Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/035

LOCATION OF AFFECTED AREA

1 HAYFIELD PLACE, BRIDGEWATER; 46 GUNN STREET, BRIDGEWATER; LOT 4 NIELSEN ESPLANADE, BRIDGEWATER (CT 176642/4); AND HAYFIELD PLACE ROAD RESERVE (CT 176642/6)

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS (56), BOUNDARY ADJUSTMENT, ANCILLARY SITE AND INFRASTRUCTURE WORKS

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **01/09/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

Planning Report

Multiple Dwellings Development

1 Hayfield Place, 46 Gunn Street &
Lot 4 Nielsen Esplanade, Bridgewater

For Centacare Evolve Housing

May 2025

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VERSION CONTROL					
Version	**Description**	**Author**		**Reviewer**	
1.0	Planning report for lodgment	PC/MM	03/02/2025	MC	04/02/25
2.0	Planning report inclusive of Subdivision	PC	27/05/2025	MC	30/05/2025

Summary

Use:	Residential
Development:	56 multiple dwelling developments & associated communal facilities, lot consolidation and subdivision (boundary adjustment)
Location:	1 Hayfield Place, Bridgewater (1.89ha), 46 Gunn Street (870 m^2) Lot 4 Nielsen Esp, Bridgewater (1.53ha), Council reserve, & River Derwent.
Certificate of Title:	Volume 176642 Folio 3, Volume 54813 Folio 13, Volume 176642 Folio 4, Volume 176642 Folio 6, Volume 176642 Folio 7 and Volume 176642 folio 8.
Property ID:	9163759 & 5031893 & 9761203
Planning Authority:	Brighton Council
Planning Policy:	Tasmanian Planning Scheme – Brighton Local Provisions Schedule
GM/Crown Consent:	Yes, General Manager and Crown Consent
Applicant:	MC Planners obo Centacare Evolve Housing Pty Ltd
Date of Assessment:	May 2025
Assessor:	Peter Coney

The development application relies on the Performance Criteria of the following provisions of the *Tasmanian Planning Scheme – Brighton Local Provisions Schedule:*

- 8.4.2 Setback and building envelope for all dwellings (P1) and (P3)
- 8.4.3 Site coverage and private open space for all dwellings (P1)
- C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts (P1)
- C2.5.1 Car parking Numbers (P1.1)
- C2.6.5 Pedestrian access (P1)
- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1)
- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1)(P2.1)(P2.2) and (P3).
- C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area
- C10.6.1 Buildings and Works, excluding coastal protection works, within a coastal erosion hazard band (P1.1) and (P1.2)
- C10.7.1 Subdivision within a coastal erosion hazard area
- C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area (P1.1) and (P1.2).
- C11.7.1 Subdivision within a coastal inundation hazard area

Whilst relying on the Performance Criteria of these clauses, the development meets the objectives and purpose of the General Residential Zone and complies with the *Tasmanian Planning Scheme – Brighton Local Provisions Schedule*.

Introduction

MC Planners has been engaged by Centacare Evolve Housing Pty Ltd to prepare a planning report in support of a development application for 56 multiple dwellings.

This report details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme – Brighton* ('the Planning Scheme').

The proposal has been considered against the 'General Residential Zone' [8.0].

Development on the site is subject to several Codes which it is required to be assessed against:

- Signs Code [C1.0]
- Parking and Sustainable Transport Code [C2.0];
- Road and Railway Assets Code [C3.0];
- Natural Assets Code [C7.0];
- Coastal Erosion Hazard Code [10.0];
- Coastal Inundation Hazard Code [11.0]; and
- Flood-Prone Areas Hazard Code [C12.0].

Site Location and Context

The subject site is located at 1 Hayfield Place (PID 9163759, CT 176642/3), Bridgewater and 46 Gunn Street (PID 5031893, CT 54813/13), Bridgewater. The two sites have a total area of 19,800m^2 and will have access to Gunn Street via Hayfield Place (CT 176642/6).

The site also includes the adjoining public reserve at 4 Neilsen Esplanade (CT 176642/4) for reason of stormwater infrastructure, and land to the east within the Council reserve is included for reason of redirected public pathways (CT 176642/7 and 176642/8). The headwall and resultant discharge of stormwater into the River Derwent also requires consideration as Crown land.

The site is largely cleared, with some small shrubs. The site is mostly flat, with sloping ranging from flat at 0 degrees to gently sloping at 5 degrees.

There is an existing dwelling at 46 Gunn Street, which is to be demolished for the construction of two multiple dwellings and a portion of the driveway for access to 1 Hayfield Place from Gunn Street. The property contains landscaping which will similarly be required to be removed. The land has a gentle slope from north to south.

The sites are located in a residential area, and most of the adjacent residential dwellings are one to two storeys. The site is part of a place entered into the Tasmanian Heritage Register, and adjoins a lot which contains the principal features of the that registered place.

Within the area, Aboriginal Middens have been located in the top right corner and at the middle point of 1 Hayfield Place. Buildings and works will avoid these areas.

Refer to the Titles in Appendix A for full details.

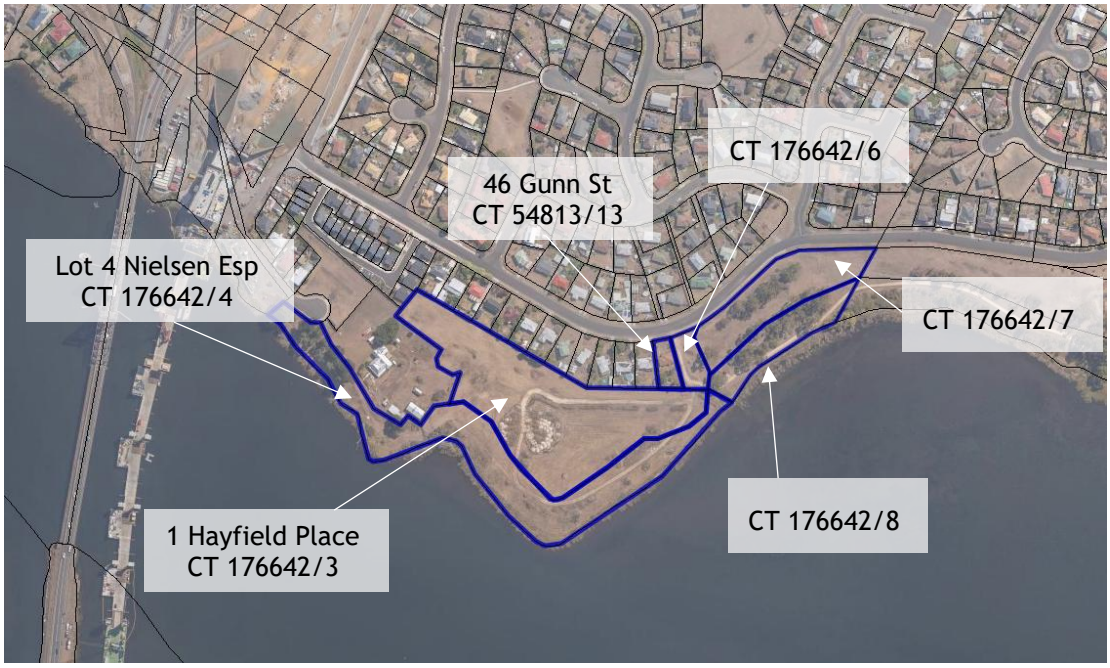

Figure 1. Subject Sites in dark blue (source: LISTmap, Accessed 11/01/2025)

Table 1 - Titles

Street Address	Title	Owner
1 Hayfield Place, Bridgewater	176642/3	Centacare Evolve Housing Pty Ltd
46 Gunn Street, Bridgewater	54813/13	Centacare Evolve Housing Pty Ltd
Hayfield Place	176642/6	Brighton Council
Lot 4 Nielsen Esp, Bridgewater	176642/4	Brighton Council
Council Reserve	176642/7	Brighton Council
Council Reserve	176642/8	Brighton Council

Proposed Use and Development

The proposal is for the development of 56 residential dwellings with associated services at 1 Hayfield Place, Lot 4 Nielsen Esp, and 46 Gunn Street, Bridgewater. This development will require the demolition of the existing dwelling and outbuilding at 46 Gunn Street. In addition to the development for dwellings, the proposal will provide for a redirected pedestrian path at the adjacent Council Reserve, and subdivision to afford transfer of land to the Brighton Council for reason of road widening (Hayfield Place), and increase to the area of public open space.

Specifically, the proposal includes:

- Demolition of existing dwellings and outbuildings;
- A new stormwater main will be constructed via Lot 4 Nielsen Esplanade to the River Derwent;
- Existing Hayfield Place will be extended and updated to connect the new proposed driveway;
- Redirected pedestrian paths within the Council reserve;
- Subdivision and lot consolidation; and
- Construction of 56 residential dwellings with
    - 6 x single storeys, two-bedroom dwellings (Units 43,44,45,46,47 and 55)
    - 37 x two storeys, two-bedroom dwellings (Units 2-9, units 16-37, units 39-42, units 48-50)
    - 13 x two storeys, three-bedroom dwellings (Units 1A and 1B, units 10-15, unit 38, units 51-54)
    - 104 on-site car parking spaces (81 spaces dedicated to units, 12 shared spaces for residents and 11 visitor parking spaces); and

Details of the proposed development (plans) are shown in Appendix B with the associated concept services drawings in Appendix C.

Policy Assessment

With respect to exemptions, the proposed development includes public pathways to be redirected over the adjacent Council reserve (CT 176642/7 and 176642/8). Such works which are being undertaken on behalf of the Brighton Council are exempt under clause 4.0.1 of the Scheme, being listed within the relevant table at 4.2.7, minor infrastructure.

More generally, the development sites are located on land zoned General Residential (see Figure 2), and Open Space.

The sites are subject to the Waterway and coastal protection areas (see Figure 3), Future coastal refugia areas (see Figure 4), Medium and Low Coastal erosion hazard areas (See Figure 5), and Low Coastal inundation hazard areas (see Figure 6). The local heritage place overlay covers the entire site at 1 Hayfield Place and Lot 4 Nielsen Esp, Bridgewater.

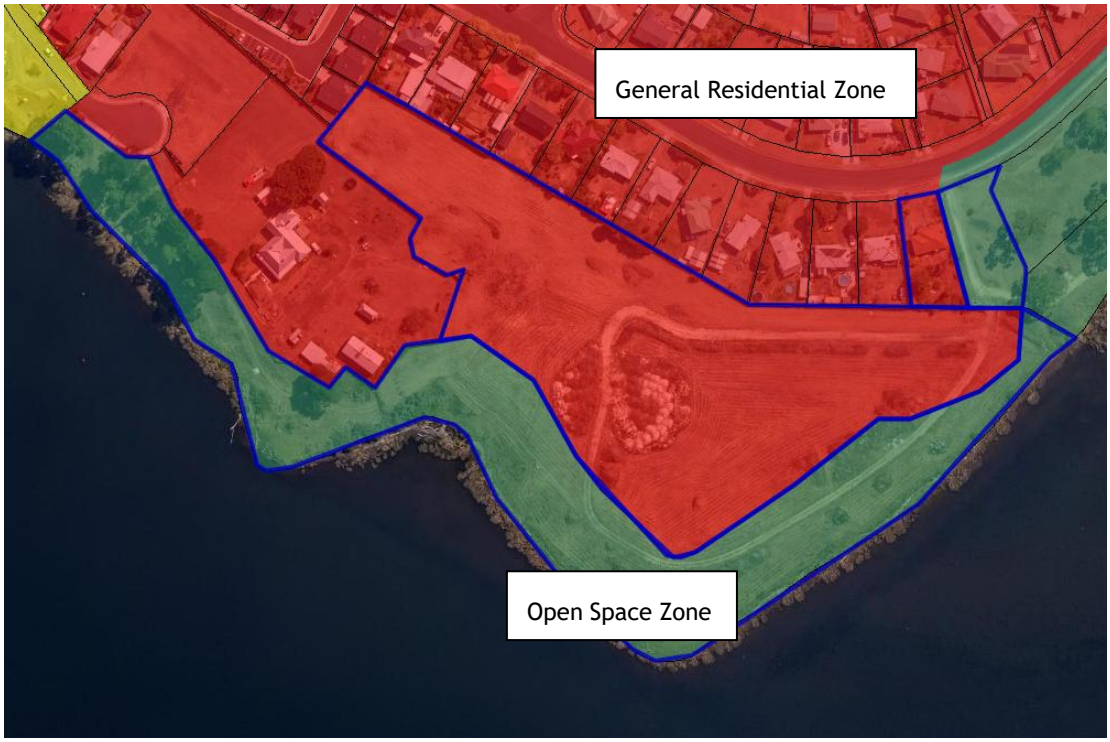

Figure 2. Land use zones (source: LIST map - accessed on 11.01.25).

Figure 3. Waterway and coastal protection area in light blue (source: LIST map - accessed on 11.01.2025).

Figure 4. Future coastal refugia area in orange (source: LIST map - accessed on 11.01.2024).

Figure 5. Coastal erosion hazard area in brown (source: LIST map - accessed on 11.01.2025).

Figure 6. Coastal inundation hazard area in Purple (source: LIST map - accessed on 11.01.2025).

The nature of the proposal and the location of the site requires that the proposal be considered against the following Scheme elements:

- Development not required to be categorised into a use class [7.10]
- General Residential Zone [8.0];
- Signs Code [1.0];
- Parking and Sustainable Transport Code [C2.0];
- Road and Railway Assets Code [C3.0];
- Local Historic Heritage Code [6.0];
- Natural Assets Code [C7.0];
- Coastal Erosion Hazard Code [10.0];
- Coastal Inundation Hazard Code [11.0]; and

The following section provides an assessment of the proposal against each of the above-listed Scheme elements.

Tasmanian Planning Scheme

General Provision [7.10] Development Not Required to be Categorised into a Use Class

The proposal involves the consolidation of titles 1 Hayfield Place (CT176642/3), and 46 Gunn Street (CT 54813/13), as well as the transfer of portions from the consolidated lot to both the road lot (CT 176642/6), and the area of public open space at the foreshore (CT 176642/4). Strictly as the transfer cannot be considered a boundary adjustment under the General Provisions, it is to be considered as subdivision. The lot consolidation however is ordinarily not subdivision. Notwithstanding this, under clause 6.2.6 of the Scheme, subdivision is a type of development not required to be categorised into a use class.

Clause 7.10 of the Scheme provides that development which is not required to be categorised into a Use Class, and to which clause 6.8.2 applies may be approved at the discretion of the planning authority.

Clause 6.8.2 is relevant in that it provides that the planning authority has discretion under clause 7.10 to refuse or permit a development that is not required to be categorised into a use class if:

(a) there are no applicable standards that apply to the development; or

(b) the use or development relies on any Performance Criteria to demonstrate compliance with an applicable standard; and

(c) the development is not Prohibited under any other provision of this planning scheme.

For the proposal, the subdivision complies with each Acceptable Solution of an applicable standard, with the exception of clauses:

- 8.4.2 Setback and building envelope for all dwellings (P1) and (P3)
- 8.4.3 Site coverage and private open space for all dwellings (P1)
- C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts (P1)
- C2.5.1 Car parking Numbers (P1.1)
- C2.6.5 Pedestrian access (P1)
- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1)
- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1)(P2.1)(P2.2) and (P3).
- C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area
- C10.6.1 Buildings and Works, excluding coastal protection works, within a coastal erosion hazard band (P1.1) and (P1.2)
- C10.7.1 Subdivision within a coastal erosion hazard area
- C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area (P1.1) and (P1.2).
- C11.7.1 Subdivision within a coastal inundation hazard area

Therefore, per (b) of clause 6.8.2, Clause 7.10 is relevant.

Under clause 7.10.2 an application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area. On this, the proposed subdivision is unlikely to have any unreasonable impact on adjoining sites. This is because the subdivision is for the purpose of affording a suitable road

design inclusive of footpath, as well as increase to the area of public open space. The subdivision as applied for will in fact enhance the amenity of the area.

Under 7.10.3, the matters a planning authority is to have regard to in exercising discretion under clauses 7.10.1 and 7.10.2 are set out as follows:

(a) the purpose of the applicable zone;

(b) the purpose of any applicable code;

(c) any relevant local area objectives; and

(d) the purpose of any applicable specific area plan.

For (a) the applicable zone is the General Residential Zone and the Open Space Zone.

8.0 General Residential Zone

The purpose of the 8.0 General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To minimise for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that:

(a) primarily serves the local community; and

(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off-site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Response:

When considering the intended purpose of the lots, this subdivision is consistent with the purposes of the General Residential Zone in that it will accommodate public open space and a more functional road lot.

The proposal accords to the purpose of the General Residential Zone.

22.0 Open Space Zone

The purpose of the 22.0 Landscape Conservation Zone is:

29.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity

29.1.2 To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

Response: the proposed lots, being an expanded road lot and public open space lot, are principally within he Open Space zone, though the extended areas for those lots are zoned General Residential. The increase in area of lots is nevertheless considered to be consistent with the purpose of the zone.

For (b) the applicable codes are: C1.0 Signs Code, C2.0 Parking and Sustainable Transport Code, C3.0 Road and Railway Assets Code, C7.0 Natural Assets Code, C10.0 Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, and the Flood-prone Areas hazard code.

C1.0 Signs Code

The purpose of the C1.0 Signs code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity.

C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

Response: The proposal includes signage to identify the development within the consolidated lot. The sign is considered against the relevant standards of the code and is considered supportable.

C2.0 Parking and Sustainable Transport Code

The purpose of the C2.0 Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

Response: There is a limited application of standards of this code relevant for the subdivision, however the provision of vehicle accesses for each lot, as well as safe parking spaces for TasWater are considered to fulfill the purpose of the code.

C3.0 Road and Railway Assets Code

The purpose of the C3.0 Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks;

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

Response: The proposed subdivision does not involve a sensitive use in proximity to a major road or rail networks. The increase in traffic onto Gunn Street is sufficiently managed

through the use standards of the Code. As such, the proposal is considered to be in accordance with the purpose of the Code.

C7.0 Natural Assets Code

The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands, and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes, and the natural ecological function of the coast.

C7.13 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.14 To minimise impacts on identified priority vegetation.

C7.1.5 To minimise impacts on threatened fauna species by minimising clearance significant habitat.

Response: The subdivision is for the purpose of facilitating a multiple dwelling development, by way of transferring a portion of land for private open space, as well as road widening to provide access to the development.

The development includes works within the waterway coastal protection area, and these works are supportable under the relevant development standards. The proposal is supported by an Assessment against the Natural Assets Code (see Appendix F). This assessment recommends any proposal development works should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion.

The proposal is considered to accord to the purpose of the Natural Assets Code.

C10.0 Coastal Erosion Hazard Code

C10.1.1

To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;

(c) it does not increase the risk from coastal erosion to other land or public infrastructure; and

(d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

Response: The subdivision is to increase the size of a road lot and public open space. These lots being for a public purpose will cause for appropriate use and development while encumbered by the coastal erosion hazard area. The consolidated lot is for the purpose of multiple dwelling development, much of which is outside of the coastal erosion hazard area and is supported by a coastal vulnerability assessment.

The proposal is considered to accord to the purpose of the code.

C11.0 Coastal Inundation Hazard Code

C11.1.1 To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;

(c) it does not increase the risk from coastal inundation to other land or public infrastructure; and

(d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.

C11.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

Response: The subdivision is to increase the size of a road lot, and public open space. These lots being for a public purpose will cause for appropriate use and development while encumbered by the coastal inundation hazard area. The consolidated lot is for the purpose of multiple dwelling development, which is supportable with respect to inundation, in that the design of the dwellings responds to the risk as outlined in the coastal vulnerability assessment.

The proposal is considered to accord to the purpose of the code.

General Residential Zone [8.0]

8.2 Use Table

Residential uses within this zoning are permitted.

8.3 Use Standards

There are no applicable use standards for a Residential use.

8.3.1 Discretionary Uses

The use is not considered discretionary, as such, clause 8.3.1 is not applicable.

8.3.2 Visitor Accommodation

The use is not for visitor accommodation, as such, clause 8.3.1 is not applicable.

8.4.1 Residential density for multiple dwellings

A1 *Multiple dwellings must have a site area per dwelling of not less than 325m2.*	*P1* ***

The proposal is for 56 dwellings at a site with an area of 19,800m^2. the site area per dwelling is therefore 353m^2, which exceeds the area of the Acceptable Solution. The proposal therefore complies with A1.

8.4.2 Setback and building envelope for all dwellings

A1 *Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:* *(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;* *(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;* *(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or* *(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.*	*P1* *A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.*

Unit 1B is setback approximately 1.65m from the boundary abutting the road reserve known as 1 Hayfield Place. Hayfield Place is a public road, and though presently only open to pedestrians, the road will be developed for increased public access to the adjoining Council Reserve. This boundary is therefore considered a frontage. As this setback is less than 3m, the proposal is reliant on the Performance Criteria (P1).

In having regard for the Performance Criteria, the qualities of the streetscape relate to the proximity and appearance of the Council reserve. The road has a less than typical formation and relationship with existing buildings, and there are no other buildings within the street. Given the exceptional nature of the proposal relative to Hayfield Place, the proposal is despite a reduced setback not considered to be incompatible with the qualities of the street.

The proposal is considered to comply with the Performance Criteria (P1).

A2 *A garage or carport for a dwelling must have a setback from a primary frontage of not less than:* *(a) 5.5m, or 1m behind the building line;* *(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or* *(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.*	*P2* *A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.*

Garages facing the internal road have sufficient setback to a primary frontage at Gunn Street. Therefore, the proposal complies with A2.

A3 *A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:* *(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:* *(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and* *(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and* *(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:* *(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or* *(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).*	*P3* *The siting and scale of a dwelling must:* *(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:* *(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;* *(ii) overshadowing the private open space of a dwelling on an adjoining property;* *(iii) overshadowing of an adjoining vacant property; and* *(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;* *(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and* *(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:* *(i) an adjoining property; or* *(ii) another dwelling on the same site.*

The roof edge of the proposed Units 1A and 1B protrudes from the building envelope relative to the frontage setback (Unit 1B), and also a minor section of the roof at the north eastern elevation (Unit 1A). Therefore, the proposal is reliant on the Performance Criteria.

For Unit 1A, shadow diagrams demonstrate a limited impact by way of overshadowing of the private open space of the dwelling at 44 Gunn Street (a)(i),(ii) and (iii).

With regard for visual impact, the protrusion of Unit 1A is owed more to the topography of the site than undue bulk and massing. The design though two storey, is of a simple form with varied external treatments which reduce massing. On balance of what otherwise may comply with the building envelope, the proposal is not considered unreasonable per (a)(iv).

For Unit 1B, as the protrusion is defined by the dwellings relationship with Hayfield Place, it is important to note this will have no capacity for unreasonable impacts to amenity of residences nearby. Both dwellings are considered to comply with (a).

For (b), the dwelling separation of 5.5m between Unit 1A and 44 Gunn Street is relatively consistent with the dwelling separations which prevail in Gunn Street, ranging between 5m (44 and 42 Gunn Street), and 7m (38 and 40 Gunn Street).

For (c), there are no solar energy panels in the surrounding area.

As such, the proposal is considered to comply with the Performance Criteria (P3).

8.4.3 Site coverage and private open space for all dwellings

A1 *Dwellings must have:* *(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and* *(b) for multiple dwellings, a total area of private open space of not less than 60m2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).*	*P1* *Dwellings must have:* *(a) site coverage consistent with that existing on established properties in the area;* *(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and can accommodate:* *(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and* *(ii) operational needs, such as clothes drying and storage; and* *(c) reasonable space for the planting of gardens and landscaping.*

The total dwelling site coverage is approximately 3638m^2 which is less than 50% of the total site (a);

There are 11 units that have less than 60m^2 private open space, therefore, they cannot meet A1 (b), thus, the Performance Criteria need to be considered.

The proposed site coverage is consistent with the surrounding area as there are a few multiple dwelling lots close to the subject site (a).

The minimum private open space has an area of 37m^2 which is sufficient for a two-bedroom unit with a small family. In addition, the subject site is connected to a foreshore trail and a large open space which provides sufficient recreational space (b)(i).

The proposed private open space has sufficient area to dry clothes and for storage use (b)(ii).

Most of the proposed dwellings feature a small front yard, providing residents with the opportunity to plant gardens and incorporate landscaping (c).

As such, the proposal complies with the Performance Criteria (P1).

A2 *A dwelling must have private open space that:* *(a) is in one location and is not less than:* *(i) 24m2; or* *(ii) 12m2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);* *(b) has a minimum horizontal dimension of not less than:* *(i) 4m; or* *(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);* *(c) is located between the dwelling and the frontage only if the frontage is orientated*	*P2* *A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:* *(a) conveniently located about a living area of the dwelling, and* *(b) orientated to take advantage of sunlight.*

between 30 degrees west of true north and 30 degrees east of true north; and *(d) has a gradient not steeper than 1 in 10.*	

All the proposed dwellings meet the minimum 24m^2 of private open space. Please see Appendix B for the Site Plans detailing the private open space dimensions of each dwelling (a).

All private open spaces either meet or exceed the minimum 4m horizontal length. Please see Appendix B for the Site Plans detailing the private open space dimensions of each dwelling (b).

Each dwelling can rely on an area of principal private open space, which is not located between the dwelling and the frontage (c).

The gradient of the site ranges in slope from flat at 0 degrees to gently sloping at 5 degrees, complying with the gradient requirements (d).

As such, the proposal complies

8.4.4 Sunlight to private open space of multiple dwellings

A1 *A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):* *(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):* *(i) at a distance of 3m from the northern edge of the private open space; and* *(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and* *(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:* *(i) an outbuilding with a building height not more than 2.4m; or* *(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.*	*P1* *A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.*

No dwelling is sited to the north of the principal private open space of another dwelling on the same site, with the exception of Units 53 and 54, relative to the private open space of Units 50, 49, and 48.

Though these dwellings are to the north of the private open space, they are sited such that they are contained within a line as determined from the edge of the private open space of those dwellings 50, 49 and 48 in accordance with A1 (a).

The proposal therefore complies with A1.

8.4.5 Width of openings for garages and carports for all dwellings

A1 *A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).*	*P1* ***

No proposed garages are facing a primary frontage. As such, the proposal complies with clause A1.

8.4.6 Privacy for all dwellings

A1 *A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:* *(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;* *(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and* *(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:* *(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or* *(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.*	*P1* ***

Dwellings facing a side boundary with a floor level more than 1m above the existing ground level either provide a permanently fixed screen or sufficient setbacks (a).

Dwellings facing a rear boundary provide a setback of more than 4m (b).

Dwellings facing another dwelling on the same site provide sufficient setback (c).

As such, the proposal complies with A1.

A2 *A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):* *(a) the window or glazed door:* *(i) is to have a setback of not less than 3m from a side boundary;* *(ii) is to have a setback of not less than 4m from a rear boundary;*	*P2* ***

(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and *(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.* *(b) the window or glazed door:* *(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;* *(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or* *(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.*	

The proposed windows or glazed doors of the dwelling with a floor level more than 1m above ground level have sufficient setback from a side boundary and rear boundary (a)(i) & (ii).

The window of Unit 44 in the Eastern Elevation and the window of Unit 45 in the Western Elevation face each other, therefore, it cannot meet A2(a).

The window of Unit 44 in the Eastern Elevation has a distance of 3.7m from the window of Unit 45 in the Western Elevation (b)(i).

Both windows of Units 44 and 45 have a height of 2.2m above ground level which is not less than 1.7m (b)(ii) (iii).

As such, the proposed development complies with A2.

A3 *A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:* *(a) 2.5m; or* *(b) 1m if:* *(i) it is separated by a screen of not less than 1.7m in height; or* *(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.*	*P3* *A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.*

The proposed development does not contain a shared driveway as each dwelling has individual driveway and individual car park. Each proposed car park provides sufficient setback to a window or glazed door to a habitable room. As such, the proposal complies with A3 (a).

8.4.7 Frontage fences for all dwellings

No frontage fencing is proposed

8.4.8 Waste storage for multiple dwellings

A1 *A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m2 per dwelling and is within one of the following locations:* *(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or* *(b) a common storage area with an impervious surface that:* *(i) has a setback of not less than 4.5m from a frontage;* *(ii) is not less than 5.5m from any dwelling; and* *(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.*	*P1* ***

Each dwelling has a minimum area of 1.5m^2 for its waste and recycling bins, and it is not in front of the dwelling (a).

As such, the proposal complies with 8.4.8 A1.

8.5 Development Standards for Non-dwellings

As the proposal is not for non-dwelling development, clause 8.5 and all subclauses are not applicable.

8.6 Development Standards for Subdivision

8.6.1 Lot design

A1 *Each lot, or a lot proposed in a plan of subdivision, must:* *(a) have an area of not less than 450m2 and:* *(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and* *(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;* *(b) be required for public use by the Crown, a council or a State authority;* *(c) be required for the provision of Utilities; or* *(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.*	*P1* ***

The proposed Lots 2 and 3 are each for a public use in accordance with A1 (b). For Lot 1, this lot is resultant from consolidation with minor adjustment for reason of transferring land to Lots 2 and 3. In any event Lot 1 is able to comply with A1 (a).

The proposal complies with the Acceptable Solution.

A2 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.*	*P2* *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:* *(a) the width of frontage proposed, if any;* *(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;* *(c) the topography of the site;* *(d) the functionality and useability of the frontage;* *(e) the ability to manoeuvre vehicles on the site; and* *(f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.*

Lot 1 will have a frontage in excess of 12m, and Lots 2 and 3 are for utilities and public open space respectively.

The proposal therefore complies with A2.

A3 *Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.*	*P3* *Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:* *(a) the topography of the site;* *(b) the distance between the lot or building area and the carriageway;* *(c) the nature of the road and the traffic;* *(d) the anticipated nature of vehicles likely to access the site; and* *(e) the ability for emergency services to access the site.*

Lots 1 and 3, are each to be provided with access to the widened road lot shown as Lot 2. It is expected this is in accordance with the requirements of the road authority.

The proposal therefore complies with A3.

A4 *Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.*	*P4* ***

The proposal is for a lot consolidation a reorganisation of boundaries inclusive of an existing road. A4/P4 is therefore not considered applicable.

8.6.2 Roads

A1 *The subdivision includes no new roads.*	*P1* ***

The proposal is for a lot consolidation and reorganisation of boundaries inclusive of an existing road. A4/P4 is therefore not considered applicable.

8.6.3 Services

A1 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.*	*P1* *A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:* *(a) flow rates;* *(b) the quality of potable water;* *(c) any existing or proposed infrastructure to provide the water service and its location;* *(d) the topography of the site; and* *(e) any advice from a regulated entity.*

Lot 1 is proposed to be connected to a full water supply, Lots 2 and 3 are for a Utilities and Public open space purpose.

The proposal complies with A1.

A2 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.*	*P2* *No Performance Criterion.*

Lot 1 is proposed to be connected to a reticulated sewerage system, Lots 2 and 3 are for a Utilities and Public open space purpose.

The proposal complies with A2.

A3 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be*	*P3* *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site*

capable of connecting to a public stormwater system.	*stormwater management system adequate for the future use and development of the land, having regard to:* *(a) the size of the lot;*

Lot 1 is proposed to be connected to a new stormwater outlet as part of a proposed public stormwater system, Lots 2 and 3 are for a Utilities and Public open space purpose.

The proposal complies with A3.

Open Space Zone [29.0]

29.2 Use Table

29.3 Use Standards

Insofar as the proposal relates to the Open Space Zone, it is only for subdivision to create a widened road, and an increase in the area of private open space. Therefore there are no applicable Use Standards.

29.4 Development Standards for Buildings and Works

Though there are minor works for the provision of access and circulation areas within the Open Space Zone, there are no applicable standards for works under clause 29.4 Development Standards for Buildings and Works.

29.5 Development Standards for Subdivision

29.5.1 Lot design

A1 *Each lot, or lot proposed in a plan of subdivision, must:* *(a) be required for public use by the Crown, a council or a State authority;* *(b) be required for the provision of Utilities; or* *(c) be for the consolidation of a lot with another lot, provided each lot is within the same zone.*	*P1* *Each lot, or lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:* *(a) the relevant requirements for development of buildings on the lot;* *(b) existing buildings and the location of intended buildings on the lot;* *(c) the topography of the site;* *(d) the presence of any natural hazards; and* *(e) the pattern of development existing on established properties in the area.*

Only Lots 2 and 3 are within the Open Space Zone, and these lots are intended for provision of utilities per (b), and for public open space, per (a).

The proposal therefore complies with the Acceptable Solution A1.

A2 *Each lot, or a lot proposed in a plan of subdivision, excluding a riparian or littoral reserve or Utilities, must have a frontage not less than 15m.*	*P2* *Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway suitable for its intended use, having regard to:* *(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;* *(b) the topography of the site;* *(c) the functionality and useability of the frontage;*

	(d) the anticipated nature of vehicles likely to access the site; *(e) the ability to manoeuvre vehicles on the site;* *(f) the ability for emergency services to access the site; and* *(g) the pattern development existing on established properties in the area.*

Lot 2 is for a road, and Lot 3 is a littoral reserve.

The proposal therefore complies with the Acceptable Solution A2.

A3 *Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.*	*P3* *Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:* *(a) the topography of the site;* *(b) the length of the access;* *(c) the distance between the lot or building area and the carriageway;* *(d) the nature of the road and the traffic; and* *(e) the pattern of development existing on established properties in the area.*

Lot 2 is for a road which is of itself a vehicle access, Lot 3 is reliant on an existing vehicle access of Nielsen Esplanade.

The proposal therefore complies with the Acceptable Solution A3.

Signs Code [C1.0]

There is a ground base sign proposed on site, therefore, clauses under the C1.0 Signs Code need to be considered.

C1.6 Development Standards for Buildings and Works

C1.6.1 Design and siting of signs

A1 *A sign must:* *(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and* *(b) meet the sign standards for the relevant sign type set out in Table C1.6,* *excluding the following sign types, for which there is no Acceptable Solution:* *(i) roof sign;* *(ii) sky sign; and*	*P1* ***

(iii) billboard.	

The proposed ground base sign is located within the applicable zone under Table C1.6 (a).

The proposed sign is the only sign on site along the proposed access, and has a dimension of 1.8m (H) x 4m (W). It complies with sign standards under Table C1.6 (b).

The proposal therefore complies with C1.6.1 A1.

A2 *A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.*	*P2* ***

The proposed sign has sufficient setback more than 2m from the boundary of any lots in the General Residential Zone. Therefore, the proposed sign complies with A2.

A3 *The number of signs for each business or tenancy on a road frontage of a building must be no more than:* *(a) 1 of each sign type, unless otherwise stated in Table C1.6;* *(b) 1 window sign for each window;* *(c) 3 if the street frontage is less than 20m in length; and* *(d) 6 if the street frontage is 20m or more,* *excluding the following sign types, for which there is no limit:* *(i) name plate; and* *(ii) temporary sign.*	*P3* ***

The proposed signage is the only sign on site. Therefore, it complies with A3.

C1.6.2 Illuminated signs

As the proposed signage is not an illuminated sign, therefore, clauses under C1.6.2 are not considered applicable.

C1.6.3 Third party sign

As the proposed signage is not a third party sign, therefore, clauses under C1.6.2 are not considered applicable.

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

A1 *A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:* *(a) be not more than 0.2m²;* *(b) not be an illuminated sign; and* *(c) there must be not more than 1 sign per site.*	*P1* *A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local historic heritage significance of the place or precinct, having regard to:* *(a) placement to allow the architectural details of the building to remain prominent;* *(b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct;* *(c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area;* *(d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance;* *(e) using fixtures that do not and are not likely to damage building fabric;* *(f) not projecting above a parapet or roof line if such a projection impacts the local historic heritage significance of the building; and* *(g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.*

As the proposed ground base sign is located on local heritage place with a dimension more than 0.2m^2, therefore, it cannot meet sub-clause (a). Thus, the Performance Criteria needs to be considered.

The proposed ground base sign will use earth tone to minimise any adverse impact on the land (a).

The proposed size and design comply with the signage standard under the code, and will not diminish the significance of the place, principally derived from the hayfield homestead, contained within an adjoining parcel (b).

The subject site is a vacant land, there is no sign placed before in the area (c) (d) (e).

The proposed sign is located on the side of the proposed access, that is not projecting above any buildings (f).

The proposed sign will not detract from the local historic heritage significance of the place as the colour of the sign will match the surrounding environment (g).

As such, the proposed sign complies with the Performance Criteria, (P1).

Parking and Sustainable Transport Code [C2.0]

No use or development is exempt from assessment against this code (C2.1.1).

C2.5 Use Standards

C2.5.1 Car Parking numbers

A1 *The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, 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 is 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.*	*P1.1* *The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:* *(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;* *(b) the ability of multiple users to share spaces because of:* *(i) variations in car parking demand over time; or* *(ii) efficiencies gained by consolidation of car parking spaces;* *(c) the availability and frequency of public transport within reasonable walking distance of the site;* *(d) the availability and frequency of other transport alternatives;* *(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;* *(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;* *(g) the effect on streetscape; and* *(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.* *P1.2* *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.*

A total of 104 on-site car parking spaces are included. This consists of 93 spaces dedicated to residents and 11 visitor parking spaces.

There are 131 parking spaces required under Table C2.1, therefore, it cannot meet the Acceptable Solution, thus the Performance Criteria needs to be considered.

The proposal is supported by a Traffic Impact Assessment (Appendix D) which finds the proposal complies with the Performance Criteria.

The proposal is therefore considered to comply with the Performance Criteria (P1.1)

C2.5.2 Bicycle parking numbers

A1 *Bicycle parking spaces must:* *(a) be provided on the site or within 50m of the site; and* *(b) be no less than the number specified in Table C2.1.*	*P1* ***

There is no requirement under Table C2.1, therefore, C2.5.2 A1 is not applicable.

C2.5.3 Motorcycle parking numbers

A1 *The number of on-site motorcycle parking spaces for all uses must:* *(a) be no less than the number specified in Table C2.4; and* *(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.*	*P1* ***

There is no requirement for 'Residential' use, therefore, C2.5.3 is not applicable.

C2.5.4 Loading bays

No loading bays are proposed with this application, therefore, clause C2.5.4 is not applicable.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

A1 *Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for: (a) Food Services uses up to 100m2 floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m2 floor area, provided the use complies with the hours of*	*P1* ***

operation specified in the relevant Acceptable Solution for the relevant zone.	

As the proposal is not a non-residential development, clause C2.5.5 is not applicable.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

A1 *All parking, access ways, manoeuvring and circulation spaces must:* *(a) be constructed with a durable all weather pavement;* *(b) be drained to the public stormwater system, or contain stormwater on the site; and* *(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.*	*P1* ***

All parking, access ways, manoeuvring and circulation spaces will be concreted and drained to the public stormwater system (a) and (b).

As such, the proposal complies with A1.

C2.6.2 Design and layout of parking areas

A1.1 *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 that 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;*	*P1* ***

(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.* *A1.2* *Parking spaces provided for use by persons with a disability must satisfy the following:* *(a) be located as close as practicable to the main entry point to the building;* *(b) be incorporated into the overall car park design; and* *(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. 1*	

The car parking was assessed against Australian Standards, AS2890.1 (noting that AS2890 Parts 2 to 6 are not relevant to the development). Details of the assessment are within Appendix D – Traffic impact Assessment. The proposal complies with A1 (b).

C2.6.3 Number of accesses for vehicles

A1 *The number of accesses provided for each frontage must:* *(a) be no more than 1; or* *(b) no more than the existing number of accesses, whichever is the greater.*	*P1* *The number of accesses for each frontage must be minimised, having regard to:* *(a) any loss of on-street parking; and* *(b) pedestrian safety and amenity;* *(c) traffic safety;* *(d) residential amenity on adjoining land; and* *(e) the impact on the streetscape.*

There is only one access provided via Hayfield Place thereby in accordance with A1 (a).

A2 *Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.*	*P2* *Within the Central Business Zone or in a pedestrian priority street, any new accesses must:* *(a) not have an adverse impact on:* *(i) pedestrian safety and amenity; or* *(ii) traffic safety; and* *(b) be compatible with the streetscape.*

As the proposed development is within a General Residential zone, A2 is not applicable.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

The subject site is not located within either the General Business Zone or the Central Business Zone, as such, clause 2.6.4 is not applicable.

C2.6.5 Pedestrian access

A1.1 *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.* *A1.2* *In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.*	*P1* *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 proposal includes pedestrian paths which have been considered as part of the Traffic Impact Assessment at Appendix D. The proposal is considered to comply with the Performance Criteria (P1).

C2.6.6 Loading bays

No loading bays are proposed with this application, therefore, clause C2.5.4 is not applicable.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

The subject site is not located within either the General Business Zone or the Central Business Zone, as such, clause 2.6.4 is not applicable.

C2.6.8 Siting of parking and turning areas

As the proposed development is within the General Residential zone, therefore, A1 is not applicable.

A2 *Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:* *(a) have no new vehicle accesses, unless an existing access is removed;* *(b) retain an active street frontage; and* *(c) not result in parked cars being visible from public places on the adjacent roads.*	*P2* *Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must be designed to screen the views of cars from public places in the adjacent roads, without blank walls facing onto a road, having regard to:* *(a) the streetscape;* *(b) any unreasonable loss of amenity of the occupants of adjoining properties; and* *(c) maintaining opportunities for active uses on a street frontage in a pedestrian priority street.*

As the proposed development is within the General Residential zone, therefore, A2 is not applicable.

C2.7 Parking Precinct Plan

There is no parking precinct plan on the subject site, as such clause 2.7 and sub-clauses are not applicable to the proposal.

Road and Railway Assets Code [C3.0]

There are no exemptions from the Road and Railway Assets Code, therefore provisions under C3.0 need to be considered.

C3.3 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1.1 *For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:* *(a) a new junction;* *(b) a new vehicle crossing; or* *(c) a new level crossing.* *A1.2* *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.* *A1.3* *For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.*	*P1* *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.*

A1.4 *Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:* *(a) the amounts in Table C3.1; or* *(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.* *A1.5* *Vehicular traffic must be able to enter and leave a major road in a forward direction.*	

As the proposed development will intensify the use of the land more than 40 vehicle movements per day, it cannot meet the Acceptable Solution A1.4, thus the Performance Criteria needs to be considered.

The proposal is supported by a Traffic Impact Assessment (see Appendix D).

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.

C3.6 Development Standards for Buildings and Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

The proposed development is not within a road or railway attenuation area, therefore, sub-clauses under C3.6.1 are not applicable.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

The proposed development is not for subdivision, therefore, C3.7.1 A1 is not applicable.

Local Historic Heritage Code [C6.0]

C6.2 Application of this code

Pursuant to clause C6.3.3, this code does not apply to a place entered into the Tasmanian Heritage Register.

Natural Assets Code [C7.0]

The proposal is sited partly within a Waterway coastal protection area. An assessment of the proposal relating to Natural Asset Code is provided in Appendix F.

C7.3 Definition of Terms

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

A1 *Buildings and works within a waterway and coastal protection area must:* *(a) be within a building area on a sealed plan approved under this planning scheme;* *(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or* *(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.*	*P1.1* *Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:* *(a) impacts caused by erosion, siltation, sedimentation and runoff;* *(b) impacts on riparian or littoral vegetation;* *(c) maintaining natural streambank and streambed condition, where it exists;* *(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;* *(e) the need to avoid significantly impeding natural flow and drainage;* *(f) the need to maintain fish passage, where known to exist;* *(g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and (n) the guidelines in the Tasmanian Coastal Works Manual.* *P1.2* *Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-*

	related educational, research, or recreational facilities.

The proposal cannot meet sub-clauses under C7.6.1 A1, therefore, the Performance Criteria needs to be considered.

The proposal is supported by an Assessment against the Natural Assets Code (see Appendix F). This assessment recommends any proposal development works should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion.

Subject to the recommendations of the Assessment at Appendix F, the proposal is considered to comply with the Performance Criteria (P1).

A2 *Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.*	*P2.1* *Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to: (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation; (c) allowing the coastal processes of sand deposition or erosion to continue to occur; (d) the need to group new facilities with existing facilities, where reasonably practical; (e) the impacts on native vegetation; (f) minimising cut and fill; (g) building design that responds to the particular size, shape, contours or slope of the land; (h) the impacts of sea-level rise on natural coastal processes and coastal habitat; (i) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and (j) the guidelines in the Tasmanian Coastal Works Manual.* *P2.2* *Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; and (f) provision of open space or for marine-related educational, research, or recreational facilities.*

Concept services drawings indicate a new stormwater discharge point is to be located within the Council owned foreshore reserve, therefore the proposal is reliant on the Performance Criteria.

In considering the suitability of the design, the ability for soil and water management to be undertaken will ensure sedimentation during works will be minimised. There is limited native vegetation, and the works for the provision of the pipe can be remediated (P2.1)

With regard for P2.2, Stormwater infrastructure is a minor utility and the outlet is reliant on a coastal location as the outlet for stormwater.

The proposal is considered to comply with the Performance Criteria (P2.1) and (P2.2).

A3 *Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.*	*P3* *Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.*

A new stormwater discharge point is to be located within the Council owned foreshore reserve, therefore the proposal is reliant on the Performance Criteria.

The stormwater is directed through a stormwater quality device and a headwall with scour protection is provided to protect against erosion.

The proposal is considered to comply with the Performance Criteria (P3).

A4 *Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.*	*P4* ***

There is no proposed dredging or reclamation on the site therefore A4/P4 is not applicable.

A5 *Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.*	*P5* ***

No Coastal protection works are proposed, therefore A5/P5 is not applicable.

C7.6.2 Clearance within a priority vegetation area

The site is not located within a priority vegetation area, as such, clause 7.6.2 is not applicable.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

A1 *Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:* *(a) be for the creation of separate lots for existing buildings;* *(b) be required for public use by the Crown, a council, or a State authority;* *(c) be required for the provision of Utilities;* *(d) be for the consolidation of a lot; or* *(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.*	*P1* *Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:* *(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and* *(b) future development likely to be facilitated by the subdivision.*

Though Lot 2 is for a Utilities lot in accordance with A1(c) and Lot 3 is for public open space in accordance with A1(b), Lot 1 will require works for the provision of stormwater infrastructure to serve the future development and so cannot comply with the Acceptable Solution. The proposal is therefore reliant on the performance criteria.

The proposal is supported by a waterway coastal assessment which considers the impacts of the development on natural assets within the waterway coastal area (Appendix F). Importantly the code response for works to facilitate subdivision is much the same as that for clause C7.6.1, in that there is minimal vegetation in the vicinity to be affected by the works, building areas are sited clear of the overlay (a), and the design of the headwall will include scour protection and the stormwater system will include treatment devices to maintain water qualities (b).

Considering the nature of the subdivision, its purpose to provide for a wider road lot, and increasing the area of public open space; the balance of works proposed within the foreshore are considered to comply.

Coastal Erosion Hazard Code [10.0]

The development is within a Low and Medium coastal erosion hazard band. With regard for the exemptions from the code under Clause C10.4.1; The proposed dwellings will require authorisation under the *Building Act 2016*, and the proposed use is not a critical, hazardous or vulnerable use (i). Further, the use is not located within a high coastal erosion hazard band (ii); and is not for coastal protection works (iii).

As such under clause C10.4.1 much of the development is exempt from this code, with the exception of works for driveways, and services.

C10.5. Use Standards

C10.5.1 Use within a high coastal erosion hazard band

As the proposed development is not within a high coastal erosion hazard band clause C10.5.1 is not applicable.

C10.5.2 Uses located within a non-urban zone and a low or medium coastal erosion hazard band

The site is not within a non-urban zone, as such clause 10.5.2 is not applicable.

C10.5.3 Critical use, hazardous use, or vulnerable use

The proposed residential multiple dwelling proposal is not considered a vulnerable use as such clause C10.5.3 is not applicable.

C10.5.4 Uses located within a coastal erosion investigation area

The site has not been identified as an investigation area as such clause C10.5.4 is not applicable.

C10.6 Development Standards for Buildings and Works

C10.6.1 Buildings and Works, excluding coastal protection works, within a coastal erosion hazard band

A1 *No Acceptable Solution.*	*P1.1* *Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:* *(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;* *(b) any advice from a State authority, regulated entity or a council; and* *(c) the advice contained in a coastal erosion hazard report.* *P1.2* *A coastal erosion hazard report demonstrates that:* *(a) the building and works:* *(i) do not cause or contribute to any coastal erosion on the site, on adjacent land or on public infrastructure; and* *(ii) can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;*

	(b) buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life.

As there is no acceptable solution, P1.1 & P1.2 must be addressed:

A Coastal Vulnerability Assessment has been provided (see Appendix E) which finds there is limited capacity for the site to erode further than 25m and the development area is within a projected stable foundation zone on the site.

For P1.2, The Coastal Vulnerability Assessment further demonstrates that a tolerable risk can be achieved and maintained.

The proposal is considered to comply with the Performance Criteria (P1.1) and (P1.2).

C10.6.2 Coastal protection works within a coastal erosion hazard area

No coastal protection works are proposed, as such, clause C10.6.2 is not applicable.

C10.6.3 Buildings and works located within a coastal erosion investigation area

As the proposed development is not located within a coastal erosion investigation area, clause 10.6.3 is not applicable.

C10.7 Development Standards for Subdivision

As there is no proposed subdivision, clause 10.7 and all sub-clauses are not applicable.

C10.7.1 Subdivision within a coastal erosion hazard area

A1 *Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal erosion hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities, and not be located on an actively mobile landform.*	*P1* *Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal erosion, having regard to:* *(a) any increase in risk from coastal erosion for adjacent land;* *(b) the level of risk to use or development arising from an increased reliance on public infrastructure;* *(c) the need to minimise future remediation works;* *(d) any loss or substantial compromise, by coastal erosion, of access to the lot on or off site;* *(e) the need to locate building areas outside the coastal erosion hazard area;* *(f) any advice from a State authority, regulated entity or a council; and* *(g) the advice contained in a coastal erosion hazard report, and works must not be located on actively mobile landforms unless for engineering or remediation works to protect land, property and human life.*

Though Lot 2 is for a Utilities lot in accordance with A1(d), and Lot 3 is for public open space in accordance with A1(c), Lot 1 will require works for the provision of stormwater

infrastructure to serve the future development, and so cannot comply with the Acceptable Solution. The proposal is therefore reliant on the performance criteria.

The proposal is supported by a coastal vulnerability assessment which considers the impacts of the development within the coastal erosion hazard area (Appendix F). Importantly, the code response for works to facilitate subdivision is much the same as that for clause C10.6.1 Buildings and Works, excluding coastal protection works within a coastal erosion hazard band, in that there is minimal risk of coastal erosion (a), (b). Further, there is no need for future remediation under (c), there is no anticipated loss of access by virtue of the access locations being to the north of the site (d), buildings are predominately sited outside of the coastal erosion hazard area (e), and though specific advice has not been sought from a regulated entity or Council, the advice contained within the coastal erosion hazard report sufficiently identifies there is a low risk of erosion of the site in any event (f) and (g).

Considering the nature of the subdivision, its purpose to provide for a wider road lot, and increasing the area of public open space, the proposal is considered to comply.

Coastal Inundation Hazard Code [C11.0]

The development is within a Low coastal inundation hazard band. With regard for the exemptions from the code under Clause C10.4.1; The proposed dwellings will require authorisation under the *Building Act 2016*. The proposal does not have a critical hazardous or vulnerable use (i); is not located within a high coastal inundation hazard band (ii); is not located within a non-urban and medium coastal inundation hazard band (iii); and is not for coastal protection works (iv).

As such under clause C11.4.1 much of the development is exempt from this code, with the exception of works for driveways, and services.

C11.5 Use Standards

C11.5.1 Uses within a high coastal inundation hazard band

The proposal is not within a high coastal inundation hazard band as such clause C11.5.1 is not applicable.

C11.5.2 Uses located within a non-urban zone and within a medium coastal inundation hazard band

The proposal is not within a non-urban zone or medium coastal inundation hazard band as such clause C11.5.2 is not applicable.

C11.5.3 Uses located within a non-urban zone and within a low coastal inundation hazard band

The proposal is not within a non-urban zone as such clause C11.5.2 is not applicable.

C11.5.4 Critical use, hazardous use, or vulnerable use

The proposed use isn't critical, hazardous or vulnerable, as such clause C11.5.4 is not applicable.

C11.6 Development Standards for Buildings and Works

C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area

A1 *No Acceptable Solution.*	*P1.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area must have a tolerable risk, having regard to:* *(a) whether any increase in the level of risk from coastal inundation requires any specific hazard reduction or protection measures;* *(b) any advice from a State authority, regulated entity or a council; and* *(c) the advice contained in a coastal inundation hazard report.* *P1.2* *A coastal inundation hazard report also demonstrates that the building or works:* *(a) do not cause or contribute to coastal inundation on the site, on adjacent land or on public infrastructure; and* *(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability of coastal inundation event in 2100 for the intended life of the use without requiring any specific coastal inundation protection works.*

As there is no Acceptable Solution, P1.1 & P1.2 must be addressed:

The proposal is supported by a Flood Hazard Report (see Appendix F) which concludes subject to recommendations the proposal is supportable. Importantly, the design as shown on the proposal plans incorporates the floor level recommendations of the Flood Hazard Report.

Advice has been provided from a state authority, regulated entity or Council (b).

Please see Appendix G for the Flood Hazard Report (c).

For P1.2, please see Appendix G for the Coastal Vulnerability Assessment.

C11.6.2 Coastal protection works within a coastal inundation hazard area

As there are no proposed coastal protection works, clause 11.6.2 is not applicable.

C11.7 Development Standards for Subdivision

As there is no proposed subdivision, clause 11.7 is not applicable.

C11.7.1 Subdivision within a coastal inundation hazard area

A1 *Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.*	*P1* *Each lot, or a lot proposed in a plan of subdivision within a coastal inundation hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to:* *(a) any increase in risk from coastal inundation for adjacent land;* *(b) the level of risk to use or development arising from an increased reliance on public infrastructure;* *(c) the need to minimise future remediation works;* *(d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site;* *(e) the need to locate building areas outside the coastal inundation hazard area;* *(f) any advice from a State authority, regulated entity or a council; and* *(g) the advice contained in a coastal inundation hazard report.*

Though Lot 2 is for a Utilities lot in accordance with A1(d), and Lot 3 is for public open space in accordance with A1(c), Lot 1 will require works for the provision of stormwater infrastructure to serve the future development, and so cannot comply with the Acceptable Solution. The proposal is therefore reliant on the performance criteria.

The proposal is supported by a coastal vulnerability assessment which considers the impacts of the development within the coastal erosion hazard area (Appendix G). Importantly, the code response for works to facilitate subdivision is much the same as that for clause C10.6.1 Buildings and Works, excluding coastal protection works within a coastal erosion hazard band, in that there is minimal risk of coastal erosion (a), (b). Further, there is no need for future remediation under (c), there is no anticipated loss of access by virtue of the access locations being to the north of the site (d), buildings are predominately sited outside of the coastal erosion hazard area (e), and though specific advice has not been sought from a regulated entity or Council, the advice contained within the coastal erosion hazard report sufficiently identifies there is a low risk of erosion of the site in any event (f) and (g).

Considering the nature of the subdivision, its purpose to provide for a wider road lot, and increasing the area of public open space, the proposal is considered to comply.

Conclusion

This report has been prepared in support of a Planning Application for the development of multiple dwellings with associated services at 1 Hayfield Place, Bridgewater (CT 176642/3), 46 Gunn Street (CT 54813/13) and Lot 4 Nielsen Esp, Bridgewater (CT 176642/4), Bridgewater. Landowner consent has been acquired.

The application is to be lodged with Brighton Council for assessment.

This proposal is for a 56 multiple dwelling development with associated communal facilities, which are situated on land zoned General Residential.

The proposal has been considered against the development standards of Zone and SAP and the proposal generates the following discretions under the *Tasmanian Planning Scheme – Brighton Local Provisions Schedule*:

- 8.4.2 Setback and building envelope for all dwellings (P1) and (P3)
- 8.4.3 Site coverage and private open space for all dwellings (P1)
- C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts (P1)
- C2.5.1 Car parking Numbers (P1.1)
- C2.6.5 Pedestrian access (P1)
- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1)
- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1)(P2.1)(P2.2) and (P3).
- C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area
- C10.6.1 Buildings and Works, excluding coastal protection works, within a coastal erosion hazard band (P1.1) and (P1.2)
- C10.7.1 Subdivision within a coastal erosion hazard area
- C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area (P1.1) and (P1.2).
- C11.7.1 Subdivision within a coastal inundation hazard area

The proposal has been assessed against all relevant scheme criteria and is found to either comply with the Acceptable Solutions or satisfy the relevant Performance Criteria. The application is considered to be acceptable with respect to the Planning Scheme requirements and therefore ought to be supported by the Planning Authority.

APPENDIX A

Title Information

APPENDIX B

Proposal Plans

APPENDIX C

Civil Design Drawings

APPENDIX D

Traffic Impact Assessment

APPENDIX E

Coastal Vulnerability Assessment

APPENDIX F

Waterway Coastal Protection Area Assessment

APPENDIX G

Flood Hazard Report

APPENDIX H

Test Pitting Excavation Report

3 June 2025

Brighton Council
1 Tivoli Road
Old Beach, TAS 7017

Dear Jo,

Re: Application for Planning Permit (DA 2024 / 00035) Multiple Dwelling x 56, 1 Hayfield Place, Bridgewater

Please see below our response to your request for additional information letter dated 10th April 2025

Stormwater

1. Refer to latest drawings and report by Aldanmark for this project
2. Stormwater Outfall details have been provided. Additional survey area was obtained.
3. MC Planners are engaging with the relevant department to get Crown Consent. This is still on going.
4. Location of treatment device now specified in Aldanmark Drawings

Parking and Sustainable Transport

5. Threshold treatment has been amended. The boundary has been adjusted to suit this. The application now includes subdivision for the purpose of transferring land to Council for the widened road, and foreshore reserve, the report has been updated to address those applicable standards. A letter has also been prepared in consideration of the Local Government (Building and miscellaneous provisions) Act 1993.
6. The backyard area for Unit 31 has been altered to show compliance

Waste Storage and Collection

7. Bin collection plan has been put together to demonstrate compliance
8. Bin collection plan has been put together to demonstrate compliance
9. Unit 9 bin location has been moved to the back yard.

Flood Hazard Report

10. The hydraulic modelling confirms that the proposed development has no adverse impact on flood depth, velocity, extent, or discharge on neighbouring land. The approach taken is methodologically sound, conforms with best practice guidance under ARR2019, and demonstrates full compliance with Clause C11.6.1(c) of the Tasmanian Planning Scheme. There is no requirement under the Code to provide the hydraulic modelling itself created by a suitably qualified person, only the necessary outputs to interpret this modelling
11. The RFFE parameters are widely used in both small and large catchments. In the report, they are presented as comparative results, with all parameters used in the flood analysis clearly outlined.
12. Manning's "n" roughness values were determined based on aerial visual analysis using ArcGIS, QGIS, and ThList.

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Kind regards

Drew den Hartog

PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE,
BRIDGEWATER

CENTACARE EVOLVE HOUSING

PD23113

SITE DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	PART SITE PLAN
04	PART SITE PLAN
05	LANDSCAPING PLAN
06	LANDSCAPING PLAN
07	LANDSCAPING PLAN
08	SHADOW DIAGRAMS @9AM
09	SHADOW DIAGRAMS @10AM
10	SHADOW DIAGRAMS @11AM
11	SHADOW DIAGRAMS @12PM
12	SHADOW DIAGRAMS @1PM
13	SHADOW DIAGRAMS @2PM
14	SHADOW DIAGRAMS @3PM
15	BIN COLLECTION PLAN
16	BIN COLLECTION PLAN
17	BIN COLLECTION PLAN
18	SUBDIVISION PLAN

UNIT DRAWINGS

No	DRAWING
TYPE A	
A2-01	GROUND FLOOR PLAN
A2-02	FIRST FLOOR PLAN
A2-03	DOOR AND WINDOW SCHEDULES
A2-04	ELEVATIONS
A2-05	ELEVATIONS
A2-06	ROOF PLAN
A3-01	GROUND FLOOR PLAN
A3-02	FIRST FLOOR PLAN
A3-03	DOOR AND WINDOW SCHEDULES
A3-04	ELEVATIONS
A3-05	ELEVATIONS
A3-06	ROOF PLAN
A4-01	GROUND FLOOR PLAN
A4-02	FIRST FLOOR PLAN
A4-03	DOOR AND WINDOW SCHEDULES
A4-04	ELEVATIONS
A4-05	ELEVATIONS
A4-06	ROOF PLAN
TYPE B	
B-01	GROUND FLOOR PLAN
B-02	FIRST FLOOR PLAN
B-03	DOOR AND WINDOW SCHEDULES
B-04	ELEVATIONS
B-05	ELEVATIONS
B-06	ELEVATIONS
B-07	ELEVATIONS
B-08	ELEVATIONS

UNIT DRAWINGS

No	DRAWING
B-09	ELEVATIONS
B-10	ELEVATIONS
B-11	ELEVATIONS
B-12	ROOF PLAN
TYPE C	
C1-01	FLOOR PLAN
C1-02	DOOR AND WINDOW SCHEDULES
C1-03	ELEVATIONS
C1-04	ELEVATIONS
C1-05	ELEVATIONS
C1-06	ELEVATIONS
C1-07	ROOF PLAN
C2-01	FLOOR PLAN
C2-02	DOOR AND WINDOW SCHEDULES
C2-03	ELEVATIONS
C2-04	ELEVATIONS
C2-05	ELEVATIONS
C2-06	ELEVATIONS
C2-07	ELEVATIONS
C2-08	ELEVATIONS
C2-09	ELEVATIONS
C2-11	ROOF PLAN
TYPE D	
D1-01	GROUND FLOOR PLAN
D1-02	FIRST FLOOR PLAN
D1-03	DOOR AND WINDOW SCHEDULES
D1-04	ELEVATIONS
D1-05	ELEVATIONS
D1-06	ROOF PLAN
D2-01	GROUND FLOOR PLAN
D2-02	FIRST FLOOR PLAN
D2-03	DOOR AND WINDOW SCHEDULES
D2-04	ELEVATIONS
D2-05	ELEVATIONS
D2-06	ELEVATIONS
D2-07	ELEVATIONS
D2-08	ELEVATIONS
D2-09	ELEVATIONS
D2-10	ELEVATIONS
D2-11	ELEVATIONS
D2-12	ROOF PLAN
TYPE F	
F-01	GROUND FLOOR PLAN
F-02	FIRST FLOOR PLAN
F-03	DOOR AND WINDOW SCHEDULES
F-04	ELEVATIONS
F-05	ELEVATIONS
F-06	ROOF PLAN

UNIT DRAWINGS

No	DRAWING
TYPE G	
G1-01	GROUND FLOOR PLAN
G1-02	FIRST FLOOR PLAN
G1-05	DOOR AND WINDOW SCHEDULES
G1-06	ELEVATIONS
G1-07	ELEVATIONS
G1-08	ROOF PLAN
G2-01	GROUND FLOOR PLAN
G2-02	FIRST FLOOR PLAN
G2-05	DOOR AND WINDOW SCHEDULES
G2-06	ELEVATIONS
G2-07	ELEVATIONS
G2-08	ROOF PLAN
G3-01	GROUND FLOOR PLAN
G3-02	FIRST FLOOR PLAN
G3-05	DOOR AND WINDOW SCHEDULES
G3-06	ELEVATIONS
G3-07	ELEVATIONS
G3-08	ROOF PLAN
TYPE H	
H1-01	GROUND FLOOR PLAN
H1-02	FIRST FLOOR PLAN
H1-03	DOOR AND WINDOW SCHEDULES
H1-04	ELEVATIONS
H1-05	ELEVATIONS
H1-06	ELEVATIONS
H1-07	ELEVATIONS
H1-08	<varies>
H1-09	ELEVATIONS
H1-10	ROOF PLAN
TYPE J	
J-01	GROUND FLOOR PLAN
J-02	FIRST FLOOR PLAN
J-03	DOOR AND WINDOW SCHEDULES
J-04	ELEVATIONS
J-05	ELEVATIONS
J-12	ROOF PLAN

PLANNING

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Accredited Building Practitioner: Frank Geskus -No CC246A

MAY 2025

SITE PLAN

1 : 500

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

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.

