NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
22 DARWIN STREET, MIDWAY POINT

PROPOSED DEVELOPMENT:
SECONDARY RESIDENCE

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 3rd August 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 3rd August 2026.**

APPLICATION NO: **5.2026.94.1**
DATE: **17 JULY 2026**

22 Darwin Street, Midway Point

17-Jul-2026

Roads
- DSG Roads
- Council Roads

Property
- Property
- Titles

Transport

Capital Works 2026
- Footpath
- Recon
- Reseal
- Resheet

Roads

SORELL COUNCIL

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.

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

Full description of Proposal:	*Use:* Residential *Development:* Proposed secondary dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 120,000

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 22 Darwin Street Suburb: Midway Point Postcode: 7171 Certificate of Title(s) Volume: 54948 Folio: 4

Current Use of Site	Residential

Current Owner/s:	Name(s) Belinda Elizabeth Wallace and Glenn Manfred Wallace

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
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/		

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: 26/03/2026

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 if 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: .....

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
54948	4
EDITION	DATE OF ISSUE
4	12-Sept-2023

SEARCH DATE : 19-Jan-2026
SEARCH TIME : 04.36 pm

DESCRIPTION OF LAND

Parish of SORELL, Land District of PEMBROKE
Lot 4 on Sealed Plan 54948 (formerly being SP1872)
Derivation : Part of 310 Acres Gtd. to A. Laing.
Prior CT 2570/16

SCHEDULE 1

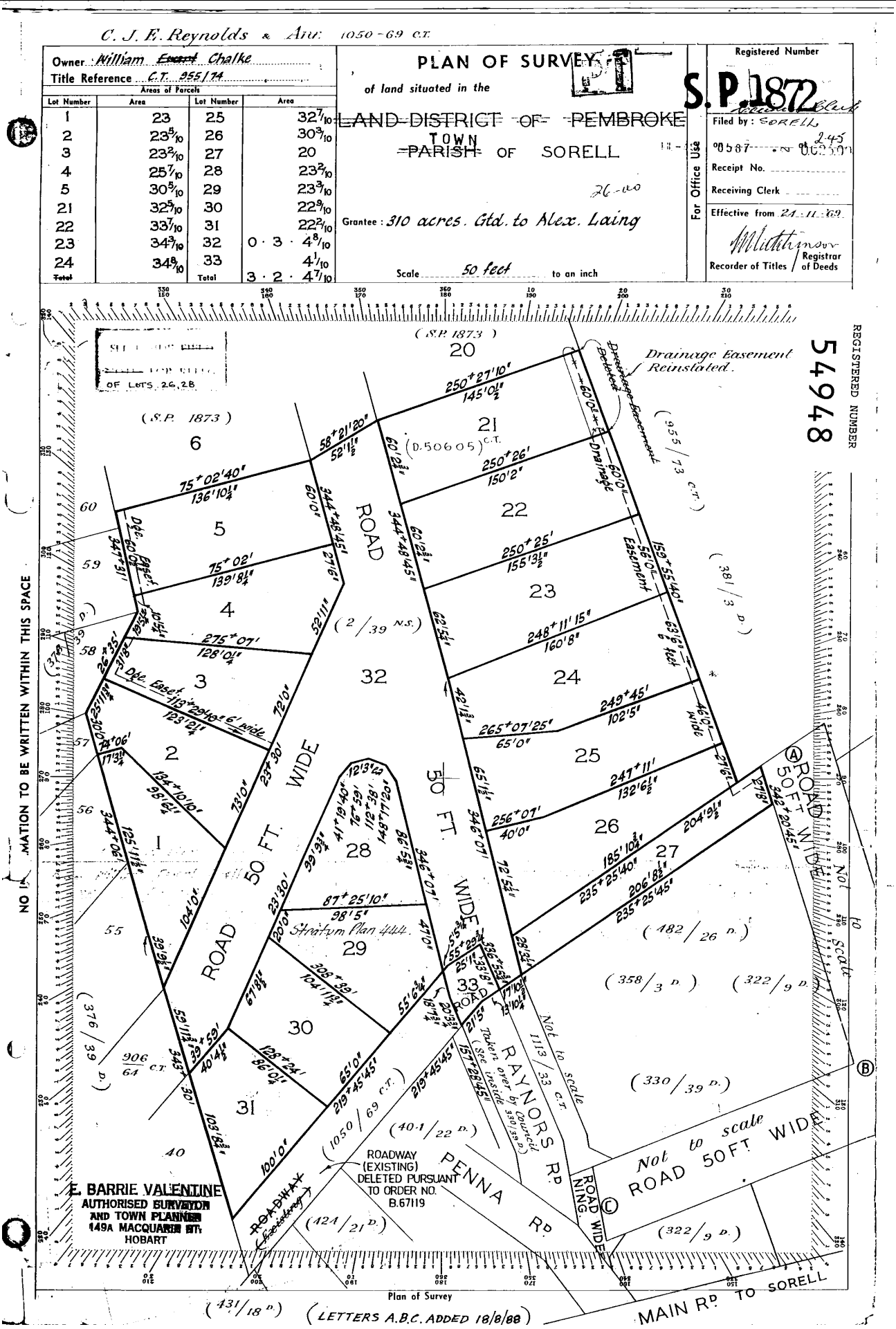
N154261 TRANSFER to BELINDA ELIZABETH WALLACE and GLENN MANFRED WALLACE Registered 12-Sept-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 54948 EASEMENTS in Schedule of Easements
SP 54948 FENCING COVENANT in Schedule of Easements
E363196 MORTGAGE to Macquarie Bank Limited Registered 12-Sept-2023 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



(1)

SCHEDULE OF EASEMENTS

PLAN NO. S.P. 1872

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

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

EASEMENTS:

Each Lot in column A is:
(a) Together with a right of drainage over the drainage easement passing through the lot specified opposite thereto in column B.
(b) Subject to a right of drainage (as appurtenant to the lots shown ~~adjoining~~ and ~~opposite~~ ~~lots~~ specified opposite thereto in column B) over the drainage easement shown passing through that lot.

A	B	C
3	nil	4, 5 and balance*
4	3	5 and balance*
5	3, 4	balance*
21	22 - 27 inc	balance*
22	23 - 27 inc	21 & balance*
23	24 - 27 inc	21, 22 & balance*
24	25 - 27 inc	21-23 inc & balance*
25	26, 27	21-24 inc & balance*
26	27	21-25 inc & balance*
27	nil	21-26 inc & balance*

LOTS 1-5 AND 21-31 ARE TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROAD SOFT WIDE SHOWN ON THE PLAN.

INTERPRETATION: Balance* means the land remaining in Certificate of Title Vol. 955 Fol. 74 after ~~this plan takes effect.~~ excepting the lots on this plan

COVENANTS: The owner of each lot on the plan ~~covenants that~~ EXCEPT LOTS 32 AND 33 WITH the vendor (William Ewart Chalke) THAT THE VENDOR shall not be required to fence.

SIGNED BY William Ewart Chalke)
as registered proprietor of land)
comprised in Certificate of)
Title Vol. 955 Fol.74)

W E Chalke

In the presence of)

Solicitor
Hobart

SIGNED by CLEMENT JAMES EDWIN REYNOLDS
one of the registered proprietors of the
land comprised in Certificate of Title
Volume 1050 Folio 59 in the presence of :

C J E Reynolds
L. P. Briant J.P.

SIGNED by WILLIAM JOHN BARHAM REYNOLDS
one of the registered proprietors of the
land comprised in Certificate of Title
Volume 1050 Folio 59 in the presence of :

W J B Reynolds
L.P. Briant J.P.

Certified correct for the purposes of The Real Property Act 1862 and its amendments.

BUTLER McINTYRE & BUTLER.

Per:

I hereby certify that this and the preceding Two sheets comprise a full and correct photographic copy of Sealed Plan No. S.P. 1572

Recorder of Titles

Date 24.11.69

Tasmania

This is the schedule of easements attached to the plan of Lots 1 - 5 inc. & 21.33 inc comprising part of the land in Certificate of Title Volume 955 Folio 74
(Insert Title Reference)

Sealed by Municipality of Sorell on 12th June 1965

14852

Council Clerk/~~Town Clerk~~

DOYLE SOIL CONSULTING

DISPERSION ASSESSMENT

SOIL AND WATER MANAGEMENT PLAN

22 Darwin Street

Midway Point

February 2026

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach -0488 080 455 robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Knest Modular Building

Address: 22 Darwin St, Midway Point (CT 54948/4)

Site Area: Approximately 656 m^2

Date of inspection: 20/02/2025

Building type: New ancillary dwelling

Services: Reticulated water supply and sewer

Relevant Planning Overlays: Dispersive Soils Specific Area Plan.

Mapped Geology - Mineral Resources Tasmania 1:250 000 SE sheet: **Rq -** Triassic Sandstone

Soil Depth: 1.3 - 1.9 m

Subsoil Drainage: moderately well drained

Drainage lines/water courses: none relevant

Vegetation: *gardens*

Rainfall in previous 7 days: Approximately 0 mm

Slope: up to 3°

Site Assessment and Sample Testing

Site assessment completed to identify the soil material and underlying geology on the site. Site assessment and published geological information were integrated to complete a detailed soil dispersion assessment with reference to the DPIWE Dispersive Soil Management Technical Reference Manual.

- Two test hole (TH) cores:
  - TH1 with refusal at 1.4 m
  - TH2 with refusal at 1.3 m
- One Dynamic Cone Penetrometer (DCP) test:
  - DCP1 with refusal at 1.9 m (effective at 1.7 m)

Emerson Dispersion testing on all subsoil layers.

Site and Soil Comments

This dispersive soil assessment considers the area of proposed development and the surrounding area for evidence of potentially dispersive soils.

The site is on Triassic quartz sandstone (Figure 1).

The natural soil profiles are formed from windblown sands over sandy clays derived from Triassic sandstone. The profiles are moderately shallow with test hole refusal occurring at approximately 0.7 – 1.0 m. The field textures of the soil profile are dominated by sandy medium clays, which are moderately reactive, weakly structured with moderate dispersion characteristics.

