

ISSUE	DATE	ISSUED FOR
001	29.11.24	COUNCIL INFORMATION
002	17.03.25	DEVELOPMENT APPROVAL
003	09.04.25	CLIENT INFORMATION
004	25.09.25	RESPONSE TO COUNCIL RFI
005	23.06.26	RESPONSE TO PLANNING CLARIFICATION

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

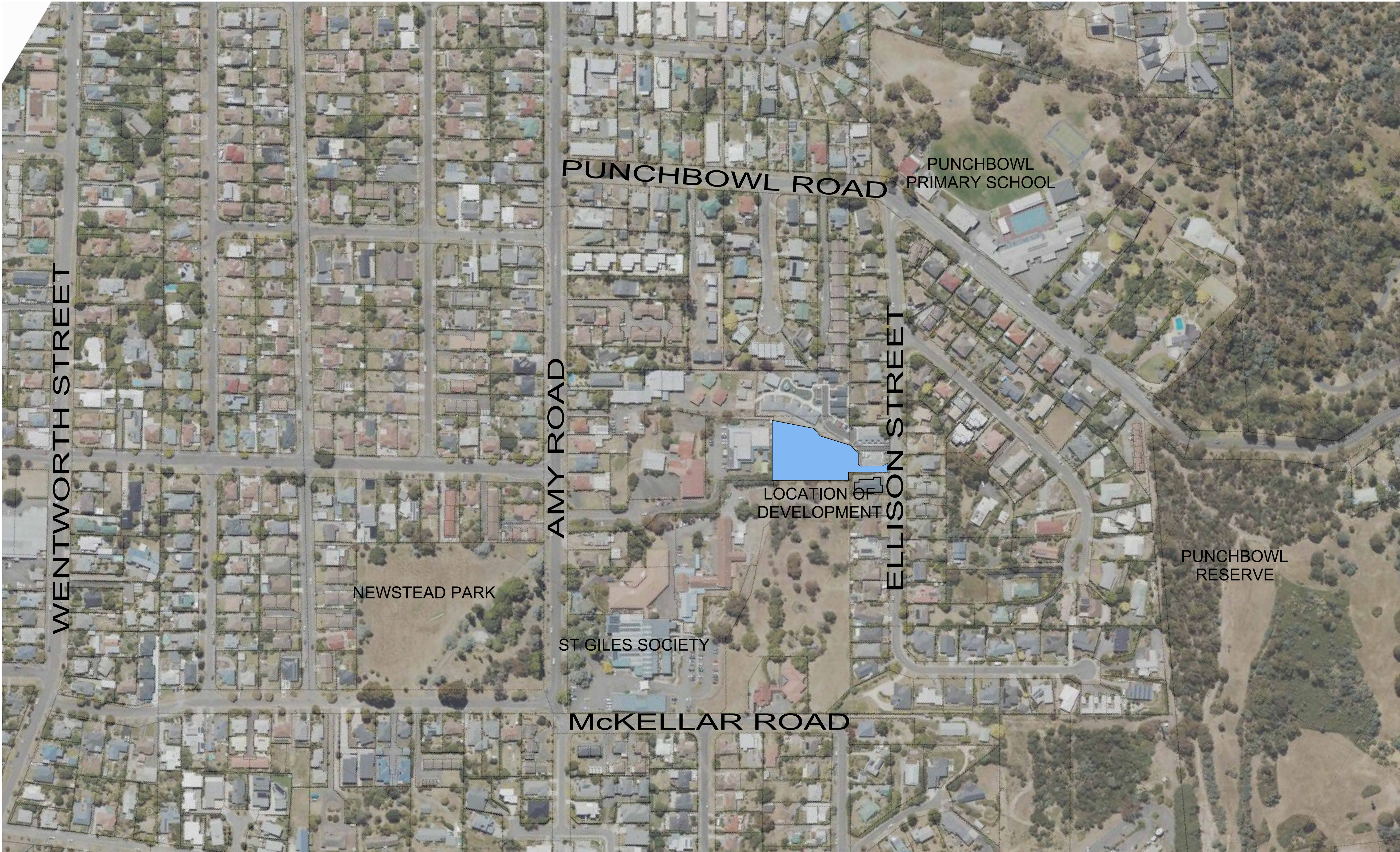
FOR: HOMES TASMANIA

DRAWING: LOCATION PLAN

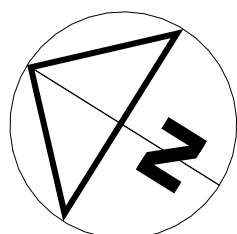
DESIGNED: DVG DRAWN: Author CHECKED: Checker

SCALES: 1 : 2000 AT A1

PROJECT No: 24.182 DRAWING No: Ap001 REV: 005



LOCATION PLAN
SCALE 1 : 2000







SITE PLAN

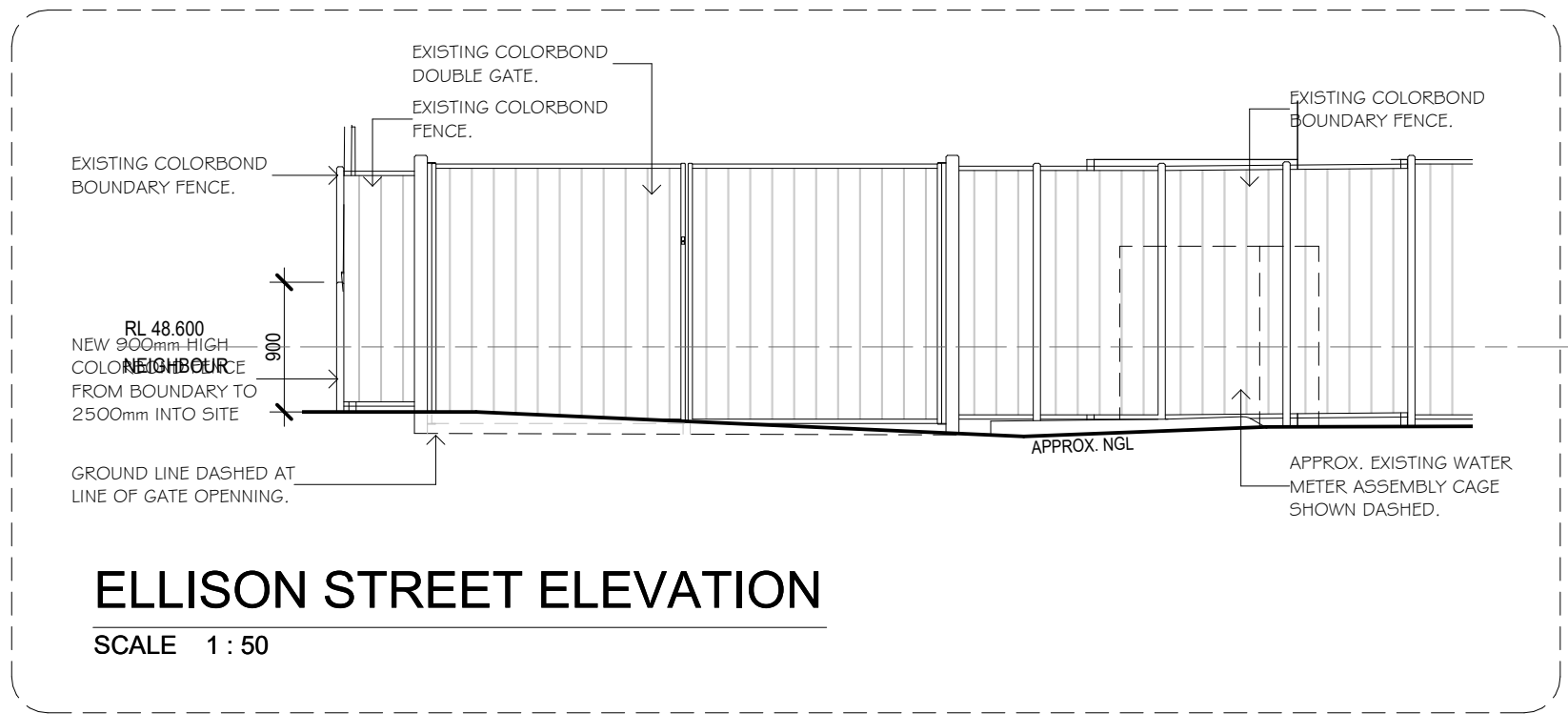
SCALE 1 : 200

AREA SCHEDULE

SITE AREA	3057m ²
TOTAL EXISTING BUILDING	0m ²
TOTAL NEW BUILDING	892m ²
TOTAL EXISTING DECK	0m ²
TOTAL NEW DECK	133m ²

IMPERVIOUS SURFACE AREA SCHEDULE

ROOF AREA (UNITS & CARPORTS)	1135m ²
ROAD, PATHWAYS, SHEDS, & SLABS	1093m ²
DECK AREAS	133m ²
TOTAL IMPERVIOUS AREA	2361m ²



