

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

10 WOODRUFF COURT, SORELL

PROPOSED DEVELOPMENT:

ADDITIONS TO DWELLING & OUTBUILDING

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 December 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 December 2025**.

APPLICATION NO: 5.2025-317.1
DATE: 28 NOVEMBER 2025



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.

200 m



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

Full description of Proposal:	Use: proposed front porch awning and shed door awning.
	Development: New Roofed door awnings/porches x2
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	\$ \$5,190.00

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 10 Woodruff Court
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 180688 Folio 30

Current Use of Site	Residential
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Current Owner/s:	Name(s)... SUSAN VERA WILSON, KATHRYN LOUISE THOMPSON
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	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: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
<p>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</p> <p>https://www.sorell.tas.gov.au/services/engineering/</p>		



Sorell Council

Development Application: Development Application - 10 Woodruff Court, Sorell.pdf

Plans Reference: P1

Date Received: 17/11/2025


(03) 6269 0000


sorell.council@sorell.tas.gov.au

47 Cole Street Sorell TAS 7172

PO Box 126 Sorell TAS 7172

www.sorell.tas.gov.au

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:	<div style="text-align: center;">  </div> <p>Signature: Date: 17.11.2025</p>

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:	<div style="text-align: center;">  Sorell Council </div> <div style="border: 1px solid orange; padding: 5px; margin-top: 5px;"> <p>Development Application: Development Application - 10 Woodruff Court, Sorell.pdf</p> <p>Plans Reference: P1</p> <p>Date Received: 17/11/2025</p> </div> <p>Signature: Date:</p>

PROPERTY ID: 9961170

MUNICIPALITY: SORELL

PROPERTY ADDRESS: 10 WOODRUFF COURT
SORELL TAS 7172

PROPERTY NAME:

TITLE OWNER: 180688/30 : SUSAN VERA WILSON, KATHRYN LOUISE THOMPSON

INTERESTED PARTIES: KATHRYN LOUISE THOMPSON, SUSAN VERA WILSON

POSTAL ADDRESS:
(Interested Parties)

MAIN IMPROVEMENTS SUMMARY

Improvements: VACANT LAND

Improvement Sizes **Improvement:** **Area:**
(Top 3 by Size):

**Number of
Bedrooms:**

**Construction Year
of Main Building:**

Roof Material:

Wall Material:

Land Area: 1.265 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
19/12/2020	10/05/2021	\$330,000

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
23/06/2021	01/07/2016	\$190,000	\$190,000	\$7,600	SPLIT FROM CANCELLED PID 3421847



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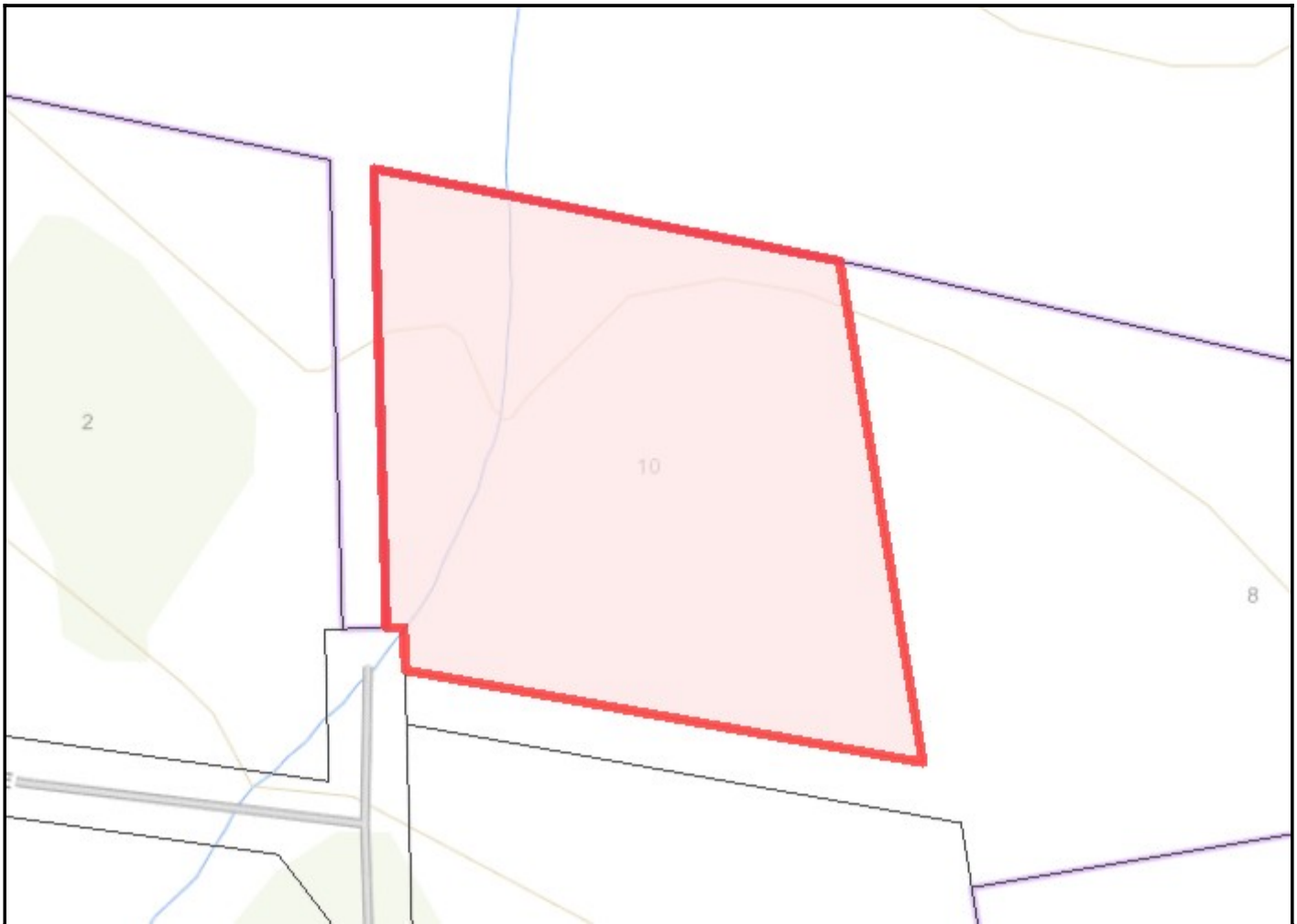
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No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.



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SEARCH OF TORRENS TITLE

VOLUME 180688	FOLIO 30
EDITION 2	DATE OF ISSUE 20-Jun-2021

SEARCH DATE : 09-May-2023

SEARCH TIME : 03.36 PM

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE
Lot 30 on Sealed Plan 180688
Derivation : Part of 185A-3R-0P Gtd. to John Morrisby
Prior CT 169807/102

SCHEDULE 1

M887657 TRANSFER to SUSAN VERA WILSON and KATHRYN LOUISE
THOMPSON Registered 20-Jun-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP180688 EASEMENTS in Schedule of Easements
SP180688 COVENANTS in Schedule of Easements
SP180688 FENCING COVENANT in Schedule of Easements
SP169807 COVENANTS in Schedule of Easements
SP147278 & SP169807 FENCING COVENANT in Schedule of Easements
SP140932 & SP165602 FENCING PROVISION in Schedule of Easements

