



NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

12 SAN FRANCISCO STREET, MIDWAY POINT

PROPOSED DEVELOPMENT:

TWO LOT SUBDIVISION

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 23rd 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 **Tuesday 23rd June 2026**.

APPLICATION NO: 7.2026-9.1
DATE: 5 JUNE 2026



Roads

- DSG Roads
- Council Roads

Property

- property
- Titles

TasWater



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.

20 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:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	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: Subdivision
 Application - 12 San Fransisco Street, Midway Point
 Plans Reference: P1
 Date Received: 28/04/2026

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

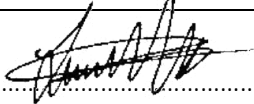
Declarations and acknowledgements

- 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:  Date:
-----------------------------	---

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 _____



Sorell Council
 Development Application: Subdivision
 Application - 12 San Francisco Street, Midway
 Point
 Plans Reference: P1
 Date Received: 28/04/2026

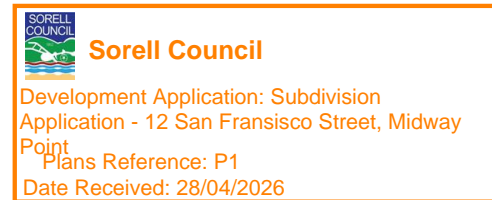
Signature of General Manager, Minister or Delegate:	Signature: Date:
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Our Ref: 55327MD

28th April 2026

Sorell Council
Planning Department
47 Cole Street
Sorell, TAS 7172

Via Email: sorell.council@sorell.tas.gov.au



Dear Planning Department,

**RE: Development Application – 2 lot Subdivision
12 San Francisco Street, Midway Point**

This application for planning approval for a 2 lot Subdivision at 12 San Francisco Street, Midway Point, is submitted on behalf of our client, TMD Capital Pty Ltd.

The application documentation consists of:

- Title Plan and Folio – CT 55772/115
- Plan of Subdivision
- A copy of the Sorell application form – completed and signed
- Planning assessment overview of the *Tasmanian Planning Scheme – Sorell*

Please confirm receipt of this application & forward an invoice for the development application fee made out to TMD Capital Pty Ltd ATF TMD family Trust, and it will be provided to the client for prompt payment. At the same time, the land owners will be notified of lodgement in accordance with Section 52(i)(c) of the *Land Use and Approvals Act 1993*.

Please do not hesitate to contact me at your earliest convenience should you require additional information or further clarification.

Yours faithfully,
PDA Surveyors, Engineers & Planners
Per:

Jane Monks
PLANNER

HOBART:

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M.S.G. Denholm, BGeom (Tas.), M.GCA (Director)
A. Collins, Ad. Dip. Surv & Map (Director)
T.W. Walter, Dip. Surv & Map (Director)
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A.P. (Lex) McIndoe, BSurv (Tas.) (Consultant)

LAUNCESTON:

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BURNIE:

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J. Magee, BGeom (Tas.) (Senior Associate)
M. Mayer (Associate)

DEVONPORT:

M. French, BSurvSpSc (Tas.) (Senior Associate)

HUONVILLE:

B.R. Paul, BGeom (Tas.) (Associate)

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- 6 Freeman St, Kingston, TAS 7050
(03) 6229 2131
- 11/16 Main St, Huonville, TAS 7109
(03) 6264 1277
- 3 Franklin St, Swansea, TAS 7190
(03) 6130 9099
- 3/23 Brisbane St, Launceston, TAS 7250
(03) 6331 4099
- 6 Queen Street, Burnie, TAS 7320
(03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310
(03) 6423 6875

SEARCH OF TORRENS TITLE

VOLUME 55772	FOLIO 115
EDITION 2	DATE OF ISSUE 05-Apr-2025

SEARCH DATE : 27-Jan-2026

SEARCH TIME : 05.58 pm

DESCRIPTION OF LAND

Parish of SORELL, Land District of PEMBROKE
 Lot 115 on Diagram 55772 (formerly being 389-22D)
 Derivation : Part of 310 Acres Gtd to A Laing
 Prior CT 3145/9

SCHEDULE 1


N242468 TRANSFER to TMD CAPITAL PTY LTD Registered
 05-Apr-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 A115339 FENCING CONDITION in Transfer
 E409908 MORTGAGE to Commonwealth Bank of Australia
 Registered 05-Apr-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council
 Development Application: Subdivision
 Application - 12 San Fransisco Street, Midway
 Point
 Plans Reference: P1
 Date Received: 28/04/2026

DIAGRAM FROM ACTUAL SURVEY

D 389
22

REGISTERED NUMBER
55772

COUNTY OF PEMBROKE
PARISH OF SORELL

No. OF APPLICATION
Portion of 310 acres
Granted to *Alex. Laing*
C. J. E. Reynolds & Ann
Reynolds Owners.
(943-61 C.T.)