ELLISON STREET ELEVATION

SCALE 1 : 50

ISSUE	DATE	ISSUED FOR
001	29.11.24	COUNCIL INFORMATION
002	17.03.25	DEVELOPMENT APPROVAL
003	09.04.25	CLIENT INFORMATION
004	25.09.25	RESPONSE TO COUNCIL RFI
005	05.11.25	RESPONSE TO COUNCIL RFI
006	11.11.25	RESPONSE TO COUNCIL RFI
007	13.01.26	RESPONSE TO COUNCIL RFI
008	23.06.26	RESPONSE TO PLANNING CLARIFICATION

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

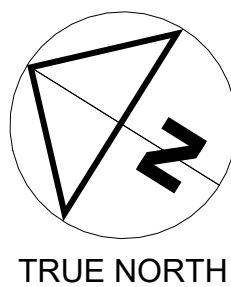
FOR: HOMES TASMANIA

DRAWING: SITE PLAN

DESIGNED: DVG DRAWN: MDC CHECKED: ADB

SCALES: As indicated AT A1

PROJECT No: 24.182 DRAWING No: Ap003 REV: 008





ISSUE	DATE	ISSUED FOR
001	17.03.25	DEVELOPMENT APPROVAL
002	09.04.25	CLIENT INFORMATION
003	25.09.25	RESPONSE TO COUNCIL RFI
004	23.06.26	RESPONSE TO PLANNING CLARIFICATION

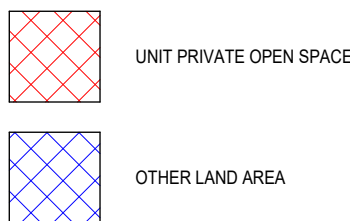
ELLISON STREET



SITE PLAN - PRIVATE OPEN SPACE

SCALE 1 : 200

	P.O.S. AREA	OTHER LAND AREA	TOTAL UNIT LAND AREA
UNIT 1	29.2m²	23.4m²	52.6m²
UNIT 2	18.1m²	41.2m²	59.3m²
UNIT 3	35.8m²	45.2m²	81.0m²
UNIT 4	35.9m²	55.3m²	91.2m²
UNIT 5	42.5m²	61.3m²	103.8m²
UNIT 6	40.0m²	90.6m²	130.6m²
UNIT 7	22.7m²	36.6m²	59.3m²
UNIT 8	30.0m²	20.9m²	50.9m²
UNIT 9	19.6m²	17.0m²	36.6m²
UNIT 10	22.2m²	23.0m²	45.2m²



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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

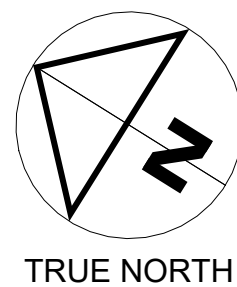
FOR: HOMES TASMANIA

DRAWING: PRIVATE OPEN SPACE AREAS

DESIGNED: DVG DRAWN: STL CHECKED: ADB

SCALES: As indicated AT A1

PROJECT No: 24.182 DRAWING No: Ap004 REV: 004





ISSUE	DATE	ISSUED FOR
001	09.04.25	CLIENT INFORMATION
002	25.09.25	RESPONSE TO COUNCIL RF1
003	13.01.26	RESPONSE TO COUNCIL RF1
004	23.06.26	RESPONSE TO PLANNING CLARIFICATION

