

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

4 SUNNINGDALE CLOSE, MIDWAY POINT

PROPOSED DEVELOPMENT:

TWO MULTIPLE DWELLINGS

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 1st 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 1st December 2025**.

APPLICATION NO: 5.2025-201.1
DATE: 13 NOVEMBER 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: ☐ Yes: ☐
---	--

Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site	
---------------------	-------

Current Owner/s:	Name(s).....
------------------	--------------

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

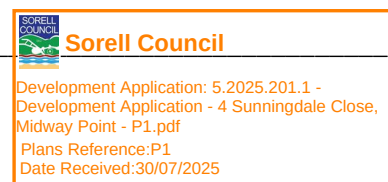


Sorell Council

Development Application: 5.2025.201.1 -
 Development Application - 4 Sunningdale Close,
 Midway Point - P1.pdf
 Plans Reference:P1
 Date Received:30/07/2025

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u>Simon Direen</u> Date:

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



SEARCH OF TORRENS TITLE

VOLUME 185905	FOLIO 79
EDITION 1	DATE OF ISSUE 23-Oct-2023

SEARCH DATE : 20-Feb-2025

SEARCH TIME : 07.10 AM

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE
Lot 79 on Sealed Plan 185905
Derivation : Part of Lot 306, 120 Acres Gtd. to John Lord
Prior CT 184962/1000

SCHEDULE 1

M871097 TRANSFER to JAC ESTATES PTY LTD Registered
17-Feb-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185905 EASEMENTS in Schedule of Easements
SP185905 COVENANTS in Schedule of Easements
SP185905 FENCING COVENANT in Schedule of Easements
SP183934, SP184510, SP184768 & SP184962 COVENANTS in Schedule
of Easements
SP14888, SP184510, SP184768 & SP184962 FENCING COVENANT in
Schedule of Easements
SP183934 FENCING PROVISION in Schedule of Easements
SP14888 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
M871097 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2025.201.1 -
Development Application - 4 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:30/07/2025

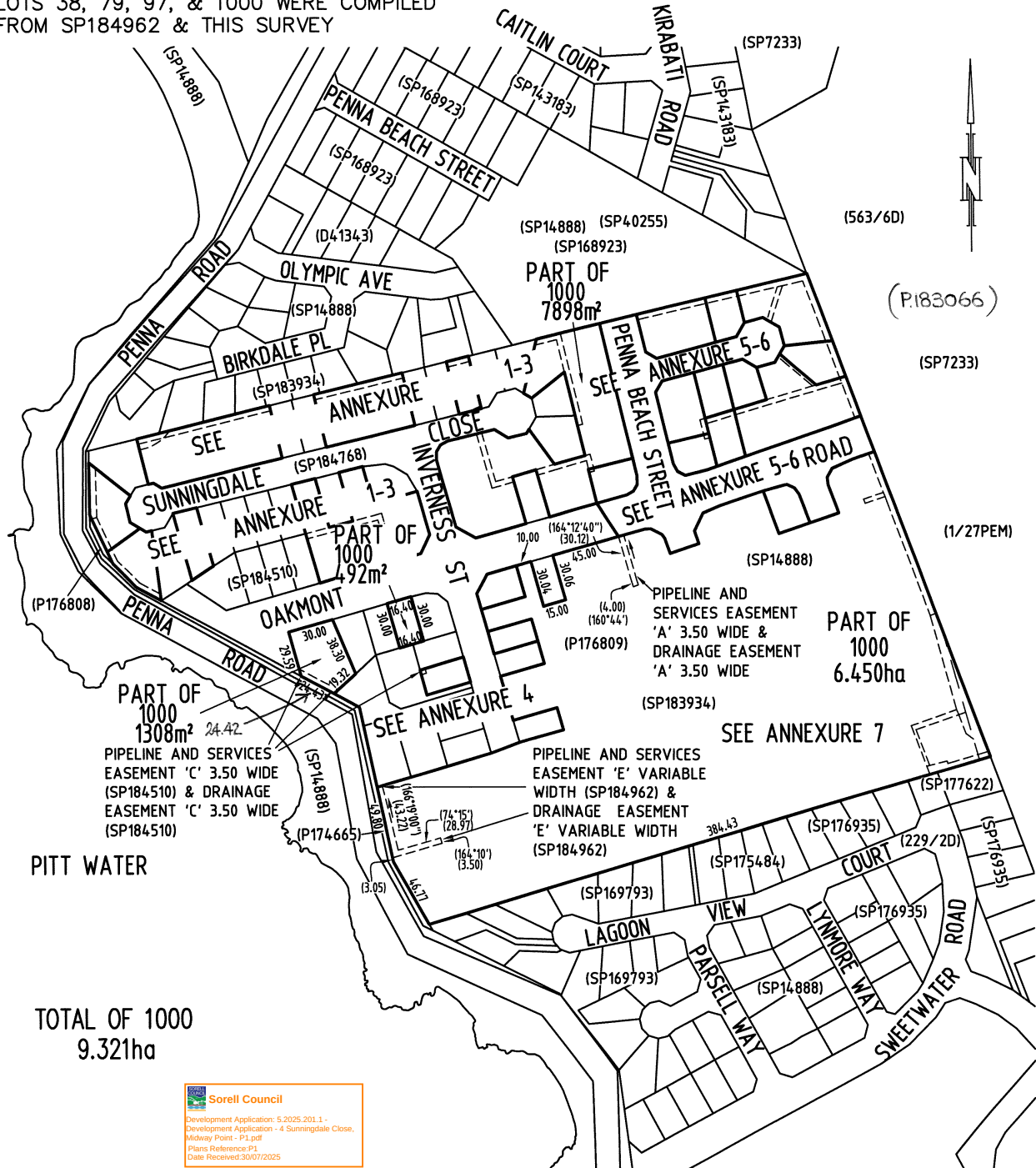
OWNER: JAC ESTATES PTY LTD	PLAN OF SURVEY BY SURVEYOR:  M. M. STRATTON of 6 FREEMAN STREET, KINGSTON LOCATION: PEMBROKE-SORELL	Registered Number SP185905
FOLIO REFERENCE: 184962/1000		APPROVED EFFECTIVE FROM 23 OCT 2023
GRANTEE: PART OF LOT 306, 120 ACRES GTD TO JOHN LORD	SCALE 1: 2500 LENGTHS IN METRES SURVEYORS REF 51423LM-1	Recorder of Titles

INDEX PLAN

LOTS 38, 79, 97, & 1000 WERE COMPILED FROM SP184962 & THIS SURVEY

PRIORITY FINAL PLAN

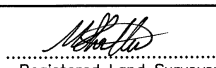
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



