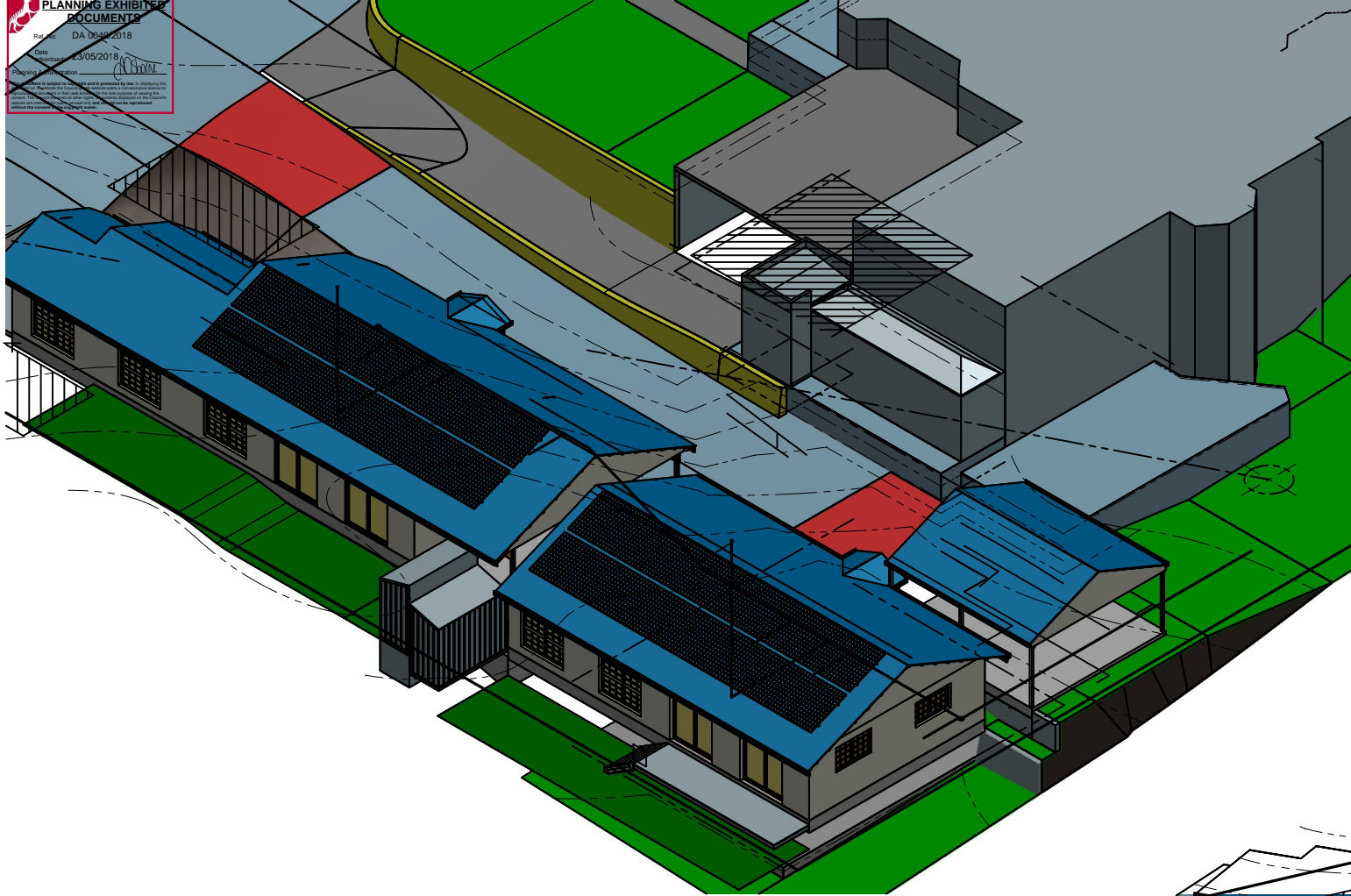
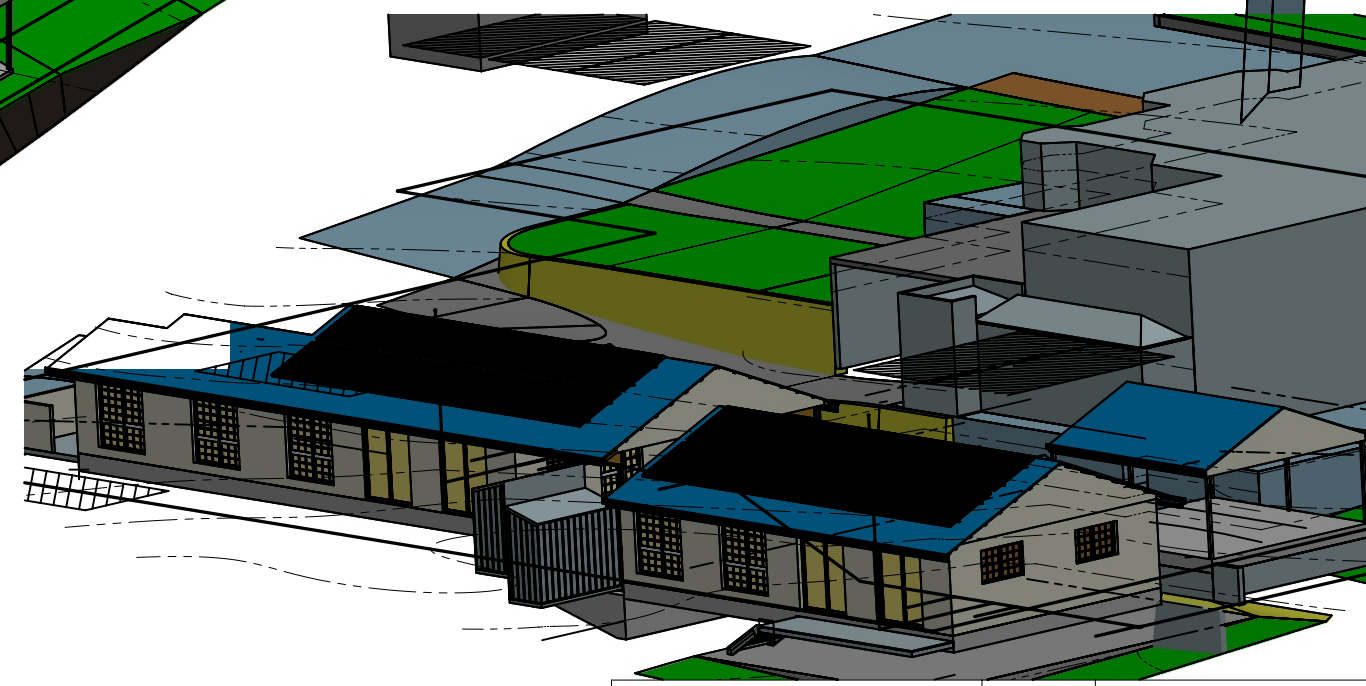
