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SHEET LIST

SHEET	NAME	ISSUE	DATE
A000	COVER PAGE	1	10.07.2023
A001	SITE PLAN	2	##.09.2023
A005	LMPP/ SECP	1	10.07.2023
A050	DEMOLITION PLAN	1	10.07.2023
A060	DILAPIDATION	1	10.07.2023
A101	BASEMENT PLAN	2	##.09.2023
A102	GROUND FLOOR PLAN	2	##.09.2023
A103	FIRST FLOOR PLAN	2	##.09.2023
A105	ROOF PLAN	1	10.07.2023
A161	AREA PLANS	1	10.07.2023
A200	STREETSCAPE ELEVATION AND MATERIALS	2	##.09.2023
A201	ELEVATION FRONT - COMBINED (EAST)	2	##.09.2023
A202	ELEVATION REAR - COMBINED (WEST)	1	10.07.2023
A203	ELEVATION SIDE - HOUSE 1 (SOUTH)	1	10.07.2023

SHEET LIST

SHEET	NAME	ISSUE	DATE
A205	ELEVATION SIDE - HOUSE 2 (SOUTH)	1	10.07.2023
A206	ELEVATION SIDE - HOUSE 1 (NORTH)	1	10.07.2023
A208	ELEVATION SIDE - HOUSE 2 (NORTH)	1	10.07.2023
A251	SECTION A - HOUSE 1	1	10.07.2023
A252	SECTION B - HOUSE 2	1	10.07.2023
A260	SECTION C - COMBINED	1	10.07.2023
A331	SHADOW DIAGRAM - 9AM - WINTER	1	10.07.2023
A332	SHADOW DIAGRAM - 12PM - WINTER	1	10.07.2023
A333	SHADOW DIAGRAM - 3PM - WINTER	1	10.07.2023
APN101	PUBLIC NOTIFICATION PLANS - BASEMENT PLAN	1	10.07.2023
APN102	PUBLIC NOTIFICATION PLANS - GROUND FLOOR PLAN	2	##.09.2023
APN103	PUBLIC NOTIFICATION PLANS - FIRST FLOOR PLAN	1	10.07.2023
APN334	SHADOW DIAGRAMS - NO14 IMPACT STUDY	2	##.09.2023
APN335	PRIVACY STUDIES - NO.10 HOBART	2	##.09.2023

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

COVER PAGE

@ A2

A000

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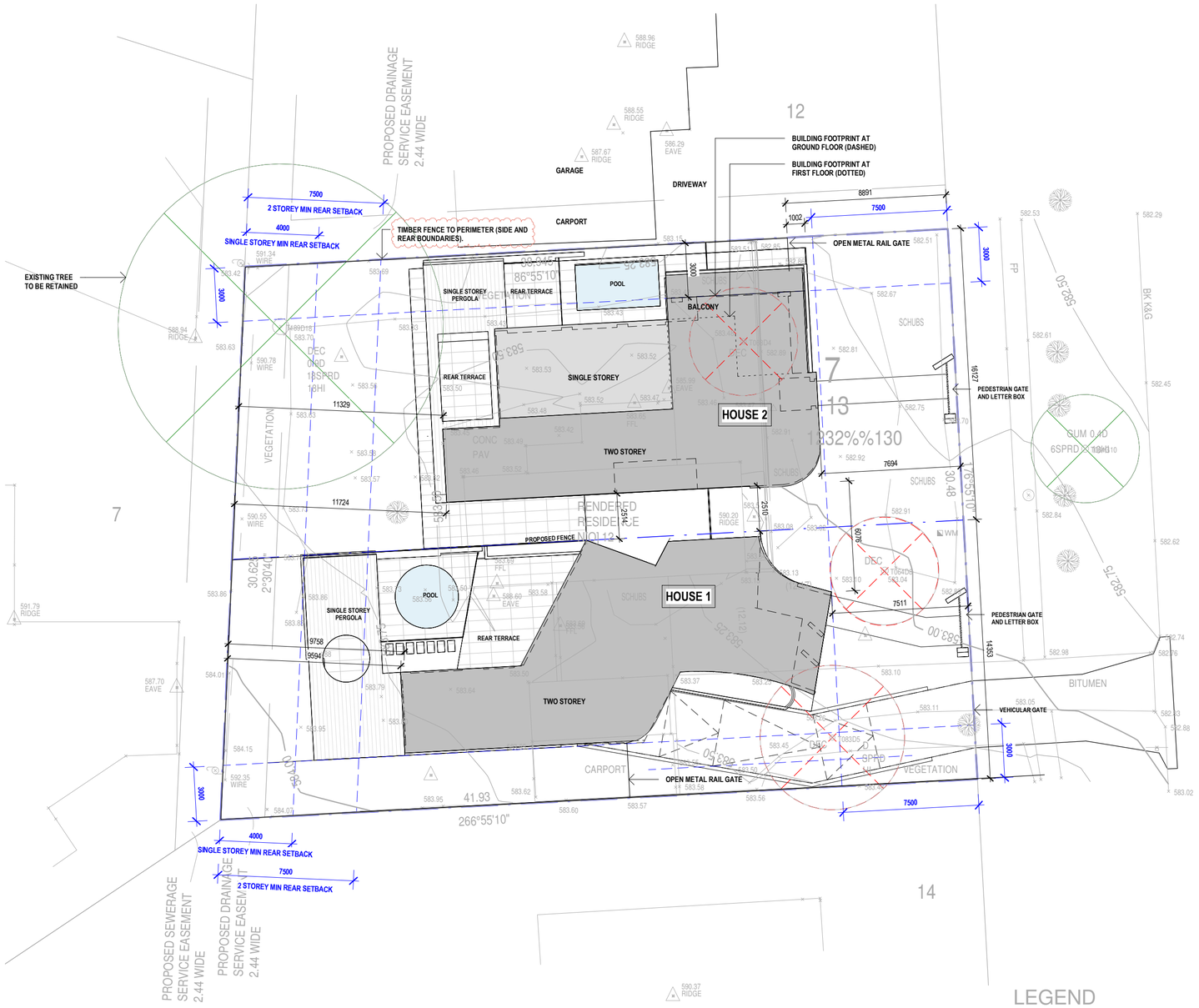

EXISTING TREES TO BE RETAINED (REFER TO TREE ASSESSMENT PLAN)

EXISTING TREES TO BE REMOVED (REFER TO TREE ASSESSMENT PLAN)

PROPOSED DWELLING SINGLE STOREY

PROPOSED SINGLE STOREY FOOTPRINT

PROPOSED DWELLING TWO STOREY

PROPOSED TWO STOREY FOOTPRINT

LEGEND

SYMBOL DESCRIPTION

1 2.5 5

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

SITE PLAN

As indicated2

A001

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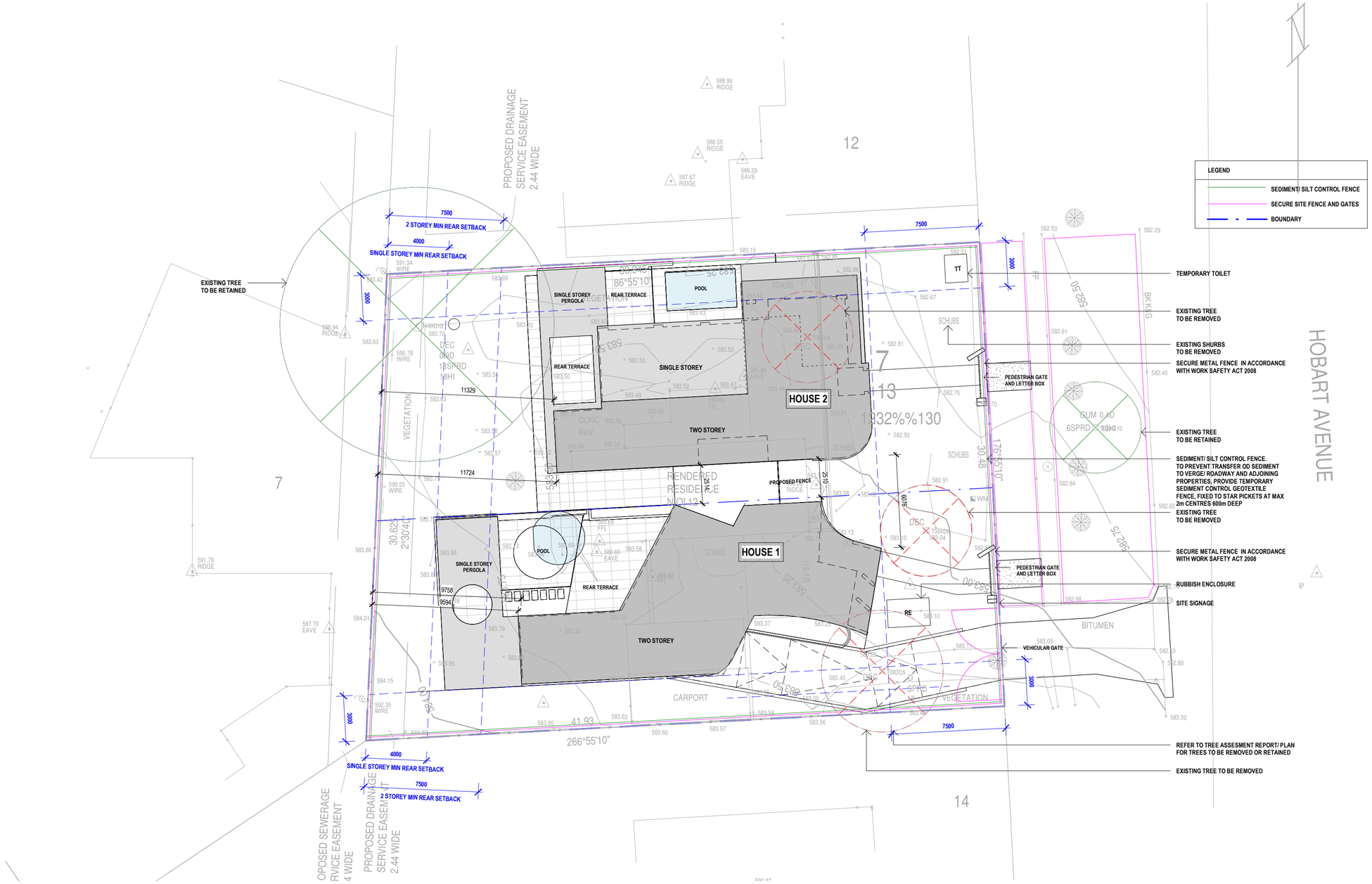

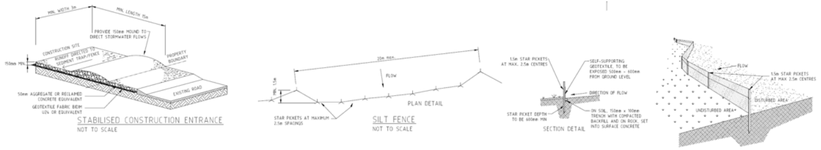

CONSTRUCTION/ DEVELOPMENT TO COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

LANDSCAPE MANAGEMENT AND PROTECTION PLAN

DURING THE PROJECT, ALL EXISTING VERGE GRASS COVER MUST BE RETAINED IN IT'S PRE-EXISTING CONDITION. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.

PROVIDE TEMPORARY 1.8m HIGH FENCING ON VERGE DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGE OR PUBLIC OPEN SPACE. NO CAR PARKING OR EQUIPMENT PERMITTED ON VERGES OR ADJACENT PARKLAND.

SEDIMENT EROSION CONTROL PLAN

BUILDER IS TO PROVIDE ALL ON SITE STORMWATER RETENTION AND EPA MEASURES IN ACCORDANCE WITH WITH TAMS; ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT.

ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UNLEASED TERRITORY LAND, ARE TO BE RETAINED AND REMAIN UNDAMAGED.

SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILL BOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACE.

