

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

27 PENNA BEACH STREET, MIDWAY POINT

PROPOSED DEVELOPMENT:

DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 14th September 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 14th September 2026**.

APPLICATION NO: 5.2026-282.1
DATE: 28 August 2026



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

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

Full description of Proposal:	Use: NEW DWELLING
	Development: RESIDENTIAL HOUSE
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 450,000.00

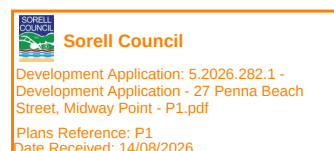
Is all, or some the work already constructed:	No: ☒ Yes: ☐
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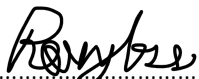
Location of proposed works:	Street address: 27 PENNA BEACH STREET
	Suburb: MIDWAY POINT Postcode: 7171
	Certificate of Title(s) Volume: 189889 Folio: 132

Current Use of Site	VACANT LAND
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Current Owner/s:	Name(s) Craig Anthony Thomas and Lauren Leigh Thomas
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<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: ☒ Yes: ☐	<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/		



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 <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
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 <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: <u></u> Date: <u>14/8/26</u>

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 <i>Land Use Planning and Approvals Act 1993</i>). 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: 5.2026.282.1 - Development Application - 27 Penna Beach Street, Midway Point - P1.pdf Plans Reference: P1 Date Received: 14/08/2026	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____

SEARCH OF TORRENS TITLE

VOLUME 189889	FOLIO 132
EDITION 1	DATE OF ISSUE 16-Jan-2026

SEARCH DATE : 14-July-2026

SEARCH TIME : 11.48 am

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE

Lot 132 on Sealed Plan [189889](#)

Derivation : Part of Lot 306, 120 Acres Gtd. to John Lord

Prior CT [189520/1000](#)

SCHEDULE 1

[M871097](#) TRANSFER to JAC ESTATES PTY LTD Registered
17-Feb-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP189889](#) EASEMENTS in Schedule of Easements

[SP189889](#) COVENANTS in Schedule of Easements

[SP189889](#) FENCING COVENANT in Schedule of Easements

[SP183934](#), [SP184510](#), [SP184768](#), [SP184962](#), [SP185905](#), [SP186229](#),
[SP186700](#), [SP187500](#), [SP188745](#), [SP189273](#), [SP189367](#) &
[SP189520](#) COVENANTS in Schedule of Easements

[SP14888](#), [SP184510](#), [SP184768](#), [SP184962](#), [SP185905](#), [SP186229](#),
[SP186700](#), [SP187500](#), [SP188745](#), [SP189273](#), [SP189367](#) &
[SP189520](#) FENCING COVENANT in Schedule of Easements

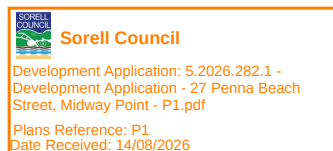
[SP183934](#) FENCING PROVISION in Schedule of Easements

[SP14888](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

[M871097](#) FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

[N255977](#) PRIORITY NOTICE reserving priority for 90 days
TRANSFER JAC Estates Pty Ltd to Craig Anthony Thomas
and Lauren Leigh Thomas
MORTGAGE Craig Anthony Thomas and Lauren Leigh Thomas
to Perpetual Corporate Trust Limited Lodged by
DEBBIE HUTTON CONVEYANCING on 11-June-2026 BP: [N255977](#)



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189889

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

Taswater

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'G' 4.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'G' 4.00 WIDE (SP 185905)" as shown on the plan ("the Easement Land").

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

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

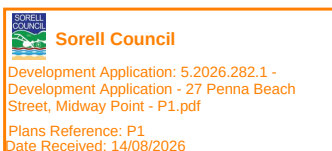
Lots 132, 75 & 1000 are SUBJECT TO a Pipeline & Services Easement gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successor and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 184768)" as shown on the plan ("the Easement Land").

Lots 123 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' VARIABLE WIDTH (SP 185905) & DRAINAGE EASEMENT 'C' VARIABLE WIDTH (SP 185905)" as shown on the plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JAC ESTATES PTY LTD	PLAN SEALED BY: SORELL COUNCIL
FOLIO REF: 189520/1000	DATE: 23.12.25
SOLICITOR & REFERENCE:	SA 2020/00006 - 1
Butler McIntyre & Butler (JS:251287)	REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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Sean Baker *Paul Mc*

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 189889
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189520/1000	

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

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

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 184962) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 184962)" as shown on the plan ("the Easement Land").

Lots 46 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan ("the Easement Land").

Lots 30 & 49 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 184510) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 184510)" as shown on the plan ("the Easement Land").

Lots 123 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 3.50 WIDE (SP 185905) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 185905)" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP185905)" as shown on the plan ("the Easement Land").

Lots 155 & 1000 are SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP186229) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP186229)" as shown on the plan ("the Easement Land").

Lot 1000 is SUBJECT TO a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP187500)" as shown on the plan ("the Easement Land").

Director 

Director 

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

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 **Sorell Council**
 Development Application: 5.2026.282.1 -
 Development Application - 27 Penna Beach
 Street, Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 14/08/2026

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 189889
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189520/1000	

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

Drainage

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'G' 4.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'G' 4.00 WIDE (SP 185905)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'H' VARIABLE WIDTH (SP 185905)" as shown on the plan.

Lots 155 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 186229) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 186229)" as shown on the plan.

Lots 30 & 49 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184510)" as shown on the plan.

Lots 75, 132 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP184768) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP184768)" as shown on the plan.

Lots 123 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'C' VARIABLE WIDTH (SP 185905) & DRAINAGE EASEMENT 'C' VARIABLE WIDTH (SP 185905)" as shown on the plan.

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

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.00 WIDE (SP 185905) & DRAINAGE EASEMENT 'E' 3.00 WIDE (SP 185905)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'F' 3.00 WIDE (SP 185905)" as shown on the plan.

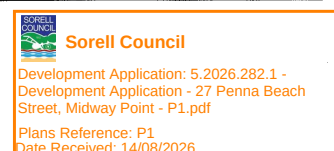
Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' VARIABLE WIDTH (SP 184962) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 184962)" as shown on the plan.

Director

Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 189889
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189520/1000	

Lots 46 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'E' 3.50 WIDE (SP184510) & DRAINAGE EASEMENT 'E' 3.50 WIDE (SP184510)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 185905)" as shown on the plan.

Lots 123 & 1000 are SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 3.50 WIDE (SP 185905) & DRAINAGE EASEMENT 'B' 3.50 WIDE (SP 185905)" as shown on the plan.

Lot 1000 is SUBJECT TO a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE (SP 187500) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 187500)" as shown on the plan.

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

Pipeline

Lot 1000 is SUBJECT TO an easement in favour of Metropolitan Water Board over the area marked "PIPELINE EASEMENT 10.06 WIDE (563/6D)" shown on the plan and fully set forth in sealed plan 14888.

Lot 1000 is SUBJECT TO an easement for pipeline rights in favour of Sorell Council over the area marked "PIPELINE EASEMENT 10.06 WIDE (563/6D)" shown on the plan and fully set forth in transfer B912948.

Embankment

Lot 1000 is SUBJECT TO an Embankment Easement, as defined in SP185905, in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "B" (SP 185905)" as shown on the plan.

Lot 1000 is SUBJECT TO an Embankment Easement, as defined in SP184768, in gross in favour of the Sorell Council over the land marked "EMBANKMENT EASEMENT "B" VARIABLE WIDTH (SP184768)" as shown on the plan.

FENCING COVENANT

In respect to the lots on the plan, the owners of each lot on the plan covenants with the vendor (JAC ESTATES PTY LTD) that the vendor shall not be required to fence.

Director

Director



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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 189889
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189520/1000	

COVENANTS

The owner of Lot 75 on the Plan covenants in gross with the Sorell Council to the intent that the burden of this covenant may run with and bind the covenantors' lot and every part thereof and that the benefit thereof shall be in favour of the said Sorell Council to observe the following stipulation:-

- Not to construct, or allow to be constructed, any habitable room of a dwelling within the area marked A.D.E.F. on the Plan.

The owner of all lots on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- not to construct on a lot a dwelling without :
 - i) A minimum 5,000 litre rain water tank fitted to collect all roof runoff; and
 - ii) Such tank shall be installed with minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top up from the reticulated water supply.

The owner of lot 1000 on the Plan covenant in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- not to allow vehicular access to Penna Road.

Definitions;

"**Embankment Easement**" means that defined in the respective SPs 185905 and SP184768.

"**Pipeline and Services Easement**" means-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

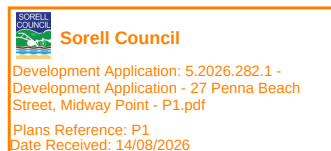
- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Director: 

Director: 

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP1 8 9 8 8 9
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189520/1000	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

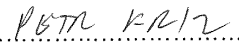
- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

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

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


Director Signature


Director Signature


Director Full Name (print)


Director Full Name

 **Sorell Council**
 Development Application: 5.2026.282.1 -
 Development Application - 27 Penna Beach
 Street, Midway Point - P1.pdf
 Plans Reference: P1
 Date Received: 14/08/2026

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

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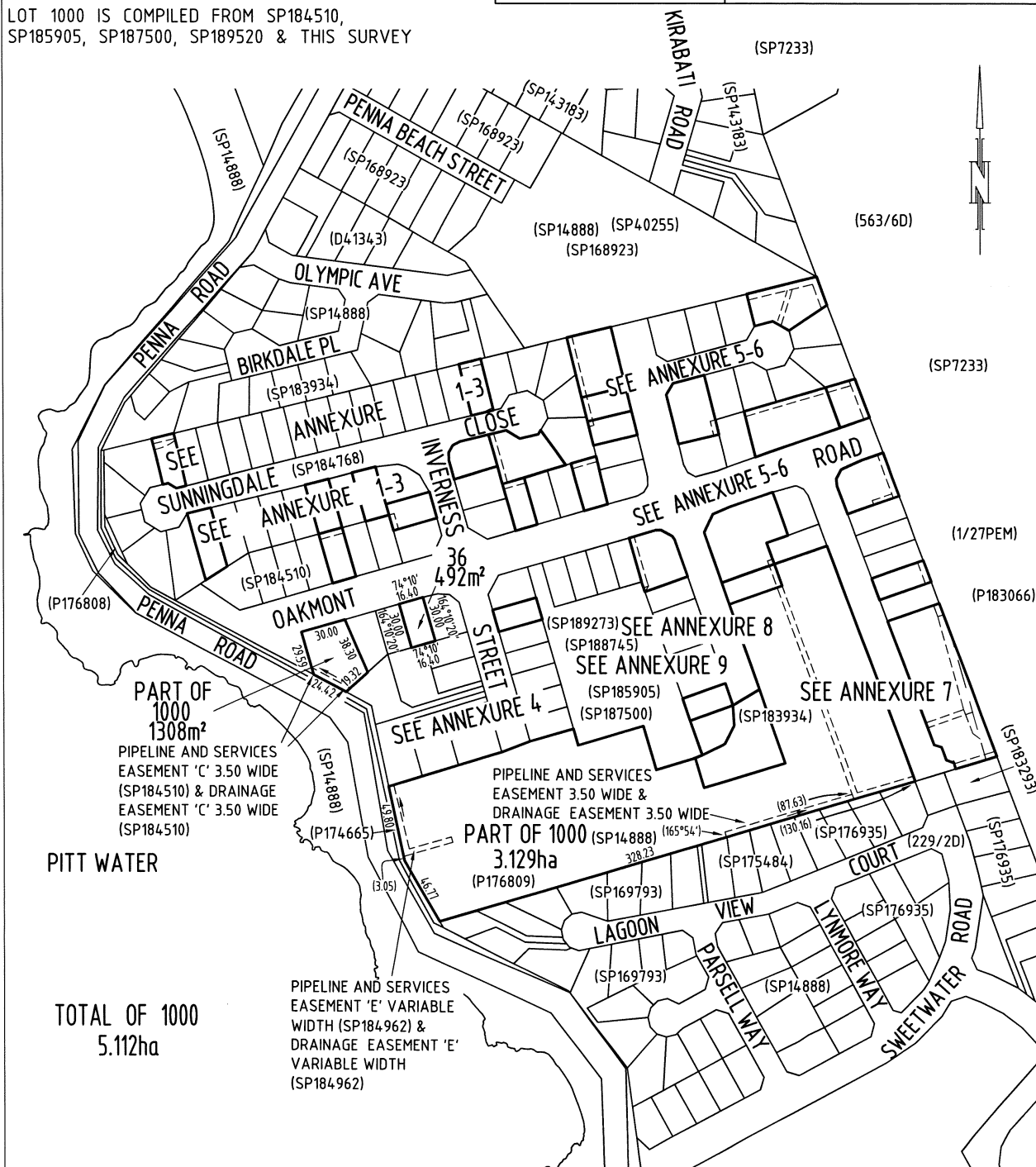
OWNER: JAC ESTATES PTY LTD	PLAN OF SURVEY BY SURVEYOR:  M. M. STRATTON of 127 BATHURST STREET, HOBART LOCATION: PEMBROKE-SORELL	REGISTERED NUMBER SP189889
FOLIO REFERENCE: 189520/1000		APPROVED EFFECTIVE FROM 16 JAN 2026
GRANTEE: PART OF LOT 306, 120 ACRES GTD TO JOHN LORD	SCALE 1: 2500	SURVEYORS REF 55456MS-1
		Recorder of Titles

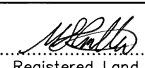
INDEX PLAN

LOT 1000 IS COMPILED FROM SP184510, SP185905, SP187500, SP189520 & THIS SURVEY

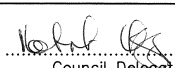
PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

