



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2026/059145**

**PROPOSAL:** Dwelling

**LOCATION:** 17 Creese Drive, Richmond

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 10/04/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10/04/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 10/04/2026 00:00:00.

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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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

Proposal: Residential Dwelling

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Location: **17 Creese Drive Richmond**

**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:

Current use of site: **Vacant Block**

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.



## Development/use or subdivision checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

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### Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
- 



- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 186867	FOLIO 6
EDITION 2	DATE OF ISSUE 03-Dec-2025

SEARCH DATE : 11-Feb-2026

SEARCH TIME : 10.25 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Sealed Plan [186867](#)

Derivation : Part of 569A-2R-0P Gtd. to Thomas Daniel Cosgrove

Prior CT [186408/103](#)

SCHEDULE 1

[N287391](#) TRANSFER to JAMES LINDSAY MCLEOD and NICOLE LOUISE MCLEOD Registered 03-Dec-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP186867](#) FENCING PROVISION in Schedule of Easements

[SP186408](#) FENCING PROVISION in Schedule of Easements

[SP11304](#) & [SP184978](#) FENCING COVENANT in Schedule of Easements

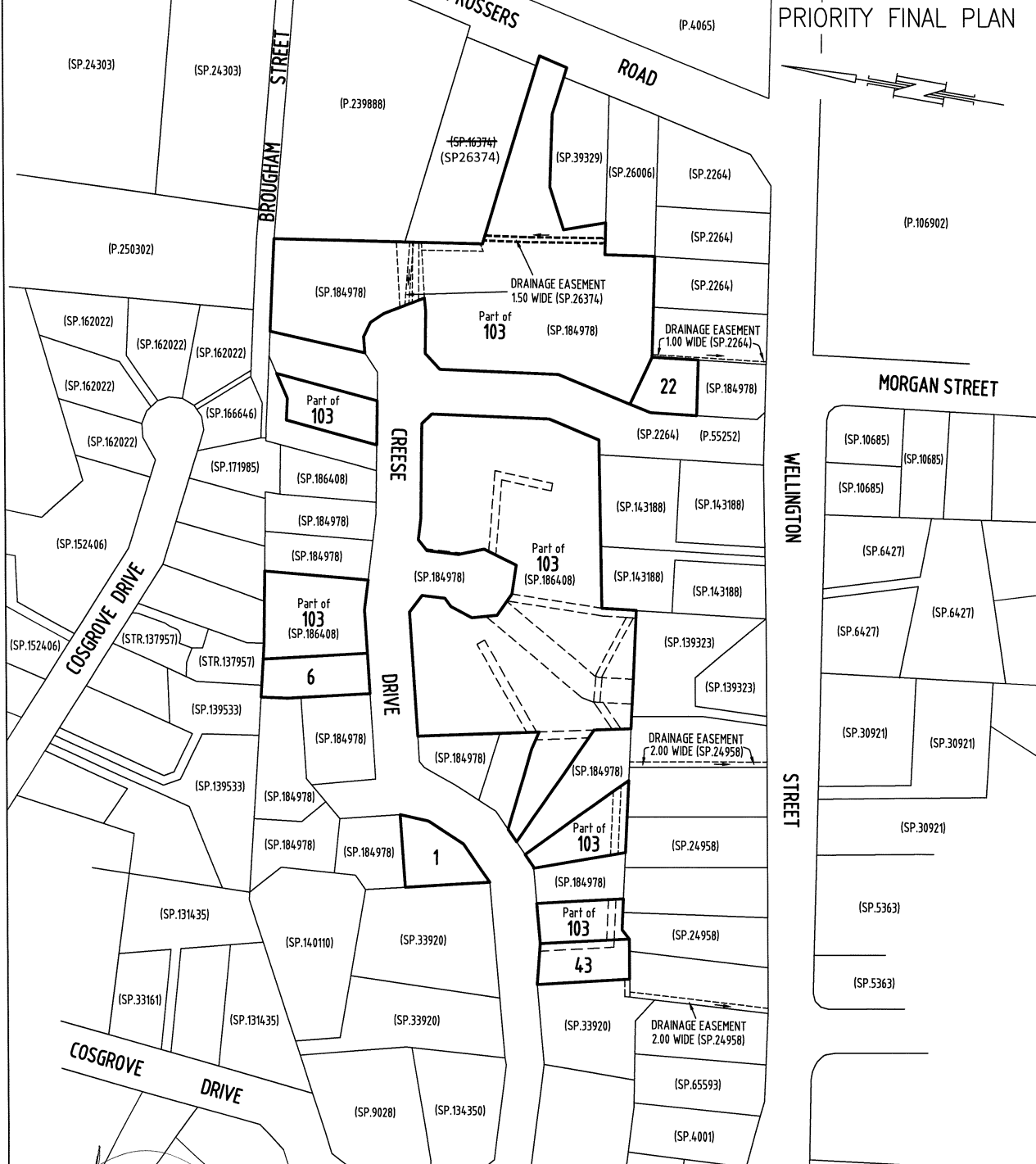
[E436444](#) INSTRUMENT Creating Restrictive Covenants Registered 03-Dec-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