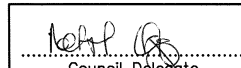
PITT WATER

TOTAL OF 1000
9.321ha



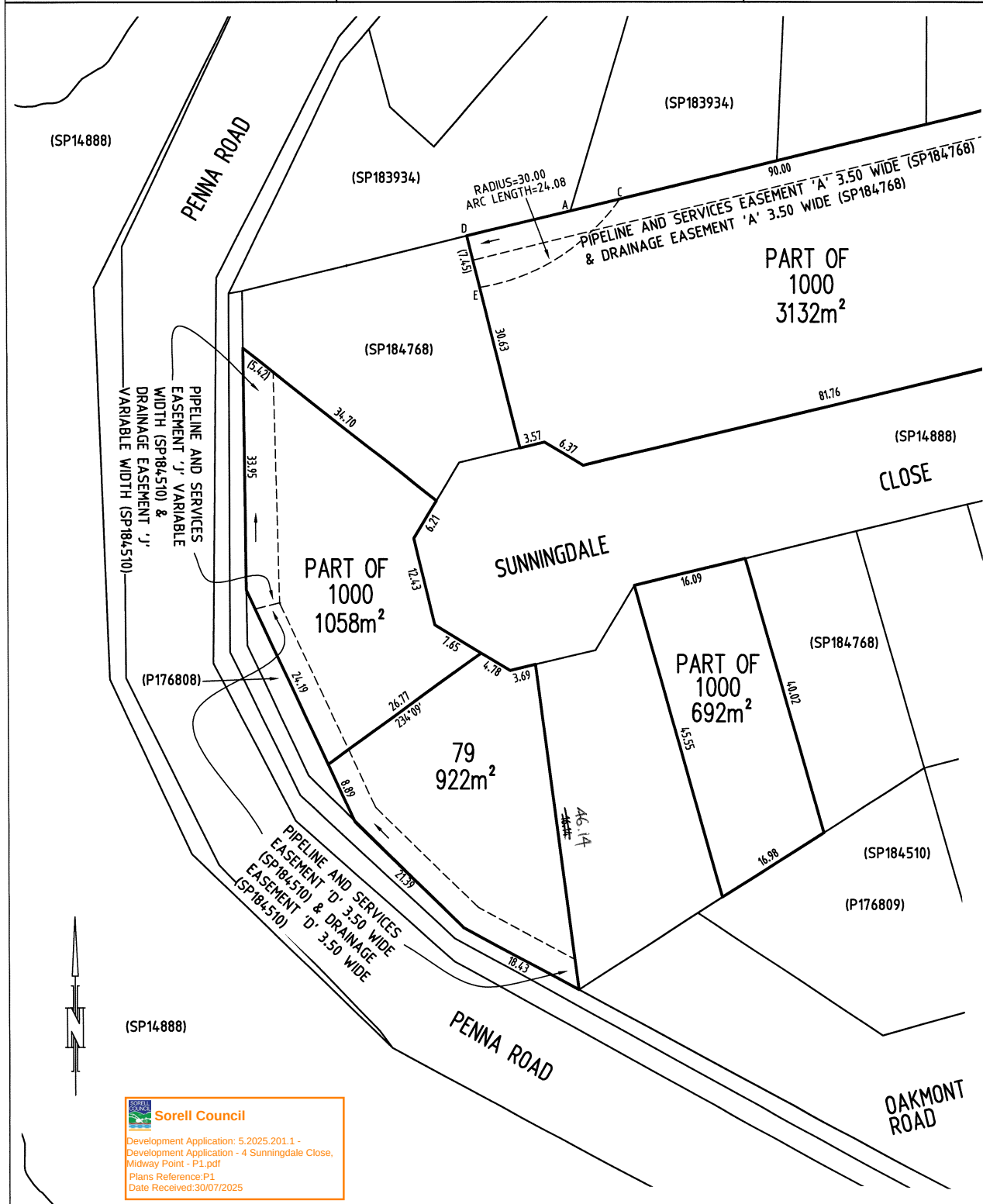

Registered Land Surveyor

01/09/2023
Date

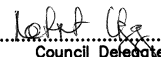

Council Delegate

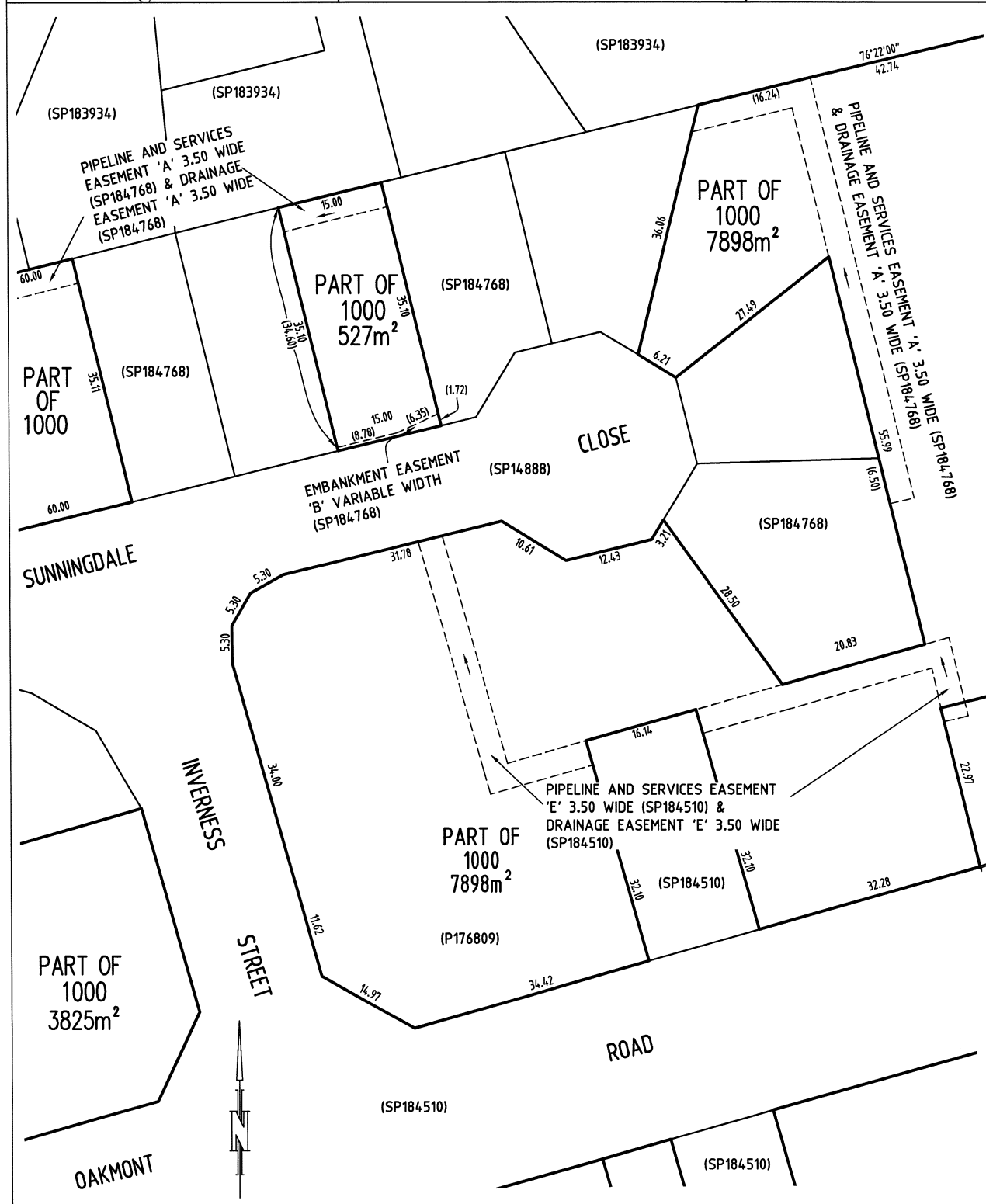
5.10.23
Date

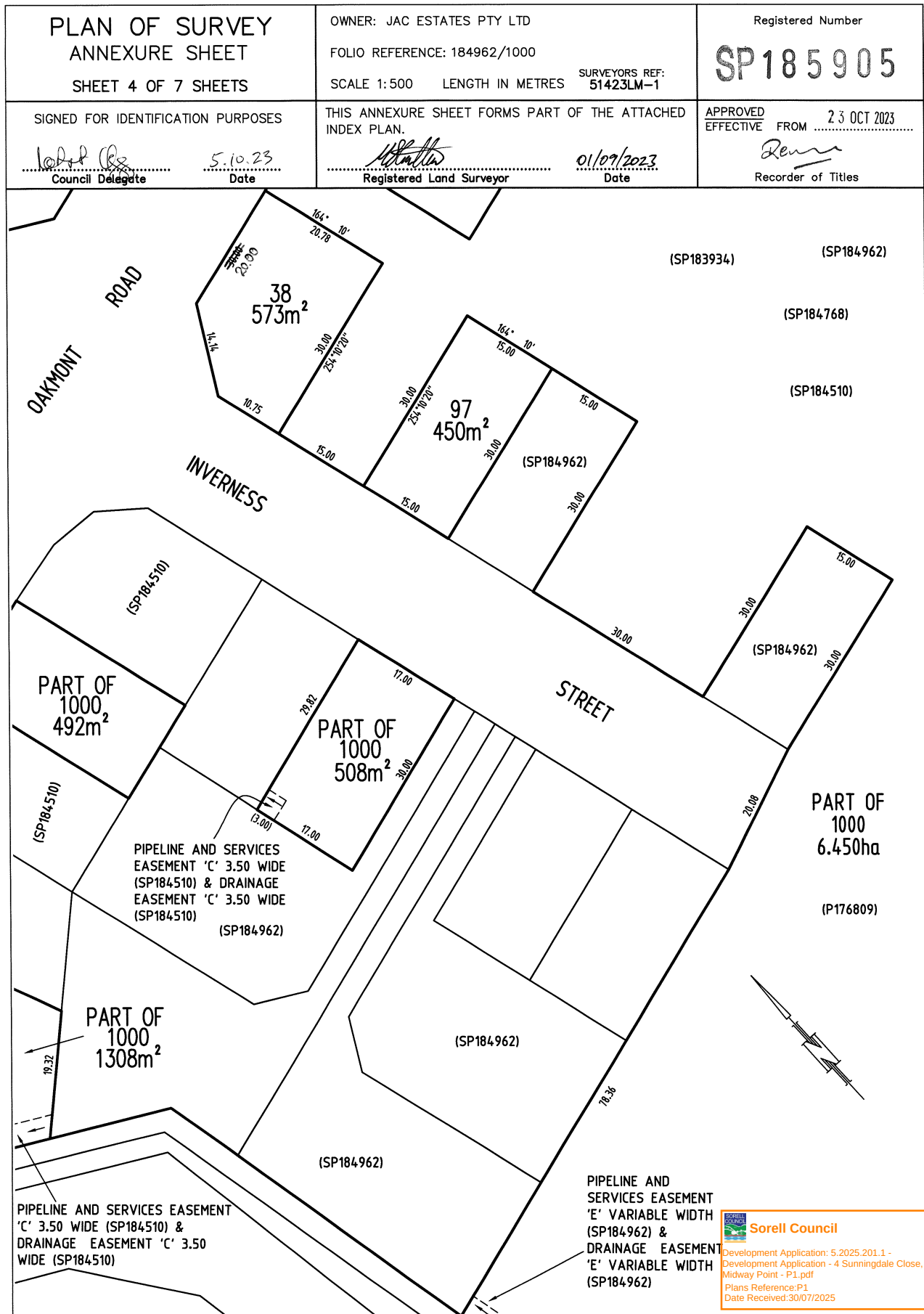
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 7 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 51423LM-1	Registered Number SP185905
	SIGNED FOR IDENTIFICATION PURPOSES  5.10.23 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  01/09/2023 Registered Land Surveyor Date



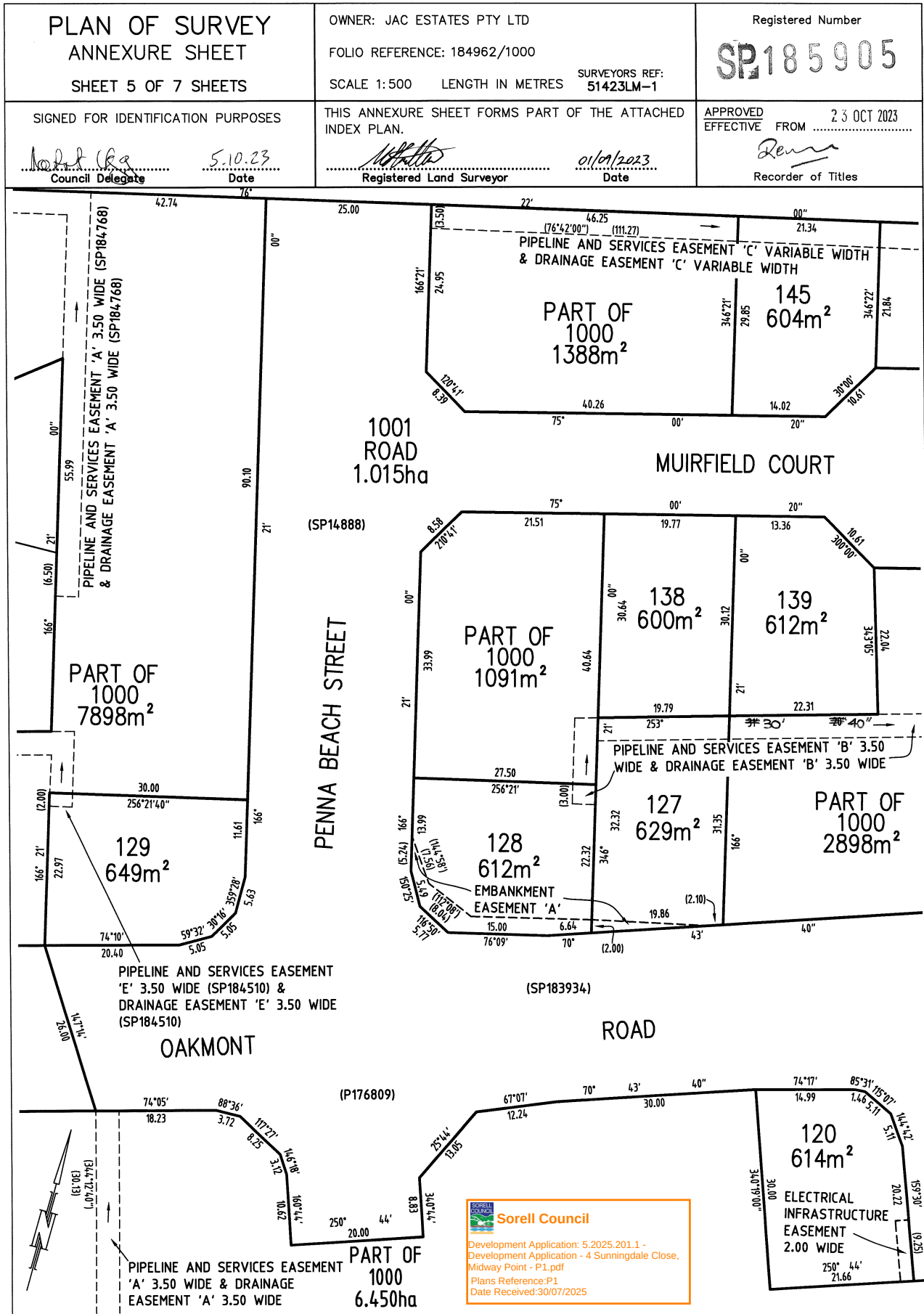
Sorell Council
 Development Application: 5.2025.201.1 -
 Development Application - 4 Sunningdale Close,
 Midway Point - P1.pdf
 Plans Reference:P1
 Date Received:30/07/2025

