

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-012
PROPOSED DEVELOPMENT:	Multiple dwellings (one existing, two proposed)
LOCATION:	65 Edinburgh Crescent Goodwood
APPLICANT:	JJD Dwyer Design
ADVERTISING START DATE:	12/02/2025
ADVERTISING EXPIRY DATE:	25/02/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **25/02/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **25/02/2025**, or for postal and hand delivered representations, by 5.00 pm on **25/02/2025**.

DEVELOPMENT APPLICATION: PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD

DIRECTOR'S LIST:

FOR: CAITLYN & SAMUEL BURNETT
SITE: 65 EDINBURGH CRESCENT, GOODWOOD 7010
LAND TITLE: 59735/6
PLANNING PERMIT: TBD
ZONING: GENERAL RESIDENTIAL
SITE AREA: 998.63m²
PROPOSED FOOTPRINT: 392.56m² (+280.70m²)
SITE COVERAGE: 39.31%
BAL: BAL LOW
SOIL CLASSIFICATION: CLASS 'M'

DRAWING SCHEDULE:

DA.01	COVER PAGE	03.02.25
DA.02	SITE PLAN - EXISTING	03.02.25
DA.03	SITE PLAN - PROPOSED	03.02.25
DA.04	DRIVEWAY PLAN - UNIT 1	03.02.25
DA.05	DRIVEWAY PLAN - UNIT 2/3	03.02.25
DA.06	PROPOSED ACCESS LINE OF SIGHT	03.02.25
DA.07	CARPARK 1.1	03.02.25
DA.08	CARPARK 1.2	03.02.25
DA.09	CARPARK 2.1	03.02.25
DA.10	CARPARK 1.2	03.02.25
DA.11	CARPARK 3.1	03.02.25
DA.12	CARPARK 3.2	03.02.25
DA.13	VISITOR CARPARK	03.02.25
DA.14	EXISTING FLOORPLAN - UNIT 1	03.02.25
DA.15	PROPOSED FLOORPLAN - UNIT 1	03.02.25
DA.16	GROUND FLOOR 1:100 - UNIT 2/3	03.02.25
DA.17	FIRST FLOOR 1:100 - UNIT 2/3	03.02.25
DA.18	GROUND FLOOR 1:50 - UNIT 2	03.02.25
DA.19	FIRST FLOOR 1:50 - UNIT 2	03.02.25
DA.20	SITE ELEVATIONS	03.02.25
DA.21	UNIT 1 - ELEVATIONS 1 OF 2	03.02.25
DA.22	UNIT 1 - ELEVATIONS 2 OF 2	03.02.25
DA.23	UNIT 2 - ELEVATIONS 1 OF 2	03.02.25
DA.24	UNIT 2 - ELEVATIONS 2 OF 2	03.02.25
DA.25	UNIT 3 - ELEVATIONS 1 OF 2	03.02.25
DA.26	UNIT 3 - ELEVATIONS 2 OF 2	03.02.25
DA.27	ROOF PLAN	03.02.25
DA.28	DRAINAGE EASEMENT	03.02.25
DA.29	SUN STUDY 1 OF 2	03.02.25
DA.30	SUN STUDY 2 OF 2	03.02.25
DA.31	PRIVATE OPEN SPACE - UNIT 1	03.02.25
DA.32	PRIVATE OPEN SPACE - UNIT 2	03.02.25
DA.33	3D PERSPECTIVE 1 OF 3	03.02.25
DA.34	3D PERSPECTIVE 2 OF 3	03.02.25
DA.35	3D PERSPECTIVE 3 OF 3	03.02.25



LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjd.design
ADDRESS: 19 TILANBI STREET,
 HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO
 CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS
 IF NECESSARY. ALL GLAZING TO AS 1288/2047.
 THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE
 REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN
 CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH
 CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.01 COVER PAGE

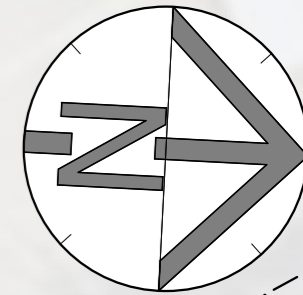
CLIENT:

CAITLYN & SAMUEL
BURNETT

DRAWN: J DWYER

SCALE: 1:2.44 @A3

DATE: 03.02.25



EDINBURGH CRESCENT

FRONT BOUNDARY
3.81m
3.81m
3.81m
3.81m

SIDE BOUNDARY - 59.62m

SIDE BOUNDARY - 54.79m

REAR BOUNDARY
12.08m

ALLOW TO FORM NEW 5.5m WIDE CROSSOVER. WORK TO BE IN ACCORDANCE WITH TSD-R09-V3, TSD-R15-V3, TSD-R16-V3 & ANY OTHER RELEVANT GCC STANDARDS & SPECIFICATIONS

ALLOW TO DEMOLISH EXISTING BRICK WALL

ALLOW TO DEMOLISH EXISTING REAR ENTRY RAMP

ALLOW TO DEMOLISH EXISTING SHED & CARPORT

ALLOW TO DEMOLISH EXISTING GARDEN SHED

ALLOW TO DEMOLISH EXISTING GARDEN SHED

EXISTING FRUIT TREE TO BE REMOVED (NON - NATIVE)

EXISTING FRUIT TREE TO BE REMOVED (NON - NATIVE)

EXISTING FRUIT TREE TO BE REMOVED (NON - NATIVE)

EXISTING FRUIT TREE TO BE REMOVED (NON - NATIVE)

4.34m

DRAINAGE EASEMENT 3m WIDE

DRAINAGE EASEMENT 3m WIDE

IMPERVIOUS SURFACES	
SITE AREA	998.63m ²
PROPOSED ROOFED AREA	351.62m ²
PROPOSED SEALED SURFACES	330.44m ²
TOTAL IMPERVIOUS SURFACES	682.06m ²
SITE COVERAGE	68.30%

BUILDING FOOTPRINT	
SITE AREA	998.63m ²
EXISTING DWELLING	111.86m ²
PROPOSED UNITS 2 & 3	239.76m ²
PROPOSED DECKS	40.94m ²
TOTAL FOOTPRINT	392.56m ²
SITE COVERAGE	39.31%

Amendments

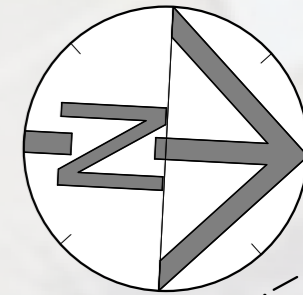
DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:
PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:
DA.02 SITE PLAN - EXISTING

CLIENT:
CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER
SCALE: 1:200 @A3
DATE: 03.02.25



EDINBURGH CRESCENT

ALLOW TO FORM NEW 5.5m WIDE CROSSOVER. WORK TO BE IN ACCORDANCE WITH TSD-R09-V3, TSD-R15-V3, TSD-R16-V3 & ANY OTHER RELEVANT GCC STANDARDS & SPECIFICATIONS

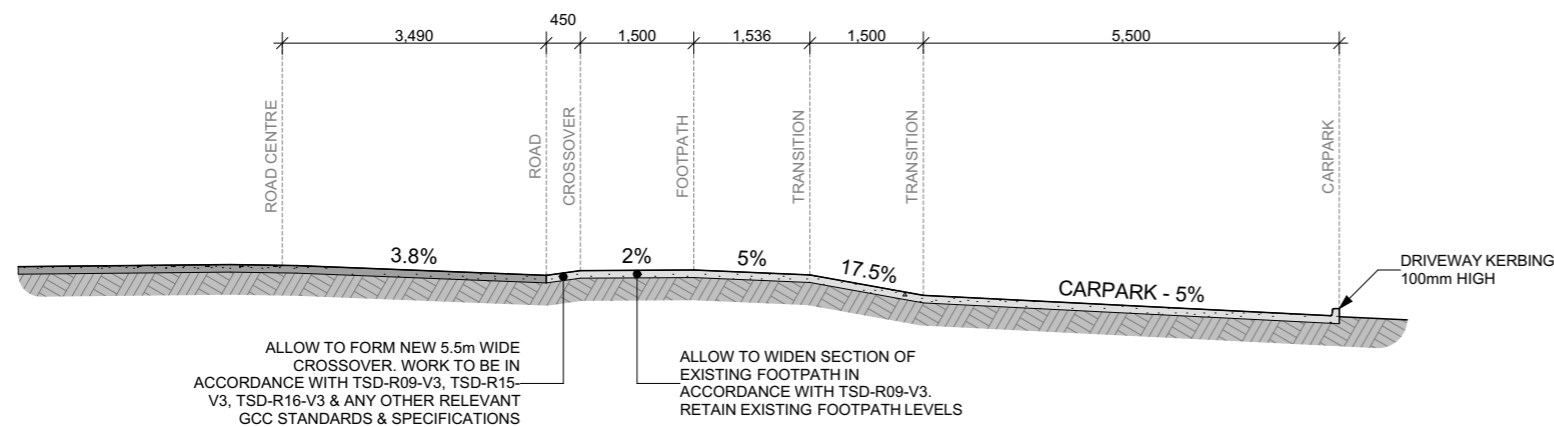
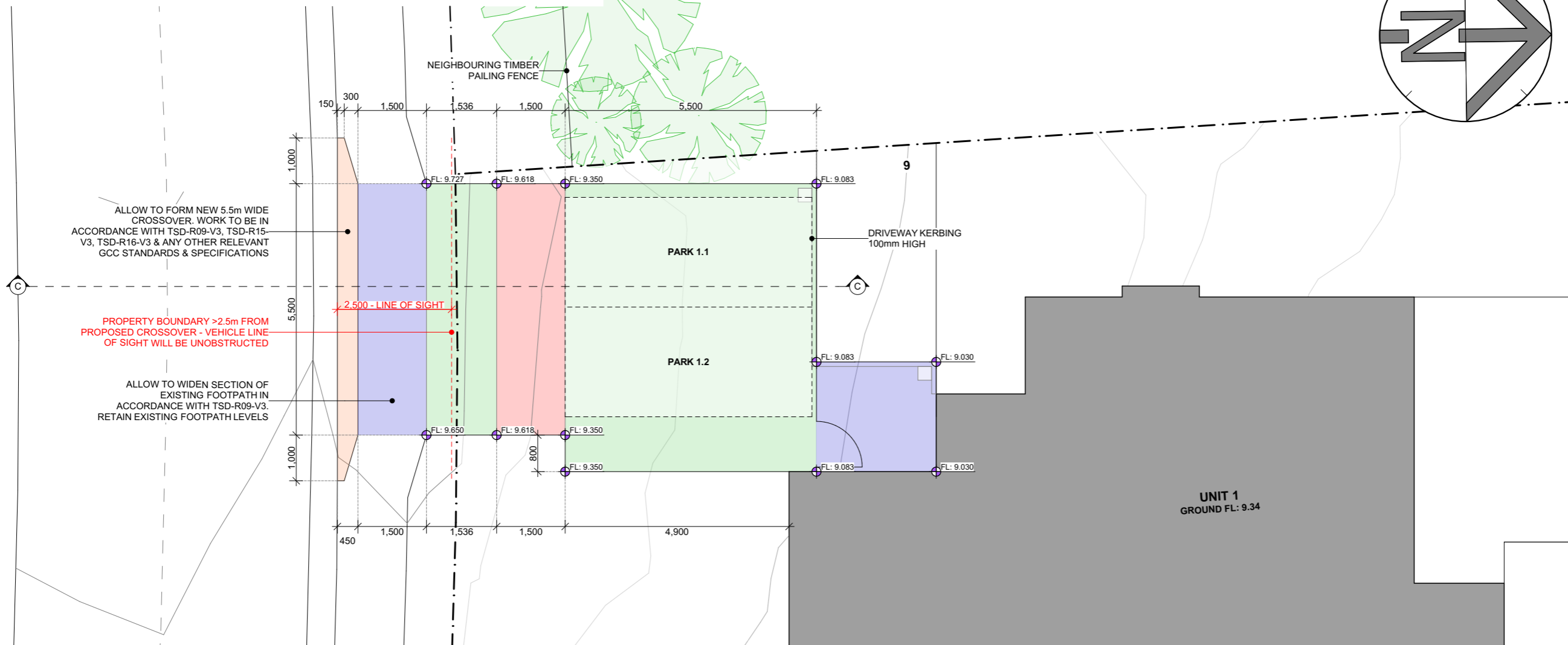
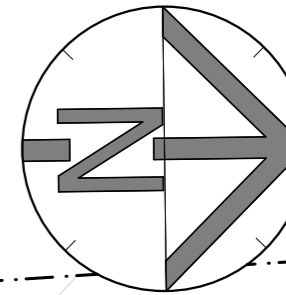


IMPERVIOUS SURFACES	
SITE AREA	998.63m ²
PROPOSED ROOFED AREA	351.62m ²
PROPOSED SEALED SURFACES	330.44m ²
TOTAL IMPERVIOUS SURFACES	682.06m ²
SITE COVERAGE	68.30%

BUILDING FOOTPRINT	
SITE AREA	998.63m ²
EXISTING DWELLING	111.86m ²
PROPOSED UNITS 2 & 3	239.76m ²
PROPOSED DECKS	40.94m ²
TOTAL FOOTPRINT	392.56m ²
SITE COVERAGE	39.31%

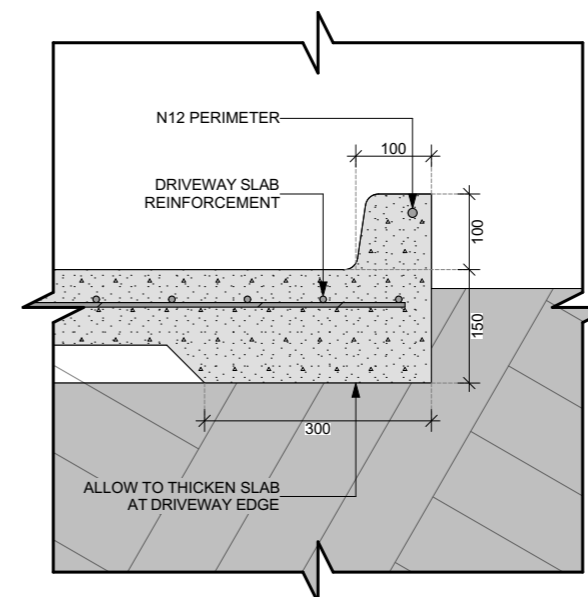
DRIVEWAY PLAN - UNIT 1

SCALE 1:200 @A3



SECTION CC - DRIVEWAY GRADIENT

SCALE 1:100 @A3



DRIVEWAY KERBING DETAIL

SCALE 1:10 @A3

GRADIENT LEGEND:

- MAX 17.5% GRADIENT
- MAX 14% GRADIENT
- MAX 7.5% GRADIENT
- MAX 5% GRADIENT
- MAX 2% GRADIENT

IMPERVIOUS SURFACES

SITE AREA	998.63m ²
PROPOSED ROOFED AREA	351.62m ²
PROPOSED SEALED SURFACES	330.44m ²
TOTAL IMPERVIOUS SURFACES	682.06m ²
SITE COVERAGE	68.30%



LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.04 DRIVEWAY PLAN - UNIT 1

CLIENT:

CAITLYN & SAMUEL BURNETT

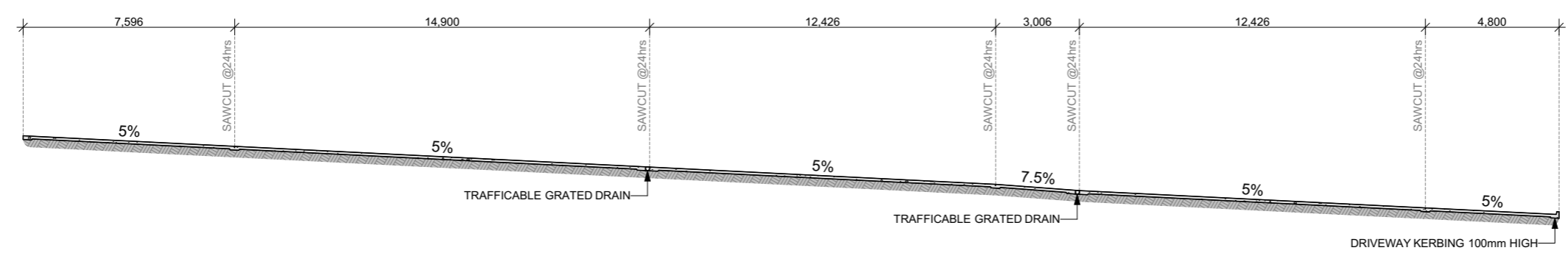
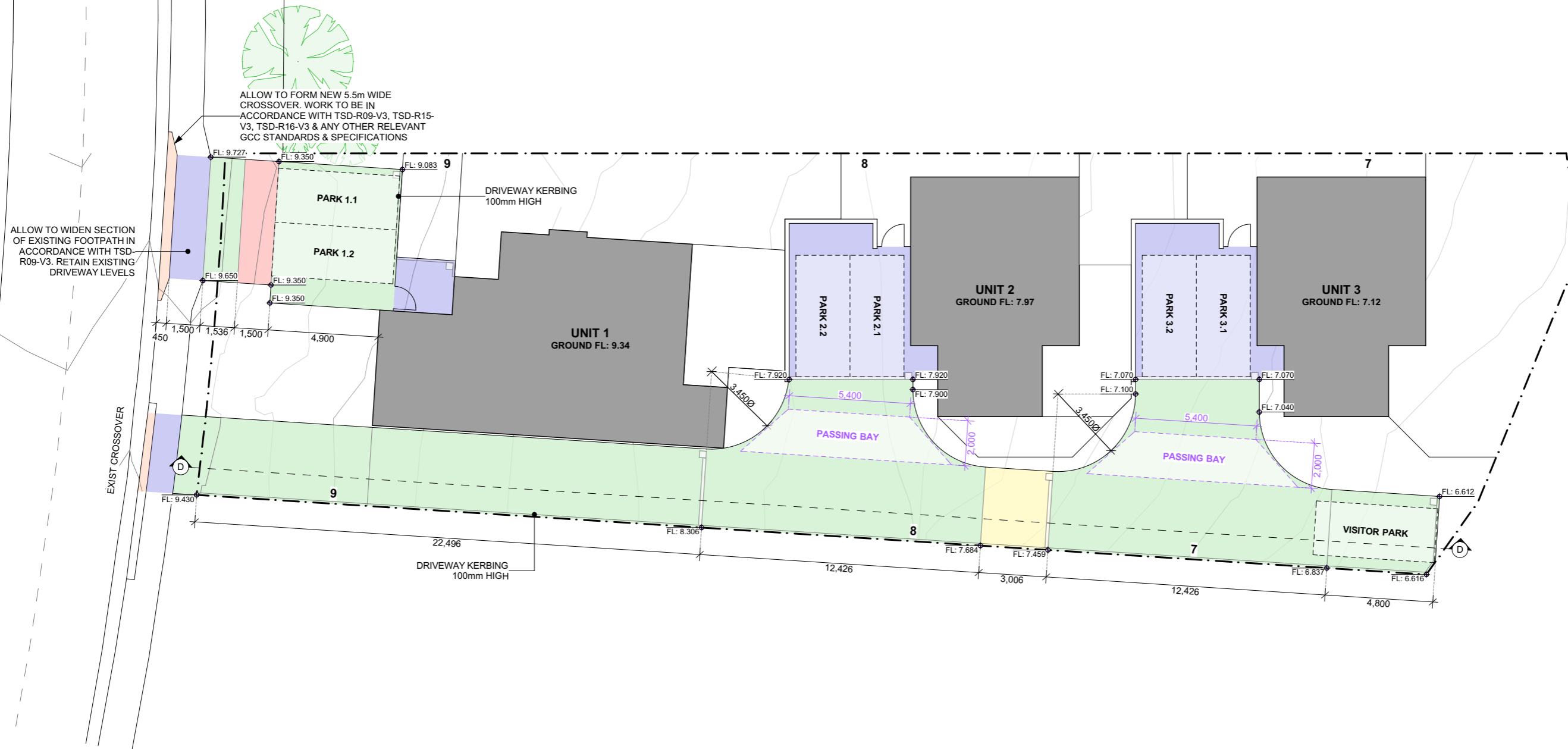
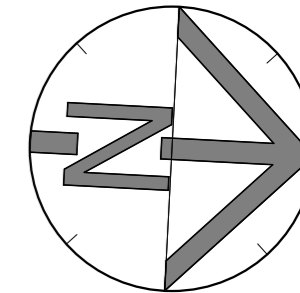
DRAWN: J DWYER

SCALE: 1:100, 1:10 @A3

DATE: 03.02.25

DRIVEWAY PLAN - UNITS 2 & 3

SCALE 1:200 @A3



SECTION DD - DRIVEWAY GRADIENT

SCALE 1:200 @A3

GRADIENT LEGEND:

- MAX 17.5% GRADIENT
- MAX 14% GRADIENT
- MAX 7.5% GRADIENT
- MAX 5% GRADIENT
- MAX 2% GRADIENT

IMPERVIOUS SURFACES	
SITE AREA	998.63m ²
PROPOSED ROOFED AREA	351.62m ²
PROPOSED SEALED SURFACES	330.44m ²
TOTAL IMPERVIOUS SURFACES	682.06m ²
SITE COVERAGE	68.30%

JJD DESIGN
 LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:
 PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

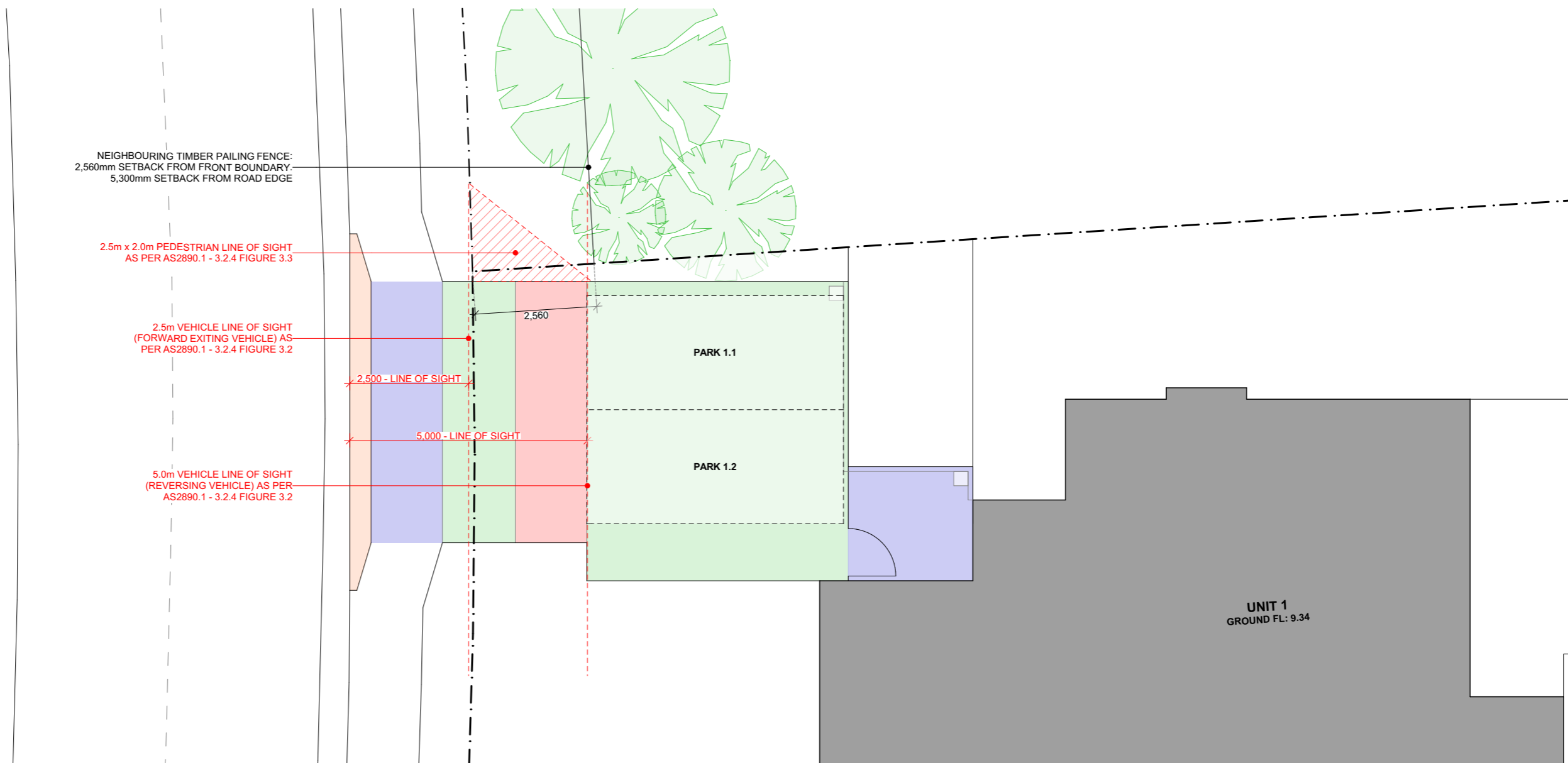
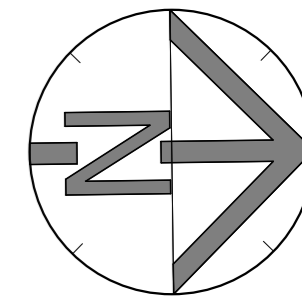
DRAWING TITLE:
 DA.05 DRIVEWAY PLAN - UNITS 2/3

CLIENT:
 CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER
SCALE: 1:200 @A3
DATE: 03.02.25

PROPOSED ACCESS LINE OF SIGHT

SCALE 1:200 @A3



NEIGHBOURING TIMBER PAILING FENCE:
2,560mm SETBACK FROM FRONT BOUNDARY.
5,300mm SETBACK FROM ROAD EDGE

2.5m x 2.0m PEDESTRIAN LINE OF SIGHT
AS PER AS2890.1 - 3.2.4 FIGURE 3.3

2.5m VEHICLE LINE OF SIGHT
(FORWARD EXITING VEHICLE) AS
PER AS2890.1 - 3.2.4 FIGURE 3.2

2,500 - LINE OF SIGHT

5,000 - LINE OF SIGHT

5.0m VEHICLE LINE OF SIGHT
(REVERSING VEHICLE) AS PER
AS2890.1 - 3.2.4 FIGURE 3.2

PARK 1.1

PARK 1.2

UNIT 1
GROUND FL: 9.34

GRADIENT LEGEND:

- MAX 17.5% GRADIENT
- MAX 14% GRADIENT
- MAX 7.5% GRADIENT
- MAX 5% GRADIENT
- MAX 2% GRADIENT

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.06 PROPOSED ACCESS LINE OF SIGHT

CLIENT:

CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER






SCALE: 1:100 @A3

DATE: 03.02.25








LICENSE: 179730619
PHONE: 0439336257
EMAIL: info@jjd.design
ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

SWEPT PATH LEGEND:

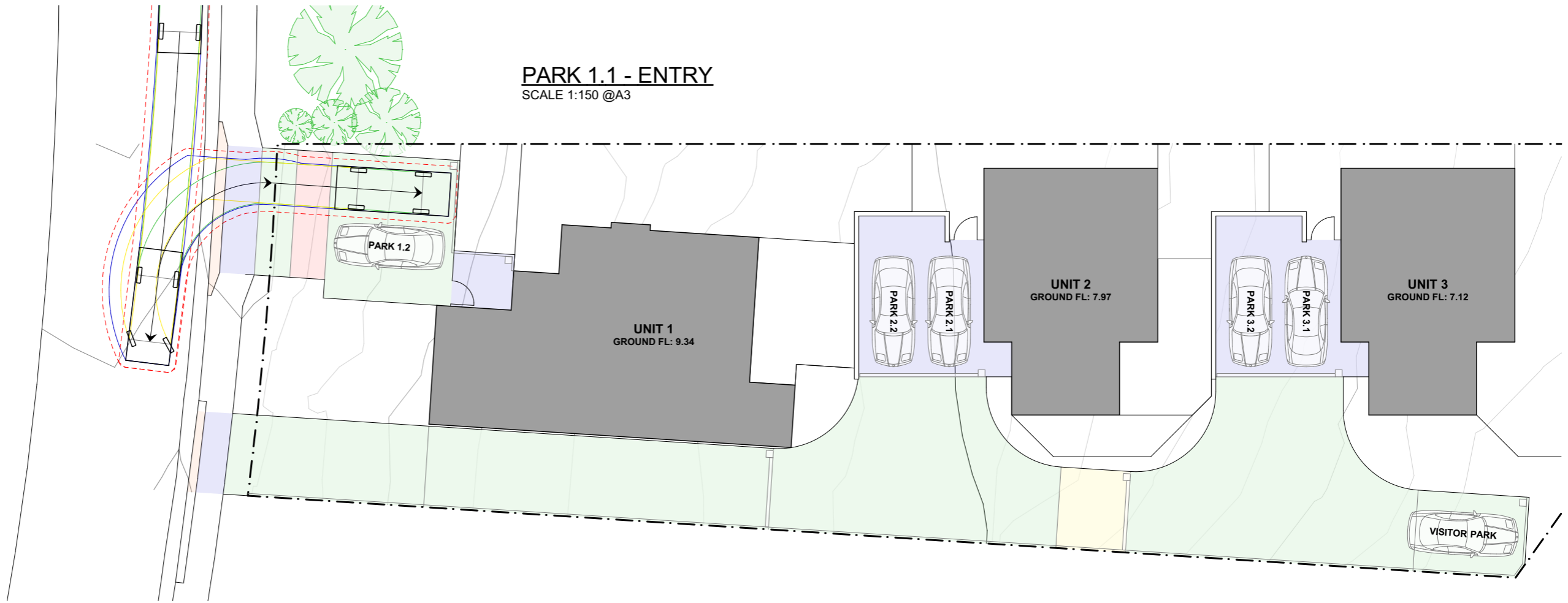
-  AS/NZS 2890.1:2004 - B85 VEHICLE
-  FRONT TYRE PATH
-  REAR TYRE PATH
-  VEHICLE BODY PATH
-  MIN 300mm CLEARANCE

GRADIENT LEGEND:

-  MAX 17.5% GRADIENT
-  MAX 14% GRADIENT
-  MAX 7.5% GRADIENT
-  MAX 5% GRADIENT
-  MAX 2% GRADIENT

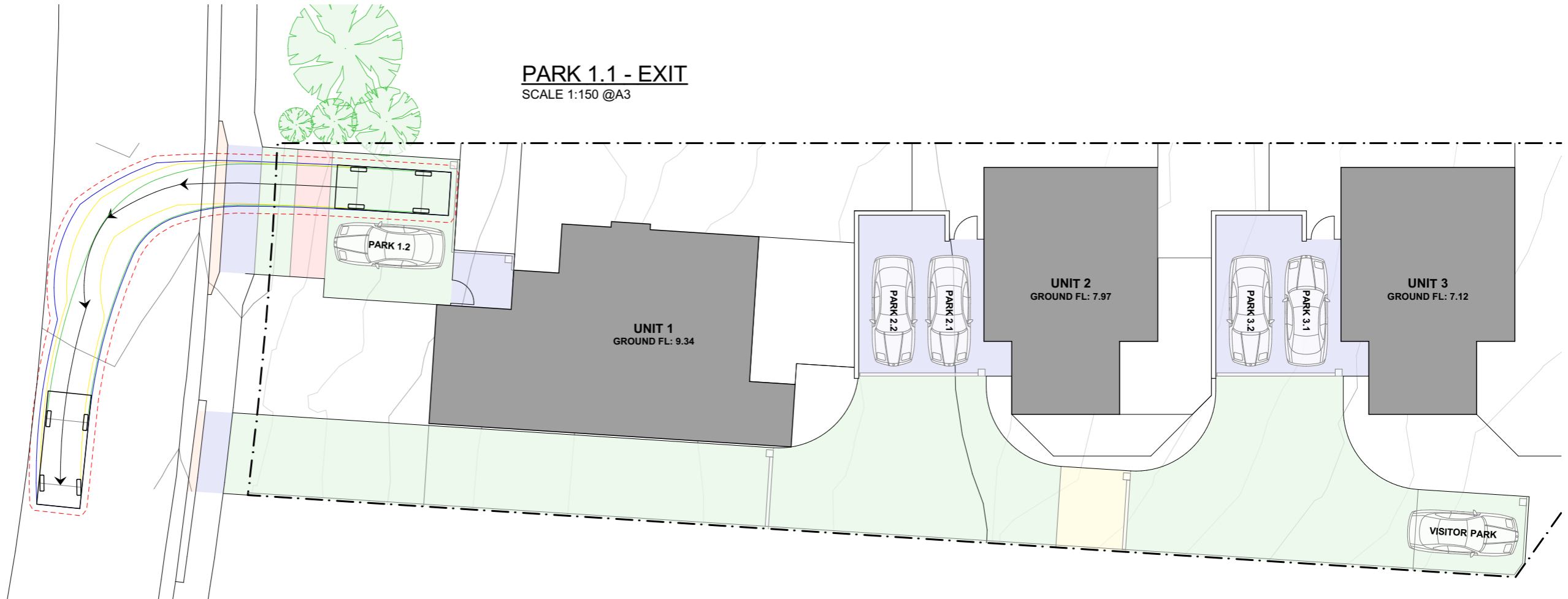
PARK 1.1 - ENTRY

SCALE 1:150 @A3








PARK 1.1 - EXIT






SCALE 1:150 @A3

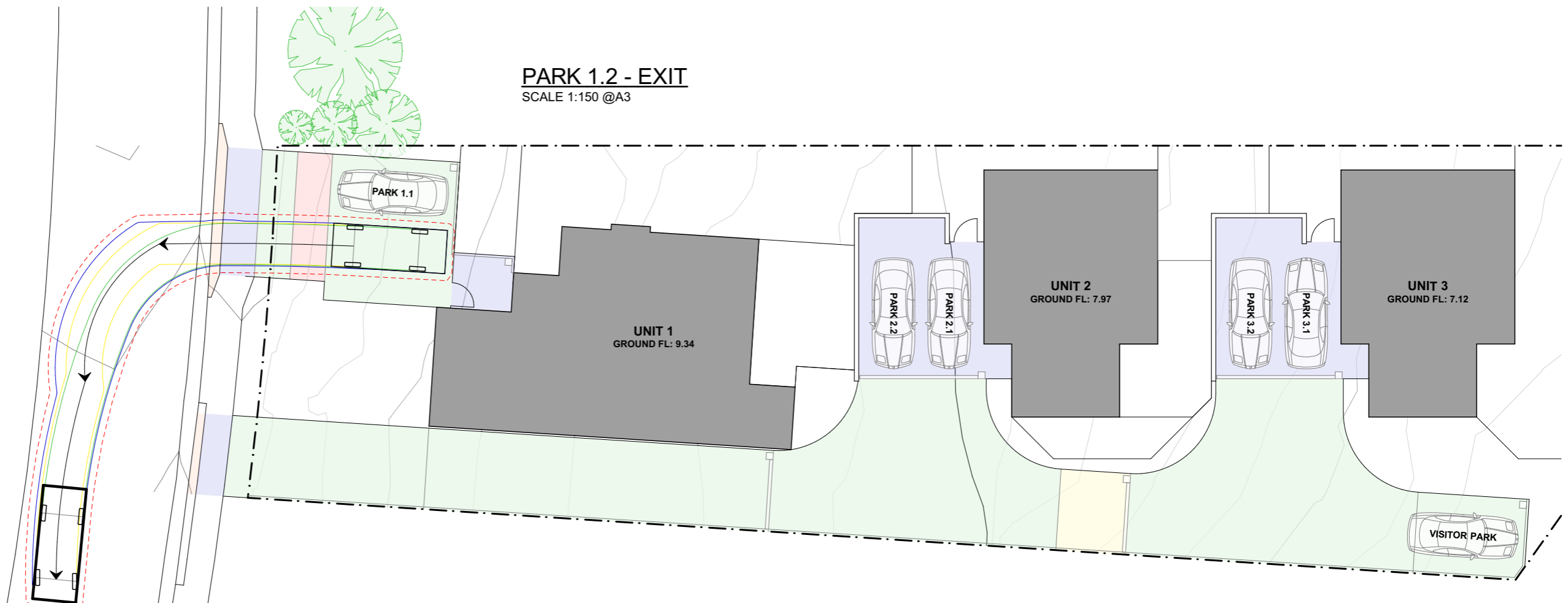
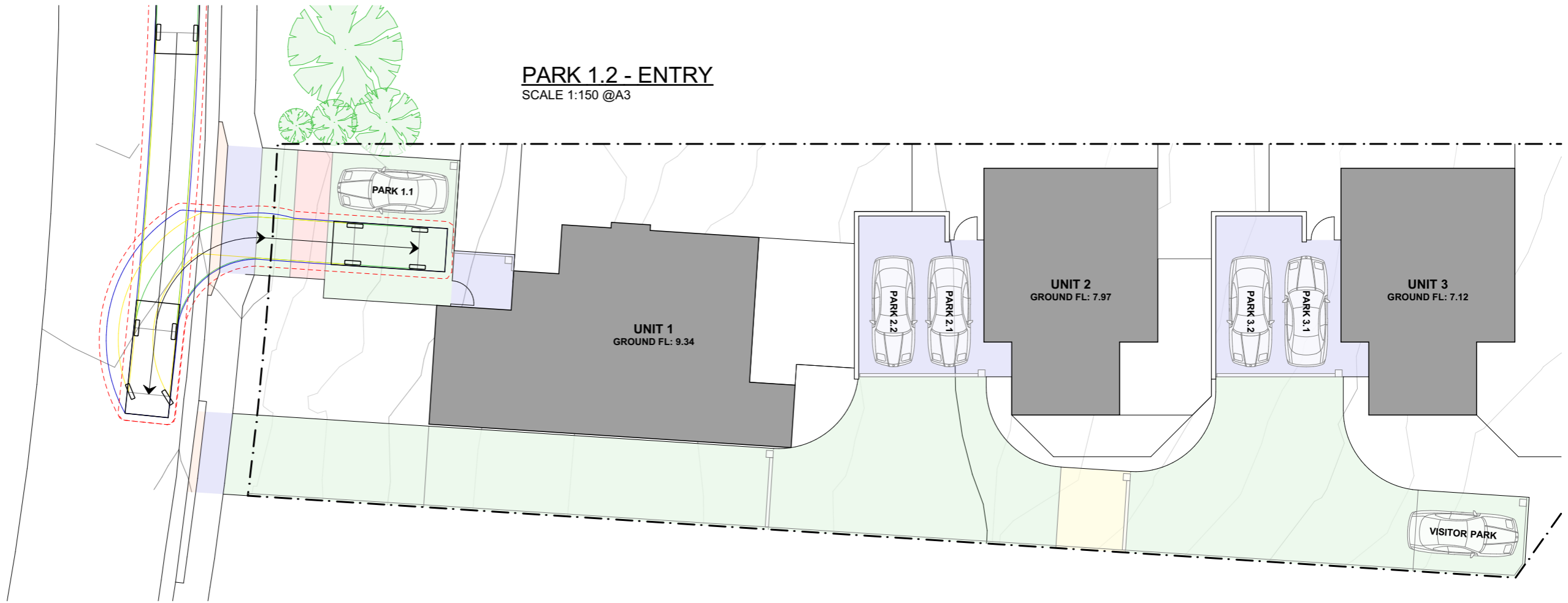


SWEPT PATH LEGEND:






-  AS/NZS 2890.1:2004 - B85 VEHICLE
-  FRONT TYRE PATH
-  REAR TYRE PATH
-  VEHICLE BODY PATH
-  MIN 300mm CLEARANCE

GRADIENT LEGEND:






-  MAX 17.5% GRADIENT
-  MAX 14% GRADIENT
-  MAX 7.5% GRADIENT
-  MAX 5% GRADIENT
-  MAX 2% GRADIENT



SWEPT PATH LEGEND:

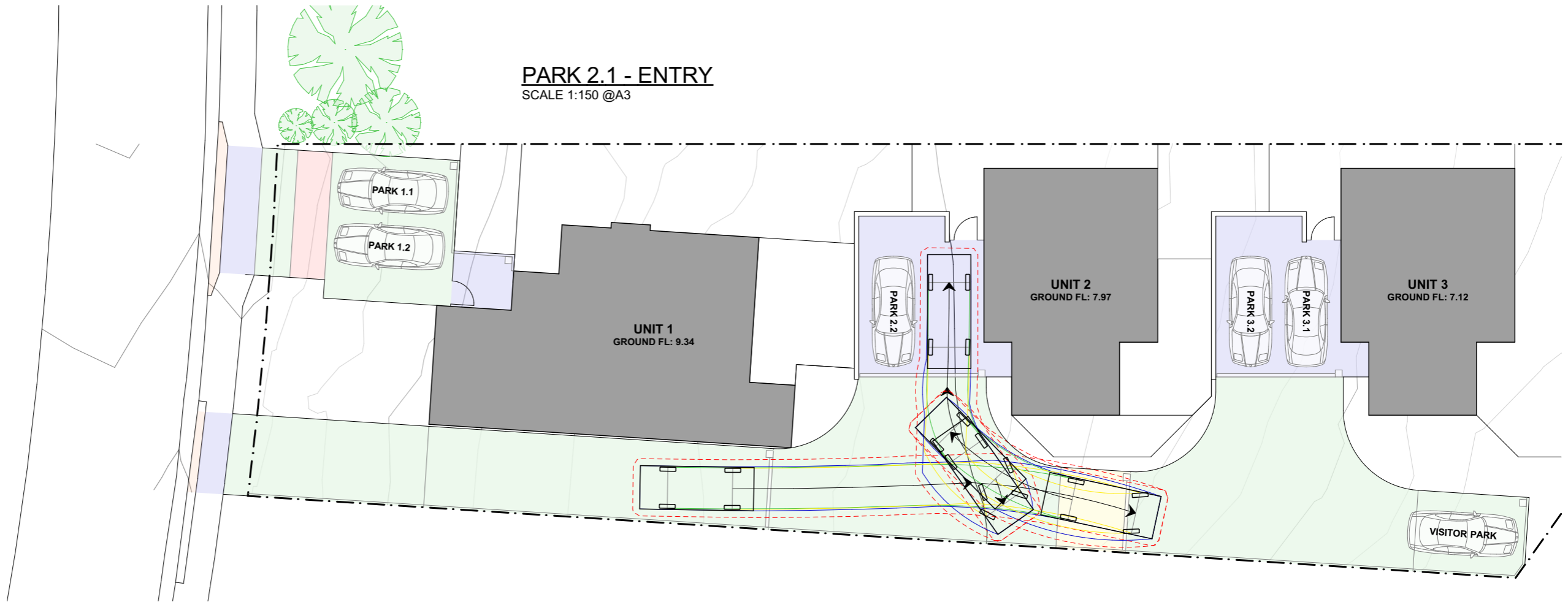
-  AS/NZS 2890.1:2004 - B85 VEHICLE
-  FRONT TYRE PATH
-  REAR TYRE PATH
-  VEHICLE BODY PATH
-  MIN 300mm CLEARANCE

GRADIENT LEGEND:

-  MAX 17.5% GRADIENT
-  MAX 14% GRADIENT
-  MAX 7.5% GRADIENT
-  MAX 5% GRADIENT
-  MAX 2% GRADIENT

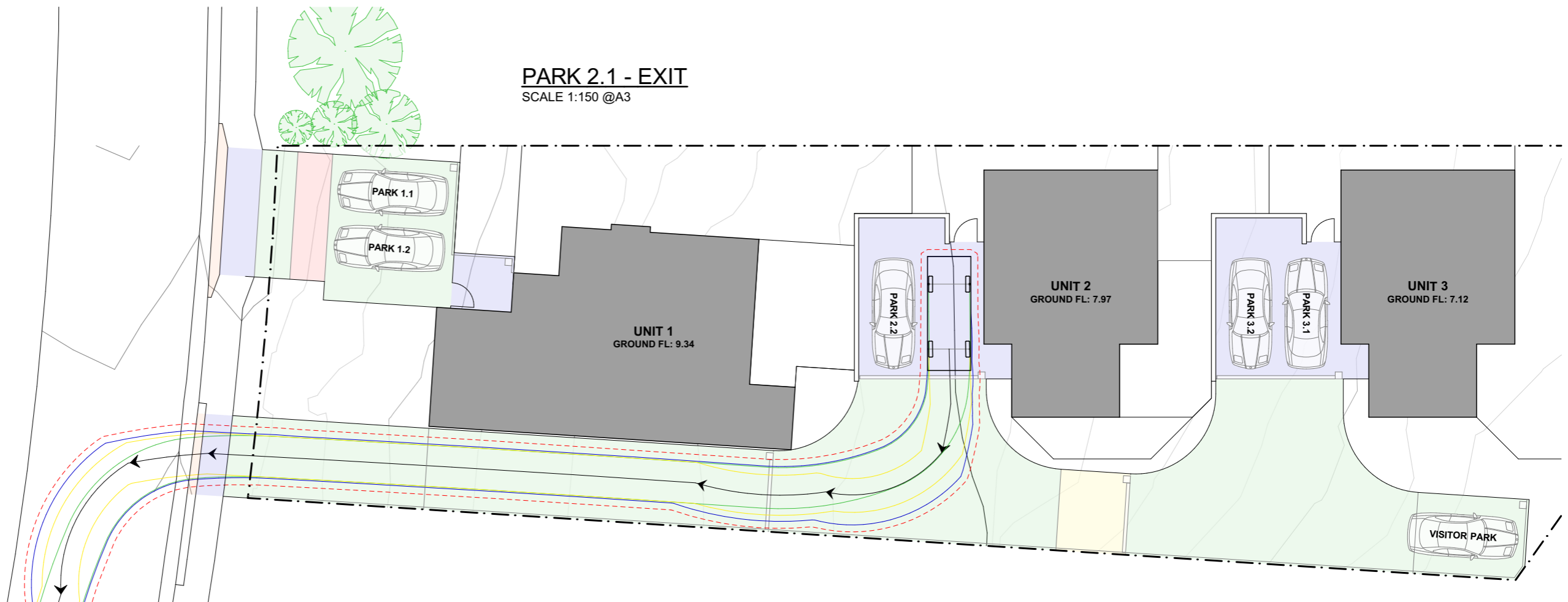
PARK 2.1 - ENTRY

SCALE 1:150 @A3



PARK 2.1 - EXIT

SCALE 1:150 @A3



LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET,
 HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.09 CARPARK 2.1

CLIENT:






CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER






SCALE: 1:200 @A3

DATE: 03.02.25

SWEPT PATH LEGEND:

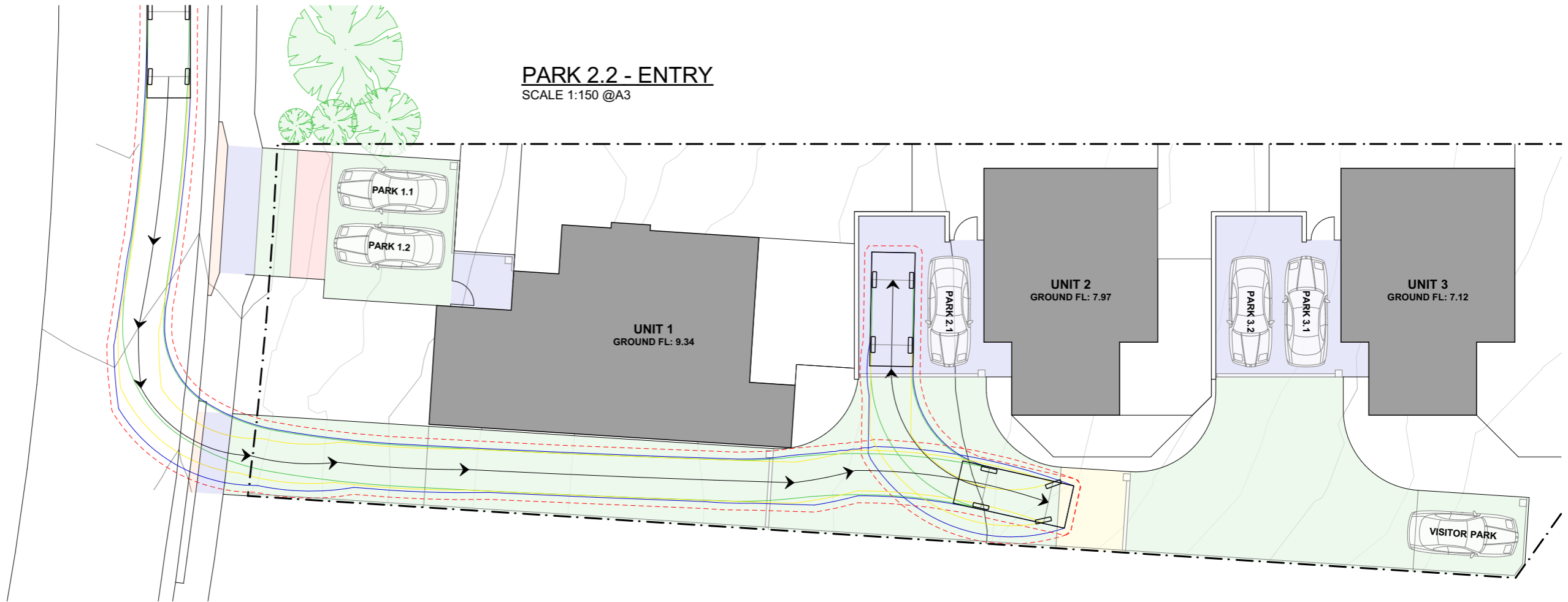
-  AS/NZS 2890.1:2004 - B85 VEHICLE
-  FRONT TYRE PATH
-  REAR TYRE PATH
-  VEHICLE BODY PATH
-  MIN 300mm CLEARANCE

GRADIENT LEGEND:

-  MAX 17.5% GRADIENT
-  MAX 14% GRADIENT
-  MAX 7.5% GRADIENT
-  MAX 5% GRADIENT
-  MAX 2% GRADIENT

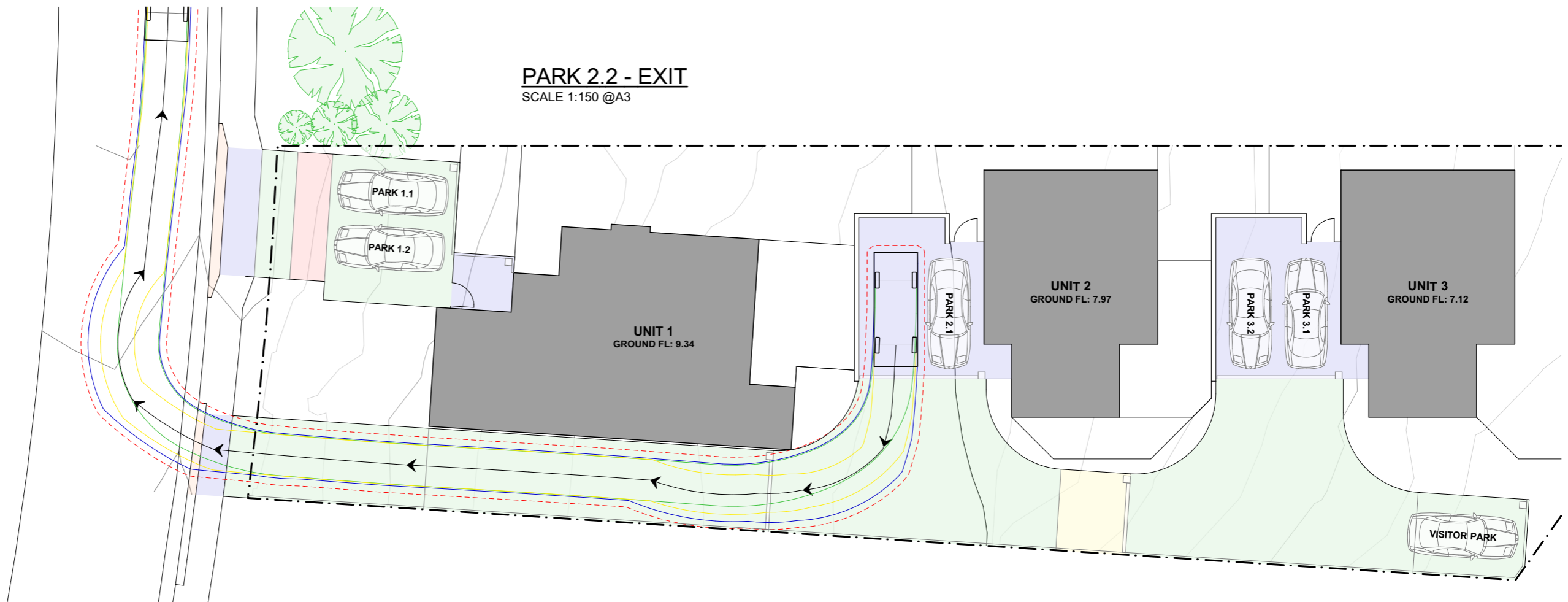
PARK 2.2 - ENTRY

SCALE 1:150 @A3








PARK 2.2 - EXIT






SCALE 1:150 @A3



SWEPT PATH LEGEND:

