

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**7 WATERVIEW COURT, MIDWAY POINT****PROPOSED DEVELOPMENT:****OUTBUILDING**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 17th February 2026**.

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 **Tuesday 17th February 2026**.

APPLICATION NO: 5.2025-316.1
DATE: 30 JANUARY 2026



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

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

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



Sorell Council

Development Application: Development Application - 7 Waterview Court, Midway
 Point.pdf
 Plans Reference: P1
 Date Received: 17/11/2025

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:	<div style="text-align: center; margin-bottom: 10px;"> </div> Signature: Date:

Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"> If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au If the application involves Crown land you will also need a letter of consent. Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development. 	
<p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p>	
<div style="text-align: right; border: 2px solid orange; padding: 5px; width: fit-content; margin: 0 auto;"> <p>Sorell Council</p> <p>Development Application: Development Application - 7 Waterview Court, Midway Point.pdf Plans Reference: P1 Date Received: 17/11/2025</p> </div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 13550	FOLIO 6
EDITION 4	DATE OF ISSUE 13-May-2019

SEARCH DATE : 17-Nov-2025

SEARCH TIME : 10.47 AM

DESCRIPTION OF LAND

Town of SORELL

Lot 6 on Sealed Plan 13550

Derivation : Part of 310 Acres Gtd to A Laing

Prior CT 3818/41

**Sorell Council**

Development Application: 5.2025.316.1 - Title
Documents - 7 Waterview Court, Midway
Point.pdf
Plans Reference: P2
Date received: 21/11/2025

SCHEDULE 1

C438780 TRANSFER to JOHN KENNETH BROCKMAN and PAMELA JANE
BROCKMAN Registered 30-Apr-2003 at 12.01 PM

SCHEDULE 2

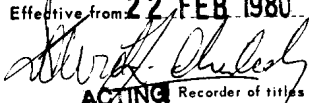
Reservations and conditions in the Crown Grant if any

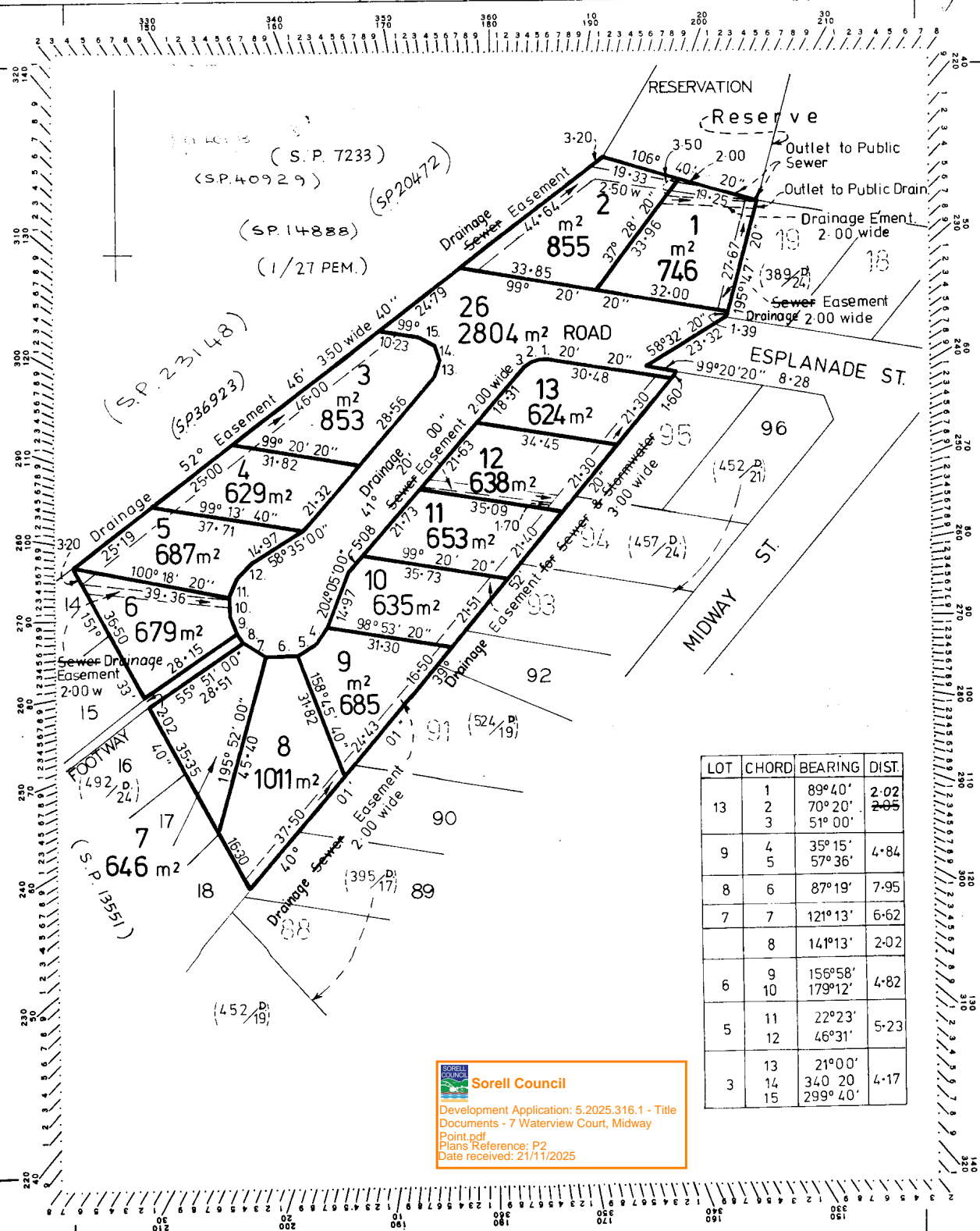
SP 13550 EASEMENTS in Schedule of Easements (if any)