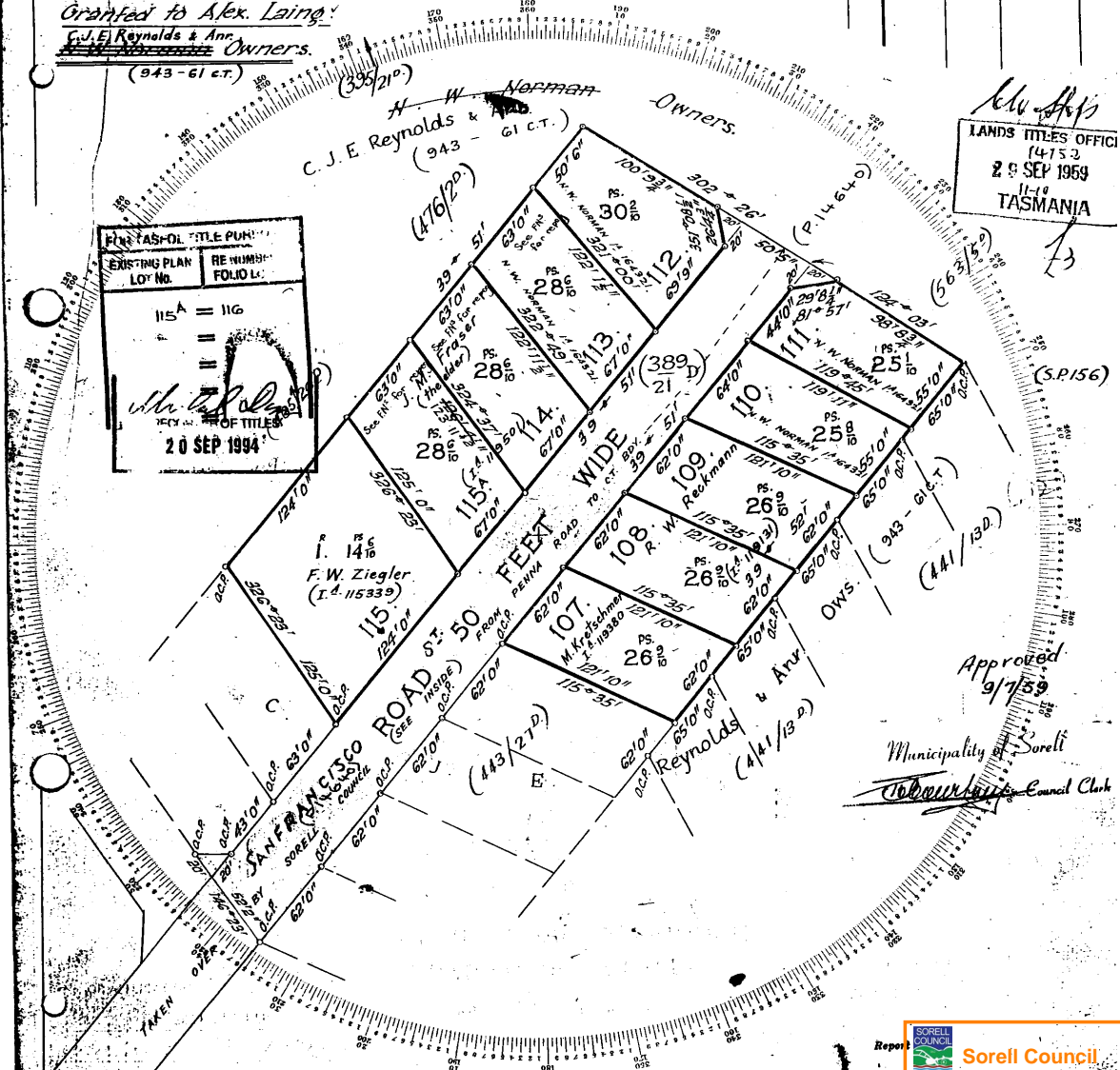
Scale 60 feet to an inch

COL.	BEARING	DISTANCE IN LINKS	FROM

M. A. P.
LANDS TITLES OFFICE
(4753)
29 SEP 1959
11-10
TASMANIA

FILE NO.	TITLE PLAN
EXISTING PLAN	RE NUMBER
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20 SEP 1994



Approved
9/7/59
Municipality of *Sorell*
John ... Council Clerk

Date of Instructions
Survey commenced } 14.2.59
Survey finished }
Error of class 1 in See Calc.
That
Regulations Checked H.T.S.
Calculations Checked H.T.S.
Examination as to Boundaries of 20.11.59
Entered on Diagrams of
Entered in General Plan of
Black Permanent Marks 6.4.1.
Finally examined of
S.P.H.
May be acted upon
Acted upon

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
<i>David Alan Parkes of Tarragona</i>			
Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2 dated 3rd July, 1946.			
<i>D. A. Parkes</i>			
Dated this <i>21st</i> day of <i>February</i> 1959			

Report
Sorell Council
Development Application: Subdivision
Application - 12 San Francisco Street, Midway Point
Plans Reference: P1
Date Received: 28/04/2026

Authorized Surveyor.



