

SEARCH OF TORRENS TITLE

VOLUME 48239	FOLIO 7
EDITION 3	DATE OF ISSUE 16-Sep-2015

SEARCH DATE : 20-Feb-2018

SEARCH TIME : 12.42 PM

DESCRIPTION OF LAND

City of HOBART

Lot 7 on Diagram 48239

Being the land described in Conveyance No. 24/6281

Derivation : Part of 1A-1R-28Ps. Gtd. to H.S. Hurst

Prior CT 4746/6

SCHEDULE 1

M417404 TRANSFER to DANIEL STAFFORD VAUTIN and SARAH
HENRIETTA VAUTIN Registered 04-Jul-2013 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E18285 MORTGAGE to National Australia Bank Limited
Registered 16-Sep-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED <i>1 FEB 1991</i> <i>[Signature]</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 24/6281	REGISTERED NUMBER D.48239
FILE NUMBER A.8736	GRANTEE PART OF I-I-28 GTD TO HENRY STEVENSON HURST	DRAWN E.M 21-1-91

OS-K 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

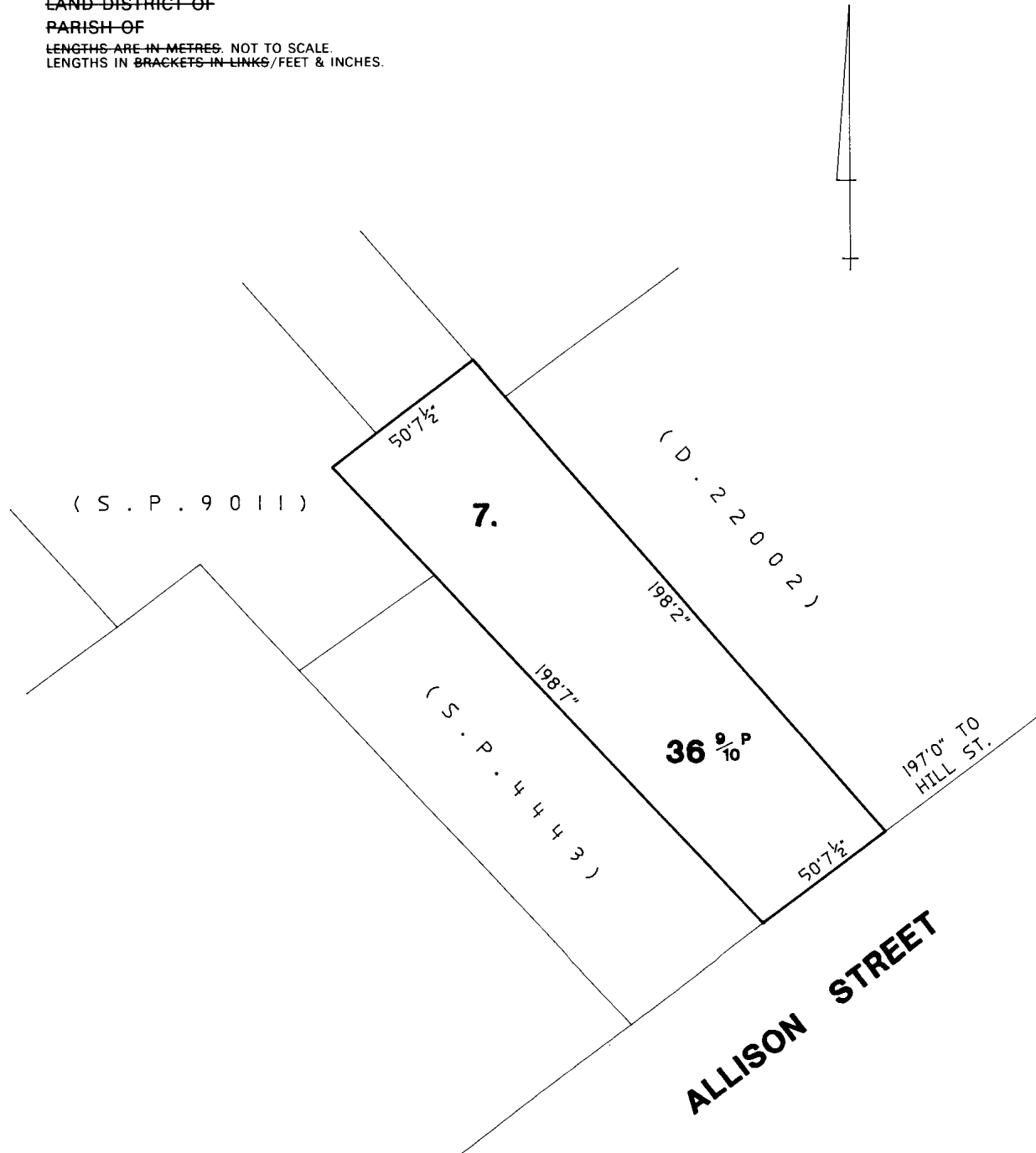
CITY/TOWN OF **HOBART (SEC. A6)**

LAND DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.

LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



SEARCH OF TORRENS TITLE

VOLUME 161026	FOLIO 1
EDITION 2	DATE OF ISSUE 18-Nov-2011

SEARCH DATE : 27-Jul-2018

SEARCH TIME : 12.00 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 161026

Being the land described in Purchase Grant No.57/165

Derivation : Whole of 1A-0R-0P Gtd.to The Municipal Council of
the City of Hobart

Derived from A24430

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D34727 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with
the benefit of a restriction as to user of land in
favour of Aurora Energy Pty Ltd over the Electricity
Infrastructure Easement 5.20 wide shown on Plan
161026 (Subject to Provisions) Registered
18-Nov-2011 at noon

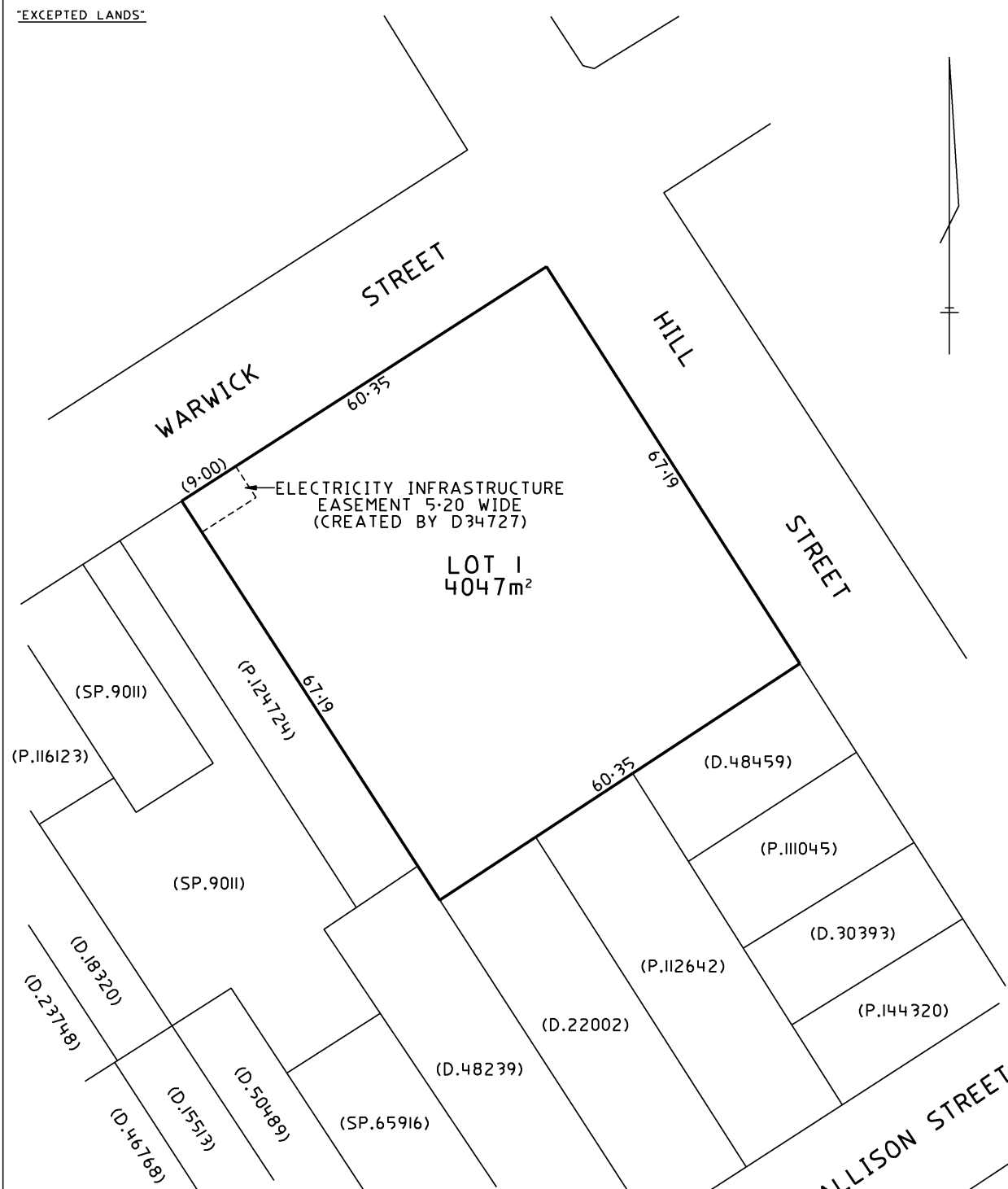
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

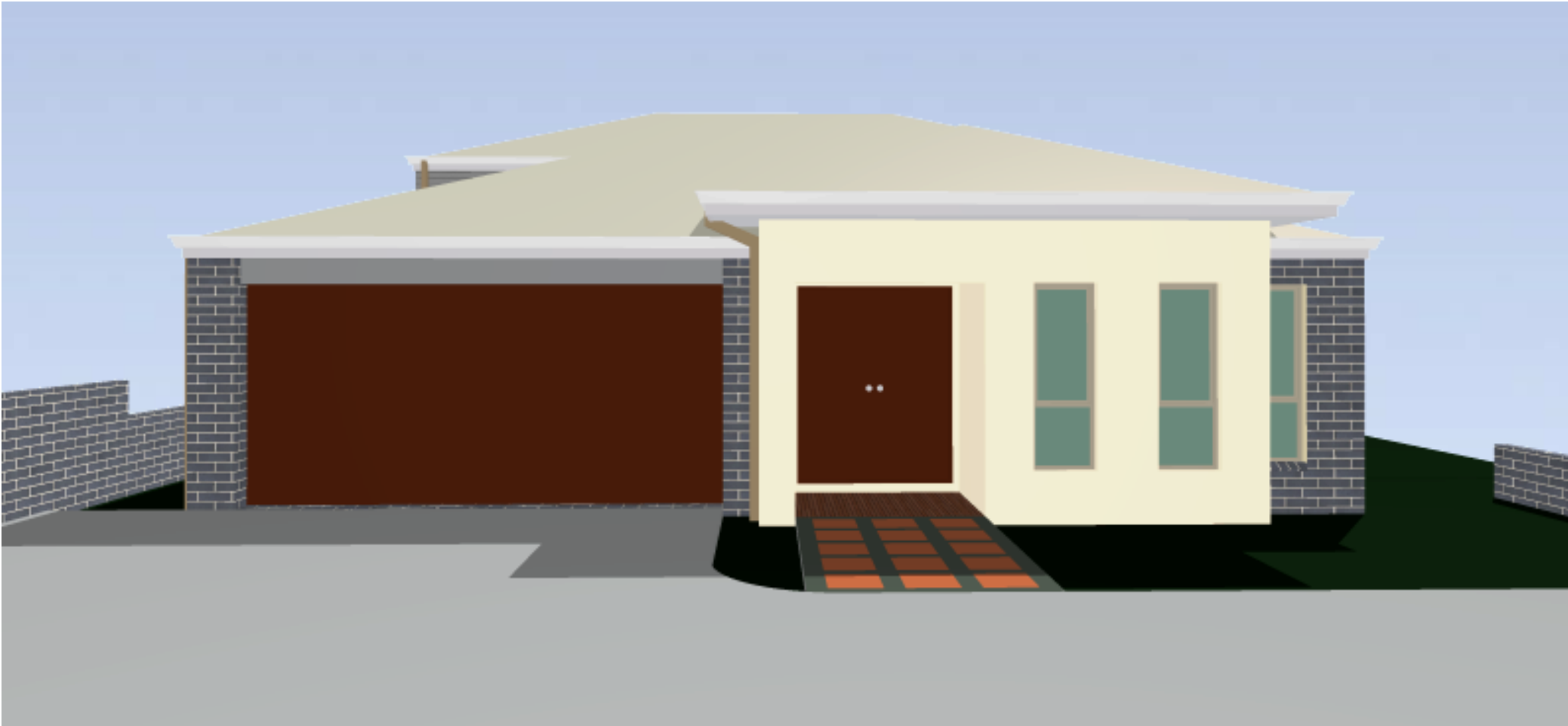
<p>FILE NUMBER A.24430</p> <p>GRANTEE</p> <p>WHOLE OF 1A-OR-OP GTD TO THE MUNICIPAL COUNCIL OF THE CITY OF HOBART</p>		<p>CONVERSION PLAN</p> <p>LOCATION CITY OF HOBART (SECTION A.6.)</p> <p>CONVERTED FROM PG. 57/165 GL. (HOBART 70 L.O.)</p> <p>NOT TO SCALE LENGTHS IN METRES</p>		<p>Registered Number</p> <p>P.161026</p> <p>APPROVED 17 NOV 2011</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 114 (5225-42,52)	LAST UPI No. HHR38	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN NC	

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"

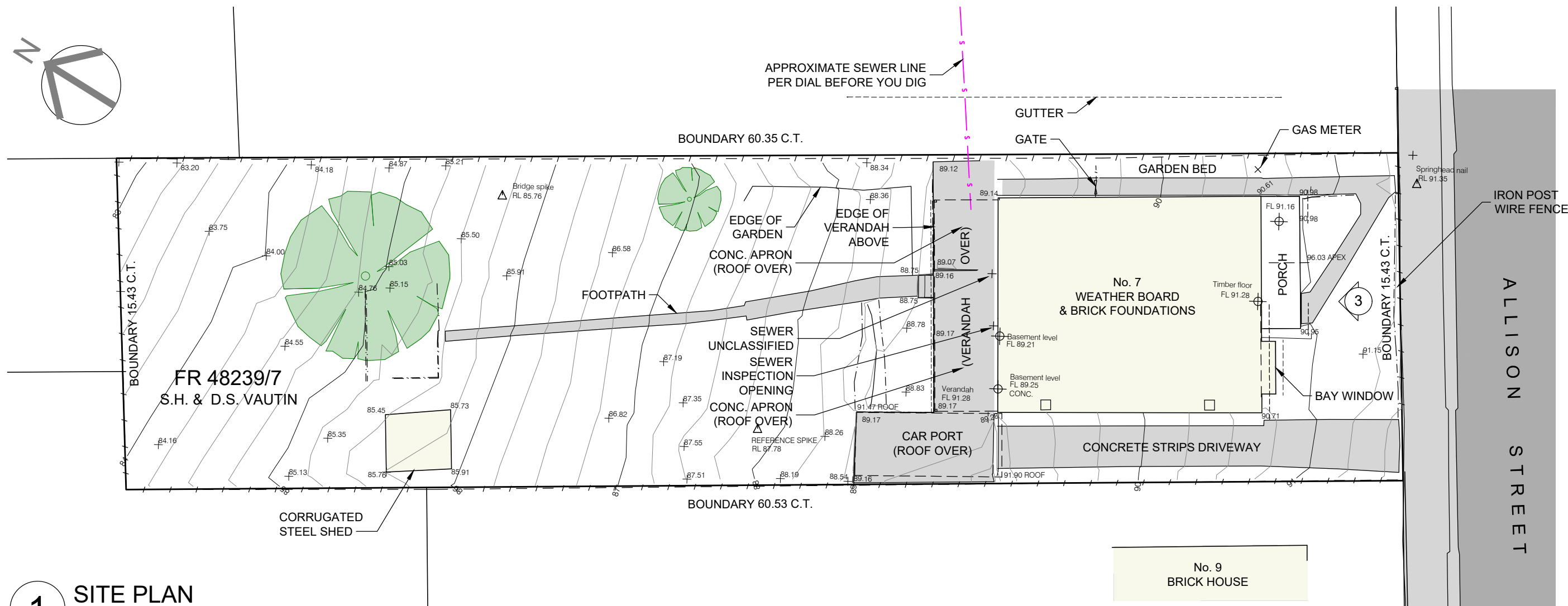
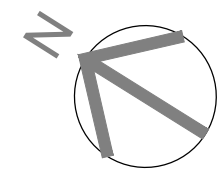


PROPOSED RESIDENCE FOR:
DANIEL & SARAH VAUTIN
7 ALLISON STREET,
WEST HOBART, TAS 7000

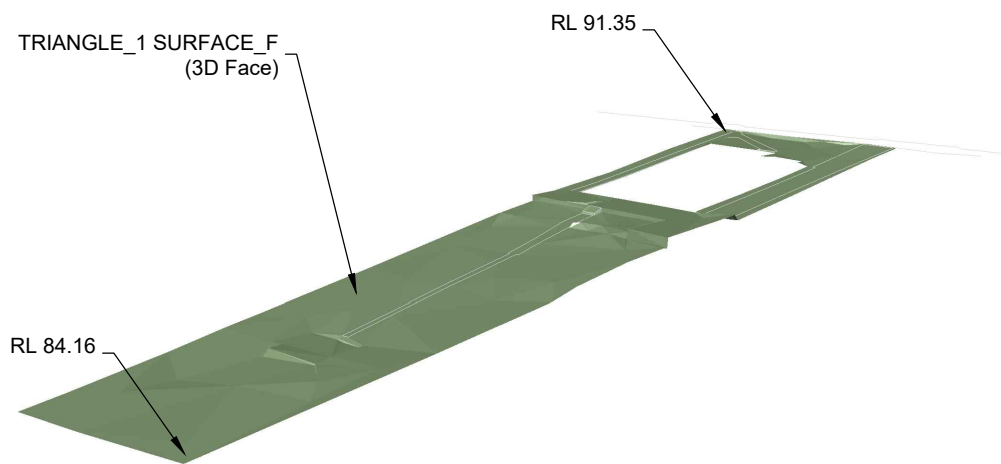


SHEET LIST			
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
00	COVER SHEET	03-1	ELEVATIONS SW & NW
01-1	DEMOLITION PLAN	03-2	ELEVATIONS SE & NE
01-2	SITE PLAN	04-1	SECTION 1
01-3	TRAFFIC MANOEUVERING	04-2	SECTION 2
01-4	SIGHT DISTANCE	05-1	SLAB LAYOUT
01-5	SITE STORMWATER LAYOUT	05-2	BRICKWORK SETOUT
01-6	SITE SEWER LAYOUT	05-3	ROOF PLAN
01-7	SITE UTILITIES	06	PERSPECTIVES
01-8	SHADOW DIAGRAM 1	07-1	ELECTRICAL PLANS
01-9	SHADOW DIAGRAM 2	07-2	UPPER ELECTRICAL PLAN
01-10	SHADOW DIAGRAM 3	08	KITCHEN DETAILS
01-11	SHADOW DIAGRAM 4	09-1	WET AREA DETAILS
02-1	GROUND FLOOR PLAN	09-2	WET AREA DETAILS
02-2	UPPER FLOOR PLAN		

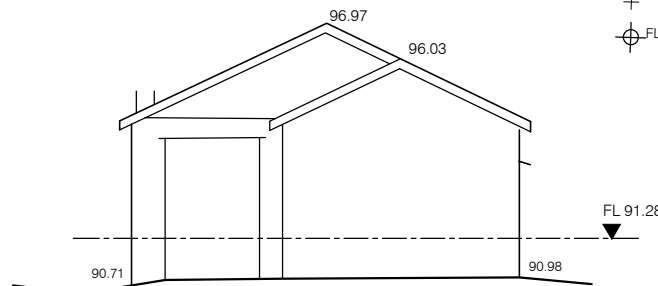
			 	 <small>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</small> <small>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</small> COPYRIGHT HOTONDO PTY LTD	CLIENT DATE/...../..... BUILDER DATE/...../.....	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIX CERT. No. PRELIM		SCALE	
F	Council Amendments	22/06/18					PLAN HILLGROVE 234	CHECKED	DATE	22/06/18
E	Council Amendments	29/05/18							DRAWN	VN-HL
D	Council Amendments	05/03/18								
C	Council Amendments	23/02/18					TITLE COVER SHEET	JOB No. T.B.A.	DWG No. 00	
B	Working Drawings	20/02/18								
A	Preliminary Drawings	13/02/18								
Rev	Amendment	Date								



1 SITE PLAN
1:200



2 3D VIEW
LOOKING SOUTH EAST



3 STREET Elevation
1:200

LEGEND

- Title boundary
- Easement
- Top/toe of bank
- Fence
- Survey point
- Spot height
- Floor level

NOTES

Date of Survey: August 2018

Bearing Datum is Arbitrary.

