



CREATIVE HOMES — HOBART —

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 DIAG
- 11 PROPOSED BUSHFIRE PROTE

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

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

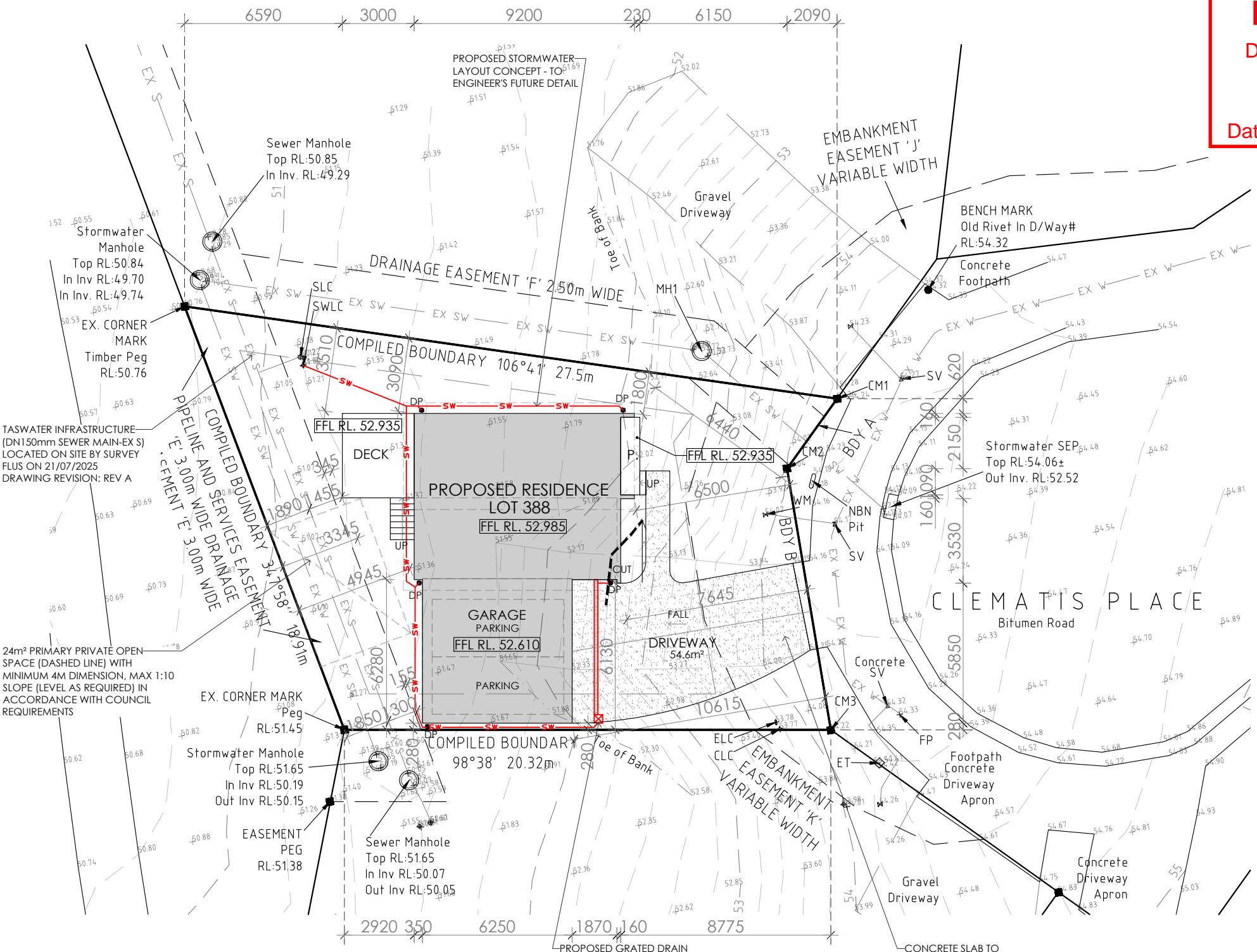
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02



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

PRELIMINARY



NOTES

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BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, 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, DAMPNESS, 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 m²

PROPOSED BUILDING FOOTPRINT 100.2 m²

PROPOSED SITE COVERAGE 28.23 %

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.

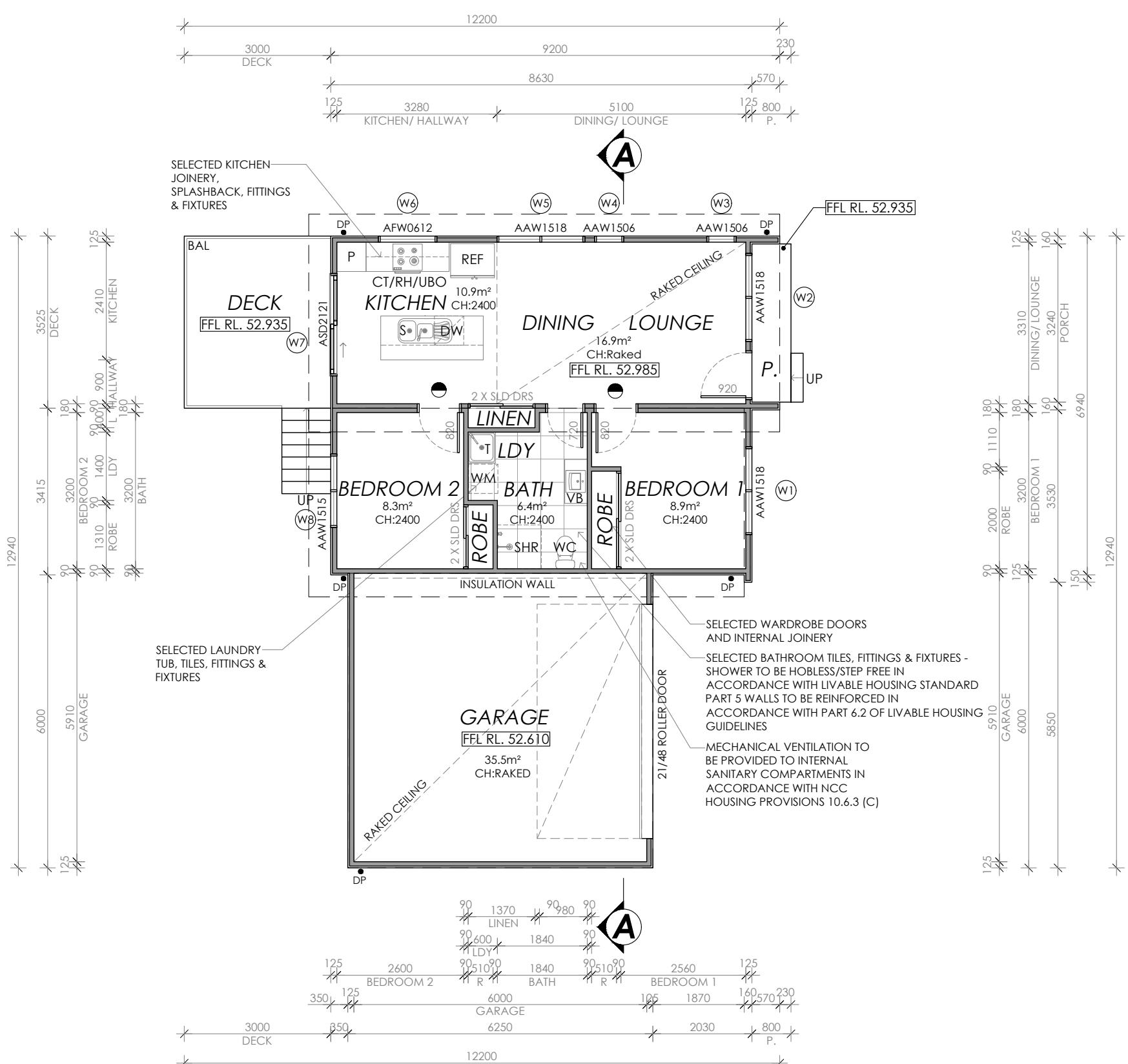
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PROPOSED FLOOR PLAN

FLOOR AREA: 100.2m²

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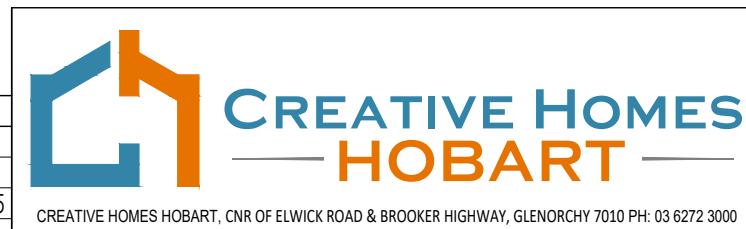
03



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PRELIMINARY

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



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:

SCALE: 1:100

REV: E

0226

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 owning 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 footings 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 sheathing 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.

