

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**23 SUNNINGDALE CLOSE, MIDWAY POINT****PROPOSED DEVELOPMENT:****DWELLING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 22nd 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 22nd December 2025**.

APPLICATION NO: 5.2025-323.1
DATE: 5 DECEMBER 2025



- Roads**
- DSG Roads
 - Council Roads
- Property**
- property
 - Titles



Disclaimer

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

50 m



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

| | |
|---|---|
| Full description of Proposal: | Use: Single Dwelling |
| | Development: |
| | <i>Large or complex proposals should be described in a letter or planning report.</i> |
| Design and construction cost of proposal: | \$ 520,000 |

| | |
|---|---|
| Is all, or some the work already constructed: | No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> |
|---|---|

| | |
|-----------------------------|--|
| Location of proposed works: | Street address: 23 Sunningdale Close |
| | Suburb: Midway Point TASMANIA Postcode: 7171 |
| | Certificate of Title(s) Volume: 189367 Folio: 66 |
| | |

| | |
|---------------------|--------------------|
| Current Use of Site | Vacant Land |
|---------------------|--------------------|

| | |
|------------------|----------------------------|
| Current Owner/s: | Name(s) JAC Estates |
|------------------|----------------------------|

| | | |
|--|---|---|
| Is the Property on the Tasmanian Heritage Register? | No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> | <i>If yes, please provide written advice from Heritage Tasmania</i> |
| Is the proposal to be carried out in more than one stage? | No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> | <i>If yes, please clearly describe in plans</i> |
| Have any potentially contaminating uses been undertaken on the site? | No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> | <i>If yes, please complete the Additional Information for Non-Residential Use</i> |
| Is any vegetation proposed to be removed? | No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> | <i>If yes, please ensure plans clearly show area to be impacted</i> |
| Does the proposal involve land administered or owned by either the Crown or Council? | No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> | <i>If yes, please complete the Council or Crown land section on page 3</i> |

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form


<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council

Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 24/11/2025

| Declarations and acknowledgements | |
|--|--|
| <ul style="list-style-type: none"> I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. I/we declare that the information in this application is true and correct. <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i></p> | |
| <ul style="list-style-type: none"> I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only. | |
| <ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. | |
| Applicant Signature: | Signature: <u>Simon Direen</u> Date: <u>24/11/2025</u> |

| 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> | |
| <div style="float: right; border: 2px solid orange; padding: 5px; text-align: center;">  Sorell Council <small>Development Application: 5.2025.323.1 - Development Application - 23 Sunningdale Close, Midway Point - P1.pdf Plans Reference: P1 Date Received: 24/11/2025</small> </div> | |
| Signature of General Manager, Minister or Delegate: | Signature: _____ Date: _____ |

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 189367 | FOLIO 66 |
| EDITION 1 | DATE OF ISSUE 24-Sep-2025 |

SEARCH DATE : 24-Nov-2025

SEARCH TIME : 11.16 AM

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 66 on Sealed Plan [189367](#)

Derivation : Part of Lot 306, 120 Acres Gtd. to John Lord

Prior CT [189273/1000](#)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

[SP189367](#) EASEMENTS in Schedule of Easements[SP189367](#) COVENANTS in Schedule of Easements[SP189367](#) FENCING COVENANT in Schedule of Easements

[SP183934](#), [SP184510](#), [SP184768](#), [SP184962](#), [SP185905](#), [SP186229](#),
[SP186700](#), [SP187500](#), [SP188745](#) & [SP189273](#) COVENANTS in
Schedule of Easements

[SP14888](#), [SP184510](#), [SP184768](#), [SP184962](#), [SP185905](#), [SP186229](#),
[SP186700](#), [SP187500](#), [SP188745](#) & [SP189273](#) 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 TransferUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:24/11/2025

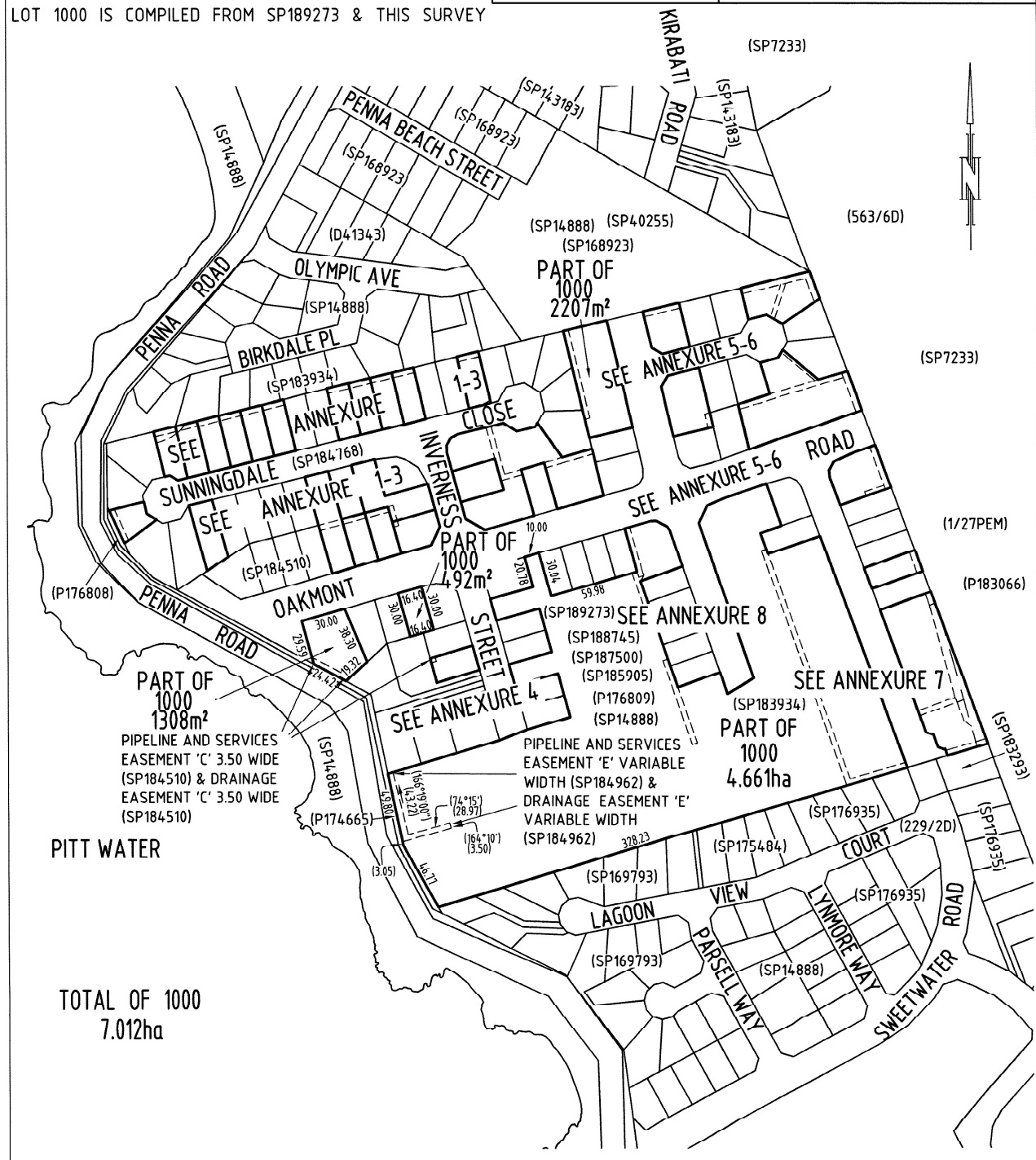
| | | | |
|---|--|--|--|
| OWNER: JAC ESTATES PTY LTD | PLAN OF SURVEY | | REGISTERED NUMBER SP189367 |
| FOLIO REFERENCE: 189273/1000 | BY SURVEYOR: M. M. STRATTON of 127 BATHURST STREET, HOBART | OPDA SURVEYORS, ENGINEERS & PLANNERS | APPROVED EFFECTIVE FROM 24 SEP 2025 |
| GRANTEE: PART OF LOT 306, 120 ACRES GTD TO JOHN LORD | LOCATION: PEMBROKE-SORELL | SCALE 1: 2500 | RECORDED OF TITLES <i>Renn</i> |
| | LENGTHS IN METRES | SURVEYORS REF 54754MS-1 | |

