



Public Notice Details

Planning Application Details

| | |
|-----------------------|-----------|
| Application No | DA2500136 |
|-----------------------|-----------|

Property Details

| | |
|--------------------------|-----------------------------|
| Property Location | 10 Monteith Crescent Bagdad |
|--------------------------|-----------------------------|

Application Information

| | |
|---|---------------------------------------|
| Application Type | Discretionary Development Application |
| Development Category | Dwelling |
| Advertising Commencement Date | 8/10/25 |
| Advertising Closing Period | 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. 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 Pty Ltd

250 Murray Street

Postal Address

Hobart

Phone No:

7000

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:

Description of proposed use and/or development:

Address of new use
and development:

10 Monteith Crescent, Bagdad

Certificate of Title
No:

Volume No

185527

Lot No:

4

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:

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.

162.91

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

\$380K

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

24/09/2025

Land Owner(s) Signature



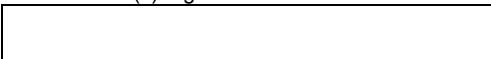
Land Owners Name (please print)

Wilson Homes Tasmania

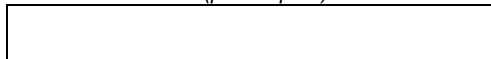
Date

24/09/2025

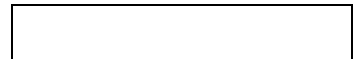
Land Owner(s) Signature



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

SMC - REMPTON

RECEIVED
DA
25/09/2025

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 | CALCULATIONS |
| 9 | DETAILS (FACE BRICKWORK) |
| 10 | DETAILS (CLADDING) |
| 11 | ROOF DRAINAGE PLAN |
| 12 | FLOOR COVERINGS |
| 13 | KITCHEN DETAILS |
| 14 | BATHROOM DETAILS |
| 15 | ENSUITE DETAILS |
| 16 | LAUNDRY DETAILS |
| 17 | STANDARD SHOWER & WATERPROOFING |
| 18 | 3D VIEWS |
| 19 | GENERAL NOTES |
| 20 | WET AREA & ENERGY EFFICIENCY NOTES |

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

| | |
|----------|-----------|
| ALFRESCO | 24.90 |
| LIVING | 135.92 |
| PORCH | 2.09 |
| | 162.91 m² |

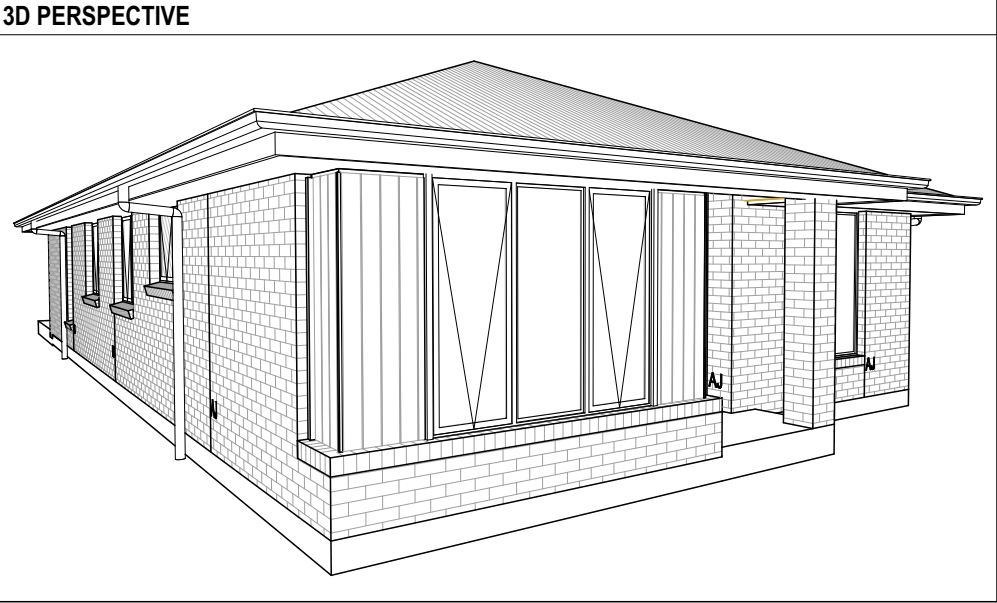
- AS & NCC COMPLIANCE
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO 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 2022 HOUSING PROVISIONS PART 10.8.
 - 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 | NO |
| 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 |
| TOPOGRAPHIC CLASSIFICATION | T3 |
| WATERWAY & COASTAL OVERLAY | NO |
| WIND REGION | A - NORMAL |
| WITHIN 1km CALM SALT WATER | NO |
| WITHIN 50km BREAKING SURF | 36.00km |
| ZONING | VILLAGE |
| HOMES TASMANIA | |

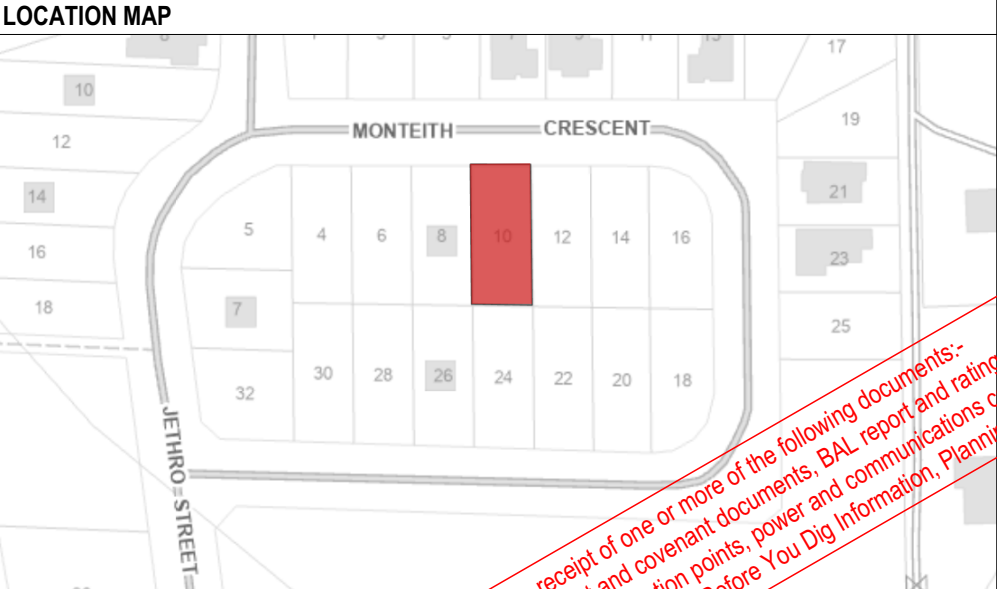
BUILDING CONTROLS & COMPLIANCE

| CONTROL | REQUIRED | PROPOSED |
|------------------------|---------------|----------|
| SETBACKS | | |
| FRONT | MIN. 4,500mm | 5,443mm |
| SIDE A | MIN. 3,000mm | 3,433mm |
| SIDE B | MIN. 3,000mm | 4,634mm |
| REAR | MIN. 3,000mm | 12,336mm |
| BULK & SCALE | | |
| SITE AREA | 622m² | |
| SITE COVERAGE | MAX. 50% | 26.19% |
| LANDSCAPE | | |
| NO APPLICABLE CONTROLS | | |
| EARTHWORKS | | |
| CUT DEPTH | MAX. 2,000mm | 287mm |
| ACCESS & AMENITY | | |
| PARKING SPACES | MIN. 2 SPACES | 2 SPACES |



NOTE TO OWNER

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



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

BUILDING INFORMATION

| | |
|--|-----------------------|
| GROUND FLOOR TOP OF WALL HEIGHT(S) | 2445mm |
| NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL | |
| ROOF PITCH (U.N.O.) | 23.0° |
| ELECTRICITY SUPPLY | SINGLE PHASE |
| GAS SUPPLY | NONE |
| ROOF MATERIAL | SHEET METAL |
| ROOF COLOUR | 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: ENS

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
CONDENSATION MANAGEMENT

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

| 3 | PRELIMINARY PLAN SET - INITIAL ISSUE | ALL | 2025.09.24 | TDO | - |
|-----|--------------------------------------|-------|------------|-------|-------|
| No. | AMENDMENT | SHEET | DATE | DRAWN | CHECK |

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| | | | | | | | | | | | | | |
|---|---------------------|--|----------|------------------------------|-------|-----------------|---------------------------------|-------------|----------------|------------|-----------------|--------|--|
| <div>NOW</div> <div>by Wilson Homes</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. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. |
| | NOW BY WILSON HOMES | | 1 | DRAFT SALE PLAN - CT1 | HMI | 11/09/2025 | WILSON COMPLETE | | CYPRESS 15 | | H-WNWCYP10SA | | |
| | COPYRIGHT: | | 2 | DRAFT SALE PLAN - CT1 UPDATE | HMI | 17/09/2025 | ADDRESS: | | FACADE DESIGN: | | FACADE CODE: | | |
| | © 2025 | | 3 | PRELIM PLANS - INITIAL ISSUE | TDO | 23/09/2025 | 10 MONTEITH CR, BAGDAD TAS 7030 | | DAINTREE | | F-WNWCYP10DTREA | | |
| | | | | | | | LOT / SECTION / CT: | COUNCIL: | SHEET TITLE: | SHEET No.: | SCALES: | | |
| | | | | | | 44 / - / 185527 | SOUTHERN MIDLANDS | COVER SHEET | 1 / 20 | | | 714429 | |

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.

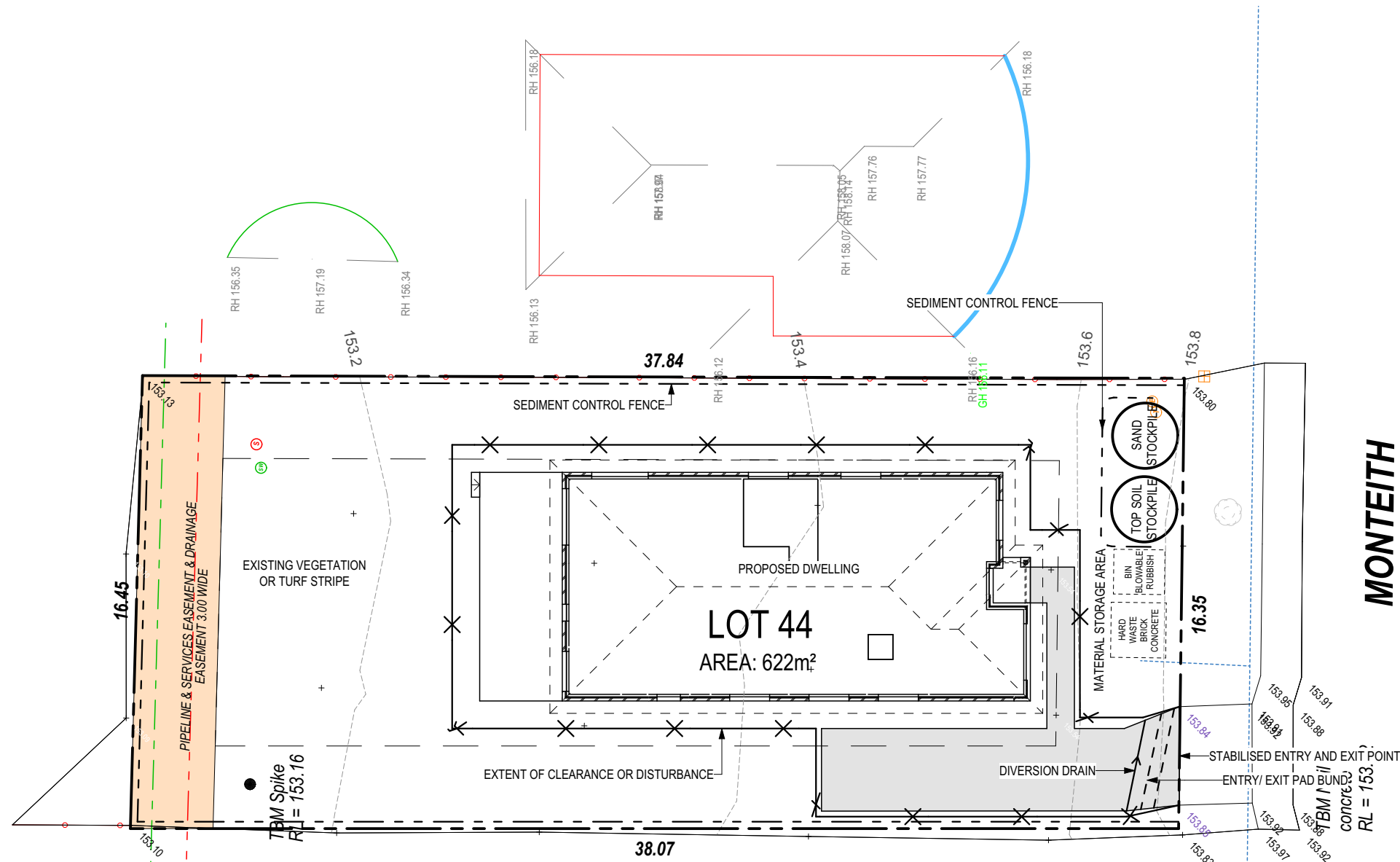
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.

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.

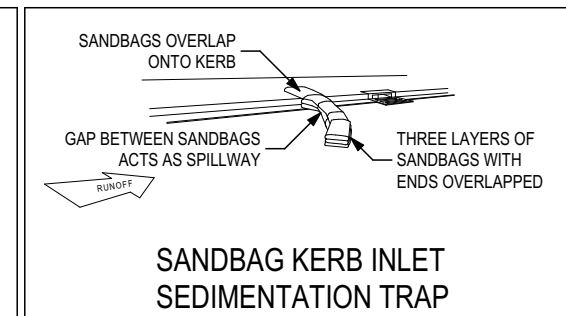
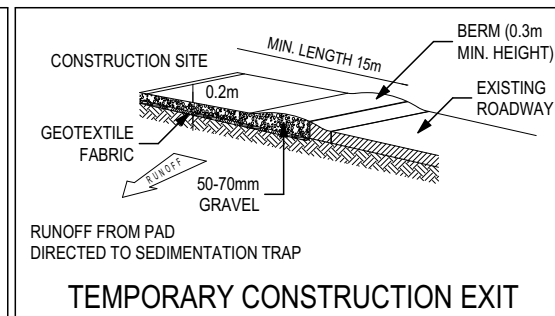
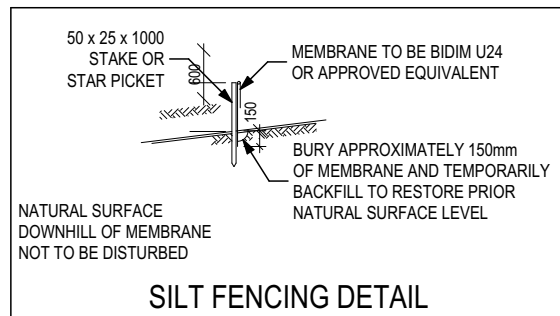


**MONTEITH
CRESCENT**

APPROX. CONC. DRIVEWAY
BY BUILDER
46m² TOTAL
(46m² TO BDY)

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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.