IMPORTANT NOTE:
DRAWINGS CAN BE READ IN BLACK & WHITE. HONEVER ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY. A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D
- UNIT TYPE F
- UNIT TYPE G
- UNIT TYPE H
- UNIT TYPE J

(UNIT TYPES E & I NOT USED)

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE,
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SITE PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 500@A1
Project/Drawing no:	Revision:
PD23113 -01	09

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

UNIT 1A
FFL: 5.450

UNIT 1B
FFL: 5.450

DEMOLITION OF HOUSE AT
46 GUNN STREET UNDER
SEPERATE APPLICATION

PROPOSED
BOUNDARIES

SEWER PUMP
STATION BUFFER
ZONE

PROPOSED
BOUNDARIES

DISAPPEARING BOUNDARIES,
REFER TO DWG PD23113
FOR FURTHER DETAILS

UNIT 13
FFL: 3.430

UNIT 12
FFL: 3.450

UNIT 11
FFL: 3.380

UNIT 10
FFL: 3.350

UNIT 9
FFL: 3.630

UNIT 8
FFL: 3.630

UNIT 7
FFL: 3.630

UNIT 6
FFL: 3.630

UNIT 5
FFL: 3.630

UNIT 4
FFL: 3.630

UNIT 3
FFL: 3.630

UNIT 2
FFL: 3.630

UNIT 53
FFL: 3.200

UNIT 54
FFL: 3.200

UNIT 55
FFL: 3.200

UNIT 49
FFL: 3.200

UNIT 48
FFL: 3.200

UNIT 47
FFL: 3.200

UNIT 46
FFL: 3.100

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

2m BUFFER

EXTENT OF ABORIGINAL HERITAGE SITE

177m2 TO BE GIFTED
TO COUNCIL

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

PART SITE PLAN

1 : 200

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
PART SITE PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 200@A1
Project/Drawing no:	Revision:
PD23113 -02	09

Accredited building practitioner: Frank Geskus -No CC246A

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

PART SITE PLAN

1 : 200

PLANNING

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
PART SITE PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
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Project/Drawing no:	Revision:
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Accredited building practitioner: Frank Geskus -No CC246A

PART SITE PLAN

1 : 200

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
PART SITE PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 200@A1
Project/Drawing no:	Revision:
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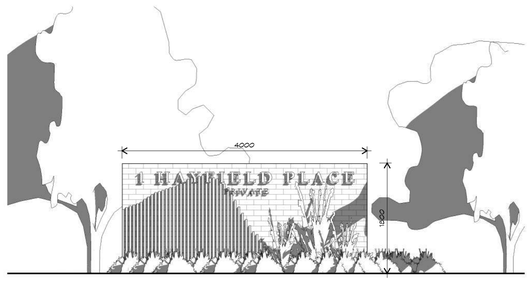
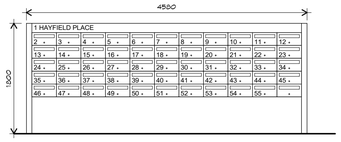
Accredited building practitioner: Frank Geskus -No CC246A



ENTRY SIGN

1 : 50



LETTERBOX

1 : 50

SEWER PUMP STATION BUFFER ZONE

UNIT 1A FFL: 5.450

UNIT 1B FFL: 5.450

UNIT 13 FFL: 3.430

UNIT 12 FFL: 3.450

UNIT 11 FFL: 3.380

UNIT 10 FFL: 3.350

UNIT 9 FFL: 3.630

UNIT 8 FFL: 3.630

UNIT 7 FFL: 3.630

UNIT 6 FFL: 3.630

UNIT 5 FFL: 3.630

UNIT 4 FFL: 3.630

UNIT 3 FFL: 3.630

UNIT 2 FFL: 3.630

UNIT 53 FFL: 3.200

UNIT 54 FFL: 3.200

UNIT 55 FFL: 3.200

UNIT 48 FFL: 3.200

UNIT 47 FFL: 3.200

UNIT 46 FFL: 3.100

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

3000

177m2 TO BE GIFTED TO COUNCIL

2m BUFFER

EXTENT OF ABORIGINAL HERITAGE SITE

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- GRAVEL / MULCH PATH
- LAWN
- GARDEN BED WITH GROUNDCOVER/GRASS
- CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- LB. LETTER BOX
- WASTE STORAGE 1.5m2
- TIMBER PALING FENCE 1.8m HIGH
- TIMBER PICKET FENCE 1.2m HIGH
- 1.5x1.5m STORAGE SHED
- CL CLOTHES LINES
- CL CLOTHES LINES

LANDSCAPING PLAN

1 : 200

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
LANDSCAPING PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	As indicated@A1
Project/Drawing no:	Revision:
PD23113 -05	09

bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- GRAVEL / MULCH PATH
- LAWN
- GARDEN BED WITH GROUNDCOVER/GRASS
- CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- LB. LETTER BOX
- WASTE STORAGE 1.5m2
- TIMBER PALING FENCE 1.8m HIGH
- TIMBER PICKET FENCE 1.2m HIGH
- 1.5x1.5m STORAGE SHED
- CL CLOTHES LINES
- CL CLOTHES LINES

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LANDSCAPING PLAN

1 : 200

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
LANDSCAPING PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 200@A1
Project/Drawing no:	Revision:
PD23113 -06	09

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- GRAVEL / MULCH PATH
- LAWN
- GARDEN BED WITH GROUNDCOVER/GRASS
- CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- LB. LETTER BOX
- WASTE STORAGE 1.5m2
- TIMBER PALING FENCE 1.8m HIGH
- TIMBER PICKET FENCE 1.2m HIGH
- 1.5x1.5m STORAGE SHED
- CL CLOTHES LINES
- CL CLOTHES LINES

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LANDSCAPING PLAN

1 : 200

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
LANDSCAPING PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
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Project/Drawing no:	Revision:
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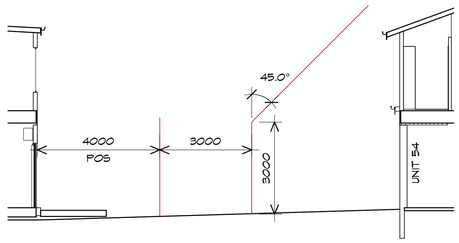
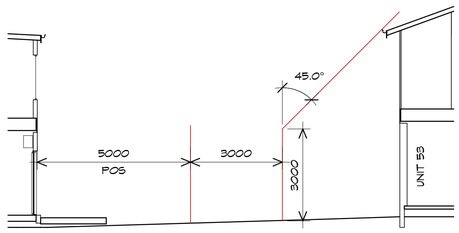


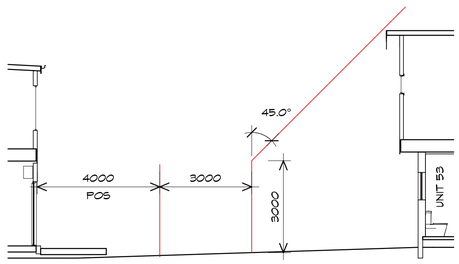
UNIT 48 POS SECTION

1 : 100



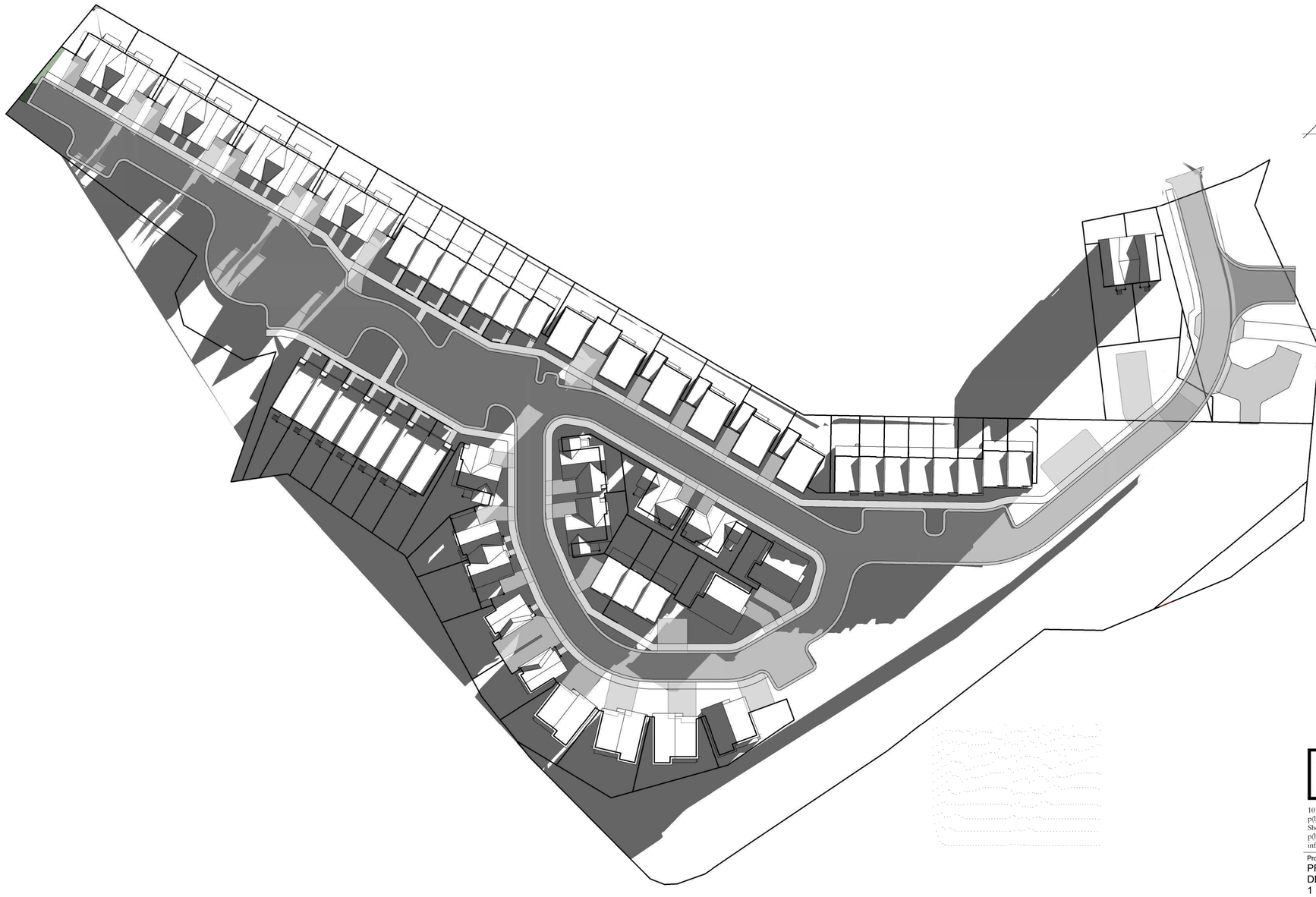
UNIT 49 POS SECTION

1 : 100



UNIT 50 POS SECTION

1 : 100



SHADOW DIAGRAM - 9AM

1 : 500

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SHADOW DIAGRAMS @9AM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	As indicated@A1
Project/Drawing no:	Revision:
PD23113 -08	09

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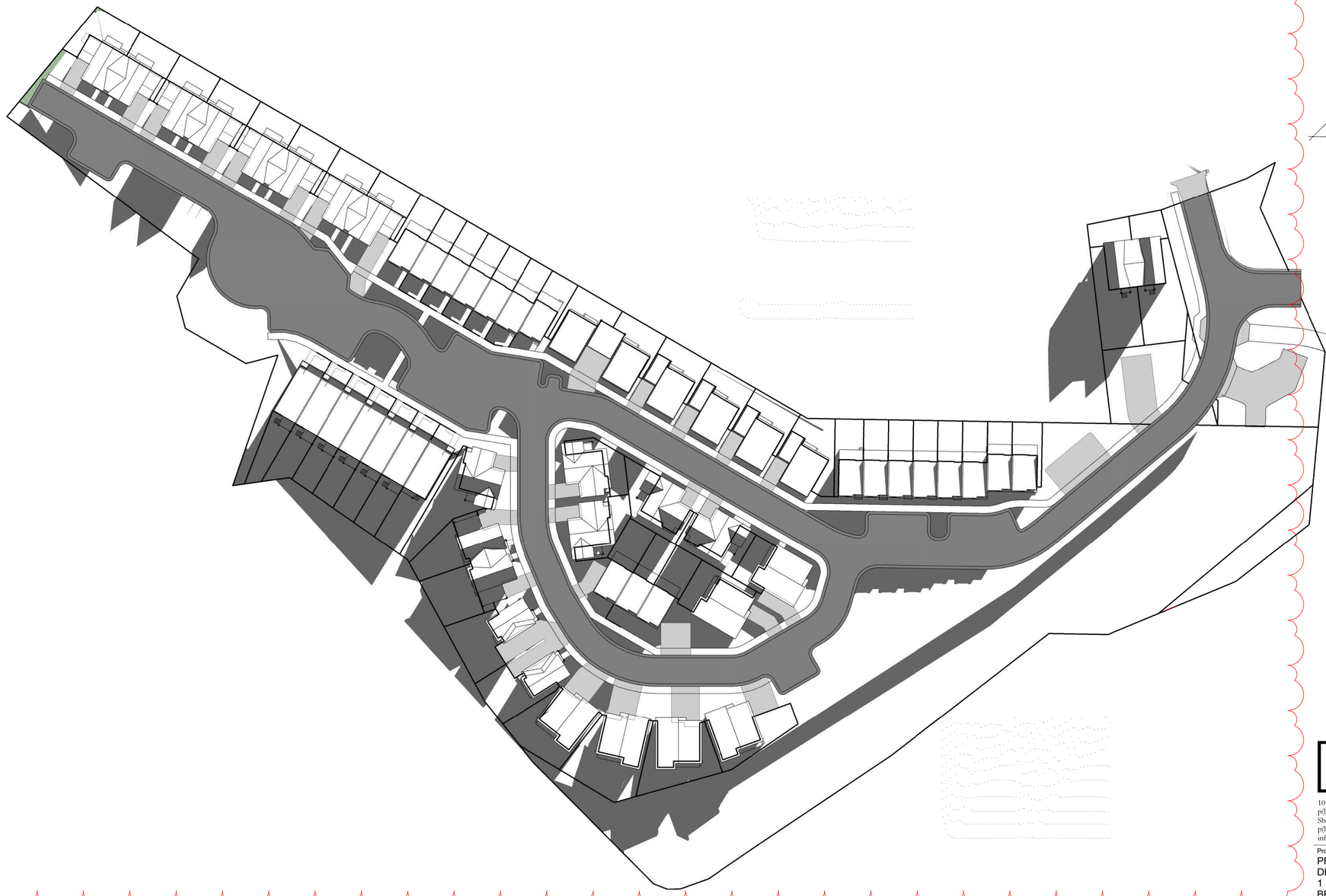

SHADOW DIAGRAM - 10AM

1 : 500

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

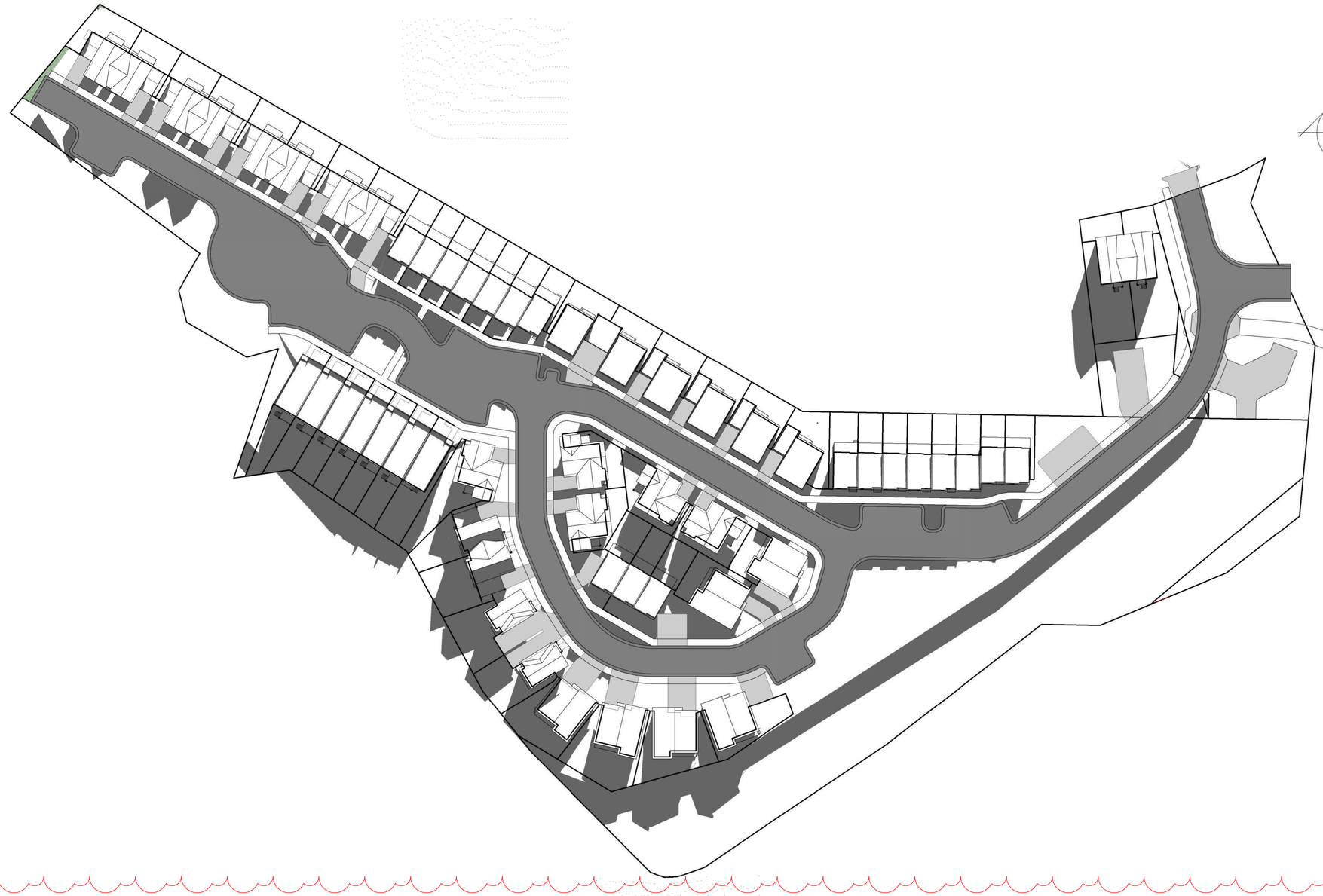
Client name:
CENTACARE EVOLVE HOUSING

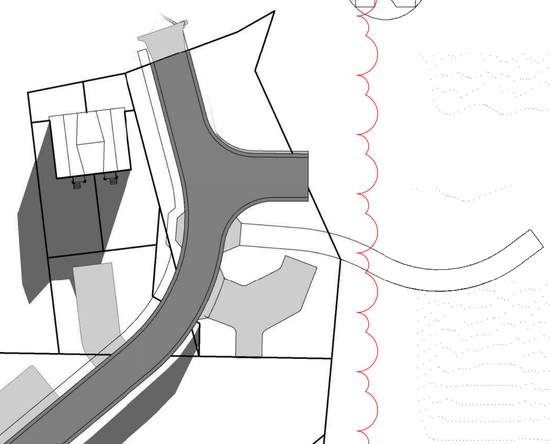
Drawing:
SHADOW DIAGRAMS @10AM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 500@A1
Project/Drawing no:	Revision:
PD23113 -09	09

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A





PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

SHADOW DIAGRAM - 11AM

1 : 500

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SHADOW DIAGRAMS @11AM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 500@A1
Project/Drawing no:	Revision:
PD23113 -10	09

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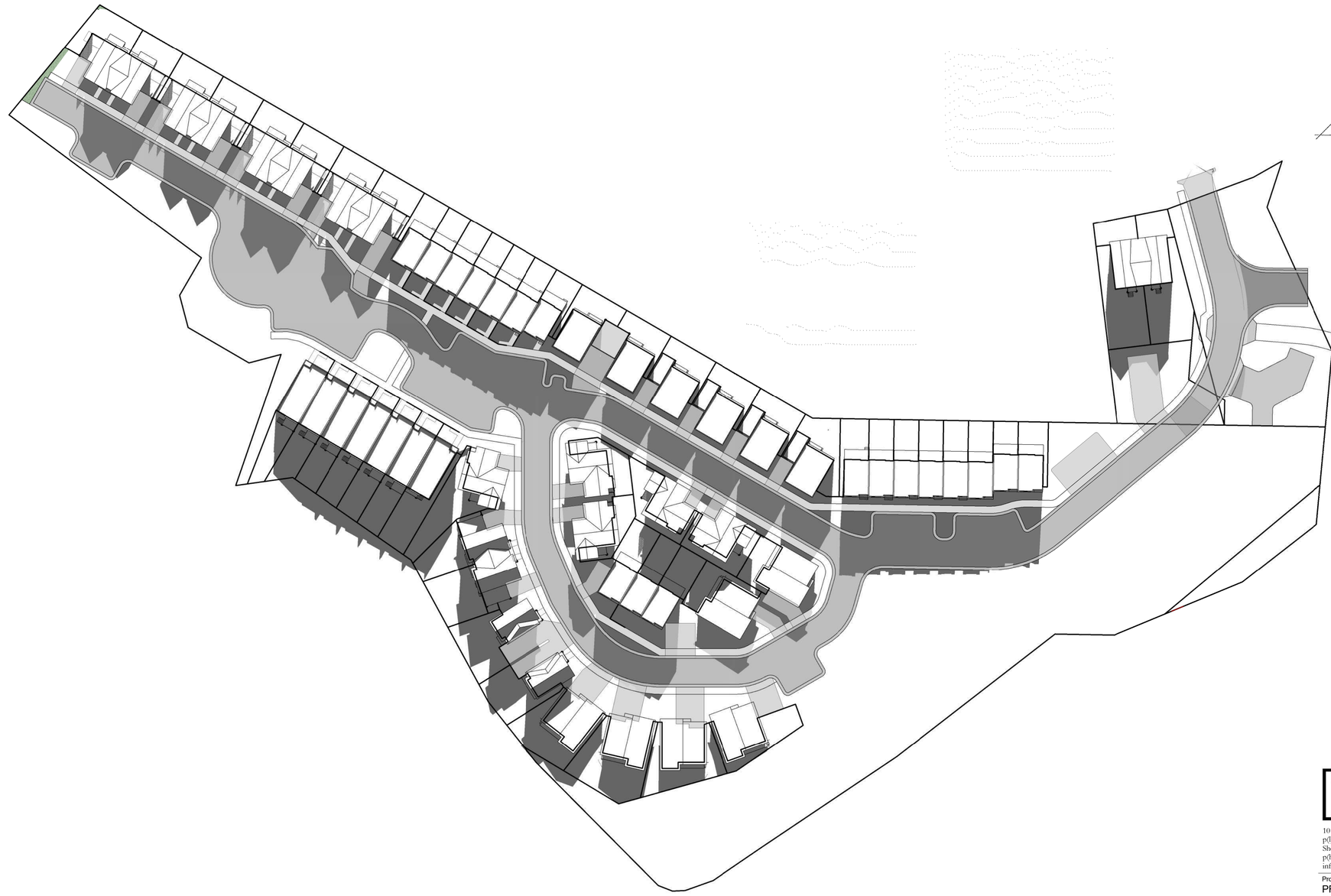
Accredited building practitioner: Frank Geskus -No CC246A



SHADOW DIAGRAM - 12PM

1 : 500

N

NOTE: DO NOT SCALE OFF DRAWINGS

PLANNING

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

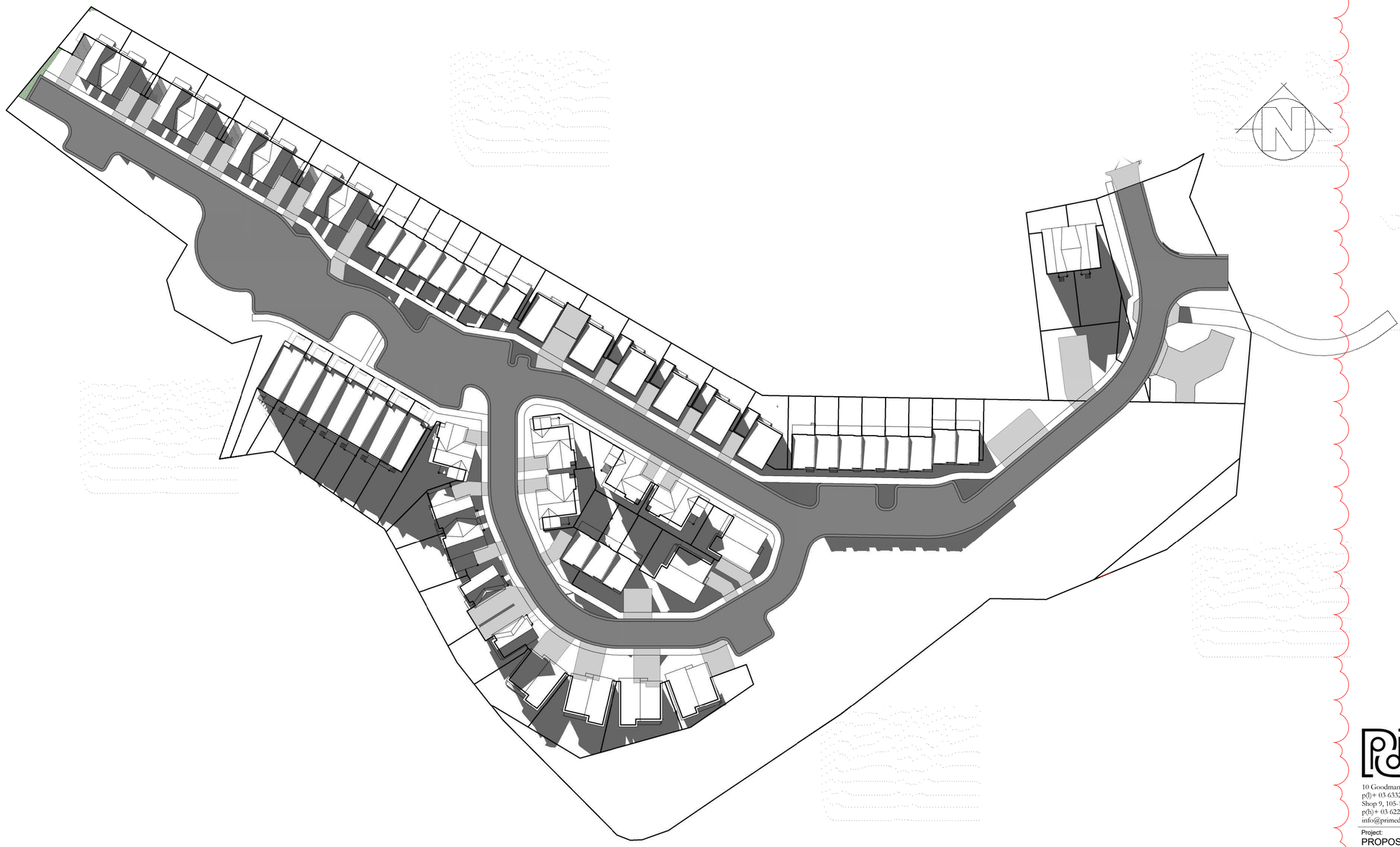
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SHADOW DIAGRAMS @12PM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 500@A1
Project/Drawing no:	Revision:
PD23113 -11	09

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



SHADOW DIAGRAM - 1PM

1 : 500

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SHADOW DIAGRAMS @1PM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
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Project/Drawing no:	Revision:
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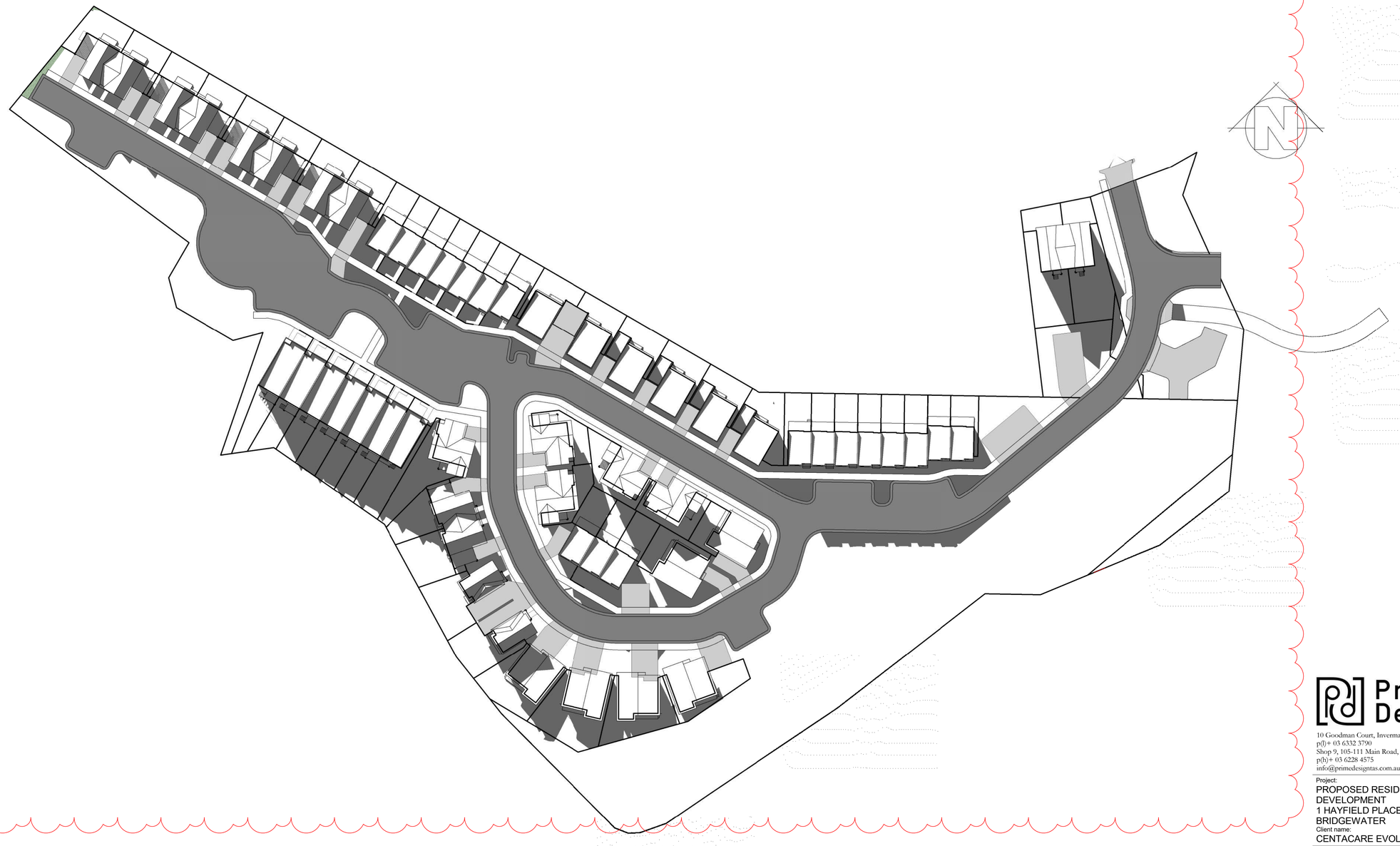

PLANNING

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SHADOW DIAGRAM - 2PM

1 : 500

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SHADOW DIAGRAMS @2PM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 500@A1
Project/Drawing no:	Revision:
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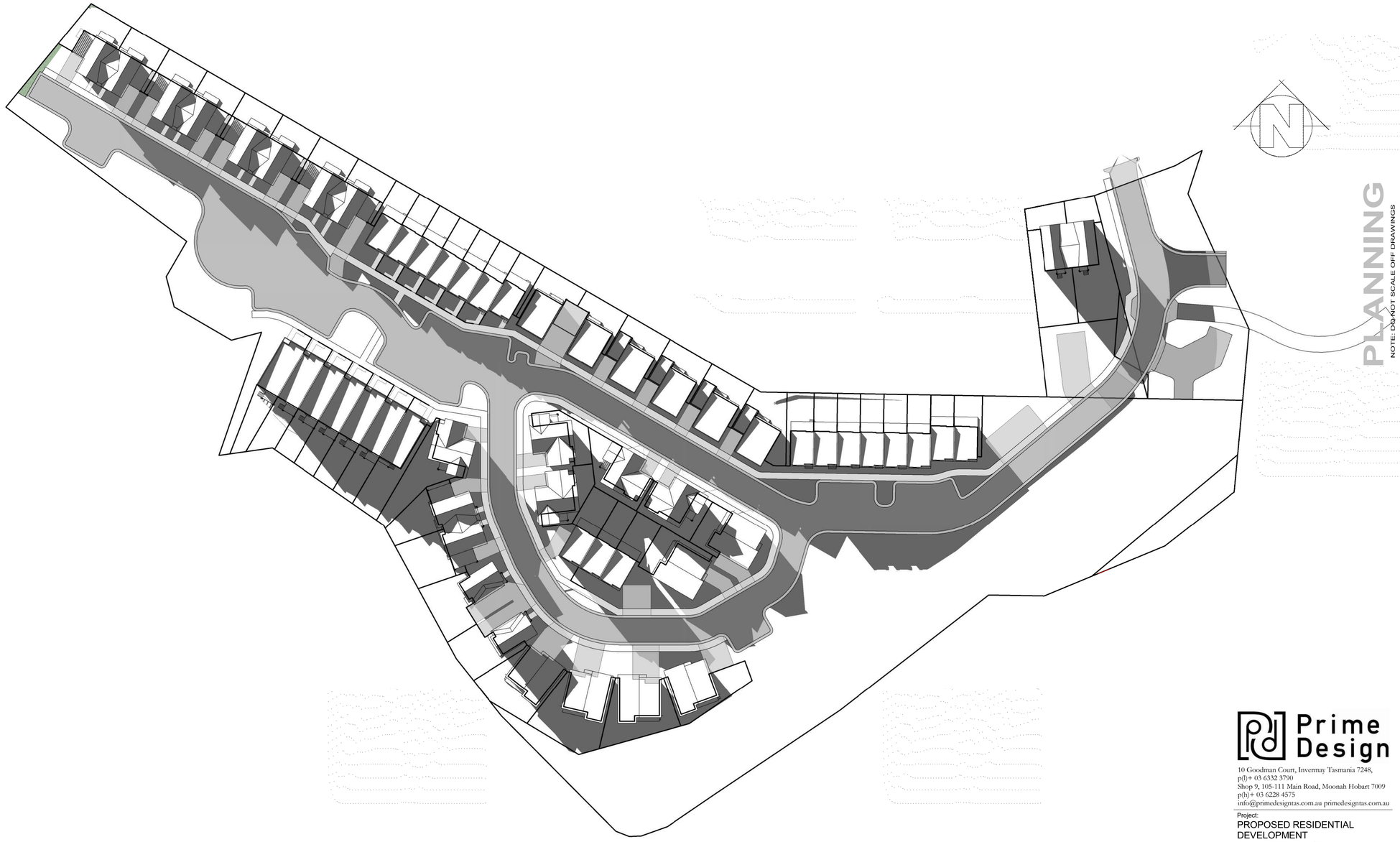
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



SHADOW DIAGRAM - 3PM

1 : 500

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SHADOW DIAGRAMS @3PM

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 500@A1
Project/Drawing no:	Revision:
PD23113 -14	09

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

UNIT 1A
FFL: 5.450

UNIT 1B
FFL: 5.450

SEWER PUMP STATION BUFFER ZONE

30000

UNIT 11
FFL: 3.380

UNIT 10
FFL: 3.350

UNIT 9
FFL: 3.630

UNIT 8
FFL: 3.630

UNIT 7
FFL: 3.630

UNIT 6
FFL: 3.630

UNIT 5
FFL: 3.630

UNIT 4
FFL: 3.630

UNIT 3
FFL: 3.630

UNIT 2
FFL: 3.630

PROPOSED DRIVEWAY

UNIT 55
FFL: 3.200

UNIT 47
FFL: 3.200

2m BUFFER

EXTENT OF ABORIGINAL HERITAGE SITE

177m2 TO BE GIFTED TO COUNCIL

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE,
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
BIN COLLECTION PLAN

Drafted by:	Approved by:
D.D.H.	Approver
Date:	Scale:
20.05.2025	1 : 200@A1
Project/Drawing no:	Revision:
PD23113 -15	09

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE,
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
BIN COLLECTION PLAN

Drafted by:	Approved by:
D.D.H.	Approver
Date:	Scale:
20.05.2025	1 : 200@A1
Project/Drawing no:	Revision:
PD23113 -16	09

Accredited building practitioner: Frank Geskus -No CC246A

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

UNIT 20
FFL: 3.750

UNIT 19
FFL: 3.750

UNIT 18
FFL: 3.750

UNIT 17
FFL: 3.750

UNIT 16
FFL: 3.750

UNIT 15
FFL: 3.520

UNIT 14
FFL: 3.510

UNIT 13
FFL: 3.430

UNIT 12
FFL: 3.450

UNIT 11
FFL: 3.380

UNIT 10
FFL: 3.350

UNIT 9
FFL: 3.630

UNIT 8
FFL: 3.630

UNIT 7
FFL: 3.630

UNIT 6
FFL: 3.630

UNIT 5
FFL: 3.630

UNIT 4
FFL: 3.630

UNIT 3
FFL: 3.630

UNIT 2
FFL: 3.630

UNIT 33
FFL: 3.490

UNIT 34
FFL: 3.490

UNIT 35
FFL: 3.490

UNIT 36
FFL: 3.490

UNIT 37
FFL: 3.490

UNIT 38
FFL: 3.300

UNIT 39
FFL: 3.100

UNIT 40
FFL: 3.100

UNIT 41
FFL: 3.100

UNIT 42
FFL: 3.100

UNIT 43
FFL: 3.100

UNIT 44
FFL: 3.100

UNIT 45
FFL: 3.100

UNIT 46
FFL: 3.100

UNIT 47
FFL: 3.200

UNIT 48
FFL: 3.200

UNIT 49
FFL: 3.200

UNIT 50
FFL: 3.200

UNIT 51
FFL: 3.200

UNIT 52
FFL: 3.200

UNIT 53
FFL: 3.200

UNIT 54
FFL: 3.200

UNIT 55
FFL: 3.200

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

2m BUFFER

EXTENT OF ABORIGINAL HERITAGE SITE

3000

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
BIN COLLECTION PLAN

Drafted by:	Approved by:
D.D.H.	Approver
Date:	Scale:
20.05.2025	1 : 200@A1
Project/Drawing no:	Revision:
PD23113 -17	09

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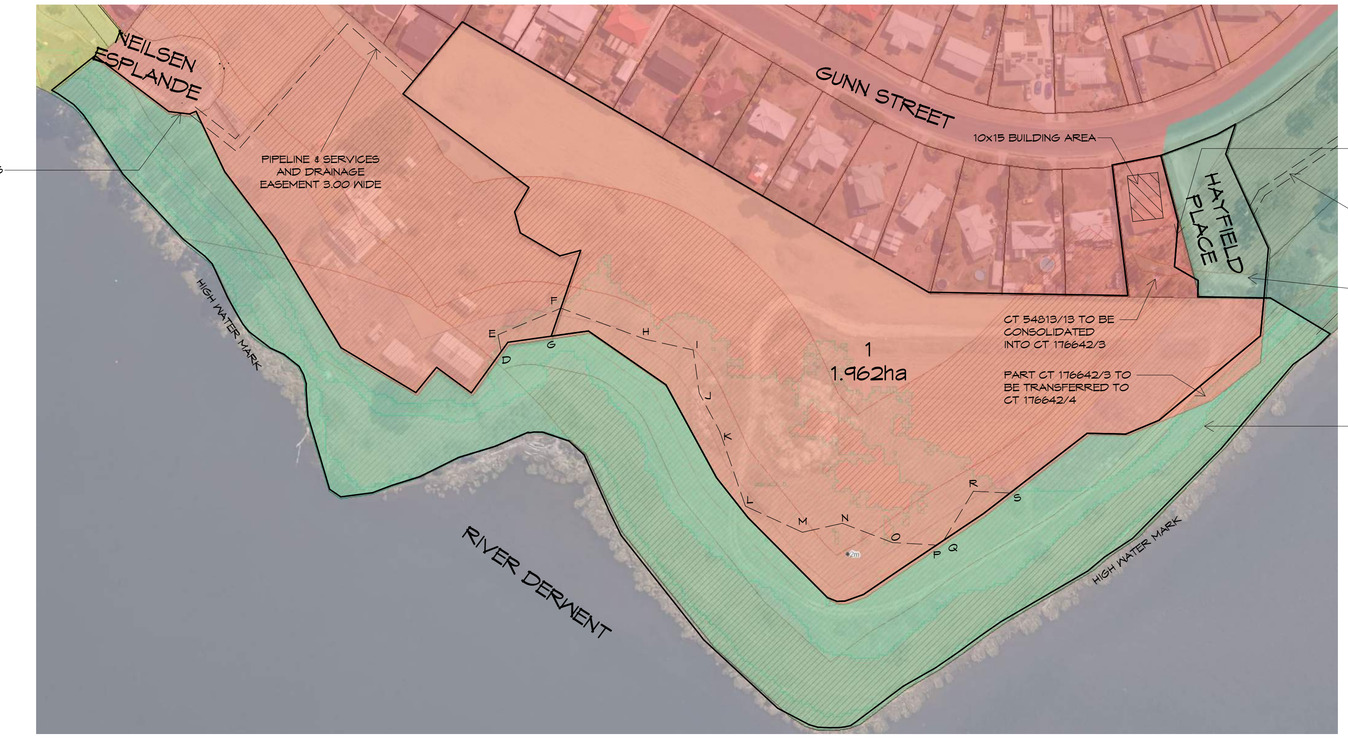
Accredited building practitioner: Frank Geskus -No CC246A



SUBDIVISION PLAN

1 : 1000

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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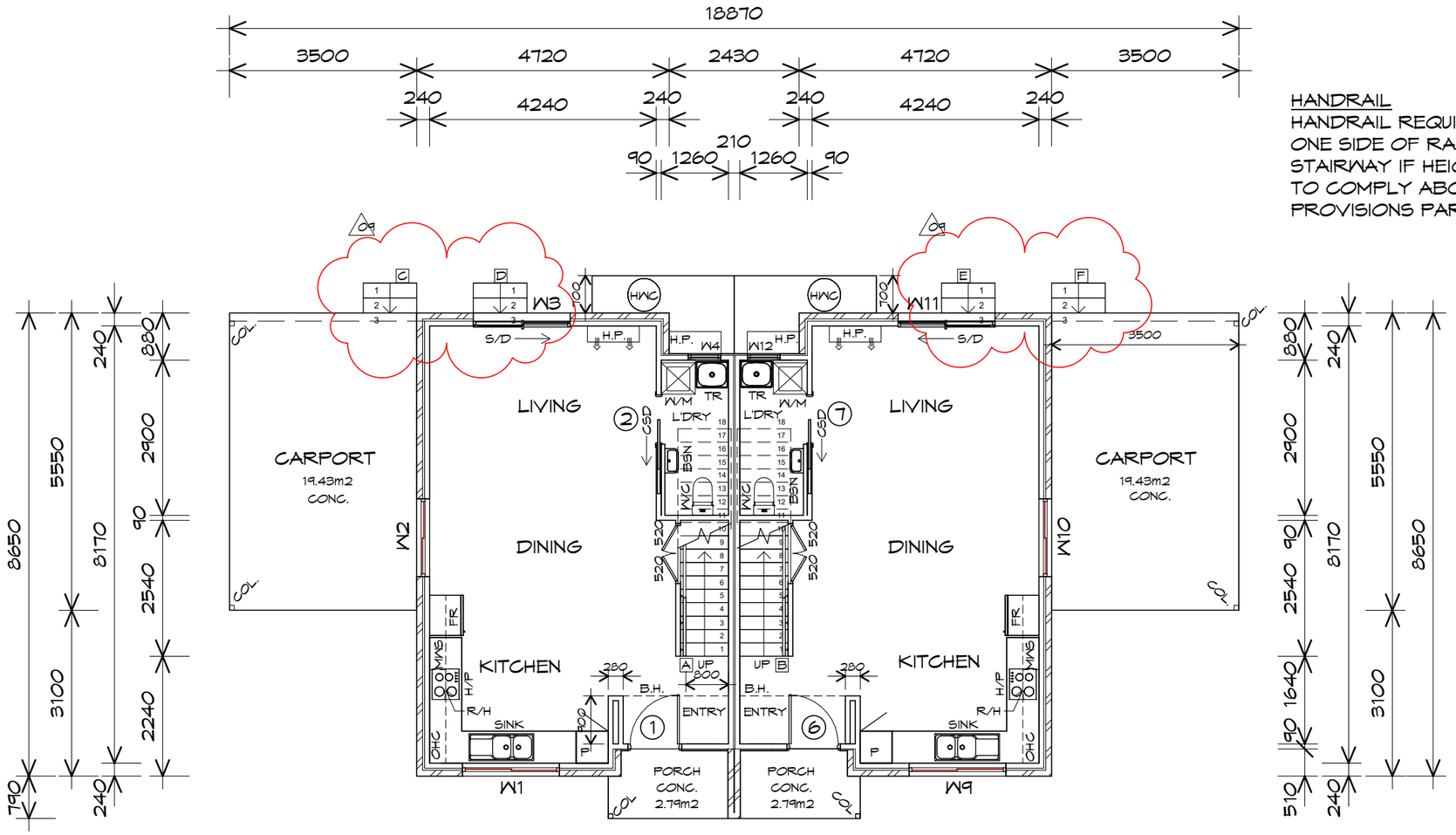
Project:
PROPOSED RESIDENTIAL DEVELOPMENT
1 HAYFIELD PLACE, BRIDGEWATER

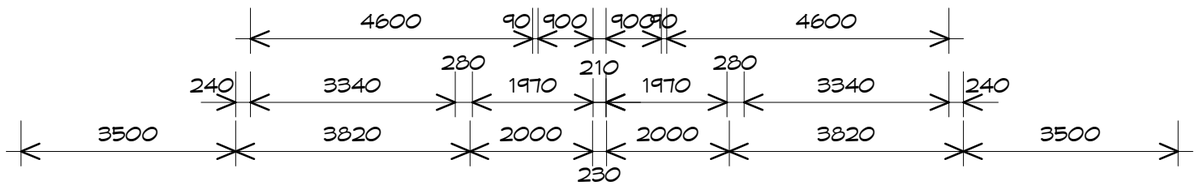
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SUBDIVISION PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
20.05.2025	1 : 1000@A1
Project/Drawing no:	Revision:
PD23113 -18	09

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





GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	50.14	m2	(5.39	SQUARES)
GROUND FLOOR AREA	49.41	m2	(5.31	SQUARES)
TOTAL AREA	99.55		10.70	

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

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

STAIRS
TO COMPLY ABCB HOUSING PROVISIONS PART 11.2
180 RISER
260 GOING
NON SLIP

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
B.H.	BULK HEAD
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
OHC	OVER HEAD CUPBOARD C/W 300mm BULKHEAD

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

STAIRS

STAIR	No RISERS	RISER H'T	TREAD DEPTH
A	18	165	250
B	18	165	250
D	3	167	280
F	3	167	280
E	3	167	280
C	3	167	280

GOING NON SLIP TO COMPLY NCC 2022

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE A2 - LHA SILVER - UNITS 39 & 40

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
GROUND FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

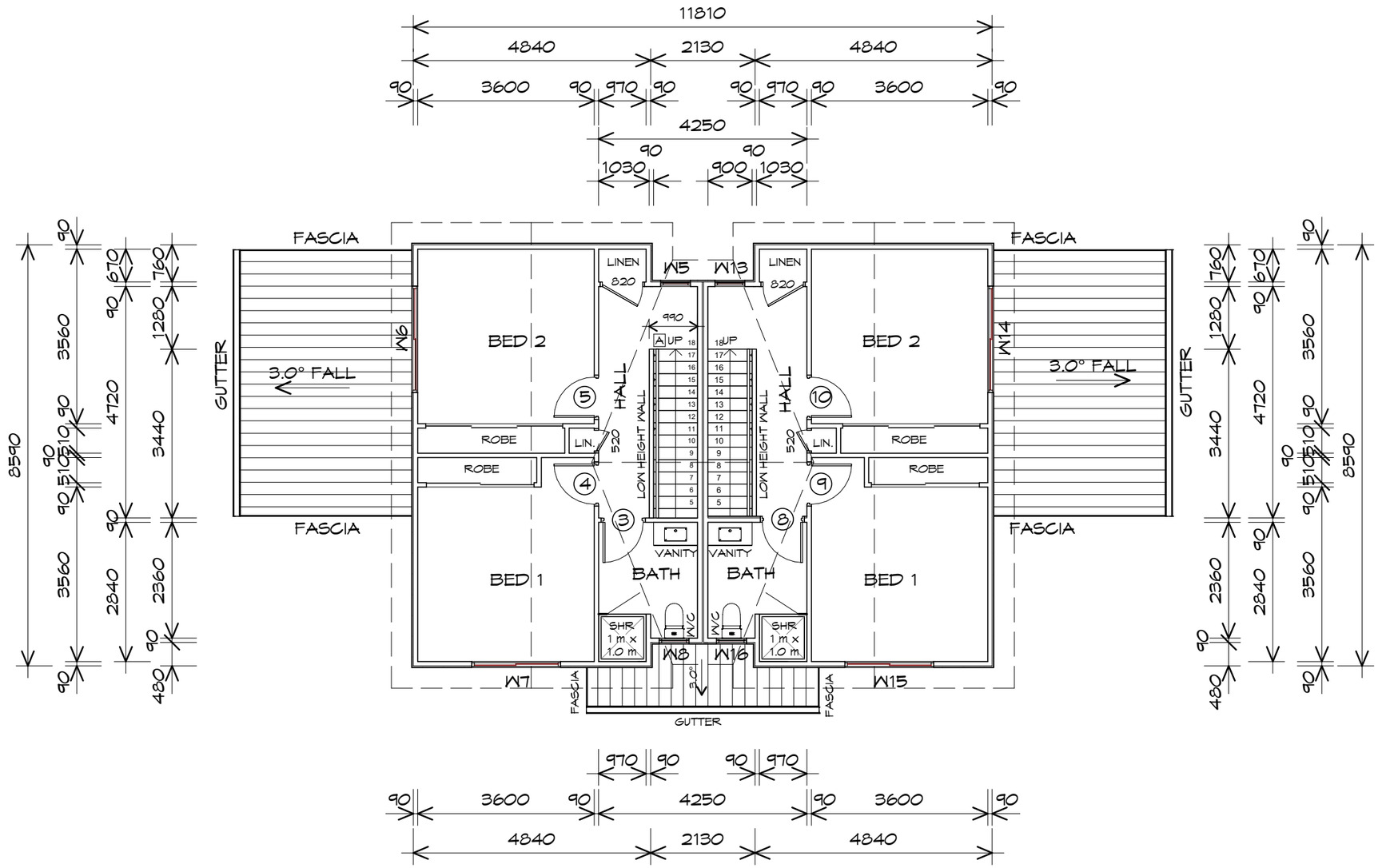
Date: 01.04.2025
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A2-01
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A


11810
4840
2130
4840
90
3600
90
970
90
90
970
90
3600
90
4250
90
90
1030
900
1030
FASCIA
FASCIA
GUTTER
3.0° FALL
3.0° FALL
GUTTER
W5
W13
W6
W14
LINEN
820
LINEN
820
990
A UP
18 UP
BED 2
BED 2
HALL
HALL
LOW HEIGHT WALL
LOW HEIGHT WALL
520
520
LIN.
LIN.
ROBE
ROBE
ROBE
ROBE
5
10
4
9
3
8
VANITY
VANITY
BED 1
BED 1
BATH
BATH
SHR
1 m x
1.0 m
SHR
1 m x
1.0 m
W.C
W.C
W8
W16
W7
W15
3.0°
FASCIA
FASCIA
GUTTER
8590
90
670
760
3560
1280
4720
3440
90
510
90
2360
2840
480
90
90
90

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	CAVITY SLIDING DOOR	
6	920	GLAZED EXTERNAL DOOR	
7	920	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1810	SLIDING WINDOW	
W2	2060	1450	SLIDING WINDOW	
W3	2100	1810	SLIDING DOOR	
W4	900	610	AWNING WINDOW	OPAQUE
W9	600	1810	SLIDING WINDOW	
W10	2060	1450	SLIDING WINDOW	
W11	2100	1810	SLIDING DOOR	
W12	900	610	AWNING WINDOW	OPAQUE

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	2100	610	AWNING WINDOW	
W6	1460	2170	SLIDING WINDOW	
W7	2060	1810	SLIDING WINDOW	
W8	900	610	AWNING WINDOW	OPAQUE
W13	2100	610	AWNING WINDOW	
W14	1460	2170	SLIDING WINDOW	
W15	2060	1810	SLIDING WINDOW	
W16	900	610	AWNING WINDOW	OPAQUE

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

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

TYPE A2 - LHA SILVER - UNITS 39 & 40

CENTACARE evolve HOUSING

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

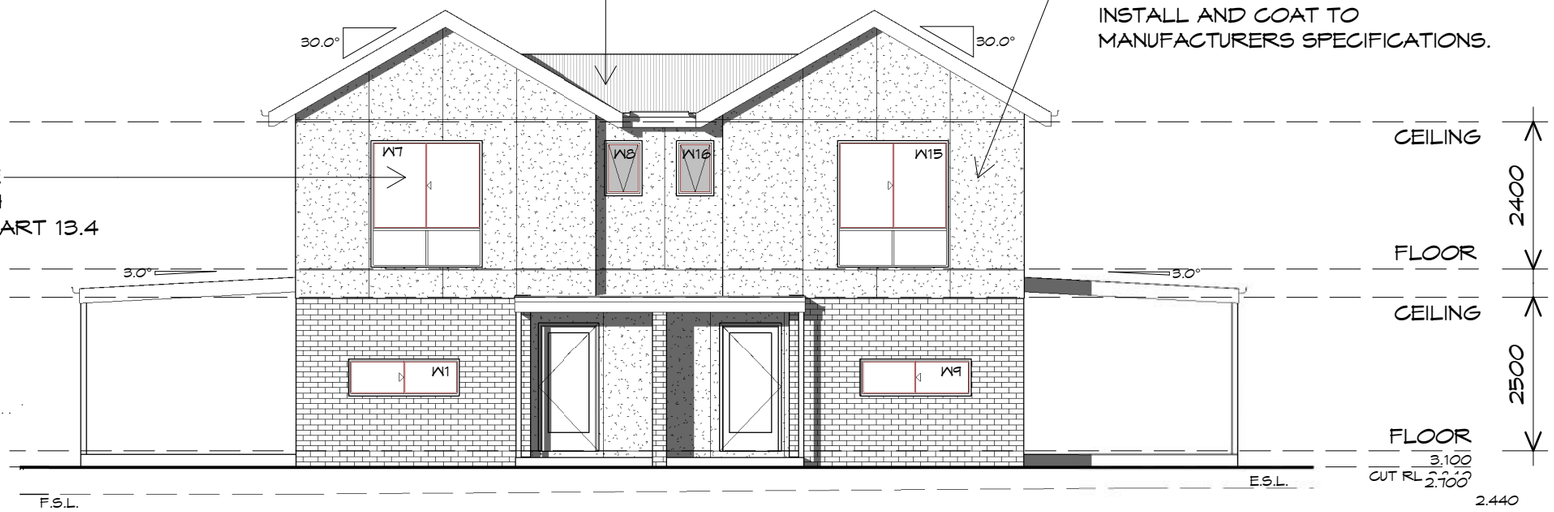
Drafted by: Author
Approved by: Approver
Date: 01.04.2025
Scale:
Project/Drawing no: PD23116 -A2-03
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



U39 & U40 EASTERN ELEVATION

1 : 100

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

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

U39 & U40 SOUTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE A2 - LHA SILVER - UNITS 39 & 40

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

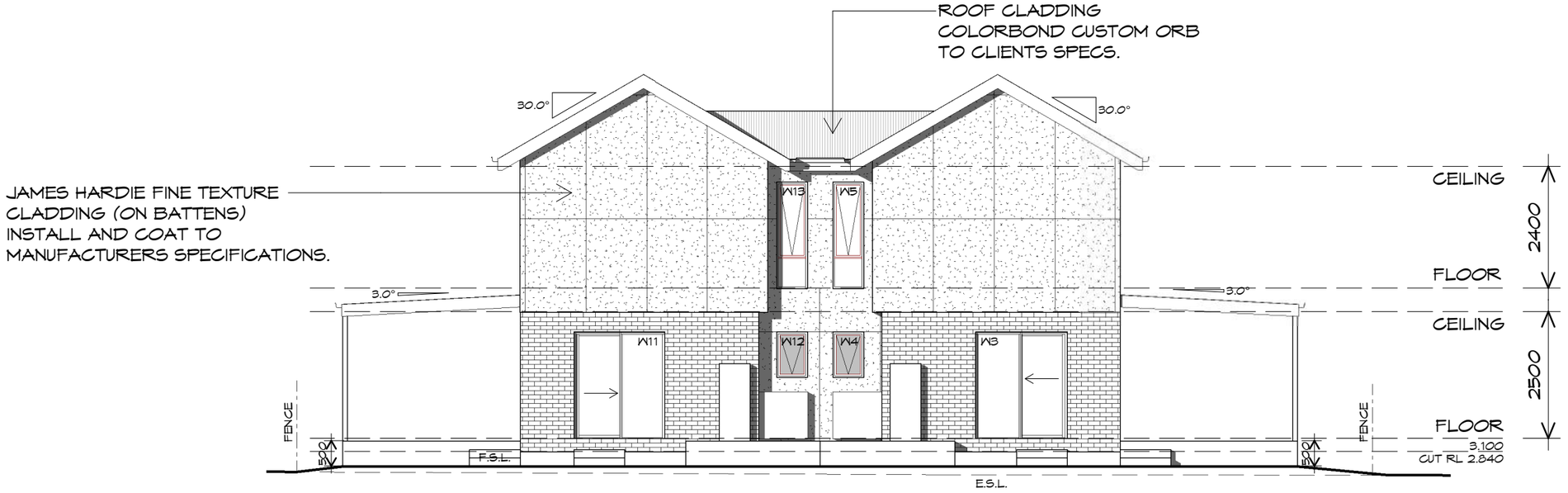
Date: 01.04.2025
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

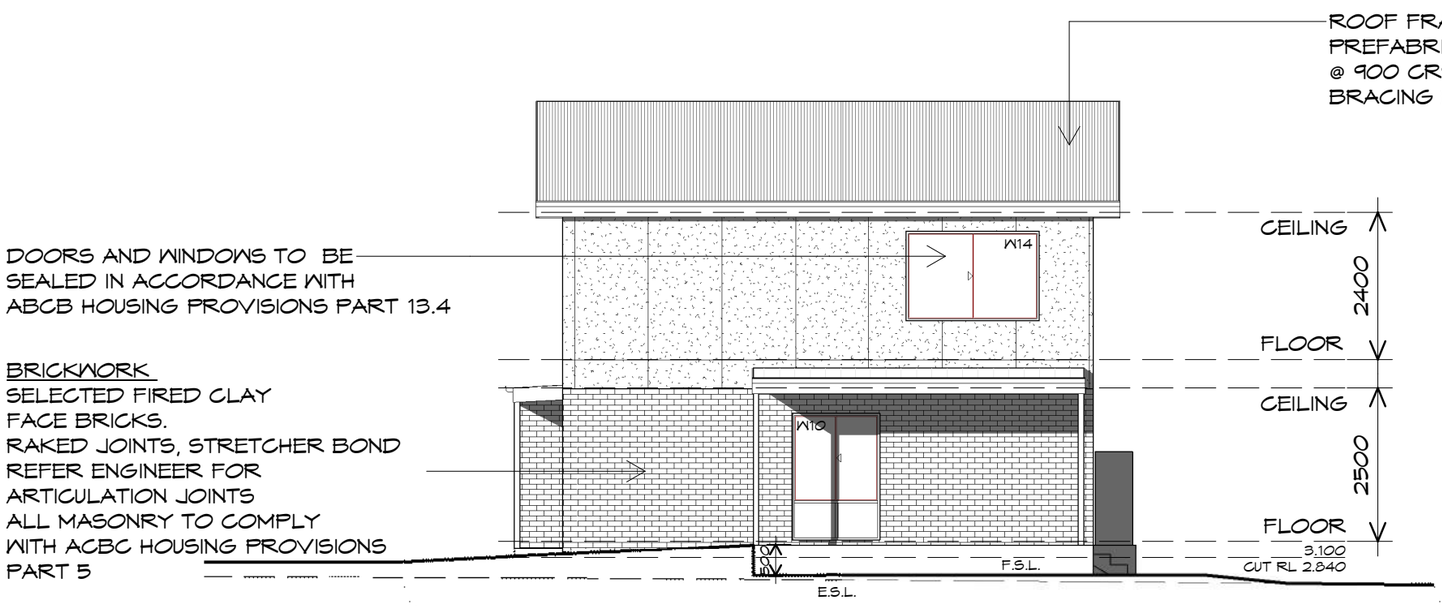
Project/Drawing no: PD23116 -A2-04
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



U39 & U40 WESTERN ELEVATION

1 : 100



U39 & U40 NORTHERN ELEVATION

1 : 100

TYPE A2 - LHA SILVER - UNITS 39 & 40

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

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CENTACARE evolve HOUSING

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 01.04.2025
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A2-05
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

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.

