



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500130
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### Property Details

<b>Property Location</b>	14 Monteith Crescent Bagdad
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Dwelling
<b>Advertising Commencement Date</b>	8/10/25
<b>Advertising Closing Period</b>	22/10/25
<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](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

Wilsdon Homes Tasmania Pty Ltd

250 Murray Street, Hobart, 7000

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:

14 Monteith Crescent, Bagdad

Certificate of Title  
No:

Volume No

185527

Lot No:

46

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 m<sup>2</sup>.

162.99

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


375K


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

Signed Declaration	
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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	Applicant Name (Please print)	Date
	Timothy Ribbons	17/09/2025
(If not the Owner)		

Land Owner(s) Signature	Land Owners Name (please print)	Date
	Wilson Homes	17/09/2025

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

DA  
TASMANIAN PLANNING SCHEME

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	ENSUITE DETAILS
13	LAUNDRY DETAILS
14	3D VIEWS

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO		24.90
LIVING		135.92
PORCH		2.17
		162.99 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).

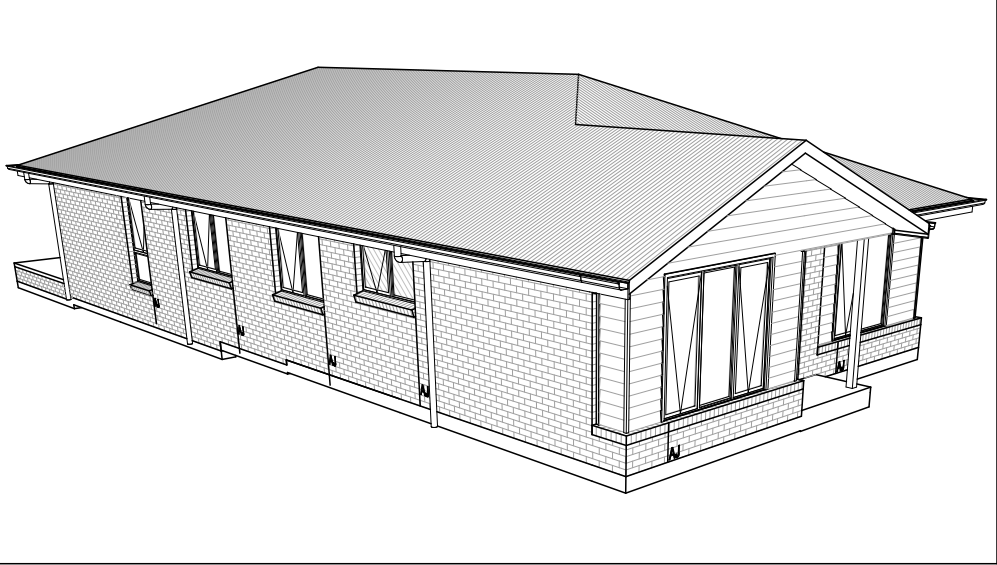
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	TBC
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (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	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	40.00km
ZONING	VILLAGE
CROWN OR COUNCIL LAND ON	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	5,453mm
SIDE A	MIN. 3,000mm	3,000mm
SIDE B	MIN. 3,000mm	4,450mm
REAR	MIN. 3,000mm	15,787mm
BULK & SCALE		
SITE AREA	605m²	
SITE COVERAGE	MAX. 50%	26.94%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	225mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

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)
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

5	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.09.11	NVO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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SPECIFICATION: <b>NOW BY WILSON HOMES</b>	REVISION	DRAWN	CLIENT: <b>WILSON COMPLETE</b>	HOUSE DESIGN: <b>CYPRESS 15</b>	HOUSE CODE: <b>H-WNWCYP10SA</b>	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>714415</b>
COPYRIGHT: © 2025	1 DRAFT SALE PLAN - CT1	HMI 19/08/2025	ADDRESS: <b>14 MONTEITH CR, BAGDAD TAS 7030</b>	FACADE DESIGN: <b>RIVERSIDE</b>	FACADE CODE: <b>F-WNWCYP10RVSDA</b>	
	2 DRAFT SALE PLAN - CT1 UPDATE	HMI 20/08/2025	LOT / SECTION / CT: <b>46 / - / 185527</b>	SHEET TITLE: <b>COVER SHEET</b>	SCALES: <b>1:100</b>	
	3 DRAFT SALE PLAN - UPDATED	HMI 21/08/2025	COUNCIL: <b>SOUTHERN MIDLANDS</b>			
	4 DRAFT SALE PLAN - CT1 UPDATE	HMI 26/08/2025				
	5 PRELIM PLANS - INITIAL ISSUE	NVO 09/09/2025				



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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

APPROX. CUT/FILL

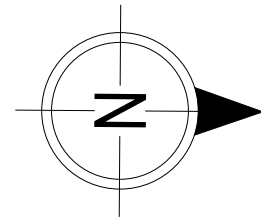
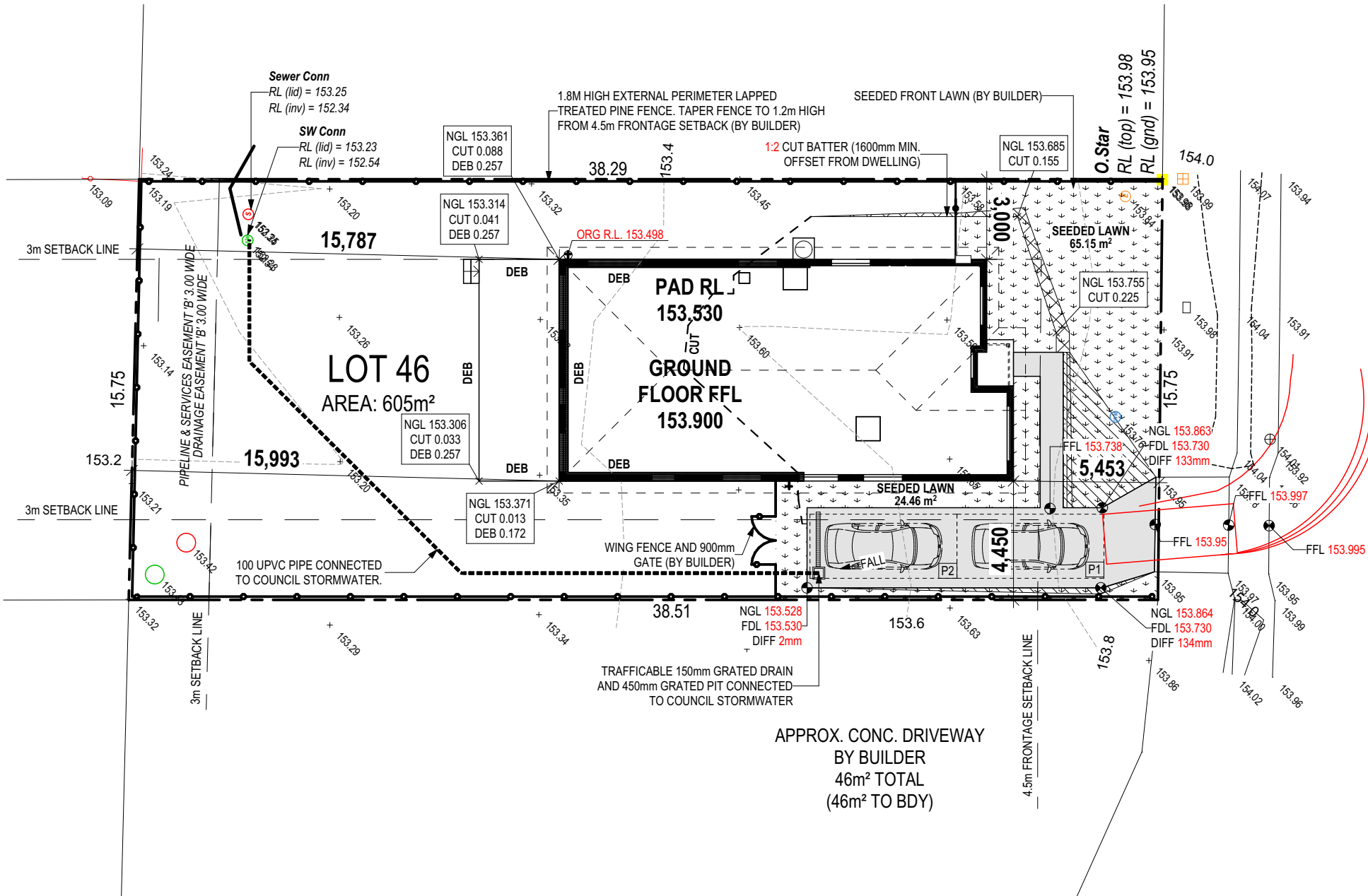
CUT	10.72m³	24.12t
FILL	0.00m³	0.00t
DIFFERENCE	10.72m³	24.12t

24 TONNES OF EXPORT FILL

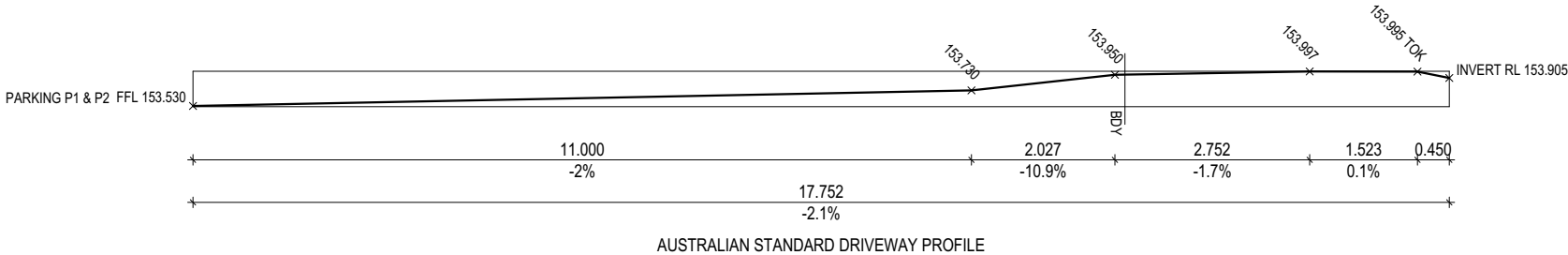
LOT SIZE: 605m²  
HOUSE (COVERED AREA): 162.99m²  
SITE COVERAGE: 26.94%

DEB AREA

DROPPED EDGE BEAMS	
NOMINAL HEIGHT (mm)	SURFACE AREA (m²)
86	0.20
172	1.15
257	3.91
343	5.09
	10.35 m²



MONTEITH CRESCENT



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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SPECIFICATION:  
NOW BY WILSON HOMES

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REVISION

1	DRAFT SALE PLAN - CT1
2	DRAFT SALE PLAN - CT1 UPDATE
3	DRAFT SALE PLAN - UPDATED
4	DRAFT SALE PLAN - CT1 UPDATE
5	PRELIM PLANS - INITIAL ISSUE

DRAWN

HMI	19/08/2025
HMI	20/08/2025
HMI	21/08/2025
HMI	26/08/2025
NVO	09/09/2025

CLIENT:

WILSON COMPLETE

ADDRESS:

14 MONTEITH CR, BAGDAD TAS 7030

LOT / SECTION / CT:

46 / - / 185527

COUNCIL:

SOUTHERN MIDLANDS

HOUSE DESIGN:

CYPRESS 15

FACADE DESIGN:

RIVERSIDE

SHEET TITLE:

SITE PLAN

SHEET No.:

2 / 14

HOUSE CODE:

H-WNWCYP10SA

FACADE CODE:

F-WNWCYP10RVSDA

SCALES:

1:200

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.