SP 13550 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: E. J. Hopson, G.V. Ballard, P. S. McLennan, D.S.L. & L.C. Jones.	PLAN OF SURVEY T. N. Woolford by Surveyor of land situated in the TOWN OF SORELL SCALE 1: 1000	Registered Number: S.P. 13550 Effective from: 22 FEB 1980  ACTING Recorder of titles
Title Reference: C.T. 2061/6		
Grantee: Part of 310 acres granted to Alex. Laing		




Sorell Council
 Development Application: 5.2025.316.1 - Title
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SURVEY NOTES

by Surveyor, T.N. Woolford
TOWN OF SORELL
Part of 310 Acres granted to
Alex. Laing.
Owner :- E.J. Hopson, G.V. Ballard
P.S. McLennan, D.S.L. & L.C. Jones
Cert. of Title :- 2061/6

Survey Commenced :- 14.12.78
Survey Completed :- 1.3.79
Error of Close :- 1 in 10,400

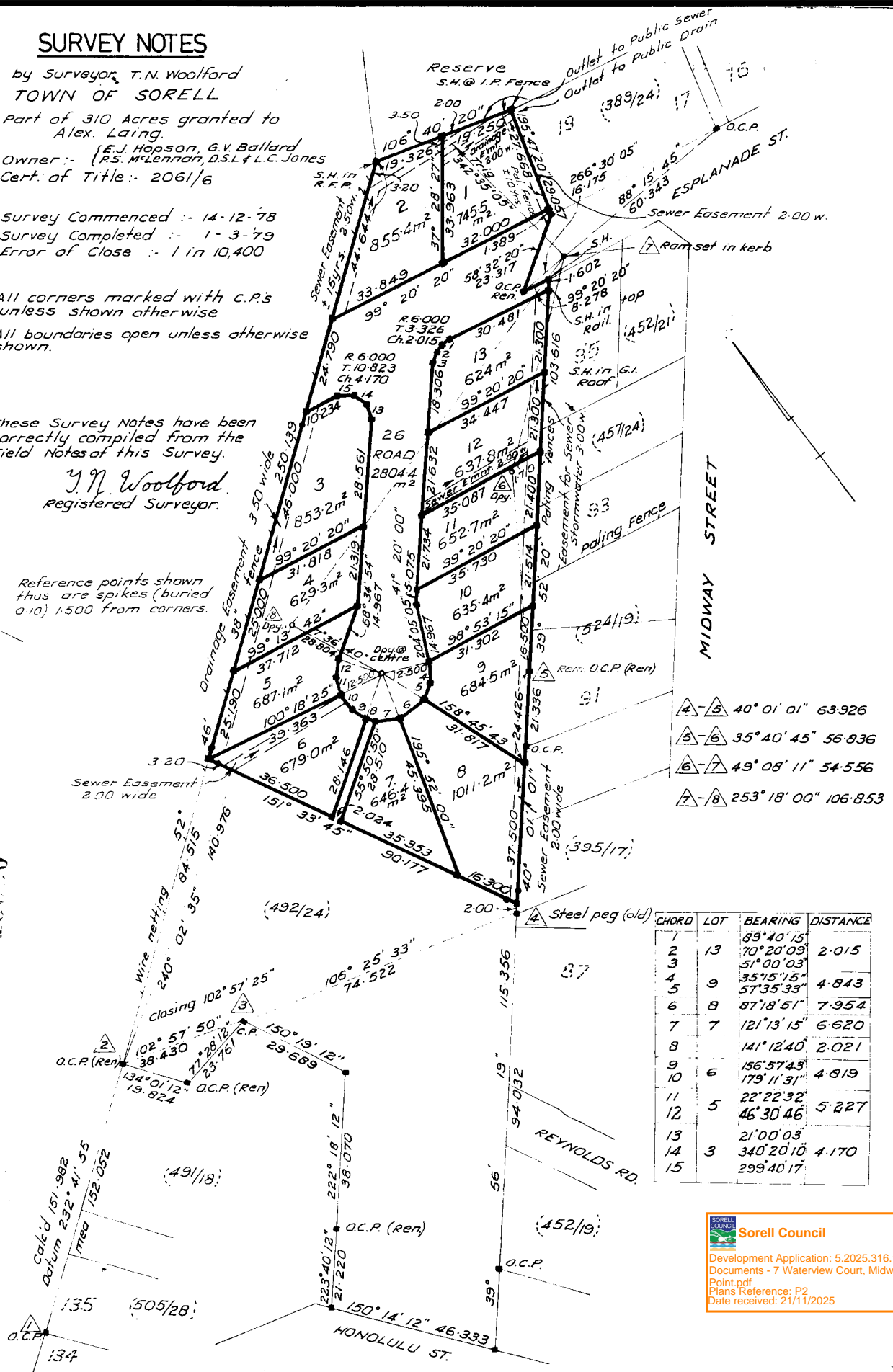
All corners marked with c.p.s
unless shown otherwise
All boundaries open unless otherwise
shown.