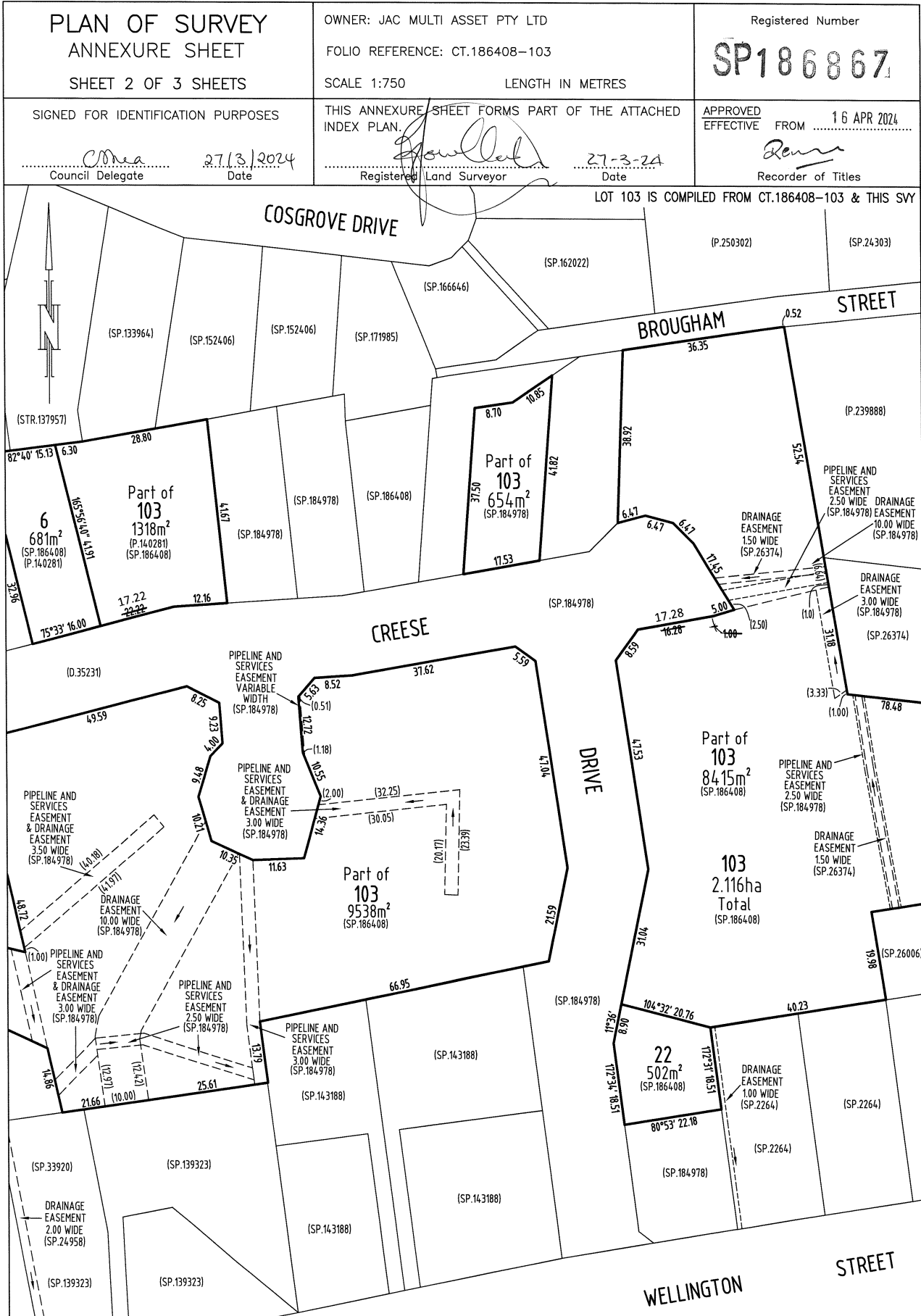
<p>OWNER: JAC MULTI ASSET PTY LTD</p> <p>FOLIO REFERENCE: CT.186408-103</p> <p>GRANTEE: PART OF 569A-2R-0P GRANTED TO THOMAS DANIEL COSGROVE &amp; PART OF 5A-1R-22P GRANTED TO CATHERINE SHELVERTON &amp; BRIDGET WARTON</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR TIMOTHY LEIGH GOWLLAND  <b>ROGERSON AND BIRCH SURVEYORS</b>          UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK          PH 6248-5898 MOB. 0419-594-966</p> <p><b>CITY OF CLARENCE</b></p> <p>SCALE 1:1500 LENGTHS IN METRES</p>	<p>Registered Number</p> <p><b>SP186867</b></p> <p>APPROVED EFFECTIVE FROM 16 APR 2024</p> <p><i>Ren</i> Recorder of Titles</p>
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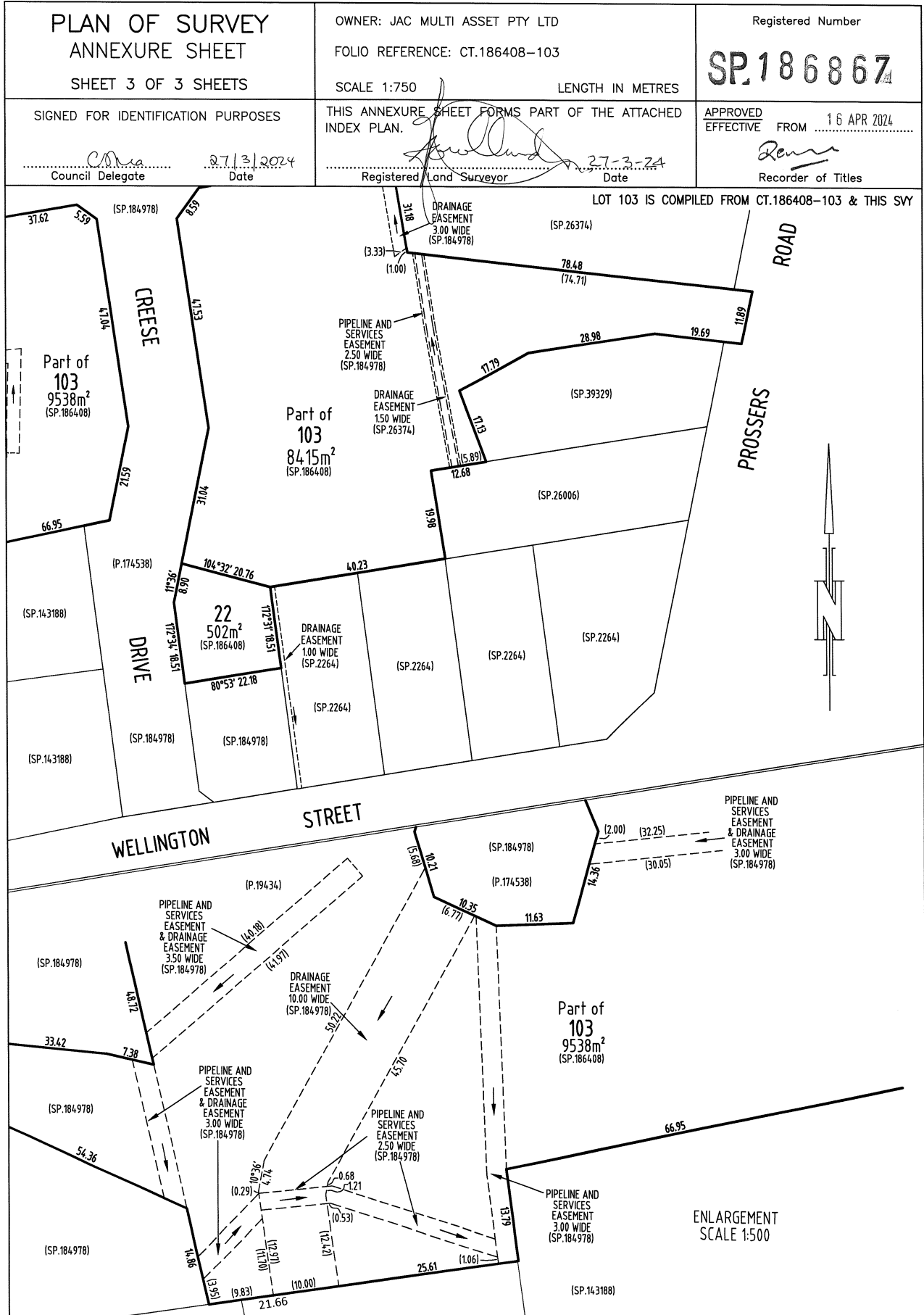
LOT 103 IS COMPILED FROM CT.186408-103 & THIS SURVEY INDEX PLAN ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN PRIORITY FINAL PLAN