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Report V2

12 San Francisco Street, Midway Point
2 lot Subdivision



Sorell Council

Development Application: 7.2026.9.1 -
Response to Request for Information - 12 San
Francisco Street, Midway Point - P2.pdf
Plans Reference: P2
Date received: 27/05/2026

55627MS | April 2026

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PDA Contributors

Document Control	Author	Position
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Review & Approval	Robyn Bevilacqua	Senior Planner

Revision History

Revision	Description	Date
0	First Issue	28 th April 2026
1	V2	8 th May 2026



ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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This document is and shall remain the property of PDA Surveyors, Engineers & Planners (the Agent). Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

PDA Engineers, Surveyors & Planners has been engaged by *Thomas Dong* (the Permit Holder) to prepare documentation for a planning permit for a *2-lot subdivision* located on land known as *12 San Francisco Street, Midway Point*. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land. In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

EXECUTIVE SUMMARY

Council approval is sought for a 2-lot subdivision at 12 San Francisco Street, Midway Point (CT 55772/115). This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.



Development Details:

Client/Owner	TMD Capital Pty Ltd ATF TMD family trust
Property Address	12 San Francisco Street, Midway Point
Proposal	2 lot subdivision
Land Area	1381m ² ±

PID / CT	5904981	55772/115
Planning Ordinance	<i>Tasmanian Planning Scheme - Sorell</i>	
Land Zoning	8.0 General Residential	
Specific Areas Plans	SOR-S1.0 Dispersive Soils	
Overlays	Airport Obstacle Limitation Area (54m-56m)	

Use Status	N/A
Application Status	Discretionary

1. INTRODUCTION / CONTEXT

Council approval is sought for a 2 lot subdivision at 12 San Francisco Street, Midway Point. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Title Plan and Folio: CT 55772/115
- Plan of Subdivision: *PDA 55627MS-01-A*
- Dispersive Soil Management Plan prepared by Geo Environmental Solutions



2. THE LAND

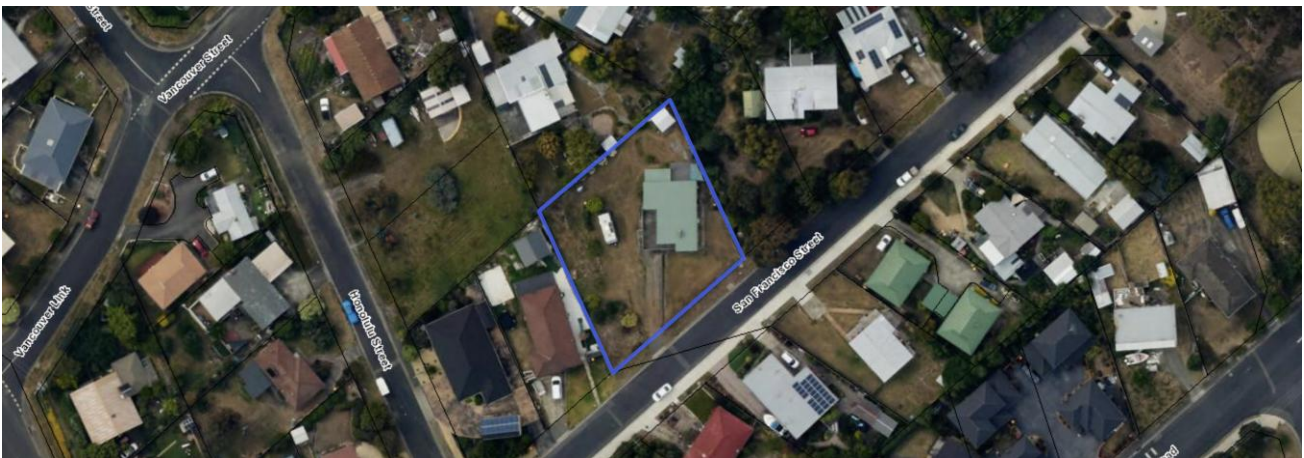


Figure 1. Existing aerial image of the subject land (LISTmap, 2026)

The subject land is located at 12 San Francisco Street, Midway Point (PID: 5904981). It is a regular shaped parcel of land with a total land area of 1381m²±, as illustrated in Figure 1. The land is characterised by open grassed areas with pockets of landscaping surrounding an existing dwelling and associated outbuildings, with existing vehicular access via San Francisco Street.

No natural values identified on the subject land due to land modification and development.

3. PROPOSAL

A Planning Permit for a 2 lot subdivision lot is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme – Sorell*.