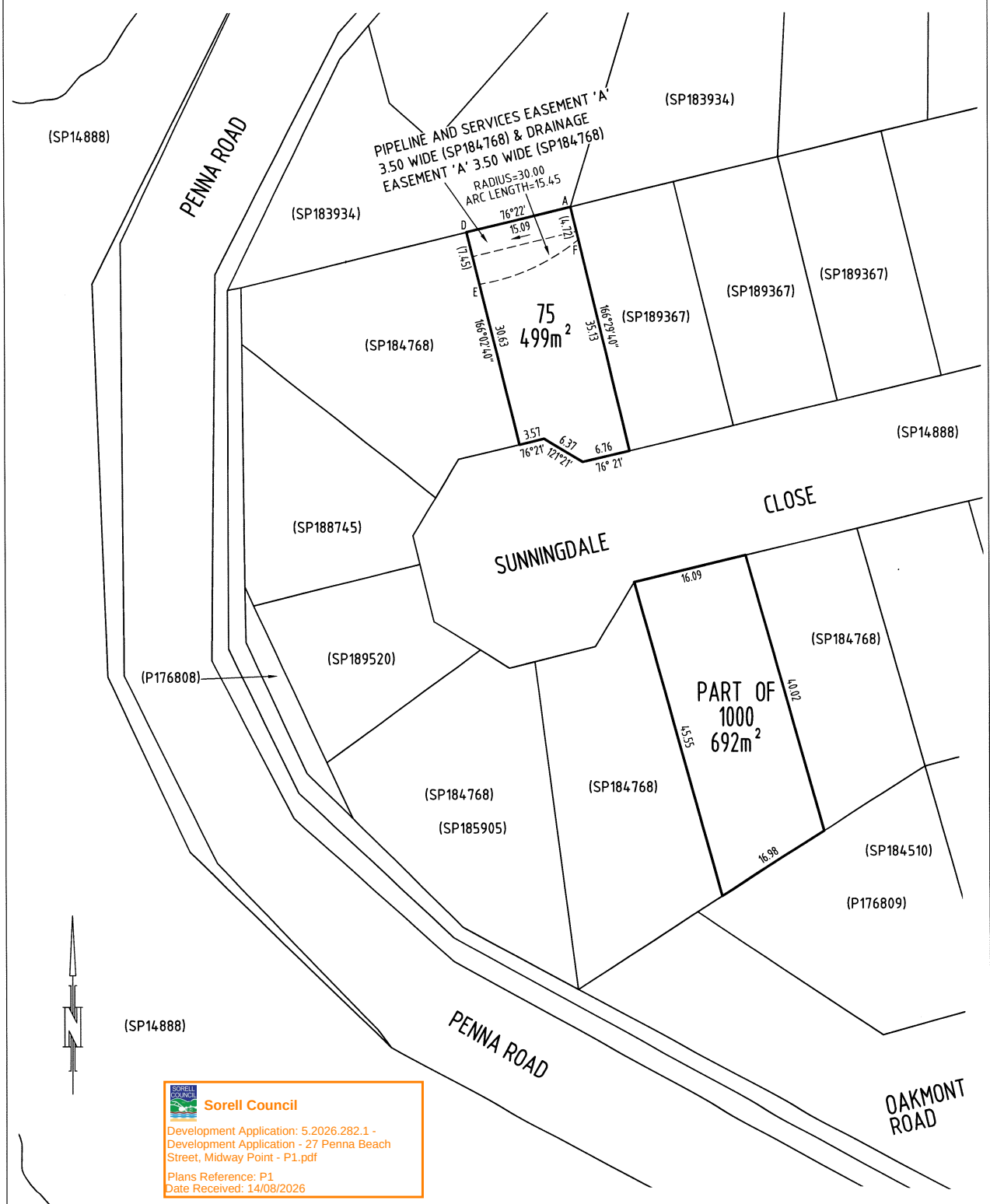



Registered Land Surveyor
2/12/2025
Date

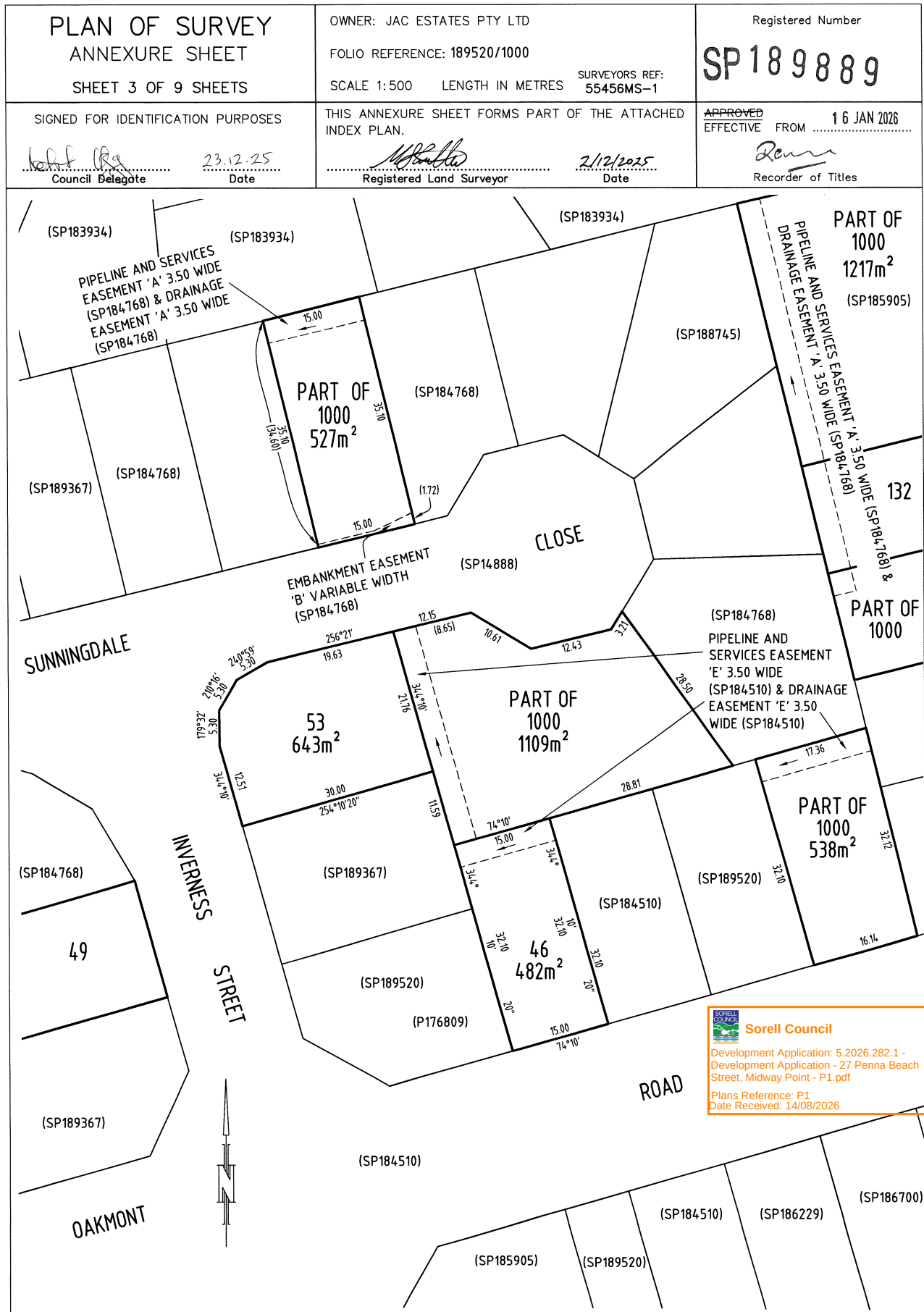
 **Sorell Council**
Development Application: 5.2026.282.1 -
Development Application - 27 Penna Beach
Street, Midway Point - P1.pdf
Plans Reference: P1
Date Received: 14/08/2026

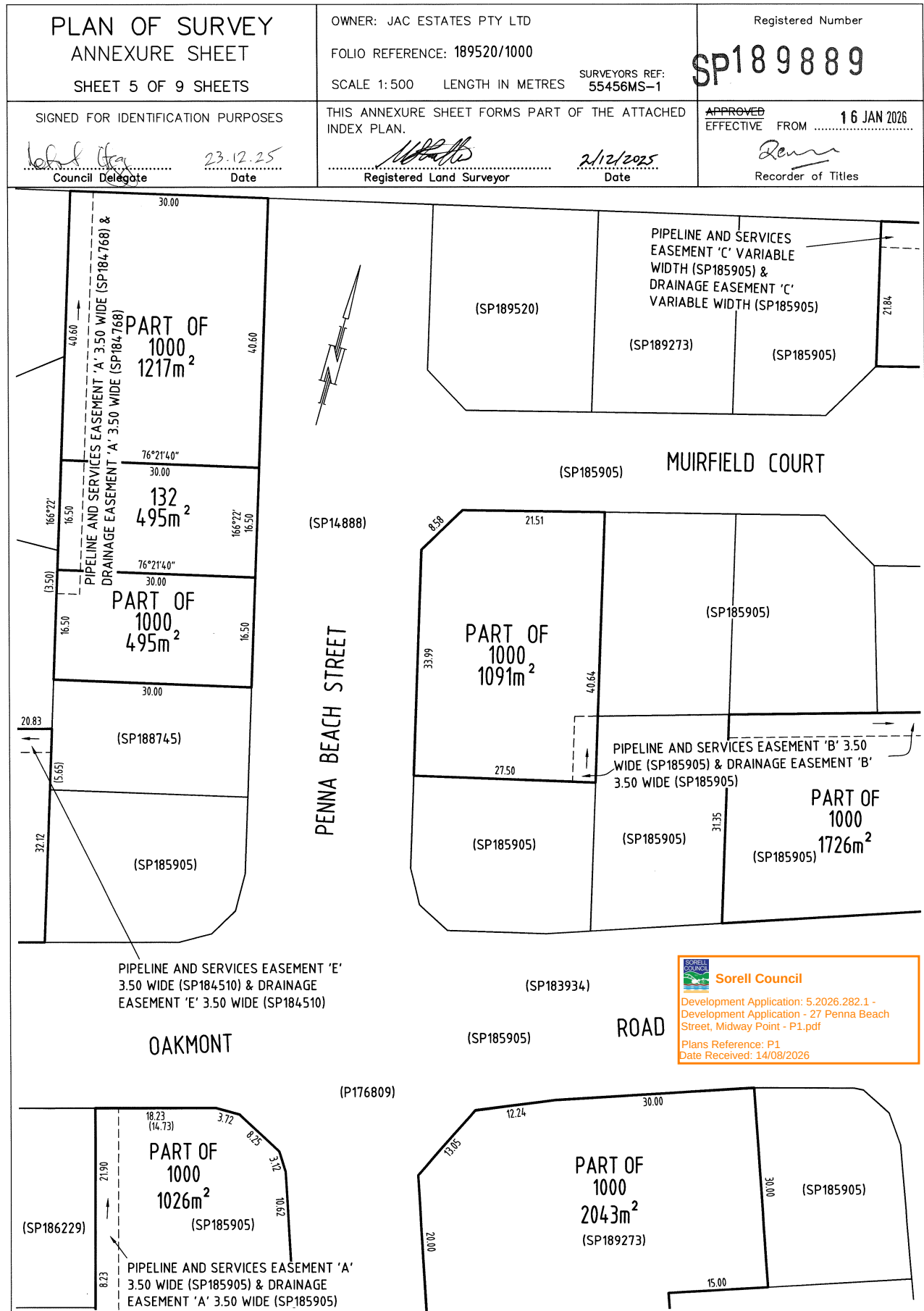

Council Delegate
23.12.25
Date

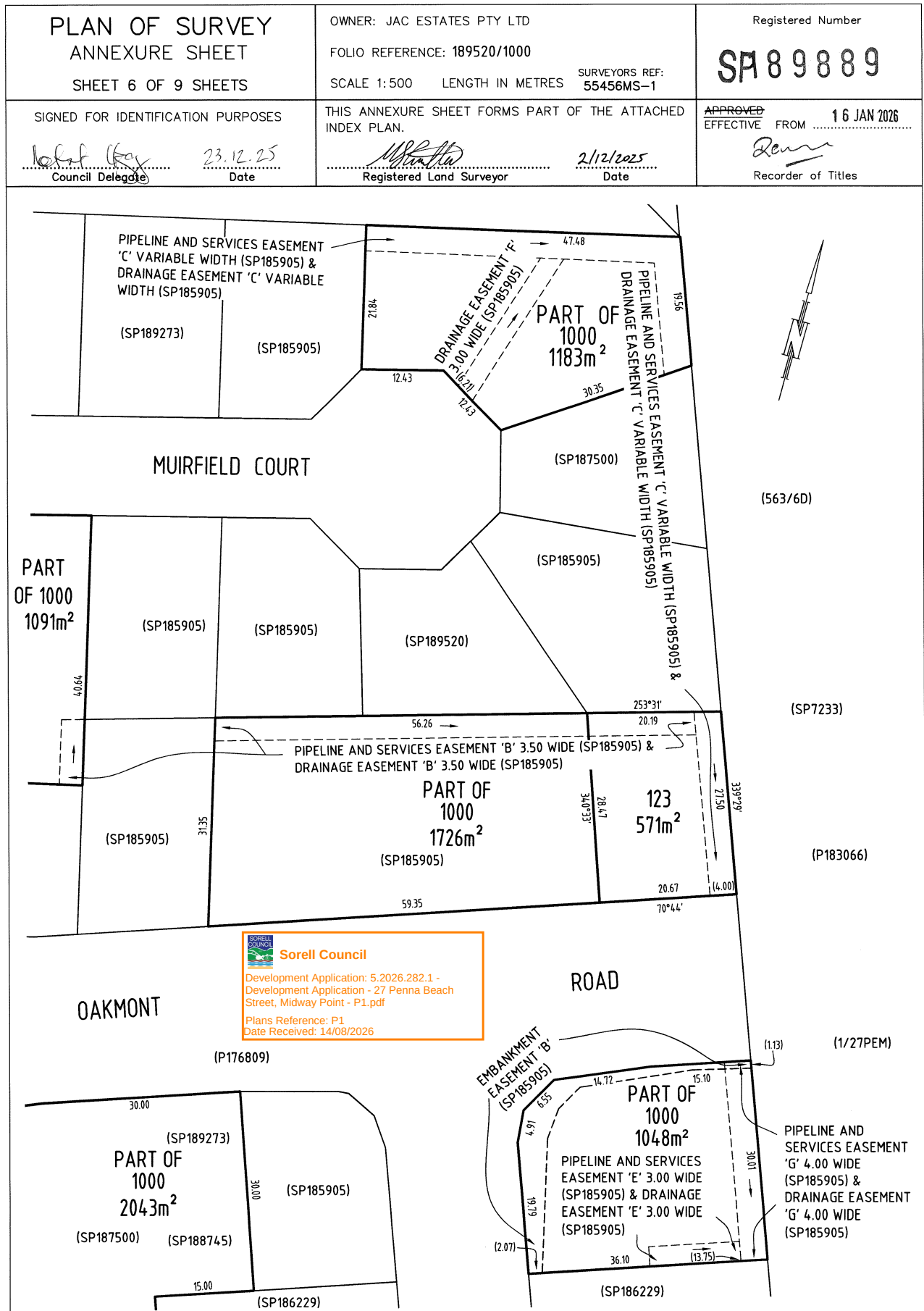
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 9 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189520/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55456MS-1	Registered Number SP 189889
SIGNED FOR IDENTIFICATION PURPOSES  23.12.25 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.  2/12/2025 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM 16 JAN 2026  Recorder of Titles

