

# NOTICE OF PROPOSED DEVELOPMENT

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

## SITE:

**13 SUNNINGDALE CLOSE, MIDWAY POINT  
CT189367/71**

## 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](http://www.sorell.tas.gov.au) until **Monday 4<sup>th</sup> May 2026**.

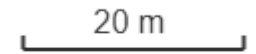
Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 4<sup>th</sup> May 2026**.

**APPLICATION NO: 5.2026-87.1**  
**DATE: 17 APRIL 2026**



### 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.



17-Apr-2026

## property (1)

PID: 9893744

Full\_Street\_Address: 195-227 Penna Road

Property\_Name:

Owner\_Name: JAC Estates Pty Ltd

Owner\_Address\_Line\_1: PO Box 1513

Owner\_Address\_Line\_2: LAUNCESTON TAS 7250

Owner\_Address\_Line\_3:

Ratepayer\_Name: JAC Estates Pty Ltd

Ratepayer\_Address\_Line\_1: PO Box 1513

Ratepayer\_Address\_Line\_2: LAUNCESTON TAS 7250

Ratepayer\_Address\_Line\_3:

Classification: Vacant Residential

Improvements: PARTIALLY DEVELOPED VACANT ENGLOBO LAND

Land\_Use\_Code: V4

Street\_Name: Penna Road

Street\_No: 195-227

Suburb: Midway Point

One\_Line\_Property\_Address: 195-227 Penna Road, Midway Point

Comp\_Area: 76447.36

Currency\_Version:

Currency\_Date\_Time: 20251208133527

---

## Titles (1)

CID: 1584959

VOLUME: 189367

FOLIO: 71

PID: 9893744

POT\_PID: 9069701

LPI: JWC19

CAD\_TYPE1: Private Parcel

CAD\_TYPE2: Private Parcel

TENURE\_TY: Freehold Title

FEAT\_NAME:

STRATA\_LEV: Not Applicable

COMP\_AREA: 526.436

MEAS\_AREA: 527

UFI: cad014970492

FMP: cad000029000

CREATED\_ON: 2025-09-29 09:37:32

---

# **DISPERSIVE SOIL ASSESSMENT**

**13 Sunningdale Close**

**Midway Point**

**September 2025**



**Sorell Council**

Development Application:5.2026.87.1 -  
Response to Request For Information - 13  
Sunningdale Close, Midway Point - P3.pdf  
Plan Reference:P3

Date received:13/04/2026



GEO-ENVIRONMENTAL  

---

S O L U T I O N S

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

<b>Client:</b>	Direen Homes
<b>Site Address:</b>	13 Sunningdale Close, Midway Point
<b>Date of Inspection:</b>	08/08/2025
<b>Proposed Works:</b>	New house
<b>Investigation Method:</b>	Geoprobe 540UD - Direct Push
<b>Inspected by:</b>	C. Cooper

## Site Details

<b>Certificate of Title (CT):</b>	TBA
<b>Title Area:</b>	Approx. 527 m <sup>2</sup>
<b>Applicable Planning Overlays:</b>	Bushfire-prone areas, Priority Vegetation , Airport obstacle limitation area, Waterway and Coastal Protection Areas
<b>Slope &amp; Aspect:</b>	6° WNW facing slope
<b>Vegetation:</b>	Grass & Weeds

## Background Information

<b>Geology Map:</b>	MRT
<b>Geological Unit:</b>	Triassic Sandstone
<b>Climate:</b>	Annual rainfall 400mm
<b>Water Connection:</b>	Mains
<b>Sewer Connection:</b>	Serviced-Mains
<b>Testing and Classification:</b>	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	0.00-0.50	SM	<b>Silty SAND:</b> dark brown, slightly moist, medium dense
0.20-0.80	0.50-0.90	CI	<b>Sandy CLAY:</b> medium to high plasticity, brown, slightly moist, stiff,
0.80-1.00	0.90-1.00	SC	<b>Clayey SAND:</b> yellow, brown, slightly moist, very dense, refusal on assumed sandstone

## Site Notes

The soil on site has formed from Triassic sandstone. The subsoil was tested for dispersion using the Emerson Test and was found to be slightly dispersive Class 2(2) -obvious milkiness, <50% of the aggregate affected.