1 2.5 5

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

LMPP/ SECP

1 : 200 @ A2

A005

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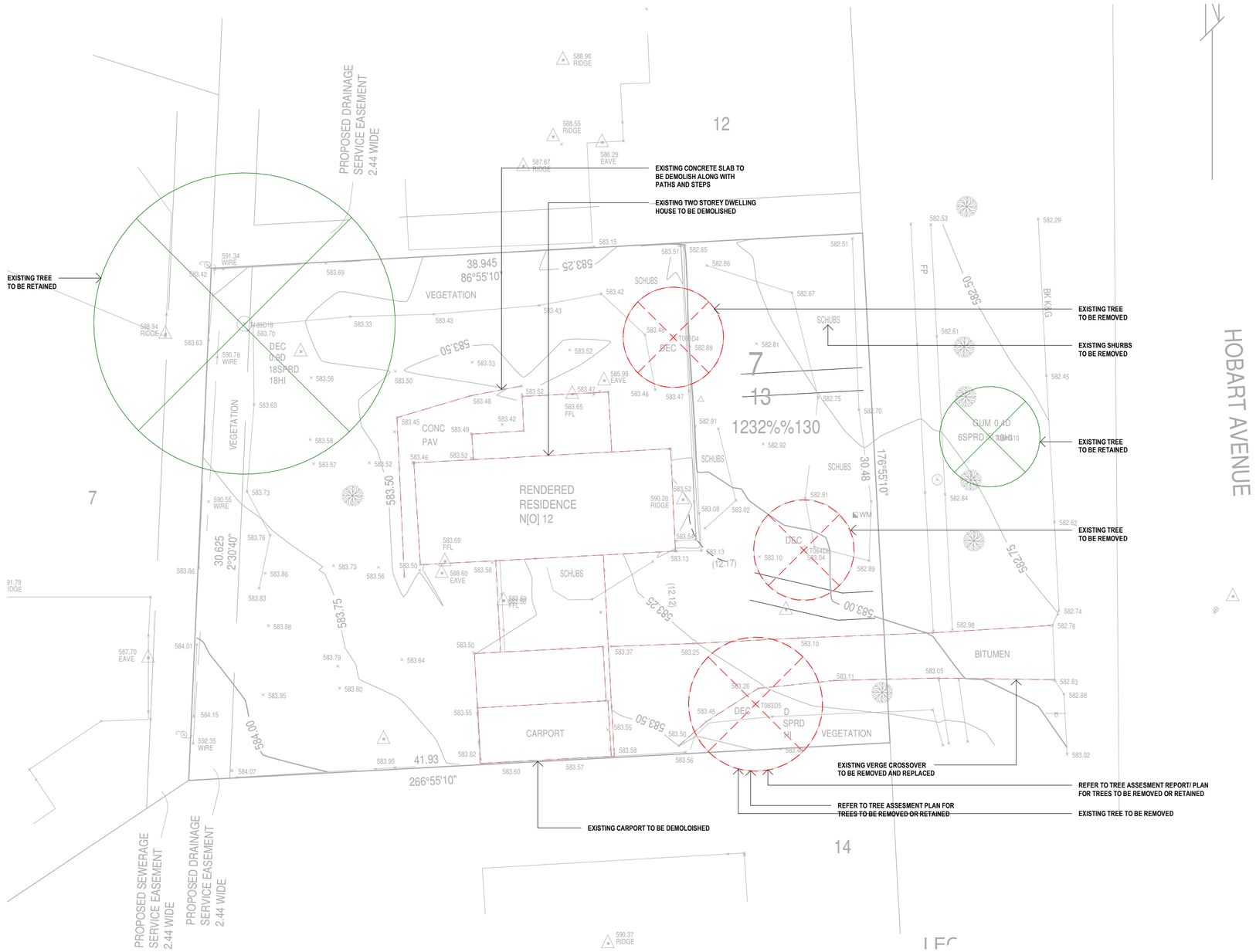
NSW Registration No_9528



12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

DEMOLITION PLAN

1 : 200 @ A2

A050

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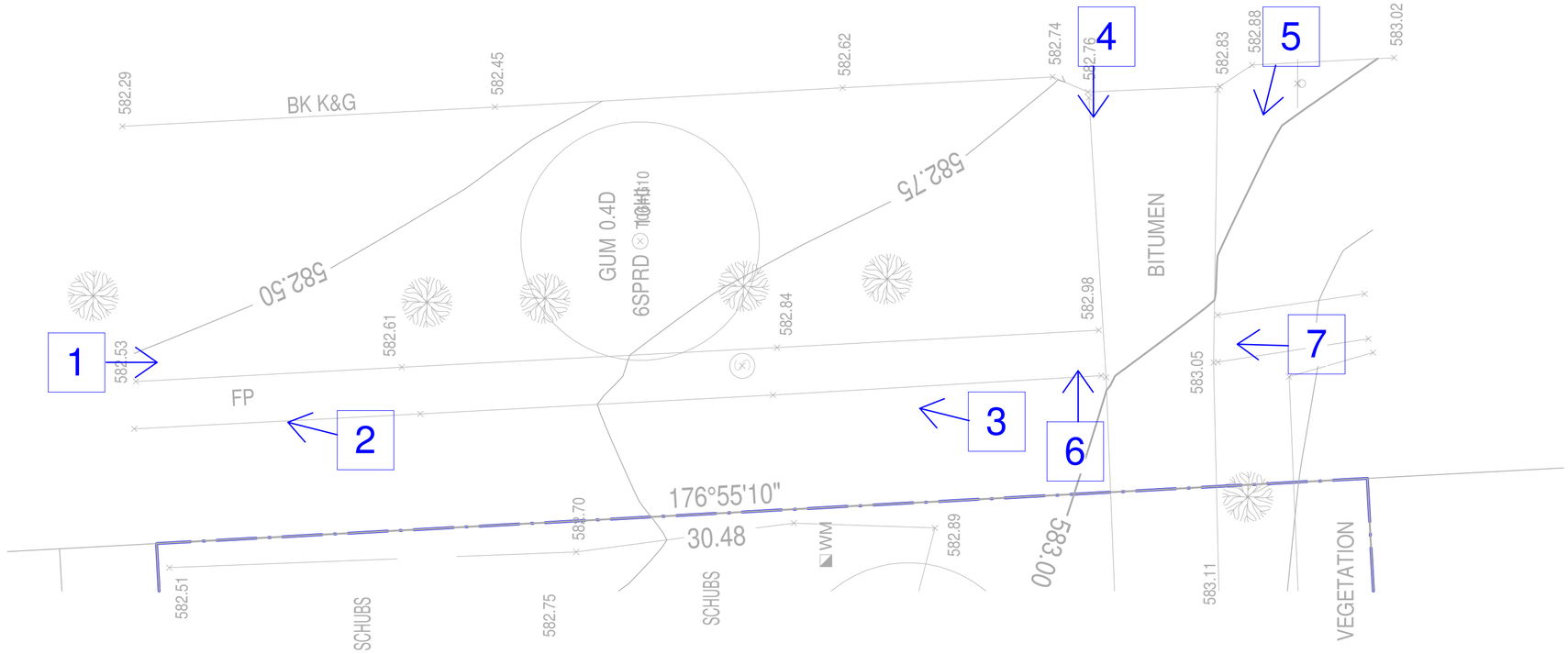

1 2.5 5

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

DILAPIDATION

1 : 100 @ A2

A060

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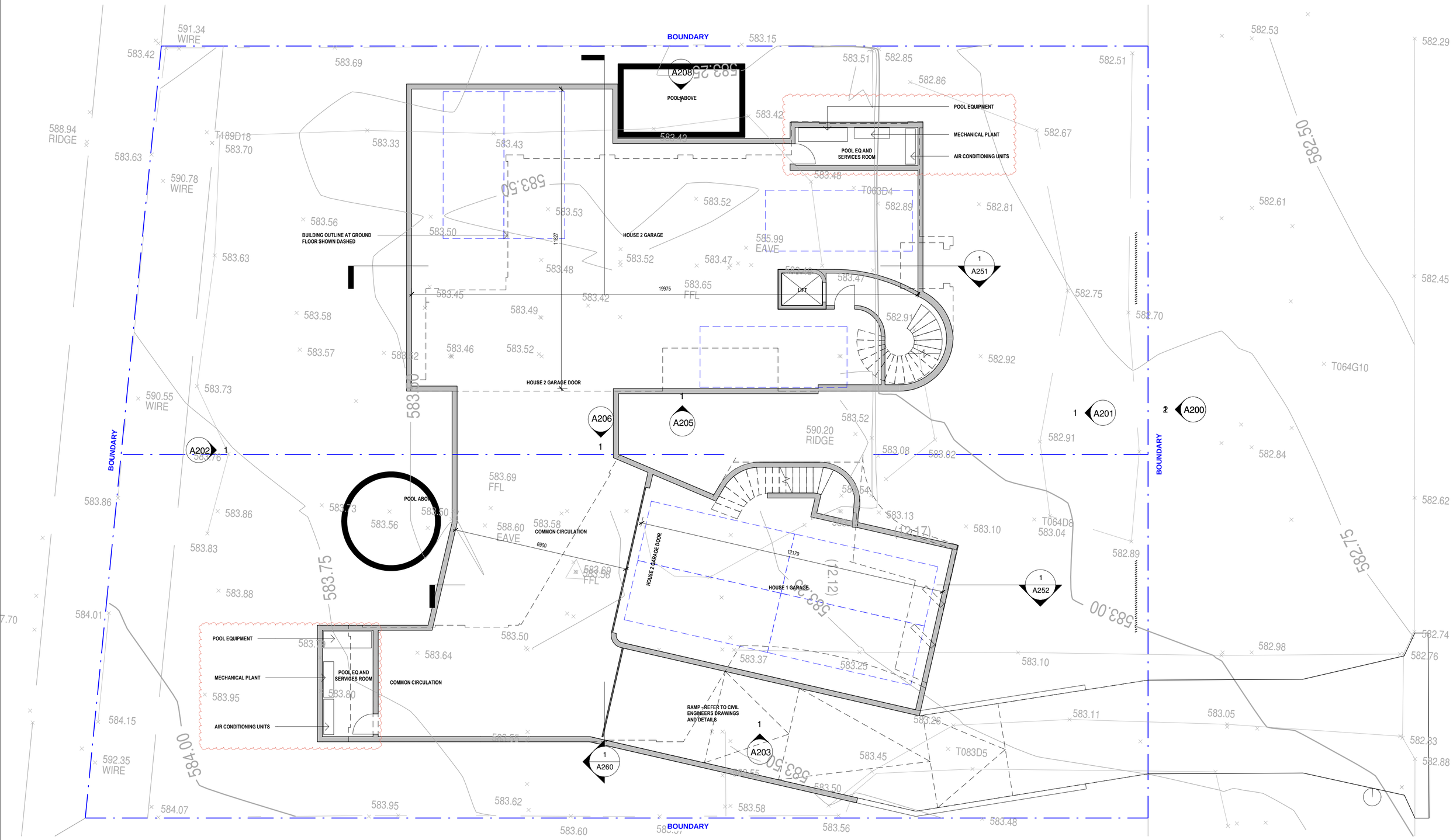

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

BASEMENT PLAN

1 : 100 @ A2

A101

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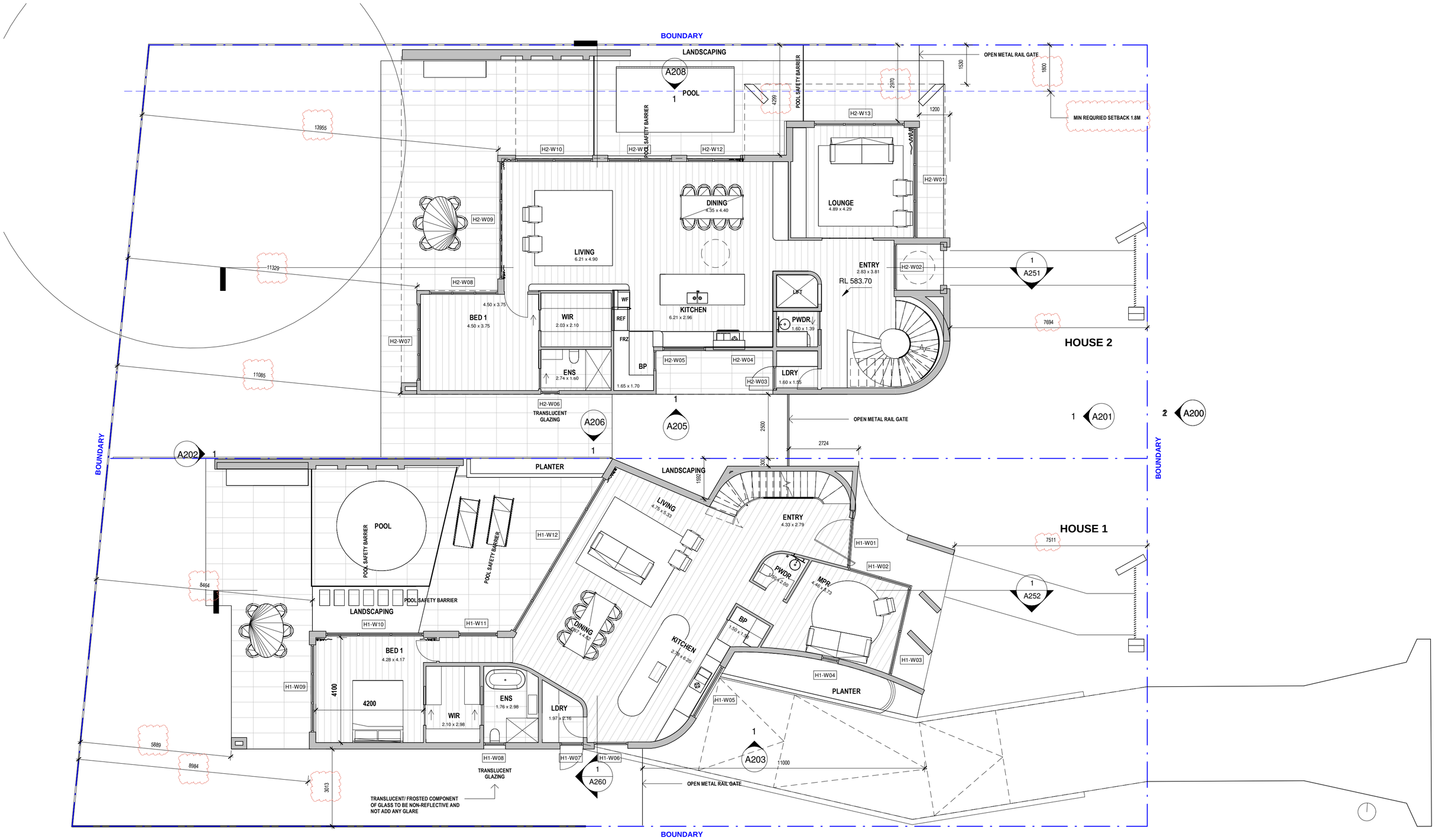