714415

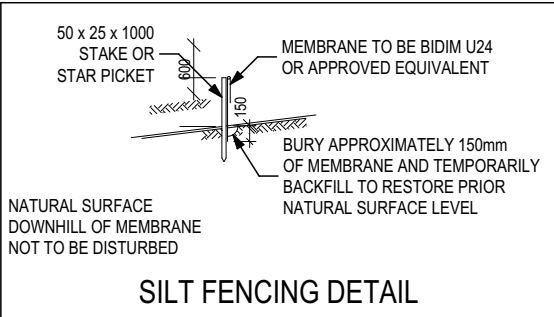
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

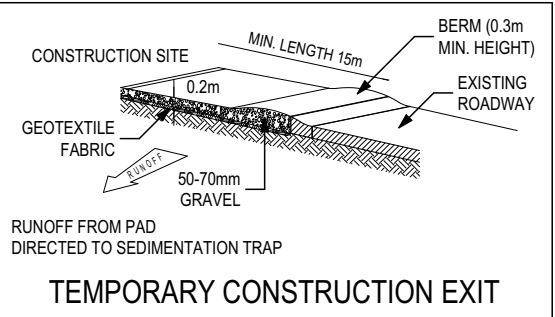
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

- 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 PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

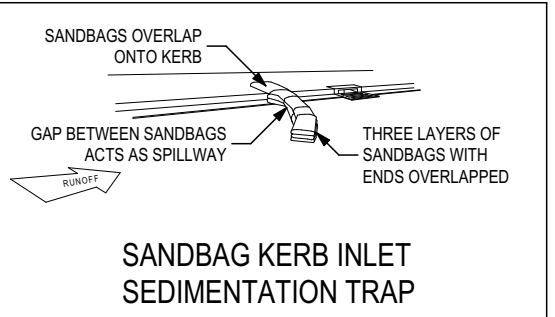
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



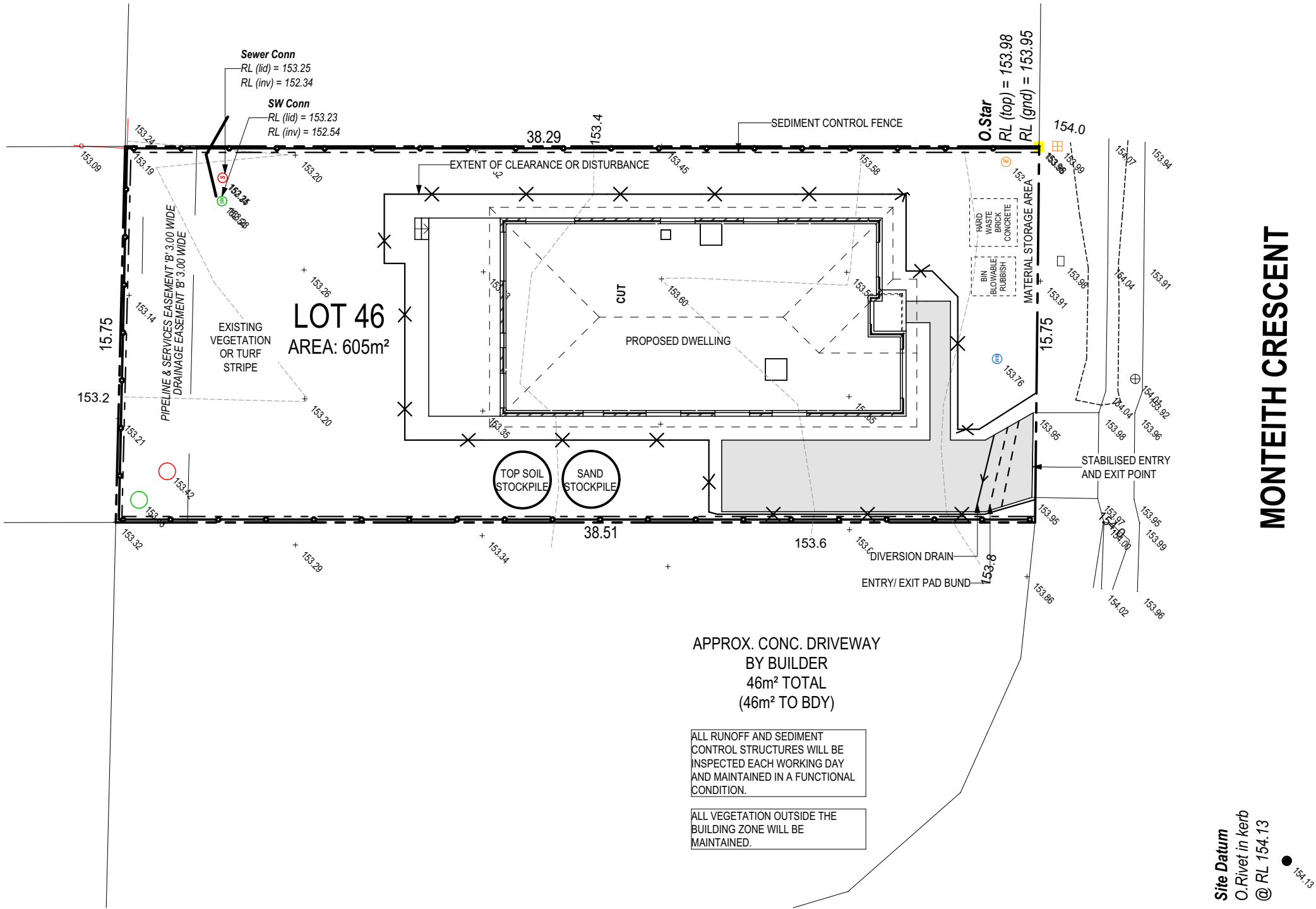
SANDBAG KERB INLET SEDIMENTATION TRAP

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	1	DRAFT SALE PLAN - CT1	HMI	19/08/2025				
	2	DRAFT SALE PLAN - CT1 UPDATE	HMI	20/08/2025				
	3	DRAFT SALE PLAN - UPDATED	HMI	21/08/2025	LOT / SECTION / CT: <b>46 / - / 185527</b>	SHEET TITLE: <b>SOIL &amp; WATER MANAGEMENT PLAN</b>	SHEET No.: <b>3 / 14</b>	SCALES: <b>1:200</b>
	4	DRAFT SALE PLAN - CT1 UPDATE	HMI	26/08/2025				
	5	PRELIM PLANS - INITIAL ISSUE	NVO	09/09/2025	COUNCIL: <b>SOUTHERN MIDLANDS</b>			

714415



MONTEITH CRESCENT

Site Datum  
O.Rivet in kerb  
@ RL 154.13

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 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:

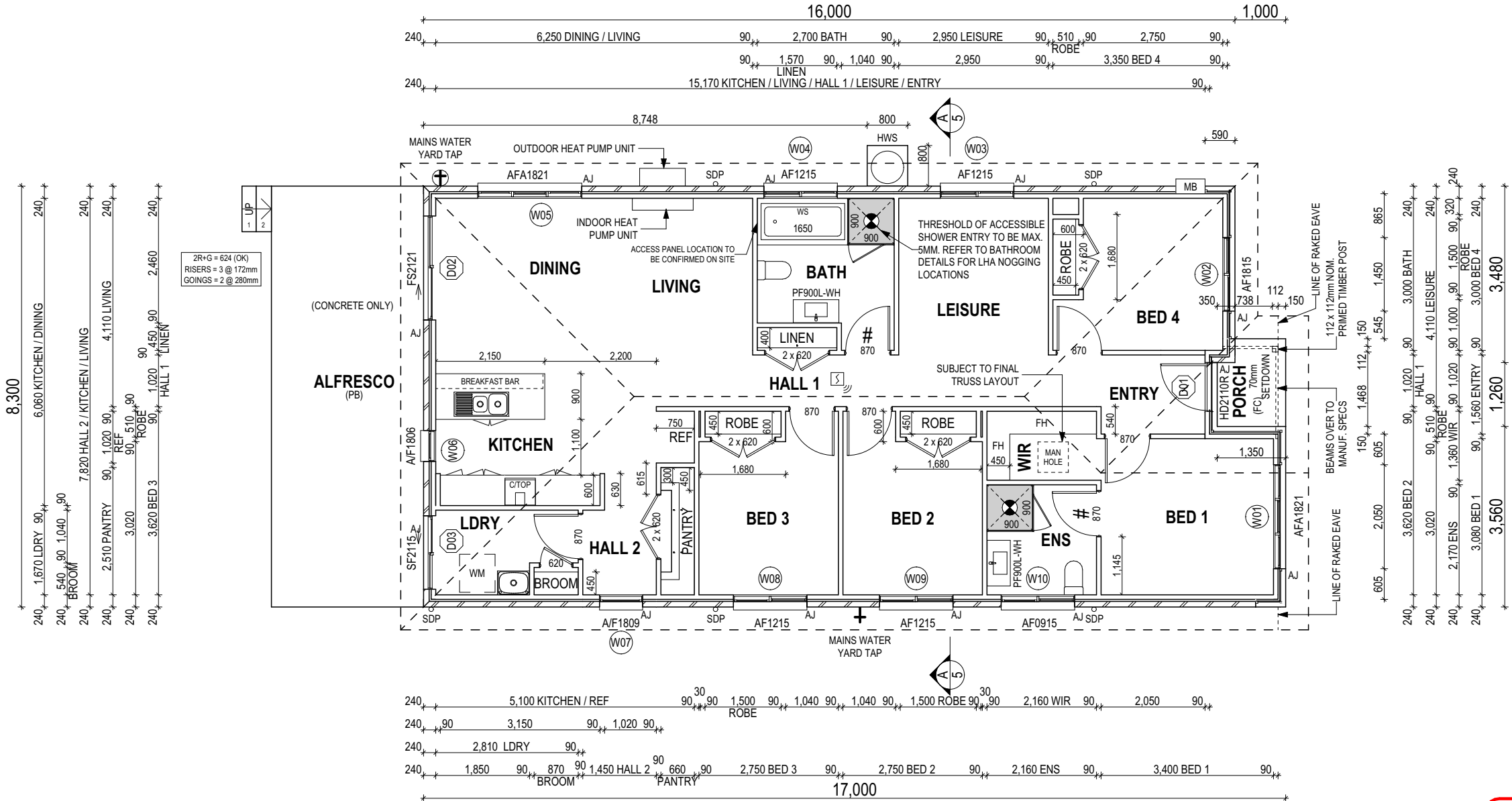


## LEGEND

- |         |                           |
|---------|---------------------------|
| HS / WS | HOB SPOUT / WALL SPOUT    |
|         | FACE BRICK / COMMON BRICK |
|         | RENDER                    |
|         | SOUND INSULATION          |
| AJ      | BRICK ARTICULATION JOINT  |
| SDP     | STANDARD DOWNPIPE         |
| CDP     | CHARGED DOWNPIPE          |
|         | 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	24.90
LIVING	135.92
PORCH	2.17
	162.99 m²



## ALL DIMENSIONS ARE FRAME DIMENSIONS

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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.

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

## PLAN ACCEPTANCE BY OWNER

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

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## REVISION

1	DRAFT SALE PLAN - CT1
2	DRAFT SALE PLAN - CT1 UPDATE
3	DRAFT SALE PLAN - UPDATED
4	DRAFT SALE PLAN - CT1 UPDATE
5	PRELIM PLANS - INITIAL ISSUE

## DRAWN

HMI	19/08/2025
HMI	20/08/2025
HMI	21/08/2025
HMI	26/08/2025
NVO	09/09/2025

## CLIENT:

**WILSON COMPLETE**

## ADDRESS:

**14 MONTEITH CR, BAGDAD TAS 7030**

## LOT / SECTION / CT:

**46 / - / 185527**

## COUNCIL:

**SOUTHERN MIDLANDS**

## HOUSE DESIGN:

**CYPRESS 15**

## FACADE DESIGN:

**RIVERSIDE**

## SHEET TITLE:

**GROUND FLOOR PLAN**

## SHEET No.:

**4 / 14**

## HOUSE CODE:

**H-WNWCYP10SA**

## FACADE CODE:

**F-WNWCYP10RVSDA**

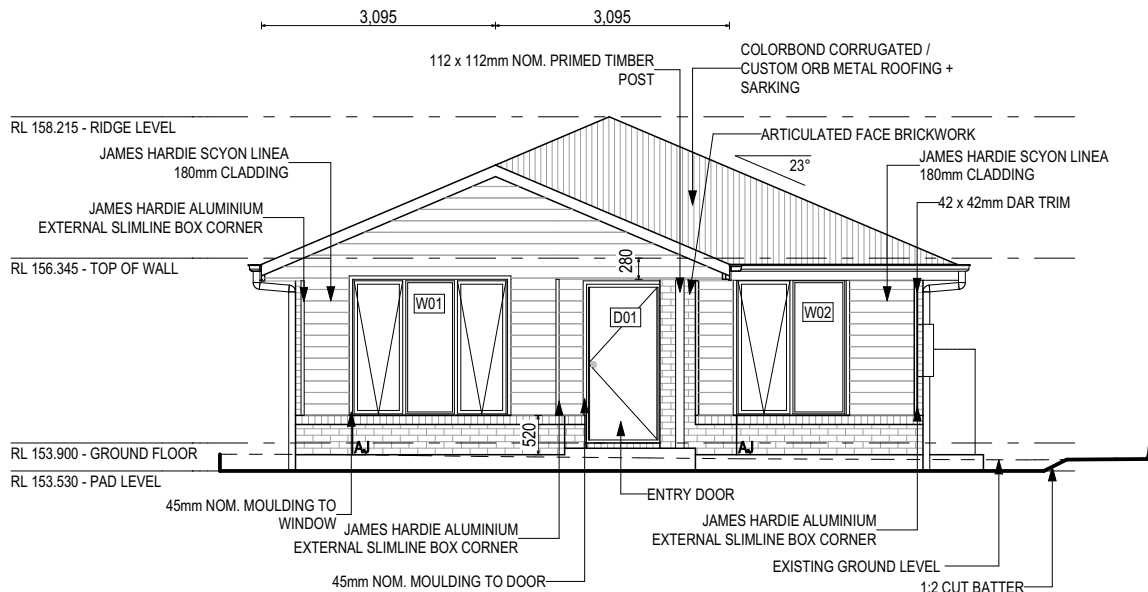
## SCALES:

**1:100**

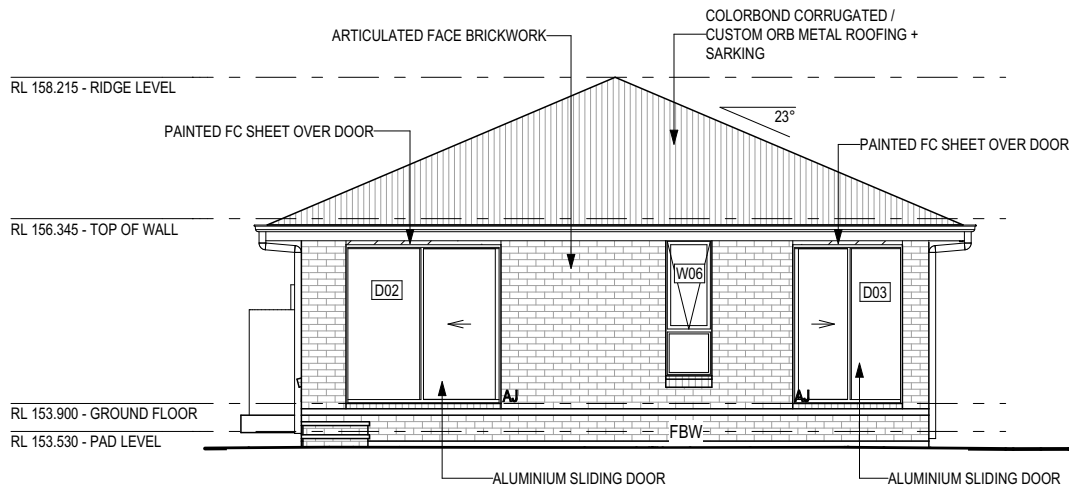
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**714415**