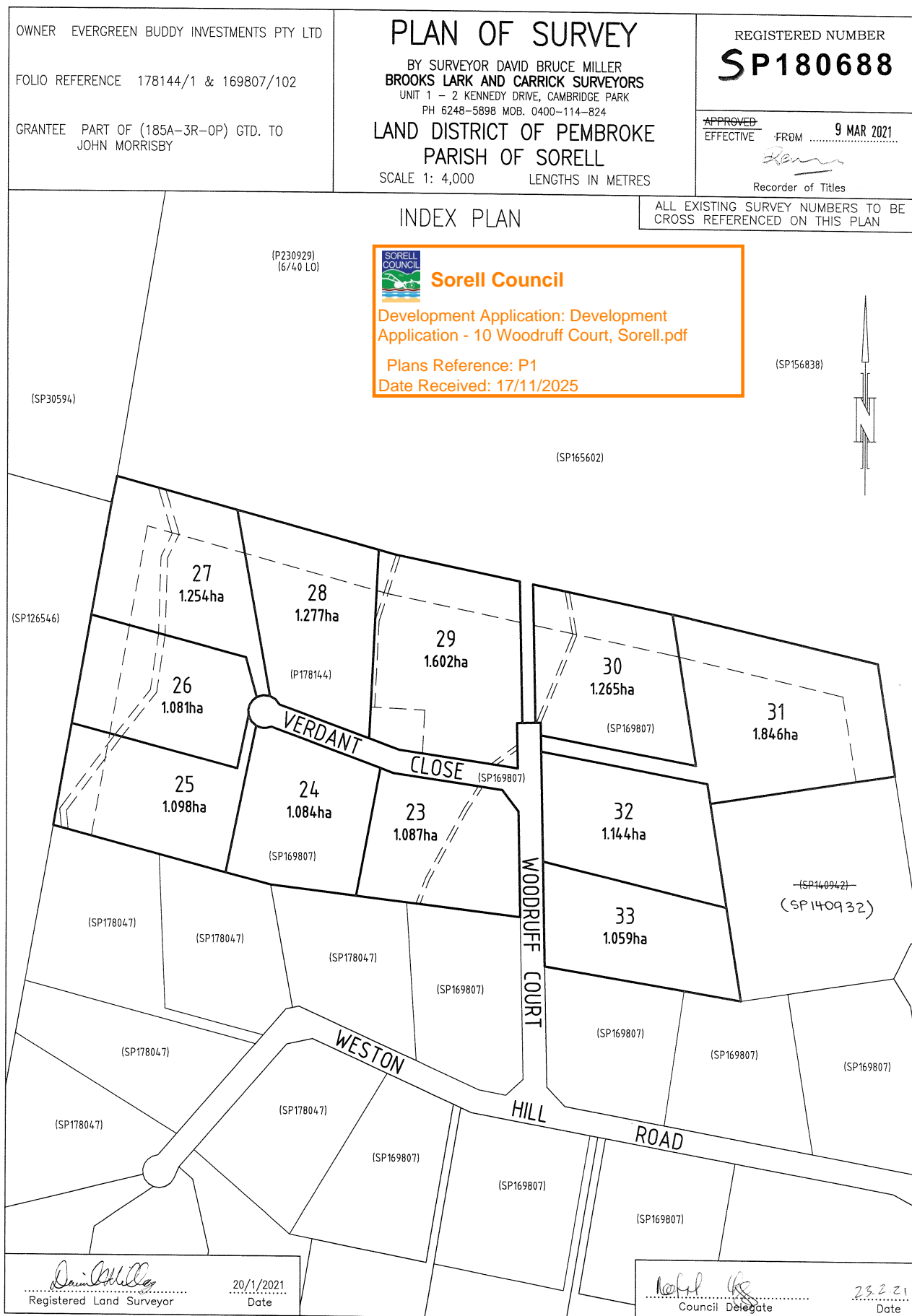
UNREGISTERED DEALINGS AND NOTATIONS

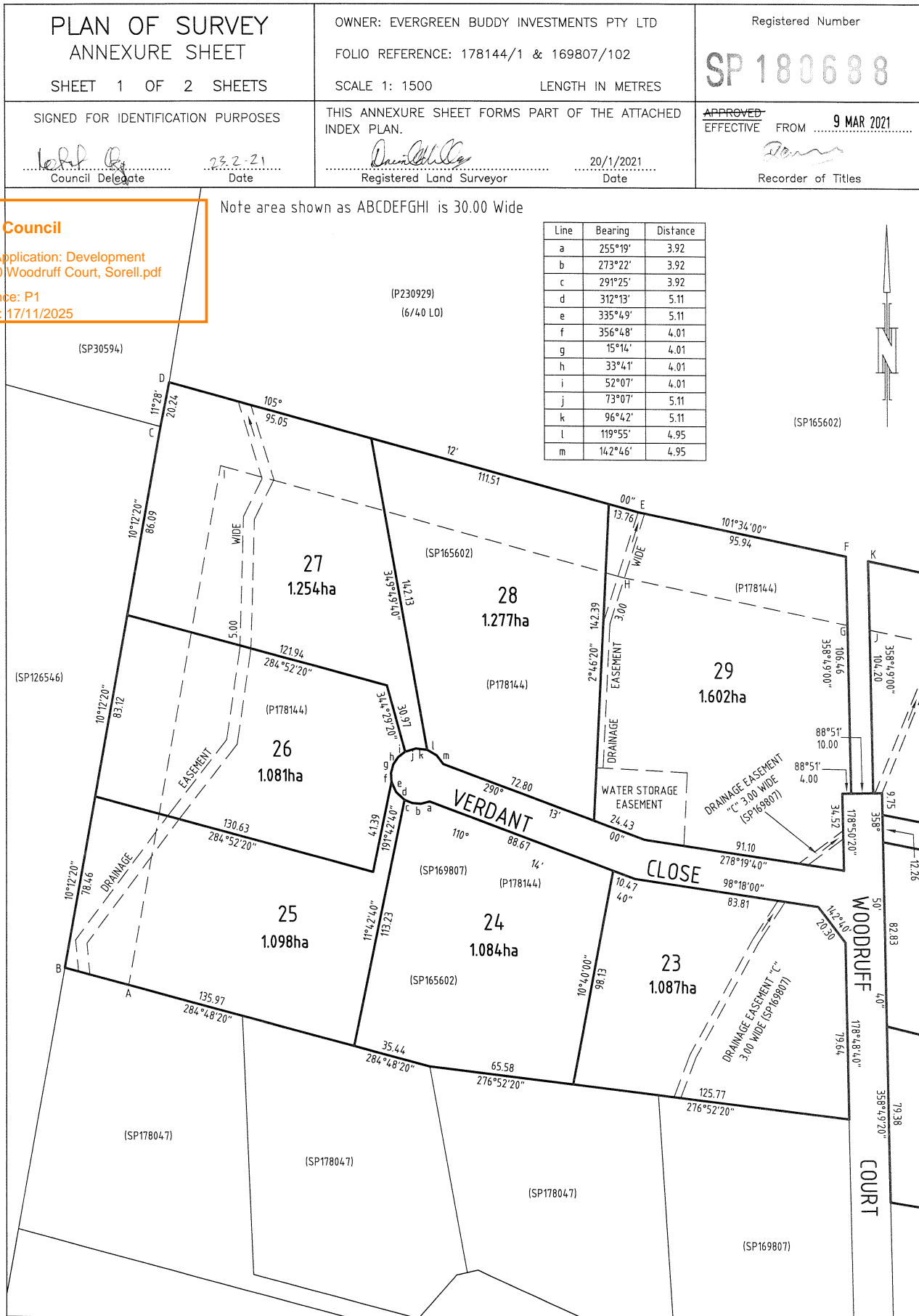
No unregistered dealings or other notations

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<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 2 OF 2 SHEETS</p>	<p>OWNER: EVERGREEN BUDDY INVESTMENTS PTY LTD</p> <p>FOLIO REFERENCE: 178144/1 & 169807/102</p> <p>SCALE 1: 1500 LENGTH IN METRES</p>	<p>Registered Number</p> <p>SP 180688</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>Leif P.</i> 23.2.21 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>David M. O'Connell</i> 20/1/2021 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 9 MAR 2021</p> <p><i>[Signature]</i> Recorder of Titles</p>