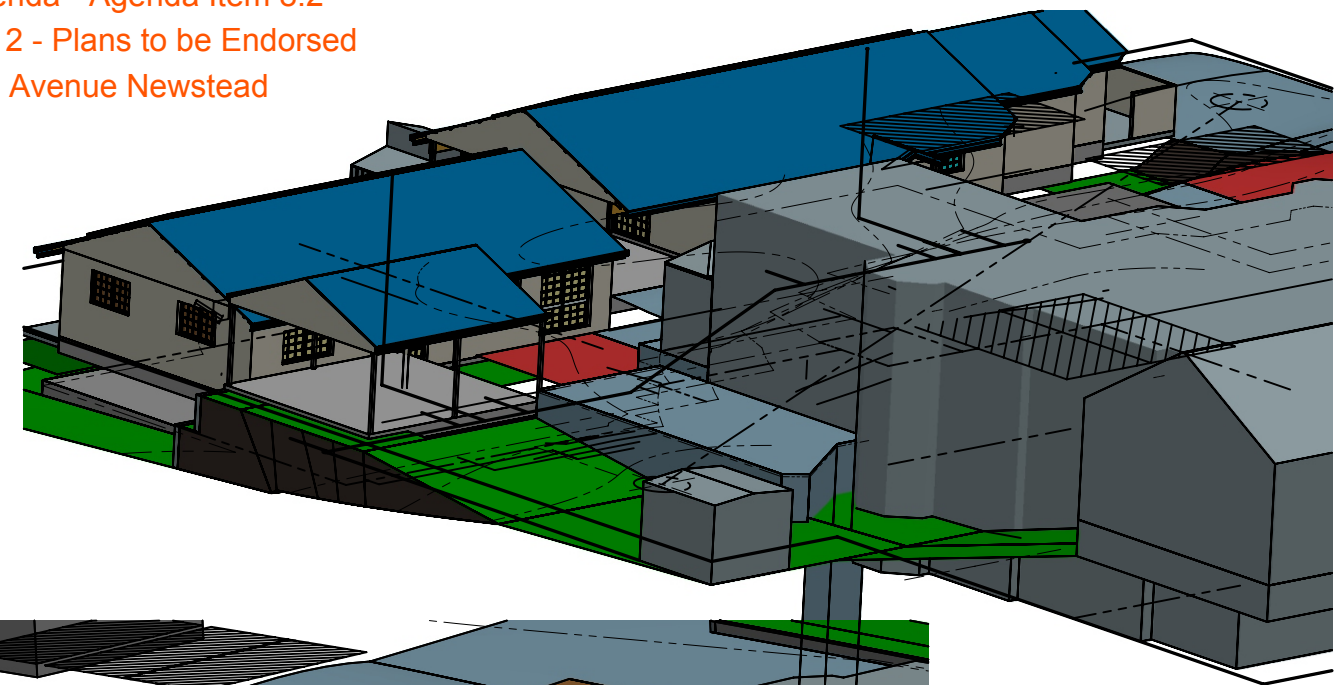


