NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
23 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 **Tuesday 27th October 2026.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Tuesday 27th October 2026.**

APPLICATION NO: **5.2026.324.1**
DATE: **10 October 2026**

23 Penna Beach Street, Midway Point

7-Oct-2026



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:* NEW DWELLING *Development:* RESIDENTIAL HOUSE *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 400,000.00

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

Location of proposed works:	Street address: 23 PENNA BEACH STREET Suburb: MIDWAY POINT Postcode: 7171 Certificate of Title(s) Volume: 300456 Folio: 134

Current Use of Site	VACANT LAND

Current Owner/s:	Name(s) Ricky James Blackwell and Jade Ann Blackwell

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/		

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

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 18/9/2026

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
300456	134
EDITION	DATE OF ISSUE
1	11-May-2026

SEARCH DATE : 18-Sept-2026
SEARCH TIME : 01.45 pm

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE
Lot 134 on Sealed Plan 300456
Derivation : Part of Lot 306, 120 Acres Gtd. to John Lord
Prior CT 189889/1000

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
SP300456 EASEMENTS in Schedule of Easements
SP300456 COVENANTS in Schedule of Easements
SP300456 FENCING COVENANT in Schedule of Easements
SP183934, SP184510, SP184768, SP184962, SP185905, SP186229, SP186700, SP187500, SP188745, SP189273, SP189367, SP189520 & SP189889 COVENANTS in Schedule of Easements
SP14888, SP184510, SP184768, SP184962, SP185905, SP186229, SP186700, SP187500, SP188745, SP189273, SP189367, SP189520 & SP189889 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

N309481 PRIORITY NOTICE reserving priority for 90 days
TRANSFER JAC Estates Pty Ltd to Ricky James Blackwell and Jade Ann Blackwell
REST/COV JAC Estates Pty Ltd and Ricky James Blackwell and Jade Ann Blackwell Lodged by BALDWIN CONVEYANCING on 23-Aug-2026 BP: N309481

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 300456

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").

Lots 193 & 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 'H' VARIABLE WIDTH (SP 185905)" as shown on the plan ("the Easement Land").

Lot 193 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 61, 131, 133 & 134 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 143 & 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: 189889/1000	DATE: 27.4.26
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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

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 43 & 54 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 124, 137 & 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").

Lots 147 & 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 (SP185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP185905)" as shown on the plan ("the Easement Land").

Lots 154, 156-159 & 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 147 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").

Lots 165-167 & 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 3.50 WIDE (SP 189889)& DRAINAGE EASEMENT 3.50 WIDE (SP 189889)" as shown on the plan ("the Easement Land").

Director ..... **Director**.....

Drainage

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 3 OF 6 PAGES	Registered Number SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

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.

Lots 193 & 1000 are 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 154, 156-159 & 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 61, 131, 133 & 134 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 143 & 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.

Lots 43 & 54 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.

Lots 147 & 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 185905) & DRAINAGE EASEMENT 'A' 3.50 WIDE (SP 185905)" as shown on the plan.

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 4 OF 6 PAGES	Registered Number SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

Lots 124, 137 & 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 147 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.

Lots 165-167 & 1000 are 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 (SP189889) & DRAINAGE EASEMENT 3.50 WIDE SP189889)" as shown on the plan.

Pipeline

Lots 193 & 1000 are 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.

Lots 193 & 1000 are 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 61 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.

COVENANTS

The lots on the plan are each burdened by the restrictive covenants created by and more fully set forth in Sealed Plan Nos. 183934, 184510, 184768, 184962, 185905, 186229, 186700, 187500, 188745, 189273, 189367, 189520 & 189889.

Director.....

Director.....

JASON SAMEC
SOLICITOR FOR
SUBDIVIDER
7/5/26

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 5 OF 6 PAGES	Registered Number SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

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.

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.

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 SP 300456
SUBDIVIDER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000	

"**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 .....

DEAN MURRAY COKER ..... PETER KNIGHT .....

Director Full Name (print) Director Full Name

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

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OWNER: JAC ESTATES PTY LTD

FOLIO REFERENCE: 189889/1000

GRANTEE: PART OF LOT 306, 120 ACRES GTD TO JOHN LORD

PLAN OF SURVEY

BY SURVEYOR:
M. M. STRATTON of PDA SURVEYORS, ENGINEERS & PLANNERS
127 BATHURST STREET, HOBART

LOCATION: PEMBROKE-SORELL

SCALE 1: 2500 | LENGTHS IN METRES | SURVEYORS REF 55910MS-1

REGISTERED NUMBER
SP300456

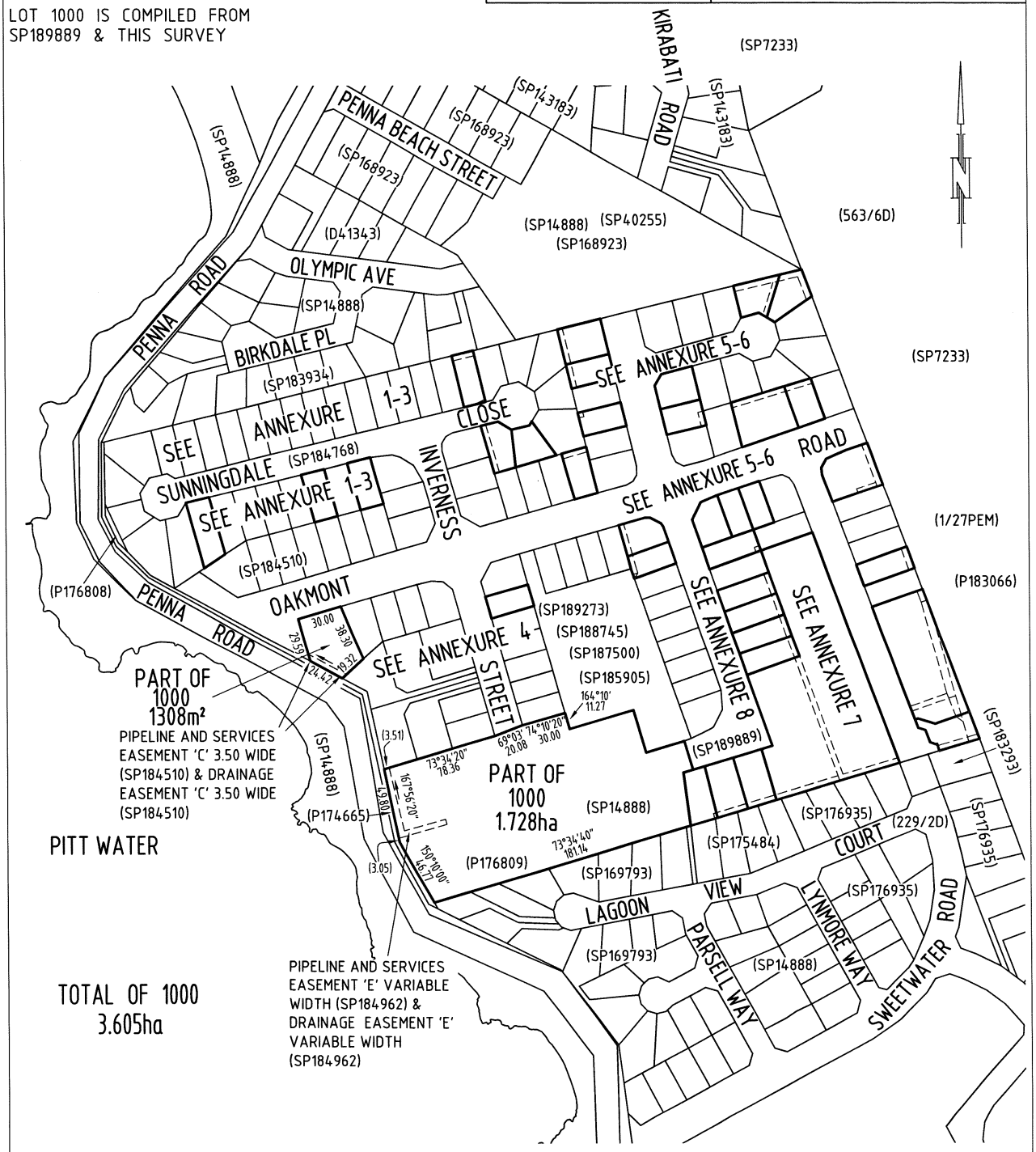
APPROVED
EFFECTIVE FROM 11 MAY 2026
Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN

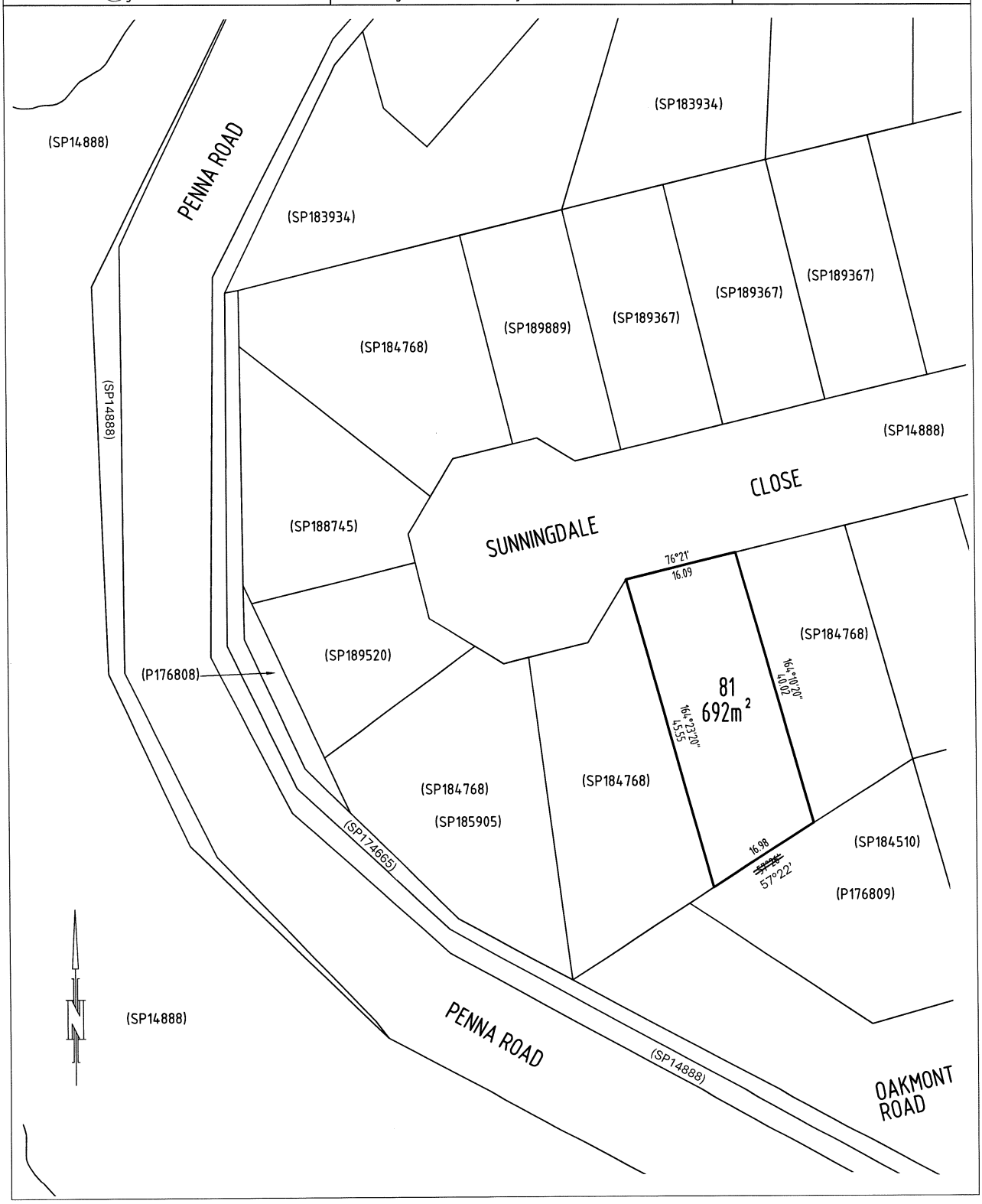
LOT 1000 IS COMPILED FROM SP189889 & THIS SURVEY



Registered Land Surveyor — 20/04/2026 Date

Council Delegate — 27.4.26 Date

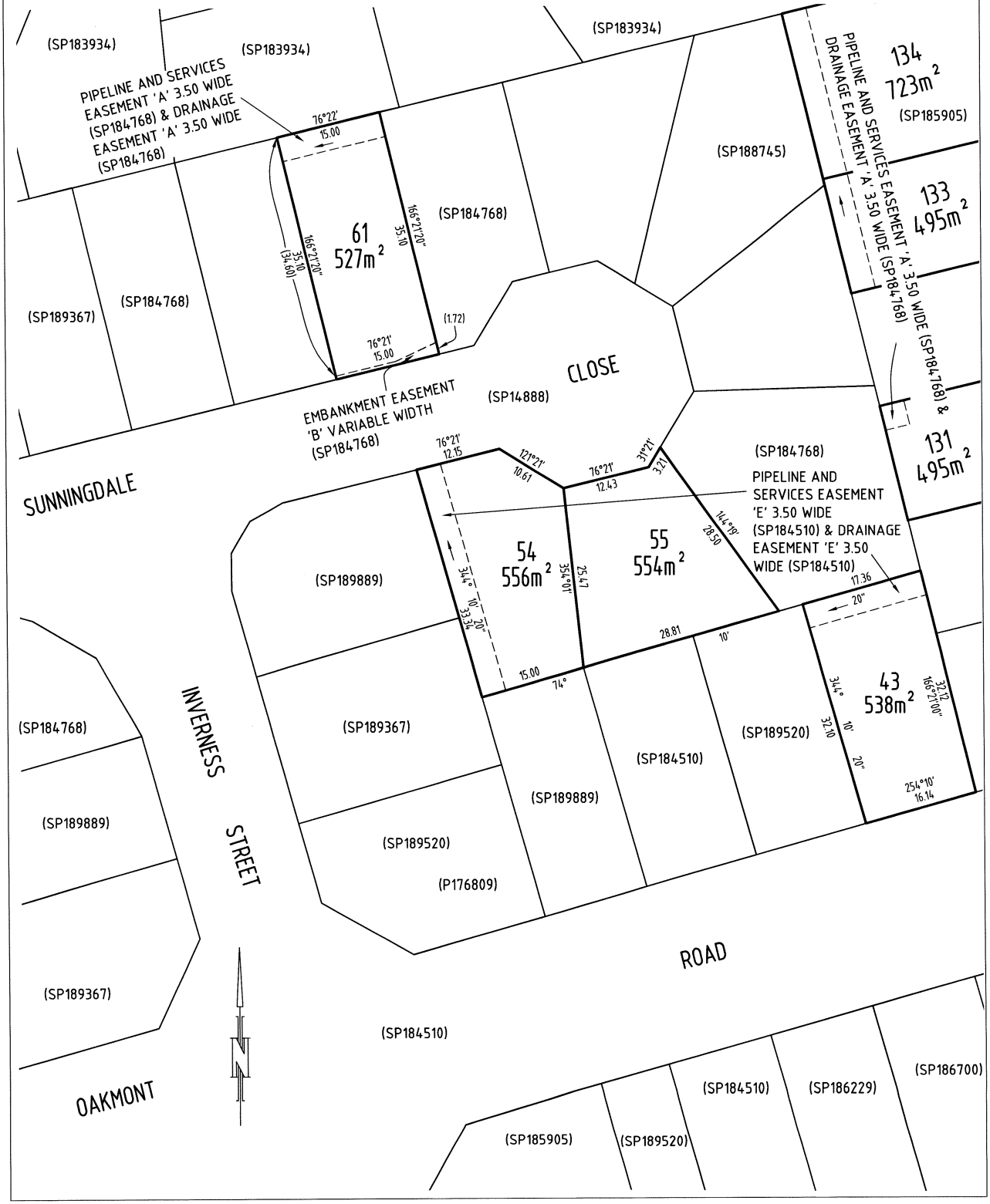
PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 8 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55910MS-1	Registered Number SP300456
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 27.4.26 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 20/04/2026 Date	APPROVED EFFECTIVE FROM 11 MAY 2026 Recorder of Titles