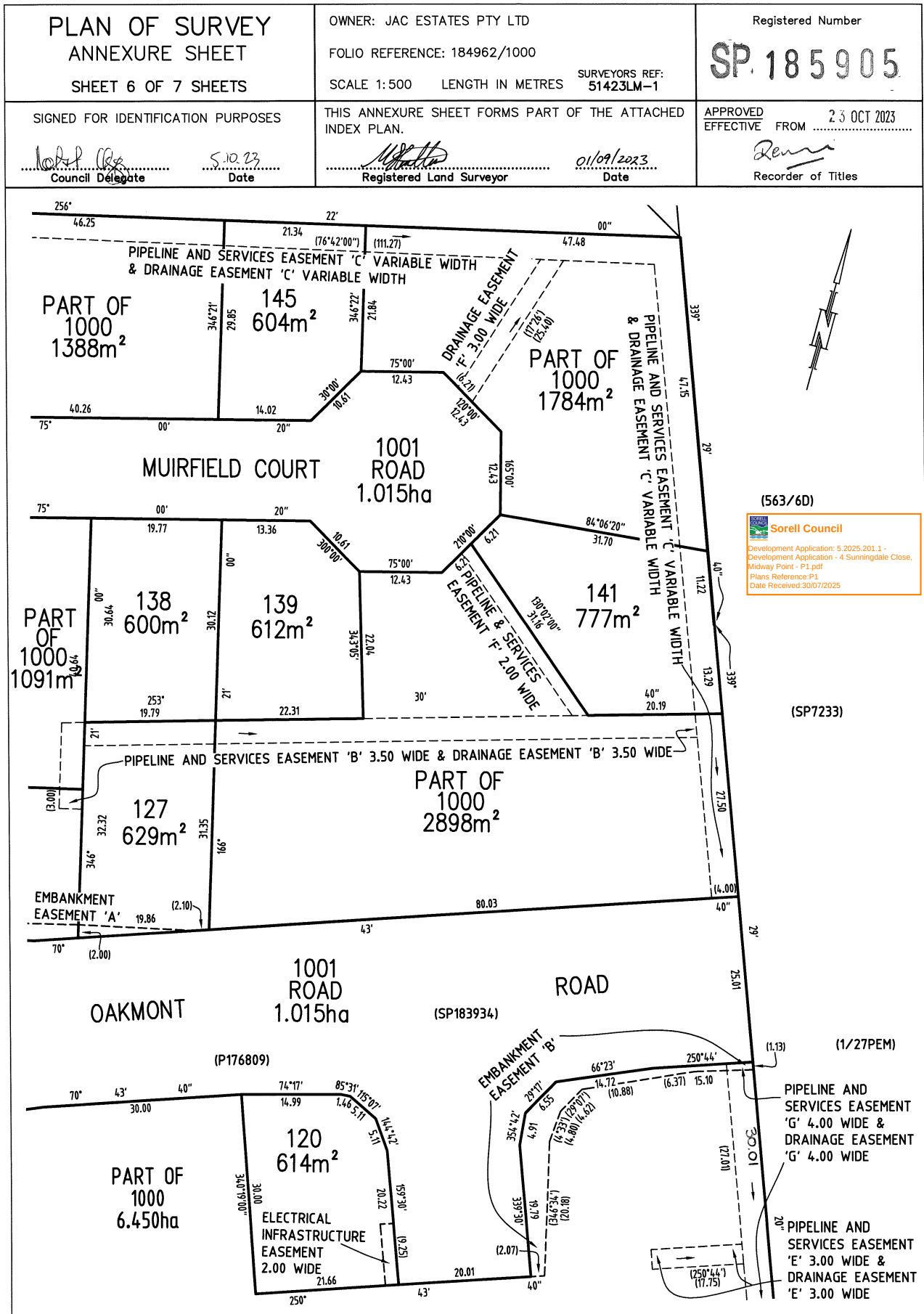
PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 7 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 51423LM-1	Registered Number SP 185905
	SIGNED FOR IDENTIFICATION PURPOSES  5.10.23 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  01/09/2023 Registered Land Surveyor Date

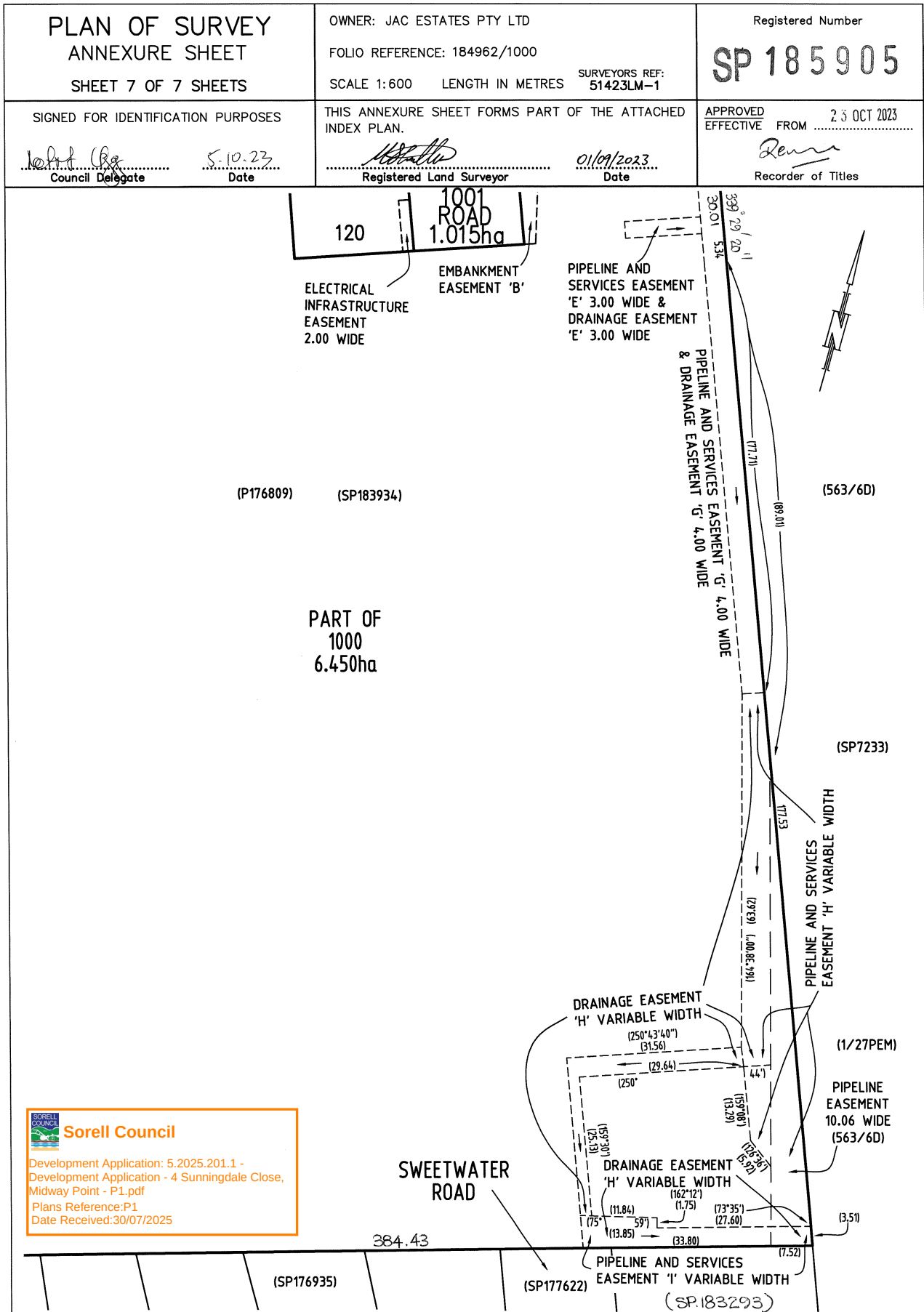




Sorell Council
 Development Application: 5.2025.201.1 -
 Development Application - 4 Sunningdale Close,
 Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 30/07/2025







SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185905

PAGE 1 OF 8 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.

Taswater

Lots 141, 145 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' VARIABLE WIDTH & DRAINAGE EASEMENT 'C' VARIABLE WIDTH " as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'H' VARIABLE WIDTH " as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'G' 4.00 WIDE & DRAINAGE EASEMENT 'G' 4.00 WIDE" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 184510)" as shown on the plan ("the Easement Land").

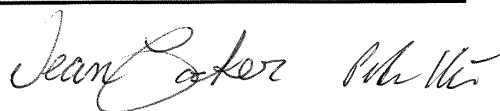
Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE & DRAINAGE EASEMENT 'E' 3.00 WIDE" as shown on the plan ("the Easement Land").

Lots 79 & 1000 are SUBJECT To a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'D' 3.50 WIDE (SP 184510)" as shown on the plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JAC ESTATES PTY LTD	PLAN SEALED BY: SORELL COUNCIL
FOLIO REF: 184962/1000	DATE: 5.10.23
SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:231722)	SA 2020/00006 - 1 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

f:\data\affinity_docs\jacepl\231722\pjacepl_231722_011.docx



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 185905
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000	

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 184962) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 184962) " as shown on the plan ("the Easement Land").

Lots 129 & 1000 are to be SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'J' VARIABLE WIDTH (SP184510) & DRAINAGE EASEMENT 'J' VARIABLE WIDTH (SP184510) " as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'F' 2.00 WIDE " as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE & DRAINAGE EASEMENT 'A' 3.50 WIDE " as shown on the plan ("the Easement Land").

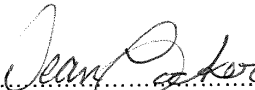
Lots 127, 128 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 3.50 WIDE & DRAINAGE EASEMENT 'B' 3.50 WIDE" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'I' VARIABLE WIDTH " as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184510) " as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184768) " as shown on the plan ("the Easement Land").

Director 

Director..... 

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

f:\data\affinity_docs\jaceep\231722\pjaceep\231722_011.docx



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 8 PAGES	Registered Number SP 185905
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000	

Drainage

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184510)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184768)" as shown on the plan.

Lots 141, 145 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' VARIABLE WIDTH & DRAINAGE EASEMENT 'C' VARIABLE WIDTH " as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 184510)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE & DRAINAGE EASEMENT 'E' 3.00 WIDE" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'F' 3.00 WIDE" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'G' 4.00 WIDE & DRAINAGE EASEMENT 'G' 4.00 WIDE" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'H' VARIABLE WIDTH " as shown on the plan.

Lots 79 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'D' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'D' 3.50 WIDE (SP 184510)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 184962) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 184962) " as shown on the plan.

Lots 129 & 1000 are to be SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan.

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.

f:\data\affinity_docs\jacept\231722\pjacept\231722_011.docx



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 185905
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000	

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'J' VARIABLE WIDTH (SP184510) & DRAINAGE EASEMENT 'J' VARIABLE WIDTH (SP184510) as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE & DRAINAGE EASEMENT 'A' 3.50 WIDE " as shown on the plan.

Lots 127, 128 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 3.50 WIDE & DRAINAGE EASEMENT 'B' 3.50 WIDE" as shown on the plan.

Tasnetworks Substation

Lot 120 is SUBJECT TO a Electricity Infrastructure Easement in favour of Tasnetworks over the land marked "ELECTRICAL INFRASTRUCTURE EASEMENT 2.00 WIDE" as shown on the plan.

Pipeline

Lot 1000 is SUBJECT TO an easement in favour of Metropolitan Water Board over the area marked "PIPELINE EASEMENT 10.06M (563/6D)" shown on the plan and fully set forth in sealed plan 14888.

Lot 1000 is SUBJECT TO an easement for pipeline rights in favour of Sorell Council over the area marked "PIPELINE EASEMENT 10.06M (563/6D)" shown on the plan and fully set forth in transfer B912948.

Embankment

Lot 1000 is SUBJECT TO an Embankment Easement in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "B" as shown on the plan.

Lot 1000 is SUBJECT TO an Embankment Easement in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "B" VARIABLE WIDTH (SP184768)" as shown on the plan.

Lots 127 & 128 are SUBJECT TO an Embankment Easement in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "A" as shown on the plan.