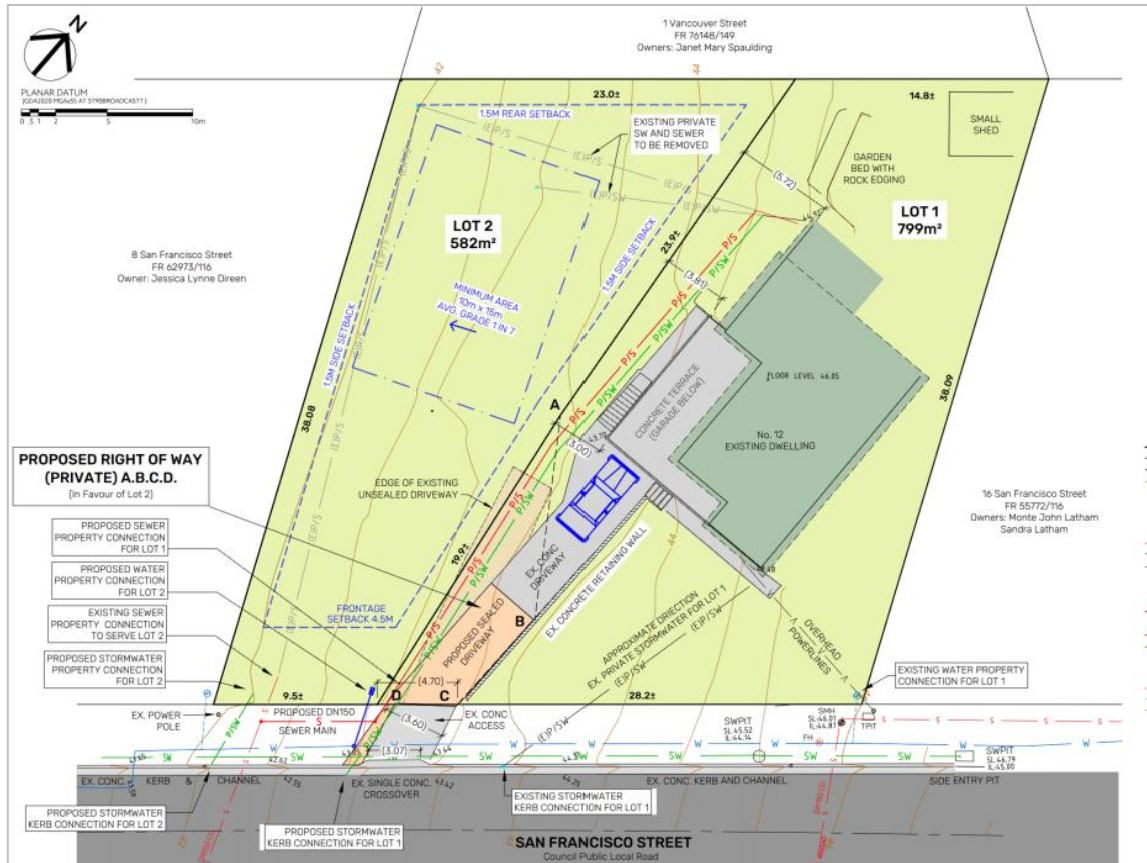


Figure 2. Proposed Plan of Subdivision
 (Please refer to the attached file PDA 50544CT-3A for complete Plan of Subdivision)

It is proposed that the land of title CT 55772/115 be subdivided into 2 lots, as shown in Figure 2. Lot 1 will retain the existing dwelling, associated outbuildings, water service connection, vehicular access, and a new sewer service connection. While Lot 2 will be provided with a new water service and a 10m x 15m indicative building area that complies with all setback requirements. It will also utilise the existing sewer service connection and be accessed via a variable-width Right of Way over the existing driveway on proposed Lot 1, as illustrated in Figure 2.



Sorell Council
 Development Application: 7.2026.9.1 -
 Response to Request for Information - 12 San
 Francisco Street, Midway Point - P2.pdf
 Plans Reference: P2
 Date received: 27/05/2026

4. PLANNING ASSESSMENT

This proposal has been prepared in accordance with the Tasmanian Planning Scheme – *Sorell*. The assessment has been undertaken against the applicable provisions of the Scheme, including the Local Provisions Schedule where relevant.

The subject site is located within the General Residential Zone and is subject to the Specific Area Plan SOR-S1.0 Dispersive Soils. The site is also overlaid by an Airport Obstacle Limitation Area; however, the proposal is exempt under Clause C16.4.

The following sections outline the relevant provisions of the Planning Scheme, identifying the applicable standards and whether the proposal meets the Acceptable Solutions (AS) or is assessed against the Performance Criteria (PC).