INDEX PLAN

LOT 1000 IS COMPILED FROM SP189273 & THIS SURVEY

PRIORITY FINAL PLAN




ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

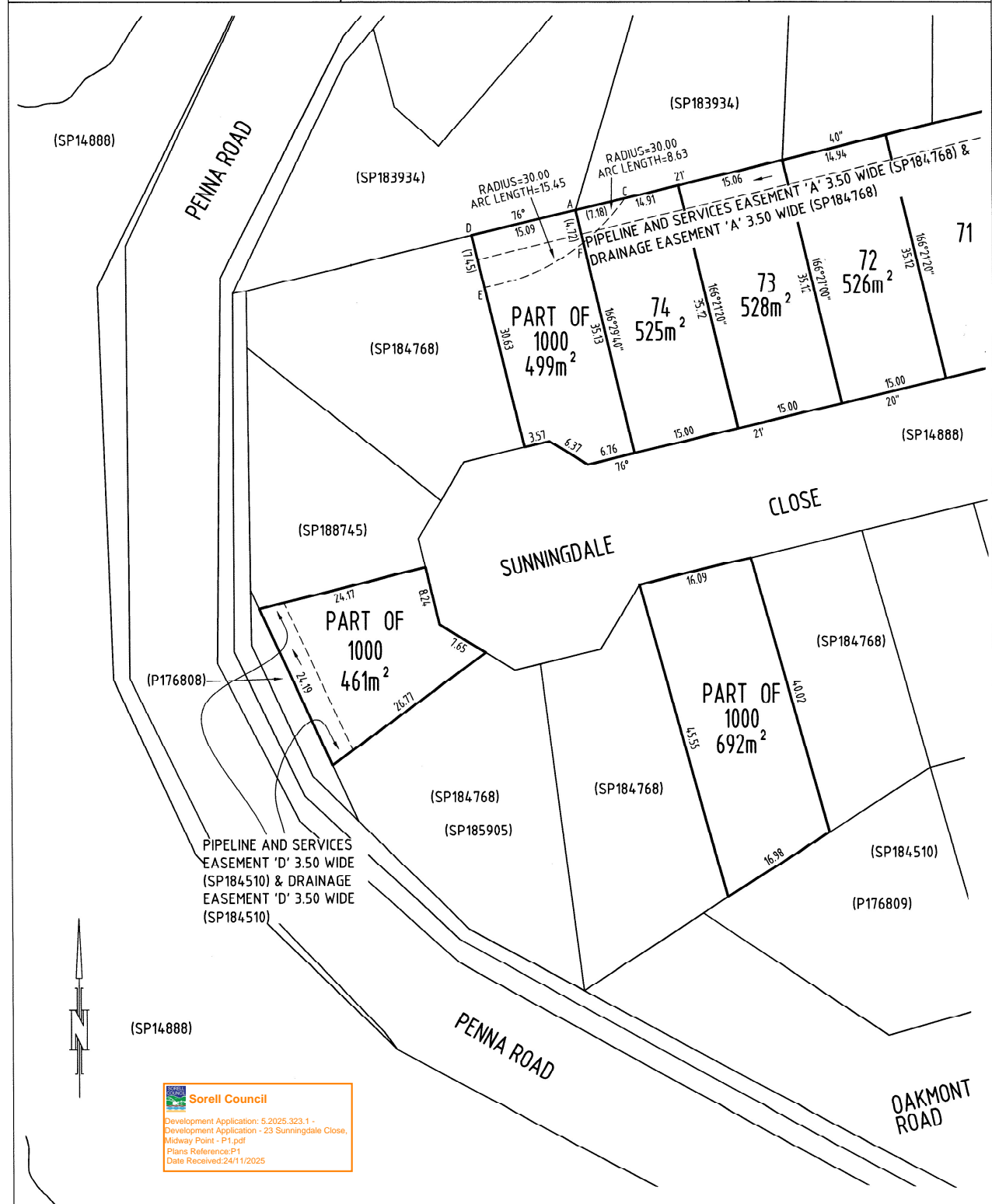


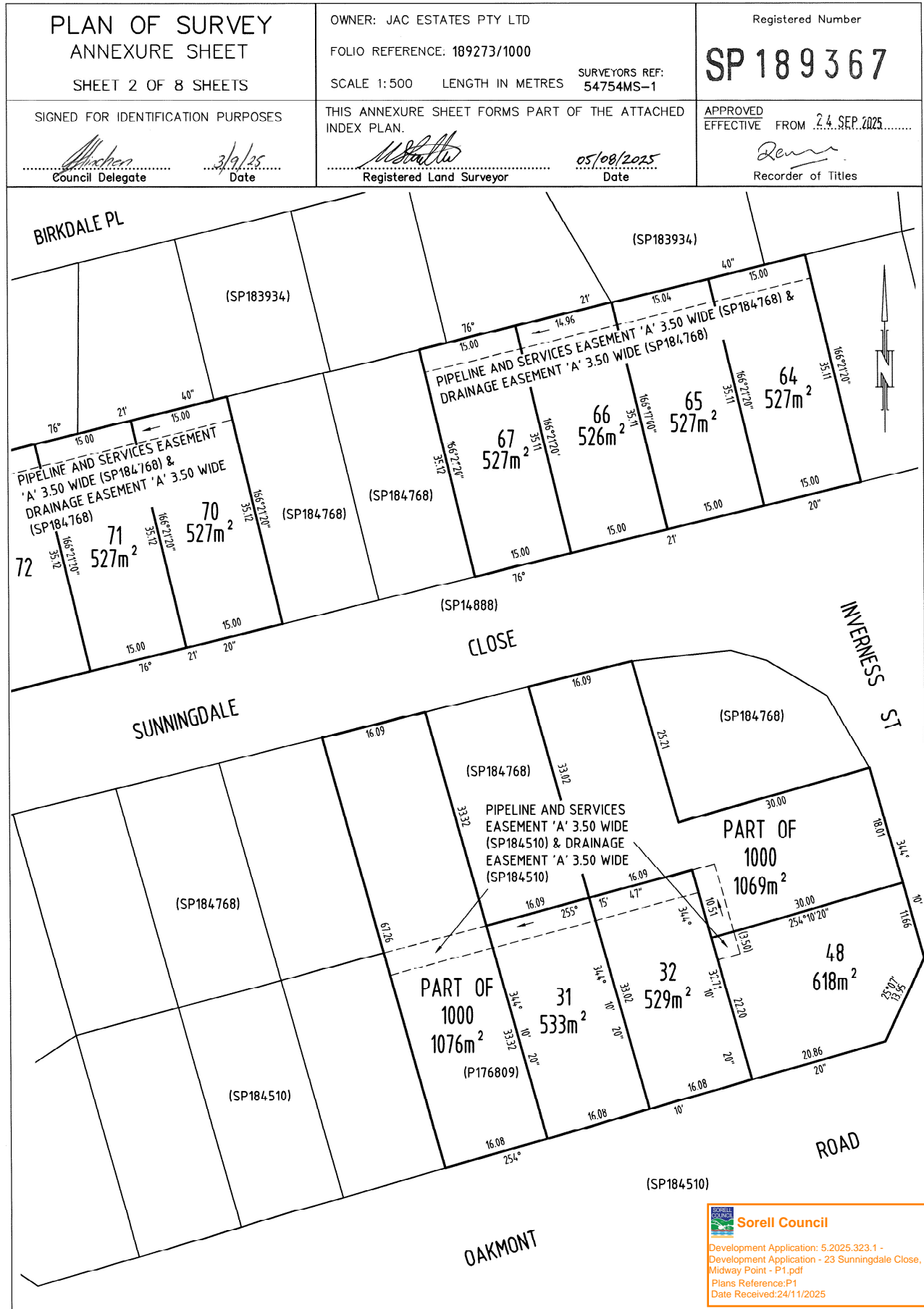
[Signature]
Registered Land Surveyor
05/08/2025
Date

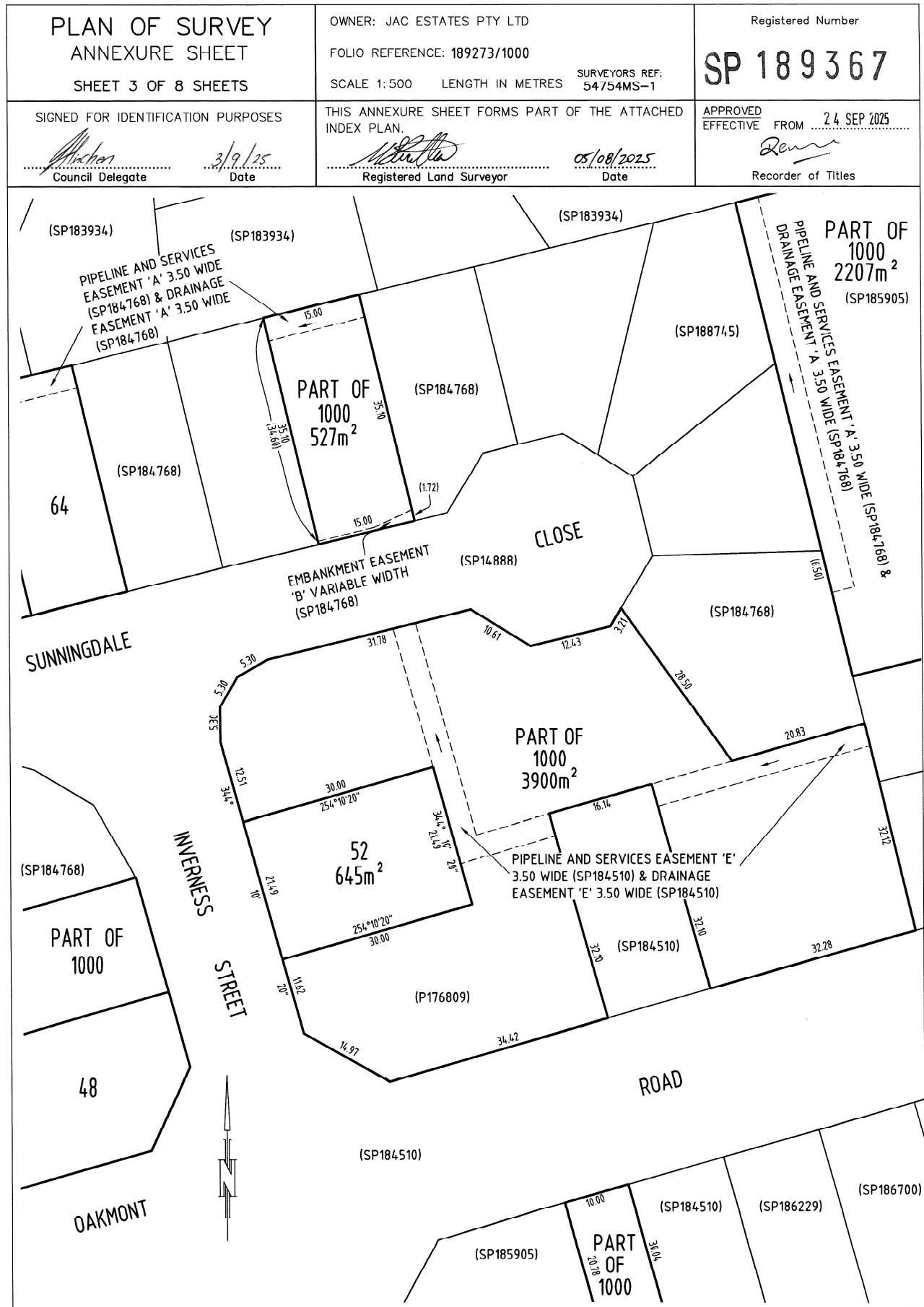
[Signature]
Council Delegate
3/9/25
Date

Sorell Council
Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 24/11/2025

| | | |
|---|---|--|
| <p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 1 OF 8 SHEETS</p> | <p>OWNER: JAC ESTATES PTY LTD</p> <p>FOLIO REFERENCE: 189273/1000</p> <p>SCALE 1:500 LENGTH IN METRES</p> <p>SURVEYORS REF: 54754MS-1</p> | <p>Registered Number</p> <p>SP 189367</p> |
| <p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p> 3.9.25 Council Delegate Date</p> | <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p> 05/08/2025 Registered Land Surveyor Date</p> | <p>APPROVED EFFECTIVE FROM 24 SEP 2025</p> <p> Recorder of Titles</p> |