PLANNING EXHIBIT DOCUMENTS
DA 0046/2018
Date: 23/05/2018



Council Agenda - Agenda Item 8.2
Attachment 2 - Plans to be Endorsed
10 Croydon Avenue Newstead



SITE INFORMATION

| | | |
|-----------------------|-----------------------|--|
| LAND TITLE REFERENCE | VOL 199401 FOLIO 1 | (Certificate folio and volume) |
| Wind Classification | N3 | Site Classification to AS4055-2006 |
| Soil Classification | N/A | Site classification to AS 2870-2011 |
| Climate Zone | 7 | (www.abcb.gov.au map) |
| BAL Level | N/A | No areas of bushfire prone vegetation >1ha within 100 m of the building |
| Alpine Area | N/A | BCA Figure 3.7.5.2 |
| Corrosive Environment | NO | For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA section 3.4.2.2 & BCA Table 3.4.4.2 Cladding and fixings to manufacturer's recommendations |
| Other Hazards | N/A | High Wind, Earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors |
| Floor Area | 202.51 m ² | |
| Patio area | 49.5 m ² | |

| | |
|-----------|-----------------------|
| AR442 S01 | SITE AND ROOF PLAN |
| AR442 P03 | EISTING SITE PLAN |
| AR442 P02 | PARKING LAYOUTS |
| AR442 A03 | ELEVATIONS SHT 2 |
| AR442 A02 | ELEVATIONS SHT 1 |
| AR442 A01 | FLOOR PLAN UNIT 1 & 2 |
| AR442 A00 | SITE COVER SHEET |