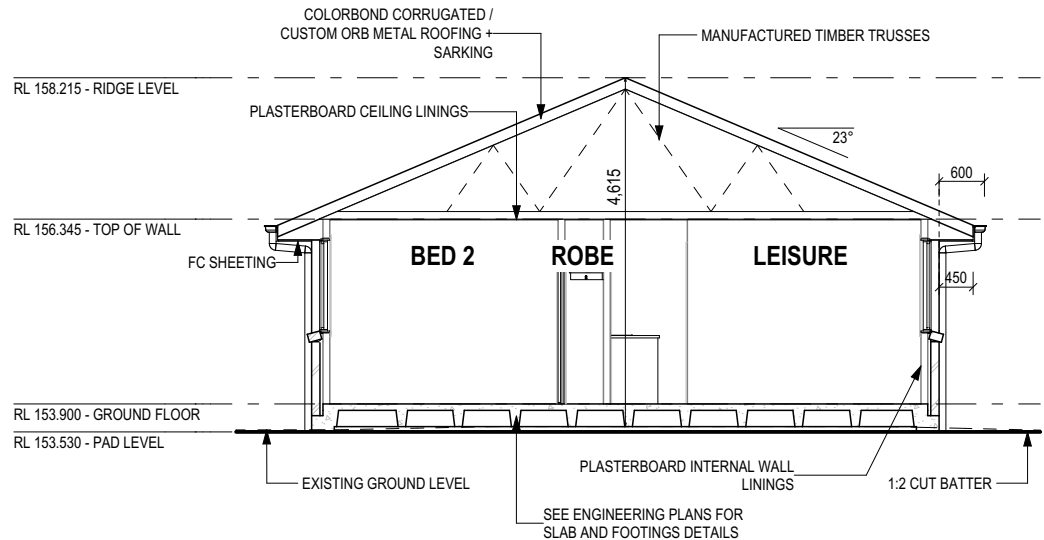




NORTH ELEVATION  
SCALE: 1:100



SOUTH ELEVATION  
SCALE: 1:100



SECTION A-A  
SCALE: 1:100

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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SH = SNAP HEADER SILL

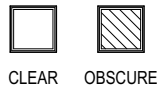
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

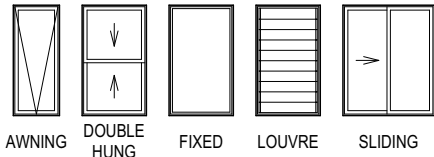
REFER TO THE FOLLOWING DETAILS:  
BRICK COURSING W-BRIC-001

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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

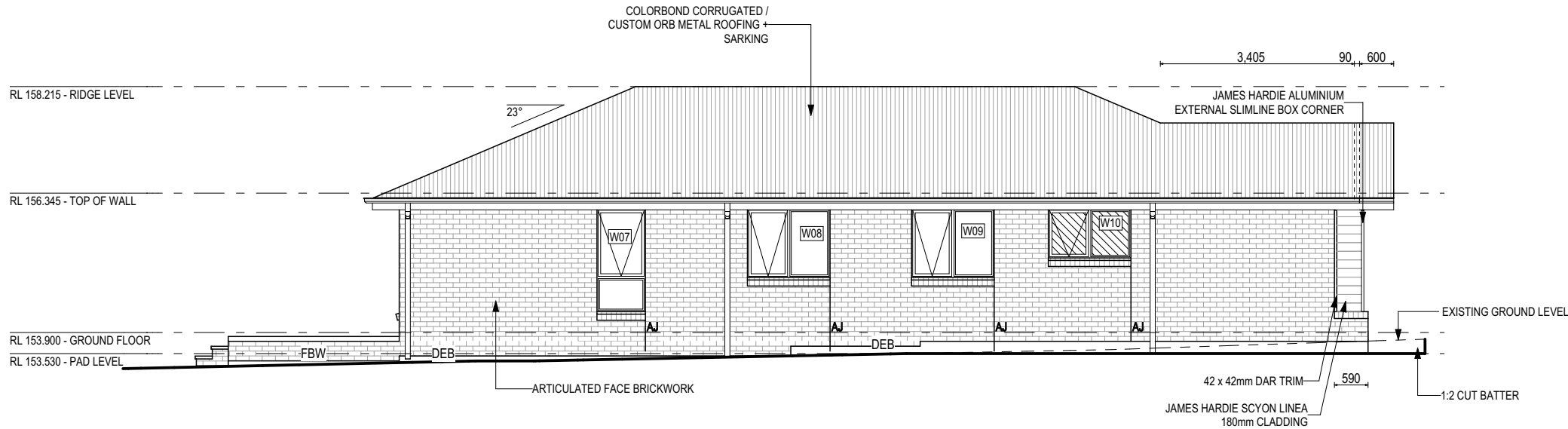
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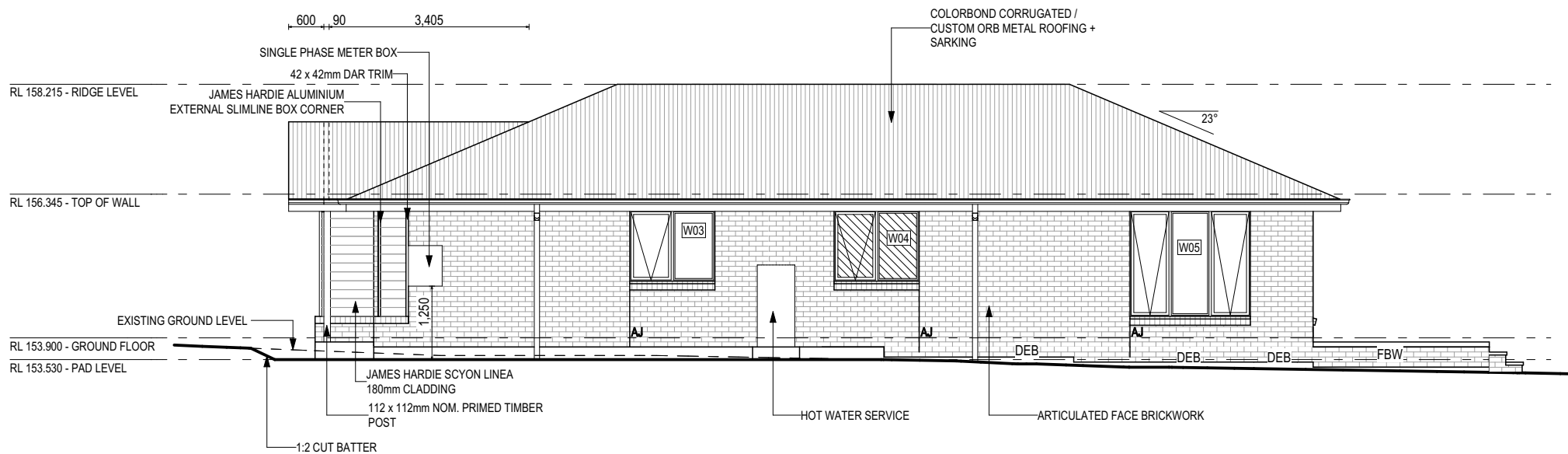
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© 2025	3	DRAFT SALE PLAN - UPDATED	HMI	21/08/2025	14 MONTEITH CR, BAGDAD TAS 7030		RIVERSIDE		F-WNWCYP10RVSDA			
	4	DRAFT SALE PLAN - CT1 UPDATE	HMI	26/08/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:			
	5	PRELIM PLANS - INITIAL ISSUE	NVO	09/09/2025	46 / - / 185527		COUNCIL:		SCALES:		714415	
							SOUTHERN MIDLANDS		ELEVATIONS / SECTION			5 / 14



EAST ELEVATION  
SCALE: 1:100



WEST ELEVATION  
SCALE: 1:100

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

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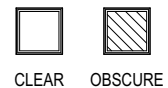
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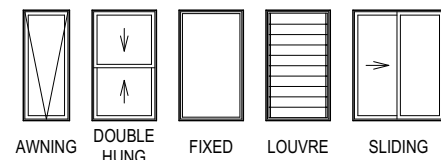
REFER TO THE FOLLOWING DETAILS:  
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SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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© 2025	3	DRAFT SALE PLAN - UPDATED	HMI	21/08/2025	14 MONTEITH CR, BAGDAD TAS 7030		RIVERSIDE		F-WNWCYP10RVSDA	
	4	DRAFT SALE PLAN - CT1 UPDATE	HMI	26/08/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	5	PRELIM PLANS - INITIAL ISSUE	NVO	09/09/2025	46 / - / 185527	SOUTHERN MIDLANDS	ELEVATIONS	6 / 14	1:100	714415

EXTERIOR WINDOW & DOOR SCHEDULE <sup>1,2</sup> ASSUME LOOKING FROM OUTSIDE

	STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW																
	GROUND FLOOR	W01	AFA1821	AWNING	BED 1	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	NONE	N	2.92	CLEAR, DOUBLE GLAZED	MP 683-683
	GROUND FLOOR	W02	AF1815	AWNING	BED 4	1,800	1,450	6,500	2.61	ALUMINIUM	N/A	NONE	N	2.13	CLEAR, DOUBLE GLAZED	MP 725
	GROUND FLOOR	W03	AF1215	AWNING	LEISURE	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	W	1.38	CLEAR, DOUBLE GLAZED	MP 725
	GROUND FLOOR	W04	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	W05	AFA1821	AWNING	DINING	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	ANGLED	W	2.92	CLEAR, DOUBLE GLAZED	MP 683-683
	GROUND FLOOR	W06	A/F1806	AWNING	KITCHEN	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	S	0.80	CLEAR, DOUBLE GLAZED	BP 600
	GROUND FLOOR	W07	A/F1809	AWNING	HALL 2	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	E	1.19	CLEAR, DOUBLE GLAZED	BP 600
	GROUND FLOOR	W08	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
	GROUND FLOOR	W09	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
	GROUND FLOOR	W10	AF0915	AWNING	ENS	857	1,450	4,614	1.24	ALUMINIUM	N/A	ANGLED	E	0.95	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
								57,834 mm	20.82					16.42		
DOOR																
	GROUND FLOOR	D01	HD2110R	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	N	1.41	N/A	
	GROUND FLOOR	D02	FS2121	SLIDING	DINING	2,100	2,050	8,300	4.31	ALUMINIUM	N/A	SNAP HEADER	S	3.79	CLEAR, DOUBLE GLAZED, TOUGHENED	
	GROUND FLOOR	D03	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	S	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
								21,540 mm	9.39					7.79		
								79,374 mm	30.21					24.21		

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5

Window Type	WERS Code	U Value	SHGC
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 19

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54

BAL 29

Window Type	WERS Code	U Value	SHGC
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	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)
-----	------	--------	-------	-----------


INTERIOR WINDOW & DOOR SCHEDULE

	STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR								
	GROUND FLOOR	5	2 x 620	SWINGING	2,040	1,240	N/A	
	GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
	GROUND FLOOR	5	870	SWINGING	2,040	870	N/A	
	GROUND FLOOR	2	870	SWINGING	2,040	870	N/A	LIFT-OFF HINGES

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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	COPYRIGHT: © 2025		1	DRAFT SALE PLAN - CT1	HMI	19/08/2025	ADDRESS: 14 MONTEITH CR, BAGDAD TAS 7030			FACADE DESIGN: RIVERSIDE		FACADE CODE: F-WNWCYP10RVSDA							
			2	DRAFT SALE PLAN - CT1 UPDATE	HMI	20/08/2025	LOT / SECTION / CT: 46 / - / 185527			COUNCIL: SOUTHERN MIDLANDS			SHEET TITLE: WINDOW & DOOR SCHEDULES		SHEET No.: 7 / 14		SCALES:		
			3	DRAFT SALE PLAN - UPDATED	HMI	21/08/2025													
			4	DRAFT SALE PLAN - CT1 UPDATE	HMI	26/08/2025													
			5	PRELIM PLANS - INITIAL ISSUE	NVO	09/09/2025													