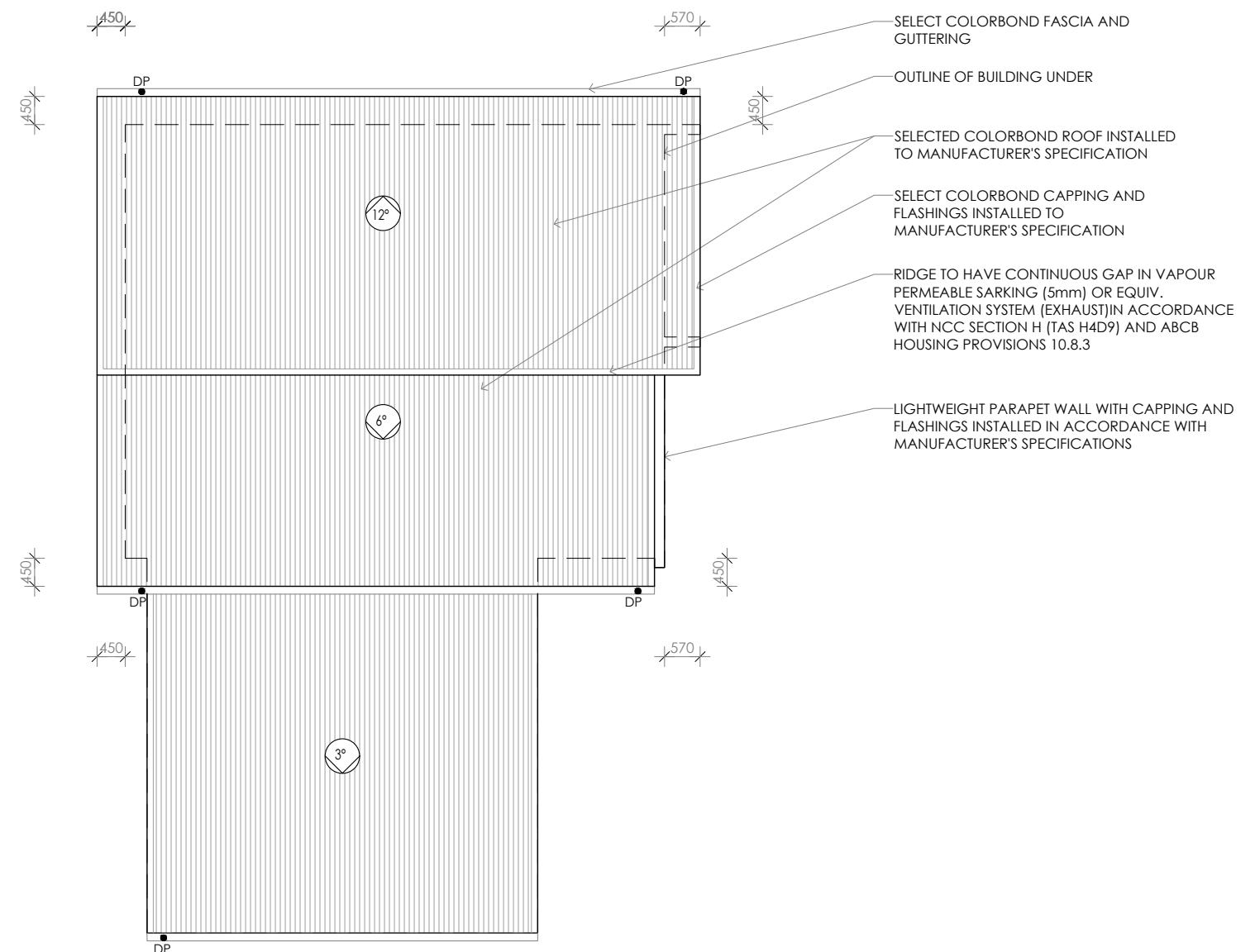
Kingborough Council

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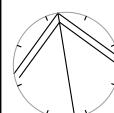
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• DP 90mm DOWNPIPE

PROPOSED ROOF PLAN

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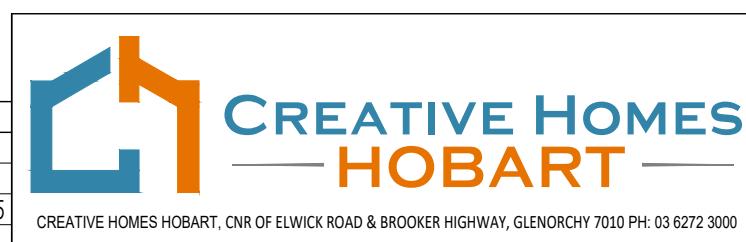
04



PROJECT NORTH
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PRELIMINARY

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



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: 4 of 11

DRAWN: Q. Tra

DATE: August 2025

DESIGN TYPE: Custom

CHECKED:

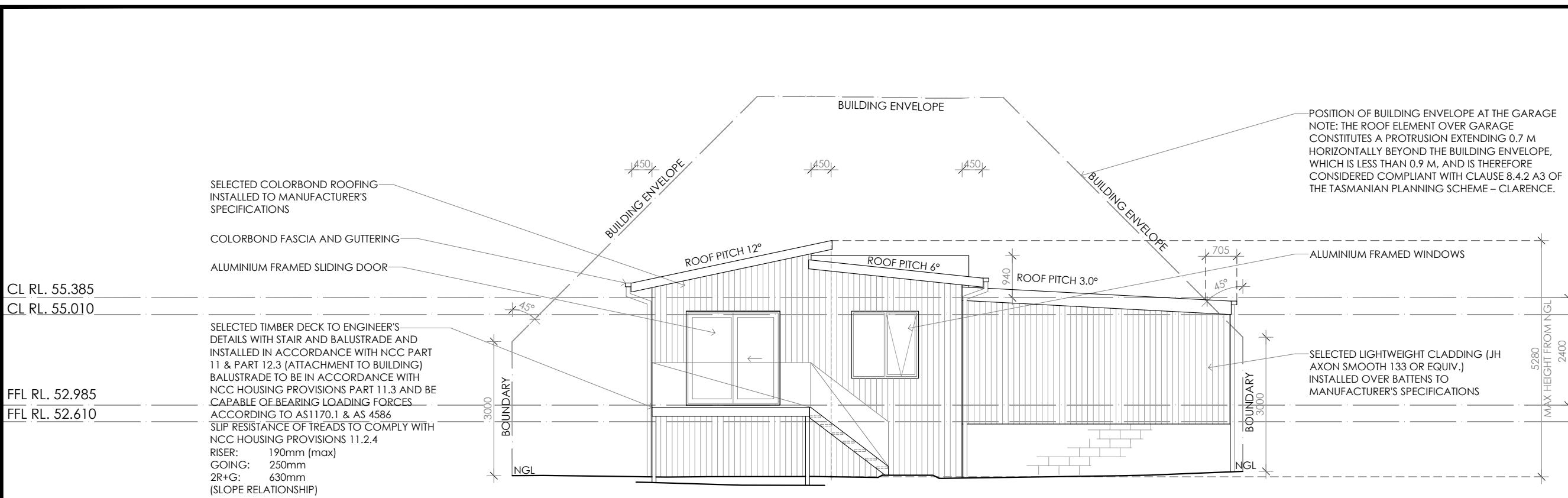
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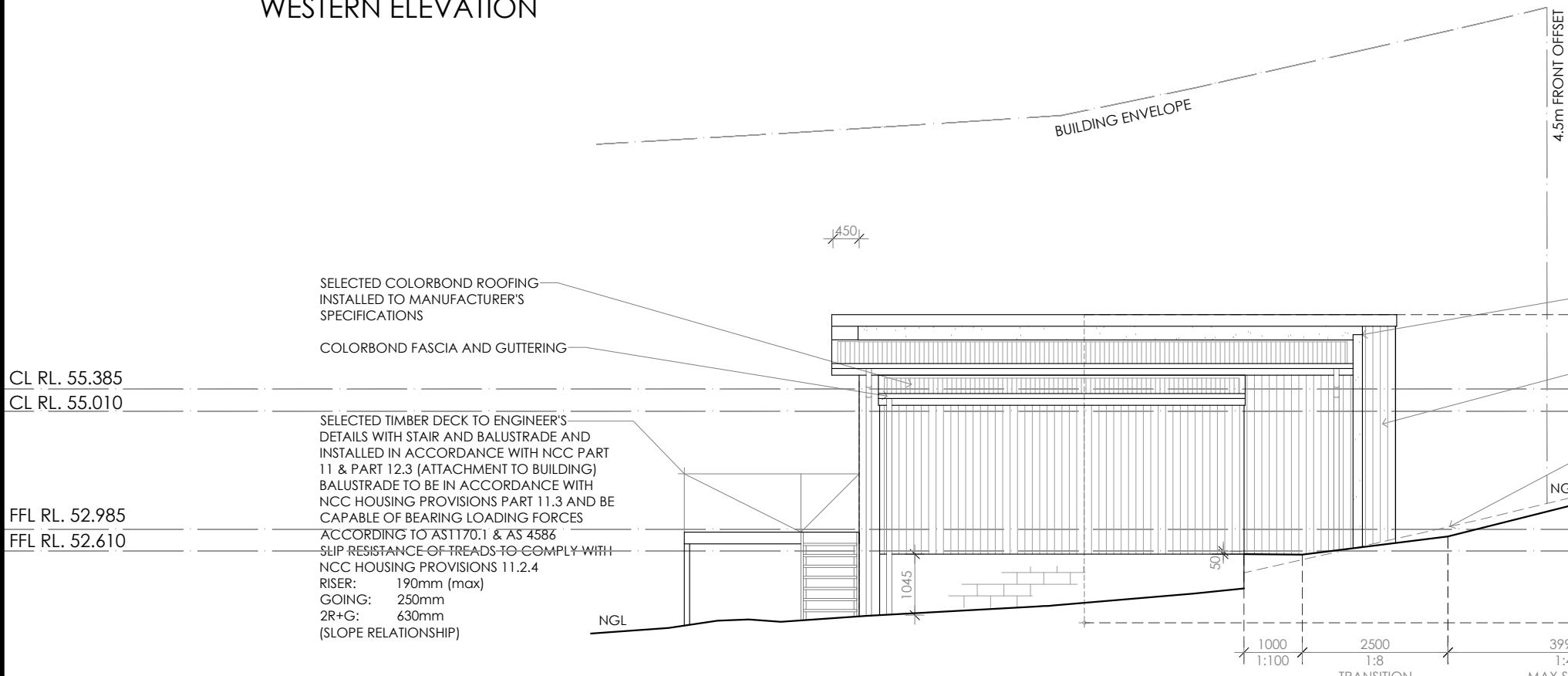
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REV: E

0226



WESTERN ELEVATION



SOUTHERN ELEVATION

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JOB ADDRESS:
14 Clematis Place
Kingston

DESIGNER: I. Brown ACCRED. NO.: CC6652 SHEET

DRAWN: Q. Tra DATE: August 2025 DESIGNER:

CHECKED: _____ DATE: _____ DRAWN: _____

SCALE: 1:100 REV: E

CLIENT:
Brodie Jeavons

11. *What is the primary purpose of the following statement?*

SHEET: 6 of 11

DESIGN TYPE: **Custom**

DESIGN TITLE: Custom
DRAWING NO: 100-00000

DRAWING NO. 0226

0220

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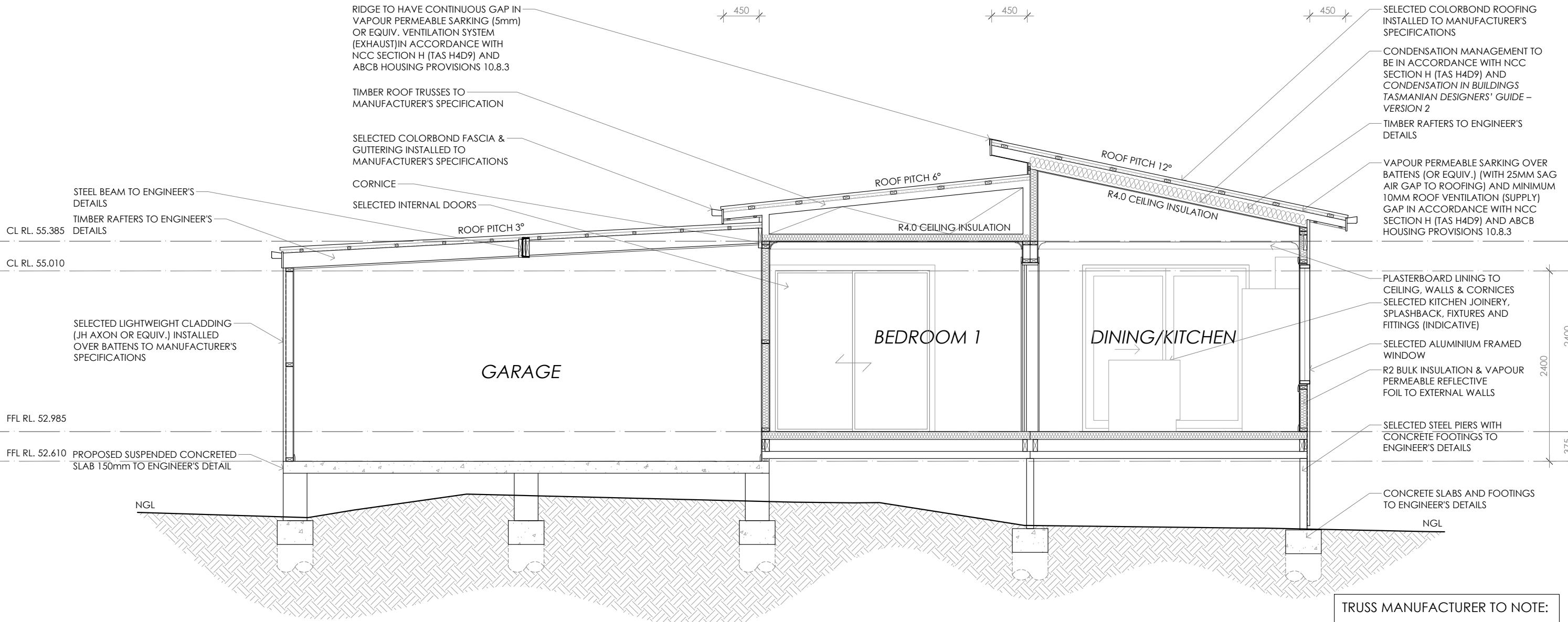
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SECTION A-A

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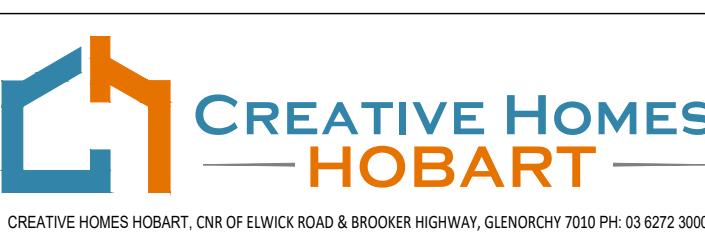
07