The site is gently sloping, with average slopes of 3 degrees (Figure 2).

Figure 1: Figure 1: mapped lithologies in the environs around 22 Darwin, Midway Point (red polygon). Green areas = Triassic sandstone. 5 m contours.

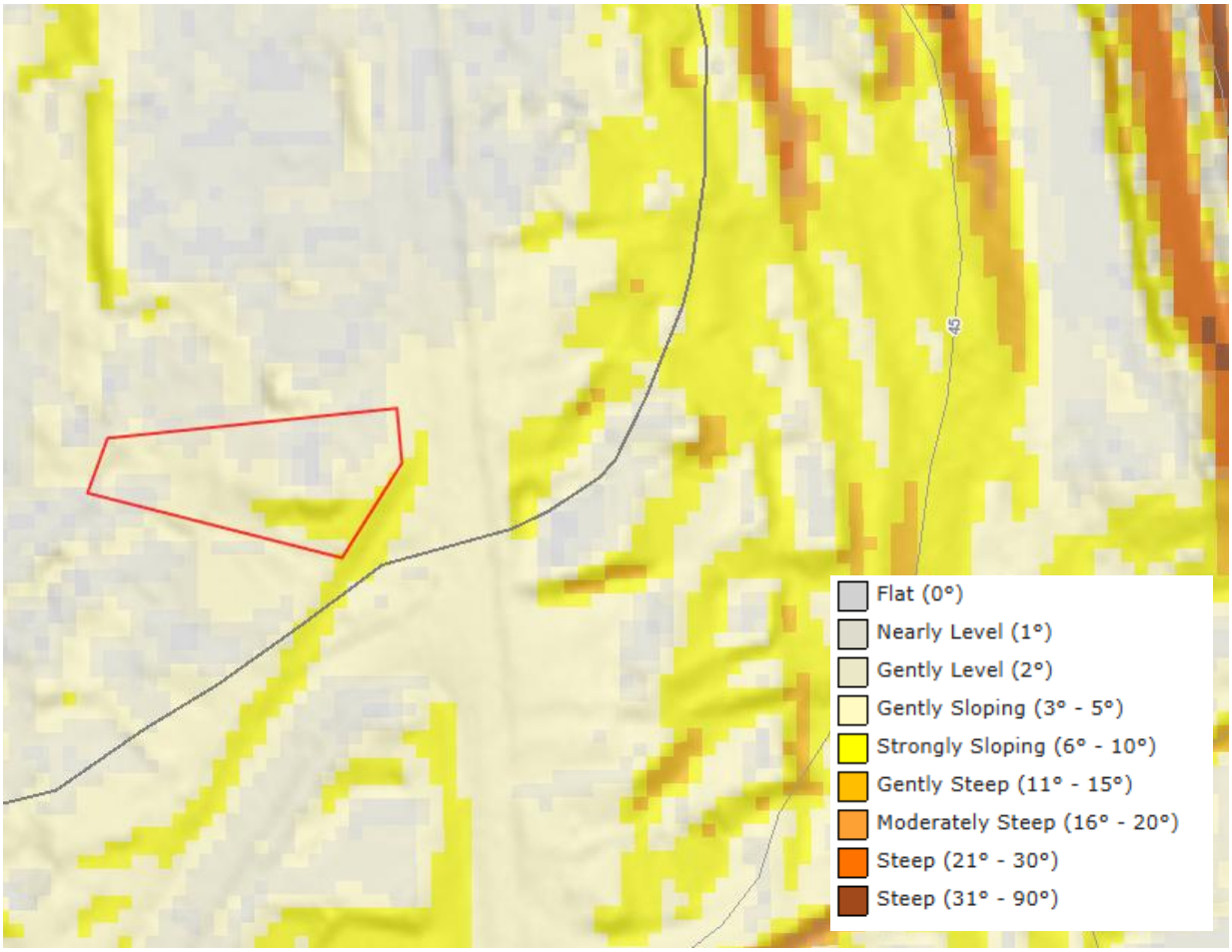
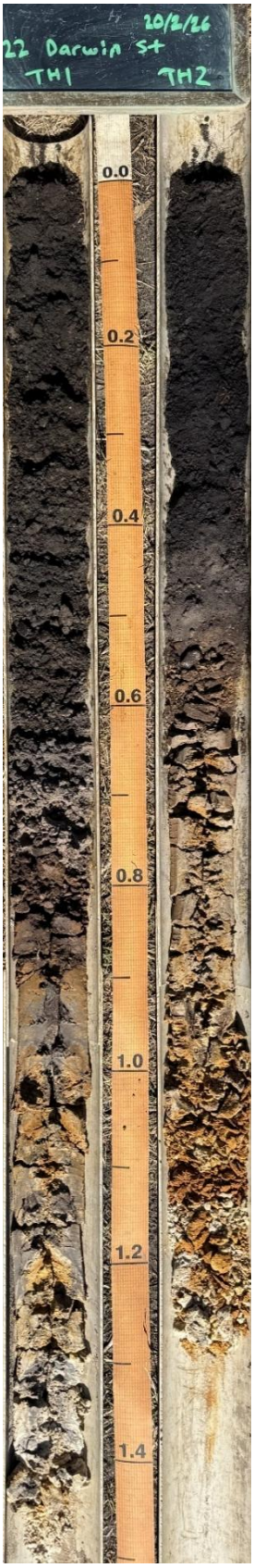


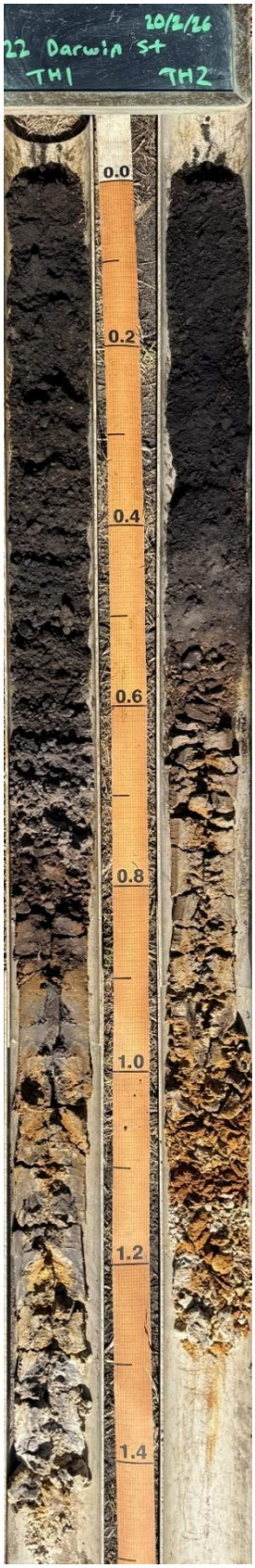
Figure 2: Slope map of the property and surrounding area – the slope on site is, on average, approximately 3 degrees. 5 m contours. Source: LISTmap

SOIL PROFILES – Test Hole 1



Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.6	A1	Very dark greyish brown (10YR 3/2), **Sand,** poorly graded, dry loose consistency	**SP**
0.6 – 0.8	A2	Gery (10YR 6/1), **Sand,** poorly graded, dry loose consistency	**SP**
0.8 – 0.85	$B2_{1hs}$	Dark greyish brown (10YR 4/2), **Loamy Sand,** moderate medium platy structure, dry firm consistency (iron/humus-cemented)	**SM/ SP**
0.85 – 1.2	$B2_2$	Dark grey (10YR 4/1) with common coarse brownish yellow mottles, **Sandy Silty Medium Clay,** weak coarse blocky structure, slightly moist stiff consistency	**CH**
1.2 – 1.4	BC	Mottled white (10YR 8/1), yellowish brown (10YR 5/8) and dark grey (10YR 4/1), **Silty Light Clay**, slightly moist firm consistency, weak coarse platy structure **REFUSAL ON SANDSTONE BEDROCK**	**CL**

SOIL PROFILES – Test Hole 2



Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.4	A1	Very dark greyish brown (10YR 3/2), **Sand,** poorly graded, dry loose consistency	**SP**
0.4 – 0.5	A2	Grey (10YR 6/1), **Sand,** poorly graded, dry loose consistency	**SP**
0.5 – 0.6	$B2_{1hs}$	Dark greyish brown (10YR 4/2), **Loamy Sand,** moderate medium platy structure, firm (cemented) consistency	**SM/ SP**
0.6 – 1.0	$B2_2$	Dark grey (10YR 4/1) with common coarse brownish yellow mottles, **Sandy Silty Medium Clay,** weak coarse blocky structure, slightly moist stiff consistency	**CH**
1.0 – 1.3	Cw	Platy weathered sandstone bedrock: Strong brown (7.5YR 5/8), **Sandy Clay Loam,** strong fine platy structure, dry dense consistency **REFUSAL ON SANDSTONE BEDROCK**	**SC**

Soil sampling and testing

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT) - photos of results provided in Appendix 1. The class 2(2) result is indicative of a moderately dispersive characteristic.

To minimise this, we recommend coverage of exposed subsoil with topsoil or regular treatment with gypsum at 0.5 – 1.0 Kg/m^2 along with minimising clay subsoil disturbance whenever possible.

TH #	Depth (m)	Visual sign	Class
1 + 2	$B2_2$	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)

Potential for dispersive soils

The Triassic sediments are known to produce soils with an excess of sodium on the soil exchange complex of clays. This can cause soil dispersion when exposed to fresh water. Under some circumstances, the presence of dispersive soils can also lead to significant erosion, including tunnel and gully erosion.

Tunnel and gully erosion mostly occurs on moderate, to steep, slopes (>10% / 5.5 degrees). The average slope at the proposed development is approximately 3 degrees (Figure 2). As such, the likelihood tunnel erosion is a possibility at the site.

However, dispersive clay materials can cause sealing of the soil surface – if left out in wet weather, they then dry and set very hard in dry weather.

