Public Notice Details

Planning Application Details

Application No	DA 2400016

Property Details

Property Location	Lot 2 Louisa Street Kempton

Application Information

Application Type	Discretionary Development Application
Development Category	Multiple Dwellings
Advertising Commencement Date	16/07/2024
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	30/07/2024

Enquiries regarding this Application can be made via Southern Midlands Council at (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the author's full name, contact number, and postal address and must be received by the advertising closing date.

SMC - KEMPTON

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16/02/2024

SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT

Residential Use

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name	Centacare Evolve Housing Limited		
Postal Address	35 Tower Road, New Town	Phone No:	
	7008	Fax No:	
Email address:	centacareevolve@aohtas.org.au		
Applicant Name (if not owner)	Prime Design Tasmania		
Postal Address:	10 Goodman Court	Phone No:	6332 3790
	Invermay TAS 7248	Fax No:	
Email address:	planning@primedesigntas.com.au		

Description of proposed use and/or development:

Address of new use and development:	Lot 2, Louisa Street, Kempton	
Certificate of Title No:	Volume No 36471	Lot No: 2
Description of proposed use or development:	Proposed new multi-residential development.	ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.
Current use of land and buildings:	Vacant block.	Eg. Are there any existing buildings on this title? If yes, what is the main building used as?

Is the property Heritage Listed — Please tick ✓answer: Yes ✓ / No

Proposed Material

What are the proposed external wall materials	Refer to drawings & design response	What is the proposed roof material	Refer to drawings & design response
What are the proposed external wall colours		What is the proposed roof colour	
What is the proposed new floor area m².	1414.7 m2	What is the estimated value of all the new work proposed:	$ 3.5 million

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Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);

Applicant Signature (If not the Owner)	Applicant Name (*Please print*)	Date
	Tarcia Wong.	15/2/2024

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

16 February 2024

Prime Design
your build, your way

Southern Midlands Council
PO Box 21, Oatlands
Tasmania 7120

Dear Planner,

Re: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton

12.0 Village Zone
Code Overlays: Local Heritage Place

The proposal comprises a total of 16 homes, the combination of a set of 3 co-joined units and 13 individual residences. These residences are designed with the heritage characteristics of Kempton in mind, and provide a mix development of two-bedroom and single-bedroom offerings, with the option of carports or garages for 7 of these residences. The external façades – cladding and colour selections – will also be muted mid-colour tones in keeping with its surrounding streetscape.

The intent of the proposal is to provide quality and affordable community homes within the Southern Midlands region, as well as alternative forms of housing befitting to smaller households. Based on the 2021 Census by the Australian Bureau of Statistics, the published average number of people per household is 2.6 within the Kempton suburb, making these units ideal.

12.4.1 Residential Density and Servicing for Multiple Dwellings

A1 (a) Does not comply. Site area per dwelling is 315m^2
(b) Does not comply, site is not currently connected to reticulated sewer and stormwater networks and water supply.

P1.1 The proposed development is capable of being connected to reticulated sewerage, stormwater and full water supply as per the included designs by Gandy & Roberts. Discussions conducted by Gandy & Roberts indicate that the existing network is capable of managing the requirements of the development. The proposal is also in keeping with the density of development in the surrounding area with close by multi residential developments at 2 Elizabeth Street, 6 Elizabeth Street & 26 Louisa Street. The development is a social housing project with the intent to support the community and government efforts to provide appropriate and affordable housing.

12.4.2 Building Height

A1 Complies. All building heights do not exceed 8.5m

ABN 63 111 803 948 | 10 Goodman Court Invermay, Launceston | Shop 9, 105-111 Main Road Moonah, TAS | p+(l) 03 6332 3790 | p+(l) 03 6228 4575 | info@primedesigntas.com.au | primedesigntas.com.au

12.4.3 Setback

A1 Complies with (a). The proposed buildings are set back at least 5.7m from the frontage.

A2 Complies with (a). Setback for all units are more than 3m along side and rear boundaries.

A3 Not applicable.

12.4.4 Site Coverage

A1 Complies. Site coverage is 23.3%.

12.4.5 Fencing

P1 Not applicable. No frontage fences proposed within 4.5m of frontage.

C6.0 Local Historic Heritage Code

The subject site is a local heritage place with the St Peter's Catholic Cemetery on Lot 3 being registered on the Tasmania Heritage Register. St Peter's Catholic Cemetery is a grassed rectangular block of land, forming part of the larger parcel of Lot 3. The Catholic church in Tasmania started using the platform Chronicle to document burial sites/cemeteries. The below excerpt from Chronice shows the extent of vacant and occupied burial sites in the St Peter's Catholic Cemetery.

The proposed development for social housing by the Roman Catholic Church Trust Corporation of the Archdiocese Hobart maintains the Catholic Church's presence on the site which was established in the 1860s.

C6.1 Purpose

To ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings.

C6.6.1 Demolition

Not applicable – no demolition proposed in this application.

C6.6.2 Site Coverage

P1 St Peter's Catholic Cemetery has meaning to the Kempton community as a place of commemoration and memory. The pattern of development surrounding the site is the most densely developed area within Kempton and is characterised by a mixture of single dwellings on large lots, single dwellings on standard lots and more recent multi-residential developments. The property directly neighbouring the cemetery has buildings built to the shared boundary with some vegetation on the cemetery site providing separation. The proposed development is set back off Louisa Street and behind the cemetery and retains a minimum setback of 3m from the cemetery boundary. Therefore the proposed pattern and density of site coverage is considered to be in keeping with the surrounding development and respectful to the significance of the place.

C6.6.3 Height and Bulk of Buildings

P1 The proposed development continues the pattern of height and bulk of buildings within Kempton and surrounding the site. The height and bulk of the buildings will not detract from the heritage values of the site and retain the character of the place.

C6.6.4 Siting of Buildings and Structures

P1 The proposed development sits 60m away from its access point on Louisa Street and is setback more than 3m along all boundaries including the boundary to the cemetery. This is very much in keeping with the setbacks of the neighbouring dwellings and does not encroach within the established boundaries of the cemetery. This retains and does not detract from the significance of the cemetery site.

C6.6.5 Fences

P1 The existing fences on the site consist of a low timber post and rail fence fronting Louisa Street, Colorbond fences along the northern boundary shared with 23 Louisa Street and wire fencing around the cemetery site and other boundaries. The surrounding properties feature a variety of fencing types including timber paling, timber picket and wrought iron. The proposed fencing for the development will be timber paling which is in keeping with the surrounding fences and provides clear delineation between the development and the cemetery. The setback of the proposed fences and a development from Louisa Street and located behind the cemetery provides that the development is subservient in prominence than the cemetery and retains when viewed from Louisa Street.

C6.6.6 Roof Form and Materials

P1 The units will be finished with standard brick veneer and lightweight weatherboard cladding and roofed with Colorbond Custom Orb. The roof forms comprise standard hip and gable styles, with smaller eaves to match the designs of local heritage structures, in an effort to not detract from surrounding historical significant construction and be sympathetic to the surrounding landscape. The design of the proposed new units is in keeping with the Design Guidelines for Georgian Buildings in the Main Streets of Kempton and Oatlands and will retain the dominant roofing style and materials within the setting and streetscape and retail the historic heritage significance of the place.

Fig 1 Residential properties on Louisa Street clad in brick veneer and lightweight cladding accents

Fig 2 Residential properties on Louisa Street with applications of hip and valley Colourbond roofs

As shown in the images above, the proposed development is also compatible with the roof forms and materiality with its streetscape.

C6.6.7 Building Alterations, excluding roof form and Materials

Not applicable – no existing building.

C6.6.8 Outbuildings and Structures

P1 The proposed development will include small outbuildings for storage of gardening equipment. These small garden sheds will be located in the yards of the proposed units and shielded from view from any road or public space by fences.

C6.6.9 Driveways and parking for Non-residential Purposes

Not applicable.

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a Local Heritage Place

Not applicable – no removal of trees.

Kind regards,
Tarcia Wong

PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON

CENTACARE EVOLVE HOUSING

PD21285

PLANNING

SITE DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE LANDSCAPING PLAN
03	SHADOW DIAGRAMS
04	LOCALITY PLAN

BUILDING DRAWINGS

No	DRAWING
TYPE B1	
B1-01	FLOOR PLAN
B1-02	ELEVATIONS
B1-03	ELEVATIONS
B1-04	ROOF PLAN
TYPE B2	
B2-01	FLOOR PLAN
B2-02	ELEVATIONS
B2-03	ELEVATIONS
B2-04	ELEVATIONS
B2-05	ELEVATIONS
B2-06	ELEVATIONS
B2-07	ELEVATIONS
B2-08	ELEVATIONS
B2-09	ELEVATIONS
B2-10	ROOF PLAN
TYPE C1	
C1-01	FLOOR PLAN
C1-02	ELEVATIONS
C1-03	ELEVATIONS
C1-04	ROOF PLAN
TYPE C2	
C2-01	FLOOR PLAN
C2-02	ELEVATIONS
C2-03	ELEVATIONS
C2-04	ROOF PLAN
TYPE C3	
C3-01	FLOOR PLAN
C3-02	ELEVATIONS
C3-03	ELEVATIONS
C3-04	ROOF PLAN

BUILDING DRAWINGS

No	DRAWING
TYPE D1	
D1-01	FLOOR PLAN
D1-02	ELEVATIONS
D1-03	ELEVATIONS
D1-04	ELEVATIONS
D1-05	ELEVATIONS
D1-06	ROOF PLAN
TYPE D2	
D2-01	FLOOR PLAN
D2-02	ELEVATIONS
D2-03	ELEVATIONS
D2-04	ROOF PLAN
TYPE E1	
E1-01	FLOOR PLAN
E1-02	ELEVATIONS
E1-03	ELEVATIONS
E1-04	ROOF PLAN
TYPE E2	
E2-01	FLOOR PLAN
E2-02	ELEVATIONS
E2-03	ELEVATIONS
E2-04	ROOF PLAN
TYPE E3	
E3-01	FLOOR PLAN
E3-02	ELEVATIONS
E3-03	ELEVATIONS
E3-04	ROOF PLAN

U1

FLOOR AREA	62.24	m2	(6.69 SQUARES)
PORCH AREA	6.43	m2	(0.69 SQUARES)

U2

FLOOR AREA	62.24	m2	(6.69 SQUARES)
PORCH AREA	6.43	m2	(0.69 SQUARES)

U3

FLOOR AREA	92.95	m2	(9.99 SQUARES)
GARAGE AREA	21.77	m2	(2.34 SQUARES)
VERANDAH AREA	27.76	m2	(2.98 SQUARES)

U4

FLOOR AREA	92.95	m2	(9.99 SQUARES)
GARAGE AREA	21.77	m2	(2.34 SQUARES)
VERANDAH AREA	27.76	m2	(2.98 SQUARES)

U5

FLOOR AREA	77.59	m2	(8.34 SQUARES)
CARPORT AREA	20.85	m2	(2.24 SQUARES)
PORCH AREA	11.17	m2	(1.20 SQUARES)

U6

FLOOR AREA	82.99	m2	(8.92 SQUARES)
PORCH AREA	1.79	m2	(0.19 SQUARES)

U7

FLOOR AREA	77.59	m2	(8.34 SQUARES)
CARPORT AREA	20.85	m2	(2.24 SQUARES)
PORCH AREA	11.17	m2	(1.20 SQUARES)

U8

FLOOR AREA	77.59	m2	(8.34 SQUARES)
CARPORT AREA	20.85	m2	(2.24 SQUARES)
PORCH AREA	11.17	m2	(1.20 SQUARES)

U9

FLOOR AREA	82.99	m2	(8.92 SQUARES)
PORCH AREA	1.79	m2	(0.19 SQUARES)

U10

FLOOR AREA	77.59	m2	(8.34 SQUARES)
CARPORT AREA	20.85	m2	(2.24 SQUARES)
PORCH AREA	11.17	m2	(1.20 SQUARES)

U11

FLOOR AREA	82.99	m2	(8.92 SQUARES)
PORCH AREA	1.79	m2	(0.19 SQUARES)

U12

FLOOR AREA	77.59	m2	(8.34 SQUARES)
CARPORT AREA	20.85	m2	(2.24 SQUARES)
PORCH AREA	11.17	m2	(1.20 SQUARES)

U13-15

FLOOR AREA	61.44	m2	(6.61 SQUARES)
PORCH AREA	6.69	m2	(0.72 SQUARES)

U16

FLOOR AREA	94.18	m2	(10.13 SQUARES)
VERANDAH AREA	27.76	m2	(2.98 SQUARES)
TOTAL AREA	1414.72		152.12

CENTACARE evolve HOUSING

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info@ primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

FEBRUARY 2024

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21.06.2024

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 1414.72 /SITE AREA 6070.0 = 0.233
TOTAL SITE COVERAGE 23.3%

GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, 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 PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & 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
- BUILDER'S 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 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE PLAN
1 : 200

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SITE PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
22.01.2024	1 : 200@A1
Project/Drawing no:	Revision:
PD21285 -01	04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

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LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER/GRASS
- LAWN
- MULCH OR SIMILAR
- CP. CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- LB. LETTER BOX
- WASTE STORAGE 1.5m2
- ST. 1.5x1.5m GARDEN SHED
- FN FENCE 1.8m HIGH
- SECURITY LIGHTS
- KB KERB
- CL CLOTHES LINES - WALL MOUNT

SITE COVERAGE
BUILDING FOOTPRINT 1414.72 /SITE AREA 6070.0 = 0.233
TOTAL SITE COVERAGE 23.3%

IMPERVIOUS SURFACES
NON-IMPERVIOUS SURFACES 2363.80 /SITE AREA 6070.0 = 0.389
TOTAL SITE FREE FROM IMPERVIOUS SURFACES 38.9%

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

LANDSCAPING PLAN

1 : 200

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
SITE LANDSCAPING PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
22.01.2024	1 : 200@A1
Project/Drawing no:	Revision:
PD21285 -02	04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

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GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 09:00

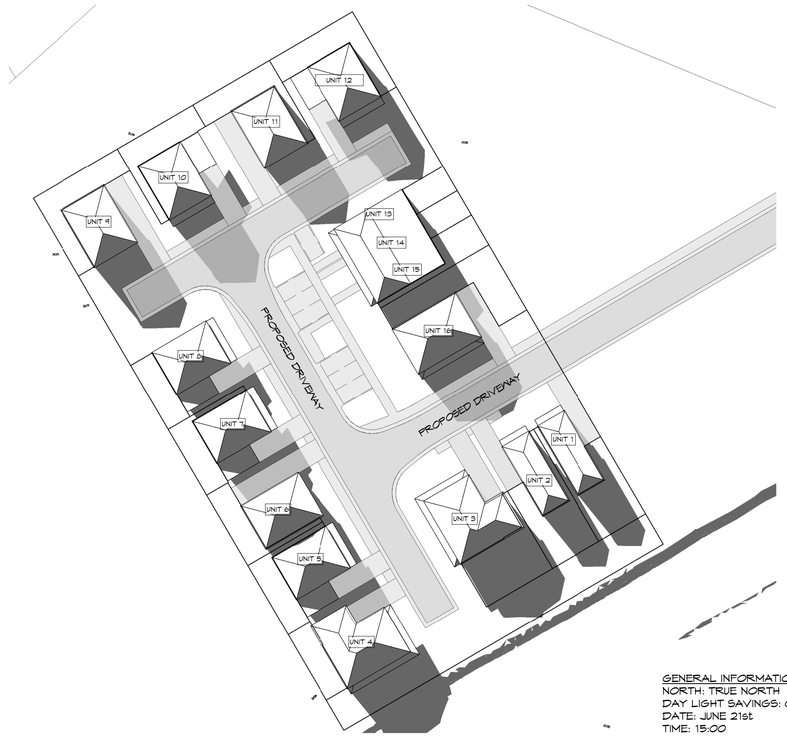
SHADOW DIAGRAM - 9AM

1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 12:00

SHADOW DIAGRAM - 12PM

1 : 500



GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 15:00

SHADOW DIAGRAM - 3PM

1 : 500

PLANNING

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SHADOW DIAGRAMS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
22.01.2024	1 : 500@A1
Project/Drawing no:	Revision:
PD21285 -03	04

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LOCALITY PLAN

1 : 1000

CONFIRM BAL REQUIREMENT - ADJOINING SITE HAS BUSHFIRE OVERLAY

THIS SITE IS ZONED **VILLAGE, AND IS NEXT TO A BUSHFIRE PRONE AREA OVERLAY.**
DEVELOPMENT **IS NOT** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE,
THEREFORE **REQUIRES** A BUSHFIRE ASSESSMENT.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
LOCALITY PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
22.01.2024	1 : 1000@A1
Project/Drawing no:	Revision:
PD21285 -04	04

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Accredited building practitioner: Frank Geskus -No CC246A

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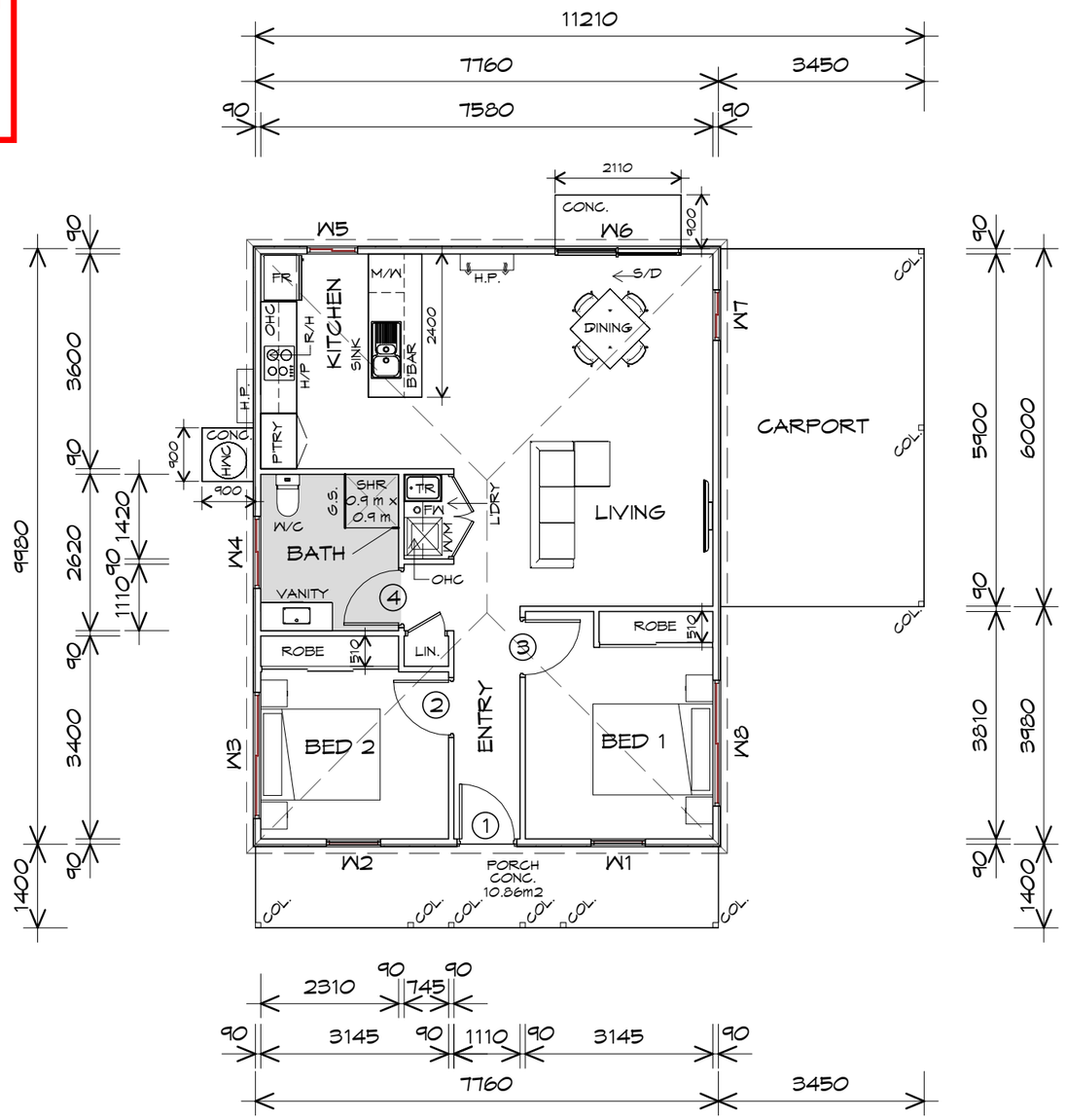

LEGEND

S/D	SLIDING DOOR
FW	FLOOR WASTE
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	2110	SLIDING WINDOW	
W4	600	1210	SLIDING WINDOW	OPAQUE
W5	1800	850	SLIDING WINDOW	
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W7	1800	850	SLIDING WINDOW	
W8	600	2110	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

FLOOR PLAN

1 : 100

FLOOR AREA	77.59	m2	(8.34	SQUARES)
CARPORT AREA	20.85	m2	(2.24	SQUARES)
PORCH AREA	11.17	m2	(1.20	SQUARES)
TOTAL AREA	109.61		11.79	

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

TYPE B1

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: T.W.

Approved by: B.P.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD21285 -B1-01

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

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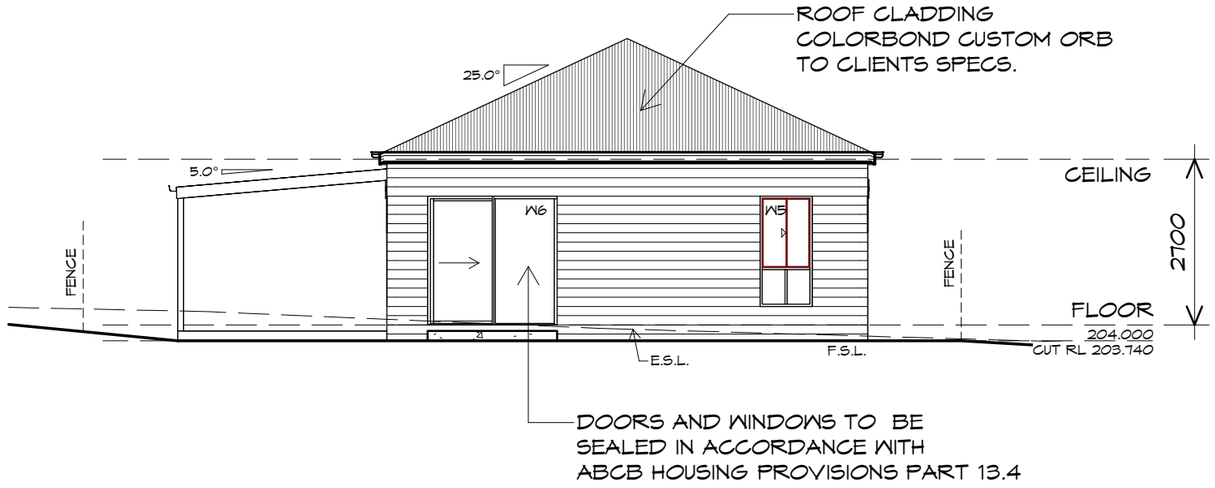
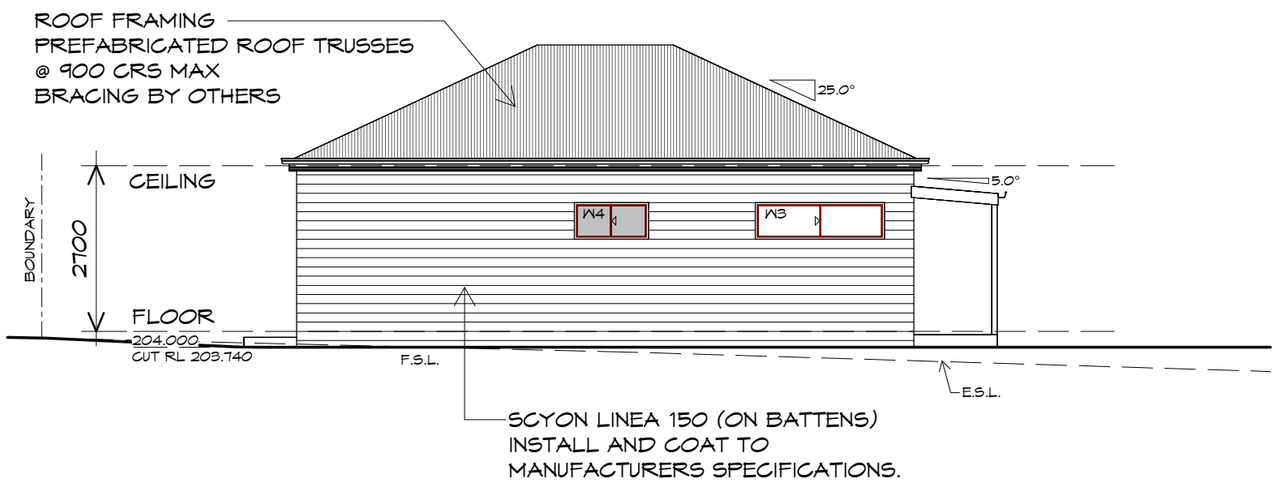
21.06.2024



NORTH WESTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
T.W.	B.P.
Date:	**Scale:**
18.01.2024	1 : 100
Project/Drawing no:	**Revision:**
PD21285 -B1-02	05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

TYPE B1 - UNIT 10

SMC - KEMPTON

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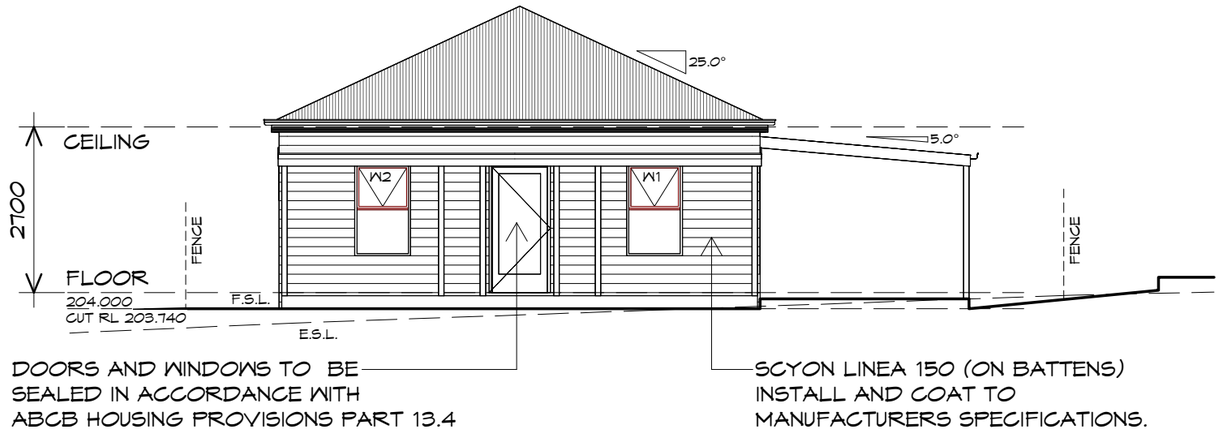
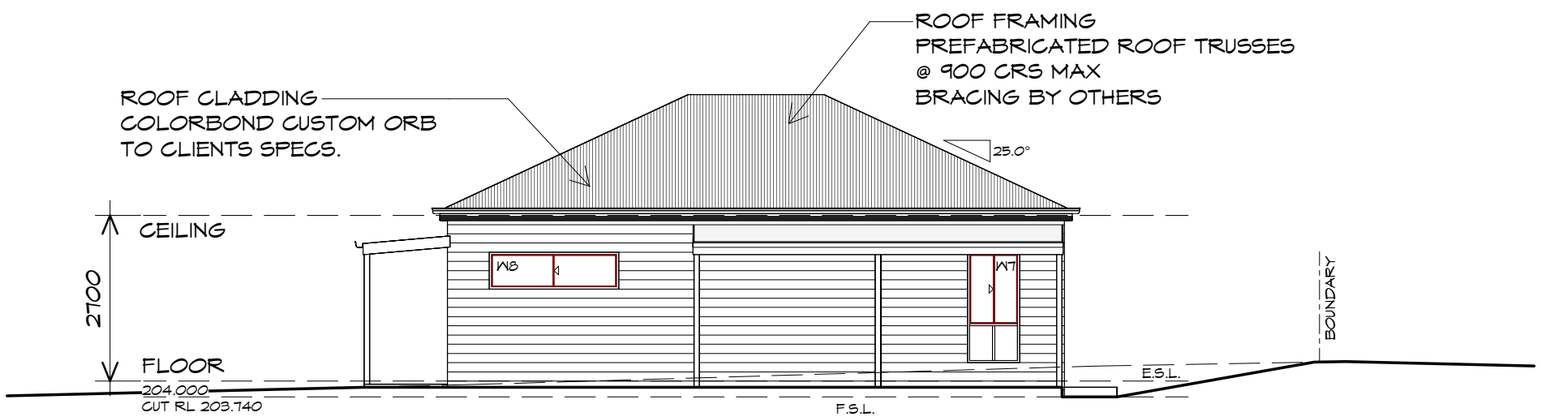


SOUTH EASTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
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Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -B1-03

Revision: 05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

TYPE B1 - UNIT 10

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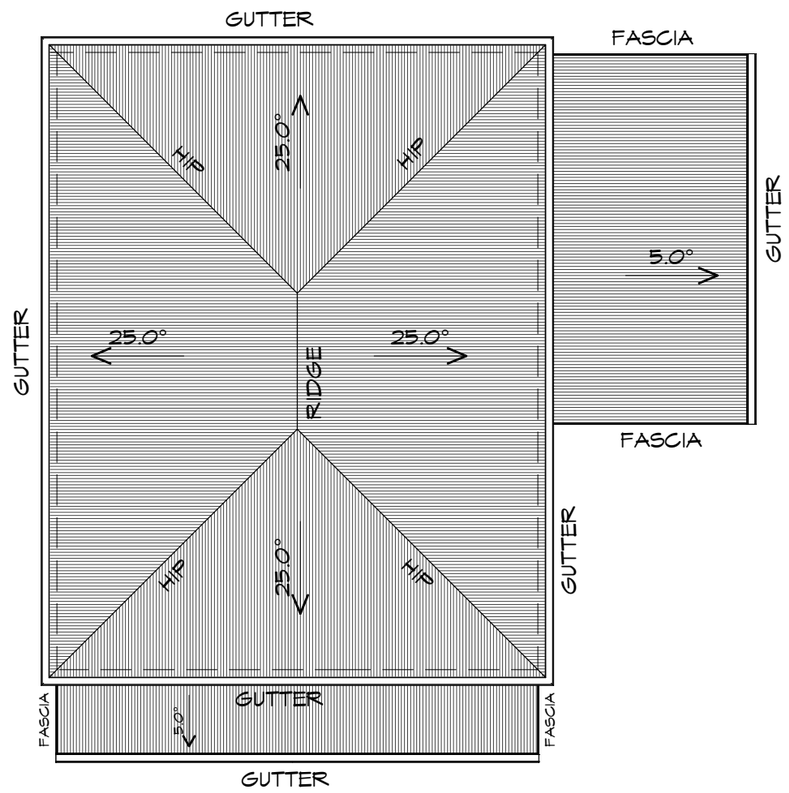

ROOF PLAN

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE B1

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drafted by: T.W.

Approved by: B.P.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
ROOF PLAN

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -B1-04

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

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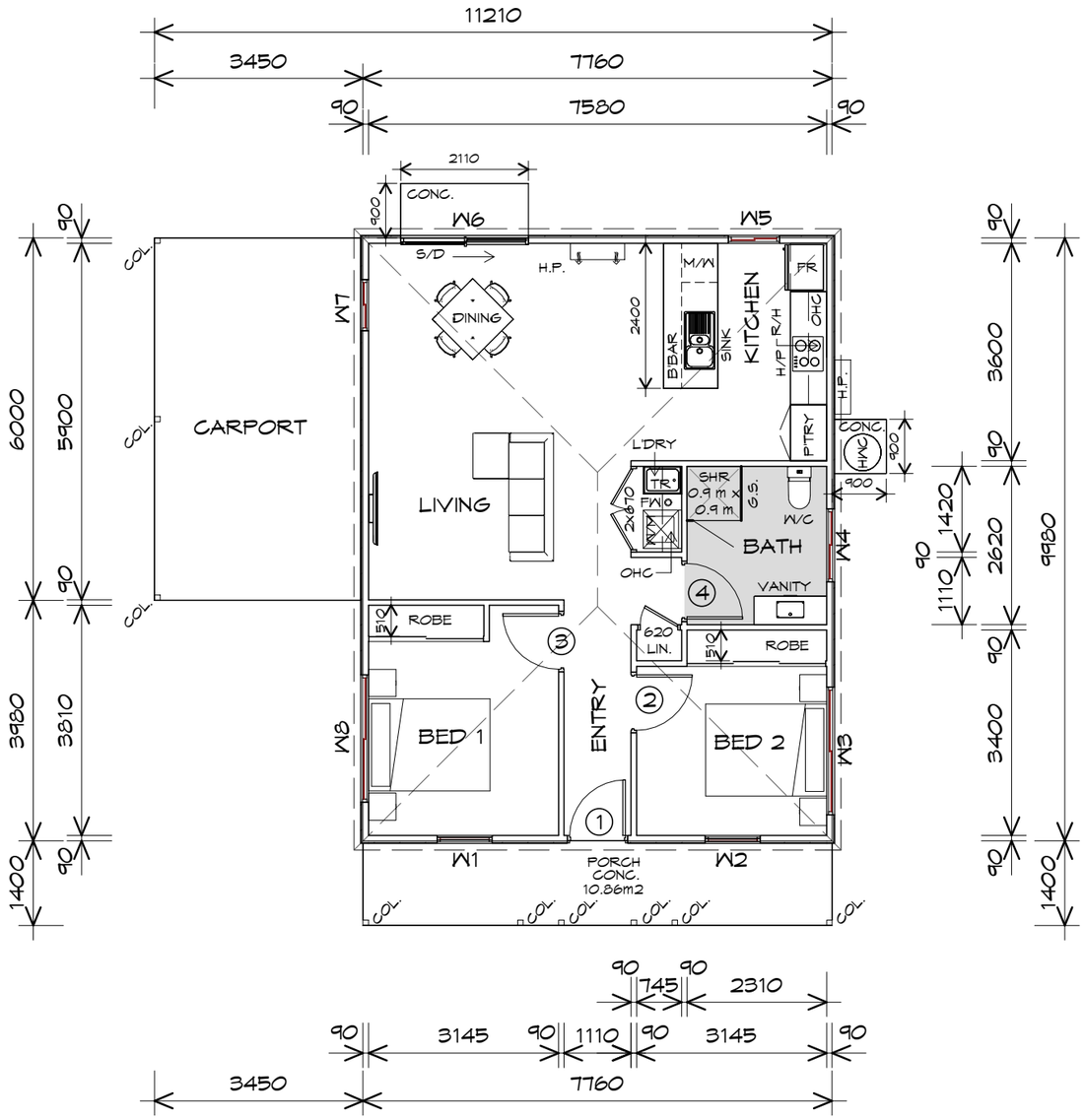

LEGEND

S/D	SLIDING DOOR
o FW	FLOOR WASTE
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	2110	SLIDING WINDOW	
W4	600	1210	SLIDING WINDOW	OPAQUE
W5	1800	850	SLIDING WINDOW	
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W7	1800	850	SLIDING WINDOW	
W8	600	2110	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

FLOOR PLAN

1 : 100

FLOOR AREA	77.59	m2	(8.34	SQUARES)
CARPORT AREA	20.85	m2	(2.24	SQUARES)
PORCH AREA	11.17	m2	(1.20	SQUARES)
TOTAL AREA	109.61		11.79	

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

TYPE B2

Prime Design

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: T.W.