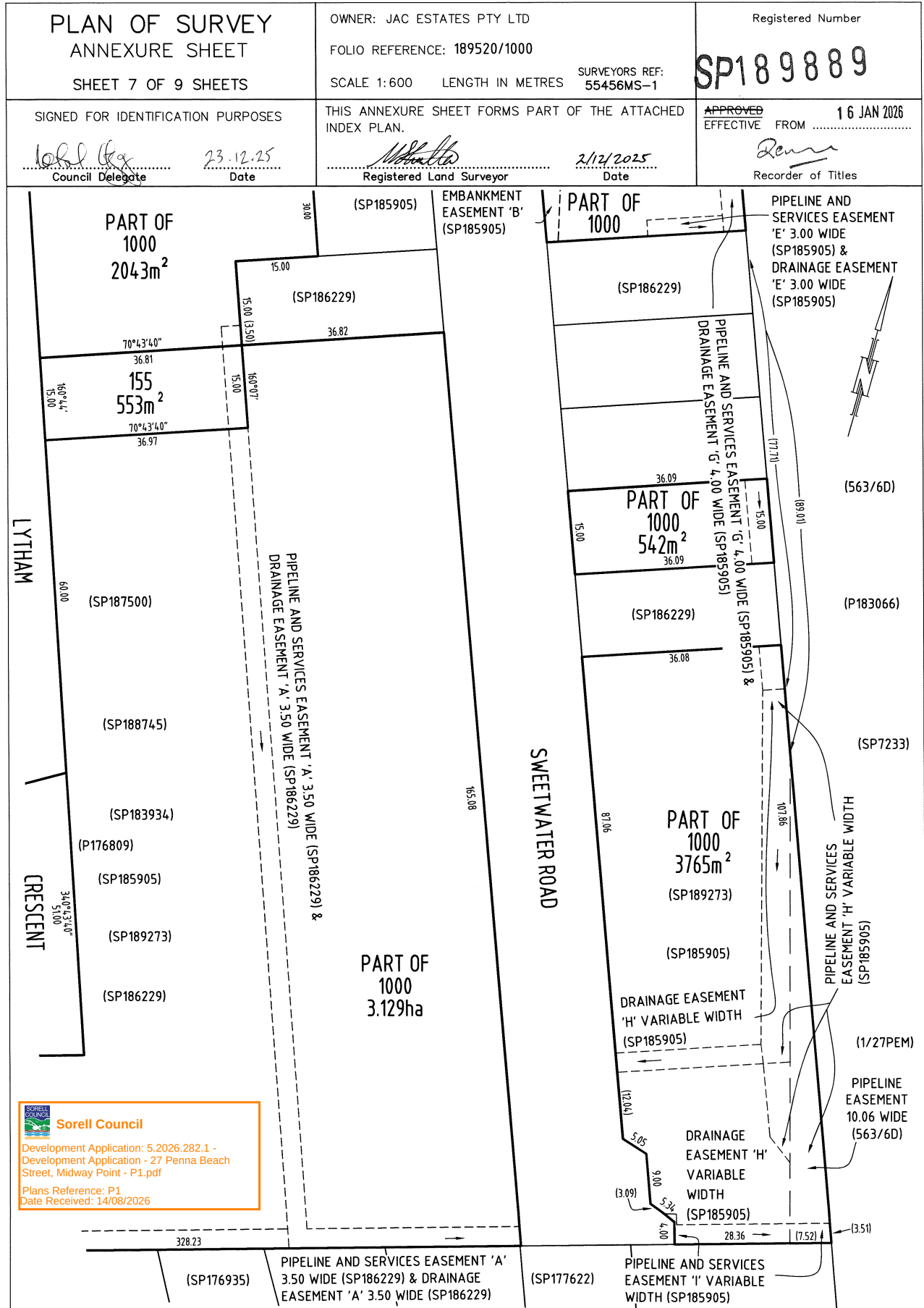


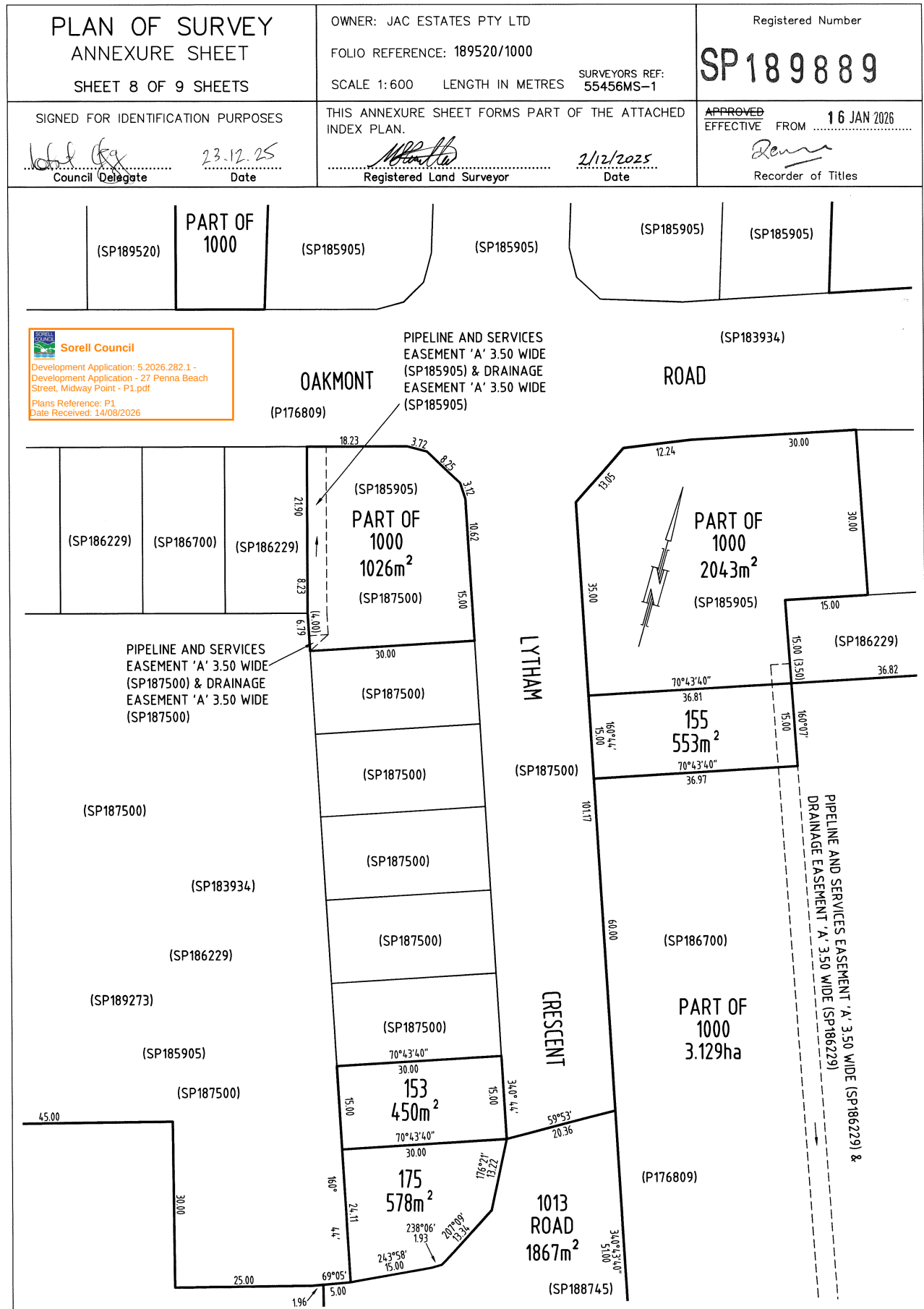












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UNREGISTERED DEALINGS REPORT

SEARCH DATE : 14-July-2026

SEARCH TIME : 11:48 am

CT: 189889/132

N255977 PRIORITY NOTICE reserving priority for 90 days
TRANSFER JAC Estates Pty Ltd to Craig Anthony Thomas
and Lauren Leigh Thomas
MORTGAGE Craig Anthony Thomas and Lauren Leigh Thomas
to Perpetual Corporate Trust Limited Lodged by
DEBBIE HUTTON CONVEYANCING on 11-June-2026 BP: N255977





GES

geo-environmental
solutions

DISPERSIVE SOIL ASSESSMENT

JOB NUMBER

J13262

ADDRESS

27 Penna Beach Street

Midway Point

CLIENT

SJM Property Developments (Aus) Pty Ltd



Sorell Council

Development Application: 5.2026.282.1 -
Development Application - 27 Penna Beach
Street, Midway Point - P1.pdf

Plans Reference: P1
Date Received: 14/08/2026

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E| office@geosolutions.net.au
www.geosolutions.net.au



Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	27 Penna Beach Street Midway Point
Date of Inspection:	10/06/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	189889/132
Title Area:	Approx. 497.7 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	7° NW facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 400mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021



Investigation

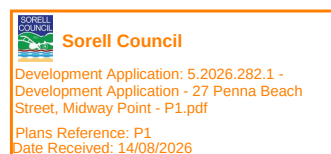
Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. In-situ testing was undertaken at the time of investigation to provide an indication of the bearing capacity of the materials encountered.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.40	0.00-0.30	SM	Silty SAND: trace of clay, grey, brown, slightly moist, medium dense
0.40-1.20	0.30-1.20	CI	Sandy CLAY: medium plasticity, grey, yellow, brown, slightly moist, stiff
1.20-1.30	1.20-1.30	GC	Clayey GRAVEL: yellow, brown, slightly moist, very dense, refusal on rock/boulder.

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



Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

The site has been identified as an area subject to tunnel erosion hazard according to 'Dispersive Soils and Their Management: Technical Reference Manual'. This is due to the soils present on site that developed from Triassic sandstone that contain considerable fine sand/silt content and medium plastic clays. Triassic sandstone in the local area is known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was



undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

The soil samples taken from site were found to be dispersive Class 2(2) -obvious milkiness, <50% of the aggregate affected.

Table 1 - Emerson Test Results

Sample	Texture	Emerson Class	Description
Sample 1	CLAY	Class 2(2)	obvious milkiness, <50% of the aggregate affected
Sample 2	CLAY	Class 2(2)	obvious milkiness, <50% of the aggregate affected

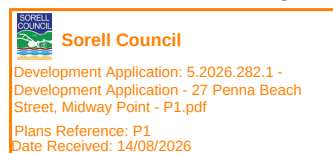


Management Recommendations

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

Conclusions

There is a low risk associated with dispersive soil 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 A - 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 organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every 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 use of any part of this report in any other context or for any other purpose by a third party.



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SITE CLASSIFICATION REPORT

JOB NUMBER

J13262

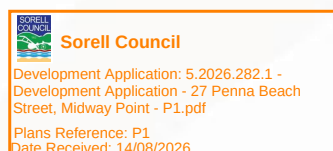
ADDRESS

27 Penna Beach Street

Midway Point

CLIENT

SJM Property Developments (Aus) Pty Ltd



GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E| office@geosolutions.net.au
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Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	27 Penna Beach Street Midway Point
Date of Inspection:	10/06/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	189889/132
Title Area:	Approx. 497.7 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	7° NW facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 400mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021



Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. In-situ testing was undertaken at the time of investigation to provide an indication of the bearing capacity of the materials encountered.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.40	0.00-0.30	SM	Silty SAND: trace of clay, grey, brown, slightly moist, medium dense
0.40-1.20	0.30-1.20	CI	Sandy CLAY: medium plasticity, grey, yellow, brown, slightly moist, stiff
1.20-1.30	1.20-1.30	GC	Clayey GRAVEL: yellow, brown, slightly moist, very dense, refusal on rock/boulder.

Site Notes

Soils on the site are developing from Triassic sandstone, the clay fraction is likely to show moderate ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class M

y_s range: **20-40mm**

Notes: Class M - The subsurface soil profile is assessed as moderately reactive, indicating a moderate characteristic surface movement potential and an associated capacity for shrink–swell behaviour under seasonal moisture fluctuations



Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

Foundation Considerations:

It is recommended that all footing loads are transferred to rock, either directly or via piers or piles, to minimise the potential for significant foundation movement.