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

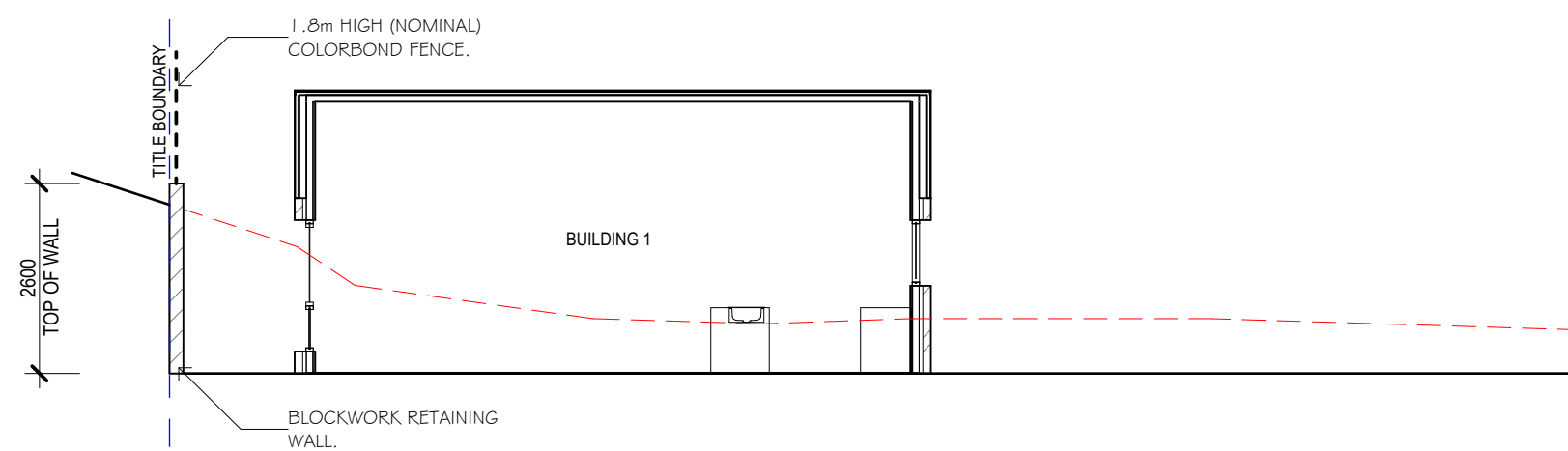
FOR: HOMES TASMANIA

DRAWING: SITE SECTIONS

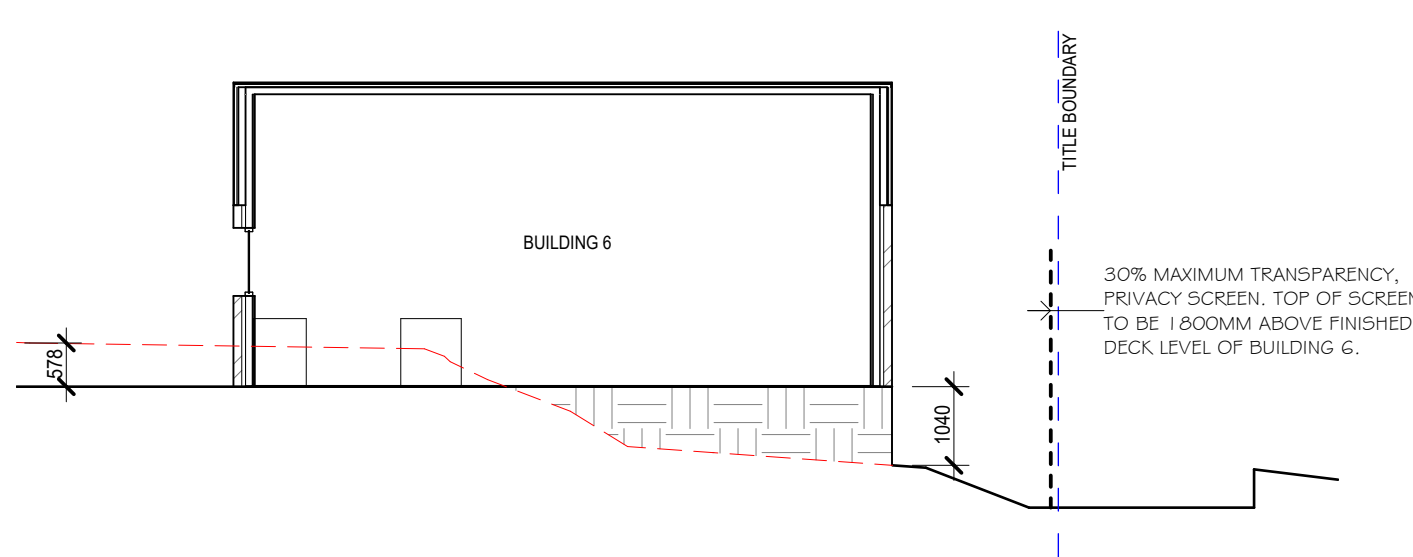
DESIGNED: DVG DRAWN: STL CHECKED: ADB

SCALES: 1 : 100 AT A1

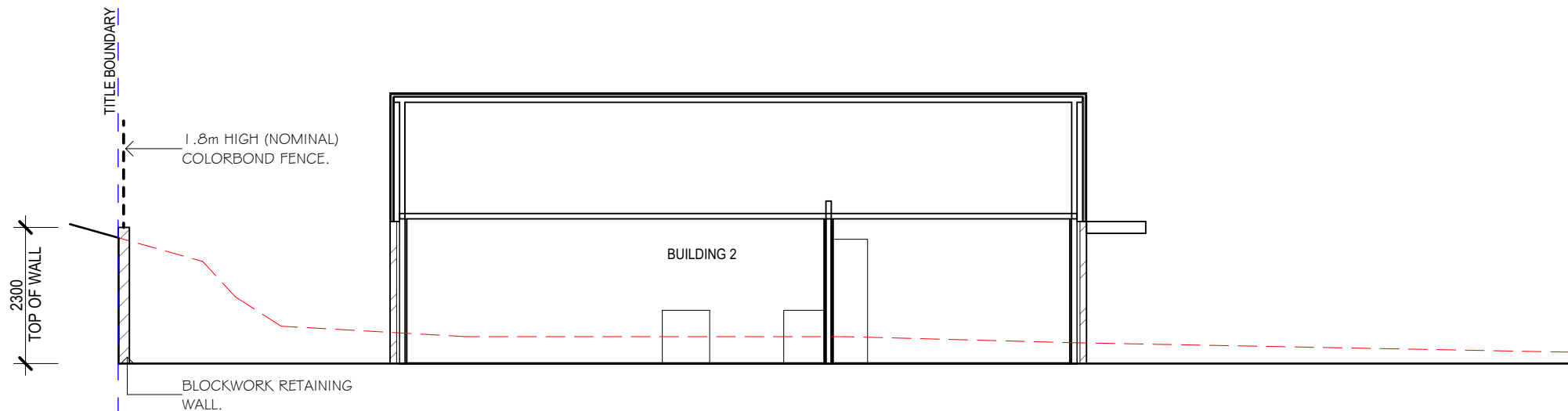
PROJECT No 24.182 DRAWING No Ap005 REV. 004



