



Public Notice Details

Planning Application Details

Application No	DA2500129
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Property Details

Property Location	6 Monteith Crescent Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	1/10/25
Advertising Closing Period	15/10/25
<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. 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
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

Wilson Homes Tasmania

250 Murray Street, Hobart

Postal Address

Phone No:

Fax No:

Email address:

sonya.gadd@wilsonhomes.com.au

Applicant Name
(if not owner)

Wilson Homes PTY LTD

Postal Address:

250 Murray Street

Phone No:

(03) 62139920

Hobart

TAS

Fax No:

Email address:

sonya.gadd@wilsonhomes.com.au

Description of proposed use and/or development:

Address of new use
and development:

6 Monteith Crescent, Bagdad

Certificate of Title
No:

Volume No

185527

Lot No:

42

Description of
proposed use or
development:

New Building -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

Proposed Material

What are the proposed
external wall materials

Brick/cladding

What are the proposed
external wall colours

TBC

What is the proposed
new floor area m².

150.17

What is the proposed roof
material

What is the proposed roof colour

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

Colourbond

TBC

\$399,230.00

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



(If not the Owner)


Applicant Name (Please print)

Timothy Ribbons

Date

16/09/2025

Land Owner(s) Signature



Land Owners Name (please print)

Wilson Homes Tasmania

Date

16/09/2025

Land Owner(s) Signature

Land Owners Name (please print)

Date

RESIDENTIAL DEVELOPMENT – Information & Checklist sheet

Use this check list for submitting your application

Submitting your application ✓

1. All plans and information required per Application Requirements of the Planning Scheme
www.iplan.tas.gov.au
ie: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. Prescribed fees payable to Council ☐

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick ✓** the box ☐

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

ADVICE: There is no connection between Planning approval and Building & Plumbing approvals. Owners are to ensure that the work is either Low Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021.

https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

SHEET INDEX

1	COVER SHEET
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8	ROOF DRAINAGE PLAN
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13	LAUNDRY DETAILS
14	3D VIEWS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	14.13
LIVING	134.59
PORCH	1.46
	150.17 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).

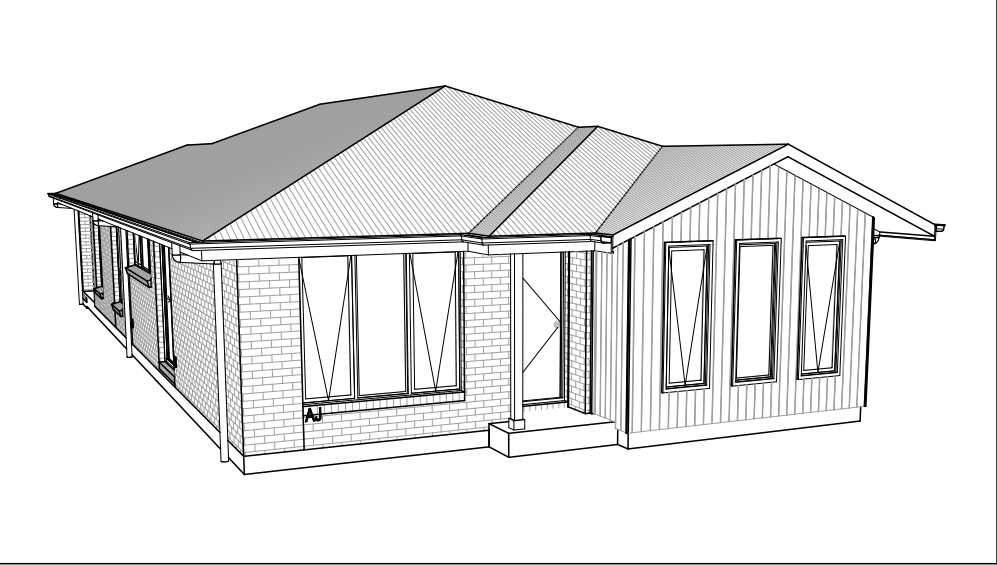
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	TBC
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
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	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	M
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	NO
ZONING	VILLAGE

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,350mm
SIDE A	MIN. 3,000mm	4,500mm
SIDE B	MIN. 3,000mm	3,350mm
REAR	MIN. 3,000mm	12,900mm
BULK & SCALE		
SITE AREA	613m²	
SITE COVERAGE	MAX. 50%	24.5%
BUILDING HEIGHT	MAX. 8,500mm	4,700mm
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	427mm
FILL DEPTH	MAX. 1,000mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m²	24m²

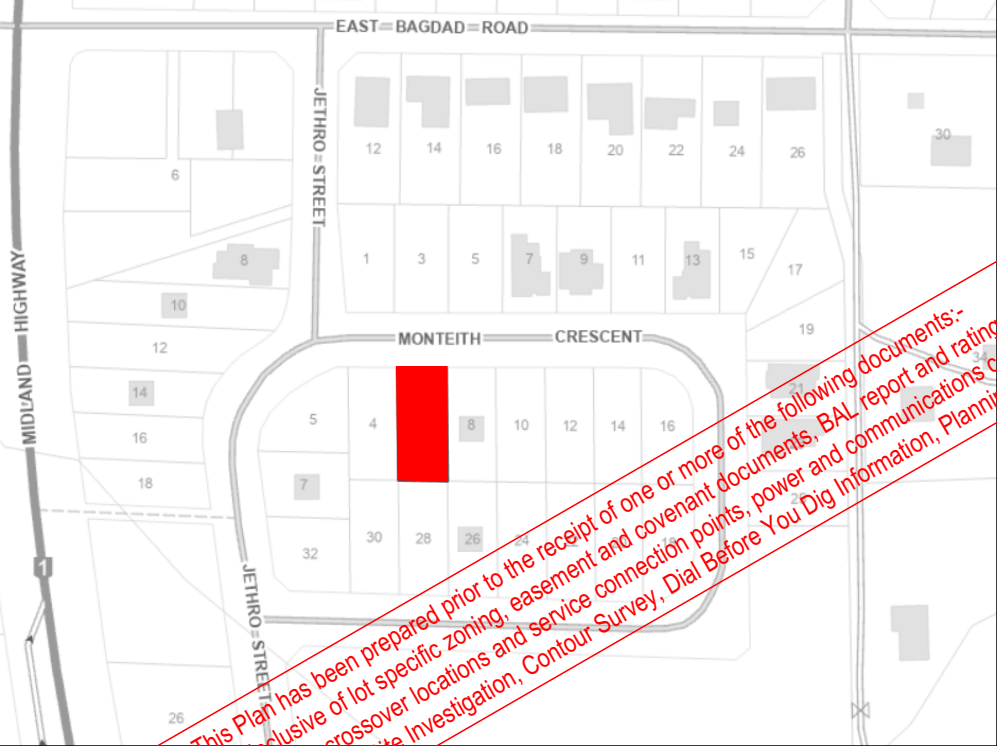
3D PERSPECTIVE



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.

LOCATION MAP



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	N/A
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
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: ENS
ACCESSIBLE SHOWER LOCATION: BATH

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.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE:

DATE:

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

PRELIMINARY PLAN SET

03	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.09.09	TNG	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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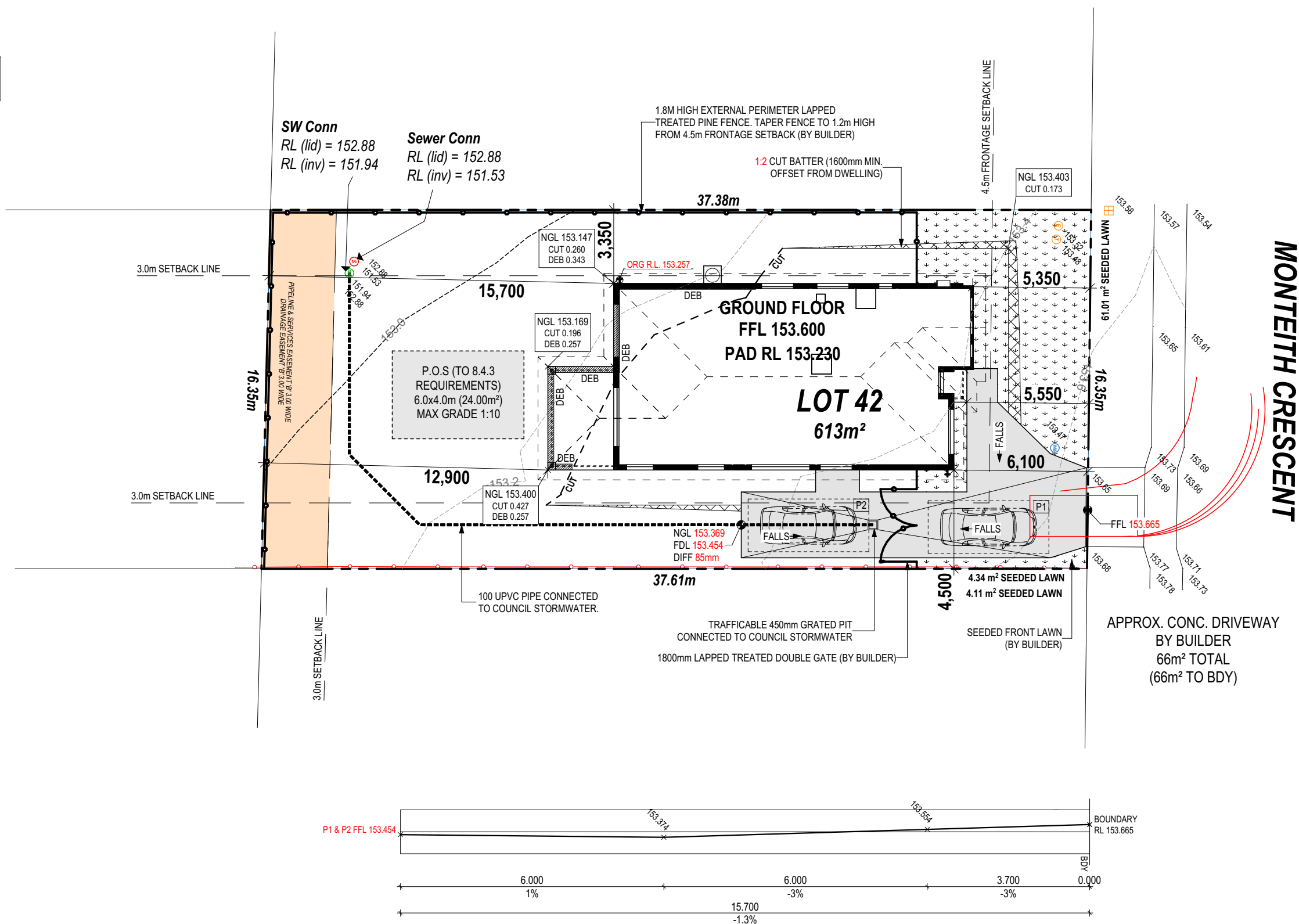


SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: WILSON COMPLETE	HOUSE DESIGN: YORK 14	HOUSE CODE: H-WDCYOR10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714414
COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CT1	MLG 25/08/2025	ADDRESS: 6 MONTEITH CR, BAGDAD TAS 7030	FACADE DESIGN: VERVE	FACADE CODE: F-WDCYOR10VERVA	
	2 PLANS UPDATE	MLG 28/08/2025	LOT / SECTION / CT: 42 / - / 185527	SHEET TITLE: COVER SHEET	SCALES: 1:100	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	COUNCIL: SOUTHERN MIDLANDS			

APPROX. CUT/FILL		
CUT	23.76m³	53.46
FILL	0.31m³	0.70
DIFFERENCE	23.45m³	52.76

53 TONNES OF EXPORT FILL

LOT SIZE: 613m²
HOUSE (COVERED AREA): 150.17m²
SITE COVERAGE: 24.50%



**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

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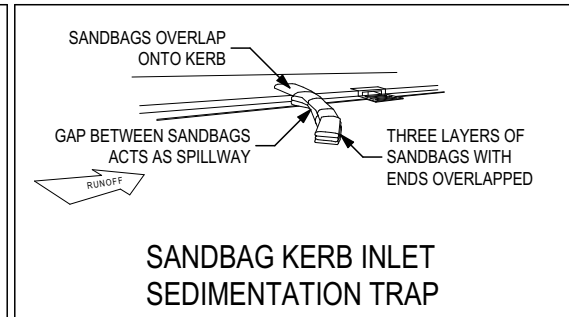
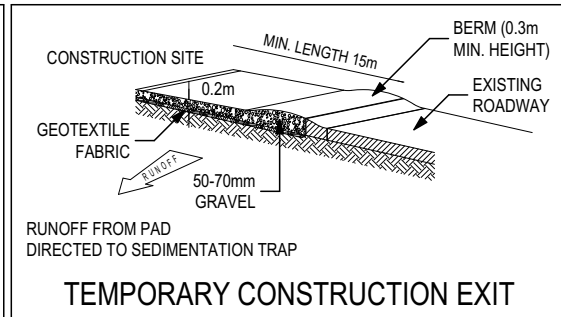
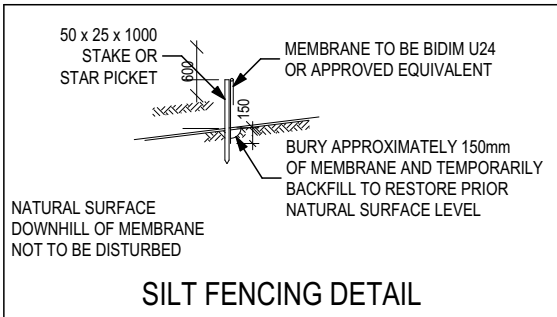
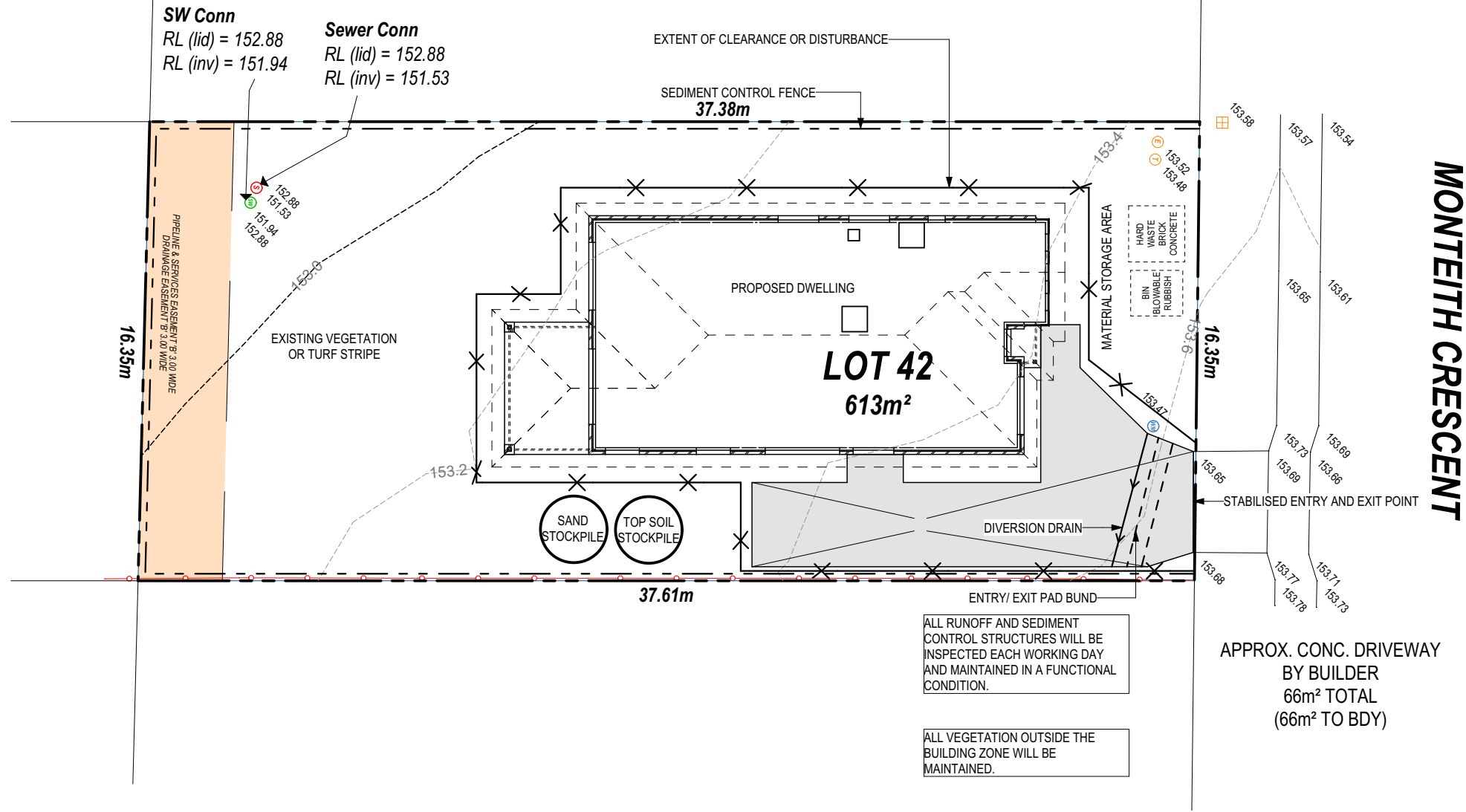
SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
DISCOVERY	1	DRAFT SALES PLAN - CT1		MLG	25/08/2025	WILSON COMPLETE		YORK 14		H-WDCYOR10SA		
COPYRIGHT:	2	PLANS UPDATE		MLG	28/08/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	3	PRELIM PLANS - INITIAL ISSUE		TNG	09/09/2025	6 MONTEITH CR, BAGDAD TAS 7030		VERVE		F-WDCYOR10VERVA		
						LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	714414
						42 / - / 185527	SOUTHERN MIDLANDS	SITE PLAN		2 / 14	1:200	

SMC, KEMPTON
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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 PERMAMENT 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.



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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	SPECIFICATION: DISCOVERY	REVISION		DRAWN	CLIENT: WILSON COMPLETE	HOUSE DESIGN: YORK 14		HOUSE CODE: H-WDCYOR10SA	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. 714414
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		2	PLANS UPDATE	MLG 28/08/2025	LOT / SECTION / CT: 42 / - / 185527	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN		SCALES: 1:200	
		3	PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	COUNCIL: SOUTHERN MIDLANDS	SHEET No.: 3 / 14		SHEET No.: 1:200	

SMC - KEMPTON

RECEIVED

REFER TO SHEET 1 (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:



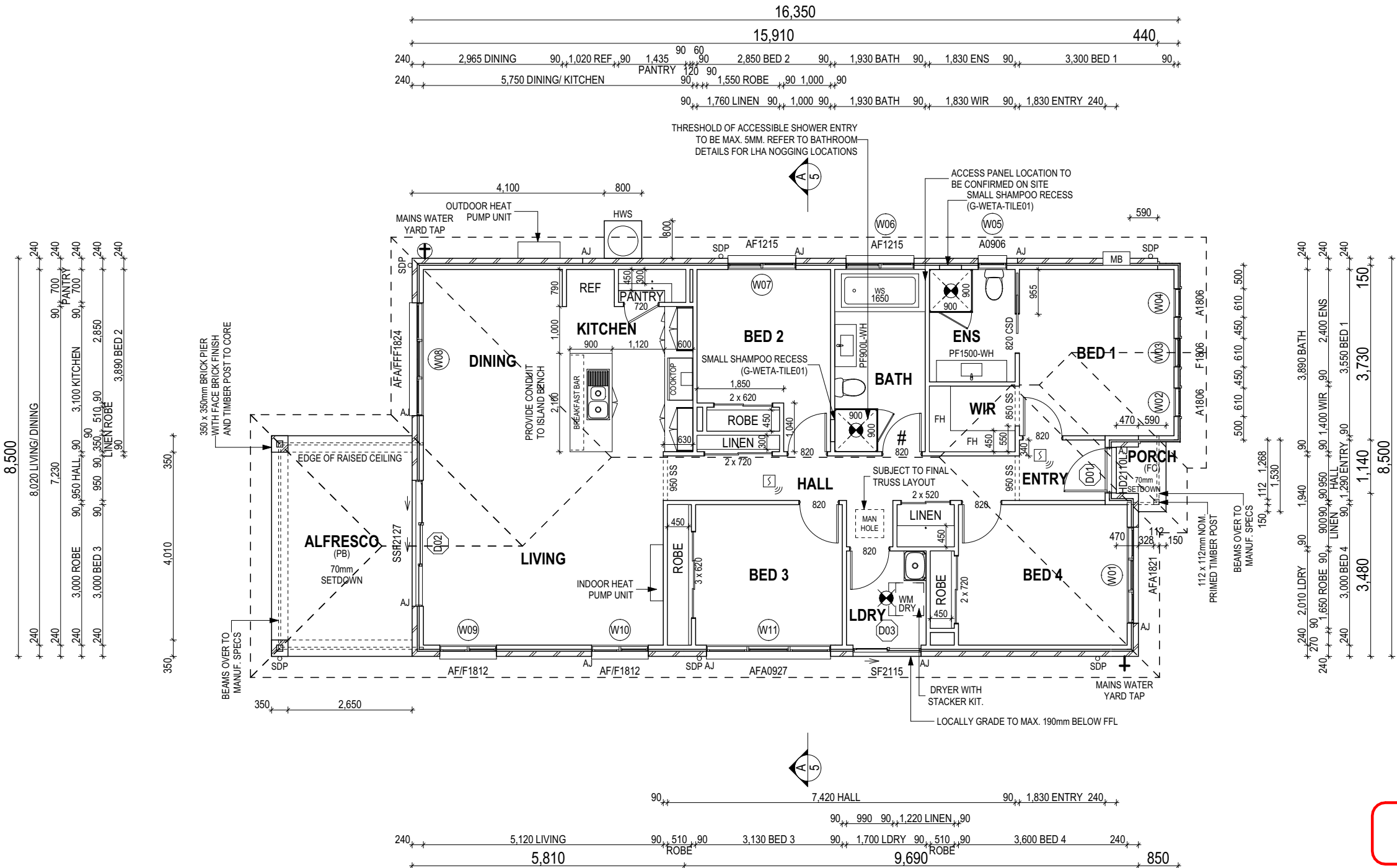
LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	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	
ALFRESCO	14.13
LIVING	134.59
PORCH	1.46
	150.17 m²