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


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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| | | | | | | | | | | | | | |
|--|---------------------|--|----------|------------------------------|-------|------------|---------------------------------|-------------------|------------------------------|--|-----------------|---------|--|
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| | | | | | | | LOT / SECTION / CT: | COUNCIL: | SHEET TITLE: | | SHEET No.: | SCALES: | |
| | | | | | | | 44 / - / 185527 | SOUTHERN MIDLANDS | SOIL & WATER MANAGEMENT PLAN | | 3 / 20 | 1:200 | 714429 |

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:



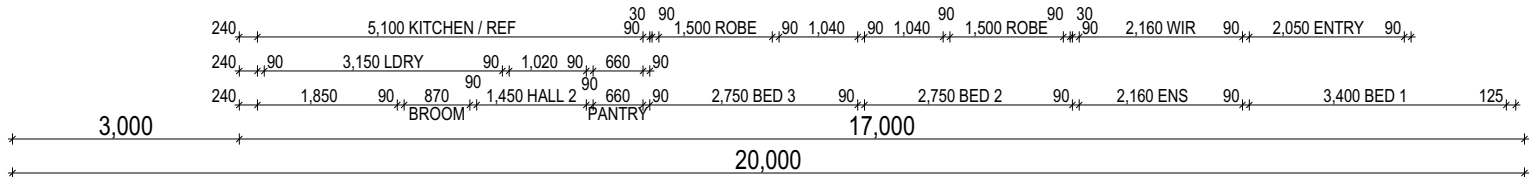
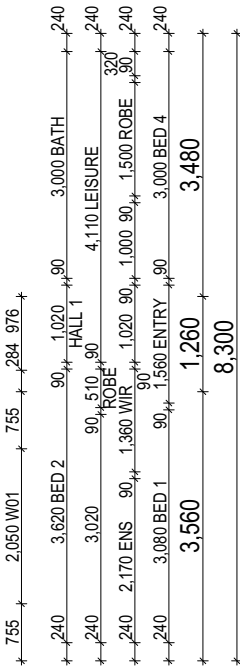
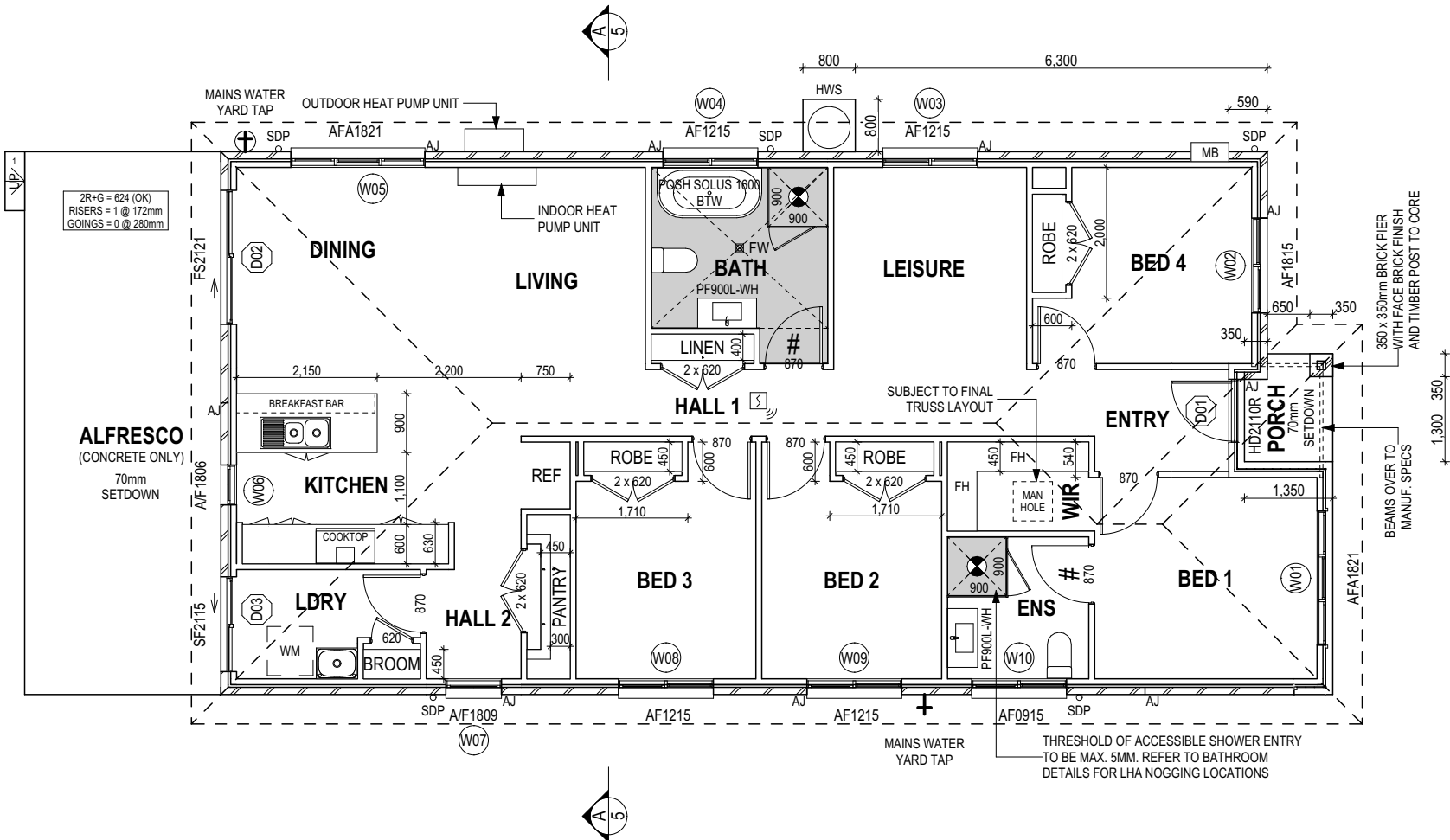
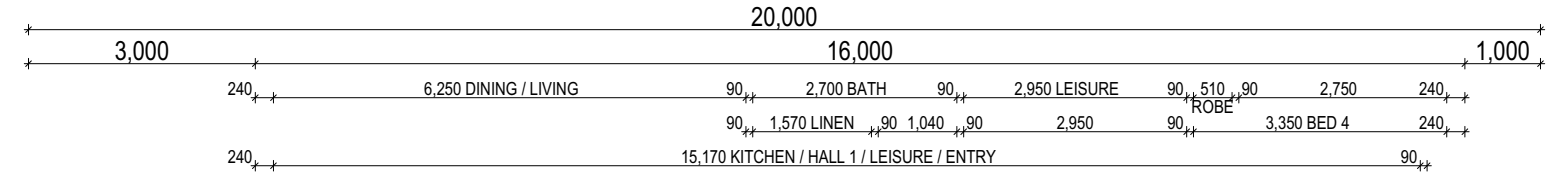
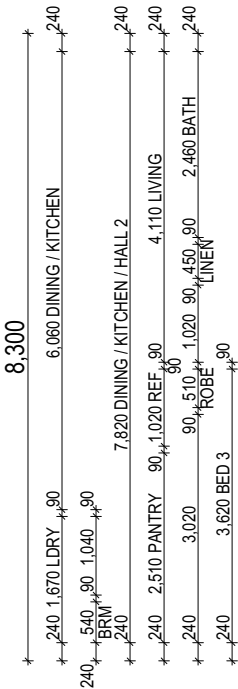
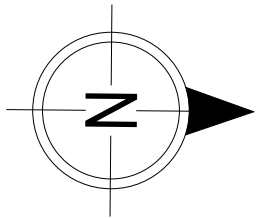
LEGEND

- 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 | | 24.90 |
| LIVING | | 135.92 |
| PORCH | | 2.09 |
| | | 162.91 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
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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1 DRAFT SALE PLAN - CT1

2 DRAFT SALE PLAN - CT1 UPDATE

3 PRELIM PLANS - INITIAL ISSUE

DRAWN

HMI 11/09/2025

HMI 17/09/2025

TDO 23/09/2025

CLIENT:

WILSON COMPLETE

ADDRESS:

10 MONTEITH CR, BAGDAD TAS 7030

LOT / SECTION / CT:

44 / - / 185527

COUNCIL:

SOUTHERN MIDLANDS

HOUSE DESIGN:

CYPRESS 15

FACADE DESIGN:

DAINTREE

SHEET TITLE:

GROUND FLOOR PLAN

SHEET No.:

4 / 20

HOUSE CODE:

H-WNWCYP10SA

FACADE CODE:

F-WNWCYP10DTREA

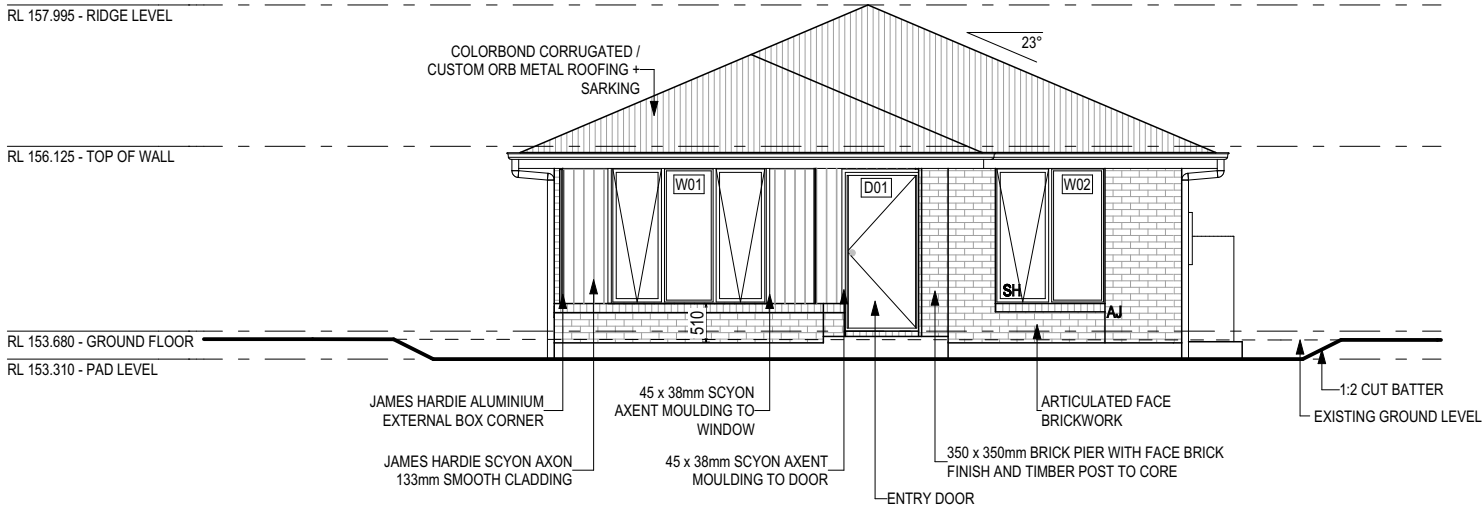
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1:100

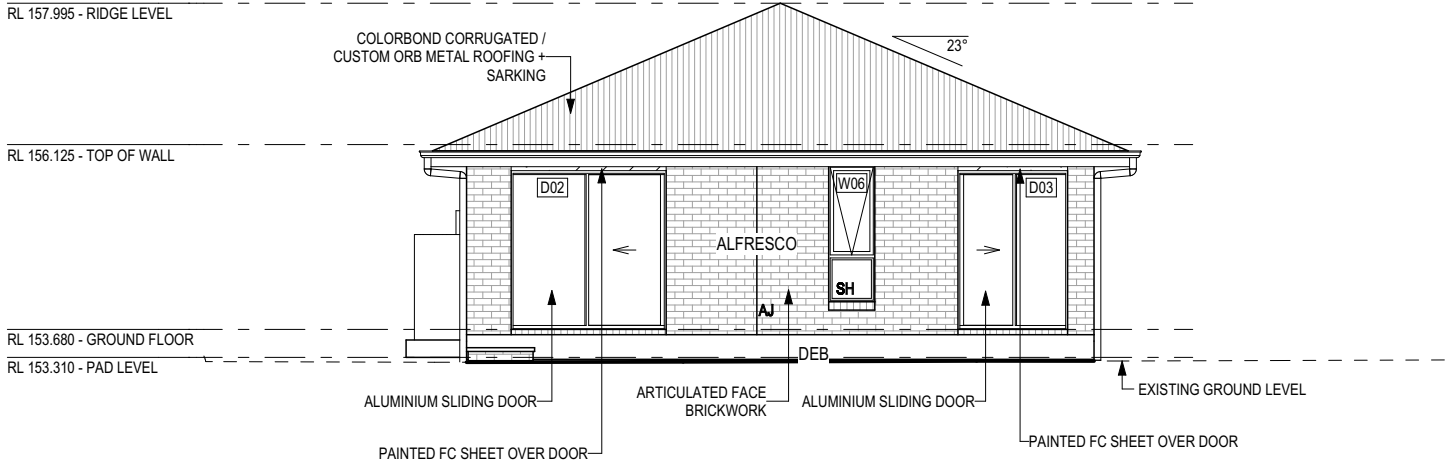
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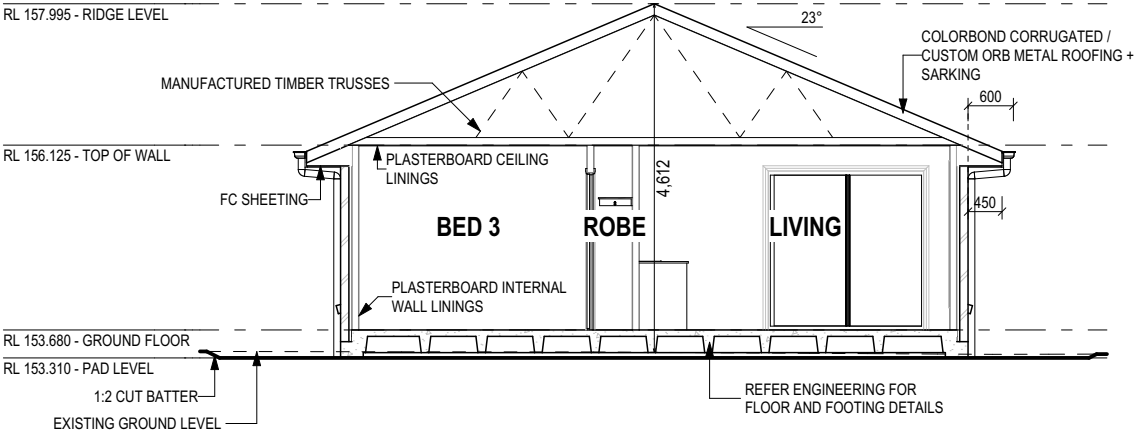
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25/09/2025



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

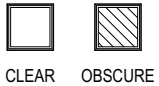
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

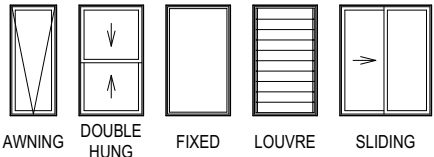
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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| 2 | DRAFT SALE PLAN - CT1 UPDATE |
| 3 | PRELIM PLANS - INITIAL ISSUE |

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| | |
|-----|------------|
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| HMI | 17/09/2025 |
| TDO | 23/09/2025 |

CLIENT:

WILSON COMPLETE

ADDRESS:

10 MONTEITH CR, BAGDAD TAS 7030

LOT / SECTION / CT:

44 / - / 185527

COUNCIL:

SOUTHERN MIDLANDS

HOUSE DESIGN:

CYPRESS 15

FACADE DESIGN:

DAINTREE

SHEET TITLE:

ELEVATIONS / SECTION

SHEET No.:

5 / 20

HOUSE CODE:

H-WNWCYP10SA

FACADE CODE:

F-WNWCYP10DTREA

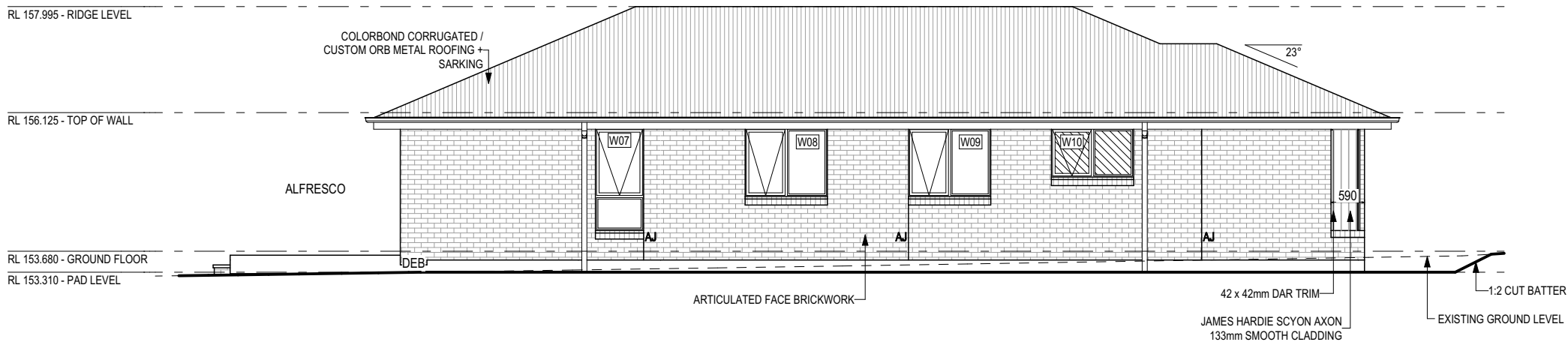
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1:100

