

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

**LOT 47 195-227 PENNA ROAD, MIDWAY POINT
CT189520/47**

PROPOSED DEVELOPMENT:

DWELLING (CT189520/47)

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 29th June 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 Chief Executive Officer. Representations must be received no later than **Monday 29th June 2026**.

APPLICATION NO: 5.2026-165.1
DATE: 12 JUNE 2026

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

Full description of Proposal:	Use: NEW RESIDENTIAL DWELLING
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 500,000

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address: Lot 47 - 195-227 Penna Road
	Suburb: Midway Point Postcode:
	Certificate of Title(s) Volume: 189520 Folio: 47

Current Use of Site	VACANT LOT
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Current Owner/s:	Name(s) AIMEE & JOEL EVERARD
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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/>



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

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.

Applicant Signature:	Signature: <i>M.K.</i> Date: 21/05/26
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Crown or General Manager Land Owner Consent

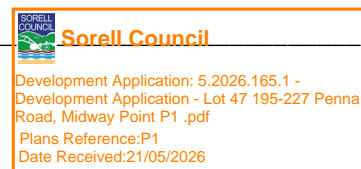
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, 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
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

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



Signature of General Manager, Minister or Delegate:	Signature: Date:
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SEARCH OF TORRENS TITLE

VOLUME 189520	FOLIO 47
EDITION 1	DATE OF ISSUE 29-Oct-2025

SEARCH DATE : 20-May-2026

SEARCH TIME : 08.11 pm

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE
 Lot 47 on Sealed Plan 189520
 Derivation : Part of Lot 306, 120 Acres Gtd. to John Lord
 Prior CT 189367/1000

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
 SP189520 COVENANTS in Schedule of Easements
 SP189520 FENCING COVENANT in Schedule of Easements
 SP183934, SP184510, SP184768, SP184962, SP185905, SP186229,
 SP186700, SP187500, SP188745, SP189273 & SP189367
 COVENANTS in Schedule of Easements
 SP14888, SP184510, SP184768, SP184962, SP185905, SP186229,
 SP186700, SP187500, SP188745, SP189273 & SP189367
 FENCING COVENANT in Schedule of Easements
 SP183934 FENCING PROVISION in Schedule of Easements
 SP14888 COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962
 M871097 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189520

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 1000 is 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").

Lots 135 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' VARIABLE WIDTH (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: 189367/1000 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:251287)	PLAN SEALED BY: SORELL COUNCIL DATE: 10.10.25 SA 2020/00006 - 1 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 7 PAGES</p>	<p>Registered Number SP189520</p>
<p>SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000</p>	

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

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'E' 3.00 WIDE (SP 185905)" as shown on the plan ("the Easement Land").

Lot 78 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").

Lots 44 & 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 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan ("the Easement Land").

Lot 140 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 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 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..... 



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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.

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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").

Lots 1000 & 2008 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 187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP187500)" as shown on the plan ("the Easement Land").

Lot 2008 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.

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

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

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.

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

Director *[Signature]*

Director *[Signature]*

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.

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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 78 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.

Lots 44 & 1000 are 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.

Lots 1000 & 2008 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 (SP 187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 187500)" as shown on the plan.

Lot 2008 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.

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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 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.

Lots 78 & 1000

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: *[Signature]*

Director: *[Signature]*

29.10.25
[Signature]
 JASON SATEC
 SORRELL COUNCIL FOR
 DEVELOPER

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"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.

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

Director: 

Director: 

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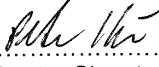




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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 18 95 20
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000	

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

 Director Signature	 Director Signature
NOTR KALZ Director Full Name (print)	DEAN MURRAY COCKER Director Full Name




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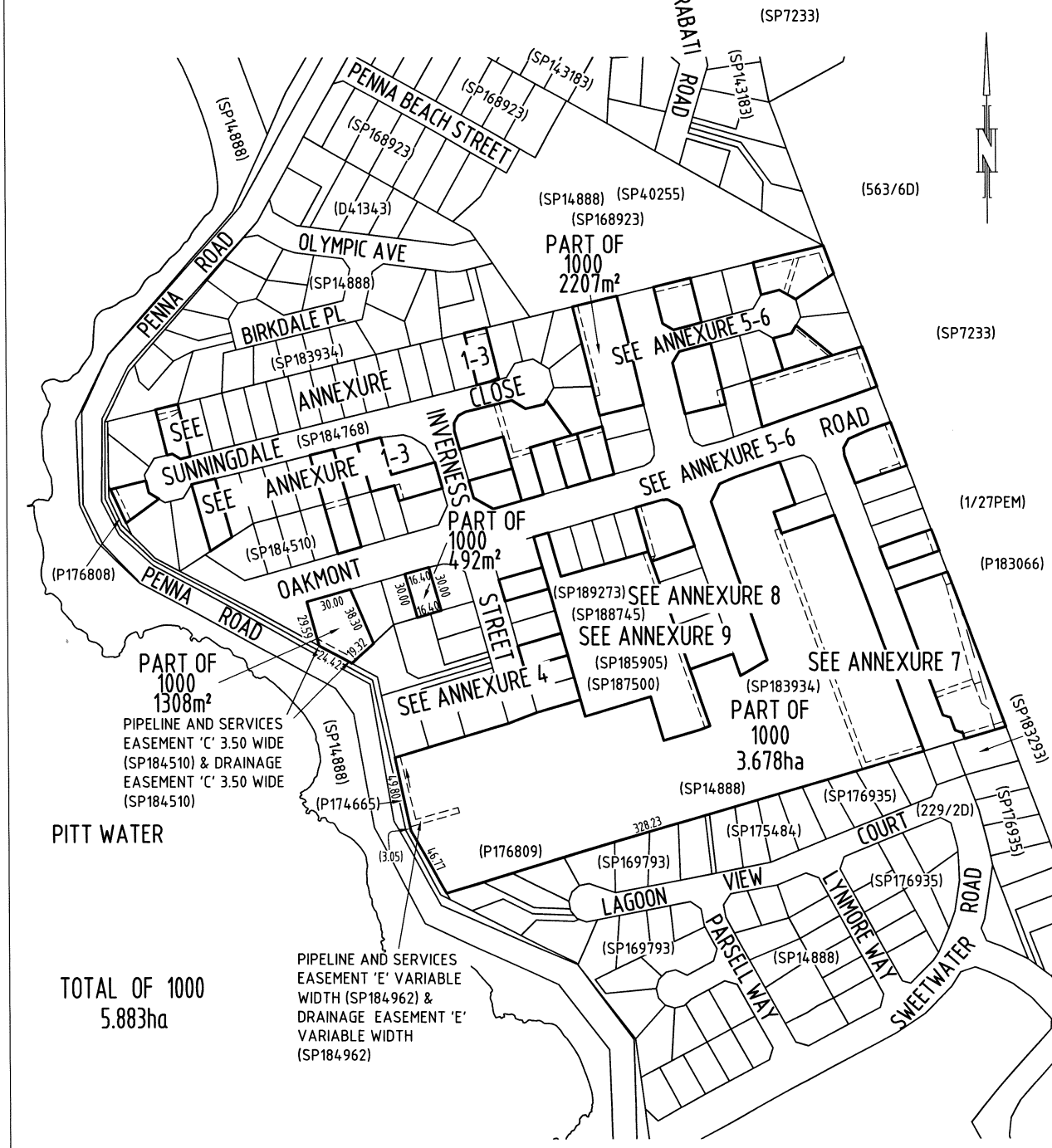
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

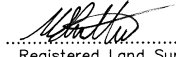
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OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000 GRANTEE: PART OF LOT 306, 120 ACRES GTD TO JOHN LORD	NEW PLAN OF SURVEY		Registered Number
	BY SURVEYOR: M. M. STRATTON of 127 BATHURST STREET, HOBART		SP 189520
LOCATION: PEMBROKE-SORELL	SCALE 1: 2500	LENGTHS IN METRES	SURVEYORS REF 55084MS-1
APPROVED EFFECTIVE FROM 29 OCT 2025			Recorder of Titles

INDEX PLAN PRIORITY FINAL PLAN ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1000 IS COMPILED FROM SP189367 & THIS SURVEY