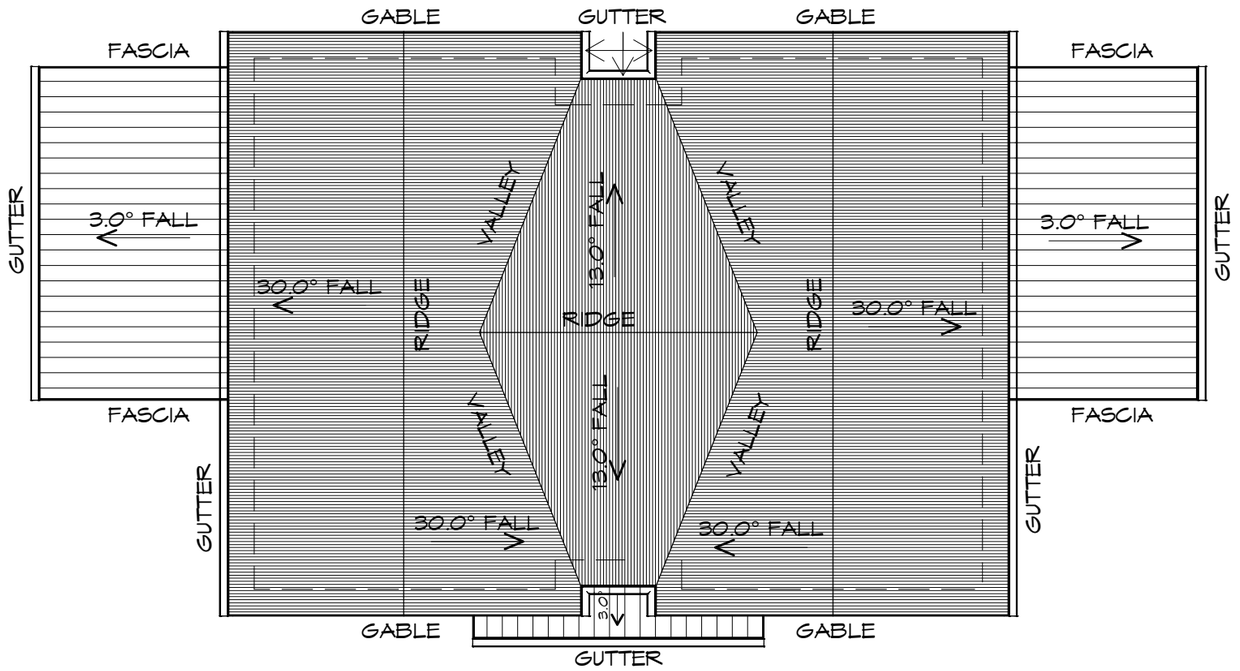
VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

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

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



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

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TYPE A2 - LHA SILVER - UNITS 39 & 40

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

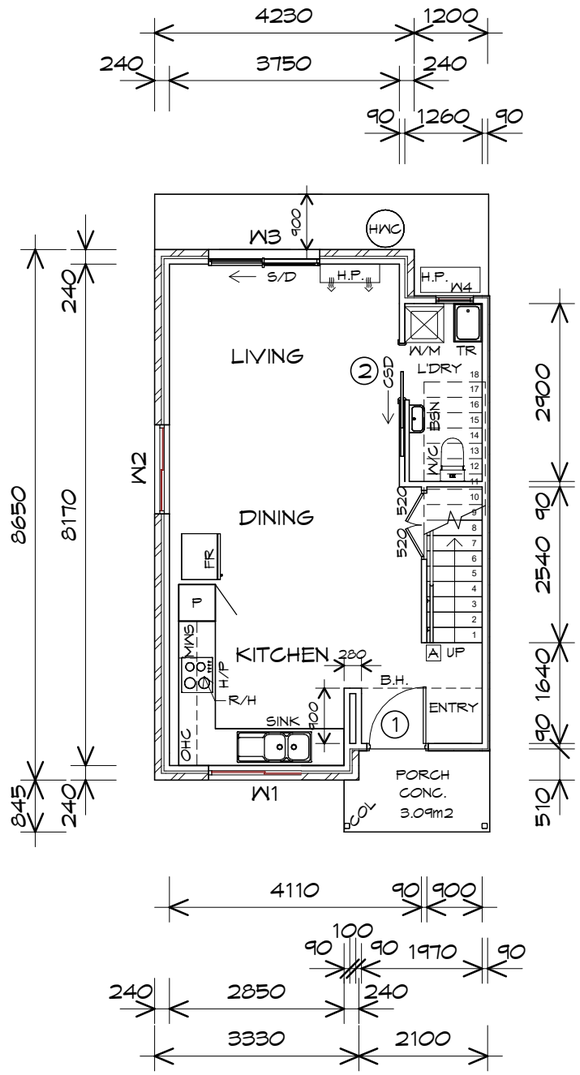
Date: 01.04.2025
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A2-06
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	44.87 m2	(4.82	SQUARES)
GROUND FLOOR AREA	45.17 m2	(4.86	SQUARES)
TOTAL AREA	90.04	9.68	

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

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

STAIRS
TO COMPLY ABCB HOUSING PROVISIONS PART 11.2
180 RISER
260 GOING
NON SLIP

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- B.H. BULK HEAD
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- OHC OVER HEAD CUPBOARD C/W 300mm BULKHEAD

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

STAIRS

STAIR	No RISERS	RISER H'T	TREAD DEPTH
A	18	187	250

GOING NON SLIP TO COMPLY NCC 2022

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE A3 - LHA SILVER - UNIT 42

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
GROUND FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

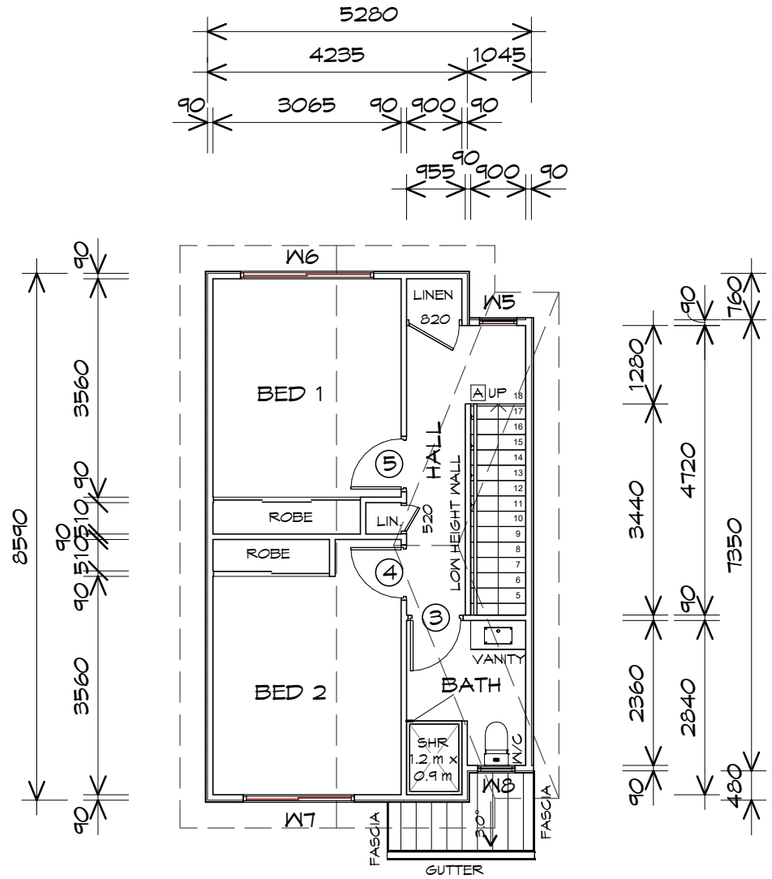
Date: 26-11-2024
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A3-01
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	44.87	m2	(4.82	SQUARES)
GROUND FLOOR AREA	45.17	m2	(4.86	SQUARES)
TOTAL AREA	90.04		9.68	

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

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

STAIRS
TO COMPLY ABCB HOUSING PROVISIONS PART 11.2
180 RISER
260 GOING
NON SLIP

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- B.H. BULK HEAD
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- OHC OVER HEAD CUPBOARD C/W 300mm BULKHEAD

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

STAIRS

STAIR	No RISERS	RISER H'T	TREAD DEPTH
A	18	187	250

GOING NON SLIP TO COMPLY NCC 2022

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

CENTACARE evolve HOUSING

TYPE A3 - LHA SILVER - UNIT 42

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
FIRST FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 26-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A3-02
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1810	SLIDING WINDOW	
W2	2060	1450	SLIDING WINDOW	
W3	2100	1810	SLIDING DOOR	
W4	900	610	AWNING WINDOW	OPAQUE

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	2100	610	AWNING WINDOW	
W6	1460	2170	SLIDING WINDOW	
W7	2060	1810	SLIDING WINDOW	
W8	900	610	AWNING WINDOW	OPAQUE

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

TYPE A3 - LHA SILVER - UNIT 42

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by: Author
Approved by: Approver
Date: 26-11-2024
Scale:
Project/Drawing no: PD23116 -A3-03
Revision: 04

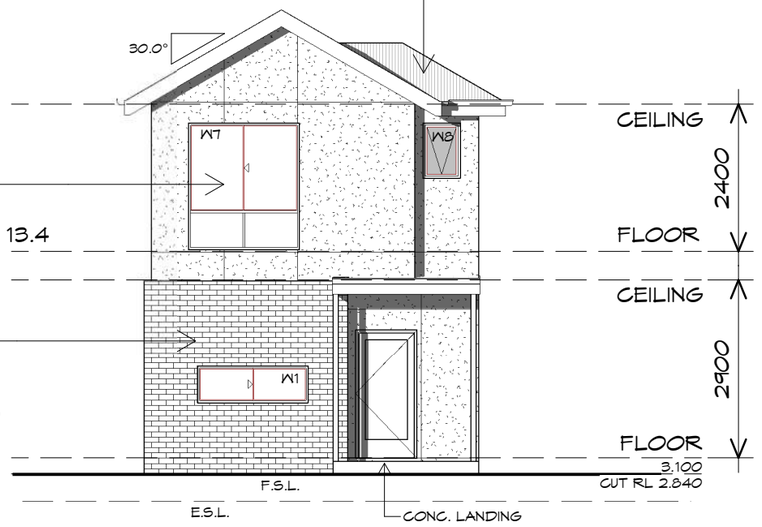
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS
PART 5

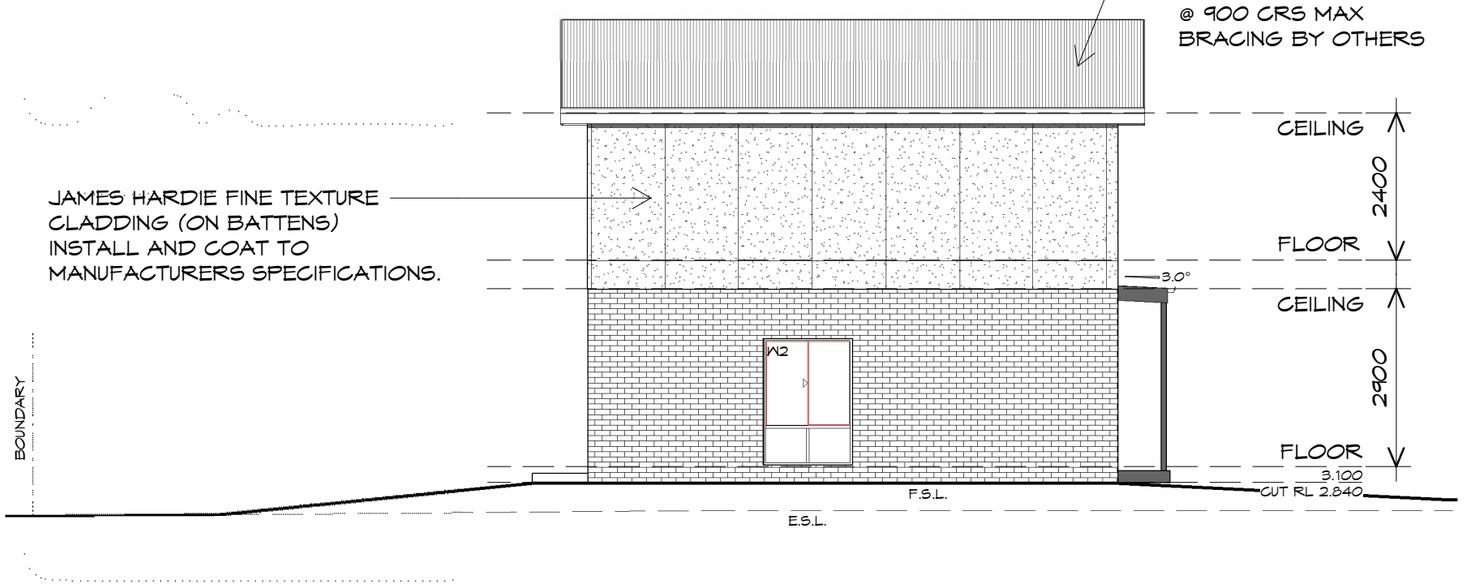


U42 NORTH EASTERN ELEVATION

1 : 100

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

JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



U42 SOUTH EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE A3 - LHA SILVER - UNIT 42

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 26-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A3-04
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

BRICKWORK
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REFER ENGINEER FOR
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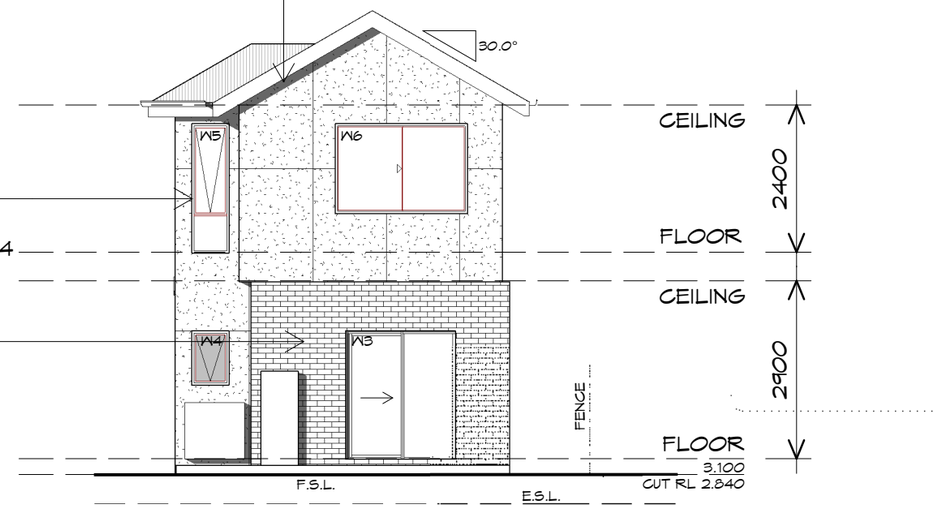
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS
PART 5



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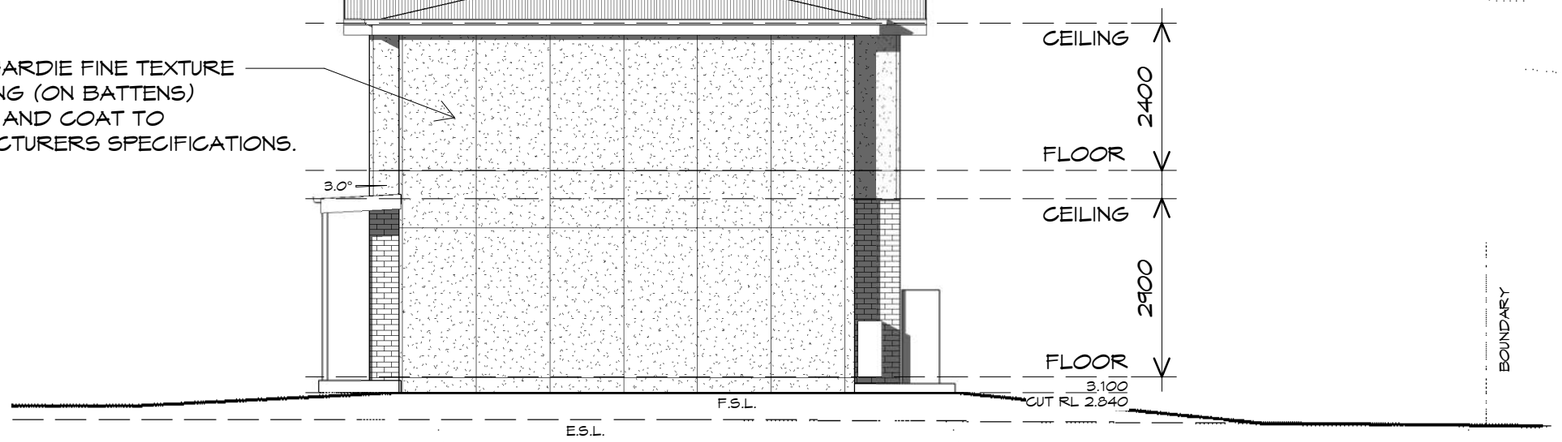

U42 NORTH WESTERN ELEVATION

1 : 100

CONCEPT

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
S.S.C

Approved by:
Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Date:
26-11-2024

Scale:
1 : 100

Project/Drawing no:
PD23116 -A3-05

Revision:
04

Accredited building practitioner: Frank Geskus -No CC246A

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.

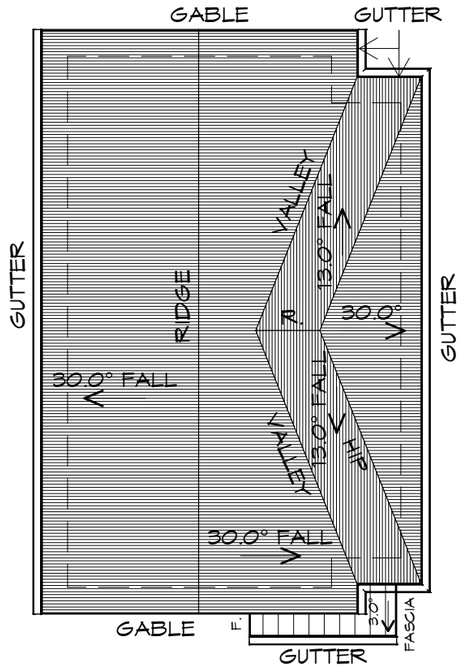
VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

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

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



ROOF PLAN
1 : 100

CONCEPT
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CENTACARE evolve HOUSING

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

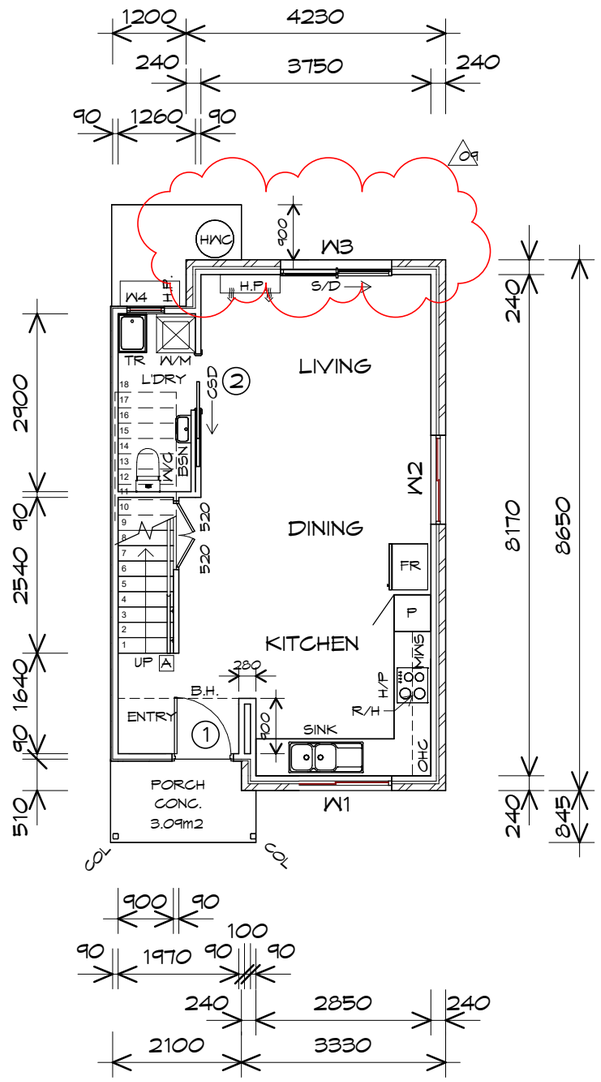
Date: 26-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A3-06
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	44.87	m2	(4.82	SQUARES)
GROUND FLOOR AREA	45.17	m2	(4.86	SQUARES)
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NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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STAIRS
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180 RISER
260 GOING
NON SLIP

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
B.H.	BULK HEAD
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
OHC	OVER HEAD CUPBOARD C/W 300mm BULKHEAD

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A	18	187	250

GOING NON SLIP TO COMPLY NCC 2022

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CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE A4 - LHA SILVER - UNIT 41

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
GROUND FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

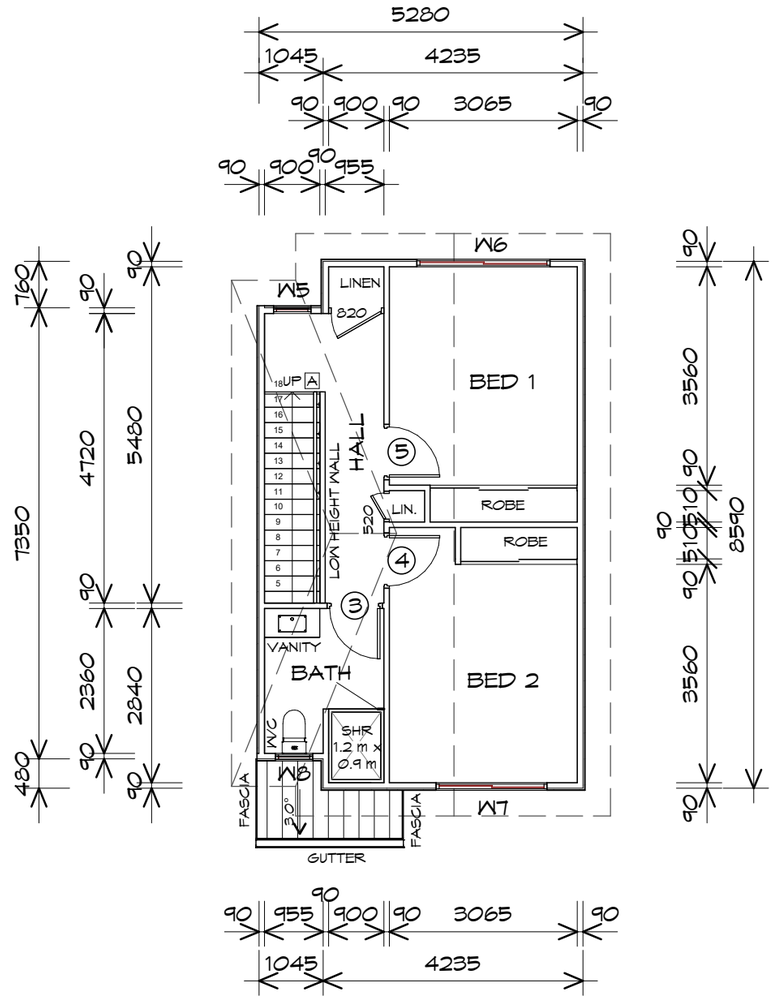
Date: 01.04.2025
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A4-01
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

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260 GOING
NON SLIP

LEGEND

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CENTACARE evolve HOUSING

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
FIRST FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 01.04.2025
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A4-02
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1810	SLIDING WINDOW	
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FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
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5	820	INTERNAL TIMBER DOOR	

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ALUMINIUM WINDOWS ??? **GLAZING** COMPLETE
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PRIOR TO ORDERING

TYPE A4 - LHA SILVER - UNIT 41

CONCEPT

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

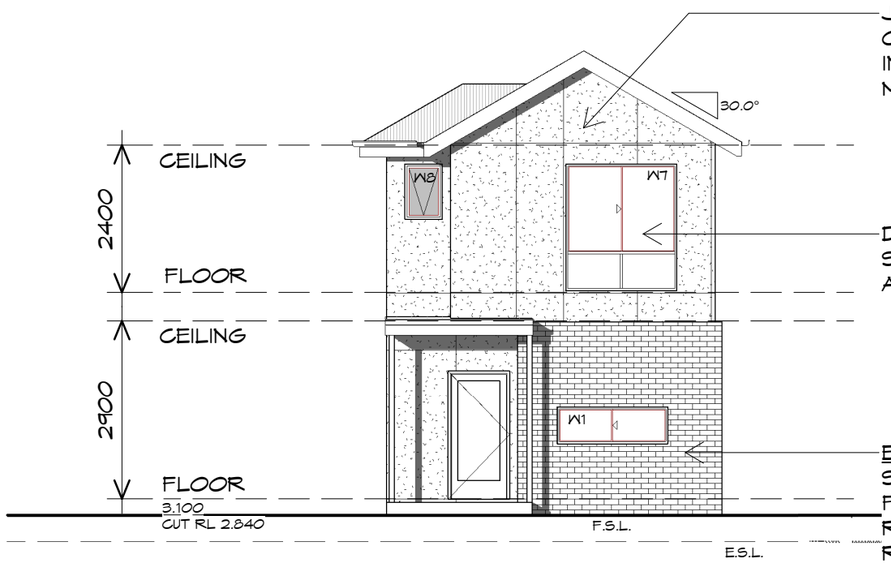
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
01.04.2025	
Project/Drawing no:	Revision:
PD23116 -A4-03	04

Accredited building practitioner: Frank Geskus -No CC246A

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

DOORS AND WINDOWS TO BE
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REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

U41 NORTH EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
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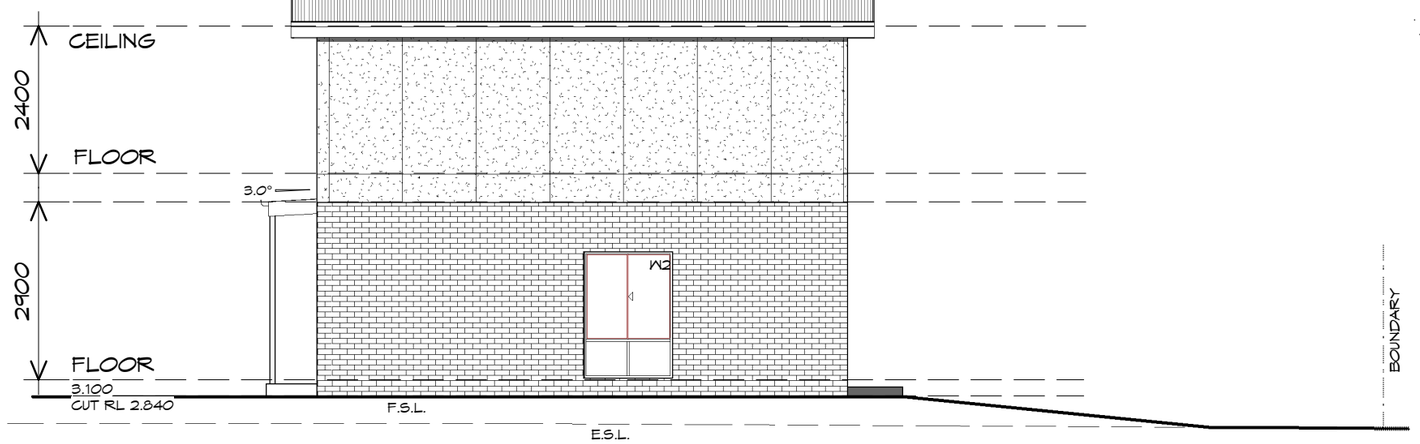

U41 NORTH WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

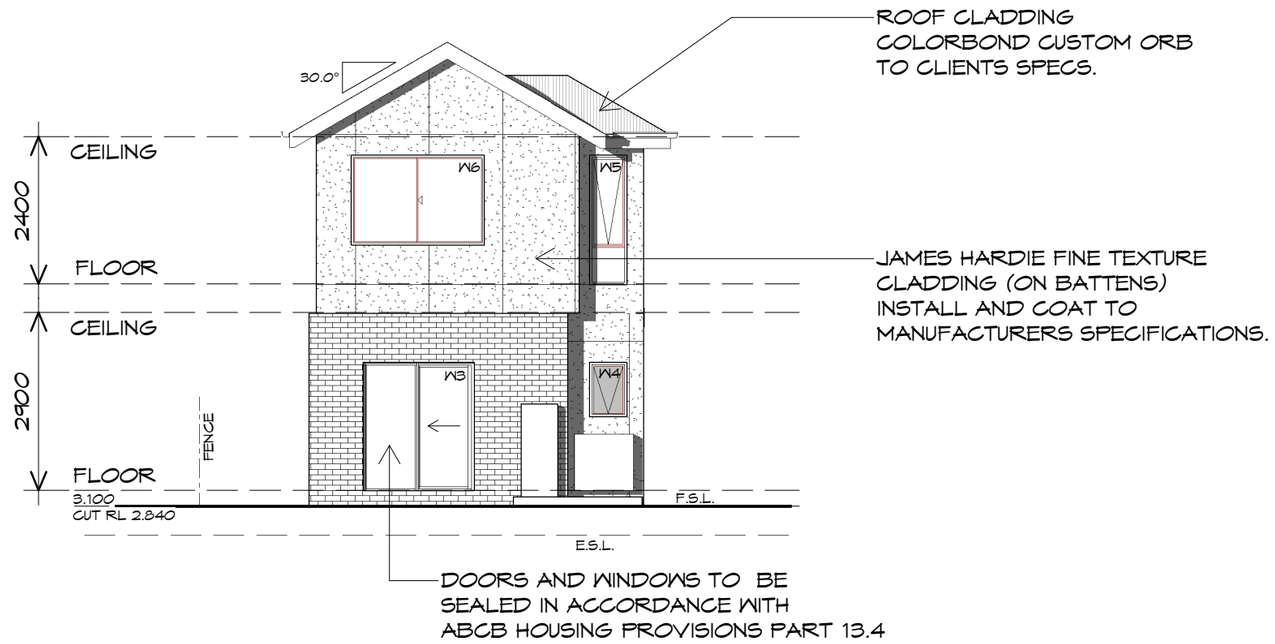
Date: 01.04.2025
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

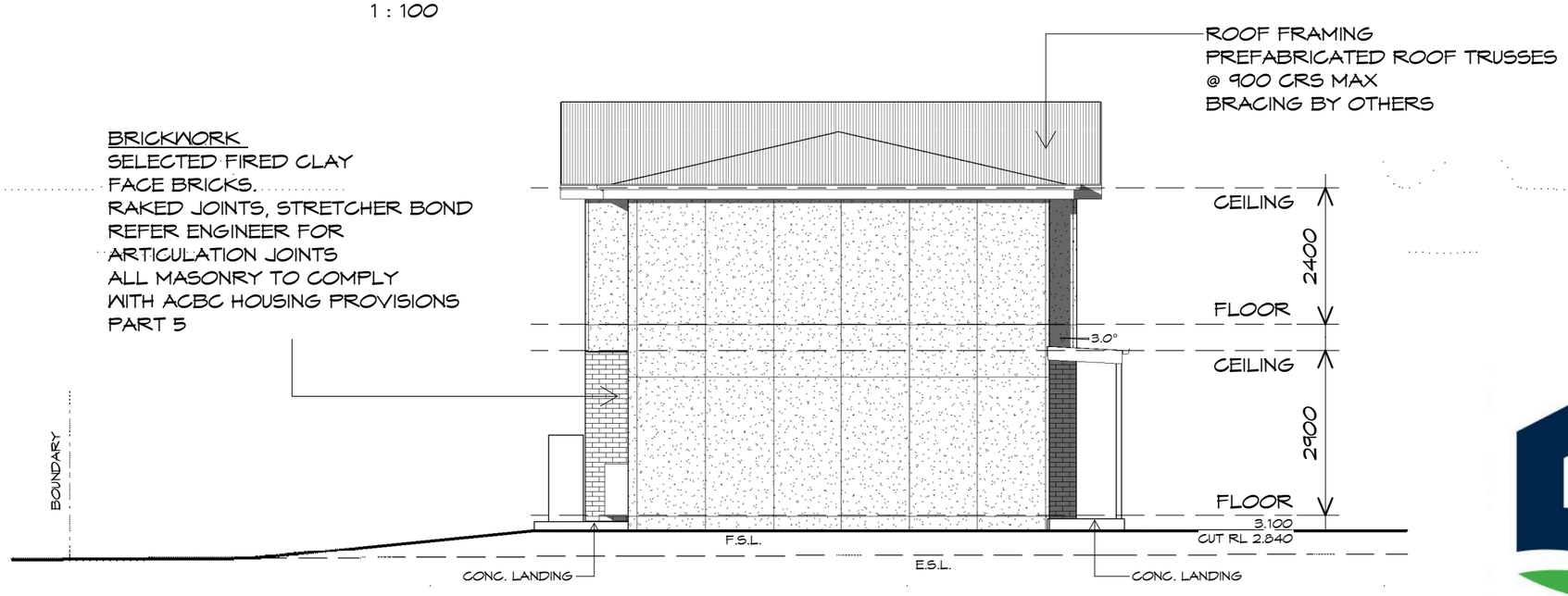
Project/Drawing no: PD23116 -A4-04
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



U41 SOUTH WESTERN ELEVATION

1 : 100



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CONCEPT

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Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A4-05
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

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.

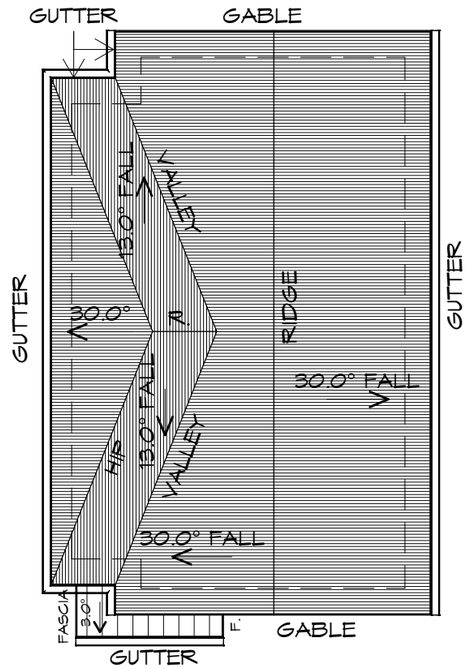
VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OFVALLEY GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

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

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



ROOF PLAN
1 : 100

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE A4 - LHA SILVER - UNIT 41

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

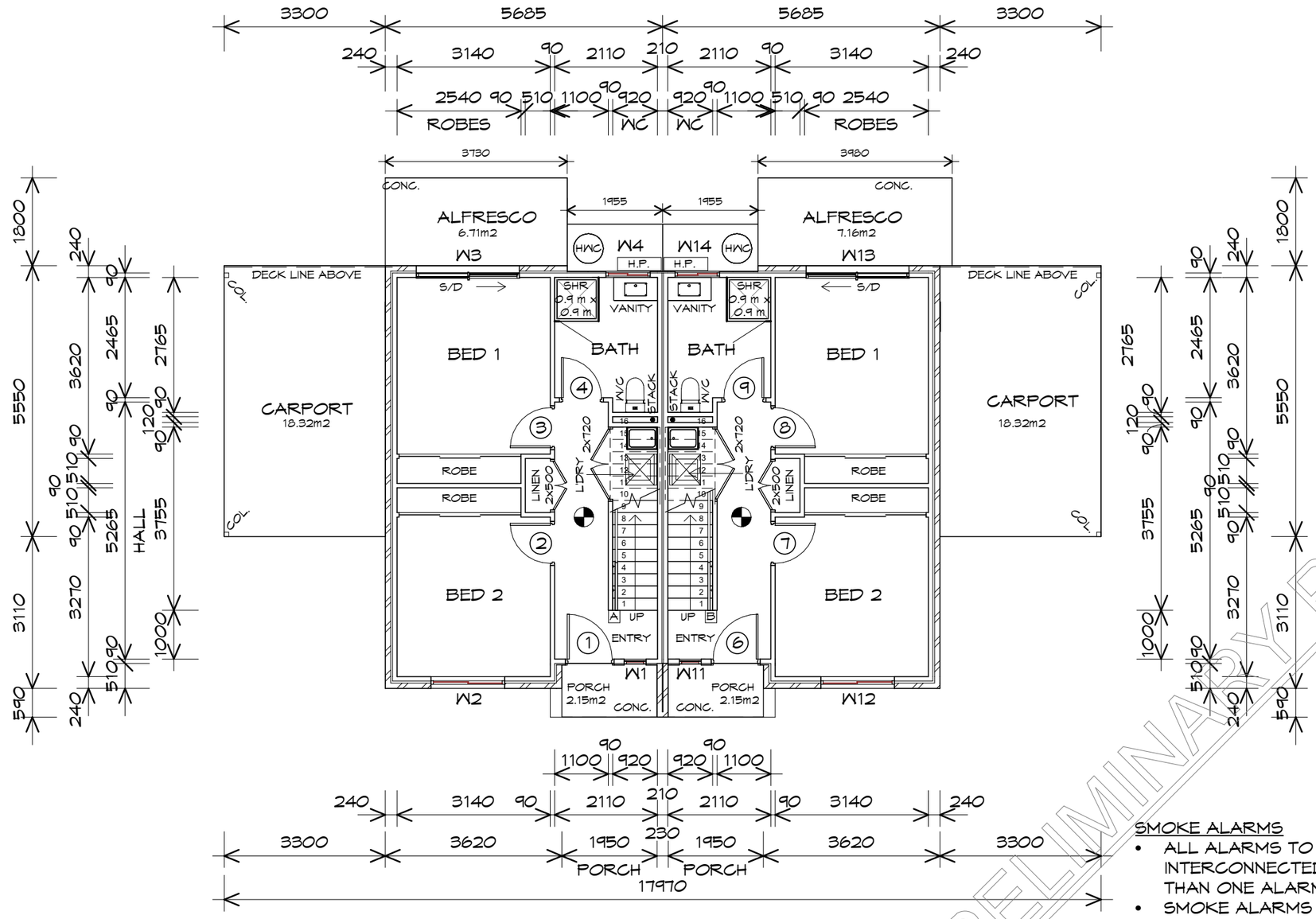
Date: 01.04.2025
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -A4-06
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- OHC OVERHEAD CUPBOARDS WITH BULKHEAD ABOVE
- MWS MICROWAVE SPACE

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

STAIRS

	NO RISERS	RISER H'T	TREAD DEPTH
A	16	179	250
B	16	179	250

GOING NON SLIP TO COMPLY NCC 2022

GROUND FLOOR AREA	48.44 m2	(5.21 SQUARE)
FIRST FLOOR AREA	48.31 m2	(5.19 SQUARE)
DECK AREA	19.21 m2	(2.07 SQUARE)
TOTAL AREA	115.96	12.47

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

GROUND FLOOR PLAN

1 : 100

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 23-30

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

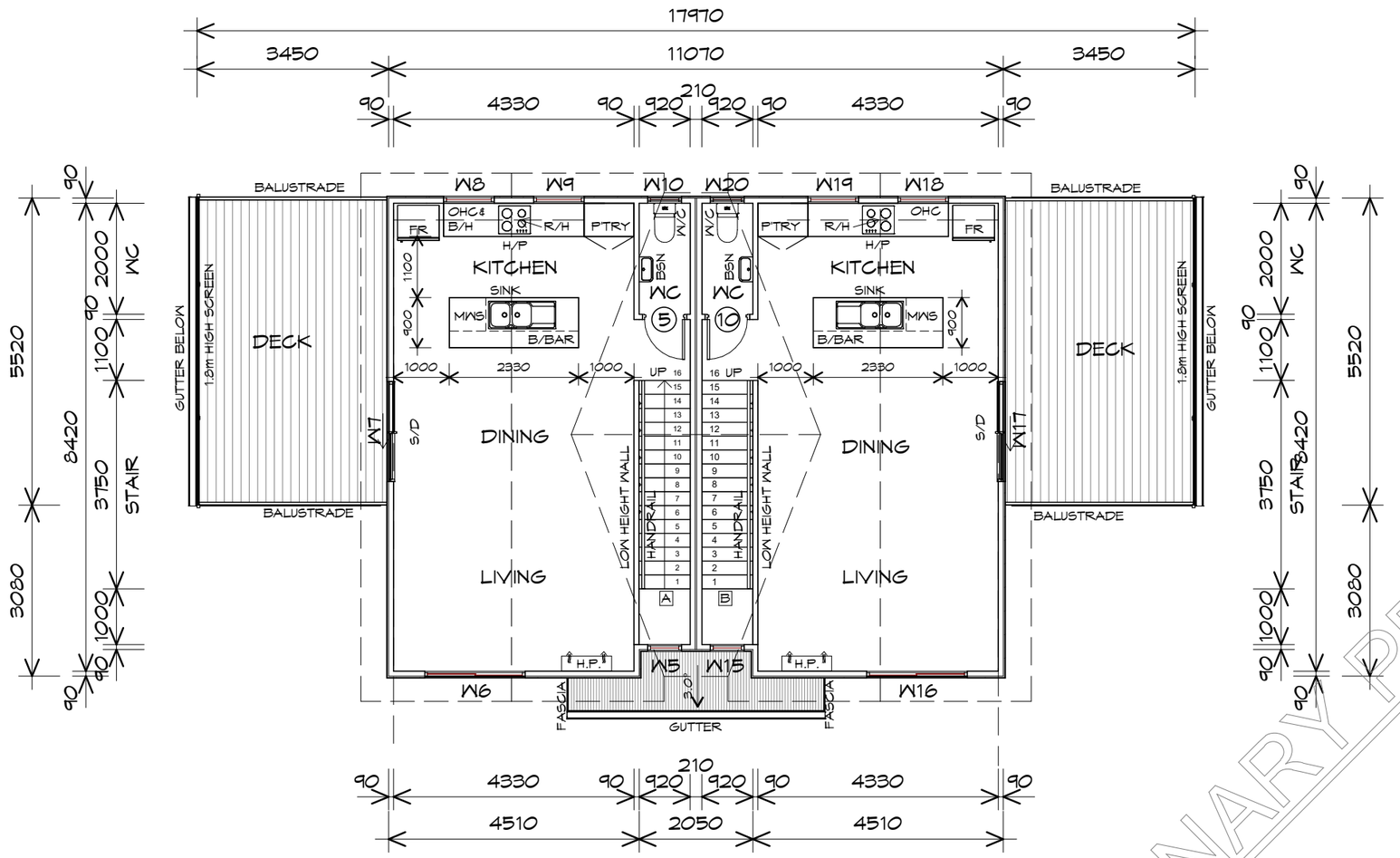
Drawing:
GROUND FLOOR PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
26-11-2024	1 : 100

Project/Drawing no: PD23116 -B-01
Revision: 04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	48.44	m2	(5.21	SQUARE)
FIRST FLOOR AREA	48.31	m2	(5.19	SQUARE)
DECK AREA	19.21	m2	(2.07	SQUARE)
TOTAL AREA	115.96		12.47	

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

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WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 23-30

LEGEND

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- 240v SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- OHC OVERHEAD CUPBOARDS WITH BULKHEAD ABOVE
- MWS MICROWAVE SPACE

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

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HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FIRST FLOOR PLAN

Drafted by: S.S.C
Approved by: Approver
Date: 26-11-2024
Scale: 1 : 100
Project/Drawing no: PD23116 -B-02
Revision: 04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
6	920	GLAZED EXTERNAL DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	450	AWNING WINDOW	
W2	1500	1510	SLIDING WINDOW	
W3	2100	2110	SLIDING DOOR	
W4	600	910	SLIDING WINDOW	OPAQUE
W11	2100	450	AWNING WINDOW	
W12	1500	1510	SLIDING WINDOW	
W13	2100	2110	SLIDING DOOR	
W14	600	910	SLIDING WINDOW	OPAQUE

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
5	720	INTERNAL TIMBER DOOR	
10	720	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	900	610	FIXED WINDOW	
W6	2100	1810	SLIDING WINDOW	
W7	2100	1800	SLIDING DOOR	
W8	600	910	FIXED WINDOW	
W9	600	910	FIXED WINDOW	
W10	900	610	AWNING WINDOW	OPAQUE
W15	900	610	FIXED WINDOW	
W16	2100	1810	SLIDING WINDOW	
W17	2100	1800	SLIDING DOOR	
W18	600	910	FIXED WINDOW	
W19	600	910	FIXED WINDOW	
W20	900	610	AWNING WINDOW	OPAQUE

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

PRELIMINARY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 23-30

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by: Author
Approved by: Approver
Date: 26-11-2024
Scale:

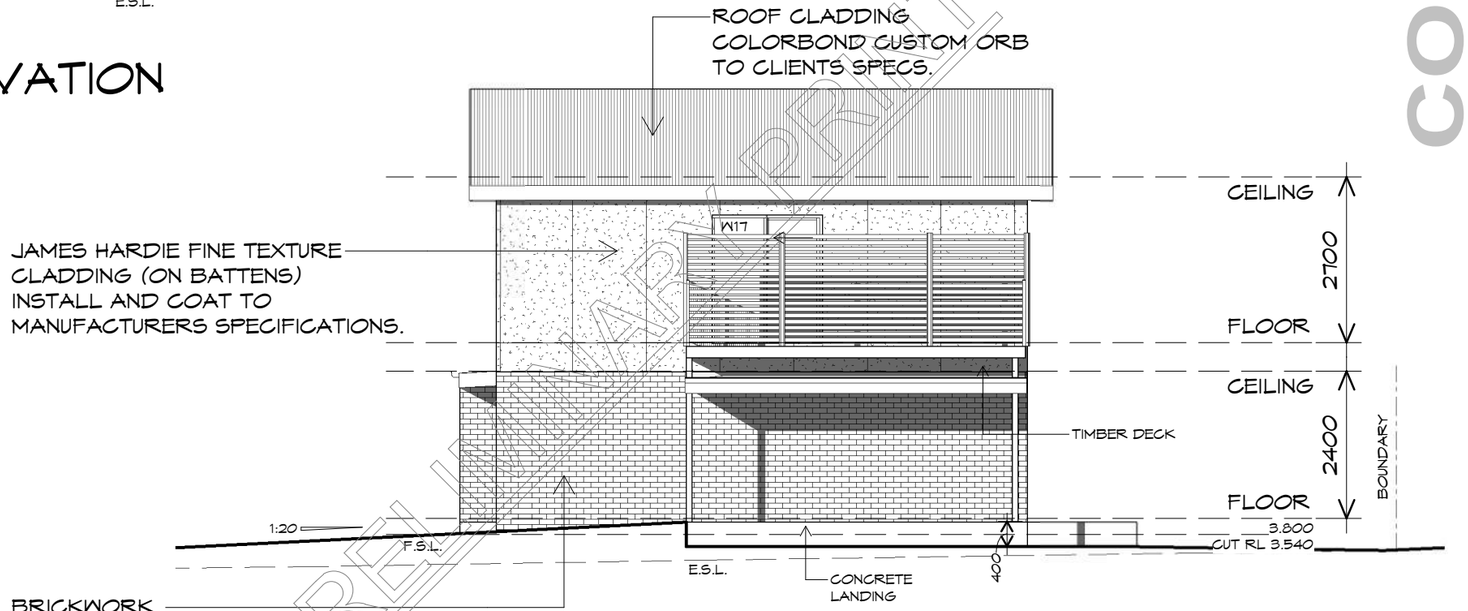
Project/Drawing no: PD23116 -B-03
Revision: 04

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

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

SOUTHERN ELEVATION

1 : 100



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

EASTERN ELEVATION

1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 23-24

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

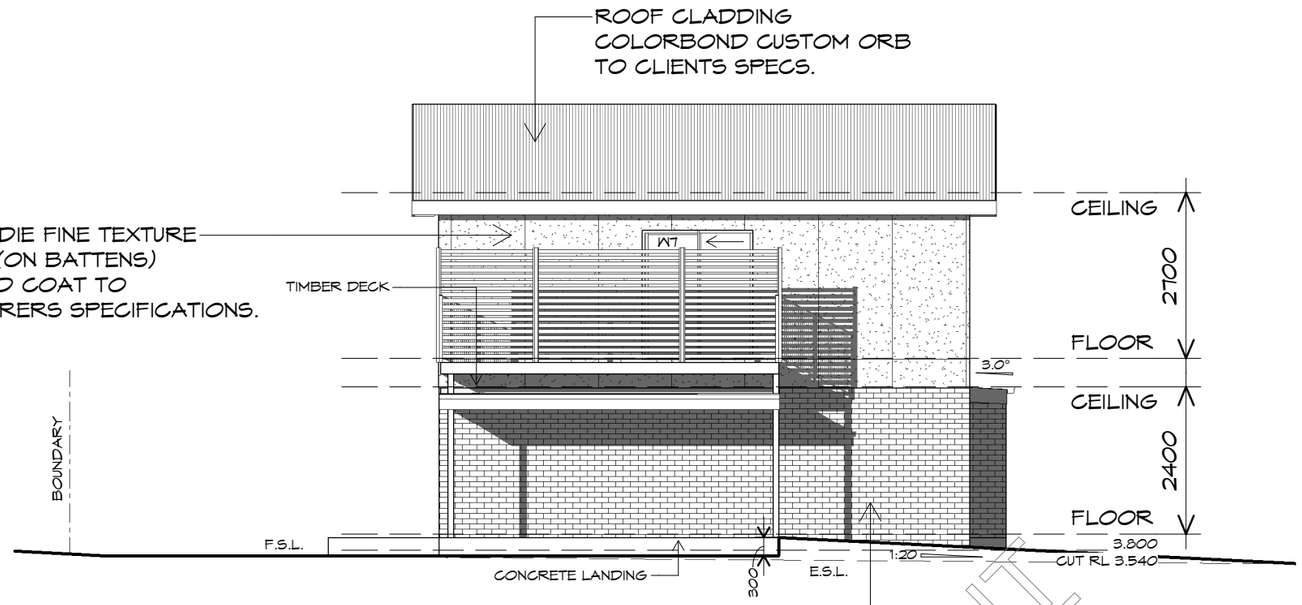
Date: 26-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -B-04
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



WESTERN ELEVATION

1 : 100

NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 23-24

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p(l)+ 03 6332 3790
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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

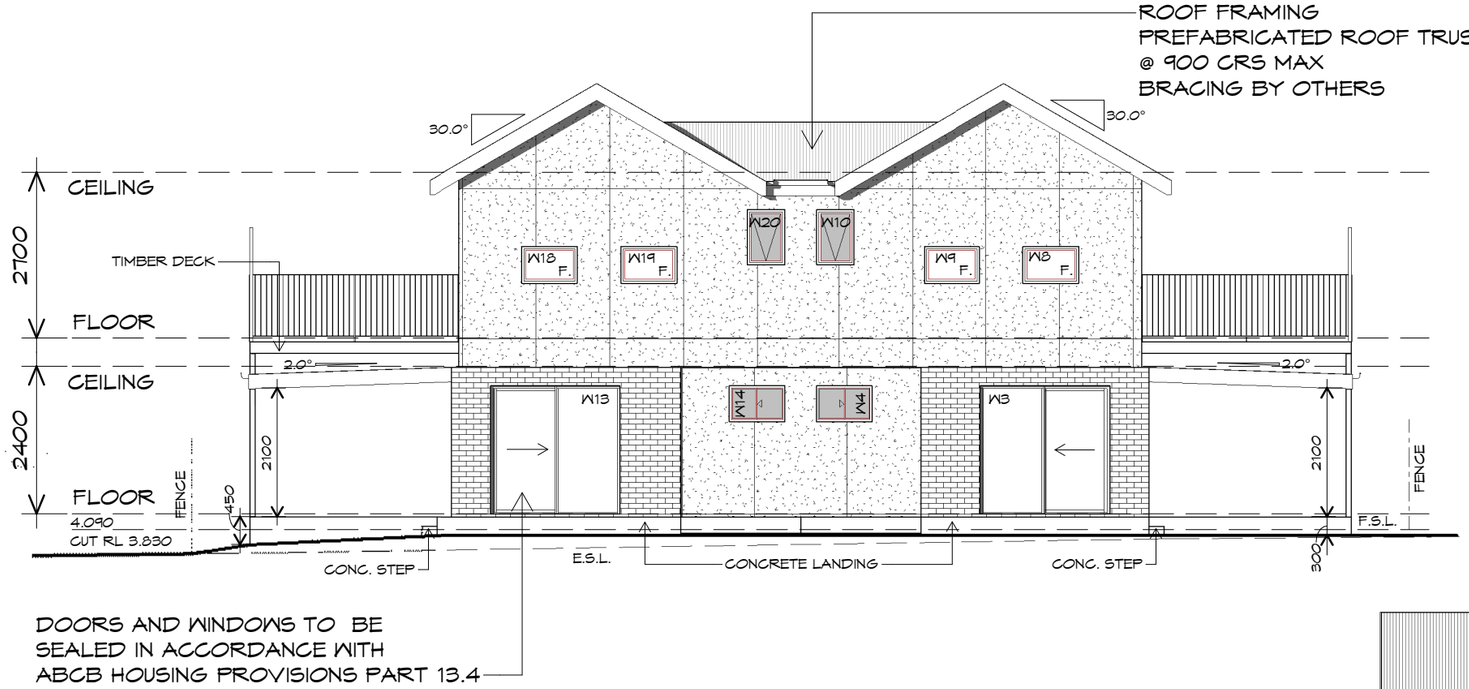
Date: 26-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -B-05
Revision: 04

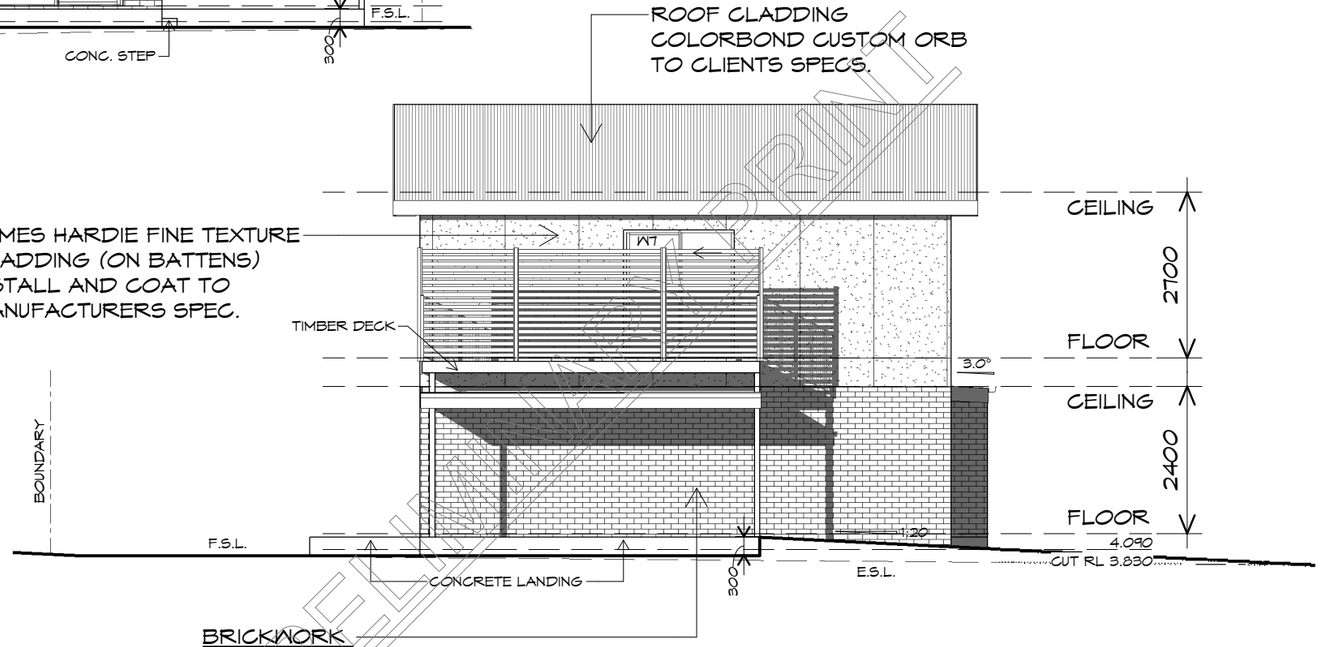
Accredited building practitioner: Frank Geskus -No CC246A



DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

NORTHERN ELEVATION

1 : 100



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

WESTERN ELEVATION

1 : 100

PRINT
CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 25-26

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

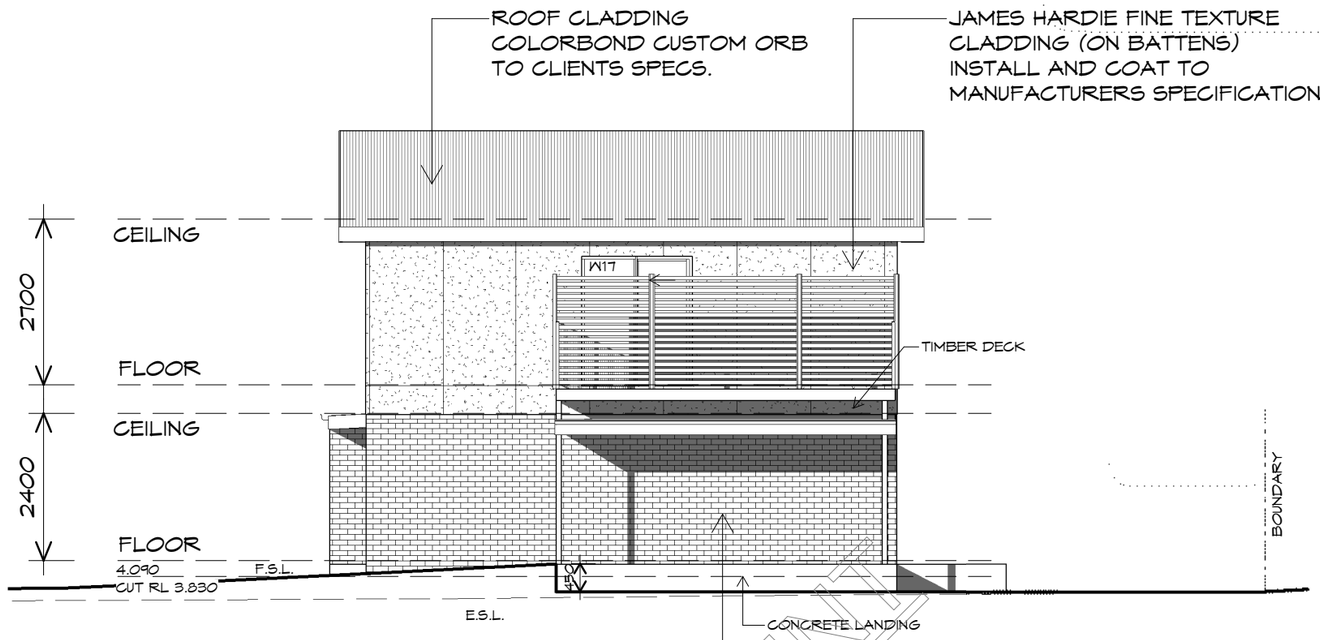
Date: 26-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

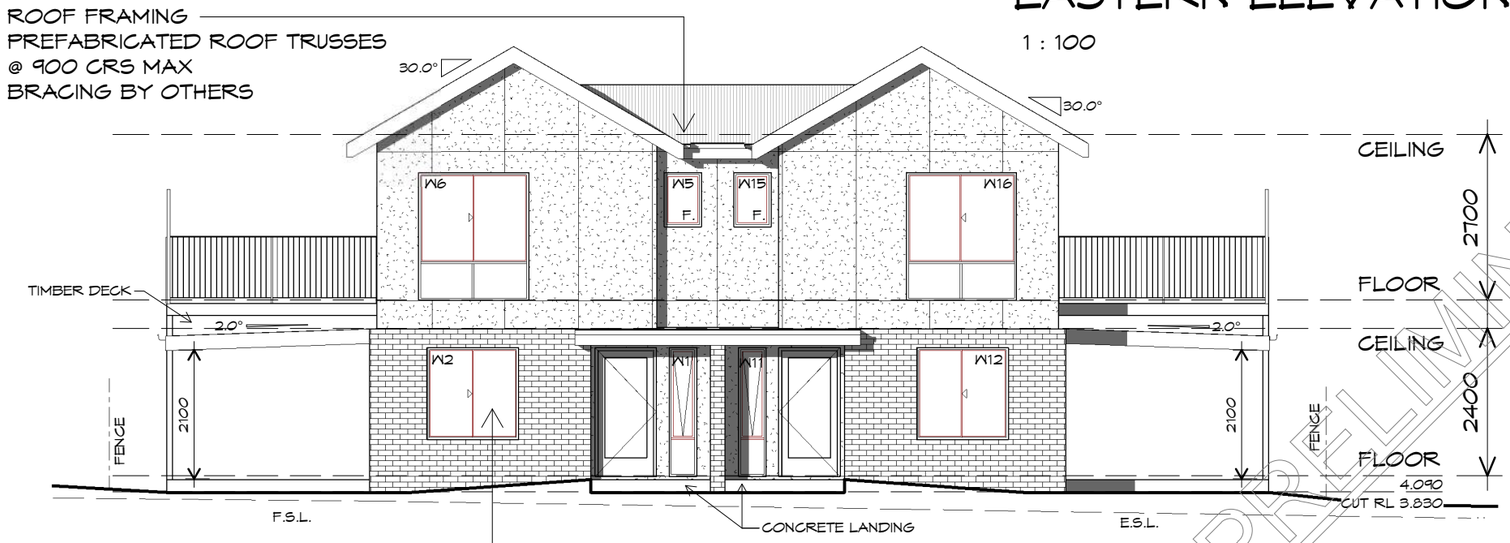
Project/Drawing no: PD23116 -B-06
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