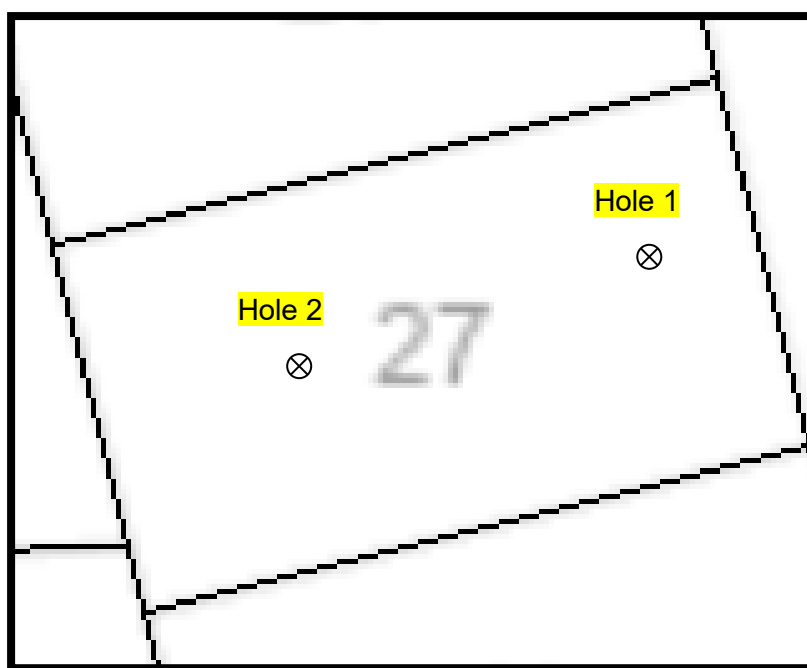
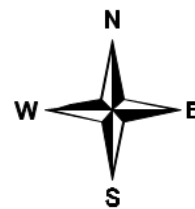
Earthworks Recommendations

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions as outlined in this report.



Site Plan





Site Photos





APPENDIX A -Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as Class P.

A site is classified as *Class P* when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance



1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON-COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Relative Density (%)
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		COHSIVE – FINE GRAINED (SILT & CLAY)	
Term	Moisture Condition	Moisture Condition	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL



1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification					
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	_____200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES	
	COBBLES	_____63								
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse _____20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.	
		medium _____6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above			
		fine _____2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—		
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—		
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse _____0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3		
		medium _____0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above			
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—		
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—		
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'						
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays							
		OL	Organic silts and clays of low plasticity							
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts							
		CH	Inorganic clays of high plasticity, fat clays							
		OH	Organic silts and clays of high plasticity							
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils							



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

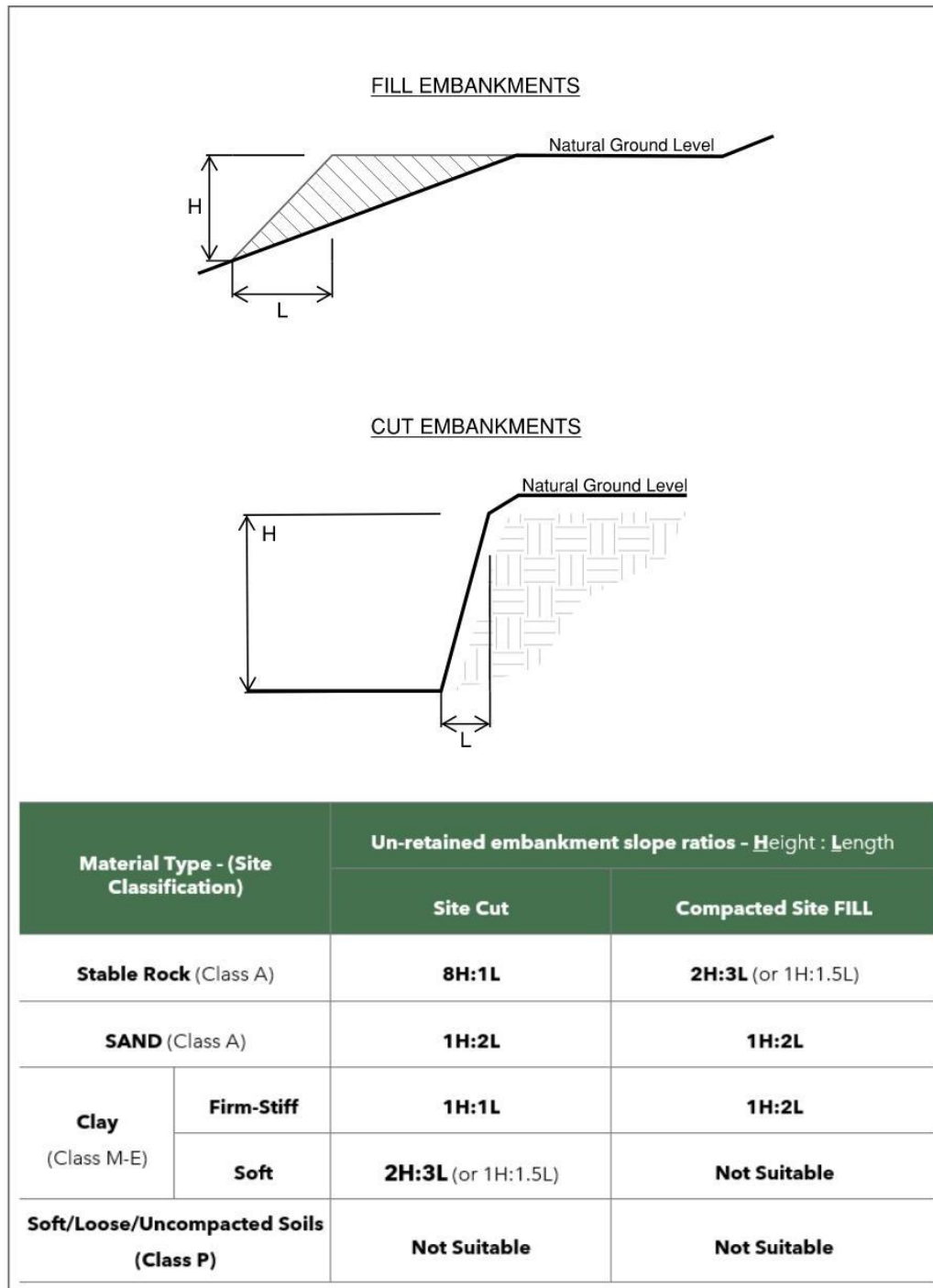
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as outlined in this report.



1.5 Batter Angles for Embankments (Guide Only)





APPENDIX B - Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (y_s) – Design movement (mm) at the surface of a reactive site caused by moisture changes.



Sorell Council

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Date Received: 14/08/2026



APPENDIX C - 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 organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every 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 use of any part of this report in any other context or for any other purpose by a third party.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: **SJM Property Developments (Aus) Pty Ltd** Owner /Agent
1/37 Ascot Drive Address
Huntingfield **7055** Suburb/postcode

Qualified person details:

Qualified person: **John-Paul Cumming**
Address: **29 Kirksway Place** Phone No: 03 6223 1839
Battery Point **7004** Fax No:
Licence No: **AO999** Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: **Certified Professional Soil Scientist (CPSS stage 2)** (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: **AS2870-2011 Foundation Classification** (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: **27 Penna Beach Street** Lot No:
Midway Point **7171** Certificate of title No: 189889/132
The assessable item related to this certificate: **Classification of foundation Conditions according to AS2870-2011** (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

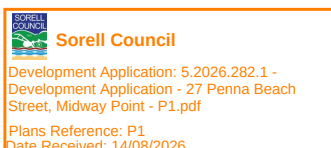
Certificate details:

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 ☒
or

a building, temporary structure or plumbing installation: ☐



In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the 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 alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J13262

22/06/2026



A handwritten signature in black ink, appearing to be 'John Paul Cumming', written over a light grey background.



Sorell Council

Development Application: 5.2026.282.1 -
Development Application - 27 Penna Beach
Street, Midway Point - P1.pdf
Plans Reference: P1
Date Received: 14/08/2026

PROPOSED NEW RESIDENCE

27 PENNA BEACH STREET,

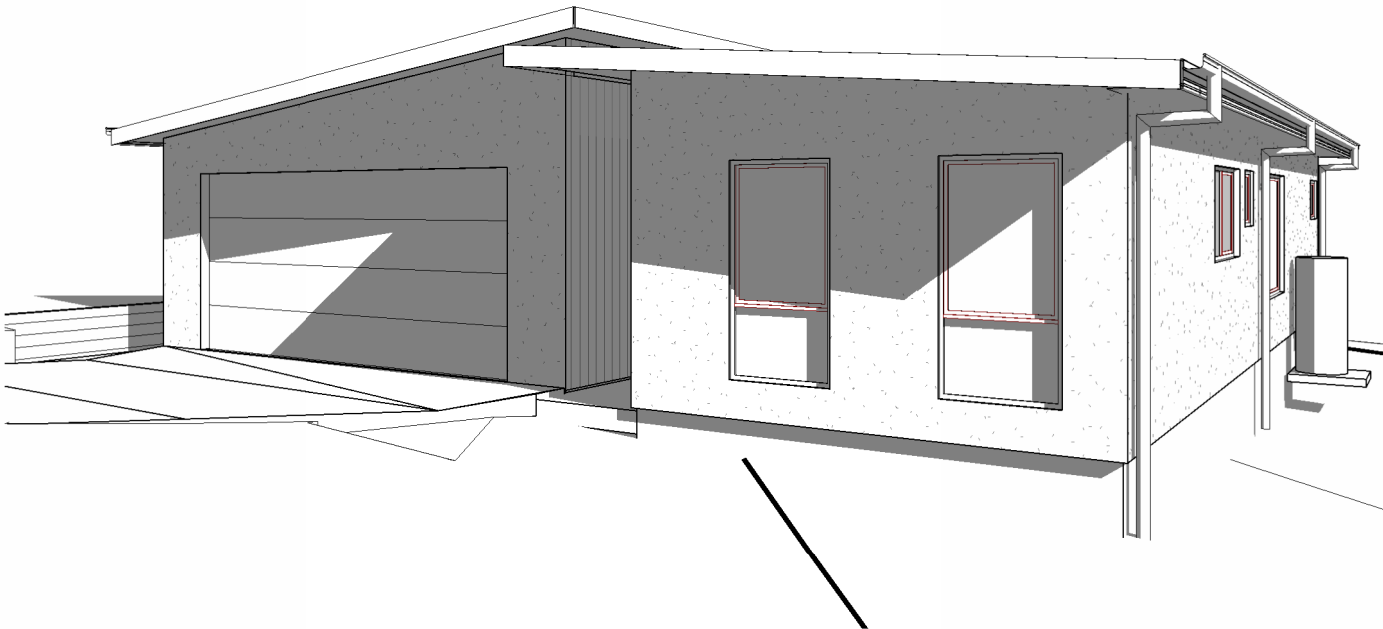
MIDWAY POINT

C.A. & L.L. THOMAS

PD26473

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	LIVABLE HOUSING DESIGN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PLUMBING PLAN
11	FLOOR FINISHES PLAN
12	ELECTRICAL/REFLECTED CEILING PLAN
13	PERSPECTIVES



NOTE: ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH DISPERSION SOIL REPORT

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 189889/132
SITE AREA: 495m²
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: TBC
OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS, AIRPORT OBSTACLE LIMITATION AREA

**Sorell Council**
Development Application: 5.2026.282.1 -
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Street, Midway Point - P1.pdf
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FLOOR AREA	111.79	m2	(12.03 SQUARES)
GARAGE AREA	42.66	m2	(4.59 SQUARES)
TOTAL AREA	154.45		16.63



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p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:

bdag
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

primedesigntas.com.au
Frank Geskus -No CC246A

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REV. DATE DESCRIPTION

AUGUST 2026
PLANNING

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER
DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY
FRONTAGE, OPENING WIDTH IS 4.8m

SITE COVERAGE
BUILDING FOOTPRINT 154.41 /SITE AREA 495 = 0.3119
TOTAL SITE COVERAGE 31.19%

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

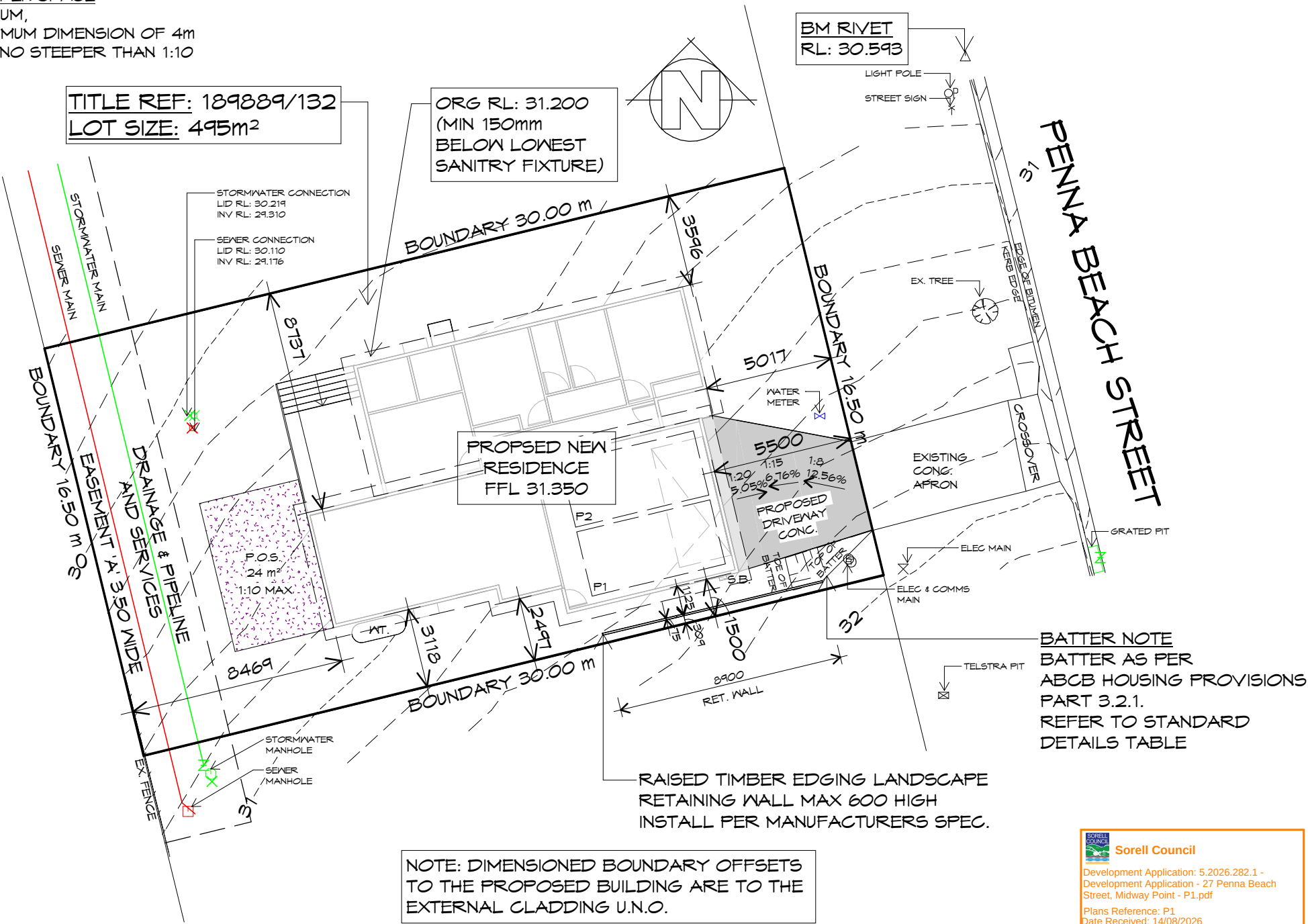
DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