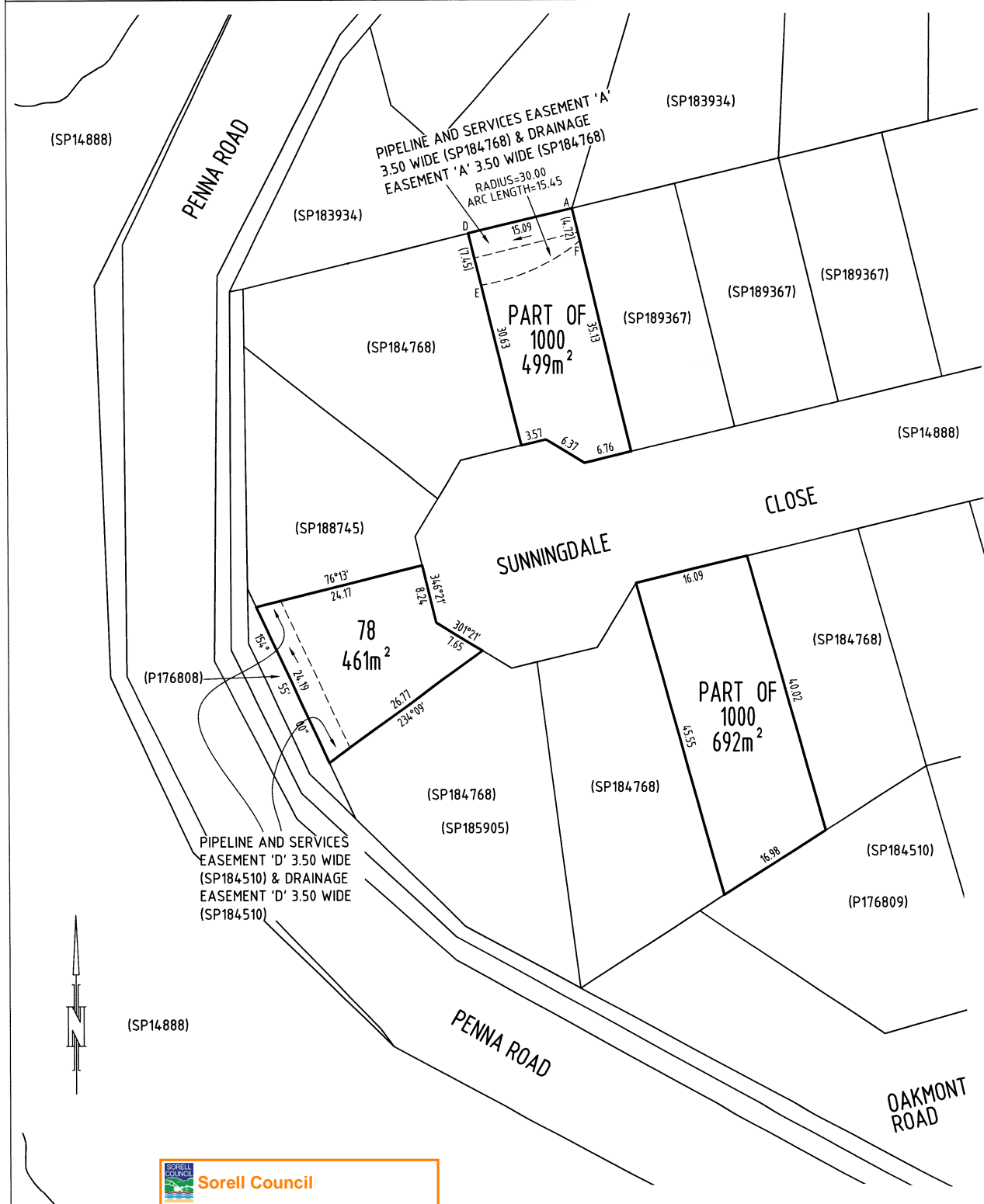

Registered Land Surveyor
28/10/2025
Date

 **Sorell Council**

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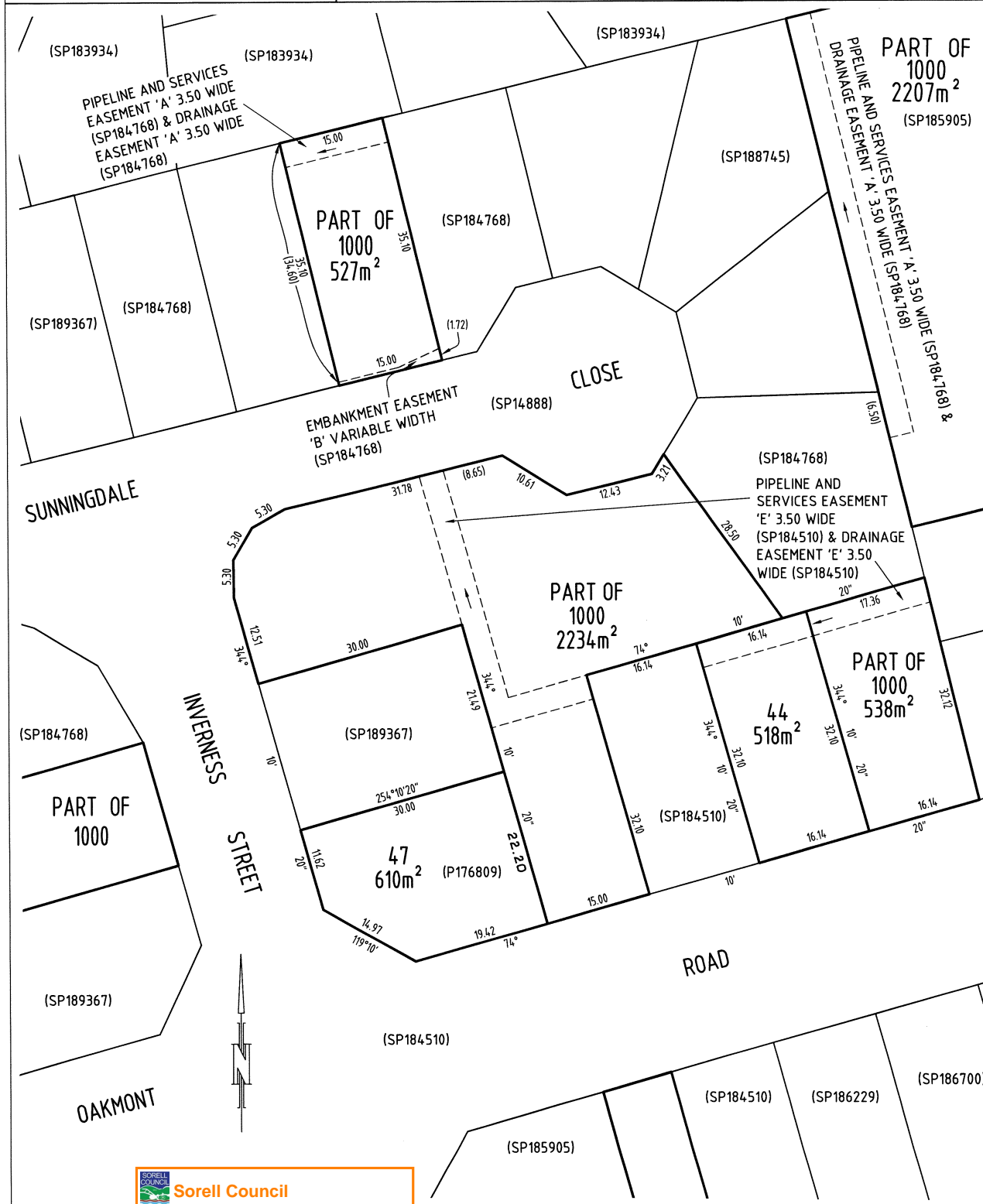
SEE PLAN RELATED DOCUMENTS
Council Delegate
Date

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 9 SHEETS</p>	<p>OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55084MS-1</p>	<p>Registered Number SP189520</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 10.10.25 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 17/09/2025 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 29 OCT 2025 <i>[Signature]</i> Recorder of Titles</p>



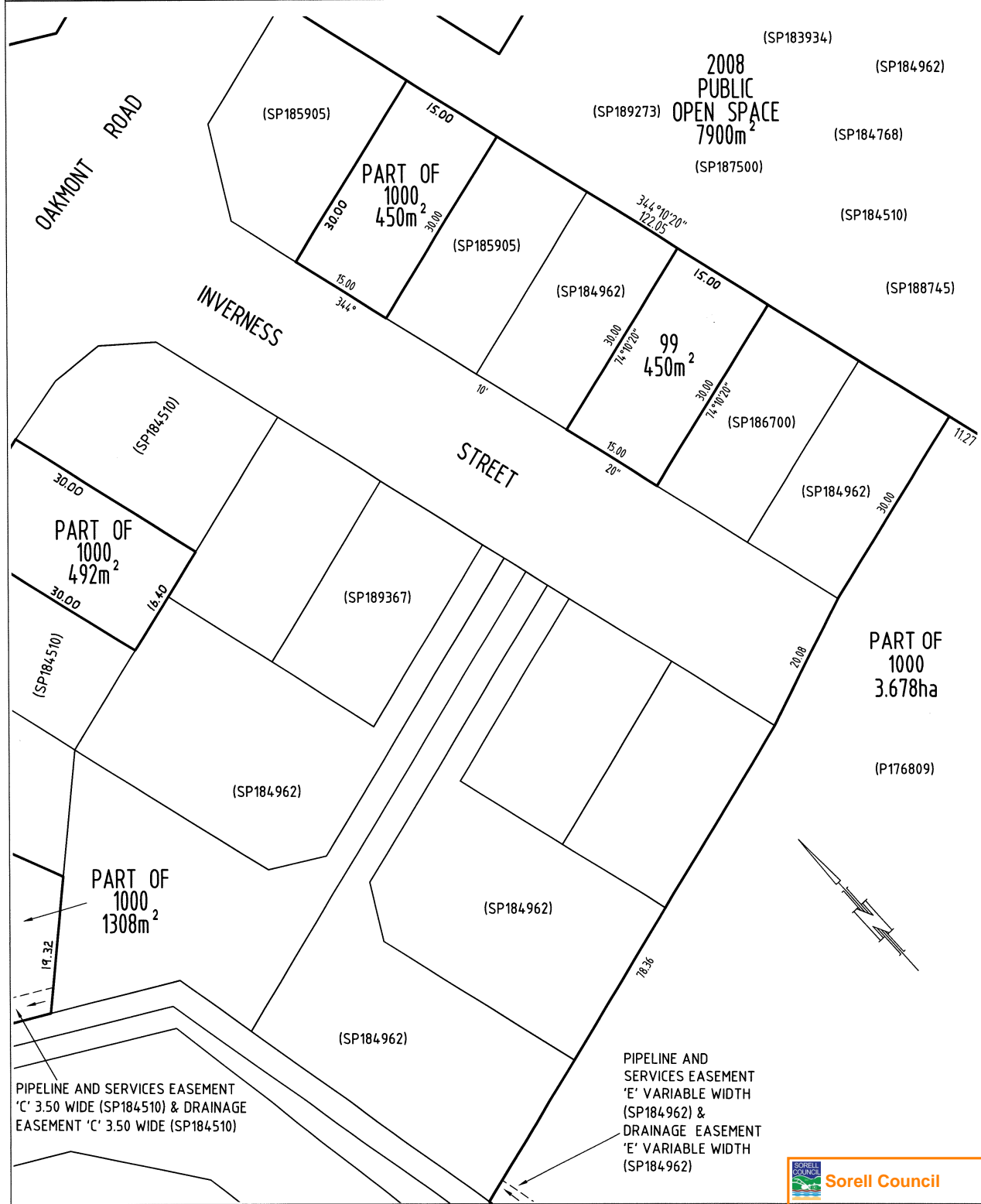
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<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 9 SHEETS</p>	<p>OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55084MS-1</p>	<p>Registered Number SP 189520</p>
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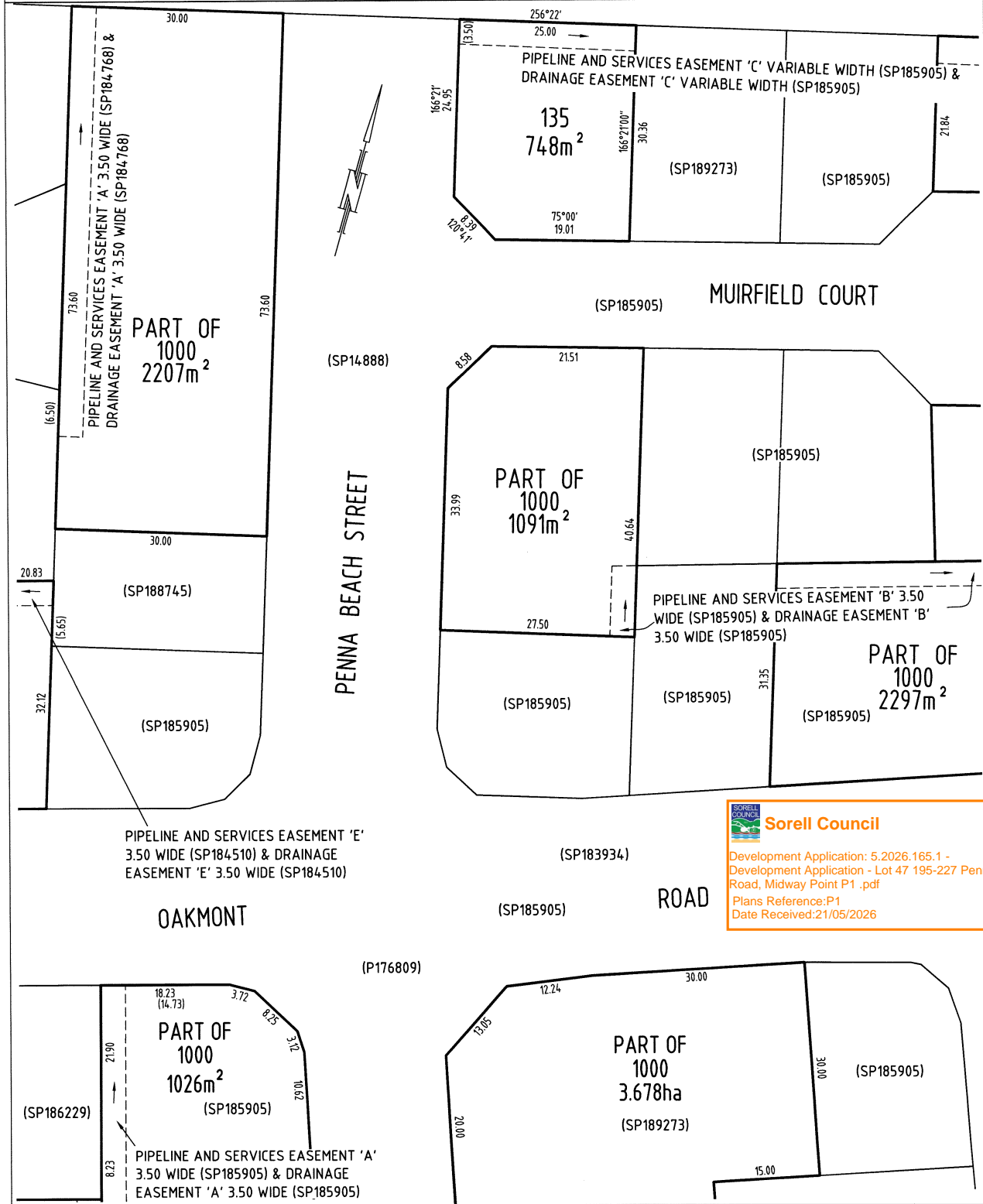
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<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 9 SHEETS</p>	<p>OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55084MS-1</p>	<p>Registered Number SP189520</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 10.10.25 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 17/09/2025 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 2-9 OCT 2025 <i>[Signature]</i> Recorder of Titles</p>