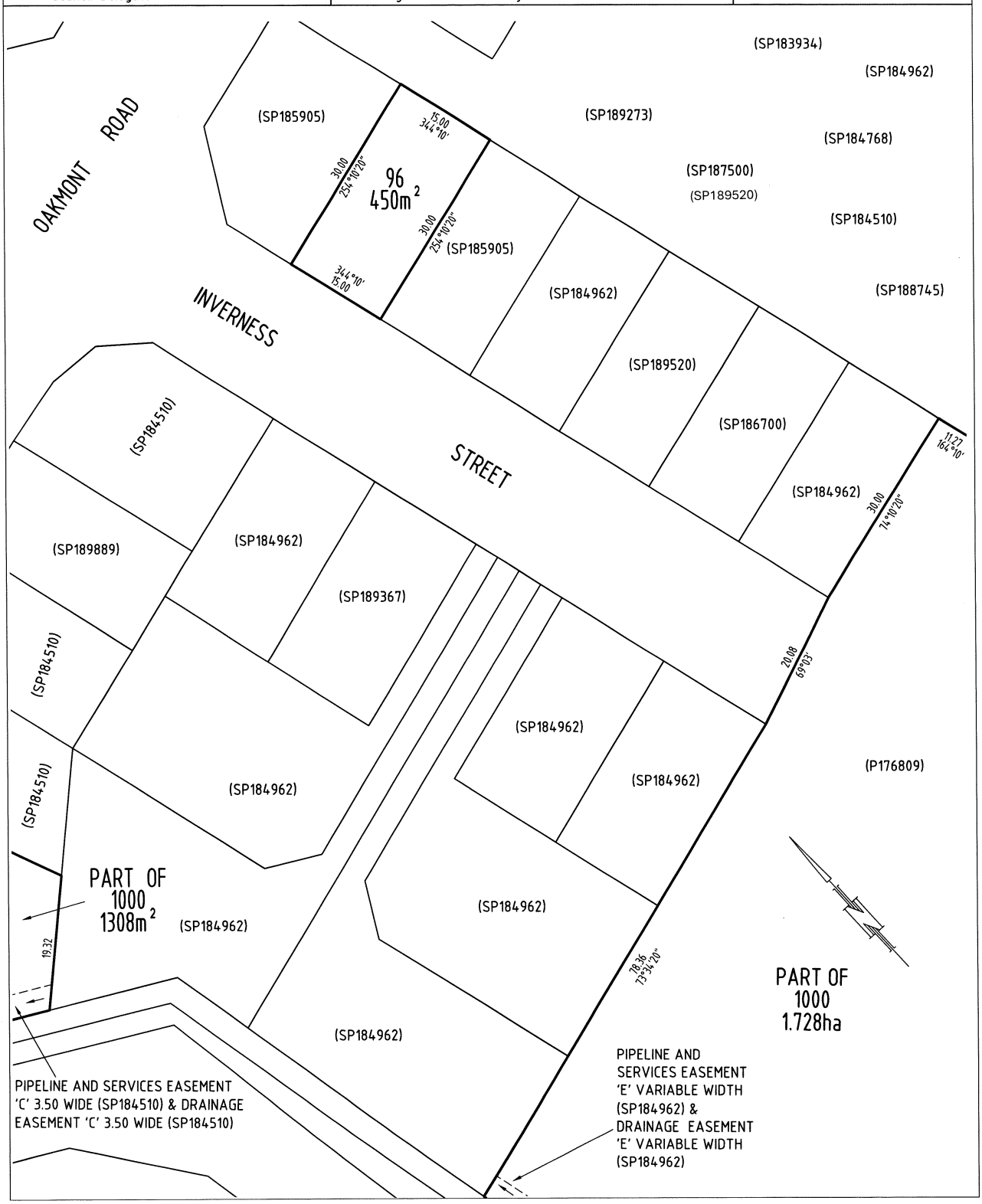
PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 8 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55910MS–1	Registered Number SP300456
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 27.4.26 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 20/04/2026 Date	APPROVED EFFECTIVE FROM 11 MAY 2026 Recorder of Titles



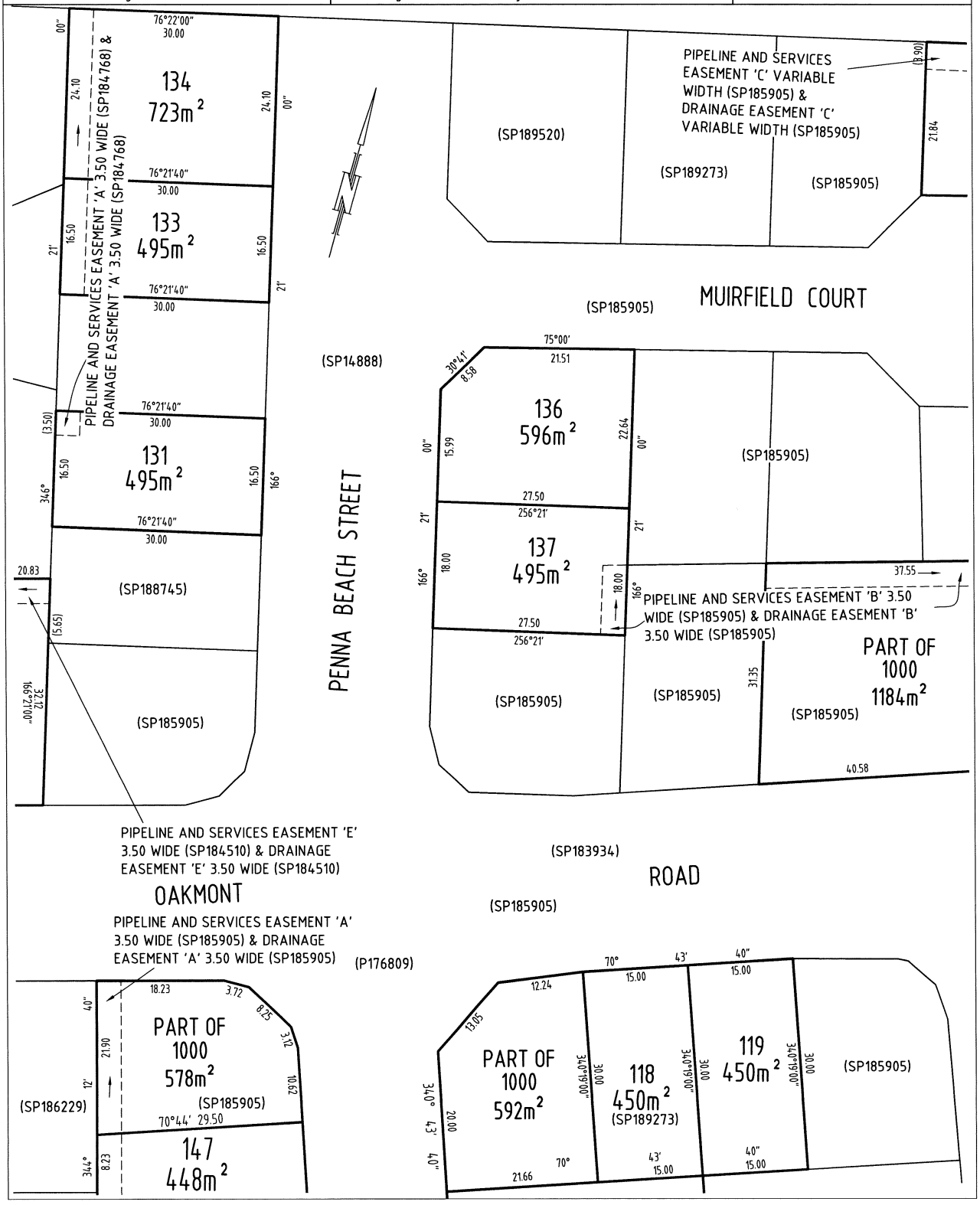
PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 8 SHEETS	OWNER: JAC ESTATES PTY LTD FOLIO REFERENCE: 189889/1000 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 55910MS-1	Registered Number SP 300456
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 27.4.26 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 20/04/2026 Date	APPROVED EFFECTIVE FROM 11 MAY 2026 Recorder of Titles



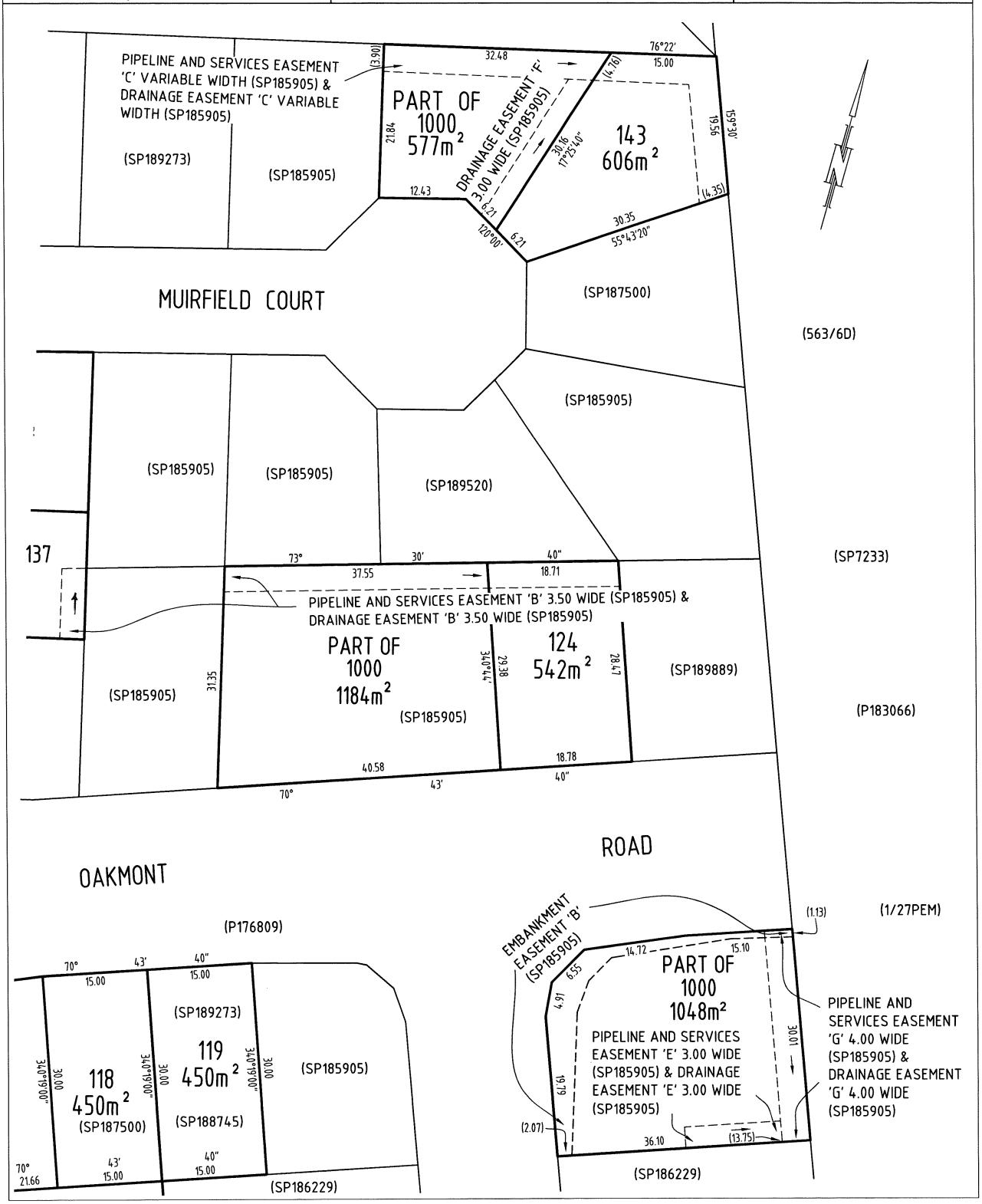
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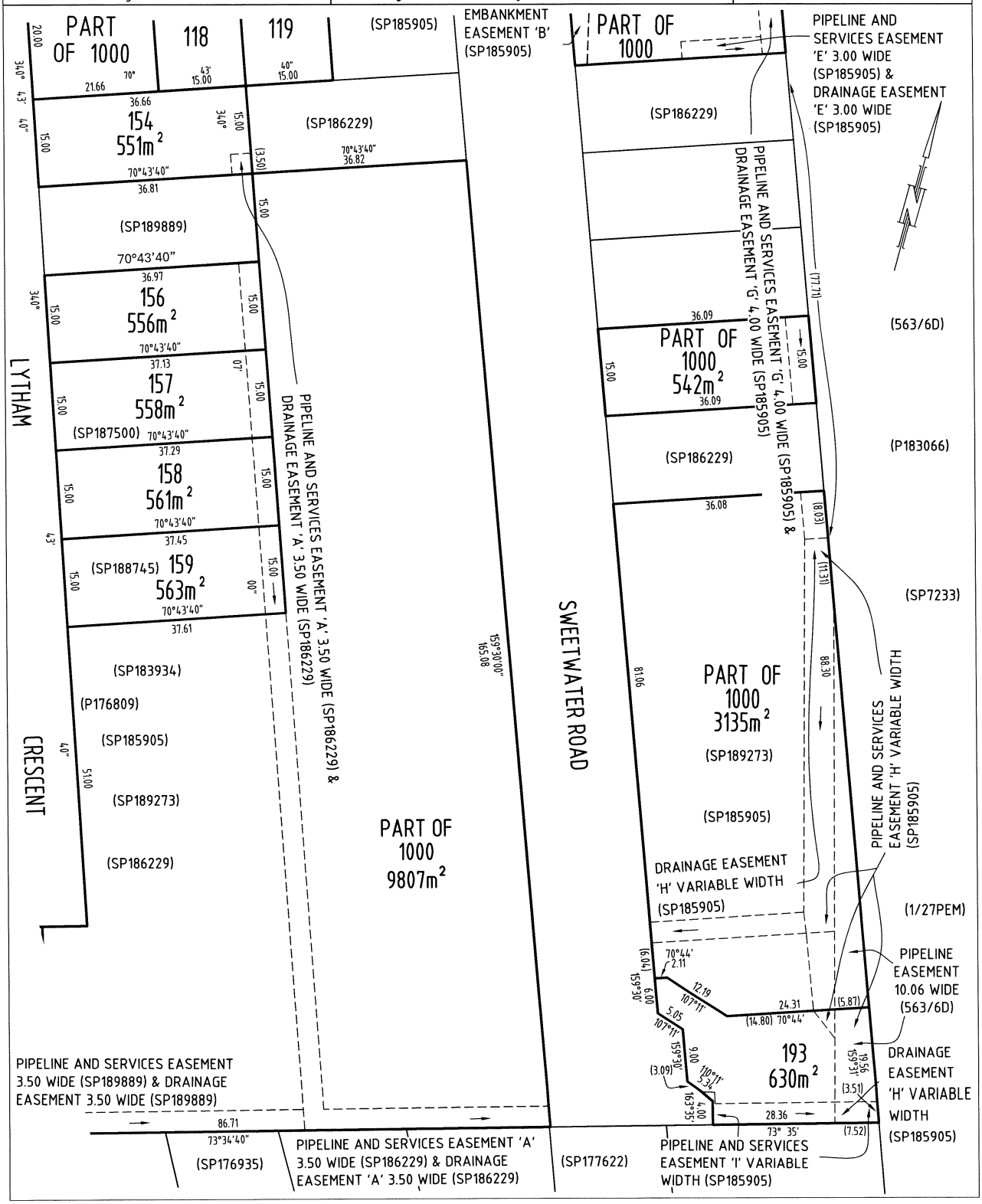
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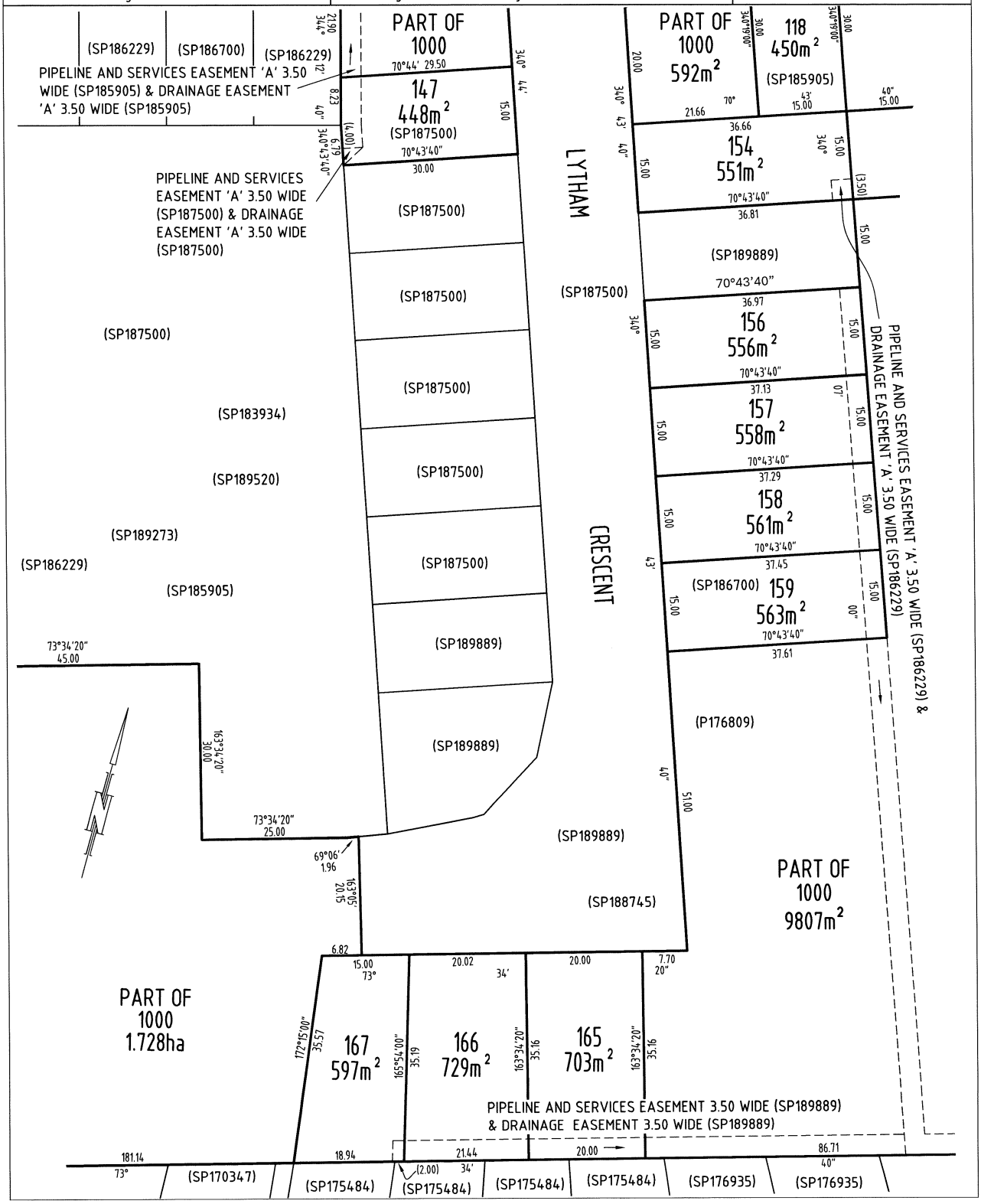
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UNREGISTERED DEALINGS REPORT