ANY PART OF THE FASCIA, GUTTERING OR DOWNSPIPE 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



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COPYRIGHT:	2 PLANS UPDATE	MLG 28/08/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	3 PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	6 MONTEITH CR, BAGDAD TAS 7030	VERVE	F-WDCYOR10VERVA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	714414
			42 / - / 185527	GROUND FLOOR PLAN	4 / 14	
			COUNCIL:		SCALES:	
			SOUTHERN MIDLANDS		1:100	

SMC - KEMPTON

RECEIVED

16/09/2025

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**

SECTION A-A

SCALE: 1:100

SOUTH ELEVATION

SCALE: 1:100

CLEAR

OBSCURE

GLASS TYPE LEGEND

AWNING

DOUBLE HUNG

FIXED

LOUVRE

SLIDING

WINDOW TYPE LEGEND

SIGNATURE: _____

DATE: _____

SIGNATURE: _____

DATE: _____

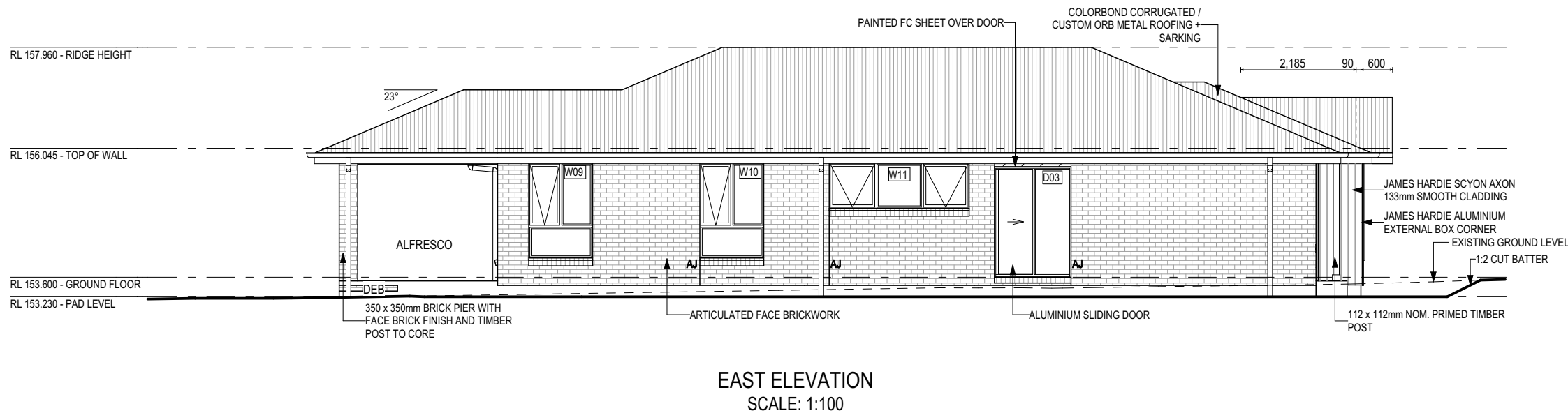
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PLAN ACCEPTANCE BY OWNER

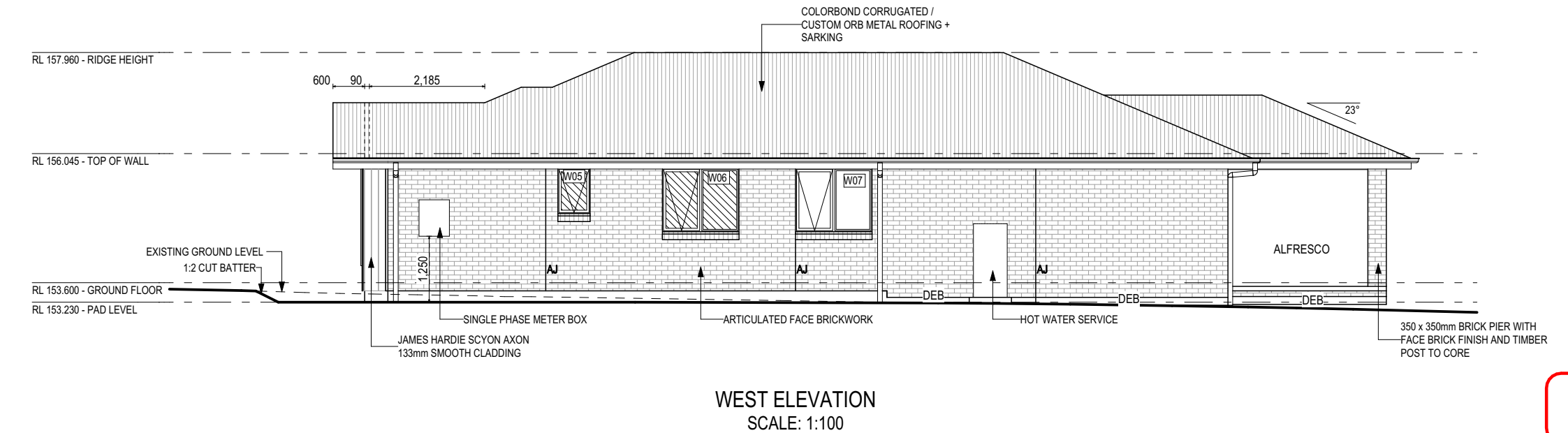
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	SPECIFICATION:	REVISION		DRAWN	CLIENT:	HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	DISCOVERY	1	DRAFT SALES PLAN - CT1	MLG 25/08/2025	WILSON COMPLETE	YORK 14		H-WDCYOR10SA	
	COPYRIGHT:	2	PLANS UPDATE	MLG 28/08/2025	ADDRESS:	FACADE DESIGN:		FACADE CODE:	
	© 2025	3	PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	6 MONTEITH CR, BAGDAD TAS 7030	VERVE		F-WDCYOR10VERVA	
					LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:
					42 / - / 185527	SOUTHERN MIDLANDS	ELEVATIONS / SECTION	5 / 14	1:100
									714414

File Location: D:\Tuyen\OBS\714414 - Wilson Complete - 6 Monteith Crescent, Bagdad - Lot 42\MTek Issued\714414 Wilson Complete - AC24 - 6 Monteith Crescent, Bagdad - Lot 42 - Prelim - 2025.09.09.pln
Template Version: 24.041



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

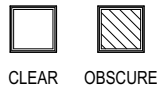
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

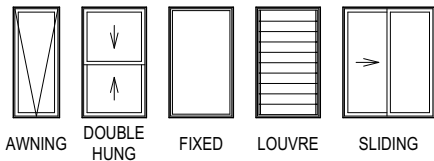
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

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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SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: WILSON COMPLETE	HOUSE DESIGN: YORK 14	HOUSE CODE: H-WDCYOR10SA	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. 714414
COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CT1	MLG 25/08/2025	ADDRESS: 6 MONTEITH CR, BAGDAD TAS 7030	FACADE DESIGN: VERVE	FACADE CODE: F-WDCYOR10VERVA	
	2 PLANS UPDATE	MLG 28/08/2025	LOT / SECTION / CT: 42 / - / 185527	SHEET TITLE: ELEVATIONS	SCALES: 1:100	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	COUNCIL: SOUTHERN MIDLANDS	SHEET No.: 6 / 14		

EXTERIOR WINDOW & DOOR SCHEDULE <small>1,2 ASSUME LOOKING FROM OUTSIDE</small>																
RECEIVED STOREY 16/09/2025	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE <small>(SINGLE GLAZING U.N.O.)</small>	ADDITIONAL INFORMATION²	
WINDOW																
GROUND FLOOR	W01	AFA1821	AWNING	BED 4	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	SNAP HEADER	N	2.92	CLEAR, DOUBLE GLAZED	MP 683-683	
GROUND FLOOR	W02	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.81	CLEAR, DOUBLE GLAZED		
GROUND FLOOR	W03	F1806	FIXED	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.93	CLEAR, DOUBLE GLAZED		
GROUND FLOOR	W04	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	N/A	NONE	N	0.81	CLEAR, DOUBLE GLAZED		
GROUND FLOOR	W05	A0906	AWNING	ENS	857	610	2,934	0.52	ALUMINIUM	N/A	ANGLED	W	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	W06	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	W	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725	
GROUND FLOOR	W07	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	W	1.38	CLEAR, DOUBLE GLAZED	MP 725	
GROUND FLOOR	W08	AFA/FFF1824	AWNING	DINING	1,800	2,410	8,420	4.34	ALUMINIUM	N/A	ANGLED	S	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803	
GROUND FLOOR	W09	AF/F1812	AWNING	LIVING	1,800	1,210	6,020	2.18	ALUMINIUM	N/A	ANGLED	E	1.72	CLEAR, DOUBLE GLAZED	BP 600, MP 0/605	
GROUND FLOOR	W10	AF/F1812	AWNING	LIVING	1,800	1,210	6,020	2.18	ALUMINIUM	N/A	ANGLED	E	1.72	CLEAR, DOUBLE GLAZED	BP 600, MP 0/605	
GROUND FLOOR	W11	AFA0927	AWNING	BED 3	857	2,650	7,014	2.27	ALUMINIUM	N/A	ANGLED	E	1.74	CLEAR, DOUBLE GLAZED	MP 883-883	
							63,168 mm	21.95					17.18			
DOOR																
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	N	1.41	NA		
GROUND FLOOR	D02	SSF2127	STACKER	LIVING	2,100	2,688	9,576	5.64	ALUMINIUM	N/A	SNAP HEADER	S	4.96	CLEAR, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	D03	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	E	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED		
							22,816 mm	10.73					8.96			
							85,984 mm	32.68					26.13			