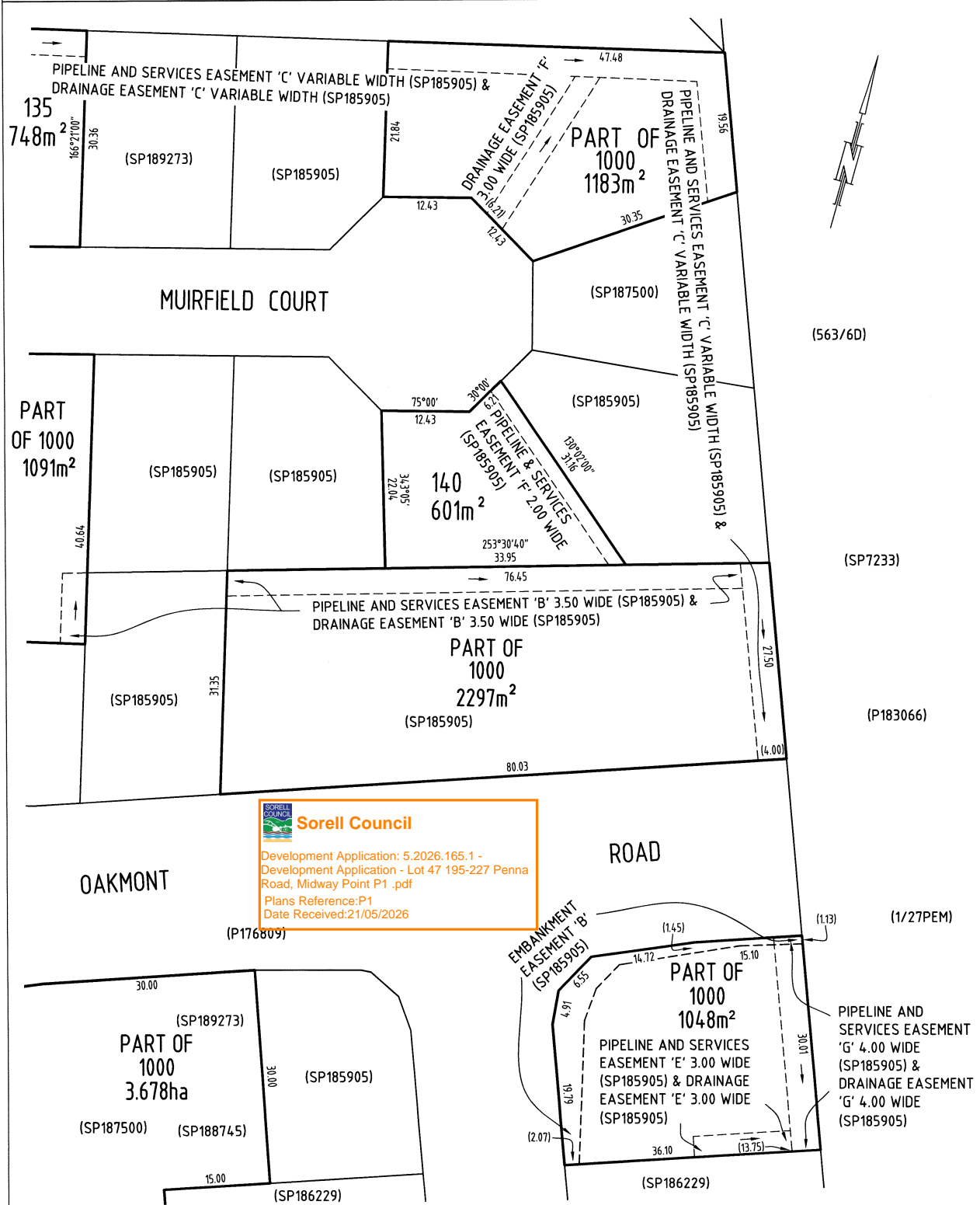
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<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 5 OF 9 SHEETS</p>	<p>OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55084MS-1</p>	<p>Registered Number SP 189520</p>
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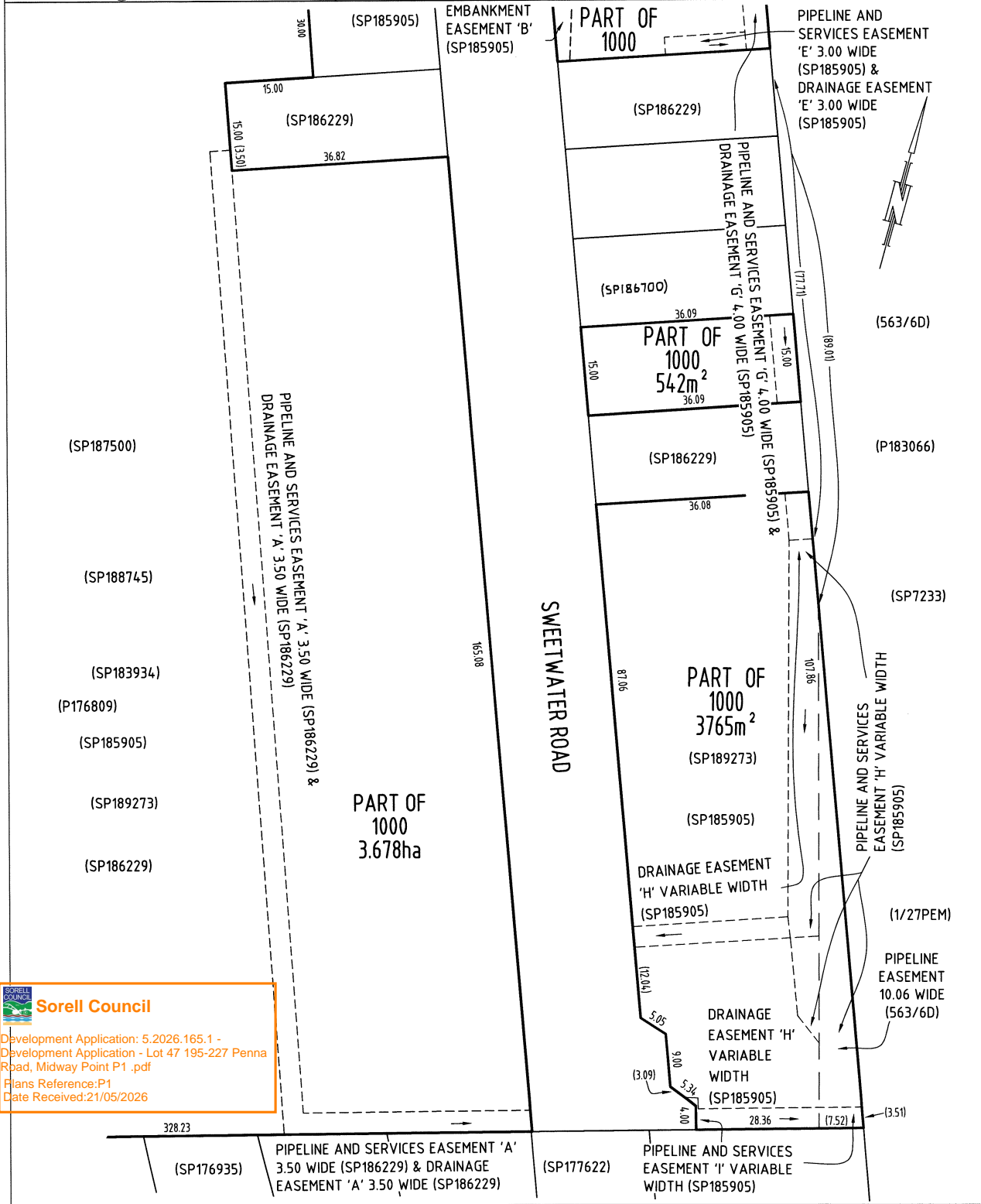
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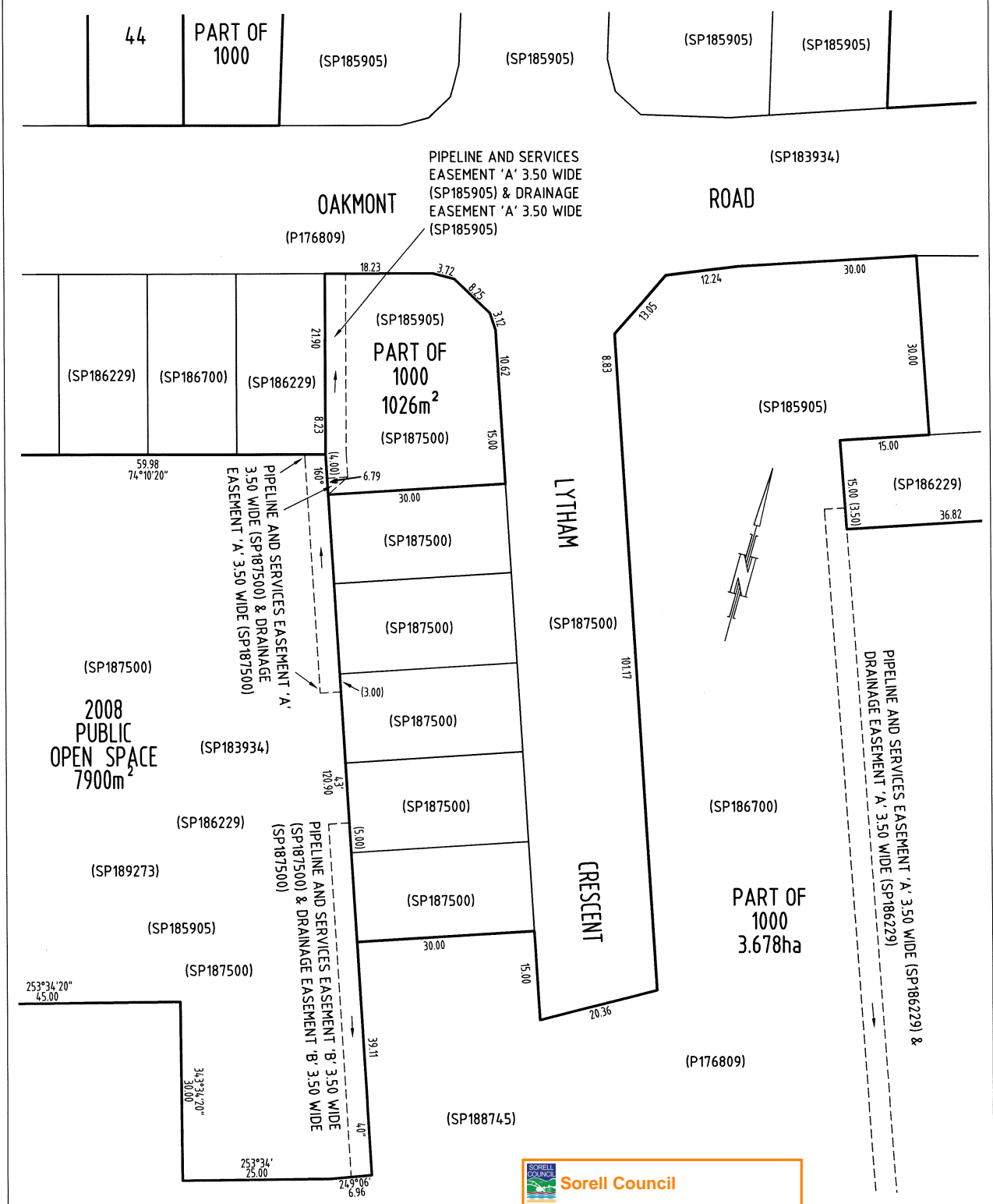
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<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 7 OF 9 SHEETS</p>	<p>OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000 SCALE 1:600 LENGTH IN METRES SURVEYORS REF: 55084MS-1</p>	<p>Registered Number SP 189520</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Leah King</i> Council Delegate 10.10.25 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> Registered Land Surveyor 17/09/2025 Date</p>	<p>APPROVED EFFECTIVE FROM 29 OCT 2025 <i>[Signature]</i> Recorder of Titles</p>