PRELIMINARY

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Kingston

DESIGNER: I. Brown

ACCRED. NO.: CC6652

DRAWN: Q. Tra

DATE: August 2025

CHECKED:

DATE:

SCALE: 1:50

REV: E

CLIENT:
Brodie Jeavons

7 of 11

DESIGN TYPE:

Custom

0226

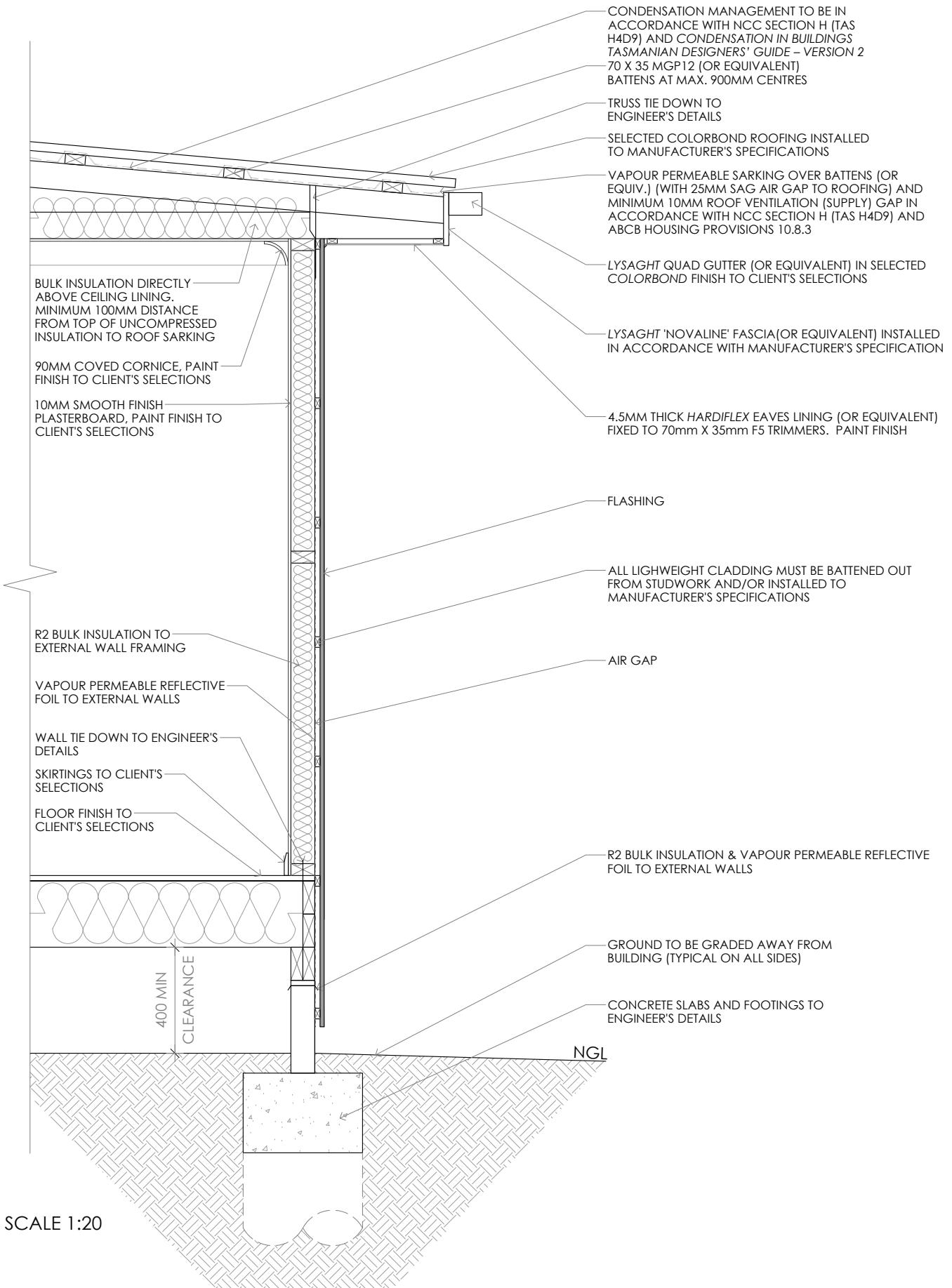
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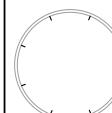
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TYPICAL SECTION DETAILS

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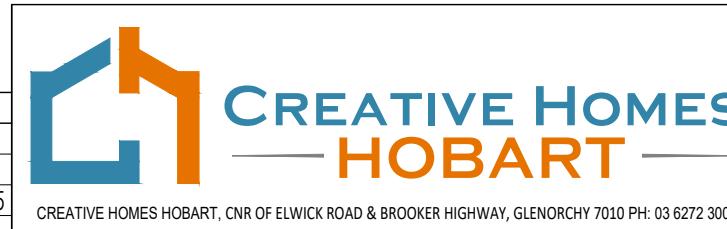
08



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PRELIMINARY

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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, 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.

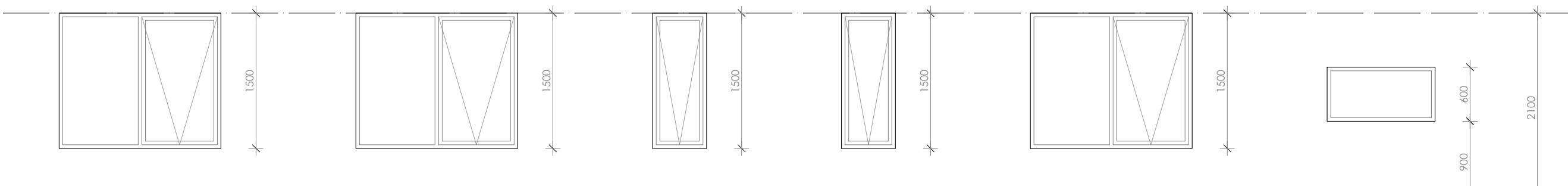
Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts fit within cavity without compression, making sure that there is at least 25mm gap from the reflective surface). External walls are to be clad with vapour permeable reflective foil over the outside of the timber frame. 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, hobs, baths, showers, door jambs and screens refer to ABCB Housing provisions part 10.2.14-32.

fg FIXED GLAZING



W1 AAW1518 W2 AAW1518 W3 AAW1506 W4 AAW1506 W5 AAW1518 W6 AFW0612



W7 ASD2121 W8 AAW1515

WINDOW SCHEDULE

PRELIMINARY

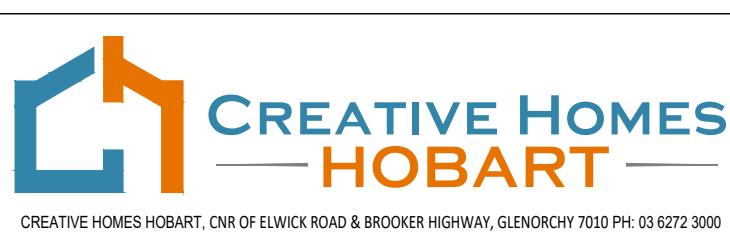
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JOB ADDRESS: 14 Clematis Place Kingston	CLIENT: Brodie Jeavons
DESIGNER: I. Brown	ACCRED. NO.: CC6652
DRAWN: Q. Tra	DATE: August 2025
CHECKED:	DATE:
SCALE: 1:50	REV: E

