



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062323

PROPOSAL: Dwelling

LOCATION: 23 Eonia Avenue, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 26/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 26/08/2026. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 26/08/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Construction of a single dwelling**

Location: **23 Eonia Avenue RISDON VALE**

Personal Information Removed

Is the property on the Tasmanian Heritage Register?

Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

N/A

Current use of site: **Vacant Land**

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



SEARCH OF TORRENS TITLE

VOLUME 185311	FOLIO 63
EDITION 1	DATE OF ISSUE 18-July-2023

SEARCH DATE : 25-June-2026

SEARCH TIME : 10.08 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 63 on Sealed Plan [185311](#)

Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude Campbell Cox

Prior CT [183638/125](#)

SCHEDULE 1

[E194624](#) TRANSFER to PHAROS CUSTODIANS PTY LTD Registered
24-Apr-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP185311](#) EASEMENTS in Schedule of Easements

[SP185311](#) COVENANTS in Schedule of Easements

[SP185311](#) FENCING COVENANT in Schedule of Easements

[SP168081](#), [SP172459](#) & [SP174507](#) COVENANTS in Schedule of Easements

[SP164707](#), [SP168081](#), [SP172459](#) & [SP174507](#) FENCING PROVISION in Schedule of Easements

[C788114](#) NOTICE of Notified Corridor under Section 15 of the Major Infrastructure Development Approvals Act 1999 affecting the land therein described Registered
11-May-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N229007 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Pharos Custodians Pty Ltd to Deepthi Dammika Ranasinghe and Niranjala Piyangani Perera Jayasuriya Arachchige

TRANSFER Pharos Custodians Pty Ltd to Homes Tasmania
MORTGAGE Deepthi Dammika Ranasinghe and Niranjala Piyangani Perera Jayasuriya Arachchige and Homes Tasmania to B&E Ltd Lodged by SOUTHERN PROPERTY & CONVEYANCING on 20-May-2026 BP: N229007

E461592 MORTGAGE to B&E Ltd Lodged by WALLACE WILK & WEB on

18-June-2026 BP: N228946

N228946 TRANSFER to DEEPTHI DAMMIKA RANASINGHE and NIRANJALA
PIYANGANI PERERA JAYASURIYA ARACHCHIGE Lodged by
WALLACE WILK & WEB on 18-June-2026 BP: N228946

N228977 TRANSFER to HOMES TASMANIA Lodged by WALLACE WILK &
WEB on 18-June-2026 BP: N228946

OWNER PHAROS CUSTODIANS PTY LTD FOLIO REFERENCE C.T.183638/125 & C.T.181250/502 GRANTEE PART OF LOT 31801 (248A-1R-OP) GTD. TO FANE CLAUDE CAMPBELL COX	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0400-114-824 CITY OF CLARENCE SCALE 1: 1,000 LENGTHS IN METRES	REGISTERED NUMBER SP185311 APPROVED EFFECTIVE FROM 18 JUL 2023 <i>Ren</i> Recorder of Titles
LOT 601 IS COMPILED FROM C.T.183638/125 & THIS SURVEY		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

(SP168678) PRIORITY FINAL PLAN

(SP127474)

[Signature]
Registered Land Surveyor

8-6-2023
Date

Cn
Council Delegate *Claire Shea*

30-06-2023
Date





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185311

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 59 to 61, 80 to 85 and Lot 601 (all inclusive) (the "Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide on the Plan (the "Easement Land").

Lots 62 to 68 (all inclusive) (the "Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide on the Plan (the "Easement Land").

Lots 59 to 61, 80 to 85 and Lot 601 (all inclusive) (the "Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council.

Lots 62 to 68 (all inclusive) (the "Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide" in favour of the Clarence City Council.

Lot 601 is subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council and more fully set forth in SP174507.

(SP174507)

Lot 601 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" (SP174507) and more fully set forth in SP174507.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REF: 183638/125 and 181250/502 SOLICITOR & REFERENCE: William Justo: WCJ 069028	PLAN SEALED BY: Clarence City Council DATE: 30th June 2023 PPPLAN/PTD-2019/ REF NO. 008974 Stage 6 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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of EP

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185311
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502	

Fencing Covenant

The owner of each Lot on the Plan covenants with the Vendors, Pharos Custodians Pty Ltd, that the Vendors shall not be required to fence.

Restrictive Covenants

& that part of Lot 301 formerly comprised in Lot 502 on Sealed Plan 181250
 Lots 87, 88, 89, 90 and 602 are each subject to Restrictive Covenants more fully set forth in SP168081, SP172459, and SP174507, & SP181250
 and that part of Lot 301 formerly comprised in Lot 125 on Sealed Plan 183638
 Lots 80 to Lot 86 (inclusive), and Lot 601 are each subject to Restrictive Covenants more fully set forth in SP183638, SP168081, SP172459 & SP174507

Definitions:

Pipeline and Services Easement is defined as follows:-

FIRSTLY, THE FULL RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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SP E.P.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 185311
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502	

- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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CP
E.P.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 185311
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502	

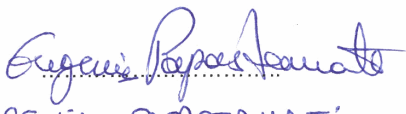
"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

EXECUTED by Pharos Custodians Pty Ltd
(ACN 131 759 807) in accordance with
section 127 of the *Corporations Act 2001*:

Signature: 

Name: **ANTONIOS PAPASTAMATIS**
PLEASE PRINT

Director

Signature: 

Name: **EUGENIA PAPASTAMATIS**
PLEASE PRINT

Director/Secretary *

* Delete as appropriate

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

pharodpl_069028_007.docx

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 25-June-2026

SEARCH TIME : 10:08 am

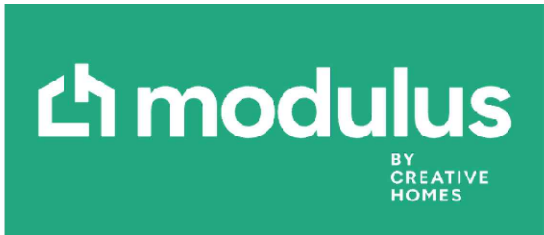
CT: 185311/63

N229007 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Pharos Custodians Pty Ltd to Deepthi Dammika
Ranasinghe and Niranjala Piyangani Perera Jayasuriya
Arachchige
TRANSFER Pharos Custodians Pty Ltd to Homes Tasmania
MORTGAGE Deepthi Dammika Ranasinghe and Niranjala
Piyangani Perera Jayasuriya Arachchige and Homes
Tasmania to B&E Ltd Lodged by SOUTHERN PROPERTY &
CONVEYANCING on 20-May-2026 BP: N229007

N228946 TRANSFER to DEEPTHI DAMMIKA RANASINGHE and NIRANJALA
PIYANGANI PERERA JAYASURIYA ARACHCHIGE Lodged by
WALLACE WILK & WEB on 18-June-2026 BP: N228946

N228977 TRANSFER to HOMES TASMANIA Lodged by WALLACE WILK &
WEB on 18-June-2026 BP: N228946

E461592 MORTGAGE to B&E Ltd Lodged by WALLACE WILK & WEB on
18-June-2026 BP: N228946



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PROJECT ADDRESS: LOT 63, 23 EONIA AVENUE, RISDON VALE

TITLE REFERENCE: VOLUME: 185311 FOLIO: 63

CLIENTS: N. ARACHCHIG & D. RANASINGHE

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 DRIVEWAY LONG SECTION

FLOOR AREAS:	FLOOR AREA:	122.4 m²
	PORCH:	1.2 m²
	GARAGE:	23.4 m²
	TOTAL AREA:	147.0 m²
	DECK:	15.3 m²

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

CLIMATE ZONE: 7

BUSHFIRE ATTACK LEVEL: TBC

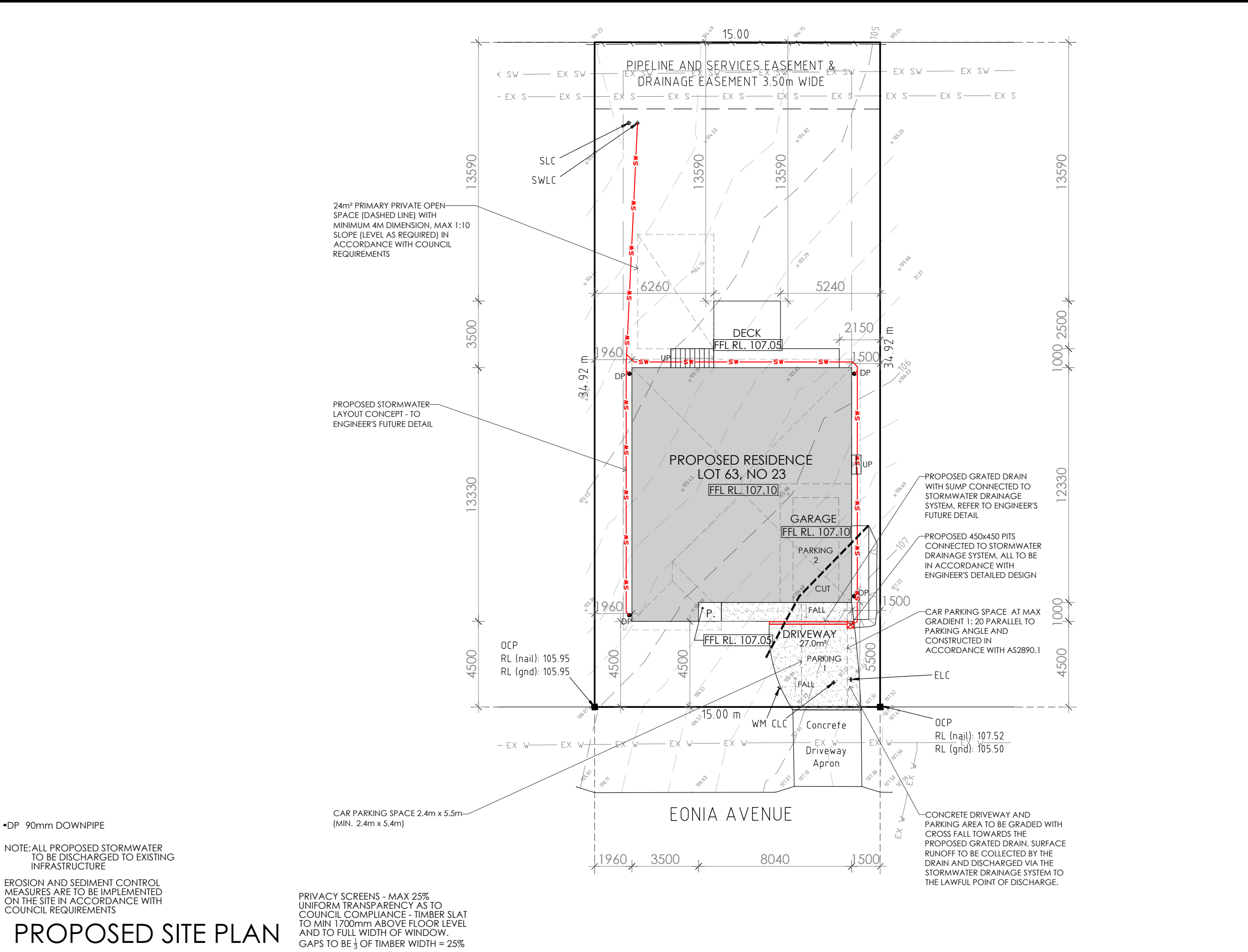
ALPINE AREA: N/A

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

Document	Revision	By
Working drawings planning issue (these drawings)	C	Creative Homes Hobart
Survey plan SP185311-2	A	Rogerson & Birch Surveyors
Soil assessment		Doyle Soil Consulting



NOTES

SITE PREPARATION

THE SITE IS TO BE DISTURBED AS MINIMALLY AS POSSIBLE TO THE EXTENT REQUIRED TO CARRY OUT THE BUILDING WORKS.

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC PART 3.2.

UN-RETAINED EMBANKMENT GRADIENTS SHALL BE IN ACCORDANCE WITH NCC TABLE 3.2.1.

DRAINAGE SHALL BE IN ACCORDANCE WITH NCC PART 3.3.2.

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

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

ATTENTION OF OWNER

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

SOIL AND WATER MANAGEMENT NOTES:

DRAINAGE LINES ARE TO BE INSTALLED PRIOR TO THE PLACEMENT OF ROOF AND GUTTERING.

ONCE DWELLING IS ROOFED, CONNECT IMMEDIATELY.

APPLY TEMPORARY COVERING TO DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR MORE DURING CONSTRUCTION (EG. WATERPROOF BLANKET, VEGETATION OR MULCH)

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

LIMIT ENTRY/EXIT TO ONE POINT AND STABILISE.

INSTALL FACILITIES TO REMOVE DIRT/ MUD FROM VEHICLE WHEELS BEFORE THEY LEAVE THE SITE.

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

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

DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

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

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

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

IMPORTANT!

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

SOIL CLASSIFICATION: --

WIND CLASSIFICATION: --

SITE COVERAGE	
SITE AREA	523.8 m ²
PROPOSED BUILDING FOOTPRINT	147.0 m ²
PROPOSED SITE COVERAGE	28.06 %

PROPOSED SITE PLAN

© COPYRIGHT IN WHOLE OR IN PART

02



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:
SK	ISSUED FOR CLIENT REVIEW	AN	03/3/26
A	ISSUED FOR CLIENT REVIEW	AN	03/4/26
B	UPDATED CONTOURS	AN	12/6/26
C	COUNCIL RFI	AN	23/7/26

PRELIMINARY



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JOB ADDRESS: 23 Eonia Avenue Risdon Vale		CLIENT: N. Arachchige & D. Ranasinghe	
DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	2 of 10
DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:200	REV: C		

AREAS:	
FLOOR AREA:	122.4 m ²
PORCH:	1.2 m ²
GARAGE:	23.4 m ²
TOTAL AREA:	147.0 m ²
DECK:	15.3 m ²

LEGEND:	
DP	DOWNPIPE LOCATION
SHR	SHOWER
BTH	BATH
VB	VANITY BASIN
WC	TOILET
WB	WALL HUNG BASIN
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.	

SUB FLOOR VENTILATION	
Zone C	6000
Subfloor wall length	39760
Area of ventilation	238560000
Vent size 230x76	17480
Number of vents	14

PRIVACY SCREENS - MAX 25% UNIFORM TRANSPARENCY IN ACCORDANCE WITH COUNCIL REQUIREMENTS - TIMBER SLAT TO MIN 1700mm ABOVE FLOOR LEVEL AND TO FULL WIDTH OF WINDOW. GAPS TO BE $\frac{1}{3}$ OF TIMBER WIDTH = 25%

PROPOSED FLOOR PLAN

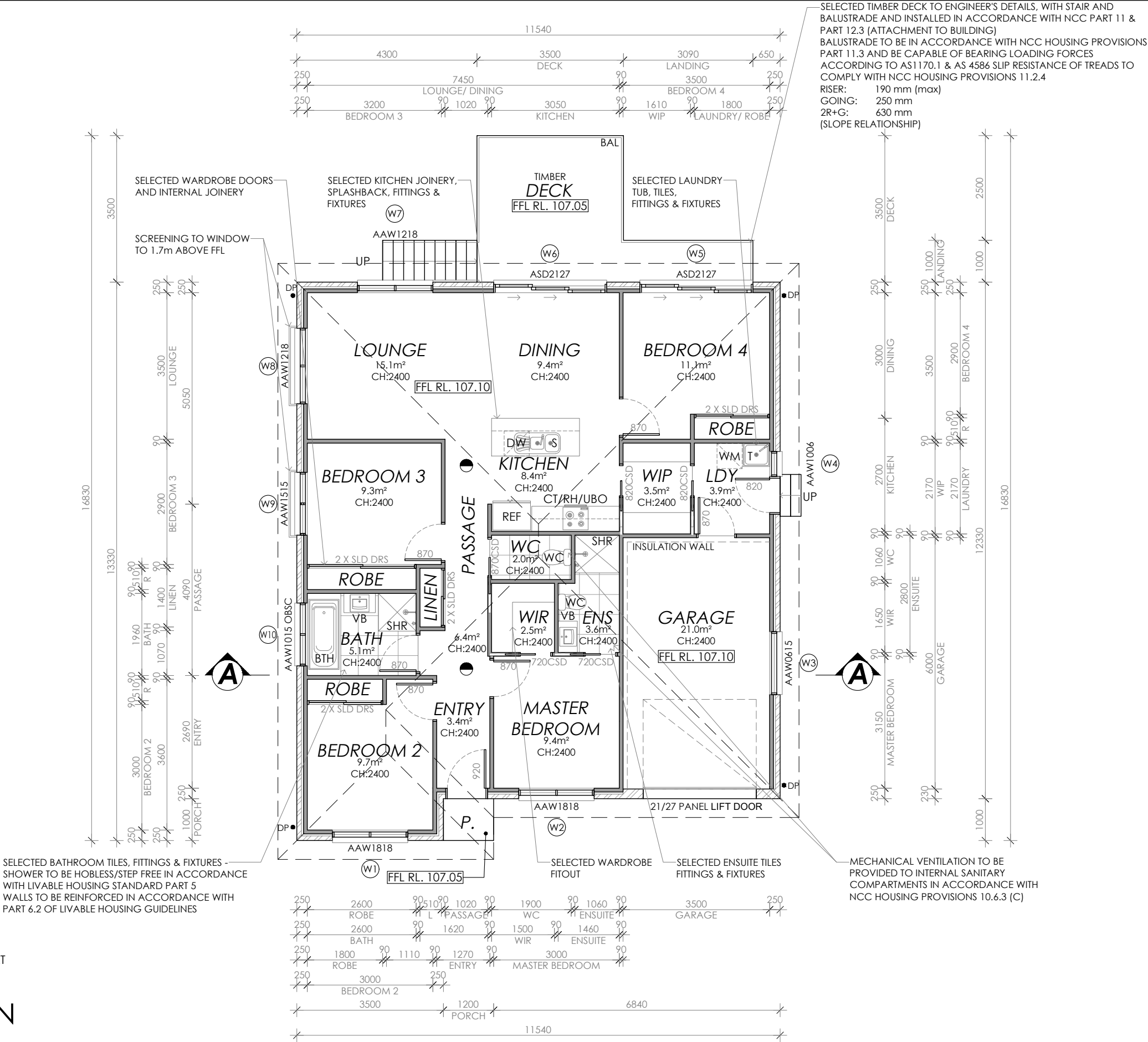
FLOOR AREA: 147.0m²

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03	PROJECT NORTH	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.	REV:	DESCRIPTION:		BY:	DATE:
			SK	ISSUED FOR CLIENT REVIEW		AN	03/3/26
			A	ISSUED FOR CLIENT REVIEW		AN	03/4/26
			B	UPDATED CONTOURS		AN	12/6/26
			C	COUNCIL RFI		AN	23/7/26

PRELIMINARY

creativeHOMES modulusBY CREATIVE HOMES CREATIVE HOMES HOBART LAUNCESTON CREATIVEHOMESTAS.COM.AU		JOB ADDRESS: 23 Eonia Avenue Risdon Vale		CLIENT: N. Arachchige & D. Ranasinghe	
		DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	3 of 10
		DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE:	Custom
		CHECKED:	DATE:	DRAWING NO:	---
		SCALE: 1:100	REV: C		



SELECTED TIMBER DECK TO ENGINEER'S DETAILS, WITH STAIR AND BALUSTRADE AND INSTALLED IN ACCORDANCE WITH NCC PART 11 & PART 12.3 (ATTACHMENT TO BUILDING)
BALUSTRADE TO BE IN ACCORDANCE WITH NCC HOUSING PROVISIONS PART 11.3 AND BE CAPABLE OF BEARING LOADING FORCES ACCORDING TO AS1170.1 & AS 4586 SLIP RESISTANCE OF TREADS TO COMPLY WITH NCC HOUSING PROVISIONS 11.2.4
RISER: 190 mm (max)
GOING: 250 mm
2R+G: 630 mm
(SLOPE RELATIONSHIP)

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.
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PROPOSED ROOF PLAN

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DRAWN: A. Nguyen	DATE: March 2026	DESIGN TYPE:	Custom
CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:100	REV: C		

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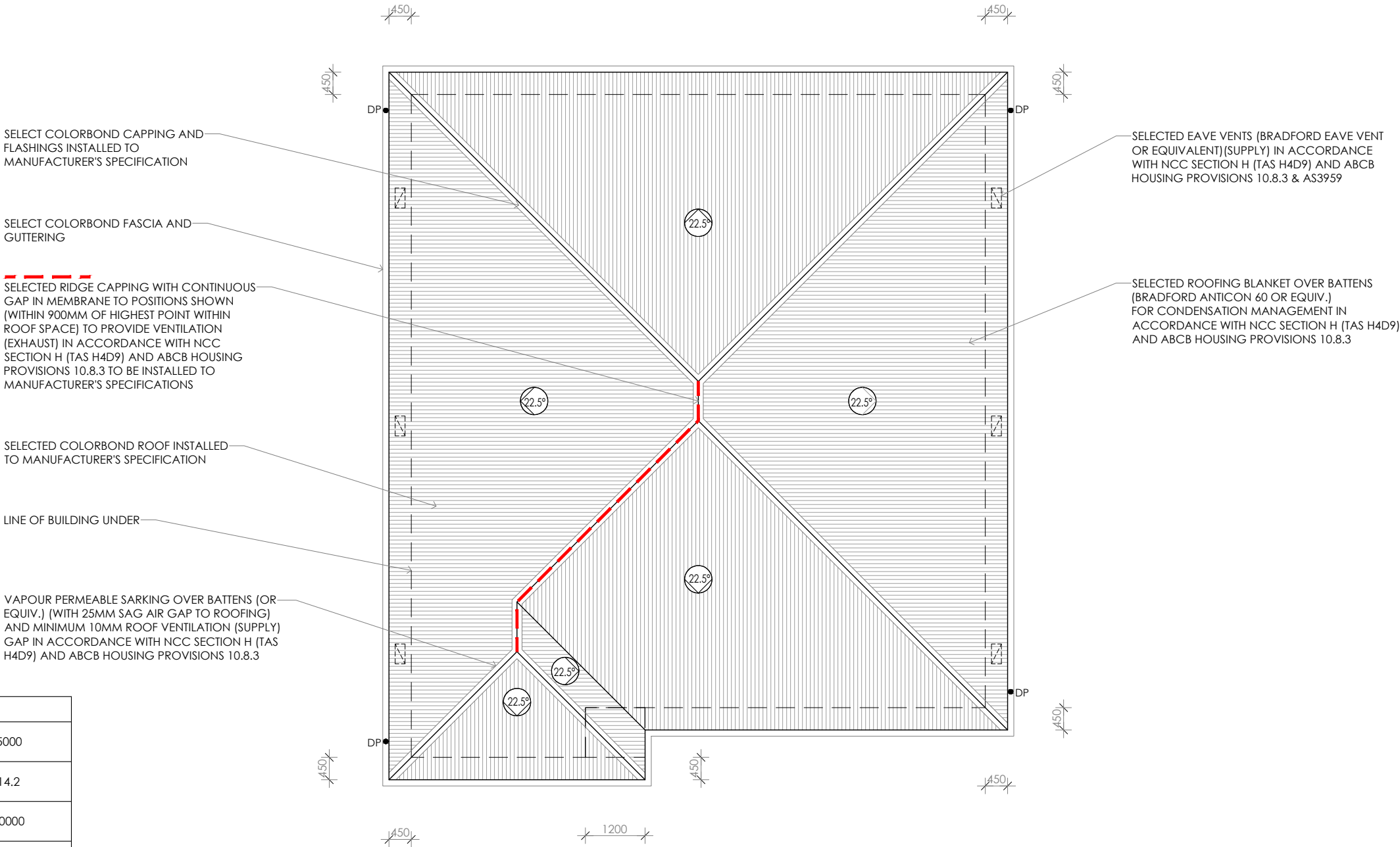
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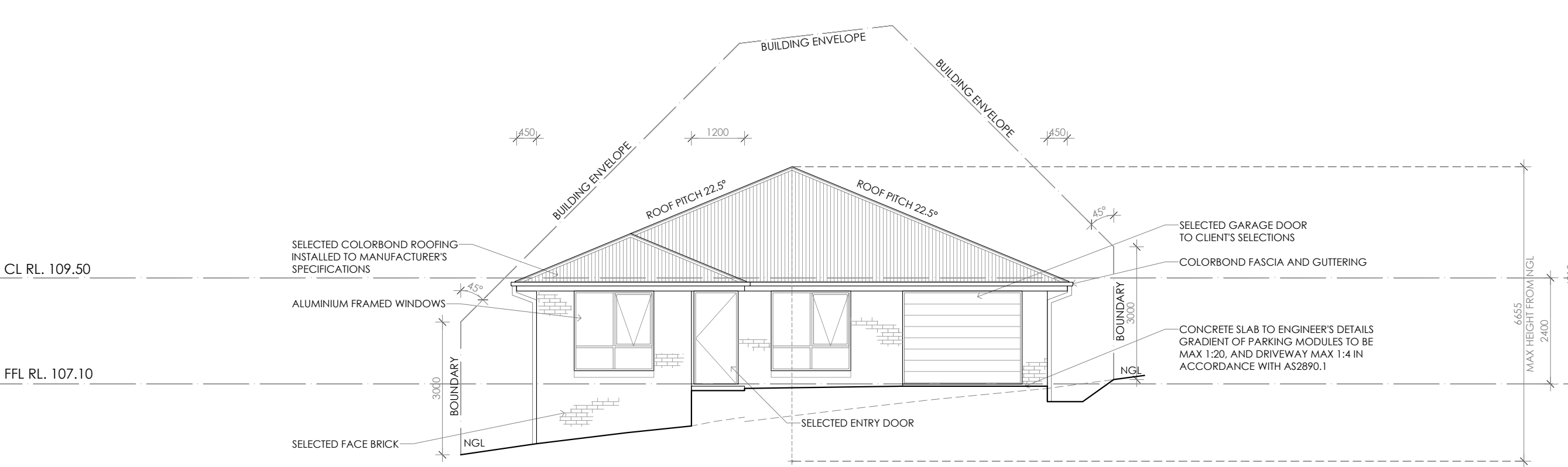
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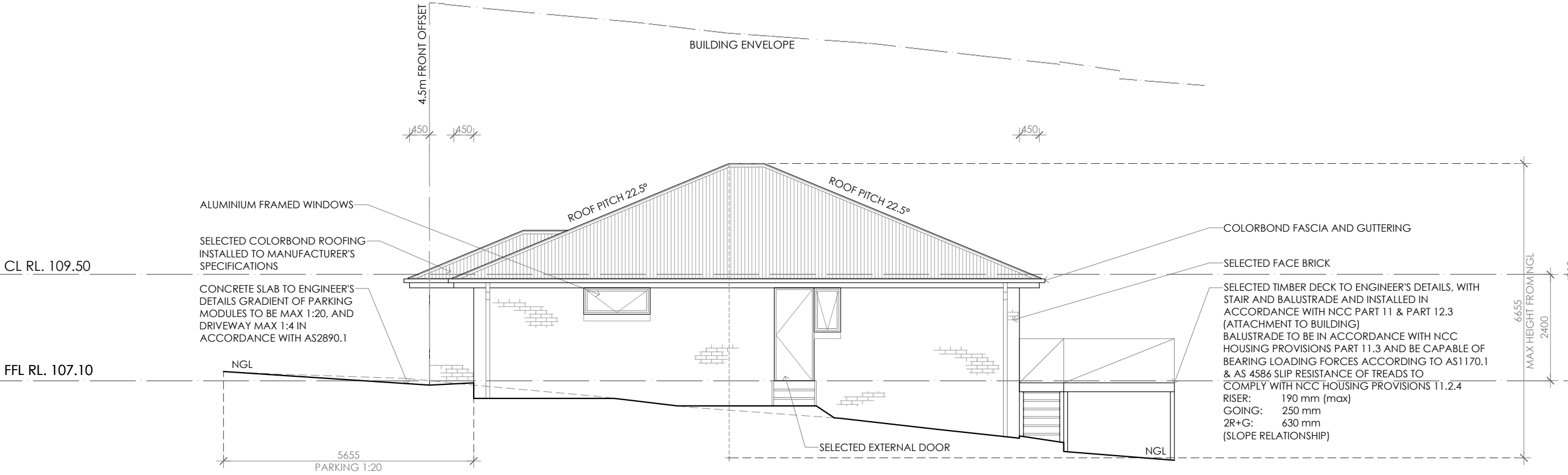


● DP 90mm DOWNPIPE

ROOF VENTILATION		
NCC requirement for roof pitch	7000	5000
Longest dimension of roof	14.2	14.2
Free open area of vent	21000	10000
Number of vents	6	7.1 LM (5000 PER SIDE)
Vent type	Standard (200 x 400 eave vent)	RIDGE CAP WITH MEMBRANE GAP



SOUTHERN ELEVATION



EASTERN ELEVATION

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PRIVACY SCREENS - MAX 25% UNIFORM TRANSPARENCY AS TO COUNCIL COMPLIANCE - TIMBER SLAT TO MIN 1700mm ABOVE FLOOR LEVEL AND TO FULL WIDTH OF WINDOW. GAPS TO BE $\frac{1}{3}$ OF TIMBER WIDTH = 25%

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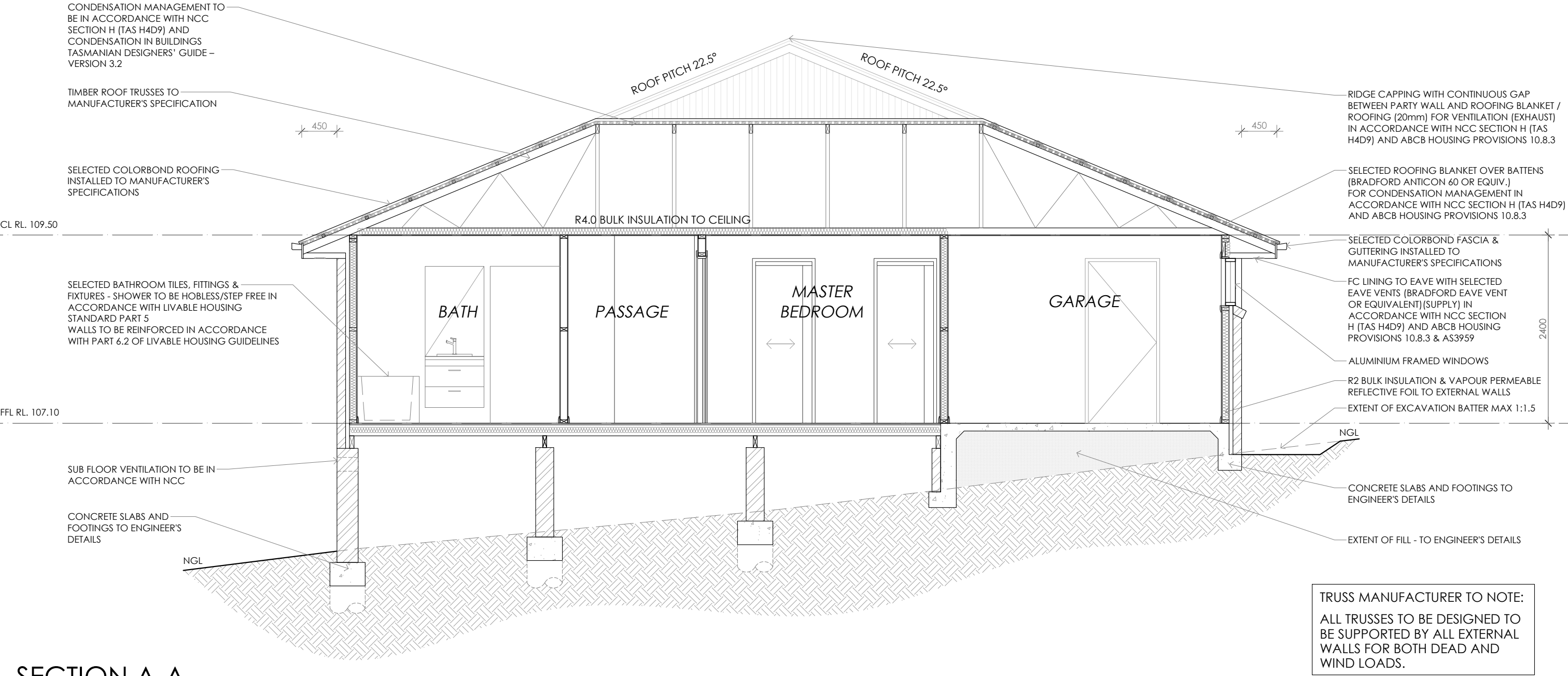
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SECTION A-A

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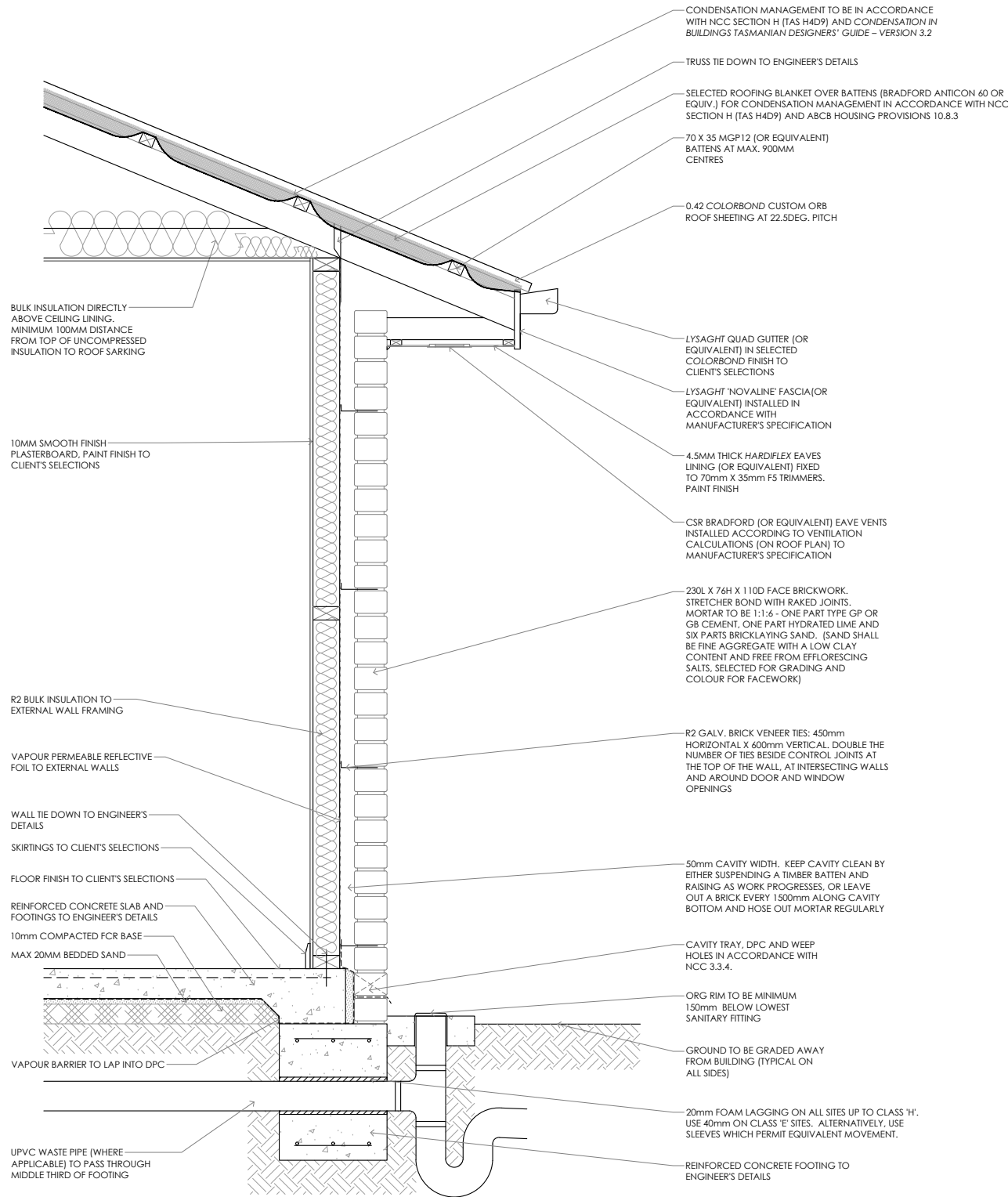


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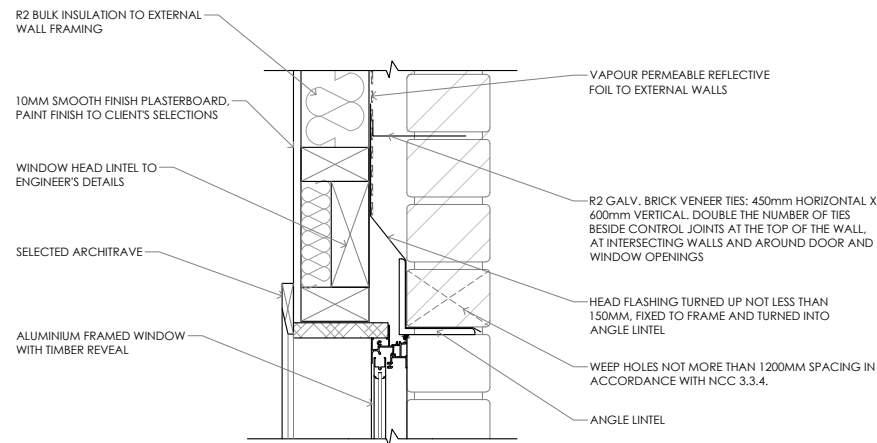


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DESIGNER: I. Brown	ACCRED. NO.: CC6652	SHEET:	7 of 10
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CHECKED:	DATE:	DRAWING NO:	---
SCALE: 1:50	REV: C		

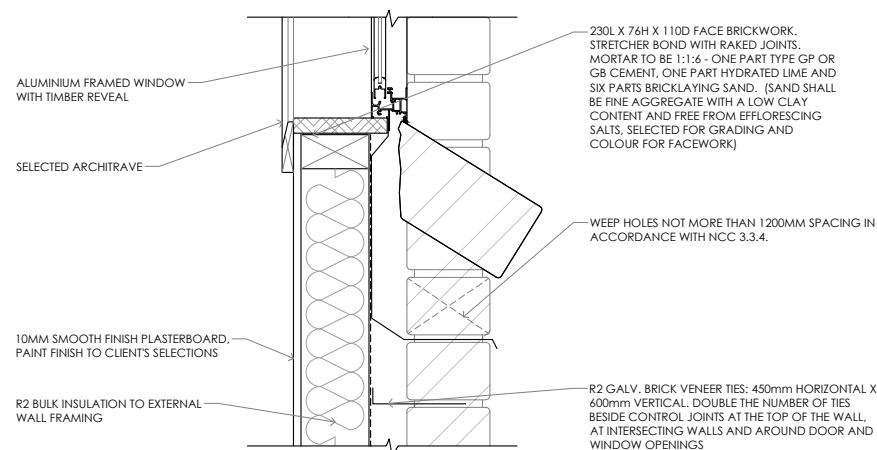
TRUSS MANUFACTURER TO NOTE:
ALL TRUSSES TO BE DESIGNED TO BE SUPPORTED BY ALL EXTERNAL WALLS FOR BOTH DEAD AND WIND LOADS.



FLOOR, WALL & ROOF DETAIL SCALE 1:20



WINDOW HEAD DETAIL SCALE 1:10



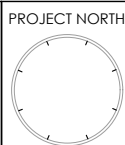
WINDOW SILL DETAIL SCALE 1:10

TYPICAL SECTION DETAILS

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WINDOW SCHEDULE

fg FIXED GLAZING

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DRAWN:	A. Nguyen	DATE:	March 2026	DESIGN TYPE:	Custom
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AS2870:2011 SITE ASSESSMENT

23 Eonnia Avenue

Risdon Vale

December 2025



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Cunic Homes Pty Ltd
Site Address:	23 Eonia Avenue, Risdon Vale
Date of Inspection:	12/12/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	185311/63
Title Area:	Approx. 539.9 m ²
Applicable Planning Overlays:	Bushfire-prone Area, Airport obstacle limitation area.
Slope & Aspect:	2-4° NW facing slope
Vegetation:	Grass & Weeds Disturbed

Background Information

Geology Map:	MRT 1:25000
Geological Unit:	Permian sediments
Climate:	Annual rainfall 600mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.40	0.0-0.20	ML	Sandy SILT trace gravel: non-plastic, grey, slightly moist, dense, refusal on assumed rock.

Site Notes

Soils on site feature sandy soils forming over weathering Permian sediments.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class A

Y^s range: **0mm**

Notes: The site is likely to exhibit little to no ground surface movement from soil moisture fluctuations.

Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N2
Region:	A
Terrain Category:	3.0
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

Construction Notes & Recommendations

The site has been classified as **Class A** - Most sand and rock sites with little or no ground movement from moisture changes.

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

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

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

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

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

A site is classified as **Class P** when:

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

1.2 Soil Characterisation

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

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

NON COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		medium 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine 2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit >50%)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						

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

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

1.4 Bearing Capacities and DCP testing.

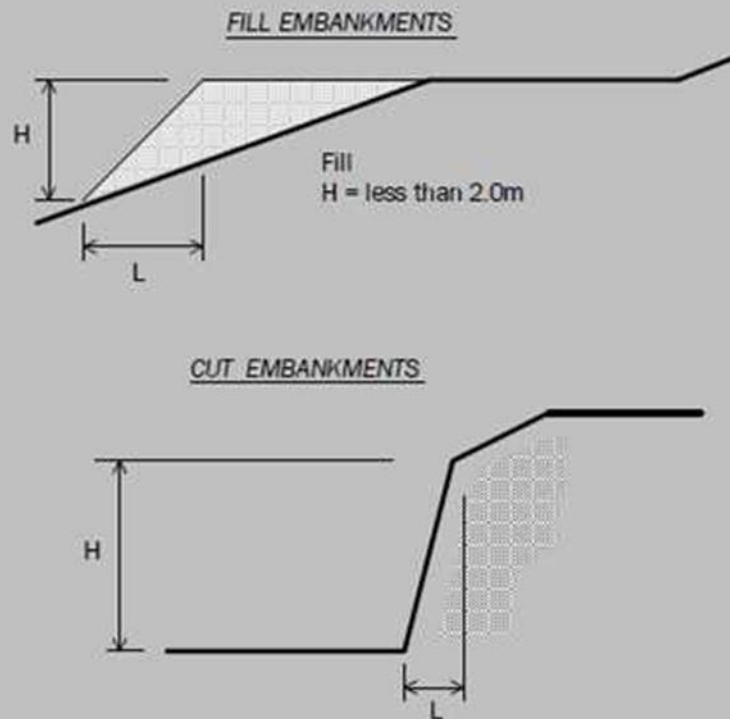
DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation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

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

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

1.5 Batter Angles for Embankments (Guide Only)

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

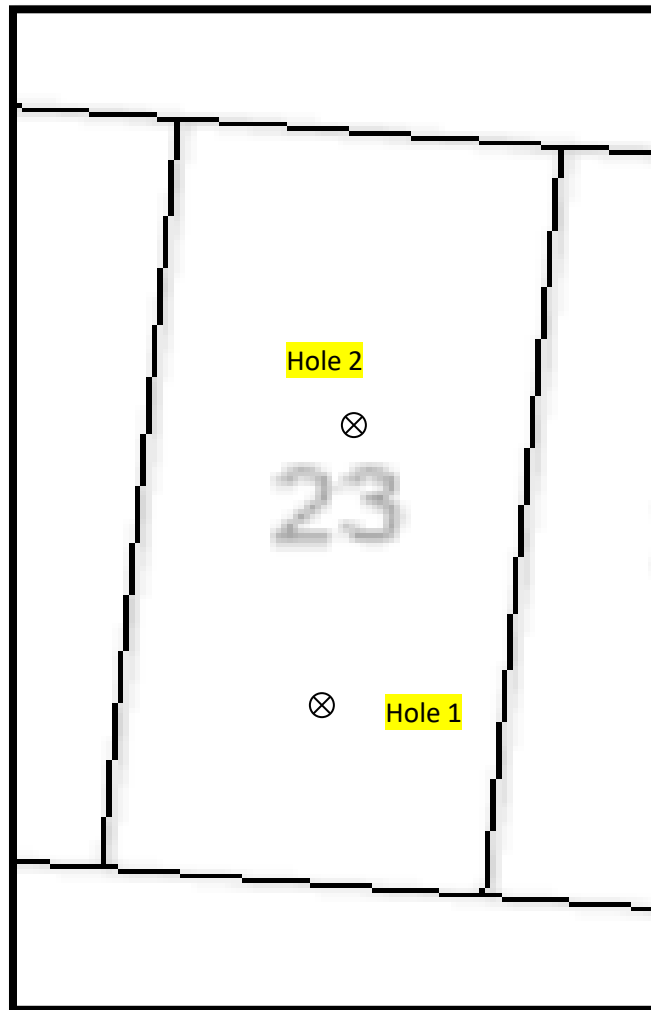
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage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

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

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

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

Site Plan



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J12510

15/12/2025



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey background.