EASTERN ELEVATION

1 : 100



SOUTHERN ELEVATION

1 : 100

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 25-26

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 26-11-2024
Scale: 1 : 100

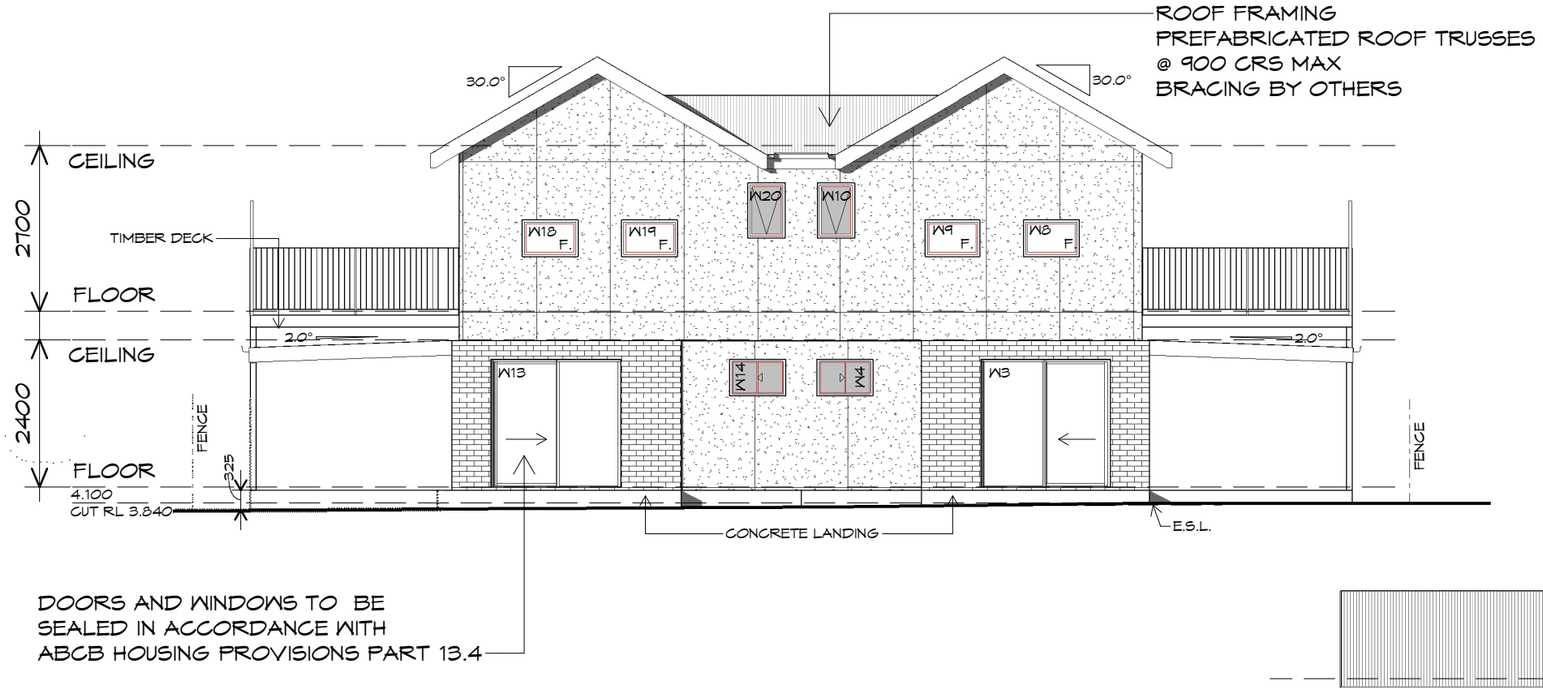
Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -B-07
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

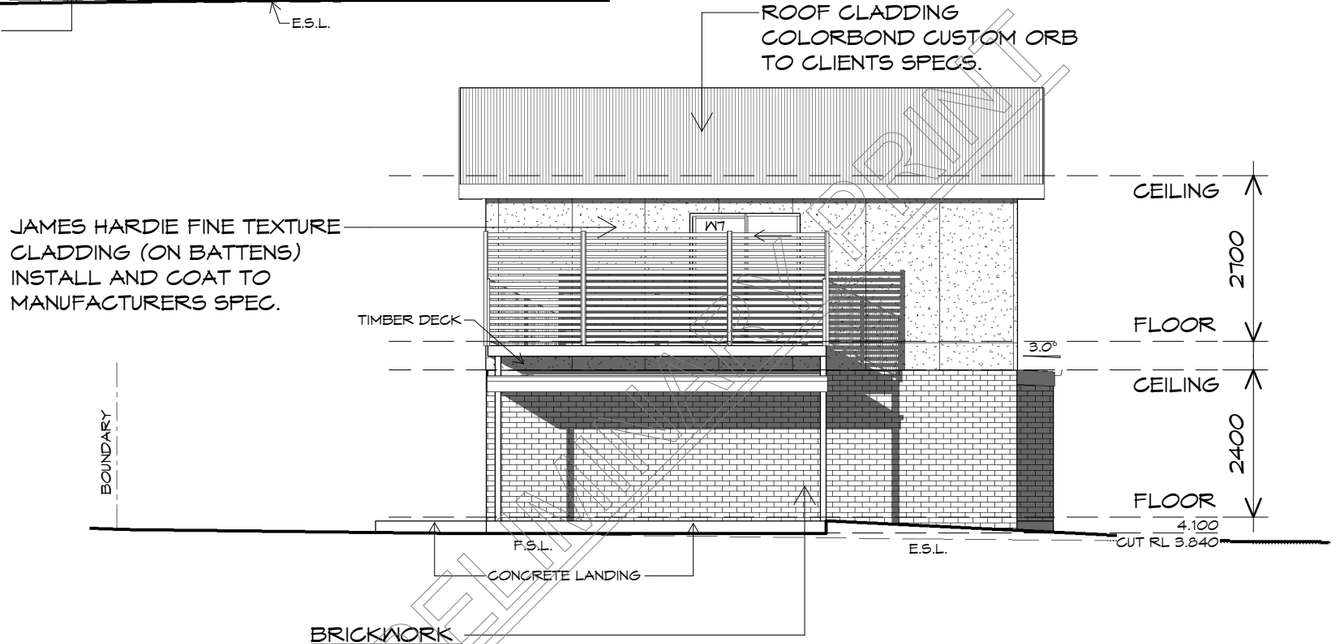
CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS
PRELIMINARY PRINT



DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

NORTHERN ELEVATION

1 : 100



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 27-28

Prime Design

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Shop 9, 105-111 Main Road, Moonah Hobart 7009
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info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

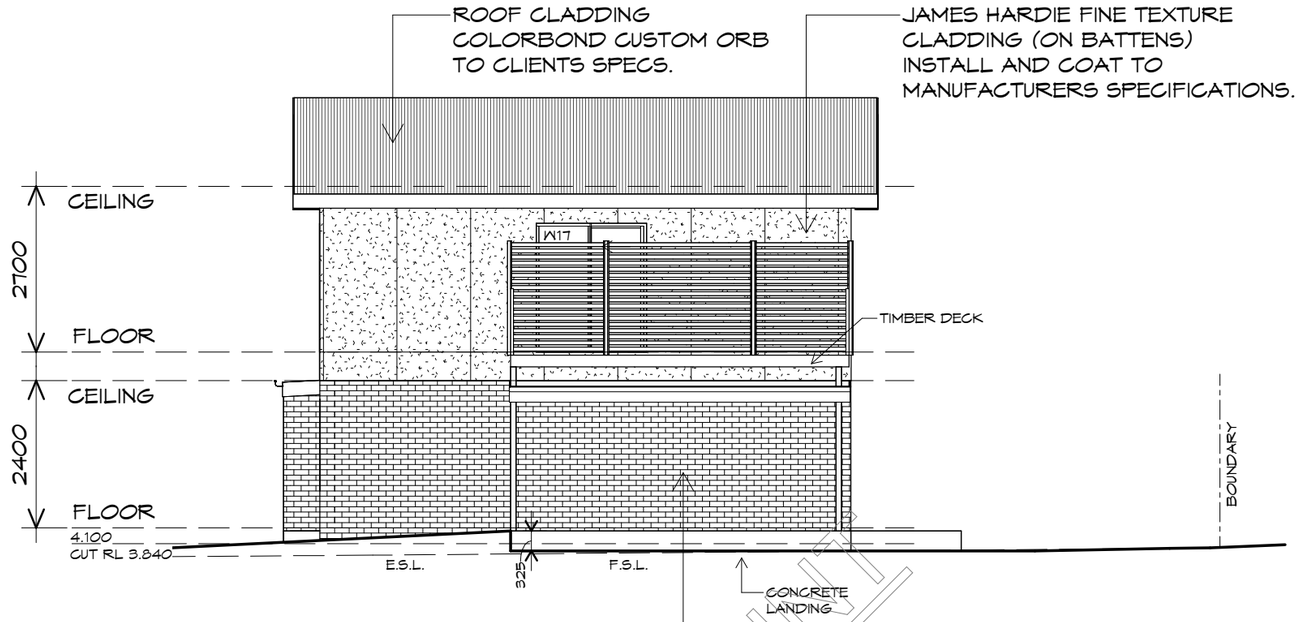
Date: 26-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -B-08
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



EASTERN ELEVATION

1 : 100

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

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS
PART 13.4

SOUTHERN ELEVATION

1 : 100

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 27-28

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10 Goodman Court, Invermay Tasmania 7248,
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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

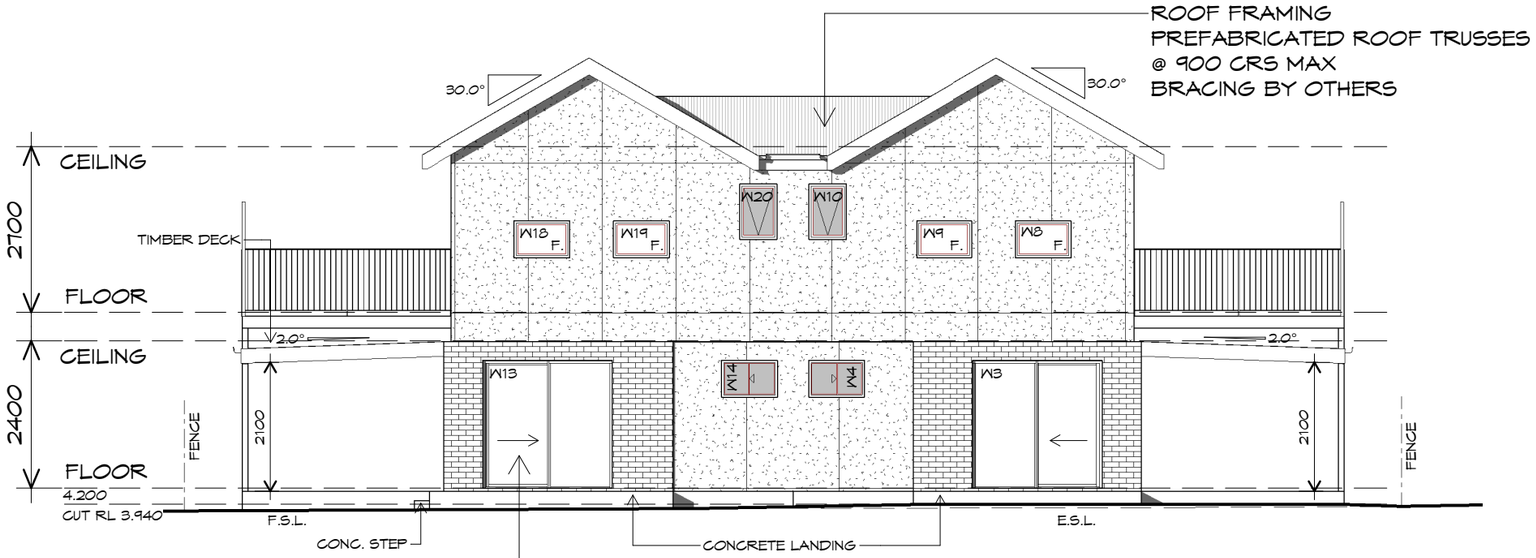
Date: 26-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

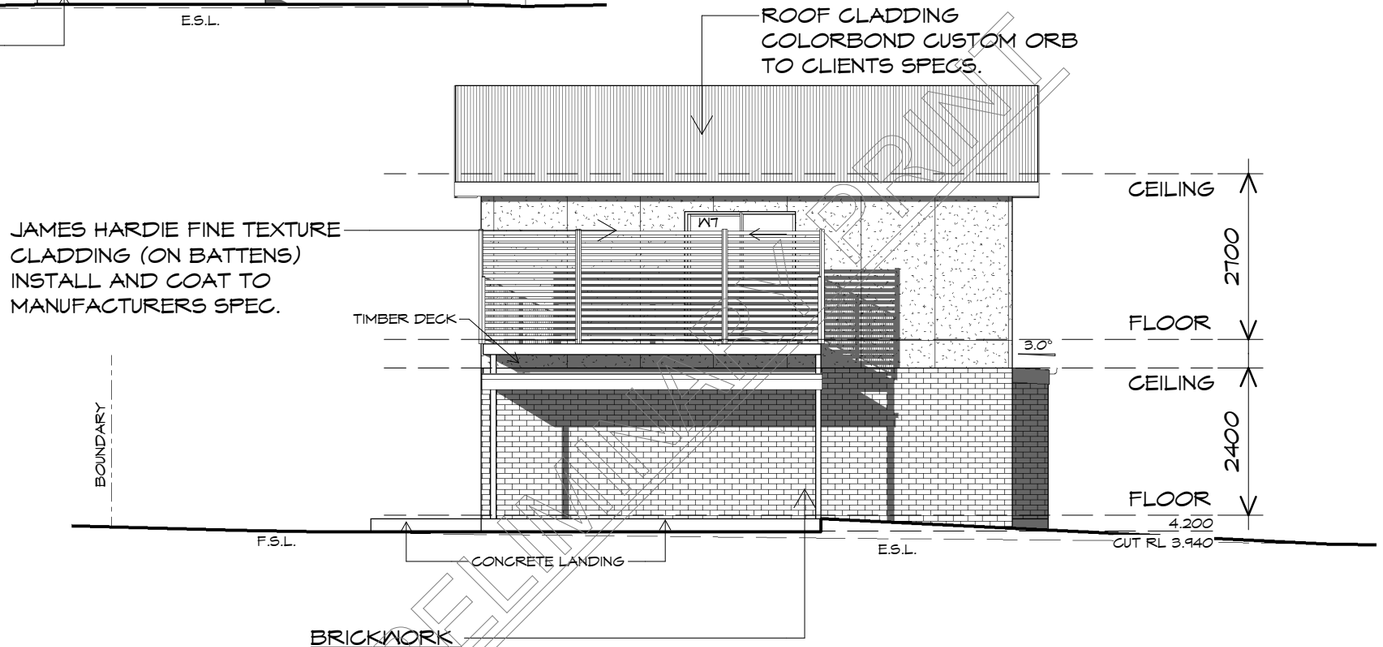
Project/Drawing no: PD23116 -B-09
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



NORTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 29-30

Prime Design

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

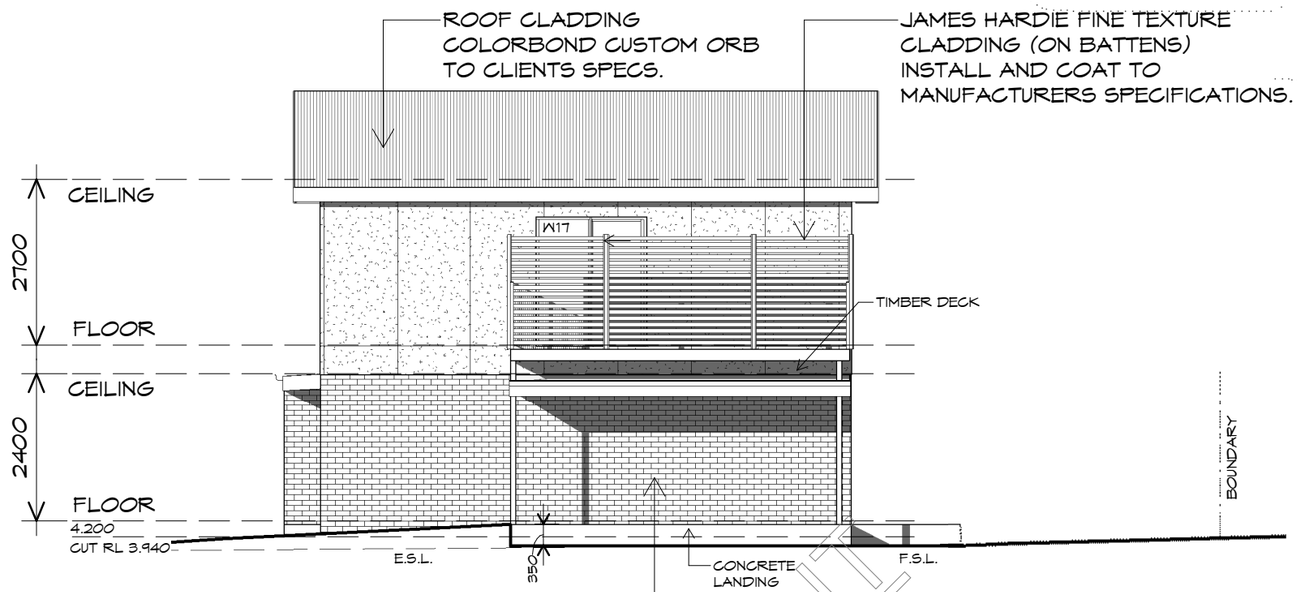
Date: 26-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -B-10
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

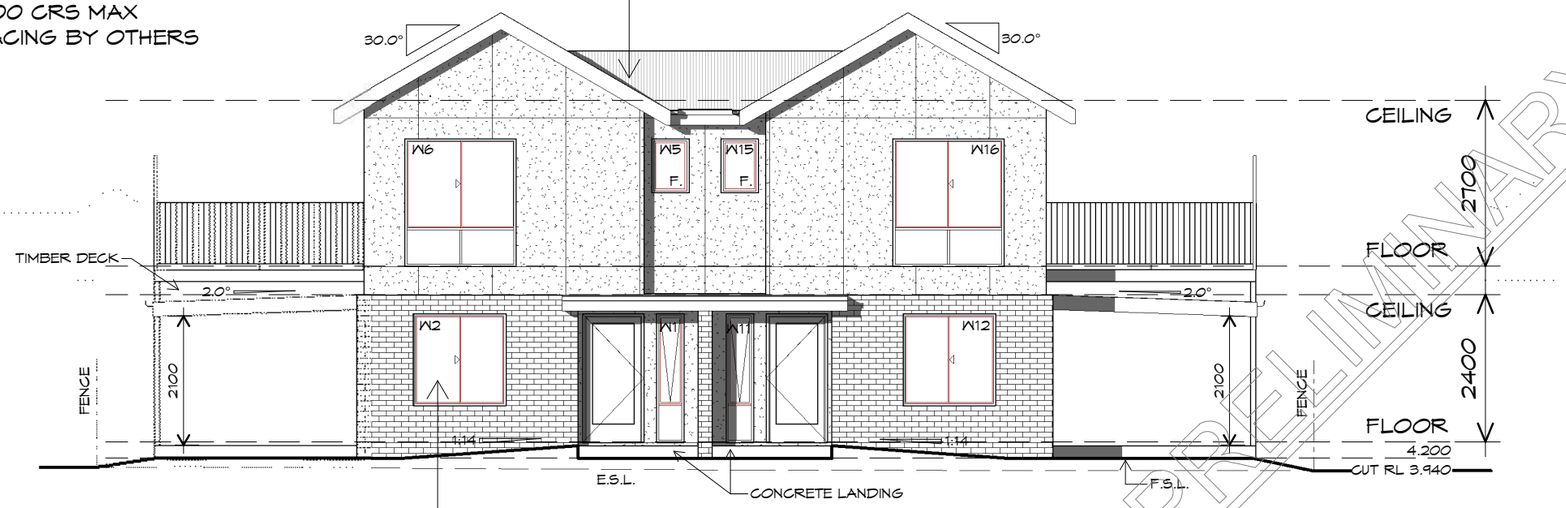


EASTERN ELEVATION

1 : 100

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

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

SOUTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 29-30

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 26-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -B-11
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

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

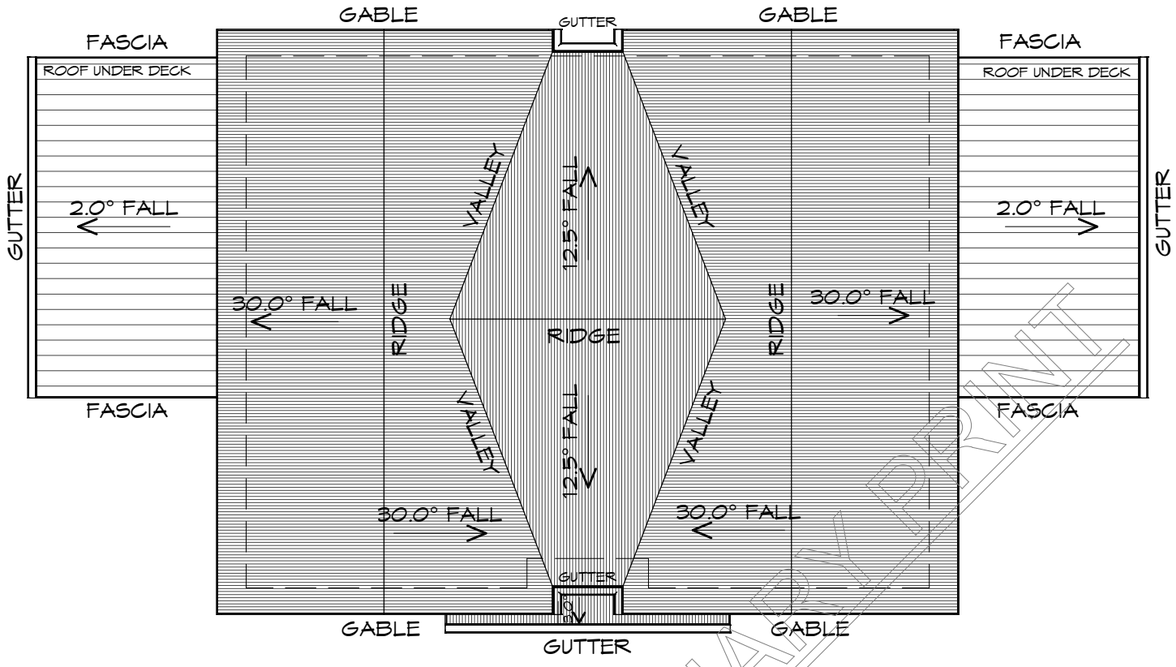
UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

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



ROOF PLAN

1 : 100

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

PRELIMINARY PRINT

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE B - LHA SILVER - UNITS 23-30

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

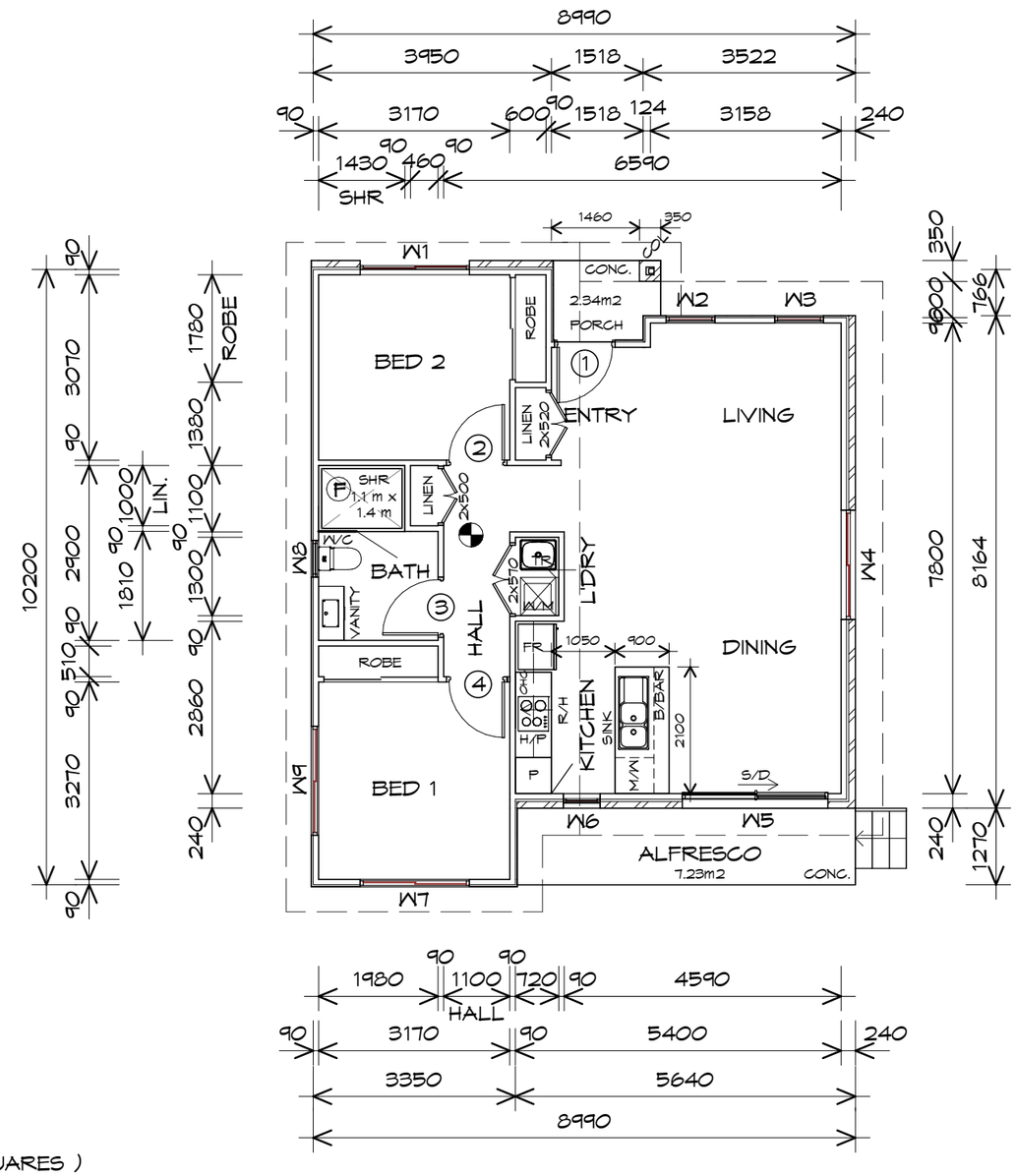
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
26-11-2024	1 : 100
Project/Drawing no:	Revision:
PD23116 -B-12	04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



FLOOR PLAN

1 : 100

FLOOR AREA	81.22	m2	(8.73 SQUARES)
TOTAL AREA	81.22		8.73

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

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

WINDOW WITHIN WET AREA
C/W SAFETY GLASS AS PER AS1288.2021
BEVEL WINDOW SEAL
RETURN TILES OR LAMIPANEL TO WINDOW (TYPICAL)

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

CENTACARE evolve HOUSING

TYPE C1 - LHA SILVER - UNITS 45 , 46

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
27-11-2024	1 : 100
Project/Drawing no:	Revision:
PD23116 -C1-01	03

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	
5	1040	2/520 ROBE DOORS	
8	1695		
9	900	2/500 ROBE DOORS	
10	1140	2/520 ROBE DOORS	
11	1895		

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	1810	SLIDING WINDOW	
W2	2100	810	AWNING WINDOW	
W3	2100	810	AWNING WINDOW	
W4	2100	1810	SLIDING WINDOW	
W5	2100	2410	SLIDING DOOR	
W6	2100	610	AWNING WINDOW	
W7	1500	1810	SLIDING WINDOW	
W8	900	610	AWNING WINDOW	OPAQUE
W9	600	1810	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

ARTIFICIAL LIGHTING

ROOM	FLOOR AREA	m2	ALLOWANCE	W/m2	TOTAL POWER LOAD	W
ALFRESCO	7.12	m2	5	W/m2	35.60	W
BATH	5.14	m2	5	W/m2	25.71	W
BED 1	10.37	m2	5	W/m2	51.83	W
BED 2	9.73	m2	5	W/m2	48.66	W
DINING	13.67	m2	5	W/m2	68.35	W
ENTRY	3.32	m2	5	W/m2	16.59	W
HALL	6.48	m2	5	W/m2	32.40	W
KITCHEN	8.57	m2	5	W/m2	42.83	W
L'DRY	0.94	m2	5	W/m2	4.68	W
LINEN	0.46	m2	5	W/m2	2.30	W
LINEN	0.61	m2	5	W/m2	3.06	W
LIVING	10.75	m2	5	W/m2	53.73	W
ROBE	0.91	m2	5	W/m2	4.54	W
ROBE	1.01	m2	5	W/m2	5.05	W
PORCH	1.93	m2	4	W/m2	7.71	W
TOTALS	80.99				403.03	

ARTIFICIAL LIGHTING
THE ABOVE TABLE ILLUSTRATES THE MAXIMUM ALLOWANCE OF POWER LOAD TO THE TYPE OF SPACE AS PER ABCB HOUSING PROVISIONS PART 13.7.6

ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
- 4W/m2 FOR VERANDAHS & BALCONIES
- 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C1 - LHA SILVER - UNITS 45 , 46

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

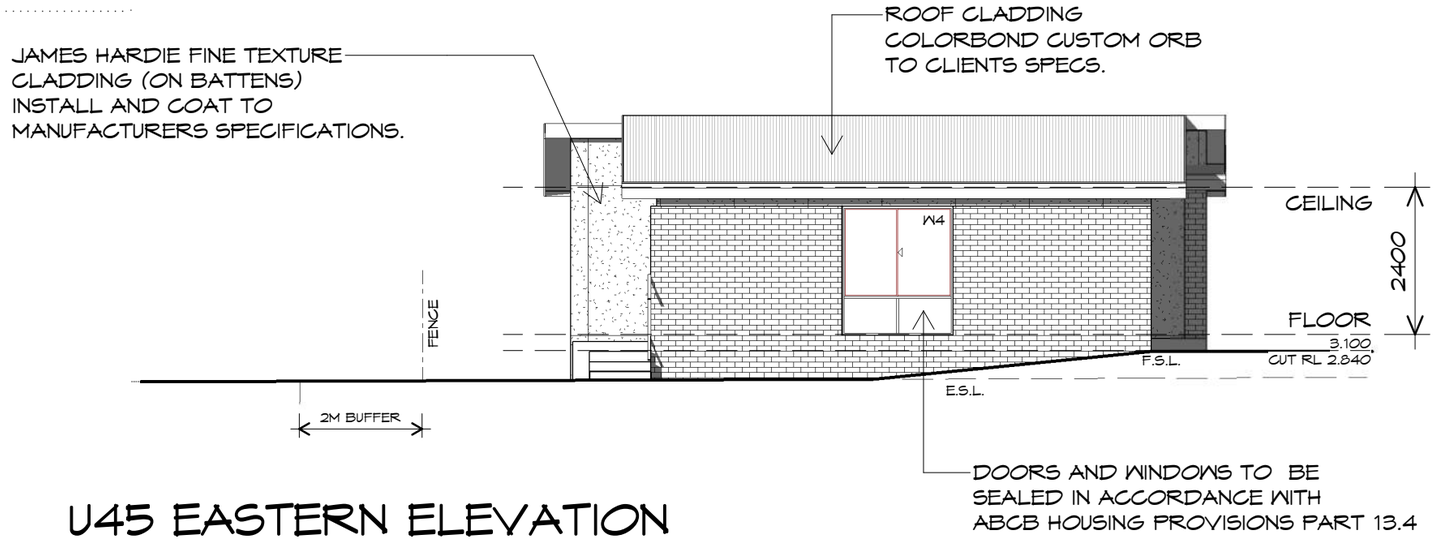
Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by: S.S.C
Approved by: Approver
Date: 27-11-2024
Scale:

Project/Drawing no: PD23116 -C1-02
Revision: 03

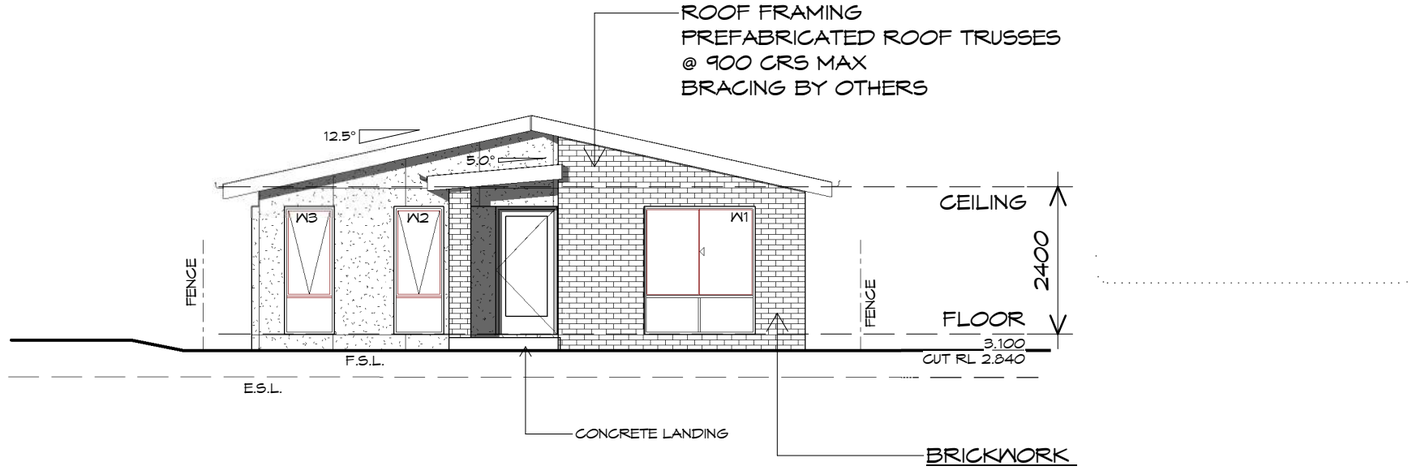
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



U45 EASTERN ELEVATION

1 : 100



U45 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C1 - LHA SILVER - UNIT 45

Prime Design

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

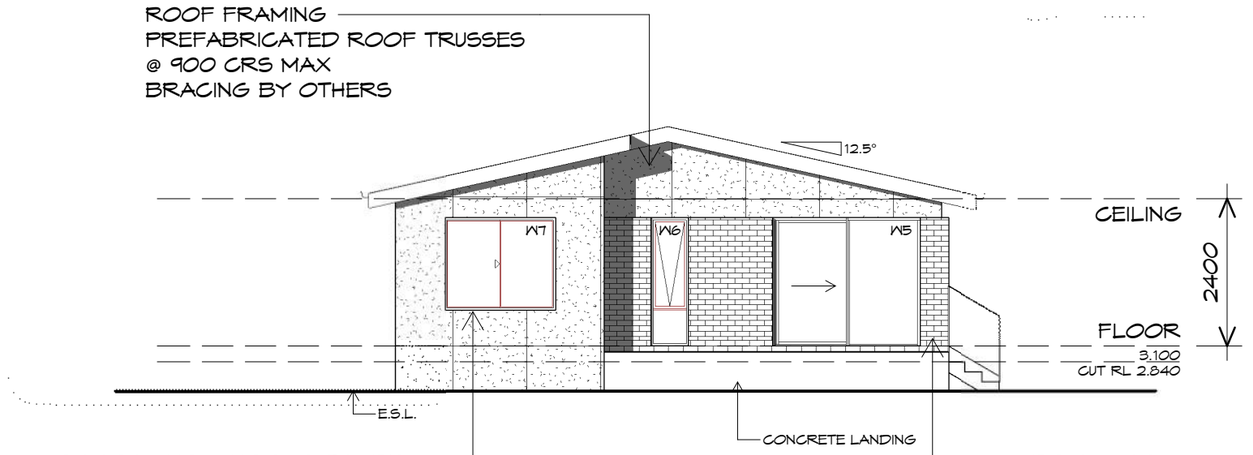
Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

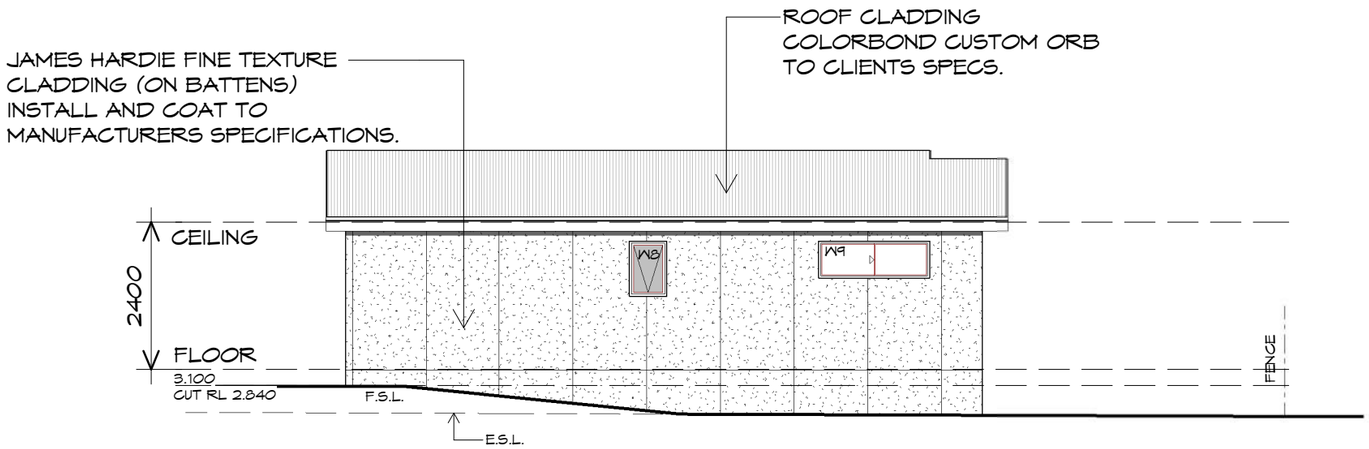
Project/Drawing no: PD23116 -C1-03
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



U45 SOUTHERN ELEVATION

1 : 100



U45 WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C1 - LHA SILVER - UNIT 45

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

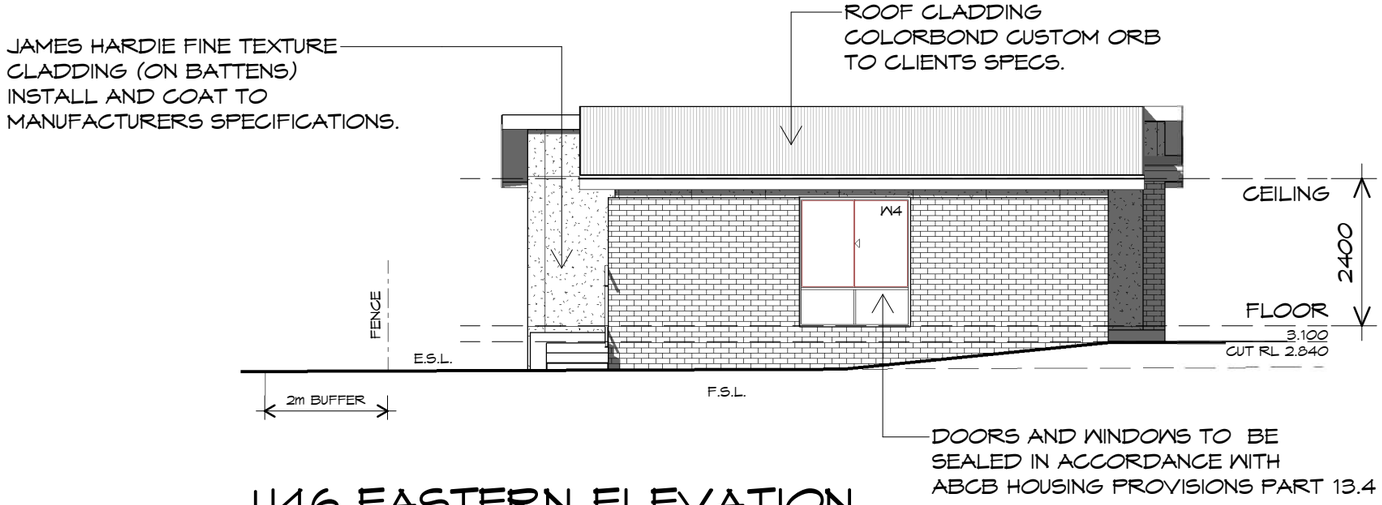
Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

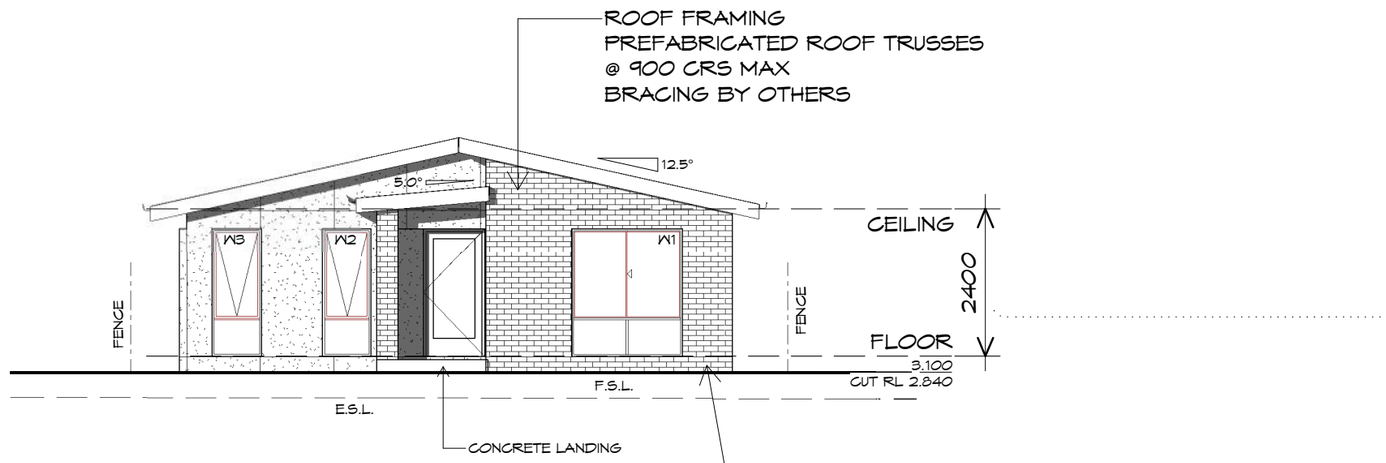
Project/Drawing no: PD23116 -C1-04
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



U46 EASTERN ELEVATION

1 : 100



U46 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C1 - LHA SILVER - UNIT 46

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

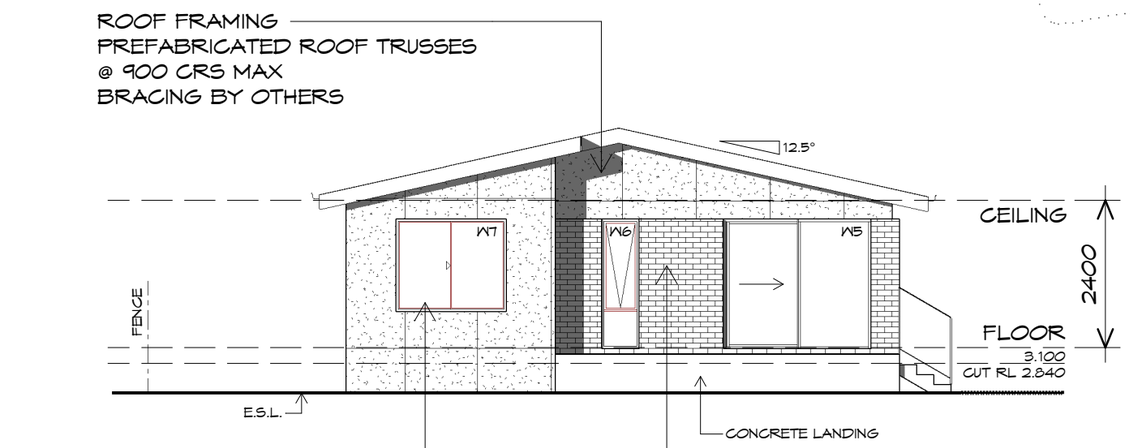
Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

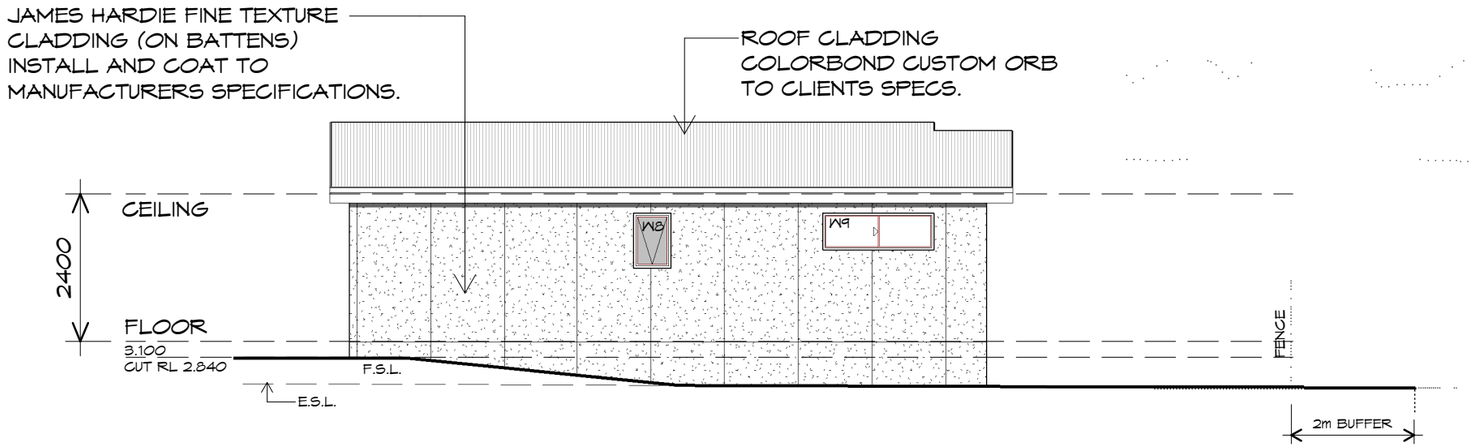
Project/Drawing no: PD23116 -C1-05
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



U46 SOUTHERN ELEVATION

1 : 100



U46 WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C1 - LHA SILVER - UNIT 46

Prime Design

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drafted by: T.W.

Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
ELEVATIONS

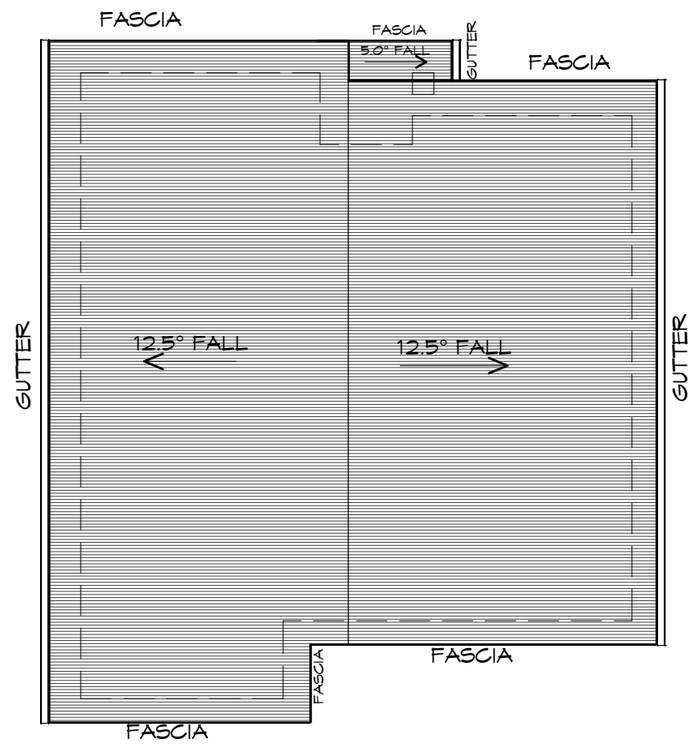
Date: 27-11-2024

Scale: 1 : 100

Project/Drawing no: PD23116 -C1-06

Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C1 - LHA SILVER - UNITS 45 , 46

Prime Design

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

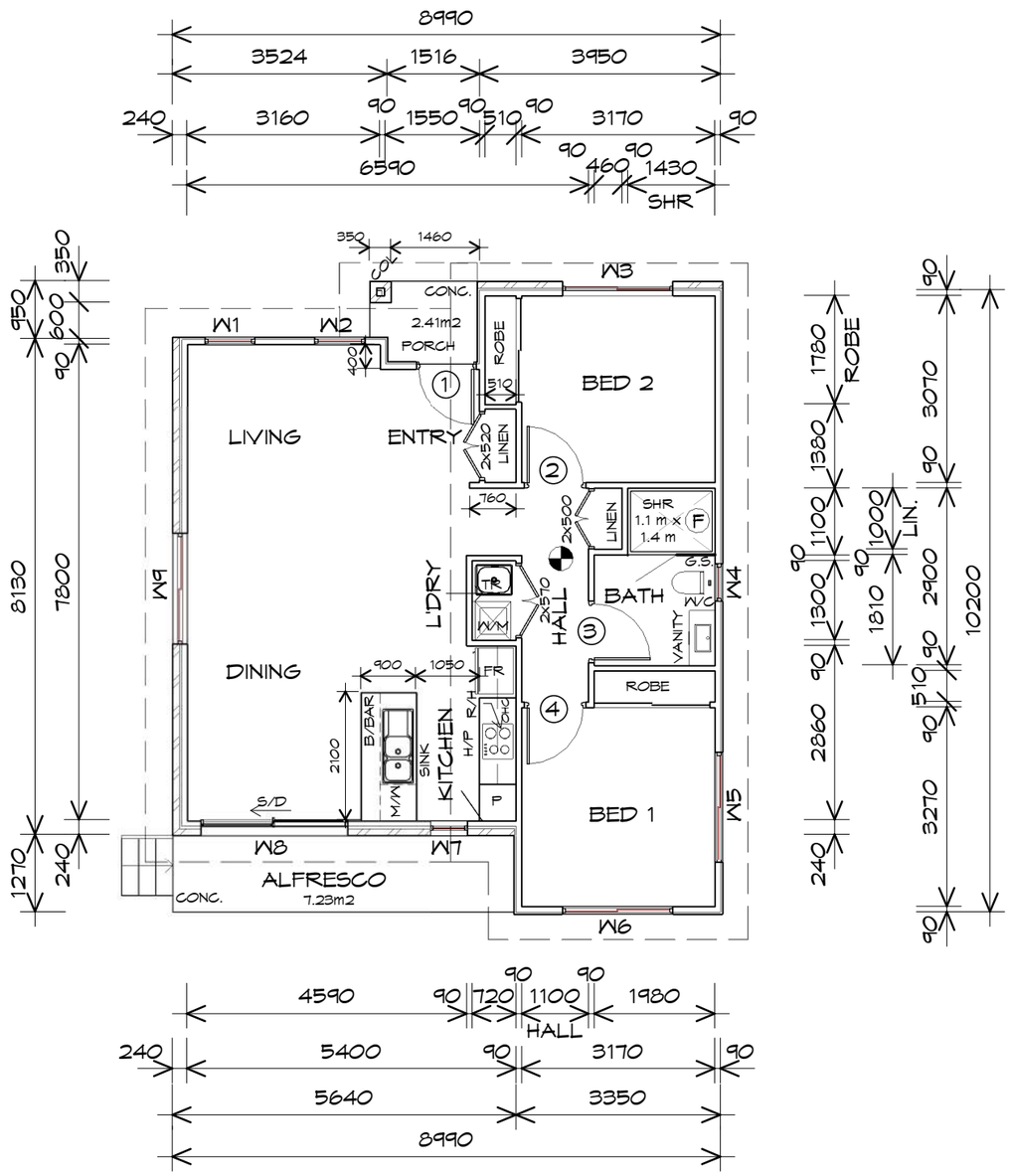
Drawing:
ROOF PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
27-11-2024	1 : 100

Project/Drawing no:	Revision:
PD23116 -C1-07	03

bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



FLOOR PLAN

1 : 100

FLOOR AREA	81.22	m2	(8.73 SQUARES)
TOTAL AREA	81.22		8.73

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

CENTACARE evolve HOUSING

WINDOW WITHIN WET AREA
C/W SAFETY GLASS AS PER AS1288.2021
BEVEL WINDOW SEAL
RETURN TILES OR LAMIPANEL TO WINDOW (TYPICAL)

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- M/W MICROWAVE SPACE

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FLOOR PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
27-11-2024	1 : 100

Project/Drawing no: PD23116 -C2-01
Revision: 04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

TYPE C2 - LHA SILVER - UNITS 43, 44, 47, 55

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	
5	1040	2/520 ROBE DOORS	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	810	AWNING WINDOW	
W2	2100	810	AWNING WINDOW	
W3	2100	1810	SLIDING WINDOW	
W4	900	610	AWNING WINDOW	OPAQUE
W5	600	1810	SLIDING WINDOW	
W6	1500	1810	SLIDING WINDOW	
W7	2100	610	AWNING WINDOW	
W8	2100	2410	SLIDING DOOR	
W9	2100	1810	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

ARTIFICIAL LIGHTING

ROOM	FLOOR AREA	m2	ALLOWANCE	W/m2	TOTAL POWER LOAD	W
ALFRESCO	7.12	m2	5	W/m2	35.60	W
BATH	5.14	m2	5	W/m2	25.71	W
BED 1	10.37	m2	5	W/m2	51.83	W
BED 2	9.73	m2	5	W/m2	48.66	W
DINING	13.67	m2	5	W/m2	68.35	W
ENTRY	3.31	m2	5	W/m2	16.57	W
HALL	6.48	m2	5	W/m2	32.38	W
KITCHEN	8.57	m2	5	W/m2	42.83	W
L'DRY	0.94	m2	5	W/m2	4.68	W
LINEN	0.46	m2	5	W/m2	2.30	W
LINEN	0.61	m2	5	W/m2	3.06	W
LIVING	10.75	m2	5	W/m2	53.76	W
ROBE	0.91	m2	5	W/m2	4.54	W
ROBE	1.01	m2	5	W/m2	5.05	W
PORCH	1.91	m2	4	W/m2	7.66	W
TOTALS	80.98	m2			402.99	W

ARTIFICIAL LIGHTING
THE ABOVE TABLE ILLUSTRATES THE MAXIMUM ALLOWANCE OF POWER LOAD TO THE TYPE OF SPACE AS PER ABCB HOUSING PROVISIONS PART 13.7.6

ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
- 4W/m2 FOR VERANDAHS & BALCONIES
- 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNITS 43, 44, 47, 55

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

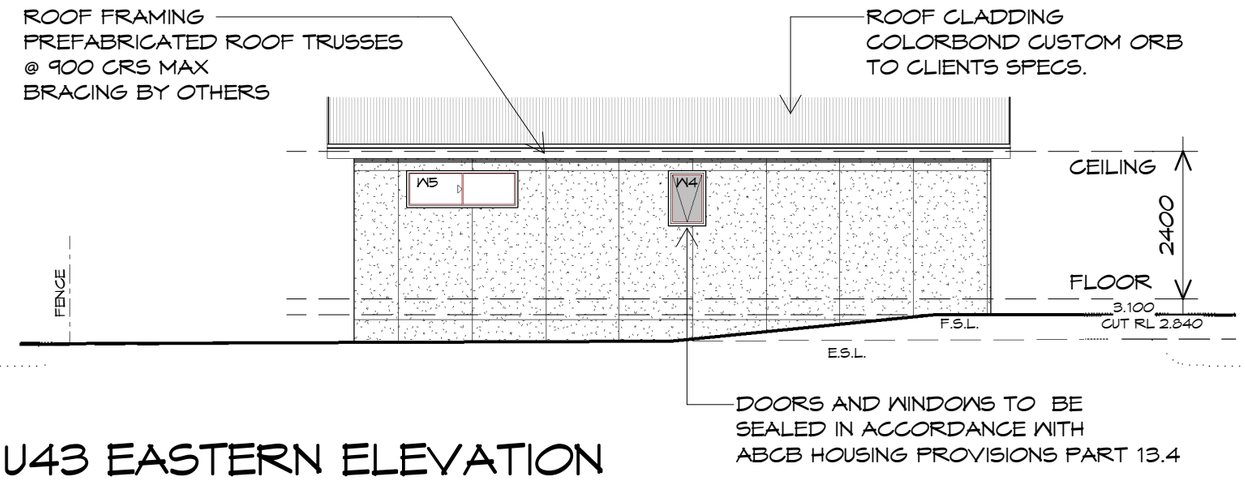
Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by: S.S.C
Approved by: Approver
Date: 27-11-2024
Scale:

Project/Drawing no: PD23116 -C2-02
Revision: 04

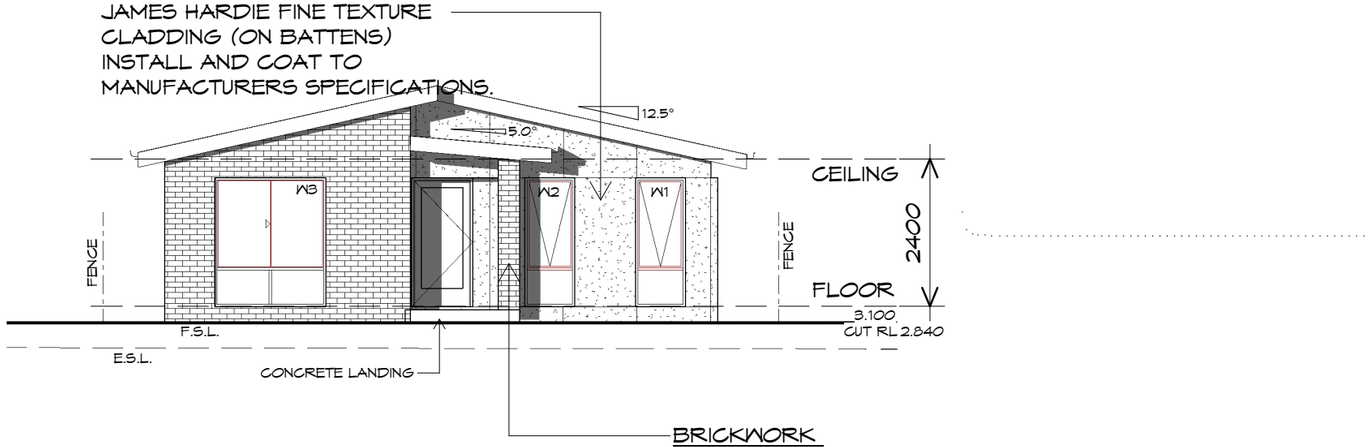
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



U43 EASTERN ELEVATION

1 : 100



U43 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNIT 43

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

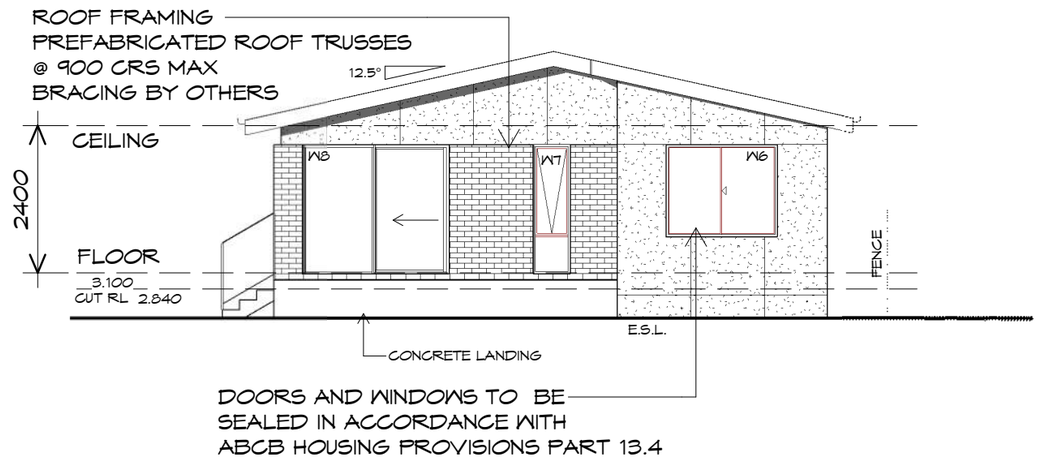
Date: 27-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

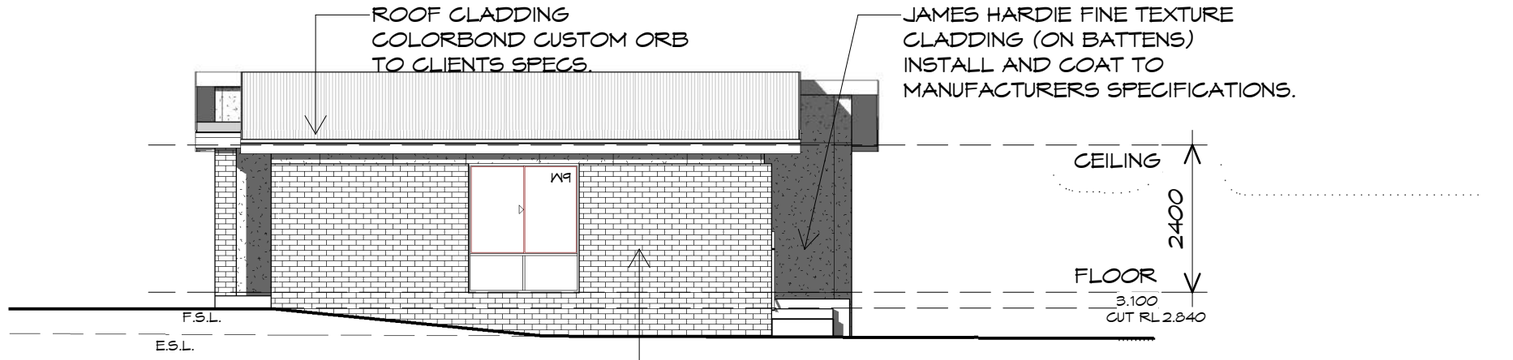
Project/Drawing no: PD23116 -C2-03
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



U43 SOUTHERN ELEVATION

1 : 100



U43 WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNIT 43

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

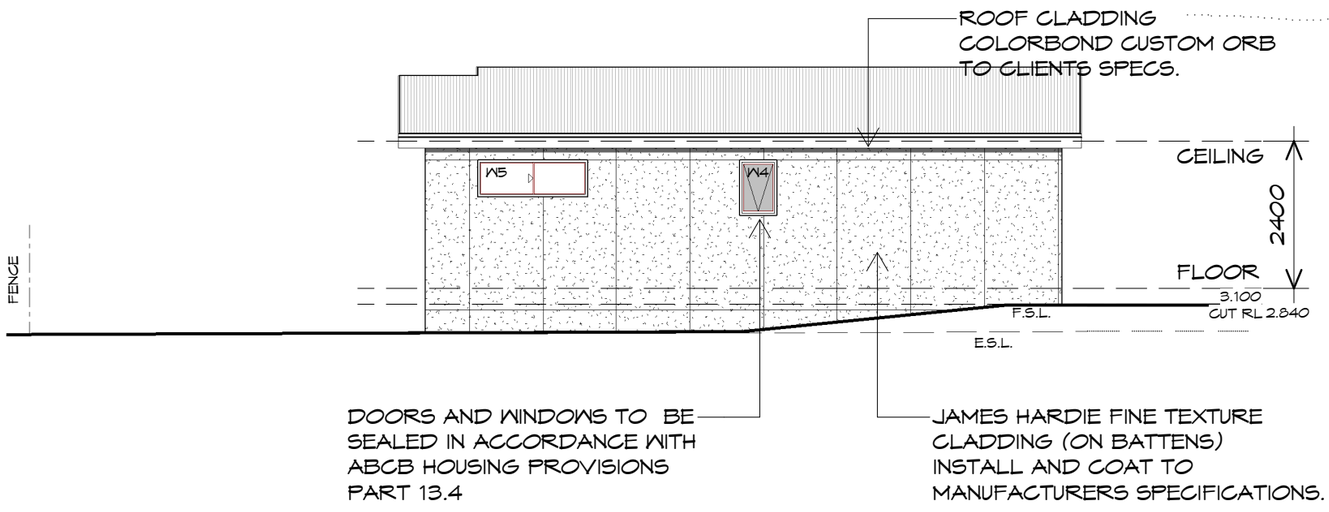
Date: 27-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

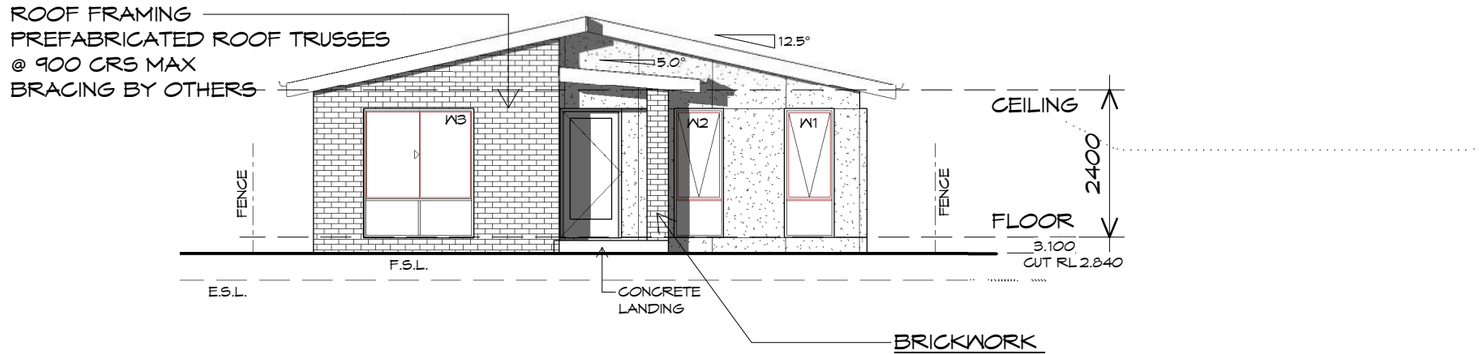
Project/Drawing no: PD23116 -C2-04
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



U44 EASTERN ELEVATION

1 : 100



U44 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNIT 44

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024

Scale: 1 : 100

Drafted by: T.W.