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PLAN OF SURVEY ANNEXURE SHEET NEW SHEET 8 OF 9 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189367/1000 SCALE 1:600 LENGTH IN METRES SURVEYORS REF: 55084MS-1	Registered Number SP 189520
	SIGNED FOR IDENTIFICATION PURPOSES SEE PLAN RELATED DOCUMENTS Council Delegate _____ Date _____	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor _____ Date <u>28/10/2025</u>



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DISPERSIVE SOIL ASSESSMENT

Lot 47 Penna Road

Midway Point

May 2026



GEO-ENVIRONMENTAL
SOLUTIONS



Sorell Council

Development Application: 5.2026.165.1 -
Response to Request For Information - Lot 47
195-227 Penna Road, Midway Point P2.pdf
Plans Reference: P2
Date received: 5/06/2026

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Investigation Details

Client:	Aimee & Joe Everard
Site Address:	Lot 47 Penna Road, Midway Point
Date of Inspection:	29/04/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	189520/47
Title Area:	Approx. 613 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	6° NW 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

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Response to Request For Information - Lot 47
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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
0.00-0.30	0.00-0.20	SP	Silty SAND: brown, dry, medium dense
0.30-1.00	0.20-0.90	CL	Sandy CLAY: medium plasticity, pale grey, brown, slightly moist, stiff, refusal on 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 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/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)



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- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

Conclusions

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

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

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



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

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: C Cooper
Date Submitted: 01/05/2026
Sample Identification: 2 samples – Lot 47 Penna Road, 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

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.



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Proposed Residential Development – Lot 47, 195-227 Penna Road, Midway Point

Bushfire Hazard Report

Applicant: Aimee and Joel Everard



May 2026 J13021v1.0

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Attachment 1 - Certificate of Others (Form 55)

Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the unpredictable nature and behaviour of fire and extreme weather conditions.

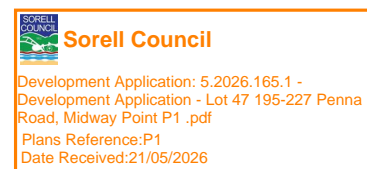
Geo Environmental Solutions (GES) has taken reasonable steps to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

Prepared and certified by Alice Higgins FPO (planning), Bushfire Practitioner (BFP165), Geo Environmental Solutions.

Base data for mapping: LISTmap, aerial photography, and Google Earth.

On site Photography: Geo Environmental Solutions.





1.0 Purpose

This bushfire hazard report for Lot 47, 195-227 Penna Road, Midway Point has been developed in support of a building application in a bushfire-prone area. It will demonstrate compliance with the Building Regulations 2016, and the Director’s Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024 and provide a Certificate of Others (Form 55) as specified by the Director of Building Control.


2.0 Summary

Site details and compliance

Title reference	189520/47
PID	9893744
Address	Lot 47, 195-227 Penna Road, Midway Point
Applicant	Aimee and Joel Everard
Municipality	Sorell
Planning Scheme	Tasmanian Planning Scheme - Sorell
Zoning	General Residential
Land size	~0.0613Ha
Class of Building/s	Class 1a habitable building
Bushfire Attack Level	BAL-LOW
Certificate of Others (Form 55)	Complete and attached

Development of a new class 1a habitable building at Lot 47, 195-227 Penna Road, Midway Point requires demonstrated compliance with the Building Regulations 2016, and the Director’s Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. The site is within a bushfire prone area as defined under the Tasmanian Planning Scheme – Sorell. The Bushfire Attack Level has been determined as ‘BAL-LOW’ in accordance with Section 2 of AS 3959 - 2018.

AS 3959-2018 does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with section 2 as being BAL-LOW and there are no specific requirements for the provisions of property access, water supplies for firefighting, or hazard management areas for this proposal.

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3.0 Introduction

This bushfire hazard report has been completed to form part of the supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire-prone area. A site-specific Bushfire Attack Level (BAL) assessment has been provided to ensure compliance with AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas, National Construction Code (NCC), and the Director’s Determination. Additional guidance for planning and building in bushfire-prone areas is available on the Tasmania Fire Service website.

4.0 Proposal

The proposal is for the construction of a new class 1a habitable building at Lot 47, 195-227 Penna Road, Midway Point. This assessment is based on plans provided by the client (Appendix B).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The bushfire attack level has been determined through the application of section 2 of AS 3959-2018 ‘Simplified Procedure’. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with Table 2.3 of AS 3959-2018. Slope and distances have been determined by infield measurement and analysis of aerial/satellite imagery, photography, and GIS layers from various sources. Where appropriate vegetation has been classified as low threat. The fire danger index (FDI) of 50 applies across Tasmania.





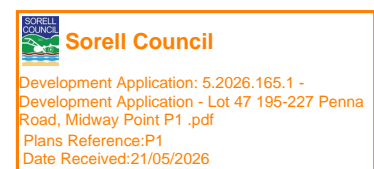
5.2 Site Description

The proposal is located at Lot 47, 195-227 Penna Road, Midway Point, in the municipality of Sorell and is zoned General Residential under the Tasmanian Planning Scheme - Sorell. Access to the lot will be by an existing crossover from Oakmont Road, a council-maintained road. The lot is ~0.0613 Ha, is rectangular in shape and is located approximately 0.25 km west of the Pittwater Golf Course (Figure 1). The lot is serviced by a sealed roadway with a reticulated water supply system which includes fire hydrants.

Adjacent lands surrounding the lot are zoned General Residential and supports existing residential development and undeveloped sealed titles. The lot is a part of a partially developed subdivision. At a landscape scale the lot occurs in the northern area of the Midway Point settled area transitioning into large scale grasslands with small areas of remnant native vegetation further to the north. The lot has gentle slopes with a north westerly aspect with an altitude of approximately 30 metres above sea level and is unlikely to significantly influence fire behaviour.