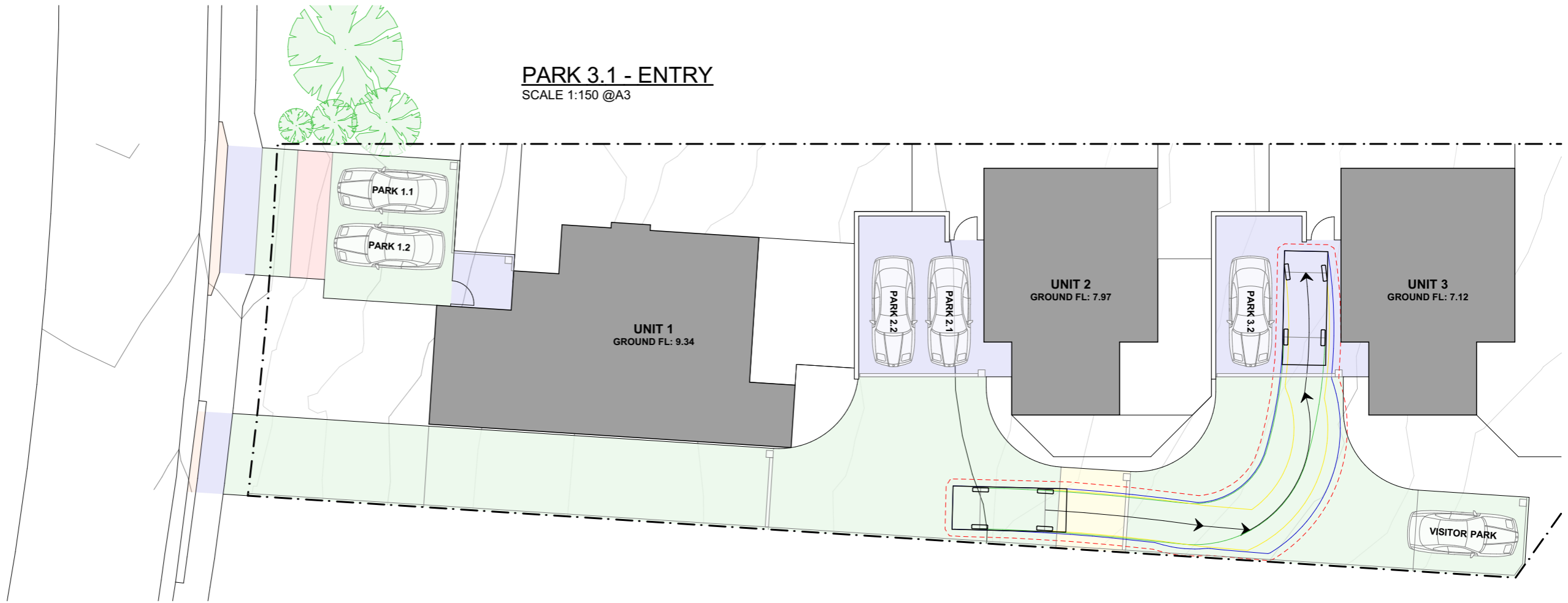
-  AS/NZS 2890.1:2004 - B85 VEHICLE
-  FRONT TYRE PATH
-  REAR TYRE PATH
-  VEHICLE BODY PATH
-  MIN 300mm CLEARANCE

GRADIENT LEGEND:

-  MAX 17.5% GRADIENT
-  MAX 14% GRADIENT
-  MAX 7.5% GRADIENT
-  MAX 5% GRADIENT
-  MAX 2% GRADIENT

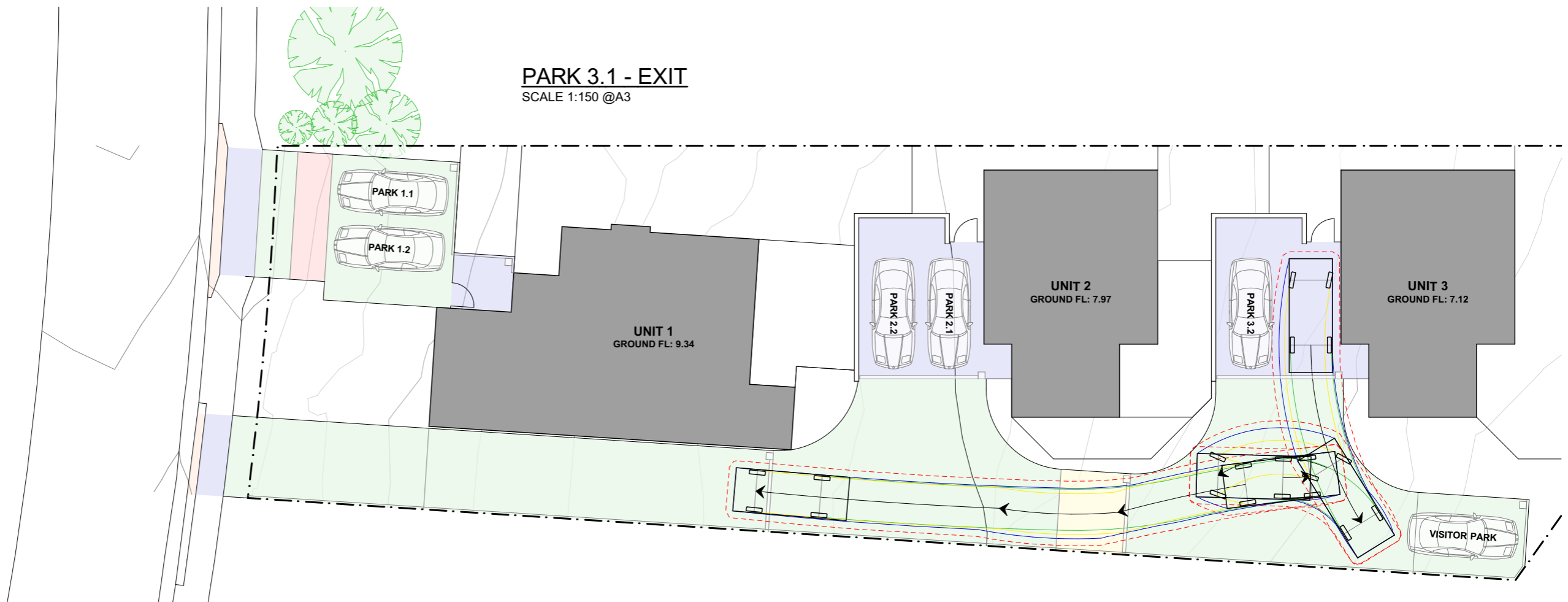
PARK 3.1 - ENTRY

SCALE 1:150 @A3



PARK 3.1 - EXIT

SCALE 1:150 @A3



LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET,
 HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.11 CARPARK 3.1

CLIENT:






CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER






SCALE: 1:200 @A3

DATE: 03.02.25

SWEPT PATH LEGEND:

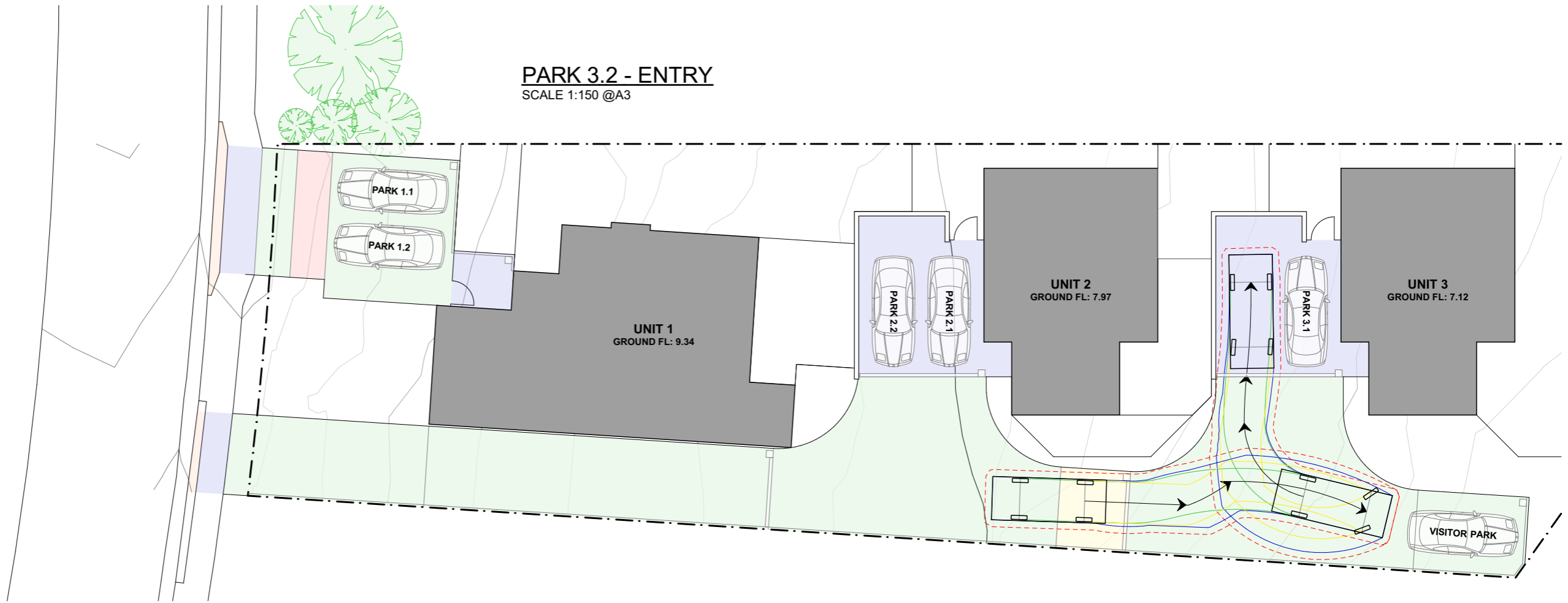
-  AS/NZS 2890.1:2004 - B85 VEHICLE
-  FRONT TYRE PATH
-  REAR TYRE PATH
-  VEHICLE BODY PATH
-  MIN 300mm CLEARANCE

GRADIENT LEGEND:

-  MAX 17.5% GRADIENT
-  MAX 14% GRADIENT
-  MAX 7.5% GRADIENT
-  MAX 5% GRADIENT
-  MAX 2% GRADIENT

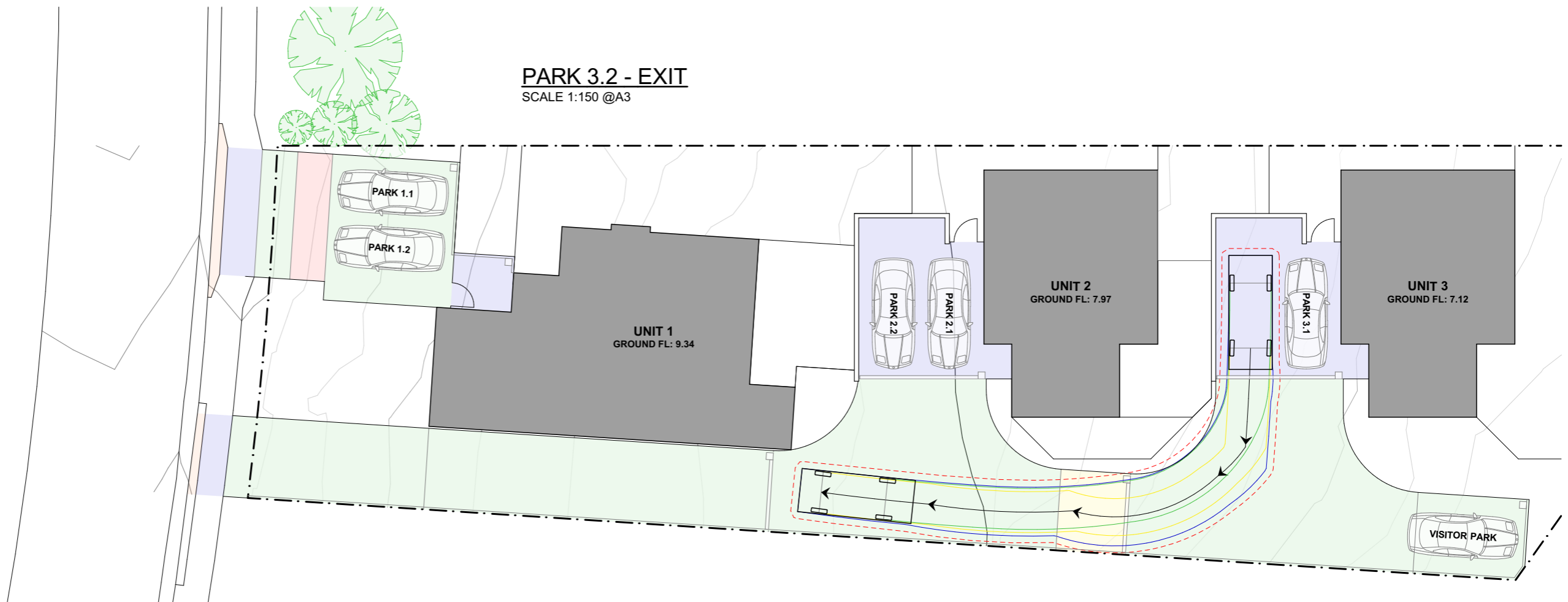
PARK 3.2 - ENTRY

SCALE 1:150 @A3



PARK 3.2 - EXIT

SCALE 1:150 @A3



LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET,
 HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.12 CARPARK 3.2

CLIENT:






CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER






SCALE: 1:200 @A3

DATE: 03.02.25

SWEPT PATH LEGEND:

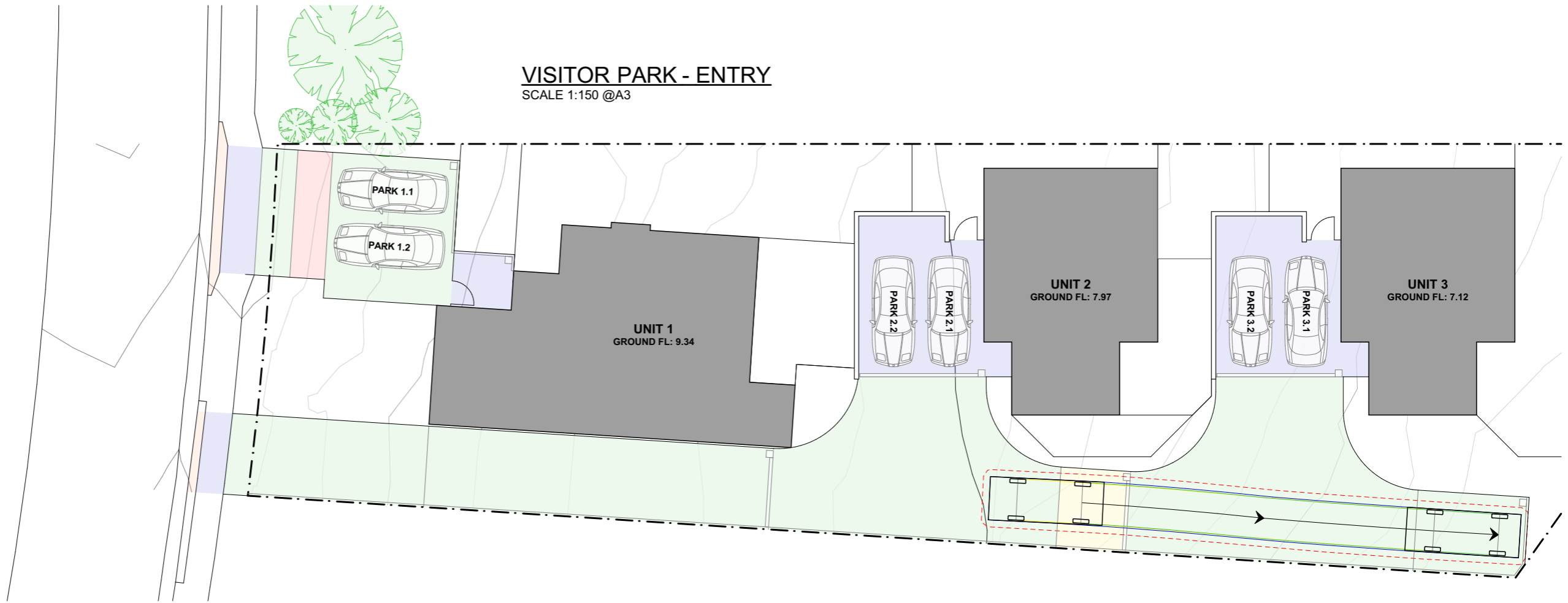
-  AS/NZS 2890.1:2004 - B85 VEHICLE
-  FRONT TYRE PATH
-  REAR TYRE PATH
-  VEHICLE BODY PATH
-  MIN 300mm CLEARANCE

GRADIENT LEGEND:

-  MAX 17.5% GRADIENT
-  MAX 14% GRADIENT
-  MAX 7.5% GRADIENT
-  MAX 5% GRADIENT
-  MAX 2% GRADIENT

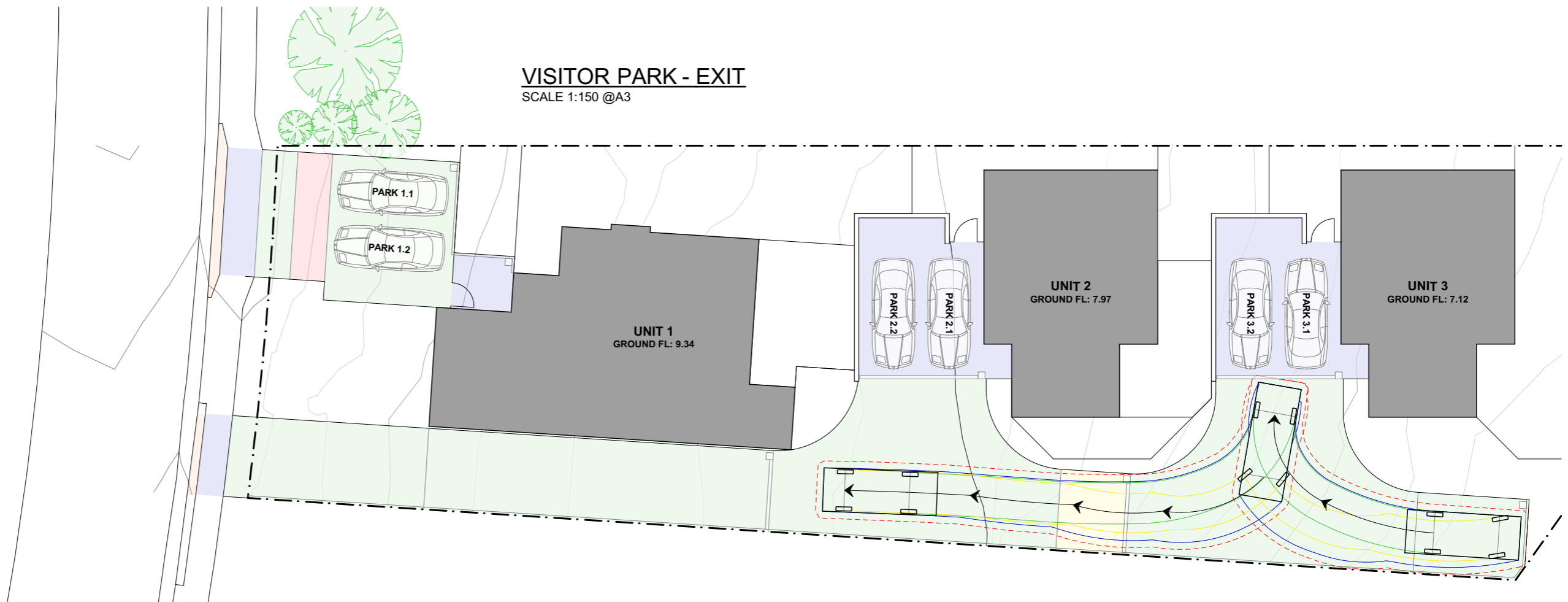
VISITOR PARK - ENTRY

SCALE 1:150 @A3



VISITOR PARK - EXIT

SCALE 1:150 @A3



LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET,
 HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.13 VISITOR CARPARK






CLIENT:

CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER

SCALE: 1:200 @A3

DATE: 03.02.25

-  = ROOF ACCESS PANEL
-  = SMOKE ALARM
-  = ARTICULATION JOINT
-  = METER BOX
-  = HOT WATER CYLINDER

CONSTRUCTION OF SANITARY COMPARTMENTS 3.8.3.3 OF CURRENT BCA

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST -
 · OPEN OUTWARDS; OR
 · SLIDE; OR
 · BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

STAIRS:

ALL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3.9.1:

RISER: MIN 115mm - MAX 190mm
 GOING: MIN 240mm - MAX 355mm
 SLOPE (2R + G): MIN 550 - MAX 700

INTERNAL STAIR:

RISER: 180mm
 GOING: 240mm
 TREAD: 240mm
 STEPS: 15

TREADS:

FINISH TO TREAD SURFACE TO BE SLIP RESISTANT IN ACCORDANCE WITH CLAUSE 3.9.1.4(a) NCC. ENSURE A 125mm SPHERE MUST NOT PASS BETWEEN TREADS.

HEAD CLEARANCE:

2,000mm MIN VERTICAL DIMENSION ABOVE NOSING IS TO BE MAINTAINED THROUGHOUT STAIRWELL.

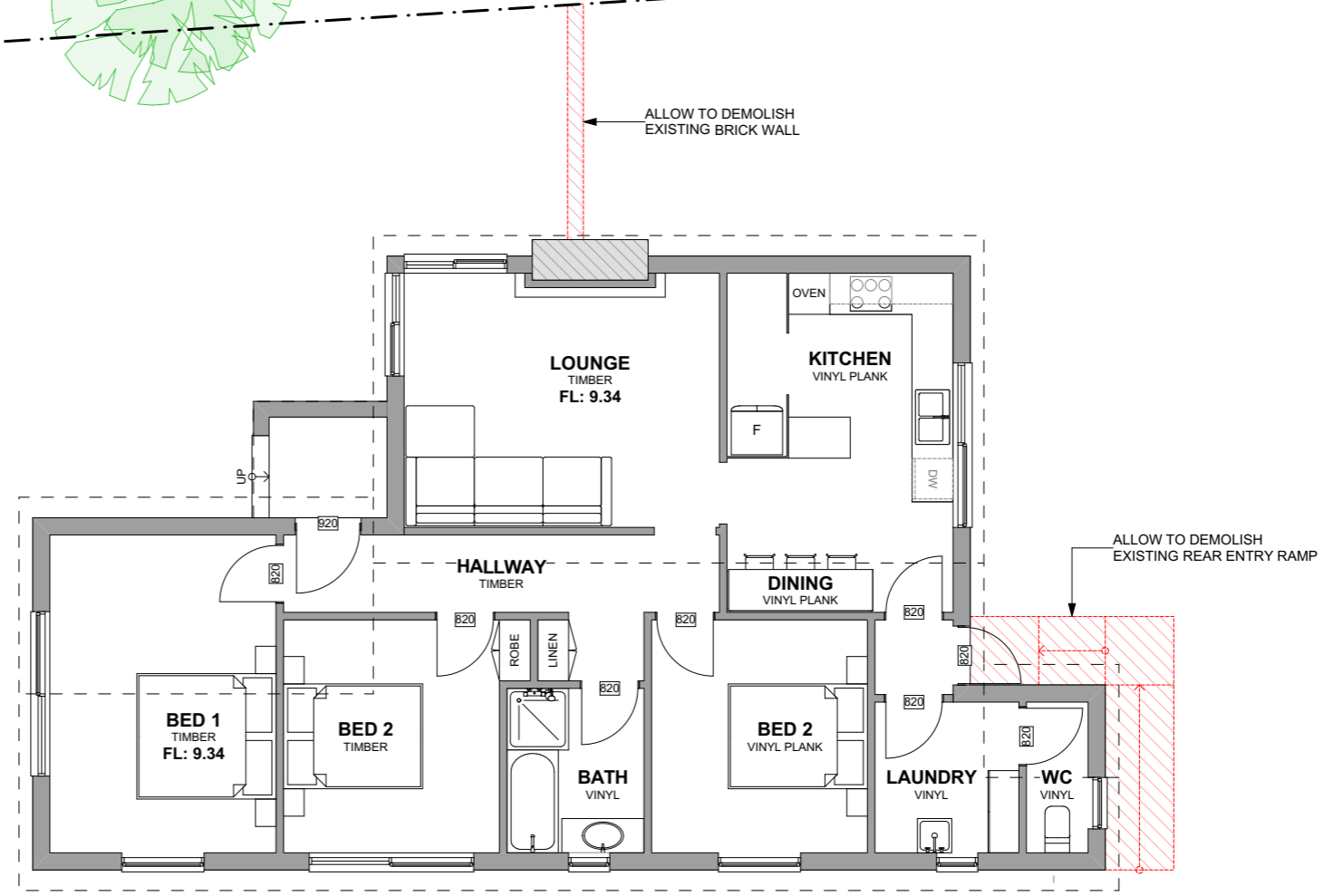
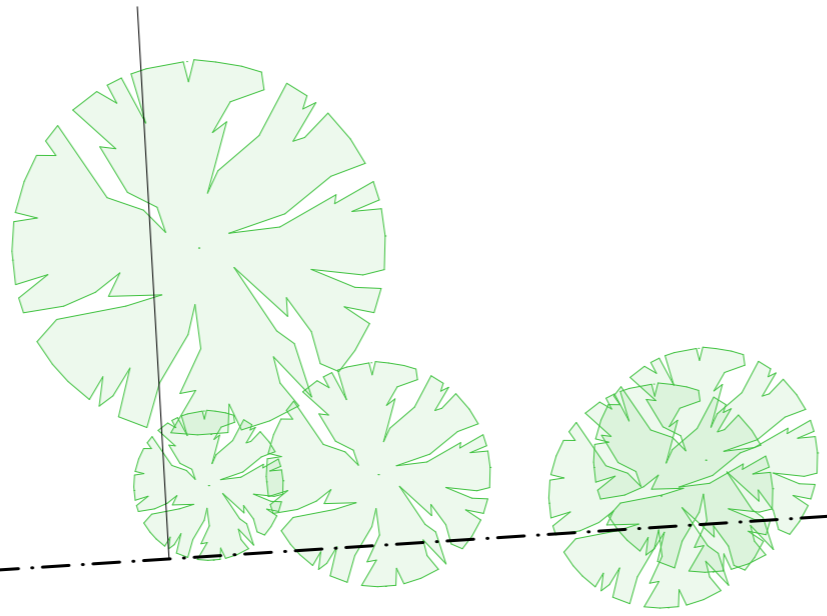
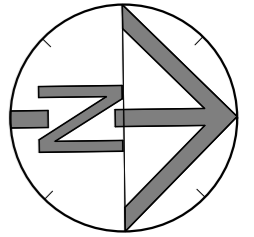
HANDRAIL:

HANDRAIL, BALUSTRADE & BARRIER CONSTRUCTION TO BE IN ACCORDANCE WITH PART 3.9.1 & 3.9.2 NCC.

