



Public Notice Details

Application Details

Application No	DA2600095
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Property Details

Property Location	7 Coachman Court Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	7/8/26
Advertising Closing Period	21/8/26

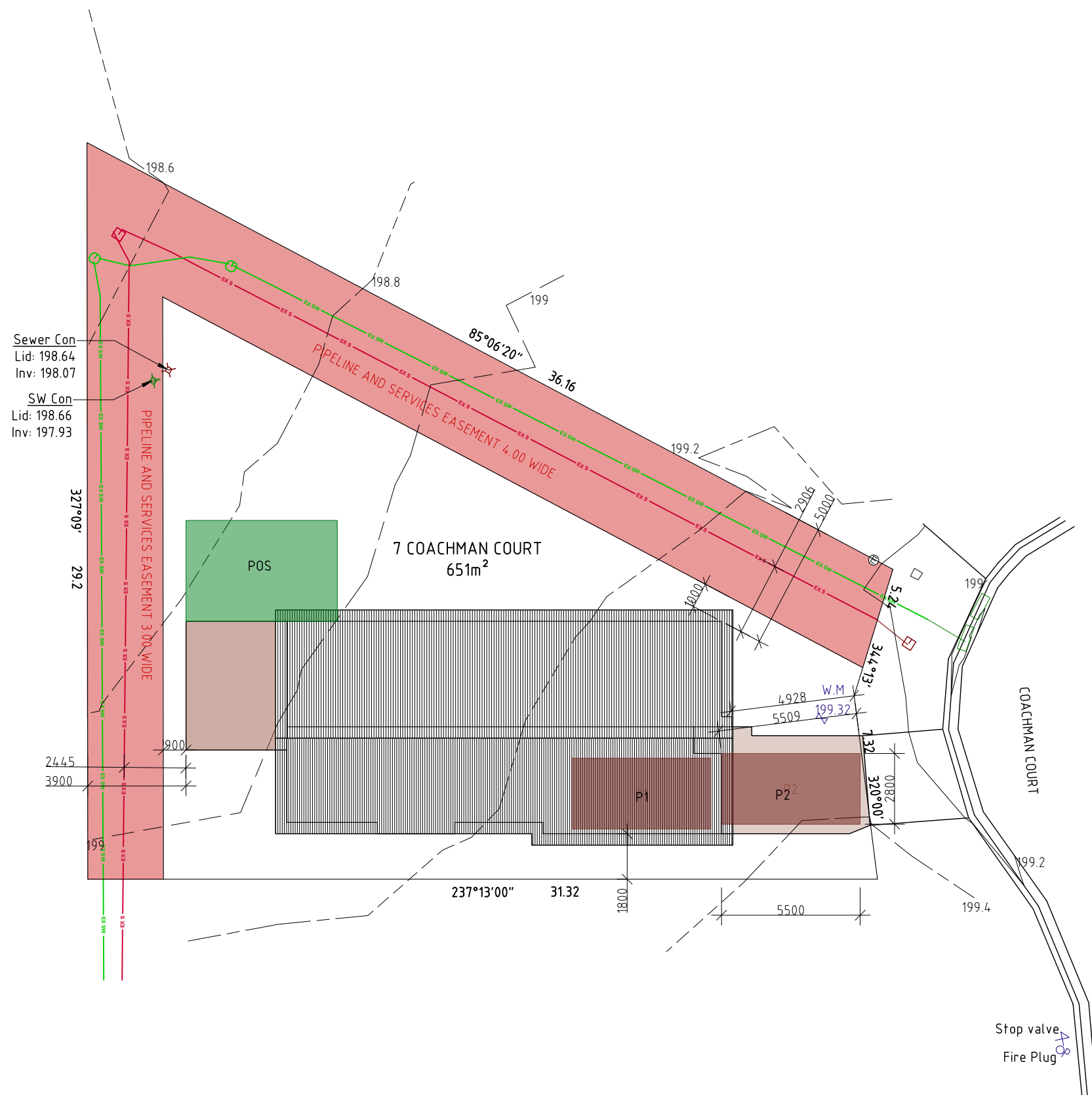
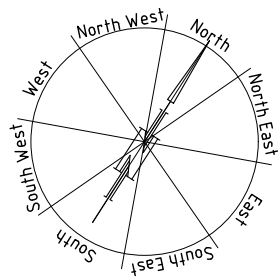
If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.

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.



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Volume/Folio: 185677/7
Locality: Kempton
Municipality: Southern Midlands
AREA: 651m²

Planning Zones: Village
Planning Codes Overlay: N/A
Planning Scheme: Tasmanian Planning Scheme

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SJM PROPERTY DEVELOPMENTS PTY LTD AT
7 COACHMAN COURT KEMPTON

SITE PLAN

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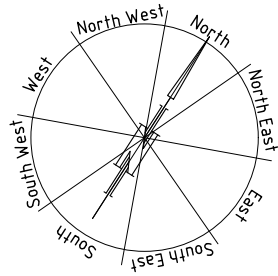
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AREAS:	
Residence	140.96m ²
Alfresco:	20.10m ²

