



# NOTICE OF PROPOSED DEVELOPMENT

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

**SITE: 65 Sweetwater Road, 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](http://www.sorell.tas.gov.au) until **Tuesday 5<sup>th</sup> November 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Tuesday 5<sup>th</sup> November 2024**.

**APPLICANT: Direen Homes Pty Ltd**

**APPLICATION NO: DA 2024 /247 - 1**

**DATE: 17 October 2024**

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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$ .....
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: .....
	Suburb: ..... Postcode: .....
	Certificate of Title(s) Volume: ..... Folio: .....

Current Use of Site	.....
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

**If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form**  
<https://www.sorell.tas.gov.au/services/engineering/>



**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.

<b>Applicant Signature:</b>	Signature: <u>Simon Dissen</u> Date: .....
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**Crown or General Manager Land Owner Consent**

If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website [www.sorell.tas.gov.au](http://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



<b>Signature of General Manager, Minister or Delegate:</b>	Signature: ..... Date: .....
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# **DISPERSIVE SOIL ASSESSMENT**

**65 Sweetwater Road**

**Midway Point**

**August 2024**



GEO-ENVIRONMENTAL  
SOLUTIONS



Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

## Investigation Details

<b>Client:</b>	Direen Homes
<b>Site Address:</b>	65 Sweetwater Road, Midway Point
<b>Date of Inspection:</b>	08/08/2024
<b>Proposed Works:</b>	New house
<b>Investigation Method:</b>	Hand Auger
<b>Inspected by:</b>	C. Cooper

## Site Details

<b>Certificate of Title (CT):</b>	186229/182
<b>Title Area:</b>	Approx. 531.0 m <sup>2</sup>
<b>Applicable Planning Overlays:</b>	Bushfire-prone areas, Airport obstacle limitation area, Potential Dispersive Soils
<b>Slope &amp; Aspect:</b>	5° NE facing slope
<b>Vegetation:</b>	Grass & Weeds Disturbed

## Background Information

<b>Geology Map:</b>	MRT 1:25000
<b>Geological Unit:</b>	Quaternary Sediments
<b>Climate:</b>	Annual rainfall 400mm
<b>Water Connection:</b>	Mains
<b>Sewer Connection:</b>	Serviced-Mains
<b>Testing and Classification:</b>	AS2870:2011, AS1726:2017 & AS4055:2021

## Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

### **Soil Profile Summary**

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.50	0.00-0.60	SW	<b>SAND:</b> dark grey, slightly moist, medium dense
0.50-0.90	0.60-1.00	SM	<b>Silty SAND:</b> brown-grey, slightly moist, medium dense
0.90-1.5+	1.00-1.80	CI	<b>Sandy CLAY:</b> medium plasticity, light brown and yellow, slightly moist, stiff, refusal

## Site Notes

The soil on site has formed from Triassic sandstone. The subsoil was tested for dispersion using the Emerson Test and was found to be Slightly dispersive (Class 2.1) - 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 subject to a tunnel erosion hazard according to 'Dispersive Soils and Their Management: Technical Reference Manual'. This is due to the soils present on site that developed from Triassic Sandstone that contain considerable fine sand/silt content and medium plastic clays. Triassic Sandstone in the local area is known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

### Soil sampling and testing

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

The soil samples taken from site were found to be Slightly dispersive (Class 2.1) - Some dispersion (slight milkiness, immediately adjacent to aggregate).

## Management Recommendations

A number of site and soil management measures are recommended for development on the site.

The proposed site cut/fill and driveway areas must be managed by:

- Applying a geo-fabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to the driveway surface (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted

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

- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
  - o Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
  - o If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction).
  - o The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement
- Vegetation cover must be maintained wherever possible on the property
- Foundations may be placed into the natural soil; however, care must be taken to ensure all exposed soil in the foundation area is compacted and 1Kg/m<sup>2</sup> of gypsum is applied. Excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil with natural soil and gypsum
- All stormwater runoff from the dwelling to be directed to mains connection (all the drains are to be adequately treated with gypsum)
- Drainage of any site cut must not employ conventional rock drain construction; it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

## **Conclusions**

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

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

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



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



# Laboratory Test Results

**Sample Submitted By:** C Cooper

**Date Submitted:** 8/8/2024.

**Sample Identification:** 65 Sweetwater Rd, Midway Point

**Soil to be tested:** **Emerson soil dispersion test.**

**Result:**

Sample	Texture	Emerson class	Description
Sample	Clay	Class 2.(1)	Slight dispersion
Sample	Clay	Class 2.(1)	Slight dispersion