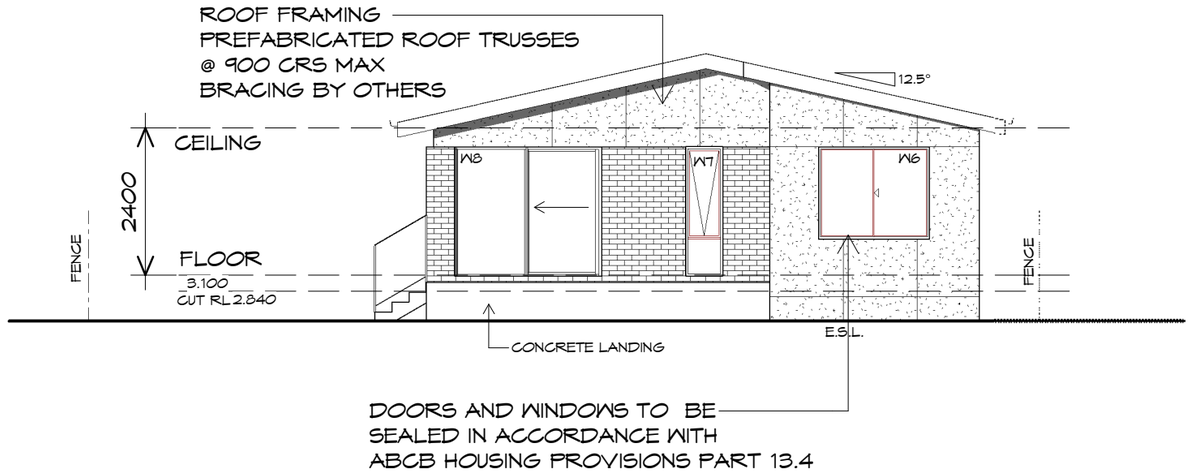
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -C2-05

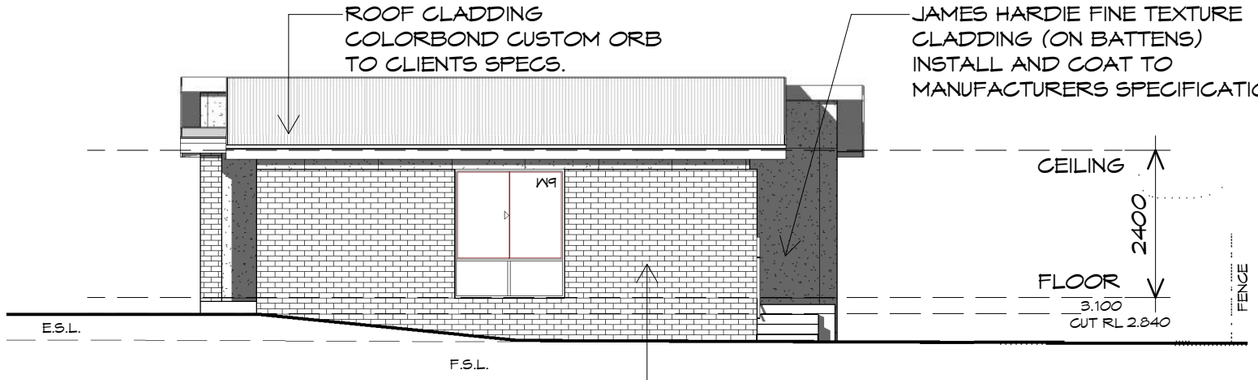
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



U44 SOUTHERN ELEVATION

1 : 100



U44 WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNIT 44

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024

Scale: 1 : 100

Drafted by: T.W.

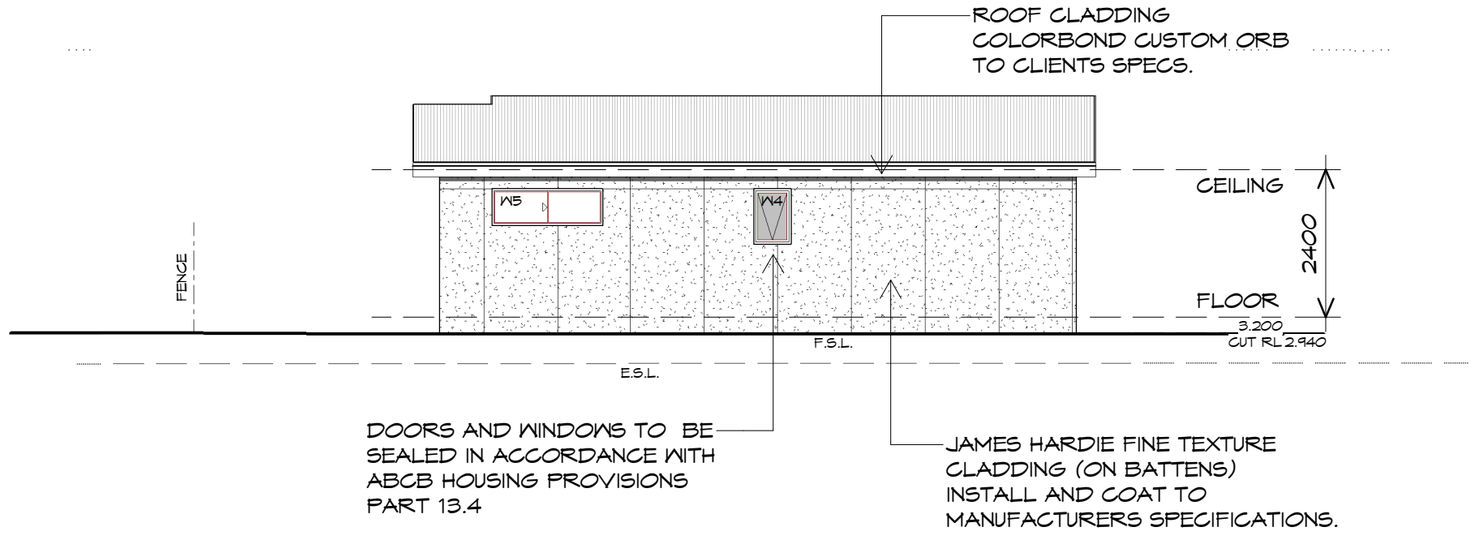
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -C2-06

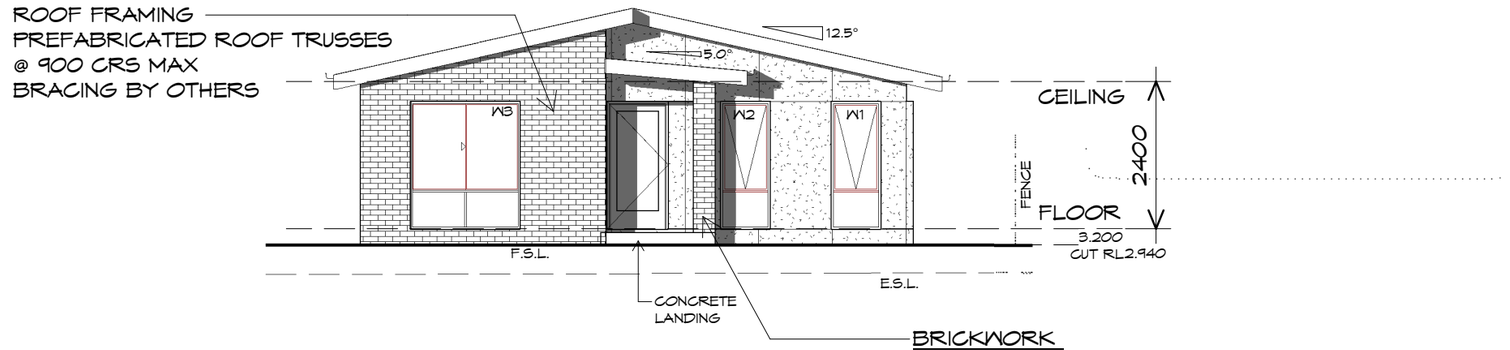
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



U47 SOUTHERN ELEVATION

1 : 100



U47 EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNIT 47

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024

Scale: 1 : 100

Drafted by: T.W.

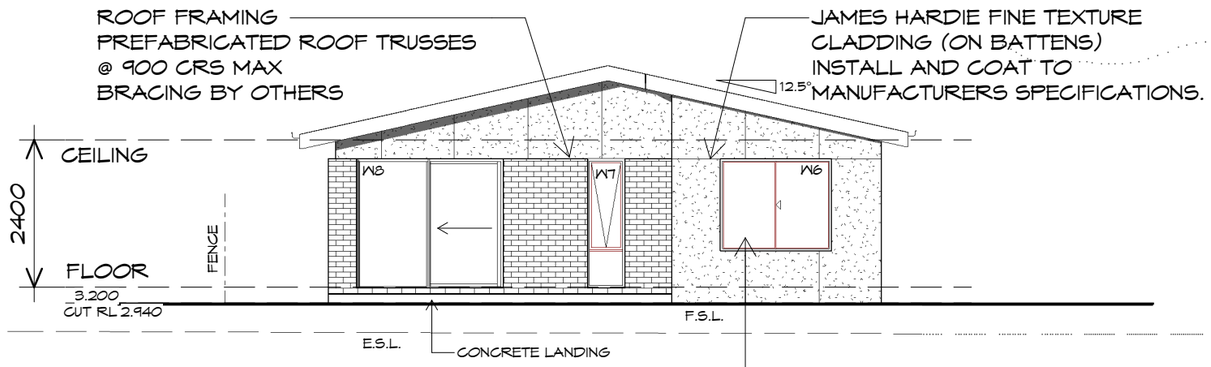
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -C2-07

Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



U47 WESTERN ELEVATION

1 : 100

U47 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNIT 47

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
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info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024
Scale: 1 : 100

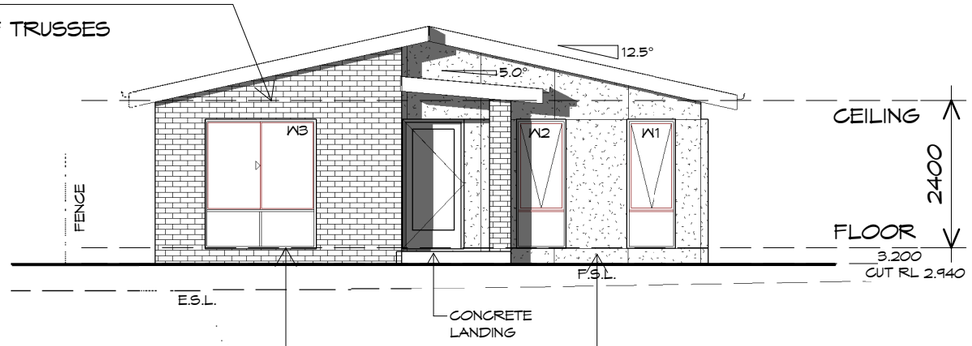
Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -C2-08
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

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



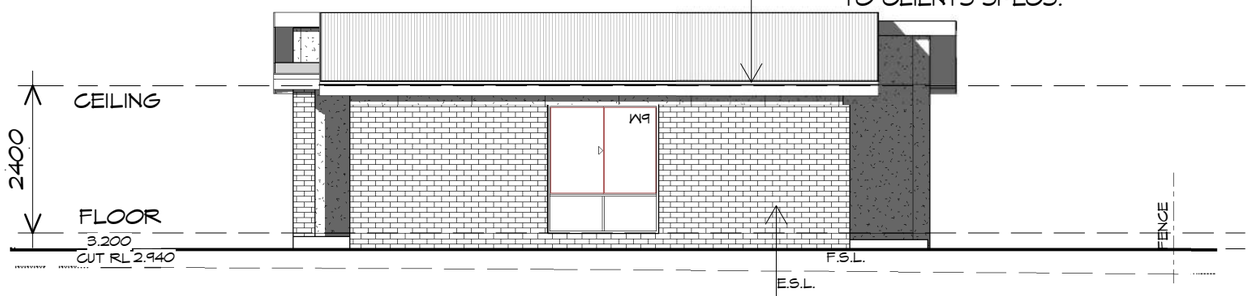
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS
PART 13.4

JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

U55 EASTERN ELEVATION

1 : 100

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

U55 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNIT 55

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

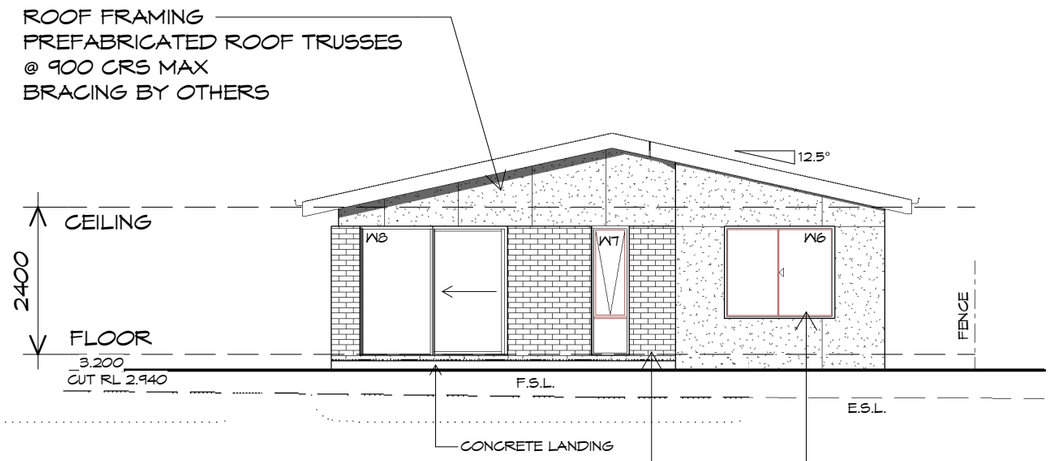
Date: 27-11-2024
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -C2-09
Revision: 04

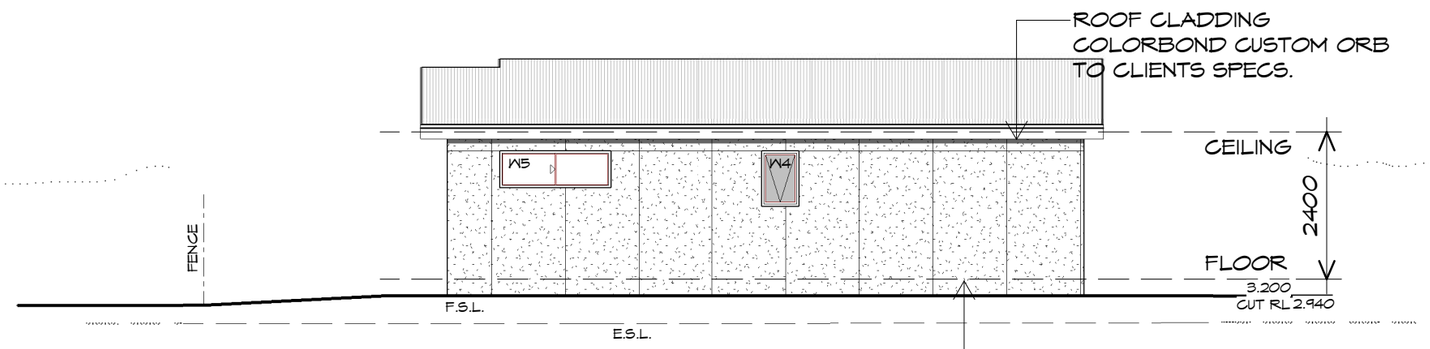
Accredited building practitioner: Frank Geskus -No CC246A



U55 WESTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



U55 SOUTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNIT 55

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

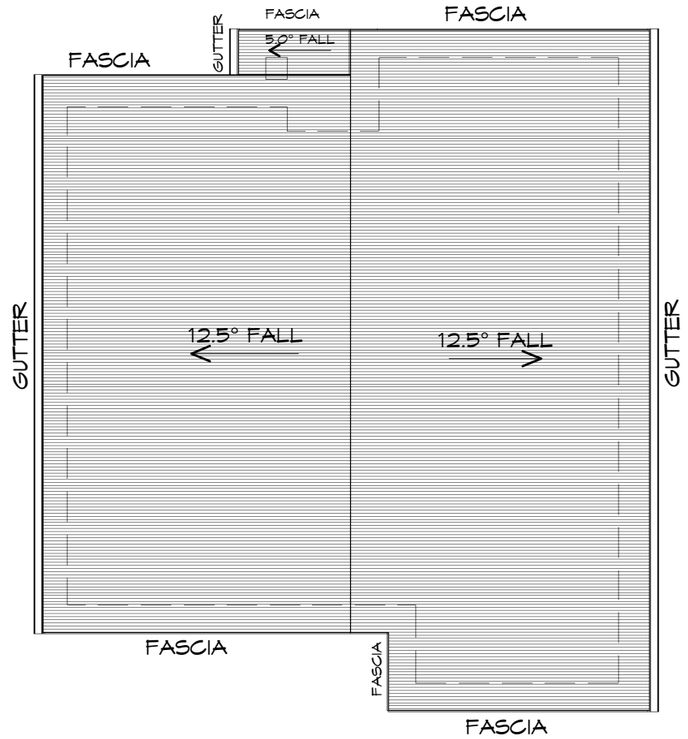
Date: 27-11-2024
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -C2-10
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE C2 - LHA SILVER - UNITS 43, 44, 47, 55

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

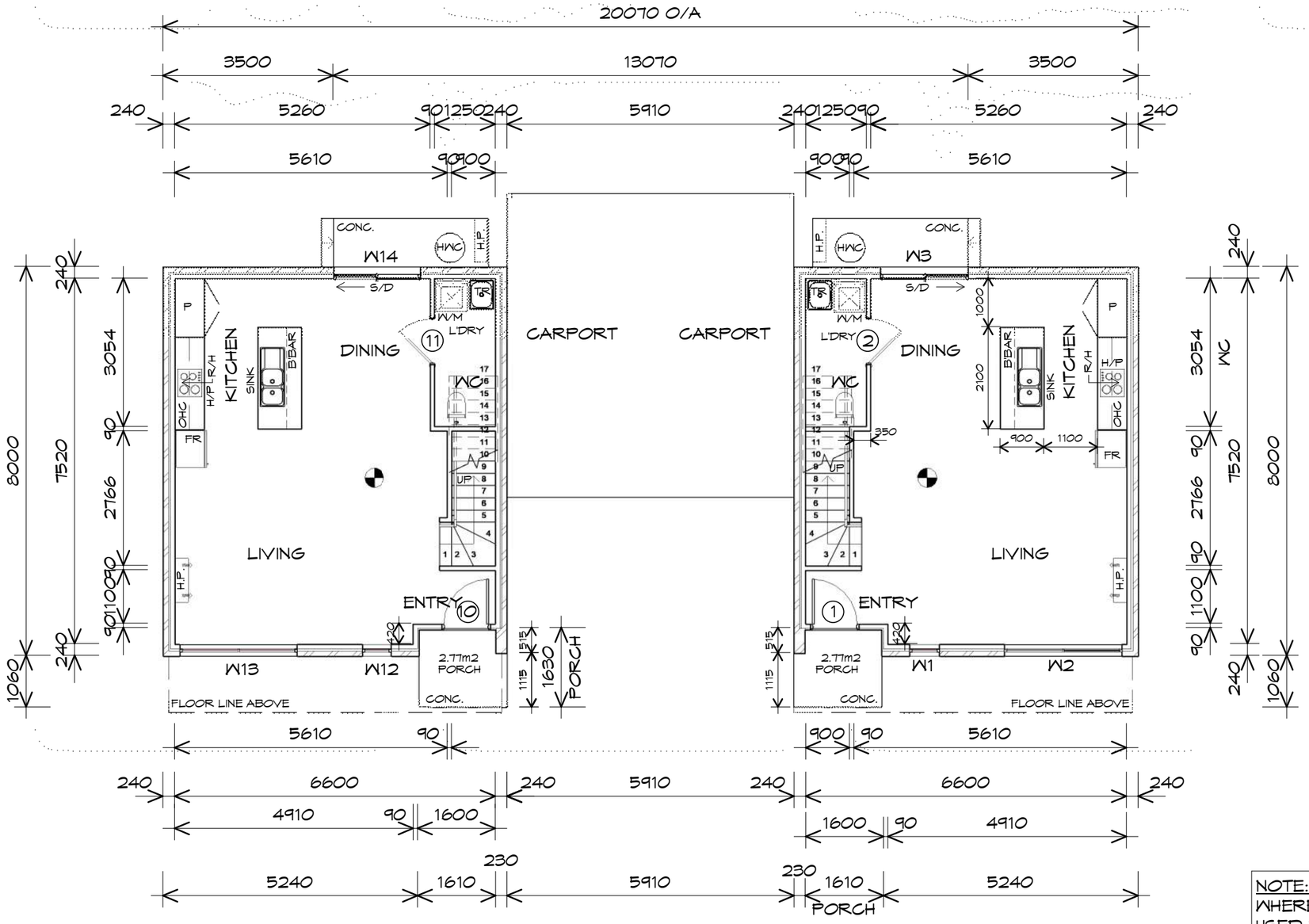
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
27-11-2024	1 : 100
Project/Drawing no:	Revision:
PD23116 -C2-11	04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- F/W FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- H/WC HOT WATER CYLINDER

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
17	169	250
17	169	250
2	190	250
GOING NON SLIP TO COMPLY NCC 2022	155	250

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

U14 FIRST FLOOR AREA	65.05	m2	(6.99	SQUARES)
U14 GROUND FLOOR AREA	55.09	m2	(5.92	SQUARES)
U15 FIRST FLOOR AREA	65.05	m2	(6.99	SQUARES)
U15 GROUND FLOOR AREA	55.09	m2	(5.92	SQUARES)
CARPORT AREA	38.73		4.16	
TOTAL AREA	279.01		30.00	

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

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D1 - LHA SILVER - UNITS 14-15

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
GROUND FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

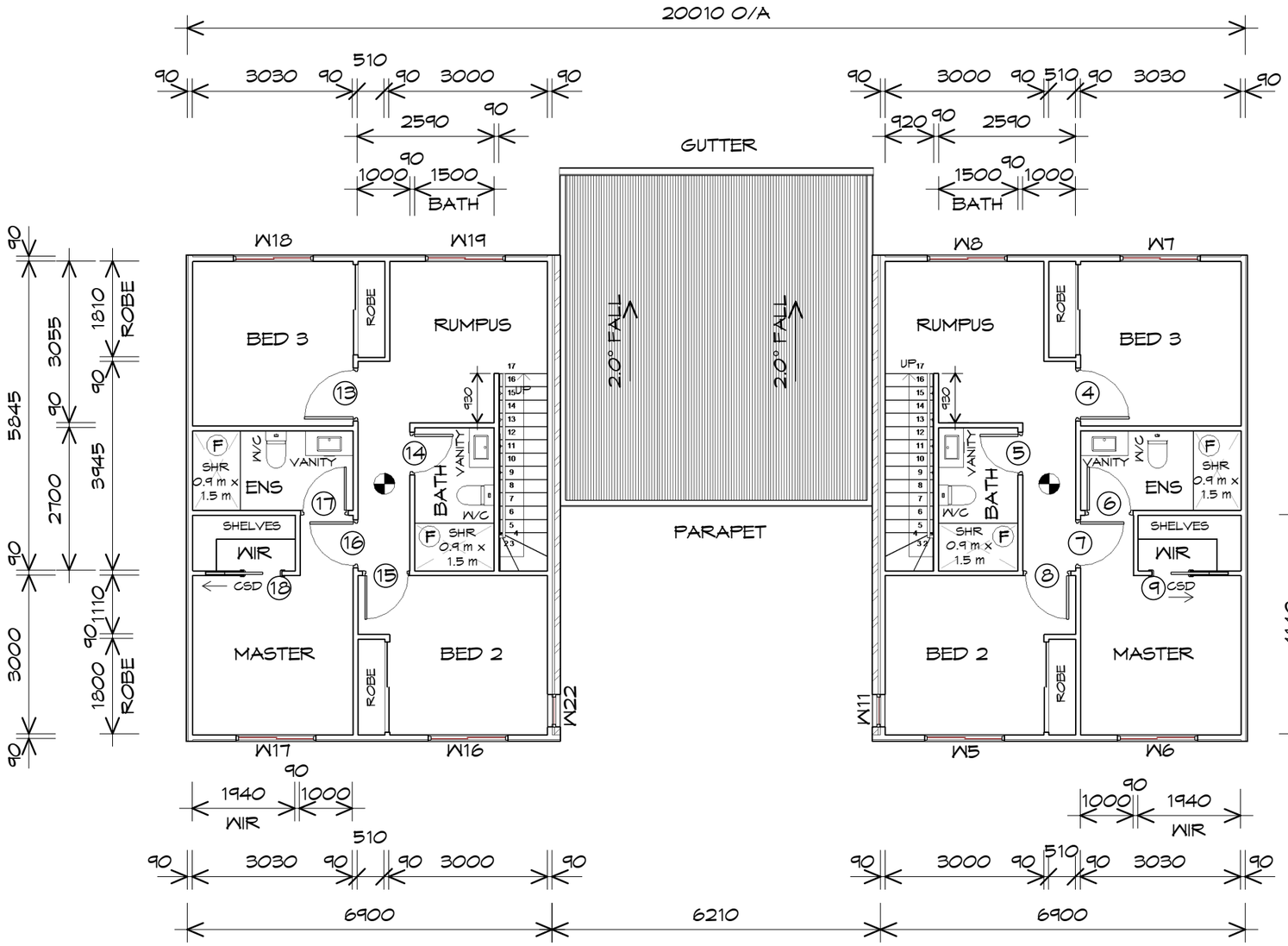
Date: 27-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D1-01
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- F/W FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- H/C HOT WATER CYLINDER

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
17	169	250
17	169	250
2	190	250

GOING NON SLIP TO COMPLY NCC 2022

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
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NOTE:
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HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

U14 FIRST FLOOR AREA	65.05	m2	(6.99	SQUARES)
U14 GROUND FLOOR AREA	55.09	m2	(5.92	SQUARES)
U15 FIRST FLOOR AREA	65.05	m2	(6.99	SQUARES)
U15 GROUND FLOOR AREA	55.09	m2	(5.92	SQUARES)
CARPORT AREA	38.73		4.16	
TOTAL AREA	279.01		30.00	

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

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D1 - LHA SILVER - UNITS 14-15

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
FIRST FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D1-02
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
10	920	GLAZED EXTERNAL DOOR	
11	920	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	610	AWNING WINDOW	
W2	600	2410	AWNING WINDOW	
W3	2100	1800	SLIDING DOOR	
W12	2100	610	AWNING WINDOW	
W13	600	2410	AWNING WINDOW	
W14	2100	1800	SLIDING DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
4	920	INTERNAL TIMBER DOOR	
5	720	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	720	CAVITY SLIDING DOOR	
13	920	INTERNAL TIMBER DOOR	
14	720	INTERNAL TIMBER DOOR	
15	820	INTERNAL TIMBER DOOR	
16	820	INTERNAL TIMBER DOOR	
17	820	INTERNAL TIMBER DOOR	
18	720	CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	1200	1510	SLIDING WINDOW	
W6	1200	1510	SLIDING WINDOW	
W7	1200	1510	SLIDING WINDOW	
W8	1200	1510	SLIDING WINDOW	
W11	1200	610	AWNING WINDOW	
W16	1200	1510	SLIDING WINDOW	
W17	1200	1510	SLIDING WINDOW	
W18	1200	1510	SLIDING WINDOW	
W19	1200	1510	SLIDING WINDOW	
W22	1200	610	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

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D1 - LHA SILVER - UNITS 14-15

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10 Goodman Court, Invermay Tasmania 7248,
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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
DOOR AND WINDOW SCHEDULES

Client name:
CENTACARE EVOLVE HOUSING

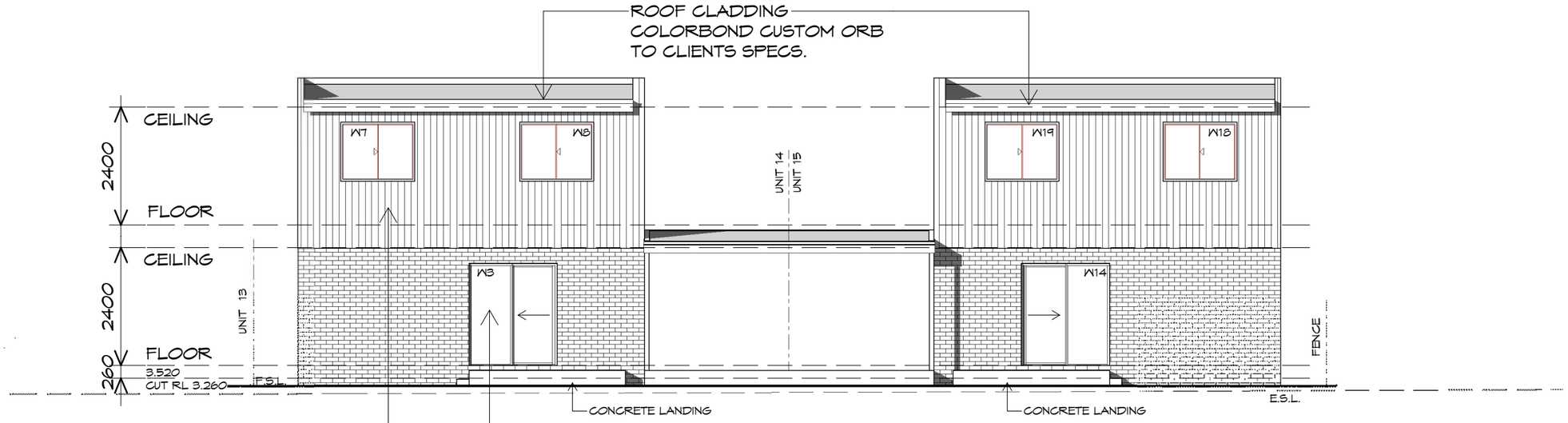
Date: 27-11-2024
Scale:

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

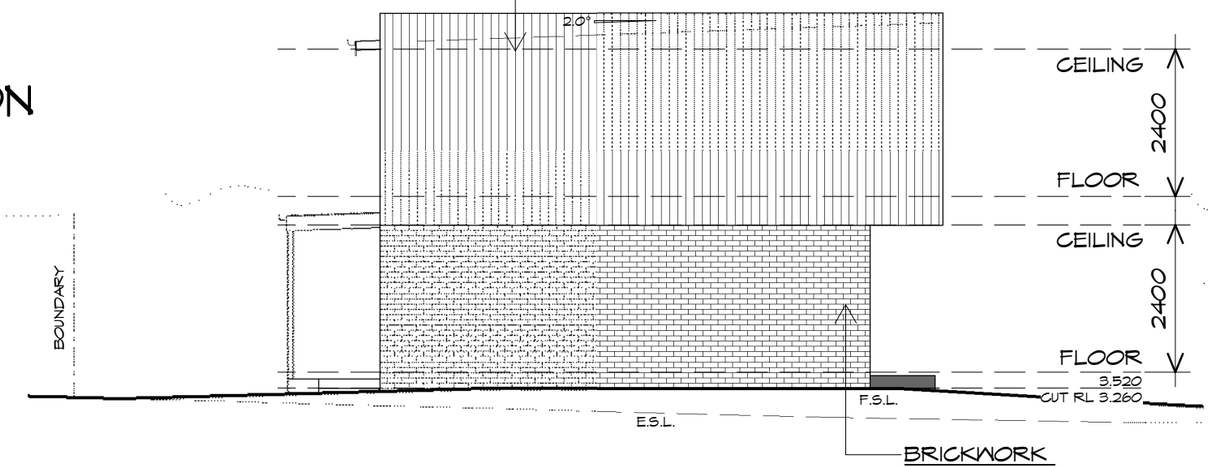
Project/Drawing no: PD23116 -D1-03
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D1 - LHA SILVER - UNITS 14-15

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

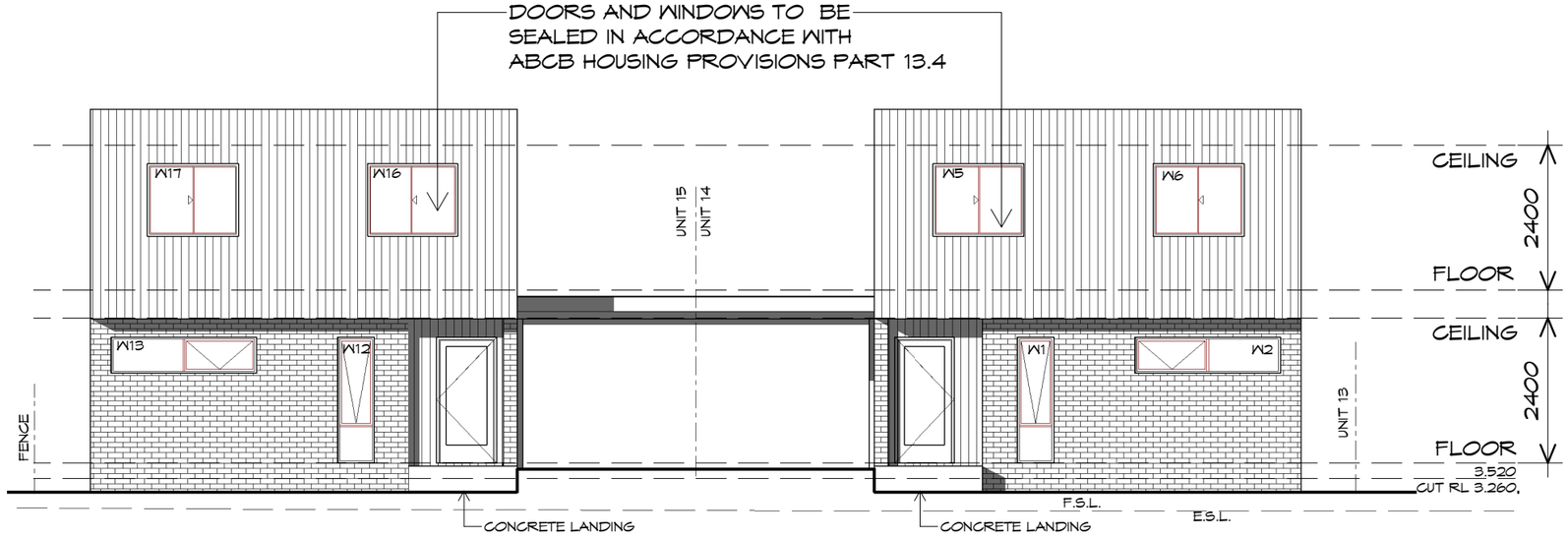
Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

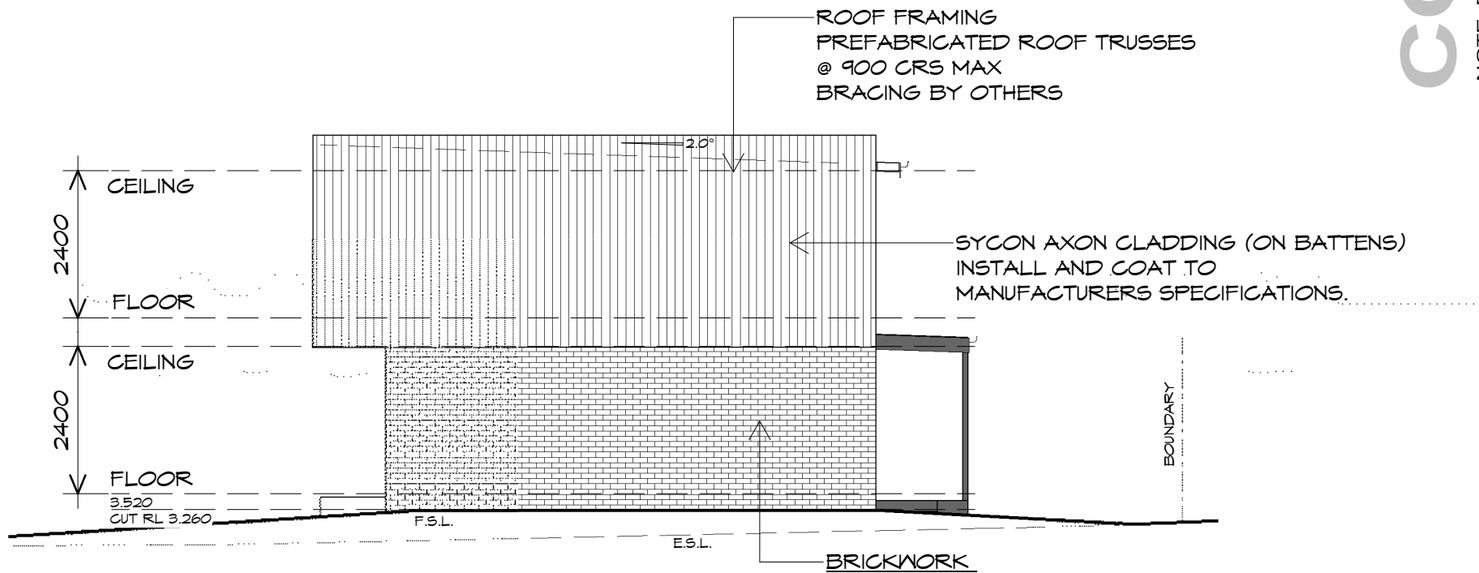
Project/Drawing no: PD23116 -D1-04
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A



SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D1 - LHA SILVER - UNITS 14-15

Prime Design

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024

Scale: 1 : 100

Drafted by: T.W.

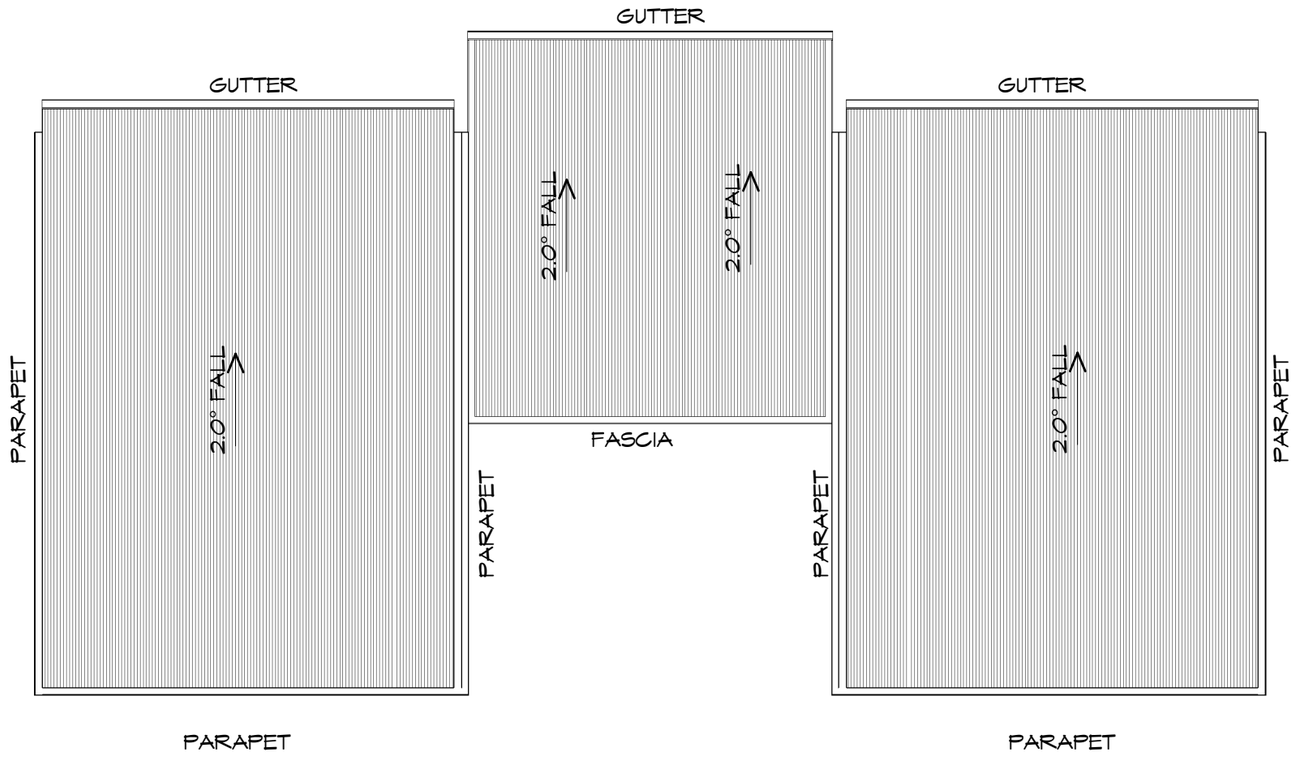
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D1-05

Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D1 - LHA SILVER - UNITS 14-15

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

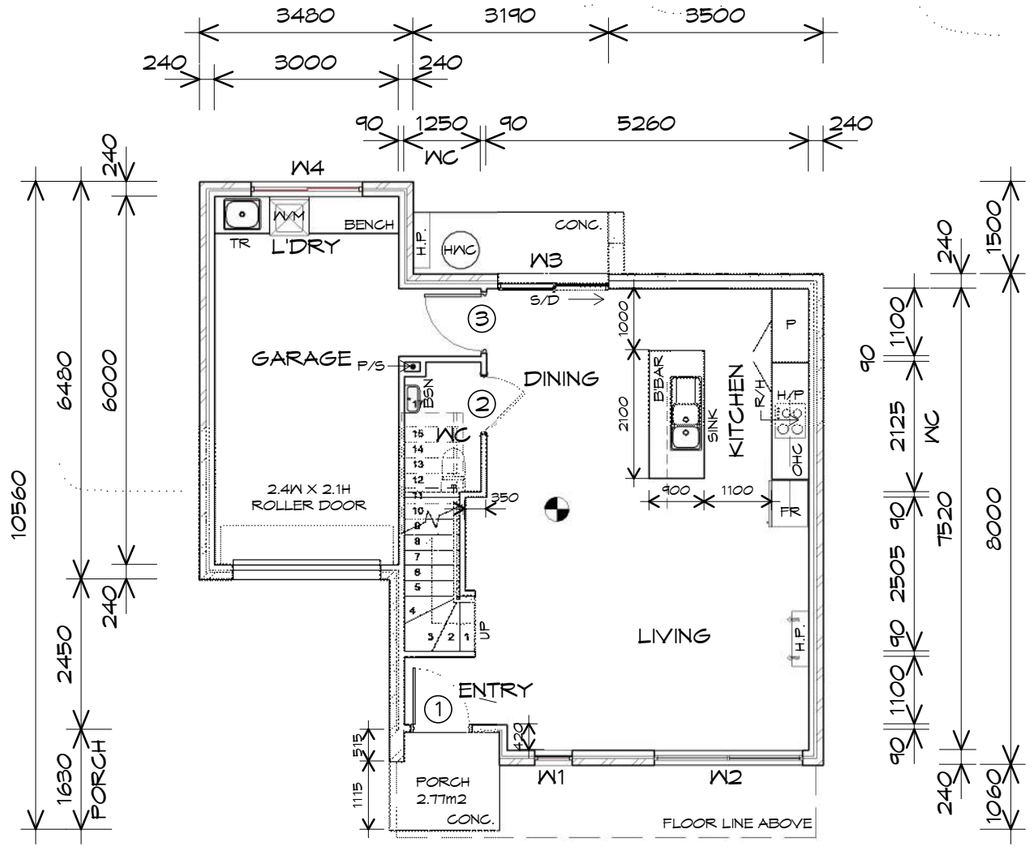
Date: 27-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D1-06
Revision: 06

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- HWC HOT WATER CYLINDER

CONCEPT

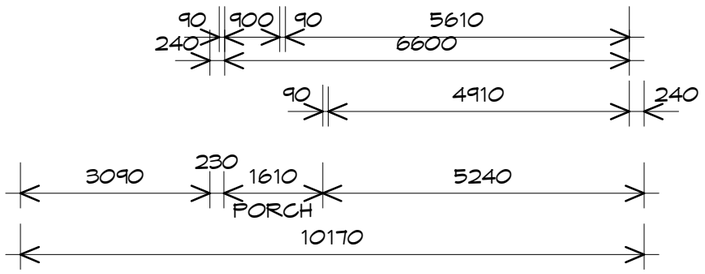
NOTE: DO NOT SCALE OFF DRAWINGS

GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	63.99	m2	(6.88 SQUARES)
GROUND FLOOR AREA	54.72	m2	(5.88 SQUARES)
GARAGE AREA	21.60	m2	(2.32 SQUARES)
TOTAL AREA	140.31		15.09

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



NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

STAIRS

No RISERS	RISER H'T	TREAD DEPTH
17	169	250
2	190	250

GOING NON SLIP TO COMPLY NCC 2022

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNITS 10-13

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
GROUND FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

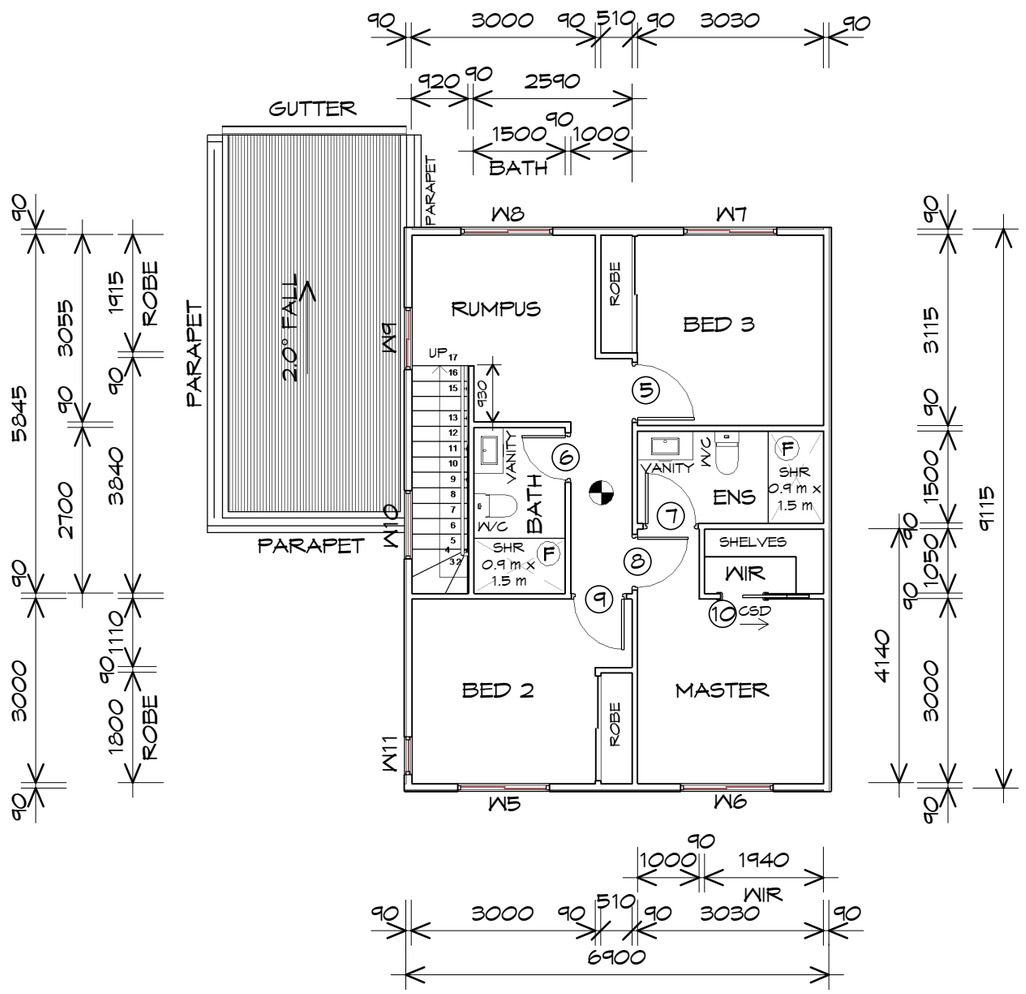
Date: 27-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D2-01
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

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- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- HWC HOT WATER CYLINDER

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

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17	169	250
2	190	250

GOING NON SLIP TO COMPLY NCC 2022

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNITS 10-13

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
FIRST FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D2-02
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE

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

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	610	AWNING WINDOW	
W2	600	2410	AWNING WINDOW	
W3	2100	1800	SLIDING DOOR	
W4	600	1810	SLIDING WINDOW	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
5	920	INTERNAL TIMBER DOOR	
6	720	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	720	CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	1200	1510	SLIDING WINDOW	
W6	1200	1510	SLIDING WINDOW	
W7	1200	1510	SLIDING WINDOW	
W8	1200	1510	SLIDING WINDOW	
W9	400	1010	SLIDING WINDOW	
W10	700	1110	FIXED WINDOW	
W11	1200	610	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

ARTIFICIAL LIGHTING

ROOM	FLOOR AREA	m2	ALLOWANCE	W/m2	TOTAL POWER LOAD	W
BATH	4.05	m2	5	W/m2	20.25	W
BED 2	9.67	m2	5	W/m2	48.33	W
BED 3	9.44	m2	5	W/m2	47.19	W
DINING	9.06	m2	5	W/m2	45.29	W
ENS	4.55	m2	5	W/m2	22.73	W
ENTRY	1.86	m2	5	W/m2	9.31	W
KITCHEN	8.85	m2	5	W/m2	44.27	W
L'DRY	3.78	m2	5	W/m2	18.90	W
LIVING	21.21	m2	5	W/m2	106.07	W
MASTER	10.23	m2	5	W/m2	51.15	W
ROBE	0.92	m2	5	W/m2	4.59	W
ROBE	0.98	m2	5	W/m2	4.88	W
RUMPUS	15.07	m2	5	W/m2	75.34	W
WC	2.57	m2	5	W/m2	12.86	W
WIR	2.04	m2	5	W/m2	10.19	W
PORCH	Not Enclosed	m2	4	W/m2		W
GARAGE	15.72	m2	3	W/m2	47.17	W
LINEN	Not Placed	m2	3	W/m2		W
TOTALS	119.99				568.51	

ARTIFICIAL LIGHTING
THE ABOVE TABLE ILLUSTRATES THE MAXIMUM ALLOWANCE OF POWER LOAD TO THE TYPE OF SPACE AS PER ABCB HOUSING PROVISIONS PART 13.7.6

ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
- 4W/m2 FOR VERANDAHS & BALCONIES
- 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNITS 10-13

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

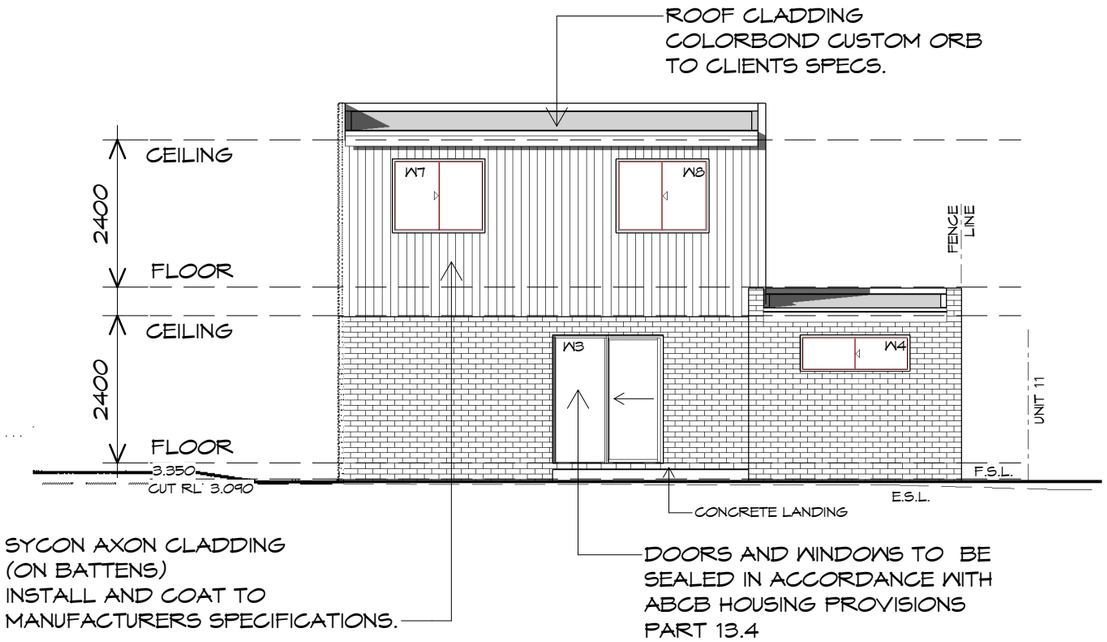
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by: S.S.C
Approved by: Approver
Date: 27-11-2024
Scale:
Project/Drawing no: PD23116 -D2-03
Revision: 04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

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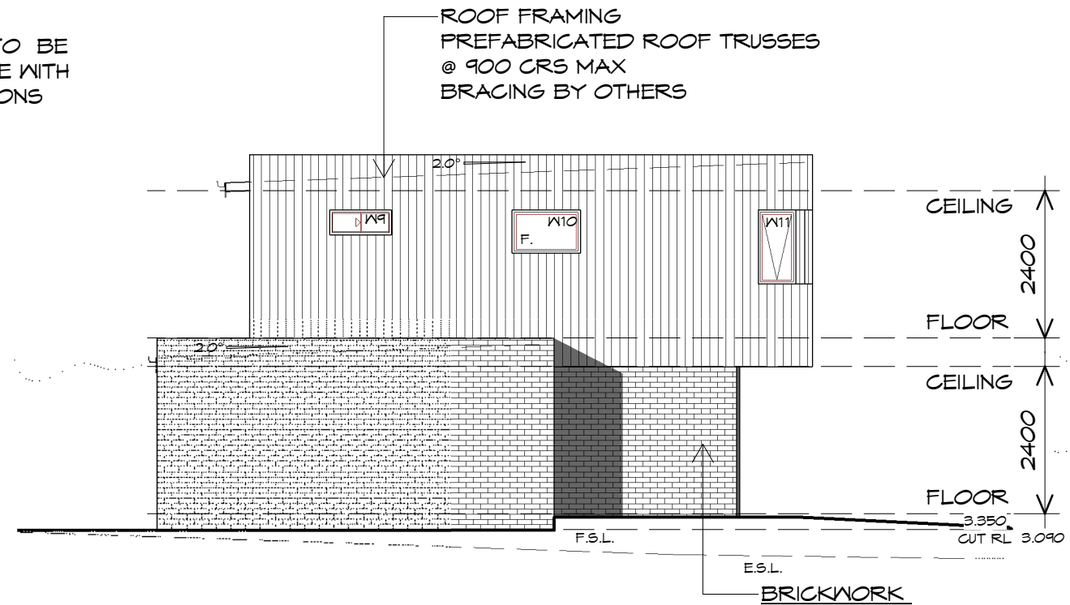

NORTH WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNIT 10

Prime Design

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p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D2-04
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

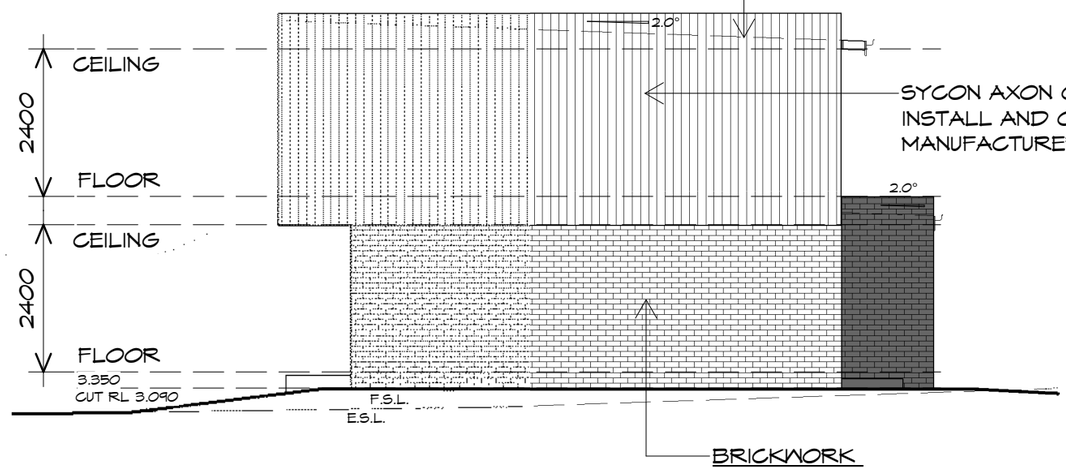
DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

ROLLER DOOR 2400 WIDE x 2100 HIGH
CLADDING PANELS TO CLIENTS SPEC INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPEC

SOUTH WESTERN ELEVATION

1 : 100

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



SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.

