



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/006

LOCATION OF AFFECTED AREA

12 JUBILEE AVENUE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS X 13 (12 NEW & 1 EXISTING)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **06/11/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

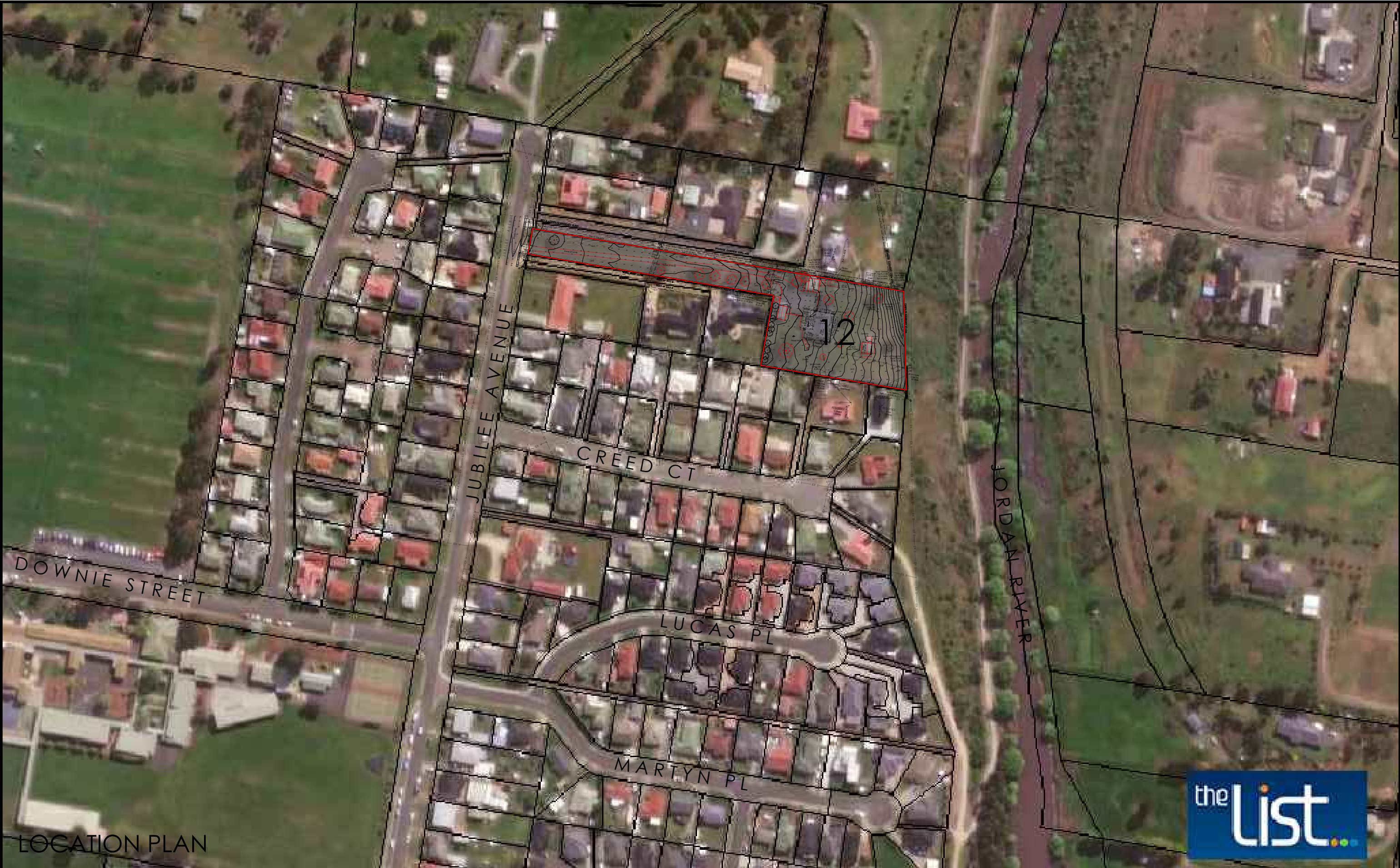
JAMES DRYBURGH
Chief Executive Officer



Brighton
going places



Sheet Title
01 COVER PAGE
02 LOCATION
03 PRO SITE PLAN
04 PROPLAN-A
05ELEV-A-U1-1
06ELEV-A-U1-2
07ELEV-A-U4-1
08ELEV-A-U4-2
09ELEV-A-U5-1
10ELEV-A-U5-2
11PROPLAN-B
12ELEV-B-U2-1
13ELEV-B-U2-2
14ELEV-B-U3-1
15ELEV-B-U3-2
16PROPLAN-C
17ELEV-C-U6-1
18ELEV-C-U6-2
19ELEV-C-U7-1
20ELEV-C-U7-2
21ELEV-C-U8-1
22ELEV-C-U8-2
23ELEV-C-U9-1
24ELEV-C-U9-2
25ELEV-C-U10-1
26ELEV-C-U10-2
27PROPLAN-D
28ELEV-D-U11-1
29ELEV-D-U11-2
30PROPLAN-E
31ELEV-E-U12-1
32ELEV-E-U12-2
33 9amSHADOWS
34 12pmSHADOWS
35 3pmSHADOWS
36 CARPORT



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02



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

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REV:	DESCRIPTION:	BY:	DATE:
E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24
F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS	IB	25/7/25
G	COUNCIL RFI	IB	25/9/25
H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25

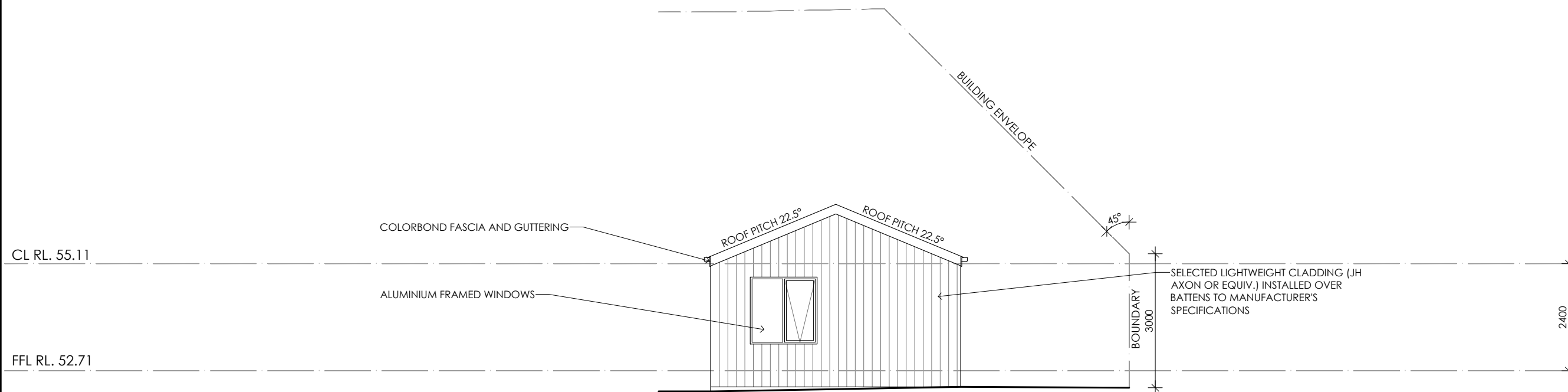


CREATIVE HOMES
HOBART

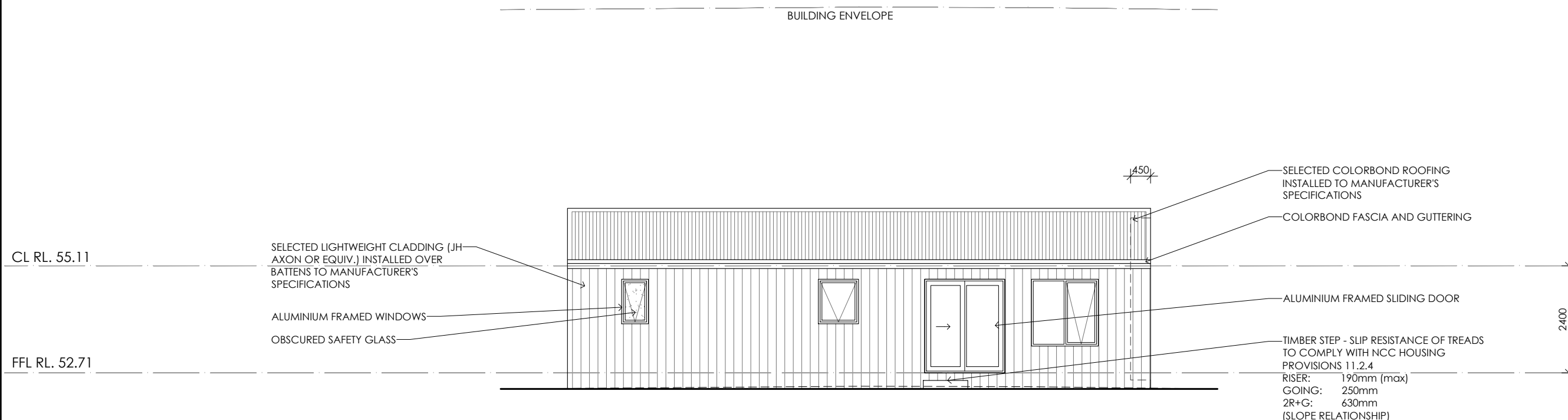
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 02 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: 0056
SCALE: 1:2000	REV: H	

SITE AREA	6687.41 m ²
PROPOSED BUILDING FOOTPRINT	1442.8 m ²
PROPOSED SITE COVERAGE	21.57 %
SITE AREA PER DWELLING	351.97 m ²



EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 1

Framing NCC HD6
All timber framing, fixing and bracing shall comply with 1634 and the requirements of NCC HD6.
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 HD6 (4). Structural steel members shall comply with the requirements of clauses in NCC HD6 (3). Refer to Engineer's details where provided.

Glazing NCC H1D8
All windows to be aluminium awning style, double glazed (obsured 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.

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Energy efficiency:
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Construction of the external walls, floor and roof for compliance with building sealing requirements shall comply with BCA 2019 Part 3.12

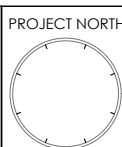
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Wet areas: All wet areas shall comply with the requirements of ABCB Housing provisions Part 10.2. Provide waterproof plasterboard sheeting to all walls and ceilings. Provide ceramic tiles or other approved water resistant lining in accordance with 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.

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06



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REV:	DESCRIPTION:
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E	AMENDMENTS FOR TRAFFIC MANAGEMENT
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F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS
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G	COUNCIL REF
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C	COUNCIL RFI
H	COUNCIL RFI - PASSING BAY CLEARANCES

BY:

IB	16/12/24
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IB	25/7/25
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IB	25/9/25
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IB	20/7/20
IB	13/10/25



CREATIVE HOMES
— HOBART —

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

JOB ADDRESS:
12 Jubilee Avenue
Brighton

DESIGNER: J. Brown

DRAWN:	1 Brown
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CHECKED:

SCALE: 1:100

ACCRED. NO.:	CC6652
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DATE: January 2023

DATE:

	DATE:
	REV:

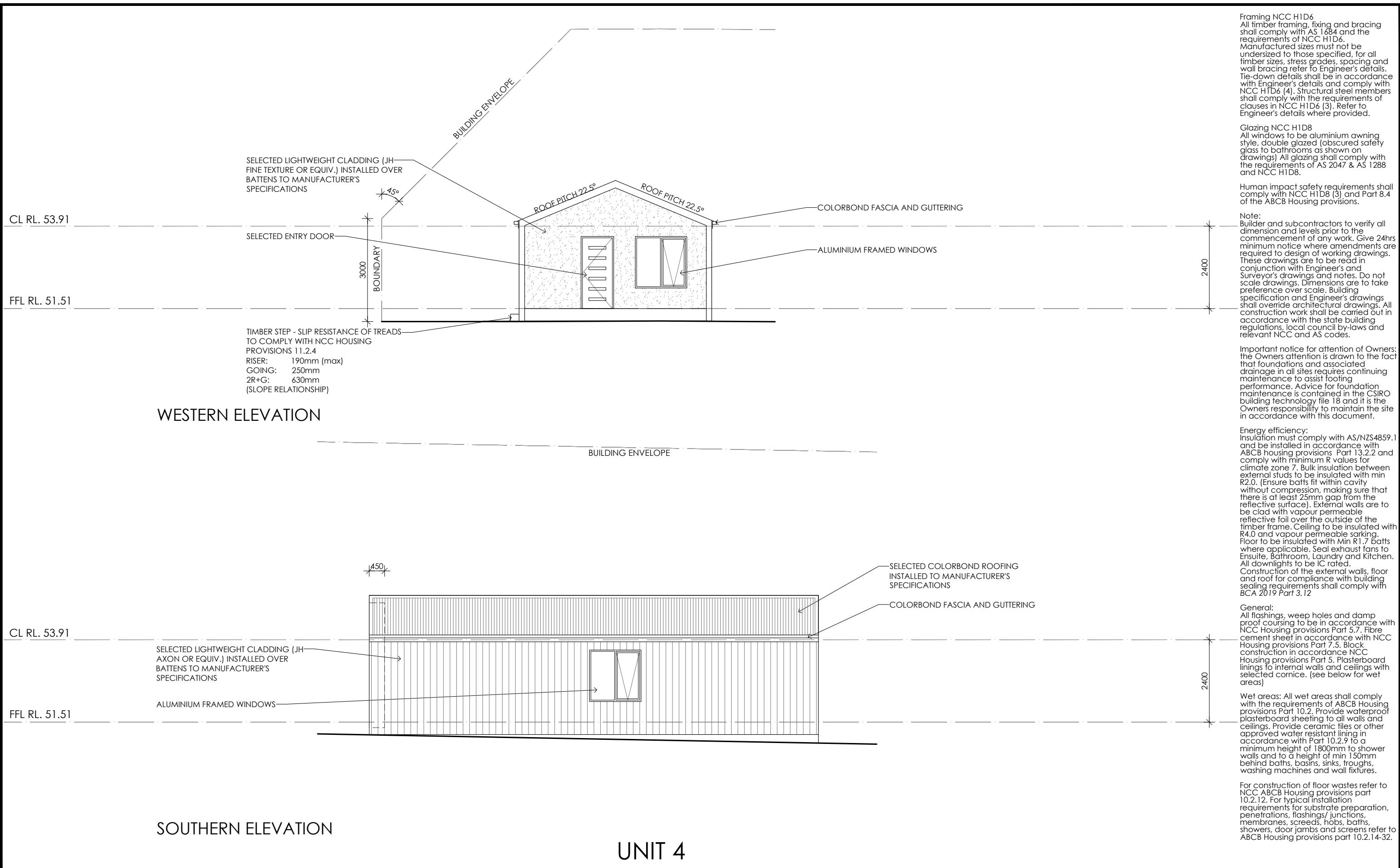
CLIENT:
Construct Creative &
ASCR Group Pty Ltd

2 SHEET: 06 of 36

3	DESIGN TYPE:	Custom
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	DRAWING NO:
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0056



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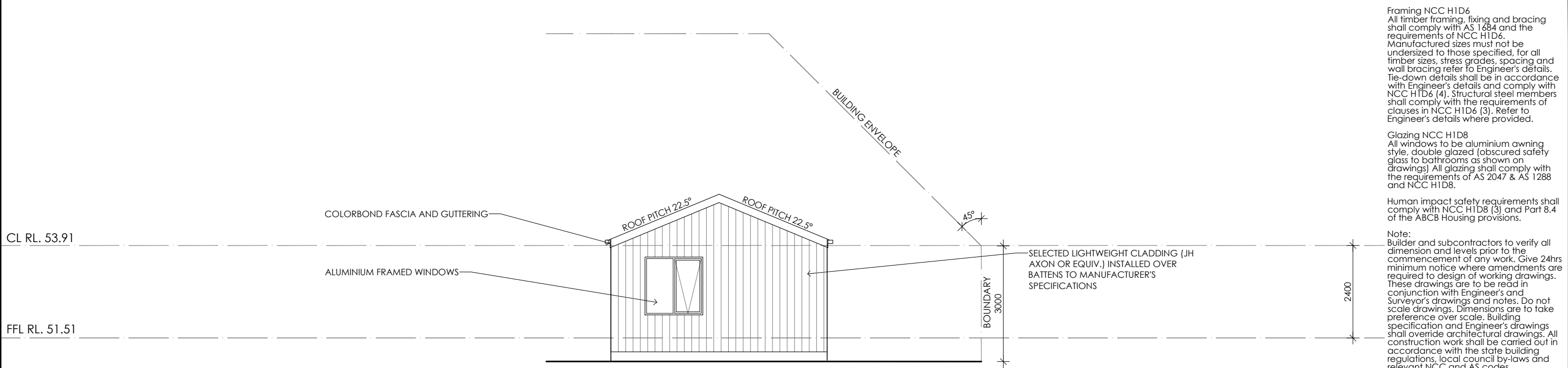
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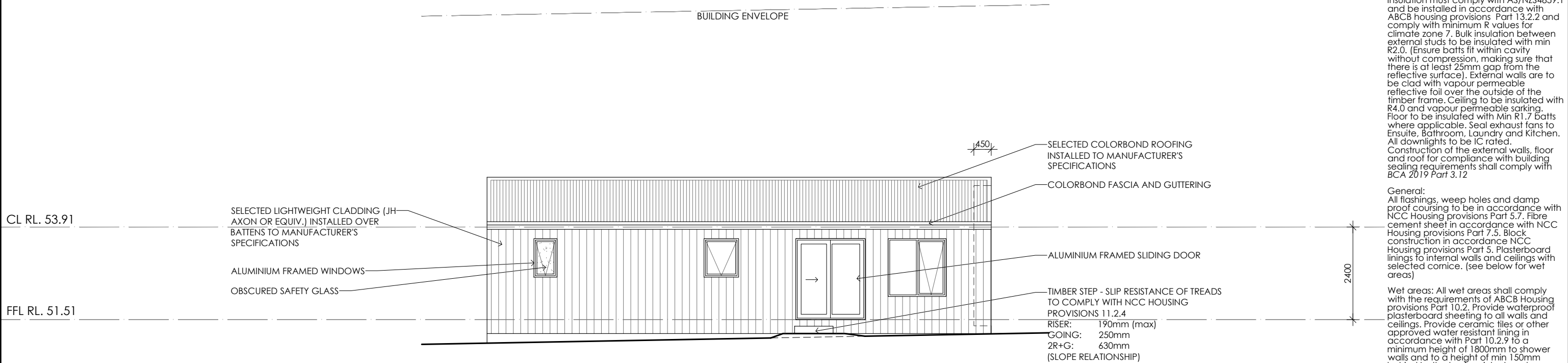
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			H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25



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DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 07 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		



EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 4

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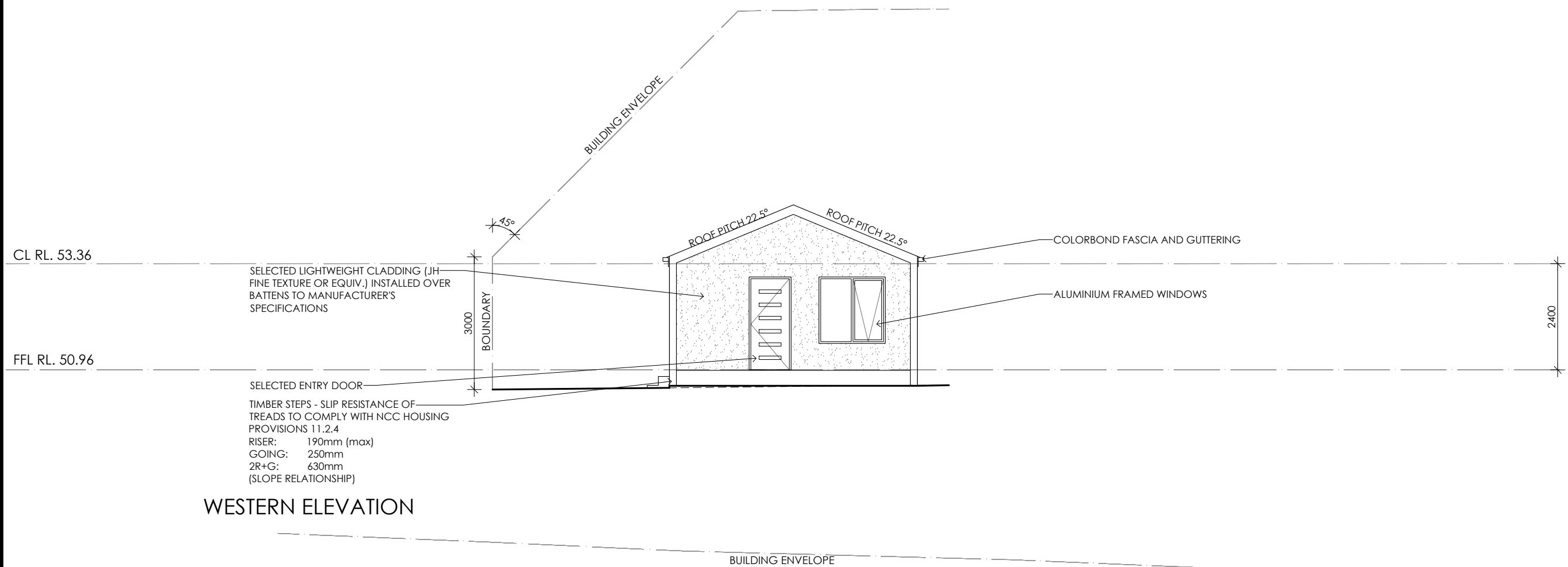
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CREATIVE HOMES
HOBART

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DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom
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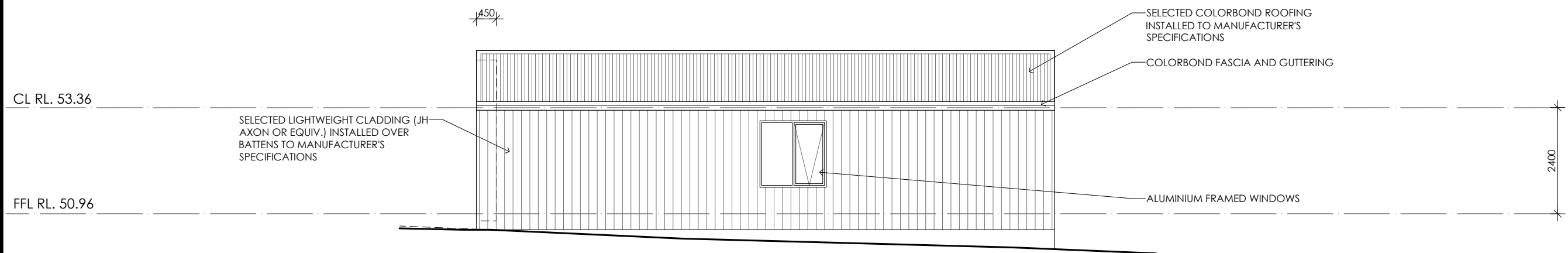
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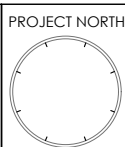


SOUTHERN ELEVATION

UNIT 5

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G	COUNCIL RFI
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IB	23/7/23
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CREATIVE HOMES
— HOBART —

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

JOB ADDRESS:

12 Jubilee Avenue
Brighton

DESIGNER: J. Brown

DRAWN:	1 Brown
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CHECKED:

SCALE: 1:100

ACCRED. NO.: CC6652

DATE: January 2023

DATE:	January 2020
DATE:	

DATA:	
REV:	U

CLIENT:

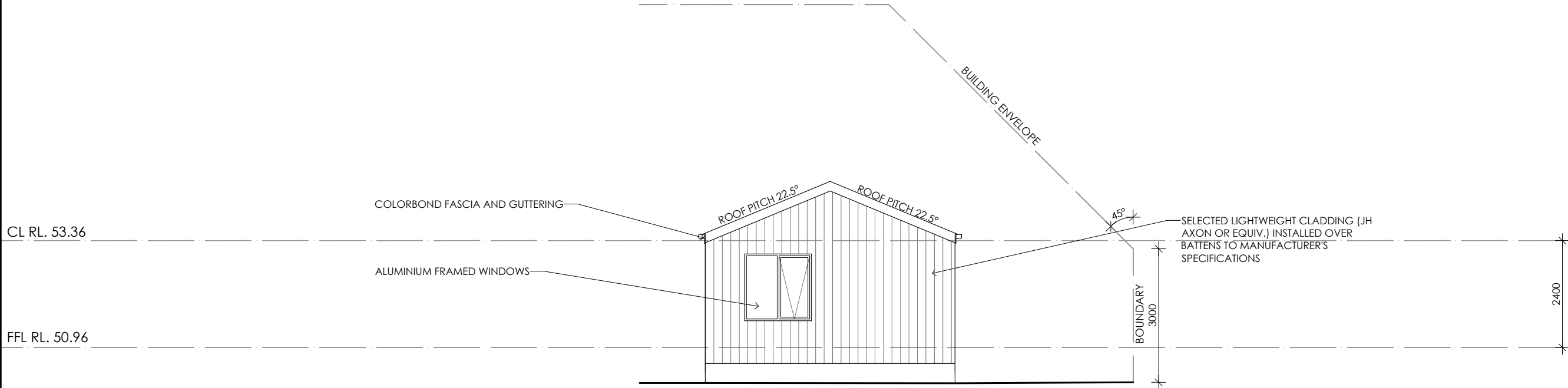
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SHEET: 09 of 36

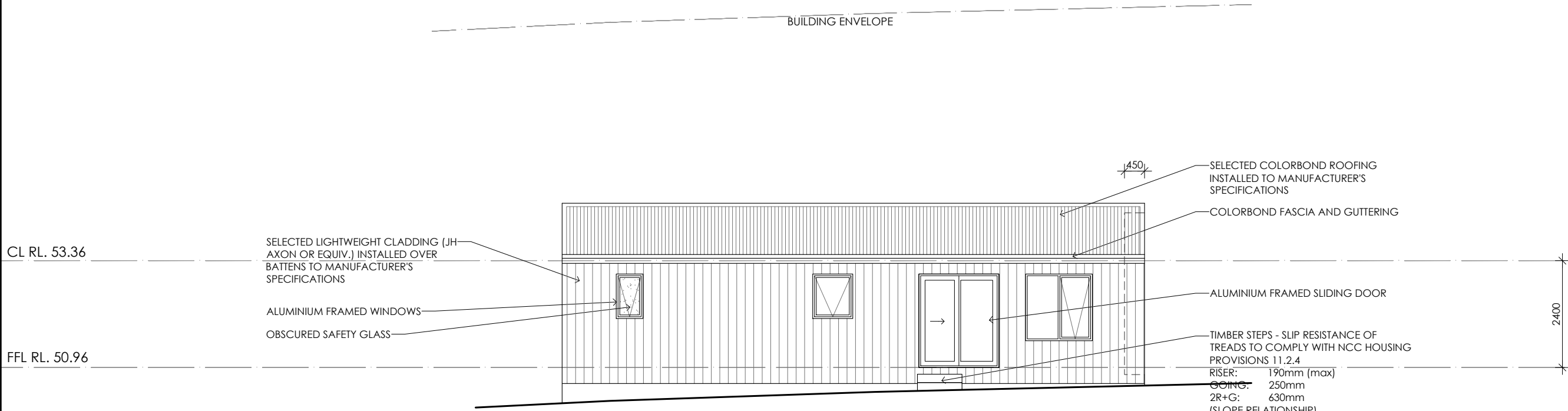
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DESIGN TYPE:	CUSTOM
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EASTERN ELEVATION



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SCALE: 1:100	REV: H		

AREAS:	
FLOOR AREA:	100.0 m ²
PORCH:	1.5 m ²
TOTAL AREA:	101.5 m ²

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	SHOWER
BTH	BATH
VB	VANITY BASIN
WB	WALL HUNG 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
ASD	ALUM. SLIDING DOOR
BH	BULKHEAD

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.

NOTE: NUMBER OF STAIRS SUBJECT TO FINAL FINISHED SITE LEVELS. WHERE DECK LEVEL IS OVER 1m ABOVE GROUND LEVEL, BALUSTRADE TO BE FITTED IN ACCORDANCE WITH NCC REQUIREMENTS.