5. ZONE PROVISIONS

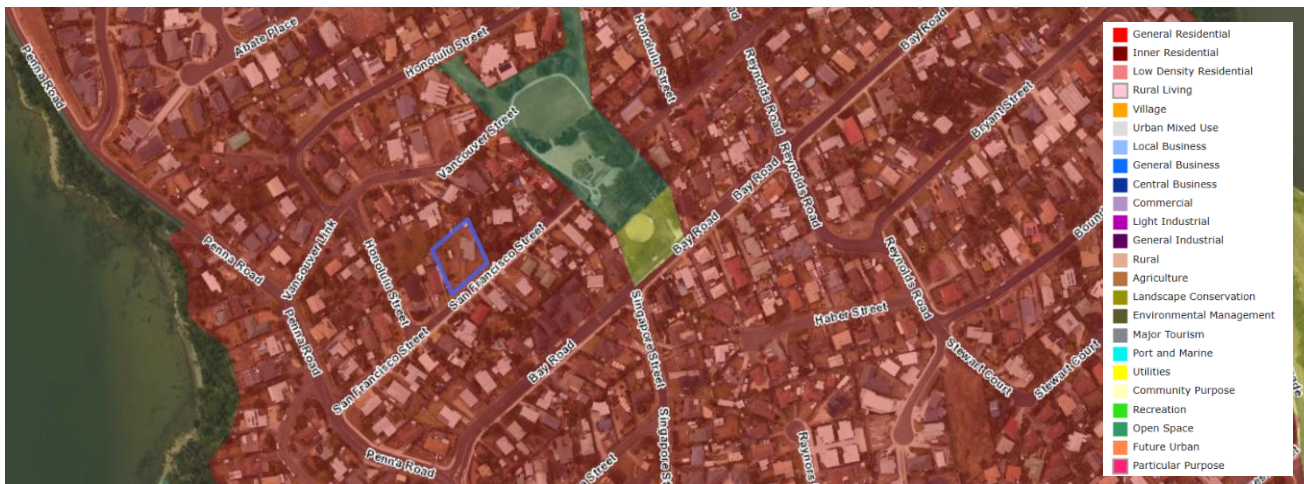


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2026)

8.0 GENERAL RESIDENTIAL ZONE

8.6 Development standards for Subdivision

8.6.1 Lot design



Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road;
- (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and
- (d) is orientated to provide solar access for future dwellings

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- a) Have an area no less than 450m² and:
 - i. Be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5 clear of:
 - a. all setbacks required by the clause 8.4.2 A1 and A2 and A3, and 8.5.1 A1 and A2; and
 - b. easements of other title restrictions that limit or restrict development; and
 - ii. existing buildings are consistent with the setback required by clause 8.4.2 A1 and A2 and A3, and 8.5.1 A1 and A2;
- b) be required for public use by the crown, a council or state authority;
- c) be required for the provisions of Utilities; or
- d) be for the consolidation of a lot with another lot provided each lot is within the same zone

Response:

A1 is met: The proposal meets Acceptable Solution (a) as follows:

At 799m²± and 582m²±, each lot is greater than 450m². Lot 2 has been provided with an indicative building area of 10mx15m with a gradient no steeper than 1 in 5 and clear of all setback requirements of clause 8.4.2 (A1, A2, A3), and 8.5.1 (A1, A2).

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.

P2

Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to:

- a) the width of frontage proposed, if any
- b) the number of other lots which have the land subject to the right of carriageway as their sole or principal mean of access;
- c) the topography of the site;
- d) the functionality and useability of the frontage;
- e) the ability to manoeuvre vehicles on the site; and
- f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Response:

P2 is met: Each proposed lot satisfies the performance criteria as follows:

- (a) At 28m± and 9.5m±, the frontage of each lot is sufficient for intended residential use;
- (b) Lot 2 is the only lot that relies on the right of carriageway over Lot 1 as its principal vehicular access;

- (c) The topography of the land is moderately sloping, however as there are established access arrangements there are no anticipated limitations to future development opportunities;
- (d) Proposed frontages are both functional and usable for existing and future development and use;
- (e) Each frontage has ample space and ability for manoeuvring vehicles on site;
- (f) No frontage is less than 3.6m wide and in keeping with the existing pattern of development on neighbouring land.

A3

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Response:

A3 is met: Existing vehicular access will be retained for Lot 1. Access to Lot 2 is proposed via a variable-width Right of Way connecting the lot boundary to San Francisco Street, as illustrated on the attached Plan of Subdivision.

8.6.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides:

- (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- &
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions

A1

The subdivision includes no new road.

Response:

A1 is met: *Not applicable* as no new road is proposed.

8.6.3 Services

Objective:	
That the subdivision of land provides services for the future use and development of the land	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	
Response: A1 is met: Lot 1 will retain the existing water supply connection, while a new connection will be provided to Lot 2, as shown on the attached Plan of Subdivision.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	
Response: A2 is met: Lot 1 will receive a new sewer connection, while Lot 2 retains the existing connection, as shown on the attached Plan of Subdivision.	
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	
Response: A3 is met: Lot 1 will retain the existing stormwater service connection and lot 2 will be provided with a new connection as illustrated in the attached Plan of Subdivision.	

SOR-S1.0 DISPERSIVE SOILS SPECIFIC AREA PLAN

SOU-S1.8 Development Standards for Subdivision

SOU -S1.8.1 Subdivision on potential dispersive soils



Sorell Council
 Development Application: 7.2026.9.1 -
 Response to Request for Information - 12 San
 Francisco Street, Midway Point - P2.pdf
 Plans Reference: P2
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Objective:
That subdivision within an area of potentially dispersive soils minimises the potential for development to cause:
(a) erosion; and (b) risk to property and the environment.

Acceptable Solutions	Performance Criteria
A1 No acceptable Solution	P1 Each lot, or a lot proposed in a plan of subdivision, must minimise the risks associated with dispersive soil to property and the environment, having regard to: <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of proposed buildings areas, driveways, services and the development area generally; (b) the potential of the subdivision 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 of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan.

Response:

P1 is met: The proposal satisfies the performance criteria by minimising 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 building areas, driveways, services and the development area generally has been considered. The Dispersive Soils and their Management: Technical Reference Manual (Tasmanian Department of Primary Industries and Water, 2009) identifies the subject land as being within an area of Minor Tunnel Erosion Hazard, as illustrated in Figure 4. This indicates a low level of dispersive soil risk across the site. The proposal utilises the existing driveway access alignment, thereby avoiding additional soil disturbance within the site. Stormwater will be directed to existing infrastructure and drainage pathways, ensuring no significant change to existing flow regimes. Given the low-risk classification of the site and the continuation of existing access arrangements, the potential for dispersive soil impacts is considered minimal.