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PLAN

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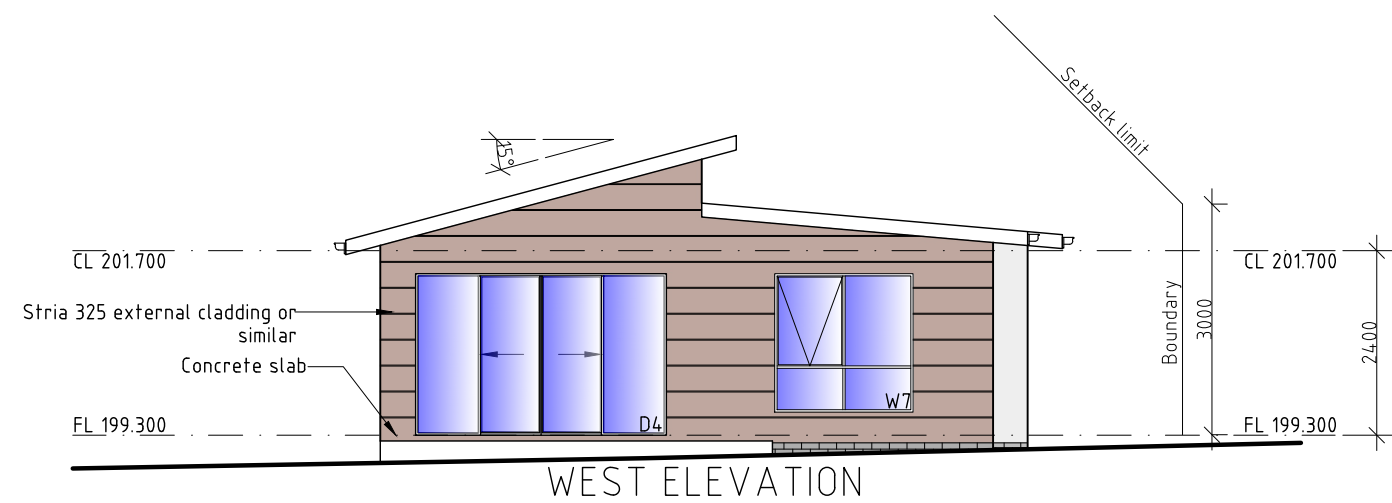
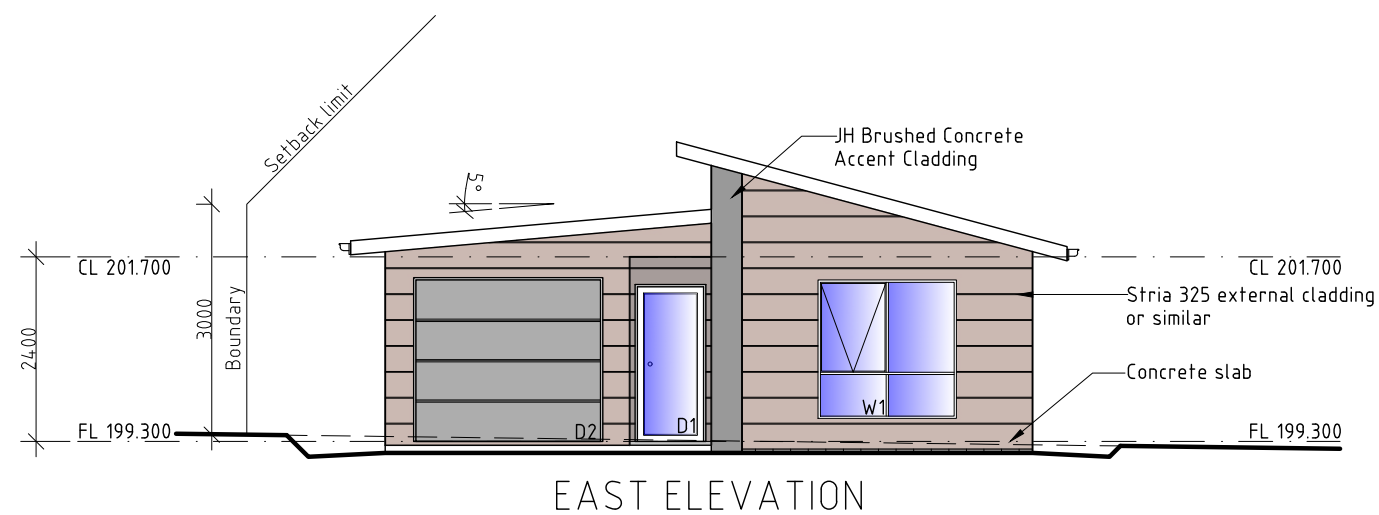
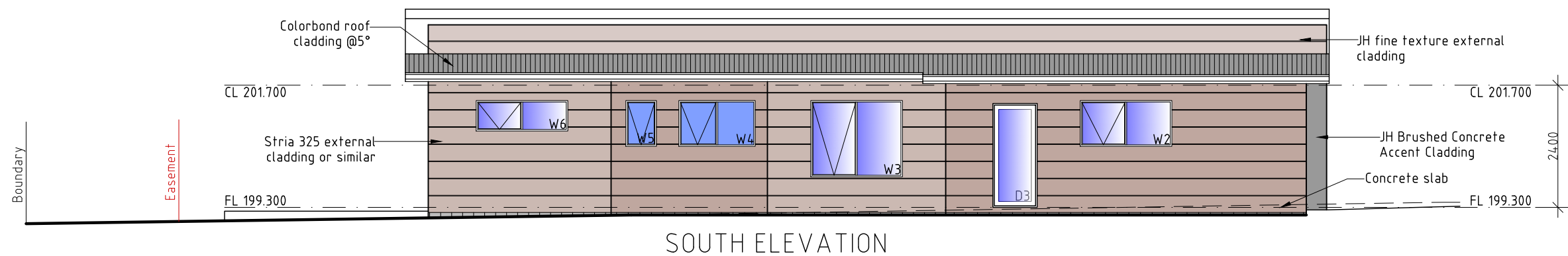
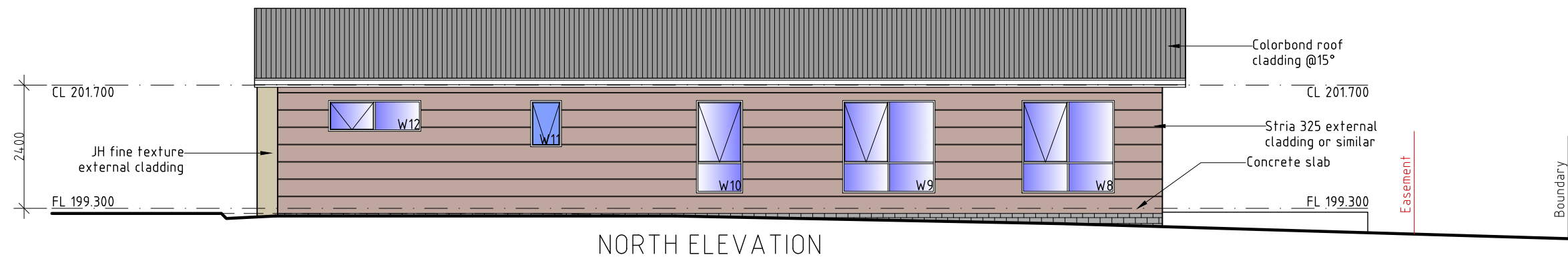
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ELEVATIONS

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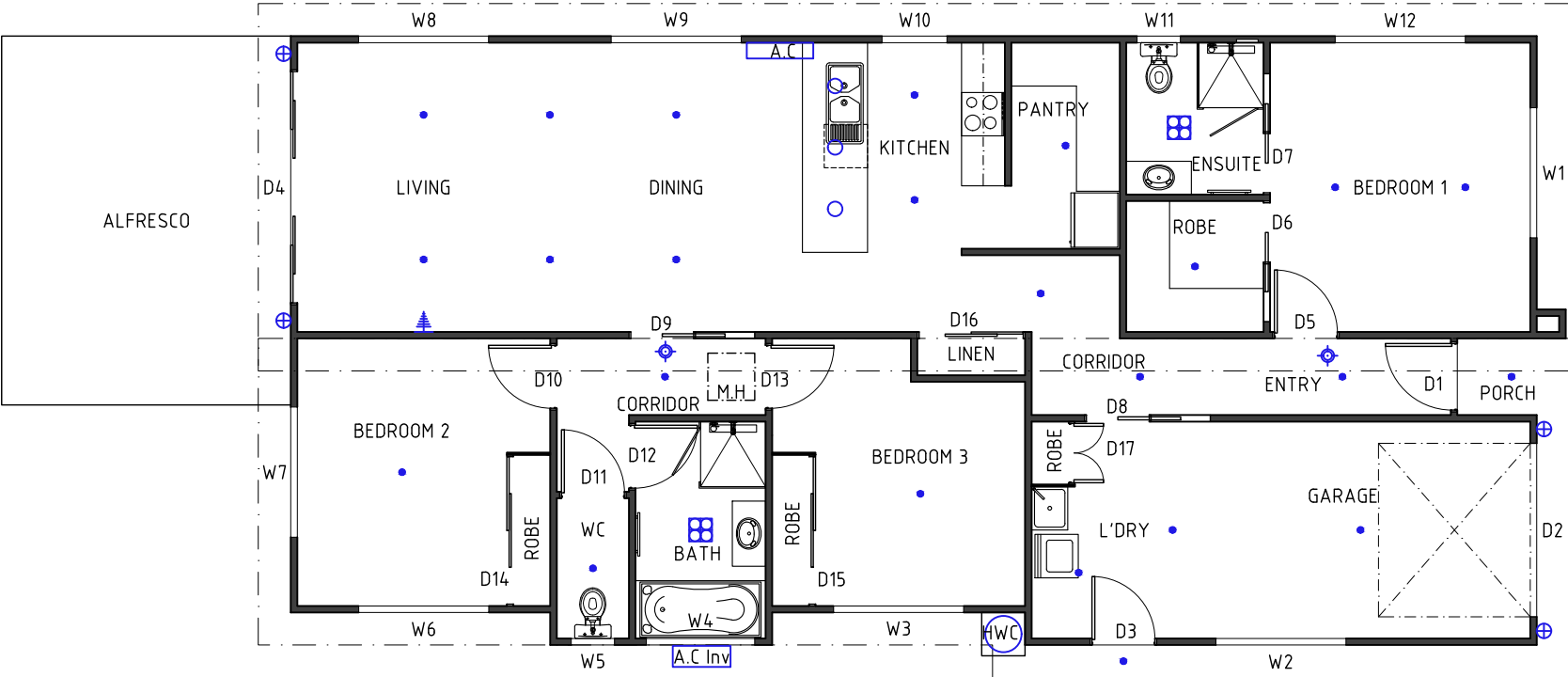
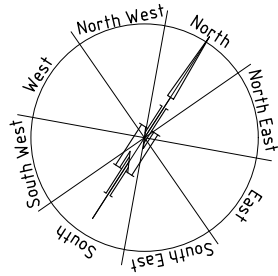
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- Downlight point
Recessed downlights to be MARTEC, GENISIS
Fully sealed recessed downlight 100° beam or similar
- Surface mounted batten light fitting
with 12 watt LED globe
- ⊞ Combination light, fan & heat lamp unit
4/200 watt heat lamps (not included in calculation)
- ⊕ Up/down exterior wall light 12 watt LED,
1800mm above FL.
- ⊗ Surface or wall mounted external security sensor
light with 20 watt LED globes
- RH Range hood
- For dimmer switch location, refer to lighting
calculations.
External lights to be controlled by daylight sensor,
or have an average light source efficacy of not less
than 40 Lumens/watt.
All Bathroom fans to be fitted with backdraught
dampers/shutters, and to be ducted directly to
outdoor air.
See attached Lighting calculation.
- ⊕ Interconnected photoelectric
smoke alarms.
- A.C. Wall mounted reverse cycle heat pump,
indoor unit. Size based off 6kW system
- A.C. Inv Ground based reverse cycle heat pump outdoor
unit. Size based off 6kW system.
- HWC Hot Water Cylinder
- TV TV connection point

ROOM	AREA m ²
Entry/Hall	8.57
Garage & L'dry	20.70
Bedroom 1	14.40
Robe	3.43
Ensuite	3.99
Bedroom 2	11.48
Bedroom 3	10.53
Bathroom	5.40
Corridor	4.12
WC	1.94
Kitchen, Dining, Living	38.72
Pantry	4.27
Alfresco	20.40

ROOF VENTILATION

SUPPLY
Continuous gap at eaves it:
25mm for <16° pitch
10mm for >16° pitch

EXHAUST
Continuous gap at ridge is min.
5mm for all roof pitches.