LINE OF BUILDING UNDER

RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV. VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3

VAPOUR PERMEABLE SARKING OVER BATTENS (OR EQUIV.) (WITH 25MM SAG AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3

PROPOSED ROOF PLAN TYPE B

1350 x 1350MM LEVEL LANDING IN ACCORDANCE WITH LIVEABLE HOUSING STANDARDS GOLD LEVEL

UNITS 2 & 3

TO COMPLY WITH LIVABLE HOUSING STANDARDS - GOLD LEVEL

PROPOSED FLOOR PLAN TYPE B

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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:
E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24
F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS	IB	25/7/25
G	COUNCIL RFI	IB	25/9/25
H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25



CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 27 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO:
SCALE: 1:100	REV: H	0056

Framing NCC H1D6
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Glazing NCC H1D8
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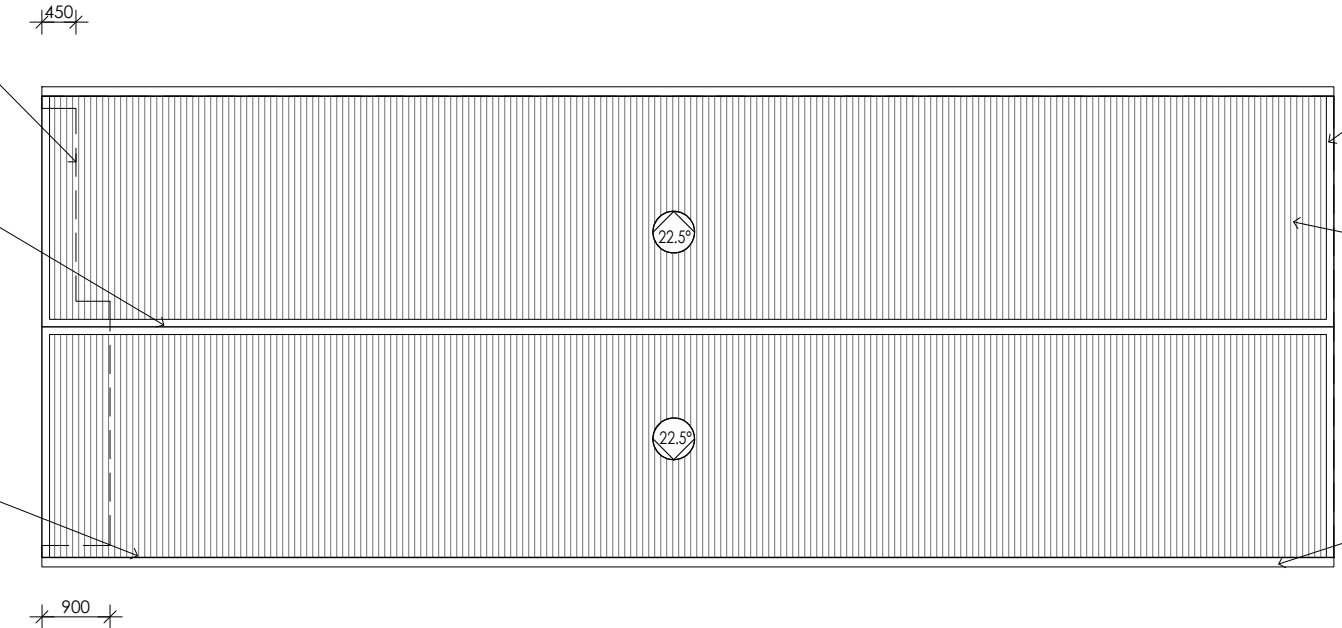
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Insulation must comply with AS/NZS4859.1 and be installed in accordance with ABCB housing provisions Part 13.2.2 and comply with minimum R values for climate zone 7. Bulk insulation between external studs to be insulated with min R2.0. (Ensure batts 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.

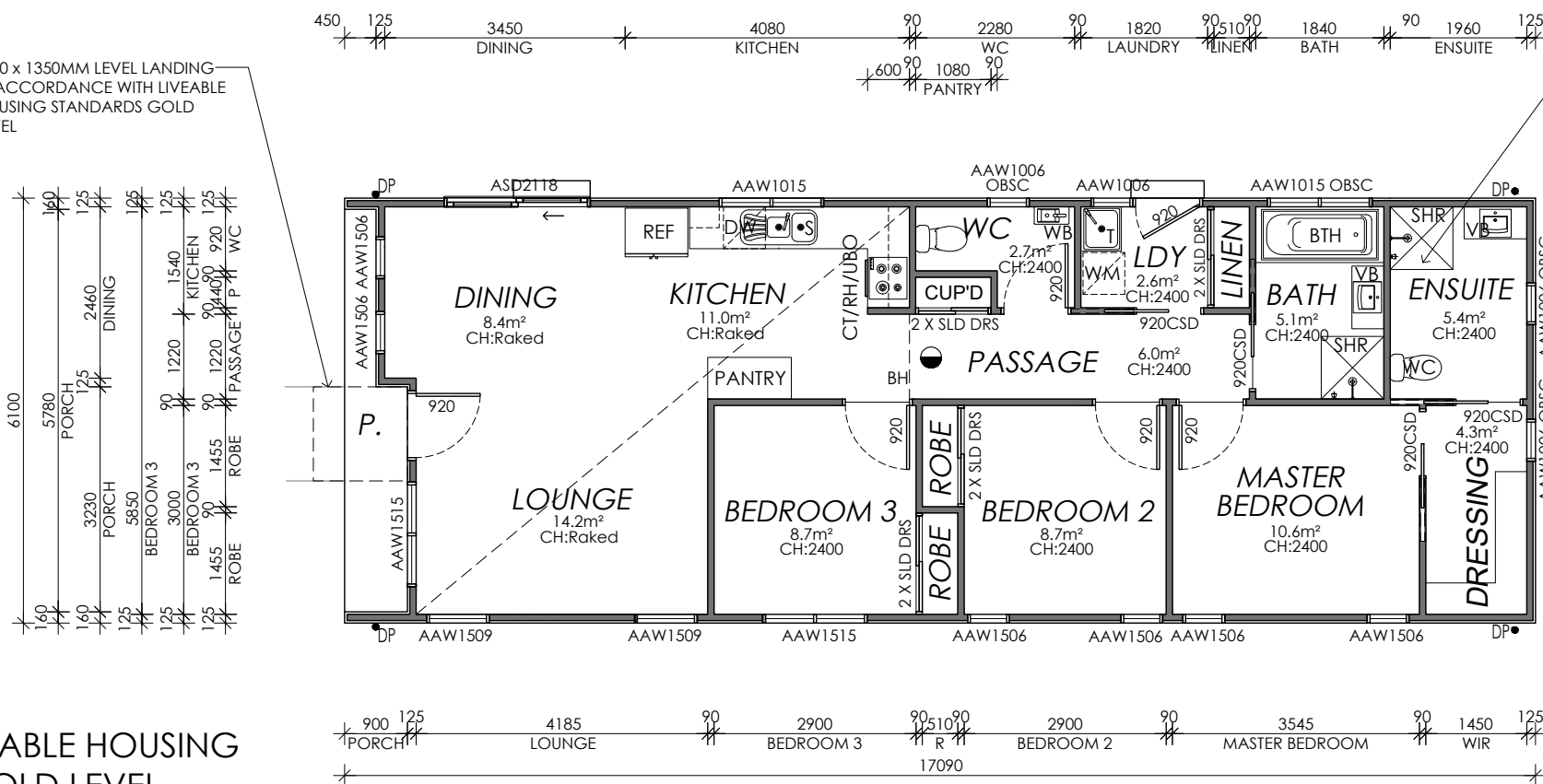
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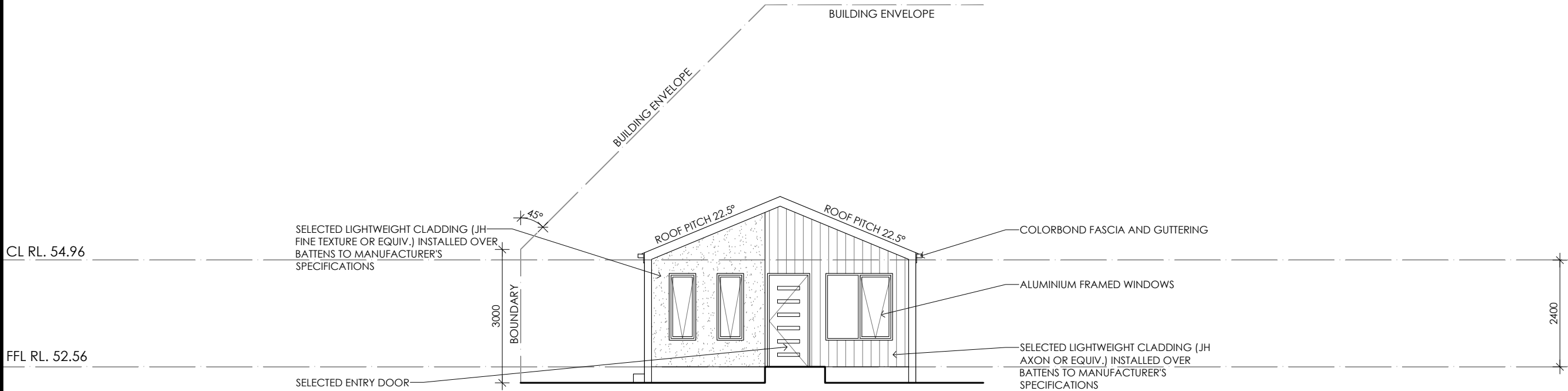
SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION

SELECTED COLORBOND ROOF INSTALLED TO MANUFACTURER'S SPECIFICATION

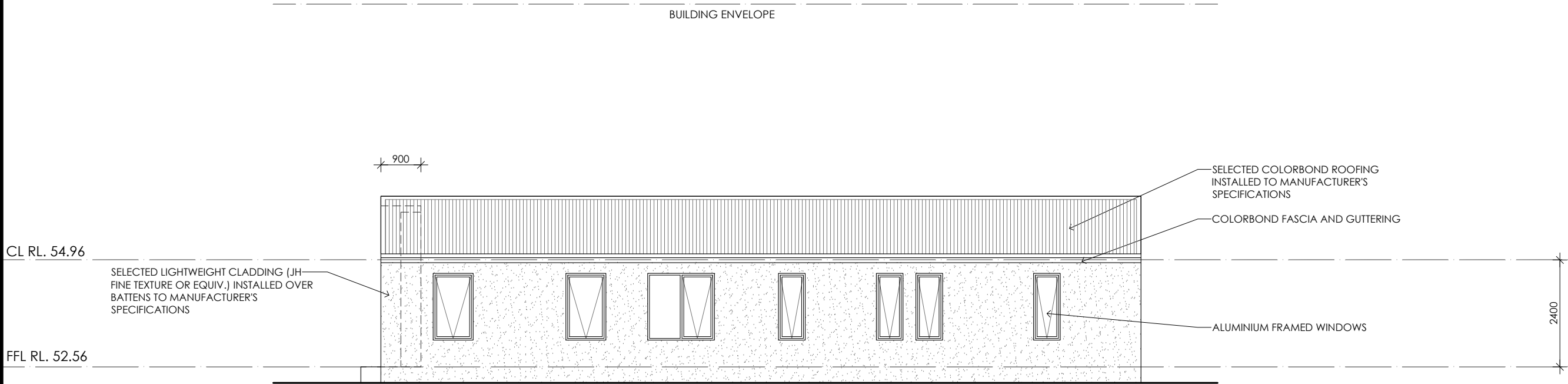
SELECT COLORBOND FASCIA AND GUTTERING



HOBLESS SHOWER IN ACCORDANCE WITH AS3740-3.6
FLOOR TO BE SLIP RESISTANT AND WALLS TO BE REINFORCED IN REQUIRED ZONES IN ACCORDANCE WITH LIVABLE HOUSING STANDARD (Gold) Figures 6A, 6B, 7A, 7B, 8A AND 8B.



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 2

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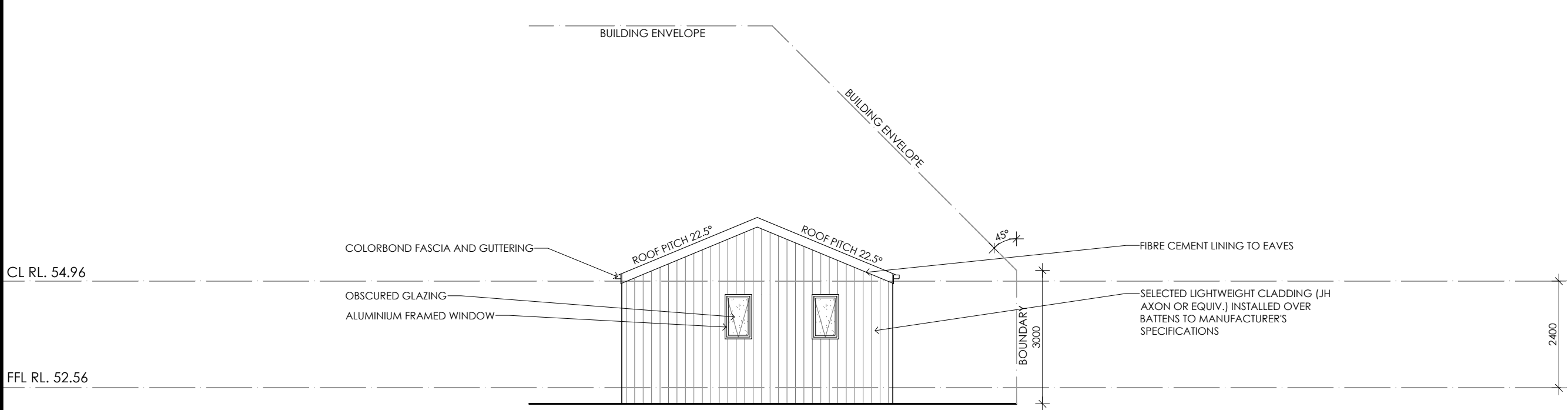
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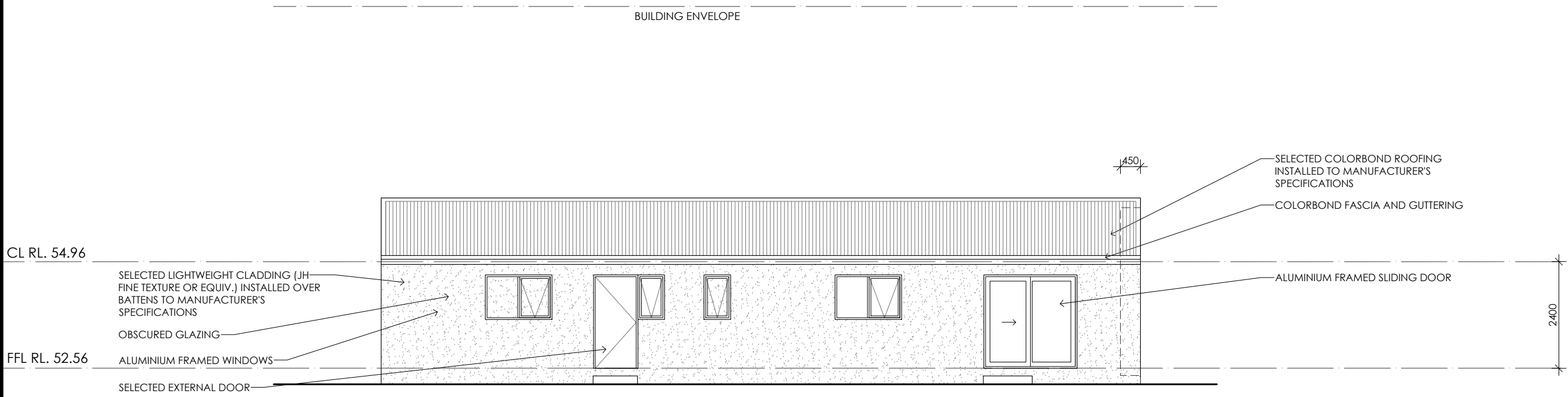
CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 11 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		



EASTERN ELEVATION



NORTHERN ELEVATION

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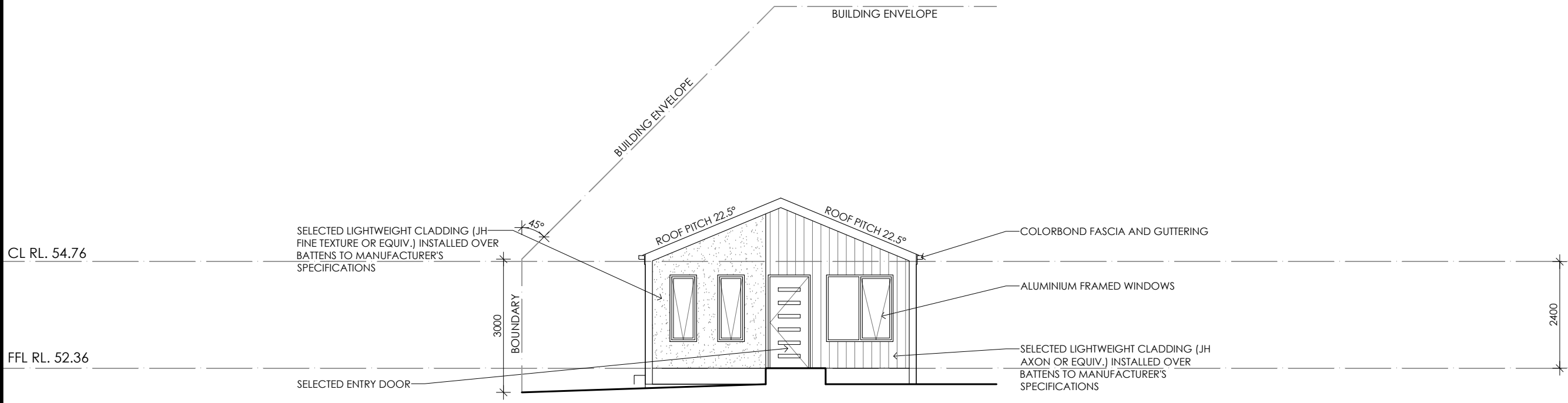
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CREATIVE HOMES

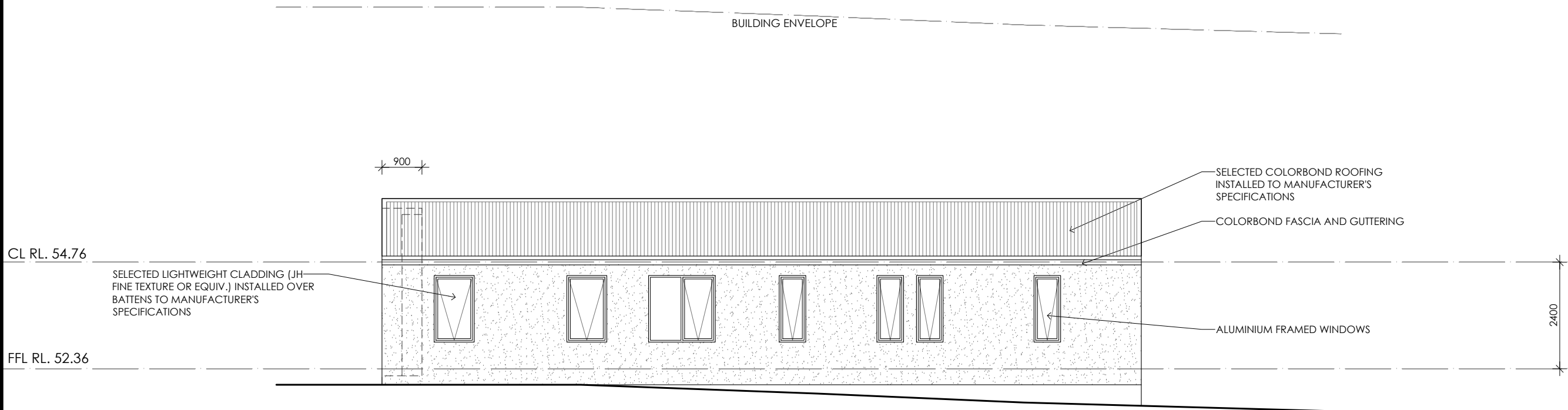
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 12 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO:	
SCALE: 1:100	REV: H	0056	



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 3

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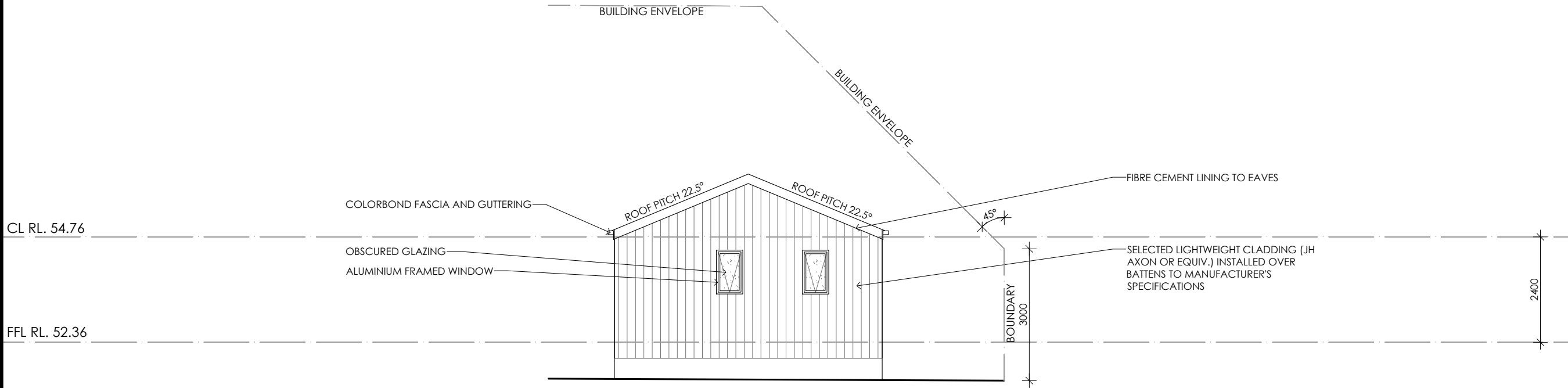
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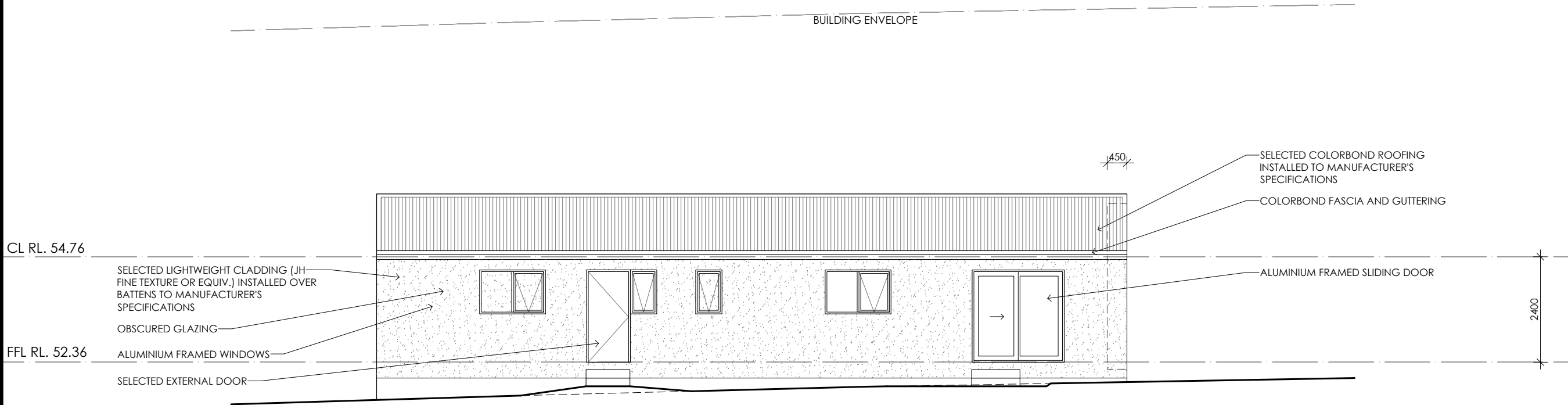
CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 13 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
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EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 3

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CREATIVE HOMES
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AREAS:	
FLOOR AREA:	112.1 m ²
PORCH:	1.5 m ²
TOTAL AREA:	113.6 m ²

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	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
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BH	BULKHEAD

BAL SELECTED BALUSTRADE TO BUILDER'S STANDARD DETAIL INSTALLED IN ACCORDANCE WITH NCC

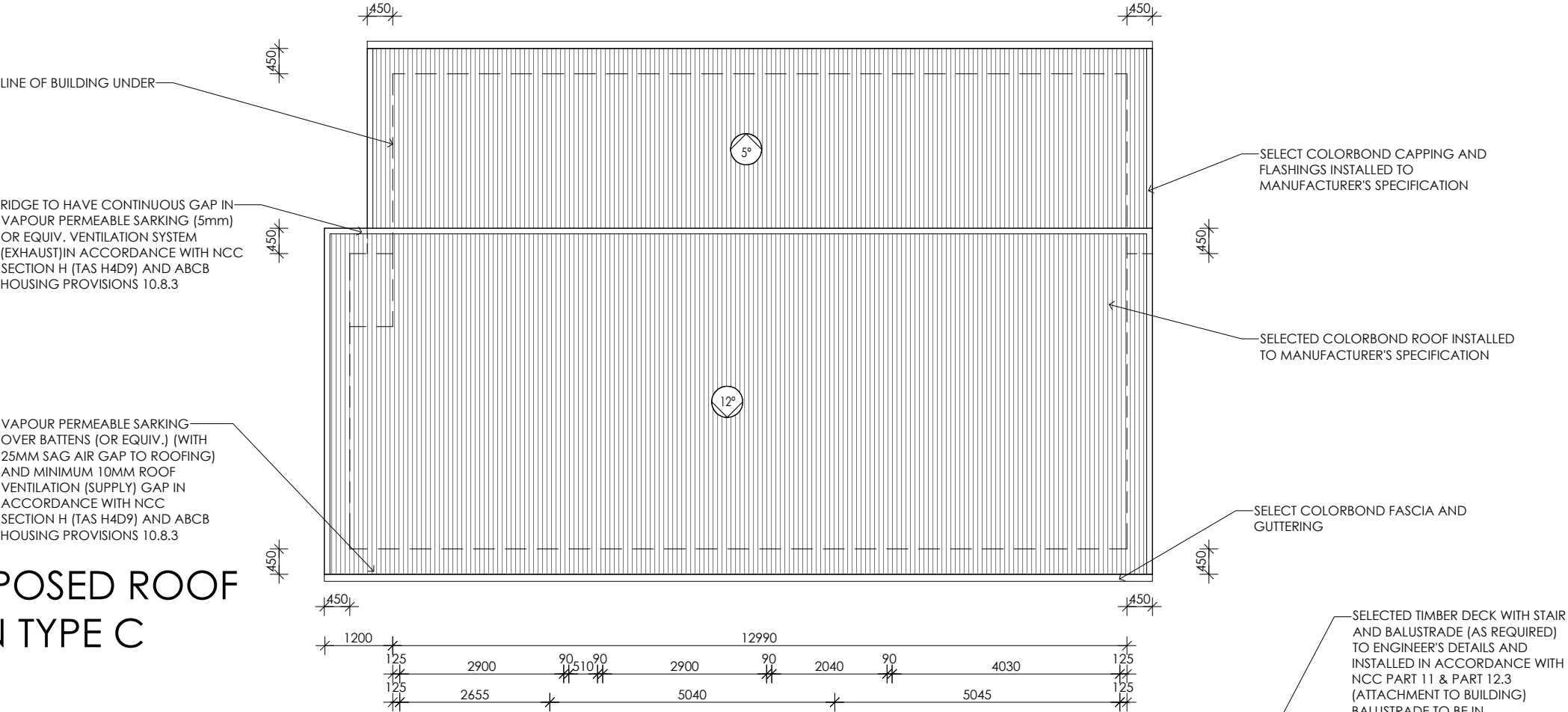
MASONRY ARTICULATION JOINT - LOCATION TO ENGINEER'S DETAILS

CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

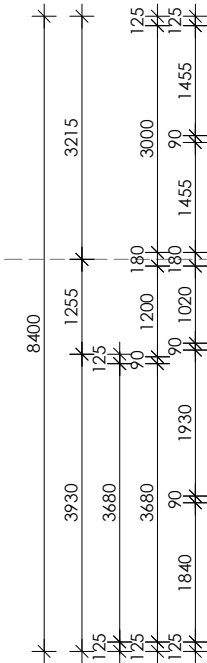
DP 90mm DOWNPIPE

NOTE: LIFT OFF HINGES TO WC TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH NCC.