SEARCH DATE : 18-Sept-2026
SEARCH TIME : 01:45 pm

CT: 300456/134

N309481 PRIORITY NOTICE reserving priority for 90 days

TRANSFER JAC Estates Pty Ltd to Ricky James Blackwell and Jade Ann Blackwell

REST/COV JAC Estates Pty Ltd and Ricky James Blackwell and Jade Ann Blackwell Lodged by BALDWIN CONVEYANCING on 23-Aug-2026 BP: N309481

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BushfireWise
DEVELOPMENT PLANNING

Bushfire Hazard Report



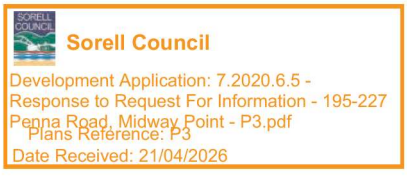
Location: 195 - 227 Penna Road Midway Point
Applicant: The JAC Group
Date: December 2025
Certification number: BW119v1
Author: Mark Van den Berg – BFP-108
BushfireWise – Development Planning

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Disclaimer:
The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is correct and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.
Authorship: This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Sorell (the Scheme). This report has been prepared by Mark Van den Berg, a qualified person under Part 4a of the *Fire Service Act 1979* of BushfireWise for The JAC Group.

The report considers all the relevant standards of Code C13 of the Scheme, specifically.

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas.
- The requirements for Public and Private access.
- The provision of water supplies for firefighting purposes.
- Compliance with Code C13, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

The subject lots form part of an approved 198-lot subdivision. Bushfire management for the overall subdivision was originally addressed in a Bushfire Hazard Report prepared by Enviro-dynamics (*Bushfire Hazard Report for Proposed 198 Lot Subdivision at 195–227 and 252 Penna Road, Midway Point*, February 2020. Enviro-dynamics). That report specified a suite of mitigation measures based on the bushfire environment as it existed at the time of assessment.

Since then, the surrounding bushfire environment has changed, altering the level of risk exposure for some lots. On this basis, the current Bushfire Hazard Report provides a contemporary assessment of bushfire risk specific to Lots 58, 59, 134, 135, 143, 144, 145, and 146. The report follows the format of a Bushfire Hazard Report prepared to demonstrate compliance with Code C13 of the Tasmanian Planning Scheme – Sorell.

The proposal is for the subdivision of land resulting in 8 residential lots and is described by the Estate plan in appendix A. All lots are vacant undeveloped land. Public access is provided to all lots by new public roadways which are serviced by a new reticulated water supply system which includes fire hydrants.

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3.0 Site Description

The subject site comprises private land at 195-227 Penna Road Midway Point (Figure 1). Located in the municipality of Sorell, this application is administered through the Tasmanian Planning Scheme - Sorell which makes provision for subdivision. The proposed development falls within the General Residential zone.

The proposal is situated to the north of the Midway Point settled area and will constitute part of the norther extent of urban development on the Frogmore Peninsula. It can be described as infill development between established urban development to the north of the site and Pittwater Golf Course to east, it is located approximately 0.2km east of Penna Beach (Figure 1). All proposed lots are undeveloped vacant land and carry low threat vegetation. Proposed lots 143, 144 and 145 have an exposure to bushfire-prone vegetation to the east of the sites. (Figure 2).



Figure 1. The site in a topographical context, pink line defines the subdivision area (approx.).

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Figure 2. Aerial photo of the subject lots, pink line defines the parent title (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

Vegetation to the south and west of the subject lots carry low threat vegetation within the General Residential Zone, this vegetation is required to be managed through the approved Bushfire Hazard Management Plan completed for the subdivision of those lots (*Bushfire Hazard Report for Proposed 198 Lot Subdivision at 195–227 and 252 Penna Road, Midway Point*. February 2020. Enviro-dynamics). Lands to the east of lot 143 carry grassland vegetation, a part 5 agreement under *LUPA 1993* (appendix D) is required to provide a 16m wide hazard management area on adjacent land to secure the hazard management area for lot 143. Consent from the affected landowner to enter into a part 5 agreement is provided at appendix D. Lands to the north of the lots comprise an undeveloped section of an approved subdivision (approved prior to the Bushfire-prone Areas Code) which carries grassland vegetation which is managed through councils abatement program (appendix E) and is now classified as low threat vegetation for bushfire assessment purposes.

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4.2 slope

Slope influences how fast a fire moves, how intensely the fire burns and the amount of radiant heat that is given off by the burning vegetation. An 'effective slope' is the slope of the land underneath the vegetation that has the potential to burn. The effective slopes with the potential to influence the bushfire attack on the building areas are downslope at approximately 4 degrees.



Figure 3 Grassland vegetation on neighboring land adjacent and to the east of lot 143 within Pittwater Golf Course.



Figure 4. Low threat vegetation to the south and east of lots 58 and 59

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Figure 5. Low threat vegetation to the north of lots 58, 59, 134, 135, 143, 144, 145 and 146.



Figure 6. Existing public roadways and hydrant location servicing lots 134, 135, 143, 144, 145 and 146.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the building areas. A bushfire attack level assessment as per *AS3959-2018* was completed (Appendix B) which has determined setbacks for building areas from bushfire-prone vegetation such that subsequent development does not exceed BAL-19 of AS3959-2018 (appendix B). The building area and bushfire attack level is marked on the BHMP.

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5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Stage Management

This proposal is to be developed as a single stage. As such there are no specific bushfire mitigation measures required to address staged development.

5.2 Hazard Management Areas

Hazard management areas (HMA) will be required to be established and/or maintained for all lots, they provide an area around new building work within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site. It is the responsibility of the developer to establish hazard management areas, once established ongoing management is the responsibility of the lot owner.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and associated HMA's, guidance for establishment and maintenance of HMA's is provided below and on the BHMP.

5.2.2 Building areas

Building areas for habitable buildings are shown on the BHMP. All lots have been assessed, and a Bushfire Attack Level (BAL) has been assigned to them. If future building work is located within the building area and complies with the minimum hazard management area setbacks, the building work may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

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5.2.3 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies:

- Remove fallen limbs, sticks, leaf and bark litter.
- Maintain grass at less than a 100mm height.
- Avoid or minimise the use of flammable mulches (especially against buildings).
- Mow/slash grassed areas to <100mm in height.

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- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers.
- Prune larger trees to establish and maintain horizontal separation between tree canopies.
- Minimise the storage of flammable materials such as firewood.
- Maintain vegetation clearance around vehicular access and water supply points.
- Use low-flammability plant species for landscaping purposes where possible.
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees and shrubs may provide protection from wind borne embers and radiant heat under some circumstances if other fuels are appropriately managed.

5.3 Public and firefighting Access

5.3.1 Public Roads and Property Access

There are existing public roads and property accesses which are compliant with the requirements of table C13.1 and C13.2 of the Bushfire-prone areas Code. In this circumstance there is an insufficient increase in risk from bushfire to warrant any specific measures for public and property access as a part of this proposal.

5.3.2 Fire Trails

There is no proposal for the construction of fire trails as part of this subdivision.

5.4 Water supplies for firefighting

The subdivision is serviced by an existing reticulated water supply system, including fire hydrants which is owned and managed by TasWater. The existing fire hydrants are located within 120 metres, measured as a hose lay, from the furthest part of the building areas on each lot. In this circumstance there is an insufficient increase in risk from bushfire to warrant the provision of additional firefighting water supplies as part of this proposal.

6.0 Compliance





6.1 Measures required prior to sealing titles

Prior to, or at the sealing of titles, the following is required.

1. Hazard management areas to be established and in compliance with s5.2.3 of this report.
2. Part 5 agreement for lot 143 as shown in the BHMP.

6.2 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Sorell

Clause	Compliance
C13.4 Use or development exempt from this code	The proposal is not exempt from Code C13.
C13.5 1 Vulnerable Uses	The proposal is not classified as Vulnerable Use. Not applicable.
C13.5.2 Hazardous Uses	The proposal is not classified as Hazardous Use. Not applicable.
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. All lots have a building area and associated hazard management area shown which do not exceed BAL-19 construction standards. Consent for part 5 agreement provided. All lots are compliant with the acceptable solution at A1(b) Lot 143 compliant with A1(b) 7 (c).
C13.6.2 Subdivision: Public and firefighting access	The bushfire hazard management plan shows the location of existing public roads in relation to individual lots and the location of existing property accesses which comply with Tables C13.1 and C13.2 respectively, there is no proposal for the construction of fire trails as part of this proposal. The proposal is compliant with the acceptable solution A1(a).
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	Specifications for reticulated water supplies for firefighting are specified on the BHMP and are consistent with the requirements of table C13.4. Indicative locations for fire hydrants are shown on the BHMP. The proposal is compliant with the acceptable solution A1, (b).

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6.3 Building Compliance (for future development)

If future building work is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

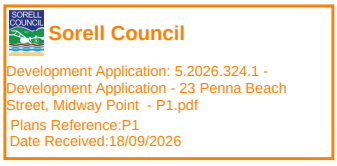
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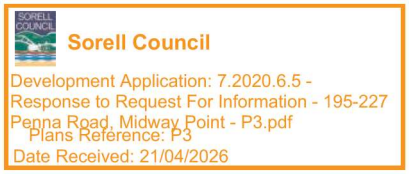
7.0 Summary

This report assesses and manages bushfire risks for a proposed subdivision of 8 residential lots at 195-227 Penna Road, Midway Point, under the Tasmanian Planning Scheme – Sorell. It ensures compliance with bushfire safety standards through hazard management areas, access provisions, and firefighting water supplies.

- The proposal involves subdividing land into 8 residential lots within the General Residential zone at Midway Point, adjacent to established urban areas and Pittwater Golf Course, with all lots currently vacant and carrying low threat vegetation.
- A contemporary bushfire hazard assessment was conducted, considering vegetation, topography, and bushfire attack levels (BAL), ensuring building areas achieve a maximum BAL-19 rating according to AS3959-2018 standards.
- Surrounding vegetation includes low threat and grassland on gentle slopes (~4 degrees downslope).
- HMAs are for each lot to minimize fuel loads and reduce fire risk through measures such as vegetation clearance, pruning, and maintenance, with ongoing responsibility transferred to lot owners post-development.
- Existing public roads and property accesses comply with bushfire code requirements, with no new fire trails proposed. Firefighting water is provided via a reticulated system with hydrants located within 120 meters of building areas.
- A part five agreement is required to secure the hazard management area for lot 143 the agreement should be put in place at the sealing of titles.
- The subdivision complies with all relevant provisions of Code C13 of the Tasmanian Planning Scheme, including hazard management, access, and firefighting water supply standards, supported by a certified Bushfire Hazard Management Plan and planning certificate.
- Future construction on the lots must adhere to the Bushfire Hazard Management Plan to maintain building compliance, with the plan valid for up to six years for building surveying purposes.
- The report demonstrates that the proposed subdivision meets bushfire safety objectives by incorporating appropriate hazard management, access, and water supply measures, ensuring reduced bushfire risk for future residents.







8.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014 Building Regulations 2016.

Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.

Standards Australia 2018, *Construction of buildings in bushfire prone areas,* Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1st September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania,* Tasmania Fire Service, Hobart.