## 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(2) -obvious milkiness, <50% of the aggregate affected.

## 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/m<sup>2</sup> 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.



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



**Sorell Council**

Development Application:5.2026.87.1 -  
Response to Request For Information - 13  
Sunningdale Close, Midway Point - P3.pdf  
Plan Reference:P3

Date received:13/04/2026

# Laboratory Test Results

**Sample Submitted By:** C Cooper  
**Date Submitted:** 13/08/2025  
**Sample Identification:** 2 samples – 13 Sunningdale Close, Midway Point  
**Soil to be tested:** Emerson soil dispersion test

**Result:**

Sample	Texture	Emerson class	Description
Sample 1	clay	Class 2 (2)	Some dispersion <50% affected
Sample 2	clay	Class 2 (2)	Some dispersion <50% affected

Notes: Some dispersion with obvious milkiness affecting <50% of the aggregate.

**Sample Tested by:** C Cooper

**Sorell Council**

Development Application:5.2026.87.1 -  
Response to Request For Information - 13  
Sunningdale Close, Midway Point - P3.pdf  
Plan Reference:P3  
Date received:13/04/2026

**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.

**Sorell Council**

Development Application:5.2026.87.1 -  
Response to Request For Information - 13  
Sunningdale Close, Midway Point - P3.pdf  
Plan Reference:P3

Date received:13/04/2026

## Site Information

Title Reference:	<b>189367/71</b>	
Wind Classification:	<b>N3</b>	Site Classification to <b>AS 4055 - 2006</b>
Soil Classification:	<b>M</b>	Site Classification to <b>AS 2870 - 2011</b>
Climate Zone:	<b>7</b>	
BAL Level:	<b>Low</b>	No areas of bushfire prone vegetation > 1ha within 100m of the building
Corrosion Environment:	<b>N/A</b>	For steel subject to the influence of salt water, breaking surf or heavy industrial areas refer <b>NCC Housing Provisions Part 6.3.9 and Table 6.3.9a</b> Cladding and fixings to manufacturer's recommendations.
Other Hazards:	<b>Yes</b>	Dispersive Soil (Refer GES Environmental Solutions)
Floor Area:	<b>172.7m<sup>2</sup></b>	
Deck/Patio Area:	<b>12.7m<sup>2</sup></b>	
Total Floor Area:	<b>185.3m<sup>2</sup></b>	

## Drawing Schedule:

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



**Sorell Council**

Development Application: 5.2026.87.1 -  
Amended Plans - 13 Sunningdale Close, Midway  
Point - P2.pdf  
Plans Reference: P2  
Date Received: 24/03/2026

Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	 <b>DIREEN HOMES</b> PTY LTD Unit 1, 18 Kennedy Drive, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 13 Sunningdale Close Midway Point TASMANIA 7171	Drawing Title: Cover Sheet File Name: 25 DHD-9, 13 Sunningdale Cl.dwg	Date: 23-Mar-26 Drawing Scale: N/A	Sheet Size: A3 Drawing No: A-01

