



Public Notice Details

Application Details

Application No	DA2600038
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Property Details

Property Location	9 Coachman Court Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	10/4/26
Advertising Closing Period	24/4/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

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.

DA

TASMANIAN PLANNING SCHEME

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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	7.76
LIVING	117.65
PORCH	3.37
TOTAL	128.78 m²

HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE. REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY GANDY AND ROBERTS

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).

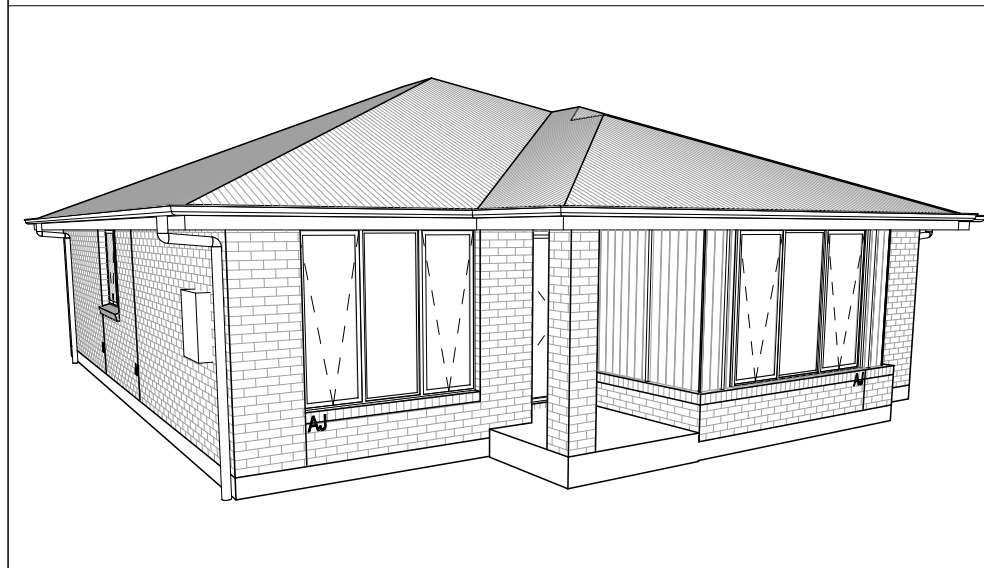
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	43.00km
ZONING	VILLAGE

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	15,317mm
SIDE A	MIN. 3,000mm	2,000mm
SIDE B	MIN. 3,000mm	3,034mm
REAR	MIN. 3,000mm	9,591mm
BULK & SCALE		
SITE AREA	847m ²	
SITE COVERAGE	MAX. 50%	15.2%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	0mm
FILL DEPTH	MAX. 800mm	587mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

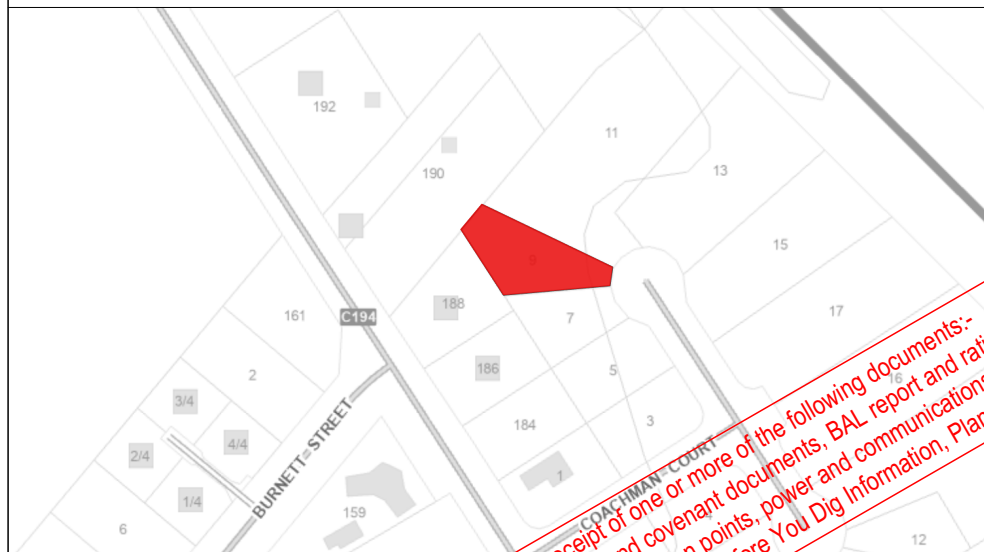
3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



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

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2455mm
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: _____
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PRELIMINARY PLAN SET

4	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.03.19	TDI	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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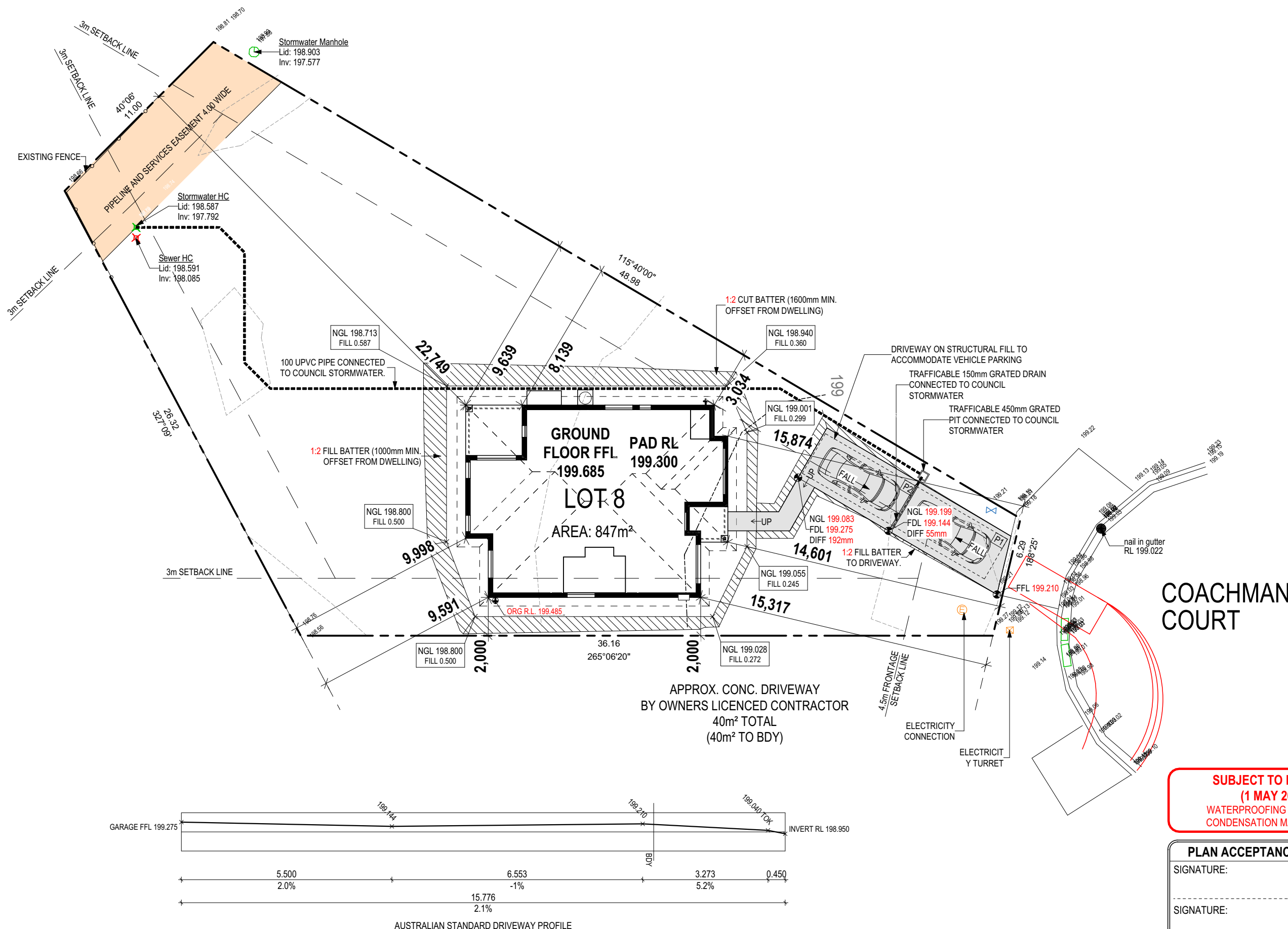
SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: NATARSHA HART	HOUSE DESIGN: EDEN 13	HOUSE CODE: H-WDCEDE20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 03/03/2026	ADDRESS: 9 COACHMAN CT, KEMPTON TAS 7030	FACADE DESIGN: MODERN	FACADE CODE: F-WDCEDE20MODNA	
	2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	LOT / SECTION / CT: 8 / - / 185677	SHEET TITLE: COVER SHEET	SCALES: 1 / 20	
	3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026	COUNCIL: SOUTHERN MIDLANDS			
	4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026				714697

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

APPROX. CUT/FILL		
CUT	0.00m³	0.00t
FILL	89.07m³	200.41t
DIFFERENCE	89.07m³	200.41t

200 TONNES OF IMPORT FILL

LOT SIZE: 847m²
HOUSE (COVERED AREA): 128.78m²
SITE COVERAGE: 15.20%



COACHMAN COURT

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

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HOUSE DESIGN:
EDEN 13
 FACADE DESIGN:
MODERN
 SHEET TITLE:
SITE PLAN

HOUSE CODE:
H-WDCED20SA
 FACADE CODE:
F-WDCED20MODNA
 SHEET No.:
2 / 20
 SCALES:
1:200

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714697

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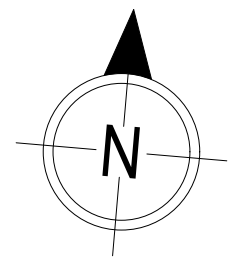
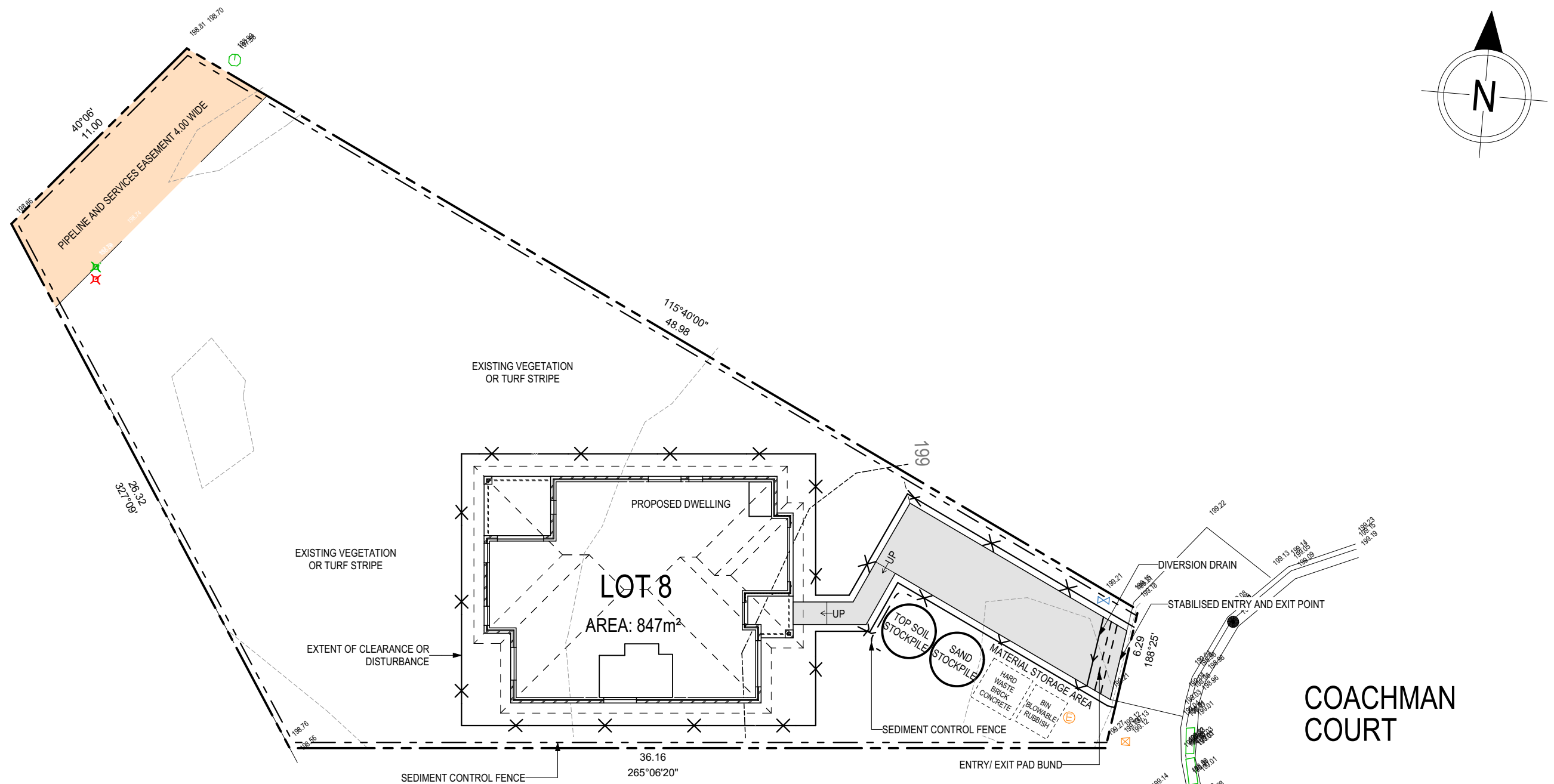
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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 CONTROL 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 LEGAL 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.

