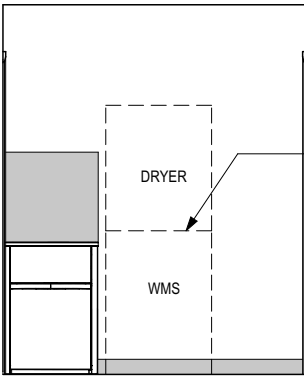


Sorell Council

Development Application: 5.2025.217.1
Development Application - 59 Friendship Drive,
Sorell P1.pdf
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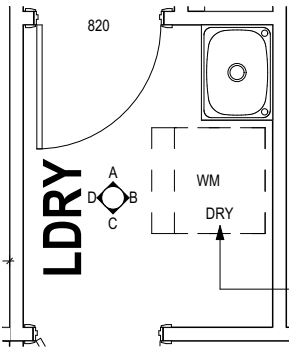


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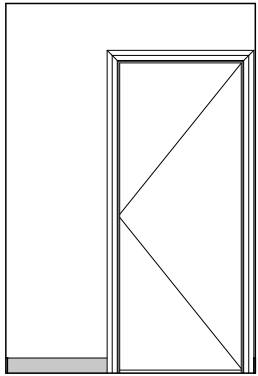
DRYER WITH STACKER KIT.

ELEVATION B
SCALE: 1:50

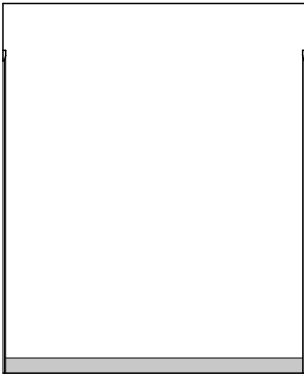


DRYER WITH STACKER KIT.

LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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CONDENSATION MANAGEMENT