NOTE: ALL EARTHWORKS TO BE
UNDERTAKEN IN ACCORDANCE
WITH DISPERSION SOIL REPORT

- 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.
 - DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

- NOTES:
- WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.
 - THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY EXISTING TITLE DIMENSIONS AND OCCUPATION (WHERE AVAILABLE) ONLY AND NOT BY FIELD SURVEY, AND AS A RESULT ARE CONSIDERED APPROXIMATE ONLY. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY. OR TO PRESCRIBED SET-BACKS, WITHOUT FURTHER SURVEY.
 - PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS.
 - ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.
 - DATUM - VERTICAL : AHD PER SPM 9656 WITH REPUTED AHD LEVEL OF 12.491 FROM SURCOM ON 23/06/2026
 - DATUM-HORIZONTAL: GDA2020
 - CONTOUR INTERVALS: 0.200m
 - AT THE TIME OF THIS SURVEY, CT.189889/132 WAS OWNED BY JAC ESTATES PTY LTD
 - DATE OF SURVEY : 19/06/2026



SITE PLAN
1 : 200

- SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
 - WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

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info@primedesigntas.com.au primedesigntas.com.au

Date: 12.08.2026
Drafted by: R.K.
Approved by: J.B.

Project/Drawing no: PD26473 - 01
Scale: 1 : 200
Revision: 00

Accredited building practitioner: Frank Gekus - No CC246A
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REV. DATE DESCRIPTION

Client name:
C.A. & L.L. THOMAS

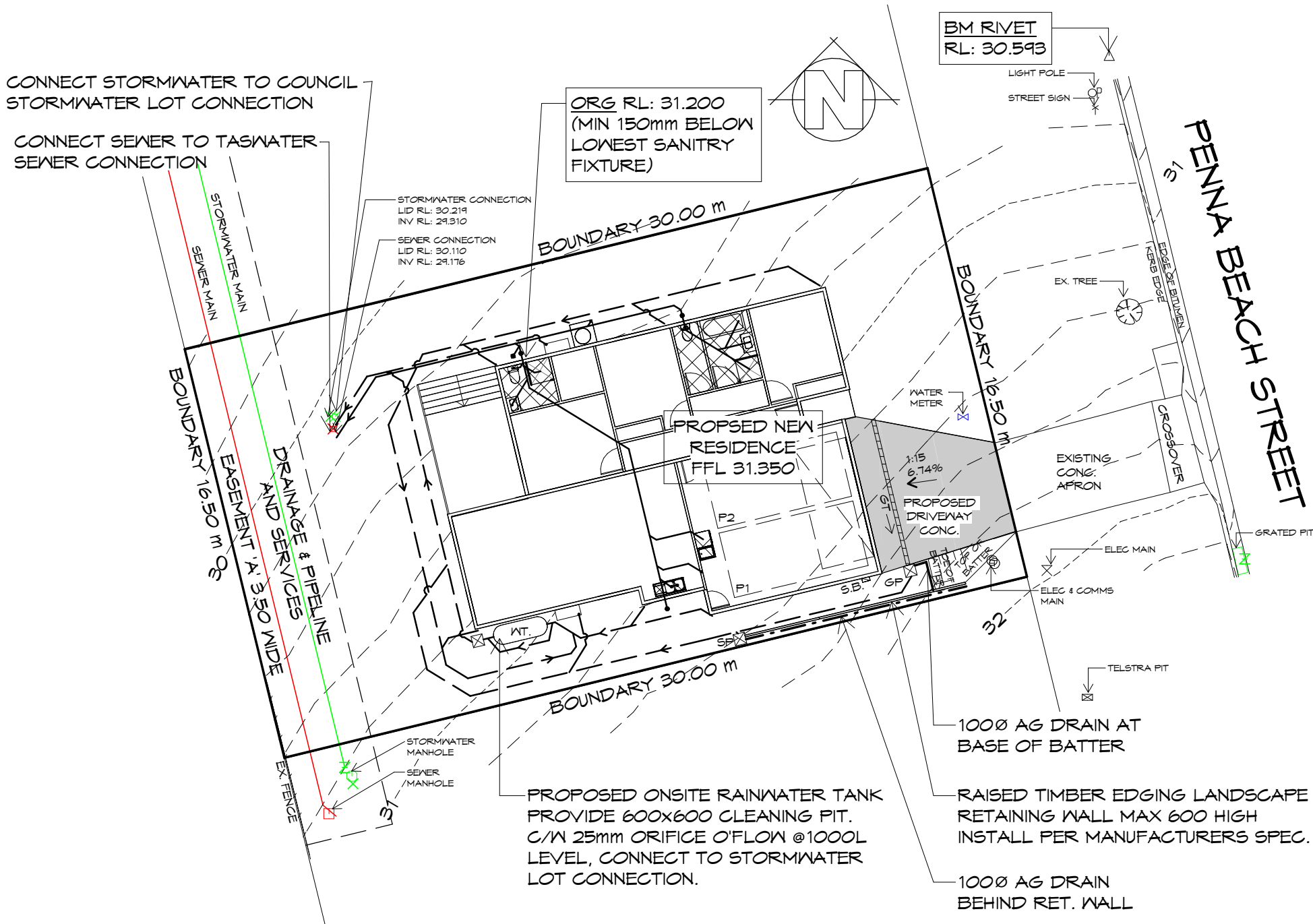
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
SITE PLAN

CONNECT STORMWATER TO COUNCIL
STORMWATER LOT CONNECTION

CONNECT SEWER TO TASWATER
SEWER CONNECTION



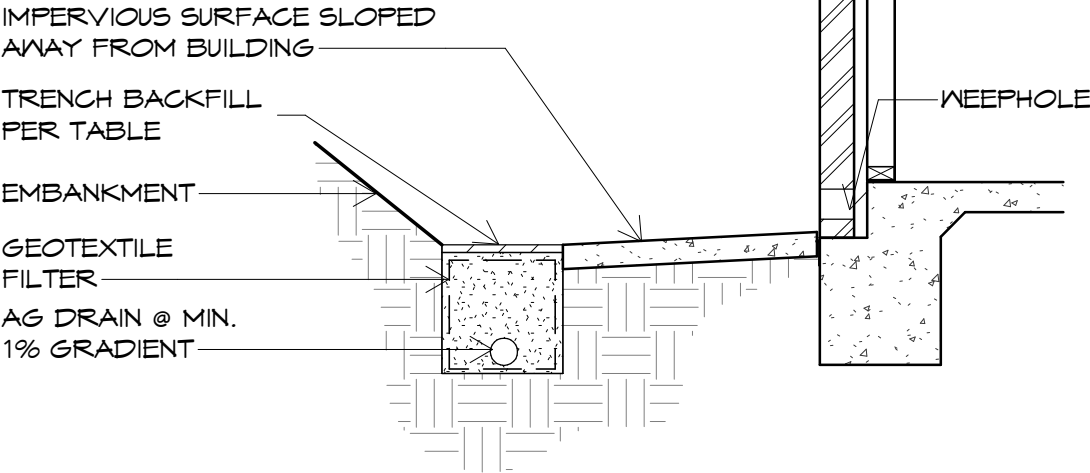
LEGEND

- SP SEDIMENT PIT 300X 300 SURFACE DRAINAGE PIT
- GP GRATED PIT 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Ø AG DRAIN
- GT 150mm WIDE GRATED TRENCH

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.

TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY



SITE DRAINAGE PLAN

1 : 200

NOTE:
ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.
TANK AND PIPEWORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS

- PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
- VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

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Plans Reference: P1
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TYPICAL AG DRAIN DETAIL

N.T.S.

NOTE:
ALL ROOF RUNOFF TO BE COLLECTED IN WATER TANK OVERFLOW TO STORMWATER LOT CONNECTION.

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SJM property developments

REV.	DATE	DESCRIPTION
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Client name:
C.A. & L.L. THOMAS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

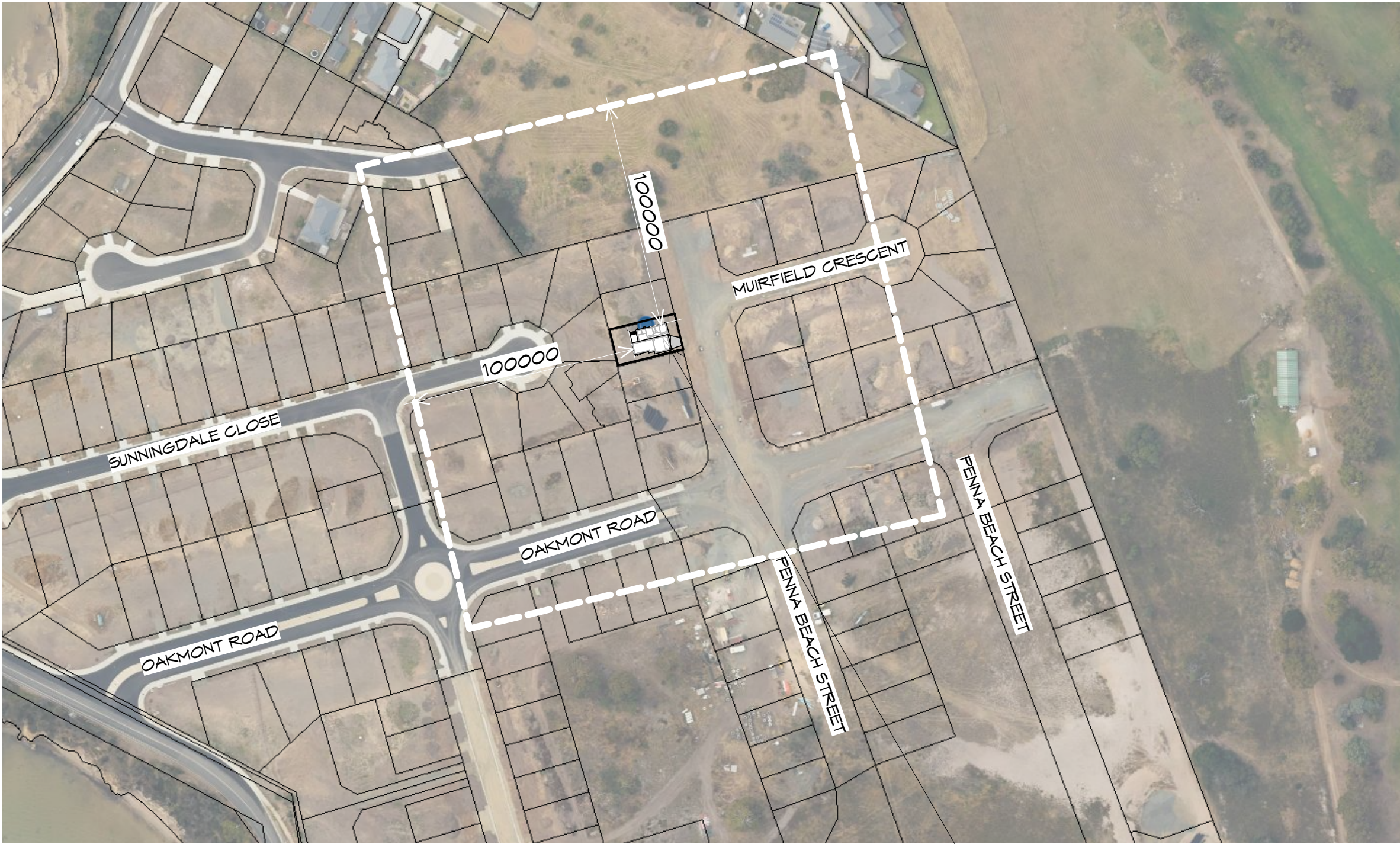
Project:
PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
SITE DRAINAGE PLAN

Date: 12.08.2026
Drafted by: R.K.
Approved by: J.B.

Project/Drawing no: PD26473 - 02
Scale: As indicated
Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A
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LOCATLITY PLAN

1 : 2000

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

PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

**Sorell Council**
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Development Application - 27 Penna Beach
Street, Midway Point - P1.pdf
Plans Reference: P1
Date Received: 14/08/2026

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - **TBC**
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

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**SJM**
property
developments

REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
C.A. & L.L. THOMAS

Project:
PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
LOCALITY PLAN

Date:	Drafted by:	Approved by:
12.08.2026	R.K.	J.B.