DRAWING FOLIO SCHEDULE

| | |
|------------------|---|
| AR442 ASSET PLAN | ASSET PLAN |
| AR442 FOLIO | FOLIO TEXT |
| AR442 TITLE | FOLIO PLAN |
| AR442 78 | ASSESSMENT OF CERTIFIABLE WORKS (TASWATER) |
| AR442 35 | CERTIFICATE OF RESPONSIBLE DESIGNER (BUILDING WORK) |

DOCUMENTATION FOLIO SCHEDULE

| DOC ID | REV | DESCRIPTION | INC |
|--------|-----|-------------|-----|
|--------|-----|-------------|-----|

LOUTON DESIGN PTY. LTD.
ABN 62 081 268 591

95 MAIN ROAD,
PO BOX 268,
TASMANIA 7253
PH: 6382 1055
FAX: 6382 3300
mail@loutondesign.com.au
WWW.LOUTONDESIGN.COM.AU

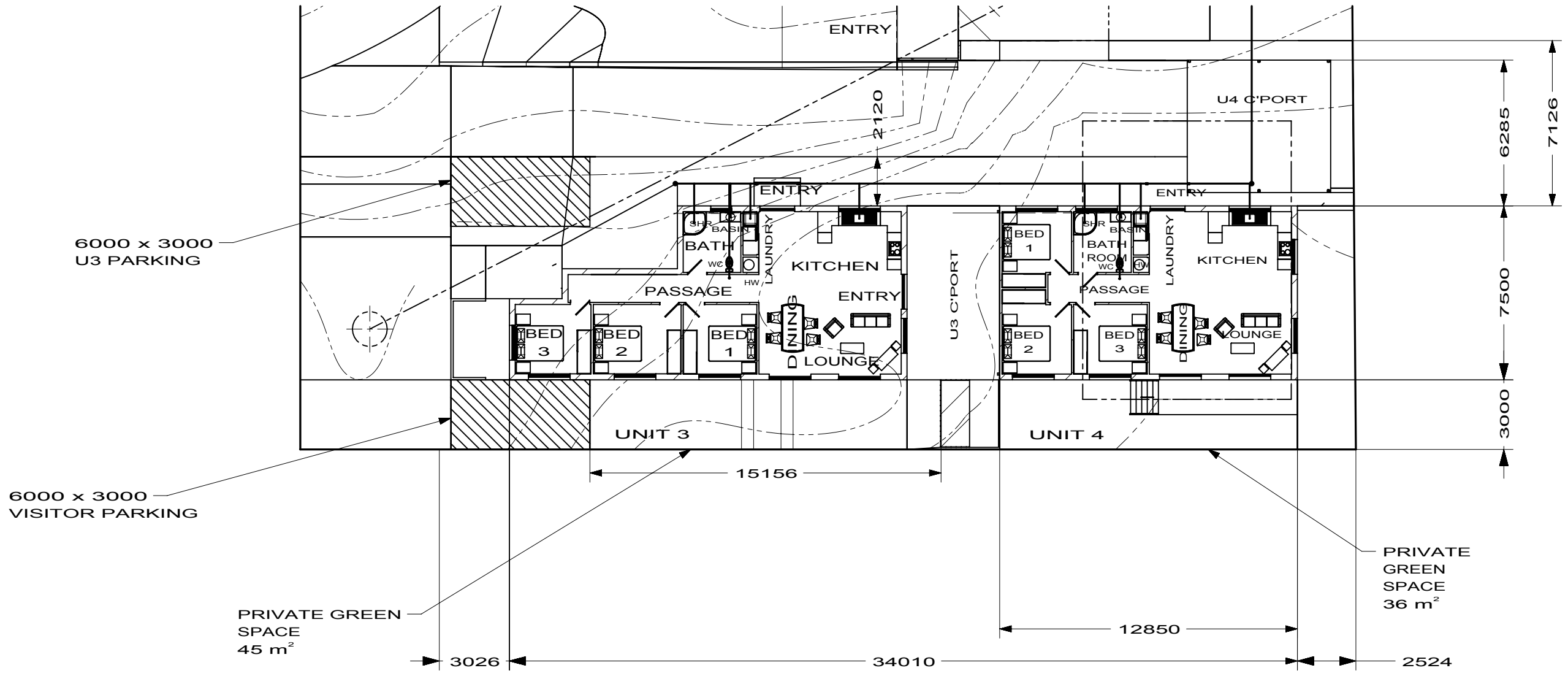
Document Set ID: 3800050
Version: 1, Version Date: 20/06/2018

