

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2025-306
Proposal: Dwelling
Subject Site: 14 Clematis Place, Kingston
Responsible Planning Officer: Tayla Beagley

Advertised Documents:

- Application Plans

Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **4 February 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



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

PROJECT ADDRESS: LOT 388 SPRING FARM ESTATE, KINGSTON

TITLE REFERENCE: VOLUME: 187971 FOLIO: 388

CLIENTS: BRODIE JEAVONS

DESIGNER: Inge Brown, CC 6652

DRAWINGS:

- 01 COVER PAGE
- 02 PROPOSED SITE PLAN
- 03 PROPOSED FLOOR PLAN
- 04 PROPOSED ROOF PLAN
- 05 PROPOSED ELEVATIONS
- 06 PROPOSED ELEVATIONS
- 07 SECTION A-A
- 08 TYPICAL SECTION DETAILS
- 09 WINDOW SCHEDULE
- 10 PROPOSED SHADOW DIAGRAMS
- 11 PROPOSED BUSHFIRE PROTECTION PLAN

| | | |
|---------------------|-------------|----------------------|
| FLOOR AREAS: | FLOOR AREA: | 59.9 m ² |
| | PORCH: | 2.6 m ² |
| | GARAGE: | 37.7 m ² |
| | TOTAL AREA: | 100.2 m ² |
| | DECK: | 12.3 m ² |

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: BAL 12.5

ALPINE AREA: N/A

CORROSION ENVIRONMENT: N/A

DOCUMENTATION INDEX

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

[illegible]

Kingborough Council

Development Application: DA-2025-306

Plan Reference No: P4

Date Received: 12/1/2026

Date placed on Public Exhibition: 21/1/2026

GENERAL NOTES:

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

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

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

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

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

6. HORIZONTAL DATUM IS MGA (GDA94).

7. VERTICAL DATUM IS AHD.

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

9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.

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

LIST DATA IMPORT

- TasWater-SewerLateralLine
- TasWater-SewerMain
- TasWater-SewerMaintenanceHole
- TasWater-SewerPressurisedMain
- TasWater-WaterHydrant
- TasWater-WaterLateralLine
- TasWater-WaterMain

11. BOUNDARIES ARE COMPILED ONLY FROM SP187971 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

12. ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION. WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.

13. 3D DATA TURNED OFF IN LAYER CONTROL.
- 3D TIN
 - MAJOR CONTOUR 3D
 - MINOR CONTOUR 3D

•DP 90mm DOWNPIPE

NOTE: ALL PROPOSED STORMWATER TO BE DISCHARGED TO EXISTING INFRASTRUCTURE

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

PROPOSED SITE PLAN

PRELIMINARY

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

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

| REV: | DESCRIPTION: | BY: | DATE: |
|------|---|-----|----------|
| B | EAVE ROOF MODIFICATION | QT | 25/8/25 |
| C | ADD GARAGE | QT | 09/9/25 |
| D | COUNCIL RFI, CHANGE-HOUSE FFL; GARAGE FFL&STRUCTURE | NN | 11/11/25 |
| E | COUNCIL RFI | QT | 09/1/26 |

LEGEND

CLC = Communication Lot Connection
ET = Electrical Turret Connection
ELC = Electricity Lot Connection
FP = Fire Plug
SEP = Side Entry Pit
SV = Stop Valve

WM = Water Meter

CM1 = EX. CORNER MARK
Timber Peg
RL:54.24

CM2 = EX. CORNER MARK
Timber Peg
RL:54.54.04

CM3 = EX. CORNER MARK
Timber Peg
RL:54.22

MH1 = Stormwater Manhole
Top RL:52.72
In Inv. RL:50.73
Out Inv. RL: 50.72

SWLC = Stormwater Lot Connection
Top RL:51.13
Inv. RL:50.30

SLC = Sewer Lot Connection
Top RL:51.12
Inv. RL:50.22

GPS DATA SCALE LOCATION
JOB CONTROL POINT
POINT NO: 2
DESCRIPTION: RIVET IN D/WAY#
GPS SCALE FACTOR = 1.000402020
E: 523296.110
N: 5241100.617
RL: 54.32
EPU = 0.04±

NOTES

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BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

ATTENTION OF OWNER
THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE FOR ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

SOIL AND WATER MANAGEMENT NOTES:
DRAINAGE LINES ARE TO BE INSTALLED PRIOR TO THE PLACEMENT OF ROOF AND GUTTERING. ONCE DWELLING IS ROOFED, CONNECT IMMEDIATELY. APPLY TEMPORARY COVERING TO DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR MORE DURING CONSTRUCTION (EG. WATERPROOF BLANKET, VEGETATION OR MULCH)

PROTECT ANY NEARBY OR ON-SITE DRAINAGE PITS FROM SEDIMENT BY INSTALLING SEDIMENT TRAPS AROUND THEM.

LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE. INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

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

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

-THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).

-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION

IMPORTANT!

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

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

SITE COVERAGE

| | | |
|-----------------------------|-------|----------------|
| SITE AREA | 354.9 | m ² |
| PROPOSED BUILDING FOOTPRINT | 100.2 | m ² |
| PROPOSED SITE COVERAGE | 28.23 | % |

JOB ADDRESS:
14 Clematis Place
Kingston

DESIGNER: I. Brown

DRAWN: Q. Tra

CHECKED:

SCALE: 1:200

ACCRED. NO.: CC6652

DATE: August 2025

DATE:

REV: E

CLIENT:
Brodie Jeavons

SHEET: 2 of 11

DESIGN TYPE: Custom

DRAWING NO:

0226



CREATIVE HOMES
HOBART

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

| | |
|----------------------------------|---------------------|
| AREAS: | |
| FLOOR AREA: | 59.9 m ² |
| PORCH: | 2.6 m ² |
| GARAGE: | 37.7 m ² |
| TOTAL AREA: 100.2 m ² | |
| DECK: | 12.3 m ² |

| | |
|---|--|
| LEGEND: | |
| DP | DOWNPIPE LOCATION |
| SHR | SHOWER |
| WIS | WALK IN SHOWER |
| BTH | BATH |
| VB | VANITY BASIN |
| WC | TOILET |
| OHC | OVERHEAD CUPBOARDS |
| REF | REFRIGERATOR |
| P | PANTRY |
| RH | RANGE HOOD |
| UBO | UNDER BENCH OVEN |
| CT | COOK TOP |
| S | SINK |
| DW | DISH WASHER |
| T | TROUGH |
| WM | WASHING MACHINE |
| MH | MANHOLE |
| CSD | CAVITY SLIDING DOOR |
| AAW | ALUM. AWNING WINDOW |
| AFW | ALUM. FIXED WINDOW |
| ASD | ALUM. SLIDING DOOR |
| B/O | BEAM OVER |
| BAL | BALUSTRADE |
| BAL | SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC |
| | MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS |
| | CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786. |
| DP | 90mm DOWNPIPE |
| NOTE: LIFT OFF HINGES TO WC TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH NCC. | |

Kingborough Council

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PROPOSED FLOOR PLAN

FLOOR AREA: 100.2m²

PRELIMINARY

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| E | COUNCIL RFI | QT | 09/1/26 |



CREATIVE HOMES
HOBART

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

| | | | |
|---|---------------------|---------------------------|---------|
| JOB ADDRESS: 14 Clematis Place Kingston | | CLIENT: Brodie Jeavons | |
| DESIGNER: I. Brown | ACCRED. NO.: CC6652 | SHEET: | 3 of 11 |
| DRAWN: Q. Tra | DATE: August 2025 | DESIGN TYPE: | Custom |
| CHECKED: | DATE: | DRAWING NO: | 0226 |
| SCALE: 1:100 | REV: E | | |