9 of 11

Custom

0226

Kingborough Council

Development Application: DA-2025-306

Plan Reference No: P4

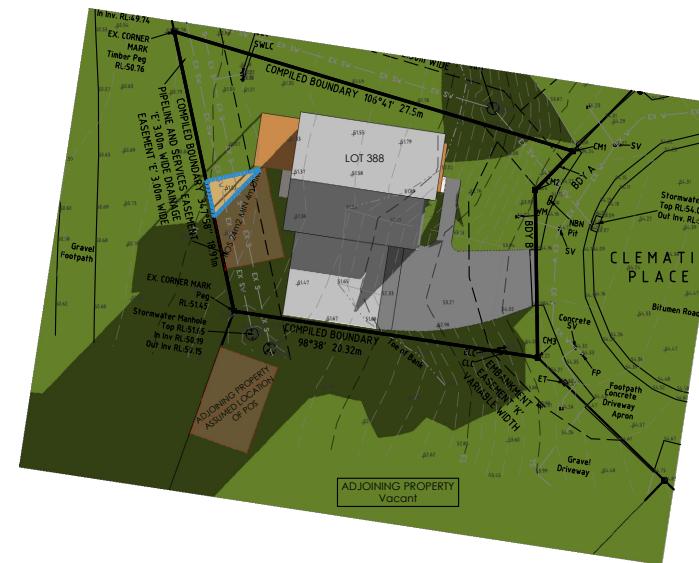
Date Received: 12/1/2026

Date placed on Public Exhibition: 21/1/2026



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

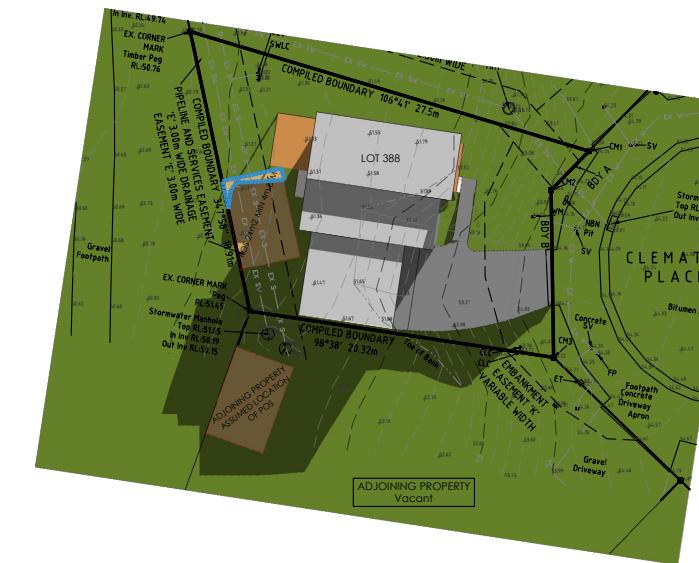
PROPOSED SHADOW 9AM JUNE 21



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

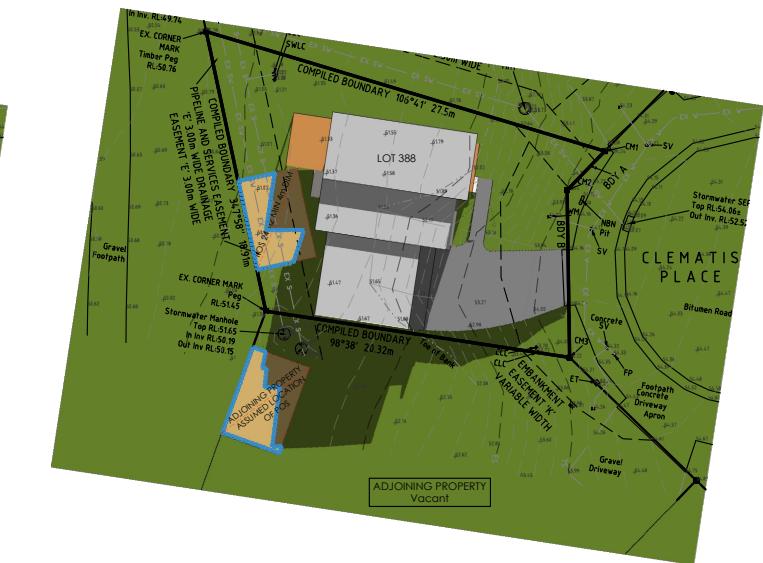
PROPOSED SHADOW 10AM JUNE 21



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

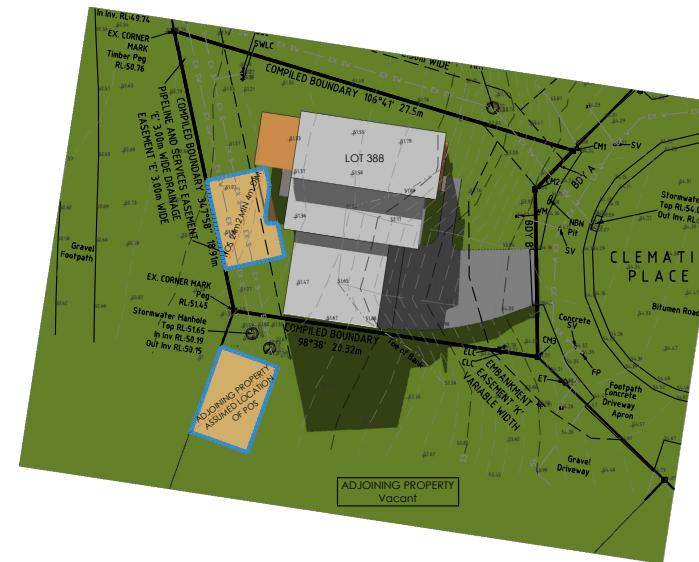
PROPOSED SHADOW 12PM JUNE 21



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

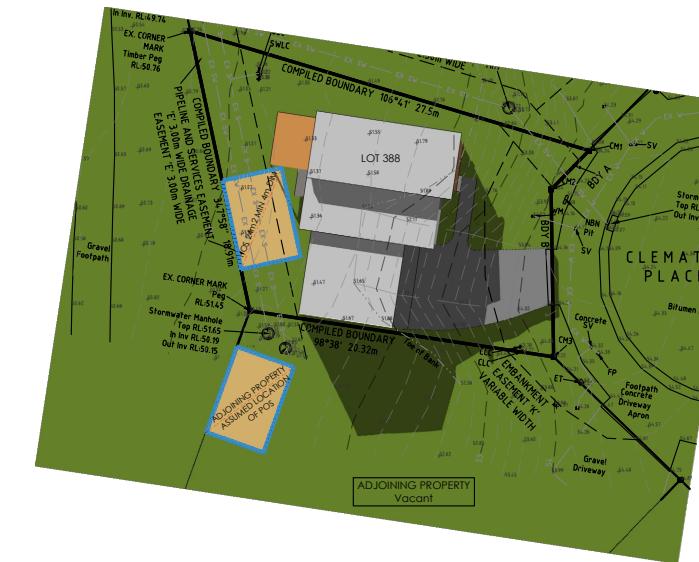
PROPOSED SHADOW 1PM JUNE 21



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.

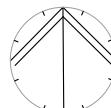
- AS THE EXACT LOCATION OF THE PRIMARY PRIVATE OPEN SPACE OF THE ADJOINING PROPERTY IS UNKNOWN TO COUNCIL, AN ASSUMED LOCATION HAS BEEN ADOPTED FOR ASSESSMENT PURPOSES. BASED ON THIS ASSUMPTION, THE ADJOINING PROPERTY IS ASSESSED AS RECEIVING A MINIMUM OF 3 HOURS OF SOLAR ACCESS TO AT LEAST 50% OF THE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

PROPOSED SHADOW DIAGRAMS

PRELIMINARY

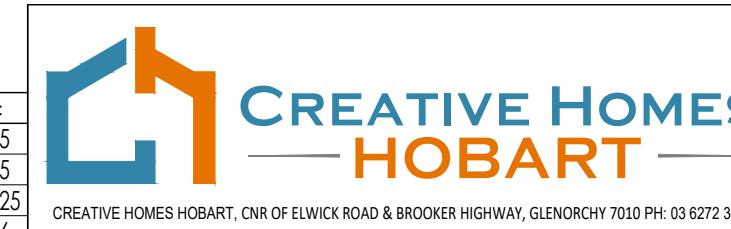
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JOB ADDRESS: 14 Clematis Place Kingston	CLIENT: Brodie Jeavons
DESIGNER: I. Brown	ACCRED. NO.: CC6652
DRAWN: Q. Tra	DATE: August 2025
CHECKED:	DESIGN TYPE: Custom
SCALE: 1:500	DRAWING NO: 0226
REV: E	

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-JOINED 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.