NOTE: NUMBER OF STAIRS SUBJECT TO FINAL FINISHED SITE LEVELS. WHERE DECK LEVEL IS OVER 1m ABOVE GROUND LEVEL, BALUSTRADE TO BE FITTED IN ACCORDANCE WITH NCC REQUIREMENTS.



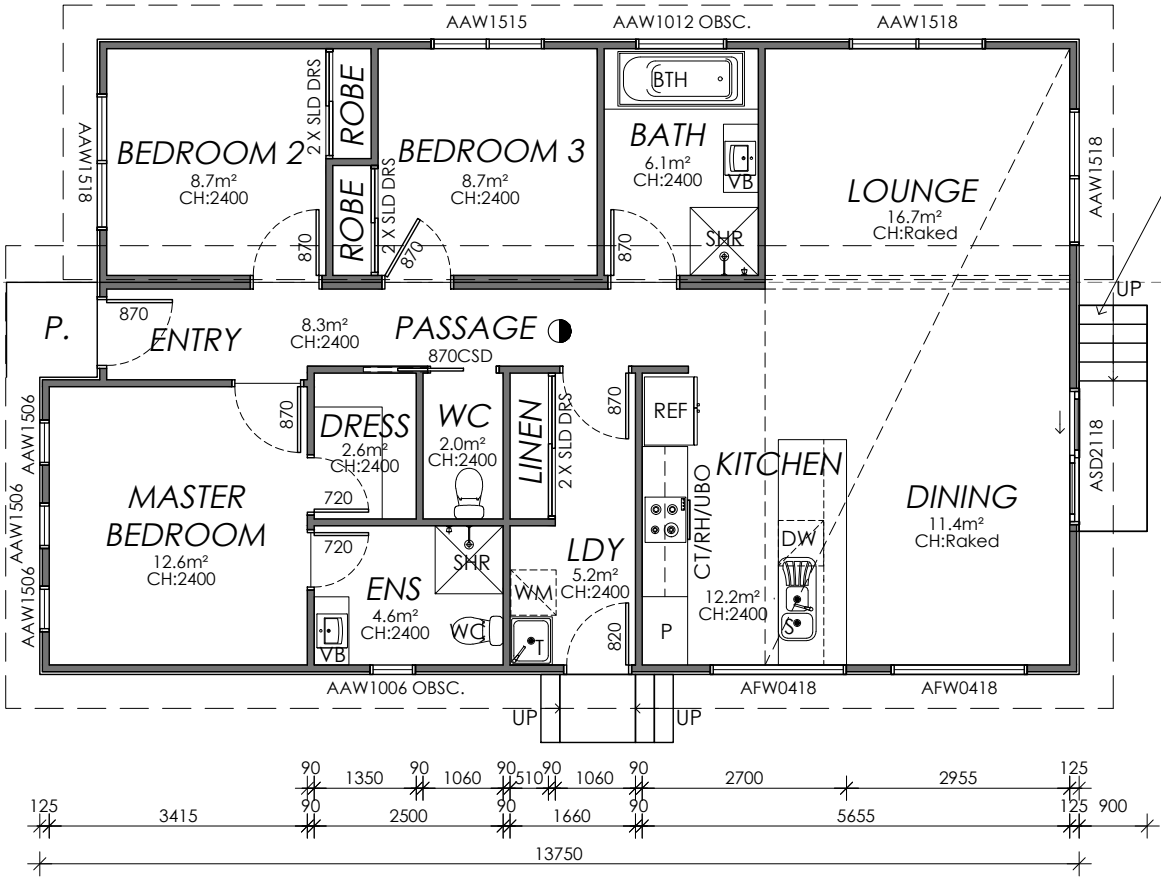
PROPOSED ROOF PLAN TYPE C



UNITS 6 - 10

TO COMPLY WITH LIVABLE HOUSING STANDARDS - SILVER LEVEL

PROPOSED FLOOR PLAN TYPE C



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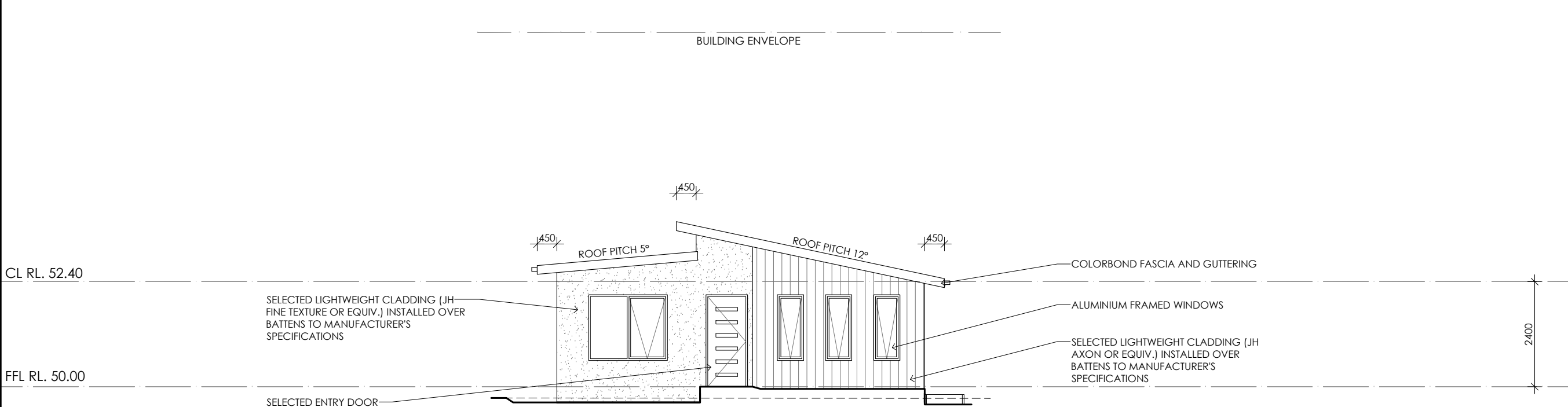
REV:	DESCRIPTION:	BY:	DATE:
E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24
F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS	IB	25/7/25
G	COUNCIL RFI	IB	25/9/25
H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25



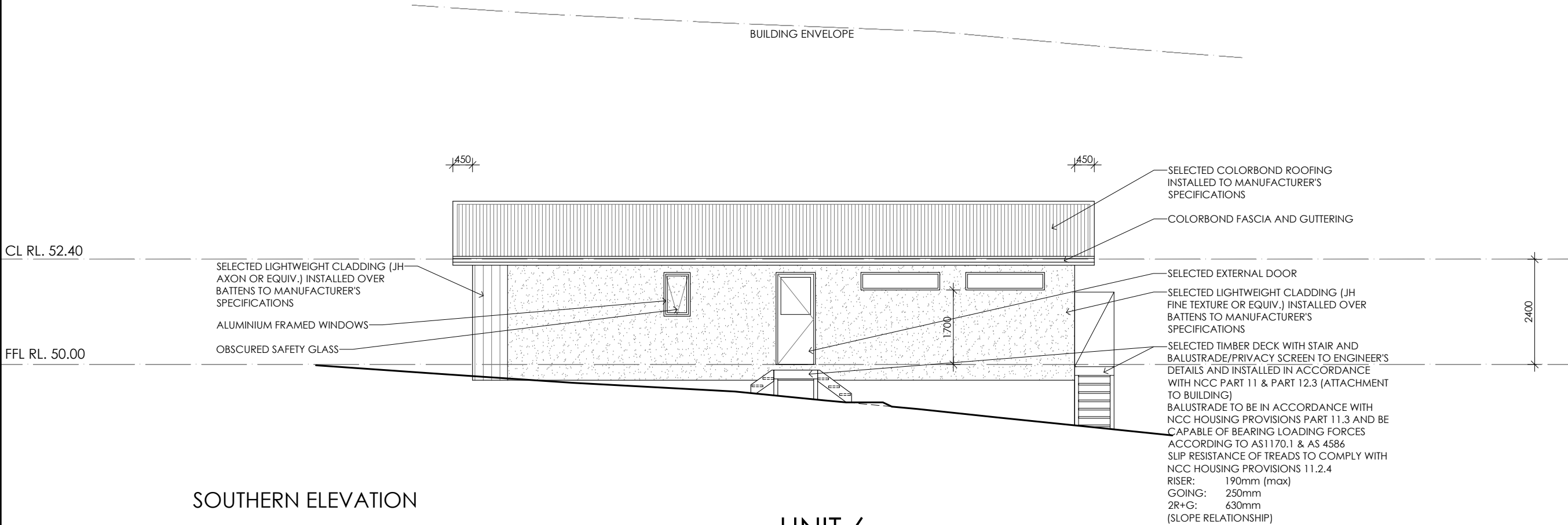
CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 32 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 6

Framing NCC H1D6
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Glazing NCC H1D8
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			G	COUNCIL RFI	IB	25/9/25
			H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25

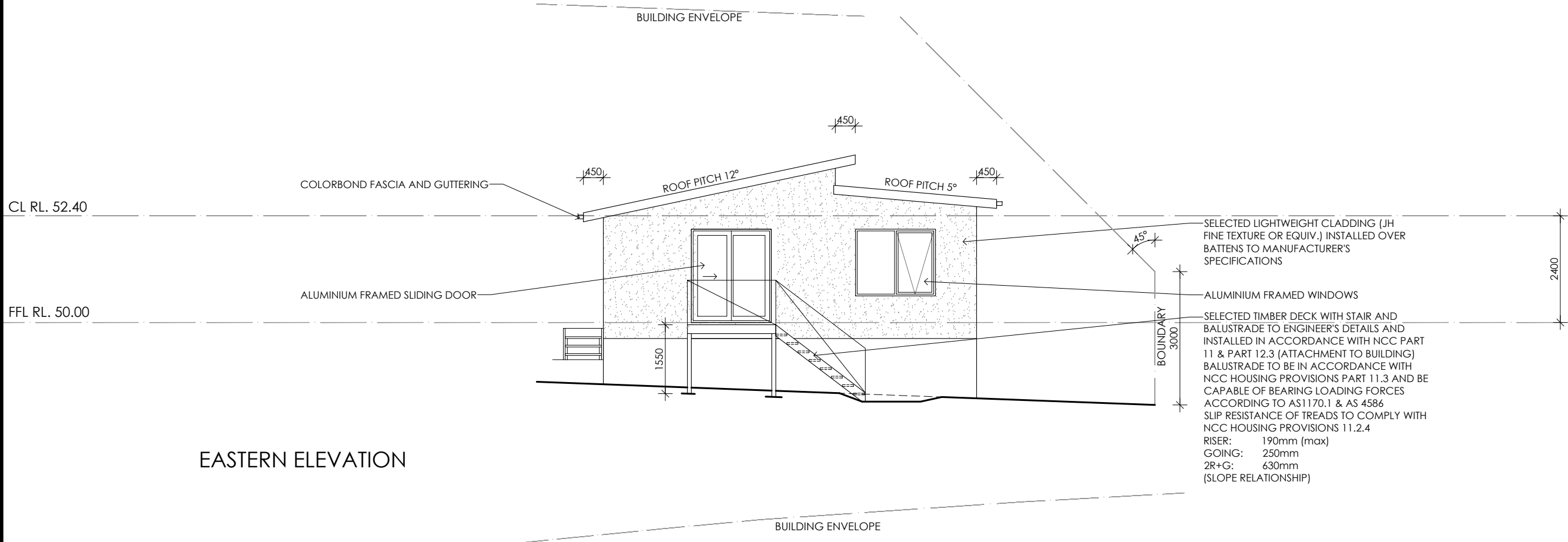


CREATIVE HOMES

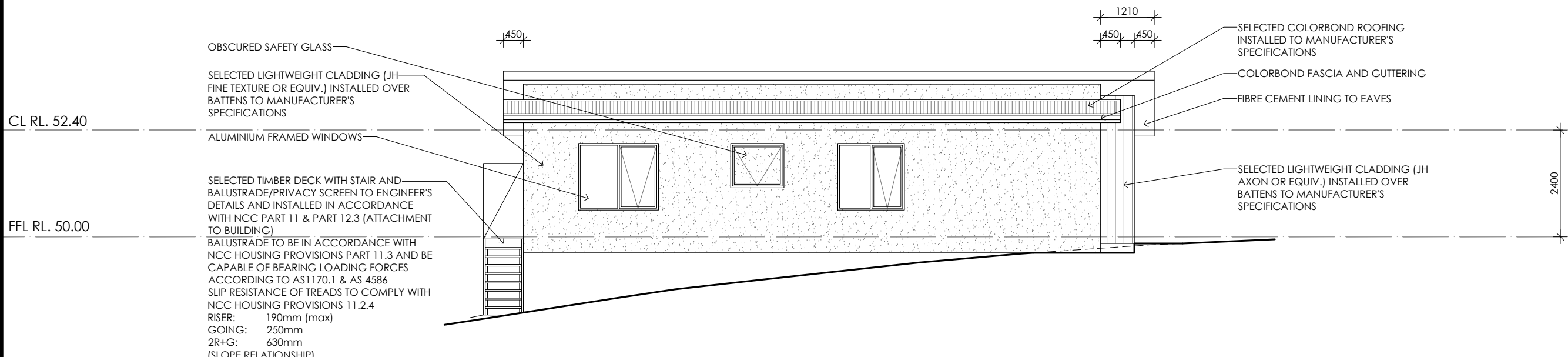
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 15 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		



EASTERN ELEVATION



NORTHERN ELEVATION

UNIT 6

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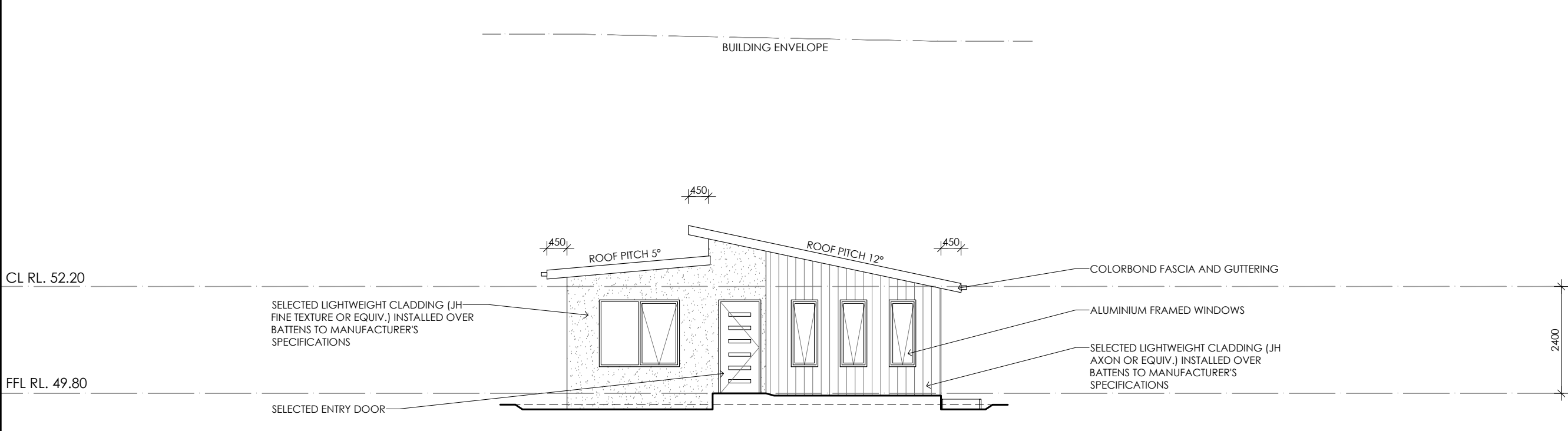
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			G	COUNCIL RFI	IB	25/9/25
			H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25

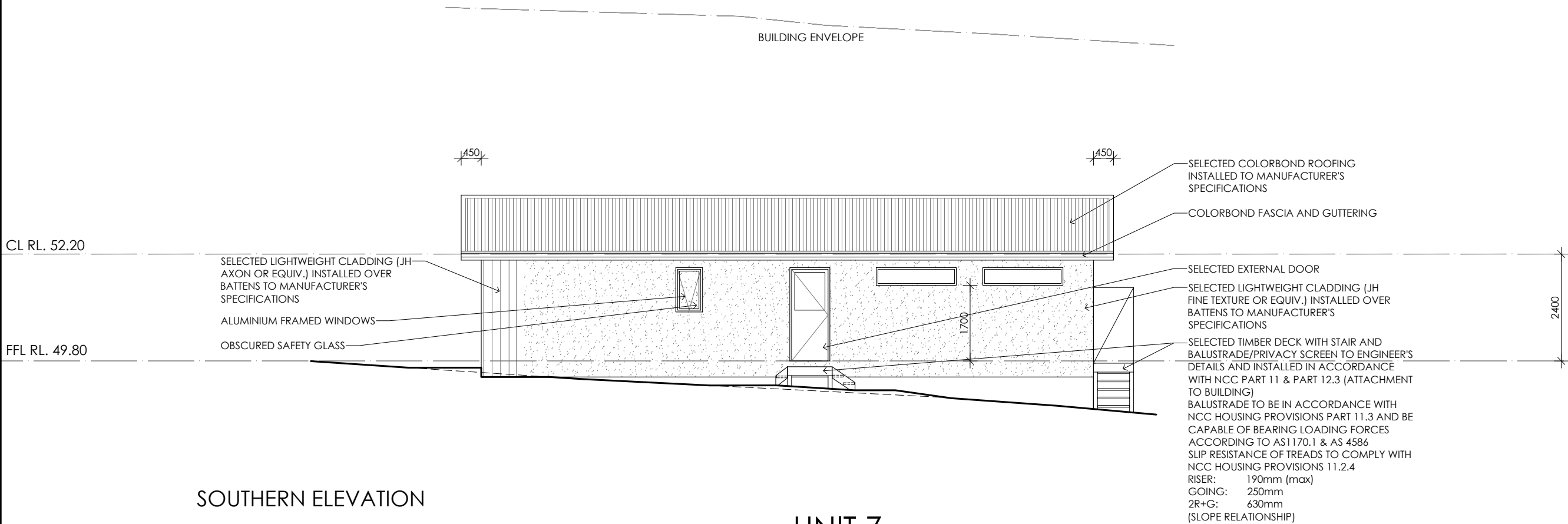


CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 16 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 7

Framing NCC H1D6
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Glazing NCC H1D8
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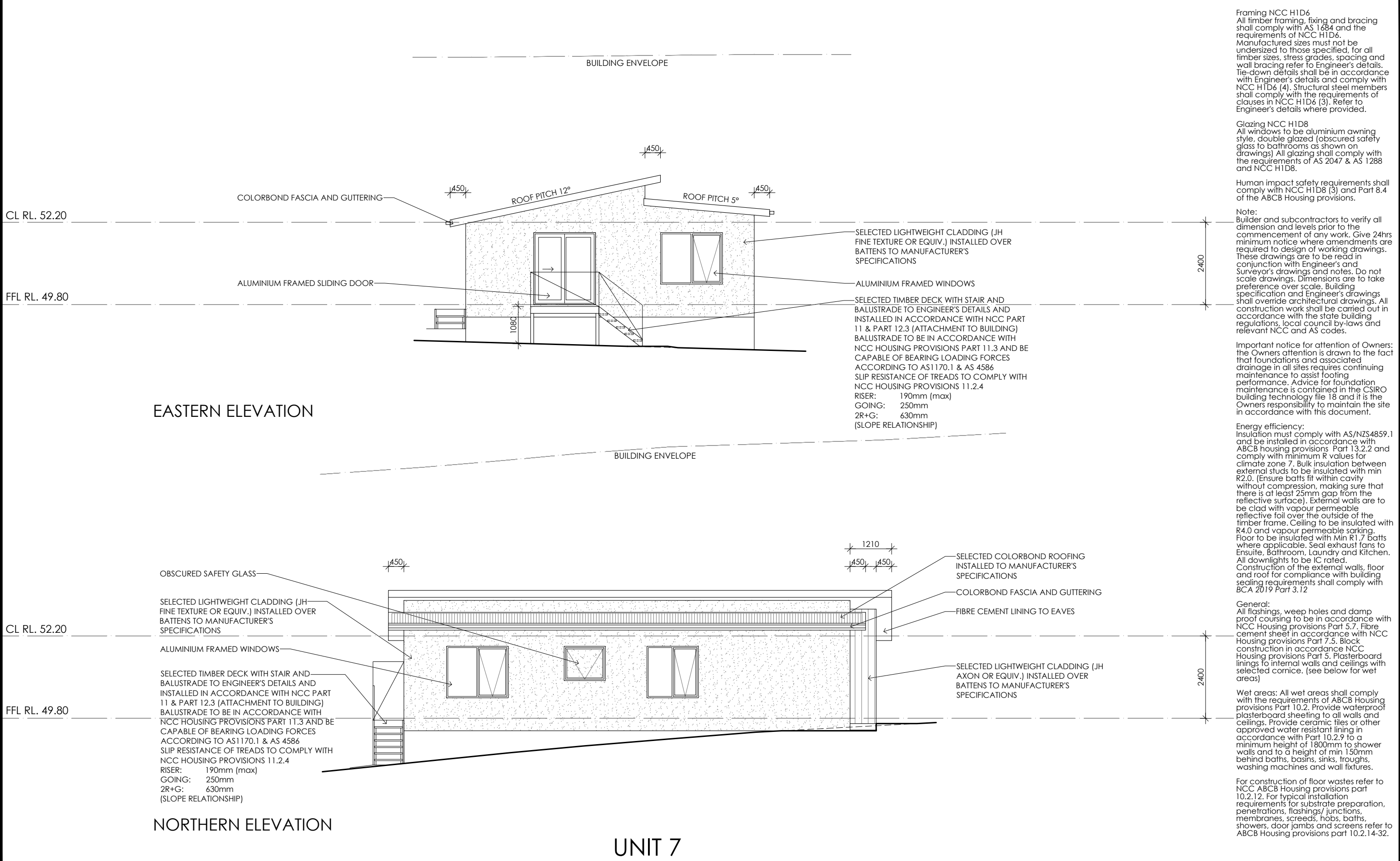
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			H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25

CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 17 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		



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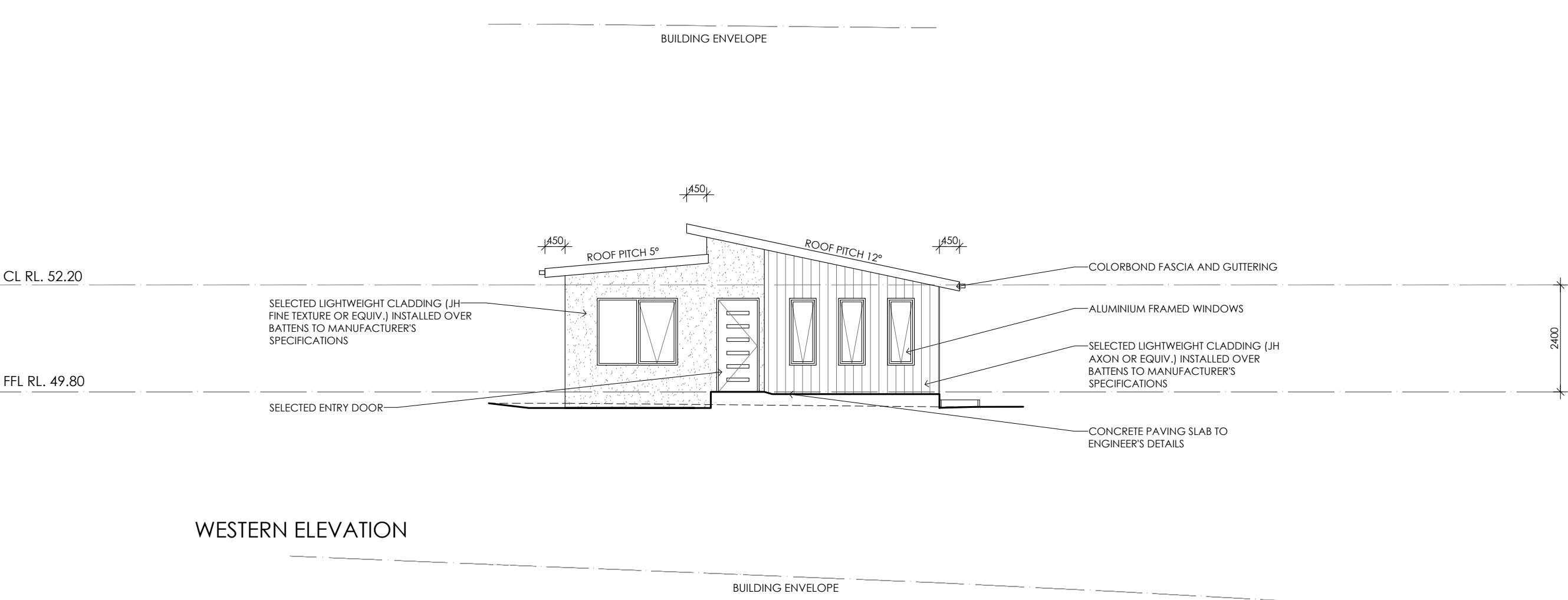
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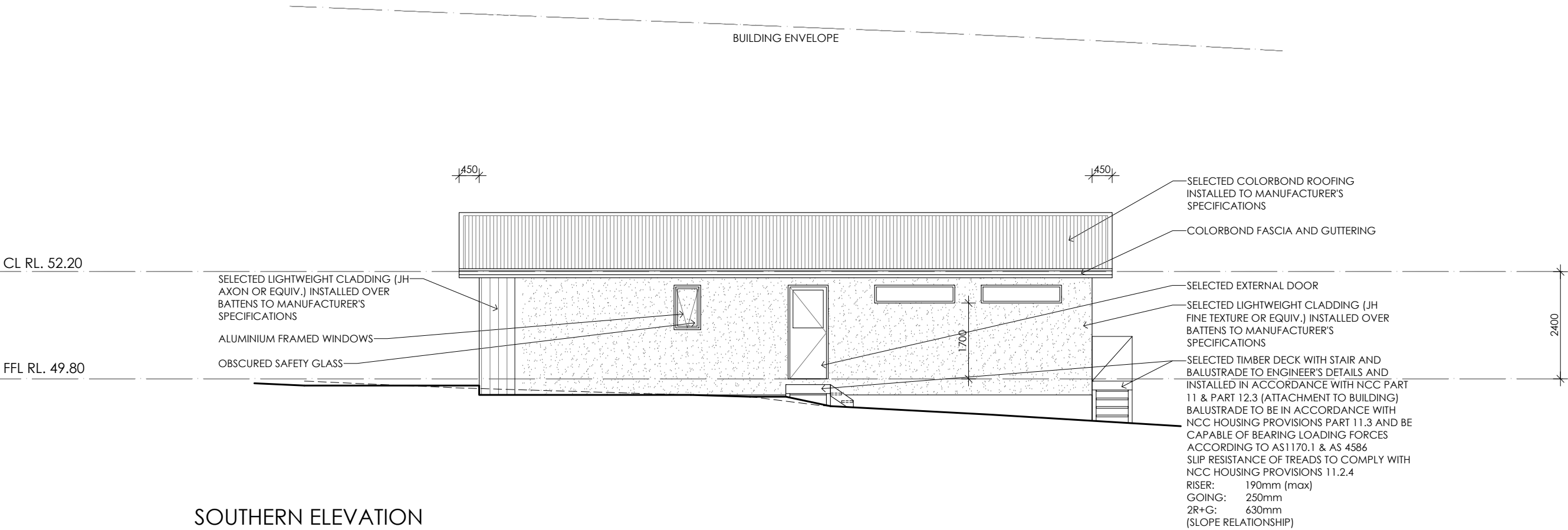


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JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	18 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0056
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 8

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DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 19 of 36	
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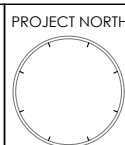
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UNIT 8

