



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500075
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### Property Details

<b>Property Location</b>	1 Pierre Court Campania
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Dwelling
<b>Advertising Commencement Date</b>	27/6/25
<b>Advertising Closing Period</b>	11/7/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



## APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT

### Residential Use

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name

R & j Scafe & A & K Glover - Pending transfer to Michael John Ridgeway

Postal Address

C/- Wilson Homes

Phone No:

Fax No:

Email address:

projects@wilsonhomes.com.au

**Applicant Name**  
(if not owner)

Wilson Homes Tasmania Pty Ltd

Postal Address:

250 Murray Street

Phone No:

03 6213 9946

Hobart

7000

Fax No:

Email address:

projects@wilsonhomes.com.au

Description of proposed use and/or development:

Address of new use  
and development:

(Lot 81) 1 Pierre Court, Campania TAS 7026

Certificate of Title  
No:

Volume No

184715

Lot No:

81

Description of  
proposed use or  
development:

New dwelling

ie: New Dwelling /Additions/  
Demolition / /Shed / Farm Building  
/ Carport / Swimming Pool or  
detail other etc.

Current use of land  
and buildings:

Vacant land

Eg. Are there any existing  
buildings on this title?  
If yes, what is the main building  
used as?

Is the property  
Heritage Listed

Please tick ✓ answer

Yes

No

X

Proposed Material

What are the proposed  
external wall materials

What are the proposed  
external wall colours

What is the proposed  
new floor area m<sup>2</sup>.

Brick veneer

TBC

103.02

What is the proposed roof  
material

What is the proposed roof colour

What is the estimated value of  
all the new work proposed:

Sheet metal

TBC

\$273,635.00

Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

Signed Declaration

**I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:**

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);

Applicant Signature

*Mark Page*

(If not the Owner)

Applicant Name (*Please print*)

Mark Page

Date

16/06/2025

Land Owner(s) Signature

Land Owners Name (*please print*)

Date

Land Owner(s) Signature

Land Owners Name (*please print*)

Date

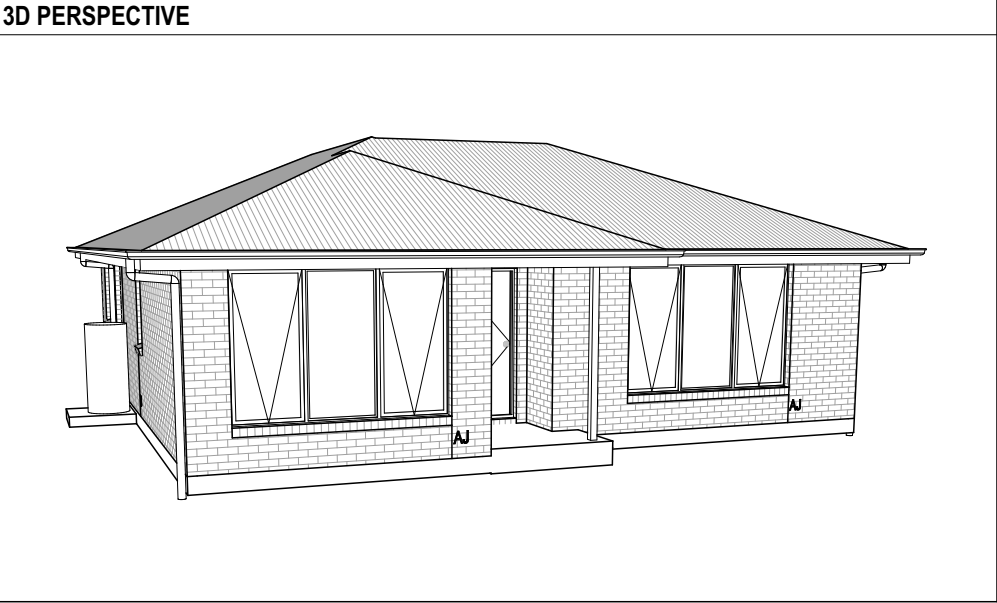
SHEET INDEX	
1	COVER SHEET
2	SITE PLAN
3	SOIL & WATER MANAGEMENT PLAN
4	GROUND FLOOR PLAN
5	ELEVATIONS / SECTION
6	ELEVATIONS
7	WINDOW & DOOR SCHEDULES
8	ROOF DRAINAGE PLAN
9	FLOOR COVERINGS
10	KITCHEN DETAILS
11	BATHROOM DETAILS
12	LAUNDRY DETAILS

TOTAL FLOOR AREAS	
MAIN DWELLING, GROUND FLOOR	
LIVING	100.24
PORCH	2.78
	103.02 m²

- AS & NCC COMPLIANCE
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
  - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
  - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
  - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
  - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
  - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
  - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
  - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
  - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
  - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
  - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
  - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
  - SERVICES IN ACCORDANCE WITH NCC 2022.
  - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
  - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
  - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	21.00km
ZONING	VILLAGE

BUILDING CONTROLS & COMPLIANCE		
CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	84,570mm
SECONDARY	MIN. 3,000mm	6,681mm
SIDE	MIN. 3,000mm	5,000mm
REAR	MIN. 3,000mm	14,063mm
BULK & SCALE		
SITE AREA	728m²	
SITE COVERAGE	MAX. 50%	14.15%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	437mm
FILL DEPTH	MAX. 1,000mm	515mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.



This Plan has been prepared prior to the receipt of one or more of the following documents:-  
Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved  
subdivision plans providing crossover locations and service connection points, power and communications connection point  
information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig information, Planning Approval.

BUILDING INFORMATION	
GROUND FLOOR TOP OF WALL HEIGHT(S) 2445mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION	
ROOF	MIN. 50mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60


NCC 2022 LIVABLE HOUSING COMPLIANCE	
ACCESSIBLE SANITARY COMPARTMENT: TBA	
ACCESSIBLE SHOWER LOCATION: TBA	
GENERAL NOTES:	
- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM	
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING	
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.	

- BUSHFIRE REQUIREMENTS - BAL-12.5
- THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).
- ROOF:
- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
  - PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
  - PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
  - PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
  - PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.
- WALLS, POSTS AND BEAMS:
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
  - EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.
- WINDOWS AND DOORS:
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
  - PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
  - SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
  - SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
  - PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
  - PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
  - PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.
- OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

PRELIMINARY PLAN SET

3	PRELIMINARY PLAN SET - COLOUR UPDATE	ALL	2025.06.14	TNG	DKZ
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.06.04	TNG	CLG
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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	SPECIFICATION:		REVISION		DRAWN		CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	DISCOVERY	1	DRAFT SALE PLAN - CT1		HMI	23/05/2025	MICHAEL JOHN RIDGEWAY			MONASH 11			H-WDCMNS30SA		
	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE		TNG	04/06/2025	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
	© 2025	3	PRELIM PLANS - COLOUR UPDATE		TNG	14/06/2025	1 PIERRE COURT, CAMPANIA TAS			CLASSIC			F-WDCMNS30CLASA		
							LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
							81 / - / 184715		SOUTHERN MIDLANDS		COVER SHEET		1 / 12		714270