Horizontal Datum is Arbitrary.

Vertical datum is AHD per HCC1081 with reputed RL 70.13m.

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.

Only those features/points specifically requested by Daniel Vautin have been located and subsequently shown on this plan.

Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate all above and below ground service infrastructure.

All coordinates within this file, although stated

to the nearest 0.001 metre, are approximate only and are only within 0.015m of the stated coordinate (horizontally and vertically).

The boundaries shown on this plan are compiled from Original surveys and , as such, are approximate only.

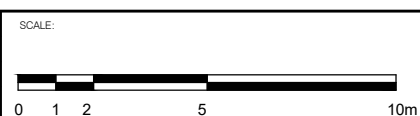
If any works are to be conducted on or near the boundary a re-establishment survey will be required.

Contour Interval 0.25m

Any DTM modeling that is to be done from the accompanying 3D digital file must be done using only the layer TRIANGLE_1 SURFACE to ensure that surface matches that verified by PDA Surveyors. No responsibility is taken for the use or interpretation of this data in any other format.

Some feature levels are not shown on this plan for clarity. These can be found turned on in model space or on the OFF Levels layer.

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



SURVEYOR	DK	GEOCIVIL	V978D
DRAWN	MK	CHECKED	MD
DATE	14 AUGUST 2017		

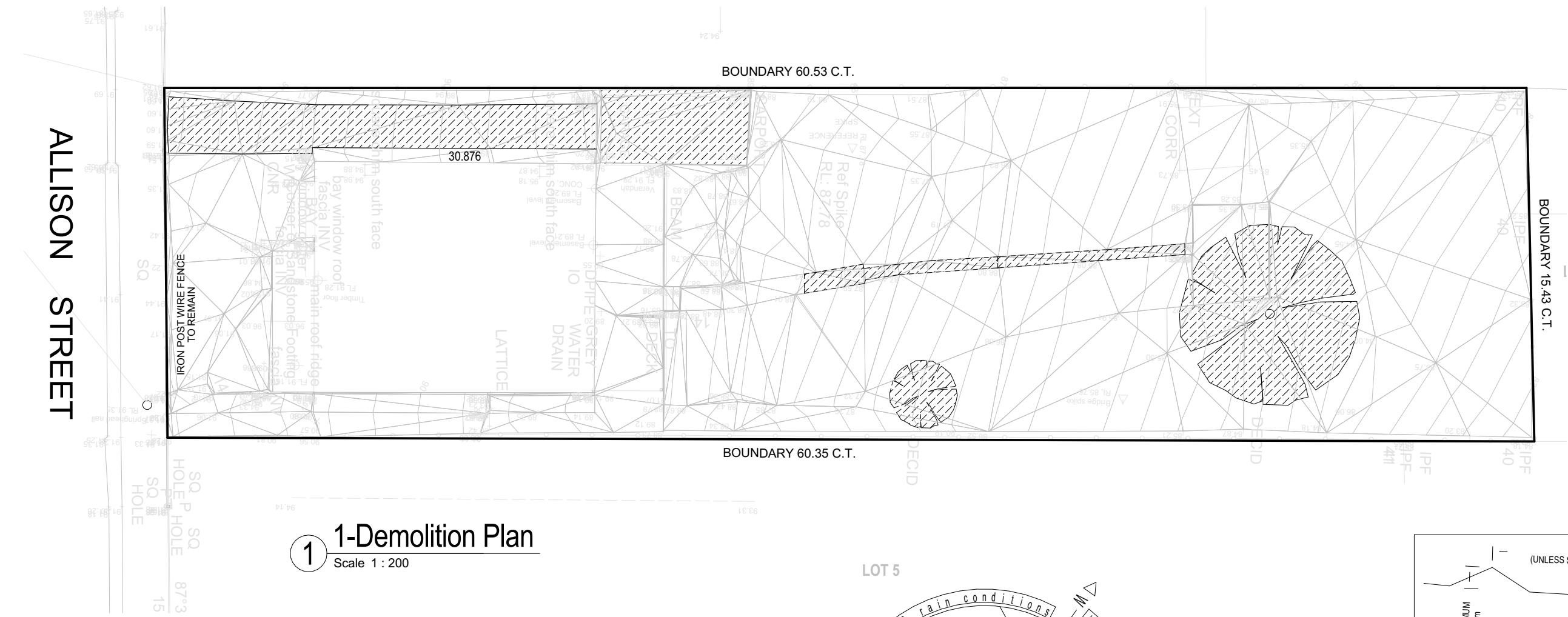
DETAIL SURVEY PLAN
7 ALLISON STREET, WEST HOBART
for D.S. & S.H. VAUTIN



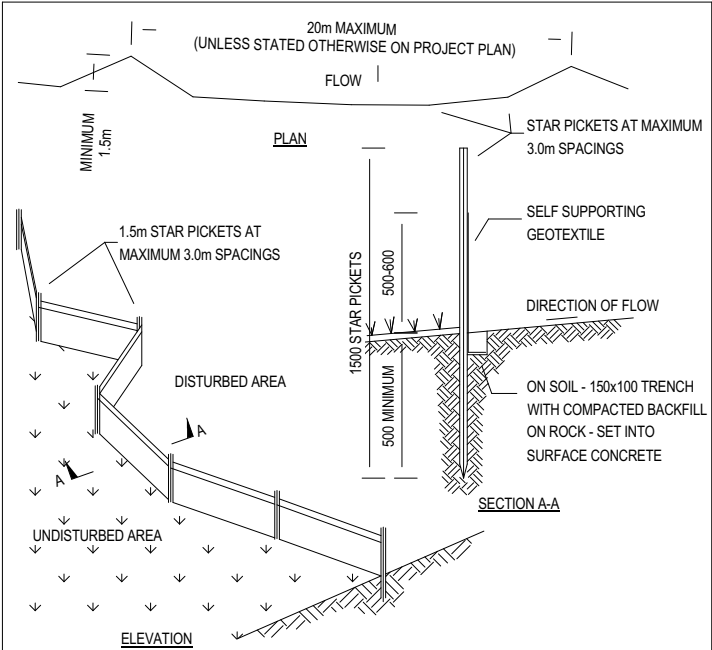
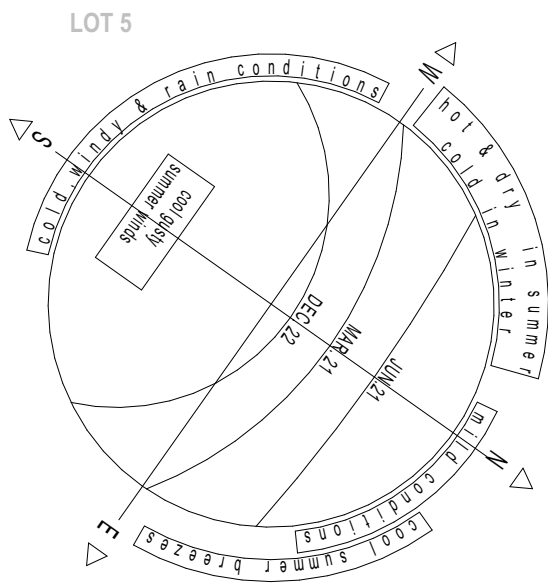
PDA Surveyors
Surveying, Engineering & Planning

127 Bathurst Street
Hobart, Tasmania, 7000
www.pda.com.au Also at: Kingston,
Launceston & Burnie
ABN 71 217 806 325
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au

SCALE	PAPER
1: 200	(A3)
JOB NUMBER	DRAWING
V978D	- 1






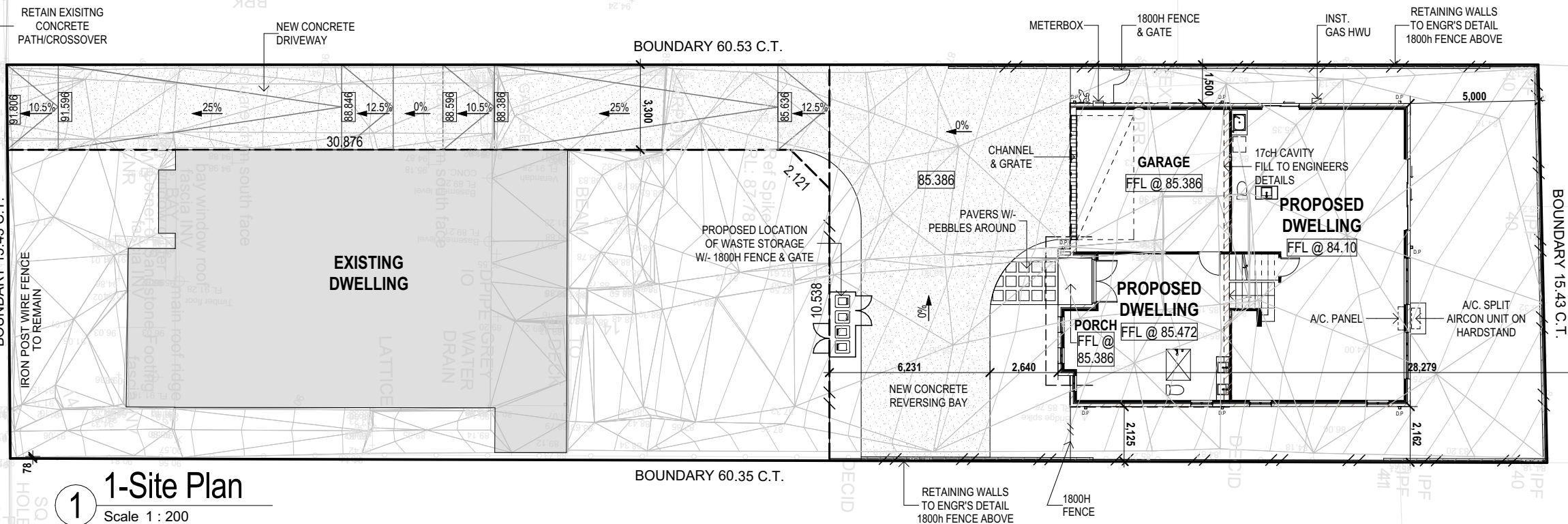
- STANDARD NOTES**
- 1. ALL WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE.
 - 2. ALL ROOF BEAMS, LINTELS AND BRICKWORK ANGLES TO TRUSSWALL FRAME MANUFACTURER'S SPECIFICATIONS AND ENGINEERS VERIFICATION.
 - 3. WC DOORS TO COMPLY WITH BCA VOL 2 PT 3.8.3.3.
 - 4. ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH BCA VOL 2 PT 3.8.1.
 - 5. ENGINEER DESIGNED - PREFABRICATED TIMBER ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS. (600 CTS UNLESS NOTED OTHERWISE).
 - 6. CONVENTIONAL FRAMING AS PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
 - 7. BUILDER & TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT BE ORDERING OF MATERIALS.
 - 8. REPORT ANY ERRORS FOR CLARIFICATION/CORRECTION AS NO RESPONSIBILITY WILL BE TAKEN AFTER CONSTRUCTION HAS COMMENCED.
 - 9. ALL ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
 - 10. SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER.
 - 11. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT TRADE AND TECHNICAL MANUALS.



- Construction Notes**
- 1. Construct sediment fence as close as possible to parallel with the contours of the site.
 - 2. Drive 1.5m long star pickets into ground, 3.0m apart.
 - 3. Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
 - 4. Backfill trench over base of fabric.
 - 5. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
 - 6. Join sections of fabric at support posts with a 150mm overlap.

DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

			 	 AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT COPYRIGHT HOTONDO PTY LTD	CLIENT DATE/...../..... BUILDER DATE/...../.....	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIX CERT. No.	SCALE	1:200
F	Council Amendments	22/06/18					PRELIM	DATE	22/06/18
E	Council Amendments	29/05/18					PLAN HILLGROVE 234	DRAWN	VN-HL
D	Council Amendments	05/03/18						CHECKED	
C	Council Amendments	23/02/18							
B	Working Drawings	20/02/18					TITLE	JOB No.	DWG No.
A	Preliminary Drawings	13/02/18					DEMOLITION PLAN	T.B.A.	01-1
Rev	Amendment	Date							

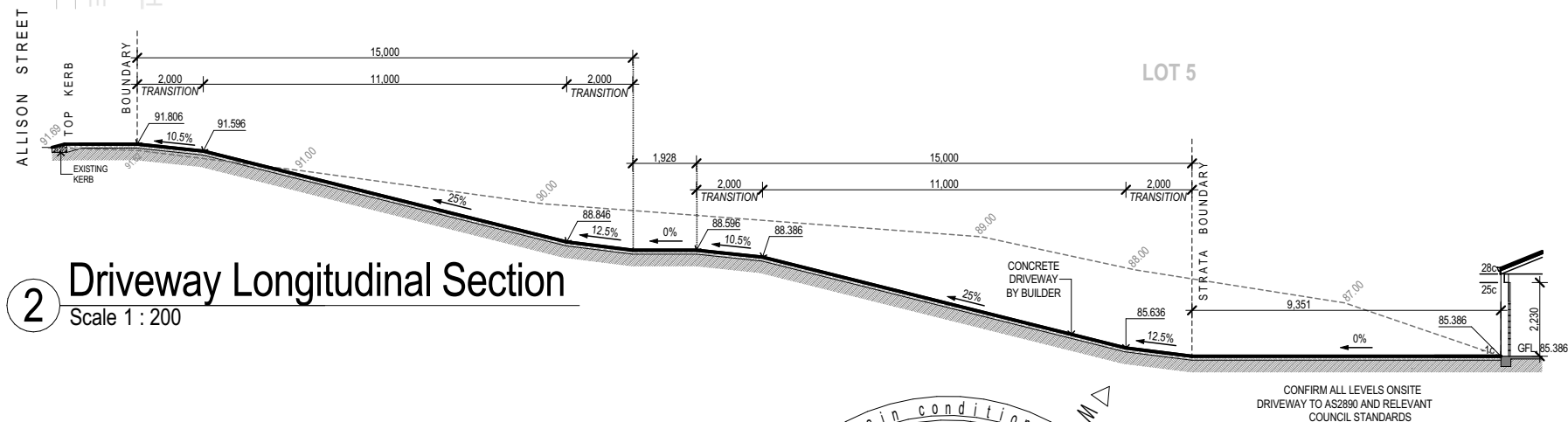


STANDARD NOTES

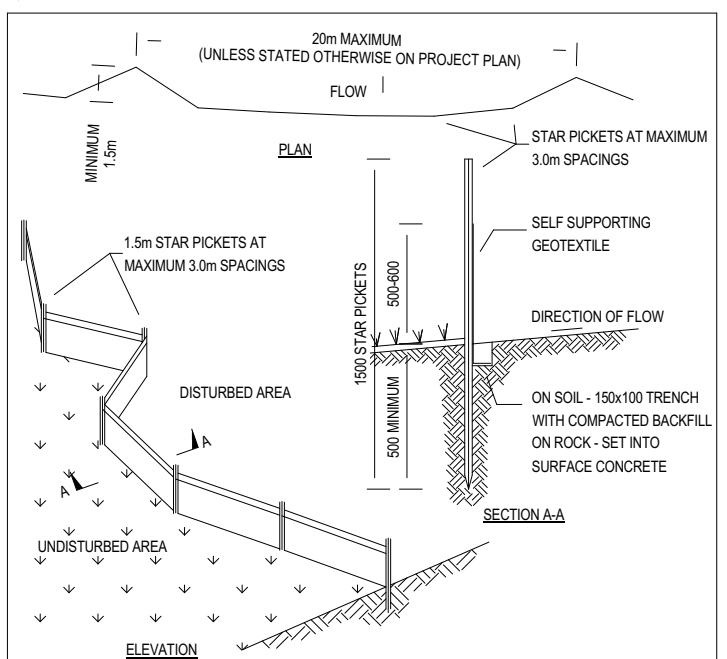
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3. WC DOORS TO COMPLY WITH BCA VOL 2 PT 3.8.3.3.
4. ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH BCA VOL 2 PT 3.8.1.
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10. SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER.
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1-Site Plan

Scale 1 : 200



2 Driveway Longitudinal Section

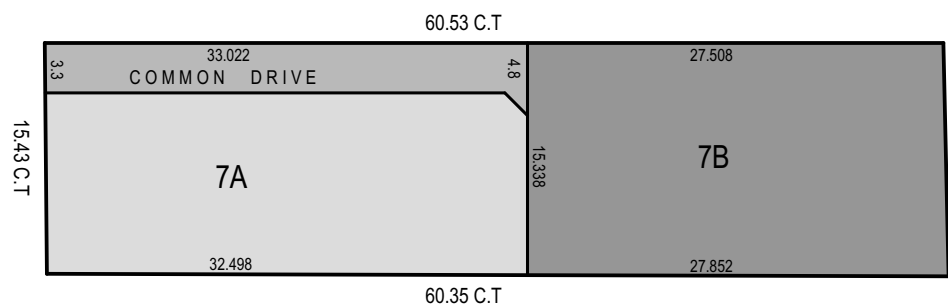


Construction Notes

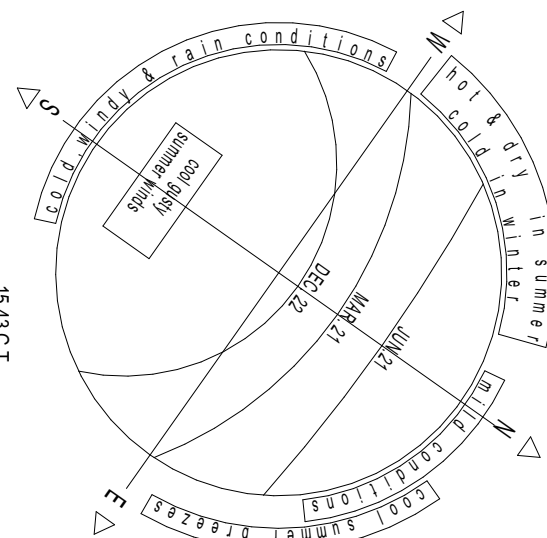
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6. Join sections of fabric at support posts with a 150mm overlap.