**DISPERSIVE SOILS NOTE:**

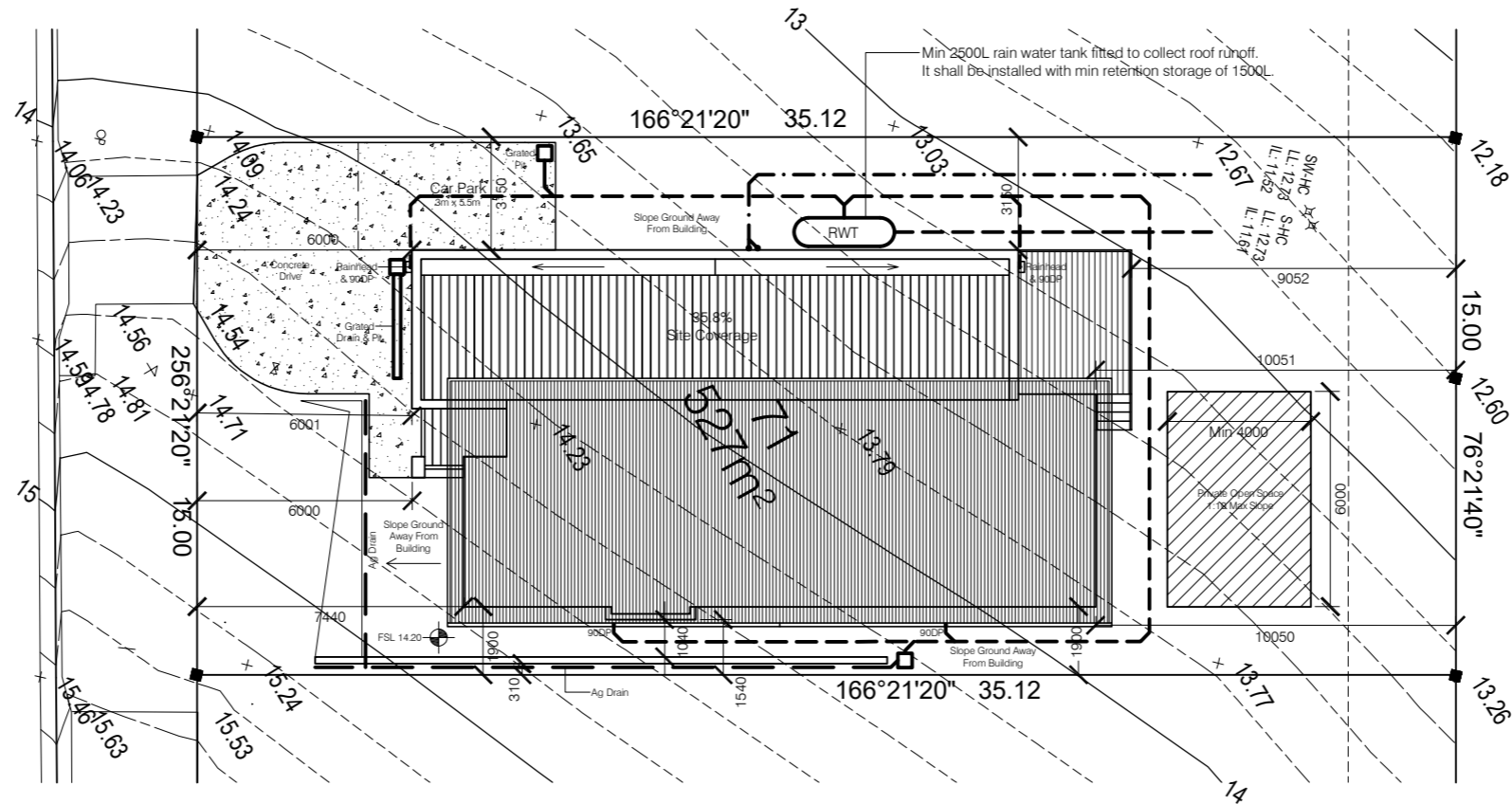
A number of site and soil management measures are recommended for development on the site.

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.

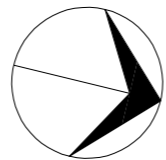
The risk of erosion and tunnel erosion associated with construction must be minimised by:

- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
  - A. Where possible trenches to be placed shallow in topsoil and mounded over to achieve 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 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/m<sup>2</sup> 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



**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: 5.2026.87.1 -  
 Response to Request For Information - 13  
 Sunningdale Close, Midway Point - P3.pdf  
 Plan Reference: P3  
 Date received: 13/04/2026

Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	<b>DIREEN HOMES</b> PTY LTD Unit 1, 18 Kennedy Drive, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 13 Sunningdale Close Midway Point TASMANIA 7171	Drawing Title: Site Plan File Name: 25 DHD-9, 13 Sunningdale Cl.dwg	Date: 23-Mar-26 Drawing Scale: 1:200	Sheet Size: A3 Drawing No: A-02
-----	------------	-------	---	---	--	--	---	--