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

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

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

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

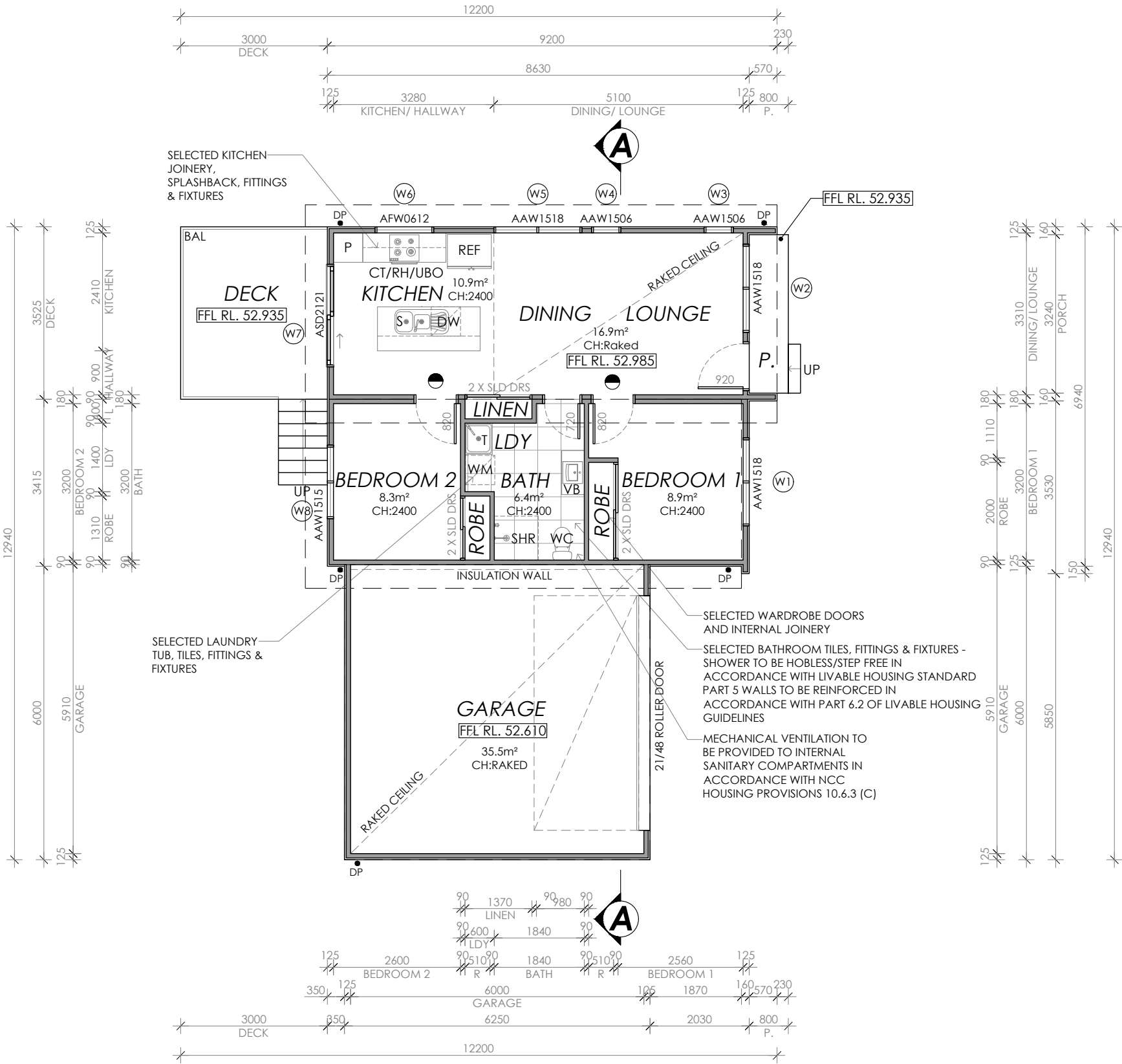
Important notice for attention of Owners: the Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the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

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

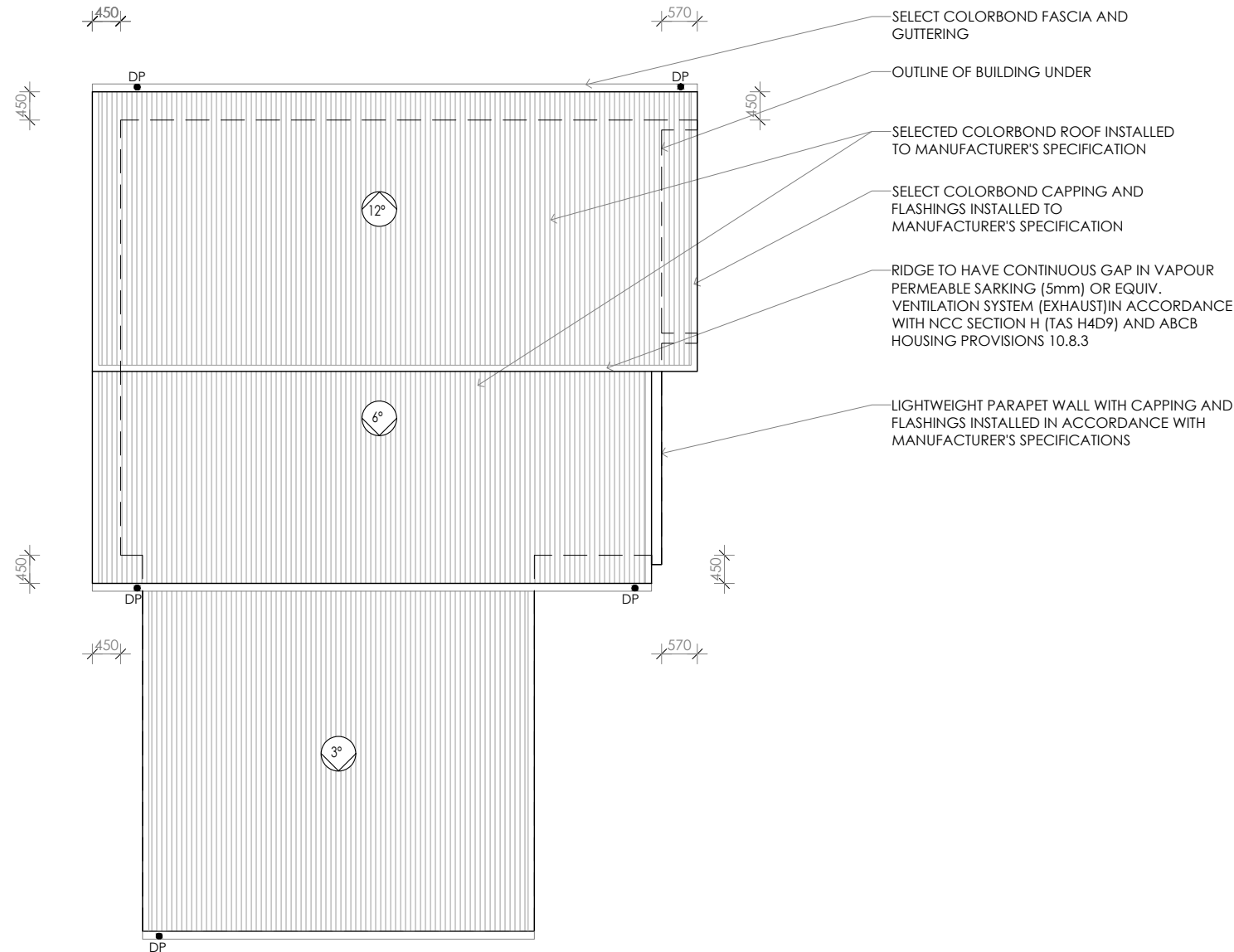
General:
All flashings, weep holes and damp proof coursing to be in accordance with NCC Housing provisions Part 5.7. Fibre cement sheet in accordance with NCC Housing provisions Part 7.5. Block construction in accordance NCC Housing provisions Part 5. Plasterboard linings to internal walls and ceilings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

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

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



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

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

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

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

● DP 90mm DOWNPIPE

PROPOSED ROOF PLAN

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| | | | | | | |
|----|--|---|------|---|-----|----------|
| 04 | | CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. | REV: | DESCRIPTION: | BY: | DATE: |
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| | | | D | COUNCIL RFI, CHANGE-HOUSE FFL; GARAGE FFL&STRUCTURE | NN | 11/11/25 |
| | | | E | COUNCIL RFI | QT | 09/1/26 |



CREATIVE HOMES

HOBART

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| | | | |
|---|---------------------|---------------------------|--|
| JOB ADDRESS: 14 Clematis Place Kingston | | CLIENT: Brodie Jeavons | |
| DESIGNER: I. Brown | ACCRED. NO.: CC6652 | SHEET: 4 of 11 | |
| DRAWN: Q. Tra | DATE: August 2025 | DESIGN TYPE: Custom | |
| CHECKED: | DATE: | DRAWING NO: 0226 | |
| SCALE: 1:100 | REV: E | | |