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

GROUND FLOOR PLAN

1 : 100 @ A2

A102

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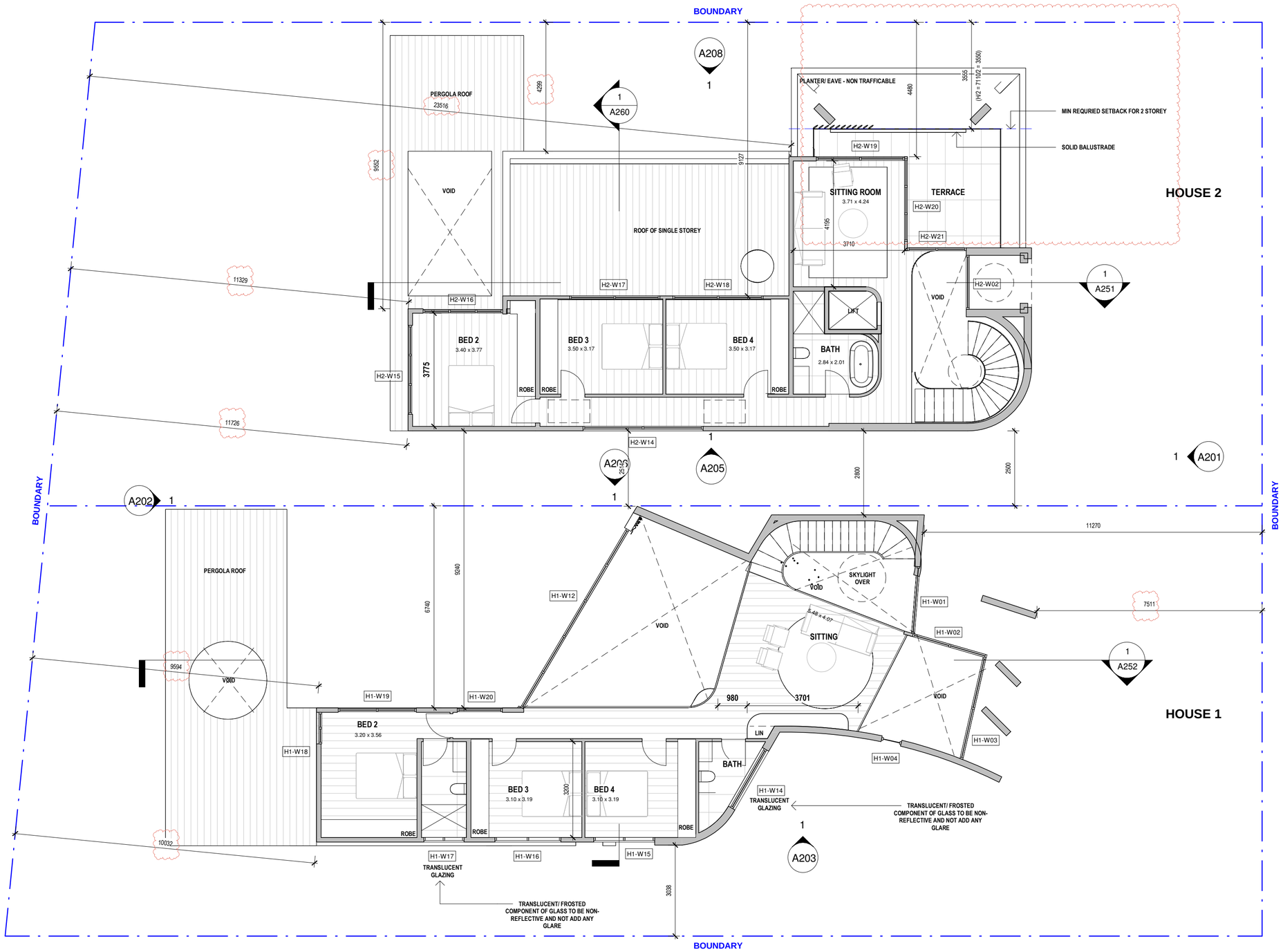

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

FIRST FLOOR PLAN

1 : 100 @ A2

A103

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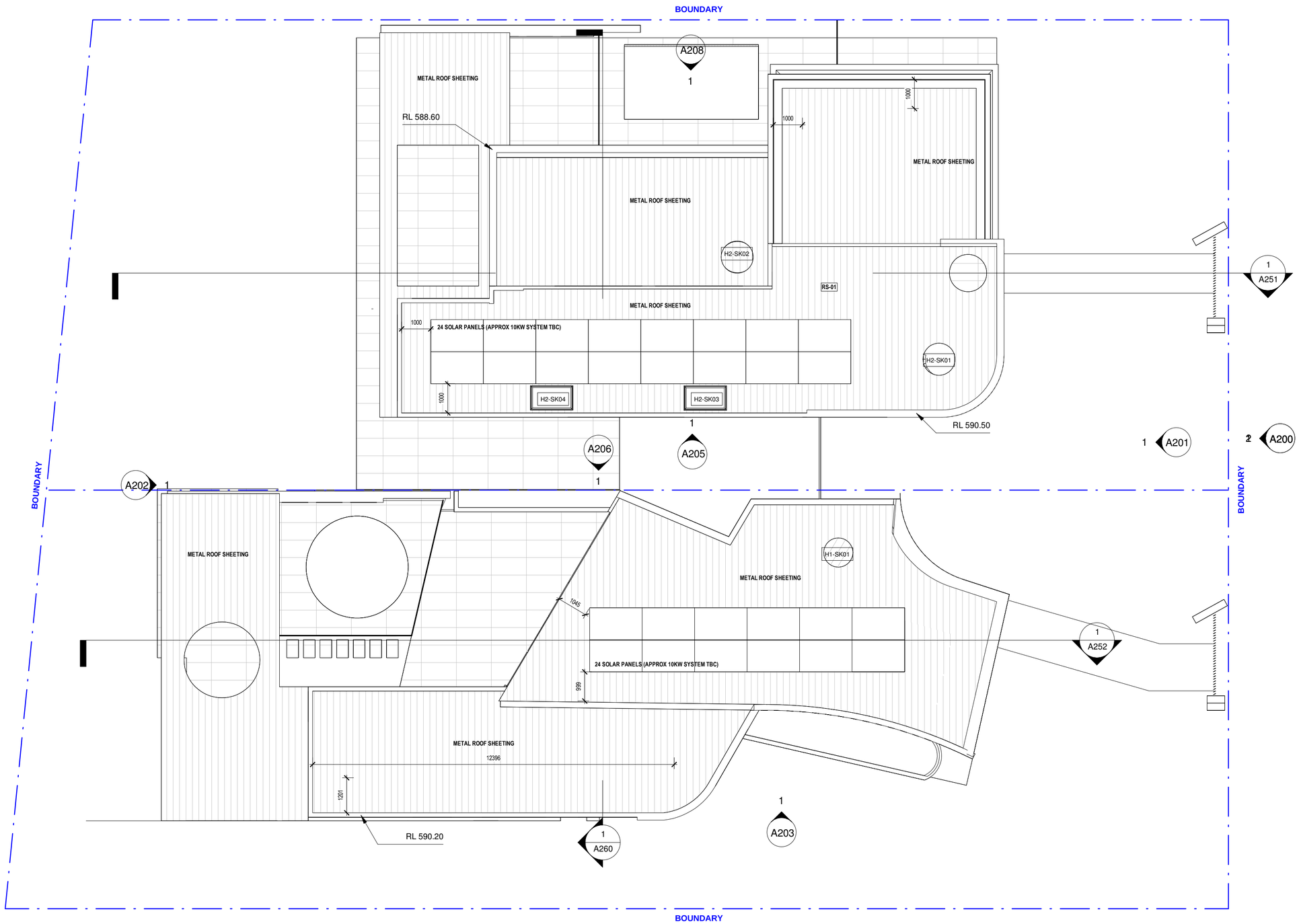

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

ROOF PLAN

1 : 100 @ A2

A105

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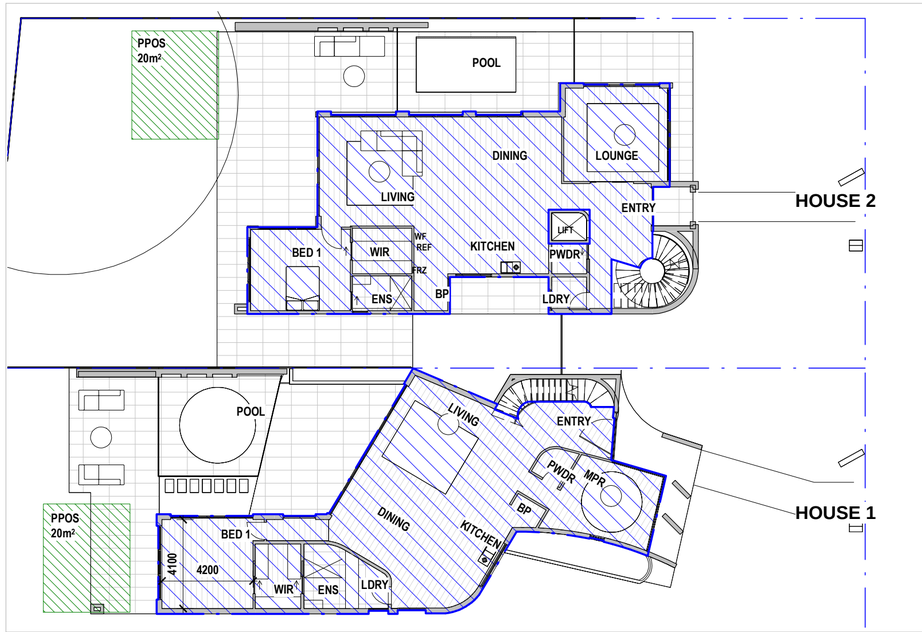

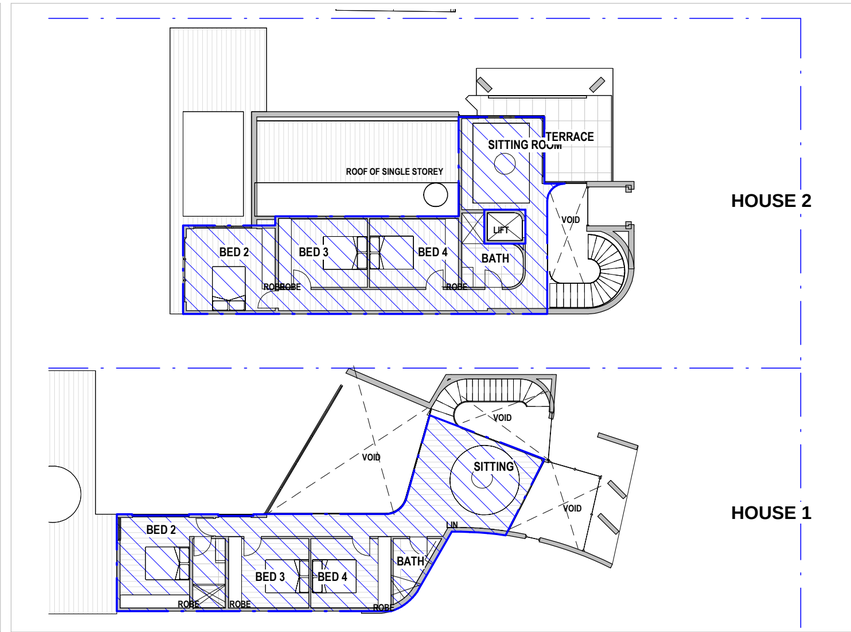

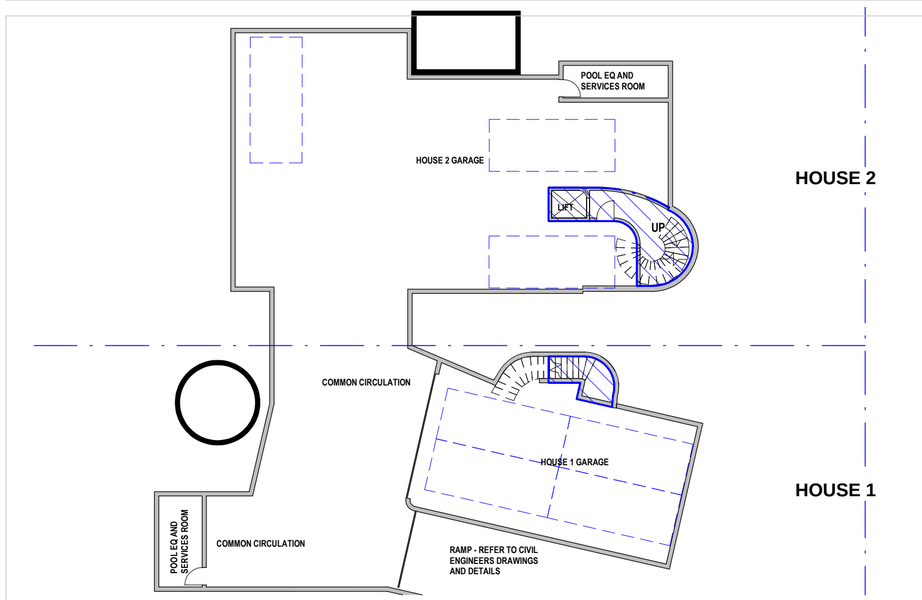

SITE AREA:	**1232m²**
PLOT RATIO (40%)	**492.8m²**
HOUSE 2	
BASEMENT	14.8m²
GROUND FLOOR	150.1m²
FRIST FLOOR	89.5m²
TOTAL HOUSE 2	**254.4m²**
HOUSE 1	
BASEMENT	5.0m²
GROUND FLOOR	145.6m²
FRIST FLOOR	87.4m²
TOTAL HOUSE 2	**238.0m²**
TOTAL GFA:	**492.4m²**