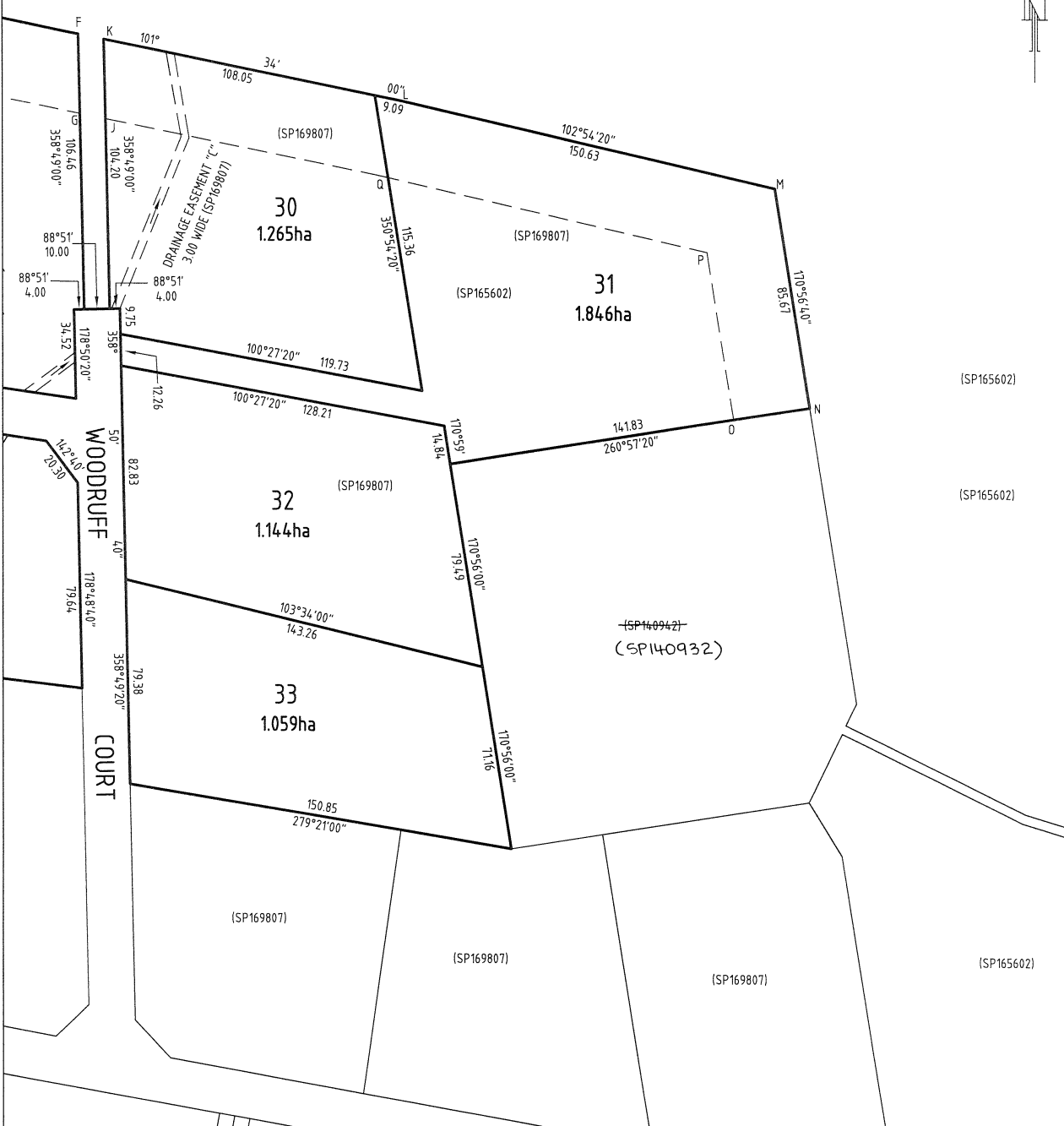
Note area shown as JKLMNOPQ is 30.1e

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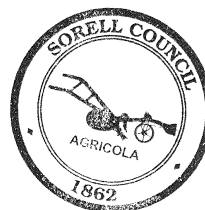


COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

Registered Number

SP 180688



In witness whereof the common seal of SORELL COUNCIL

has been affixed, pursuant to a resolution of the Sorell Council of the said municipality

passed the 23 day of FEB 2021, in the presence of us

Member

Member

Council Delegate Robert Begg

Council Reference 7.2011.14.1

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993
the owner has nominated

RAE & PARTNERS

Solicitor to act for the owner

BROOKS LARK & CARRICK

Surveyor to act for the owner

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OFFICE EXAMINATION:

Indexed✓.....

ComputedRobert Begg.....
2/3/2021.ExaminedRobert Begg.....
2/3/2021.

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 180688</p>
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PAGE 1 OF 5 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

Lots 25 and 26 are together with a right of drainage over the Drainage Easement 5.00m wide shown on the plan passing through Lot 27. —

Lot 25 is together with a right of drainage over the Drainage Easement 5.00m wide shown on the plan passing through Lot 26. —

Lot 25 is subject to a right of drainage over that part of Lot 25 shown as Drainage Easement 5.00m wide ^{in favour of} ~~in gross to~~ the Sorell Council. —

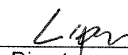
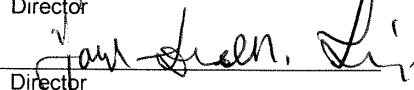
Lot 26 is subject to a right of drainage over that part of Lot 26 shown as Drainage Easement 5.00m wide appurtenant to Lot 25 ^{in favour of} ~~and in gross to the~~ Sorell Council. —

Lot 27 is subject to a right of drainage over that part of Lot 27 shown as Drainage Easement 5.00m wide appurtenant to Lots 25 and 26 ^{in favour of} ~~and in gross to the~~ Sorell Council. —

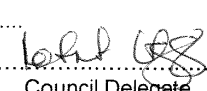
Lots 23 and 29 are together with a right of drainage over the Drainage Easement "C" 3.00m ^{in favour of} ~~wide~~ shown on the plan passing through Lot 30. — (SP169807)

Lot 23 is together with a right of drainage over the Drainage Easement "C" 3.00m wide shown on the plan passing through Lot 29. —

Signed for and on behalf of
Evergreen Buddy Investments Pty Ltd
ACN 142 489 423 as Trustee for the
Evergreen Buddy Investments Trust No. 3
by its authorised officers under
S127 of the Corporations Act 2001


Director

Director

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Evergreen Buddy Investments Pty Ltd as trustee for the Evergreen Buddy Investments Trust No. 3</p> <p>FOLIO REF: 169807/102 and 178144/1</p> <p>SOLICITOR & REFERENCE: Rae & Partners (Matthew Pawson)</p>	<p>PLAN SEALED BY: Sorell Council</p> <p>DATE: 23.2.21</p> <p>7.2011.14.1</p> <p>REF NO. </p> <p>Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	



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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number <div style="font-size: 2em; font-weight: bold;">SP 180688</div>
SUBDIVIDER: Evergreen Buddy Investments Pty Ltd as trustee for the Evergreen Buddy Investments Trust No. 3 FOLIO REFERENCE: 169807/101	

~~Lot 23 is subject to a right of drainage over that part of Lot 23 shown as Drainage Easement "C" 3.00m wide appurtenant to the land in Folios of the Register Volume 178047 Folio 21 and Volume 169807 Folio 22 and Volume 169807 Folio 100 and in gross to the Sorell Council.~~

~~Lot 29 is subject to a right of drainage over that part of Lot 29 shown as Drainage Easement "C" 3.00m wide appurtenant to Lot 23 and to the land in Folios of the Register Volume 178047 Folio 21 and Volume 169807 Folio 22 and Volume 169807 Folio 100 and in gross to the Sorell Council.~~

~~Lot 30 is subject to a right of drainage over that part of Lot 30 shown as Drainage Easement "C" 3.00m wide appurtenant to Lots 23 and 29 and to the land in Folios of the Register Volume 178047 Folio 21 and Volume 169807 Folio 22 and Volume 169807 Folio 100 and in gross to the Sorell Council.~~

Lot 29 is subject to a right of drainage over that part of Lot 29 shown as Drainage Easement 3.00m wide in ^{favour of} ~~gross to~~ the Sorell Council. —

(as defined herein)

Lot 29 is subject to a Water Storage Easement over that part of Lot 29 shown as Water Storage Easement in ^{in favour of} ~~gross to~~ the Sorell Council. —

Easements continued page 5

RESTRICTIVE COVENANTS

The owner of Lots 25, 26, 27, 28 and 29 covenant with Evergreen Buddy Investments Pty Ltd as trustee of the Evergreen Buddy Investments Trust No. 3 and with Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's 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:

- Not, without the consent of Sorell Council, to construct or erect any residential building inside the land marked ABCDEFGHI shown passing through Lots 25, 26, 27, 28 and 29, being land adjacent to "Rural" zoned land. —

The owner of Lots 30 and 31 covenant with Evergreen Buddy Investments Pty Ltd as trustee of the Evergreen Buddy Investments Trust No. 3 and with Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's 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:

- Not, without the consent of Sorell Council, to construct or erect any residential building inside the land marked JKLMNOPQ shown passing through Lots 30 and 31, being land adjacent to "Rural" zoned land. —

The owner of each lot on the plan covenants with Evergreen Buddy Investments Pty Ltd as trustee for the Evergreen Buddy Investments Trust No. 3 and with Sorell Council and the owners for the time being of every other lot shown on the plan to the intent 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:

Signed for and on behalf of
Evergreen Buddy Investments Pty Ltd
ACN 142 489 423 as Trustee for the
Evergreen Buddy Investments Trust No. 3
 by its authorised officers under
 S127 of the Corporations Act 2001

[Signature]
 Director
[Signature]
 Director

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



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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 180688
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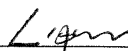
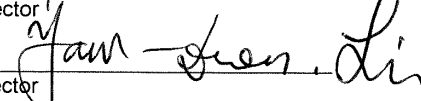
3. Not to construct, erect, use or otherwise develop any building on any lot that is ordinarily occupied by residents or workers unless:
- (a) a 20,000 litre water supply is reserved and maintained on the Lot;
 - (b) which is available solely for fire-fighting purposes; and
 - (c) which is readily identifiable and accessible to fire-fighting vehicles

is provided in accordance with the *Tasmanian Fire Service Guidelines for Development in Bushfire Prone Areas of Tasmania 2005*.