Kingborough Council

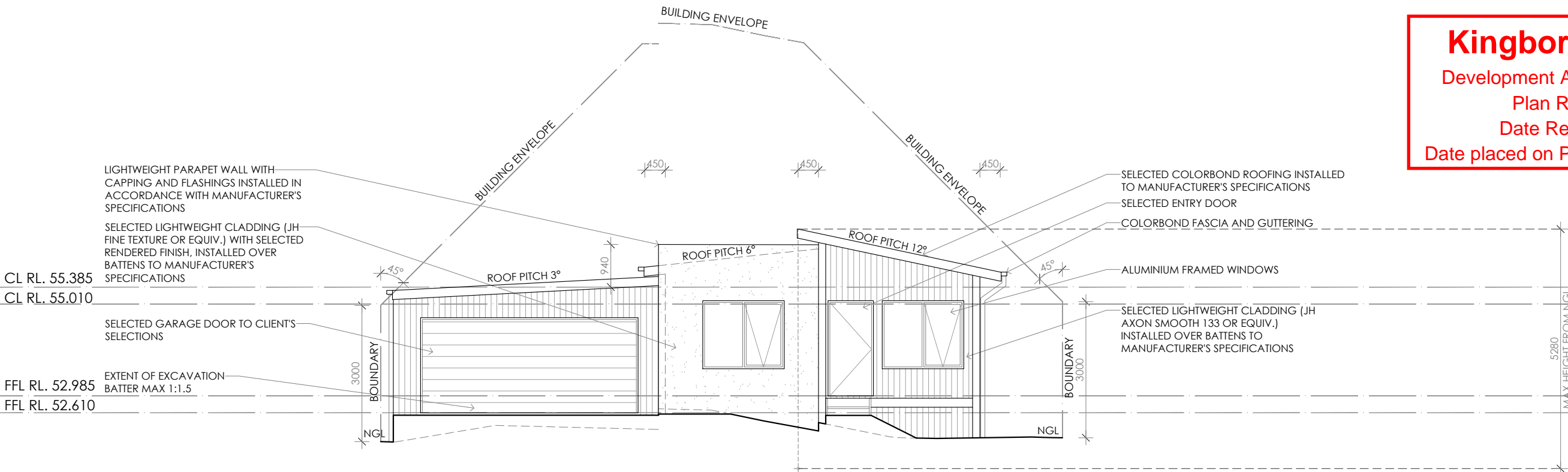
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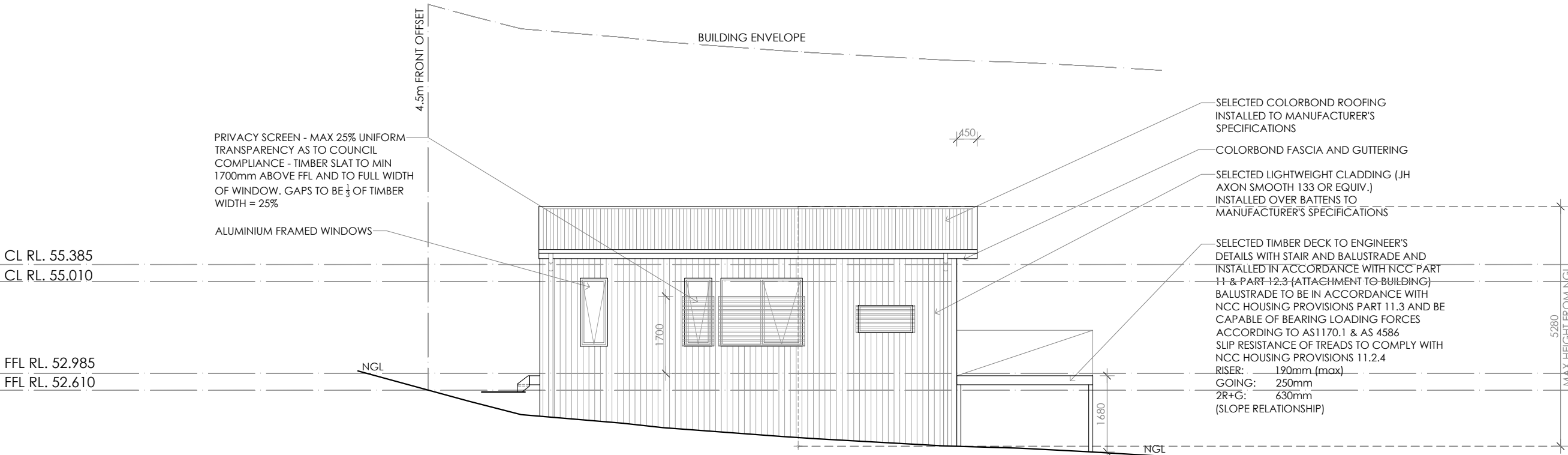
Date Received: 12/1/2026

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EASTERN ELEVATION



NORTHERN ELEVATION

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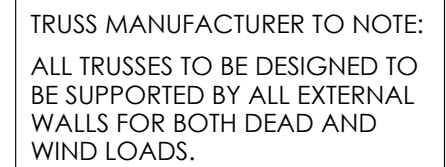
| | | | |
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| JOB ADDRESS: 14 Clematis Place Kingston | | CLIENT: Brodie Jeavons | |
| DESIGNER: I. Brown | ACCRED. NO.: CC6652 | SHEET: | 5 of 11 |
| DRAWN: Q. Tra | DATE: August 2025 | DESIGN TYPE: | Custom |
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| SCALE: 1:100 | REV: E | | |

Note:
Builder and subcontractors to verify all dimension and levels prior to the commencement of any work. Give 24hrs minimum notice where amendments are required to design of working drawings. These drawings are to be read in

Energy efficiency:
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Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. Ceiling to be insulated with R4.0 and

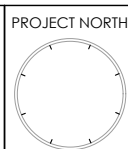
For construction of floor wastes refer to NCC ABCB Housing provisions part 10.2.12. For typical installation requirements for substrate preparation, penetrations, flashings/ junctions, membranes, screeds, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.1.34-32.

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PRELIMINARY

07



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CREATIVE HOMES
— HOBART —

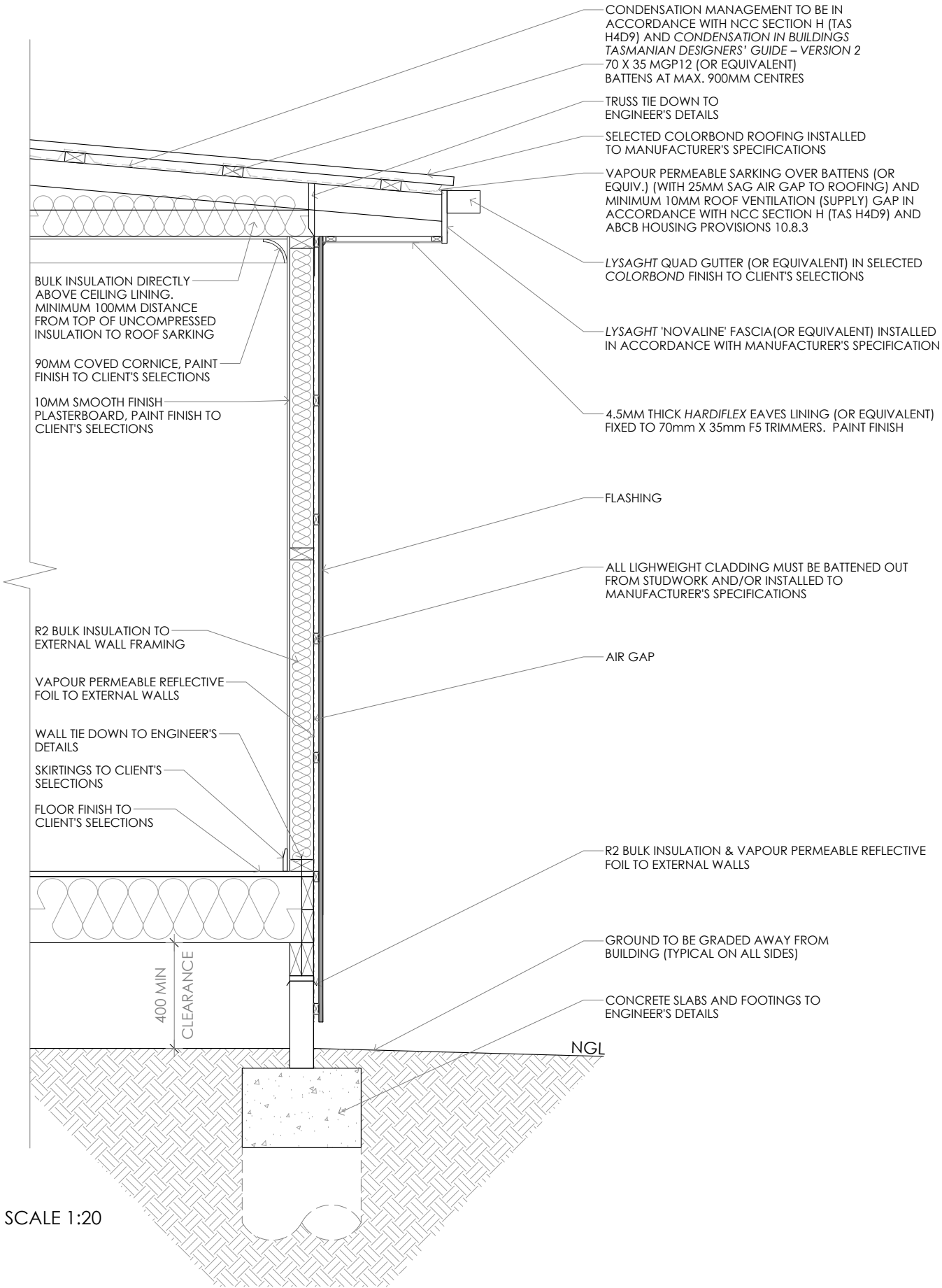
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FLOOR, WALL & ROOF DETAIL SCALE 1:20