Lab testing found the clays to be moderately dispersive - Emerson class 2(2). In its current state, the site does not appear to be affected by tunnel or gully erosion. However, the proposed development has does have the potential to initiate erosion from clay dispersion if construction is not sensitive to this site feature.

Conclusions and recommendations

There is a **Low** risk associated with dispersive soils on the site. If the following risk reduction measures are followed, during and after construction, the risk associated with dispersive soils at the site can be maintained to **Low**.

- Plan to minimise exposure of clay subsoils as much as possible
- Cover all exposed soils and cut/fill batters with topsoil and/or mulch and vegetate.
- During construction treat exposed clay subsoils with gypsum at 0.5 – 1.0 kg/m^2
- Eliminate uncontrolled discharge of water from all drainage infrastructure, including stormwater run-off, onsite wastewater, and other plumbing fixtures.

Several site management recommendations have been made in this report. A summary of the recommendations can be found in the soil and water management plan (SWMP) for the site in Appendix 2. Further information can also be found in the publication "Dispersive soils and their management – Technical manual" (DPIWE, 2009)

Works to comply with SOR-S1.0 (Dispersive Soils Specific Area Plan)

Acceptable Solution:	**Comments:**
A1 Buildings and works must be for: (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is not more than 100m^2; or forestry operations in accordance with a certified Forest Practices Plan.	Non-compliance: roof structure and paved areas will concentrate stormwater; excavation for foundation likely to disturb subsoil N/A N/A

Performance Criteria:	**Comments:**
P1 Building and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:	
(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;	Complies **IF** practices area employed to: - minimise the exposure of the clay subsoils. - apply gypsum, topsoil and re-vegetating of all exposed subsoils after construction completion.
(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;	Complies **IF**: - site management recommendations for building design and construction techniques within this report are followed.
(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;	Complies **IF**: - house is immediately connected to mains sewer and stormwater infrastructure
(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;	The level of risk is maintained at LOW if subsoil management program outlined in this report is followed. i.e: - Minimise subsoil exposure - treat exposed clay subsoils with gypsum at 0.5 – 1.0 kg/m^2 - topsoil and re-vegetate as soon as possible, post-construction - Eliminate uncontrolled discharge of water from all plumbing
(e) management measures that would reduce risk to an acceptable level; and the advice contained in a dispersive soil management plan.	Outlined above.

It is recommended that during construction, Doyle Soil Consulting and/or the design engineer be notified of any major variation to the subsoil conditions as described in this report.

Rowan Mason
B.Agr.Sc.(Hons).
Soil Scientist

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7418

APPENDIX 1 – Dispersion Test Photos

Test Hole 1 & 2	Depth: B2 horizons

APPENDIX 2 - Soil & Water Management Plan

Detail of works:

Construction of house

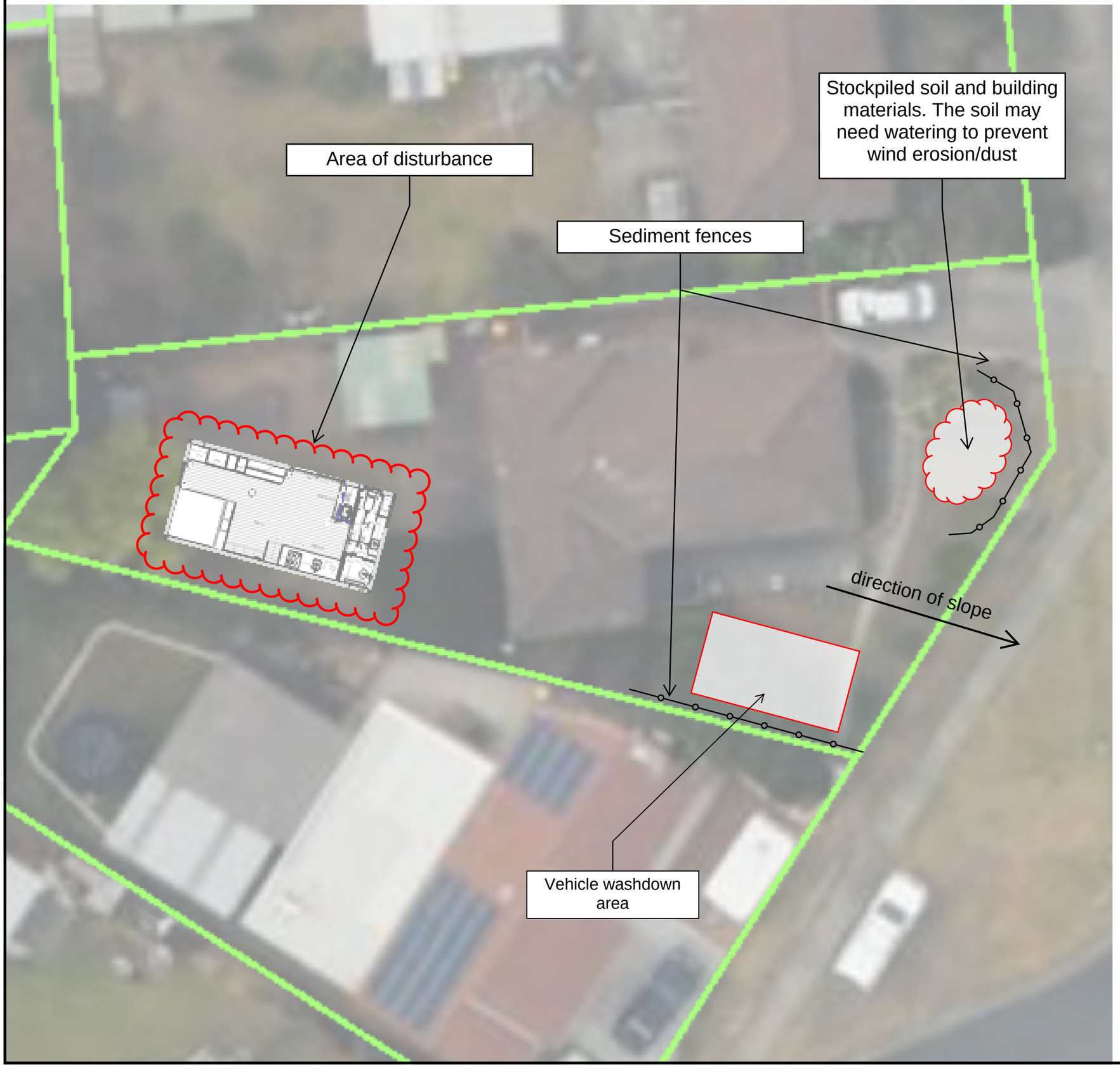
Site Management recommendations:

1. Plan construction to avoid exposing dispersive clay subsoils where possible.
2. Plan construction activities to minimize subsoil excavation and vegetation stripping.
3. Monitor any exposed subsoils for clay dispersion (milky, cloudy water) after rain and if noted, immediately cover with gypsum at 0.5 – 1 kg/m^2 and topsoil.
4. Identify areas for the stockpiling of excavated soil material or an off-site destination.
5. Minimize the length of steep slopes to reduce the pace of run-off flows.
6. Interception and safe disposal of run-on water using appropriate spoon and interception drains, where appropriate.
7. Apply mulch or gravel (low fines) to disturbed areas that will be uncovered for more than 1-2 weeks.
8. Install permanent stormwater drainage infrastructure as part of the first phase of construction.
9. Connect guttering and pipe work to public stormwater infrastructure as soon as possible after roof construction.
10. Ensure runoff from hard areas is discharged to public stormwater infrastructure
11. Maintain as much vegetation and natural topsoil cover as possible
12. Install sediment traps as close as possible to sediment sources (e.g. excavations, soil stockpiles)

Maintenance recommendations:

1. Display a copy of the SWMP on site and inform all contractors of the content.
2. Check and clean sediment fences weekly to avoid overloading and failure.
3. Monitor soil and building material stockpile levels and move sediment fences to accommodate changes.
4. Ensure all erosion control measures are in place until vegetation is re-established on site.
5. The sandy topsoil may require covering or regular watering to prevent wind erosion.

22 Darwin Street, Midway Point



DOYLE SOIL CONSULTING

SOIL EROSION & WATER MANAGEMENT PLAN

DOWNPIPES TO BE CONNECTED TO STORMWATER DISPOSAL AS SOON AS ROOF IS INSTALLED.

ALL EXCAVATED MATERIAL AND WASHDOWN AREAS TO BE PLACED UP SLOPE OF AG DRAIN OR A TEMPORARY SEDIMENT CONTROL FENCE. EXCAVATED MATERIALS TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE.

MINIMISE THE DURATION AND EXTENT OF DISTURBED CLAY SUBSOIL SURFACES

REINSTATE TOPSOIL AND PLANT VEGETATION TO MINIMISE SOIL LOSS AS SOON AS WORKS IN THE IMMEDIATE AREA ARE COMPLETE

ANY EXPOSED CLAY SUBSOILS SHOULD HAVE GYPSUM APPLIED AT 0.5 - 1.0 KG/M^2 THEN COVERED WITH TOPSOIL AS SOON AS POSSIBLE

Robyn Doyle
Building Services Designer
Hydraulic
CC7418
12/3/2026

Prepared by
Rowan Mason
4/3/26

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Knest Modular Building *Owner /Agent*
3/14 Cessna Way *Address*
Cambridge TAS 7170 *Suburb/postcode*

Qualified person details:

Qualified person: Robyn Doyle
Address: 6/76 Auburn Rd
Kingston Beach 7050
Phone No: 0488 080 455
Fax No:
Licence No: N/A
Email address: robyn@doylesoilconsulting.com.au

Qualifications and Insurance details:
Soil Scientist
Building Services Provider
CC7418
Professional Indemnity cover –

Lloyd's of London
ENG 24 000305

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise:
Site and Soil Classification

Dispersive soil assessment

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

Details of work:

Address: 22 Darwin St
Midway Point 7171
Lot No: 4
Certificate of title No: 54948/4

The assessable item related to this certificate:
Classification of soil according to Geotechnical Site Investigation

(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: Dispersive soil Classification

(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 item, at any stage, as part of - *(tick one)*

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	The attached Dispersive Soil Assessment Report for the address detailed above in, 'Details of Work'.
Relevant calculations:	Refer to above report.
References:	AS1726-2017 Geotechnical Site Investigation

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

Site classification for dispersive soils.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earthworks, drainage condition changes or variations in site maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1959-1	21/2/2026

CERTIFIED PROFESSIONAL SOIL SCIENTIST
CPSS
Ms Robyn Doyle

DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

FOUNDATION AND WINDLOADING ASSESSMENT

22 Darwin Street

Midway Point

February 2026

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Knest Modular Building

Address: 22 Darwin St, Midway Point (CT 54948/4)

Site Area: Approximately 656 m^2

Date of inspection: 20/02/2025

Building type: New ancillary dwelling

Services: Reticulated water supply and sewer

Relevant Planning Overlays: Dispersive Soils Specific Area Plan.