SEDIMENT FENCE

D6-8





3 Strata Key Plan

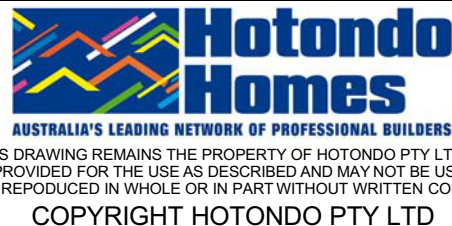


SITE AREA		
NAME	AREA	PERCENTAGE OF AREA USED
BUILT AREA	157.34 m ²	29.20 %
SITE REMAINING	167.42 m ²	31.08 %
DRIVEWAY	107.61 m ²	19.97 %
COMMON PROPERTY	106.44 m ²	19.75 %
GRAND TOTAL	538.81 m ²	100 %

AREAS	
Location	Area (m2)
GROUND FLOOR	119.10 m ²
GARAGE	35.68 m ²
PORCH	2.56 m ²
UPPER FLOOR	78.66 m ²
	236.00 m²
ROOF AREAS (COLORBOND)	
AREA [m2 ON THE FLAT]	157.31
AREA [m2 ON THE RAKE]	169.77

F	Council Amendments	22/06/18
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Rev	Amendment	Date



CLIENT

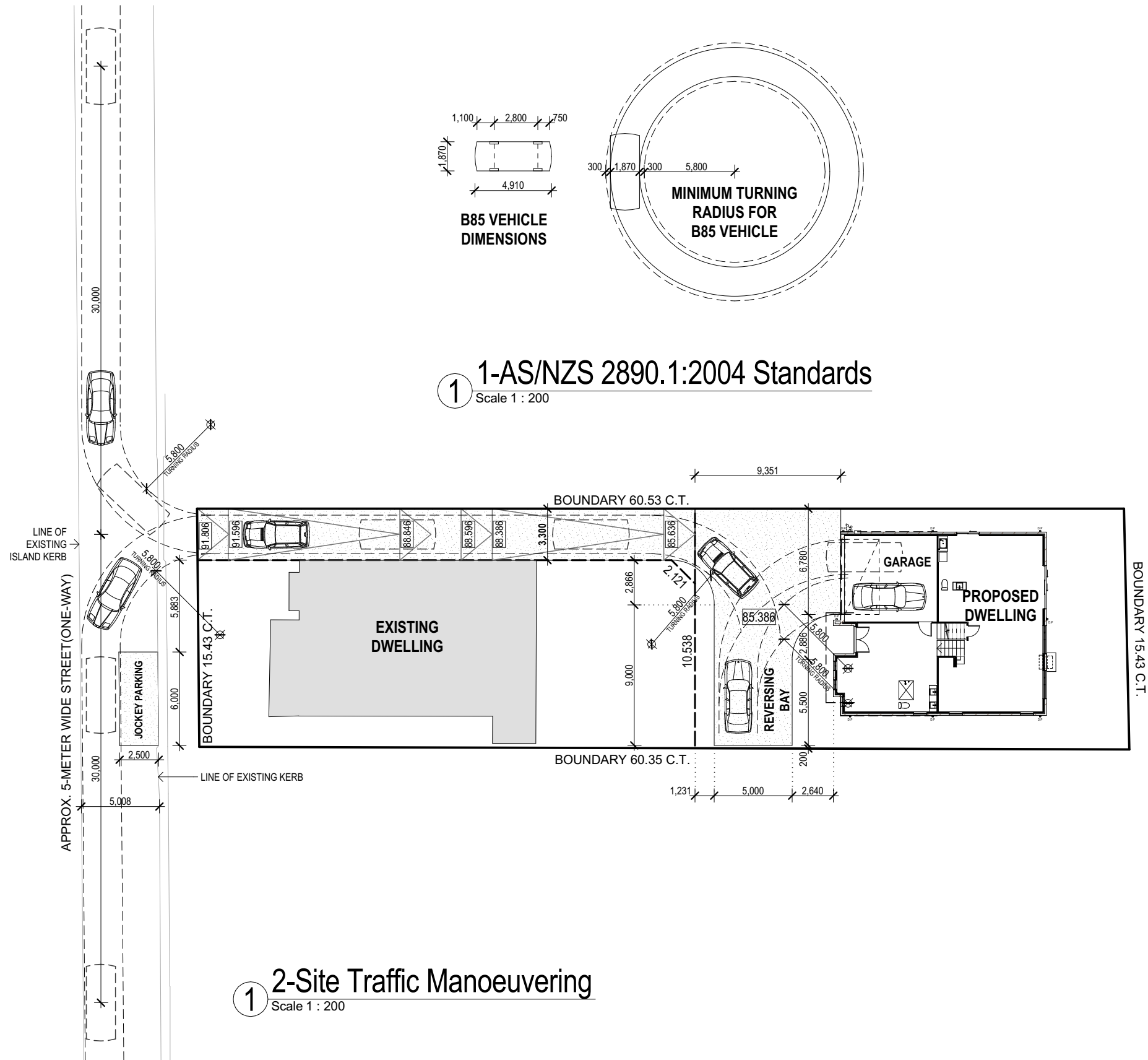
DATE/...../.....

BUILDER

DATE/...../.....

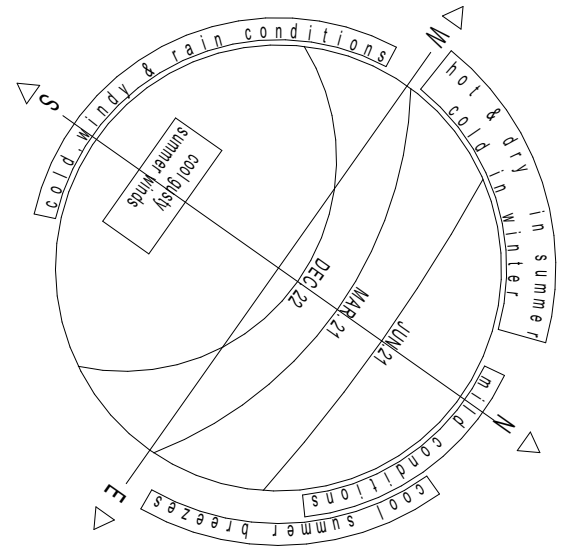
PROPOSED NEW RESIDENCE
FOR DANIEL & SARAH VAUTIN
AT 7 ALLISON STREET,
WEST HOBART, TAS 7000




BASIX CERT. No.	PRELIM	SCALE	1:200
		DATE	22/06/18
PLAN	HILLGROVE 234	DRAWN	VN-HL
		CHECKED	
TITLE	SITE PLAN	JOB No. T.B.A.	DWG No. 01-2

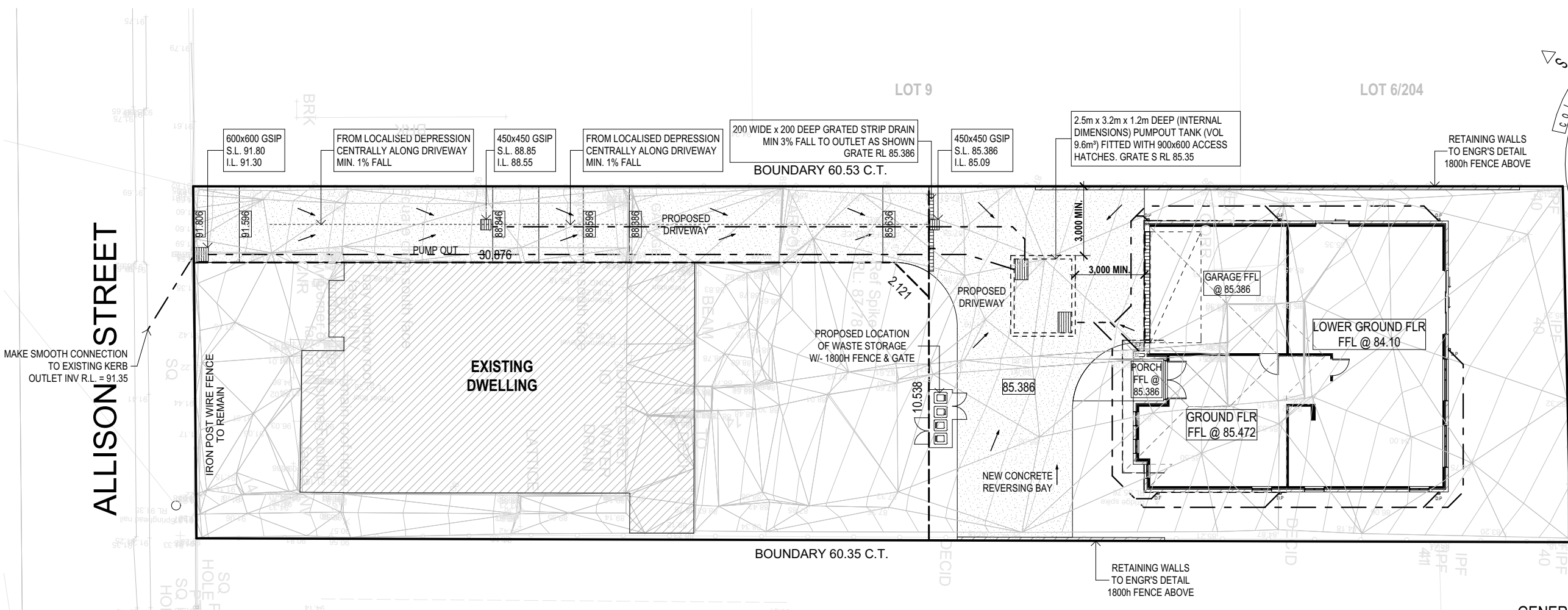


1 1-AS/NZS 2890.1:2004 Standards
Scale 1 : 200

1 2-Site Traffic Manoeuvring
Scale 1 : 200



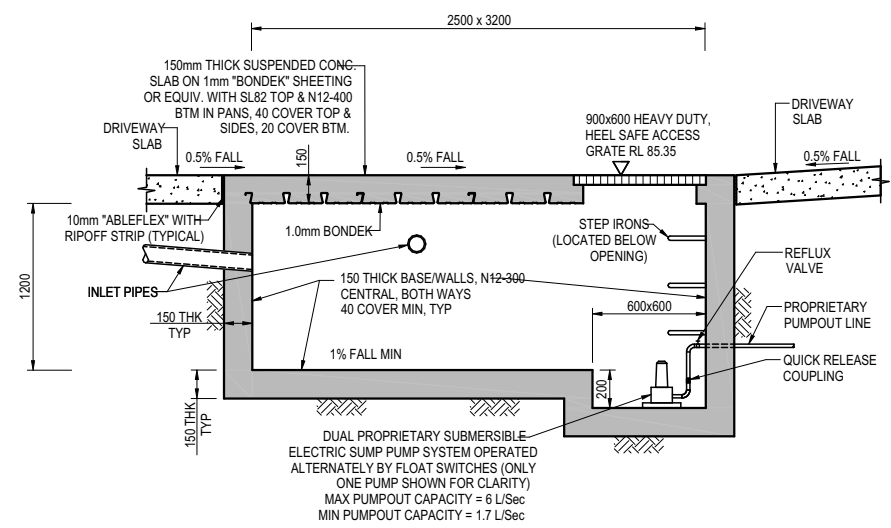
			 	 AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT COPYRIGHT HOTONDO PTY LTD	CLIENT DATE/...../..... BUILDER DATE/...../.....	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIX CERT. No.	SCALE	1:300, 1:200	
F	Council Amendments	22/06/18					PRELIM	DATE	22/06/18	
E	Council Amendments	29/05/18					PLAN HILLGROVE 234	DRAWN	VN-HL	
D	Council Amendments	05/03/18						CHECKED		
C	Council Amendments	23/02/18						TITLE	JOB No.	DWG No.
B	Working Drawings	20/02/18						TRAFFIC MANOEUVERING	T.B.A.	01-3
A	Preliminary Drawings	13/02/18								
Rev	Amendment	Date								



Stormwater Layout

Scale 1 : 200

DRAINAGE DESIGN SUMMARY		
This design has been developed following the relevant Codes and Documents from the City of Hobart Council.		
SITE CHARACTERISTICS		
Total Site area	538.81 m2	
Current impervious area	15.3 m2	
Roof Area	157.3 m2	
Driveway	214.0 m2	
Total Impervious Area	371.4 m2	
Rain Water Tank not required		
Due to the relative levels of the roof gutter levels of the development and the street gutter level a charged system for the discharge of stormwater is not viable. Hence a pump system is proposed, based on advice from Hobart Council Engineer. The runoff from the impervious areas will be pumped to a boundary pit at the highest point along the boundary and then discharged via gravity to the kerb.		
Pump Storage Volume		
Contributing Area	371.4 m2	
Design ARI	20Years	
Storm Period	2 Hours	
Rainfall Intensity	15.8mm/h	
Discharge rate:	Q = Rainfall Intensity (20yrs, 2 hrs) x Catchment Area = 15.8mm/hr x371.4 = 1.7 l/s	
Volume required:	V = Rainfall Intensity (20yr, 2hrs) x Catchment Area x Time= 15.8mm/hr x 371.4 m2 x 2 hrs = 11.74 m3 = 3000 L	
Volume pumped in 30 min	As per AS/NZS3500.3 Section 8 the combined effective storage shall comprise the volume able to be pumped in 30min plus the wet well volume required to contain the design storm. Final Volume required = 11.74 + 3.0 =8.74m3	
Volume Provided	9.6 m3> 8.74 m3 Vol Req'd: OK	



NOTE: PRECISE DETAILS OF ALL EXISTING SERVICES (PITS/PIPES/ETC.) SUCH AS DIAMETER, DEPTH, ALIGNMENTS ETC. TO BE OBTAINED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. REFER ANY DISCREPANCIES TO THIS OFFICE PRIOR TO PROCEEDING.

- ### LEGEND
- 40.0 - EXISTING CONTOURS
 - 40.0 - PROPOSED CONTOURS
 - DP - PROPOSED DOWNPIPE (100x50/90 U.N.O.-REFER DETAILS)
 - - - PROPOSED PIPE (SIZED AT CC STAGE)
 - - - EXISTING PIPE
 - - - DIRECTION OF FALL (1% MIN U.N.O.)
 - - - PROPERTY BOUNDARY
 - - INSPECTION RISER/CLEANING EYE (DIA. TO MATCH PIPE) WITH SCREWCAP LID.
 - x10.30 - EXISTING SPOT LEVEL
 - 10.52 - PROPOSED SPOT LEVEL
 - - PROPOSED GRATED SURFACE INLET PIT (GSIP)
 - ⊠ - PROPOSED JUNCTION PIT (JP)
 - ⇨ - PROPOSED OVERLAND FLOWPATH

GENERAL NOTES

- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS AND SPECIFICATIONS AND SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. ALL DISCREPANCIES AND VARIATIONS SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL RELEVANT AND CURRENT CODES.
- ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF SITE WORK SHALL BE VERIFIED BEFORE CONSTRUCTION AND/OR FABRICATION IS COMMENCED.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- ALL PIPES, ORIFICE PLATES, FLAP VALVES ETC SHALL BE IN ACCORDANCE WITH HYDRAULIC DRAWINGS.

CONCRETE NOTES




- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 3600 AND OTHER RELEVANT CODES.

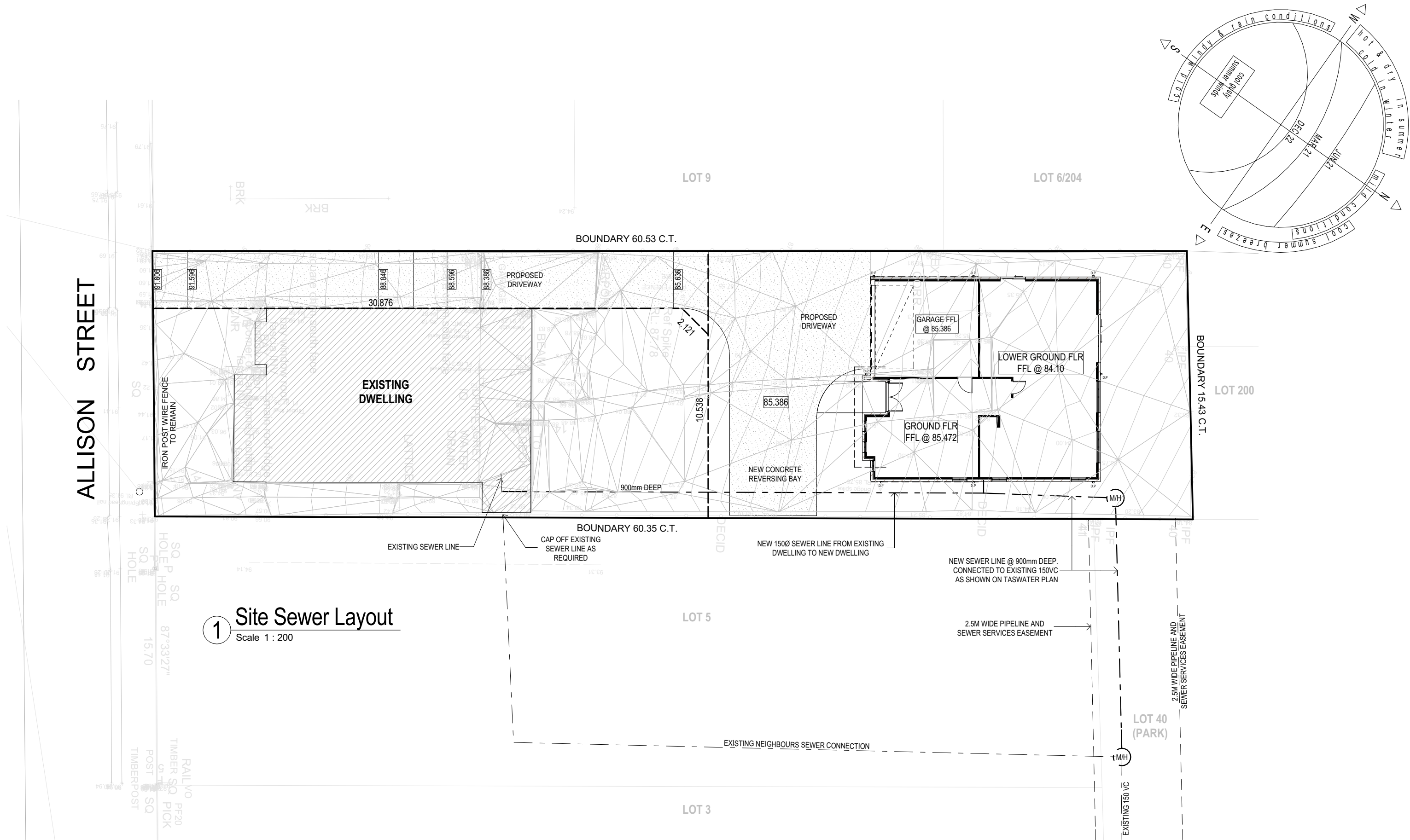
STORMWATER NOTES

- ALL DRAINAGE PIPES TO BE SIZED/GRADED AT CC STAGE.
- A CONTINUOUS SILT BARRIER FENCE IS TO BE PROVIDED ALONG LOWER BOUNDARIES FOR DURATION OF CONSTRUCTION - REFER DETAIL.
- HAYBALE BARRIERS TO BE PROVIDED AROUND INLET PITS FOR DURATION OF CONSTRUCTION - REFER DETAIL.
- DRAINAGE HAS BEEN DESIGNED IN ACCORDANCE WITH METHODS SET OUT IN 'AUSTRALIAN RAINFALL AND RUNOFF' (1987).
- ALL NECESSARY WORK INVOLVED IN THE CREATION OF EASEMENT/RIGHT OF CONNECTION TO ANY EXISTING SERVICES AND/OR COVENANTS/RESTRICTIONS TO USER SHALL BE THE RESPONSIBILITY OF THE OWNER/APPLICANT.

EROSION CONTROL NOTES


- EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.
- REHABILITATION INCLUDES COMPLETION OF ALL CONSTRUCTION WORK AND LANDSCAPING, SEEDING OR TURFING OF ALL BATTERS AND FILL AREAS.
- A PROGRAM OF PROGRESSIVE REHABILITATION SHOULD BE IMPLEMENTED TO MINIMISE EROSION.
- TOP SOIL STOCKPILES TO BE SOWN IF LEFT UNDISTURBED FOR MORE THAN FOUR WEEKS.
- THE NEAREST COUNCIL PIT SHALL BE PROTECTED WITH SAND BAG SEDIMENT TRAPS AND TRAFFIC BARRIERS ACCORDING TO AS 1742.3 - 1985.
- ONLY ONE CONSTRUCTION ENTRY/EXIT SHALL BE USED DURING CONSTRUCTION.
- DURING WET WEATHER MUD IS TO BE HOSED OFF ON THE RAMP PRIOR TO VEHICLES LEAVING THE SITE.
- EXTRA HAY BALES TO BE STORED AT SITE FOR THE USE OF ANY OPEN TRENCHES, PITS ETC.
- SEDIMENT TRAPS SHALL BE INSPECTED AFTER EACH STORM. CLEAN OR REPLACE IF NECESSARY.
- BALE BARRIERS TO BE REMOVED FOLLOWING COMPLETION OF ALL CONSTRUCTION WORKS, PAVEMENT AND LANDSCAPING AREAS, WITH COUNCIL APPROVAL.

			 	 AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS <small>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</small> COPYRIGHT HOTONDO PTY LTD	CLIENT DATE/...../..... BUILDER DATE/...../.....	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIX CERT. No.	SCALE	1:200
F	Council Amendments	22/06/18					PRELIM	DATE	22/06/18
E	Council Amendments	29/05/18					PLAN	DRAWN	VN-HL
D	Council Amendments	05/03/18						CHECKED	
C	Council Amendments	23/02/18							
B	Working Drawings	20/02/18					TITLE	JOB No.	DWG No.
A	Preliminary Drawings	13/02/18							T.B.A.
Rev	Amendment	Date		SITE STORMWATER LAYOUT					



Rev	Amendment	Date
F	Council Amendments	22/06/18
E	Council Amendments	29/05/18
D	Council Amendments	05/03/18
C	Council Amendments	23/02/18
B	Working Drawings	20/02/18
A	Preliminary Drawings	13/02/18





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COPYRIGHT HOTONDO PTY LTD

CLIENT

DATE/...../.....

BUILDER

DATE/...../.....