BRICKWORK
SELECTED FIRED CLAY FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR ARTICULATION JOINTS
ALL MASONRY TO COMPLY WITH ACBC HOUSING PROVISIONS PART 5

SOUTH EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNIT 10

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

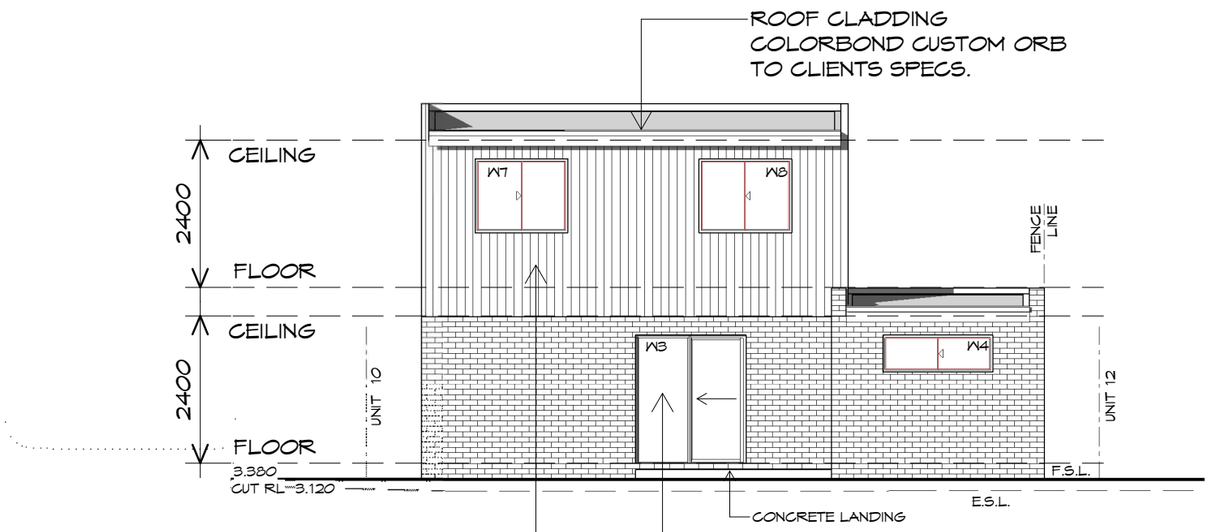
Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

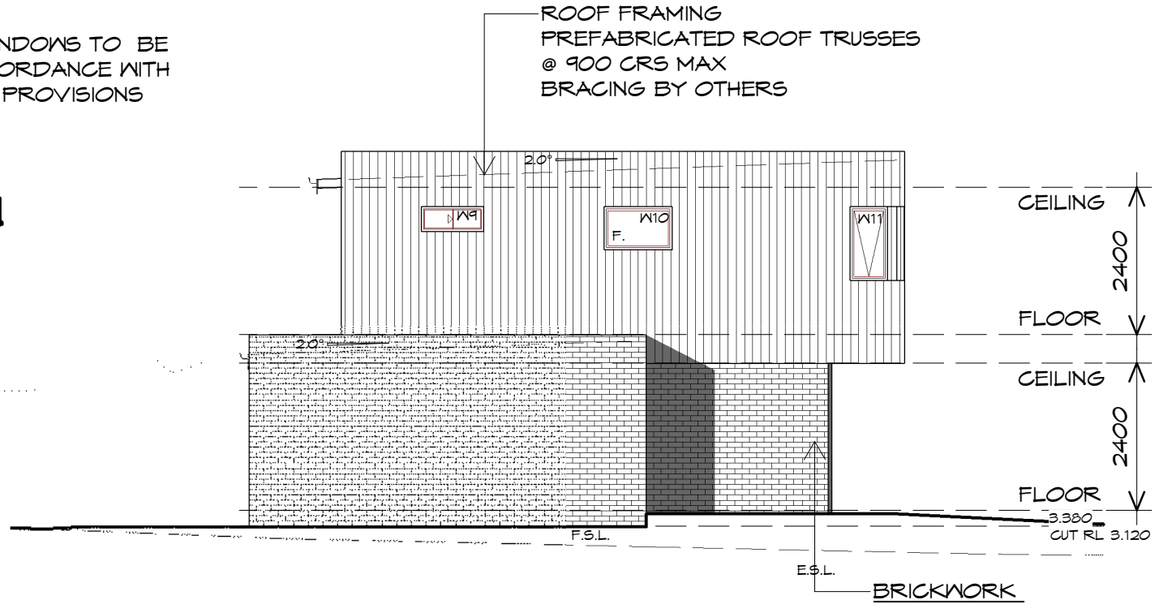
Project/Drawing no: PD23116 -D2-05
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNIT 11

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024
Scale: 1 : 100

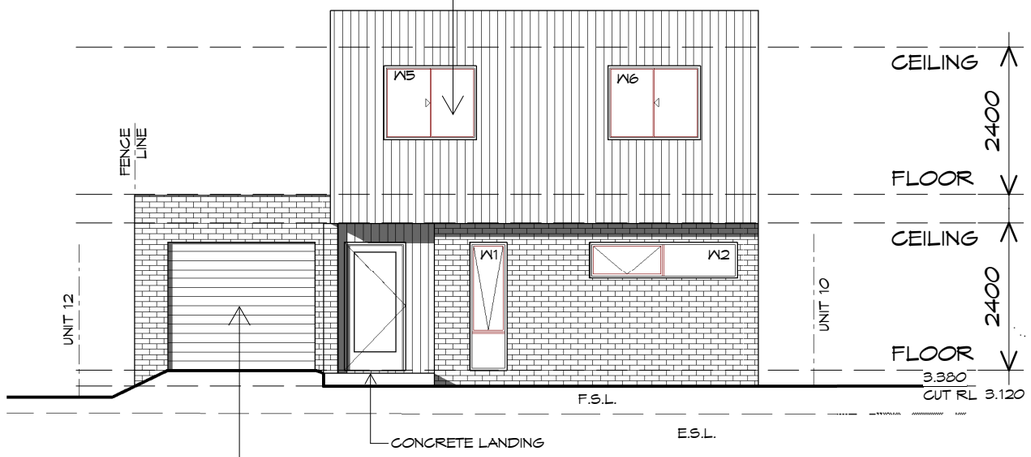
Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D2-06
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4



ROLLER DOOR 2400 WIDE x 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPEC

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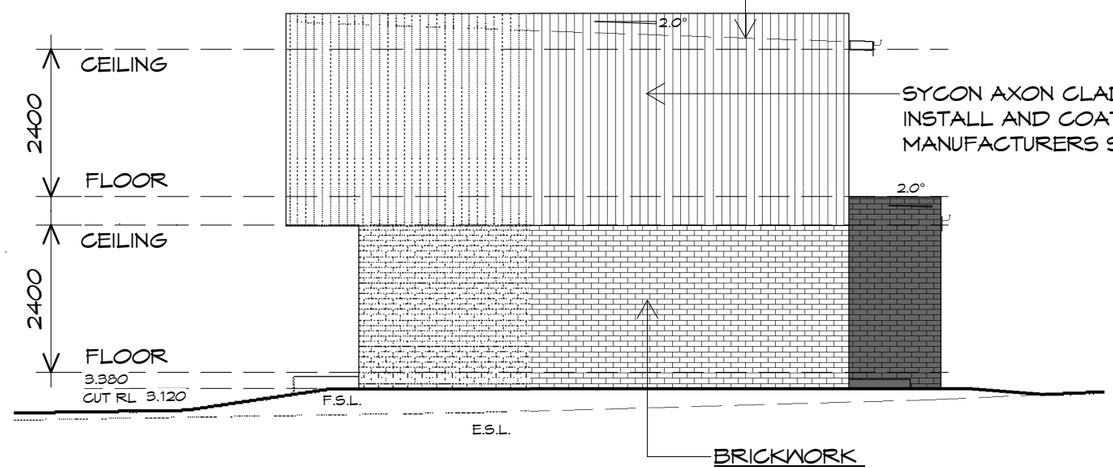
1 : 100

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



SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

SOUTH EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNIT 11

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

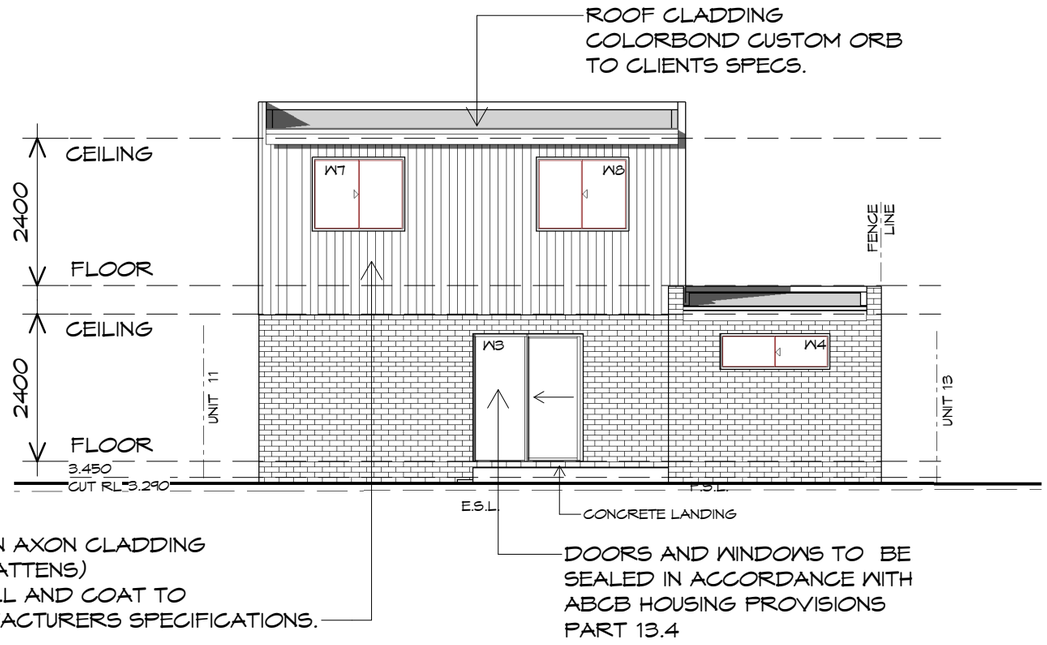
Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

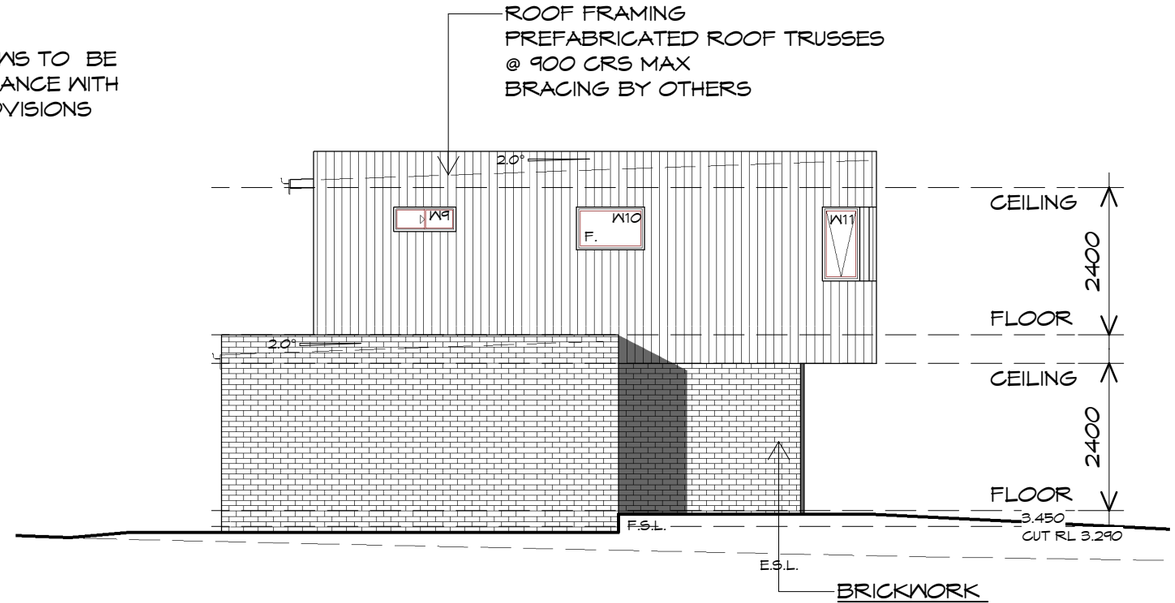
Project/Drawing no: PD23116 -D2-07
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNIT 12

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024
Scale: 1 : 100

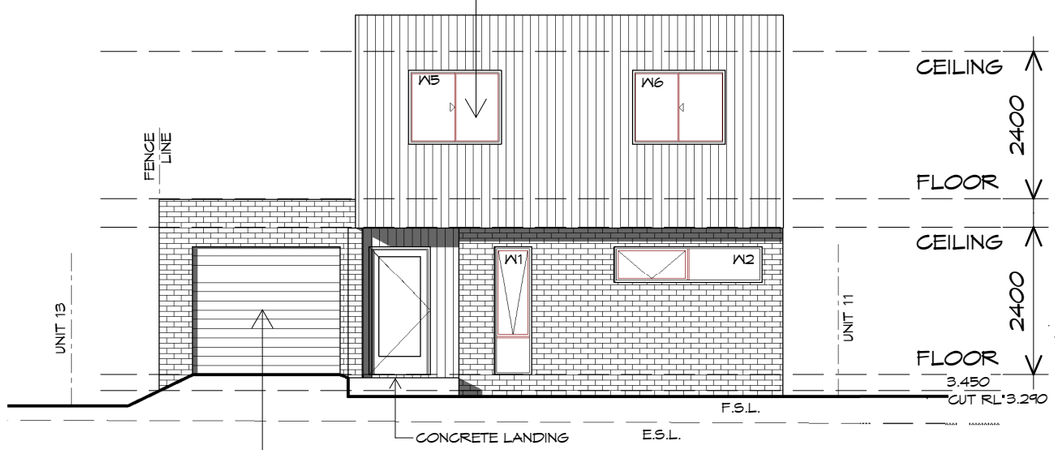
Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D2-08
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

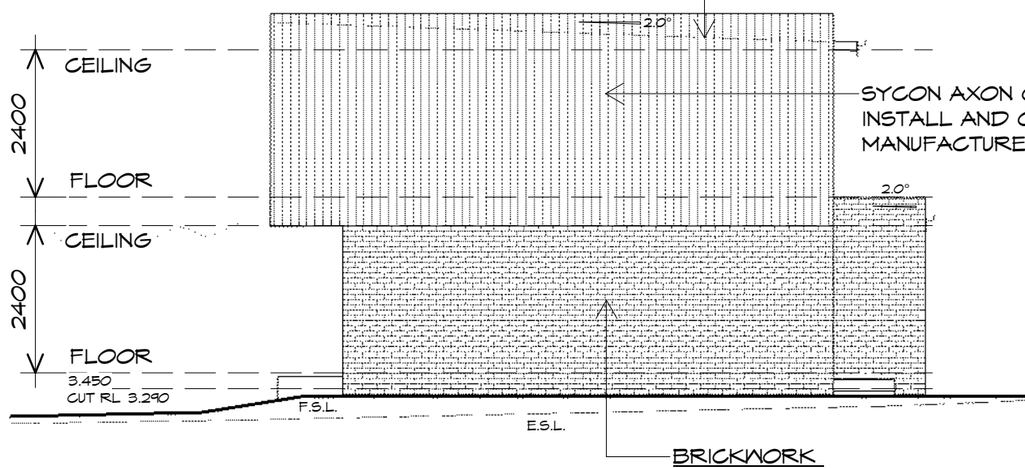


ROLLER DOOR 2400 WIDE x 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPEC

SOUTH WESTERN ELEVATION

1 : 100

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



SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

SOUTH EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNIT 12

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

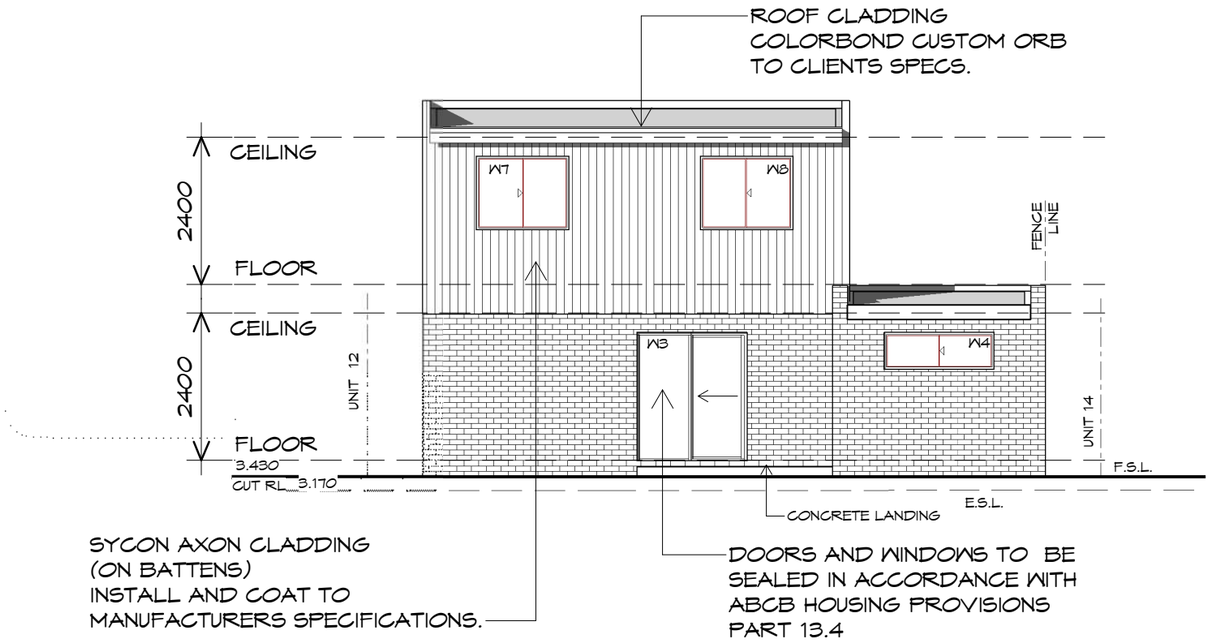
Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

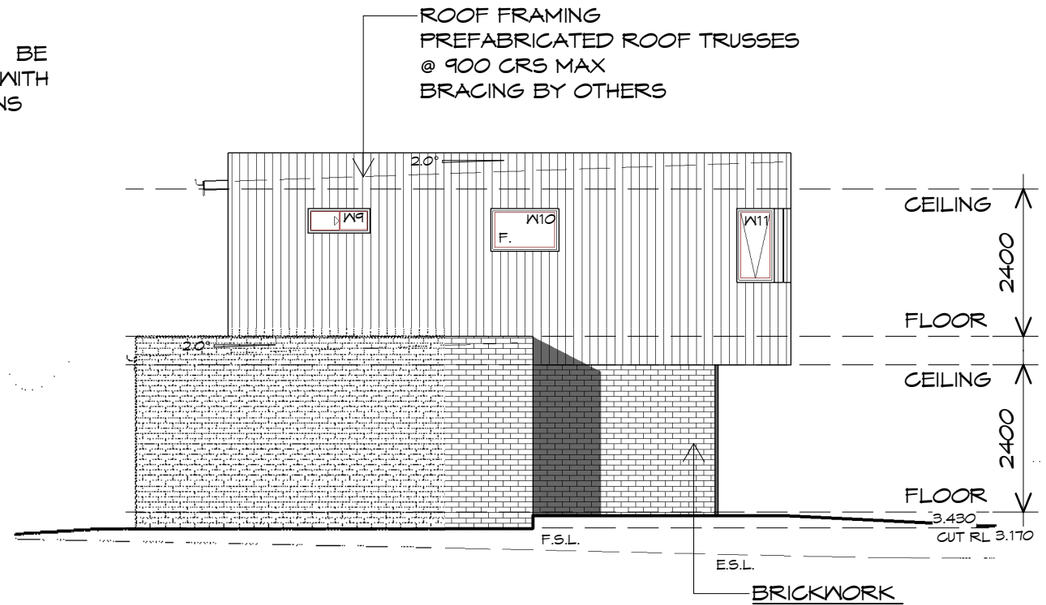
Project/Drawing no: PD23116 -D2-09
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



NORTH EASTERN ELEVATION

1 : 100



NORTH WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNIT 13

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D2-10
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

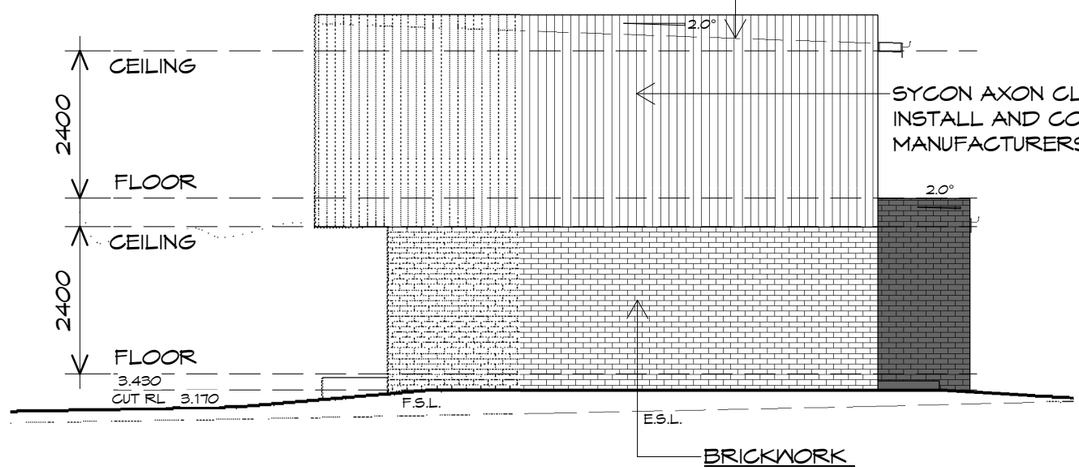
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

ROLLER DOOR 2400 WIDE x 2100 HIGH
CLADDING PANELS TO CLIENTS
SPEC INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPEC

SOUTH WESTERN ELEVATION

1 : 100

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



SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

SOUTH EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNIT 13

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

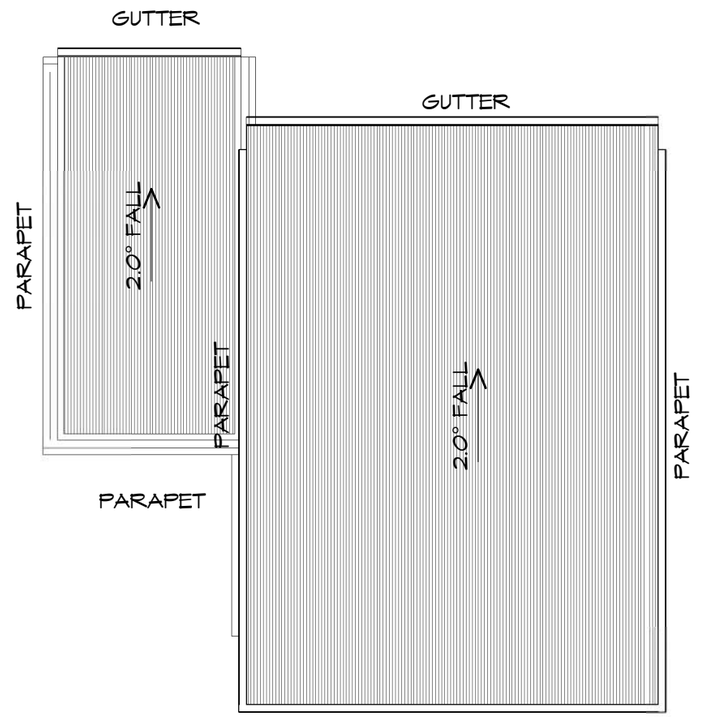
Date: 27-11-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -D2-11
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE D2 - LHA SILVER - UNITS 10-13

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drafted by: S.S.C

Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
ROOF PLAN

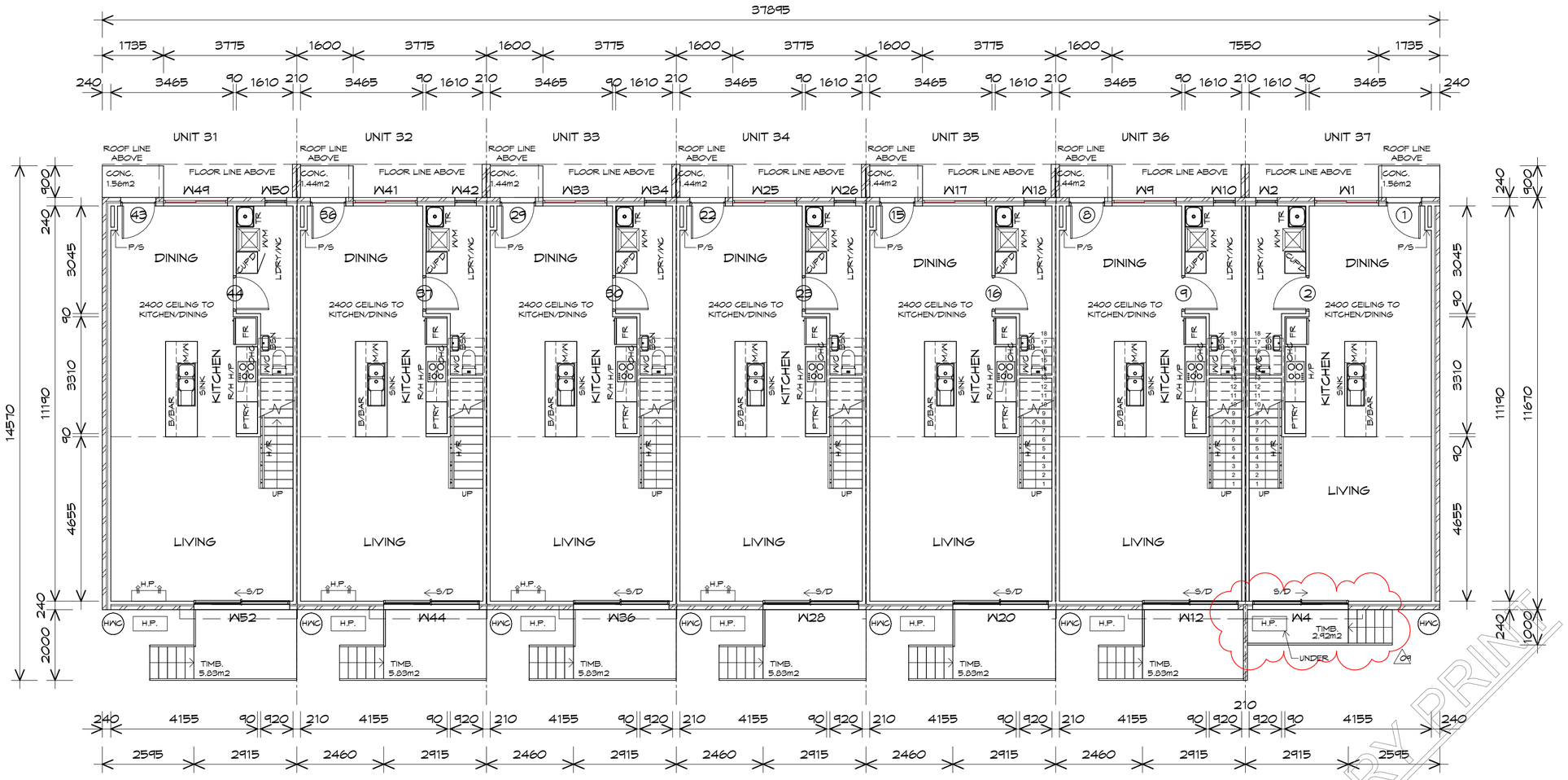
Date: 27-11-2024

Scale: 1 : 100

Project/Drawing no: PD23116 -D2-12

Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

U40 FIRST FLOOR AREA	67.01	m2	(7.21	SQUARES)
U40 GROUND FLOOR AREA	64.30	m2	(6.91	SQUARES)
U42 FIRST FLOOR AREA	66.84	m2	(7.19	SQUARES)
U42 GROUND FLOOR AREA	62.73	m2	(6.74	SQUARES)
U44 FIRST FLOOR AREA	66.87	m2	(7.19	SQUARES)
U44 GROUND FLOOR AREA	62.73	m2	(6.74	SQUARES)
U46 FIRST FLOOR AREA	66.87	m2	(7.19	SQUARES)
U46 GROUND FLOOR AREA	62.73	m2	(6.74	SQUARES)
U48 FIRST FLOOR AREA	66.87	m2	(7.19	SQUARES)
U48 GROUND FLOOR AREA	62.73	m2	(6.74	SQUARES)
U50 FIRST FLOOR AREA	66.87	m2	(7.19	SQUARES)
U50 GROUND FLOOR AREA	62.73	m2	(6.74	SQUARES)
U52 FIRST FLOOR AREA	67.13	m2	(7.22	SQUARES)
U52 GROUND FLOOR AREA	64.30	m2	(6.91	SQUARES)
TOTAL AREA	910.71		97.93	

STAIRS

No RISERS	RISER HT	TREAD DEPTH
<varies>	<varies>	250

GOING NON SLIP TO COMPLY NCC 2022

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

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

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY.
OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
G.S.	GLASS SCREEN
R/H	RANGE HOOD
H.R.	HAND RAIL
HWC	HOT WATER CYLINDER
M/W	MICROWAVE SPACE

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY - NOT FOR CONSTRUCTION

CENTACARE evolve HOUSING

TYPE F - LHA SILVER - UNITS 31-37

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

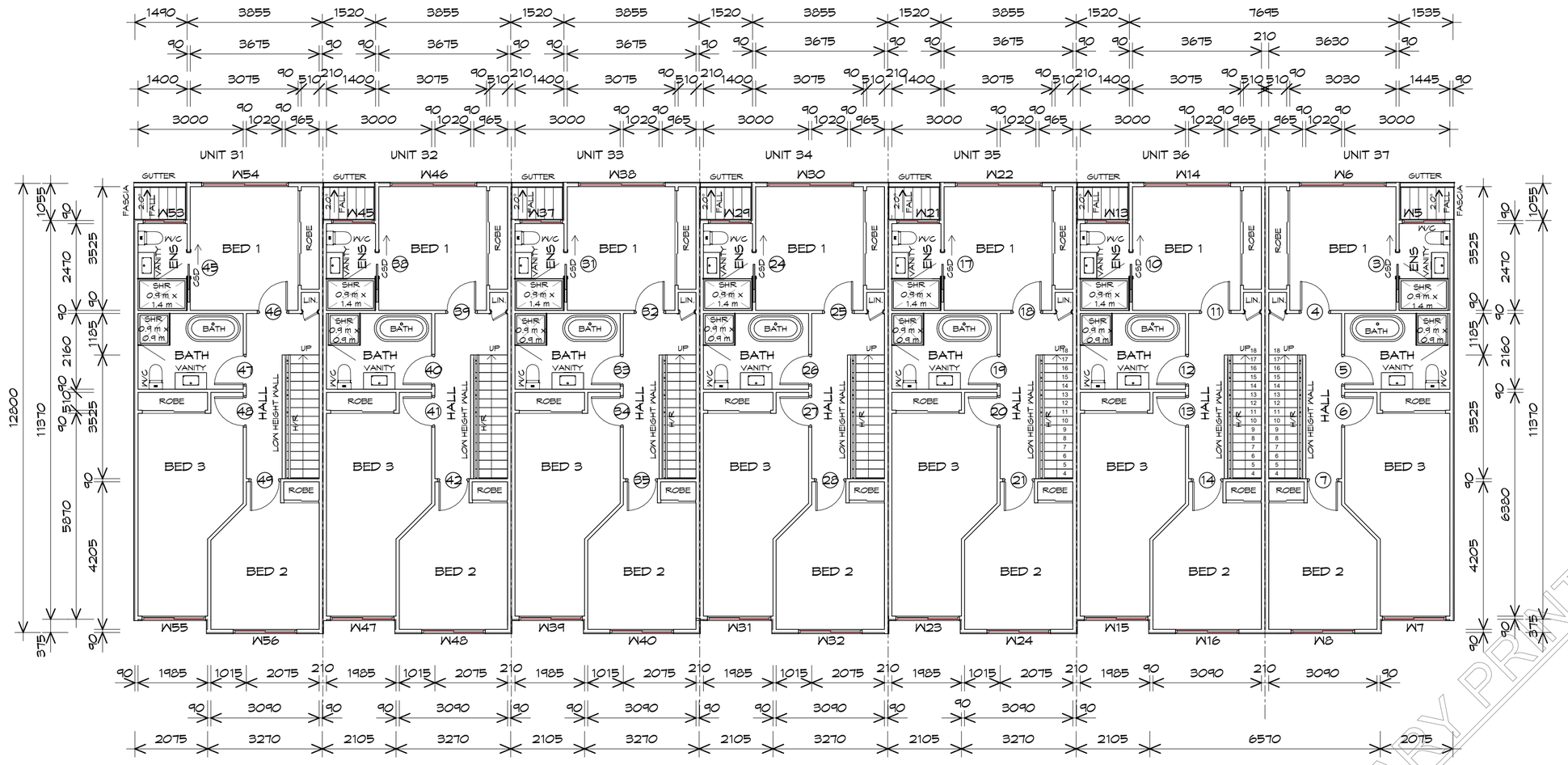
Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
GROUND FLOOR PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
01.04.2025	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -F-01	03

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



LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- H.R. HAND RAIL
- HWC HOT WATER CYLINDER
- M/W MICROWAVE SPACE

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY - NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

1 : 100

U40 FIRST FLOOR AREA	67.01	m2	(7.21	SQUARES)
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STAIRS

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<varies>	<varies>	250

GOING NON SLIP TO COMPLY NCC 2022

NOTE:
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NOTE:
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CENTACARE evolve HOUSING

TYPE F - LHA SILVER - UNITS 31-37

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FIRST FLOOR PLAN

Drafted by: Author
Approved by: Approver
Date: 01.04.2025
Scale: 1 : 100@A2
Project/Drawing no: PD23116 -F-02
Revision: 03

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

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
8	920	GLAZED EXTERNAL DOOR	
9	920	INTERNAL TIMBER DOOR	
15	920	GLAZED EXTERNAL DOOR	
16	920	INTERNAL TIMBER DOOR	
22	920	GLAZED EXTERNAL DOOR	
23	920	INTERNAL TIMBER DOOR	
24	720	CAVITY SLIDING DOOR	
25	820	INTERNAL TIMBER DOOR	
26	820	INTERNAL TIMBER DOOR	
27	820	INTERNAL TIMBER DOOR	
28	820	INTERNAL TIMBER DOOR	
29	920	GLAZED EXTERNAL DOOR	
30	920	INTERNAL TIMBER DOOR	
31	720	CAVITY SLIDING DOOR	
32	820	INTERNAL TIMBER DOOR	
33	820	INTERNAL TIMBER DOOR	
34	820	INTERNAL TIMBER DOOR	
35	720	CAVITY SLIDING DOOR	
36	820	INTERNAL TIMBER DOOR	
37	920	GLAZED EXTERNAL DOOR	
38	820	INTERNAL TIMBER DOOR	
39	720	CAVITY SLIDING DOOR	
40	820	INTERNAL TIMBER DOOR	
41	820	INTERNAL TIMBER DOOR	
42	720	CAVITY SLIDING DOOR	
43	820	INTERNAL TIMBER DOOR	
44	820	INTERNAL TIMBER DOOR	
45	820	INTERNAL TIMBER DOOR	
46	820	INTERNAL TIMBER DOOR	
47	820	INTERNAL TIMBER DOOR	
48	820	INTERNAL TIMBER DOOR	
49	820	INTERNAL TIMBER DOOR	
50	820	INTERNAL TIMBER DOOR	
51	820	INTERNAL TIMBER DOOR	
52	820	INTERNAL TIMBER DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
3	720	CAVITY SLIDING DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	920	GLAZED EXTERNAL DOOR	
7	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	INTERNAL TIMBER DOOR	
12	820	INTERNAL TIMBER DOOR	
13	820	INTERNAL TIMBER DOOR	
14	920	GLAZED EXTERNAL DOOR	
17	820	INTERNAL TIMBER DOOR	
18	820	INTERNAL TIMBER DOOR	
19	820	INTERNAL TIMBER DOOR	
20	820	INTERNAL TIMBER DOOR	
21	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2060	1810	SLIDING WINDOW	
W2	1200	610	AWNING WINDOW	
W4	2100	2710	SLIDING DOOR	
W9	2060	1810	SLIDING WINDOW	
W10	1200	610	AWNING WINDOW	
W12	2100	2710	SLIDING DOOR	
W17	2060	1810	SLIDING WINDOW	
W18	1200	610	AWNING WINDOW	
W20	2100	2710	SLIDING DOOR	
W25	2060	1810	SLIDING WINDOW	
W26	1200	610	AWNING WINDOW	
W28	2100	2710	SLIDING DOOR	
W30	600	2470	SLIDING WINDOW	
W31	2060	1810	SLIDING WINDOW	
W32	2060	1810	SLIDING WINDOW	
W33	2060	1810	SLIDING WINDOW	
W34	1200	610	AWNING WINDOW	
W36	2100	2710	SLIDING DOOR	
W37	600	1210	SLIDING WINDOW	OPAQUE
W38	600	2470	SLIDING WINDOW	
W39	2060	1810	SLIDING WINDOW	
W40	2060	1810	SLIDING WINDOW	
W41	2060	1810	SLIDING WINDOW	
W42	1200	610	AWNING WINDOW	
W44	2100	2710	SLIDING DOOR	
W45	600	1210	SLIDING WINDOW	OPAQUE
W46	600	2470	SLIDING WINDOW	
W47	2060	1810	SLIDING WINDOW	
W48	2060	1810	SLIDING WINDOW	
W49	2060	1810	SLIDING WINDOW	
W50	600	1210	SLIDING WINDOW	OPAQUE
W51	1200	610	AWNING WINDOW	
W52	2100	2710	SLIDING DOOR	
W53	2060	1810	SLIDING WINDOW	
W54	600	1210	SLIDING WINDOW	OPAQUE
W55	2060	1810	SLIDING WINDOW	
W56	600	2470	SLIDING WINDOW	
W57	600	1210	SLIDING WINDOW	OPAQUE
W58	2060	1810	SLIDING WINDOW	
W59	2060	1810	SLIDING WINDOW	
W60	2060	1810	SLIDING WINDOW	
W24	2060	1810	SLIDING WINDOW	
W29	600	1210	SLIDING WINDOW	OPAQUE

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W45	600	1210	SLIDING WINDOW	OPAQUE
W46	600	2470	SLIDING WINDOW	
W47	2060	1810	SLIDING WINDOW	
W48	2060	1810	SLIDING WINDOW	
W49	2060	1810	SLIDING WINDOW	
W50	600	1210	SLIDING WINDOW	OPAQUE
W51	1200	610	AWNING WINDOW	
W52	2100	2710	SLIDING DOOR	
W53	2060	1810	SLIDING WINDOW	
W54	600	1210	SLIDING WINDOW	OPAQUE
W55	2060	1810	SLIDING WINDOW	
W56	600	2470	SLIDING WINDOW	
W57	600	1210	SLIDING WINDOW	OPAQUE
W58	2060	1810	SLIDING WINDOW	
W59	2060	1810	SLIDING WINDOW	
W60	2060	1810	SLIDING WINDOW	

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

PRELIMINARY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE F - LHA SILVER - UNITS 31-37

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

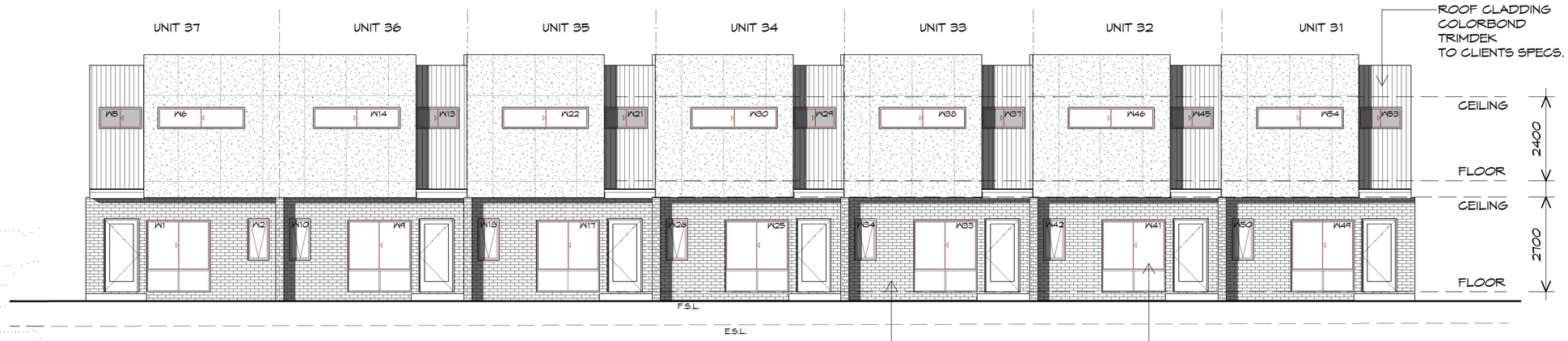
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
01.04.2025	@A2

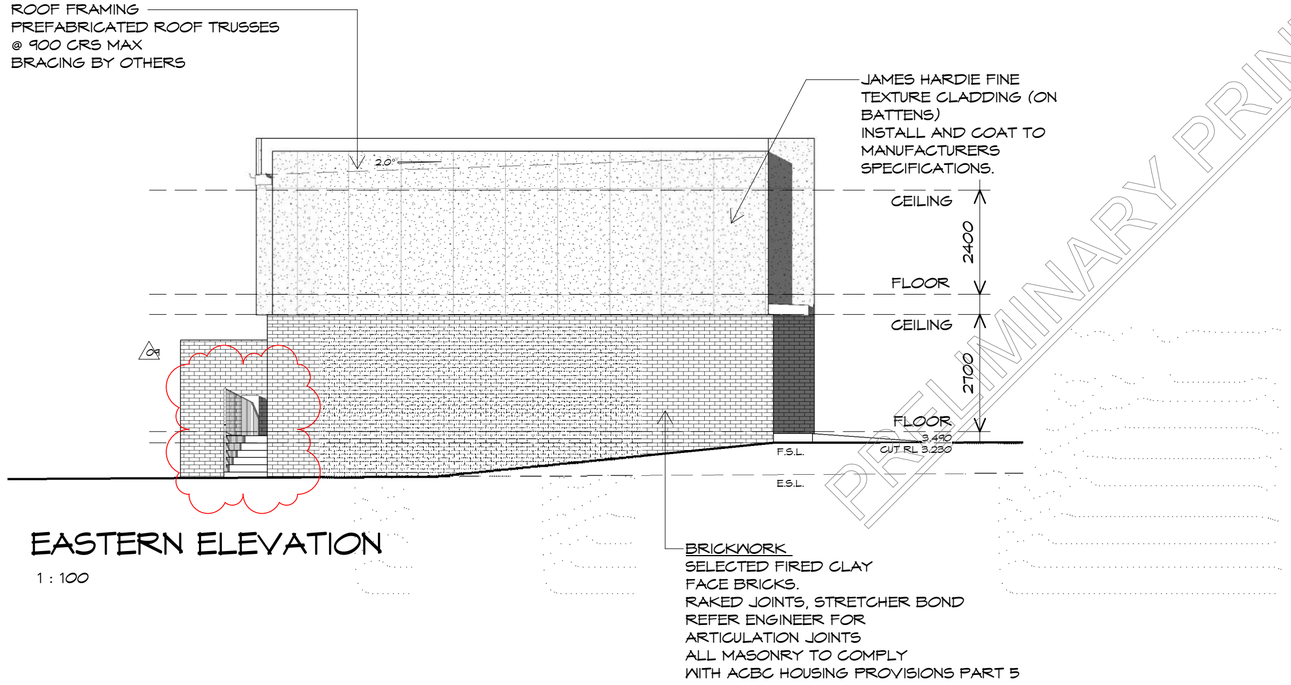
Project/Drawing no: PD23116 -F-03
Revision: 03

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



NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

PRELIMINARY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE F - LHA SILVER - UNITS 31-37

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

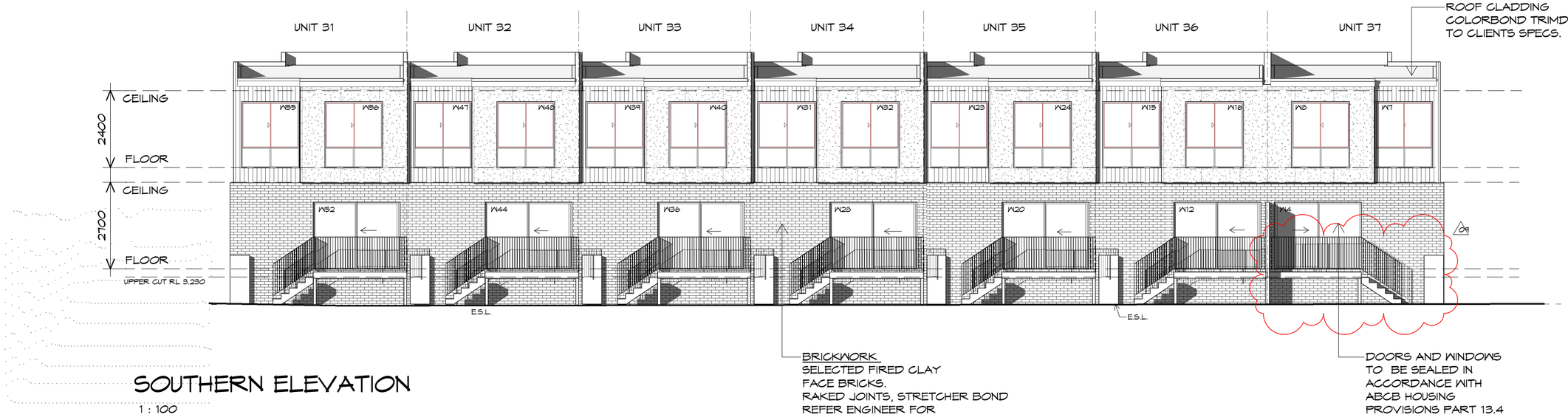
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
01.04.2025	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -F-04	03

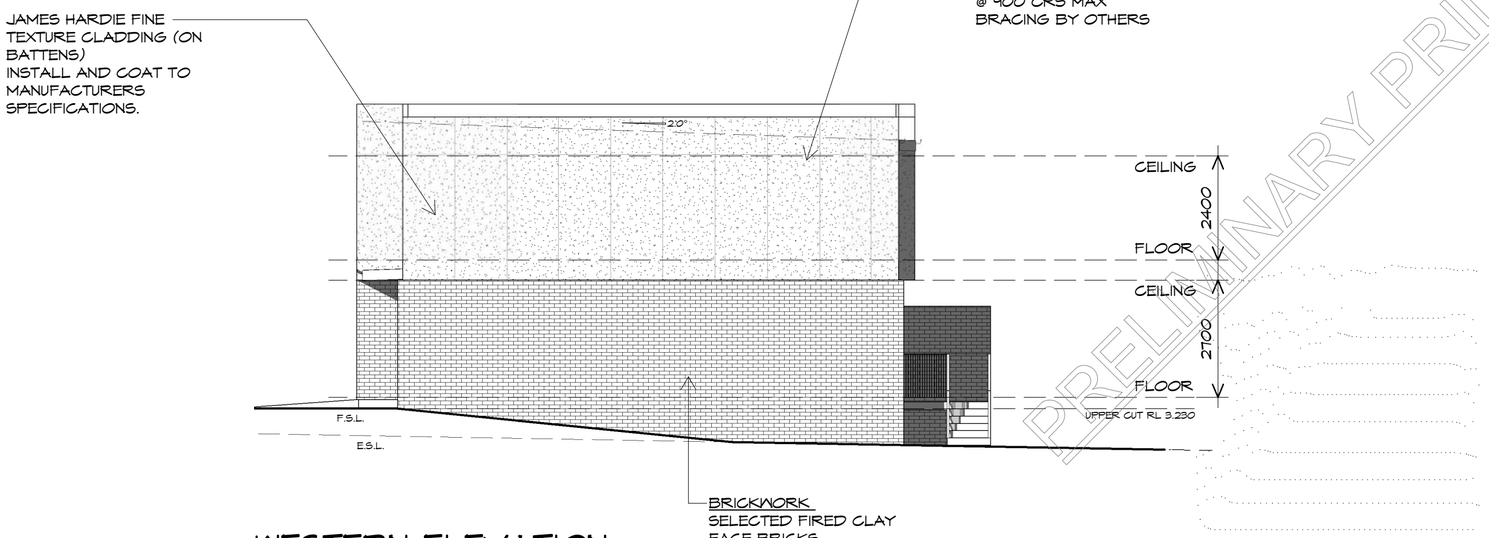
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE F - LHA SILVER - UNITS 31-37

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

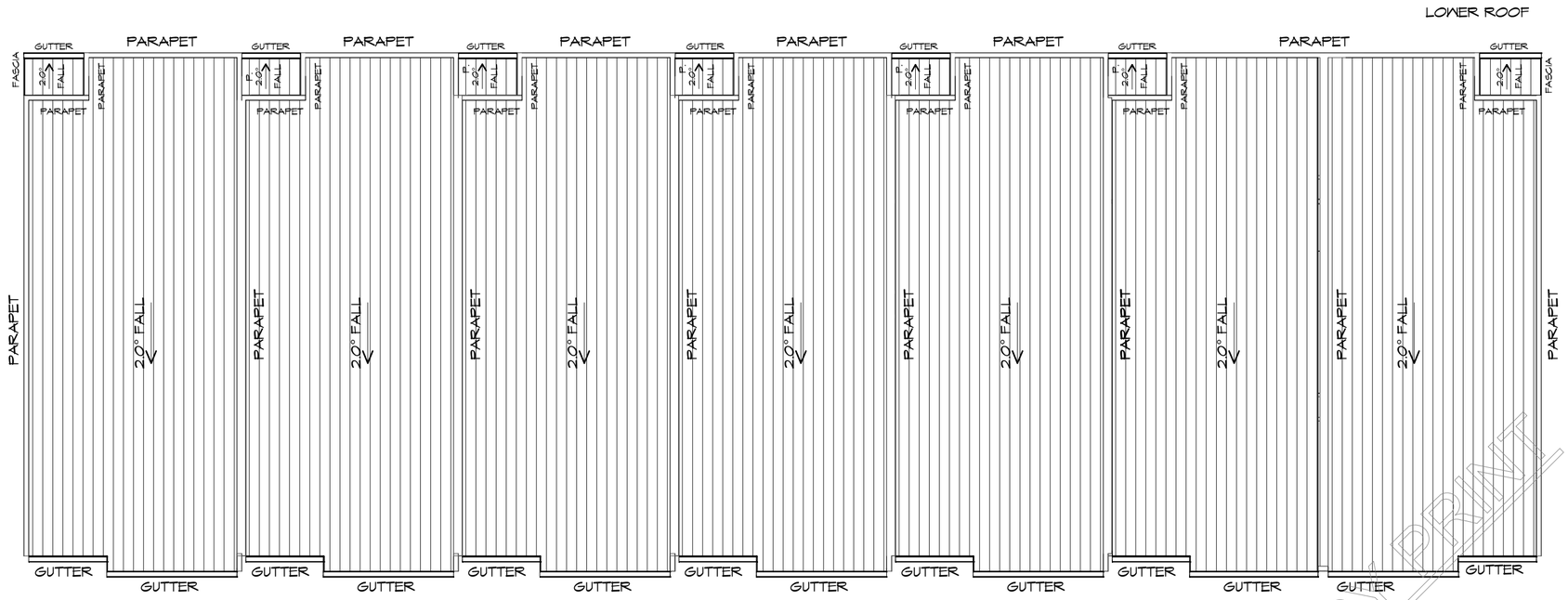
Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
01.04.2025	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -F-05	03

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



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY

CENTACARE evolve HOUSING

TYPE F - LHA SILVER - UNITS 31-37

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
01.04.2025	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -F-06	03

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR PLAN

1 : 100

U16 FIRST FLOOR AREA	41.00	m2 (	4.41	SQUARES)
U16 GROUND FLOOR AREA	39.40	m2 (	4.24	SQUARES)
U17 FIRST FLOOR AREA	40.86	m2 (	4.39	SQUARES)
U17 GROUND FLOOR AREA	39.24	m2 (	4.22	SQUARES)
U18 FIRST FLOOR AREA	40.86	m2 (	4.39	SQUARES)
U18 GROUND FLOOR AREA	39.26	m2 (	4.22	SQUARES)
U19 FIRST FLOOR AREA	40.86	m2 (	4.39	SQUARES)
U19 GROUND FLOOR AREA	39.27	m2 (	4.22	SQUARES)
U20 FIRST FLOOR AREA	40.97	m2 (	4.40	SQUARES)
U20 GROUND FLOOR AREA	39.42	m2 (	4.24	SQUARES)
U21 FIRST FLOOR AREA	40.93	m2 (	4.40	SQUARES)
U21 GROUND FLOOR AREA	38.69	m2 (	4.16	SQUARES)
U22 FIRST FLOOR AREA	40.94	m2 (	4.40	SQUARES)
U22 GROUND FLOOR AREA	39.62	m2 (	4.26	SQUARES)
TOTAL AREA	561.31		60.36	

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

NOTE:
2400 HIGH CEILING TO ENTRY, PORCH & LAUNDRY

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

STAIRS

No RISERS	RISER H'T	TREAD DEPTH
17	186	250

GOING NON SLIP TO COMPLY NCC 2022

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
H.R.	HAND RAIL
H/WC	HOT WATER CYLINDER

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY - NOT FOR COPY PRINT

CENTACARE evolve HOUSING

TYPE G1 - LHA SILVER - UNITS 16 - 22

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

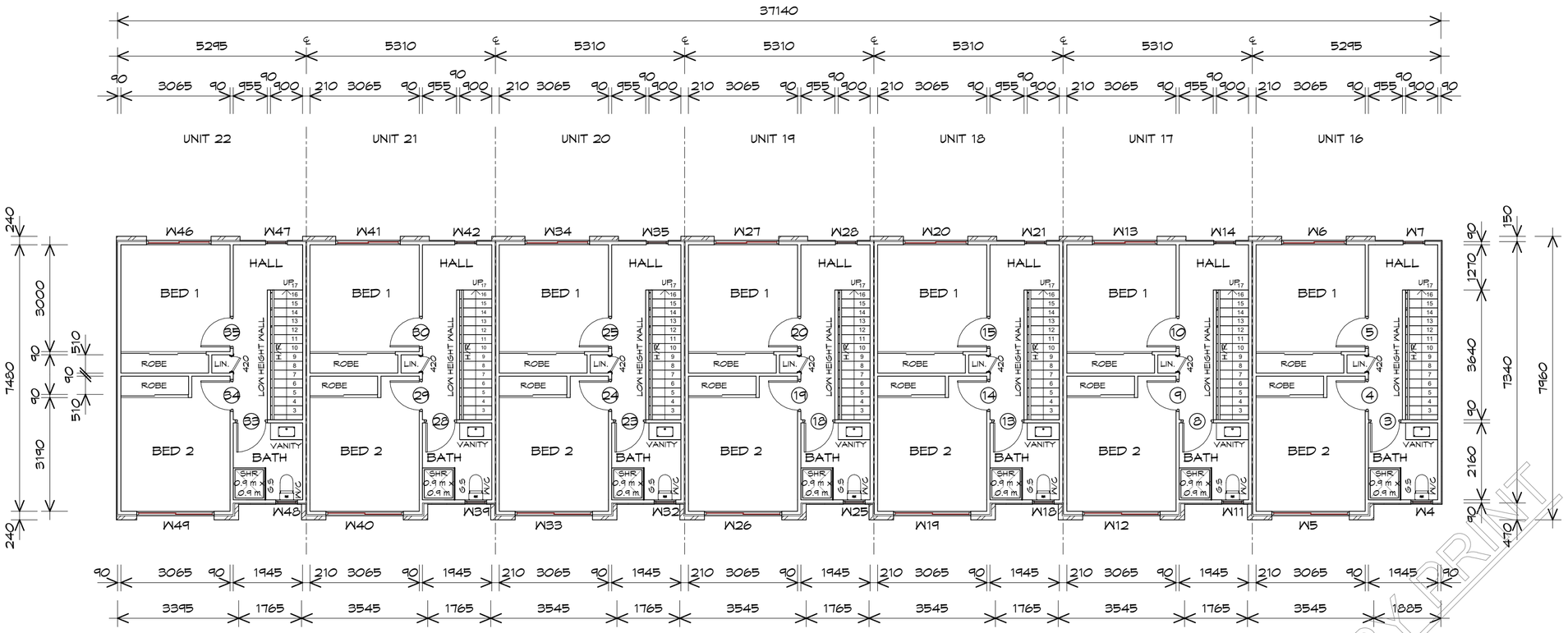
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
GROUND FLOOR PLAN

Drafted by: S.S.C
Approved by: Approver
Date: 24.06.2024
Scale: 1 : 100@A2
Project/Drawing no: PD23116 -G1-01
Revision: 02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

U16 FIRST FLOOR AREA	41.00	m2 (	4.41	SQUARES)
U16 GROUND FLOOR AREA	39.40	m2 (	4.24	SQUARES)
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STAIRS

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17	186	250

GOING NON SLIP TO COMPLY NCC 2022

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
H.R.	HAND RAIL
HWC	HOT WATER CYLINDER

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE G1 - LHA SILVER - UNITS 16 - 22

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FIRST FLOOR PLAN

Drafted by: Author
Approved by: Approver
Date: 24.06.2024
Scale: 1 : 100@A2
Project/Drawing no: PD23116 -G1-02
Revision: 02

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

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	720	CAVITY SLIDING DOOR	
6	920	GLAZED EXTERNAL DOOR	
7	720	CAVITY SLIDING DOOR	
11	920	GLAZED EXTERNAL DOOR	
12	720	CAVITY SLIDING DOOR	
16	920	GLAZED EXTERNAL DOOR	
17	720	CAVITY SLIDING DOOR	
21	920	GLAZED EXTERNAL DOOR	
22	720	CAVITY SLIDING DOOR	
26	920	GLAZED EXTERNAL DOOR	
27	720	CAVITY SLIDING DOOR	
31	920	GLAZED EXTERNAL DOOR	
32	720	CAVITY SLIDING DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
13	820	INTERNAL TIMBER DOOR	
14	820	INTERNAL TIMBER DOOR	
15	820	INTERNAL TIMBER DOOR	
18	820	INTERNAL TIMBER DOOR	
19	820	INTERNAL TIMBER DOOR	
20	820	INTERNAL TIMBER DOOR	
23	820	INTERNAL TIMBER DOOR	
24	820	INTERNAL TIMBER DOOR	
25	820	INTERNAL TIMBER DOOR	
28	820	INTERNAL TIMBER DOOR	
29	820	INTERNAL TIMBER DOOR	
30	820	INTERNAL TIMBER DOOR	
33	820	INTERNAL TIMBER DOOR	
34	820	INTERNAL TIMBER DOOR	
35	820	INTERNAL TIMBER DOOR	

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

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1030	2170	SLIDING WINDOW	
W2	2100	1810	SLIDING DOOR	
W3	900	610	SLIDING WINDOW	OPAQUE
W8	1030	2170	SLIDING WINDOW	
W9	2100	1810	SLIDING DOOR	
W10	900	610	SLIDING WINDOW	OPAQUE
W15	1030	2170	SLIDING WINDOW	
W16	2100	1810	SLIDING DOOR	
W17	900	610	SLIDING WINDOW	OPAQUE
W22	1030	2170	SLIDING WINDOW	
W23	2100	1810	SLIDING DOOR	
W24	900	610	SLIDING WINDOW	OPAQUE
W29	1030	2170	SLIDING WINDOW	
W30	2100	1810	SLIDING DOOR	
W31	900	610	SLIDING WINDOW	OPAQUE
W36	1030	2170	SLIDING WINDOW	
W37	2100	1810	SLIDING DOOR	
W38	900	610	SLIDING WINDOW	OPAQUE
W43	1030	2170	SLIDING WINDOW	
W44	2100	1810	SLIDING DOOR	
W45	900	610	SLIDING WINDOW	OPAQUE

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W4	1200	610	AWNING WINDOW	OPAQUE
W5	1460	2170	SLIDING WINDOW	
W6	1460	1810	SLIDING WINDOW	
W7	2100	610	AWNING WINDOW	
W11	1200	610	AWNING WINDOW	OPAQUE
W12	1460	2170	SLIDING WINDOW	
W13	1460	1810	SLIDING WINDOW	
W14	2100	610	AWNING WINDOW	
W18	1200	610	AWNING WINDOW	OPAQUE
W19	1460	2170	SLIDING WINDOW	
W20	1460	1810	SLIDING WINDOW	
W21	2100	610	AWNING WINDOW	
W25	1200	610	AWNING WINDOW	OPAQUE
W26	1460	2170	SLIDING WINDOW	
W27	1460	1810	SLIDING WINDOW	
W28	2100	610	AWNING WINDOW	
W32	1200	610	AWNING WINDOW	OPAQUE
W33	1460	2170	SLIDING WINDOW	
W34	1460	1810	SLIDING WINDOW	
W35	2100	610	AWNING WINDOW	
W39	1200	610	AWNING WINDOW	OPAQUE
W40	1460	2170	SLIDING WINDOW	
W41	1460	1810	SLIDING WINDOW	
W42	2100	610	AWNING WINDOW	
W46	1460	1810	SLIDING WINDOW	
W47	2100	610	AWNING WINDOW	
W48	1200	610	AWNING WINDOW	OPAQUE
W49	1460	2170	SLIDING WINDOW	

PRELIMINARY PRINT

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G1 - LHA SILVER - UNITS 16 - 22

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

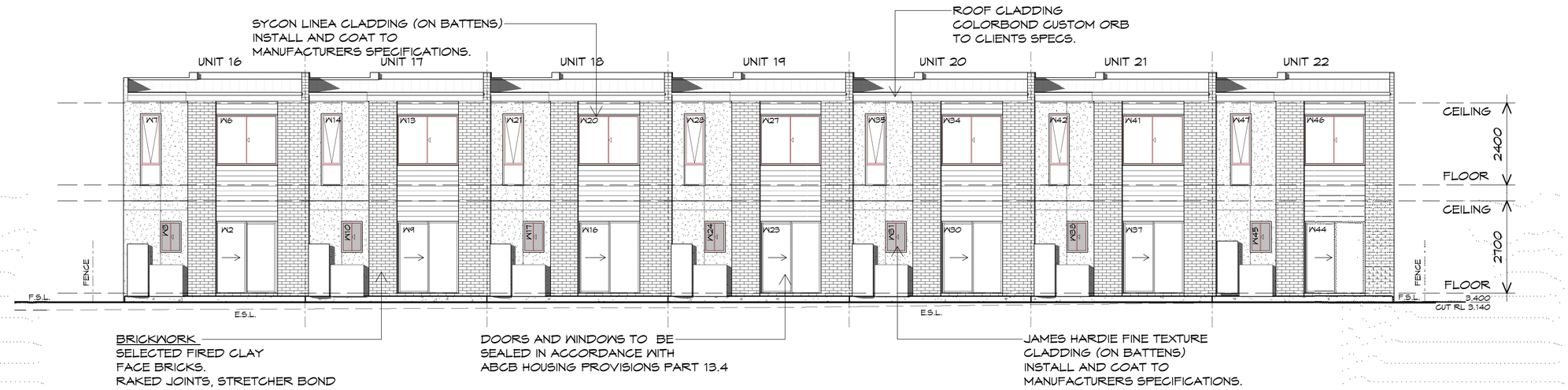
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
24.06.2024	@A2