TYPICAL SECTION DETAILS



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|----|---------------|---|------|---|-----|----------|
| | | | B | EAVE ROOF MODIFICATION | QT | 25/8/25 |
| | | | C | ADD GARAGE | QT | 09/9/25 |
| | | | D | COUNCIL RFI, CHANGE-HOUSE FFL; GARAGE FFL&STRUCTURE | NN | 11/11/25 |
| | | | E | COUNCIL RFI | QT | 09/1/26 |



CREATIVE HOMES
HOBART

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

| | | |
|---|---------------------|---------------------------|
| JOB ADDRESS: 14 Clematis Place Kingston | | CLIENT: Brodie Jeavons |
| DESIGNER: I. Brown | ACCRED. NO.: CC6652 | SHEET: 8 of 11 |
| DRAWN: Q. Tra | DATE: August 2025 | DESIGN TYPE: Custom |
| CHECKED: | DATE: | DRAWING NO: |
| SCALE: AS SHOWN | REV: E | 0226 |

Kingborough Council

Development Application: DA-2025-306

Plan Reference No: P4

Date Received: 12/1/2026

Date placed on Public Exhibition: 21/1/2026



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

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

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

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

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

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

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

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

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

WINDOW SCHEDULE

fg FIXED GLAZING

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CREATIVE HOMES
HOBART

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

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| JOB ADDRESS: 14 Clematis Place Kingston | | CLIENT: Brodie Jeavons | |
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| DRAWN: Q. Tra | DATE: August 2025 | DESIGN TYPE: Custom | |
| CHECKED: | DATE: | DRAWING NO: 0226 | |
| SCALE: 1:50 | REV: E | | |

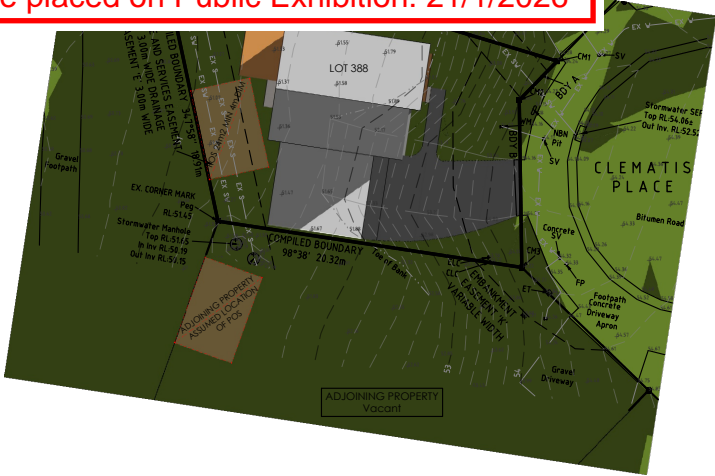
Kingborough Council

Development Application: DA-2025-306

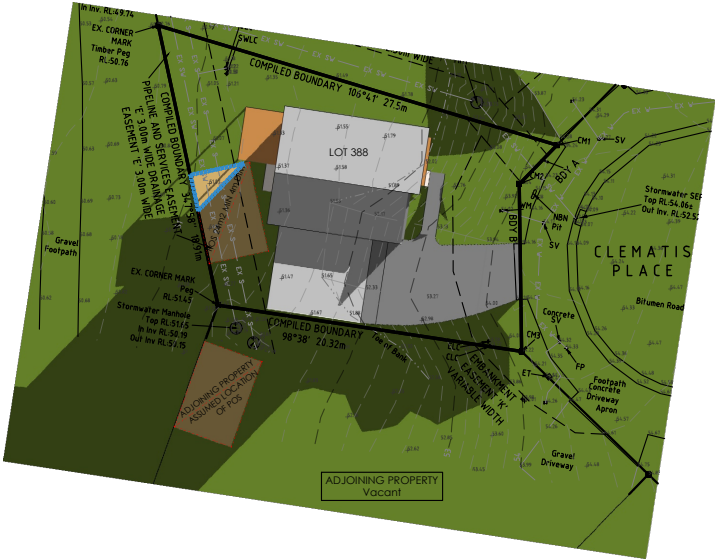
Plan Reference No: P4

Date Received: 12/1/2026

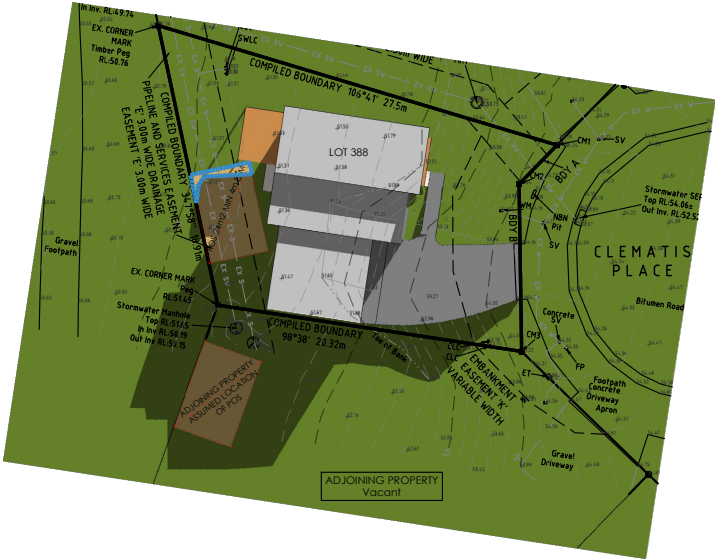
Date placed on Public Exhibition: 21/1/2026



LOT 388 AND ADJOINING PROPERTY: 9AM SHADOW HAS NO IMPACT DUE TO THE TERRAIN BEYOND OVERSHADOWING THE AREA
PROPOSED SHADOW 9AM JUNE 21



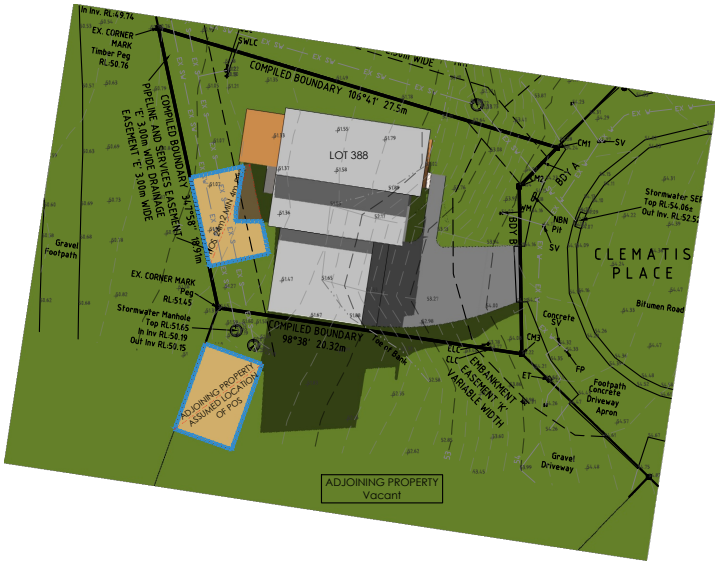
LOT 388: PRIVATE OPEN SPACE RECEIVES 4.4m² SUN AT 10AM = 18.3% OF THE AREA
ADJOINING PROPERTY: PRIVATE OPEN SPACE RECEIVES 0.0m² SUN AT 10AM = 0% OF THE AREA
PROPOSED SHADOW 10AM JUNE 21