Project/Drawing no:	Scale:	Revision:
PD26473 - 03	1 : 2000	00

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PLANNING
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FLOOR PLAN

1 : 100

FLOOR AREA	111.79	m ²	(12.03 SQUARES)
GARAGE AREA	42.66	m ²	(4.59 SQUARES)
TOTAL AREA	154.45		16.63

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

NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - **TBC**
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

REV.	DATE	DESCRIPTION
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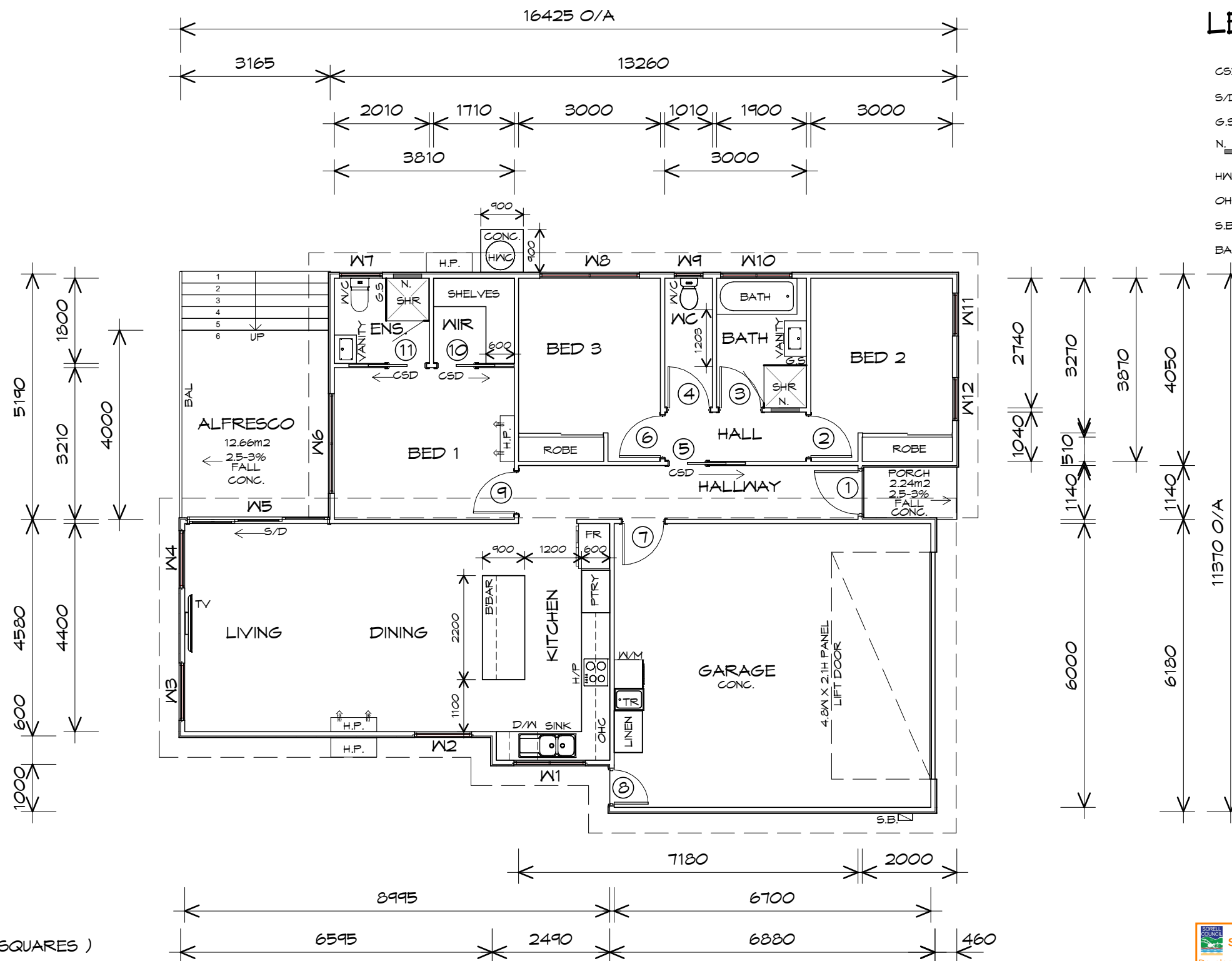
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
FLOOR PLAN

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
G.S.	GLASS SCREEN
N.	600X300 SHR NICHE
HWC	HOT WATER CYLINDER
OHC	OVERHEAD CUPBOARDS
S.B	SWITCH BOX
BAL	BALUSTRADE



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ASSOCIATION OF AUSTRALIA

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	820	CAVITY SLIDING DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	720	GLAZED EXTERNAL DOOR	
9	870	INTERNAL TIMBER DOOR	
10	820	CAVITY SLIDING DOOR	
11	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1510	AWNING WINDOW	
W2	1800	1210	AWNING WINDOW	
W3	1800	1210	AWNING WINDOW	
W4	1800	1210	AWNING WINDOW	
W5	2100	3010	STACKING SLIDING DOOR	
W6	1500	2110	AWNING WINDOW	
W7	600	910	AWNING WINDOW	OPAQUE
W8	1500	2110	AWNING WINDOW	
W9	600	610	AWNING WINDOW	OPAQUE
W10	900	1510	AWNING WINDOW	OPAQUE
W11	1800	910	AWNING WINDOW	
W12	1800	910	AWNING WINDOW	

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

WINDOW SPECIFICATIONS - BRADNAMS:		
DOUBLE GLAZED CLEAR, AWNING:	U=4.24	SHGC=0.56
DOUBLE GLAZED CLEAR, HINGED DOOR:	U=4.35	SHGC=0.55
DOUBLE GLAZED CLEAR, SLIDING DOOR:	U=3.84	SHGC=0.65



REV.	DATE	DESCRIPTION
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Client name:
C.A. & L.L. THOMAS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
DOOR AND WINDOW SCHEDULES



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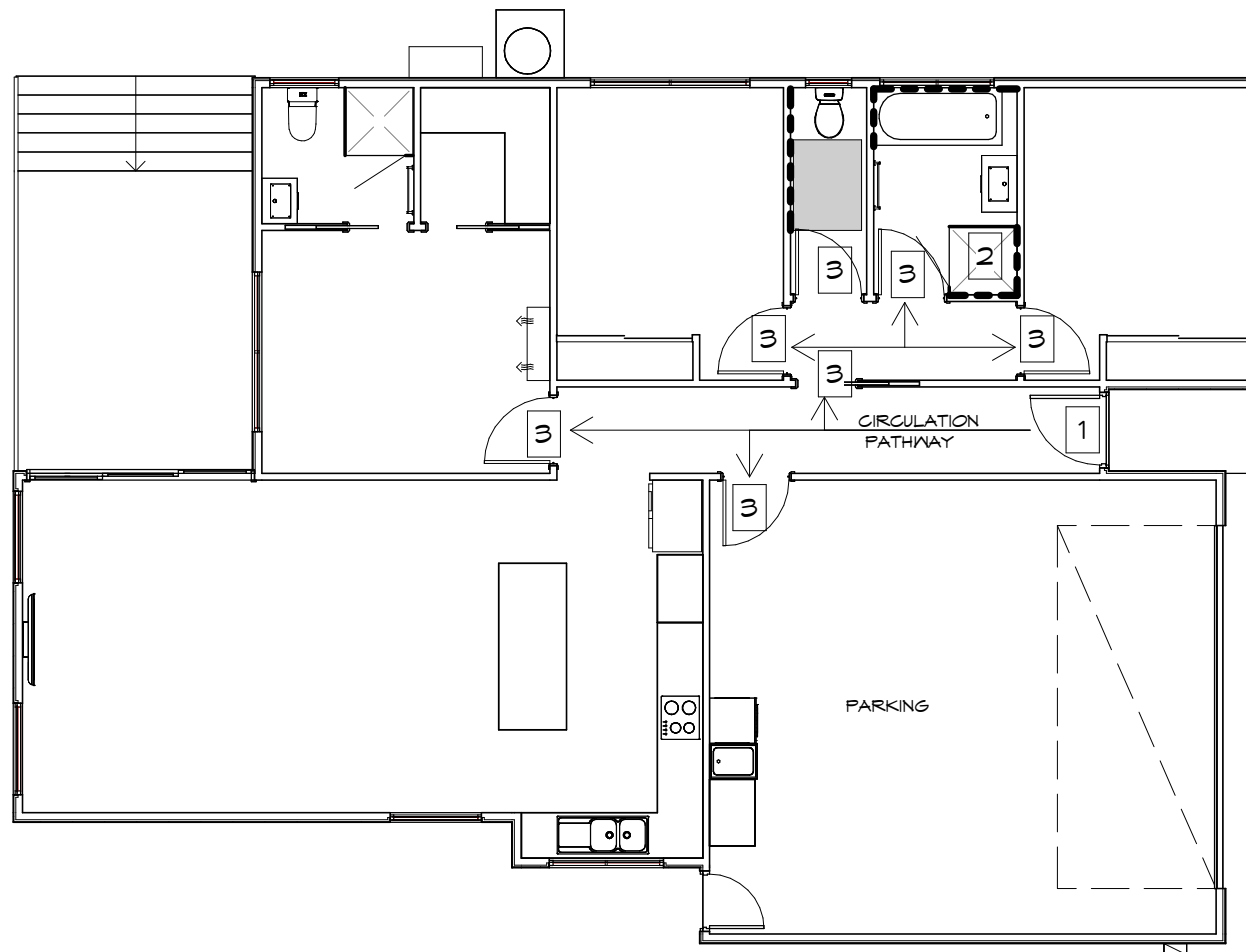
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Date: 12.08.2026	Drafted by: R.K.	Approved by: J.B.
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LEGEND

- 1 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY
- 2 CURBLESS SHOWER
- 3 A DOOR AS REQUIRED FOR LHDS PART 3 MIN 820 CLEAR OPENING WIDTH TO INTERNAL DOORWAYS

NOTE: THRESHOLDS OF AN INTERNAL DOORWAY SUBJECT TO PART 3, TO BE;

- LEVEL OR;
- HAVE A HEIGHT OF NOT MORE THAN 5mm IF LIP IS ROUNDED OR BEVELLED OR;
- RAMPED THRESHOLD IN ACCORDANCE WITH ABCB PART H8, & LHDS PART 3.2

--- LINE WALL WITH MIN 12mm STRUCTURAL PLYWOOD BEHIND PLASTER

900x1200 W/C CIRCULATION

1000 CLEAR HALLWAY CIRCULATION

LHDS PLAN

1 : 100

TO COMPLY WITH ABCB HOUSING PROVISIONS PART H8 & ABCB STANDARD FOR LIVABLE HOUSING DESIGN:

- PART 2.1, PART 3
- PART 4, PART 5, AND:
- PART 6.

IN ACCORDANCE WITH CBOS DIRECTORS DETERMINATION 2024

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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION
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Client name:
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

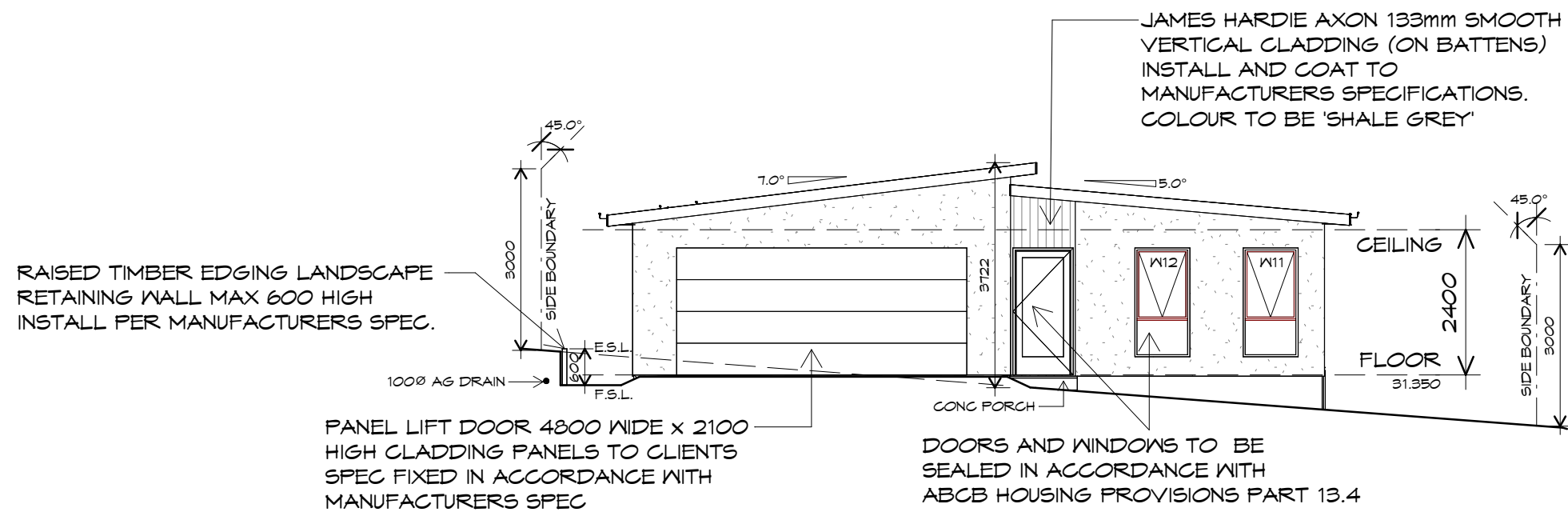
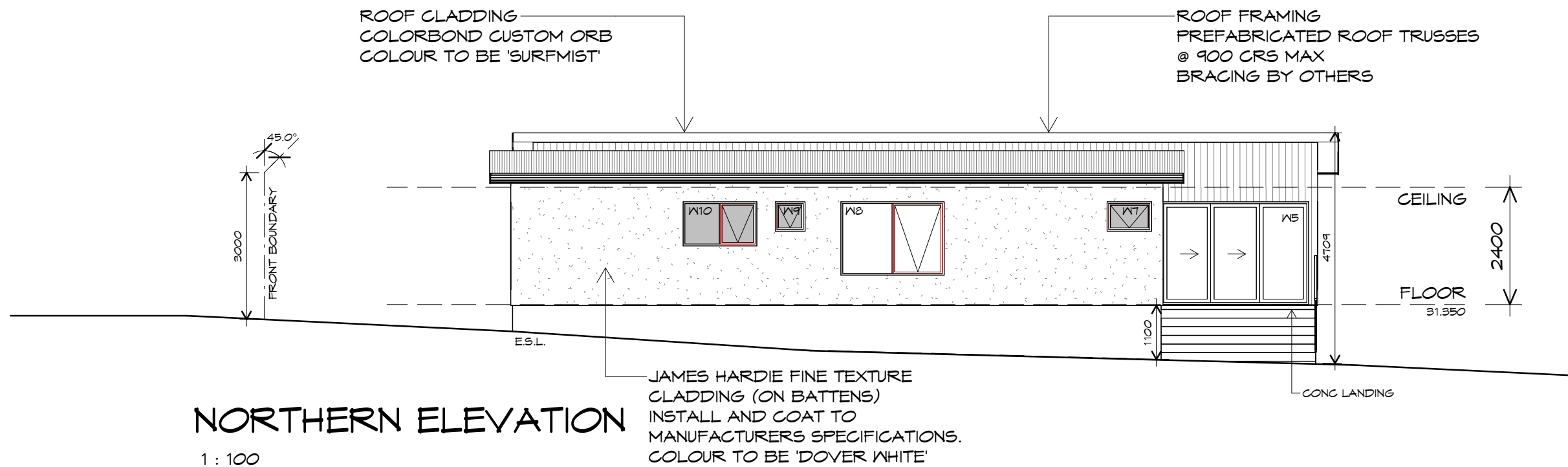
Project:
PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
LIVABLE HOUSING DESIGN