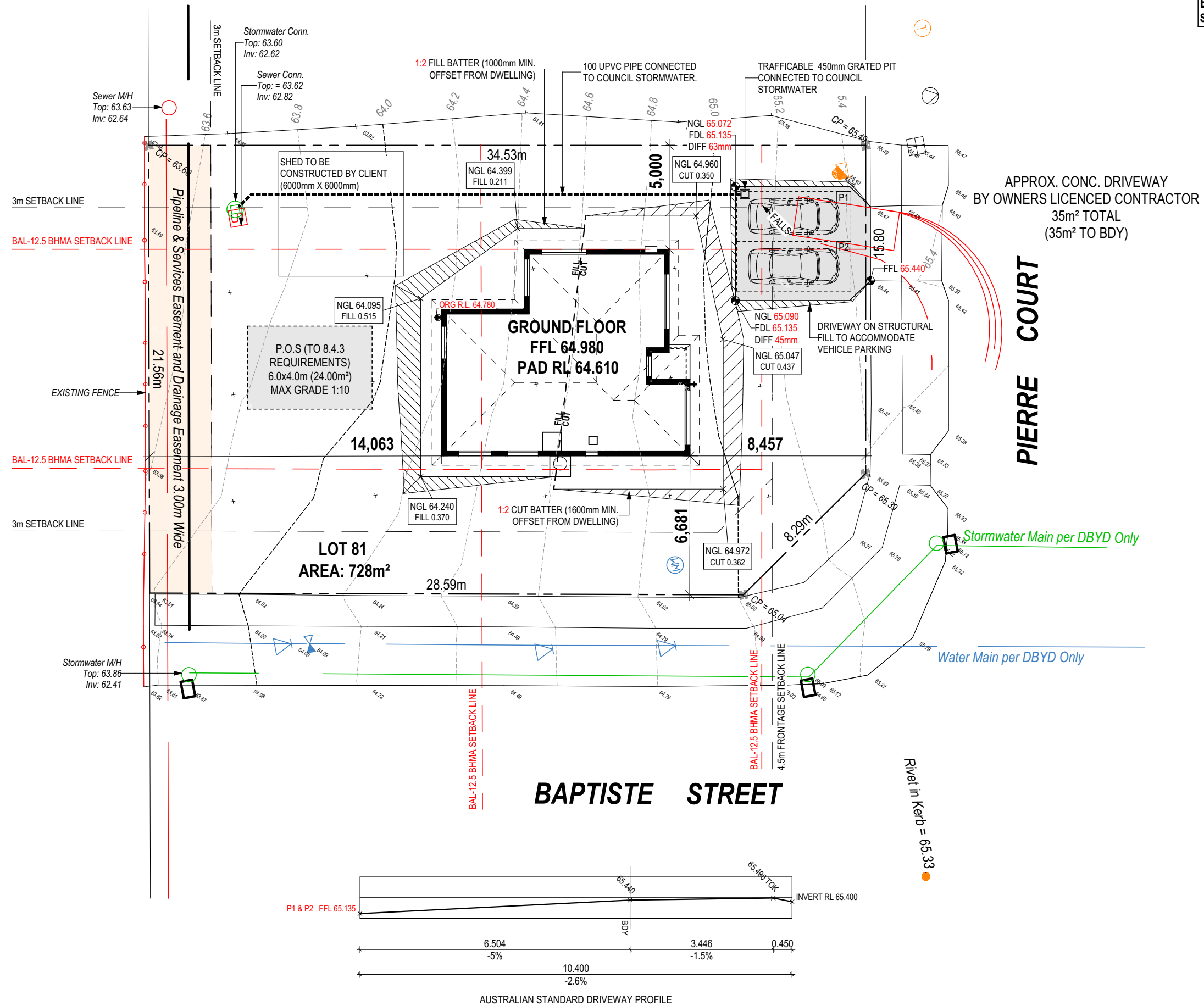
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REFER TO SHEET (COVER SHEET) FOR  
ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

CUT	21.83m³	49.12t
FILL	21.01m³	47.27t
DIFFERENCE	0.82m³	1.85t

**LOT SIZE:** 728m<sup>2</sup>  
**HOUSE (COVERED AREA):** 103.02m<sup>2</sup>  
**SITE COVERAGE:** 14.15%



PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED  
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



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				LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:
				81 / - / 184715	SOUTHERN MIDLANDS	SITE PLAN	2 / 12
							1:200
							714270



SMC - KEMPTON

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

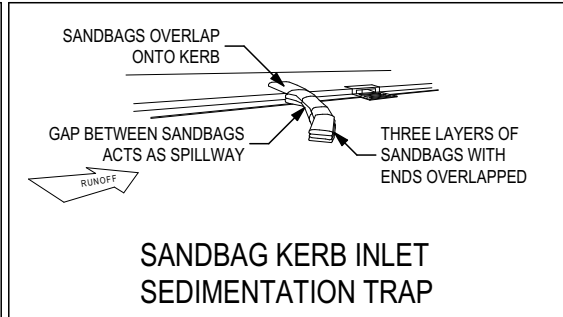
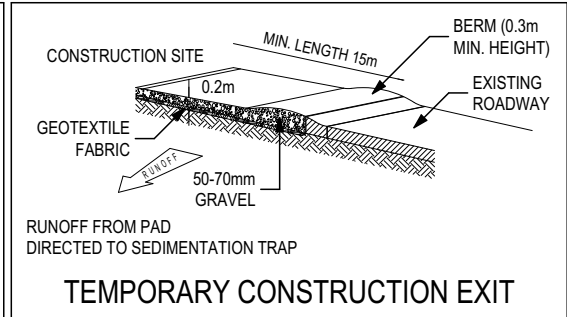
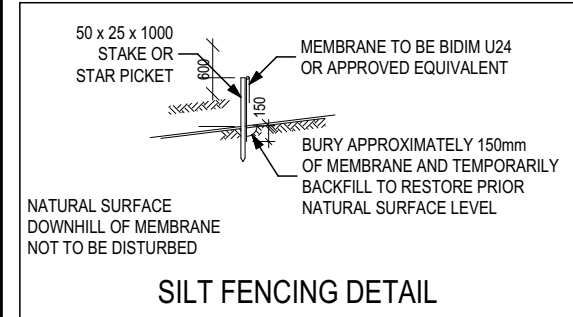
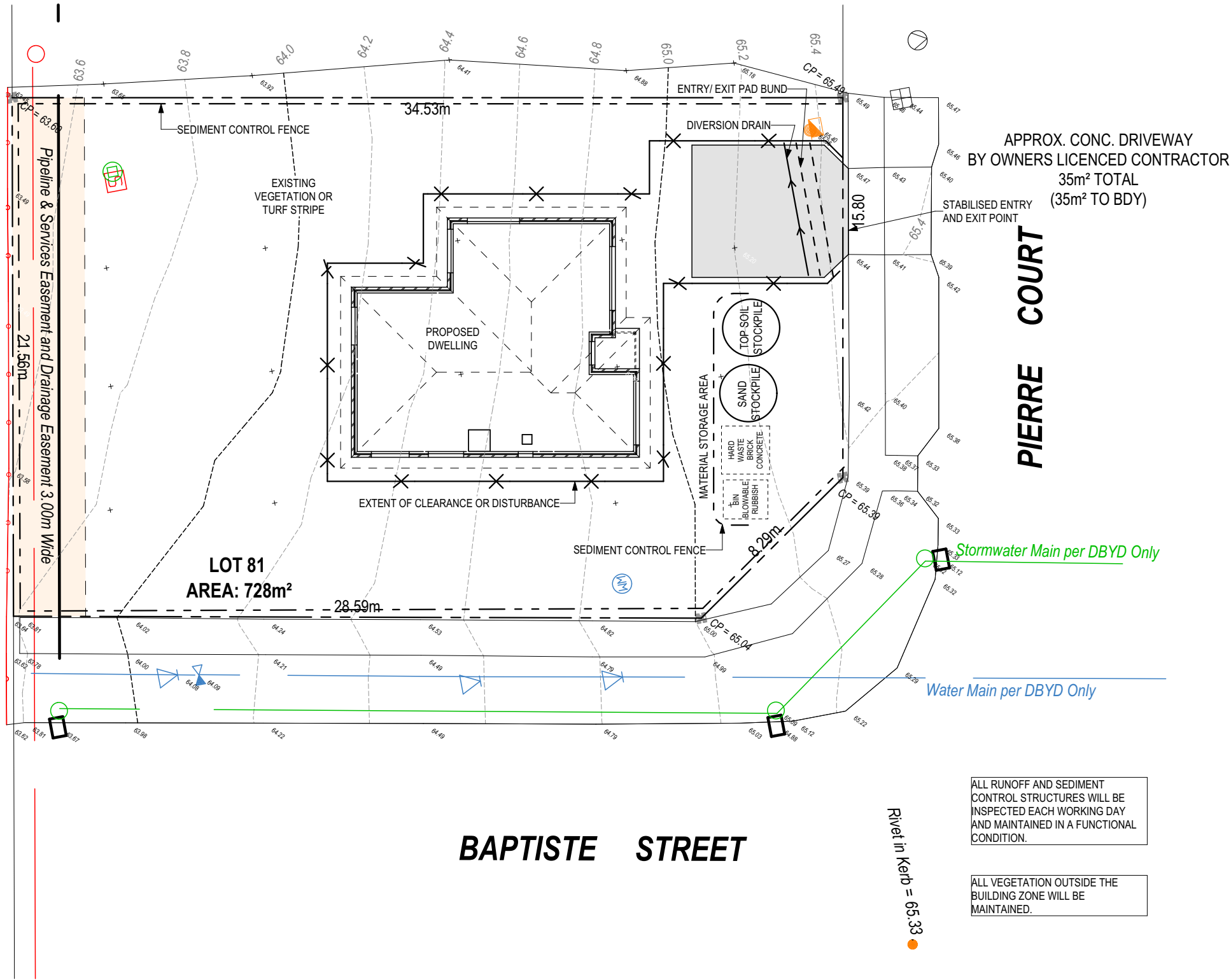
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OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.