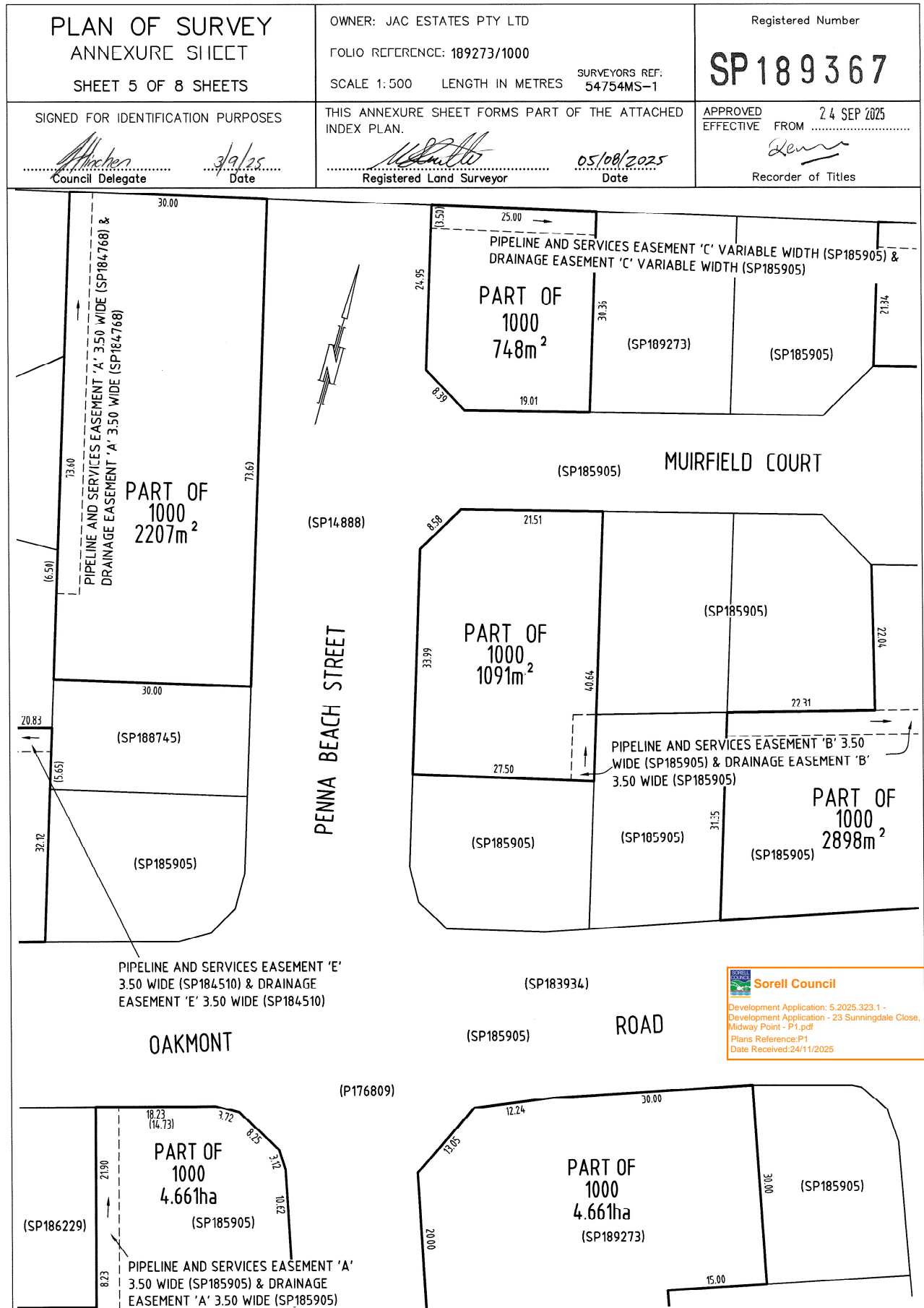


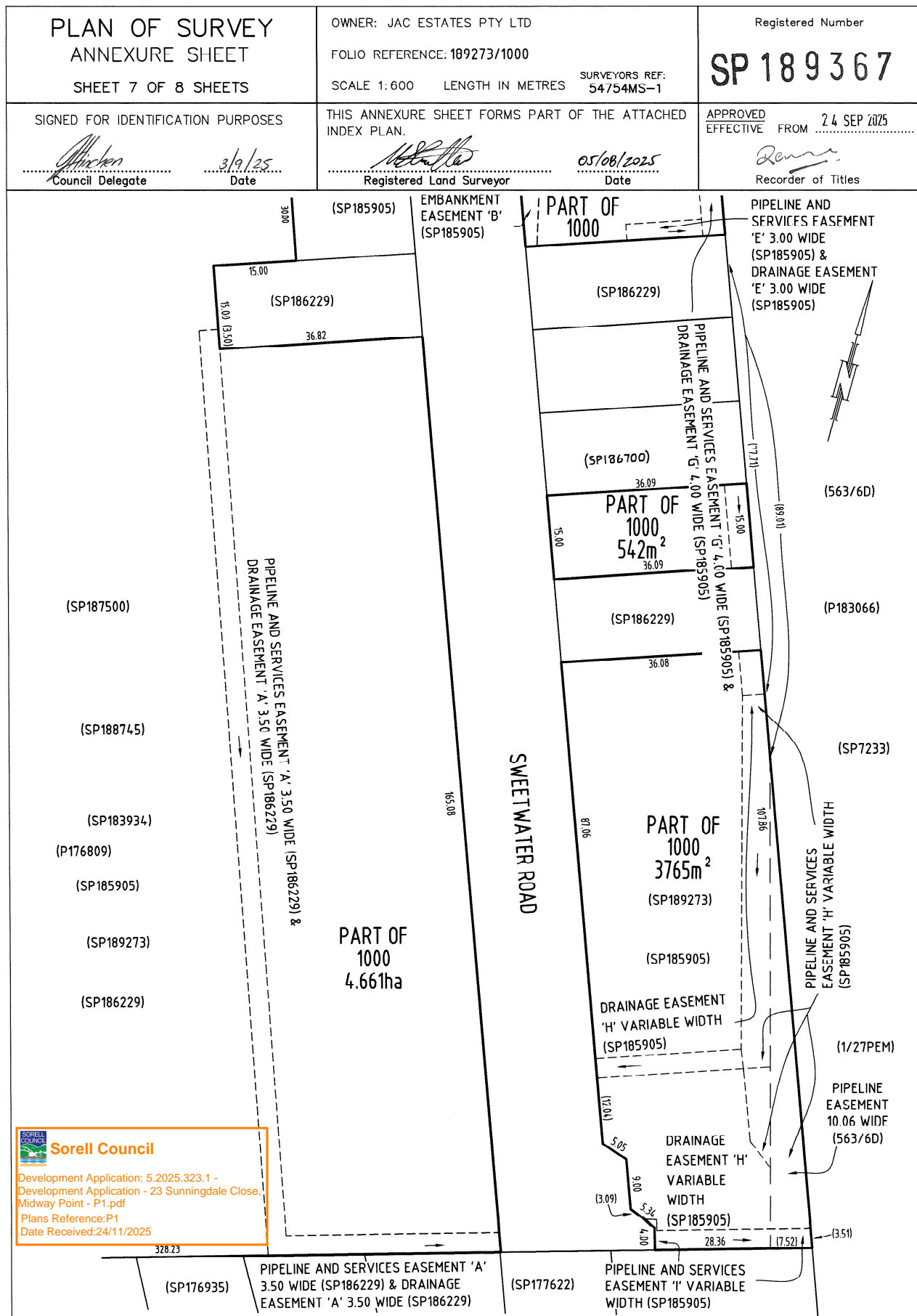


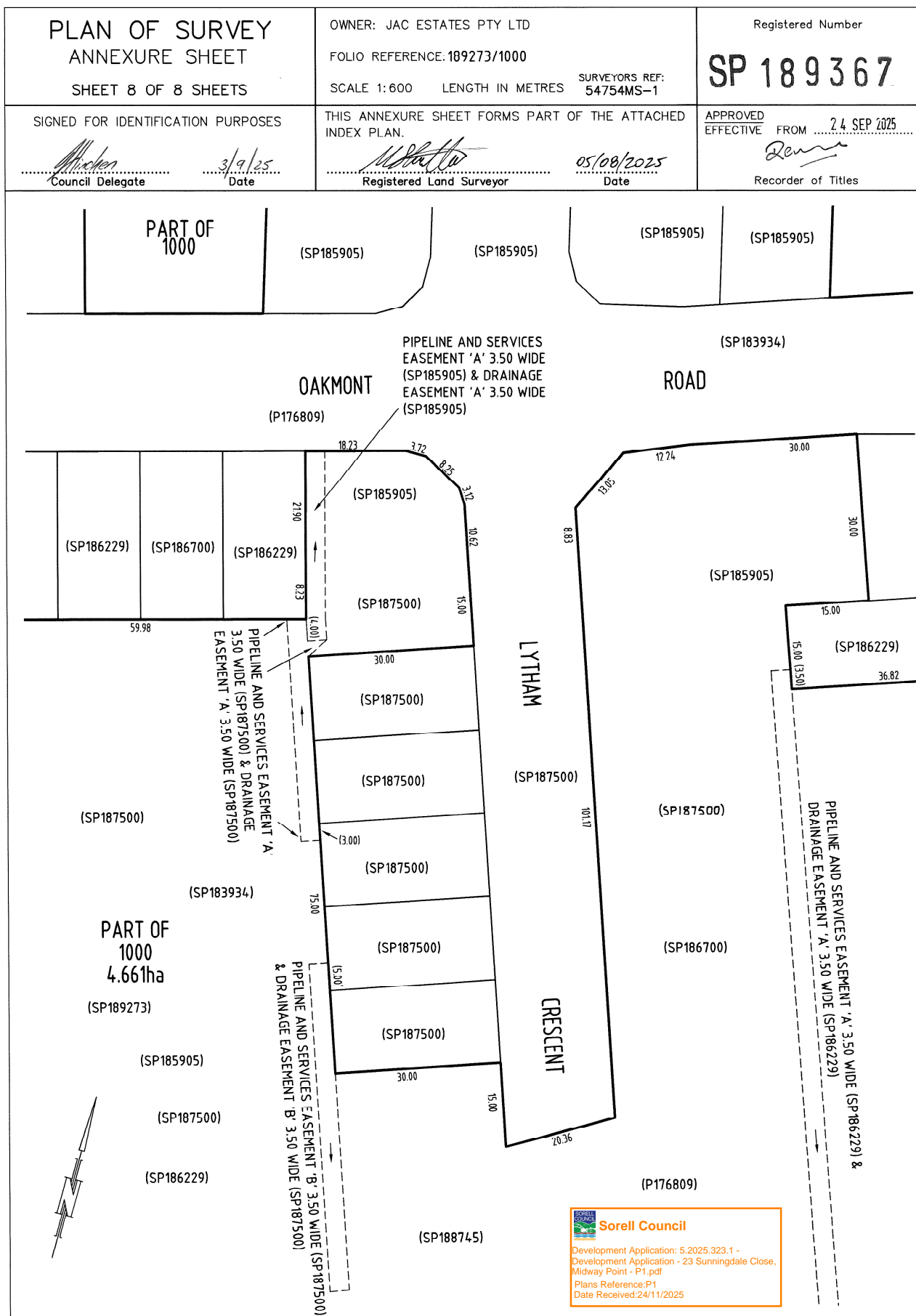


Sorell Council
 Development Application: 5.2025.323.1 -
 Development Application - 23 Sunningdale Close,
 Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 24/11/2025

[illegible]







| | |
|--|--|
| SCHEDULE OF EASEMENTS | Registered Number <div style="font-size: 2em; font-weight: bold;">SP 189367</div> |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | |

PAGE 1 OF 7 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

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 (SP 185905) & DRAINAGE EASEMENT 'G' 4.00 WIDE (SP 185905)" 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 (SP 185905)" 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 (SP 185905)" as shown on the plan ("the Easement Land").

Lots 64-67, 70-74 & 1000 are SUBJECT TO a Pipeline & Services Easement gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successor and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 184768)" 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' VARIABLE WIDTH (SP 185905) & DRAINAGE EASEMENT 'C' VARIABLE WIDTH (SP 185905)" as shown on the plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|---|
| SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REF: 189273/1000 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:251287) | PLAN SEALED BY: SORELL COUNCIL DATE: 3/9/25 SA 2020/00006 - 1 <div style="display: flex; justify-content: space-between;"> REF NO. Council Delegate </div> |
| NOTE: The Council Delegate must sign the Certificate for the purposes of identification. | |

f:\data\affinity_docs\jaccopl\251287\pjaccopl_251287_010.docx



| | |
|---|---------------------------------------|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES | Registered Number SP 189367 |
| SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189273/1000 | |

Lots 89 & 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' 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 (SP 185905) & DRAINAGE EASEMENT 'E' 3.00 WIDE (SP 185905)" 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 'D' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'D' 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' VARIABLE WIDTH (SP 184962) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 184962)" 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' 3.50 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 'F' 2.00 WIDE (SP 185905)" as shown on the plan ("the Easement Land").