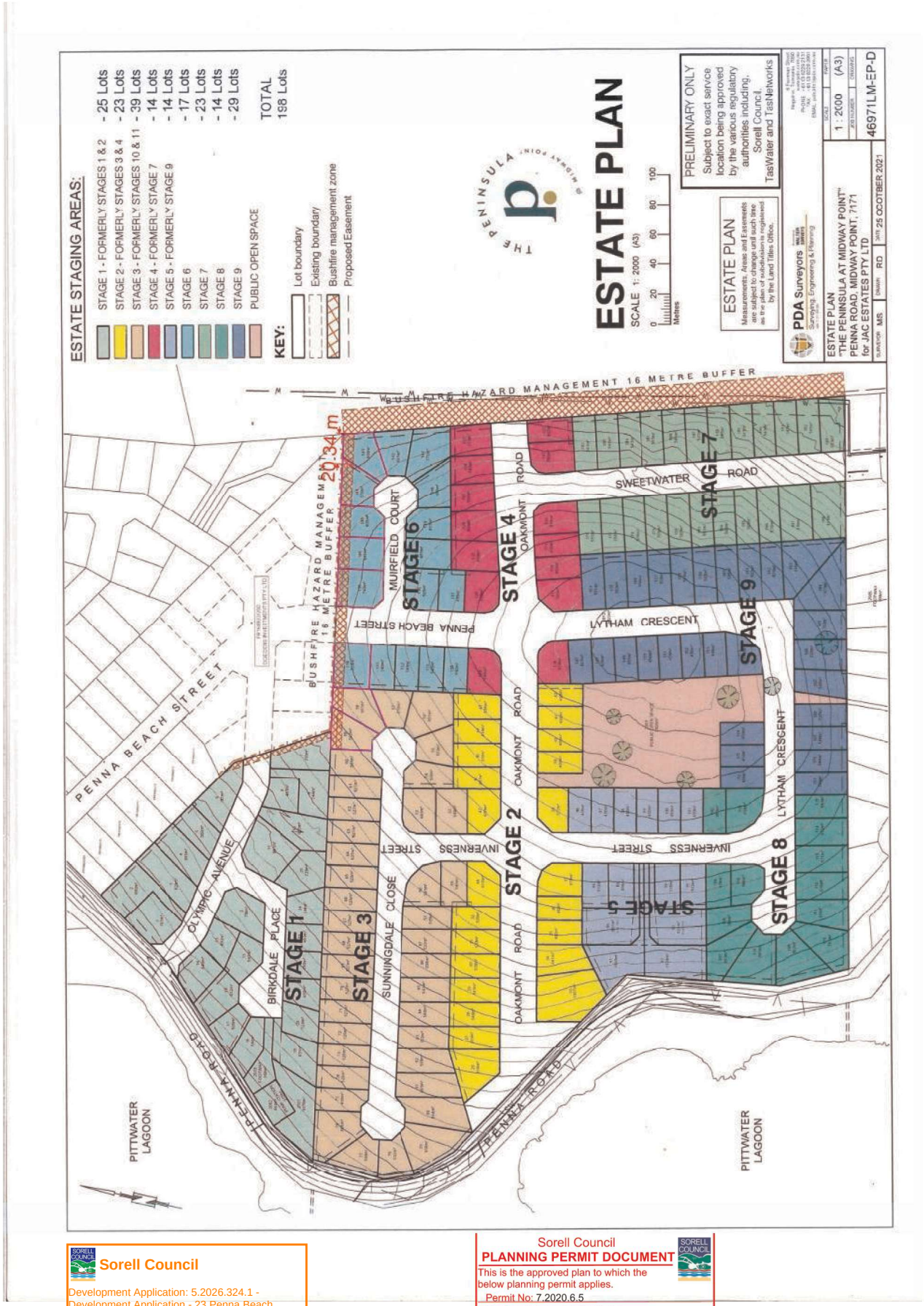
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Appendix A – Plan of Subdivision



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Appendix B – BAL assessment

A bushfire attack level assessment was undertaken for all lots. Lots 143 and 144 are under the influence of adjacent grassland vegetation, Lot 143 requires a hazard management area to be established on land external to the lot which will be secured through a part 5 agreement under *LUPA 1993* which allows for the establishment and maintenance of a hazard management area, BAL-12.5 has been determined as the bushfire attack level.

Lots 58, 59, 134, 135 and 146 have a bushfire attack level of BAL-LOW. The nearest bushfire prone vegetation to these lots is greater than 100 metres and is classified as grassland vegetation. Land to the north of these lots was previously classified as grassland, however, re-assessment of this vegetation with clarification of the councils abatement requirements and a review of historical management (appendix F) of the land has determined that the land no longer poses a credible bushfire risk to development.

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Table 1. Bushfire Attack Level Assessment – Lot 143

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 100 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland^	>0 to 5º downslope	0 to 100 metres	16m***	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 100 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 15 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f). BAL-19
*** Hazard management area located on adjacent land, to be secured through part 5 agreement.

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Table 2. Bushfire Attack Level Assessment – Lot 144

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 100 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 20 metres	Lot boundary	BAL-12.5
	Grassland^	>0 to 5º downslope	20 to 100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 100 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	flat 0º	0 to 15 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Sorell Council
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Date Permit Issued: 30/10/2020
Signed:
SHANE WELLS

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Table 3. Bushfire Attack Level Assessment – Lots 58, 59, 134, 135, 145 and 146.

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 10 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 100 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 100 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^	>0 to 5º downslope	0 to 56 metres	Lot boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f)

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Figure 1. Indicative vegetation plan. Vegetation classified in accordance with AS3959. Pink polygon defines the parent lot to be divided, vegetation assessed and classified through on site survey and data acquired through remote sensing.



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Appendix C – Bushfire Hazard Management Plan

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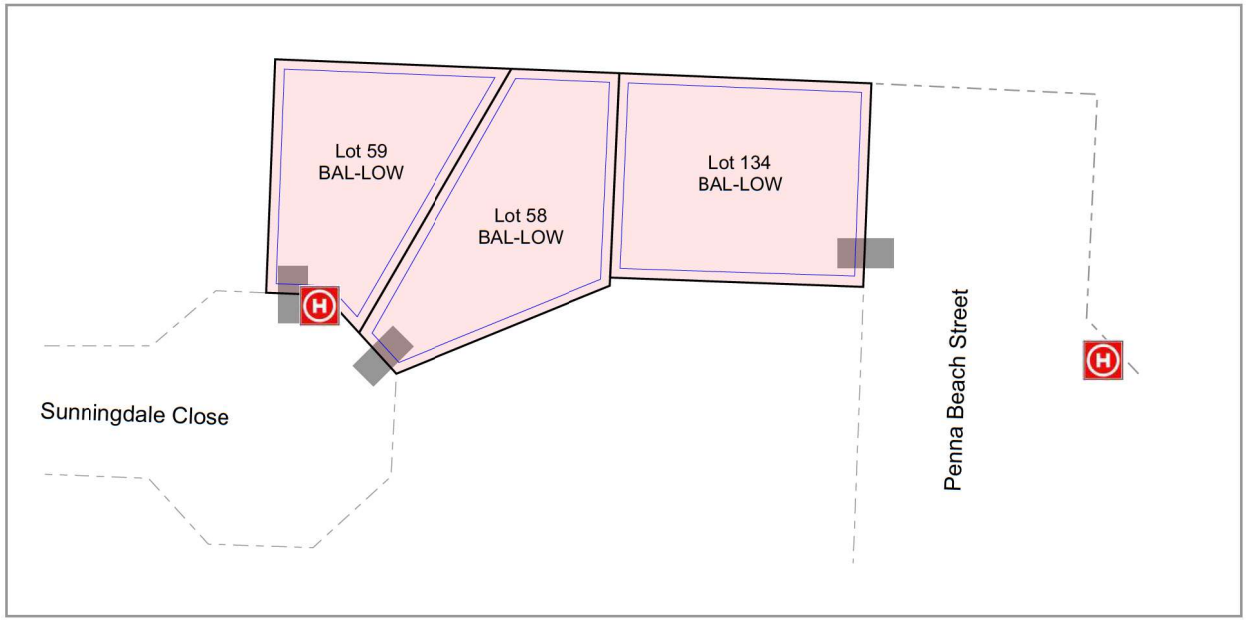
Sorell Council
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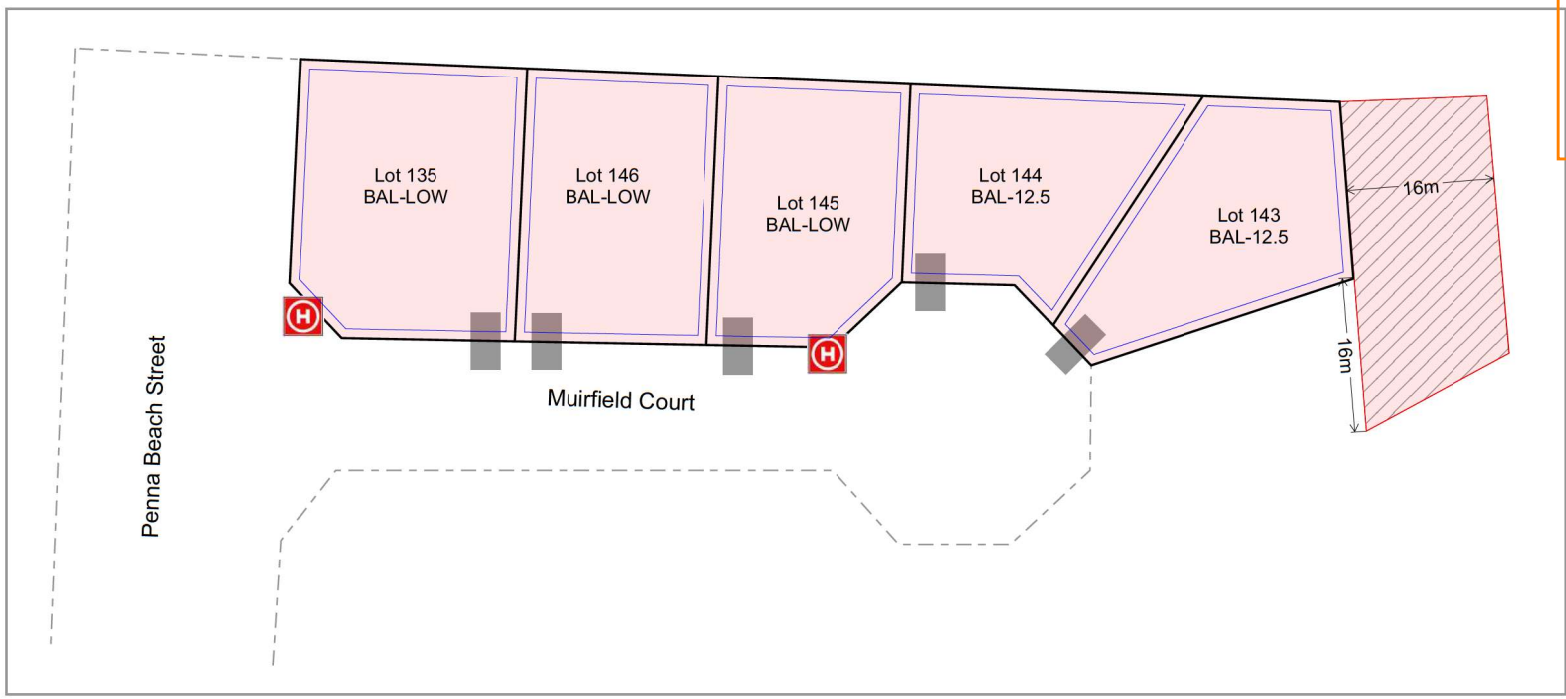
Building Area

Approx. existing hydrant location

Hazard Management Area

Hazard Management Area part 5 agreement - lot 143





BushfireWise
DEVELOPMENT PLANNING

Mark Van den Berg BFP-108 0407 294 240
mark@bushfirewise.com.au

Note:
Hydrant for lot 134 located on Penna Beach Road within 70m of furthest part of builcing area

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Compliance Requirements

Property Access

There is existing property access to the building areas, they are less than 30 metres in length and are not required to access a firefighting water point. In this circumstance there are no minimum design or construction standards required.

Water Supplies for Firefighting

There are existing firefighting water supplies available to building areas which are shown on the BHMP. In this circumstance there are no additional requirements for the provision of firefighting water supplies.

Hazard Management Area

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear cut any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations. To be read in conjunction with associated Bushfire Hazard Report.	Date : 17/12/2025 CT: 184768/59, 188745/58, 189367/1000, 189273/146, 185905/145	JAC Estate Pty. Ltd. PO Box 1513, Launceston, Tas., 7250	**Bushfire Hazard Management Plan** Ad195-227 Penna Road, Midway Point. December 2025. BW119v1 Tasmanian Planning Scheme - Sorell	Building Specifications **as marked** to AS3959-2018	Certification No. BW119v1 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.

Appendix D – Part 5 Agreement Consent

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AGREEMENT UNDER PART 5
LAND USE PLANNING AND APPROVALS ACT 1993

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This **Agreement** is made on the day of 2023

BETWEEN: **WILLIAM JOHN BARHAM REYNOLDS AND PITTWATER GOLF CLUB INCORPORATED** of 312 Penna Road, Midway Point in Tasmania ("**the Owner**")

-and-

SORELL COUNCIL
of 47 Cole Street Sorell in Tasmania ("**the Council**")

TERMS OF AGREEMENT

1. OBJECTIVES

(a) This **Agreement** is entered into pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993.*

(b) The purpose of the **Agreement** is to ensure the **Affected land** is managed in accordance with the condition 4 of the Planning Permit for SA 2020 00006-1 and the endorsed Bushfire Hazard Management Plan.

(c) It is the intention of both parties to the **Agreement** that it will have the effect of binding all future owners as well as the current owner of the **Land**. The **Owner**'s covenants shall run with the Land as if they were covenants to which section 102(2) of the *Land Titles Act 1980* applies.

(d) This **Agreement** is to be registered pursuant to section 78 of the *Land Use Planning and Approvals Act 1993.*

2. LAND

This **Agreement** applies to the **Land**, being:

The whole of the land comprised in Folios of the Register Volume 183066 Folio 1 and known as 312 Penna Road, Point in the Municipality of Sorell in Tasmania.

3. DEFINITIONS AND INTERPRETATIONS

3.1 In this agreement unless the contrary intention appears:

(a) "**Affected land**" means the land described as per the plan in Schedule A of this Agreement;

(b) "**Agreement**" means this instrument including any schedules, attachments and annexures;

(c) "**Council**" means Sorell Council;

(d) "**General Manager**" means the General Manager for the time being of Sorell Council and his/her successors in office;

(e) "**Land**" means the land described in clause 2 of this **Agreement;**

(f) "**Owner**" means the person or persons named at the beginning of this **Agreement** as "the Owner" and includes any successors or assignees of that person;

3.2 Nothing contained herein should be taken to mean or imply that planning approval or any other approval has been or will be granted for activities which require such approval;

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4. GENERAL COVENANTS

In consideration of the Council as the relevant planning authority granting a Planning Permit for the development and/or use of the **Land** (number SA 2020 00006-1) the **Owner** hereby covenants with the **Council** as follows:

That the **Owner** manages the **Land** in accordance with the Bushfire Hazard Management Plan in Schedule A; and

The vegetation within the 16m wide bushfire Hazard Management Area adjacent to the eastern boundary of the subdivision known as 195-227 Penna Road, Midway Point (Folio of the Register Volume 184768 Folio 1000) and must be maintain in a low fuel condition at all times (<100 mm);

Any trees must have horizontal separation between canopies and lower branches removed to

create vertical separation between the ground and the canopy;

These measures are to reduce fuel loads and protect future dwellings from direct flame contact and intense radiant heat; and

Clearing of leaf litter, branches and bark is required as on going management.

5. WAIVER OF RIGHTS TO RECOVERY AND OTHER COMPENSATION

The **Owner** waives all rights to recover damages from the **Council** for any liability to the **Owner** for:

(a) personal injury to, or death of, any person; or

(b) for damage to any of the **Owner**'s property or finances,

arising from the performance or purported performance of any obligations or activities required or approved under this **Agreement**. This waiver does not operate to release the **Council** from any liability attributable to a wrongful (including negligent) act or omission on the part of the **Council**.

6. DISPUTE

(a) If a dispute arises between the parties under this **Agreement**, then (except in the case of action required to be taken under statute) the parties agree that it must be resolved expeditiously in accordance with the provisions of this clause.

(b) If a dispute arises requiring resolution, a party must serve a notice on the other specifying the nature and substance of the matter in dispute.

(c) If, within thirty (30) days of a notice under Clause 6(b) being served, the parties are unable to resolve the dispute, then the dispute must be submitted by the parties for resolution under the following sub-clauses.

(d) The matter in dispute must be referred for resolution by a person of appropriate qualifications and experience, as agreed between the parties, who will act as mediator and conduct a mediation concerning the matter in dispute.

(e) If the dispute is not settled under Clause 6(d) or the parties fail to appoint a mediator, the **General Manager** may establish, in an attempt to resolve the dispute, a review committee comprising an independent chairperson and a representative of the **Owner** and a representative of the **Council**. This committee will be required to review the dispute and then attempt to resolve the dispute by agreement.

(f) The costs of all mediation under this clause are to be shared equally between the parties.

(g) Each of the parties agrees to use their best endeavours to resolve the dispute through mediation.

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(h) If a dispute cannot be settled within thirty (30) days (or such other period as the parties agree) of one party serving a notice of that dispute in accordance with Clause 6(b), the dispute must be determined under the provisions of the *Commercial Arbitration Act 1986*.

7. SEVERANCE

If any provision of this **Agreement** or its application to any person or circumstance is or becomes invalid, illegal or unenforceable, then so far as possible, the provision will be read down to the extent necessary to ensure that it is not illegal, invalid or unenforceable. If any provision or part of it cannot be so read down, then the provision or part of it will be taken to be void and severable and the remaining provisions of this **Agreement** will not be affected or impaired in any way.