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	2 x 520	ROBEMAKER SLIDING	2,040	1,060	N/A	
GROUND FLOOR	1	2 x 620	ROBEMAKER SLIDING	2,040	1,260	N/A	
GROUND FLOOR	2	2 x 720	ROBEMAKER SLIDING	2,040	1,460	N/A	
GROUND FLOOR	1	3 x 620	ROBEMAKER SLIDING	2,040	1,860	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	5	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	1	850 SS	SQUARE SET OPENING	2,155	850	N/A	
GROUND FLOOR	2	950 SS	SQUARE SET OPENING	2,155	950	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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Window Manufacturer: Dowell Windows


No BAL / BAL 12.5 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	WERS Code	U Value	SHGC	
	DOW-022-003	2.9	0.64	
	DOW-005-001	3.9	0.58	
	DOW-038-001	3.03	0.71	
	DAR-034-001	3.97	0.63	
	DAR-034-001	3.97	0.63	
	DOW-017-001	4.1	0.55	
	DOW-020-001	4.1	0.54	
	BAL 19 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door Bi-Fold Door	WERS Code	U Value	SHGC
		TND-034-001	3.1	0.61
STG-001-066		3.91	0.54	
DOW-038-005		3.02	0.66	
AUW-009-009		4.03	0.58	
AUW-009-009		4.03	0.58	
GRN-009-001		4.25	0.53	
DOW-020-001		4.1	0.54	
BAL 29 Window Type Sliding Window Awning Window Fixed External Window Sliding Door Stacking Door Hinged Door	WERS Code	U Value	SHGC	
	TND-034-001	3.1	0.61	
	STG-001-066	3.91	0.54	
	DOW-038-005	3.02	0.66	
	AMJ-007-005	4.03	0.59	
AMJ-007-005	4.03	0.59		
GRN-009-001	4.29	0.53		

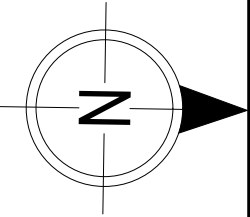
NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

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: WILSON COMPLETE		HOUSE DESIGN: YORK 14		HOUSE CODE: H-WDCYOR10SA		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. 714414
	COPYRIGHT: © 2025		1	DRAFT SALES PLAN - CT1	MLG	25/08/2025	ADDRESS: 6 MONTEITH CR, BAGDAD TAS 7030		FACADE DESIGN: VERVE		FACADE CODE: F-WDCYOR10VERVA		
			2	PLANS UPDATE	MLG	28/08/2025	LOT / SECTION / CT: 42 / - / 185527		SHEET TITLE: WINDOW & DOOR SCHEDULES		SHEET No.: 7 / 14		
			3	PRELIM PLANS - INITAL ISSUE	TNG	09/09/2025	COUNCIL: SOUTHERN MIDLANDS				SCALES:		




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

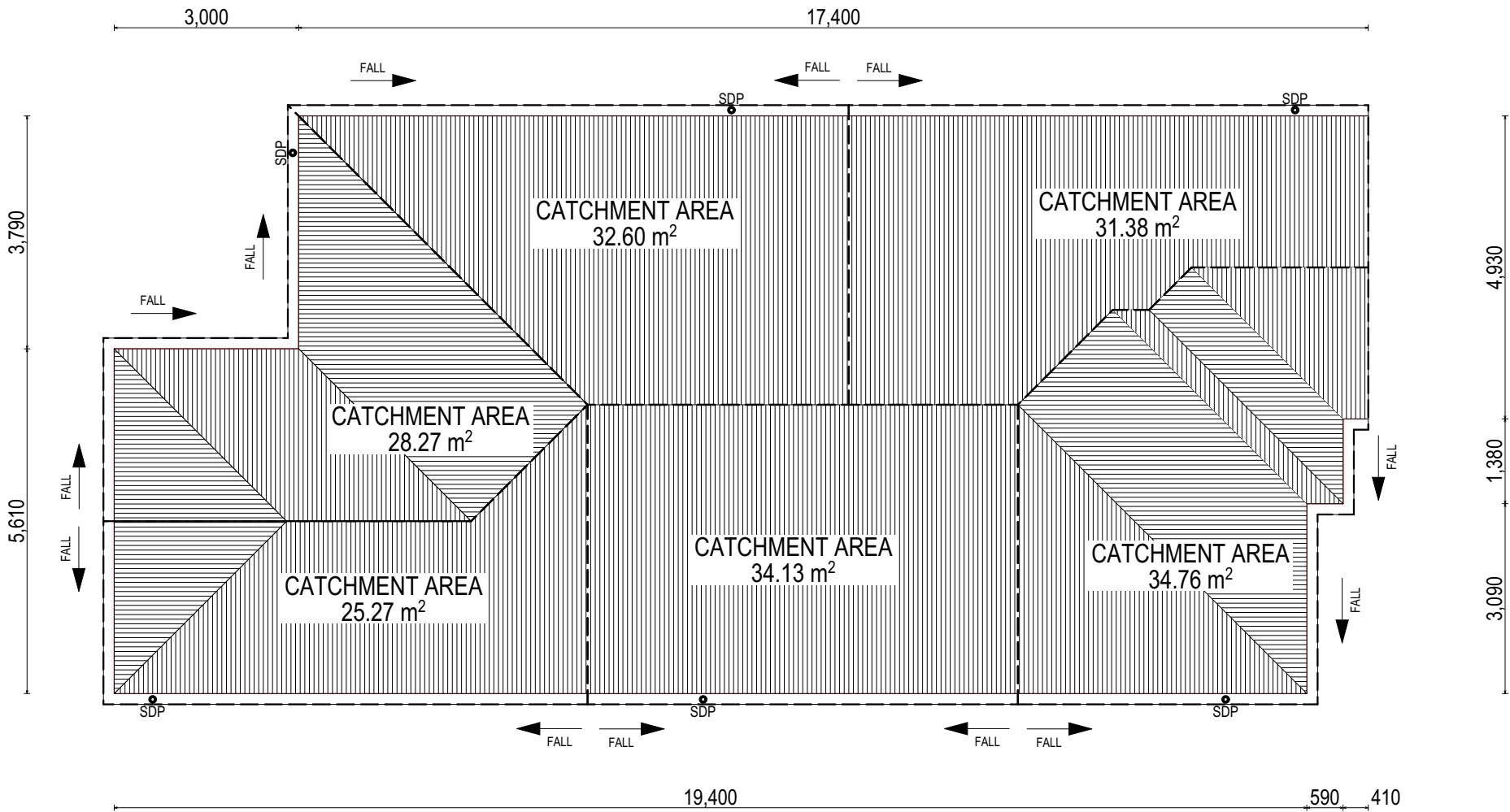
POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

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

Roofing Data		
	176.73	Flat Roof Area (excluding gutter and slope factor) (m ²)
	192.00	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	186.41	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	225.56	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	86	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 ²)
Required Downpipes	3.52	Ac / Acdp
Downpipes Provided	6	

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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 SALES PLAN - CT1	MLG 25/08/2025	WILSON COMPLETE	YORK 14		H-WDCYOR10SA		
	COPYRIGHT:	2	PLANS UPDATE	MLG 28/08/2025	ADDRESS:	FACADE DESIGN:		FACADE CODE:		
	© 2025	3	PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	6 MONTEITH CR, BAGDAD TAS 7030	VERVE		F-WDCYOR10VERVA		
					LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
					42 / - / 185527	SOUTHERN MIDLANDS	ROOF DRAINAGE PLAN	8 / 14	1:100	714414



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	

REFER TO EXEMPTION SHEET FOR ALL BUILDING INFORMATION REGARDING:

- SUBSTANTIAL 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:

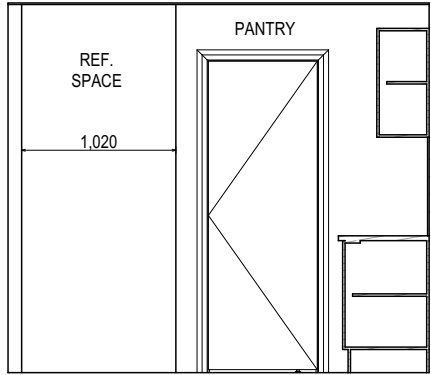
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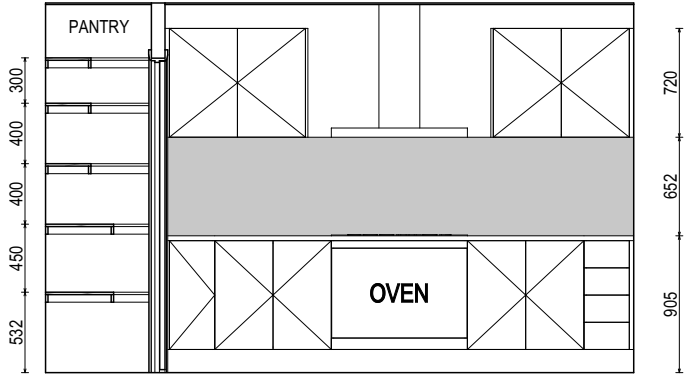


SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: WILSON COMPLETE	HOUSE DESIGN: YORK 14	HOUSE CODE: H-WDCYOR10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714414
COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CT1	MLG 25/08/2025	ADDRESS: 6 MONTEITH CR, BAGDAD TAS 7030	FACADE DESIGN: VERVE	FACADE CODE: F-WDCYOR10VERVA	
	2 PLANS UPDATE	MLG 28/08/2025	LOT / SECTION / CT: 42 / - / 185527	SHEET TITLE: FLOOR COVERINGS	SCALES: 1:100	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	COUNCIL: SOUTHERN MIDLANDS	SHEET No.: 9 / 14		