**SUBJECT TO NCC 2022**  
**(1 MAY 2023)**  
**WATERPROOFING & PLUMBING**

**PLAN ACCEPTANCE BY OWNER**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

	SPECIFICATION:		REVISION		DRAWN		CLIENT:				HOUSE DESIGN:				HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	DISCOVERY		1	DRAFT SALE PLAN - CT1	HMI	23/05/2025	MICHAEL JOHN RIDGEWAY				MONASH 11				H-WDCMNS30SA		
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							LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:			
							81 / - / 184715		SOUTHERN MIDLANDS		SOIL & WATER MANAGEMENT PLAN		3 / 12	1:200	714270		

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BAL 12.5 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

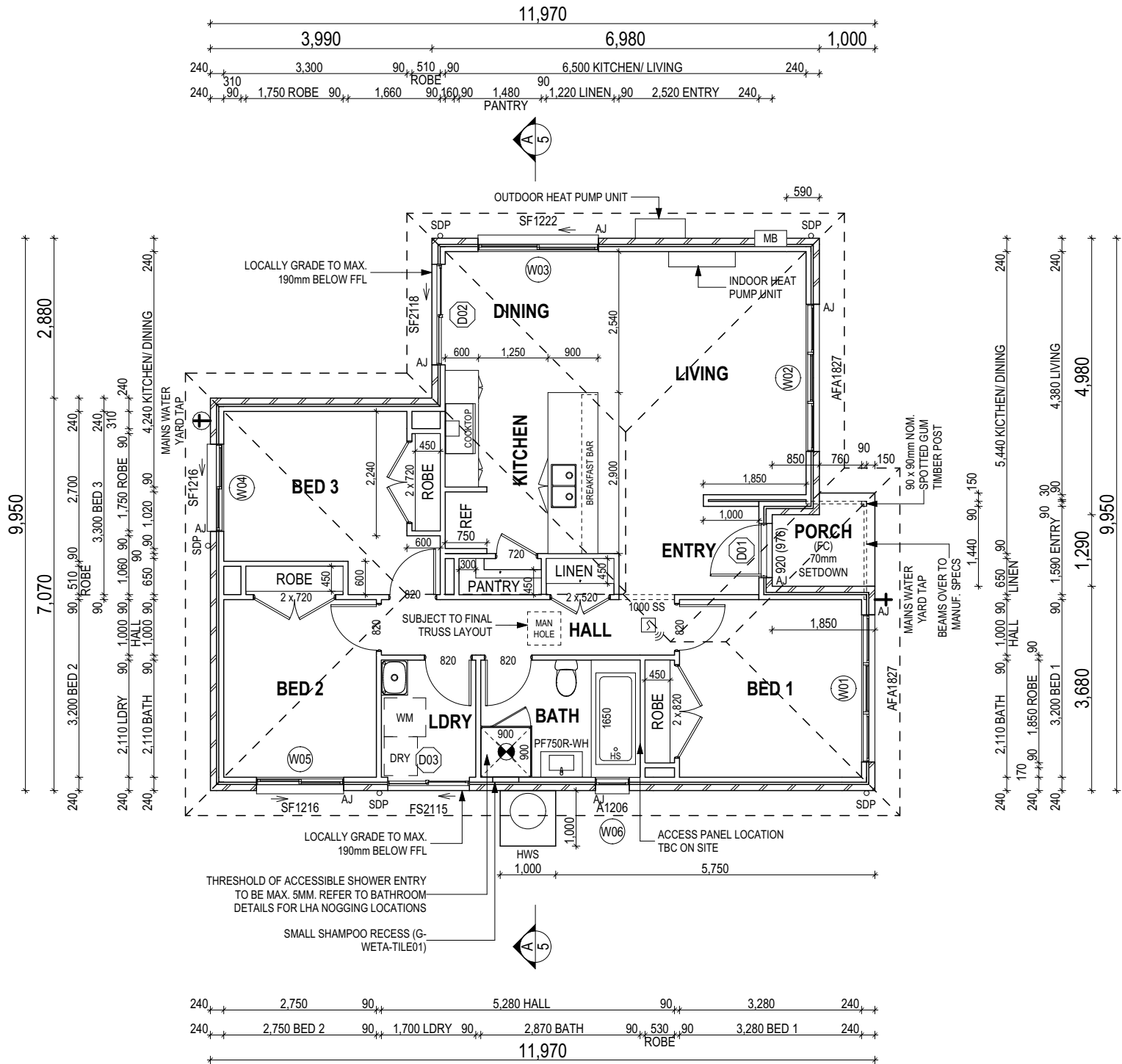
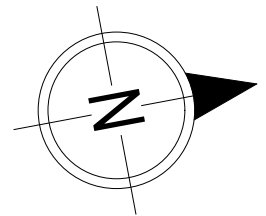
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|---------|---------------------------|
| HS / WS | HOB SPOUT / WALL SPOUT    |
|         | FACE BRICK / COMMON BRICK |
|         | RENDER                    |
|         | SOUND INSULATION          |
| AJ      | BRICK ARTICULATION JOINT  |
| SDP     | STANDARD DOWNPIPE         |
| CDP     | CHARGED DOWNPIPE          |
| 3D      | DENOTES DRAWER SIDE       |
|         | MECHANICAL VENTILATION    |
| L.B.W   | LOAD BEARING WALL         |
| PB      | PLASTERBOARD              |
| FC      | FIBRE CEMENT              |
|         | THIS DOOR OPENS FIRST     |
|         | SMOKE ALARM               |
| #       | LIFT OFF HINGE            |
| †       | WATER POINT               |
|         | FLOOR WASTE               |
|         | GAS BAYONET               |

MAIN DWELLING, GROUND FLOOR

LIVING	100.24
PORCH	2.78
	103.02 m²

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



ALL DIMENSIONS ARE FRAME DIMENSIONS

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SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