The owner of each lot on the plan covenants with Evergreen Buddy Investments Pty Ltd as trustee of the Evergreen Buddy Investments Trust No. 3 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 covenantor's 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 restrictions:

- 4. Not to construct on the lot any structure having a roof that is highly reflective or has a bare metal finish.
- 5. Not to construct on the lot any building that has external bare or unpainted metal cladding or unpainted cement sheeting or similar products.
- 6. Not to construct on the lot a fence made of metal cladding or sheeting, unless it is a manufactured, painted product (such as Colorbond).
- 7. Not to construct or place on the lot any outbuilding or other structure that is not approved by Sorell Council or its successor.
- 8. Not to permit on the lot any intensive farming activity and/or the accommodation of animals for commercial purposes.
- 9. Not to permit the keeping of animals other than in accordance with any applicable Council by-law or other regulation from time to time, provided always that this covenant is not intended to restrict in any way the keeping of a seeing eye dog or other similar animal commonly used by persons with disabilities.
- 10. Not to permit on the lot the bulk storage and/or collection of cars, car bodies, machinery, tyres, refuse, waste oils, fuels, timber, scrap metal or similar materials for any purpose.
- 11. Not to construct or permit on the lot any structures for the purposes of commercial activities associated with the bulk storage and/or collection of cars, car bodies, machinery, tyres, refuse, waste oils and fuels, firewood, timber, scrap metal or similar materials for any purpose, whether for trading, wrecking or recycling.

Signed for and on behalf of
Evergreen Buddy Investments Pty Ltd
ACN 142 489 423 as Trustee for the
Evergreen Buddy Investments Trust No. 3
 by its authorised officers under
 S127 of the *Corporations Act 2001*


 Director

 Director

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



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SUBDIVIDER: Evergreen Buddy Investments Pty Ltd as trustee for the Evergreen Buddy Investments Trust No. 3 FOLIO REFERENCE: 169807/101	

12. Not to permit on the lot any other product for the purposes of commercial enterprise involving storage (including but not restricted to firewood), manufactures or sales.
13. Not to permit on the lot the storage of machinery or vehicles other than for rural residential purposes and use, except for road registered cars, utility vehicles, light flat trays, caravans and campervans, boats on registered trailers and ride on lawnmowers.
14. Not to bring or to place nor permit to be placed or remain on the lot any portable, transportable or demountable residential accommodation (except a caravan which is stored or garaged on the lot) or to reside or permit any person to reside in any caravan on the lot except as permitted by covenant ~~14~~ 15.
15. Not to place on a lot any caravan, shed or other structure (excluding a dwelling) to be used as a permanent residence provided that a caravan, shed or other structure may be utilised for a period not exceeding two years during the construction of a permanent dwelling or residence.
16. Not permit on a lot the planting of any species of *Eucalyptus* (including but not limited to gums, nitens, peppermints or stringy bark).

FENCING COVENANT

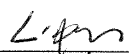
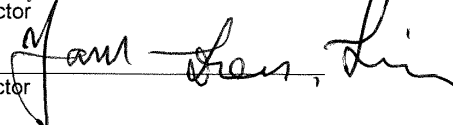
The owner of each lot on the plan covenants with the Vendor, Evergreen Buddy Investments Pty Ltd as trustee of the Evergreen Buddy Investments Trust No. 3, that notwithstanding the provision of the *Boundary Fences Act 1908* the Vendor is not required to contribute to the cost of erection, repairing or maintaining any boundary fence between any lot sold and any adjoining and belonging to the Vendor

DEFINITIONS

"Water Storage Easement" means the right to enter, construct and maintain a water storage dam, reservoir or waterhole on the area of land marked "Water Storage Easement" ("the Easement Land") on the plan to collect and detain stormwater runoff from the Council road and for all other related or ancillary purposes and to convey and disburse water from that dam, reservoir and waterhole for any purpose whatsoever by means of pumps and pipes along, under and over the Easement Land and, in connection with the exercise of this right, and further right, at all reasonable times and in a manner which causes minimal disruption to the use of the Easement Land, to:

- (a) enter onto the Easement Land with or without employees, workmen, contractors, consultants and advisers and with or without vehicles and equipment for any purposes directly or incidental related to the Water Storage Easement;
- (b) enter onto the Easement Land to lay, construct, inspect, cleanse, repair, maintain, renew and replace such pumps, pipes, linings and walls as may reasonably necessary to repair and maintain the dam, reservoir or waterhole so that it holds and retains water; and
- (c) at all times to comply with the Water Management Act 1999 or any amendments to that Act

Signed for and on behalf of
Evergreen Buddy Investments Pty Ltd
ACN 142 489 423 as Trustee for the
Evergreen Buddy Investments Trust No. 3
 by its authorised officers under
 S127 of the *Corporations Act 2001*


 Director

 Director

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



Sorell Council

Development Application: Development
 Application - 10 Woodruff Court, Sorell.pdf

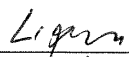
Plans Reference: P1
 Date Received: 17/11/2025

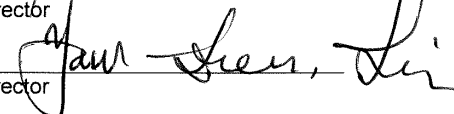
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 180688
SUBDIVIDER: Evergreen Buddy Investments Pty Ltd as trustee for the Evergreen Buddy Investments Trust No. 3 FOLIO REFERENCE: 169807/101	

PROVIDED THAT any damage caused to the Easement Land, or any appurtenant land, as a consequence of the exercise of the above rights, is to be rectified and made good by any party exercising the right.

Executed by the Vendor

Evergreen Buddy Investments Pty Ltd
ACN 142 489 423 as Trustee for the
Evergreen Buddy Investments Trust No. 3
by its authorised officers under
S127 of the *Corporations Act 2001*



Director


Director

EASEMENTS CONTINUED

Lots 23 & 29 on the plan are each subject to a Right of Drainage (appurtenant to Lots 22 & 100 on Sealed Plan 169807) over the land marked Drainage Easement 'C' 3.00 wide (SP169807) on the plan.

Lots 23 & 29 on the plan are each subject to a Right of Drainage in favour of Sorell Council over the land marked Drainage Easement 'C' 3.00 wide (SP169807) on the plan.

Lot 30 on the plan is subject to a Right of Drainage (appurtenant to Lots 22 & 100 on Sealed Plan 169807 and Lot 1 on Plan 178144) over the Drainage Easement 'C' 3.00 wide (SP169807) on the plan.

Lot 30 on the plan is subject to a Right of Drainage in favour of Sorell Council over the Drainage Easement 'C' 3.00 wide (SP169807) on the plan.