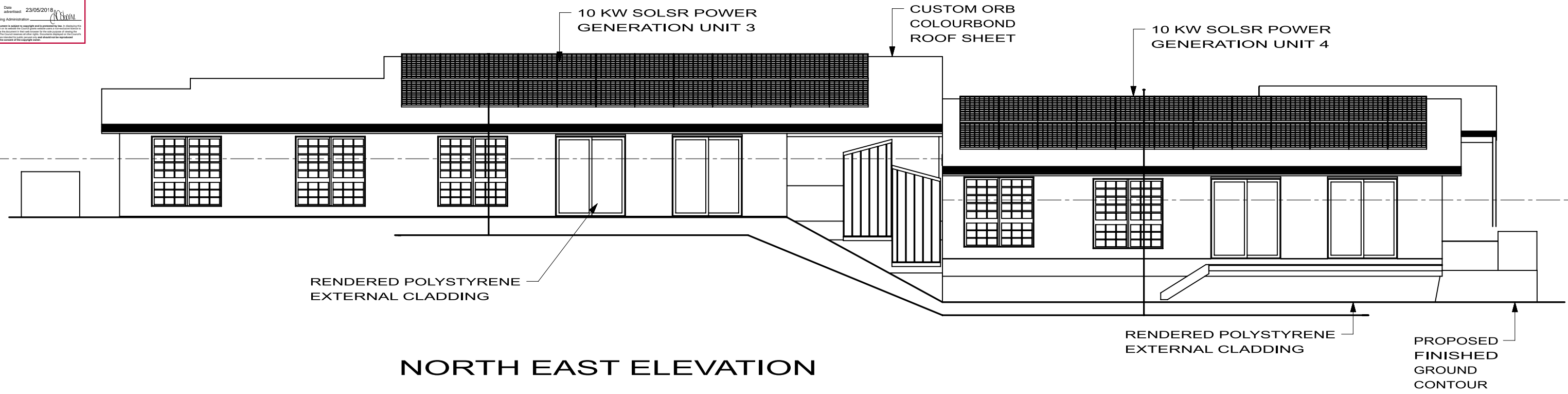
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| | | | |
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| AUTH | AGH | DATE | 17/1/18 |
| STATUS | | SCALE | 1 : 200 |

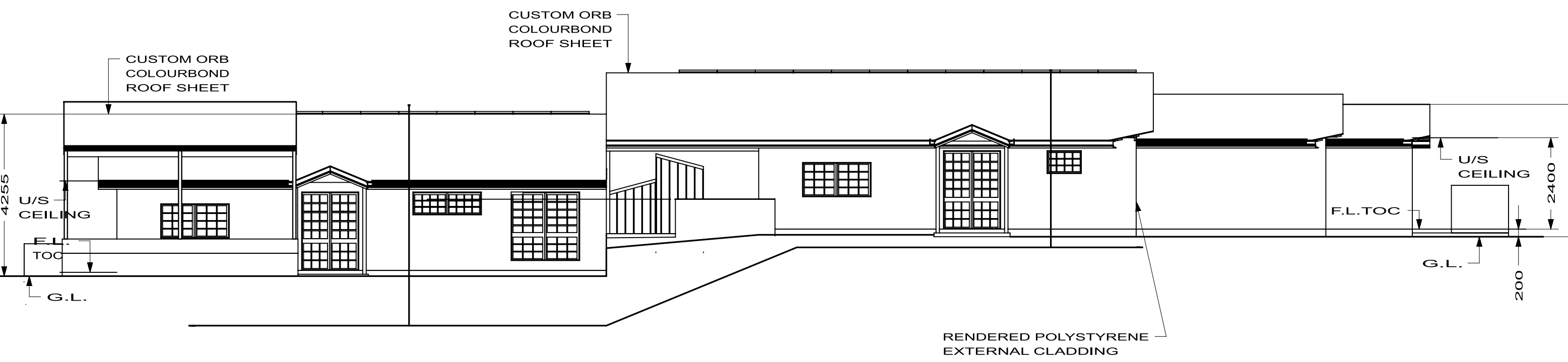
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| PROJECT No. | DRG NO | REV |
| AR442 | A00 | 13 |

PROPOSED RESIDENTIAL DEVELOPMENT FOR MRS R PAGE, 10 CROYDON AVE, NEWSTEAD, COVER SHEET





NORTH EAST ELEVATION



SOUTH WEST ELEVATION

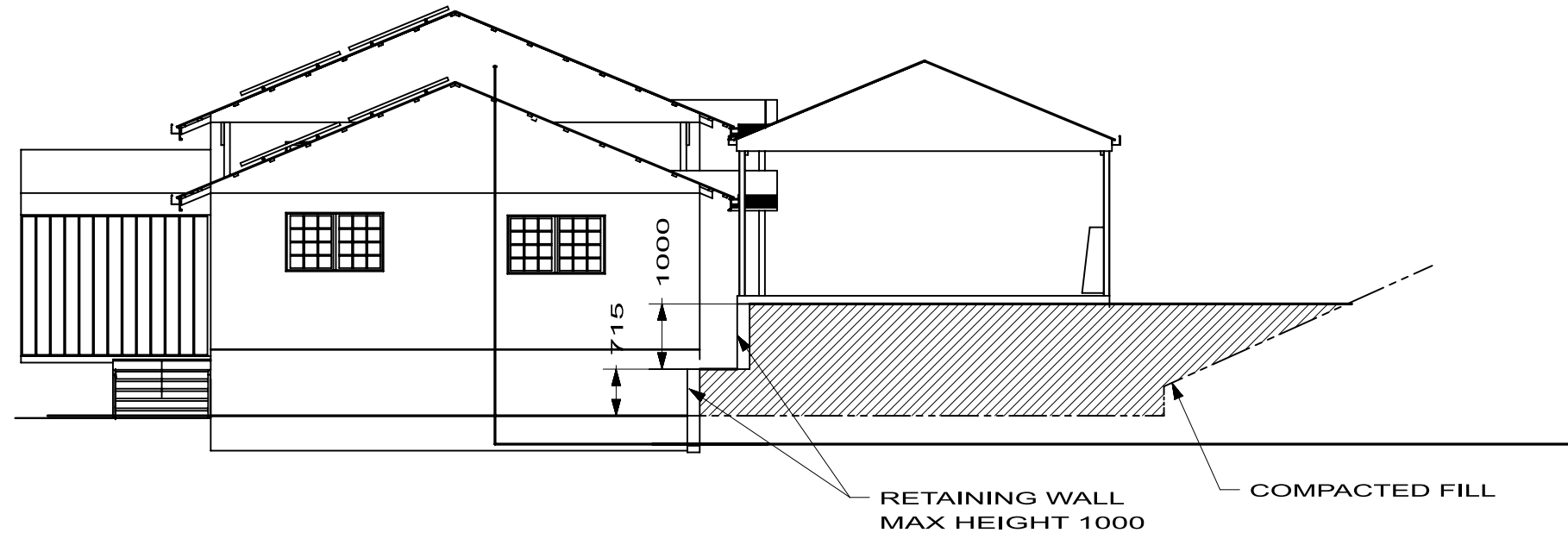
LOUTON DESIGN PTY. LTD.
 ABN 62 081 268 591
 95 MAIN ROAD,
 PO BOX 268,
 GEORGETOWN,
 TASMANIA, 7253
 PH: 6382 1055
 FAX: 6382 3300
 mail@loutondesign.com.au
 WWW.LOUTONDESIGN.COM.AU