5.3. Bushfire Attack Level Assessment

The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.3 (A to H) has been used to determine vegetation types within 140 metres of the site. Vegetation surrounding the lot was assessed (Table 1) and described as excluded from the assessment as 'low threat vegetation'. No bushfire-prone vegetation occurs within 100 metres of the proposed Class 1a habitable building location. Grassland vegetation potentially having the greatest impact on the site occurs to further to the north of the site (Figure 2). The prevailing fire weather wind direction is from the north and west of the site.



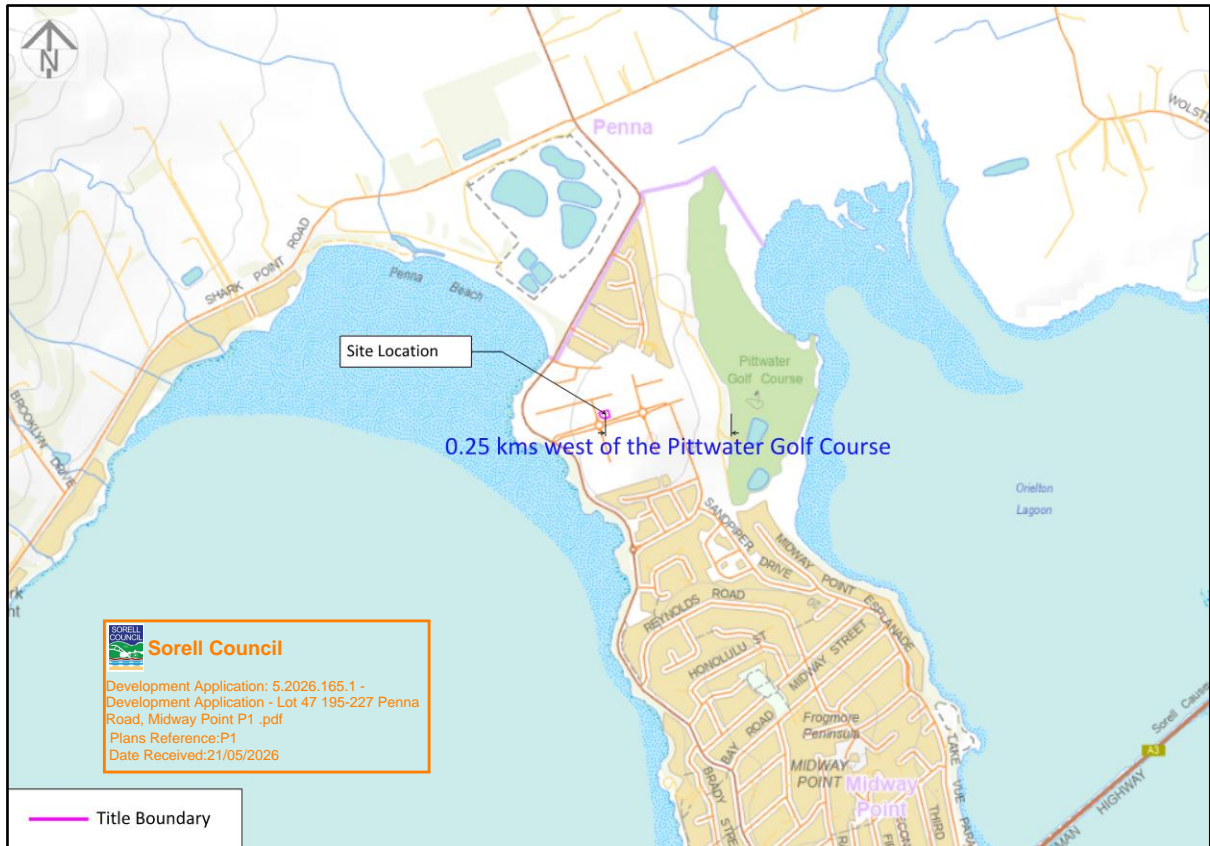


Figure 1. Site location outlined in pink (Image source: LISTmap 2026).



Figure 2. Shows the location of the site (outlined in pink) in the context of the adjacent lands, zoning, classified vegetation, and slopes (Image source: LISTmap 2026).




Table 1. Bushfire Attack Level (BAL) Assessment for the proposed class 1a habitable building

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard Management Area Width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to >100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	upslope	0 to >100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	upslope	0 to >100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to >100 metres	Title Boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS 3959-2018, Table 2.3 and Figures 2.4(A) to 2.4 (H).

^^ Exclusions as per AS 3959-2018, section 2.2.3.2, (a) to (f).



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6.0 Results

Construction Standards

The bushfire attack level for the site has been determined as **BAL-LOW**. AS 3959-2018 does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with section 2 as being BAL-LOW.

Property Access

Property access is less than 30 metres long and access is not required for a fire appliance to access a firefighting water point and therefore no specific design or construction requirements for this proposal in accordance with Table 2, Element A of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024.

Water Supply for Fire Fighting

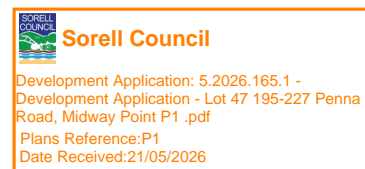
There is an existing fire hydrant within 120 metres of the furthest part of the proposed class 1a habitable building which meets the requirements of water supplies for firefighting in accordance with Table 3A, Elements A, B, and C of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024, and therefore no further specific requirements for the provision of water supplies for firefighting for this proposal.

Hazard Management Area

The bushfire attack level for the site has been determined as **BAL-LOW**. The site is characterised by managed urban residential land comprising of low-fuel surfaces and maintained vegetation. It is assumed the urban residential lot will continue to be maintained in a low fuel condition by the owner and therefore no specific requirements for the provision for hazard management areas for this proposal.

Summary

There is an insufficient increase in the risk from bushfire to the site to warrant any further specific bushfire protection measures for the provisions of property access, water supplies for firefighting or for hazard management areas for this proposal.



7.0 Compliance

The Bushfire Attack Level has been determined as BAL-LOW. AS 3959-2018 does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with section 2 as being BAL-LOW. There are no design or construction requirements relating to, property access, water supplies for firefighting or hazard management areas in this circumstance. In accordance with s3, (1), (a) of the Director's Determination – Bushfire Hazard Areas, a Certificate of Others (Form 55) is provided in Attachment 1 which states that a Bushfire Hazard Management Plan is not required in this circumstance.



8.0 Glossary

AS – Australian Standard

BAL – Bushfire Attack Level – A means of measuring the severity of a building’s potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bushfire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – A plan for an individual habitable building or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access, and firefighting water.

Bushfire-prone area:

- (a) land shown on an overlay map in the relevant Local Provisions Schedule, as within a bushfire-prone area; or
- (b) where there is no overlay map in the relevant Local Provisions Schedule, land that is within 100 m of an area of bushfire-prone vegetation equal to or greater than 1 ha.

Class 1a building – A single habitable building, being a detached house, or one of a group of attached habitable buildings being a town house, row house, or the like (NCC 2022).

deg – degrees

FDI – fire danger index – Relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS 3959-2018).

ha – hectares

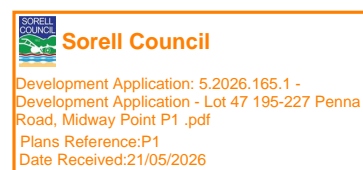
HMA – Hazard Management Area – The area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

km - kilometres

m – metres

mm – millimetres

NASH – National Association of Steel Framed Housing





9.0 References

Australian Building Codes Board, National Construction Code, Building Code of Australia, Australian Building Codes Board, Canberra.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.

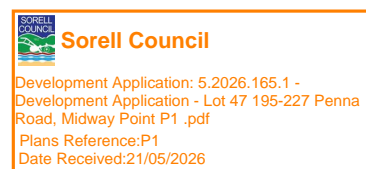
Director's Determination – Bushfire Hazard Areas, version 1.2 16th July 2024. Director of Building Control.

LISTmap 2026. Land Information System Tasmania, Tasmania Government.

Standards Australia, AS 3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Tasmania Fire Service 2020, Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders. Tasmania Fire Service, Tasmania.

Tasmanian Planning Scheme – Sorell, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.



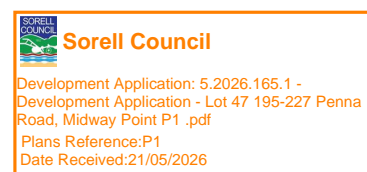


10.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant named in section 2. 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 described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans, and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur because of bushfire. As stated in AS 3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken by GES for any loss which is a result of actions contrary to AS 3959-2018 or the Tasmanian Planning Scheme Bushfire Code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.





Appendix A – Site Photos



Figure 3. Northern azimuth from the site of the proposed development looking at excluded land 0 to 5 degrees downslope.

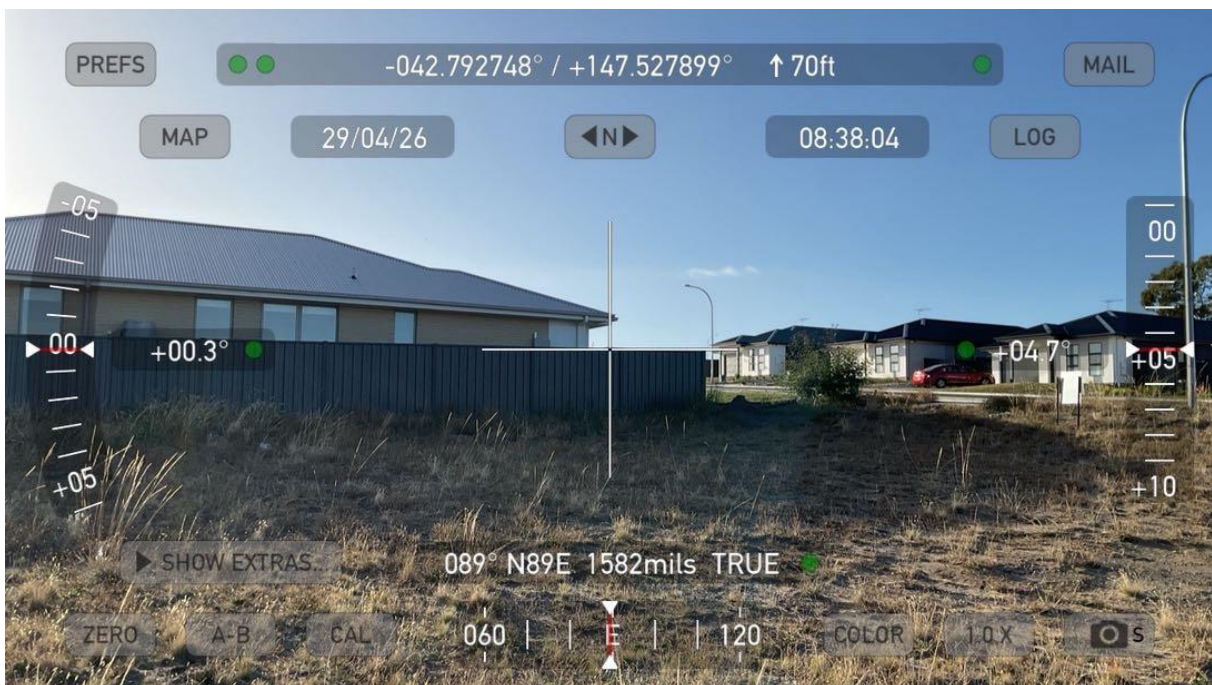


Figure 4. Eastern azimuth from the site of the proposed development looking at excluded land upslope.