**Some dispersion (slight milkiness, immediately adjacent to aggregate).**

**Sample Tested by:** L. Ravanat  
12/8/2024

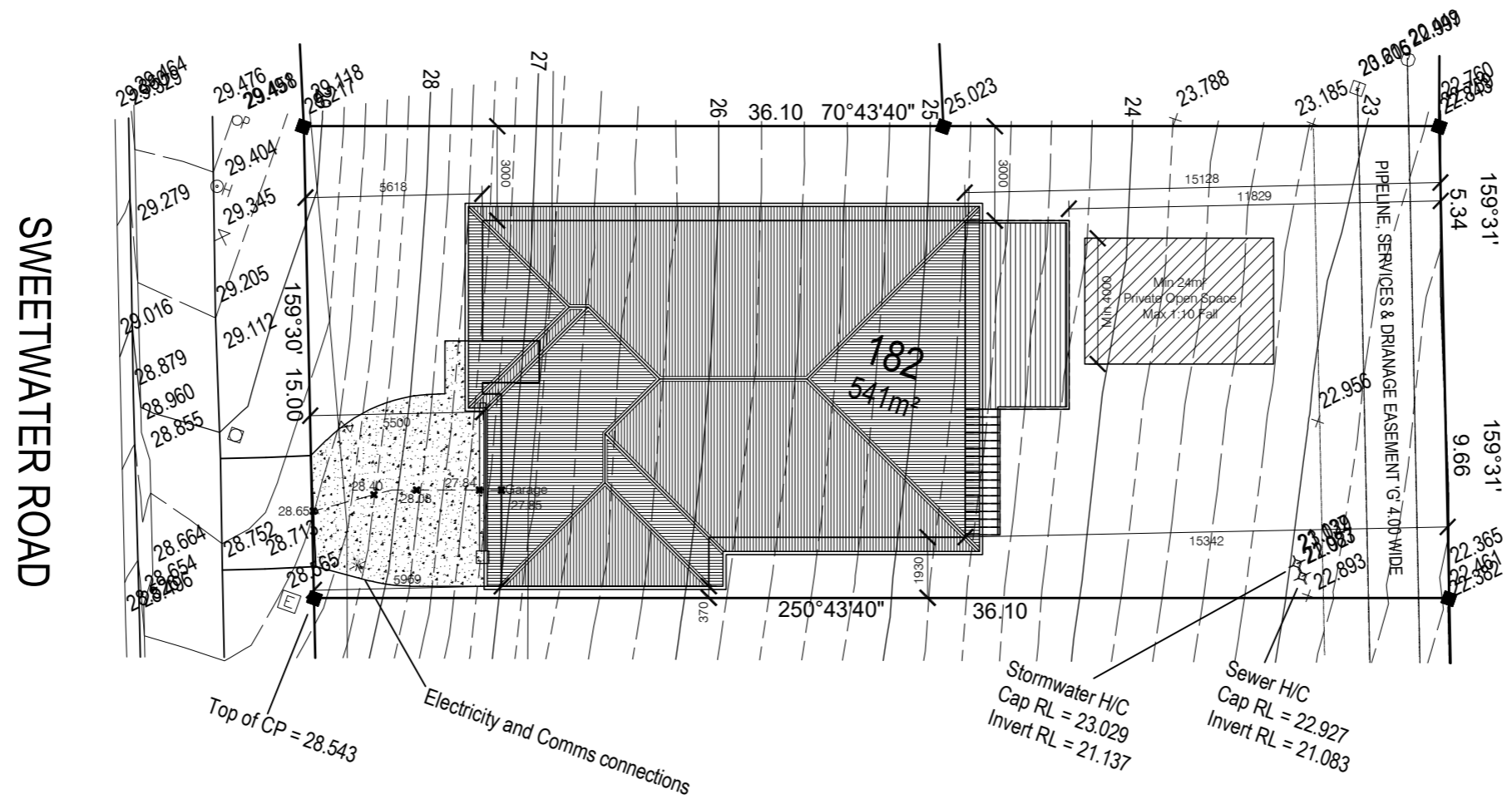
## **Disclaimer**

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organizations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.