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

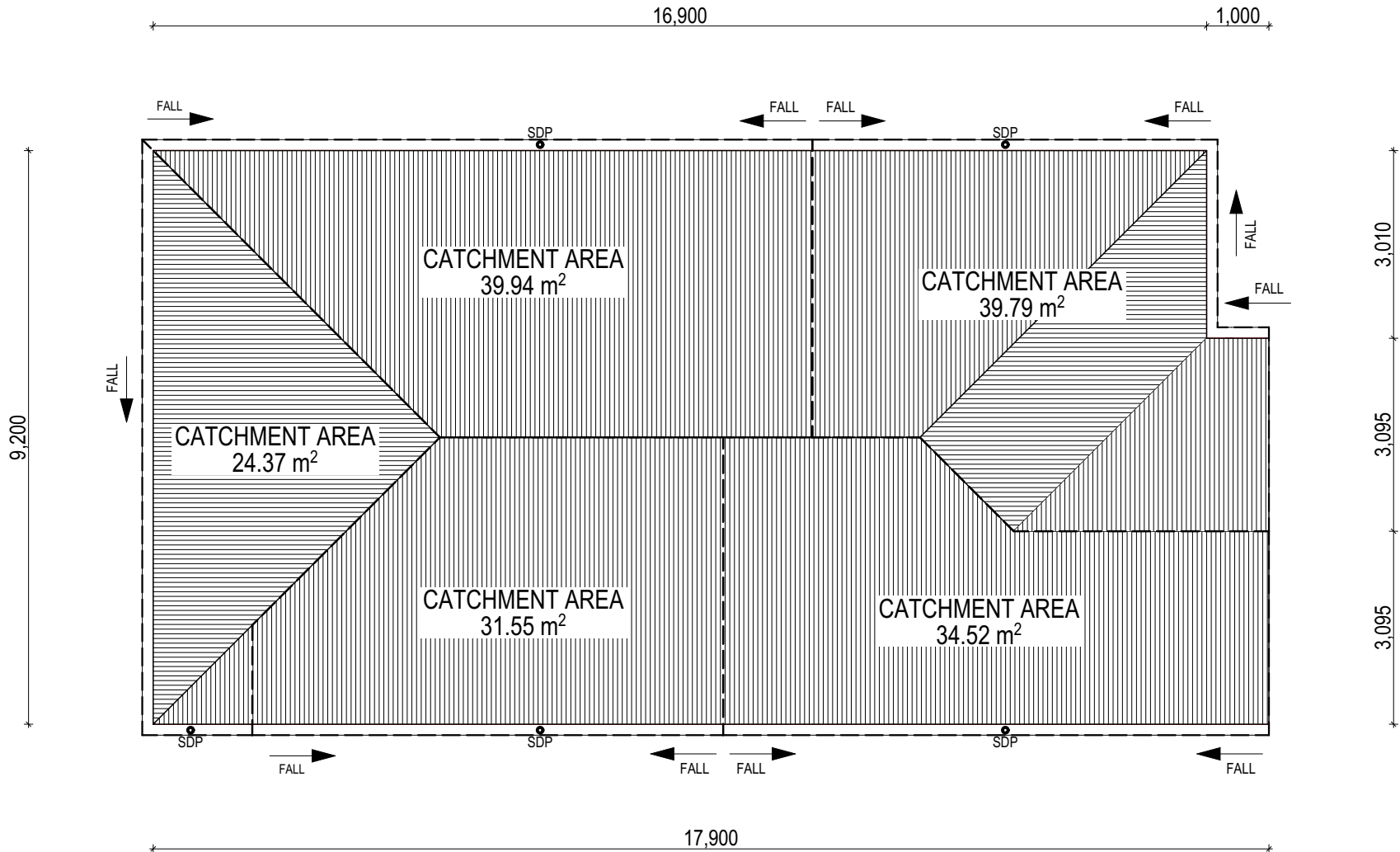
POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

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

Roofing Data		
	161.67	Flat Roof Area (excluding gutter and slope factor) (m <sup>2</sup> )
	175.63	Roof Surface Area (includes slope factor, excludes gutter) (m <sup>2</sup> )
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	170.17	Area of roof catchment (including 115mm Slotted Quad Gutter) (m <sup>2</sup> )
Ac	205.91	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	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 <sup>2</sup> )
Required Downpipes	3.22	Ac / Acdp
Downpipes Provided	5	

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		5	PRELIM PLANS - INITIAL ISSUE	NVO	09/09/2025	46 / - / 185527		COUNCIL:		ROOF DRAINAGE PLAN		8 / 14	1:100	714415
								SOUTHERN MIDLANDS						



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:

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

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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



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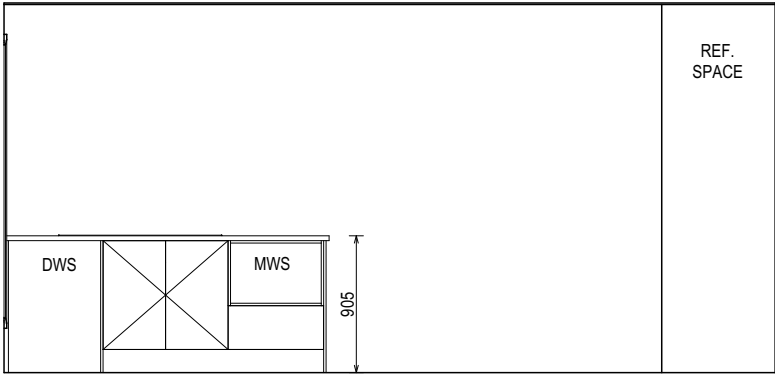
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WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

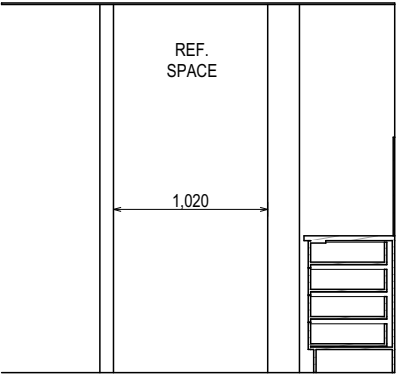
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SIGNATURE: DATE:

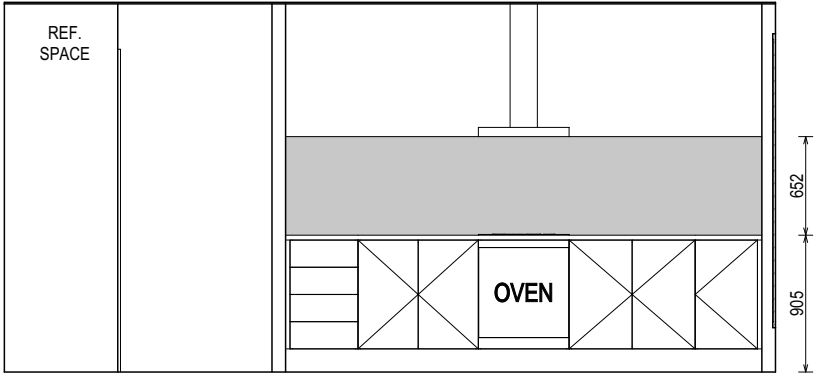
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



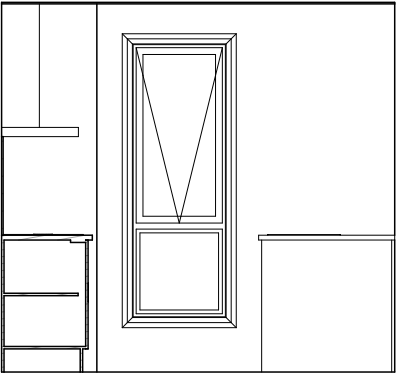
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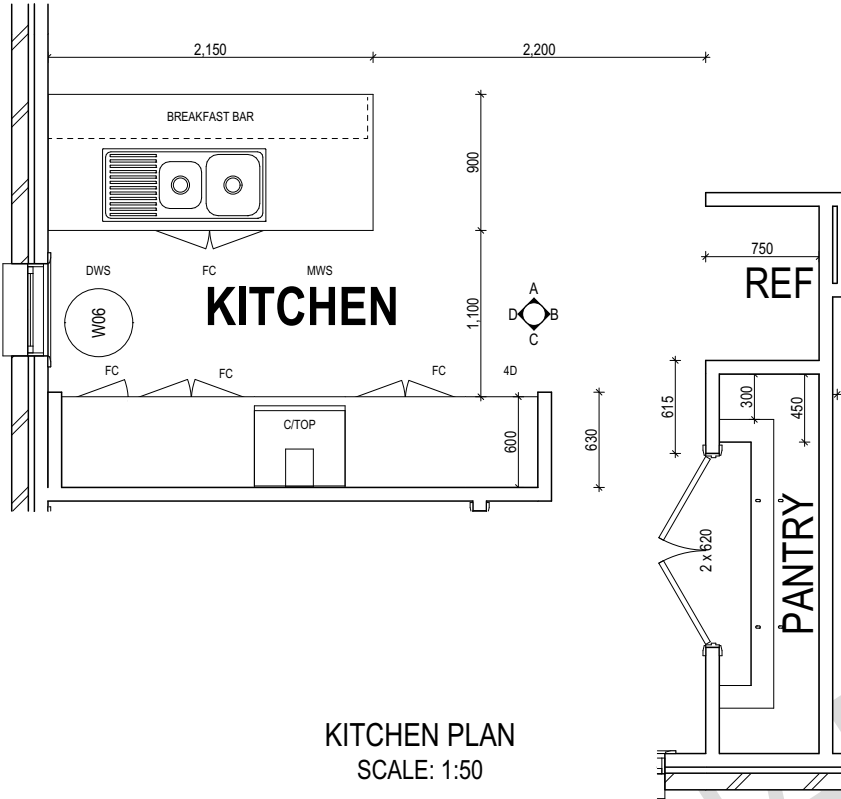
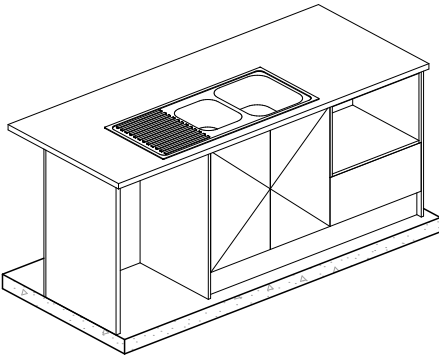
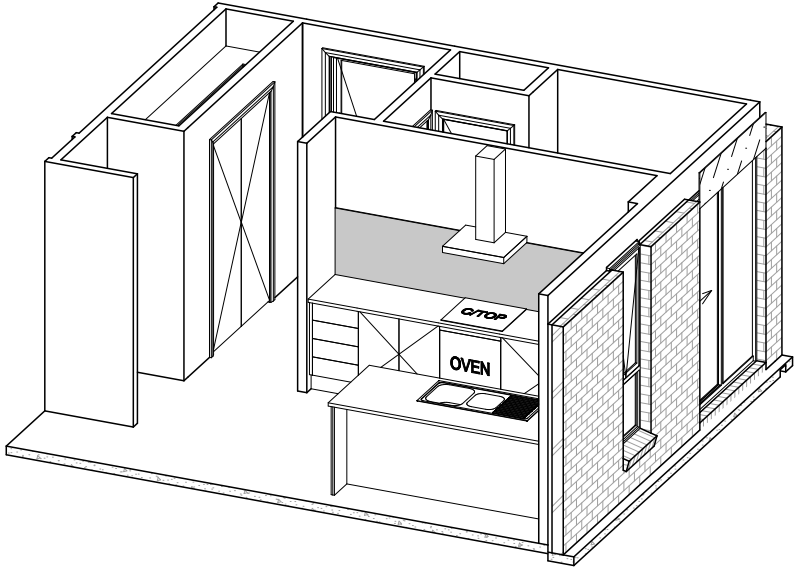
ELEVATION B  
SCALE: 1:50



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.

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	COPYRIGHT: © 2025		1	DRAFT SALE PLAN - CT1	HMI	19/08/2025	ADDRESS: 14 MONTEITH CR, BAGDAD TAS 7030		FACADE DESIGN: RIVERSIDE		FACADE CODE: F-WNWCYP10RVSDA		
			2	DRAFT SALE PLAN - CT1 UPDATE	HMI	20/08/2025							
			3	DRAFT SALE PLAN - UPDATED	HMI	21/08/2025							
			4	DRAFT SALE PLAN - CT1 UPDATE	HMI	26/08/2025	LOT / SECTION / CT: 46 / - / 185527		COUNCIL: SOUTHERN MIDLANDS		SHEET TITLE: KITCHEN DETAILS		
		5	PRELIM PLANS - INITIAL ISSUE	NVO	09/09/2025							714415	

**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**

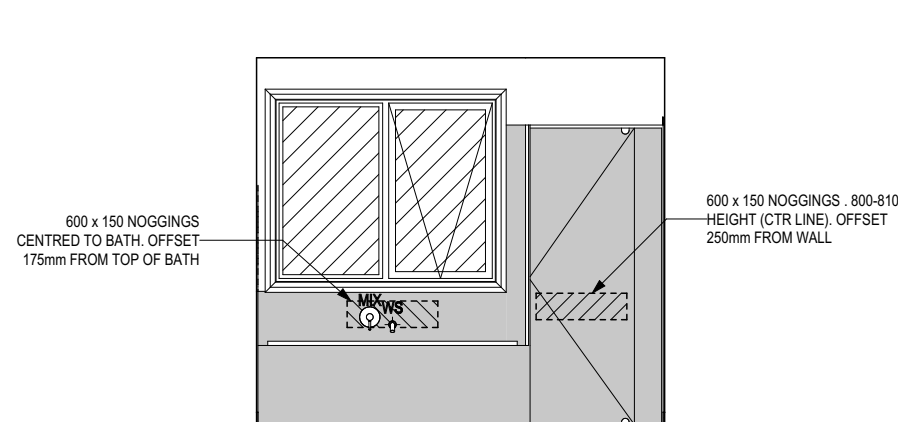
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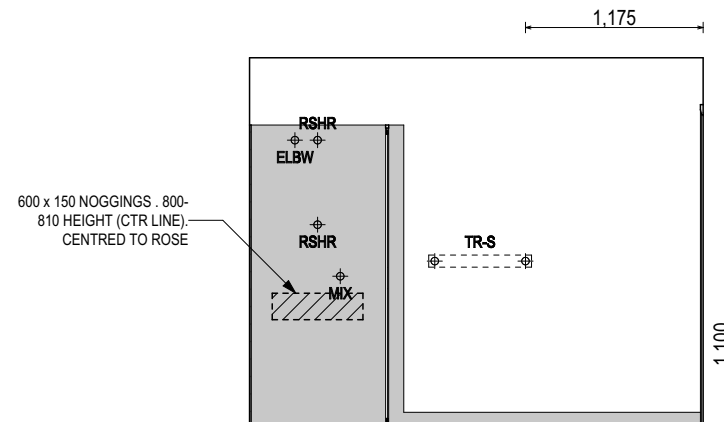
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### LEGEND