<p><i>Timothy Leigh Gowlland</i> Registered Land Surveyor</p> <p>15-3-24 Date</p>	<p>ST JOHNS CIRCLE</p>	<p><i>Clare Shea</i> Council Delegate Clare Shea</p> <p>27.03.2024 Date</p>
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 186867</b>

PAGE 1 OF 4 PAGES

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.

**Drainage**

Lot 103 is SUBJECT TO a right of drainage (appurtenant to lot 1 on Sealed Plan 26006) over the land marked "DRAINAGE EASEMENT 1.50 WIDE (SP. 26374)" passing through that lot on the plan.

Lot 103 is SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked "DRAINAGE EASEMENT 10.00 WIDE" passing through that lot on the plan.  
(SP 184978)

Lots 43 & 103 are SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked "DRAINAGE EASEMENT 3.00 WIDE (SP.184978)" passing through that lot on the plan.

Lot 103 is SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.50 WIDE (SP.184978)" passing through such lot on the plan.

Lot 103 is SUBJECT TO a right of drainage in gross (in favour of Clarence City Council) over the land marked "PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00 WIDE SP.184978)" passing through such lot on the plan.

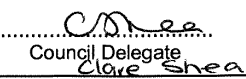
That part of Lot 103 formerly comprised in Lot 1 on ~~SP~~ 174538 is TOGETHER WITH a right of drainage over the land marked "DRAINAGE EASEMENT 2.00 WIDE (SP.24958)" on the plan.

That part of Lot 103 formerly comprised in Lot 1 on ~~SP~~<sup>D</sup> 40183 is TOGETHER WITH a right of drainage over the land marked "DRAINAGE EASEMENT 1.00 WIDE (SP.2264)" on the plan.

**Taswater**

Lot 103 is SUBJECT TO a pipeline and services easement in gross (in favour of the TasWater) over the land marked "PIPELINE AND SERVICES EASEMENT 3.50 WIDE (SP.184978)" ("the Easement Land") passing through that lot on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: JAC MULTI ASSET P/L FOLIO REF: 186408/103 SOLICITOR: BUTLER McINTYRE & BUTLER (JS:2332010968)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 27 <sup>th</sup> March 2024 2019-003190 REF NO. <div style="text-align: right;">                       Council Delegate                      Clare Shea                 </div>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 186867</b></p>
<p>SUBDIVIDER: JAC MULTI ASSET P/L FOLIO REFERENCE: 186408/103</p>	

Lot 103 is SUBJECT TO a pipeline and services easement in gross (in favour of the TasWater) over the land marked "PIPELINE AND SERVICES EASEMENT 3.00 WIDE (SP.184978)" ("the Easement Land") passing through that lot on the plan.

Lot 103 is SUBJECT TO a pipeline and services easement in gross (in favour of the TasWater) over the land marked PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH (SP.184978)" ("the Easement Land") passing through that lot on the plan.

Lot 103 is SUBJECT TO a pipeline and services easement in gross (in favour of the TasWater) over the land marked "PIPELINE AND SERVICES EASEMENT 2.50 WIDE (SP.184978)" ("the Easement Land") passing through that lot on the plan.

**FENCING PROVISION**

In respect to the lots on the plan the vendor (JAC Multi Asset Pty Ltd) shall not be required to fence

**RESTRICTIVE COVENANT**

The owner or owners of Lot 103 hereby covenant with the owner of each and every other Lot on the Plan and the Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part and that the benefit may be created in favour of each and every other Lot on the Plan and in gross in favour of the Clarence City Council to observe the following stipulation:

1. Not to make any or permit or suffer the making of any alterations to the finished surface levels of the overland flowpath, swale drain or catch drain constructed within the area marked DRAINAGE EASEMENT 10.00 WIDE on the plan without prior consent in writing of Clarence City Council.
2. Not to make or permit or suffer the placement of any fencing within the drainage easement area with the exception of open style fencing that does not obstruct surface flows to or within the area marked DRAINAGE EASEMENT 10.00 WIDE on the plan.
3. Not to make or permit or suffer the placement of any wall, structure, landscaping, or vegetation, with the exception of grass or turf within the area marked DRAINAGE EASEMENT 10.00 WIDE on the plan.