These Survey Notes have been
correctly compiled from the
Field Notes of this Survey.

T.N. Woolford
Registered Surveyor.

Reference points shown
thus are spikes (buried
0.10) 1.500 from corners.

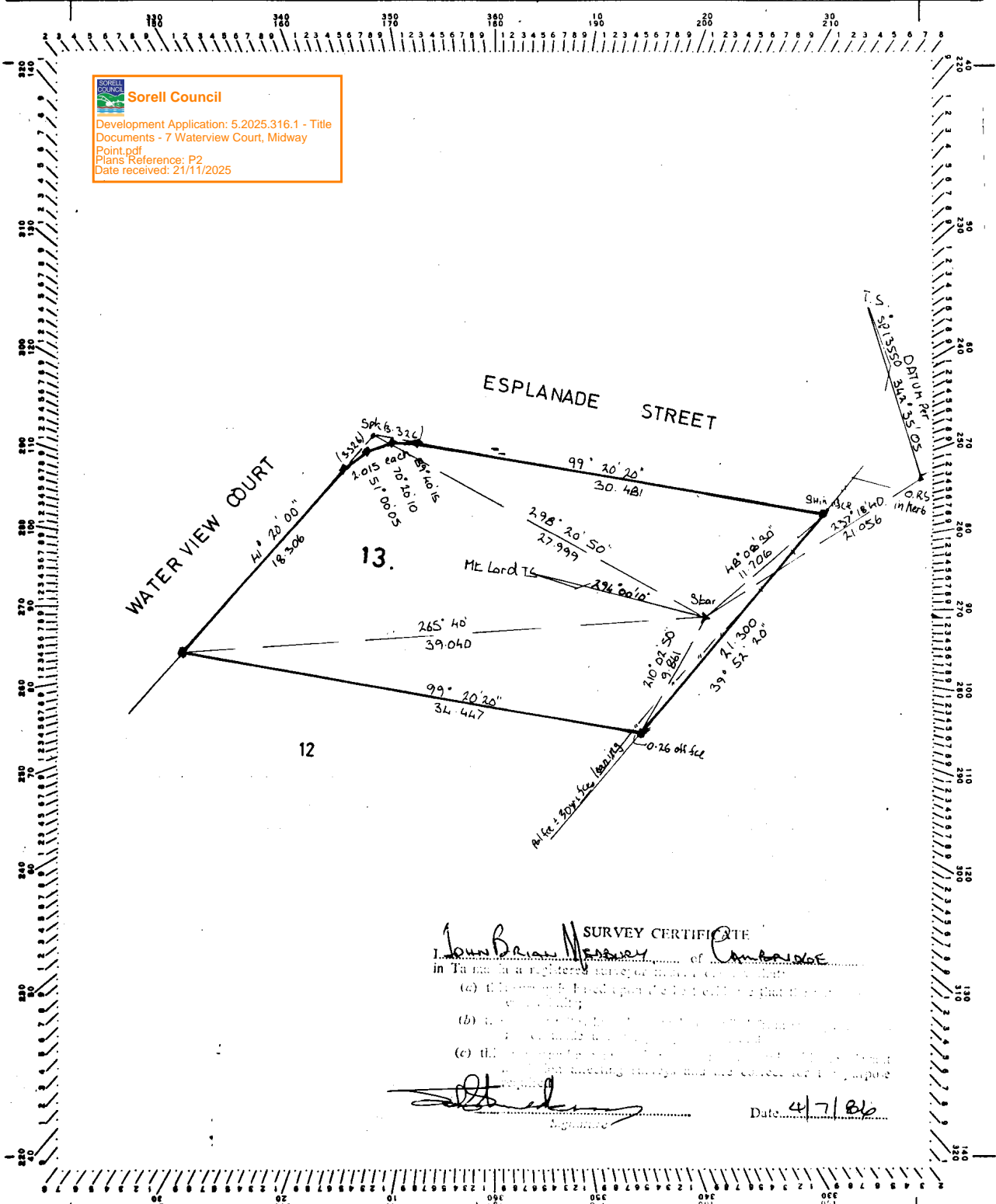
13550



Sorell Council
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Owner: LM+ NE NEWMAN	PLAN OF REMARK SURVEY by Surveyor J. B. MEDBURY of land situated in the	Registered Number: Lot 13 on SP1549 SP13550
Title Reference: C T 3818/48	TOWN OF SORELL	J. B. MEDBURY PTY LTD 147 DAVEY ST HOBART PH. 346844
Grantee: Portion of 310ac Gtd to Alexander Laing.	SCALE 1:300	REF N ^o 86110