COVENANTS

The owners of Lot 1000 on the Plan covenants in gross with the Sorell Council to the intent that the burden of this covenant 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 stipulation:-

- Not to construct, or allow to be constructed, any habitable room of a dwelling within the area marked A.C.E.D. on the Plan.

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.

f:\data\affinity_docs\jacepl\231722\pjacepl_231722_011.docx



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP185905
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000	

Covenants continued

The owners of all lots on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- not to construct on a lot a dwelling without :
 - i) A minimum 5,000 litre rain water tank fitted to collect all roof runoff; and
 - ii) Such tank shall be installed with minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top up from the reticulated water supply.

The owners of lots 79 & 1000 on the Plan covenant in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation :

- not to allow vehicular access to Penna Road.

FENCING COVENANT

In respect to the lots on the plan, the owners of each lot on the plan covenants the vendor (JAC ESTATES PTY LTD) that the vendor shall not be required to fence.

Definitions;

"Pipeline and Services Easement" means-

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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.

f:\data\affinity_docs\jaceep\231722\pjaceep\231722_011.docx



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES	Registered Number SP 185905
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000	

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

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

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

"Right of Drainage" means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"Right of Carriageway" means a right of carriage way as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"Embankment Easement" means all the full and free right and liberty for the Sorell Council and its successors and its and their servants, agents and contractors ("the Council") at all times hereafter:-

- (a) to have the stability and support of the area shown on the Plan as road being lot 1001 on ~~SP 184540~~ ^{g^x the plan} ("Road") upheld and maintained by the Embankment Easement.
- (b) to enter into and upon the servient land with or without all necessary plant, machinery and equipment and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietors for the purpose of examining, maintaining, repairing or modifying the land area marked "Embankment Easement" without doing unnecessary damage to the said servient land and making good all damage occasioned by such make good.
- (c) Nothing within this definition shall prevent the registered proprietors for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of the Council, compromise support provided to the Road.

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.

f:\data\affinity_docs\jaceep\231722\pjaceep\231722_011.docx



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 8 PAGES	Registered Number SP 185905
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000	

"Electricity Infrastructure Easement" with the benefit of a restriction as to user of land means:

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") at all times hereafter:

- a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as TasNetworks may determine above, on or under the land respectively marked **ELECTRICITY INFRASTRUCTURE EASEMENT** on Plan (hereinafter called the "servient land");
- b) **TO** enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- c) **TO** erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety;
- d) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) **TO** enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
- f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

J. Smeets
 JASON SMEETS
 SOLICITOR FOR
 SUBDIVIDER

 Sorell Council Development Application: 5.2025.201.1 - Development Application - 4 Sunningdale Close, Midway Point - P1.pdf Plans Reference: P1 Date Received: 30/07/2025

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.

f:\data\affinity_docs\jacept\231722\pjacept\231722_011.docx

Jason Smeets

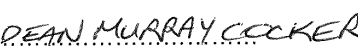
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 8 PAGES	Registered Number SP185905
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 184962/1000	

EXECUTED by **JAC ESTATES PTY LTD (ACN 638 495 182)** pursuant to section 127(1) of the Corporations Act 2001 (Cth) by:


.....
Director Signature


.....
Director/ Secretary Signature


.....
Director Full Name (print)


.....
Director/ Secretary Full Name



Sorell Council

Development Application: 5.2025.201.1 -
Development Application - 4 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:30/07/2025

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.

f:\data\affinity_docs\jaceepl\231722\pjaceepl_231722_011.docx

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 04:21 pm

CT: 185905/79

N270063 PRIORITY NOTICE reserving priority for 90 days
TRANSFER JAC Estates Pty Ltd to Direen Homes Pty Ltd
REST/COV Direen Homes Pty Ltd and JAC Estates Pty Ltd
MORTGAGE Direen Homes Pty Ltd to Butler McIntyre
Investments Ltd Lodged by BUTLER MCINTYRE & B on
12-Jun-2025 BP: N270063

N268667 TRANSFER to DIREEN HOMES PTY LTD Lodged by BUTLER
MCINTYRE & B on 11-Jul-2025 BP: N268667

E172251 INSTRUMENT Creating Restrictive Covenants Lodged by
BUTLER MCINTYRE & B on 11-Jul-2025 BP: N268667

N269140 MORTGAGE to Butler McIntyre Investments Ltd Lodged
by BUTLER MCINTYRE & B on 11-Jul-2025 BP: N268667

**Sorell Council**

Development Application: 5.2025.201.1 -
Development Application - 4 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 30/07/2025

AS2870:2011 SITE ASSESSMENT

4 Sunningdale Close

Midway Point

February 2025



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: 5.2025.201.1 -
Development Application - 4 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:30/07/2025

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Direen Homes
Site Address:	4 Sunningdale Close, Midway Point
Date of Inspection:	21/02/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C Cooper

Site Details

Certificate of Title (CT):	185905/79
Title Area:	Approx. 899.4m ² m ²
Applicable Planning Overlays:	Airport obstacle limitation area, Bushfire-prone areas, Priority vegetation area, Waterway and Coastal Protection Areas
Slope & Aspect:	4° SW facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

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

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	SW	SAND: dark grey, brown, dry, loose,
0.10-0.50	0.20-0.60	CI	Sandy CLAY: medium plasticity, dark yellow, brown, slightly moist, stiff,
0.50-0.60	0.60-0.80	GW	Sandy GRAVEL: yellow, brown, dry, dense, Refusal.

Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement.

Site Classification

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

The site has been classified as:

Class M

Y^s range: **20-40mm**

Notes: that is a moderately reactive clay.

Wind Loading Classification

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

Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

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

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for foundation movement.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

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

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

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

A site is classified as **Class P** when:

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

1.2 Soil Characterisation

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

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

NON COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

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

1.3 USCS Material Descriptions

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

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

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

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

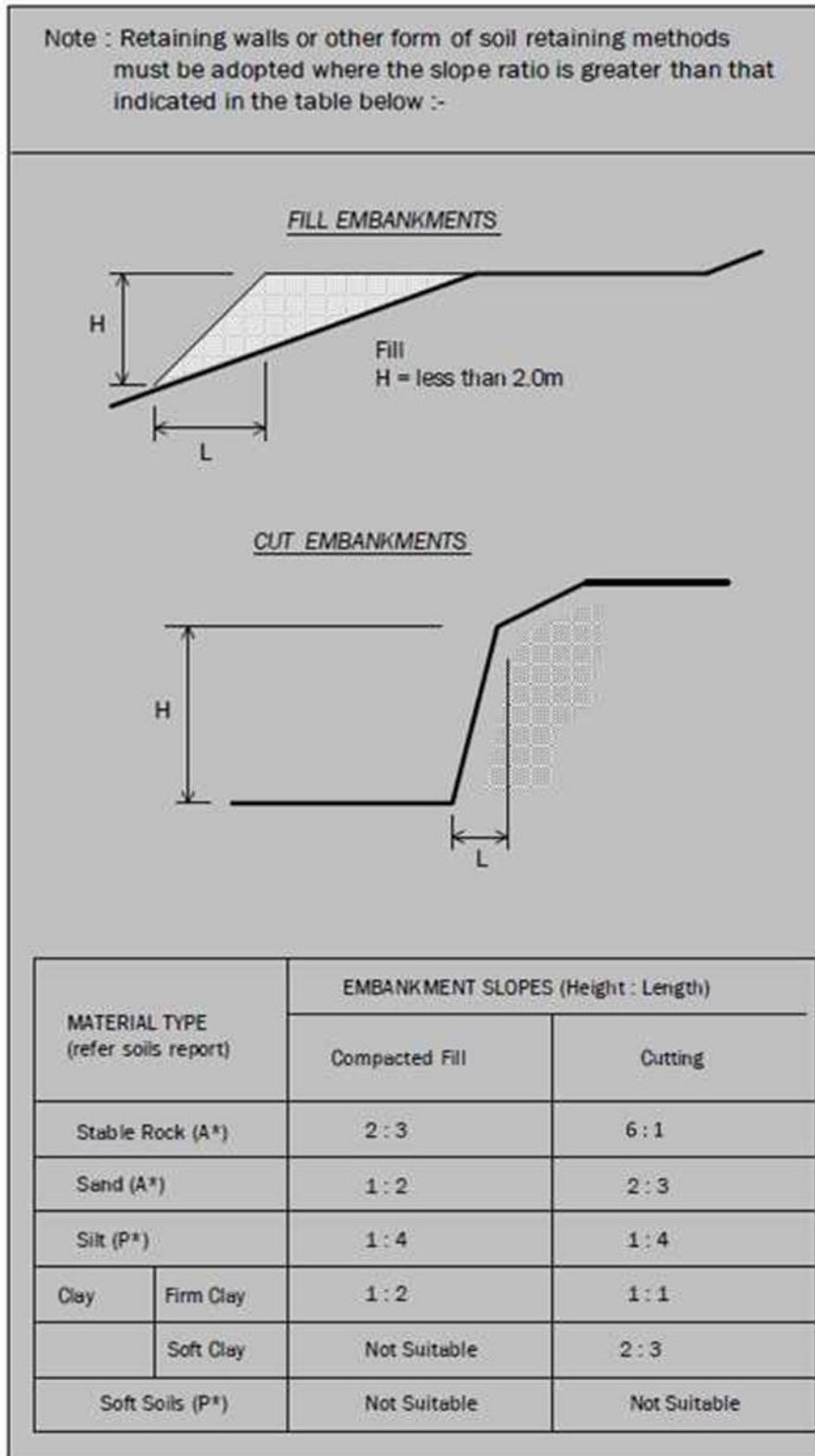
1.4 Bearing Capacities and DCP testing.

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

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

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

1.5 Batter Angles for Embankments (Guide Only)



Glossary of Terms

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

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

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

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

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

Foundation – Ground which supports the building

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

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

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

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

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

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

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

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

Disclaimer

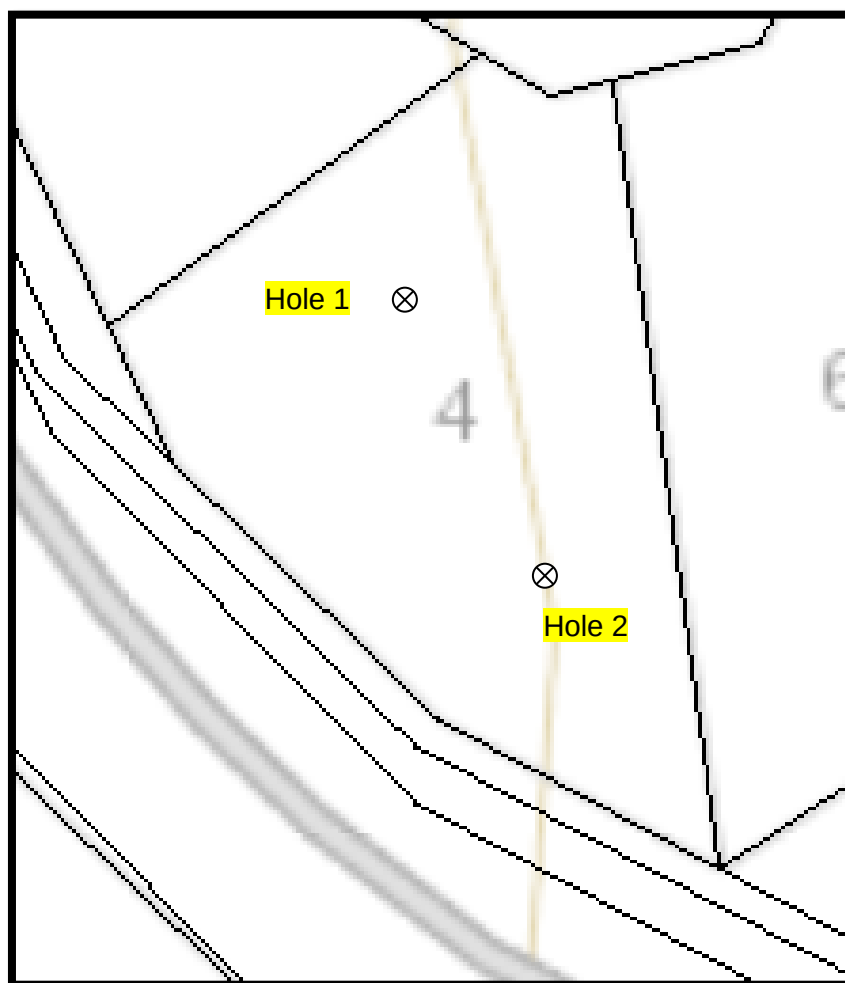
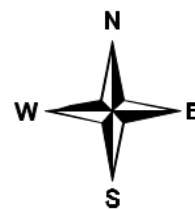
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage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

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

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

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

Site Plan



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No:

Date:

J11434

24/02/2025



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey circular stamp.

