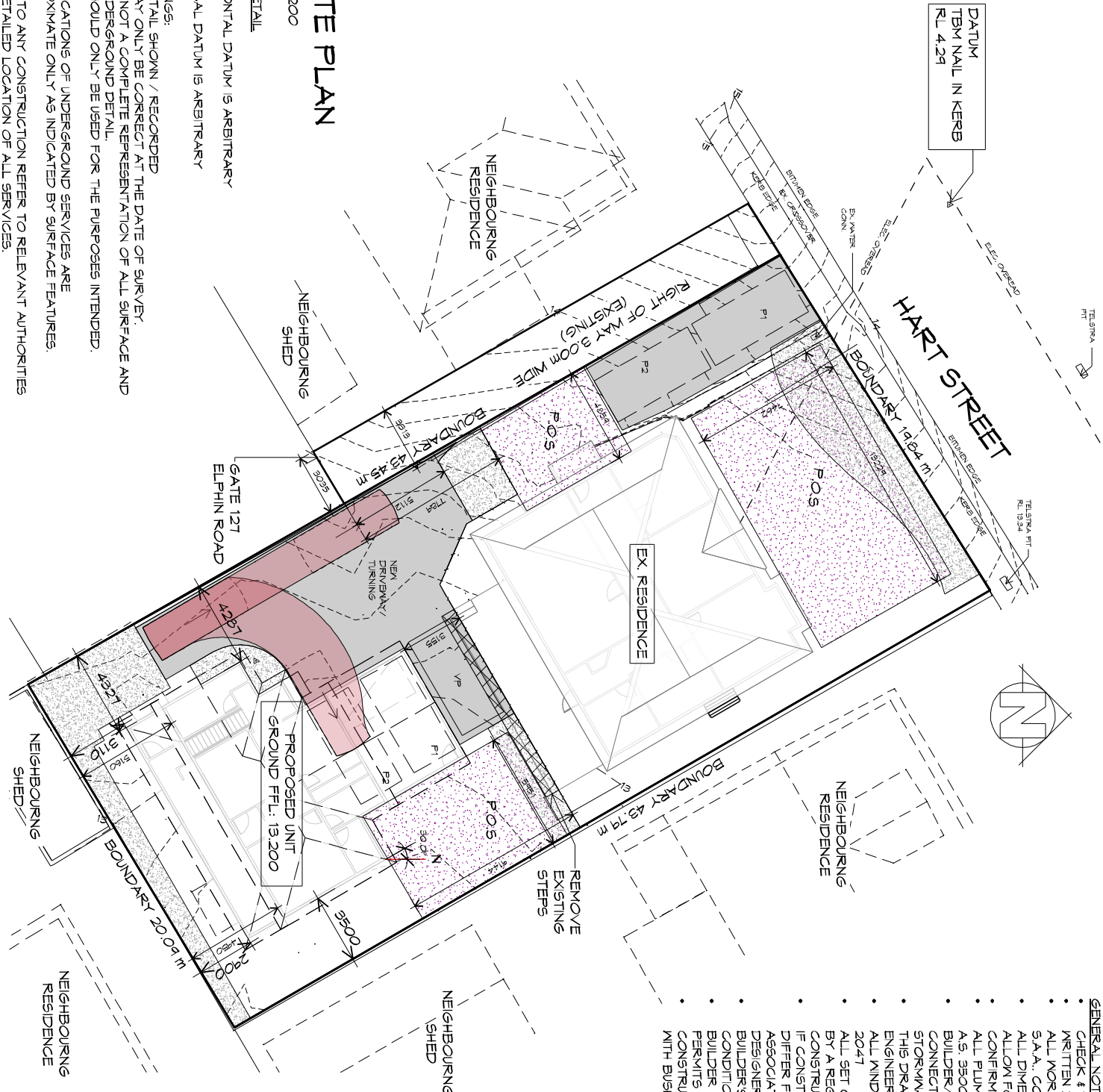


DATUM  
TBM NAIL IN KERB  
RL 4.29



# SITE PLAN

1 : 200

## SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY  
VERTICAL DATUM IS ARBITRARY

- WARNINGS:
- THE DETAIL SHOWN / RECORDED MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
  - IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
  - SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.  
PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.10m  
Document Set ID: 4159650  
Version: 1, Version Date: 18/10/2019



- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
  - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
  - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC, ALL
  - S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
  - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT
  - ALLOW FOR WALL LININGS
  - CONFIRM ALL FLOOR AREAS
  - ALL PIPING WORKS TO BE STRICTLY IN ACCORDANCE WITH
  - A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
  - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE
  - CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR
  - STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE
  - ENGINEER'S STRUCTURAL DRAWINGS
  - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S.
  - 2047
  - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT
  - BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO
  - CONSTRUCTION
  - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS
  - DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY
  - ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY
  - DESIGNER
  - BUILDERS RESPONSIBILITY TO COMPLY WITH ALL PLANNING
  - CONDITIONS
  - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND
  - PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
  - CONSTRUCTION TO COMPLY WITH AS 9394, READ IN CONJUNCTION
  - WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

**ROSSITER**  
HOMES & DEVELOPMENTS

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Project:  
**PROPOSED NEW  
MULTI RESIDENTIAL  
DEVELOPMENT  
4 HART STREET, NEWSTEAD**  
Client name:  
**P & S SYMONS**

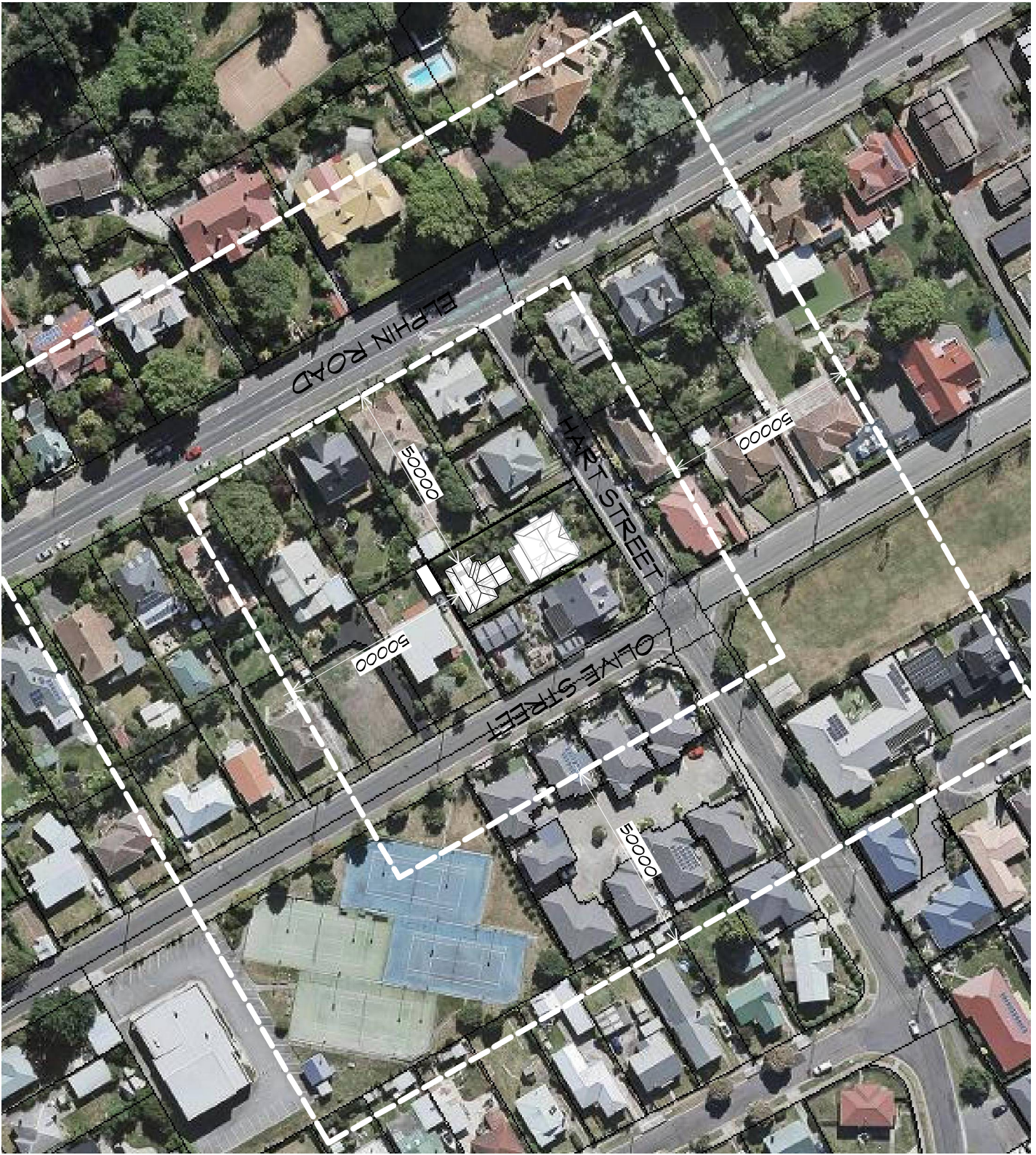
Drawing:  
**SITE PLAN**

Drafted by:	A.J.C	Approved by:	F.G.G
Date:	03.09.2019	Scale:	1 : 200
Project/Drawing no:	PD19150 -01	Revision:	03



Accredited building practitioner: Frank Geeskus - No CC246A





# LOCALITY PLAN

THIS SITE IS ZONED GENERAL RESIDENTIAL

1 : 1000  
 Document Set ID: 4159650  
 Version: 1, Version Date: 18/10/2019

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS



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**Project:**  
 PROPOSED NEW  
 MULTI RESIDENTIAL  
 DEVELOPMENT  
 4 HART STREET, NEWSTEAD  
**Client name:**  
 P & S SYMONS