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

AREA PLANS

1 : 200 @ A2

A161

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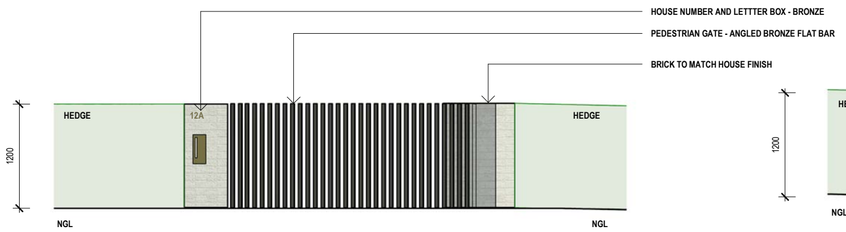
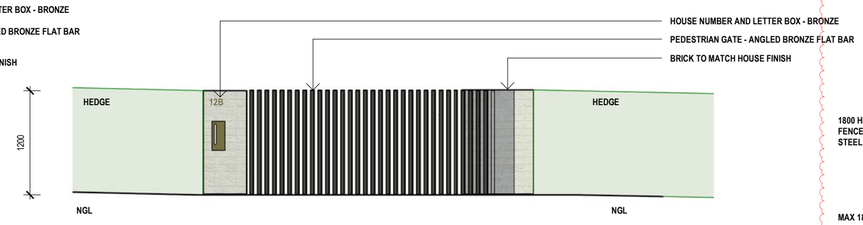
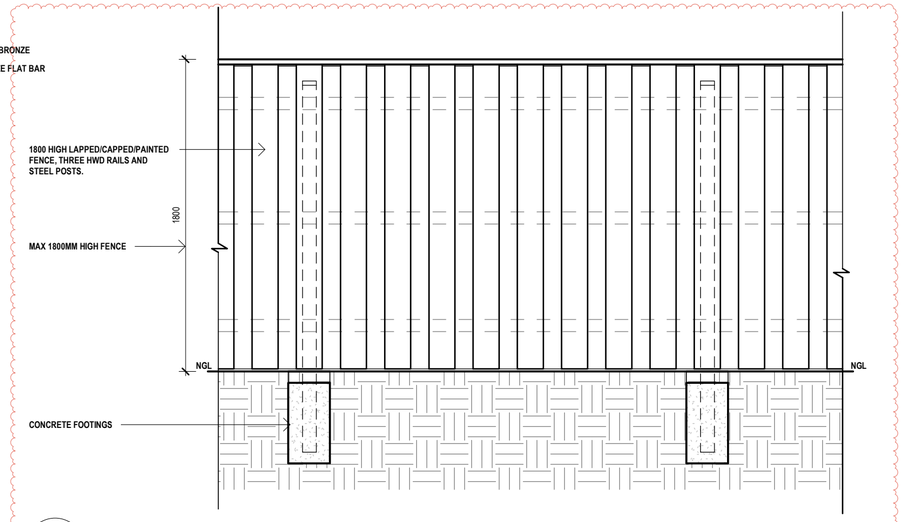


1 12A FRONT FENCE
1 : 50



2 12B FRONT FENCE
1 : 50



4 TYPICAL TIMBER FENCE DETAIL
1 : 25

RN-01	-	LIGHT/ WHITE TEXTURED RENDER FINISH
BK-01	-	WHITE FACE BRICK
MT-01	-	LIGHT/PALE BRONZE METAL FINISH
MT-02	-	LIGHT/PALE BRONZE METAL GUTTERS AND DOWNPIPES
GD-01	-	LIGHT/PALE BRONZE GARAGE DOOR
RS-01	-	METAL ROOF SHEETING
AF-01	-	DARK/BLACK ALUMINIUM/STEEL FRAMED WINDOWS AND DOORS
CO-01	-	CONCRETE AND/OR CONCRETE LOOK FINISH

RN-01_LIGHT GREY TEXTURED RENDER

BK-01_WHITE/ LIGHT FACE BRICK

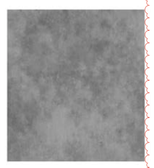
MT-01_LIGHT/PALE BRONZE METAL

GD-01_LIGHT/PALE BRONZE GARAGE DOOR

RS-01_METAL ROOF SHEETING

AF-01_LIGHT/PALE BRONZE WINDOW AND DOOR FRAMES

MT-01_LIGHT/PALE BRONZE GUTTERS AND DOWNPIPES



CO-01_CONCRETEAND/OR CONCRETE LOOK FINISH

BLACK PAINTED TIMBER PAILING FENCE

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

STREETSCAPE ELEVATION AND MATERIALS

As indicated2

A200

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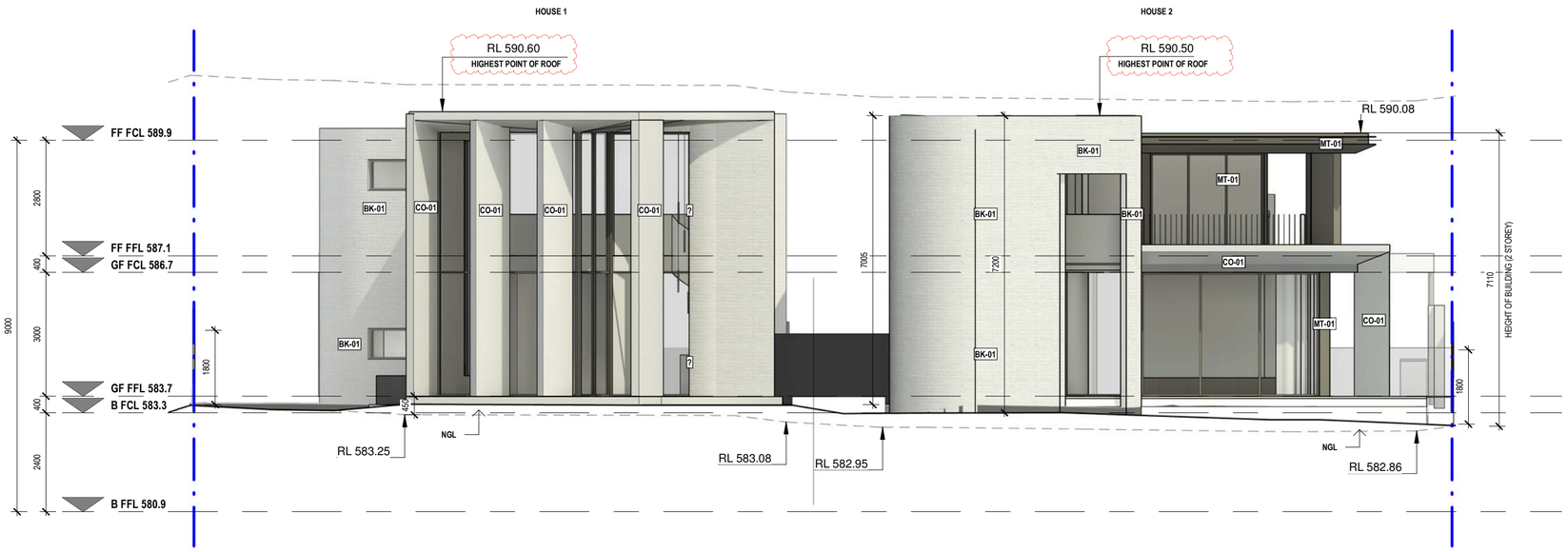

RN-01	-	LIGHT/ WHITE TEXTURED RENDER FINISH
BK-01	-	WHITE FACE BRICK
MT-01	-	LIGHT/PALE BRONZE METAL FINISH
MT-02	-	LIGHT/PALE BRONZE METAL GUTTERS AND DOWNPIPES
GD-01	-	LIGHT/PALE BRONZE GARAGE DOOR
RS-01	-	METAL ROOF SHEETING
AF-01	-	DARK/BLACK ALUMINIUM/STEEL FRAMED WINDOWS AND DOORS
CO-01	-	CONCRETE AND/OR CONCRETE LOOK FINISH

RN-01_LIGHT GREY TEXTURED RENDER

BK-01_WHITE/ LIGHT FACE BRICK

MT-01_LIGHT/PALE BRONZE METAL

GD-01_LIGHT/PALE BRONZE GARAGE DOOR

RS-01_METAL ROOF SHEETING

AF-01_LIGHT/PALE BRONZE WINDOW AND DOOR FRAMES

MT-01_LIGHT/PALE BRONZE GUTTERS AND DOWNPIPES

CO-01_CONCRETEAND/OR CONCRETE LOOK FINISH

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

ELEVATION FRONT - COMBINED (EAST)

1 : 100 @ A2

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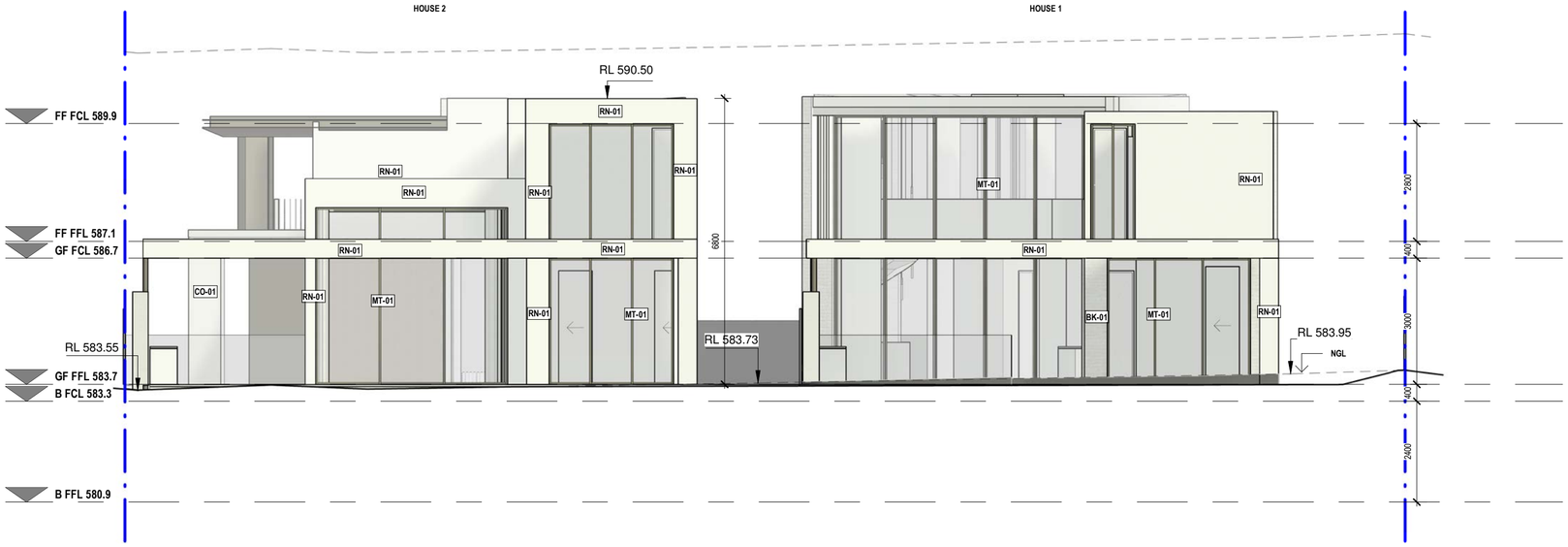

