



Public Notice Details

Planning Application Details

Application No	DA2500165
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Property Details

Property Location	6 Climie Street Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	17/12/25
Advertising Closing Period	3/1/26
<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 DEVELOPMENT / USE

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

Proposed
use/development:
(Provide details of
proposed works and use).

Construction of a single dwelling.

Location of
Development:
(If the development
includes more than one
site, or is over another
property include address
of both Properties).

6 Climie Street Campania

Certificate of Title/s
Volume Number/Lot
Number:

185626 / 11

Land Owners Name:

Renee Stalker + Chris Chapple (Transfer in Progress)

Full Name/s or Full Business/Company Name

Applicant's Name:

CMH Industries Pty Ltd

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: PO Box 88 Glenorchy 7010

Telephone or Mobile: 62723000

Email address: Rachael@creativehomes Hobart.com.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details
Tax Invoice for
application fees to be
in the name of:
(if different from
applicant)

As above

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

ABN

What is the estimated value of all the new work proposed

\$ 340,000 -



For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

☐

No

☒

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays	8		5
Sat	—		—
Sun	—		—

Number of existing employees:

0

Number of proposed new employees:

5

Traffic Movements:

Number of commercial vehicles serving the site at present

0

Approximate number of commercial vehicles servicing the site in the future

5

Number of Car Parking Spaces:

How many car spaces are currently provided

0

How many new car spaces are proposed

2

Is the development to be staged:

Please tick ✓ answer

Yes

☐

No

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

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we 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 application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

Rachael Cunningham

Date

3.12.2025

Land Owner(s) Signature

Land Owners Name (please print)

Date



Land Owner(s) Signature

Land Owners Name (please print)

Date

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.



Information & Checklist Sheet

DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: 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)

IMPORTANT: 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 prior to any building works being carried out on the land.

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

PROJECT ADDRESS: LOT 11 CAMPANIA RISE, CAMPANIA

TITLE REFERENCE: VOLUME: 185626 FOLIO: 11

CLIENTS: CHRIS CHAPPLE & RENEE STALKER

DESIGNER: Inge Brown, CC 6652

DRAWINGS:

- 01 COVER PAGE
- 02 PROPOSED SITE PLAN
- 03 PROPOSED FLOOR PLAN
- 04 PROPOSED ROOF PLAN
- 05 PROPOSED ELEVATIONS
- 06 PROPOSED ELEVATIONS
- 07 SECTION A-A
- 08 TYPICAL SECTION DETAILS
- 09 WINDOW SCHEDULE
- 10 PROPOSED DRIVEWAY LONG SECTION

FLOOR AREAS:	FLOOR AREA:	120.2 m ²
	PORCH:	1.0 m ²
	TOTAL AREA:	121.1 m ²
	DECK:	6.1 m ²

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: N/A - NOT WITHIN OVERLAY

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

DOCUMENTATION INDEX

The documentation listed below should be read in conjunction with these drawings and form the basis of construction documentation for the project

[illegible]

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.

6. HORIZONTAL DATUM IS MGA (GDA94).

7. VERTICAL DATUM IS AHD.

8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.

9. SURVEY BY ROBOTIC TOTAL STATION AND RTK GPS.

11. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.

LIST DATA IMPORT

- TasWater-SewerLateralLine
- TasWater-SewerMain
- TasWater-SewerMaintenanceHole
- TasWater-SewerPressurisedMain

- TasWater-WaterHydrant
- TasWater-WaterLateralLine
- TasWater-WaterMain

12. BOUNDARIES ARE COMPILED ONLY FROM SP185626 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

14. 3D DATA TURNED OFF IN LAYER CONTROL.

- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D

•DP 90mm DOWNPIPE

NOTE: ALL PROPOSED STORMWATER TO BE DISCHARGED TO EXISTING INFRASTRUCTURE

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH COUNCIL REQUIREMENTS

PROPOSED SITE PLAN

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02



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:	BY:	DATE:
SK	ISSUED FOR CLIENT REVIEW	NN	25/09/25
A	ISSUED FOR CLIENT REVIEW	NN	21/11/25

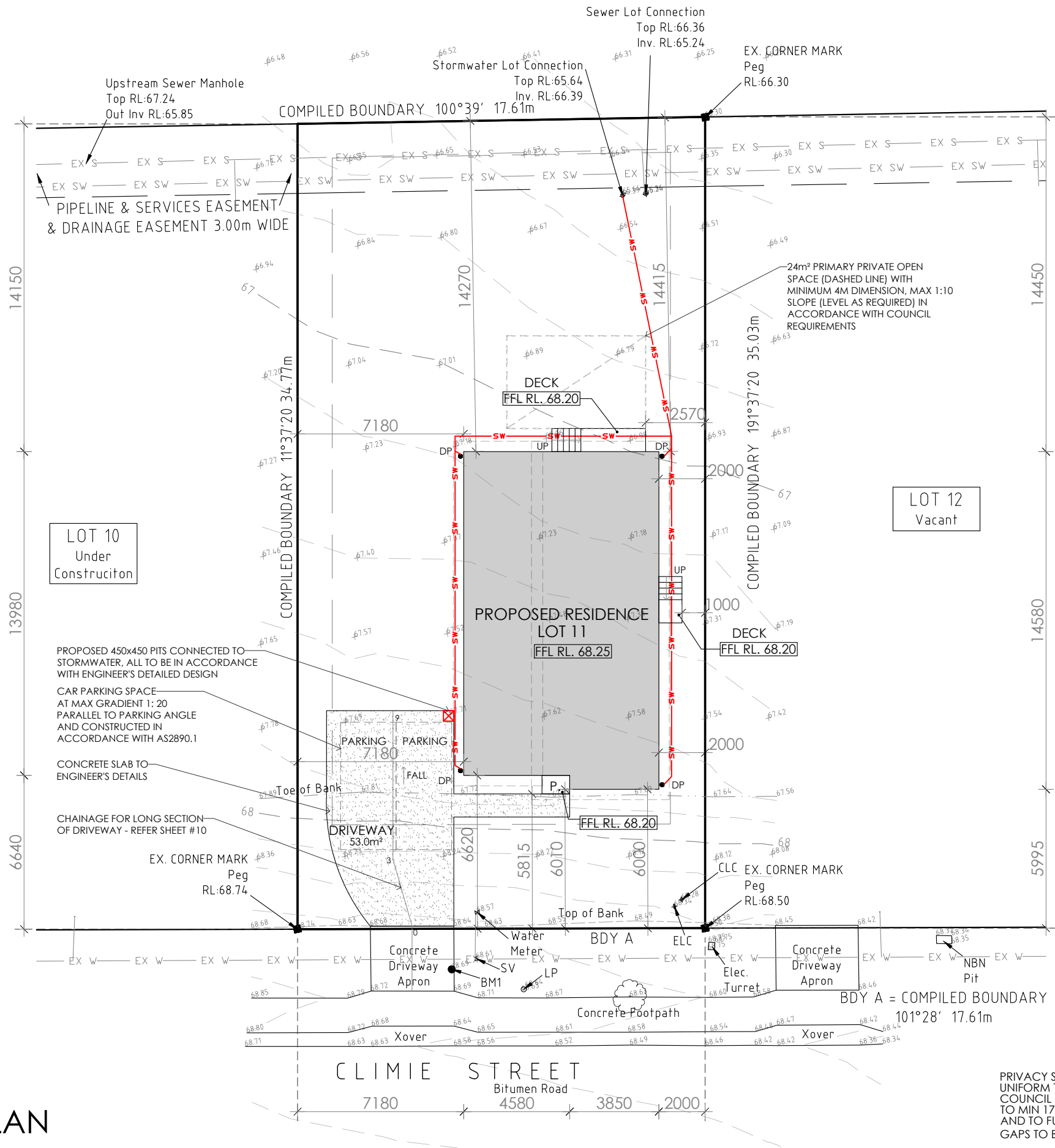
PRELIMINARY



CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 11 Campania Rise Campania		CLIENT: Chris Chapple & Renee Stalker	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	2 of 10
DRAWN: N. Nguyen	DATE: September 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:200	REV: A		



GPS DATA SCALE LOCATION
JOB CONTROL POINT
POINT NO: #2
DESCRIPTION: R/S IN KERB#
GPS SCALE FACTOR = 1.000396242
E: 534786.593
N: 5276328.1
RL: 69.849
EPU = 0.04±

LEGEND

CLC = Communication Lot Connection
ELC = Electricity Lot Connection
LP = Light Pole
SV = Stop Valve
WM = Water Meter

BM1 = BENCH MARK
R/Set in Apron
RL: 68.69

NOTES

SITE PREPARATION

THE SITE IS TO BE DISTURBED AS MINIMALLY AS POSSIBLE TO THE EXTENT REQUIRED TO CARRY OUT THE BUILDING WORKS.
EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC PART 3.2.
UN-RETAINED EMBANKMENT GRADIENTS SHALL BE IN ACCORDANCE WITH NCC TABLE 3.2.1.
DRAINAGE SHALL BE IN ACCORDANCE WITH NCC PART 3.3.2.
THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
ATTENTION OF OWNER
THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE FOR ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVISE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.
SOIL AND WATER MANAGEMENT NOTES:
DRAINAGE LINES ARE TO BE INSTALLED PRIOR TO THE PLACEMENT OF ROOF AND GUTTERING. ONCE DWELLING IS ROOFED, CONNECT IMMEDIATELY. APPLY TEMPORARY COVERING TO DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR MORE DURING CONSTRUCTION (EG. WATERPROOF BLANKET, VEGETATION OR MULCH)

PROTECT ANY NEARBY OR ON-SITE DRAINAGE PITS FROM SEDIMENT BY INSTALLING SEDIMENT TRAPS AROUND THEM.
LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE. INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

SITE TO BE VEGETATED AND PLANTED ACCORDING TO THE HOBART REGIONAL SOIL AND WATER MANAGEMENT CODE OF PRACTICE.

BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24 HOURS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DOCUMENTATION LISTED ON THE COVER PAGE. DO NOT SCALE DRAWINGS.
DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

-THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).
-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION

IMPORTANT!

SITE INFORMATION AS DRAWN IS APPROXIMATE ONLY. FINAL SITE INFORMATION IS SUBJECT TO A DETAILED CONTOUR SURVEY BY LICENSED SURVEYOR.

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

SITE COVERAGE

SITE AREA	614.6 m²
PROPOSED BUILDING FOOTPRINT	121.1 m²
PROPOSED SITE COVERAGE	19.71 %

PRIVACY SCREENS - MAX 25%
UNIFORM TRANSPARENCY AS TO
COUNCIL COMPLIANCE - TIMBER SLAT
TO MIN 1700mm ABOVE FLOOR LEVEL
AND TO FULL WIDTH OF WINDOW.
GAPS TO BE 1/3 OF TIMBER WIDTH = 25%

FLOOR AREA:	120.2 m ²
PORCH:	1.0 m ²
TOTAL AREA:	121.1 m ²
DECK:	6.1 m ²

LEGEND:

DP	DOWNSPIPE LOCATION
SHR	SHOWER
WIS	WALK IN SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
OHC	OVERHEAD CUPBOARDS
REF	REFRIGERATOR
P	PANTRY
RH	RANGE HOOD
UBO	UNDER BENCH OVEN
CT	COOK TOP
S	SINK
DW	DISH WASHER
T	TROUGH
WM	WASHING MACHINE
MH	MANHOLE
CSD	CAVITY SLIDING DOOR
AAW	ALUM. AWNING WINDOW
AFW	ALUM. FIXED WINDOW
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BAL	BALUSTRADE

BAL SELECTED BALUSTRADE TO
BUILDER'S STANDARD DETAIL
INSTALLED IN ACCORDANCE
WITH NCC

MASONRY ARTICULATION
JOINT - LOCATION TO
ENGINEER'S DETAILS

CEILING MOUNTED
INTERCONNECTED SMOKE
DETECTORS, MAINS WIRED WITH
BATTERY BACKUP, ALL IN
ACCORDANCE WITH AS 3786.

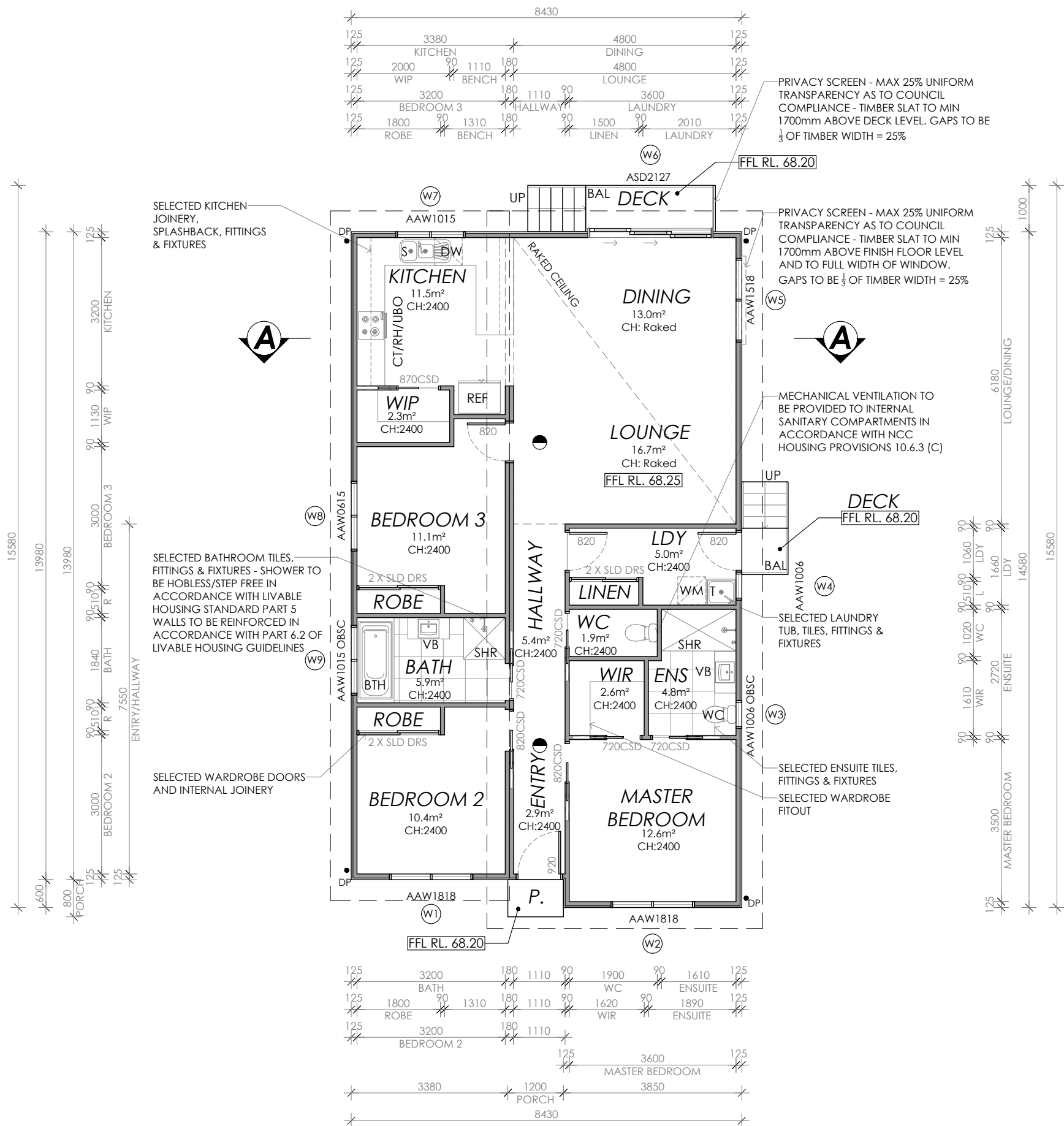
● DP 90mm DOWNPIPE

NOTE: LIFT OFF HINGES TO WC
TO BE INSTALLED AS REQUIRED
IN ACCORDANCE WITH NCC.

SUB FLOOR VENTILATION	
Zone C	6000
Subfloor wall length	44
Area of ventilation	264000.0
Vent size 230x76	17480
Number of vents	16

PRIVACY SCREENS - MAX 25% UNIFORM
TRANSPARENCY IN ACCORDANCE WITH COUNCIL
REQUIREMENTS - TIMBER SLAT TO MIN 1700mm
ABOVE FLOOR LEVEL AND TO FULL WIDTH OF
WINDOW. GAPS TO BE $\frac{1}{3}$ OF TIMBER WIDTH = 25%

PROPOSED FLOOR PLAN
FLOOR AREA: 121.1m²



Framing NCC HD16.
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC HD16.
Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details.
Tie-down details shall be in accordance with Engineer's details and comply with NCC HD16 (4). Structural steel members shall comply with the requirements of clauses in NCC HD16 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take precedence over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important notice for attention of Owners: The Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable.
Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with BCA 2019 Part 3.12

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/junctions, membranes, screeds, hobs, baths, showers, door jams and screens refer to ABCB Housing provisions part 10.2.14-32.