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16/09/2025



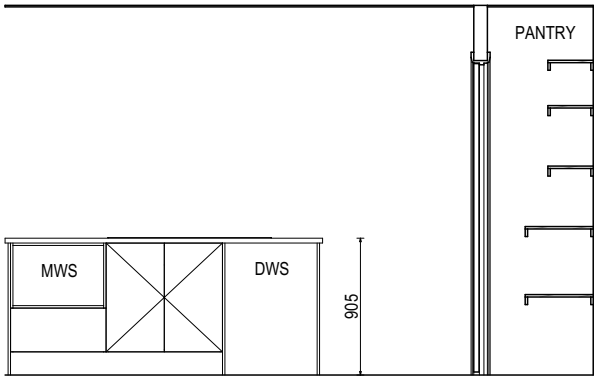
ELEVATION A
SCALE: 1:50



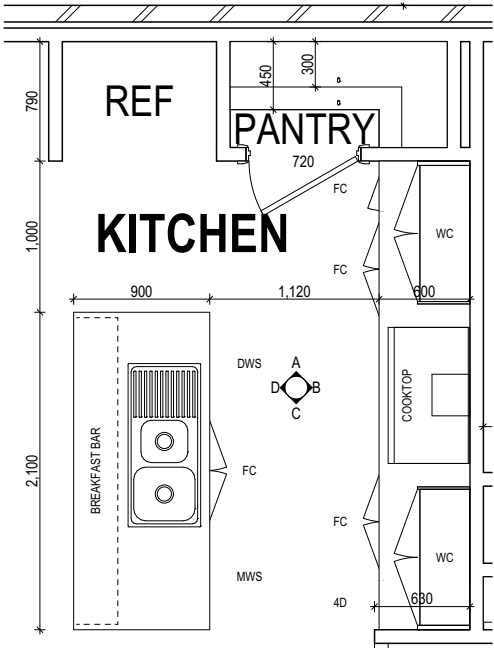
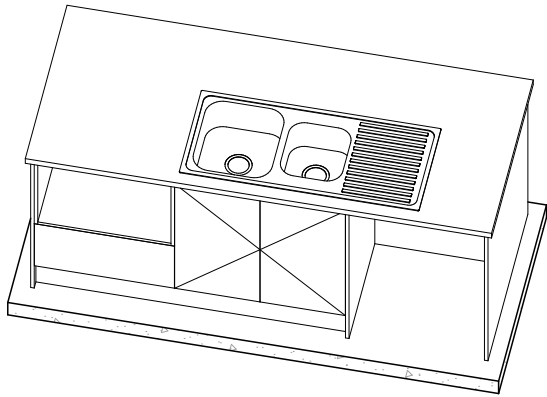
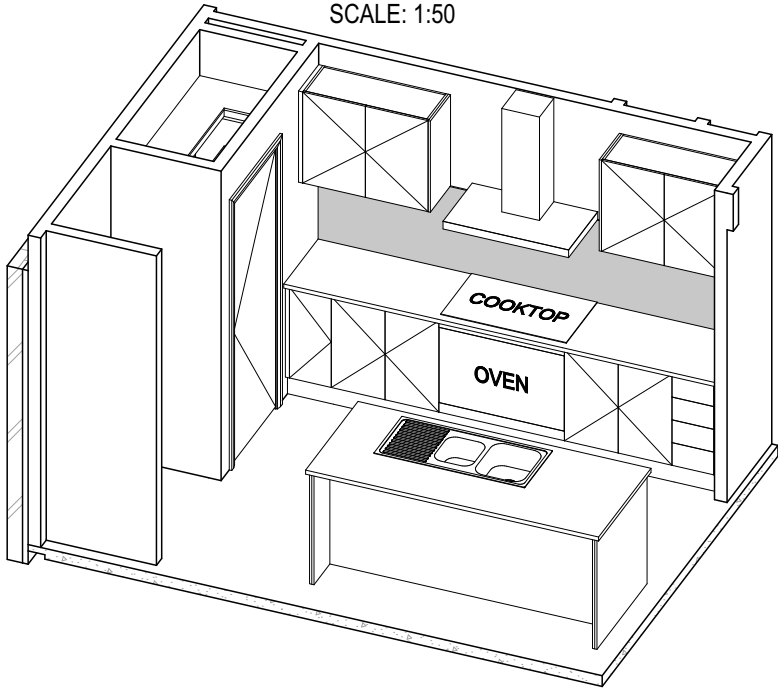
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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SPECIFICATION:	DISCOVERY
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REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	MLG 25/08/2025
2 PLANS UPDATE	MLG 28/08/2025
3 PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025

CLIENT:	WILSON COMPLETE
ADDRESS:	6 MONTEITH CR, BAGDAD TAS 7030
LOT / SECTION / CT:	42 / - / 185527
COUNCIL:	SOUTHERN MIDLANDS

HOUSE DESIGN:	YORK 14
FACADE DESIGN:	VERVE
SHEET TITLE:	KITCHEN DETAILS

HOUSE CODE:	H-WDCYOR10SA
FACADE CODE:	F-WDCYOR10VERVA
SHEET No.:	10 / 14
SCALES:	1:50

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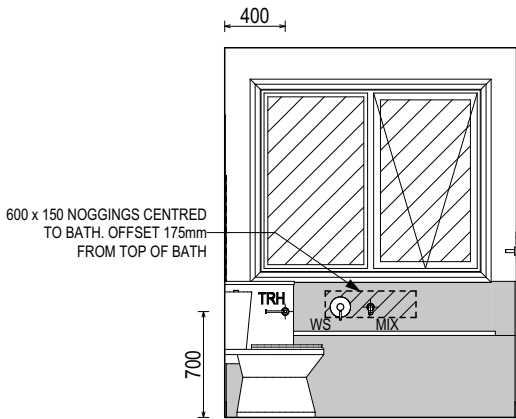
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR
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- GENERAL BUILDING INFORMATION

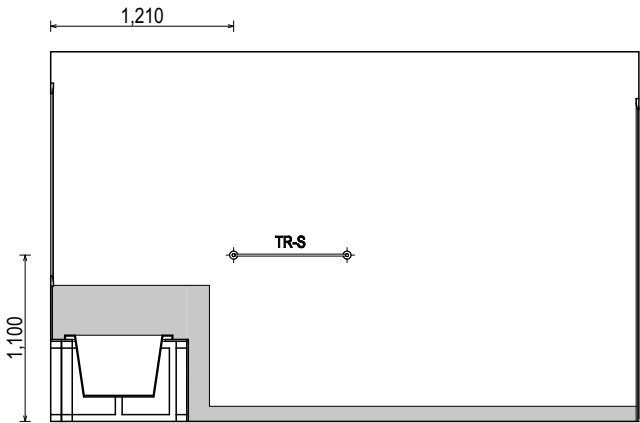
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW
CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE HOOK
SHLF SHELF
SR SHAMPOO RECESS
SOAP SOAP HOLDER



ELEVATION A
SCALE: 1:50



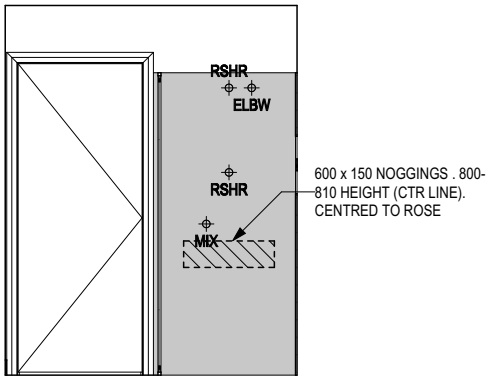
ELEVATION B
SCALE: 1:50

THRESHOLD OF ACCESSIBLE SHOWER ENTRY
TO BE MAX. 5MM. REFER TO BATHROOM
DETAILS FOR LHA NOGGING LOCATIONS

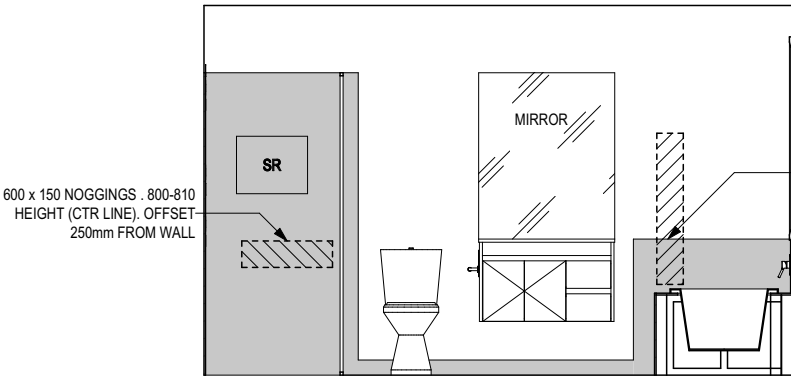
ACCESS PANEL LOCATION TO
BE CONFIRMED ON SITE

SMALL SHAMPOO RECESS
(G-WETA-TILE01)

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



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
"SMALL"	470 x 380mm	WIDTH	HEIGHT
"MEDIUM"	800 x 380mm	548mm	446mm
"LARGE"	1500 x 380mm	878mm	446mm
REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.			