	Sorell Council
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Site Calculations	
SITE AREA	12,652.88m ²
PROPOSED AREA	11.90m ²

2653

Shed + Leanto

Length: 60.01 m • Area: 144.50 m²

2654

Dwelling + Verandah + Carpoi

Length: 77.64 m • Area: 264.45 m²

2656

Garage

Length: 24.10 m • Area: 36.37 m²

Notes	
1	CS 12/11/25 2:10 pm Existing Dwelling
2	CS 12/11/25 2:11 pm Existing Outbuilding
3	CS 12/11/25 2:11 pm Existing Outbuilding
4	CS 12/11/25 2:11 pm Proposed Lean-to
5	CS 12/11/25 2:11 pm Proposed Patio Door Cover
6	CS 12/11/25 2:12 pm SW to existing water tank
7	CS 13/11/25 10:59 am SW to existing SW line




Sorell Council
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Client Name		Client Email		Client Phone			
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		<p>Property Details</p> <p>10 Woodruff Ct, Sorell, TAS 7172, Australia Lot/DP: 30/180688</p>		<p>Design</p> <p>2.78x2.34x2.4m Door Cover</p>			<p>Scale</p> <p>1:1000@A3</p>
				<p>1st version date:</p> <p>12/11/2025</p>		<p>Current version date:</p> <p>13/11/2025</p>	<p>Version #</p> <p>2</p>



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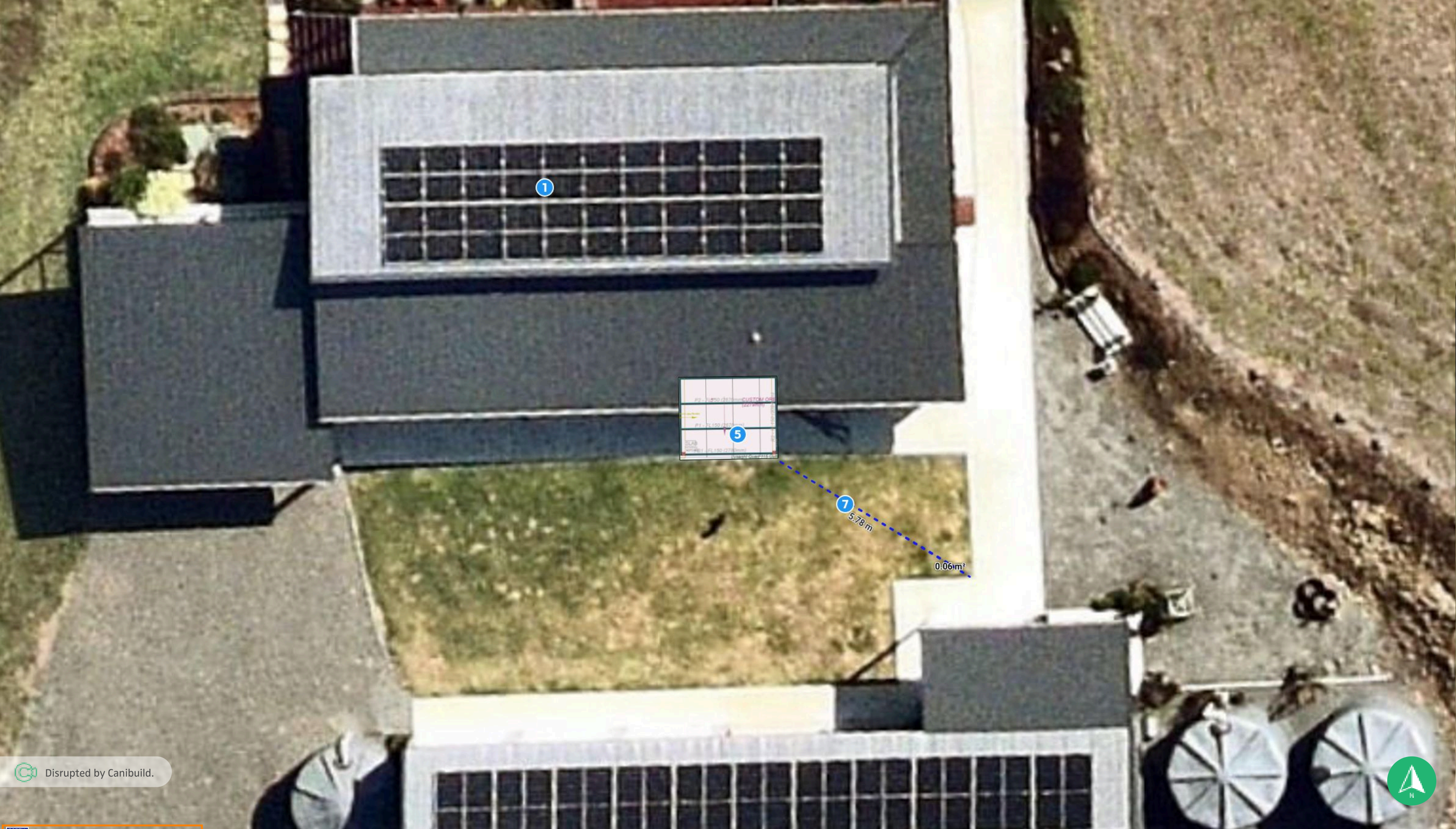
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R A I N B O W

building solutions

Client Name		Client Email		Client Phone			
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		Property Details 10 Woodruff Ct, Sorell, TAS 7172, Australia Lot/DP: 30/180688		Design 1.8x3x2.3m Lean-to_Woodruff			Scale 1:100@A3
				1 st version date: 12/11/2025		Current version date: 13/11/2025	Version # 2

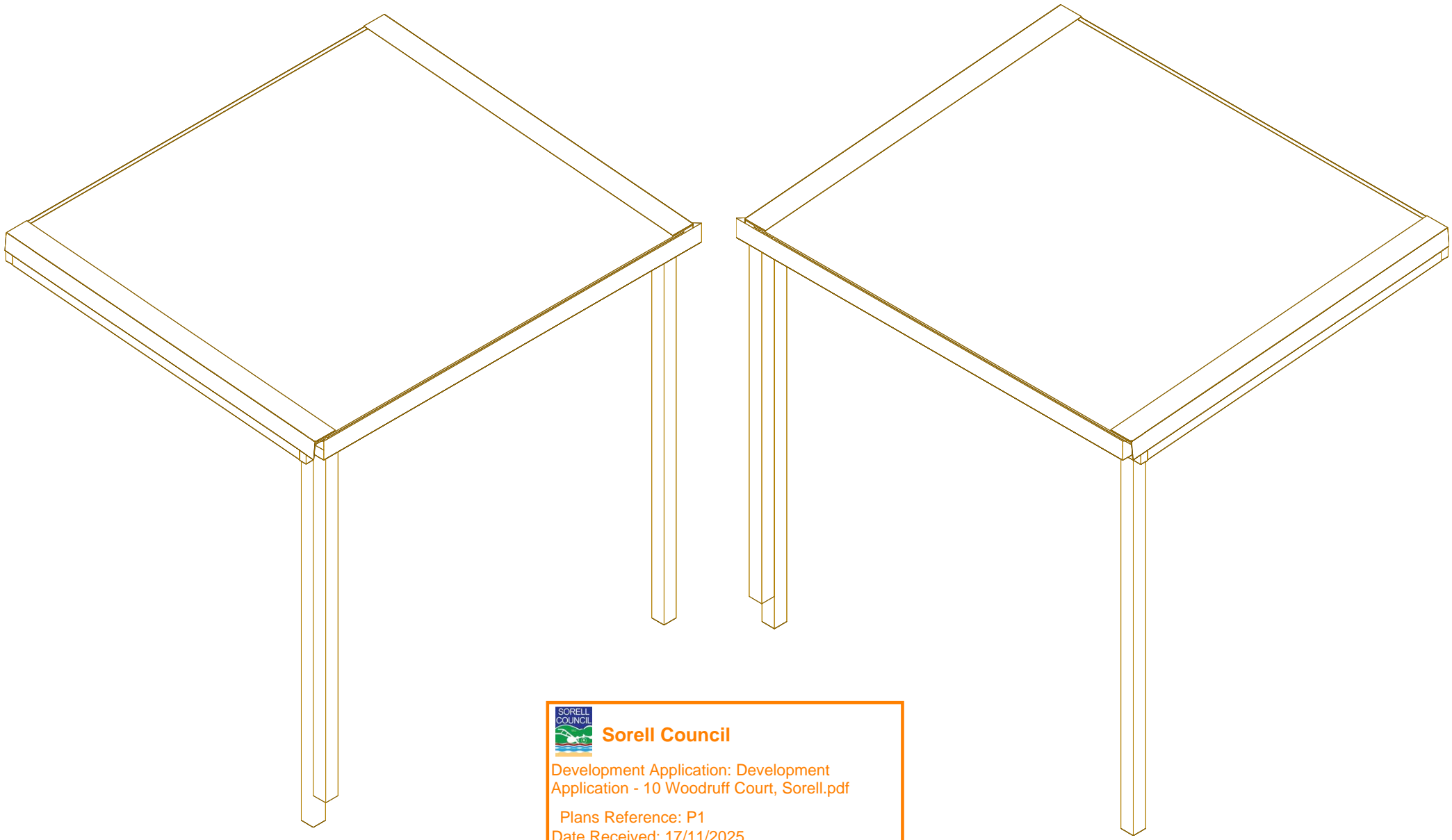


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			Lic no. 181916529		Job no.	
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			1st version date: 12/11/2025		Current version date: 13/11/2025	
					Scale 1:100@A3	
					Version # 2	



