

BELAMIE FLINT

Kerry Court Additional Dwelling
30 KERRY COURT, SUMMERHILL TAS 7250



GENERAL NOTES

1. LAND TITLE REFERENCE
 - 1.1 PROPERTY ID: 6645280
 - 1.2 TITLE REFERENCE: 84247/24
2. DRAWINGS IN SET:
 - 2.1 REFER SHEET LIST
3. FLOOR AREA
 - 3.1 NEW DWELLING : 188m²
 - 3.2 DECKS/VERANDAHS: 31m²
 - 3.2 SHEDS/STORAGE: 40m²
4. DESIGN WIND SPEED
 - 4.1 REFER ENGINEER
5. SOIL CLASSIFICATION
 - 5.1 REFER GEOTECHNICAL REPORT

6. BAL RATING
 - 6.1 N/A - THE SITE IS GREATER THAN 100m FROM VEGETATION GREATER THAN 1ha IN SIZE
7. PLANNING SCHEME NOTES
 - 7.1 ZONE: GENERAL RESIDENTIAL
 - 7.2 SITE AREA: 835m²
 - 7.3 ROOFED BUILDING AREA: 278m²
 - 7.4 SITE COVERAGE: 33%
 - 7.5 IMPERVIOUS SITE AREA: 469m²
 - 7.6 SITE AREA FREE FROM IMPERVIOUS SURFACES: 366m² (44%)



SHEET LIST

General Series	TITLE SHEET.....A001	Elevations	ELEVATIONS 1.....A301
			ELEVATIONS 2.....A302
Large Scale Plans	SITE PLAN.....A101	Detail Plans and Elevations	GARAGE PLANS & ELEVATIONS.....A501
	SITE PLAN - PLANNING COMPLIANCE.....A111		
	SITE PLAN - STRATA TITLE AREAS.....A112		
	SITE PLAN - CONCEPT HYDRAULIC SERVICES.....A113		
	SHADOW DIAGRAMS - 21 JUNE.....A121		
Floor Plans	GENERAL ARRANGEMENT - GROUND FLOOR.....A201		
	GENERAL ARRANGEMENT - FIRST FLOOR.....A202		



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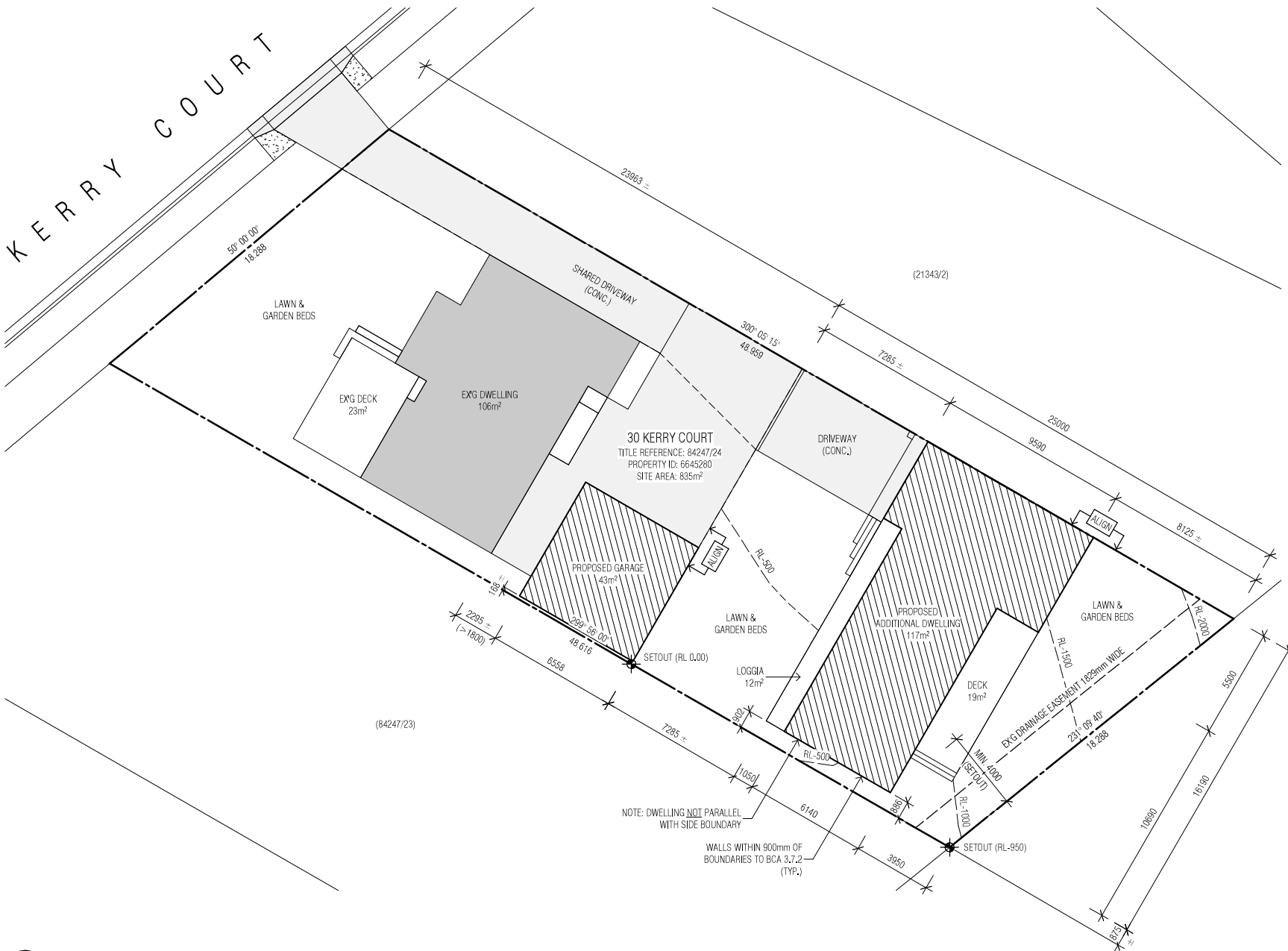
Notes
This drawing must be read in conjunction with all other drawings: specifications, schedules and consultant documents. Any discrepancies must be reported to Edwards and Simpson. If in any doubt whatsoever contact Edwards and Simpson.