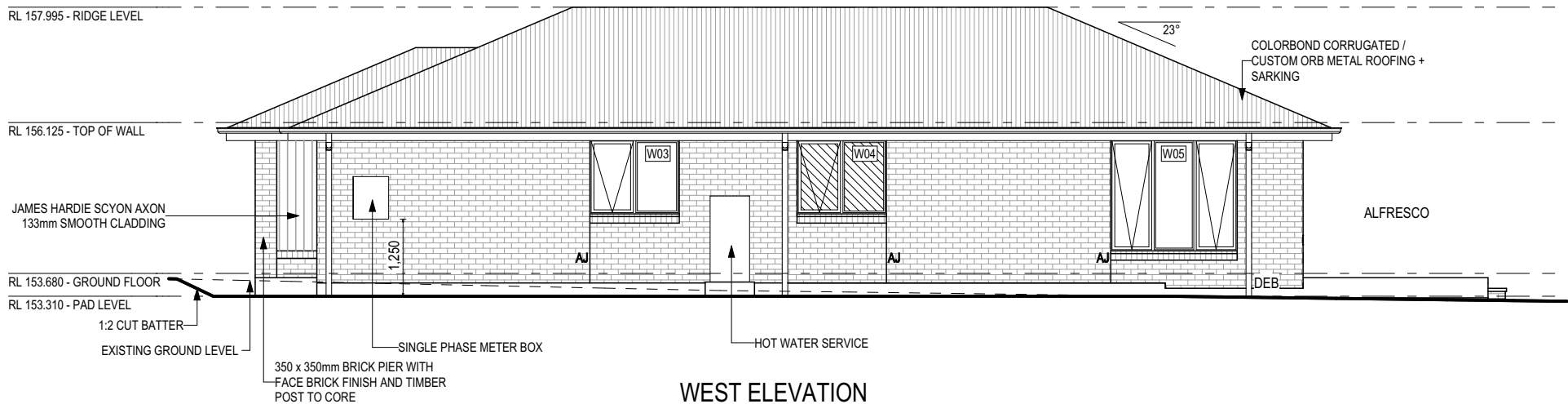
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EAST ELEVATION
SCALE: 1:100



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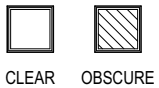
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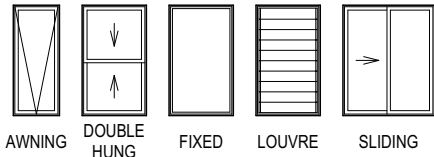
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRIC-001**

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(1 MAY 2023)**
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CONDENSATION MANAGEMENT

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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CYPRESS 15

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DAINTREE

SHEET TITLE:

ELEVATIONS

SHEET No.:

6 / 20

HOUSE CODE:

H-WNWCYP10SA

FACADE CODE:

F-WNWCYP10DTREA

SCALES:

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RECORD
EXTERIOR WINDOW & DOOR SCHEDULE ^{1,2} 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 | SNAP HEADER | 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 | SNAP HEADER | 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 | NA | |
| 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 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.

| 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:
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

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


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

PLAN ACCEPTANCE BY OWNER

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|--|---------------------|----------|------------------------------|-------|------------|---------------------------------|-------------------|-------------------------|------------|-----------------|--------|--|
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| | | | | | | LOT / SECTION / CT: | COUNCIL: | SHEET TITLE: | SHEET No.: | SCALES: | | |
| | | | | | | 44 / - / 185527 | SOUTHERN MIDLANDS | WINDOW & DOOR SCHEDULES | 7 / 20 | | 714429 | |

25/09/2025

| ROOM | AREA (m2) | WINDOW ID | LIGHT REQUIRED (m2) | LIGHT ACHIEVED (m2) | VENTILATION REQ'D (m2) | VENTILATION ACH'D (m2) |
|---------------------------------|-----------|---------------|---------------------|---------------------|------------------------|------------------------|
| OPEN KITCHEN/ LIVING/ DINING | 34.18 m² | D02, W05, W06 | 3.42 m² | 7.51 m² | 1.71 m² | 4.92 m² |
| BED 1 | 10.47 m² | W01 | 1.05 m² | 2.92 m² | 0.52 m² | 2.26 m² |
| BED 2 | 9.69 m² | W09 | 0.97 m² | 1.38 m² | 0.48 m² | 0.79 m² |
| BED 3 | 9.69 m² | W08 | 0.97 m² | 1.38 m² | 0.48 m² | 0.79 m² |
| BED 4 | 9.61 m² | W02 | 0.96 m² | 2.13 m² | 0.48 m² | 1.21 m² |
| LEISURE | 12.12 m² | W03 | 1.21 m² | 1.38 m² | 0.61 m² | 0.79 m² |

PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

| | | | | | | | | | | | | | |
|--|---------------------|--|----------|------------------------------|-------|-----------------|---------------------------------|-------------------------------|----------------|--------------|-----------------|---------|--|
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| | © 2025 | | 3 | PRELIM PLANS - INITIAL ISSUE | TDO | 23/09/2025 | 10 MONTEITH CR, BAGDAD TAS 7030 | | DAINTREE | | F-WNWCYP10DTREA | | |
| | | | | | | | LOT / SECTION / CT: | | SHEET TITLE: | | SHEET No.: | SCALES: | |
| | | | | | | 44 / - / 185527 | | COUNCIL: SOUTHERN MIDLANDS | | CALCULATIONS | | 8 / 20 | 714429 |

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Template Version: 24.041



NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

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(1 MAY 2023)
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CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

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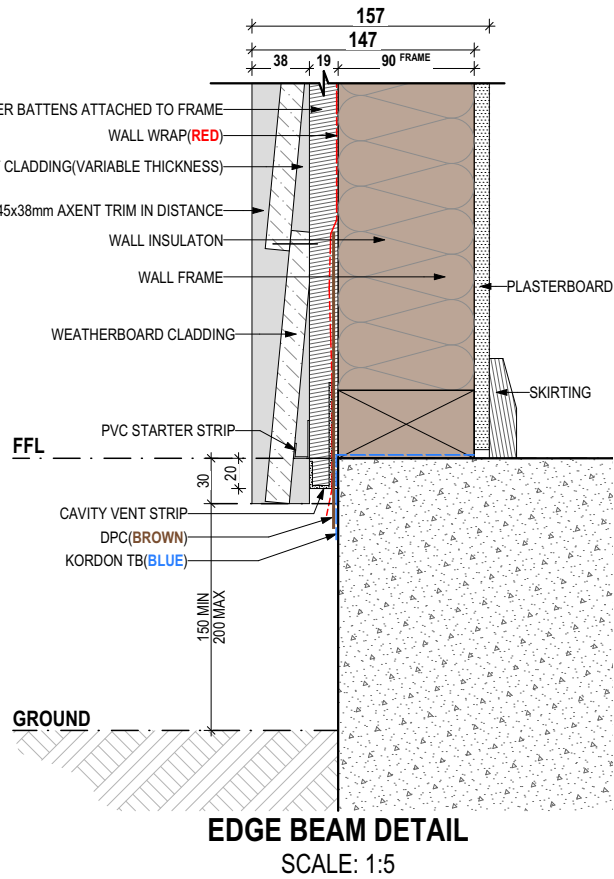
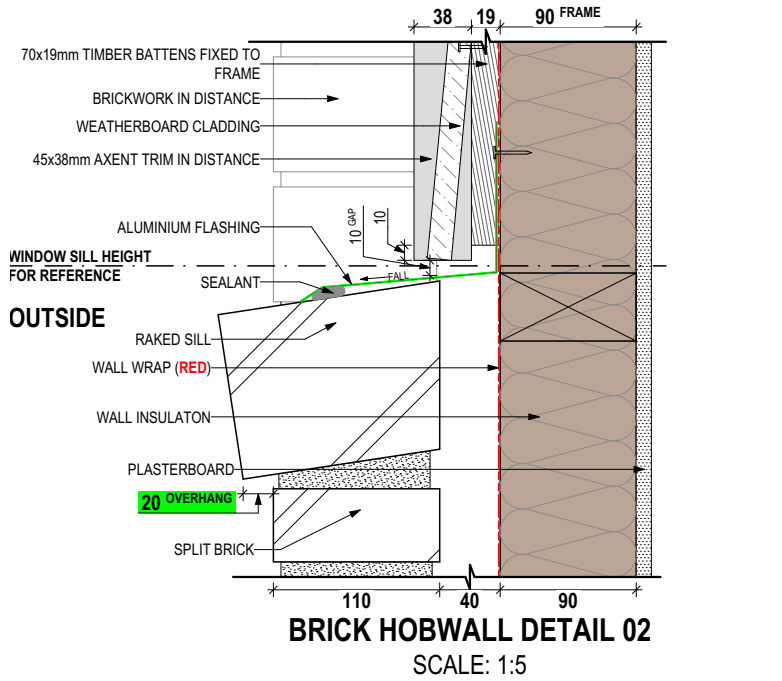
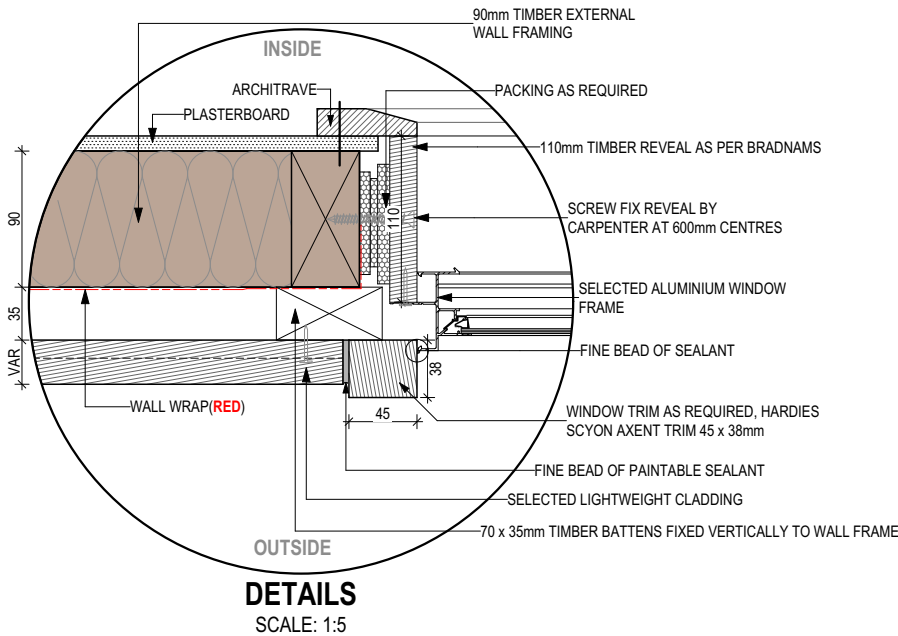
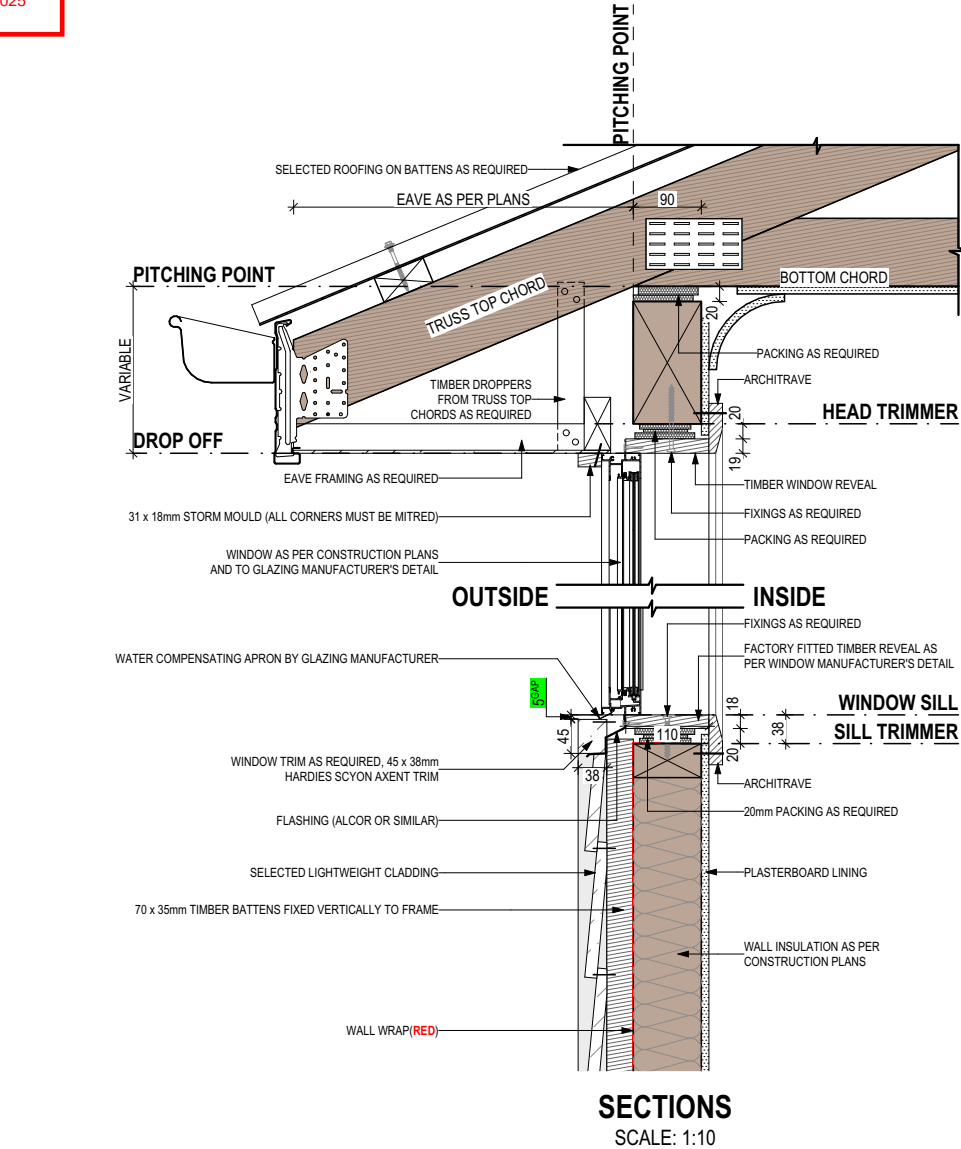
DATE:

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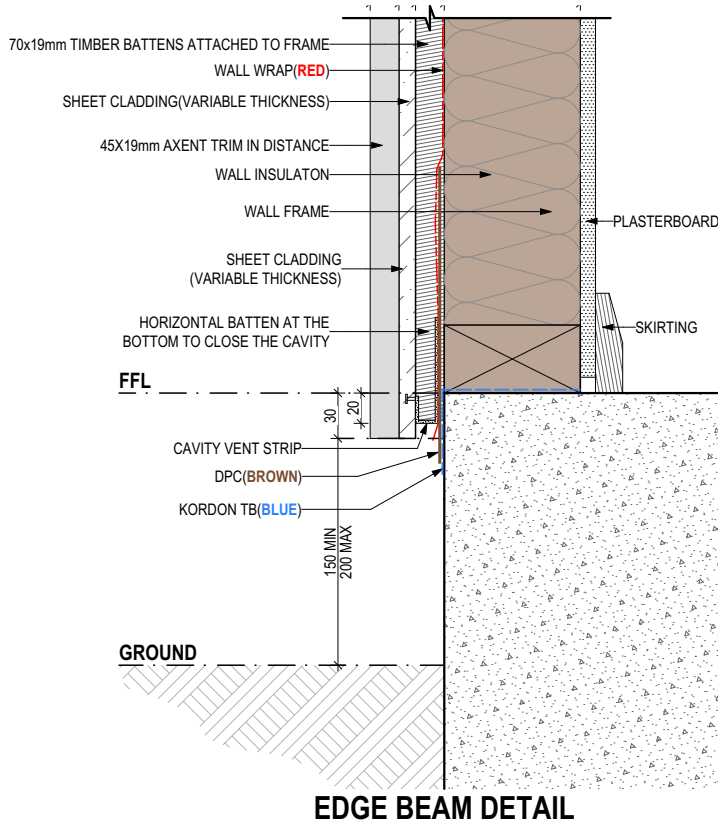
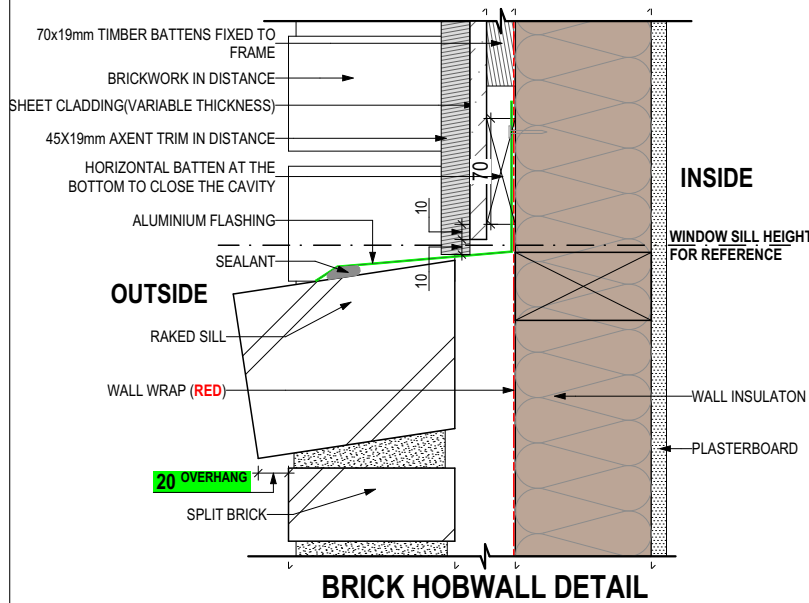
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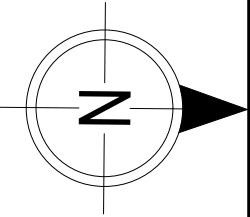
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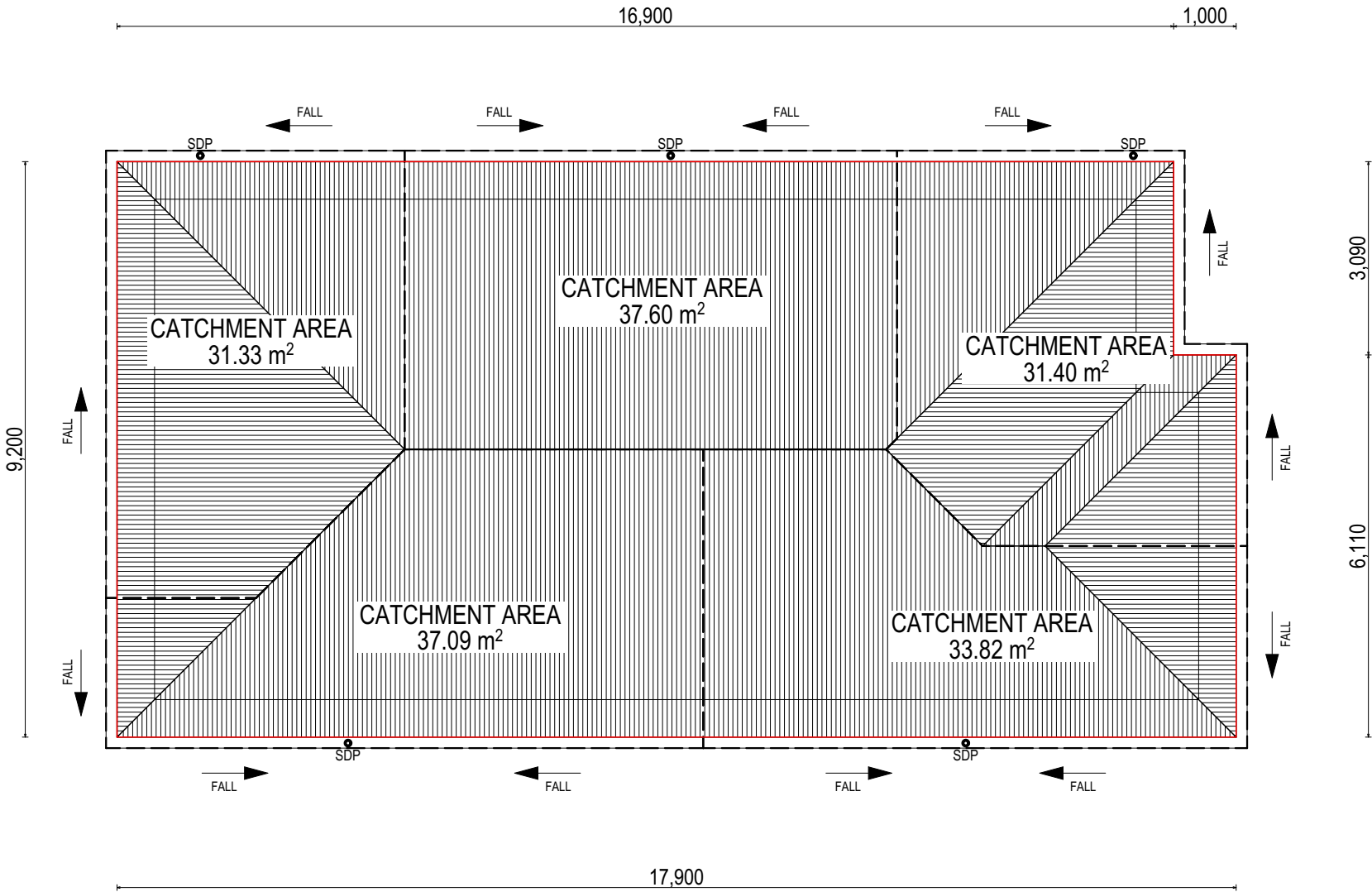


WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

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 | | |
|---|--------|---|
| | 161.59 | Flat Roof Area (excluding gutter and slope factor) (m ²) |
| | 175.54 | Roof Surface Area (includes slope factor, excludes gutter) (m ²) |
| Downpipe roof calculations (as per AS/NZA3500.3:2021) | | |
| Ah | 171.24 | Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²) |
| Ac | 207.2 | 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 | 83 | Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021) |
| Acdp | 64 | Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²) |
| Required Downpipes | 3.24 | Ac / Acdp |
| Downpipes Provided | 5 | |



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

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

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



| | |
|----------------|---------------------|
| SPECIFICATION: | NOW BY WILSON HOMES |
| COPYRIGHT: | © 2025 |

| REVISION | DRAWN |
|--------------------------------|----------------|
| 1 DRAFT SALE PLAN - CT1 | HMI 11/09/2025 |
| 2 DRAFT SALE PLAN - CT1 UPDATE | HMI 17/09/2025 |
| 3 PRELIM PLANS - INITIAL ISSUE | TDO 23/09/2025 |

| | |
|---------------------|---------------------------------|
| CLIENT: | WILSON COMPLETE |
| ADDRESS: | 10 MONTEITH CR, BAGDAD TAS 7030 |
| LOT / SECTION / CT: | 44 / - / 185527 |
| COUNCIL: | SOUTHERN MIDLANDS |

| | |
|----------------|--------------------|
| HOUSE DESIGN: | CYPRESS 15 |
| FACADE DESIGN: | DAINTREE |
| SHEET TITLE: | ROOF DRAINAGE PLAN |

| | |
|--------------|-----------------|
| HOUSE CODE: | H-WNWCYP10SA |
| FACADE CODE: | F-WNWCYP10DTREA |
| SHEET No.: | 11 / 20 |
| SCALES: | 1:100 |

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.

714429

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

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

COVERINGS LEGEND

- NO COVERING
- COVER GRADE CONCRETE
- CARPET
- LAMINATE
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- DECKING



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


PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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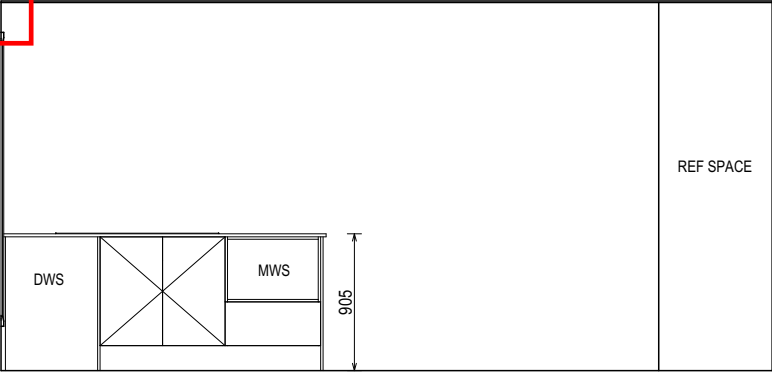
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| | | | | | | | | | | | | | | |
|--|---------------------------------------|--|----------|------------------------------|-------|------------|---|--|-------------------------------|--|---------------------------------|---------------------------------|------------------|--|
|  | SPECIFICATION: NOW BY WILSON HOMES | | REVISION | | DRAWN | | CLIENT: WILSON COMPLETE | | HOUSE DESIGN: CYPRESS 15 | | | HOUSE CODE: H-WNWCYP10SA | | 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. |
| | | | 1 | DRAFT SALE PLAN - CT1 | HMI | 11/09/2025 | | | | | | | | |
| | COPYRIGHT: © 2025 | | 2 | DRAFT SALE PLAN - CT1 UPDATE | HMI | 17/09/2025 | ADDRESS: 10 MONTEITH CR, BAGDAD TAS 7030 | | FACADE DESIGN: DAINTREE | | | FACADE CODE: F-WNWCYP10DTREA | | |
| | | | 3 | PRELIM PLANS - INITIAL ISSUE | TDO | 23/09/2025 | | | | | | | | |
| | | | | | | | LOT / SECTION / CT: 44 / - / 185527 | | COUNCIL: SOUTHERN MIDLANDS | | SHEET TITLE: FLOOR COVERINGS | SHEET No.: 12 / 20 | SCALES: 1:100 | |

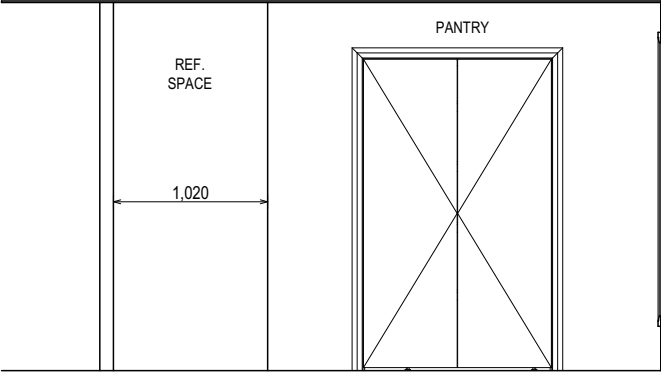
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25/09/2025

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

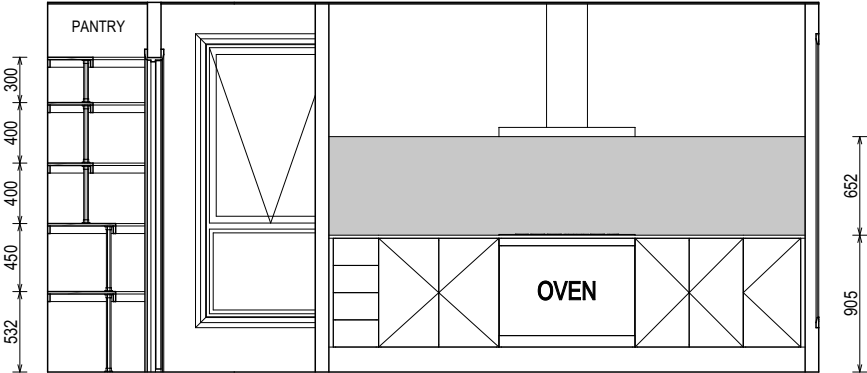
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.



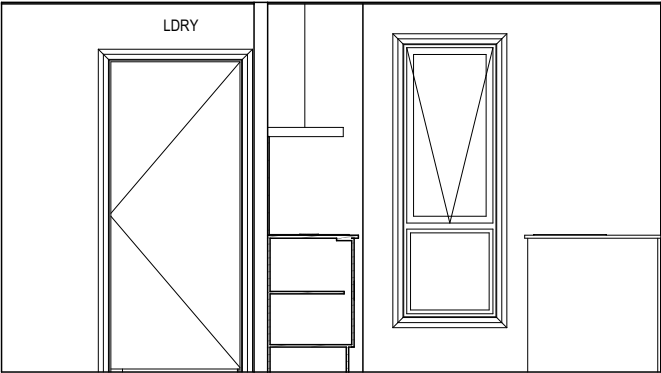
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SCALE: 1:50



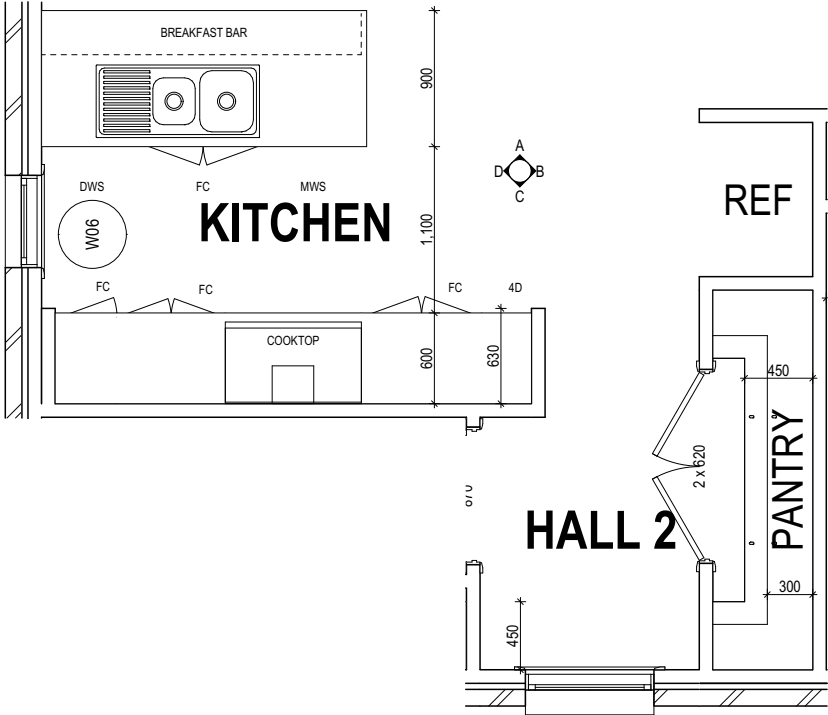
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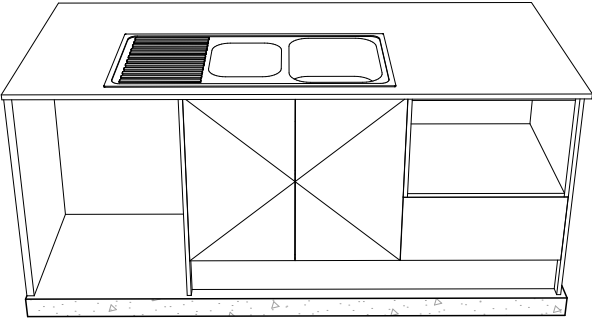
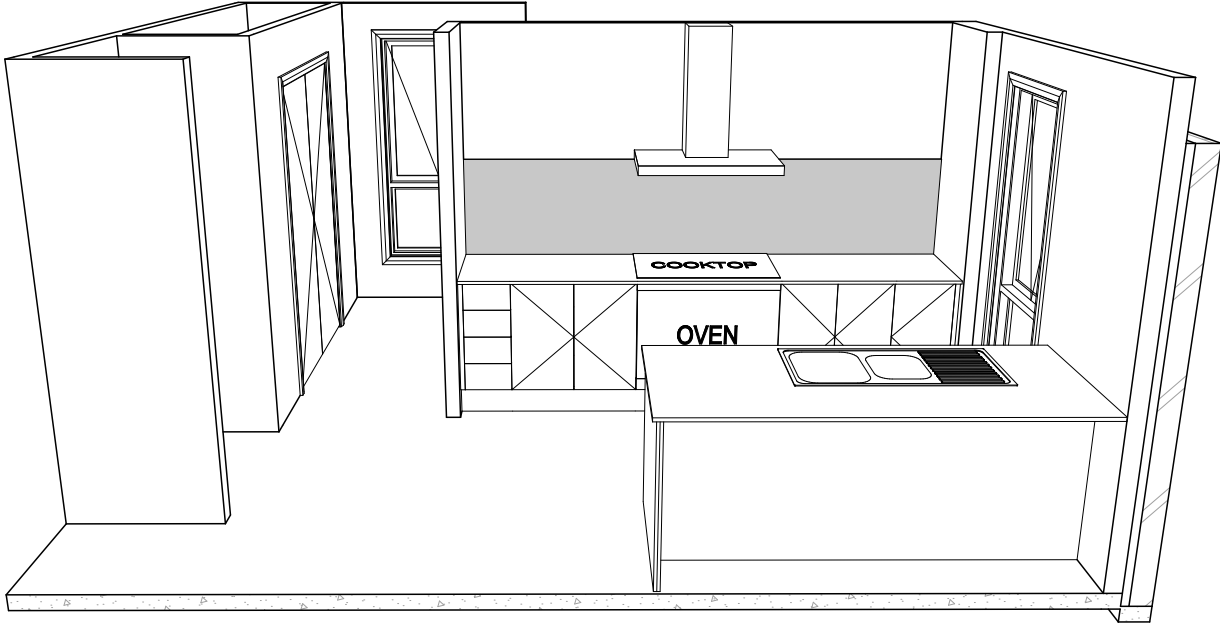
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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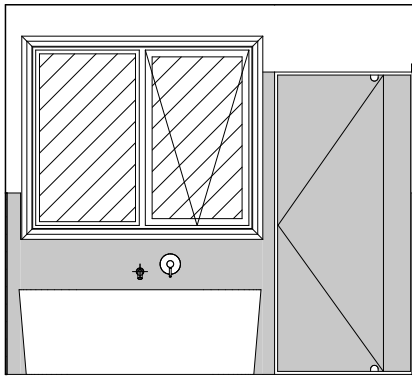
REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