Sorell Council
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SURVEY CERTIFICATE
I, J. B. MEDBURY of CHAMBERLAIN
in Tasmania a registered surveyor hereby certify that
(a) the survey is based upon the best evidence that the surveyor has been able to obtain
(b) the survey is based upon the best evidence that the surveyor has been able to obtain
(c) the survey is based upon the best evidence that the surveyor has been able to obtain
and the survey is correct for the purpose of the Land Titles Act 1980.
Signature: [Signature] Date: 4/7/86



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

S.P
13550

EASEMENTS

Rights of Drainage

Each lot on the plan is together with such rights of drainage over the drainage easements shewn on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shewn on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

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

Lots 3 to 6 and 8 to 13 are each subject to a right of drainage for the Corporation over such portions of the drainage easements shown passing through the said lots.

INTERPRETATION. Corporation means The Warden Councillors and Electors of the Municipality of Sorell.

No profits a prendre are created to benefit or burden any lot shown on the plan.

Fencing Covenant

The owner of each lot on the plan covenants with the Vendors EDWARD JOHN HOPSON, GRAHAM VINCENT BALLARD, PETER STANLEY McLENNAN, DAVID SYDNEY LEONARD JONES and LORAINI CEVA JONES that the Vendors shall not be required to fence.

THIS COPY SCHEDULE CONSISTS OF 1 PAGE/S

SIGNED by EDWARD JOHN HOPSON,
GRAHAM VINCENT BALLARD,
~~PETER STANLEY McLENNAN~~,
DAVID SYDNEY LEONARD JONES and
LORAINI CEVA JONES as the
registered proprietors of the
land comprised in Certificate
of Title Volume 2061 Folio 6
in the presence of:

T.R. Lynch
Solicitor
Hobart

D.W. Jones
L.B. Jones
P.V. Ballard
E.J. Hopson

Sorell Council
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13550

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Documents - 7 Waterview Court, Midway
Point.pdf
Plans Reference: P2
Date received: 21/11/2025

SIGNED by

~~as Mortgagee under Mortgage
Number A633086 in the presence~~

of Signed by William Thomas BREWER
acting under Power of Attor-
ney No. 18948 who hereby
declares he has received no
notice of revocation of the
said Power.

In the presence of

[Signature]

Bank Officer, Hobart

BANK OF NEW SOUTH WALES
BY ITS ATTORNEY

[Signature]
CHIEF MANAGER

Mortgagee under Mortgage No.A633086

SIGNED by PETER STANLEY MC LENNAN)
by his Attorney EDWARD JOHN)
HOPSON under Power No. 18948)
(and the said EDWARD JOHN HOPSON)
declares that he has received no)
notice of revocation of the said)
Power) in the presence of:)

E. J. Hopson.

*T. R. Hopson
Solicitor
Hobart.*

13550



Sorell Council

Development Application: 5.2025.316.1 - Title
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This is the schedule of easements attached to the plan of EDWARD JOHN HOPSON,
DAVID SYDNEY LEONARD JONES, LORRAINE CEVA JONES
GRAHAM VINCENT BALLARD, PETER STANLEY McLENNAN, comprising part of the land in

C.T. 2061/6

(Insert Title Reference)

Sealed by Municipality of Sorell on 29/11/2025 1979.

56156


Council Clerk/Town Clerk



GEOTECH 26-006

ROCK SOLID GEOTECHNICS PTY LTD

19/1/2026

Rainbow Building Solutions
Josh@rainbowbuilding.com.au

Peter Hofto
163 Orielson Road
ORIELTON
TAS 7172
0417 960 769
peter@rocksolidgeotechnics.com.au

RE: SITE ASSESSMENT – Dispersive Soils – 7 Waterview Court, Midway Point

The property is subject to the Dispersive Soils Code (SOR-S1.7.1 Development on dispersive soils – *Sorell Council - Statewide Planning Scheme*).

Dispersive Soils Code: Objective;

- That buildings and works with the potential to disturb dispersive soil are appropriately located or managed:
 - a) To minimise the potential to cause erosion; and
 - b) To reduce risk to property and the environment to an acceptable level.
- Performance Criteria P1 – Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:
 - (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;
 - (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;
 - (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas / trenches, water storages, ponds, dams and disposal areas;
 - (d) the level or risk and potential consequence for the property and the environment from potential erosion, including gully and tunnel erosion;
 - (e) management measures that would reduce risk to an acceptable level.
 - (f) The advice contained in a dispersive soil management plan.

SITE ASSESSMENT

A site visit was completed on Tuesday 13 January, 2026. This included the augering of two test holes to recover samples for dispersive soils analysis (4WD mounted SAMPLA25 mechanical auger with 100mm solid flight augers). The locations of the holes are marked on [Figure 1](#).