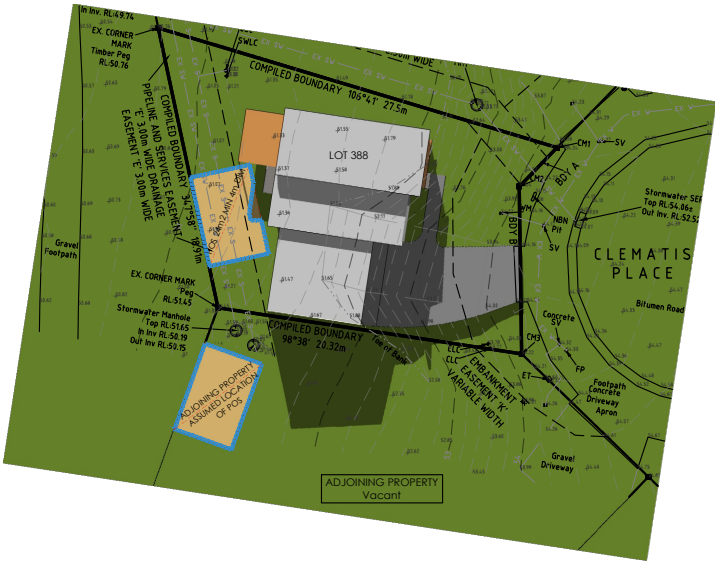
LOT 388: PRIVATE OPEN SPACE RECEIVES 2.5m² SUN AT 11AM = 10.4% OF THE AREA
ADJOINING PROPERTY: PRIVATE OPEN SPACE RECEIVES 0.0m² SUN AT 11AM = 0% OF THE AREA
PROPOSED SHADOW 11AM JUNE 21



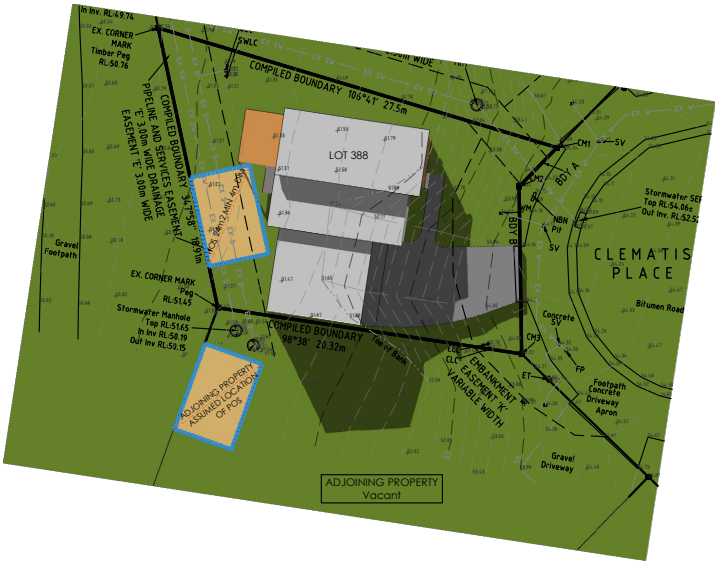
LOT 388: PRIVATE OPEN SPACE RECEIVES 13.4m² SUN AT 12PM = 55.8% OF THE AREA
ADJOINING PROPERTY: PRIVATE OPEN SPACE RECEIVES 14.6m² SUN AT 12PM = 60.1% OF THE AREA
PROPOSED SHADOW 12PM JUNE 21



LOT 388: PRIVATE OPEN SPACE RECEIVES 19.9m² SUN AT 1PM = 82.9% OF THE AREA
ADJOINING PROPERTY: PRIVATE OPEN SPACE RECEIVES 24.0m² SUN AT 1PM = 100% OF THE AREA
PROPOSED SHADOW 1PM JUNE 21



LOT 388: PRIVATE OPEN SPACE RECEIVES 22.9m² SUN AT 2PM = 95.4% OF THE AREA
ADJOINING PROPERTY: PRIVATE OPEN SPACE RECEIVES 24.0m² SUN AT 2PM = 100% OF THE AREA
PROPOSED SHADOW 2PM JUNE 21



LOT 388: PRIVATE OPEN SPACE RECEIVES 24.0m² SUN AT 3PM = 100% OF THE AREA
ADJOINING PROPERTY: PRIVATE OPEN SPACE RECEIVES 24.0m² SUN AT 3PM = 100% OF THE AREA
PROPOSED SHADOW 3PM JUNE 21

NOTE:
- AS SHOWN ON THE DIAGRAMS, THE PRIMARY PRIVATE OPEN SPACE OF THE PROPOSED RESIDENCE (LOT 388) RECEIVES SOLAR ACCESS FOR AT LEAST 3 HOURS TO A MINIMUM OF 50% OF THE AREA.

- AS THE EXACT LOCATION OF THE PRIMARY PRIVATE OPEN SPACE OF THE ADJOINING PROPERTY IS UNKNOWN TO COUNCIL, AN ASSUMED LOCATION HAS BEEN ADOPTED FOR ASSESSMENT PURPOSES. BASED ON THIS ASSUMPTION, THE ADJOINING PROPERTY IS ASSESSED AS RECEIVING A MINIMUM OF 3 HOURS OF SOLAR ACCESS TO AT LEAST 50% OF THE ASSUMED PRIVATE OPEN SPACE AREA.

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM REVIT USING LOCATION GEO REFERENCING. SHADOWS ARE ONLY ACCURATE FOR THE EXTENT OF SURVEYED PROPERTY - SHADOWS BEYOND THIS ARE PROVIDED USING AN ESTIMATE OF THE TERRAIN AS A CONTINUATION OF THE SUBJECT PROPERTY.
PROPOSED EXCAVATION HAS NOT BEEN MODELLED.

PROPOSED SHADOW DIAGRAMS

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CREATIVE HOMES
HOBART

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

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| DESIGNER: I. Brown | ACCRED. NO.: CC6652 | SHEET: | 10 of 11 |
| DRAWN: Q. Tra | DATE: August 2025 | DESIGN TYPE: | Custom |
| CHECKED: | DATE: | DRAWING NO: | 0226 |
| SCALE: 1:500 | REV: E | | |

AS3959-2018 COMPLIANCE
ALL WORK SHALL COMPLY WITH AS 3959-2018 'CONSTRUCTION OF BUILDINGS IN BUSH-FIRE PRONE AREAS'
CONSTRUCTION SHALL MEET CRITERIA SPECIFIED FOR BAL 12.5.

WALL CLADDING SHALL BE AS SPECIFIED ON THE DRAWINGS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

IN ACCORDANCE WITH PART 5.4.2 ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3mm.

VENTS, WEEPHOLES AND GAPS IN EXTERNAL WALLS SHALL BE SCREENED WITH MESH (2mm MAX. APERTURE) OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM, EXCEPT WHERE LESS THAN 3mm OR ARE LOCATED IN THE EXTERNAL WALL OF A SUBFLOOR SPACE.

WINDOW FRAMES AND ALL EXTERNAL HARDWARE ARE TO BE METAL (OR FRAMES MAY BE BUSHFIRE-RESISTING TIMBER IN ACCORDANCE WITH APPENDIX F.), GLAZING TO BE GRADE A SAFETY GLASS (MIN 4mm) NOTE: WHERE DOUBLE-GLAZED UNITS ARE USED, THIS REQUIREMENT APPLIES ONLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY (PART 6.5.2)

OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH MESH OR PERFORATED SHEET (2mm MAX. APERTURE) OF CORROSION RESISTANT STEEL OR BRONZE IN A METAL FRAME (PART 6.5.2 & CLAUSE 6.5.1A)

EXTERNAL DOORS SHALL BE NON-COMBUSTIBLE OR MADE OF BUSHFIRE-RESISTING TIMBER OR 5mm. (MIN.) TOUGHENED GLASS (EXTERNAL FACE ONLY IF DOUBLE-GLAZED) IN METAL FRAME WITH METAL EXTERNAL HARDWARE. IF SCREENED EXTERNALLY, SCREENING SHALL BE MESH OR PERFORATED SHEET (2mm MAX. APERTURE) OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM IN A METAL FRAME (CLAUSE 5.5.1A). DOORS SHALL BE TIGHT FITTING TO THE DOOR FRAME (OR ABUTTING DOOR IF APPLICABLE) AND SHALL BE FITTED WITH WEATHER STRIPS, DRAUGHT EXCLUDER OR DRAUGHT SEAL INSTALLED AT BASE (PARTS 5.5.3 & 5.5.4). SLIDING DOORS SHALL BE IN A METAL FRAME AND ANY GLAZING INCORPORATED IN SLIDING DOORS SHALL BE GRADE A SAFETY GLASS COMPLYING WITH AS-1288. NOTE: THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR; BUT, IF SCREENED, THE SCREENS SHALL BE METAL FRAMED MESH OR PERFORATED SHEET (2mm MAX. APERTURE) OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3mm. SLIDING DOORS SHALL BE TIGHT FITTING IN THE FRAMES.