Revisions			
Rev	Date	Reason for Issue	App'd
P2	23/11/20	DEVELOPMENT APPLICATION	MS
P1	13/10/20	DEVELOPMENT APPLICATION	MS

Project
KERRY COURT ADDITIONAL DWELLING
30 KERRY COURT
SUMMERHILL TAS 7250
Client
BELAMIE FLINT
30 KERRY COURT
SUMMERHILL TAS 7250

Drawing title
TITLE SHEET
Date created
08/09/20
Checked
MS
Approved
-
Scale
@ A3

Edwards+Simpson Pty Ltd
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A Level 1 68-70 St John Street Launceston TAS 7250 Australia
E: office@edwardsandsimpson.com.au T: 03 6331 1681
Project number
20019
Drawing number
A001
Revision
P2
PRELIMINARY



- SITE PLAN NOTES**
1. CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 2. CONFIRM THE SIZE, TYPE, LOCATION AND DEPTH OF ALL AUTHORITY INFRASTRUCTURE IN DRAINAGE EASEMENTS AND ENSURE THAT ALL SLAB EDGE THICKENINGS AND FOOTINGS ARE FOUNDED ON DRILLED PIERS BELOW THE LINE OF INFLUENCE ON ALL INFRASTRUCTURE.
 3. ALL SITE LEVELS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE BY A LICENSED SURVEYOR PRIOR TO COMMENCING CONSTRUCTION.
 4. ALL BUILDING SETOUT MUST BE UNDERTAKEN BY A LICENSED SURVEYOR.
 5. ALL SITE DIMENSIONS ARE TO OUTSIDE OF CLADDING UNLESS NOTED OTHERWISE.
 6. ALL WORK MUST COMPLY WITH THE NCC 2019, AS/NZS 3500 AND THE TASMANIAN BUILDING ACT 2016.
 7. ALL RETAINING WALLS WHERE SHOWN ARE TO BE DESIGNED AND CERTIFIED BY LICENSED STRUCTURAL ENGINEER.