**Drawing:**  
 LOCALITY PLAN

**Drafted by:** A.J.C. **Approved by:** F.G.G.

**Date:** 03.09.2019 **Scale:** 1 : 1000

**Project/Drawing no:** PD19150 -02 **Revision:** 03

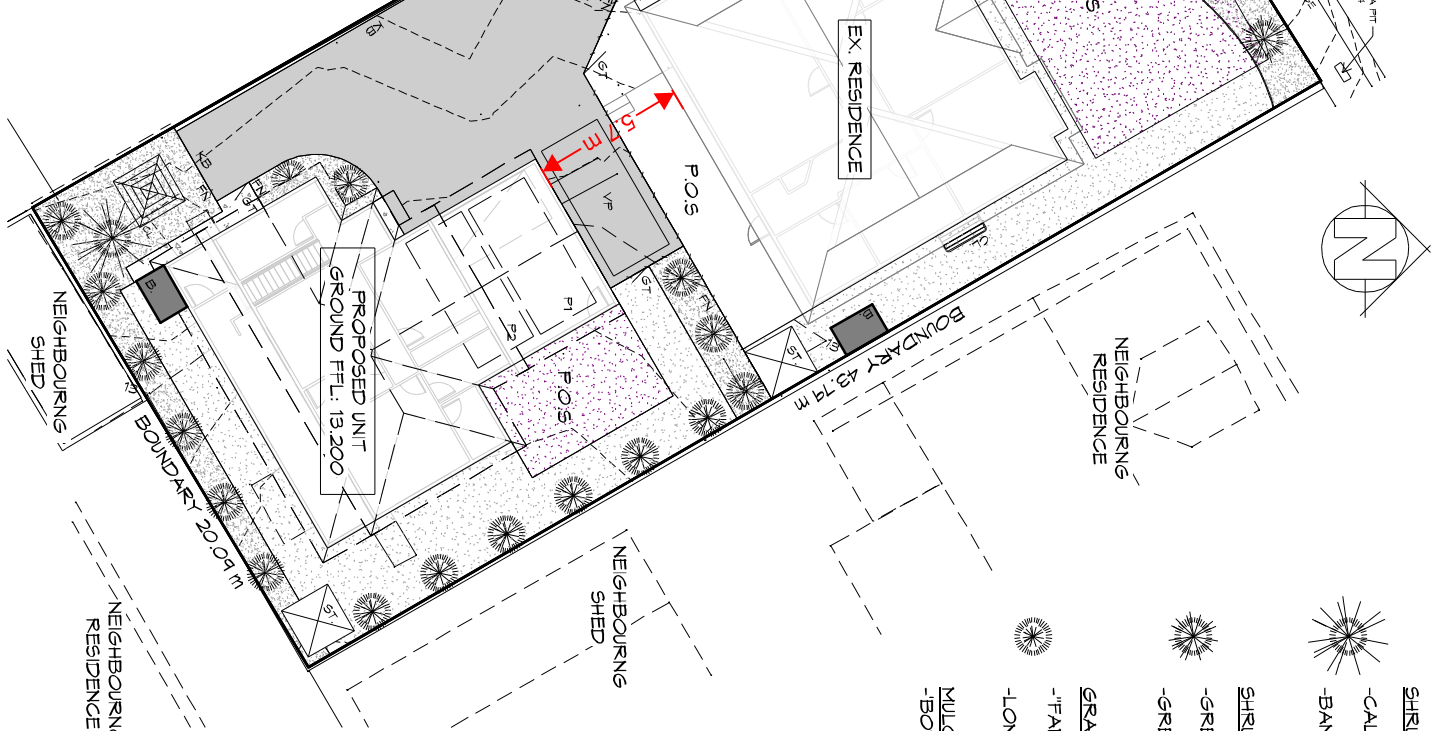


Accredited building practitioner: Frank Geeskus -No CC246A



# SITE LANDSCAPING PLAN

1 : 200



## LEGEND

- SHRUBS 2000-3000
- CALLISTEMON-"KINGS PARK SPECIAL"
- BANKSIA ERICIFOLIA
- SHRUBS 1000-1500
- GREVILLEA SERICEA
- GREVILLEA SP
- GRASSES
- "FAN FLOWER" SCAEVOLOA SP
- LOMANDRA LONGIFOLIA
- MULCH
- BOYER BARK OR SIMILAR
- CONCRETE PATH/PAVING
- MULCH OR SIMILAR
- GRASS
- LETTER BOX
- GATE
- FENCE 1.8m HIGH
- SECURITY LIGHTS
- KERB
- CLOTHES LINE
- WASTE STORAGE 1.5m<sup>2</sup>
- 2x2m STORAGE SHED

<b>SITE COVERAGE</b>	
EXISTING RESIDENCE FOOTPRINT (INCLUDING DECK & PORCH)	177.78m <sup>2</sup>
PROPOSED RESIDENCE FOOTPRINT	133.04m <sup>2</sup>
TOTAL FOOTPRINT	310.82m <sup>2</sup>
± SITE AREA	870m <sup>2</sup>
<b>TOTAL SITE COVERAGE 35.73%</b>	0.3573
<b>IMPERVIOUS SURFACES</b>	
TOTAL BUILDING FOOTPRINT	310.82m <sup>2</sup>
IMPERVIOUS PATHS & DRIVEWAYS	144.48m <sup>2</sup>
TOTAL IMPERVIOUS SURFACES	510.81m <sup>2</sup>
AREA FREE FROM IMPERVIOUS SURFACES	359.19m <sup>2</sup>
± SITE AREA	870m <sup>2</sup>
<b>TOTAL SITE AREA FREE FROM IMPERVIOUS SURFACES 41.29%</b>	0.4129

Project: PROPOSED NEW MULTI RESIDENTIAL DEVELOPMENT 4 HART STREET, NEWSTEAD  
Client name: P & S SYMONS  
Drawing: LANDSCAPING PLAN

**ROSSITER**  
HOMES & DEVELOPMENTS

**Prime Design**

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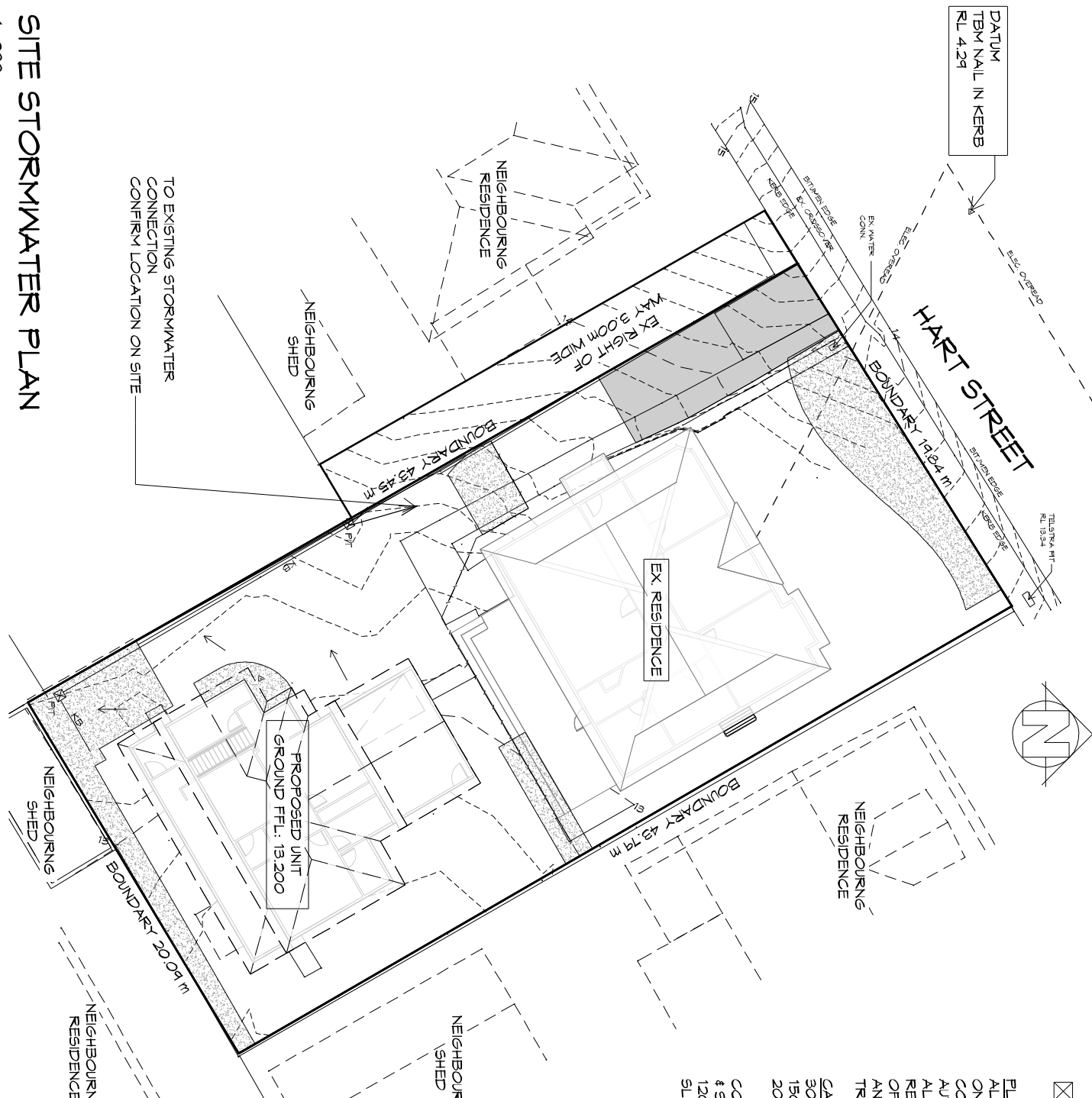
Drafted by: A.J.C. Approved by: F.G.G.  
Date: 03.09.2019 Scale: 1 : 200  
Project/Drawing no: PD19150 -03 Revision: 03