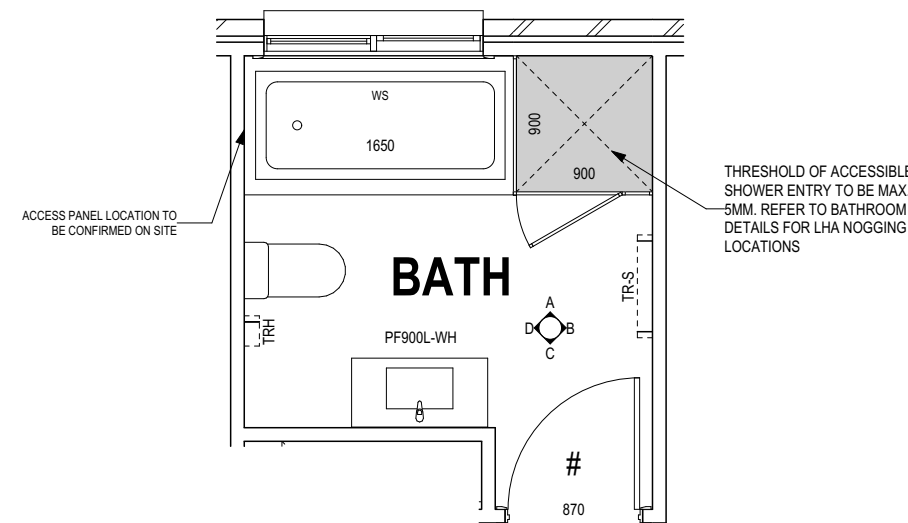
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



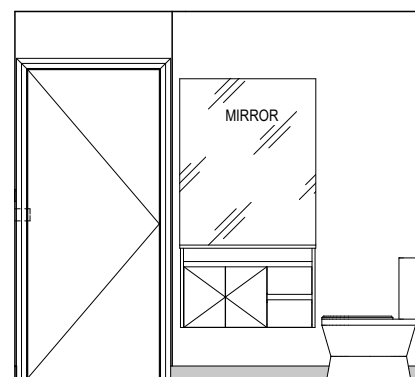
ELEVATION A  
SCALE: 1:50



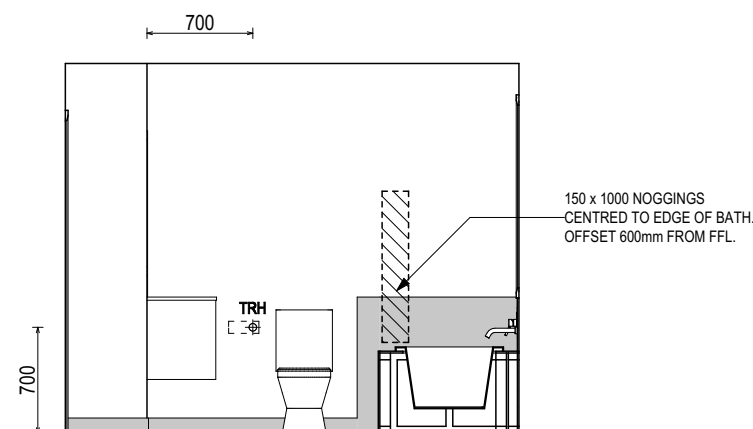
ELEVATION B  
SCALE: 1:50



BATHROOM PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSION	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	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
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SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

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NOW BY WILSON HOMES	1	DRAFT SALE PLAN - CT1		HMI	19/08/2025	WILSON COMPLETE		CYPRESS 15		H-WNWCYP10SA		
COPYRIGHT:	2	DRAFT SALE PLAN - CT1 UPDATE		HMI	20/08/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	3	DRAFT SALE PLAN - UPDATED		HMI	21/08/2025	14 MONTEITH CR, BAGDAD TAS 7030		RIVERSIDE		F-WNWCYP10RVSDA		
	4	DRAFT SALE PLAN - CT1 UPDATE		HMI	26/08/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
	5	PRELIM PLANS - INITIAL ISSUE		NVO	09/09/2025	46 / - / 185527	SOUTHERN MIDLANDS	BATHROOM DETAILS		11 / 14	1:50	714415

**REFER TO THE FOLLOWING DETAILS:**  
 VANITY DETAILS **G-VANI-001**  
 WINDOW OVER BATH HOB **D-WIND-ALU001**  
 STANDARD BATH HOB **D-WETA-BATH003**  
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 FULL HEIGHT TILING **D-LINI-WETA**

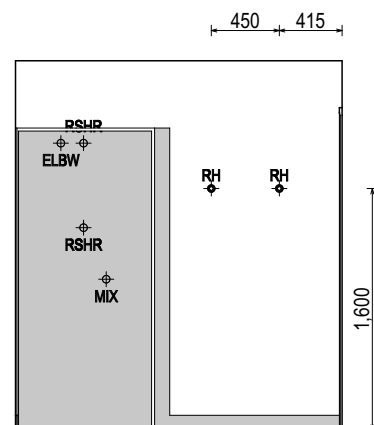
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

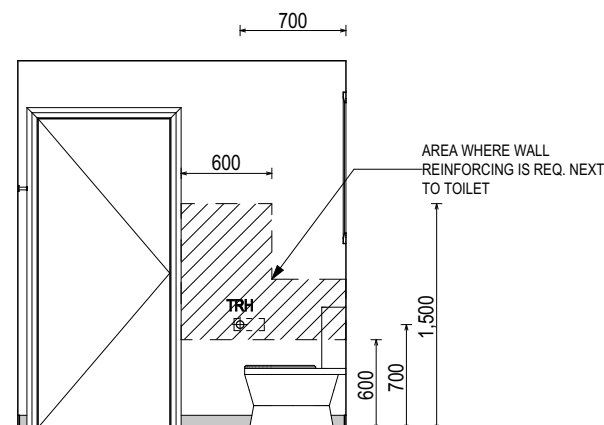
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### LEGEND

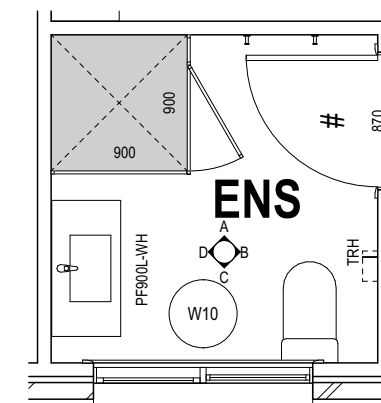
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
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RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



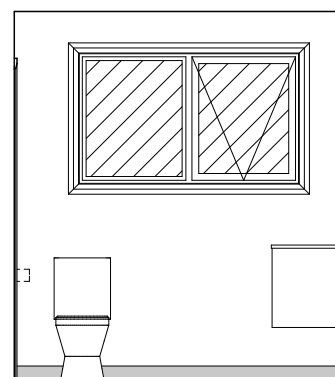
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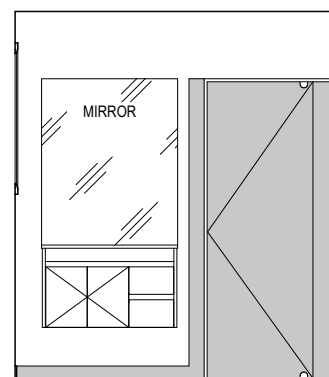
ELEVATION B  
SCALE: 1:50



ENSUITE PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
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"MEDIUM"	800 x 380mm	878mm	446mm
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**SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING**

### PLAN ACCEPTANCE BY OWNER

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

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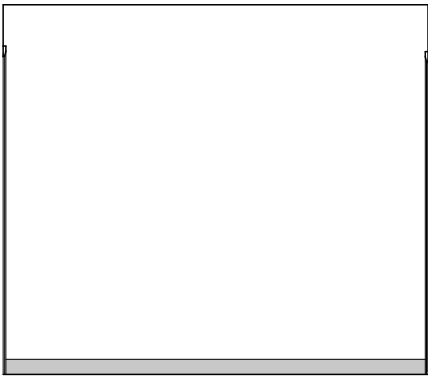
<div><div>NOW</div><div>by Wilson Homes</div></div>	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES TO BE REPORT TO THE DRAFTING OFFICE.
	NOW BY WILSON HOMES		1	DRAFT SALE PLAN - CT1	HMI	19/08/2025	WILSON COMPLETE		CYPRESS 15		H-WNWCYP10SA		
	COPYRIGHT:		2	DRAFT SALE PLAN - CT1 UPDATE	HMI	20/08/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025		3	DRAFT SALE PLAN - UPDATED	HMI	21/08/2025	14 MONTEITH CR, BAGDAD TAS 7030		RIVERSIDE		F-WNWCYP10RVSDA		
			4	DRAFT SALE PLAN - CT1 UPDATE	HMI	26/08/2025	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
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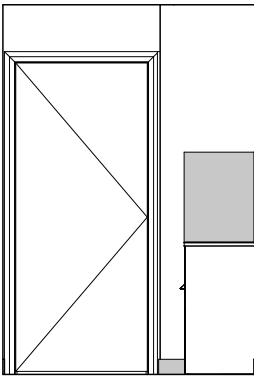
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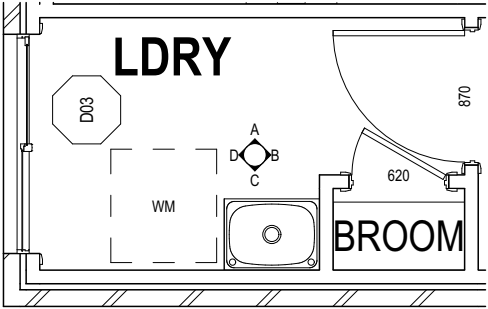
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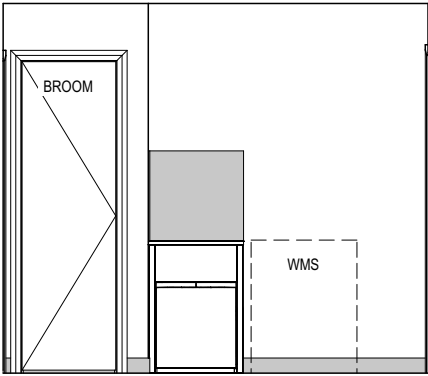
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SCALE: 1:50



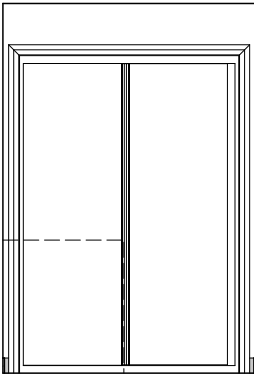
ELEVATION B  
SCALE: 1:50



LAUNDRY PLAN  
SCALE: 1:50



ELEVATION C  
SCALE: 1:50



ELEVATION D  
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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NOW BY WILSON HOMES	1	DRAFT SALE PLAN - CT1		HMI	19/08/2025	WILSON COMPLETE		CYPRESS 15		H-WNWCYP10SA				
COPYRIGHT:	2	DRAFT SALE PLAN - CT1 UPDATE		HMI	20/08/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
© 2025	3	DRAFT SALE PLAN - UPDATED		HMI	21/08/2025	14 MONTEITH CR, BAGDAD TAS 7030		RIVERSIDE		F-WNWCYP10RVSDA				
	4	DRAFT SALE PLAN - CT1 UPDATE		HMI	26/08/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:			
	5	PRELIM PLANS - INITIAL ISSUE		NVO	09/09/2025	46 / - / 185527		SOUTHERN MIDLANDS		LAUNDRY DETAILS		13 / 14	1:50	714415

