

# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE:**

**18 IMLAY STREET, DUNALLEY**

**PROPOSED DEVELOPMENT:  
TWO LOT SUBDIVISION**

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](http://www.sorell.tas.gov.au) until **Thursday 15<sup>th</sup> January 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Thursday 15<sup>th</sup> January 2026**.

**APPLICATION NO:** **7.2025-16.1**

**DATE:** **19 DECEMBER 2025**

**Disclaimer**

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

50 m



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

Full description of Proposal:	Use: <b>Residential</b> Development: <b>Two Lots &amp; balance Subdivision</b> Large or complex proposals should be described in a letter or planning report.
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Design and construction cost of proposal:	\$ .....
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: <b>18 IMLAY STREET</b> Suburb: <b>DUNALLEY</b> Postcode: <b>7177</b> Certificate of Title(s) Volume: <b>34074</b> Folio: <b>1</b>
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Current Use of Site	<b>Residential.</b>
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Current Owner/s:	Name(s) <b>Philip John Gardiner &amp; Moran Ellen Macrae</b>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
<b>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</b> <a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a>		

**Declarations and acknowledgements**

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

*Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

<b>Applicant Signature:</b>	Signature: .....	Date: .....
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**Crown or General Manager Land Owner Consent**

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

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au)
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I \_\_\_\_\_ being responsible for the administration of land at \_\_\_\_\_

declare that I have given permission for the making of this application for \_\_\_\_\_



**Sorell Council**

Development Application: 7.2025.16.1 -  
Subdivision Application - 18 Imlay Street,  
Dunalley - P1.pdf  
Plans Reference: P1  
Date Received: 18/08/2025

<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
34074	1
EDITION	DATE OF ISSUE
5	06-Jun-2024

SEARCH DATE : 18-Aug-2025

SEARCH TIME : 02.33 PM

**DESCRIPTION OF LAND**

Town of DUNALLEY

Lot 1 on Diagram 34074

Derivation : Part of 0A-1R-1Ps. Gtd. to J.W. Rattenbury &amp; Anor.

Part of Lot 1 Section F Gtd. to W.C. Hyatt Whole of Lots 39419  
and 39420 Gtd. to R.V. Brinsmead

Prior CT 4460/35

**SCHEDULE 1**N188630 TRANSFER to PHILIP JOHN GARDINER and MARION ELLEN  
MADAMS Registered 06-Jun-2024 at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

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Owner:	PLAN OF SURVEY of land situated in the		Registered Number.
Title Reference: C.Ts 3440/78 & 4422/61		D.34074	
Grantee:	Approved.....		Recorder of Titles
SCALE 1:750 MEASUREMENTS IN METRES			

**TOWN OF DUNALLEY**

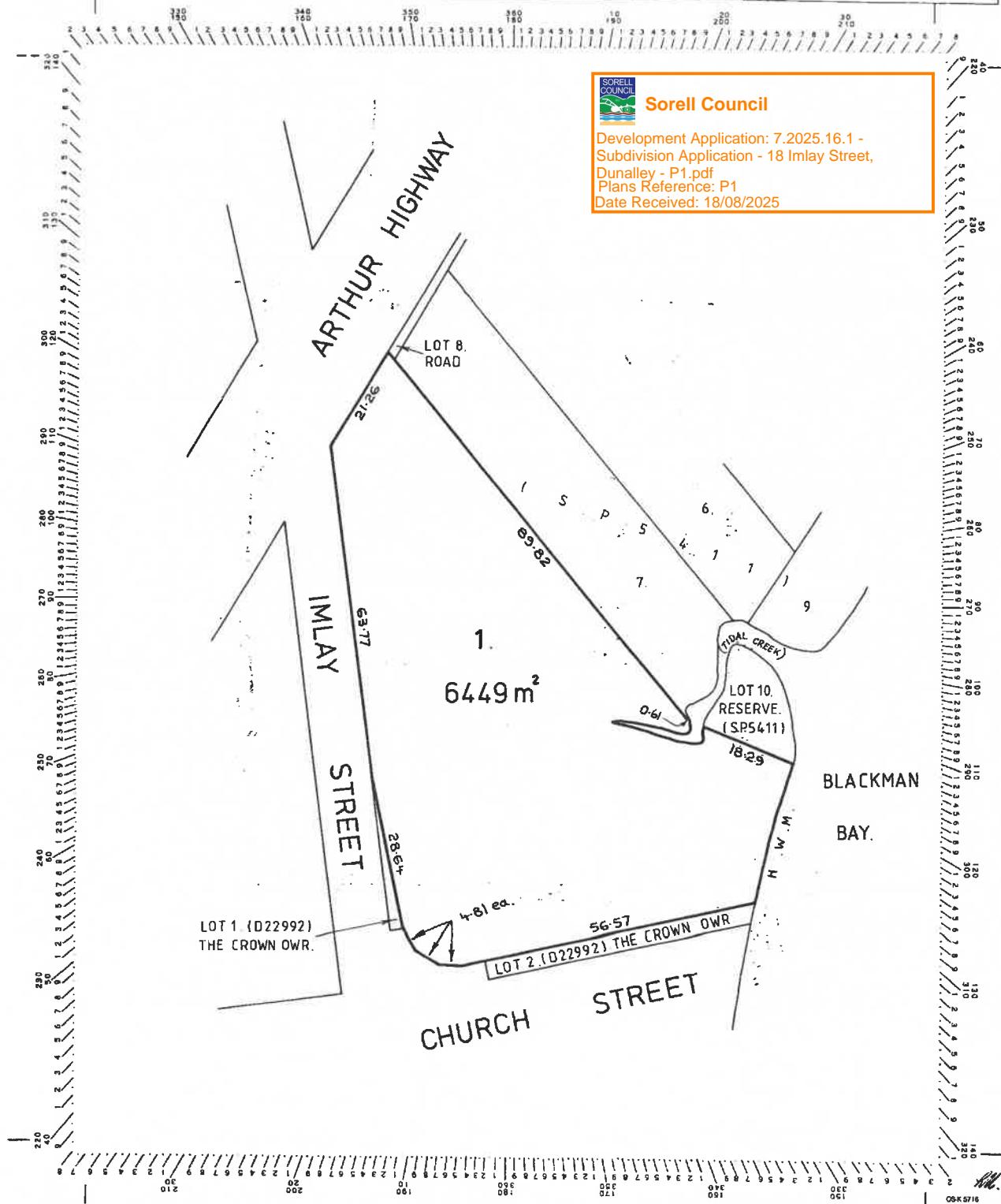
COMPILED FROM 6/22.T.S. & P6118.L.O.

Scale 1:750 Measurements in Metres



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OWNER: P J Gardiner & M E Madams  
FOLIO REF: FR 34074-1  
PROPOSED EASEMENTS as shown

LOCATION 18 Imlay Street  
Dunalley  
GRANTEE Part of Lot 1, 4a-3r-20p  
W C Hyatt Pur

IMPORTANT NOTE

This plan was prepared for P J Gardiner & M E Madams as a proposed subdivision application to the Sorell Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