20



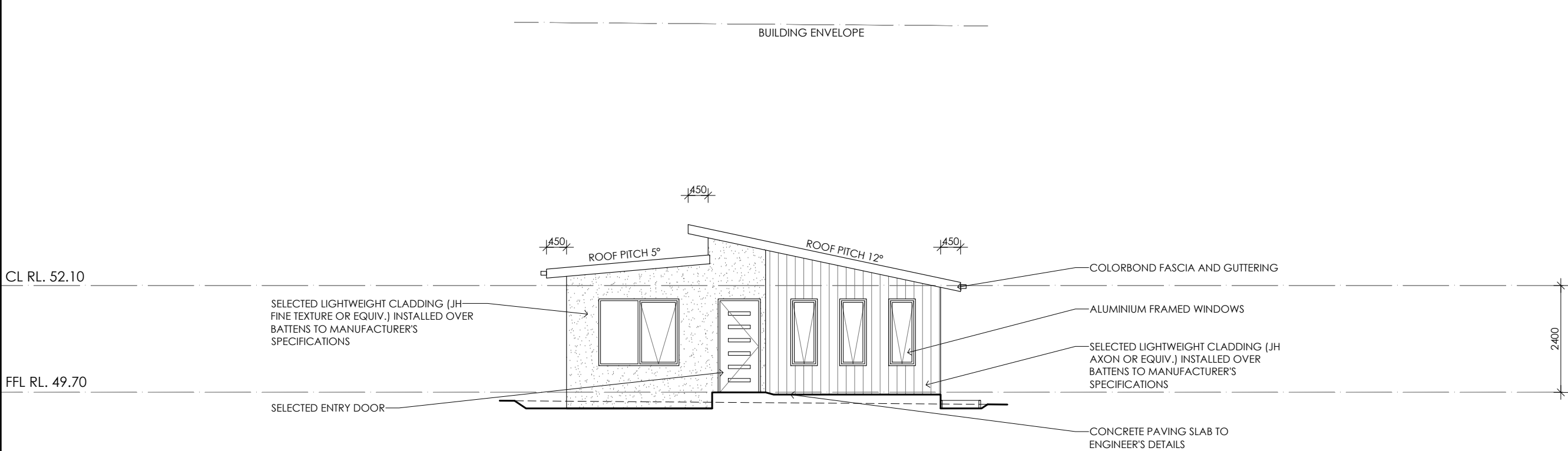
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REV:	DESCRIPTION:	BY:	DATE:
	E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24
	F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS	IB	25/7/25
	G	COUNCIL RFI	IB	25/9/25
	H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25



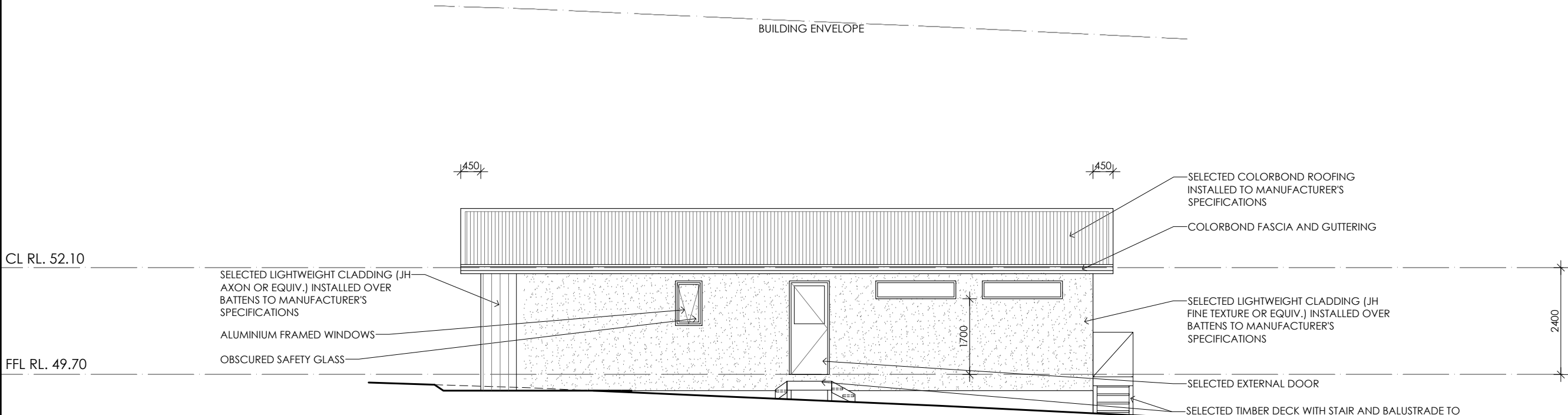
CREATIVE HOMES
— HOBART —

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	20 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0056
SCALE: 1:100	REV: H		

0056



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 9

Framing NCC H1D6
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Glazing NCC H1D8
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Human impact safety requirements shall comply with NCC H1D8 (3) and Part 8.4 of the ABCB Housing provisions.

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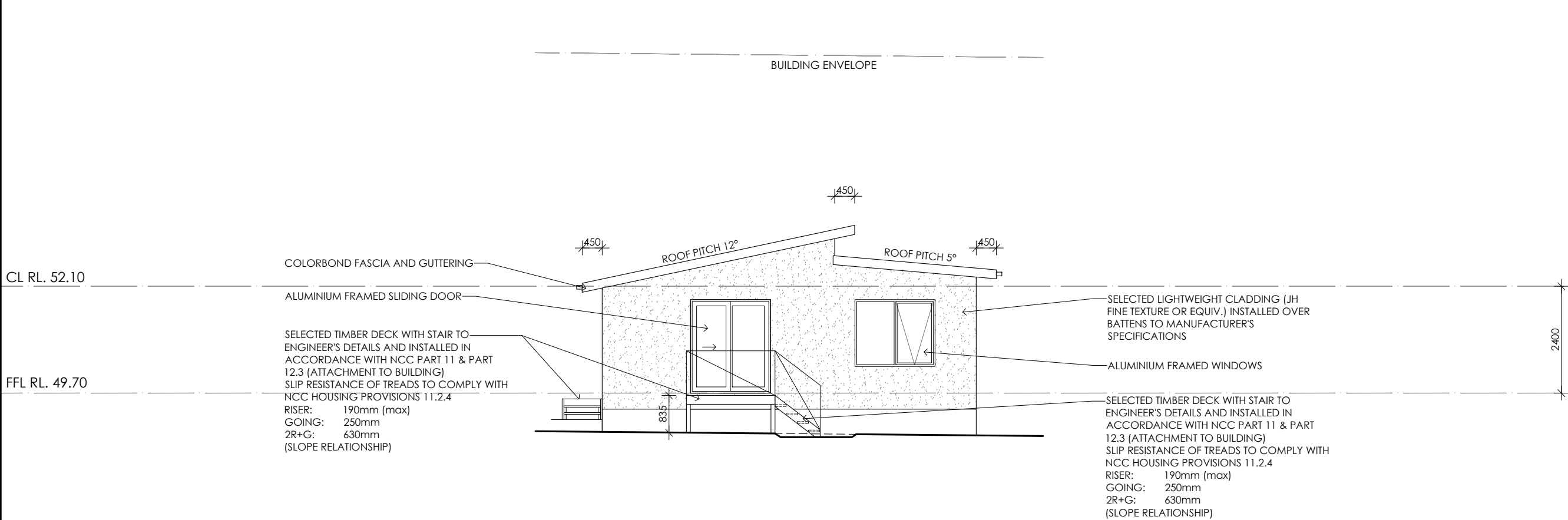
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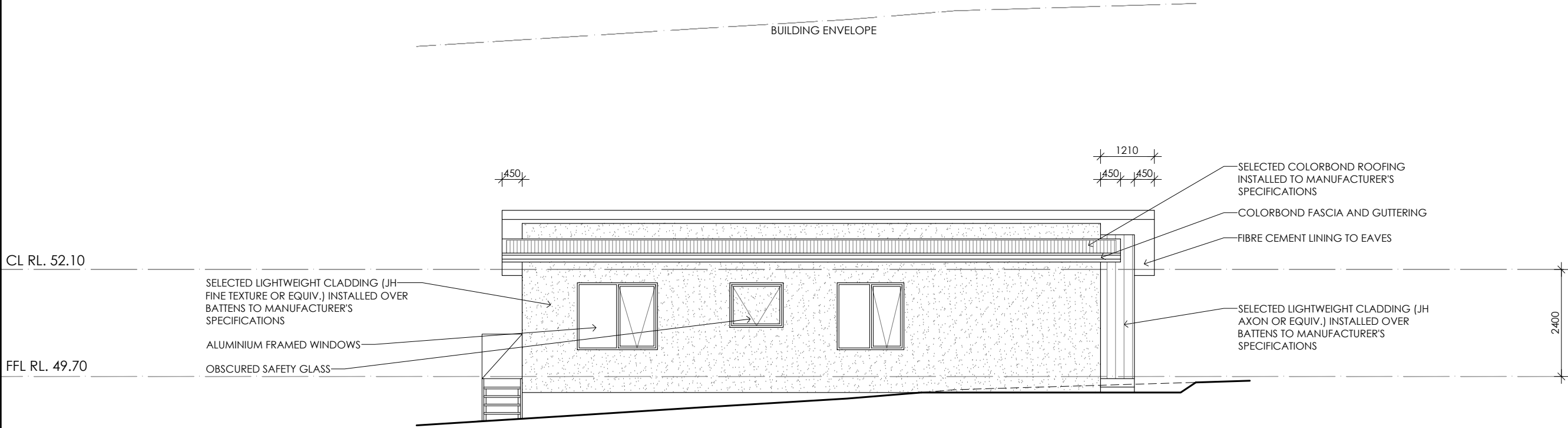
CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 21 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		



EASTERN ELEVATION



NORTHERN ELEVATION

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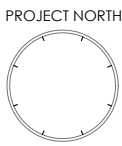
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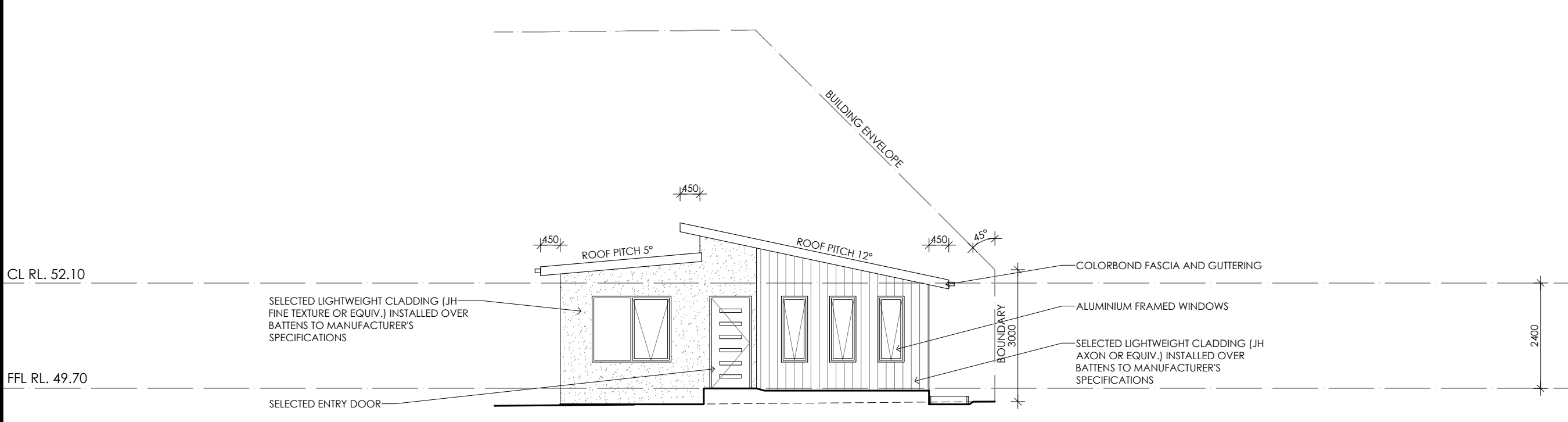
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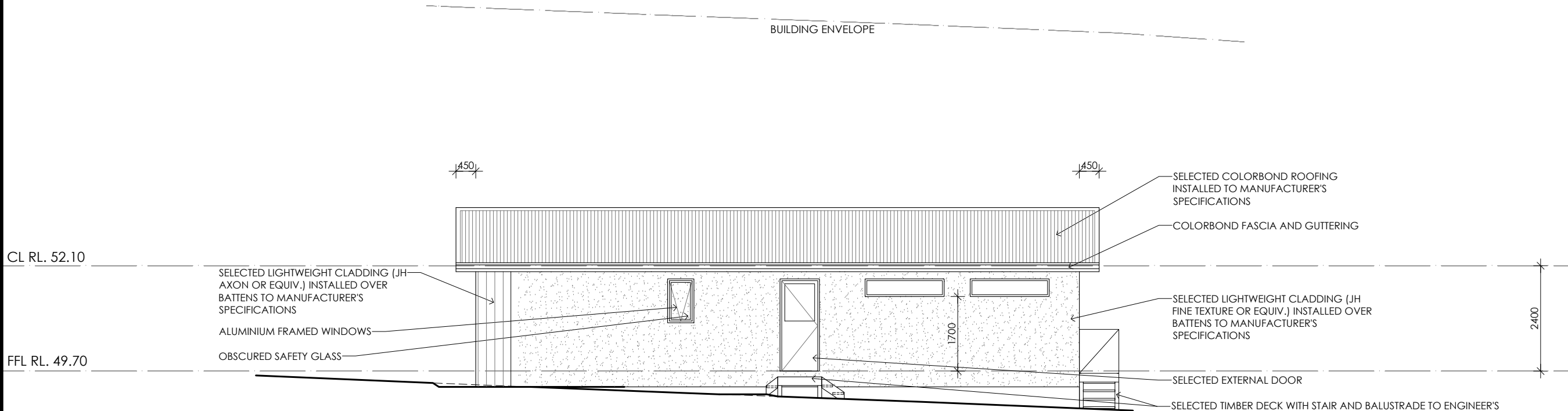
CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	22 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0056
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 10

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E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24
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G	COUNCIL RFI	IB	25/9/25
H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25



CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 23 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		

CL RL. 52.10

FFL RL. 49.70

EASTERN ELEVATION

CL RL. 52.10

FFL RL. 49.70

NORTHERN ELEVATION

UNIT 10

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24		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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CREATIVE HOMES

HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 24 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		

Framing NCC H1D6
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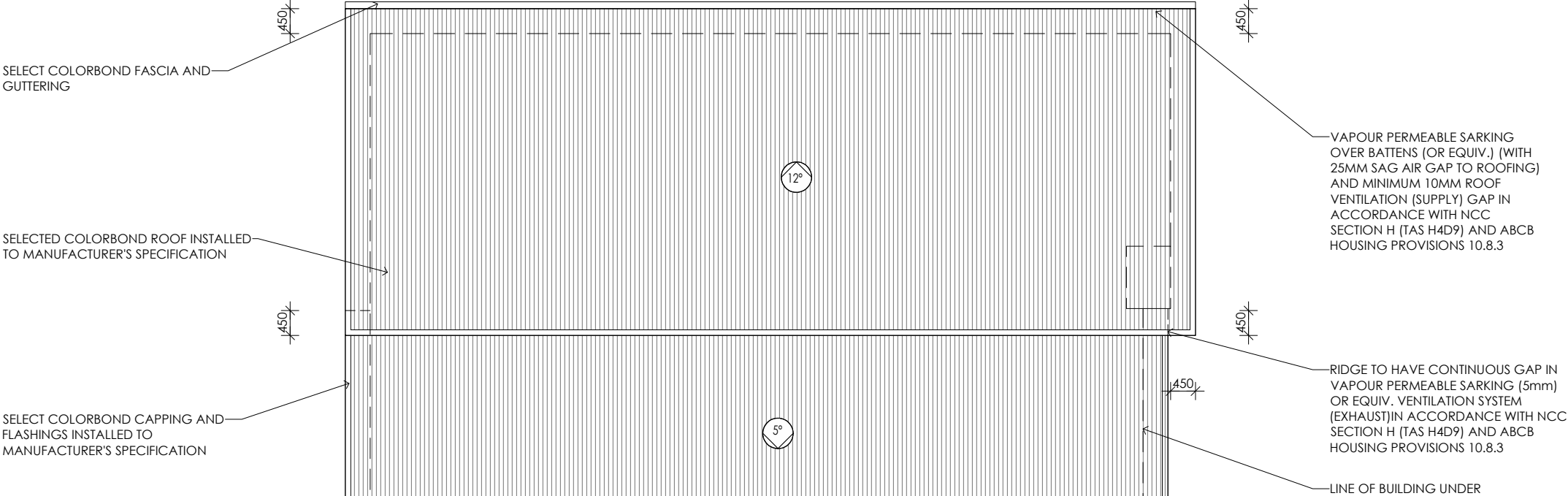
AREAS:	
FLOOR AREA:	124.7 m ²
PORCH:	1.4 m ²
TOTAL AREA:	126.1 m ²

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	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
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BH	BULKHEAD

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.

NOTE: NUMBER OF STAIRS SUBJECT TO FINAL FINISHED SITE LEVELS. WHERE DECK LEVEL IS OVER 1m ABOVE GROUND LEVEL, BALUSTRADE TO BE FITTED IN ACCORDANCE WITH NCC REQUIREMENTS.

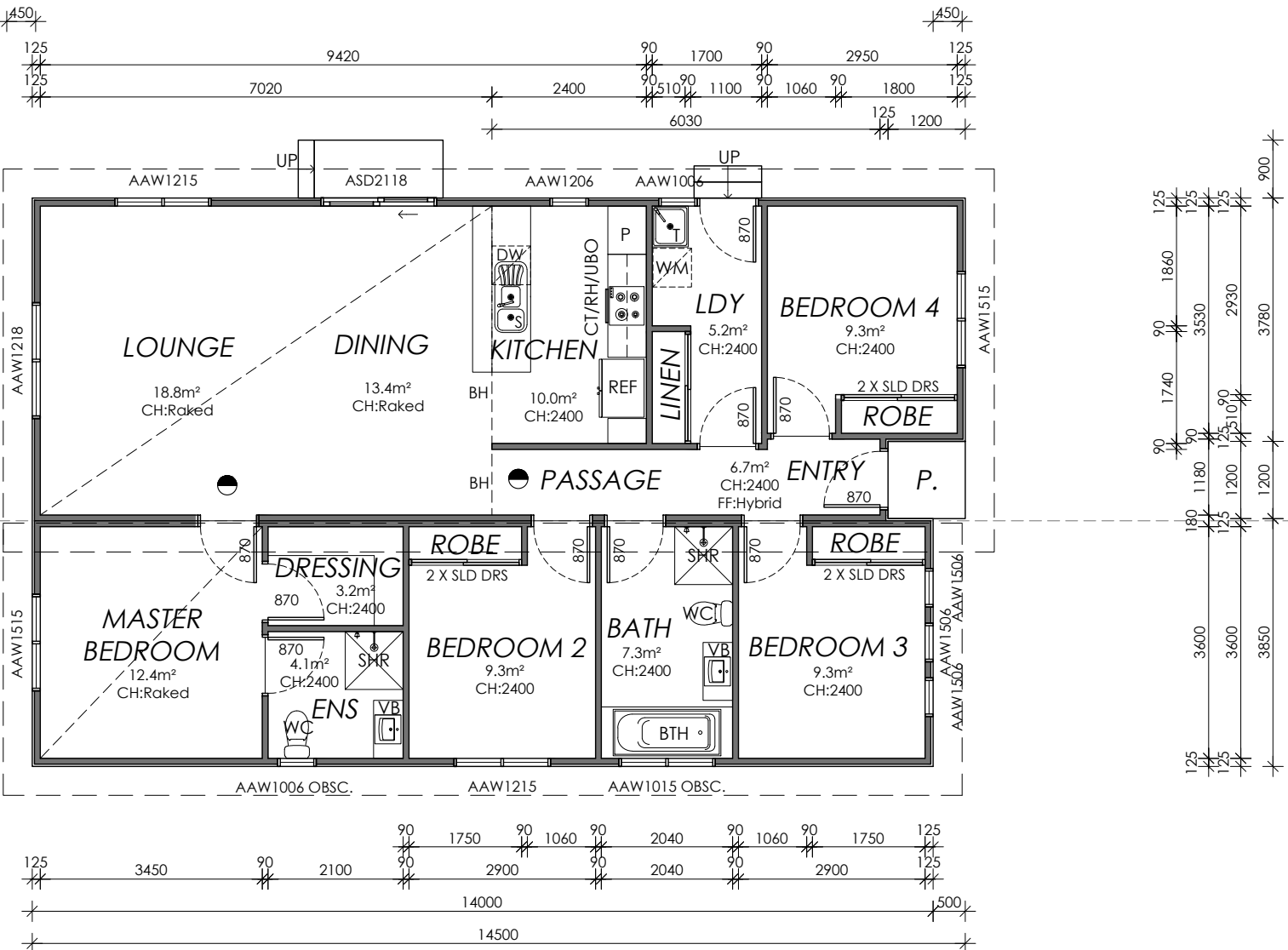


PROPOSED ROOF PLAN TYPE D

UNIT 11 ONLY

TO COMPLY WITH LIVABLE HOUSING STANDARDS - SILVER LEVEL

PROPOSED FLOOR PLAN TYPE D



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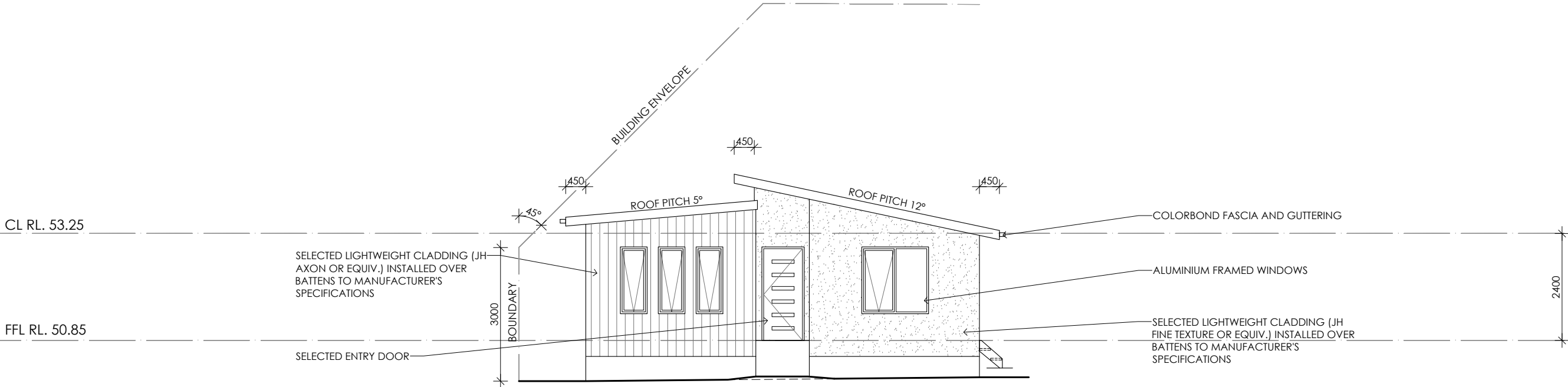
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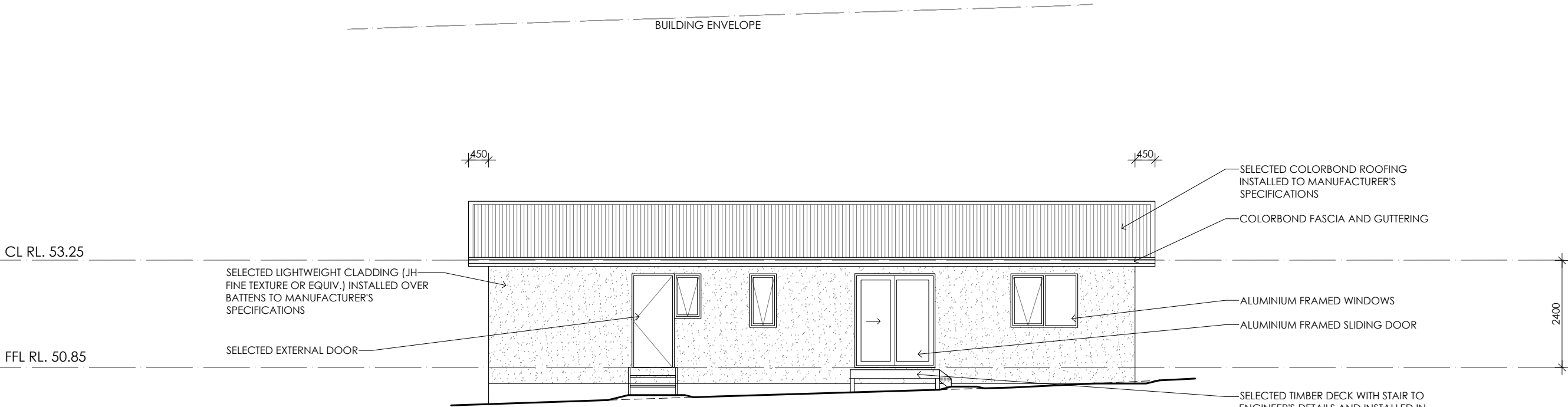
CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 41 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: 0056
SCALE: 1:100	REV: H	



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 11

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General:
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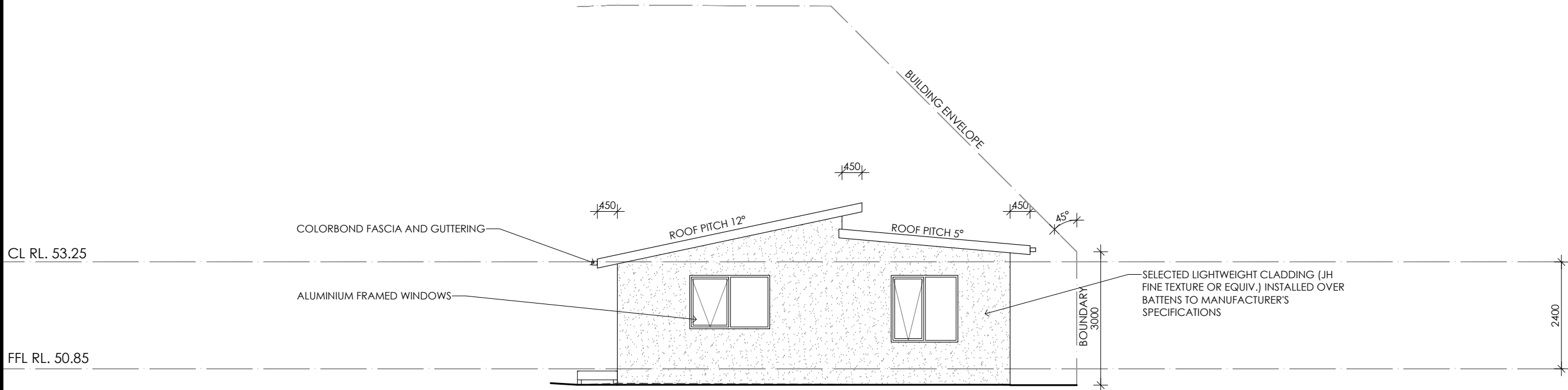
REV:	DESCRIPTION:	BY:	DATE:
E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24
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G	COUNCIL RFI	IB	25/9/25
H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25



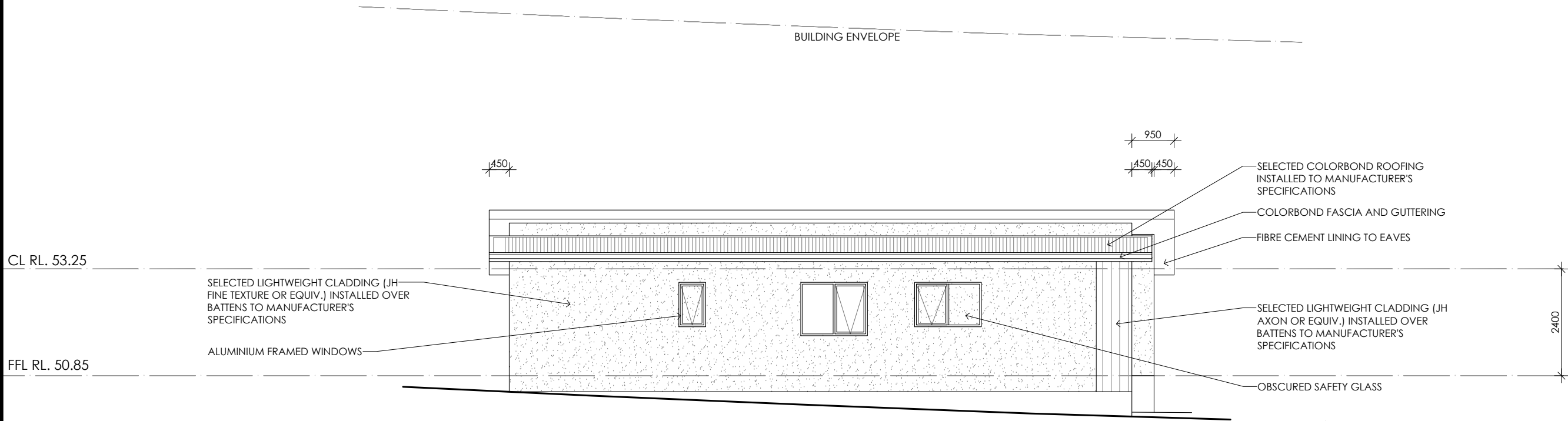
CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 42 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		



EASTERN ELEVATION



UNIT 11

Framing NCC H1D6
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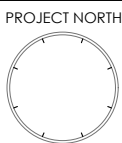
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REV:	DESCRIPTION:	BY:	DATE:
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F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS	IB	25/7/25
G	COUNCIL RFI	IB	25/9/25
H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25



CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	43 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0056
SCALE: 1:100	REV: H		

AREAS:	
FLOOR AREA:	124.7 m ²
PORCH:	1.4 m ²
TOTAL AREA: 126.1 m ²	

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	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
ASD	ALUM. SLIDING DOOR
B/O	BEAM OVER
BH	BULKHEAD

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.

