



Public Notice Details

Application Details

Application No	DA2600119
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Property Details

Property Location	8 Coachman Court Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	25/9/26
Advertising Closing Period	9/10/26

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.

SMC - KEMPTON
RECEIVED
18/9/26

PROPOSED NEW RESIDENCE

8 COACHMAN COURT, KEMPTON

H. TRETHOWEN

PD26456

BUILDING DRAWINGS

<u>No</u>	<u>DRAWING</u>
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	ELEVATIONS
07	ELEVATIONS
08	ROOF PLAN
09	FLOOR FINISHES PLAN
10	ELECTRICAL/REFLECTED CEILING PLAN
11	PERSPECTIVES



H1030

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 17/185677
SITE AREA: 788m2
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: N/A
OTHER KNOWN HAZARDS: NONE

 Prime
Design
your build, your way

L: 10 Goodman Court , Invermay, 7248
p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:
 bdag
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
primedesigntas.com.au
Frank Geskus -No CC246A

FLOOR AREA 115.80 m2 (12.46 SQUARES)

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REV. DATE DESCRIPTION

SEPTEMBER 2026
PLANNING

Cunic.

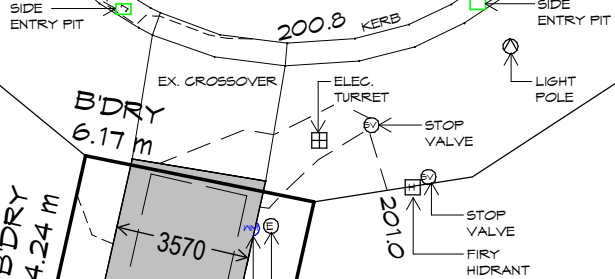
SMC - KEMPTON
RECEIVED
18/9/26

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER
18/9/26

SITE COVERAGE
BUILDING FOOTPRINT 115.80 /SITE AREA 788 = 0.148
TOTAL SITE COVERAGE 14.8%

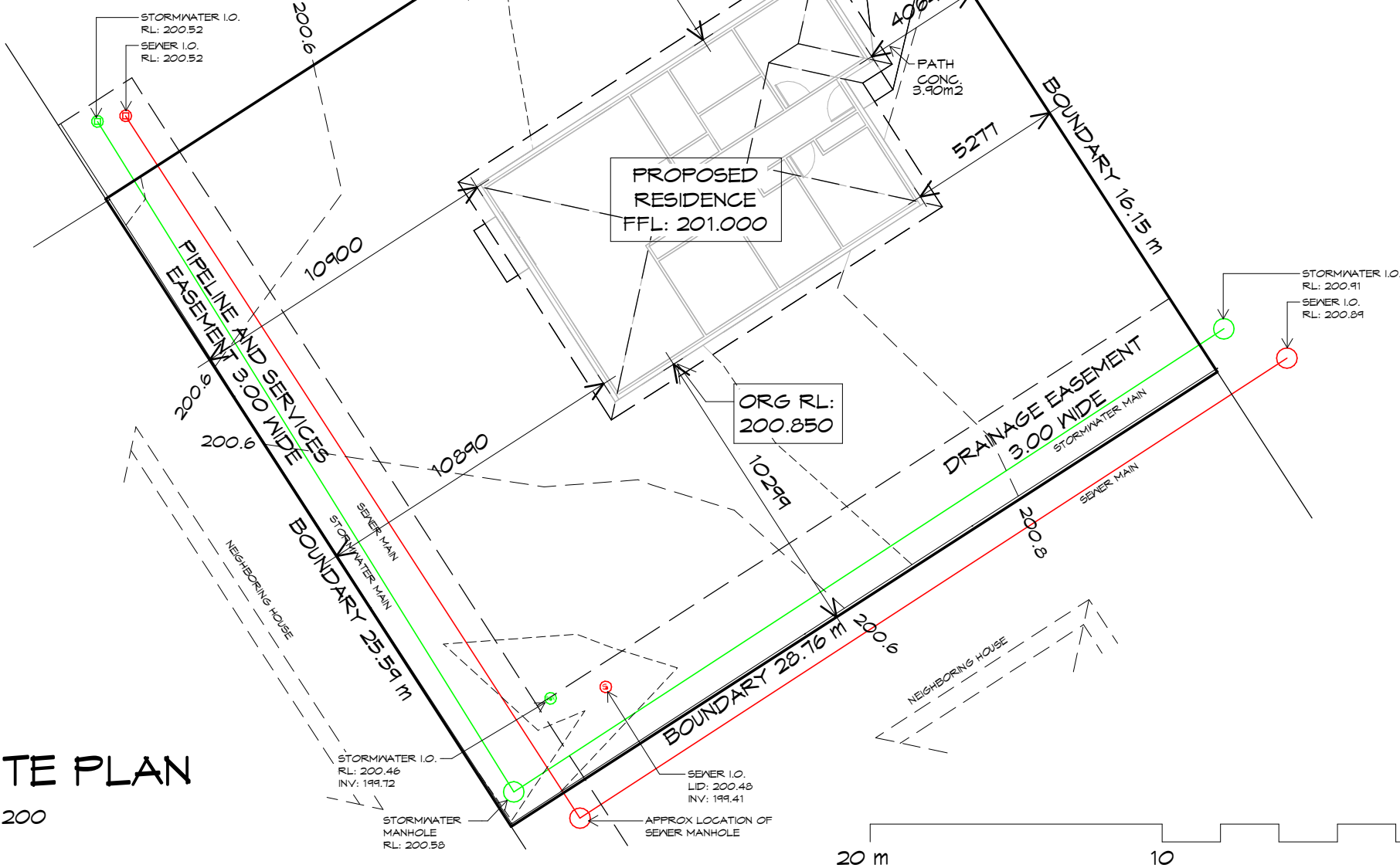
COACHMAN COURT

DATUM
NAIL IN GUTTER
RL: 200.98



WATER METERS TO BE HOUSED IN
TRAFFICABLE LIDS IN ACCORDANCE
WITH TW-SD-W-0002 PAGE 03

TITLE REF: 185677/17
LOT SIZE: 788m2



SITE PLAN
1 : 200

- GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION

- SURVEYORS NOTES
- THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES PTY LTD FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 - THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.
 - IF ANY STRUCTURES ARE DESIGNED ON OR NEAR A BOUNDARY WE WOULD RECOMMEND THE BOUNDARY MARKS PRESENT BE ACCURATELY VERIFIED OR THE STRUCTURE BE SET OUT BY A REGISTERED LAND SURVEYOR.
 - SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER BYDA ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
 - THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.
 - BEARING DATUM: SP185677
 - HORIZONTAL DATUM: GDA2020 / VERTICAL DATUM: AHD83
 - CONTOUR INTERVAL: 0.100m
 - DATE: 30/06/2026

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

DRIVENWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

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info@primedesigntas.com.au primedesigntas.com.au

bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Cunic.

REV.	DATE	DESCRIPTION
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Client name:
H. TRETHOWEN

Project:
PROPOSED NEW RESIDENCE
8 COACHMAN COURT,
KEMPTON

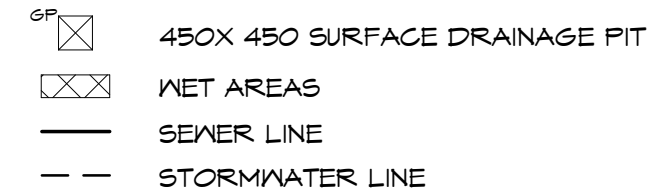
Drawing:
SITE PLAN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Date: 17.09.2026	Drafted by: L.L.	Approved by: Approver
Project/Drawing no: PD26456 - 01	Scale: 1 : 200	Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A COPYRIGHT: These drawings and designs and the copyright thereof are the sole property of Prime Design Tas PTY Ltd		

LEGEND



PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL
ONLY AND IS SUBJECT TO AMENDMENT TO
COMPLY WITH THE REQUIREMENTS OF THE LOCAL
AUTHORITIES.

ALL WORK IS TO COMPLY WITH THE REQUIREMENTS
OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE.
AND MUST BE CARRIED OUT BY A LICENCED
TRADESMAN ONLY.