01 SITE PLAN
SCALE 1:200

PLANNING EXHIBITED DOCUMENTS

Ref No: DA 0724/2020
Date advertised: 28/11/2020
Planning Administration: *Sheffield*

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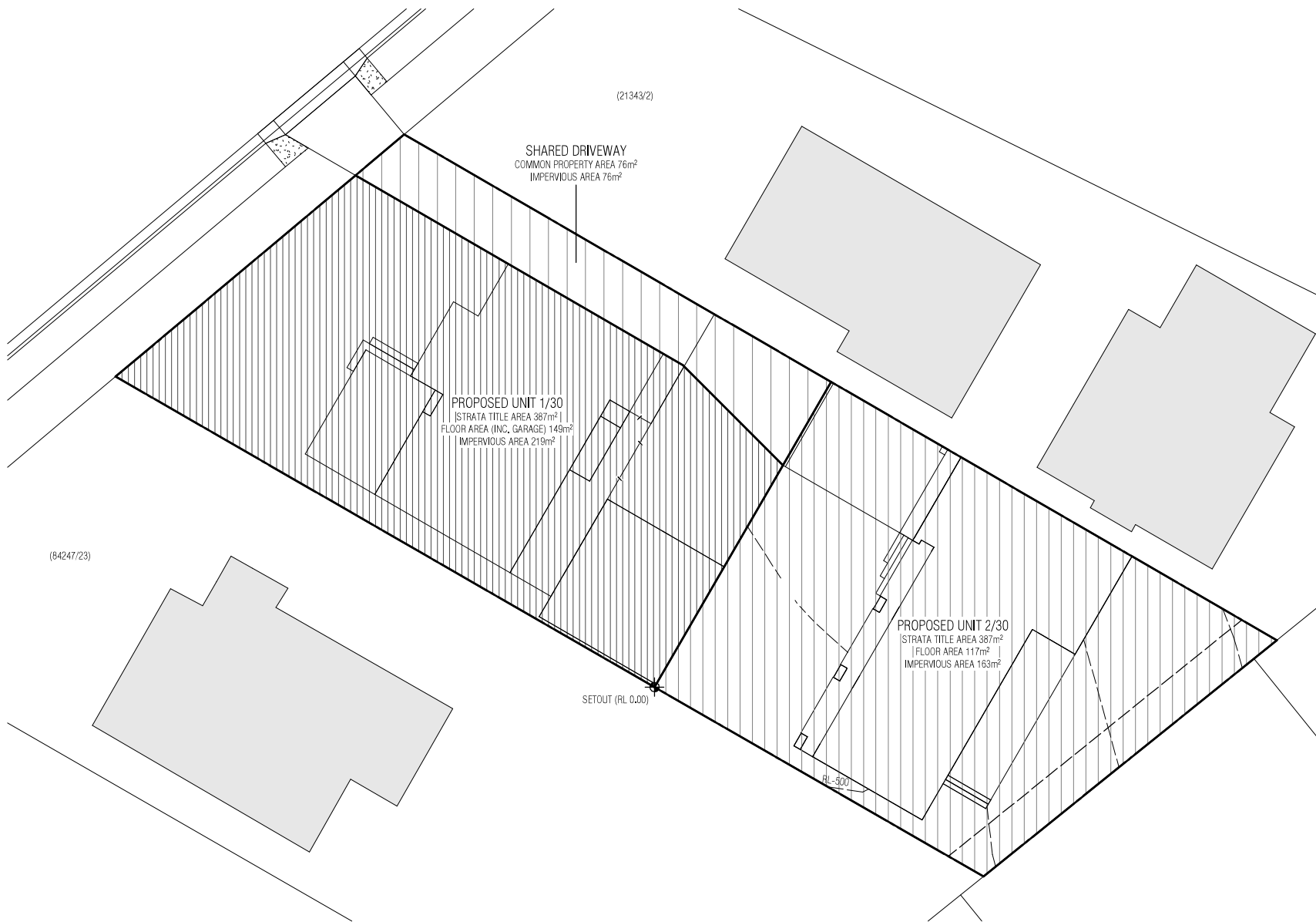
Project: KERRY COURT ADDITIONAL DWELLING
30 KERRY COURT
SHEPPHILL TAS 7250
Client: BELAMEE FLINT
30 KERRY COURT
SHEPPHILL TAS 7250

Drawing title: SITE PLAN
Date created: 08/09/20
Checked: MS
Approved: -
Scale: As indicated @ A3