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Figure 5. Southern azimuth from the site of the proposed development looking at excluded land upslope.



Figure 6. Western azimuth from the site of the proposed development looking at excluded land 0 to 5 degrees downslope.

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Appendix B - Site Plan



**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**

To: Owner /Agent
 Address
 Suburb/postcode

Form **55****Qualified person details:**

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

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



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

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

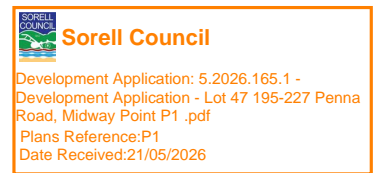
This certificate is in relation to the above assessable items, at any stage, as part of – (tick one)

Attachment 1

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report for Lot 47, 195-227 Penna Road, Midway Point. 11 th of May 2026, J13021v1.0. And Form 55
Relevant	BAL assessed as per AS 3959-2018 for the proposed class 1a habitable building.
References:	AS 3959-2018 Construction of Buildings in Bushfire-prone Areas Building Regulations 2016 National Construction Code (NCC) – Vol. 2 Director’s Determination - Bushfire Hazard Areas, v1.2, 16 th of July 2024

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

- The Bushfire Attack level has been determined as BAL - LOW (section 2) of AS 3959-2018.
- AS 3959-2018 does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with Section 2 as being BAL LOW (section 4).
- There is an insufficient increase in risk to the proposed class 1a habitable building and occupants from bushfire to warrant specific bushfire protection measures for property access, water supplies for firefighting, and hazard management areas in this circumstance.
- I certify that there is no requirement for a Bushfire Hazard Management Plan in this circumstance.

Scope and/or Limitations

Scope: The bushfire hazard assessment was undertaken at the site to determine whether there is sufficient risk to the proposed class 1a habitable building from bushfire to warrant specific bushfire hazard management measures.

Limitations:


The assessment relates to bushfire hazard only.

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

The report only identifies the size, volume, and status of vegetation at the time the site assessment was undertaken, impacts of future development and vegetation growth have not been considered.

No liability will be accepted by the assessor for actions undertaken by the owners or others that compromise the effectiveness of the measures outlined in this assessment. The effectiveness of the bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: J13021	Date: 11/05/2026
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DRAWING SCHEDULE	
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN 1:200
A.05	PROPOSED FLOOR PLAN - DWELLING
A.06	PROPOSED ROOF PLAN - DWELLING
A.07	ELEVATIONS 01
A.08	ELEVATIONS 02
A.09	3D VISUALISATION 01
A.10	3D VISUALISATION 02



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LOT 47 MIDWAY POINT
TAS

NEW DWELLING
JOB NO: 2545

SITE INFORMATION

Title Reference: 189520/47
 Property ID: 9974403
 Council: Sorell
 Planning Zone: General Residential
 Covenants: N/A

General Overlays:
 - Specific Area Plan - Dispersive Soils Specific Area Plan

Code Overlays:
 - Bushfire-prone Areas
 - Airport obstacle limitation area

Soil Classification: **CLASS 'M'**
 Refer to *GES Geotechnical Assessment*

Bushfire Attack Level (BAL): **BAL- 'LOW'**
 (Refer to *GES Bushfire Assessment for more info*)

Wind Classification: 50
 Terrain Category Classification: 1.0
 Topography: T1
 Shielding: PS
 Climate zone: 7

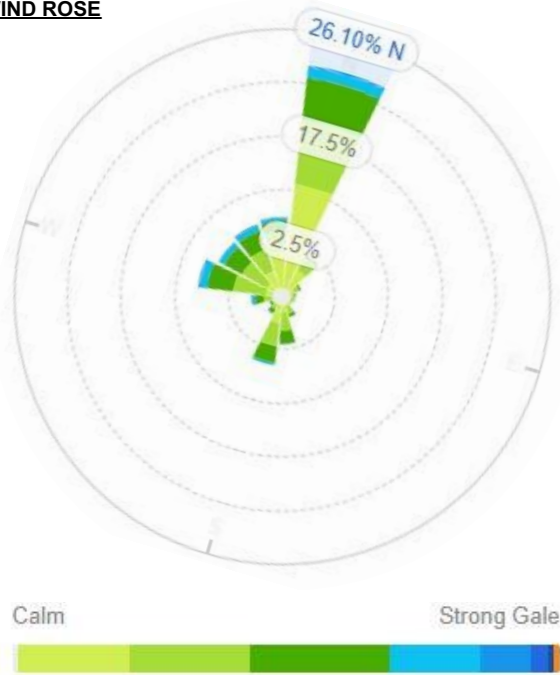
NCC Building Class: 1a

Land area: 610m²
 Building Area- Proposed: 205.01m²

Private Open Space:
 Deck - Proposed: 61.45m²

Total: 266.46m²
 Site Coverage: 43.68%

WIND ROSE



All dimensions in millimetres unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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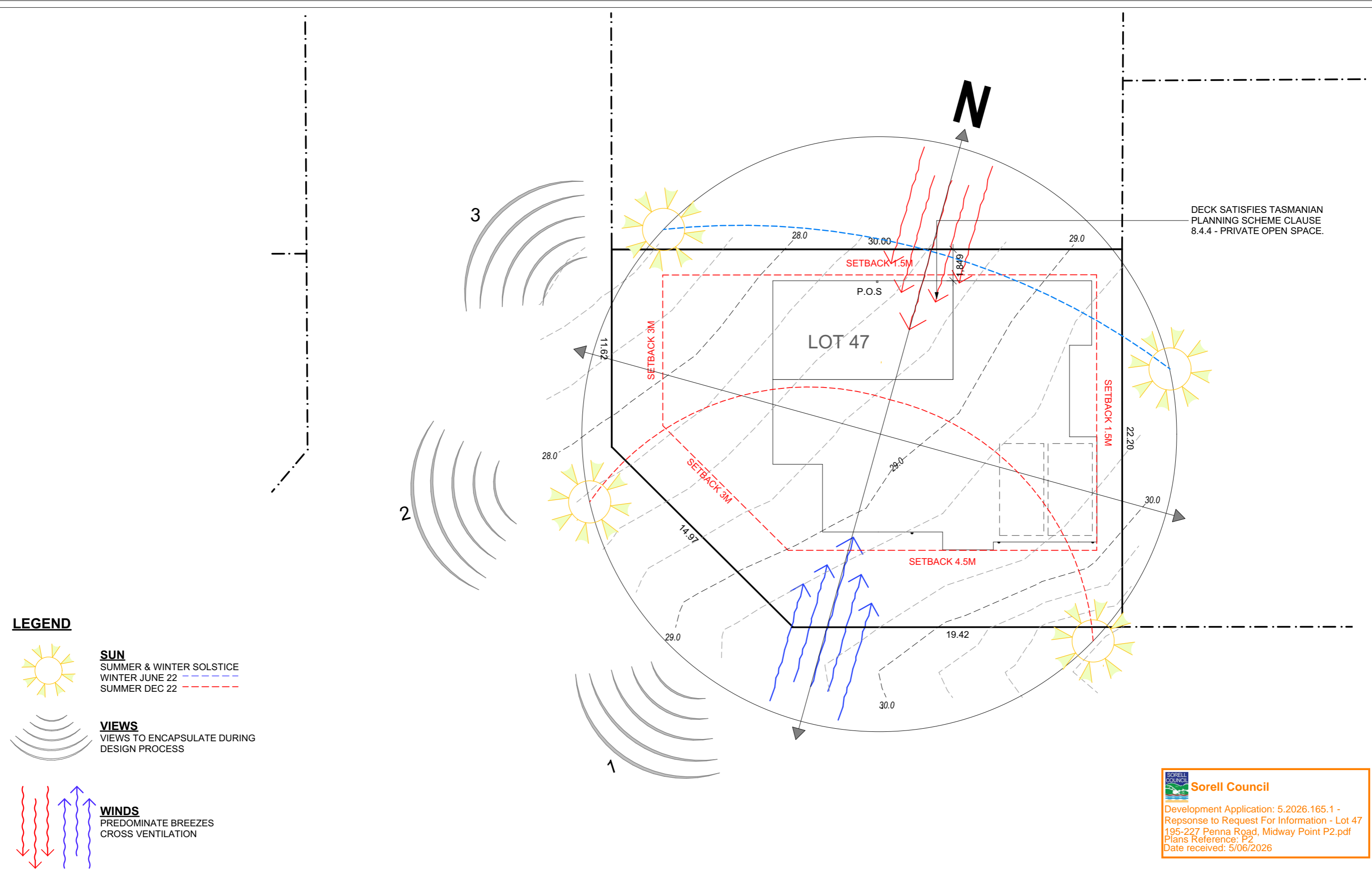
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 JOB NO: **2545**
 PROPOSAL: **NEW DWELLING**
 ADDRESS: **LOT 47 195-227 PENNA RD MIDWAY POINT TAS**
 PROJECT STAGE: **DA**

DATE: **4/06/2026**
 SCALE




REV	AMENDMENT	DATES
V2	DESIGN CHANGES	31/03/26
V3	DA	18/05/26


A.01
 LOCATION PLAN

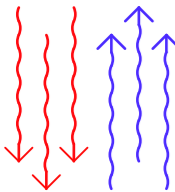


DECK SATISFIES TASMANIAN PLANNING SCHEME CLAUSE 8.4.4 - PRIVATE OPEN SPACE.