This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

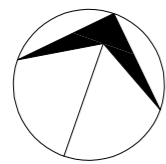
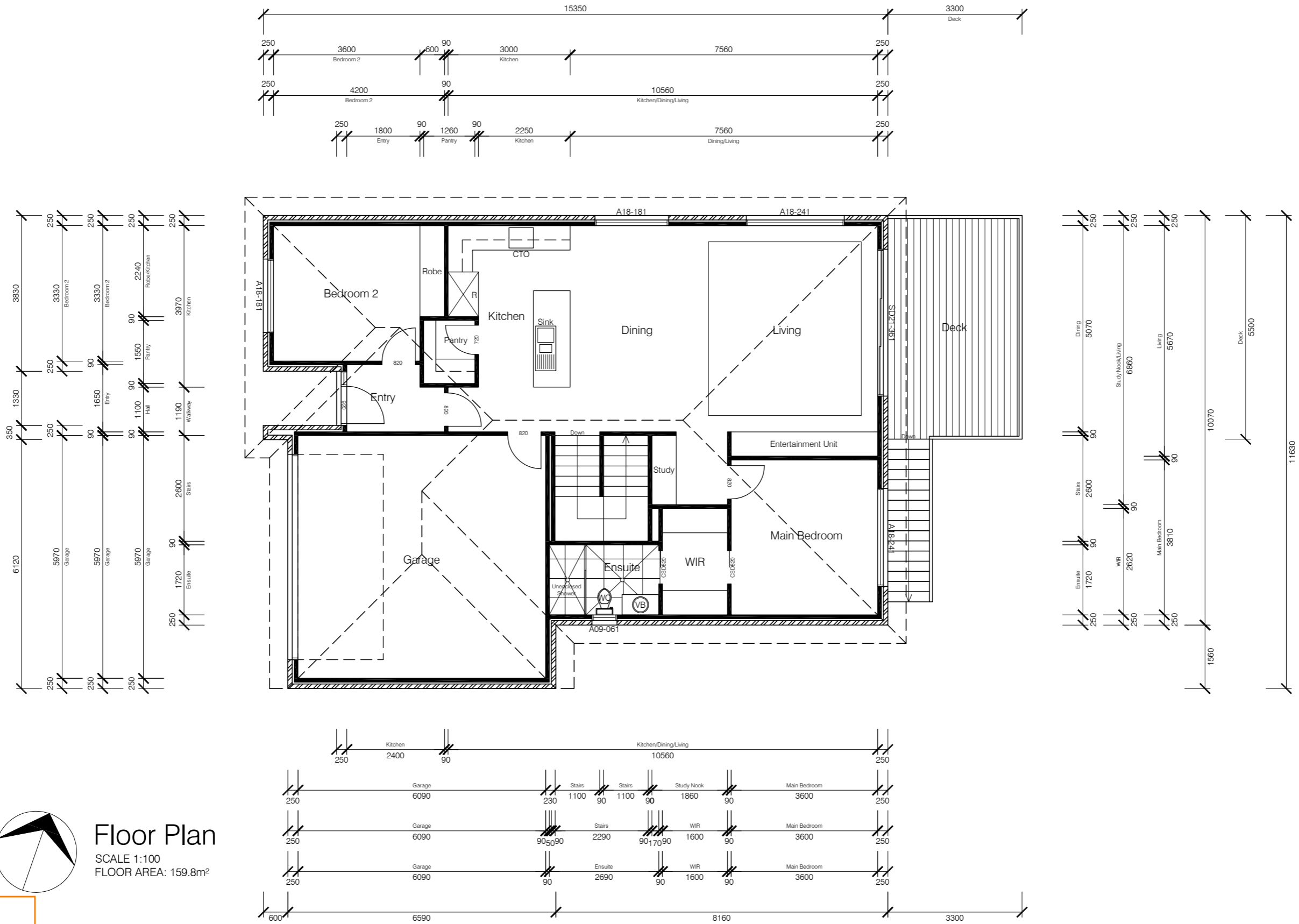
No responsibility is accepted for the use of any part of this report in any other context or for any other purpose by third a party.



 **Site Plan**  
SCALE 1:200

 **Sorell Council**  
Development Application: Development  
Application - 65 Sweetwater Road, Midway Point  
- P1.pdf  
Plans Reference:P1  
Date Received:9/10/2024

Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	 <b>DIREEN HOMES</b> PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 65 Sweetwater Road Midway Point TAS 7171	Drawing Title: Site Plan File Name: 24 DHD-9, 65 Sweetwater Rd.dwg	Date: 23-Sep-24 Drawing Scale: 1:200	Sheet Size: A3 Drawing No: A-01
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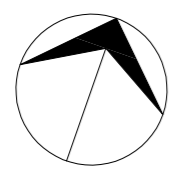
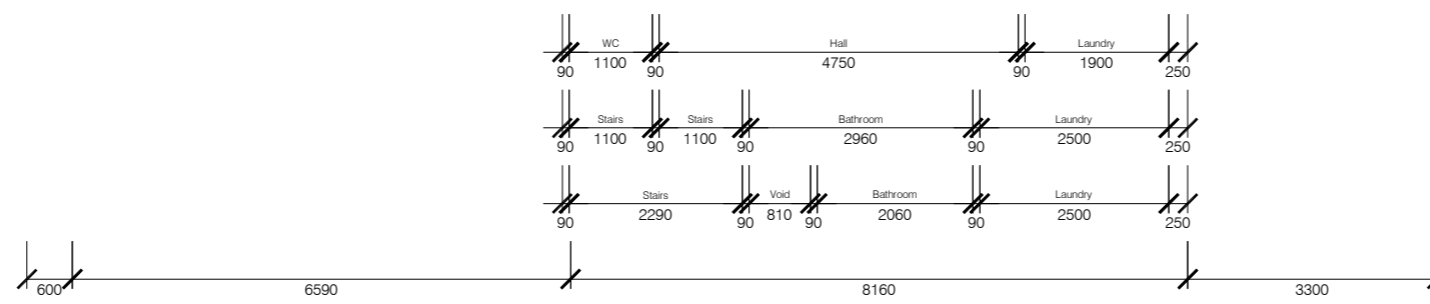
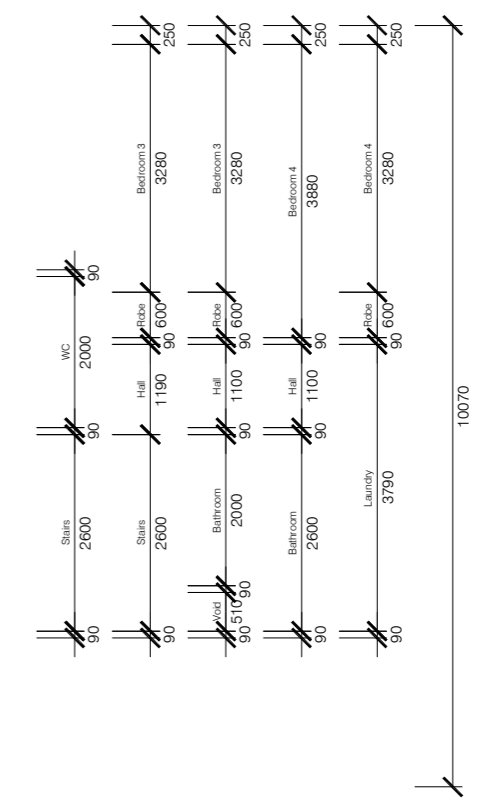
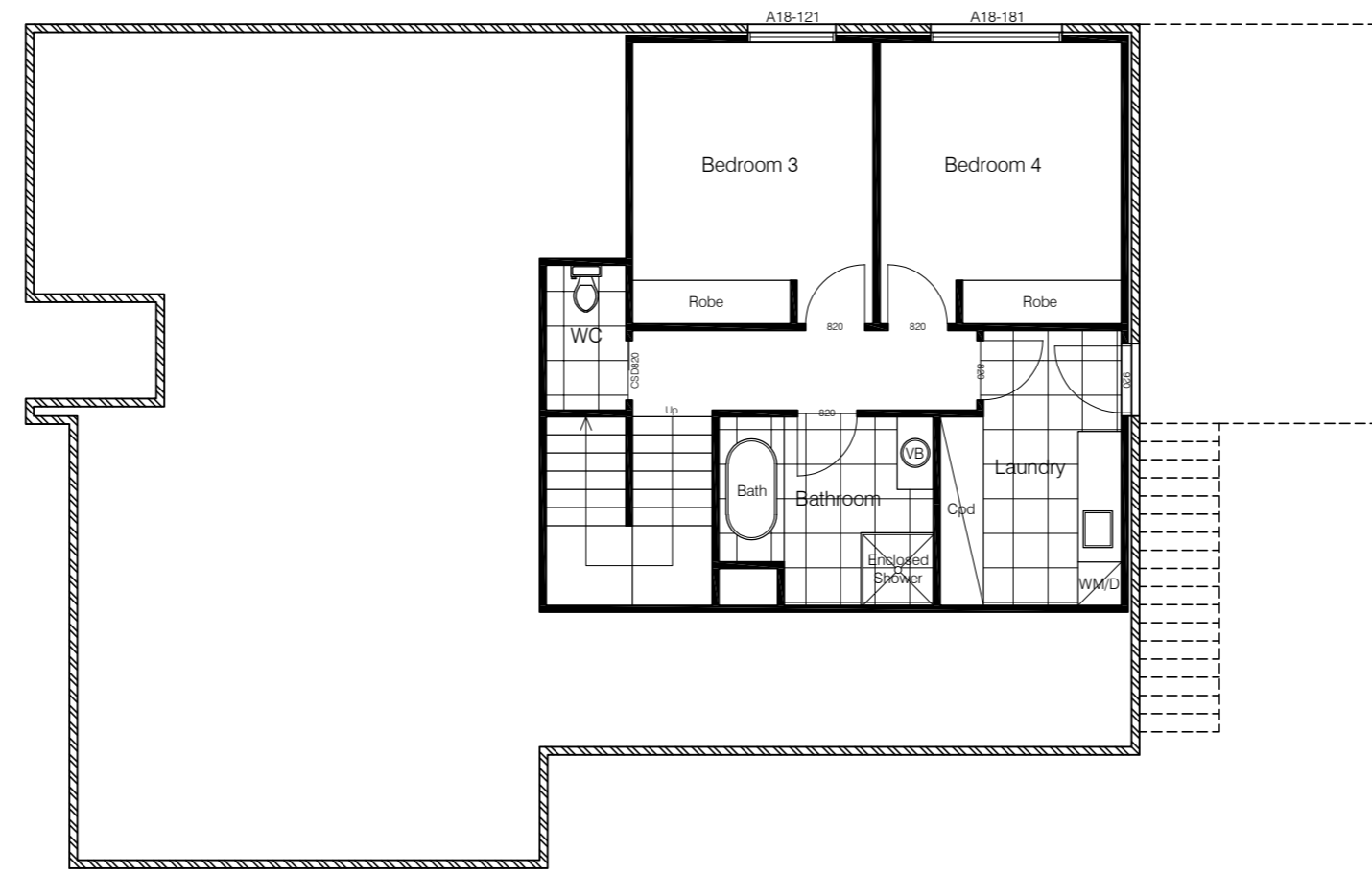
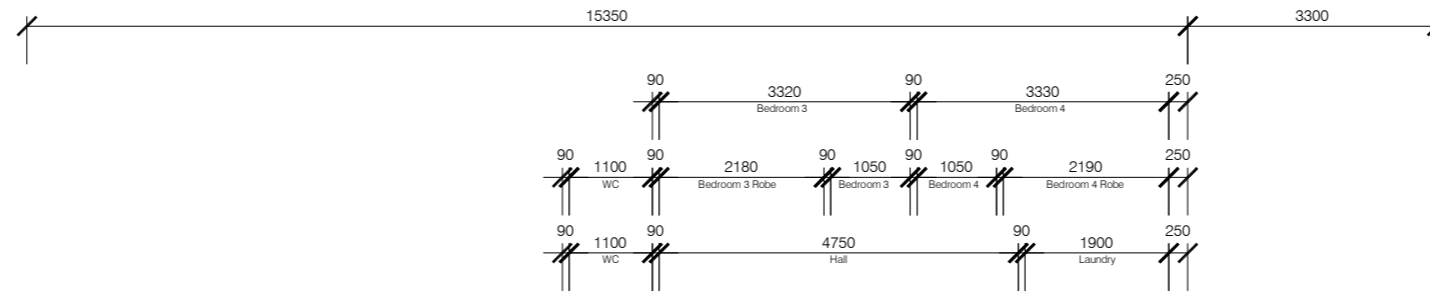