Sorell Council

Development Application: 7.2026.9.1 -
 Response to Request for Information - 12 San
 Francisco Street, Midway Point - P2.pdf
 Plans Reference: P2
 Date received: 27/05/2026

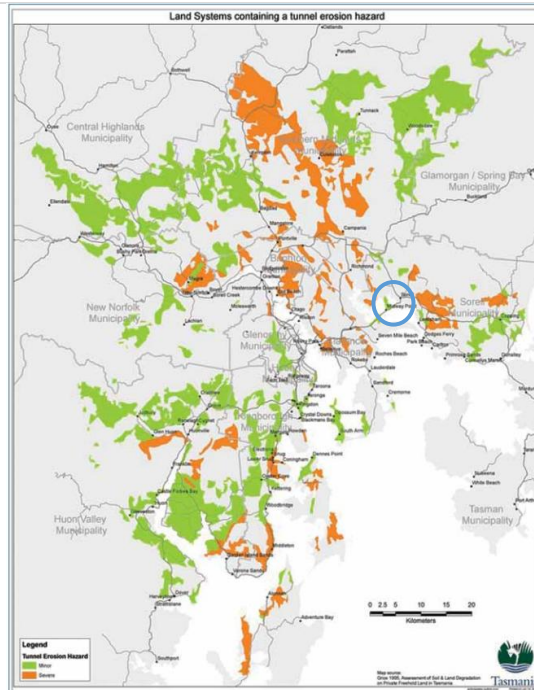


Figure 4. Map of land systems containing areas of tunnel erosion on private freehold land in Southern Tasmania - based on Grice 1995, as seen in (DPIW, 2009)

- (b) The subdivision has been designed to minimise potential impacts from tunnel erosion by utilising existing disturbed areas, including the established driveway alignment, thereby avoiding unnecessary additional soil disturbance. Stormwater is proposed to be directed to existing drainage infrastructure, preventing concentrated runoff that could trigger tunnel or gully erosion. Accordingly, the proposal is considered to present a negligible increase in erosion risk.;
- (c) *Not applicable* as the subject land is not located near any water drainage lines, infiltration areas and trenches, water storages, ponds, dams, or disposal areas;
- (d) The site includes a moderate slope; however, the works are confined to existing disturbed areas, established access alignment and stormwater management, preventing uncontrolled discharge and limiting erosion potential. Therefore, the risk of erosion impacts is considered low.
- (e) As previously detailed, multiple mitigation measures have been implemented to minimise any potential erosion risk;
- (f) Please refer to the attached dispersive soil management plan prepared by Geo Environmental Solutions.

6. CODES

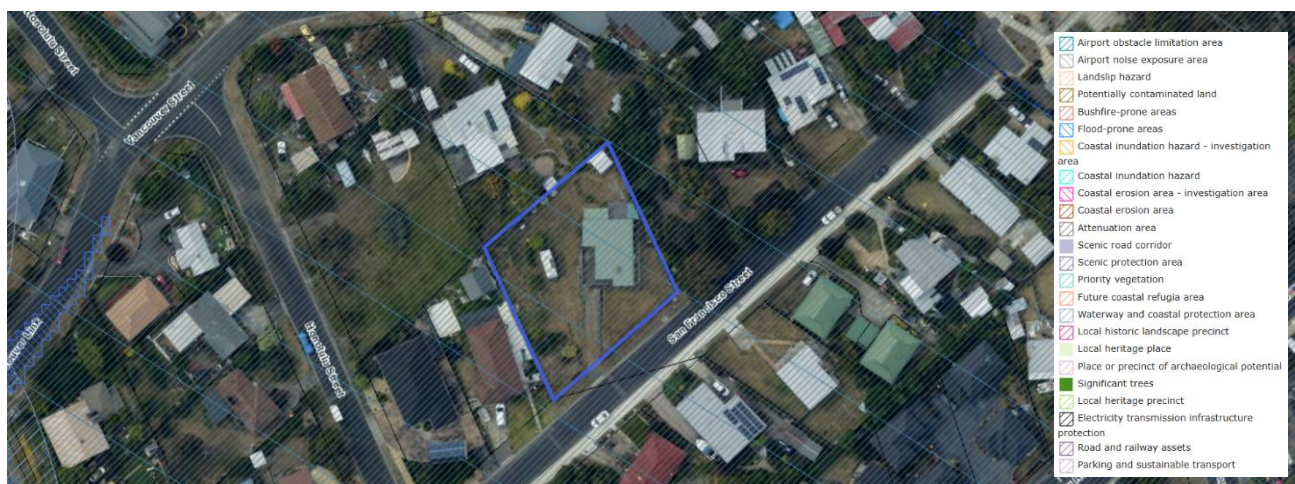


Figure 5. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2026)

The subject land is overlaid with an airport obstacle limitation area, as illustrated in Figure 4. Whilst the proposal also requires the following Codes under the *Tasmanian Planning Scheme – Sorell* to be considered.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C4.0 Electricity Transmission Infrastructure	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	N/A
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	Exempt under clause C16.4, as the subject land is under 54-56m AHD.