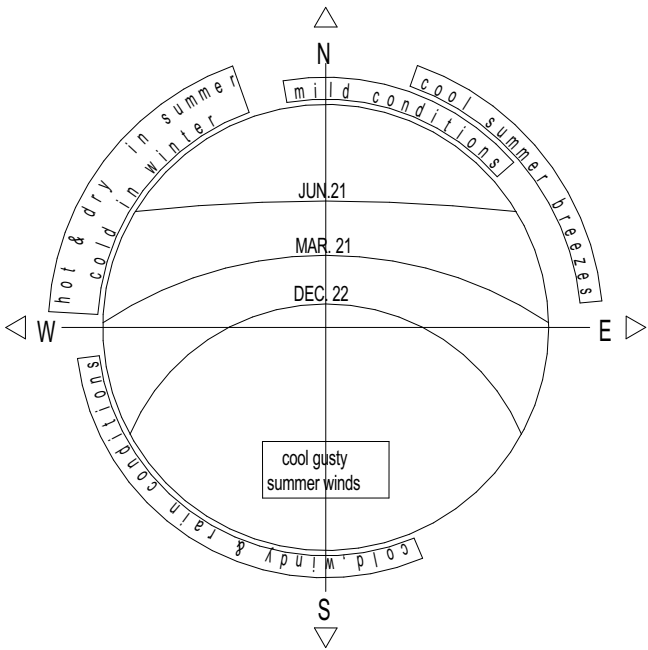
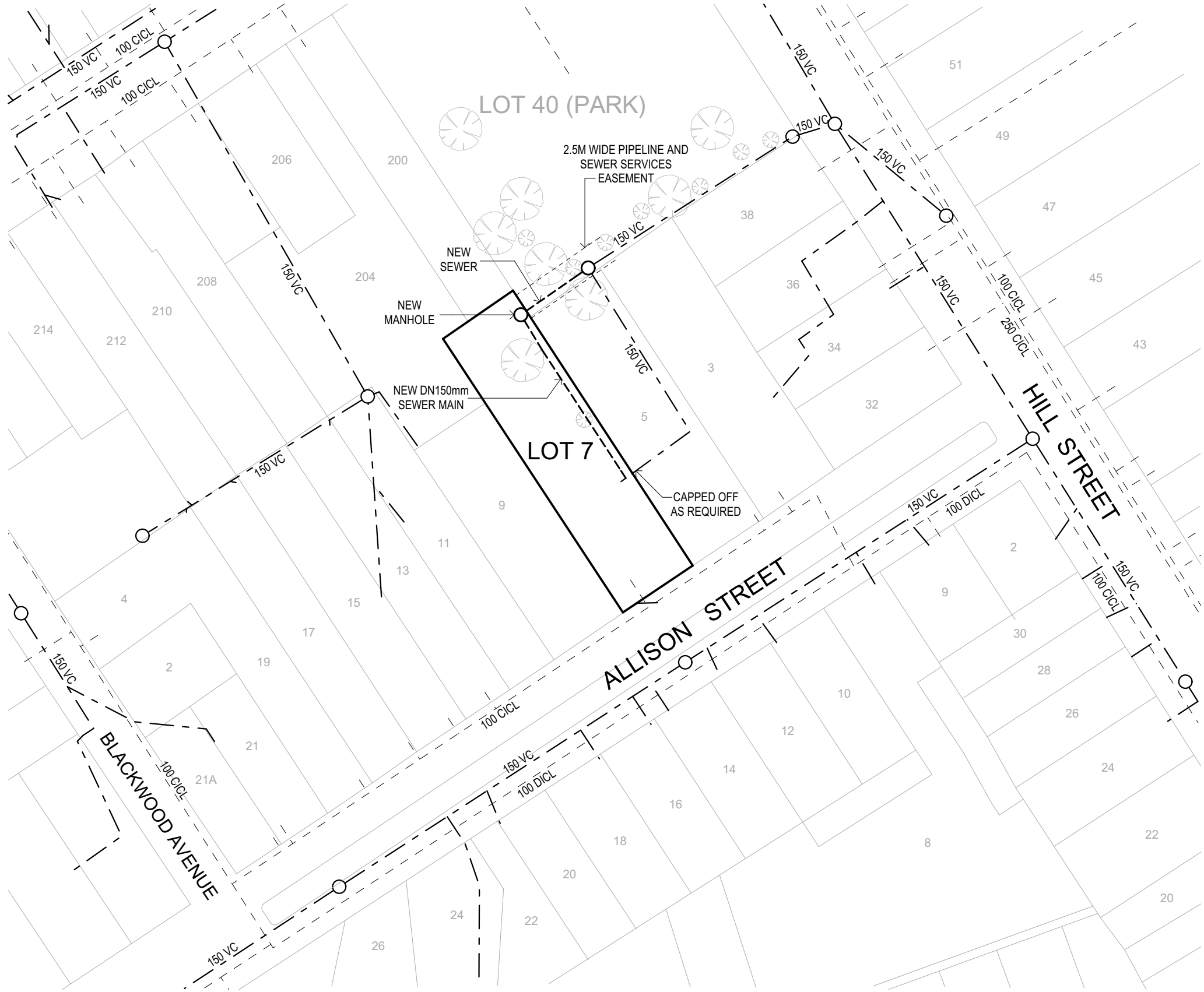
PROPOSED NEW RESIDENCE

FOR DANIEL & SARAH VAUTIN

AT 7 ALLISON STREET,
WEST HOBART, TAS 7000

BASIX CERT. No.	PRELIM
PLAN	HILLGROVE 234
TITLE	SITE SEWER LAYOUT


SCALE	1:200
DATE	22/06/18
DRAWN	VN-HL
CHECKED	
JOB No.	DWG No.
T.B.A.	01-6



LEGEND	
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	NEW SEWER PROPERTY CONNECTION
---	EASEMENT LINE
○	SEWER MAINTENANCE HOLE
⊗	EXISTING TREES

Rev	Amendment	Date
F	Council Amendments	22/06/18
E	Council Amendments	29/05/18
D	Council Amendments	05/03/18
C	Council Amendments	23/02/18
B	Working Drawings	20/02/18
A	Preliminary Drawings	13/02/18





AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT

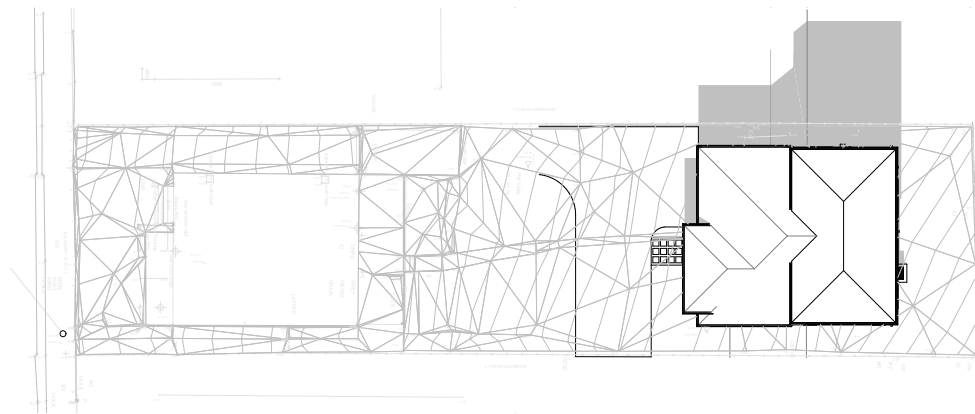
COPYRIGHT HOTONDO PTY LTD

CLIENT
DATE/...../.....
BUILDER
DATE/...../.....

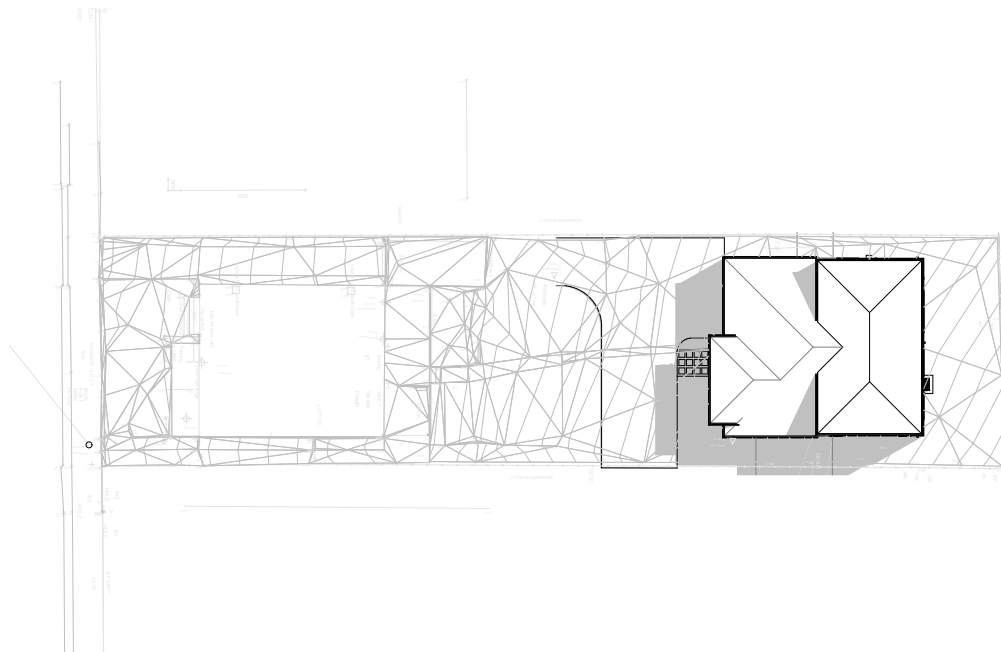
PROPOSED NEW RESIDENCE
FOR DANIEL & SARAH VAUTIN
AT 7 ALLISON STREET,
WEST HOBART, TAS 7000

BASIX CERT. No.	PRELIM
PLAN	HILLGROVE 234
TITLE	SITE UTILITIES

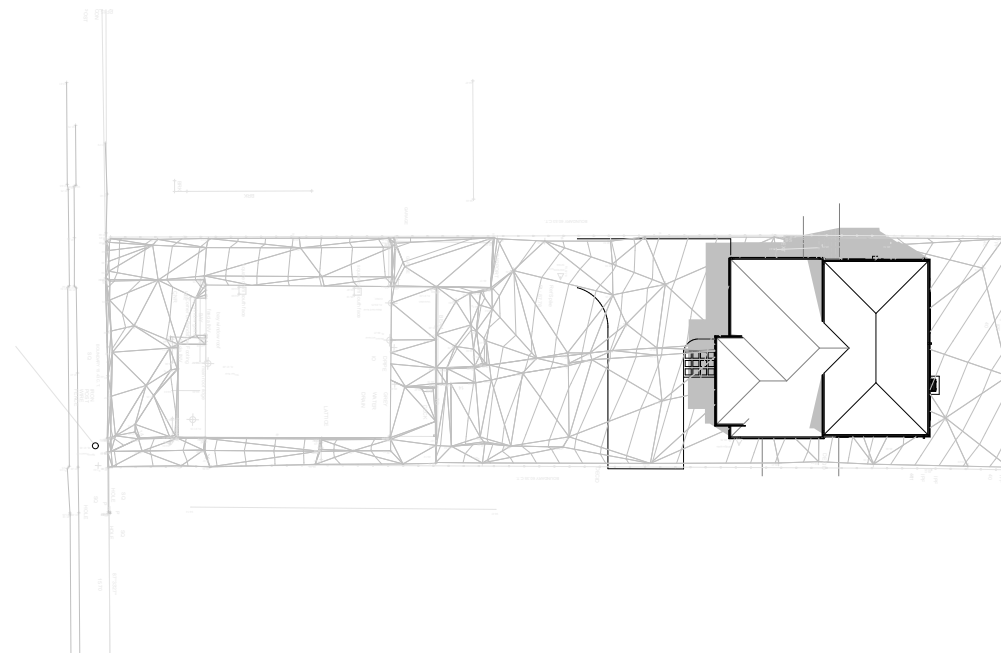
SCALE	1:800, 1:200
DATE	22/06/18
DRAWN	VN-HL
CHECKED	
JOB No.	DWG No.
T.B.A.	01-7






SHADOW DIAGRAM
MARCH 21 - 9AM
SCALE 1:500

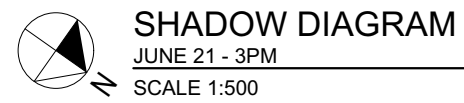
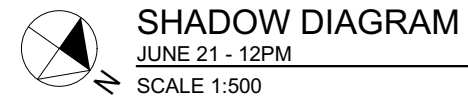
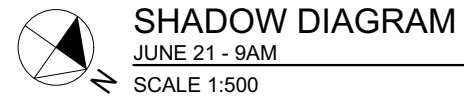


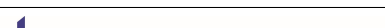


SHADOW DIAGRAM
MARCH 21 - 3PM
SCALE 1:500

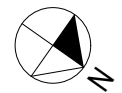
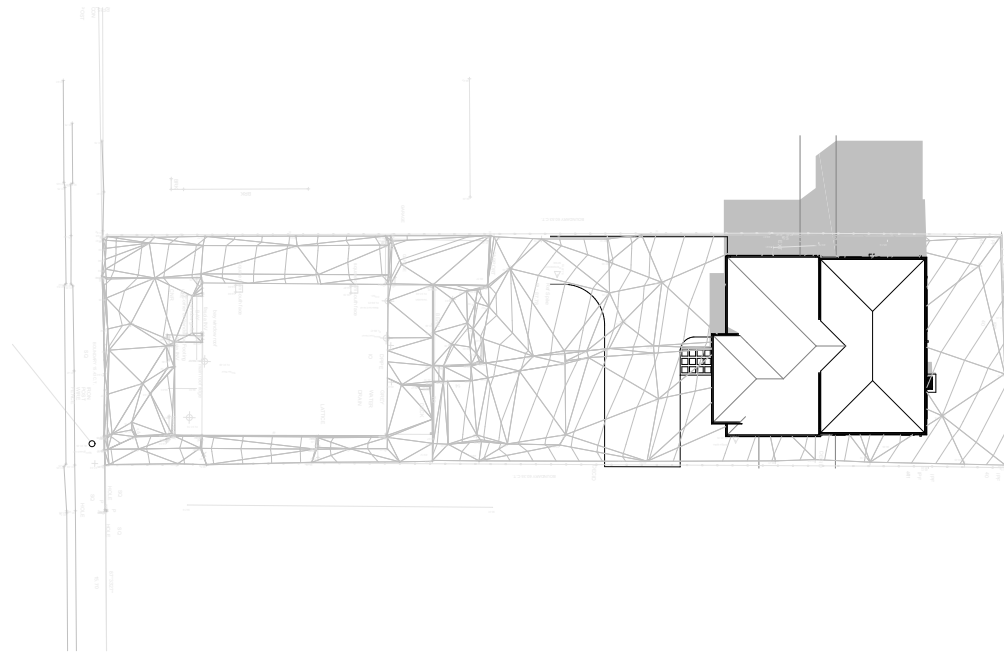


SHADOW DIAGRAM
MARCH 21 - 12PM
SCALE 1:500

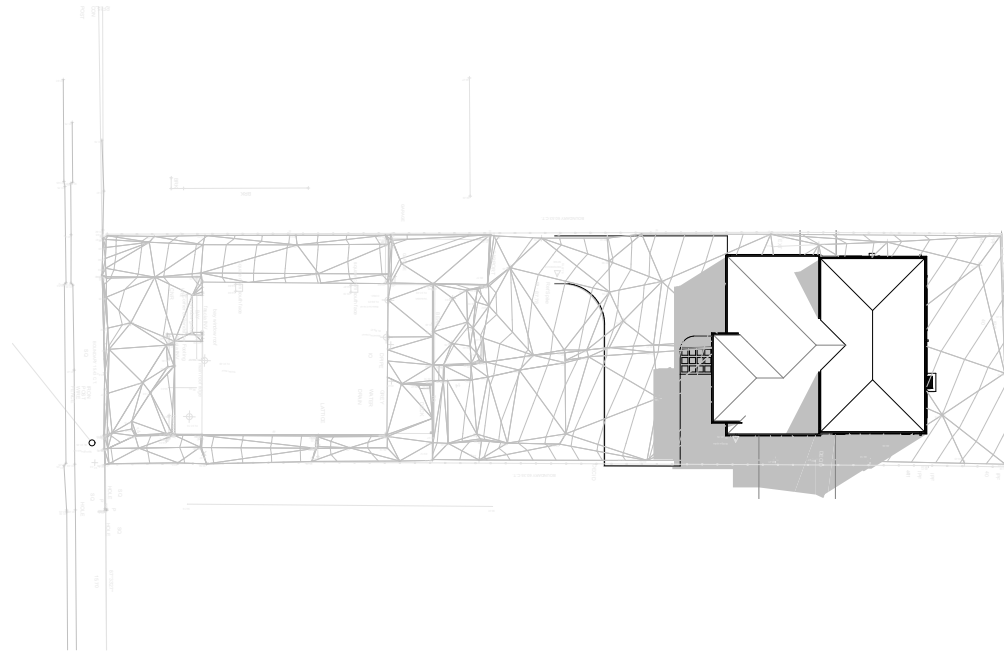
			 	 <small>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</small> <small>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</small> COPYRIGHT HOTONDO PTY LTD	CLIENT	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIX CERT. No. PRELIM		SCALE	1:500		
F	Council Amendments	22/06/18					DATE	22/06/18				
E	Council Amendments	29/05/18					DRAWN	VN-HL				
D	Council Amendments	05/03/18					CHECKED					
C	Council Amendments	23/02/18					JOB No.	DWG No.				
B	Working Drawings	20/02/18	PLAN HILLGROVE 234		TITLE SHADOW DIAGRAM 1		T.B.A.		01-8			
A	Preliminary Drawings	13/02/18										
Rev	Amendment	Date										



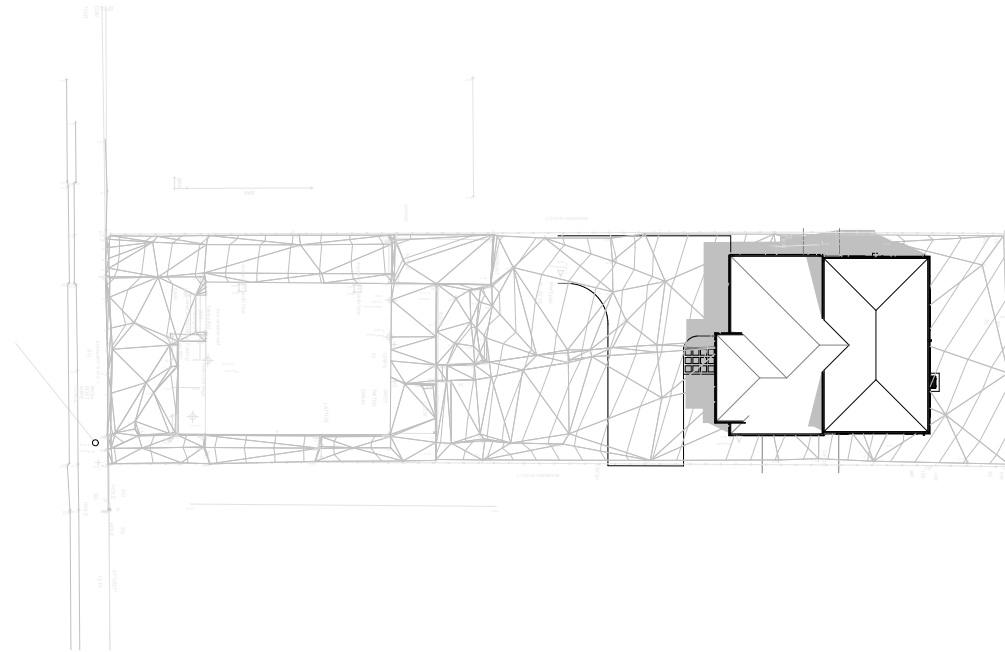
			 	 <small>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</small> THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT COPYRIGHT HOTONDO PTY LTD	CLIENT	PROPOSED NEW RESIDENCE	BASIX CERT. No.	PRELIM	SCALE	1:500	
F	Council Amendments	22/06/18							DATE	22/06/18	
E	Council Amendments	29/05/18							PLAN	DRAWN	VN-HL
D	Council Amendments	05/03/18								CHECKED	
C	Council Amendments	23/02/18									
B	Working Drawings	20/02/18							TITLE		JOB No.
A	Preliminary Drawings	13/02/18		SHADOW DIAGRAM 2	T.B.A.	01-9					
Rev	Amendment	Date			DATE	FOR DANIEL & SARAH VAUTIN					
					BUILDER	AT 7 ALLISON STREET,					
					DATE	WEST HOBART, TAS 7000					