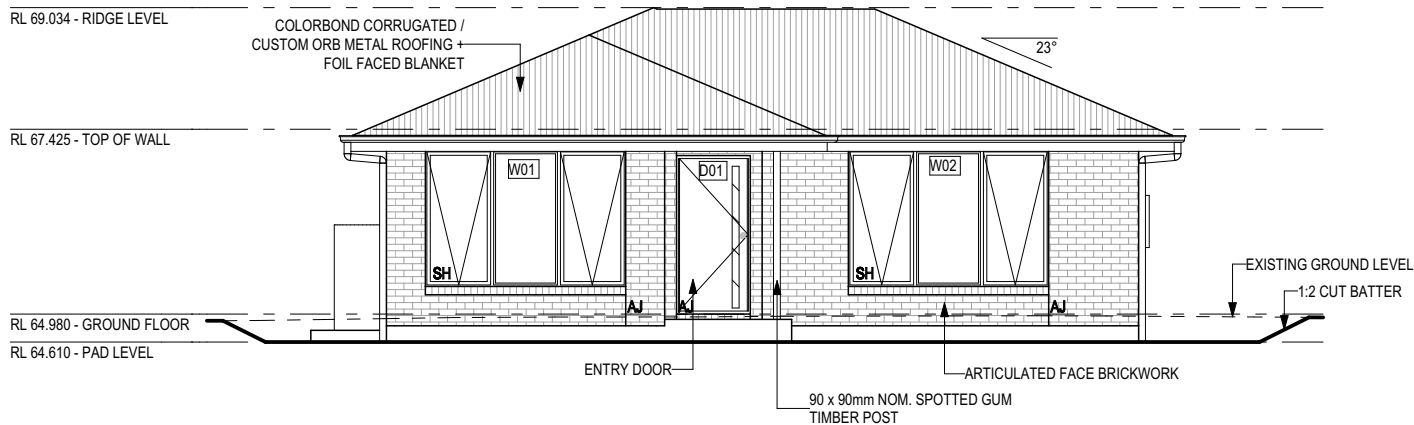
SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: MICHAEL JOHN RIDGEWAY	HOUSE DESIGN: MONASH 11	HOUSE CODE: H-WDCMNS30SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. <b>714270</b>
COPYRIGHT: © 2025	1 DRAFT SALE PLAN - CT1	HMI 23/05/2025	ADDRESS: 1 PIERRE COURT, CAMPANIA TAS	FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCMNS30CLASA	
	2 PRELIM PLANS - INITIAL ISSUE	TNG 04/06/2025	LOT / SECTION / CT: 81 / - / 184715	SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 4 / 12	
	3 PRELIM PLANS - COLOUR UPDATE	TNG 14/06/2025	COUNCIL: SOUTHERN MIDLANDS		SCALES: 1:100	



NORTH ELEVATION  
SCALE: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

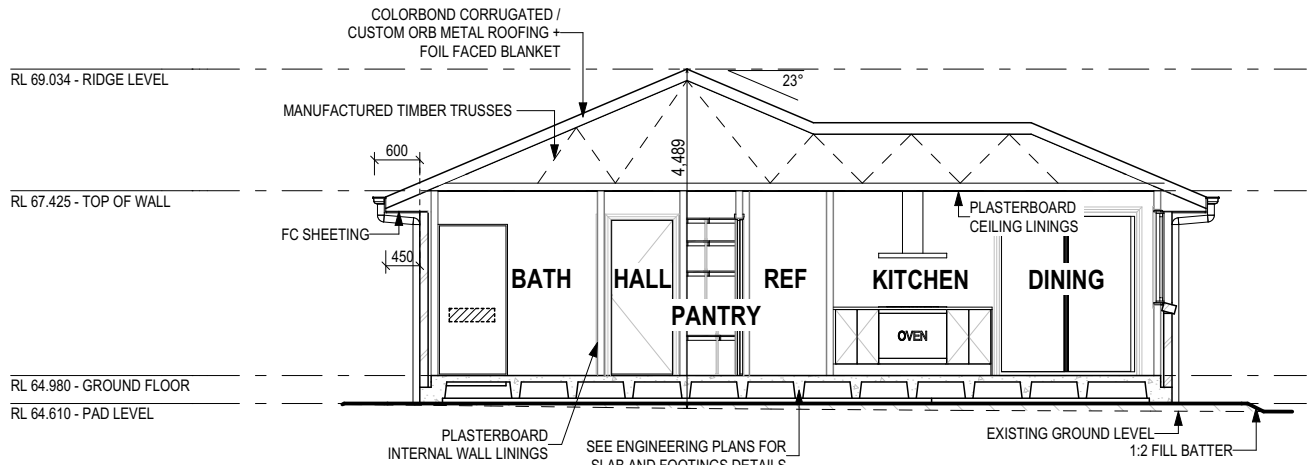
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:  
BRICK COURSING W-BRIC-001



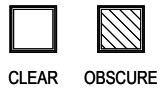
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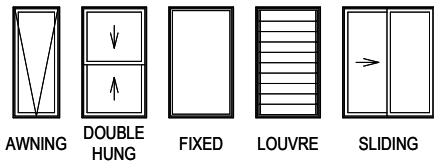
SOUTH ELEVATION  
SCALE: 1:100

SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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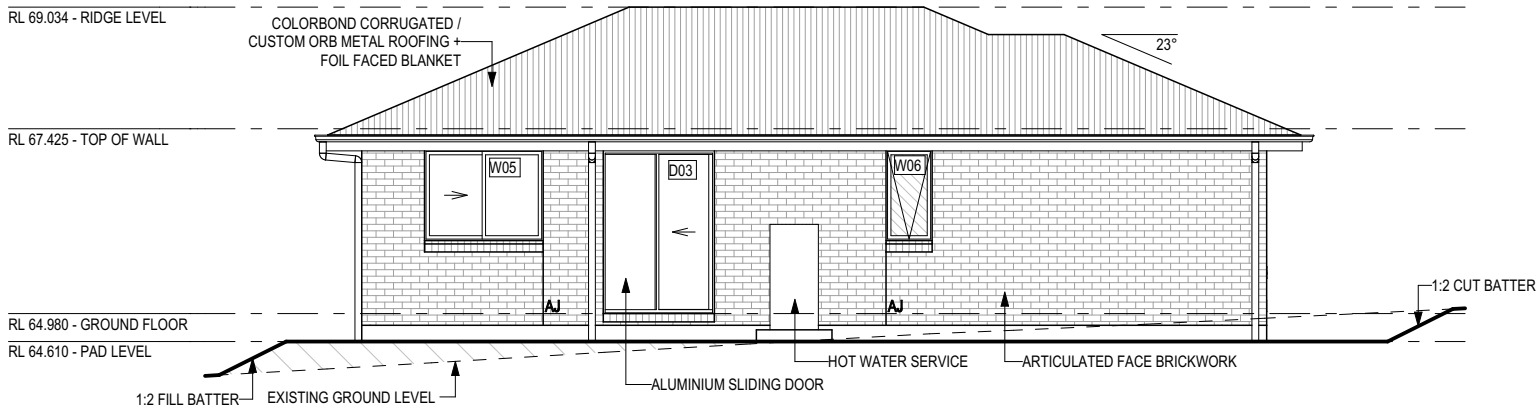
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	2 PRELIM PLANS - INITIAL ISSUE	TNG 04/06/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - COLOUR UPDATE	TNG 14/06/2025	1 PIERRE COURT, CAMPANIA TAS	CLASSIC	F-WDCMNS30CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
			81 / - / 184715	ELEVATIONS / SECTION	5 / 12	
			COUNCIL:	SCALES:		
			SOUTHERN MIDLANDS	1:100		714270