RN-01	-	LIGHT/ WHITE TEXTURED RENDER FINISH
BK-01	-	WHITE FACE BRICK
MT-01	-	LIGHT/PALE BRONZE METAL FINISH
MT-02	-	LIGHT/PALE BRONZE METAL GUTTERS AND DOWNPIPES
GD-01	-	LIGHT/PALE BRONZE GARAGE DOOR
RS-01	-	METAL ROOF SHEETING
AF-01	-	DARK/BLACK ALUMINIUM/STEEL FRAMED WINDOWS AND DOORS
CO-01	-	CONCRETE AND/OR CONCRETE LOOK FINISH

RN-01_LIGHT GREY TEXTURED RENDER

BK-01_WHITE/ LIGHT FACE BRICK

MT-01_LIGHT/PALE BRONZE METAL

GD-01_LIGHT/PALE BRONZE GARAGE DOOR

RS-01_METAL ROOF SHEETING

AF-01_LIGHT/PALE BRONZE WINDOW AND DOOR FRAMES

MT-01_LIGHT/PALE BRONZE GUTTERS AND DOWNPIPES

CO-01_CONCRETEAND/OR CONCRETE LOOK FINISH

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

ELEVATION REAR - COMBINED (WEST)

1 : 100 @ A2

A202

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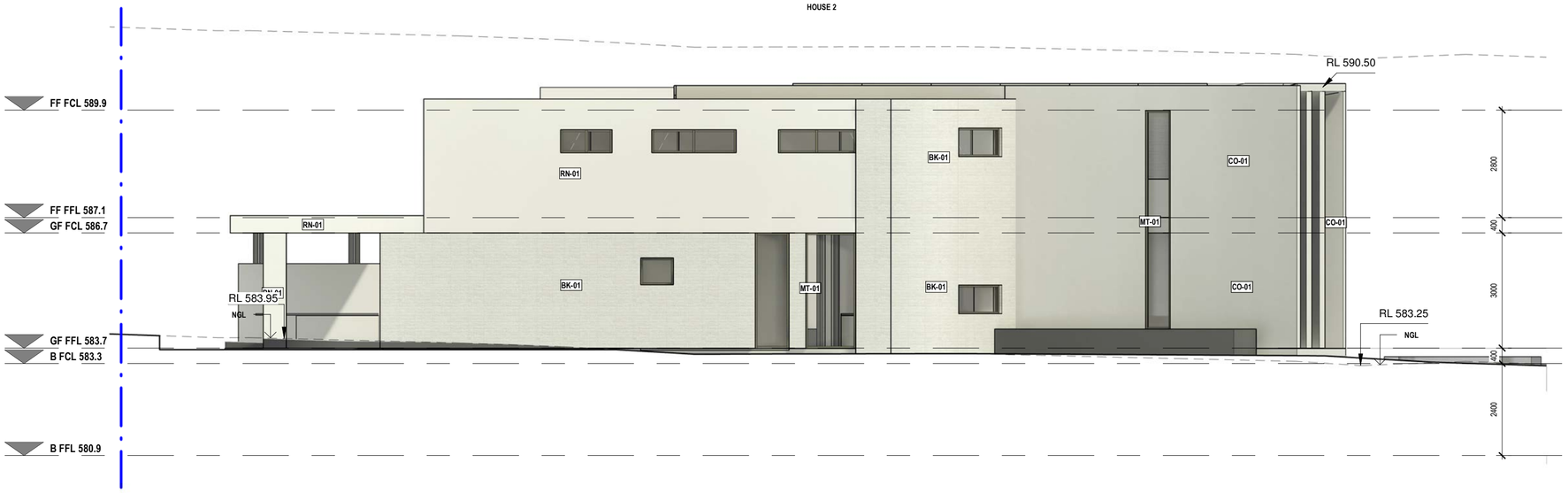
HOUSE 2



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BK-01	-	WHITE FACE BRICK
MT-01	-	LIGHT/PALE BRONZE METAL FINISH
MT-02	-	LIGHT/PALE BRONZE METAL GUTTERS AND DOWNPIPES
GD-01	-	LIGHT/PALE BRONZE GARAGE DOOR
RS-01	-	METAL ROOF SHEETING
AF-01	-	DARK/BLACK ALUMINIUM/STEEL FRAMED WINDOWS AND DOORS
CO-01	-	CONCRETE AND/OR CONCRETE LOOK FINISH

RN-01_LIGHT GREY TEXTURED RENDER

BK-01_WHITE/ LIGHT FACE BRICK

MT-01_LIGHT/PALE BRONZE METAL

GD-01_LIGHT/PALE BRONZE GARAGE DOOR

RS-01_METAL ROOF SHEETING

AF-01_LIGHT/PALE BRONZE WINDOW AND DOOR FRAMES

MT-01_LIGHT/PALE BRONZE GUTTERS AND DOWNPIPES

CO-01_CONCRETEAND/OR CONCRETE LOOK FINISH

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

ELEVATION SIDE - HOUSE 1 (SOUTH)

1 : 100 @ A2

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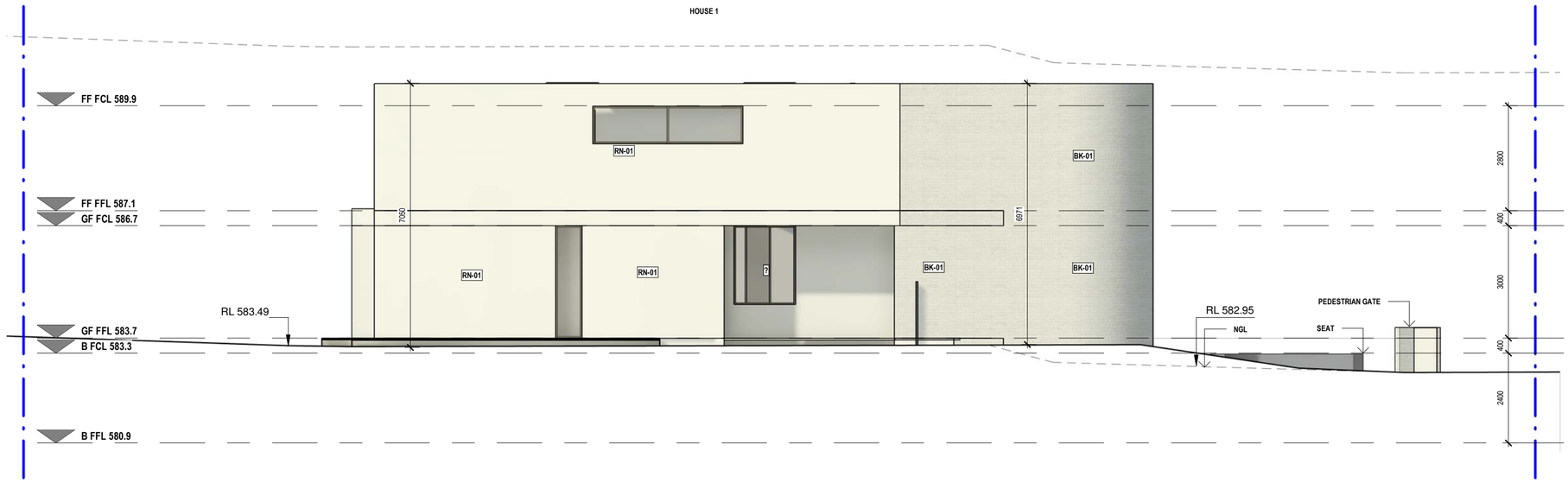

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BK-01	-	WHITE FACE BRICK
MT-01	-	LIGHT/PALE BRONZE METAL FINISH
MT-02	-	LIGHT/PALE BRONZE METAL GUTTERS AND DOWNPIPES
GD-01	-	LIGHT/PALE BRONZE GARAGE DOOR
RS-01	-	METAL ROOF SHEETING
AF-01	-	DARK/BLACK ALUMINUM/STEEL FRAMED WINDOWS AND DOORS
CO-01	-	CONCRETE AND/OR CONCRETE LOOK FINISH

RN-01_LIGHT GREY TEXTURED RENDER

BK-01_WHITE/ LIGHT FACE BRICK

MT-01_LIGHT/PALE BRONZE METAL

GD-01_LIGHT/PALE BRONZE GARAGE DOOR

RS-01_METAL ROOF SHEETING

AF-01_LIGHT/PALE BRONZE WINDOW AND DOOR FRAMES

MT-01_LIGHT/PALE BRONZE GUTTERS AND DOWNPIPES

CO-01_CONCRETEAND/OR CONCRETE LOOK FINISH

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

ELEVATION SIDE - HOUSE 2 (SOUTH)

1 : 100 @ A2

A205

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NSW Registration No_9528

RN-01	-	LIGHT/ WHITE TEXTURED RENDER FINISH
BK-01	-	WHITE FACE BRICK
MT-01	-	LIGHT/PALE BRONZE METAL FINISH
MT-02	-	LIGHT/PALE BRONZE METAL GUTTERS AND DOWNPIPES
GD-01	-	LIGHT/PALE BRONZE GARAGE DOOR
RS-01	-	METAL ROOF SHEETING
AF-01	-	DARK/BLACK ALUMINIUM/STEEL FRAMED WINDOWS AND DOORS
CO-01	-	CONCRETE AND/OR CONCRETE LOOK FINISH

RN-01_LIGHT GREY TEXTURED RENDER

BK-01_WHITE/ LIGHT FACE BRICK

MT-01_LIGHT/PALE BRONZE METAL

GD-01_LIGHT/PALE BRONZE GARAGE DOOR

RS-01_METAL ROOF SHEETING

AF-01_LIGHT/PALE BRONZE WINDOW AND DOOR FRAMES

MT-01_LIGHT/PALE BRONZE GUTTERS AND DOWNPIPES

CO-01_CONCRETEAND/OR CONCRETE LOOK FINISH

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

ELEVATION SIDE - HOUSE 1 (NORTH)

1 : 100 @ A2

A206

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NSW Registration No_9528

HOUSE 2

RN-01	-	LIGHT/ WHITE TEXTURED RENDER FINISH
BK-01	-	WHITE FACE BRICK
MT-01	-	LIGHT/PALE BRONZE METAL FINISH
MT-02	-	LIGHT/PALE BRONZE METAL GUTTERS AND DOWNPIPES
GD-01	-	LIGHT/PALE BRONZE GARAGE DOOR
RS-01	-	METAL ROOF SHEETING
AF-01	-	DARK/BLACK ALUMINIUM/STEEL FRAMED WINDOWS AND DOORS
CO-01	-	CONCRETE AND/OR CONCRETE LOOK FINISH

RN-01_LIGHT GREY TEXTURED RENDER

BK-01_WHITE/ LIGHT FACE BRICK

MT-01_LIGHT/PALE BRONZE METAL

GD-01_LIGHT/PALE BRONZE GARAGE DOOR

RS-01_METAL ROOF SHEETING

AF-01_LIGHT/PALE BRONZE WINDOW AND DOOR FRAMES

MT-01_LIGHT/PALE BRONZE GUTTERS AND DOWNPIPES

CO-01_CONCRETEAND/OR CONCRETE LOOK FINISH

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

ELEVATION SIDE - HOUSE 2 (NORTH)

1 : 100 @ A2

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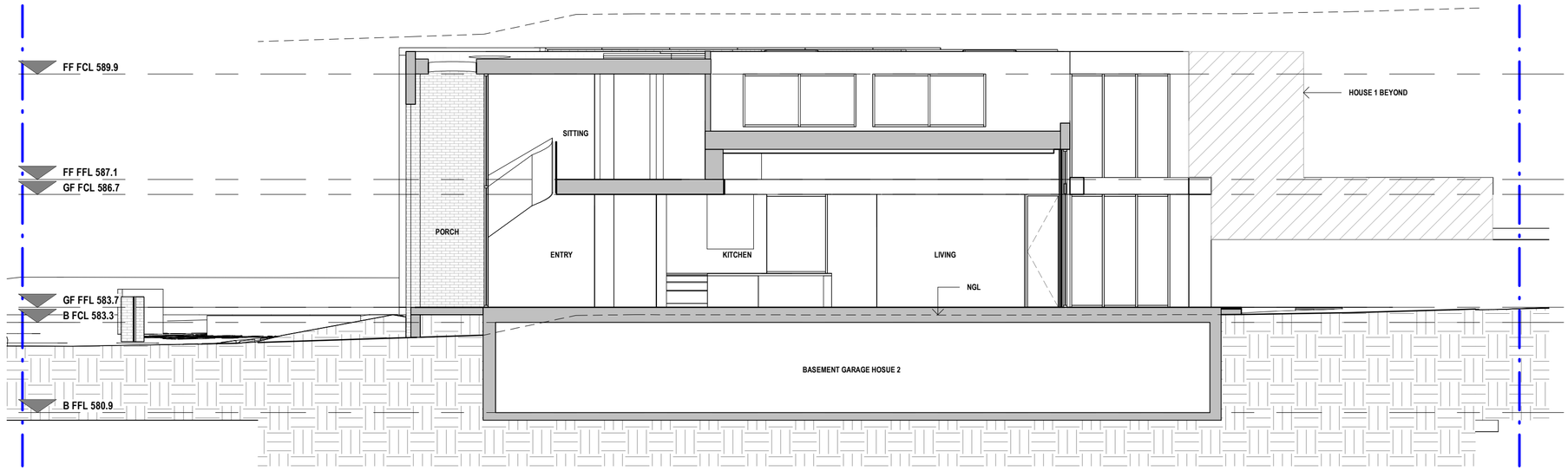
NSW Registration No. 5528