PITS: ALL GRATED PITS SIZED AND INSTALLED PER
AS/NZS 3500.2025 PART 3

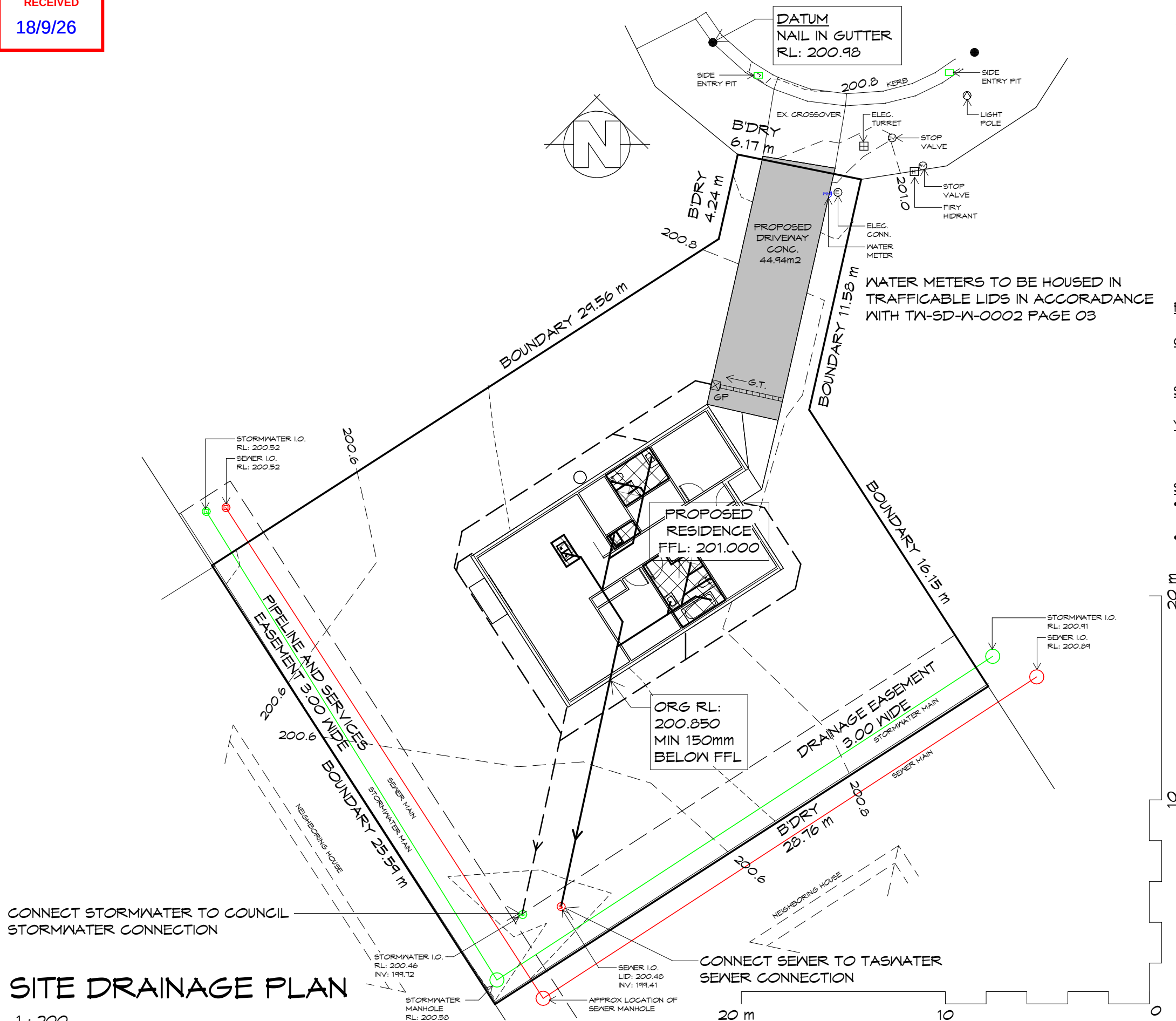
ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED
SEPERATE AND NOT PASS THROUGH. REFER
AS/NZS 3500.2025 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2025 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE
LAST FITTING AT THE END OF THE LINE PER
AS/NZS 3500.2025 PART 2

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST



SITE DRAINAGE PLAN

1 : 200

Cunic.

REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
H. TRETHOWEN

Project:
PROPOSED NEW RESIDENCE
8 COACHMAN COURT,
KEMPTON

Drawing:
SITE DRAINAGE PLAN



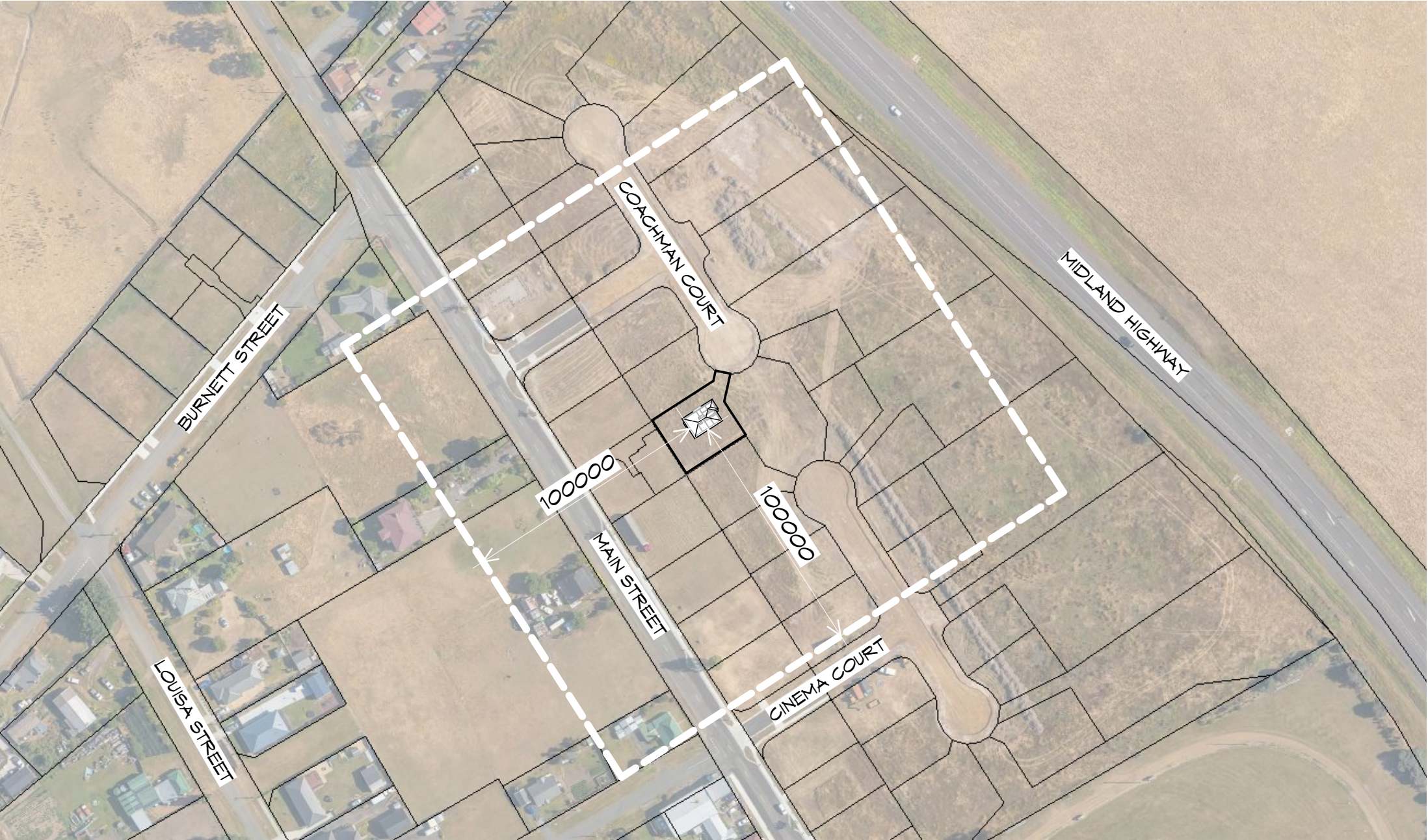
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info@primedesigntas.com.au primedesigntas.com.au

Date: 17.09.2026 Drafted by: L.L. Approved by: Approver

Project/Drawing no:	Scale:	Revision:
PD26456 - 02	As indicated	01

Accredited building practitioner: Frank Geskus -No CC246A
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LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED VILLAGE AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.



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Cunic.