Refer to ABCB Housing Provisions
Table 10.8.3 for alternative.

NOTE: Glazier to verify all glass prior
to manufacture of glazing Units

Glazing compliance certificate to be
provided by glass supplier

AREAS:	
Residence	140.96m ²
Alfresco:	20.10m ²

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7 COACHMAN COURT KEMPTON

REFLECTED CEILING PLAN

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- NCC Vol. 2 2022
 ABCB Housing Provisions Part 11.3.7 Protection of openable windows – bedrooms
 (1) A window opening in a bedroom must be provided with protection, where the floor below the window is 2m or more above the surface beneath.
 (2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:
 (a) The openable portion of the window must be protected with -
 (i) a device capable of restricting the window opening; or
 (ii) a screen with secure fittings.
 (b) A device or screen required by (a) must -
 (i) not permit a 125mm sphere to pass through the window opening or screen; and
 (ii) resist an outward horizontal action of 250N against the -
 (A) window restrained by a device; or
 (B) screen protecting the opening; and
 (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
 (3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865mm above the floor is required to an openable window in addition to window protection.
 (4) A barrier covered by (3) must not -
 (a) permit a 125mm sphere to pass through it; and
 (b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

- ABCB Housing Provisions Part 11.3.8 Protection of openable windows – rooms other than bedrooms
 (1) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.
 (2) The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865mm above the floor.
 (3) A barrier required by (2) must not -
 (a) permit a 125mm sphere to pass through it; and
 (b) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.

LEGENDS & NOTES
 Flyscreens to be fitted to all openable windows and doors.
 Glazing requirement as outlined in the attached Glazing Calculator.
 Alternative options from glazing supplier may be presented to the Designer and Building Surveyor in the form of a new Glazing Calculator.
 Glazing types available in Tasmania can be access at www.wers.net
 Shower screens:
 1800H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.2 & AS 1288:2021. Minimum 4mm thick Grade A toughened & toughened laminated safety glass, labelled to comply with industry standards.
 Opaque bands:
 Where glazed doors or side panels are capable of being mistaken for a doorway or opening, the glass must be marked to make it readily visible in accordance with ABCB Housing Provisions Part 8.4.7, as follows:
 - Marking in the form of an opaque band not less than 20mm in height;
 - The upper edge is not less than 700mm above the floor;
 - The lower edge is not more than 1200mm above the floor.
 Flashings to wall openings:
 All openings must be adequately flashed using materials that comply with AS/NZS 2904.

ALL GLAZED WINDOW & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047:2014. ALL OTHER GLASS TO COMPLY WITH AS 1288:2021

PROVIDE WEATHER STRIPPING TO ALL EXTERNAL DOORS & WINDOWS.

WINDOW SCHEDULE

Window	Size (w)	Size (h)	Setout	Operation	Area (m²)	Vent. (m²)	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
W.1	1800	1800	Sill @ 300 Head @ 2100	Awning	3.24		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	NE			
W.2	1800	900	Sill @ 00 Head @ 2040	Fixed	1.62		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	SE			
W.3	1800	1500	Sill @ 600 Head @ 2100	Awning	2.7		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	SE			
W.4	1500	900	Sill @ 1200 Head @ 2100	Awning	1.35		U-Value 4.24 or less SHGC = 0.56 or less	Frosted double glazing	Aluminium	SE			
W.5	600	900	Sill @ 1200 Head @ 2100	Awning	0.54		U-Value 4.24 or less SHGC = 0.56 or less	Frosted double glazing	Aluminium	SE			
W.6	1800	600	Sill @ 1500 Head @ 2100	Awning	1.08		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	SE			
W.7	1800	1800	Sill @ 300 Head @ 2100	Sliding	3.24		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	SW			
W.8	1800	1800	Sill @ 300 Head @ 2100	Awning	3.24		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	NW			
W.9	1800	1800	Sill @ 300 Head @ 2100	Awning	3.24		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	NW			
W.10	900	1800	Sill @ 300 Head @ 2100	Awning	1.62		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	NW			
W.11	600	900	Sill @ 1200 Head @ 2100	Awning	0.54		U-Value 4.24 or less SHGC = 0.56 or less	Frosted double glazing	Aluminium	NW			
W.12	1800	600	Sill @ 1500 Head @ 2100	Awning	1.08		U-Value 4.24 or less SHGC = 0.56 or less	Clear double glazing	Aluminium	NW			

DOOR SCHEDULE

Door	Size	Setout	Operation	Area (m²)	Vent.	Glass value	Glass type	Frame	Orientation	Notes	Lintel	BAL
D.1	920x2040	Sill @ 00 Head @ 2040	Hinged	TBD	1.87	U-Value 4.35 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	NE			
D.2	2100x2400	Sill @ 00 Head @ 2100	Panel lift									
D.3	870x2040	Sill @ 00 Head @ 2040	Hinged	TBD	1.77	U-Value 4.3 or less SHGC = 0.55 or less	Clear double glazing	Aluminium	SE			
D.4	3200x2100	Sill @ 00 Head @ 2100	Glass slider	6.52	3.24	U-Value 3.84 or less SHGC = 0.65 or less	Clear double glazing	Aluminium	SW			
D.5	870x2040	Sill @ 00 Head @ 2040	Hinged									
D.6	820x2040	Sill @ 00 Head @ 2040	Cavity slider									
D.7	820x2040	Sill @ 00 Head @ 2040	Cavity slider									
D.8	870x2040	Sill @ 00 Head @ 2040	Cavity slider									
D.9	870x2040	Sill @ 00 Head @ 2040	Cavity slider									
D.10	870x2040	Sill @ 00 Head @ 2040	Hinged									
D.11	870x2040	Sill @ 00 Head @ 2040	Hinged									
D.12	870x2040	Sill @ 00 Head @ 2040	Hinged									
D.13	870x2040	Sill @ 00 Head @ 2040	Hinged									
D.14	2/1020x2040	Sill @ 00 Head @ 2040	Robe slider									
D.15	2/1020x2040	Sill @ 00 Head @ 2040	Robe slider									
D.16	2/720x2040	Sill @ 00 Head @ 2040	Robe slider									
D.17	2/420x2040	Sill @ 00 Head @ 2040	Robe									