1 DA House 1 - Section
1 : 100

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

SECTION A - HOUSE 1

1 : 100 @ A2

A251

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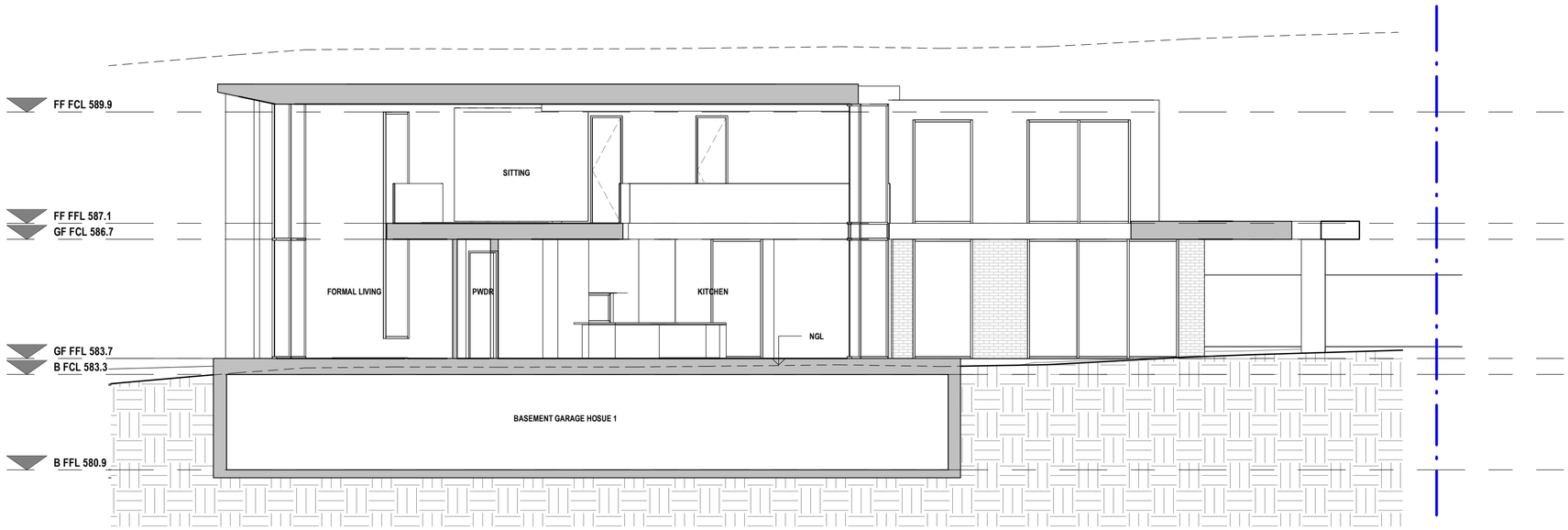

1 DA House 2 - Section
1 : 100

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

SECTION B - HOUSE 2

1 : 100 @ A2

A252

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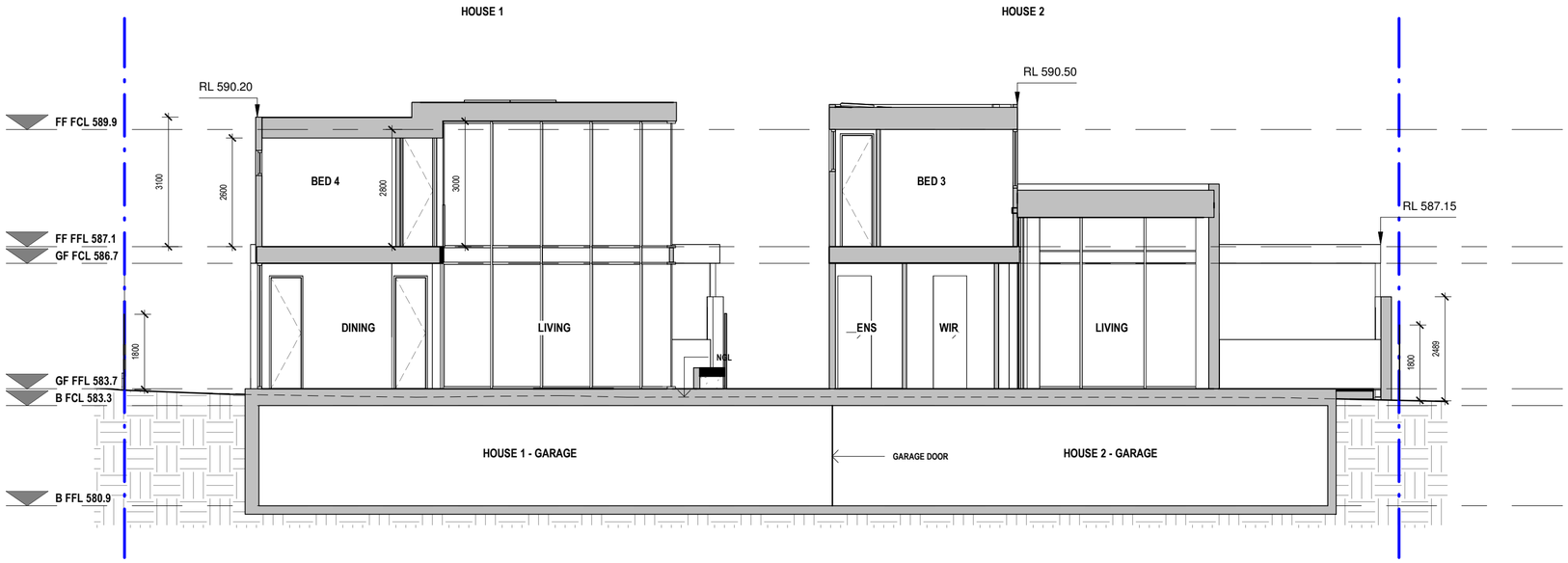

1 DA Combinded - Section
1 : 100

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

SECTION C - COMBINED

1 : 100 @ A2

A260

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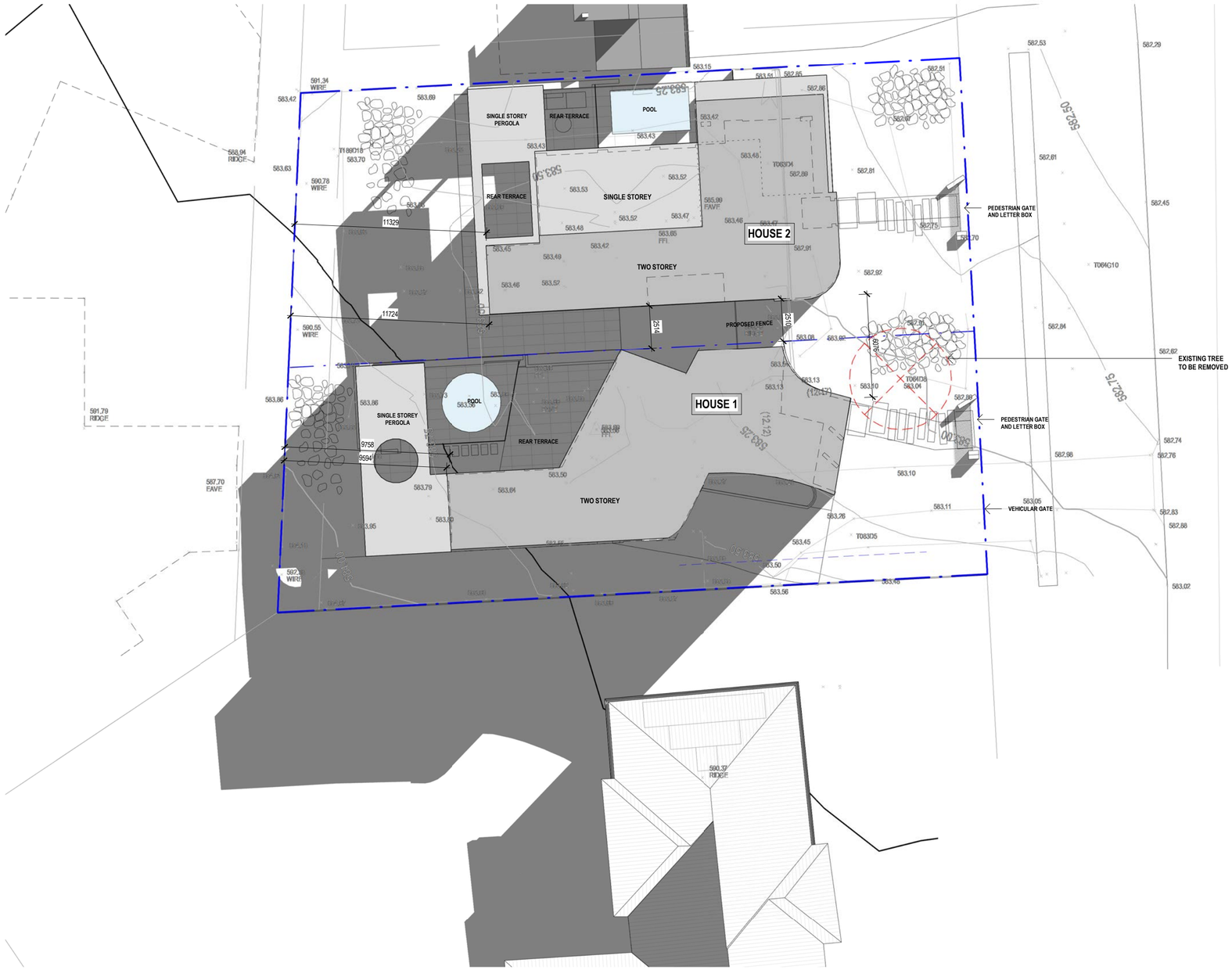

1 2.5 5

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

SHADOW DIAGRAM - 9AM - WINTER

1 : 200 @ A2

A331

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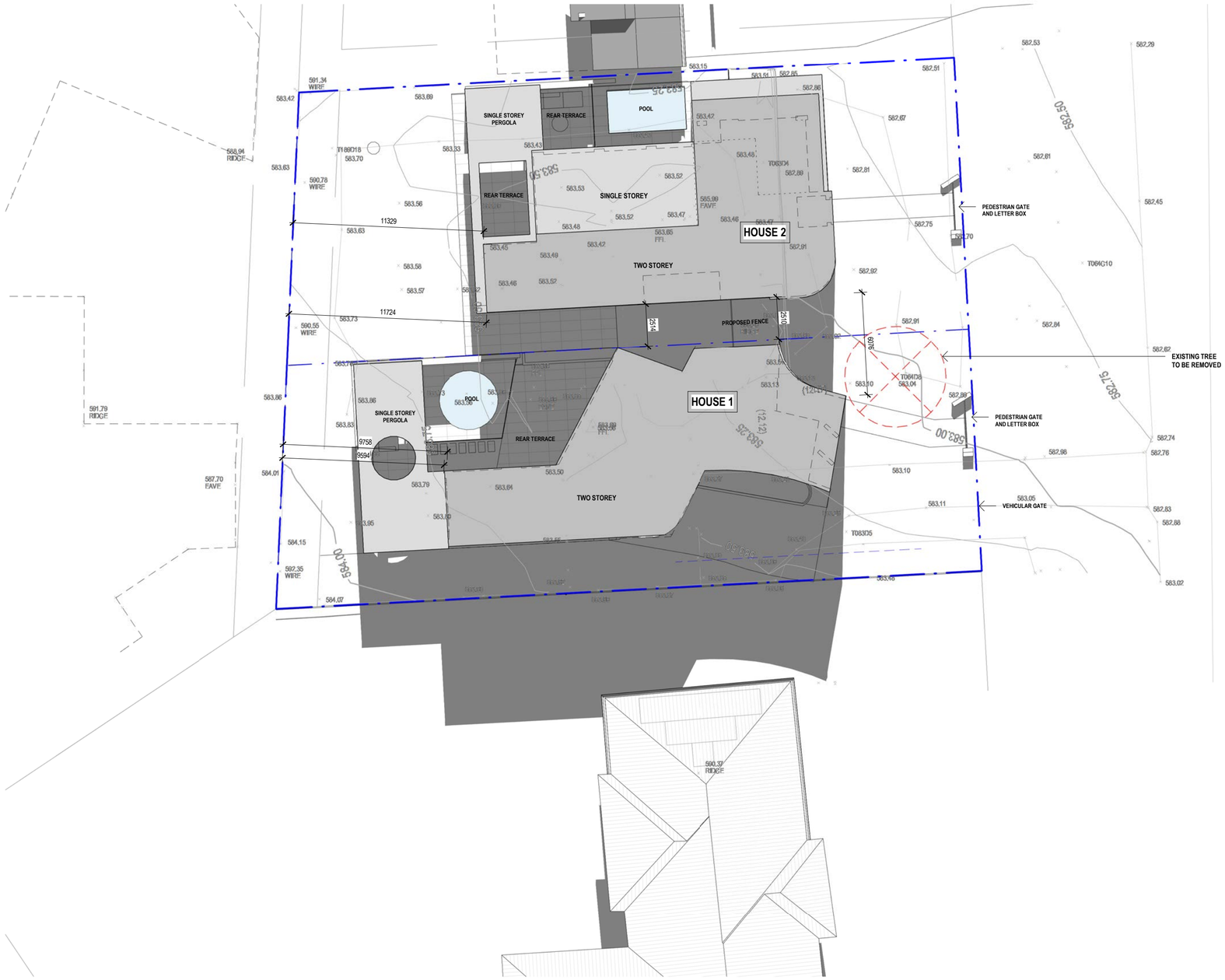