REV.	DATE	DESCRIPTION
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Client name:
H. TRETHOWEN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
8 COACHMAN COURT,
KEMPTON

Drawing:
LOCALITY PLAN

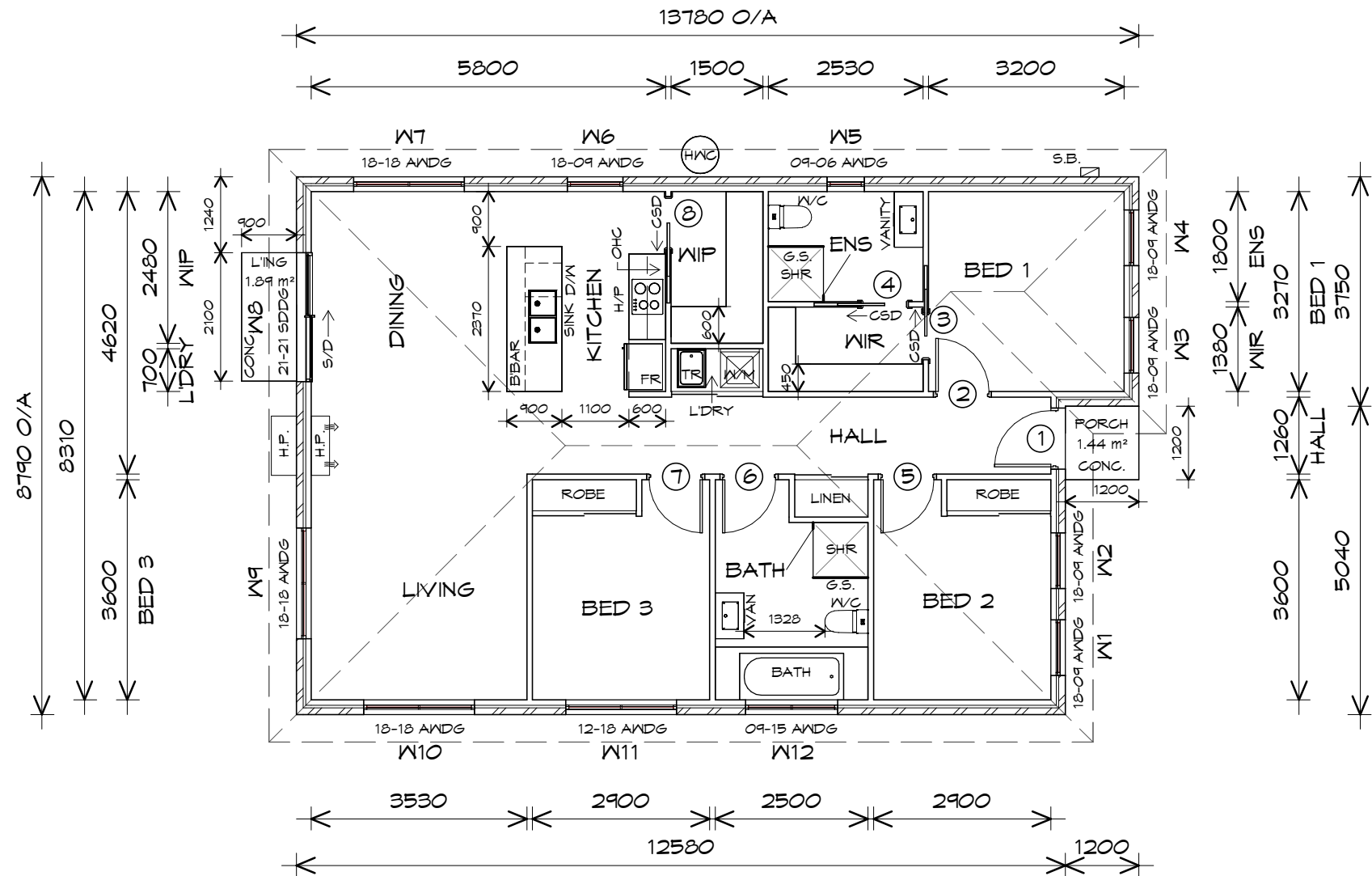
Date: 17.09.2026	Drafted by: L.L.	Approved by: Approver
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Project/Drawing no: PD26456 - 03	Scale: 1 : 2000	Revision: 01
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Accredited building practitioner: Frank Gekus - No CC246A
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LEGEND

- CSDCAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S.GLASS SCREEN
- HWC HOT WATER CYLINDER



FLOOR PLAN

1 : 100

FLOOR AREA 115.80 m2 (12.46 SQUARES)

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.



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Date:	Drafted by:	Approved by:
17.09.2026	L.L.	Approver

Project/Drawing no:	Scale:	Revision:
PD26456 - 04	1 : 100	01

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REV.	DATE	DESCRIPTION
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Client name:
H. TRETHOWEN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

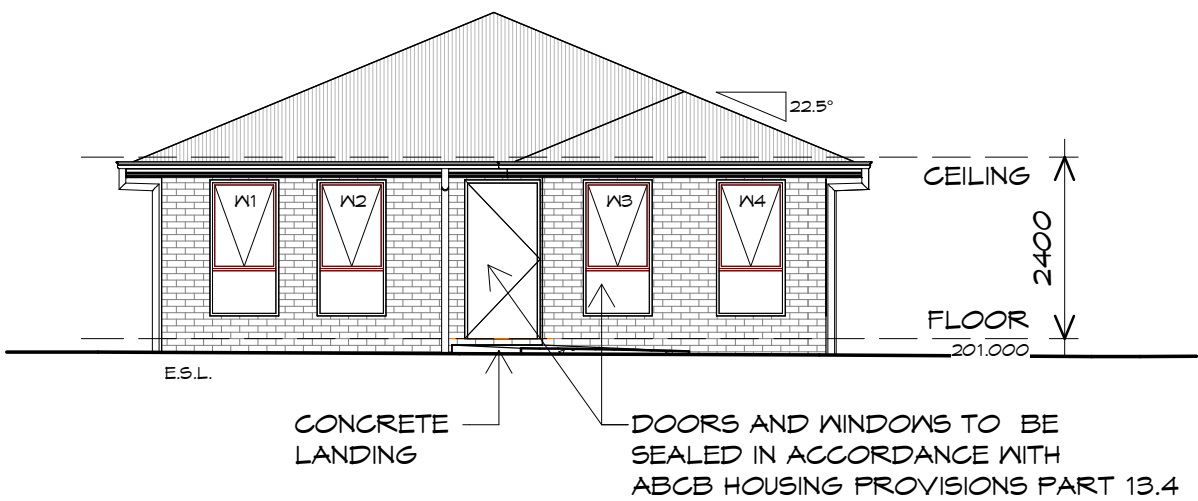
Project:
PROPOSED NEW RESIDENCE
8 COACHMAN COURT,
KEMPTON

Drawing:
FLOOR PLAN

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	770	CAVITY SLIDING DOOR	
4	770	CAVITY SLIDING DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	870	INTERNAL TIMBER DOOR	
8	870	CAVITY SLIDING DOOR	

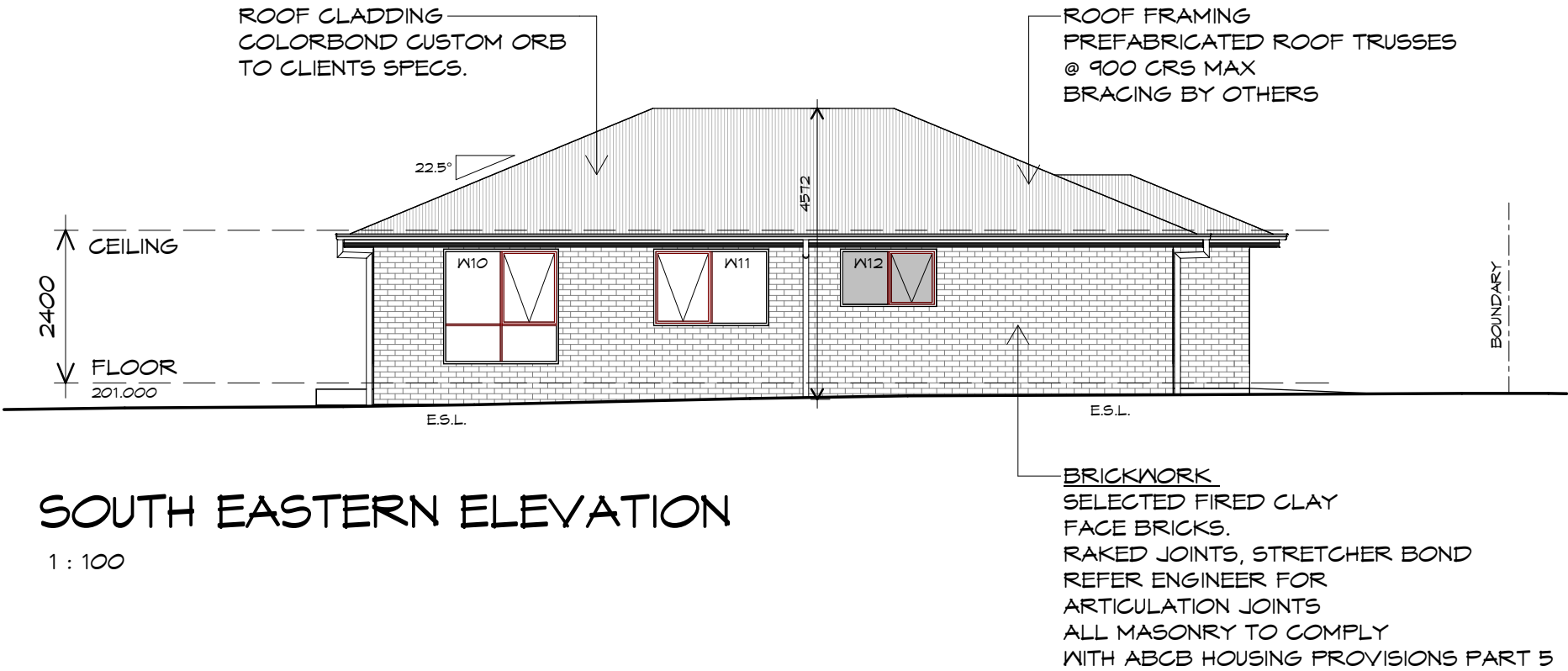
WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	910	AWNING WINDOW	
W2	1800	910	AWNING WINDOW	
W3	1800	910	AWNING WINDOW	
W4	1800	910	AWNING WINDOW	
W5	900	610	AWNING WINDOW	OPAQUE
W6	1800	910	AWNING WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	2100	2110	SLIDING DOOR	
W9	1800	1810	AWNING WINDOW	
W10	1800	1810	AWNING WINDOW	
W11	1200	1810	AWNING WINDOW	
W12	900	1510	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING



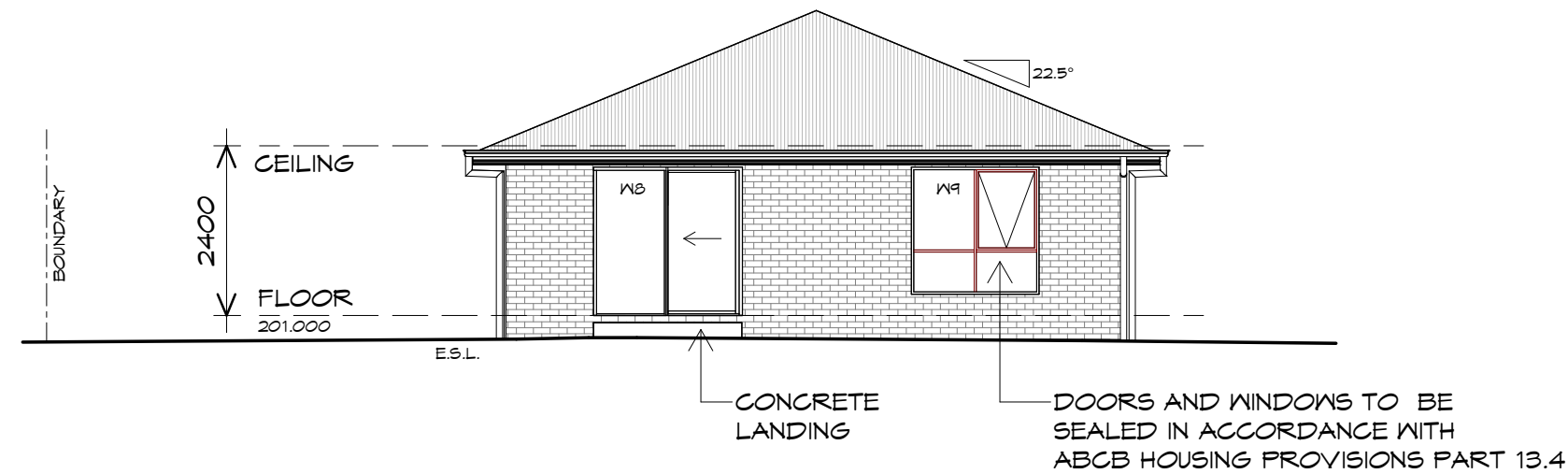
NORTH EASTERN ELEVATION

1 : 100



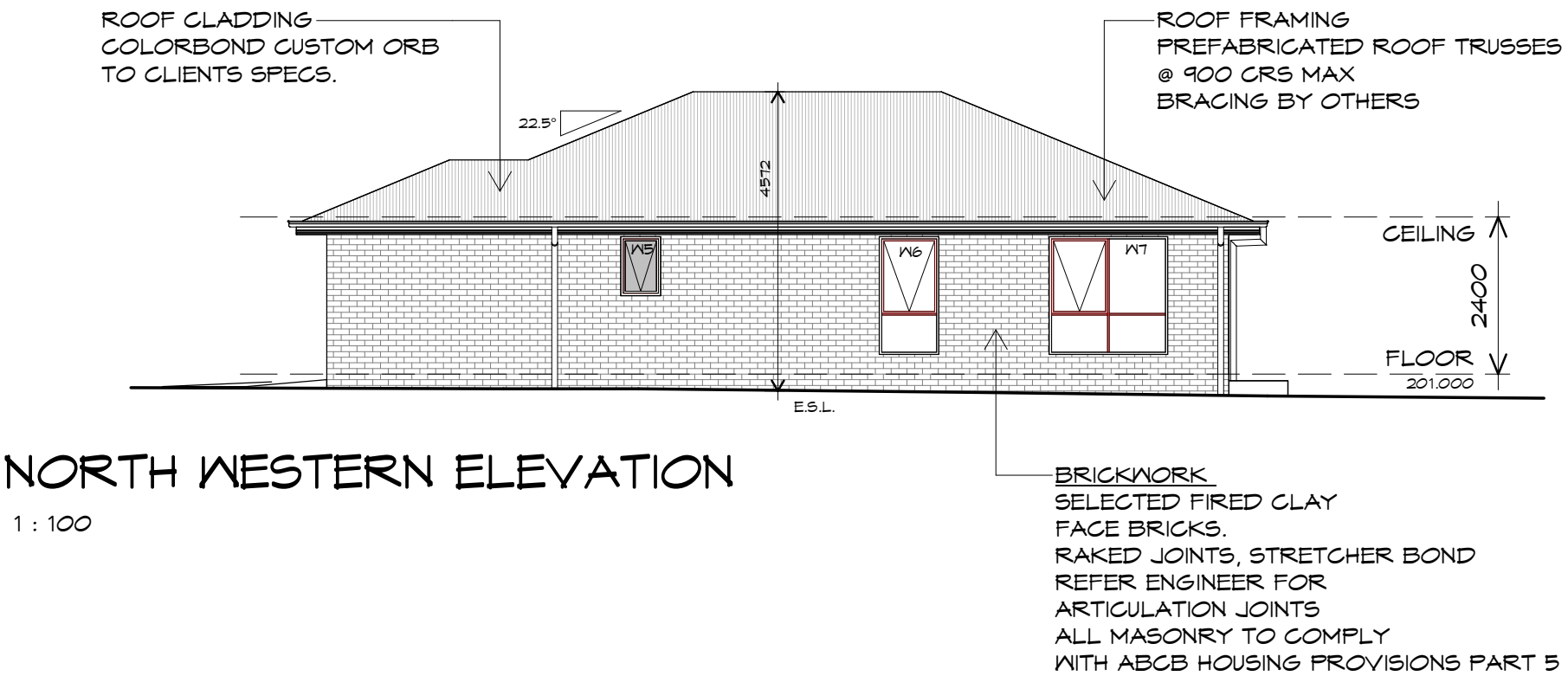
SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH A533500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