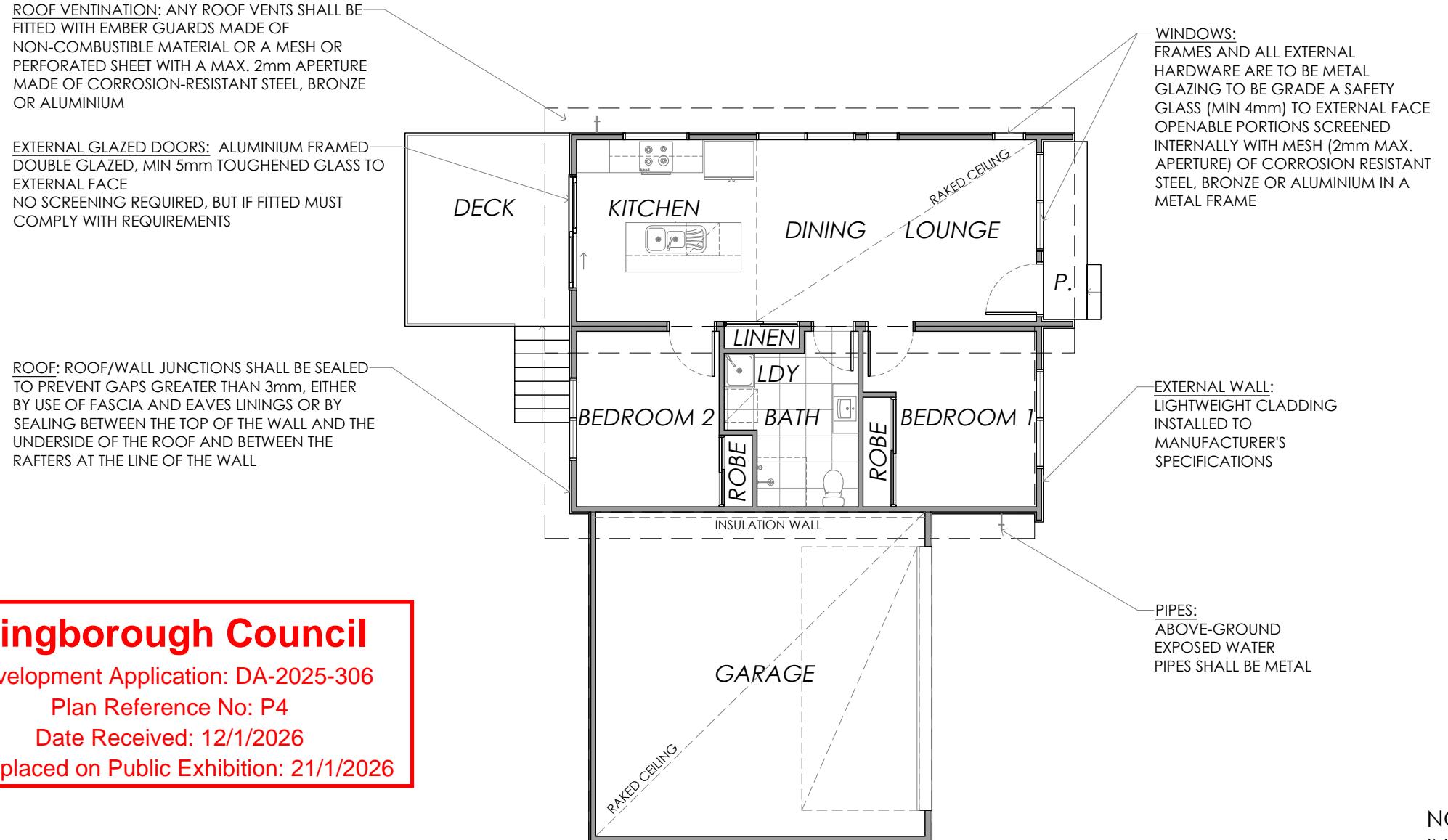
VERANDAH ROOF SHALL BE IN ACCORDANCE WITH PART 5.6.4 AND ALL ROOF PENETRATIONS IN ACCORDANCE WITH 5.6.5.

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.



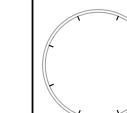
NOTE: THE BUSHFIRE HAZARD ASSESSMENT INDICATES THAT THE ENTIRE PROPERTY IS A HAZARD MANAGEMENT AREA. THEREFORE THE PROPERTY WILL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN THE BUSHFIRE HAZARD ASSESSMENT FOR HAZARD MANAGEMENT AREAS IN THE DOCUMENT LISTED ON THE COVER PAGE OF THE DRAWINGS.

PROPOSED BUSHFIRE PROTECTION PLAN

PRELIMINARY

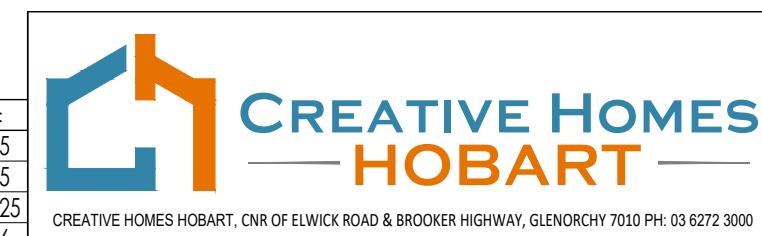
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JOB ADDRESS: 14 Clematis Place Kingston	CLIENT: Brodie Jeavons
DESIGNER: I. Brown	ACCRED. NO.: CC6652
DRAWN: Q. Tra	DATE: August 2025
CHECKED:	DATE:
SCALE: 1:100	REV: E

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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