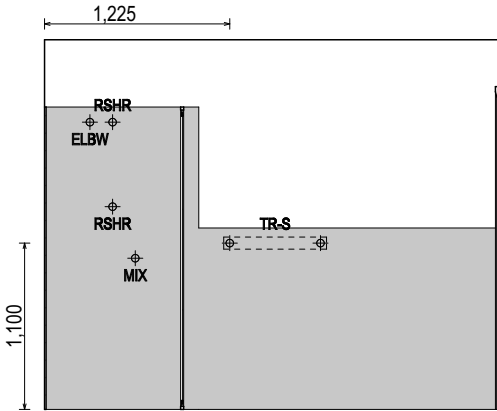
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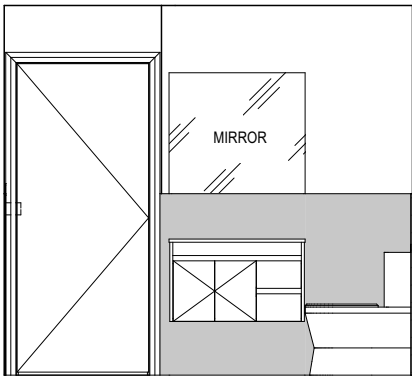
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE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



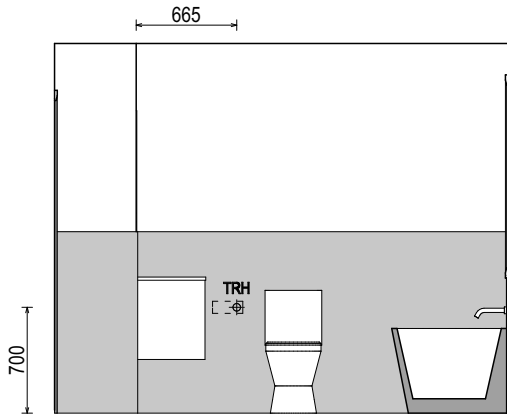
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SCALE: 1:50



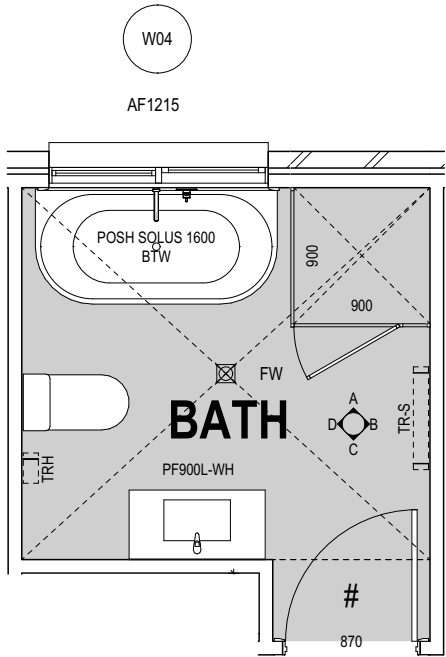
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

| SHAMPOO RECESS SIZE | | STRUCTURAL DIMENSIONS | |
|---------------------|--------------|-----------------------|--------|
| | | 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
CONDENSATION MANAGEMENT

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 |
| COPYRIGHT: | © 2025 |

| REVISION | DRAWN |
|--------------------------------|----------------|
| 1 DRAFT SALE PLAN - CT1 | HMI 11/09/2025 |
| 2 DRAFT SALE PLAN - CT1 UPDATE | HMI 17/09/2025 |
| 3 PRELIM PLANS - INITIAL ISSUE | TDO 23/09/2025 |

| | |
|---------------------|---------------------------------|
| CLIENT: | WILSON COMPLETE |
| ADDRESS: | 10 MONTEITH CR, BAGDAD TAS 7030 |
| LOT / SECTION / CT: | 44 / - / 185527 |
| COUNCIL: | SOUTHERN MIDLANDS |

| | |
|----------------|------------------|
| HOUSE DESIGN: | CYPRESS 15 |
| FACADE DESIGN: | DAINTREE |
| SHEET TITLE: | BATHROOM DETAILS |

SHEET No.:
14 / 20

| | |
|--------------|-----------------|
| HOUSE CODE: | H-WNWCYP10SA |
| FACADE CODE: | F-WNWCYP10DTREA |
| SCALES: | 1:50 |

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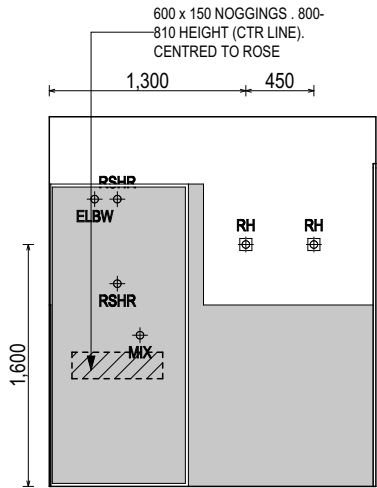
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STANDARD BATH HOB D-WETA-BATH003
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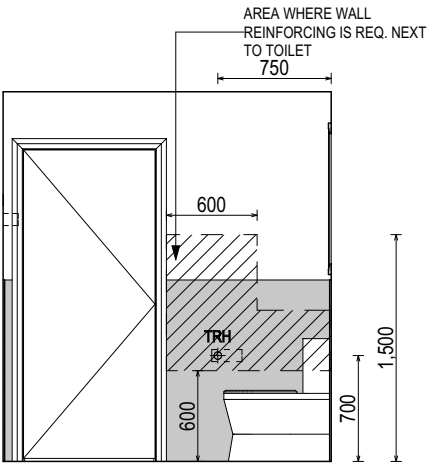
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LEGEND

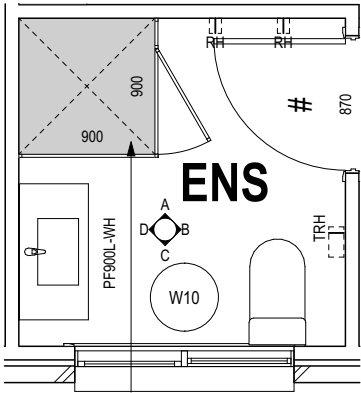
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE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



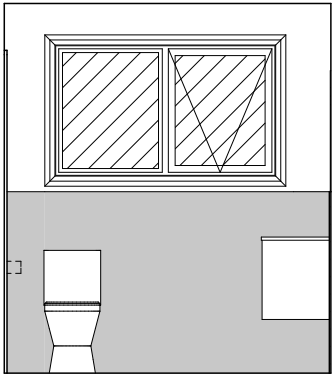
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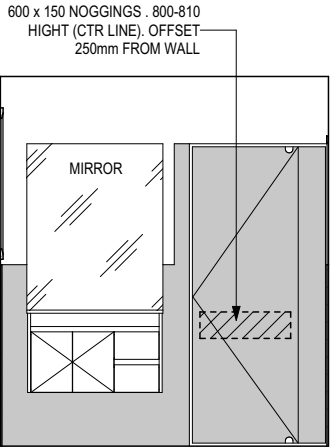
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ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

| SHAMPOO RECESS SIZE | | STRUCTURAL DIMENSIONS | |
|---------------------|--------------|-----------------------|--------|
| | | 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
CONDENSATION MANAGEMENT

PLAN ACCEPTANCE BY OWNER

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| 1 | DRAFT SALE PLAN - CT1 | HMI | 11/09/2025 |
| 2 | DRAFT SALE PLAN - CT1 UPDATE | HMI | 17/09/2025 |
| 3 | PRELIM PLANS - INITIAL ISSUE | TDO | 23/09/2025 |

CLIENT:
WILSON COMPLETE
ADDRESS:
10 MONTEITH CR, BAGDAD TAS 7030
LOT / SECTION / CT:
44 / - / 185527
COUNCIL:
SOUTHERN MIDLANDS

HOUSE DESIGN:
CYPRESS 15
FACADE DESIGN:
DAINTREE
SHEET TITLE:
ENSUITE DETAILS

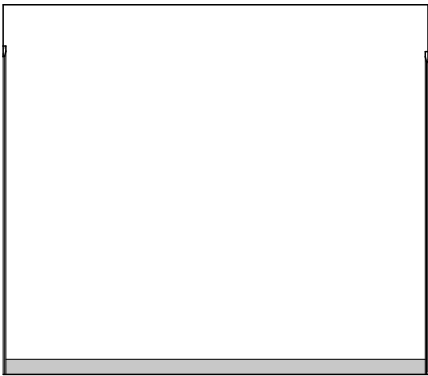
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H-WNWCYP10SA
FACADE CODE:
F-WNWCYP10DTREA
SHEET No.:
15 / 20
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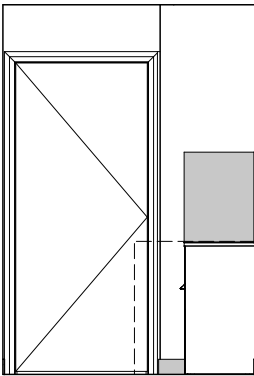
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

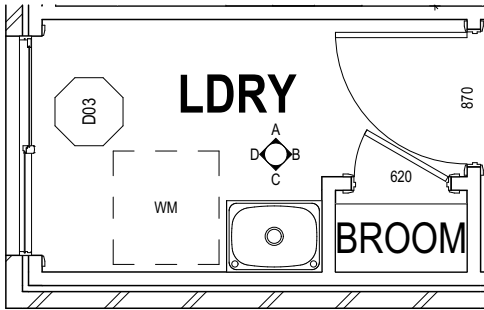
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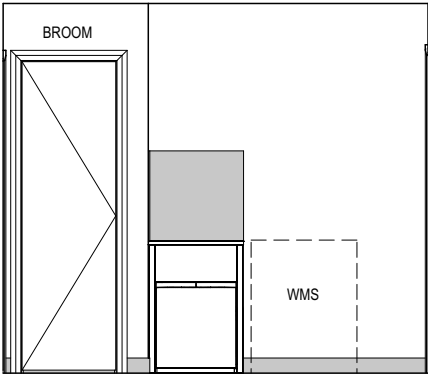
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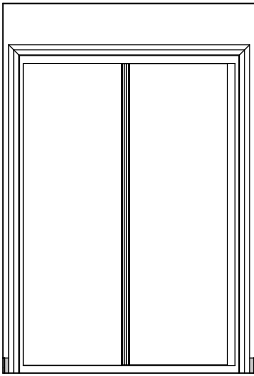
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SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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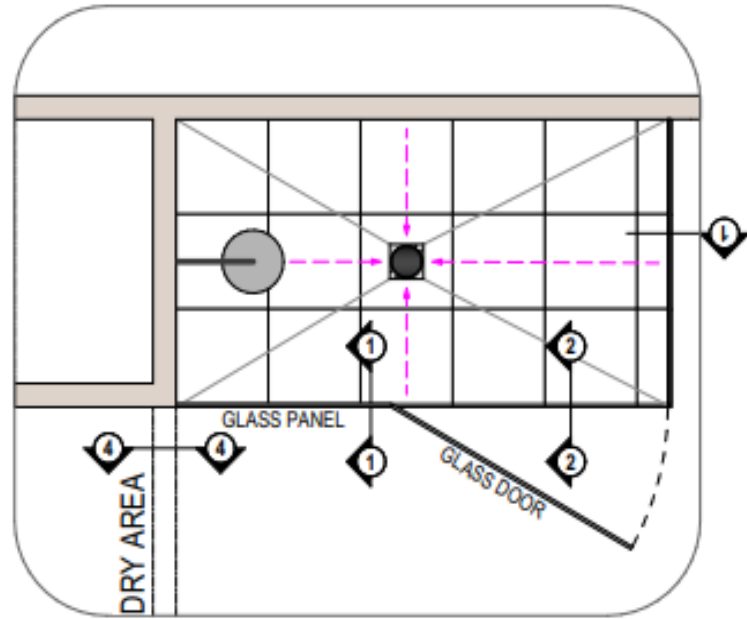


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| | 3 | PRELIM PLANS - INITIAL ISSUE | | TDO | 23/09/2025 | | | | | | | |
| | | | | | | LOT / SECTION / CT: 44 / - / 185527 | COUNCIL: SOUTHERN MIDLANDS | SHEET TITLE: LAUNDRY DETAILS | SHEET No.: 16 / 20 | SCALES: 1:50 | 714429 | |

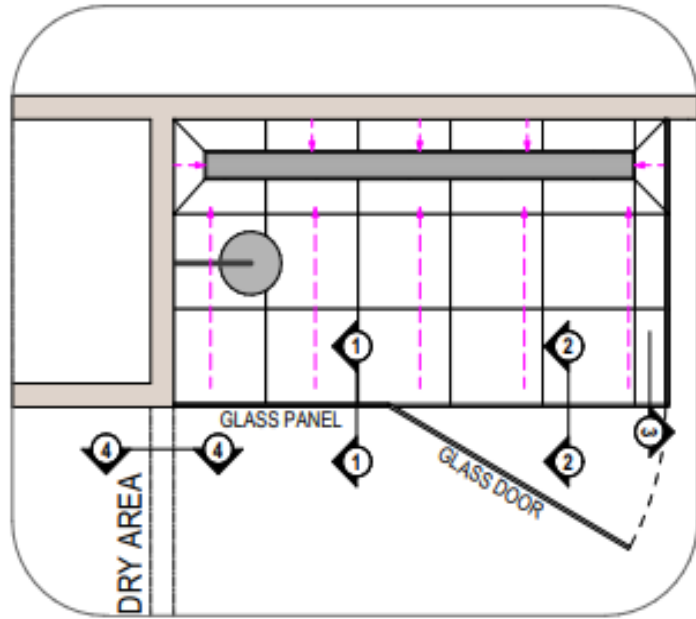
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STANDARD SHOWER & WATERPROOFING DETAIL

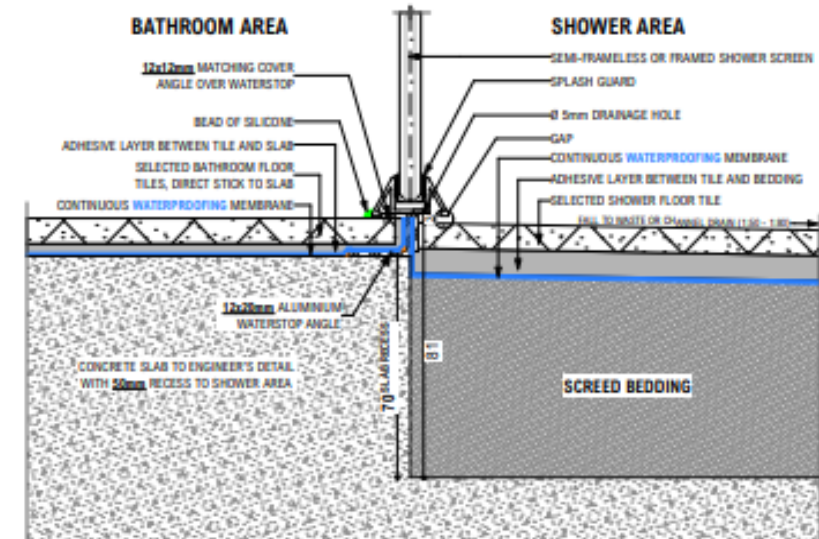
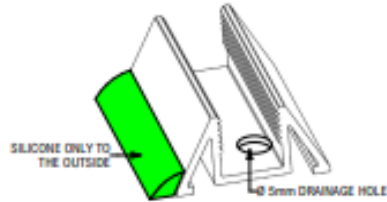
- ALL PLANS ARE DIAGRAMATIC, REFER TO THE CONSTRUCTION PLANS FOR THE BATHROOM & SHOWER LAYOUTS.
- DO NOT SILICON THE BOTTOM OF THE FRAME ON THE SHOWER SIDE.