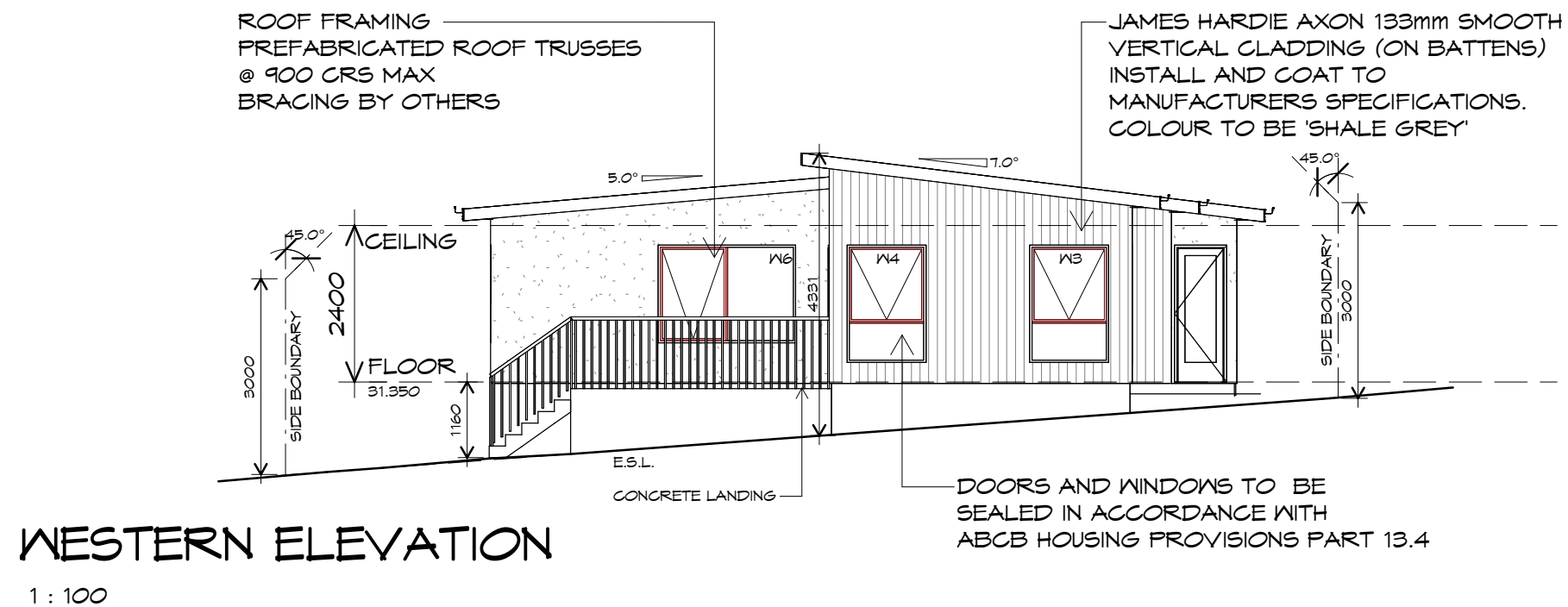
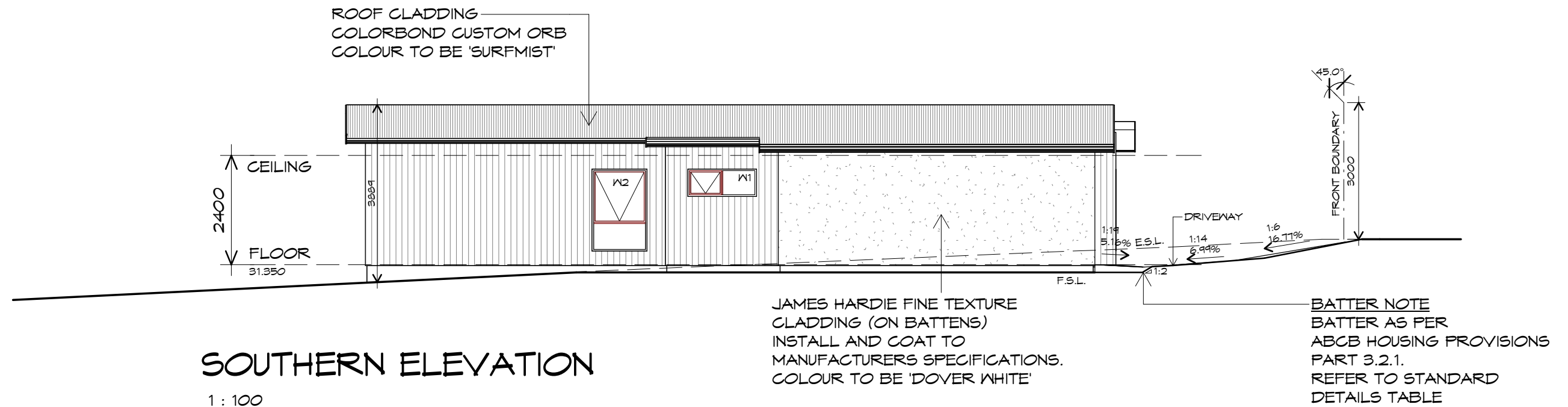
Date:	Drafted by:	Approved by:
12.08.2026	R.K.	J.B.

Project/Drawing no:	Scale:	Revision:
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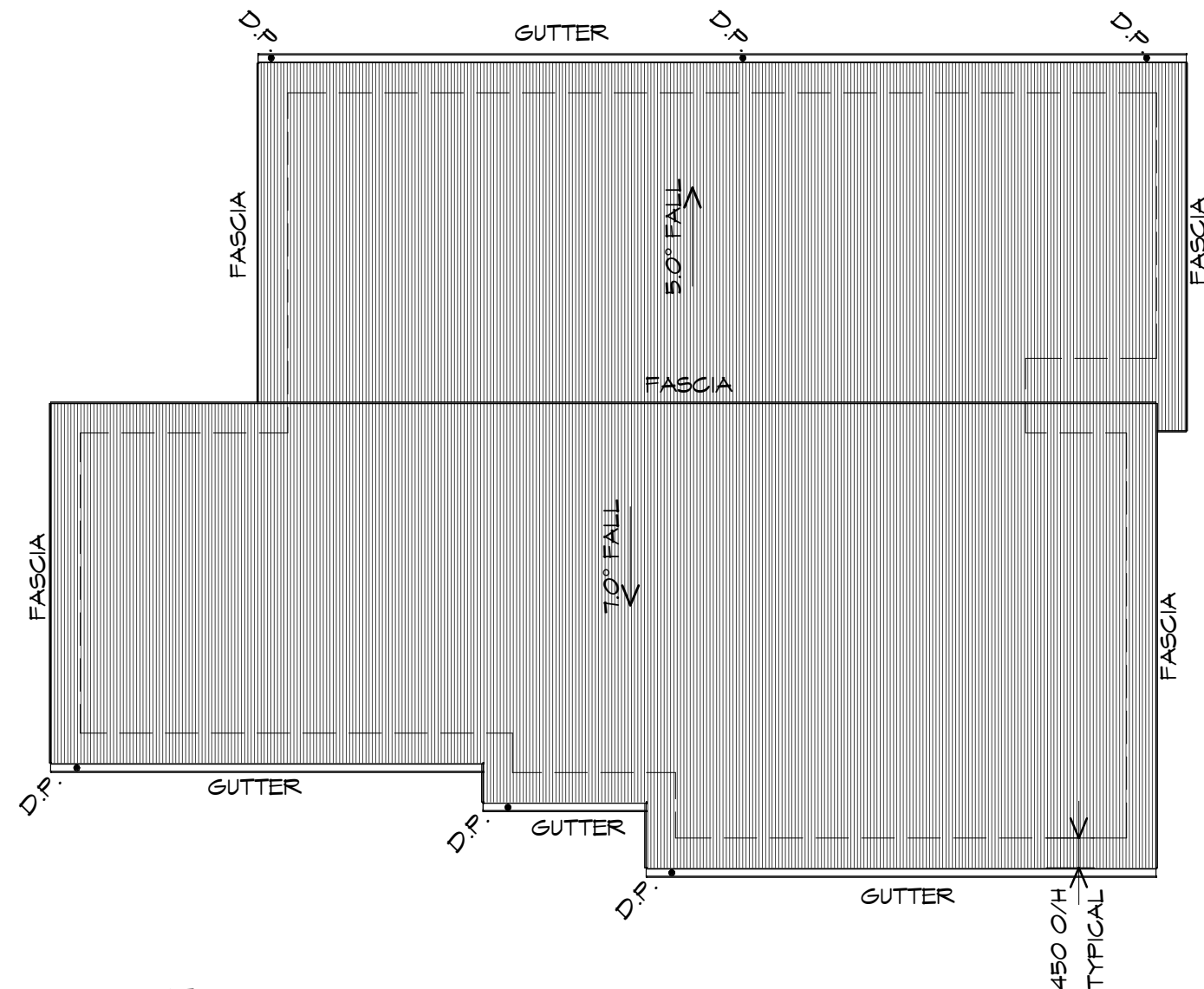
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WITH DISPERSION SOIL REPORT



NOTE: ALL EARTHWORKS TO BE
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ROOF PLAN

1 : 100

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - TBC
ALL CONSTRUCTION MUST COMPLY WITH 3959.
THERE ARE NO CONSTRUCTION REQUIREMENTS FOR BAL LOW

OVERFLOW MEASURES

INSTALL FRONT FACE SLOTTED GUTTER OR 10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER.
BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.6

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 OF VALLEY 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

ADDITIONAL ROOF LOAD

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

Sorell Council
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Development Application - 27 Penna Beach
Street, Midway Point - P1.pdf
Plans Reference: P1
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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION

Client name:
C.A. & L.L. THOMAS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

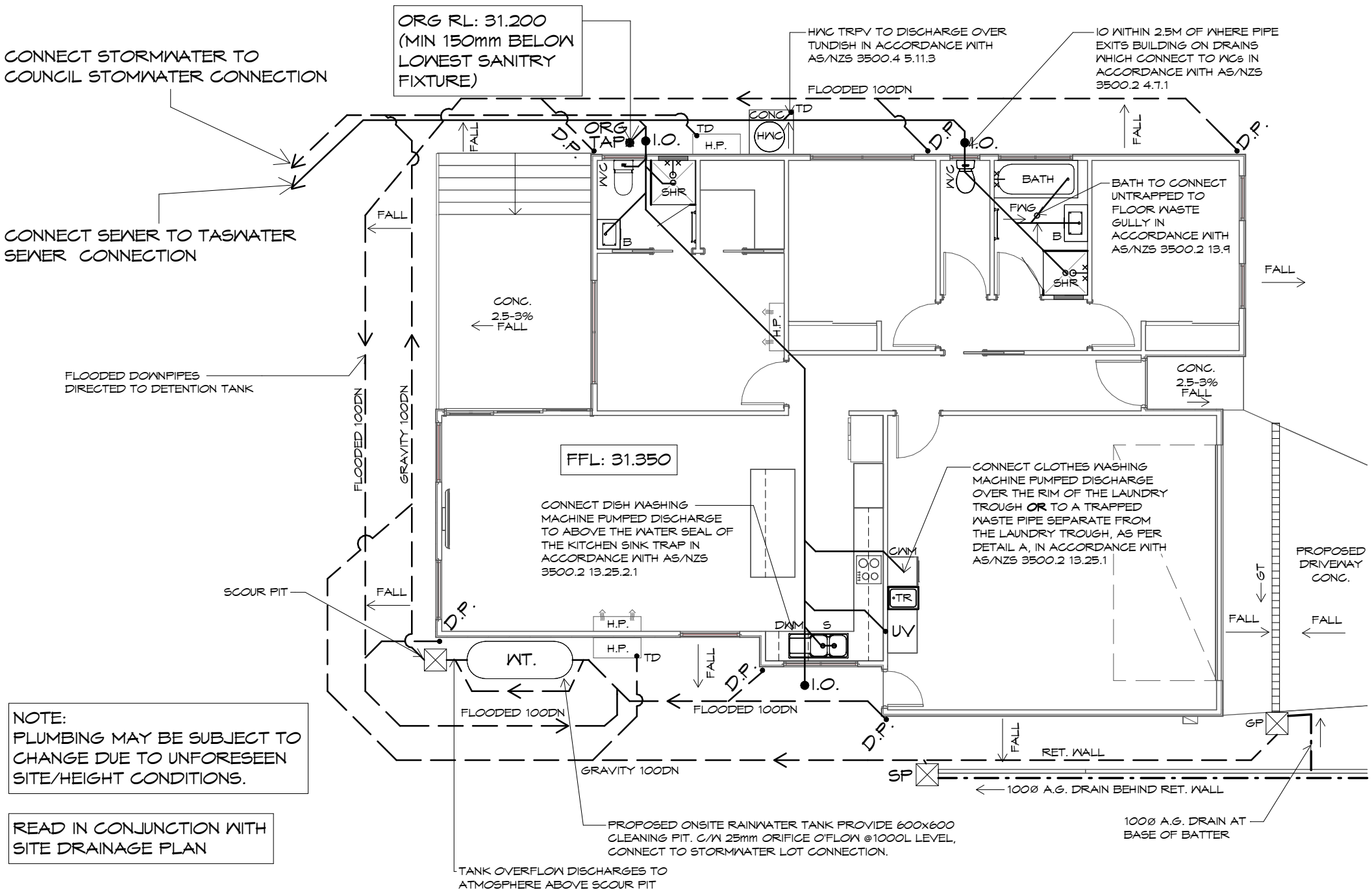
Project:
PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
12.08.2026	R.K.	J.B.