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Project number: 20019
Drawing number: A101
Status: P2
PRELIMINARY

SITE PLAN NOTES

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01 SITE PLAN - STRATA TITLE AREAS
SCALE 1 : 200

PLANNING EXHIBITED DOCUMENTS

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Revisions		MS	App'd
P1	23/11/20 DEVELOPMENT APPLICATION		
Rev	Date	Reason for issue	



Project
KERRY COURT ADDITIONAL DWELLING

30 KERRY COURT
SUMNERHILL, TAS 7250

Client
BELAMEE FLINT

30 KERRY COURT
SUMNERHILL, TAS 7250

Drawing title
SITE PLAN - STRATA TITLE AREAS




Date created: 17/11/20
Checked: MS
Approved: -

Scale: As indicated @ A3

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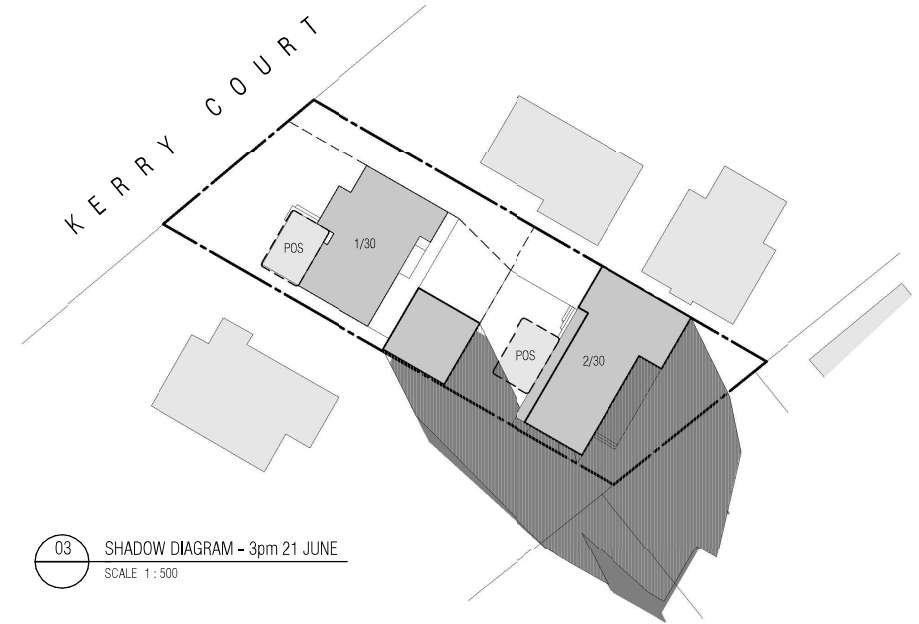
Project number: 20019
Drawing number: A112
Status: P1
PRELIMINARY

SHADOW DIAGRAM LEGEND

-  SHADOWING OF BUILDING ENVELOPE IN ACCORDANCE WITH ACCEPTABLE SOLUTION 10.4.2 A3 (a)
-  SHADOWING OF PROPOSED DEVELOPMENT CONTAINED WITHIN BUILDING ENVELOPE IN ACCORDANCE WITH ACCEPTABLE SOLUTION 10.4.2 A3 (a)
-  SHADOWING OF PROPOSED DEVELOPMENT IN ADDITION TO BUILDING ENVELOPE IN ACCORDANCE WITH ACCEPTABLE SOLUTION 10.4.2 A3 (a)