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GLAZING SCHEDULES

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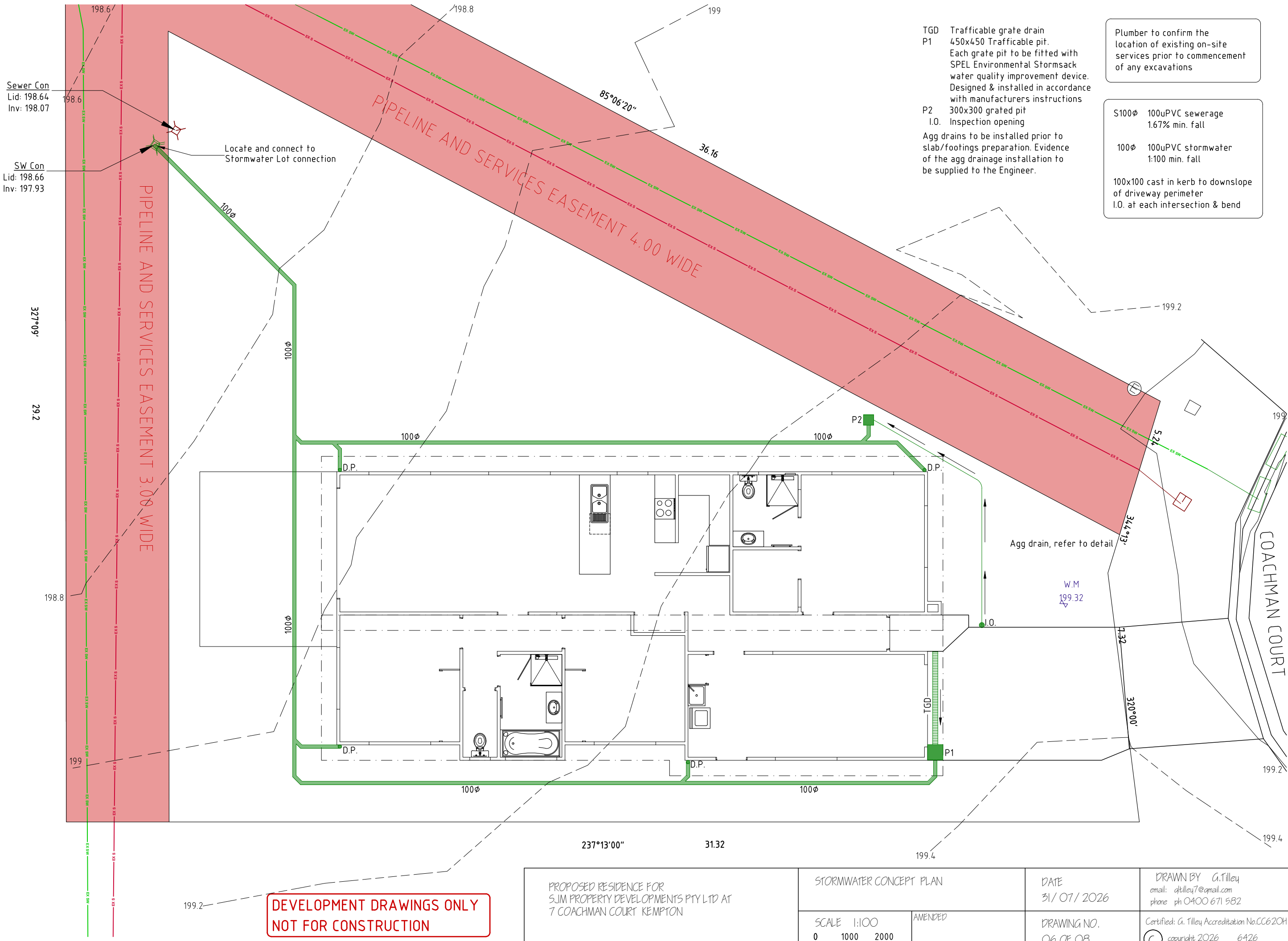
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- TGD Trafficable grate drain
P1 450x450 Trafficable pit.
Each grate pit to be fitted with
SHEL Environmental Stormsack
water quality improvement device.
Designed & installed in accordance
with manufacturers instructions
P2 300x300 grated pit
I.O. Inspection opening
Agg drains to be installed prior to
slab/footings preparation. Evidence
of the agg drainage installation to
be supplied to the Engineer.

- Plumber to confirm the
location of existing on-site
services prior to commencement
of any excavations
- S100Ø 100uPVC sewerage
1.67% min. fall
- 100Ø 100uPVC stormwater
1:100 min. fall
- 100x100 cast in kerb to downslope
of driveway perimeter
I.O. at each intersection & bend

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STORMWATER CONCEPT PLAN

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WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:
FLOOR: Waterproof entire floor if no preformed shower base provided
WALLS: Waterproof to not less than 1800mm above the floor substrate
WALL JUNCTIONS AND JOINTS: 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
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:
FLOORS: Entire floor to be water resistant
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:
FLOORS: Waterproof entire floor
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.
WALL JUNCTIONS AND JOINTS:Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

OTHER AREAS (LAUNDRIES AND WCs):
FLOOR: Water resistant floor to entire room
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:
Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:
Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPDOWN SHOWERS:
Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:
Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:
Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:
Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joins and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:
All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:
All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

SHOWER SCREENS:
1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

HYDRAULIC NOTES:
1. All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
2. The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
3. Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
4. Refer to designers drawings and fixture and equipment technical specifications for pipework connections.

- 5. Make good all disturbed surfaces to match existing.
- 6. Remove all excess soil and surplus materials from site.
- 7. All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.
Stormwater line (100mm uPVC)
Sewer line (100mm uPVC)

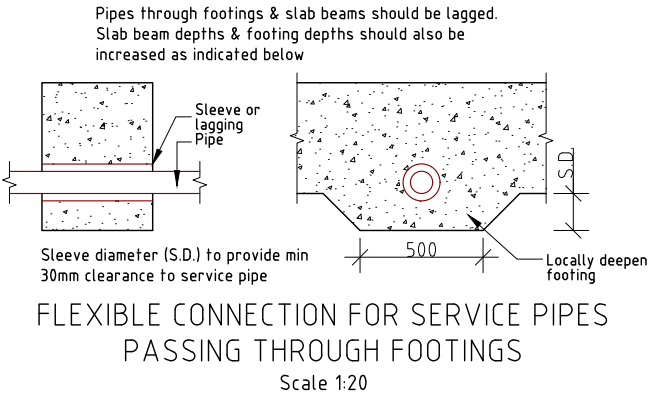
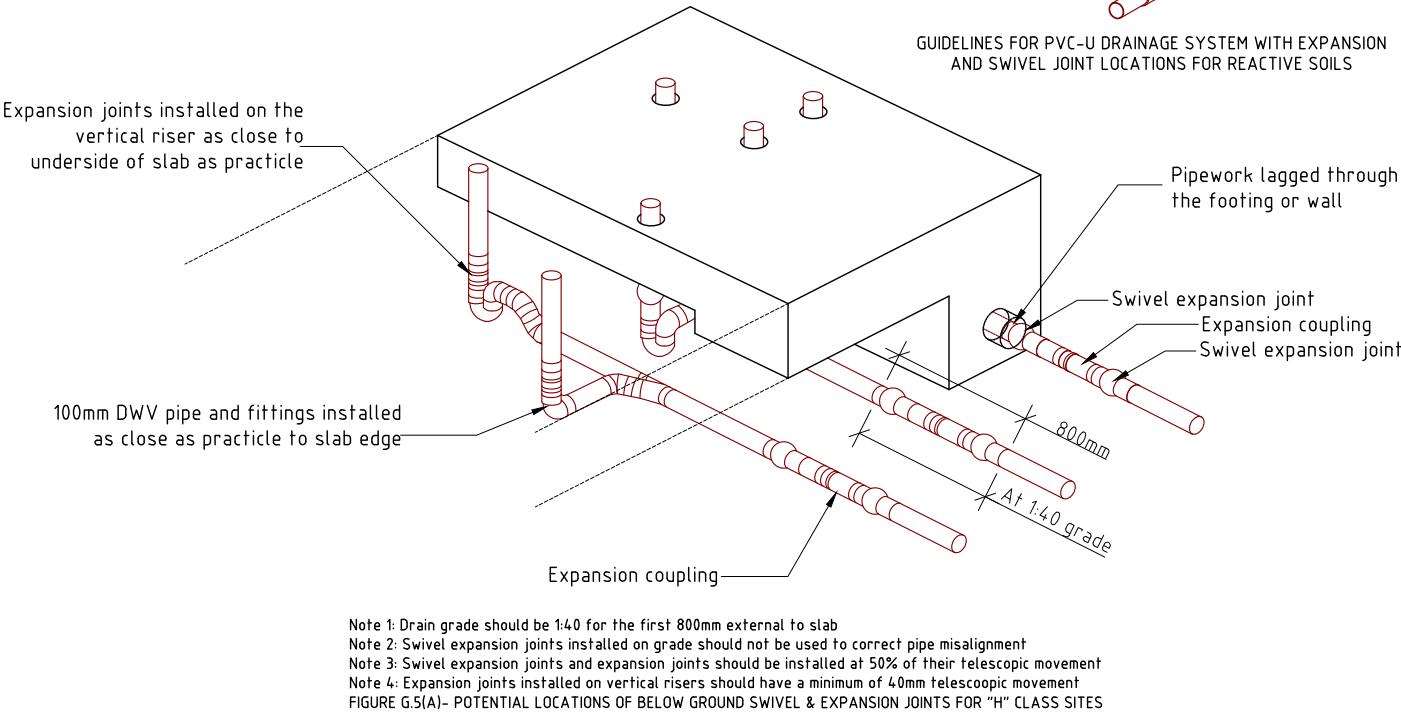
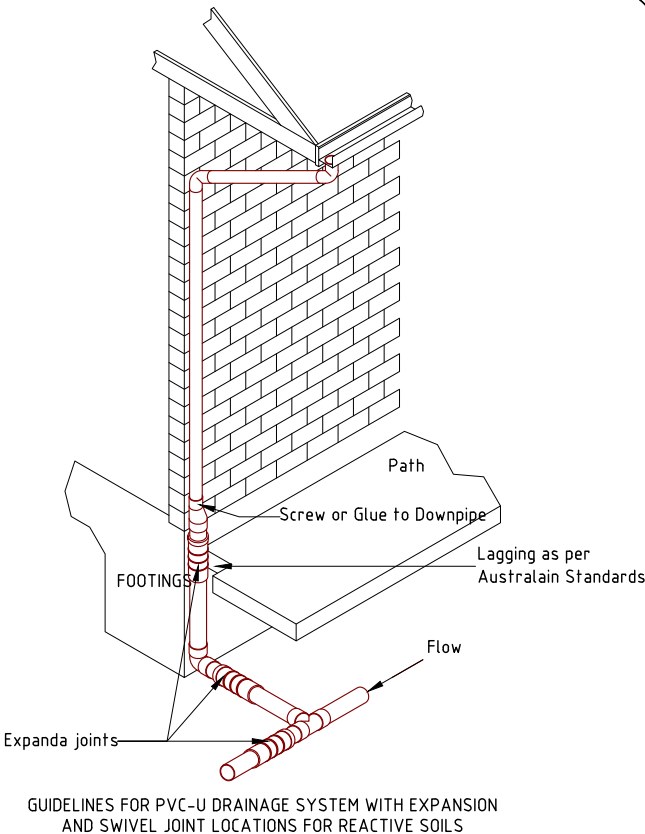
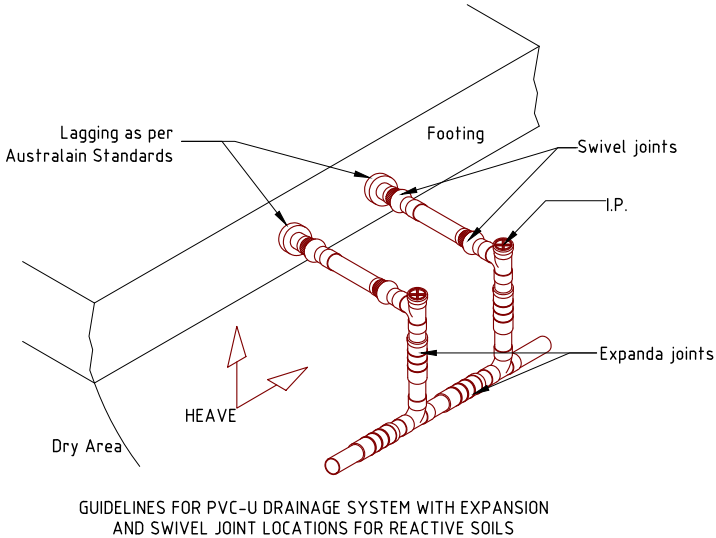
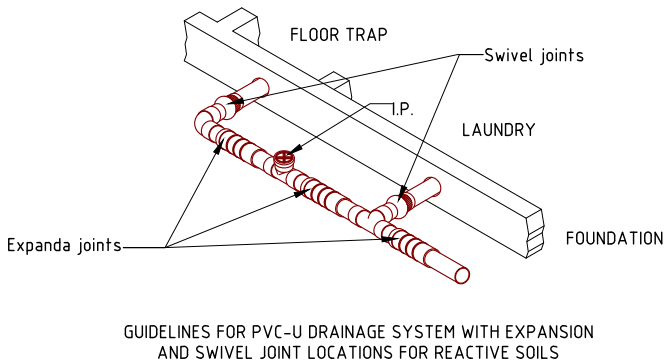
SERVICES
The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