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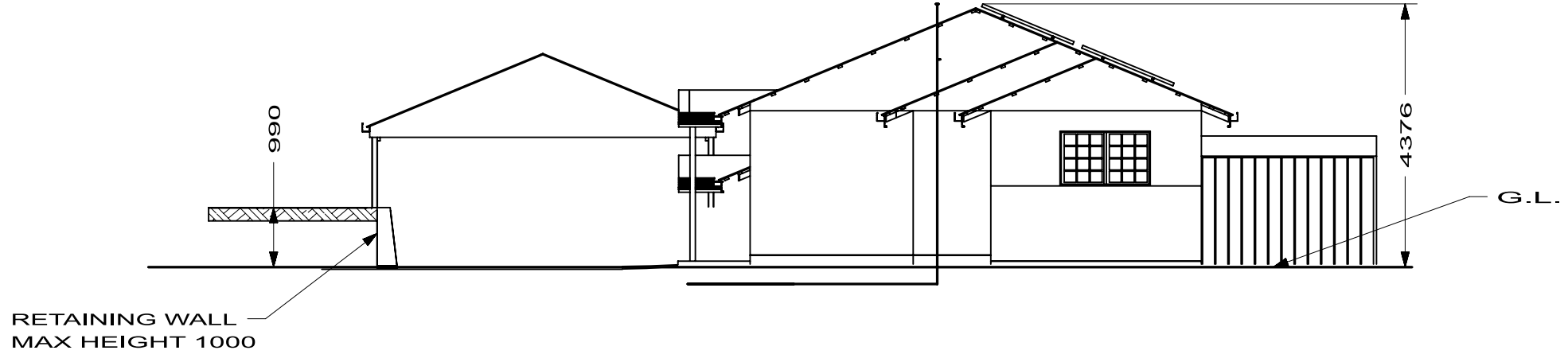
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| AUTH | AGH | DATE | 17/1/18 |
| STATUS | | SCALE | 1 : 100 |

| | | |
|-------------|--------|-----|
| PROJECT No. | DRG NO | REV |
| AR442 | A02 | 13 |

PROPOSED RESIDENTIAL DEVELOPMENT FOR MRS R PAGE, 10 CROYDON AVE, NEWSTEAD, ELEVATIONS UNITS 3 & 4 SHT 1



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

LOUTON DESIGN PTY. LTD.
 ABN 62 081 268 591
 95 MAIN ROAD,
 PO BOX 268,
 GEORGETOWN,
 TASMANIA, 7253
 PH: 6382 1055
 FAX: 6382 3300
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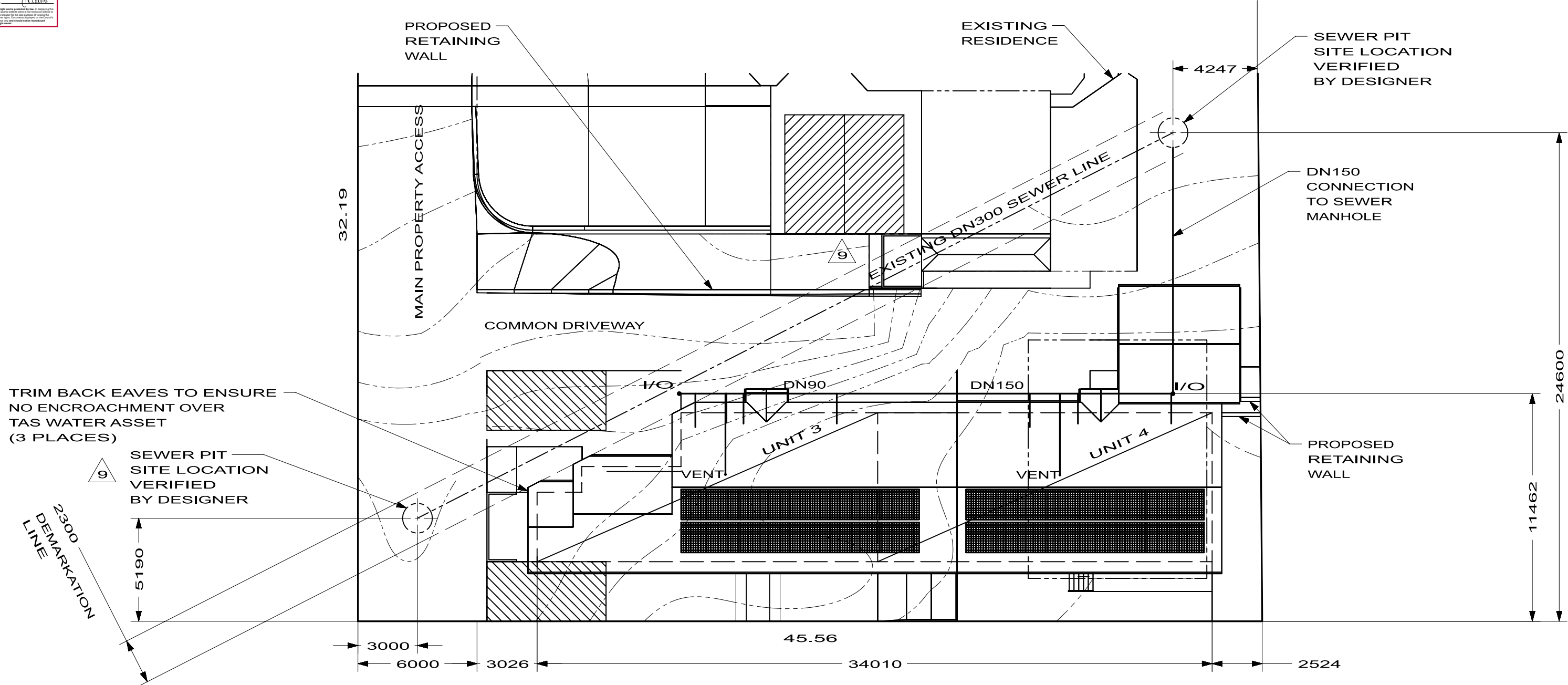
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| AUTH | AGH | DATE | 30/1/18 |
| STATUS | | SCALE | 1 : 100 |