**INTERPRETATION**

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

"**Pipeline and Services Easement**" means-

**FIRSTLY, THE FULL AND FREE 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;

Director: *Jean Baker*

Director: *John Ve*

**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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<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 186867</b></p>
<p>SUBDIVIDER: JAC MULTI ASSET P/L FOLIO REFERENCE: 186408/103</p>	

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

**“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.

Director: 

Director: 

**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. *CD*

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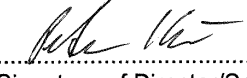
<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 186867</b></p>
<p>SUBDIVIDER: JAC MULTI ASSET P/L FOLIO REFERENCE: 186408/103</p>	

Executed by **JAC MULTI ASSET PTY LTD (ACN 636 512 082)**  
pursuant to section 127(1) Corporations Act (Cth) 2001 by-

DEAN MURRAY COCKER  
Name of Director

  
Signature of Director

PETER KRIZ  
Name of Director/~~Secretary~~  
(strike out whichever is inapplicable)

  
Signature of Director/~~Secretary~~  
(strike out whichever is inapplicable)

**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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# 2358 Proposed Dwelling, MCLEOD 17 CREESE DRIVE, RICHMOND



174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



**Site Information**

Land Title Reference : CT 186867/6  
 Wind Classification : TBC  
 Soil Classification : M  
 Climate Zone : 7  
 Bushfire Attack Level: LOW

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**AREA SCHEDULE**

Site Area : 680 m<sup>2</sup>  
 Ground Floor : 227.0 m<sup>2</sup>  
 Porch : 3.3 m<sup>2</sup>  
 Porch 1 : 5.7 m<sup>2</sup>  
 Outdoor Living : 17.3 m<sup>2</sup>

Drawing No.	Description
01	SITE PLAN
01A	SHADOW ANALYSIS
02	GROUND FLOOR PLAN
03	ELEVATIONS
04	SLAB_GROUND FLOOR
05	SECTION
05 A	DETAILS
06	ROOF PLAN
07	BRACING PLAN
08	ELECTRICAL PLAN
09	DRAINAGE PLAN
10	DRIVEWAY CHAINAGE
11	LIGHTING CALCULATIONS & WINDOW SCHEDULE
12	GENERAL NOTES
13	BCA COMPLIANCE
14	BAL LOW NOTES
15	WET AREA SPECIFICATIONS

Scale: 1 : 100

Rev.	Description	Date	Drawn
G	Bath/WC area modified & Shadow Analysis added	16.03.2026	RK
F	information added as Council requirements	10.03.2026	RK
E	Kitchen & Electrical Layout modified	06.03.2026	RK
D	Modified Dwelling plan as markup	10.02.2026	RK
C	Modified Dwelling plan as markup	29.01.2026	RK
B	Modified as feedback	14.01.2026	RK
A	Modified as Client feedback	17.12.2025	RK
	BA PLANS	05.12.2025	RK

THIS PLAN IS ACCEPTED BY:

.....  
 PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.  
 SIGNATURE: .....

DATE: .....

**GLAZING NOTE:**  
All windows are Double glazed

**BAL : LOW**

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DRAWING: COVER SHEET  
 DATE: 16.03.2026  
 PROJECT No: 2358  
 DRAWN BY: RK  
 DWG No: 00

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

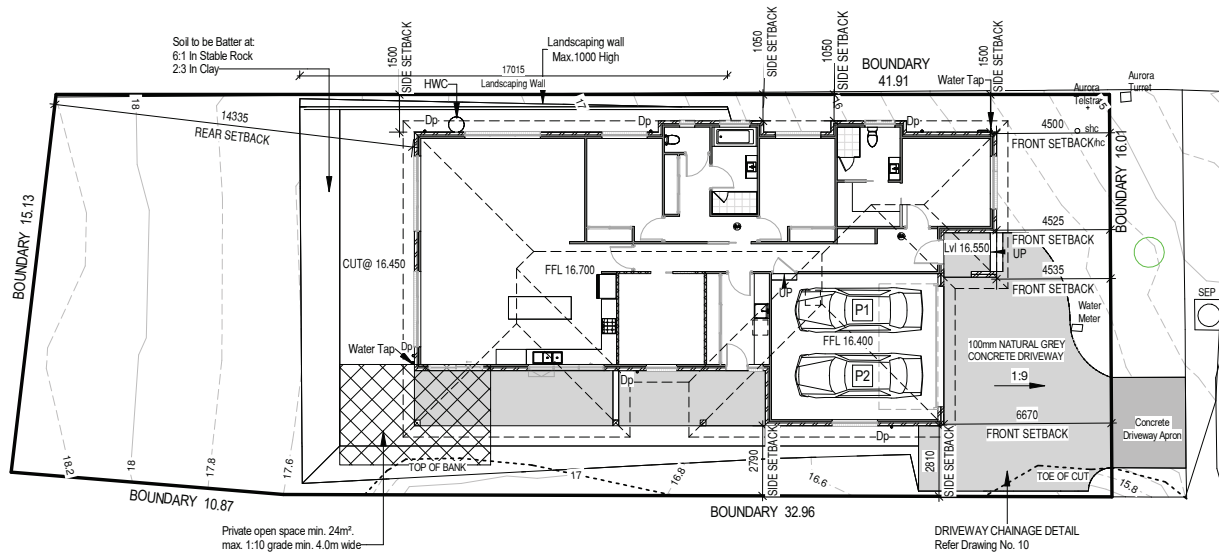
DATE:

Ground FL	16.700
CL	19.100



**RONALD  
YOUNG + CO  
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633



CREESE DRIVE

**AREA SCHEDULE**

Site Area	: 680 m <sup>2</sup>
Ground Floor	: 227.0 m <sup>2</sup>
Porch	: 3.3 m <sup>2</sup>
Porch 1	: 5.7 m <sup>2</sup>
Outdoor Living	: 17.3 m <sup>2</sup>

**NOTE:**  
Builders' responsibility to protect stormwater pipes during construction.

**GLAZING NOTE:**  
All windows are Double glazed

**BAL : LOW**

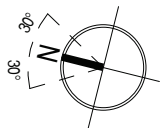
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DRAWING: SITE PLAN  
DATE: 16.03.2026  
FILE NAME: 2358  
DRAWN BY: RK  
DWG No:

Rev.	Date	Revision Description	Drawn
F	10.03.2026	Information added as Council requirements	RK
E	06.03.2026	Kitchen & Electrical Layout modified	RK
D	10.02.2026	Modified Dwelling plan as markup	RK
C	29.01.2026	Modified Dwelling plan as markup	RK
B	14.01.2026	Modified as feedback	RK
A	17.12.2025	Modified as Client feedback	RK
	05.12.2025	BA PLANS	RK