NOTE: NUMBER OF STAIRS SUBJECT TO FINAL FINISHED SITE LEVELS. WHERE DECK LEVEL IS OVER 1m ABOVE GROUND LEVEL, BALUSTRADE TO BE FITTED IN ACCORDANCE WITH NCC REQUIREMENTS.

UNIT 12 ONLY

TO COMPLY WITH LIVABLE HOUSING STANDARDS - SILVER LEVEL

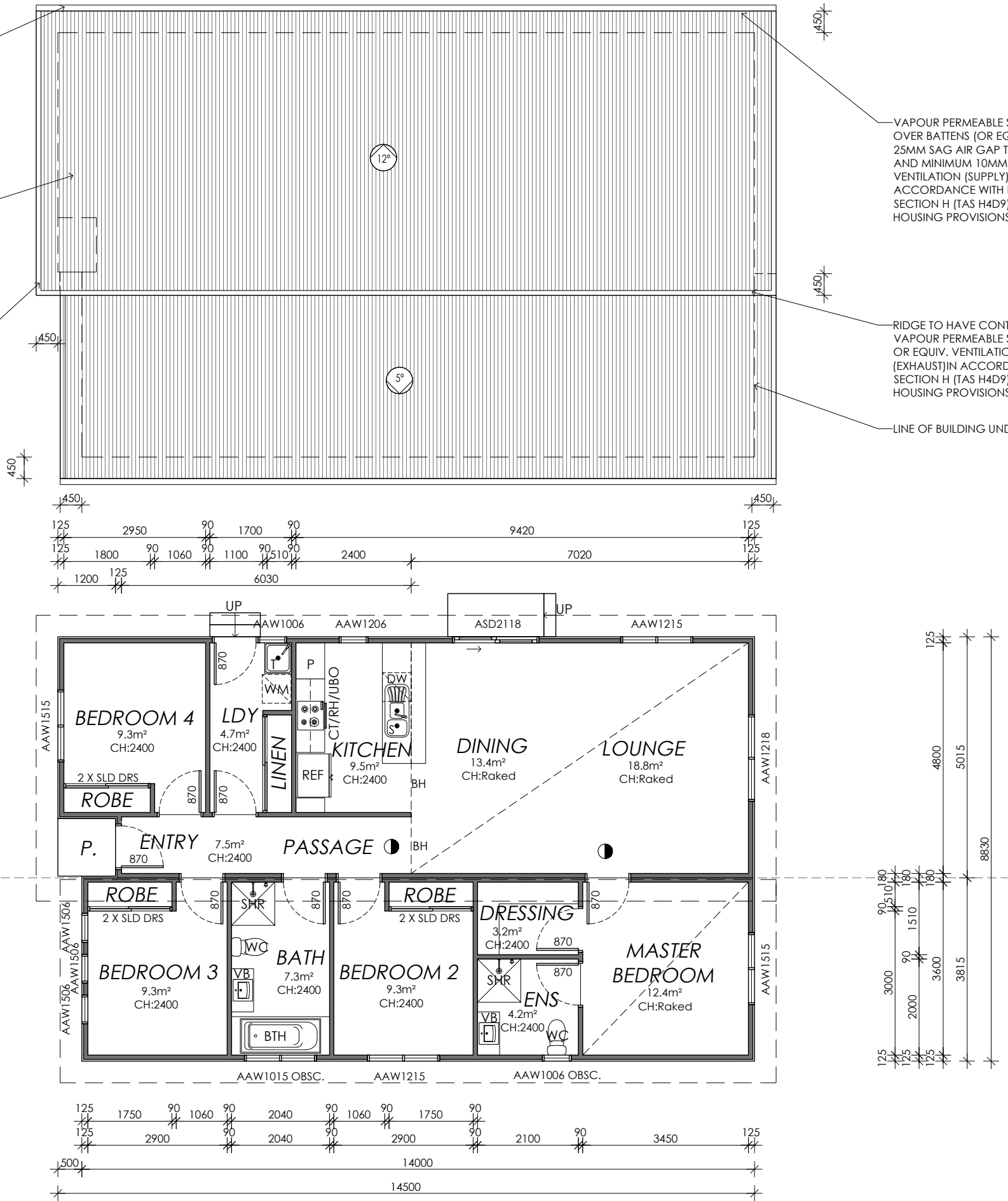
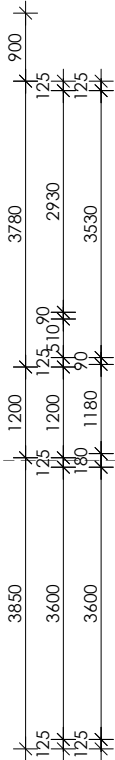
PROPOSED FLOOR PLAN TYPE E

SELECT COLORBOND FASCIA AND GUTTERING

SELECTED COLORBOND ROOF INSTALLED TO MANUFACTURER'S SPECIFICATION

SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURER'S SPECIFICATION

PROPOSED ROOF PLAN TYPE E



VAPOUR PERMEABLE SARKING OVER BATTENS (OR EQUIV.) (WITH 25MM SAG AIR GAP TO ROOFING) AND MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3

RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5mm) OR EQUIV. VENTILATION SYSTEM (EXHAUST)IN ACCORDANCE WITH NCC SECTION H (TAS H4D9) AND ABCB HOUSING PROVISIONS 10.8.3

LINE OF BUILDING UNDER

Framing NCC H1D6
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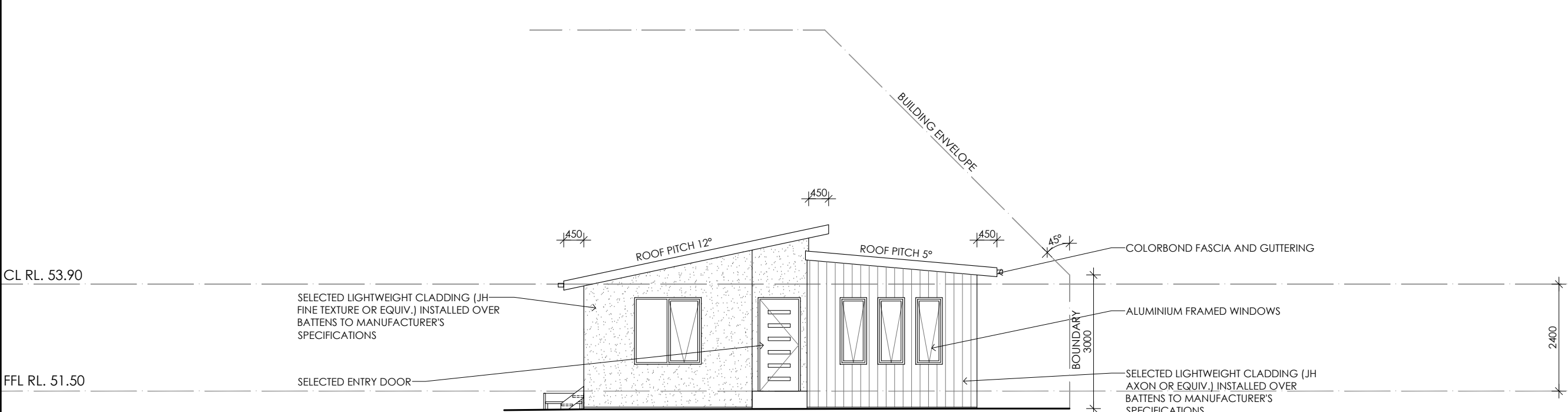
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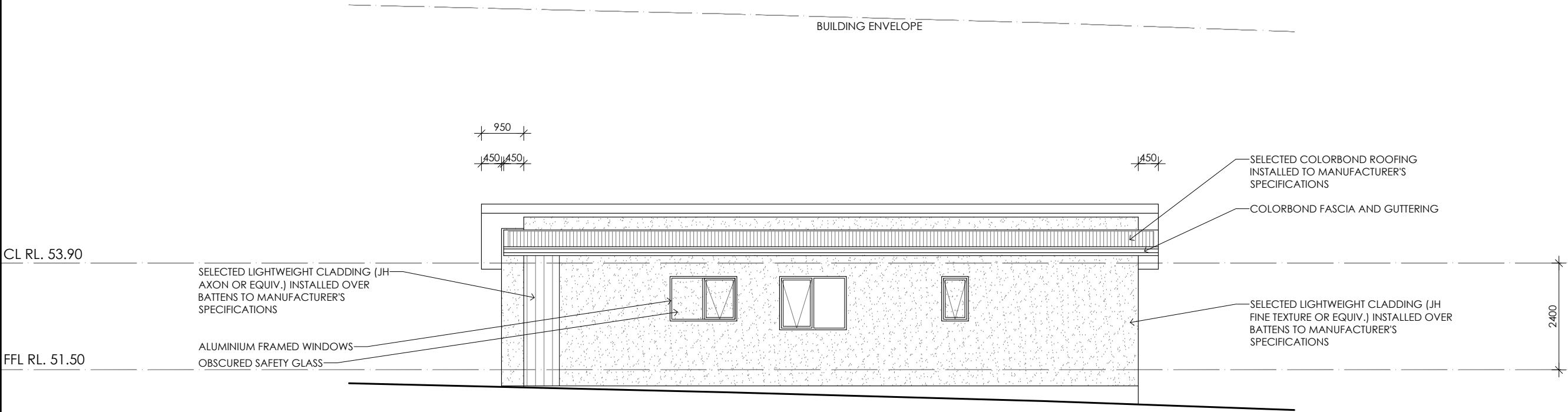
CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	44 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	0056
SCALE: 1:100	REV: H		



WESTERN ELEVATION



SOUTHERN ELEVATION

UNIT 12

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			H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25

CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 45 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
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SCALE: 1:100	REV: H	0056	

CL RL. 53.90

FFL RL. 51.50

COLORBOND FASCIA AND GUTTERING

ALUMINIUM FRAMED WINDOWS

BUILDING ENVELOPE

ROOF PITCH 5°

ROOF PITCH 12°

SELECTED LIGHTWEIGHT CLADDING (JH FINE TEXTURE OR EQUIV.) INSTALLED OVER BATTENS TO MANUFACTURER'S SPECIFICATIONS

SELECTED TIMBER DECK WITH STAIR TO ENGINEER'S DETAILS AND INSTALLED IN ACCORDANCE WITH NCC PART 11 & PART 12.3 (ATTACHMENT TO BUILDING)
SLIP RESISTANCE OF TREADS TO COMPLY WITH NCC HOUSING PROVISIONS 11.2.4
RISER: 190mm (max)
GOING: 250mm
2R+G: 630mm
(SLOPE RELATIONSHIP)

2400

EASTERN ELEVATION

BUILDING ENVELOPE

CL RL. 53.90

FFL RL. 51.50

SELECTED LIGHTWEIGHT CLADDING (JH FINE TEXTURE OR EQUIV.) INSTALLED OVER BATTENS TO MANUFACTURER'S SPECIFICATIONS

ALUMINIUM FRAMED WINDOWS

ALUMINIUM FRAMED SLIDING DOOR

SELECTED TIMBER DECK WITH STAIR TO ENGINEER'S DETAILS AND INSTALLED IN ACCORDANCE WITH NCC PART 11 & PART 12.3 (ATTACHMENT TO BUILDING)
SLIP RESISTANCE OF TREADS TO COMPLY WITH NCC HOUSING PROVISIONS 11.2.4
RISER: 190mm (max)
GOING: 250mm
2R+G: 630mm
(SLOPE RELATIONSHIP)

SELECTED COLORBOND ROOFING
INSTALLED TO MANUFACTURER'S SPECIFICATIONS

COLORBOND FASCIA AND GUTTERING

SELECTED EXTERNAL DOOR

2400

NORTHERN ELEVATION

UNIT 12

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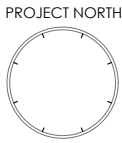
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CREATIVE HOMES
HOBART

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

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 46 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:100	REV: H		

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 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 METRES, INDEX IS 1.0 METRES.

9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.

10. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY WILL BE REQUIRED.

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

12. 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

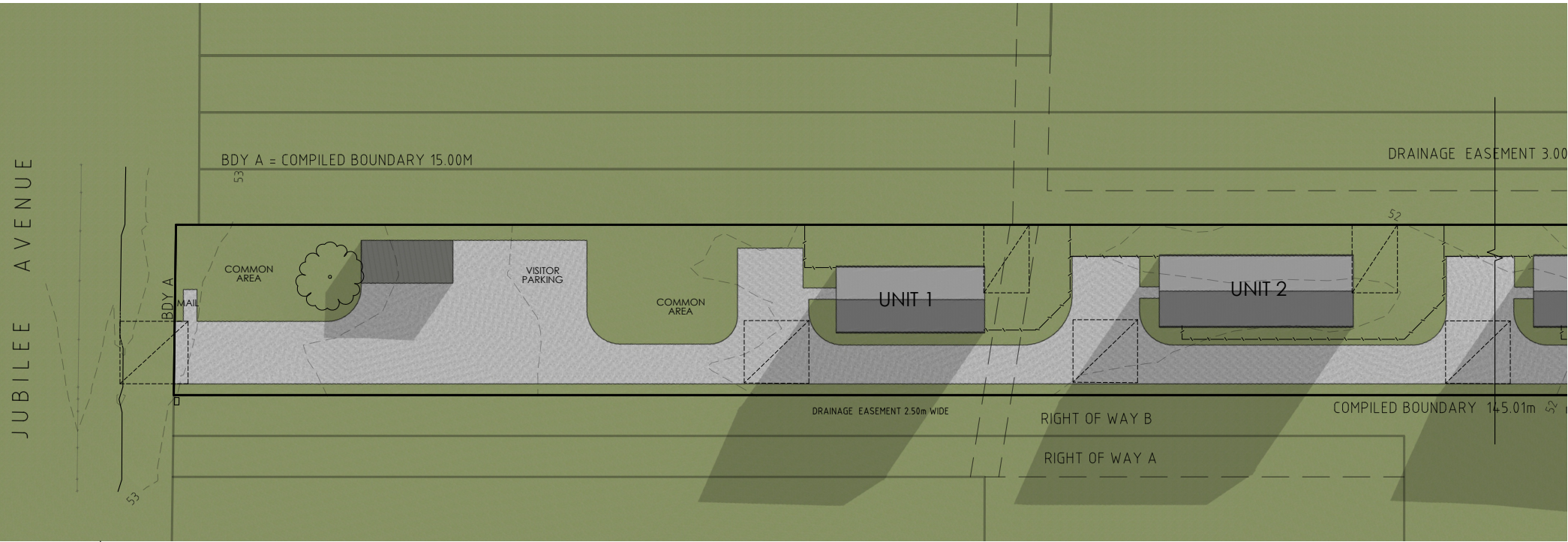
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- TasWater-SewerMain
- TasWater-SewerMaintenanceHole
- TasWater-SewerPressurisedMain
- TasWater-WaterHydrant
- TasWater-WaterLateralLine
- TasWater-WaterMain
- CadastralParcel-OwnerInformation

13. BOUNDARIES ARE COMPILED ONLY FROM SP143519 & SP34441 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

14. 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.

15. 3D DATA TURNED OFF IN LAYER CONTROL.

- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D



PROPOSED SHADOW 9AM JUNE 21

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCHUP PRO 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 AND NOT ALL REVISIONS TO THE SITE (EG PARKING AND CONCRETE AREAS) MAY BE REFLECTED ON THIS SITE PLAN.

PROPOSED SHADOW DIAGRAMS

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33		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:	 CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000	JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd		
			E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24						
			F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS	IB	25/7/25						
			G	COUNCIL RFI	IB	25/9/25						
			H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25						
							DESIGNER:	I. Brown	ACCRED. NO.:	CC6652	SHEET:	33 of 36
							DRAWN:	I. Brown	DATE:	January 2023	DESIGN TYPE:	Custom
							CHECKED:		DATE:		DRAWING NO:	0056
							SCALE:	1:500	REV:	H		

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 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 METRES, INDEX IS 1.0 METRES.

9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.

10. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY WILL BE REQUIRED.

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

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LIST DATA IMPORT

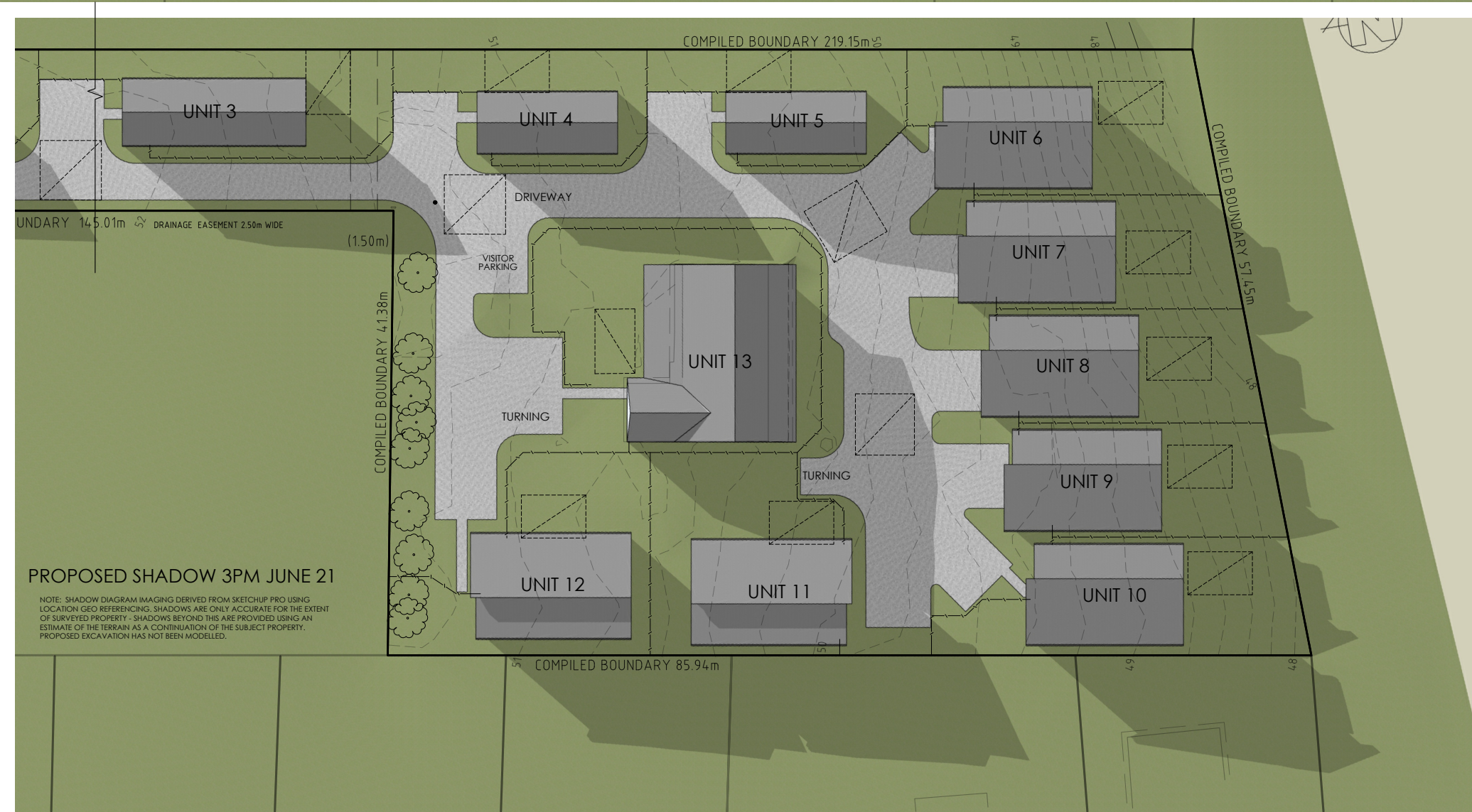
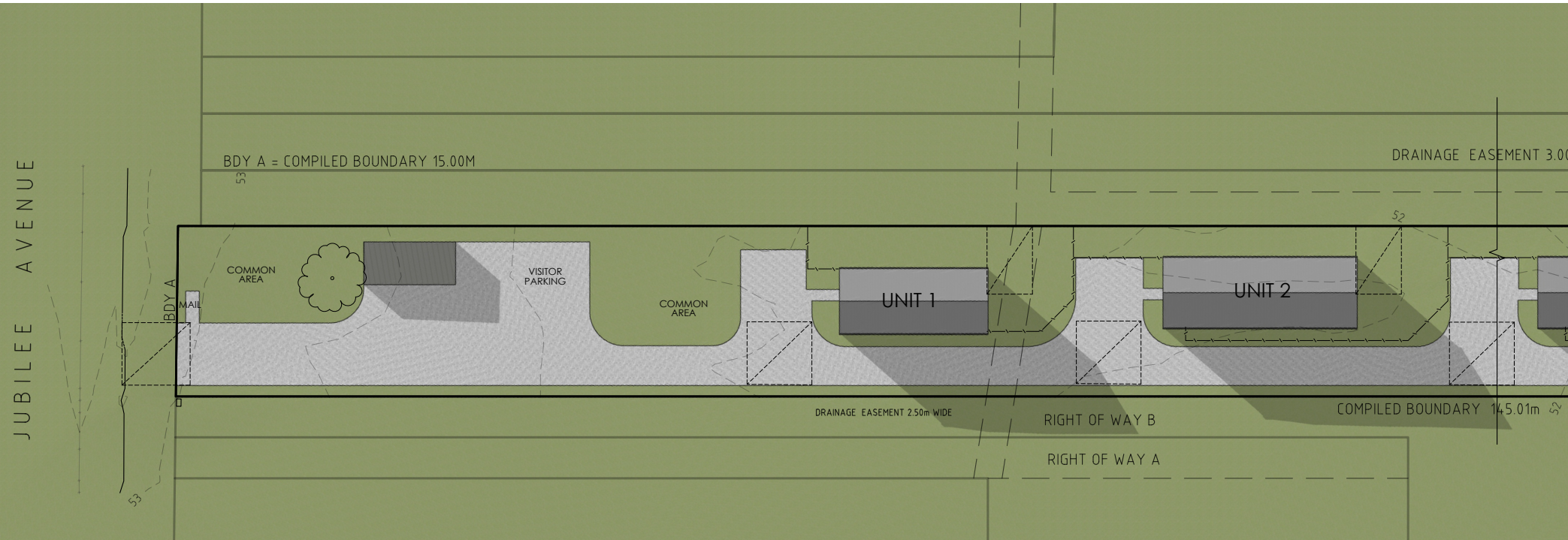
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- TasWater-SewerPressurisedMain
- TasWater-WaterHydrant
- TasWater-WaterLateralline
- TasWater-WaterMain
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15. 3D DATA TURNED OFF IN LAYER CONTROL.

- 3D TIN
- MAJOR CONTOUR 3D
- MINOR CONTOUR 3D



PROPOSED SHADOW 3PM JUNE 21

NOTE: SHADOW DIAGRAM IMAGING DERIVED FROM SKETCHUP PRO 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 AND NOT ALL REVISIONS TO THE SITE (EG PARKING AND CONCRETE AREAS) MAY BE REFLECTED ON THIS SITE PLAN.

PROPOSED SHADOW DIAGRAMS

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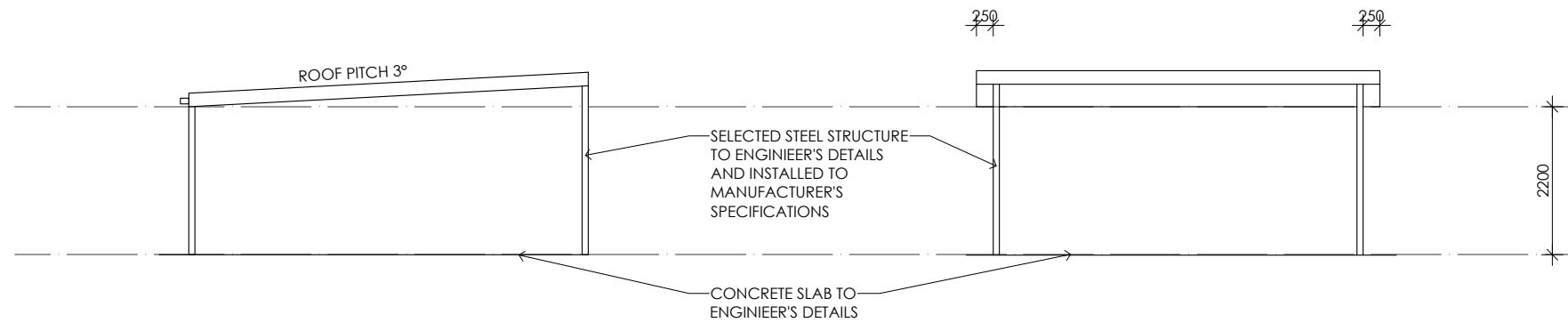
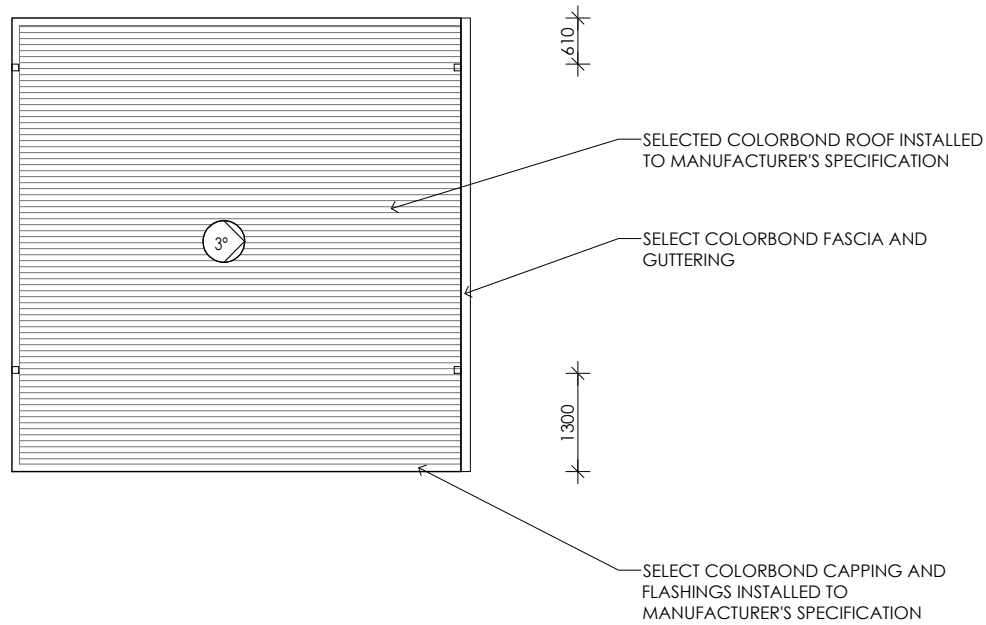
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				E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24
				F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS	IB	25/7/25
				G	COUNCIL RFI	IB	25/9/25
				H	COUNCIL RFI - PASSING BAY CLEARANCES	IB	13/10/25

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.