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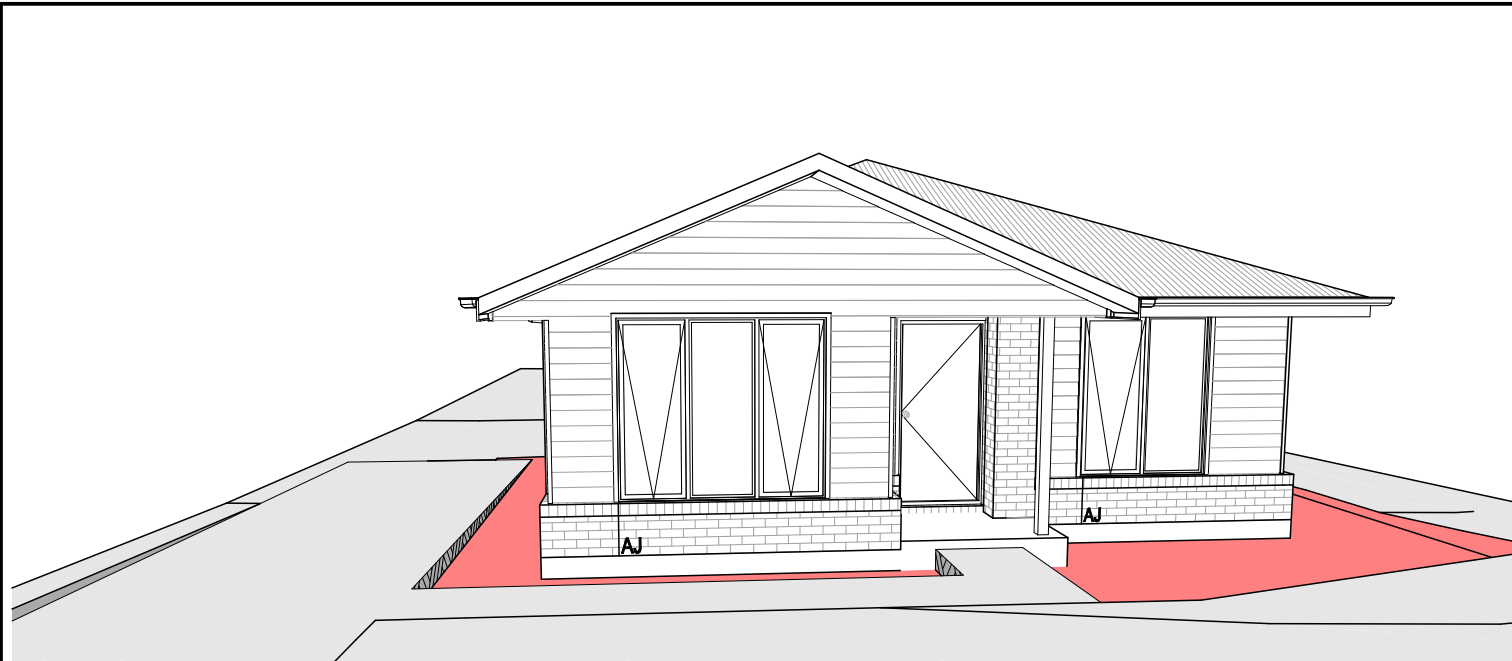
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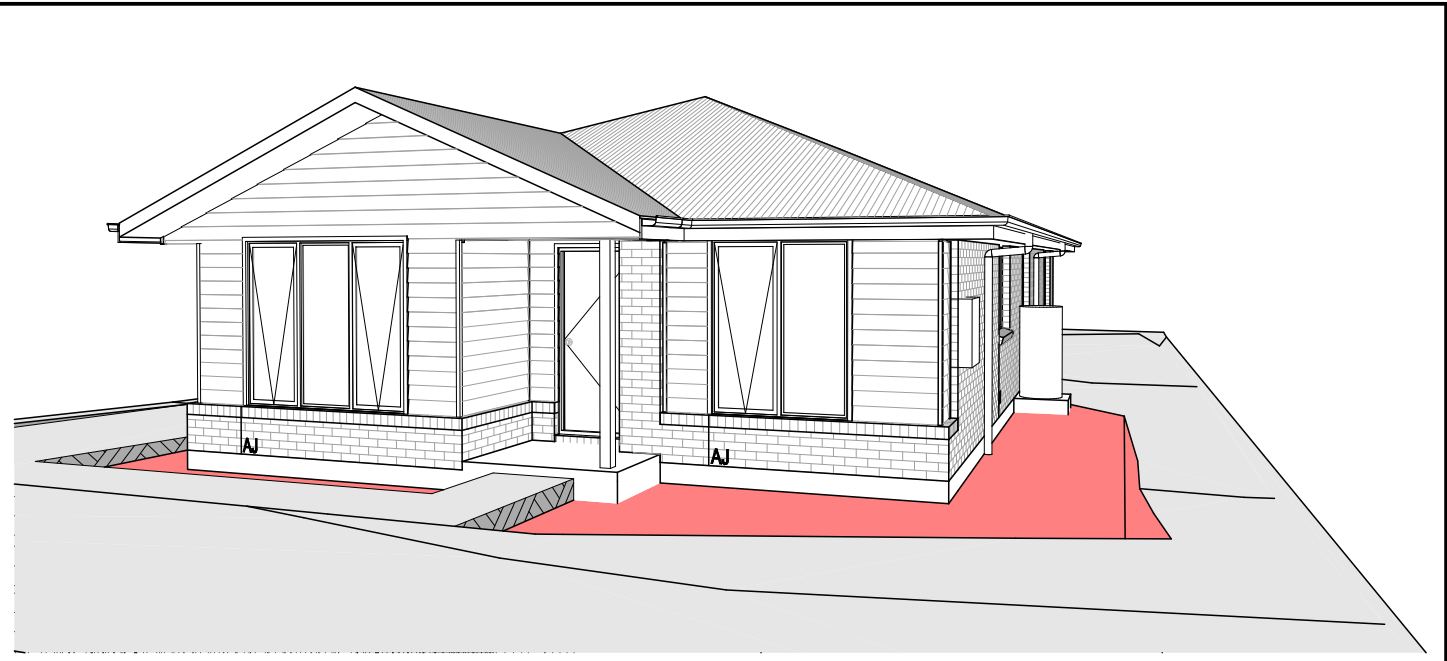
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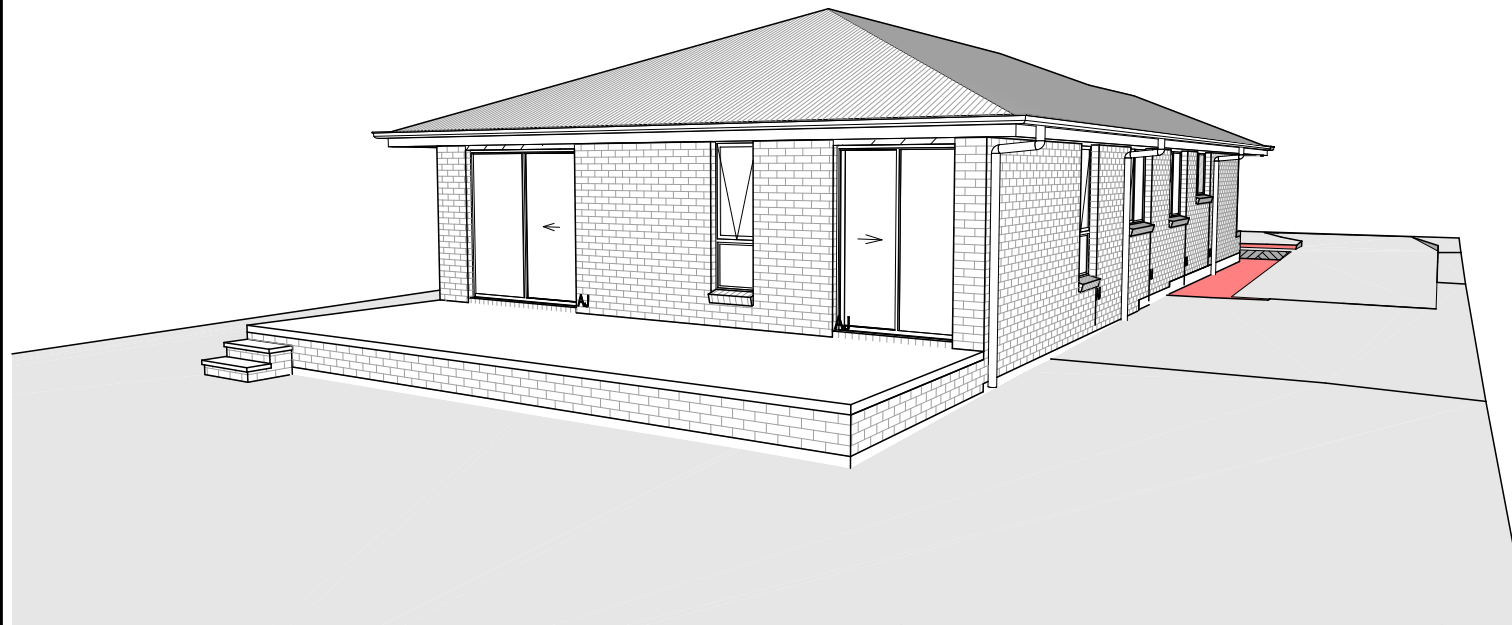
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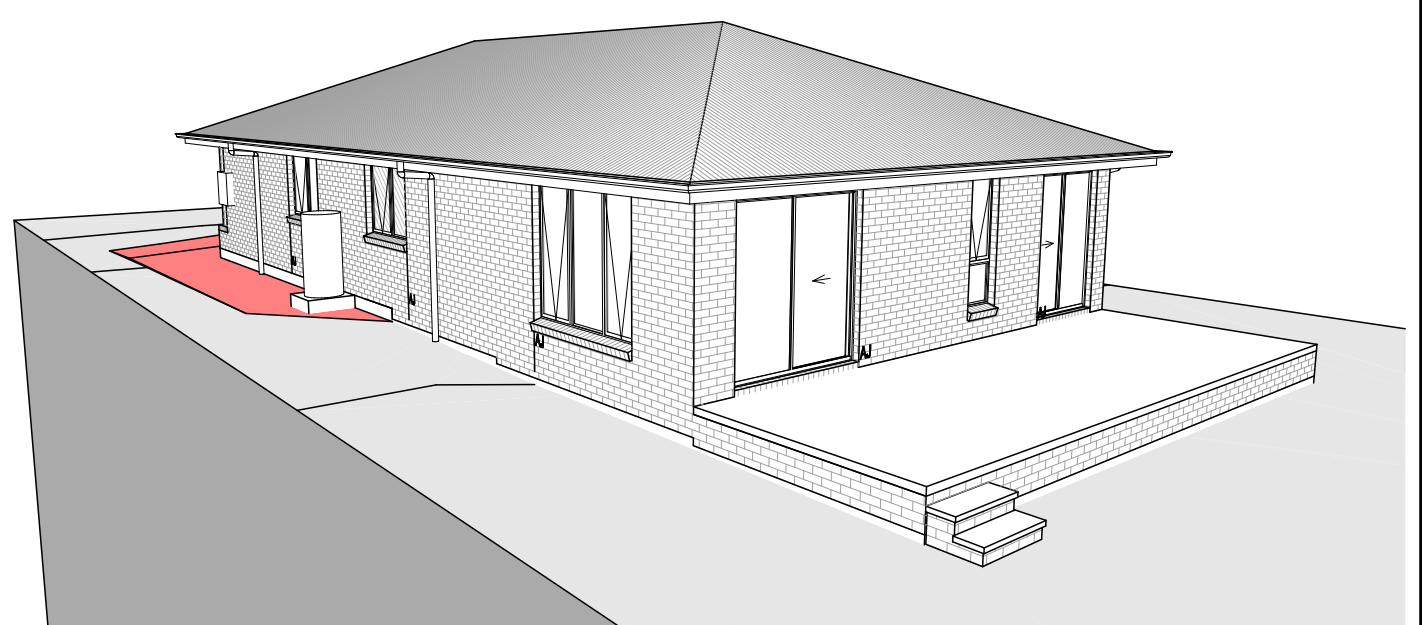
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**SUBJECT TO NCC 2022  
(1 MAY 2023)  
WATERPROOFING & PLUMBING**

**PLAN ACCEPTANCE BY OWNER**

THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSOLIDATED TENDER. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. FURTHER STRUCTURAL CHANGES ARE NOT POSSIBLE PAST THIS POINT. PLEASE NOTE, SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

SIGNATURE: DATE:

SIGNATURE: DATE:

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NOW BY WILSON HOMES	1	DRAFT SALE PLAN - CT1		HMI	19/08/2025	WILSON COMPLETE		CYPRESS 15		H-WNWCYP10SA		
COPYRIGHT: © 2025	2	DRAFT SALE PLAN - CT1 UPDATE		HMI	20/08/2025	ADDRESS: 14 MONTEITH CR, BAGDAD TAS 7030		FACADE DESIGN: RIVERSIDE		FACADE CODE: F-WNWCYP10RVSDA		
	3	DRAFT SALE PLAN - UPDATED		HMI	21/08/2025							
	4	DRAFT SALE PLAN - CT1 UPDATE		HMI	26/08/2025	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	
	5	PRELIM PLANS - INITIAL ISSUE		NVO	09/09/2025	46 / - / 185527	SOUTHERN MIDLANDS	3D VIEWS		14 / 14		
												714415

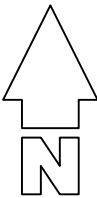
NOTES:

This plan and associated digital model is prepared for Wilson Homes from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



MONTEITH CRESCENT

Site Datum  
O.Rivet in kerb  
@ RL 154.13

O.Star  
RL (top) = 153.98  
RL (gnd) = 153.95

C.T.185527/46  
605m<sup>2</sup>

Sewer Conn  
RL (lid) = 153.25  
RL (inv) = 152.34

SW Conn  
RL (lid) = 153.23  
RL (inv) = 152.54

PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE  
DRAINAGE EASEMENT 'B' 3.00 WIDE

LEGEND

- Water Meter
- Sewer Manhole
- Sewer House Conn.
- Stormwater Manhole
- Stormwater House Conn.
- Unknown IO
- Electrical Turret
- Electricity Conn.
- Communication Pit
- Communication Conn.
- Site Datum
- Boundary Peg/Mark
- Property Boundary
- Fence
- Easement
- Concrete
- Photo Location



PHOTO 1

Client Reference Number:  
714415

HORIZONTAL DATUM is GDA2020, Coordinates are Plane  
Coordinate Origin: SPM11072 (in model)  
E 518216.189 N 5283563.119 PER SURCOM

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

Contour & Detail Plan

FOR: WILSON HOMES  
LOCATION: 14 MONTEITH CRESCENT,  
BAGDAD

Date:	Contour interval:	Reference:
17/07/2025	0.200m	WILSH508 16242-01
Drawn:	Scale:	Bearing Datum: MGA2020 per
JR	1:200 (A3)	SP185527/28
Approved:	Title Reference:	Vertical Datum:
JR	185527/46	AHD83 per SPM11072