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REVISION	DRAWN
1 DRAFT SALES PLAN - CT1	MLG 25/08/2025
2 PLANS UPDATE	MLG 28/08/2025
3 PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025

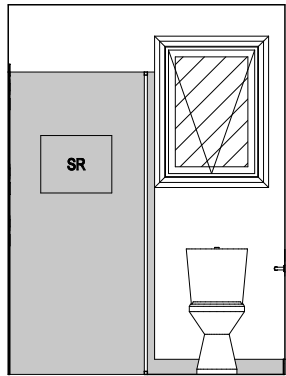
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ADDRESS:	6 MONTEITH CR, BAGDAD TAS 7030
LOT / SECTION / CT:	42 / - / 185527
COUNCIL:	SOUTHERN MIDLANDS

HOUSE DESIGN:	YORK 14
FACADE DESIGN:	VERVE
SHEET TITLE:	BATHROOM DETAILS
SHEET No.:	11 / 14

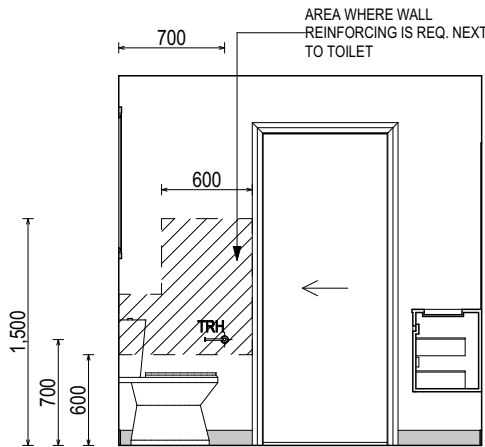
HOUSE CODE:	H-WDCYOR10SA
FACADE CODE:	F-WDCYOR10VERVA
SCALES:	1:50

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714414

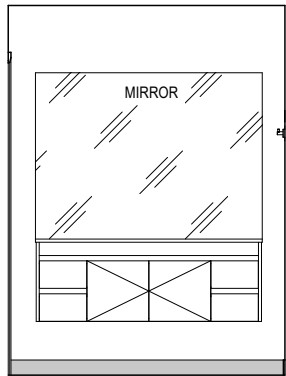
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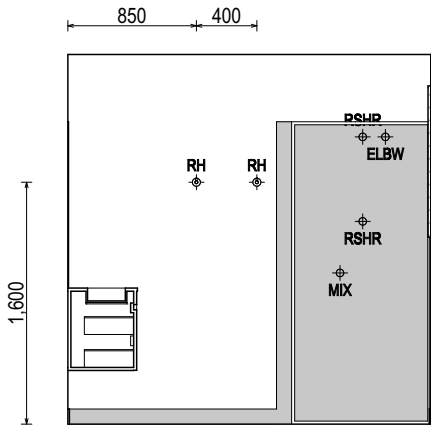
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SCALE: 1:50



ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

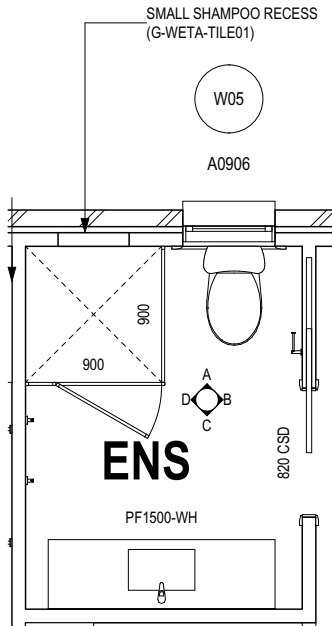
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
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- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



ENSUITE PLAN
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.

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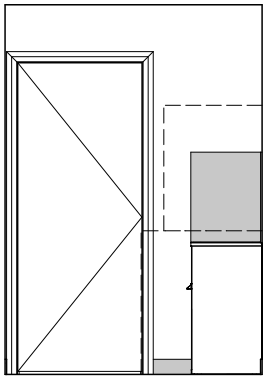
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COPYRIGHT: © 2025	1 DRAFT SALES PLAN - CT1	MLG 25/08/2025	ADDRESS: 6 MONTEITH CR, BAGDAD TAS 7030	FACADE DESIGN: VERVE	FACADE CODE: F-WDCYOR10VERVA	
	2 PLANS UPDATE	MLG 28/08/2025	LOT / SECTION / CT: 42 / - / 185527	SHEET TITLE: ENSUITE DETAILS	SHEET No.: 12 / 14	
	3 PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	COUNCIL: SOUTHERN MIDLANDS		SCALES: 1:50	

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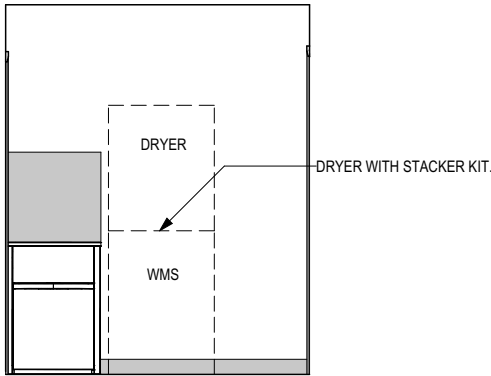
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
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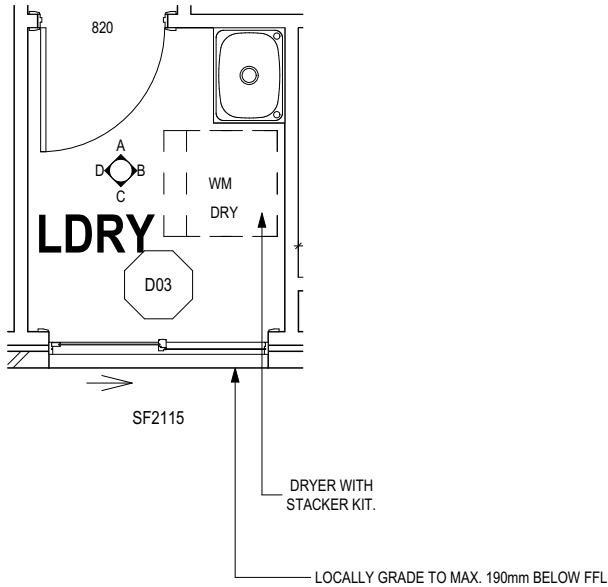
PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006



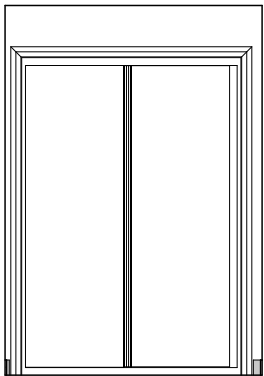
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SCALE: 1:50



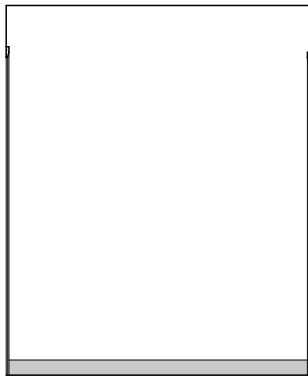
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER


SIGNATURE: DATE:

SIGNATURE: DATE:

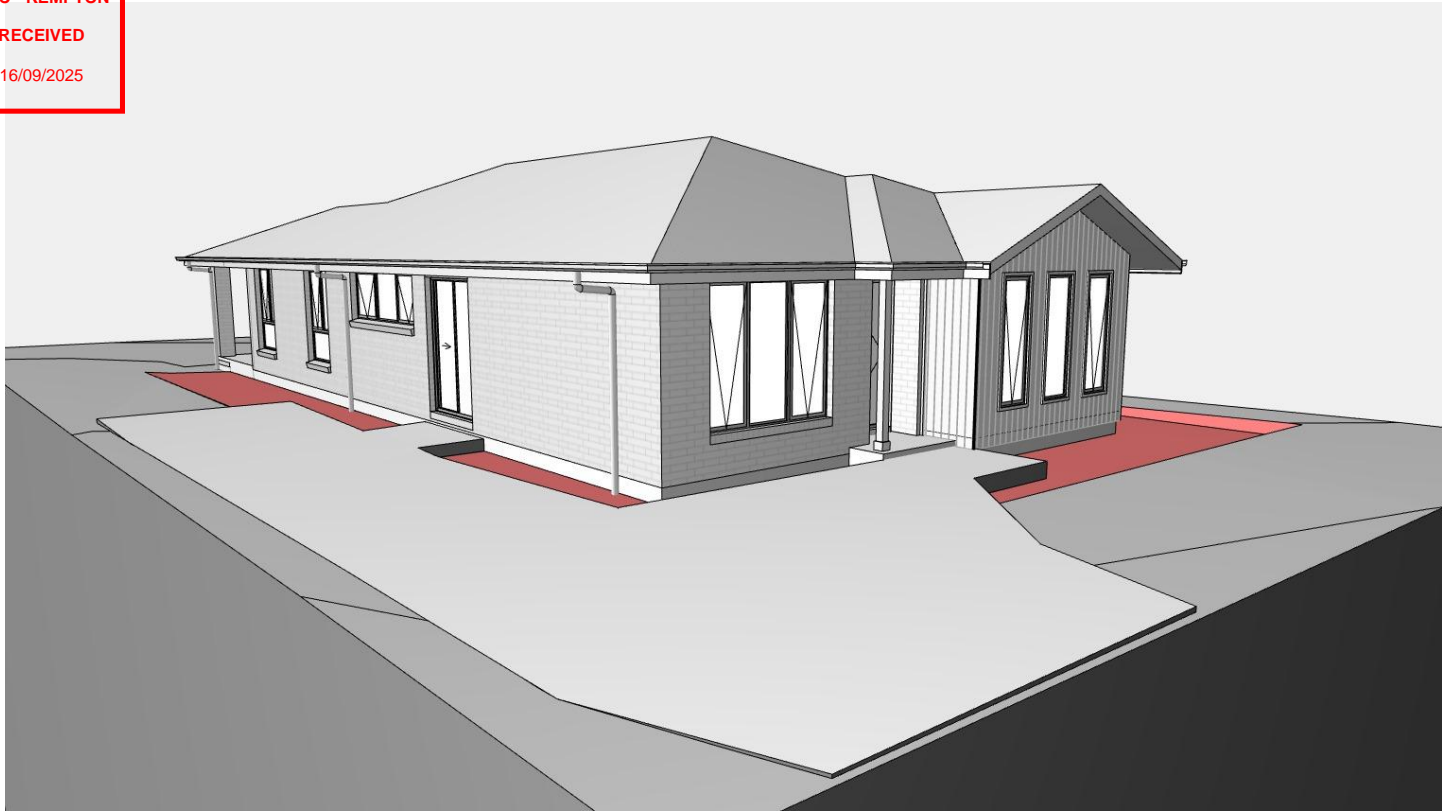
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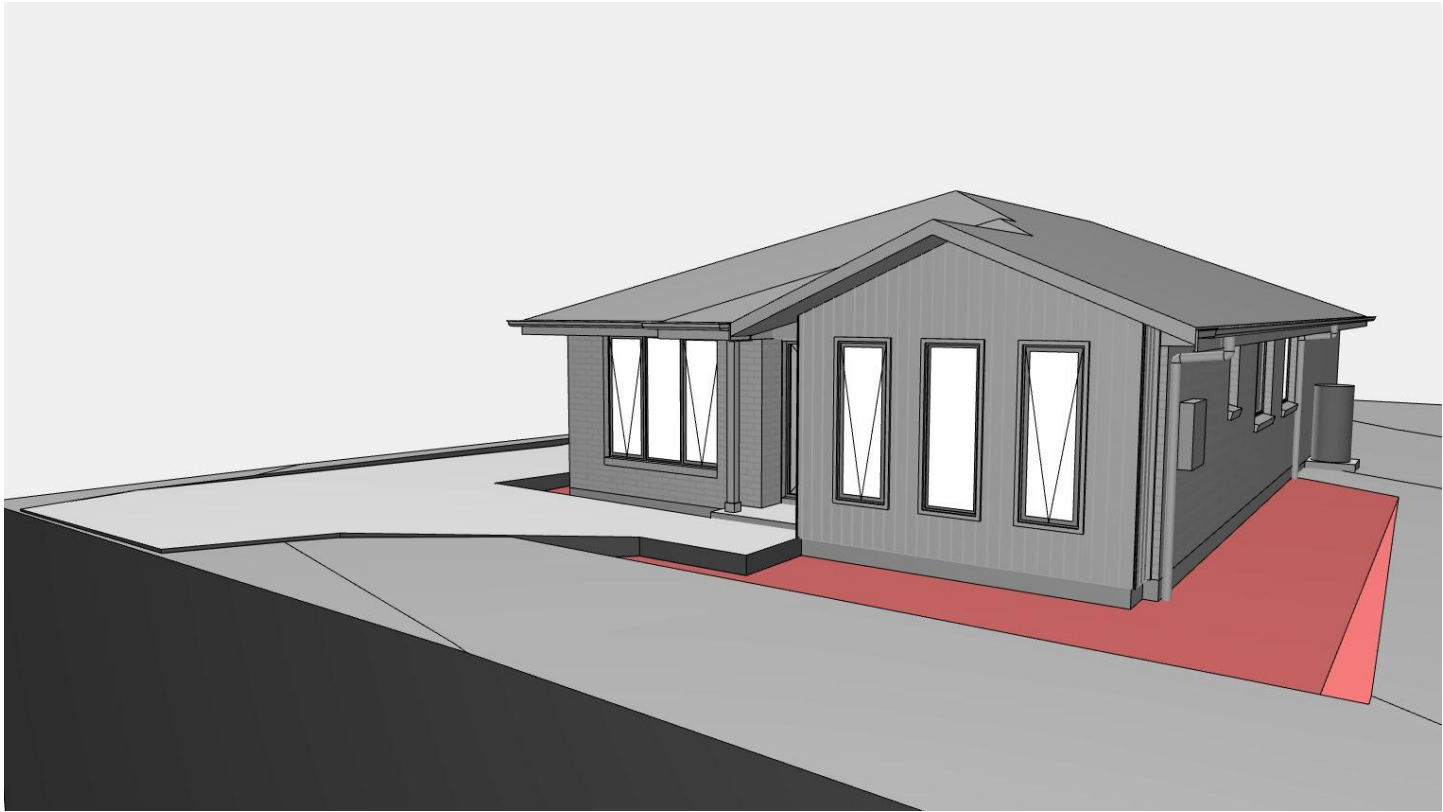
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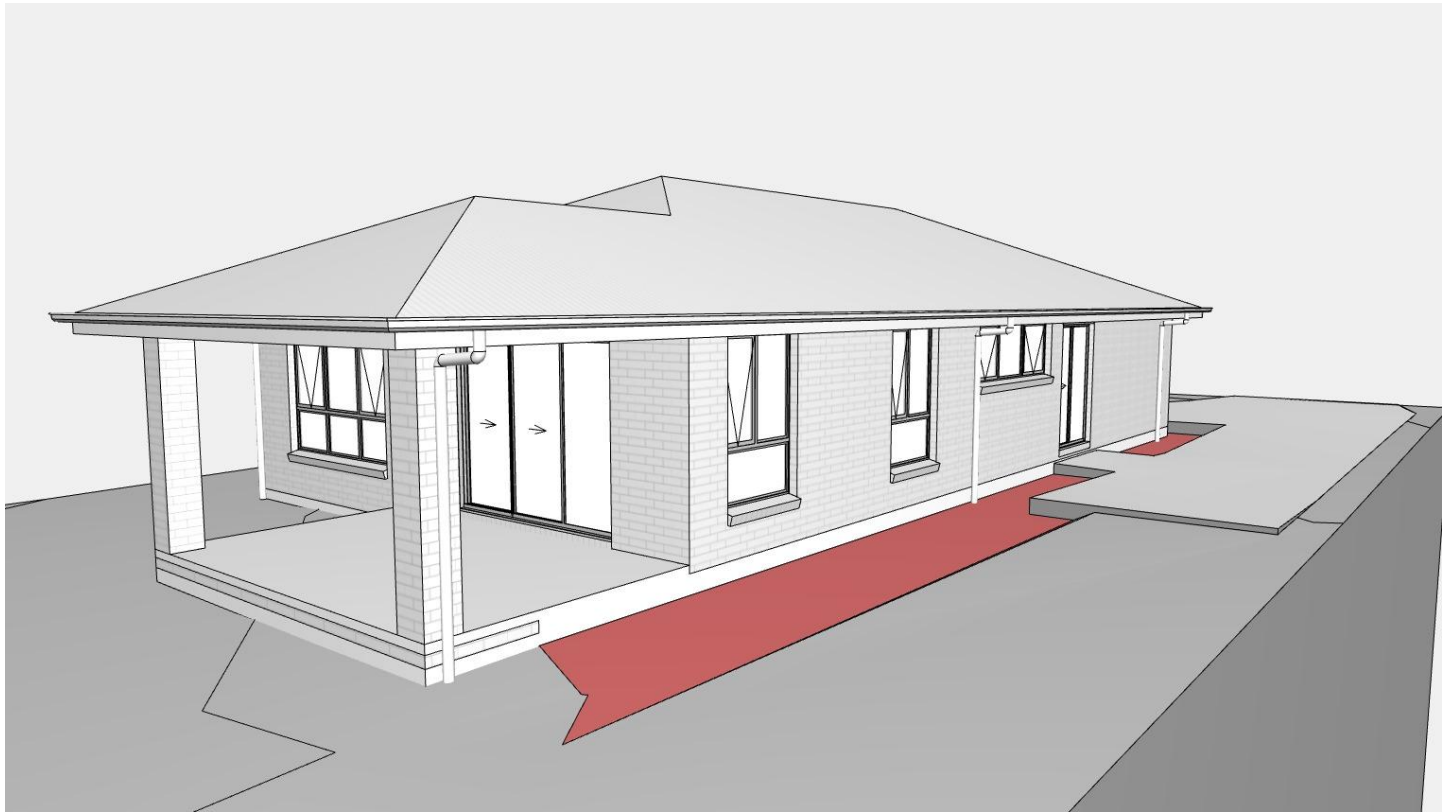
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FRONT LEFT



FRONT RIGHT




REAR LEFT



REAR RIGHT

NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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	COPYRIGHT: © 2025	1	DRAFT SALES PLAN - CT1	MLG 25/08/2025	WILSON COMPLETE		YORK 14		H-WDCYOR10SA	
		2	PLANS UPDATE	MLG 28/08/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
		3	PRELIM PLANS - INITIAL ISSUE	TNG 09/09/2025	6 MONTEITH CR, BAGDAD TAS 7030		VERVE		F-WDCYOR10VERVA	
					LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
					42 / - / 185527	SOUTHERN MIDLANDS	3D VIEWS	14 / 14		

AS2870:2011 SITE ASSESSMENT

6 Monteith Crescent

Bagdad

July 2025

Wilson Homes Reference: 714414



GEO-ENVIRONMENTAL
SOLUTIONS

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Investigation Details

Client: Wilson Homes- Multi Res Division

Site Address: 6 Monteith Crescent, Bagdad

Date of Inspection: 16/07/2025

Proposed Works: New house

Investigation Method: Geoprobe 540UD - Direct Push

Inspected by: C. Cooper

Site Details

Certificate of Title (CT): 185527/42

Title Area: Approx. 613.6 m²

Applicable Planning Overlays: No planning scheme overlays identified

Slope & Aspect: 1° S facing slope

Vegetation: Grass & Weeds

Background Information

Geology Map: MRT

Geological Unit: Quaternary Sediments

Climate: Annual rainfall 450mm

Water Connection: Mains

Sewer Connection: Serviced-Mains

Testing and Classification: 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
0.00-0.20	0.00-0.20	SM	Silty SAND: dark grey, brown, slightly moist, medium dense
0.20-0.80	0.20-0.70	CH	Silty CLAY: high plasticity, grey, brown, slightly moist, stiff
0.80-1.10	0.70-1.10	CL	Sandy CLAY: medium plasticity, brown, slightly moist, stiff
	1.10-1.30	SC	Clayey SAND: pale grey, slightly moist very dense,
1.10-1.70	1.30-1.60	CH	Silty CLAY: trace of gravel, high plasticity, brown, slightly moist, stiff,
1.70	1.60-1.80	GC	Clayey GRAVEL: pale yellow, slightly moist, stiff, refusal on rock/boulder.

Site Notes

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

Site Classification

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

The site has been classified as:

Class M

y_s range: **20-40mm**

Notes: that is a moderately reactive clay.

Wind Loading Classification

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

Wind Classification:	N2
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T0
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

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.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa.

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.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

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 and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

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

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

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

A site is classified as **Class P** when:

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

1.2 Soil Characterisation

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

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

NON COHSIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
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.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
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.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

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

1.3 USCS Material Descriptions

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

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^3}{(D_{60})(D_{10})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	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.
		medium	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(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.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
		fine	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	<div><h3>Plasticity Chart</h3><p>For classification of fine grained soils and fine fraction of coarse grained soils.</p><p>Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'</p></div>					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in Major Divisions

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.