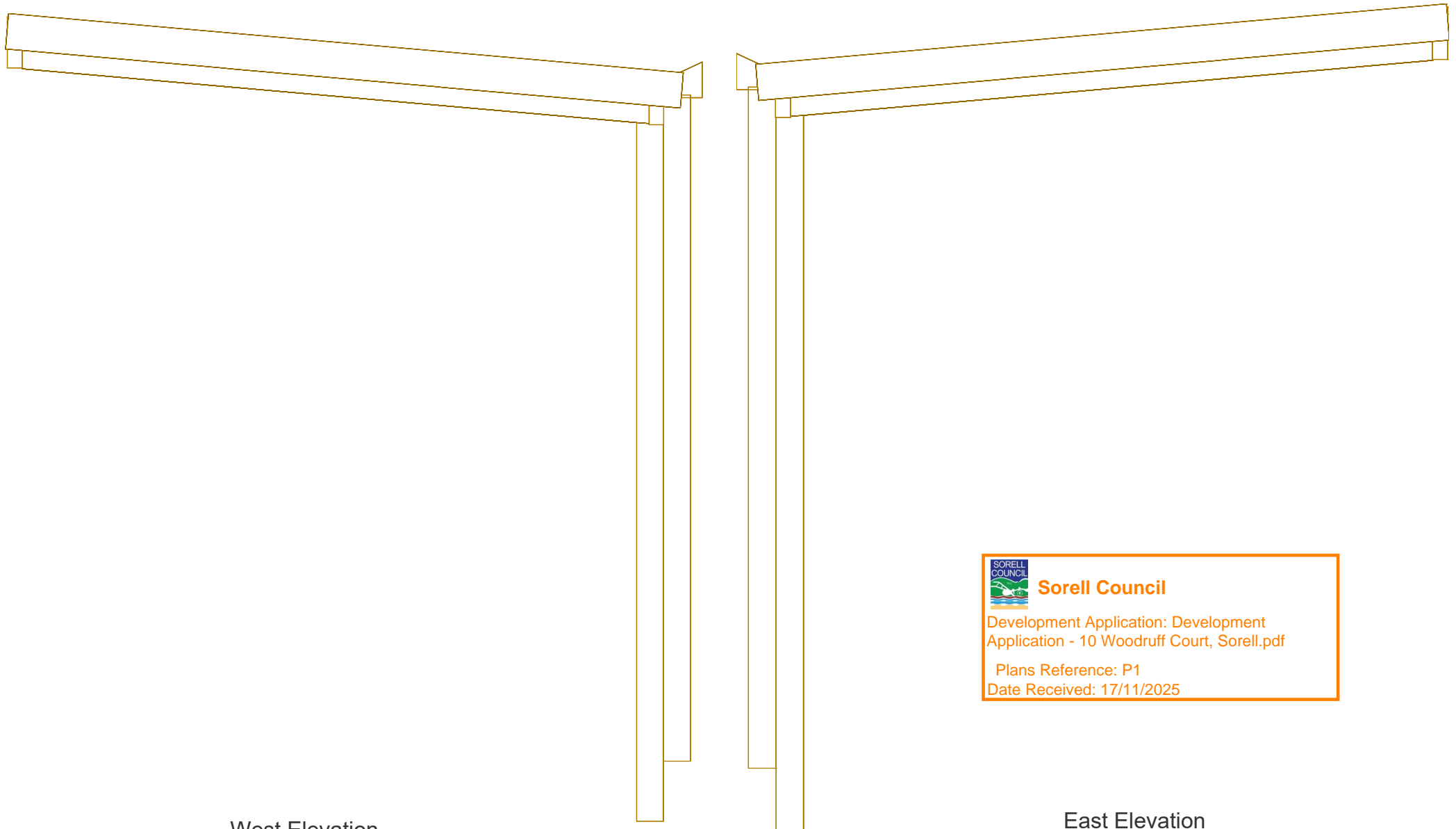
Isometric 1

Isometric 2

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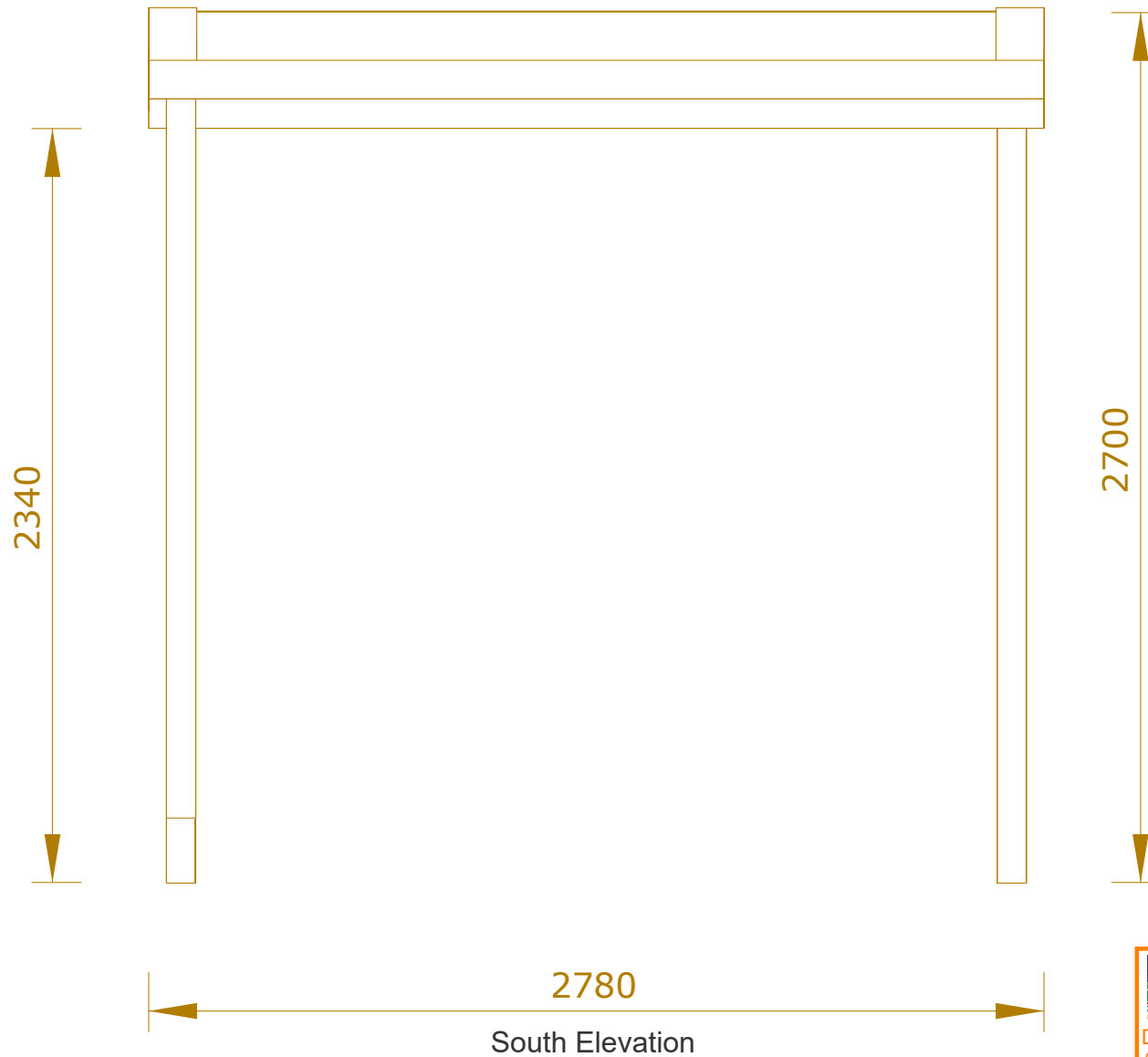
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West Elevation