01 SHADOW DIAGRAM - 10am 21 JUNE
SCALE 1 : 500



03 SHADOW DIAGRAM - 3pm 21 JUNE
SCALE 1 : 500



02 SHADOW DIAGRAM - 12pm 21 JUNE
SCALE 1 : 500

PLANNING EXHIBITED DOCUMENTS

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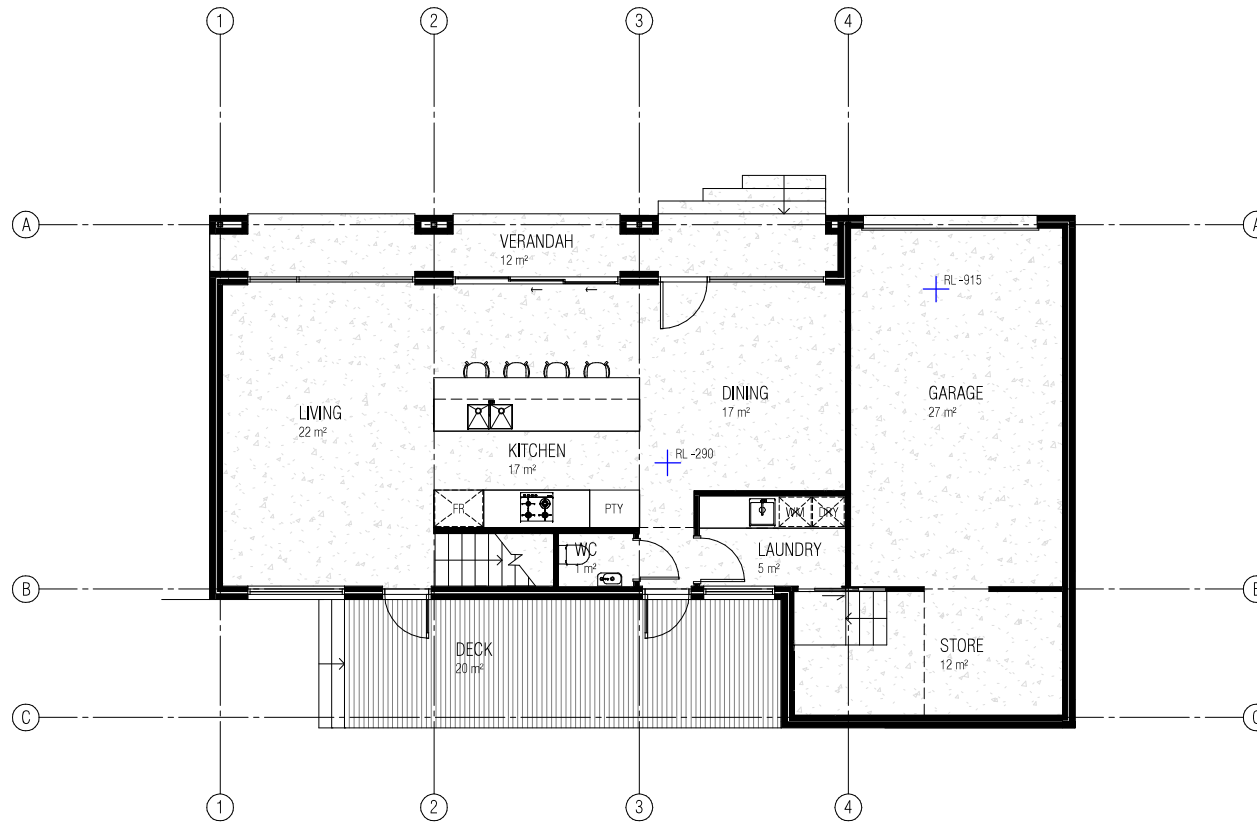
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		App'd