ROOF/WALL JUNCTIONS SHALL BE SEALED TO PREVENT GAPS GREATER THAN 3mm, EITHER BY USE OF FASCIA AND

EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.

ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAX. 2mm APERTURE MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

VERANDAH ROOF SHALL BE IN ACCORDANCE WITH PART 5.6.4 AND ALL ROOF PENETRATIONS IN ACCORDANCE WITH 5.6.5.

EAVES LININGS, FASCIAS AND GABLES SHALL BE IN ACCORDANCE WITH PART 5.6.7.

IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.

VERANDAH AND STEPS SHALL BE IN ACCORDANCE WITH PART 5.7.

ABOVE-GROUND EXPOSED WATER AND GAS SUPPLY (WHERE FITTED) PIPES SHALL BE METAL IN ACCORDANCE WITH PART 5.8.

ROOF VENTINATION: ANY ROOF VENTS SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAX. 2mm APERTURE MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM

EXTERNAL GLAZED DOORS: ALUMINIUM FRAMED DOUBLE GLAZED, MIN 5mm TOUGHENED GLASS TO EXTERNAL FACE
NO SCREENING REQUIRED, BUT IF FITTED MUST COMPLY WITH REQUIREMENTS

ROOF: ROOF/WALL JUNCTIONS SHALL BE SEALED TO PREVENT GAPS GREATER THAN 3mm, EITHER BY USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL

WINDOWS: FRAMES AND ALL EXTERNAL HARDWARE ARE TO BE METAL GLAZING TO BE GRADE A SAFETY GLASS (MIN 4mm) TO EXTERNAL FACE OPENABLE PORTIONS SCREENED INTERNALLY WITH MESH (2mm MAX. APERTURE) OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM IN A METAL FRAME

EXTERNAL WALL: LIGHTWEIGHT CLADDING INSTALLED TO MANUFACTURER'S SPECIFICATIONS

PIPES: ABOVE-GROUND EXPOSED WATER PIPES SHALL BE METAL

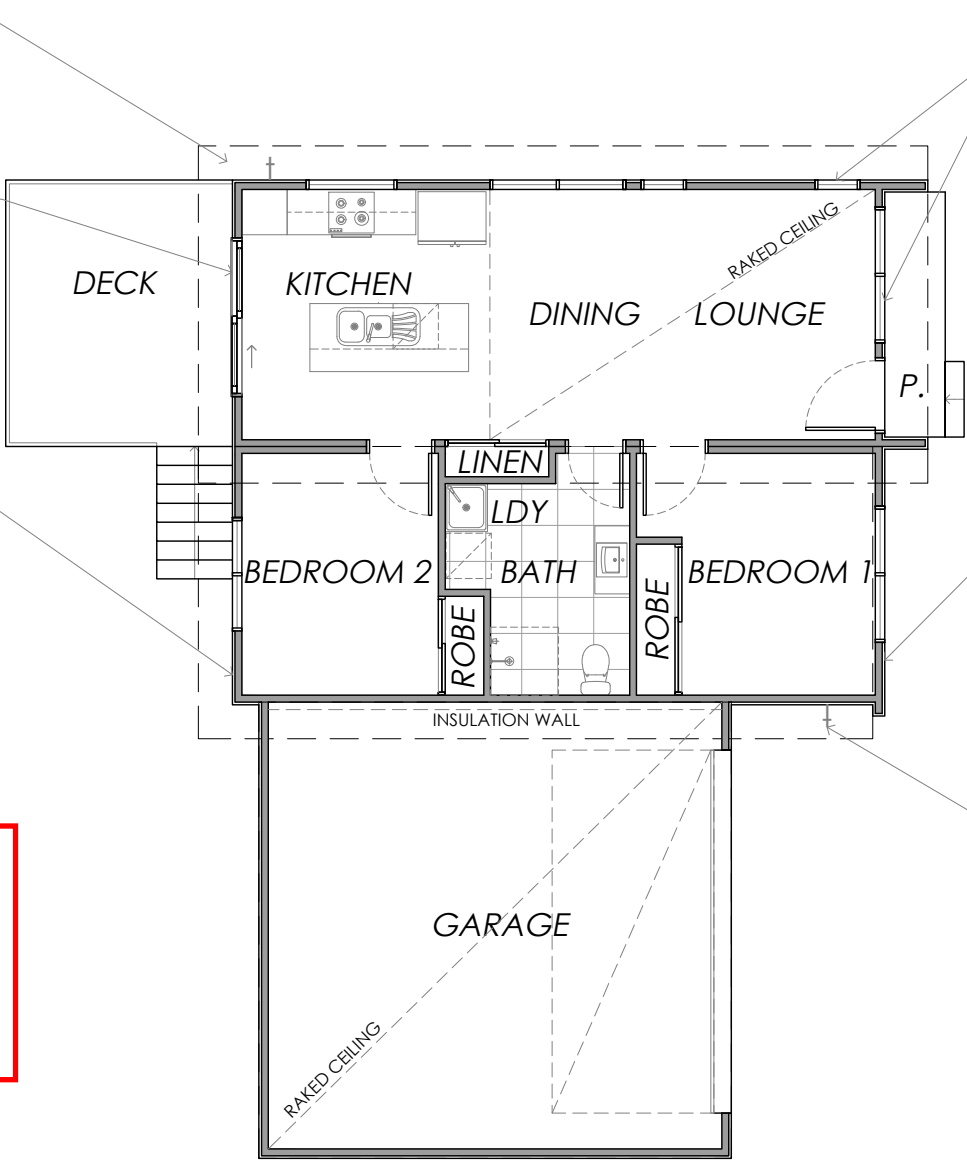
Kingborough Council

Development Application: DA-2025-306

Plan Reference No: P4

Date Received: 12/1/2026

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NOTE: THE BUSHFIRE HAZARD ASSESSMENT INDICATES THAT THE ENTIRE PROPERTY IS A HAZARD MANAGEMENT AREA. THEREFORE THE PROPERTY WILL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN THE BUSHFIRE HAZARD ASSESSMENT FOR HAZARD MANAGEMENT AREAS IN THE DOCUMENT LISTED ON THE COVER PAGE OF THE DRAWINGS.

PROPOSED BUSHFIRE PROTECTION PLAN

PRELIMINARY

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| | | | E | COUNCIL RFI | QT | 09/1/26 | | | | | | | | | |

CIVIL DRAWINGS
BRODIE JEAVONS
14 CLEMATIS PLACE
KINGSTON

| | | | |
|------|------------------------------|---|------------|
| C001 | COVER | A | 17/11/2025 |
| C102 | DRIVEWAY AND STORMWATER PLAN | A | 17/11/2025 |
| C201 | LONG SECTIONS | A | 17/11/2025 |
| C202 | CROSS SECTIONS | A | 17/11/2025 |

Kingborough Council

Development Application: DA-2025-306

Plan Reference No: P3

Date Received: 26/11/2025

Date placed on Public Exhibition: 21/1/2026

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

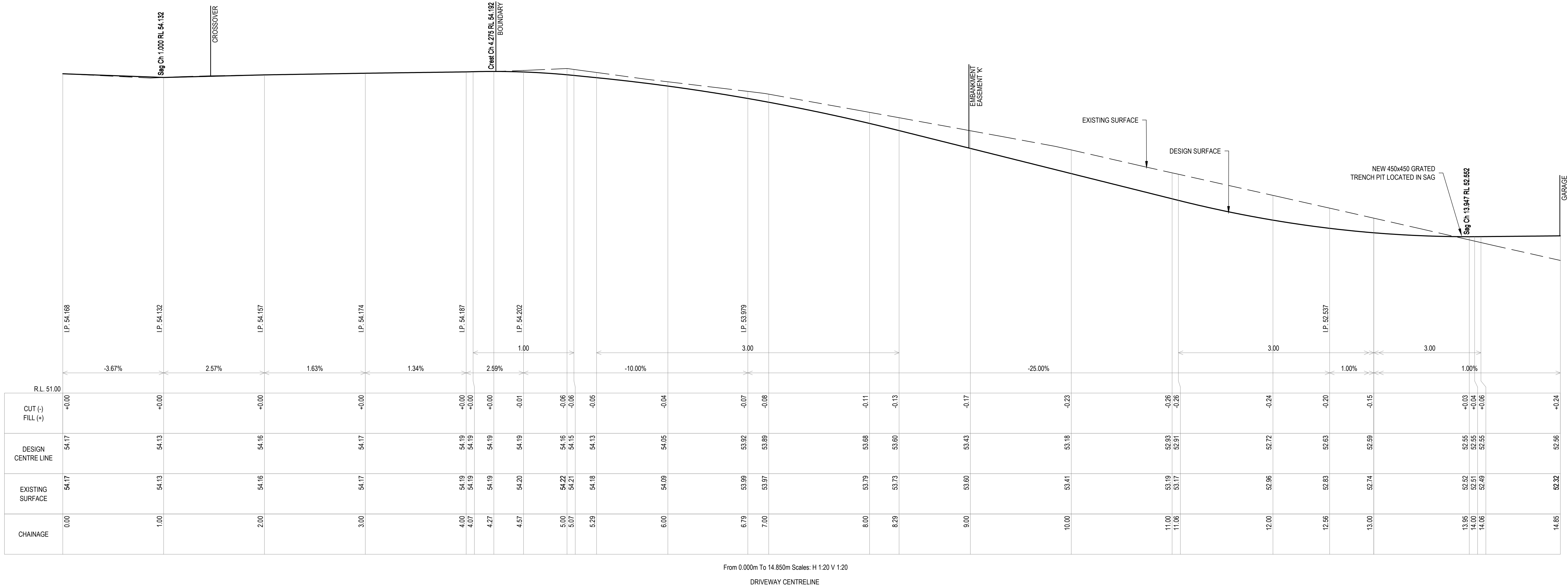
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Development Application: DA-2025-306