- Heated water piping that is not within a conditioned space must be thermally insulated as follows:
- Internal piping:
 - a) All flow and return internal piping that is -
 - (i) within an unventilated wall spaces
 - (ii) within an internal floor between storeys, or
 - (iii) between ceiling and insulation and a ceilingMust have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
 - Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
 - a) All flow and return piping
 - b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating systemMust have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
 - Piping located outside the building or in an unenclosed building sub-floor or roof space
 - a) All flow and return piping.
 - b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating systemMust have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)
Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Hot & Cold Water Nominal Diameters		
Branch off takes	Min. DN20	
Max. off take length 6m	DN18	
Max. off take length 3m	DN15	
Max. off take length 1m	DN10	

Insulation Schedule		
Heated Water Pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line	20-25	19mm Bradflex
Offtake	18	13mm Bradflex
Cold Water Pipes Exposed Type	Size Range	Insulation
All	>20	13mm Bradflex
Other Cold Water Pipes Type	Size Range	Insulation
All	All	Not required

NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation



Surface drainage to conform with NCC Vol. 2 Part H2D2. NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:
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 that document.

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PLUMBING NOTES

SCALE N/A

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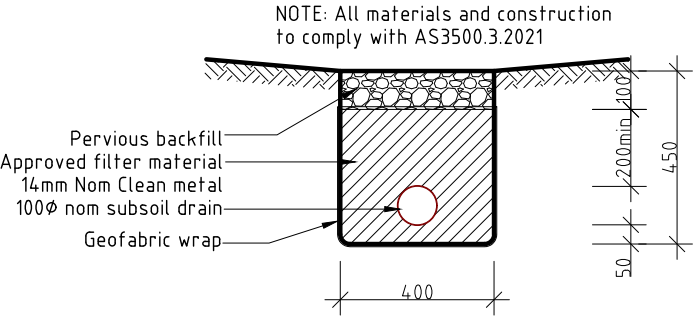
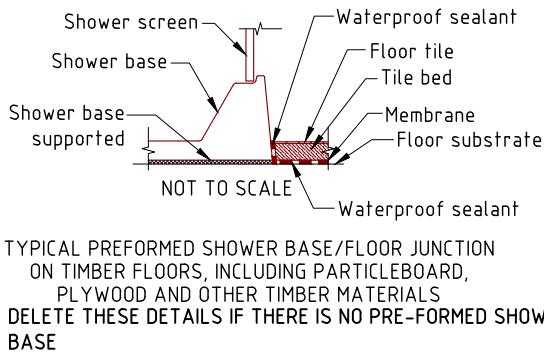
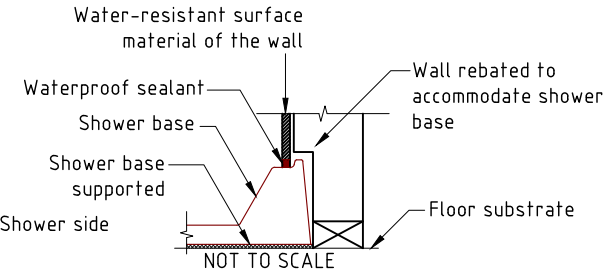
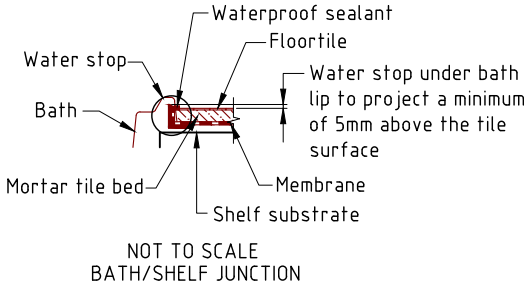
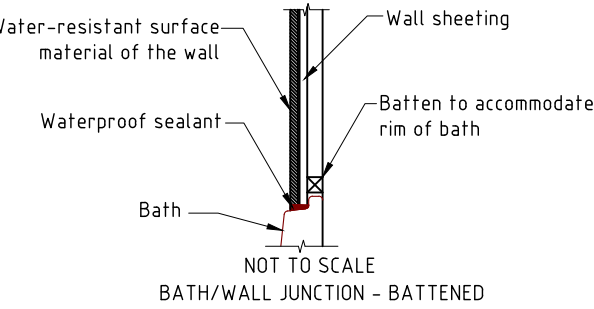
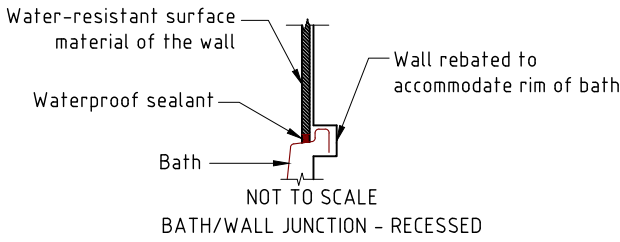
DATE
31/ 07/ 2026