01 GENERAL ARRANGEMENT - GROUND FLOOR
SCALE 1 : 100

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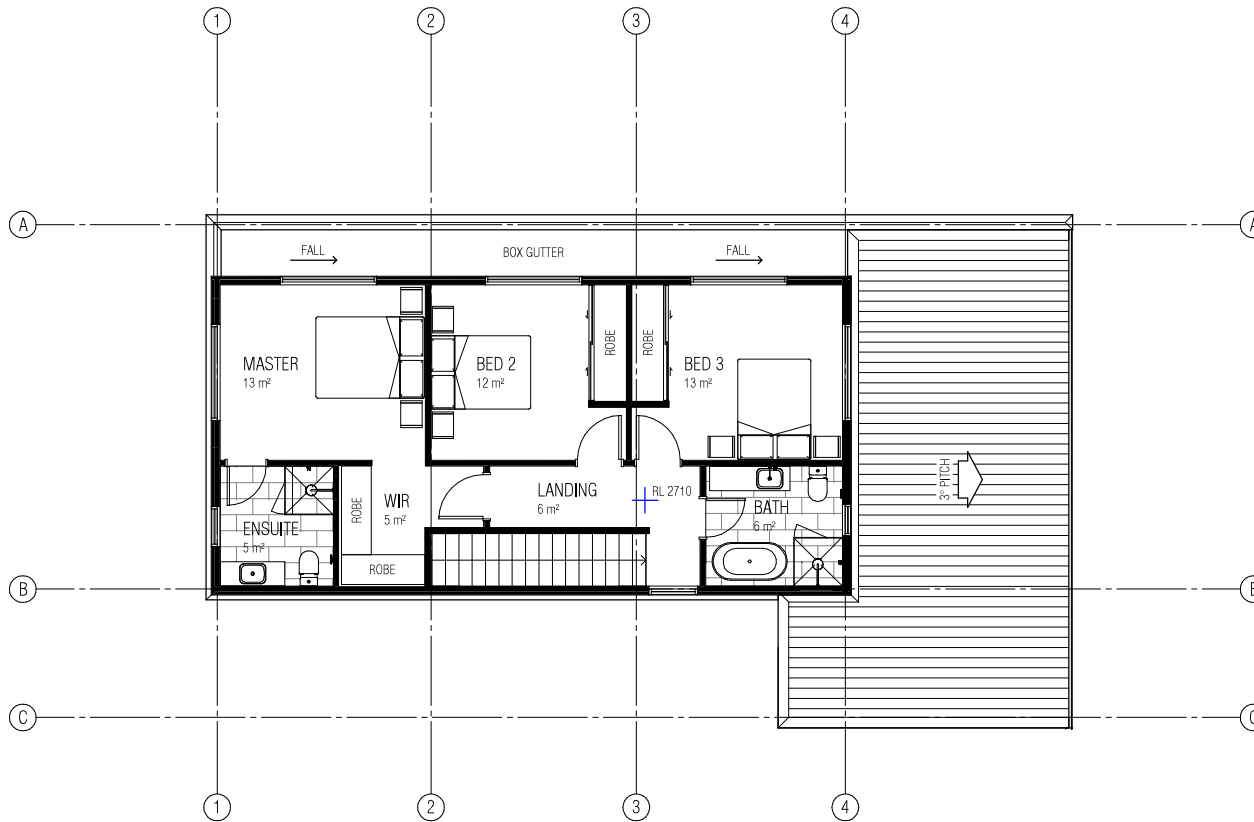
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P1	13/10/20	DEVELOPMENT APPLICATION
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		App'd





01 GENERAL ARRANGEMENT PLAN - FIRST FLOOR
SCALE 1 : 100

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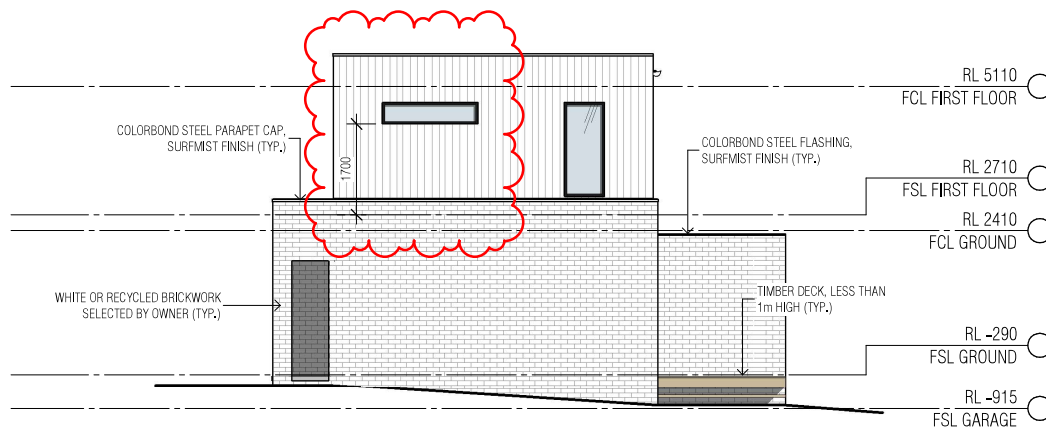
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01 NORTH WEST ELEVATION
SCALE 1 : 100