Mapped Geology - Mineral Resources Tasmania 1:250 000 SE sheet: **Rq -** Triassic Sandstone

Soil Depth: 1.3 - 1.9 m

Subsoil Drainage: Well drained

Drainage lines/water courses: none relevant

Vegetation: *gardens*

Rainfall in previous 7 days: Approximately 0 mm

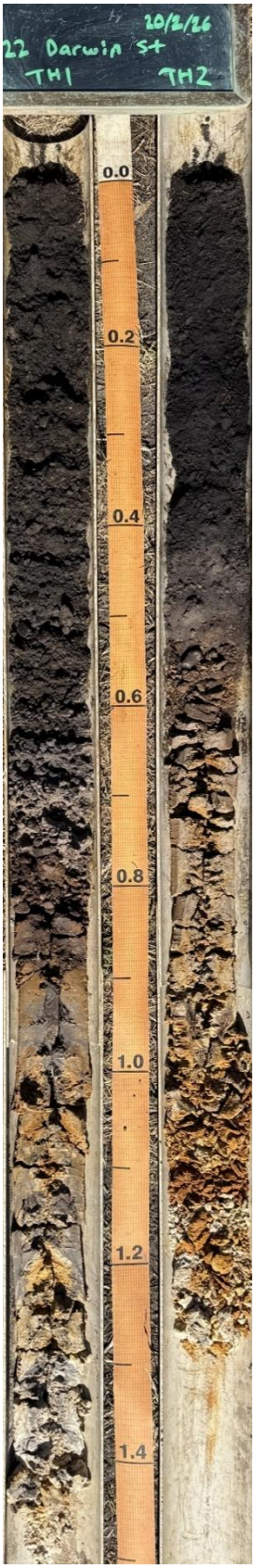
Slope: Approximately 0°

SITE ASSESSMENT AND SAMPLE TESTING

Site investigation and soil classification in accordance with AS 2870-2011 *Residential slabs and footings* and in accordance with AS 4055-2021 *Wind load for Housing*. Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm). For test hole and DCP locations, see Appendix 1.

- Two test hole (TH) cores:
  - TH1 with refusal at 1.4 m
  - TH2 with refusal at 1.3 m
- One Dynamic Cone Penetrometer (DCP) test:
  - DCP1 with effective refusal at 1.9 m (effective at 1.7 m)
- Emerson Dispersion test on subsoils and linear shrinkage tests on all likely founding layers.

SOIL PROFILES – Test Hole 1



Depth (m)	Horizon	Description and field texture grade	USCS Class
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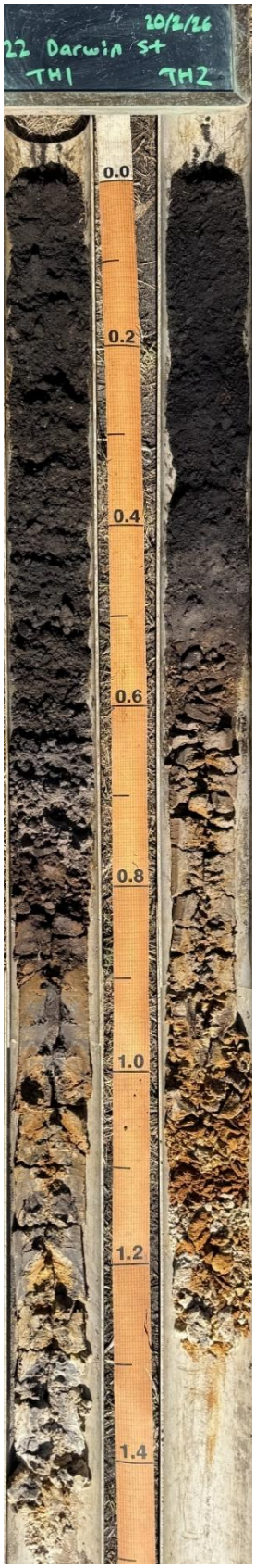
0.8 – 0.85	$B2_{1hs}$	Dark greyish brown (10YR 4/2), **Loamy Sand,** moderate medium platy structure, dry firm consistency (iron/humus-cemented)	**SM/ SP**
0.85 – 1.2	$B2_2$	Dark grey (10YR 4/1) with common coarse brownish yellow mottles, **Sandy Silty Medium Clay,** weak coarse blocky structure, slightly moist stiff consistency	**CH**
1.2 – 1.4	BC	Mottled white (10YR 8/1), yellowish brown (10YR 5/8) and dark grey (10YR 4/1), **Silty Light Clay**, slightly moist firm consistency, weak coarse platy structure **REFUSAL ON SANDSTONE BEDROCK**	

SOIL PROFILES – Test Hole 2



Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.4	A1	Very dark greyish brown (10YR 3/2), **Sand,** poorly graded, dry loose consistency	**SP**
0.4 – 0.5	A2	Gery (10YR 6/1), **Sand,** poorly graded, dry loose consistency	**SP**
0.5 – 0.6	$B2_{1hs}$	Dark greyish brown (10YR 4/2), **Loamy Sand,** moderate medium platy structure, firm (cemented) consistency	**SM/ SP**
0.6 – 1.0	$B2_2$	Dark grey (10YR 4/1) with common coarse brownish yellow mottles, **Sandy Silty Medium Clay,** weak coarse blocky structure, slightly moist stiff consistency	**CH**
1.0 – 1.3	Cw	Platy weathered sandstone bedrock: Strong brown (7.5YR 5/8), **Sandy Clay Loam,** strong fine platy structure, dry dense consistency **REFUSAL ON SANDSTONE BEDROCK**	**SC**

SITE AND SOIL COMMENTS

The soil profiles are formed from windblown sands over clayey residual soil derived from the underlying Triassic sandstone bedrock. The profiles are moderately deep, with effective refusal occurring at approximately 1.0 to 1.7 m. The field textures of the soil profile are dominated by clay, which is moderately reactive, weakly / moderately structured and mildly dispersive. DCP1 indicates a low bearing capacity to at least 1.1 m. Founding on the underlying, highly competent, sandstone bedrock, at approximately 1.0 – 1.7 m depth, is recommended.

LINEAR SHRINKAGE AND SOIL REACTIVITY

Samples of the clayey subsoils were tested for reactivity using the linear shrinkage test. Linear shrinkage provides an approximate guide to aid site classification (for foundations) based on the reactivity of clays. The results suggest the clays are moderately reactive (refer to tables below and *AS2870-2011 clause 2.1.2 table 2.1*).

TH #	Depth (m)	Length of mould (mm)	Longitudinal Shrinkage (LS) in mm	LS (%)	Soil Class
1	0.6 – 1.0	125	12	9.6	M

DCP TESTS AND ESTIMATED BEARING CAPACITY

A minimum bearing capacity of 100 kPa is required for strip and pad footings and under the edge footings and associated slab foundations (refer to tables below and *AS2870-2011 clause 2.4.5*). We provide an estimated allowable soil bearing capacity based on a review of published literature relating field Dynamic Cone Penetrometer (DCP) readings to triaxial soil strength tests.

The DCP penetrometer is a method of estimating *in situ* strength of the soil. Soil moisture level at the time of measurement will greatly affect DCP readings. Moisture-related variability in soil bearing capacity is most pronounced in coherent soils (clays and silty clays) which may be stiff/hard when dry but become soft/firm when moist/slightly moist.

Surface layers (upper ~0.7 m) are subject to seasonal variation in soil moisture content, leading to possible higher DCP values in summer/drought conditions. Soil moisture below ~0.7 m will

vary less with the season, meaning DCP values; hence, soil-bearing capacity at these depths is likely to be representative of year-round conditions.

When estimating the suitable foundation depth, we take into account the interplay between soil bearing capacity and seasonally variable soil moisture conditions in the upper layers (refer to *soil consistency* in Soil Profile descriptions). The subsoils in the upper 0.7 m were slightly moist when tested (February '26).

The data from DCP1 indicate the bearing capacity of the soil is at a *suitable* strength below 1.1 m. However, the highly competent bedrock at approximately 1.7 m would be the *recommended* foundation material.

DCP 1				
Depth (mm)	DCP n-number (Blows/100 mm)	DCP Penetration Index (mm/Blow)	Estimated Allowable Bearing Capacity (kPa = n x 30)	Likely Variance (+/-)
0 - 100	0.5	200.0	15	5
100 - 200	0.5	200.0	15	5
200 - 300	1	100.0	30	10
300 - 400	1	100.0	30	10
400 - 500	1	100.0	30	10
500 - 600	1	100.0	30	10
600 - 700	3	33.3	90	30
700 - 800	4	25.0	120	40
800 - 900	3	33.3	90	30
900 - 1000	5	20.0	150	50
1000 - 1100	6	16.7	180	60
1100 - 1200	8	12.5	240	80
1200 - 1300	8	12.5	240	80
1300 - 1400	13	7.7	390	130
1400 - 1500	10	10.0	300	100
1500 - 1600	18	5.6	540	180
1600 - 1700	25	4.0	750	250
1700 - 1800	21	4.8	630	210
1800 - 1900	30	3.3	900	300

Based on the DCP data and core depths, the recommended foundation depth can range from approximately 1.0 to 1.7 m.