8. NOTIFICATION OF CHANGE OF OWNERSHIP

(a) The **Owner** must notify the **Council** in writing of any agreement entered into by the **Owner** to effect any change of ownership or control of the **Land** and that notice must detail the name and address of all parties to the agreement and the nature of the change of ownership or control.

(b) The **Owner** must notify the **Council** in writing of any change of ownership or control of any portion of the **Land** and that notice must detail the name and address of the new owner, lessee or licensee.

(c) The **Owner** must provide a copy of all directions and approvals given by the **Council** under the terms of this **Agreement** to all prospective purchasers, lessees or licensees of the **Land**.

9. NOTIFICATION AND COMMUNICATION

(a) The **Owner** and the **Council** must:

i) advise each other of any proposed action which could adversely affect the **Land**; and,

ii) respond promptly to all communications from each other relating to this **Agreement**.

(b) The **Owner** must notify the **Council**:

i) of any event which has or could have a significant adverse impact on the **Environmental Values** of the **Land**;

ii) if the **Owner** intends to alter the use of any part of the **Land**; or,

(c) The **Council** must notify the **Owner** of any information relating to the **Land** within its knowledge that could adversely affect the use and management of the **Land**.

10. ACCESS

(a) The **Owner** must, having been given reasonable notice by the **General Manager** or servants of the **Council**, allow relevant and identified servants of the **Council** to enter the **Land** at a reasonable time in order to:

i) inspect the condition of the **Land**;

ii) carry out research relevant to protection of the **Land**; or,

iii) determine whether the conditions of this **Agreement** have been complied with.

(b) The **Owner** and the **Council** must agree on the means of notification for a visit and the length of notice required. The **Owner** may also specify an access route, and the servants of the **Council** must follow that route, except in cases of emergency.

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Date Received: 21/04/2026

11. NOTICES

(a) A notice or other communication given or made under this **Agreement** must be in writing and addressed to the party to whom the notice is to be given at the address for service of notices as agreed by the parties from time to time.

(b) A notice or other communication is taken to have been duly served:

i) in the case of hand delivery - when delivered;

ii) if sent by prepaid post - on the third business day after the date of posting;

iii) if sent by facsimile transmission (only if the sending facsimile machine produces a print out of the time, date and uninterrupted transmission record of the sending of the notice) - upon completion of sending if completion is within ordinary business hours in the place where the recipient's facsimile machine is located, but if not, then at 9.00 a.m. on the next business day in that place;

iv) if sent by email, when the recipient acknowledges receipt of the email.

(c) A notice or other communication given or made under this Agreement is sufficient if:

i) in the case of the **Council**, it is under the hand of the **General Manager** or a duly authorised officer of the **Council** or the **Council**'s solicitors;

ii) in the case of the **Owner**, it is under the hand of the **Owner** or the **Owner**'s solicitors.

(d) A printed or copied signature is sufficient for the purposes of sending any demand, written consent or other communication by facsimile transmission or by email.

12. PERFORMANCE AND REVIEW

The **Owner** and the **Council** agree to review the operation of this **Agreement** every five (5) years, or at lesser intervals if circumstances necessitate, including but not limited to discussion of the operation of the **Agreement** and assessment of the level of compliance by both parties.

13. COSTS

The **Owner** must pay all costs associated with the preparation, execution and registration of this **Agreement**. Each party is to pay its own costs of the future operation of this **Agreement**.

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SIGNED BY THE PARTIES

SIGNED by **WILLIAM JOHN BARHAM REYNOLDS** in the presence of:)

W J B Reynolds
William John Barham Reynolds

Witness: .....

Name: GARRY CHARLES ABSOLOM

Address: 10 ESPLANADE MIDWAY POINT.

Occupation: ACCOUNT MANAGER

Executed by **PITTWATER GOLF CLUB INCORPORATED** by authority of its Directors in accordance with Section 127 of the Corporations Act 2001

.....
Company Secretary/Director

.....
Name of Company Secretary/~~Director~~ (print)
GILL DOWNEY

.....
Director
Denis Wright
.....
Name of Director (print)

THE COMMON SEAL of the SORELL COUNCIL has been hereunto affixed pursuant to a resolution of the said Council passed the .....day of.....in the presence of us:

Mayor/Councillor:.....

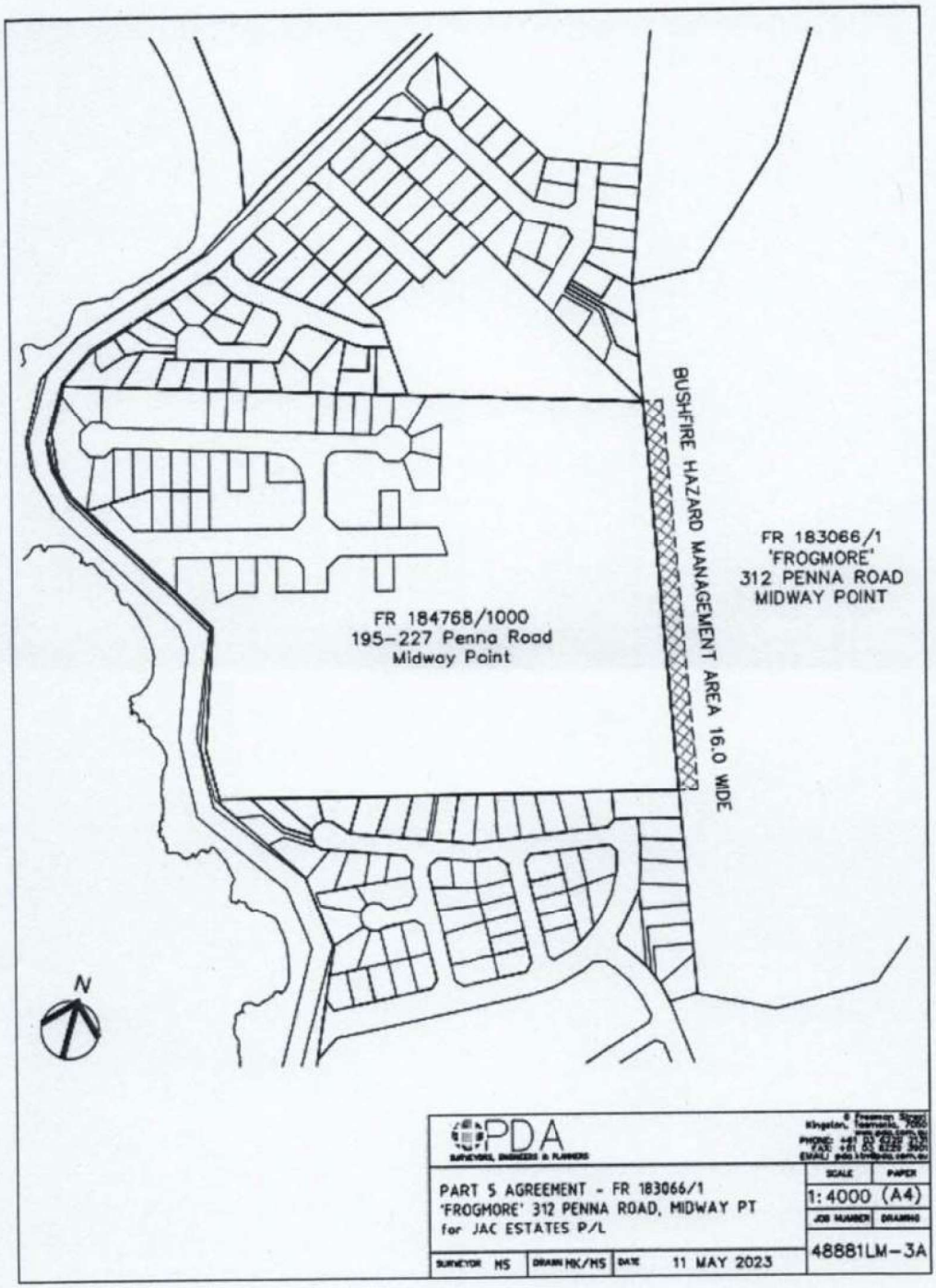
Council Delegate:.....

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SCHEDULE A – Bushfire Hazard Management Plan



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Date Received: 01/10/2026

GES geo-environmental solutions

DISPERSIVE SOIL ASSESSMENT

JOB NUMBER

J13540

ADDRESS

23 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
www.geosolutions.net.au

Investigation Details

Client:	SJM Property Developments (AUS) Pty Ltd
Site Address:	23 Penna Beach Street, Midway Point
Date of Inspection	12/08/2026
Investigation Type:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	A. Plummer

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Site Details

Certificate of Title (CT):	300456/134
Title Area:	Approx. 715.2 m²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	4° NW facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

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

Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. 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
0.00-0.20	0.00-0.10	SW	**SAND:** dark grey, moist, medium dense
0.20-0.45	0.10-0.65	CI	**Sandy CLAY:** medium plasticity, dark orange/brown, moist, firm/stiff
0.45-0.60	0.65-0.80	SC	**Clayey SAND:** orange/yellow, moist/dry, dense/medium dense, refusal on extremely weathered mudstone

Site Notes

The soil on site has formed from Triassic sandstone. The clay subsoil was tested for dispersion using the Emerson Test method and was found to be Slightly dispersive (Class 2.1) - Some dispersion (slight milkiness, immediately adjacent to aggregate).

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 that may be subject to tunnel erosion hazard according to 'Dispersive Soils and Their Management: Technical Reference Manual´. This is due to the clay soils present on site that developed from Triassic sandstone that contain considerable fine sand/silt content and 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.

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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 sample taken from site were found to be dispersive (Class 2.2) (orange/yellow, moist/dry, dense/medium dense, extremely weathered mudstone)

Table 1 - Emerson Test Results

Sample	Texture	Emerson Class	Description
Sample 1	Clayey SAND	Class 2.2	orange/yellow, moist/dry, dense/medium dense, extremely weathered mudstone

Management Recommendations

Site and soil management measures are recommended for development on the site.

Any proposed site cut/fill and driveway areas may 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 should 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

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The risk of erosion and tunnel erosion associated with construction should be minimised 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 or rock; however, care must be taken to ensure all exposed clay 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 very low risk associated with dispersive soil and potential erosion on the site. Efforts should be made to cover any exposed clay 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.

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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.

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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

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: A0999

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: Dispersive Soils Assessment

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

Details of work:

Address: 23 Penna Beach Street

Midway Point 7171

Lot No:

Certificate of title No: 300456/134

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011 including assessment of dispersive soils.

(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 Soils Assessment

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

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

☑ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

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In issuing this certificate the following matters are relevant –

Documents:	The attached soil and dispersion reports for the address detailed above in 'details of work'
Relevant calculations:	Reference the above reports.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18. DPIWE Dispersive Soil Management Guidelines.

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

Dispersive Soils Assessment

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:*
		J13540	21/08/2026

CERTIFIED PROFESSIONAL SOIL SCIENTIST 2020 CPSS John Paul Cumming

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GES geo-environmental solutions

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SITE CLASSIFICATION REPORT

JOB NUMBER

J13540

ADDRESS

23 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
www.geosolutions.net.au

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	23 Penna Beach Street, Midway Point
Date of Inspection:	12/08/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	300456/134
Title Area:	Approx. 715.2 m²
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area
Slope & Aspect:	4° NW facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

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

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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
0.00-0.20	0.00-0.10	SW	**SAND:** dark grey, moist, medium dense
0.20-0.45	0.10-0.65	CI	**Sandy CLAY:** medium plasticity, dark orange/brown, moist, firm/stiff
0.45-0.60	0.65-0.80	SC	**Clayey SAND:** orange/yellow, moist/dry, dense/medium dense, refusal on extremely weathered mudstone

Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement.

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.

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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:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

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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 into the natural material with bearing capacities >100kPa.

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



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Site Photos



BOREHOLE 2



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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

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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

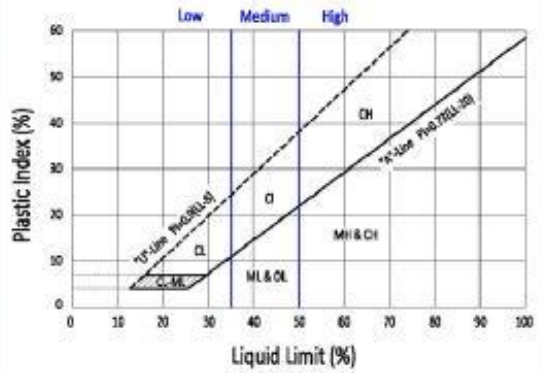
SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		**COHSIVE – FINE GRAINED (SILT & CLAY)**	
Term	**Moisture Condition**	**Moisture Condition**	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	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

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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				
					% < 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
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	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.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			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 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			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	Use the gradation curve of materia passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	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, mic- aceous or diato-maceous 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					



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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.

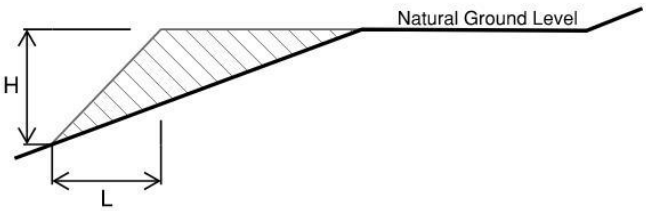
It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and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

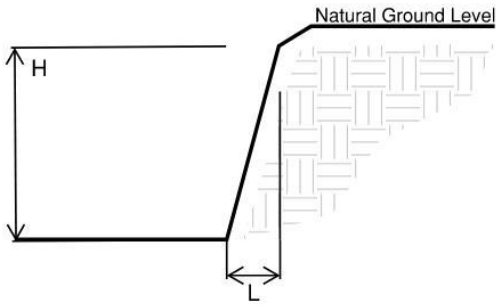
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1.5 Batter Angles for Embankments (Guide Only)

FILL EMBANKMENTS



CUT EMBANKMENTS



Material Type - (Site Classification)		Un-retained embankment slope ratios - Height : Length	
		Site Cut	Compacted Site FILL
Stable Rock (Class A)		**8H:1L**	**2H:3L** (or 1H:1.5L)
SAND (Class A)		**1H:2L**	**1H:2L**
Clay (Class M-E)	**Firm-Stiff**	**1H:1L**	**1H:2L**
	Soft	**2H:3L** (or 1H:1.5L)	**Not Suitable**
Soft/Loose/Uncompacted Soils (Class P)		**Not Suitable**	**Not Suitable**

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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.

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APPENDIX C - Disclaimer

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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.

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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

Battery Point 7004

Phone No: 03 6223 1839

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: 23 Penna Beach Street

Midway Point 7171

Lot No:

Certificate of title No: 300456/134

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

Sorell Council
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(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.

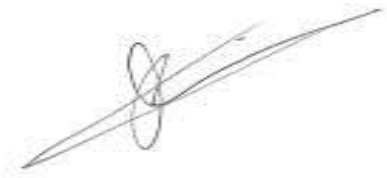
Scope and/or Limitations

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: J13540

Date: 18/08/2026

Sorell Council
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Date Received: 01/10/2026

Appendix E – Council correspondence

From: Greg Robertson <Greg.Robertson@sorell.tas.gov.au>

Sent: Thursday, 18 September 2025 4:21 PM

To: Claire Gregg <claire.gregg@jacgroup.com.au>

Cc: Shane Wells <Shane.Wells@sorell.tas.gov.au>

Subject: RE: Lot 200 Penna Rd CT168923/200 Managed Land

Good afternoon Claire,

Lot 200 Penna Rd is annually inspected as part of our fire abatement program.