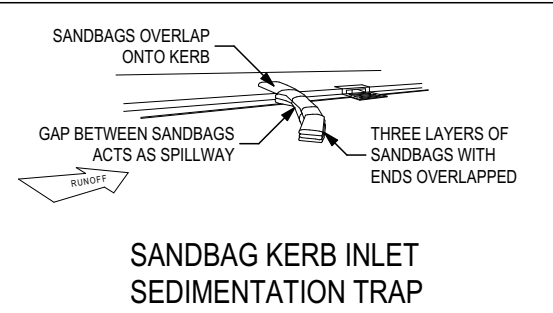
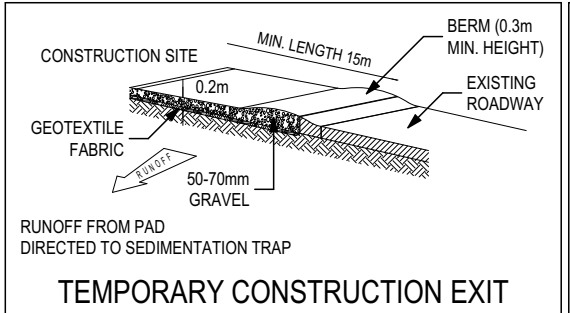
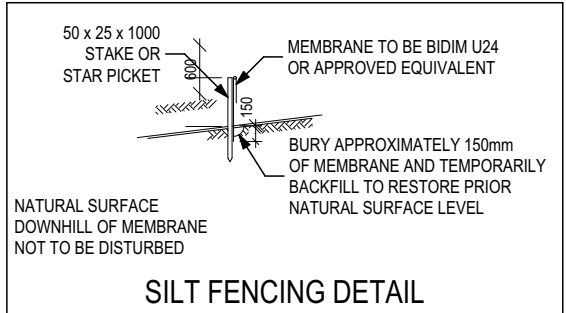


APPROX. CONC. DRIVEWAY
BY OWNERS LICENCED CONTRACTOR
40m² TOTAL
(40m² TO BDY)

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: _____

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COPYRIGHT: © 2026	4	PRELIM PLANS - INITIAL ISSUE	TDI	19/03/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	
					8 / - / 185677	SOUTHERN MIDLANDS	SOIL & WATER MANAGEMENT PLAN	
							SHEET No.:	
							3 / 20	
							SCALES:	
							1:200	
							714697	

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

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	7.76
LIVING	117.65
PORCH	3.37
	128.78 m²

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

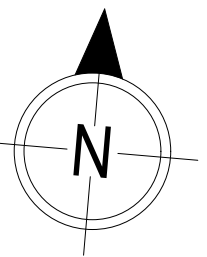
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

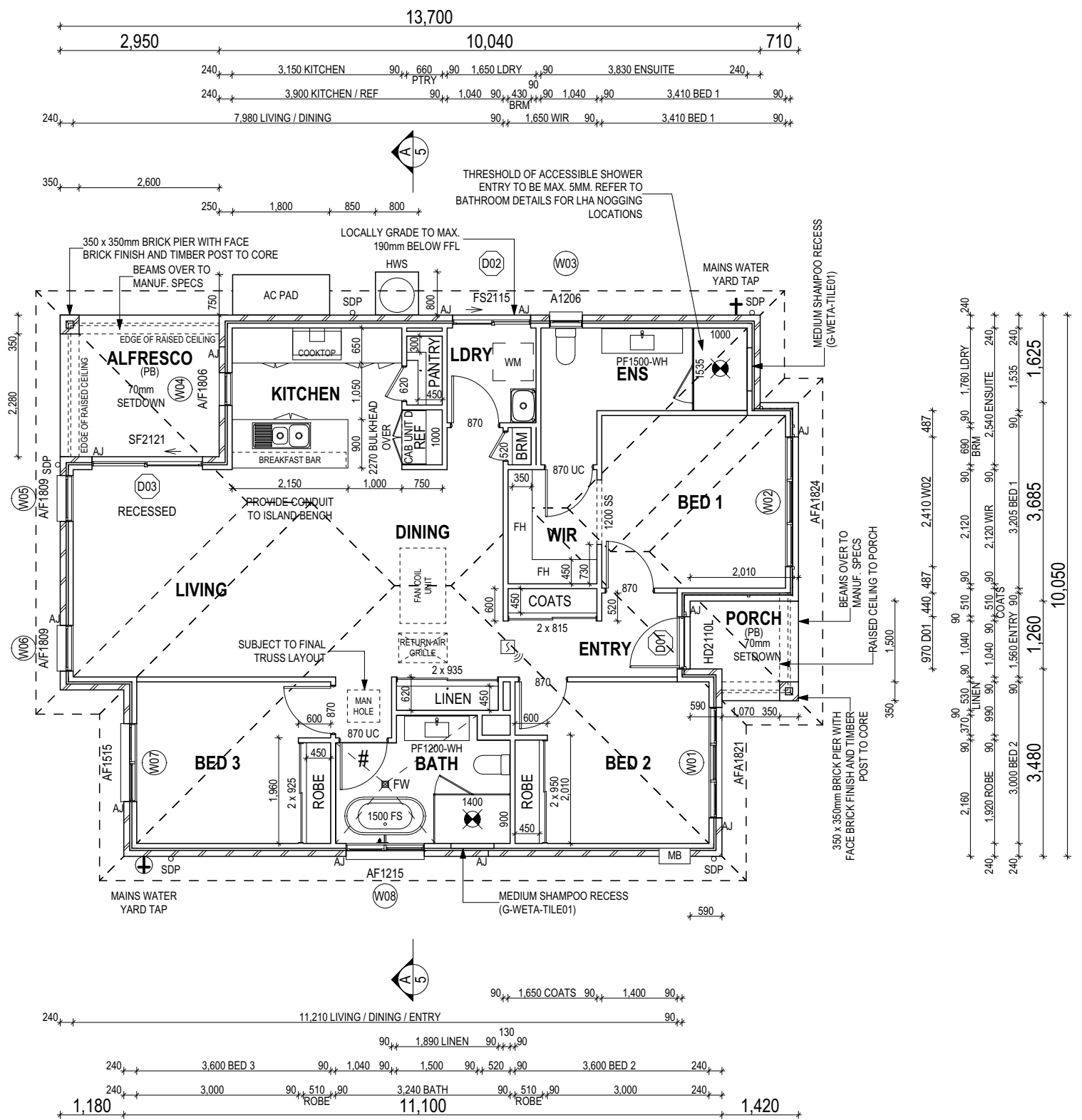
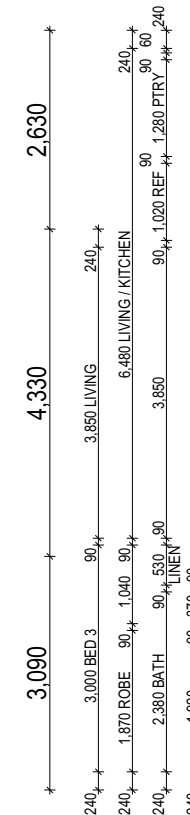
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



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



ALL DIMENSIONS ARE FRAME DIMENSIONS

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PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

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

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

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

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HOUSE DESIGN:	EDEN 13
FACADE DESIGN:	MODERN
SHEET TITLE:	GROUND FLOOR PLAN
SHEET No.:	4 / 20

HOUSE CODE:	H-WDCED20SA
FACADE CODE:	F-WDCED20MODNA
SCALES:	1:100

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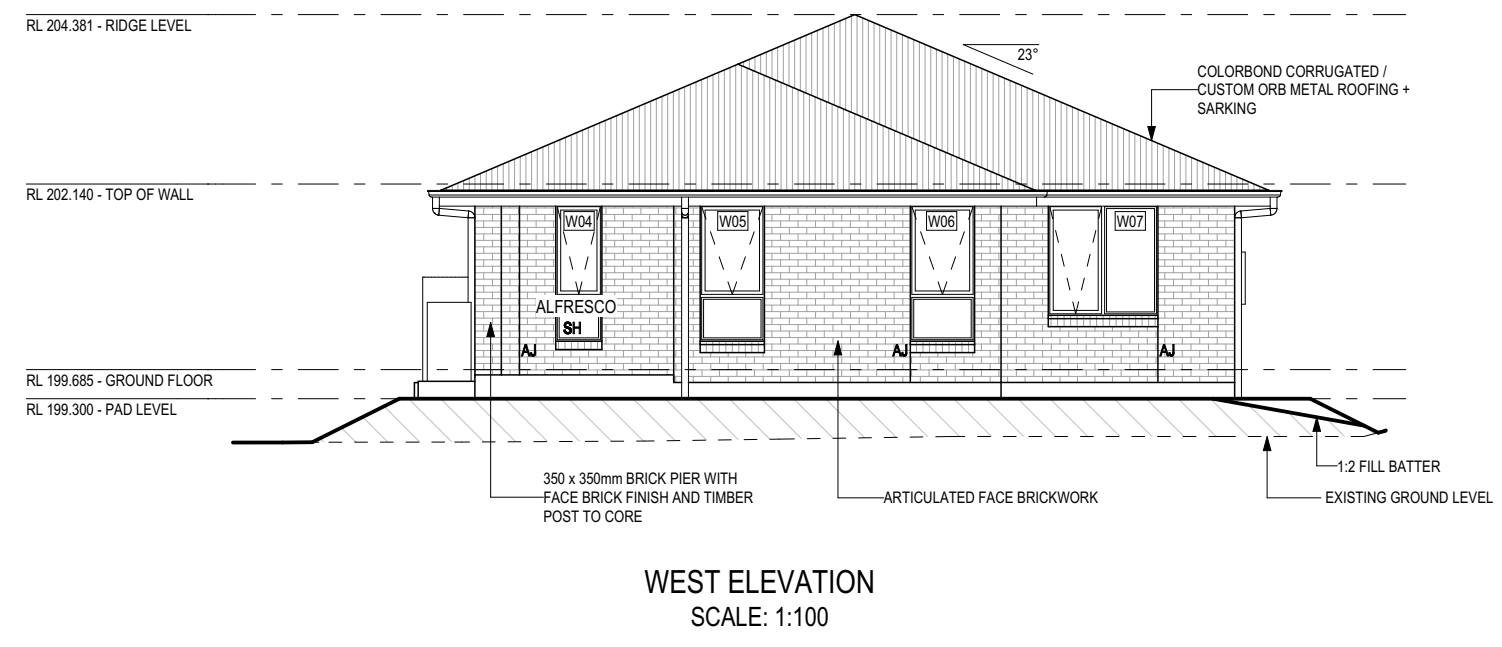
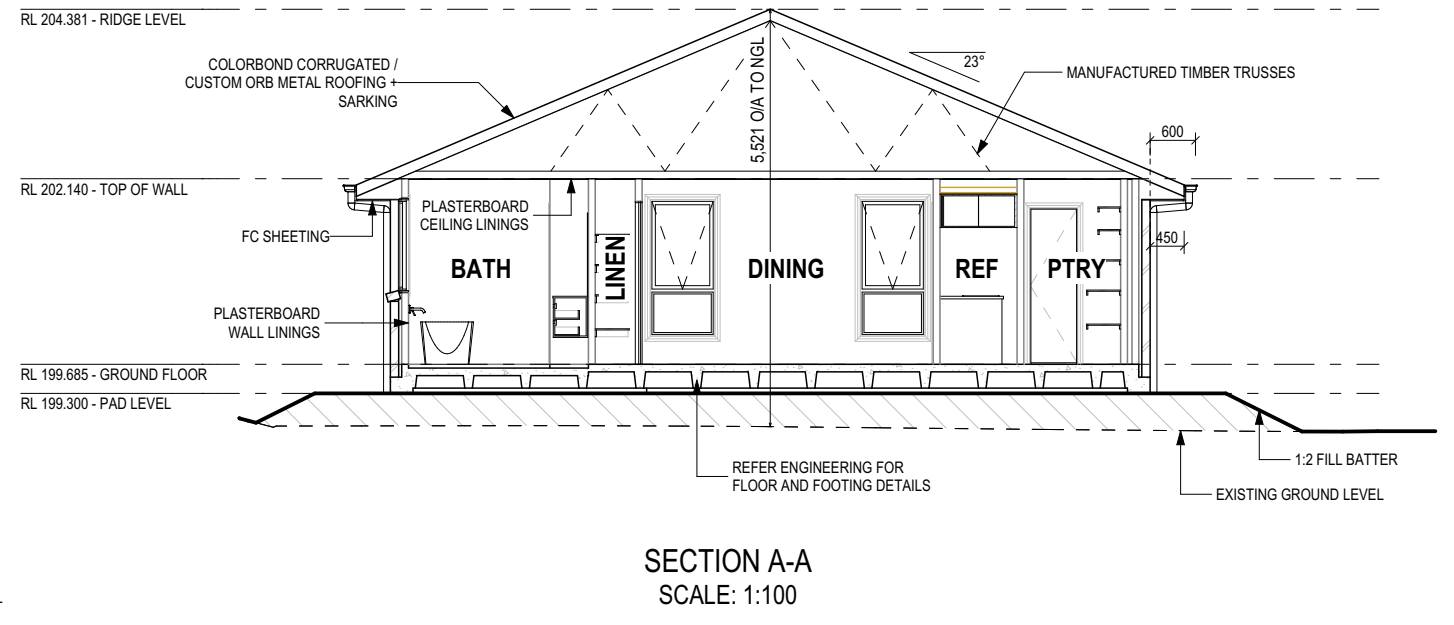
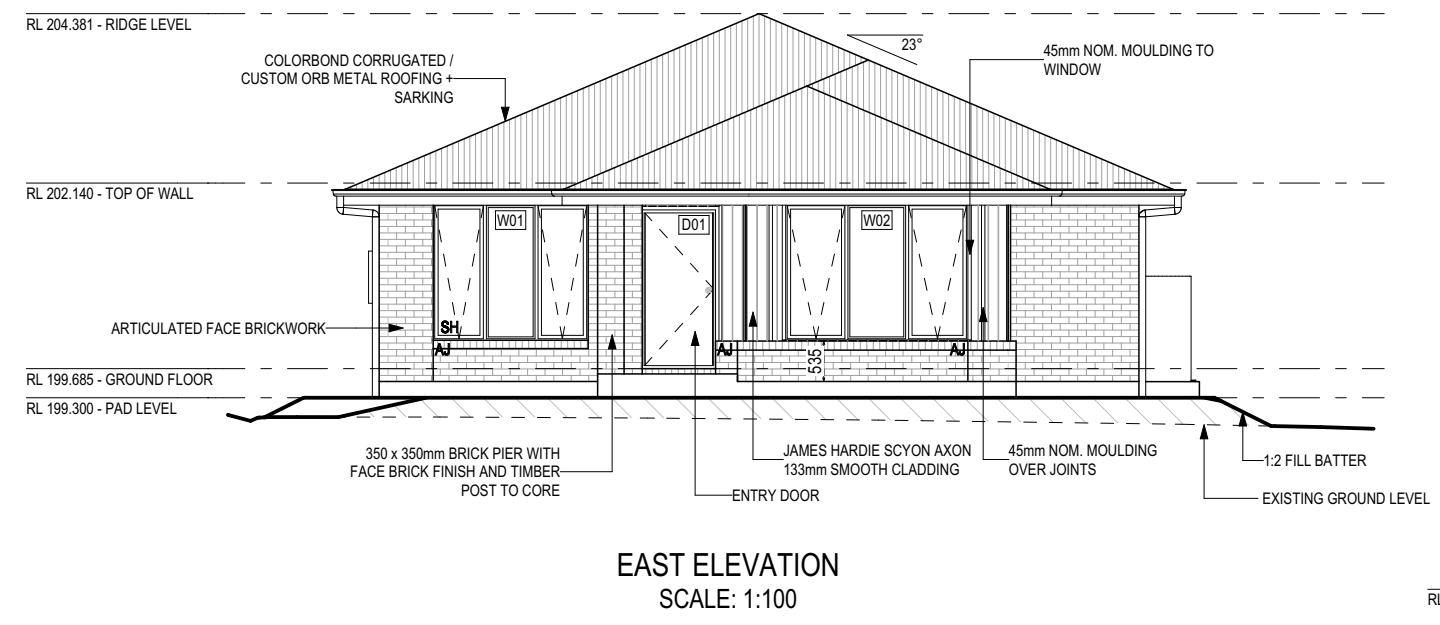
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SH = SNAP HEADER SILL