EMERSON AGGREGATE DISPERSION TEST

Soils with an excess of exchangeable sodium ions on the cation exchange complex (clays), can cause clay dispersion. Under some circumstances, the presence of dispersive soils can also lead to significant erosion, and in particular, tunnels leading to eventual gully erosion. Dispersive clay subsoil materials can also cause sealing of the soil surface – if left out in wet weather, they then dry and set very hard in dry weather. A field survey of the property and the surrounding area found no erosion due to soil dispersion.

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). Testing resulted in Emerson class 2(2), indicating presence of soils with mild dispersion characteristics. As such, exposure to rainfall may lead to spontaneous clay dispersion and erosion, as previously discussed. To minimise this, we recommend coverage of exposed subsoil with topsoil or regular treatment with gypsum at 0.5 Kg/m^2 along with minimising subsoil disturbance whenever possible.

TH #	Depth (m)	Visual sign	Class
1	0.6 - 1.0	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)

WIND CLASSIFICATION

The following wind classification for the site is in accordance with AS 4055-2021 (*Wind loads for Housing*). For structures other than class 1 and class 10 structures, or that exceed the geometric limits in Clause 1.2 of AS 4055-2021, the wind classification shall be calculated in accordance with AS 1170.2-2021 (*Structural Design Actions – Wind Actions)*.

The wind classification for the site, per AS 4055-2021:

Region:	**A**
Terrain Category:	**TC1 – open water within 500 m**
Shielding Classification:	**FS - full shielding**
Topographic Classification:	**T2 – upper 3rd of 1:9 slope feature, h>30m**
Wind Classification:	**N3**
Design Wind Gust Speed ($V_{h,u}$):	**50 m/sec**

SITE CLASSIFICATION AND RECOMMENDATIONS

For standard foundations (100 kPa bearing capacity), the site meets the criteria for a **Class P** site classification, as set out in AS2870-2011 (construction). This classification is appropriate due to the presence of materials with low bearing capacity to approximately 1.1 m depth. Founding on the underlying, highly competent, sandstone bedrock, at approximately 1.0 – 1.7 m depth, is recommended.

Note 1 – In addition to the **Class P** site classification, the site meets the reactivity levels of **Class S** or slightly reactive, with 0 – 20 mm the dominant reactivity of expected surface movement under normal soil moisture ranges for the location.

Note 2 – All foundations require ongoing adequate drainage and vegetation management – please refer to the attached CSIRO foundation management BTF 18 sheet.

Note 3 – If any foundations are placed on FILL that is > 0.5 m in depth, then **Class P** is applicable.

Note 4 – Based on the upper 0.6 m of soil, all plumbing fixtures and fittings should be suitable for a **Class S** site, per *Appendix G AS/NZS 3500.2.2021*.

General Notes – Important points pertinent to the maintenance of foundation soil conditions

This report relates to the soil and site conditions on the property at the time of the site assessment. The satisfactory long-term performance of footings is dependent upon ongoing site maintenance by the owner.

Examples of abnormal moisture conditions developing after construction include the following:

A) The effect of trees too close to the footings.
B) Excessive or irregular watering of gardens adjacent to the footings.
C) Failure to maintain site drainage affecting footings.
D) Failure to repair plumbing leaks affecting footings.
E) Loss of vegetation from near the building.

All earthworks on site must comply with AS 3798-2007 Guidelines on Earthworks for commercial and residential developments.

REPORT LIMITATIONS

Whilst every attempt is made to describe sub-surface conditions, natural variation will occur that cannot be determined by limited investigative soil testing. Therefore, discrepancies are possible between test results and observations during construction. It is our intention to accurately indicate the most probable soil type(s) and conditions for the area assessed. However, due to the nature of sampling an area, variations in soil type, soil depth and site conditions may occur.

We accept no responsibility for any differences between what we have reported and actual site and soil conditions for particular regions we could not directly assess at the time of inspection.

It is recommended that during construction, Doyle Soil Consulting and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report. Any changes to the site through excavations may alter the site classification. In these cases, it is expected that the owner consults the author for a reclassification. This report requires certification via a form 55 certificate from Doyle Soil Consulting to validate its contents.

Because site discrepancies may occur between this report and actual site conditions, it is a condition of certification of this report that the builder be provided with a copy of this report.

Rowan Mason
B.Agr.Sc.(Hons).
Soil Scientist

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7418

APPENDIX 1 – Approximate test hole and DCP locations

APPENDIX 2 – Definitions of Soil Horizons

Horizon name	Meaning
A1	Dark topsoils, zone of maximum organic activity
A2 or E	Leached, light/pale washed-out sandy layer
A3 or AB	Transition from A to B, more like A
B1 or BA	Transition from A to B, more like B
B2	Main subsoils layer with brown colouration, accumulations of clay, humus, iron oxide, etc
B3	Transitional from B2 to C
C	Weakly weathered soil parent materials
Subscript	**Meaning**
r	Reducing conditions (anaerobic)
t	Enriched in translocated clay
s	Iron/aluminium oxide accumulations in subsoil
g	Mottled, suggesting periodic/seasonal wetness
m	Cemented layer (oxides, carbonates, humus, silica etc)
k	Calcium carbonate (lime) accumulation
h	Humus accumulation in subsoil

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Knest Modular Building *Owner name*

3/14 Cessna Way *Address*

Cambridge TAS 7170 *Suburb/postcode*

Qualified person details:

Qualified person: Robyn Doyle

Address: 6/76 Auburn Rd

Kingston Beach 7050

Phone No: 0488 080 455

Fax No:

Licence No: N/A

Email address: robyn@doylesoilconsulting.com.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS)
Professional Indemnity cover –

About Underwriting -Lloyd's of London
ENG 24 000305

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Classification of foundation conditions according to AS2870-2011

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

Details of work:

Address: 22 Darwin St

Midway Point TAS 7171

Lot No: 4

Certificate of title No: 54948/4

The assessable item related to this certificate: Site and soil classification

Sorell Council
Development Application: 5.2026.94.1 - Response to Request For Information - 22 Darwin Street, Midway Point - P2.pdf
Plans Reference: P2
Date Received: 03/06/2026

(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: Foundation Classification

(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 item, at any stage, as part of - *(tick one)*

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	The attached Geotechnical Assessment Report for the address detailed above in, 'Details of Work'.
Relevant calculations:	Refer to above report.
References:	AS2870-2011 Residential slabs and footings AS1726-2017 Geotechnical site investigations CSIRO Building Technology File -18

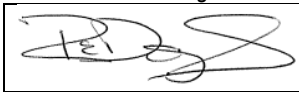
Substance of Certificate: *(what it is that is being certified)*

Site classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alterations to foundation conditions as a result of earthworks, drainage condition changes or variations in site maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1959	21/02/2026

CERTIFIED PROFESSIONAL SOIL SCIENTIST
CPSS
Ms Robyn Doyle

Foundation Maintenance and Footing Performance:
A Homeowner's Guide

PUBLISHING

BTF 18-2011
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870-2011, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume, particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.

In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes

Notes

1. Where controlled fill has been used, the site may be classified A to E according to the type of fill used.
2. Filled sites. Class P is used for sites which include soft fills, such as clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soil subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise.
3. Where deep-seated moisture changes exist on sites at depths of 3 m or greater, further classification is needed for Classes M to E (M-D, H1-D, H2-D and E-D).

Tree root growth
Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation
Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

Seasonal swelling/shrinkage in clay
Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

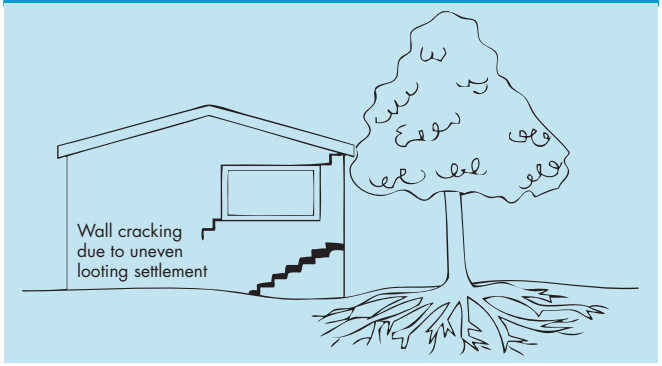
The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Trees can cause shrinkage and damage



Movement caused by tree roots
In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself
Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures
Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures
Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation causes a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures
Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem. Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870-2011.