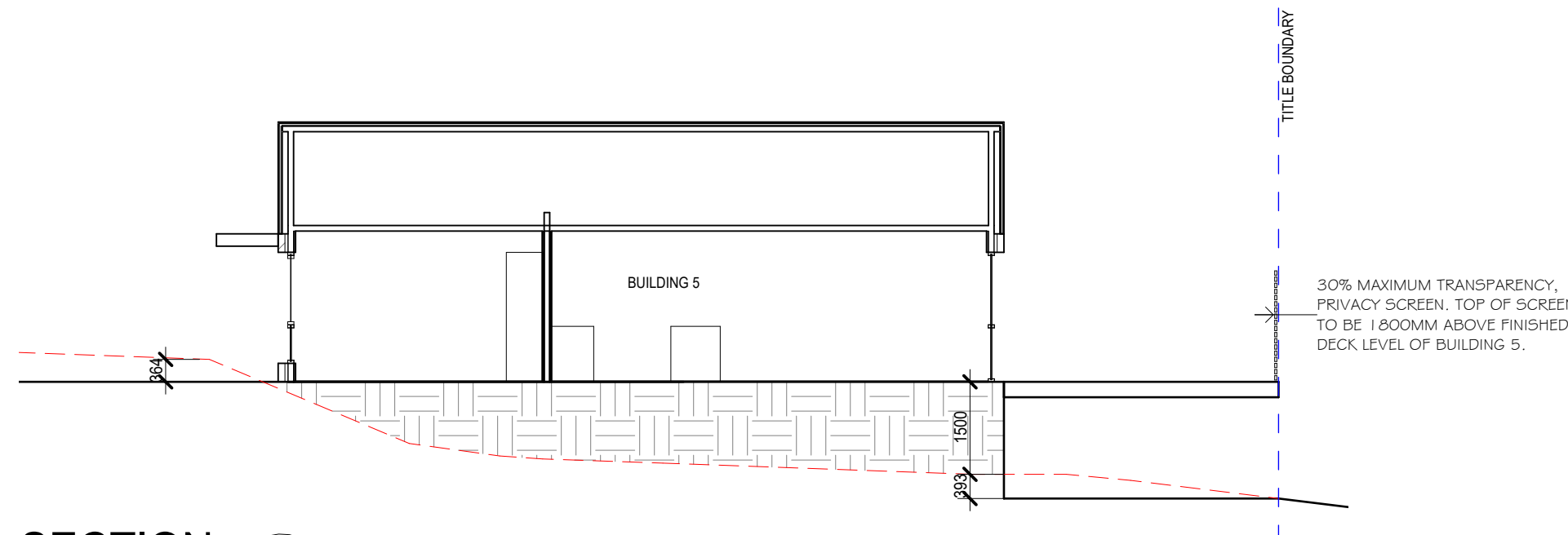
SECTION 1
SCALE 1 : 100
Ap003



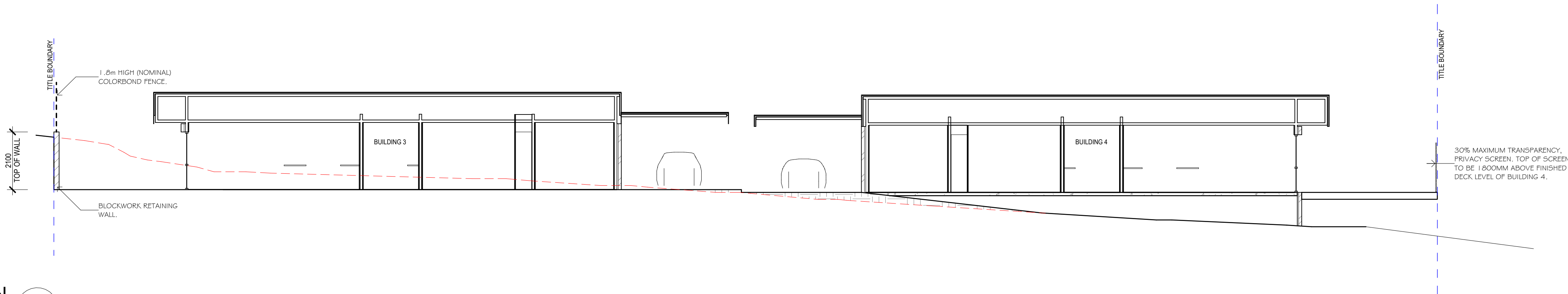
SECTION 2
SCALE 1 : 100
Ap003



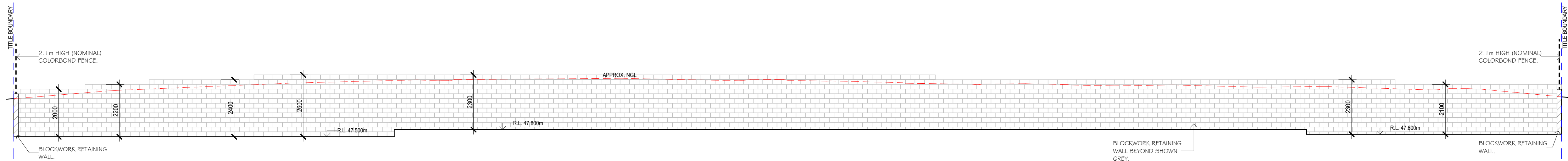
SECTION 3
SCALE 1 : 100
Ap003



SECTION 4
SCALE 1 : 100
Ap003



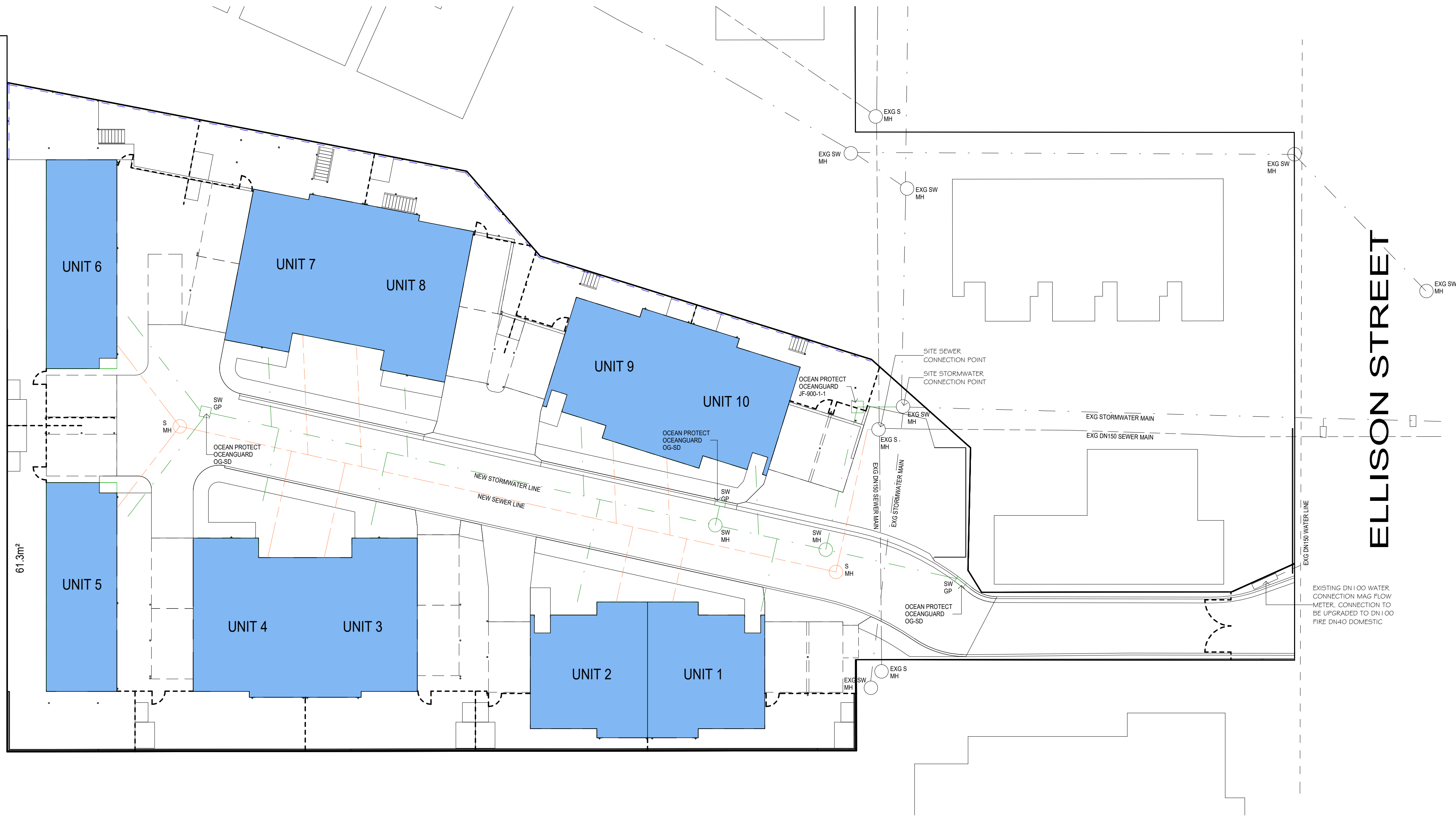
SECTION 5
SCALE 1 : 100
Ap003



SECTION 6
SCALE 1 : 100
Ap003



ISSUE	DATE	ISSUED FOR
001	25.09.25	RESPONSE TO COUNCIL RFI
002	11.11.25	RESPONSE TO COUNCIL RFI
003	23.06.26	RESPONSE TO PLANNING CLARIFICATION



SITE PLAN - SEWER, WATER & STORMWATER
SCALE 1 : 200

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. COPYRIGHTS: THIS DRAWING AND ALL OF ITS CONTENT REMAIN THE PROPERTY OF 6ty Pty Ltd. THE DRAWINGS AND ITS CONTENT MAY NOT BE RETAINED, COPIED OR REPRODUCED IN PART OR WHOLLY, WITHOUT THE WRITTEN PERMISSION FROM 6ty Pty Ltd. SOME SPECIFIED CONTENT, BRANDS AND MANUFACTURERS MAY BE COPYRIGHTED PROPERTY OF OTHERS. ACKNOWLEDGEMENT OF THESE COPYRIGHTS ARE HEREBY GIVE.

PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

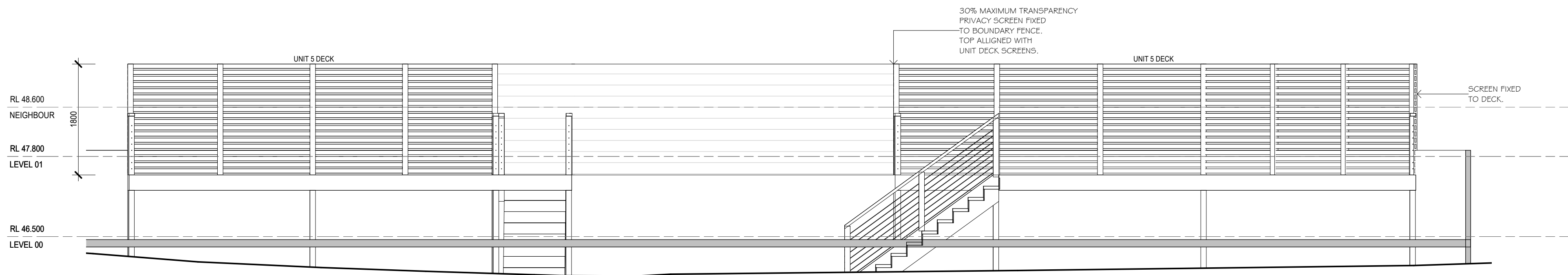
FOR: HOMES TASMANIA

DRAWING: SITE PLAN - SEWER, WATER &
STORMWATER

DESIGNED: DVG DRAWN: MDC CHECKED: -

SCALES: 1 : 200 AT A1

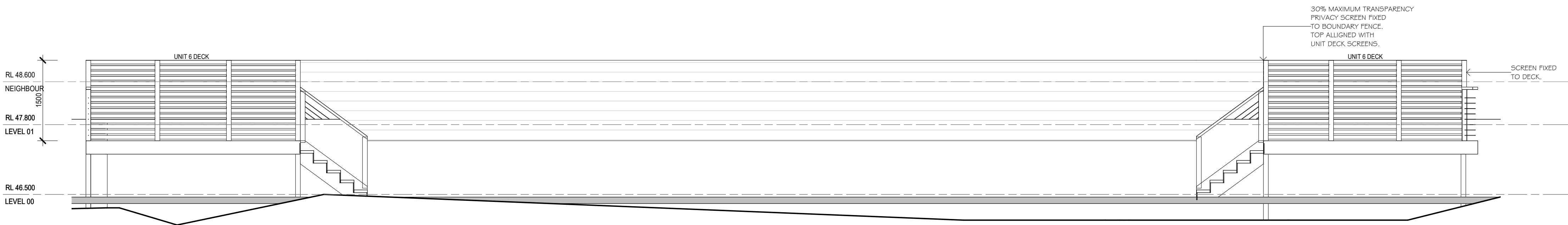
PROJECT No. 24.182 DRAWING No. Ap006 REV. 003



UNIT 5 ELEVATION

SCALE 1 : 50

ISSUE	DATE	ISSUED FOR
001	23.06.26	RESPONSE TO PLANNING CLARIFICATION



UNIT 6 ELEVATION

SCALE 1 : 50

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

FOR: HOMES TASMANIA

DRAWING: UNIT 5-6 ELEVATIONS

DESIGNED: DVG DRAWN: LSR CHECKED: ADB

SCALES: 1 : 50 AT A1

PROJECT No: 24.182 DRAWING No: Ap007 REV: 001



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ISSUE	DATE	ISSUED FOR
001	27.05.26	RESPONSE TO PLANNING REF
002	23.06.26	RESPONSE TO PLANNING CLARIFICATION

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

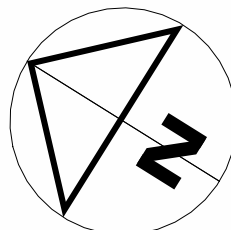
FOR: HOMES TASMANIA

DRAWING: SUMMER SHADOW DIAGRAMS

DESIGNED: DVG DRAWN: MDC CHECKED: -

SCALES: 1 : 500 AT A1

PROJECT No: 24.182 DRAWING No: Ap008 REV: 002



TRUE NORTH

ELLISON STREET

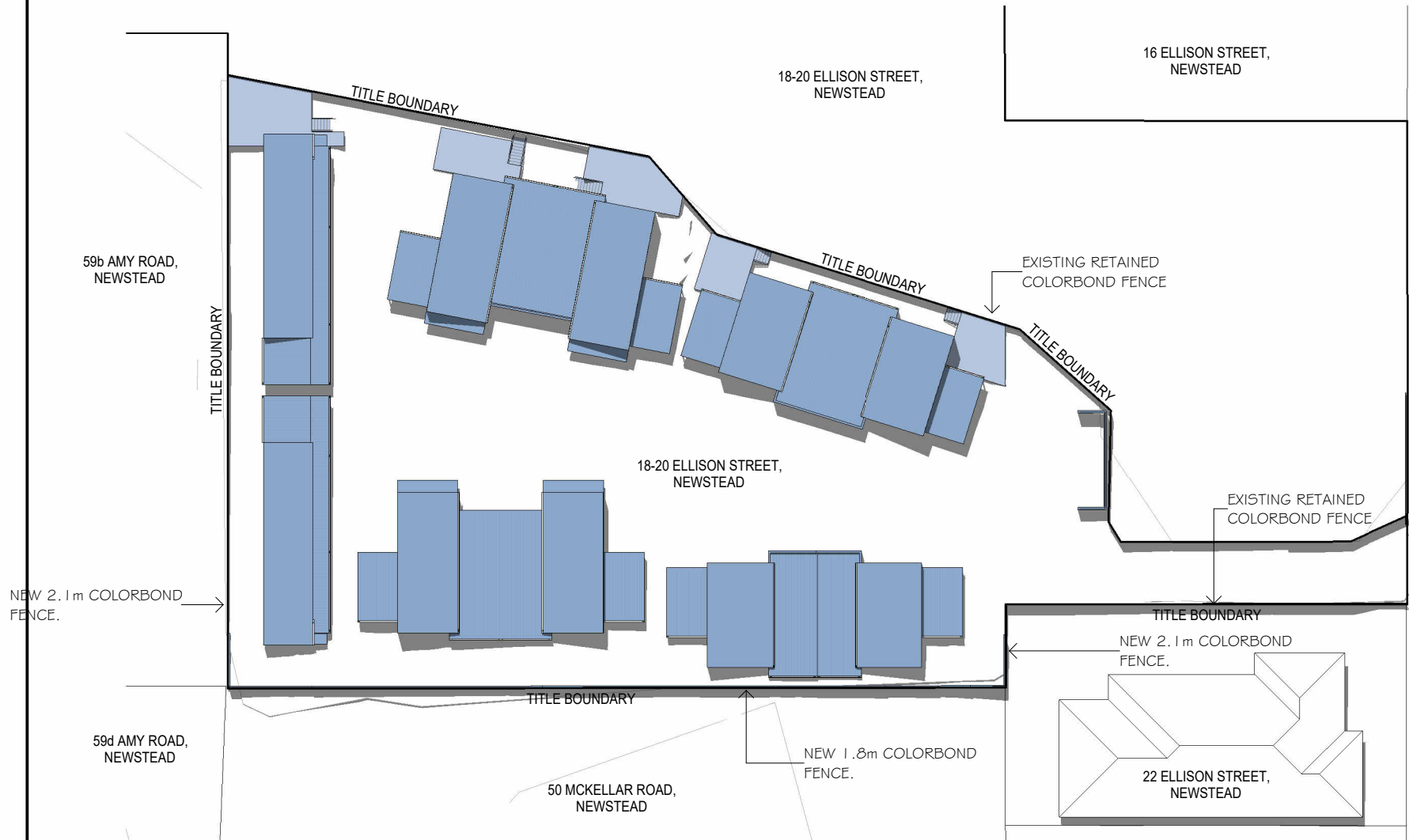
ELLISON STREET

ELLISON STREET