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



DATUM  
TBM NAIL IN KERB  
RL 4.24



**LEGEND**

- 450x450 CONG. FIT
- C/M TRAFFICABLE LID

**PLUMBING NOTES:**

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.  
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500 & THE TASMANIAN PLUMBING CODE, AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**CARPARK PAVEMENT DETAILS**  
300mm ASPHALT SEAL  
150mm BASE COURSE GRAVEL  
200mm SUB BASE GRAVEL

**CONCRETE COVER TO STORMWATER & SEWER PIPES**  
120 THICK SLAB, 1200 WIDE  
SL B2 CENTRAL.

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



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**Project:**  
PROPOSED NEW  
MULTI RESIDENTIAL  
DEVELOPMENT  
4 HART STREET, NEWSTEAD  
Client name:  
P & S SYMONS

**Drawing:**  
SITE STORMWATER PLAN

**Drafted by:** A.J.C. **Approved by:** F.G.G.  
**Date:** 03.09.2019 **Scale:** As indicated  
**Project/Drawing no.:** PD19150 -04 **Revision:** 03



**SITE STORMWATER PLAN**

1 : 200

TO EXISTING STORMWATER  
CONNECTION  
CONFIRM LOCATION ON SITE

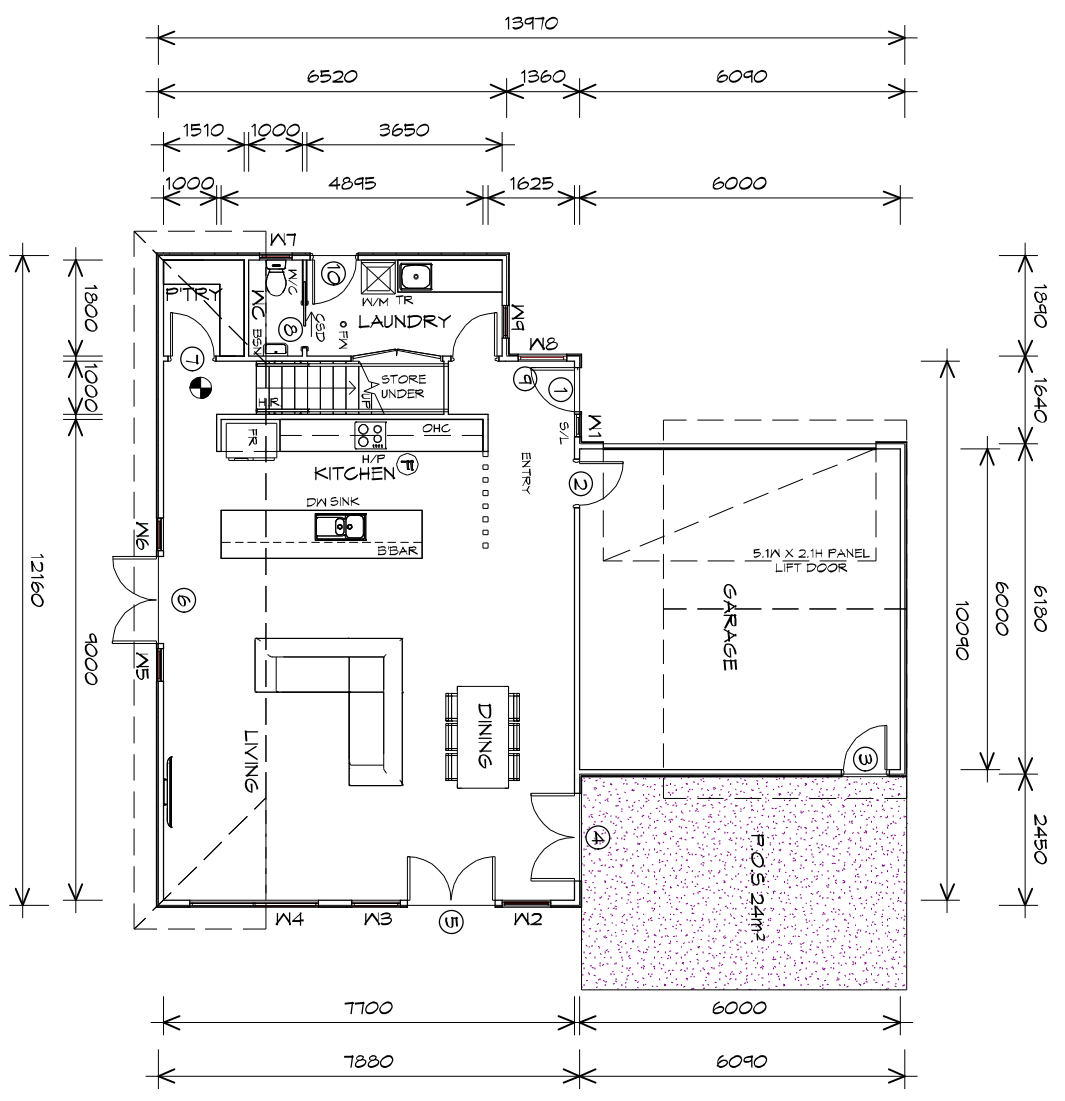


# LEGEND

- Ⓟ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓛ 240V SMOKE ALARM
- Ⓞ FM CAVITY SLIDING DOOR
- Ⓞ FM FLOOR WASTE
- Ⓢ/L SIDELIGHT
- Ⓜ R HAND RAIL

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



## GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	133.04 m <sup>2</sup> ( 14.30	SQUARES )
FIRST FLOOR PLAN	83.13 m <sup>2</sup> ( 8.94	SQUARES )
	216.17	23.24

**NOTE:**  
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

**ROSSITER**  
HOMES & DEVELOPMENTS

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**Project:**  
PROPOSED NEW  
MULTI RESIDENTIAL  
DEVELOPMENT  
4 HART STREET, NEWSTEAD  
Client name:  
P & S SYMONS

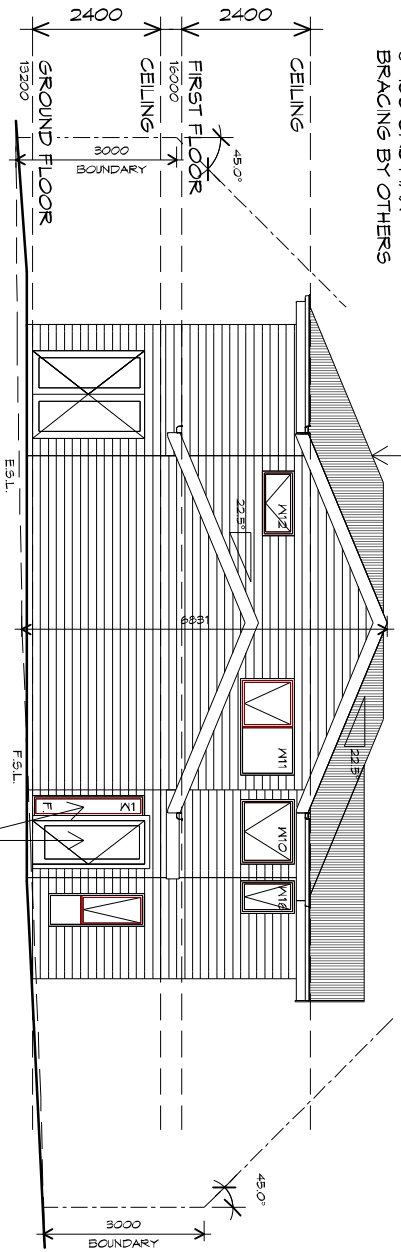
**Drawing:**  
GROUND FLOOR PLAN

**Drafted by:** A.J.C. **Approved by:** F.G.G.  
**Date:** 03.09.2019 **Scale:** 1 : 100  
**Project/Drawing no.:** PD19150-06 **Revision:** 03





ROOF FRAMING  
 PREFABRICATED ROOF TRUSSES  
 @ 400 CRS MAX  
 BRACING BY OTHERS



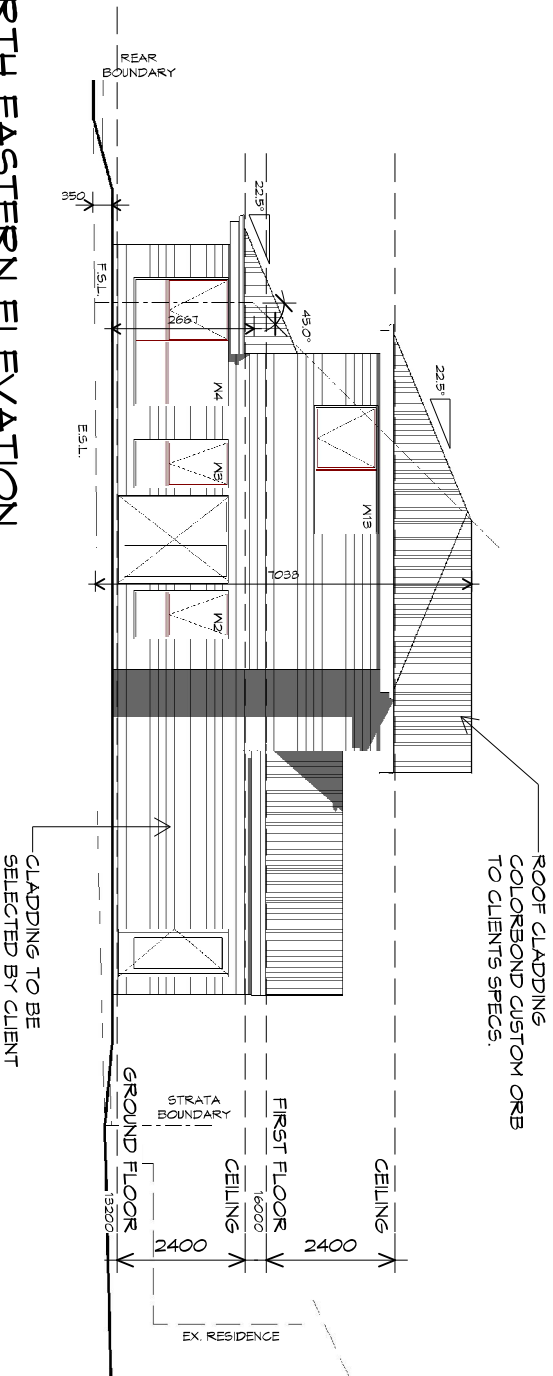
DOORS AND WINDOWS TO BE  
 SEALED IN ACCORDANCE WITH  
 NCC 2016/2.3.12.3

## NORTH WESTERN ELEVATION

1 : 100

## NORTH EASTERN ELEVATION

1 : 100



ROOF CLADDING  
 COLOR AND CUSTOM ORB  
 TO CLIENT'S SPECS.