Kind Regards

Greg Robertson

Manager Health and Compliance

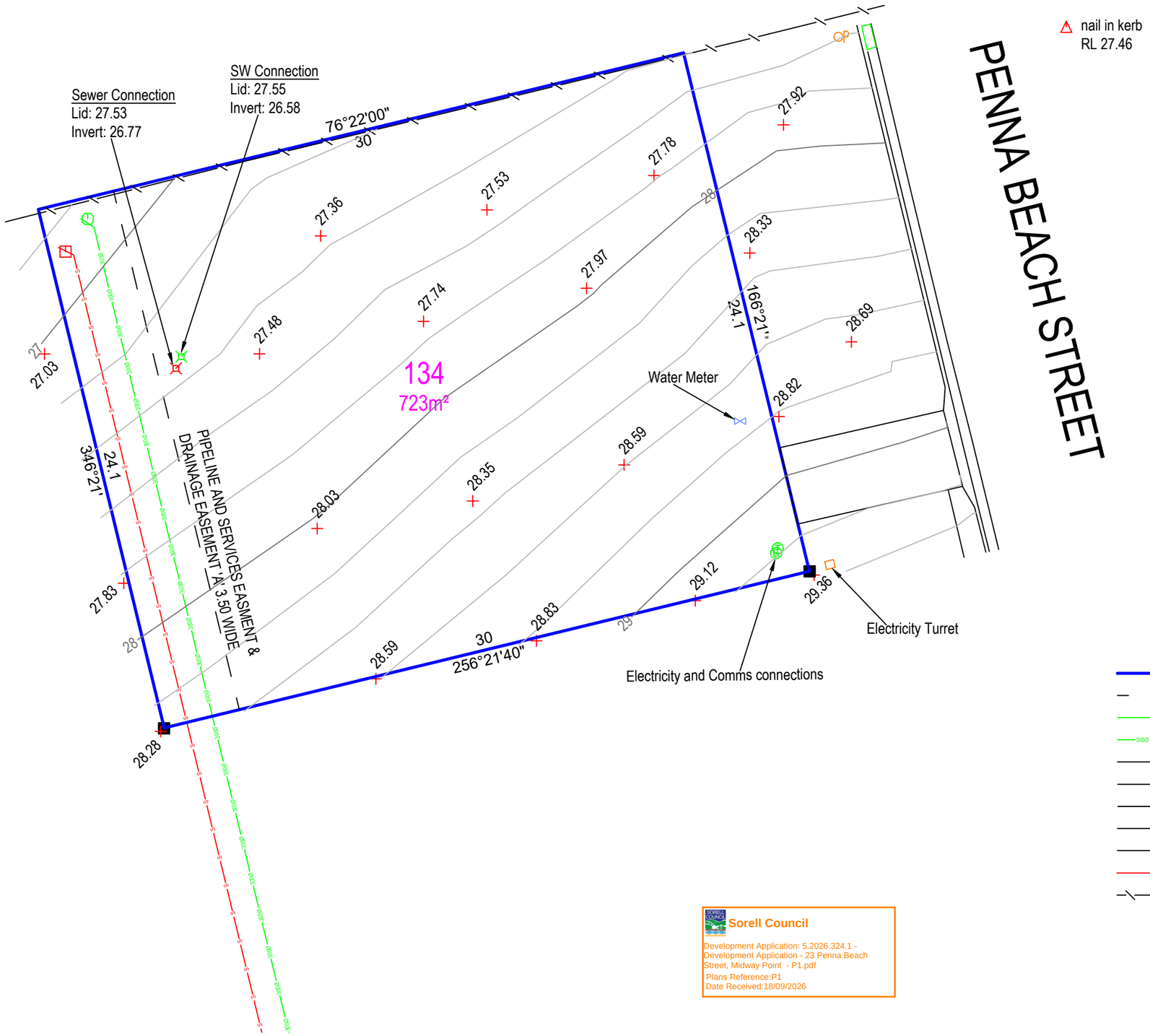
Sorell Council

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Plans Reference:P1
Date Received:18/09/2026

Sorell Council
PLANNING PERMIT DOCUMENT
This is the approved plan to which the below planning permit applies.
Permit No: 7.2020.6.5
Date Permit Issued: 30/10/2020
Signed:
SHANE WELLS

Sorell Council

Development Application: 7.2020.6.5 - Response to Request For Information - 195-227 Penna Road, Midway Point - P3.pdf
Plans Reference: P3
Date Received: 21/04/2026



MGA N

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 SPM9656 with reputed AHD level of 12.491 from SURCOM on 07/08/26

At the time of this survey, CT.300456/134 was owned by JAC ESTATES PTY LTD
Date of Survey : 06/08/26

- LOT BOUNDARY
- EASEMENT BOUNDARY
- GRATED PIT
- CULVERT 300
- BITUMEN EDGE
- KERB INVERT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- SEWER UNDERGROUND
- FENCE

- TITLE PEG
- SURVEY MARK
- NATURAL SURFACE
- STORMWATER MANHOLE
- STORMWATER HOUSE CONNECTION
- POLE WITH LIGHT
- CABLE HYDRO UNDERGROUND
- TELSTRA PIT
- CABLE COMMS UNDERGROUND
- SEWER MANHOLE
- SEWER HOUSE CONNECTION
- METER WATER

Sorell Council

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Plans Reference:P1
Date Received:18/09/2026

AMENDMENTS

No.	Revision/Issue	Date

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS
Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address: 23 PENNA BEACH STREET, MIDWAY POINT TAS 7171

Drawing Title: DETAIL PLAN

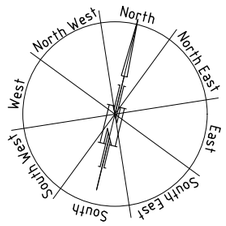
Client: SJM PROPERTY DEVELOPMENTS CT 300456/134

SCALE 0 1 2 3 4 6 8 — 1:200 at A3

"THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED."

Contour Interval: 0.200 m
Date: 07 / 08 / 26
SHEET: 1 of 1
DRAWN: TD
CHK'D: TC

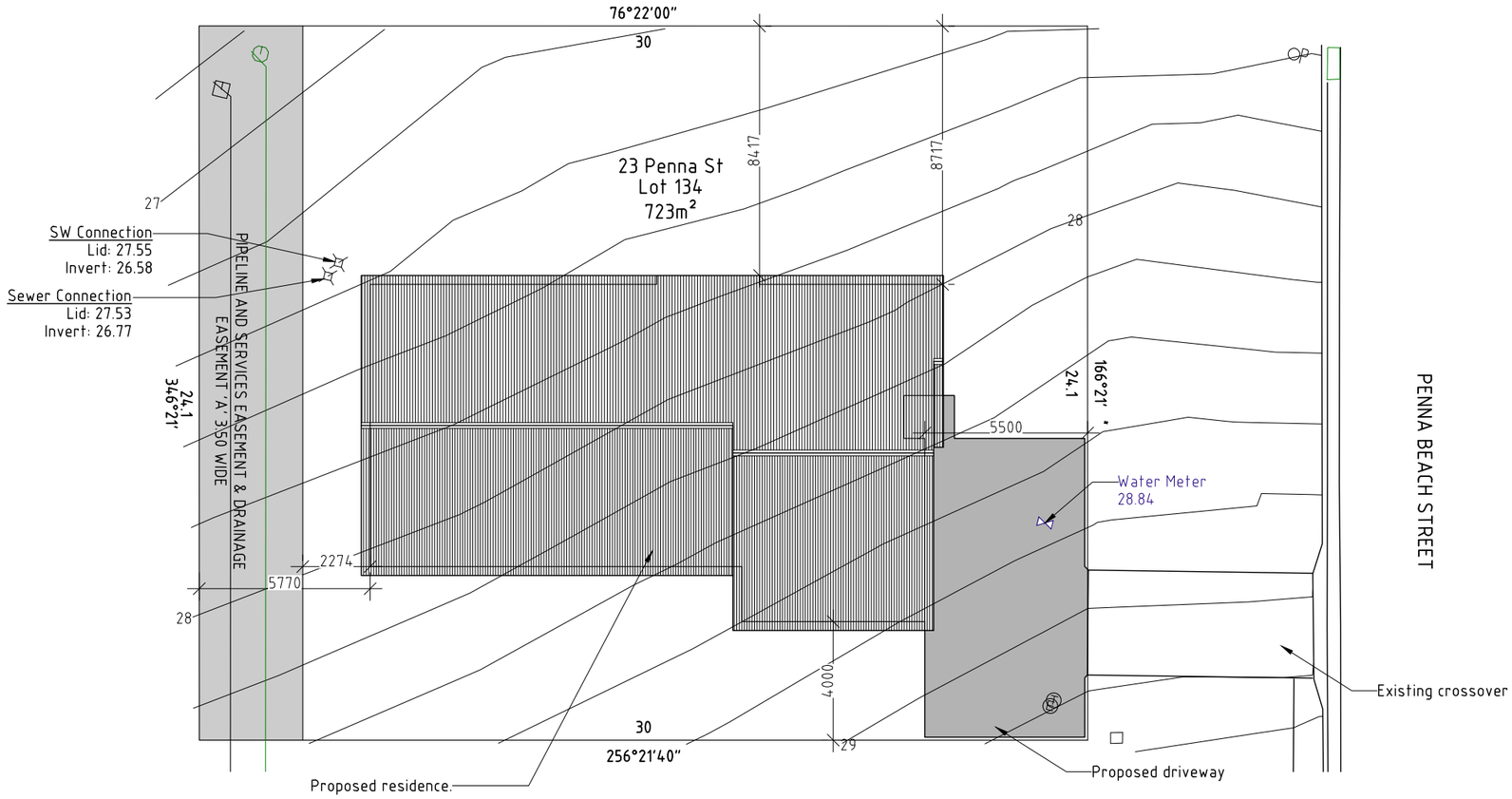
FILE REF: 15354
Geocivil Ref: 1519301
AutoCAD Ref: 1535401
DATUM Horz: GDA2020
Vert: AHD



CT: 300456/134
Municipality: Sorell

Planning Zones:
General Residential,
Planning Codes Overlay:
Airport obstacle limitation area,
Bushfire-prone Area Code
Planning Scheme: Tasmanian Planning Scheme

Contents:
1. Site Plan
2. Plan
3. Elevations
4. Elevations
5. Reflected Ceiling Plan
6. Glazing Notes
7. Stormwater Plan
8. Plumbing Notes
9. Plumbing Details



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NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
23 PENNA BEACH STREET, MIDWAY POINT.

SITE PLAN

SCALE 1:200
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AMENDED

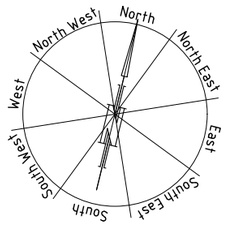
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18/09/2026

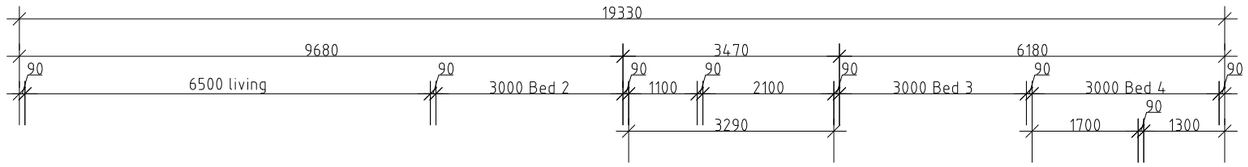
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01 OF 09

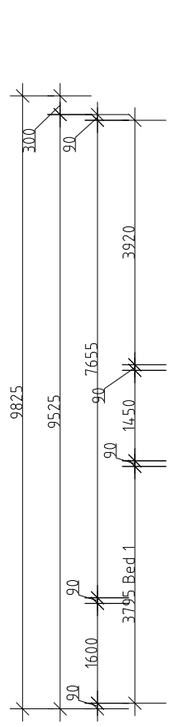
DRAWN BY J.TILLEY
email: qtilley7@gmail.com
phone ph 0400 671 582

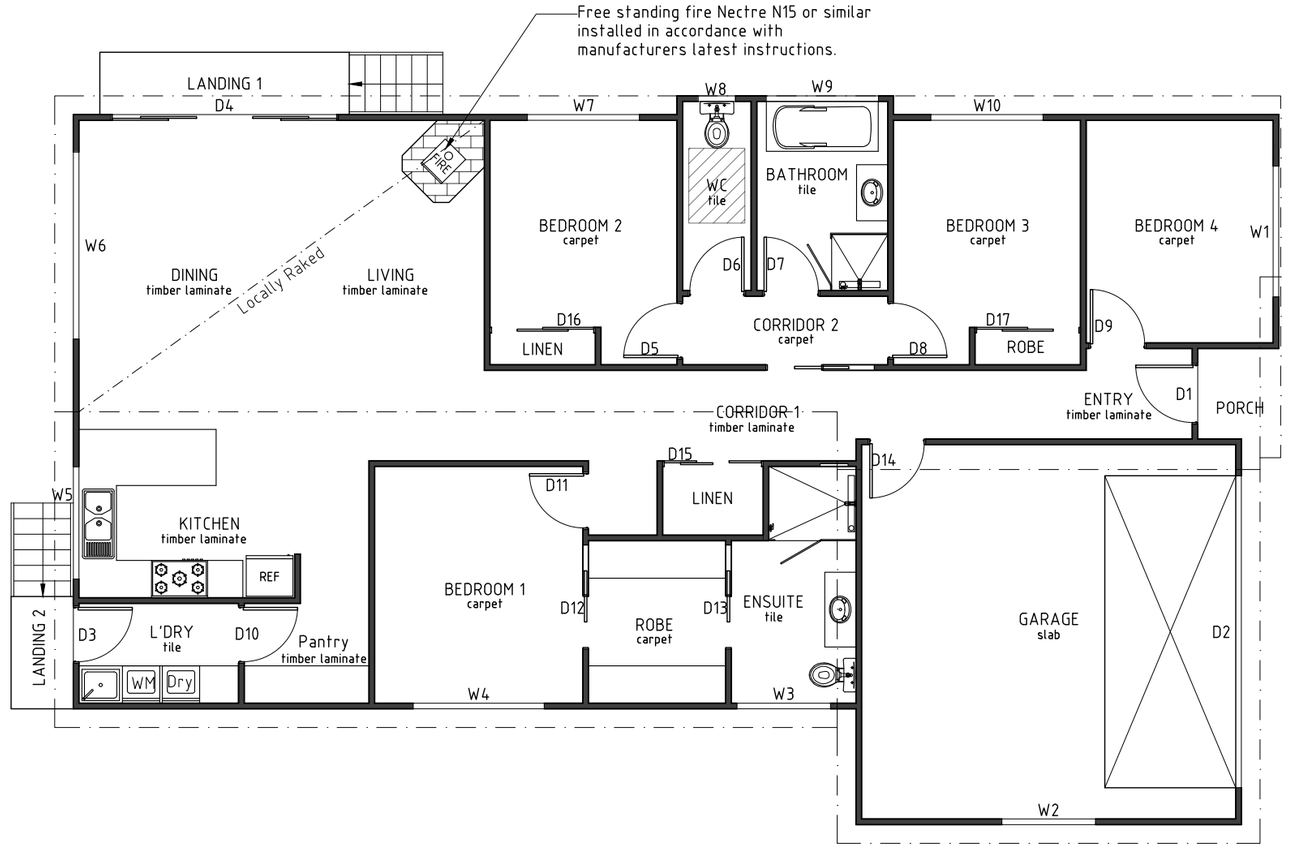
Certified: G. Tilley Accreditation No.CC620H

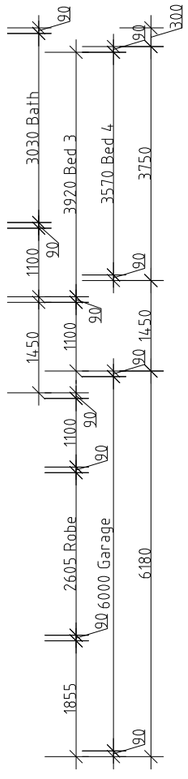
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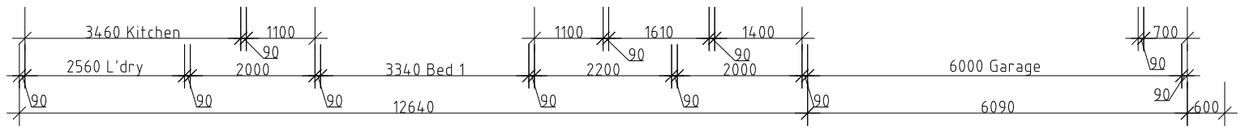












Sorell Council

Development Application: 5.2026.324.1 - Development Application - 23 Penna Beach Street, Midway Point - P1.pdf

Plans Reference:P1

Date Received:18/09/2026

Area
Residence: 192.14m²

DEVELOPMENT DRAWINGS ONLY
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PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
23 PENNA BEACH STREET, MIDWAY POINT.