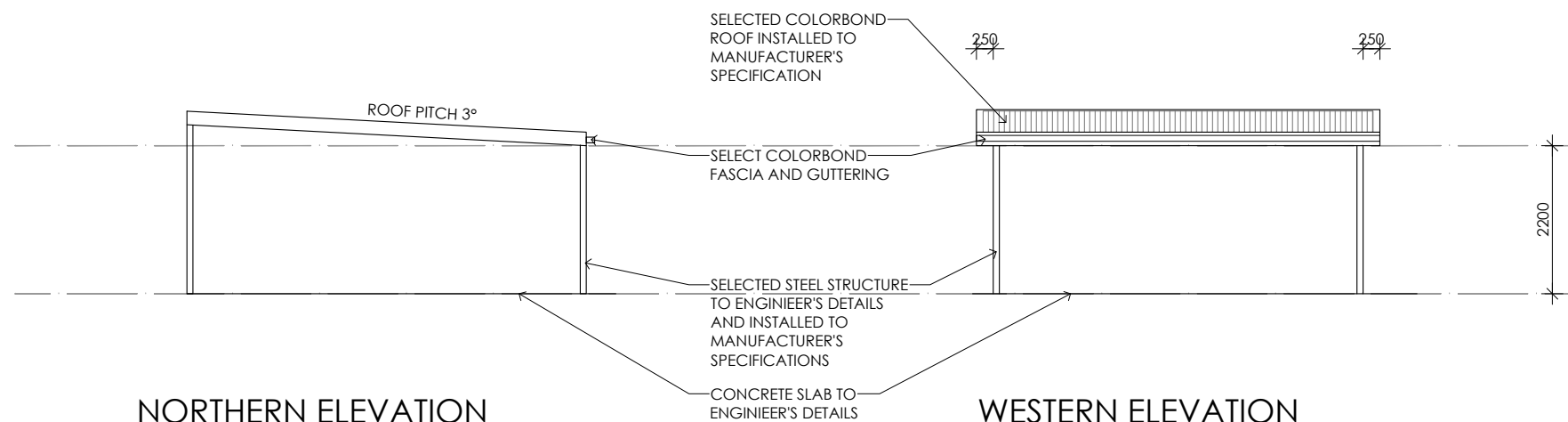
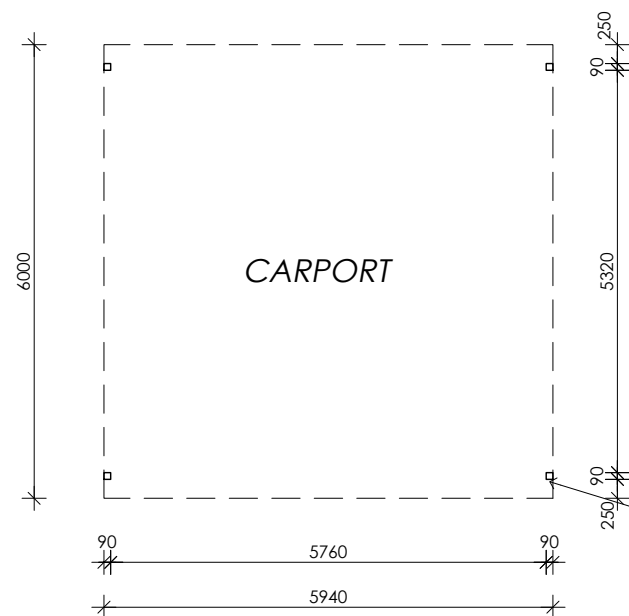
CREATIVE HOMES HOBART, CNR OF ELWICK ROAD & BROOKER HIGHWAY, GLENORCHY 7010 PH: 03 6272 3000

JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 35 of 36	
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom	
CHECKED:	DATE:	DRAWING NO: 0056	
SCALE: 1:500	REV: H		



SOUTHERN ELEVATION

EASTERN ELEVATION



NORTHERN ELEVATION

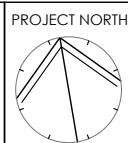
WESTERN ELEVATION

ELEVATIONS - TYPICAL

PROPOSED CARPORT FLOOR PLAN - TYPICAL

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REV:	DESCRIPTION:	BY:	DATE:
E	AMENDMENTS FOR TRAFFIC MANAGEMENT	IB	16/12/24
F	COUNCIL RFI, LIVEABLE HOUSING AMENDMENTS	IB	25/7/25
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JOB ADDRESS: 12 Jubilee Avenue Brighton		CLIENT: Construct Creative & ASCR Group Pty Ltd
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET: 36 of 36
DRAWN: I. Brown	DATE: January 2023	DESIGN TYPE: Custom
CHECKED:	DATE:	DRAWING NO: 0056
SCALE: 1:100	REV: H	

ENGINEERS ADVICE

251010 EA 24E35-24

To: Inge Brown inge@creativehomeshobart.com.au

INSPECTION ☐

Cc:

INSTRUCTION ☐

MEMO ☐

RFI RESPONSE ☒

SHOP DRAWING APPROVAL
☐

PROJECT: Unit Development: 12 Jubilee Avenue, Brighton

SUBJECT: Brighton Council RAI DA2025/006

RELEVANT DOCUMENTS:

- Engineering design documents by Aldanmark 24E35-24 CIV Revision C dated 10/10/2025
- Correspondence from Council RFI dated 2/10/2025

Aldanmark Engineers provide the following responses to the Council RFI for the proposed development at 12 Jubilee Avenue, Brighton.

COUNCIL RFI

TABLE 1: COUNCIL RFI REPOSE

RFI CONDITION	COMMENTS	AMENDMENTS	ALDANMARK DRG REFERENCE
4(a)	Provide a revised plan set that addresses C2.6.2 A1.1 (iii) in particular providing a 5.5m carriage way throughout or provides passing bays that include workable tapers and are orientated to accommodate the flow of traffic. Turning sweeps should be shown at each passing bay.	Adequate tapers have been provided for all passing bays, are oriented to the flow of traffic and have turning paths shown as per Sheets C110 – C113 RevB	C110 – C113 RevB
4(b)	Provide a revised plan set that addresses C2.6.2 A1.1 (v) provide parking bays throughout that meet the requirements of Table C2.3 including which do not encroach upon pedestrian access ways.	No parking bays are shown encroaching on pedestrian access ways.	C110 – C113 RevB
4(c)	In accordance with 2.6.5 A1.1 parts (a) and (b) including with a pedestrian throughfare that has a surface raised 150mm above that of the roadway and is not encroached with vehicle reversing.	Type 'BK' Barrier Kerb as per LGAT drawing TSD-R14-v3 has been noted on Sheets C102 - C105 RevB. Footpaths match into the back of 150mm high kerb. Aisle widths from the carpark to the kerb have been shown on Sheets C102 - C105 RevB for all car parks and are above the minimum requirement of 5.8m for User Class 1A as per AS2890.1. This allows for adequate space for reversing without encroaching, as deemed by AS2890.1	C102 - C105 RevB
N/a	Council comment regarding Unit 4 passing bay: <i>Picture above of the internal intersection change of direction occurring at unit 4 that has not been taken into account if a vehicle wishes to turn left entering from the right. Proof or an understanding of this action is required.</i>	Aldanmark considers the vehicle entering from the right and turning left at the intersection outside of Unit 4 an improbable scenario. Only vehicles accessing the existing dwelling and the proposed Unit 12 will enter this section of the driveway, which would be from the left of page. This intersection is the widest	C113 RevB

		part of the driveway which has sufficient space for turning and an adequate carriageway width of 3.5m has been provided at the exit to the existing dwelling and proposed Unit 12.	
12	It is noted that 16 Creed Court currently provides overhead power supply to 12 Jubilee Avenue via a private pole. Please confirm whether this existing overhead supply will be removed and replaced with an underground connection.	This is not Aldanmark's decision. Creative Homes to address.	N/a

Regards,

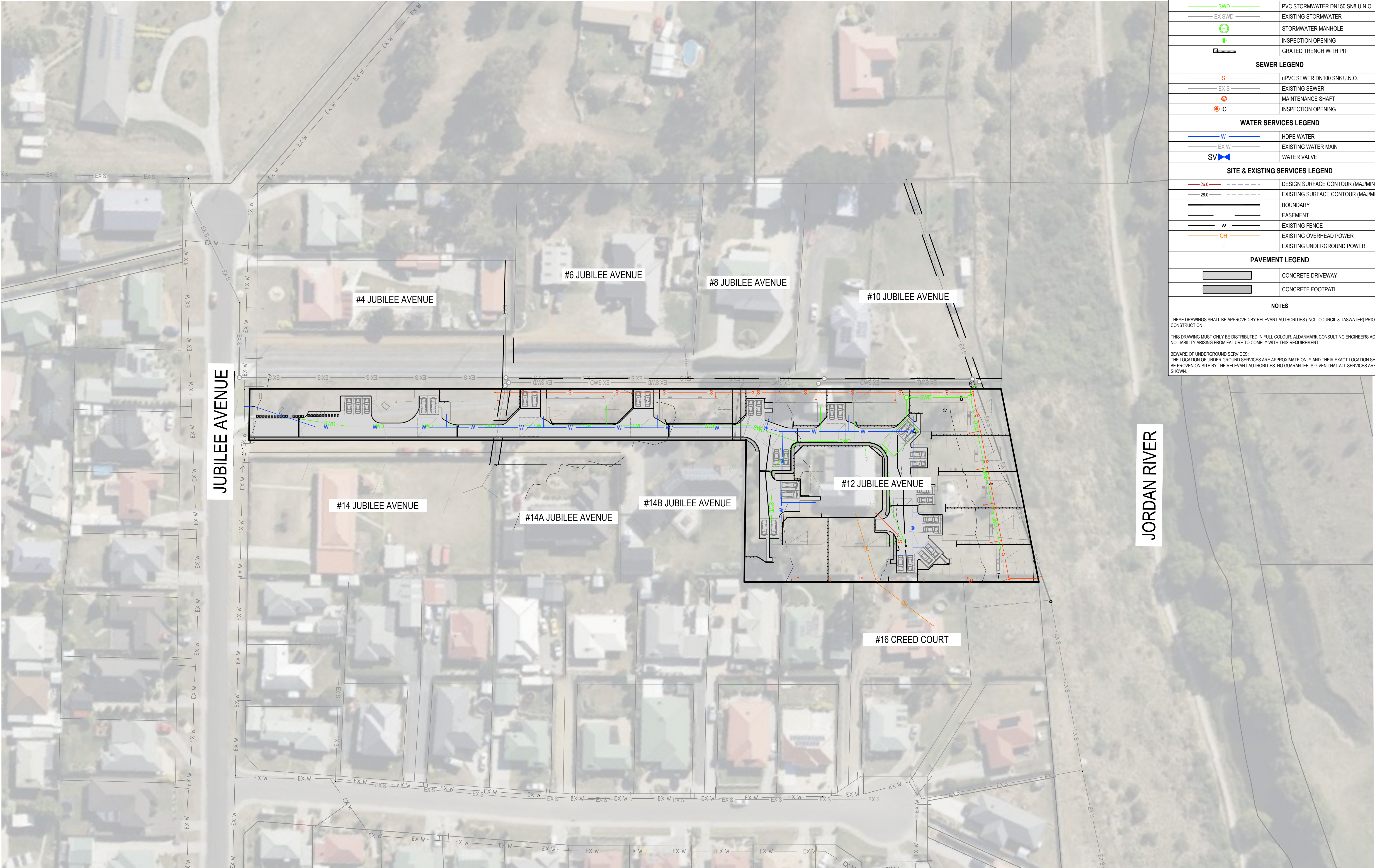


Lachlan Gadowski BEng Civil (Hons), Dip. Project Management
Civil Engineer

CIVIL DRAWINGS
UNIT DEVELOPMENT
12 JUBILEE AVENUE
BRIGHTON

C001	COVER	C	10/10/2025
C101	SITE PLAN	A	7/08/2025
C102	ROAD AND STORMWATER PLAN - SHEET 1	B	10/10/2025
C103	ROAD AND STORMWATER PLAN - SHEET 2	B	10/10/2025
C104	ROAD AND STORMWATER PLAN - SHEET 3	B	10/10/2025
C105	ROAD AND STORMWATER PLAN - SHEET 4	B	10/10/2025
C106	SEWER AND WATER PLAN - SHEET 1	A	25/09/2025
C107	SEWER AND WATER PLAN - SHEET 2	A	25/09/2025
C108	SEWER AND WATER PLAN - SHEET 3	A	25/09/2025
C109	SEWER AND WATER PLAN - SHEET 4	A	25/09/2025
C110	TURNPATH PLAN - SHEET 1	B	10/10/2025
C111	TURNPATH PLAN - SHEET 2	B	10/10/2025
C112	TURNPATH PLAN - SHEET 3	B	10/10/2025
C113	TURNPATH PLAN - SHEET 4	B	10/10/2025

			DRAWN:	LG	 Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au	PROJECT: UNIT DEVELOPMENT	ADDRESS: 12 JUBILEE AVENUE BRIGHTON	SHEET: COVER		
C	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	10/10/2025	CHECKED:	NM						
B	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	25/09/2025	DESIGN:	LG						
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REV	ISSUE	DATE	APPROVAL				CLIENT: CREATIVE HOMES	SCALE: AS INDICATED	TOTAL SHEETS: 14	SIZE: A1
								PROJECT No: 24E35-24	SHEET: C001	REV: C



STORMWATER LEGEND	
	PVC STORMWATER DN150 SN8 U.N.O.
	EXISTING STORMWATER
	STORMWATER MANHOLE
	INSPECTION OPENING
	GRATED TRENCH WITH PIT
SEWER LEGEND	
	uPVC SEWER DN100 SN6 U.N.O.
	EXISTING SEWER
	MAINTENANCE SHAFT
	INSPECTION OPENING
WATER SERVICES LEGEND	
	HDPE WATER
	EXISTING WATER MAIN
	WATER VALVE
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
PAVEMENT LEGEND	
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH

NOTES

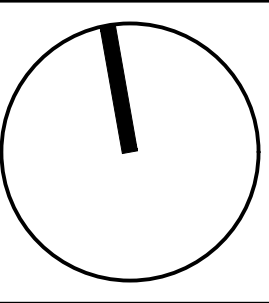
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BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

SITE PLAN
SCALE 1:500 (A1)

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A	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	7/08/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	



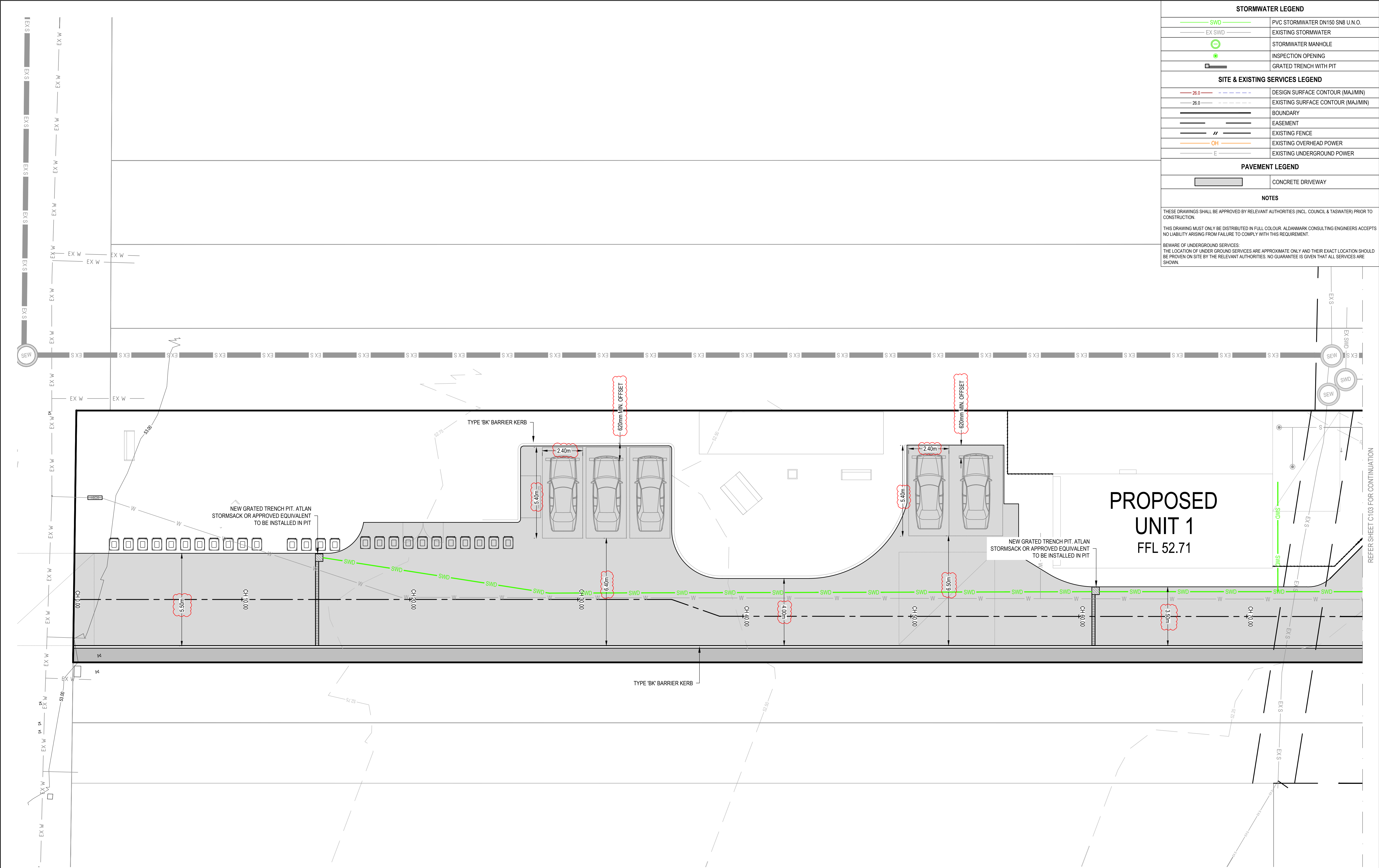
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT:	UNIT DEVELOPMENT

ADDRESS:	12 JUBILEE AVENUE BRIGHTON
CLIENT:	CREATIVE HOMES

SHEET:	SITE PLAN		
SCALE:	1:500	TOTAL SHEETS:	14
PROJECT No:	24E35-24	SHEET:	C101
REV:	A	SIZE:	A1

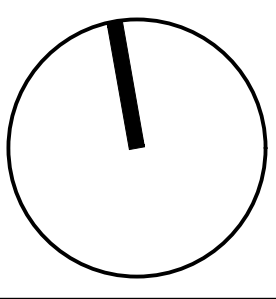




STORMWATER LEGEND	
	PVC STORMWATER DN150 SN8 U.N.O.
	EXISTING STORMWATER
	STORMWATER MANHOLE
	INSPECTION OPENING
	GRATED TRENCH WITH PIT
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
PAVEMENT LEGEND	
	CONCRETE DRIVEWAY
NOTES	
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ROAD AND STORMWATER PLAN - SHEET 1
SCALE 1:100 (A1)

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			DESIGN:	LG
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REV	ISSUE	DATE	APPROVAL	



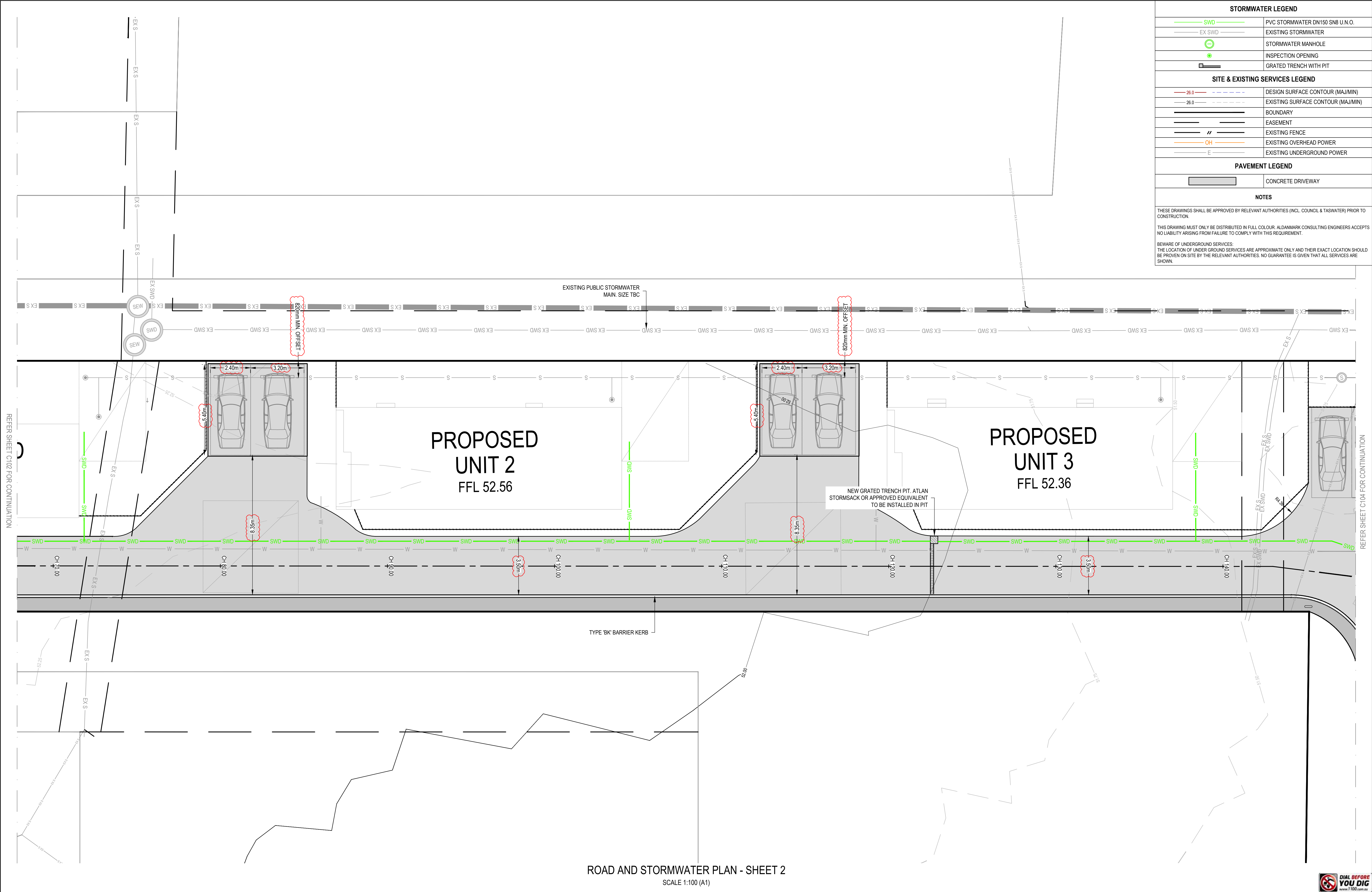
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT:	UNIT DEVELOPMENT

ADDRESS:	12 JUBILEE AVENUE BRIGHTON
CLIENT:	CREATIVE HOMES

SHEET:	ROAD AND STORMWATER PLAN - SHEET 1		
SCALE:	1:100	TOTAL SHEETS:	14
PROJECT No:	24E35-24	SHEET:	C102
SIZE:	A1	REV:	B





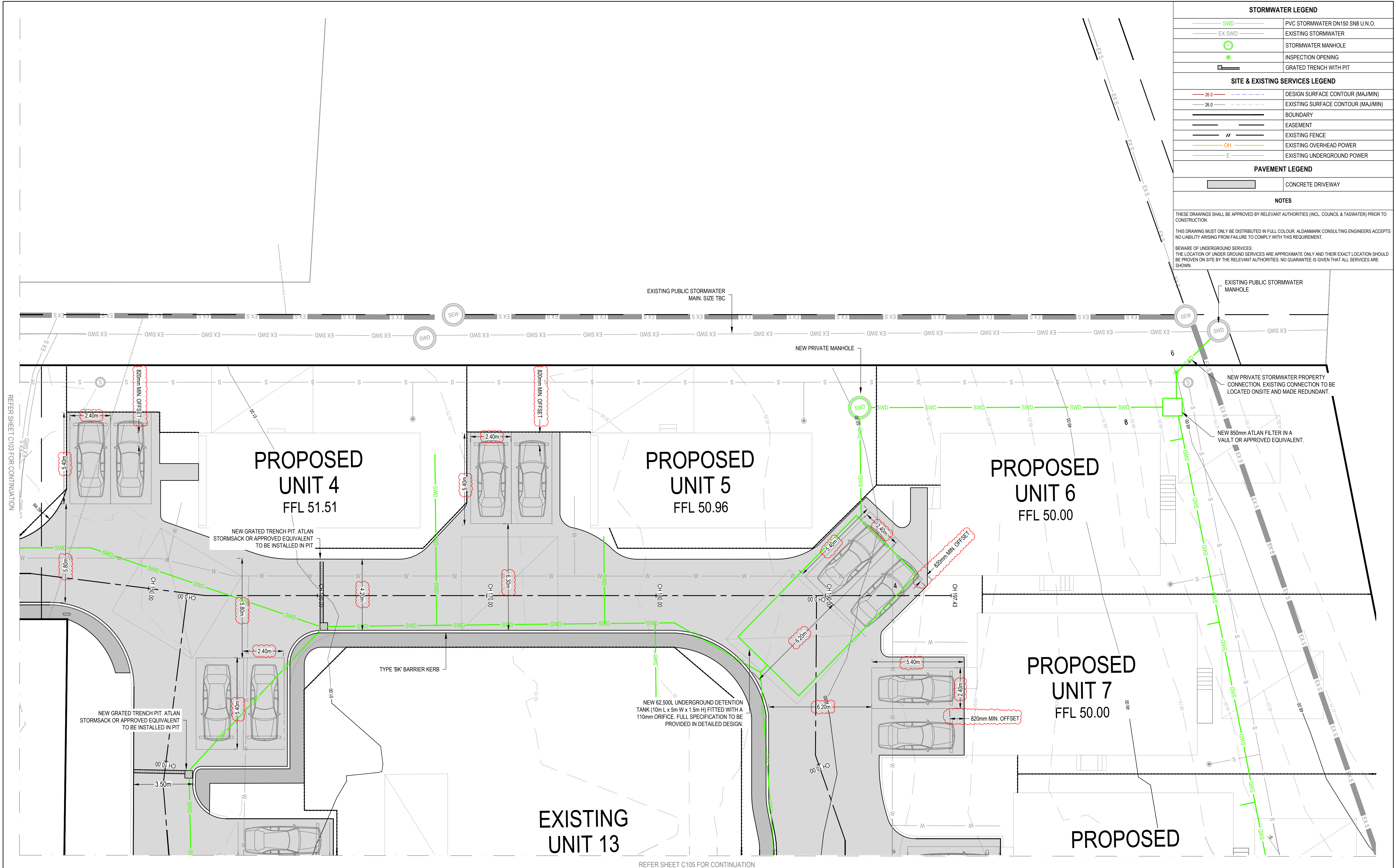
STORMWATER LEGEND	
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	EXISTING STORMWATER
	STORMWATER MANHOLE
	INSPECTION OPENING
	GRATED TRENCH WITH PIT
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
PAVEMENT LEGEND	
	CONCRETE DRIVEWAY
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REFER SHEET C102 FOR CONTINUATION