The site for the proposed shed slopes at approximately 4 degrees to the northeast. There is no evidence of any erosion on or around the site. The profile encountered in [Test Hole #2](#) consisted of;

0.00 – 0.20m	SAND: fine grained, greyish brown, rootlets – TOPSOIL
0.20 – 1.05m	SAND: fine grained, brown, dry
1.05 – 1.20m	clayey SAND: fine to medium grained, bright brown, 20% clay, slightly moist
1.20 – 1.40m	sandy CLAY / clayey SAND, medium plasticity clay, fine to medium grained sand, brown, moist
1.40m+	Mechanical auger refusal on probable Triassic sandstone bedrock – 1.40m

Test Hole #1 encountered sand to refusal at 1.60m depth – no clay.

Groundwater was not encountered in either hole.

[Plate 1](#) – [Test Hole #2](#) - looking to the south.



Samples were obtained from the two test holes to assess the site for dispersive soils.

The Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)* specifies sampling and analysis techniques for the determination and classification of dispersive soils.

The samples were taken from the site and tested for dispersiveness in accordance with the Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)*.

- The samples were air-dried.
- All samples were placed in jars containing distilled water.
- Samples were left without disturbance for 1 hour.
- Samples were observed and compared with Figure 4 (Field test for aggregate dispersion - *Dispersive Soils and their Management: Technical Reference Manual (2009)*).

From Figure 4, all clay samples were classified as **slightly dispersive**.

DISCUSSION OF RESULTS

The risk of erosion developing due to development on this site is not significant.

The site is underlain by non-dispersive sandy topsoils over slightly dispersive clay subsoils.

Although the (slightly) dispersive subsoils that exist over the site can be vulnerable to erosion when exposed, or when water is permitted to concentrate, the proposed development will not leave the clay subsoils exposed (>1m depth).

CONCLUSIONS

Slightly dispersive clay subsoils are present at depth at 7 Waterview Court, Midway Point.

It is unlikely that erosion will occur because of the proposed development.

It is the opinion of the author that sensible development of this site can be achieved and the level of risk to users of the development is minimal and acceptable.



PETER HOFTO
Rock Solid Geotechnics P/L

Site Calculations

SITE AREA	680.14m ²
EXISTING FLOOR AREA	85.94m ²
PROPOSED AREA	36.00m ²

Notes

- CS 30/10/25 11:26 am
Existing Dwelling
- CS 30/10/25 11:26 am
Proposed outbuilding
- CS 30/10/25 11:26 am
Existing Carport to be removed by client
- CS 13/11/25 10:20 am
Downpipes to go into new water slimline water tank
- CS 13/11/25 10:20 am
New Proposed slimline water tank
- CS 13/11/25 10:21 am
Overflow from new proposed water tank to flow into existing house SW

Disrupted by Canibuild.

Client Name

Client Email

Client Phone

Copyright Statement

This plan always remains the copyright of Rainbow Building Solutions & shall not be used other than for the project work intended without written authority.

Disclaimer

This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.

ALL DIMENSIONS ARE IN METERS.

Generated by Christie Smith
christie@rainbowbuilding.com.au

Property Details
7 Waterview Ct, Midway Point, TAS 7171, Australia
Lot/DP: 6/13550

Sheet Name
Site Plan

Sheet no.
1

Lic no.
181916529

Job no.

Design
6x6x2.7m Gable_Brockman

Scale
1:200@A3

1st version date:
30/10/2025

Current version date:
17/11/2025

Version #
7



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Rainbow Building Solutions

Owner /Agent

Josh@rainbowbuilding.com.au

Address

Qualified person details:

Qualified person: Peter Hofto – Rock Solid Geotechnics Pty Ltd

Address: 163 Orierton Road

Phone No: 0417960769

Orierton

7172

Fax No:

Licence No:

Email address: peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details: BSc (Hons) – Geology / Geophysics
PI Insurance – Lloyds Underwriting
PL Insurance – CGU Insurance Ltd

(description from Column 3 of the
Director of Building Control's
Determination)

Speciality area of expertise: Geotechnical Assessment

(description from Column 4 of the
Director of Building Control's
Determination)

Details of work:

Address: 7 Waterview Court, Midway Point

Lot No:

Certificate of title No:

The assessable item related to this certificate:

Dispersive Soils Assessment

(description of the assessable item
being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type:

(description from Column 1 of
Schedule 1 of the Director of Building
Control's Determination)

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

building work, plumbing work or plumbing installation or demolition work:



In issuing this certificate the following matters are relevant –

Documents:

Relevant
calculations:

References:

AS2870

I certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

GEOTECH
26-006

Date:

19/1/2026

Site Calculations	
SITE AREA	680.14m ²
EXISTING FLOOR AREA	85.94m ²
PROPOSED AREA	36.00m ²