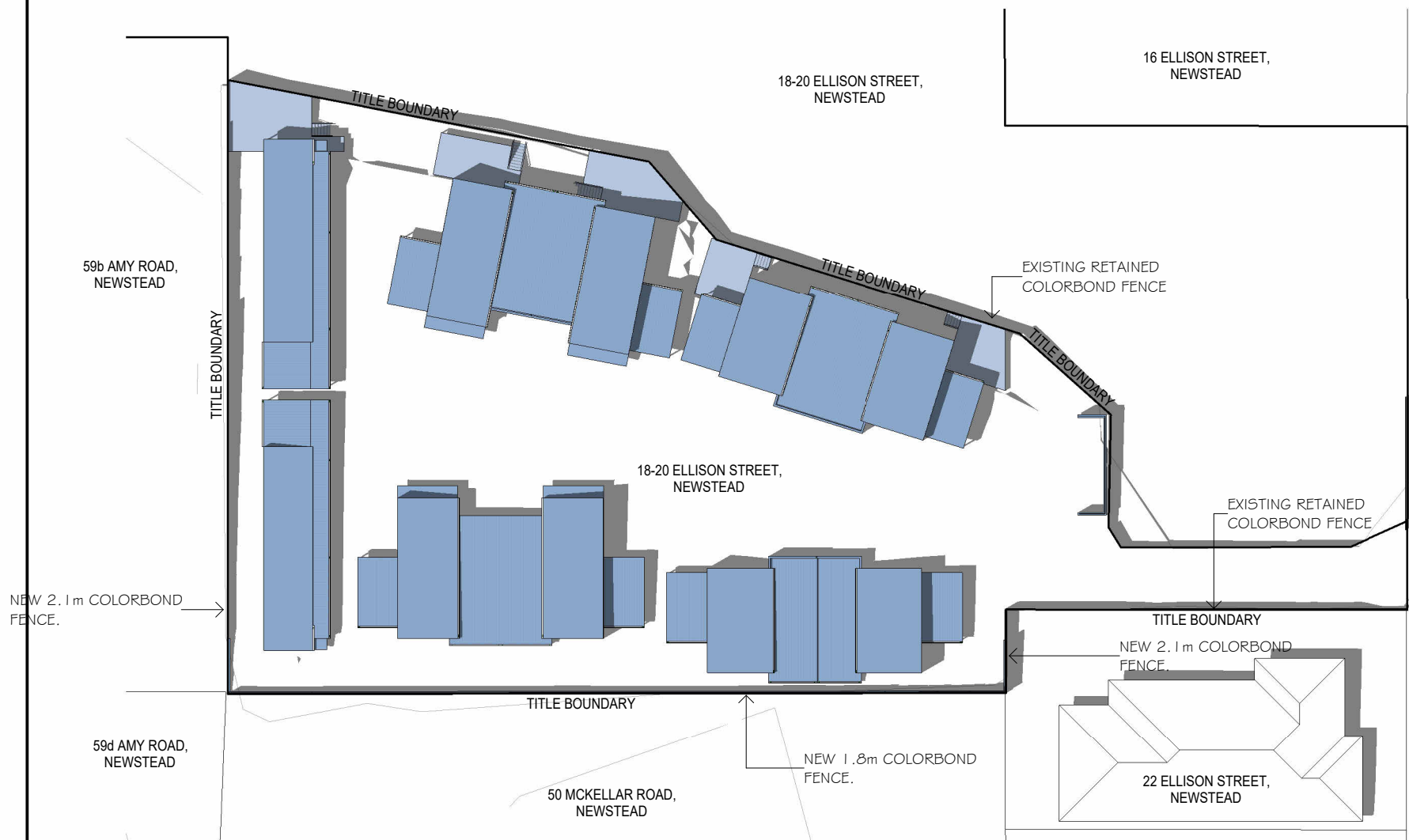
SITE PLAN SHADOWS 09AM DEC 21

SCALE 1 : 500



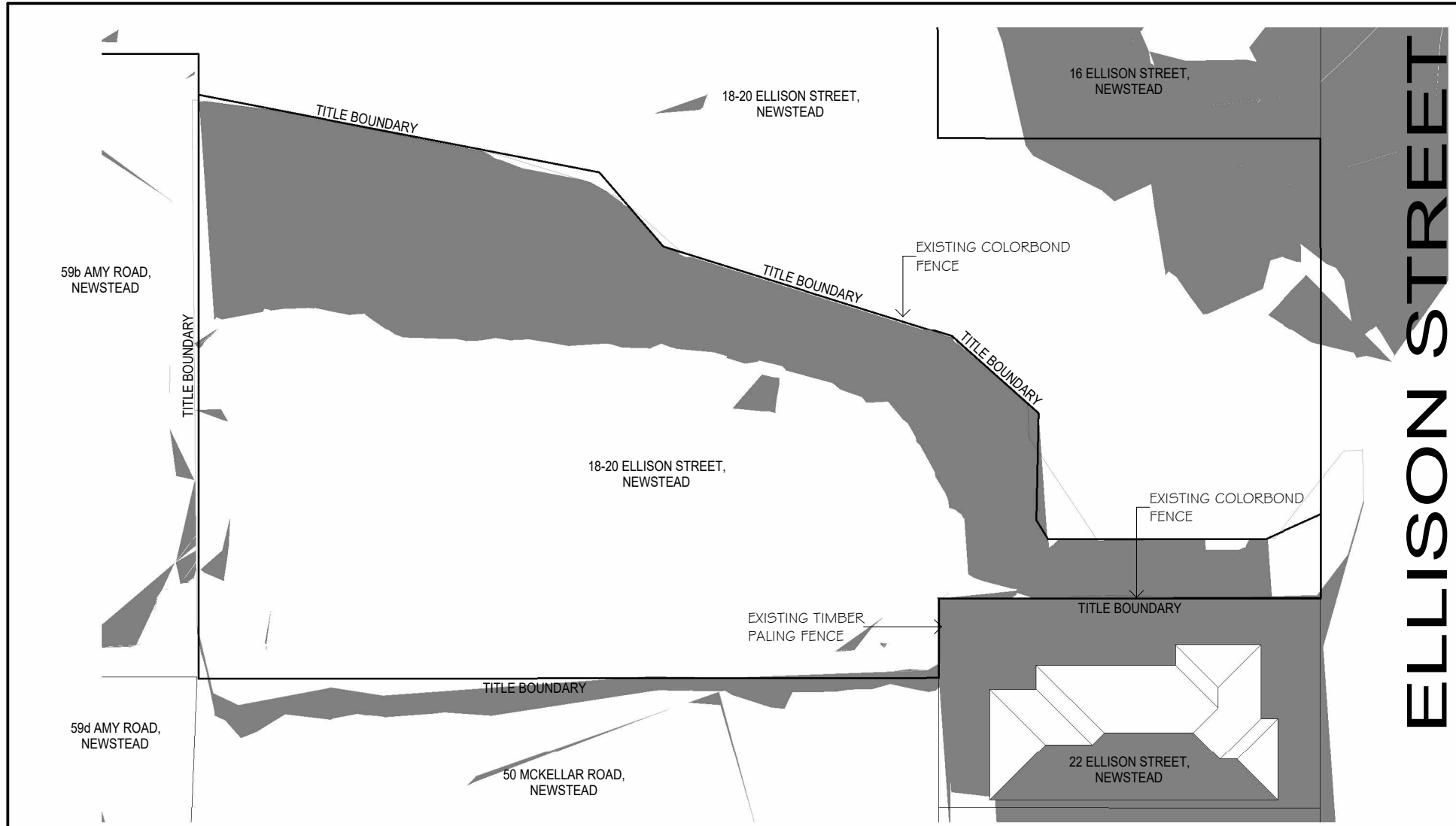
SITE PLAN SHADOWS 12PM DEC 21

SCALE 1 : 500



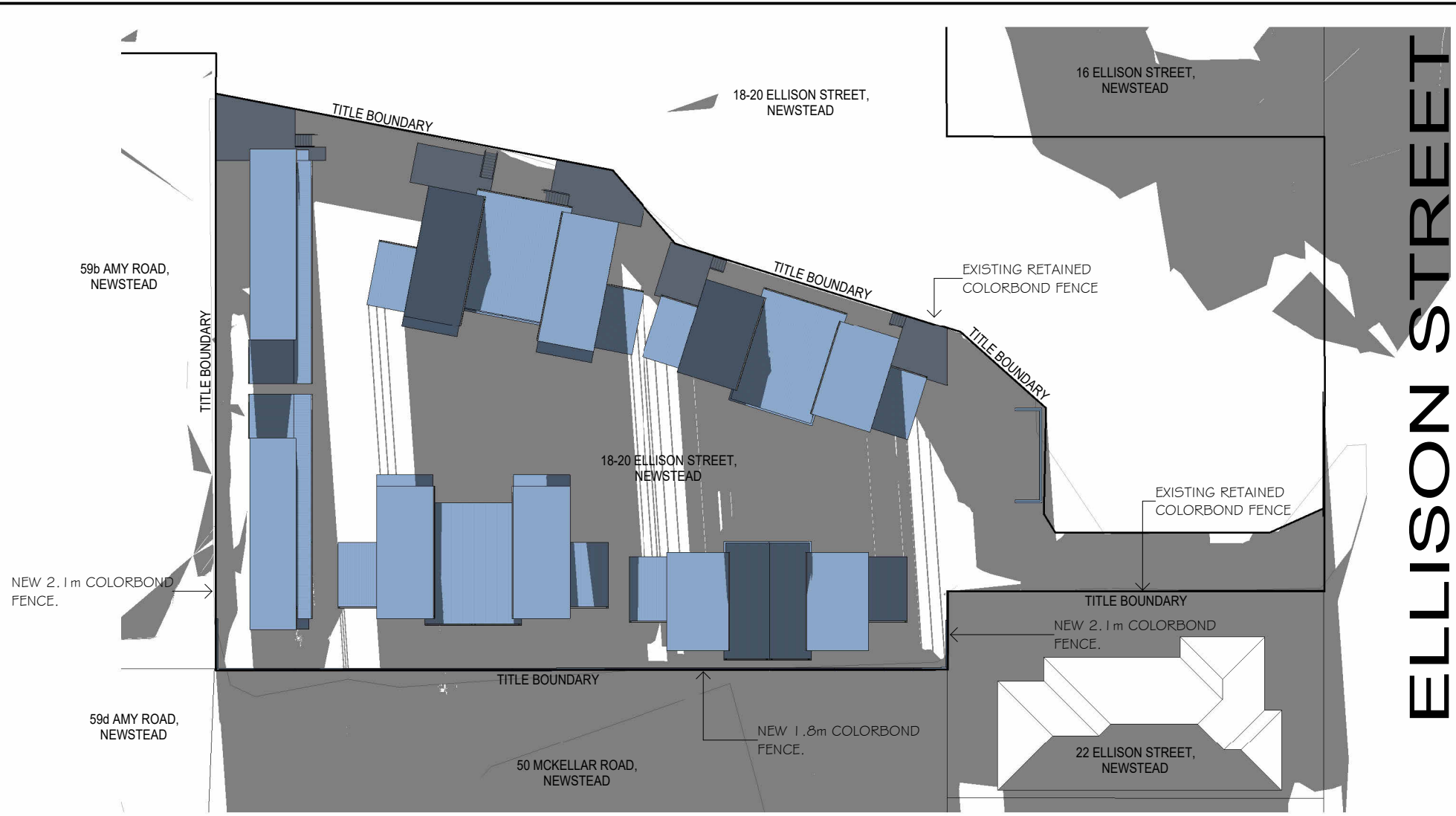
SITE PLAN SHADOWS 3PM DEC 21

SCALE 1 : 500



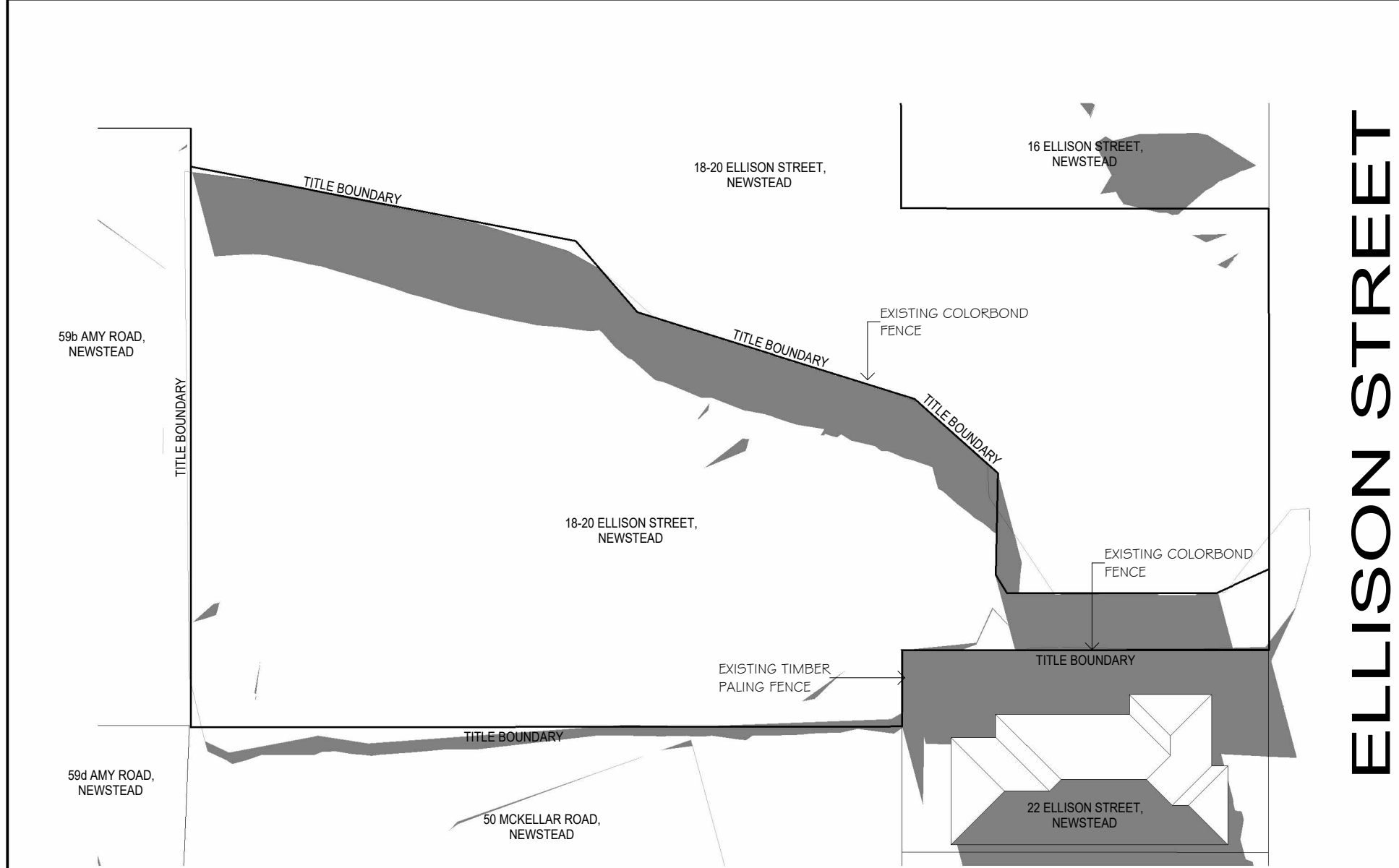
SITE PLAN SHADOWS 09AM JUNE 21 (EXG)