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				
□	▨					
CLEAR	OBSCURE	AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
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	1 CONSOLIDATE PROPOSAL 1	HMI 03/03/2026	ADDRESS: 9 COACHMAN CT, KEMPTON TAS 7030	FACADE DESIGN: MODERN	FACADE CODE: F-WDCEDE20MODNA	
	2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	LOT / SECTION / CT: 8 / - / 185677	SHEET TITLE: ELEVATIONS / SECTION	SHEET No.: 5 / 20	
	3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026	COUNCIL: SOUTHERN MIDLANDS	SCALES: 1:100	714697	
4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026					

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

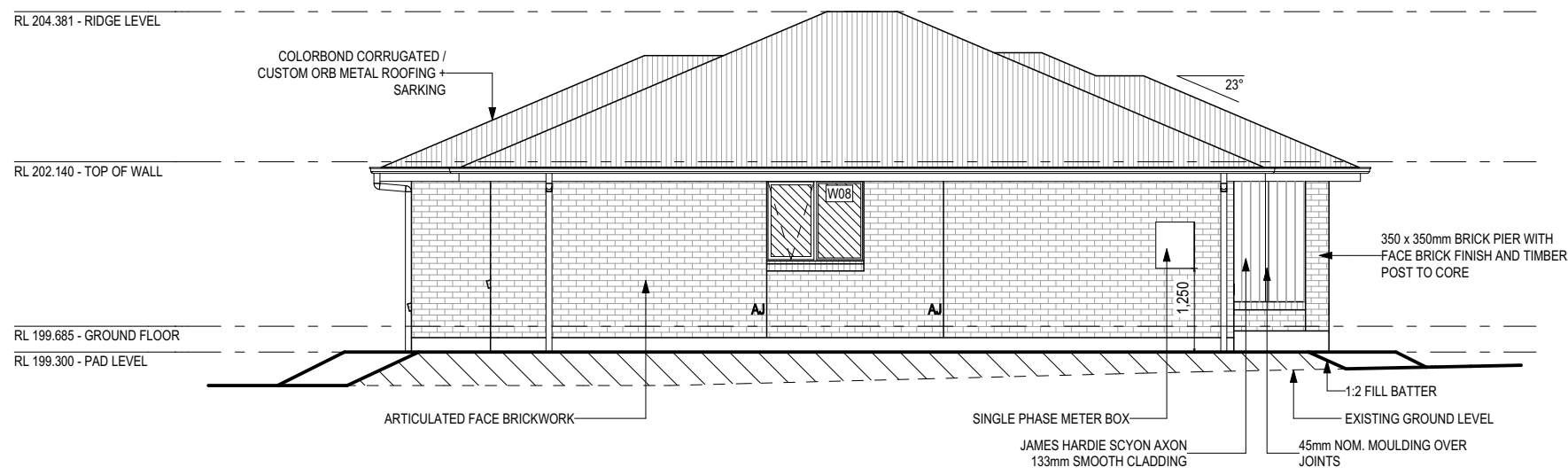
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

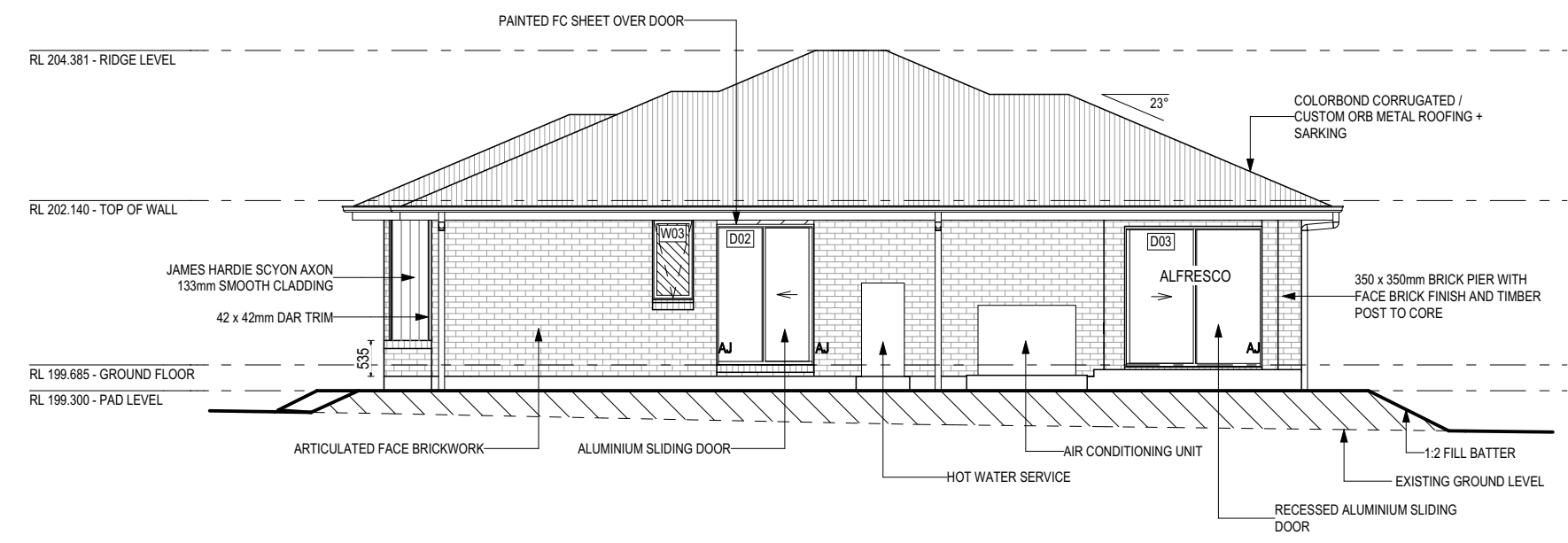
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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



SOUTH ELEVATION
 SCALE: 1:100



NORTH ELEVATION
 SCALE: 1:100

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

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

<div style="position: absolute; top: 0; right: 0; width: 100%; height: 100%; background: linear-gradient(to top right, transparent 49%, black 49%, black 51%, transparent 51%);"></div>	<div style="position: absolute; top: 0; right: 0; width: 100%; height: 100%; background: linear-gradient(to bottom, transparent 49%, black 49%, black 51%, transparent 51%);"></div>			<div style="position: absolute; top: 0; right: 0; width: 100%; height: 100%; background: linear-gradient(to right, transparent 49%, black 49%, black 51%, transparent 51%);"></div>
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	LOT / SECTION / CT: 8 / - / 185677	SHEET TITLE: ELEVATIONS		SHEET No.: 6 / 20
	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026	COUNCIL: SOUTHERN MIDLANDS	SHEET No.: 6 / 20		SCALES: 1:100
	4	PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026			714697	

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE ¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION ²
WINDOW															
GROUND FLOOR	W01	AFA1821	AWNING	BED 2	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	SNAP HEADER	E	2.92	CLEAR, DOUBLE GLAZED	MP 683-683
GROUND FLOOR	W02	AFA1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	N/A	NONE	E	3.53	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W03	A1206	AWNING	ENS	1,200	610	3,620	0.73	ALUMINIUM	N/A	ANGLED	N	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W04	A/F1806	AWNING	KITCHEN	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	W	0.80	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W05	A/F1809	AWNING	LIVING	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	W	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W06	A/F1809	AWNING	LIVING	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	W	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W07	AF1515	AWNING	BED 3	1,457	1,450	5,814	2.11	ALUMINIUM	N/A	ANGLED	W	1.70	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W08	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	S	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
							46,274 mm	16.77					13.22		
DOOR															
GROUND FLOOR	D01	HD2110L	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	N/A	SNAP HEADER	E	1.41	N/A	
GROUND FLOOR	D02	FS2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	N	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	SF2121	SLIDING	LIVING	2,100	2,050	8,300	4.31	ALUMINIUM	N/A	SNAP HEADER	N	3.79	CLEAR, DOUBLE GLAZED, TOUGHENED	
							21,540 mm	9.39					7.79		
							67,814 mm	26.16					21.01		

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

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

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	1	2 x 815	ROBE MAKER SLIDING	2,155	1,650	N/A	
GROUND FLOOR	1	2 x 925	ROBE MAKER SLIDING	2,155	1,870	N/A	
GROUND FLOOR	1	2 x 935	ROBE MAKER SLIDING	2,155	1,890	N/A	
GROUND FLOOR	1	2 x 950	ROBE MAKER SLIDING	2,155	1,920	N/A	
GROUND FLOOR	1	520	SWINGING	2,040	520	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	4	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	1	870 UC	SWINGING	2,040	870	N/A	20mm UNDERCUT
GROUND FLOOR	1	870 UC	SWINGING	2,040	870	N/A	20mm UNDERCUT, LIFT-OFF HINGES


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

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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**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: DISCOVERY	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. 714697
	COPYRIGHT: © 2026	1 CONSOLIDATE PROPOSAL 1	HMI 03/03/2026	NATARSHA HART	EDEN 13	H-WDCEDE20SA	
		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	ADDRESS: 9 COACHMAN CT, KEMPTON TAS 7030	FACADE DESIGN: MODERN	FACADE CODE: F-WDCEDE20MODNA	
		3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026	8 / - / 185677	COUNCIL: SOUTHERN MIDLANDS	WINDOW & DOOR SCHEDULES	7 / 20	

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	41.76 m ²	W04, W05, W06, D03	4.18 m ²	6.97 m ²	2.09 m ²	3.94 m ²
BED 1	10.93 m ²	W02	1.09 m ²	3.53 m ²	0.55 m ²	2.68 m ²
BED 2	10.57 m ²	W01	1.06 m ²	2.92 m ²	0.53 m ²	2.26 m ²
BED 3	10.58 m ²	W07	1.06 m ²	1.70 m ²	0.53 m ²	0.97 m ²

PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)

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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 CONDENSATION MANAGEMENT**

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SPECIFICATION:	DISCOVERY
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REVISION	DRAWN
1 CONSOLIDATE PROPOSAL 1	HMI 03/03/2026
2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026
3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026
4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026

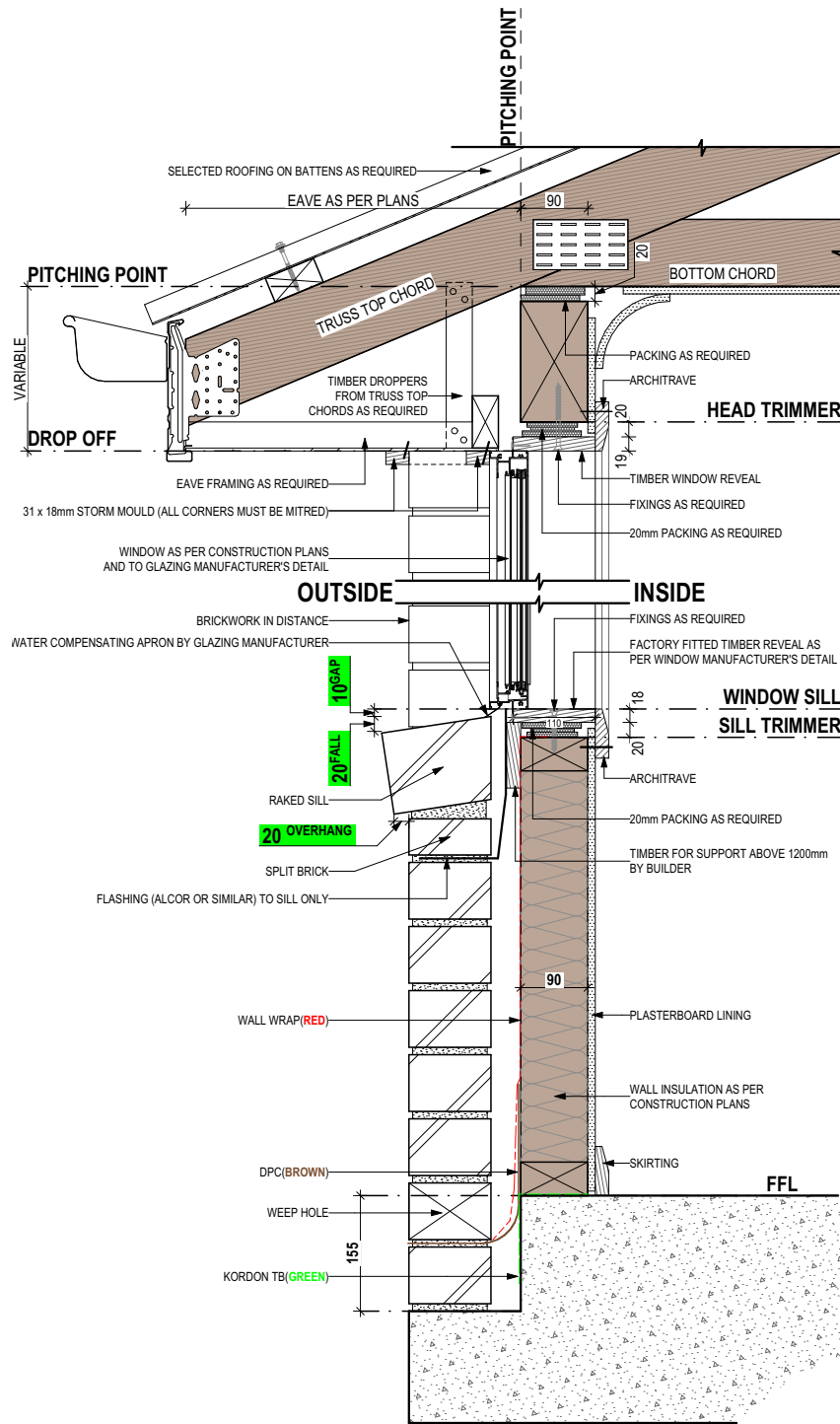
CLIENT:	NATARSHA HART
ADDRESS:	9 COACHMAN CT, KEMPTON TAS 7030
LOT / SECTION / CT:	8 / - / 185677
COUNCIL:	SOUTHERN MIDLANDS

HOUSE DESIGN:	EDEN 13
FACADE DESIGN:	MODERN
SHEET TITLE:	CALCULATIONS
SHEET No.:	8 / 20

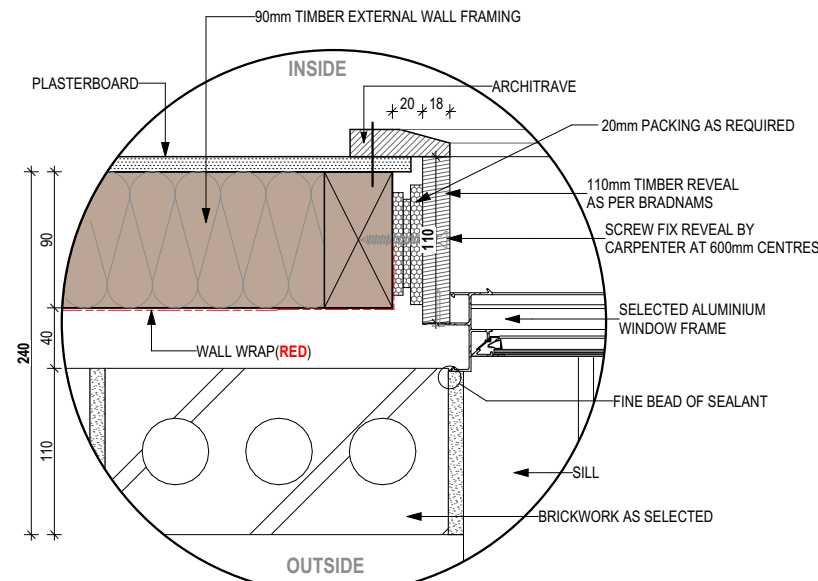
HOUSE CODE:	H-WDCEDE20SA
FACADE CODE:	F-WDCEDE20MODNA
SCALES:	