02 SOUTH WEST ELEVATION
SCALE 1 : 100

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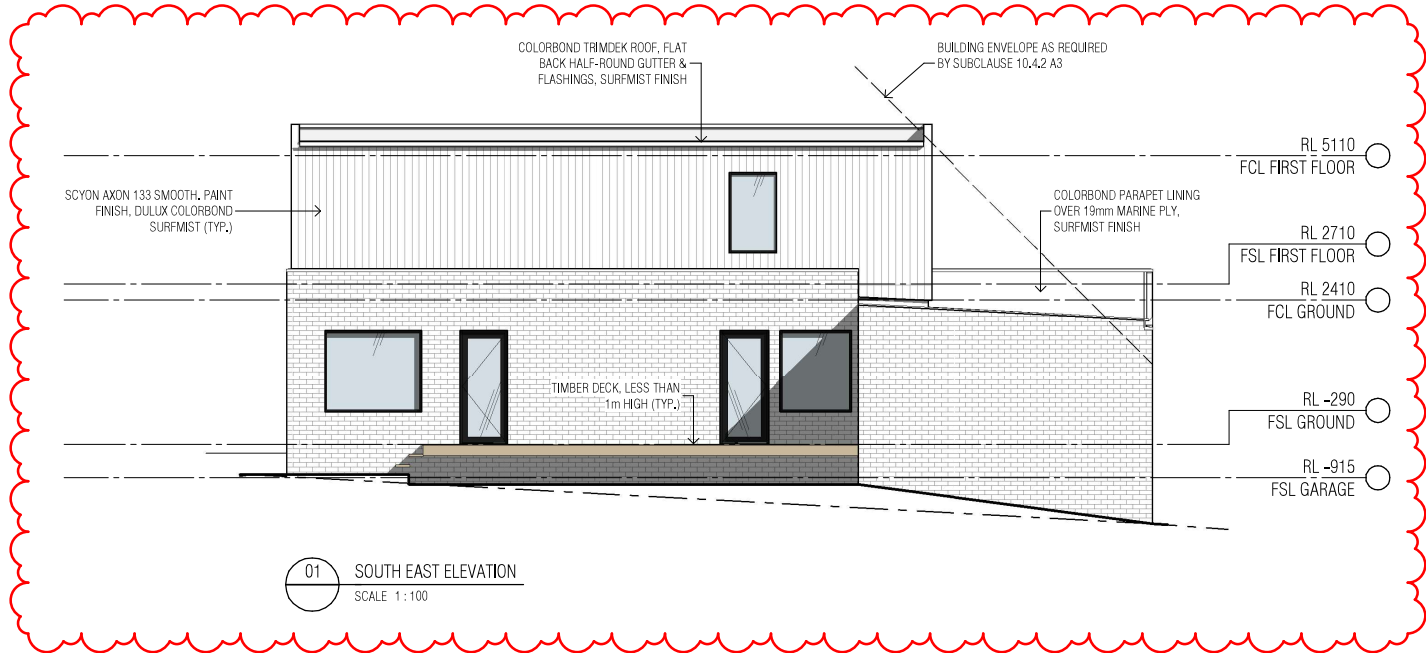
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Date advertised: 28/11/2020

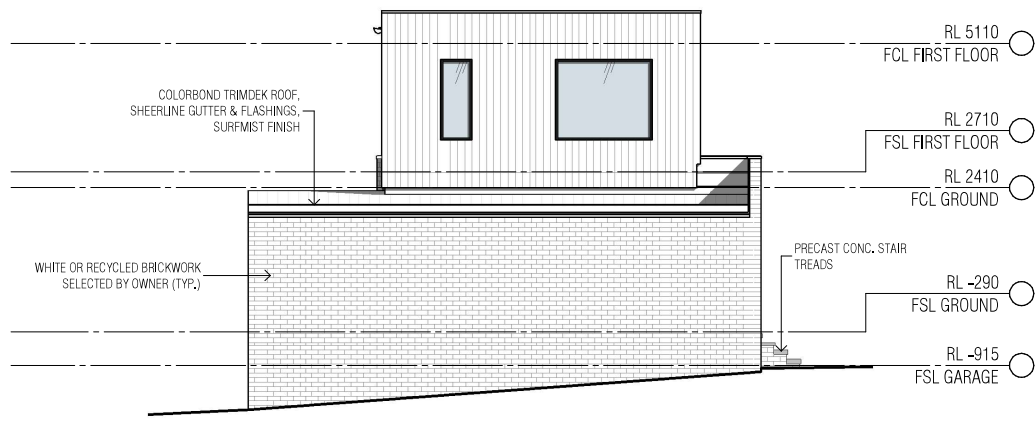
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01 SOUTH EAST ELEVATION
SCALE 1:100