Approved by: B.P.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD21285 -B2-01

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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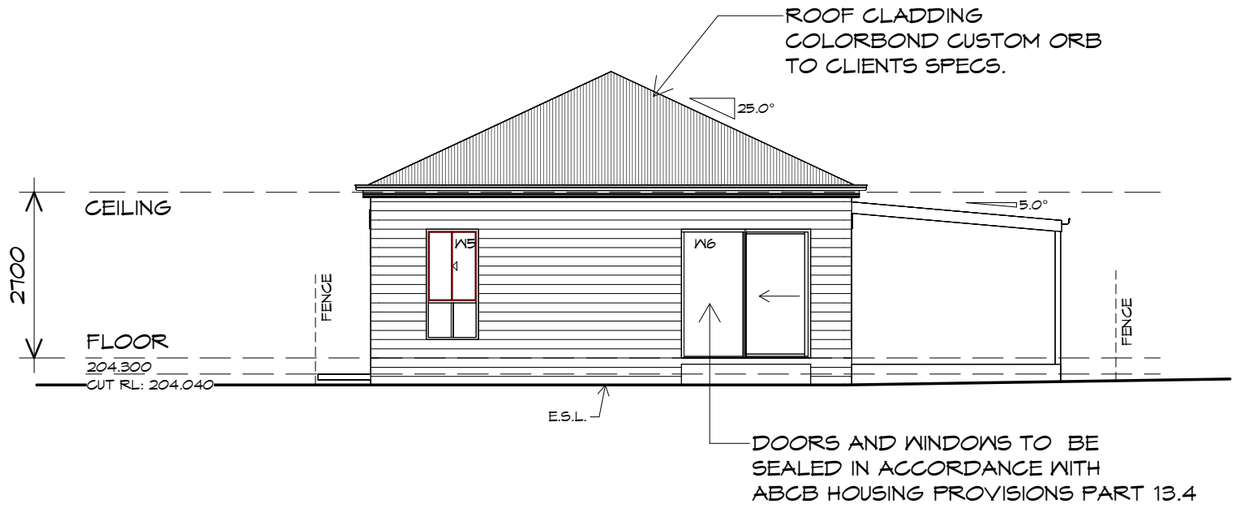
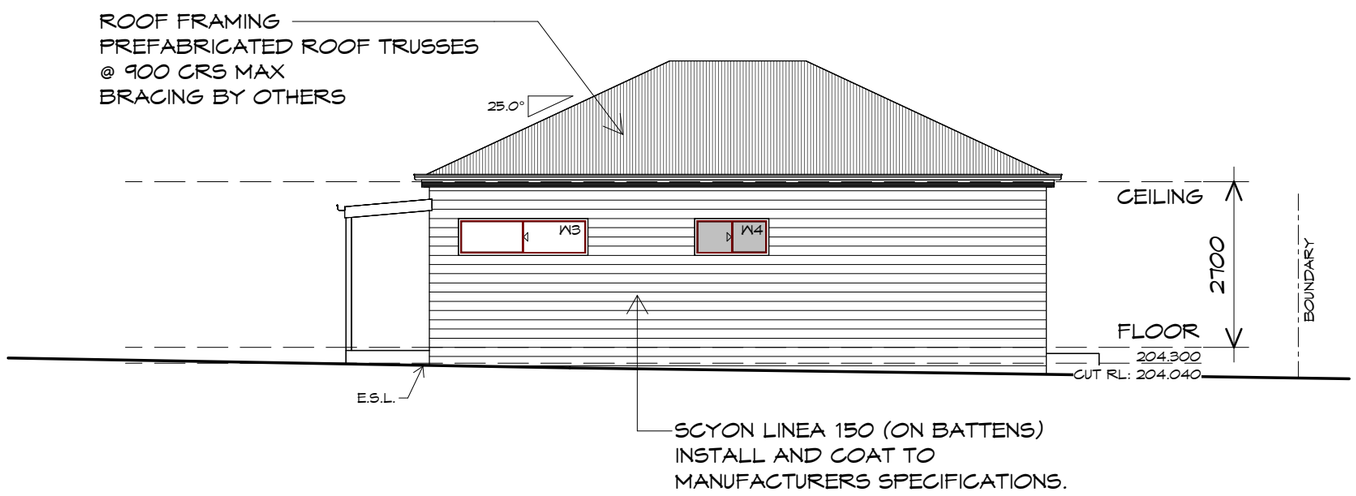


U5 SOUTH WESTERN ELEVATION

1 : 100



U5 NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
T.W.	B.P.
Date:	Scale:
18.01.2024	1 : 100
Project/Drawing no:	Revision:
PD21285 -B2-02	05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

TYPE B2 - UNIT 5

SMC - KEMPTON

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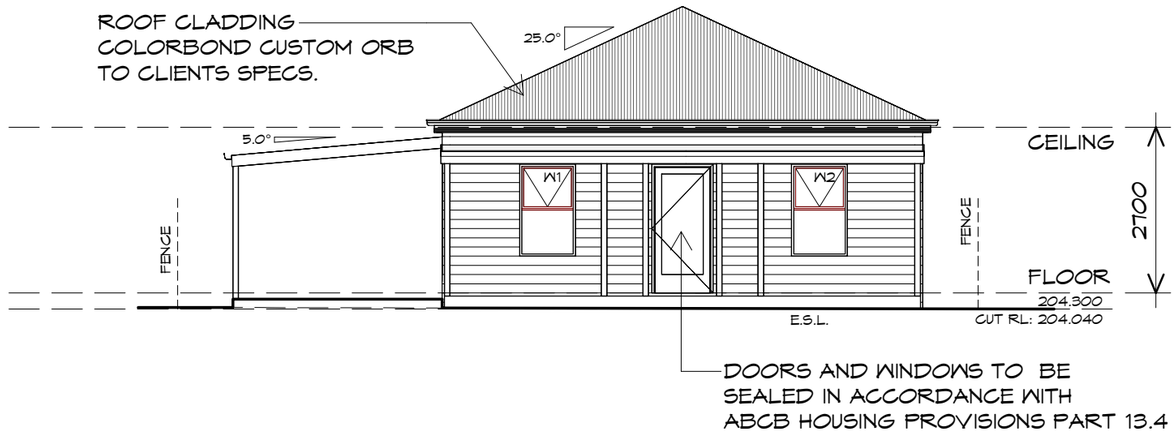
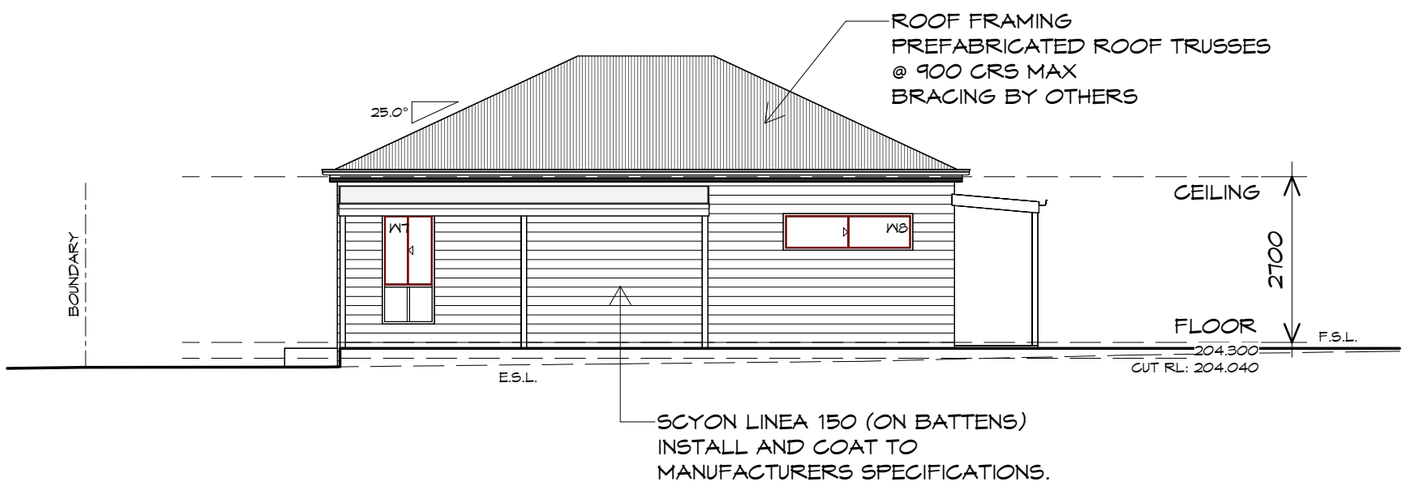


U5 NORTH EASTERN ELEVATION

1 : 100



U5 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
T.W.	B.P.
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no:	Revision:
PD21285 -B2-03	05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

TYPE B2 - UNIT 5

SMC - KEMPTON

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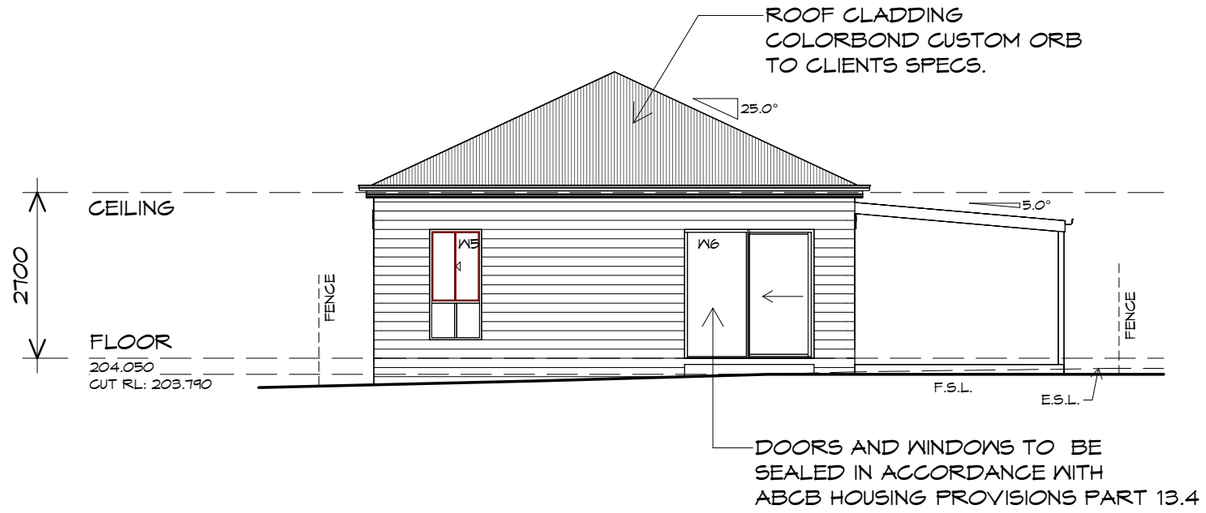
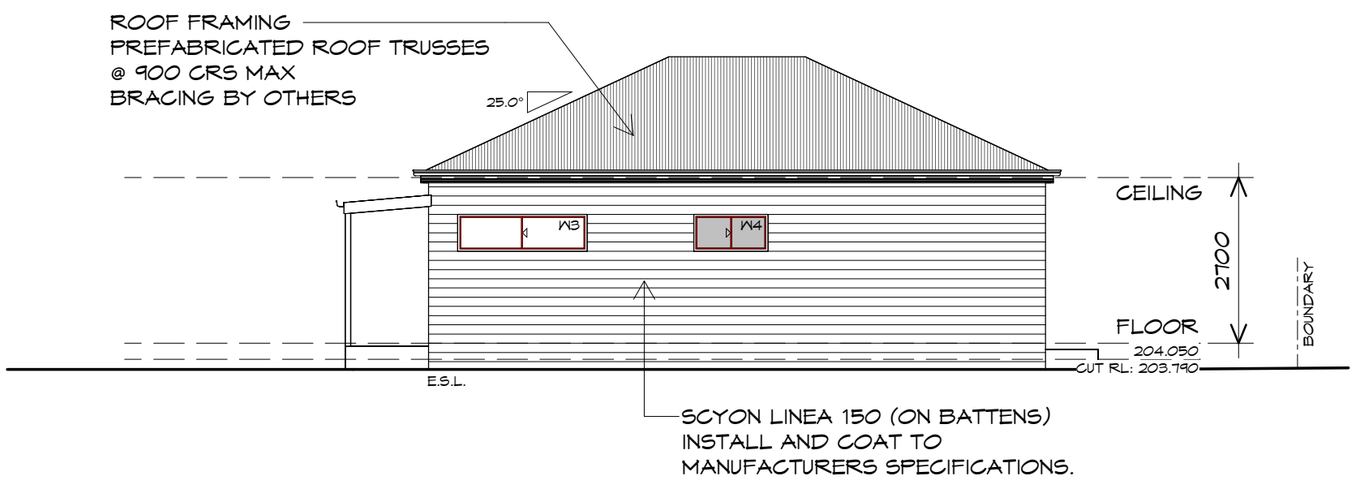


U7 SOUTH WESTERN ELEVATION

1 : 100



U7 NORTH WESTERN ELEVATION

1 : 100

TYPE B2 - UNIT 7

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -B2-04

Revision: 05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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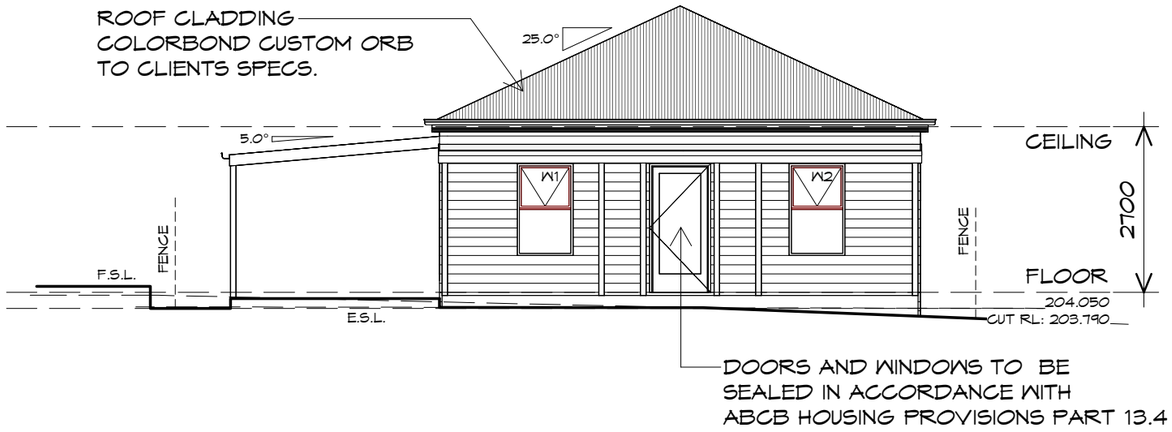
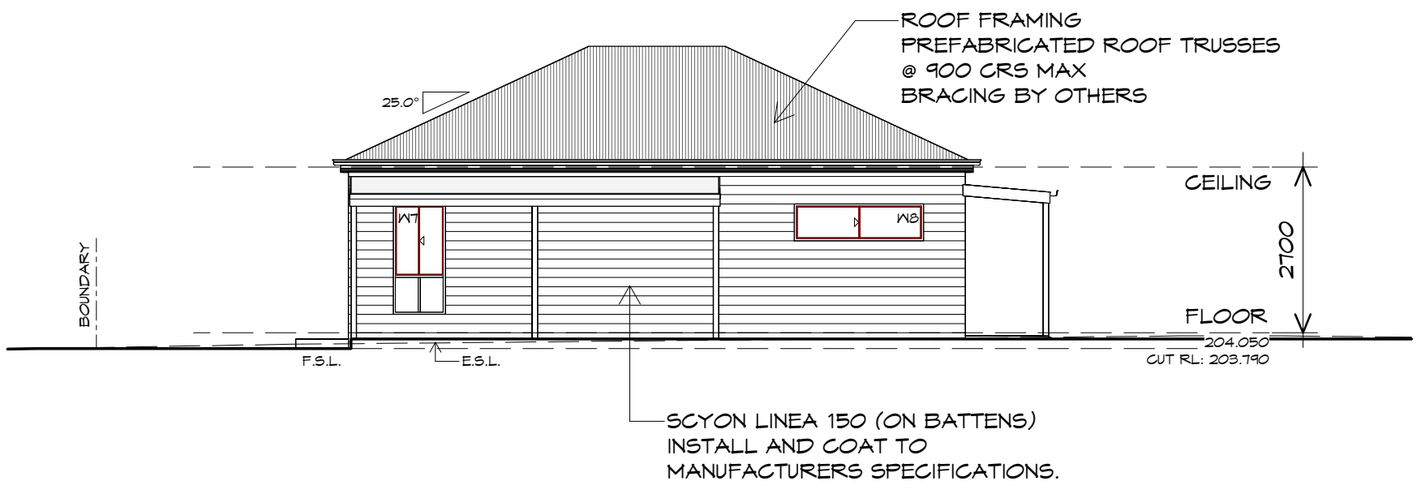


U7 NORTH EASTERN ELEVATION

1 : 100



U7 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100
Project/Drawing no:	Revision:
PD21285 -B2-05	05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

TYPE B2 - UNIT 7

SMC - KEMPTON

RECEIVED

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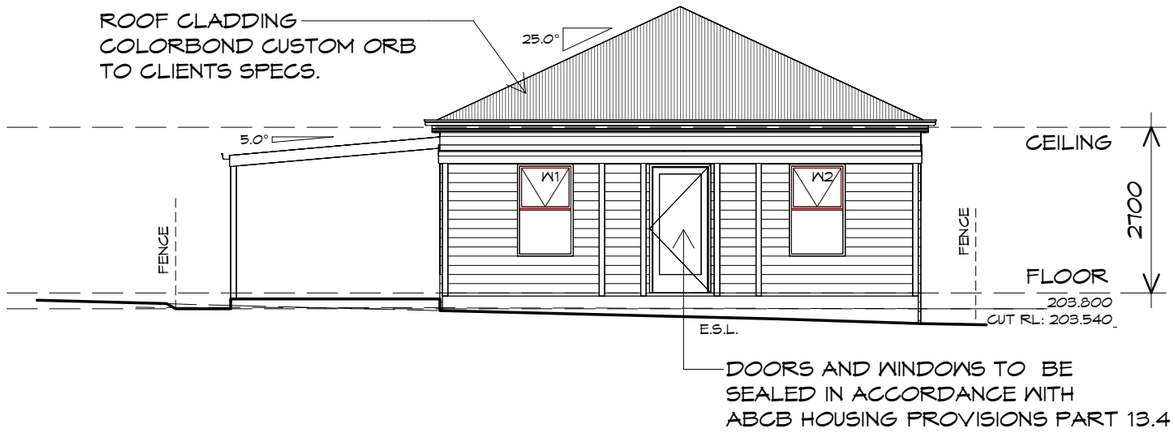
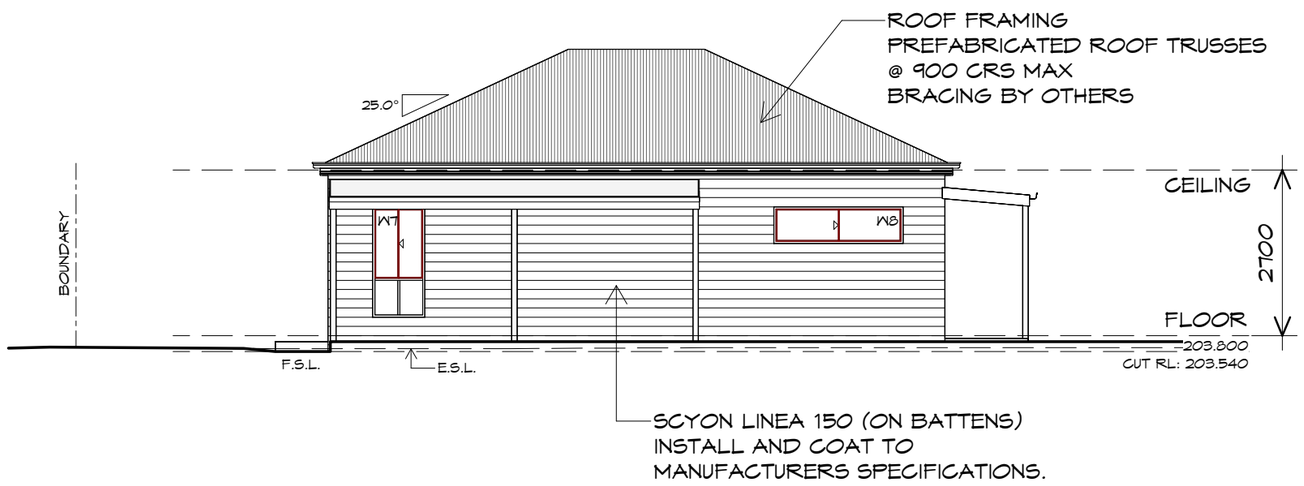


U8 NORTH EASTERN ELEVATION

1 : 100



U8 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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p(l)+ 03 6332 3790
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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100
Project/Drawing no:	Revision:
PD21285 -B2-06	05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

TYPE B2 - UNIT 8

SMC - KEMPTON

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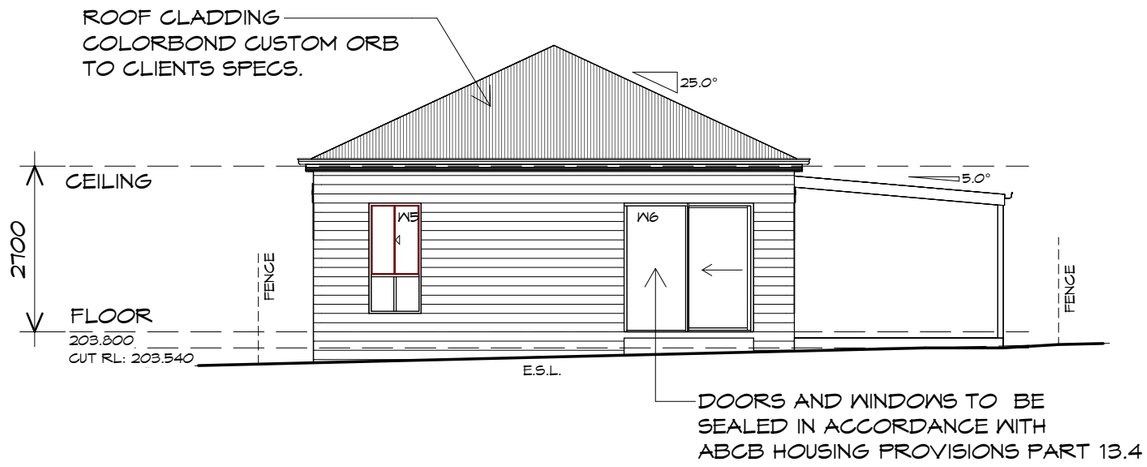
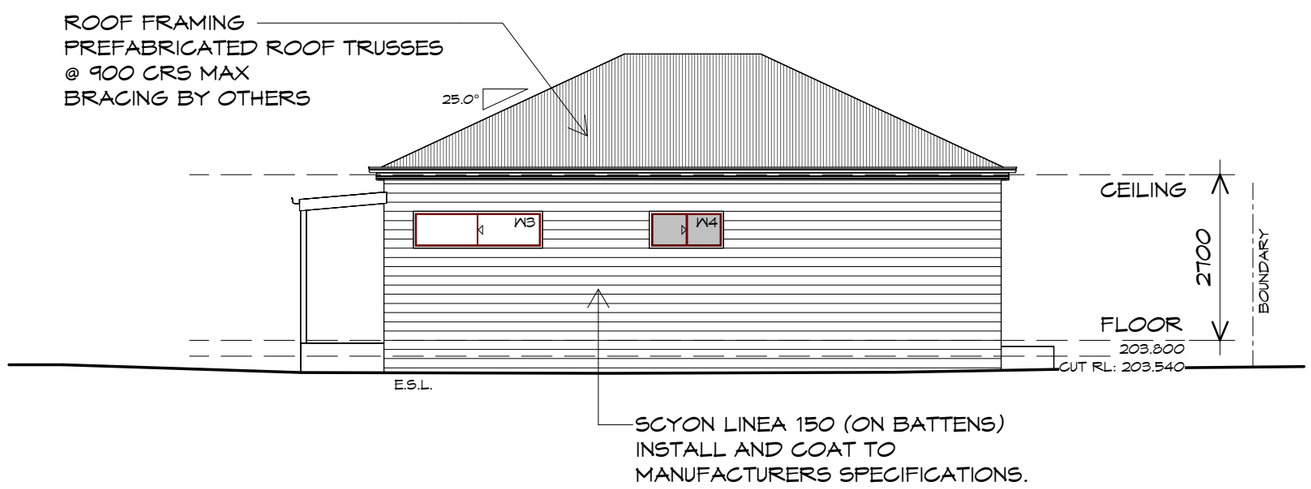


U8 SOUTH WESTERN ELEVATION

1 : 100



U8 NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -B2-07

Revision: 05

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Accredited building practitioner: Frank Geskus -No CC246A

TYPE B2 - UNIT 8

SMC - KEMPTON

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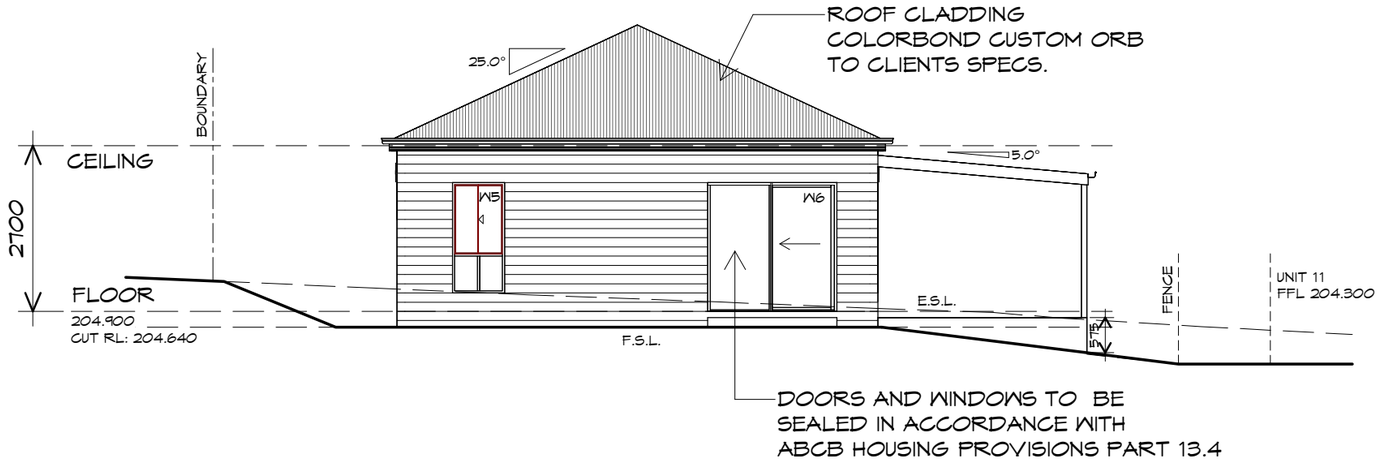

U12 NORTH WESTERN ELEVATION

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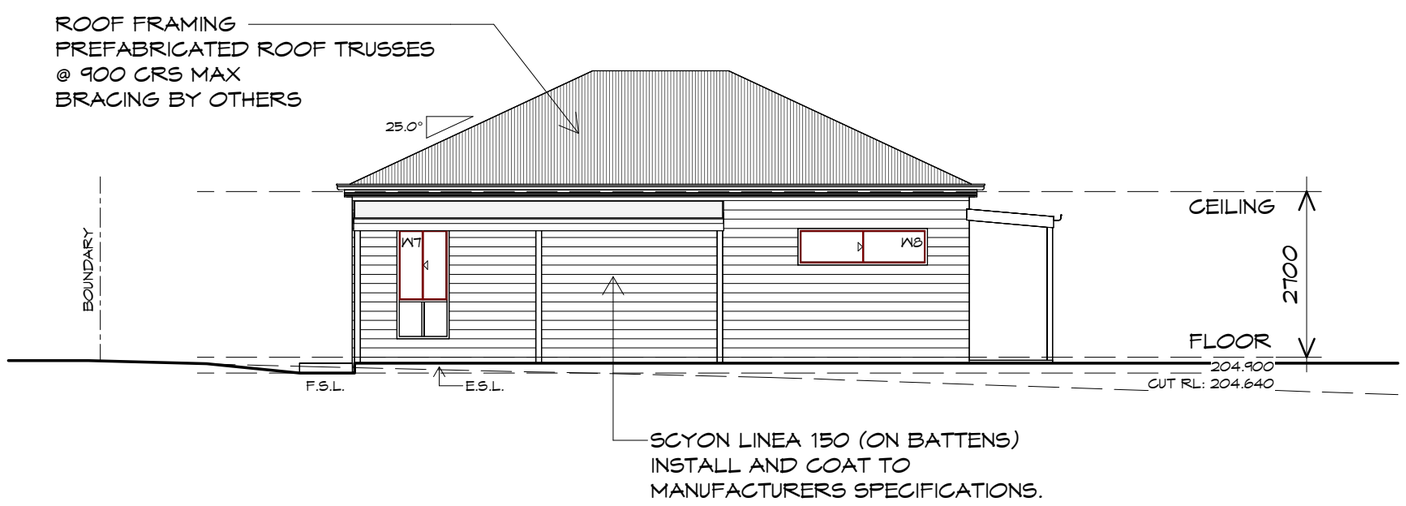

U12 SOUTH WESTERN ELEVATION

1 : 100

TYPE B2 - UNIT 12

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -B2-08

Revision: 05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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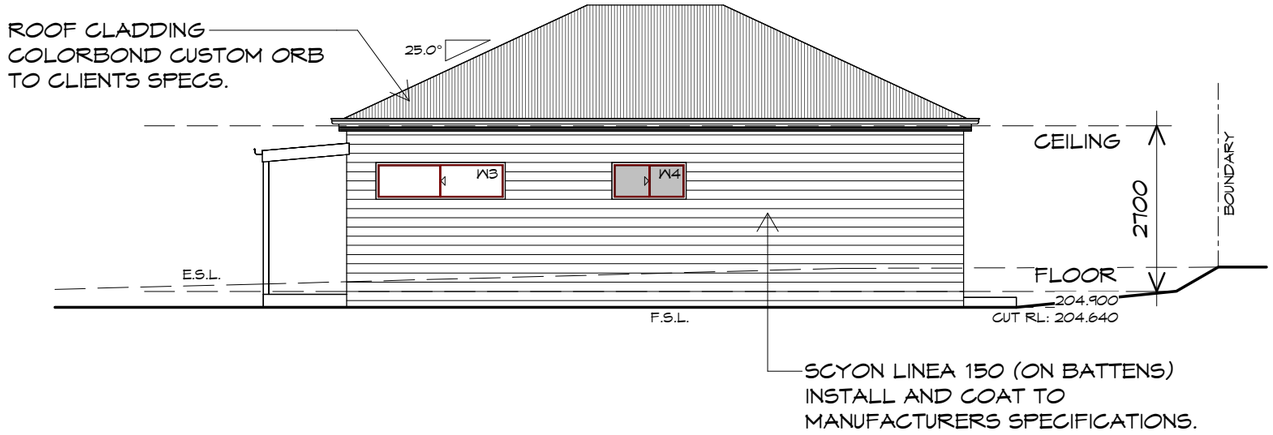
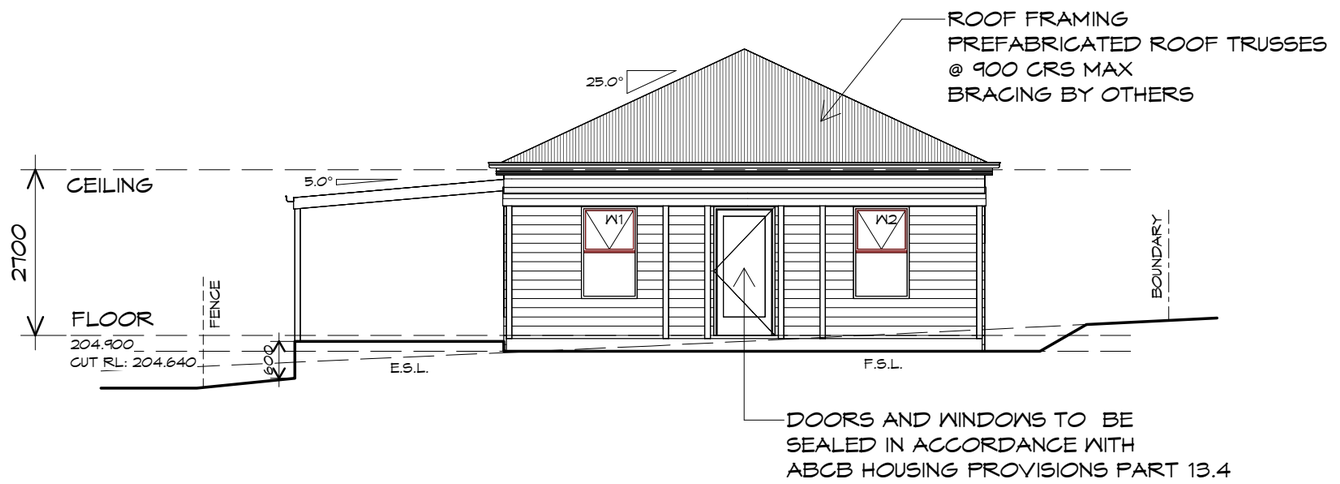


U12 NORTH EASTERN ELEVATION

1 : 100



U12 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100
Project/Drawing no:	Revision:
PD21285 -B2-09	05

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

TYPE B2 - UNIT 12

SMC - KEMPTON

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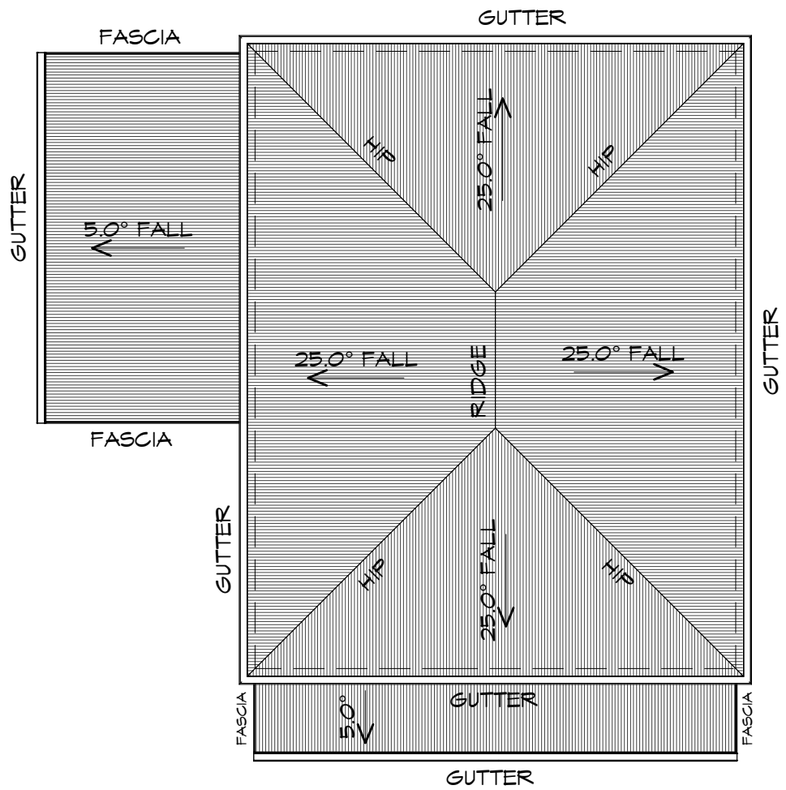

ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE B2

Prime Design

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Project:
PROPOSED REISDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drafted by: T.W.
Approved by: B.P.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -B2-10
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

RECEIVED

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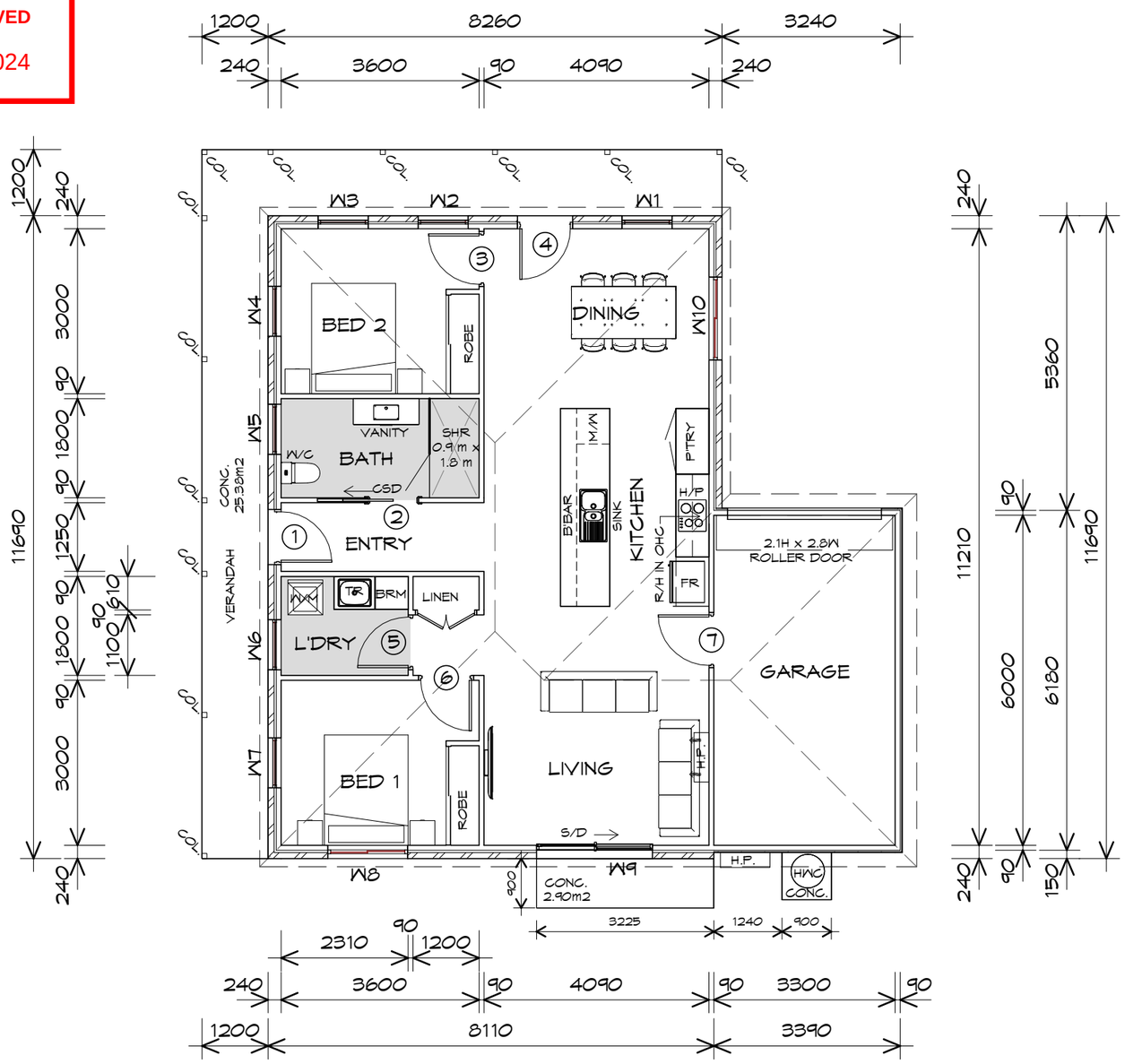

FLOOR PLAN

1 : 100

FLOOR AREA	92.95	m2	(9.99	SQUARES)
GARAGE AREA	21.77	m2	(2.34	SQUARES)
VERANDAH AREA	27.76	m2	(2.98	SQUARES)
	142.48		15.32	

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

TYPE C1 - UNIT 3

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	1500	910	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE
W7	1500	910	AWNING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: Author

Approved by: Approver

Project/Drawing no: PD21285 -C1-01

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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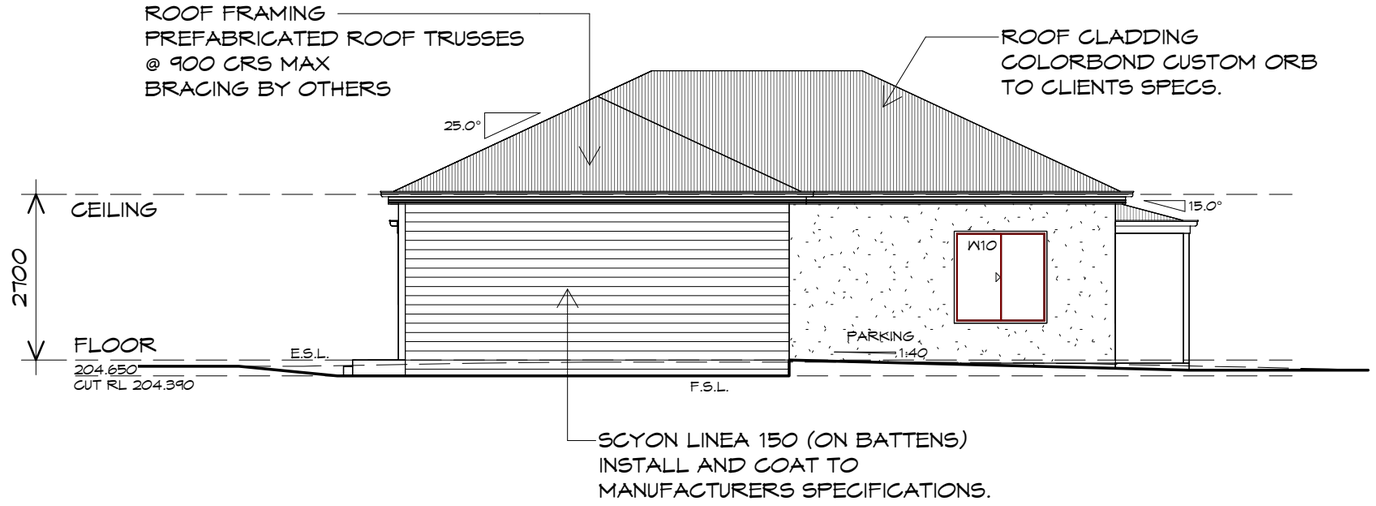
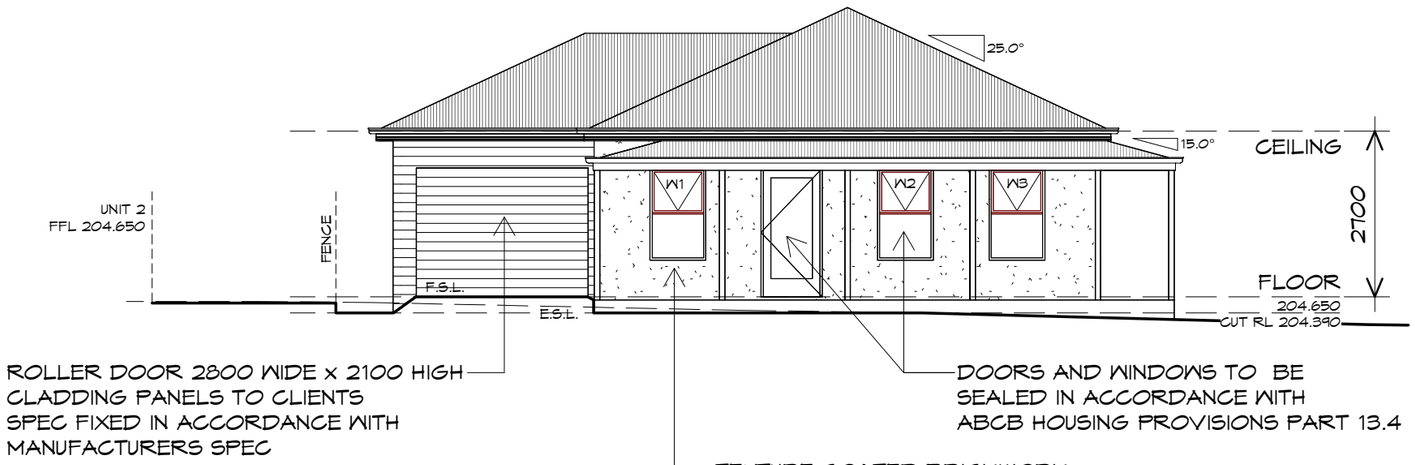
21.06.2024



NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100
Project/Drawing no:	Revision:
PD21285 -C1-02	05

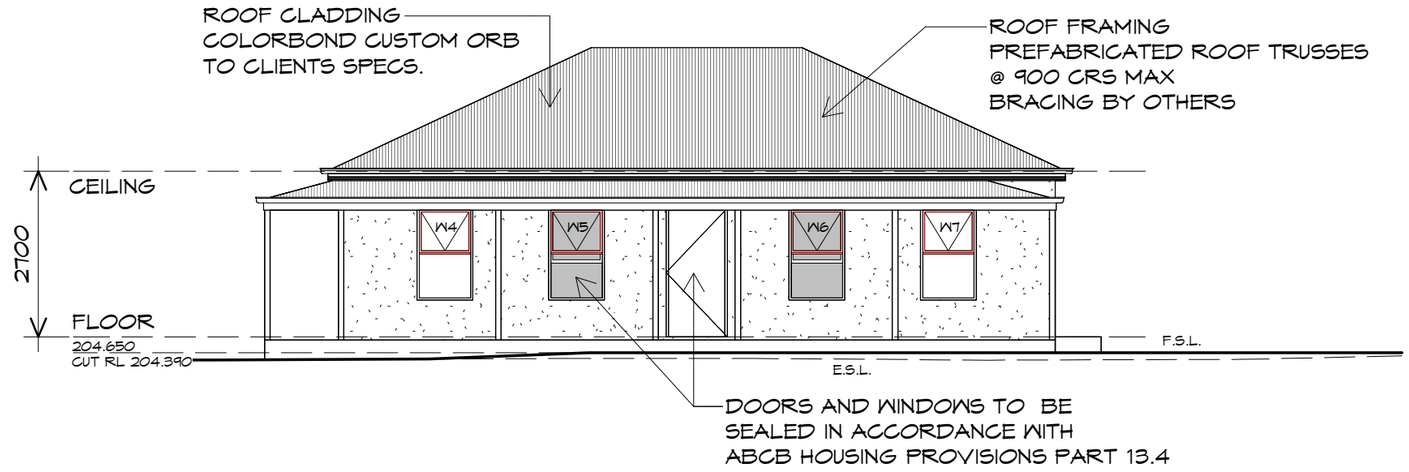
Accredited building practitioner: Frank Geskus -No CC246A

TYPE C1 - UNIT 3

SMC - KEMPTON

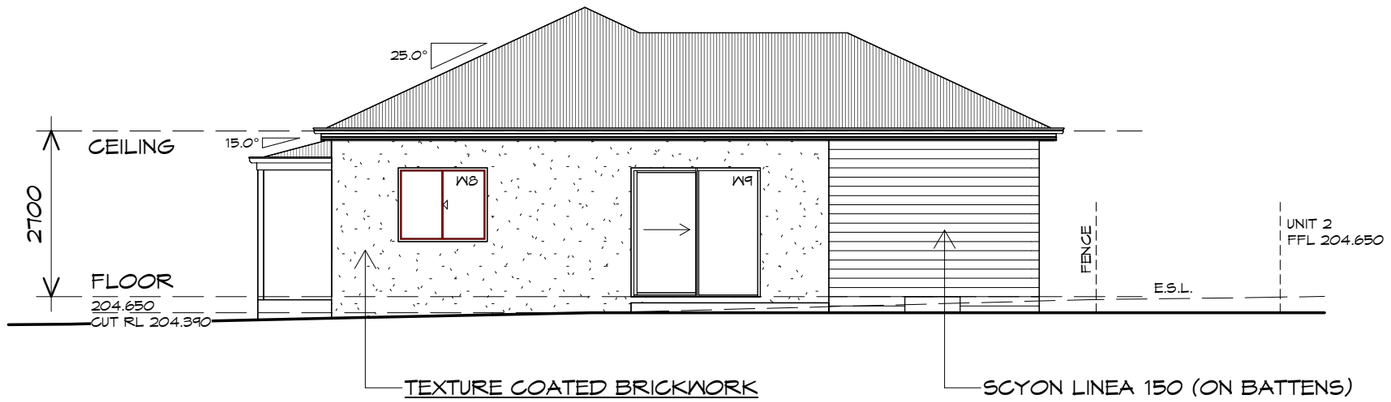
RECEIVED

21.06.2024



SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

TYPE C1 - UNIT 3

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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p(l)+ 03 6332 3790
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -C1-03

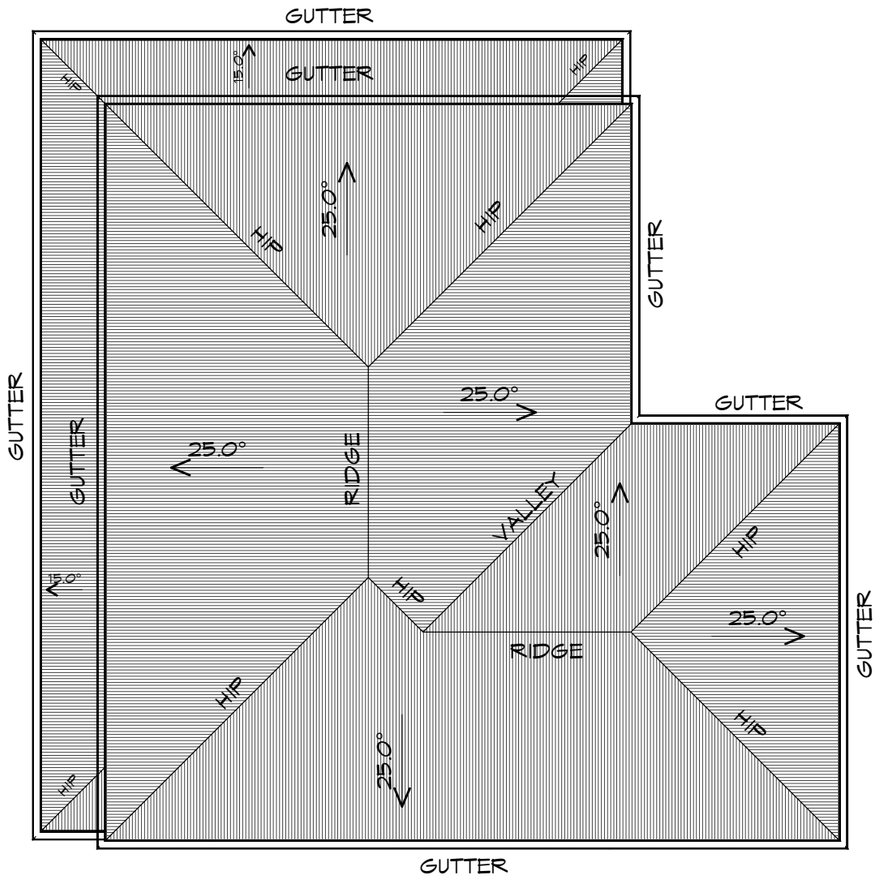
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

RECEIVED

21.06.2024



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE C1 - UNIT 3

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: Author
Approved by: Approver

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

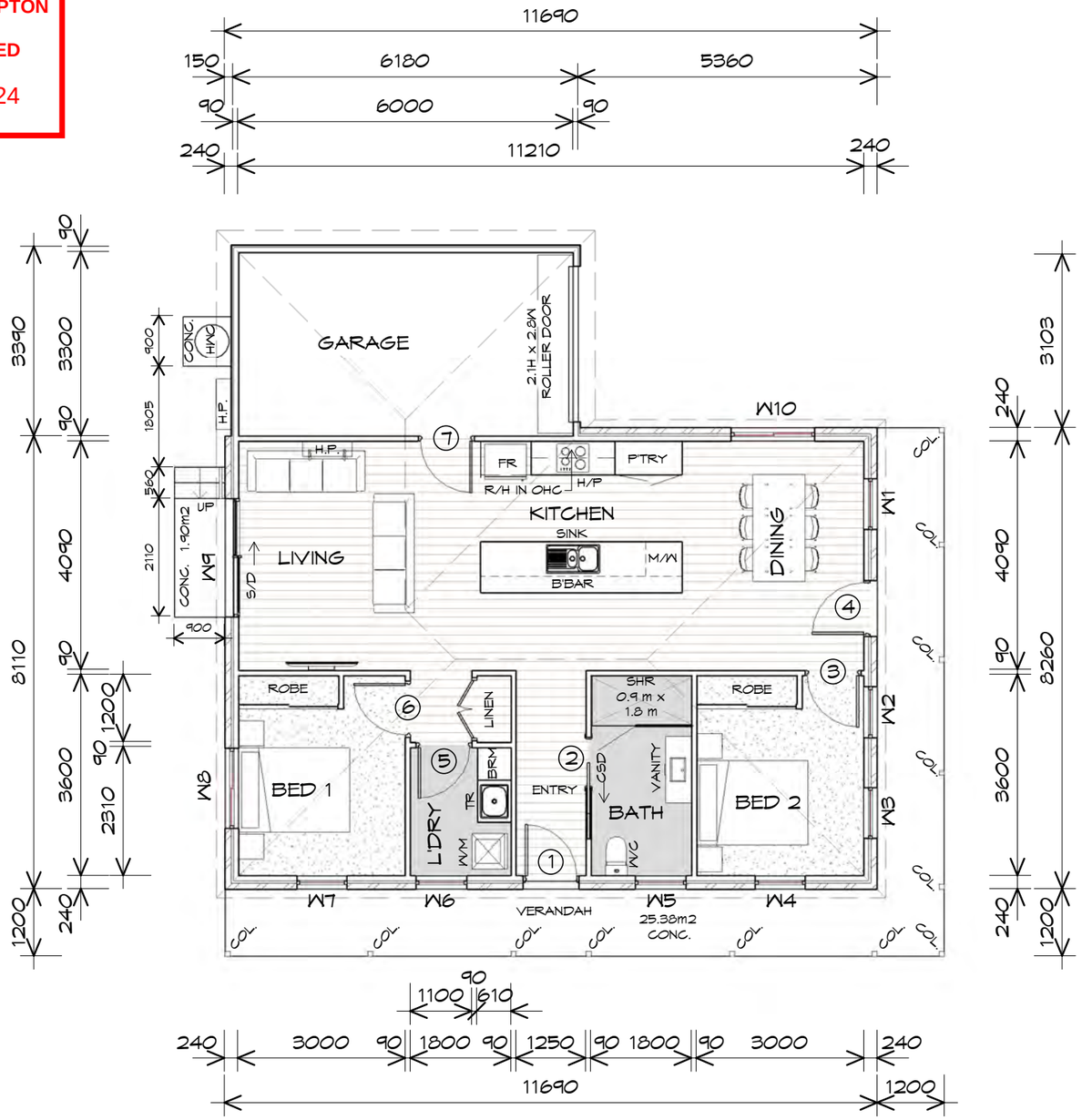
Project/Drawing no: PD21285 -C1-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

RECEIVED

21.06.2024



FLOOR PLAN

1 : 100

FLOOR AREA	92.95	m2	(9.99	SQUARES)
GARAGE AREA	21.77	m2	(2.34	SQUARES)
VERANDAH AREA	27.76	m2	(2.98	SQUARES)
	142.48		15.32	

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

TYPE C2 - UNIT 4

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	1500	910	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE
W7	1500	910	AWNING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: Author

Approved by: Approver

Project/Drawing no: PD21285 -C2-01

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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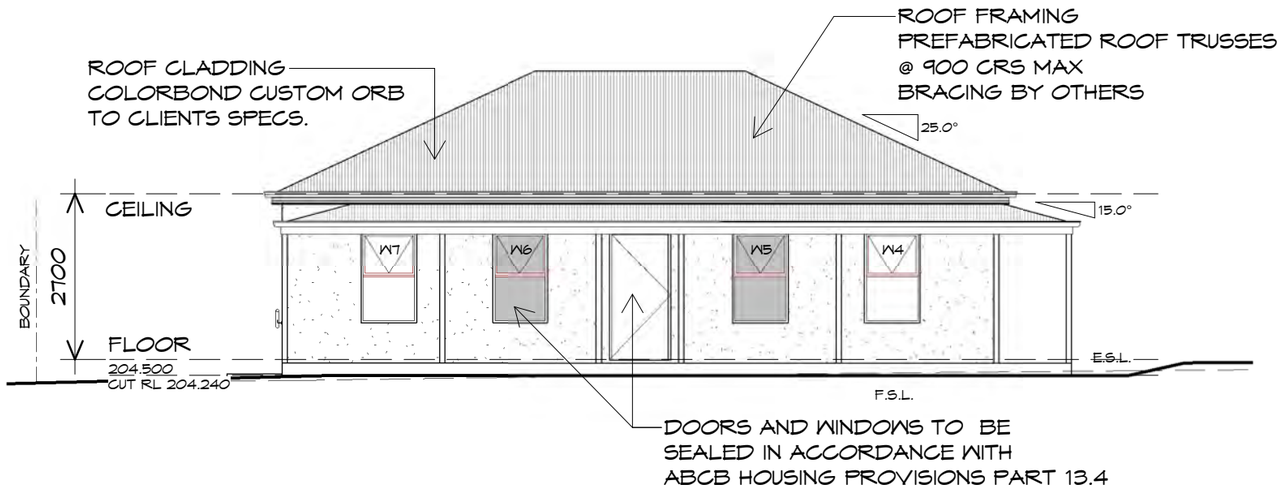
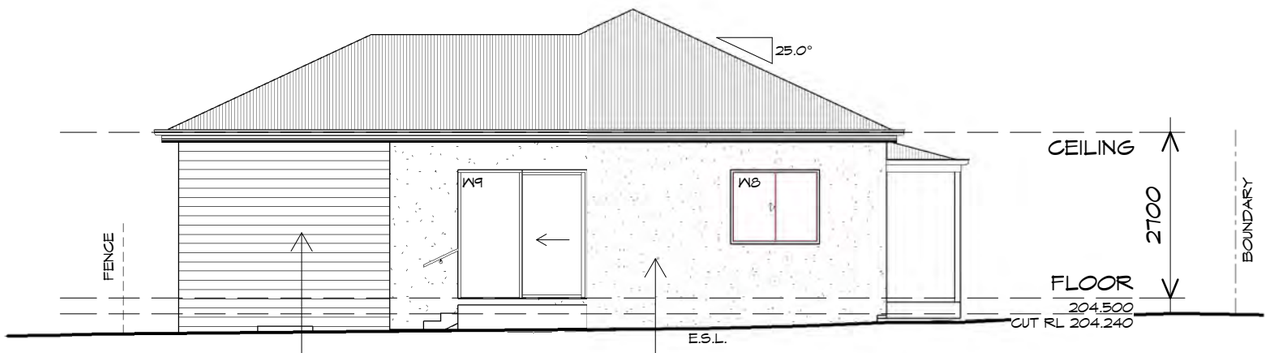
21.06.2024



SOUTH EASTERN ELEVATION

1 : 100



SCYON LINEA 150 (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

TEXTURE COATED BRICKWORK
SELECTED FIRED CLAY BRICKS
FLUSH JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2022 H1D5

SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -C2-03

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE C2 - UNIT 4

SMC - KEMPTON

RECEIVED

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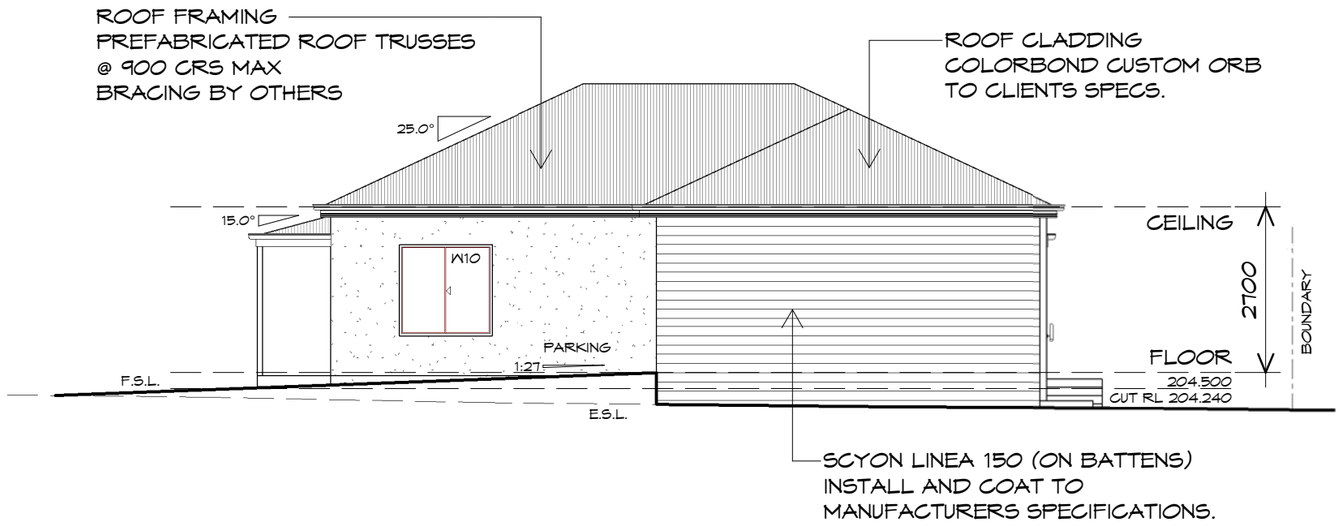
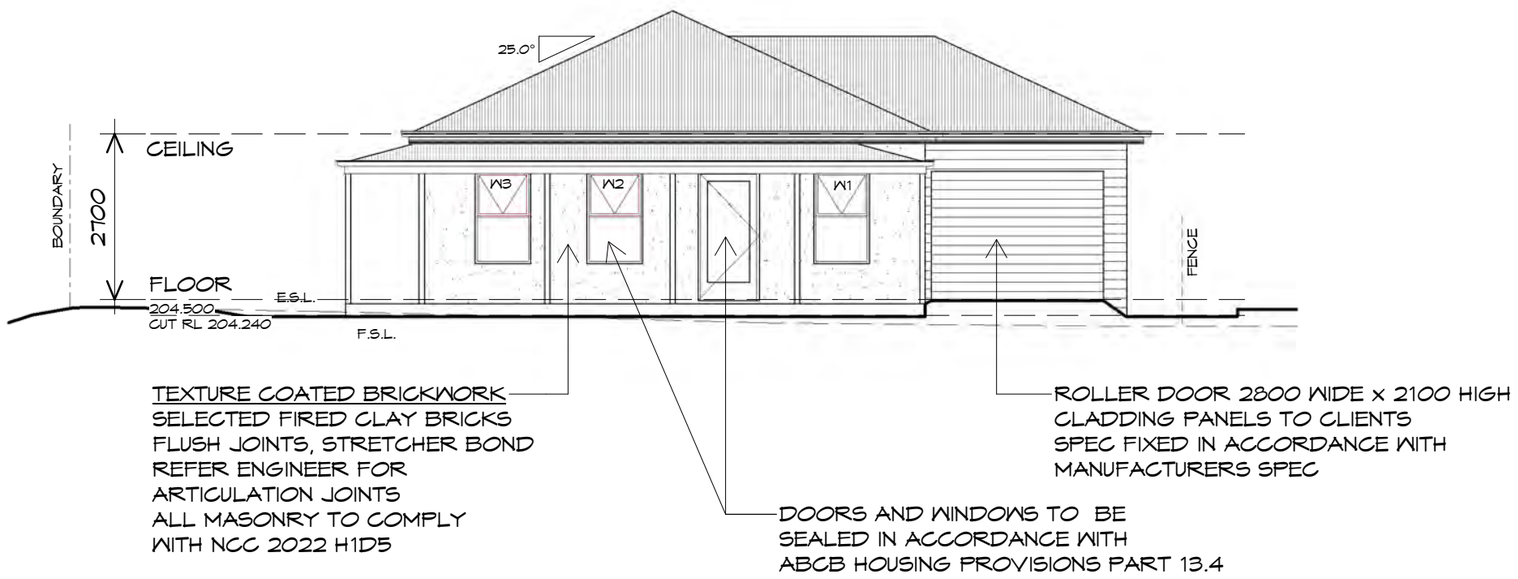


NORTH WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100
Project/Drawing no:	Revision:
PD21285 -C2-02	05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE C2 - UNIT 4

SMC - KEMPTON

RECEIVED

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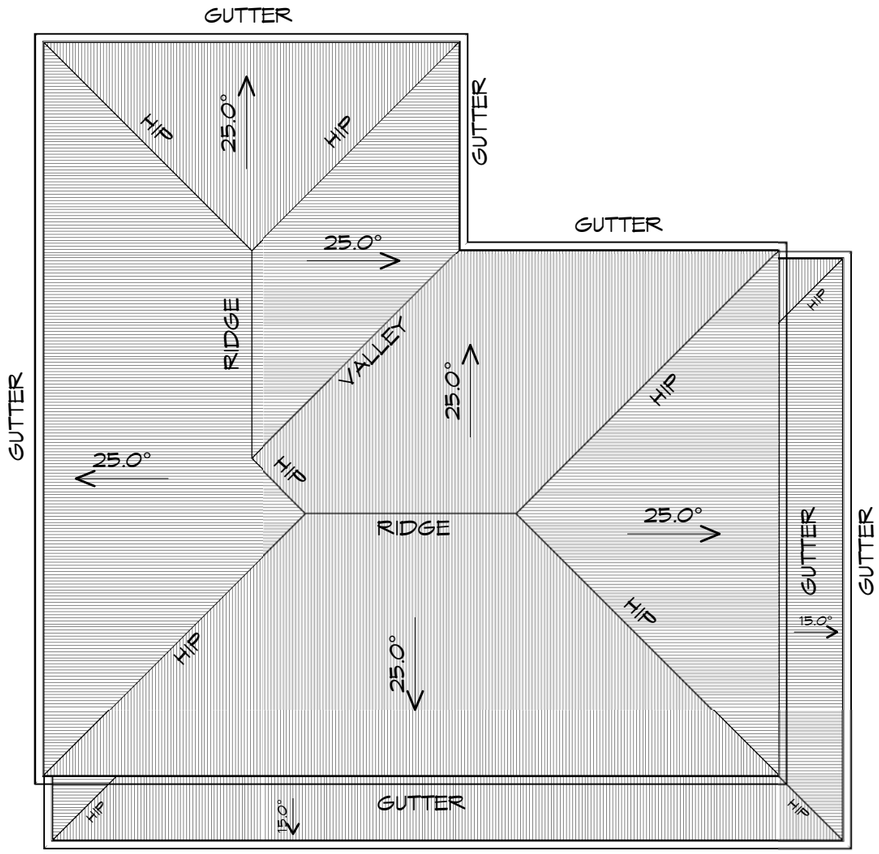

ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
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POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
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OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
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REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE C2 - UNIT 4

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: Author
Approved by: Approver

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C2-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

RECEIVED

21.06.2024

FLOOR AREA	94.18	m2	(10.13	SQUARES)
VERANDAH AREA	27.76	m2	(2.98	SQUARES)
	121.94		13.11	

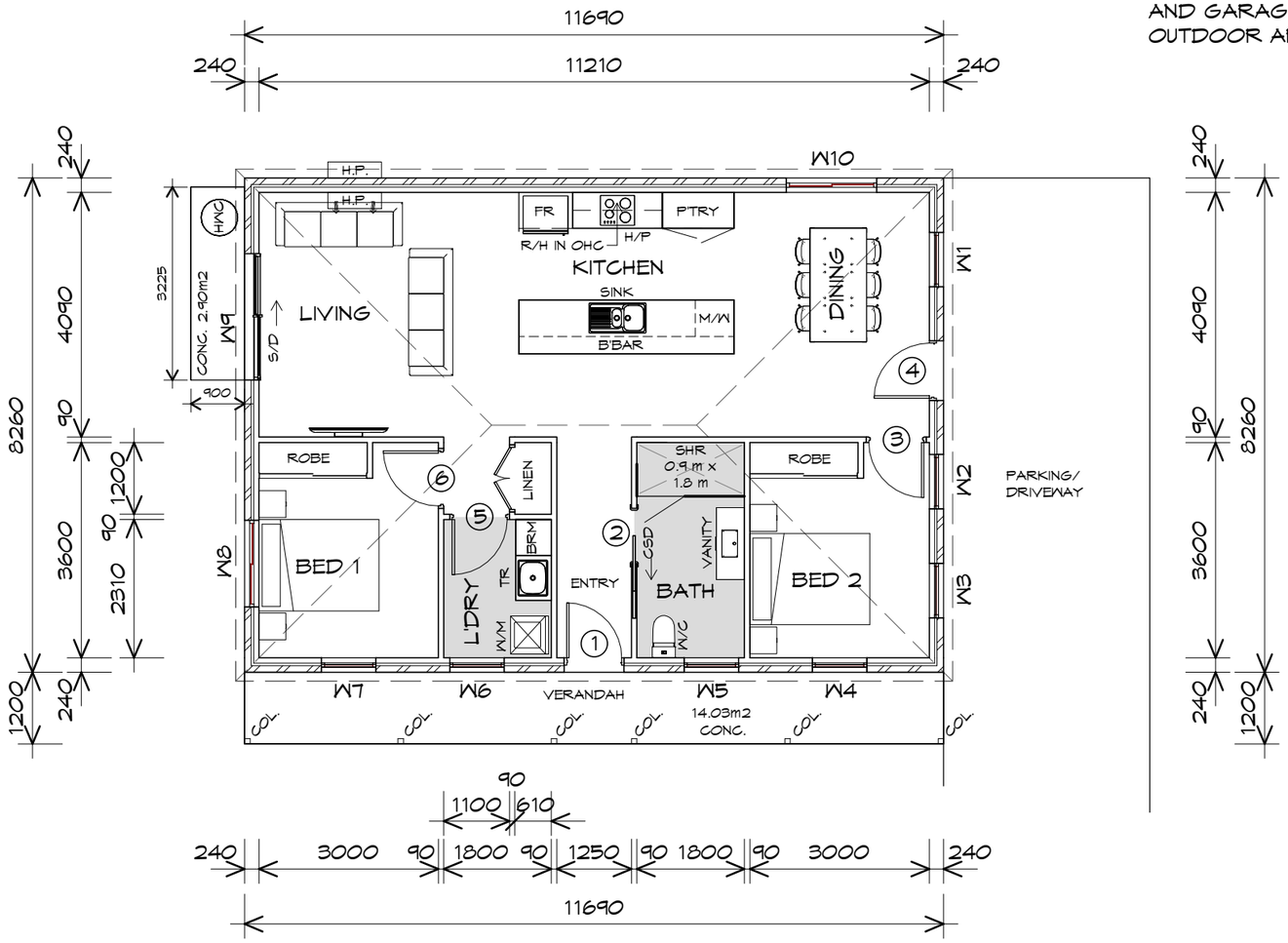
NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR PLAN