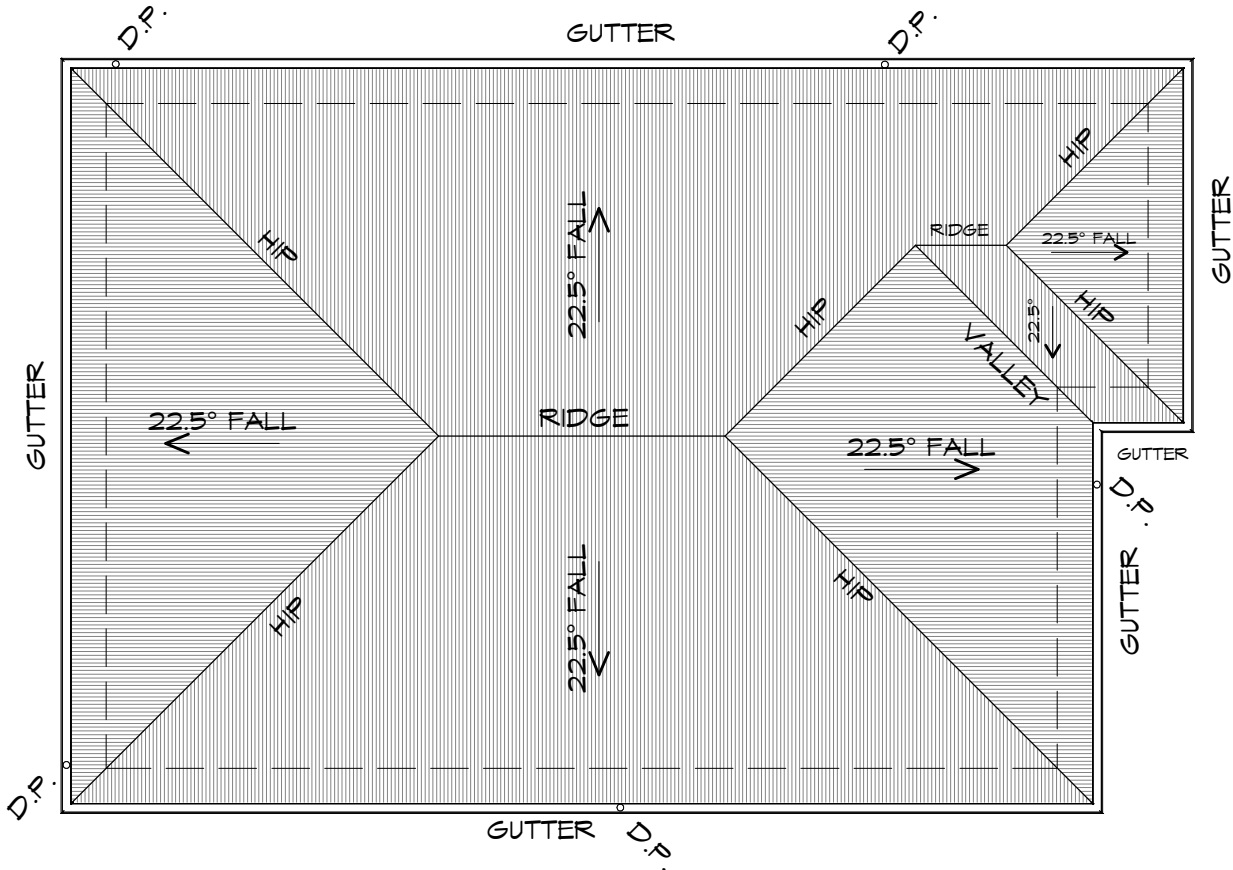
VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNSPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNSPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

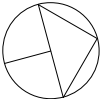
METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

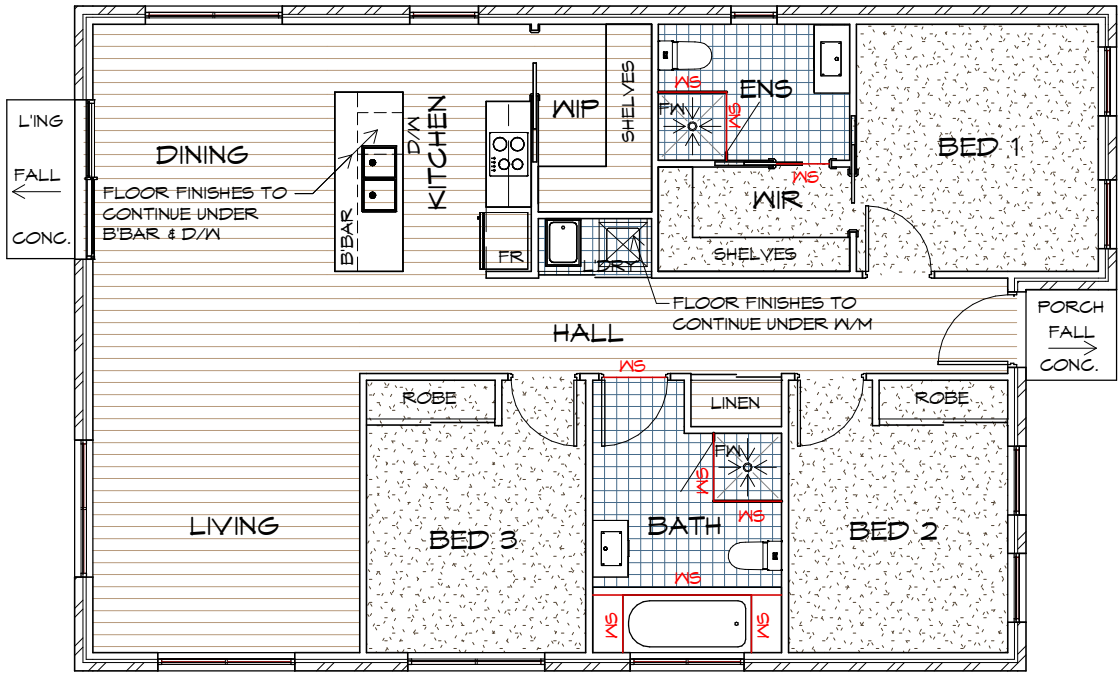
ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.



ROOF PLAN

1 : 100





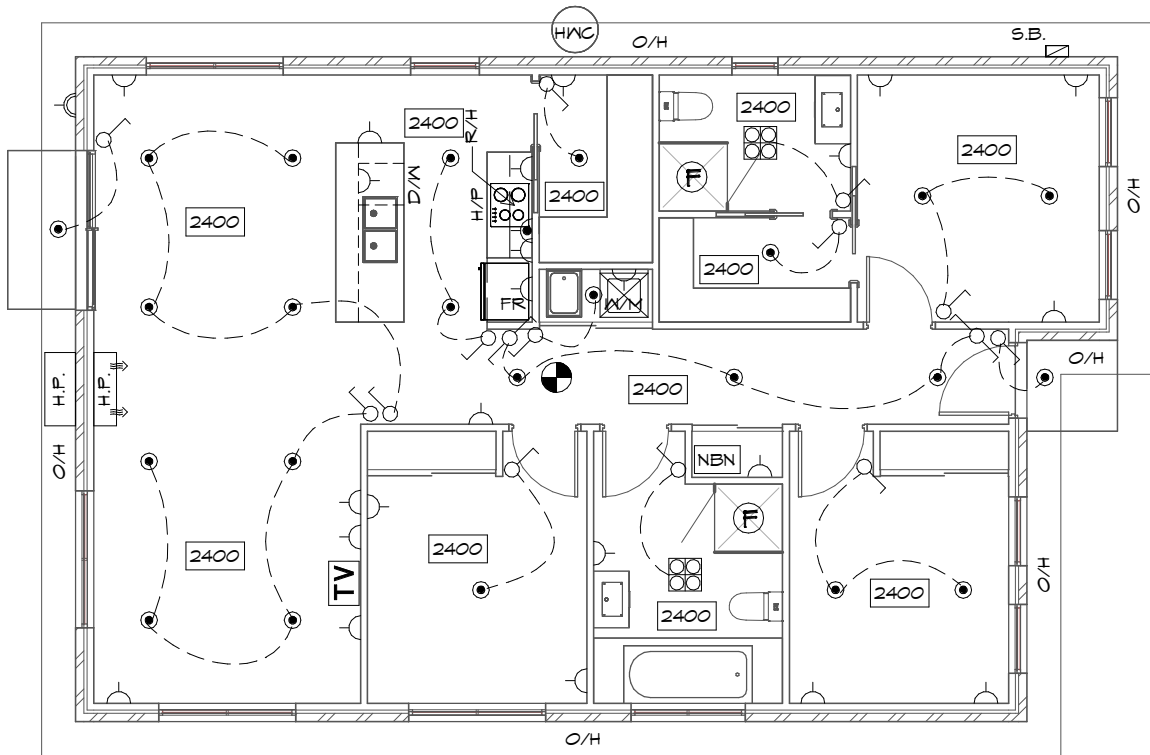
FLOOR FINISHES PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.



ELECTRICAL/REFLECTED CEILING PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT.
IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

BATHROOMS WITHOUT NATURAL VENTILATION
EXHAUST FAN WITH 10 MINUTE TIMED FAN
CONNECTED TO LIGHT SWITCH. UNDERCUT
DOOR 20mm TO PROVIDE MAKE UP AIR, TO
COMPLY WITH HOUSING PROVISIONS 10.8.2

ELECTRICAL INDEX

LIGHTING

- L.E.D. - SEALED DOWN LIGHT *
- ☒ FOUR LIGHT, 3 IN 1 BATHROOM LIGHT
C/W DAMPER, EXHAUST TO OUTSIDE*
- *INSTALL AS PER MANUFACTURERS
SPECIFICATION

OTHER

- ⬤ 240v SMOKE ALARM
- ☐ SWITCH BOX
- ⓕ EXHAUST FAN, VENT TO
OUTSIDE AIR, PROVIDE
POWER
- R/H RANGE HOOD,
VENT TO OUTSIDE AIR,
PROVIDE POWER

HEATING

- H.P.  HEAT PUMP
- H.P.  HEAT PUMP, OUTDOOR UNIT

SWITCH TYPE

- ⬢ ONE-WAY SWITCH
- ⬢ TWO-WAY SWITCH

WALL OUTLETS

- ⬢ GENERAL PURPOSE OUTLET (DOUBLE)
- ⬢ WEATHER PROOF OUTLET
- ⬢ HOTPLATE SAFETY CUT-OFF
- TV T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY
FROM EDGE OF WATER SOURCE

CEILING

- XXXX DENOTES CEILING HEIGHT
- O/H ROOF OVERHANG/EAVES

ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH
NCC 2019 PART 3.12.5.5.

- ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
 - 4W/m2 FOR VERANDAHS & BALCONIES
 - 3W/m2 FOR CLASS 10A ASSOCIATED WITH
CLASS 1 BUILDING

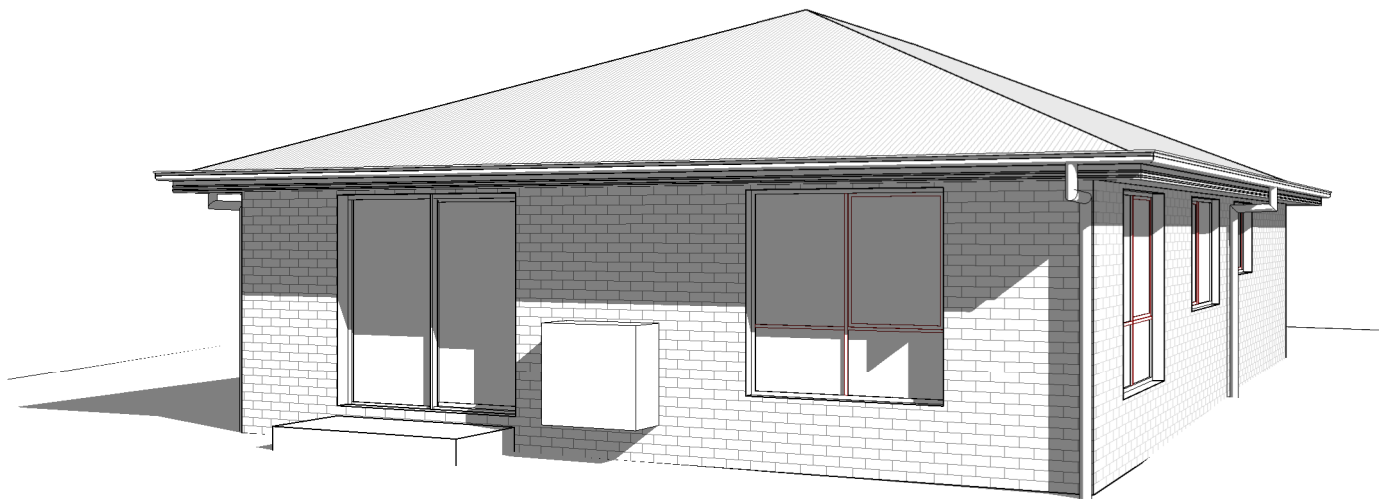
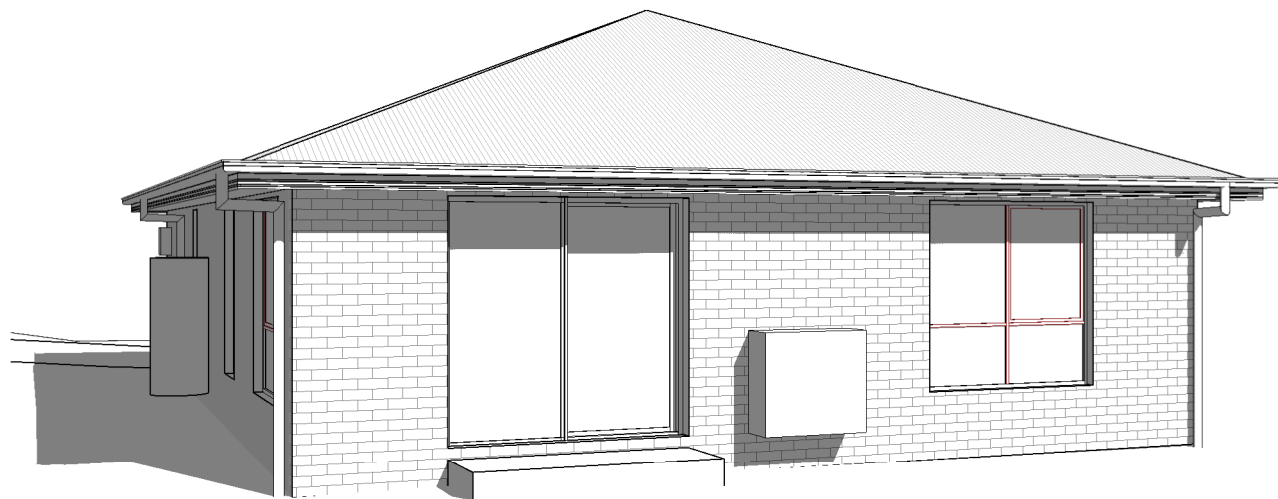
REFER TO LIGHTING CALCULATOR FOR FURTHER
DETAILS.

SMOKE ALARMS

- ALL ALARMS TO BE
INTERCONNECTED WHERE MORE
THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED
ON ALL FLOORS IN ACCORDANCE
WITH THE ABCB HOUSING
PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ELECTRICAL
ALL ELECTRICAL WORKS TO BE
CARRIED OUT BY A GRADE
ELECTRICAL CONTRACTOR. ALL WORKS
TO COMPLY WITH LOCAL AUTHORITIES
AND AS3000

EXHAUST FANS
EXHAUST FANS TO ACHIEVE FLOW RATE TO
COMPLY WITH HOUSING PROVISIONS 10.8.2



SEARCH OF TORRENS TITLE

VOLUME 185677	FOLIO 17
EDITION 2	DATE OF ISSUE 17-Sept-2026

SEARCH DATE : 18-Sept-2026

SEARCH TIME : 02.09 pm

DESCRIPTION OF LAND

Town of KEMPTON

Lot 17 on Sealed Plan [185677](#)

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

Prior CT [183234/1](#)

SCHEDULE 1

[N317970](#) TRANSFER to HAYDEN PETER MAX TRETHOWEN Registered
17-Sept-2026 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

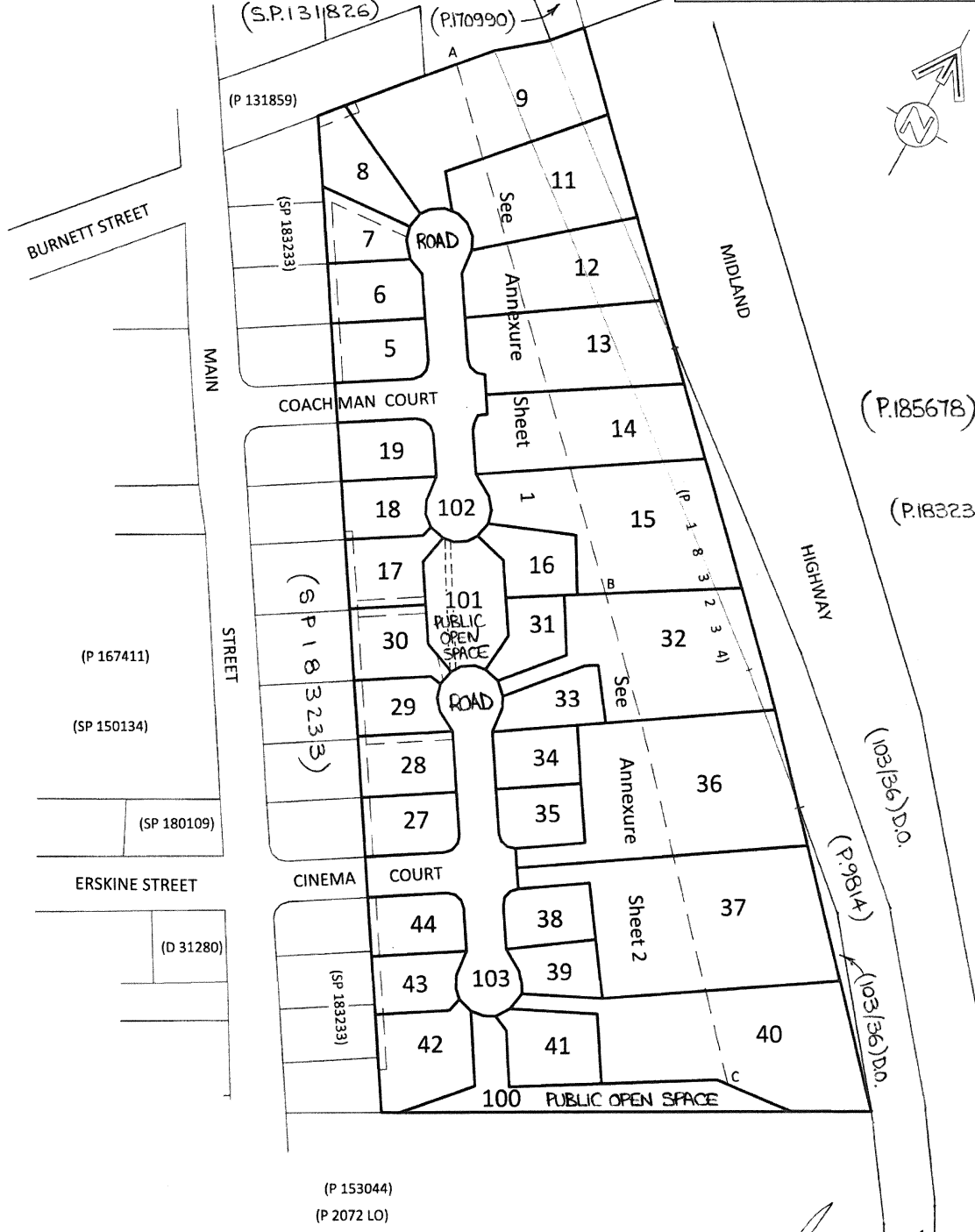
[N320741](#) MORTGAGE to COMMONWEALTH BANK OF AUSTRALIA