Lot 31, 32,48, & 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 'A' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'A' 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 'B' 3.50 WIDE (SP 185905) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 185905)" 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 (SP185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP185905)" as shown on the plan ("the Easement Land").

Director

Director

Sorell Council
 Development Application: 5.2025.323.1 -
 Development Application - 23 Sunningdale Close,
 Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 24/11/2025

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\jaceep\251287\pjaceep\251287_010.docx

| | |
|---|---------------------------------------|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES | Registered Number SP 189367 |
| SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189273/1000 | |

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 'A' 3.50 WIDE (SP186229) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP186229)" 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 (SP 187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP187500)" 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 'B' 3.50 WIDE (SP 187500) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 187500)" as shown on the plan ("the Easement Land").

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 'G' 4.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'G' 4.00 WIDE (SP 185905)" 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 (SP 185905)" 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 (SP 186229) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 186229)" as shown on the plan.

Lots 31,32,48, & 1000 are 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.

Lots 64-67,70-74, & 1000 are 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.

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' VARIABLE WIDTH (SP 185905) & DRAINAGE EASEMENT 'C' VARIABLE WIDTH (SP 185905)" as shown on the plan.

Lots 89 & 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' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'C' 3.50 WIDE (SP 184510)" 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\jaceep1251287\pjaceep1_251287_010.docx



Sorell Council

Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:24/11/2025

| | |
|---|---------------------------------------|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES | Registered Number SP 189367 |
| SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189273/1000 | |

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 'E' 3.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'E' 3.00 WIDE (SP 185905)" 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 (SP 185905)" as shown on the plan.