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Objective:	
That:	
<ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. 	
Acceptable Solutions	
A1 The number of accesses provided for each frontage must: <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	
Response:	
A1 is met: Each lot has no more than one vehicle access point per road frontage.	

C3.0 Road and Railway Assets Code

C3.7 Development Standards for subdivision

C3.7.1 Subdivision for sensitive uses with a road or railway attenuation area

Objective:	
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
Acceptable Solutions	
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	
Response:	
A1 is met: <i>Not applicable</i> - the proposal is not within any road or railway attenuation area.	



Sorell Council

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7. CONCLUSION

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 2-lot subdivision at 12 San Francisco Street, Midway Point, meets all requirements of the *Tasmanian Planning Scheme – Sorell*.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Jane Monks
PLANNER



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DISPERSIVE SOIL ASSESSMENT

12 San Francisco Street

Midway Point

May 2026



Sorell Council

Development Application: 7.2026.9.1 -
Response to Request for Information - 12 San
Francisco Street, Midway Point - P2.pdf
Plans Reference: P2
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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

Client: TMD Capital Pty Ltd ATF TMD Family Trust
Site Address: 12 San Francisco Street, Midway Point
Date of Inspection: 14/05/2026
Proposed Works: Sub-division
Investigation Method: Geoprobe 540UD - Direct Push
Inspected by: C. Cooper

Site Details

Certificate of Title (CT): 55772/115
Title Area: Approx. 1394 m²
Applicable Planning Overlays: Airport obstacle limitation area
Slope & Aspect: 10° W 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

**Sorell Council**

Development Application: 7.2026.9.1 -
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Plans Reference: P2
Date received: 27/05/2026

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	SM	Silty SAND: trace of gravel, dark grey, brown, slightly moist, medium dense
0.30-0.50	0.20-0.40	SM	Silty SAND: grey, slightly moist, medium dense
0.50-0.80	0.40-0.70	CL	Sandy CLAY: trace of gravel, medium plasticity, pale brown mottled grey, 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 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

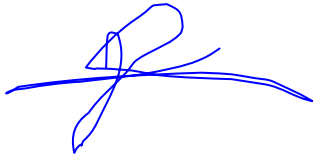
The risk of erosion and tunnel erosion associated with construction must be minimized by:

- 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/m² of gypsum is applied. Excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil with natural soil and gypsum
- All stormwater runoff from the dwelling to be directed to mains connection (all the drains are to be adequately treated with gypsum)
- Drainage of any site cut must not employ conventional rock drain construction; it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

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

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

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



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: 14/05/2026
Sample Identification: 2 samples – 12 San Francisco Street, 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.

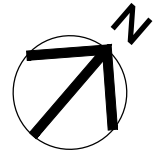
The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative 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.

**Sorell Council**

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Response to Request for Information - 12 San
Francisco Street, Midway Point - P2.pdf
Plans Reference: P2
Date received: 27/05/2026



PLANAR DATUM
(GDA2020 MGA255 AT ST90BROADCASTT)
0 0.5 1 2 5 10m

1 Vancouver Street
FR 76148/149
Owners: Janet Mary Spaulding

PROPERTY INFORMATION

Property Owner
TMD CAPITAL PTY LTD

Title References
FR 55772/115

Property Address
12 San Francisco Street, Midway Point

Tasmanian Planning scheme -Zone
Sorell Local Provision Schedule
8 General Residential

Planning Code Overlay
Airport obstacle limitation area
Dispersive Soils Specific Area Plan
(Whole site covered)

Schedule of Easements
Proposed Right of Way in favour of Lot 2.

Important Note
This plan has been prepared for the purpose of obtaining planning approval from the Council.

The information shown hereon should not be used for any other purpose or be relied upon in any financial agreement.

All measurements and areas are subject to final survey.

8 San Francisco Street
FR 62973/116
Owner: Jessica Lynne Direen

Sorell Council
Development Application: Subdivision
Application - 12 San Francisco Street, Midway Point
Plans Reference: P1
Date Received: 28/04/2026

PROPOSED RIGHT OF WAY (PRIVATE) A.B.C.D.
(In Favour of Lot 2)