**Floor Plan**  
 SCALE 1:100  
 FLOOR AREA: 159.8m²

**Sorell Council**  
 Development Application: Development Application - 65 Sweetwater Road, Midway Point - P1.pdf  
 Plans Reference: P1  
 Date Received: 9/10/2024

Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	Client Name: Direen Homes Project Address: 65 Sweetwater Road Midway Point TAS 7171	Drawing Title: Upper Floor Plan File Name: 24 DHD-9, 65 Sweetwater Rd.dwg	Date: 23-Sep-24 Drawing Scale: 1:100	Sheet Size: A3 Drawing No: A-02
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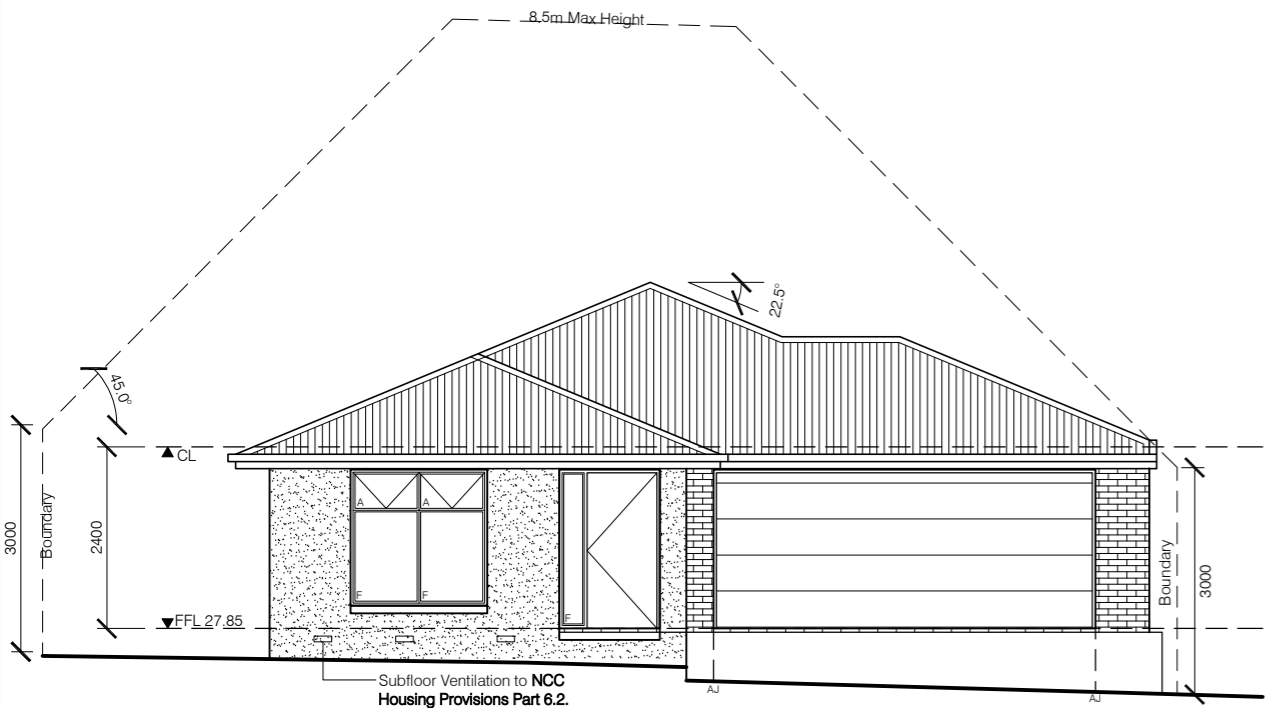