AS 2870-2011 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing
Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage
In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

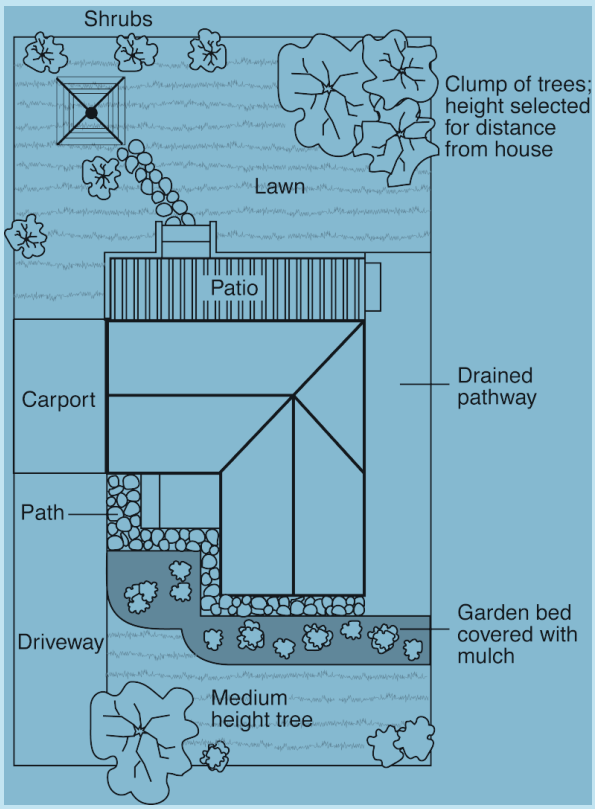
Protection of the building perimeter
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving should

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired.	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15–25 mm but also depends on number of cracks	4

Gardens for a reactive site



extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

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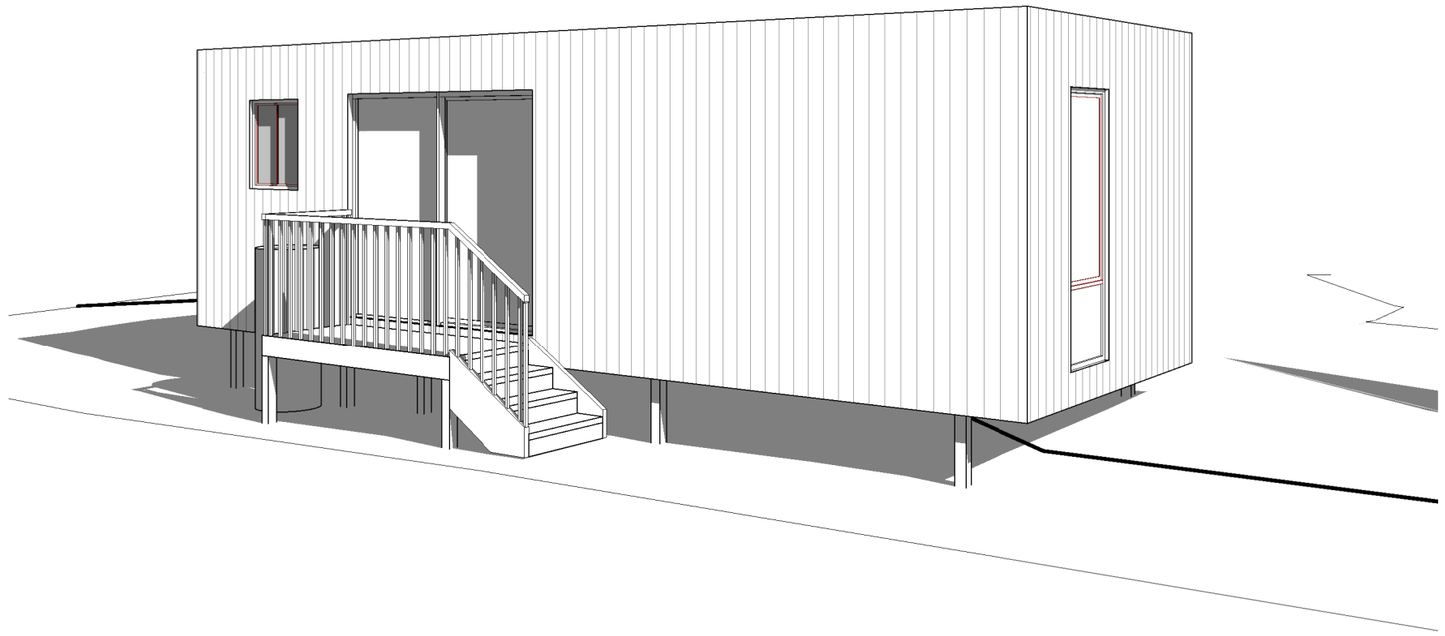
PROPOSED SECONDARY DWELLING
22 DARWIN STREET,
MIDWAY POINT

KNEST

PD26020

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	ELEVATIONS
06	ROOF PLAN
07	PERSPECTIVES



knest

COASTAL ENVIRONMENTS (C.E.)

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1KM OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS. ALL CONCRETE TO BE MIN 32 MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.

FLOOR AREA	32.43	m2	(3.49	SQUARES)
EX. DWELLING	116.94	m2	(12.59	SQUARES)
EX. SHED	14.60	m2	(1.57	SQUARES)
TOTAL AREA	163.98		17.65	

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 54948/4
SITE AREA: 650m2
DESIGN WIND SPEED: TBC
SOIL CLASSIFICATION: TBC
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: HIGH
BAL RATING: EXEMPT
OTHER KNOWN HAZARDS: AIRPORT OBSTACLE LIMITATION AREA

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Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION

JUNE 2026

PLANNING

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED FOR KNEST FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- UNDERGROUND SERVICES HAVE BEEN LOCATED BY THEIR ABOVE GROUND INDICATORS ONLY.
- THE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING THE LOCATION OF UNDERGROUND UTILITIES (TELSTRA, WATER MAINS, SEWER, DRAINAGE, GAS) WHICH REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.
- THIS DATA IS ON A PLANE COORDINATE SYSTEM -
- DISTANCES ARE WHAT WOULD BE MEASURED ON THE GROUND USING A TAPE MEASURE. THE COORDINATES HAVE AN MGA2020 ORIGIN AT SPM6208 (E:543506.716 N:5261412.182 RL:51.175)
- THE COMBINED SCALE FACTOR (CSF) TO BE APPLIED TO CONVERT TO MGA COORDINATE SYSTEM IS 0.99961525 USING SPM6208 AS THE SCALE ORIGIN POINT.
- CONTOUR INTERVALS: 0.200m

COASTAL ENVIRONMENTS (C.E.)

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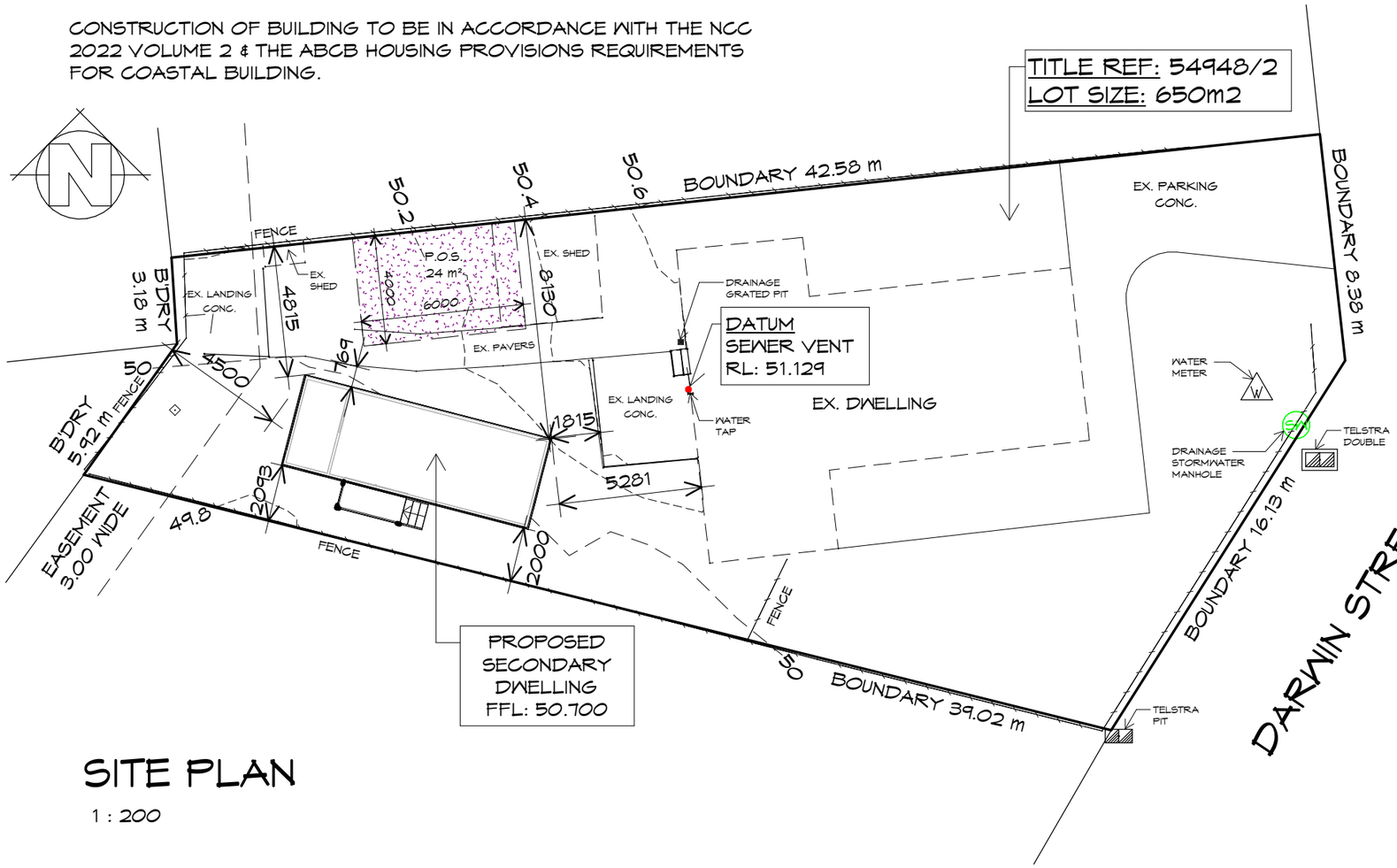