PROJECT No.
AR442

DRG NO
A03

REV
13

PROPOSED RESIDENTIAL DEVELOPMENT FOR MRS R PAGE, 10 CROYDON AVE, NEWSTEAD, ELEVATIONS UNITS 3 AND 4



LOUTON DESIGN PTY. LTD.
 ABN 62 081 268 591
 95 MAIN ROAD,
 PO BOX 268,
 GEORGETOWN,
 TASMANIA, 7253
 PH: 6382 1055
 FAX: 6382 3300
 mail@loutondesign.com.au
 WWW.LOUTONDESIGN.COM.AU

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| | | | |
|--------|-----|-------|---------|
| DRAWN | AGH | DATE | 21/2/18 |
| AUTH | AGH | DATE | 21/2/18 |
| STATUS | | SCALE | 1 : 200 |

| | | |
|-------------|--------|-----|
| PROJECT No. | DRG NO | REV |
| AR442 | P01 | 13 |

PROPOSED RESIDENTIAL DEVELOPMENT FOR MRS R PAGE, 10 CROYDON AVE, NEWSTEAD, SERVICES PLAN



4/LETTER BOX LOCATION

5 m² WASTE BIN STORAGE AREA PRINCIPLE RESIDENCE c/w 1200 HIGH SCREEN

PRINCIPLE RESIDENCE PARKING 3 BAYS

EXISTING 3 CAR GARAGE

MAIN PROPERTY ACCESS

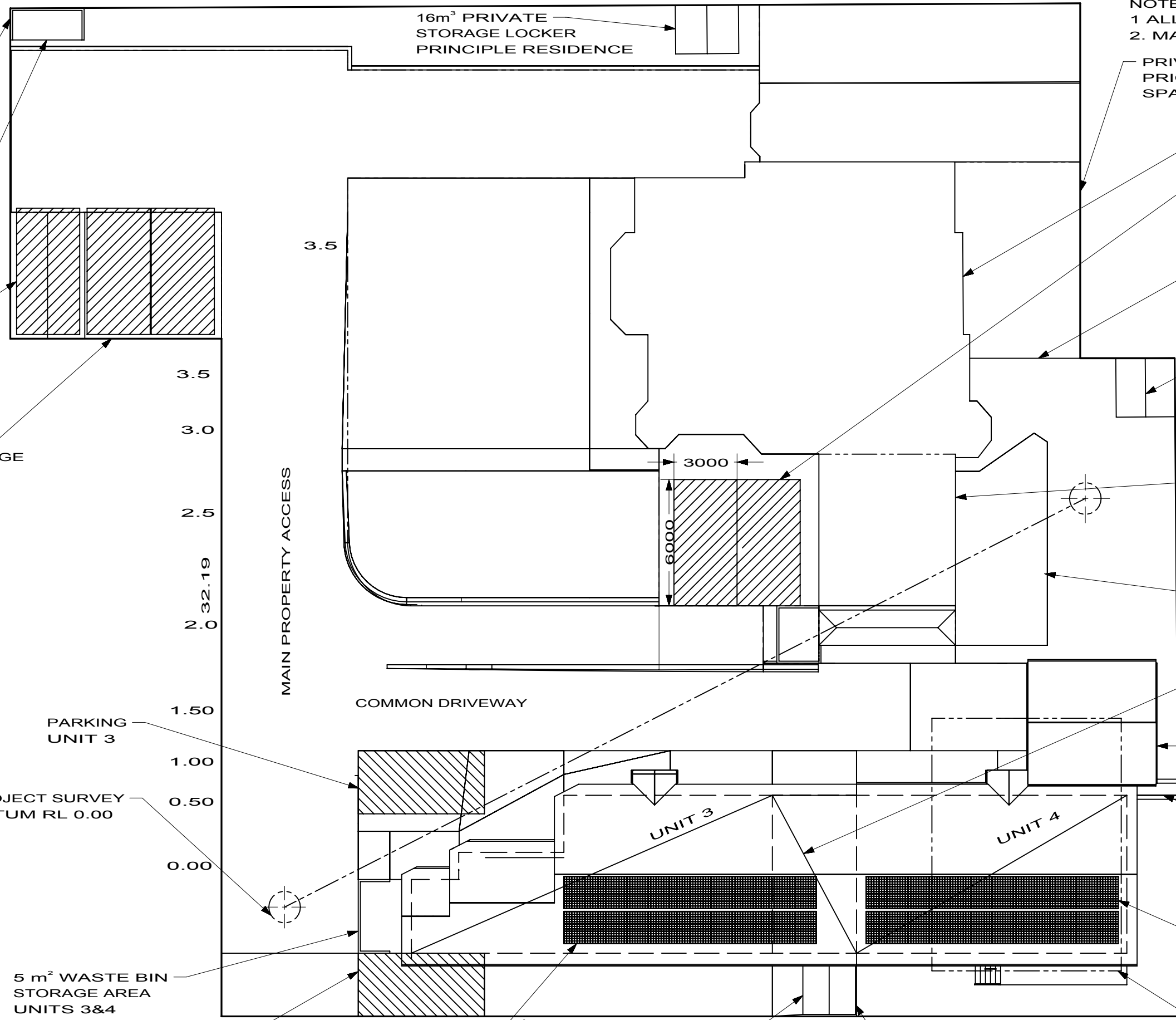
PARKING UNIT 3

PROJECT SURVEY DATUM RL 0.00

5 m² WASTE BIN STORAGE AREA UNITS 3&4 c/w 1200 HIGH SCREEN

PARKING VISITORS

SOLAR ENERGY ARRAY



NOTE:
1 ALL DRIVEWAYS MIN 4200 WIDE
2. MAX RETAINING WALL HEIGHT 1000

PRIVATE OPEN PRINCIPLE RESIDENCE SPACE 60 m²

EXISTING 5 BEDROOM RESIDENCE

2 VEHICLE UNDERCOVER PARKING FOR EXISTING UNIT 2 C/W WASTE BIN STORAGE

PRIVACY SCREEN FENCE

16m³ PRIVATE STORAGE LOCKER UNIT 2

EXISTING UNIT 2 UNDER (2 BEDROOM)