DISPERSIVE SOIL ASSESSMENT

4 Sunningdale Close

Midway Point

February 2025



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: 5.2025.201.1 -
Development Application - 4 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:30/07/2025

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Direen Homes
Site Address:	4 Sunningdale Close, Midway Point
Date of Inspection:	21/02/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C Cooper

Site Details

Certificate of Title (CT):	185905/79
Title Area:	Approx. 921 m ²
Applicable Planning Overlays:	Airport obstacle limitation area, Bushfire-prone areas, Priority vegetation area, Waterway and Coastal Protection Areas
Slope & Aspect:	4° SW facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

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

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	SW	SAND: dark grey, brown, dry, loose,
0.10-0.50	0.20-0.60	CI	Sandy CLAY: medium plasticity, dark yellow, brown, slightly moist, stiff,
0.50-0.60	0.60-0.80	GW	Sandy GRAVEL: yellow, brown, dry, dense, Refusal.

Site Notes

The soil on site has formed from Triassic sandstone. The subsoil was tested for dispersion using the Emerson Test and was found to be Slightly dispersive (Class 2.1) - Some dispersion (slight milkiness, immediately adjacent to aggregate).

Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

The site has been identified as an area subject to a tunnel erosion hazard according to 'Dispersive Soils and Their Management: Technical Reference Manual'. This is due to the soils present on site that developed from Triassic Sandstone that contain considerable fine sand/silt content and medium plastic clays. Triassic Sandstone in the local area is known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

The soil samples taken from site were found to be Slightly dispersive (Class 2.1) - Some dispersion (slight milkiness, immediately adjacent to aggregate).

Management Recommendations

A number of site and soil management measures are recommended for development on the site.

The proposed site cut/fill and driveway areas must be managed by:

- Applying a geo-fabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to the driveway surface (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted

The risk of erosion and tunnel erosion associated with construction must be minimized by:

- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
 - o Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
 - o If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction).
 - o The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement
- Vegetation cover must be maintained wherever possible on the property
- Foundations may be placed into the natural soil; however, care must be taken to ensure all exposed soil in the foundation area is compacted and 1Kg/m² of gypsum is applied. Excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil with natural soil and gypsum
- All stormwater runoff from the dwelling to be directed to mains connection (all the drains are to be adequately treated with gypsum)

- Drainage of any site cut must not employ conventional rock drain construction; it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

Conclusions

There is a low risk associated with dispersive soils and potential erosion on the site provided the recommendations in this report are adhered to. Efforts should be made to cover all exposed soils on cut/fill batters with topsoil and seeded with well suited pasture species to avoid rainwater, runoff, surface water flows from intercepting exposed subsoils.

A number of site management recommendations have been made in this report and further information can also be found in the publication “Dispersive soils and their management – Technical manual” (DPIWE Tas 2009)

It is recommended that during construction that GES be notified of any variation to the soil conditions as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: C Cooper

Date Submitted: 21/02/2025.

Sample Identification: 4 Sunningdale Close, Midway Point

Soil to be tested: Emerson soil dispersion test.

Result:

Sample	Texture	Emerson class	Description
Sample	Clay	Class 2.(1)	Slight dispersion
Sample	Clay	Class 2.(1)	Slight dispersion

Some dispersion (slight milkiness, immediately adjacent to aggregate).

Sample Tested by: C Cooper
21/02/25

Disclaimer

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

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

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

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

Site Information

Title Reference:	185905/79	
Wind Classification:	N3	Site Classification to AS 4055 - 2006
Soil Classification:	M	Site Classifcation to AS 2870 - 2011
Climate Zone:	7	
BAL Level:	TBC	No areas of bushfire prone vegetation > 1ha within 100m of the building
Corrosion Environment:	TBC	For steel subject to the influence of salt water, breaking surf or heavy industrial areas refer NCC Housing Provisions Part 6.3.9 and Table 6.3.9a Cladding and fixings to manufacturer's recommendations.
Other Hazards:	Dispersive Soils	
Floor Area:	Unit 1-133.4m² Unit 2 - 138.0m²	
Deck/Patio Area:	Unit 1 - 14.0m² Unit 2 - 11.7m²	
Total Floor Area:	Unit 1 - 147.4m² Unit 2 - 149.7m²	

Drawing Schedule:

A-01	Cover Page
A-02	Site Plan
A-03	Unit 1 Floor Plan
A-04	Unit 1 Elevations
A-05	Unit 2 Floor Plan
A-06	Unit 2 Elevations



Sorell Council

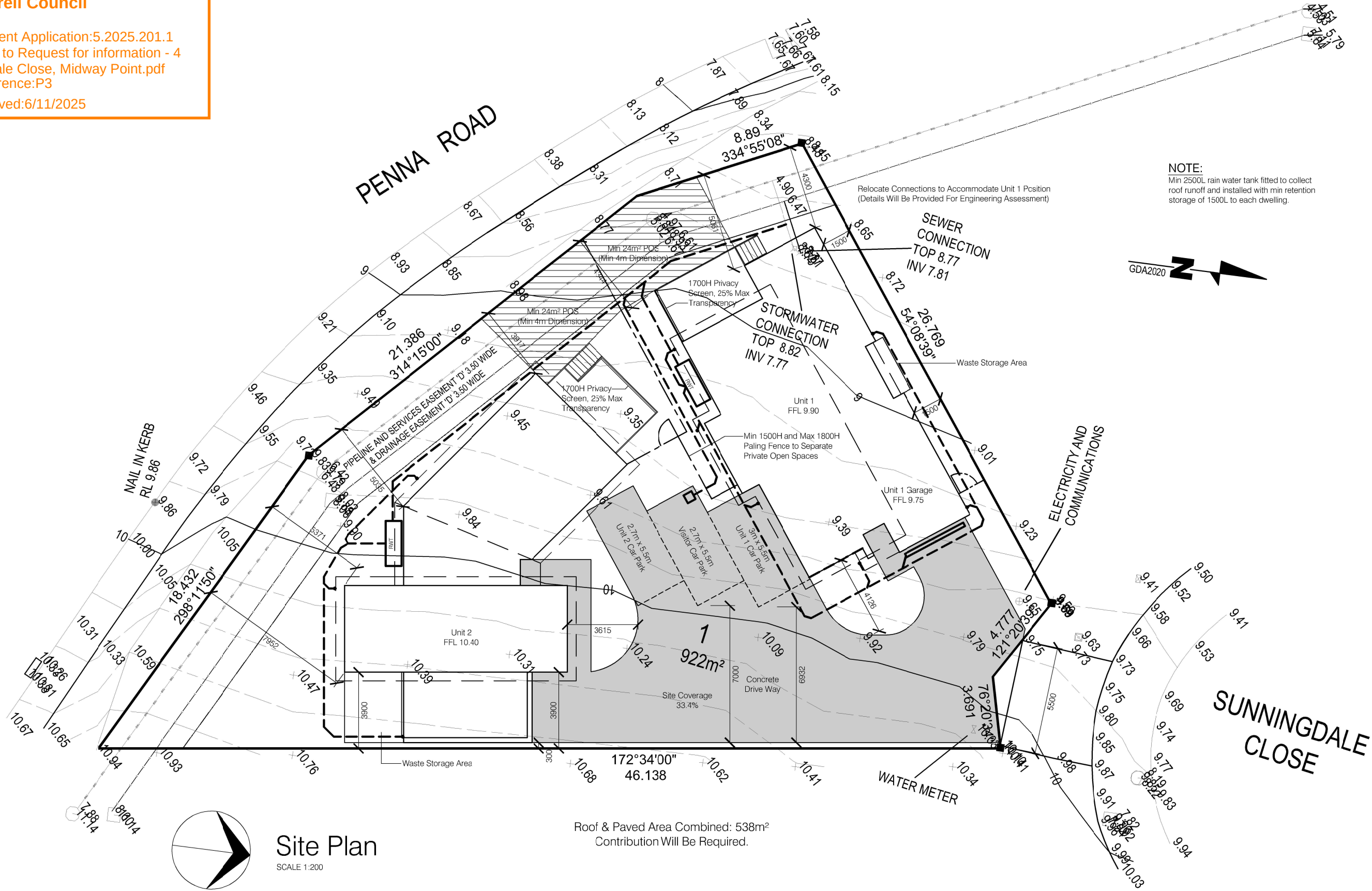
Development Application: 5.2025.201.1 -
Response to Request For Information - 4
Sunningdale Close, Midway Point - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

Rev	Amendment:	Date:	Accredited Practitioner:	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 4 Sunningdale Close Midway Point TAS 7171	Drawing Title: Cover Sheet	Date: 14-May-25	Sheet Size: A3
			Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au			File Name: 25 DHD-1, 4 Sunningdale Cl.dwg	Drawing Scale: N/A	Drawing No: A-01



Sorell Council

Development Application:5.2025.201.1
Response to Request for information - 4
Sunningdale Close, Midway Point.pdf
Plan Reference:P3
Date received:6/11/2025



Rev	Amendment:	Date:	Accredited Practitioner:	Client Name:	Drawing Title:	Date:	Sheet Size:
			Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	Direen Homes	Site Plan	14-May-25	A3
				Project Address:	File Name:	Drawing Scale:	Drawing No:
				4 Sunningdale Close Midway Point TAS 7171	25 DHD-1, 4 Sunningdale Cl.dwg	1:200	A-02

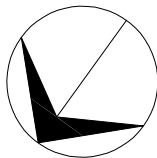


Sorell Council

Development Application: 5.2025.201.1 -
Response to Request For Information - 4
Sunningdale Close, Midway Point - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