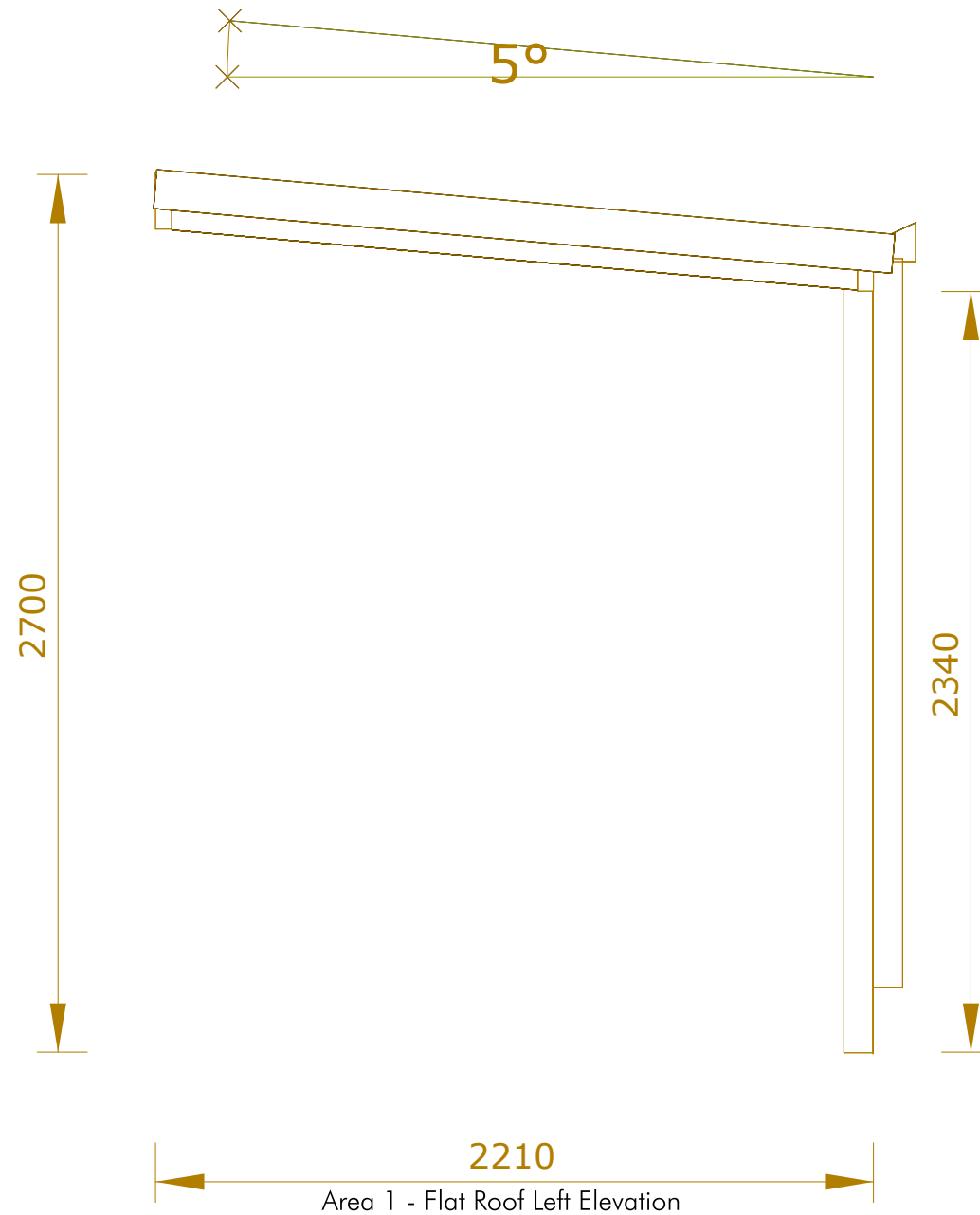
East Elevation





Area 1 - Flat Roof Front Elevation

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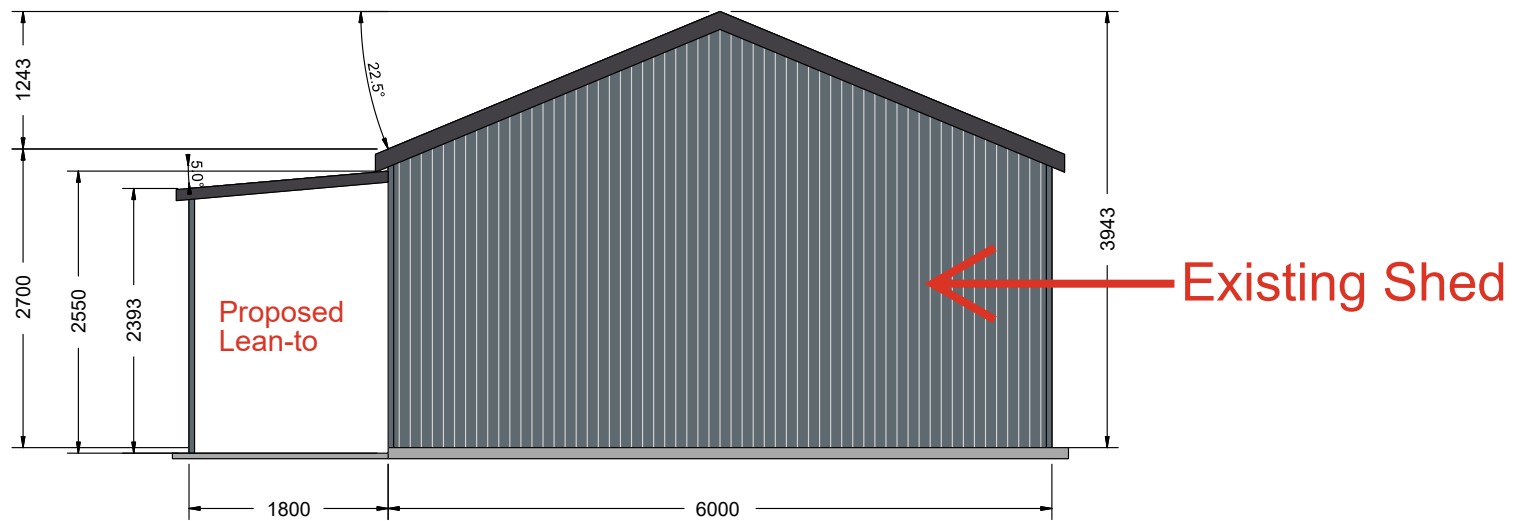


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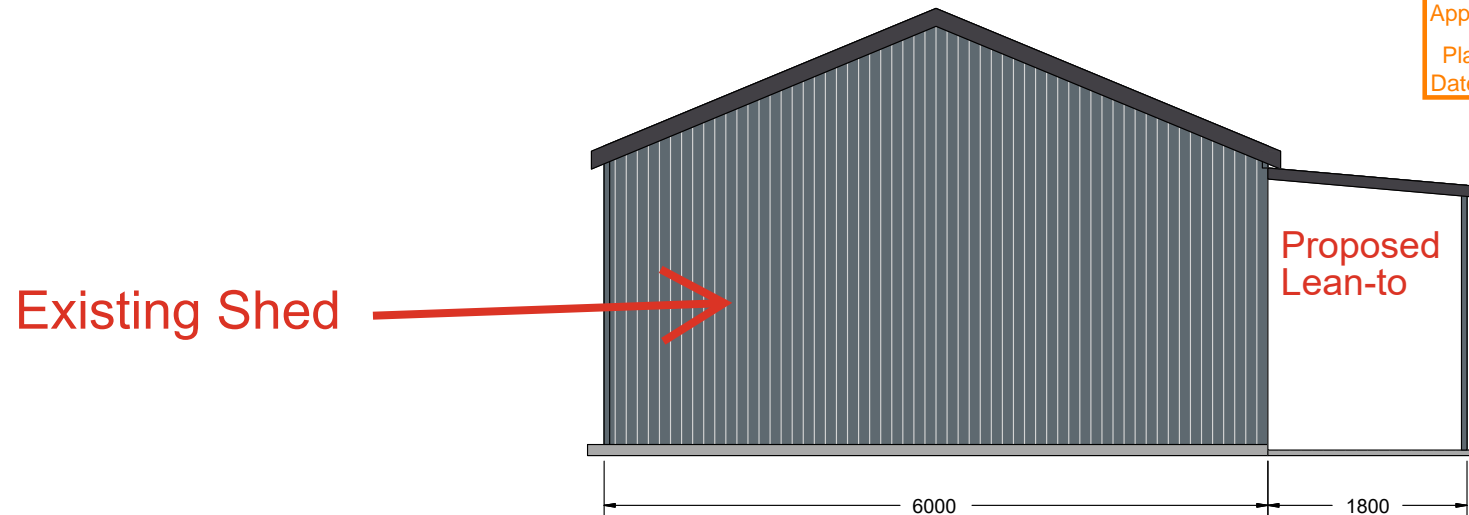
WEST ELEVATION