CLADDING TO BE  
 SELECTED BY CLIENT

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED NEW  
 MULTI RESIDENTIAL  
 DEVELOPMENT  
 4 HART STREET, NEWSTEAD**  
 Client name:  
**P & S SYMONS**

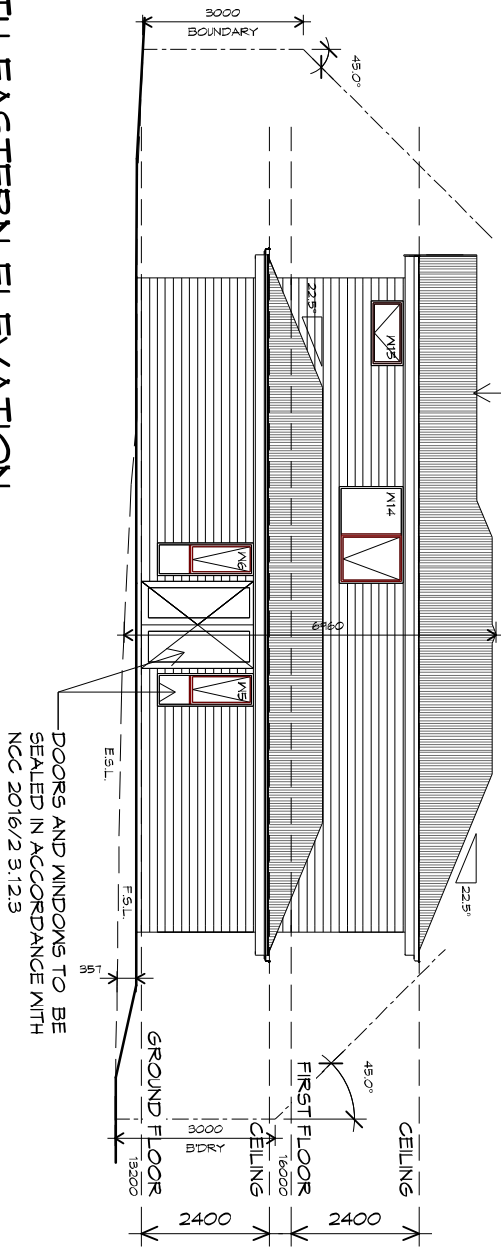
Drawing:  
**ELEVATIONS**

Drafted by: **A.J.C** Approved by: **F.G.G**  
 Date: \_\_\_\_\_ Scale: \_\_\_\_\_  
 03.09.2019 1 : 100  
 Project/Drawing no: **PD19150 -09** Revision: **03**

Accredited building practitioner: Frank Geeskus - No CC246A

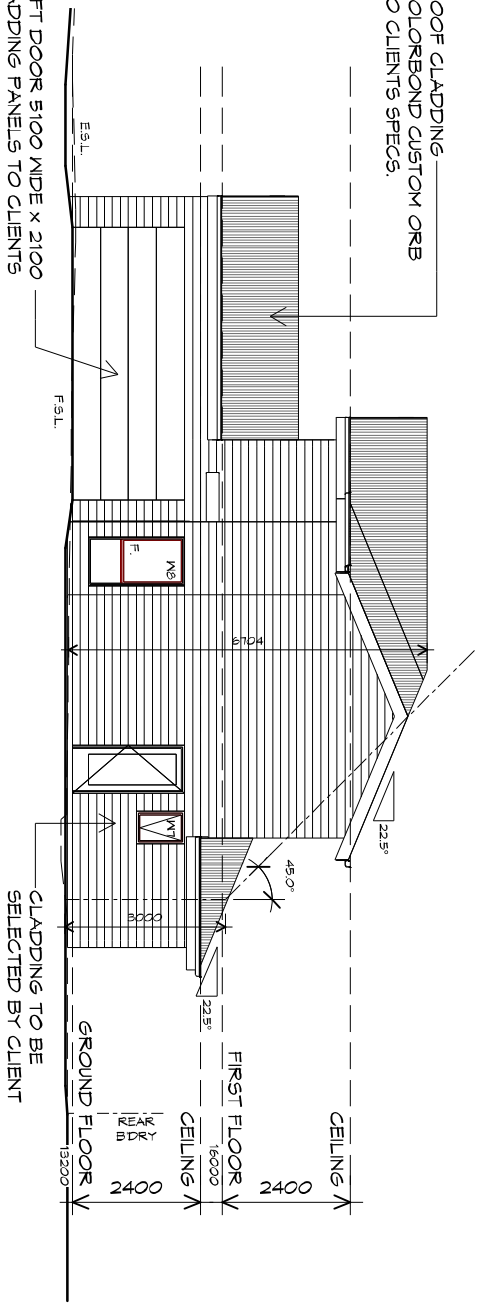


ROOF FRAMING  
 PREFABRICATED ROOF TRUSSES  
 @ 400 CRS MAX  
 BRACING BY OTHERS



**SOUTH EASTERN ELEVATION**  
 1 : 100

ROOF CLADDING  
 COLORBOND CUSTOM ORB  
 TO CLIENTS SPECS.



**SOUTH WESTERN ELEVATION**  
 1 : 100

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS



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**Project:**  
 PROPOSED NEW  
 MULTI RESIDENTIAL  
 DEVELOPMENT  
 4 HART STREET, NEWSTEAD  
 Client name:  
 P & S SYMONS

**Drawing:**  
 ELEVATIONS

**Drafted by:** A.J.C  
**Approved by:** F.G.G

**Date:** 03.09.2019  
**Scale:** 1 : 100

**Project/Drawing no:** PD19150 -10  
**Revision:** 03

Accredited building practitioner: Frank Geeskus -No CC246A

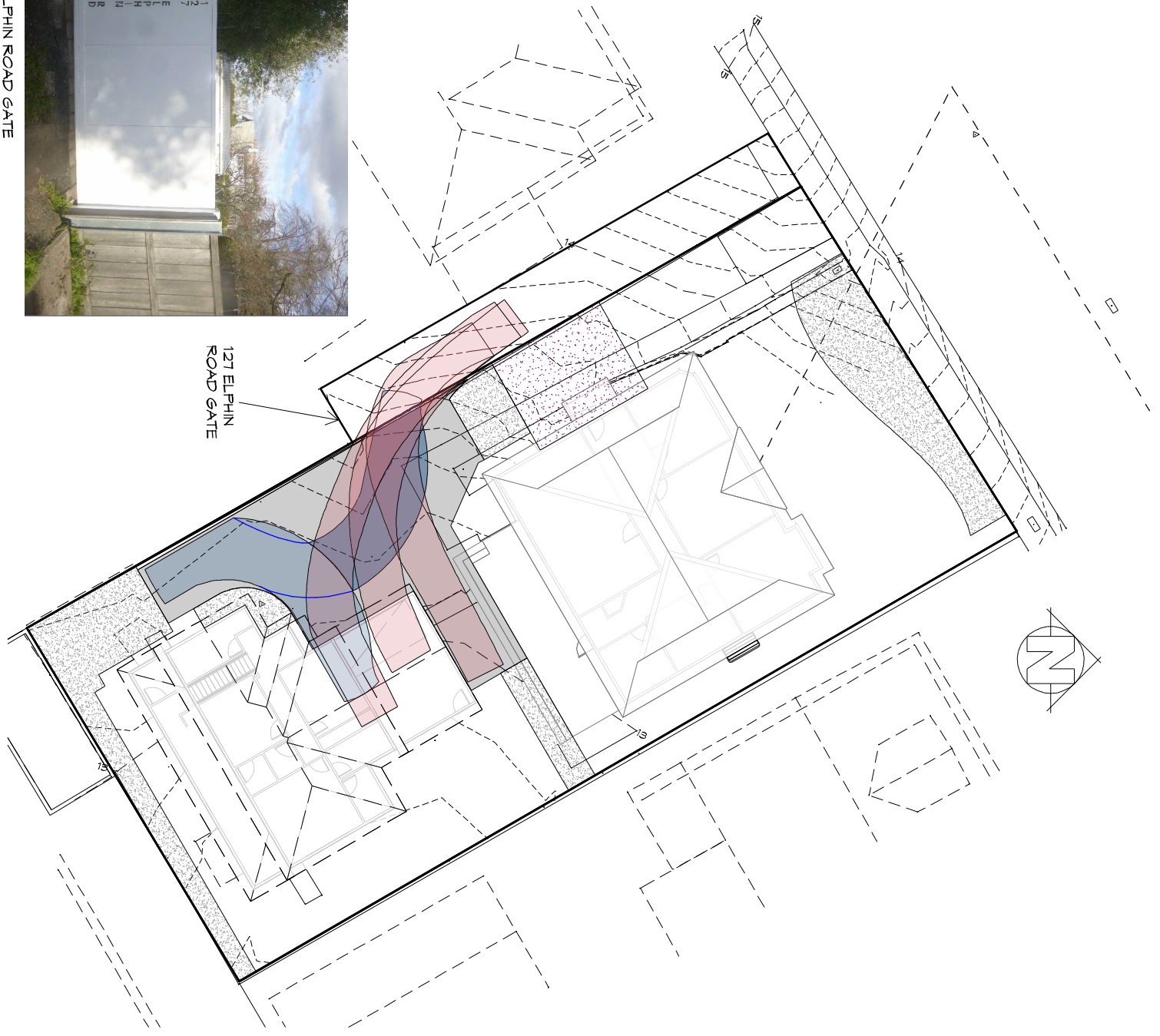




ABOVE: 127 ELPHIN ROAD GATE



127 ELPHIN ROAD GATE



TURNING CIRCLES  
1 : 200

PLANNING  
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED NEW  
MULTI RESIDENTIAL  
DEVELOPMENT  
4 HART STREET, NEWSTEAD**  
Client name:  
**P & S SYMONS**