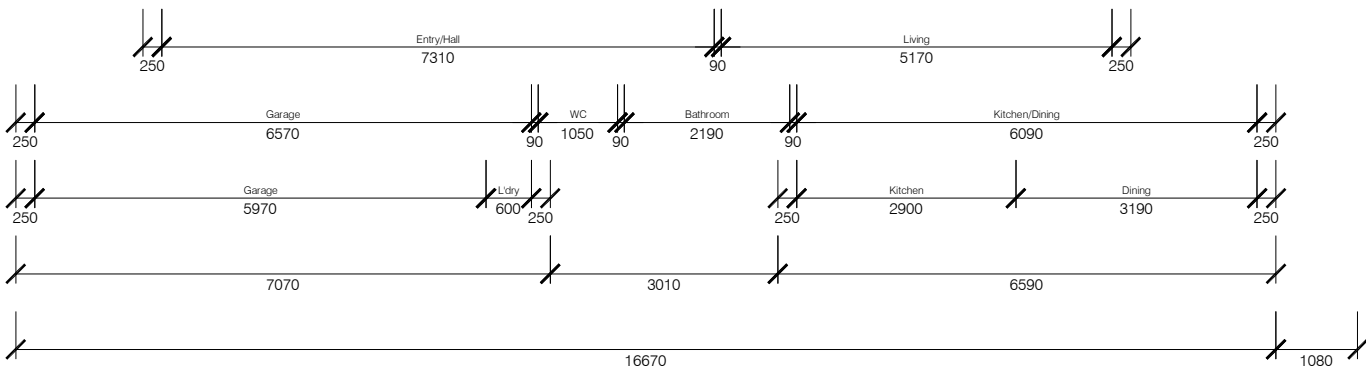
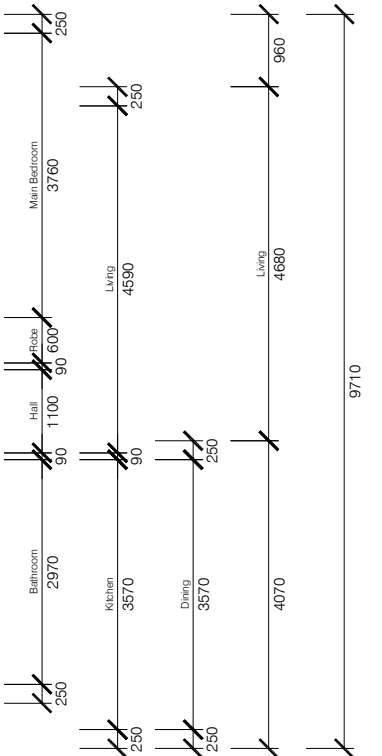
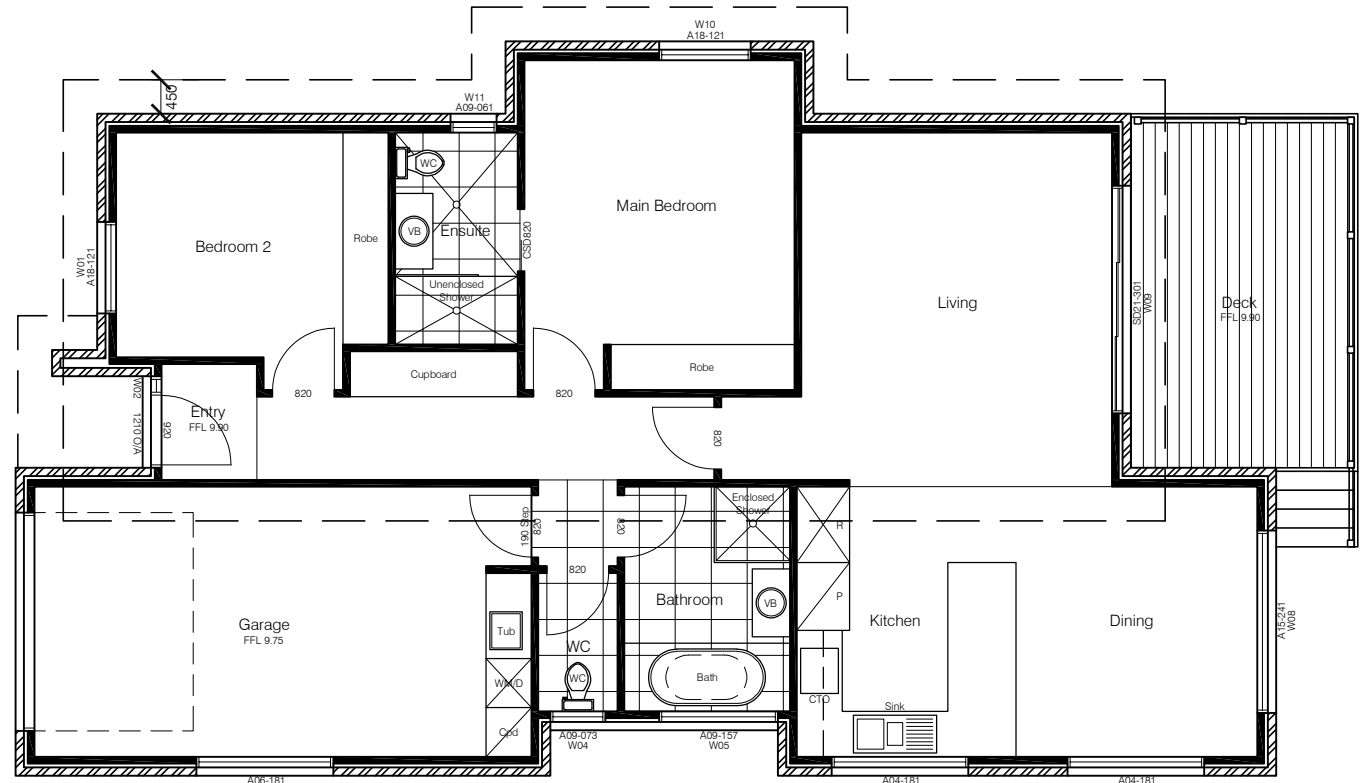
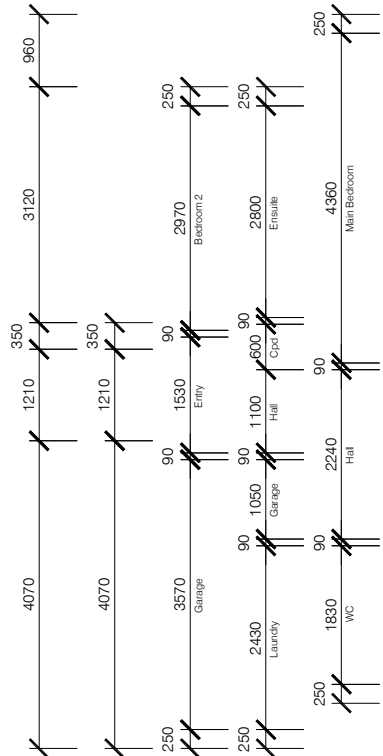
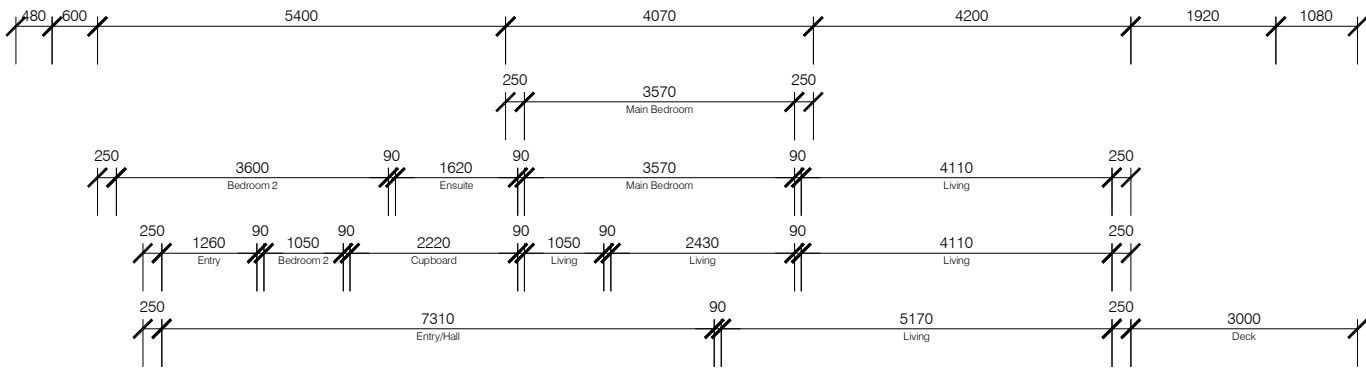
Legend & Notes:

- Brick Veneer Walls
- 90mm Stud Walls
- Articulation Joint
- C Carpet
- T Floor Tiles
- Con Concrete Floor Finish
- P Pantry
- R Refrigerator
- CT Cooktop
- VB Vanity Basin
- WC Toilet (Water Closet)
- CSD Cavity Sliding Door
- MB Meter Box