Plan Reference No: P3

Date Received: 26/11/2025

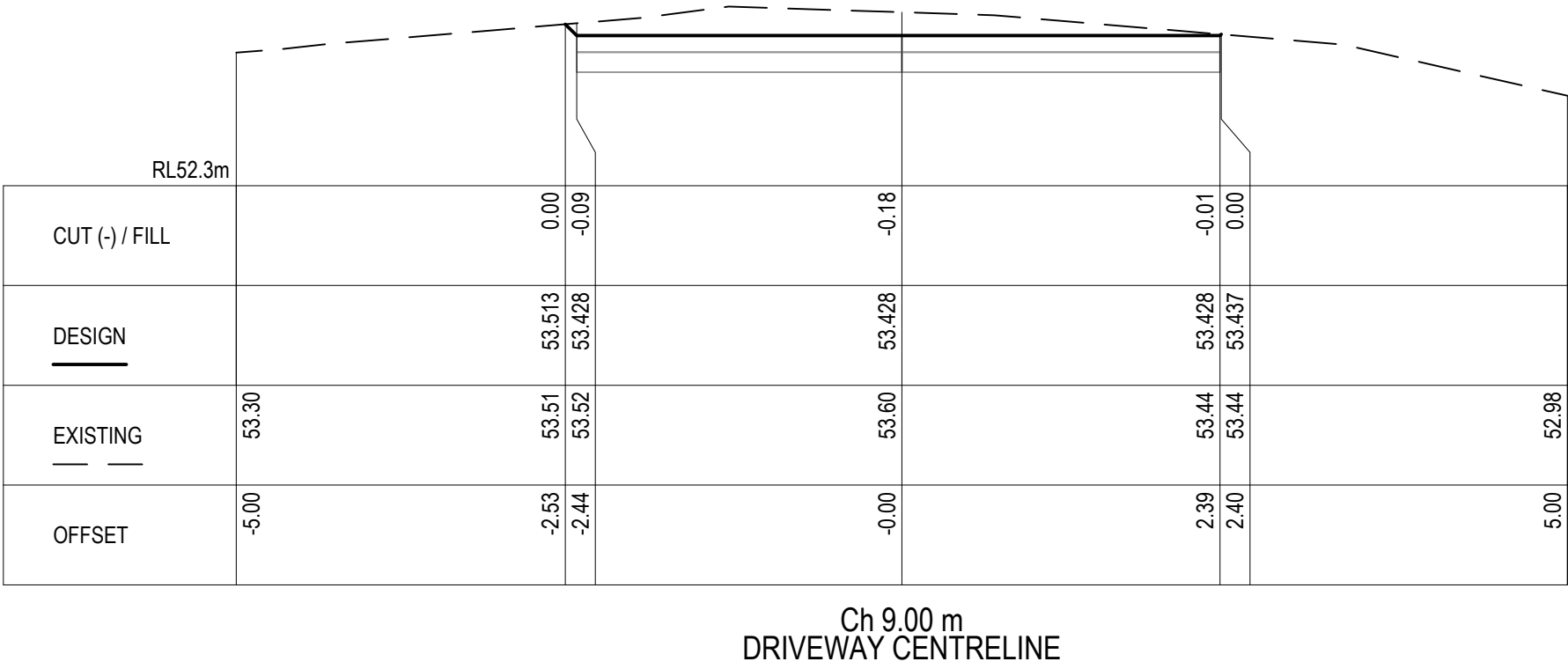
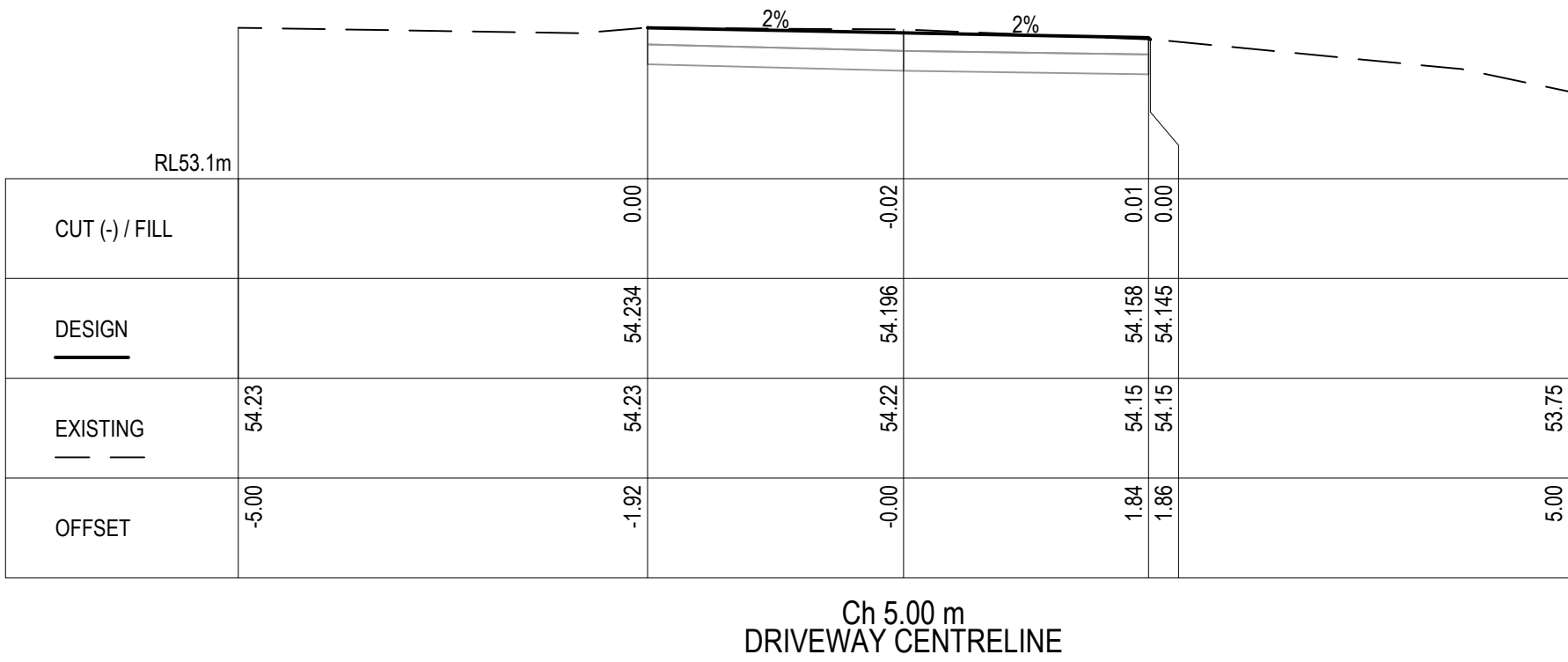
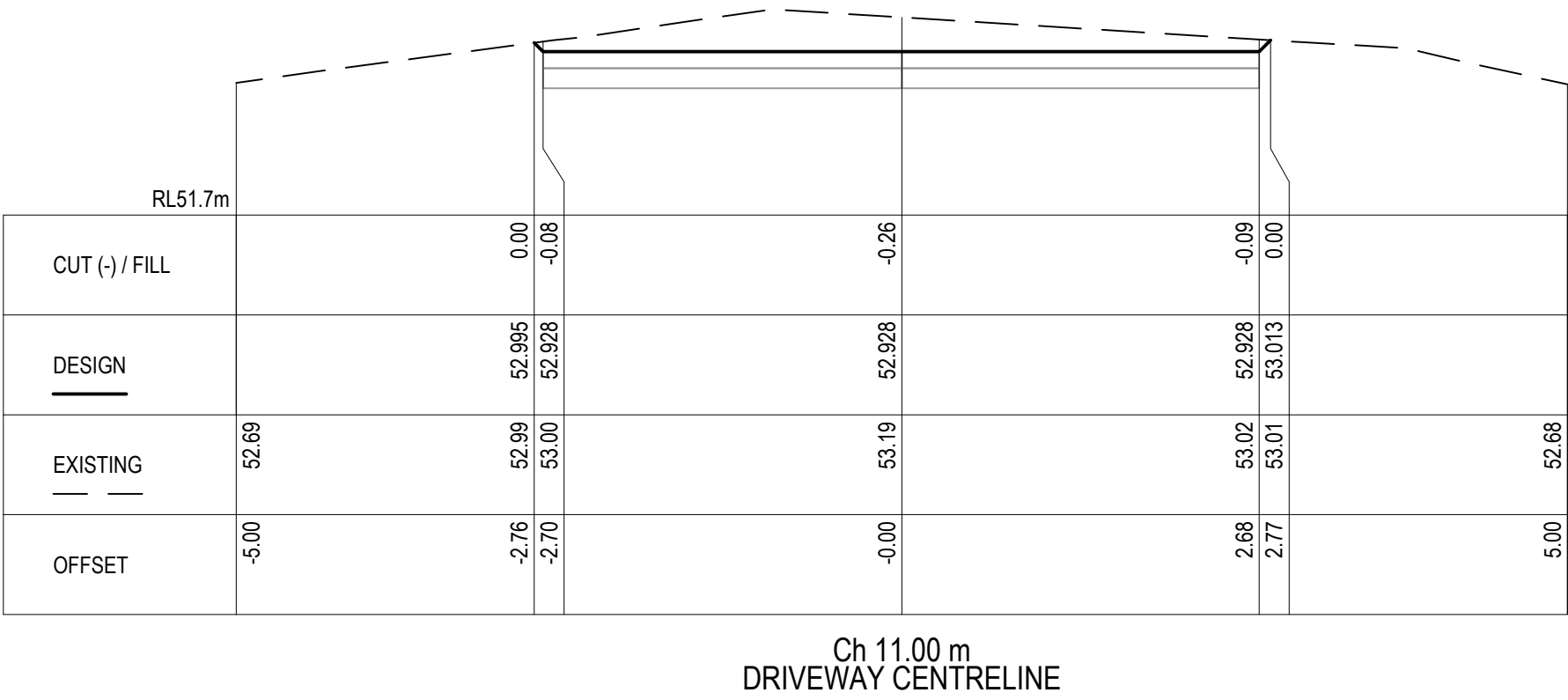
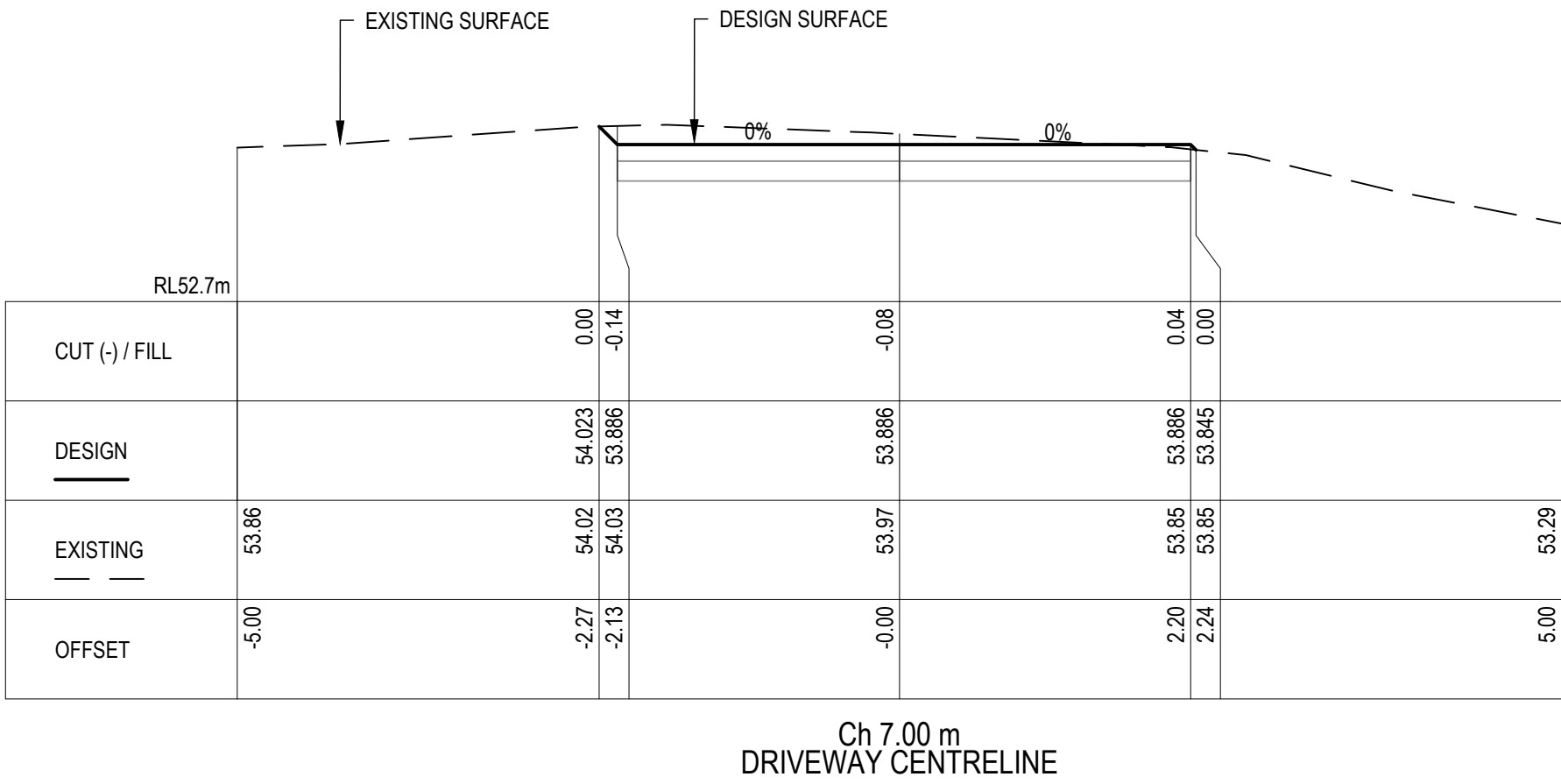
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LONG SECTIONS