Scale: 1:500

Municipality: SORELL

Date: 12-07-2024

Ref No. 14024\_lcc

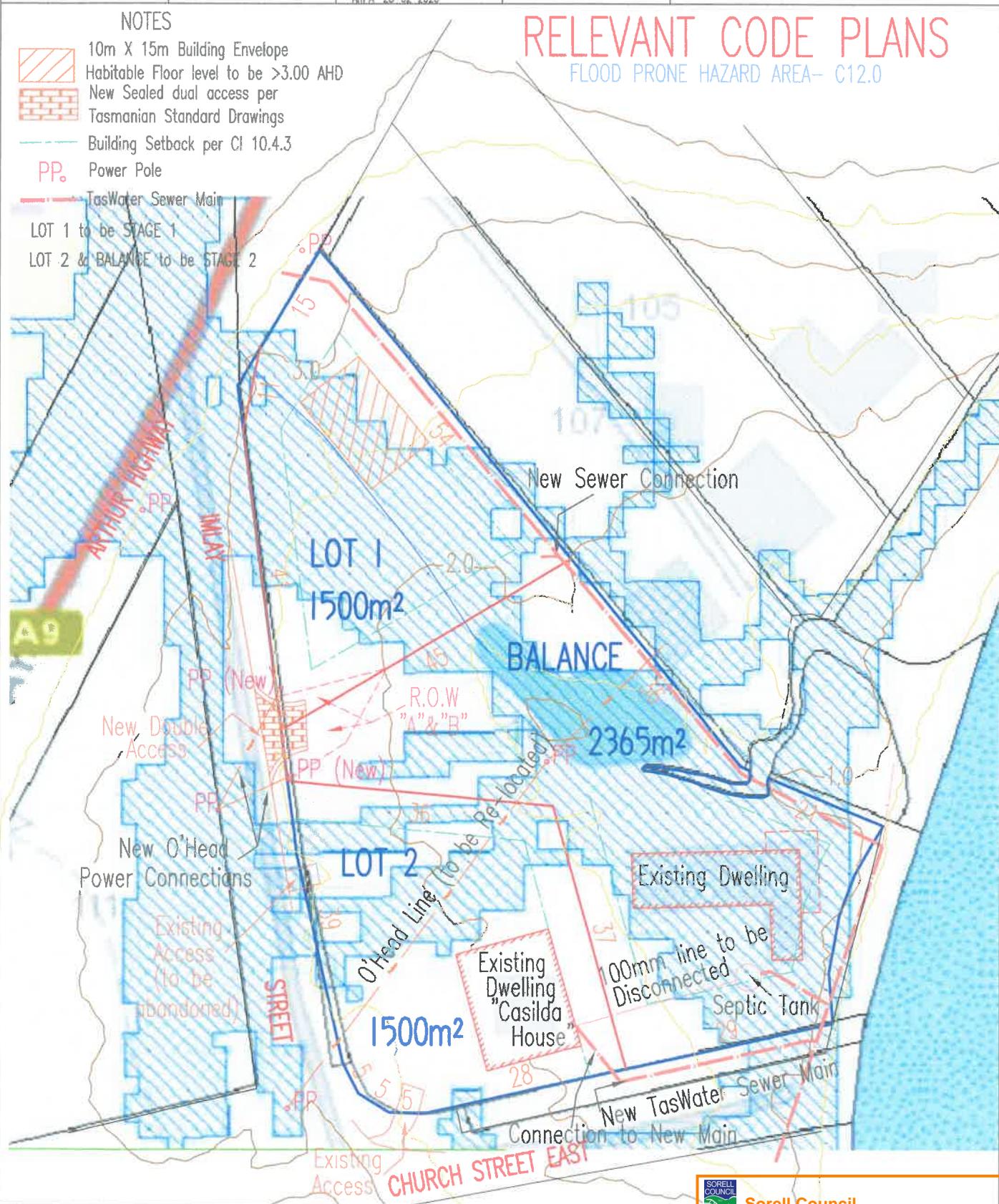
Am A 28-02-2025

NOTES

- 10m X 15m Building Envelope
- Habitable Floor level to be >3.00 AHD
- New Sealed dual access per Tasmanian Standard Drawings
- Building Setback per CI 10.4.3
- PP. Power Pole
- TasWater Sewer Main

LOT 1 to be STAGE 1  
LOT 2 & BALANCE to be STAGE 2

RELEVANT CODE PLANS  
FLOOD PRONE HAZARD AREA- C12.0



Sorell Council

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GRANTEE Part of Lot 1, 4a-3r-20p  
W. C. Hyatt, Pur.

**IMPORTANT NOTE**

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Scale: 1:500

### Municipality: SOREH

W 8 my

Ref. No. 14024 Inc.

Score: 1.000

### Municipality: SORELL

Am A 28-02-2025

Ref. No. 14024\_1cc

## NOTES

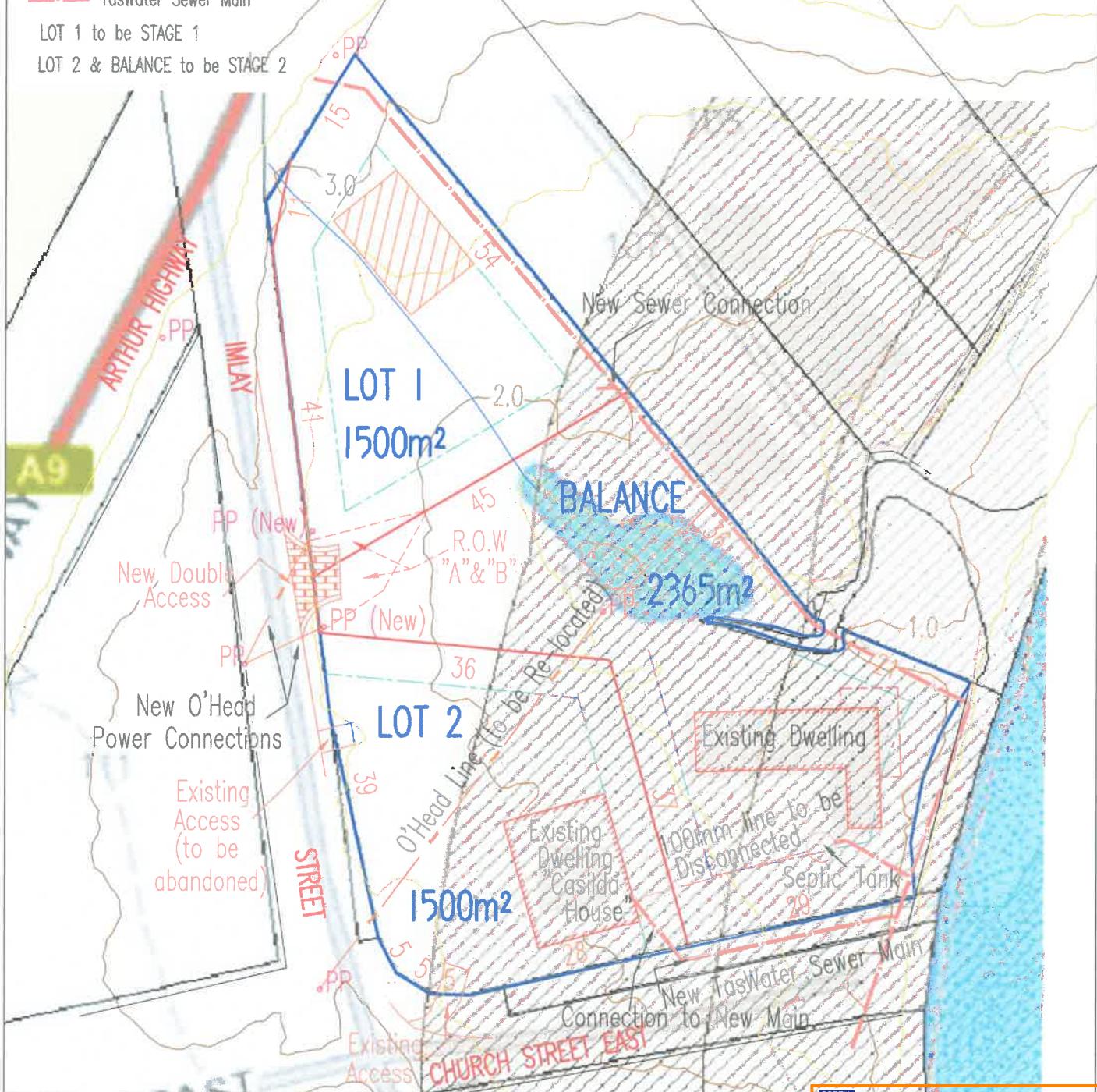
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- Building Setback per Cl 10.4.3
- PP. Power Pole
- TasWater Sewer Main

LOT 1 to be STAGE

LOT 2 & BALANCE to be STAGE 2

# RELEVANT CODE PLANS

## COASTAL EROSION HAZARD AREA- C10.0



## Sorell Council

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FOLIO REF: FR 34074-1  
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Dunalley  
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W C Hyatt Pur

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Municipality: SORELL

Date: 12-07-2024

Ref No. 14024\_llc

Am A 28-02-2025

NOTES

10m X 15m Building Envelope  
Habitable Floor level to be >3.00 AHD

New Sealed dual access per  
Tasmanian Standard Drawings

Building Setback per CI 10.4.3

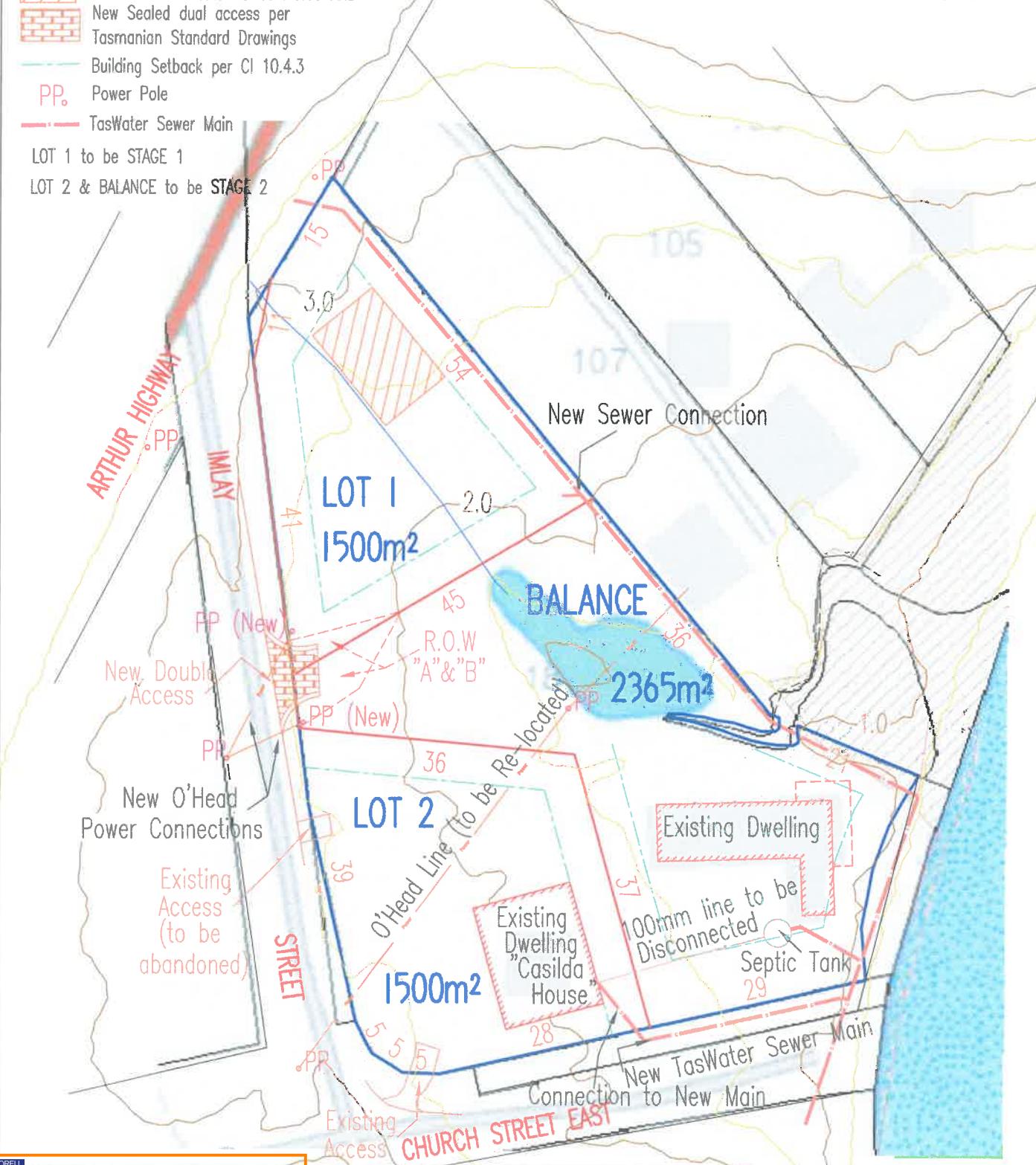
PP. Power Pole

TasWater Sewer Main

LOT 1 to be STAGE 1

LOT 2 & BALANCE to be STAGE 2

RELEVANT CODE PLANS  
NATURAL ASSETS COASTAL REFUGIA AREA- C7.0



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OWNER: P J Gardiner & M E Madams  
FOLIO REF: FR 34074-1  
PROPOSED EASEMENTS as shown

LOCATION 18 Imlay Street  
Dunalley  
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Scale: 1:500

Municipality: SORELL

Date: 12-07-2024

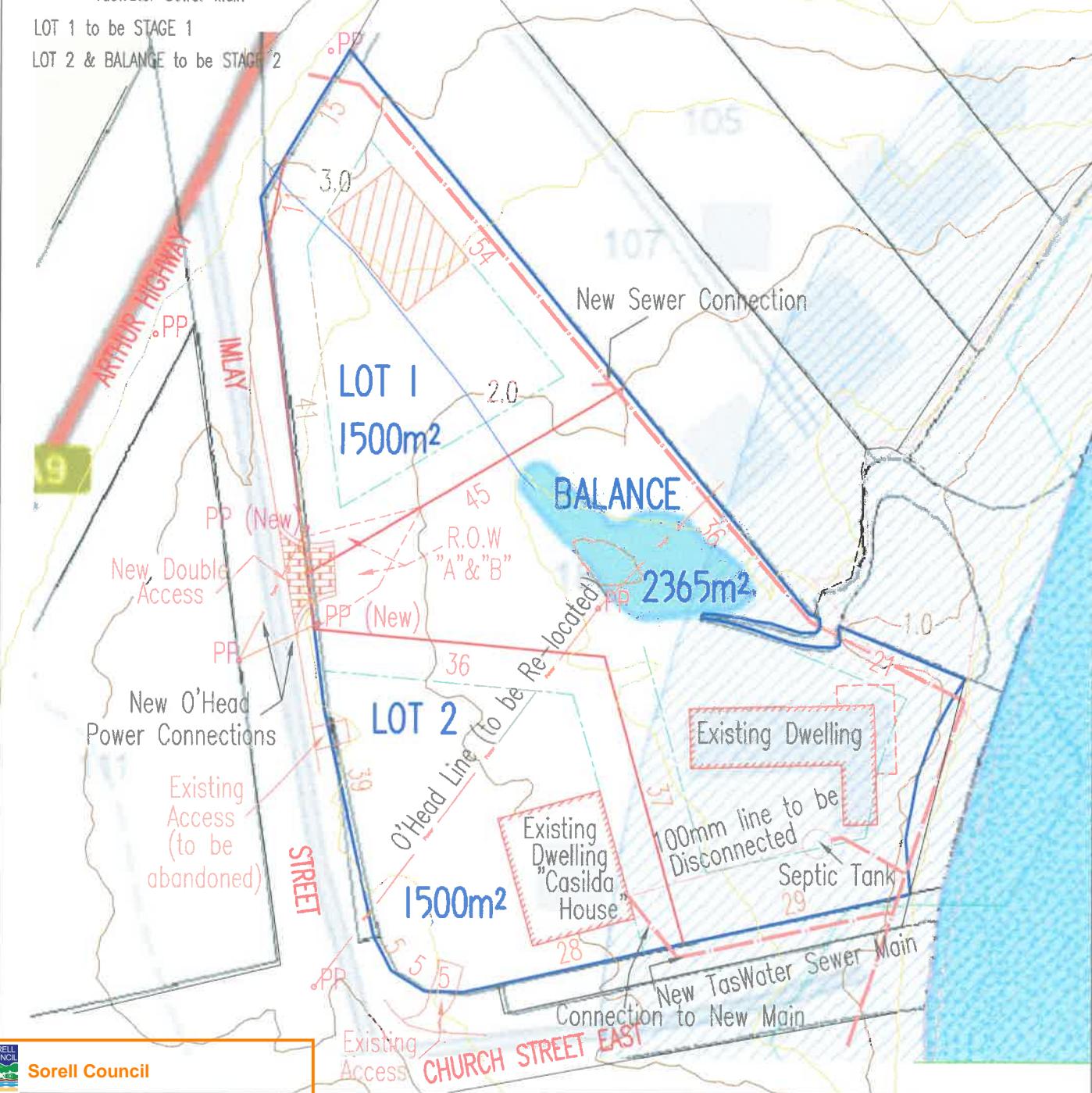
Ref No. 14024\_lcc

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- Habitable Floor level to be >3.00 AHD
-  New Sealed dual access per Tasmanian Standard Drawings
-  Building Setback per CI 10.4.3
-  PP. Power Pole
-  TasWater Sewer Main

LOT 1 to be STAGE 1  
LOT 2 & BALANCE to be STAGE 2

RELEVANT CODE PLANS  
NATURAL ASSETS WCP- C7.0



Sorell Council

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## RE: 18 Imlay Street, Dunalley, Subdivision Application

From

Date

To medburyjohn@gmail.com <medburyjohn@gmail.com>

1 attachment (104 KB)

Works\_&\_Development\_Application.docx;

Good morning John,

Apologies for the delay in getting back to you. I overlooked the question about Crown consent.

TasWater does indeed, pursuant to s56E of the *Water and Sewerage Industry Act 2008*, have statutory powers to install and maintain water or sewerage infrastructure on public land, which includes Crown land and certain land owned by a council (see s3 of the Act).

Crown consent for lodgement of the proposed planning application would only be required if the Crown land in question is administered by PWS. However, from LIST Map, the Crown lot does look like it's part of the public road corridor (Church Street East) under the council's administration, but that would need to be confirmed by the council. If it is managed by the council, Crown landowner consent from PWS would not be required.

For your assistance, if the council confirms that the lot is not part of the council road corridor, I have attached a copy of the required application form to seek Crown consent. The form and the full planning package can then be sent to [propertyservices@parks.tas.gov.au](mailto:propertyservices@parks.tas.gov.au) from where it would be logged and assigned for review, and consideration of delegated approval etc.

If you have any questions, or require any further information, please do not hesitate to contact me.

Regards,  
Jesse

Jesse Walker  
Unit Manager (Assessments)

Tasmania Parks and Wildlife Service

General Enquiries message service | 03 6169 9015

Level 7, 134 Macquarie St Hobart TAS 7000  
GPO Box 44 Hobart TAS 7001



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**share  
the wonder**  
PARKS.TAS.GOV.AU

**From:** John Medbury <medburyjohn@gmail.com>  
**Sent:** Monday, 14 July 2025 4:51 PM  
**To:** Walker, Jesse [REDACTED]  
**Subject:** 18 Imlay Street, Dunalley, Subdivision Application

Good Afternoon Jesse

In early June I asked for some clarification, from Roy Sklenica, regarding a strip of land which appears to form part of Church Street Dunalley but is identified on the adjoining title (CT 34074/1) as "LOT 2 THE CROWN OWNER".

Roy advised that the Crown land would appear to form part of a public road easement but he would refer to you for advise if a written submission (for Crown consent) is required in the circumstances.

I am still awaiting your decision and would appreciate a response

Kind regards

John Medbury  
RLS; Hon FIS Tas; Hon FGC Aust

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# J.B. Medbury

## SURVEYOR

159 CILWEN ROAD  
CAMBRIDGE 7170

PHONE: (03) 62 485083  
EMAIL: medburyjohn@gmail.com

JOHN .B. MEDBURY  
R.L.S., HON F.I.S. TAS. HON F.G.C. AUST.

General Manager  
Sorell Council  
47 Cole Street  
Sorell 7172

Dear Sir

### PROPOSED SUBDIVISION 18 IMLAY STREET, FR 34074-1, DUNALLEY PJ GARDINER & ME MADAMS OWR

The enclosed plan shows the proposal to subdivide the above property into two lots and a balance lot.

Also enclosed are copies of the proposal showing the position of areas affected by codes C7.0, C10.0, C11.0 & C12.0 together with response from TasWater and Crown Land Service regarding the proposed new sewer connection in part of Church Street East designated on FR 34074/1 as LOT 2 (D22992) THE CROWN OWNER.

The property is within *10.0 Low Density Residential Zone* of the *Tasmanian Planning Scheme – Sorell*,

Lot 1 is capable of compliance with Cl.10.4.3 A1 & A2, 10.6.1 A1 (a) (i) a & b and (ii), A2 & A3.

Lot 2 contains the existing dwelling "Casilda House" and can satisfy Cl.10.4.3 P1 & P2, 10.4.4 A1 and 10.6.1 P1, A2 & A3.

The Balance Lot also contains an existing dwelling and can satisfy Cl.10.4.3 A1 & P2, 10.4.4 A1 and 10.6.1 P1, A2 & A3.

As the lots are unable to be connected to a relevant water supply service Cl.10.6.3 A1 is not applicable, all lots can comply with Cl.10.6.3 A2 and can satisfy Cl.10.6.3 P3.

Parts of the property are affected by Code C7.0 (Waterway and Coastal Protection & Future Coastal Refugia Areas) – a Small portion of the SE corner of Lot 2 and the Eastern section of the Balance Lot, W&CP Area and a narrow strip of the NE corner of the Balance Lot, FCR Area – All of the area covered by this code is maintained and mown as part of the area occupied by the existing dwellings (see Proposal Plan background photo) and hence all sections of Cl. C7.6.1 & C7.6.2 are not applicable.  
As both lots affected by Code C7.0 are *"for the creation of separate lots for existing buildings"* Cl. C7.7.1 A1 (a) and C7.7.2 A1(a) are relevant.

Both Lot 2 and the Balance Lot are partially within areas affected by the C10.0 Medium And Low Band Coastal Erosion Hazard Area, as both lots contain existing dwelling Cl. C10.7.1 A1 (b) applies.

As virtually the whole of the land within FR 34074-1 is within the High, Medium or Low Coastal Inundation Hazard Area a **Coastal Inundation Hazard Report** prepared by W C Cromer, which recommends that- *"with respect to the coastal inundation and inundation issues, the proposed subdivision of 18 Imlay Street in Dunalley should proceed"* is included.

The title contains some parts, which are subject to Code C12.0, however, this code does not apply in accordance with Cl.C12.2.5.

This document is submitted in support of the application by the owners.

Yours faithfully

  
John B Medbury  
12 August 2025



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# **PROPOSED 2-LOT+BALANCE SUBDIVISION 18 IMLAY STREET, DUNALLEY**

## **COASTAL INUNDATION HAZARD REPORT**

**March 2025**





## Cover

View west and gently upslope across part of proposed Lot 1, towards its frontage on the Arthur Highway (background).

Photo: Bill Cromer, 12 March 2025

## Refer to this report as

Cromer, W. C.. (2025). *Coastal Inundation Hazards Report, proposed 21-lot+balance subdivision of 18 Imlay Street, Dunalley*. Unpublished report for P. Gardiner and M. Madams by William C. Cromer Pty. Ltd., 15 March 2025

## Important Notes

### Report Distribution

This document has been prepared by William C Cromer Pty Ltd (WCCPL) for use by regulators, developers, architects, engineers, contractors, builders, building surveyors and owner-occupiers (the "stakeholders") involved with the development of the above property. It is to be used only for the purposes of assessing and managing coastal inundation risk for Lot 1 in the proposed subdivision of the property.

Permission is hereby given by the author and the client for this report to be copied and distributed to stakeholders, but only if it is reproduced in colour, and only distributed in full. No responsibility is otherwise taken for the contents.

This report may contain new geotechnical information. The author may submit it to Mineral Resources Tasmania which may publish it or a reference to it to enhance the geotechnical database of Tasmania. The local planning or building authority is encouraged to make this report (or a reference to it) available on line.

### Footings and foundations

In this report, foundations are (usually) natural materials into which man-made footings are placed to support man-made structures.

### Limitations of this geotechnical report

Site investigations for geotechnical reports usually but not always involve digging test holes and taking samples, at locations thought appropriate based on site conditions and general experience. The reports only apply to the tested part(s) of the site, and if not specifically stated otherwise, results should not be extrapolated to untested areas.

The main aim of the investigations is to reasonably determine the nature of and variability in subsurface conditions at the time of inspection. The number and location of test sites, and the number and types of tests done and samples collected, will vary from site to site. Subsurface conditions may change laterally and vertically between test sites, so discrepancies may occur between what is described in the reports, and what is exposed by subsequent excavations. No responsibility is therefore accepted for (a) any differences between what is reported, and actual site and soil conditions for parts of an investigation site not assessed at the time of inspection, and (b) subsequent activities on site by others, and/or climate variability (eg rainfall), which may alter subsurface conditions at the sites from those assessed at the time of inspection.

### Disclaimer

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### Warning

Printed copies of this report must be in colour, and in full.  
No responsibility is otherwise taken for its contents.





## COASTAL INUNDATION HAZARDS REPORT

### 1. Introduction

#### 1.1 Background

P. Gardiner and M. Madams propose a 2-lot + balance subdivision of 18 Imlay Street in Dunalley (Attachments 1 and 2, and Plates 1 – 3).

Proposed Lots 1 and 2 are each 1,500m<sup>2</sup>, and the balance is 2,365m<sup>2</sup>.

Except for about 200m<sup>2</sup> of Lot 1 bordering the Arthur Highway, all of the 0.54ha property is within coastal inundation hazard bands.

The proposed subdivision is accordingly subject to *C11.0 Coastal Inundation Hazard Code* in the State Planning Provisions of the Tasmanian Planning Scheme – specifically Clause *C11.7.1 Subdivision in a coastal inundation hazard area*.

Lot 2 and the balance of land each have existing dwellings and so comply with Acceptable Solution A1(b) of C11.7.1.

Proposed Lot 1 is vacant land. It cannot satisfy C11.7.1.A1, and so must be assessed under Performance Criteria C11.7.1 P1 (a – g).

This coastal inundation hazard report addresses these Performance Criteria.

#### 1.2 Scope of works

Investigations involved desk-top and site work.

Desk-top studies included a review of available topographic, imagery and related maps (Attachments 2).

Site work included:

- general inspection and photography, and
- surveying to establish the approximate elevation of the southeastern corner of proposed Lot 1.

#### 1.3 Personnel and dates

Bill Cromer (engineering geologist; Table 1) conducted site investigations on 12 March 2025 and authored the present report. He was accompanied by assistant Nick Squires.

#### 1.4 Methodology

This Coastal Inundation Hazard Report has been prepared in accordance with the Director of Building Control's *Director's Determination – Coastal Inundation Hazard Areas* (Version 1.2, 27 September 2021).





Table 1. Details for Mr. Bill Cromer

Lead consultant name	Bill Cromer
Academic Qualification/s	BSc. (Hons) (Geology)
Relevant Experience	Fifty years experience in Tasmanian geology, engineering geology and groundwater. See <a href="http://www.williamccromer.com.au">www.williamccromer.com.au</a> . The qualifications and experience qualify as a "Geotechnical practitioner" in terms of the Tasmanian Director of Building Control's Determinations for hazard reporting of coastal erosion and coastal inundation areas.
Business address	74A Channel Highway Taroona 7053
Contact phone number	0408 122 127
Email address	<a href="mailto:billcromer@bigpond.com">billcromer@bigpond.com</a>
Signature	
Date	15 March 2025

## 2. Description of the site and environs

### 2.1 Topography, relief and surface drainage

#### 2.1.1 Topography and relief

18 Imlay Street in Dunalley is an irregularly-shaped property facing southeast, with a 100m long western frontage on Imlay Street, a 25m long frontage on the Arthur Highway, and a 25m long frontage at high water mark on East Bay (Maps 2.2 and 2.3 in Attachment 2).

Lot 1 has an approximate elevation of 3.5m above sea level (ASL) at its northern point on the Arthur Highway frontage, and a surveyed elevation of 1.9m+/-0.01mAHD on its lower eastern corner.

#### 2.1.2 Surface drainage

A short un-named intermittent watercourse runs north-northwest to south-southeast through Lot 1. It was dry when inspected on 12 March 2025.

### 2.2 Site geology

The geological map<sup>1</sup> of the area (Inset to Map 2.1 in Attachment 2) shows the property and adjacent district are underlain by Tertiary-age unconsolidated sediments. The sediments are not exposed on Lot 1 or elsewhere on 18 Imlay Street, but outcrops occur on the adjacent headland (Plate 4).

<sup>1</sup> Farmer, N. (1981). Geological atlas 1:50,000 Series. Kingborough. Department of Mines Tasmania.







Plate 4. Tertiary-age sandy gravels occur on the coastal embankment bordering East Bay, about 50m south of 18 Imlay Street. Similar material may extend under the property. The staff is 5m high.

Photo: Bill Cromer, 12 March 2025.

### 3. Discussion

#### 3.1 Compliance with Coastal Inundation Hazard Code

Table 2 shows that subject to recommended management, Lot 1 of the proposed subdivision satisfies Performance Criteria C11.7.1 P1 (a – g) *Subdivision within a coastal inundation hazard area*.

### 4. Recommendation

With respect to coastal inundation and inundation issues, the proposed subdivision of 18 Imlay Street in Dunalley should proceed.





Table 2. Subject to the management plan, proposed Lot 1 at 18 Imlay Street in Dunalley satisfies C11.7.1 P1 *Subdivision within a coastal inundation hazard area*

**Address**

Lot 1 of proposed subdivision of 18 Imlay Street, Dunalley

**C11.0 Coastal Inundation Hazard Code**

**C11.7 Development Standards for Subdivision**

**C11.7.1 Subdivision within a coastal erosion hazard area**

**OBJECTIVE:** That subdivision within a coastal inundation hazard area does not create opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation.

C10.7.1 A1 cannot be satisfied for this proposed subdivision, because in part Acceptable Solution A1 states: "Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area..." Instead, Performance Criterion P1 applies.

Performance Criteria C11.7.1 P1	Comment	Is management required?	Management Plan
<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to	Subject to the Management Plan in this Table,		With respect to C11.7.1 P1 of the Coastal Inundation Hazard Code, the Management Plan for proposed Lot 1 on 18 Imlay Street in Dunalley, is for (a) owner/occupiers to become and remain aware of sea level rise and coastal inundation issues for the Dunalley foreshore as they are published from time to time by relevant authorities, and (b) where appropriate or necessary, or as directed by relevant authorities, undertake appropriate engineering or similar works so as to a maintain Tolerable risk level for the Lot with respect to inundation.
(a) any increase in risk from coastal inundation for adjacent land;	there will be no increase in risk from coastal inundation for adjacent land		Future buildings and works on the balance of land shall be in accord with relevant sections of Code C11.0. Future habitable buildings will have floor levels which comply with and be maintained at the Dunalley Coastal Inundation Hazard Bands AHD Levels (ie Low Hazard Band of 2.8mAHD) in Table C11.1 of the Sorell Local Provisions Schedule in the Tasmanian Planning Scheme.
(b) the level of risk to use or development arising from an increased reliance on public infrastructure;	there will be no increased reliance on public infrastructure		
(c) the need to minimise future remediation works;	future remedial works, if any, will be minimised		
(d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site;	the access to the balance of land is yet to be determined but it is recommended that it be located and maintained on Imlay Street as close as feasible to the Arthur Highway	Yes	
(e) the need to locate building areas outside the coastal inundation hazard area;	the need is recognised.		
(f) any advice from a State authority, regulated entity or a council, and	future advice from a State authority, regulated entity or a council will be taken into account if and when received.		
(g) the advice contained in a coastal inundation hazard report,	The current Table contains relevant advice.		





**This report is and must remain accompanied by the following Attachments**

- Attachment 1. Proposed subdivision (2 pages)
- Attachment 2. Published maps (4 pages)
  - Map 2.1 Location, cadastre, topography, coastal inundation hazard bands and published geology
  - Map 2.2 Location, cadastre, topography, coastal inundation hazard bands
  - Map 2.3 Aerial imagery, cadastre, topography, coastal inundation hazard bands

**Stakeholders including designers, builders, engineers, developers, and owners are encouraged to read the Attachments to this report.**





**Attachment 1**  
(2 pages including this page)

**Proposed subdivision**

Source: J. B. Medbury  
Ref: No. 14024\_lcc dated 12 July 2024.







## Attachment 2

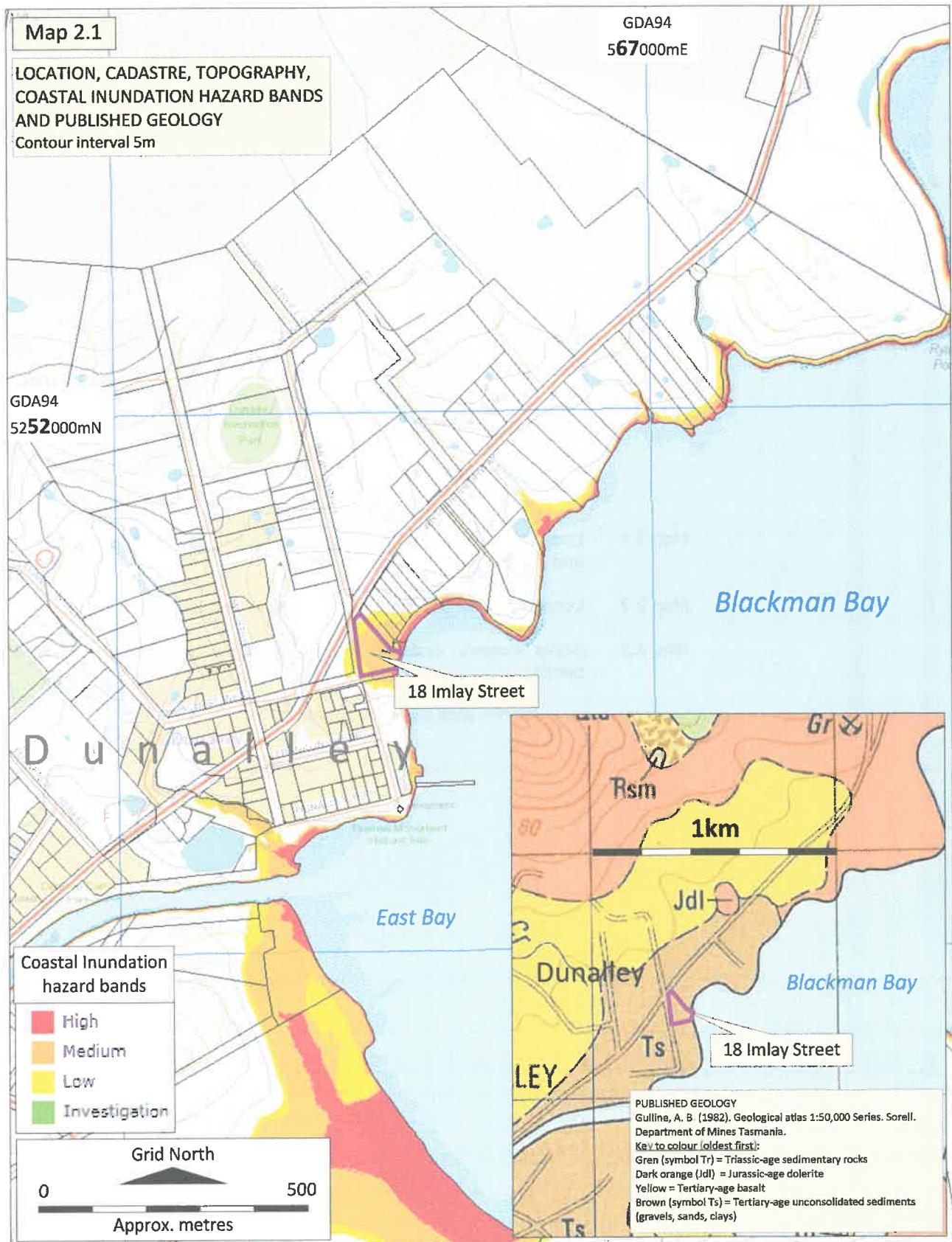
(4 pages including this page)

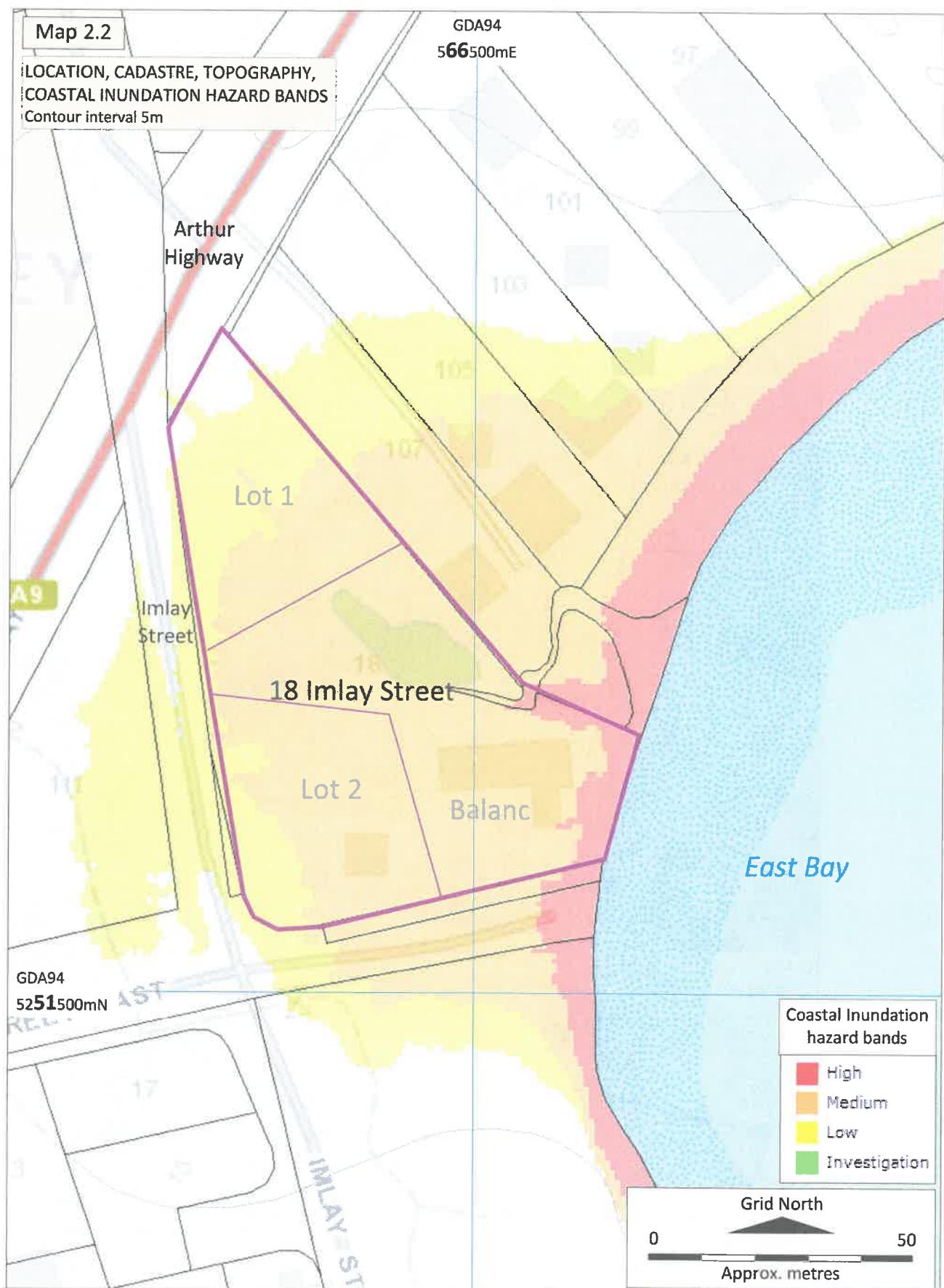
### Published maps

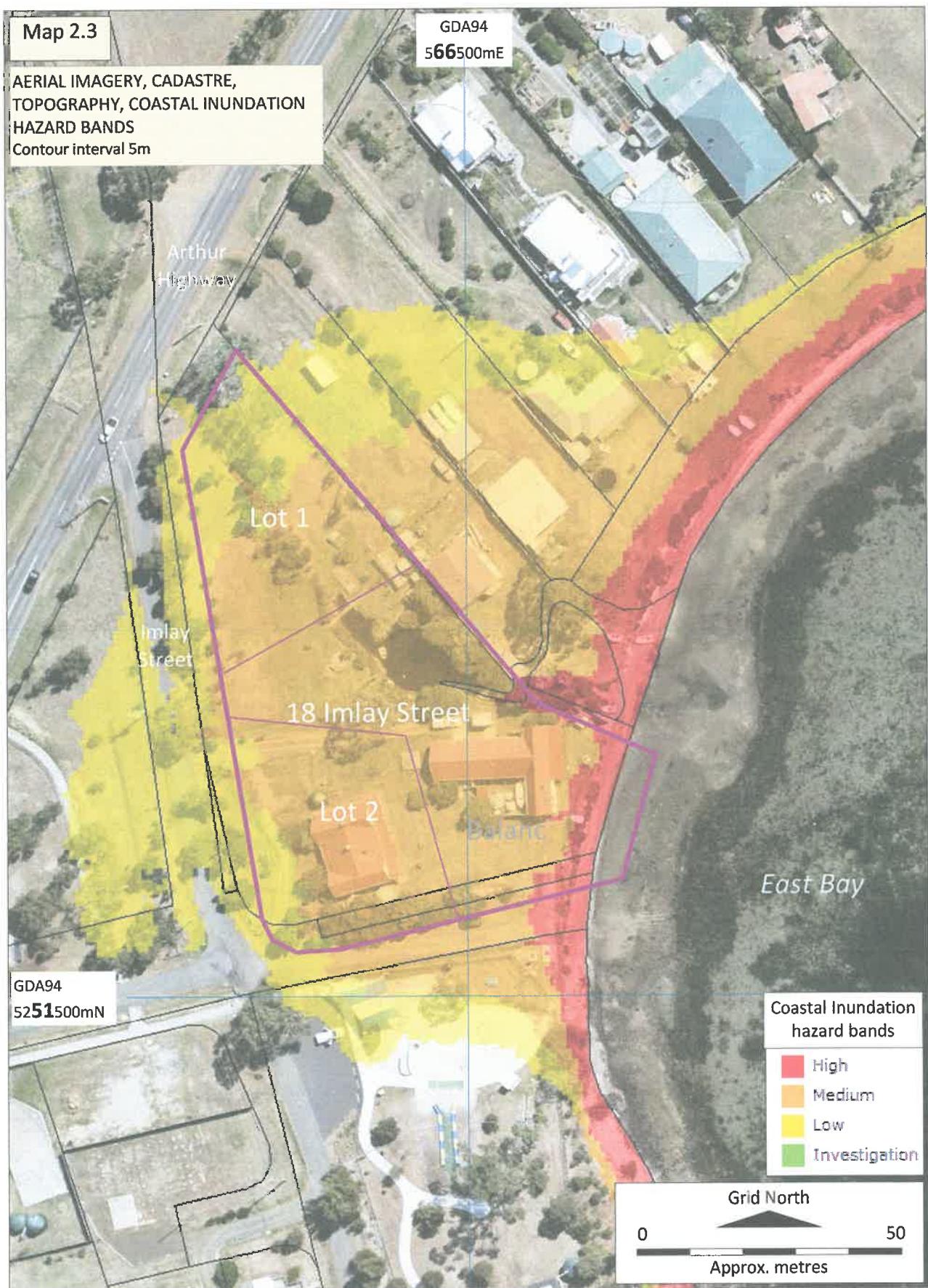
- Map 2.1 Location, cadastre, topography, coastal inundation hazard bands and published geology
- Map 2.2 Location, cadastre, topography, coastal inundation hazard bands
- Map 2.3 Aerial imagery, cadastre, topography, coastal inundation hazard bands

Source: [www.thelsit.tas.gov.au](http://www.thelsit.tas.gov.au)











Sorell Council

Development Application: 7.2025.16.1 -  
Subdivision Application - 18 Imlay Street,  
Dunalley - P1.pdf  
Plans Reference: P1  
Date Received: 18/08/2025

Marion Madams

18 Imlay St  
[REDACTED]  
[REDACTED]  
[REDACTED]

18<sup>th</sup> August 2025

The Planning Department,  
Sorell Council.

**Re: Subdivision application - 18 Imlay St, Dunalley.**

I, Marion Madams, along with my partner Philip Gardiner, are owners of 18 Imlay St, Dunalley, and I approve and agree with the subdivision application for the above property.

Yours sincerely,

Marion Madams

## RE: Proposed Subdivision P Gardiner - 18 Imlay Street, Dunalley

From Cengia, Anthony &lt;Anthony.Cengia@taswater.com.au&gt;

Date Fri 2/28/2025 4:25 AM

To John Medbury &lt;medburyjohn@gmail.com&gt;

Cc [REDACTED]

 1 attachment (771 KB)

Mark-ups 28-02-2025.pdf;



Sorell Council

Development Application: 7.2025.16.1 -

Subdivision Application - 18 Imlay Street,

Dunalley - P1.pdf

Plans Reference: P1

Date Received: 18/08/2025

Hi John,

I hope you are well!

These days we don't need to get a new lot to install a septic tank. When the fires happened a few years ago we upgraded sewer in the area, and we are accepting full raw effluent now, under a plumbing application.

At the same time that you do your subdivision application, put down a scope to remove the septic tank for the balance lot if you want and then lots 1 & 2 just need standard \*\*100mm connections as you've shown (with no septic needed for Casilda House).

\*\*Is the distance of the new sewer connection for lot 2 less than 25m long? If its longer than 25m it will need to be a 150mm mains extension *then* a property connection off that main as needed.

These days we have developer charges applicable for all developments. If we can get an indication of the number of bedrooms in each existing dwelling we can make sure we provide proper credits from the existing arrangement to the new situation.

For more info see this webpage <https://www.taswater.com.au/building-and-development/fees-and-charges/developer-charges-explained>

Have you physically located our sewer or are you using LIST map? It pays to properly locate the sewer now when planning. Can you make sure you show the required TasWater easement over lot 1 & Balance land. Apart from the northern corner of lot 1, it looks like a 2.50 wide easement offset from the boundary would be sufficient (but you should confirm this is suitable to cover the pipe). You may end up with a variable width in the northern corner of lot 1, south east corner of balance land.

Phil,

Can you tell me if you have had any issues with your private sewer when our crews/contractors are out there doing cleaning? I can see that we have some areas marked as "Toilet Blowback Risk".

What that means is sewer can back up into the private system when we flood the main with water to clean it. When there is a risk of backyards overflowing we pay more particular attention to making sure we don't have trouble at those properties.

See below snapshot from my map with the hatched properties. Those yellow sites have known issues.



OWNER: P J Gardiner & M E Madams  
FOLIO REF: FR 34074-1  
PROPOSED EASEMENTS as shown

LOCATION 18 Imlay Street  
Dunalley  
GRANTEE Part of Lot 1, 4a-3r-20p  
W C Hyatt Pur

IMPORTANT NOTE

This plan was prepared for P J Gardiner & M E Madams as a proposed subdivision application to the Sorell Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

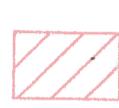
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Municipality: SORELL

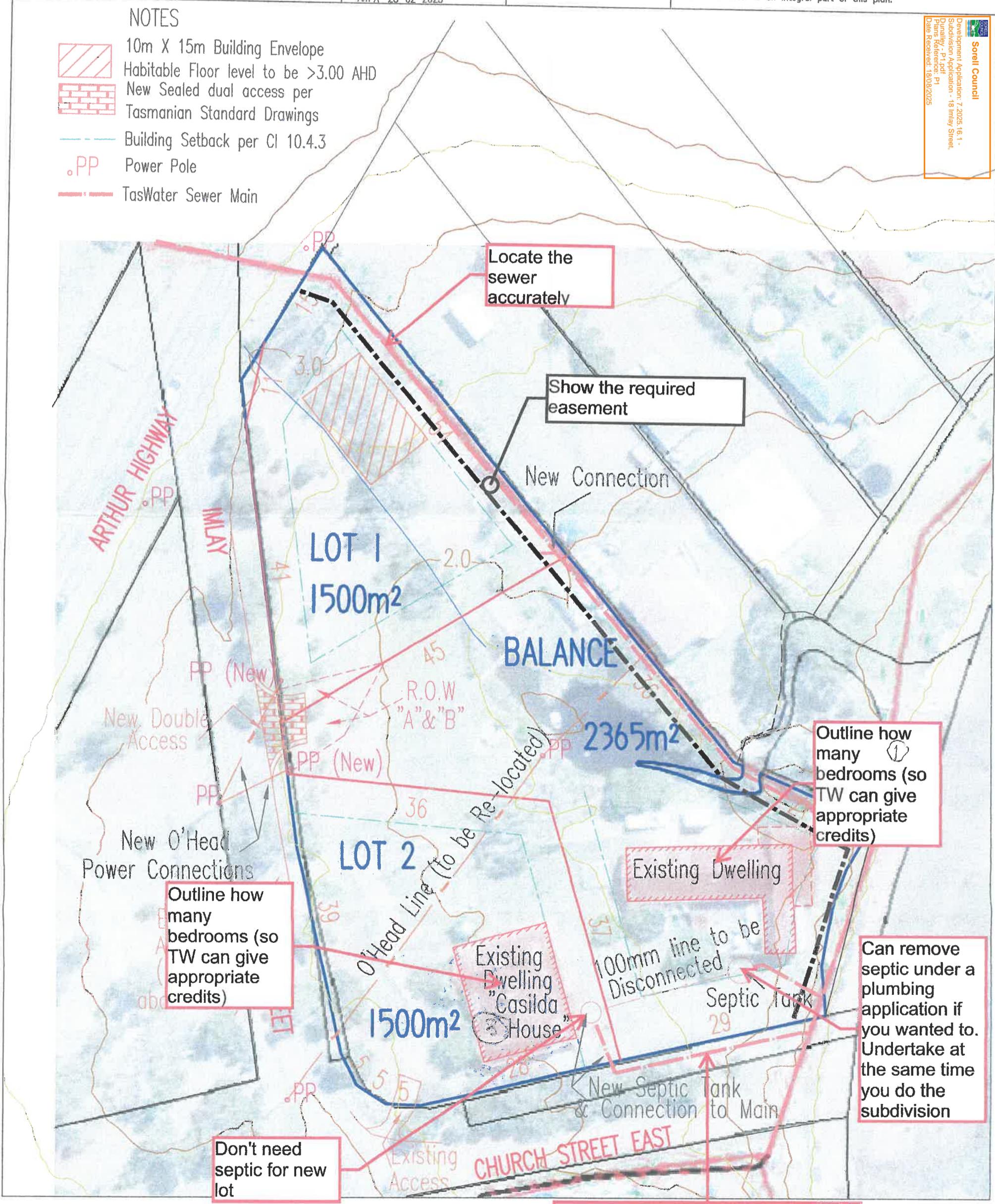
Date: 12-07-2024  
Am "A" 28-02-2025

Ref No. 14024\_lcc

NOTES

-  10m X 15m Building Envelope
-  Habitable Floor level to be >3.00 AHD
-  New Sealed dual access per Tasmanian Standard Drawings
-  Building Setback per CI 10.4.3
-  Power Pole
-  TasWater Sewer Main

Sorell Council  
Development Application - 18 Imlay Street,  
Dunalley - P109  
Plans Reference: P109  
Date Received: 18/02/2025



If this connection is over 25m long, it  
needs to be a 150mm mains  
extension first, then connection

OWNER: P J Gardiner & M E Madams  
FOLIO REF: FR 34074-1  
PROPOSED EASEMENTS as shown

LOCATION 18 Imlay Street  
Dunalley  
GRANTEE Part of Lot 1, 4a-3r-20p  
W C Hyatt Pur

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Scale: 1:500

Municipality: SORELL

Date: 12-07-2024  
Am A 28-02-2025

Ref No. 14024\_lcc

#### NOTES

10m X 15m Building Envelope  
Habitable Floor level to be >3.00 AHD

New Sealed dual access per  
Tasmanian Standard Drawings

Building Setback per Cl 10.4.3  
PP Power Pole

TasWater Sewer Main  
LOT 1 to be STAGE 1  
LOT 2 & BALANCE to be STAGE 2

ARTHUR HIGHWAY

IMLAY

PP (New)  
New Double Access  
PP (New)  
New O'Head Power Connections  
Existing Access (to be abandoned)

LOT 1  
1500m<sup>2</sup>

LOT 2

1500m<sup>2</sup>

BALANCE

2365m<sup>2</sup>

Existing Dwelling  
"Casilda House"

Existing Dwelling

100mm line to be Disconnected

Septic Tank

CHURCH STREET EAST

Connection to New Main

Sorell Council  
Development Application 7.2025.16.1  
Subdivision Application - 18 Imlay Street,  
Dunalley - P1.pdf  
Plans Reference: P1  
Date Received: 18/08/2025

OWNER: P J Gardiner & M E Madams FOLIO REF: FR 34074-1 PROPOSED EASEMENTS as shown	LOCATION 18 Imlay Street Dunalley GRANTEE Part of Lot 1, 4a-3r-20p W C Hyatt Pur	IMPORTANT NOTE
Scale: 1:500 Municipality: SORELL	Date: 12-07-2024 Am "A" 28-02-2025 Ref No. 14024_lcc	This plan was prepared for P J Gardiner & M E Madams as a proposed subdivision application to the Sorell Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

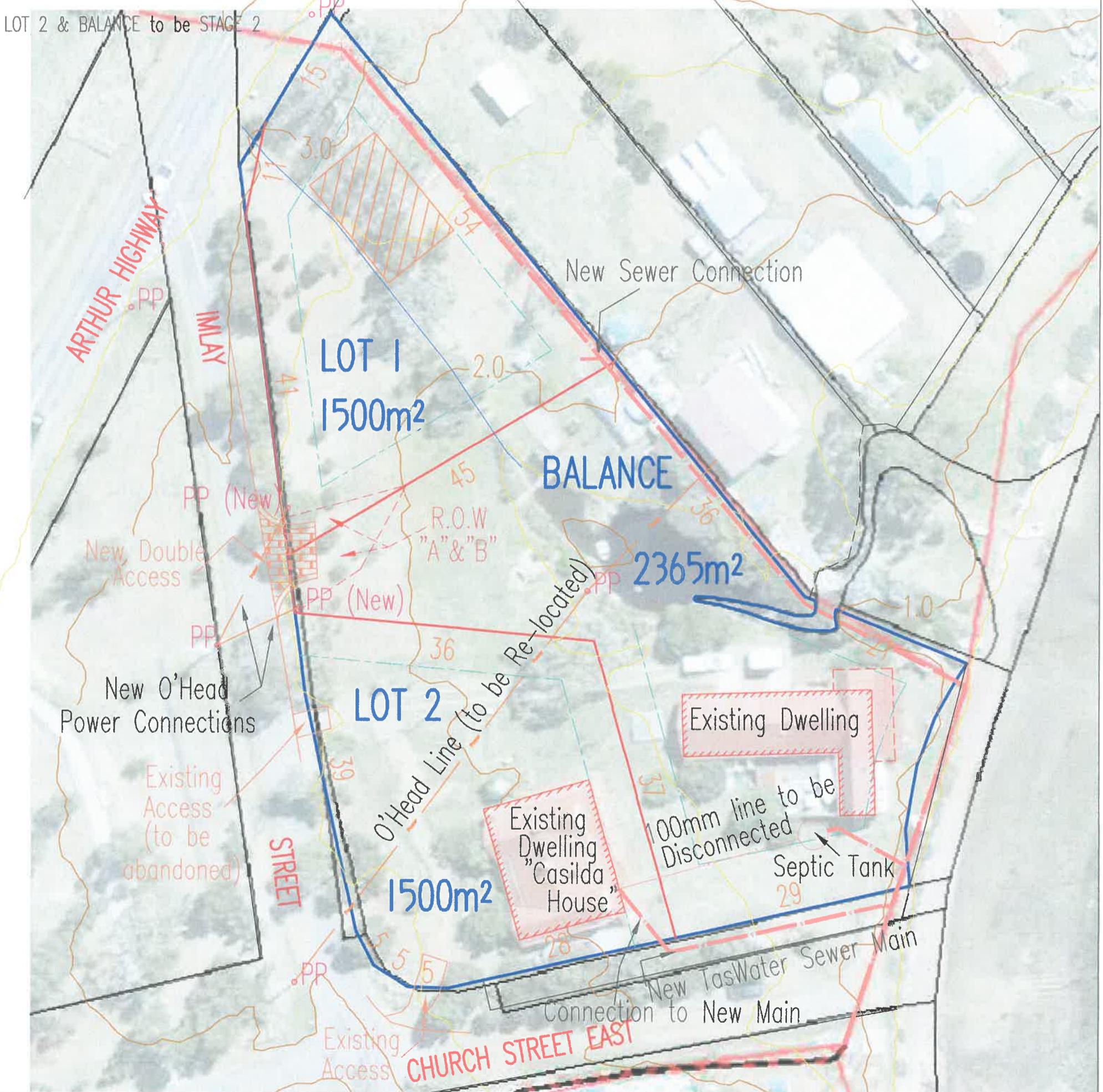
## NOTES

-  10m X 15m Building Envelope
-  Habitable Floor level to be >3.00 AHD
-  New Sealed dual access per Tasmanian Standard Drawings
-  Building Setback per CI 10.4.3
-  PP. Power Pole
-  TasWater Sewer Main

LOT 1 to be STAGE 1

LOT 2 & BALANCE to be STAGE 2

 **Sorell Council**  
Development Application: 7.2025.16.1-  
Subdivision Application - 18 Imlay Street,  
Dunalley - P1.pdf  
Plans Reference: P1  
Date Received: 18/08/2025



# John. B. Medbury.

SURVEYOR

159 CILWEN ROAD  
CAMBRIDGE 7170

PHONE: (03) 62 485083  
EMAIL: medburyjohn@gmail.com



**Sorell Council**

Development Application: 7.2025.18.1 -  
Response to Request For Information - 18  
Imlay Street, Dunalley.pdf  
Plans Reference: P2  
Date received: 12/12/2025

JOHN .B. MEDBURY  
R.L.S., HON F.I.S. TAS.

General Manager  
Sorell Council  
42 Cole Street  
Sorell 7172



REF NO: 14024\_lcc  
YOUR REF: 7.2025.16.1

RE: 18 IMLAY STREET, DUNALLEY.

Further to Council's request for additional information, of 16 September 2025, and my email exchange with Council Senior Planner, Kate Guinane a consequence of which is the inclusion of Council's *General Manager Landowner Consent Form*, Proposal Plans, one with aerial background, with minor alterations are provided.

In response to the request for additional information "Engineering":

1. An amended plan showing the relocation of the access to Lot 2 to the position of the "existing" access on Imlay Street and Council's preferred separation of driveways for Lot 1 and the Balance is provided.
2. The only obvious "public stormwater system" in the vicinity consists of a 450 dia RCP under the Tasman Highway which discharges to the watercourse through proposed Lot 1 into an existing dam, a 300 dia RCP under Imlay Street which concentrates discharge from the property on the western side of that street on to the subject property and then flows though a drainage swale (maintained by the owner) to the abovementioned dam, this can be covered by a Drainage Easement (in gross favour of the Council) if required, and some evidence of unmaintained drains in Imlay Street.

It is noted that Dunalley does not have a reticulated water system and hence all dwellings require domestic water storage facilities.

The annual average rainfall for Dunalley is 650mm, marginally enough to maintain the supply requirements of a two person dwelling. Hence as the current situation remains unchanged the requirement for a stormwater management plan for the existing dwellings is unnecessary.

Yours faithfully

A handwritten signature in blue ink, appearing to read "John B Medbury".

John B Medbury

10 December 2025

OWNER: P J Gardiner & M E Madams  
FOLIO REF: FR 34074-1  
PROPOSED EASEMENTS as shown

LOCATION 18 Imlay Street  
Dunalley  
GRANTEE Part of Lot 1, 4a-3r-20p  
W. C. Hyatt Pur

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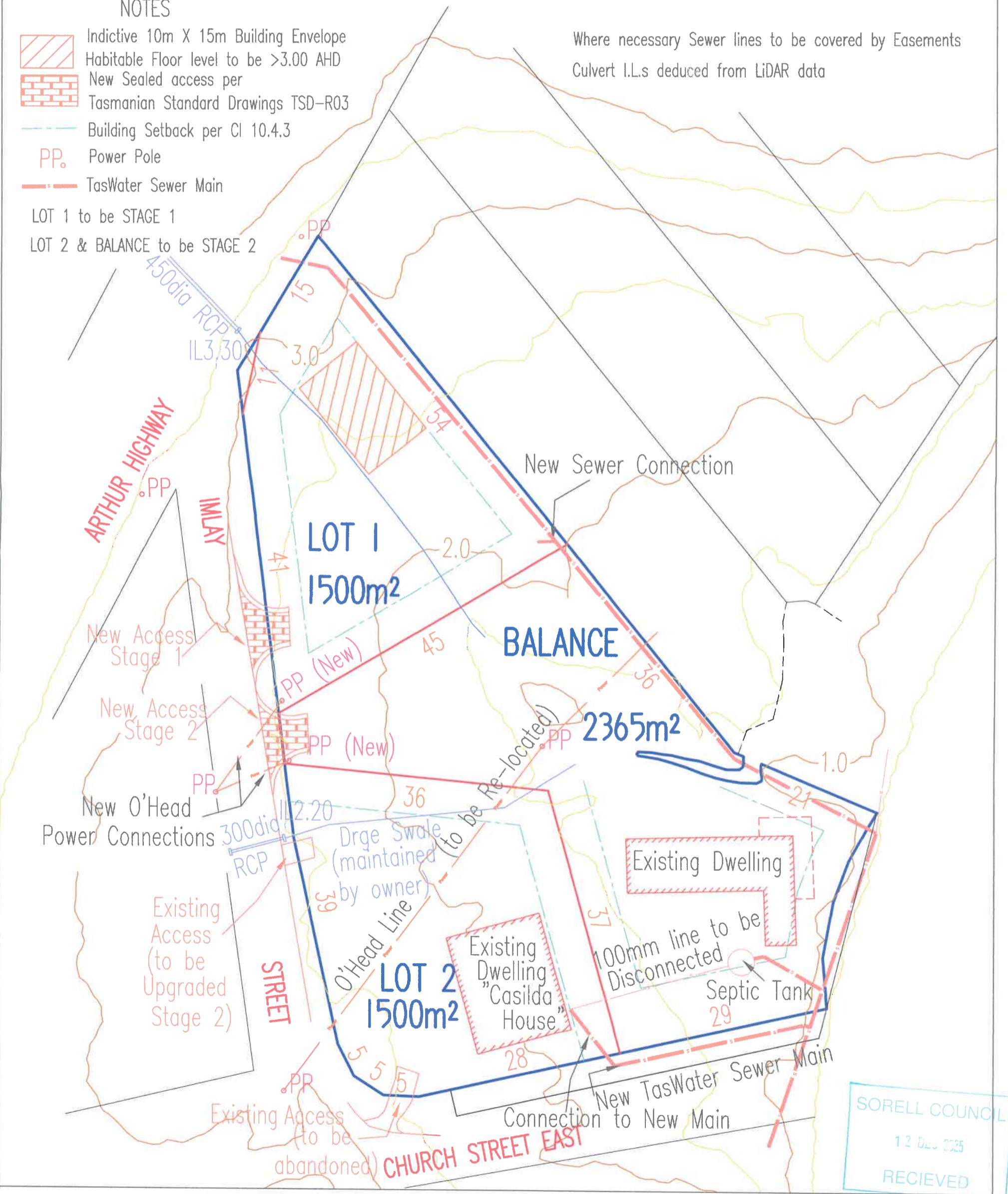
Ref No. 14024 Jcc

## NOTES

LOT 1 to be STAGE 1

LOT 2 & BALANCE to be STAGE 2

Where necessary Sewer lines to be covered by Easements  
Culvert I.L.s deduced from LiDAR data



OWNER: P J Gardiner & M E Madams  
FOLIO REF: FR 34074-1  
PROPOSED EASEMENTS as shown

LOCATION 18 Imlay Street  
Dunalley  
GRANTEE Part of Lot 1, 4a-3r-20p  
W. C. Hyatt, Pur.

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Date: 12-07-2024  
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## NOTES

Where necessary Sewer lines to be covered by Easements  
Culvert 11.s deduced from LiDAR data