1 : 100

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
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W6	1500	910	AWNING WINDOW	OPAQUE
W7	1500	910	AWNING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

TYPE C3 - UNIT 16

Prime Design

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p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

Project/Drawing no: PD21285 -C3-01
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

RECEIVED

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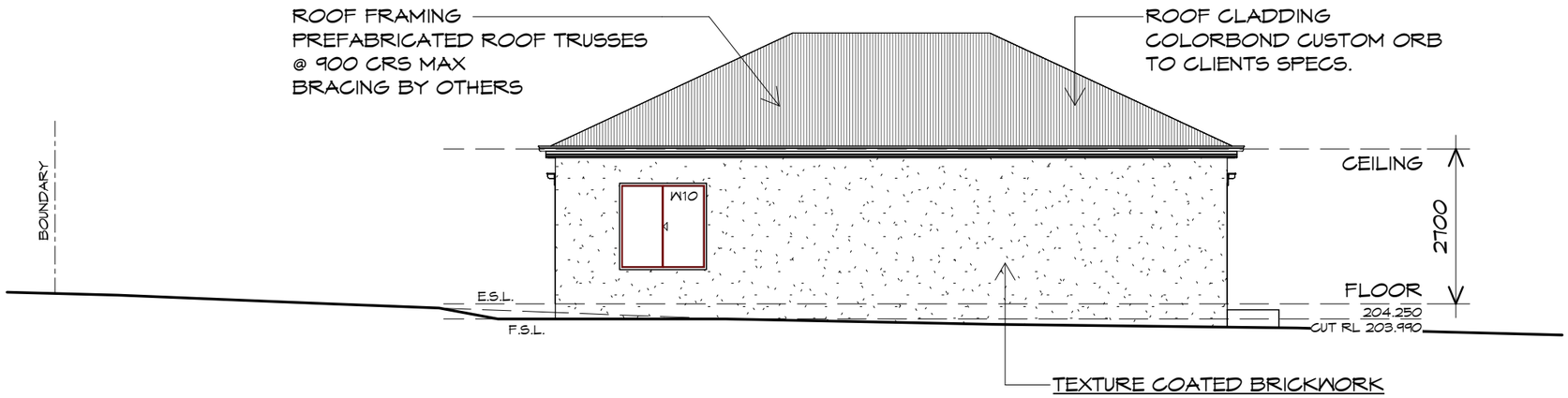
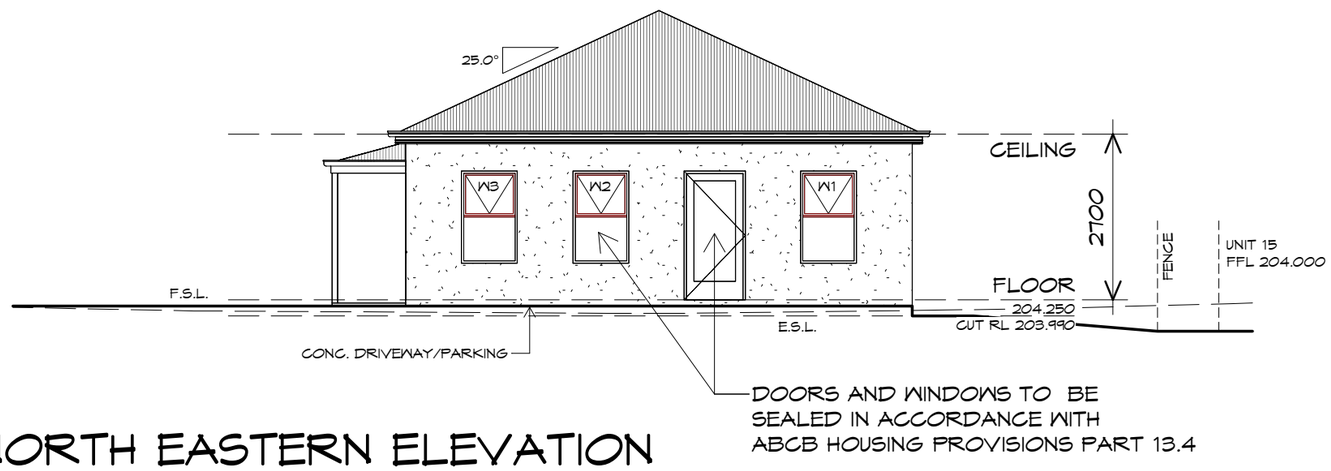


NORTH WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -C3-02

Revision: 05

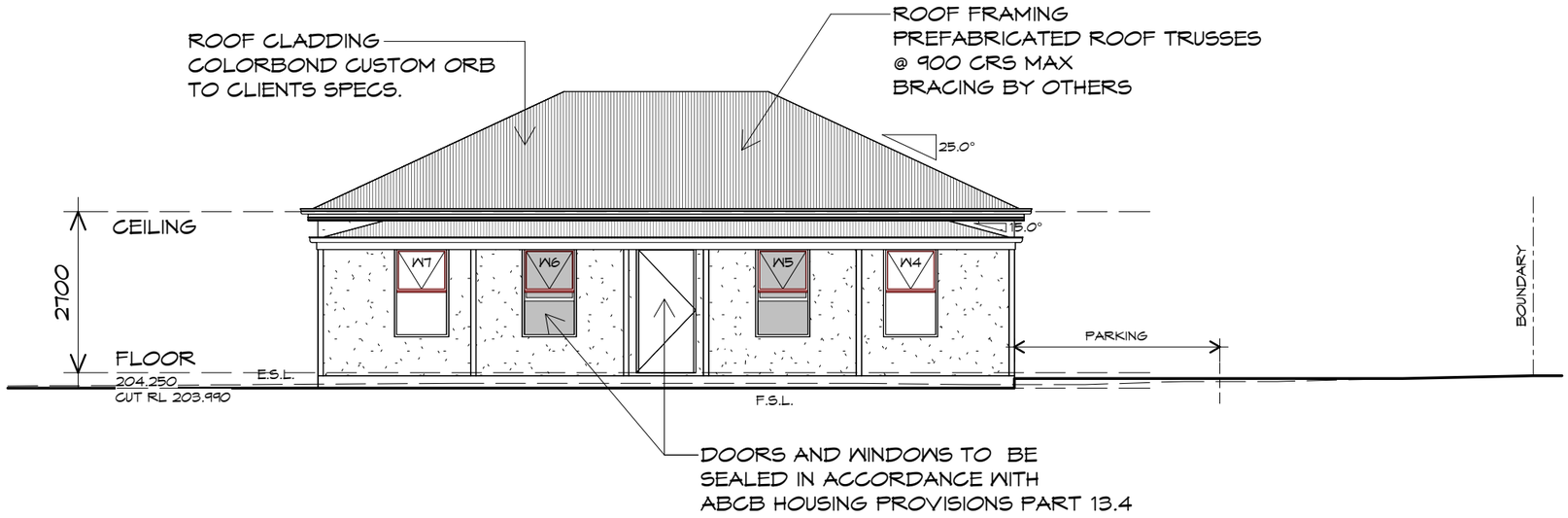
Accredited building practitioner: Frank Geskus -No CC246A

TYPE C3 - UNIT 16

SMC - KEMPTON

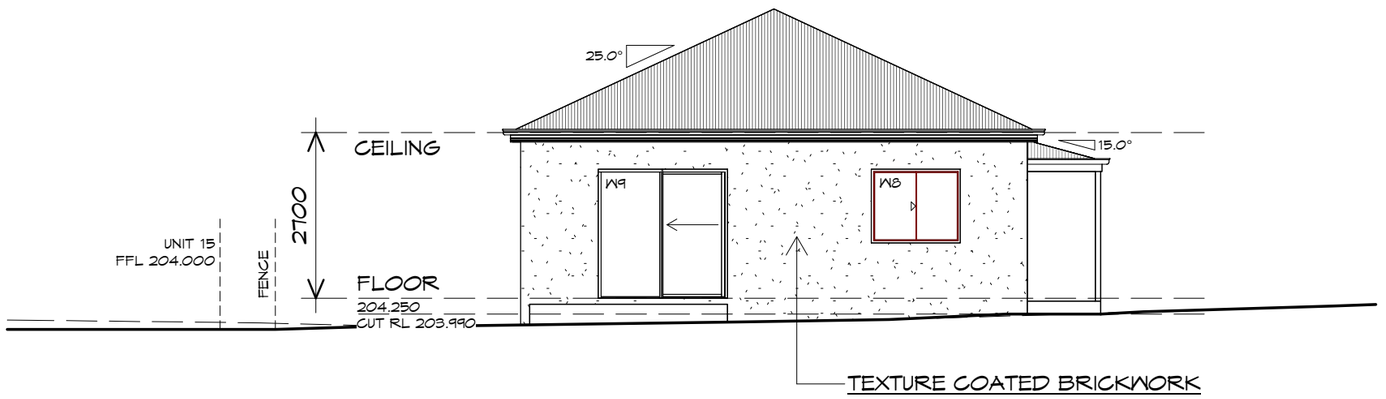
RECEIVED

21.06.2024



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -C3-03

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE C3 - UNIT 16

SMC - KEMPTON

RECEIVED

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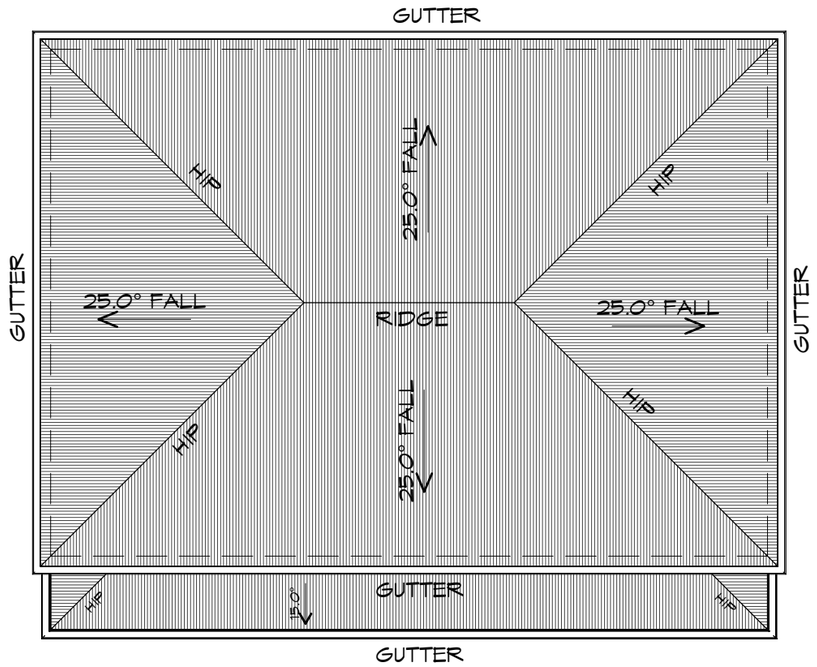

ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE C3 - UNIT 16

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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160 New Town Road, New Town, Hobart 7008
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: Author

Approved by: Approver

Drawing:
ROOF PLAN

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -C3-04

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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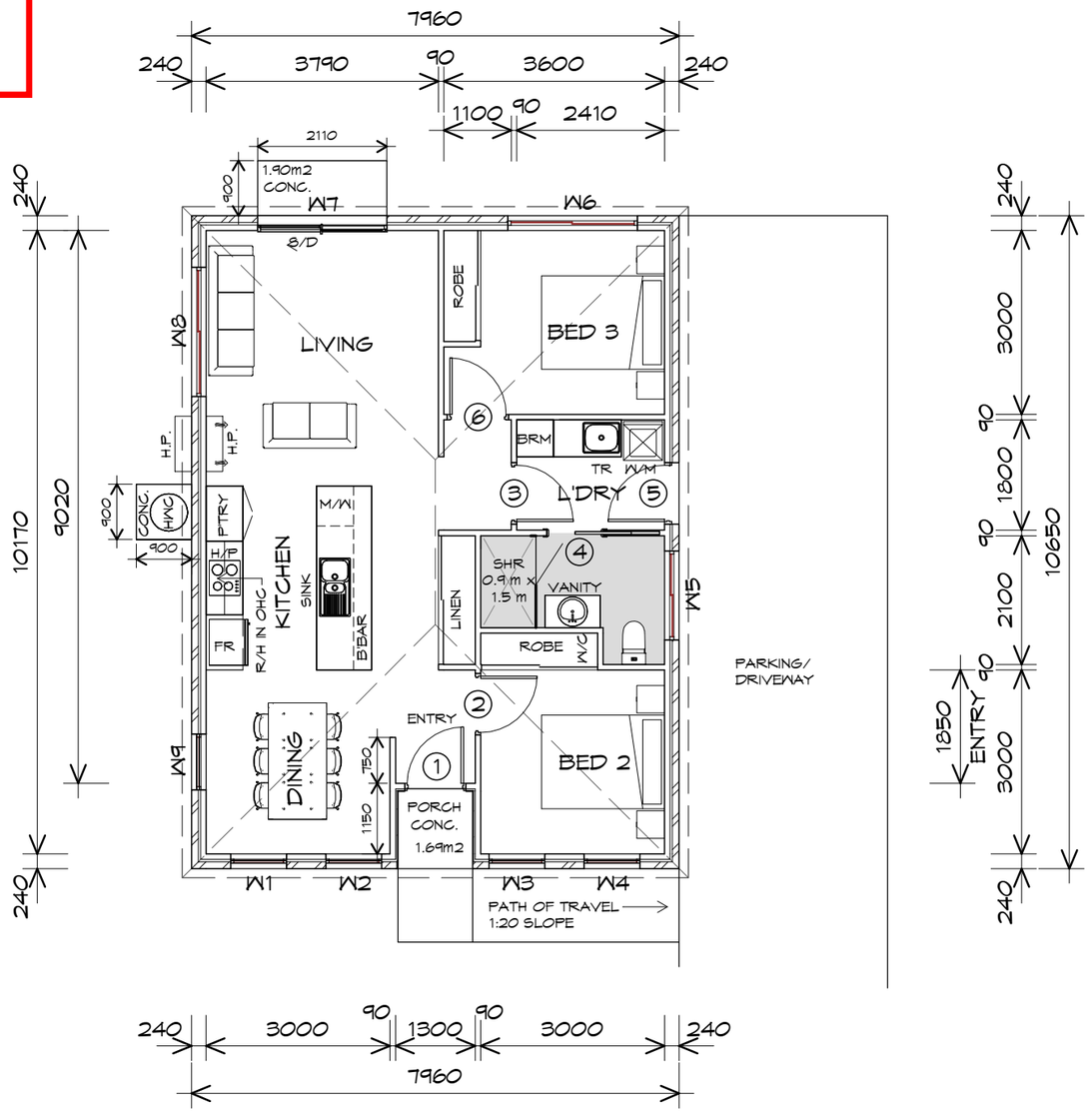
21.06.2024



FLOOR PLAN

1 : 100

FLOOR AREA	82.99	m2	(8.92	SQUARES)
PORCH AREA	1.79	m2	(0.19	SQUARES)
TOTAL AREA	84.77		9.12	

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

TYPE D1

LEGEND

S/D	SLIDING DOOR
FW	FLOOR WASTE
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	CAVITY SLIDING DOOR	
5	920	EXTERNAL SOLID DOOR	
6	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	600	1450	SLIDING WINDOW	OPAQUE
W6	1500	2110	SLIDING WINDOW	
W7	2100	2110	SLIDING DOOR	RECESSED SILL
W8	600	2110	SLIDING WINDOW	
W9	1500	910	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **???** **BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Prime Design

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160 New Town Road, New Town, Hobart 7008
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: T.W.

Approved by: B.P.

Project/Drawing no: PD21285 -D1-01

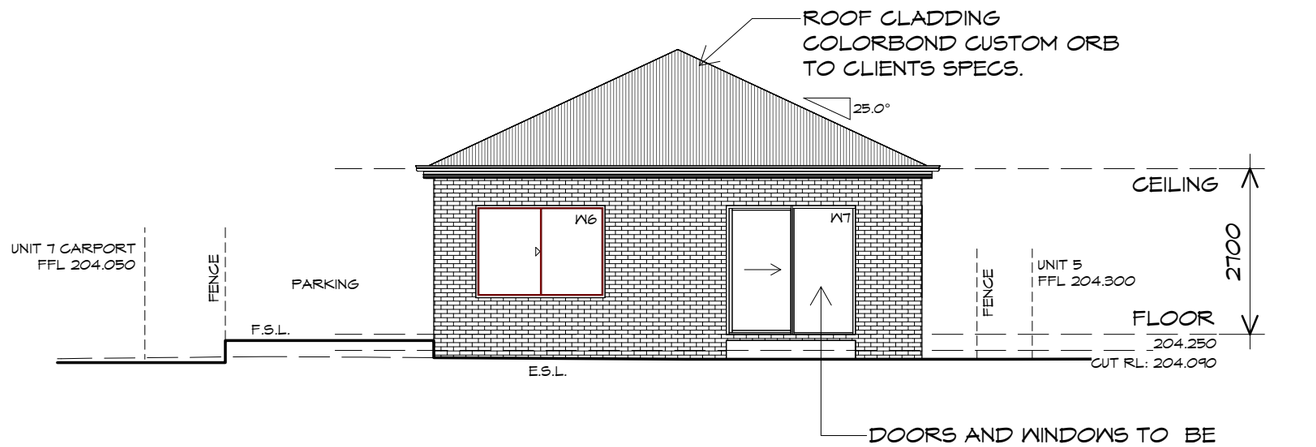
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

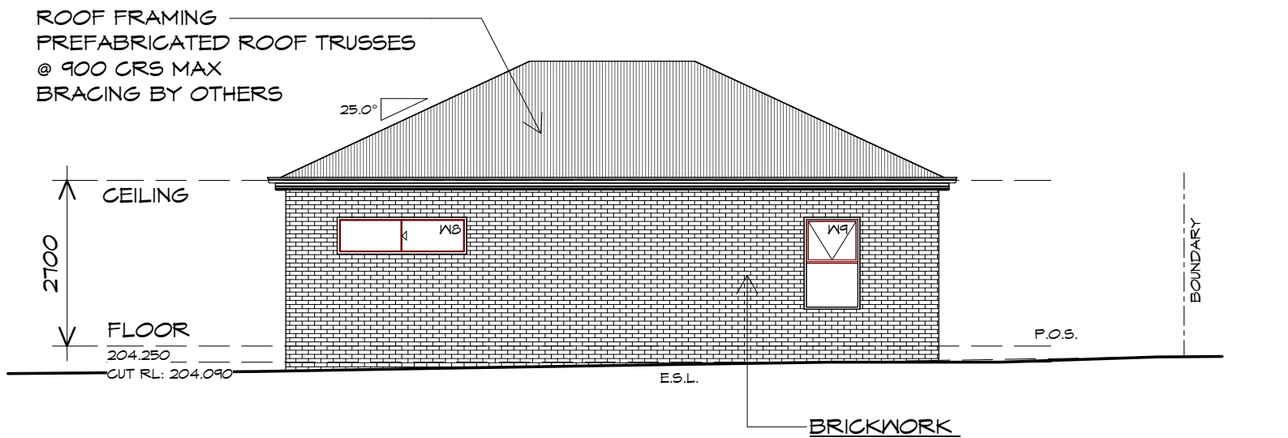
RECEIVED

21.06.2024



U6 SOUTH WESTERN ELEVATION

1 : 100



U6 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -D1-02

Revision: 05

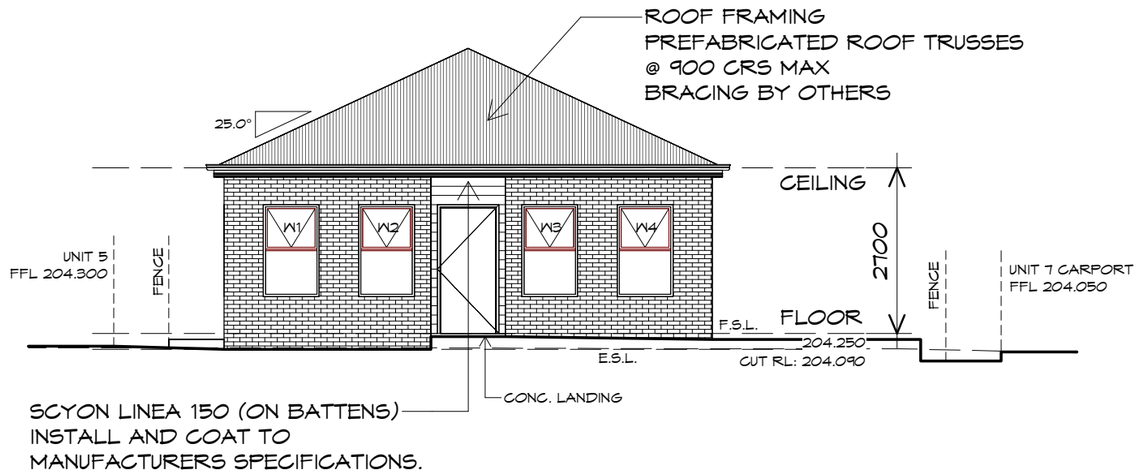
Accredited building practitioner: Frank Geskus -No CC246A

TYPE D1 - UNIT 6

SMC - KEMPTON

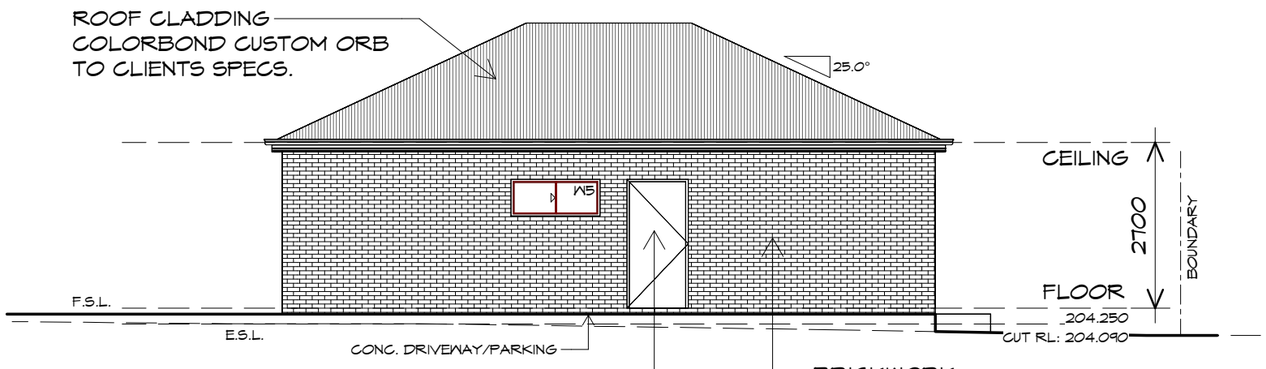
RECEIVED

21.06.2024



U6 NORTH EASTERN ELEVATION

1 : 100



U6 NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -D1-03

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE D1 - UNIT 6

SMC - KEMPTON

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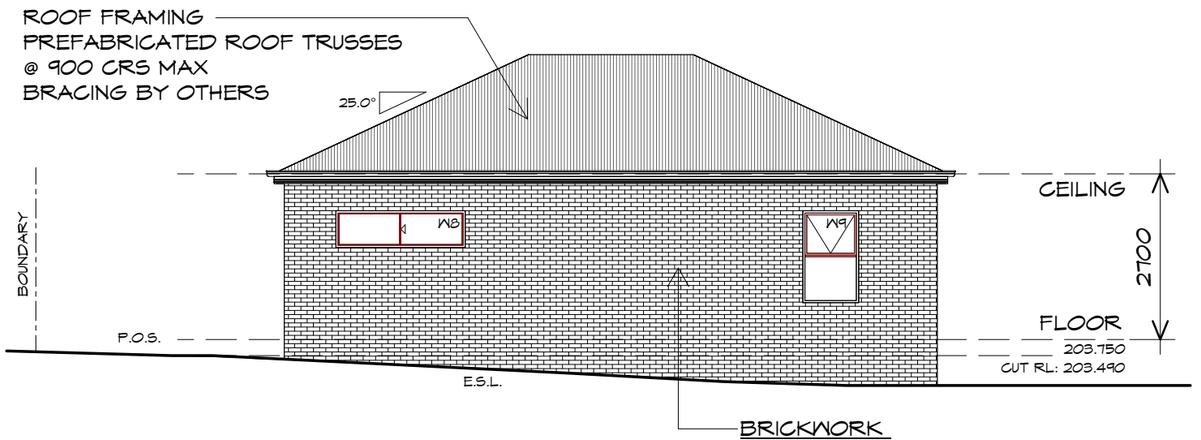
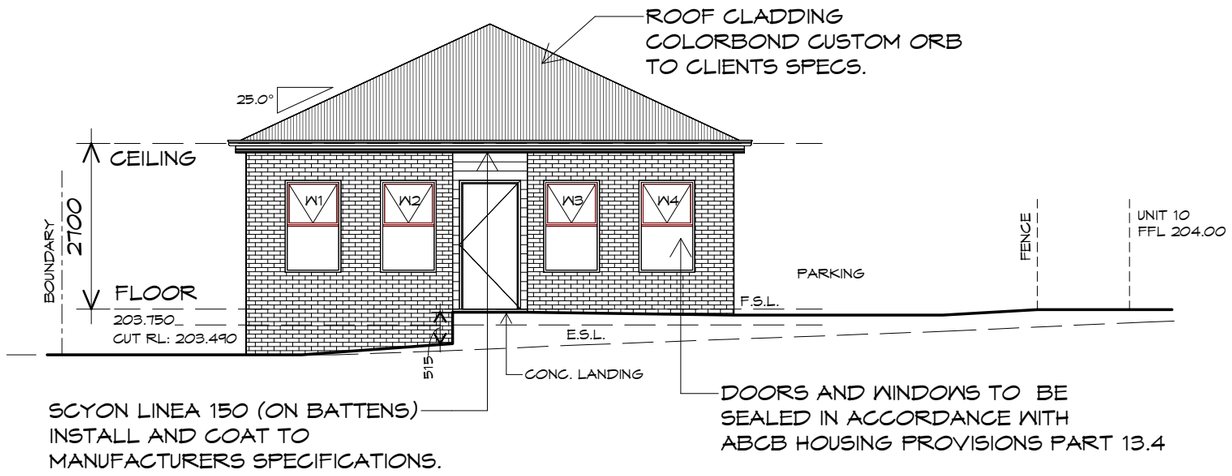


U9 SOUTH WESTERN ELEVATION

1 : 100



U9 SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -D1-04

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE D1 - UNIT 9

SMC - KEMPTON

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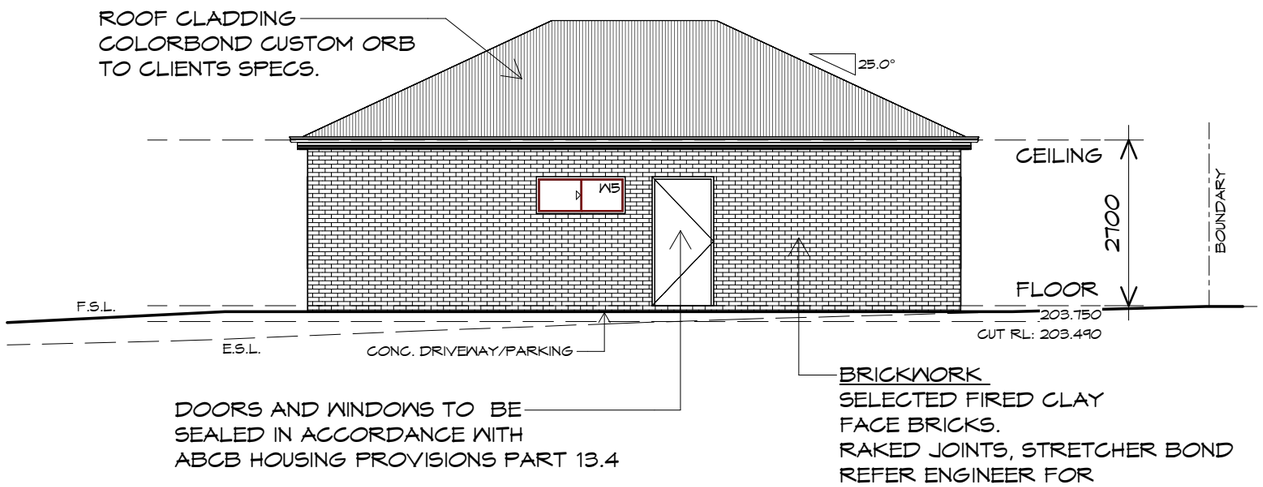
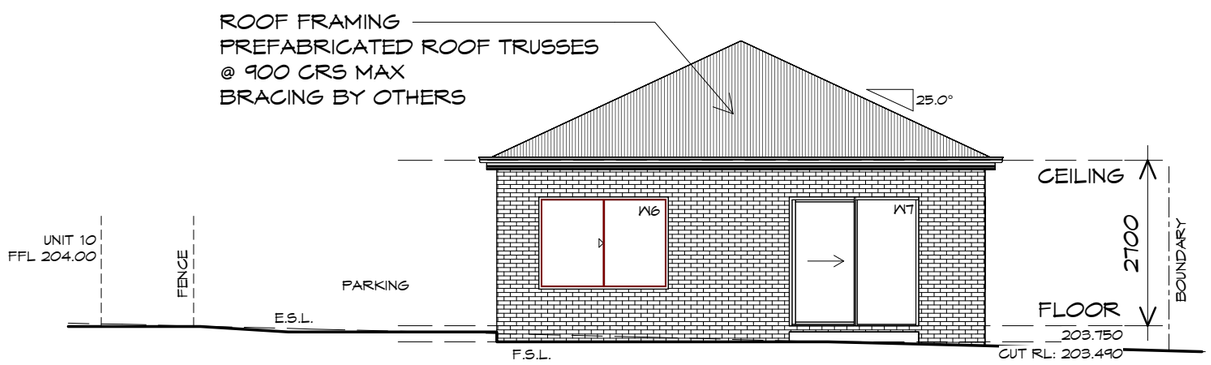
21.06.2024



U9 NORTH EASTERN ELEVATION

1 : 100



U9 NORTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no: PD21285 -D1-05

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE D1 - UNIT 9

SMC - KEMPTON

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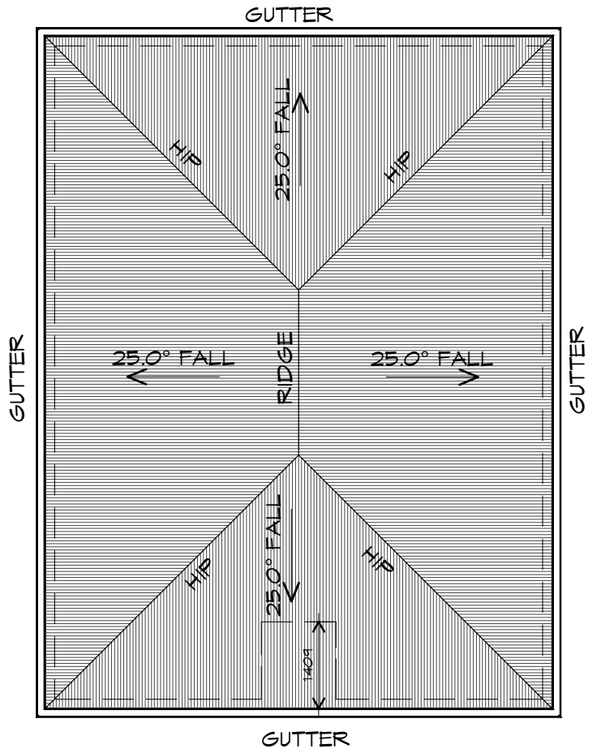

ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
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REQUIRED ARE TO BE IN ACCORDANCE
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ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
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OF CONTACT BETWEEN DIFFERENT ROOFING
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FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE D1

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.
Approved by: B.P.

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

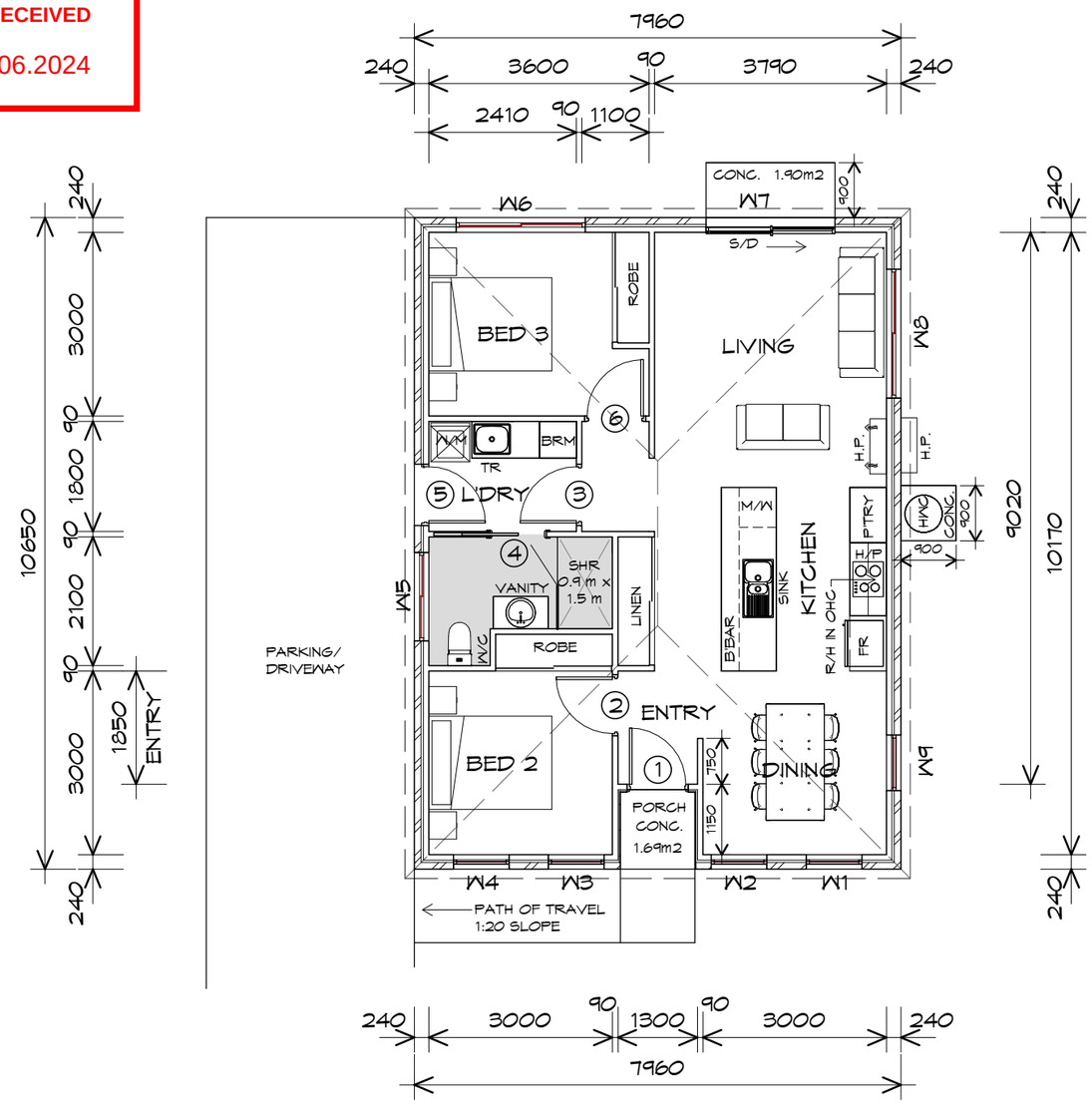
Project/Drawing no: PD21285 -D1-06
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

RECEIVED

21.06.2024



LEGEND

S/D	SLIDING DOOR
○ FW	FLOOR WASTE
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	CAVITY SLIDING DOOR	
5	920	EXTERNAL SOLID DOOR	
6	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	600	1450	SLIDING WINDOW	OPAQUE
W6	1500	2110	SLIDING WINDOW	
W7	2100	2110	SLIDING DOOR	RECESSED SILL
W8	600	2110	SLIDING WINDOW	
W9	1500	910	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

FLOOR PLAN

1 : 100

FLOOR AREA	82.99	m2	(8.92	SQUARES)
PORCH AREA	1.79	m2	(0.19	SQUARES)
TOTAL AREA	84.77		9.12	

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

TYPE D2 - UNIT 11

Prime Design

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: T.W.