SHADOW DIAGRAM
SEPT 21 - 9AM
SCALE 1:500



SHADOW DIAGRAM
SEPT 21 - 3PM
SCALE 1:500

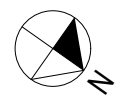





SHADOW DIAGRAM
SEPT 21 - 12PM
SCALE 1:500

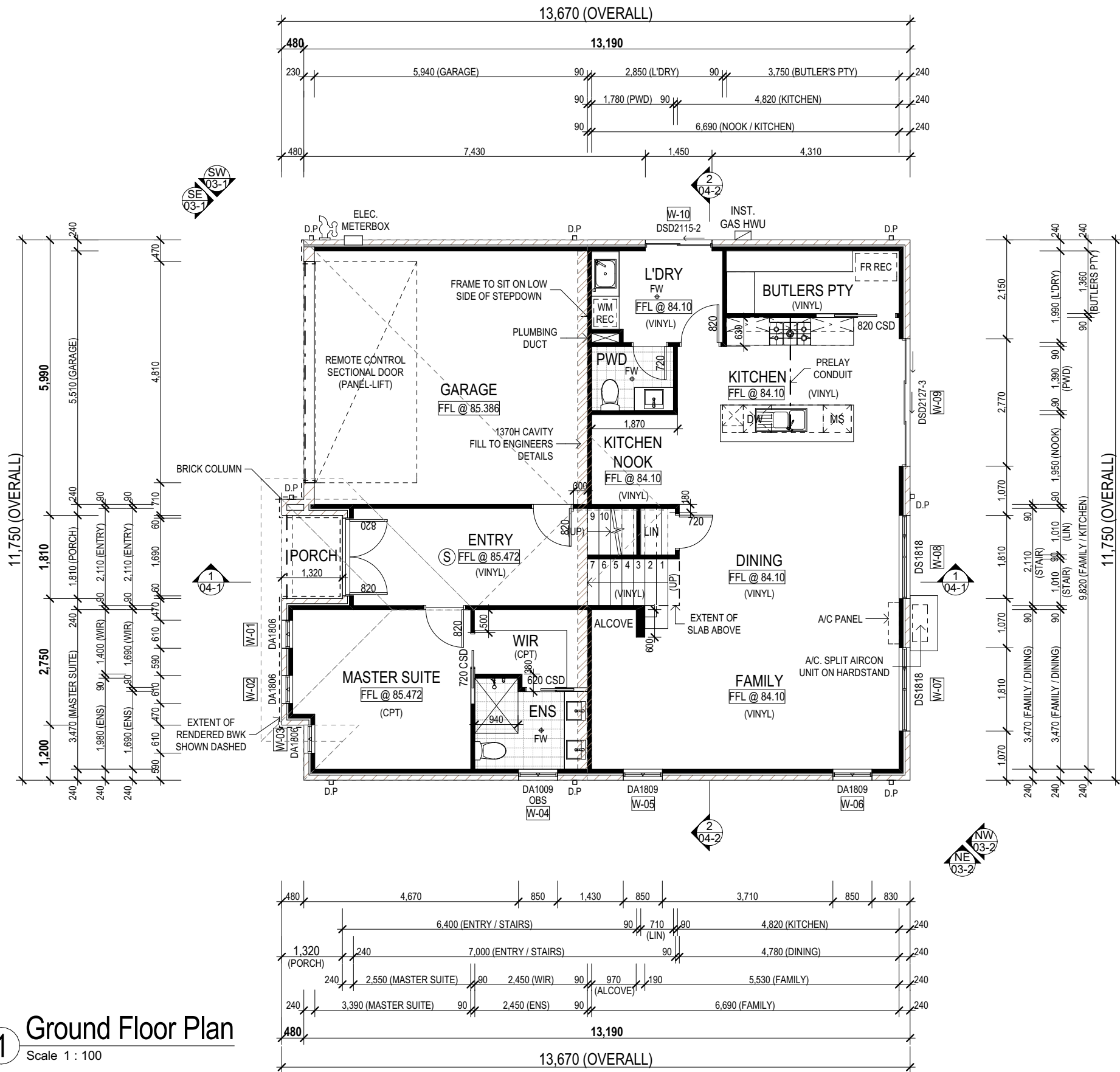
			 	 <small>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</small> THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT COPYRIGHT HOTONDO PTY LTD	CLIENT	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIX CERT. No. PRELIM		SCALE	1:500		
F	Council Amendments	22/06/18					PLAN		DATE	22/06/18		
E	Council Amendments	29/05/18					HILLGROVE 234		DRAWN	VN-HL		
D	Council Amendments	05/03/18					TITLE		CHECKED			
C	Council Amendments	23/02/18					SHADOW DIAGRAM 3		JOB No.	DWG No.		
B	Working Drawings	20/02/18							T.B.A.	01-10		
A	Preliminary Drawings	13/02/18										
Rev	Amendment	Date			DATE							



This architectural drawing shows the facade of the 'K' building. The structure is characterized by a complex, triangulated geometric pattern. A large, central rectangular opening is visible, flanked by smaller, more intricate sections. The drawing includes various annotations and dimensions, such as '1.00m' and '1.50m', indicating the scale and proportions of the building. The overall design is modern and abstract, reflecting the architectural style of the project.



			 	 AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT COPYRIGHT HOTONDO PTY LTD	CLIENT	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIX CERT. No.	SCALE	1:500	
F	Council Amendments	22/06/18					PRELIM	DATE	22/06/18	
E	Council Amendments	29/05/18					PLAN	DRAWN	VN-HL	
D	Council Amendments	05/03/18						HILLGROVE 234	CHECKED	
C	Council Amendments	23/02/18							JOB No.	DWG No.
B	Working Drawings	20/02/18					TITLE	T.B.A.	01-11	
A	Preliminary Drawings	13/02/18	SHADOW DIAGRAM 4							
Rev	Amendment	Date								



1 Ground Floor Plan
Scale 1 : 100

NOTES:
• WINDOW OPENINGS SHOWN NOMINAL AND TO BE CONFIRMED WITH WINDOW MANUFACTURER

Window List				
ID	Height	Width	Description	Area
W-01	1,800	610	AWNING WINDOW	1.10
W-02	1,800	610	AWNING WINDOW	1.10
W-03	1,800	610	AWNING WINDOW	1.10
W-04	1,029	850	AWNING WINDOW	0.87
W-05	1,800	850	AWNING WINDOW	1.53
W-06	1,800	850	AWNING WINDOW	1.53
W-07	1,800	1,810	SLIDING WINDOW	3.26
W-08	1,800	1,810	SLIDING WINDOW	3.26
W-09	2,143	2,770	STACKER DOOR	5.94
W-10	2,143	1,450	SLIDING DOOR	3.11
W-11	1,029	1,810	SLIDING WINDOW	1.86
W-12	1,029	1,810	SLIDING WINDOW	1.86
W-13	1,457	850	SLIDING WINDOW	1.24
W-14	1,457	850	SLIDING WINDOW	1.24
W-15	1,029	1,810	SLIDING WINDOW	1.86
W-16	1,029	610	AWNING WINDOW	0.63
Grand Total : 16				31.49 m ²

(GROUND FLOOR) ROOM SCHEDULE	
Location	Area (m2)
MASTER SUITE	12.85
ENS	4.41
WIR	3.84
L'DRY	5.67
PWD	2.47
BUTLERS PTY	5.10
GARAGE	32.73
ENTRY	10.74
KITCHEN	18.90
DINING	10.95
FAMILY	23.21
LIN	0.72
PORCH	2.39
KITCHEN NOOK	3.65
Grand Total	137.63 m ²

LEGEND	
CPT	CARPET
CT	CERAMIC TILES
C/T	COOK TOP
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DTR/TR	TOWEL RAIL (DOUBLE) / (SINGLE)
HK	ROBE HOOK @ 1750
FT	LAMINATE FLOORING
FL	FINISHED FLOOR LEVEL
GFL	GARAGE FLOOR LEVEL
HWD	HARDWOOD DECKING
HWS	SOLAR HOT WATER SYSTEM (GAS BOOST)
MB	RECESSED ELECTRICAL METER BOX
RAIL	700mm SHOWER RAIL
MX	MIXER
O/H	OVERHEAD CUPBOARDS
720 PL	DOOR WITH PRIVACY LOCK
R/H	RANGEHOOD (DUCTED)
S/D	SETDOWN
FW	FLOORWASTE
ST	SERVICES STACK
S	SPOUT
T	TAP
RT	TOWEL RING @ 1100
Trms	TRANSLUCENT GLASS
TRH	TOILET ROLL HOLDER
WM	WASHING MACHINE
WC	TOILET

AREAS	
Location	Area (m2)
GROUND FLOOR	119.10
GARAGE	35.68
PORCH	2.56
UPPER FLOOR	78.66
GRAND TOTAL	236.00 m ²

ROOF AREAS (COLORBOND)	
AREA [m2 ON THE FLAT]	157.31
AREA [m2 ON THE RAKE]	169.77

	CEILING FAN LIGHT COMBO		CEILING FAN
NOTE: DOWNPIPES TO BUILDING CORNERS ARE TO BE LOCATED 350mm FROM THE CORNER OF THE EXTERNAL WALL TO CENTRE OF THE DOWNPIPE.			

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.

Rev	Amendment	Date
F	Council Amendments	22/06/18
E	Council Amendments	29/05/18
D	Council Amendments	05/03/18
C	Council Amendments	23/02/18
B	Working Drawings	20/02/18
A	Preliminary Drawings	13/02/18

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

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CLIENT

DATE/...../.....

BUILDER

DATE/...../.....

PROPOSED NEW RESIDENCE

FOR DANIEL & SARAH VAUTIN

AT 7 ALLISON STREET,
WEST HOBART, TAS 7000

BASIX CERT. No.	PRELIM	SCALE	1:100
		DATE	22/06/18
PLAN	HILLGROVE 234	DRAWN	VN-HL
		CHECKED	
TITLE	FLOOR PLAN	JOB No. T.B.A.	DWG No. 02-1

Window List				
ID	Height	Width	Description	Area
W-01	1,800	610	AWNING WINDOW	1.10
W-02	1,800	610	AWNING WINDOW	1.10
W-03	1,800	610	AWNING WINDOW	1.10
W-04	1,029	850	AWNING WINDOW	0.87
W-05	1,800	850	AWNING WINDOW	1.53
W-06	1,800	850	AWNING WINDOW	1.53
W-07	1,800	1,810	SLIDING WINDOW	3.26
W-08	1,800	1,810	SLIDING WINDOW	3.26
W-09	2,143	2,770	STACKER DOOR	5.94
W-10	2,143	1,450	SLIDING DOOR	3.11
W-11	1,029	1,810	SLIDING WINDOW	1.86
W-12	1,029	1,810	SLIDING WINDOW	1.86
W-13	1,457	850	SLIDING WINDOW	1.24
W-14	1,457	850	SLIDING WINDOW	1.24
W-15	1,029	1,810	SLIDING WINDOW	1.86
W-16	1,029	610	AWNING WINDOW	0.63
Grand Total : 16				31.49 m²

(FIRST FLOOR) ROOM SCHEDULE	
Location	Area (m2)
BED 2	10.41
BED 3	10.41
BATH	6.93
BED 4	13.58
WC	1.64
RUMPUS	18.74
PASS	1.94
WIL	3.13
STAIRS	4.22
Grand Total	71.00 m²

LEGEND	
CPT	CARPET
CT	CERAMIC TILES
C/T	COOK TOP
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DTR/TR	TOWEL RAIL (DOUBLE) / (SINGLE)
HK	ROBE HOOK @ 1750
FT	LAMINATE FLOORING
FL	FINISHED FLOOR LEVEL
GFL	GARAGE FLOOR LEVEL
HWD	HARDWOOD DECKING
HWS	SOLAR HOT WATER SYSTEM (GAS BOOST)
MB	RECESSED ELECTRICAL METER BOX
RAIL	700mm SHOWER RAIL
MX	MIXER
O/H	OVERHEAD CUPBOARDS
720 PL	DOOR WITH PRIVACY LOCK
R/H	RANGEHOOD (DUCTED)
S/D	SETDOWN
FW	FLOORWASTE
ST	SERVICES STACK
S	SPOUT
T	TAP
RT	TOWEL RING @ 1100
Trms	TRANSLUCENT GLASS
TRH	TOILET ROLL HOLDER
WM	WASHING MACHINE
WC	TOILET

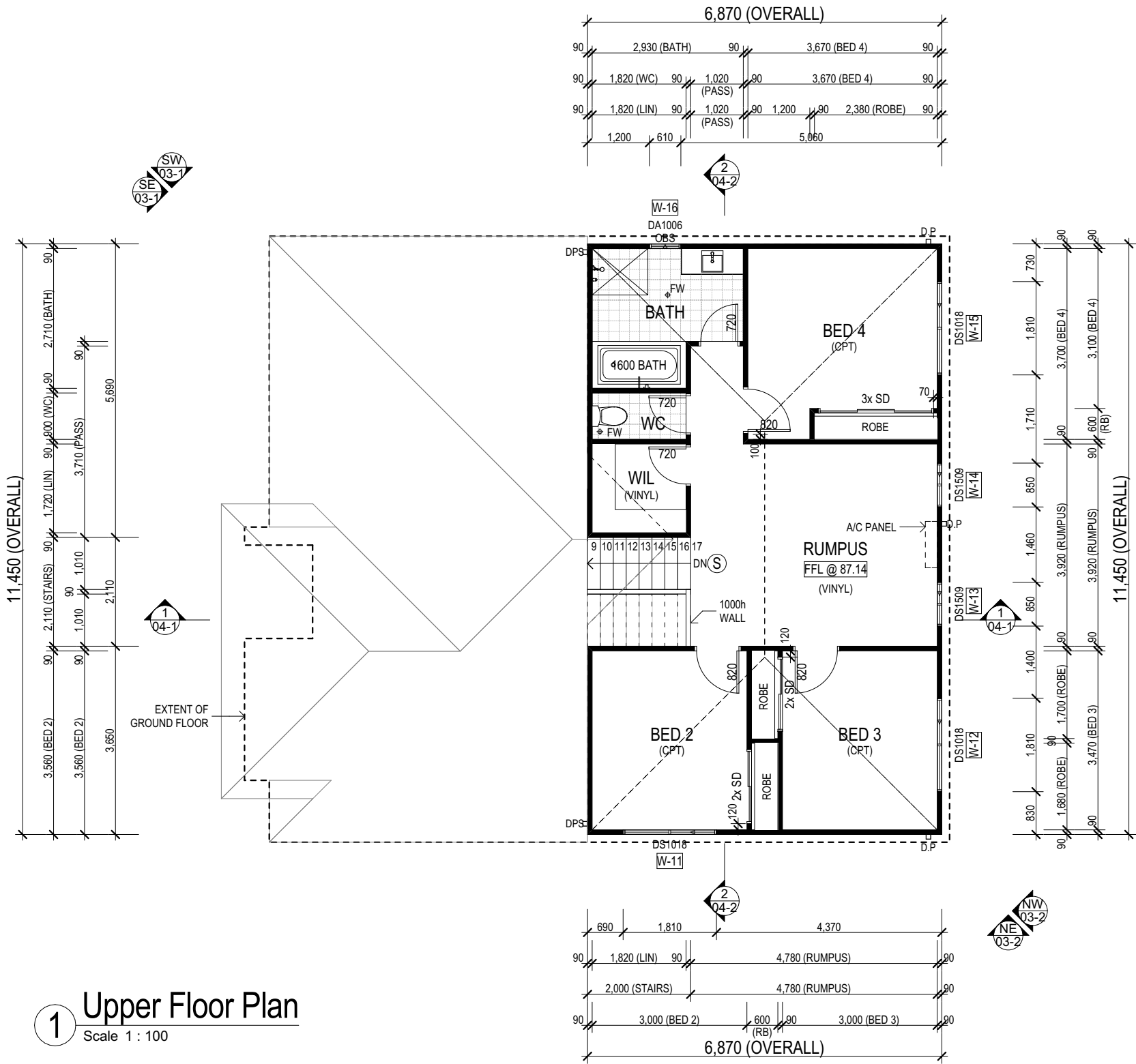
AREAS	
Location	Area (m2)
GROUND FLOOR	119.10 m²
GARAGE	35.68 m²
PORCH	2.56 m²
UPPER FLOOR	78.66 m²
GRAND TOTAL	236.00 m²

ROOF AREAS (COLORBOND)	
AREA [m2 ON THE FLAT]	157.31
AREA [m2 ON THE RAKE]	169.77

	CEILING FAN LIGHT COMBO		CEILING FAN
--	-------------------------	--	-------------

NOTE:
DOWNPIPES TO BUILDING CORNERS ARE TO BE LOCATED 350mm FROM THE CORNER OF THE EXTERNAL WALL TO CENTRE OF THE DOWNPIPE.

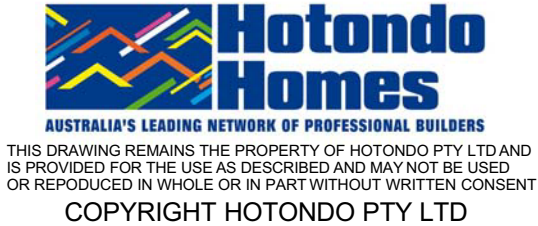
ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. BUILDER TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.



1 Upper Floor Plan
Scale 1 : 100

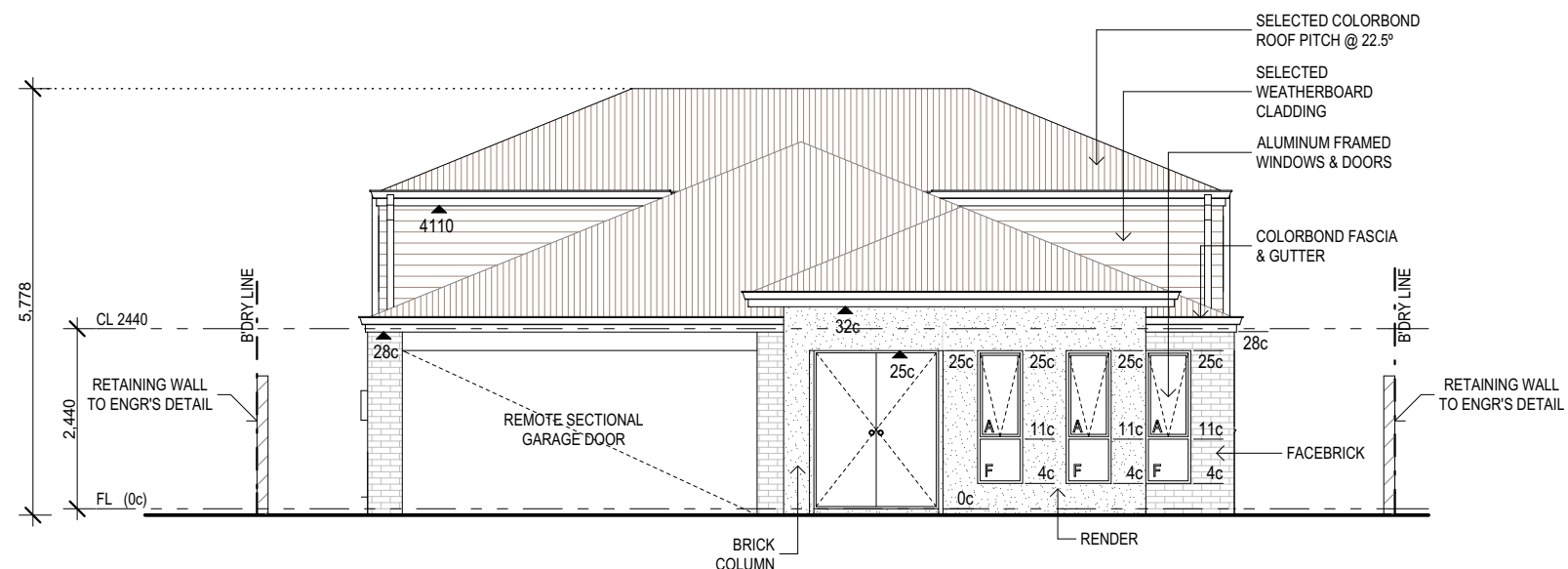
- NOTES:
- WINDOW OPENINGS SHOWN NOMINAL AND TO BE CONFIRMED WITH WINDOW MANUFACTURER
 - FC SHEETING OVER EXTERNAL SLIDING DOORS AND WINDOWS (NO BRICKWORK OVER)

F	Council Amendments	22/06/18
E	Council Amendments	29/05/18
D	Council Amendments	05/03/18
C	Council Amendments	23/02/18
B	Working Drawings	20/02/18
A	Preliminary Drawings	13/02/18
Rev	Amendment	Date