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714697



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

STANDARD BRICK								STANDARD BRICK															
BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm				BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm			
FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:		FORMAT SIZE:		MANUFACTURING SIZE:		VERTICAL GAUGE:							
240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm		240x120x86mm		230x110x76mm		7 Courses to 600mm							
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT				
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36 ¹ / ₂	8630						3086				
1 ¹ / ₂	350	370		26 ¹ / ₂	6350	6370		11 ¹ / ₂	2750	2770		36 ¹ / ₂	8750						3172				
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870						3257				
2 ¹ / ₂	590	610		27 ¹ / ₂	6590	6610		12 ¹ / ₂	2990	3010	1114	37 ¹ / ₂	8990						3343				
3	710	730	257	28	6710	6730	2400	13	3110	3130	1200	38	9110						3429				
3 ¹ / ₂	830	850		28 ¹ / ₂	6830	6850		13 ¹ / ₂	3230	3250	1286	38 ¹ / ₂	9230						3514				
4	950	970	343	29	6950	6970	2486	14	3350	3370	1372	39	9350						3600				
4 ¹ / ₂	1070	1090		29 ¹ / ₂	7070	7090		14 ¹ / ₂	3470	3490	1457	39 ¹ / ₂	9470						3686				
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1543	40	9590						3772				
5 ¹ / ₂	1310	1330		30 ¹ / ₂	7310	7330		15 ¹ / ₂	3710	3730	1629	40 ¹ / ₂	9710						3857				
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1714	41	9830						3943				
6 ¹ / ₂	1550	1570		31 ¹ / ₂	7550	7570		16 ¹ / ₂	3950	3970	1800	41 ¹ / ₂	9950						4029				
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1886	42	10070						4114				
7 ¹ / ₂	1790	1810		32 ¹ / ₂	7790	7810		17 ¹ / ₂	4190	4210	1972	42 ¹ / ₂	10190						4200				
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	2057	43	10310						4286				
8 ¹ / ₂	2030	2050		33 ¹ / ₂	8030	8050		18 ¹ / ₂	4430	4450	2143	43 ¹ / ₂	10430						4372				
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	2229	44	10550						4457				
9 ¹ / ₂	2270	2290		34 ¹ / ₂	8270	8290		19 ¹ / ₂	4670	4690	2314	44 ¹ / ₂	10670						4543				
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	2400	45	10790						4629				
									20 ¹ / ₂	4910	4930	2486	45 ¹ / ₂	10910					4714				
									21	5030	5050	2572	46	11030					4800				
									21 ¹ / ₂	5150	5170	2657	46 ¹ / ₂	11150					4886				
									22	5270	5290	2743	47	11270					4972				
									22 ¹ / ₂	5390	5410	2829	47 ¹ / ₂	11390					5057				
									23	5510	5530	2914	48	11510					5143				
									23 ¹ / ₂	5630	5650	3000	48 ¹ / ₂	11630					5229				
									24	5750	5770	3086	49	11750					5314				
									24 ¹ / ₂	5870	5890	3172	49 ¹ / ₂	11870					5400				
									25	5990	6010	3257	50	11990					5486				
									25 ¹ / ₂	6110	6130	3343	50	12110					5572				

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

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

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
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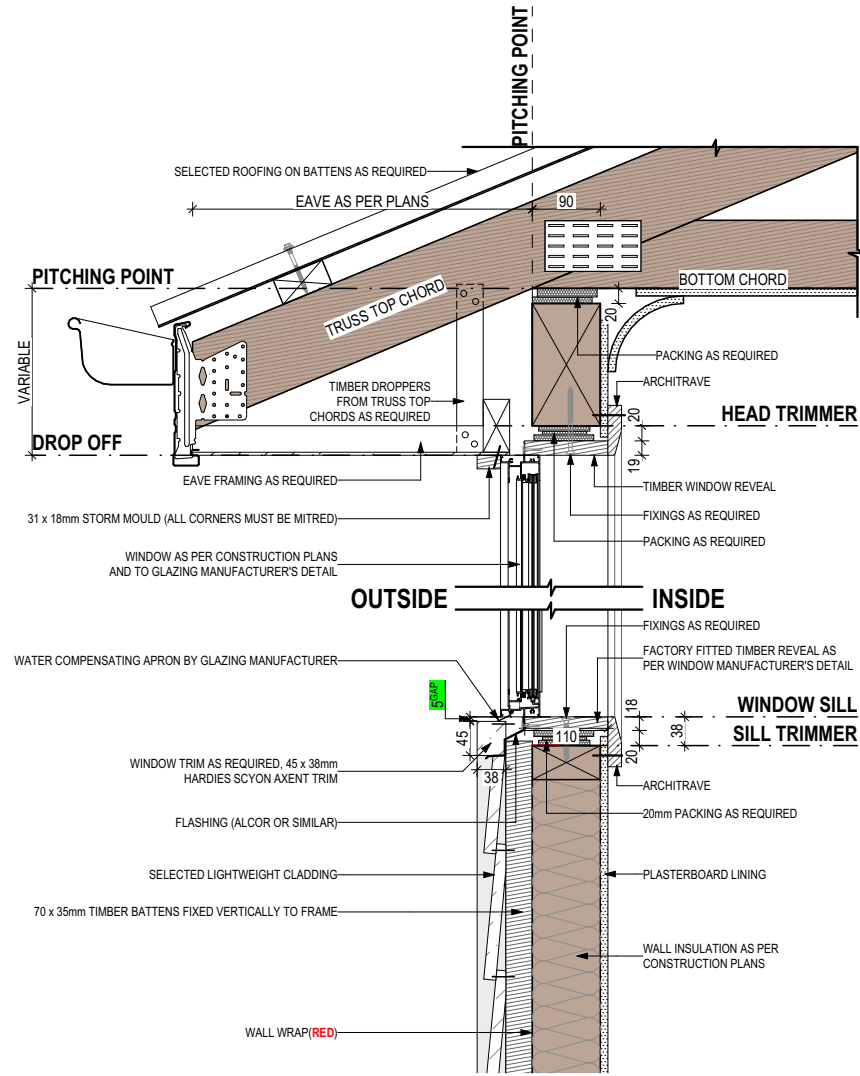
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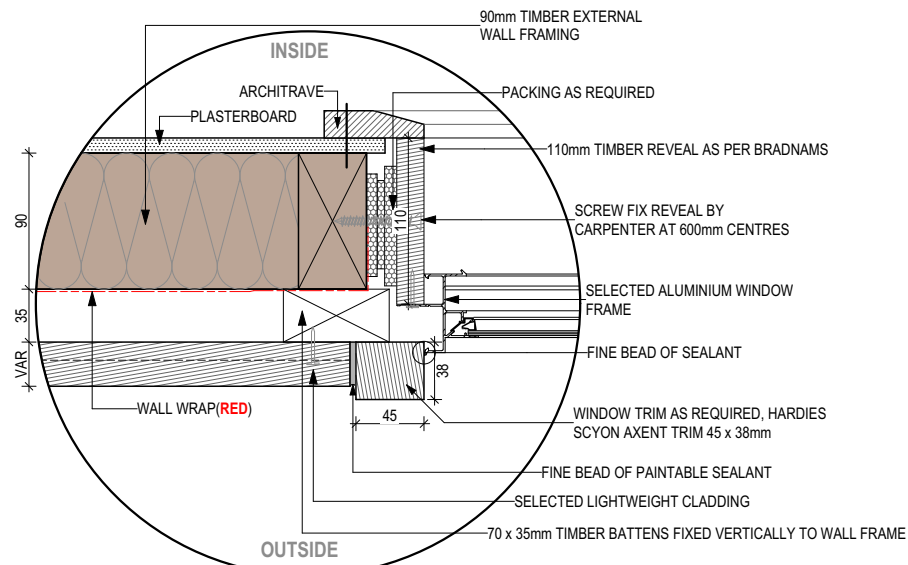
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	DISCOVERY	1	CONSOLIDATE PROPOSAL 1	HMI	03/03/2026	NATARSHA HART	EDEN 13	
	COPYRIGHT:	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	06/03/2026	ADDRESS:	FACADE DESIGN:	
	© 2026	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	12/03/2026	9 COACHMAN CT, KEMPTON TAS 7030	MODERN	
	4	PRELIM PLANS - INITIAL ISSUE	TDI	19/03/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
					8 / - / 185677	COUNCIL:	9 / 20	SCALES:
					SOUTHERN MIDLANDS	DETAILS (FACE BRICKWORK)		714697

REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL

SHEET CLADDING



SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

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DATE:



SPECIFICATION:
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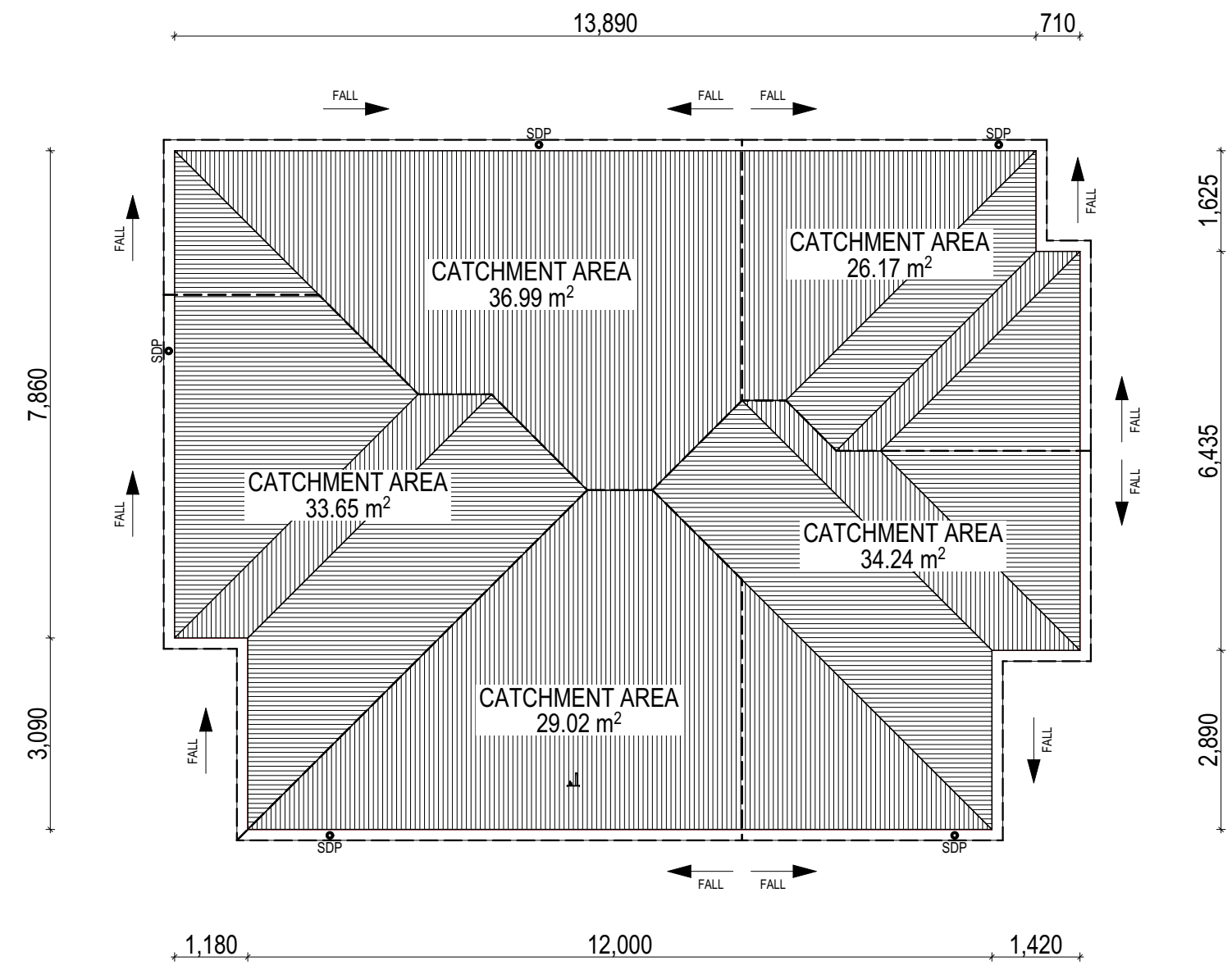
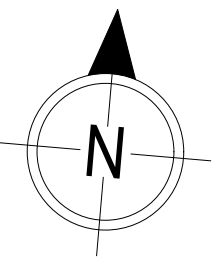
REVISION	DRAWN	CLIENT:
1 CONSOLIDATE PROPOSAL 1	HMI 03/03/2026	NATARSHA HART
2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	ADDRESS:
3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026	9 COACHMAN CT, KEMPTON TAS 7030
4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026	LOT / SECTION / CT:

COUNCIL:
SOUTHERN MIDLANDS

HOUSE DESIGN:
EDEN 13
FACADE DESIGN:
MODERN
SHEET TITLE:
DETAILS (CLADDING)

HOUSE CODE:
H-WDCEDE20SA
FACADE CODE:
F-WDCEDE20MODNA
SHEET No.:
10 / 20

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714697



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		
	150.97	Flat Roof Area (excluding gutter and slope factor) (m ²)
	164.00	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	160.07	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	193.68	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	3.03	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



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REVISION	DRAWN
1 CONSOLIDATE PROPOSAL 1	HMI 03/03/2026
2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026
3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026
4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026

CLIENT:	NATARSHA HART
ADDRESS:	9 COACHMAN CT, KEMPTON TAS 7030
LOT / SECTION / CT:	8 / - / 185677
COUNCIL:	SOUTHERN MIDLANDS