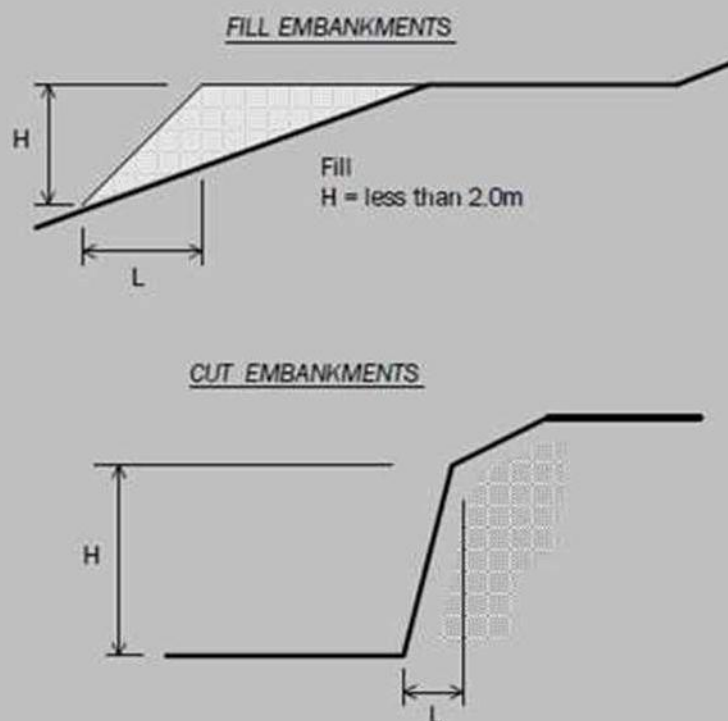
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation 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.

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

1.5 Batter Angles for Embankments (Guide Only)

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Disclaimer

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

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

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

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

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%.

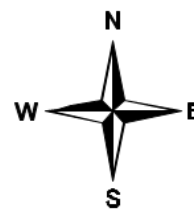
Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

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

Site Plan



APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
 (ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location

BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	6	16.7	1.9	208	13
100-200	8	12.5	2.5	278	17
200-300	8	12.5	2.5	278	17
300-400	6	16.7	1.9	208	13
400-500	6	16.7	1.9	208	13
500-600	6	16.7	1.9	208	13
600-700	4	25.0	1.3	139	8
700-800	6	16.7	1.9	208	13
800-900	7	14.3	2.2	243	15
900-1000	11	9.1	3.4	382	25
1000-1100	13	7.7	4.1	451	30
1100-1200	11	9.1	3.4	382	25
1200-1300	11	9.1	3.4	382	25
1300-1400	12	8.3	3.8	417	27
1400-1500	15	6.7	4.7	521	35
1500-1600	20	5.0	6.3	694	48

Appendix 2 – Site Photos



**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**Form **55**

To: Wilson Homes- Multi Res Division

Owner /Agent

250 Murray Street

Address

Hobart

7000

Suburb/postcode

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Phone No: 03 6223 1839

Battery Point

7004

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and
Insurance details:Certified Professional Soil
Scientist (CPSS stage 2)*(description from Column 3 of the
Director's Determination - Certificates
by Qualified Persons for Assessable
Items)*Speciality area of
expertise:AS2870-2011 Foundation
Classification*(description from Column 4 of the
Director's Determination - Certificates
by Qualified Persons for Assessable
Items)***Details of work:**

Address:

6 Monteith Crescent

Lot No:

Bagdad

7030

Certificate of title No: 185527/4
2The assessable
item related to
this certificate:Classification of foundation Conditions
according to AS2870-2011*(description of the assessable item being
certified)**Assessable item includes –*

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Foundation Classification

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

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

building work, plumbing work or plumbing installation or demolition work ☒
ora building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

The attached soil report for the address detailed above in 'details of work'

Relevant
calculations:

Reference the above report.

References:

AS2870:2011 residential slabs and footings
AS1726:2017 Geotechnical site investigations
CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No:

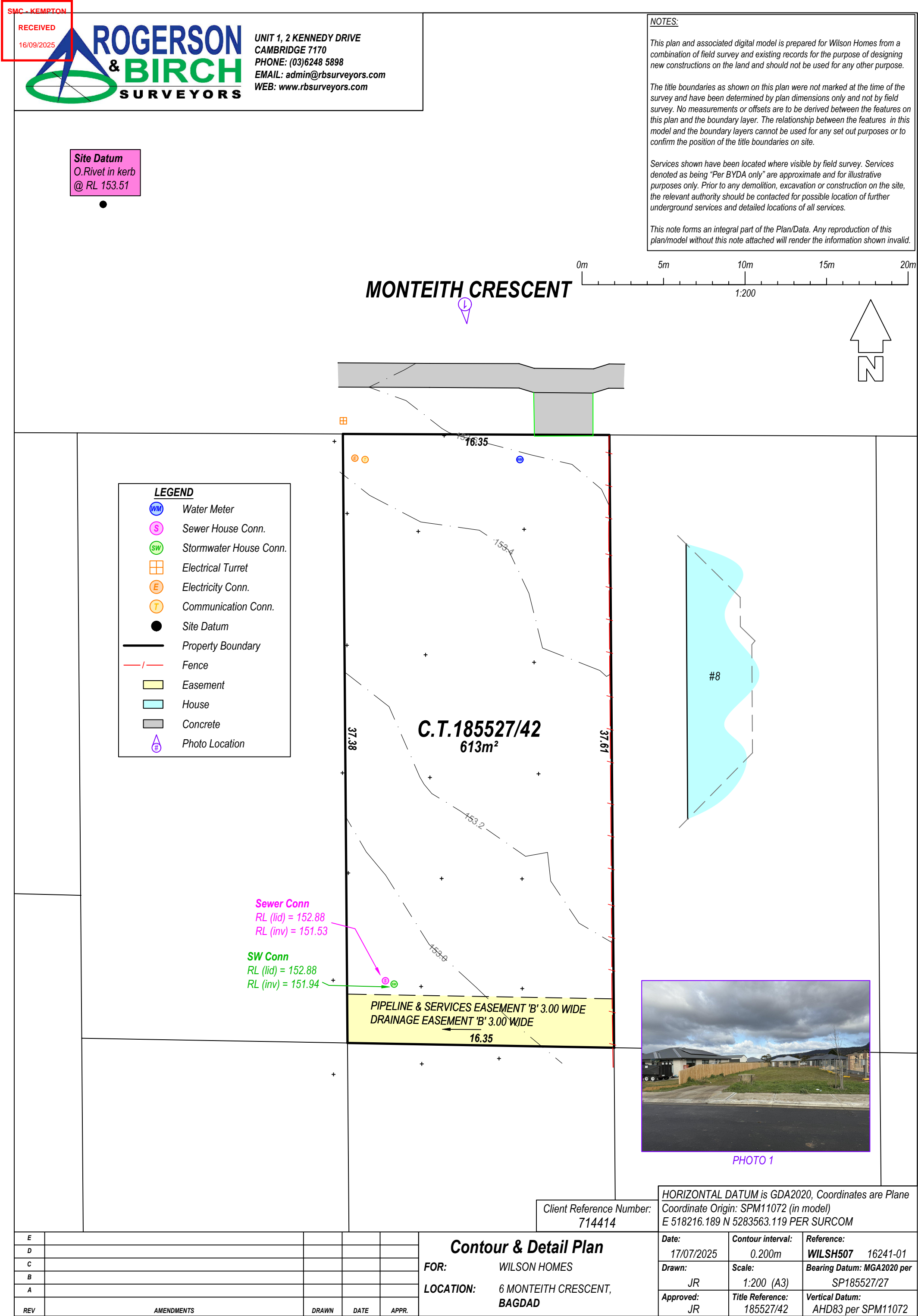
Date:

J11917

22/07/2025



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey circular stamp.



Annexure B – COVENANTS

The owner of each lot on the Plan covenants with the vendor DFY INVESTMENT PTY LTD and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenant may run with and bind the Covenanters lot and every part thereof and the benefit thereof shall be annexed to and devolve with each, and every part of every other lot shown on the plan to observe the following stipulations:

1. Not to erect any building on the lot with outer walls of asbestos cement sheeting;
2. Not without prior written consent from the Vendor construct any walls of any building on the lot from any material except, brick, stone, masonry block, or similar material, rendered insulated concrete forms, timber construction, flat metal cladding or insulated boards that are rendered, painted or pre-coloured.
3. Not to erect a dwelling without a minimum of 1 single garage under the roof of the dwelling.
4. Not to erect any dwelling house or residential building on a lot using any roofing material or with roofs other than tiles or colourbond iron.
5. Not to erect any garage or outbuilding on the lot using any roofing material or with roofs other than tiles or colourbond iron.
6. Not without prior written consent from the Vendor construct or allow to be constructed any kit home or relocatable dwelling on the lot.
7. Not to erect or place or suffer to be or remain on the lot any temporary building structure or caravan, except a shed or workshop that is used for the purpose of and in connection with, and during the construction of a permanent building or buildings on the lot and not otherwise.
8. Not to erect on the lot any buildings other than one private dwelling house and the usual out-buildings appurtenant thereto.
9. The main building erected on any portion of the lot shall not be used for any other purpose than a private residential house.
10. Not to erect or permit to be erected or remain on a lot any hoarding or advertising sign (except any notice or advertisement in the usual for the sale or letting of the lot or any building erected thereon).
11. The owner of each lot on the Plan covenants with the Vendor that the vendor will not be required to fence any lot on the Plan.
12. Not to erect on the lot any residential buildings of a size less than 125m² (including an attached garage).
13. Not to erect a fence on the lot in any material other than timber paling or colourbond iron or metal in the colour 'Monument'.

SEARCH OF TORRENS TITLE

VOLUME 185527	FOLIO 42
EDITION 2	DATE OF ISSUE 15-Feb-2025

SEARCH DATE : 04-Jul-2025

SEARCH TIME : 11.31 AM

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Lot 42 on Sealed Plan 185527
Derivation : Part of 60A-1R-34P Gtd. to C.A. Galletly and Anor.
Prior CT 36069/1

SCHEDULE 1

N160287 TRANSFER to WILSON HOMES TASMANIA PTY LTD
Registered 15-Feb-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185527 EASEMENTS in Schedule of Easements
SP185527 COVENANTS in Schedule of Easements
SP185527 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: Dfy Investment Pty Ltd	PLAN OF SURVEY BY SURVEYOR: N. D. Leary of Leary, Cox & Gripps Surveyors Unit G04 40 Mole Street, Hobart TAS 7000 P 03 6118 2030 E admin@lccsurvey.com	REGISTERED NUMBER SP185527
Folio Reference: C.T. 36069 - 1	LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STRANGFORD	APPROVED EFFECTIVE FROM 31 JUL 2023 <i>[Signature]</i> Recorder of Titles
GRANTEE: Part of 60A-1R-34Ps. Gtd. to Claude Armytage Galletly and Another.	SCALE 1: 1500 LENGTHS IN METRES	