PLAN

SCALE 1:100
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AMENDED

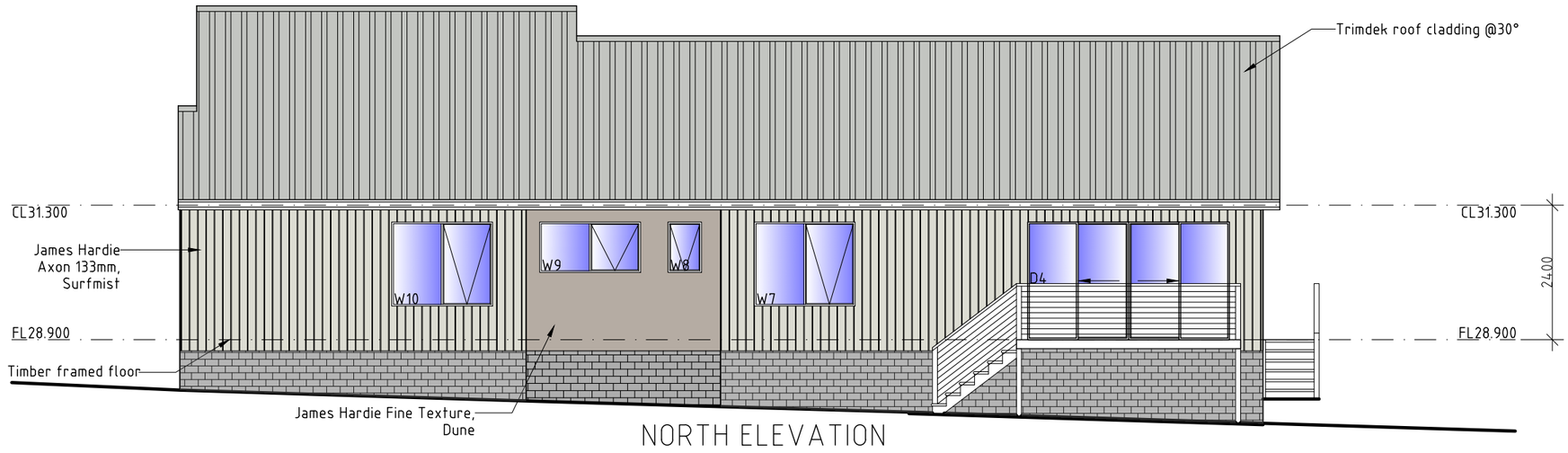
DATE
18/09/2026

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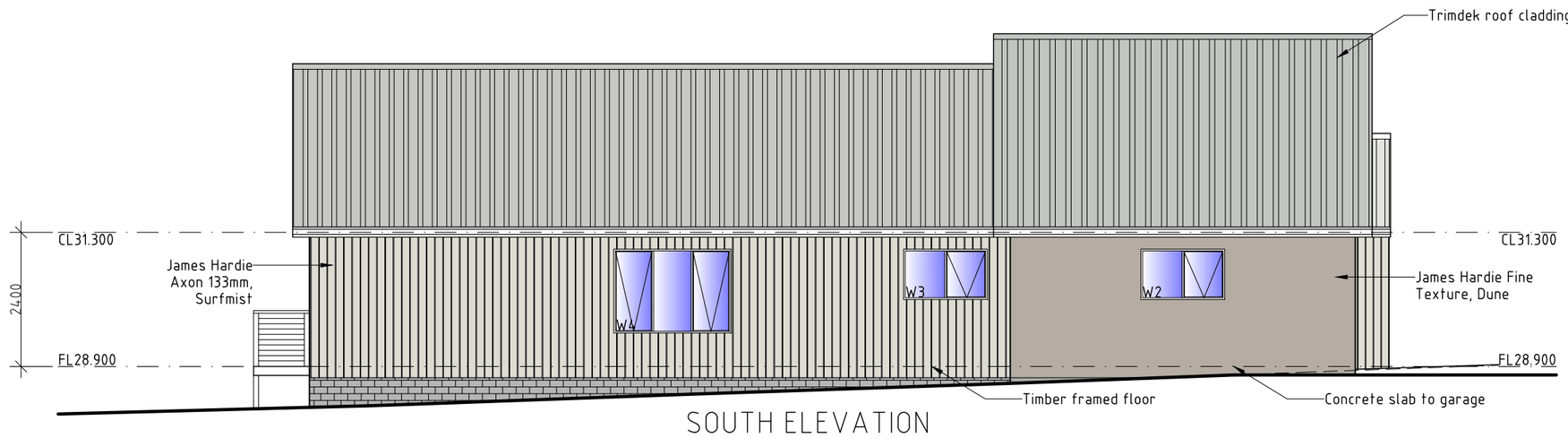
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email: gjtilley7@gmail.com
phone ph 0400 671 582

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NORTH ELEVATION



SOUTH ELEVATION

Sorell Council
Development Application: 5.2026.324.1 - Development Application - 23 Penna Beach Street, Midway Point - P1.pdf
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PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
23 PENNA BEACH STREET, MIDWAY POINT.

ELEVATIONS

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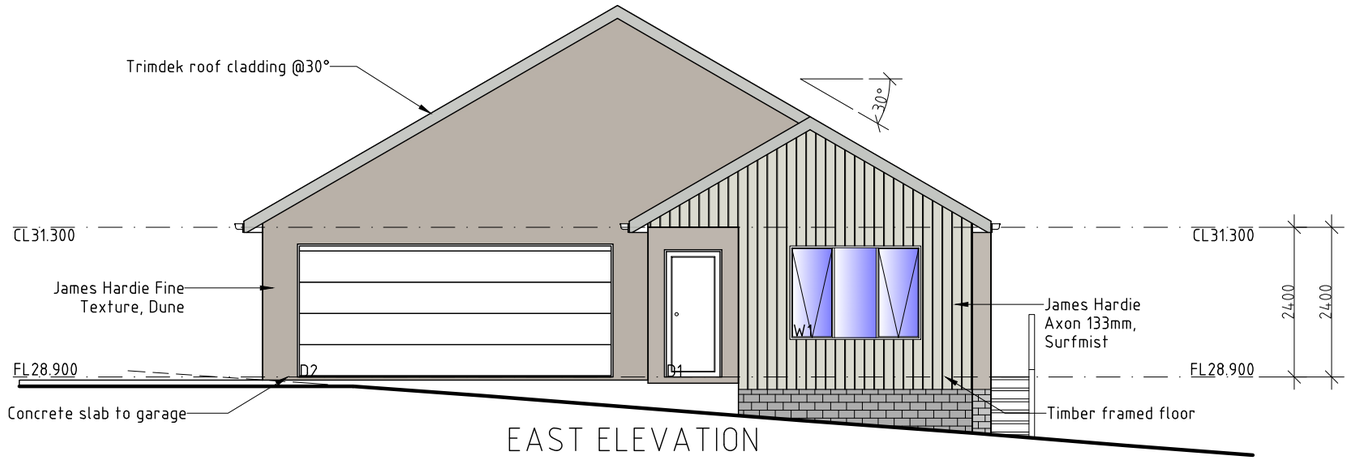
AMENDED

DATE
18/09/2026

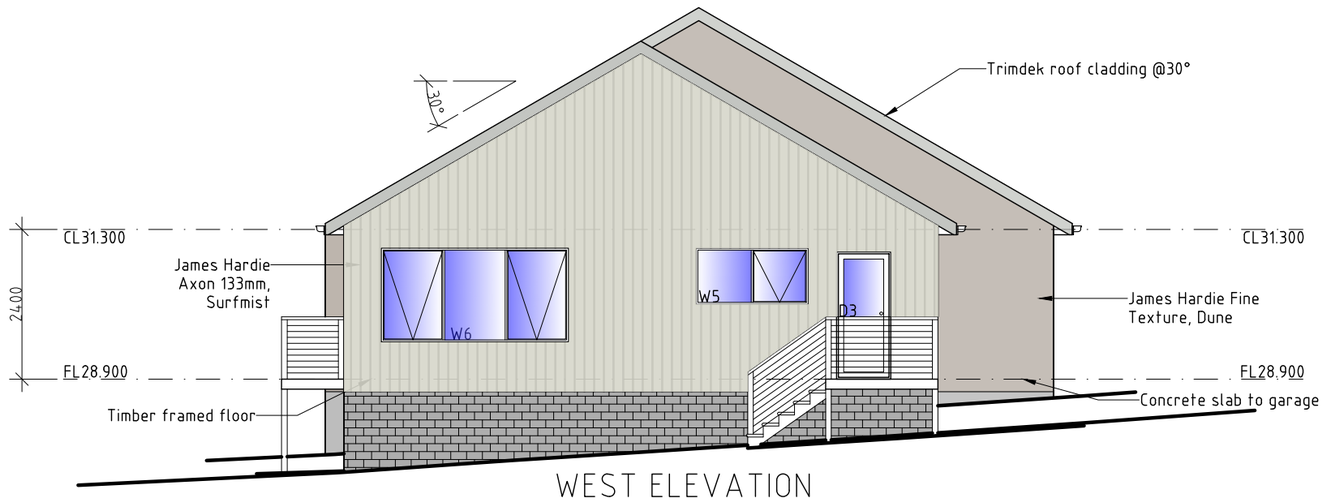
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EAST ELEVATION



WEST ELEVATION

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PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
23 PENNA BEACH STREET, MIDWAY POINT.

ELEVATIONS

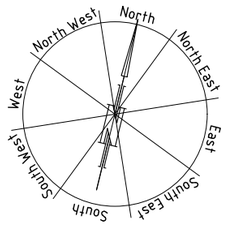
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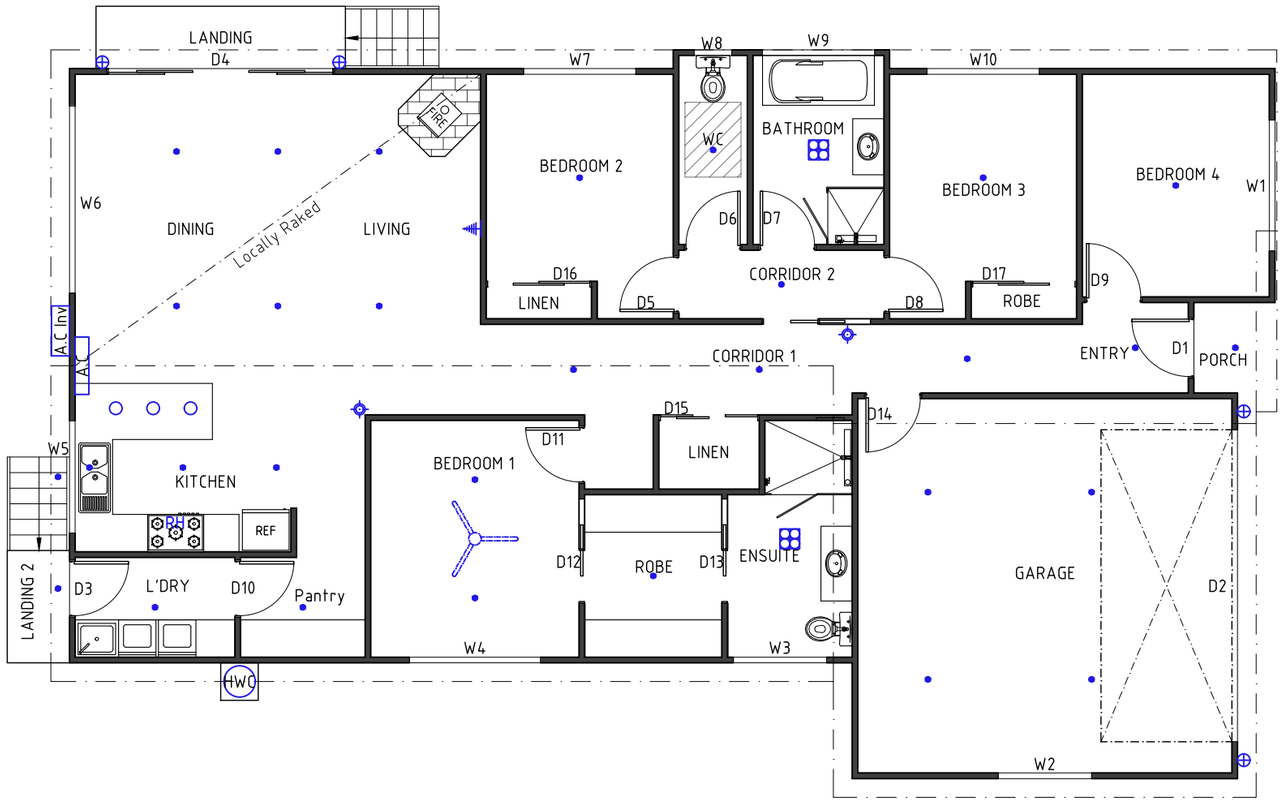
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Downlight point
Recessed downlights to be MARTEC, GENISIS
Fully sealed recessed downlight 100° beam or similar

Surface mounted batten light fitting
with 12 watt LED globe

Combination light, fan & heat lamp unit
4/200 watt heat lamps (not included in calculation)

Up/down exterior wall light 12 watt LED,
1800mm above FL.

Surface or wall mounted external security sensor
light with 20 watt LED globes

RH Range hood

For dimmer switch location, refer to lighting calculations.
External lights to be controlled by daylight sensor, or have an average light source efficacy of not less than 40 Lumens/watt.
All Bathroom fans to be fitted with backdraught dampers/shutters, and to be ducted directly to outdoor air.
See attached Lighting calculation.

Interconnected photoelectric
smoke alarms.

A.C Wall mounted reverse cycle heat pump, indoor unit. Size based off 6kW system

A.C Inv Ground based reverse cycle heat pump outdoor unit. Size based off 6kW system.

HWC Hot Water Cylinder

TV connection point

ROOM	AREA m²
Entry & Corridor 1	16.47
Garage	36.00
Linen	1.77
Bedroom 1	12.67
Robe	5.73
Ensuite	6.87
Bedroom 2	10.69
Bedroom 3	10.69
Bedroom 4	10.71
Corridor 2	3.61
WC	3.33
Ensuite	6.36
Living, Dining & Kitchen	45.73
Pantry	3.20
L'dry	4.09
Porch	1.88
Landing 1	4.00
Landing 2	1.80

ROOF VENTILATION

SUPPLY
Continuous gap at eaves it:
25mm for <16° pitch
10mm for >16° pitch

EXHAUST
Continuous gap at ridge is min.
5mm for all roof pitches.

Refer to ABCB Housing Provisions Table 10.8.3 for alternative.

Area
Residence: 192.14m²

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PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
23 PENNA BEACH STREET, MIDWAY POINT.

REFLECTED CEILING PLAN

SCALE 1:100
0 1000 2000

AMENDED

DATE
18/09/2026

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NCC Vol. 2 2022
ABCB Housing Provisions Part 11.3.7 Protection of openable windows – bedrooms

(1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2m or more above the surface beneath.

(2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:

(a) The openable portion of the window must be protected with -
(i) a device capable of restricting the window opening; or
(ii) a screen with secure fittings.

(b) A device or screen required by (a) must -
(i) not permit a 125mm sphere to pass through the window opening or screen; and
(ii) resist an outward horizontal action of 250N against the -
(A) window restrained by a device; or
(B) screen protecting the opening; and
(iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865mm above the floor is required to an openable window in addition to window protection.

(4) A barrier covered by (3) must not -
(a) permit a 125mm sphere to pass through it; and
(b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

ABCB Housing Provisions Part 11.3.8 Protection of openable windows – rooms other than bedrooms

(1) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.

(2) The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865mm above the floor.