		DRAWN:	LG
		CHECKED:	DG
		DESIGN:	LG
		CHECKED:	DG
A	PLANNING APPROVAL	17/11/2025	VERIFIED: -
REV	ISSUE	DATE	APPROVAL

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PROJECT: BRODIE JEAVONS

ADDRESS: 14 CLEMATIS PLACE
KINGSTON

SHEET: COVER

CLIENT: CREATIVE HOMES

SCALE: AS INDICATED

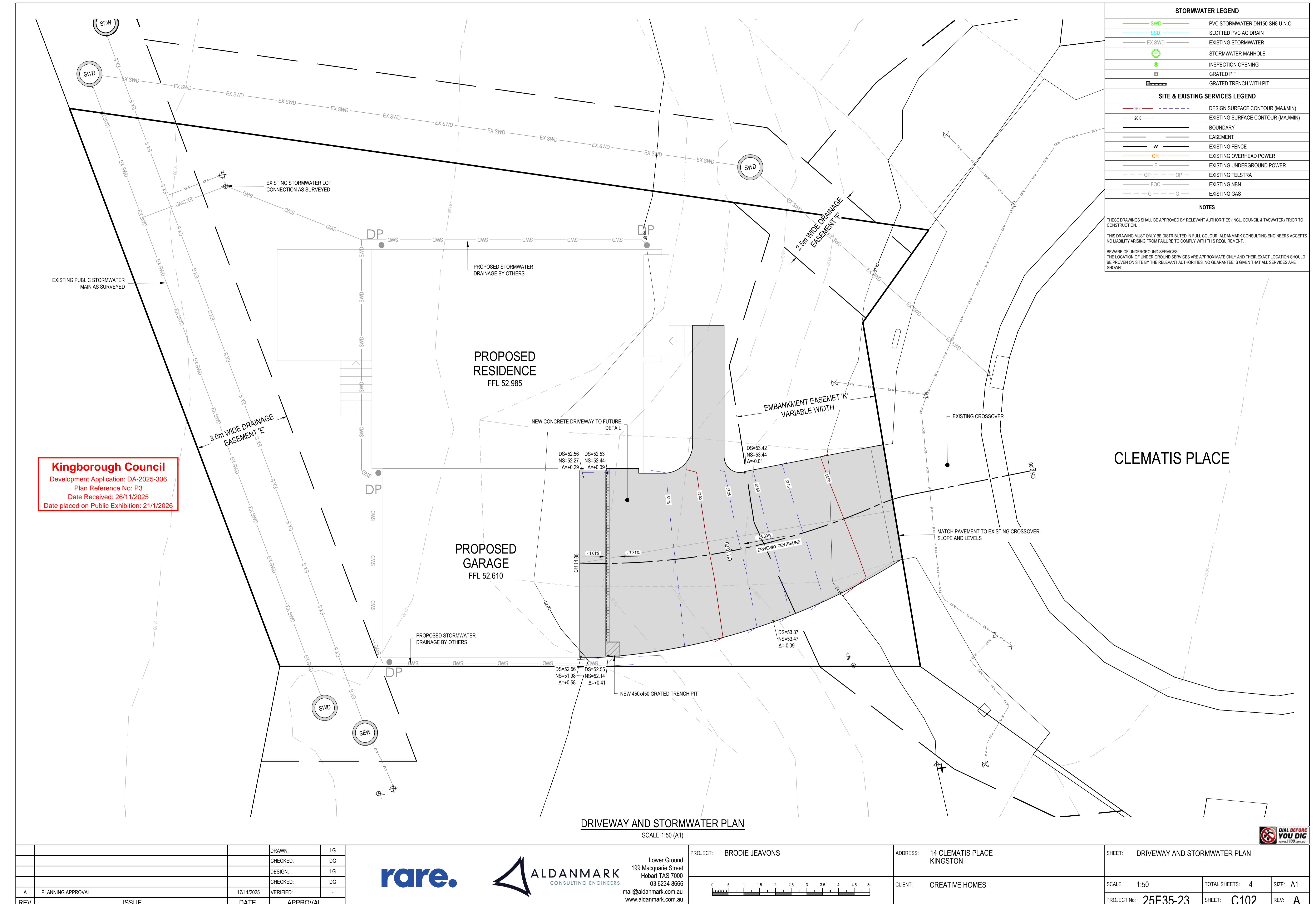
TOTAL SHEETS: 4

SIZE: A1

PROJECT No: 25E35-23

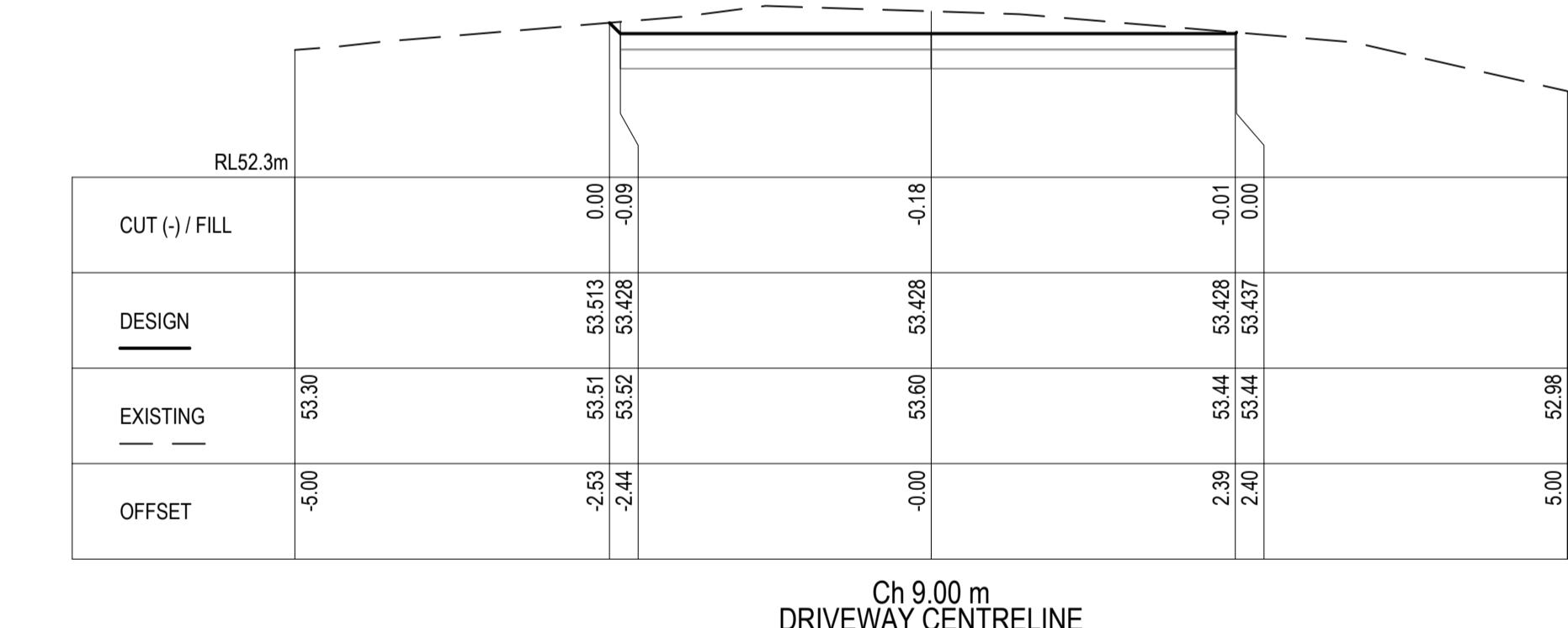
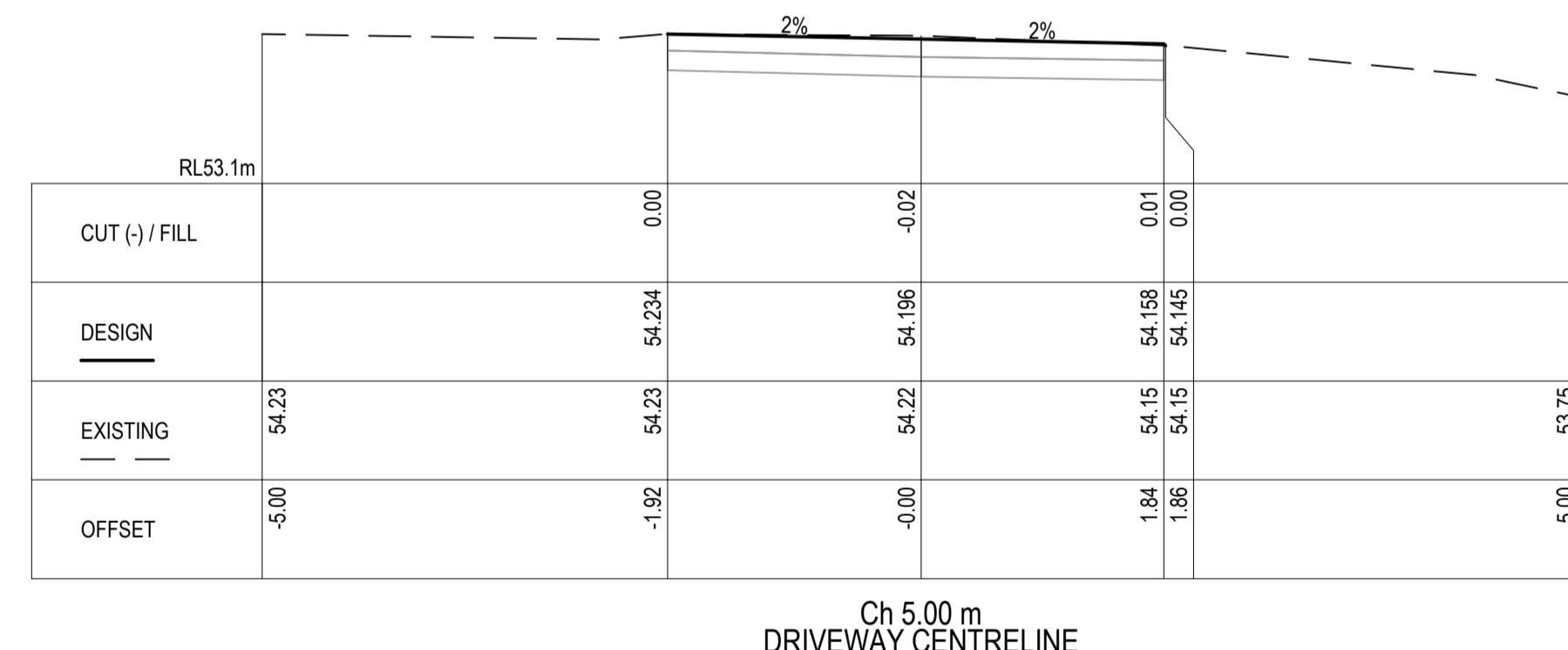