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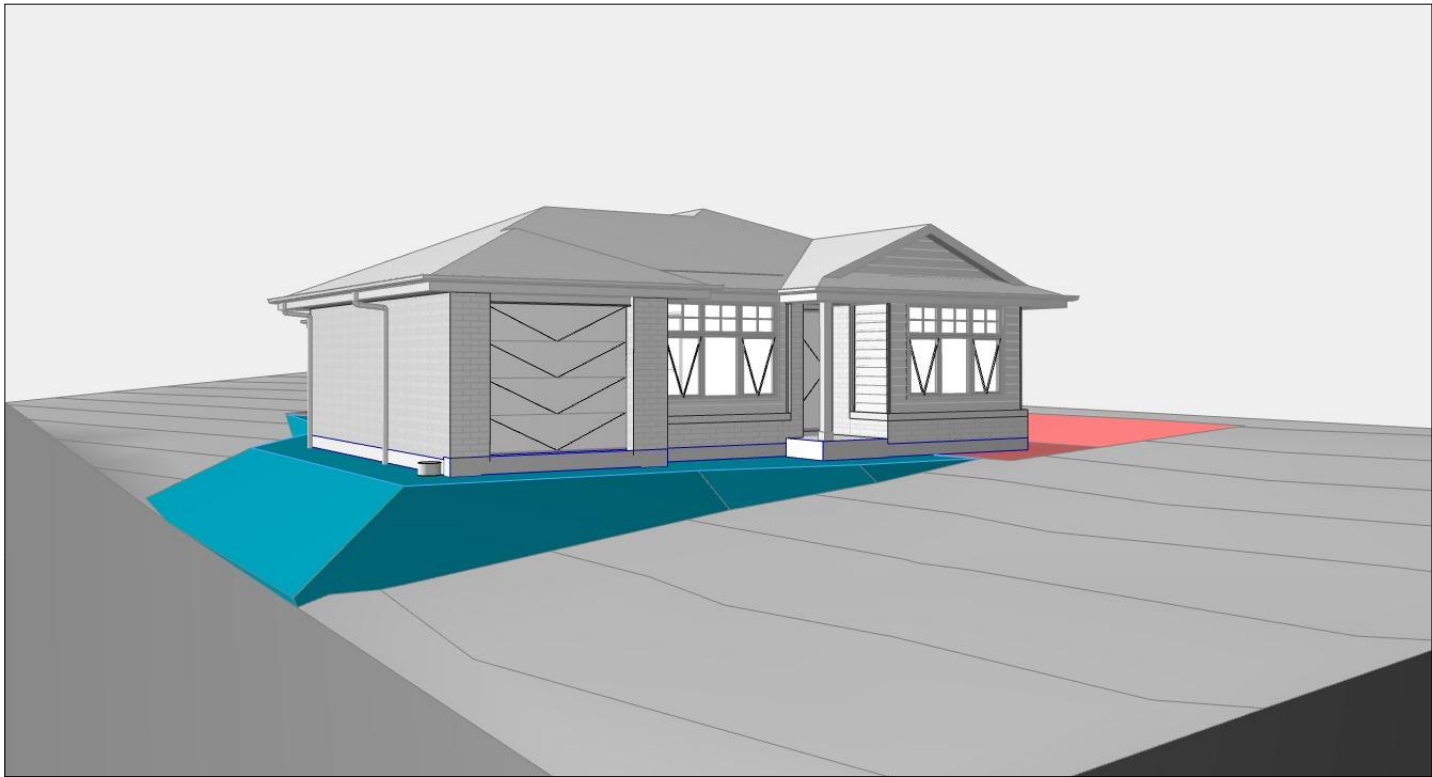
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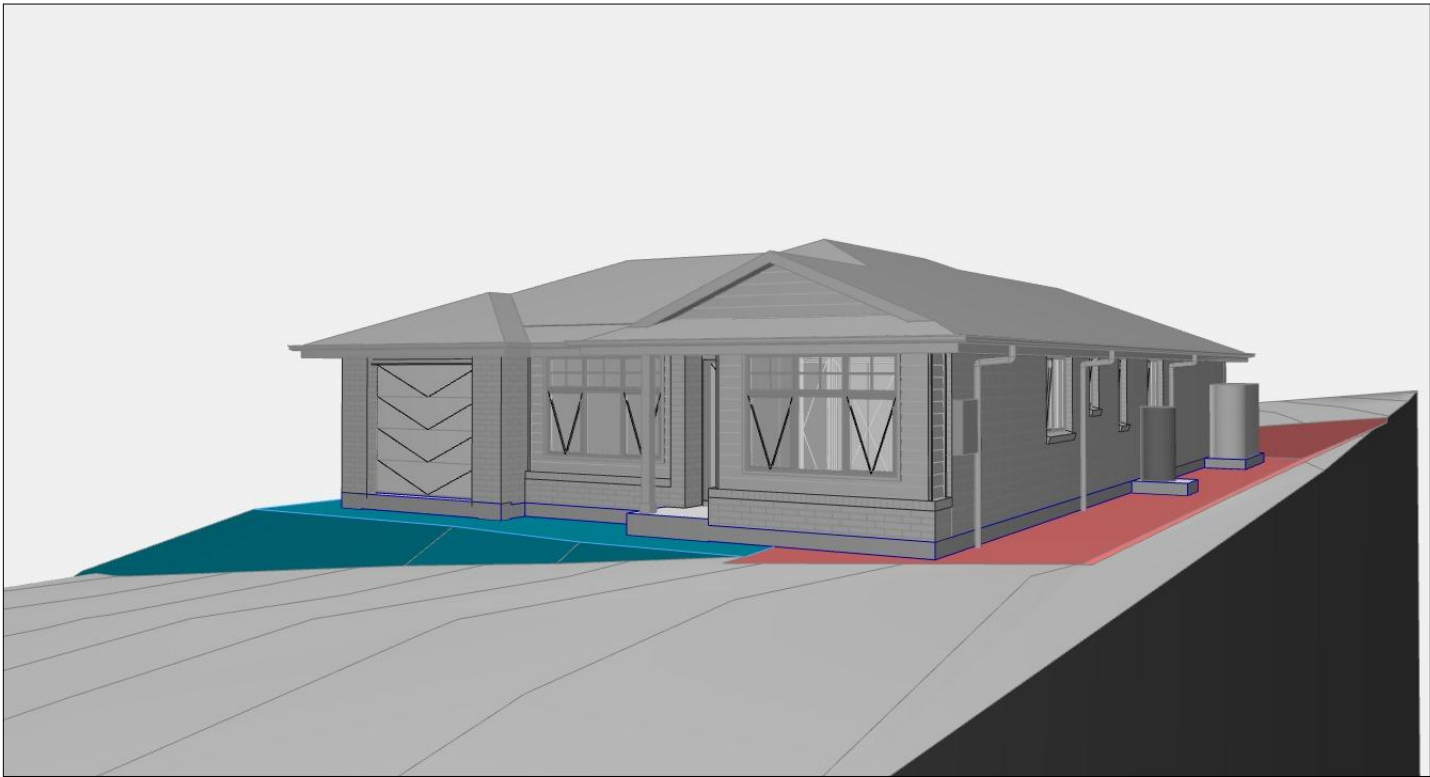
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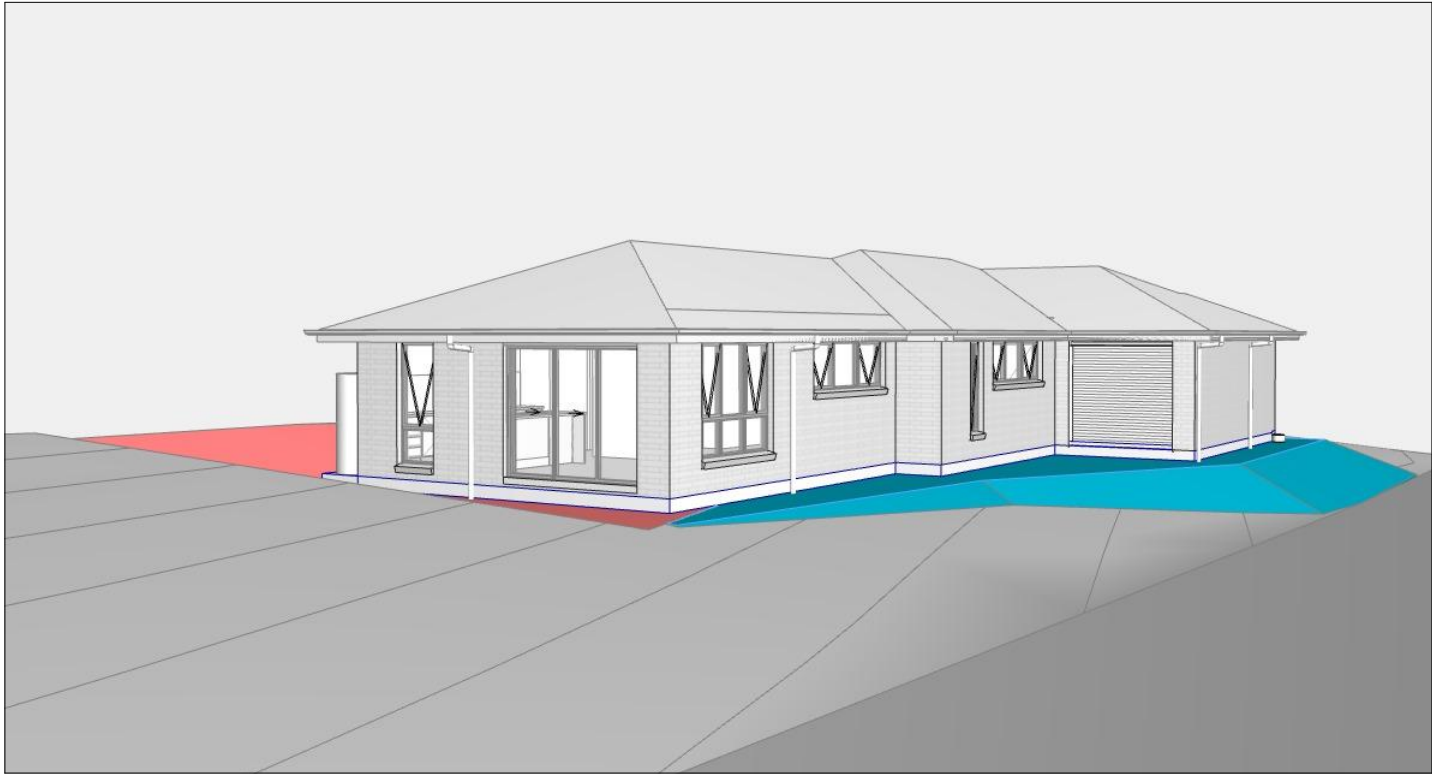
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COPYRIGHT: © 2025	2	DRAFT SALES PLAN - CT1		JII	18/07/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	3	DRAFT SALES PLAN - CT1 AMENDMENT		JII	23/07/2025	59 FRIENDSHIP DRIVE, SORELL TAS 7172		HAMPTON		F-WDCDBY10HMPTA		
	4	PRELIM PLANS - INITIAL ISSUE		TRV	14/08/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
						89 / - / 185351		COUNCIL: SORELL		14 / 15	1:50	714336