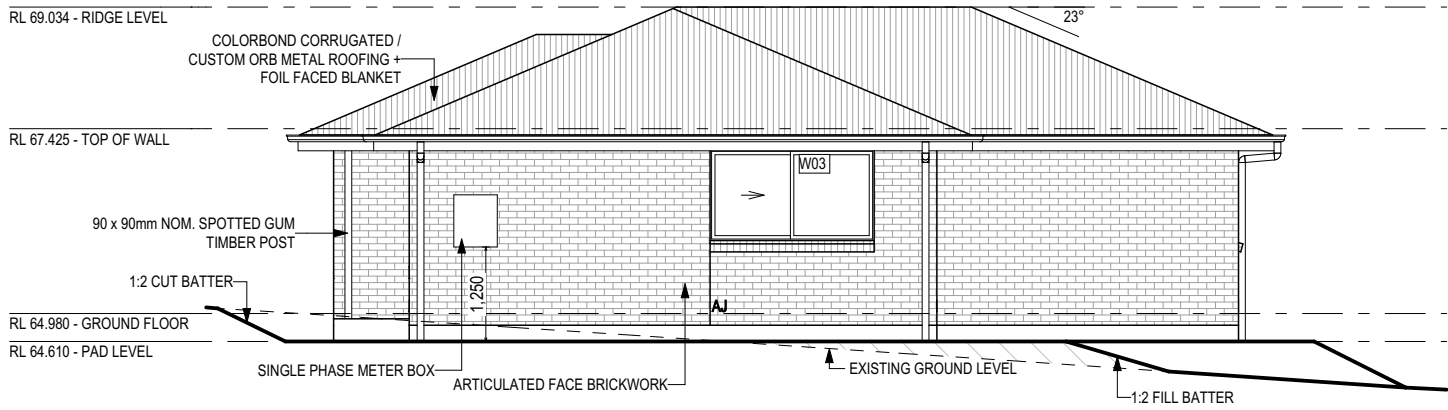
SMC - KEMPTON

BAL 12.5 BUSHFIRE REQUIREMENTS

SEE SHEET 1 (COVER SHEET) FOR DETAILS



EAST ELEVATION  
SCALE: 1:100



WEST ELEVATION  
SCALE: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

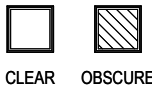
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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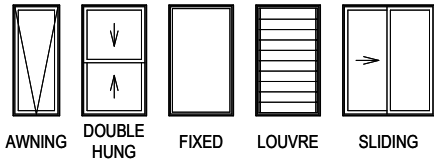
REFER TO THE FOLLOWING DETAILS:  
BRICK COURSING W-BRIC-001

SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

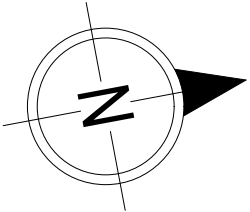
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	2 PRELIM PLANS - INITIAL ISSUE	TNG 04/06/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 PRELIM PLANS - COLOUR UPDATE	TNG 14/06/2025	1 PIERRE COURT, CAMPANIA TAS	CLASSIC	F-WDCMNS30CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714270
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			COUNCIL:		SCALES:	
			SOUTHERN MIDLANDS		1:100	





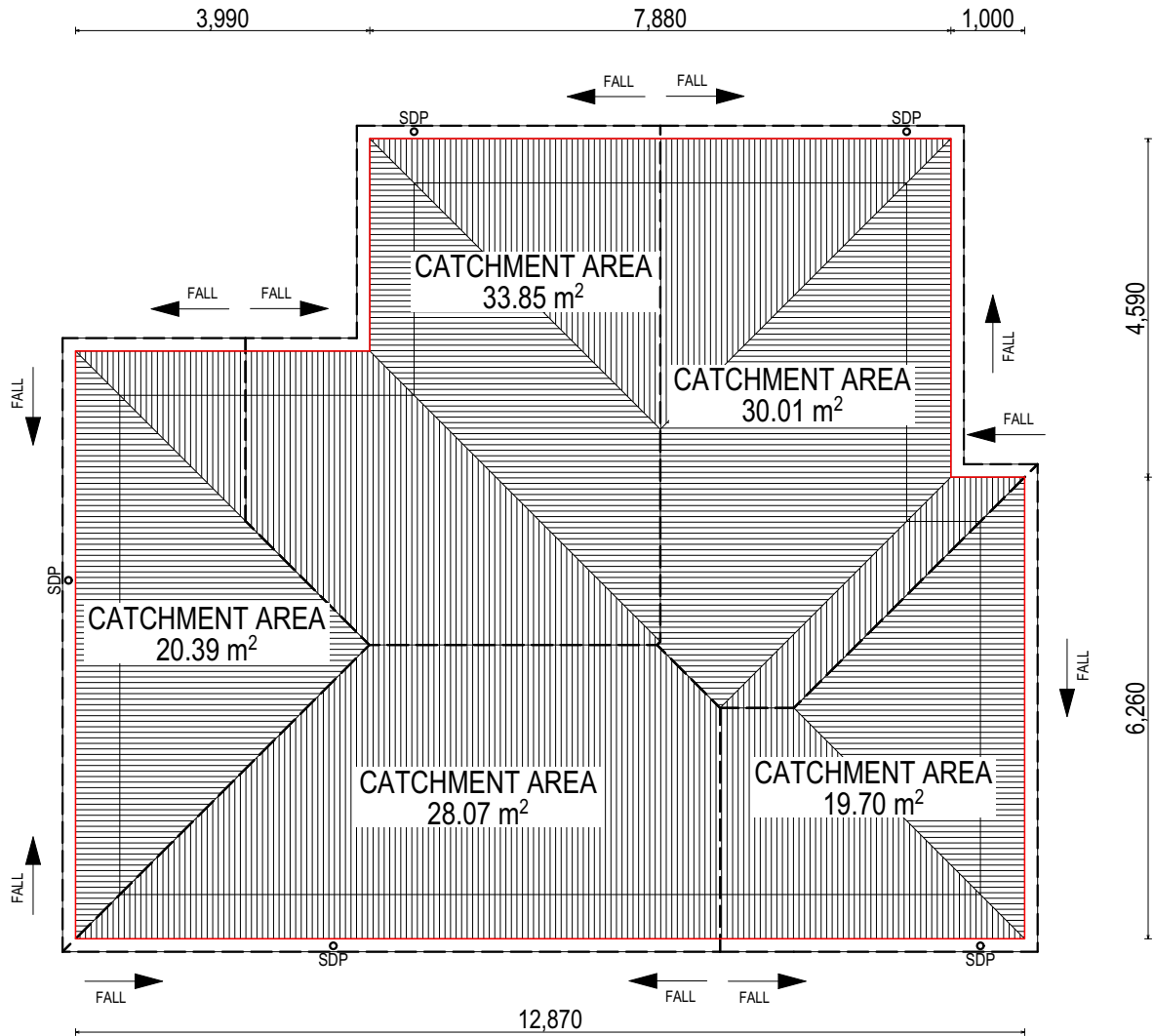
WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	123.56	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	134.23	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	132.02	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	159.74	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m <sup>2</sup> )
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm <sup>2</sup> )
DRI	83	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m <sup>2</sup> )
Required Downpipes	2.5	Ac / Acdp
Downpipes Provided	5	


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EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

**SUBJECT TO NCC 2022  
(1 MAY 2023)**  
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
SIGNATURE:	DATE:
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE		TNG	04/06/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025	3	PRELIM PLANS - COLOUR UPDATE		TNG	14/06/2025	1 PIERRE COURT, CAMPANIA TAS		CLASSIC		F-WDCMNS30CLASA		
							LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
						81 / - / 184715	SOUTHERN MIDLANDS	ROOF DRAINAGE PLAN		8 / 12	1:100	714270	

Template Version: 24\_1038

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REFER TO SHEET (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
- SUSTAINABILITY REQUIREMENTS  
- SITE CLASSIFICATION  
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.  
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