**PROPOSED DWELLING FOR MCLEOD  
AT 17 CREESE DRIVE, RICHMOND**

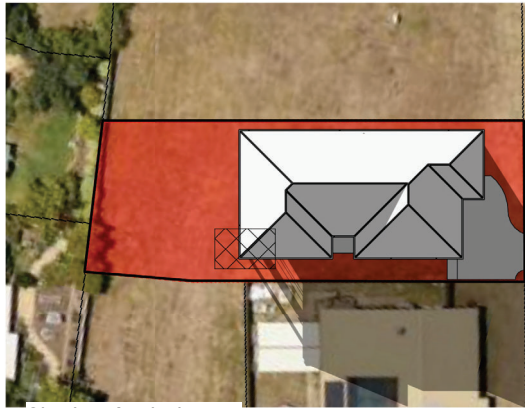
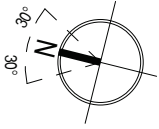
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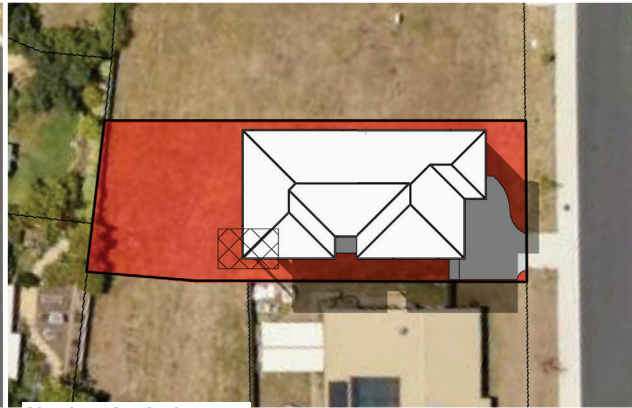
THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals). SIGNATURE:

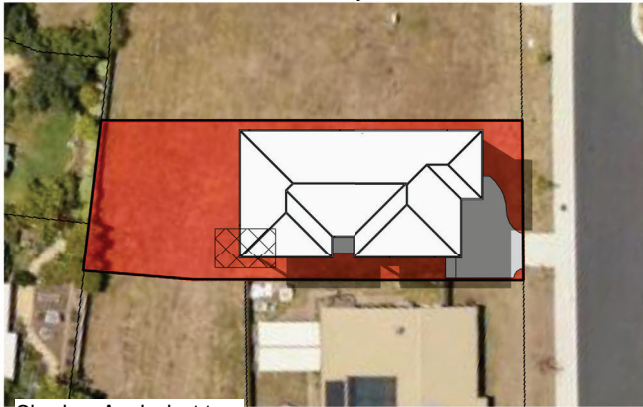
DATE:



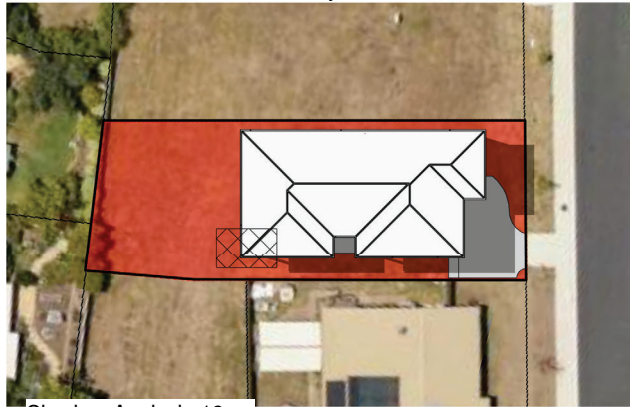
Shadow Analysis 9am



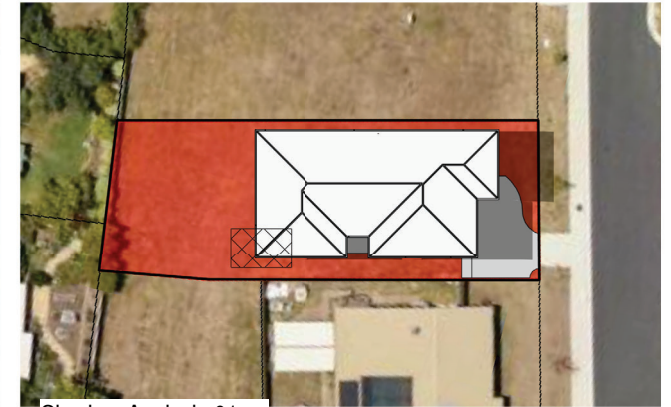
Shadow Analysis 10am



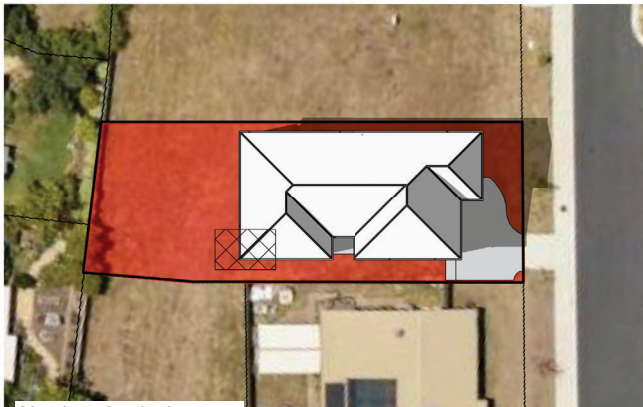
Shadow Analysis 11am



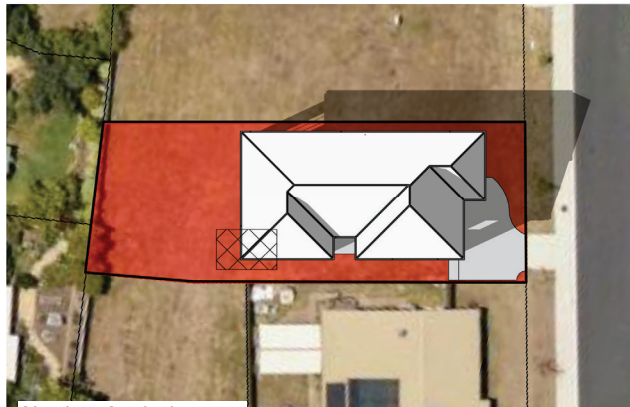
Shadow Analysis 12pm



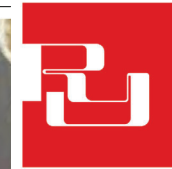
Shadow Analysis 01pm



Shadow Analysis 02pm



Shadow Analysis 03pm



**RONALD  
YOUNG + CO  
BUILDERS**

174 Bathurst Street, Hobart, Tasmania 7000  
Phone 03 6234 7633

NOTE:  
Shadow diagram based on 21 June (winter solstice) showing maximum overshadowing