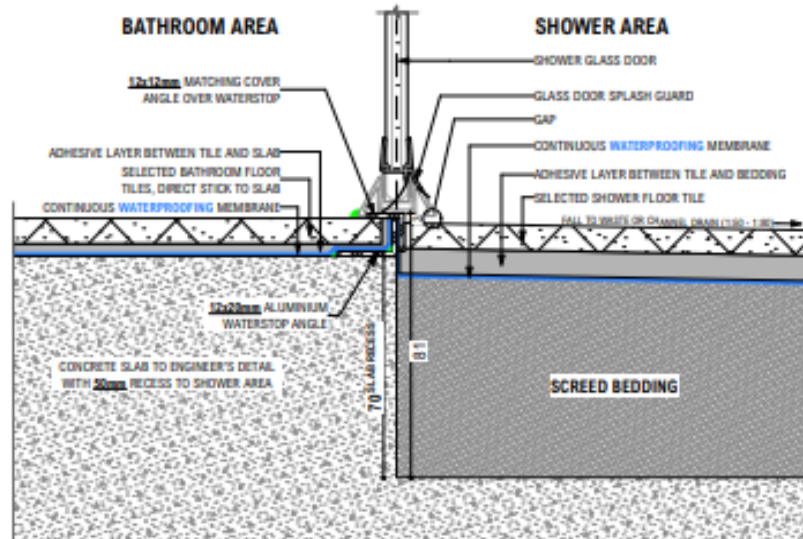
PLAN VIEW 1
(STANDARD FW)
SCALE: 1:20



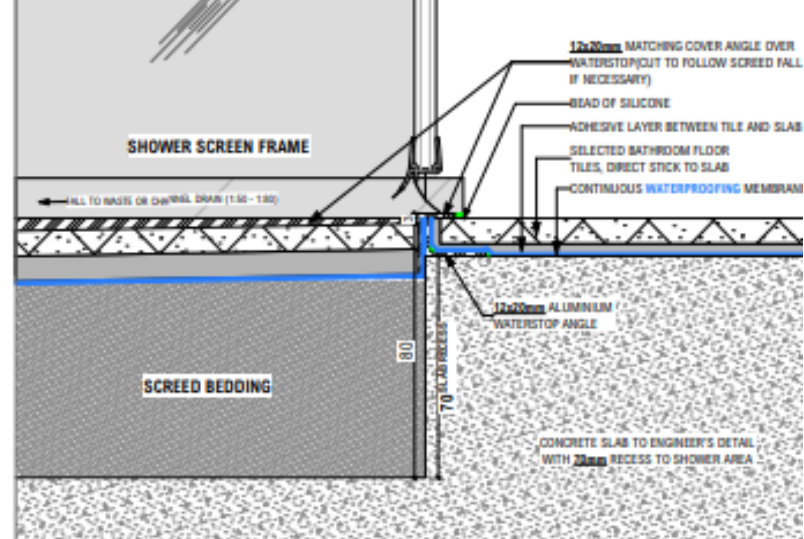
PLAN VIEW 2
(CHANNEL DRAIN)
SCALE: 1:20



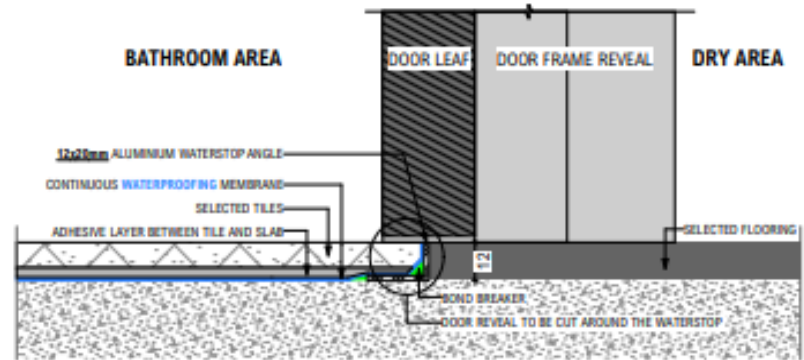
SECTION 01 - THROUGH GLASS SCREEN
SCALE: 1:2



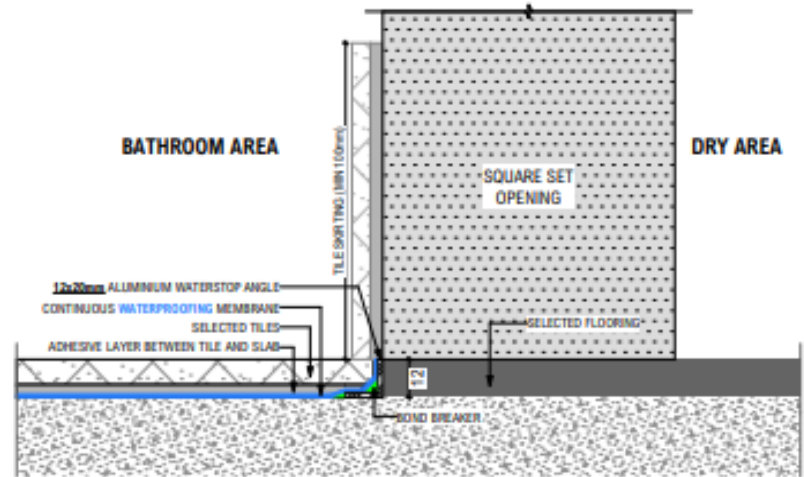
SECTION 02 - THROUGH GLASS DOOR
SCALE: 1:2



SECTION 03 - THROUGH GLASS SCREEN
SCALE: 1:2



SECTION 04 -
(STANDARD)
SCALE: 1:2



SECTION 04 -
(UPGRADE)
SCALE: 1:2

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REVISION
1 DRAFT SALE PLAN - CT1
2 DRAFT SALE PLAN - CT1 UPDATE
3 PRELIM PLANS - INITIAL ISSUE

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HMI 11/09/2025
HMI 17/09/2025
TDO 23/09/2025

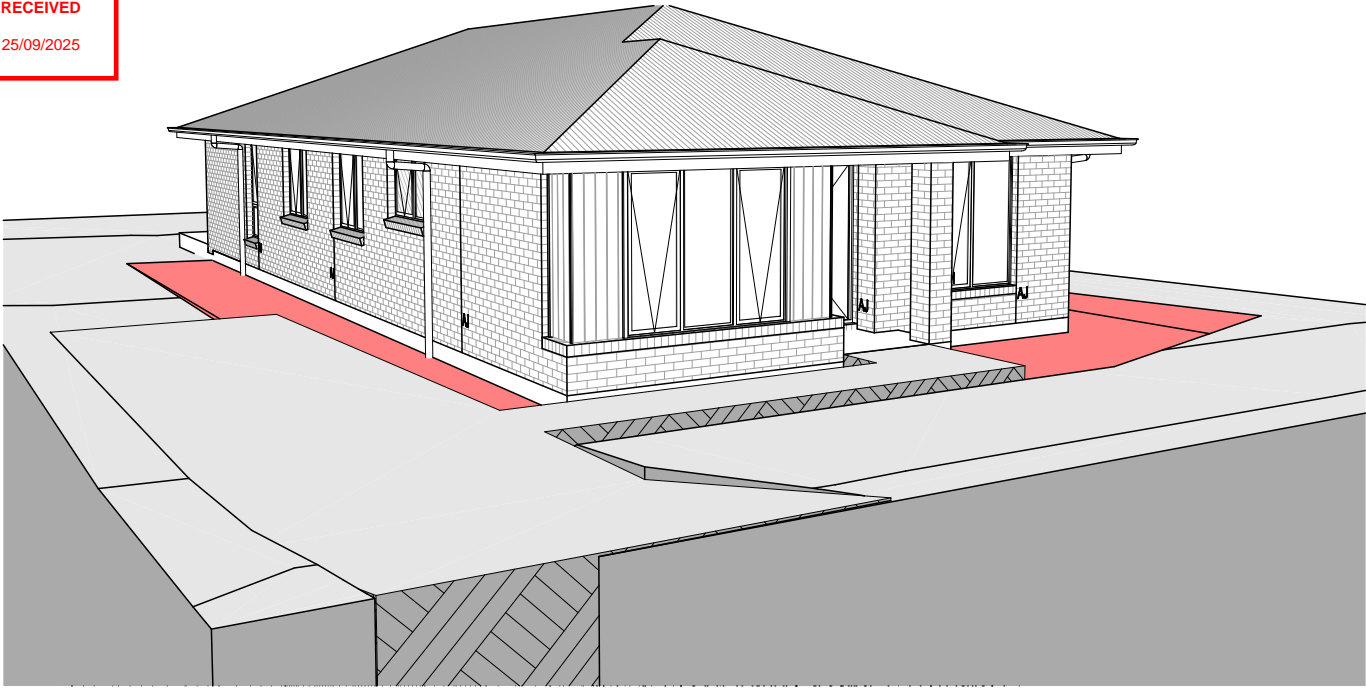
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COUNCIL:
SOUTHERN MIDLANDS

HOUSE DESIGN:
CYPRESS 15
FACADE DESIGN:
DAINTREE
SHEET TITLE:
STANDARD SHOWER & WATERPROOFING

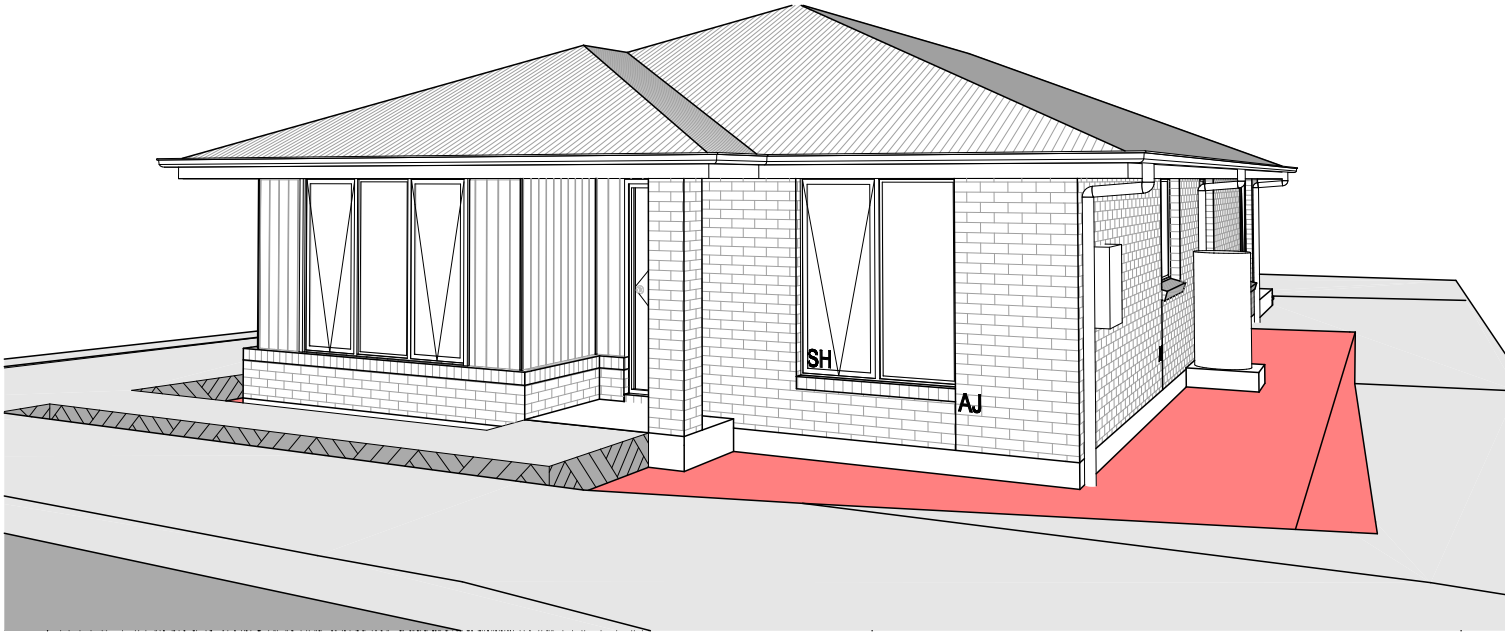
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F-WNWCYP10DTREA
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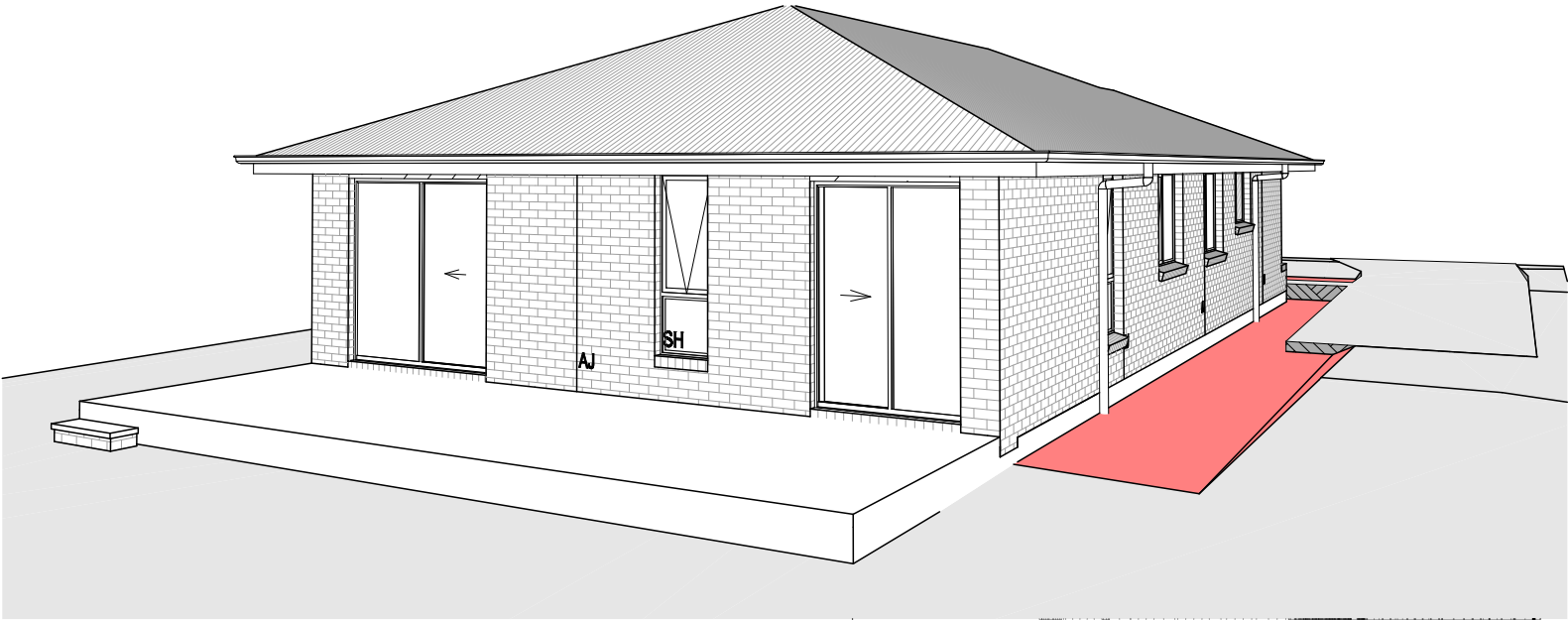
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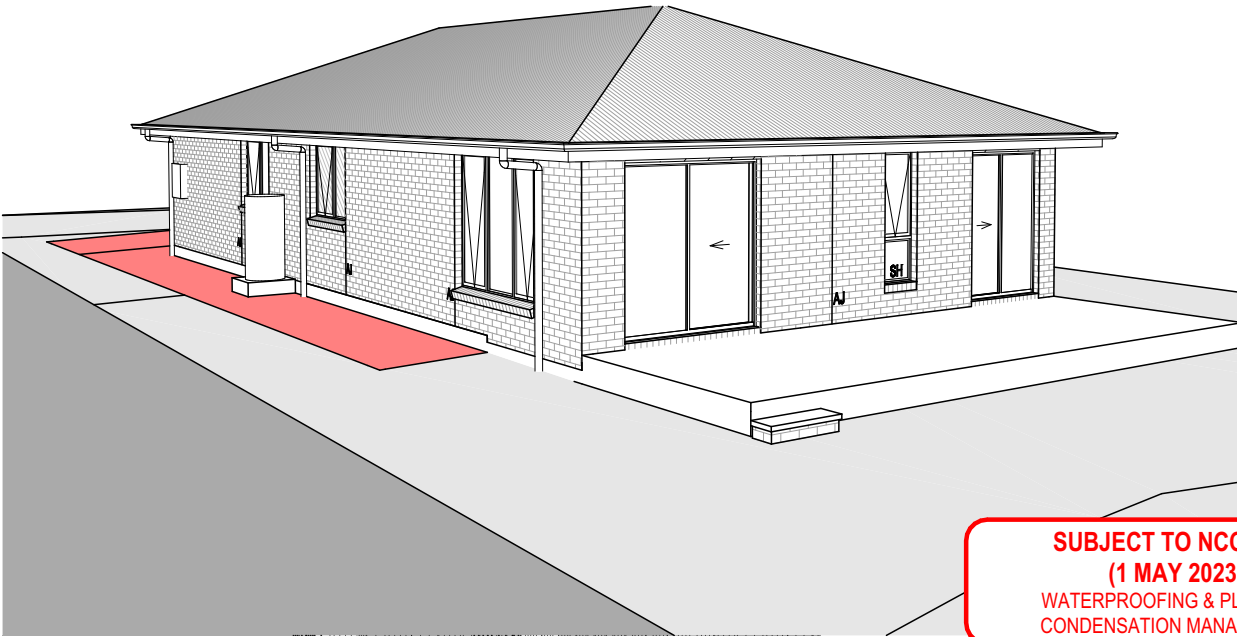
FRONT LEFT