Approved by: B.P.

Project/Drawing no: PD21285 -D2-01

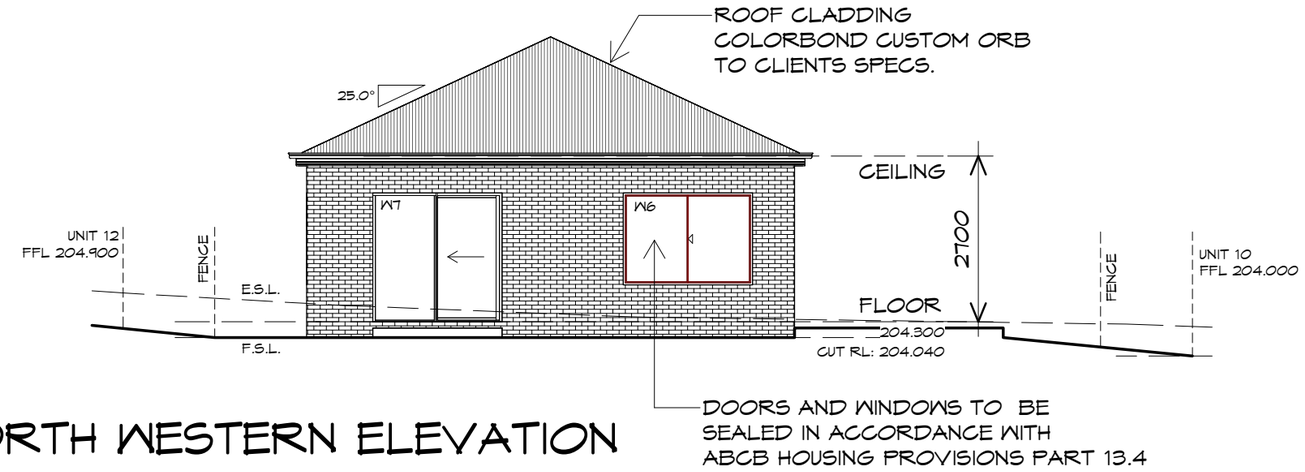
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

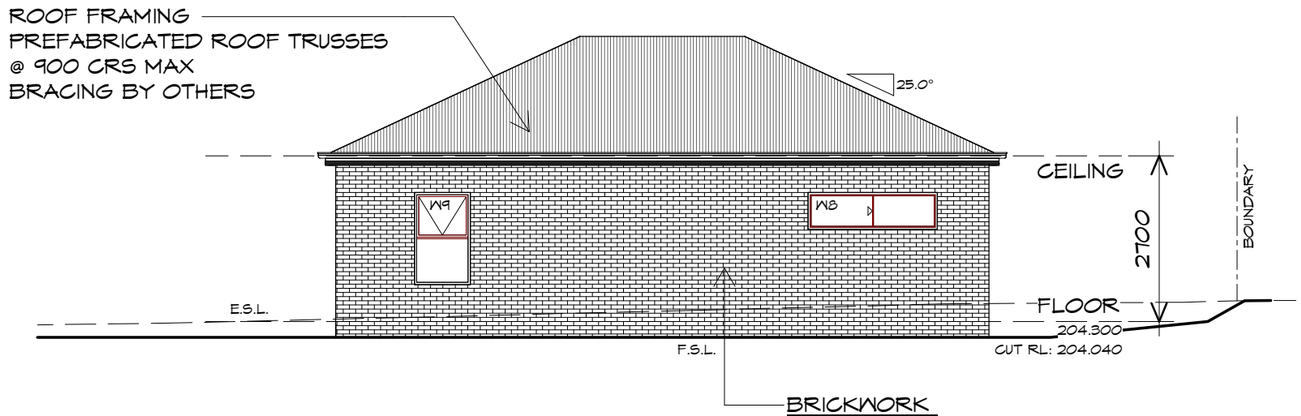
RECEIVED

21.06.2024



U11 NORTH WESTERN ELEVATION

1 : 100



U11 NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -D2-02

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE D2 - UNIT 11

SMC - KEMPTON

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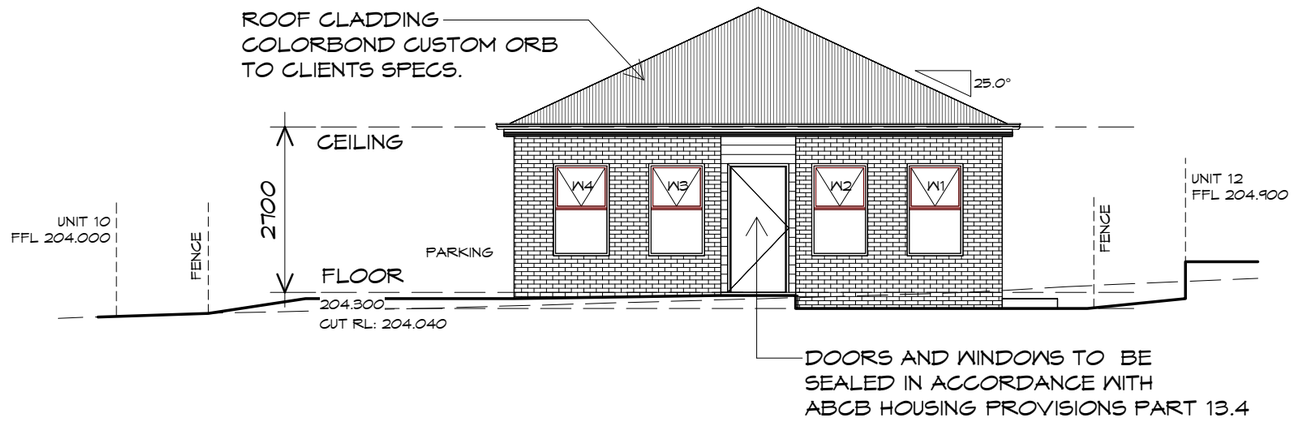
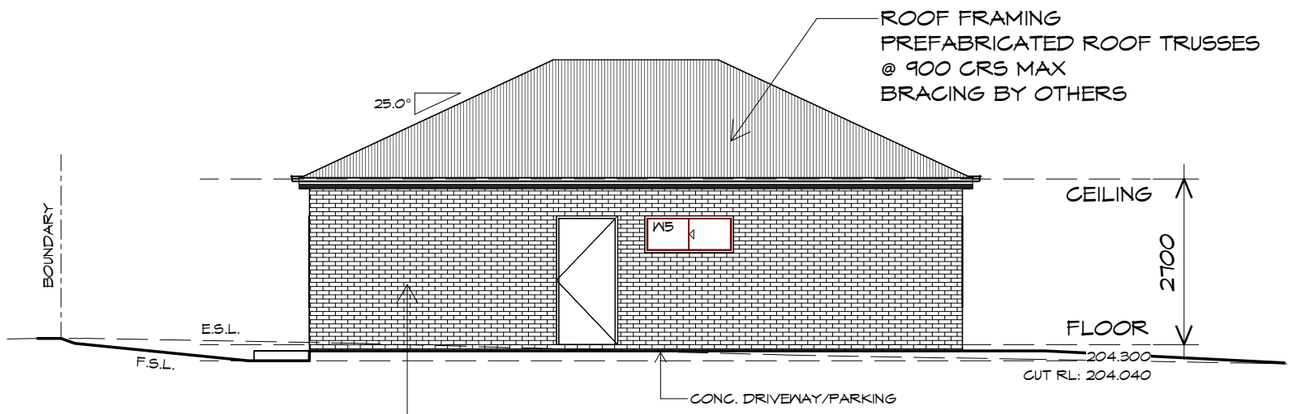


U11 SOUTH EASTERN ELEVATION

1 : 100



U11 SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE D2 - UNIT 11

Prime Design

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -D2-03

Revision: 05

BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

RECEIVED

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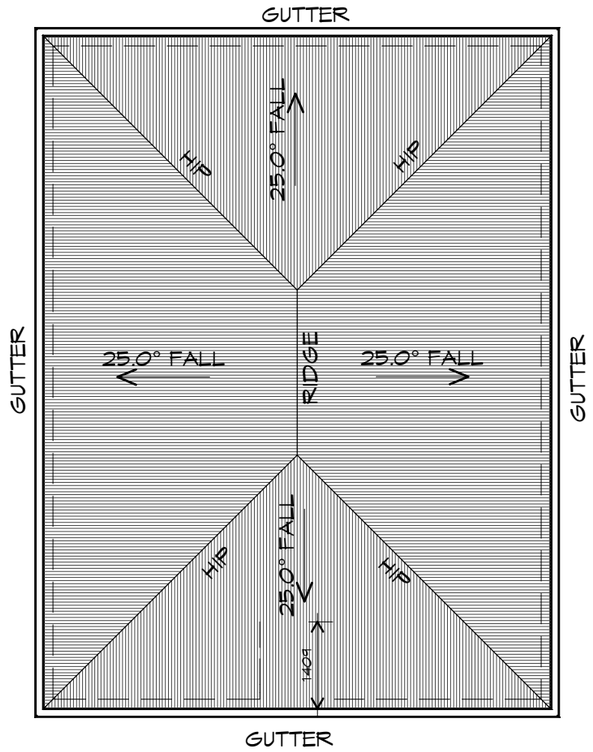

ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
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ROOF PLUMBING NOTES:

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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE D2 - UNIT 11

Prime Design

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160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
ROOF PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: B.P.

Project/Drawing no: PD21285 -D2-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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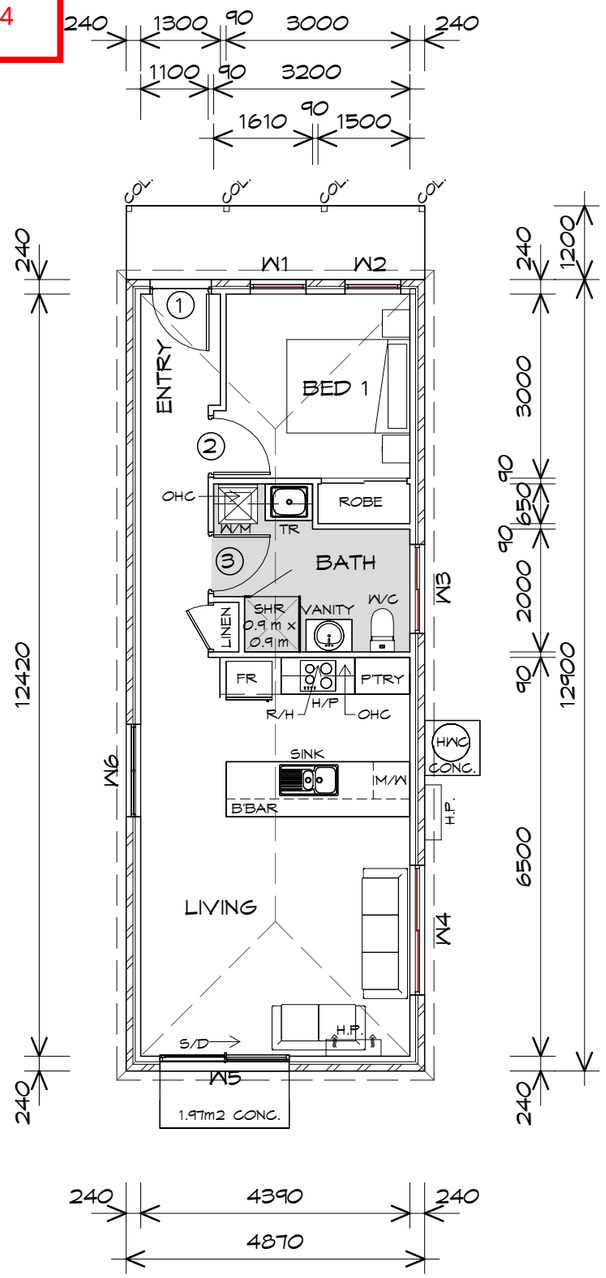

FLOOR PLAN

1 : 100

TYPE E1 - UNIT 1

FLOOR AREA	62.24	m2	(6.69	SQUARES)
PORCH AREA	6.43	m2	(0.69	SQUARES)
TOTAL AREA	68.67		7.38	

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

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	1450	SLIDING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	
W5	2100	2110	SLIDING DOOR	RECESSED SILL
W6	1500	1510	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **??? BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Prime Design

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: T.W.

Approved by: B.P.

Project/Drawing no: PD21285 -E1-01

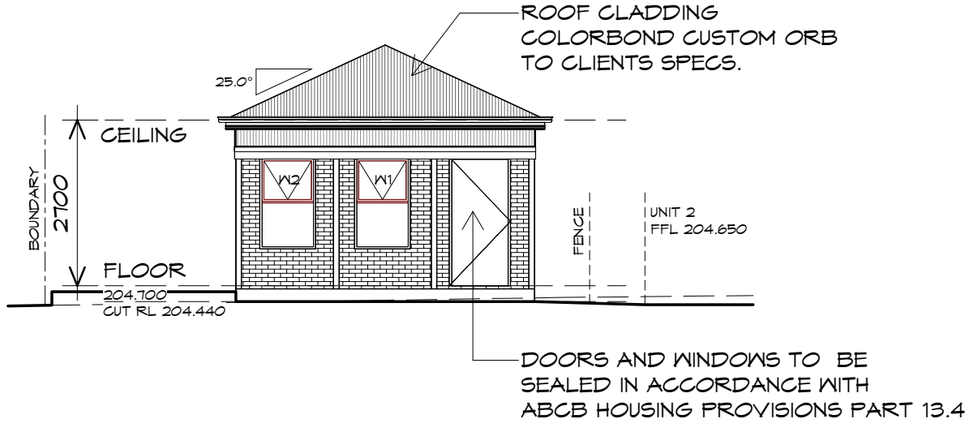
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

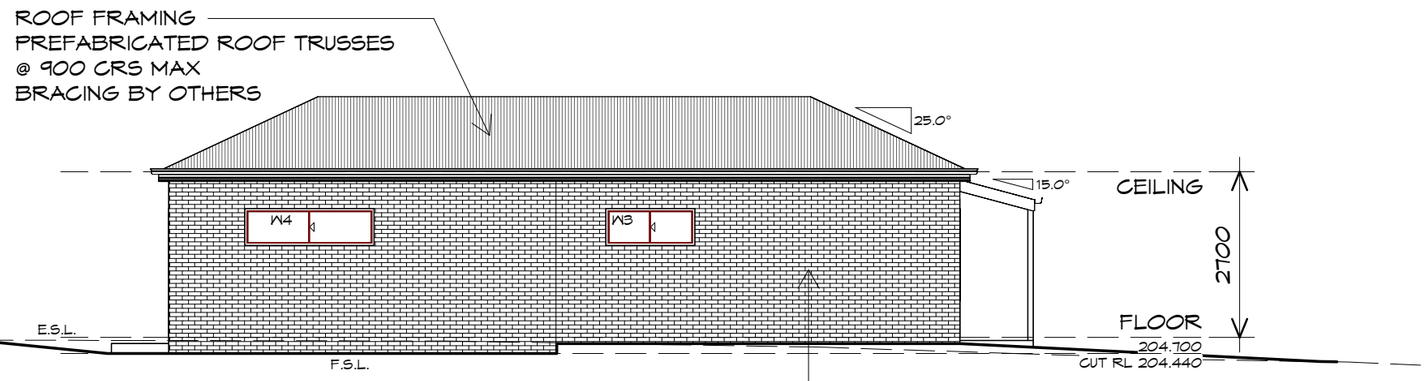
RECEIVED

21.06.2024



NORTH WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E1 - UNIT 1

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -E1-02

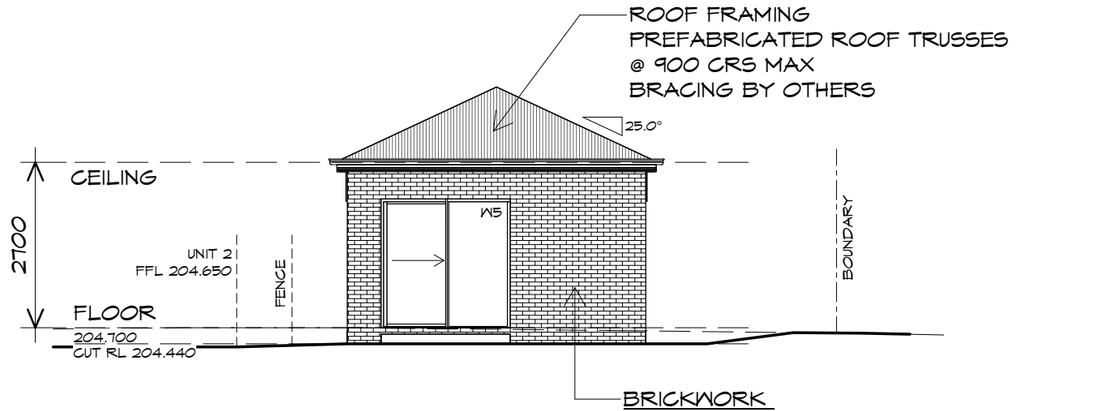
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

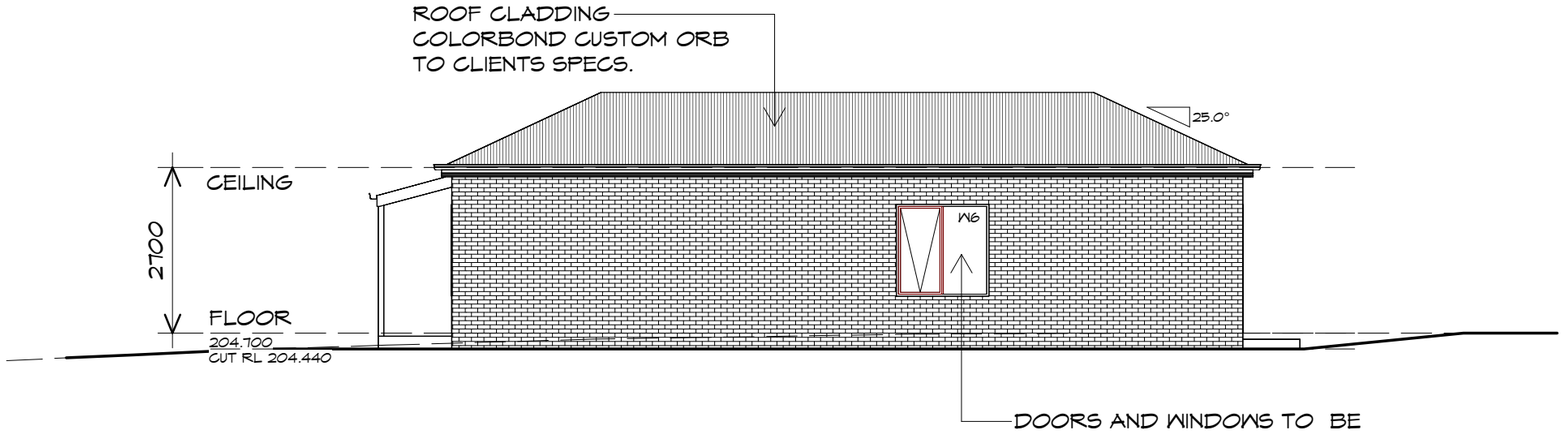
RECEIVED

21.06.2024



SOUTH EASTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E1 - UNIT 1

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -E1-03

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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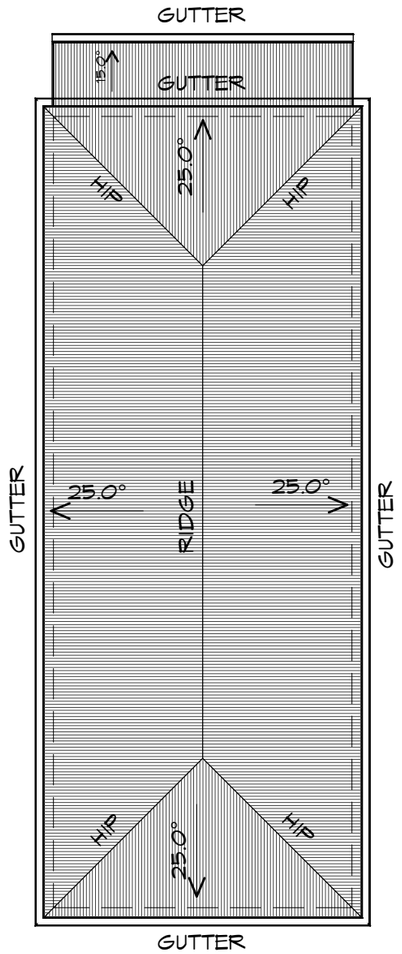

ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

TYPE E1 - UNIT 1

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
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DOWNPIPE POSITIONS SHOWN ON THIS
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REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
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METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
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OF CONTACT BETWEEN DIFFERENT ROOFING
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FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.
Approved by: B.P.

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E1-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

RECEIVED

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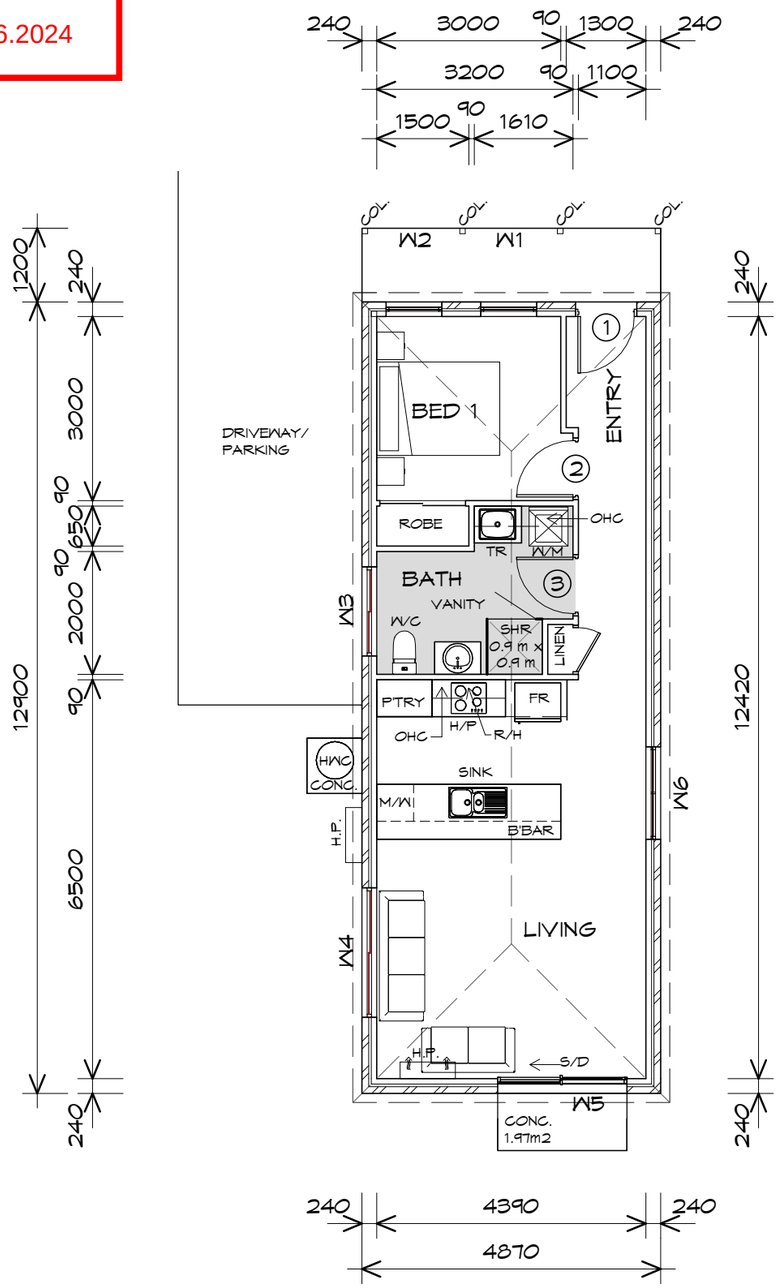

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PLANNING

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DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
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ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT ??? **BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

TYPE E2 - UNIT 2

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: T.W.

Approved by: B.P.

Project/Drawing no: PD21285 -E2-01

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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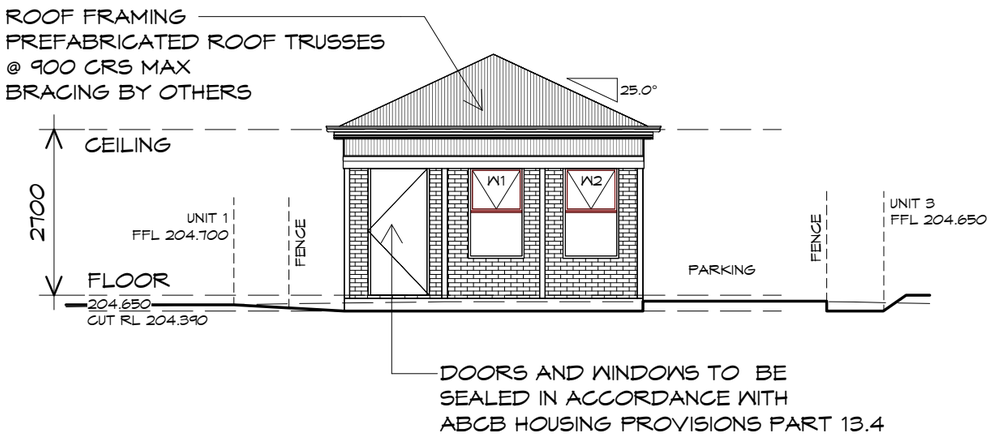
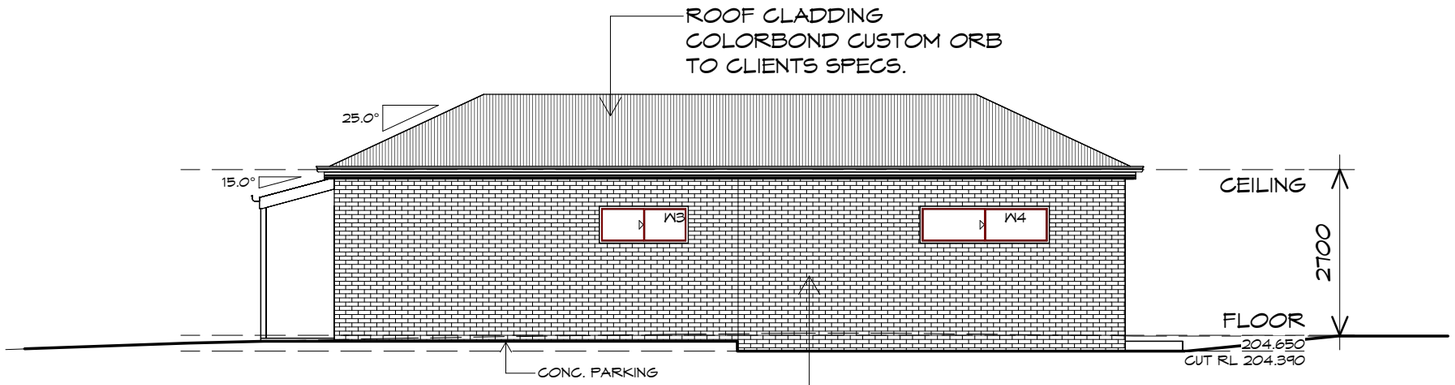


NORTH WESTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

PLANNING

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -E2-02

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE E2 - UNIT 2

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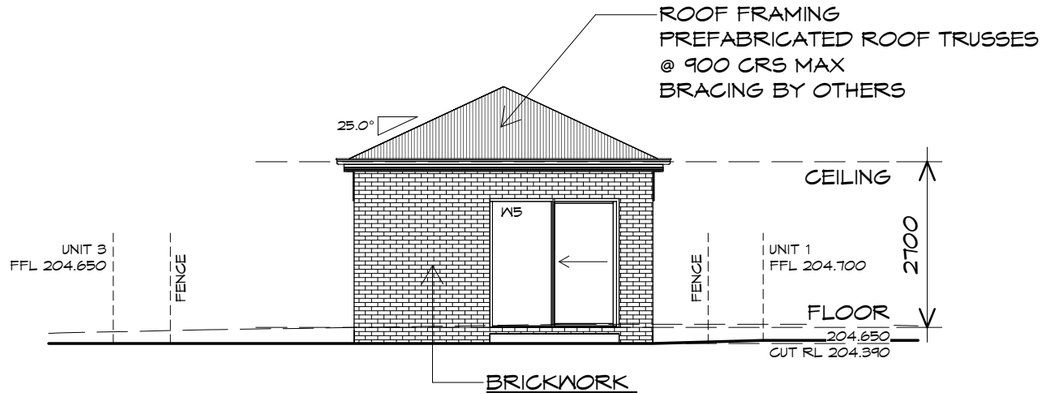
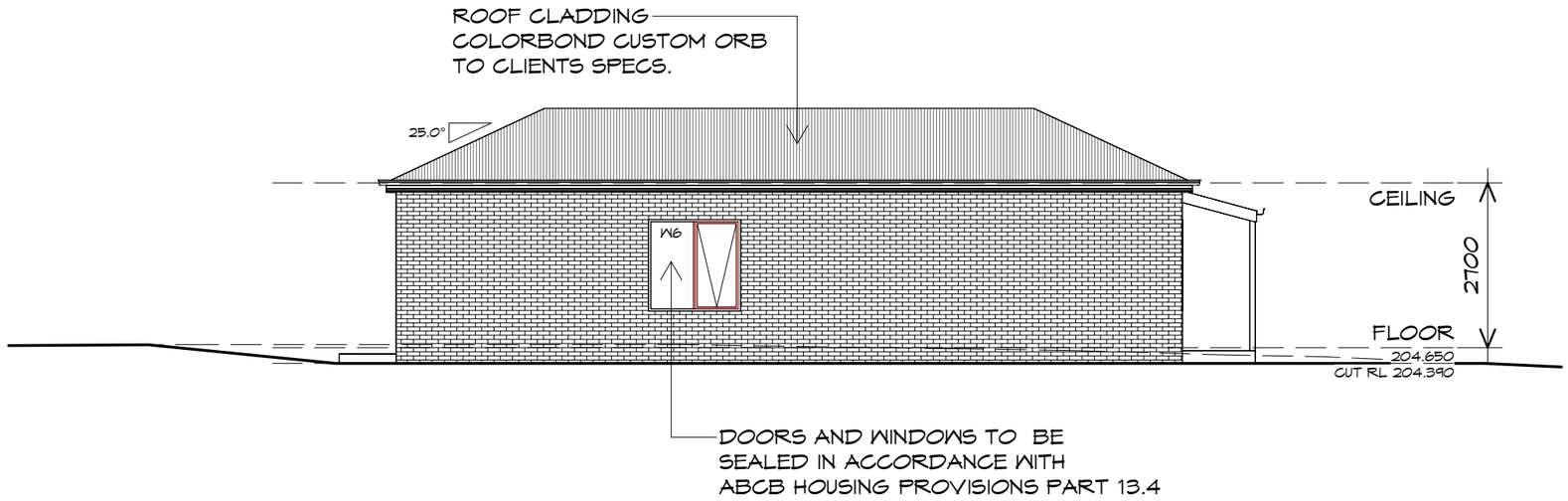


SOUTH EASTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

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Project:
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LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -E2-03

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE E2 - UNIT 2

SMC - KEMPTON

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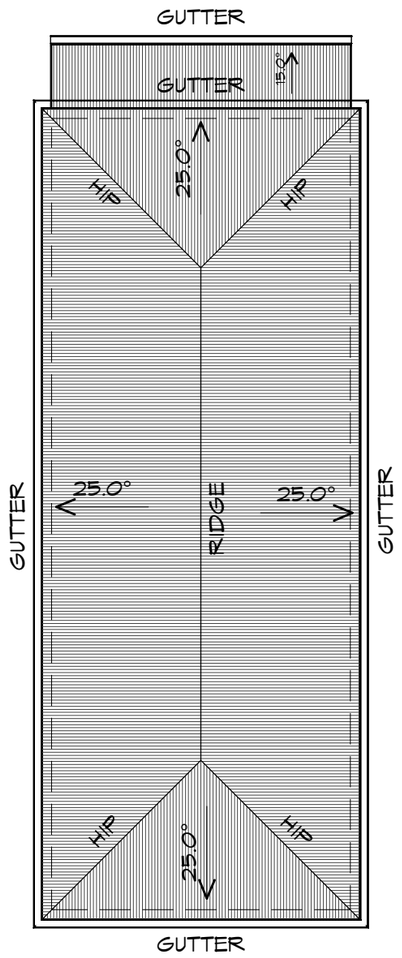

ROOF PLAN

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7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E2 - UNIT 2

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
ROOF PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: B.P.