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03



CONTRACTOR MUST VERIFY ALL DIMENSIONS
AND LEVELS AT THE JOB PRIOR TO COMMENCING
ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

REV:	DESCRIPTION:
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SK	ISSUED FOR CLIENT REVIEW
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A	ISSUED FOR CLIENT REVIEW
---	--------------------------

BY:	DATE:
-----	-------

NN	25/09/25
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NN|21/11/25

CREATIVE HOMES
— HOBART —

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS:
Lot 11 Campania Rise
Campania

DESIGNER: J. Brown ACCRED. NO.: CC6652

DRAWN BY: N. Nguiven DATE: September 2025

CHECKED:	DATE:
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DATE:	
TIME:	

SCALE:	1.100	REV:	A
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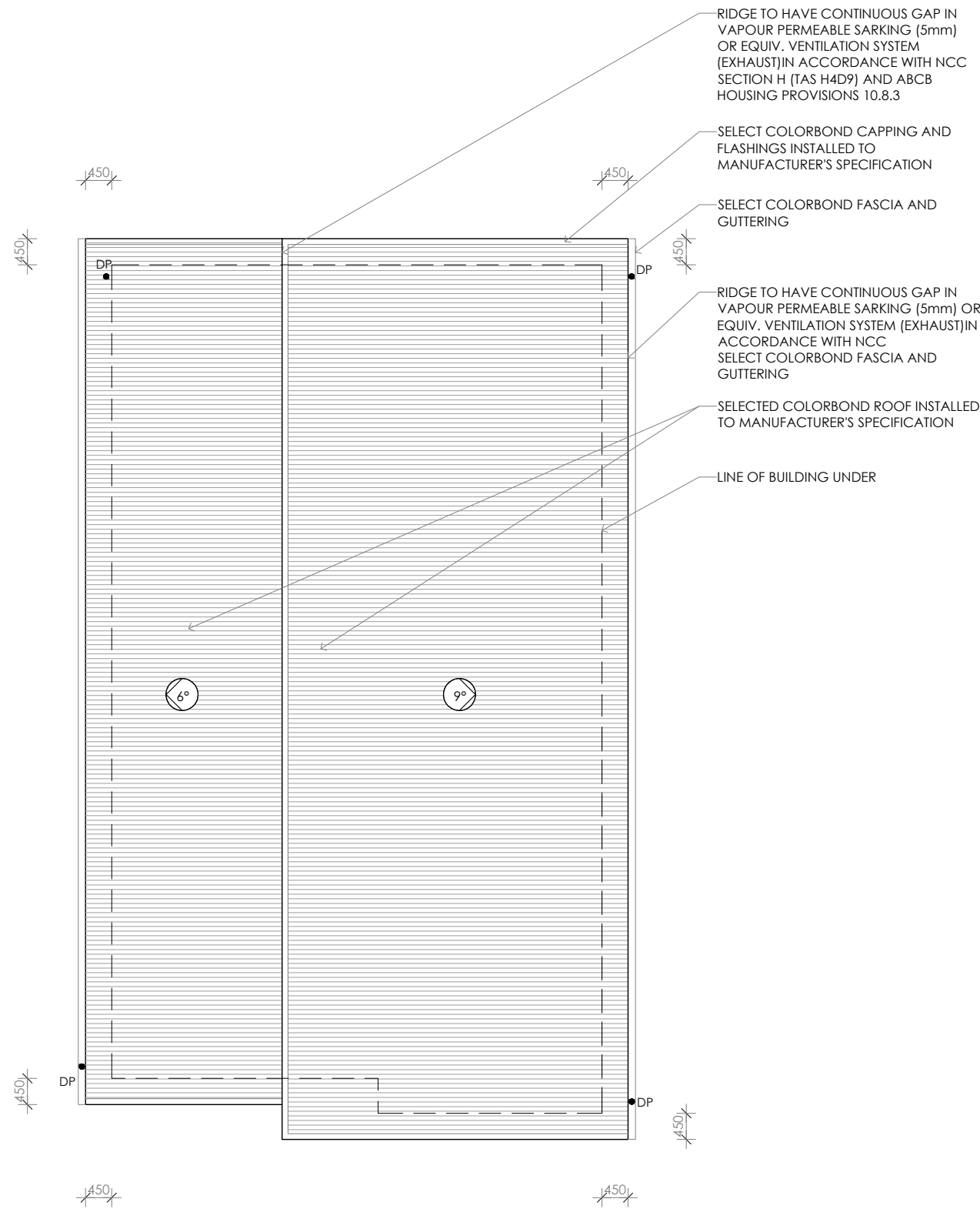
CLIENT:
Chris Chapple
& Renee Stalker

SHEET: 3 of 10

DESIGN TYPE: Custom

DRAWING NO:

□ □ □



Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details. Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

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Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with BCA 2019 Part 3.12

General:
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● DP 90mm DOWNPIPE

PROPOSED ROOF PLAN

PRELIMINARY

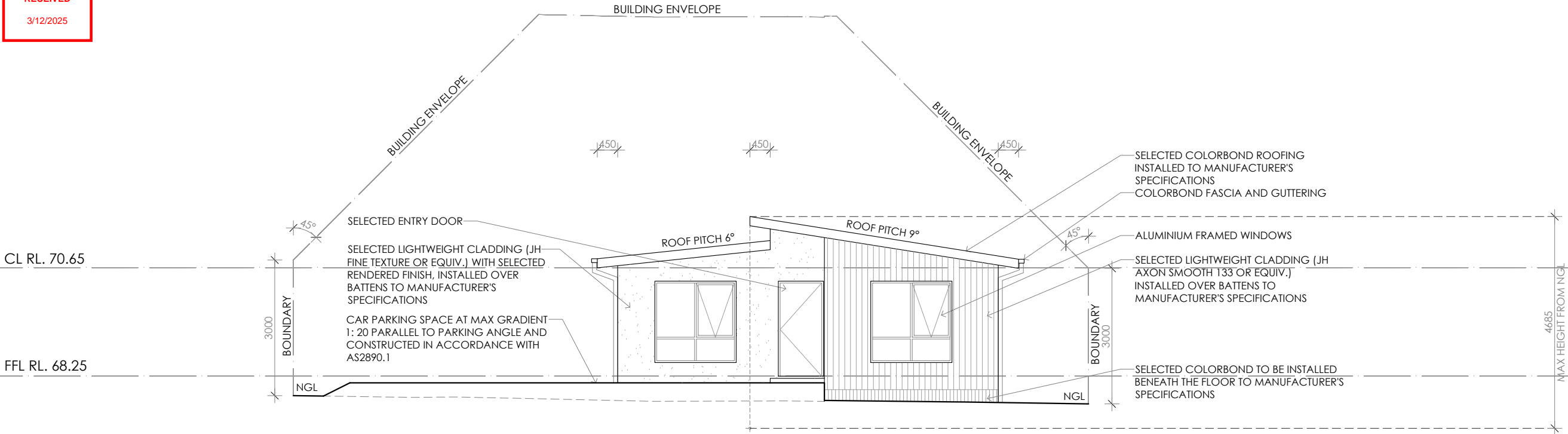
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04		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
			SK	ISSUED FOR CLIENT REVIEW	NN	25/09/25
			A	ISSUED FOR CLIENT REVIEW	NN	21/11/25

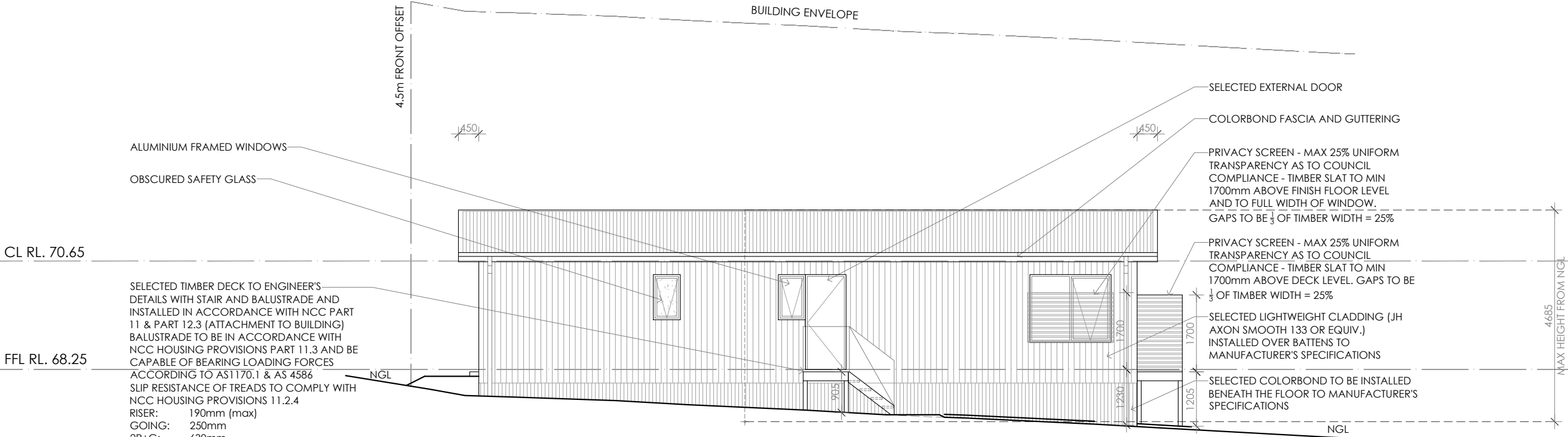
CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 11 Campania Rise Campania		CLIENT: Chris Chapple & Renee Stalker	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	4 of 10
DRAWN:N. Nguyen	DATE: September 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:100	REV: A		



SOUTHERN ELEVATION



EASTERN ELEVATION

Framing NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6.
Manufactured sizes must not be undersized to those specified, for all timber sizes, stress grades, spacing and wall bracing refer to Engineer's details.
Tie-down details shall be in accordance with Engineer's details and comply with NCC H1D6 (4). Structural steel members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on drawings) All glazing shall comply with the requirements of AS 2047 & AS 1288 and NCC H1D8.

Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important notice for attention of Owners:
the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the site in accordance with this document.

Energy efficiency:
Insulation must comply with AS/NZS4589.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and vapour permeable sarking. Floor to be insulated with Min R1.7 batts where applicable. Seal exhaust fans to Ensuite, Bathroom, Laundry and Kitchen. All downlights to be IC rated. Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with BCA 2019 Part 3.12

General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings with selected cornice. (see below for wet areas)

Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with Part 10.2.9 to a minimum height of 1800mm to shower walls and to a height of min 150mm behind baths, basins, sinks, troughs, washing machines and wall fixtures.

For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

PRELIMINARY

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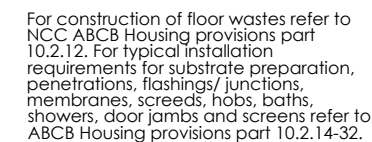
05	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
			SK	ISSUED FOR CLIENT REVIEW	NN	25/09/25
			A	ISSUED FOR CLIENT REVIEW	NN	21/11/25



CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 11 Campania Rise Campania		CLIENT: Chris Chapple & Renee Stalker	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	5 of 10
DRAWN:N. Nguyen	DATE: September 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:100	REV: A		



JOB ADDRESS: Lot 11 Campania Rise Campania		CLIENT: Chris Chapple & Renee Stalker	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	6 of 10
DRAWN: N. Nguyen	DATE: September 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	
SCALE: 1:100	REV: A	---	

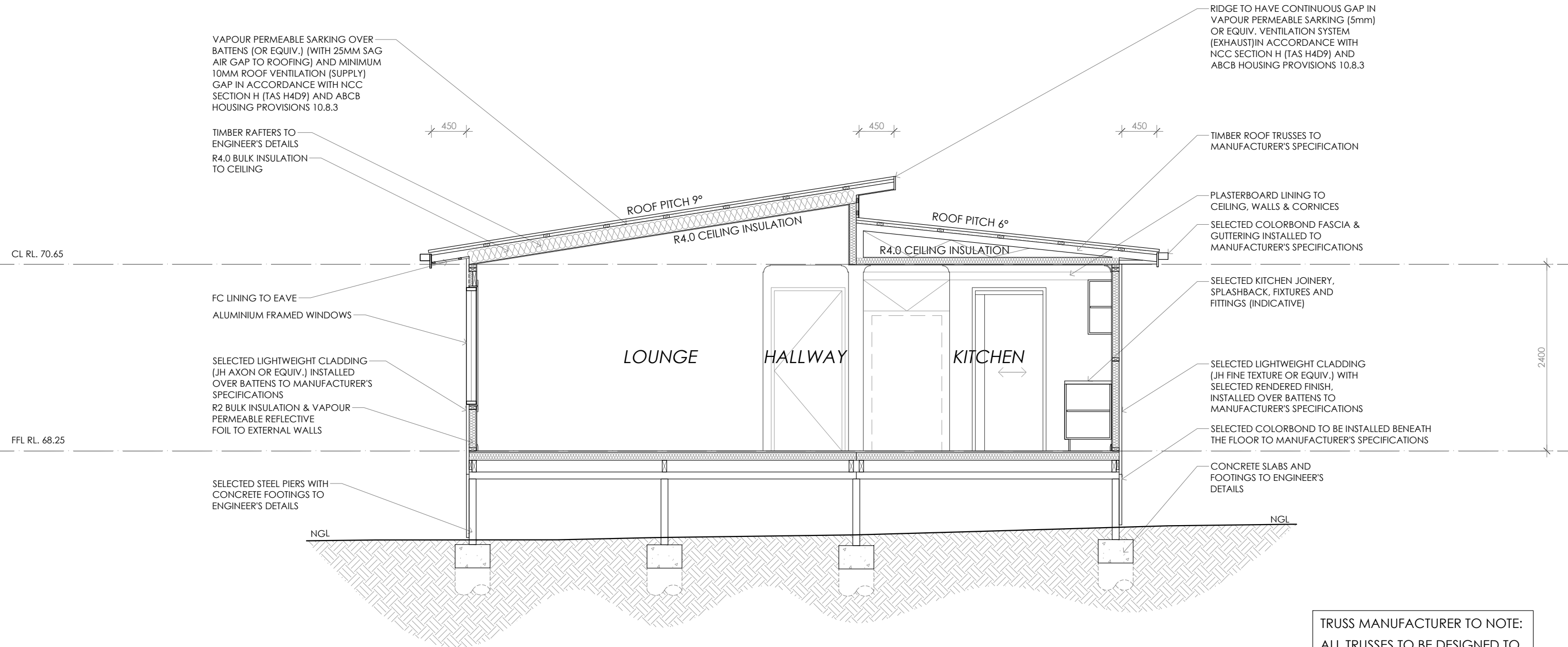
SMC KEMPTON

For NCC H1D6
All timber framing, fixing and bracing shall comply with AS 1684 and the requirements of NCC H1D6. Manufactured
members shall comply with the requirements of clauses in NCC H1D6 (3). Refer to Engineer's details
where provided.

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All windows to be aluminium awning style, double glazed (obscured safety glass to bathrooms as shown on
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Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.
Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs
minimum notice where amendments are required to design of working drawings. These drawings are to be read in

conjunction with Engineer's and Surveyor's drawings and notes. Do not scale drawings. Dimensions are to take
preference over scale. Building specification and Engineer's drawings shall override architectural drawings. All
construction work shall be carried out in accordance with the state building regulations, local council by-laws and
relevant NCC and AS codes.
Important notice for attention of Owners: the Owners attention is drawn to the fact that foundations and associated
drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation
maintenance is contained in the CSIRO building technology file 18 and it is the Owners responsibility to maintain the
site in accordance with this document.
Energy efficiency:
Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2
and comply with minimum R values for climate zone 7.
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without
compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad
with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and

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Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof
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For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation
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door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

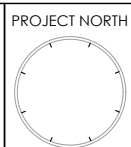


SECTION A-A

PRELIMINARY

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07



CONTRACTOR MUST VERIFY ALL DIMENSIONS
AND LEVELS AT THE JOB PRIOR TO COMMENCING
ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

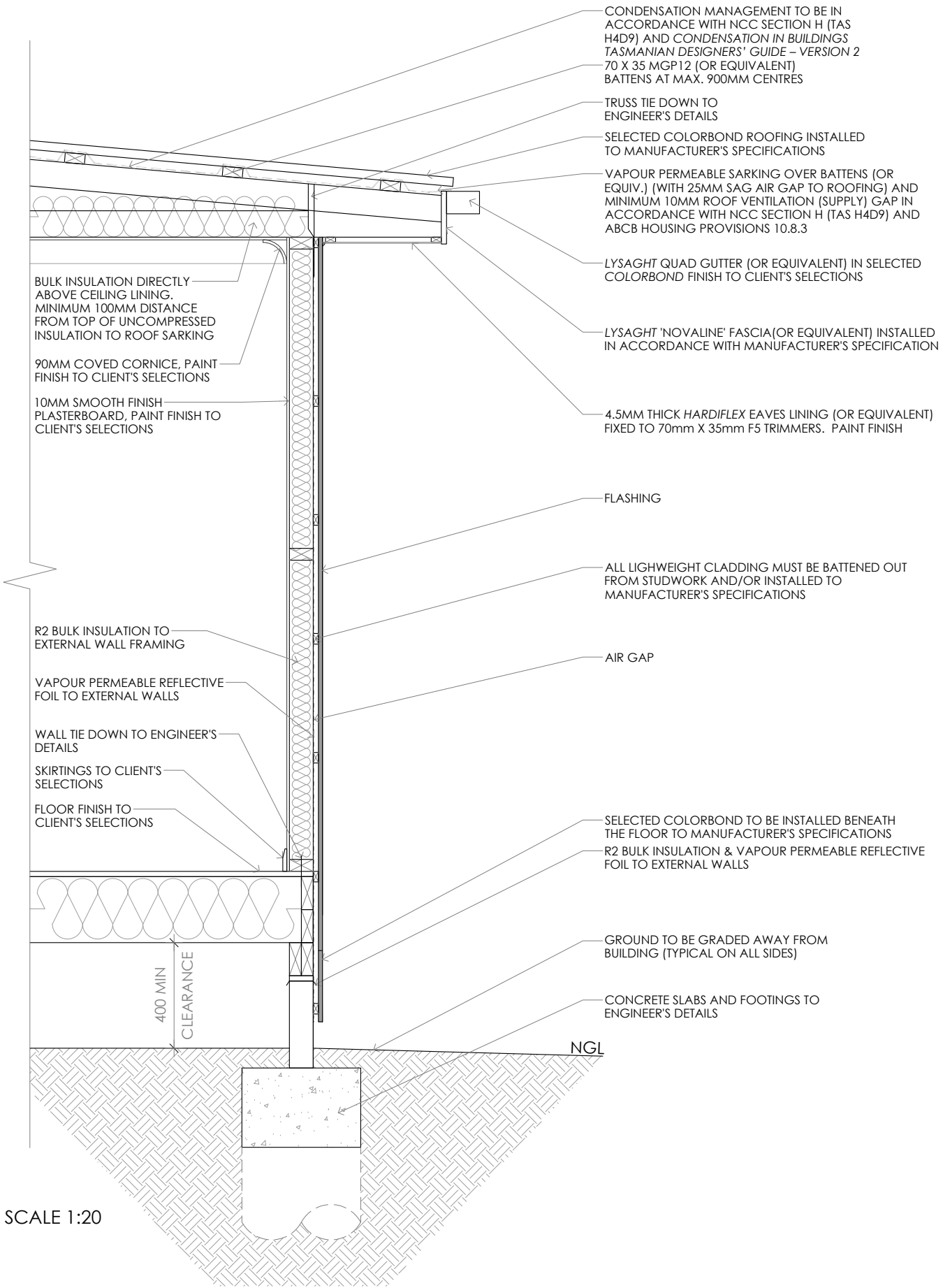
REV:	DESCRIPTION:	BY:	DATE:
SK	ISSUED FOR CLIENT REVIEW	NN	25/09/25
A	ISSUED FOR CLIENT REVIEW	NN	21/11/25



CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 11 Campania Rise Campania		CLIENT: Chris Chapple & Renee Stalker
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 7 of 10
DRAWN: N. Nguyen	DATE: September 2025	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: ---
SCALE: 1:50	REV: A	



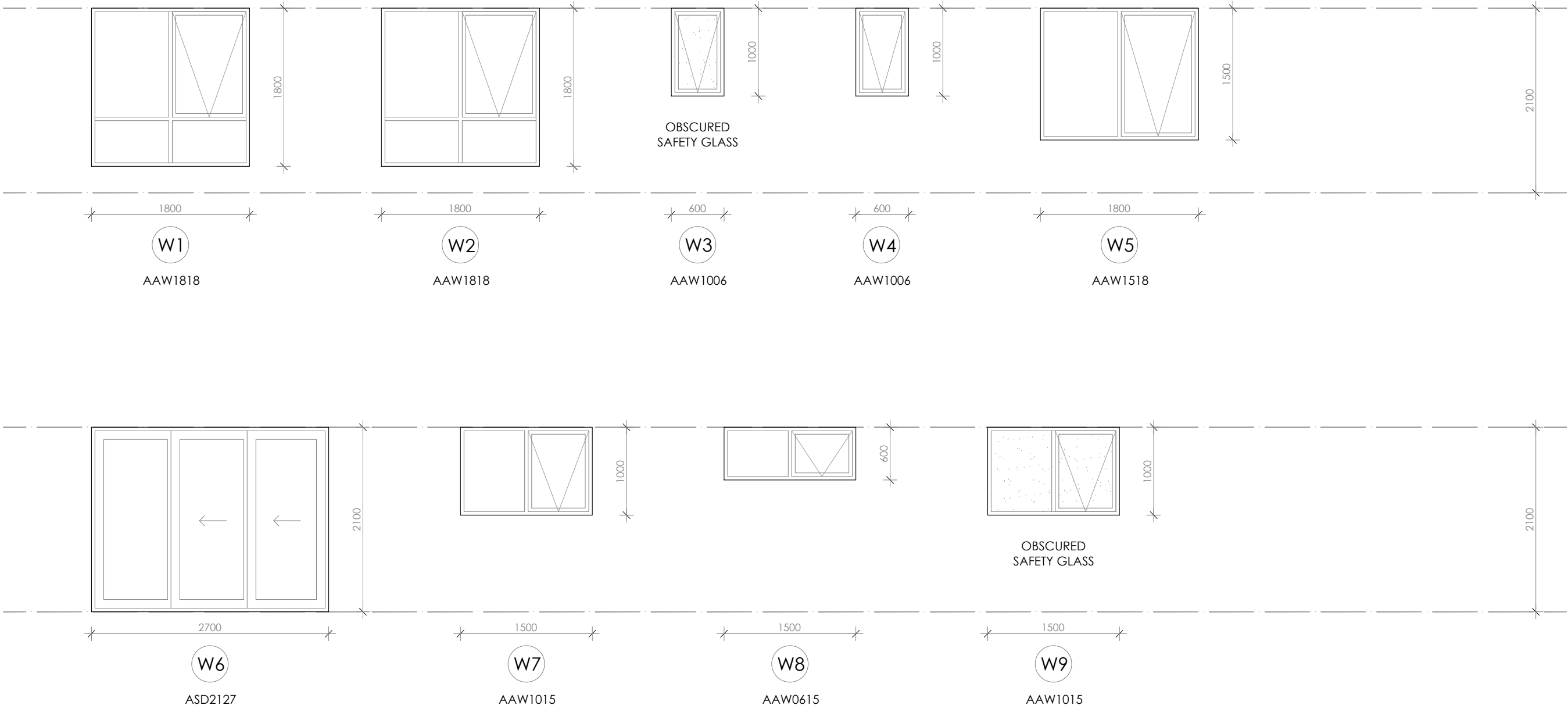
FLOOR, WALL & ROOF DETAIL SCALE 1:20

TYPICAL SECTION DETAILS

PRELIMINARY

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08		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:	 CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000	JOB ADDRESS:	CLIENT:	
			SK	ISSUED FOR CLIENT REVIEW	NN	25/09/25		DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 8 of 10
			A	ISSUED FOR CLIENT REVIEW	NN	21/11/25		DRAWN: N. Nguyen	DATE: September 2025	DESIGN TYPE: Custom
								CHECKED:	DATE:	DRAWING NO:



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WINDOW SCHEDULE

fg FIXED GLAZING

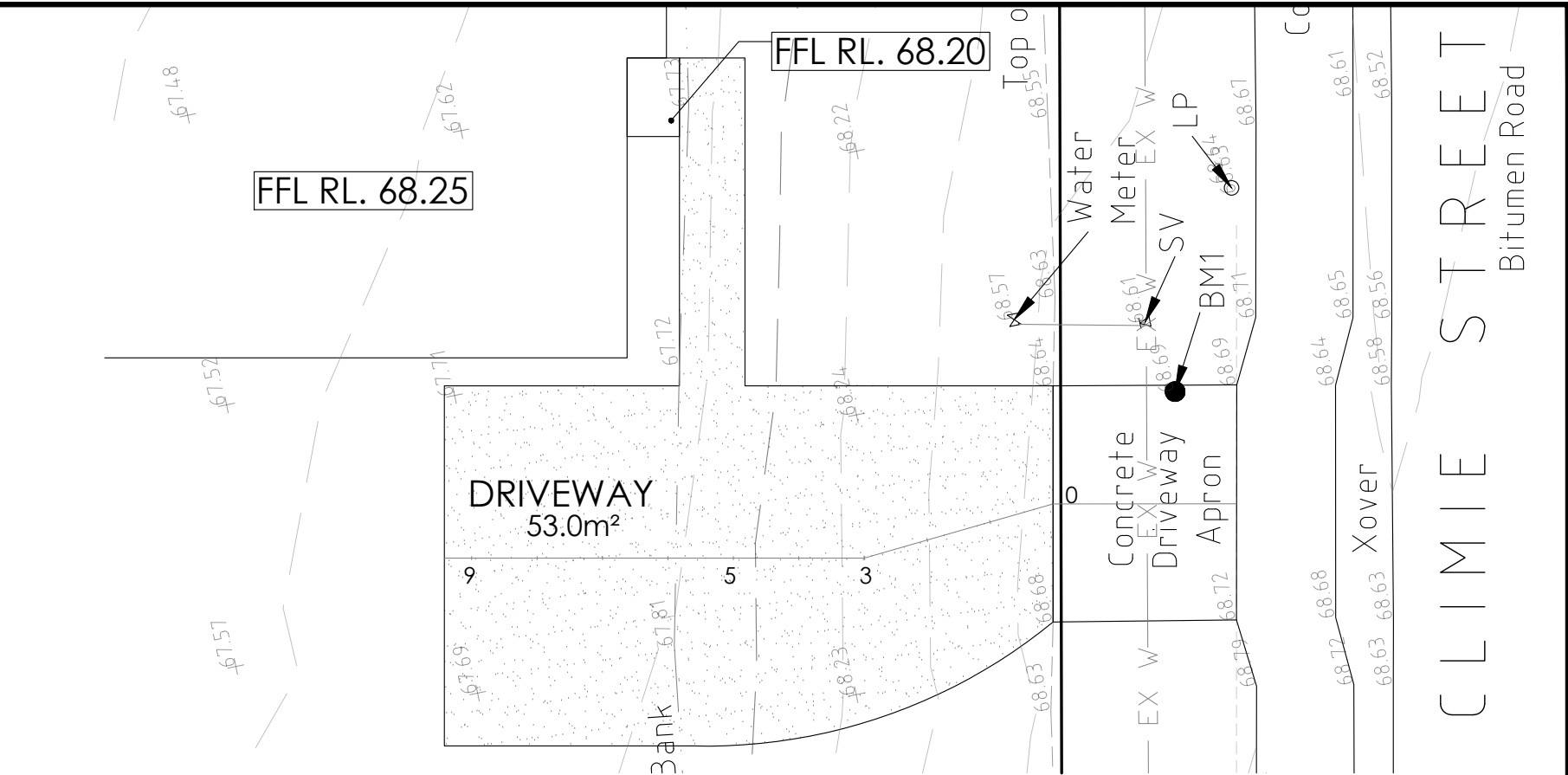
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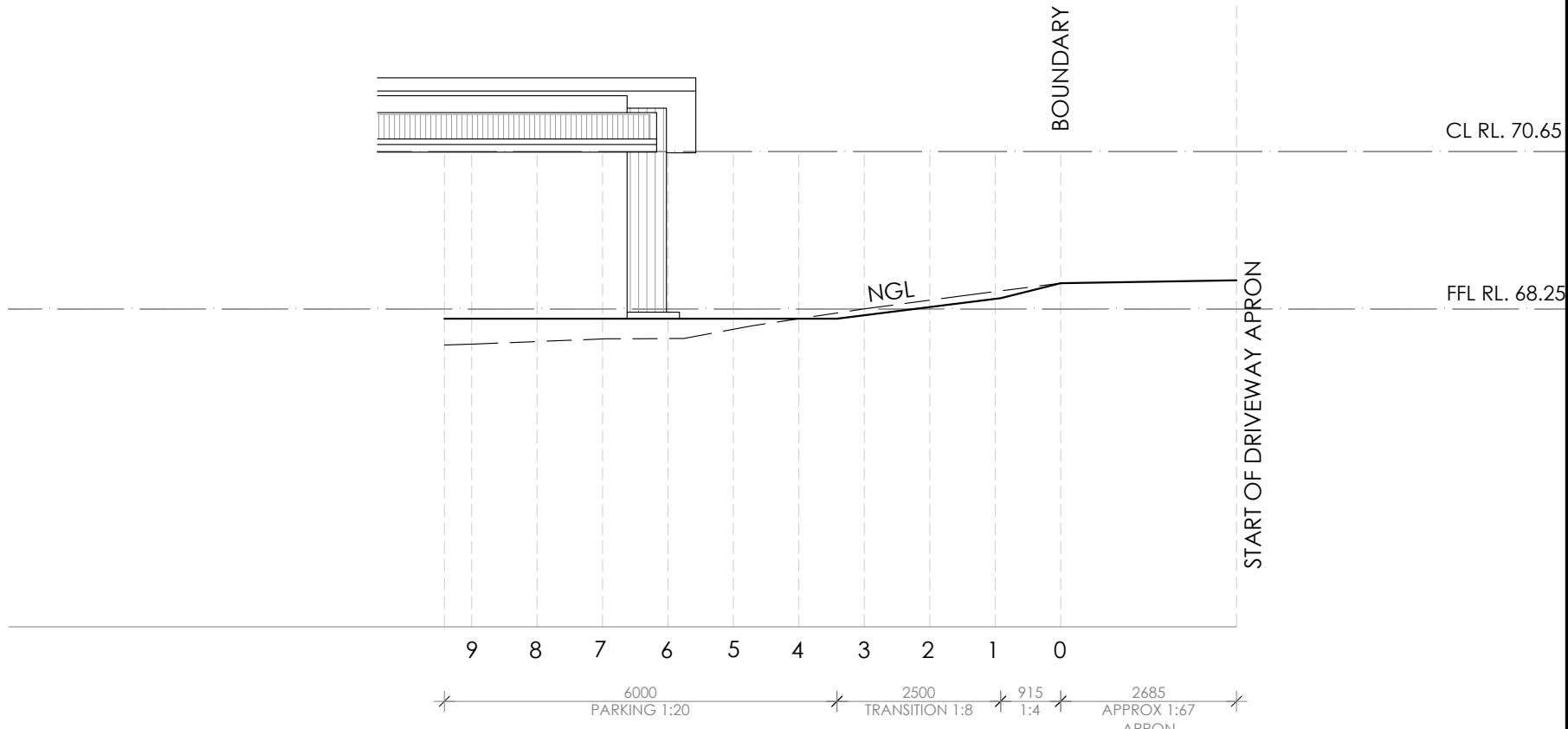
09	PROJECT NORTH 	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
			SK	ISSUED FOR CLIENT REVIEW	NN	25/09/25
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JOB ADDRESS: Lot 11 Campania Rise Campania		CLIENT: Chris Chapple & Renee Stalker	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	9 of 10
DRAWN:N. Nguyen	DATE: September 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:50	REV: A		



PROPOSED DRIVEWAY PLAN



PROPOSED DRIVEWAY LONG SECTION

PRELIMINARY

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10		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
			SK	ISSUED FOR CLIENT REVIEW	NN	25/09/25
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CREATIVE HOMES
HOBART

CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: Lot 11 Campania Rise Campania		CLIENT: Chris Chapple & Renee Stalker	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	10 of 10
DRAWN: N. Nguyen	DATE: September 2025	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:100	REV: A		

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 03-Dec-2025

SEARCH TIME : 04:12 pm

CT: 185626/11

N294284 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE BUTLER MCINTYRE INVESTMENTS LTD to MAYFAIR
GROUP HOLDINGS PTY LTD
TRANSFER MAYFAIR GROUP HOLDINGS PTY LTD to
CHRISTOPHER JOHN CHAPPLE & RENEE STALKER
MORTGAGE CHRISTOPHER JOHN CHAPPLE & RENEE STALKER to
COMMONWEALTH BANK OF AUSTRALIA Lodged by MCMULLEN
LAWYERS on 20-Oct-2025 BP: N294284

N297197 PARTIAL DISCHARGE of MORTGAGE M899953 Lodged by DYE
& DURHAM (CBA) on 17-Nov-2025 BP: N297197

N296416 TRANSFER to RENEE STALKER and CHRISTOPHER JOHN
CHAPPLE Lodged by DYE & DURHAM (CBA) on 17-Nov-2025
BP: N297197

E439188 MORTGAGE to Commonwealth Bank of Australia Lodged
by DYE & DURHAM (CBA) on 17-Nov-2025 BP: N297197

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185626

PAGE 1 OF 4 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

Lot 14 on the Plan is subject to a right of drainage over the land marked "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan in gross in favour of the Southern Midlands Council.

Lot 13 on the Plan is subject to a right of drainage over the land marked "DRAINAGE EASEMENT 2.50 WIDE" shown on the Plan in gross in favour of the Southern Midlands Council.

Lots 9, 10, 11, 12 & 13 on the Plan are each subject to a right of drainage over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan in gross in favour of the Southern Midlands Council.

Lots 3, 4, 5, 6, 7 & 8 on the Plan are each subject to a right of drainage over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH" shown on the Plan in gross in favour of the Southern Midlands Council.

Lots 3, 4, 5, 6, 7 & 8 on the Plan are each subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the area marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH" as shown on the Plan.

Lots 9, 10, 11, 12 & 13 on the Plan are each subject to a Pipeline and Services Easement (as defined herein) in gross in favour of TasWater over the area marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE" as shown on the Plan.

Covenants

The owner of each lot on the plan covenants with the Vendors and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:

(USE ANNEXURE PAGES FOR CONTINUATION)	
SUBDIVIDER: Mayfair Group Holdings Pty Ltd	PLAN SEALED BY: Southern Midlands Council
FOLIO REF: C/T 168424/2	DATE: 21/11/2023
SOLICITOR & REFERENCE: Butler McIntyre & Butler 231411	SA1600014
	REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185626
SUBDIVIDER: Mayfair Group Holdings Pty Ltd FOLIO REFERENCE: C/T 168424/2	

1. Not without the prior written consent of the Vendor to construct or allow to be constructed, any kit home or relocatable dwelling on such lot.
2. Not without the prior written consent of the Vendor to construct any walls of any residential building on such lot from any material except weatherboard, brick, finished rendered surface or masonry without the prior written consent of the Vendor, PROVIDED THAT the use of timber, non-brick or non-masonry materials not exceeding thirty percent (30%) of the total external wall area is permitted.
3. Not without the prior written consent of the Vendor to construct on any such lot, a dwelling with a liveable floor area of less than 140 square metres, (which area shall not include patios, verandas and carports) except if the dwelling is one of a greater number of multiple dwellings on that lot.
4. Not to use galvanised iron or other reflective materials in the construction of any dwelling nor any shed or outbuilding on a lot.
5. Not to erect or permit to be erected or remain on a lot any hoarding or advertising sign whatsoever except for a "for sale" sign during the period the lot is for sale.