1 2.5 5

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

SHADOW DIAGRAM - 12PM - WINTER

1 : 200 @ A2

A332

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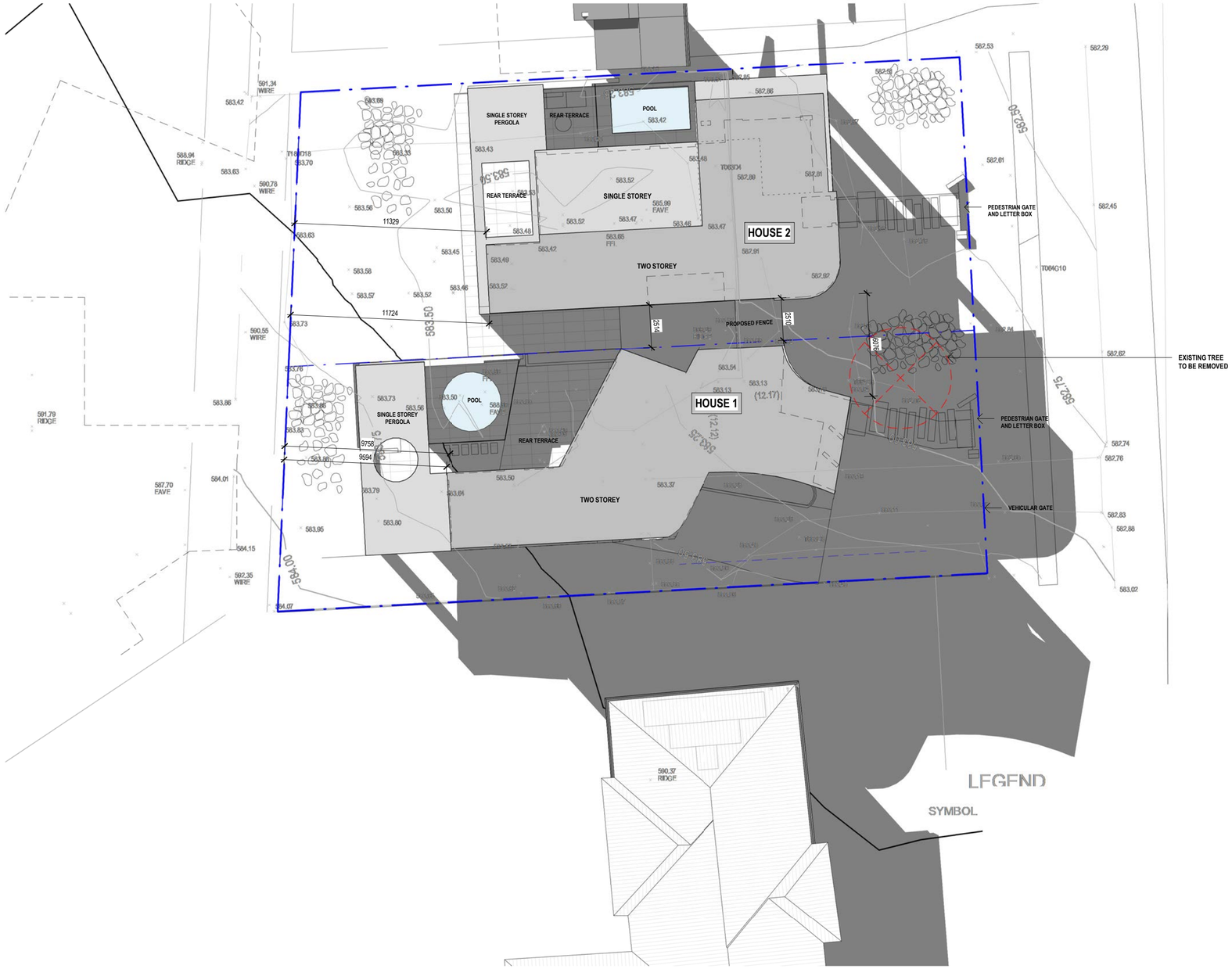
NSW Registration No. 5528



1 2.5 5

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

SHADOW DIAGRAM - 3PM - WINTER

1 : 200 @ A2

A333

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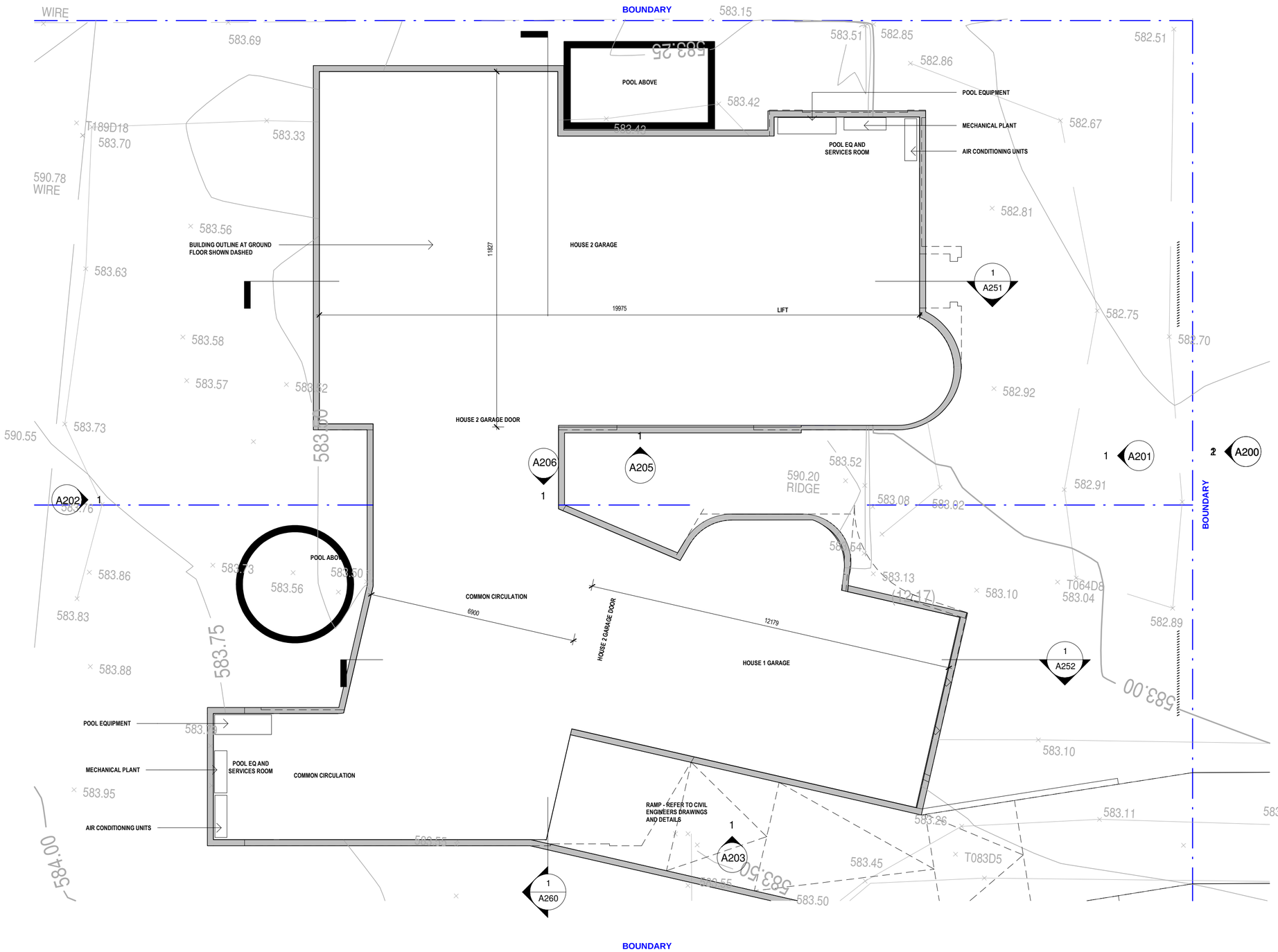
NSW Registration No. 5528



12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

PUBLIC NOTIFICATION PLANS - BASEMENT PLAN

1 : 100 @ A2

APN101

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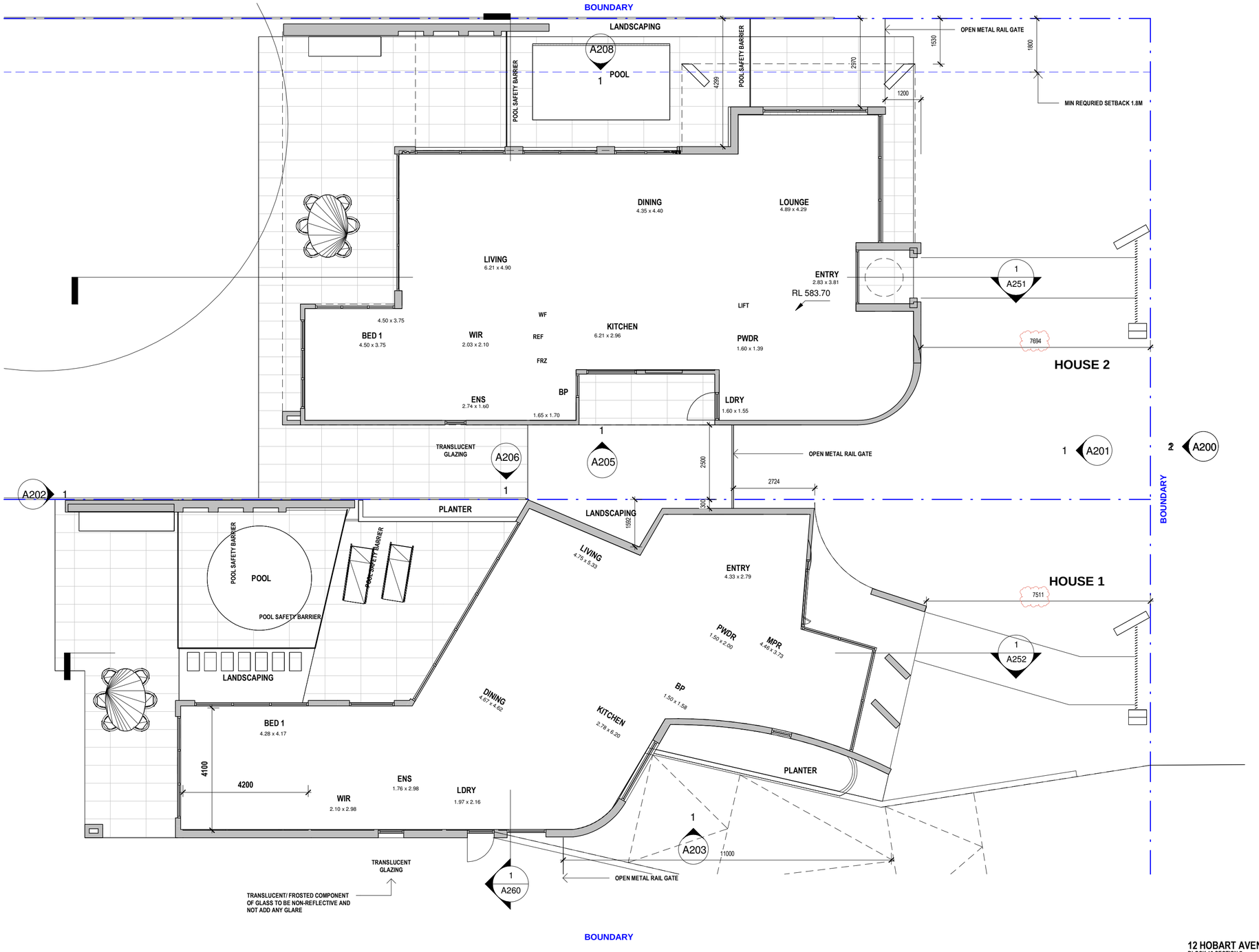
NSW Registration No_9528