Project/Drawing no:	Scale:	Revision:
PD26473 - 09	1 : 100	00

Accredited building practitioner: Frank Geskus - No CC246A
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NOTE:
PLUMBING MAY BE SUBJECT TO
CHANGE DUE TO UNFORESEEN
SITE/HEIGHT CONDITIONS.

READ IN CONJUNCTION WITH
SITE DRAINAGE PLAN

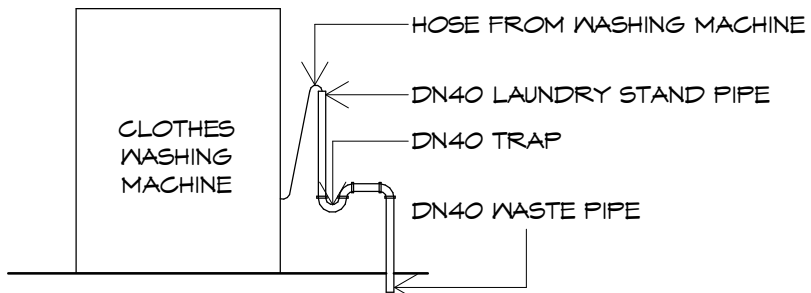
FLOOR WASTE
WHERE A FLOOR WASTE IS
INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

PLUMBING PLAN

1 : 100



LAUNDRY STAND PIPE

1 : 20 -DETAIL A

NOTE:
ALL DOWNPIPES TO BE CONNECTED TO
ONSITE RAINWATER TANK VIA CHARGED
SYSTEM.
TANK AND PIPEWORK INSTALLATION TO
COMPLY WITH AS3500.3 & CBOS
DIRECTOR GUIDELINES FOR WATER TANKS

FINAL PITS LOCATION AND NUMBER TO BE CONFIRMED ON SITE TO
ENSURE SURFACE WATER IS REMOVED FROM AROUND HOUSE.

- SP SEDIMENT PIT - 300X300 EVERHARD SURFACE DRAINAGE PIT
- GP GRATED PIT - 450X450 SURFACE DRAINAGE PIT AT LOCATION OF DRIVEWAY

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 3500.2025 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

- DRAINS SHOULD BE LOCATED EXTERNAL TO THE BUILDING WHEREVER PRACTICABLE
- SANITARY DRAINAGE ON SITES CLASSIFIES M, H1, H2 AND E SHOULD BE PROTECTED FROM GROUND MOVEMENT IN ACCORDANCE AS3500.2 APPENDIX G + AS2870

LEGEND OF DIAMETERS	
B	BASIN (DN40)
BATH	BATH TUB (DN50)
CWM	CLOTHES WASHING MACHINE (DN40)
DP	DONWPIPE (DN90)
DWM	DISH WASHING MACHINE
FWG	FLOOR WASTE GULLY (DN90)
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY (DN100) + TAP OVER
S	SINK (DN65)
SHR	SHOWER (DN50)
TD	TUNDISH FOR HWC TPRV OR A/C CONDENSATE (DN50)
TR	TROUGH (LAUNDRY) (DN50)
UV	UPSTREAM VENT (DN50)
WC	WATER CLOSET PAN (DN100)

PIPES:	
SEWER	DN100 uPVC SN6 (DWV) MIN 1:60 FALL
STORMWATER	DN100 uPVC SN6 (DWV) MIN 1:100 FALL

AG DRAIN SLOTTED DN100 HDPE C/W GEOFAB SOCK WITH A UNIFORM FALL OF NOT LESS THAN 1:300 AS PER ABCB HOUSING PROVISIONS SECTION 3.3.4(a)

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2025.
MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2025.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2025

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3



REV.	DATE	DESCRIPTION
		Sorell Council Development Application: 5.2026.282.1 - Development Application - 27 Penna Beach Street, Midway Point - P1.pdf Plans Reference: P1 Date Received: 14/08/2026

Client name:
C.A. & L.L. THOMAS

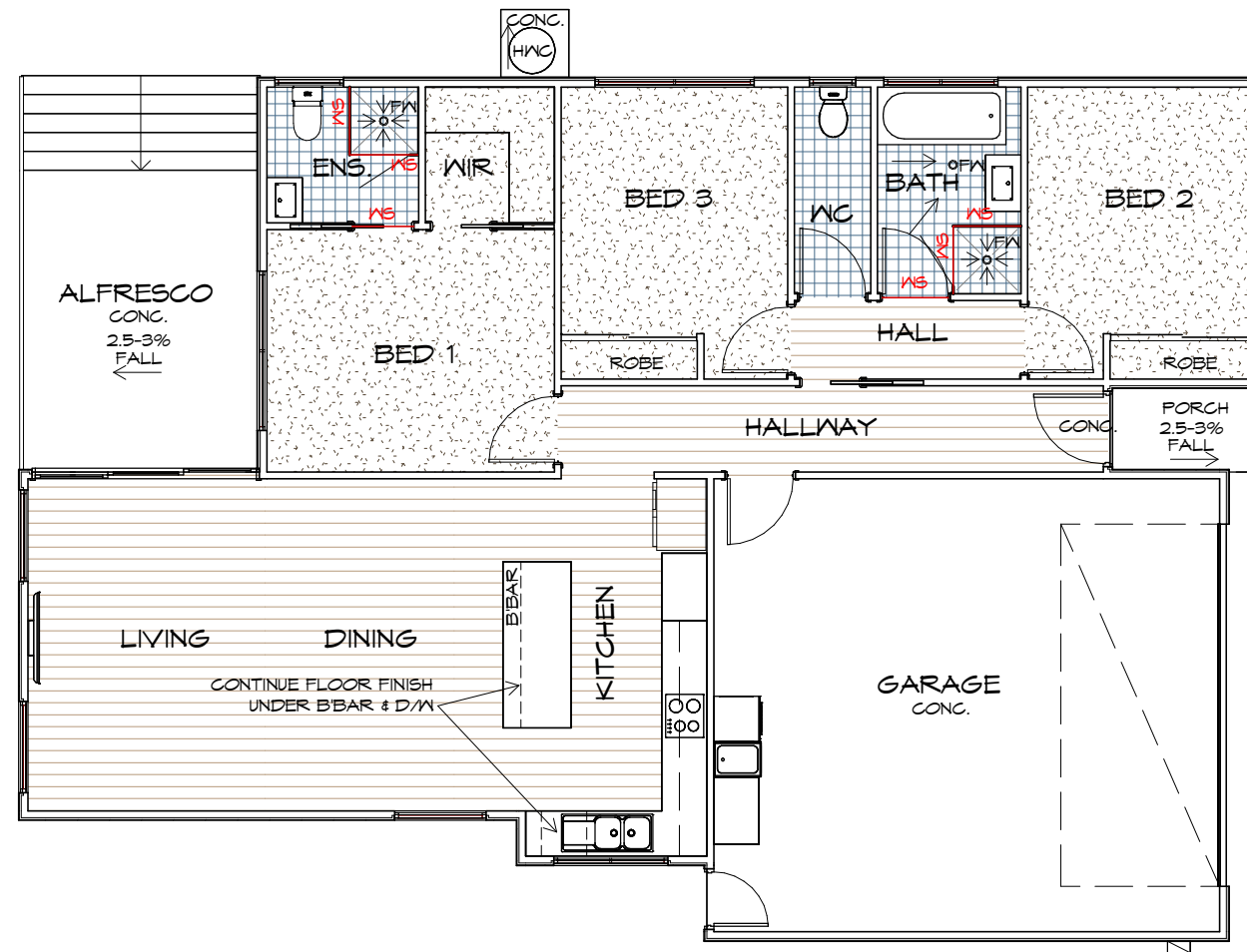
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
PLUMBING PLAN



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Date: 12.08.2026	Drafted by: R.K.	Approved by: J.B.
Project/Drawing no: PD26473 - 10	Scale: As indicated	Revision: 00
Accredited building practitioner: Frank Geskus -No CC246A COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd		



LEGEND

- CARPET
- TILES
- TIMBER OVERLAY
- WATERSTOP
- FLOOR WASTE

IMPORTANT NOTE:

- REFER TO WATERPROOFING DETAILS ON BDXX
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50 TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.

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bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date: 12.08.2026
Drafted by: R.K.
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Scale: 1 : 100
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Accredited building practitioner: Frank Gekus - No CC246A
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developments

REV. DATE DESCRIPTION

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C.A. & L.L. THOMAS

PLANNING
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27 PENNA BEACH STREET,
MIDWAY POINT

Drawing:
FLOOR FINISHES PLAN

ELECTRICAL INDEX

LIGHTING

- FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
- L.E.D. - SEALED DOWN LIGHT *
- HANGING PENDANT
- WEATHERPROOF WALL LIGHT
- *INSTALL AS PER MANUFACTURERS SPECIFICATION

OTHER

- 240V SMOKE ALARM
- SWITCH BOX
- EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER

SWITCH TYPE

- ONE-WAY SWITCH
- TWO-WAY SWITCH

WALL OUTLETS

- GENERAL PURPOSE OUTLET (DOUBLE)
- HOTPLATE SAFETY CUT-OFF
- T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

CEILING

- XXXX DENOTES CEILING HEIGHT
- O/H ROOF OVERHANG/EAVES

HEATING

- H.P. HEAT PUMP
- H.P. HEAT PUMP, OUTDOOR UNIT

ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH
NCC 2019 PART 3.12.5.5.

- ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
 - 4W/m2 FOR VERANDAHS & BALCONIES
 - 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

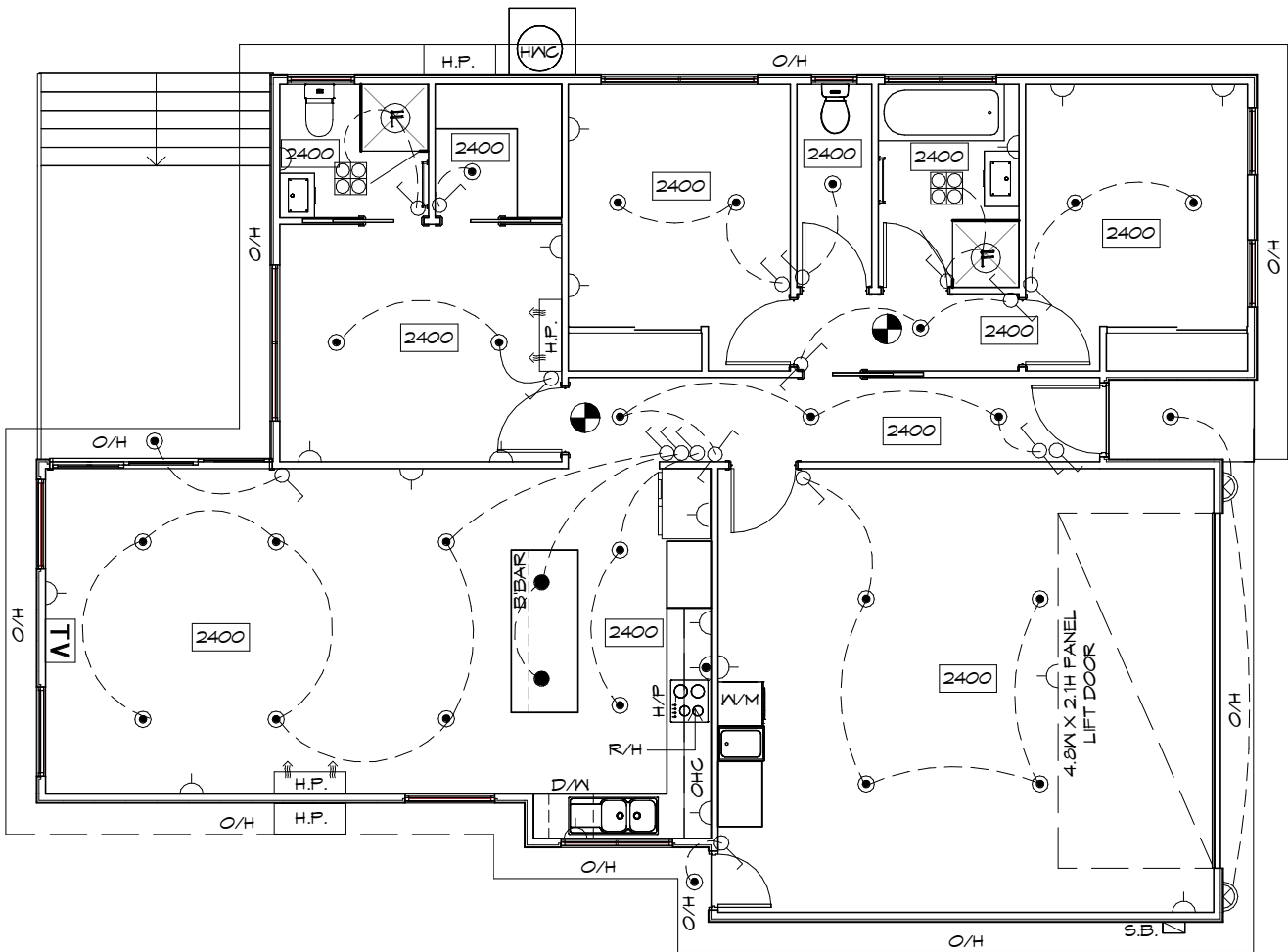
ELECTRICAL

ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000

EXHAUST FANS

EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - TBC
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.



ELECTRICAL/REFLECTED CEILING PLAN

1 : 100

IMPORTANT:
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