# EAST BAGDAD ROAD

MIDLANDS HIGHWAY



## LEGEND



INDICATIVE FIRE HYDRANT LOCATION



INDICATIVE BUILDING AREA - 10 x 15

## STAGING:

- STAGE 1 LOT1 & LOTS 27, 31 - 41 & 54 - 56
- STAGE 2 LOTS 2 - 12 & 42 - 47
- STAGE 3 LOTS 13 - 21 & 48 - 49
- STAGE 4 LOTS 22 - 26 & 50 - 53

2.3 13.01.2022 FOR ISSUING  
REV DATE REMARK



**Johnstone McGee & Gandy Pty. Ltd.**  
incorporating **Dale P Luck & Associates**  
ACN 009 547 139 ABN 76 473 834 852  
117 Harrington Street, Hobart, Tas (03) 6231 2555  
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044  
www.jmg.net.au info@jmg.net.au info@jmg.net.au

PROJECT  
**10 EAST BAGDAD ROAD  
BAGDAD**

TITLE  
**BUSHFIRE HAZARD  
MANAGEMENT PLAN**

Accepted M CLARK (Discipline Head)	Date
Accepted D LYNE (Team Leader)	Date
Approved M CLARK (Group Manager)	Date

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SCALES @ A3	DESIGNED BY	DRAWN BY
1:2000	D LYNE	D LYNE
	PLOT DATE	10/08/2021

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS BHP DWG

PROJECT NO. **J213045PH**

DWG NO.	REVISION
<b>B01</b>	<b>2.3</b>

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HAZARD MANAGEMENT AREA  
FOR BAL-12.5 DEVELOPMENT - 14 to 50m  
FROM SOUTHERN SUBDIVISION BOUNDARY

HAZARD MANAGEMENT AREA  
FOR BAL-19 DEVELOPMENT - 10 to 14m  
FROM SOUTHERN SUBDIVISION BOUNDARY

## BHMP Notes:

- The subject property is 10 East Bagdad Road Bagdad (CT 36069/1 and PID 7563105).
- This plan has been prepared by Bushfire Hazard Practitioner, David Lyne (BFP-144, scope 1,2 and 3a) for certification Rhys Menadue (BFP-106, scope 1, 2, 3a, 3b, 3c).
- This plan demonstrates compliance with Code E1.0 Bushfire Prone Areas Code (BPAC) in the *Southern Midlands Interim Planning Scheme 2015*.
- The Hazard Management Areas (HMA) indicated on this plan must be established and maintained as per the plan and setback distances. All lots throughout the subdivision comprise the Hazard Management Areas (HMA) & must be maintained to a Low Threat Level in accordance with AS3959-2018.
- Property access arrangements must comply with Code E1.6.2 Table E1 and Table E2 of the *Southern Midlands Interim Planning Scheme 2015*. For design and compliance specifications refer to sections 4 & 5 of the Bushfire Hazard Management Plan Report - Subdivision - 10 East Bagdad Road, Bagdad for DFY Investment Pty Ltd dated September 2021.
- Fire fighting water supply complies with AS3959 and Code E1.6.3 Table E4 of the *Southern Midlands Interim Planning Scheme 2015*.

WHERE NEW ROADS TERMINATE AT THE END OF A STAGE AND DO NOT CONNECT TO A FORMED ROAD, A TEMPORARY TURNING AREA IS TO BE ESTABLISHED IN COMPLIANCE WITH CODE E1.6.2 TABLE E.1

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.  
Base survey by Leary & Cox Surveyors - 12213 dated 2 June 2021  
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



# **AS2870:2011 SITE ASSESSMENT**

**14 Monteith Crescent**

**Bagdad**

**July 2025**

**Wilson Homes Reference: 714415**



GEO-ENVIRONMENTAL  

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S O L U T I O N S

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

## **Investigation Details**

<b>Client:</b>	Wilson Homes- Multi Res Division
<b>Site Address:</b>	14 Monteith Crescent, Bagdad
<b>Date of Inspection:</b>	16/07/2025
<b>Proposed Works:</b>	New house
<b>Investigation Method:</b>	Geoprobe 540UD - Direct Push
<b>Inspected by:</b>	C. Cooper

## **Site Details**

<b>Certificate of Title (CT):</b>	185527/46
<b>Title Area:</b>	Approx. 591.6 m <sup>2</sup>
<b>Applicable Planning Overlays:</b>	No planning scheme overlays identified
<b>Slope &amp; Aspect:</b>	1° S facing slope
<b>Vegetation:</b>	Grass & Weeds

## **Background Information**

<b>Geology Map:</b>	MRT
<b>Geological Unit:</b>	Quaternary Sediments
<b>Climate:</b>	Annual rainfall 450mm
<b>Water Connection:</b>	Mains
<b>Sewer Connection:</b>	Serviced-Mains
<b>Testing and Classification:</b>	AS2870:2011, AS1726:2017 & AS4055:2021

## **Investigation**

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

### ***Soil Profile Summary***

<b>BH 1 Depth (m)</b>	<b>BH 2 Depth (m)</b>	<b>USCS</b>	<b>Description</b>
0.00-0.20	0.00-0.20	SM	<b>Silty SAND:</b> dark grey, brown, slightly moist, medium dense
0.20-0.90	0.20-0.60	CH	<b>Silty CLAY:</b> high plasticity, grey, brown, slightly moist, stiff
0.90-2.20	0.60-2.00	CL	<b>Sandy CLAY:</b> medium plasticity, brown, slightly moist, stiff, refusal on cemented material

## **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:

<b>Wind Classification:</b>	<b>N2</b>
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
<b>A</b>	Most sand and rock sites with little or no ground movement from moisture changes.	<b>0mm</b>
<b>S</b>	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	<b>0 – 20mm</b>
<b>M</b>	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	<b>20 – 40mm</b>
<b>H-1</b>	Highly reactive clay sites, which may experience high ground movement from moisture changes.	<b>40 – 60mm</b>
<b>H-2</b>	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	<b>60 – 75mm</b>
<b>E</b>	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	<b>&gt;75mm</b>

*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	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	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>The Plasticity Chart is a graph with Plastic Index (%) on the y-axis (0 to 60) and Liquid Limit (%) on the x-axis (0 to 100). It features two main diagonal lines: the 'A' line (PI = LL - 0.73) and the 'U' line (PI = 0.73(LL - 20)). Vertical lines at LL = 40, 50, and 60 are labeled Low, Medium, and High plasticity. Regions are labeled: CL (below A line, LL &lt; 50), CH (above A line, LL &lt; 50), ML &amp; OL (below U line, LL &lt; 50), MH &amp; OH (above U line, LL &lt; 50), and PT (LL &gt; 75, PI &lt; 7).</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						

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.**

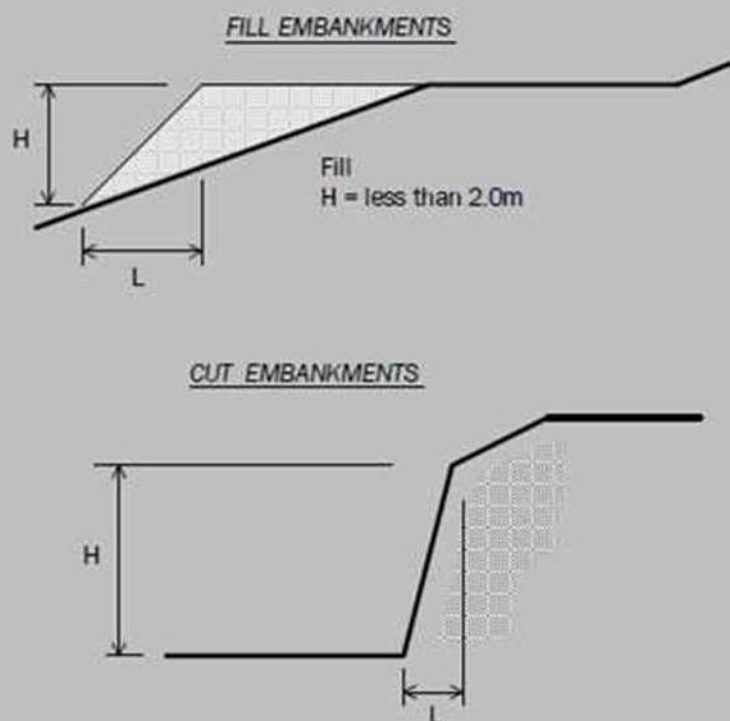
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation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



## 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.

## **Disclaimer**

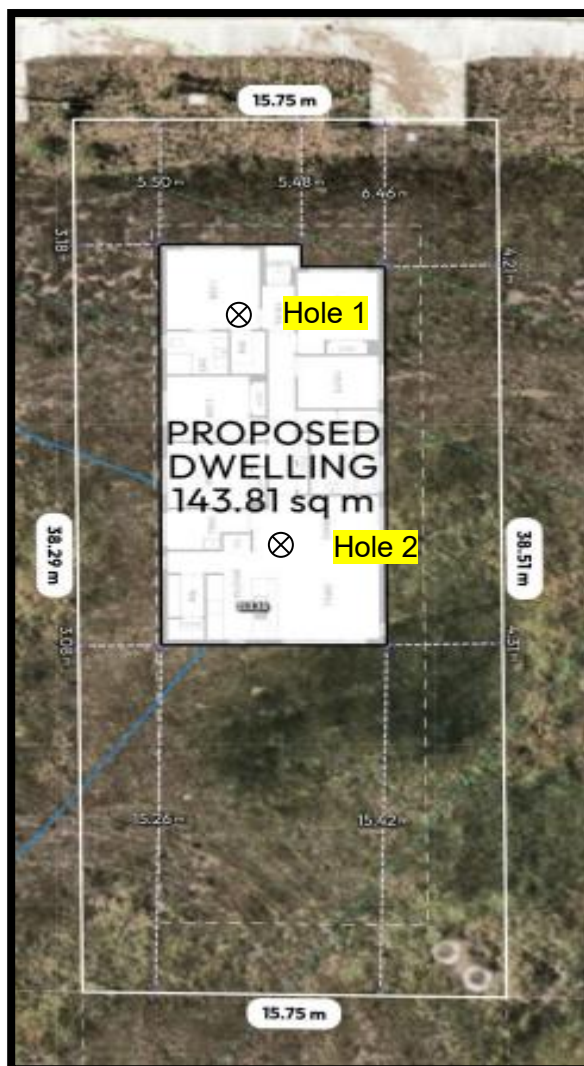
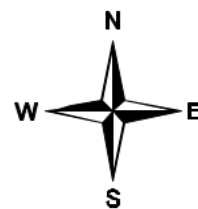
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage 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.

**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	5	20.0	1.6	174	10
100-200	10	10.0	3.1	347	22
200-300	12	8.3	3.8	417	27
300-400	11	9.1	3.4	382	25
400-500	8	12.5	2.5	278	17
500-600	11	9.1	3.4	382	25
600-700	10	10.0	3.1	347	22
700-800	11	9.1	3.4	382	25
800-900	12	8.3	3.8	417	27
900-1000	11	9.1	3.4	382	25
1000-1100	11	9.1	3.4	382	25
1100-1200	15	6.7	4.7	521	35
1200-1300	15	6.7	4.7	521	35



**Appendix 2 – Site Photos**

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (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:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

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

building work, plumbing work or plumbing installation or demolition work ☒  
or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

*Scope and/or Limitations*

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

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

Qualified person:

*Signed:*

*Certificate No:*

*Date:*

J11918

22/07/2025



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

## SEARCH OF TORRENS TITLE

VOLUME 185527	FOLIO 46
EDITION 2	DATE OF ISSUE 18-Mar-2025

SEARCH DATE : 04-Jul-2025

SEARCH TIME : 11.30 AM

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH  
Lot 46 on Sealed Plan 185527  
Derivation : Part of 60A-1R-34P Gtd. to C.A. Galletly and Anor.  
Prior CT 36069/1

SCHEDULE 1

N160293 TRANSFER to WILSON HOMES TASMANIA PTY LTD Registered  
18-Mar-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

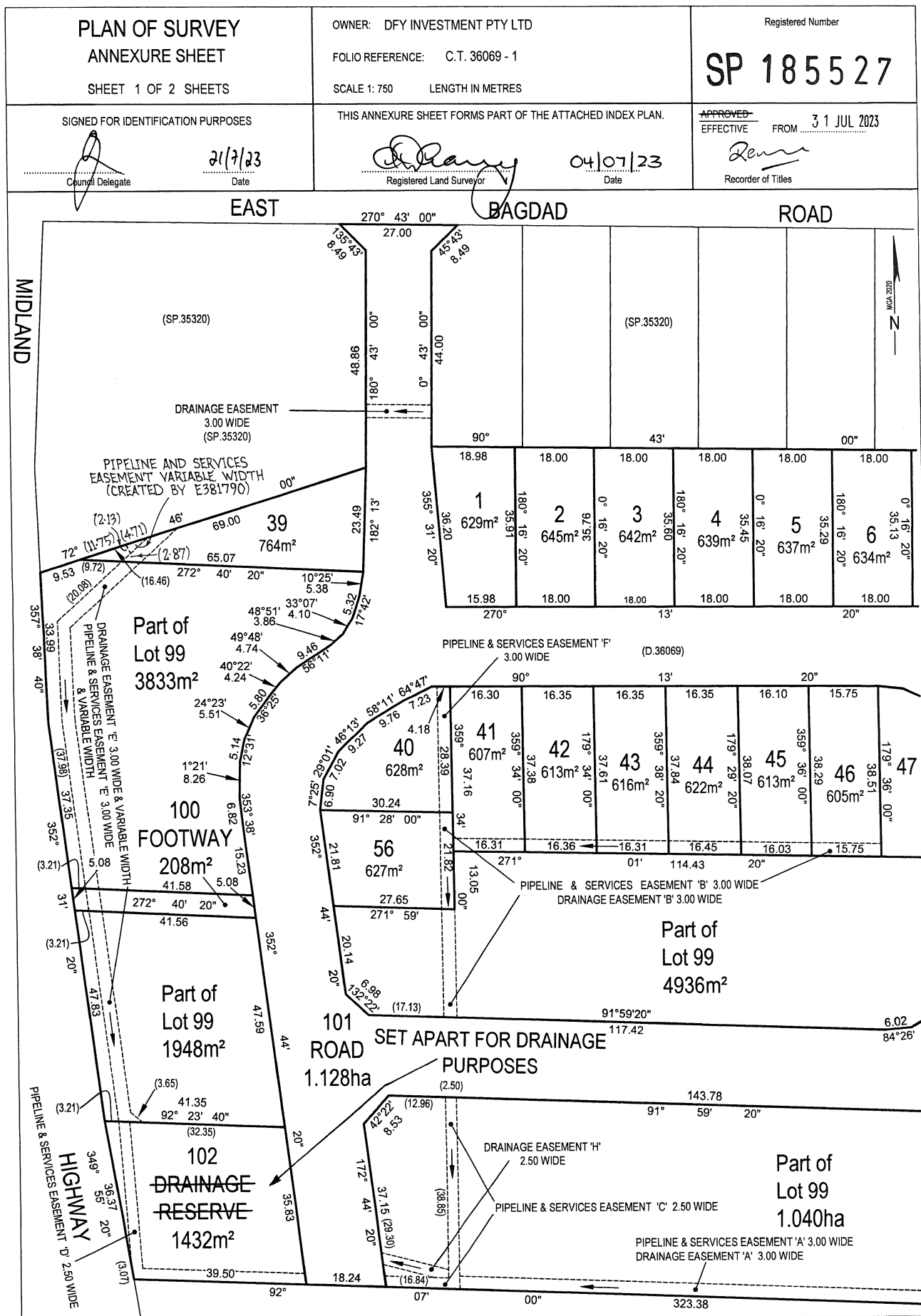
No unregistered dealings or other notations

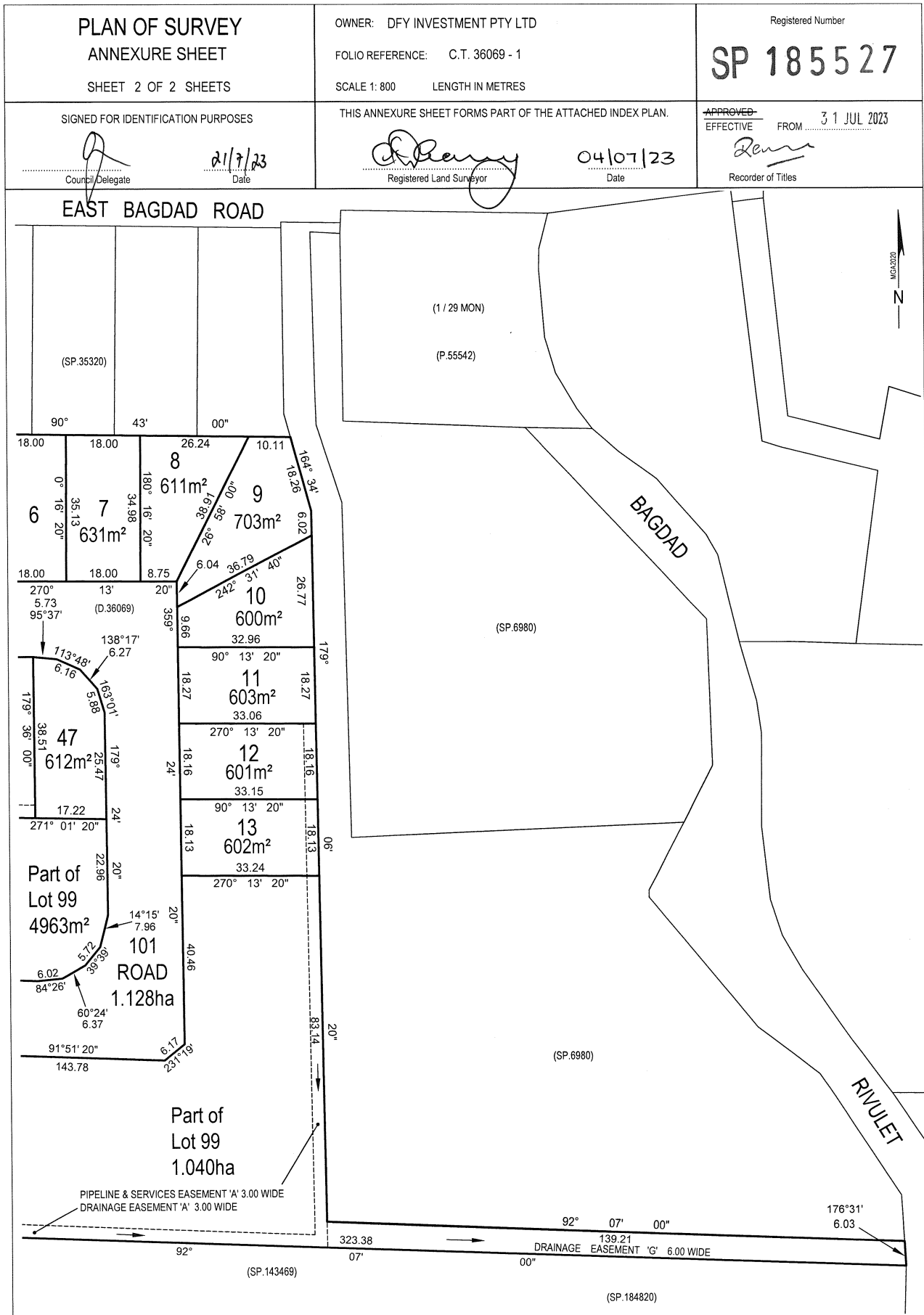


<p>OWNER: DFY INVESTMENT PTY LTD</p> <p>FOLIO REFERENCE: C.T. 36069 - 1</p> <p>GRANTEE:</p> <p>Part of 60A-1R-34Ps. Gtd. to Claude Armytage Galletly and Another.</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR: N. D. LEARY of LEARY, COX &amp; CRIPPS SURVEYORS Unit G04 40 Mole Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com</p> <p>LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STRANGFORD</p> <p>SCALE 1: 1500      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p><b>SP185527</b></p> <p>APPROVED EFFECTIVE FROM 31 JUL 2023</p> <p><i>Re...</i></p> <p>Recorder of Titles</p>
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**PRIORITY FINAL PLAN** ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<p><i>Deane</i>      04/07/23</p> <p>Registered Land Surveyor      Date</p>	<p><i>...</i>      21/7/23</p> <p>Council Delegate      Date</p>
---	--





<b>SCHEDULE OF EASEMENTS</b>  <b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number  <b>SP. 185527</b>
--	--

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

**Easements**

Lots 12 & 13 on the Plan are subject to a Pipeline and Service Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'A' 3.00 WIDE " shown on the Plan.

Lots 12 & 13 on the Plan are subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'A' 3.00 WIDE " shown on the Plan.

Lot 39 on the Plan is subject to a ~~right of drainage in gross in favour of the Southern Midlands Council~~ Pipeline and Service Easement in gross in favour of TasWater over the area marked "~~DRAINAGE EASEMENT 'E' 3.00 WIDE & VARIABLE WIDTH~~" shown on the Plan. "PIPELINE & SERVICES EASEMENT

Lot 39 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'E' 3.00 WIDE", shown on the Plan. & VARIABLE WIDTH"

Lot 40 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'F' 3.00 WIDE " shown on the Plan.

Lots 41-46 on the Plan are subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE " shown on the Plan.

Lots 41-46 on the Plan are subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'B' 3.00 WIDE " shown on the Plan.

LEGAL REPRESENTATIVE: SUBDIVIDER  
"CB APPLICABLE JAMES JUNGLES 28/1/23"

SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REF: CTs 36069/1 SOLICITOR & REFERENCE: Abetz Curtis - 220233	PLAN SEALED BY: DATE: 6A 2021/13 REF NO.  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 2 OF 6 PAGES	Registered Number  <b>SP. 185527</b>
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 36069/1	

Lot 56 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE " shown on the Plan.

Lot 56 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'B' 3.00 WIDE " shown on the Plan.

Lot 99 on the Plan is subject to a Pipeline and Services Easement in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE " shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'B' 3.00 WIDE " shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'H' 2.50 WIDE " shown on the Plan.

Lot 99 on the Plan is subject to a Pipeline and Services Easements in gross in favour of Taswater over the area marked "PIPELINE & SERVICES EASEMENT 'C' 2.50 WIDE" shown on the Plan.

Lot 99 on the Plan is subject to a Pipeline and Services Easements in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'A' 3.00 WIDE" shown on the Plan.

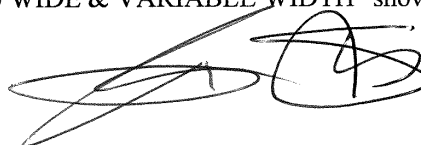
Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'A' 3.00 WIDE" shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'E' 3.00 WIDE & VARIABLE WIDTH" shown on the Plan.

Lot 99 on the Plan is subject to Pipeline and Services Easements in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'E' 3.00 WIDE" shown on the Plan.

Lot 99 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'G' 6.00 WIDE" shown on the Plan.

Lot 100 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'E' 3.00 WIDE & VARIABLE WIDTH" shown on the Plan.



00 28/7/23  
AMANDA  
JAMES  
JAMES  
LEGAL  
REGISTRATION  
SPECIALIST

**NOTE:** Every annexed sheet 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.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  PAGE 3 OF 6 PAGES	Registered Number  <b>SP 185527</b>
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 36069/1	

Lot 100 on the Plan is subject to Pipeline and Services Easements in gross in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'E' 3.00 WIDE" shown on the Plan.

(appurtenant to Lots 2 to 9 on Sealed Plan 35320) &

Lot 101 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 3.00 WIDE (SP 35320)" shown on the Plan.

Lot 102 on the Plan is subject to a right of drainage in gross in favour of the Southern Midlands Council over the area marked "DRAINAGE EASEMENT 'E' 3.00 WIDE & VARIABLE WIDTH" shown on the Plan.

Lot 102 is subject to a right of Pipeline and Services Easement in favour of TasWater over the area marked "PIPELINE & SERVICES EASEMENT 'E' 3.00 WIDE" shown on the Plan.

'D' 2.50

## Restrictive 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 <sup>intent</sup> ~~extent~~ that the burden of these covenants may run with and bind the Covenantor's 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 said Plan to observe the following stipulations:

1. Not to erect any building on any such lot with outer walls of asbestos cement sheeting.
2. Not without prior written consent from the Vendor construct any walls of any building on any such 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 on any such lot without a minimum of one (1) single garage under the roof of the dwelling.
4. Not to erect any dwelling house or residential building on a such lot using any roofing material or with roofs other than tiles or colourbond iron.
5. Not to erect any garage or outbuilding on any such 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 any such lot.

**NOTE:** Every annexed sheet 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.

28/7/23  
4/7/23  
(2)  
ASBESTOS  
MINUTE  
SINKS  
EVAL  
6/9/2020  
SUBOM

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 6 PAGES	Registered Number <b>SP 185527</b>
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 36069/1	

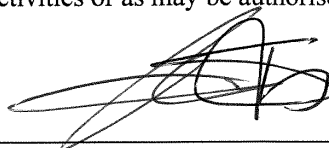
7. Not to erect or place or suffer to be or remain on any such lot any temporary building structure or caravan, except a shed or workshop that is used for the purpose of and in connection with, and during the construction of a permanent building or buildings on any such lot and not otherwise.
8. Not to erect on any such 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 any such 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 any such lot any hoarding or advertising sign (except any notice or advertisement in the usual format for the sale or letting of any such lot or any building erected thereon).
11. Not to erect on any such lot any residential buildings of a size less than 125m<sup>2</sup> (including an attached garage).
12. Not to erect a fence on any such lot in any material other than timber paling or colourbond iron or metal in the colour 'Monument'.

### Interpretation

"Pipeline and Services Easement" is defined as follows: -

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

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:



**NOTE:** Every annexed sheet 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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 6 PAGES	Registered Number <b>SP 185527</b>
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 36069/1	

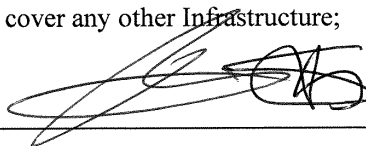
- (a) without doing unnecessary damage to the Easement Land; and
- (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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

Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;



**NOTE:** Every annexed sheet 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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 6 PAGES	Registered Number <b>SP 185527</b>
SUBDIVIDER: DFY INVESTMENT PTY LTD FOLIO REFERENCE: C/T 36069/1	

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

#### Fencing Covenant

In respect of each lot on the Plan the Vendor, DFY INVESTMENT PTY LTD shall not be required to fence.

**EXECUTED** by DFY INVESTMENT )  
PTY LTD (ACN 649 916 914) pursuant to )  
section 127(1) of the *Corporations Act* )  
2001 by being signed by: )



Signature

Stefanos Yannarakis  
Print name in BLOCK LETTERS

DIRECTOR

Print position held in BLOCK LETTERS



Signature

ANGELLO FARALLO  
Print name in BLOCK LETTERS

DIRECTOR

Print position held in BLOCK LETTERS

**NOTE:** Every annexed sheet 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.