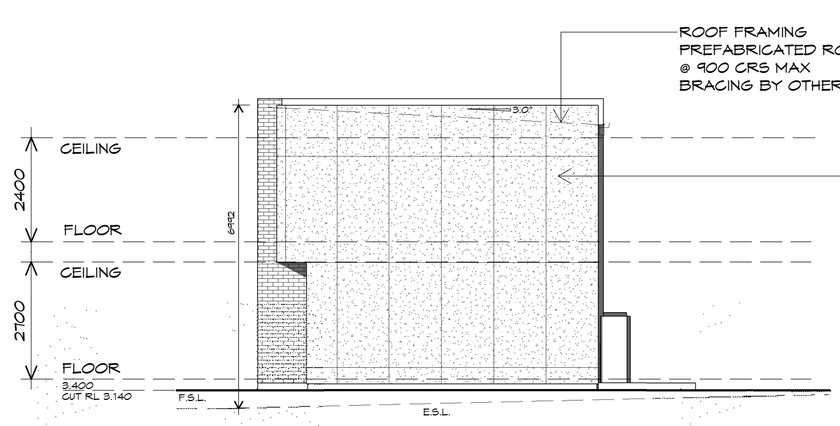
Project/Drawing no: PD23116 -G1-05
Revision: 02

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



NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

PRELIMINARY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G1 - LHA SILVER - UNITS 16 - 22

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

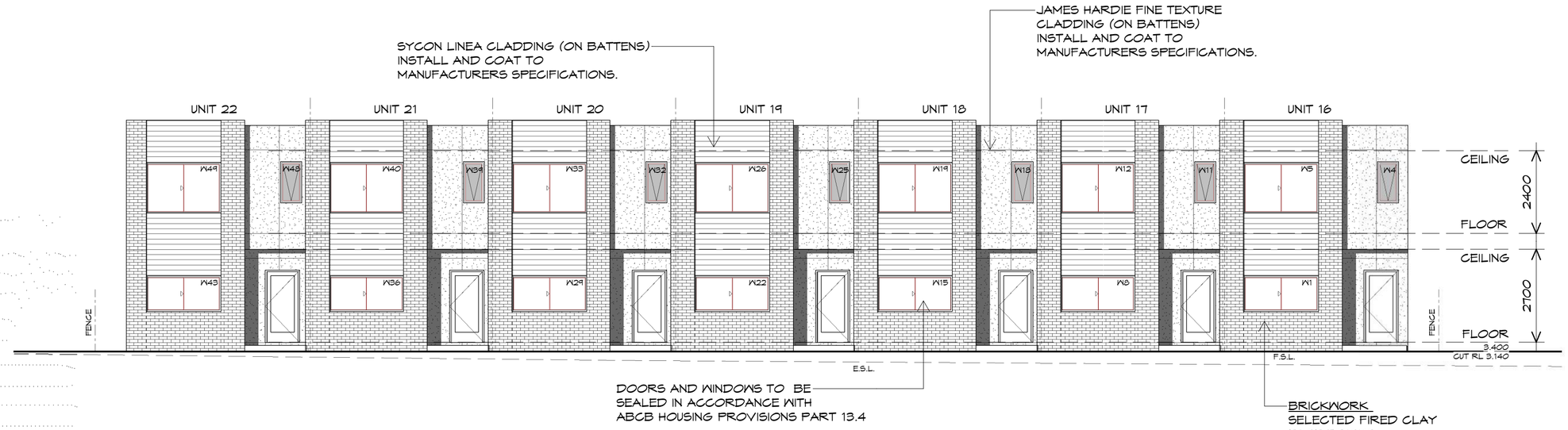
Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

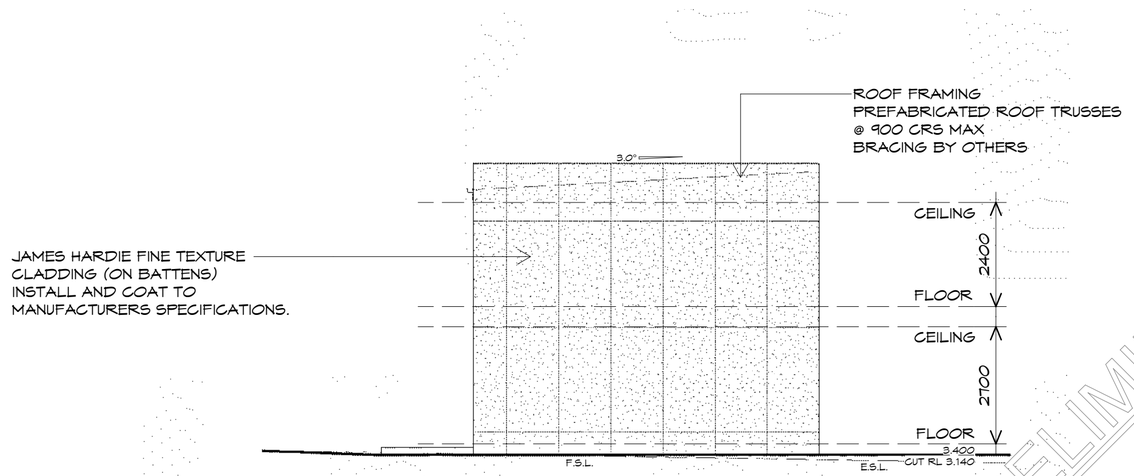
Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
24.06.2024	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -G1-06	02

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



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

PRELIMINARY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G1 - LHA SILVER - UNITS 16 - 22

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
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Project:
1 HAYFIELD PLACE
BRIDGEWATER

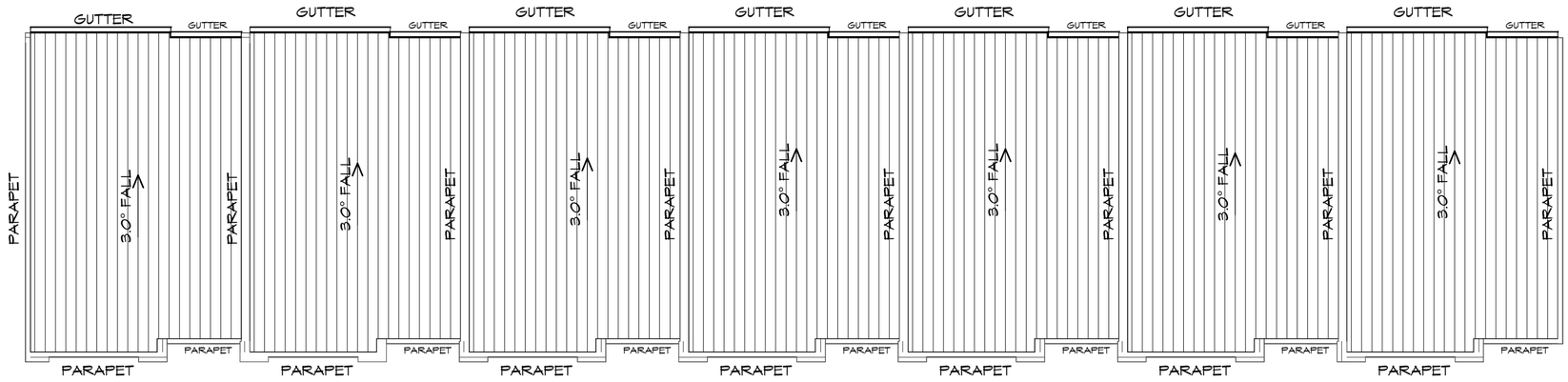
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
24.06.2024	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -G1-07	02

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

PRELIMINARY FOR COPY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G1 - LHA SILVER - UNITS 16 - 22

Prime Design

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
24.06.2024	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -G1-08	02

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

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
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CONCEPT

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GROUND FLOOR PLAN

1 : 100

PRELIMINARY

U2 FIRST FLOOR AREA	41.00	m2 (	4.41	SQUARES)
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NOTE:
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STAIRS

No RISERS	RISER H'T	TREAD DEPTH
<varies>	<varies>	250

GOING NON SLIP TO COMPLY NCC 2022

NOTE:
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CENTACARE evolve HOUSING

TYPE G2 - LHA SILVER - UNITS 2-9

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

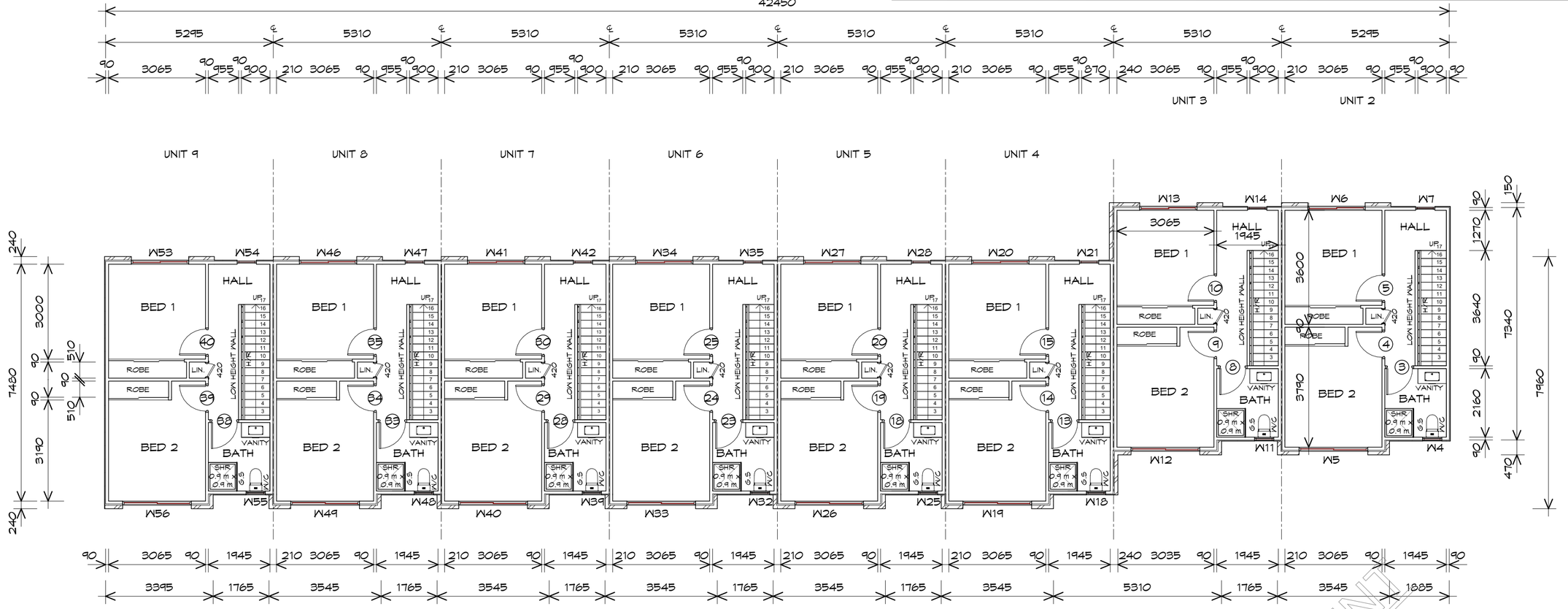
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
GROUND FLOOR PLAN

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
24-07-2024	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -G2-01	03

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
H.R.	HAND RAIL
HWC	HOT WATER CYLINDER

FIRST FLOOR PLAN

1 : 100

U2 FIRST FLOOR AREA	41.00	m2 (	4.41	SQUARES)
U2 GROUND FLOOR AREA	36.19	m2 (	3.89	SQUARES)
U3 FIRST FLOOR AREA	40.70	m2 (	4.38	SQUARES)
U3 GROUND FLOOR AREA	35.81	m2 (	3.85	SQUARES)
U4 FIRST FLOOR AREA	40.64	m2 (	4.37	SQUARES)
U4 GROUND FLOOR AREA	39.36	m2 (	4.23	SQUARES)
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U6 FIRST FLOOR AREA	40.97	m2 (	4.40	SQUARES)
U6 GROUND FLOOR AREA	39.42	m2 (	4.24	SQUARES)
U7 FIRST FLOOR AREA	40.93	m2 (	4.40	SQUARES)
U7 GROUND FLOOR AREA	38.69	m2 (	4.16	SQUARES)
U8 FIRST FLOOR AREA	40.84	m2 (	4.39	SQUARES)
U8 GROUND FLOOR AREA	39.60	m2 (	4.26	SQUARES)
U9 GROUND FLOOR AREA	39.63	m2 (	4.26	SQUARES)
U9 GROUND FLOOR AREA	40.94	m2 (	4.40	SQUARES)
TOTAL AREA	634.82		68.26	

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

NOTE:
2400 HIGH CEILING TO ENTRY, PORCH & LAUNDRY

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

STAIRS

No RISERS	RISER H'T	TREAD DEPTH
<varies>	<varies>	250

GOING NON SLIP TO COMPLY NCC 2022

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

CENTACARE evolve HOUSING

TYPE G2 - LHA SILVER - UNITS 2-9

PRELIMINARY PRINT

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FIRST FLOOR PLAN

Drafted by: Author
Approved by: Approver
Date: 24-07-2024
Scale: 1 : 100@A2
Project/Drawing no: PD23116 -G2-02
Revision: 03

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

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	720	CAVITY SLIDING DOOR	
6	920	GLAZED EXTERNAL DOOR	
7	720	CAVITY SLIDING DOOR	
11	920	GLAZED EXTERNAL DOOR	
12	720	CAVITY SLIDING DOOR	
16	920	GLAZED EXTERNAL DOOR	
17	720	CAVITY SLIDING DOOR	
21	920	GLAZED EXTERNAL DOOR	
22	720	CAVITY SLIDING DOOR	
26	920	GLAZED EXTERNAL DOOR	
27	720	CAVITY SLIDING DOOR	
31	920	GLAZED EXTERNAL DOOR	
32	720	CAVITY SLIDING DOOR	
36	920	GLAZED EXTERNAL DOOR	
37	720	CAVITY SLIDING DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
13	820	INTERNAL TIMBER DOOR	
14	820	INTERNAL TIMBER DOOR	
15	820	INTERNAL TIMBER DOOR	
18	820	INTERNAL TIMBER DOOR	
19	820	INTERNAL TIMBER DOOR	
20	820	INTERNAL TIMBER DOOR	
23	820	INTERNAL TIMBER DOOR	
24	820	INTERNAL TIMBER DOOR	
25	820	INTERNAL TIMBER DOOR	
28	820	INTERNAL TIMBER DOOR	
29	820	INTERNAL TIMBER DOOR	
30	820	INTERNAL TIMBER DOOR	
33	820	INTERNAL TIMBER DOOR	
34	820	INTERNAL TIMBER DOOR	
35	820	INTERNAL TIMBER DOOR	
38	820	INTERNAL TIMBER DOOR	
39	820	INTERNAL TIMBER DOOR	
40	820	INTERNAL TIMBER DOOR	

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

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1030	2170	SLIDING WINDOW	
W2	2100	1810	SLIDING DOOR	
W3	900	610	SLIDING WINDOW	OPAQUE
W8	1030	2170	SLIDING WINDOW	
W9	2100	1810	SLIDING DOOR	
W10	900	610	SLIDING WINDOW	OPAQUE
W15	1030	2170	SLIDING WINDOW	
W16	2100	1810	SLIDING DOOR	
W17	900	610	SLIDING WINDOW	OPAQUE
W22	1030	2170	SLIDING WINDOW	
W23	2100	1810	SLIDING DOOR	
W24	900	610	SLIDING WINDOW	OPAQUE
W29	1030	2170	SLIDING WINDOW	
W30	2100	1810	SLIDING DOOR	
W31	900	610	SLIDING WINDOW	OPAQUE
W36	1030	2170	SLIDING WINDOW	
W37	2100	1810	SLIDING DOOR	
W38	900	610	SLIDING WINDOW	OPAQUE
W43	1030	2170	SLIDING WINDOW	
W44	2100	1810	SLIDING DOOR	
W45	900	610	SLIDING WINDOW	OPAQUE
W50	1030	2170	SLIDING WINDOW	
W51	2100	1810	SLIDING DOOR	
W52	900	610	SLIDING WINDOW	OPAQUE

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W4	1200	610	AWNING WINDOW	OPAQUE
W5	1460	2170	SLIDING WINDOW	
W6	1460	1810	SLIDING WINDOW	
W7	2100	610	AWNING WINDOW	
W11	1200	610	AWNING WINDOW	OPAQUE
W12	1460	2170	SLIDING WINDOW	
W13	1460	1810	SLIDING WINDOW	
W14	2100	610	AWNING WINDOW	
W18	1200	610	AWNING WINDOW	OPAQUE
W19	1460	2170	SLIDING WINDOW	
W20	1460	1810	SLIDING WINDOW	
W21	2100	610	AWNING WINDOW	
W25	1200	610	AWNING WINDOW	OPAQUE
W26	1460	2170	SLIDING WINDOW	
W27	1460	1810	SLIDING WINDOW	
W28	2100	610	AWNING WINDOW	
W32	1200	610	AWNING WINDOW	OPAQUE
W33	1460	2170	SLIDING WINDOW	
W34	1460	1810	SLIDING WINDOW	
W35	2100	610	AWNING WINDOW	
W39	1200	610	AWNING WINDOW	OPAQUE
W40	1460	2170	SLIDING WINDOW	
W41	1460	1810	SLIDING WINDOW	
W42	2100	610	AWNING WINDOW	
W46	1460	1810	SLIDING WINDOW	
W47	2100	610	AWNING WINDOW	
W48	1200	610	AWNING WINDOW	OPAQUE
W49	1460	2170	SLIDING WINDOW	
W53	1460	1810	SLIDING WINDOW	
W54	2100	610	AWNING WINDOW	
W55	1200	610	AWNING WINDOW	OPAQUE
W56	1460	2170	SLIDING WINDOW	

PRELIMINARY PLAN ONLY PRINT

CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G2 - LHA SILVER - UNITS 2-9

Prime Design
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

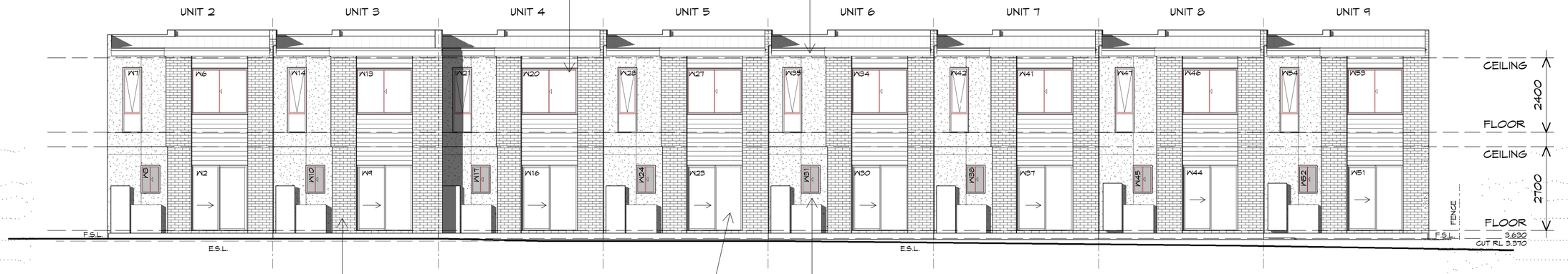
Drafted by:	Approved by:
Author	Approver
Date:	Scale:
24-07-2024	@A2

Project/Drawing no: PD23116 -G2-05
Revision: 03

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

SYCON LINEA CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

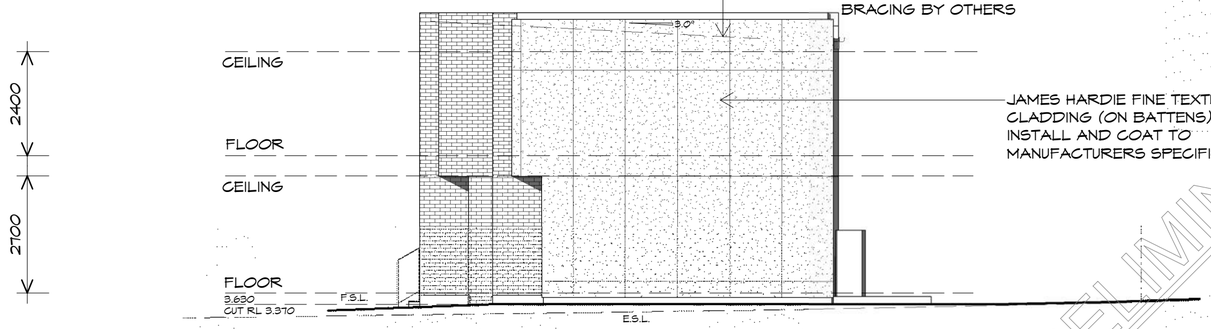
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

NORTHERN ELEVATION

1 : 100

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



JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

EASTERN ELEVATION

1 : 100

SITE PLAN
0.000

PRELIMINARY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G2 - LHA SILVER - UNITS 2-9

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

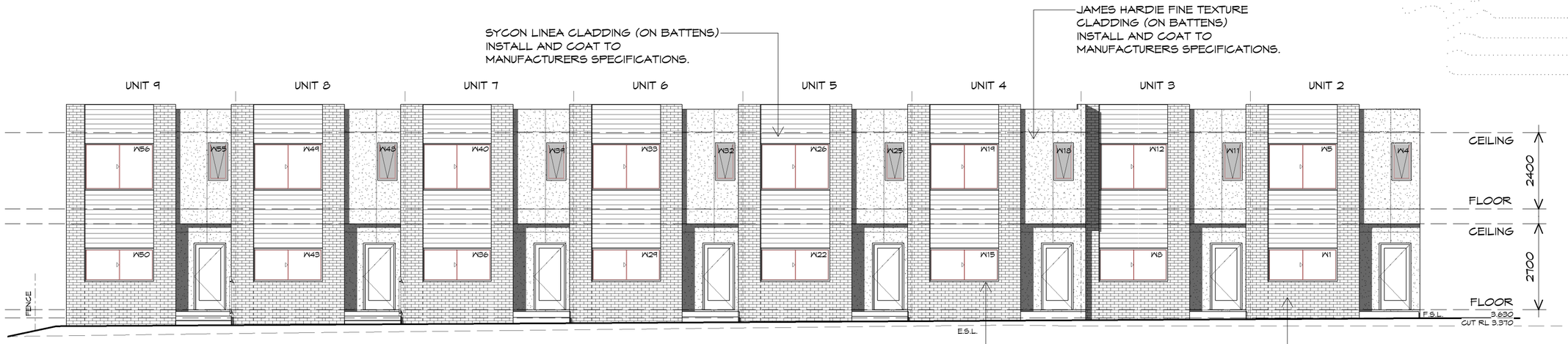
Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

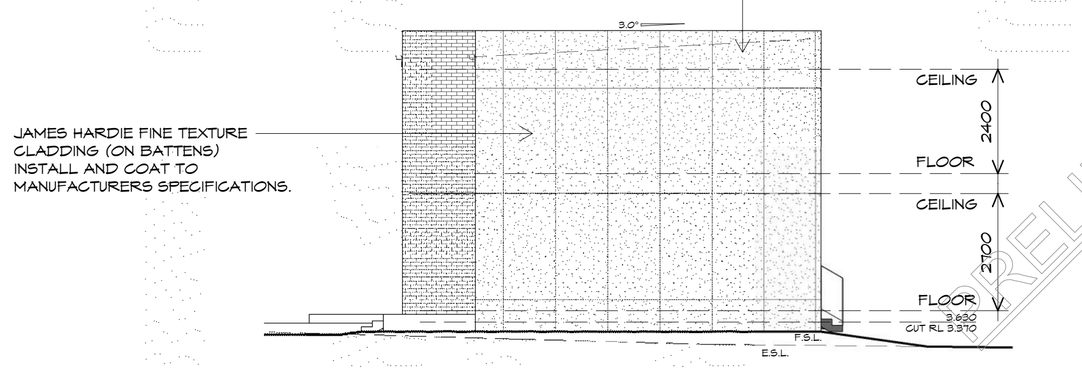
Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
24-07-2024	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -G2-06	03

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



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

PRELIMINARY FOR PRICING ONLY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G2 - LHA SILVER - UNITS 2-9

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

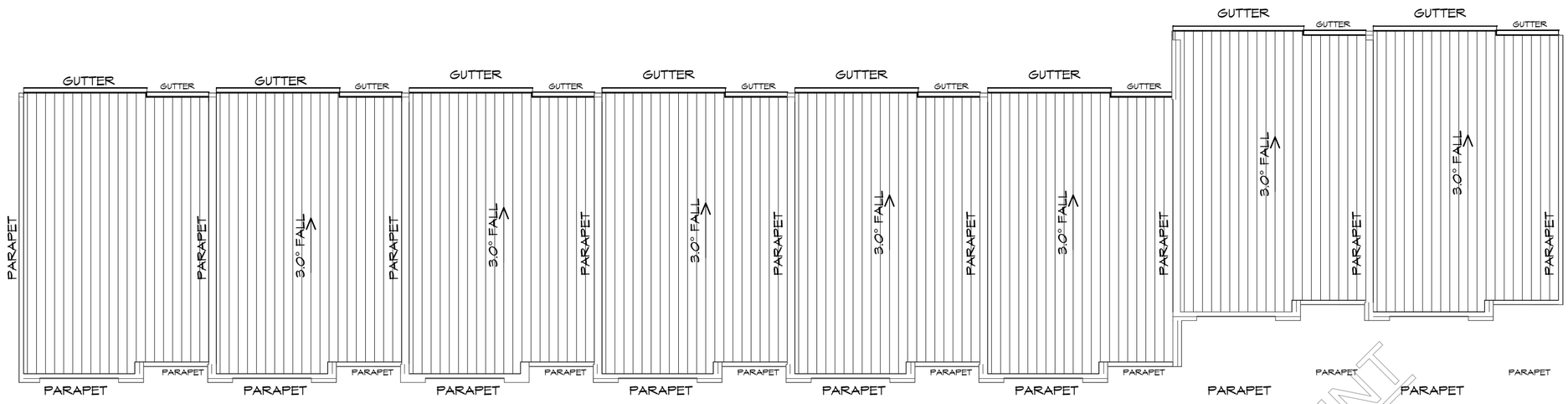
Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
24-07-2024	1 : 100@A2
Project/Drawing no:	Revision:
PD23116 -G2-07	03

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



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

CENTACARE evolve HOUSING

TYPE G2 - LHA SILVER - UNITS 2-9

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

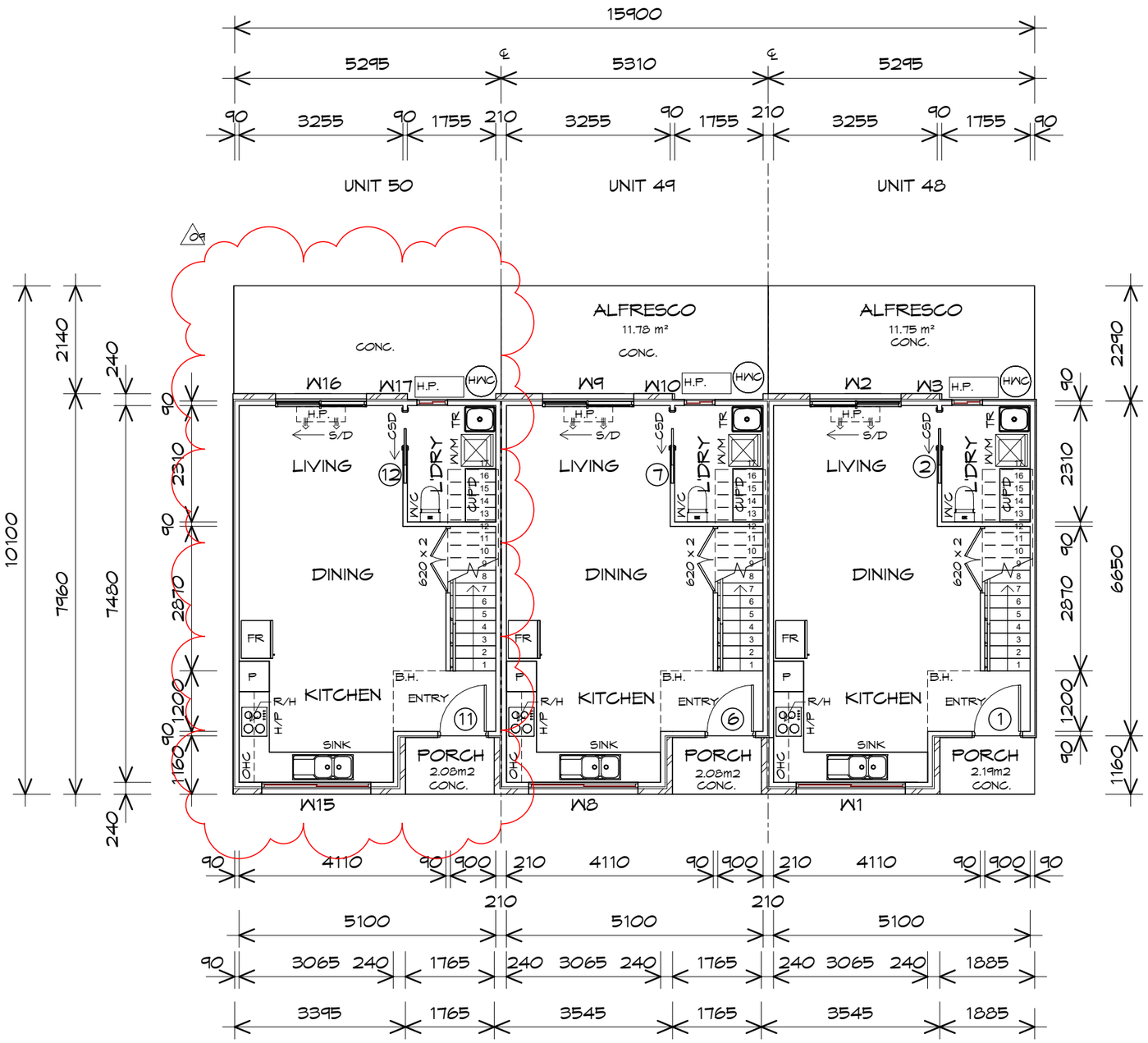
Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drafted by: S.S.C
Approved by: Approver
Date: 24-07-2024
Scale: 1 : 100@A2
Project/Drawing no: PD23116 -G2-08
Revision: 03

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

U48 FIRST FLOOR AREA	41.00	m2 (	4.41	SQUARES)
U48 GROUND FLOOR AREA	39.40	m2 (	4.24	SQUARES)
U49 FIRST FLOOR AREA	40.86	m2 (	4.39	SQUARES)
U49 GROUND FLOOR AREA	39.24	m2 (	4.22	SQUARES)
U50 FIRST FLOOR AREA	40.93	m2 (	4.40	SQUARES)
U50 GROUND FLOOR AREA	39.22	m2 (	4.22	SQUARES)
TOTAL AREA	240.64		25.88	

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

NOTE:
2400 HIGH CEILING TO ENTRY, PORCH & LAUNDRY

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

STAIRS

No RISERS	RISER H'T	TREAD DEPTH
17	186	250

GOING NON SLIP TO COMPLY NCC 2022

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
H.R.	HAND RAIL
HWC	HOT WATER CYLINDER

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

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10 Goodman Court, Invermay Tasmania 7248,
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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
GROUND FLOOR PLAN

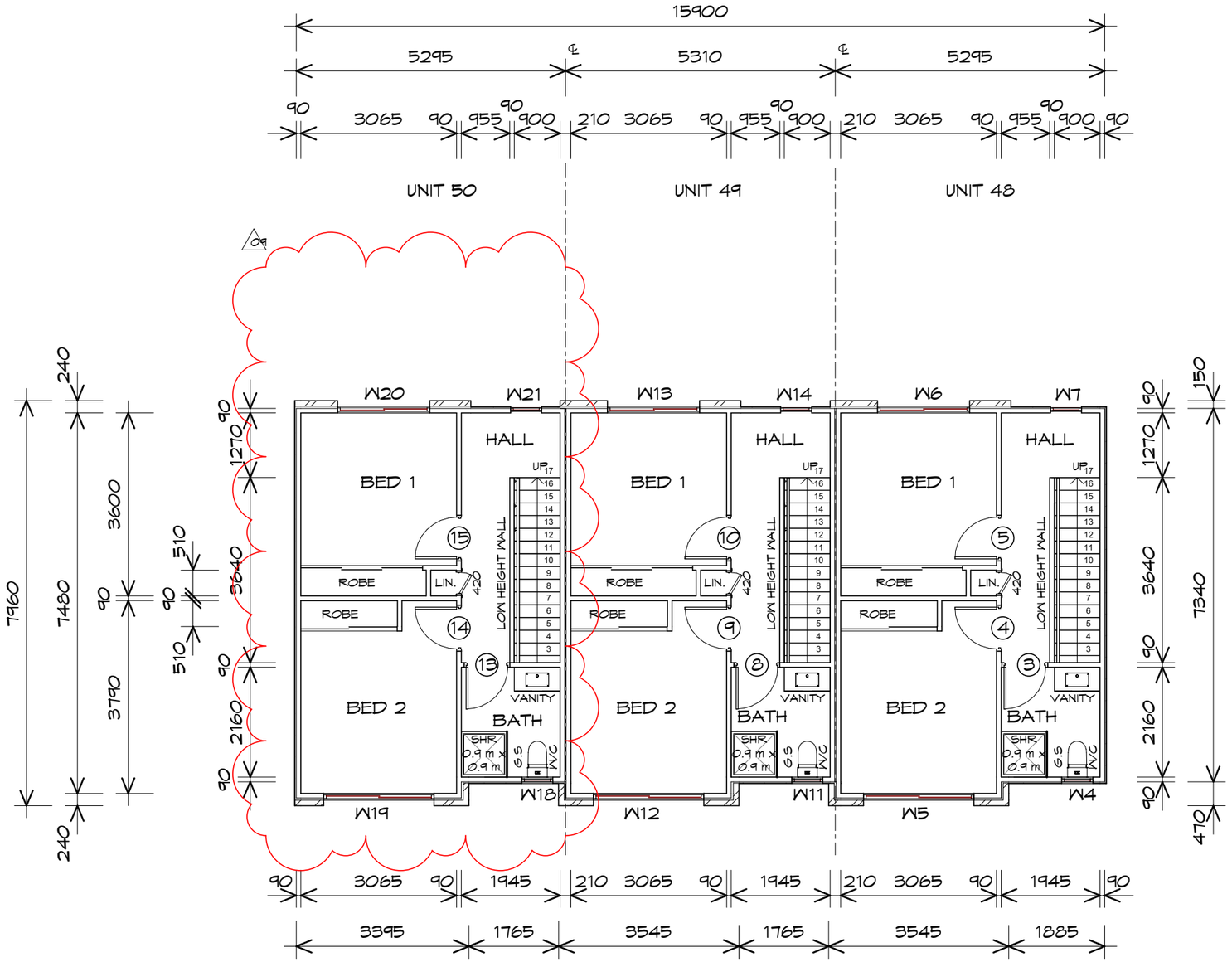
Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
01.04.2025	1 : 100
Project/Drawing no:	Revision:
PD23116 -G3-01	03

Accredited building practitioner: Frank Geskus -No CC246A

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CENTACARE evolve HOUSING

TYPE G3 - LHA SILVER - UNITS 48-50



NOTE:
2400 HIGH CEILING TO ENTRY, PORCH & LAUNDRY

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
17	186	250

GOING NON SLIP TO COMPLY NCC 2022

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
H.R.	HAND RAIL
HWC	HOT WATER CYLINDER

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

FIRST FLOOR PLAN

1 : 100

U48 FIRST FLOOR AREA	41.00	m2 (	4.41	SQUARES)
U48 GROUND FLOOR AREA	39.40	m2 (	4.24	SQUARES)
U49 FIRST FLOOR AREA	40.86	m2 (	4.39	SQUARES)
U49 GROUND FLOOR AREA	39.24	m2 (	4.22	SQUARES)
U50 FIRST FLOOR AREA	40.93	m2 (	4.40	SQUARES)
U50 GROUND FLOOR AREA	39.22	m2 (	4.22	SQUARES)
TOTAL AREA	240.64		25.88	

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

CENTACARE evolve HOUSING

TYPE G3 - LHA SILVER - UNITS 48-50

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FIRST FLOOR PLAN

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
01.04.2025	1 : 100
Project/Drawing no:	Revision:
PD23116 -G3-02	03

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	720	CAVITY SLIDING DOOR	
6	920	GLAZED EXTERNAL DOOR	
7	720	CAVITY SLIDING DOOR	
11	920	GLAZED EXTERNAL DOOR	
12	720	CAVITY SLIDING DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
13	820	INTERNAL TIMBER DOOR	
14	820	INTERNAL TIMBER DOOR	
15	820	INTERNAL TIMBER DOOR	

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

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1030	2170	SLIDING WINDOW	
W2	2100	1810	SLIDING DOOR	
W3	900	610	SLIDING WINDOW	OPAQUE
W8	1030	2170	SLIDING WINDOW	
W9	2100	1810	SLIDING DOOR	
W10	900	610	SLIDING WINDOW	OPAQUE
W15	1030	2170	SLIDING WINDOW	
W16	2100	1810	SLIDING DOOR	
W17	900	610	SLIDING WINDOW	OPAQUE

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W4	1200	610	AWNING WINDOW	OPAQUE
W5	1460	2170	SLIDING WINDOW	
W6	1460	1810	SLIDING WINDOW	
W7	2100	610	AWNING WINDOW	
W11	1200	610	AWNING WINDOW	OPAQUE
W12	1460	2170	SLIDING WINDOW	
W13	1460	1810	SLIDING WINDOW	
W14	2100	610	AWNING WINDOW	
W18	1200	610	AWNING WINDOW	OPAQUE
W19	1460	2170	SLIDING WINDOW	
W20	1460	1810	SLIDING WINDOW	
W21	2100	610	AWNING WINDOW	

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G3 - LHA SILVER - UNITS 48-50

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by:	Approved by:
Author	Approver

Date:	Scale:
01.04.2025	

Project/Drawing no:	Revision:
PD23116 -G3-05	03

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

UNIT 48 UNIT 49 UNIT 50

SYCON LINEA CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

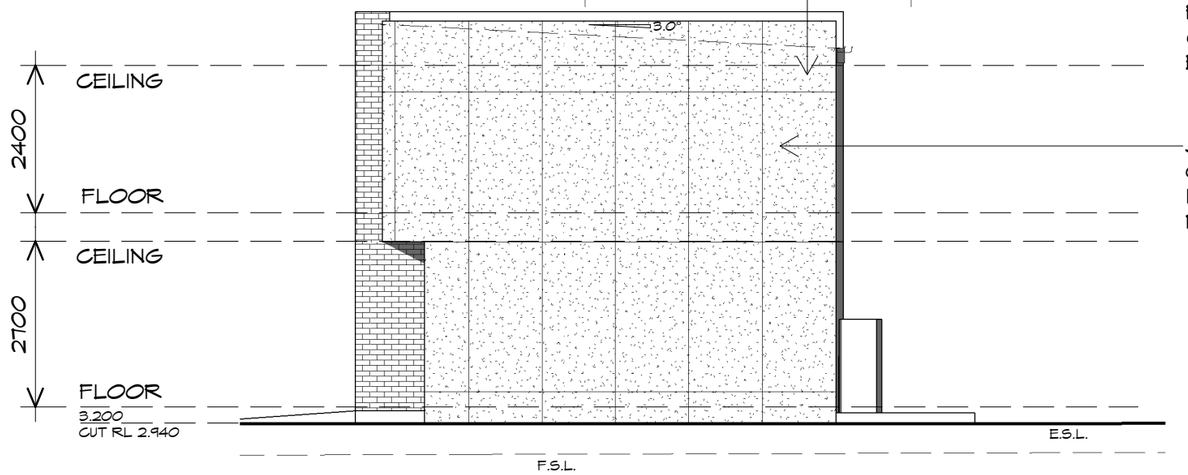
SITE PLAN
0.000

NORTHERN ELEVATION

1 : 100

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

JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G3 - LHA SILVER - UNITS 48-50

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 01.04.2025
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

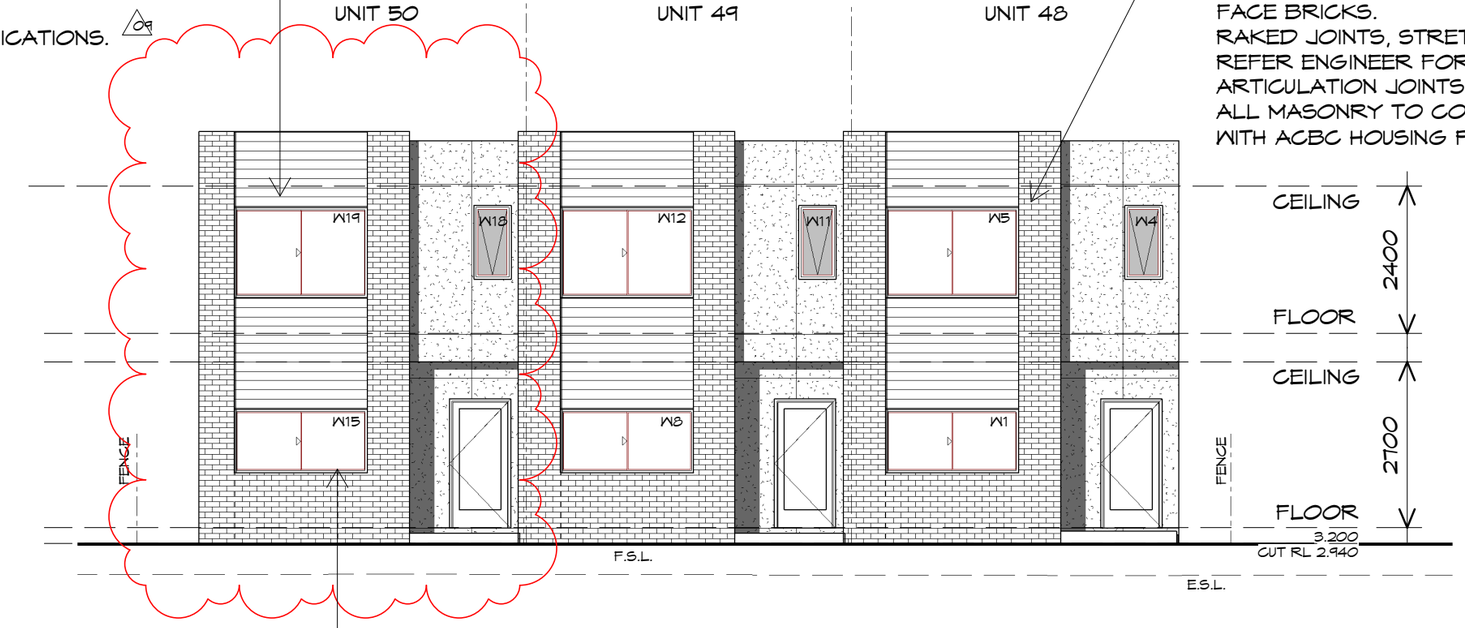
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -G3-06
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

SYCON LINEA CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS. 09

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



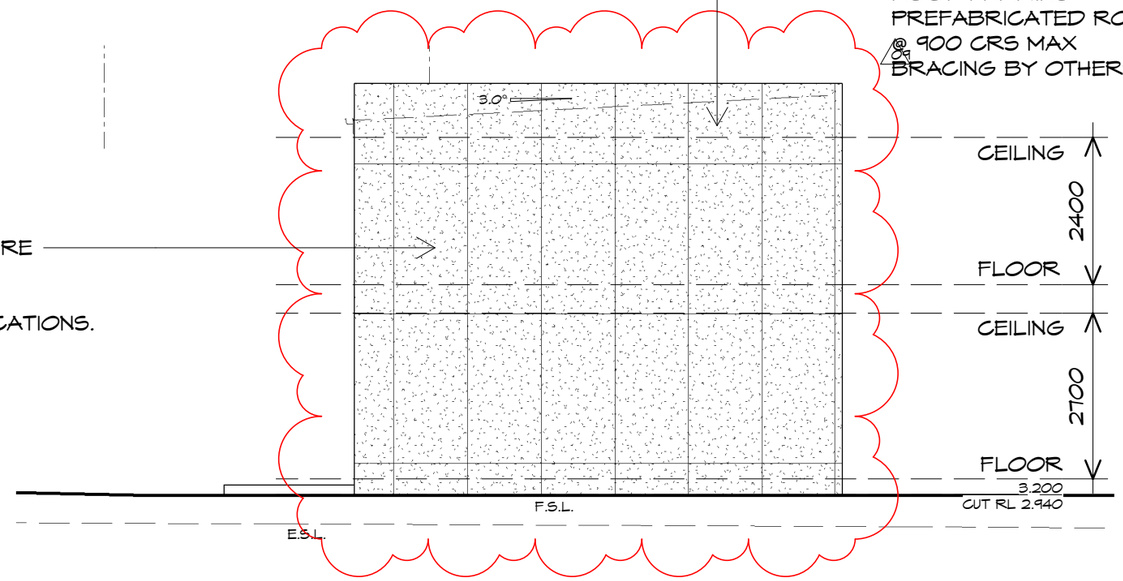
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

SOUTHERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX 09
BRACING BY OTHERS

JAMES HARDIE FINE TEXTURE
CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G3 - LHA SILVER - UNITS 48-50

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

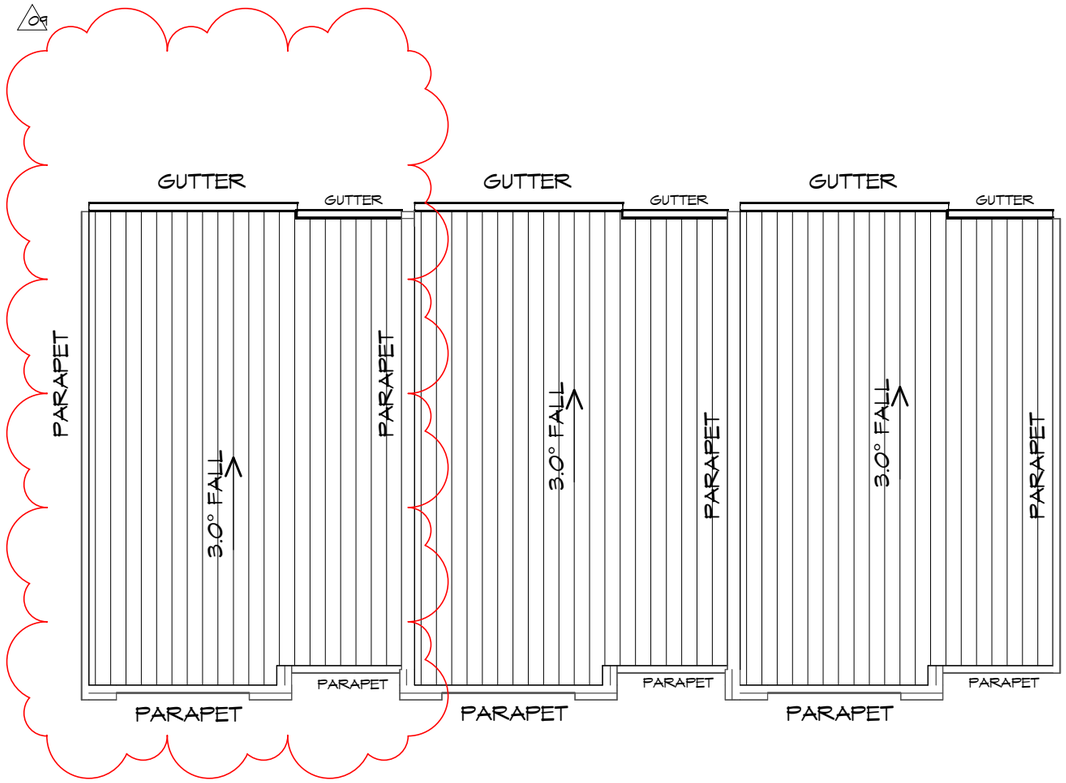
Date: 01.04.2025
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -G3-07
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE G3 - LHA SILVER - UNITS 48-50

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 01.04.2025

Scale: 1 : 100

Drafted by: S.S.C

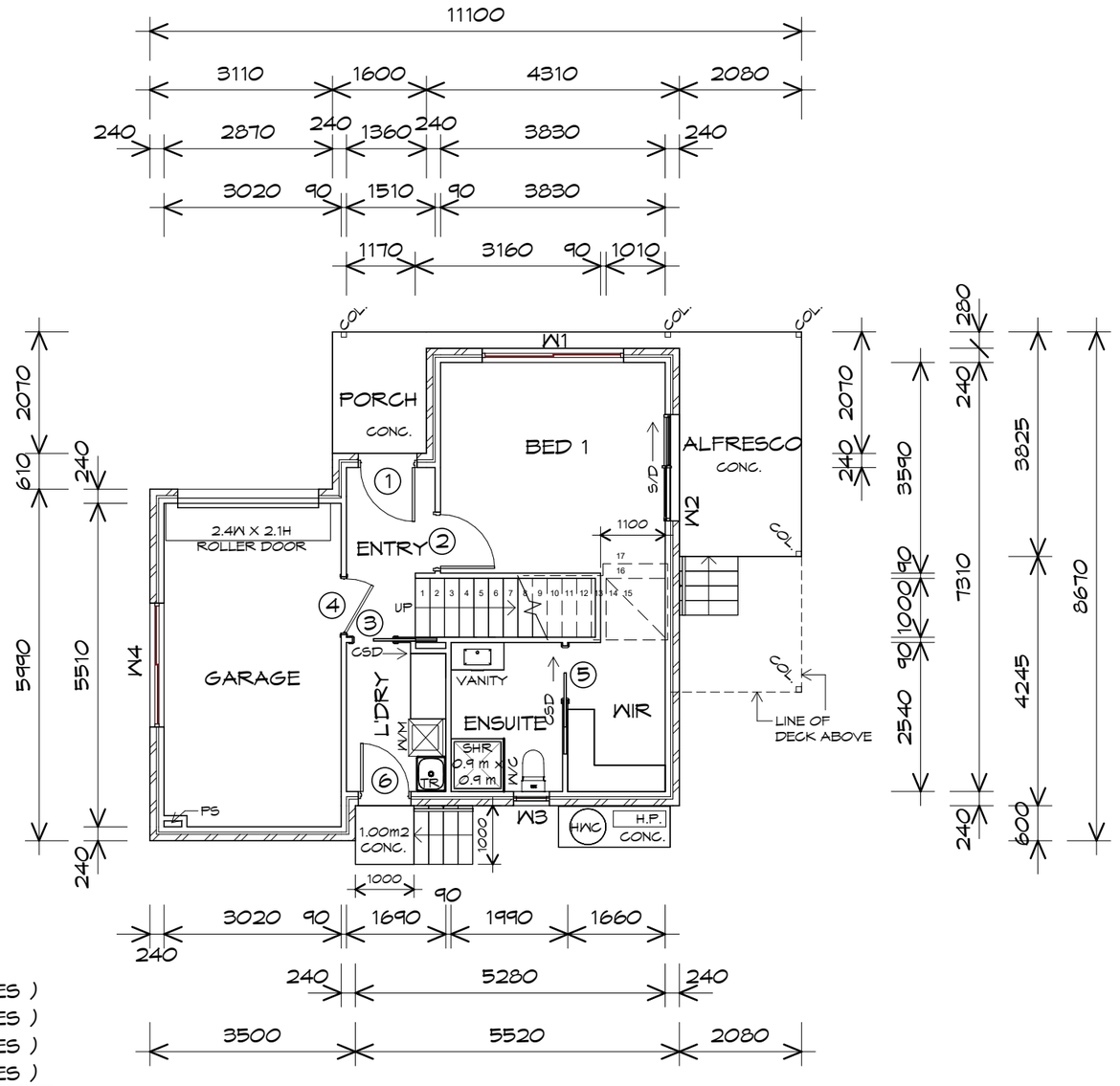
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -G3-08

Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	75.23	m2 (	8.09	SQUARES)
GROUND FLOOR AREA	61.19	m2 (	6.58	SQUARES)
PORCH AREA	3.72	m2 (	0.40	SQUARES)
ALFRESCO AREA	8.42	m2 (	0.90	SQUARES)
TOTAL AREA	148.56		15.97	

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

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
FW	FLOOR WASTE
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
H.R.	HAND RAIL
HWC	HOT WATER CYLINDER
BAL.	BALUSTRADE

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

STAIRS

No RISERS	RISER H'T	TREAD DEPTH
17	186	250
GOING NON SLIP TO COMPLY NCC 2022		
5	150	250

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 38, 52, 54

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
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info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
GROUND FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

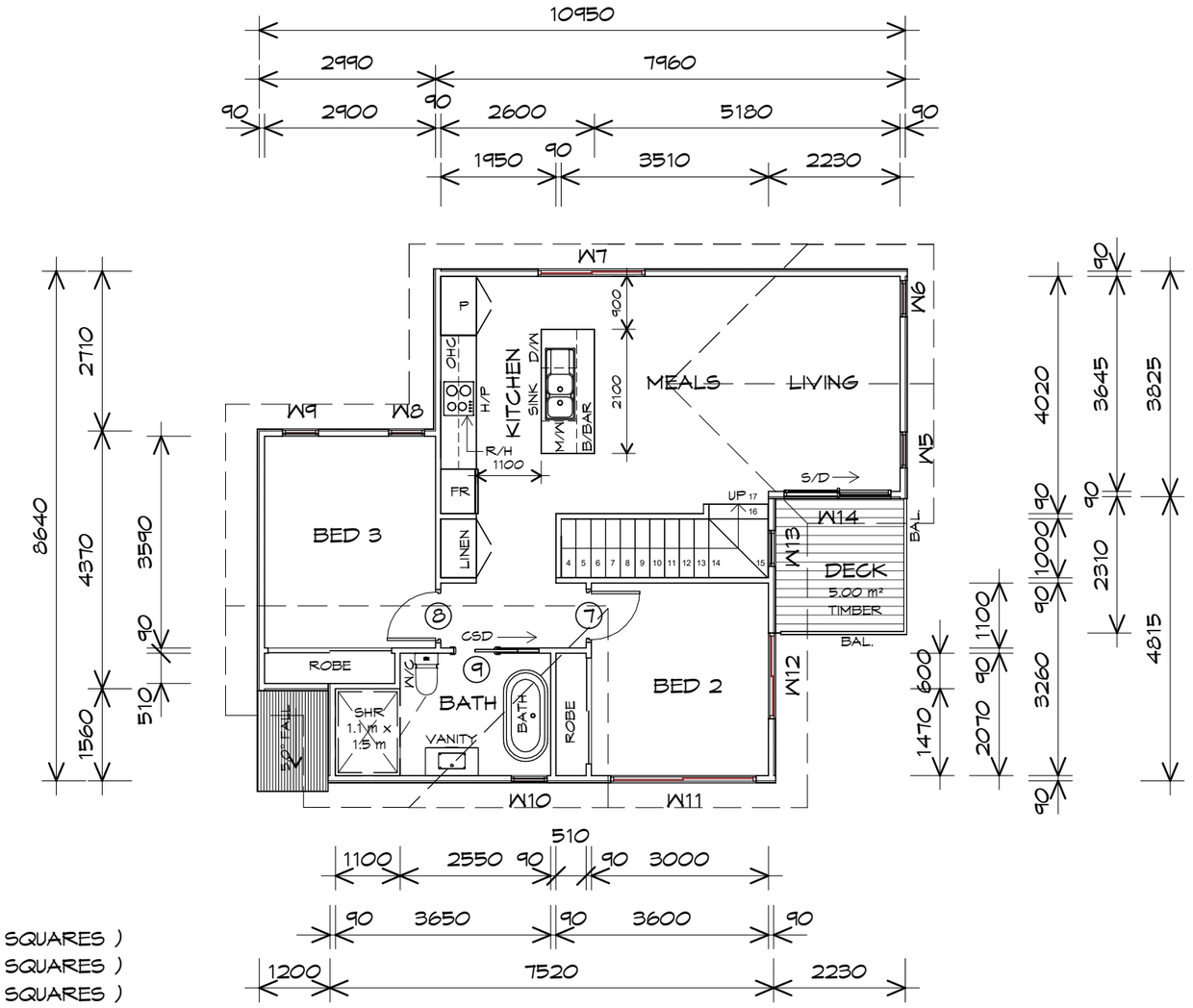
Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-01
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	75.23	m2 (	8.09	SQUARES)
GROUND FLOOR AREA	61.19	m2 (	6.58	SQUARES)
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TOTAL AREA	148.56		15.97	

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

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
FWG	FLOOR WASTE
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
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HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
17	186	250
5	150	250
5	150	250

GOING NON SLIP TO COMPLY NCC 2022

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 38, 52, 54

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
FIRST FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Date: 24-06-2024
Scale: 1 : 100

Project/Drawing no: PD23116 -H1-02
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	EXTERNAL SOLID DOOR	
3	720	CAVITY SLIDING DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	CAVITY SLIDING DOOR	
6	820	EXTERNAL SOLID DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	720	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	2410	SLIDING WINDOW	
W2	2100	1810	SLIDING DOOR	
W3	900	610	AWNING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	1800	610	AWNING WINDOW	
W6	1800	610	AWNING WINDOW	
W7	2060	1810	SLIDING WINDOW	
W8	1500	610	AWNING WINDOW	
W9	1500	610	AWNING WINDOW	
W10	2100	610	AWNING WINDOW	OPAQUE
W11	600	2470	SLIDING WINDOW	
W12	1460	1450	SLIDING WINDOW	
W13	1800	610	AWNING WINDOW	
W14	2100	1810	SLIDING DOOR	

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

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 38, 52, 54

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

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10 Goodman Court, Invermay Tasmania 7248,
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
DOOR AND WINDOW SCHEDULES

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale:

Drafted by: Author
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

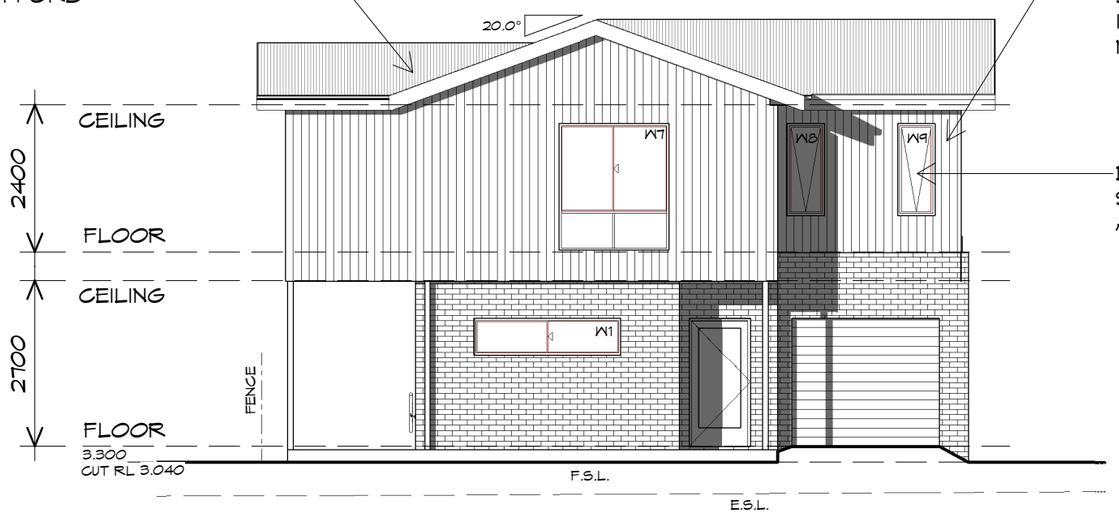
Project/Drawing no: PD23116 -H1-03
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

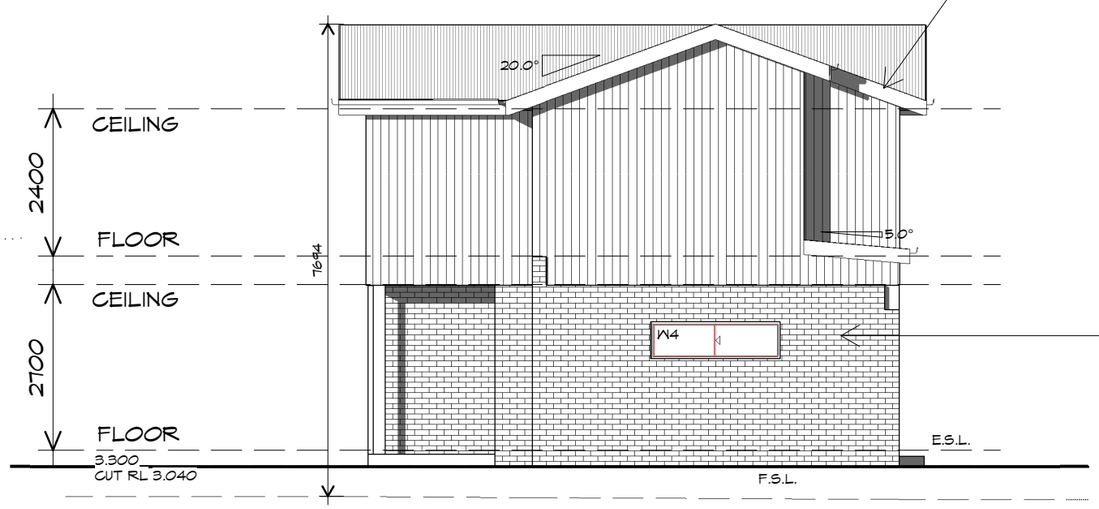
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4



U38 EASTERN ELEVATION

1 : 100

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



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

U38 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 38

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

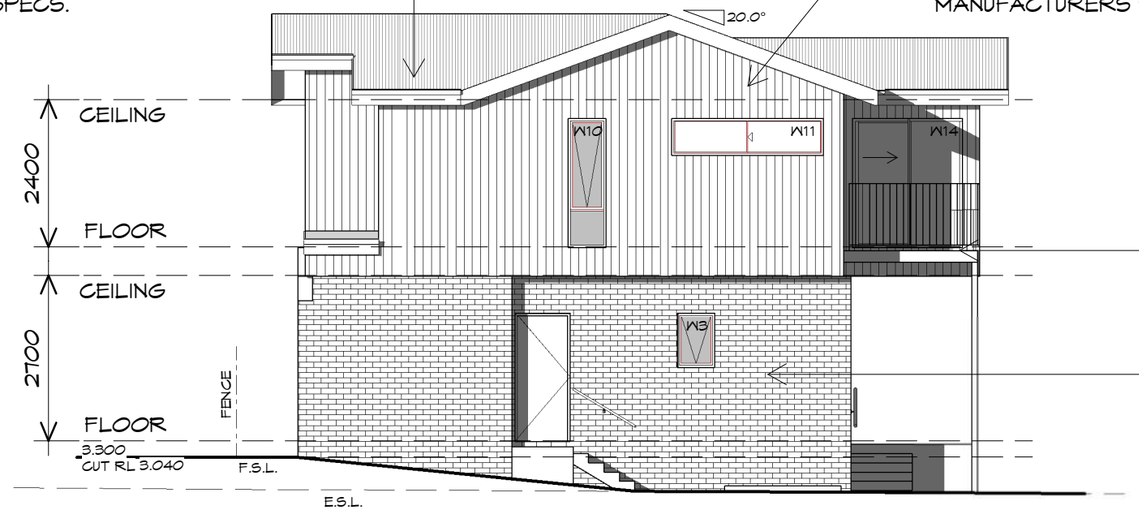
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-04
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



TIMBER DECK

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

U38 WESTERN ELEVATION

1 : 100

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

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U38 SOUTHERN ELEVATION

1 : 100

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 38

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-05
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

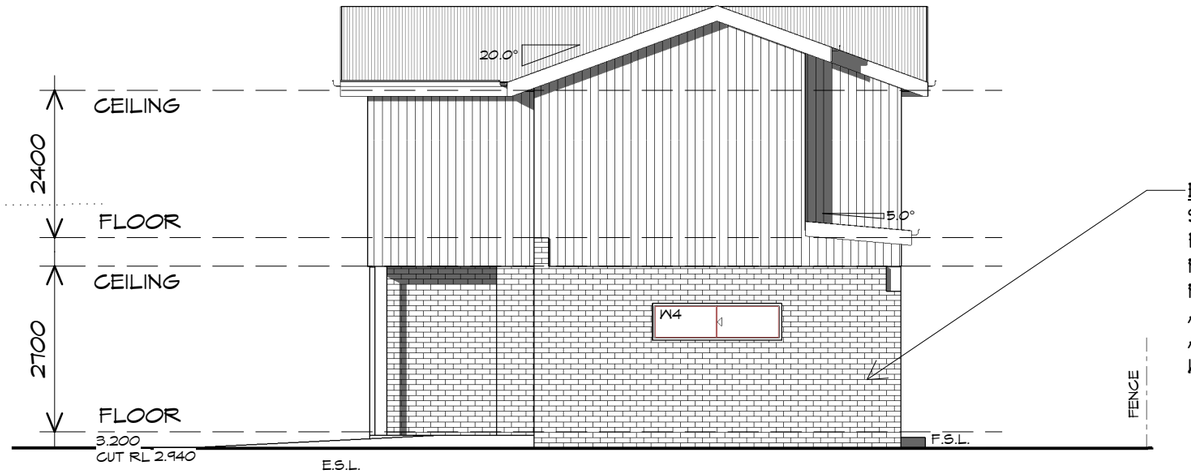
ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U52 WESTERN ELEVATION

1 : 100



BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

U52 SOUTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 52

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

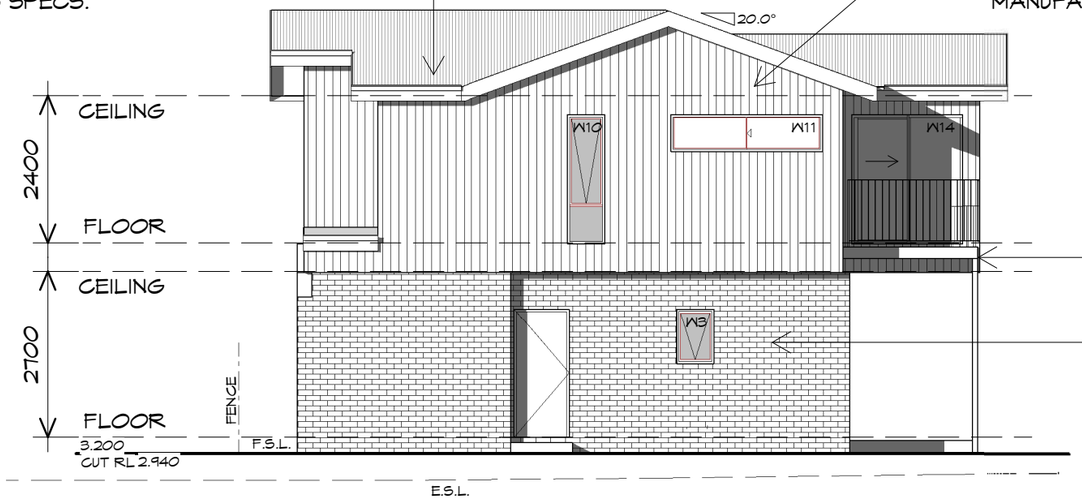
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-06
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



TIMBER DECK

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

U52 EASTERN ELEVATION

1 : 100

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

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U52 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 52

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

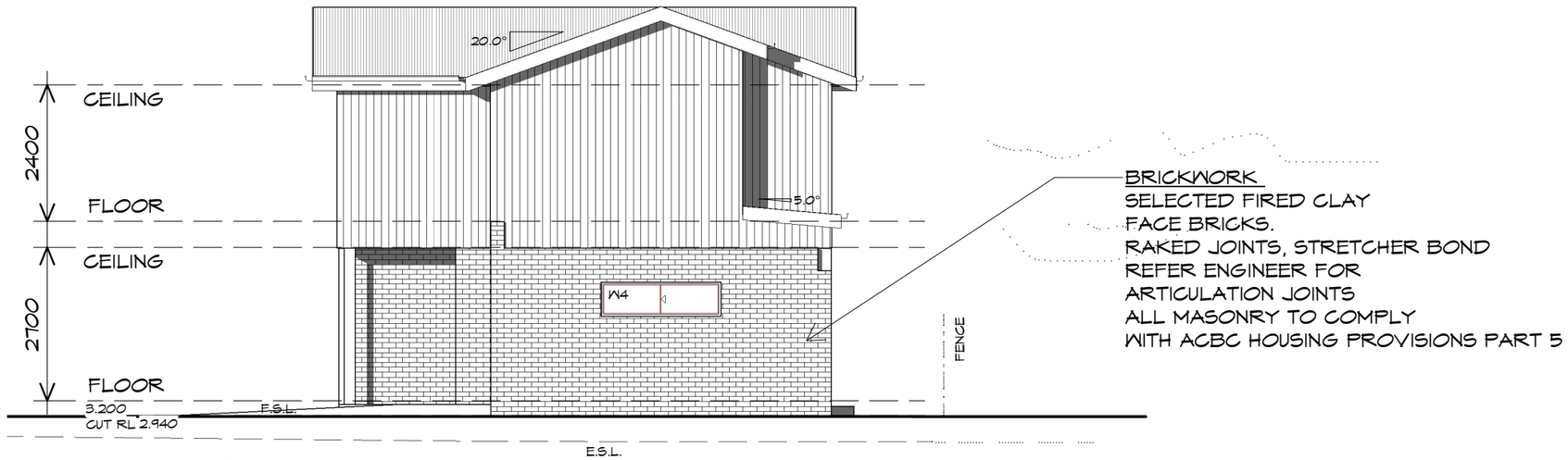
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-07
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

U54 NORTHERN ELEVATION

1 : 100



U54 WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 54

Prime Design

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

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024

Scale: 1 : 100

Drafted by: Author

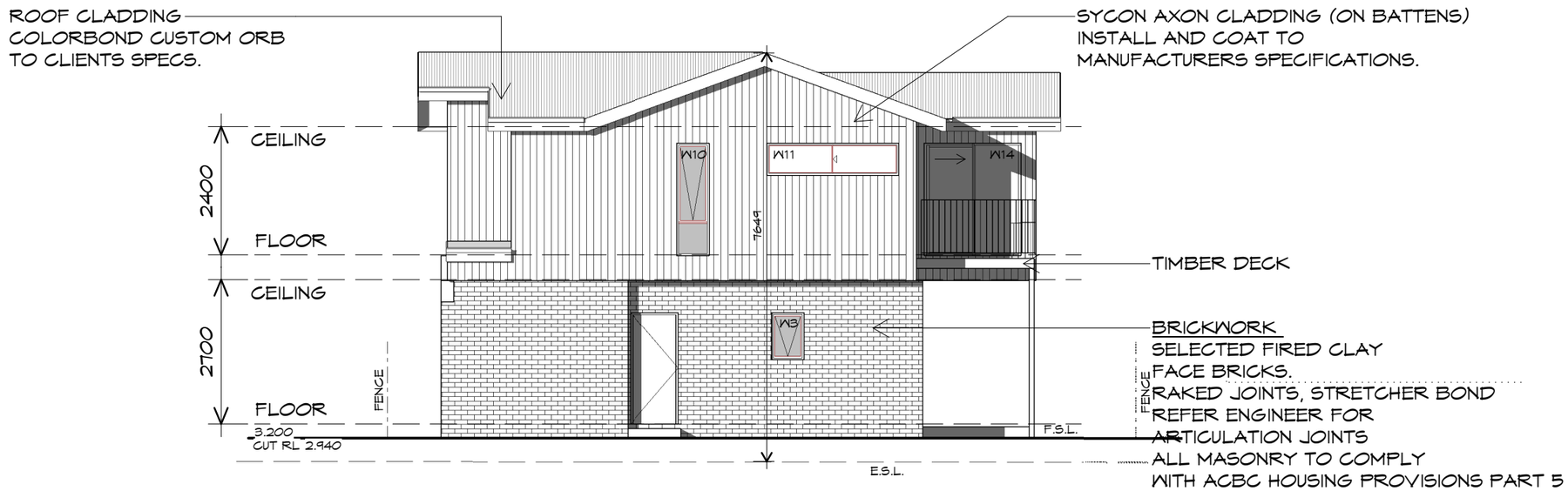
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-08

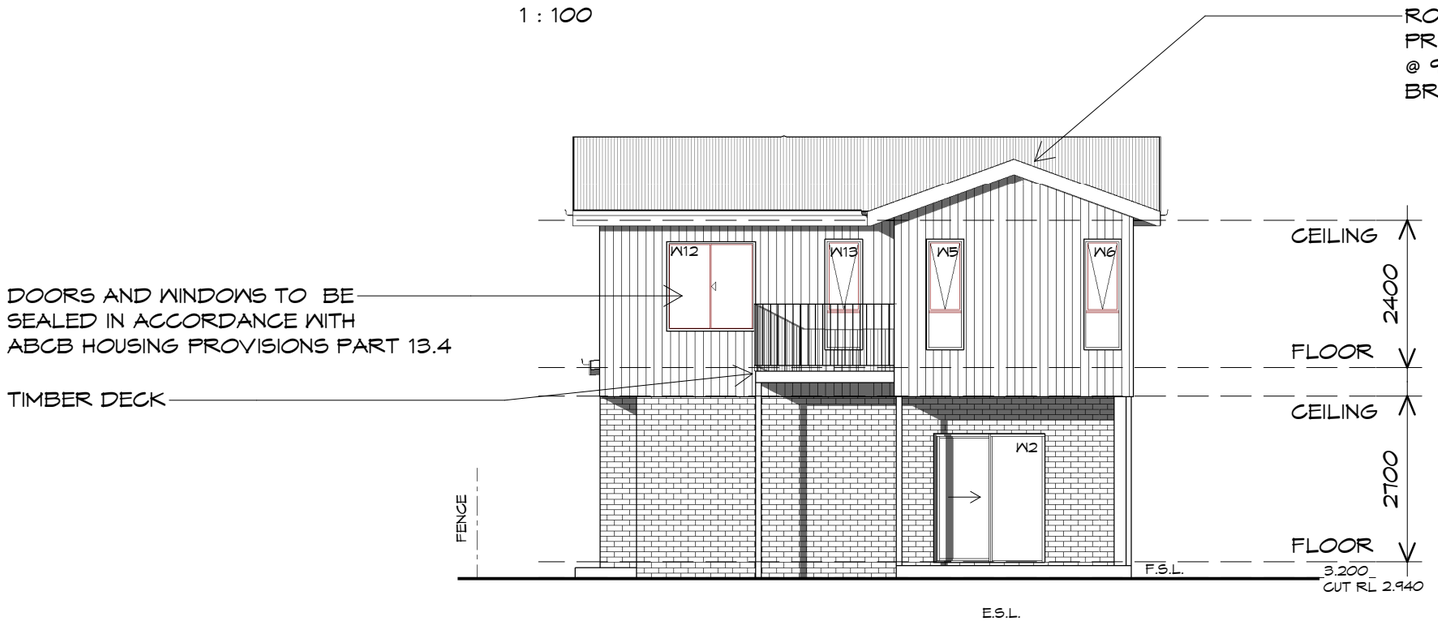
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



U54 SOUTHERN ELEVATION

1 : 100



U54 EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 54

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024

Scale: 1 : 100

Drafted by: Author

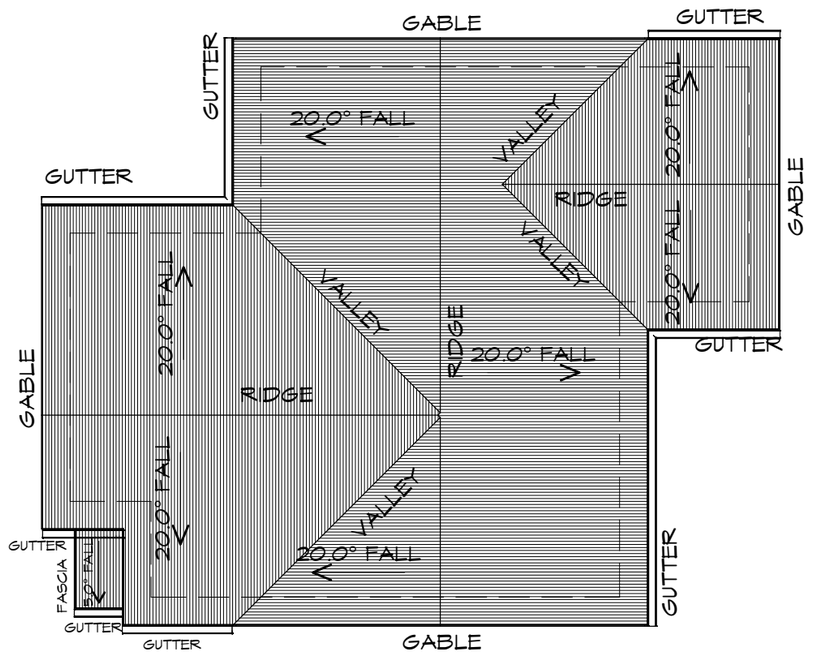
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-09

Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H1 - LHA - SILVER - UNITS 38, 52, 54

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

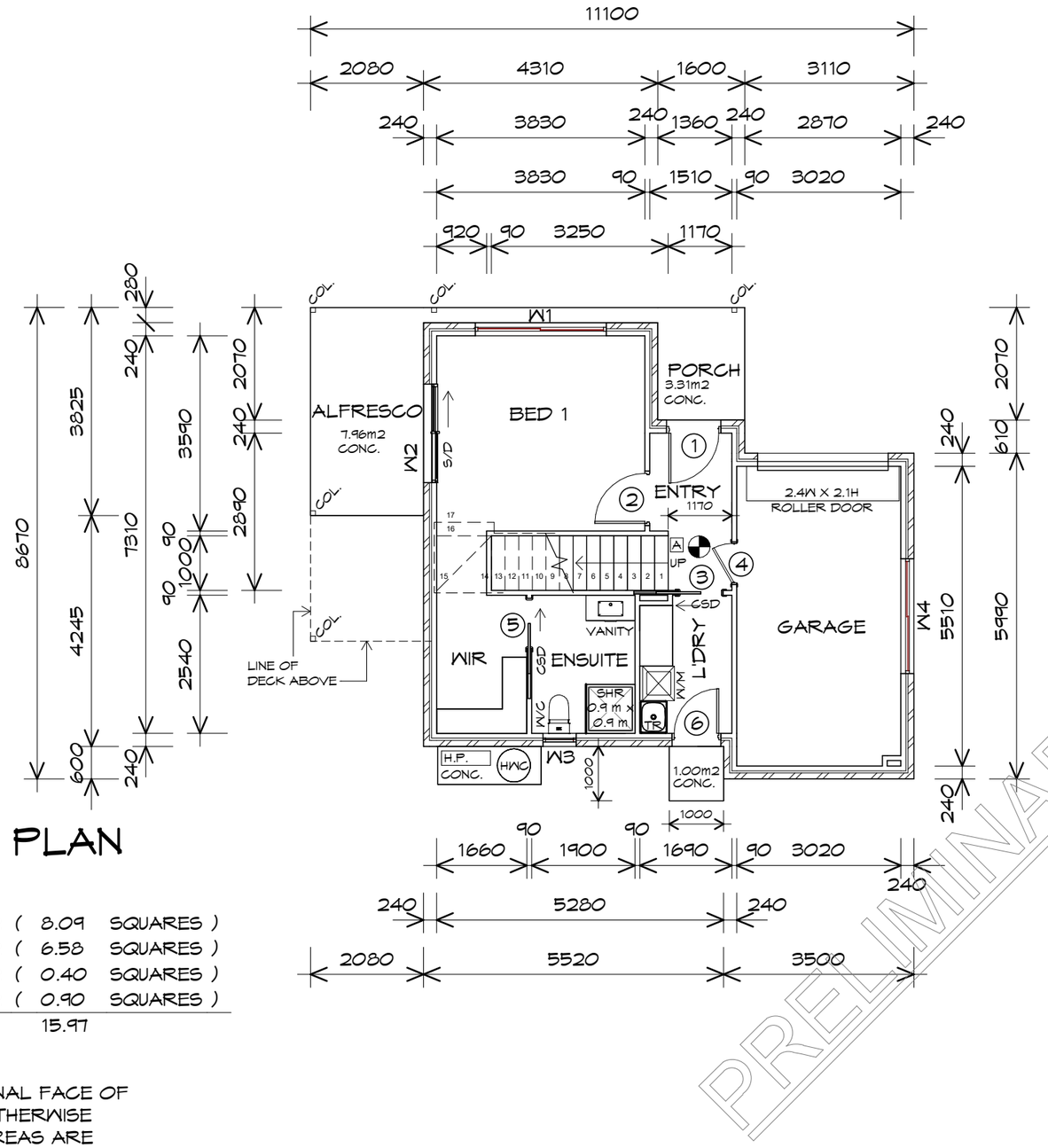
Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-10
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



GROUND FLOOR PLAN

1 : 100

FIRST FLOOR AREA	75.23	m2 (	8.09	SQUARES)
GROUND FLOOR AREA	61.19	m2 (	6.58	SQUARES)
PORCH AREA	3.72	m2 (	0.40	SQUARES)
ALFRESCO AREA	8.42	m2 (	0.90	SQUARES)
TOTAL AREA	148.56		15.97	

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

LEGEND

CSD	CAVITY SLIDING DOOR
S/D	SLIDING DOOR
FW	FLOOR WASTE
S/L	SIDELIGHT
COL	COLUMN
G.S.	GLASS SCREEN
R/H	RANGE HOOD
H.R.	HAND RAIL
H/WC	HOT WATER CYLINDER
BAL.	BALUSTRADE

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

SANITARY COMPARTMENTS
MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

STAIRS

No RISERS	RISER H'T	TREAD DEPTH
17	186	250

GOING NON SLIP TO COMPLY NCC 2022

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE H2 - LHA SILVER - UNITS 51, 53

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
GROUND FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

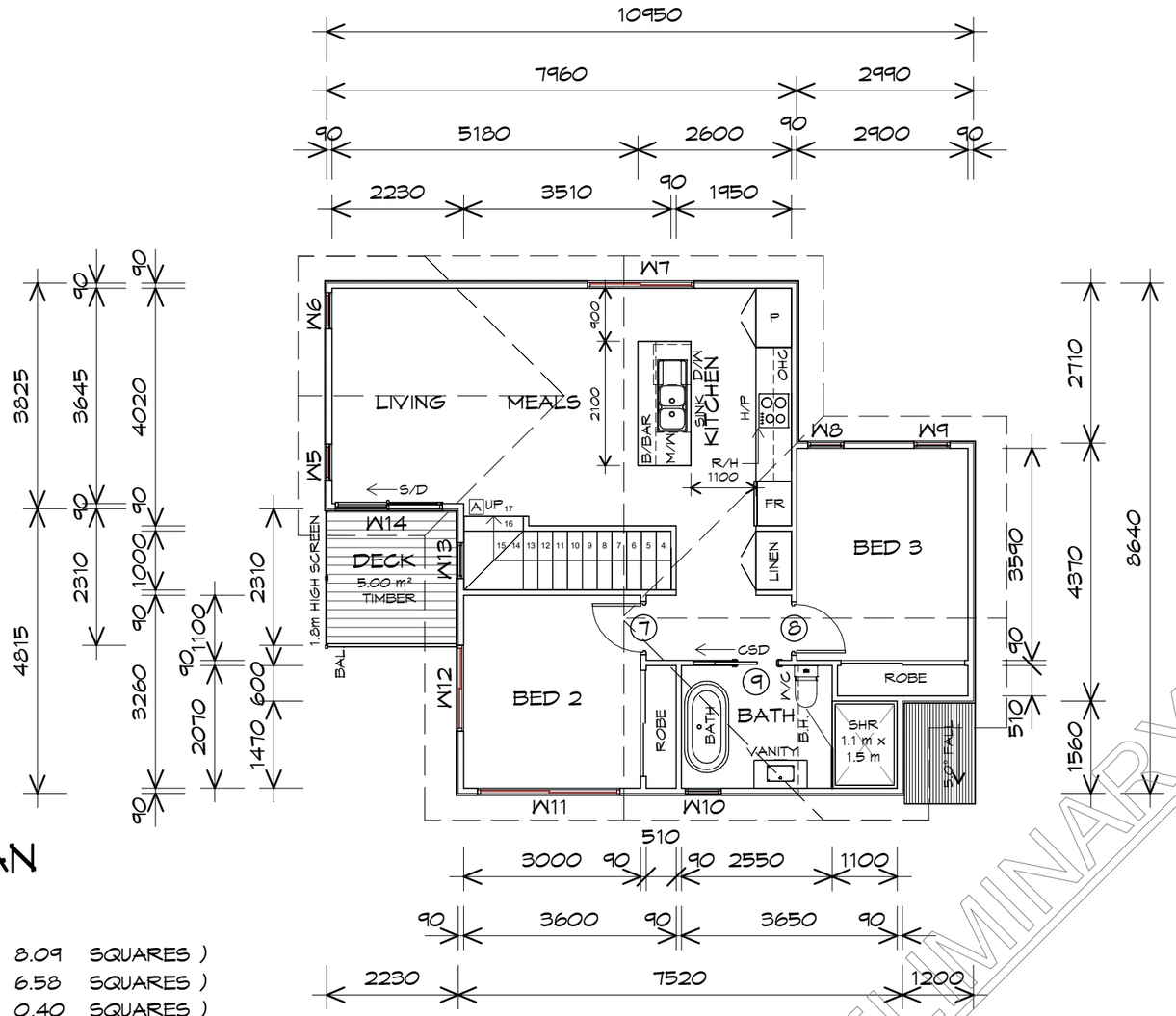
Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-01
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

FIRST FLOOR AREA	75.23	m2 (	8.09	SQUARES)
GROUND FLOOR AREA	61.19	m2 (	6.58	SQUARES)
PORCH AREA	3.72	m2 (	0.40	SQUARES)
ALFRESCO AREA	8.42	m2 (	0.90	SQUARES)
TOTAL AREA	148.56		15.97	

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

LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- H.R. HAND RAIL
- HWC HOT WATER CYLINDER
- BAL. BALUSTRADE

SMOKE ALARMS
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HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

STAIRS

NO RISERS	RISER H'T	TREAD DEPTH
17	186	250

GOING NON SLIP TO COMPLY NCC 2022

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE H2 - LHA SILVER - UNITS 51, 53

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
FIRST FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-02
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	820	CAVITY SLIDING DOOR	
4	720	INTERNAL TIMBER DOOR	
5	920	CAVITY SLIDING DOOR	
6	820	EXTERNAL SOLID DOOR	

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	720	CAVITY SLIDING DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	2410	SLIDING WINDOW	
W2	2100	1810	SLIDING DOOR	
W3	900	610	AWNING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	1800	610	AWNING WINDOW	
W6	1800	610	AWNING WINDOW	
W7	2060	1810	SLIDING WINDOW	
W8	1500	610	AWNING WINDOW	
W9	1500	610	AWNING WINDOW	
W10	2100	610	AWNING WINDOW	OPAQUE
W11	600	2410	SLIDING WINDOW	
W12	1460	1450	SLIDING WINDOW	
W13	1800	610	AWNING WINDOW	
W14	2100	1810	SLIDING DOOR	

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

PRELIMINARY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H2 - LHA SILVER - UNITS 51, 53

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
DOOR AND WINDOW SCHEDULES

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale:

Drafted by: Author
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-03
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

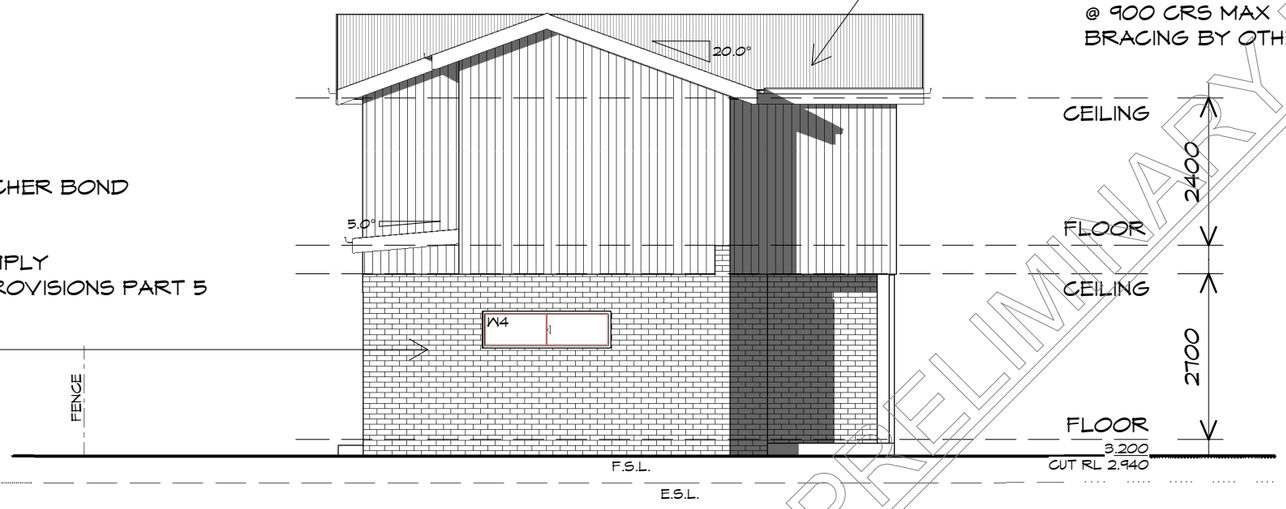
SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

U51 WESTERN ELEVATION

1 : 100

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

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



U51 NORTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY

CENTACARE evolve HOUSING

TYPE H2 - LHA SILVER - UNIT 51

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

Project/Drawing no: PD23116 -H1-04
Revision: 03

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

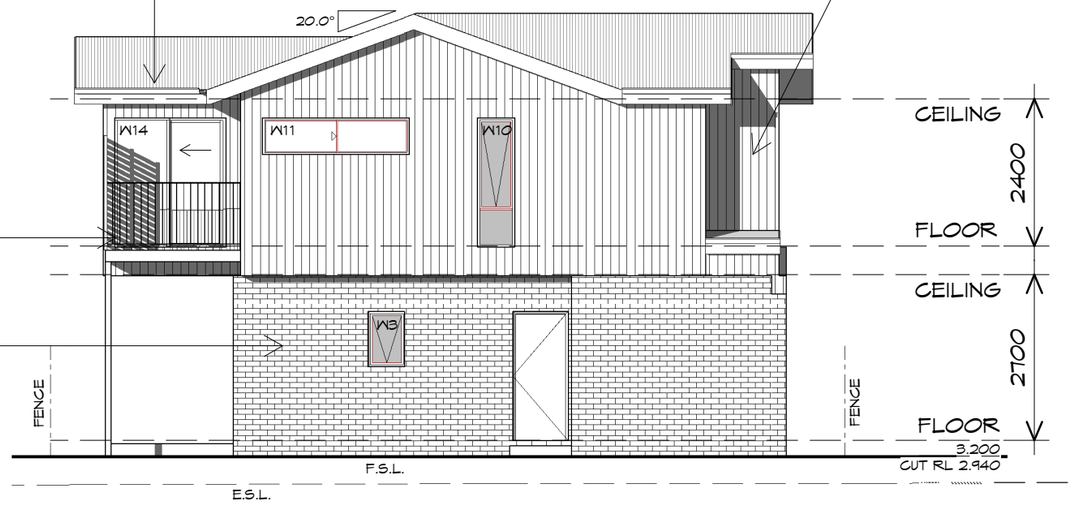
Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

TIMBER DECK

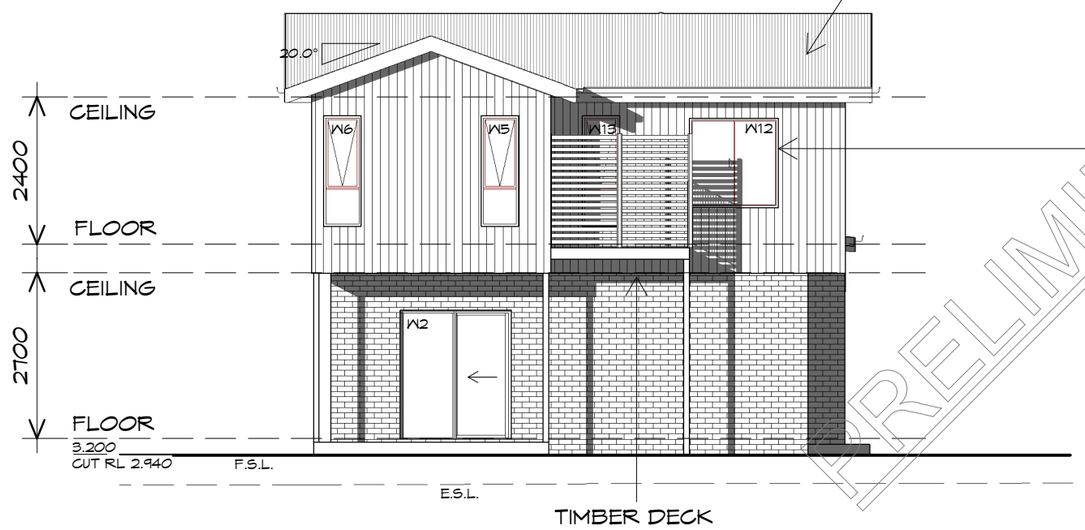
BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



U51 EASTERN ELEVATION

1 : 100

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



DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

U51 SOUTHERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT

CENTACARE evolve HOUSING

TYPE H2 - LHA SILVER - UNIT 51

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

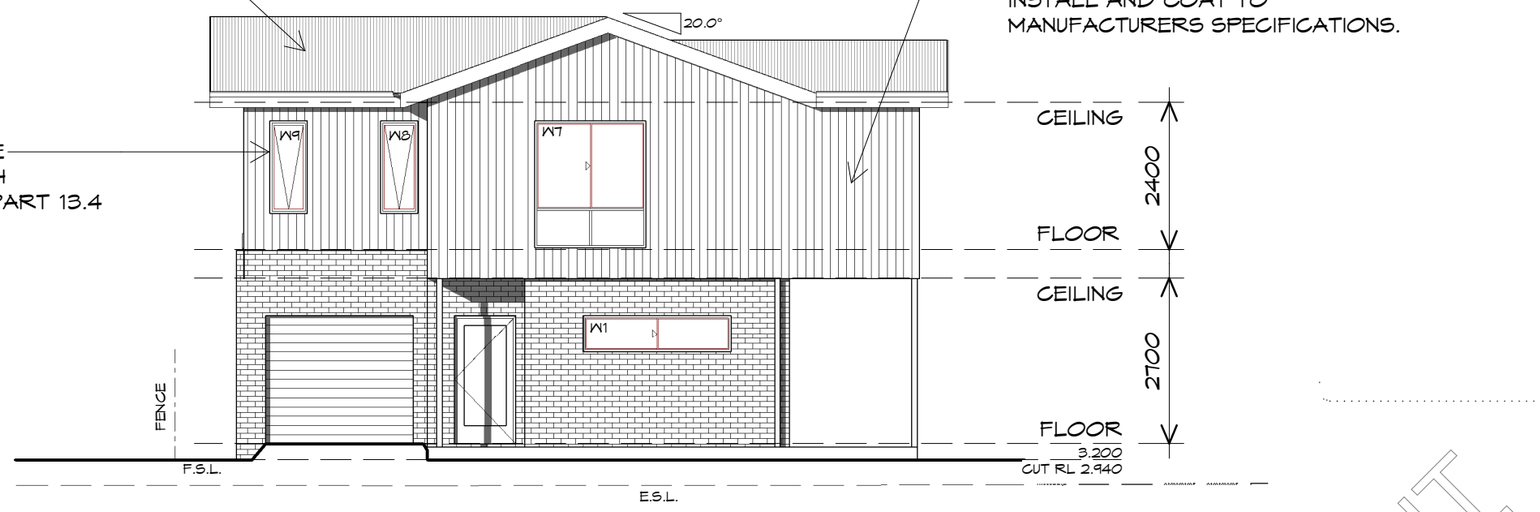
Project/Drawing no: PD23116 -H1-05
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

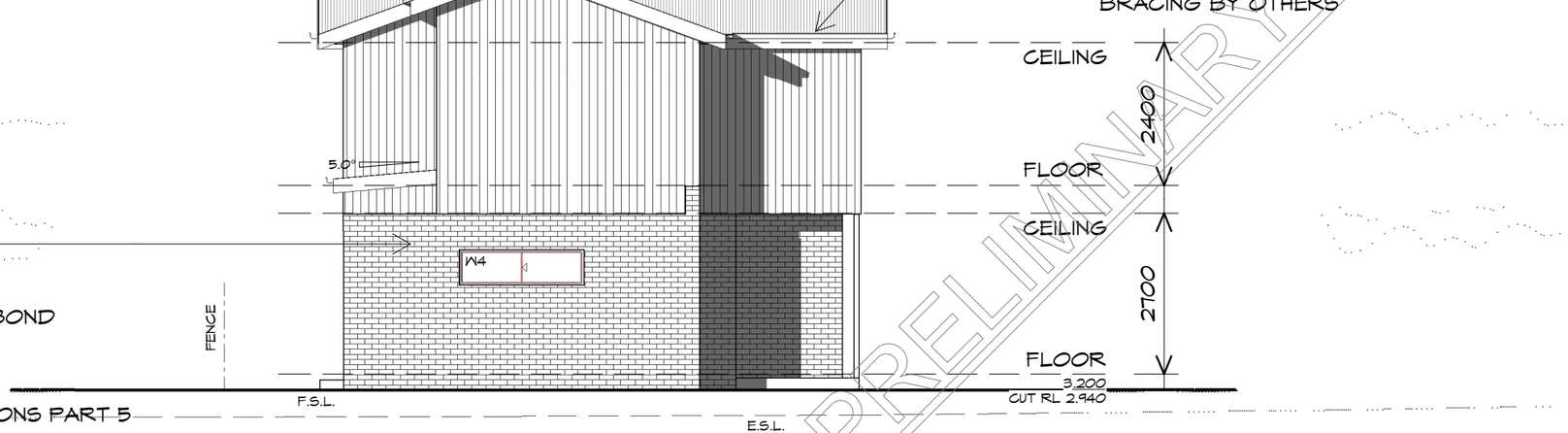


U53 NORTHERN ELEVATION

1 : 100

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

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



U53 EASTERN ELEVATION

1 : 100

CENTACARE evolve HOUSING

TYPE H2 - LHA SILVER - UNIT 53

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

Drafted by: Author
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-06
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

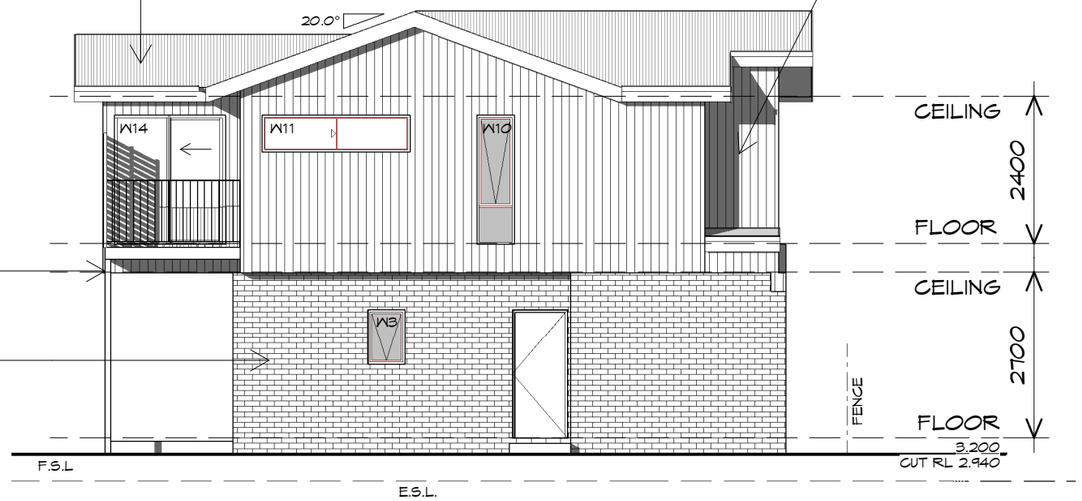
CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS
PRELIMINARY PRINT

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

SYCON AXON CLADDING (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

TIMBER DECK

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5



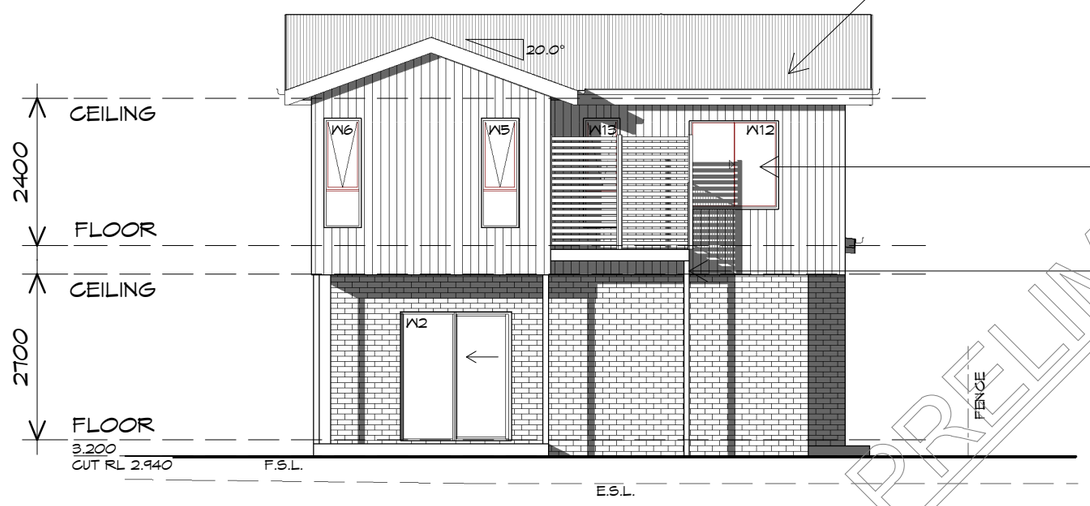
U53 SOUTHERN ELEVATION

1 : 100

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

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

TIMBER DECK



U53 WESTERN ELEVATION

1 : 100

CENTACARE evolve HOUSING

TYPE H2 - LHA SILVER - UNIT 53

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 24-06-2024
Scale: 1 : 100

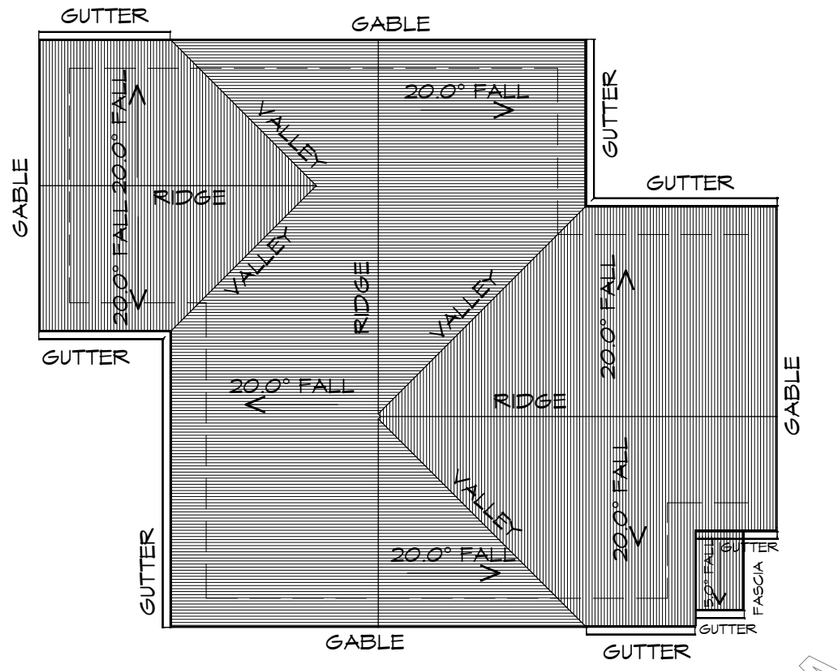
Drafted by: Author
Approved by: Approver

Project/Drawing no: PD23116 -H1-07
Revision: 03

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

PRELIMINARY
CONCEPT
NOTE: DO NOT SCALE OFF DRAWINGS



ROOF PLAN

1 : 100

PRELIMINARY PRINT

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE H2 - LHA SILVER - UNITS 51, 53

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

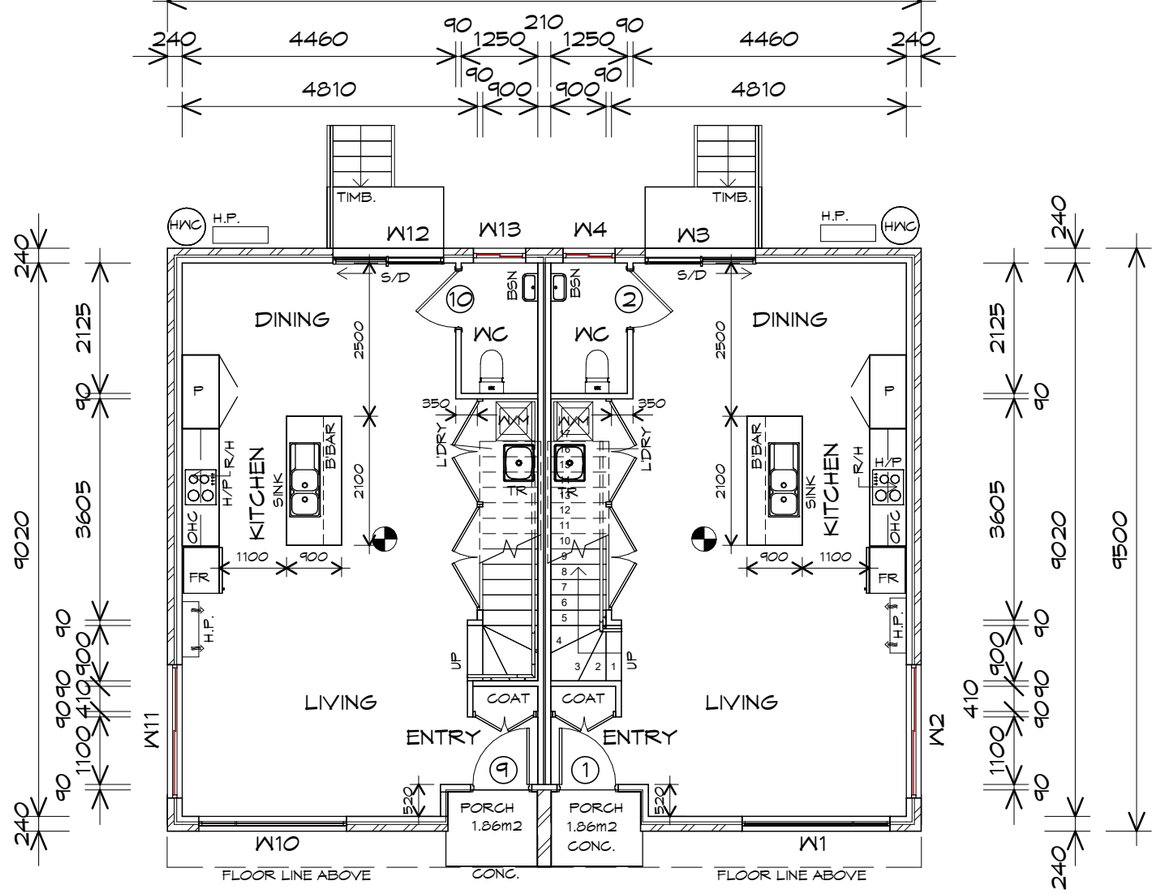
Date: 24-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -H1-08
Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

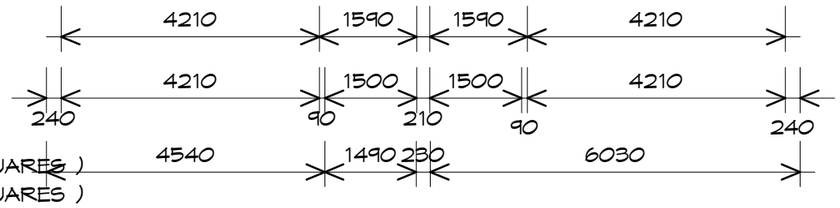
- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240v SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- HWC HOT WATER CYLINDER

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

GROUND FLOOR PLAN

1 : 100



FIRST FLOOR AREA	63.09	m2	(6.78	SQUARES)
GROUND FLOOR AREA	57.50	m2	(6.18	SQUARES)
GARAGE AREA	19.26	m2	(2.07	SQUARES)
TOTAL AREA	139.85		15.04	

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

NOTE:
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

SMOKE ALARMS
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STAIRS

No RISERS	RISER H'T	TREAD DEPTH
17	169	250
17	169	250
5	186	250
5	186	250

~~GOING NON SLIP TO COMPLY NCC 2022~~

CENTACARE evolve HOUSING

TYPE J - LHA SILVER - UNITS 1A-1B

Prime Design
10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
GROUND FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

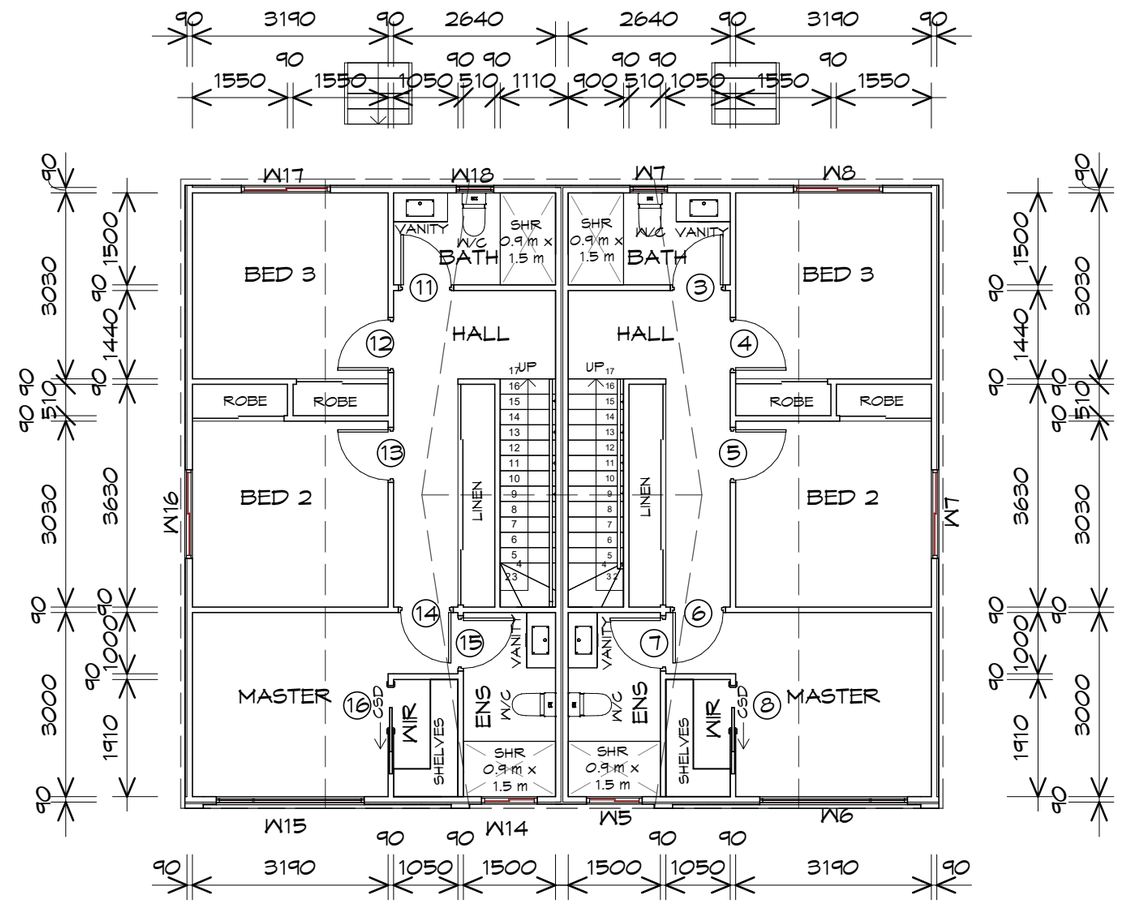
Date: 26-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -J-01
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



FIRST FLOOR PLAN

1 : 100

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- 240v SMOKE ALARM
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- S/D SLIDING DOOR
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- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD
- HWC HOT WATER CYLINDER

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

HANDRAIL
HANDRAIL REQUIRED TO AT LEAST ONE SIDE OF RAMP OR STAIRWAY IF HEIGHT MORE THAN 1m TO COMPLY ABCB HOUSING PROVISIONS PART 11.3

SMOKE ALARMS
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MAINTAIN A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND NEAREST PART OF THE DOORWAY. OTHERWISE ENSURE REMOVABLE HINGES ARE INSTALLED TO SWING DOORS TO COMPLY ABCB HOUSING PROVISIONS PART 10.4

STAIRS

No RISERS	RISER H'T	TREAD DEPTH
17	169	250
17	169	250
GOING NON SLIP TO COMPLY NCC 2022		
5	186	250
5	186	250

CENTACARE evolve HOUSING

TYPE J - LHA SILVER - UNITS 1A-1B

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
FIRST FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 26-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -J-02
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
9	920	GLAZED EXTERNAL DOOR	
10	920	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	2410	AWNING WINDOW	
W2	600	2170	SLIDING WINDOW	
W3	2100	1800	SLIDING DOOR	
W4	600	850	SLIDING WINDOW	OPAQUE
W10	1800	2410	AWNING WINDOW	
W11	600	2170	SLIDING WINDOW	
W12	2100	1800	SLIDING DOOR	
W13	600	850	SLIDING WINDOW	OPAQUE

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	720	CAVITY SLIDING DOOR	
11	820	INTERNAL TIMBER DOOR	
12	820	INTERNAL TIMBER DOOR	
13	820	INTERNAL TIMBER DOOR	
14	820	INTERNAL TIMBER DOOR	
15	820	INTERNAL TIMBER DOOR	
16	720	CAVITY SLIDING DOOR	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W5	600	910	SLIDING WINDOW	OPAQUE
W6	1200	2410	AWNING WINDOW	
W7	900	610	AWNING WINDOW	OPAQUE
W7	1200	1450	SLIDING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W14	600	910	SLIDING WINDOW	OPAQUE
W15	1200	2410	AWNING WINDOW	
W16	1200	1450	SLIDING WINDOW	
W17	1200	1450	SLIDING WINDOW	
W18	900	610	AWNING WINDOW	OPAQUE

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

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

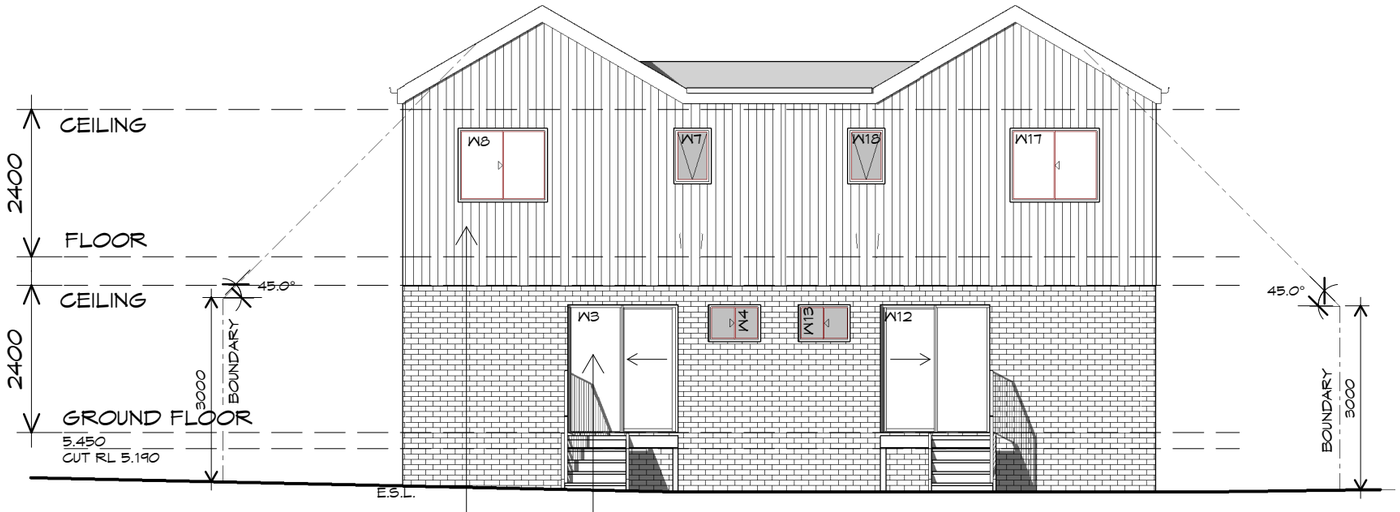
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
DOOR AND WINDOW SCHEDULES

Drafted by:	Approved by:
S.S.C	Approver
Date:	Scale:
26-06-2024	
Project/Drawing no:	Revision:
PD23116 -J-03	04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

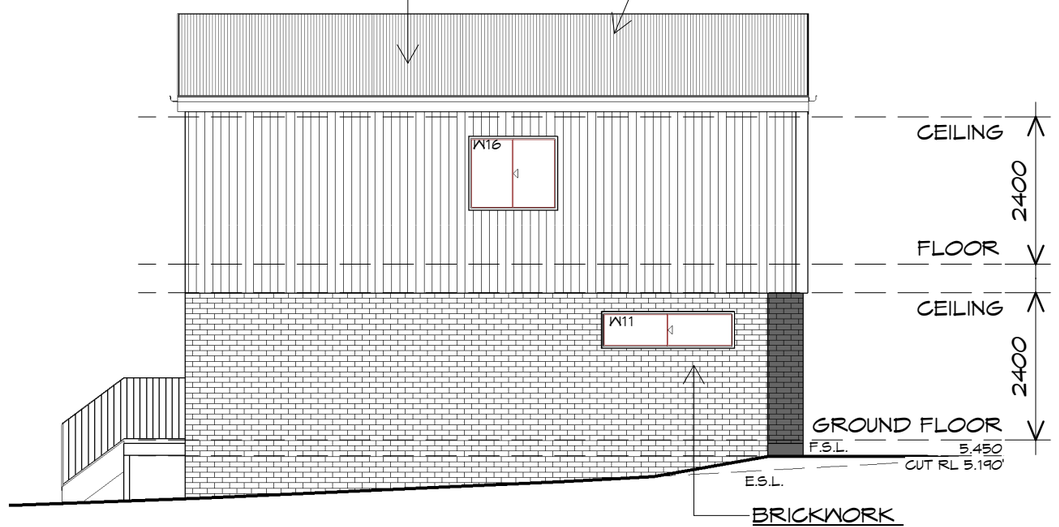


SYCON AXON CLADDING
(ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS
PART 13.4

NORTH EASTERN ELEVATION

1 : 100



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

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

NORTH WESTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 26-06-2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: Approver

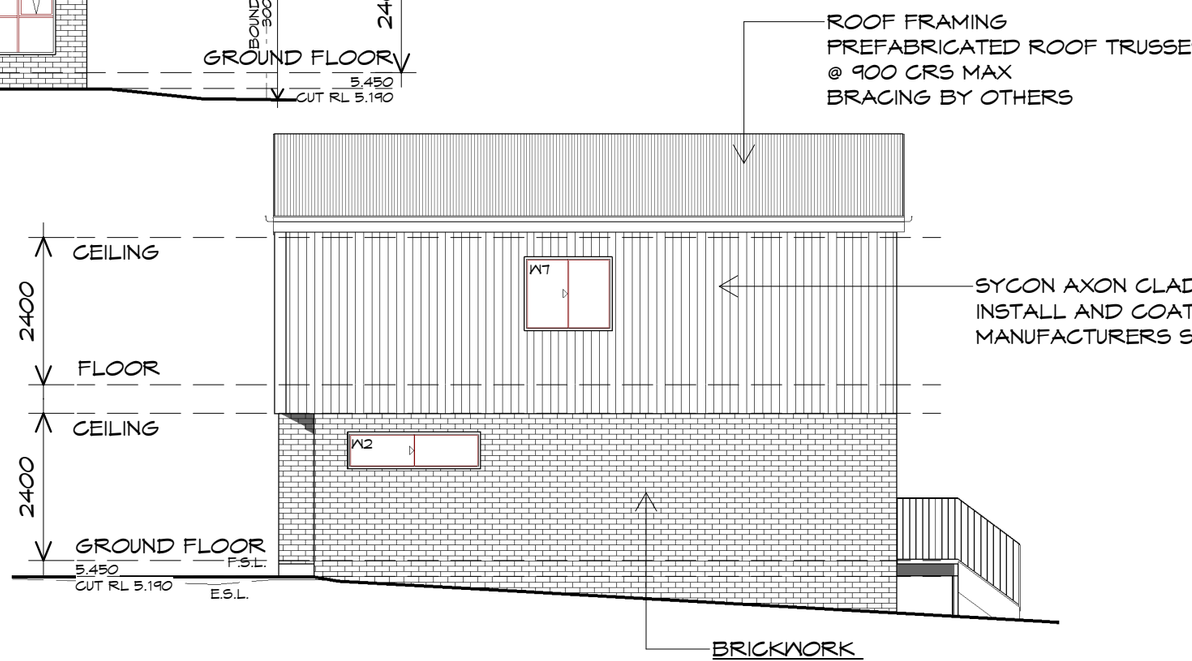
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -J-04
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

CONCEPT

NOTE: DO NOT SCALE OFF DRAWINGS

CENTACARE evolve HOUSING

TYPE J - LHA SILVER - UNITS 1A-1B

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ELEVATIONS

Client name:
CENTACARE EVOLVE HOUSING

Date: 26-06-2024

Scale: 1 : 100

Drafted by: T.W.

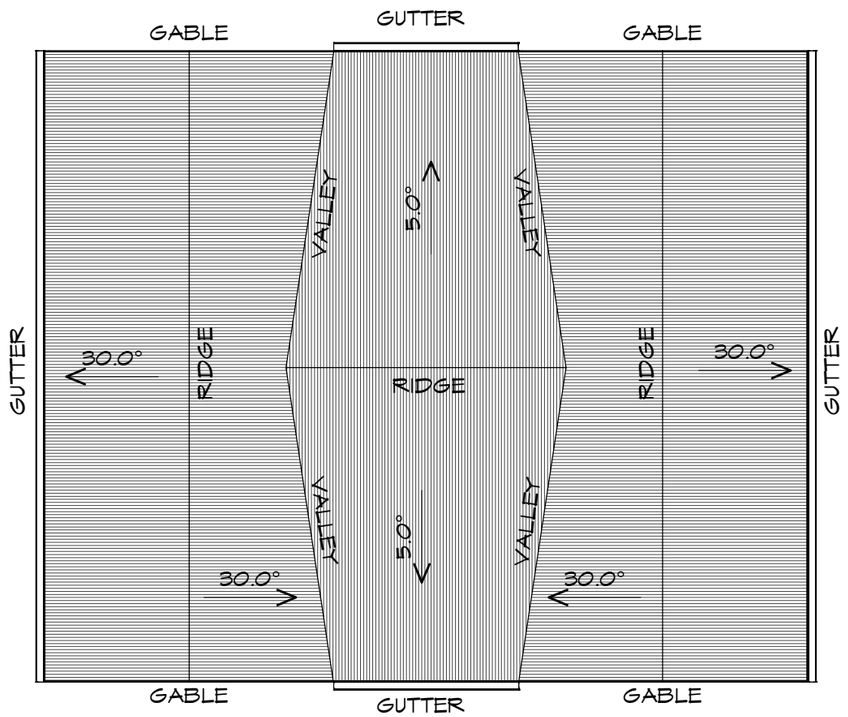
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -J-05

Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

CONCEPT

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CENTACARE evolve HOUSING

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Project:
1 HAYFIELD PLACE
BRIDGEWATER

Drawing:
ROOF PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 26-06-2024
Scale: 1 : 100

Drafted by: S.S.C
Approved by: Approver

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PD23116 -J-12
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A