DRAWING NO.
07 OF 08

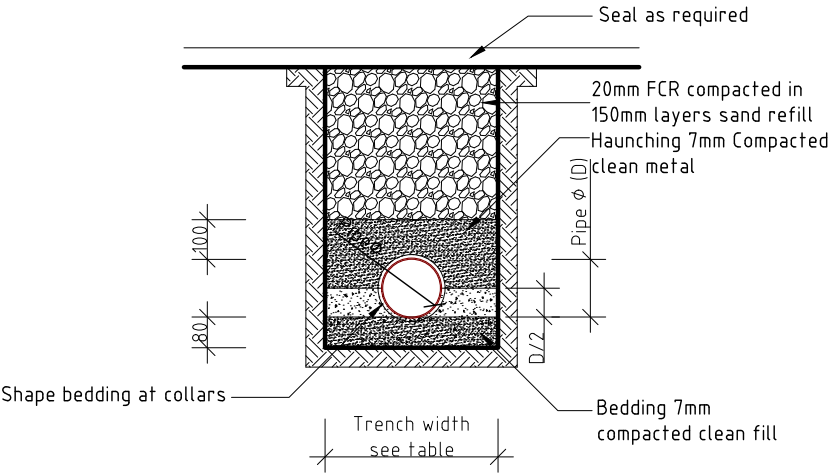
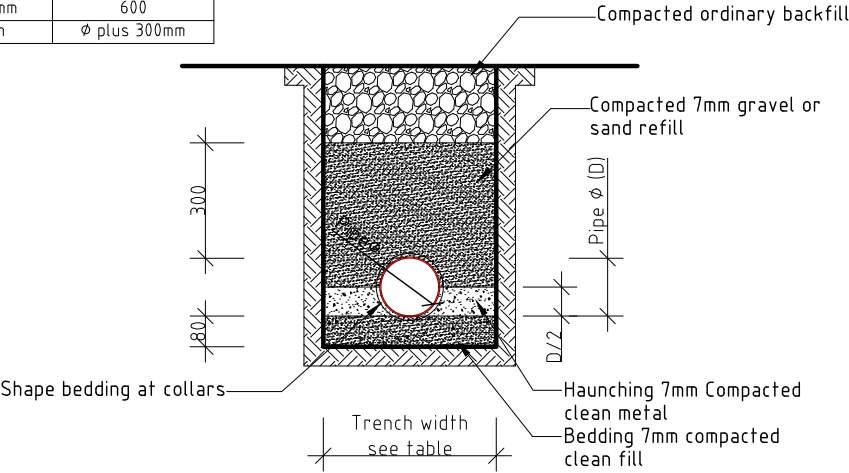
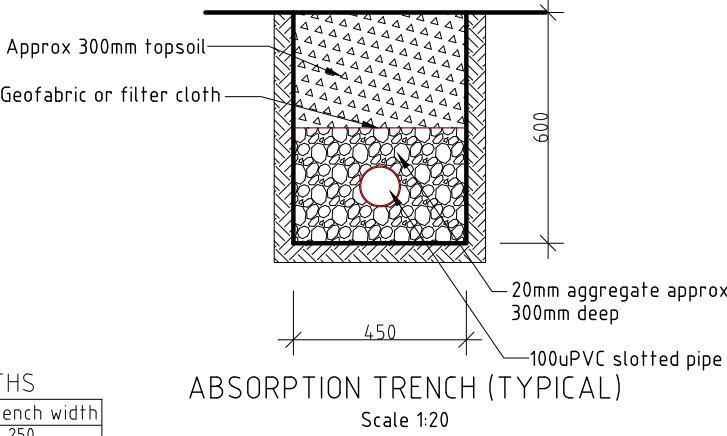
DRAWN BY G.Tilley
email: gtilley7@gmail.com
phone ph 0400 671 582

Certified: G. Tilley Accreditation No.CC620H
C copyright 2026 6426

DELETE THESE DETAILS IF THERE IS NO BATHTUB



TRENCH WIDTHS	
Pipe diameter	Min. trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	Ø plus 300mm



IMPORTANT NOTICE FOR ATTENTION OF OWNER:
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 CSRI Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

Surface drainage to conform with NCC Vol. 2 Part H2D2.
NOTE: 50mm fall required over first 1m from building.

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED RESIDENCE FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
7 COACHMAN COURT KEMPTON

PLUMBING DETAILS

SCALE 1:20
0 200 400

AMENDED

DATE
31/ 07/ 2026

DRAWING NO.
08 OF 08

DRAWN BY G.Tilley
email: gtilley7@gmail.com
phone ph 0400 671 582

Certified: G. Tilley Accreditation No.CC620H
C copyright 2026 6426

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

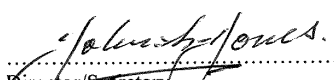
SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE shown on the Plan.

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 A. JONES
Full Name

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REF: 123249/1 and 110689/1 SOLICITOR & REFERENCE: Damian Egan (DFE 2100593)	PLAN SEALED BY: Southern Midlands Council DATE: 26/9/23 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

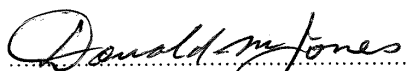
“Easement Land” means land subject to a Pipeline and Services Easement.

“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:

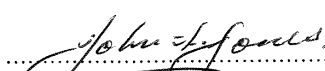
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Director

DONALD M. JONES

Full Name



Director/Secretary

JOHN H. JONES

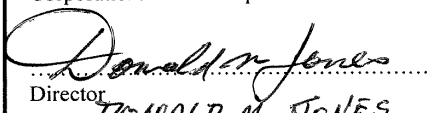
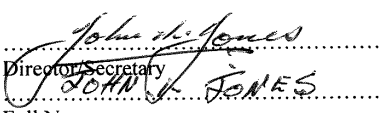
Full Name

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.

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

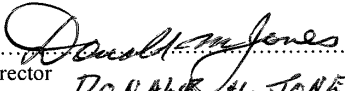
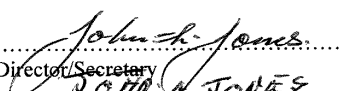
- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, 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 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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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:

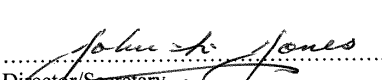
SIGNED by MURRAY JONES & SONS PTY LTD ACN 009 481 476 as registered proprietor of the land comprised in Certificate of Title Volume 123249 Folio 1 in accordance with Section 127 of the Corporations Act in the presence of :	
 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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 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 :	
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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.

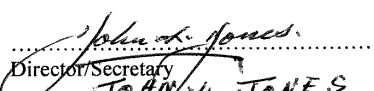
COVENANTS

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
 DONALD M. JONES
 Full Name

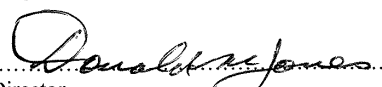

 Director/Secretary
 JOHN L. JONES
 Full Name

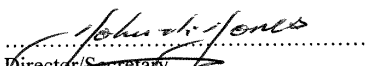
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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
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 Full Name


 Director/Secretary
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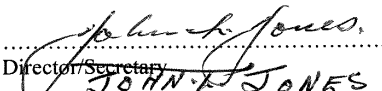
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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 DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
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.	

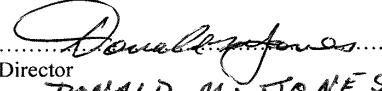
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

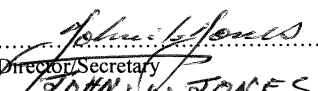
- (a) not without the approval of the Vendor and/or the Southern Midlands Council to cause to be erected or constructed any building or structure on each respective lot within fifty (50) metres of the boundary of the Midland Highway as shown and marked ABC on the Plan.

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
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Folio 1 in accordance with Section 127 of the
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.....
Director
DONALD M. JONES
Full Name


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

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GES

geo-environmental
solutions

SITE CLASSIFICATION REPORT

JOB NUMBER

J13292

ADDRESS

*7 Coachman Court
Kempton*

CLIENT

SJM Property Developments (Aus) Pty Ltd

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E| office@geosolutions.net.au
www.geosolutions.net.au



Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	7 Coachman Court, Kempton
Date of Inspection:	18/06/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	185677/7
Title Area:	Approx. 668.9 m ²
Applicable Planning Overlays:	No planning scheme overlays identified
Slope & Aspect:	2° NW facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 600mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021



Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. In-situ testing was undertaken at the time of investigation to provide an indication of the bearing capacity of the materials encountered.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	SM	Silty SAND: dark grey, brown, slightly moist, medium dense
0.20-0.60	0.20-0.50	CI	Sandy CLAY: medium plasticity, pale brown, slightly moist, stiff
0.60-0.90	0.50-0.70	CL	Sandy CLAY: medium plasticity, pale grey, pale yellow, slightly moist, stiff
0.90-1.00	0.70-1.20	GC	Clayey GRAVEL: pale grey, pale yellow, slightly moist, very dense, refusal on rock/boulder.



Site Notes

Soils on the site are developing from Triassic Sandstone. The clay fraction is likely to show moderate ground surface movement.

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:	NS
Topographic Classification:	T0
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40



Construction Notes & Recommendations

The site has been classified as **Class M** - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes.

Foundation Considerations:

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement.