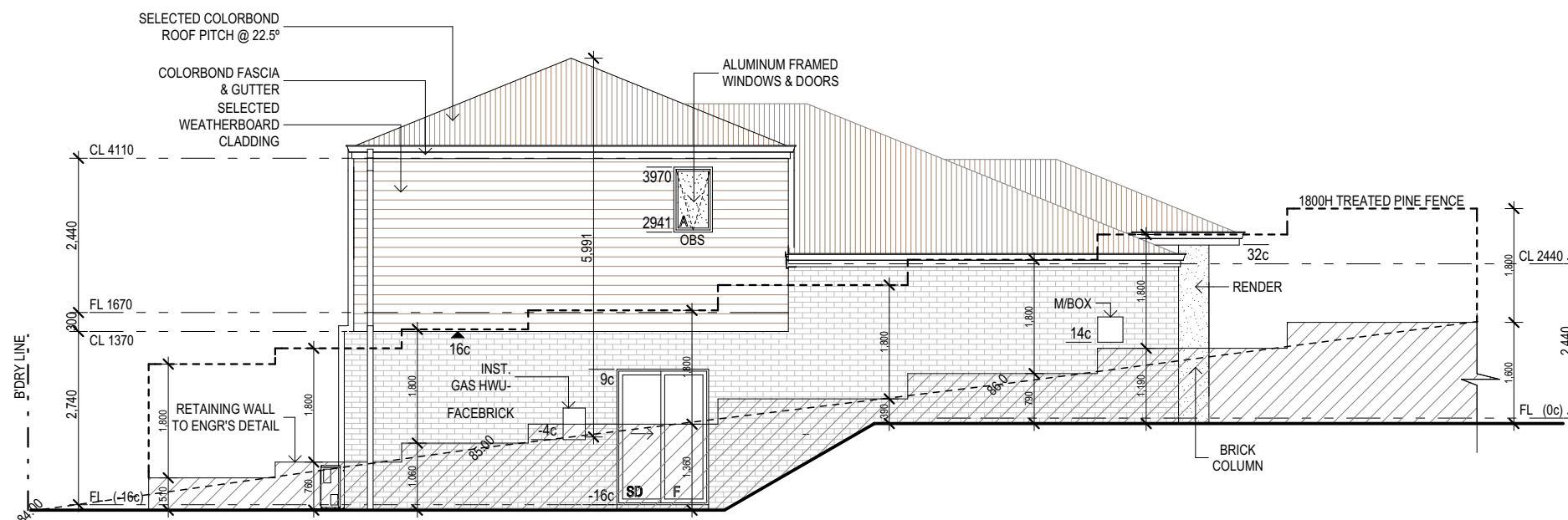


CLIENT	PROPOSED NEW RESIDENCE	BASIX CERT. No.	SCALE	1:100, 1:1
DATE	FOR DANIEL & SARAH VAUTIN	PRELIM	DATE	22/06/18
BUILDER	AT 7 ALLISON STREET,	PLAN	DRAWN	VN-HL
DATE	WEST HOBART, TAS 7000	HILLGROVE 234	CHECKED	
		TITLE	JOB No.	DWG No.
		UPPER FLOOR PLAN	T.B.A.	02-2

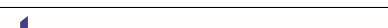


NOTE:
UPPER FLOOR BEDROOM WINDOWS
MUST HAVE 125mm MAX RESTRICTED
OPENING OR FITTED WITH SUITABLE
SCREEN (IF OPENING SILL UNDER 1700 AFL)



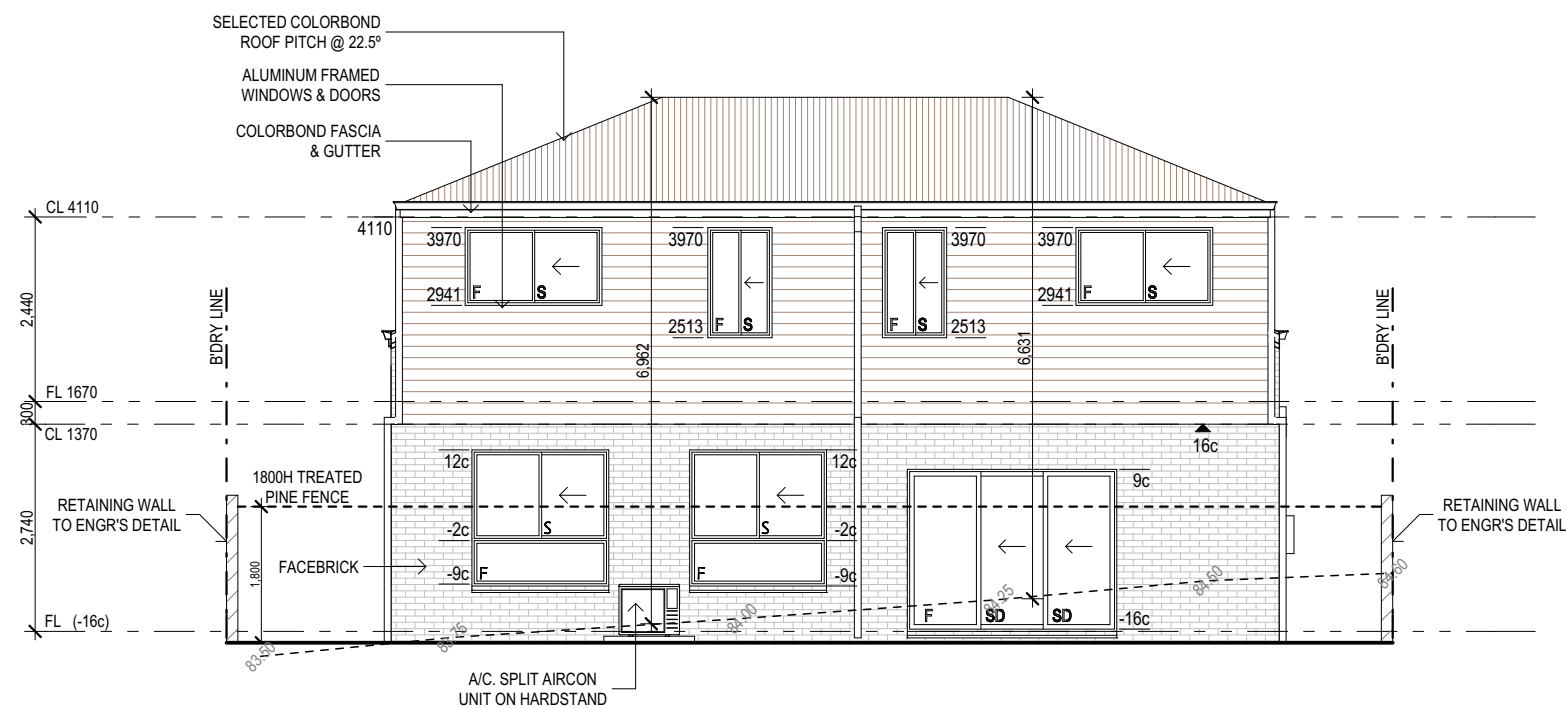
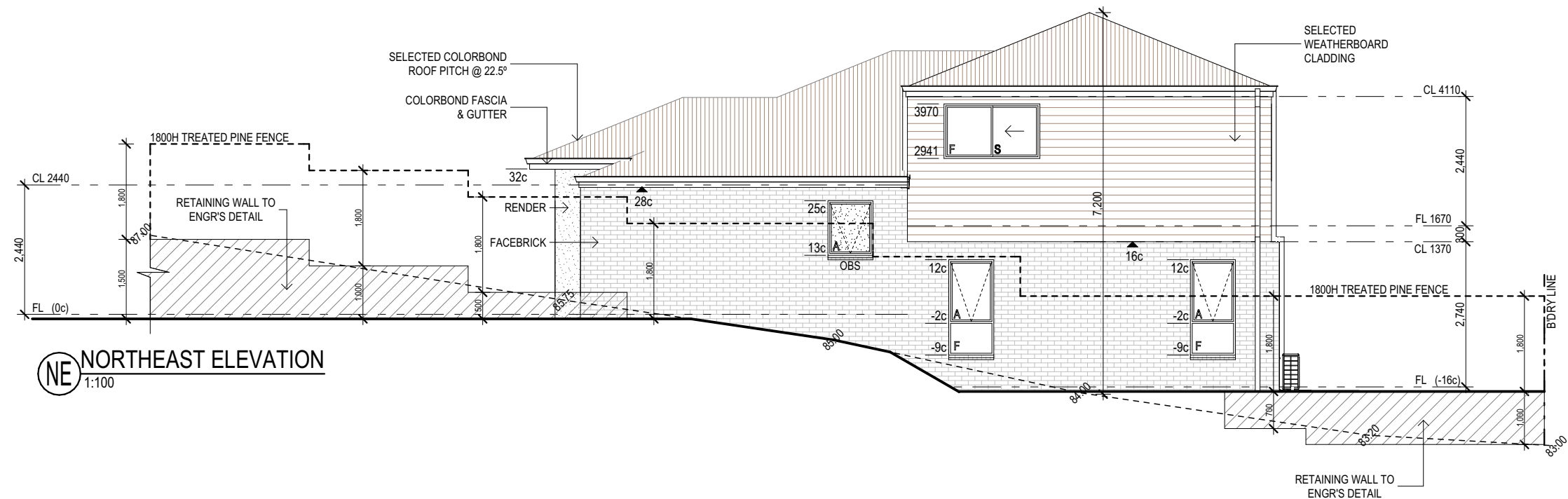
SE SOUTHEAST ELEVATION
1:100



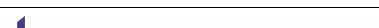


SW SOUTHWEST ELEVATION
1:100

			 	 <small>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</small> <small>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</small> COPYRIGHT HOTONDO PTY LTD	CLIENT	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIX CERT. No. PRELIM	SCALE	1:100	
F	Council Amendments	22/06/18						DATE	22/06/18	
E	Council Amendments	29/05/18						PLAN HILLGROVE 234	DRAWN	VN-HL
D	Council Amendments	05/03/18							CHECKED	
C	Council Amendments	23/02/18							JOB No. T.B.A.	DWG No. 03-1
B	Working Drawings	20/02/18						TITLE ELEVATIONS SW & NW		
A	Preliminary Drawings	13/02/18								
Rev	Amendment	Date								

NOTE:
UPPER FLOOR BEDROOM WINDOWS
MUST HAVE 125mm MAX RESTRICTED
OPENING OR FITTED WITH SUITABLE
SCREEN (IF OPENING SILL UNDER 1700 AFL)






NORTHWEST ELEVATION
1:100

				 AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS	CLIENT	PROPOSED NEW RESIDENCE	BASIX CERT. No.	SCALE	1:100
F	Council Amendments	22/06/18						DATE	22/06/18
E	Council Amendments	29/05/18		THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT	DATE/...../.....	FOR DANIEL & SARAH VAUTIN	PLAN	DRAWN	VN-HL
D	Council Amendments	05/03/18						CHECKED	
C	Council Amendments	23/02/18							
B	Working Drawings	20/02/18			BUILDER	AT 7 ALLISON STREET, WEST HOBART, TAS 7000	TITLE	JOB No.	DWG No.
A	Preliminary Drawings	13/02/18						DATE/...../.....	ELEVATIONS SE & NE
Rev	Amendment	Date		COPYRIGHT HOTONDO PTY LTD					




GENERAL NOTES
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.
ALL DIMENSIONS TO BE VERIFIED BEFORE ANY WORK OR FABRICATION COMMENCES.
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ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA UNLESS OTHERWISE SPECIFIED
TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684. NATIONAL TIMBER FRAMING CODE
SUB-FLOOR VENTILATION TO COMPLY WITH PART 3.4.1 BCA VOL. TWO
WHERE ROOF TRUSSES ARE NOMINATED DESIGN & SPECIFICATION TO BE BY MANUFACTURER.
BALUSTRADES TO COMPLY WITH BCA PART 3.9.2
POOL SAFETY FENCE TO COMPLY WITH AS1926.1 & SWIMMING POOLS ACT
INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS3786.
PLUMBING & DRAINAGE SYSTEMS TO COMPLY WITH AS3500
TERMITE MANAGEMENT SYSTEMS TO COMPLY WITH AS3660.
CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600.
MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700.
DAMP-PROOF COURSE & FLASHINGS TO BE IN ACCORDANCE WITH AS/INZS 2904.
UNPLASTICISED PVC (UPVC) DOWNPIPE & FITTINGS FOR RAINWATER TO COMPLY WITH AS1273
INSTALLATION OF SHEET ROOF & WALL CLADDING TO COMPLY WITH AS1273
ALL PEDESTRIAN SURFACES TO COMPLY WITH AS/INZS3661 SLIP RESISTANCE
GLASS TO BE SELECTED & INSTALLED IN ACCORDANCE WITH AS1288 & AS 2047.
WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740
ELECTRICAL INSTALLATIONS TO COMPLY WITH AS3018
PLEASE NOTE: THE STANDARDS REFERENCED IN THE TABLE ARE THE RELEVANT VERSION ADOPTED BY THE BCA AT THE TIME THE CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPEMNT CERTIFICATE APPLICATION WAS LODGED.

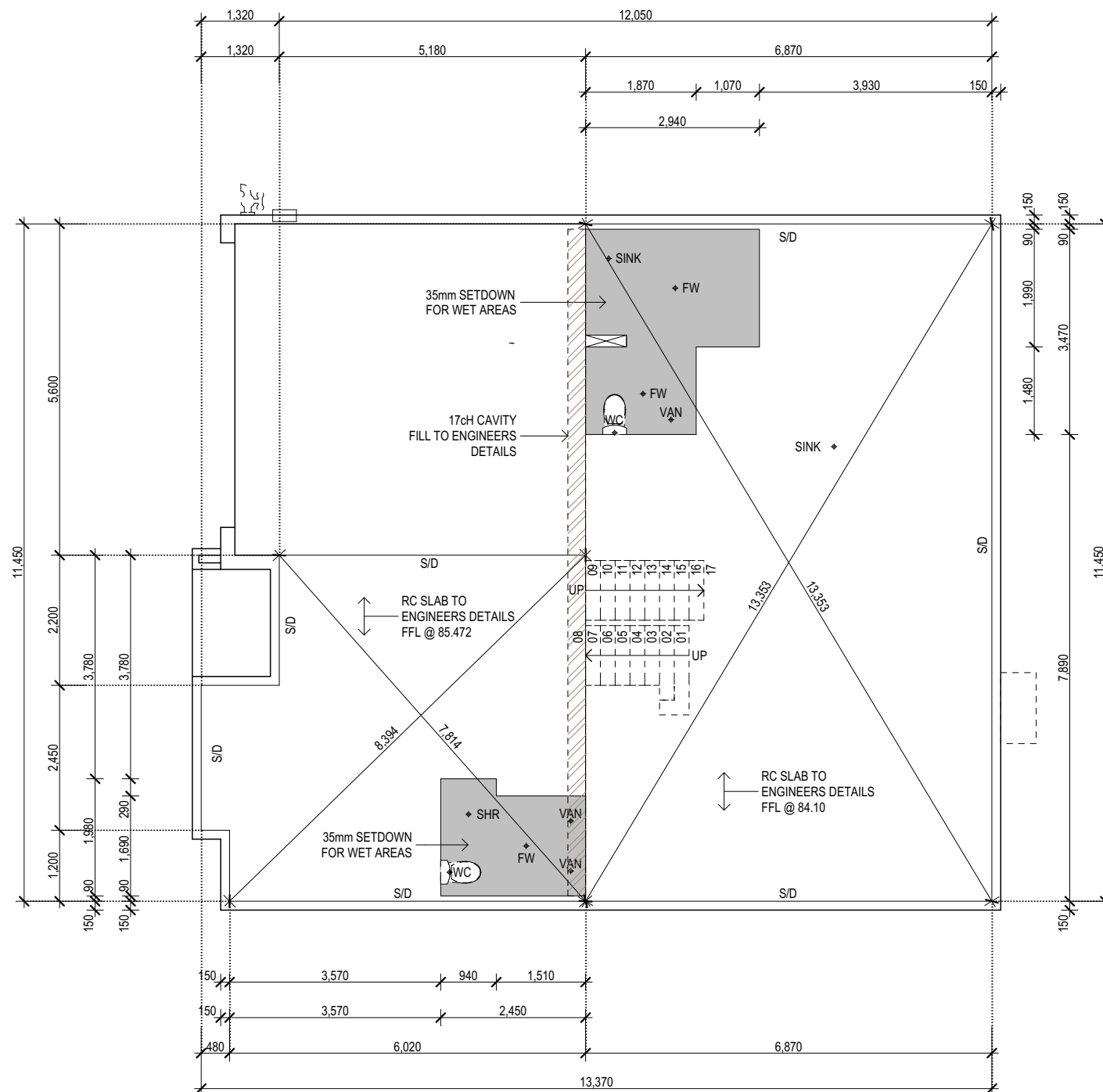


			 	 AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS <small>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</small> COPYRIGHT HOTONDO PTY LTD	CLIENT DATE/...../..... BUILDER DATE/...../.....	PROPOSED NEW RESIDENCE FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	BASIS CERT. No. PRELIM PLAN HILLGROVE 234 TITLE SECTION 1	SCALE	1:50	
F	Council Amendments	22/06/18						DATE	22/06/18	
E	Council Amendments	29/05/18						DRAWN	VN-HL	
D	Council Amendments	05/03/18								
C	Council Amendments	23/02/18								
B	Working Drawings	20/02/18						CHECKED		
A	Preliminary Drawings	13/02/18								
Rev	Amendment	Date							JOB No. T.B.A.	DWG No. 04-1

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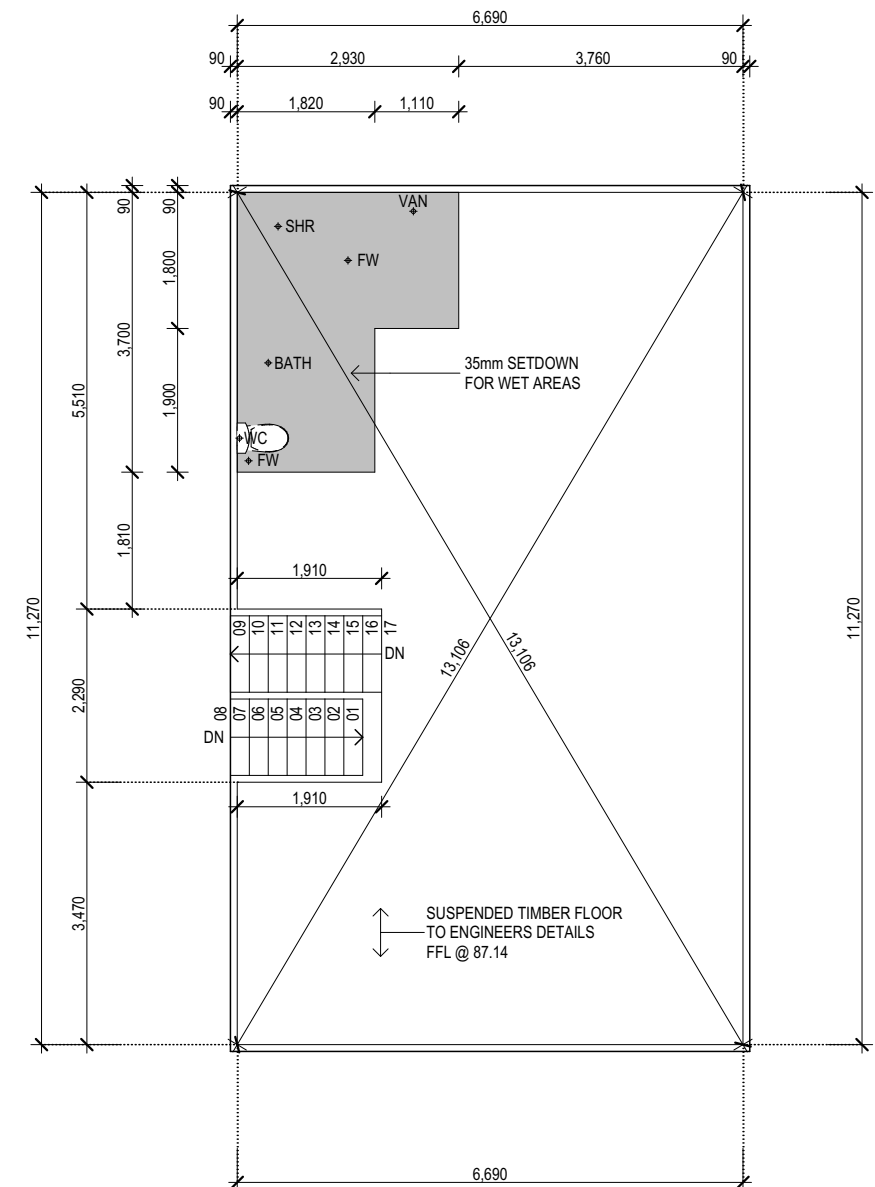
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F	Council Amendments	22/06/18					DATE	22/06/18		
E	Council Amendments	29/05/18					PLAN	HILLGROVE 234	DRAWN	VN-HL
D	Council Amendments	05/03/18							CHECKED	
C	Council Amendments	23/02/18							TITLE	SECTION 2
B	Working Drawings	20/02/18					T.B.A.	04-2		
A	Preliminary Drawings	13/02/18								
Rev	Amendment	Date								



PLUMBER AND CONCRETER TO CONFIRM
ALL PC ITEMS FOR SLAB PENETRATION
OFFSETS AND DIMENSIONS

NOTES




1. VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT.
2. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF BRICK WORK UNLESS NOTED OTHERWISE.
3. FOOTINGS AND SLAB CONSTRUCTION TO BE IN ACCORDANCE WITH ANY GEOTECHNICAL REPORT & ENGINEER'S DETAIL FOR THIS ALLOTMENT.
4. TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1 1995 AND B.C.A. 3.1.3.