Drawing:  
**ON SITE TURNING**

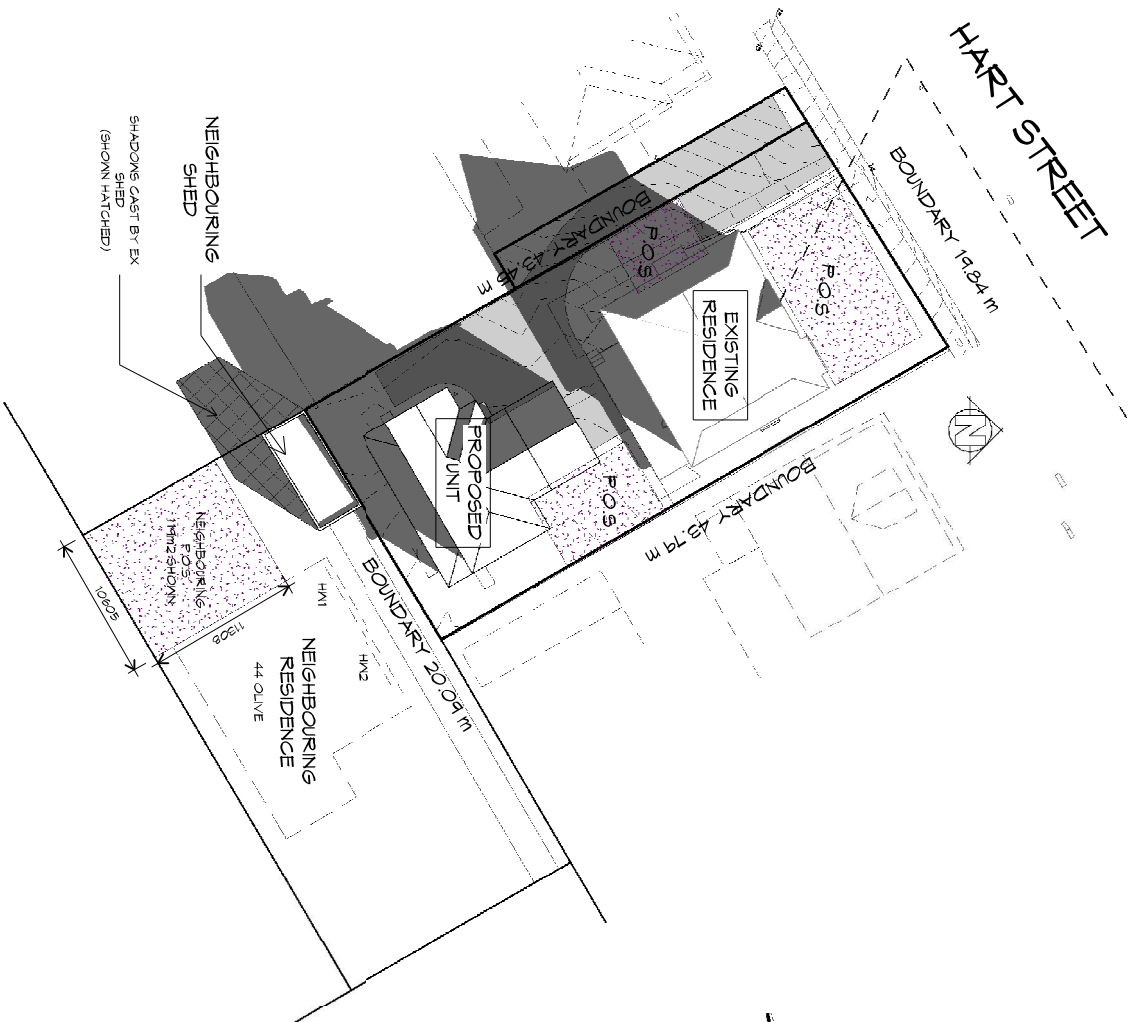
Drafted by: **A.J.C** Approved by: **F.G.G**

Date: **03.09.2019** Scale: **1 : 200**

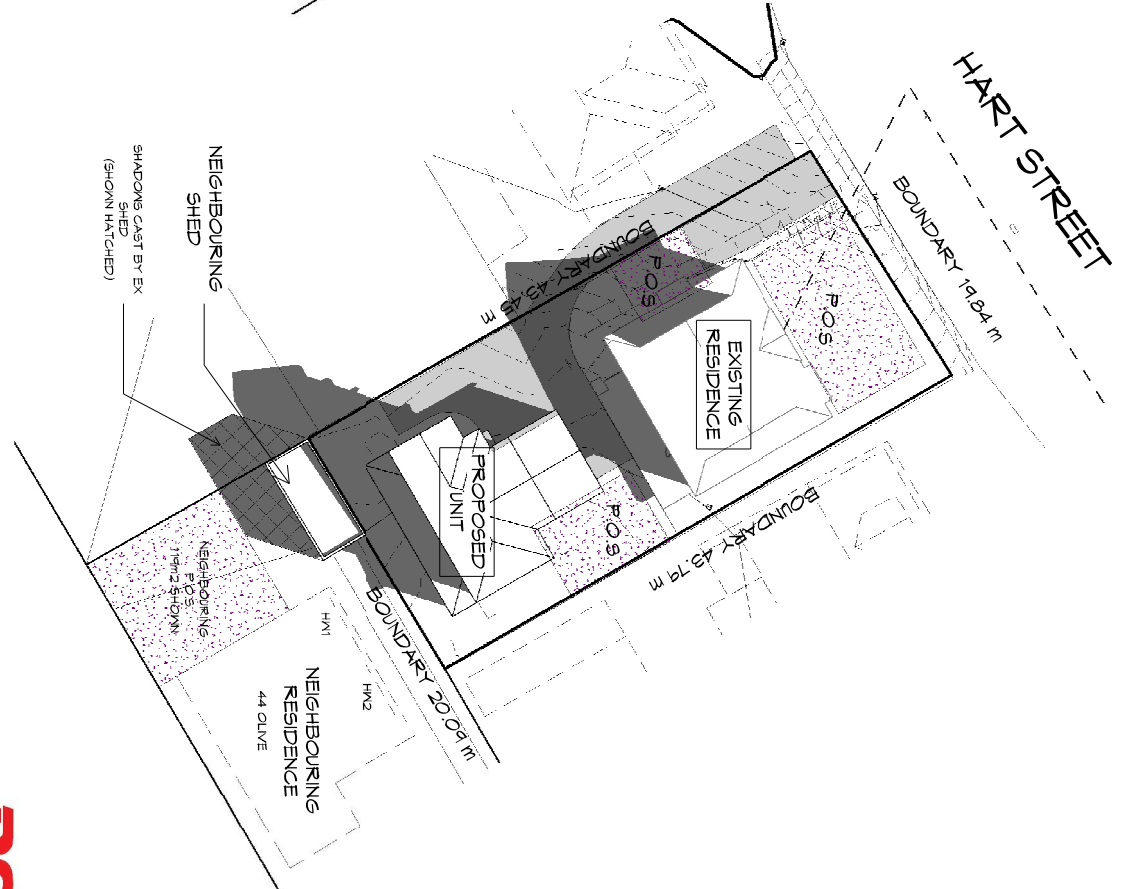
Project/Drawing no: **PD19150 -13** Revision: **03**



Accredited building practitioner: Frank Geeskus -No CC246A



SHADOW DIAGRAMS 21st JUNE @ 10am  
1 : 400



SHADOW DIAGRAMS 21st JUNE @ 11am  
1 : 400

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



**Project:**  
PROPOSED NEW  
MULTI RESIDENTIAL  
DEVELOPMENT  
4 HART STREET, NEWSTEAD

**Drawing:**  
SHADOW DIAGRAMS

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P(0) + 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