Project/Drawing no: PD21285 -E2-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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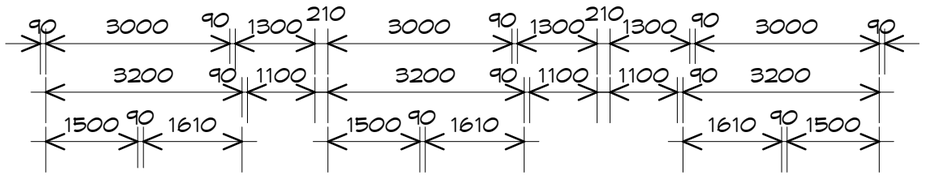

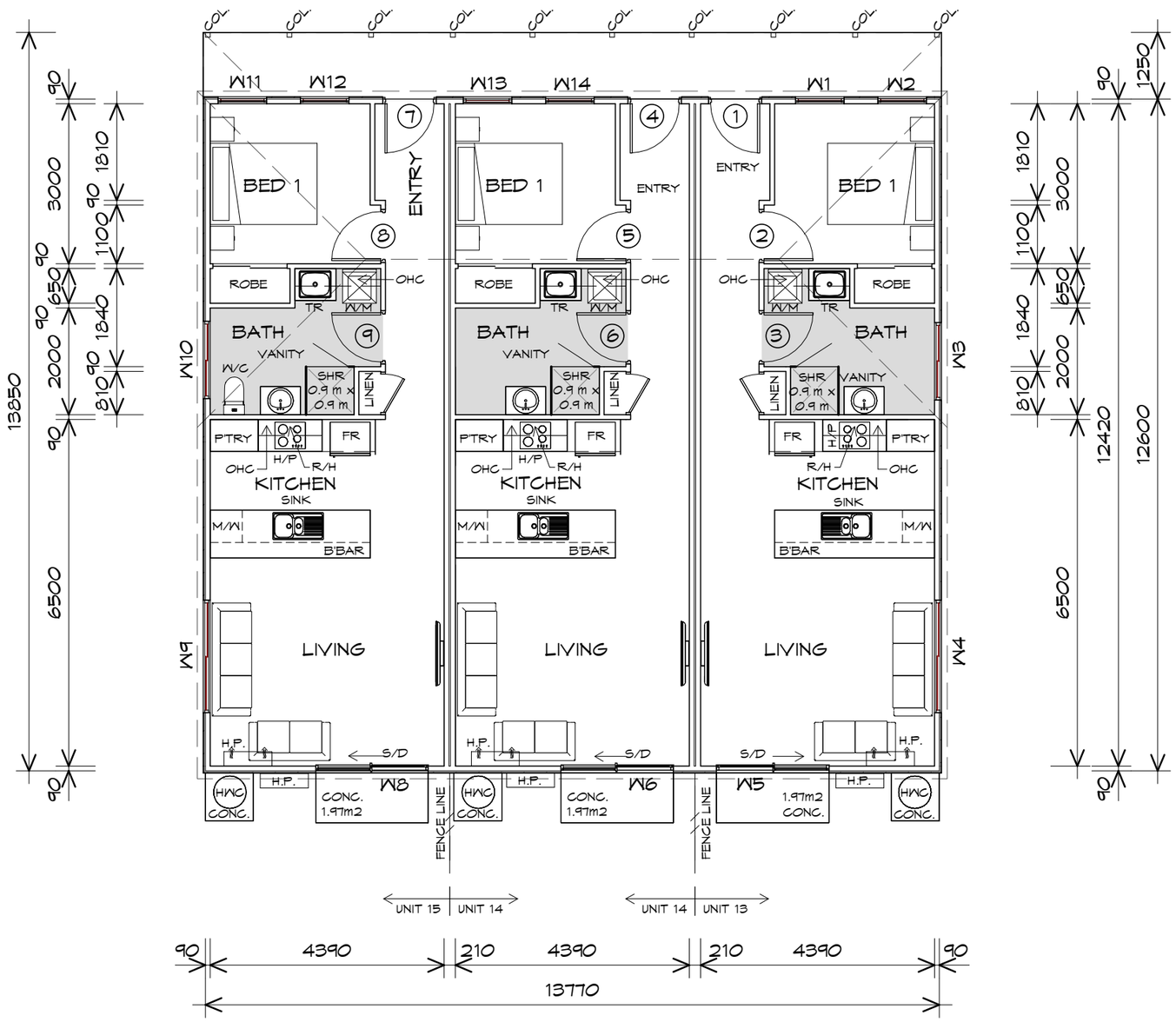

FLOOR PLAN

1 : 100

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	EXTERNAL SOLID DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	UNDERCUT DOOR 25mm
7	920	EXTERNAL SOLID DOOR	
8	920	INTERNAL TIMBER DOOR	
9	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	1450	SLIDING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	
W5	2100	2110	SLIDING DOOR	RECESSED SILL
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W8	2100	2110	SLIDING DOOR	RECESSED SILL
W9	600	2110	SLIDING WINDOW	
W10	600	1450	SLIDING WINDOW	OPAQUE
W11	1500	910	AWNING WINDOW	
W12	1500	910	AWNING WINDOW	
W13	1500	910	AWNING WINDOW	
W14	1500	910	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
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ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

PLANNING

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024

Scale: 1 : 100

Drafted by: T.W.

Approved by: B.P.

Project/Drawing no: PD21285 -E3-01

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE E3 - UNITS 13, 14, 15

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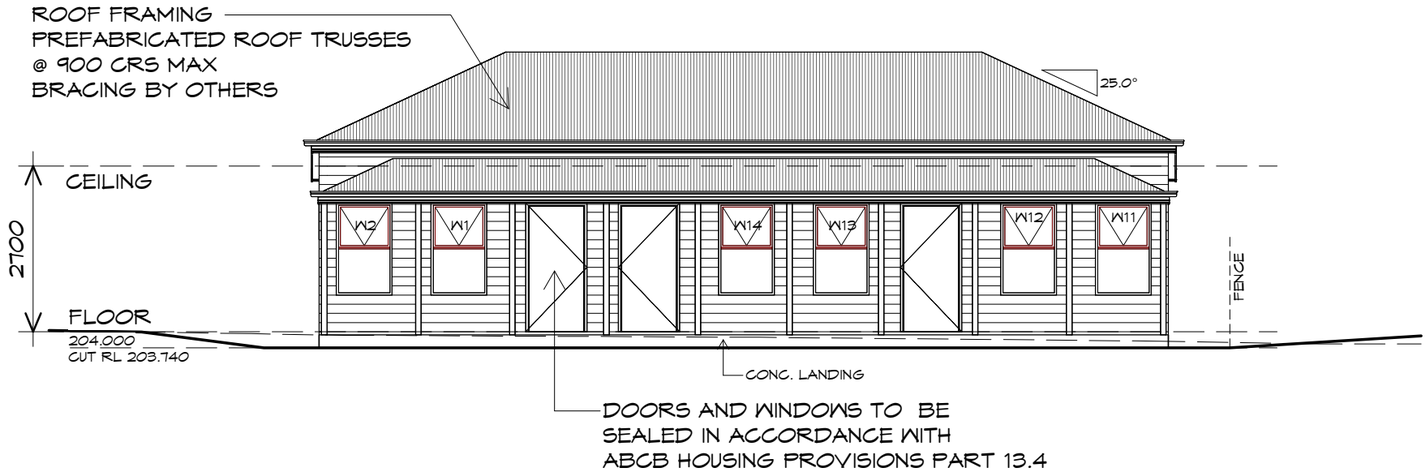
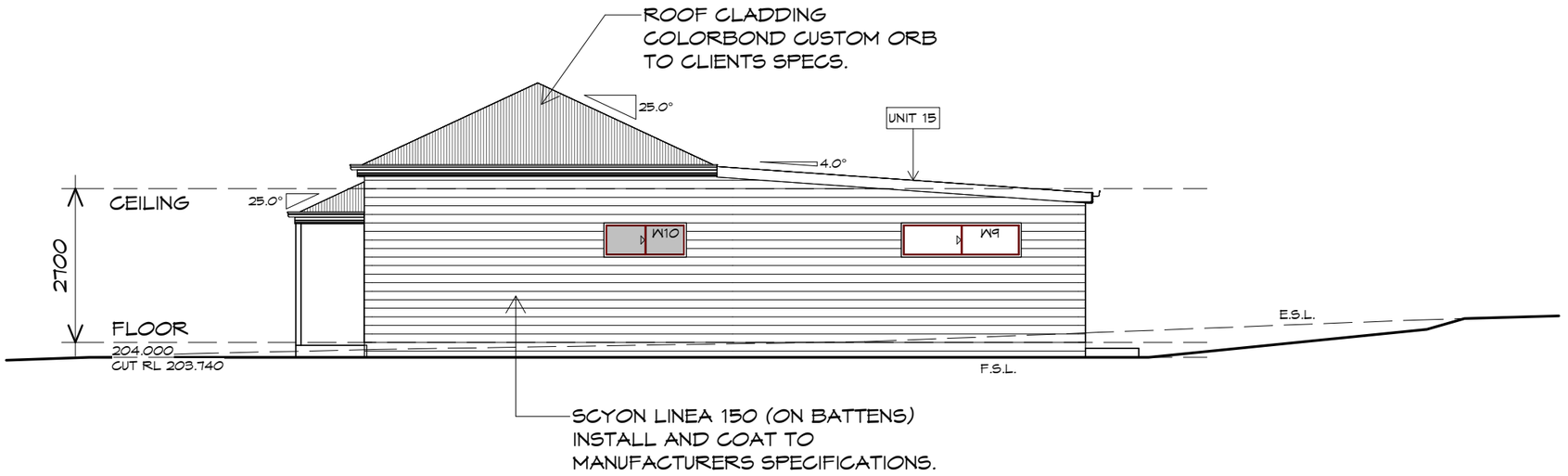


SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

PLANNING

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TYPE E3 - UNITS 13, 14, 15

Prime Design

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -E3-02

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON

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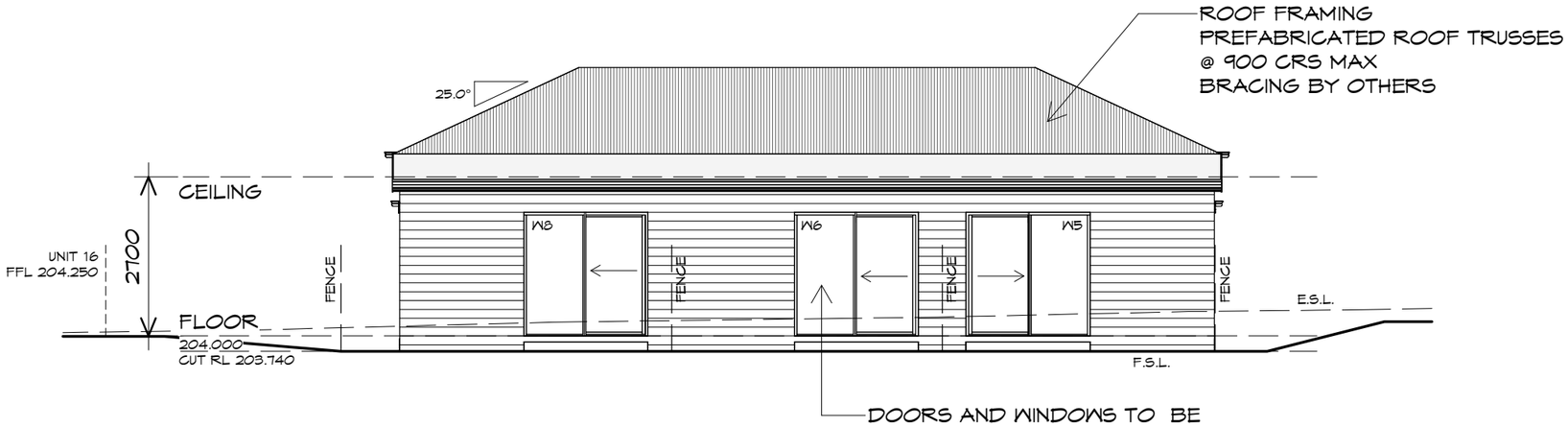
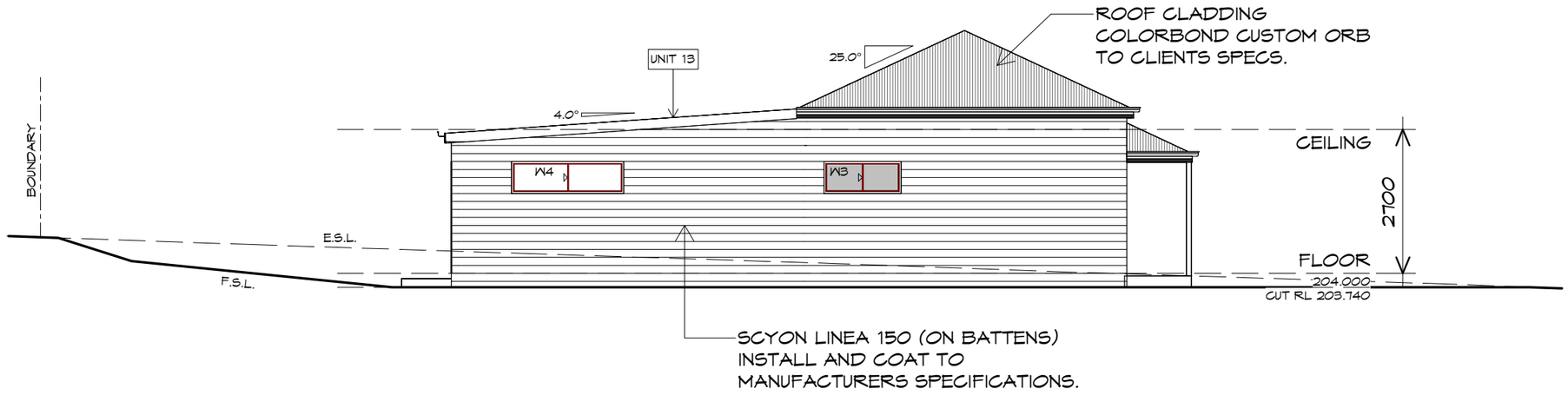


NORTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



NORTH WESTERN ELEVATION

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LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.

Approved by: B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024

Scale: 1 : 100

Project/Drawing no: PD21285 -E3-03

Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

TYPE E3 - UNITS 13, 14, 15

SMC - KEMPTON

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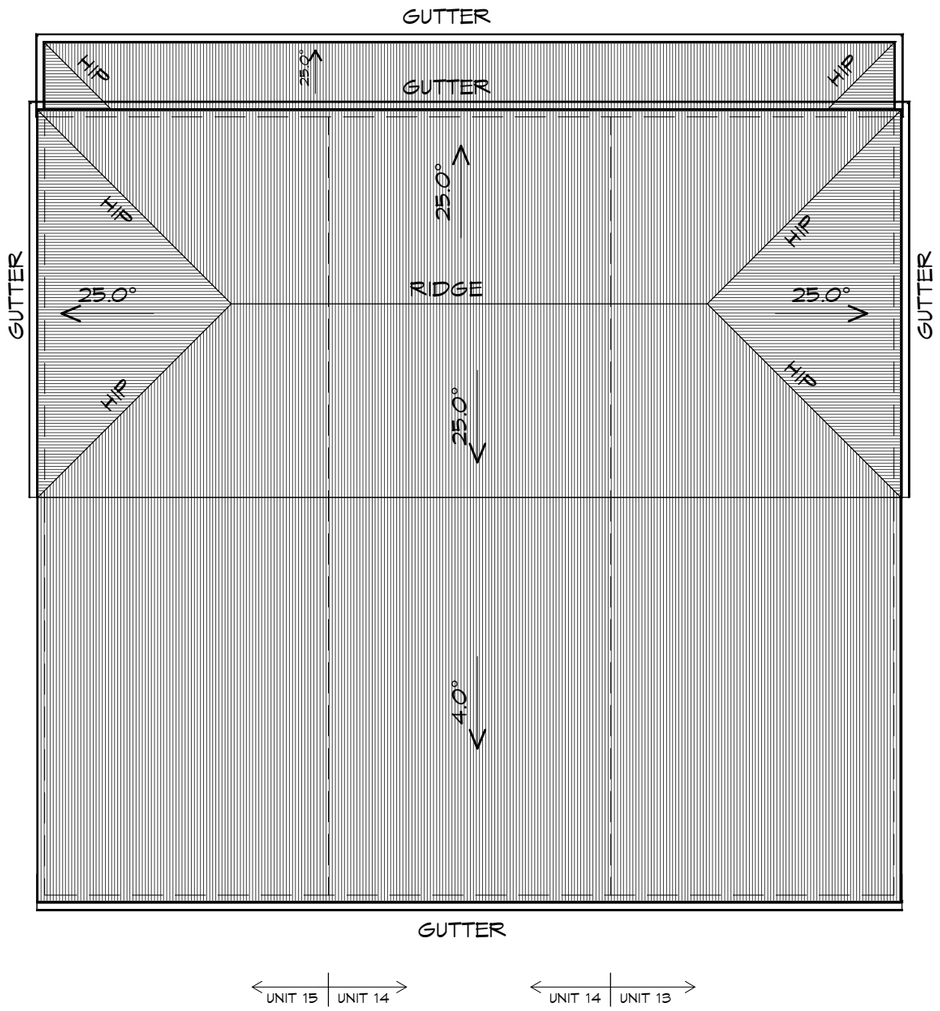

ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E3 - UNITS 13, 14, 15

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by: T.W.
Approved by: B.P.

BUILDING DESIGNERS AUSTRALIA

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E3-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

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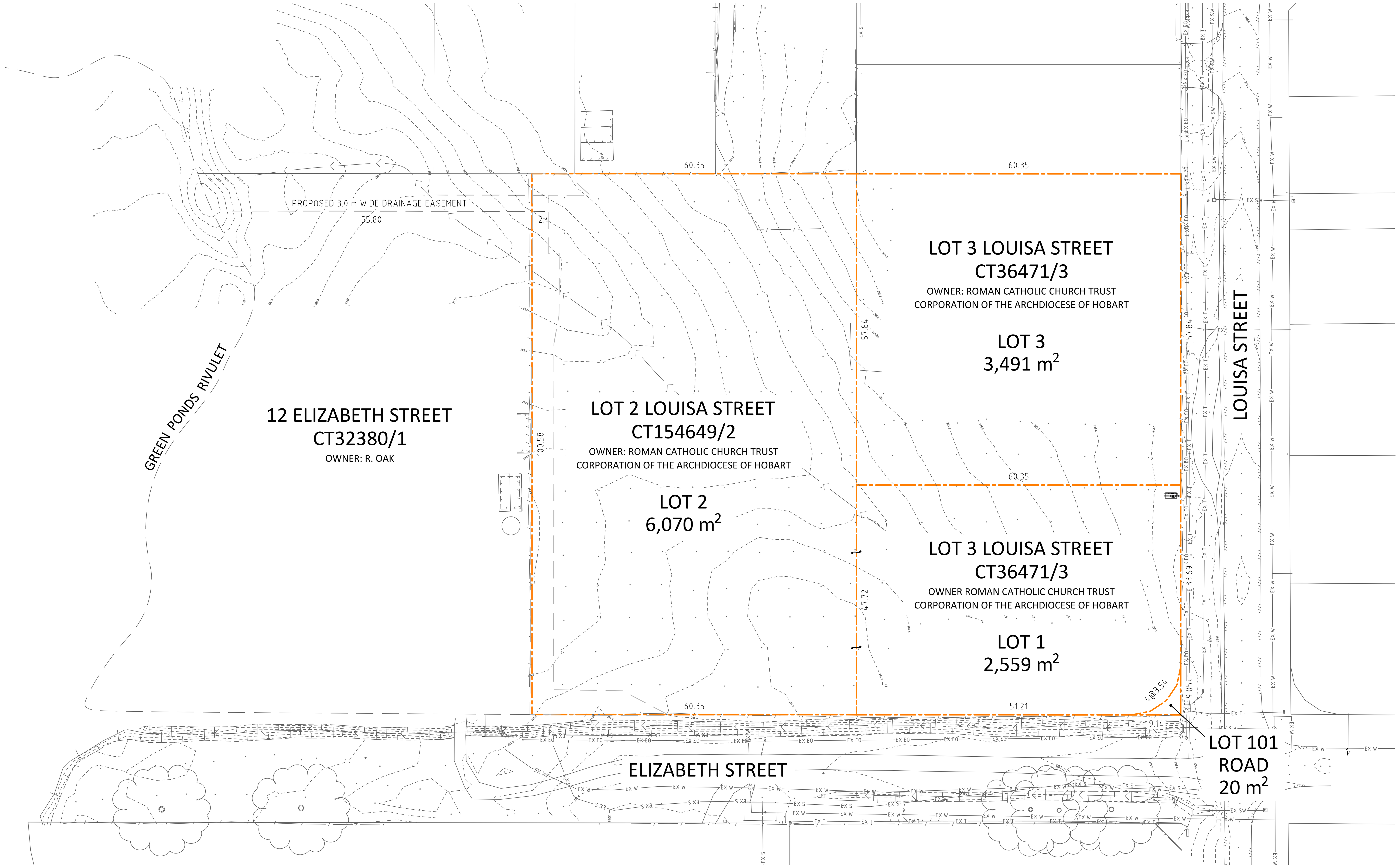


NOTE

- THIS PLAN HAS BEEN PREPARED ONLY FOR THE PURPOSE OF OBTAINING PRELIMINARY SUBDIVISION APPROVAL FROM THE LOCAL AUTHORITY AND IS SUBJECT TO THAT APPROVAL.
- ALL MEASUREMENTS AND AREAS ARE SUBJECT TO THE FINAL SURVEY.
- LOTS 1 AND 3 ARE TO BE CREATED FROM TITLE CT36471/3. LOT 1 TO BE CONSOLIDATED WITH LOT 2.

REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	20.06.2024

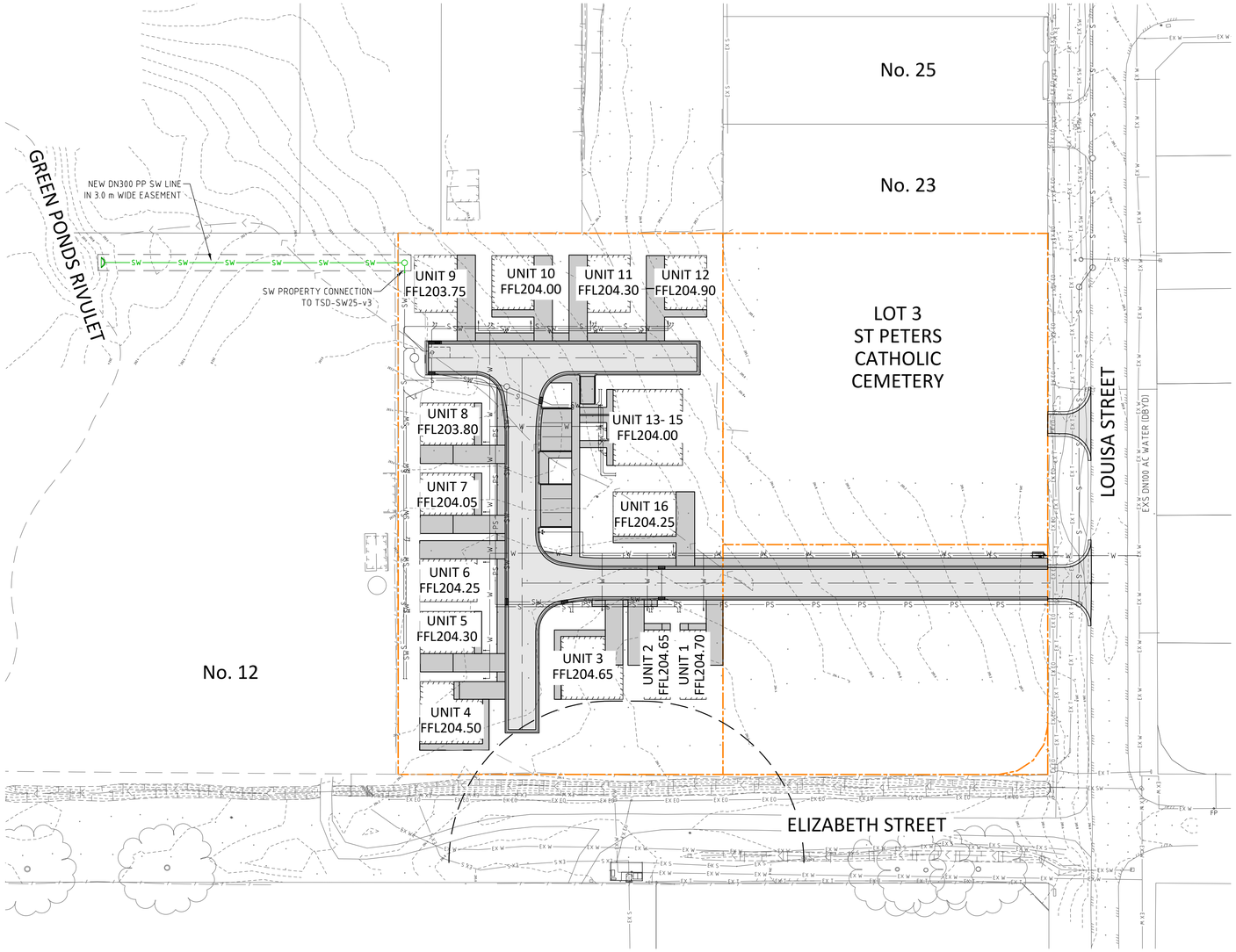
THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

GANDY AND ROBERTS CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877 fx 03 6223 7183

PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030

DRAWING TITLE
SUBDIVISION PLAN - 3 LOTS

SCALE	DESIGNED	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:500@A1	SP	SP	GR	21.0647	C050	A



REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	20.06.2024				

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North

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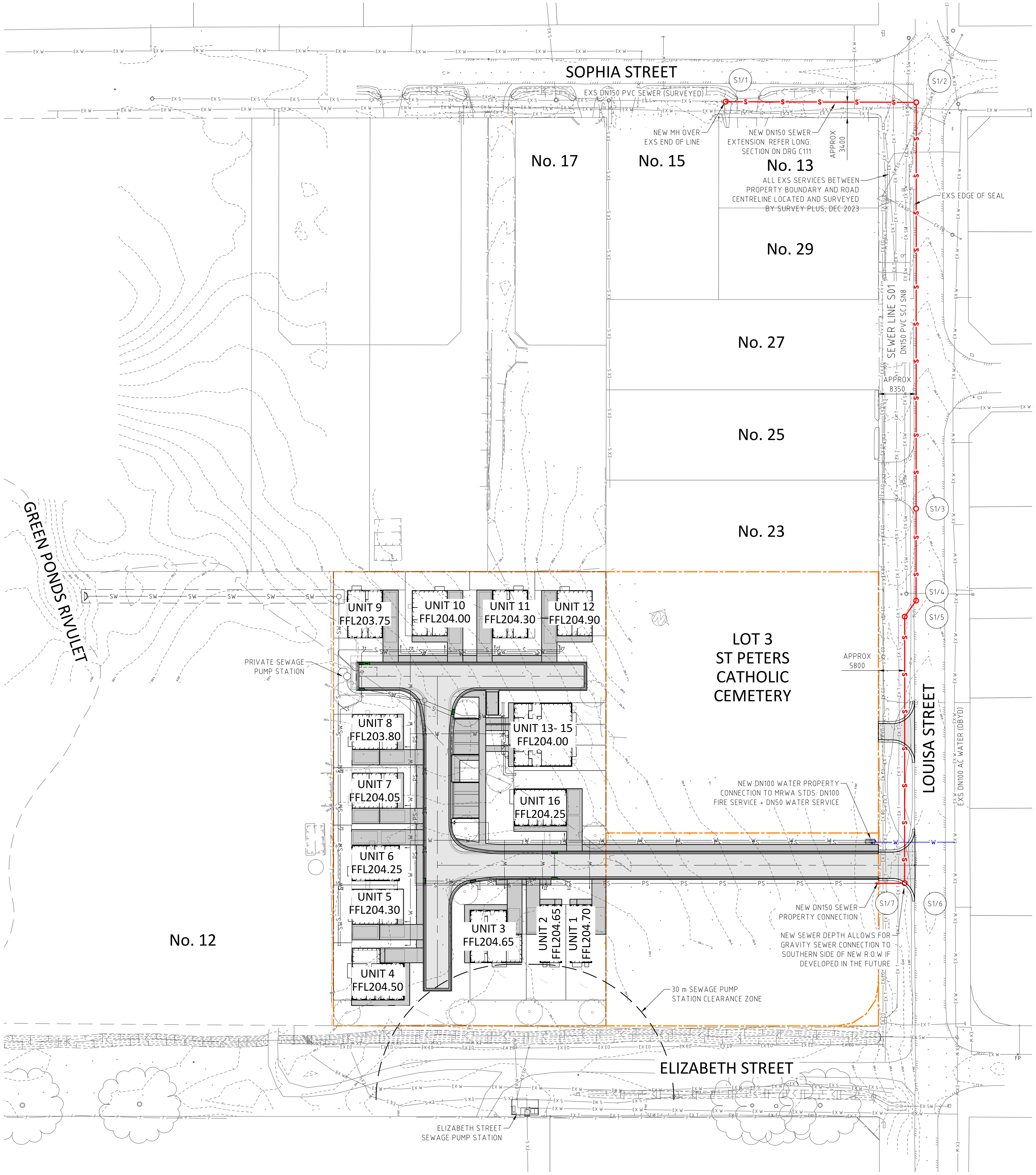
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
PUBLIC STORMWATER SERVICES

0 50mm SCALE 1:500@A1

DESIGNED	DRAWN	CHECKED
SP	SP	GR
PROJECT	DRAWING	REVISION
21.0647	C105	A



TASWATER SERVICE REQUIREMENTS

SEWAGE AT THE POINT OF CONNECTION

- AVERAGE DRY WEATHER SEWAGE FLOW (ADWF) : 0.09 L/s
- PEAK DRY WEATHER SEWAGE FLOW (PDWF): 0.75 L/s
- TOTAL SEWAGE FLOW: 1.27 L/s
- EQUIVALENT TENEMENTS: 16

WATER AT THE POINT OF CONNECTION

- REQUIRED PEAK DAY FLOW RATE : 9.2 L/s AT 300 kPa
- PEAK DAY USAGE: 13,255 L/DAY
- PROBABLE SIMULTANEOUS DEMAND (PSD): 2.3 L/s
- REQUIRED FIRE FLOW RATE: 10 L/s AT 300 kPa
- EQUIVALENT TENEMENTS: 9

REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	19.12.2023

REV	DESCRIPTION	APP'D	DATE

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North

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TASMANIA, AUSTRALIA 7000
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mail@gandyandroberts.com.au
ph 03 6223 8877 fx 03 6223 7183

PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030

DRAWING TITLE
TASWATER SEWER AND WATER SERVICES

0	50mm	SCALE 1:500@A1
DESIGNED SP	DRAWN SP	CHECKED GR
PROJECT 21.0647	DRAWING C110	REVISION A

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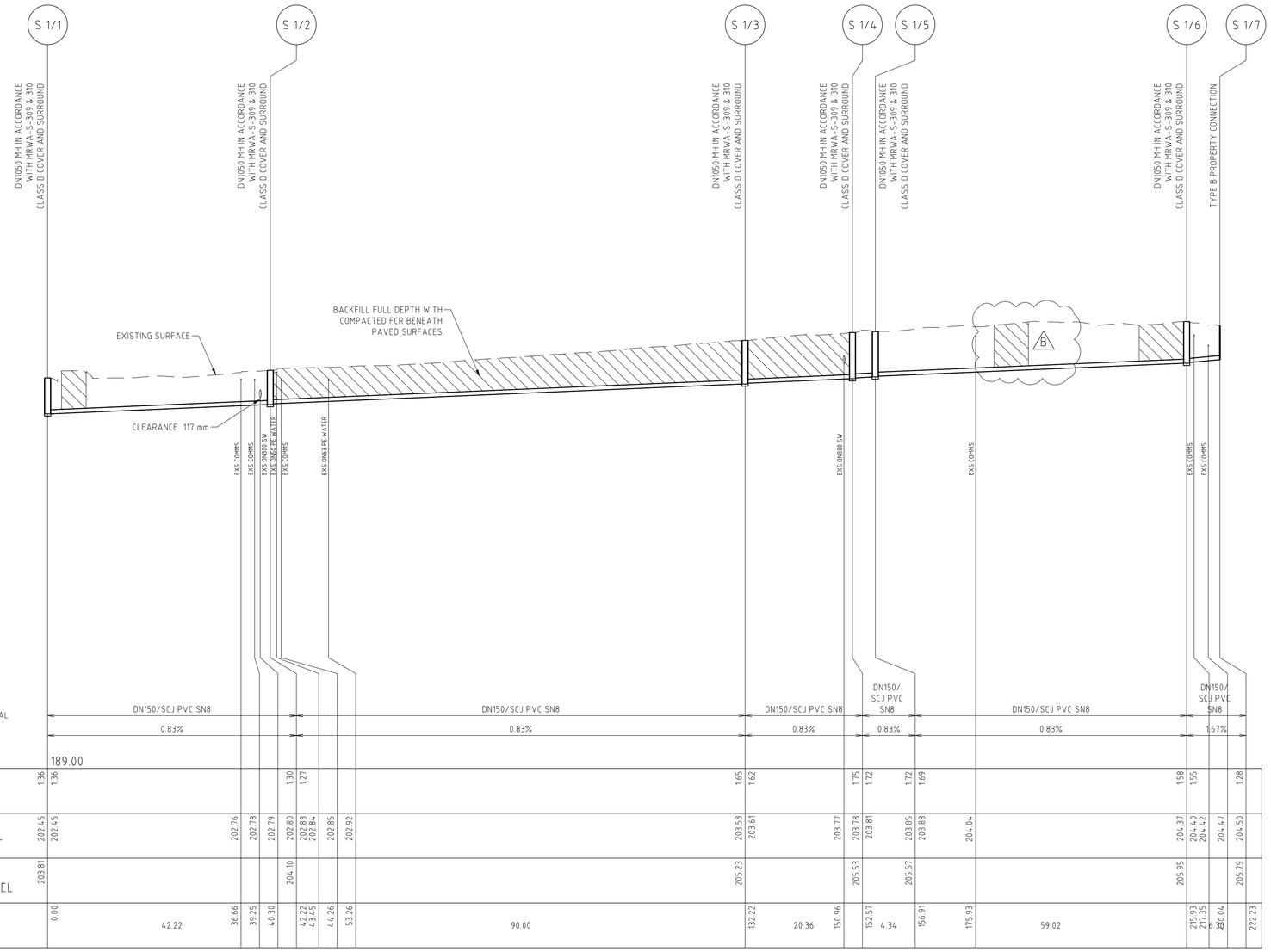
RECEIVED
21.06.2024

NOTES

- TASWATER TO PERFORM LIVE BREAK INS AND RE-BENCH AT DEVELOPERS COST
- MAINTENANCE HOLES TO BE IN ACCORDANCE WITH WSAA MRWA DRGS SERIES 300
- MAINTENANCE HOLES IN TRAFFICABLE AREAS TO BE IN ACCORDANCE WITH WSAA MRWA-S-309, 310 & 313
- CONCRETE BULKHEADS AND TRENCH STOPS TO BE IN ACCORDANCE WITH WSAA MRWA-S-206
- INSPECTION SHAFTS AND LOT CONNECTIONS TO BE IN ACCORDANCE WITH WSAA MRWA-S-301 WITH POLY COVER FOR ALL LOT CONNECTIONS
- ALL EXCAVATION WORK TO BE IN ACCORDANCE WITH SAFE WORK AUSTRALIA EXCAVATION WORK CODE OF PRACTICE (JULY 2012)