FLOOR AREAS:

UNIT 1 (EXISTING):	111.86m ²
UNIT 1 DECK:	24.80m ²
UNIT 2 GROUND FLOOR:	70.90m ²
UNIT 2 FIRST FLOOR:	41.47m ²
UNIT 2 CARPORT:	42.34m ²
UNIT 2 TOTAL:	154.71m ²
TOTAL DECKS UNIT 2:	27.10m ²
UNIT 3 GROUND FLOOR:	70.90m ²
UNIT 3 FIRST FLOOR:	41.47m ²
UNIT 3 CARPORT:	42.34m ²
UNIT 3 TOTAL:	154.71m ²
TOTAL DECKS UNIT 3:	6.64m ²

ADDITIONAL FLOOR AREA: 367.96m²



JJD DESIGN
 LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Amendments






DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:
 PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:
 DA.14 EXISTING FLOORPLAN - UNIT 1

CLIENT:
 CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 03.02.25

-  = ROOF ACCESS PANEL
-  = SMOKE ALARM
-  = ARTICULATION JOINT
-  = METER BOX
-  = HOT WATER CYLINDER

CONSTRUCTION OF SANITARY COMPARTMENTS 3.8.3.3 OF CURRENT BCA

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST -
 · OPEN OUTWARDS; OR
 · SLIDE; OR
 · BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

STAIRS:

ALL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3.9.1:

RISER: MIN 115mm - MAX 190mm
 GOING: MIN 240mm - MAX 355mm
 SLOPE (2R + G): MIN 550 - MAX 700

INTERNAL STAIR:

RISER: 180mm
 GOING: 240mm
 TREAD: 240mm
 STEPS: 15

TREADS:

FINISH TO TREAD SURFACE TO BE SLIP RESISTANT IN ACCORDANCE WITH CLAUSE 3.9.1.4(a) NCC. ENSURE A 125mm SPHERE MUST NOT PASS BETWEEN TREADS.

HEAD CLEARANCE:

2,000mm MIN VERTICAL DIMENSION ABOVE NOSING IS TO BE MAINTAINED THROUGHOUT STAIRWELL.

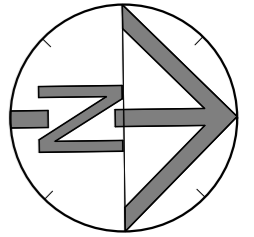
HANDRAIL:

HANDRAIL, BALUSTRADE & BARRIER CONSTRUCTION TO BE IN ACCORDANCE WITH PART 3.9.1 & 3.9.2 NCC.

FLOOR AREAS:

UNIT 1 (EXISTING):	111.86m ²
UNIT 1 DECK:	24.80m ²
UNIT 2 GROUND FLOOR:	70.90m ²
UNIT 2 FIRST FLOOR:	41.47m ²
UNIT 2 CARPORT:	42.34m ²
UNIT 2 TOTAL:	154.71m ²
TOTAL DECKS UNIT 2:	27.10m ²
UNIT 3 GROUND FLOOR:	70.90m ²
UNIT 3 FIRST FLOOR:	41.47m ²
UNIT 3 CARPORT:	42.34m ²
UNIT 3 TOTAL:	154.71m ²
TOTAL DECKS UNIT 3:	6.64m ²

ADDITIONAL FLOOR AREA: 367.96m²



Amendments






DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

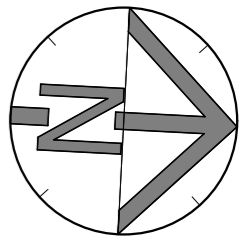
PROJECT:
 PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:
 DA.15 PROPOSED FLOORPLAN - UNIT 1

CLIENT:
 CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 03.02.25

-  = ROOF ACCESS PANEL
-  = SMOKE ALARM
-  = ARTICULATION JOINT
-  = METER BOX
-  = HOT WATER CYLINDER



CONSTRUCTION OF SANITARY COMPARTMENTS 3.8.3.3 OF CURRENT BCA

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST -
 . OPEN OUTWARDS; OR
 . SLIDE; OR
 . BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

STAIRS:

ALL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3.9.1:

RISER: MIN 115mm - MAX 190mm
 GOING: MIN 240mm - MAX 355mm
 SLOPE (2R + G): MIN 550 - MAX 700

INTERNAL STAIR:

RISER: 180mm
 GOING: 240mm
 TREAD: 240mm
 STEPS: 15

TREADS:

FINISH TO TREAD SURFACE TO BE SLIP RESISTANT IN ACCORDANCE WITH CLAUSE 3.9.1.4(a) NCC. ENSURE A 125mm SPHERE MUST NOT PASS BETWEEN TREADS.

HEAD CLEARANCE:

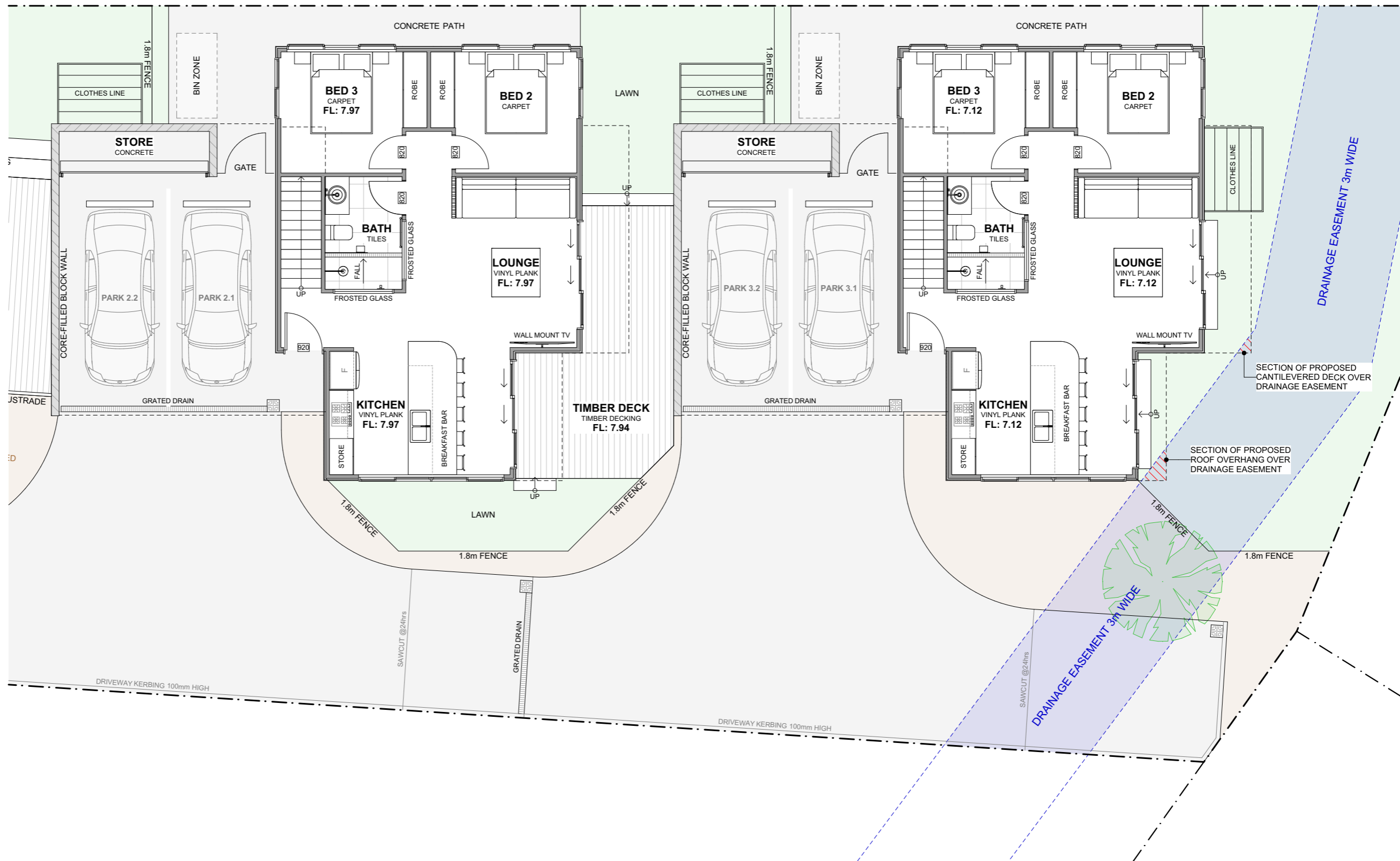
2,000mm MIN VERTICAL DIMENSION ABOVE NOSING IS TO BE MAINTAINED THROUGHOUT STAIRWELL.

HANDRAIL:

HANDRAIL, BALUSTRADE & BARRIER CONSTRUCTION TO BE IN ACCORDANCE WITH PART 3.9.1 & 3.9.2 NCC.

FLOOR AREAS:

UNIT 1 (EXISTING):	111.86m ²
UNIT 1 DECK:	24.80m ²
UNIT 2 GROUND FLOOR:	70.90m ²
UNIT 2 FIRST FLOOR:	41.47m ²
UNIT 2 CARPORT:	42.34m ²
UNIT 2 TOTAL:	154.71m ²
TOTAL DECKS UNIT 2:	27.10m ²
UNIT 3 GROUND FLOOR:	70.90m ²
UNIT 3 FIRST FLOOR:	41.47m ²
UNIT 3 CARPORT:	42.34m ²
UNIT 3 TOTAL:	154.71m ²
TOTAL DECKS UNIT 3:	6.64m ²
ADDITIONAL FLOOR AREA:	367.96m ²



JJD DESIGN
 LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Amendments






DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

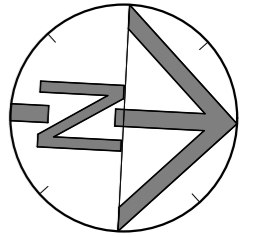
PROJECT:
 PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:
 DA.16 GROUND FLOOR 1:100 - UNIT 2/3

CLIENT:
 CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER
SCALE: 1:100 @A3
DATE: 03.02.25

-  = ROOF ACCESS PANEL
-  = SMOKE ALARM
-  = ARTICULATION JOINT
-  = METER BOX
-  = HOT WATER CYLINDER



CONSTRUCTION OF SANITARY COMPARTMENTS 3.8.3.3 OF CURRENT BCA

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST -
 · OPEN OUTWARDS; OR
 · SLIDE; OR
 · BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

STAIRS:

ALL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3.9.1:

RISER: MIN 115mm - MAX 190mm
 GOING: MIN 240mm - MAX 355mm
 SLOPE (2R + G): MIN 550 - MAX 700

INTERNAL STAIR:

RISER: 180mm
 GOING: 240mm
 TREAD: 240mm
 STEPS: 15

TREADS:

FINISH TO TREAD SURFACE TO BE SLIP RESISTANT IN ACCORDANCE WITH CLAUSE 3.9.1.4(a) NCC. ENSURE A 125mm SPHERE MUST NOT PASS BETWEEN TREADS.

HEAD CLEARANCE:

2,000mm MIN VERTICAL DIMENSION ABOVE NOSING IS TO BE MAINTAINED THROUGHOUT STAIRWELL.

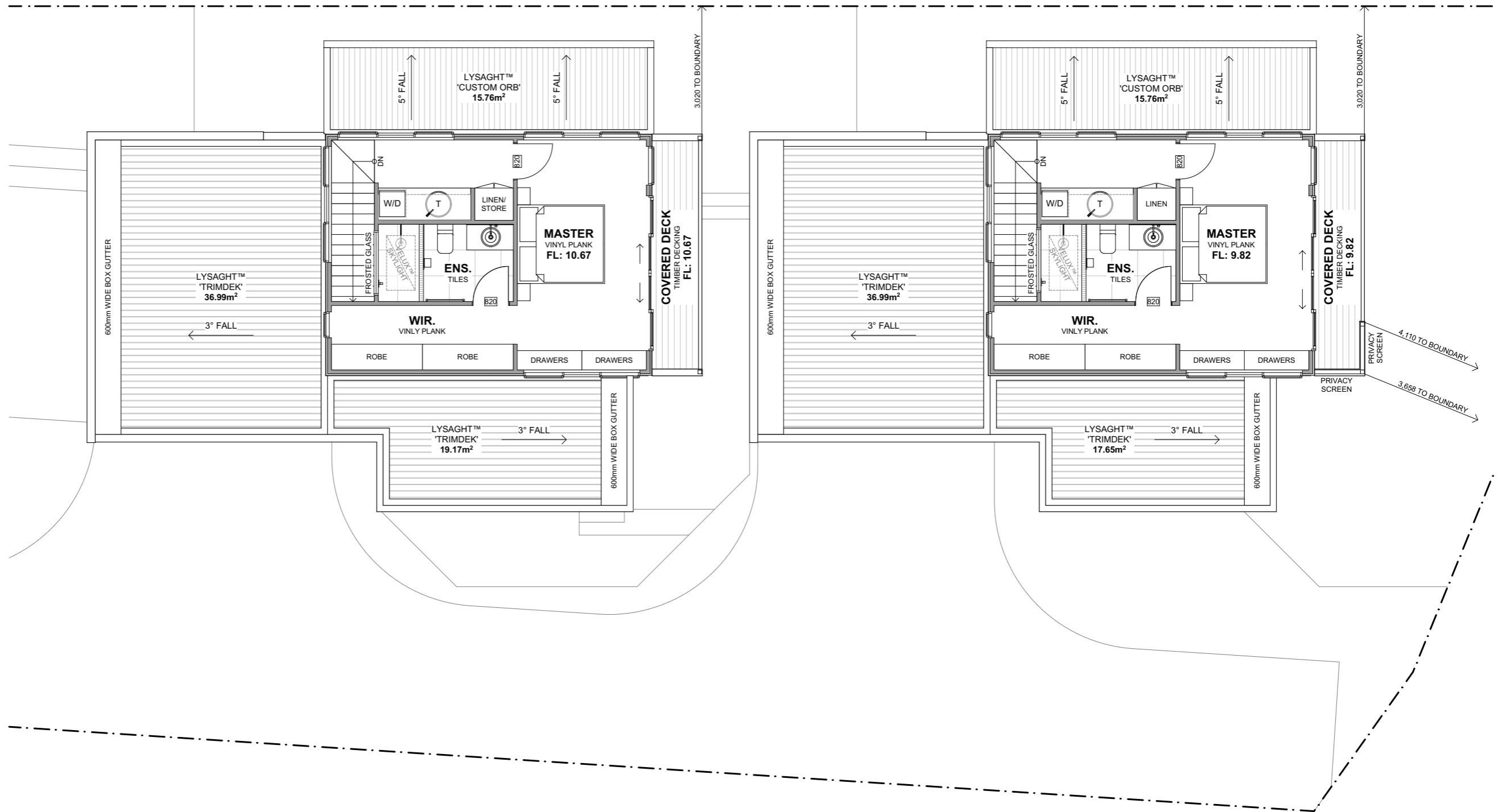
HANDRAIL:

HANDRAIL, BALUSTRADE & BARRIER CONSTRUCTION TO BE IN ACCORDANCE WITH PART 3.9.1 & 3.9.2 NCC.

FLOOR AREAS:

UNIT 1 (EXISTING):	111.86m ²
UNIT 1 DECK:	24.80m ²
UNIT 2 GROUND FLOOR:	70.90m ²
UNIT 2 FIRST FLOOR:	41.47m ²
UNIT 2 CARPORT:	42.34m ²
UNIT 2 TOTAL:	154.71m ²
TOTAL DECKS UNIT 2:	27.10m ²
UNIT 3 GROUND FLOOR:	70.90m ²
UNIT 3 FIRST FLOOR:	41.47m ²
UNIT 3 CARPORT:	42.34m ²
UNIT 3 TOTAL:	154.71m ²
TOTAL DECKS UNIT 3:	6.64m ²

ADDITIONAL FLOOR AREA: 367.96m²



Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.17 FIRST FLOOR 1:100 - UNIT 2/3






CLIENT:

CAITLYN & SAMUEL BURNETT

DRAWN: J DWYER

SCALE: 1:100 @A3

DATE: 03.02.25

-  = ROOF ACCESS PANEL
-  = SMOKE ALARM
-  = ARTICULATION JOINT
-  = METER BOX
-  = HOT WATER CYLINDER

CONSTRUCTION OF SANITARY COMPARTMENTS 3.8.3.3 OF CURRENT BCA

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST -
 · OPEN OUTWARDS; OR
 · SLIDE; OR
 · BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

STAIRS:

ALL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3.9.1:

RISER: MIN 115mm - MAX 190mm
 GOING: MIN 240mm - MAX 355mm
 SLOPE (2R + G): MIN 550 - MAX 700

INTERNAL STAIR:

RISER: 180mm
 GOING: 240mm
 TREAD: 240mm
 STEPS: 15

TREADS:

FINISH TO TREAD SURFACE TO BE SLIP RESISTANT IN ACCORDANCE WITH CLAUSE 3.9.1.4(a) NCC. ENSURE A 125mm SPHERE MUST NOT PASS BETWEEN TREADS.

HEAD CLEARANCE:

2,000mm MIN VERTICAL DIMENSION ABOVE NOSING IS TO BE MAINTAINED THROUGHOUT STAIRWELL.

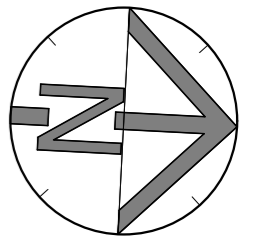
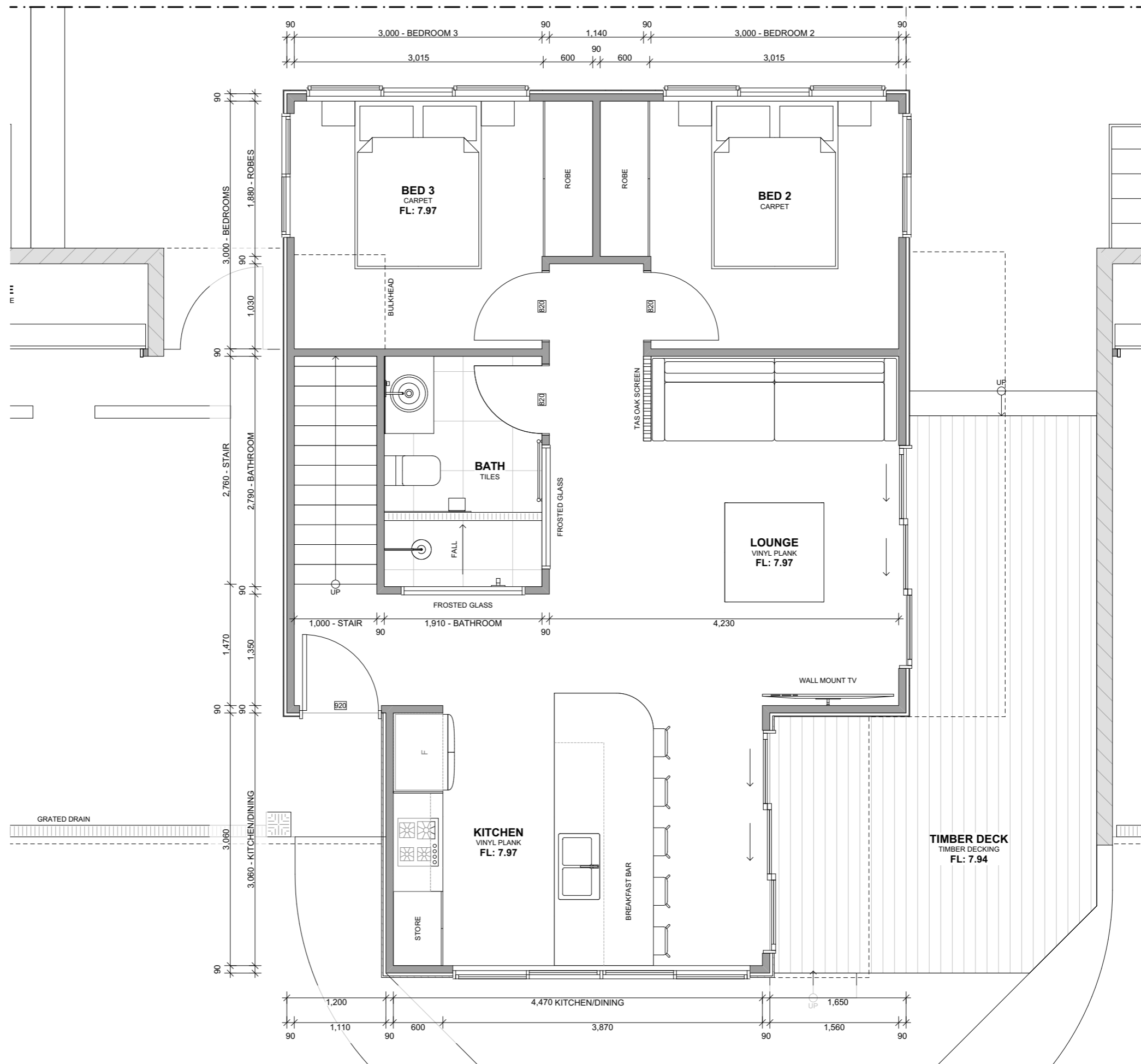
HANDRAIL:

HANDRAIL, BALUSTRADE & BARRIER CONSTRUCTION TO BE IN ACCORDANCE WITH PART 3.9.1 & 3.9.2 NCC.

FLOOR AREAS:

UNIT 1 (EXISTING):	111.86m ²
UNIT 1 DECK:	24.80m ²
UNIT 2 GROUND FLOOR:	70.90m ²
UNIT 2 FIRST FLOOR:	41.47m ²
UNIT 2 CARPORT:	42.34m ²
UNIT 2 TOTAL:	154.71m ²
TOTAL DECKS UNIT 2:	27.10m ²
UNIT 3 GROUND FLOOR:	70.90m ²
UNIT 3 FIRST FLOOR:	41.47m ²
UNIT 3 CARPORT:	42.34m ²
UNIT 3 TOTAL:	154.71m ²
TOTAL DECKS UNIT 3:	6.64m ²

ADDITIONAL FLOOR AREA: 367.96m²



= ROOF ACCESS PANEL

= SMOKE ALARM

= ARTICULATION JOINT

= METER BOX

= HOT WATER CYLINDER

CONSTRUCTION OF SANITARY COMPARTMENTS 3.8.3.3 OF CURRENT BCA

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST -
· OPEN OUTWARDS; OR
· SLIDE; OR
· BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

STAIRS:

ALL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3.9.1:

RISER: MIN 115mm - MAX 190mm
GOING: MIN 240mm - MAX 355mm
SLOPE (2R + G): MIN 550 - MAX 700

INTERNAL STAIR:

RISER: 180mm
GOING: 240mm
TREAD: 240mm
STEPS: 15

TREADS:

FINISH TO TREAD SURFACE TO BE SLIP RESISTANT IN ACCORDANCE WITH CLAUSE 3.9.1.4(a) NCC. ENSURE A 125mm SPHERE MUST NOT PASS BETWEEN TREADS.

HEAD CLEARANCE:

2,000mm MIN VERTICAL DIMENSION ABOVE NOSING IS TO BE MAINTAINED THROUGHOUT STAIRWELL.

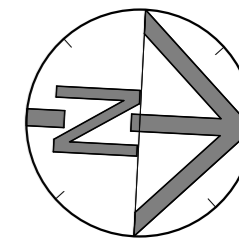
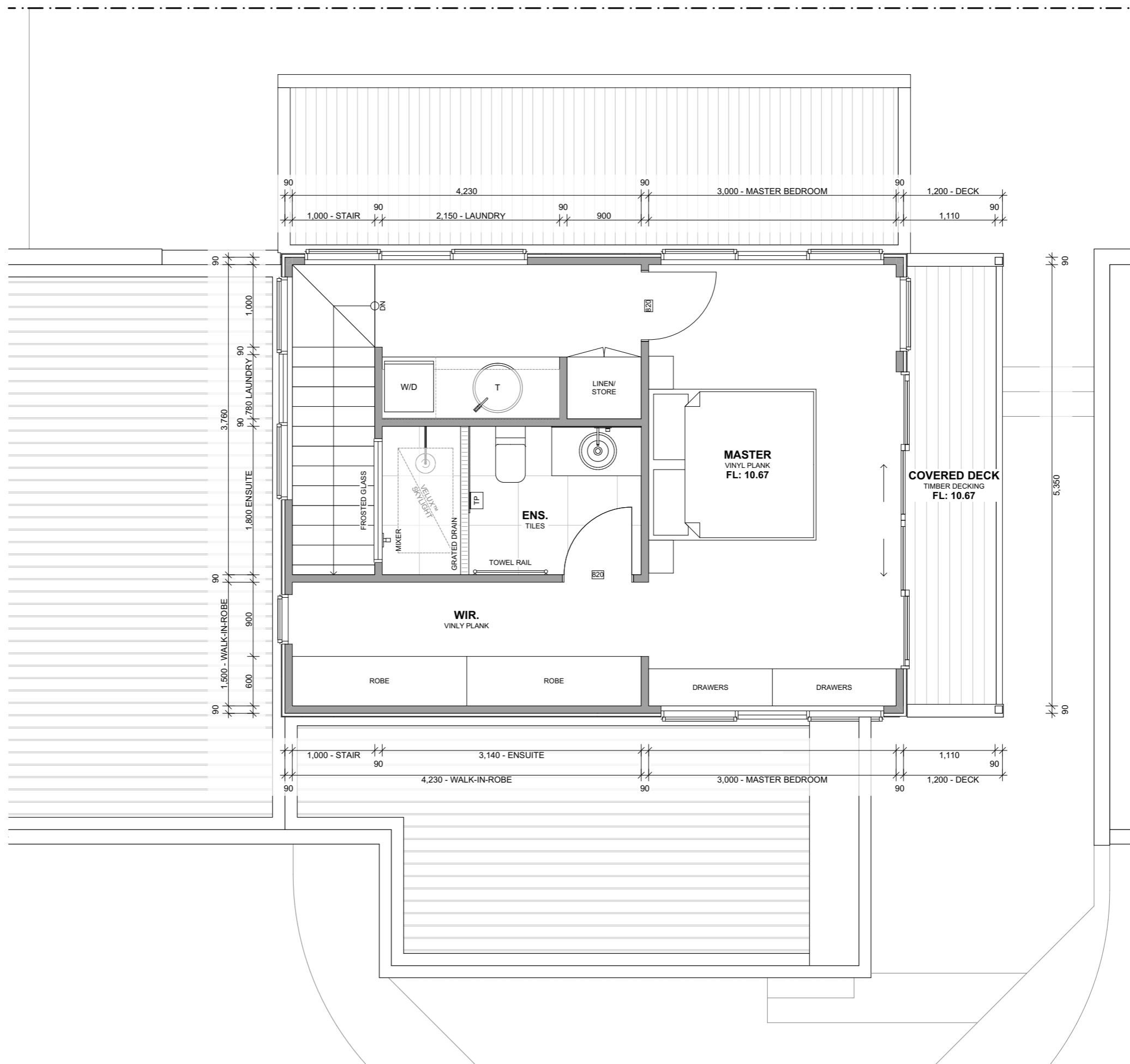
HANDRAIL:

HANDRAIL, BALUSTRADE & BARRIER CONSTRUCTION TO BE IN ACCORDANCE WITH PART 3.9.1 & 3.9.2 NCC.