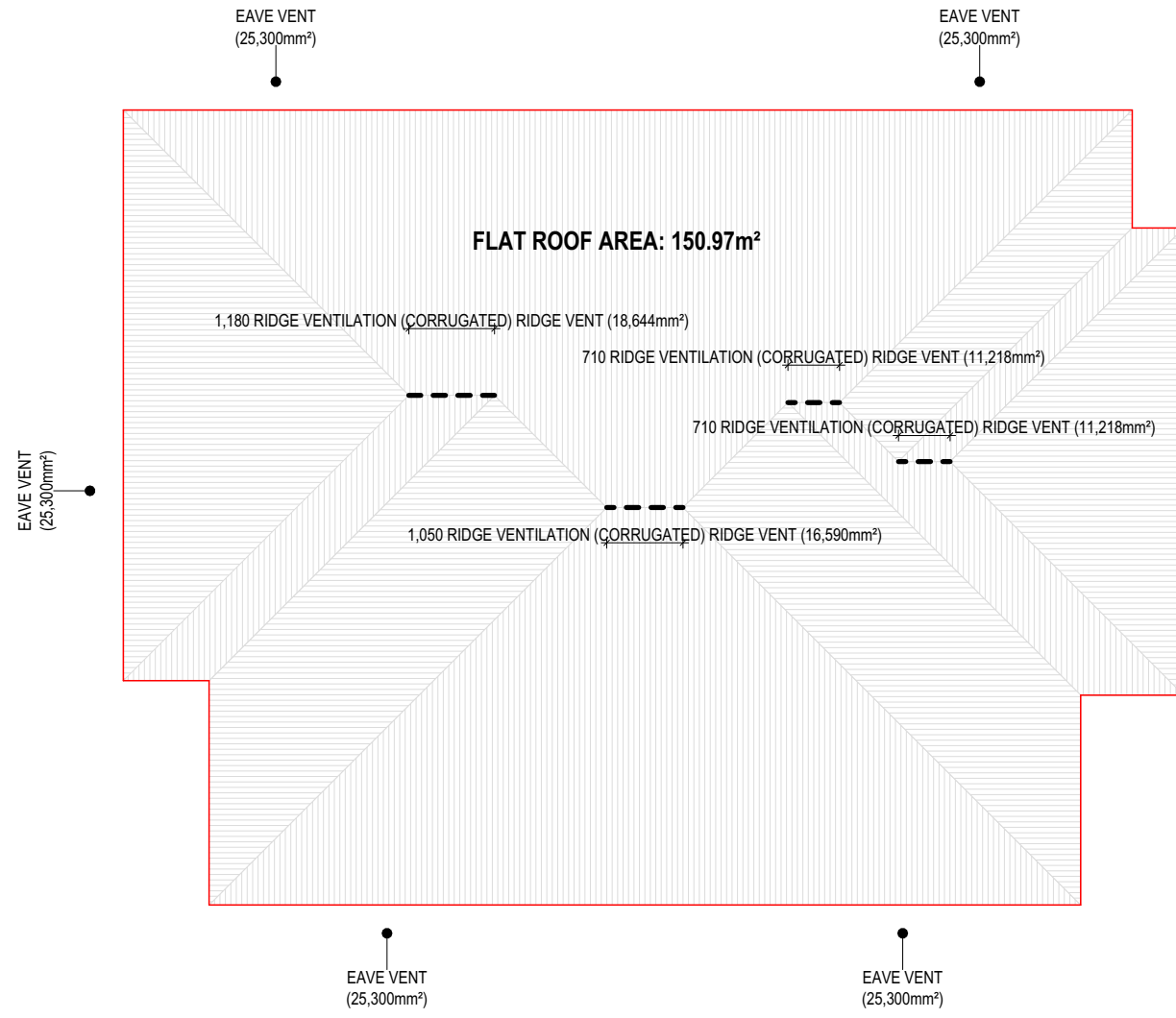
HOUSE DESIGN:	EDEN 13
FACADE DESIGN:	MODERN
SHEET TITLE:	ROOF DRAINAGE PLAN

HOUSE CODE:	H-WDCEDE20SA
FACADE CODE:	F-WDCEDE20MODNA
SHEET No.:	11 / 20
SCALES:	1:100

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PRELIMINARY



GROUND FLOOR 23° ROOF (ID 1)
 ROOF LENGTH: 14.600m
 ROOF PITCH: 23.0°
 CEILING: FLAT
 HIGH LEVEL VENTILATION REQUIRED: 72,995mm²
 LOW LEVEL VENTILATION REQUIRED: 102,193mm²

ROOF SPACE VENTILATION		
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS		
GROUND FLOOR 23° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		14.600m
ROOF PITCH		23.00°
HIGH LEVEL VENTILATION	REQUIRED	72,995mm² (5,000 x 14.600m)
	PROVIDED	57,670mm²
LOW LEVEL VENTILATION	REQUIRED	102,193mm² (7,000 x 14.600m)
	PROVIDED	126,500mm²
MINIMUM REQUIRED SOFIT (EAVE) VENTS		EAVE VENT PROVIDED - 5

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4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026

CLIENT:
NATARSHA HART
 ADDRESS:
9 COACHMAN CT, KEMPTON TAS 7030
 LOT / SECTION / CT:
8 / - / 185677
 COUNCIL:
SOUTHERN MIDLANDS

HOUSE DESIGN:
EDEN 13
 FACADE DESIGN:
MODERN
 SHEET TITLE:
ROOF VENTILATION PLAN

HOUSE CODE:
H-WDCEDE20SA
 FACADE CODE:
F-WDCEDE20MODNA
 SHEET No.:
12 / 20
 SCALES:
1:100

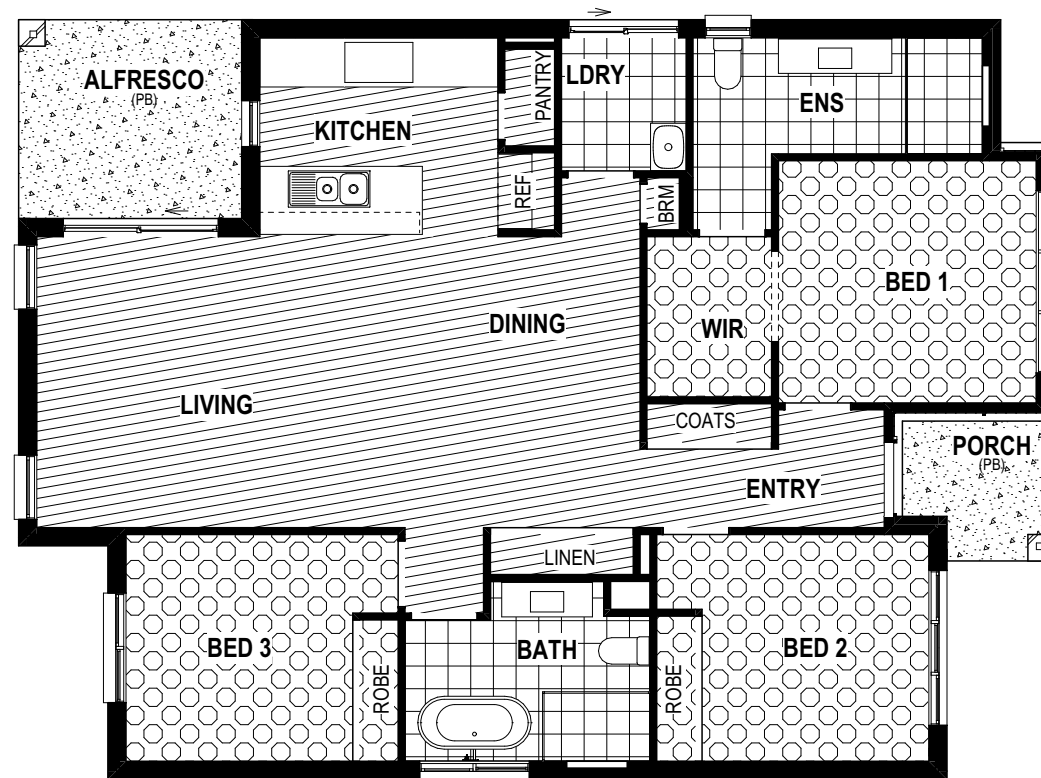
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

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)



PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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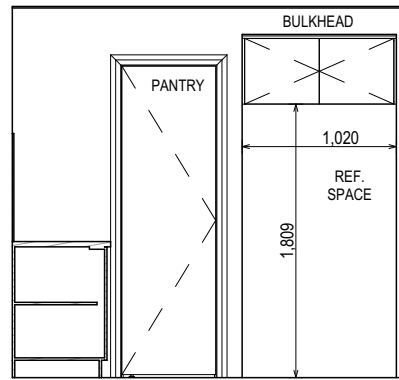
SPECIFICATION: DISCOVERY COPYRIGHT: © 2026	REVISION	DRAWN	CLIENT: NATARSHA HART	HOUSE DESIGN: EDEN 13	HOUSE CODE: H-WDCEDE20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	1	CONSOLIDATE PROPOSAL 1	HMI 03/03/2026	ADDRESS: 9 COACHMAN CT, KEMPTON TAS 7030	FACADE DESIGN: MODERN		FACADE CODE: F-WDCEDE20MODNA
	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026		LOT / SECTION / CT: 8 / - / 185677		SHEET TITLE: FLOOR COVERINGS
	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026	COUNCIL: SOUTHERN MIDLANDS			
4	PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026					

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

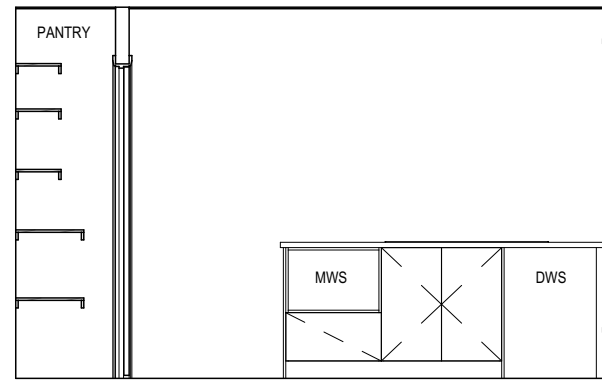
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.



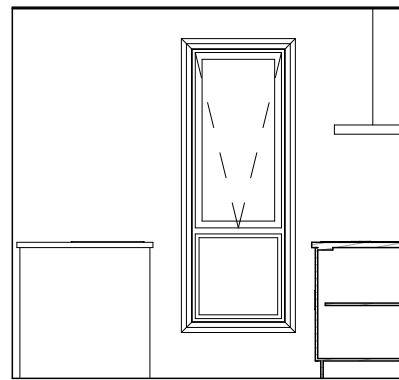
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SCALE: 1:50



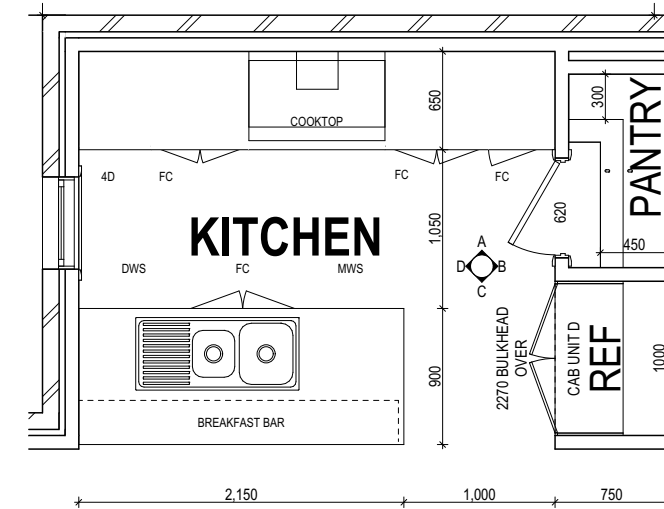
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ELEVATION C
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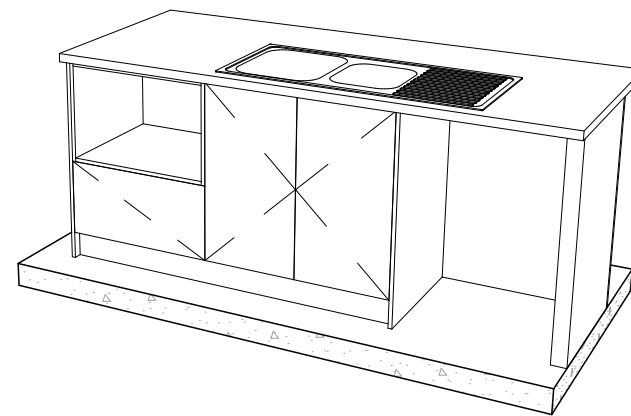
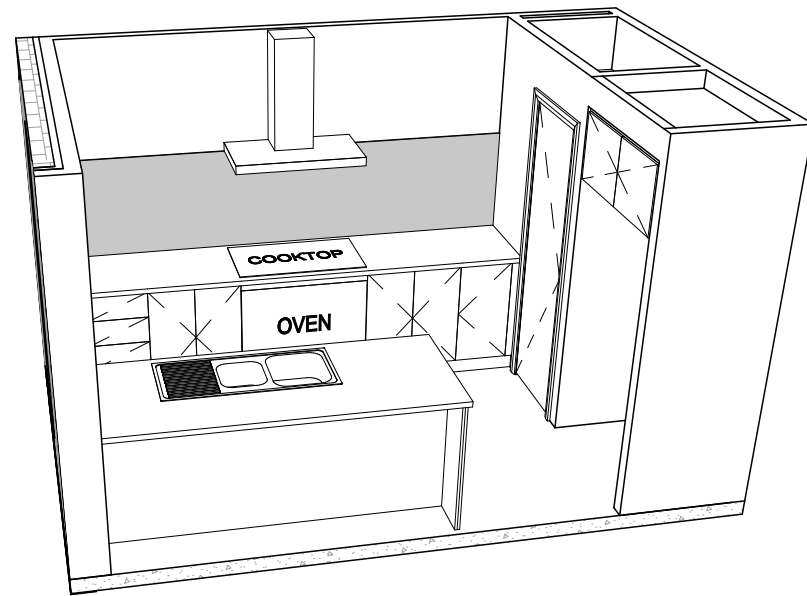


ELEVATION D
SCALE: 1:50



PROVIDE CONDUIT TO ISLAND BENCH

KITCHEN PLAN
SCALE: 1:50



PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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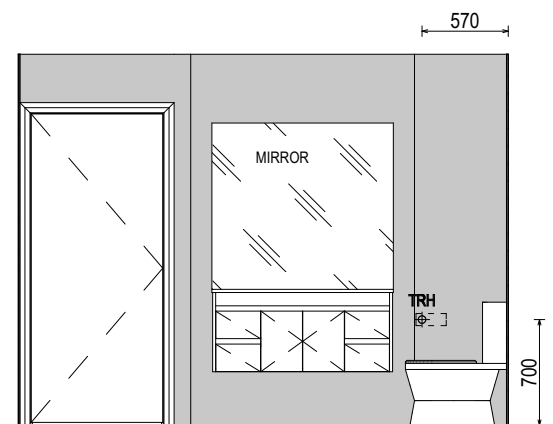
	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: NATARSHA HART	HOUSE DESIGN: EDEN 13	HOUSE CODE: H-WDCEDE20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	LOT / SECTION / CT: 8 / - / 185677	COUNCIL: SOUTHERN MIDLANDS	SHEET No.: 14 / 20	
		3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026			SCALES: 1:50	
	4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026			714697		