**Date:** 03.09.2019  
**Scale:** 1 : 400

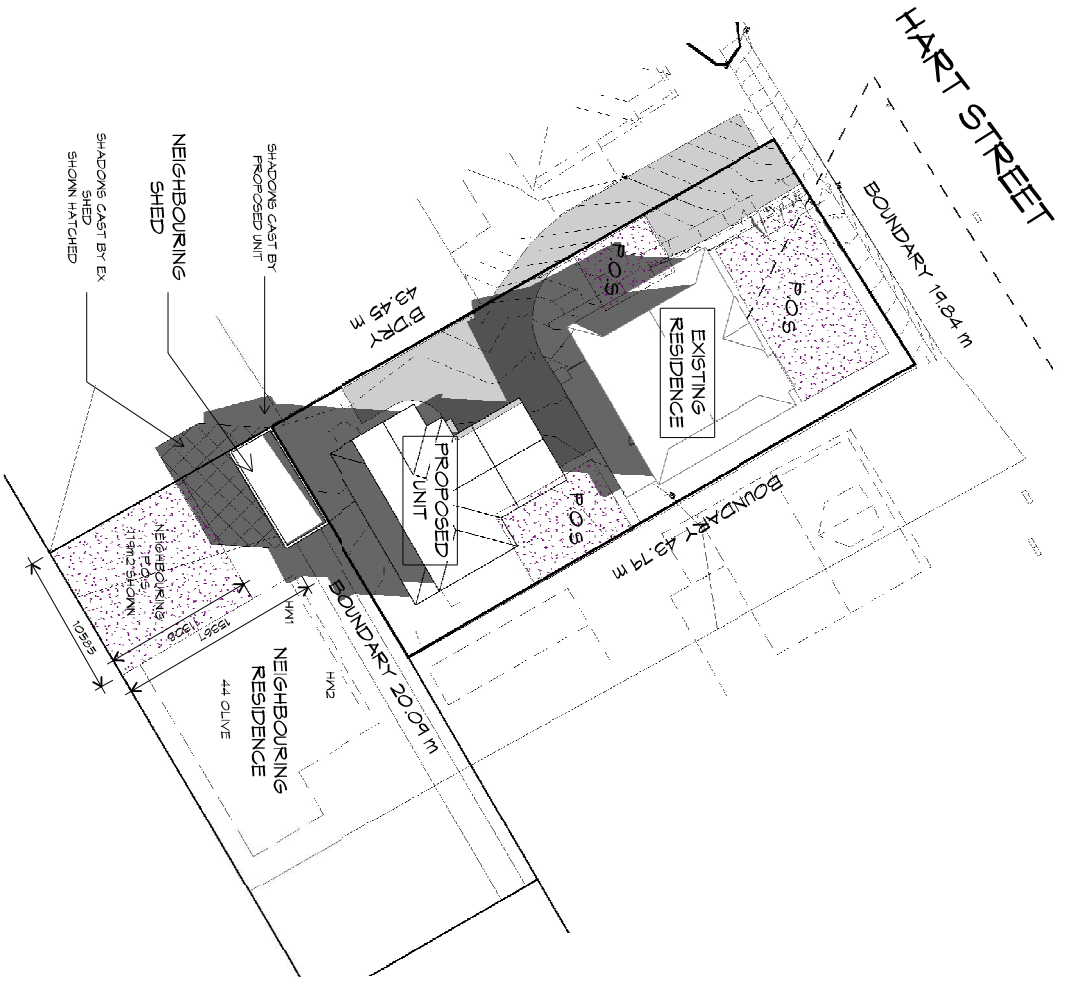
**Client name:** P & S SYMONS  
**Drafted by:** A.J.C  
**Approved by:** F.G.G

**Project/Drawing no:** PD19150 -14  
**Revision:** 03

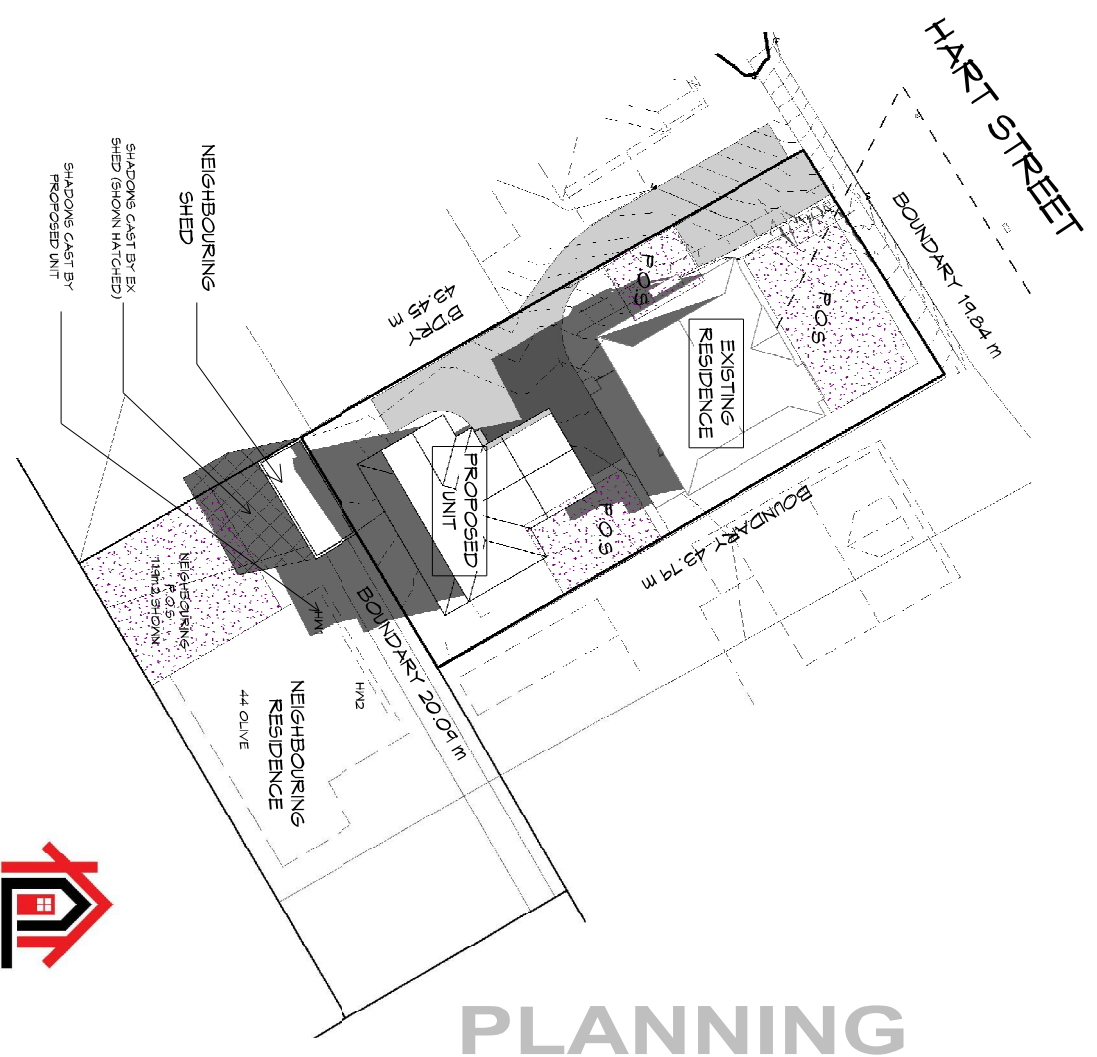


Accredited building practitioner: Frank Geeskus -No CC246A





SHADOW DIAGRAMS 21st JUNE @ 12pm  
1 : 400



SHADOW DIAGRAMS 21st JUNE @ 1pm  
1 : 400



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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



Drawing:  
SHADOW DIAGRAMS

Project:  
PROPOSED NEW  
MULTI RESIDENTIAL  
DEVELOPMENT  
4 HART STREET, NEWSTEAD

Client name:  
P & S SYMONS

Drafted by:  
A.J.C

Approved by:  
F.G.G

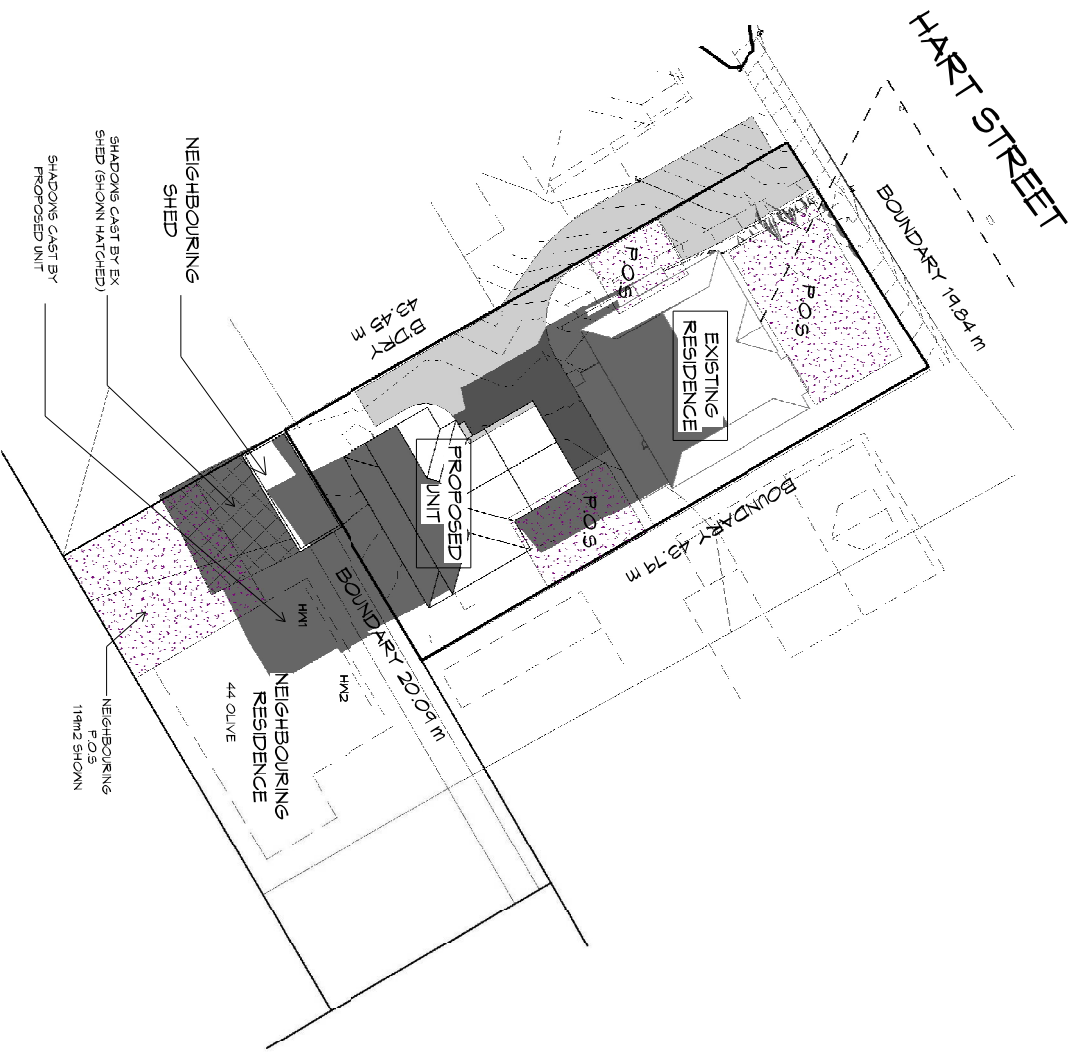


Date:  
03.09.2019

Scale:  
1 : 400

Project/Drawing no:  
PD19150 -15

Revision:  
03



SHADOW DIAGRAMS 21st JUNE @ 2pm  
1 : 400



ABOVE: HABITABLE ROOMS OF 44 OLIVE AFFECTED BY SHADOW FROM 1 PM ONWARDS.