Sorell Council

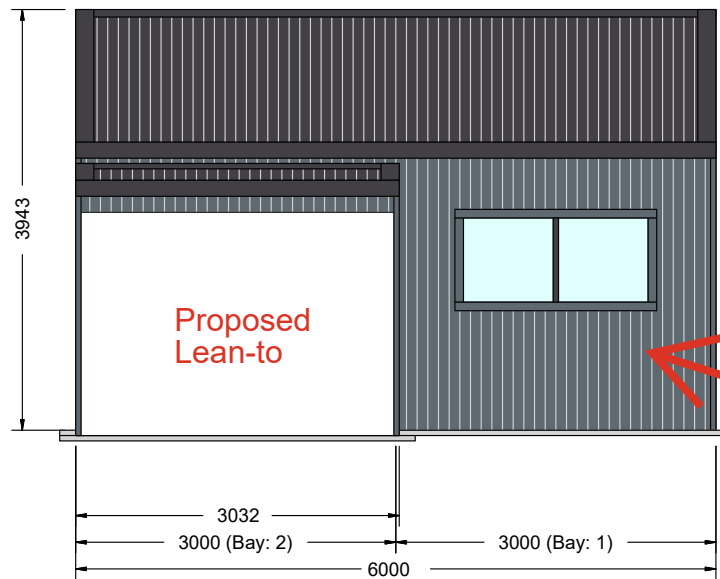
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Plans Reference: P1

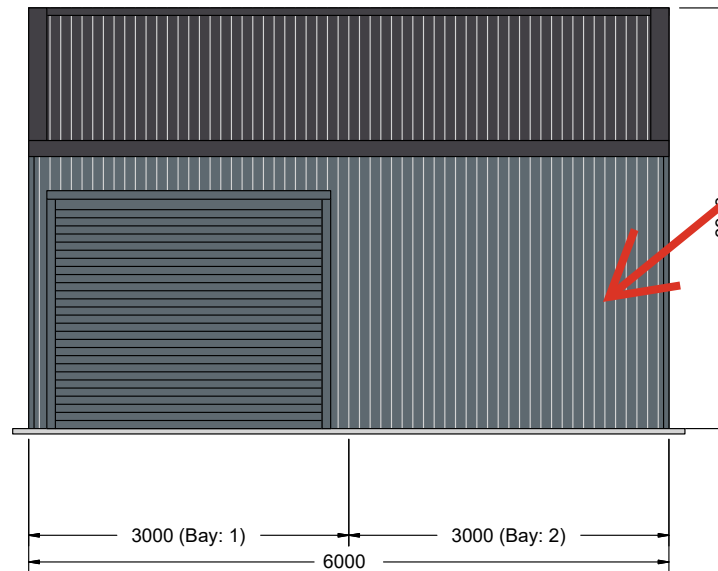
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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Existing Shed



Sorell Council

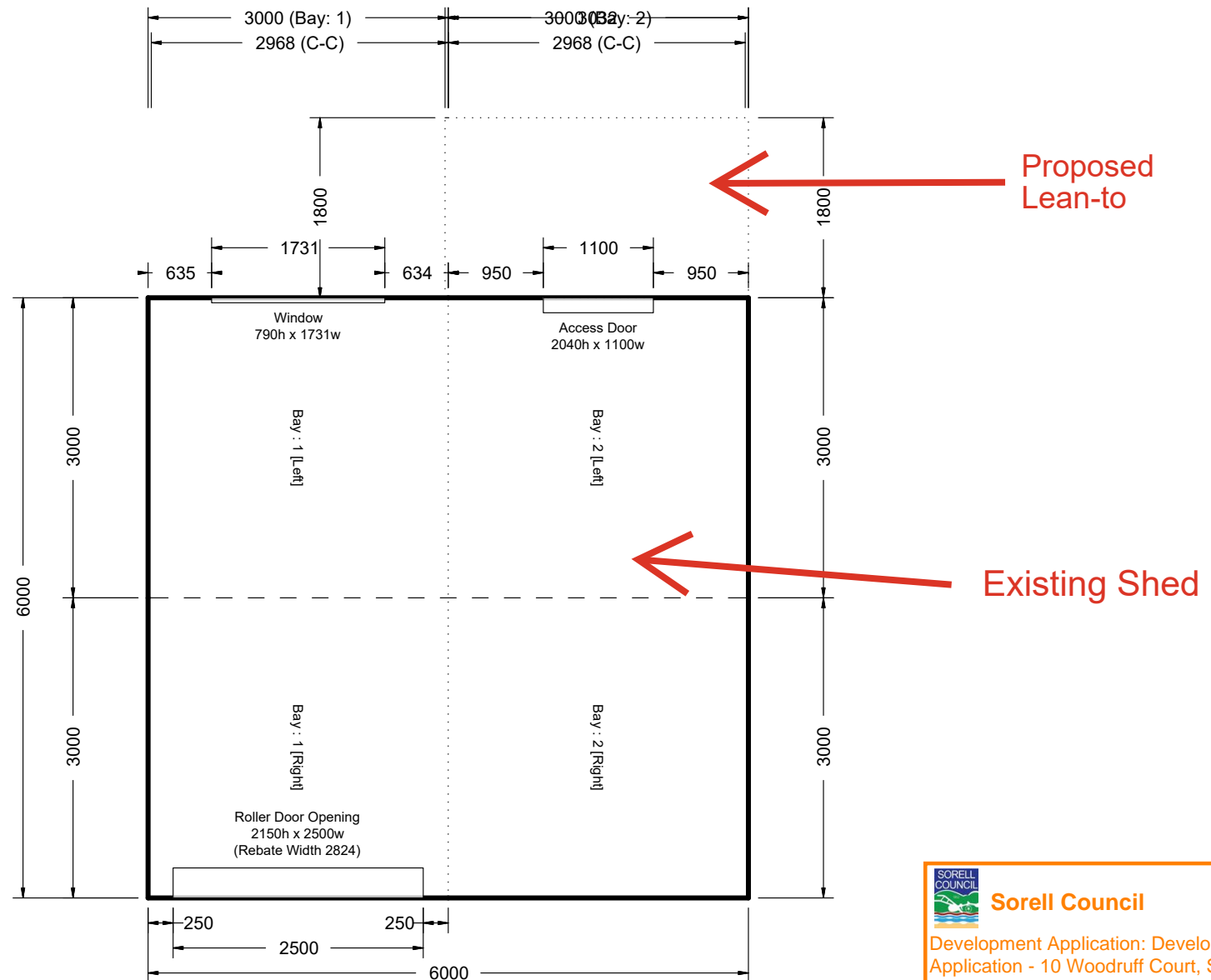
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139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Susan Wilson Kathryn Thompson
SITE ADDRESS: 10 Woodruff Court, Sorell, TAS, 7172
PHONE: 0427550855
EMAIL: sugarloafane@outlook.com

DRAWING TITLE: Side Elevations
SCALE: 1:70.859
DATE: 13-11-2025
Job Number: RAIN6241_ext
Drawing Number: SE



PLAN ELEVATION



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Plans Reference: P1
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Sorell TAS 7172
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CLIENT: Susan Wilson Kathryn Thompson
SITE ADDRESS: 10 Woodruff Court, Sorell, TAS, 7172
PHONE: 0427550855
EMAIL: sugarloafane@outlook.com

DRAWING TITLE: Plan Elevation
SCALE: 1:62.980
DATE: 13-11-2025
Job Number: RAIN6241_ext
Drawing Number: FPE