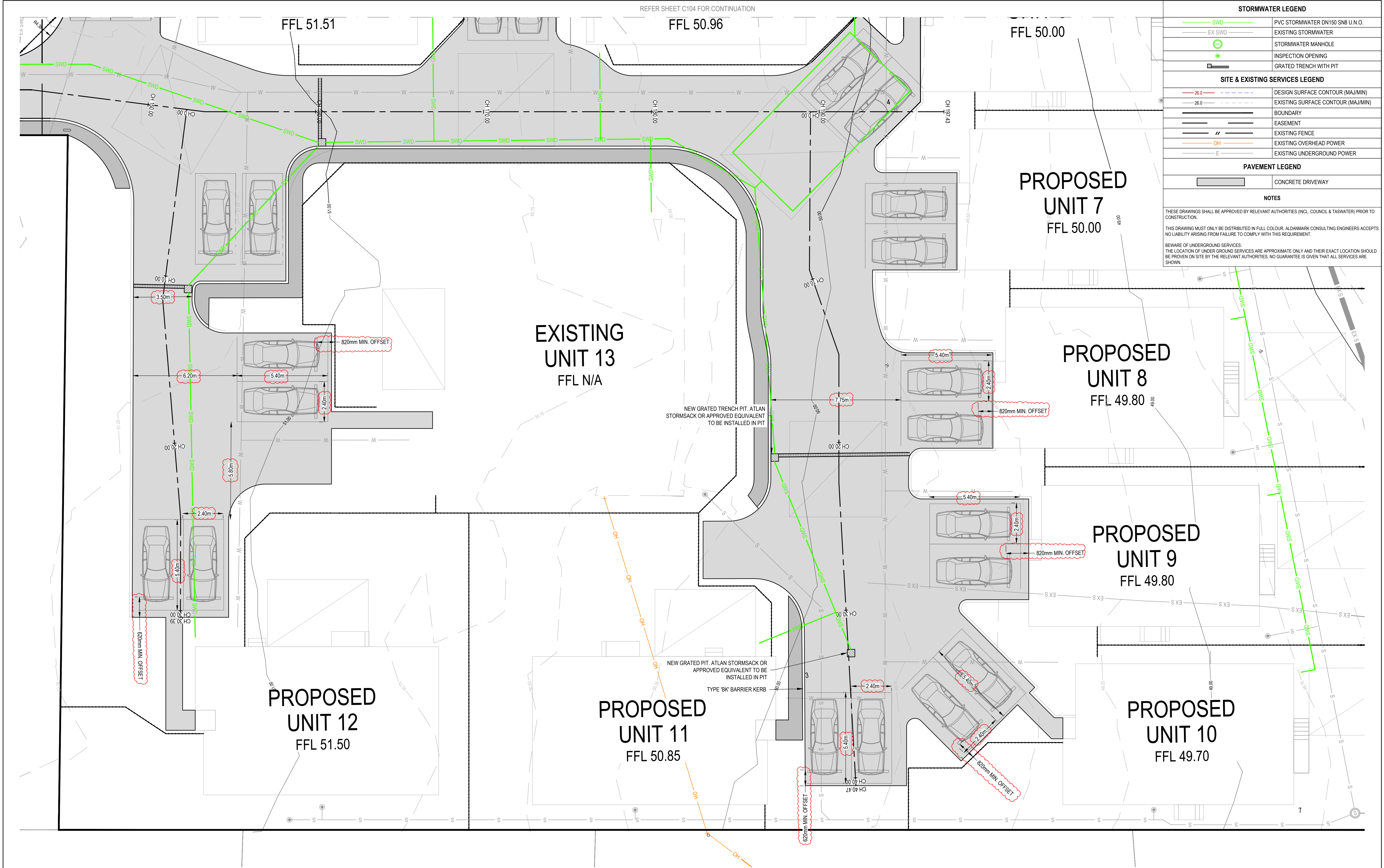
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ROAD AND STORMWATER PLAN - SHEET 2
SCALE 1:100 (A1)

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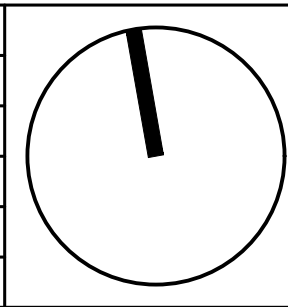


STORMWATER LEGEND	
SWD	PVC STORMWATER DN150 SN8 U.N.O.
EX SWD	EXISTING STORMWATER
SEW	STORMWATER MANHOLE
IO	INSPECTION OPENING
GR	GRATED TRENCH WITH PIT
SITE & EXISTING SERVICES LEGEND	
26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
---	BOUNDARY
---	EASEMENT
---	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
PAVEMENT LEGEND	
---	CONCRETE DRIVEWAY
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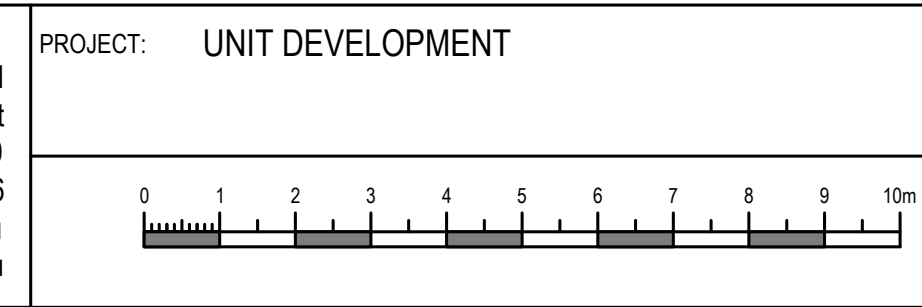


STORMWATER LEGEND	
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	EXISTING STORMWATER
	STORMWATER MANHOLE
	INSPECTION OPENING
	GRATED TRENCH WITH PIT
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
PAVEMENT LEGEND	
	CONCRETE DRIVEWAY
NOTES	
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			DESIGN:	LG
B	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	10/10/2025	CHECKED:	NM
A	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	7/08/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	



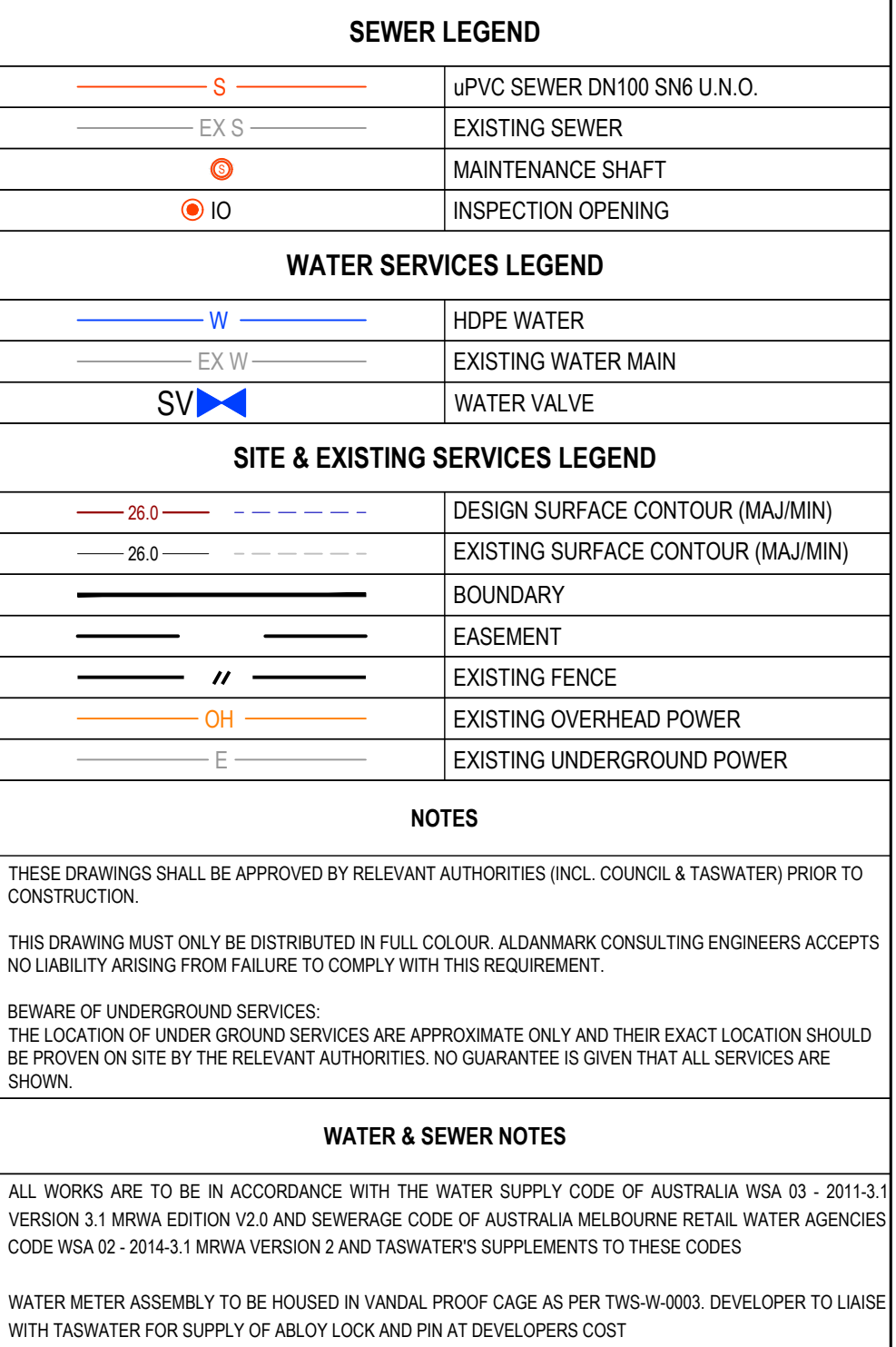
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ADDRESS: 12 JUBILEE AVENUE
BRIGHTON

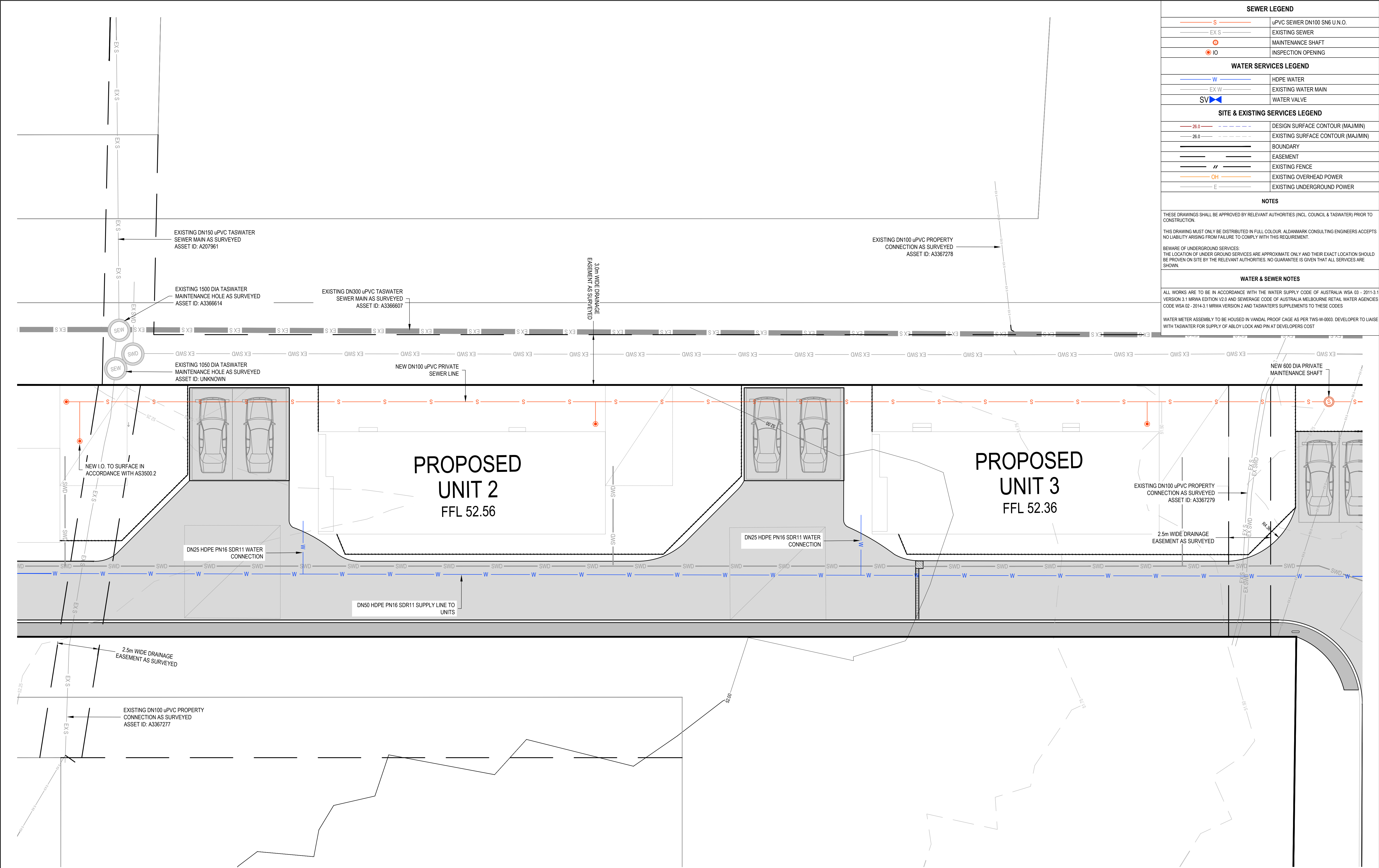
CLIENT: CREATIVE HOMES

SHEET: ROAD AND STORMWATER PLAN - SHEET 4	SCALE: 1:100	TOTAL SHEETS: 14	SIZE: A1
PROJECT No: 24E35-24	SHEET: C105	REV: B	



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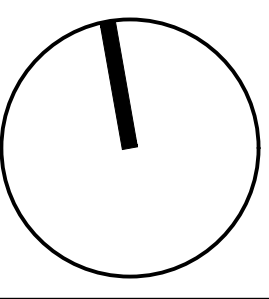
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SCALE: 1:100	TOTAL SHEETS: 14	SIZE: A1
PROJECT No: 24E35-24	SHEET: C106	REV: A



SEWER LEGEND	
	uPVC SEWER DN100 SN6 U.N.O.
	EXISTING SEWER
	MAINTENANCE SHAFT
	INSPECTION OPENING
WATER SERVICES LEGEND	
	HDPE WATER
	EXISTING WATER MAIN
	WATER VALVE
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
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SEWER AND WATER PLAN - SHEET 2
SCALE 1:100 (A1)

			DRAWN:	LG
			CHECKED:	NM
			DESIGN:	LG
			CHECKED:	NM
A	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	25/09/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	



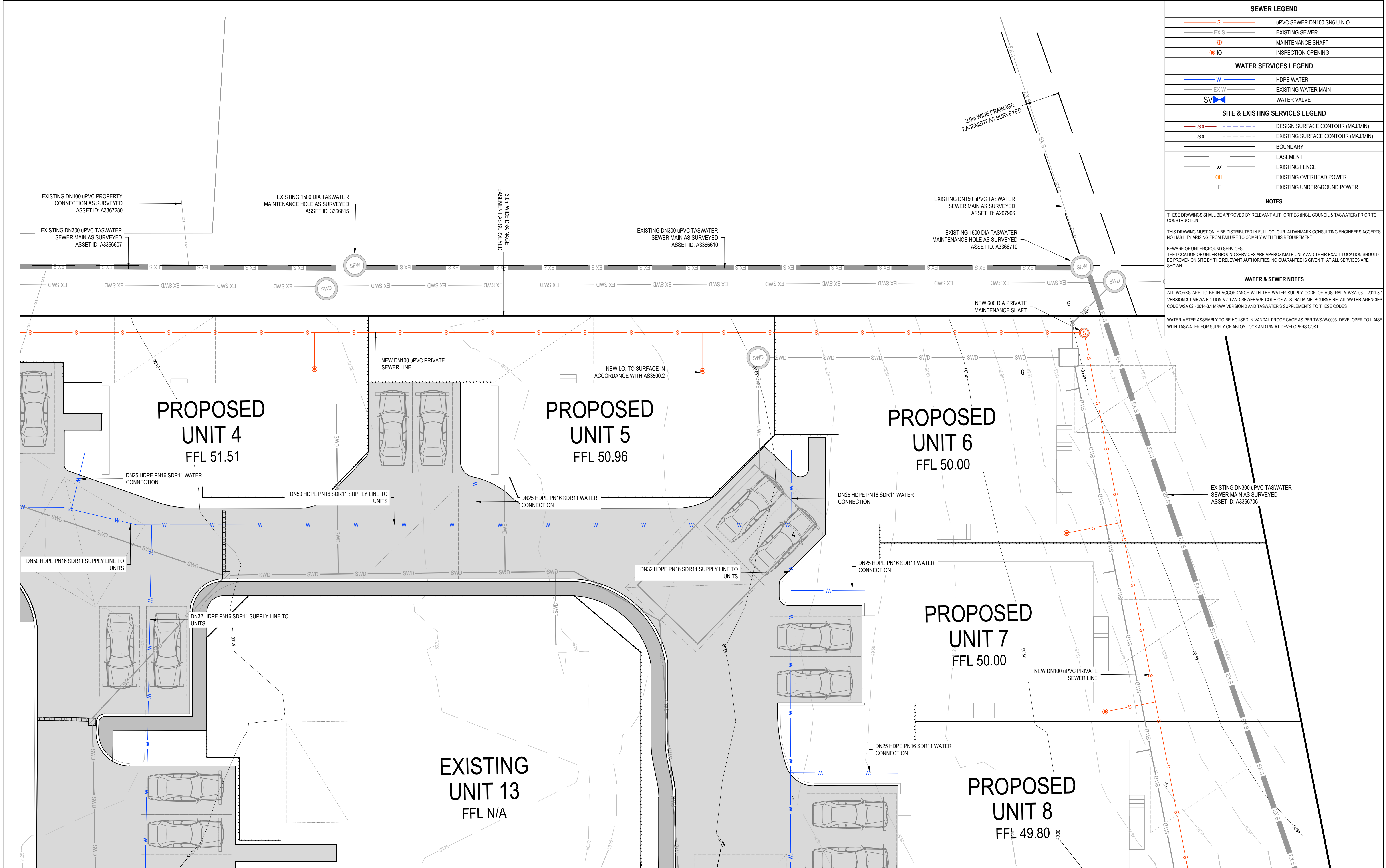
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PROJECT:	UNIT DEVELOPMENT

ADDRESS:	12 JUBILEE AVENUE BRIGHTON
CLIENT:	CREATIVE HOMES

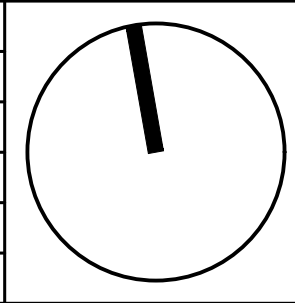
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SCALE:	1:100	TOTAL SHEETS:	14
PROJECT No:	24E35-24	SHEET:	C107
REV:	A	SIZE:	A1





SEWER LEGEND	
	uPVC SEWER DN100 SN6 U.N.O.
	EXISTING SEWER
	MAINTENANCE SHAFT
	INSPECTION OPENING
WATER SERVICES LEGEND	
	HDPE WATER
	EXISTING WATER MAIN
	WATER VALVE
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
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REV	ISSUE	DATE	APPROVAL	

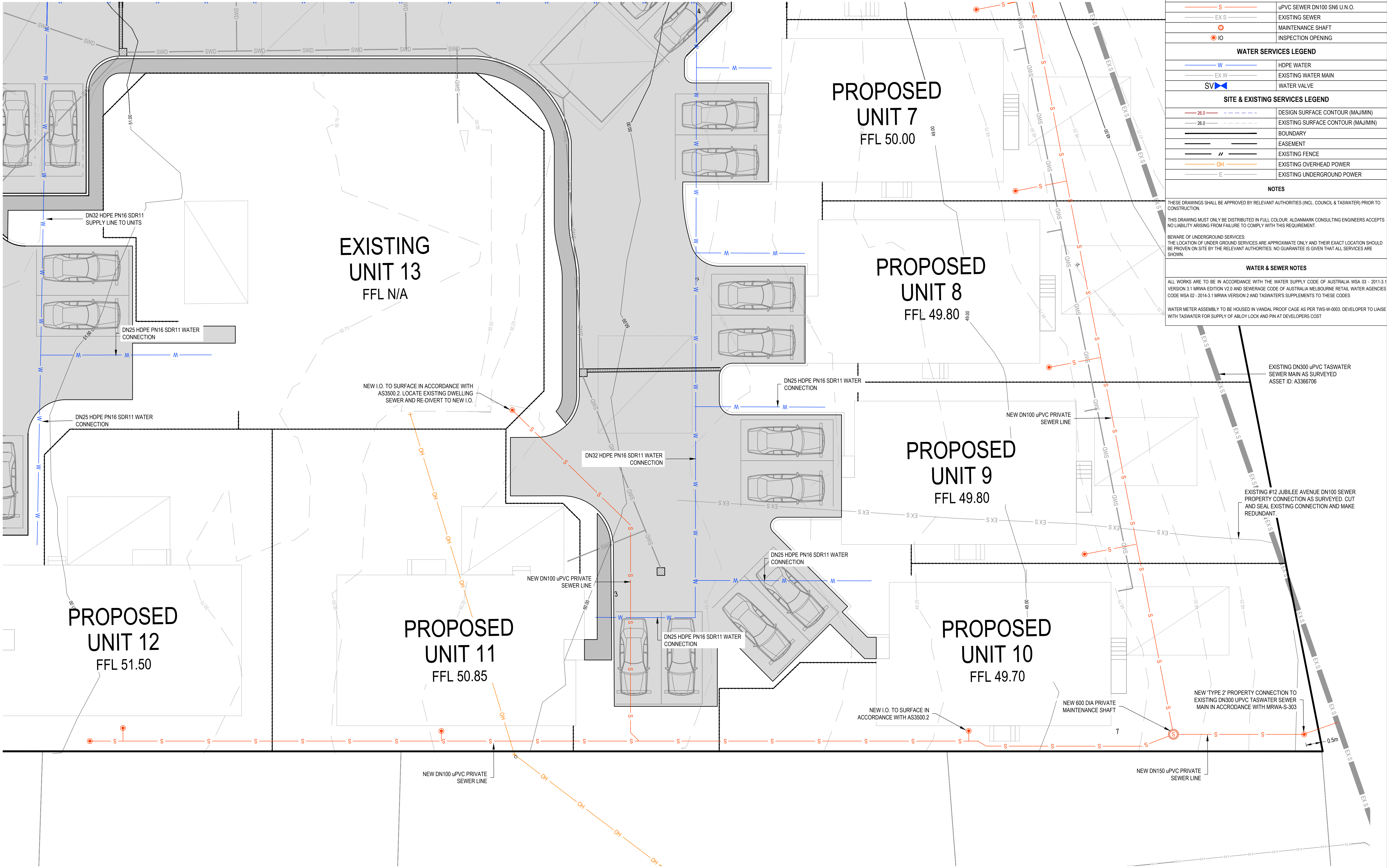


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PROJECT:	UNIT DEVELOPMENT

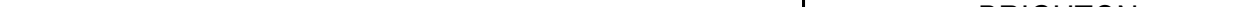
ADDRESS:	12 JUBILEE AVENUE BRIGHTON
CLIENT:	CREATIVE HOMES

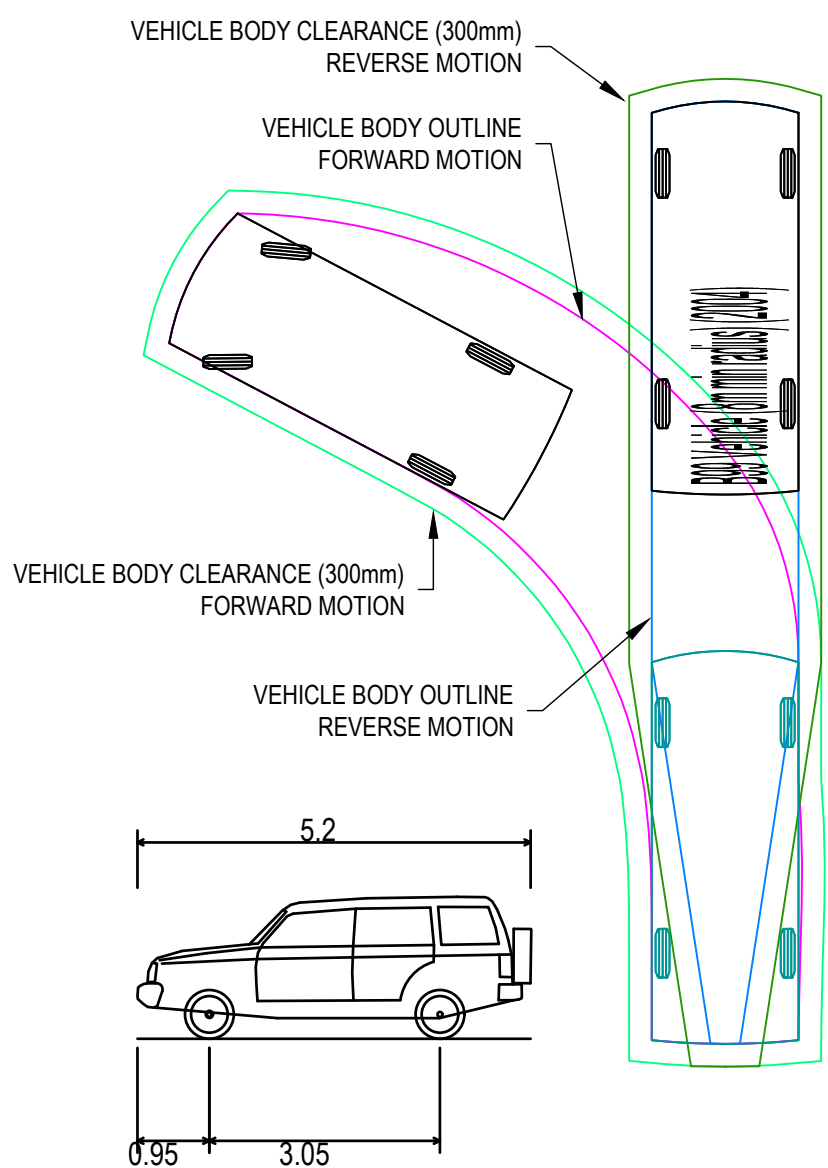
SHEET:	SEWER AND WATER PLAN - SHEET 3		
SCALE:	1:100	TOTAL SHEETS:	14
PROJECT No:	24E35-24	SHEET:	C108
REV:	A	SIZE:	A1



SEWER LEGEND	
S	uPVC SEWER DN100 S/N6 U.N.O.
EX S	EXISTING SEWER
IO	MAINTENANCE SHAFT
IO	INSPECTION OPENING
WATER SERVICES LEGEND	
W	HDPE WATER
EX W	EXISTING WATER MAIN
SV	WATER VALVE
SITE & EXISTING SERVICES LEGEND	
26.0	DESIGN SURFACE CONTOUR (MAJ/MIN)
26.0	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
//	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
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SEWER AND WATER PLAN - SHEET 4
SCALE 1:100 (A1)

			DRAWN: LG			Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au	PROJECT: UNIT DEVELOPMENT	ADDRESS: 12 JUBILEE AVENUE BRIGHTON	SHEET: SEWER AND WATER PLAN - SHEET 4		
			CHECKED: NM								
			DESIGN: LG								
			CHECKED: NM								
A	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	25/09/2025	VERIFIED: -			CLIENT: CREATIVE HOMES	SCALE: 1:100	TOTAL SHEETS: 14	SIZE: A1		
REV	ISSUE	DATE	APPROVAL				PROJECT No: 24E35-24	SHEET: C109	REV: A		



B99 Vehicle (8m min radius) (2004)	
Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	8.000m

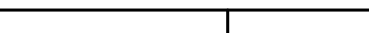
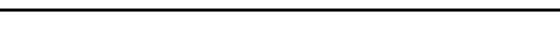
VEHICLE TURNPATH - LEGEND