GLAZING NOTE:  
All windows are Double glazed

**BAL : LOW**

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DRAWING: SHADOW ANALYSIS

DATE: 16.03.2026

FILE NAME: 2358

DRAWN BY: RK

DWG No:

Scale: 1 : 500

PROPOSED DWELLING FOR MCLEOD  
AT 17 CREESE DRIVE, RICHMOND

Rev.	Date	Revision Description	Drawn
G	16.03.2026	Bath/WC area modified & Shadow Analysis added	RK

01A

THIS PLAN IS ACCEPTED BY:

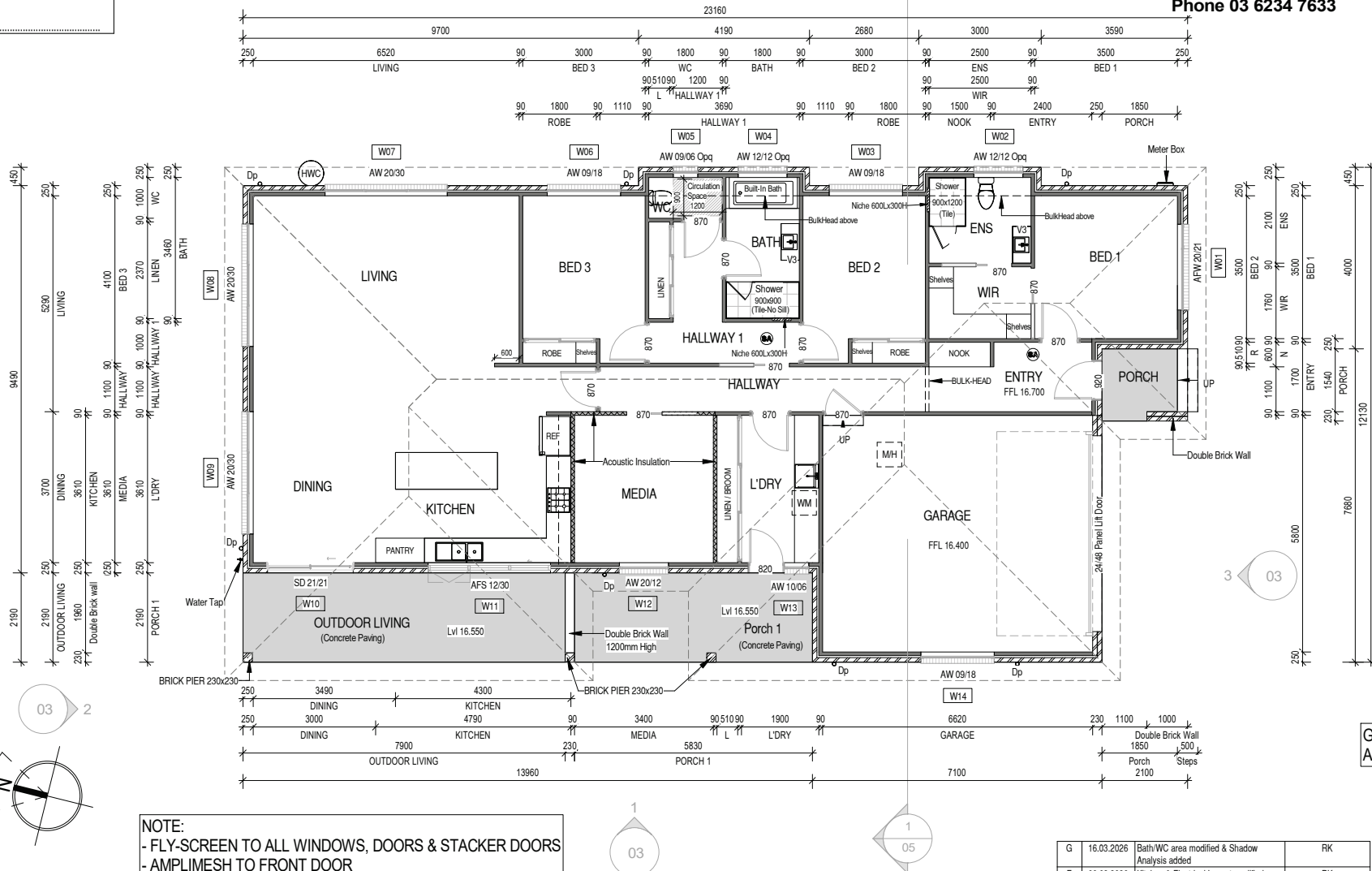
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals. SIGNATURE:

DATE:

Ground FL	16.700
CL	19.100



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Phone 03 6234 7633



NOTES:  
AJ Articulation Joint  
dp DOWN PIPE

For Kitchen Details, Refer to Kitchen Joinery Design

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

**AREA SCHEDULE**

Site Area	: 680 m <sup>2</sup>
Ground Floor	: 227.0 m <sup>2</sup>
Porch	: 3.3 m <sup>2</sup>
Porch 1	: 5.7 m <sup>2</sup>
Outdoor Living	: 17.3 m <sup>2</sup>

GLAZING NOTE:  
All windows are Double glazed

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DRAWING: GROUND FLOOR PLAN

DATE: 16.03.2026

FILE NAME: 2358

DRAWN BY: RK

DWG No: 02

NOTE:  
- FLY-SCREEN TO ALL WINDOWS, DOORS & STACKER DOORS  
- AMPLIMESH TO FRONT DOOR

PROPOSED DWELLING FOR MCLEOD  
AT 17 CREESE DRIVE, RICHMOND

Scale: 1 : 100

Rev.	Date	Revision Description	Drawn
G	16.03.2026	Bath/WC area modified & Shadow Analysis added	RK
E	06.03.2026	Kitchen & Electrical Layout modified	RK
D	10.02.2026	Modified Dwelling plan as markup	RK
C	29.01.2026	Modified Dwelling plan as markup	RK
B	14.01.2026	Modified as feedback	RK
A	17.12.2025	Modified as Client feedback	RK
	05.12.2025	BA PLANS	RK

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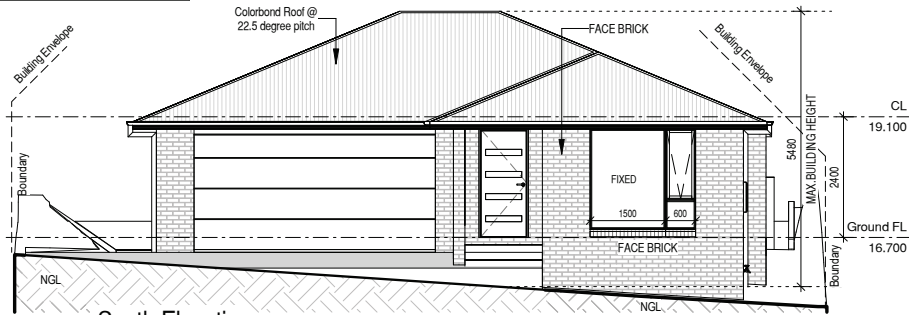
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).  
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DATE:

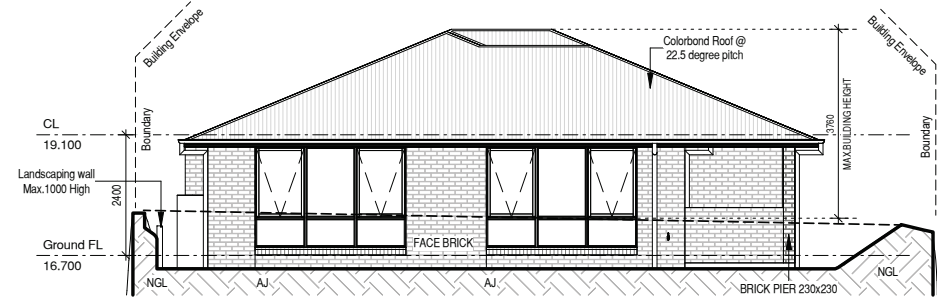


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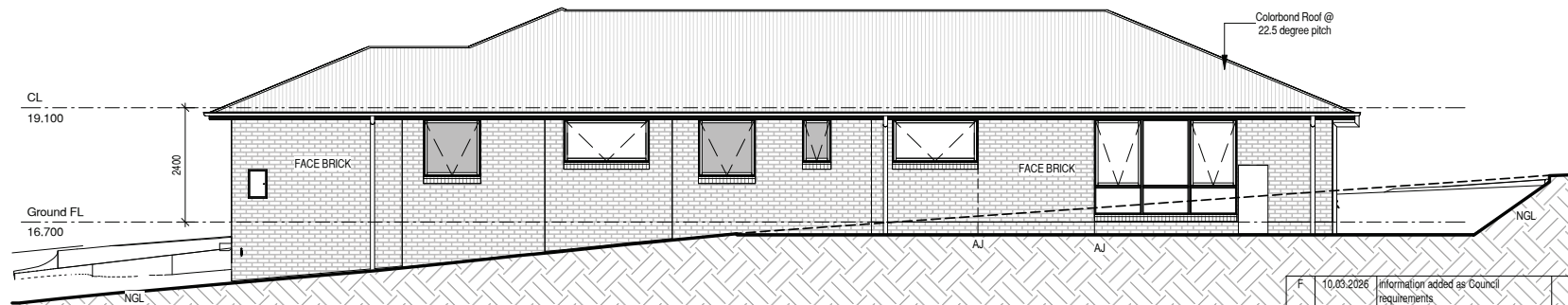
South Elevation



North Elevation



West Elevation



East Elevation

**GLAZING NOTE:**  
All windows are Double glazed

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DRAWING: ELEVATIONS

DATE: 16.03.2026

FILE NAME: 2358

DRAWN BY: RK

DWG No:

Rev.	Date	Revision Description	Drawn
F	10.03.2026	Information added as Council requirements	RK
E	06.03.2026	Kitchen & Electrical Layout modified	RK
D	10.02.2026	Modified Dwelling plan as markup	RK
C	29.01.2026	Modified Dwelling plan as markup	RK
B	14.01.2026	Modified as feedback	RK
A	17.12.2025	Modified as Client feedback	RK
	05.12.2025	BA PLANS	RK

Scale: 1 : 100

**PROPOSED DWELLING FOR MCLEOD  
AT 17 CREESE DRIVE, RICHMOND**

03

THIS PLAN IS ACCEPTED BY:

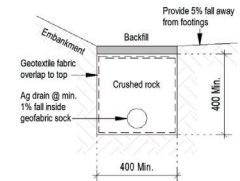
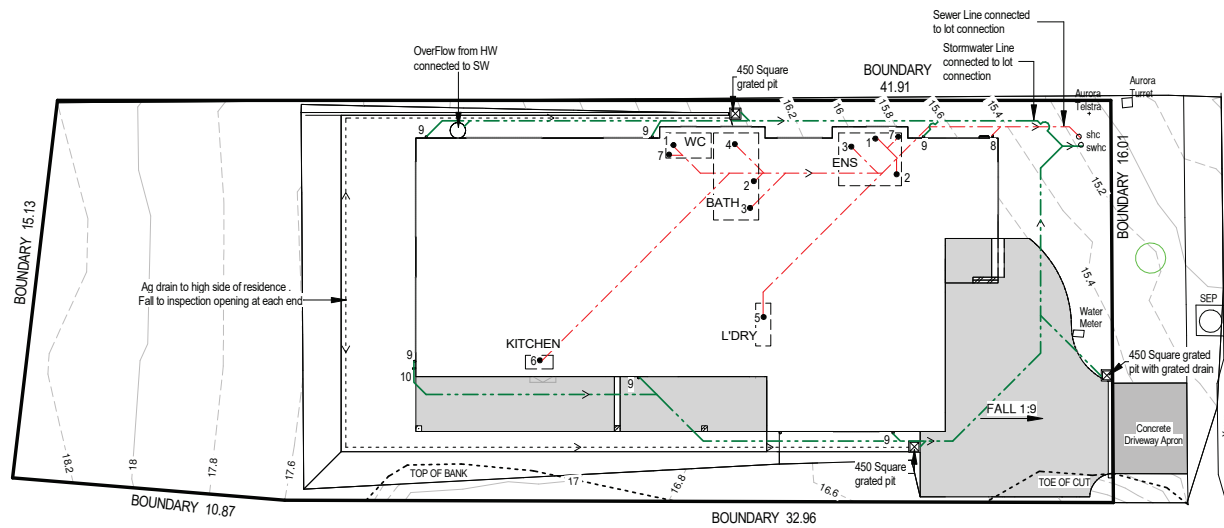
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AG Drain (Typical)

LEGEND		
Abbr.	TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
l.o.	Inspection Opening to Ground Lvl	
fw	Floor Waste	

- - - Sewer line 100Ø UPVC U.N.O.  
 - - - Stormwater line 100Ø UPVC U.N.O.

**NOTE:**  
Builders' responsibility to protect stormwater pipes during construction.

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Rev.	Date	Revision Description	Drawn
E	06.03.2026	Kitchen & Electrical Layout modified	RK
D	10.02.2026	Modified Dwelling plan as markup	RK
C	29.01.2026	Modified Dwelling plan as markup	RK
B	14.01.2026	Modified as feedback	RK
A	17.12.2025	Modified as Client feedback	RK
	05.12.2025	BA PLANS	RK

DRAWING: DRAINAGE PLAN  
DATE: 16.03.2026  
FILE NAME: 2358  
DRAWN BY: RK  
DWG No:

Scale: 1 : 200

PROPOSED DWELLING FOR MCLEOD  
AT 17 CREESE DRIVE, RICHMOND

THIS PLAN IS ACCEPTED BY:

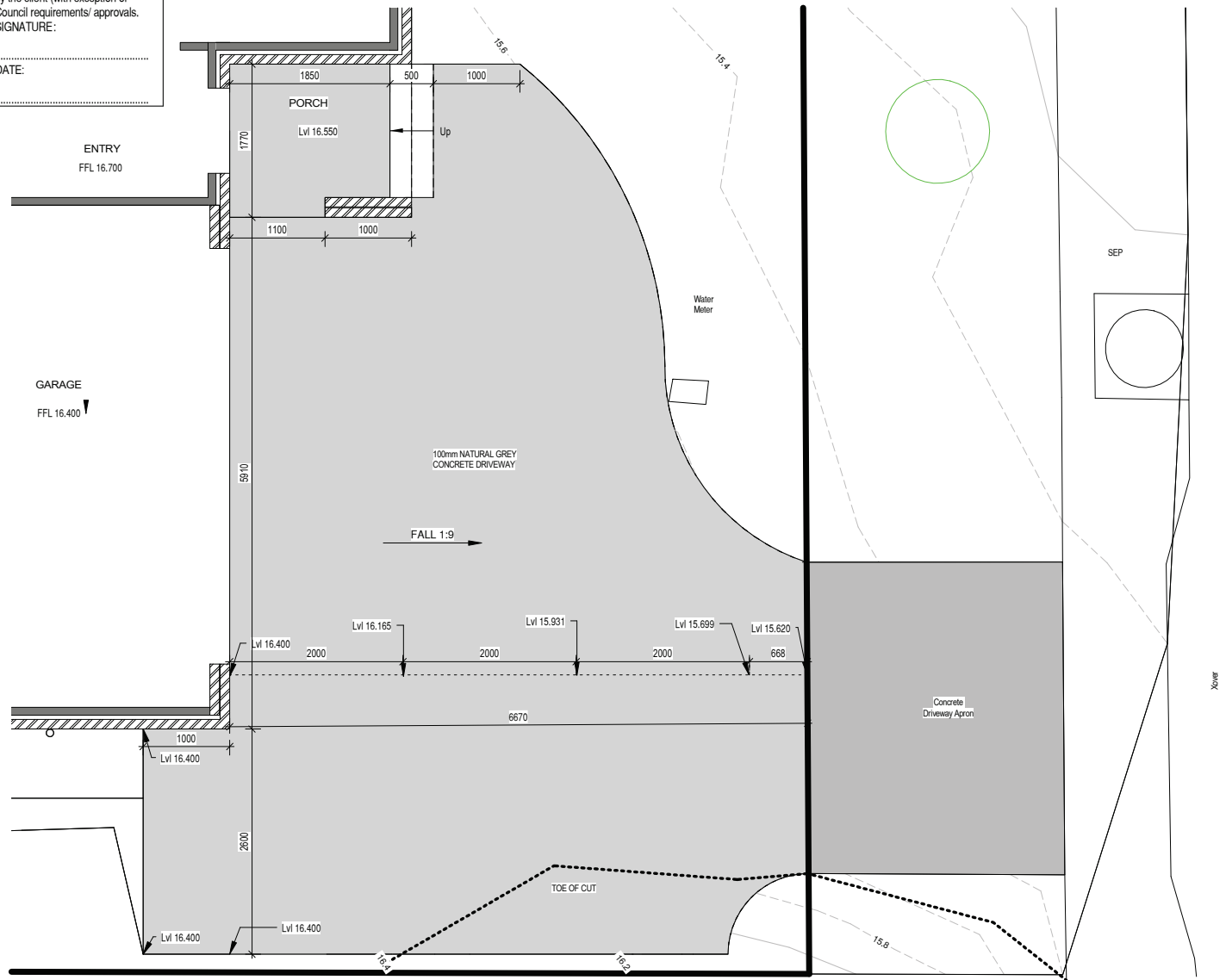
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).  
SIGNATURE:

DATE:



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**GLAZING NOTE:**  
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DRAWING: DRIVEWAY CHAINAGE

DATE: 16.03.2026

FILE NAME: 2358

DRAWN BY: RK

DWG No:

10

Rev.	Date	Revision Description	Drawn
E	06.03.2026	Kitchen & Electrical Layout modified	RK
D	10.02.2026	Modified Dwelling plan as markup	RK
C	29.01.2026	Modified Dwelling plan as markup	RK
B	14.01.2026	Modified as feedback	RK
A	17.12.2025	Modified as Client feedback	RK
	05.12.2025	BA PLANS	RK

Scale: 1 : 50

**PROPOSED DWELLING FOR MCLEOD  
AT 17 CREESE DRIVE, RICHMOND**