EXISTING SHED 44 OLIVE

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:  
**PROPOSED NEW  
MULTI RESIDENTIAL  
DEVELOPMENT  
4 HART STREET, NEWSTEAD**

Drawing:  
**SHADOW DIAGRAMS**

Client name:  
**P & S SYMONS**

Date: **03.09.2019** Scale: **1 : 400**

Drafted by:  
**A.J.C**

Project/Drawing no.: **PD19150 -16**

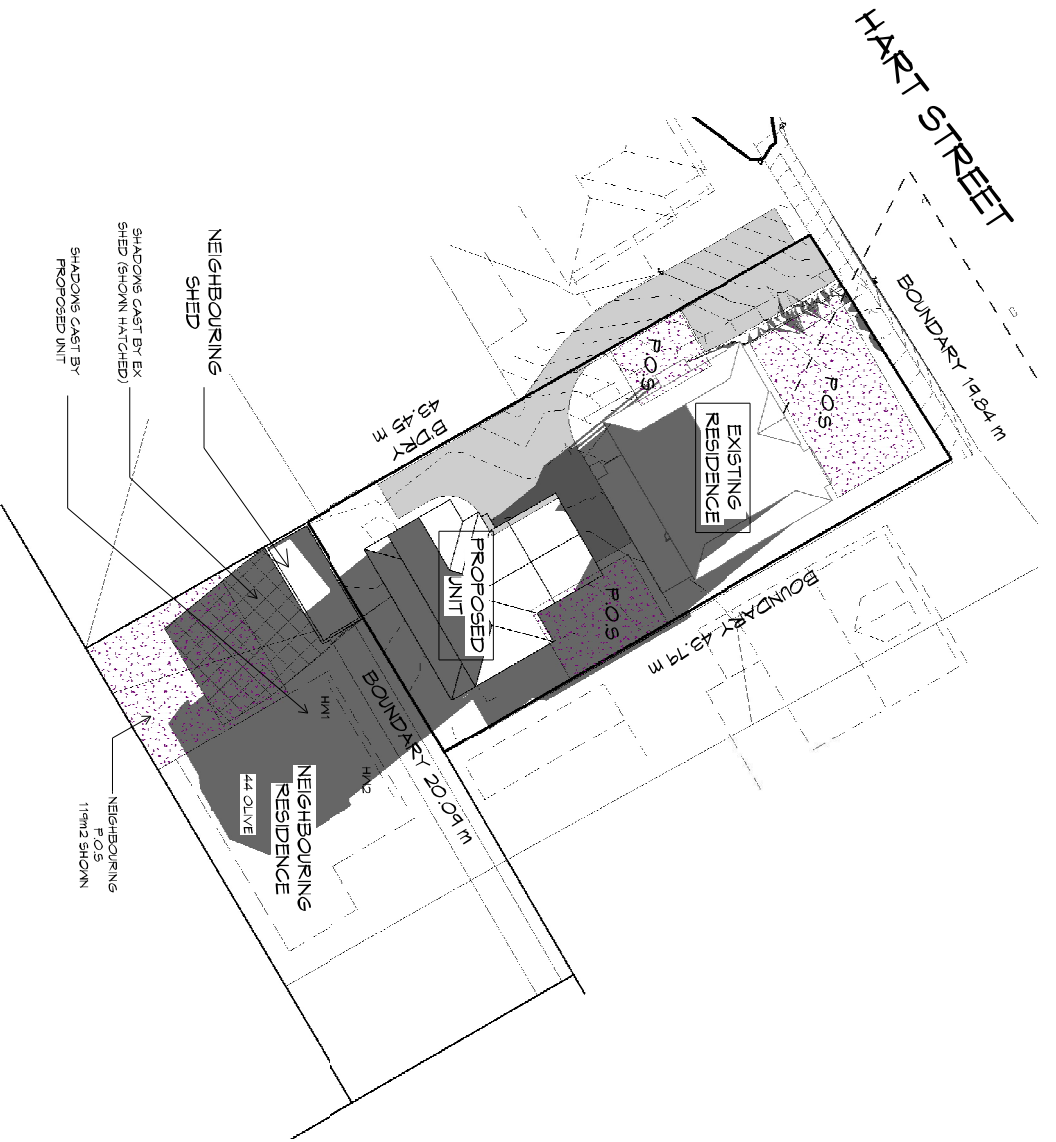
Approved by:  
**F.G.G**

Revision:  
**03**



Accredited building practitioner: Frank Geeskus -No CC246A





**SHADOW DIAGRAMS 21st JUNE @ 3pm**  
 1 : 400



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**Project:**  
 PROPOSED NEW  
 MULTI RESIDENTIAL  
 DEVELOPMENT  
 4 HART STREET, NEWSTEAD