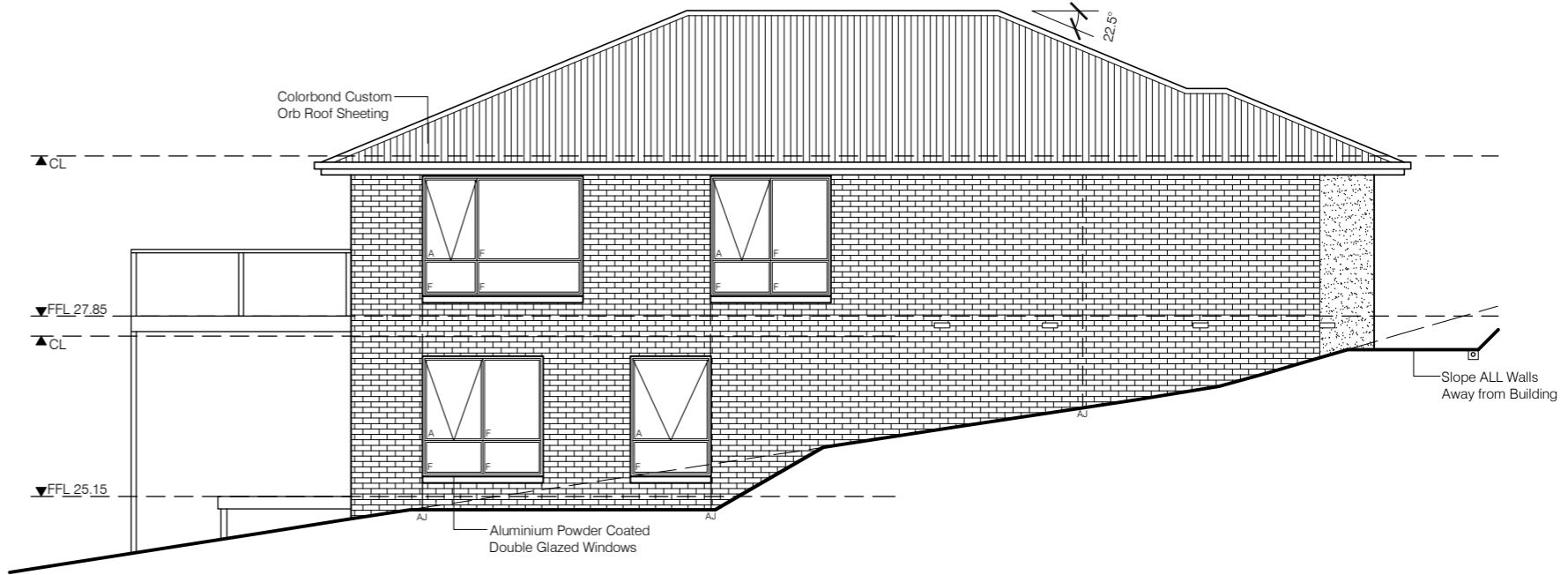
**Floor Plan**  
 SCALE 1:100  
 FLOOR AREA: 63.1m<sup>2</sup>

**Sorell Council**  
 Development Application: Development  
 Application - 65 Sweetwater Road, Midway Point  
 - P1.pdf  
 Plans Reference: P1  
 Date Received: 9/10/2024