Registered 17-Sept-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

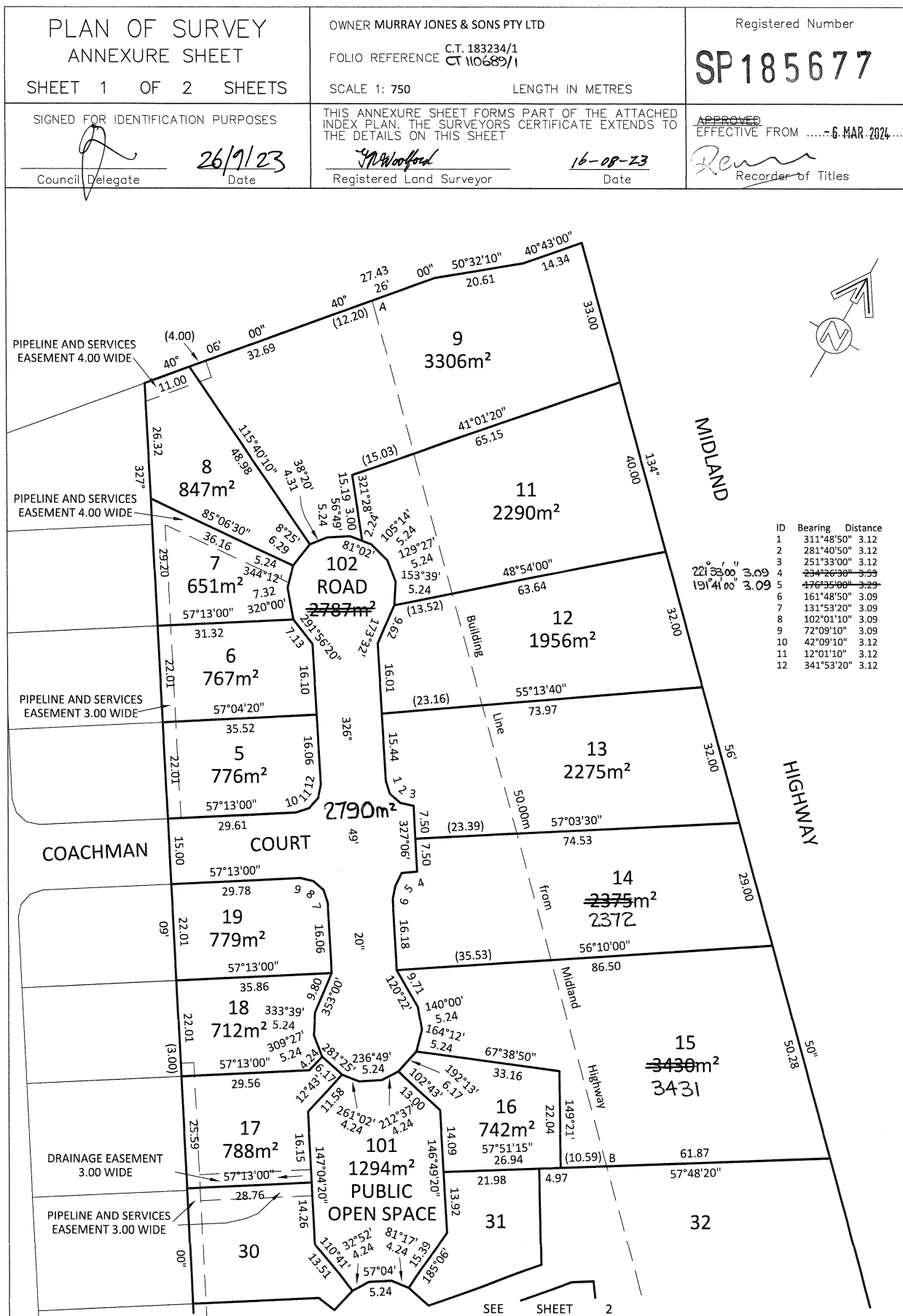
No unregistered dealings or other notations

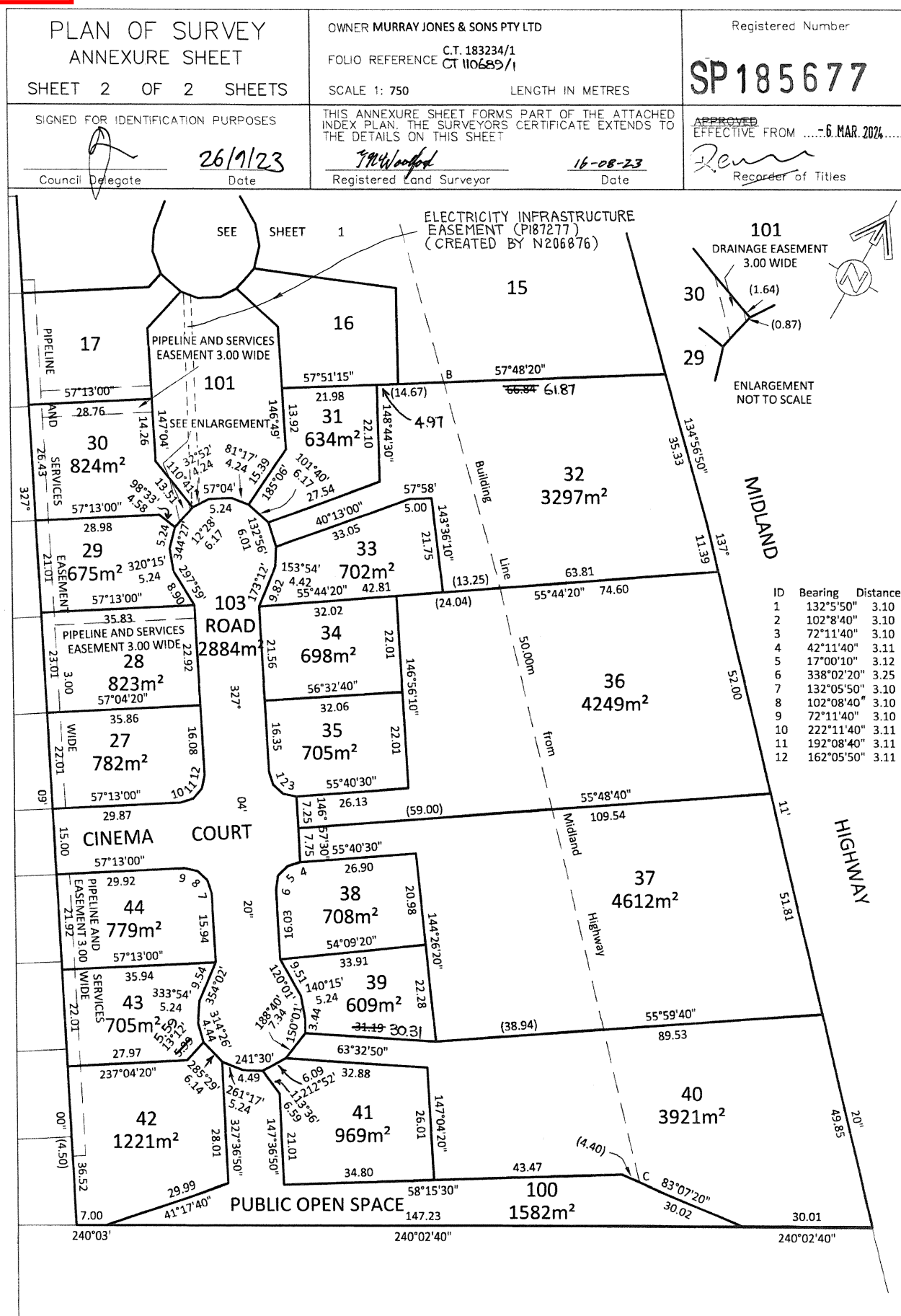
OWNER: MURRAY JONES & SONS PTY LTD	PLAN OF SURVEY	Registered Number
FOLIO REFERENCE: C.T. 183234/1 CT 110689/1		BY SURVEYOR: TONY WOOLFORD 72 GRAHAMS RD, MT RUMNEY PH. 0418 248 569 e: tnwoolford@tassie.net.au
GRANTEE: PART OF 700-0-0 LOC TO WHICKAM WHITCHURCH. & PART OF LOT 35567 (3A-2R-30P) GTD TO MURRAY JONES & SONS PTY LTD	LOCATION: TOWN OF KEMPTON	APPROVED EFFECTIVE FROM 6 MAR 2024  Recorder of Titles
SCALE 1:1500 LENGTHS IN METRES		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 16-08-23
Registered Land Surveyor Date

REF: D2032
 26/9/23
Council Delegate Date





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
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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:

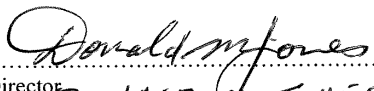
SUBJECT TO a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE shown on the Plan.