**Client name:**  
 P & S SYMONS

**Drafted by:**  
 A.J.C

**Approved by:**  
 F.G.G

**Drawing:**  
 SHADOW DIAGRAMS

**Date:** 03.09.2019 **Scale:** 1 : 400

**Project/Drawing no:** PD19150 -17 **Revision:** 03

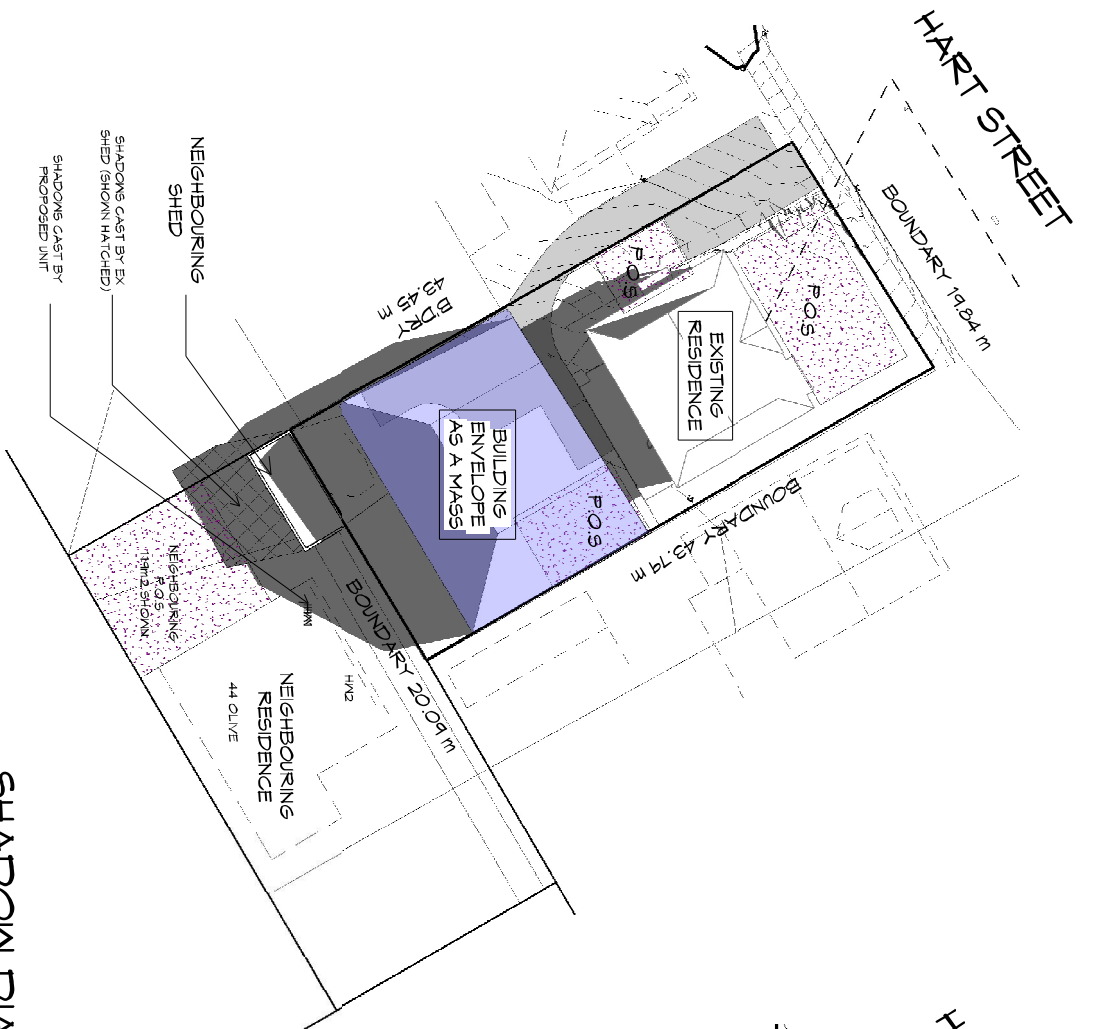


**PLANNING**

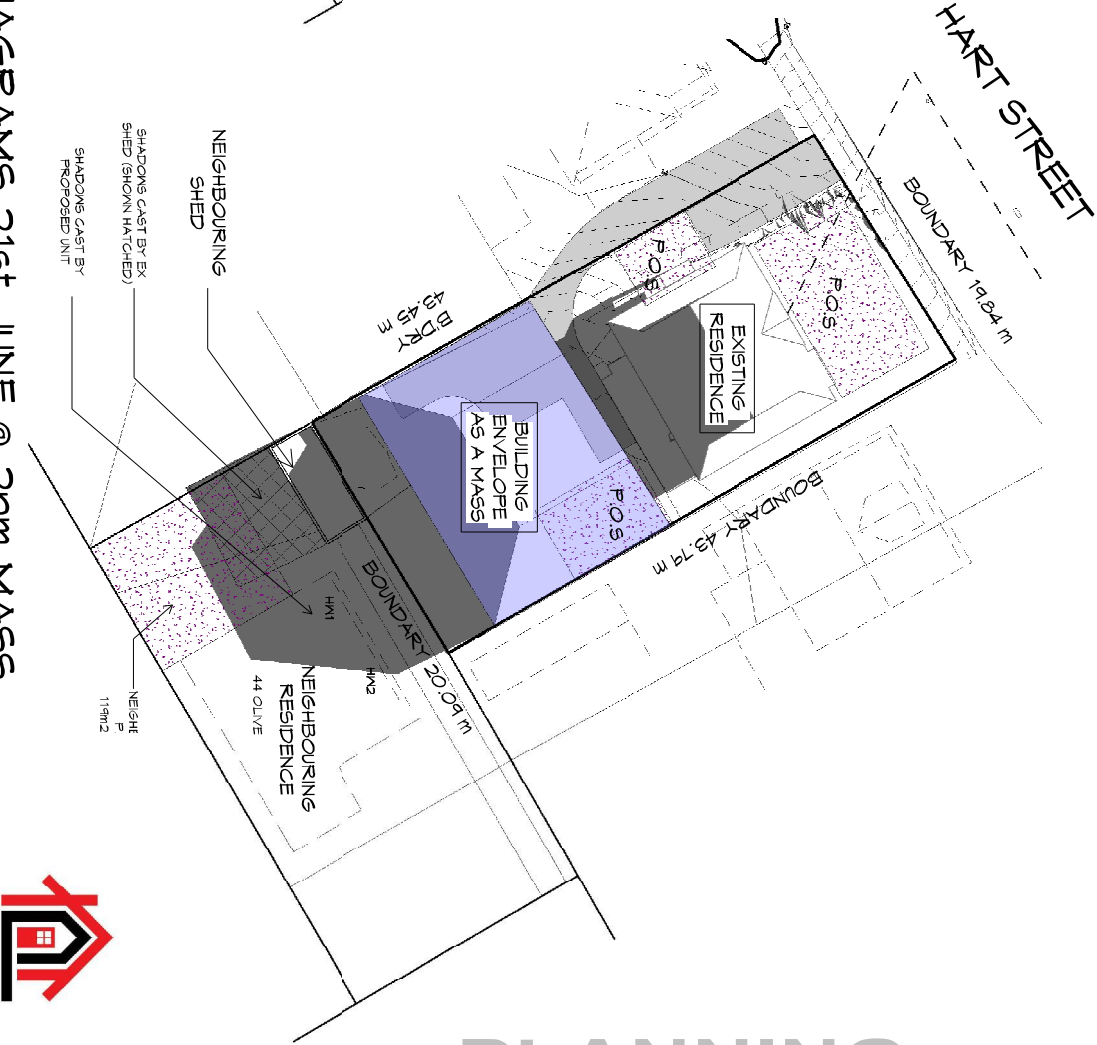
NOTE: DO NOT SCALE OFF DRAWINGS



Accredited building practitioner: Frank Geeskus -No CC246A



SHADOW DIAGRAMS 21st JUNE @ 1pm MASS  
1 : 400



SHADOW DIAGRAMS 21st JUNE @ 2pm MASS  
1 : 400

THE DIAGRAMS ABOVE SHOW THE SHADOWS CREATED BY THE BUILDING ENVELOPE - 10.4.2A THE PROPOSED NEW UNIT ENCROACHES INTO THE REAR SETBACKS HOWEVER THE SHADOWS PRODUCED AND LESS THAN WHAT IS PERMITTED BY THE BUILDING ENVELOPE.



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Project: PROPOSED NEW MULTI RESIDENTIAL DEVELOPMENT  
4 HART STREET, NEWSTEAD

Client name: P & S SYMONS

Drawing: SHADOW DIAGRAMS ENVELOPE

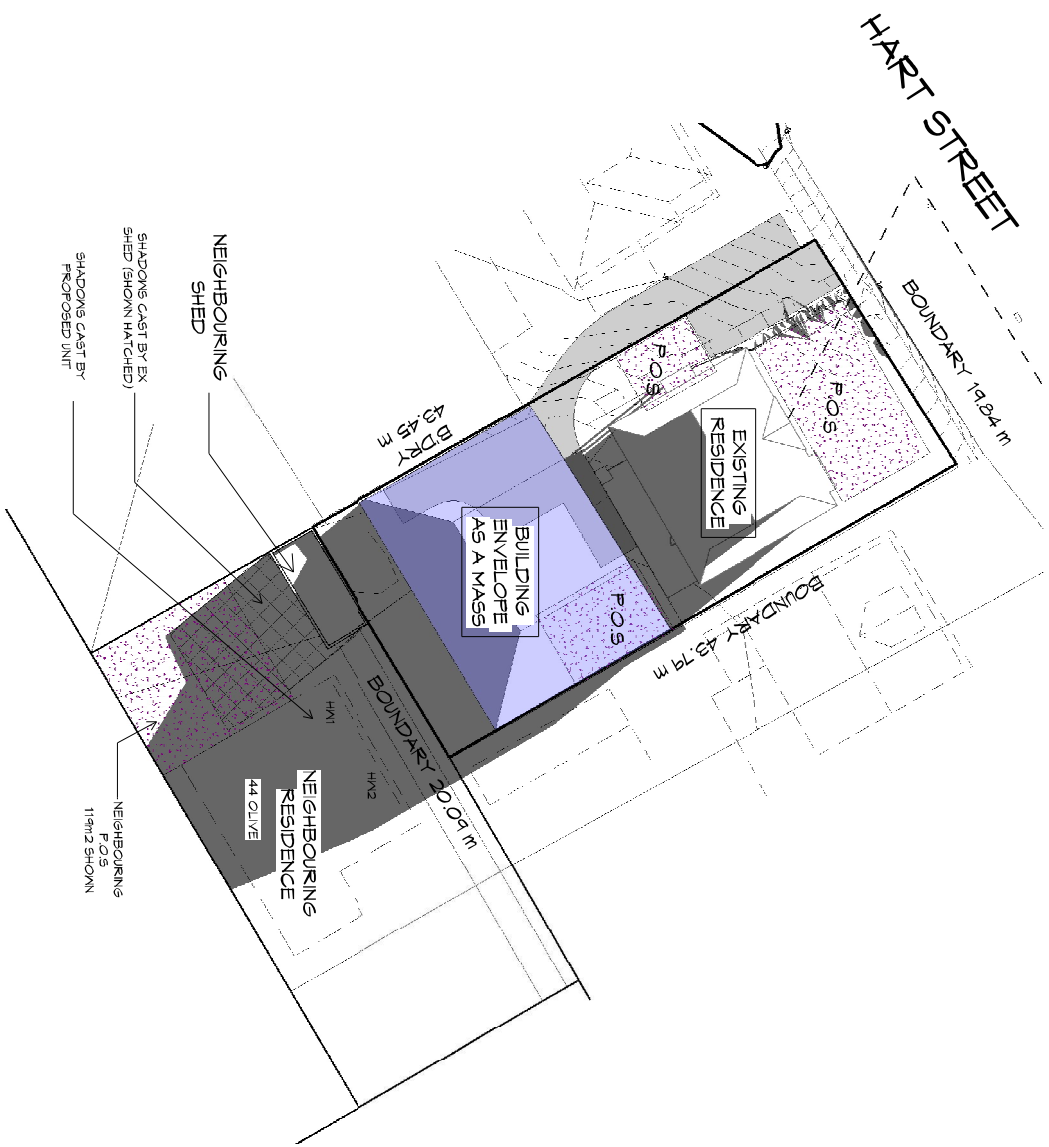


Drafted by: A.J.C  
Approved by: F.G.G

Date: 03.09.2019  
Scale: 1 : 400  
Project/Drawing no: PD19150 -18  
Revision: 03

PLANNING  
NOTE: DO NOT SCALE OFF DRAWINGS





SHADOW DIAGRAMS 21st JUNE @ 3pm MASS  
1 : 400



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p(0) + 03 6228 4575  
info@primedesigntas.com.au primedesigntas.com.au

Project:  
**PROPOSED NEW  
MULTI RESIDENTIAL  
DEVELOPMENT  
4 HART STREET, NEWSTEAD**

Client name:  
**P & S SYMONS**  
Drafted by:  
**A.J.C**  
Approved by:  
**F.G.G**

Drawing:  
**SHADOW DIAGRAMS ENVELOPE**

Date: 03.09.2019 Scale: 1 : 400  
Project/Drawing no: PD19150 -19 Revision: 03  
Accredited building practitioner: Frank Geeskus -No CC246A



**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS