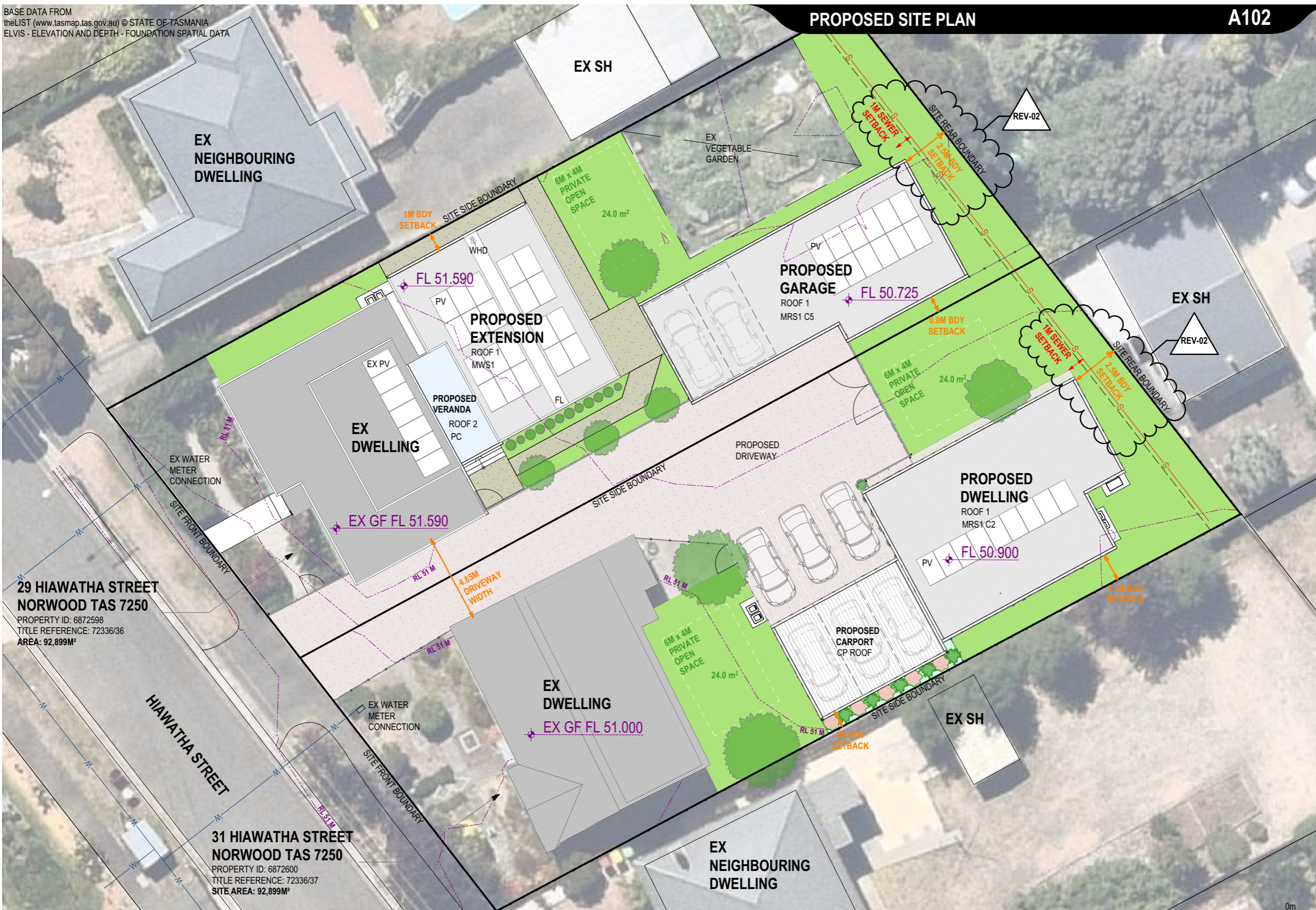


BASE DATA FROM
theLIST (www.tasmap.tas.gov.au) © STATE OF TASMANIA
ELVIS - ELEVATION AND DEPTH - FOUNDATION SPATIAL DATA

PROPOSED SITE PLAN

A102



**29 HIAWATHA STREET
NORWOOD TAS 7250**
PROPERTY ID: 6872598
TITLE REFERENCE: 72336/36
AREA: 92,899M²

**31 HIAWATHA STREET
NORWOOD TAS 7250**
PROPERTY ID: 6872600
TITLE REFERENCE: 72336/37
SITE AREA: 92,899M²

- BAL ASSESSMENT: N/A (AS3959-2018)
- SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.
- REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.
- BOL: BOLLARD
EX: EXISTING
FH: FIRE HYDRANT
FL: FLOOR LEVEL
M: METRES
MH: MAINTENANCE HATCH
RL: RELATIVE LEVEL
SH: SHED / OUTBUILDING
WHT: WATER HARVESTING TANK
- AG: AG-DRAIN
 - COM: COMMS LINE
 - G: GAS LINE
 - HV: HV POWER LINE
 - LV: LV POWER LINE
 - S: SEWER LINE
 - SW: STORMWATER
 - W: WATER LINE
- LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.
- UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.
- SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.
- VEHICLES TO ONLY BE PARKED IN DESIGNATED AREAS.
- CUT-OFF AND AG-DRAINS TO BE INSTALLED PRIOR TO EXCAVATION OF FOOTINGS.
- EXCAVATED MATERIAL TO BE PLACED UP-SLOPE OF DRAINS AND SEDIMENT FENCES INSTALLED DOWN-SLOPE OF MATERIAL.
- EXCAVATED MATERIAL TO BE USED WHERE SITE WORKS REQUIRE FILL, BEFORE EXCESS MATERIAL IS PROPERLY REMOVED FROM SITE.
- DOWNPIPES TO BE CONNECTED TO RELEVANT SYSTEM AS SOON AS ROOF IS INSTALLED.
- PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.
- IMPORTANT**
DO NOT SCALE.
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.

PROPOSED SITE PLAN
1:200



51 York Street, PO Box 1971, Launceston TAS 7250
P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z

NORTH

HIAWATHA STREET DEVELOPMENT
29-31 HIAWATHA STREET NORWOOD TAS 7250
JAM, MICHELA AND ELISE PINNER
SCALE: 1:200 (A3)

ISSUE	REV	DATE
SKETCH DESIGN	01	20/02/2025
DEVELOPMENT APPLICATION	02	29/04/2025

PROJECT: **P25002**

www.cbmgroup.com.au @cbmgroup
copyright 2025

G:\Projects\P25002 Pinner - Hiawatha Street\20 Working files\20.1 Design and drawings\P25002 Pinner - Hiawatha Street.pln 29/04/2025

BAL ASSESSMENT: N/A (AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.



AIR/C: AIR-CONDITIONING UNIT
 B: BENCH
 CUPB: CUPBOARD
 CK: COOK-TOP / COOKER
 CM: COFFEE MACHINE
 COL: COLUMN
 (REFER STRUCTURAL DWGS)
 CON: EXPOSED CONCRETE
 CPT: CARPET
 D: DOOR
 DP: DOWNPIPE
 (REFER PLUMBING PLAN)
 DY: DRYER
 DW: DISHWASHER
 EX: EXISTING
 F/FR: FRIDGE / FREEZER
 FC: FIBRE CEMENT SHEET
 FFL: FINISHED FLOOR LEVEL
 FW: FLOOR WASTE
 HR: HANDRAIL / GRAB-RAIL
 HWC: HOT WATER CYLINDER
 PLY: PLYWOOD SHEET
 PTY: PANTRY
 RL: RELATIVE LEVEL
 SHF: SHELF / SHELVING
 SHR: SHOWER
 SK: SINK
 TBR: TIMBER
 TLE: TILE
 VB: VANITY BASIN
 WDH: WOOD-HEATER / FIRE
 W: WINDOW
 WC: TOILET
 WM: WASHING MACHINE
 WO: WALL-OVEN

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

A MINIMUM OF 1000 MM CLEARANCE IS TO BE PROVIDED THROUGHOUT THE BUILDING TO COMPLY WITH AS1428.1: 2021

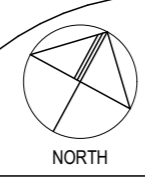
IMPORTANT
 DO NOT SCALE.
 ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

WALL TYPES:
 EXISTING 
 PROPOSED 



GROUND FLOOR PLAN: GARAGE
1:100

0m 1m 5m
SCALE: 1:100



ISSUE	REV	DATE
SKETCH DESIGN	01	20/02/2025

BAL ASSESSMENT: N/A
(AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

- BG: BOX GUTTER
- COL: COLUMN
(REFER STRUCTURAL DWGS)
- DP: DOWNPIPE
(REFER PLUMBING PLAN)
- EX: EXISTING
- FL: FLASHING
- MRS: METAL ROOF SHEETING
- PC: POLYCARBONATE SHEET
- PV: PHOTOVOLTAIC PANELS
- RWH: RAIN WATER HEAD
- RV: ROOF VENT
- SS: STAINLESS STEEL

DOWNPIPES TO BE UPVC (SHROUDED IN FINISH MATERIAL AS REQUIRED).

BOX-GUTTERS TO BE STAINLESS STEEL.

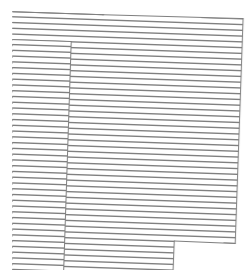
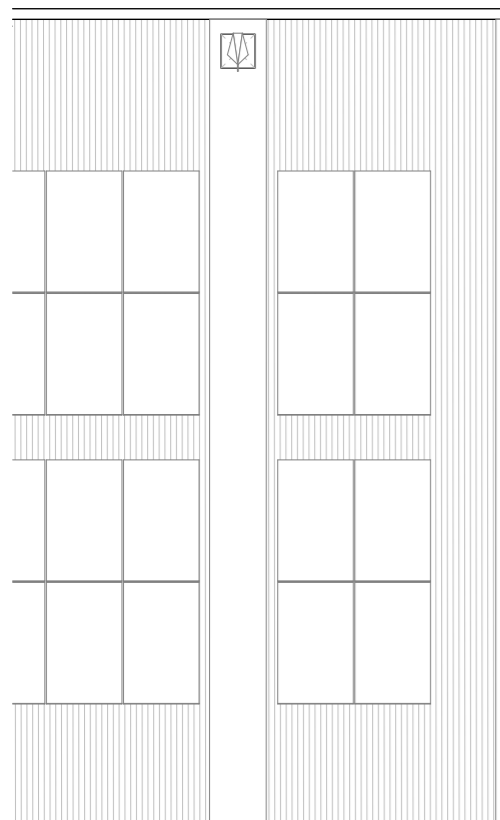
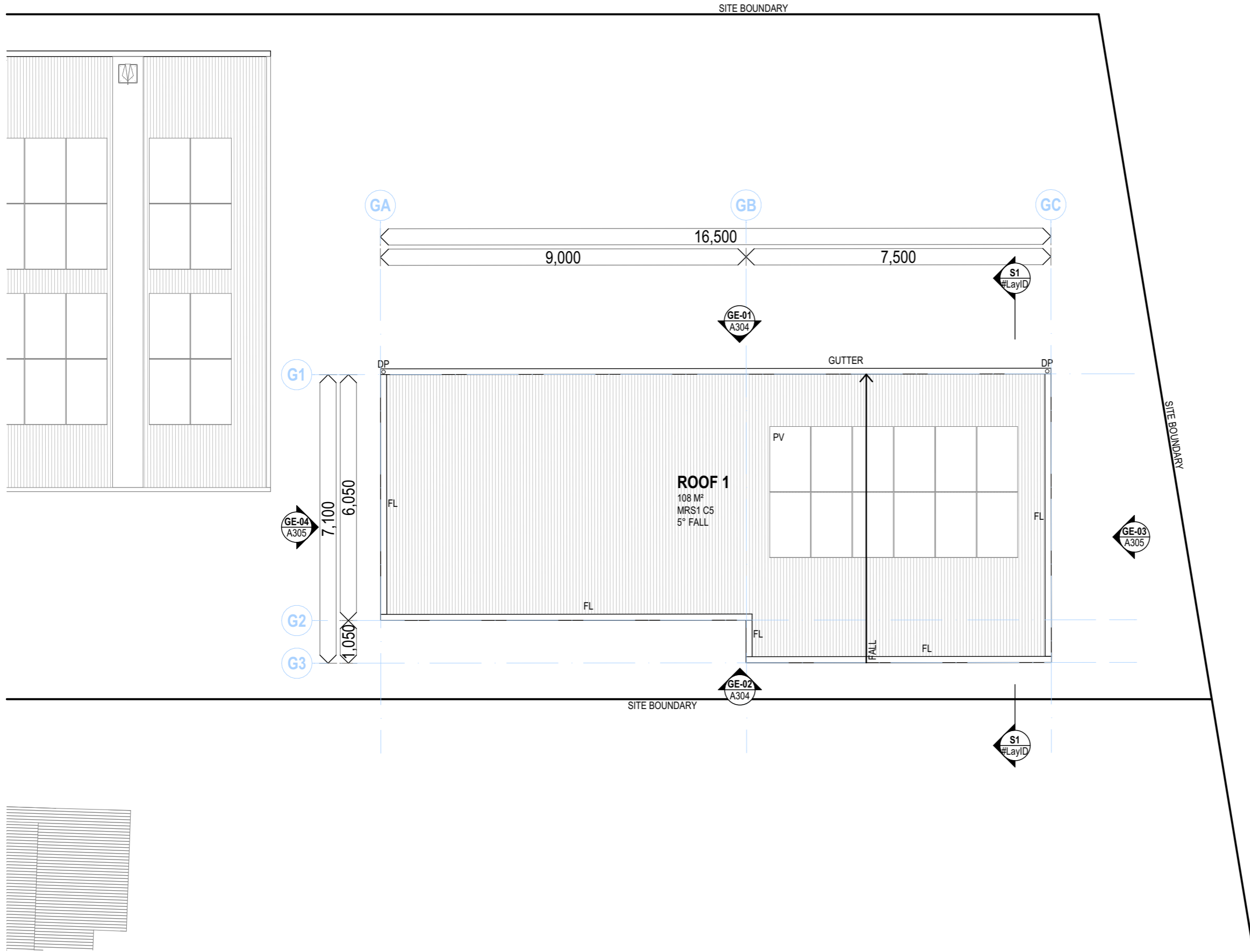
FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE).

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT.

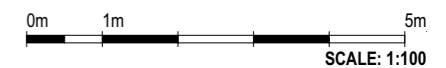
PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

SUNLIGHT PENETRATES LIGHT-COLOURED PLASTIC DOWNPIPES PROMOTING THE GROWTH OF ALGAE IN THE WARMED WATER. LIGHT-COLOURED ABOVE-GROUND CHARGED DOWNPIPES SHOULD BE COATED IN A DARK PAINT BEFORE APPLYING A TOPCOAT FOR COSMETIC PURPOSES.

IMPORTANT
DO NOT SCALE
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES



ROOF PLAN: GARAGE
1:100

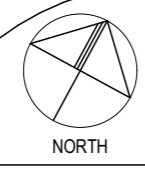


HIAWATHA STREET DEVELOPMENT
29-31 HIAWATHA STREET NORWOOD TAS 7250
JAM, MICHELA AND ELISE PINNER

SCALE: 1:100 (A3)

ISSUE	REV	DATE
SKETCH DESIGN	01	20/02/2025

CBM SUSTAINABILITY
51 York Street, PO Box 1971, Launceston TAS 7250
P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



PROJECT: P25002



www.cbmgroup.com.au @cbmgroup
copyright 2025

G:\Projects\P25002 Pinner - Hiawatha Street\20 Working files\20.1 Design and drawings\P25002 Pinner - Hiawatha Street.pln 29/04/2025

MATERIALS AND FINISHES SCHEDULE


- D/W:** ALL DOOR AND WINDOW FRAMES IN C1: COLORBOND MONUMENT
- DP:** COLOUR TO MATCH WALL.
- FC1:** 8.5MM THICK FIBRE CEMENT SHEET: HARDIE™ FINE TEXTURE CLADDING. PAINT FINISH IN DULUX WEATHERSHELD MATT
- MRS:** 0.48 BMT TRIMDEK SHEET METAL IN C3: COLORBOND SURFMIST
- NOTE:** ALL FLASHINGS AND FASCIA COLOURS TO MATCH ROOF

COLOURS MATERIALS

C1



COLOUR 1: COLORBOND® MONUMENT™



MRS1 / MWS1
COLORBOND® CUSTOM ORB™

C2



COLOUR 2: COLORBOND® SURFMIST™



MRS2
COLORBOND® TRIMDEK™

C3




COLOUR 3: COLORBOND® SHALE GREY™



FC1
HARDIE™ FINE TEXTURE CLADDING

C4



DULUX® PEPPERMINT FRESH S26G5
RGB: 100 190 155

C5



COLOUR 5: COLORBOND® PALE EUCALYPT™

BAL ASSESSMENT: N/A (AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

- AIR/C: AIR-CONDITIONING UNIT
- B: BENCH
- CL: CEILING LEVEL
- COL: COLUMN
- (REFER STRUCTURAL DWGS)
- DP: DOWNPIPE
- EX: EXISTING
- FC: FIBRE CEMENT SHEET
- FL: FLOOR LEVEL
- H: HEIGHT
- HR: HANDRAIL / GRAB-RAIL
- HWC: HOT WATER CYLINDER
- MRS: METAL ROOF SHEETING
- MWS: METAL WALL SHEETING
- NGL: NATURAL GROUND LINE
- PV: PHOTOVOLTAIC PANELS
- RL: RELATIVE LEVEL
- W: WINDOW OR WIDTH
- WDH: WOOD-HEATER / FIRE

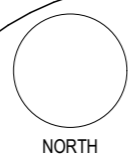
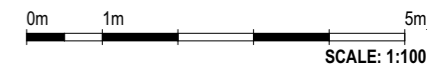
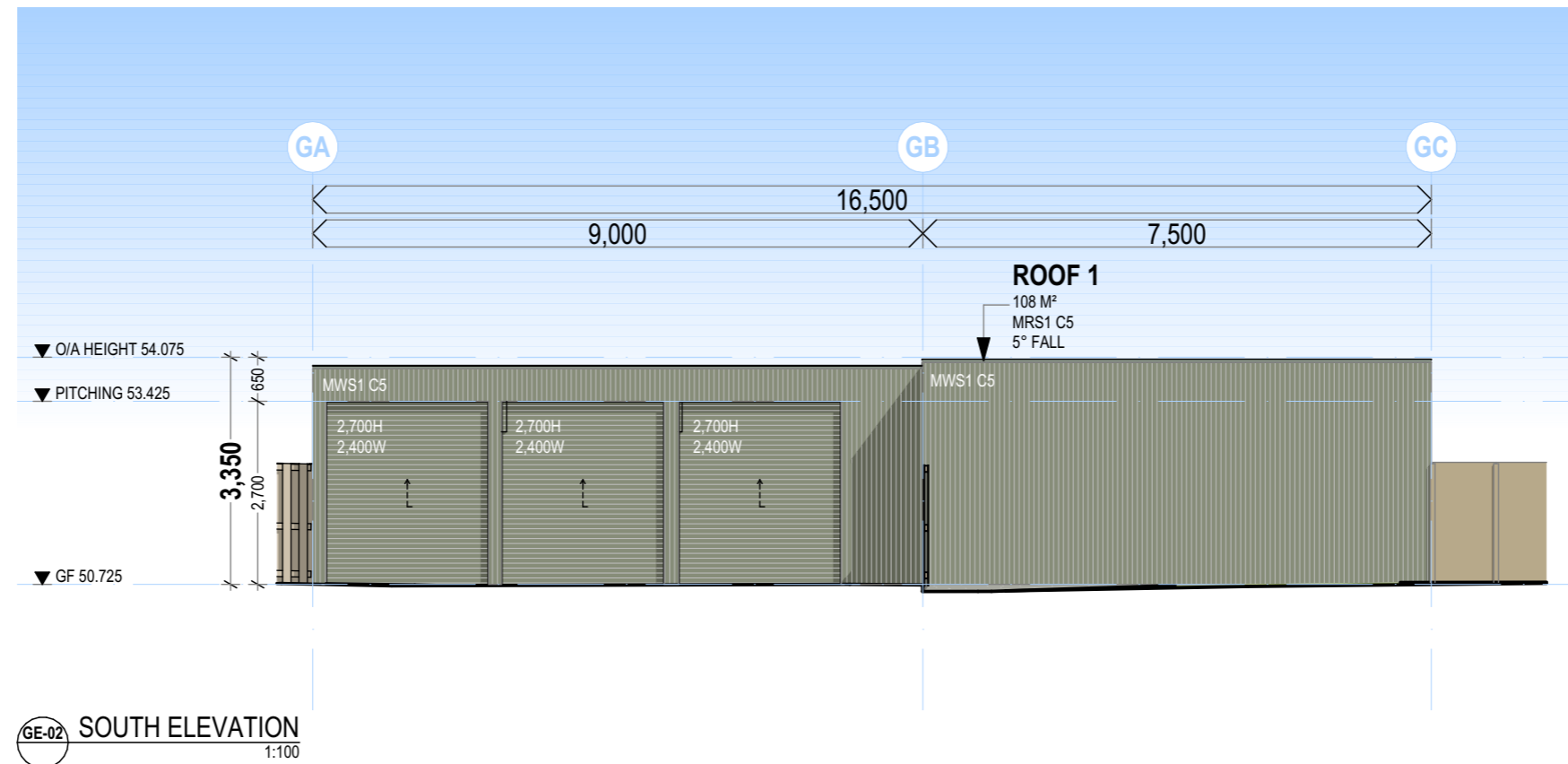
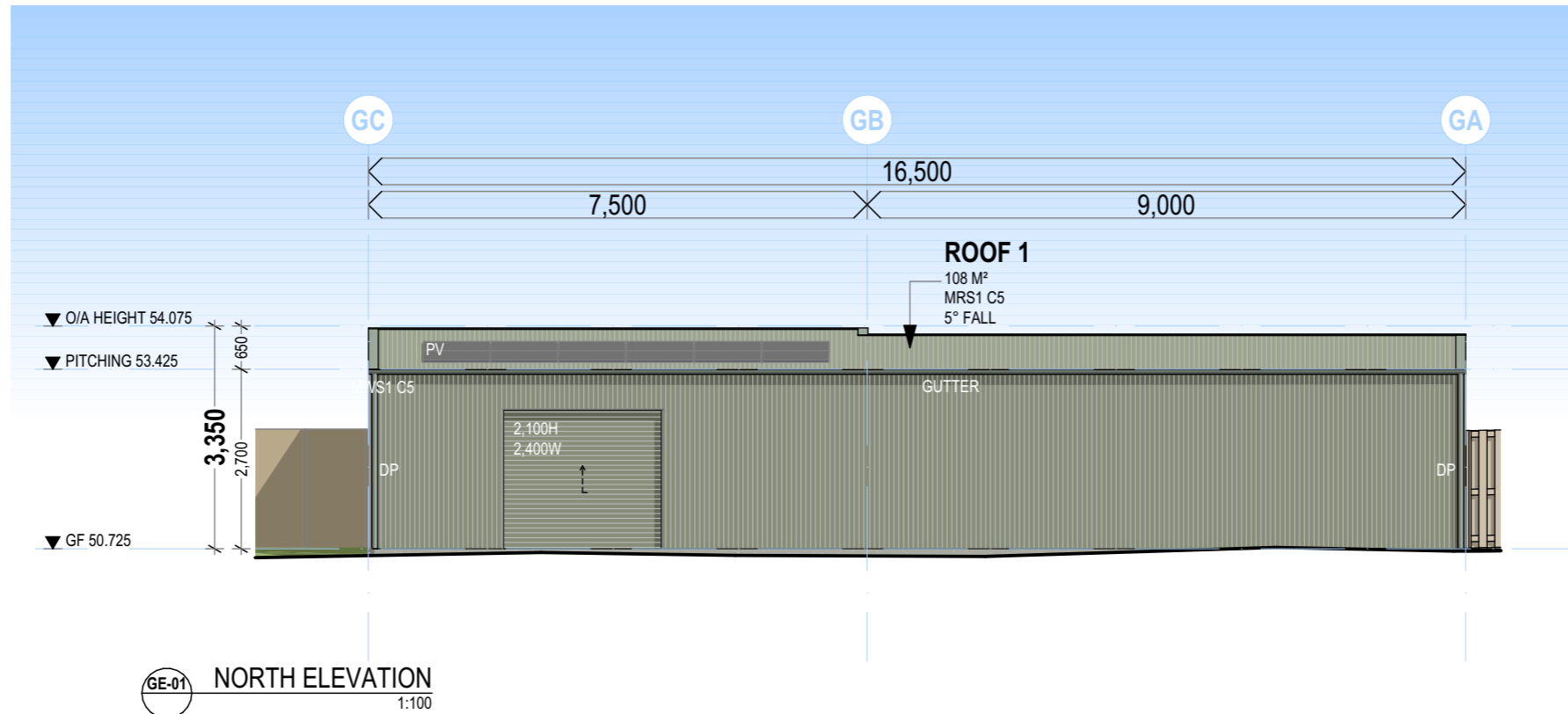
ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE).

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

IMPORTANT
DO NOT SCALE.
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.



ISSUE	REV	DATE
SKETCH DESIGN	01	20/02/2025



MATERIALS AND FINISHES SCHEDULE


- D/W:** ALL DOOR AND WINDOW FRAMES IN C1: COLORBOND MONUMENT
- DP:** COLOUR TO MATCH WALL.
- FC1:** 8.5MM THICK FIBRE CEMENT SHEET: HARDIE™ FINE TEXTURE CLADDING. PAINT FINISH IN DULUX WEATHERSHELD MATT
- MRS:** 0.48 BMT TRIMDEK SHEET METAL IN C3: COLORBOND SURFMIST
- NOTE:** ALL FLASHINGS AND FASCIA COLOURS TO MATCH ROOF

COLOURS MATERIALS

C1



COLOUR 1: COLORBOND® MONUMENT™



MRS1 / MWS1
COLORBOND® CUSTOM ORB™

C2



COLOUR 2: COLORBOND® SURFMIST™



MRS2
COLORBOND® TRIMDEK™

C3



COLOUR 3: COLORBOND® SHALE GREY™



FC1
HARDIE™ FINE TEXTURE CLADDING

C4



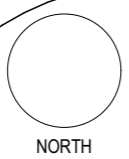
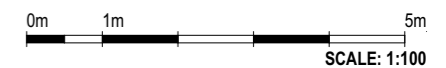
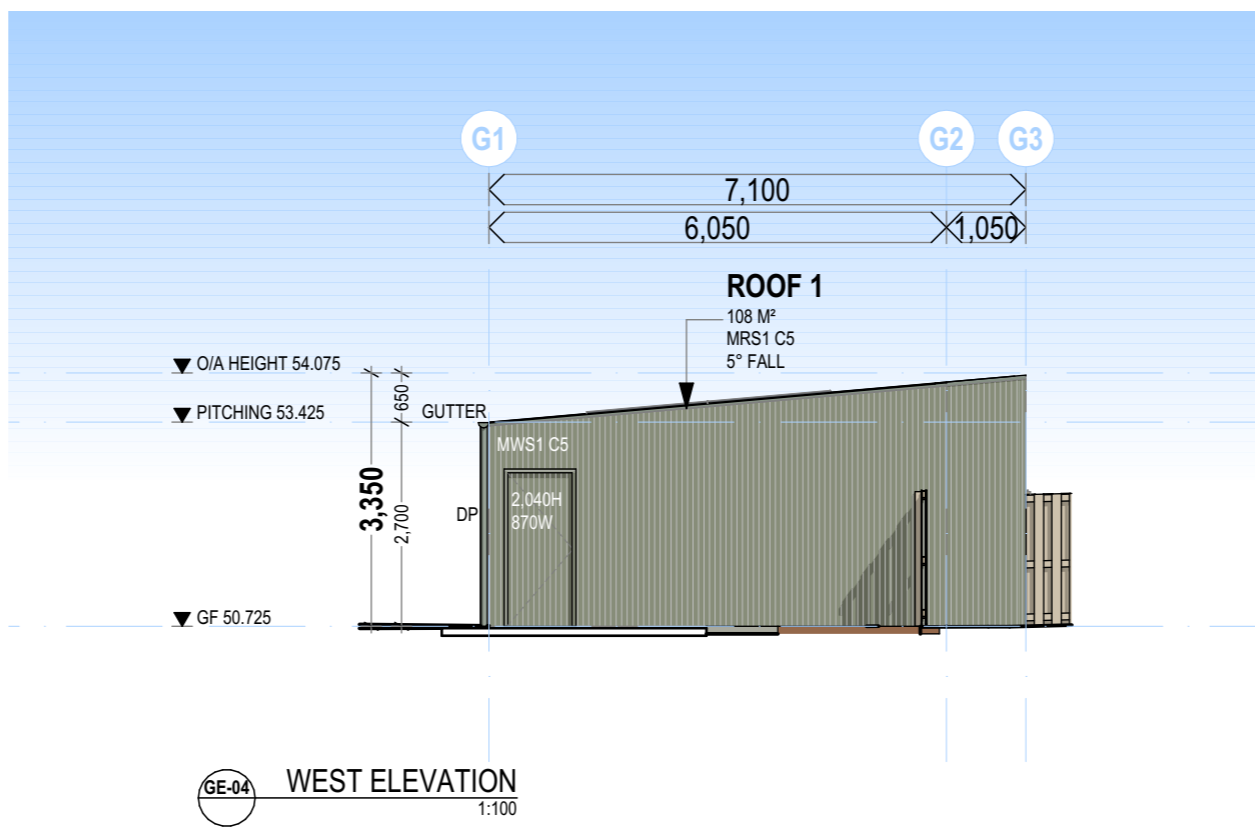
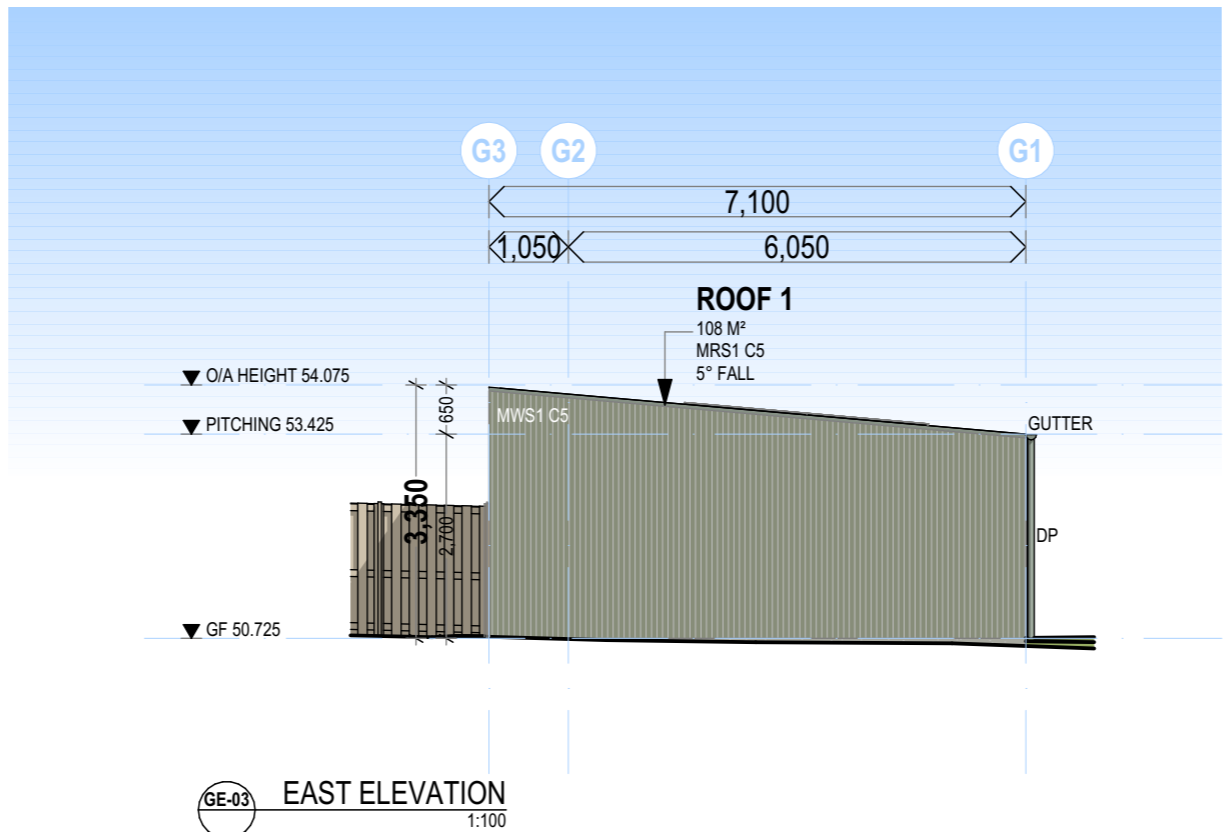
DULUX® PEPPERMINT FRESH S26G5
RGB: 100 190 155

C5



COLOUR 5: COLORBOND® PALE EUCALYPT™

- BAL ASSESSMENT: N/A (AS3959-2018)
- SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.
- REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.
- AIR/C: AIR-CONDITIONING UNIT
 - B: BENCH
 - CL: CEILING LEVEL
 - COL: COLUMN
(REFER STRUCTURAL DWGS)
 - DP: DOWNPIPE
 - EX: EXISTING
 - FC: FIBRE CEMENT SHEET
 - FL: FLOOR LEVEL
 - H: HEIGHT
 - HR: HANDRAIL / GRAB-RAIL
 - HWC: HOT WATER CYLINDER
 - MRS: METAL ROOF SHEETING
 - MWS: METAL WALL SHEETING
 - NGL: NATURAL GROUND LINE
 - PV: PHOTOVOLTAIC PANELS
 - RL: RELATIVE LEVEL
 - W: WINDOW OR WIDTH
 - WDH: WOOD-HEATER / FIRE
- ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.
- FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE).
- MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT.
- PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.
- IMPORTANT**
DO NOT SCALE.
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.



ISSUE	REV	DATE
SKETCH DESIGN	01	20/02/2025

G:\Projects\P25002 Pinner - Hiawatha Street\20 Working files\20.1 Design and drawings\P25002 Pinner - Hiawatha Street.pln 29/04/2025

HIAWATHA STREET DEVELOPMENT

29-31 HIAWATHA STREET NORWOOD TAS 7250

JAM, MICHELA AND ELISE PINNER

PROJECT: **P25002**

TRANSMITTAL FULL

29/04/2025

SKETCH DESIGN

DWG NO.	DRAWING	REV	ISSUED
A001	COVER PAGE: DEVELOPMENT APPLICATION	02	<input checked="" type="checkbox"/>
A101	LOCATION PLAN	01	<input checked="" type="checkbox"/>
A102	PROPOSED SITE PLAN	02	<input checked="" type="checkbox"/>
A103	PROPOSED TITLES PLAN	01	<input checked="" type="checkbox"/>
A201	GROUND FLOOR PLAN: DWELLING	01	<input checked="" type="checkbox"/>
A202	LEVEL 1 FLOOR PLAN: DWELLING	01	<input checked="" type="checkbox"/>
A203	ROOF PLAN: DWELLING	01	<input checked="" type="checkbox"/>
A204	GROUND FLOOR PLAN: GARAGE	01	<input checked="" type="checkbox"/>
A205	ROOF PLAN: GARAGE	01	<input checked="" type="checkbox"/>
A206	GROUND FLOOR PLAN: 2-BED DWELLING	01	<input checked="" type="checkbox"/>
A207	ROOF PLAN: 2-BED DWELLING	01	<input checked="" type="checkbox"/>
A301	ELEVATIONS: DWELLING EXTENSION	01	<input checked="" type="checkbox"/>
A302	ELEVATIONS: DWELLING EXTENSION	01	<input checked="" type="checkbox"/>
A303	ELEVATION: DWELLING EXTENSION	01	<input checked="" type="checkbox"/>
A304	ELEVATIONS: GARAGE	01	<input checked="" type="checkbox"/>
A305	ELEVATIONS: GARAGE	01	<input checked="" type="checkbox"/>
A308	SECTION 1	01	<input checked="" type="checkbox"/>
A313	ELEVATIONS: 2-BED DWELLING	01	<input checked="" type="checkbox"/>
A314	ELEVATIONS: 2-BED DWELLING	01	<input checked="" type="checkbox"/>

RECIPIENT	ISSUE DATE WITH DOCUMENT FORMAT																						
	21/01/2025	14/02/2025	20/02/2025	03/04/2025	29/04/2025																		
CLIENT: JAM, MICHELA AND ELISE PINNER	E	E	E	E	E																		
BUILDING CONTRACTOR: TBA	-	-	-	-	-																		
BUILDING CERTIFIER: TBA	-	-	-	-	-																		
STATUTORY AUTHORITY: CITY OF LAUNCESTON	-	-	-	E	E																		
WATER AUTHORITY: TASWATER	-	-	-	-	-																		
ACOUSTIC: N/A	-	-	-	-	-																		
CIVIL: EXCEED ENGINEERING	-	-	-	-	-																		
ELECTRICAL: CBM SUSTAINABILITY	-	-	-	-	-																		
ENVIRONMENTAL: N/A	-	-	-	-	-																		
FIRE: N/A	-	-	-	-	-																		
GEOTECHNICAL: TBA	-	-	-	-	-																		
HERITAGE: N/A	-	-	-	-	-																		
HYDRAULIC: CBM SUSTAINABILITY	-	-	-	-	-																		
LAND SURVEYING: NOVA LAND CONSULTING	-	-	-	-	-																		
LANDSCAPING: CBM SUSTAINABILITY	-	-	-	-	-																		
MECHANICAL: CBM SUSTAINABILITY	-	-	-	-	-																		
QUANTITY SURVEYING: N/A	-	-	-	-	-																		
STRUCTURAL: EXCEED ENGINEERING	-	-	-	-	-																		
PLANNING CONSULTANT NOVA LAND CONSULTING	-	-	E	E	E																		
-	-	-	-	-	-																		
-	-	-	-	-	-																		

FORMATS: D BIMX / DWG / DXF E ELECTRONIC (PDF) H PAPER HARDCOPY

ADDITIONAL ASSOCIATED DOCUMENTS	FORMAT	ISSUED
CERTIFICATE OF TITLE	E	✓
SOIL TEST / SITE ASSESSMENT	-	-
ON-SITE WASTEWATER DESIGN	-	-
FORM 35 (BUILDING & PLUMBING DESIGN) CERTIFICATION	-	-
FORM 35 (STRUCTURAL DESIGN) CERTIFICATION	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-