NO COVERING

COVER GRADE CONCRETE

CARPET

LAMINATE

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

DECKING

SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

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BAL-12.5 BUSHFIRE REQUIREMENTS  
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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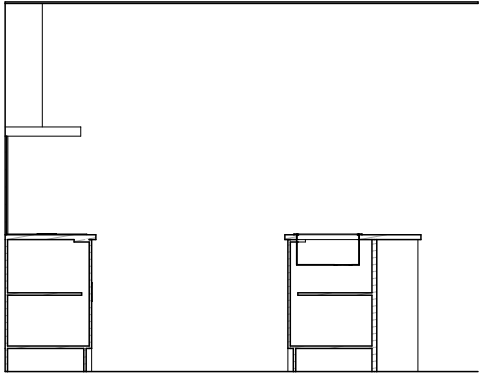
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	© 2025	3	PRELIM PLANS - COLOUR UPDATE	TNG	14/06/2025	CLASSIC		F-WDCMNS30CLASA	
						SHEET TITLE:	SHEET No.:	SCALES:	
					LOT / SECTION / CT:	FLOOR COVERINGS		9 / 12	1:100
					COUNCIL:	SOUTHERN MIDLANDS			

Last Published: Saturday, 14 June 2025 9:25 PM

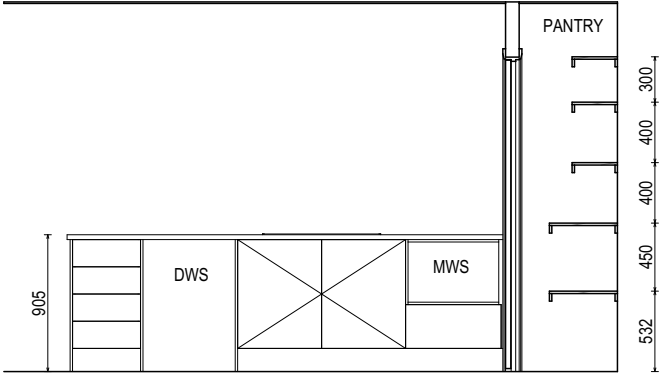
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Template Version: 24.038

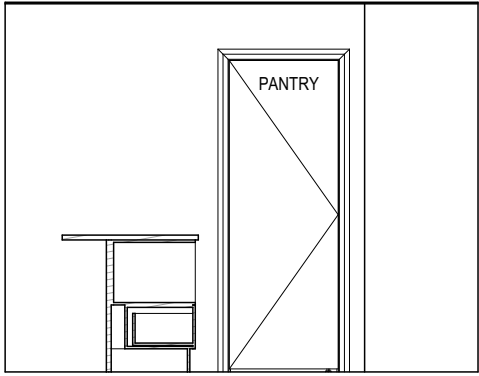




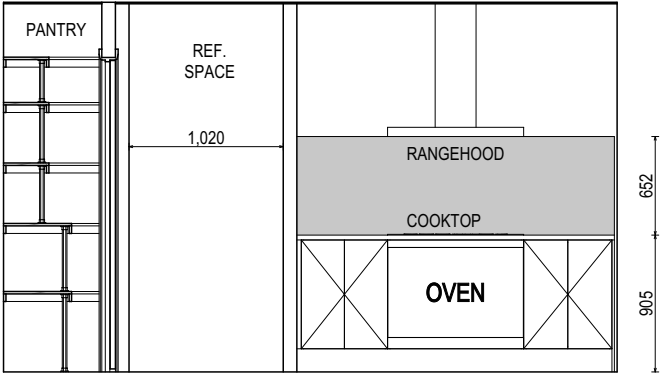
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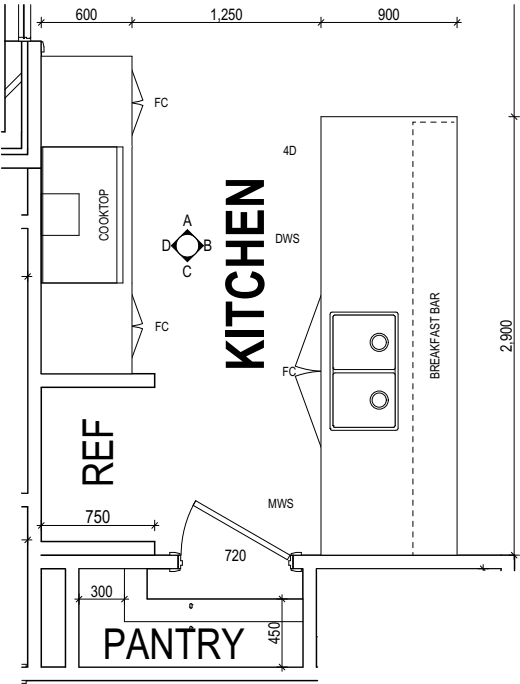
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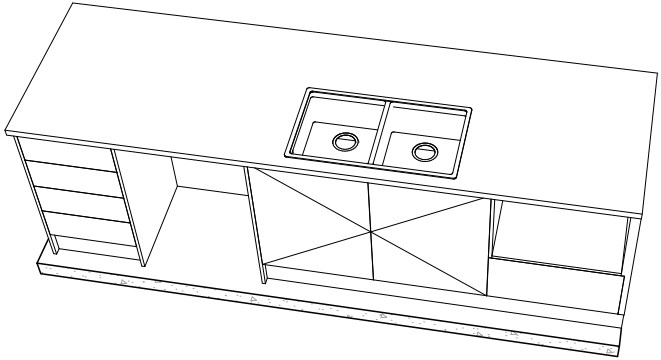
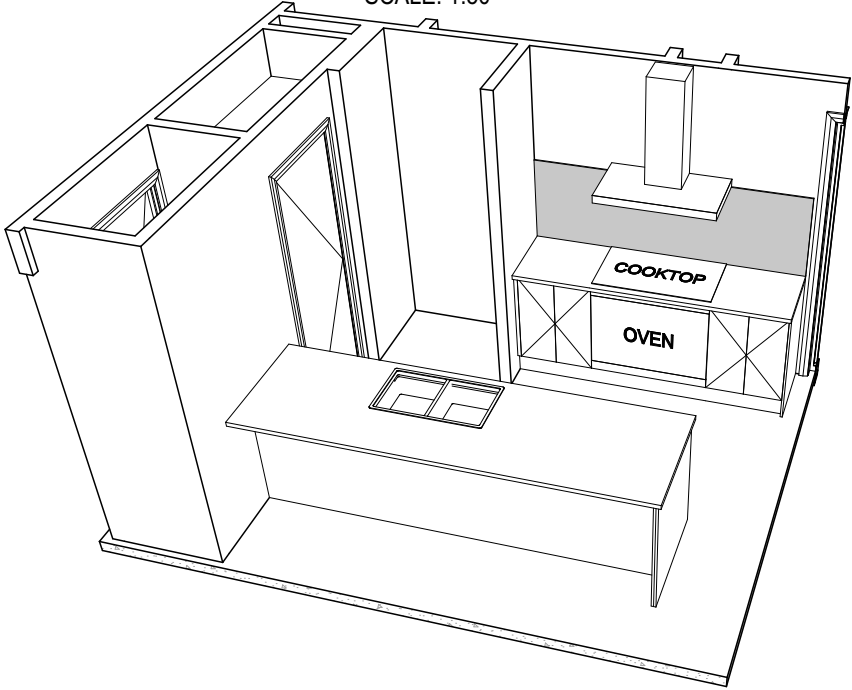
ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50




KITCHEN PLAN  
SCALE: 1:50



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								LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:			
								81 / - / 184715		SOUTHERN MIDLANDS		KITCHEN DETAILS		10 / 12	1:50	714270		

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BAL 12.5 BUSHFIRE REQUIREMENTS

SEE SHEET 1 (COVER SHEET) FOR DETAILS

1,800

65

700

1,100

ELEVATION A

SCALE: 1:50

150 x 1000 NOGGINGS  
CENTRED TO EDGE OF BATH.  
OFFSET 600mm FROM FFL.