(3) A barrier required by (2) must not -
(a) permit a 125mm sphere to pass through it; and
(b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

LEGENDS & NOTES
Flyscreens to be fitted to all openable windows and doors.
Glazing requirement as outlined in the attached Glazing Calculator.
Alternative options from glazing supplier may be presented to the Designer and Building Surveyor in the form of a new Glazing Calculator.
Glazing types available in Tasmania can be access at www.wers.net
Shower screens:
1800H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.2 & AS 1288:2021. Minimum 4mm thick Grade A toughened & toughened laminated safety glass, labelled to comply with industry standards.
Opaque bands:
Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible in accordance with ABCB Housing Provisions Part 8.4.7, as follows:
- Marking in the form of an opaque band not less than 20mm in height;
- The upper edge is not less than 700mm above the floor;
- The lower edge is not more than 1200mm above the floor.

Flashings to wall openings:
All openings must be adequately flashed using materials that comply with AS/NZS 2904.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047:2014. ALL OTHER GLASS TO COMPLY WITH AS 1288:2021

PROVIDE WEATHER STRIPPING TO ALL EXTERNAL DOORS & WINDOWS.

NOTE: Glazier to verify all glass prior to manufacture of glazing Units

Glazing compliance certificate to be provided by glass supplier

WINDOW SCHEDULE

Window	Size (w)	Size (h)	Setout	Operation	Area (m^2)	Vent. (m^2)	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
W.1	2100	1500	Sill @ 600 Head @ 2100	Awning	3.15	2.04	U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	E		TBD	Low
W.2	1500	900	Sill @ 1200 Head @ 2100	Awning	1.35	0.66	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	S		TBD	Low
W.3	1500	900	Sill @ 1200 Head @ 2100	Awning	1.35	0.66	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	S		TBD	Low
W.4	2100	1500	Sill @ 600 Head @ 2100	Awning	3.15	2.04	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	S		TBD	Low
W.5	1800	900	Sill @ 1200 Head @ 2100	Awning	1.62	0.79	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	W		TBD	Low
W.6	3000	1500	Sill @ 600 Head @ 2100	Awning	4.5	2.94	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	W		TBD	Low
W.7	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	N		TBD	Low
W.8	600	900	Sill @ 1200 Head @ 2100	Awning	0.54	0.54	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	N		TBD	Low
W.9	1800	900	Sill @ 1200 Head @ 2100	Awning	1.62	0.79	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	N		TBD	Low
W.10	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7	1.33	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	N		TBD	Low

DOOR SCHEDULE

Door	Size	Setout	Operation	Area (m^2)	Vent.	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
D.1	920x2040	Sill @ 00 Head @ 2040	Hinged			U-Value 4.35 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	E		TBD	Low
D.2	5000x2100	Sill @ 00 Head @ 2100	Panel lift					N/A	E		TBD	Low
D.3	870x2040	Sill @ 00 Head @ 2040	Hinged			U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	W		TBD	Low
D.4	4/3600x2100	Sill @ 00 Head @ 2100	Glass Slider			U-Value 3.84 or less SHGC = 0.65 or less	Clear double glazing	Aluminium	N		TBD	Low
D.5	870x2040	Sill @ 00 Head @ 2040	Hinged							Internal	TBD	
D.6	870x2040	Sill @ 00 Head @ 2040	Hinged							Internal	TBD	
D.7	870x2040	Sill @ 00 Head @ 2040	Hinged							Internal	TBD	
D.8	870x2040	Sill @ 00 Head @ 2040	Hinged							Internal	TBD	
D.9	870x2040	Sill @ 00 Head @ 2040	Hinged							Internal	TBD	
D.10	870x2040	Sill @ 00 Head @ 2040	Hinged							Internal	TBD	
D.11	870x2040	Sill @ 00 Head @ 2040	Hinged							Internal	TBD	
D.12	820x2040	Sill @ 00 Head @ 2040	Cavity Slider							Internal	TBD	
D.13	820x2040	Sill @ 00 Head @ 2040	Cavity Slider							Internal	TBD	
D.14	870x2040	Sill @ 00 Head @ 2040	Hinged							Internal	TBD	
D.15	3(520x2040)	Sill @ 00 Head @ 2040	Robe Slider							Internal	TBD	
D.16	2(820x2040)	Sill @ 00 Head @ 2040	Robe Slider							Internal	TBD	
D.17	2(820x2040)	Sill @ 00 Head @ 2040	Robe Slider							Internal	TBD	

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PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
23 PENNA BEACH STREET, MIDWAY POINT.

GLAZING NOTES

DATE
18/09/2026

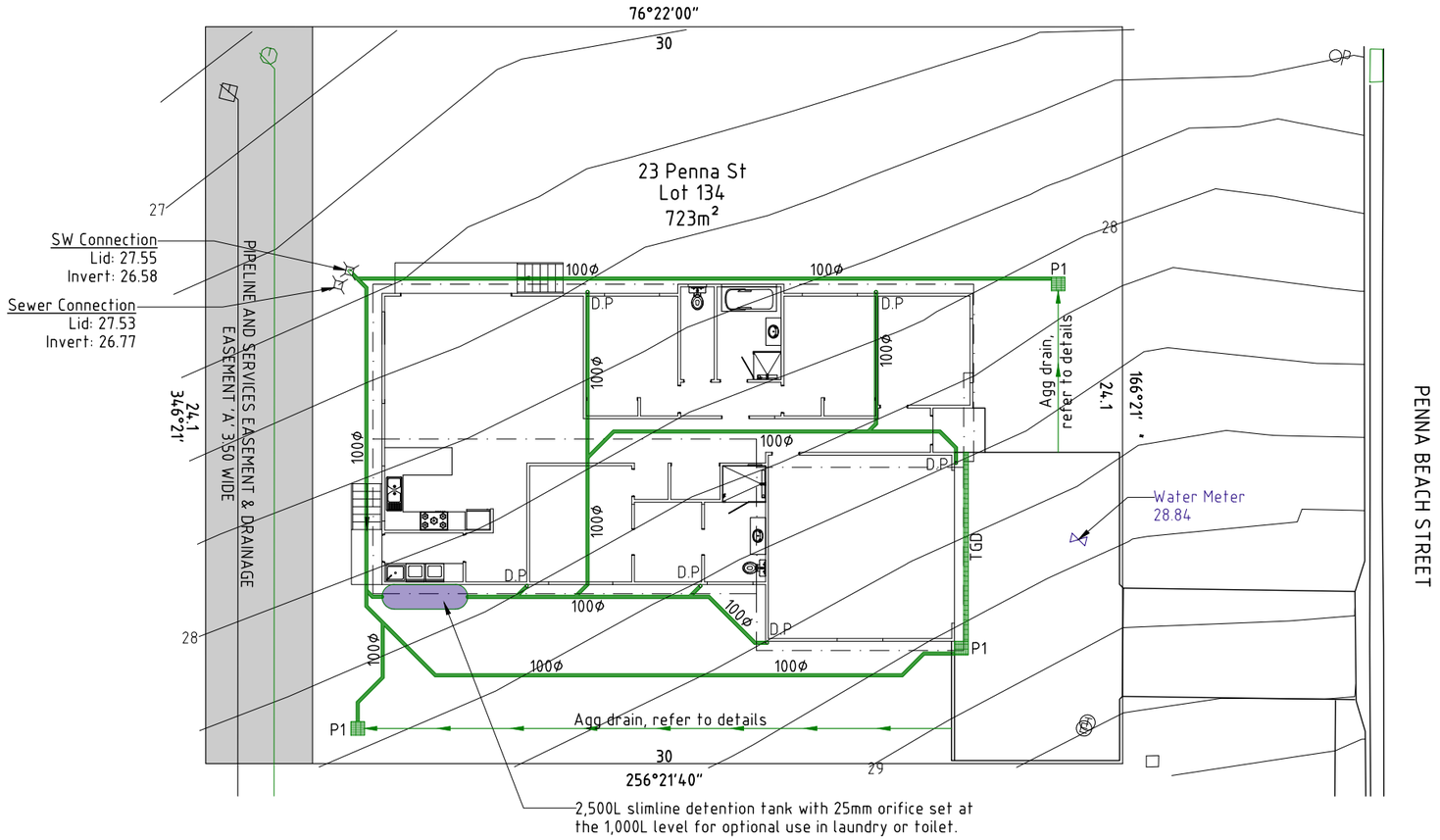
SCALE N/A

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DRAWING NO.
06 OF 09

DRAWN BY J.TILLEY
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TGD Trafficable grate drain
P1 450x450 Trafficable pit.
Each grate pit to be fitted with water quality improvement device.
Designed & installed in accordance with manufacturers instructions

Agg drains to be installed prior to slab/footings preparation. Evidence of the agg drainage installation to be supplied to the Engineer.

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

S100ø 100uPVC sewerage
1.67% min. fall

100ø 100uPVC stormwater
1:100 min. fall

100x100 cast in kerb to downslope of driveway perimeter
I.O. at each intersection & bend

Sorell Council
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PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
23 PENNA BEACH STREET, MIDWAY POINT.

STORMWATER PLAN

SCALE 1:200
0 2000 4000

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DATE
18/09/2026

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07 OF 09

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WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:
FLOOR: Waterproof entire floor if no preformed shower base provided
WALLS: Waterproof to not less than 1800mm above the floor substrate
WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:
FLOORS: Entire floor to be water resistant
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:
FLOORS: Waterproof entire floor
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.
WALL JUNCTIONS AND JOINTS:Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

OTHER AREAS (LAUNDRIES AND WCs):
FLOOR: Water resistant floor to entire room
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:
Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:
Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPDOWN SHOWERS:
Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:
Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:
Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:
Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joins and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:
All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:
All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

SHOWER SCREENS:
1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

HYDRAULIC NOTES:
1. All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
2. The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
3. Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
4. Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
5. Make good all disturbed surfaces to match existing.
6. Remove all excess soil and surplus materials from site.
7. All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.
Stormwater line (100mm uPVC)
Sewer line (100mm uPVC)

SERVICES
The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping:
   a) All flow and return internal piping that is -
      (i) within an unventilated wall spaces
      (ii) within an internal floor between storeys; or
      (iii) between ceiling and insulation and a ceiling
   Must have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
   a) All flow and return piping
   b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
   Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
3. Piping located outside the building or in an unenclosed building sub-floor or roof space
   a) All flow and return piping.
   b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
   Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)
   Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Hot & Cold Water Nominal Diameters	
Branch off takes	Min. DN20
Max. off take length 6m	DN18
Max. off take length 3m	DN15
Max. off take length 1m	DN10

Insulation Schedule

Heated Water Pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line	20-25	19mm Bradflex
Offtake	18	13mm Bradflex
Cold Water Pipes Exposed Type	Size Range	Insulation
All	>20	13mm Bradflex
Other Cold Water Pipes Type	Size Range	Insulation
All	All	Not required

NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation

Surface drainage to conform with NCC Vol. 2 Part H2D2.
NOTE: 50mm fall required over first 1m from building.

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IMPORTANT NOTICE FOR ATTENTION OF OWNER:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

DEVELOPMENT DRAWINGS ONLY
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PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS AT
23 PENNA BEACH STREET, MIDWAY POINT.

PLUMBING NOTES

DATE 18/09/2026

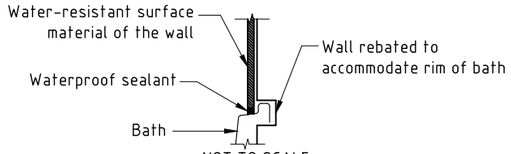
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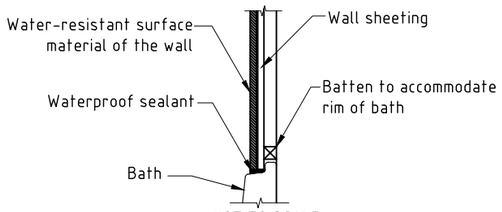
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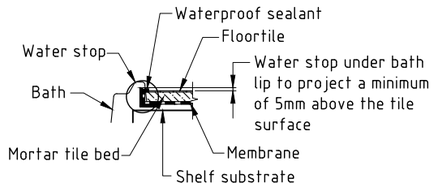
NOT TO SCALE

BATH/WALL JUNCTION - RECESSED



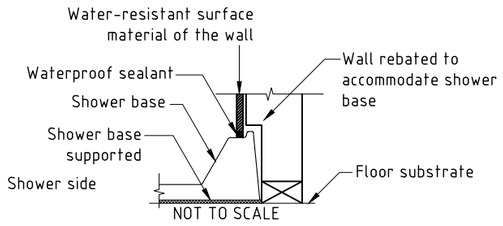
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BATH/WALL JUNCTION - BATTENED



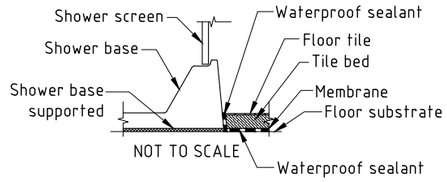
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BATH/SHELF JUNCTION



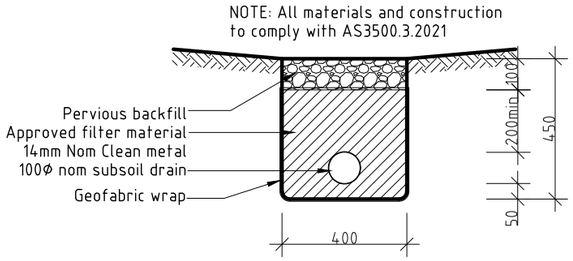
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TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION



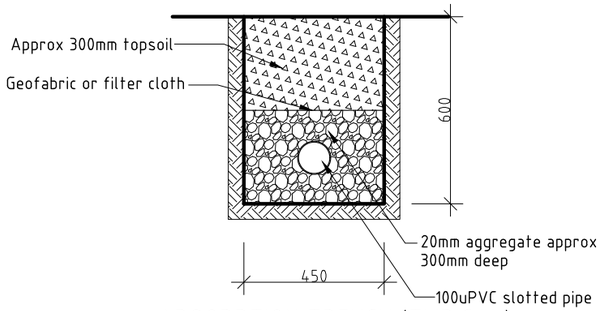
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TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS



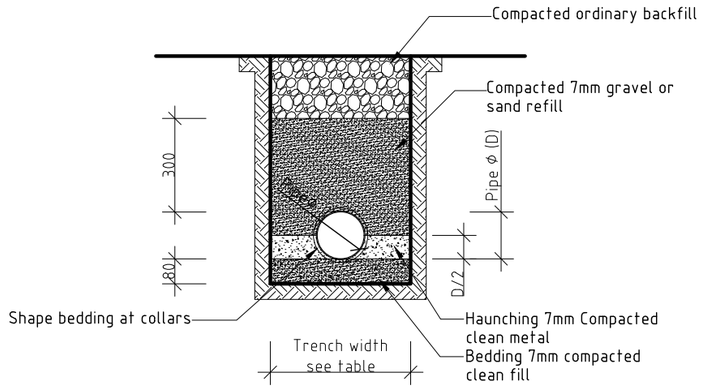
AGG DRAIN DETAIL (TYPICAL)

Scale 1:20



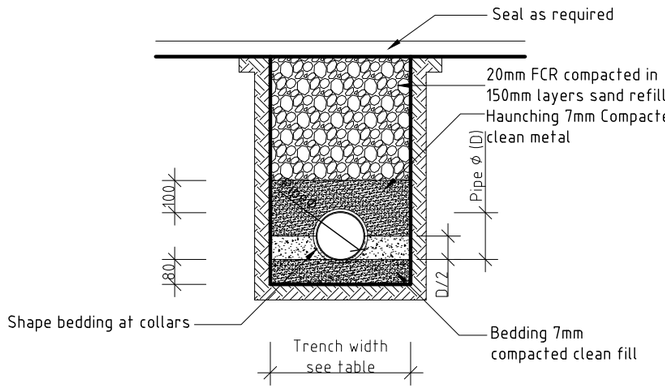
ABSORPTION TRENCH (TYPICAL)

Scale 1:20



PIPE TRENCH DETAIL TO NON-TRAFFICABLE AREAS (TYPICAL)

Scale 1:20



PIPE TRENCH DETAIL TO TRAFFICABLE AREAS (TYPICAL)

Scale 1:20

TRENCH WIDTHS

Pipe diameter	Min. trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	Ø plus 300mm

Surface drainage to conform with NCC Vol. 2 Part H2D2.
NOTE: 50mm fall required over first 1m from building.

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PLUMBING DETAILS

SCALE 1:20
0 200 400

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09 OF 09

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