12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

PUBLIC NOTIFICATION PLANS - GROUND FLOOR PLAN

1 : 100 @ A2

APN102

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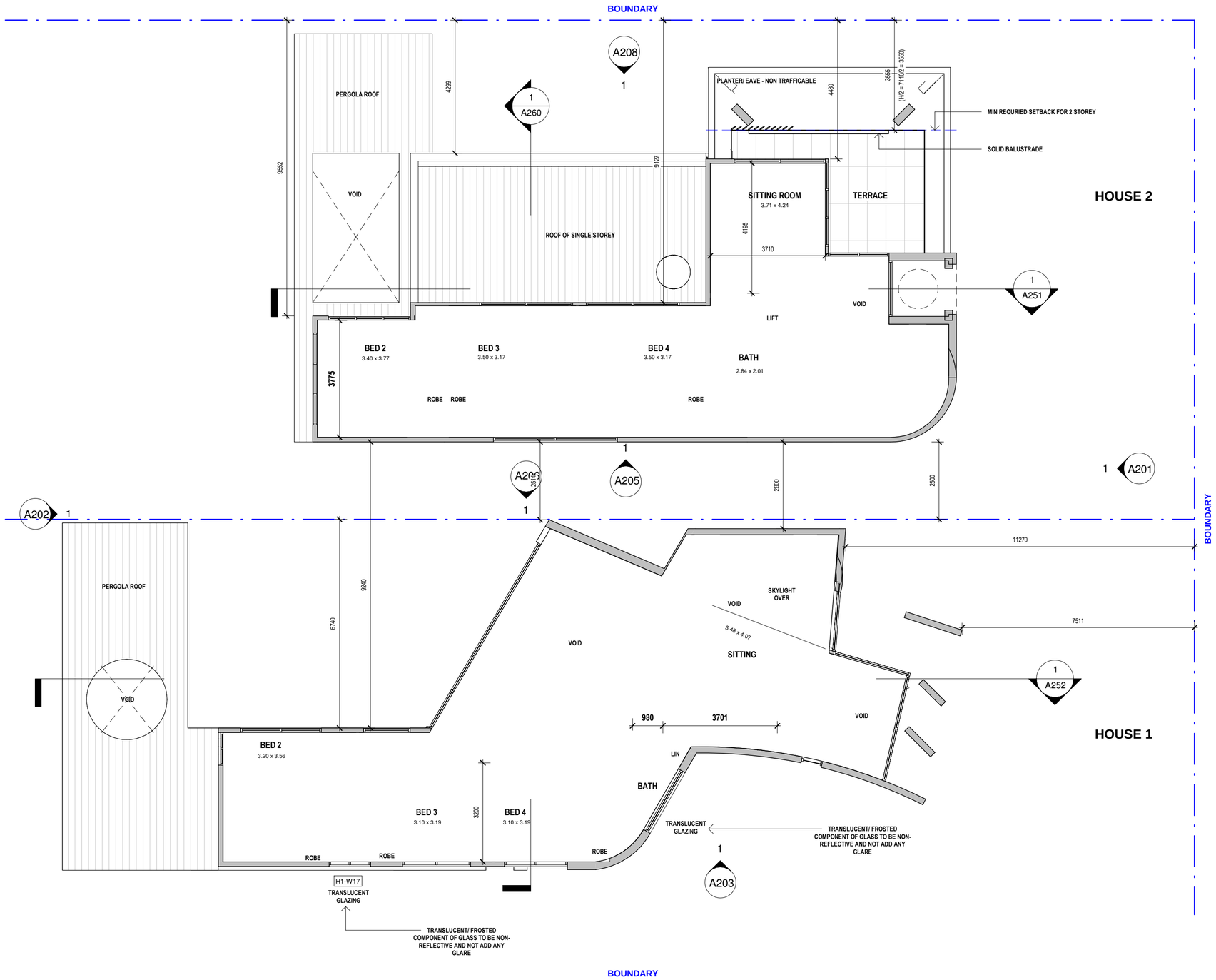
ACT Registration No. 2289
NSW Registration No. 3528



12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

PUBLIC NOTIFICATION PLANS - FIRST FLOOR PLAN

1 : 100 @ A2

APN103

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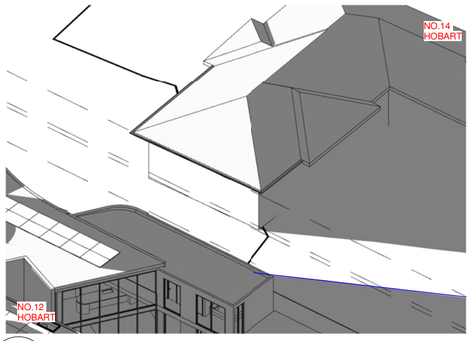
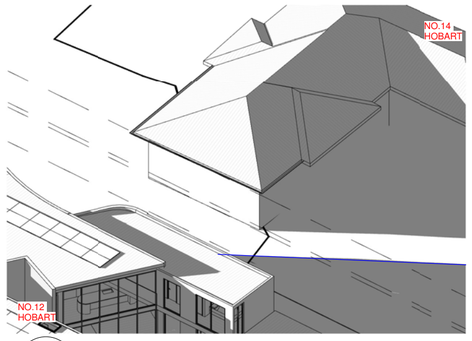
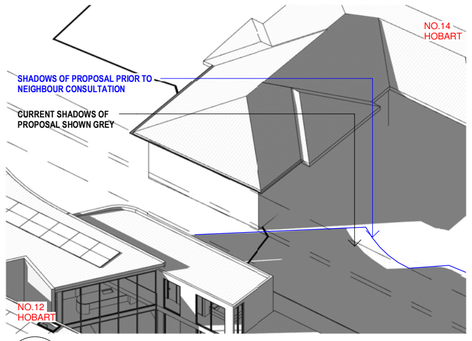
ACT Registration No. 2289
NSW Registration No. 9528



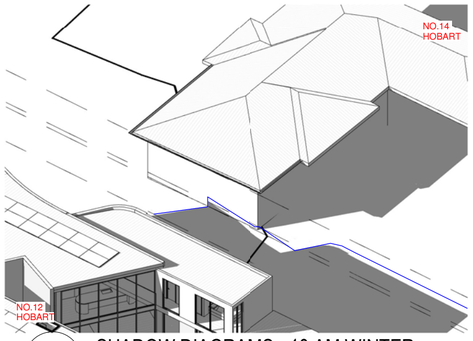
1 SHADOW DIAGRAMS - 7 AM WINTER (SUNRISE)



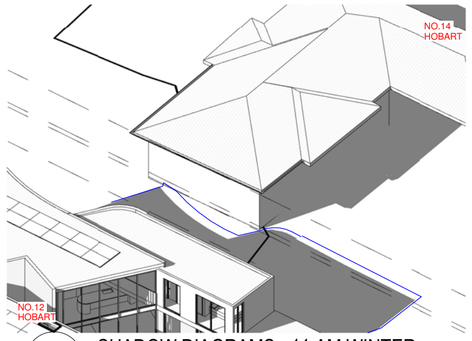
2 SHADOW DIAGRAMS - 8 AM WINTER



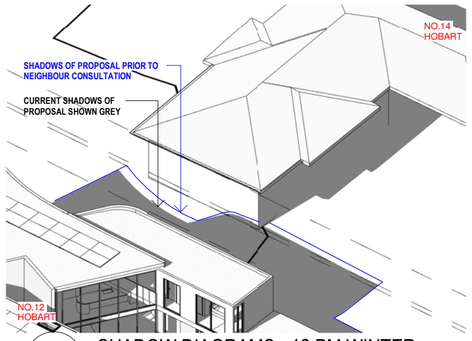
3 SHADOW DIAGRAMS - 9 AM WINTER



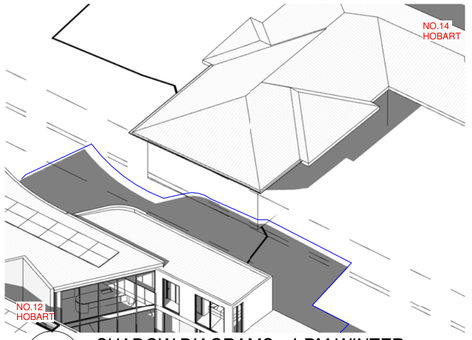
4 SHADOW DIAGRAMS - 10 AM WINTER



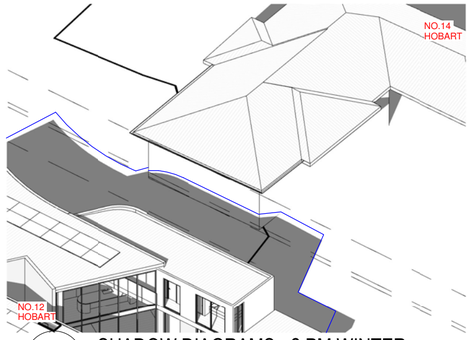
5 SHADOW DIAGRAMS - 11 AM WINTER



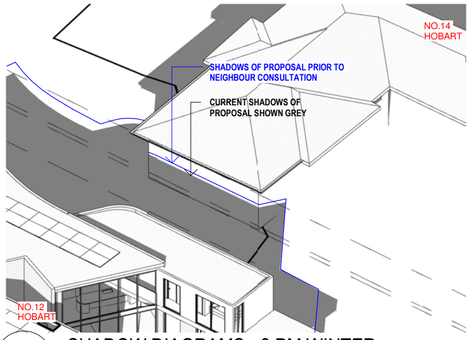
6 SHADOW DIAGRAMS - 12 PM WINTER



7 SHADOW DIAGRAMS - 1 PM WINTER



8 SHADOW DIAGRAMS - 2 PM WINTER



9 SHADOW DIAGRAMS - 3 PM WINTER

1 2.5 5

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

SHADOW DIAGRAMS - NO14
IMPACT STUDY

@ A2

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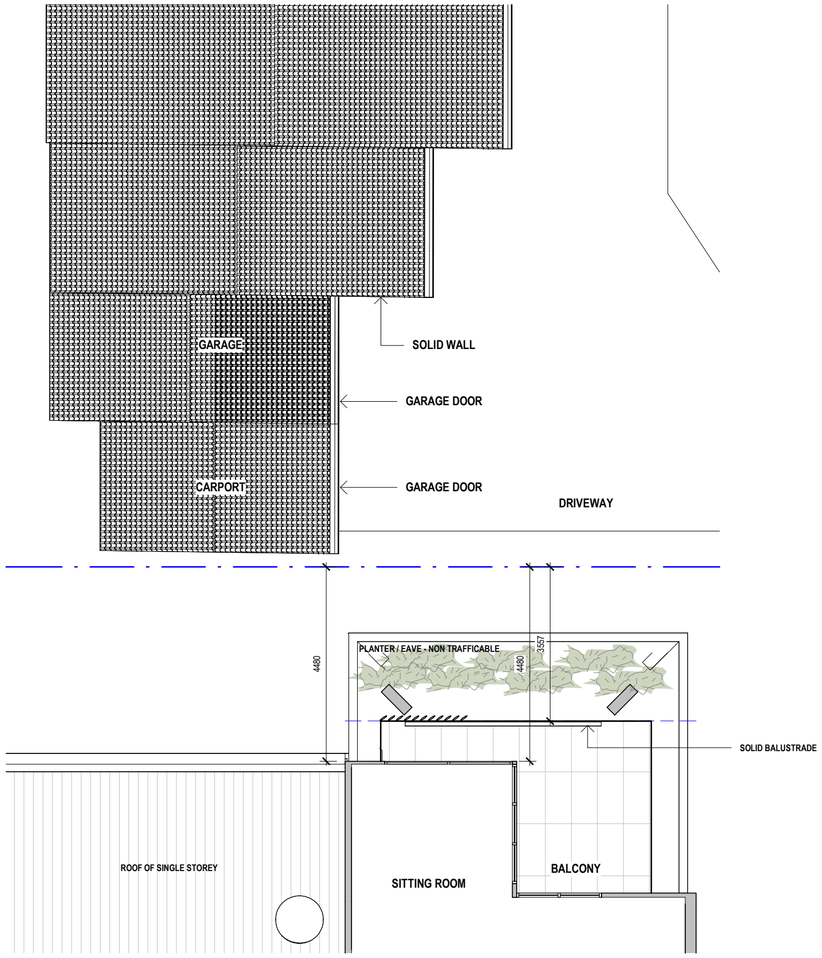
VIEW FROM FF BALCONY OF NO 10 HOBART AVENUE

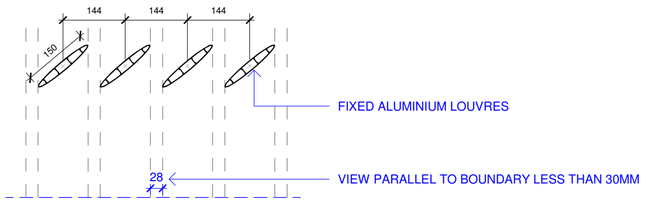
ARTISTIC IMPRESSION

VIEW FROM FF BALCONY OF NO 10 HOBART AVENUE

ARTISTIC IMPRESSION



1 FF FFL - PRIVACY STUDIES
1 : 100



2 PRIVACY LOUVRE DETAIL
1 : 10

1 2.5 5

12 HOBART AVENUE FORREST
BLOCK 13 SECTION 7
FORREST

PRIVACY STUDIES - NO.10 HOBART

As indicated2

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