Lots 1000 is 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.

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' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 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 (SP 185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 185905)" 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 'B' 3.50 WIDE (SP 185905) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 185905)" 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 (SP 187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 187500)" 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 'B' 3.50 WIDE (SP 187500) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 187500)" 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 10.06 WIDE (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 10.06 WIDE (563/6D)" shown on the plan and fully set forth in transfer B912948.

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\jaceapl\251287\pjaceapl_251287_010.docx

Sorell Council

Development Application: 5.2025.323.1 -
 Development Application - 23 Sunningdale Close,
 Midway Point - P1.pdf
 Plans Reference:P1
 Date Received:24/11/2025

| | |
|--|--|
| <p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 5 OF 7 PAGES</p> | <p align="center">Registered Number</p> <p align="center">SP 18 9 3 6 7</p> |
| <p>SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189273/1000</p> | |

Embankment

Lot 1000 is SUBJECT TO an Embankment Easement, as defined in SP185905, in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "B" (SP 185905)" as shown on the plan.

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

COVENANTS

The owner 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.D.E.F. on the Plan.

The owner of Lot 74 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.F. on the Plan.

The owner 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 owner of lot 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 with the vendor (JAC ESTATES PTY LTD) that the vendor shall not be required to fence.

Definitions;

"Embankment Easement" means that defined in the respective SPs 185905 and SP184768.

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\251287\pjacept\251287_010.docx

Sorell Council
Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 24/11/2025

| | |
|---|---------------------------------------|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES | Registered Number SP 189367 |
| SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189273/1000 | |

"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:

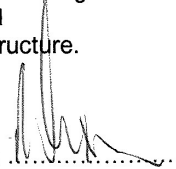
- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, 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.

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.

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\251287\pjacepl_251287_010.docx

 **Sorell Council**

Development Application: 5.2025.323.1 -
 Development Application - 23 Sunningdale Close,
 Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 24/11/2025

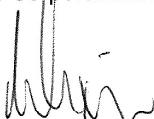
| | |
|---|---------------------------------------|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES | Registered Number SP 189367 |
| SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189273/1000 | |

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

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

PETER KRAUSE

Director Full Name (print)

PETER CHEN DIXON

Director/ ~~Secretary~~ Full Name**Sorell Council**

Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference: P1
Date Received: 24/11/2025

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\251287\pjacept_251287_010.docx

DISPERSIVE SOIL ASSESSMENT

23 Sunningdale Close

Midway Point

September 2025



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:24/11/2025

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: | 23 Sunningdale Close, Midway Point |
| Date of Inspection: | 08/08/2025 |
| Proposed Works: | New house |
| Investigation Method: | Geoprobe 540UD - Direct Push |
| Inspected by: | C. Cooper |

Site Details

| | |
|--------------------------------------|--|
| Certificate of Title (CT): | TBA |
| Title Area: | Approx. 526 m ² |
| Applicable Planning Overlays: | Bushfire-prone areas, Airport obstacle limitation area |
| Slope & Aspect: | 7° WNW facing slope |
| Vegetation: | Grass & Weeds |

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 |
|-------------------|-------------------|------|---|
| 0.00-0.20 | 0.00-0.20 | SM | Silty SAND: dark brown, slightly moist, medium dense |
| 0.20-1.10 | 0.20-0.90 | CI | Sandy CLAY: medium plasticity, brown, slightly moist, stiff, |
| 1.10-1.20 | 0.90-1.00 | SC | Clayey SAND: yellow, brown, slightly moist, very dense, refusal on assumed sandstone |

Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement. The clay subsoils were found to be slightly dispersive - Class 2(1).

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

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.

A handwritten signature in blue ink, appearing to be 'J.P. Cumming', with a horizontal line drawn through the middle of the signature.

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

Laboratory Test Results

Sample Submitted By: C Cooper

Date Submitted: 13/08/2025

Sample Identification: 2 samples – 23 Sunningdale Close, Midway Point

Soil to be tested: Emerson soil dispersion test

Result:

| Sample | Texture | Emerson class | Description |
|----------|---------|---------------|-------------------|
| Sample 1 | clay | Class 2 (1) | Slight dispersion |
| Sample 2 | clay | Class 2 (1) | Slight dispersion |

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

Sample Tested by: C Cooper

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: | 189367/66 | |
| Wind Classification: | N3 | Site Classification to AS 4055 - 2006 |
| Soil Classification: | M | Site Classification to AS 2870 - 2011 |
| Climate Zone: | 7 | |
| BAL Level: | Low | No areas of bushfire prone vegetation > 1ha within 100m of the building |
| Corrosion Environment: | N/A | 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: | Yes | Dispersive Soils - Report by GES |
| Floor Area: | 173.5m² | |
| Deck/Patio Area: | 17.2m² | |
| Total Floor Area: | 190.7m² | |

Drawing Schedule:

| | |
|------|------------|
| A-01 | Cover Page |
| A-02 | Site Plan |
| A-03 | Floor Plan |
| A-04 | Elevations |



Sorell Council
Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:24/11/2025

| | | | | | | | | |
|-----|------------|-------|---|--|---|-------------------------------|---------------------|-------------------|
| Rev | Amendment: | Date: | Accredited Practitioner: |  <div>DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au</div> | Client Name: Direen Homes Project Address: 23 Sunningdale Close Midway Point TAS 7171 | Drawing Title: Cover Sheet | Date: 24-Nov-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-6, 23 Sunningdale Cl.dwg | Drawing Scale: 1:100 | Drawing No: A-01 | |
| | | | | | | | | |
| | | | | | | | | |

DISPERSIVE SOILS NOTE:

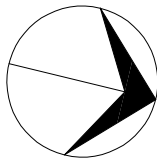
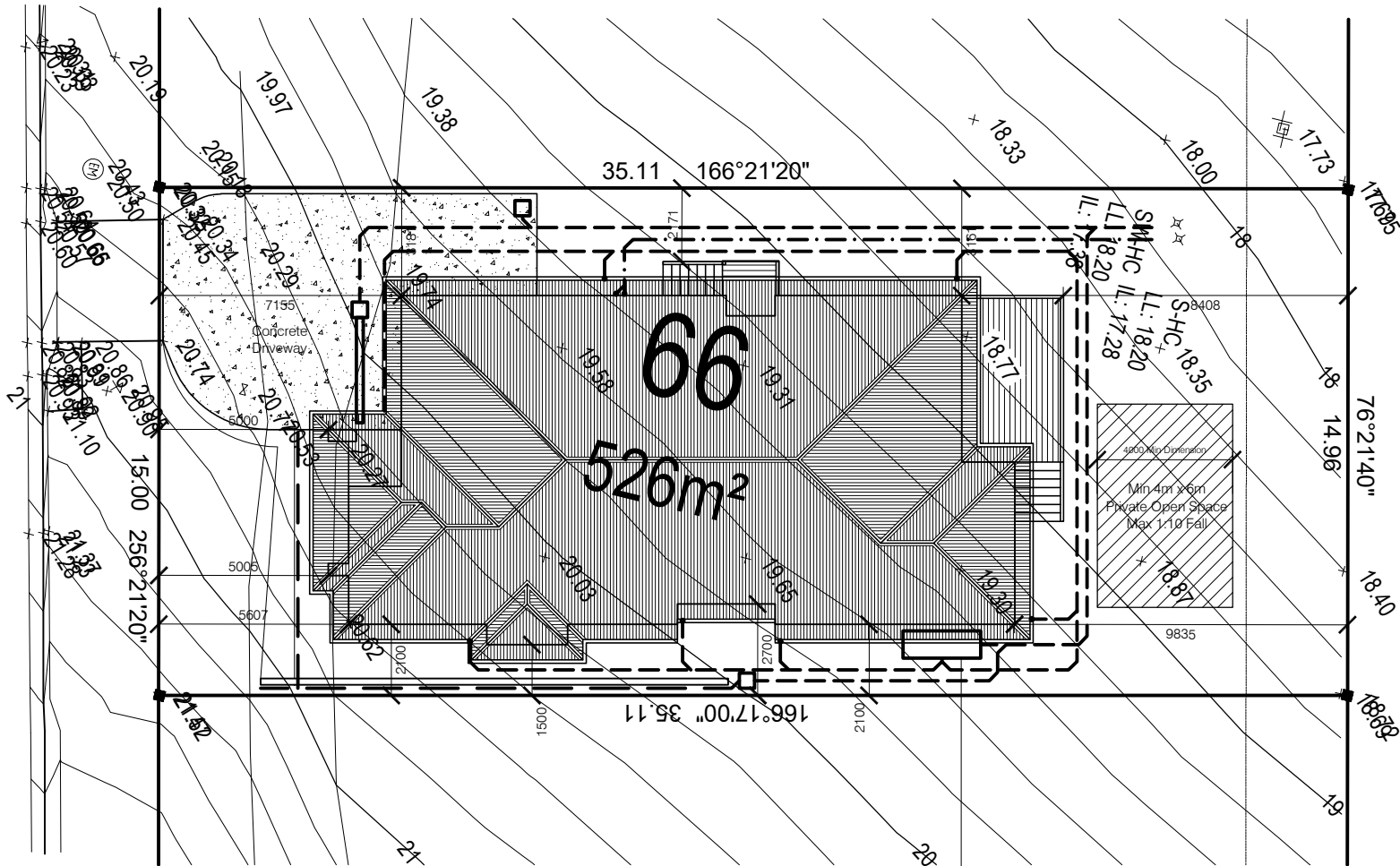
A number of site and soil management measures are recommended for development on the site.

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

- Applying 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 minimised by:

- Any new water, power, or other service trenches within the property must ensure recommendationsfor dispersive soils are followed:
 - A. Where possible trenches to be placed shallow in topsoil and mounded over to acheive the required cover depth.
 - B. 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).
 - C. 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 my 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 reused 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 direction 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 on rock).
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required - any excavation 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.



Site Plan

SCALE 1:200

BEWARE OF UNDERGROUND SERVICES

The location of underground services are approximate only and their exact location should be proven onsite by the relevant authorities. No guarantee is given that all services are shown.




IMPORTANT NOTICE TO THE ATTENTION OF THE OWNER:

The owner's attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with this document.



Sorell Council

Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:24/11/2025

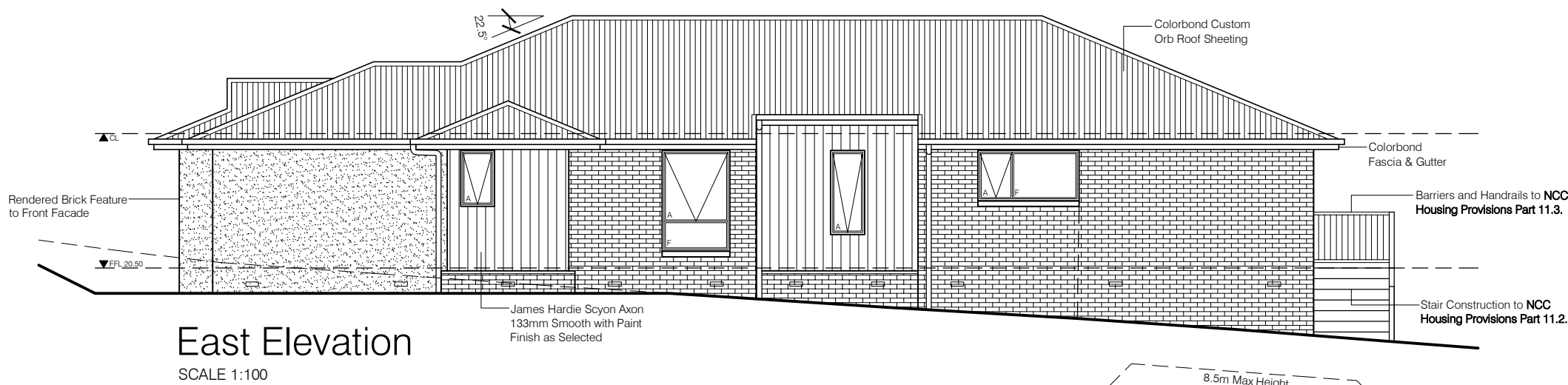
| | | | | | | | | |
|-----|------------|-------|---|---|--|---|-------------------------|---------------------|
| Rev | Amendment: | Date: | Accredited Practitioner: |  <p>DIREEN HOMES PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au</p> | Client Name: Direen Homes Project Address: 23 Sunningdale Close Midway Point TASMANIA 7171 | Drawing Title: Site Plan | Date: 24-Nov-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-6, 23 Sunningdale Cl.dwg | Drawing Scale: 1:200 | Drawing No: A-02 |
| | | | | | | | | |

Colour Selection:

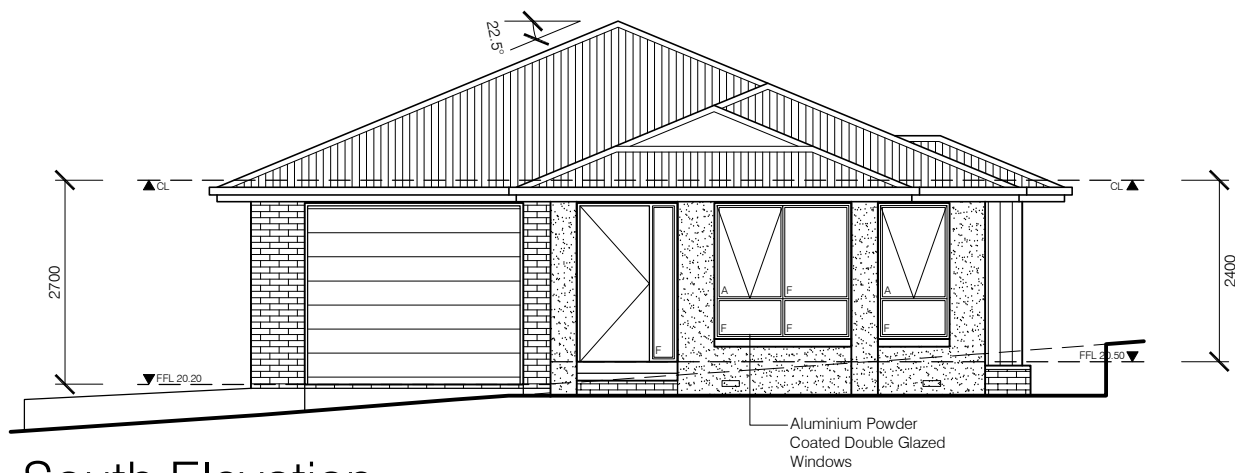
Roof: Monument
Gutter: Monument
Fascia: Monument
Windows: Monument
Brick: Ivory Eco Smooth
Render: Dover White
Cladding: Dover White
Front Door: Timber
Garage Door: Timber Look