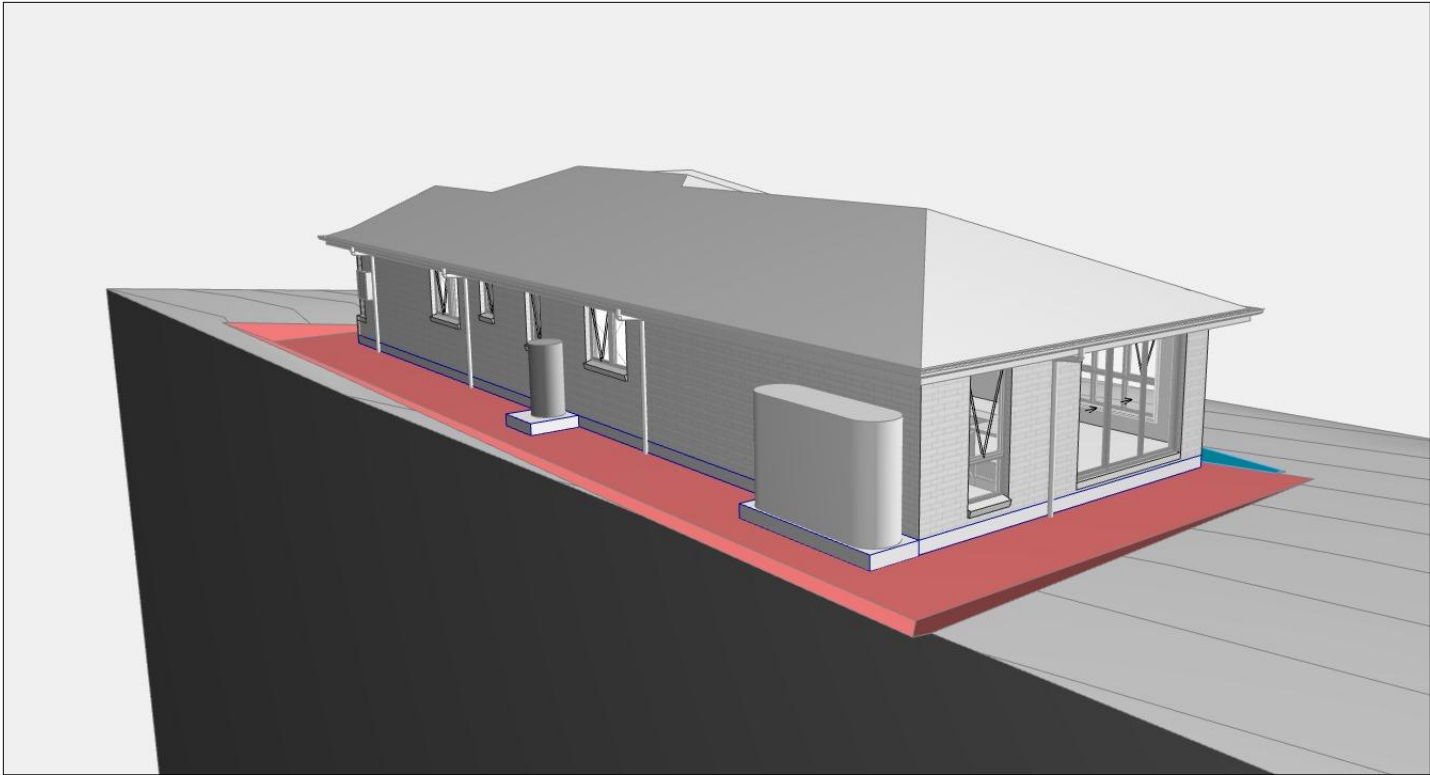
FRONT LEFT



FRONT RIGHT



REAR LEFT




REAR RIGHT

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