FRONT RIGHT



REAR LEFT




REAR RIGHT

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CONDENSATION MANAGEMENT

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| | | | 2 | DRAFT SALE PLAN - CT1 UPDATE | HMI | 17/09/2025 | | | | | | | | | | | |
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GENERAL
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- ~~25.09.2015~~ BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK

- INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DO NOT INCLUDE WALL LININGS

SITE WORKS

- CUT AND FILL BATTERS ARE INDICATIVE ONLY. BATTER TO COMPLY WITH THE NCC TABLE 3.2.1
- ALL CUTS AND FILL'S SHOWN (DA DRAWINGS) ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTORY SOIL TEST HAS BEEN RECEIVED AND REVIEWED
- ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT EROSION
- EMBANKMENTS CANNOT EXCEED 2.0m IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPES OF SOIL RETAINING METHODS
- ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.2.1 OF THE NCC

| SOIL TYPE / CLASSIFICATION | EMBANKMENT OF SLOPE | |
|-------------------------------|---------------------|--------------|
| | COMPACTED FILL | CUT |
| STABLE ROCK (A) | 3 : 3 | 8 : 1 |
| SAND (A) | 1 : 2 | 1 : 2 |
| SILT (P) | 1 : 4 | 1 : 4 |
| FIRM CLAY | 1 : 2 | 1 : 1 |
| SOFT CLAY | NOT SUITABLE | 2 : 3 |
| SOFT SOILS (P) | NOT SUITABLE | NOT SUITABLE |

MASONRY

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700
- EXTERNAL WALLS TO BE 110mm BRICKWORK UNLESS NOTED OTHERWISE
- MORTAR MIXED @ 1:1:6 CEMENT:LIME:SAND UNLESS STATED OTHERWISE BY ENGINEER
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES @ 1200 CTRS IN ACCORDANCE WITH AS2904
- VERTICAL ARTICULATION JOINTS TO BE PROVIDED @ 6m MAX CTRS FOR UNREINFORCED MASONARY WALLS EXCEPT WHERE BUILT ON CLASS A OR S SOIL AND SPACED AS PER AS3700 SECTION 12.6.4. WILSON HOMES REQUEST THAT @ 5m CTRS.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700a

TIMBER FRAMING

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NCC
- ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684
- MGP10 PINE FRAMING OR F17 SOLID AND FINGER JOINED FRAMING TO ALL STRUCTURAL COMPONENTS. 90 x 35mm FRAMING TO INTERNAL AND EXTERNAL WALLS. TIMBER COMPOSITE ENGINEERED ROOF TRUSSES WITH HARDWOOD AND MGP COMPONENTS
- GALVANISED WALL TIES TO MASONRY @ 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS

BRACING / LINTELS

- WALL BRACING AS PER AS1684-2 2021 AND AS1170 WIND LOADS
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684 TABLE 8.1 (H) METHOD B. 900 WIDE SHEET PLY BRACING PANELS (6mm THICK F11 OR 4mm THICK F14) TO BE FIXED TO STUD FRAME WITH 2.8mm DIA x 30mm LONG MIN. FLAT HEAD NAILS.
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

**TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17
HARDWOOD AS FOLLOWS:**

| | |
|-------------|----------|
| 0 - 1500 | 120 x 35 |
| 1500 - 2400 | 140 x 35 |
| 2400 - 2700 | 190 x 35 |

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:

| | |
|-------------|------------------|
| 0 - 2700 | 90 x 90 x 6 EA |
| 2700 - 3200 | 100 x 100 x 8 EA |
| 3200 - 4000 | 150 x 90 x 8 EA |

***LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING**

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

- CONCRETE FOOTING AND SLABS TO BE IN ACCORDANCE WITH AS2870
- CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND:
 - HAVE A STRENGTH @ 28 DAYS OF NOT LESS THAN 25MPa (N25 GRADE)
 - HAVE A 20mm NOMINAL AGGREGATE SIZE
 - HAVE A NOMINAL 80mm SLUMP
- CONCRETE SLAB TO BE LAID OVER 0.2mm POLYTHENE MEMBRANE, 50mm WELL BEDDED SAND AND MINIMUM COMPACTED FCR (20mm)
- SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

WINDOWS

- WINDOWS TO BE ALUMINIUM FRAMED SLIDING UNLESS NOTED OTHERWISE
- ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEERS REPORT
- ALL OPENING WINDOWS TO COMPLY WITH NCC 8 REQUIREMENTS
- AS PER NCC 11.3.6 ALL BEDROOM WINDOWS WHERE THE LOWEST OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m OF FFL AND THE FFL IS 2m OR MORE ABOVE NGL, REQUIRE A PERMANENTLY FIXED DEVICE RESTRICTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH; AND RESISTING OUTWARDS HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVER-RIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM INSTALLED AND BARRIER BELOW THE WINDOW THAT IS 865mm HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125mm SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm FROM FFL.
- GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY WITH NCC PART 8.4

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
 - STORMWATER PIPES TO BE UPVC CLASS HD
 - SEWER PIPES TO BE UPVC CLASS SH
 - PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
 - TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
 - BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
 - PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NCC TABLE 3.1.1.1
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
 - PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
 - PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
 - DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

STAIRCASES / BALUSTRADES / HANDRAILS

| | |
|--------------|-------------------------|
| STAIR TREADS | 240mm MIN. - 355mm MAX. |
| STAIR RISERS | 115mm MIN. - 190mm MAX. |

- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
- NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
- BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
- DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
- NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
- WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS, OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
- GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
 - PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.
- ## ELECTRICAL
- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
 - EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
 - IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
 - ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD
- COMPLIANCE WITH NCC PART 10.2 AND AS3740
- ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MINIMUM 900mm SHOWER SCREEN OR FLOORWASTE WITHIN 1500mm OF SHOWER CONNECTION AS PER AS3740


CONDENSATION

- WHERE RAKED CEILINGS EXIST, IT IS HIGHLY RECOMMENDED THAT SUITABLE SPACING BETWEEN SARKING AND BULK INSULATION EXISTS. (NO CONTACT BETWEEN PRODUCTS). THE BUILDER IS TO ENSURE ADEQUATE SIZED TIMBER IS USED TO ENSURE THIS SEPARATION IS PROVIDED.
- IN STANDARD ROOF SPACES, IT IS HIGHLY RECOMMENDED TO PROVIDE SEPARATION BETWEEN SARKING AND CEILING INSULATION AROUND THE BUILDING PERIMETER, TO ENSURE AIRFLOW FROM EAVE VENTS IS MAINTAINED
- IT IS HIGHLY RECOMMENDED THAT ALL LIGHTWEIGHT CLADDING IS BATTENED OUT FROM STUDS (METAL / FC SHEET / TIMBER)

WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4
- ## **FIRE SAFETY**
- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
 - SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
 - INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES

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| | © 2025 | | 3 | PRELIM PLANS - INITIAL ISSUE | TDO | 23/09/2025 | 10 MONTEITH CR, BAGDAD TAS 7030 | | DAINTREE | | H-WNWCYP10DTREA | | | |
| | | | | | | | LOT / SECTION / CT: | | COUNCIL: | | SHEET TITLE: | | | SHEET No.: |
| | | | | | | | 44 / - / 185527 | | SOUTHERN MIDLANDS | | GENERAL NOTES | | 19 / 20 | 714429 |

GENERAL
RECEIVED

VERIFY ALL DIMENSIONS AND LEVELS ON SITE
PRIOR TO COMMENCEMENT OF WORK

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC)
- INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DO NOT INCLUDE WALL LININGS

SITE WORKS

- CUT AND FILL BATTERS ARE INDICATIVE ONLY. BATTER TO COMPLY WITH THE NCC TABLE 3.2.1
- ALL CUTS AND FFL'S SHOWN (DA DRAWINGS) ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTORY SOIL TEST HAS BEEN RECEIVED AND REVIEWED
- ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT EROSION
- EMBANKMENTS CANNOT EXCEED 2.0m IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPES OF SOIL RETAINING METHODS
- ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.2.1 OF THE NCC

| SOIL TYPE / CLASSIFICATION | EMBANKMENT OF SLOPE | |
|-------------------------------|---------------------|--------------|
| | COMPACTED FILL | CUT |
| STABLE ROCK (A) | 3 : 3 | 8 : 1 |
| SAND (A) | 1 : 2 | 1 : 2 |
| SILT (P) | 1 : 4 | 1 : 4 |
| FIRM CLAY | 1 : 2 | 1 : 1 |
| SOFT CLAY | NOT SUITABLE | 2 : 3 |
| SOFT SOILS (P) | NOT SUITABLE | NOT SUITABLE |

MASONRY

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700
- EXTERNAL WALLS TO BE 110mm BRICKWORK UNLESS NOTED OTHERWISE
- MORTAR MIXED @ 1:1:6 CEMENT:LIME:SAND UNLESS STATED OTHERWISE BY ENGINEER
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES @ 1200 CTRS IN ACCORDANCE WITH AS2904
- VERTICAL ARTICULATION JOINTS TO BE PROVIDED @ 6m MAX CTRS FOR UNREINFORCED MASONARY WALLS EXCEPT WHERE BUILT ON CLASS A OR S SOIL AND SPACED AS PER AS3700 SECTION 12.6.4. WILSON HOMES REQUEST THAT @ 5m CTRS.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700a

TIMBER FRAMING

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NCC
- ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684
- MGP10 PINE FRAMING OR F17 SOLID AND FINGER JOINED FRAMING TO ALL STRUCTURAL COMPONENTS. 90 x 35mm FRAMING TO INTERNAL AND EXTERNAL WALLS. TIMBER COMPOSITE ENGINEERED ROOF TRUSSES WITH HARDWOOD AND MGP COMPONENTS
- GALVANISED WALL TIES TO MASONRY @ 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS

BRACING / LINTELS

- WALL BRACING AS PER AS1684-2:2021 AND AS1170 WIND LOADS
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684 TABLE 8.1 (H) METHOD B. 900 WIDE SHEET PLY BRACING PANELS (6mm THICK F11 OR 4mm THICK F14) TO BE FIXED TO STUD FRAME WITH 2.8mm DIA x 30mm LONG MIN. FLAT HEAD NAILS.
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

**TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17
HARDWOOD AS FOLLOWS:**

| | |
|-------------|----------|
| 0 - 1500 | 120 x 35 |
| 1500 - 2400 | 140 x 35 |
| 2400 - 2700 | 190 x 35 |

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:

| | |
|-------------|------------------|
| 0 - 2700 | 90 x 90 x 6 EA |
| 2700 - 3200 | 100 x 100 x 8 EA |
| 3200 - 4000 | 150 x 90 x 8 EA |

***LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING**

ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

- CONCRETE FOOTING AND SLABS TO BE IN ACCORDANCE WITH AS2870

- CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND:
 - HAVE A STRENGTH @ 28 DAYS OF NOT LESS THAN 25MPa (N25 GRADE)
 - HAVE A 20mm NOMINAL AGGREGATE SIZE
 - HAVE A NOMINAL 80mm SLUMP

- CONCRETE SLAB TO BE LAID OVER 0.2mm POLYTHENE MEMBRANE, 50mm WELL BEDDED SAND AND MINIMUM COMPACTED FCR (20mm)

- SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

WINDOWS

- WINDOWS TO BE ALUMINIUM FRAMED SLIDING UNLESS NOTED OTHERWISE
- ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEERS REPORT
- ALL OPENING WINDOWS TO COMPLY WITH NCC 8 REQUIREMENTS
- AS PER NCC 11.3.6 ALL BEDROOM WINDOWS WHERE THE LOWEST OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m OF FFL AND THE FFL IS 2m OR MORE ABOVE NGL, REQUIRE A PERMANENTLY FIXED DEVICE RESTRICTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH; AND RESISTING OUTWARDS HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVER-RIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM INSTALLED AND BARRIER BELOW THE WINDOW THAT IS 865mm HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125mm SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm FROM FFL.
- GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY WITH NCC PART 8.4

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NCC TABLE 3.1.1.1

- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

STAIRCASES / BALUSTRADES / HANDRAILS

| | |
|--------------|-------------------------|
| STAIR TREADS | 240mm MIN. - 355mm MAX. |
| STAIR RISERS | 115mm MIN. - 190mm MAX. |

- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
- NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
- BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
- DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
- NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
- WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS, OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
- GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
 - PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.
- ## ELECTRICAL
- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
 - EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
 - IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
 - ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD
- COMPLIANCE WITH NCC PART 10.2 AND AS3740
- ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MINIMUM 900mm SHOWER SCREEN OR FLOORWASTE WITHIN 1500mm OF SHOWER CONNECTION AS PER AS3740


CONDENSATION

- WHERE RAKED CEILINGS EXIST, IT IS HIGHLY RECOMMENDED THAT SUITABLE SPACING BETWEEN SARKING AND BULK INSULATION EXISTS. (NO CONTACT BETWEEN PRODUCTS). THE BUILDER IS TO ENSURE ADEQUATE SIZED TIMBER IS USED TO ENSURE THIS SEPARATION IS PROVIDED.
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WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4
- ## **FIRE SAFETY**
- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
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| | | | | | | | LOT / SECTION / CT: | | COUNCIL: | SHEET TITLE: | | SHEET No.: | | |
| | | | | | | | 44 / - / 185527 | | SOUTHERN MIDLANDS | | WET AREA & ENERGY EFFICIENCY NOTES 20 / 20 | | SCALES: | 714429 |



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

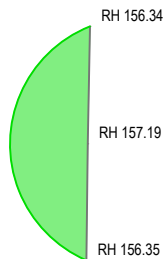
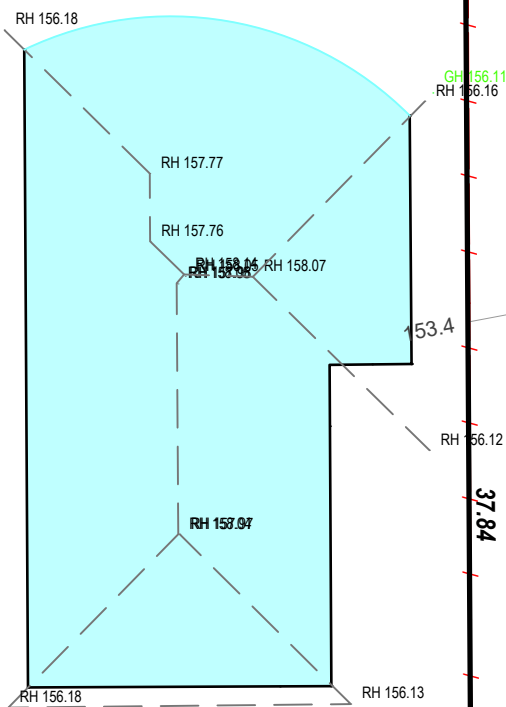
MONTEITH CRESCENT

TBM Nail in
concrete
RL = 153.92



LEGEND

- Water Meter
- Stop Valve
- Sewer Manhole
- Sewer House Conn.
- Stormwater Manhole
- Stormwater House Conn.
- Electrical Turret
- Electricity Conn.
- Communication Pit
- Communication Conn.
- Site Datum
- Boundary Peg/Mark
- Tree
- Property Boundary
- Fence
- Easement
- House
- Shed
- Stormwater Pipe Per BYDA
- Water Main Per BYDA
- Sewer Main Per BYDA



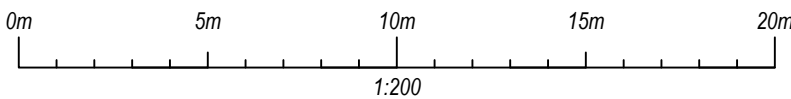
C.T.185527/44
622m²

Sewer IO
Lid = 153.17
Inv = 151.97

Stormwater IO
Lid = 153.07
Inv = Could not open

TBM Spike
RL = 153.16

**PIPELINE & SERVICES EASEMENT &
DRAINAGE EASEMENT 3.00 WIDE**
16.45



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. Services denoted as being "Per BYDA only" are approximate and for illustrative purposes only. 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.