SCALE 1 : 500



SITE PLAN SHADOWS 09AM JUNE 21

SCALE 1 : 500



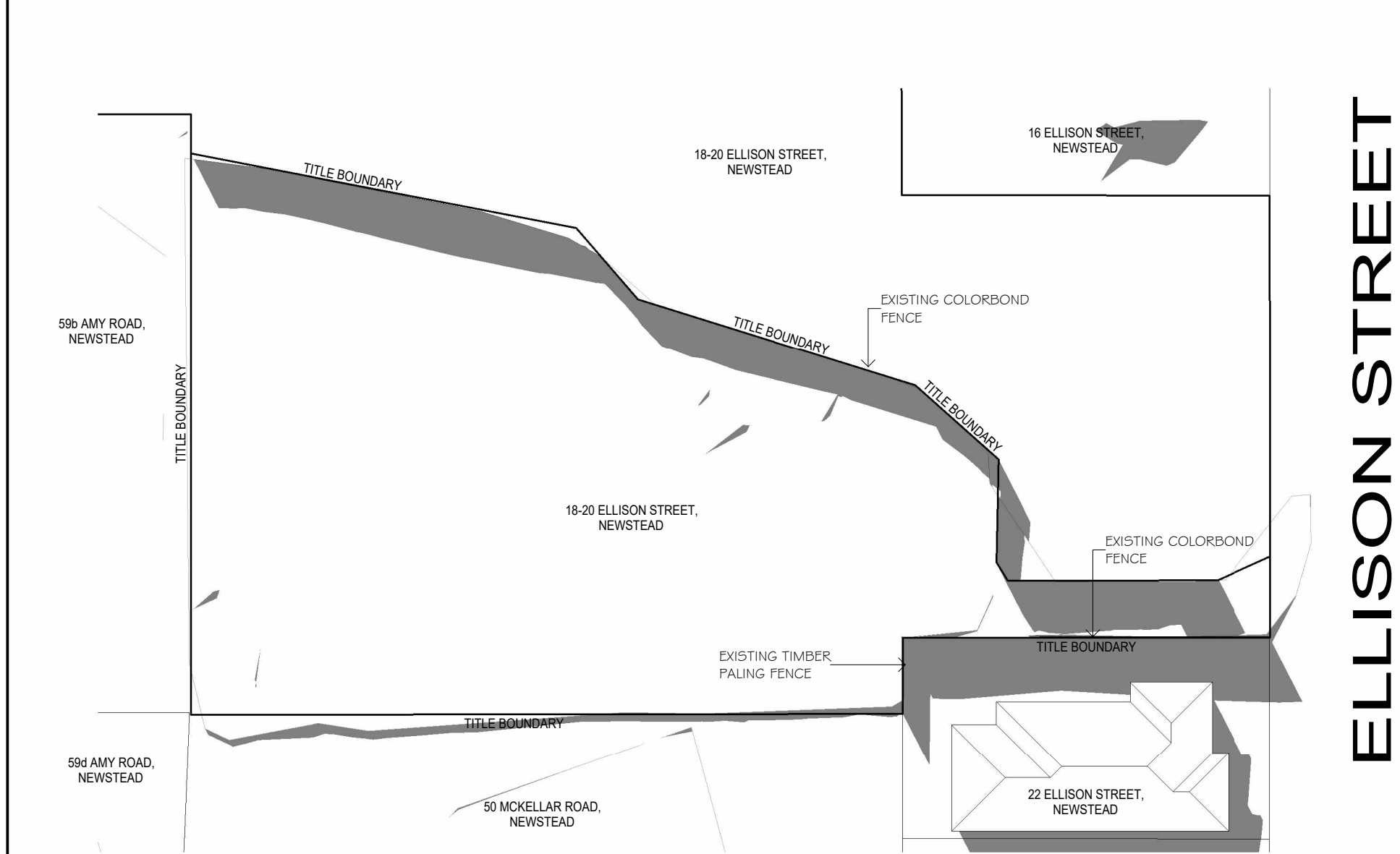
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SCALE 1 : 500



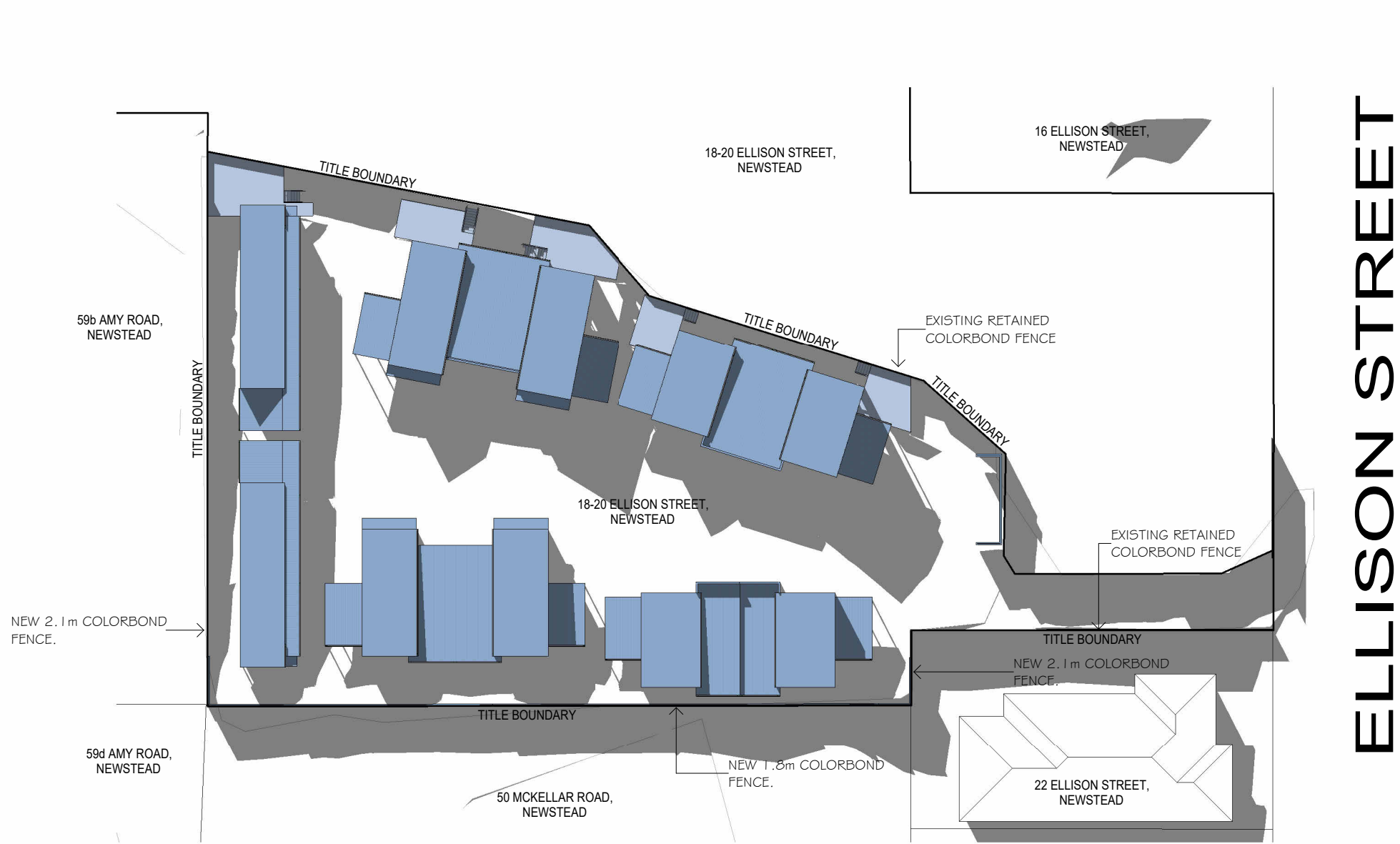
SITE PLAN SHADOWS 10AM JUNE 21

SCALE 1 : 500



SITE PLAN SHADOWS 11AM JUNE 21 (EXG)