▨ COMPACTED 20 mm FCR BACKFILL UNDER ROADS, DRIVEWAYS AND FOOTPATHS



PUBLIC SEWER S01

SCALE 1:500 H 1:100 V

REV	DESCRIPTION	APP'D	DATE
B	DEVELOPMENT APPROVAL	SP	20.06.2024
A	DEVELOPMENT APPROVAL	SP	19.12.2023

REV	DESCRIPTION	APP'D	DATE

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FOR CONSTRUCTION

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mail@gandyandroberts.com.au
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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030

DRAWING TITLE
TASWATER SEWER LONGITUDINAL SECTION

0 50mm
SCALE 1:500@A1

DESIGNED	DRAWN	CHECKED
SP	SP	GR

PROJECT	DRAWING	REVISION
21.0647	C111	B

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UNIT 9
FFL203.75
UNIT 10
FFL204.00
UNIT 11
FFL204.30
UNIT 12
FFL204.90
EXS WATERCOURSE
GROUP BIN COLLECTION AREAS TO BE DESIGNATED ON FOOTPATH USING DECOMARK PREFORMED THERMOPLASTIC SURFACE MARKINGS
UNDERGROUND STORMWATER TREATMENT. REFER GANDY AND ROBERTS STORMWATER MANGEMENT REPORT FOR DETAILS
PRIVATE SEWAGE PUMP STATION
ROAD 3
LOT 3
ST PETERS CATHOLIC
CEMETERY
TASWATER SEWER EXTENSION. REFER DRG C110
UNIT 13
FFL204.00
UNIT 14
FFL204.00
UNIT 15
FFL204.00
UNIT 8
FFL203.80
3.6 m WIDE SEALED ACCESS TO TSD-R03-v3. LOCATED AT EXS CEMETERY GATE
LOUISA STREET
UNIT 7
FFL204.05
UNIT 16
FFL204.25
DUAL FIRE HYDRANT
CONCRETE DRIVEWAY TO EACH UNIT
NEW DN100 WATER PROPERTY CONNECTION TO MRWA STDS, DN100 FIRE SERVICE + DN50 WATER SERVICE
SEALED INTERNAL DRIVEWAY
1.5 m WIDE CONCRETE FOOTPATH
UNIT 6
FFL204.25
TYPE KCM KERB
ROAD 1
5.8 m WIDE SEALED ACCESS TO TSD-R03-v3
SEWER PRESSURE MAIN
WASTE BIN COLLECTION LOCATIONS
ALL PARKING TO BE COMPLIANT WITH AS/NZS 2890.1:2004
NEW DN150 SEWER PROPERTY CONNECTION
UNIT 5
FFL204.30
ROAD 2
UNIT 3
FFL204.65
UNIT 2
FFL204.65
UNIT 1
FFL204.70
LEGEND
EXISTING WATER SUPPLY
PROPOSED WATER SUPPLY
PROPOSED FIRE SUPPLY
EXISTING SEWER DRAIN
PROPOSED SEWER DRAIN
PROPOSED PRESSURE SEWER
EXISTING STORMWATER DRAIN
PROPOSED STORMWATER DRAIN
PROPOSED PRESSURE STORMWATER
No. 12
UNIT 4
FFL204.50
30 m SEWAGE PUMP STATION CLEARANCE ZONE
EXS OPEN DRAIN

REV	DESCRIPTION	APP'D	DATE
B	DEVELOPMENT APPROVAL	SP	20.06.2024
A	DEVELOPMENT APPROVAL	SP	19.12.2023

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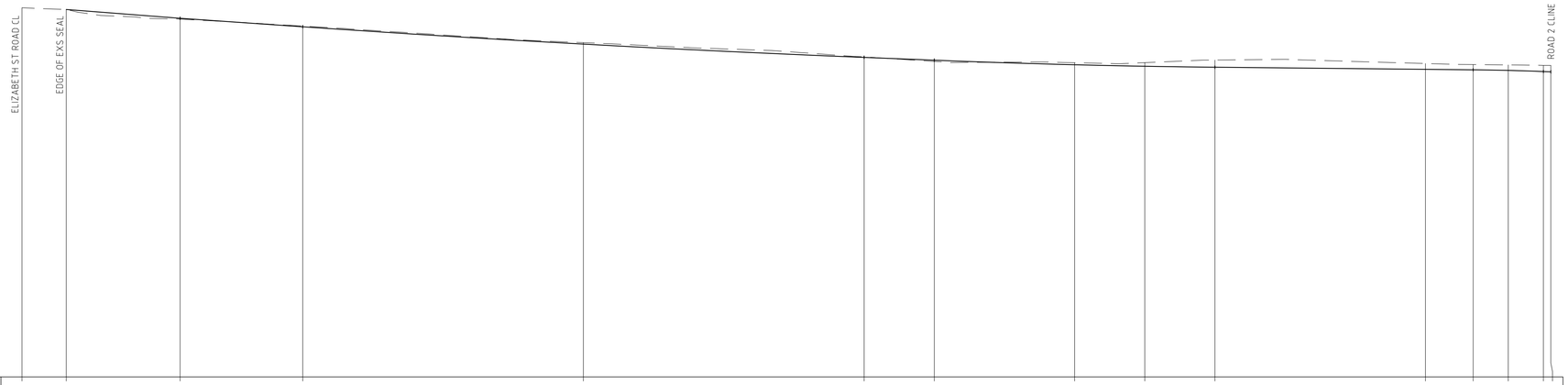
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030

DRAWING TITLE
SITE SERVICES PLAN

SCALE	DESIGNED	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:200@A1	SP	SP	SP	21.0647	C120	B



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21.06.2024

DATUM RL193

VERTICAL ALIGNMENT	EXS ROAD	-3.4% 8.1mL	-3.5% 8.7mL		40.0mVC 27.5K	-2.0% 5.0mL		20.0mVC 13.3K		-0.5% 18.4mL			5.0mVC 3.4K	-2.0% 0.5mL
CUT (-)/FILL	0.011	-0.034	0.030	-0.024	-0.053	-0.018	0.045	-0.071	-0.129	-0.255	-0.207	-0.186	-0.196	-0.217 -0.228
DESIGN CENTRELINE LEVEL	206.155	206.049	205.770	205.468	204.851	204.378	204.278	204.116	204.062	204.028	203.953	203.936	203.914	203.874 203.864
EXISTING SURFACE LEVEL	206.144	206.083	205.740	205.493	204.904	204.396	204.233	204.187	204.191	204.283	204.160	204.122	204.110	204.091 204.092
CHAINAGE	0.00	3.15	11.26	20.00	40.00	60.00	65.00	75.00	80.00	85.00	100.00	103.40	105.90	108.40 108.93
HORIZONTAL CURVE DATA														

LONGITUDINAL SECTION: ROAD 01

SCALE HOR 1:200 VER 1:100

DATUM RL193

VERTICAL ALIGNMENT	-0.9% 27.5mL			15.0mVC 12.9K		-2.1%	11.0mVC 27.2K	-1.7% 1.0mL		12.1mVC 5.9K		0.4% 2.5mL	
CUT (-)/FILL	-0.138	-0.207	-0.208 -0.211	-0.196	-0.133	-0.098	-0.031	-0.023	-0.031	-0.036 -0.040	-0.059	-0.106	-0.145
DESIGN CENTRELINE LEVEL	204.130	203.949	203.884 203.881	203.792	203.708	203.658	203.550	203.453	203.437	203.371 203.368	203.356	203.361	203.364
EXISTING SURFACE LEVEL	204.268	204.156	204.092 204.092	203.988	203.840	203.757	203.581	203.476	203.468	203.407 203.408	203.416	203.466	203.510
CHAINAGE	0.00	20.00	27.25 27.50	35.00	40.00	42.50	48.00	53.50	54.47	60.00 60.51	64.22	66.56	69.10
HORIZONTAL CURVE DATA													

LONGITUDINAL SECTION: ROAD 02

SCALE HOR 1:200 VER 1:100

DATUM RL193

VERTICAL ALIGNMENT	-4.0% 18.3mL			20.0mVC 5.8K			-0.6% 11.6mL	
CUT (-)/FILL	-0.162	-0.239	-0.250	-0.204	-0.147	-0.004	0.064	0.197
DESIGN CENTRELINE LEVEL	204.500	203.763	203.696	203.446	203.363	203.300	203.289	203.230
EXISTING SURFACE LEVEL	204.662	204.002	203.945	203.650	203.510	203.304	203.225	203.033
CHAINAGE	0.00	18.26	20.00	28.26	32.50	38.26	40.00	49.90
HORIZONTAL CURVE DATA								

LONGITUDINAL SECTION: ROAD 03

SCALE HOR 1:200 VER 1:100

REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	19.12.2023

REV	DESCRIPTION	APP'D	DATE

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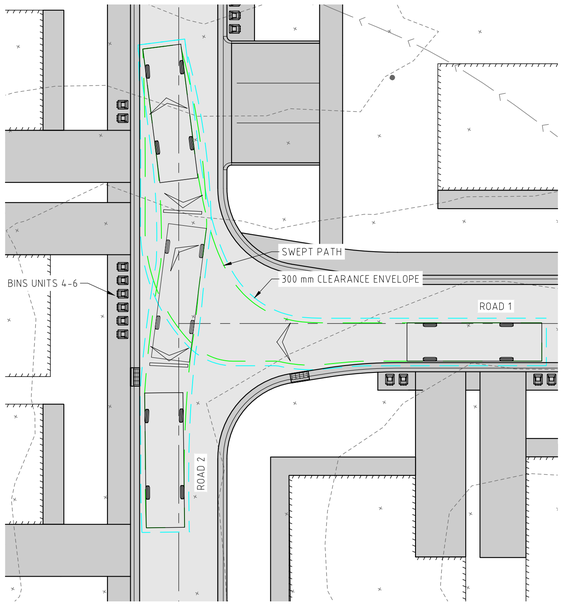
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
DRIVEWAY LONGITUDINAL SECTIONS

0 50mm

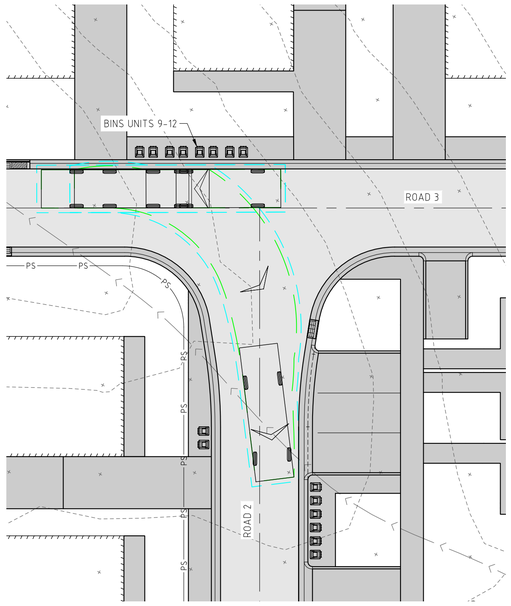
SCALE		
1:200@A1		
DESIGNED	DRAWN	CHECKED
SP	SP	SP
PROJECT	DRAWING	REVISION
21.0647	C125	A

6/20/2024 10:30:12 AM S:\Projects\2021\21.0647 Lot 2 Louisa Street - CEH PD21285\5 - GR drawings\CIV - Working drawings, model\21.0647 C.dwg



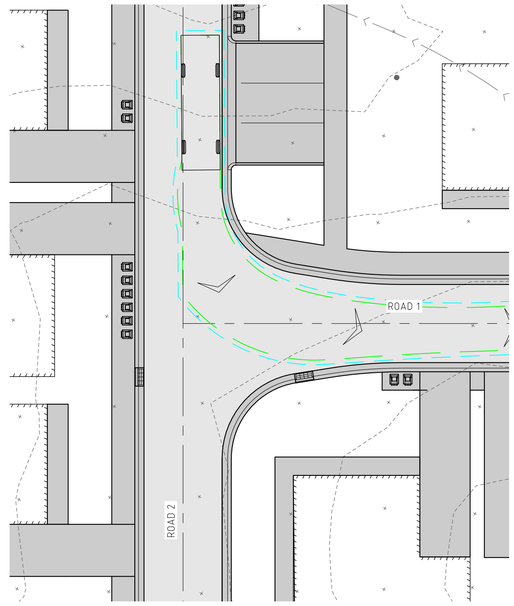
WASTE COLLECTION TRUCK

SCALE 1:200
MOVEMENT: WASTE TRUCK REVERSES BACK INTO SOUTHERN LEG OF ROAD 2. FORWARD MOVEMENT TO COLLECT BINS FROM UNITS 4-6.



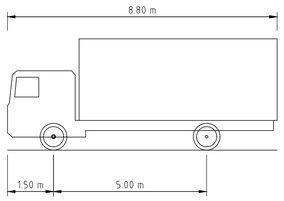
WASTE COLLECTION TRUCK

SCALE 1:200
MOVEMENT: WASTE TRUCK REVERSES BACK INTO WESTERN LEG OF ROAD 3. FORWARD MOVEMENT TO COLLECT BINS FROM UNITS 9-12, FOLLOWED BY SHORT REVERSE TO FACILITATE FORWARD EXIT



WASTE COLLECTION TRUCK

SCALE 1:200



STANDARDS AUSTRALIA AS/NZS 2890.1:2004
MRV - MEDIUM RIGID VEHICLE

OVERALL LENGTH	8.80 m
OVERALL WIDTH	2.50 m
OVERALL BODY HEIGHT	3.66 m
MIN BODY GROUND CLEARANCE	0.42 m
TRACK WIDTH	2.50 m
LOCK-TO-LOCK TIME	4.00 s
KERB TO KERB TURNING RADIUS	10.00 m

SWEPT PATHS GENERATED USING AUTODESK VEHICLE TRACKING 2024 SOFTWARE

VEHICLE PROFILE

NTS

REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	19.12.2023

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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
SWEPT PATHS

0 50mm SCALE 1:200@A1

DESIGNED	DRAWN	CHECKED
SP	SP	SP
PROJECT	DRAWING	REVISION
21.0647	C130	A

Property Details Search

SEARCH PID :

- Home
- Contents
- Accounts
- Client Request Form
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- Current Land Title
- Property and Valuation Details
- Priority Notice
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- Scanned Dealings
- Renumbered Plans
- Dispatch Enquiry
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- LISTmap

PID	Address
5463995	"ST PETERS CATHOLIC CEMETERY", LOUISA STREET, KEMPTON TAS 7030

Generate Property Report ($8.00)

Find Associated Title Documents

▲ Top of page

Putting it all together.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
36471	3
EDITION	**DATE OF ISSUE**
2	24-Mar-2009
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

Town of KEMPTON
Lot 3 on Diagram 36471
Derivation : Whole of Lot 3 (Section D) to M. Callaghan
Prior CT 4486/98

SCHEDULE 1

C896272 ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART Registered 24-Mar-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

ST PETERS KEMPTON
CATHOLIC CEMETERY

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
154649	2
EDITION	**DATE OF ISSUE**
1	22-Jul-2008
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

Town of KEMPTON
Lot 2 on Plan 154649
Derivation : Whole of Lot 2, 1A-2R-0P. Granted to Hugh Mccabe.
Derived from A24202

SCHEDULE 1

ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART

SCHEDULE 2

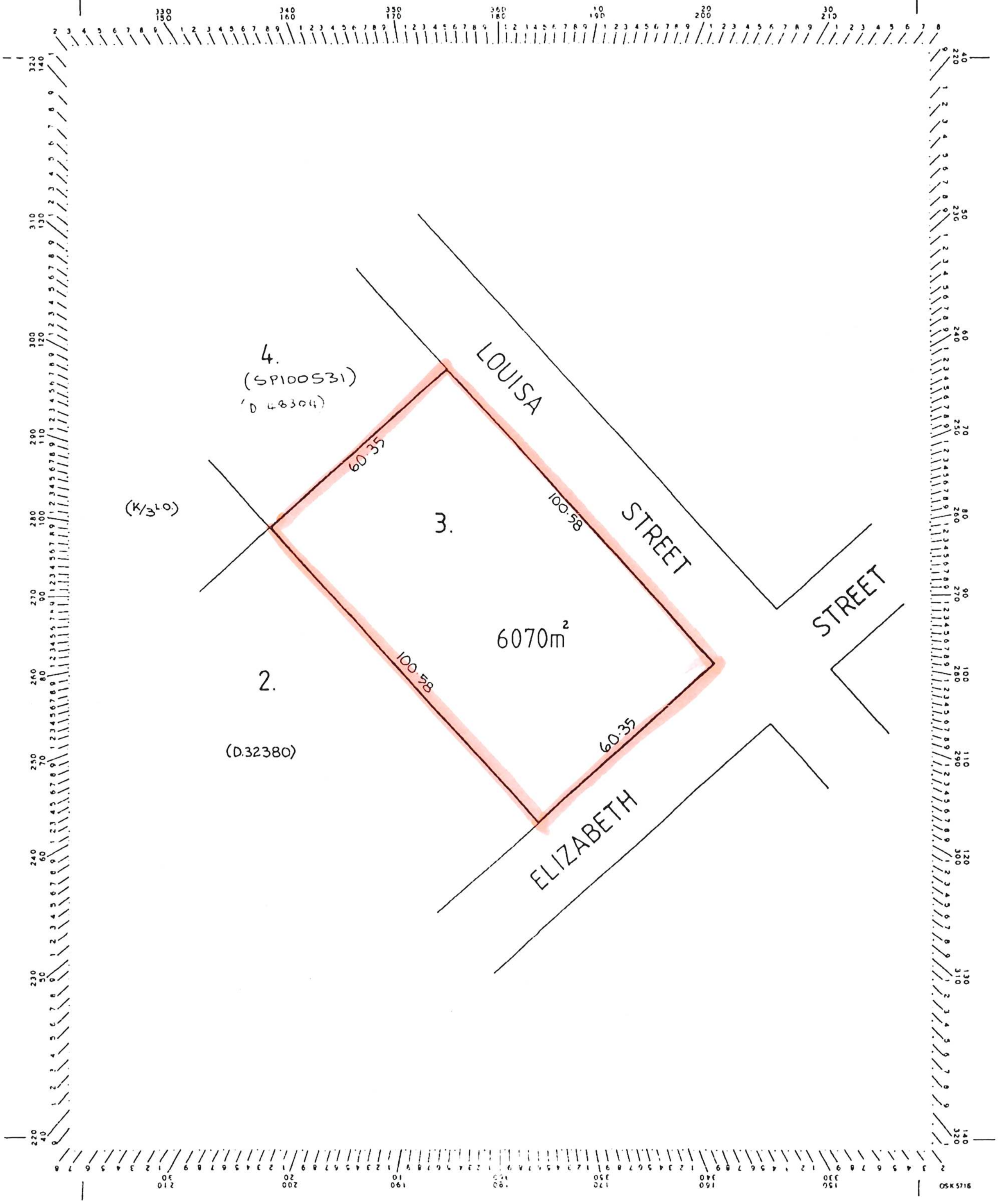
Reservations and conditions in the Crown Grant if any

Cemetery.
Louisa St
Kempton.

St Peters
Catholic Cemetery

3

Owner L.T. ACT 1980	PLAN OF SURVEY of land situated in the TOWN OF KEMPTON SECTION D. COMPILED FROM (K/3ᴸ0)	Registered Number D.36471
Title Reference A7640		Approved
(1·2·0) GTD TO MARY CALLAGHAN	SCALE 1 1000 MEASUREMENTS IN METRES	Recorder of Titles



OWNER LAND TITLES ACT 1980

FOLIO REFERENCE A24202

GRANTEE WHOLE OF LOT 2 1A-2R-0P GRANTED TO HUGH McCABE

PLAN OF TITLE

LOCATION TOWN OF KEMPTON SECTION D

FIRST SURVEY PLAN No. K/3 L.O.

COMPILED BY LDRB

SCALE 1: 1250 LENGTHS IN METRES

Registered Number

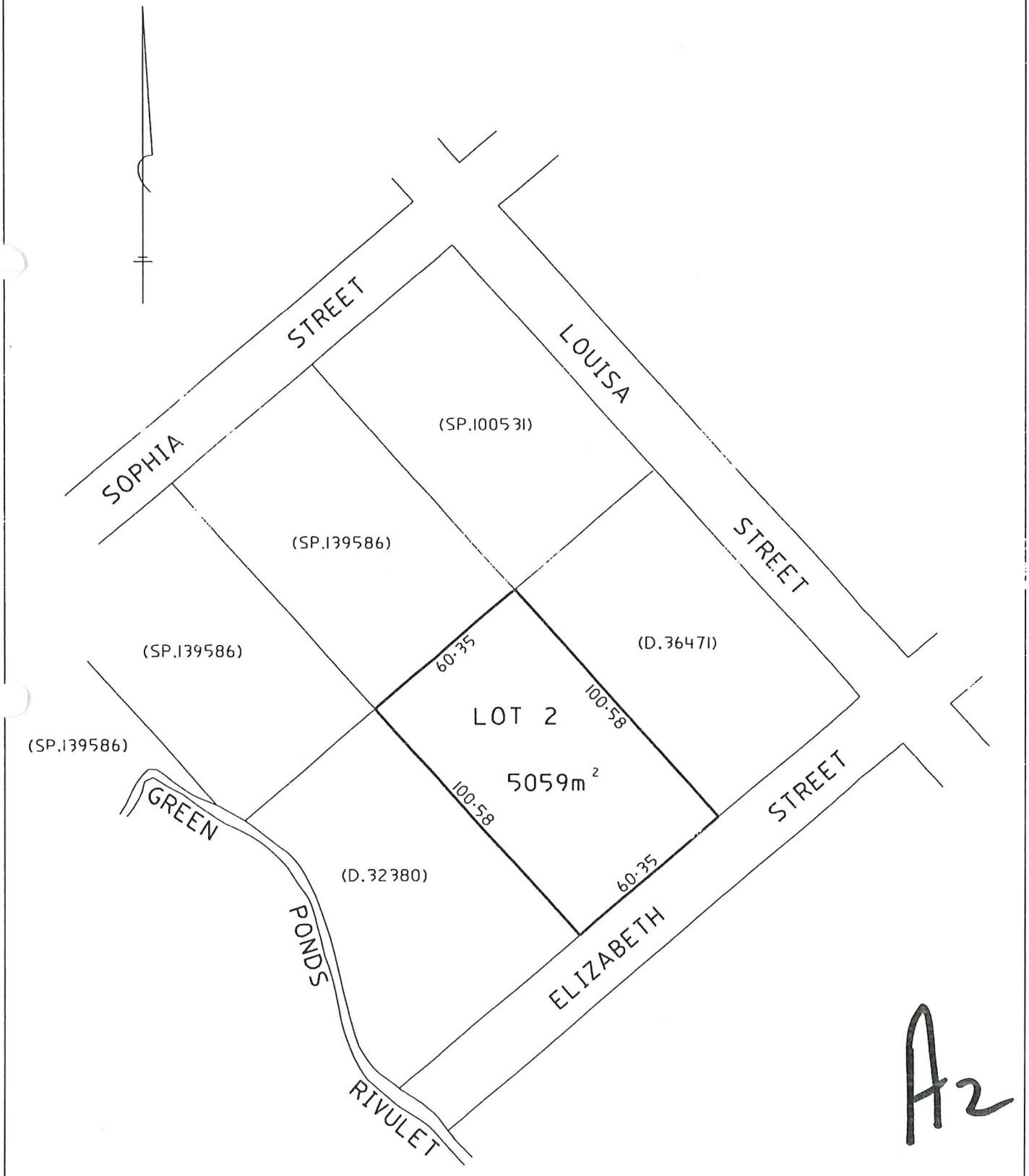
P.154649

APPROVED 10 JULY 2008

Alice Kawa

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 5029-55 (125)	LAST UPI No GBW38	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



A2

CL

MIDSON traffic pty ltd

Prime Design

Lot 2, Louisa St, Kempton
Traffic Impact Assessment

December 2023

ENGINEERS AUSTRALIA

PROFESSIONAL ENGINEER OF THE YEAR
INDIVIDUAL AWARDS
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1. Introduction

1.1 Background

Midson Traffic were engaged by Prime Design to prepare a traffic impact assessment for a proposed residential unit development at Lot 2, Louisa Street, Kempton.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management,* Part 12: *Traffic Impacts of Developments*, 2019.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – Southern Midlands, 2022.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 28 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004

- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at Lot 2, Louisa Street, Kempton. The site is currently a vacant lot located at the rear of a cemetery.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network

Image Source: LIST Map, DPIPWE

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – Southern Midlands, 2022 (Planning Scheme)
- Austroads, *Guide to Traffic Management,* Part 12: *Traffic Impacts of Developments*, 2019
- Austroads, Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RMS Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys,* 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)

2. Existing Conditions

2.1 Transport Network

For the purposes of this report, the transport network consists of Louisa Street and Elizabeth Street.

Louisa Street connects between Burnett Street and Old Hunting Ground Road. It runs parallel to Main Street and provides connectivity to a small residential catchment area. The general urban speed limit of 50-km/h is applicable to Louisa Street. It carries a traffic volume estimated to be less than 1,000 vehicles per day. Louisa Street has a sealed pavement width of approximately 7 metres.

Elizabeth Street connects between Main Street and Louisa Street. Elizabeth Street connects to Louisa Street at a T-junction with Louisa Street having priority. Elizabeth Street has an unsealed informal pavement to the southwest of the Louisa Street junction (adjacent to the subject site).

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2018 and 30th November 2023 for the full length of Louisa Street.

One crash was reported during this time. The crash occurred at 11:15am on Monday 28th June 2021 at the intersection of Louisa Street and Erskine Street. The crash involved a 'cross-traffic' collision between two vehicles resulting in property damage only.

The crash data does not indicate that there are any existing road safety deficiencies in the network near the subject site.

3. Proposed Development

3.1 Development Proposal

The proposed development involves the construction of 16 residential units comprising of 5 x 1-bedroom and 11 x 2-bedroom units. A new main driveway access will connect the internal site to Louisa Street.

A total of 31 on-site car parking spaces are proposed. This comprises of 24 spaces in a jockey-style configuration for 11 units, and 7 angle parking spaces located within the main circulation access of the site.

The proposed development is shown in Figure 2.

Figure 2 Proposed Development Plans

4. Traffic Impacts

4.1 Trip Generation

Trip generation was sourced from the RMS Guide. The RMS Guide recommends the following traffic generation rates for the development:

- Residential units 6 trips/ dwelling per day peak 0.6 trips/ dwelling per hour

This equates to a total traffic generation of 96 vehicles per day with a peak of 10 vehicles per hour.

4.2 Trip Assignment

Based on the connectivity of the site to the external road network, the dominant movements at the site's access are likely to be left-in/ right-out.

4.3 Access Impacts

The Acceptable Solution A1.2 of Clause C3.5.1 of the Planning Scheme states "*For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority*".

In this case written consent has not been provided. The Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme states:

> *"Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*
>
> *(a) any increase in traffic caused by the use;*
>
> *(b) the nature of the traffic generated by the use;*
>
> *(c) the nature of the road;*
>
> *(d) the speed limit and traffic flow of the road;*
>
> *(e) any alternative access to a road;*
>
> *(f) the need for the use;*
>
> *(g) any traffic impact assessment; and*
>
> *(h) any advice received from the rail or road authority".*

The following is relevant with respect to the development proposal:

a. Increase in traffic. The traffic generation of the development is likely to be 96 vehicles per day. The traffic generation is considered to be relatively low with a peak hour traffic generation of 10 vehicles per hour which can be absorbed in at the site's access at a high level of efficiency noting that it represents an average of 1 vehicle every 6 minutes on average during peak periods.

b. Nature of traffic. The traffic will be residential in nature, consistent with traffic currently utilising the surrounding network.

c. Nature of road. Lousia Street is a low volume residential street that services a local residential catchment area. The nature of the road is consistent with the type of traffic that will be generated by the development proposal.

d. Speed limit and traffic flow. Louisa Street carries approximately less than 1,000 vehicles per day. The general urban speed limit of 50-km/h is applicable to Louisa Street. The volume and speed limit of Louisa Street is compatible with the traffic generation of the proposed development.

e. Alternative access. No alternative access is possible or considered necessary.

f. Need for use. The access is required to service the car parking and loading areas associated with the proposed development.

g. Traffic impact assessment. This report documents the findings of a traffic impact assessment.

h. Road authority advice. Council requires a TIA to be prepared for the proposed development.

Based on the above assessment, the access arrangements associated with the proposed development satisfy the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.

4.4 Sight Distance

Australian Standards, AS2890.1, provide the sight distance requirements for residential and domestic driveways. Sight distance requirements are lower for driveways compared to road junctions.

AS2890.1 requires a minimum sight distance of 40 metres for a domestic property. Sight distance is unrestricted at the driveway access, noting that Louisa Street has a straight horizontal and vertical alignment near the subject site thus providing uninterrupted sight distance. The sight distance requirements of AS2890.1 are therefore met.

4.5 Pedestrian Impacts

The development provides 1.0-metre pedestrian footpaths along the northern side of the main access driveway into the site connecting to Louisa Street. A 1.0-metre footpath is also provided along one side of the each of the internal circulation accesses within the site. These paths connect to the units within the development.

The Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme states:

"Uses that require 10 or more car parking spaces must:

(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:

(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or

(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and

(b) be signed and line marked at points where pedestrians cross access ways or parking aisles".

In this case pedestrian footpaths are provided but it is not located 2.5 metres from the access way and is not protected by bollards or other protective devices. On this basis the Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme is not met.

The Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme states:

"Safe and convenient pedestrian access must be provided within parking areas, having regard to:

(a) the characteristics of the site;

(b) the nature of the use;

(c) the number of parking spaces;

(d) the frequency of vehicle movements;

(e) the needs of persons with a disability;

(f) the location and number of footpath crossings;

(g) vehicle and pedestrian traffic safety;

(h) the location of any access ways or parking aisles; and

(i) any protective devices proposed for pedestrian safety".

The following is relevant with respect to the development:

a. Characteristics of site. The site is a residential unit development. Pedestrian paths are provided within the site and the traffic generation associated with the development is very low. Vehicle speeds will be very low by virtue of the short and narrow access that services the development.

b. Nature of the use. The use is residential, which is consistent with land use in the surrounding area.

c. Number of parking spaces. A total of 31 on-site parking spaces are proposed, accessed via a single driveway access.

d. Frequency of vehicle movements. The peak traffic generation will be 10 vehicles per hour (equating to an average of 1 vehicle movement every 6 minutes on average, less outside of peak periods). The low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and vehicles.

e. Needs of persons with a disability. Not applicable.

f. Location and number of footpath crossings. Not applicable.

g. Vehicle and pedestrian safety. A 1-metre footpath is provided adjacent to the parking area, internal circulation aisle and driveway access. As noted in d above, the low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and cars.

h. Location of access ways or parking aisles. The development has a relatively simple layout with a main driveway access and a central manoeuvring area within the main section of the car park. Parking is accessed at 90-degrees within the main area, predominantly as internal driveways associated with each unit, as well as a small section of angle parking within the site.

i. Protective devices. No pedestrian protective devices are included in the design. The low-speed and low volume environment associated with the site does not warrant the use of protective devices.

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.

4.6 Road Safety Impacts

No significant road safety impacts are foreseen for the proposed development. This is based on the following:

- The surrounding road transport network is capable of absorbing the relatively small estimated traffic generation of the proposed development. Noting specifically that the peak generation is 10 vehicles per hour, which represents slightly greater than 1 vehicle every 6 minutes on average.
- The access is located in a straight section of roadway with good sight distance provision.
- The access is in a low-speed and low-volume environment.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by the proposed development.

5. Parking Assessment

5.1 Parking Provision

The proposed development provides a total of 31 on-site car parking spaces. This consists of the following:

- 22 spaces in a jockey style arrangement. This includes 2 x garage spaces and 5 carport spaces.
- 2 single spaces within a driveway.
- 7 angle parking spaces located along the central access driveway within the site.

5.2 Empirical Parking Assessment

The RMS Guide defines medium density as "*A medium density residential flat building is a building containing at least 2 but less than 20 dwellings. This includes villas, town houses, flats, semi-detached houses, terrace or row houses and other medium density developments*".

The RMS Guide recommends the following parking provision for medium density housing:

- 1 space per unit
- + 1 space for every 5 x 2-bedroom unit
- + 1 space for every 2 x 3-bedroom unit
- + 1 space for 5 units visitor parking

This equates to a likely paring demand for 22 spaces. The provision of 31 spaces satisfies this likely demand.

5.3 Planning Scheme Requirements

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states:

> *"The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:*
>
> *(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;*
>
> *(b) the site is contained within a parking precinct plan and subject to Clause C2.7;*
>
> *(c) the site is subject to Clause C2.5.5; or*
>
> *(d) it relates to an intensification of an existing use or development or a change of use where:*
>
> *(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table*

C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or

(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

N = A + (C- B)

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1".

In this case, sub-points (a), (b), (c), and (d) are not applicable.

The parking requirements of Table C2.1 are set out as follows:

Residential

- 1 bedroom unit — 1 parking space
- 2 bedroom unit — 2 parking spaces
- Visitor parking — 1 space per 3 units (internal lot) = 0.7 spaces

This equates to a parking requirement of 32 spaces. The provision of 31 spaces is a shortfall of 1 parking space. The shortfall relates to 1 visitor parking space (ie. all resident parking requirements are satisfied). The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme is therefore not met.

The Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme states:

"The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

(a) the nature and intensity of the use and car parking required;

(b) the size of the dwelling and the number of bedrooms; and

(c) the pattern of parking in the surrounding area".

The following is relevant with respect to the proposed development:

a. Nature and intensity of use and car parking required. The development is a medium density residential development. The likely parking demands are outlined in Section 5.2. The likely parking demands are lower than Table C2.1 requirements due to the nature of the development being medium density residential.

b. Dwelling sizes and number of bedrooms. The development comprises of 5 x 1-bedroom units and 11 x 2-bedroom units. Floor areas of the units are relatively small, vary between approximately 63m^2 to 95m^2.

c. Pattern of parking. Whilst the proposed development is located on an internal block, there is a large pool of available parking in Louisa Street. Site observations indicate that on-street parking demands are relatively low. On-street parking can therefore cater for any overflow visitor parking demands that may occur for the development. A pedestrian footpath has been proposed along the driveway access, which is approximately 60 metres in length (between Louisa Street and the subject site).

Based on the above assessment, the development satisfies the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme.

5.4 Car Parking Layout

The Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme states:

"Parking, access ways, manoeuvring and circulation spaces must either:

(a) comply with the following:

(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;

(iii) have an access width not less than the requirements in Table C2.2;

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6".

The development was assessed against A1.1(b). The relevant Australian Standards associated with the development is AS2890.1. The assessment is provided in the following sections.

5.4.1 Driveway Grade

Section 2.5.3(b) of AS2890.1 states the following regarding the maximum grade of straight ramps:

i. Longer than 20 metres – 1 in 5 (20%) maximum.

ii. Up to 20 metres long – 1 in 4 (25%) maximum. The allowable 20 m maximum length shall include any parts of the grade change transitions at each end that exceed 1 in 5 (20%).

The maximum grade of the access is well below the maximum AS2890.1 requirements.