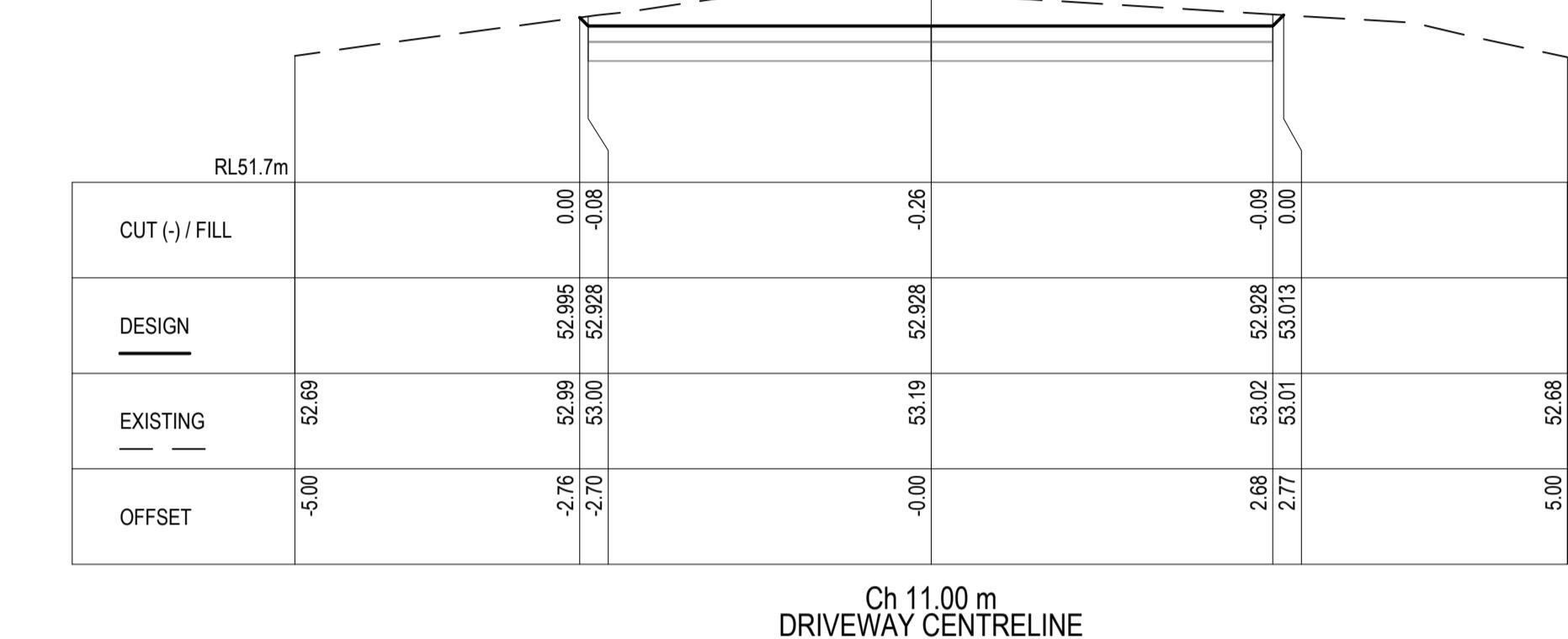
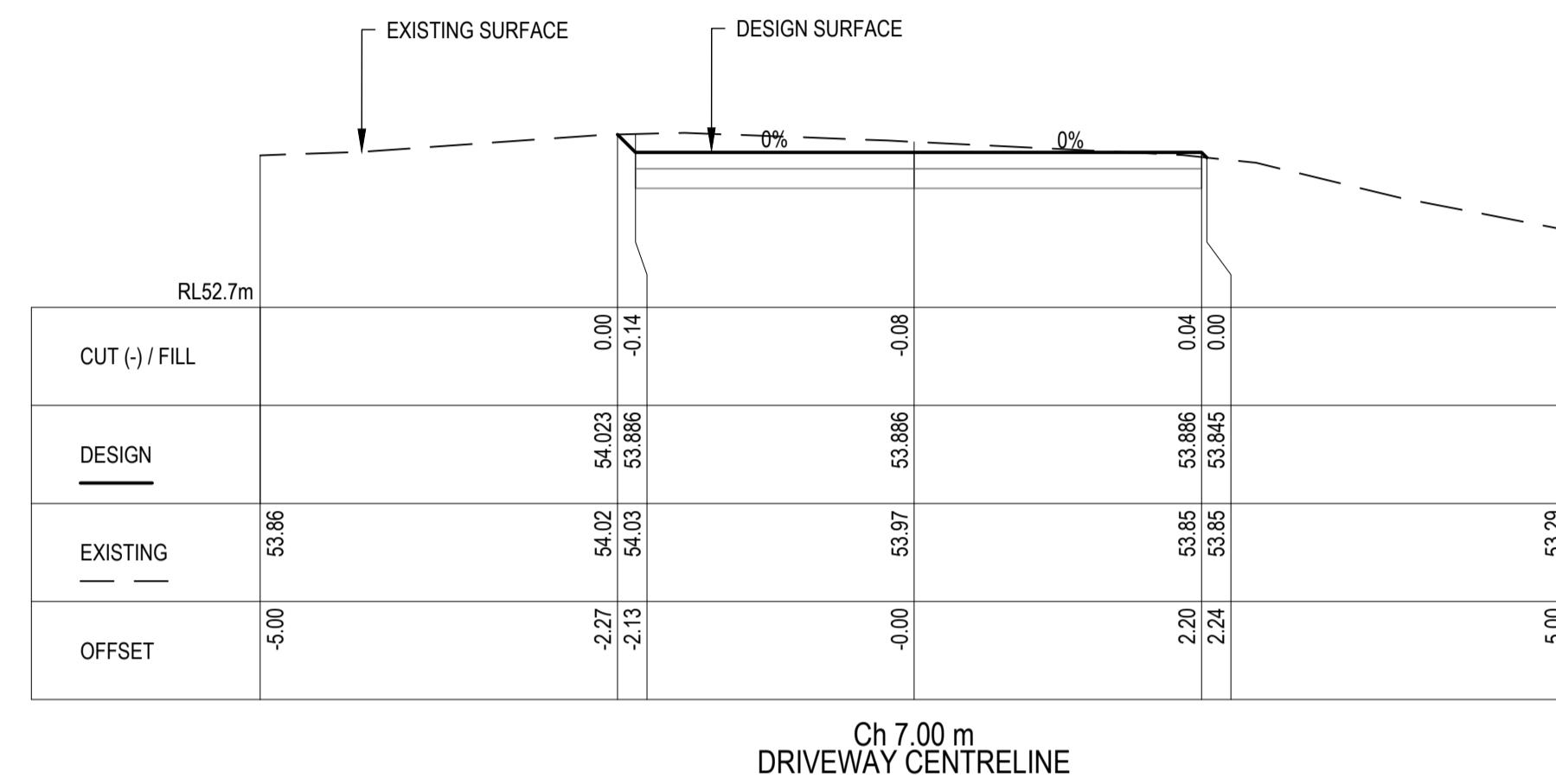
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REV: A



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CROSS SECTIONS
AS INDICATED

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PROJECT: BRODIE JEAVONS
AS INDICATED

ADDRESS: 14 CLEMATIS PLACE
KINGSTON
CLIENT: CREATIVE HOMES

SHEET: CROSS SECTIONS
SCALE: AS INDICATED
TOTAL SHEETS: 4
SIZE: A1
PROJECT No: 25E35-23
SHEET: C202
REV: A