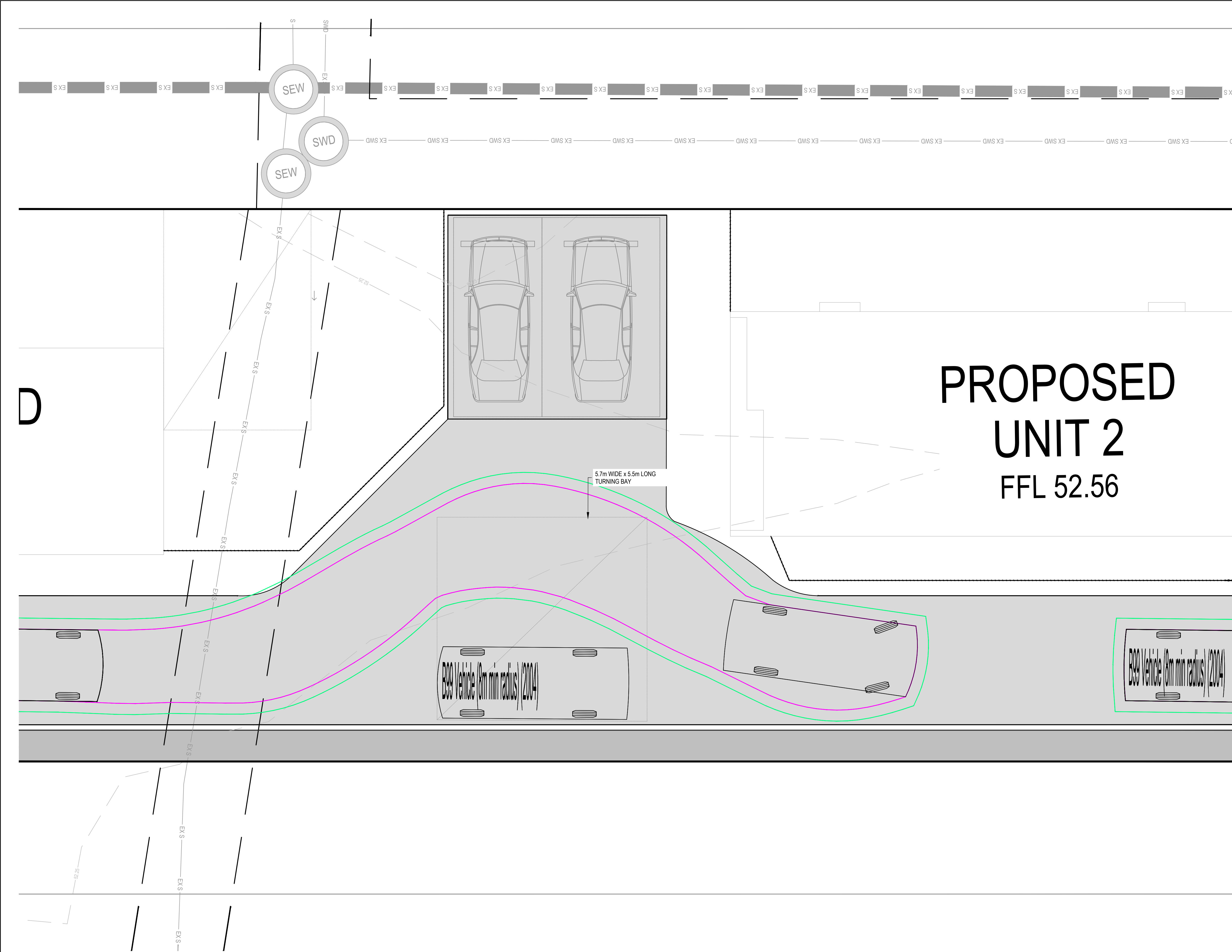
SCALE 1:100 (A1)

FROM AUTOCAD CIVIL 3D VEHICLE TRACKING SOFTWARE

TURNPATH PLAN - SHEET 1

SCALE 1:50 (A1)

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			CHECKED:	NM					CLIENT: CREATIVE HOMES		SCALE: 1:50		TOTAL SHEETS: 14	SIZE: A1
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A	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	25/09/2025	VERIFIED:	-										
REV	ISSUE	DATE	APPROVAL											

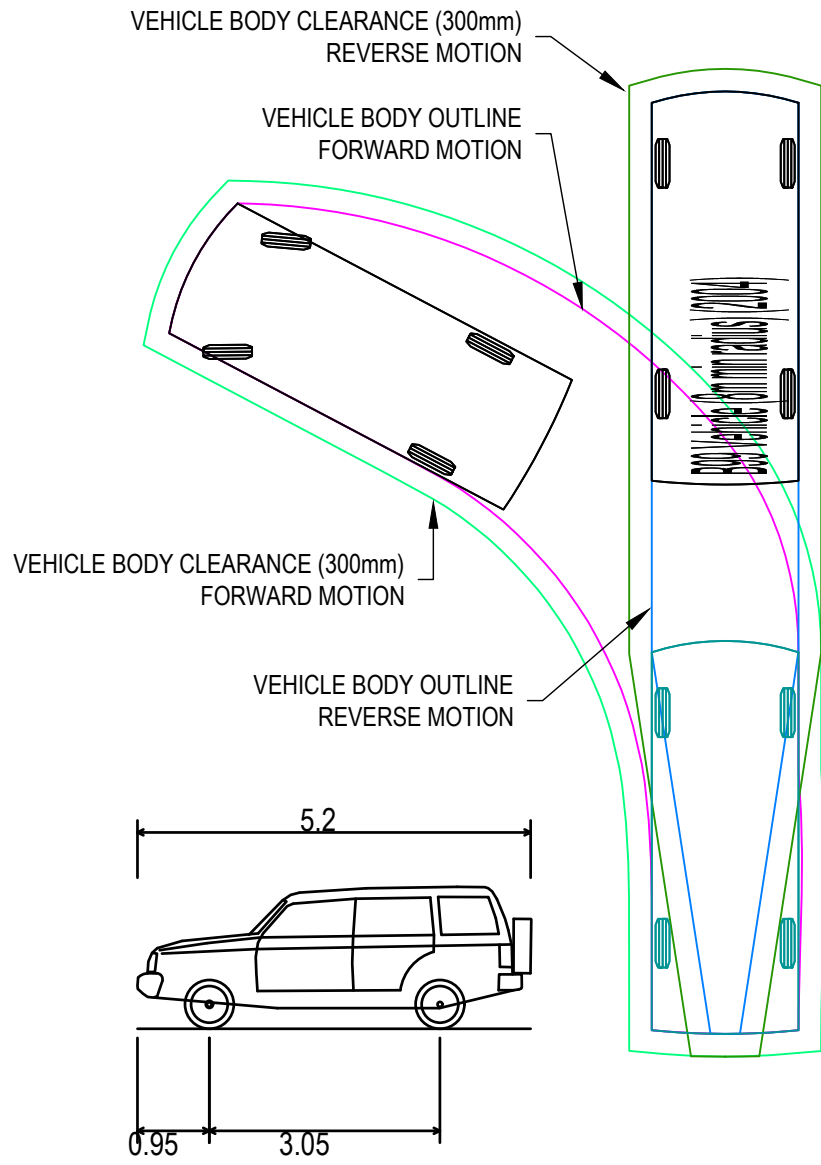


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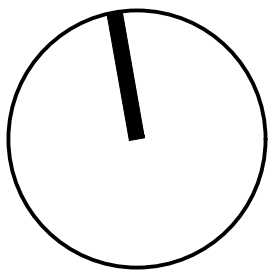
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Curb to Curb Turning Radius	8.000m

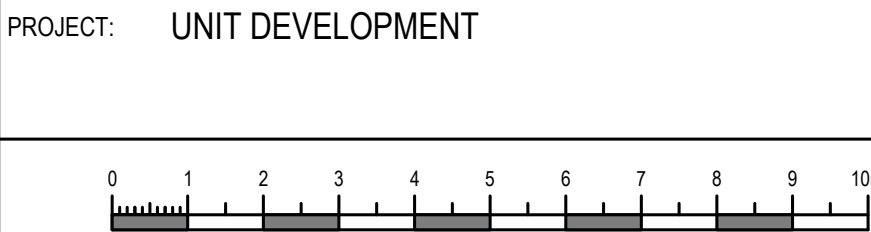
VEHICLE TURNPATH - LEGEND
SCALE 1:100 (A1)
FROM AUTOCAD CIVIL 3D VEHICLE TRACKING SOFTWARE

TURNPATH PLAN - SHEET 2
SCALE 1:50 (A1)

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B	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	10/10/2025	CHECKED:	NM
A	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	25/09/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	



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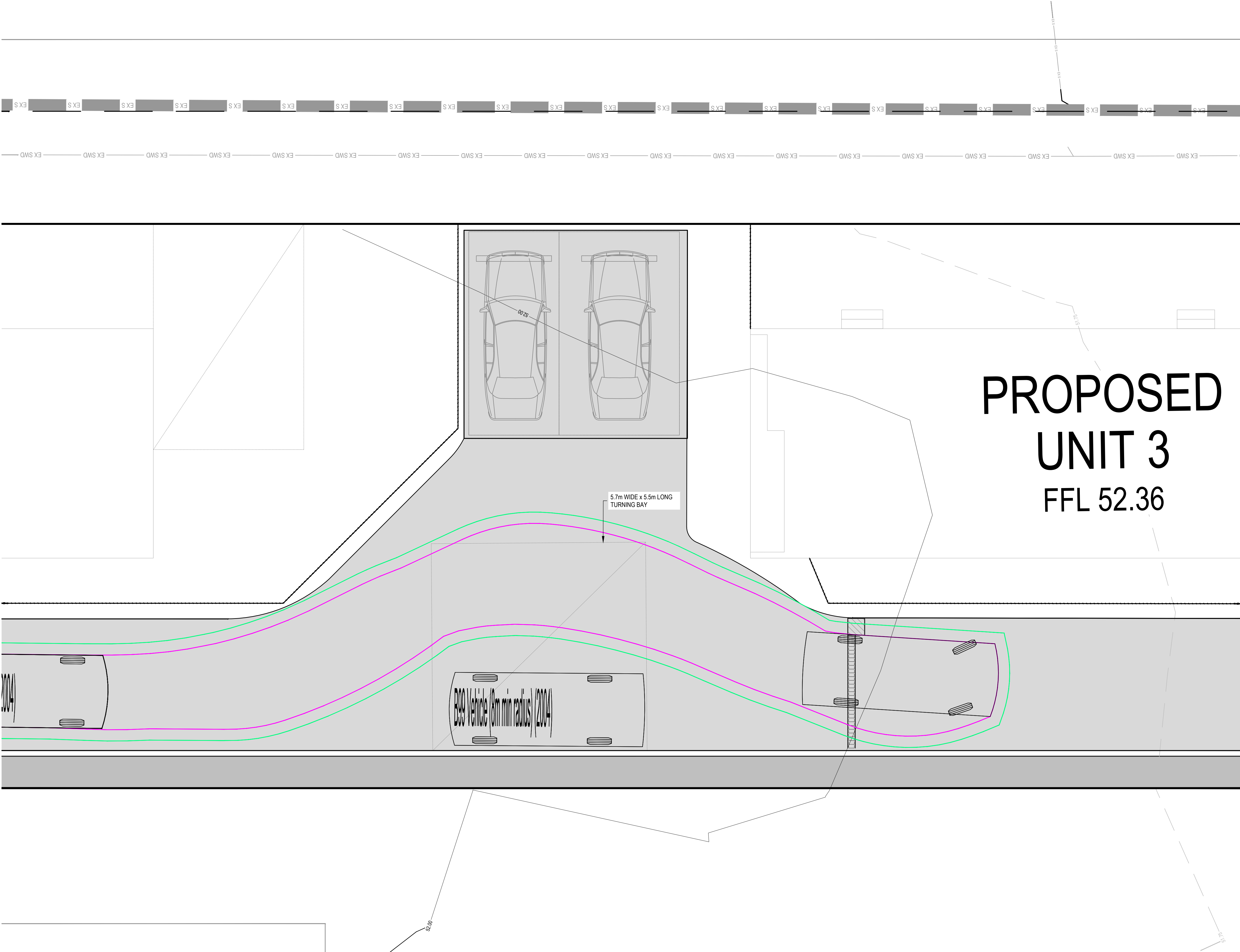
PROJECT: UNIT DEVELOPMENT

ADDRESS: 12 JUBILEE AVENUE
BRIGHTON

CLIENT: CREATIVE HOMES

SHEET: TURNPATH PLAN - SHEET 2

SCALE: 1:50	TOTAL SHEETS: 14	SIZE: A1
PROJECT No: 24E35-24	SHEET: C111	REV: B

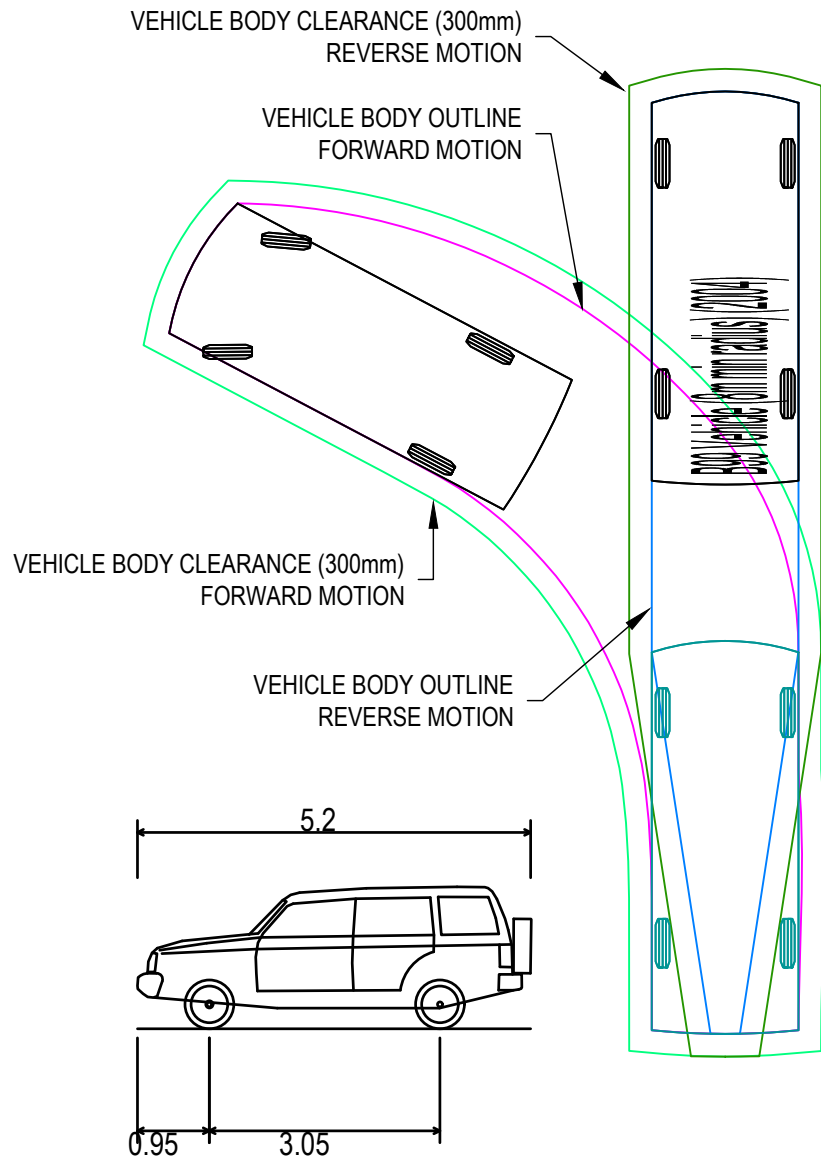


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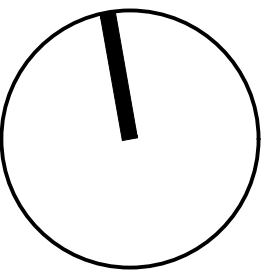


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SCALE 1:100 (A1)
FROM AUTOCAD CIVIL 3D VEHICLE TRACKING SOFTWARE

TURNPATH PLAN - SHEET 3
SCALE 1:50 (A1)

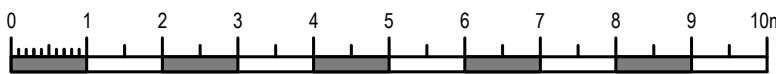
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A	PRELIMINARY ISSUE - NOT FOR CONSTRUCTION	25/09/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	



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PROJECT: UNIT DEVELOPMENT



ADDRESS: 12 JUBILEE AVENUE
BRIGHTON

CLIENT: CREATIVE HOMES

SHEET: TURNPATH PLAN - SHEET 3

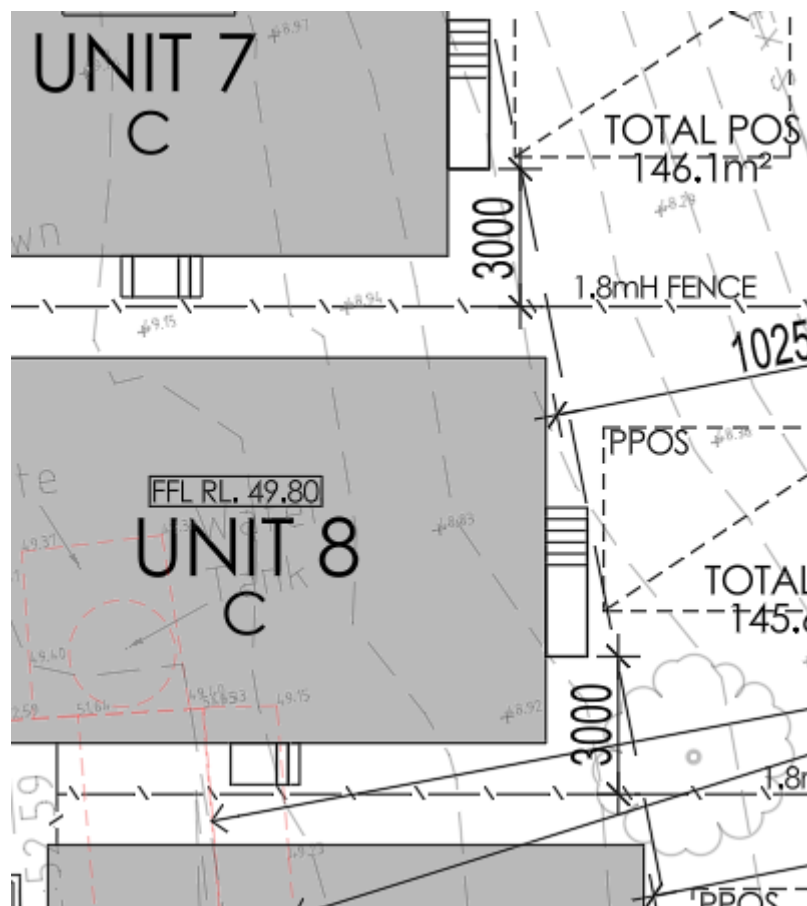
SCALE: 1:50	TOTAL SHEETS: 14	SIZE: A1
PROJECT No: 24E35-24	SHEET: C112	REV: B

APPLICATION FOR PLANNING PERMIT (DA 2025 / 00006)
MULTIPLE DWELLINGS X 13 (12 NEW AND 1 EXISTING), 12 JUBILEE AVENUE, BRIGHTON

1. Provide a site plan/elevation plan showing the compliance of Clause 8.4.6 A1(c) for Unit 8

Advice: U8 seems to have a deck that has a finished floor level of 1m higher than existing ground level.

Units 6 – 10 decks have been amended to ensure the position is a minimum of 3m from the fence separating the units in order to facilitate the maintaining of privacy through the prevention of overlooking. Additional dimensions have been added to demonstrate this.

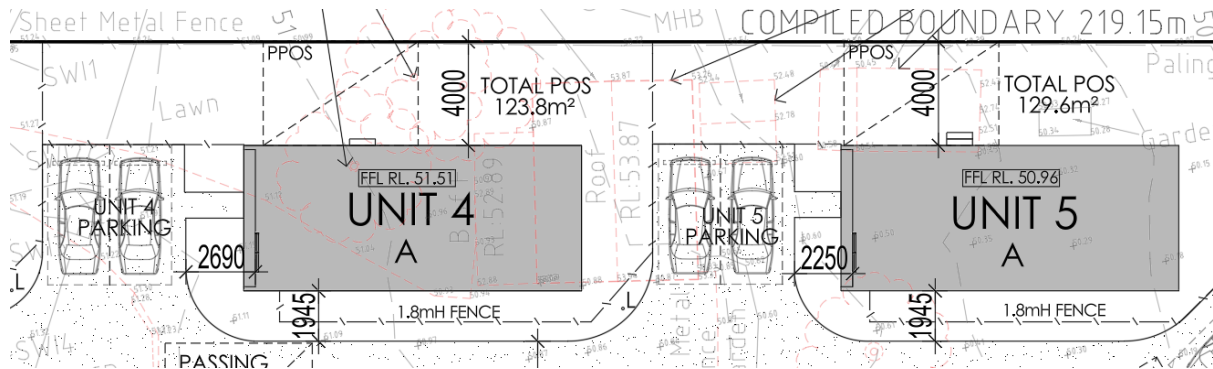


2. Provide a site plan/elevation plan showing the compliance of Clause 8.4.6 A3 for Units 4 and 5

Advice: U4 & U5 front windows have a distance of less than 2.5m to the shared driveway and have no proposed screening or to be obscured.

The front lounge room windows to unit 4 & 5 do not face a shared driveway – they face an area of designated parking for the exclusive use of that unit. Therefore since it is not a shared space, screening or obscuring of windows is not required.

See below for dimensions



3. A stormwater report from a suitably qualified individual or organisation providing:
 - a. Confirmation of the connection point referenced on the plan set as being the one that services the allotment.
 - b. Provides detention within the site to predevelopment levels.
 - c. Provides treatment of all stormwater in accordance with the Tasmanian Stormwater Policy Guidance and Standards for Development 2021.
 - d. Provides for capture of surface water to low lying areas within the site to address any flooding risk.

Refer stormwater report accompanying this response.

4. Submit an amendment of the plan set to better address C2.6.2 A1.1 (a) (iii) or address the performance criteria in full in writing.

P1

All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:

- (a) the characteristics of the [site](#);

The access way has a simple design with few corners (majority of driveway is long and straight) and light slope which maximises visibility whilst driving. Therefore, the characteristics of the site will not prevent the provision of convenient, safe and efficient access, circulation and parking.

- (b) the proposed slope, dimensions and layout;

The site has a gentle slope. The size of parking bays, driveway widths and passing bays comply with AS 2890.1 are appropriate to the nature and use of the development. The language of the design of passing bays and parking also creates a predictable pattern allowing for the provision of convenient, safe and efficient access, circulation and parking.

- (c) useability in all weather conditions;

The access and parking surfaces will be constructed from reinforced concrete to Engineer's details. Drainage of the surface in wet weather will also be provided as per Engineer's designs in accordance with relevant standards and will be suitable for use in all weather conditions allowing for the provision of convenient, safe and efficient access, circulation and parking.

- (d) vehicle and pedestrian traffic safety;

The proposed access and parking areas will be marked with appropriate lines and signage including speed limit signage, pedestrian crossings, and parking bay line marking making them readily identifiable in order to provide convenient, safe and efficient access, circulation and parking.

- (e) the nature and [use](#) of the [development](#);

The nature and use of the development is residential, and as determined in the traffic impact assessment for the site, the design of the access, circulation and parking for the development is acceptable and appropriate for the use. The width and layout of the internal driveway has been designed to provide safe and efficient vehicular access, ensuring vehicles can enter, circulate and leave in a forward-driving direction.

- (f) the expected number and type of vehicles;

Consideration has been given to the use of the development and the design of the access, circulation and parking areas, and as shown in the Traffic Impact Assessment, the design has been shown to be acceptable for the estimated number of vehicle movements and the type of vehicles typically associated with this type of development.

According to the Traffic Impact Assessment "the development is estimated to generate a total of 81 daily vehicle movements, with nine of these movements likely to occur during the peak periods, representing on average less than one vehicle movement every five minutes". In accordance with AS 2890.1 "As a guide, 30 or more movements in a peak hour would usually require provision for 2 vehicles to pass on the driveway, i.e. a minimum width of 5.5m. On long driveways, passing opportunities should be provided at least every 30m". Therefore as the estimated number of traffic movements in peak hours is less than 30, it is acceptable for the driveway width to be a lesser width with passing bays every 30 metres as has been provided for in the design of this development.

- (g) the likely [use](#) of the parking areas by persons with a disability;

This development has been designed to comply with Liveable Housing standards silver and gold level and as such the final civil designs will provide compliance with maximum gradients and requirements for parking areas for those standards, which will also be appropriate for the use by persons with a disability.

- (h) the nature of traffic in the surrounding area;

As demonstrated in the traffic impact assessment, the development is unlikely to affect the nature of the traffic in the surrounding area. As stated in the Traffic Impact Assessment "The surrounding road network is of a suitable standard to accommodate the low increase in traffic flow. There is sufficient sight distance at

the existing vehicular access to enable vehicles to enter and leave the development site in a safe and efficient manner”.

- (i) the proposed means of parking delineation; and

Parking spaces will be delineated with line marking paint in accordance with AS 1742.2 which provides detailed guidelines for the design, installation, and maintenance of road line markings in urban areas, including dimensions, colours, and placement of markings.

- (j) the provisions of *Australian [Standard](#) AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking* and *AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities*.

The parking, access ways, manoeuvring and circulation spaces have been designed in accordance with AS2890.1 to provide convenient, safe and efficient parking.

- 5. Provide further details for the safe passage of pedestrians within the complex across the internal driveway including level changes encountered.

The safe passage of pedestrians has been addressed in the Traffic Impact Assessment.

“The development will require pedestrians to cross the driveway at certain locations, at each location suitable sight lines will be available.”

“Where possible barrier kerb will be used to separate the pathway from the driveway, similar to urban streets, where this treatment is considered appropriate. Number of vehicle and pedestrian movements within the development is expected to be low, generating a low conflict risk.”

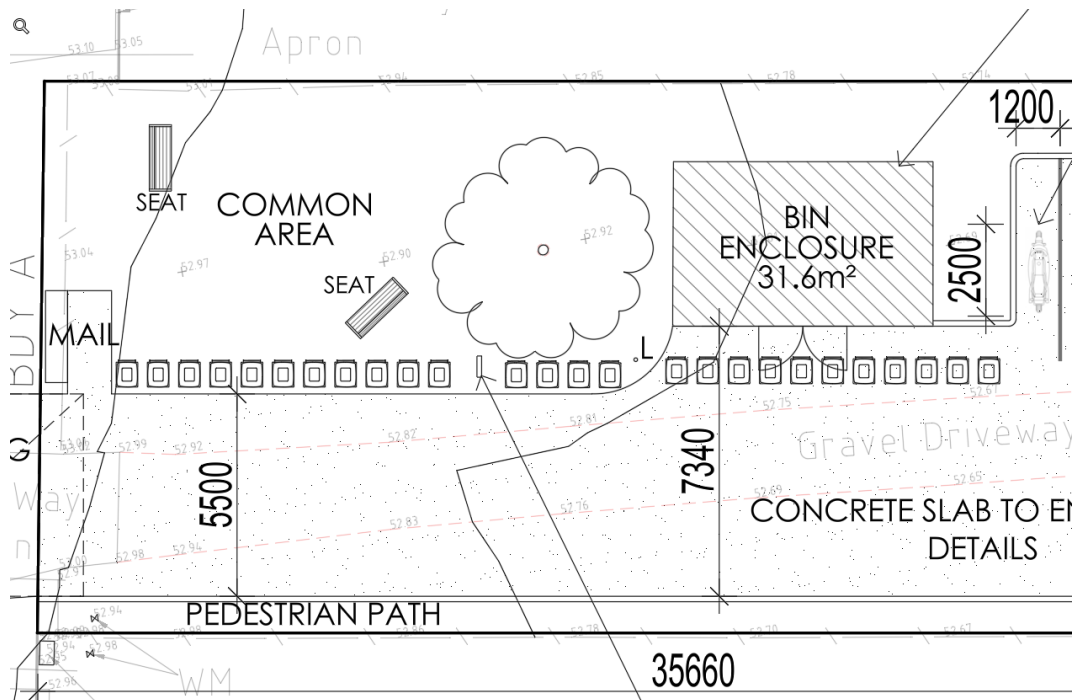
“A 10 km/h shared speed limit will be installed at the beginning of the site, to moderate the operating speed of vehicles.”

“Where the pathway crosses the internal road, it will be delineated with road markings, defining the pathway and pedestrian crossing areas” in accordance with AS 1742.2 which provides detailed guidelines for the design, installation, and maintenance of road line markings in urban areas, including dimensions, colours, and placement of markings.

“The proposed safety measures are expected to ensure pedestrians can move around the development site in a safe and convenient manner, meeting the objective of the planning scheme.”

- 6. In order to determine the compliance of the Parking and Sustainable Transport Code, please provide a site waste management strategy and statement to address:
 - a. Placement area for up to 26 mobile rubbish and recycling bins on collection day.

Placement of 26 bins are possible along the side of the driveway adjacent to the common area and the waste storage enclosure.



BIN PLACEMENT

- b. Provide for the pickup of requirements of Councils waste collection contractor and their vehicle.

Vehicle access and turning diagrams for collection have been provided in the Traffic Impact Assessment.

- c. Provide for the collection vehicle to enter the site and either turn within the site or undertake collection without blocking access for other vehicles.

The collection zone is located in an area where the driveway width provides for 2 way traffic and therefore should not block other vehicles.

- d. Any other nuisances created with the design waste storage and management proposal.

None foreseen.

7. Pursuant to the *Water and Sewerage Industry Act 2008* your application has been referred to TasWater. TasWater has requested for additional information (Ref No. TWDA 2025/00046-BTN) which was forwarded to you on 23 January 2025. Please provide response to Council, we in turn will forward it to TasWater.

Refer response provided by Aldanmark Consulting Engineers.