Fencing ~~Provision~~ *Covenant*

The owner of each lot on the Plan covenants with Mayfair Group Holdings Pty Ltd (ACN 609 879 941) ("the Vendor") that the Vendor shall not be required to fence.

Definitions

"Pipeline and Services Easement" means:-

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:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 185626
SUBDIVIDER: Mayfair Group Holdings Pty Ltd FOLIO REFERENCE: C/T 168424/2	

- (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.

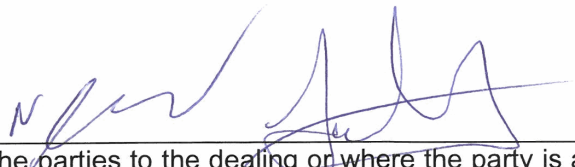
SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the 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;
- (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.



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.


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<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 4 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 185626</p>
<p>SUBDIVIDER: Mayfair Group Holdings Pty Ltd FOLIO REFERENCE: C/T 168424/2</p>	

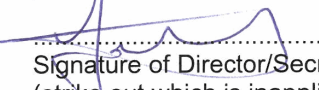
Executed by **MAYFAIR GROUP HOLDINGS PTY LTD** (ACN 609
879 941) pursuant to section 127(1) of the *Corporations Act 2001*
(Cth)

By:

NICHOLAS LAMBRAKIS
Name of Director


Signature of Director

ZACHARIAS LAMBRAKIS
Name of Director/Secretary
(strike out which is inapplicable)


Signature of Director/Secretary
(strike out which is inapplicable)

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AS2870:2011 SITE ASSESSMENT

6 Climie Street

Campania

September 2025



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.

Investigation Details

Client: Creative Homes Hobart
Site Address: 6 Climie Street, Campania
Date of Inspection: 18/09/2025
Proposed Works: New house
Investigation Method: Geoprobe 540UD - Direct Push
Inspected by: C. Cooper

Site Details

Certificate of Title (CT): 185626/11
Title Area: Approx. 625.3 m²
Applicable Planning Overlays: Bushfire-prone areas
Slope & Aspect: 2° NE facing slope
Vegetation: Grass & Weeds

Background Information

Geology Map: MRT
Geological Unit: Tertiary Sediments
Climate: Annual rainfall 500mm
Water Connection: Mains
Sewer Connection: Serviced-Mains
Testing and Classification: AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	SM	Silty SAND: grey, brown, slightly moist, medium dense
0.20-1.70	0.20-1.80	CI	Sandy CLAY: medium plasticity, brown, slightly moist, stiff
1.70-3.00+	1.80-2.00+	CI	Sandy CLAY: medium plasticity, pale grey, slightly moist, stiff, no refusal

Site Notes

Soils on the site are developing from Tertiary 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:	T1
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 subsidence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

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

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

NON COHSIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation; 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

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

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification						
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^3}{(D_{10})(D_{60})}$	NOTES		
	COBBLES	63									
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.		
		medium	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above				
		fine	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or $PI < 4$	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.		
		fine	GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and $PI > 7$	—	—			
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3			
		medium	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above				
		fine	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or $PI < 4$	—	—			
		fine	SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and $PI > 7$	—	—			
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)					Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'						
					<p>Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils.</p> <p>The Plasticity Chart is a graph with Plastic Index (%) on the y-axis (0 to 60) and Liquid Limit (%) on the x-axis (0 to 100). It features two main boundary lines: the 'A-line' (solid) and the 'U-line' (dashed). The chart is divided into several regions labeled with soil types: CL (Clay of low plasticity), CH (Clay of high plasticity), ML (Silt of low plasticity), OL (Silt of high plasticity), MH (Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts), and OH (Organic silts and clays of high plasticity). The chart also includes vertical lines for Liquid Limit values of 25, 30, 40, 50, 60, 70, 80, 90, and 100, and horizontal lines for Plastic Index values of 0, 10, 20, 30, 40, 50, and 60. The regions are further subdivided into 'Low', 'Medium', and 'High' plasticity zones.</p>						

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.

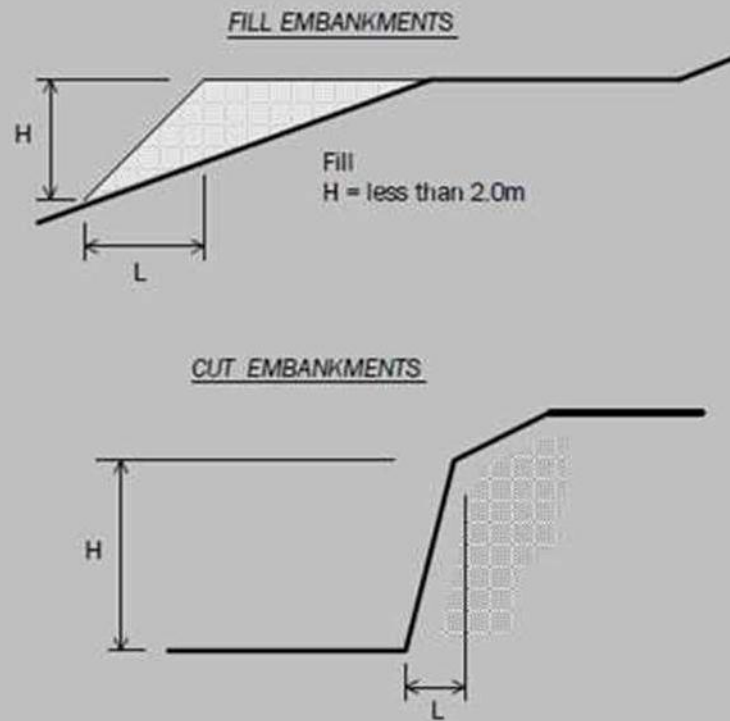
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation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

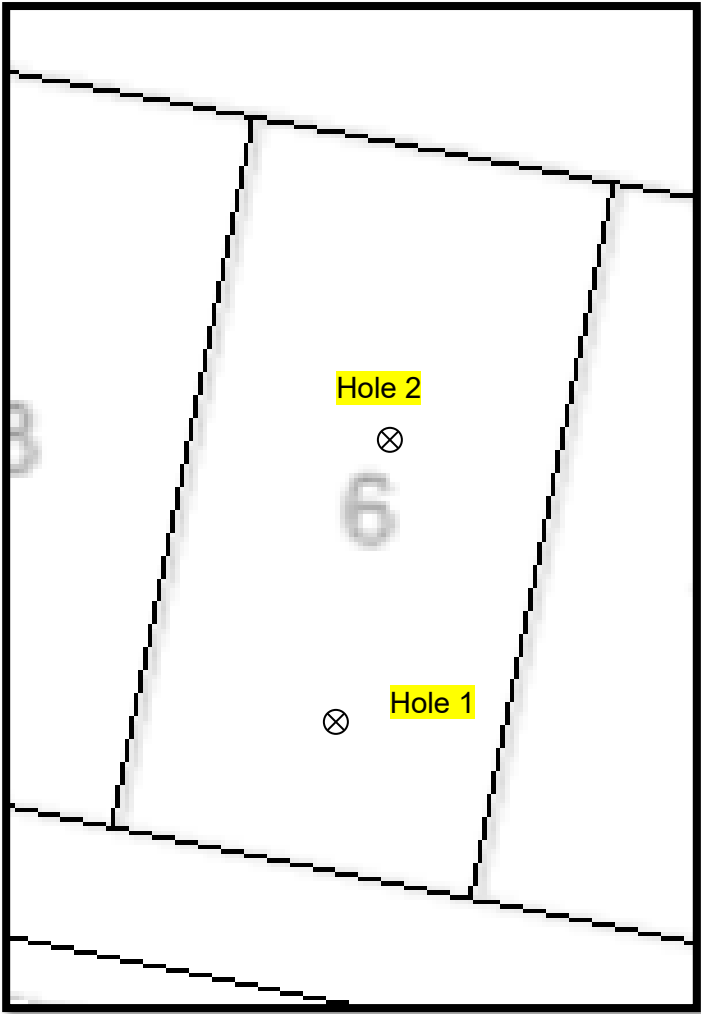
This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

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.

SMC - KEMPTON
RECEIVED
3/12/2025

GES

Site Plan



APPENDIX 1 - DCP Results Table

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

DCP Location

BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	3	33.3	0.9	104	6
100-200	3	33.3	0.9	104	6
200-300	3	33.3	0.9	104	6
300-400	3	33.3	0.9	104	6
400-500	5	20.0	1.6	174	10
500-600	5	20.0	1.6	174	10
600-700	5	20.0	1.6	174	10
700-800	9	11.1	2.8	313	20
800-900	12	8.3	3.8	417	27
900-1000	12	8.3	3.8	417	27
1000-1100	9	11.1	2.8	313	20
1100-1200	11	9.1	3.4	382	25
1200-1300	8	12.5	2.5	278	17
1300-1400	9	11.1	2.8	313	20
1400-1500	9	11.1	2.8	313	20
1500-1600	11	9.1	3.4	382	25
1600-1700	12	8.3	3.8	417	27
1700-1800	15	6.7	4.7	521	35
1800-1900	15	6.7	4.7	521	35

Appendix 2 – Site Photos



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

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:

 The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

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

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

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

Relevant
calculations:

Reference the above report.