PROPOSED SEWER PROPERTY CONNECTION FOR LOT 1

PROPOSED WATER PROPERTY CONNECTION FOR LOT 2

EXISTING SEWER PROPERTY CONNECTION TO SERVE LOT 2

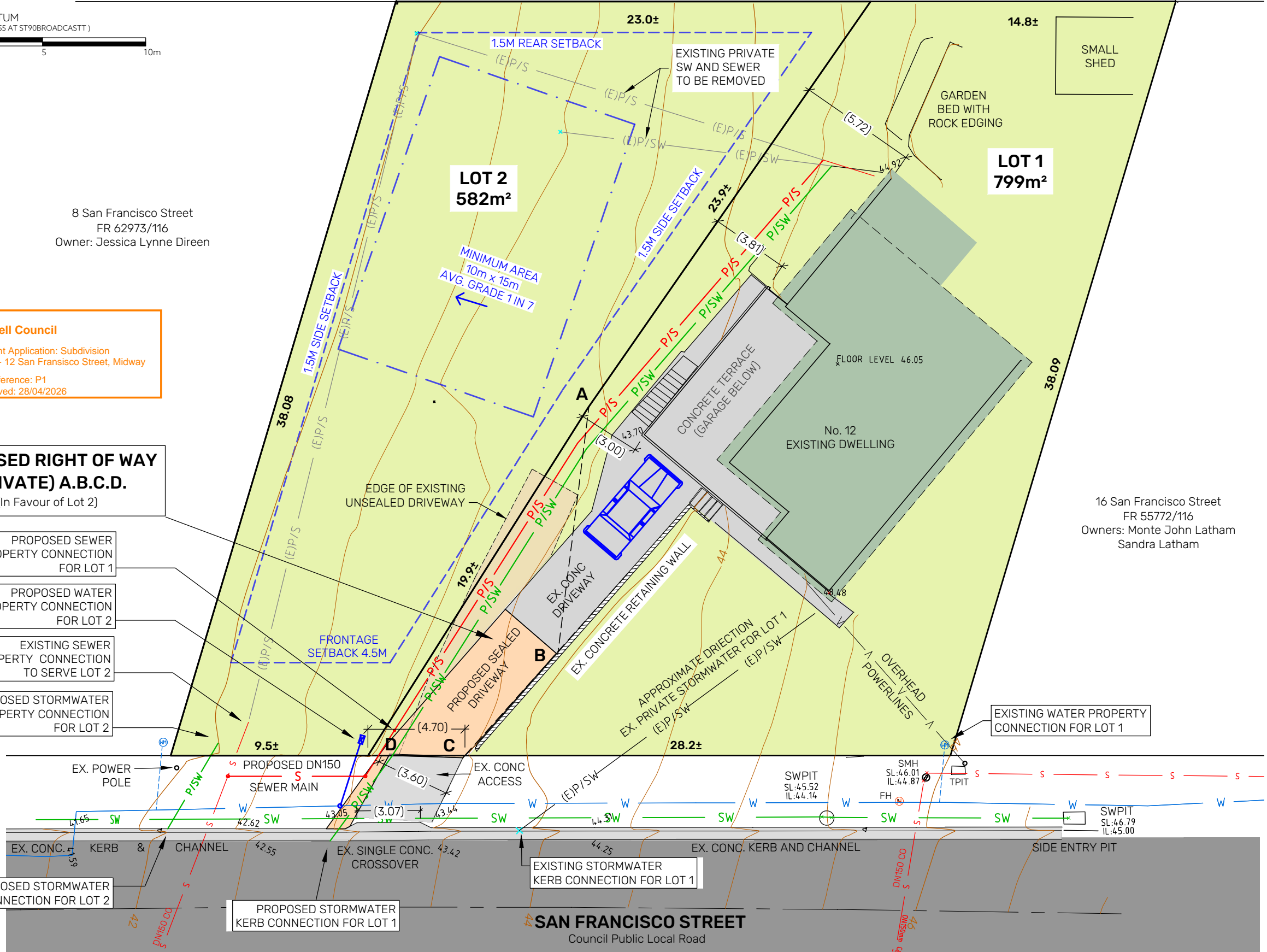
PROPOSED STORMWATER PROPERTY CONNECTION FOR LOT 2

- LEGEND**
- Title / Proposed boundary
 - - - Adjoining boundary
 - - - Easement
 - - - 0.25m contour interval
 - FH Fire hydrant
 - SWPIT Stormwater Pit
 - SMH Sewer Maintenance Hole
 - TPIT Telecommunications pit
 - (E)P/S Ex Private Sewer
 - (E)P/SW Ex Private Stormwater
 - V—A Ex overhead power
 - Proposed sealed dway.
 - S Proposed Sewer
 - Proposed Water lot conn.
 - P/S Proposed Private Sewer
 - P/SW Proposed Private Stormwater

- Existing Mains**
- S TasWater Sewer (QL-D)
 - W TasWater Water (QL-D)
 - SW Council Stormwater (QL-A)

Sewer Utilities
TasWater Asset Information Portal by TasWaterSpatial
<https://taswater.maps.arcgis.com>
BY 3.0

Water Utilities
TasWater Asset Information Portal by TasWaterSpatial
<https://taswater.maps.arcgis.com>
BY 3.0



1	PLAN OF SUBDIVISION	MS	28.04.26	MS
REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS:
PRELIMINARY

COORDINATE SYSTEM:
PLANAR DATA: Scaled About a reference point

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PLANNER: JM
REVIEWED: MS

DRAWN: MK
REVIEWED: MS

JOB MANAGER: MATTHEW STRATTON
ISSUED DATE: 12 MARCH 2026

CLIENT: THOMAS DONG
ADDRESS: 12 SAN FRANCISCO, MIDWAY POINT
DRAWING TITLE: **PLAN OF SUBDIVISION**

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