SITE PLAN

1 : 200

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE

BUILDING FOOTPRINT 163.98 /SITE AREA 650 = 0.252
TOTAL SITE COVERAGE 25.2%

PRIVATE OPEN SPACE

24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

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REV. DATE DESCRIPTION

Client name: KNEST

PLANNING

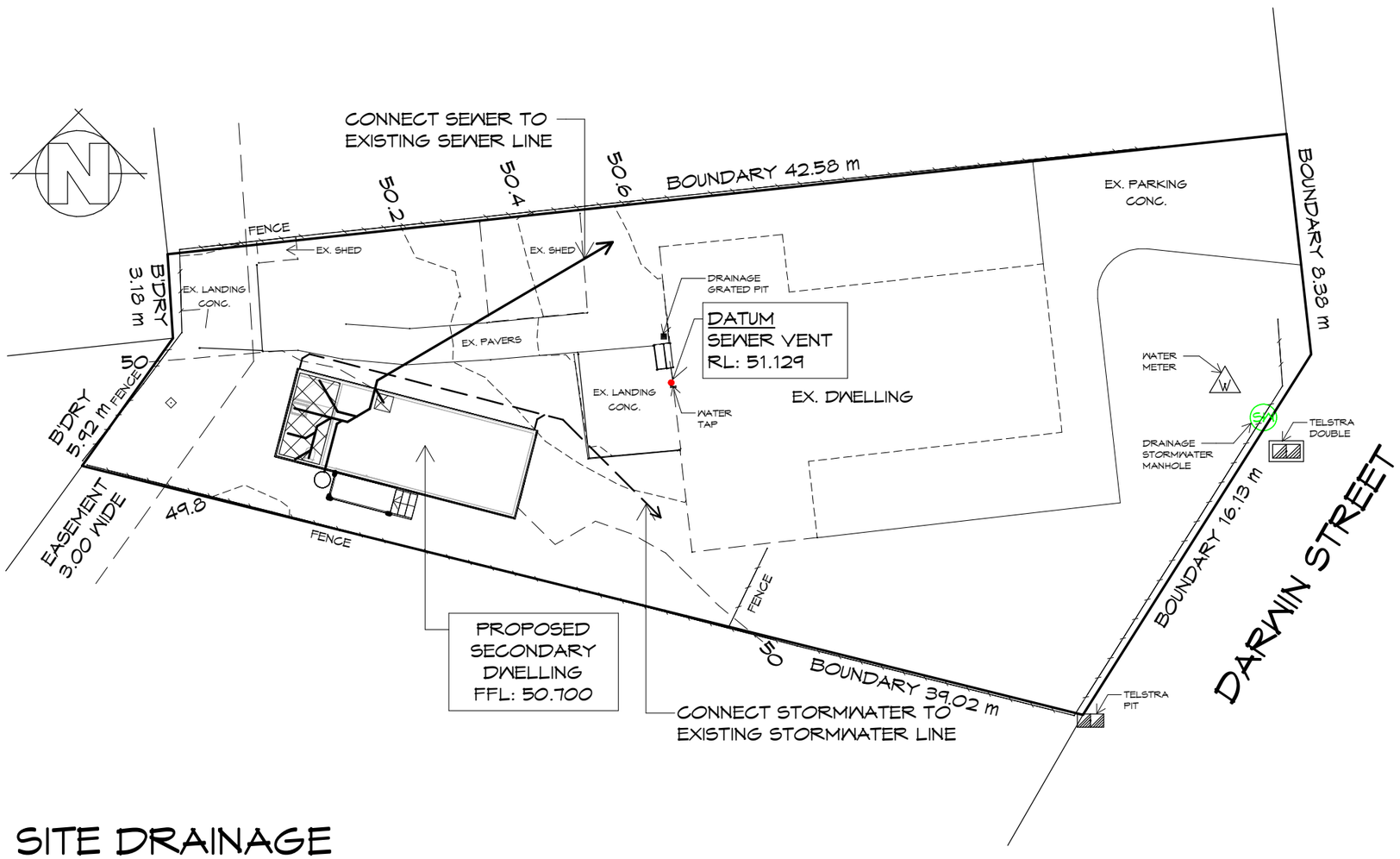
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED SECONDARY DWELLING
22 DARWIN STREET,
MIDWAY POINT

Drawing: SITE PLAN

Date:	Drafted by:	Approved by:
03.06.2026	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD26020 - 01	1 : 200	01

Accredited building practitioner: Frank Geskus -No CC246A



SITE DRAINAGE

1 : 200

LEGEND

- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN

PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.

ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

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Project: PROPOSED SECONDARY DWELLING
22 DARWIN STREET,
MIDWAY POINT

Drawing: SITE DRAINAGE PLAN

Date:	Drafted by:	Approved by:
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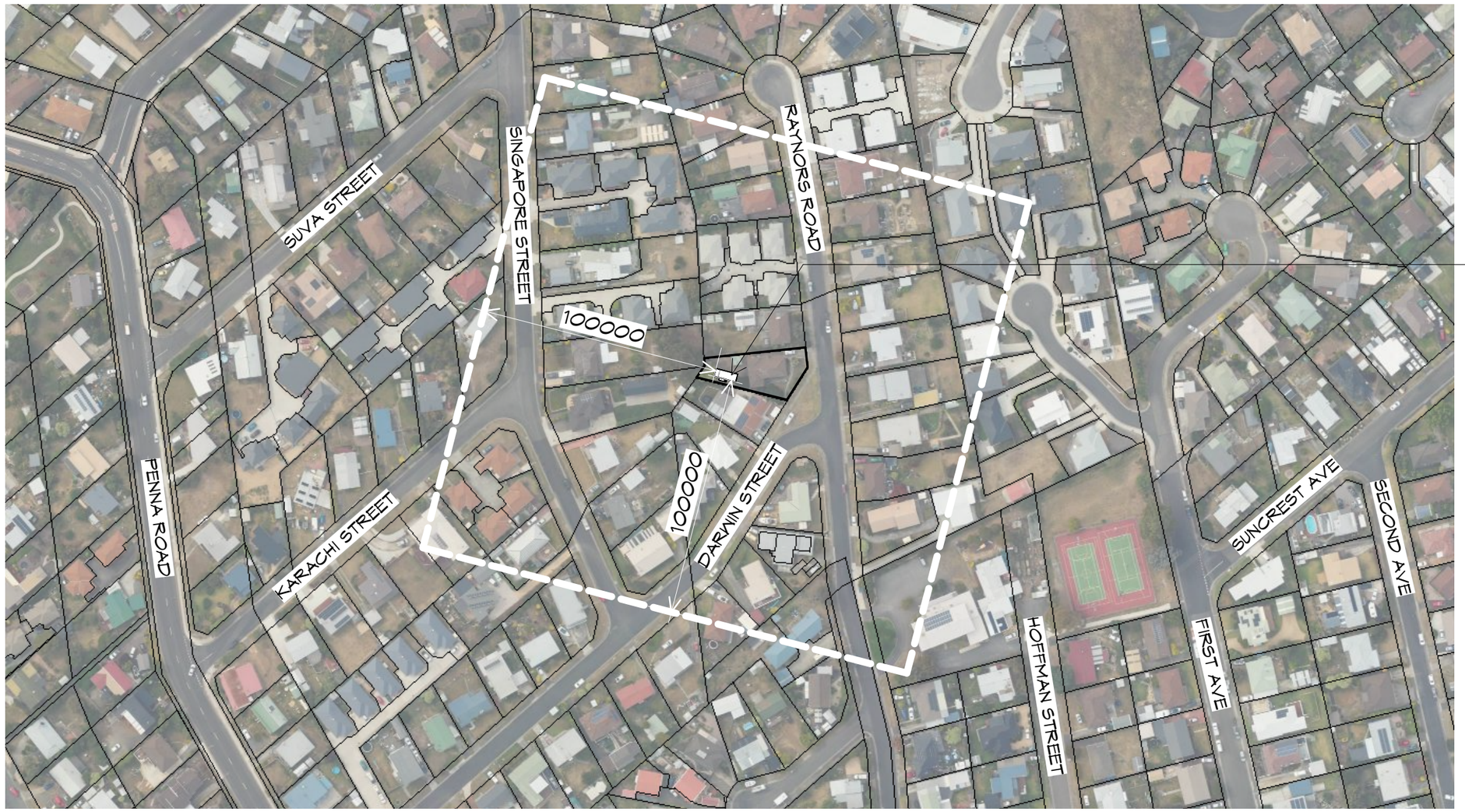

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.
RESIDENCE **IS NOT** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

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MIDWAY POINT

Drawing: LOCALITY PLAN

Date:	Drafted by:	Approved by:
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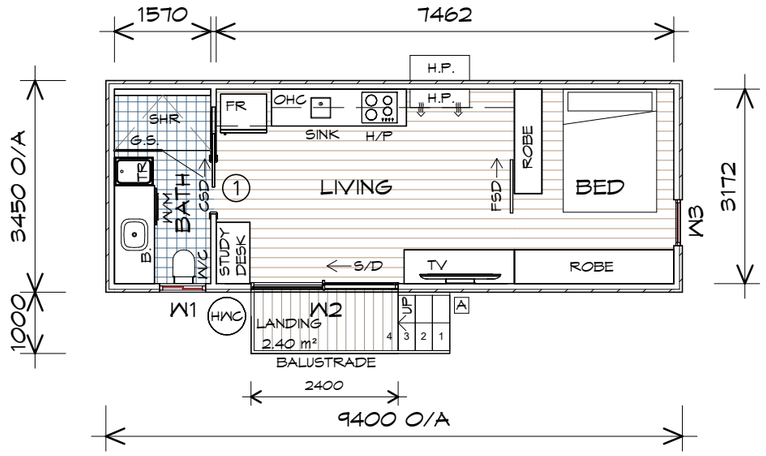

FLOOR PLAN

1 : 100

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

FLOOR AREA	32.43	m2	(3.49	SQUARES)
TOTAL AREA	32.43		3.49	

LEGEND

CSD	CAVITY SLIDING DOOR
FSD	FACE SLIDING DOOR
S/D	SLIDING DOOR
G.S.	GLASS SCREEN
HWC	HOT WATER CYLINDER
OHC	OVERHEAD CUPBOARDS

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

WINDOW WITHIN WET AREA
C/W SAFETY GLASS AS PER AS1288.2021
BEVEL WINDOW SEAL
RETURN TILES OR LAMIPANEL TO WINDOW (TYPICAL)

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	870	CAVITY SLIDING DOOR	

WH WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	0.9	0.8	SLIDING WINDOW	OPAQUE
W2	2.1	2.4	SLIDING DOOR	
W3	2.1	0.8	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