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

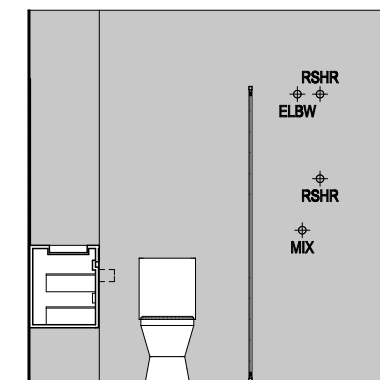
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 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

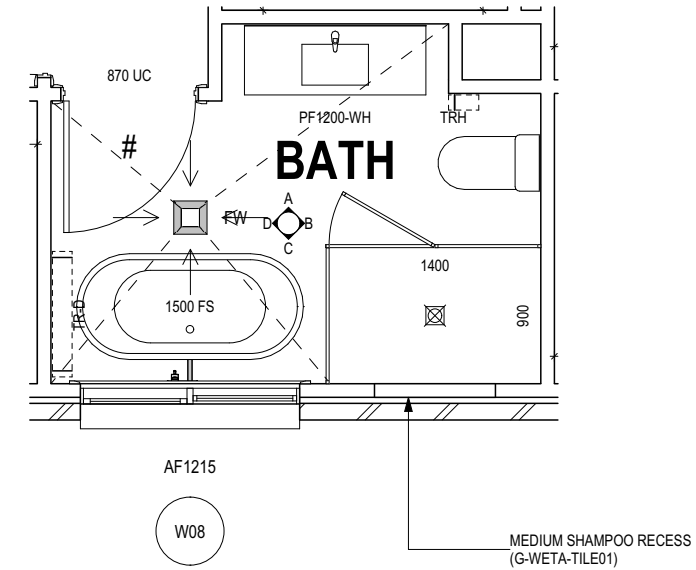
LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING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



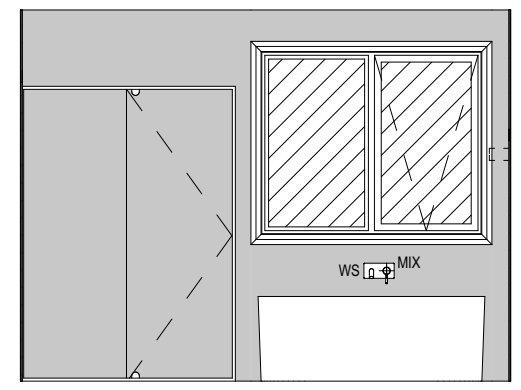
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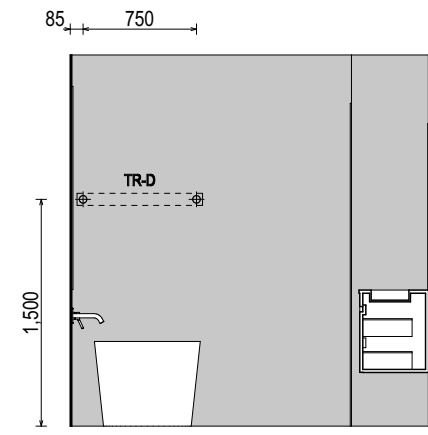
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

**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: DISCOVERY	REVISION	DRAWN	CLIENT: NATARSHA HART	HOUSE DESIGN: EDEN 13	HOUSE CODE: H-WDCEDE20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	LOT / SECTION / CT: 8 / - / 185677	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: BATHROOM DETAILS		SHEET No.: 15 / 20
		3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026			SCALES: 1:50		714697
	4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026						

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Template Version: 24.042
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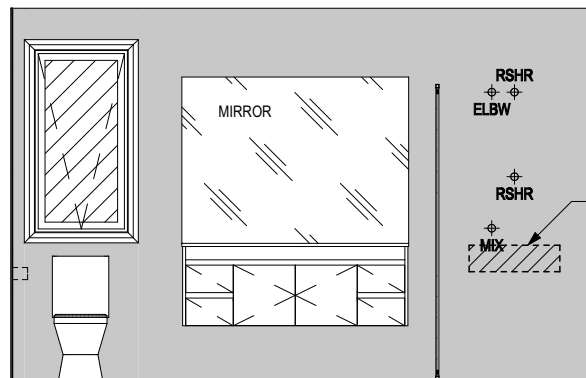
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
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 SQUARE SET WINDOWS G-WIND-SSET02
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

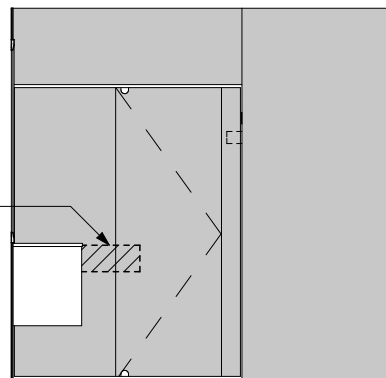
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LEGEND

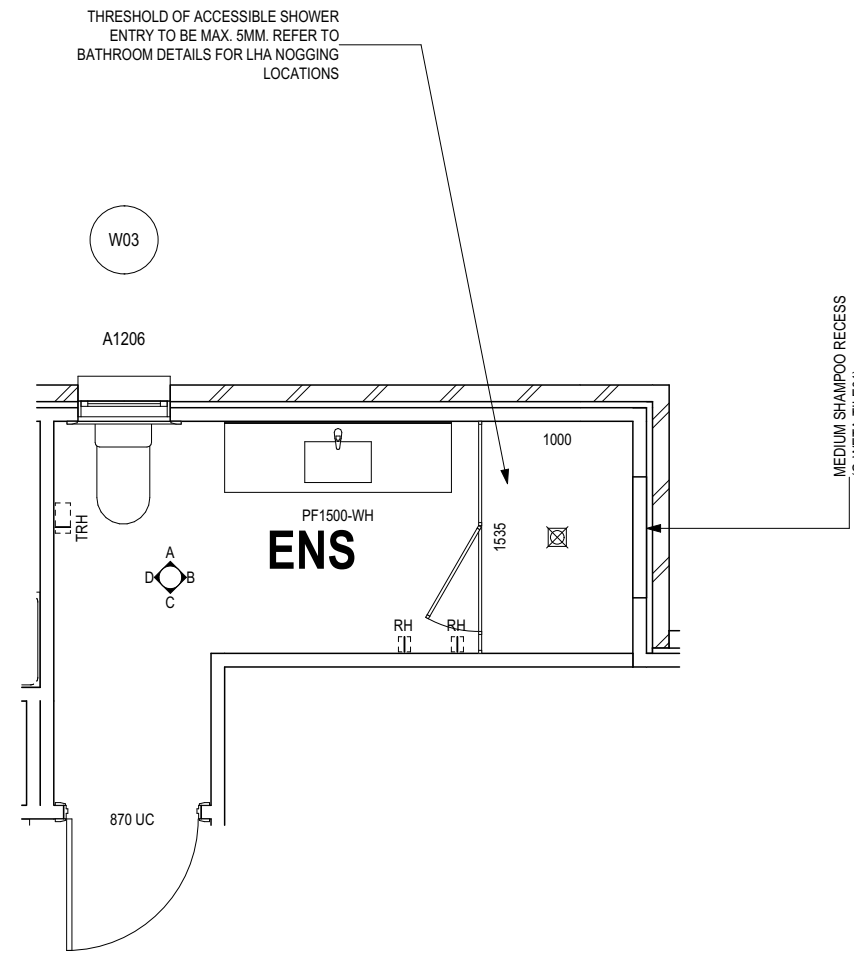
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



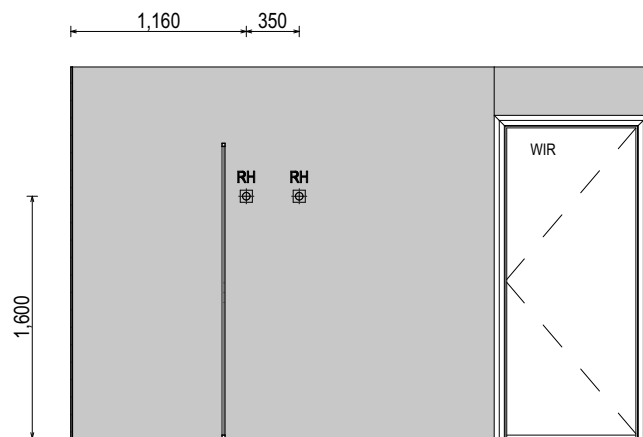
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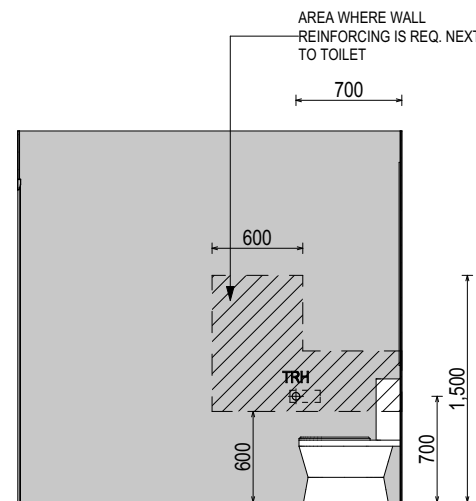
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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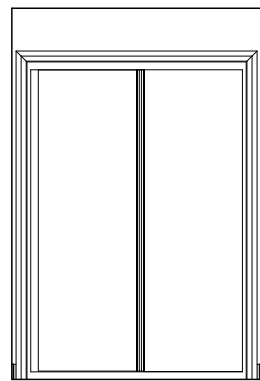
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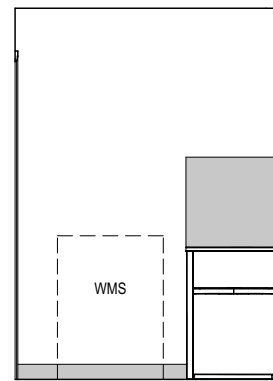
	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: NATARSHA HART	HOUSE DESIGN: EDEN 13	HOUSE CODE: H-WDCEDE20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	LOT / SECTION / CT: 8 / - / 185677	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: ENSUITE DETAILS		SHEET No.: 16 / 20
		3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026			SCALES: 1:50		714697
	4 PRELIM PLANS - INITIAL ISSUE	TDI 19/03/2026						

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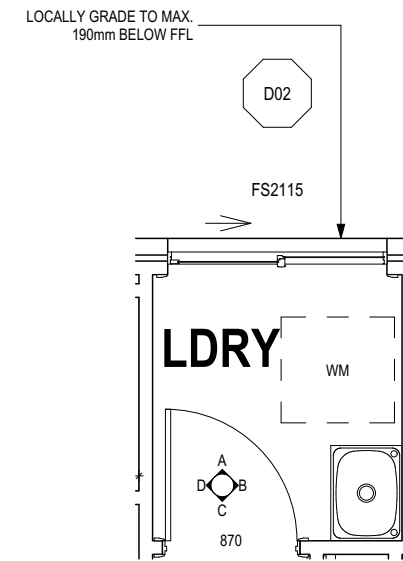
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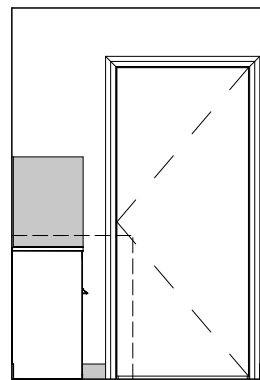
ELEVATION A
SCALE: 1:50



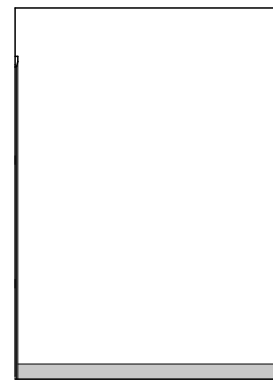
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

PRELIMINARY

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

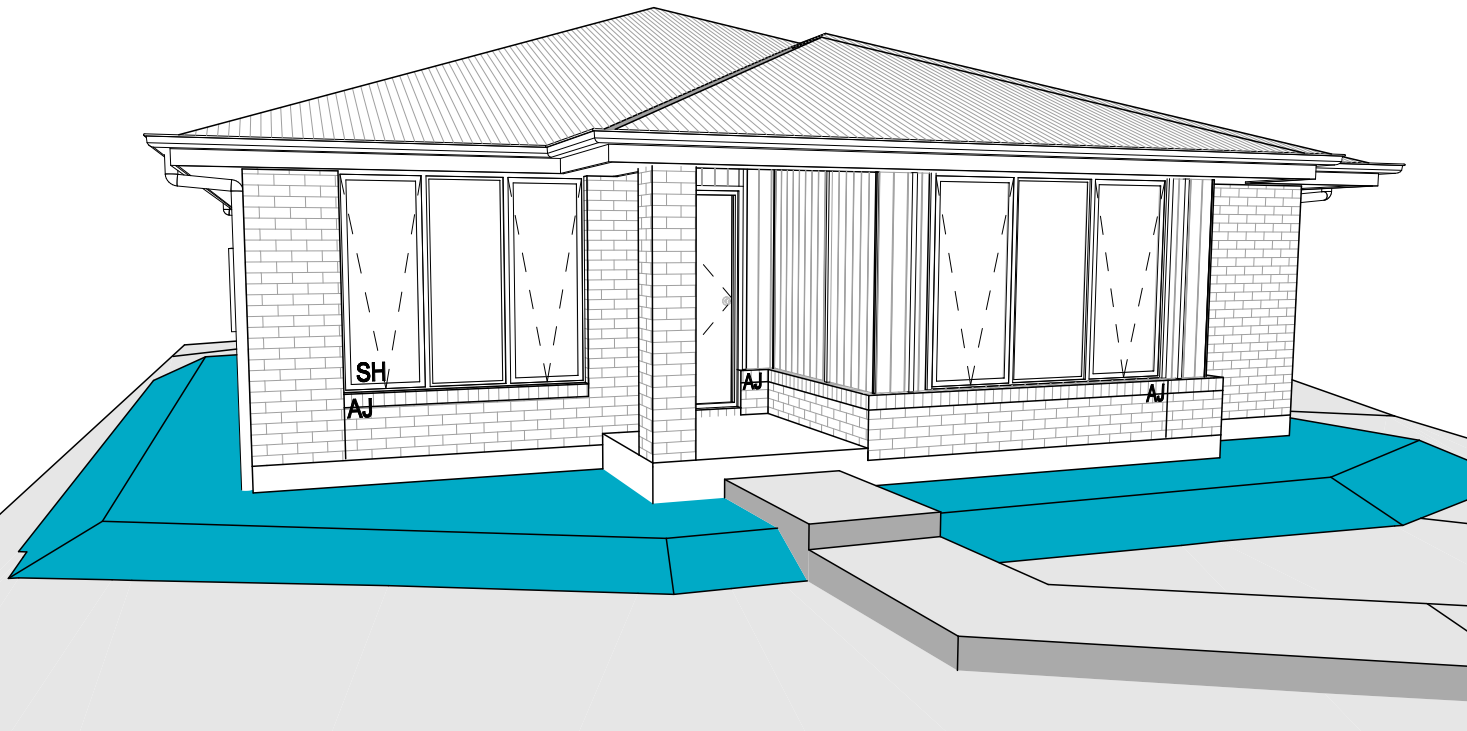
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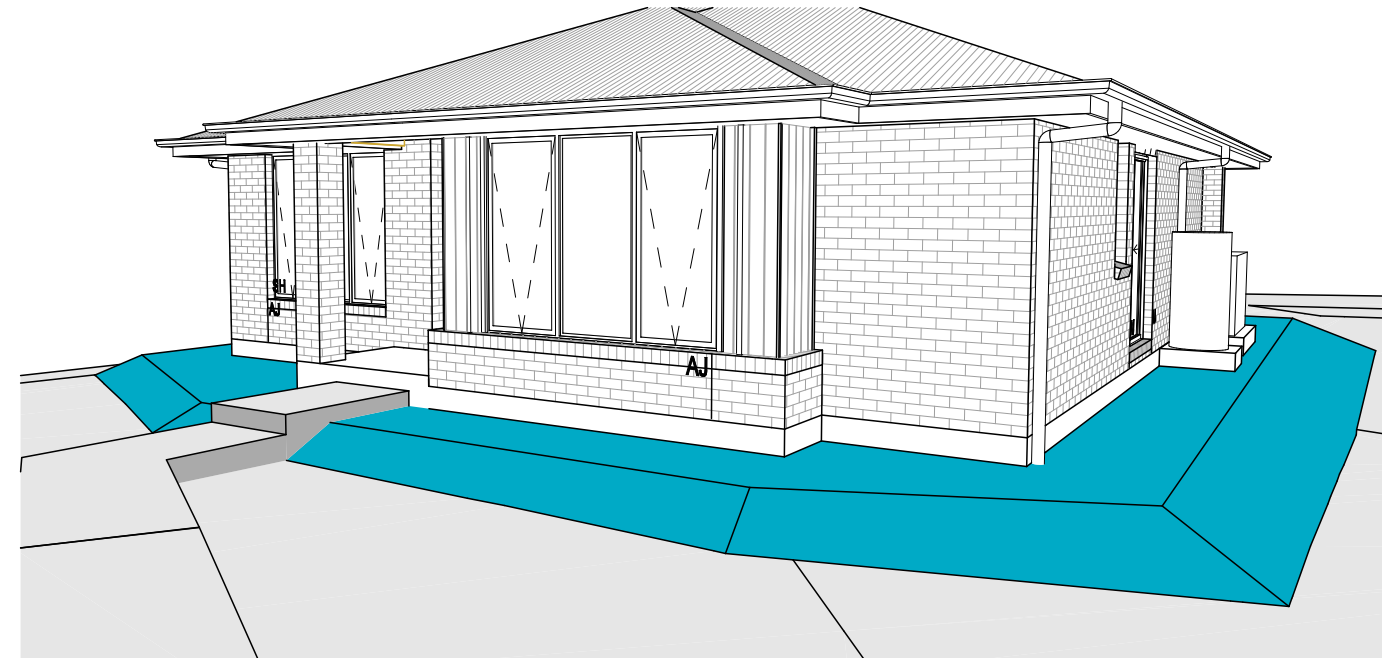
ALL DIMENSIONS ARE FRAME DIMENSIONS