Floor Plan

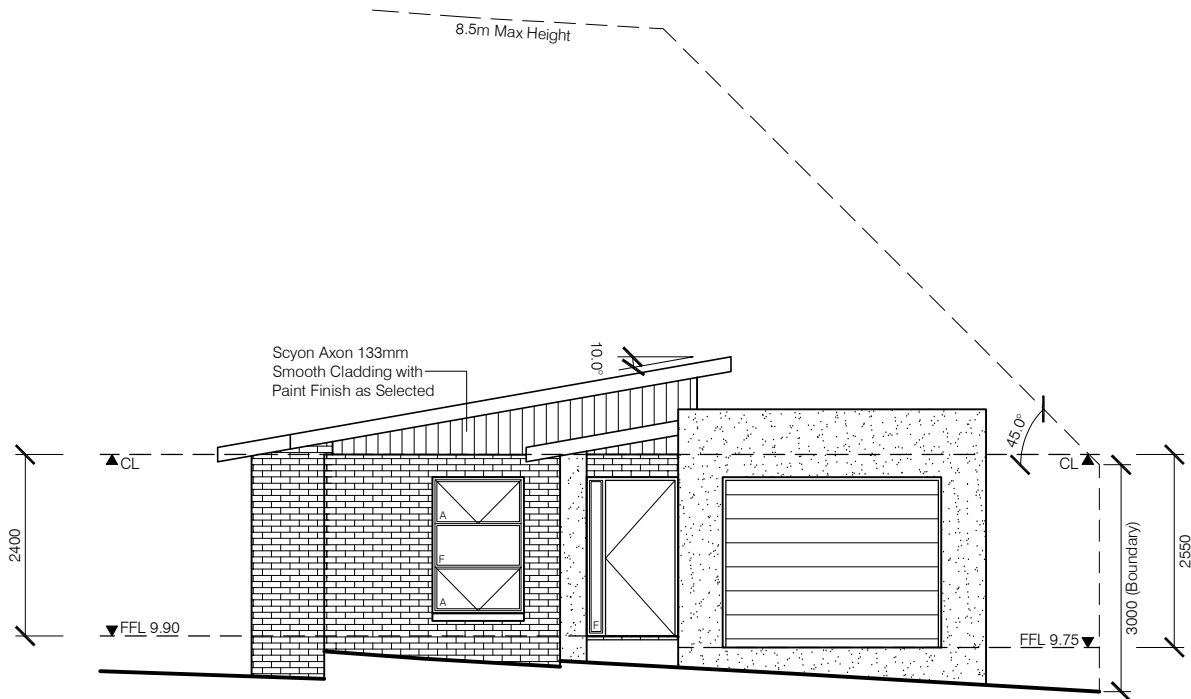
SCALE 1:100
FLOOR AREA: 133.4m²



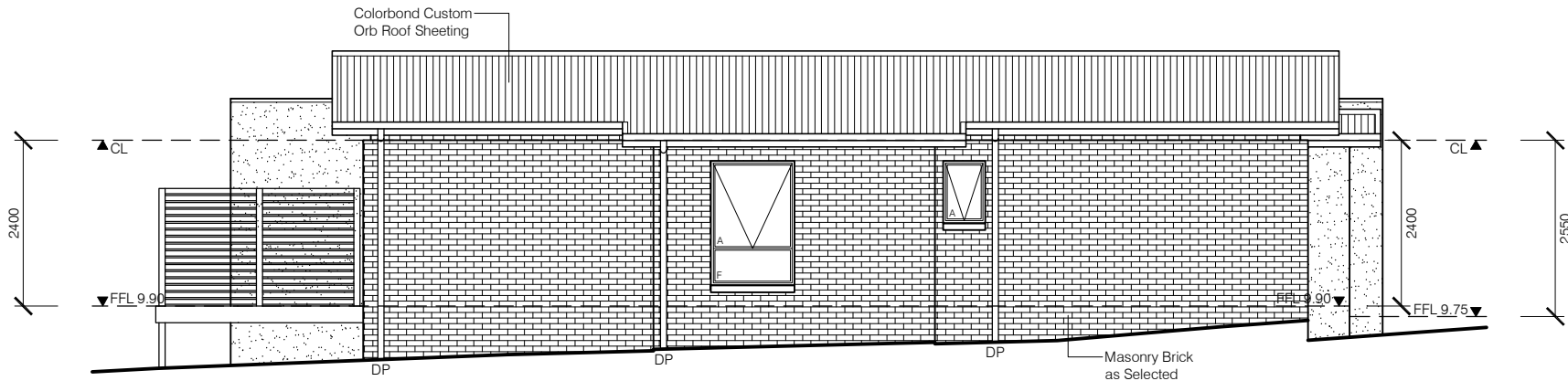
Rev	Amendment:	Date:	Accredited Practitioner:	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 4 Sunningdale Close Midway Point TASMANIA 7171	Drawing Title: Unit 1 Floor Plan	Date: 14-May-25	Sheet Size: A3
			Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au				Drawing Scale: 1:100	Drawing No: A-03
						File Name: 25 DHD-1, 4 Sunningdale Cl.dwg		

Legend & Notes:

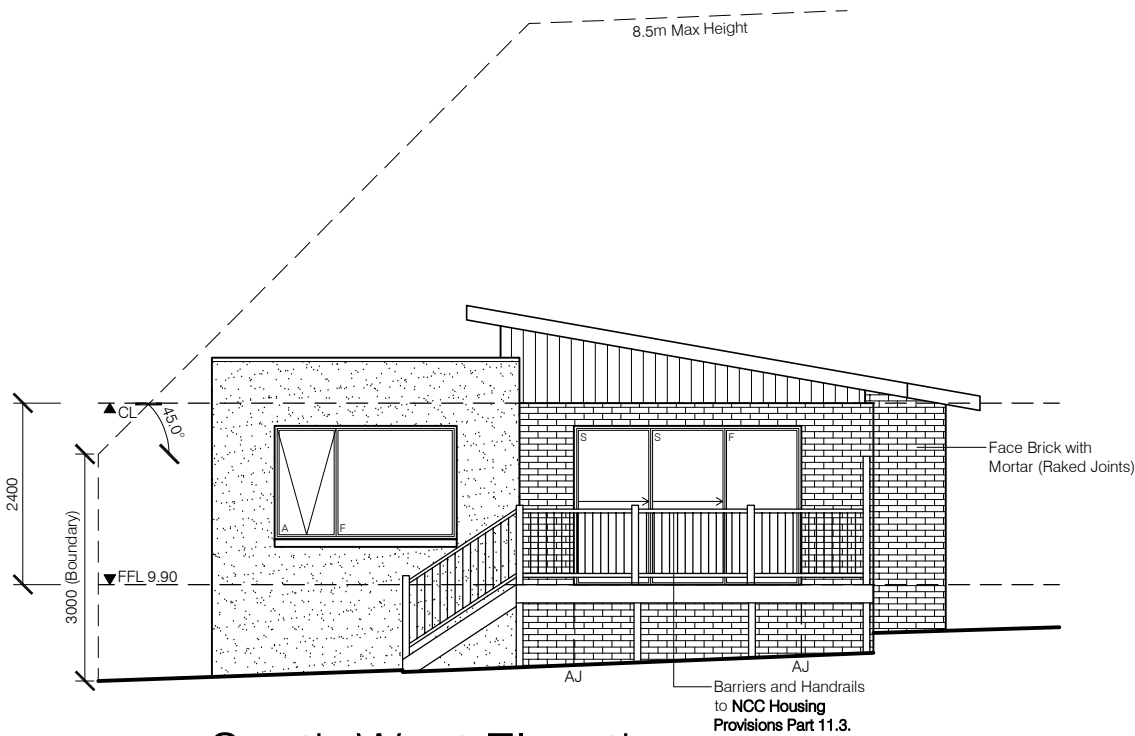
- A Awning Window
AJ Articulation Joint
CL Ceiling Level
DP Downpipe
F Fixed Window
FL Floor Level
SD Sliding Door



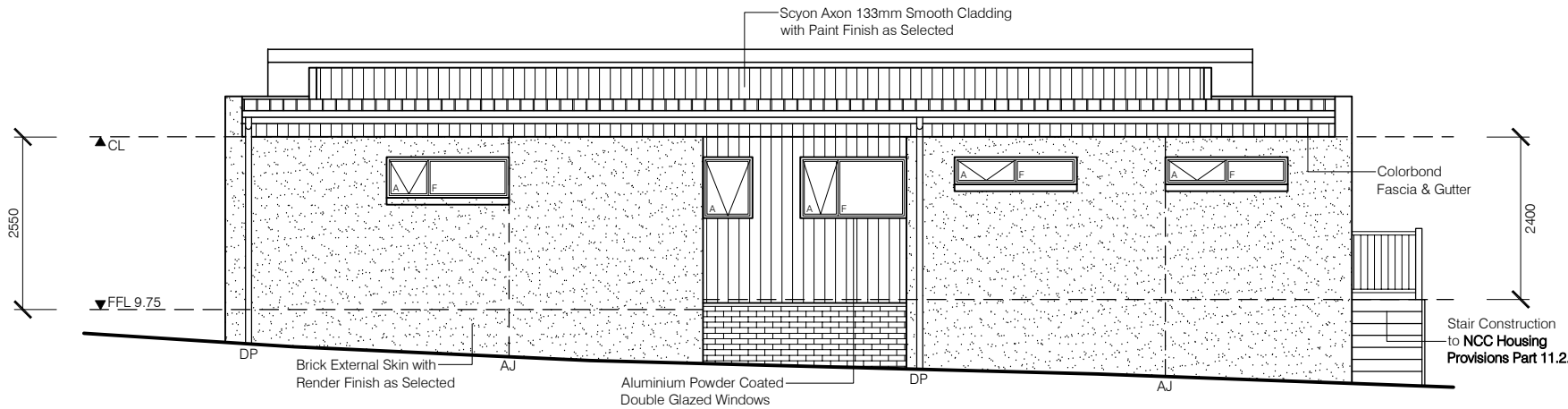
North East Elevation
SCALE 1:100



South East Elevation
SCALE 1:100



South West Elevation
SCALE 1:100



North West Elevation
SCALE 1:100

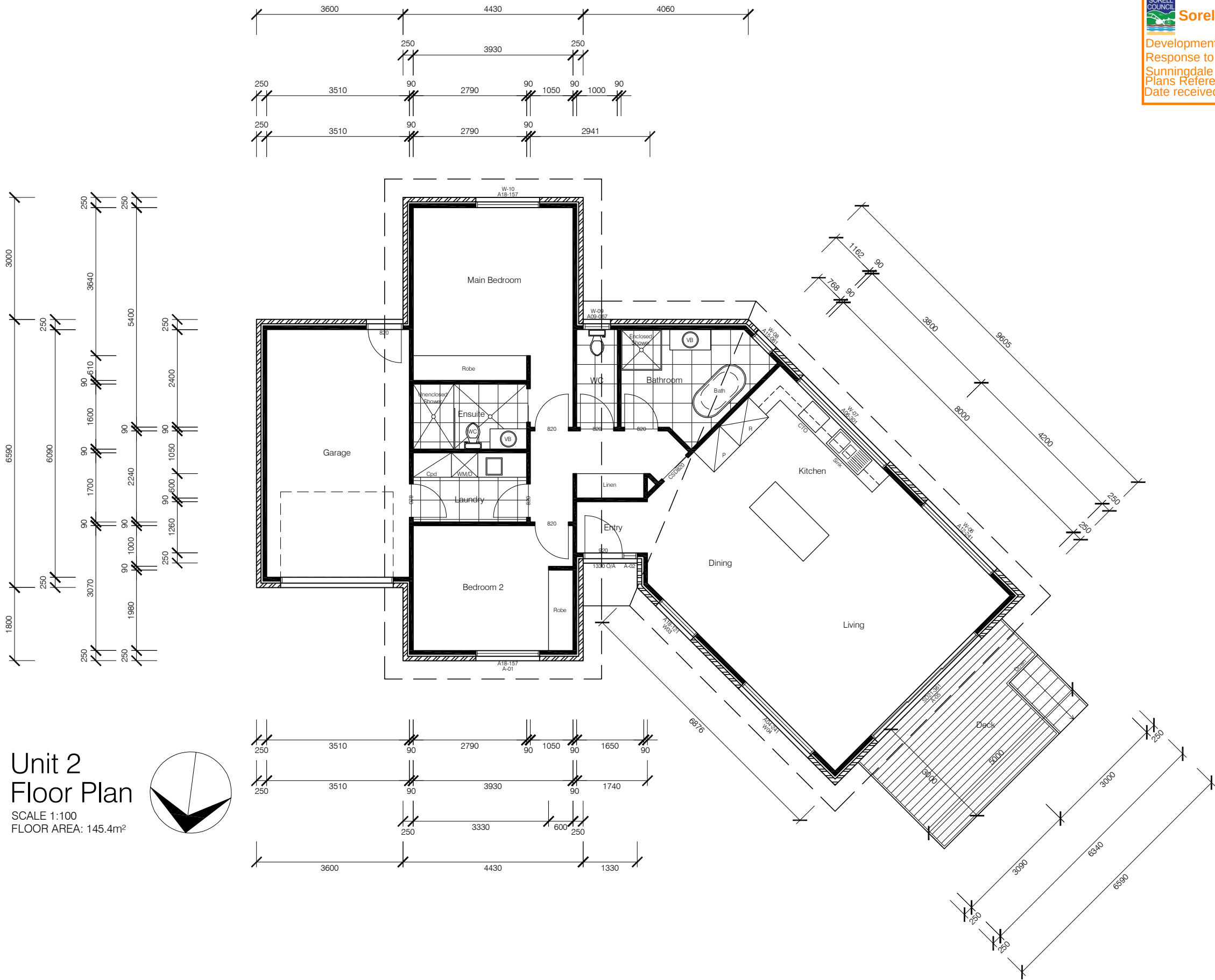
Sorell Council
Development Application: 5.2025.201.1 -
Response to Request For Information - 4
Sunningdale Close Midway Point - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

Rev	Amendment:	Date:	Accredited Practitioner:	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name:	Drawing Title:	Date:	Sheet Size:
			Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au		Direen Homes	Unit 1 Elevations	14-May-25	A3
					Project Address:	File Name:	Drawing Scale:	Drawing No:
					4 Sunningdale Close Midway Point TASMANIA 7171	25 DHD-1, 4 Sunningdale Cl.dwg	1:100	A-04



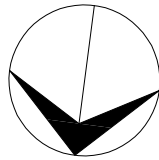
Sorell Council

Development Application: 5.2025.201.1 -
Response to Request For Information - 4
Sunningdale Close, Midway Point - P2.pdf
Plans Reference: P2
Date received: 3/11/2025