TR-D

TRH

ELEVATION B

SCALE: 1:50

600 x 150 NOGGINGS  
CENTRED TO BATH. OFFSET  
175mm FROM TOP OF BATH

600

300

1,900

1,000

ELEVATION D

SCALE: 1:50

600 x 150 NOGGINGS . 800-810  
HEIGHT (CTR LINE). CENTRED  
TO ROSE

RSHR

ELBW

RSHR

MIX

ELEVATION C

SCALE: 1:50

600 x 150 NOGGINGS . 800-810  
HEIGHT (CTR LINE). OFFSET  
250mm FROM WALL

MIRROR

SR

MIX

BATHROOM PLAN

SCALE: 1:50

820

900

900

1650

PF750R-WH

HS

ACCESS PANEL LOCATION  
TBC ON SITE

BATH

SCALE: 1:50

SHAMPOO RECESS SIZE

STRUCTURAL DIMENSIONS

"SMALL"

470 x 380mm

WIDTH

548mm

HEIGHT

446mm

"MEDIUM"

800 x 380mm

878mm

446mm

"LARGE"

1500 x 380mm

1578mm

446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR  
FURTHER DETAIL PRIOR TO INSTALLATION.

SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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HOMES

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1 DRAFT SALE PLAN - CT1

2 PRELIM PLANS - INITIAL ISSUE

3 PRELIM PLANS - COLOUR UPDATE

23/05/2025

04/06/2025

14/06/2025

CLIENT:  
MICHAEL JOHN RIDGEWAY

ADDRESS:  
1 PIERRE COURT, CAMPANIA TAS

LOT / SECTION / CT:  
81 / - / 184715

COUNCIL:  
SOUTHERN MIDLANDS

HOUSE DESIGN:  
MONASH 11

FACADE DESIGN:  
CLASSIC

SHEET TITLE:  
BATHROOM DETAILS

SHEET No.:  
11 / 12

HOUSE CODE:  
H-WDCMNS30SA

FACADE CODE:  
F-WDCMNS30CLASA

SCALES:  
1:50

714270

File Location: P:\8\_Drafting\Job Files\714200714270 - Ridgeway - AC24\Plans\714270 - Ridgeway - Rev.03 - 2025.06.15.pln

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BAL 12.5 BUSHFIRE REQUIREMENTS

15/06/2025

SEE SHEET 1 (COVER SHEET) FOR DETAILS

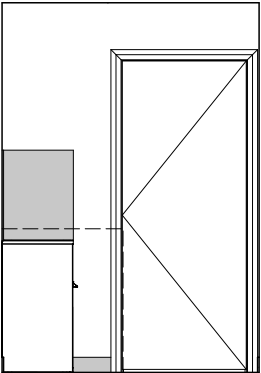
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- SUSTAINABILITY REQUIREMENTS

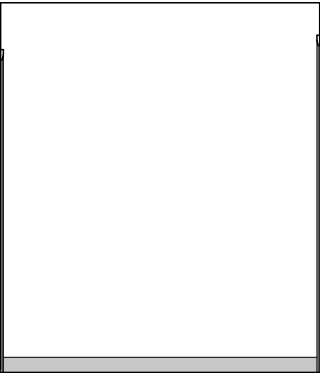
- SITE CLASSIFICATION

- GENERAL BUILDING INFORMATION

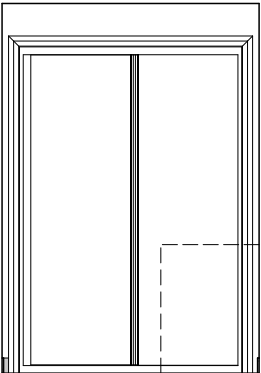
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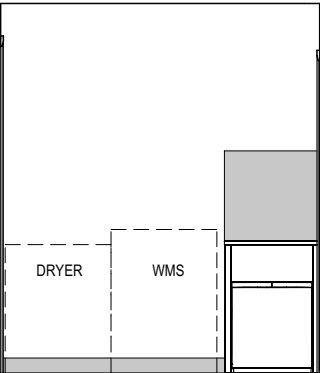
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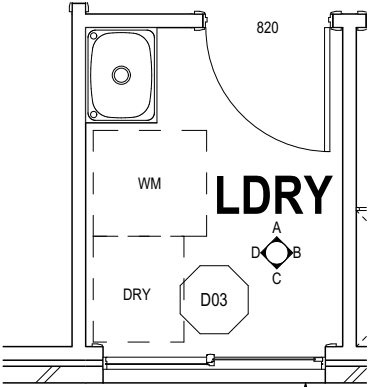
ELEVATION B  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50



LAUNDRY PLAN  
SCALE: 1:50

SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER


SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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REVISION

1

DRAFT SALE PLAN - CT1

HMI

23/05/2025

2

PRELIM PLANS - INITIAL ISSUE

TNG

04/06/2025

3

PRELIM PLANS - COLOUR UPDATE

TNG

14/06/2025

DRAWN

CLIENT:

MICHAEL JOHN RIDGEWAY

ADDRESS:

1 PIERRE COURT, CAMPANIA TAS

LOT / SECTION / CT:

81 / - / 184715

COUNCIL:

SOUTHERN MIDLANDS

HOUSE DESIGN:

MONASH 11

FACADE DESIGN:

CLASSIC

SHEET TITLE:

LAUNDRY DETAILS

HOUSE CODE:

H-WDCMNS30SA

FACADE CODE:

F-WDCMNS30CLASA

SHEET No.:

12 / 12

SCALES:

1:50

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Last Published: Saturday, 14 June 2025 9:25 PM

### SEARCH OF TORRENS TITLE

VOLUME 184715	FOLIO 81
EDITION 2	DATE OF ISSUE 22-Mar-2024

SEARCH DATE : 31-Mar-2025

SEARCH TIME : 09.21 AM

### DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH  
 Lot 81 on Sealed Plan 184715  
 Derivation : Part of Lot 13, 153A-3R-36P (Campania Estate) Gtd.  
 to Herbert James Paul  
 Prior CT 182676/200

### SCHEDULE 1

D113179 TRANSFER to RODNEY ERIC SCAIFE and JUDITH NANCY  
 SCAIFE (jointly as between themselves) of one  
 undivided 1/2 share and ANDREW ROBERT GLOVER and  
 KATHRYN ELIZABETH GLOVER (jointly as between  
 themselves) of one undivided 1/2 share as tenants in  
 common Registered 05-May-2014 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP184715 EASEMENTS in Schedule of Easements  
 SP184715 COVENANTS in Schedule of Easements  
 SP184715 FENCING COVENANT in Schedule of Easements  
 SP159788, SP162016, SP170362, SP175724 & SP178220 COVENANTS in  
 Schedule of Easements  
 SP15390 & SP178220 FENCING COVENANT in Schedule of Easements  
 SP159788, SP162016, SP170362 & SP175724 FENCING PROVISION in  
 Schedule of Easements

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>OWNER: RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER, KATHRYN ELIZABETH GLOVER</p> <p>FOLIO REFERENCE: C.T.182676/200</p> <p>GRANTEE: PART OF LOT 13 (153A-3R-36Ps) (CAMPANIA ESTATE) GRANTED TO HERBERT JAMES PAUL</p>	<h3>PLAN OF SURVEY</h3> <p>BY SURVEYOR ANDREW STEPHEN BIRCH <b>ROGERSON AND BIRCH SURVEYORS</b> UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966</p> <h3>LAND DISTRICT OF MONMOUTH PARISH OF STAFFA</h3> <p>SCALE 1: 750      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP184715</b></p> <p>APPROVED EFFECTIVE FROM - 5 MAY 2023</p> <p style="text-align: right;"><i>Deanna</i> Recorder of Titles</p>
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**PRIORITY FINAL PLAN**

**ENLARGEMENT  
SCALE 1:500**

*[Signature]*  
Registered Land Surveyor

6-2-2023  
Date

*[Signature]*  
Council Delegate

26/4/23  
Date

<p align="center"><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center"><b>SP. 18 47 15</b></p>
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PAGE 1 OF 7 PAGES

### EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

### **DRAINAGE EASEMENTS**

Lots 77 and 78 are each subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT VARIABLE WIDTH" passing through such lot on the plan.