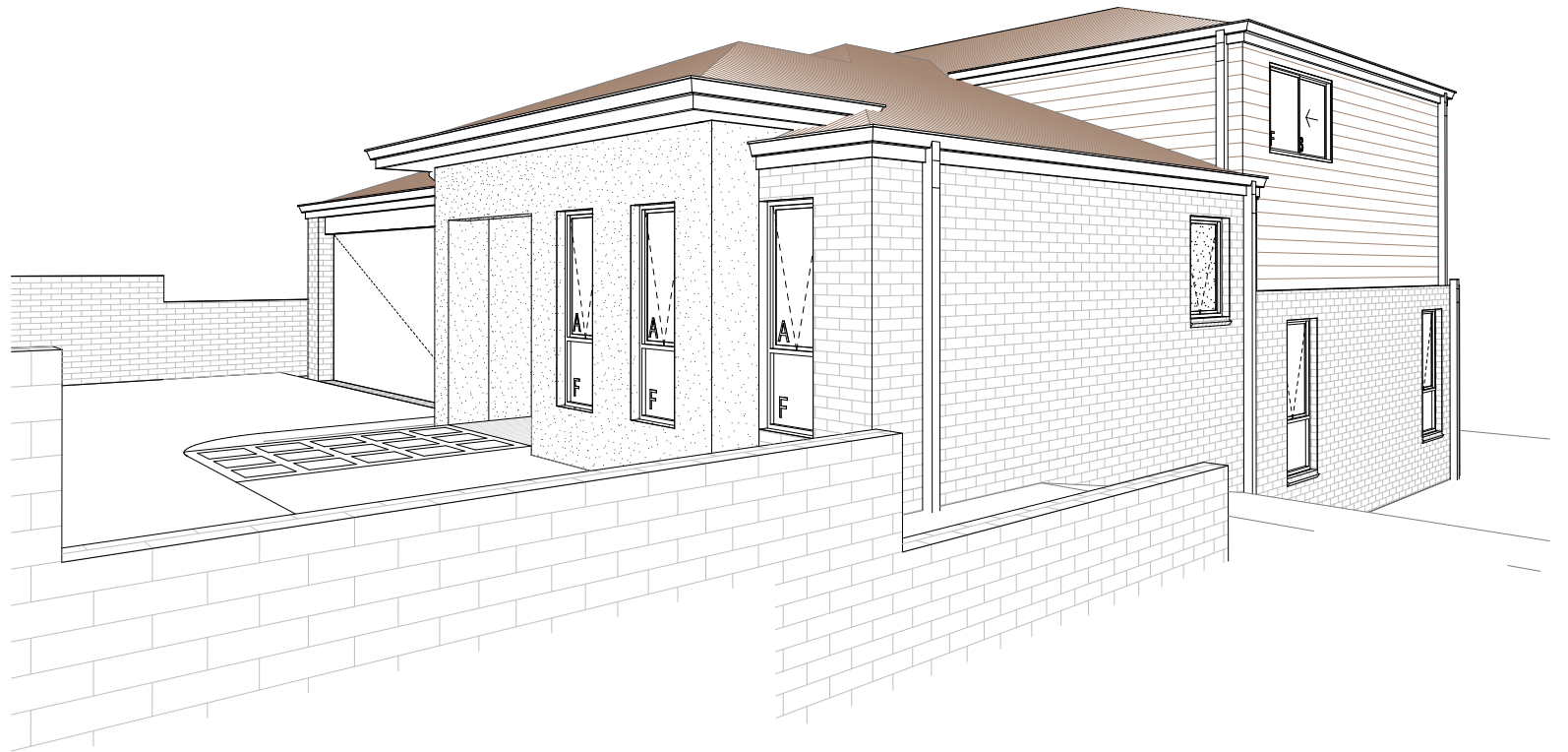
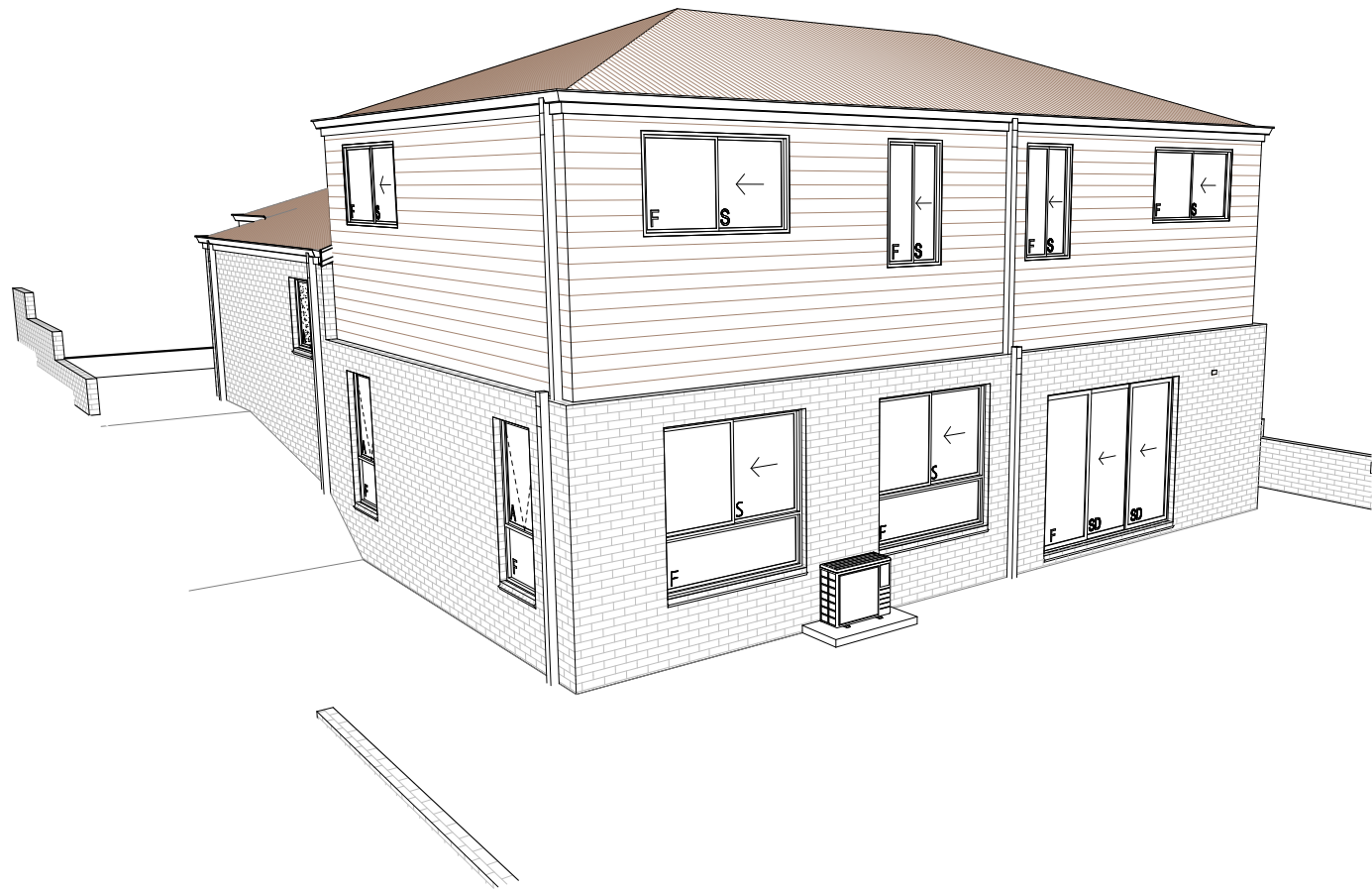
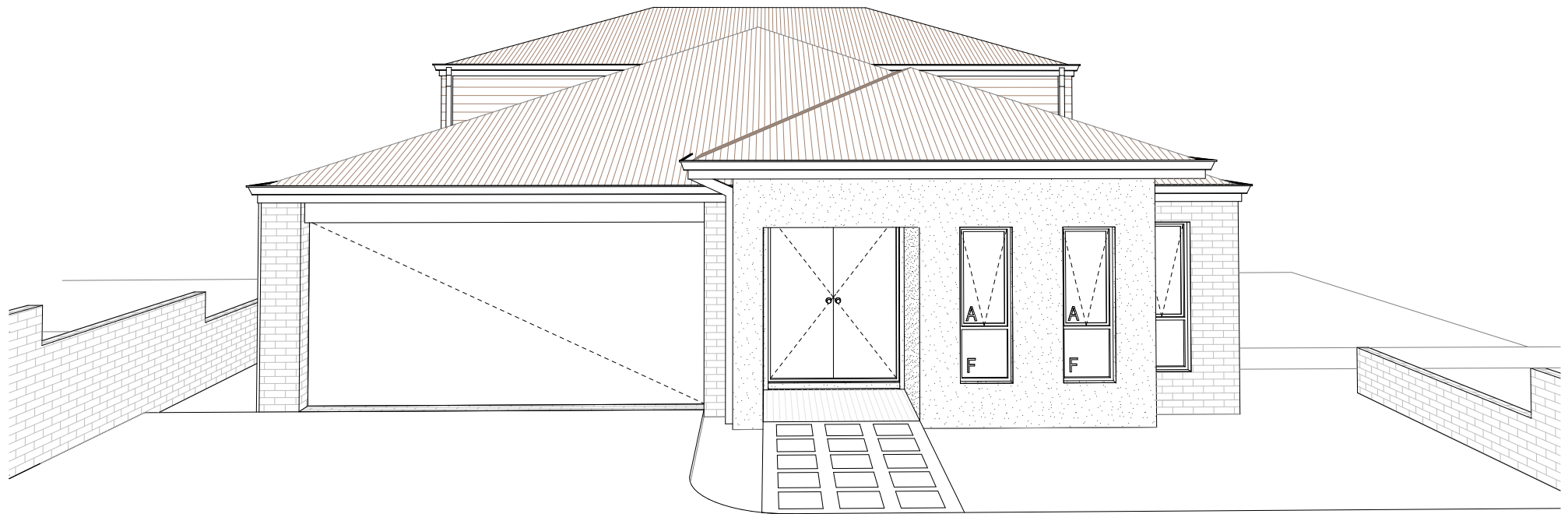





1 Ground Slab Layout

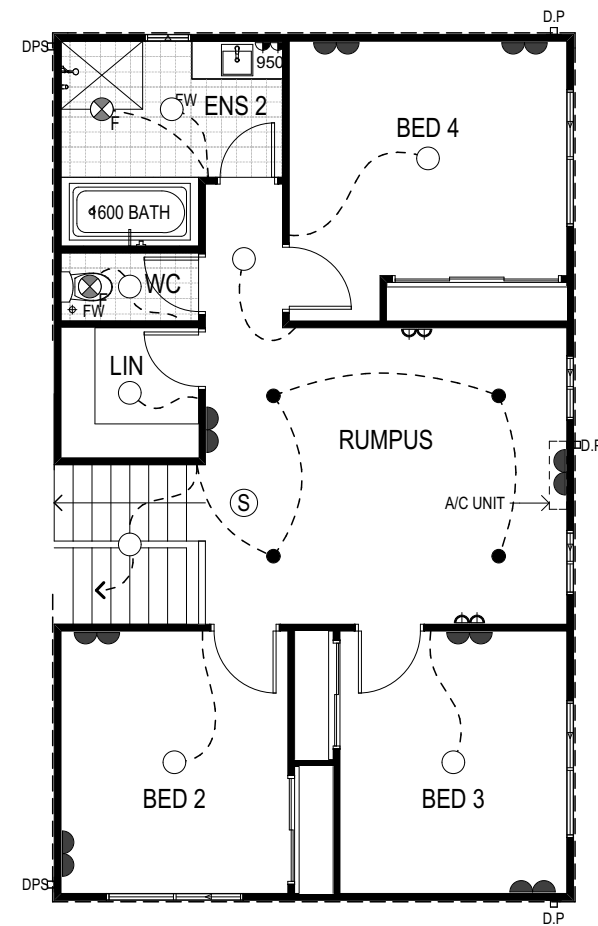
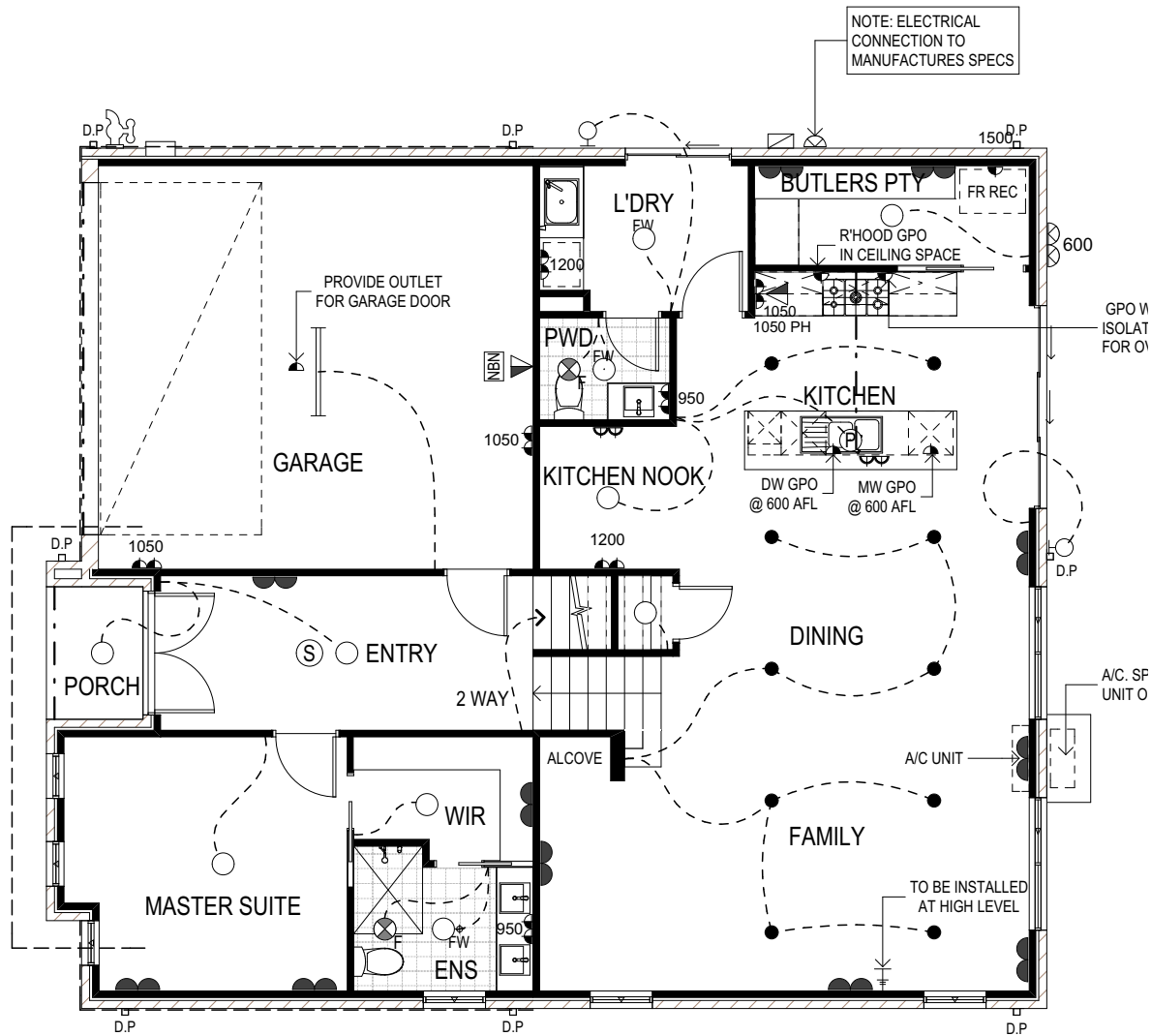
2 Suspended Timber Floor Layout

Scale 1 : 100

				 AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS	CLIENT	PROPOSED NEW RESIDENCE	BASIX CERT. No.	PRELIM	SCALE	1:100
F	Council Amendments	22/06/18							DATE	22/06/18
E	Council Amendments	29/05/18		THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT	DATE/...../.....	FOR DANIEL & SARAH VAUTIN AT 7 ALLISON STREET, WEST HOBART, TAS 7000	PLAN	HILLGROVE 234	DRAWN	VN-HL
D	Council Amendments	05/03/18			BUILDER				CHECKED	
C	Council Amendments	23/02/18								
B	Working Drawings	20/02/18	COPYRIGHT HOTONDO PTY LTD	DATE/...../.....	TITLE	SLAB LAYOUT	JOB No.	DWG No.		
A	Preliminary Drawings	13/02/18					T.B.A.	05-1		
Rev	Amendment	Date								






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F	Council Amendments	22/06/18					PRELIM	DATE	22/06/18
E	Council Amendments	29/05/18					PLAN HILLGROVE 234	DRAWN	VN-HL
D	Council Amendments	05/03/18						CHECKED	
C	Council Amendments	23/02/18						TITLE PERSPECTIVES	JOB No.
B	Working Drawings	20/02/18					T.B.A.		06
A	Preliminary Drawings	13/02/18							
Rev	Amendment	Date							

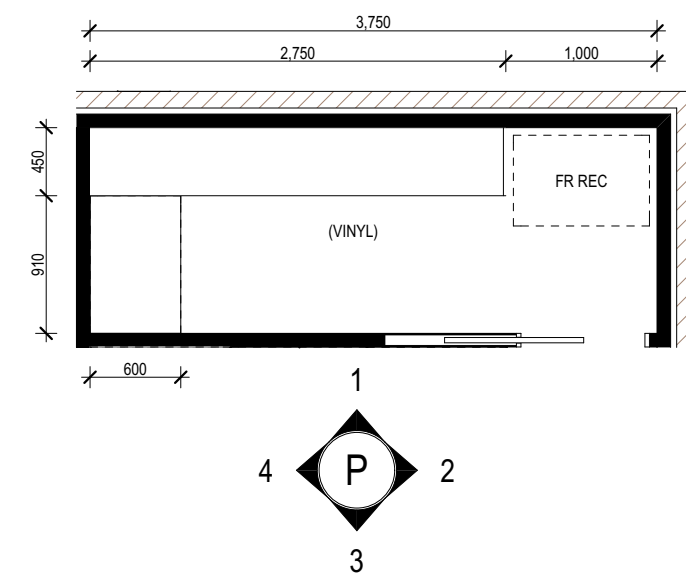


ELECTRICAL LEGEND		
No.	SYMBOL	TYPE
1		1200L DOUBLE FLOURO WITH DIFFUSER
1	2 WAY	2-WAY SWITCH
18		CEILING LIGHT
8		DOUBLE GPO - NOTED HT AFL
19		DOUBLE GPO @ 300 AFL
4		DOUBLE USB PORT @ NOTED HT AFL
1		DOUBLE WATER PROOF GPO
14		DOWNLIGHT
4		FLUMED EXHAUST FAN
1		NBN POINT
1		PENDANT LIGHT
1		PHONE POINT
6		SINGLE GPO @ NOTED HT AFL
1		SINGLE WATER PROOF GPO
1		TV POINT
2		WALL LIGHT @ 1800 AFL
<div> <div>S</div> <div>SMOKE DETECTORS TO BE CONNECTED TO MAINS POWER AND HAVING A STANDBY POWER SUPPLY IN ACCORDANCE WITH AS3786-1993</div> </div>		
APPROVED DOWNLIGHT NON-VENTILATED COVER OR SHIELD TO ALL CEILING PENETRATIONS FOR LIGHTING		

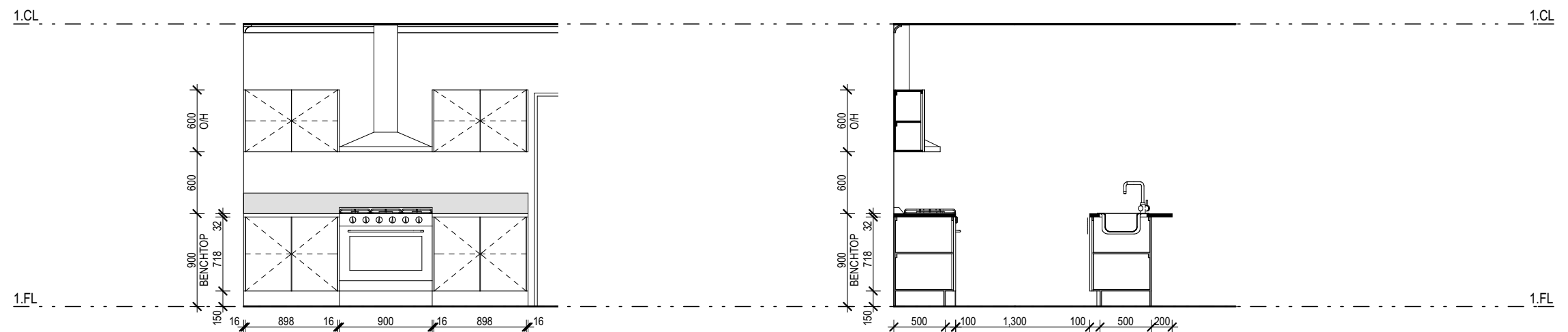
1 Ground Floor Electrical Plan
Scale 1 : 100