02 NORTH EAST ELEVATION
SCALE 1:100

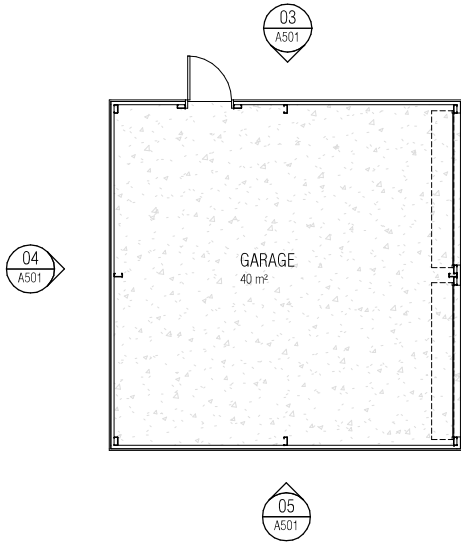
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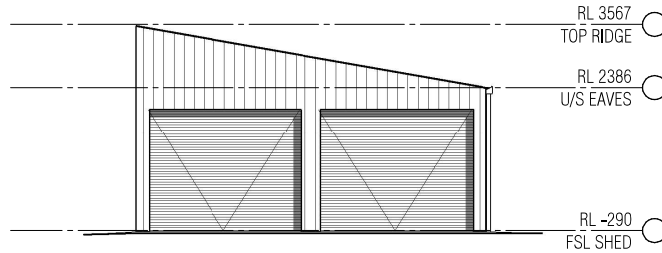
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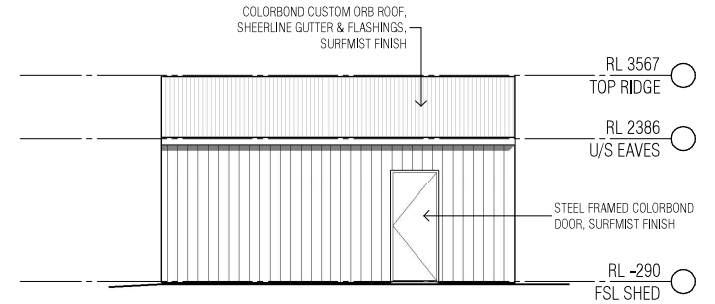
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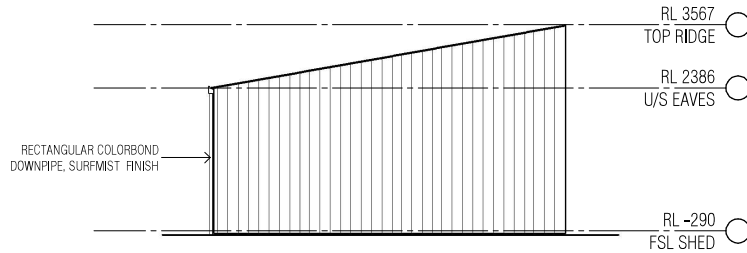
01 GENERAL ARRANGEMENT - GARAGE
SCALE 1:100



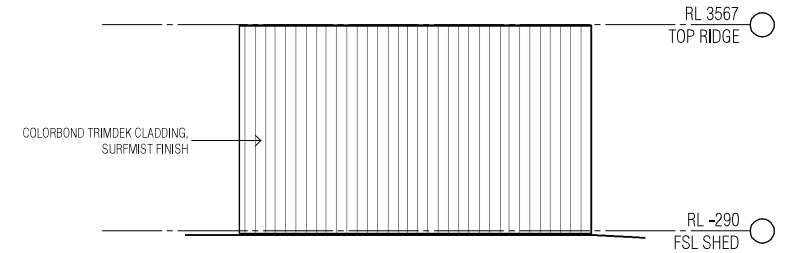
02 NORTH EAST ELEVATION
SCALE 1:100



03 NORTH WEST ELEVATION
SCALE 1:100



04 SOUTH WEST ELEVATION
SCALE 1:100



05 SOUTH EAST ELEVATION
SCALE 1:100