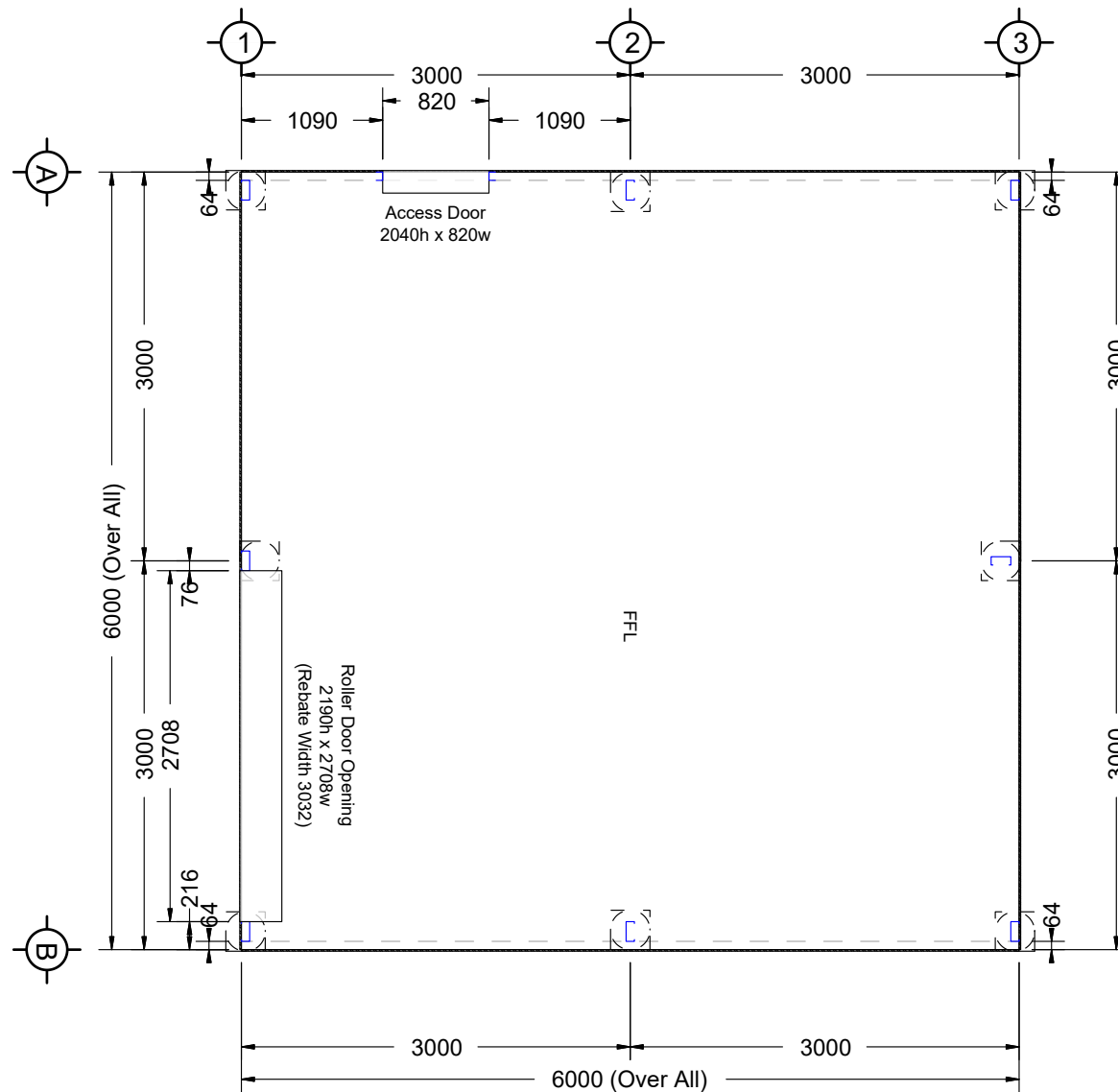
Notes	
1	CS 30/10/25 11:26 am Existing Dwelling
2	CS 30/10/25 11:26 am Proposed outbuilding
3	CS 30/10/25 11:26 am Existing Carport to be removed by client
4	CS 13/11/25 10:20 am Downpipes to go into new water slimline water tank
5	CS 13/11/25 10:20 am New Proposed slimline water tank
6	CS 13/11/25 10:21 am Overflow from new proposed water tank to flow into existing house SW

Disrupted by Canibuild.

**Sorell Council**
Development Application: Development Application - 7 Waterview Court, Midway Point.pdf
Plans Reference: P1
Date Received: 17/11/2025



Client Name		Client Email	Client Phone
Copyright Statement		Generated by Christie Smith christie@rainbowbuilding.com.au	
This plan always remains the copyright of Rainbow Building Solutions & shall not be used other than for the project work intended without written authority.		Sheet Name Site Plan	
Disclaimer		Property Details 7 Waterview Ct, Midway Point, TAS 7171, Australia Lot/DP: 6/13550	
This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.		Design 6x6x2.7m Gable_Brockman	
ALL DIMENSIONS ARE IN METERS.		Scale 1:200@A3	
		1 st version date: 30/10/2025	Current version date: 17/11/2025
		Version # 7	



FLOOR PLAN



Sorell Council

Development Application: Development
Application - 7 Waterview Court, Midway
Point.pdf
Plans Reference: P1
Date Received: 17/11/2025