Legend & Notes:

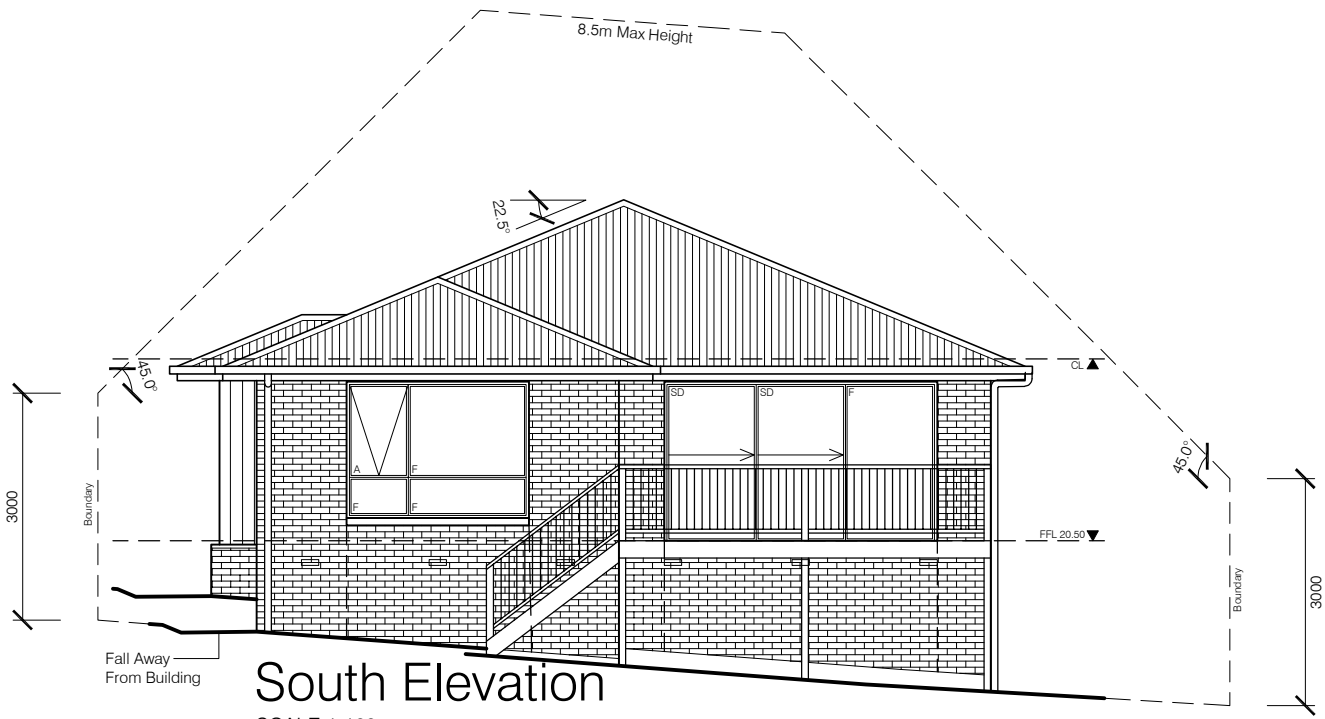
A Awning Window
AJ Articulation Joint
CL Ceiling Level
DP Downpipe
F Fixed Window
FL Floor Level
SD Sliding Door



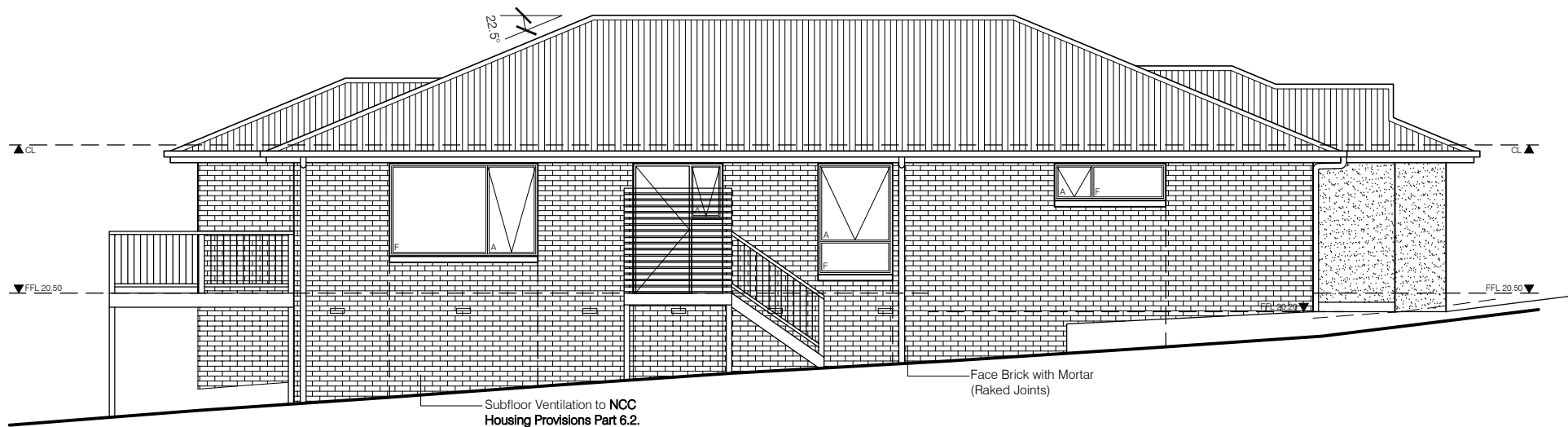
East Elevation
SCALE 1:100



South Elevation
SCALE 1:100




South Elevation
SCALE 1:100



East Elevation
SCALE 1:100

 **Sorell Council**
Development Application: 5.2025.323.1 -
Development Application - 23 Sunningdale Close,
Midway Point - P1.pdf
Plans Reference:P1
Date Received:24/11/2025

| | | | | | | | | |
|-----|------------|-------|---|--|---|---|-------------------------|---------------------|
| 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: 23 Sunningdale Close Midway Point TAS 7171 | Drawing Title: Elevations | Date: 24-Nov-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-04 |
| | | | | | | File Name: 25 DHD-6, 23 Sunningdale Cl.dwg | | |
| | | | | | | | | |