Lot 78 is subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "DRAINAGE EASEMENT 2.50m WIDE" passing through such lot on the plan.

Lots 68 - 71, Lot 100 and Lots 78 - 81 are each subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00m WIDE (SP.178220)" passing through such lot on the plan.

### **PIPELINE EASEMENTS**

Lot 76 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "PIPELINE & SERVICES EASEMENT - 2.50m WIDE" passing through such lot on the plan.

Lots 77 and 78 are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT VARIABLE WIDTH" passing through such lot on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: RE SCAIFE &amp; Others</p> <p>FOLIO REF: C/T 182676/200</p> <p>SOLICITOR Baker Wilson Davies Lawyers</p> <p>&amp; REFERENCE: 214181/TD</p>	<p>PLAN SEALED BY: <i>Southern Midlands Council</i></p> <p>DATE: <i>26/4/23</i></p> <p><i>SA2010/137</i></p> <p>REF NO. Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 7 PAGES	Registered Number <b>SP 184715</b>
SUBDIVIDER: <b>RE SCAIFE &amp; OTHERS</b> FOLIO REFERENCE: <b>C/T 182676/200</b>	

Lots 68 - 71, Lot 100 and Lots 78 - 81 are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00m WIDE (SP.178220)" passing through such lot on the plan.

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and 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 and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) 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; and
- (7) 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 all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) 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.

PROVIDED ALWAYS THAT:

**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.

*[Handwritten signatures]*

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 7 PAGES	Registered Number <b>SP 184715</b>
SUBDIVIDER: <b>RE SCAIFE &amp; OTHERS</b> FOLIO REFERENCE: <b>C/T 182676/200</b>	

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
  - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
  - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

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*G. Scaife*

*K. Scaife*

*J. Scaife*

*H. Scaife*



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 7 PAGES	Registered Number <b>SP. 184715</b>
SUBDIVIDER: <b>RE SCAIFE &amp; OTHERS</b> FOLIO REFERENCE: <b>C/T 182676/200</b>	

(c) replace any thing that supported, protected or covered the Infrastructure.

### Interpretation:

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

- sewer pipes and water pipes and associated valves;
- telemetry and monitoring devices;
- inspection and access pits;
- power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- any thing reasonably required to support, protect or cover any of the Infrastructure;
- 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
- where the context permits, any part of the Infrastructure.

### COVENANTS

Each lot on the plan is burdened by the restrictive covenant as created by SP 159788, SP 162016, & SP 170362, SP175724 & SP178220

The owners of Lots 68 – 81 on the plan covenant with the vendor, RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER and KATHRYN ELIZABETH GLOVER, and the owner for the time being of every other lot on the plan to the intent that the burden of this covenant shall run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations:

- Not to, without the consent of the Southern Midlands Council, erect or permit to remain on such lot any advertising sign of any type whatsoever provided that a sign indicating that a lot is for sale will be permitted for a limited period;
- Not to use reflective materials in the construction of any dwelling, shed or outbuilding on such lot;

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*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 7 PAGES	Registered Number <b>SP 184715</b>
SUBDIVIDER: <b>RE SCAIFE &amp; OTHERS</b> FOLIO REFERENCE: <b>C/T 182676/200</b>	

- Not to construct a residential building on such lot using materials other than general brick, weatherboard, finished rendered surface or masonry construction, but the use of other timber or non-masonry materials used as in-fill panels will be permitted provided that these latter materials do not exceed 30 percent of the total external wall area;
- Not to use galvanised iron or other reflective material in the construction of the roof of any dwelling or other structure on such lot;
- Not to construct a dwelling on such lot that has a minimum floor area of less than 90 square metres which area does not include patios, garages or carports;
- Not to permit vehicles with a gross vehicle mass greater than 10 tonne to be parked, stored or allowed to remain on such lot for a period in excess of six hours;
- Not to store or allow to remain on such lot any construction plant and equipment, transport equipment or salvage of building materials except where immediately required for use in the construction of a dwelling and associated infrastructure on the lot;
- Not to bring onto such lot any transportable house or a house relocated from another place;
- Not to place or permit to remain on such lot any water tank which has any external metal finish;
- Not to place or permit to remain on such lot any caravan, shed or other structure (excluding dwellings) to be used as a permanent residence provided that a caravan, shed or other structure may be utilised for a period not exceeding one year during the construction of a permanent dwelling or residence;
- Not to, without the consent of the Southern Midlands Council, conduct any trade or business on such lot provided that the letting for residential purposes of the whole of any dwelling erected on the lot will not be in contravention of this stipulation
- The Vendor reserves the right to release any such lot from any of the restrictive covenants above or to waive or alter any such restrictive covenants. The exercise of the said right in relation to any lot will not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots or give the owners of any lot any right of action against the Vendor or any other person.

The owner of each lot on the plan covenants with the vendor, RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER and KATHRYN ELIZABETH GLOVER, that the vendor shall not be required to fence.

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*[Signatures]*

<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 6 OF 7 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 184715</b></p>
<p>SUBDIVIDER: <b>RE SCAIFE &amp; OTHERS</b> FOLIO REFERENCE: <b>C/T 182676/200</b></p>	

Signed by RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER and KATHRYN ELIZABETH GLOVER

The registered owner of the land in  
Folios of the Register Volume 182676 Folio 200

In the presence of:

Witness Signature:

Witness Full Name:

Witness Full Address:

Witness Occupation:

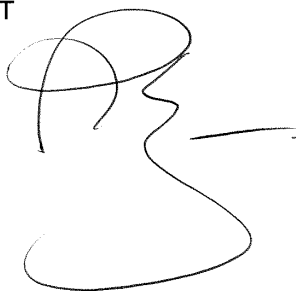
*JDavey*  
**Julia Rose Davey**  
**66 Saundersons Rd,**  
**Risdon Tas 7017**  
*Cook*

*Rodney Eric Scaife*  
*Judith Nancy Scaife*  
*Andrew Robert Glover*  
*Kathryn Elizabeth Glover*

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 7 OF 7 PAGES	Registered Number <b>SP. 184715</b>
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Executed by MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED ACN 115 958 560 as mortgagee pursuant to Mortgage M815162, as Responsible Entity of the MURDOCH CLARKE MORTGAGE FUND ARSN 093 255 559 by its Duly authorised Attorney PAUL KUZIS Pursuant to Power of Attorney registered on 15 January 2018 Registered Number PA109270 having received no notice of Revocation thereof



In the presence of:

Witness Signature: *AM Thomas*

Witness Full Name:

Witness Full Address:

Witness Occupation:

Andrea Marie Thomas  
10 Victoria Street,  
Hobart Tas 7000  
Legal Secretary

**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.





**Direction to submit a Development Application**

This document confirms the direction from RIDGEWAY, owners of Lot 81 Pierre Court CAMPANIA to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania).

Signature

6-6-2025  
Date of signature

Signature

Date of signature

Important Owner Confirmation

The owners acknowledge that Wilson Homes will incur non-refundable fees to third parties that are likely to exceed the proposal acceptance fee already paid, including but not limited to:

- Structural engineering fees
  - Hydraulic engineering fees
  - Development application fees
  - Overlay reports
  - Arborist reports
  - Bushfire reports
  - Farm management reports; and
  - Dispersive soil reports
- depending on the requirements of your council.

The owners acknowledge that in the unlikely event that they do not proceed to a contract, these fees will be payable by the owners to Wilson Homes.

Signature

6-6-2025  
Date of signature

Signature

Date of signature

LOVE  
BEING  
home

1300 595 050  
wilsonhomes.com.au

Southern Head Office 250 Murray Street, Hobart Tasmania  
Northern Head Office Level 1, 78-96 Wellington Street, Launceston Tasmania