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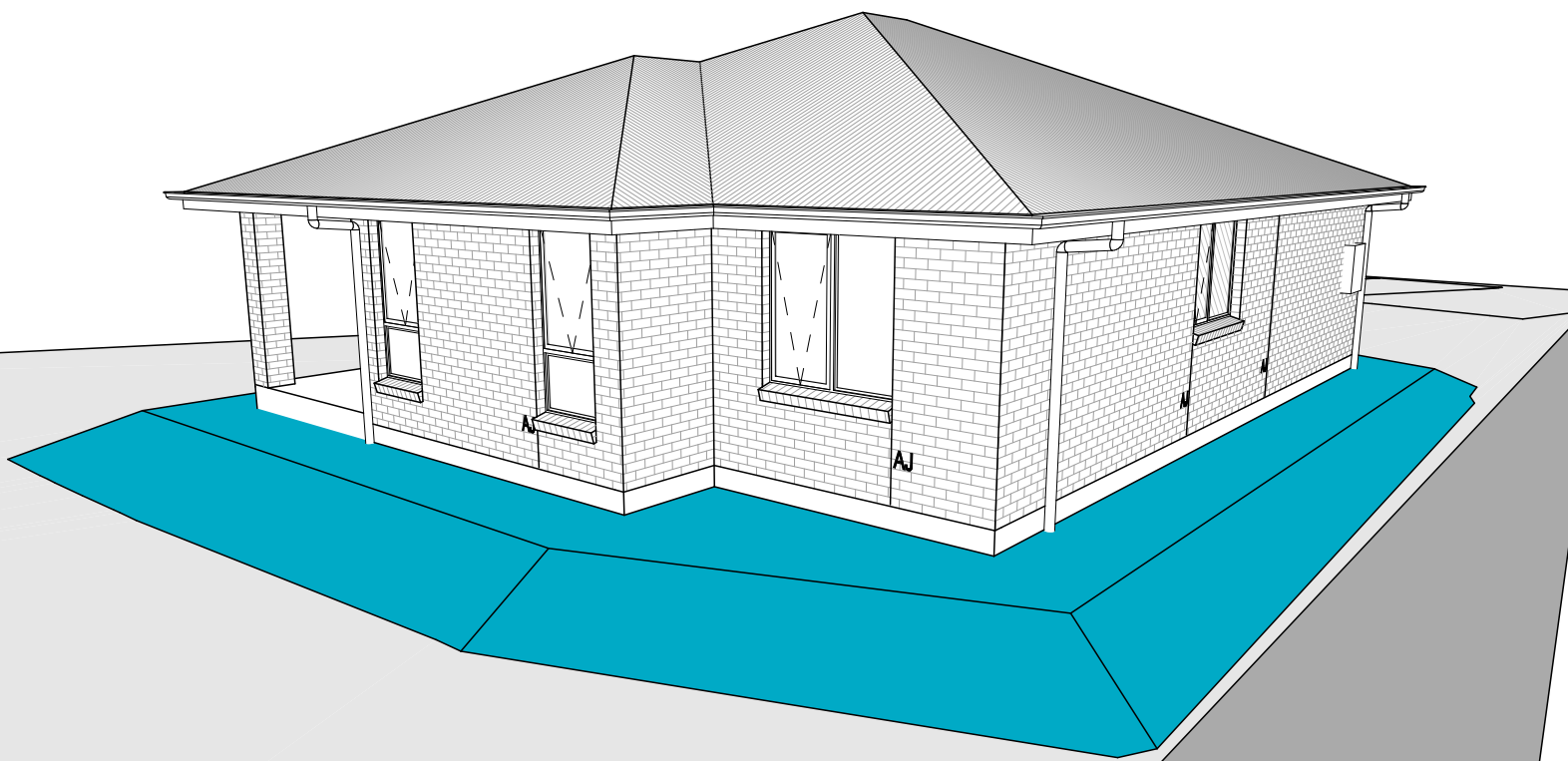
	SPECIFICATION: DISCOVERY	REVISION	DRAWN	CLIENT: NATARSHA HART	HOUSE DESIGN: EDEN 13	HOUSE CODE: H-WDCEDE20SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
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		2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 06/03/2026	LOT / SECTION / CT: 8 / - / 185677	COUNCIL: SOUTHERN MIDLANDS	SHEET No.: 17 / 20		714697
		3 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 12/03/2026			SCALES: 1:50		
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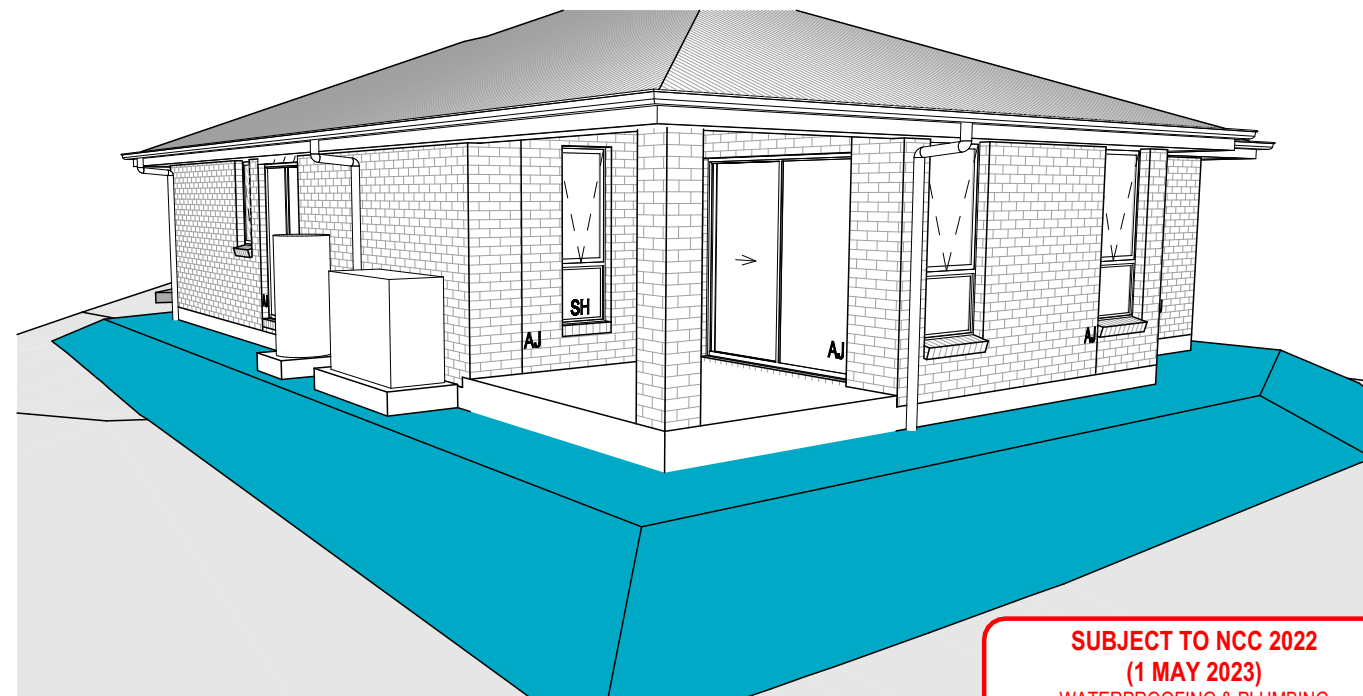
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**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

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

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GENERAL

- BUILDER TO 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 8.18 (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.
- 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 RECCOMENDED 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

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

PLAN ACCEPTANCE BY OWNER

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					8 / - / 185677	COUNCIL:	19 / 20	714697	
					SOUTHERN MIDLANDS	GENERAL NOTES			

WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED SHOWER AREA.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - EXTERNAL WINDOWS AND DOORS

- (a) A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
- WHEN SERVING A CONDITIONED SPACE; OR
 - IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
- (b) A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
- (c) A SEAL REQUIRED BY (a)
- FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
 - FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS

AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:

- A CONDITIONED SPACE; OR
- A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS

(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:

- A CONDITIONED SPACE; OR
 - A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
- (b) CONSTRUCTION REQUIRED BY (a) MUST BE:
- ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
 - SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS

AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:

- A HEATED SPACE; OR
- A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING

(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:

- 5W/m² IN A CLASS 1 BUILDING
- 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
- 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.

(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

**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:	REVISION		DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	DISCOVERY	1	CONSOLIDATE PROPOSAL 1	HMI	03/03/2026	NATARSHA HART	EDEN 13		H-WDCED20SA
	COPYRIGHT:	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	06/03/2026	ADDRESS:	FACADE DESIGN:		FACADE CODE:
	© 2026	3	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	12/03/2026	9 COACHMAN CT, KEMPTON TAS 7030			F-WDCED20MODNA
	4	PRELIM PLANS - INITIAL ISSUE	TDI	19/03/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
					8 / - / 185677	WET AREA & ENERGY EFFICIENCY NOTES 20 / 20		714697	
					COUNCIL:	SOUTHERN MIDLANDS			

SEARCH OF TORRENS TITLE

VOLUME 185677	FOLIO 8
EDITION 1	DATE OF ISSUE 06-Mar-2024

SEARCH DATE : 19-Jan-2026

SEARCH TIME : 02.19 pm

DESCRIPTION OF LAND

Town of KEMPTON

Lot 8 on Sealed Plan [185677](#)

Derivation : Part of 700A-0R-0P Loc. to Whickam Whitchurch

Prior CT [183234/1](#)

SCHEDULE 1

MURRAY JONES & SONS PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[185677](#) EASEMENTS in Schedule of Easements

SP[185677](#) COVENANTS in Schedule of Easements

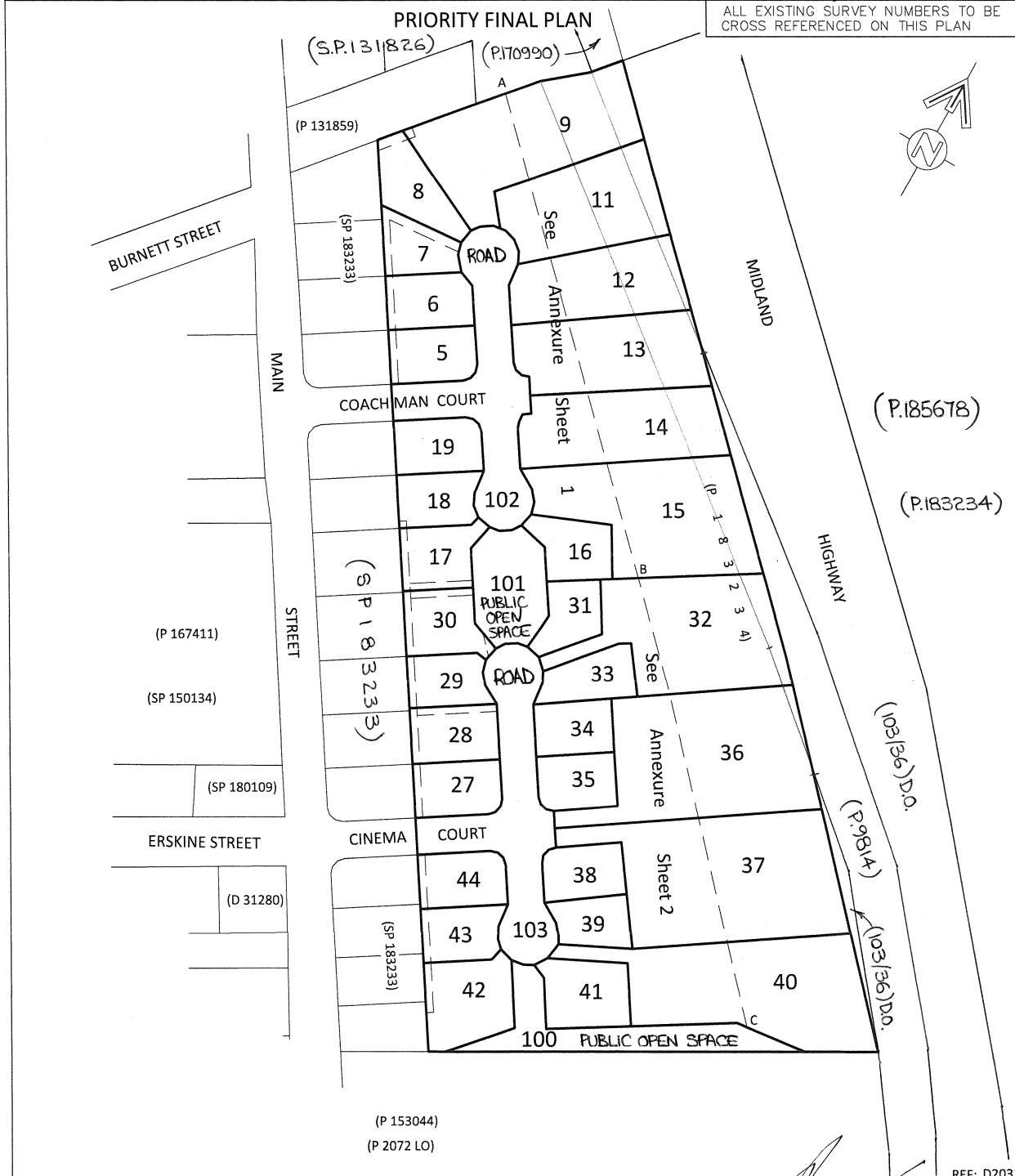
SP[185677](#) FENCING PROVISION in Schedule of Easements