AS INDICATED

| | | | | | | | | | | |
|-----|-------------------|------------|-----------|----|--|--|------------------------|----------------------|-----------------|----------|
| | | | DRAWN: | LG | <div><div>rare.</div><div><div><div>ALDANMARK</div><div>CONSULTING ENGINEERS</div></div><div><div>Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au</div></div></div></div> <div>PROJECT: BRODIE JEAVONS</div> | ADDRESS: 14 CLEMATIS PLACE KINGSTON | SHEET: LONG SECTIONS | | | |
| | | | CHECKED: | DG | | | | | | |
| | | | DESIGN: | LG | | | | | | |
| | | | CHECKED: | DG | | | | | | |
| A | PLANNING APPROVAL | 17/11/2025 | VERIFIED: | - | | | | | | |
| REV | ISSUE | DATE | APPROVAL | | | AS INDICATED | CLIENT: CREATIVE HOMES | SCALE: AS INDICATED | TOTAL SHEETS: 4 | SIZE: A1 |
| | | | | | | | | PROJECT No: 25E35-23 | SHEET: C201 | REV: A |



CROSS SECTIONS

AS INDICATED

| | | | | | | | | | | | | | |
|-----|-------------------|------------|-----------|----------|---|--------------|------------------------|---------------------|-------------------------------|-----------------------|----------------------|-------------|--------|
| | | | DRAWN: | LG | <div><div>rare.</div><div><div>ALDANMARK</div><div>CONSULTING ENGINEERS</div></div><div>Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au</div></div> | PROJECT: | BRODIE JEAVONS | ADDRESS: | 14 CLEMATIS PLACE KINGSTON | SHEET: CROSS SECTIONS | | | |
| | | | CHECKED: | DG | | AS INDICATED | CLIENT: CREATIVE HOMES | SCALE: AS INDICATED | TOTAL SHEETS: 4 | SIZE: A1 | PROJECT No: 25E35-23 | SHEET: C202 | REV: A |
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| | | | CHECKED: | DG | | | | | | | | | |
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| REV | ISSUE | | DATE | APPROVAL | | | | | | | | | |