2 Upper Floor Electrical Plan
Scale 1 : 100

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F	Council Amendments	22/06/18						DATE	22/06/18	
E	Council Amendments	29/05/18						DRAWN	VN-HL	
D	Council Amendments	05/03/18								
C	Council Amendments	23/02/18								CHECKED
B	Working Drawings	20/02/18								
A	Preliminary Drawings	13/02/18	JOB No.	DWG No.						
Rev	Amendment	Date	SUPPORT • BIM • SERVICES	<small>T.B.A.</small>	<small>07</small>					



FLOOR PLAN
BUTLER'S PANTRY

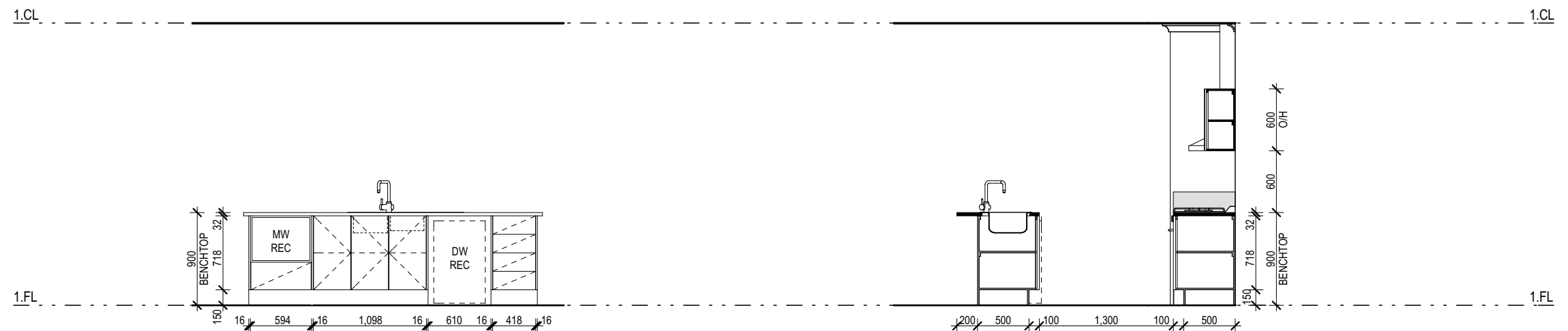


ELEVATION 1

KITCHEN

ELEVATION 2

KITCHEN

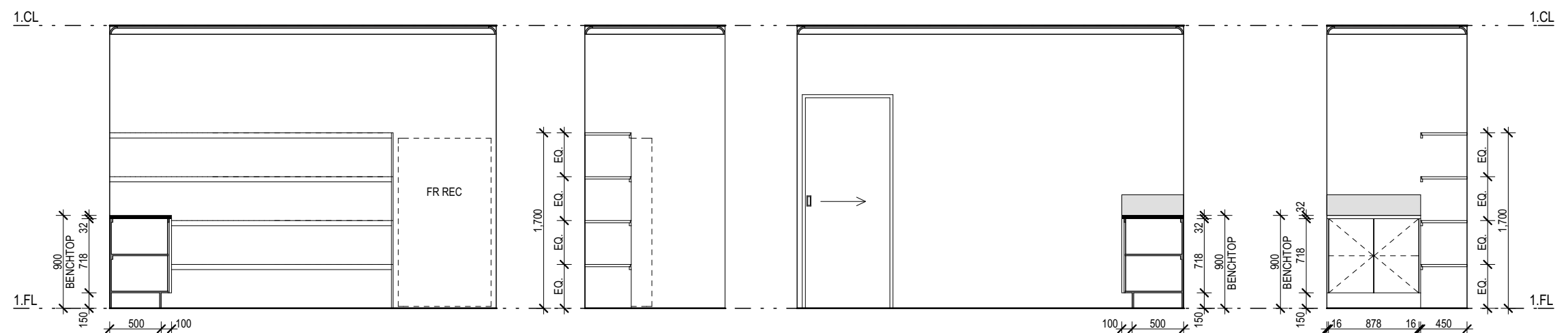


ELEVATION 3

KITCHEN

ELEVATION 4

KITCHEN



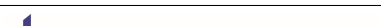


ELEVATION 1
PANTRY

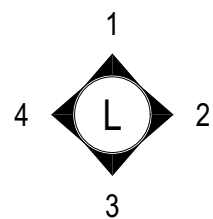
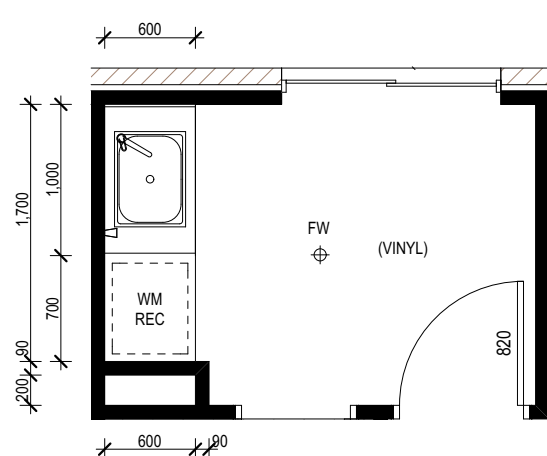
ELEVATION 2
PANTRY

ELEVATION 3
PANTRY

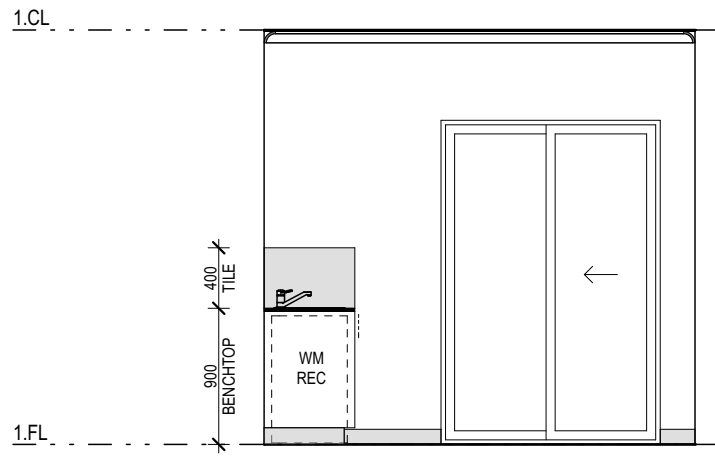
ELEVATION 4

PANTRY

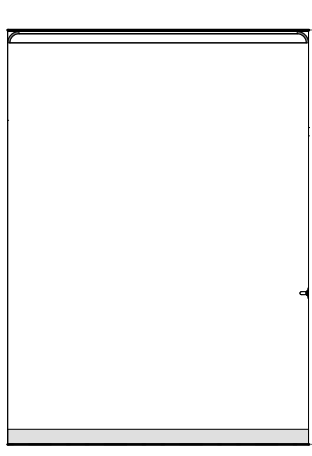
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F	Council Amendments	22/06/18						DATE	22/06/18
E	Council Amendments	29/05/18						DRAWN	VN-HL
D	Council Amendments	05/03/18							
C	Council Amendments	23/02/18							
B	Working Drawings	20/02/18						CHECKED	
A	Preliminary Drawings	13/02/18	JOB No. T.B.A.	DWG No. 08					
Rev	Amendment	Date							



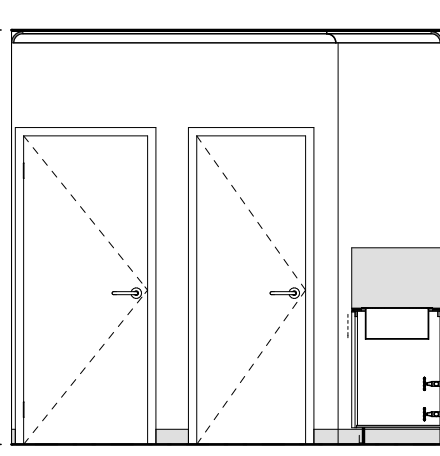
FLOOR PLAN
LAUNDRY



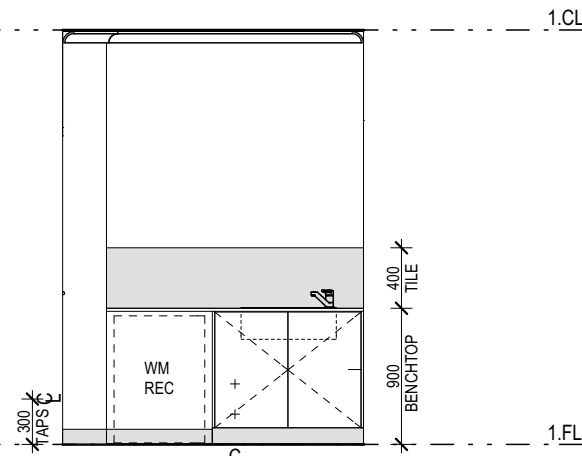
ELEVATION 1
LAUNDRY



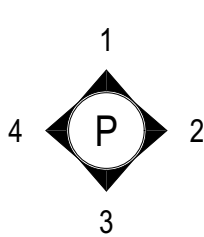
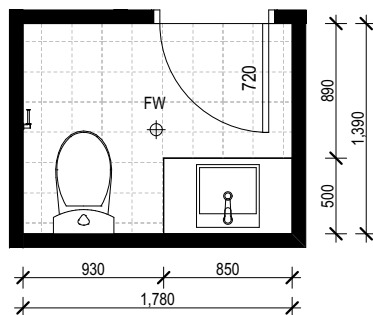
ELEVATION 2
LAUNDRY



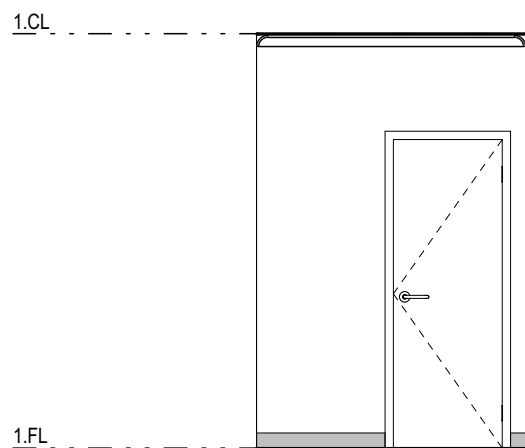
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LAUNDRY



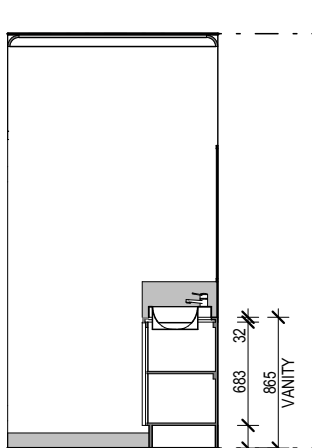
ELEVATION 4
LAUNDRY



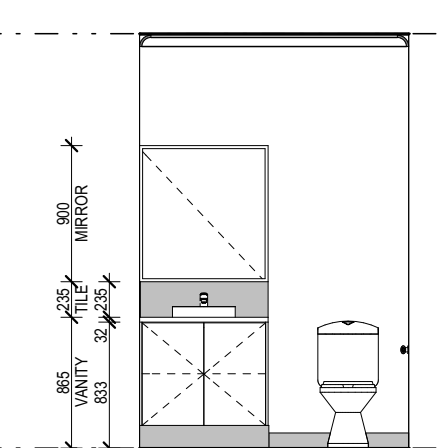
FLOOR PLAN
POWDER



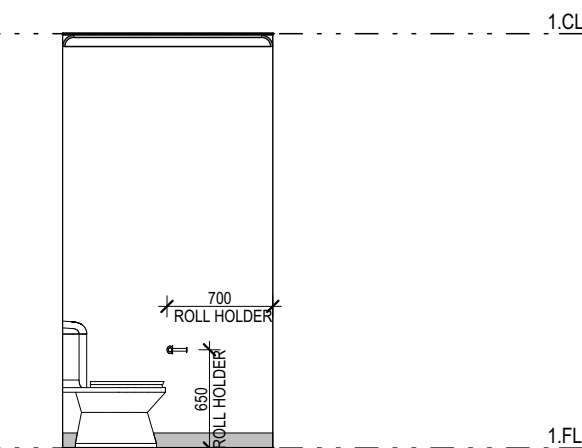
ELEVATION 1
POWDER



ELEVATION 2
POWDER

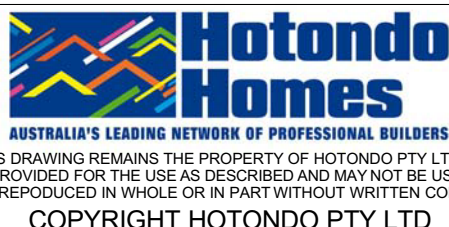


ELEVATION 3
POWDER



ELEVATION 4
POWDER

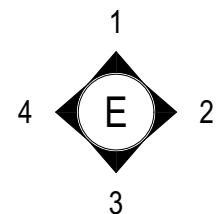
Rev	Amendment	Date
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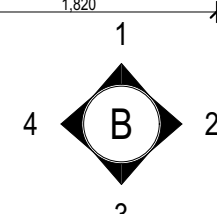
CLIENT
DATE/...../.....
BUILDER
DATE/...../.....

PROPOSED NEW RESIDENCE
FOR DANIEL & SARAH VAUTIN
AT 7 ALLISON STREET,
WEST HOBART, TAS 7000

BASIX CERT. No. PLAN TITLE WET AREA DETAILS	PRELIM	SCALE DATE	1:50 22/06/18
	HILLGROVE 234	DRAWN	VN-HL
	CHECKED	JOB No. T.B.A.	DWG No. 09-1

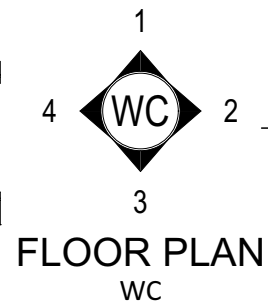


FLOOR PLAN
ENSUITE




FLOOR PLAN

BATHROOM

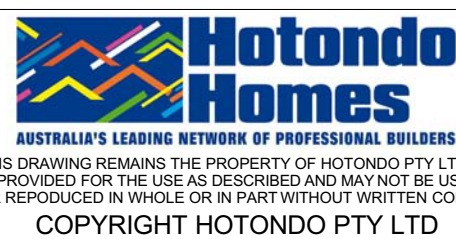


FLOOR PLAN
WC



STRUCterre
consulting engineers

VNIX
SUPPORT • BIM • SERVICES



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PROPOSED NEW RESIDENCE
FOR DANIEL & SARAH VAUTIN
AT 7 ALLISON STREET,
WEST HOBART, TAS 7000

BASIX CERT. No. PRELIM	SCALE	1:50
	DATE	22/06/18
PLAN HILLGROVE 234	DRAWN	VN-HL
	CHECKED	
TITLE WET AREA DETAILS	JOB No. T.B.A.	DWG No. 09-2



**Hotondo
Homes**

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

Attention: Jill Hickie - Senior Park's Planner

RE: 7 Allison Street & 40 Hill Street, West Hobart TAS 7000

Partial Demolition, Alterations and Multiple Dwelling

Application No. PLN-18-88

I am writing in regards to the New Proposed Sewer Connection that needs to Run from the New Proposed Dwelling and the Existing Dwelling at 7 Allison Street, West Hobart into and through the Park at 40 Hill Street, West Hobart.

Proposal:

- 1) New Dwelling: New Double Storey Dwelling to be Built at the Rear of Existing Dwelling. New DN150mm Sewer Lines attached and Leaving the Dwelling as required.
- 2) Existing Dwelling: Sewer Line connected to current Dwelling at 7 Allison Street, West Hobart runs out of this Dwelling and across into the Neighbouring Property at 5 Allison Street, West Hobart and down into the Mains Connection Line at 40 Hill Street, West Hobart. We propose that we cut and Cap this line off at the Fence line to the Neighbouring Property at 5 Allison Street, West Hobart and re-direct into the New DN1050 Sewer Manhole and New DN1050 Sewer Line as shown on DWG No. 01-7 of Working Drawings provided.
- 3) New & Existing Dwelling: We Propose that we run a New DN150mm Sewer Line from the Existing Dwelling Connection Point, Down the Right Hand Side of the Boundary at Approximately 900mm Deep or minimum of 1.65% Gradient. This will Join up into the Proposed New Dwelling's Sewer Line and Run Down to the Bottom Right Hand Side of the Lot where there will be a New DN1050 Sewer Manhole installed as Shown on DWG No. 01-7.



Hotondo Homes

AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

- 4) New Sewer Line: We Propose to run the New DN150mm Sewer Line from the New DN1050 Sewer Manhole inside the Property at 7 Allison Street, West Hobart. We will then run it into and through the middle of the New Pipeline and Sewer Services Easement located within the Park at 40 Hill Street, West Hobart. This line will be out at approximately 1250mm from the Boundary Lines of the Existing Dwellings and into the second New DN1050 Sewer Manhole at the Junction of the Existing Sewer Line for 5 Allison Street, West Hobart which will be located approximately 15.5 Meters from 7 Allison Street Boundary and 500mm out from 5 Allison Street Boundary. The Existing 150 VC Line running through 40 Hill Street, West Hobart as shown on DWG No. 01-7 will also connect into this manhole. This Easement will be approximately 16.0 Meters Long x 2.5 Meters Wide x 900mm Deep, Minimum 1.65% Gradient or required connection Depth. There is a Tree at 15.0 Meters from 7 Allison Street Boundary Line and 2.4 Meters out from 5 Allison Street Boundary Line. Apart from that, No other restrictions. All live Connections by Taswater at Developers Cost.
- 5) Flora and Fauna: No existing Flora/Fauna or Trees will be affected, Damaged or removed in any way within the Boundaries of 7 Allison Street, 5 Allison Street and 40 Hill Street, West Hobart during the proposed works.
- 6) Construction Works: Mechanical Excavations and Manual Excavations. Trench Works for New Pipeline and Sewer Services Easement located within the Park at 40 Hill Street, West Hobart, will have Site Security Fencing surrounding entire excavation site and will be sign posted as required. Excavations Trench will be approximately 450mm Wide. Wider at DN1050 Sewer Manhole locations as shown on DWG No. 01-7. All Excavations will be battered / benched as required, if required. ONLY Qualified Person's with appropriate Qualifications, Confined Space Accreditation and Appropriate Insurances will undertake any works inside Trenches.
- 7) Operating Hours: Proposed Works to take place between the hours of 7:30am and 4:00pm Monday to Friday.
- 8) Site Meeting: We are more than happy to meet on Both Sites to Walkthrough the proposed works with the relevant Council Members to help get things through.
- 9) Proposal has been reviewed and approved by: Nathan Board – Builder # CC7215

Michael Coates – Plumber # 1461276

Yours Sincerely,

Nathan Board

Hotondo Homes Sorell

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-88	Council notice date	21/02/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00247-HCC		Date of response 15/08/2018
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	HOBART CITY COUNCIL		
Contact details	coh@hobartcity.com.au		
Development details			
Address	7 ALLISON ST, WEST HOBART	Property ID (PID)	5537341
Description of development	Partial demolition, alterations and multiple dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Structerre	01-7(1)		22/06/2018
Structerre	00 to 09-2		22/06/2018
Conditions			
<p>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</p> <p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 3. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 4. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 7. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all 			

additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

8. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
9. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document / applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

56W CONSENT

13. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;

- a. Existing pipe depth and proposed finished surface levels over the pipe;

- b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- c. A note on the plan indicating how the pipe location and depth were ascertained.

BOUNDARY TRAP AREA

- 14. The proposed development is within a boundary trap area and the developer must provide a boundary trap that prevents noxious gases or persistent odours back venting into the property's sanitary drain. The boundary trap must be contained within the property boundaries and the property owner remains responsible for the ownership, operation and maintenance of the boundary trap.

DEVELOPMENT ASSESSMENT FEES

- 15. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by



Jason Taylor
 Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au