PRIVATE OPEN SPACE UNIT 2 45 m²

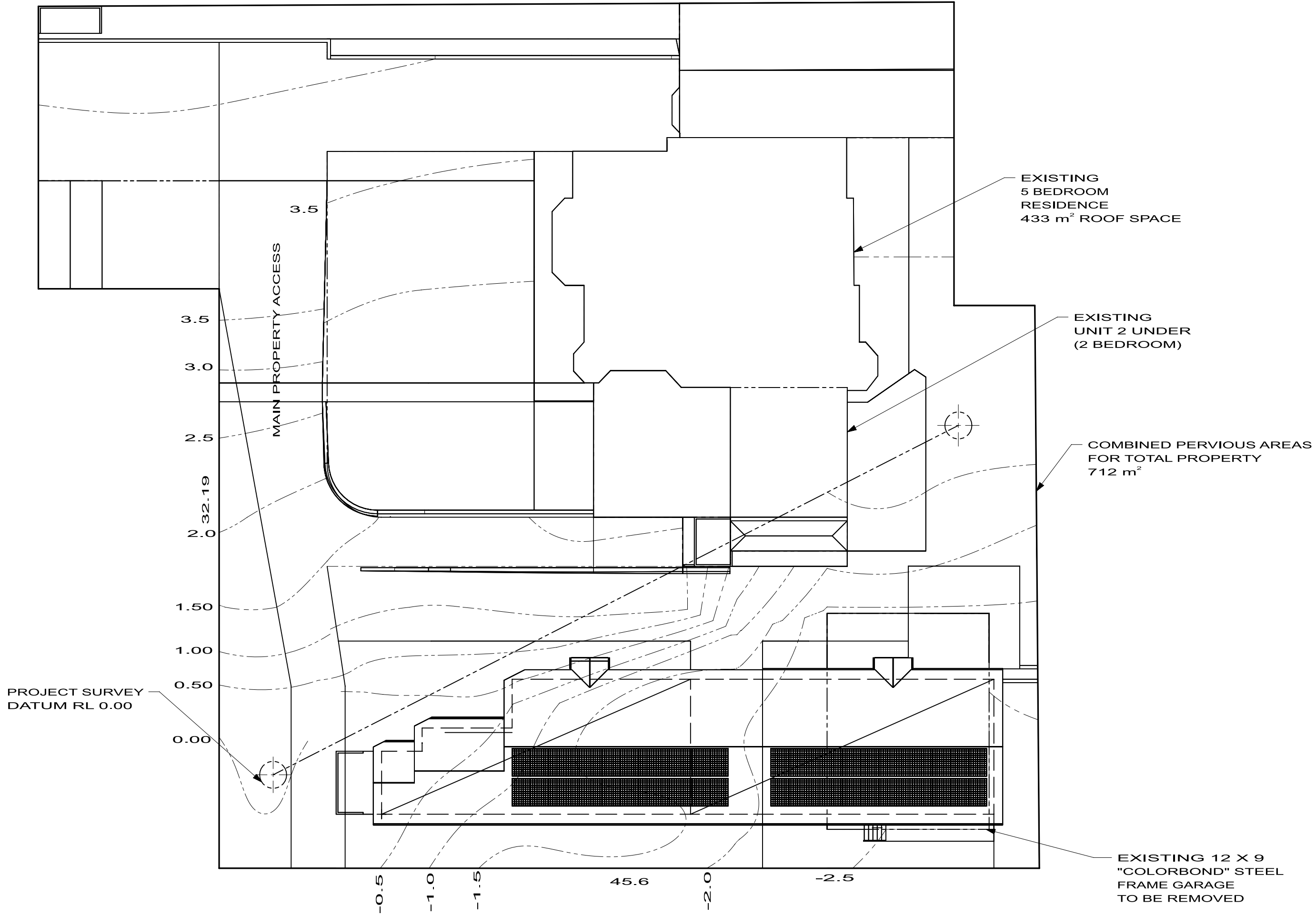
UNDERCOVER PARKING NEW UNIT 3

UNDERCOVER PARKING NEW UNIT 4 6100 x 4000 3000 HIGH

PROVIDE FENCE PARTITION THIS LOCATION ON TOP OF RETAINING WALL

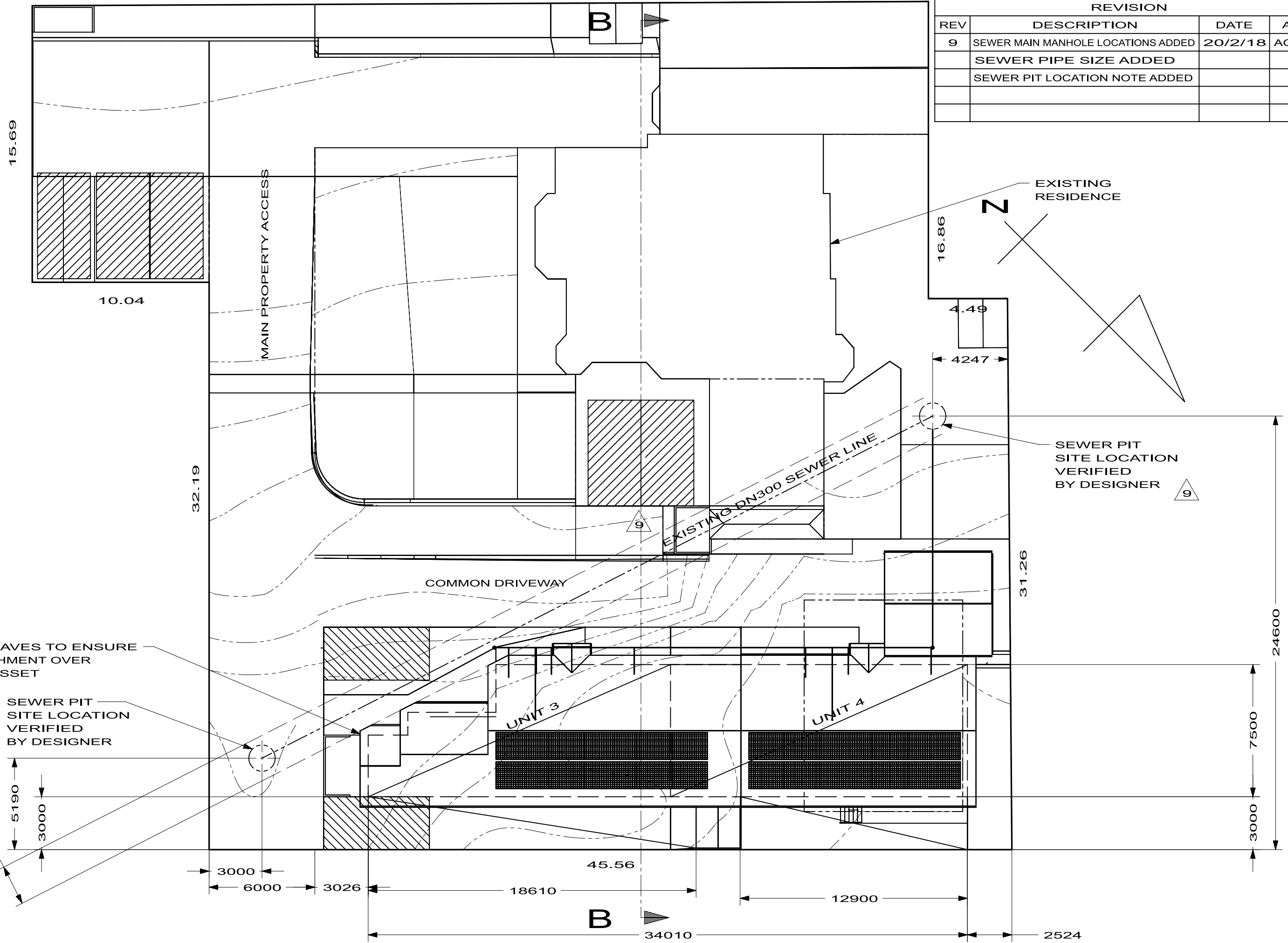
SOLAR ENERGY ARRAY

EXISTING 12 X 9 "COLORBOND" STEEL FRAME GARAGE TO BE REMOVED



50.86

| REVISION | | | |
|----------|------------------------------------|---------|-----|
| REV | DESCRIPTION | DATE | APP |
| 9 | SEWER MAIN MANHOLE LOCATIONS ADDED | 20/2/18 | AGH |
| | SEWER PIPE SIZE ADDED | | |
| | SEWER PIT LOCATION NOTE ADDED | | |
| | | | |
| | | | |



TRIM BACK EAVES TO ENSURE NO ENCROACHMENT OVER TAS WATER ASSET (3 PLACES)

SEWER PIT SITE LOCATION VERIFIED BY DESIGNER

SEWER PIT SITE LOCATION VERIFIED BY DESIGNER

2300 DEMARKATION LINE