5.4.2 Parking Grade

Section 2.4.6 of AS2890.1 states that the maximum grades within a car park shall be:

- Measured parallel to the angle of parking 1 in 20 (5%)
- Measured in any other direction 1 in 16 (6.25%)

The grades of the parking spaces are effectively level, thus complying with the AS2890.1 grade requirements.

5.4.3 Parking Dimensions

AS2890.1 defines the parking as User Class 1A, *Residential, Domestic and Employee Parking*. Parking dimension requirements for 90-degree parking for User Class 1A are:

- Space length 5.4 metres
- Space width 2.4 metres
- Aisle width 5.8 metres

All parking spaces comply with AS2890.1 requirements.

5.4.4 Driveway Width

AS2890.1 defines the access as 'Category 1' access facility (Class 1A parking with 25 to 100 spaces fronting onto a local road). The AS2890.1 minimum driveway width requirement for a Category 1 access is 3.0 metres.

The available width complies with this requirement at the driveway, therefore the access width complies with the requirements of AS2890.1.

5.4.5 AS2890.1 Assessment Summary

The parking space dimensions and manoeuvring areas comply with the requirements of AS2890.1. The development therefore complies with the requirements of Acceptable Solution A1.1(b) of Clause C2.6.2 of the Planning Scheme.

6. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed residential unit development at Lot 2 Louisa Street, Kempton.

The key findings of the TIA are summarised as follows:

- The development includes 16 residential units. The traffic generation associated with the development is likely to be 96 vehicles per day, with a peak of 10 vehicles per hour.
- The development's access on Louisa Street satisfies the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.
- The development provides pedestrian paths along the driveway connecting to Louisa Street, as well as within the internal accesses. The development meets the pedestrian requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.
- A total of 31 on-site parking spaces are proposed. The parking demands satisfies the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme.

Based on the findings of this report the proposed development is supported on traffic grounds.

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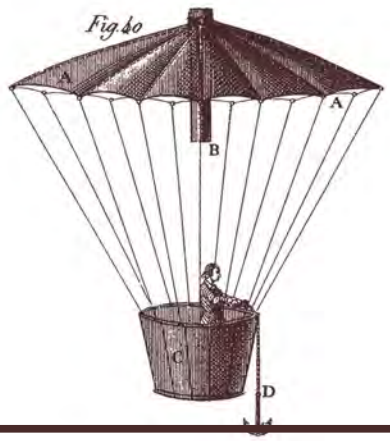

Stormwater Management and Inundation Analysis

Lot 2 Louisa Street, Kempton

for Centacare Evolve Housing (CEH PD21285)

20 June 2023

Version control

Revision	Description	Issue date	Issued by
A	Final	20/06/2024	Joshua Farner

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1 Context

1.1 General

A new unit development is proposed at Lot 2 Louisa Street, in Kempton, Tasmania. The proposed development site is shown in Figure 1 below.

To the southwest of the site, the Green Ponds Rivulet passes within 50 m of the site, while at the intersection of Elizabeth and Louisa Street a DN900 stormwater pipe discharges uphill catchment runoff to a open drain along the southern boundary of the site.

In a request for further information (dated 14 March 2024) Council has requested a Flood Hazard and Stormwater Management Report for the proposed development.

Figure 1. Site location.

2 Site Description

2.1 Site Overview

The Green Ponds Rivulet is a tributary to the Jordan River, which flows from the Midlands, in central Tasmania, into the Derwent Estuary at Herdsmans Cove, south of Bridgewater. The Green Ponds Rivulet generally flows from South to North. The upper catchments encompass the slopes of Big Hill and Constitution Hill, south of the town of Kempton, and a number of tributary creeks join Green Ponds Rivulet prior to its confluence with the Jordan River, including Glenfern Creek, as well as several smaller, unnamed tributaries. The Jordan River catchment is the driest in Tasmania[1] as it falls in the rain shadow of the highlands, and is sheltered from prevailing rain-bearing winds.

[1] *Jordan River Flood Data Book* (DPIWE, 2000)

Lot 2 Louisa Street is located toward the centre of the town of Kempton, and is separated from Green Ponds Rivulet by only one property (12 Elizabeth Street). On the southern boundary of the proposed development site, an open channel drain conveys stormwater runoff from an uphill catchment, as well as municipal runoff, towards the rivulet.

The stormwater catchments reporting to the proposed development site are shown below in Figure 2, and constitute a 14.5 ha catchment, which is piped to the open channel along the southern property, as well as a 1,310 ha catchment, which comprises the Green Ponds Rivulet.

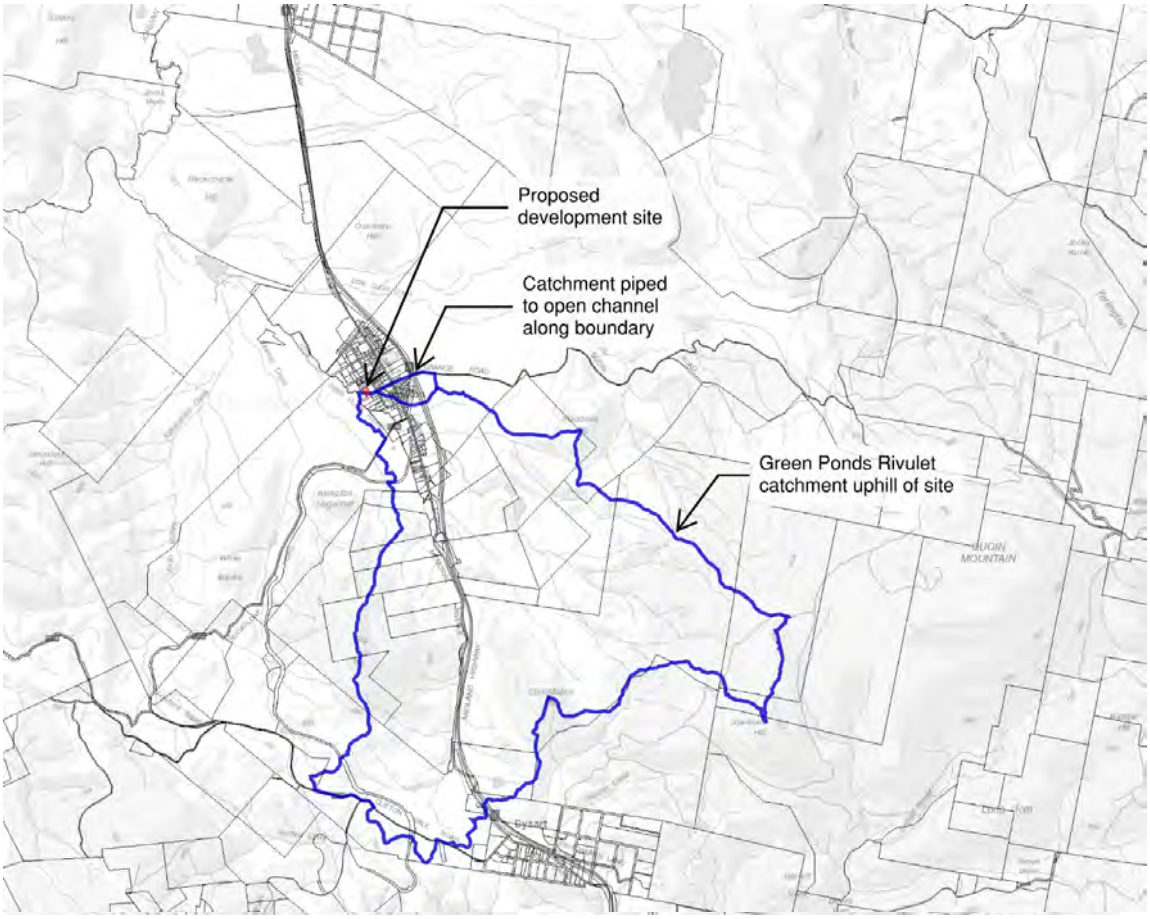

Figure 2: Stormwater catchments reporting to site

Downstream, and to the north of the site of interest, the Green Ponds Rivulet enters a series of dams and constructed basins within the property of 141 Wilderness Lane, Kempton, before joining the Jordan River, some 3.5 km downstream of the proposed development site.

3 Hydrological Analysis

In order to simulate the rain runoff generated by the uphill catchments, a stand-alone hydrological analysis was undertaken in XP Storm to determine stormwater flow generated under a range of storm events.

3.1 Methodology

A hydrological analysis of the stormwater catchments was undertaken in XP Storm 2019 using the methods recommended by Australian Rainfall and Runoff (ARR) 2019.

3.1.1 Rainfall Data and Storm Events

Rainfall data was obtained from the ARR Data Hub, at Latitude -42.539; Longitude 147.208 for the 1% Annual Exceedance Probability (AEP) event.

3.1.2 Climate Change Loading

The 2090 RCP8.5 climate change factor of 16.3% was adopted for future climate change loading, as recommended by ARR.

3.1.3 Catchment Delineation

Catchment delineation of the Green Ponds Rivulet basin uphill of the development site was undertaken using QGIS. A large catchment of 1,310 ha was delineated, extending some 5 km in length with an elevation change of 540 m. The catchment piped to the open channel adjacent to the site was delineated to be 14.5 ha, extending 650 m with an elevation gain of 35 m.

3.1.4 Catchment Topography

The catchment topography was derived from a 1 m DEM, developed from LiDAR captured as part of the Kempton (2010) and South East (2011) LiDAR datasets. A slope analysis of the catchment was undertaken, with representative slopes between 2.5 - 10% adopted for the hydrological assessment. It is recognised that the catchment includes steeper slopes towards the upper reaches of the catchment, however, these were aggregated into the upper limit of 10% due to their distance from the area of interest.

3.1.5 Hydrological Parameters

The Laurenson method was utilised as the routing method. Parameters provided by the ARR Data Hub are provided in Table 1 below, along with the parameters adopted (shown in bold).

Table 1: Hydrological Parameters Adopted

Rainfall Event (AEP)	ARR Storm Initial Loss (mm)	Adopted Preburst Depth (mm)	'Burst' Initial Loss (mm)	ARR Continuing Loss (mm/h)	Adopted Continuing Loss (mm/h)	Manning 'n' pervious	Non-linearity factor
1% + CC	24.0	13.9	6.5	4.7	4.7	0.04	-0.285

Initial and continuing losses were derived from values published on the ARR data hub. It is recognised that the values published are for complete storms for pervious areas. A 'pre-burst' rainfall depth was subtracted from the published initial loss value to correlate the initial loss with expected catchment behaviour in accordance with ARR recommendations[2].

The continuing loss was adopted for this assessment with no adjustments from the published value.

3.1.6 Aerial reduction factors

Aerial reduction factors were applied in accordance with ARR Book 2, Chapter 4.3 for the Green Ponds Rivulet catchment. No reduction factors were applied for the smaller urban catchment.

[2] ARR Book 5 Ch 3.3.2

3.2.7 Modelled Catchment Runoff Results

Catchment hydrographs are presented below for a range of storm durations for the 1% AEP rainfall event, inclusive of climate change effects.

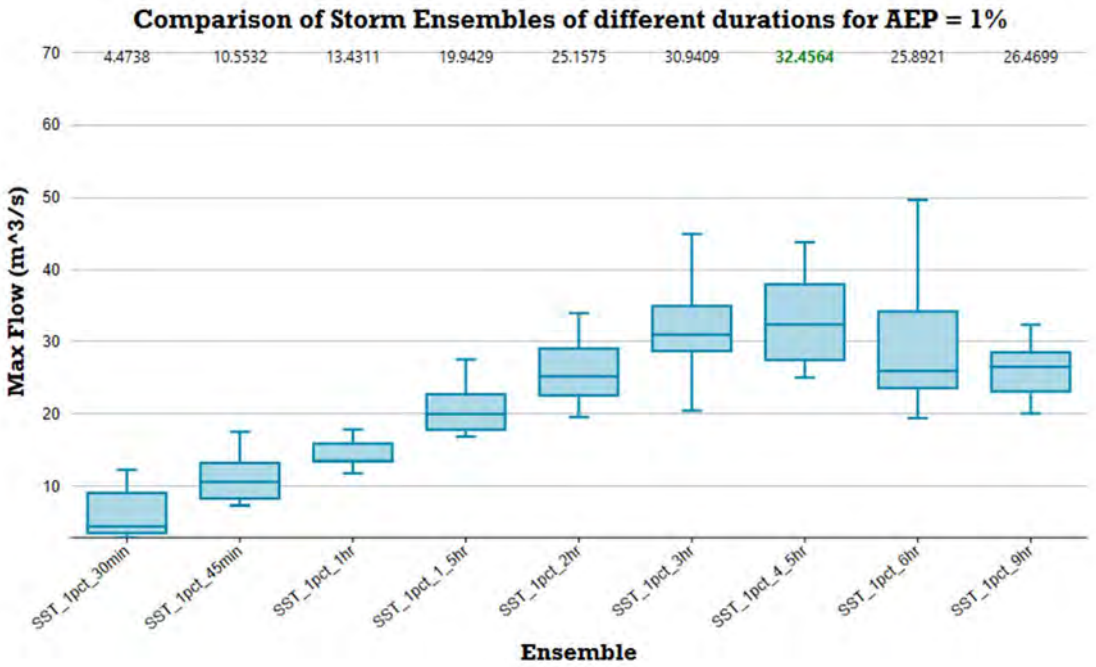

Figure 3: Ensemble runoff results for the Green Ponds Rivulet Catchment at the site of interest. The critical duration is identified as the 4.5 hour event.

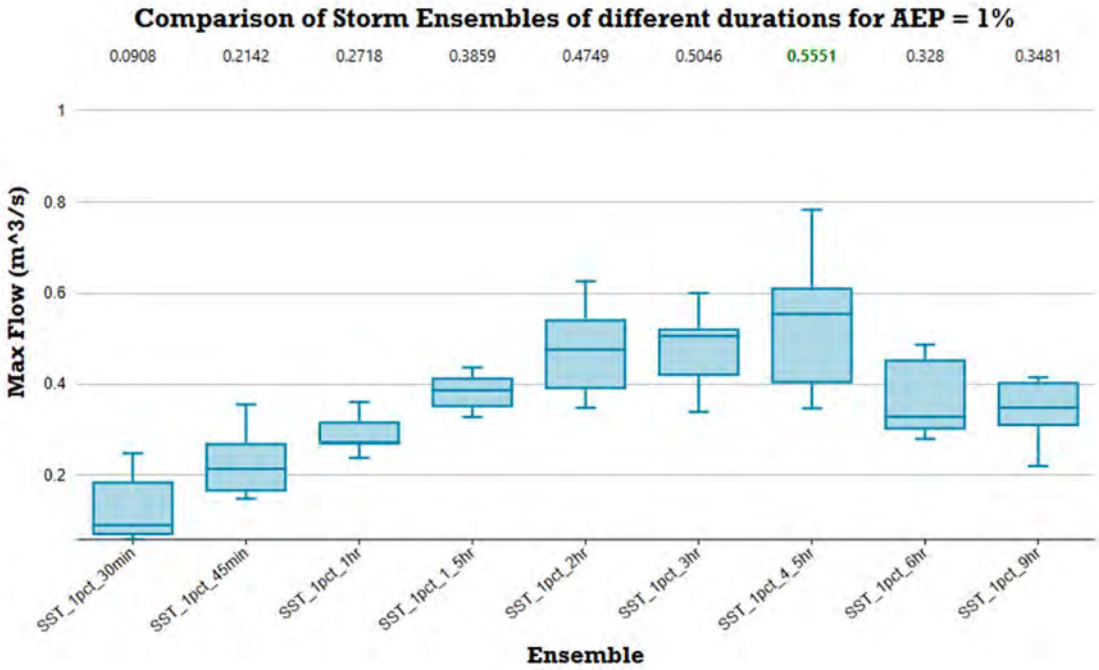

Figure 4: Ensemble runoff results for the municipal catchment piped to the site of interest. The critical duration is identified as the 4.5 hour event.

3.2 Regional Flood Frequency Estimation Model

Regional Flood Frequency Estimation (RFFE) was undertaken using the ARR online software to provide a comparison to the peak flow rates derived from the hydrological modelling. An estimation was undertaken for a catchment of 13.1 km^2 with extents reflecting the Green ponds Rivulet catchment.

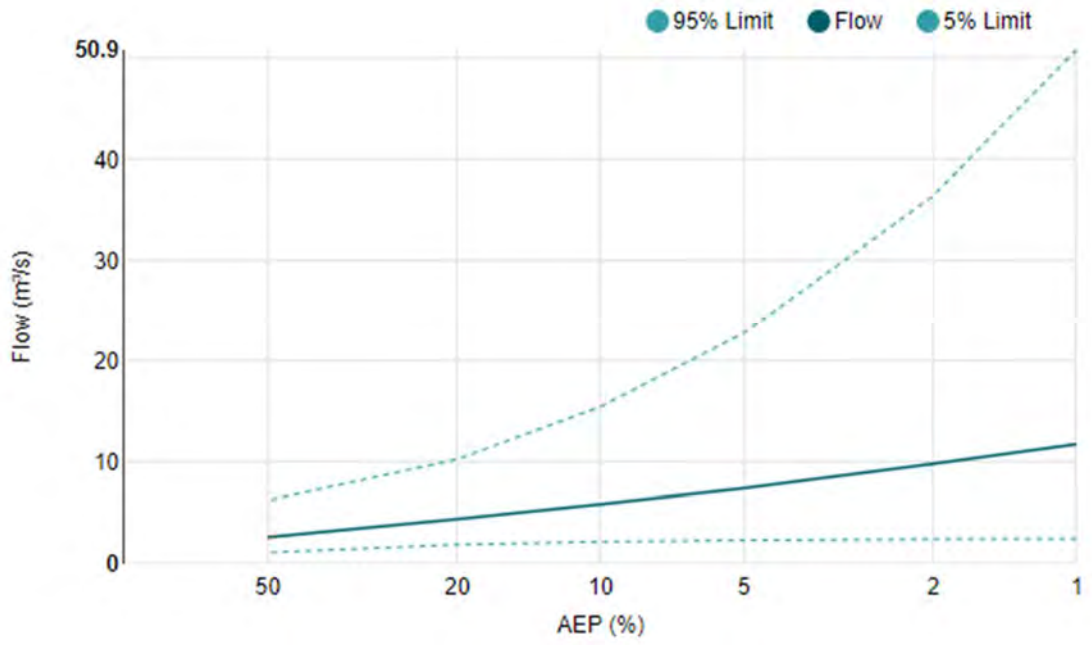

Figure 5: ARR RFFE catchment runoff estimation.

Table 2: ARR RFFE catchment runoff model results

AEP (%)	Discharge (m^3/s)	Lower Confidence Limit (5%) (m^3/s)	Upper Confidence Limit (95%) (m^3/s)
50	2.65	1.14	6.27
20	4.44	1.91	10.3
10	5.88	2.20	15.5
5	7.46	2.34	22.8
2	9.83	2.46	36.5
1	11.8	2.48	50.9

3.3 Comparison Against Gauged Data

Historical flood data for the Jordan River is published in the *Hydrological Analysis of the Jordan River Catchment* (DPIWE, 2003). Within this report, flood peak information is provided based on a stream gauge at Mauriceton, directly downstream of the confluence of the Green Ponds Rivulet with the Jordan River. This gauged data is presented below in Figure 6. While not directly related to the peak flows within the Green Ponds Rivulet, this data provides a gauged comparison for the hydrological analysis presented in this report. The Green Ponds Rivulet is estimated to be less than 10% of the Jordan River catchment at Mauriceton. The 1% AEP peak rivulet flow rate adopted for this analysis, however, accounts for approximately 32% of the predicted 1% AEP flow rate for the Jordan River at Mauriceton, indicating that the hydrological analysis is likely conservative. This aligns with the results of the RFFE, whereby the predicted 1% AEP flow rate exceeds the RFFE predicted flow, but falls within the 95% confidence limit.

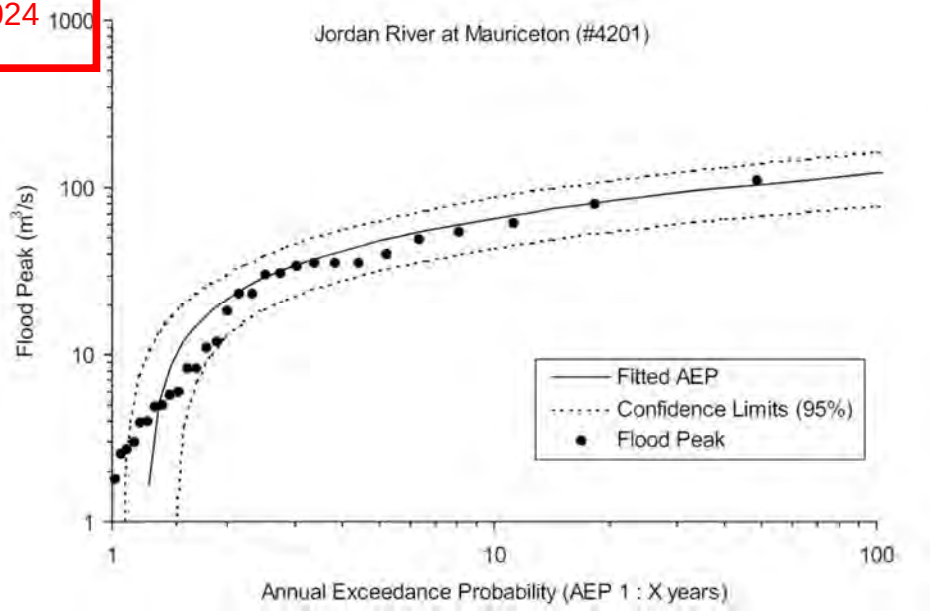

Figure 6: Flood frequency curves for Jordan River gauging site (from *Hydrological Analysis of the Jordan River Catchment*, 2003).

4 Hydraulic Modelling

4.1 Model Configuration

A stand-alone 2D hydraulic model was undertaken using TUFLOW analysis in 12d Model (Version 15).

4.1.1 2D Inflow Methodology

The Green Ponds Rivulet hydrograph developed from the hydrological analysis was applied to the 2D model directly downstream of the Sugarloaf Road culvert. Due to the distance of the culvert from the site of interest, no consideration was given to the capacity of the culvert, and any local flood impacts the culvert may cause under a 1% AEP rainfall event would be anticipated to dissipate prior to the site of interest.

The urban catchment input hydrograph was applied at the pipe outfall to the open channel, at the southeastern corner of the site.

4.1.2 1D Links

Due to the assessment primarily focussing on riverine inundation, no 1D links were modelled in the hydraulic analysis. Existing culverts under the driveway to 12 Elizabeth Street were modelled as an open channel profile, as these pipes are sufficiently far downstream to not affect the proposed development site.

4.1.3 2D Surface Model

2D surface model TINs were developed based on 1 m LiDAR DEM, site survey, and site design. These DEMs were combined to generate a representative 2D surface model of the site, both pre-development, and post-development of the proposed units and driveways.

Within 12d Model, a 1.5 m^2 grid cell was used to simulate 2D surface flow with subgrid sampling frequency of 5. Adopted Manning's values are shown below for the 2D model.

Table 3: 2D Manning's Roughness Values

Land Use Type	Manning's 'n'
Green Ponds Rivulet and riparian zone	0.04
Grassed/urban areas	0.03

4.1.4 Boundary Conditions

An outfall boundary condition was modelled some 300 m downstream of the study site to ensure boundary conditions did not impact results in the area of interest. A 0.4 m boundary channel depth was modelled, with an energy slope of 2%.

4.2 Model Scenarios

2D Hydraulic models were developed for the following scenarios:

1. 1% AEP + CC Inundation Model – pre-development
2. 1% AEP + CC Inundation Model – post-development

5 Inundation Results

Inundation Depth and Depth Afflux maps are presented in Appendix A for 1% + CC inundation.

5.1 Inundation Analysis

As shown in Appendix A, the inundation within the local area of interest is largely due to riverine inundation from the Green Ponds Rivulet. Under a 1% rainfall scenario, the narrow banks of the rivulet do not contain uphill runoff, and inundation of the riparian zone is predicted with depths typically within the range of 300 – 600 mm. From consultation with the local community, and discussion with the property owner of 12 Elizabeth Street, these results reflect flooding previously witnessed within the area under extreme rainfall events.

On the southern boundary of the proposed development site, the open channel drain is typically predicted to contain all uphill runoff, however, under a 1% AEP rainfall event some breakout of the channel is predicted, with very shallow sheet flow (10 – 20 mm depth) predicted passing through St Peters Catholic Cemetery. In accordance with the 'general' flood hazard curves recommended in ARR 2019 (refer Appendix B) the pre-development inundation hazard within the proposed development site may be classified as 'H1 – generally safe for people, vehicles and buildings'.

As part of the proposed development, the access driveway and internal layout are designed to accommodate overland flow through the site. As shown in Appendix A, post-development inundation is shown to pass safely through the proposed development, and is generally contained to the access driveway. Under the post-development scenario, 20 – 50 mm inundation depth is predicted against the access driveway kerb, with typically no impact on the proposed units. In the southern corner of the site, inundation is predicted in close proximity to one dwelling (unit 4). This unit can be appropriately protected against inundation by setting the finished floor level (FFL) 300 mm above the adjacent inundation levels. Under the 1% AEP + CC rainfall event, the predicted maximum inundation level adjacent to the unit is RL 204.16, hence setting the unit FFL to RL 204.5 will provide appropriate protection against potential inundation.

The predicted change between inundation depths pre-development and post-development is illustrated by depth afflux mapping, and is presented in Appendix A. This mapping reveals a re-direction of the overland flow path through the proposed development site, with very little change in depth for areas already at risk of inundation. Within the property directly downhill from the proposed development site (12 Elizabeth Street) a very minor redistribution of overland flow is predicted within proximity of the driveway. No net increase in flood depth is predicted within the property, and no change in inundation hazard is predicted to the existing dwelling or outbuildings on the site.

The proposed development site is considered generally safe for people, vehicles and buildings under a 1% AEP inundation event. The proposed site design mitigates any potential inundation risk within the site, and causes no discernible impact to neighbouring properties.

6 Consideration for On-Site Detention

On-site stormwater detention is a water sensitive urban design practice, whereby the peak site discharge from new impervious areas is reduced by discharging the total rainfall runoff over a longer period of time than the critical storm event for the site.

As described in Section 3, the critical storm duration that would result in maximum flow within the Green Ponds Rivulet for a 1% AEP rainfall event was calculated to be a 4.5-hour rainfall event, and for a 5% AEP rainfall event the critical duration is predicted to be 3-hours. For the proposed unit development, however, the critical storm duration that would result in the highest peak flow rate is predicted to be a 10-minute rainfall event.

Given the critical duration for the unit development is much shorter than the critical storm duration for the Green Ponds Rivulet, it is considered preferrable not to provide on-site detention for this development. Providing on site detention would delay the peak site discharge from the new development, and could cause the peak flow rate from the proposed development to more closely coincide with the peak flow in the rivulet, exacerbating peak flows downstream. An example of this is illustrated in Figure 7 below, whereby the undetained peak outflow is shown to pass prior to the peak flow within the rivulet, whereas the detained site outflow is more closely coincident with the flow within the rivulet. As such, no on-site detention is proposed.

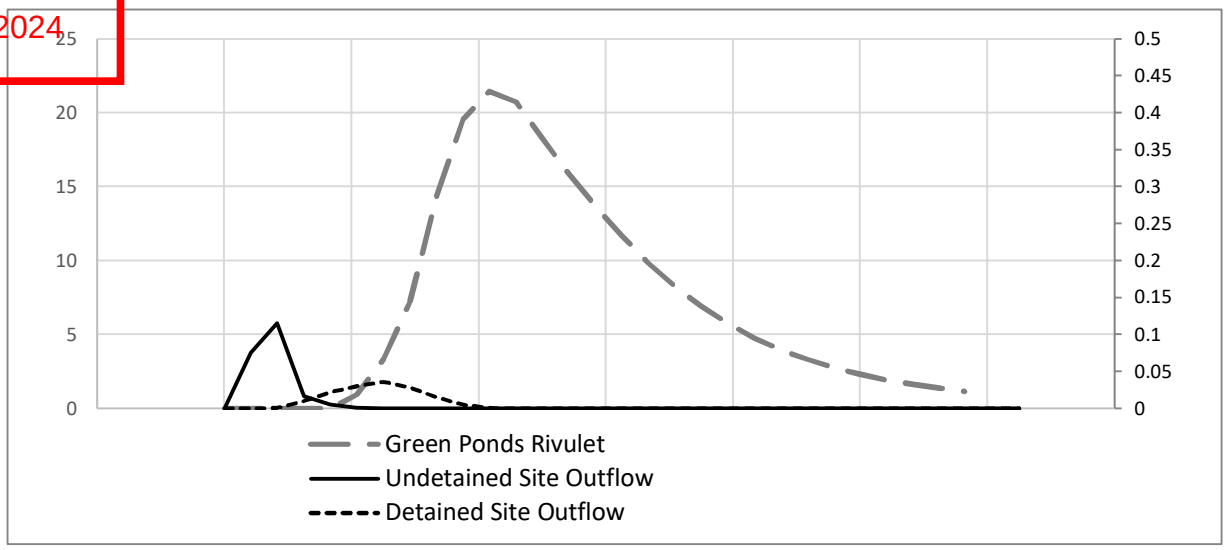

Figure 7: Comparison of detained and undetained site outflow vs flow within Green Ponds Rivulet for an example 5% AEP rainfall event. Flow rates in m^3/s. Site outflows on secondary axis.

7 Stormwater Treatment

In accordance with the *Tasmanian Stormwater Policy Guidance and Standards for Development* (2021), as well as the Tasmanian *State Stormwater Strategy* (2010), Stormwater should be managed and treated at source using best management design practices to achieve the following stormwater management targets:

- 80 per cent reduction in the annual average load of total suspended solids
- 45 per cent reduction in the annual average load of total phosphorus
- 45 per cent reduction in the annual average load of total nitrogen

The new unit development proposes to incorporate 9 x OceanProtect PSORB Stormfilters within an underground vault, treating all hardstand runoff, and the majority of garden areas (with 525 m^2 untreated).

MUSIC V6.2.1 was used to model the performance of the concept stormwater system for the proposed development. The model predicted the following performance outcomes:

- Total Suspended Solids reduction of 81%
- Total Phosphorus reduction of 73.8%
- Total Nitrogen reduction of 48.8%

These reduction percentages meet Council requirements for stormwater treatment.

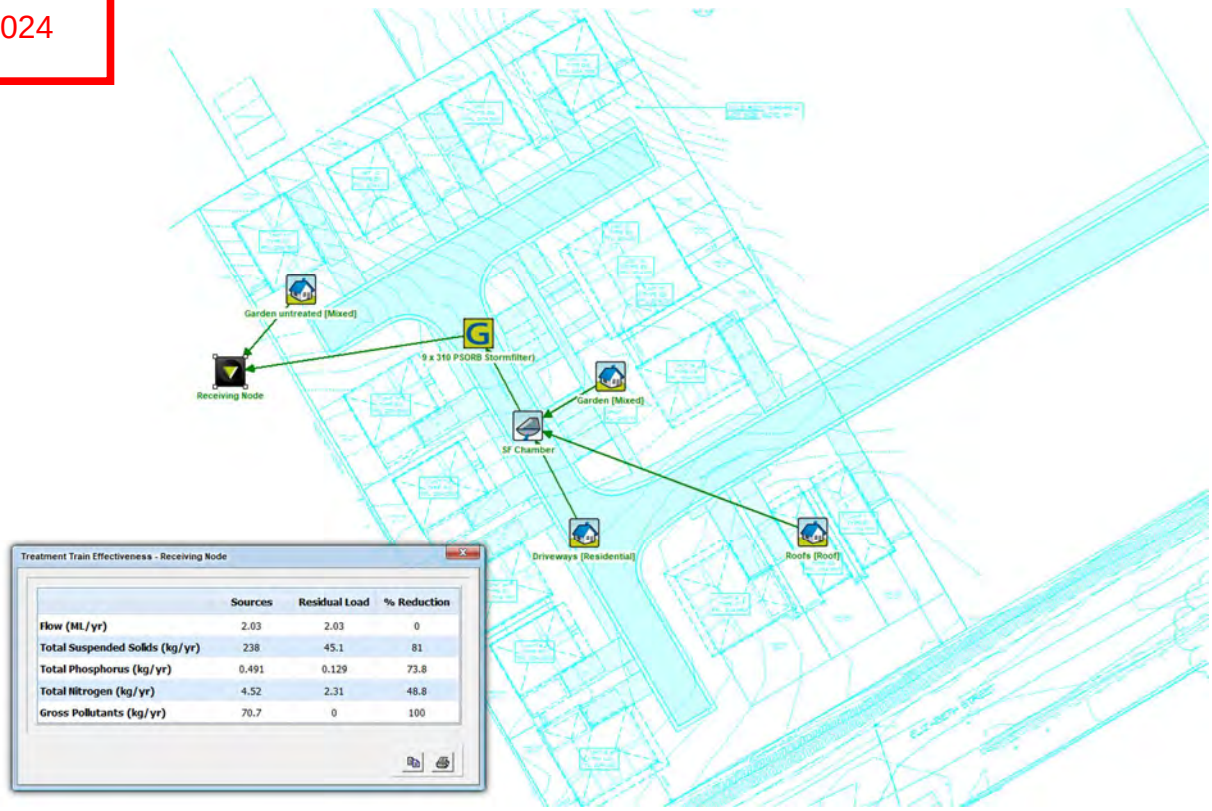

Figure 8: MUSIC analysis stormwater treatment schematic and results.

8 References

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Appendix A – Inundation Depth and Depth Afflux Maps

Lot 2 Louisa St

Kempton, TAS

1% AEP + CC
Pre-development

Max Depth (m)
- <= 0.0000
- 0.0000 - 0.0500
- 0.0500 - 0.3000
- 0.3000 - 0.6000
- 0.6000 - 1.2000
- 1.2000 - 3.0000

- Site Layout
- Cadastral Parcels

Proposed Development Site

DN900

12 Elizabeth St

Green Ponds Rivulet

Overview Map

0 15 30 m

GANDY AND ROBERTS CONSULTING ENGINEERS

Lot 2 Louisa St

Kempton, TAS

1% AEP + CC
Post-development

Max Depth (m)
- <= 0.0000
- 0.0000 - 0.0500
- 0.0500 - 0.3000
- 0.3000 - 0.6000
- 0.6000 - 1.2000
- 1.2000 - 3.0000

- Site Layout
- Cadastral Parcels

Proposed Development Site

DN900

Unit 4

12 Elizabeth St

Green Ponds Rivulet

Overview Map

0 15 30 m

GANDY AND ROBERTS CONSULTING ENGINEERS

Lot 2 Louisa St

Kempton, TAS

1% AEP + CC

Depth Afflux
Change in Peak Flood Level (m)

- <= -0.3000
- -0.3000 - -0.2000
- -0.2000 - -0.0500
- -0.0500 - 0.0500
- 0.0500 - 0.2000
- 0.2000 - 0.4000
- 0.4000 - 0.6000

Change in Flood Extent

- Was wet now dry
- Was dry now wet

- Site Layout
- Cadastral Parcels

Proposed Development Site

DN900

12 Elizabeth St

Green Ponds Rivulet

Overview Map

0 15 30 m

GANDY AND ROBERTS
CONSULTING ENGINEERS

Appendix B – ARR 2019 'General' Flood Hazard Curves