References:

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No:

Date:

J12165

22/09/2025



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

SEARCH OF TORRENS TITLE

VOLUME 185626	FOLIO 11
EDITION 1	DATE OF ISSUE 18-Dec-2023

SEARCH DATE : 03-Dec-2025

SEARCH TIME : 04.12 pm

DESCRIPTION OF LAND

Town of CAMPANIA

Lot 11 on Sealed Plan 185626

Derivation : Part of Lot 25553 (5A-0R-39P) Henry William Gregg
pur.

Prior CT 168424/2

SCHEDULE 1

E30255 TRANSFER to MAYFAIR GROUP HOLDINGS PTY LTD
Registered 10-Aug-2017 at noon

SCHEDULE 2

E30255 & M489559 Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

SP185626 EASEMENTS in Schedule of Easements

SP185626 COVENANTS in Schedule of Easements

SP185626 FENCING COVENANT in Schedule of Easements

E30255 FENCING PROVISION in Transfer

M899953 MORTGAGE to Butler McIntyre Investments Ltd
Registered 16-July-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N294284 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE BUTLER MCINTYRE INVESTMENTS LTD to MAYFAIR
GROUP HOLDINGS PTY LTD
TRANSFER MAYFAIR GROUP HOLDINGS PTY LTD to
CHRISTOPHER JOHN CHAPPLE & RENEE STALKER
MORTGAGE CHRISTOPHER JOHN CHAPPLE & RENEE STALKER to
COMMONWEALTH BANK OF AUSTRALIA Lodged by MCMULLEN
LAWYERS on 20-Oct-2025 BP: N294284

E439188 MORTGAGE to Commonwealth Bank of Australia Lodged
by DYE & DURHAM (CBA) on 17-Nov-2025 BP: N297197

N296416 TRANSFER to RENEE STALKER and CHRISTOPHER JOHN
CHAPPLE Lodged by DYE & DURHAM (CBA) on 17-Nov-2025


RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

BP: N297197

N297197 PARTIAL DISCHARGE of MORTGAGE [M899953](#) Lodged by DYE
& DURHAM (CBA) on 17-Nov-2025 BP: N297197

<p>OWNER MAYFAIR GROUP HOLDINGS PTY LTD</p> <p>FOLIO REFERENCE C.T.168424/2</p> <p>GRANTEE PART OF LOT 25553 (5A-OR-39P) HENRY WILLIAM GREGG PUR.</p>	<h3>PLAN OF SURVEY</h3> <p>BY SURVEYOR SAMUEL FRANKLIN HARVEY ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0402-476-360</p> <h3>TOWN OF CAMPANIA</h3> <p>SCALE 1: 800 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <h2>SP185626</h2> <p>APPROVED EFFECTIVE FROM 18 DEC 2023</p> <p> Recorder of Titles</p>
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INDEX PLAN

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

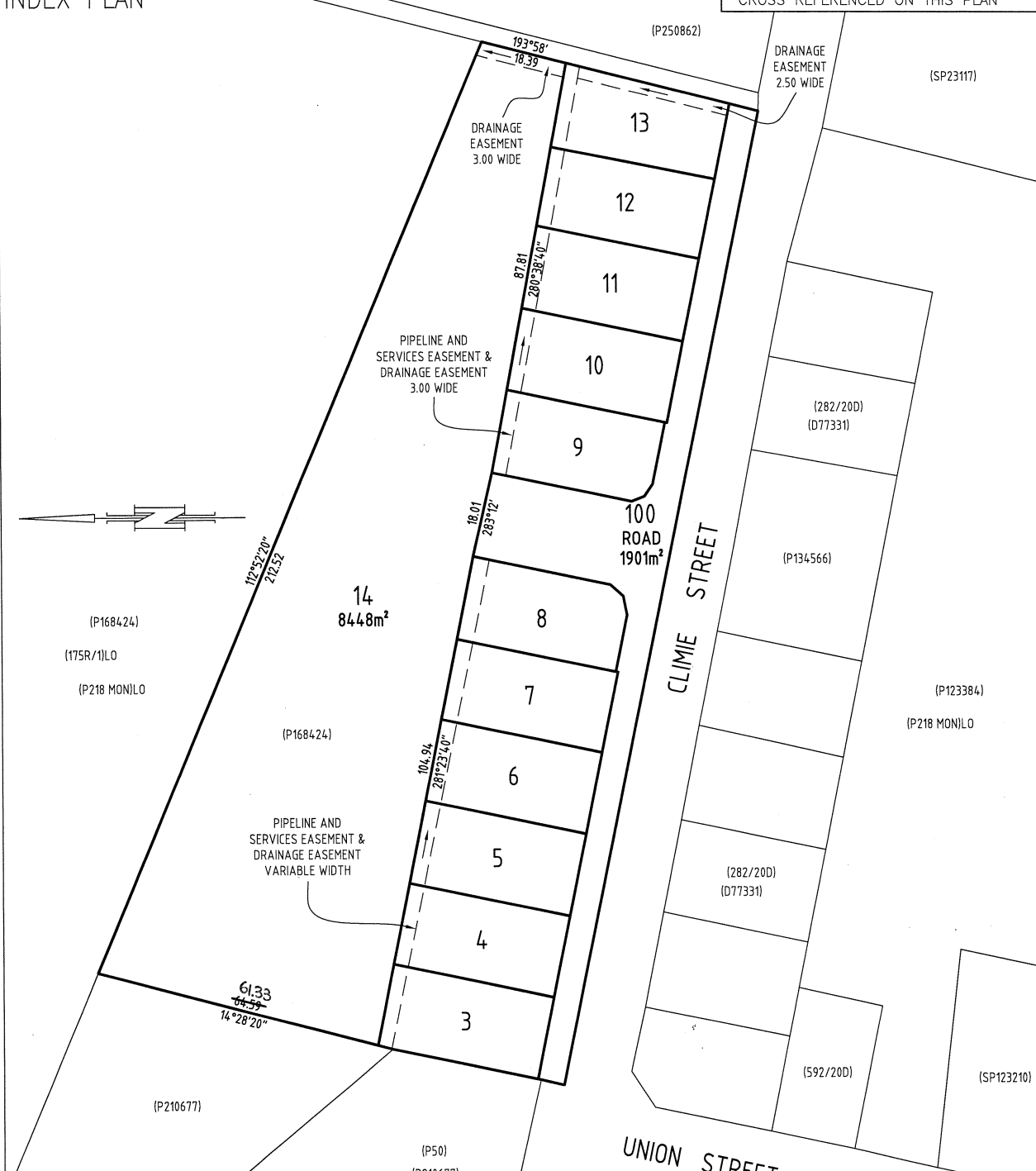


Diagram Details:

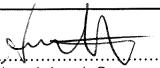
- Lot 14:** 8448m², (P168424), (175R/1)LO, (P218 MON)LO
- Lot 13:** 18.39m, 193°58'
- Lot 12:** 87.81m, 280°32'40"
- Lot 11:** 18.01m, 283°12'
- Lot 10:** 104.94m, 281°23'40"
- Lot 9:** 18.01m, 283°12'
- Lot 8:** 100 ROAD 1901m²
- Lot 7:** 104.94m, 281°23'40"
- Lot 6:** 104.94m, 281°23'40"
- Lot 5:** 104.94m, 281°23'40"
- Lot 4:** 104.94m, 281°23'40"
- Lot 3:** 61.33m, 14°28'20"

Easements:


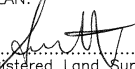
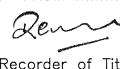
- DRAINAGE EASEMENT 3.00 WIDE (Lots 13, 12, 11, 10, 9)
- PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE (Lots 10, 9)
- PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT VARIABLE WIDTH (Lots 5, 4, 3)
- DRAINAGE EASEMENT 2.50 WIDE (Lot 13)

Streets: CLIME STREET, UNION STREET

Other Survey Numbers: (P250862), (SP23117), (282/20D) (D77331), (P134566), (P123384) (P218 MON)LO, (282/20D) (D77331), (592/20D), (SP123210), (P50) (P210677), (P210677)


Registered Land Surveyor 01/08/2023
Date


Council Delegate 2/11/23
Date

<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 1 OF 2 SHEETS</p>	<p>OWNER: MAYFAIR GROUP HOLDINGS PTY LTD</p> <p>FOLIO REFERENCE: C.T.168424/2</p> <p>SCALE 1:400 LENGTH IN METRES</p>	<p>Registered Number</p> <p style="font-size: 24pt; font-weight: bold;">SP. 185626</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Council Delegate </div> <div style="text-align: center;"> 2/11/23 Date </div> </div>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Registered Land Surveyor </div> <div style="text-align: center;"> 01/08/2023 Date </div> </div>	<p>APPROVED EFFECTIVE FROM 18 DEC 2023</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Recorder of Titles </div> </div>