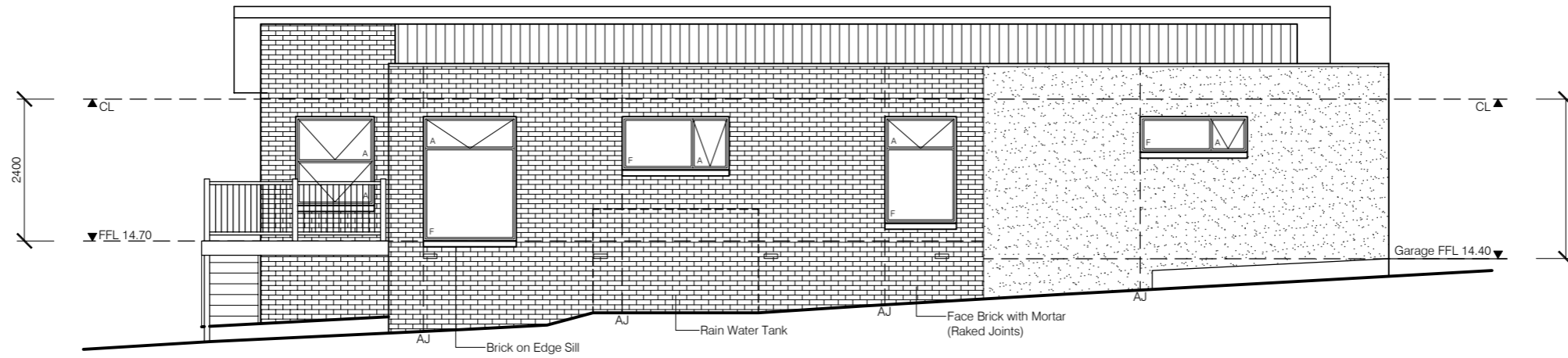


### Colour Selection:

Roof:	Monument
Gutter:	Monument
Fascia:	Monument
Windows:	Monument
External Doors:	Dover White
Garage Door:	Monument
Brick:	Whisper White (Eco Smooth)
Render:	Dover White
Cladding:	Stepney (Dulux)

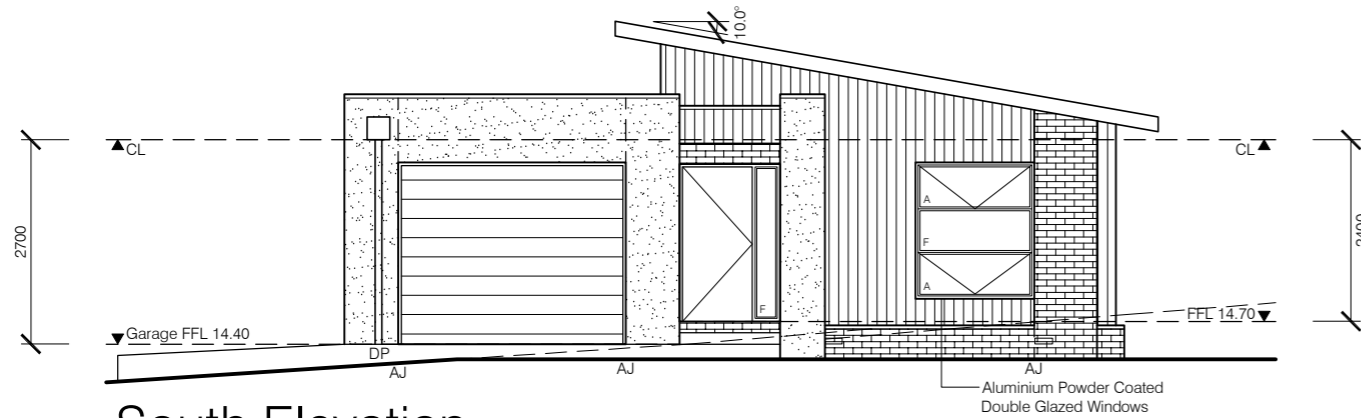
### Legend & Notes:

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



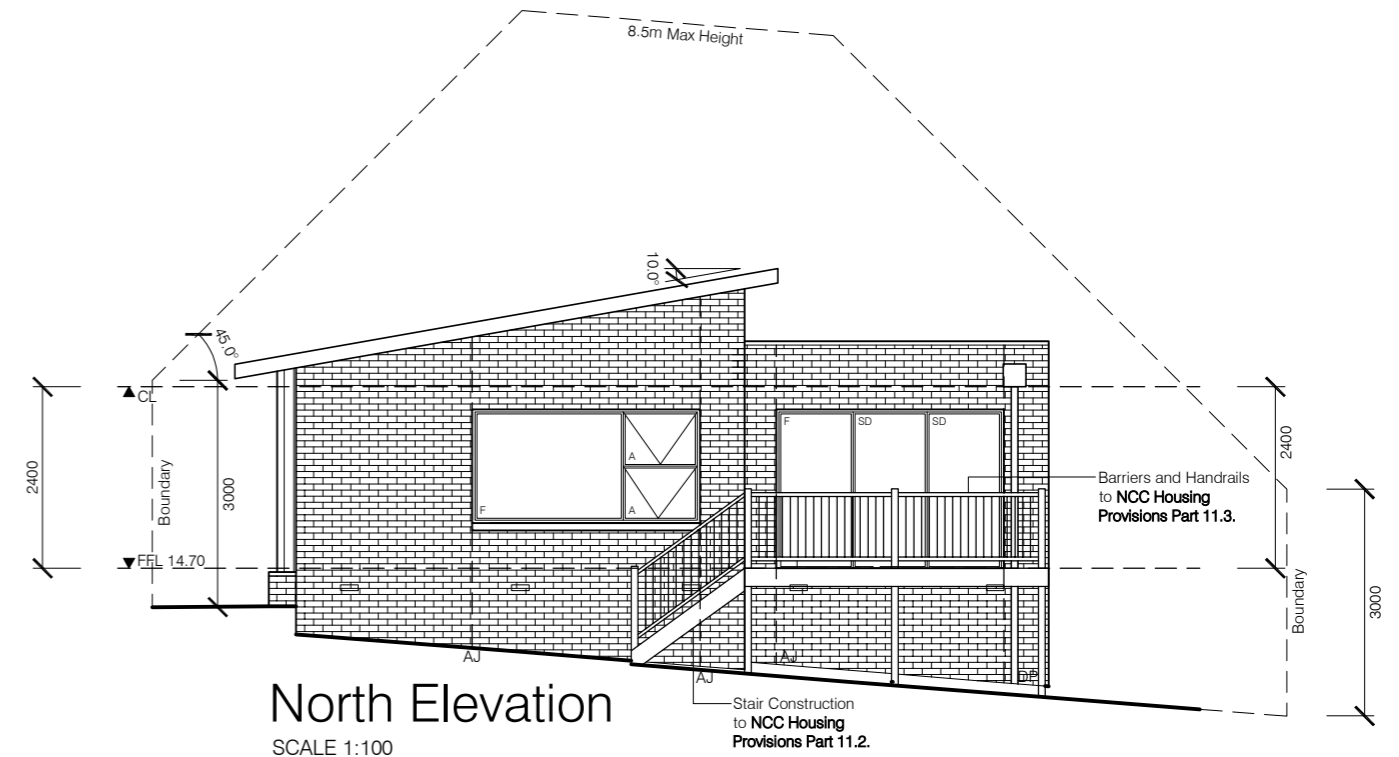
**West Elevation**

SCALE 1:100



**South Elevation**

SCALE 1:100



**North Elevation**

SCALE 1:100



**East Elevation**

SCALE 1:100

**Sorell Council**  
 Development Application: 5.2026.87.1 - Amended Plans - 13 Sunningdale Close, Midway Point - P2.pdf  
 Plans Reference: P2  
 Date Received: 24/03/2026

Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	 <b>DIREEN HOMES</b> PTY LTD Unit 1, 18 Kennedy Drive, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes	Drawing Title: Elevations	Date: 23-Mar-26	Sheet Size: A3
					Project Address: 13 Sunningdale Close Midway Point TASMANIA 7171	File Name: 25 DHD-9, 13 Sunningdale Cl.dwg	Drawing Scale: 1:100	Drawing No: A-04