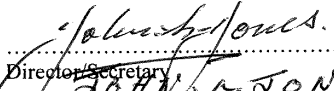
SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE shown on the Plan.

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 P. 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.

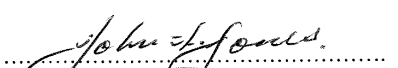
EASEMENTS – INTERPRETATION

“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:

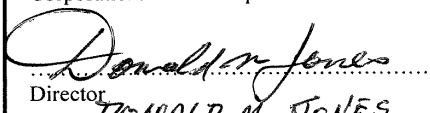
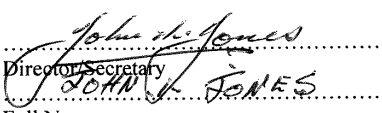
THE FULL RIGHT AND LIBERTY for TasWater at all times to:

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

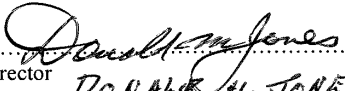
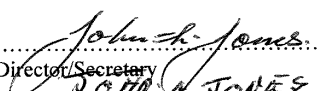
- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, 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	

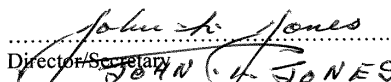
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, 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 :


 Director
 DONALD M. JONES
 Full Name


 Director/Secretary
 JOHN H. JONES
 Full Name

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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	

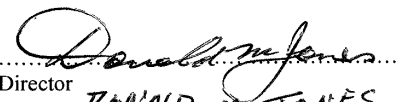
- (iv) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) anything reasonably 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.

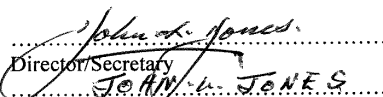
COVENANTS

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
 Full Name **DONALD M. JONES**

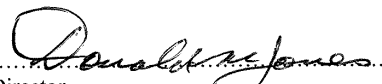

 Director/Secretary
 Full Name **JOHN L. JONES**

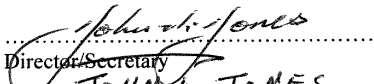
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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:

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 Director
 DONALD M. JONES
 Full Name


 Director/Secretary
 JOHN H. JONES
 Full Name

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18 September 2026

Att: Planning Department
Southern Midlands Council

Via email: mail@southernmidlands.tas.gov.au

Dear Sir/Madam

Application for development – 8 Coachman Court, Kempton

Please find enclosed application for development for a single residential dwelling development 8 Coachman Court, Kempton, and supporting documentation:

- Completed application form
- Title documents (Folio Text, Folio Plan, Schedule of Easements for SP185677)
- DA plans
- DA review and submission checklist

We have undertaken an assessment of the application and note that the proposal is to be assessed as a "discretionary" application under the Village Zone with respect to the following:

- Parking space located at the front of the building line

The proposed parking space is located at the front of the building line and we provide the following response to C2.6.8 P1 in support of the application.

- Given the irregular shape of the allotment, the proposed parking arrangement provides convenient access directly from the existing crossover via the proposed driveway. The site is relatively flat and does not present any significant gradient constraints. The owner also intends to retain the side of the allotment for a future driveway to provide vehicle access to the rear of the property.

- As a result, locating the parking spaces at the frontage represents the practical solution while allowing for future access to the rear of the property. The parking area forms part of the overall site layout, does not visually dominate the development, maintains the residential character of the streetscape and will not result in an unreasonable loss of amenity to adjoining properties.
- In addition, the dwelling maintains good visibility to the street, providing opportunities for passive surveillance. Accordingly, the proposal can meet the requirement of P1.

It is our assessment that, in all other respects, the proposed development complies with the relevant provisions of the Tasmanian Planning Scheme.

Please contact me via email should you require any additional information to assist Council's assessment of the application.

Yours faithfully
Cunic.

Parindi

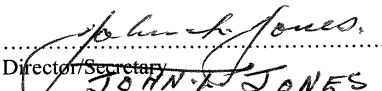
Parindi Mistry
Project Coordinator - Approvals

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
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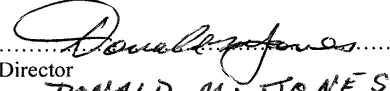
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 9 PAGES	Registered Number SP 185677
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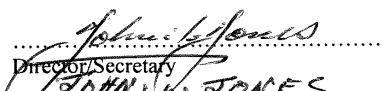
- (a) not without the approval of the Vendor and/or the Southern Midlands Council to cause to be erected or constructed any building or structure on each respective lot within fifty (50) metres of the boundary of the Midland Highway as shown and marked ABC on the Plan.

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
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 Corporations Act in the presence of :


 Director
 DONALD M. JONES
 Full Name


 Director/Secretary
 JOHN V. JONES
 Full Name

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DA Plan Review and Submission Checklist

File Number: H1030

Address: 8 Coachman Court, Kempton

Item to Check	Y/N/NA	Comments
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Planning Context and Site Information

Site boundaries are clearly shown	YES	
North point is included	YES	
Street frontage and adjoining lots are identified	YES	
Contours, slope, and key levels are shown	YES	
Existing buildings and structures on site are shown	NA	
Easements, rights of way, and restrictions are identified	YES	
Relevant planning zone under the Tasmanian Planning Scheme is identified	YES	
Applicable codes, overlays, or constraints are identified	YES	

Use and Development Standards

Proposed use is permitted or capable of approval in the applicable zone	YES	
Number of dwellings is clearly identified	YES	
Front setback shown and is compliant	YES	
Side setbacks shown and are compliant	YES	
Rear setback is shown and is compliant	YES	
Building height appears compliant	YES	
Building FFL <1m or setback >3m from boundaries	YES	
Site coverage appears compliant	YES	
Private open space provision is shown and complies	NA	
Any likely variation to acceptable solutions has been identified	YES	

3. Residential Amenity

Dwelling orientation supports reasonable solar access	YES	
Building envelope complies	YES	
Overshadowing of adjoining properties appears acceptable	YES	
Overlooking and privacy impacts have been considered	YES	
Internal layout appears functional and liveable	YES	
Private open space is usable, accessible, and connected to living areas	YES	
Building bulk and scale are reasonably compatible with the surrounding area	YES	

4. Access, Parking and Movement

Vehicle access location is clearly shown	YES	
Access arrangement appears safe and practical	YES	
Driveway gradients and widths appear workable and are shown	YES	
On-site manoeuvring is adequate where required	YES	
Number of parking spaces appears compliant	YES	
Pedestrian access to each dwelling is safe and clear	YES	
Driveway material is noted	YES	
Driveway retaining is shown and dimensioned	NA	
Parking space location is shown and compliant	NO	address PC

5. Site Constraints and Tasmanian Code Considerations

Bushfire-prone area considerations have been identified where relevant	NA	
Flood-prone or inundation constraints have been identified where relevant	NA	
Coastal, landslip, or erosion risk constraints have been identified where relevant	NA	

18/9/26

Biodiversity, vegetation, or significant tree constraints have been considered where relevant

Heritage or local area character issues have been considered where relevant

Stormwater constraints and lawful point of discharge have been considered

Potential retaining walls or significant earthworks are identified

Retaining wall heights and materials shown

NA

NA

YES

NA

NA

6. Servicing and Infrastructure

Water and sewer servicing can be reasonably achieved

Stormwater management concept has been considered

Driveway drainage is shown

Tanks have been noted, where required

Electricity, telecommunications, and other utility servicing appear feasible

Mail, waste, and service areas are appropriately located

YES

YES

YES

NA

YES

NA

7. Documentation Quality and Approval Risk

Plans are legible and generally to scale

Key dimensions and setbacks are shown

Floor plans, site plan, and elevations are generally coordinated

Elevations are correctly noted

Major approval risks or non-compliances have been identified

Further specialist input is identified where needed (e.g. bushfire, stormwater, traffic, geotech)

YES

YES

YES

YES

NA

NA