LEGEND

- 

SUN
SUMMER & WINTER SOLSTICE
WINTER JUNE 22 ---
SUMMER DEC 22 ---
- 

VIEWS
VIEWS TO ENCAPSULATE DURING DESIGN PROCESS
- 

WINDS
PREDOMINATE BREEZES
CROSS VENTILATION


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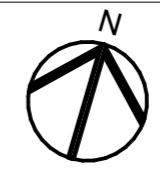

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JOB NO: **2545**

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PROJECT STAGE: **DA**

DATE: **4/06/2026**
SCALE: **1:200@A3**



REV	AMENDMENT	DATES
V2	DESIGN CHANGES	31/03/26
V3	DA	18/05/26

A.02
SITE ANALYSIS

LEGEND

- PROPOSED BUILDING
- PRIVATE OPEN SPACE
- BOUNDARY
- CONTOUR
- SW STORMWATER MAIN, DN100
DWV SN6 STORMWATER
- S SEWER MAIN, DN100 DWV
SN6 SEWER

CODE OVERLAYS

- BUSHFIRE - PRONE AREA - ENTIRE SITE
- AIRPORT OBSTACLE LIMITATION AREA - ENTIRE SITE
- SPECIFIC AREA PLAN - DISPERSIVE
SOILS SPECIFIC AREA PLAN - ENTIRE
SITE

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Soil & Water Management Strategies

Downpipes to be connected into Council stormwater as soon as the roof is installed.

Install AG drain prior to footing excavation.

Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.

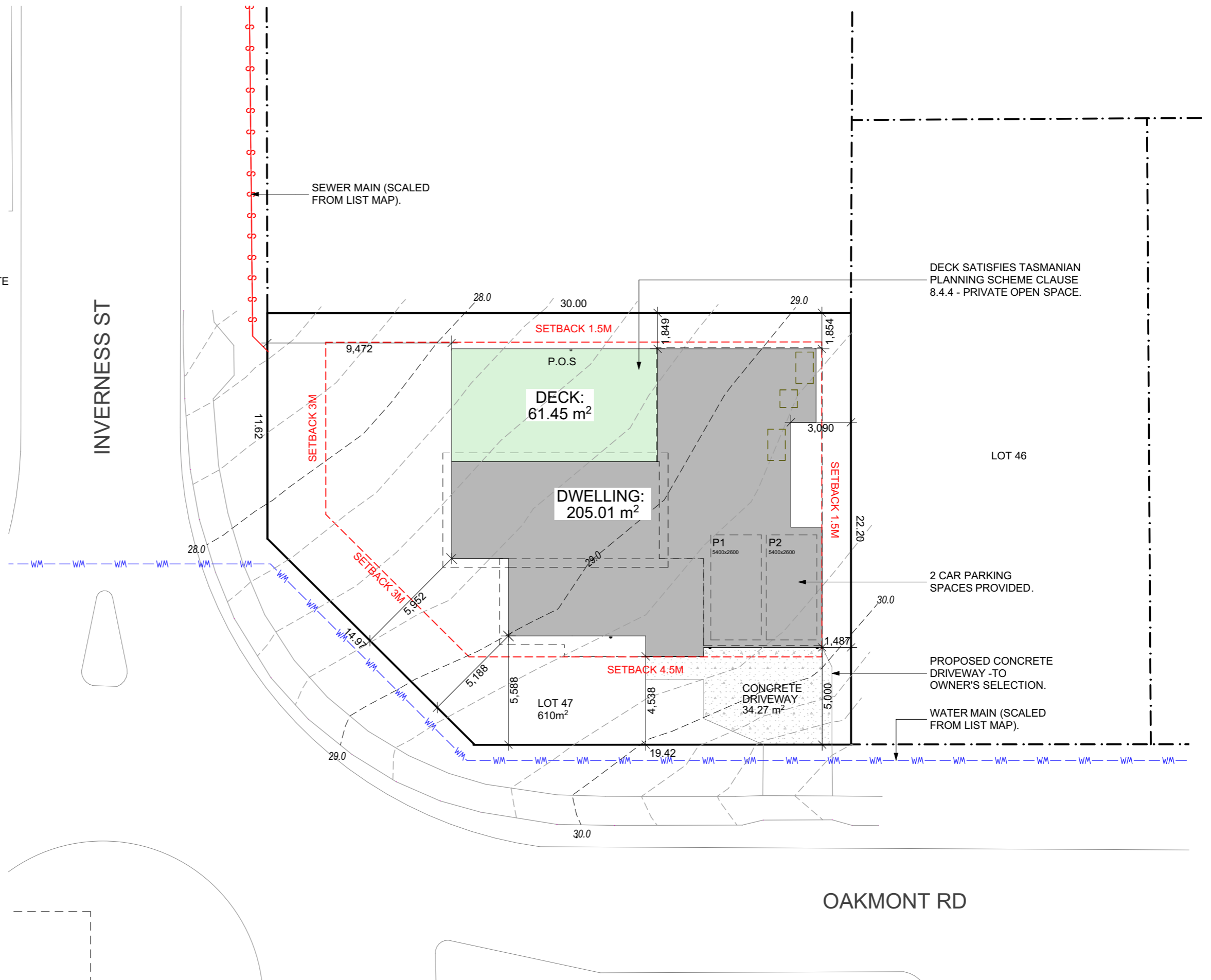
Construction vehicles to be parked on the street only, to prevent transferring debris onto **LOT 47**
195-227 PENNA RD MIDWAY POINT TAS

NOTE

PLEASE REFER TO GES SITE ASSESSMENT FOR SOIL CLASSIFICATION.

DISPERSIVE SOILS

PLEASE REFER TO GES DISPERSIVE SOIL ASSESSMENT FOR SOIL MANAGEMENT MEASURES. SITE RISK DEEMED LOW TO MODERATE.



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 ADDRESS: **LOT 47 195-227 PENNA RD MIDWAY POINT TAS**

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 SCALE: **1:200@A3**

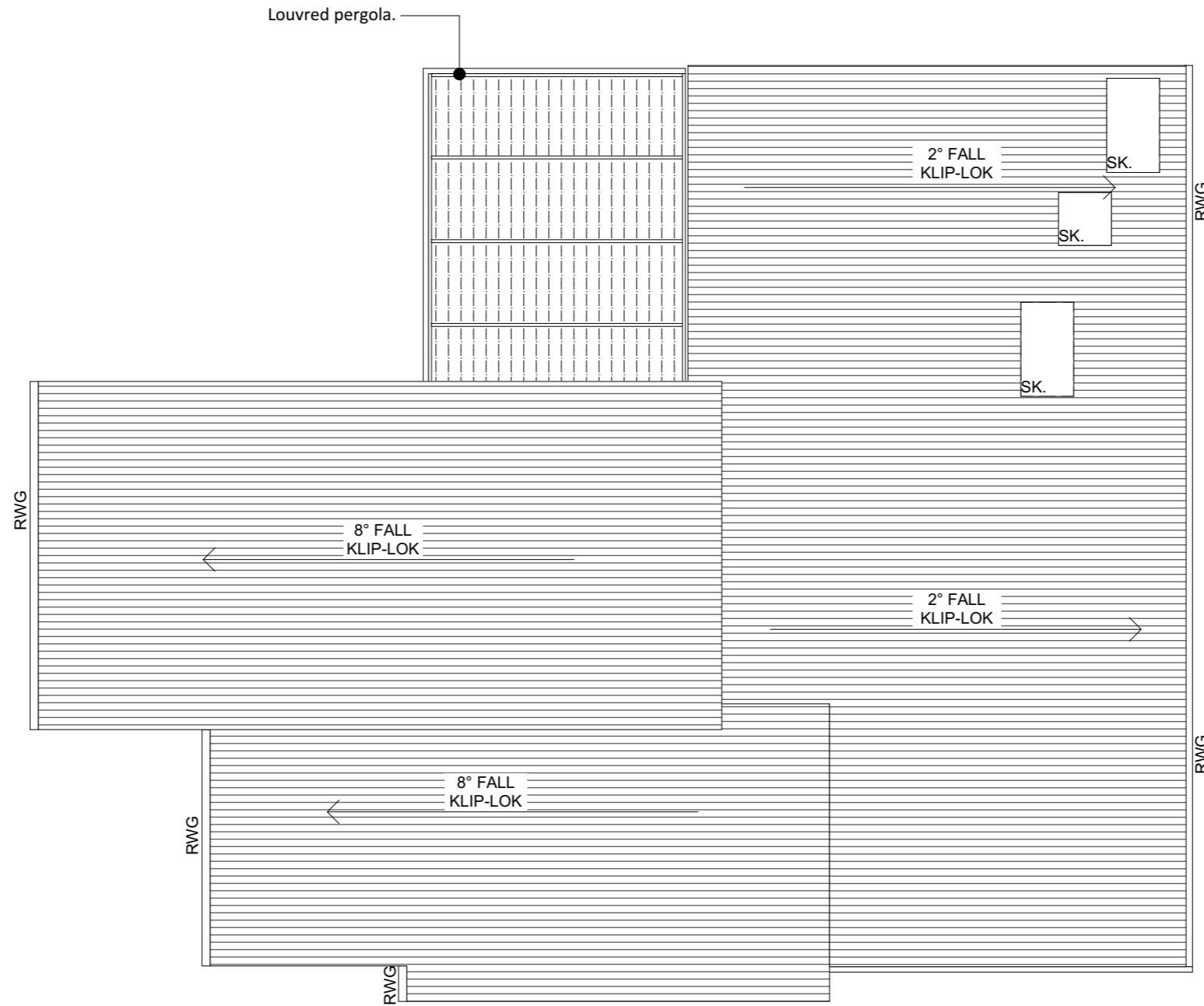
REV: V2, V3
 AMENDMENT: DESIGN CHANGES, DA
 DATES: 31/03/26, 18/05/26



A.03
 SITE PLAN 1:200

LEGEND

- FLASH** Metal flashing.
- RWG** Rainwater Gutter.
(Colour: Surfmist)
- KLIP-LOK** Klip-lok roof sheeting.
Colour: Colorbond Surfmist
- SK.** Skylight -To Owner Specification.