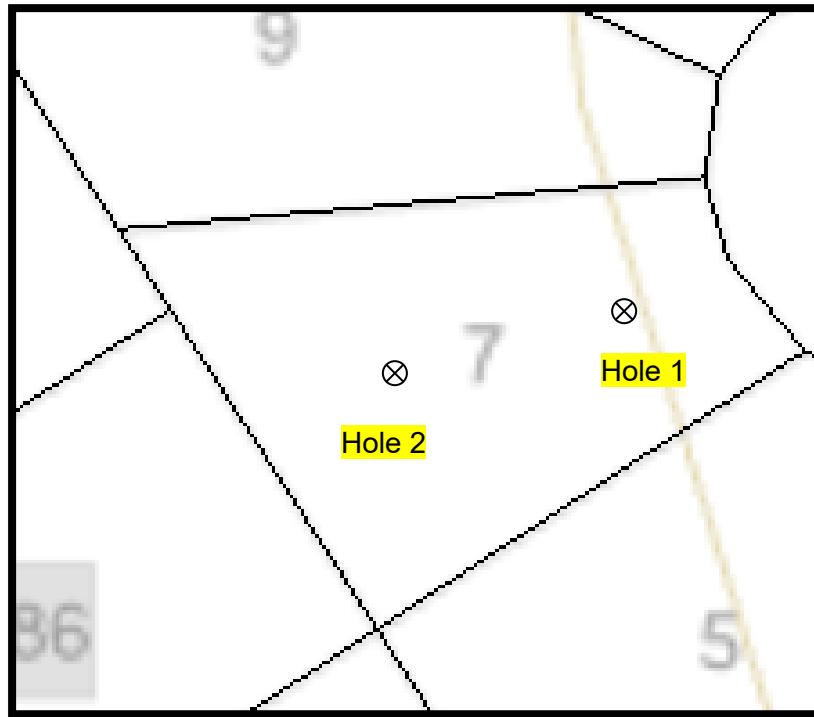
Earthworks Recommendations

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.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions as outlined in this report.



Site Plan





Site Photos





APPENDIX A - 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.

1.1 Site Classification AS2870:2011

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

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

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

A site is classified as *Class P* when:

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



1.2 Soil Characterisation

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

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

NON-COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Relative Density (%)
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
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.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
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.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

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

SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		COHSIVE – FINE GRAINED (SILT & CLAY)	
Term	Moisture Condition	Moisture Condition	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL



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	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
	COBBLES	_____63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse _____20	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 _____6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine _____2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse _____0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium _____0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

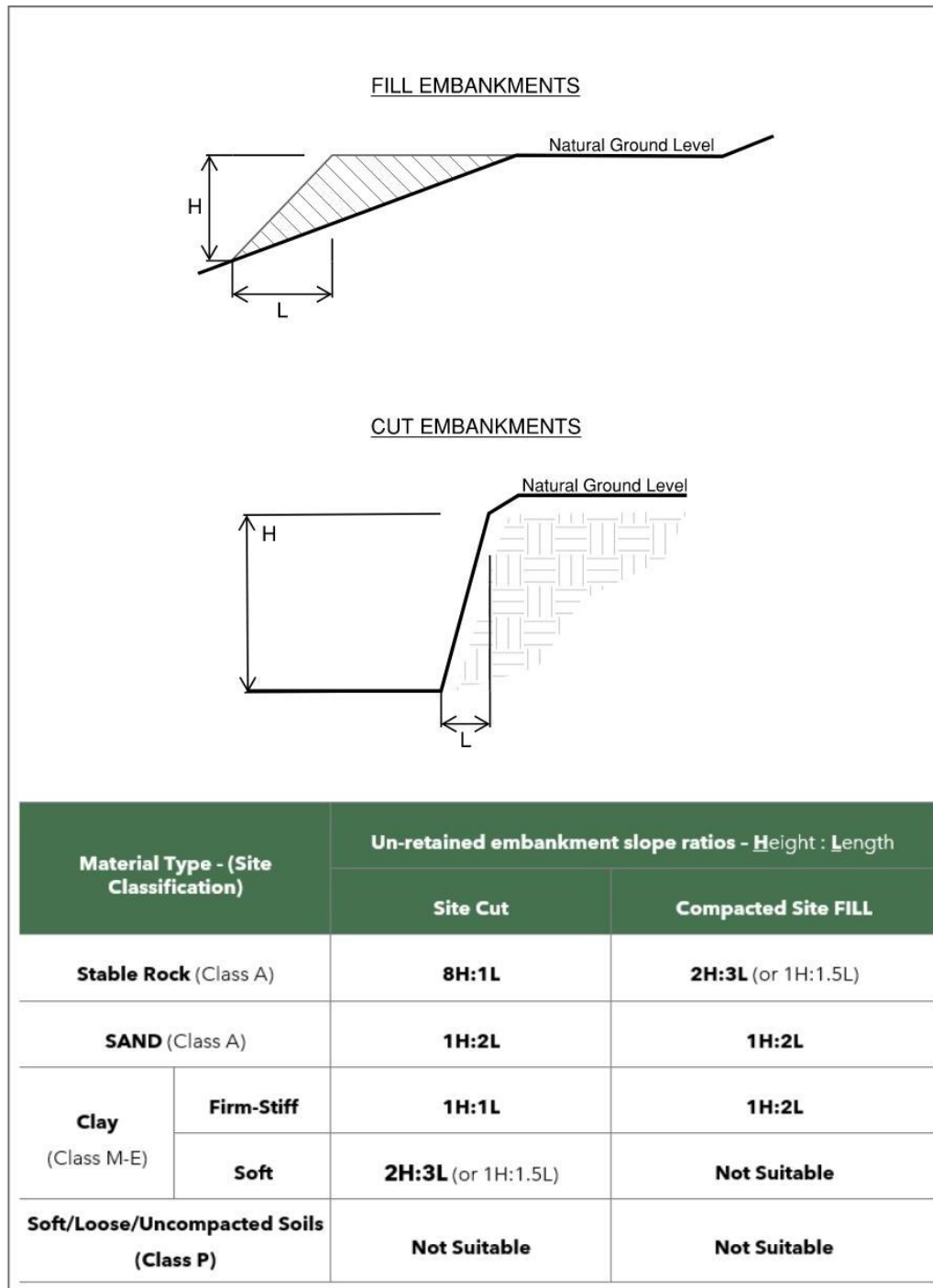
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

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



1.5 Batter Angles for Embankments (Guide Only)





APPENDIX B - 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 (y_s) – Design movement (mm) at the surface of a reactive site caused by moisture changes.



APPENDIX C - Disclaimer

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

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

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

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

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: **SJM Property Developments (Aus) Pty Ltd** Owner /Agent
1/37 Ascot Drive Address
Huntingfield **7055** Suburb/postcode

Qualified person details:

Qualified person: **John-Paul Cumming**
Address: **29 Kirksway Place** Phone No: 03 6223 1839
Battery Point **7004** Fax No:
Licence No: **AO999** Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: **Certified Professional Soil Scientist (CPSS stage 2)** (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: **AS2870-2011 Foundation Classification** (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: **7 Coachman Court** Lot No:
Kempton **7030** Certificate of title No: 185677/7
The assessable item related to this certificate: **Classification of foundation Conditions according to AS2870-2011** (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