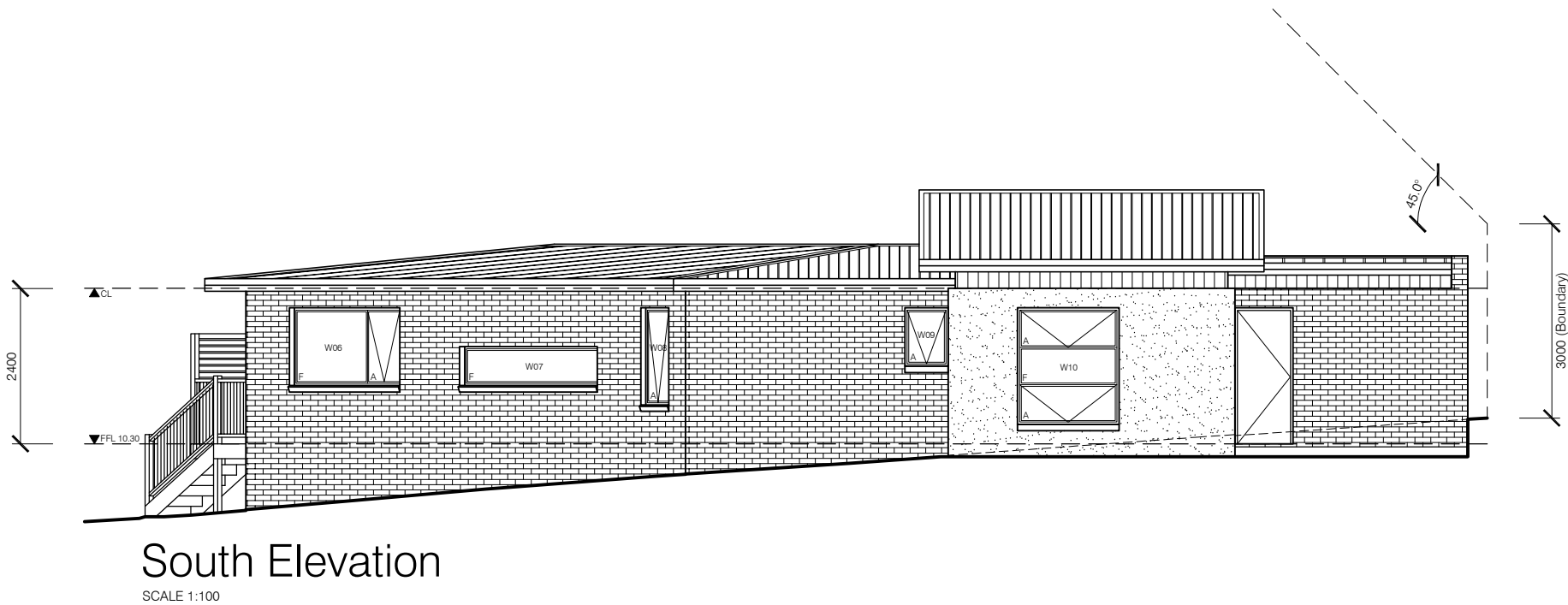
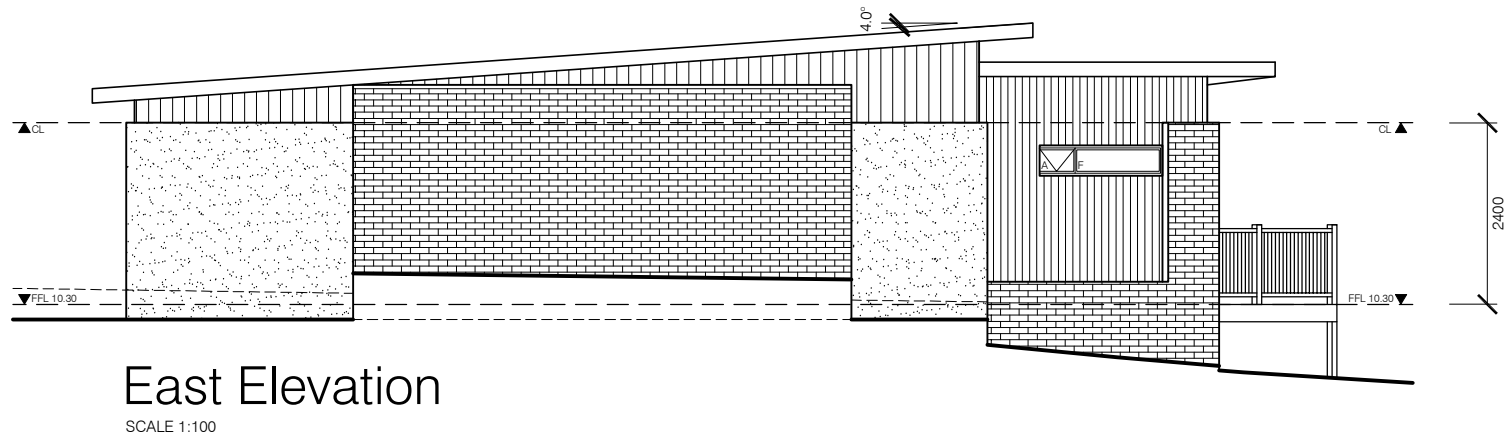
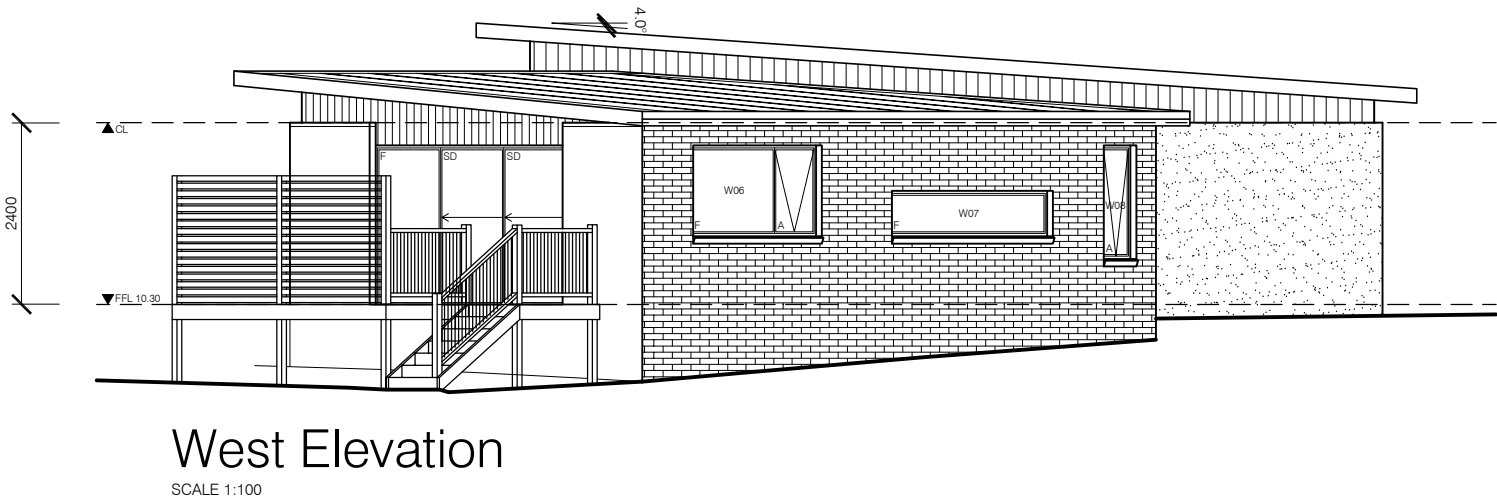
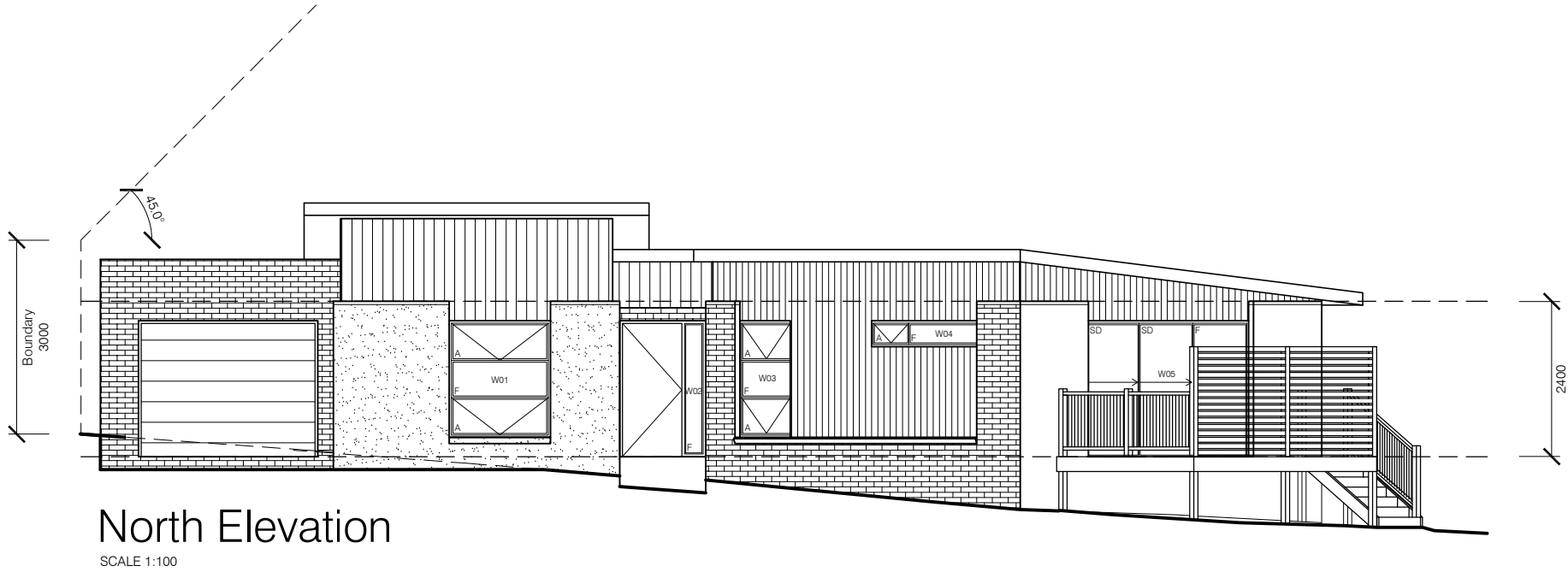


Unit 2 Floor Plan

SCALE 1:100
FLOOR AREA: 145.4m²



Rev	Amendment:	Date:	Accredited Practitioner:	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 4 Sunningdale Close Midway Point TASMANIA 7171	Drawing Title: Unit 2 Floor Plan File Name: 25 DHD-1, 4 Sunningdale Cl.dwg	Date: 14-May-25 Drawing Scale: 1:100	Sheet Size: A3 Drawing No: A-05
			Narelle Walker - CC1661W					
			5 Cessna Way					
			Cambridge TAS 7170					
			P: 03 62484366					
			E: narelle@direenhomes.com.au					



Rev	Amendment:	Date:	Accredited Practitioner:	 DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 4 Sunningdale Close Midway Point TASMANIA 7171	Drawing Title: Unit 2 Elevations	Date: 14-May-25	Sheet Size: A3
			Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au			File Name: 25 DHD-1, 4 Sunningdale Cl.dwg	Drawing Scale: 1:100	Drawing No: A-06