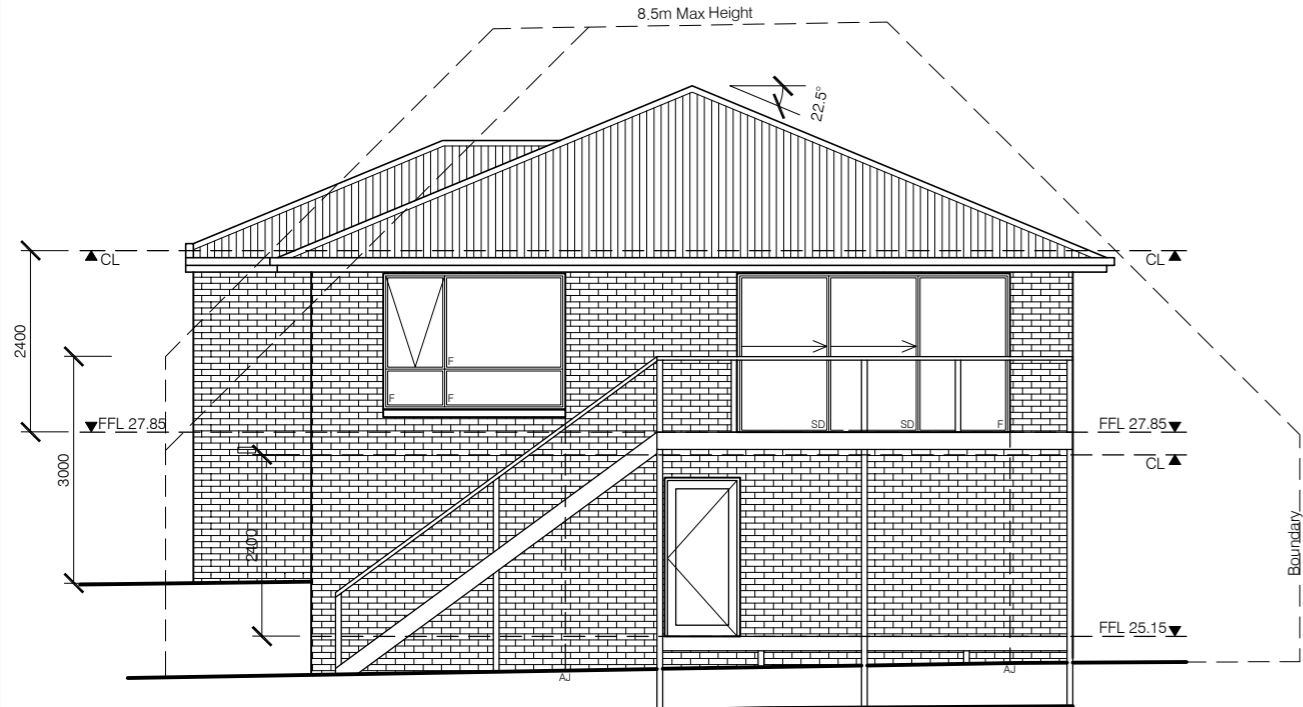
Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	<b>DIREEN HOMES</b> PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 65 Sweetwater Road Midway Point TAS 7171	Drawing Title: Lower Floor Plan File Name: 24 DHD-9, 65 Sweetwater Rd.dwg	Date: 23-Sep-24 Drawing Scale: 1:100	Sheet Size: A3 Drawing No: A-03
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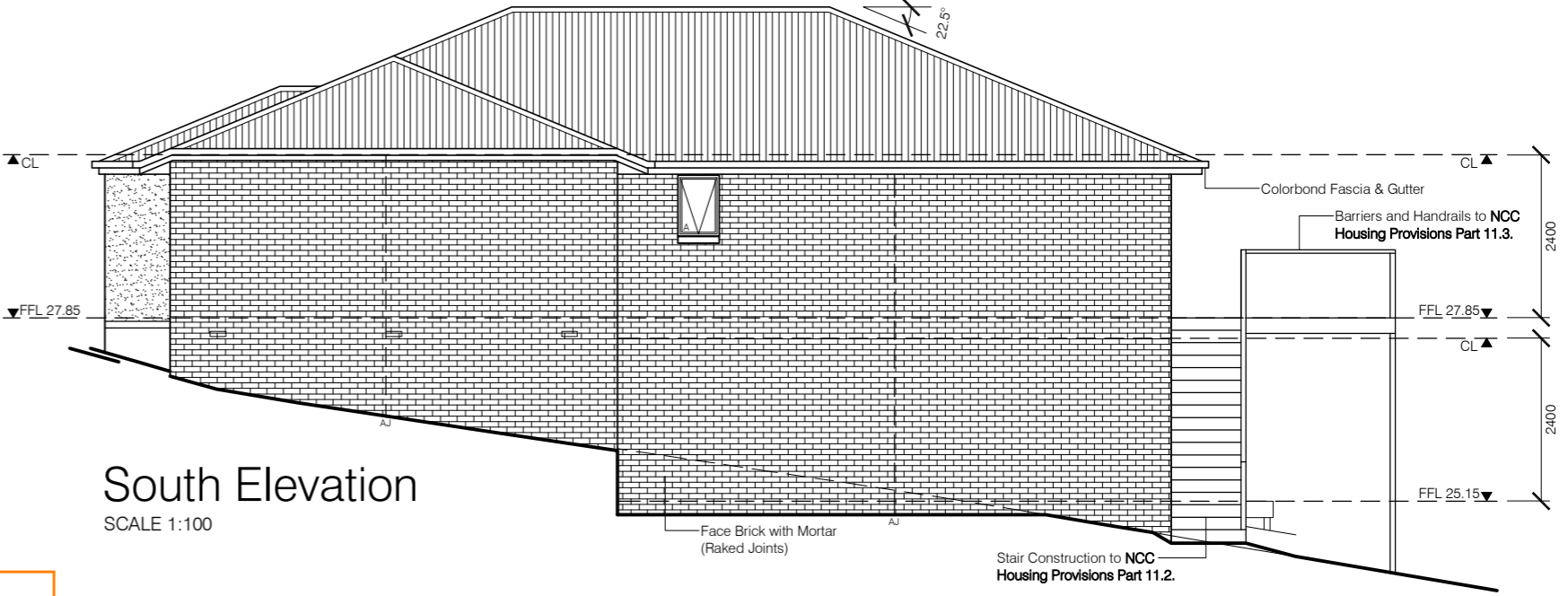
**West Elevation**  
SCALE 1:100



**North Elevation**  
SCALE 1:100



**East Elevation**  
SCALE 1:100



**South Elevation**  
SCALE 1:100

**Sorell Council**  
Development Application: Development Application - 65 Sweetwater Road, Midway Point - P1.pdf  
Plans Reference: P1  
Date Received: 9/10/2024

Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au



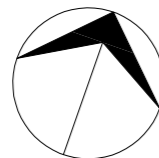
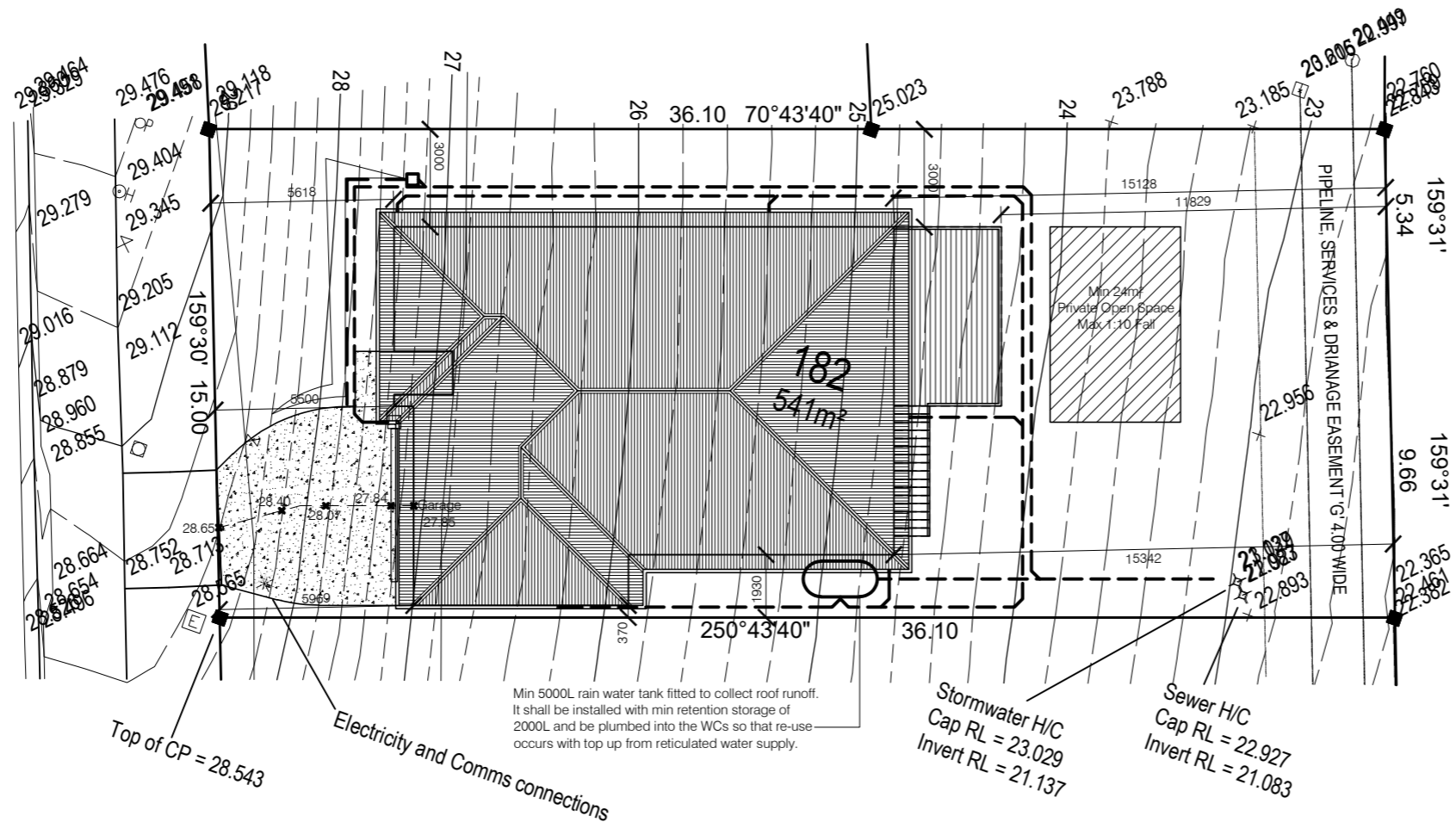
Client Name: Direen Homes Project Address: 65 Sweetwater Road Midway Point TAS 7171
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Drawing Title: Elevations File Name: 24 DHD-9, 65 Sweetwater Rd.dwg
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Date: 23-Sep-24 Drawing Scale: 1:100
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Sheet Size: A3 Drawing No: A-04
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SWEETWATER ROAD



Site Plan

SCALE 1:200

Crossover	28.65	28.40	28.07	27.84	27.84	Crossover	27.85
Gradient	1:8	1:10	1:8.7	1:50			
Grade	12.5%	24%	11.5%	2%			
Distance	2000	1373	2000	500			
Chainage	2000	3373	5373	5573	6073		

Drive Way Section

1:50

**SORELL COUNCIL**  
Sorell Council

Development Application: Drainage Plan - 65  
Sweetwater Road, Midway Point - P2.pdf

Plans Reference: P1  
Date Received: 10/10/2024

Rev	Amendment:	Date:	Accredited Practitioner: Narelle Walker - CC1661W 5 Cessna Way Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	<b>DIREEN HOMES</b> PTY LTD 5 Cessna Way, Cambridge, 7170 P: 03 62484366 E: info@direenhomes.com.au	Client Name: Direen Homes Project Address: 65 Sweetwater Road Midway Point TAS 7171	Drawing Title: Site Plan File Name: 24 DHD-9, 65 Sweetwater Rd.dwg	Date: 23-Sep-24 Drawing Scale: 1:200	Sheet Size: A3 Drawing No: A-01
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