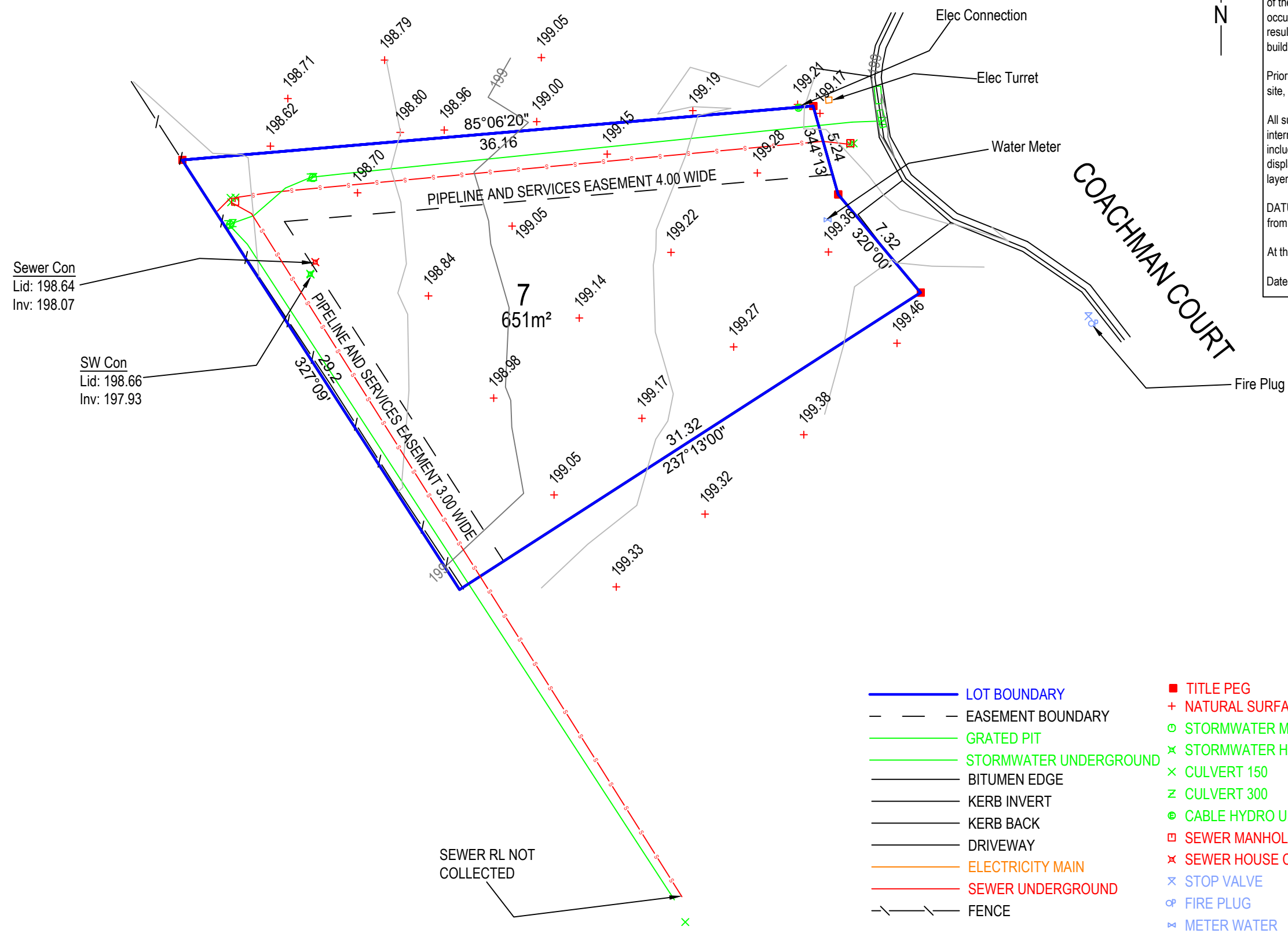
Date:

J13292

25/06/2026



A handwritten signature in black ink, appearing to be "John Paul Cumming".



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM6289 with reputed AHD level of 198.16 from SURCOM on 24/06/26

At the time of this survey, CT.185677/7 was owned by Jarmila Tyril

Date of Survey : 24/06/26

AMENDMENTS			LEARYCOX&CRIPPS LAND & ENGINEERING SURVEYORS  Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com	Project Name and Address		Drawing Title		SCALE		Contour Interval		FILE REF:		
No.	Revision/Issue	Date		7 Coachman Crt, Kempton		DETAIL PLAN		02468 1:250 at A3		0.200 m		15260		
										Date				
										25 / 06 / 26				
			Client		SJM 185677-7		*THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.*		SHEET		1 of 1			
									DRAWN		CC			
									CHK'D		TC			
											DATUM		Horz: GDA2020	
											Vert:		AHD	

SEARCH OF TORRENS TITLE

VOLUME 185677	FOLIO 7
EDITION 2	DATE OF ISSUE 24-May-2024

SEARCH DATE : 15-June-2026

SEARCH TIME : 11.44 am

DESCRIPTION OF LAND

Town of KEMPTON

Lot 7 on Sealed Plan [185677](#)

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

Prior CT [183234/1](#)SCHEDULE 1

[E350059](#) TRANSFER to JARMILA TYRRIL Registered 24-May-2024
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP185677](#) EASEMENTS in Schedule of Easements[SP185677](#) COVENANTS in Schedule of Easements[SP185677](#) FENCING PROVISION in Schedule of Easements

24/68 CONVEYANCE Made Subject to Conditions

[E380038](#) MORTGAGE to AFSH Nominees Pty Ltd Registered
24-May-2024 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

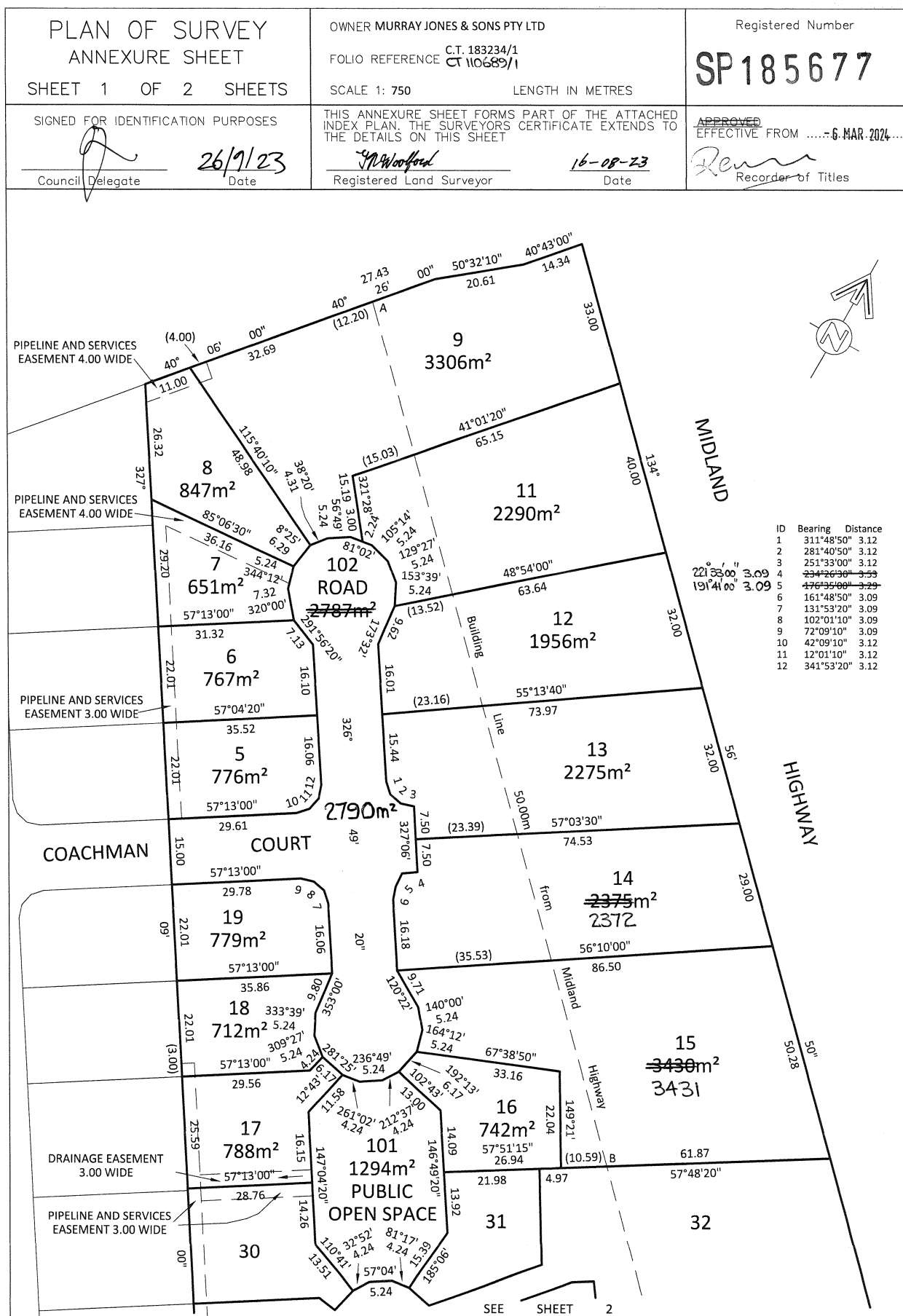
OWNER: MURRAY JONES & SONS PTY LTD	PLAN OF SURVEY BY SURVEYOR: TONY WOOLFORD 72 GRAHAMS RD, MT RUMNEY PH. 0418 248 569 e: tnwoolford@tassie.net.au LOCATION: TOWN OF KEMPTON SCALE 1:1500 LENGTHS IN METRES	Registered Number
FOLIO REFERENCE: C.T. 183234/1 CT 110689/1		SP 185677 APPROVED EFFECTIVE FROM 6 MAR 2024 <i>Rem</i> Recorder of Titles
GRANTEE: PART OF 700-0-0 LOC TO WHICKAM WHITCHURCH. & PART OF LOT 35567 (3A.2R.3OP) GTD TO MURRAY JONES & SONS PTY LTD		

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

REF: D2032

<i>T. Woolford</i> Registered Land Surveyor 16-08-23 Date	<i>[Signature]</i> Council Delegate 26/9/23 Date
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www.thelist.tas.gov.au