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

CLIENT: John Brockman

SITE ADDRESS: 7 Waterview Court, MIDWAY POINT, TAS, 7171

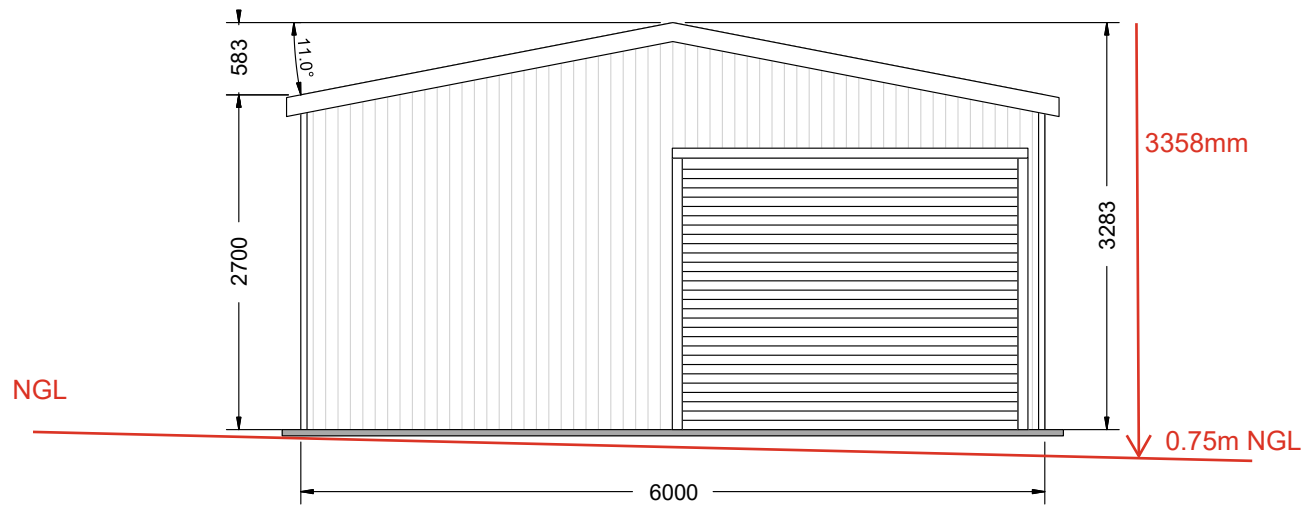
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SCALE: 1:55.976