24/68 CONVEYANCE Made Subject to Conditions

UNREGISTERED DEALINGS AND NOTATIONS

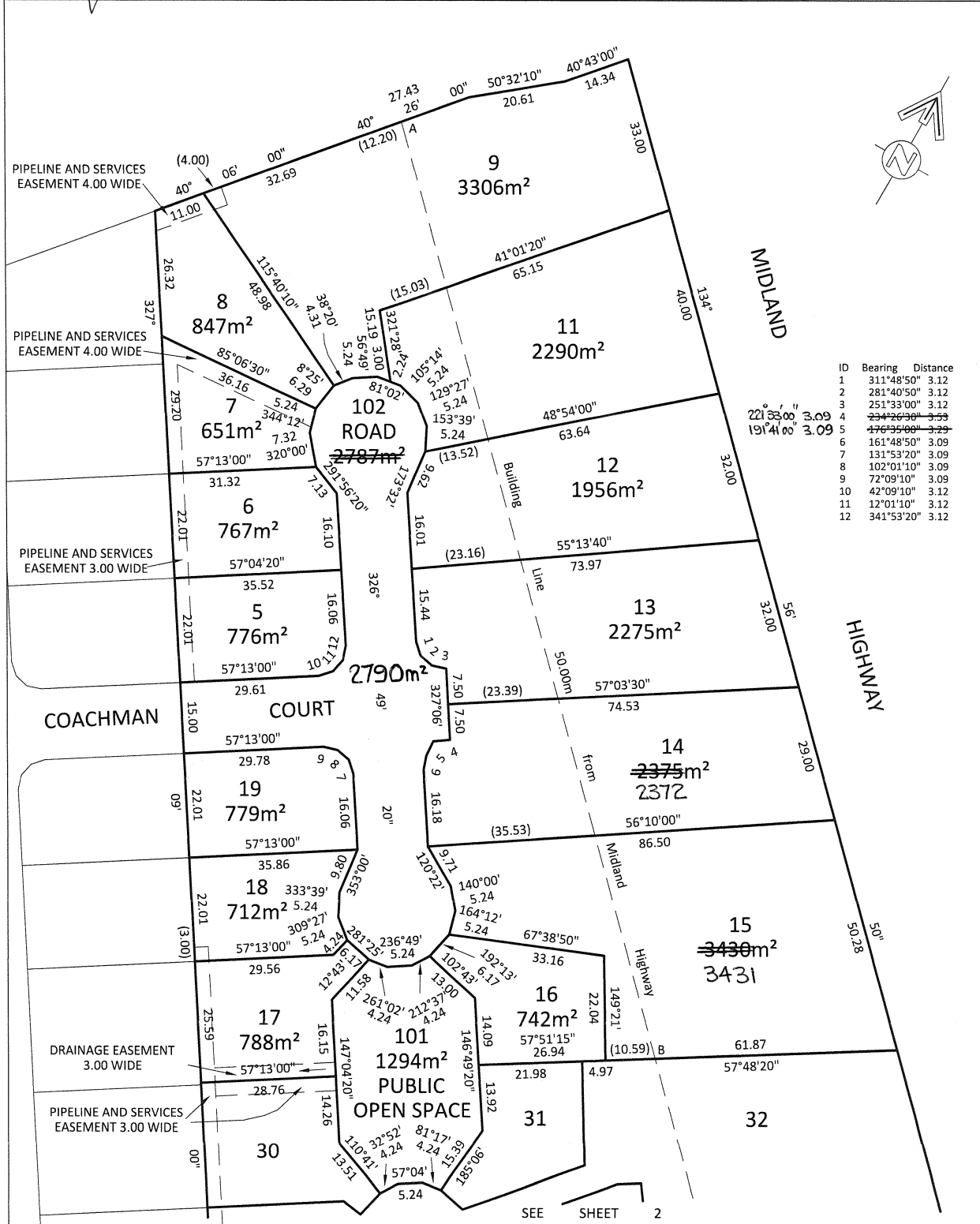
No unregistered dealings or other notations

OWNER: MURRAY JONES & SONS PTY LTD	PLAN OF SURVEY	Registered Number
FOLIO REFERENCE: C.T. 183234/1 CT 110689/1		SP 185677
GRANTEE: PART OF 700-0-0 LOC TO WHICKAM WHITCHURCH. & PART OF LOT 35567 (3A-2R-3OP) GTD TO MURRAY JONES & SONS PTY LTD	LOCATION: TOWN OF KEMPTON	APPROVED EFFECTIVE FROM6.MAR.2024..... <i>Rein</i> Recorder of Titles
	SCALE 1:1500 LENGTHS IN METRES	



<i>Tony Woolford</i> Registered Land Surveyor 16-08-23 Date	REF: D2032 Council Delegate 26/9/23 Date
--	---

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER MURRAY JONES & SONS PTY LTD FOLIO REFERENCE C.T. 183234/1 CT 110689/1 SCALE 1: 750 LENGTH IN METRES</p>	<p>Registered Number SP185677</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate Date 26/9/23</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor Date 16-08-23</p>	<p>APPROVED EFFECTIVE FROM6. MAR. 2024..... Recorder of Titles</p>



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185677

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.

LOTS 7, 8 & 9 ARE:


SUBJECT TO a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE shown on the Plan.

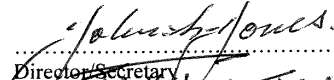
SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE shown on the Plan.

LOTS 5, 6, 7, 17, 18, 27, 28, 29, 30, 42, 43 & 44 ARE:


SUBJECT TO a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land along the real boundary of each lot marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan.

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :


 Director
 DONALD M. JONES
 Full Name


 Director/Secretary
 JOHN R. JONES
 Full Name

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Murray Jones & Sons Pty Ltd	PLAN SEALED BY: Southern Midlands Council
FOLIO REF: 123249/1 and 110689/1	DATE: 26/9/23
SOLICITOR & REFERENCE: Damian Egan (DFE 2100593)	SA0703009 REF NO.
	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

LOTS 5, 6, 7, 17, 18, 27, 28, 29, 30, 42, 43 & 44 ARE:

SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land along the rear boundary of each lot marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan.

LOT 17 IS:

SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land marked DRAINAGE EASEMENT 3.00 WIDE shown passing through Lot 17 on the Plan.

LOTS 28 & 30 ARE:

SUBJECT TO a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land along the north eastern side boundary of each lot marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE as shown on the Plan.

EASEMENTS – INTERPRETATION


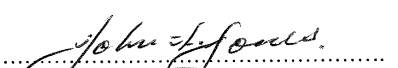
“Easement Land” means land subject to a Pipeline and Services Easement.

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

“Pipeline and Services Easement” means:

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

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

 Director Full Name <u>DONALD M. JONES</u>	 Director/Secretary Full Name <u>JOHN M. JONES</u>
---	--

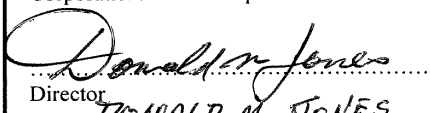
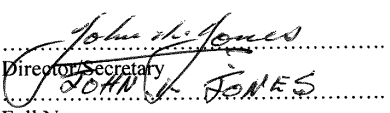
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 185677</p>
<p>SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1</p>	

- (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 sewerage, 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 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 the land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:


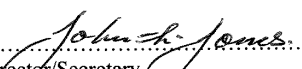
SIGNED by MURRAY JONES & SONS PTY LTD
ACN 009 481 476 as registered proprietor of the land
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Folio 1 in accordance with Section 127 of the
Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 185677</p>
<p>SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1</p>	

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (1) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (2) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

<p>SIGNED by MURRAY JONES & SONS PTY LTD ACN 009 481 476 as registered proprietor of the land comprised in Certificate of Title Volume 123249 Folio 1 in accordance with Section 127 of the Corporations Act in the presence of :</p>	
 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
<p>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.</p>	


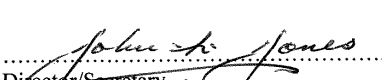
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 185677</p>
<p>SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1</p>	

- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

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

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;

SIGNED by MURRAY JONES & SONS PTY LTD
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Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 185677</p>
<p>SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1</p>	


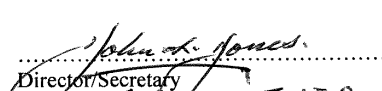
- (iv) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) anything reasonably required to support, protect or cover any of the Infrastructure;
- (vii) 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
- (viii) where the context permits, any part of the Infrastructure.

COVENANTS

The owners of each lot on the Plan (other than Lots 101 and 102) covenant with the Vendor (Murray Jones & Sons Pty Ltd) and the owner for the time being of every other lot shown on the Plan to the extent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot (other than Lots 100, 101, 102 and 103) shown on the Plan to observe the following stipulations:

- (a) Not to build or erect or cause to be built or erected on each such lot any building and/or structure within 4.5m from the road boundary of each such lot.
- (b) Not to erect or permit to be erected or placed on the lot:

SIGNED by MURRAY JONES & SONS PTY LTD
ACN 009 481 476 as registered proprietor of the land
comprised in Certificate of Title Volume 123249
Folio 1 in accordance with Section 127 of the
Corporations Act in the presence of :


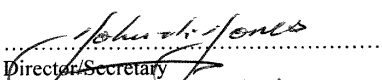
 Director Full Name <u>DONALD M. JONES</u>	 Director/Secretary Full Name <u>JOHN L. JONES</u>
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (i) any dwelling house or unit other than a new dwelling house or unit;
- (ii) any log cabin;
- (iii) any transportable home; or
- (iv) any caravan, hut or shed for any kind of permanent or temporary residential use on the lot PROVIDED THAT this sub-clause does not affect the right of the owner of the lot to have and keep a caravan thereon;
- (c) Not to erect more than one (1) dwelling house on the lot (other than the usual appurtenances thereto).
- (d) Not to use or permit or suffer to be used in any building on the lot second-hand materials for outer wall facings (including gables) and roofs for any building on the lot.
- (e) Not to use or cause to be used for any roofs any material except Colorbond roofs (or any similar quality colour coated or coloured corrugated iron roof) or any low grade roofing material more commonly used in any industrial or commercial buildings or properties.
- (f) Not to erect or permit to be erected any free-standing carports or garages on the lot unless the same are in conformity with the design for and colours and materials of the dwelling house or unit constructed thereon.
- (g) Not to erect or permit to be erected or placed on the lot any dwelling houses and/or buildings not approved by the local municipal council as complying with the design, guidelines and provisions of the Planning Scheme Heritage Special Precinct Area. The guidelines and provisions:

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
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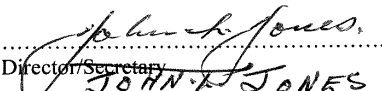
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 8 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 185677</p>
<p>SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1</p>	

- (i) provide that the design and external appearance of all new buildings or additions/adaptations to buildings respect and maintain the historic character and heritage values;
- (ii) ensure that new buildings do not visually dominate 19th Century buildings;
- (iii) maintain the visual amenity of the historic buildings when viewed from the Midland Highway or from streets within the settlements; and
- (iv) require fences along boundary streets to be:
 - (A) between 900mm and 1000mm with a maximum of 1200mm for posts;
 - (B) vertically articulated and not horizontally articulated; and
 - (C) transparent or open in appearance with a distance between dowels or pickets such that the fence does not appear solid.

The Vendor reserves the right for themselves and/or their assigns to sell or otherwise deal with any lot on the Plan either subject to the above conditions and/or restrictive covenants or any one of them and/or subject to such modifications thereof as the Vendor shall in the Vendor's absolute discretion deem fit. Exercise of the said right in relation to any lot shall not give the owners of any other lot any right of action against the Vendors or another person.

The Owners of lots 9, 11, 12, 13, 14, 15, 32, 36, 37 & 40 covenant with the Vendor (Murray Jones & Sons Pty Ltd) and the owner 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 covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other lot shown on the Plan to observe the following stipulation:

SIGNED by MURRAY JONES & SONS PTY LTD
ACN 009 481 476 as registered proprietor of the land
comprised in Certificate of Title Volume 123249
Folio 1 in accordance with Section 127 of the
Corporations Act in the presence of :

 Director Full Name DONALD M. JONES	 Director/Secretary Full Name JOHN K. JONES
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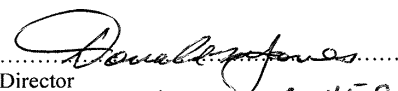
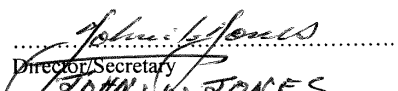
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 9 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 185677</p>
<p>SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1</p>	

- (a) not without the approval of the Vendor and/or the Southern Midlands Council to cause to be erected or constructed any building or structure on each respective lot within fifty (50) metres of the boundary of the Midland Highway as shown and marked ABC on the Plan.

FENCING PROVISION

In respect of each lot shown on the Plan (other than Lots 102 and 103) the Vendor, Murray Jones & Sons Pty Ltd, shall not be required to fence.

SIGNED by MURRAY JONES & SONS PTY LTD
ACN 009 481 476 as registered proprietor of the land
comprised in Certificate of Title Volume 123249
Folio 1 in accordance with Section 127 of the
Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN V. JONES Full Name
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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.



WILSON
HOMES

Direction to submit a Development Application

This document confirms the direction from Natarsha Hart owner of 9 Coachman Court, Kempton to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania) and Building Act 2016.


.....
Signature

.....
Signature

25.3.26
.....
Date of signature

.....
Date of signature

Important Owner Confirmation

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

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

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


.....
Signature

.....
Signature

25.3.26
.....
Date of signature

.....
Date of signature



1300 595 050
wilsonhomes.com.au

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