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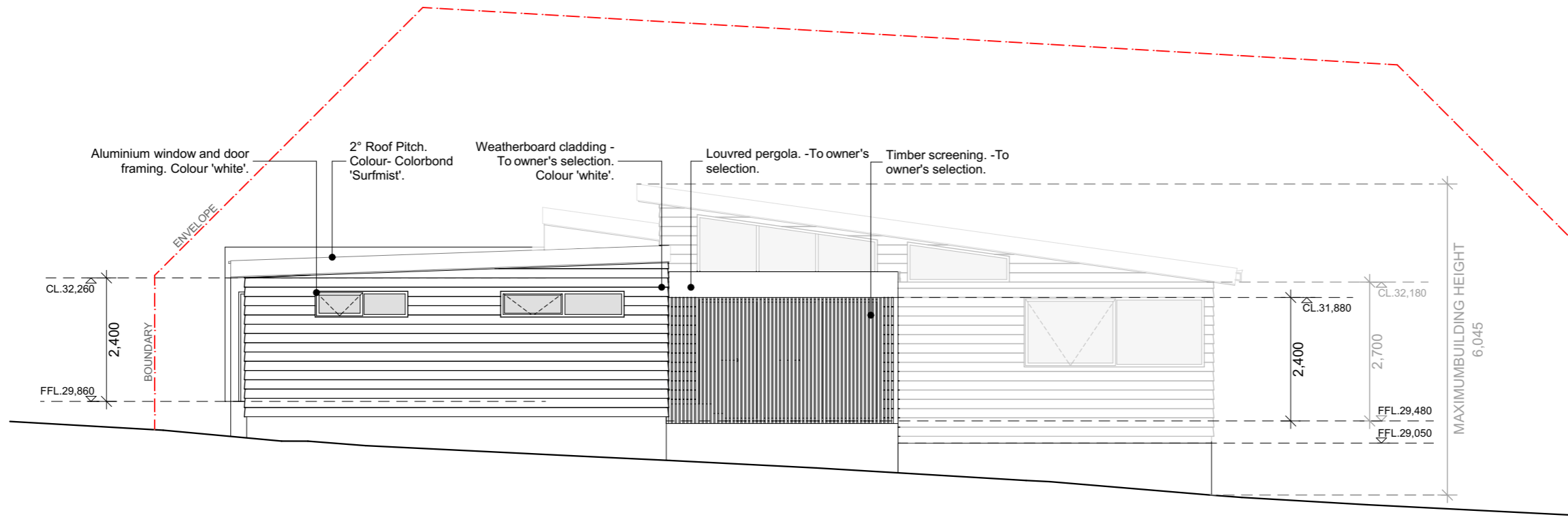
PROPOSAL: **NEW DWELLING**
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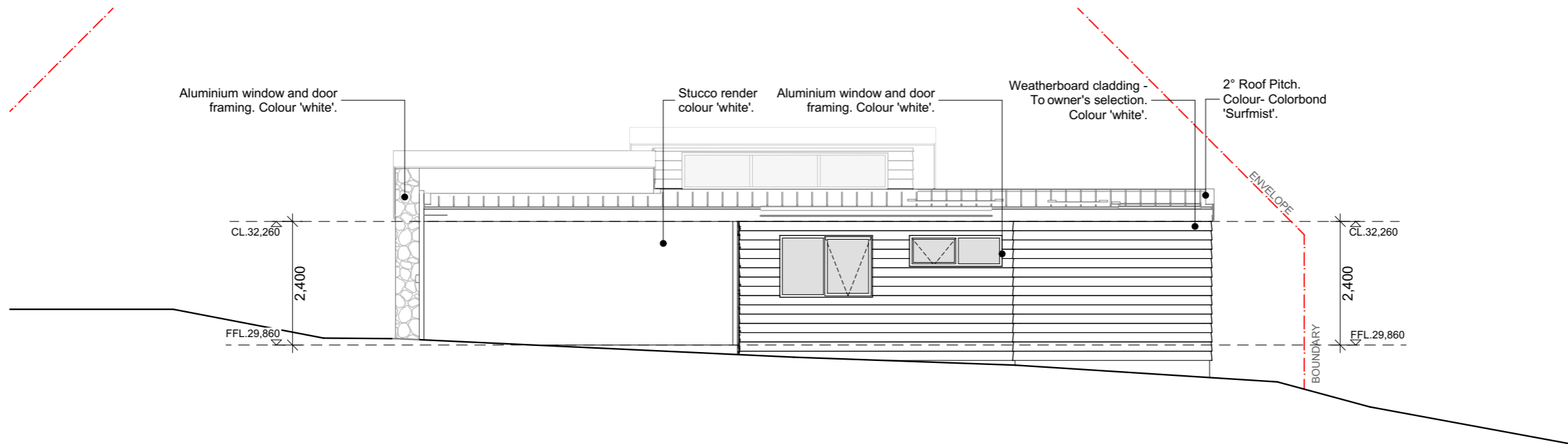


REV	AMENDMENT	DATES
V2	DESIGN CHANGES	31/03/26
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A.06
 PROPOSED ROOF PLAN
 - DWELLING



1 - **North Elevation**



2 - **East Elevation**

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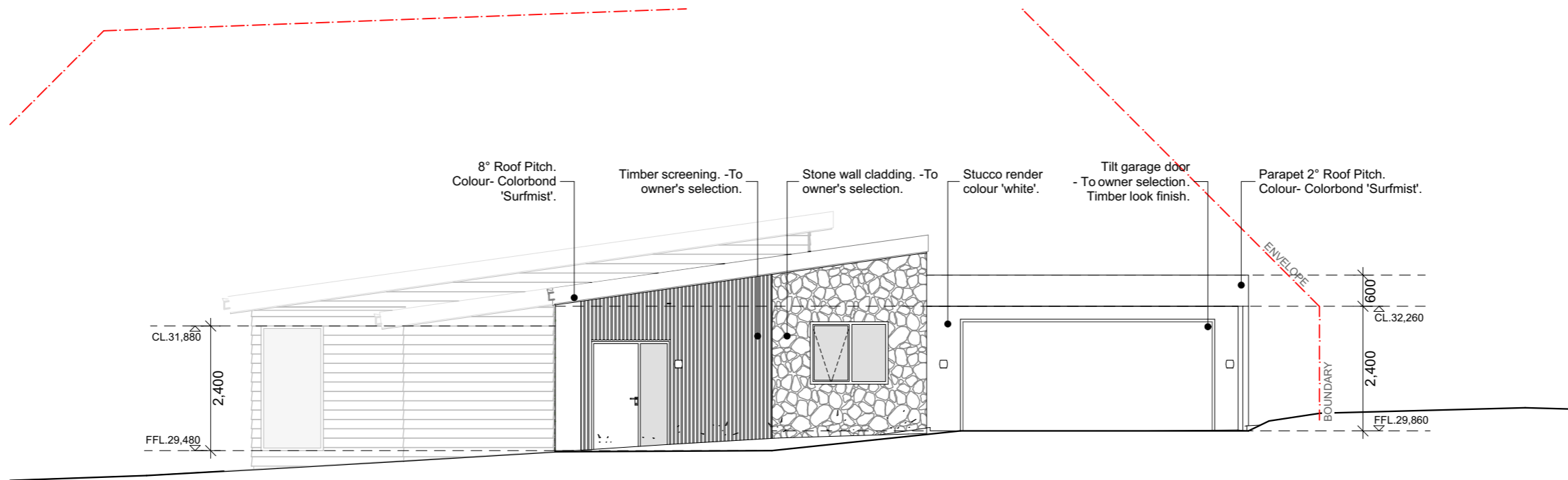
JOB NO: **2545**
 PROPOSAL: **NEW DWELLING**
 PROJECT STAGE: **DA**

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 SCALE: **@A3**

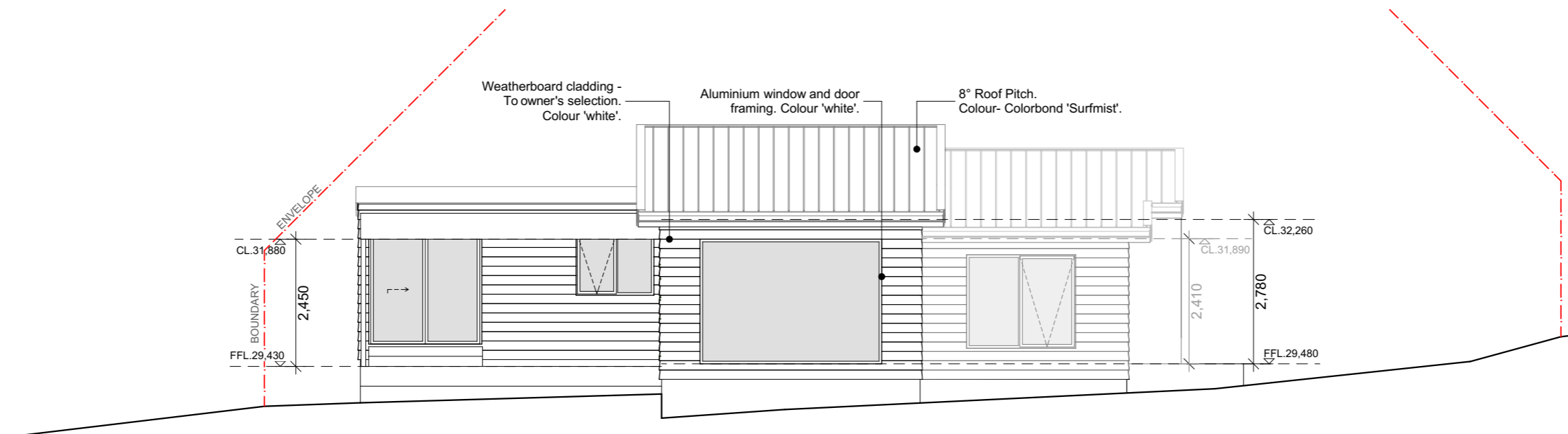
REV	AMENDMENT	DATES
V2	DESIGN CHANGES	31/03/26
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A.07
 ELEVATIONS 01





3
-
South Elevation



4
-
West Elevation

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REV	AMENDMENT	DATES
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A.08
 ELEVATIONS 02





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JOB NO:
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PROPOSAL
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PROJECT STAGE
DA

DATE
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SCALE

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A.09

3D VISUALISATION 01



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SCALE

REV	AMENDMENT	DATES
V2	DESIGN CHANGES	31/03/26
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A.10
3D VISUALISATION 02



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