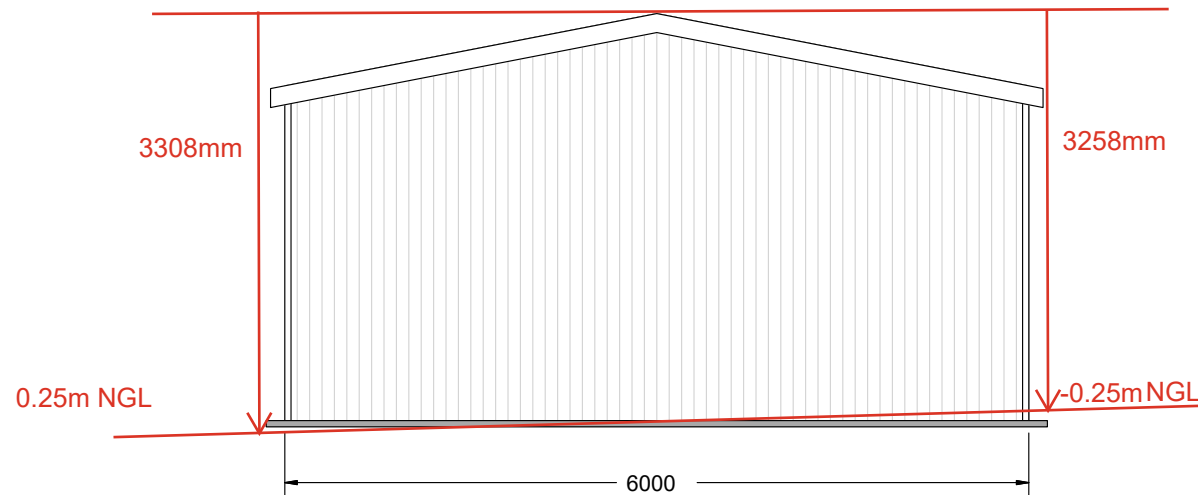
DATE: 17-11-2025

Job Number: SOR02_4278

Drawing Number: FP



EAST ELEVATION

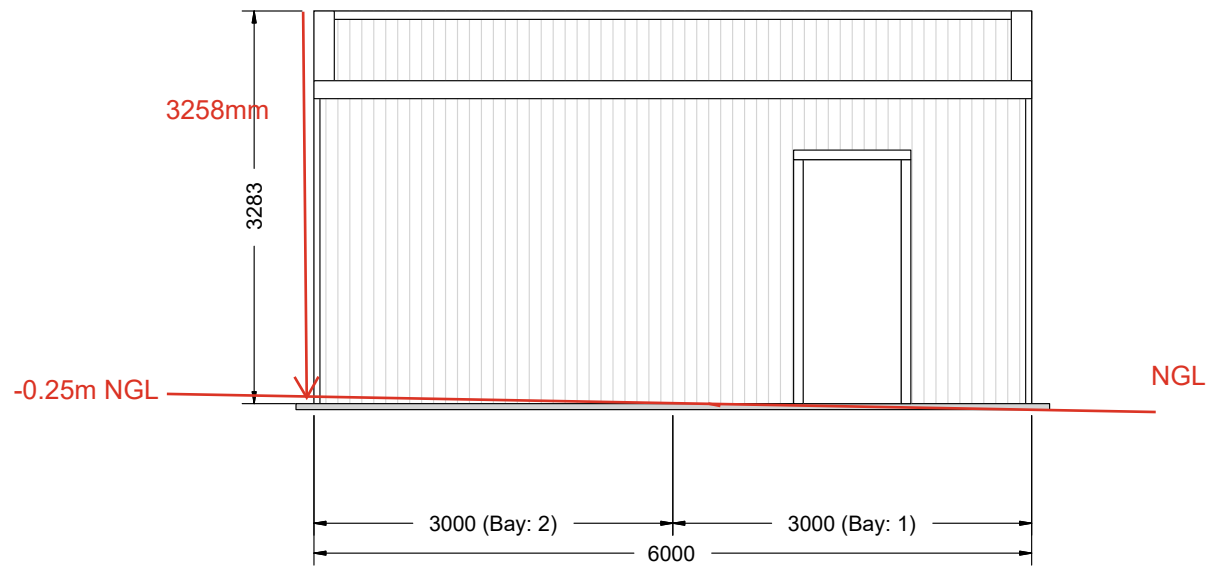


WEST ELEVATION

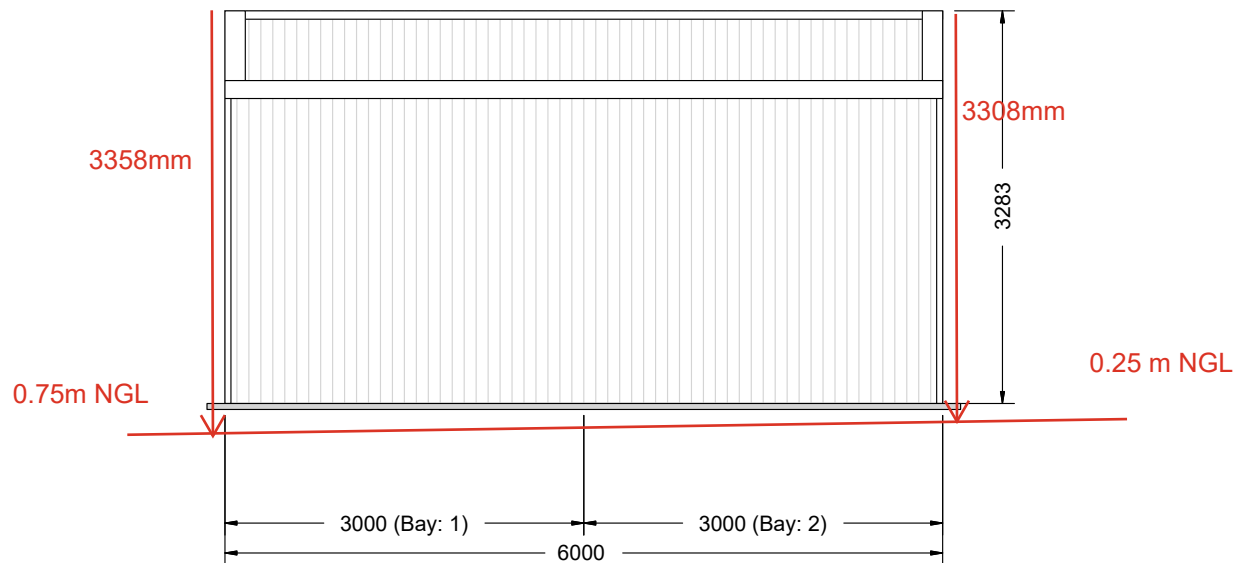
Sorell Council
 Development Application: 5.2025.316.1 -
 Response to Request For Information - 7
 Waterview Court, Midway Point.pdf
 Plans Reference: P3
 Date Received: 20/01/2026

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

CLIENT: John Brockman
 SITE ADDRESS: 7 Waterview Court, MIDWAY POINT, TAS, 7171
 DRAWING TITLE: End Elevations
 SCALE: 1:60.976
 DATE: 17-11-2025
 Job Number: SOR02_4278
 Drawing Number: EE



SOUTH ELEVATION



NORTH ELEVATION



Sorell Council

Development Application: 5.2025.316.1 -
Response to Request For Information - 7
Waterview Court, Midway Point.pdf
Plans Reference: P3
Date Received: 20/01/2026

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

CLIENT: John Brockman
SITE ADDRESS: 7 Waterview Court, MIDWAY POINT, TAS, 7171

DRAWING TITLE: Side Elevations

SCALE: 1:63.209

DATE: 17-11-2025

Job Number: SOR02_4278

Drawing Number: SE