FLOOR AREAS:

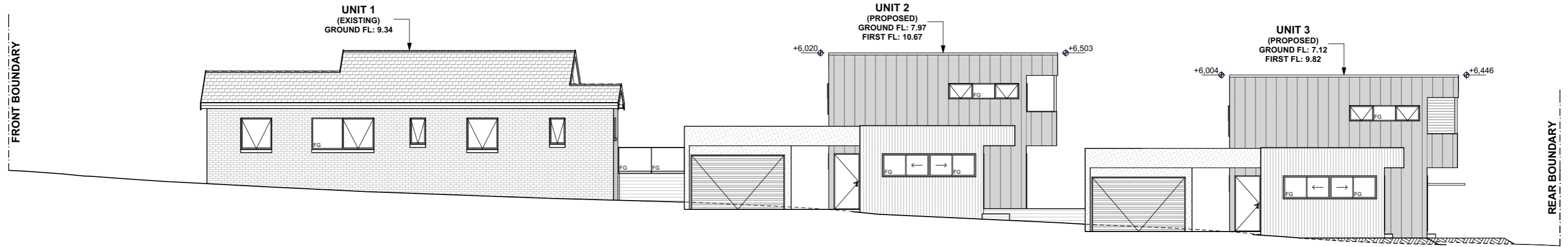
UNIT 1 (EXISTING):	111.86m ²
UNIT 1 DECK:	24.80m ²
UNIT 2 GROUND FLOOR:	70.90m ²
UNIT 2 FIRST FLOOR:	41.47m ²
UNIT 2 CARPORT:	42.34m ²
UNIT 2 TOTAL:	154.71m ²
TOTAL DECKS UNIT 2:	27.10m ²
UNIT 3 GROUND FLOOR:	70.90m ²
UNIT 3 FIRST FLOOR:	41.47m ²
UNIT 3 CARPORT:	42.34m ²
UNIT 3 TOTAL:	154.71m ²
TOTAL DECKS UNIT 3:	6.64m ²

ADDITIONAL FLOOR AREA: 367.96m²



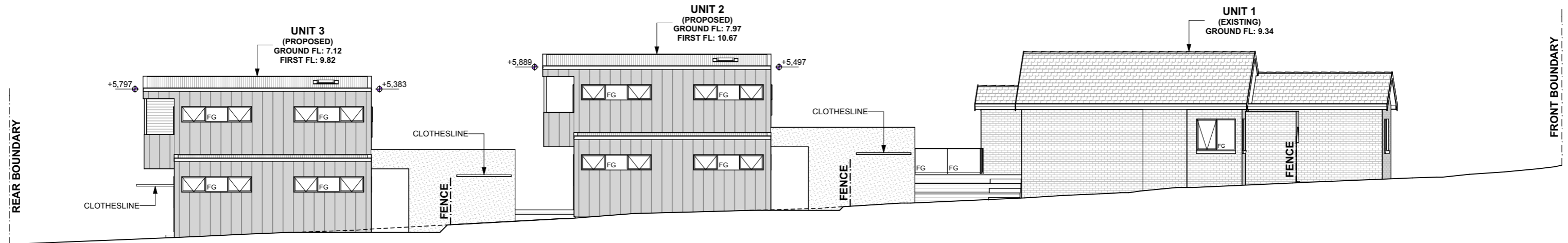
NOTE:

- PROPOSED DECK & BALUSTRADE FOR UNIT 1.
- NO PROPOSED INTERNAL WORKS FOR UNIT 1.
- PROPOSED 1.8m HIGH FENCES NOT SHOWN ON ELEVATIONS.



SITE ELEVATION - EAST

SCALE 1:150 @A3

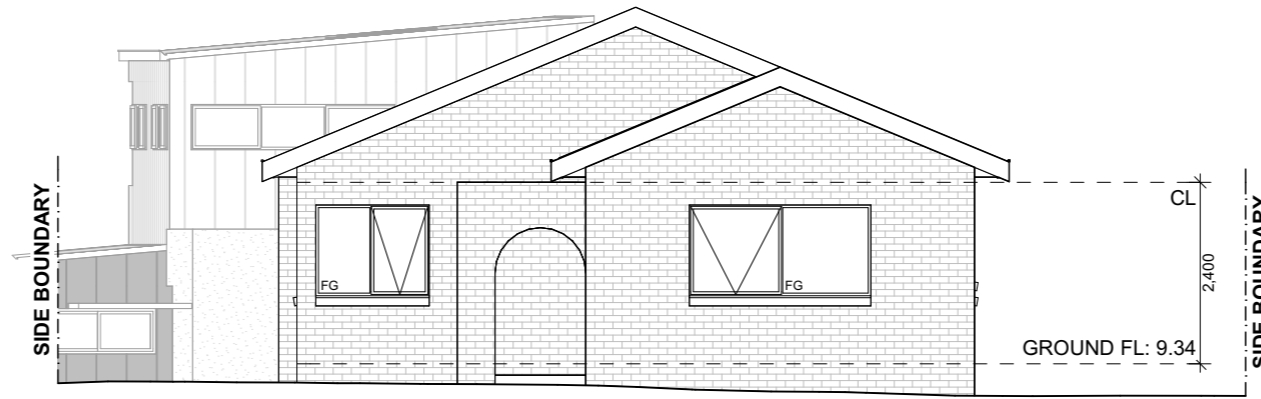


SITE ELEVATION - WEST

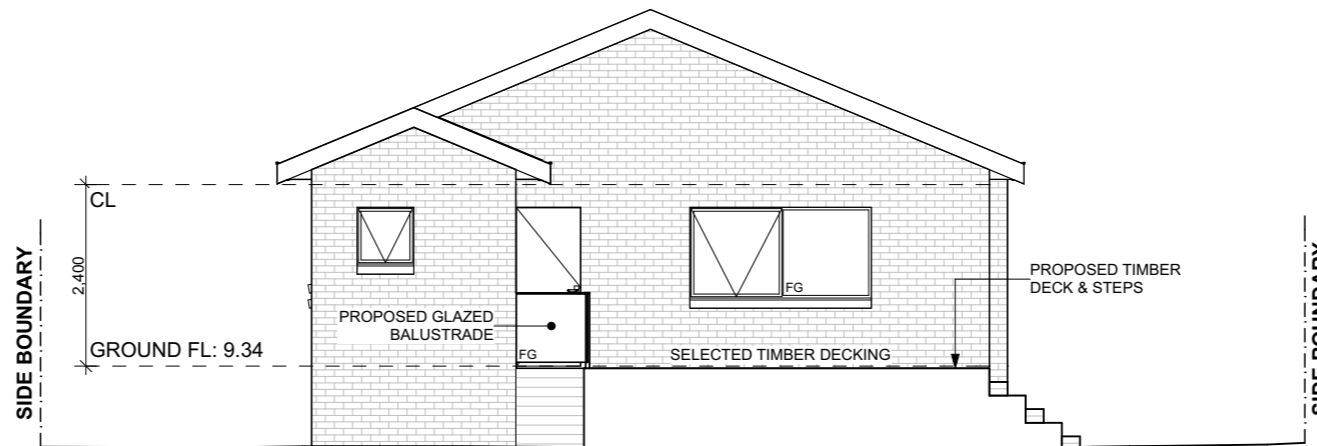
SCALE 1:150 @A3

NOTE:

- PROPOSED DECK & BALUSTRADE FOR UNIT 1.
- NO PROPOSED INTERNAL WORKS FOR UNIT 1.
- PROPOSED 1.8m HIGH FENCES NOT SHOWN ON ELEVATIONS.



UNIT 1 - SOUTH ELEVATION
SCALE 1:100 @A3



UNIT 1 - NORTH ELEVATION
SCALE 1:100 @A3

LEGEND:

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1.234 HEIGHT ABOVE NGL
- 1 19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
- 2 SCYON™ 'AXON 400' 9mm FRC CLADDING - WINDSPRAY
- 3 RENDERED POLYSTYRENE CLADDING/BLOCKWORK - COSMIC

JJD DESIGN
 LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET,
 HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.21 UNIT 1 ELEVATIONS 1 OF 2

CLIENT:

CAITLYN & SAMUEL BURNETT

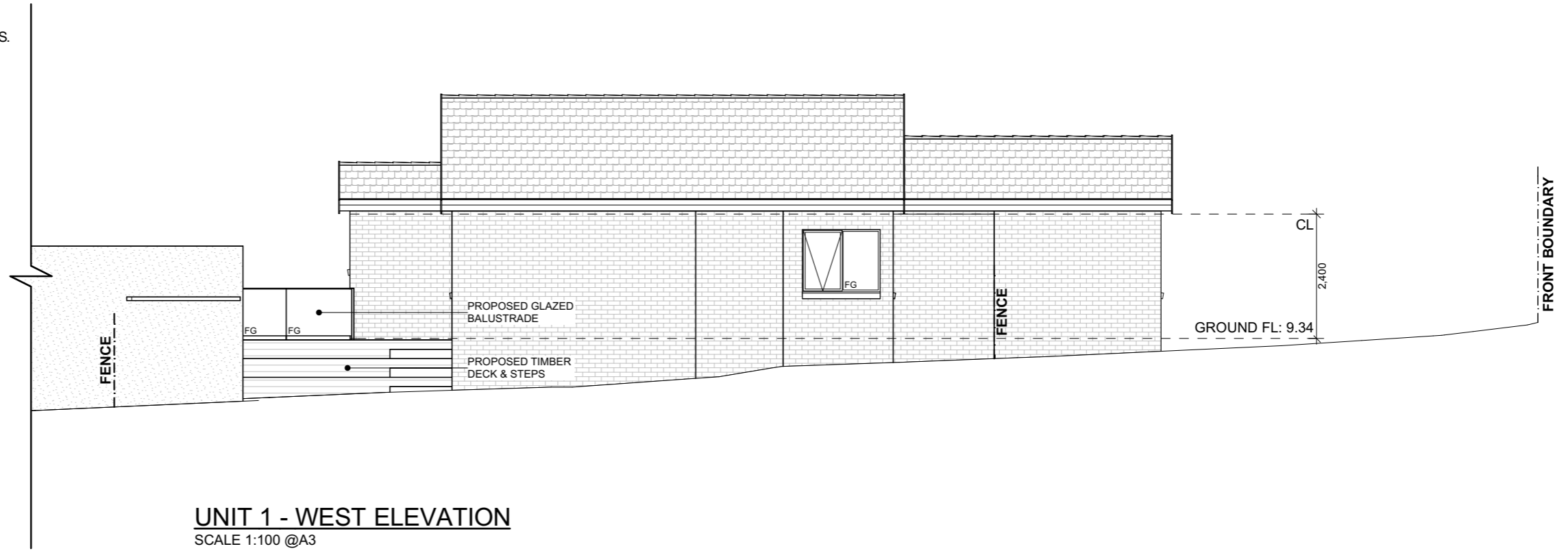
DRAWN: J DWYER

SCALE: 1:100 @A3

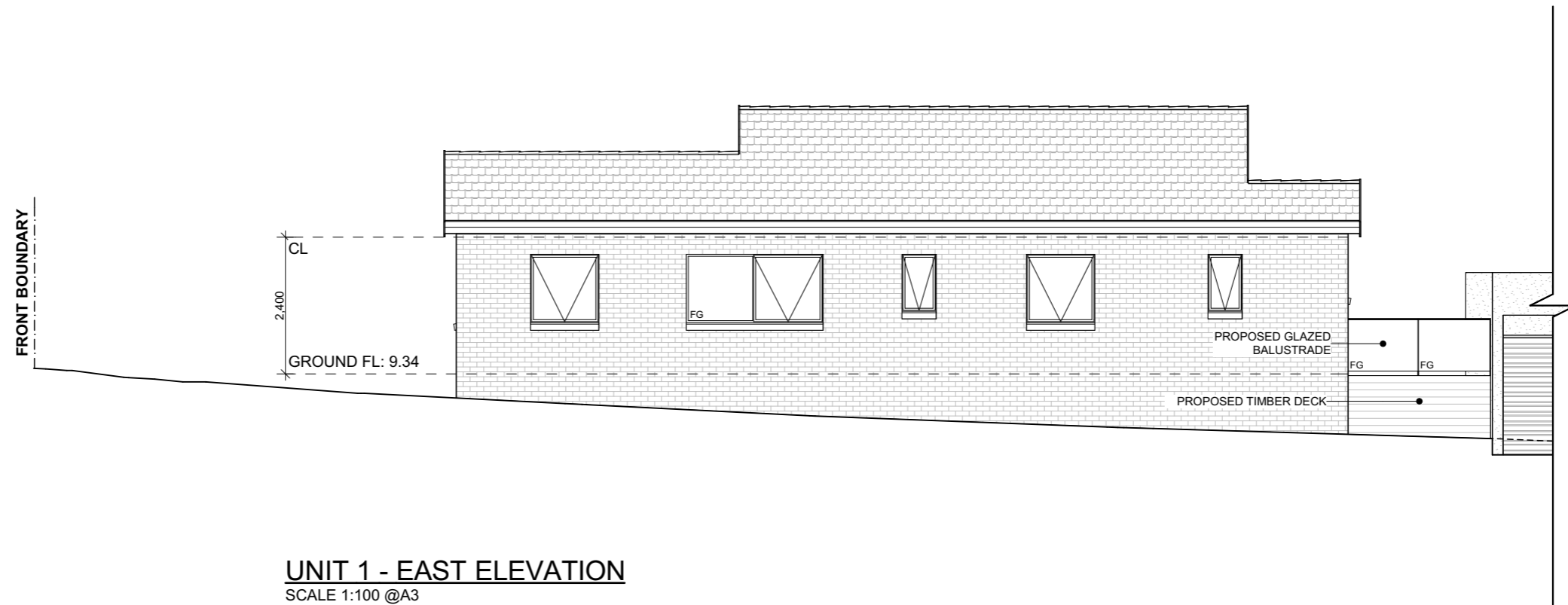
DATE: 03.02.25

NOTE:

- PROPOSED DECK & BALUSTRADE FOR UNIT 1.
- NO PROPOSED INTERNAL WORKS FOR UNIT 1.
- PROPOSED 1.8m HIGH FENCES NOT SHOWN ON ELEVATIONS.



UNIT 1 - WEST ELEVATION
SCALE 1:100 @A3



UNIT 1 - EAST ELEVATION
SCALE 1:100 @A3

LEGEND:

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1.234 HEIGHT ABOVE NGL
- 1 19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
- 2 SCYON™ 'AXON 400' 9mm FRC CLADDING - WINDSPRAY
- 3 RENDERED POLYSTYRENE CLADDING/BLOCKWORK - COSMIC

JJD DESIGN
 LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.22 UNIT 1 ELEVATIONS 2 OF 2

CLIENT:

CAITLYN & SAMUEL BURNETT

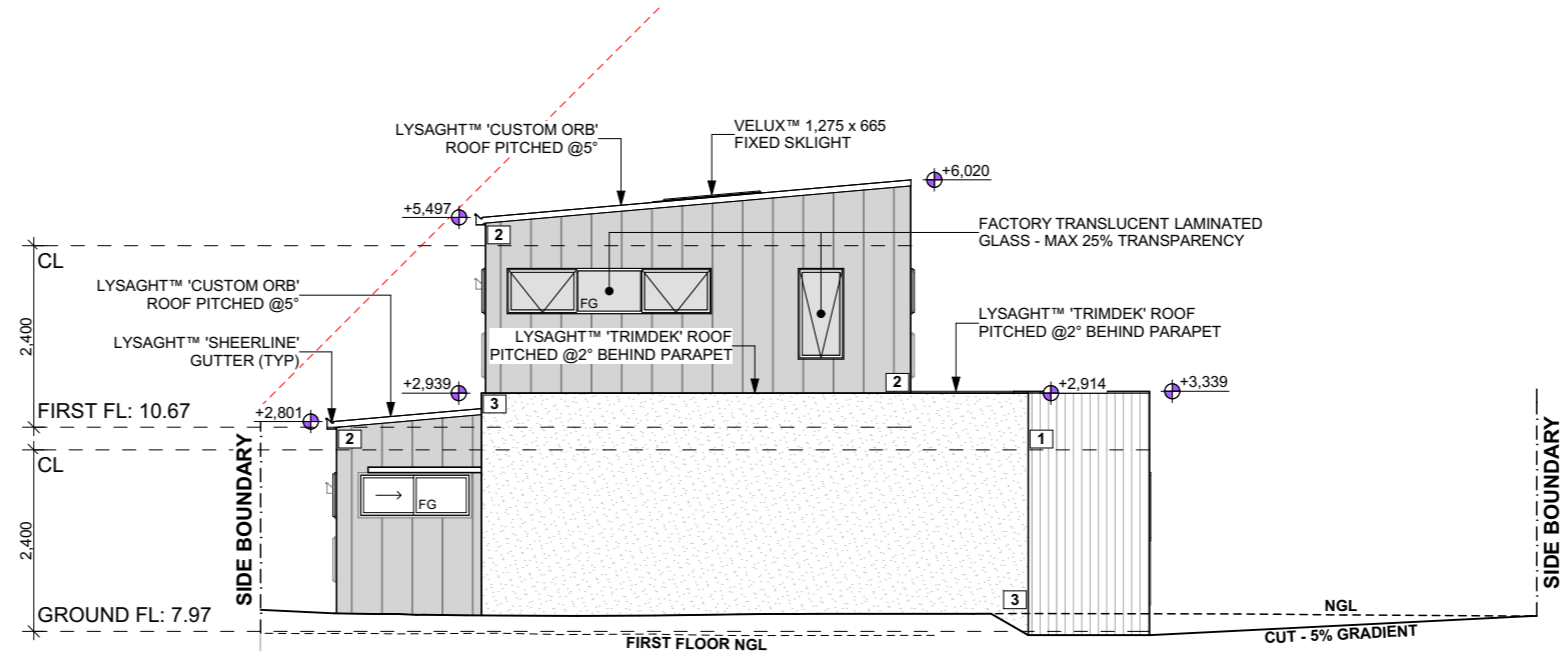
DRAWN: J DWYER

SCALE: 1:100 @A3

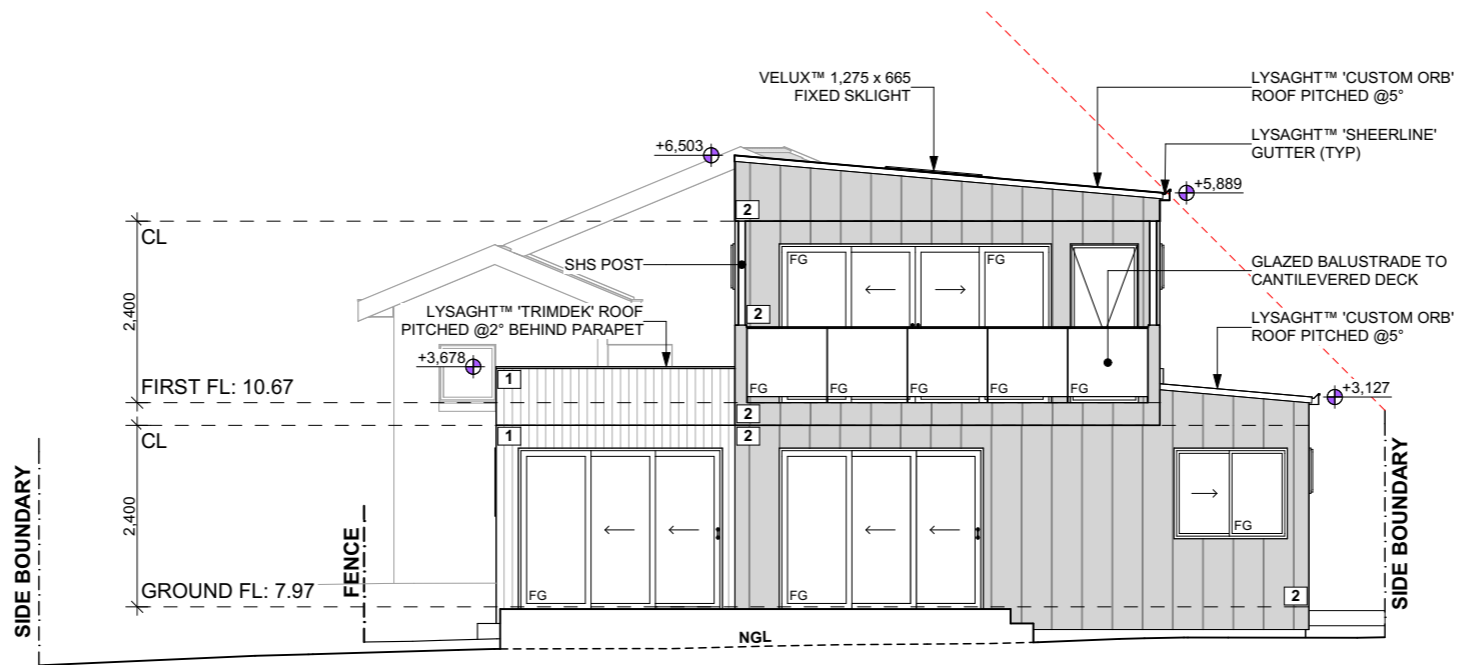
DATE: 03.02.25

NOTE:

- PROPOSED DECK & BALUSTRADE FOR UNIT 1.
- NO PROPOSED INTERNAL WORKS FOR UNIT 1.
- PROPOSED 1.8m HIGH FENCES NOT SHOWN ON ELEVATIONS.



UNIT 2 - SOUTH ELEVATION
SCALE 1:100 @A3



UNIT 2 - NORTH ELEVATION
SCALE 1:100 @A3

LEGEND:

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1.234 HEIGHT ABOVE NGL
- 1 19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
- 2 SCYON™ 'AXON 400' 9mm FRC CLADDING - WINDSPRAY
- 3 RENDERED POLYSTYRENE CLADDING/BLOCKWORK - COSMIC

JJD DESIGN
 LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.23 UNIT 2 ELEVATIONS 1 OF 2

CLIENT:

CAITLYN & SAMUEL BURNETT

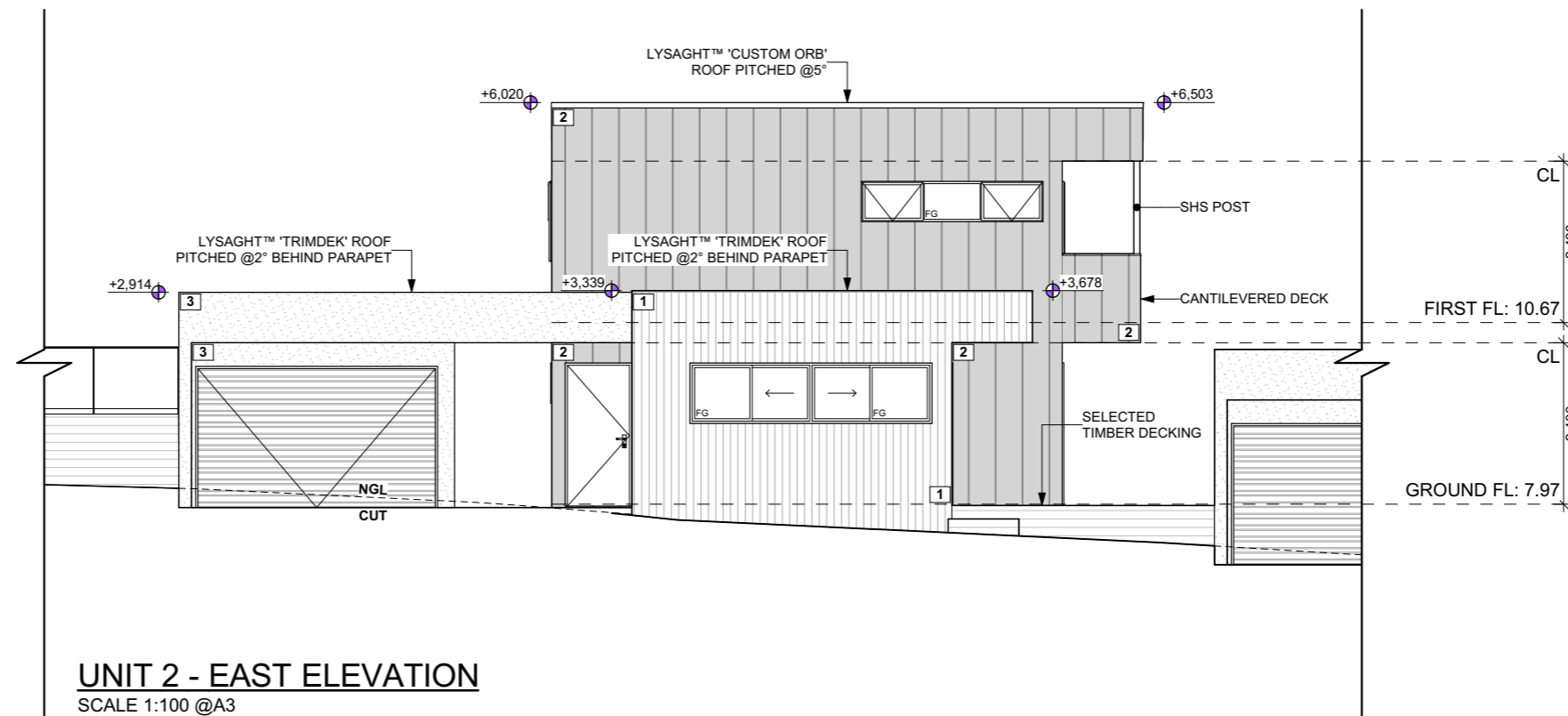
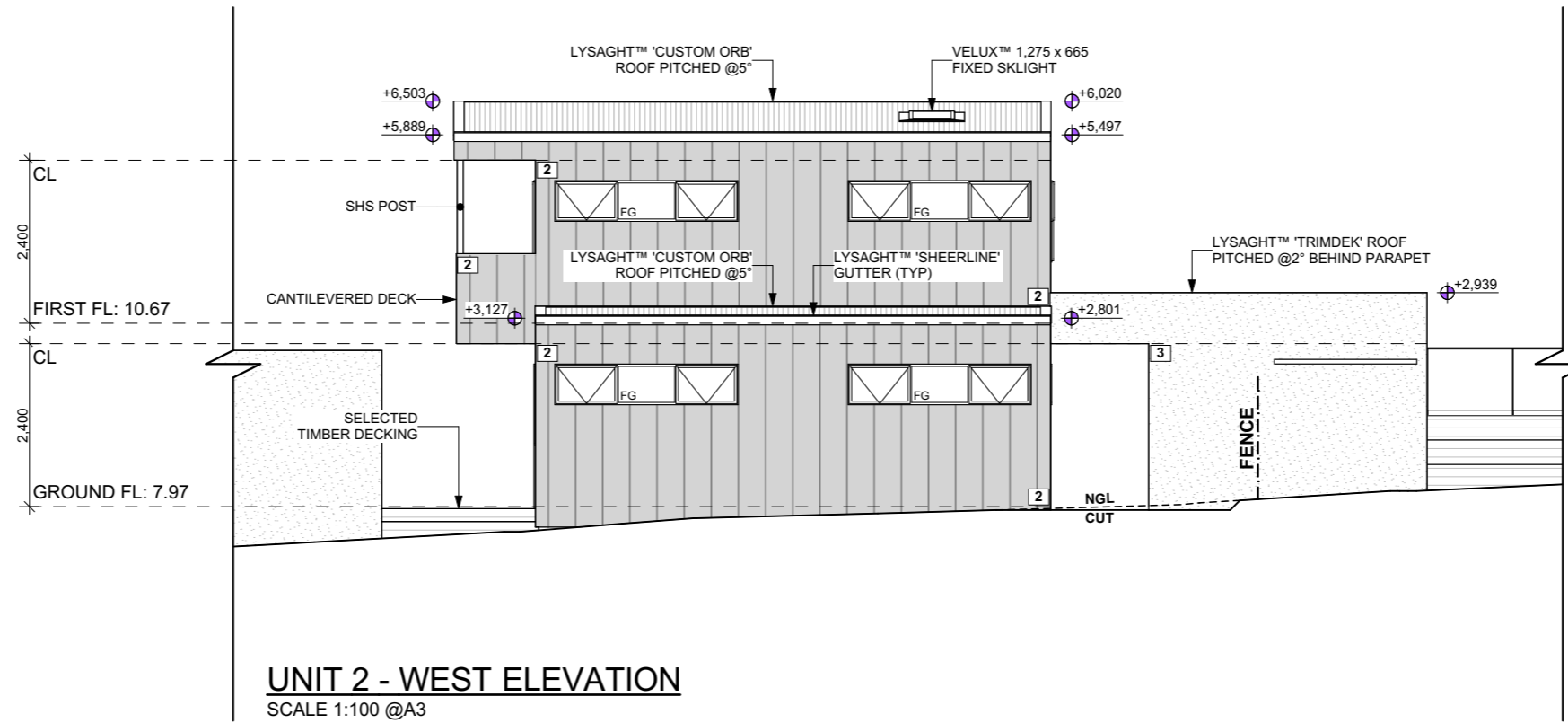
DRAWN: J DWYER

SCALE: 1:100 @A3

DATE: 03.02.25

NOTE:

- PROPOSED DECK & BALUSTRADE FOR UNIT 1.
- NO PROPOSED INTERNAL WORKS FOR UNIT 1.
- PROPOSED 1.8m HIGH FENCES NOT SHOWN ON ELEVATIONS.

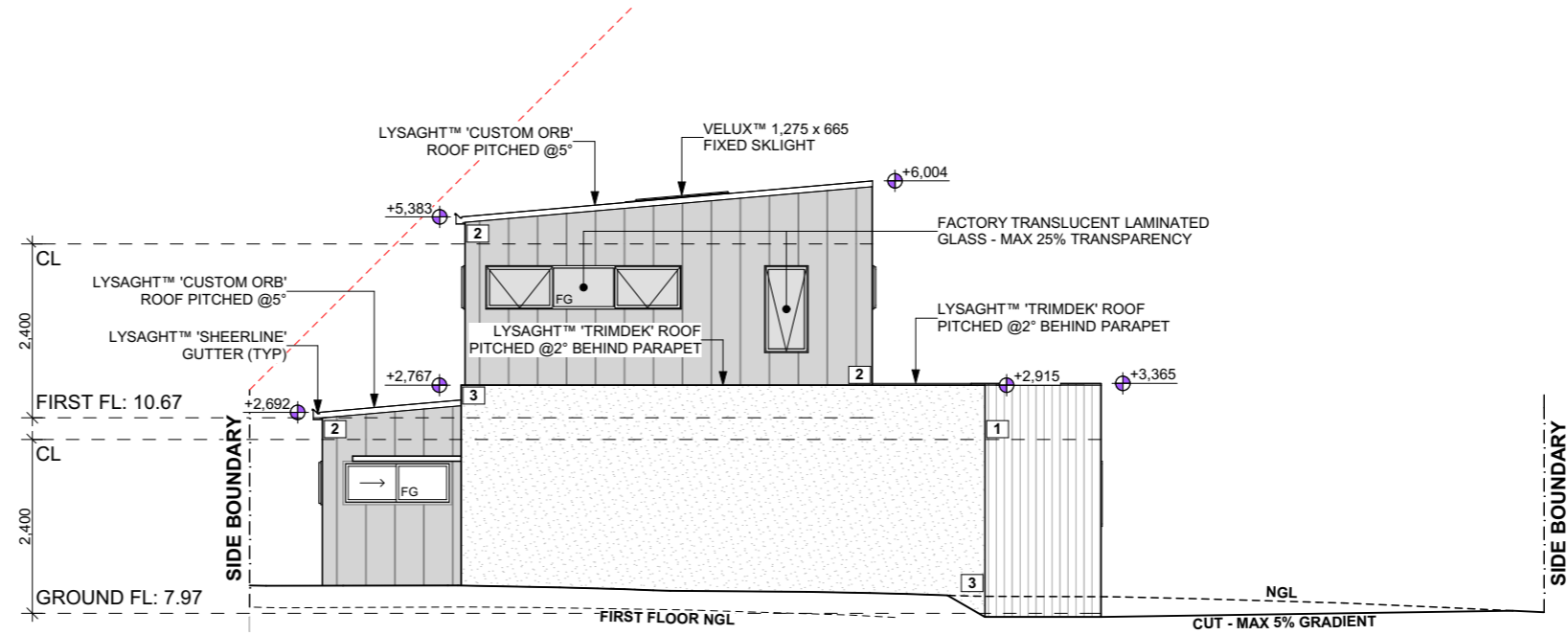


LEGEND:

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1.234 HEIGHT ABOVE NGL
- 1 19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
- 2 SCYON™ 'AXON 400' 9mm FRC CLADDING - WINDSPRAY
- 3 RENDERED POLYSTYRENE CLADDING/BLOCKWORK - COSMIC

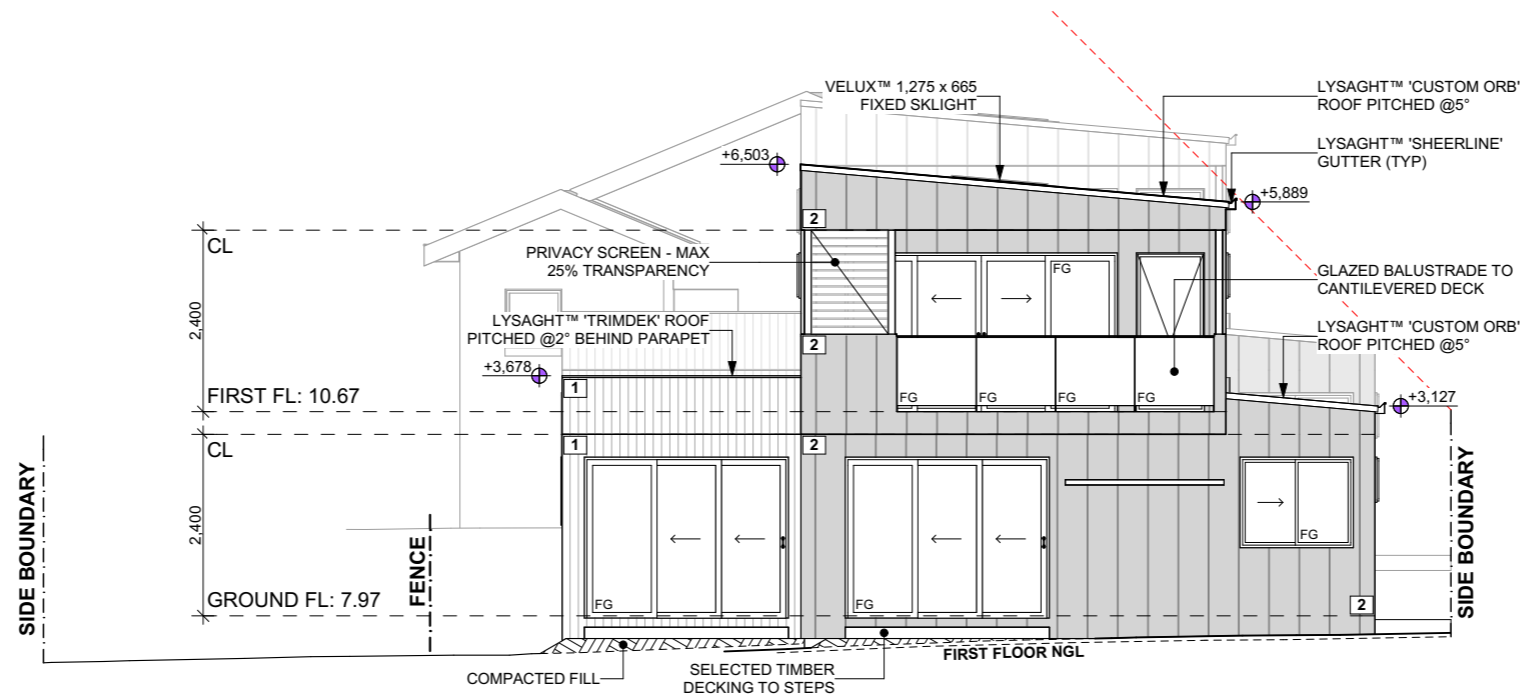
NOTE:

- PROPOSED DECK & BALUSTRADE FOR UNIT 1.
- NO PROPOSED INTERNAL WORKS FOR UNIT 1.
- PROPOSED 1.8m HIGH FENCES NOT SHOWN ON ELEVATIONS.



UNIT 3 - SOUTH ELEVATION

SCALE 1:100 @A3



UNIT 3 - NORTH ELEVATION

SCALE 1:100 @A3

LEGEND:

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1,234 HEIGHT ABOVE NGL
- 1 19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
- 2 SCYON™ 'AXON 400' 9mm FRC CLADDING - WINDSPRAY
- 3 RENDERED POLYSTYRENE CLADDING/BLOCKWORK - COSMIC

JJD DESIGN
 LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.25 UNIT 3 ELEVATIONS 1 OF 2

CLIENT:

CAITLYN & SAMUEL BURNETT

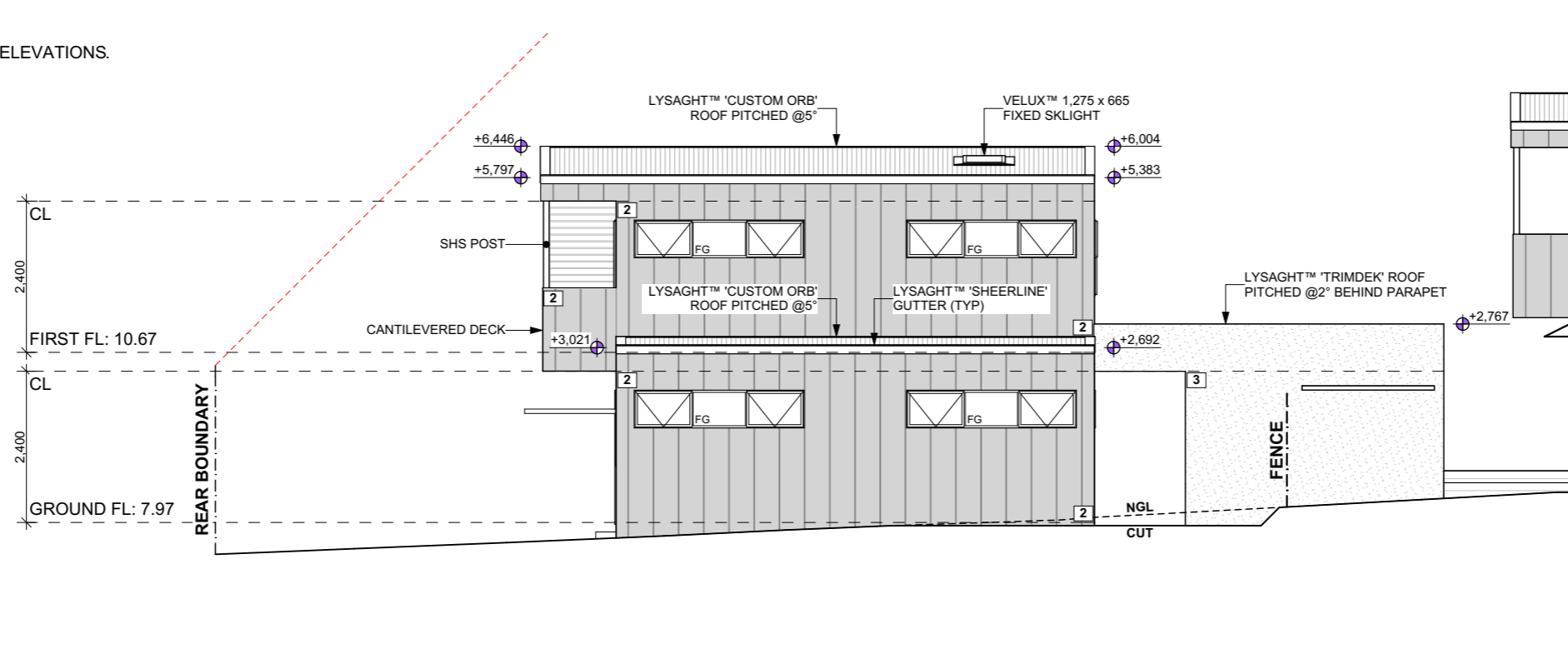
DRAWN: J DWYER

SCALE: 1:100 @A3

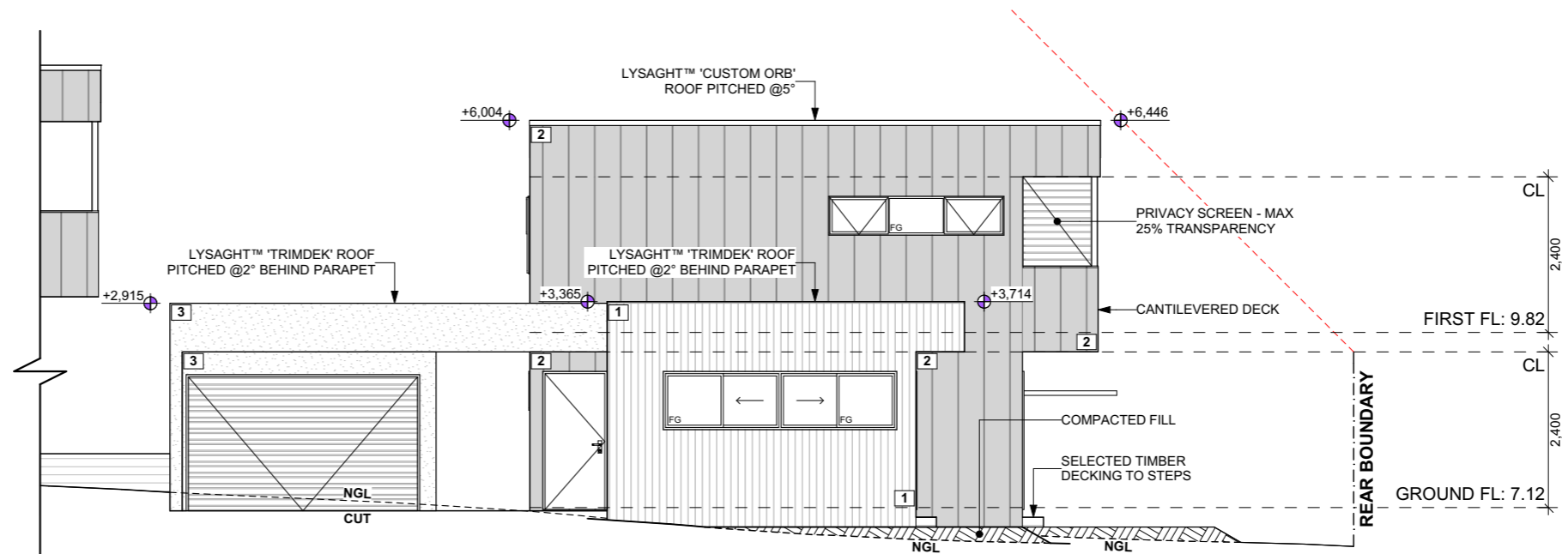
DATE: 03.02.25

NOTE:

- PROPOSED DECK & BALUSTRADE FOR UNIT 1.
- NO PROPOSED INTERNAL WORKS FOR UNIT 1.
- PROPOSED 1.8m HIGH FENCES NOT SHOWN ON ELEVATIONS.



UNIT 3 - WEST ELEVATION
SCALE 1:100 @A3



UNIT 3 - EAST ELEVATION
SCALE 1:100 @A3

LEGEND:

- FG FIXED GLAZING
- NGL NATURAL GROUND LINE
- +1.234 HEIGHT ABOVE NGL
- 1 19mm TIMBER SHIPLAP CLADDING - CLEAR FINISH
- 2 SCYON™ 'AXON 400' 9mm FRC CLADDING - WINDSPRAY
- 3 RENDERED POLYSTYRENE CLADDING/BLOCKWORK - COSMIC

Amendments

DO NOT SCALE OFF DRAWINGS. CONTRACTORS TO CONFIRM WITH J DWYER ANY DIMENSIONS OR LEVELS IF NECESSARY. ALL GLAZING TO AS 1288/2047. THIS DOCUMENT IS COPYRIGHTED AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN CONSENT OF J DWYER

PROJECT:

PROPOSED UNIT DEVELOPMENT AT 65 EDINBURGH CRESCENT, GOODWOOD, TAS 7010

DRAWING TITLE:

DA.26 UNIT 3 ELEVATIONS 2 OF 2

CLIENT:

CAITLYN & SAMUEL BURNETT





DRAWN: J DWYER

SCALE: 1:100 @A3

DATE: 03.02.25

JJD DESIGN
 LICENSE: 179730619
 PHONE: 0439336257
 EMAIL: info@jjd.design
 ADDRESS: 19 TILANBI STREET, HOWRAH, TAS, 7018

LEGEND

-  900 UPVC DOWNPIPE
-  EXIST 100x50 COLORBOND™ DOWNPIPE
-  DAM BUSTER™ RAINHEAD
-  DAM BUSTER™ SUMP

UNIT 1: (EXISTING)

- ROOF #1** EXIST TILED ROOF @22.5°
44.02m² x 1.225 (22.5°) = 53.92m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 100x50
- ROOF #2** EXIST TILED ROOF @22.5°
63.25m² x 1.225 (2.5°) = 77.48m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 100x50
- ROOF #3** EXIST TILED ROOF @22.5°
15.67m² x 1.225 (22.5°) = 19.20m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 100x50
- ROOF #4** EXIST TILED ROOF @22.5°
3.57m² x 1.225 (22.5°) = 4.37m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 100x50

UNIT 2: (PROPOSED)

- ROOF #5** LYSAGHT™ 'CUSTOM ORB' @5°
50.49m² x 1.05 (5°) = 53.01m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 900
- ROOF #6** LYSAGHT™ 'CUSTOM ORB' @5°
16.34m² x 1.05 (5°) = 17.16m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 900
- ROOF #7** LYSAGHT™ 'TRIMDEK' @2°
40.31m² x 1.02 (2°) = 41.12m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 900
- ROOF #8** LYSAGHT™ 'TRIMDEK' @2°
20.92m² x 1.02 (2°) = 21.34m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 900

UNIT 3: (PROPOSED)

- ROOF #9** LYSAGHT™ 'CUSTOM ORB' @5°
50.49m² x 1.05 (5°) = 53.01m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 900
- ROOF #10** LYSAGHT™ 'CUSTOM ORB' @5°
16.34m² x 1.05 (5°) = 17.16m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 900
- ROOF #11** LYSAGHT™ 'TRIMDEK' @2°
40.31m² x 1.02 (2°) = 41.12m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 900
- ROOF #12** LYSAGHT™ 'TRIMDEK' @2°
20.92m² x 1.02 (2°) = 21.34m²
NO. OF DOWNPIPES = 1
DOWN PIPE SIZE = 900

PLUMBING NOTES

ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, TAS PLUMBING CODE AND LOCAL AUTHORITY REGULATIONS.

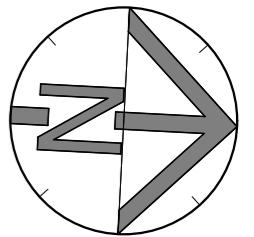
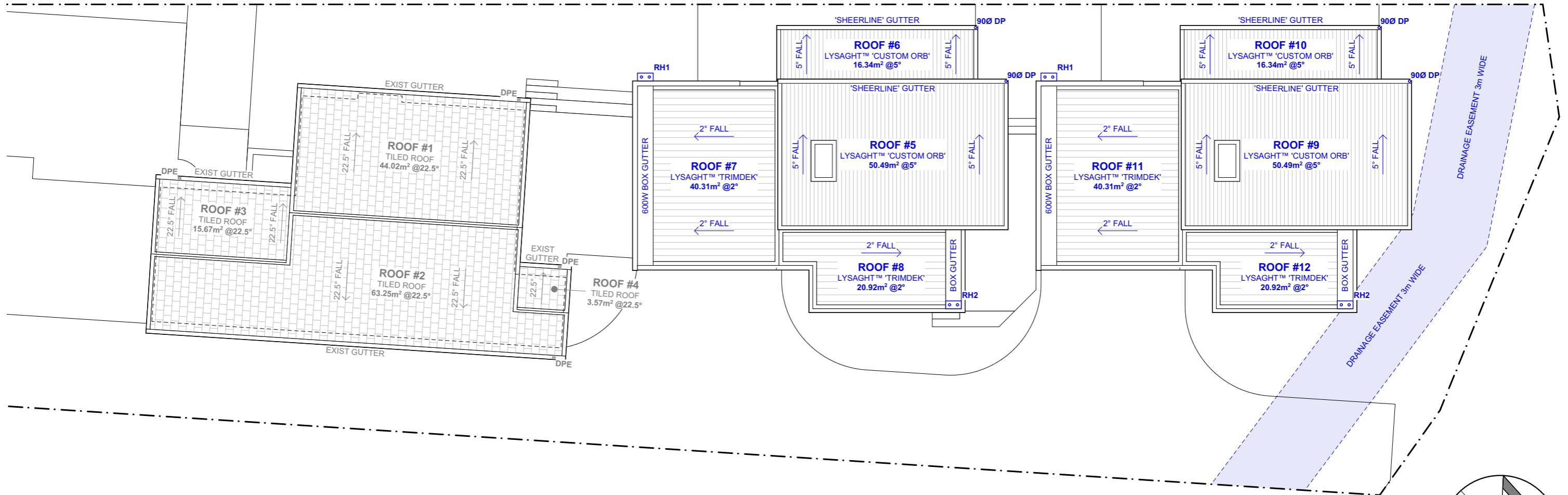
SEWER AND STORMWATER TO MAINS CONNECTIONS, PLUMBER TO VERIFY LOCATION ON SITE - REFER SITE PLAN.

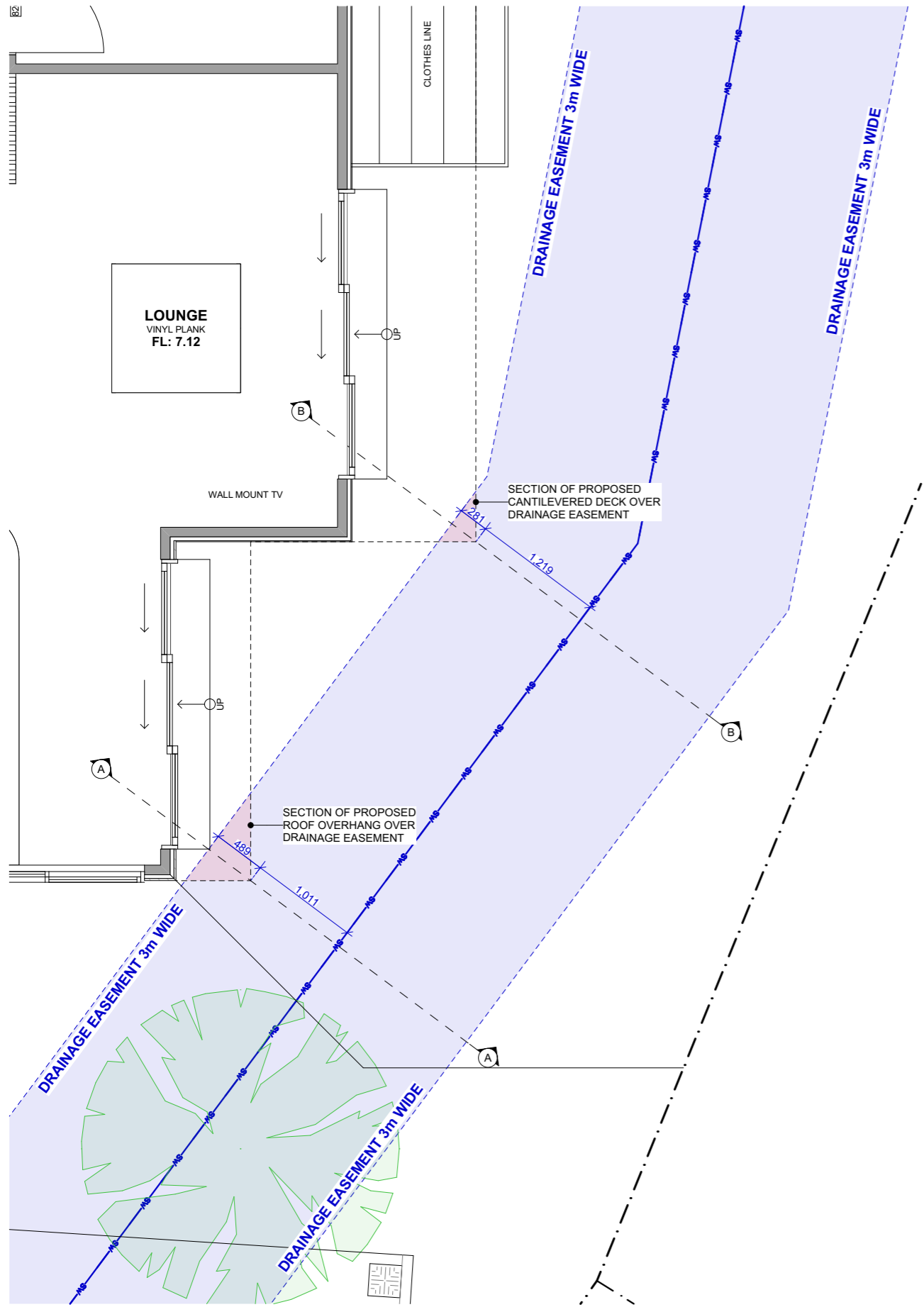
FIRST INSPECTION OPENINGS TO BE RAISED TO FINISHED GROUND LEVEL.

ALL STORMWATER PITS TO BE DESIGNED IN ACCORDANCE WITH AS3500 - SECTION 8.6.

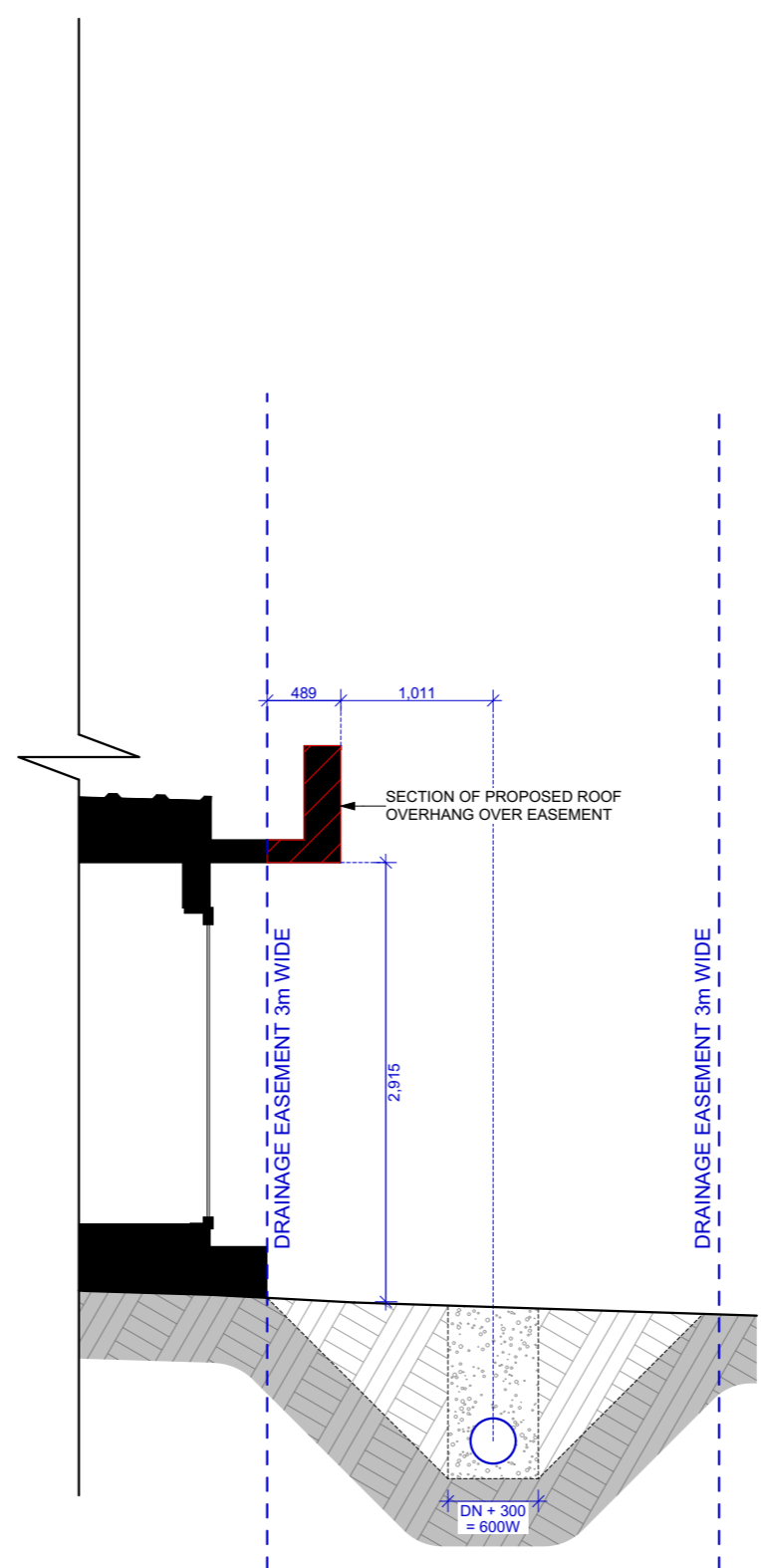
MINIMUM GRADIENT ON PIPES AS PER AS3500 7.3.5

- 900 = 1:100
- 1000 = 1:100
- 1500 = 1:100

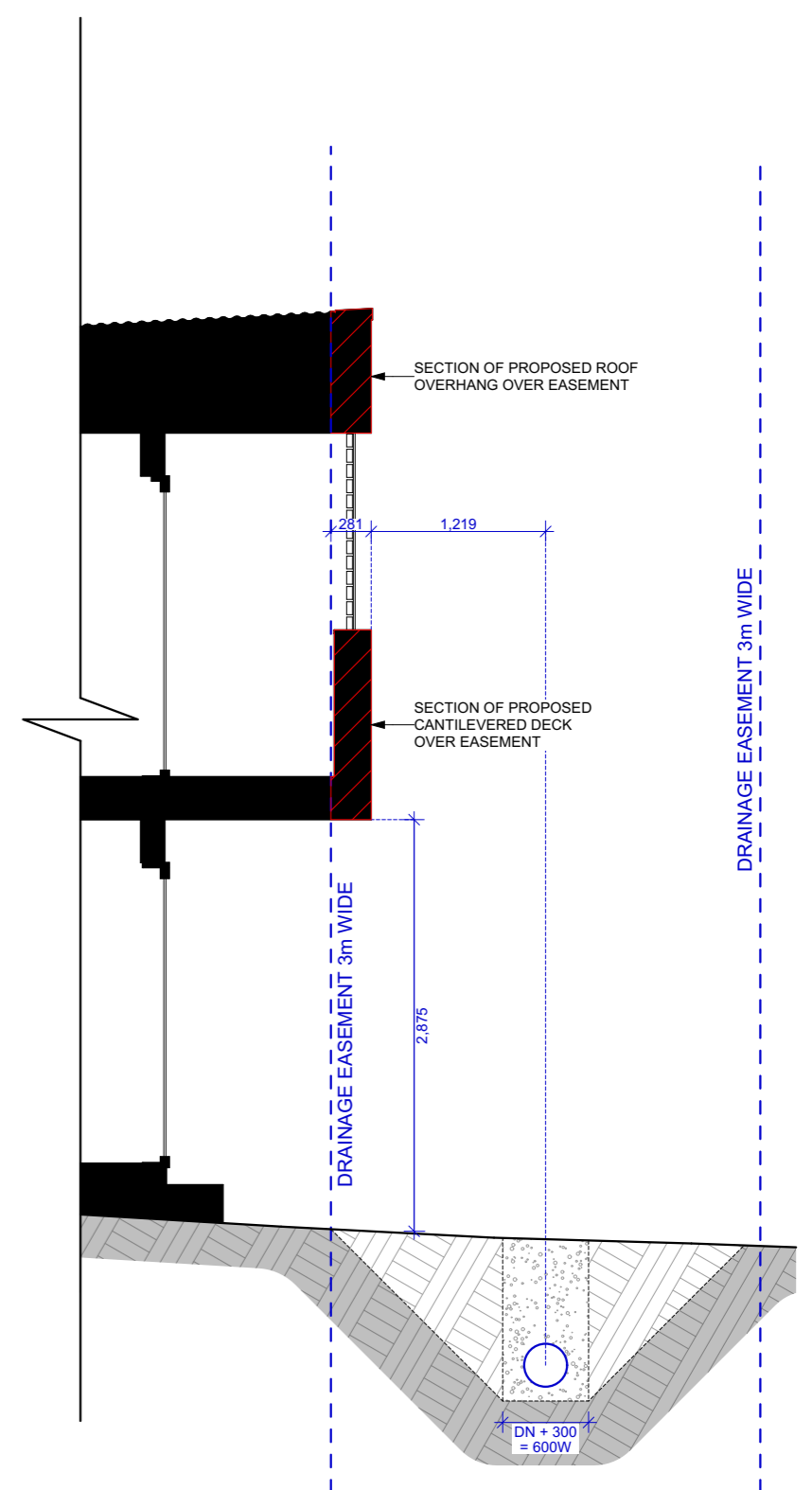




UNIT 3 - EASEMENT PROXIMITY
SCALE 1:50 @A3



SECTION AA
SCALE 1:50 @A3



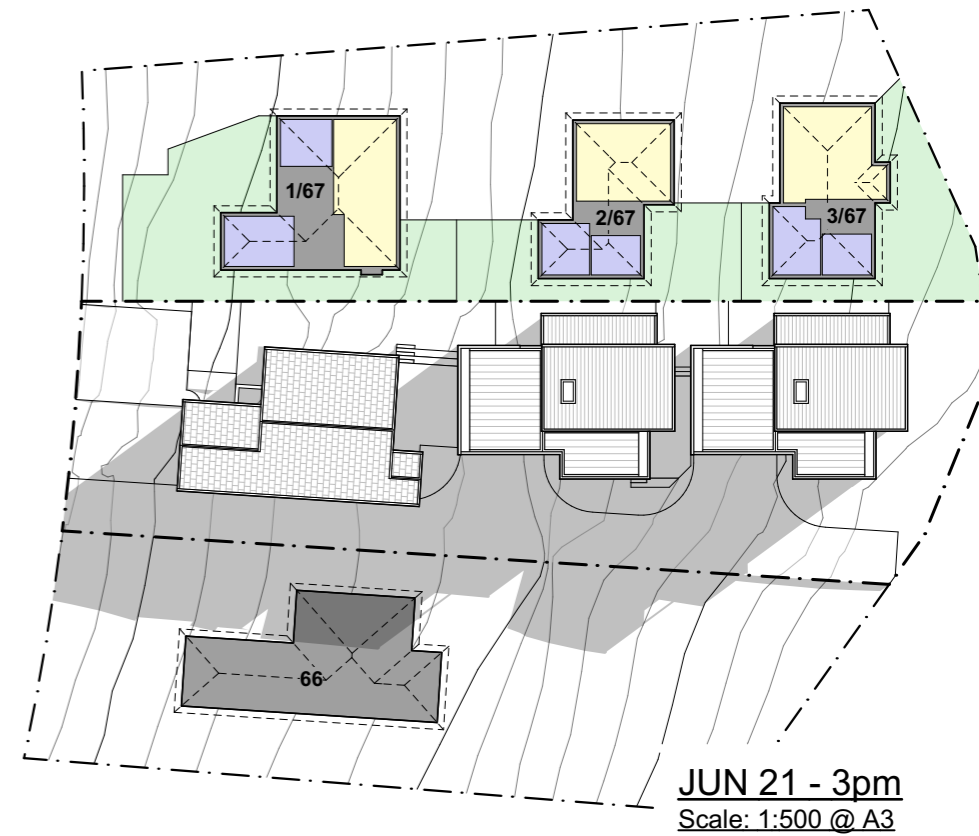
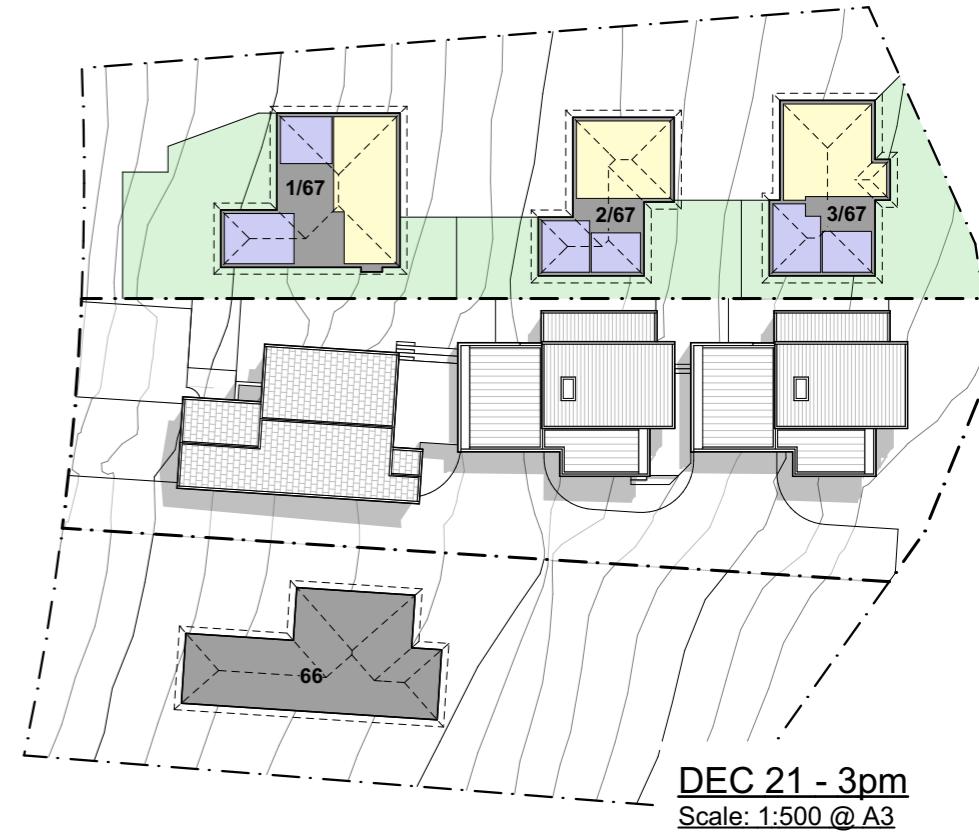
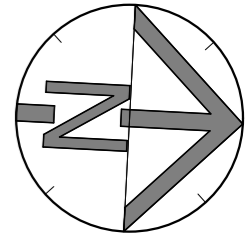
SECTION BB
SCALE 1:50 @A3

LEGEND:

- LIVING SPACE
- BEDROOM
- PRIVATE OPEN SPACE

NOTE:

- INTERNAL LAYOUT OF UNITS 1/67, 2/67 & 3/67 EDINBURGH CRESCENT SOURCED FROM REALESTATE.COM.AU
- APPROXIMATE PRIVATE OPEN SPACE OF UNITS 1/67, 2/67 & 3/67 EDINBURGH CRESCENT SOURCED FROM THELIST.TAS.GOV.AU
- INTERNAL LAYOUT OF 63 EDINBURGH CRESCENT NOT KNOWN

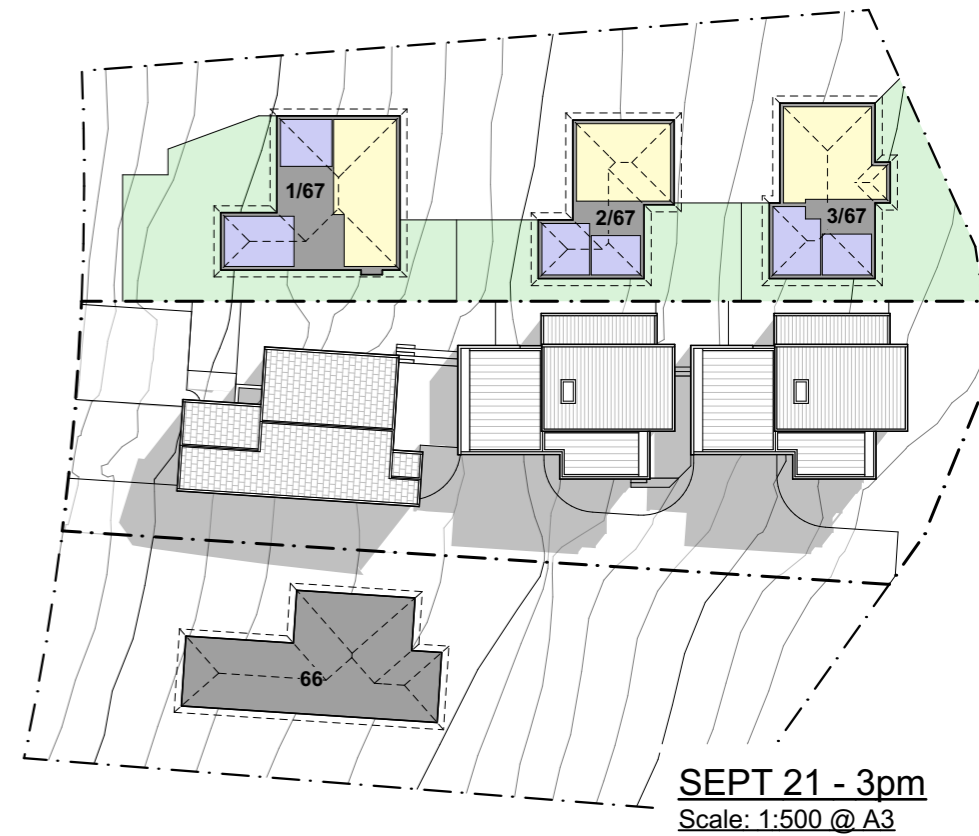
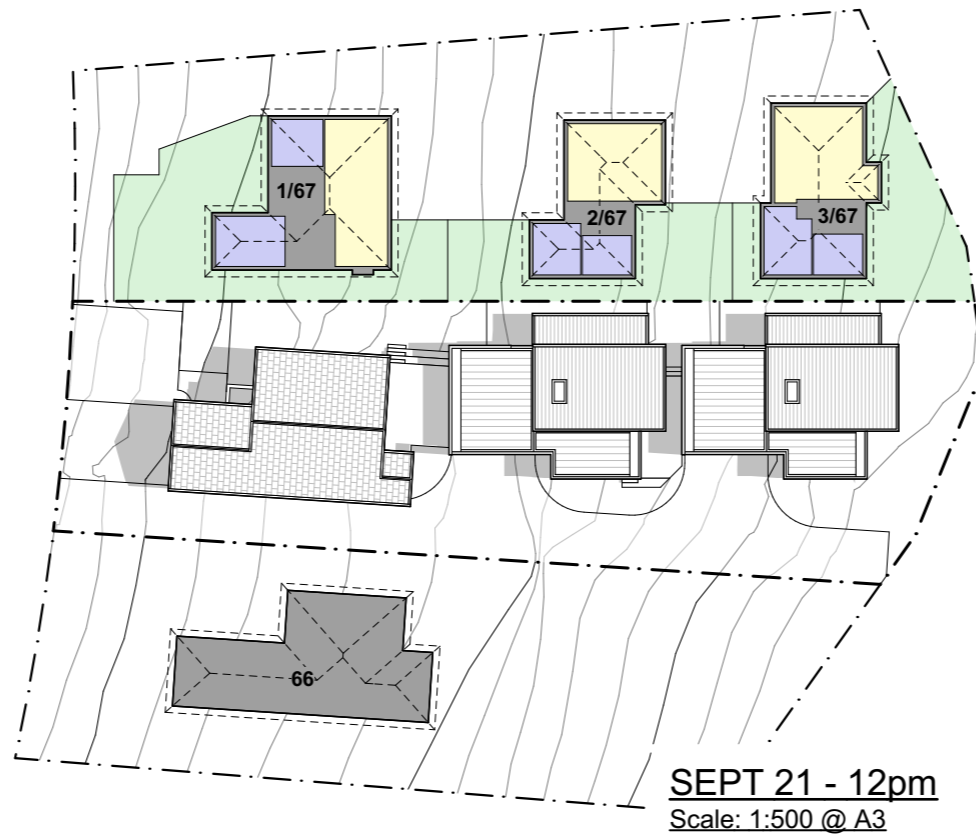
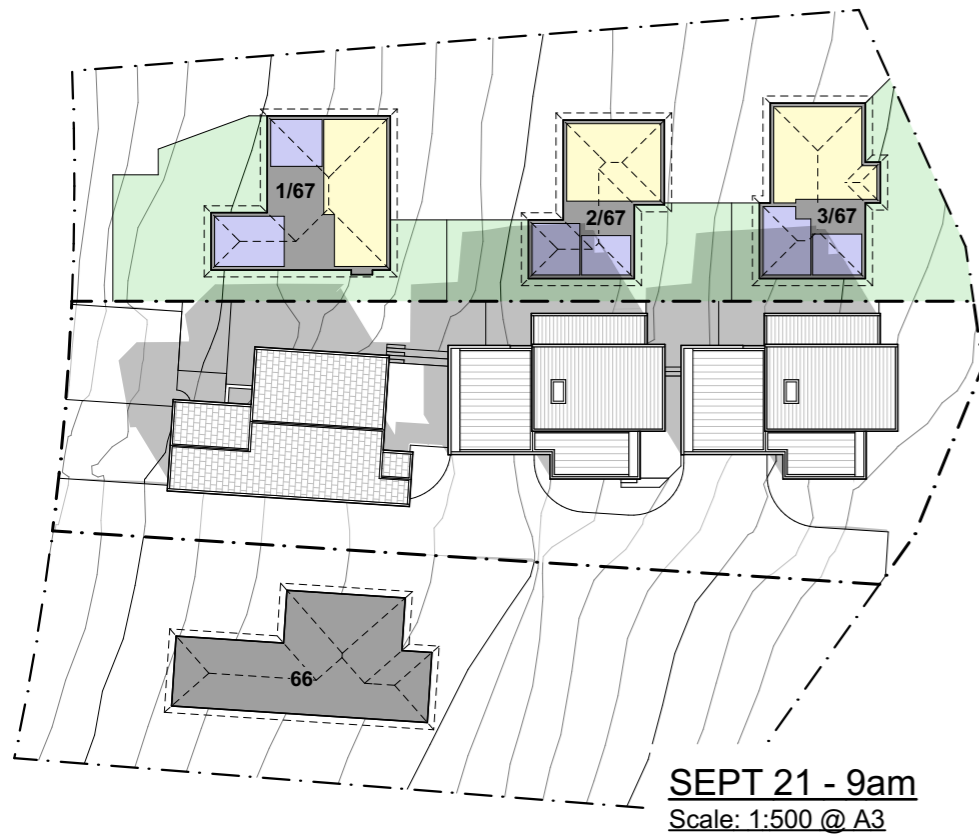
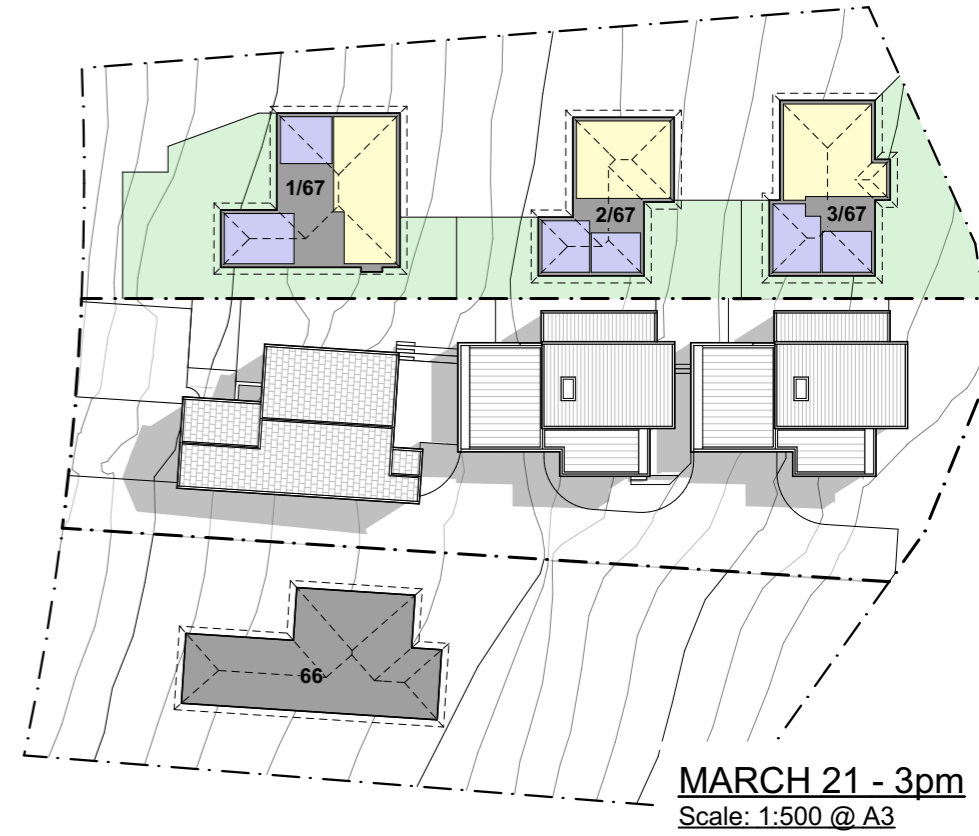
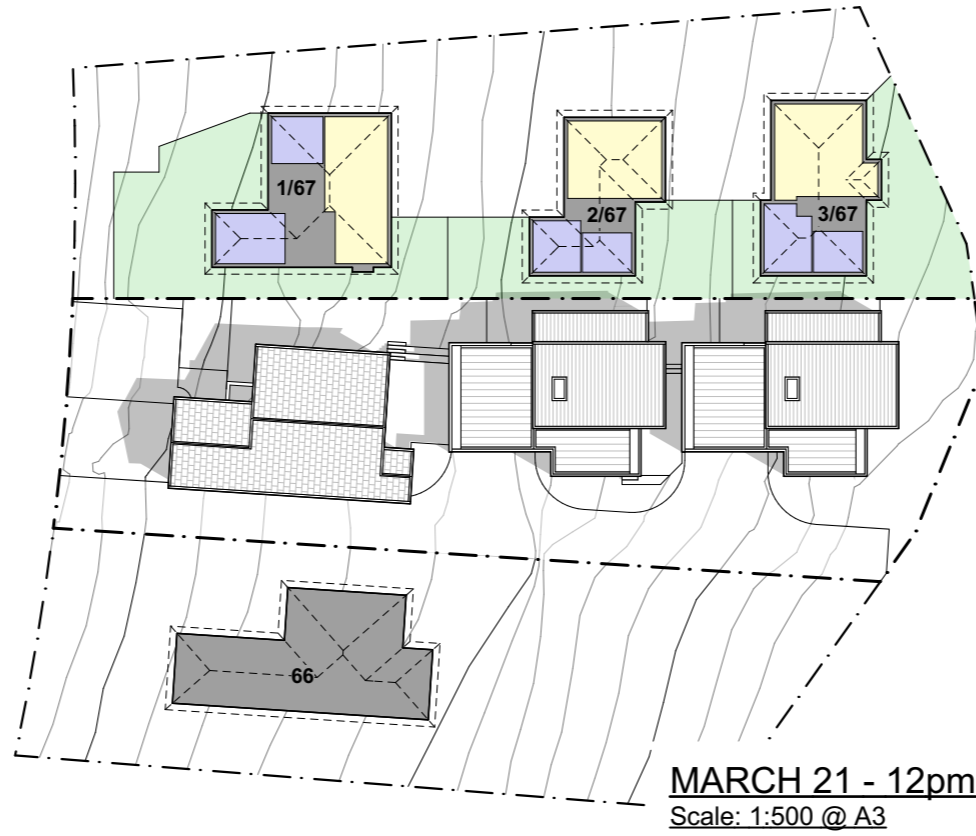
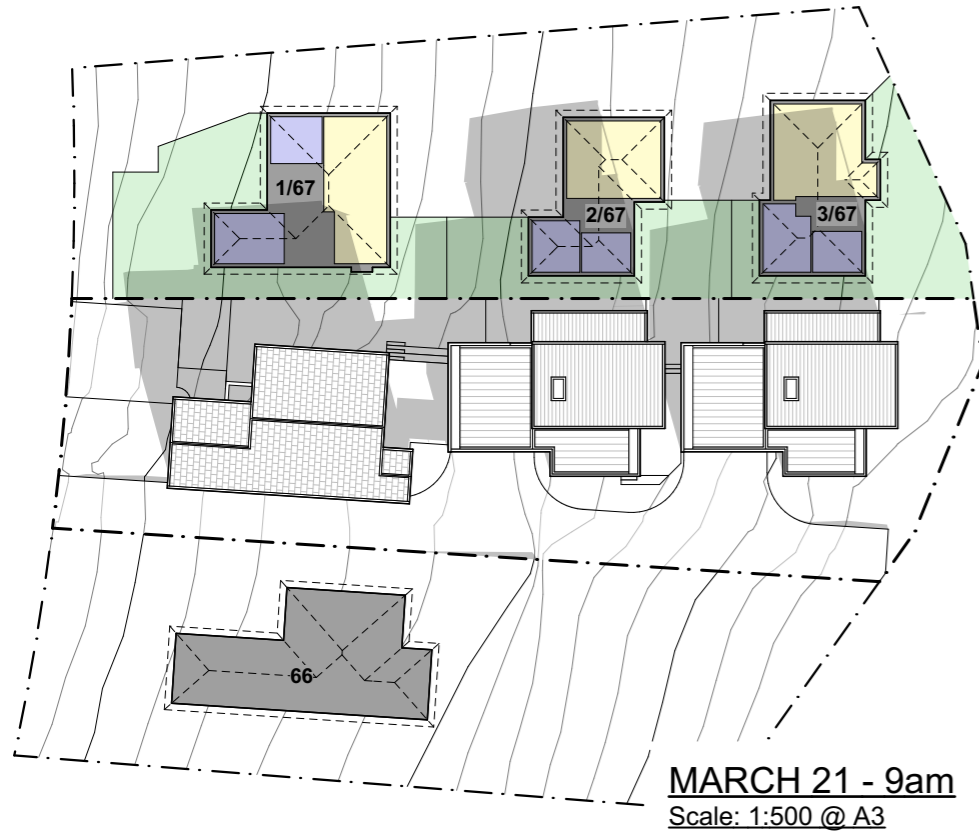
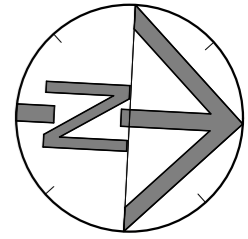


LEGEND:

- LIVING SPACE
- BEDROOM
- PRIVATE OPEN SPACE

NOTE:

- INTERNAL LAYOUT OF UNITS 1/67, 2/67 & 3/67 EDINBURGH CRESCENT SOURCED FROM REALESTATE.COM.AU
- APPROXIMATE PRIVATE OPEN SPACE OF UNITS 1/67, 2/67 & 3/67 EDINBURGH CRESCENT SOURCED FROM THELIST.TAS.GOV.AU
- INTERNAL LAYOUT OF 63 EDINBURGH CRESCENT NOT KNOWN



PRIVATE OPEN SPACE: (UNIT 1)

NOTE:

- PLANS SHOW PROJECTED OVERSHADOWING BY UNITS 2&3 ONLY

JUNE 21st - 9am:

PRIVATE OPEN SPACE: 91.20m²
 OVERSHADOWING: 54.31m²
 % OVERSHADOWED: 59.55%

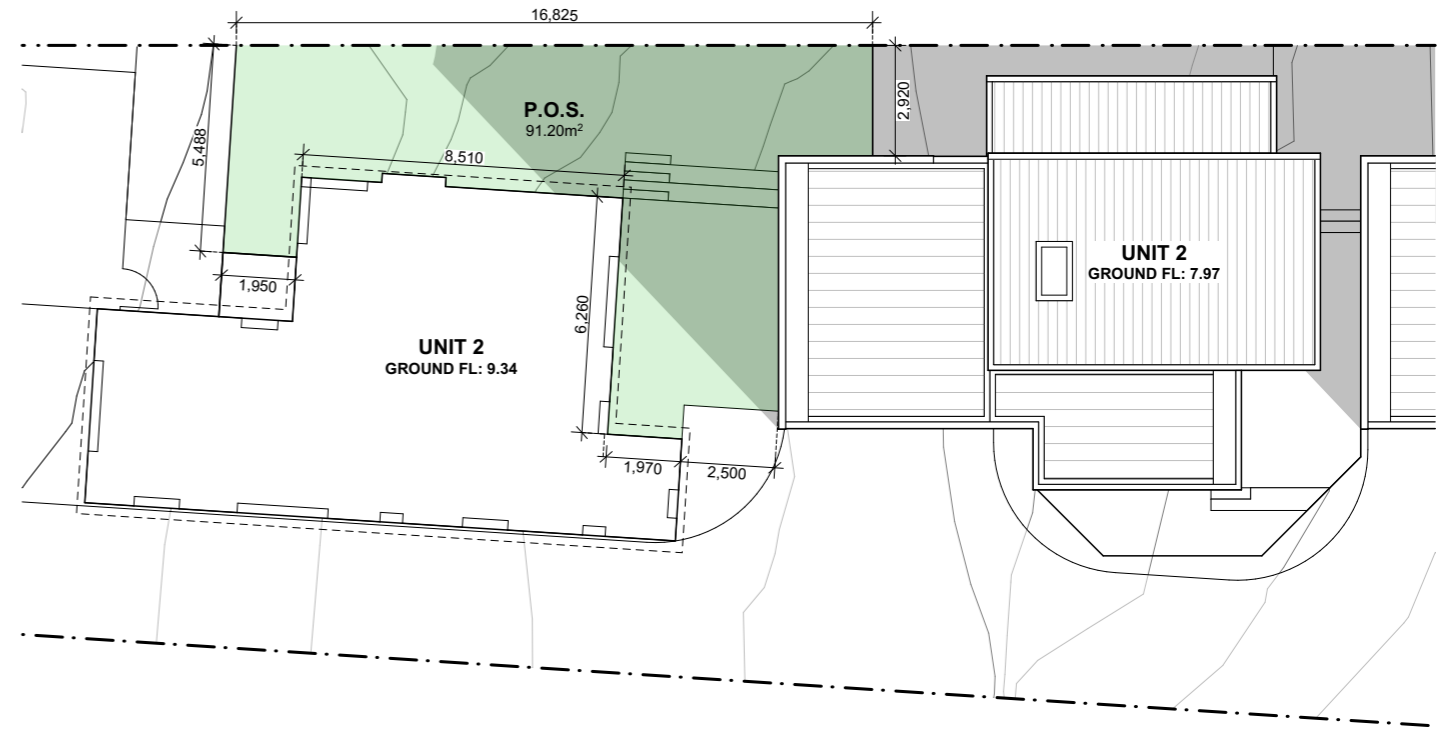
JUNE 21st - 12pm:

PRIVATE OPEN SPACE: 91.20m²
 OVERSHADOWING: 43.66m²
 % OVERSHADOWED: 47.87%

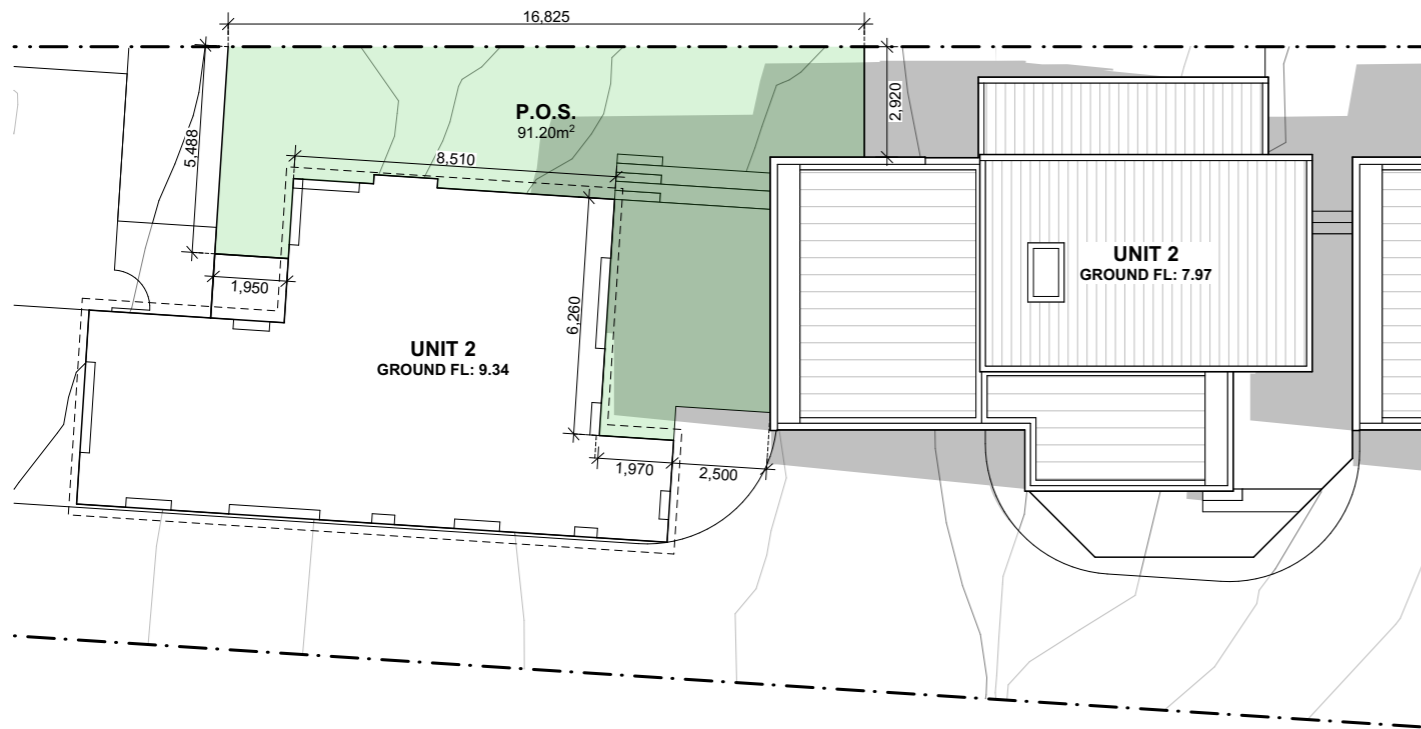
JUNE 21st - 3pm:

PRIVATE OPEN SPACE: 91.20m²
 OVERSHADOWING: 23.59m²
 % OVERSHADOWED: 25.87%

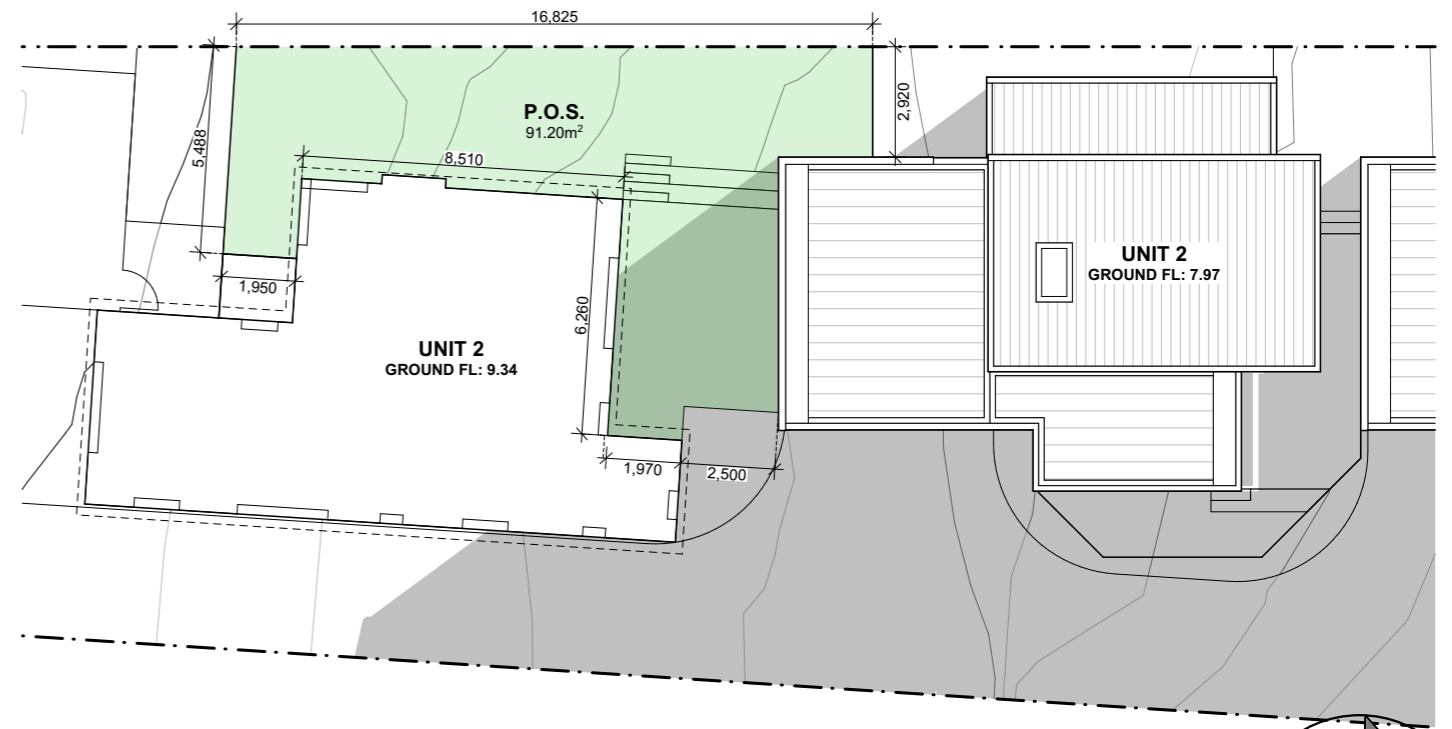
AVERAGE OVERSHADOWING: 44.43%



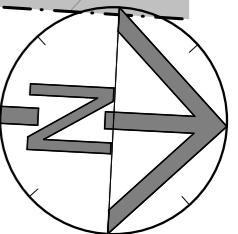
JUNE 21 - 9am
 Scale: 1:200 @ A3



JUNE 21 - 12pm
 Scale: 1:200 @ A3



JUNE 21 - 3pm
 Scale: 1:200 @ A3



PRIVATE OPEN SPACE: (UNIT 2)

NOTE:

- PLANS SHOW PROJECTED OVERSHADOWING BY UNIT 3 ONLY
- PRIVATE OPEN SPACE INCLUDES FIRST FLOOR DECK (6.64m²)
- NO PROJECTED OVERSHADOWING OF FIRST FLOOR DECK

JUNE 21st - 9am:

PRIVATE OPEN SPACE: 72.72m²
 OVERSHADOWING: 34.09m²
 % OVERSHADOWED: 46.89%

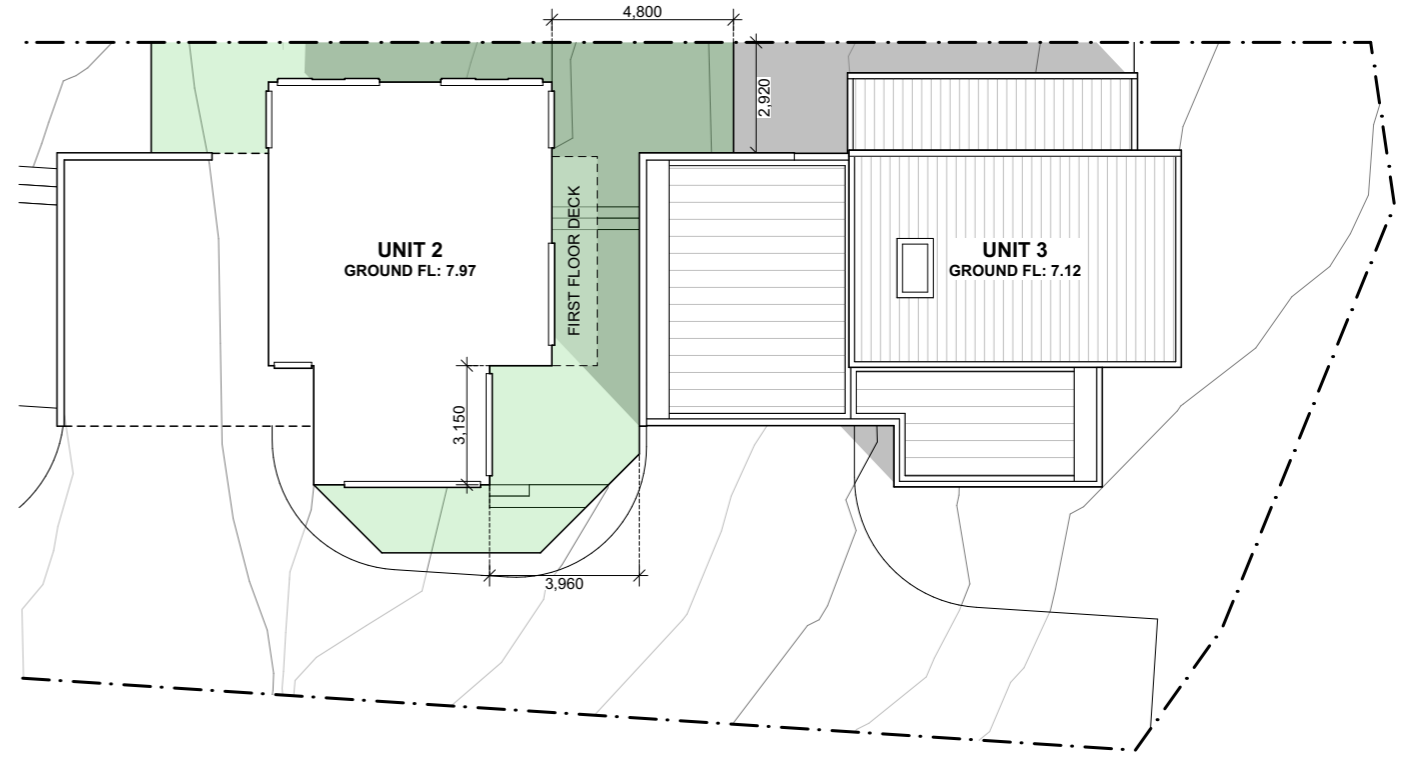
JUNE 21st - 12pm:

PRIVATE OPEN SPACE: 72.72m²
 OVERSHADOWING: 26.90m²
 % OVERSHADOWED: 36.99%

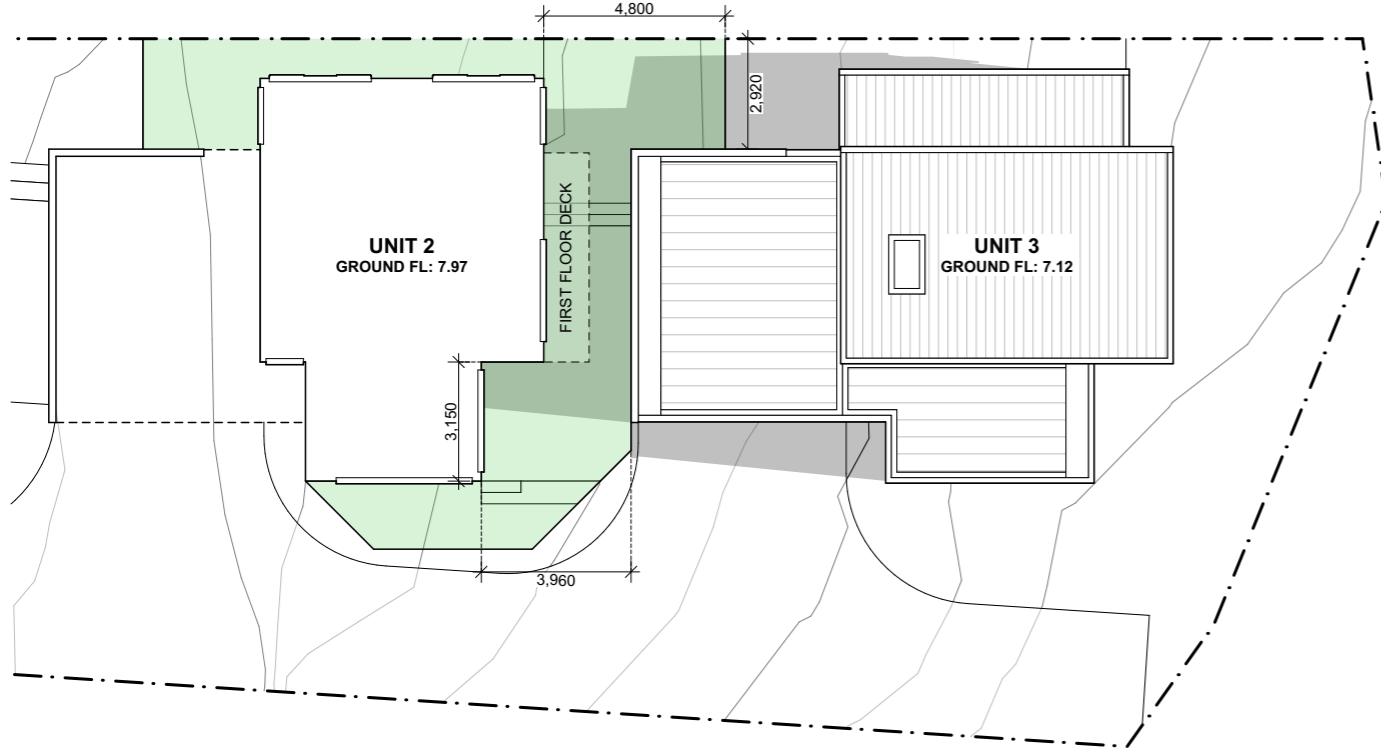
JUNE 21st - 3pm:

PRIVATE OPEN SPACE: 72.72m²
 OVERSHADOWING: 33.16m²
 % OVERSHADOWED: 45.60%

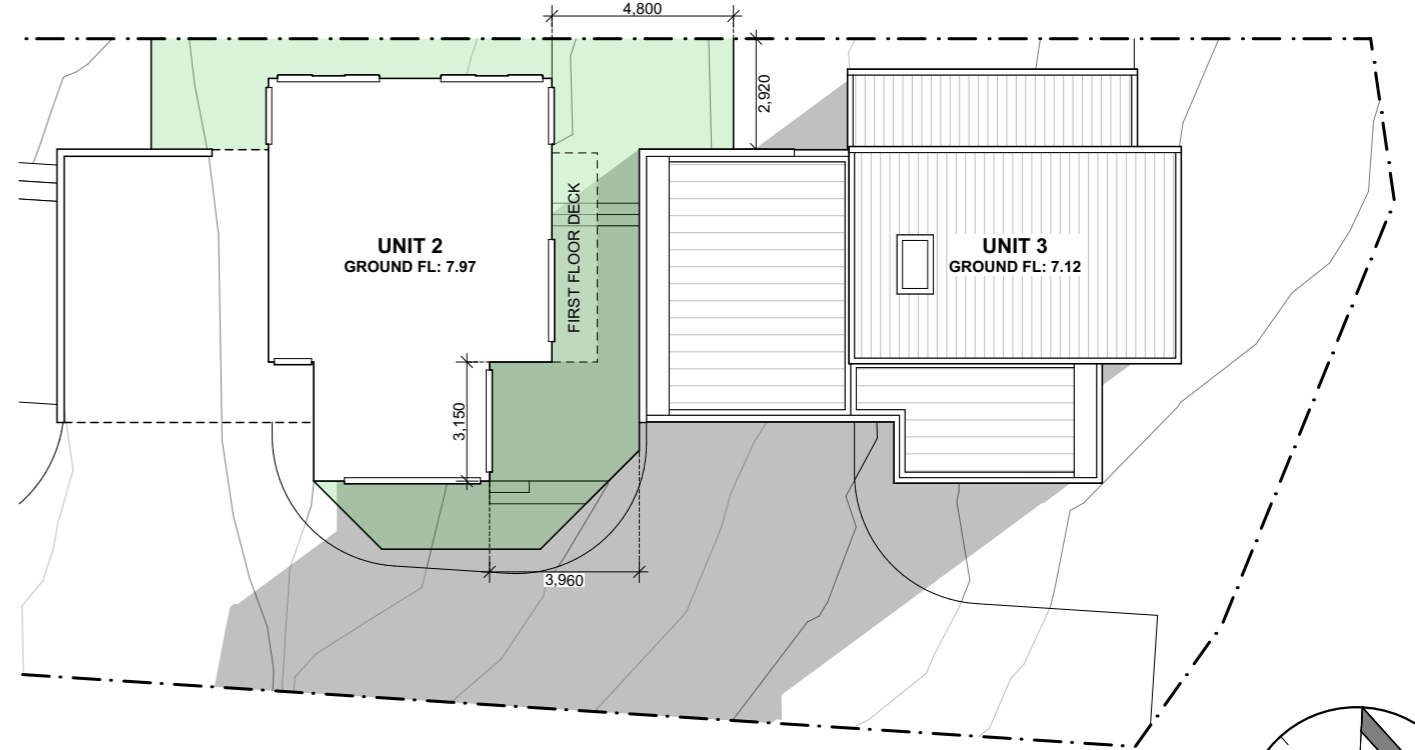
AVERAGE OVERSHADOWING: 43.16%



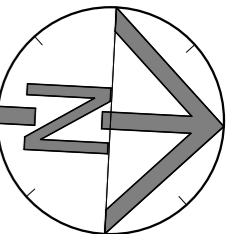
JUNE 21 - 9am
 Scale: 1:200 @ A3



JUNE 21 - 12pm
 Scale: 1:200 @ A3



JUNE 21 - 3pm
 Scale: 1:200 @ A3





SOUTH-EAST VIEW



EAST VIEW



NORTH-EAST VIEW



NORTH VIEW



NORTH-WEST VIEW



WEST VIEW



SOUTH-WEST VIEW



SOUTH VIEW



KITCHEN/DINING



LOUNGE



MASTER BEDROOM



LAUNDRY