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Project:
PROPOSED SECONDARY DWELLING
22 DARWIN STREET,
MIDWAY POINT

Drawing:
FLOOR PLAN

Date:	Drafted by:	Approved by:
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Project/Drawing no:	Scale:	Revision:
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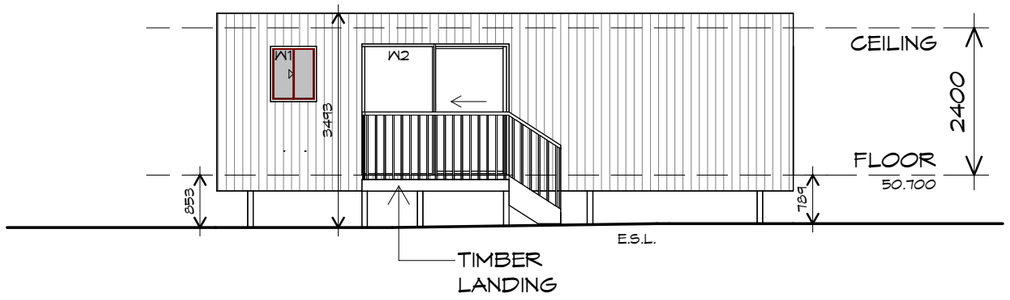
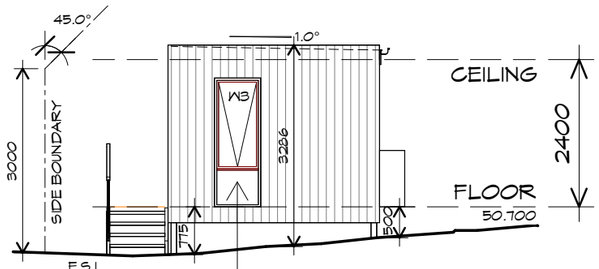


SOUTHERN ELEVATION

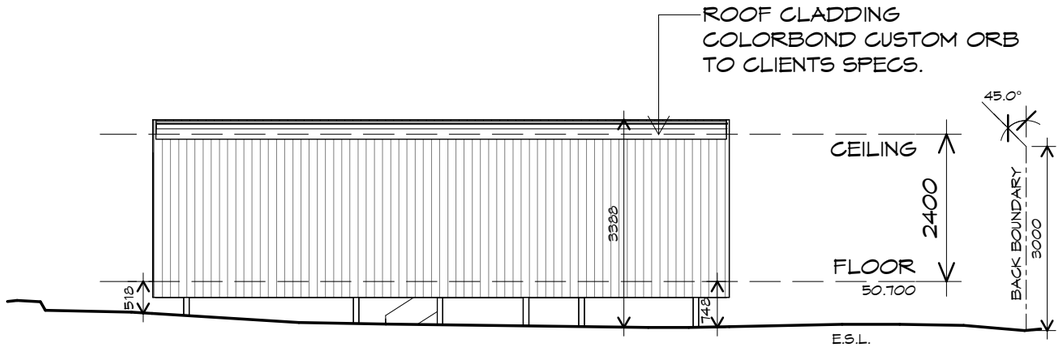
1 : 100



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

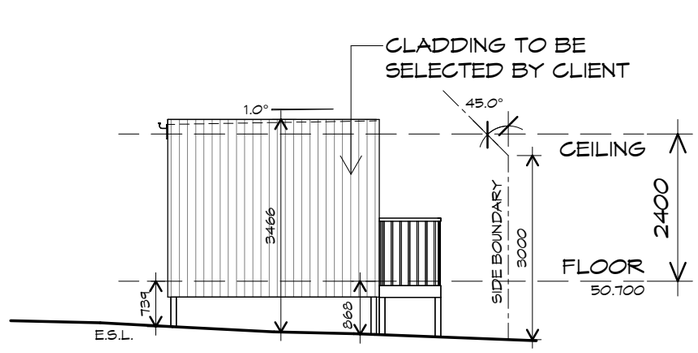
EASTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

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REV. DATE DESCRIPTION

Client name:
KNEST

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED SECONDARY DWELLING
22 DARWIN STREET,
MIDWAY POINT

Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
03.06.2026	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PD26020 - 05	1 : 100	01

Accredited building practitioner: Frank Geskus -No CC246A

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

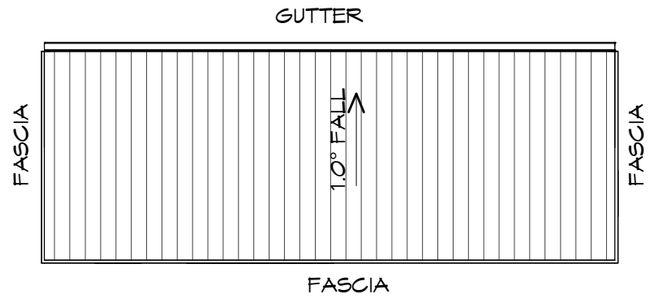
UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

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knest

REV. DATE DESCRIPTION

Client name: KNEST

PLANNING
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Project: PROPOSED SECONDARY DWELLING
22 DARWIN STREET,
MIDWAY POINT

Drawing: ROOF PLAN

Date:	Drafted by:	Approved by:
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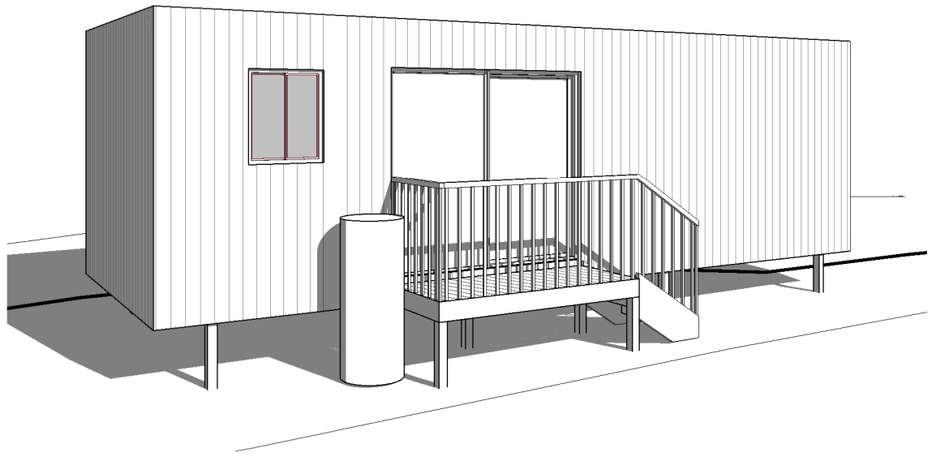
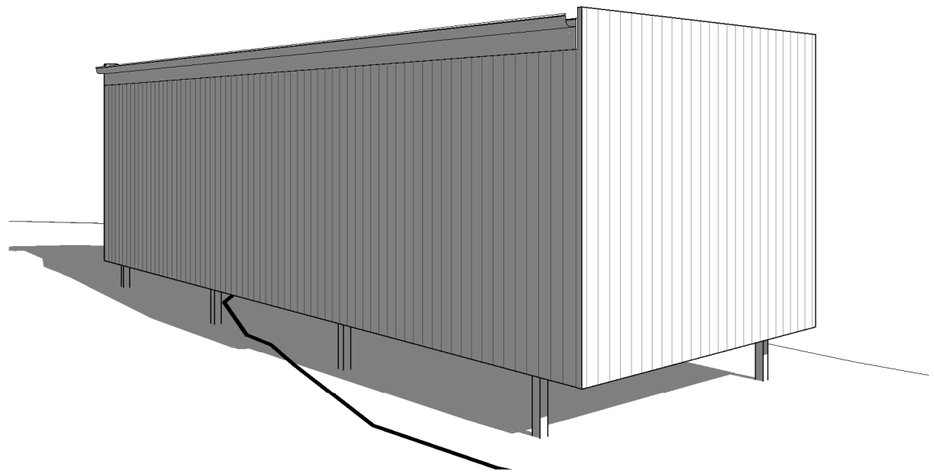
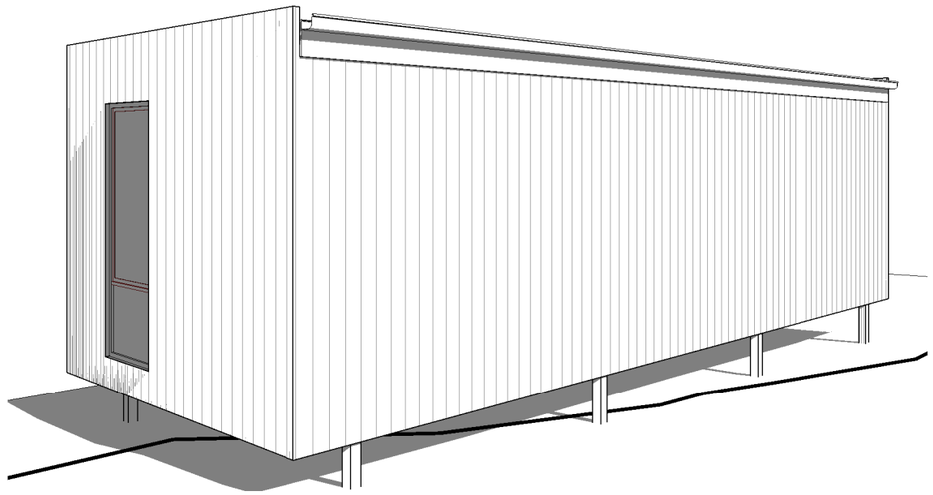
Project/Drawing no:	Scale:	Revision:
PD26020 - 06	1 : 100	01

Accredited building practitioner: Frank Geskus -No CC246A







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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

knest

REV. DATE DESCRIPTION

Client name:
KNEST

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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PROPOSED SECONDARY DWELLING
22 DARWIN STREET,
MIDWAY POINT

Drawing:
PERSPECTIVES

Date:	Drafted by:	Approved by:
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Project/Drawing no:	**Scale:**	**Revision:**
PD26020 - 07		01

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