Client Reference Number:
714429

HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM11072
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: 10 MONTEITH CRESCENT,
BAGDAD

| | | |
|--------------------------|--------------------------------------|---|
| Date: 29-07-25 | Contour interval: 0.200m | Reference: WILSH513 1625401 |
| Drawn: CF | Scale: 1:200 (A3) | Bearing Datum: MGA2020 per GNSS RTK |
| Approved: CF | Title Reference: 185527/44 | Vertical Datum: AHD83 per GNSS RTK |

AS2870:2011 SITE ASSESSMENT

10 Monteith Crescent

Bagdad

July 2025

Wilson Homes Reference: 714429



GEO-ENVIRONMENTAL

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.

Site Plan





Investigation Details

| | |
|------------------------------|----------------------------------|
| Client: | Wilson Homes- Multi Res Division |
| Site Address: | 10 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): | 185527/44 |
| Title Area: | Approx. 619.8 m ² |
| 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 |

Appendix 2 – Site Photos





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 | 7 | 14.3 | 2.2 | 243 | 15 |
| 200-300 | 4 | 25.0 | 1.3 | 139 | 8 |
| 300-400 | 5 | 20.0 | 1.6 | 174 | 10 |
| 400-500 | 5 | 20.0 | 1.6 | 174 | 10 |
| 500-600 | 6 | 16.7 | 1.9 | 208 | 13 |
| 600-700 | 6 | 16.7 | 1.9 | 208 | 13 |
| 700-800 | 7 | 14.3 | 2.2 | 243 | 15 |
| 800-900 | 6 | 16.7 | 1.9 | 208 | 13 |
| 900-1000 | 8 | 12.5 | 2.5 | 278 | 17 |
| 1000-1100 | 11 | 9.1 | 3.4 | 382 | 25 |
| 1100-1200 | 11 | 9.1 | 3.4 | 382 | 25 |
| 1200-1300 | 8 | 12.5 | 2.5 | 278 | 17 |
| 1300-1400 | 11 | 9.1 | 3.4 | 382 | 25 |
| 1400-1500 | 13 | 7.7 | 4.1 | 451 | 30 |
| 1500-1600 | 15 | 6.7 | 4.7 | 521 | 35 |

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 | 0.20-0.80 | CH | Silty CLAY: high plasticity, grey, brown, slightly moist, very stiff |
| 0.80-1.10 | 0.80-1.20 | CL | Sandy CLAY: medium plasticity, brown, slightly moist, stiff |
| 1.10-1.40 | 1.20-1.80 | CH | Sandy CLAY: trace of gravel, high plasticity, brown, slightly moist, stiff, |
| 1.40-2.30 | 1.80-2.00 | 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

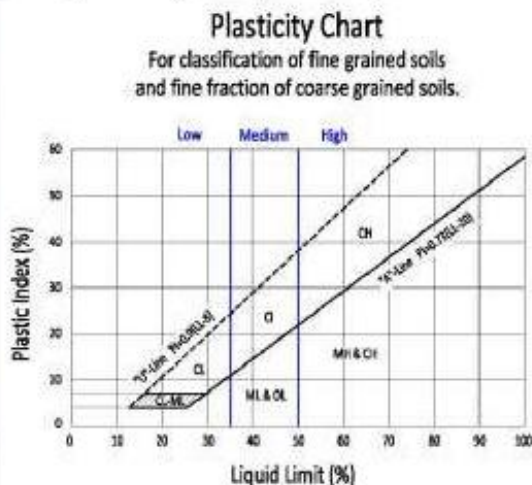
1.2 Soil Characterisation

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 |



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.

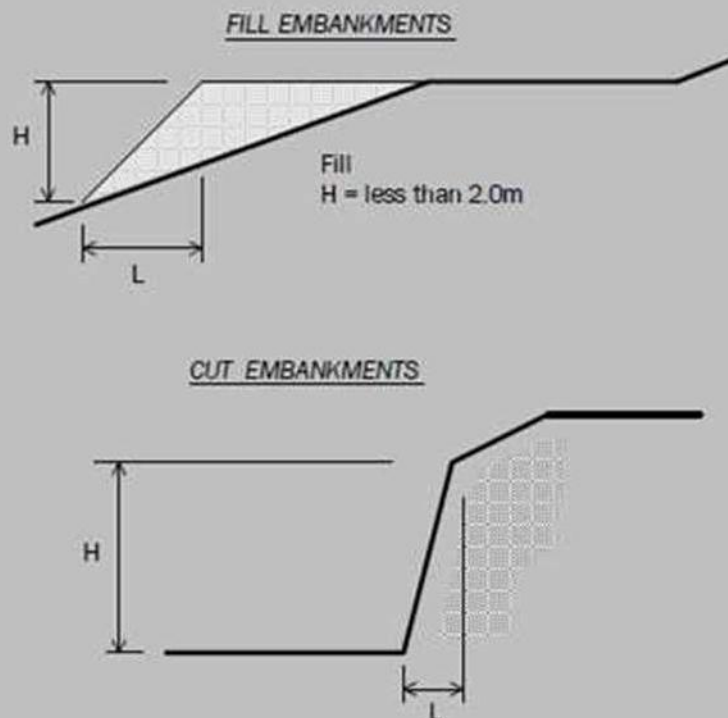
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation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

**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:

J11949

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 44 |
| 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 44 on Sealed Plan 185527

Derivation : Part of 60A-1R-34P Gtd. to C.A. Galletly and Anor.

Prior CT 36069/1

SCHEDULE 1

N160290 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

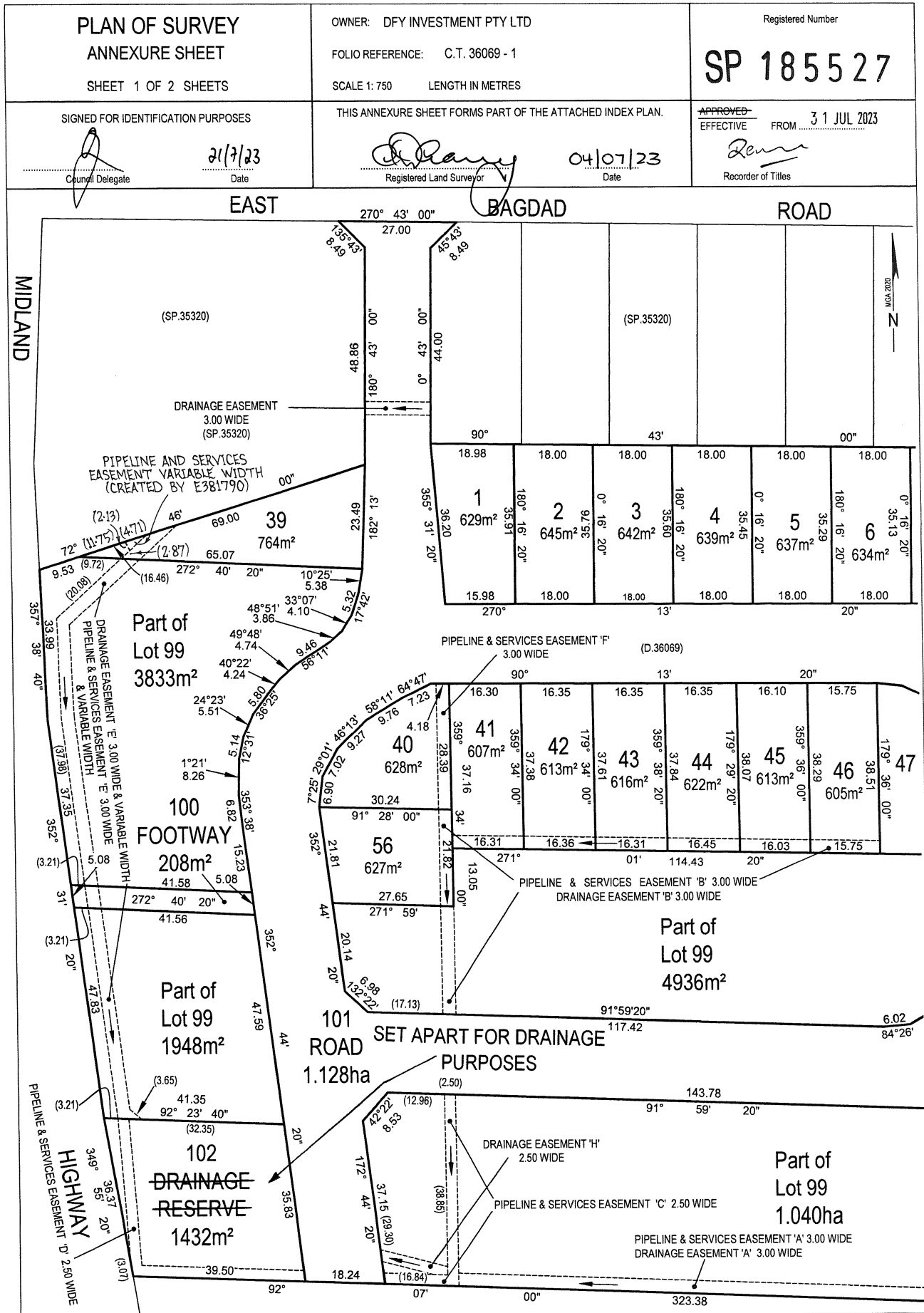
SP185527 FENCING COVENANT in Schedule of Easements

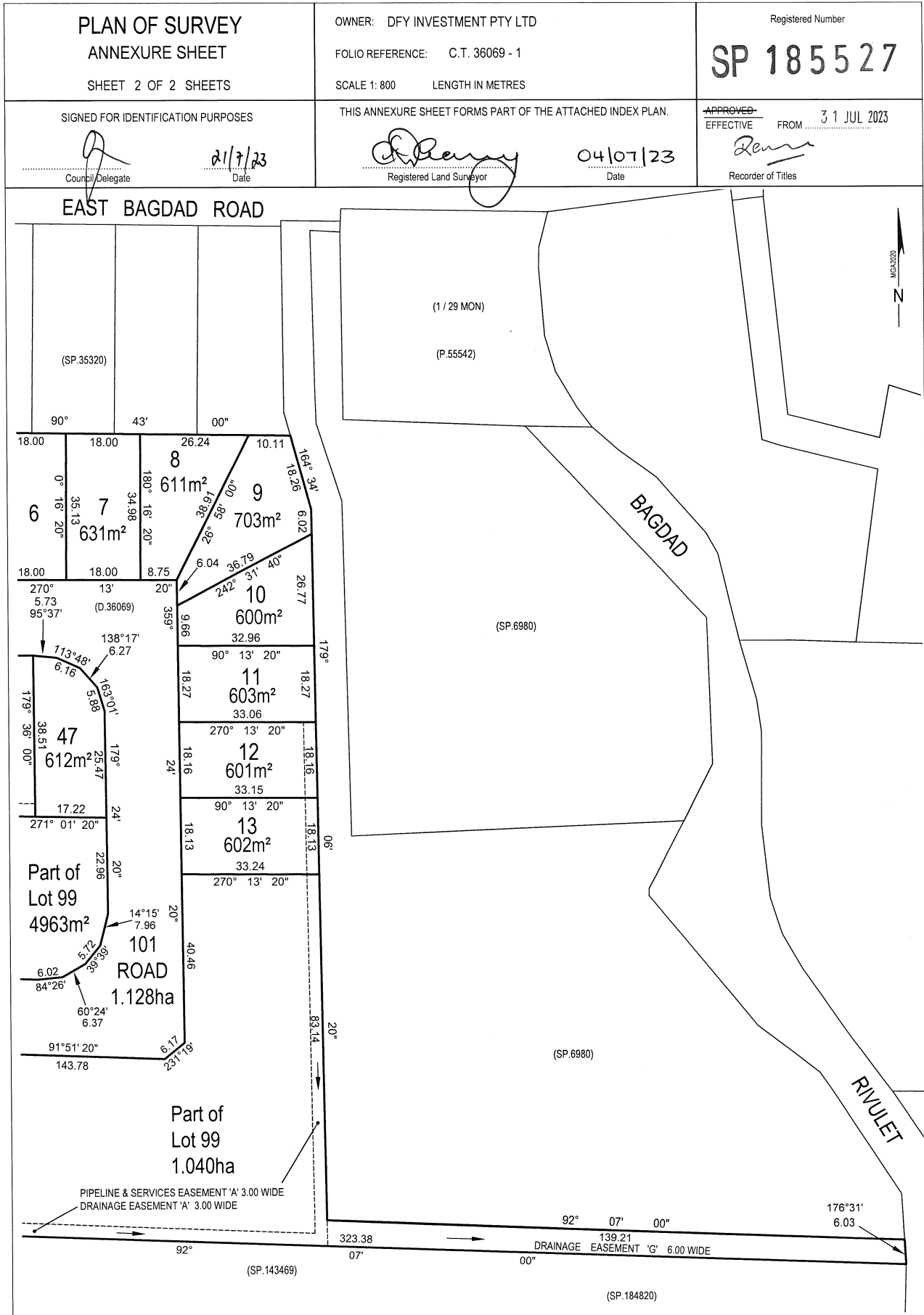
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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

| | | |
|--------------------------|----------|------|
| Registered Land Surveyor | 04/07/23 | Date |
| Council Delegate | 21/7/23 | Date |





| | |
|--|---|
| <p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p> | <p align="center">Registered Number</p> <p align="center">SP. 185527</p> |
|--|---|

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.


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.

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 UNDERSIGNED
CB APOLYU JAMUE JINULES 28/11/23

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

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

| | |
|---|--|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES | Registered Number SP. 185527 |
| 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.
& VARIABLE WIDTH"

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.

Handwritten signature

00 28/7/23
AMANDA
JAMES
JAMES
JAMES
JAMES
JAMES

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.

| | |
|---|---|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES | Registered Number SP 185527 |
| 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 ^{intent} ~~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.

25/7/23
4/7/23
(2)
AGRICULTURE
MINUTE
SIMILAR
LEGAL
DEVELOPMENT
SUBORDINATE

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

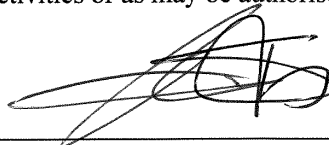
7. Not to erect or place or suffer to be or remain on any such lot any temporary building structure or caravan, except a shed or workshop that is used for the purpose of and in connection with, and during the construction of a permanent building or buildings on any such lot and not otherwise.
8. Not 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 125m² (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.

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

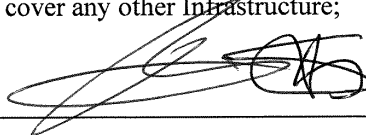
- (a) without doing unnecessary damage to the Easement Land; and
- (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, 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.

| | |
|---|---|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES | Registered Number SP 185527 |
| 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.