SCALE 1 : 500



SITE PLAN SHADOWS 11AM JUNE 21

SCALE 1 : 500

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P (03) 6424 7161



ISSUE	DATE	ISSUED FOR
001	27.05.26	RESPONSE TO PLANNING REF
002	23.06.26	RESPONSE TO PLANNING CLARIFICATION

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

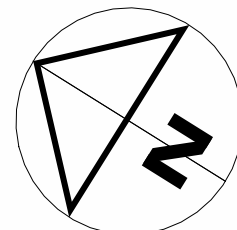
FOR: HOMES TASMANIA

DRAWING: WINTER SHADOW DIAGRAMS

DESIGNED: DVG DRAWN: MDC CHECKED: -

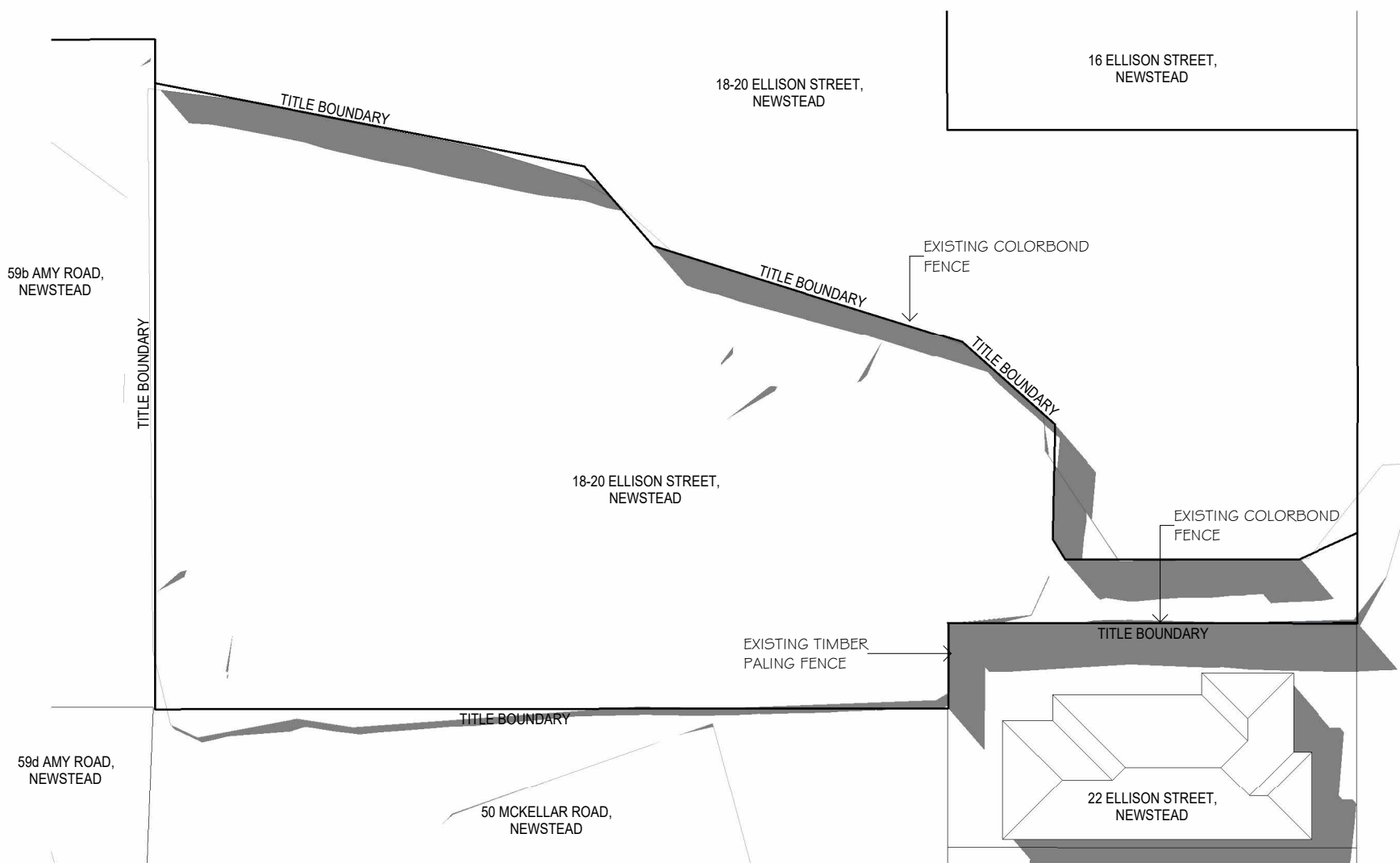
SCALES: 1 : 500 AT A1

PROJECT No: 24.182 DRAWING No: Ap009 REV: 002



TRUE NORTH

ELLISON STREET



SITE PLAN SHADOWS 12PM JUNE 21 (EXG)

SCALE 1 : 500

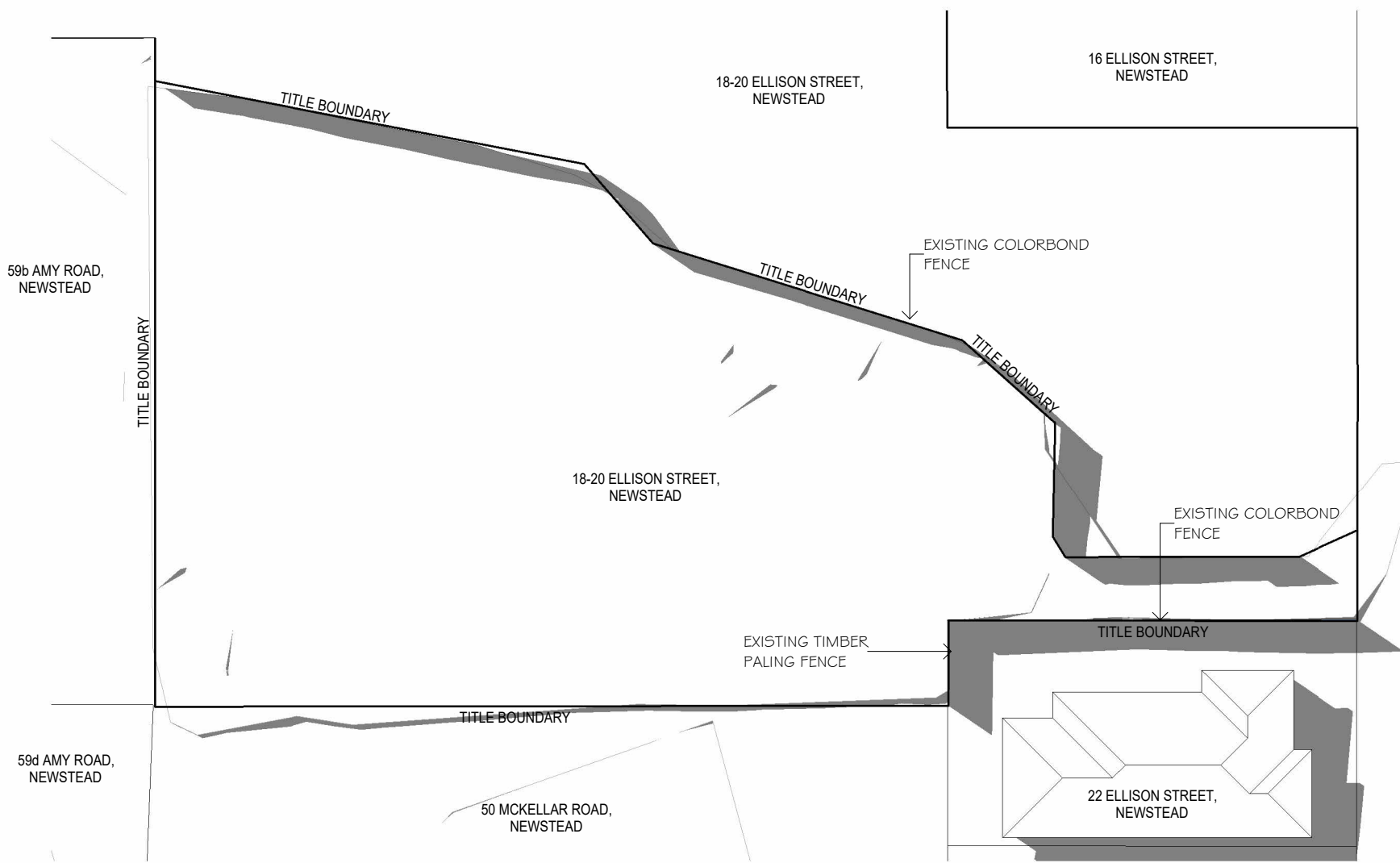
ELLISON STREET



SITE PLAN SHADOWS 12PM JUNE 21

SCALE 1 : 500

ELLISON STREET



SITE PLAN SHADOWS 01PM JUNE 21 (EXG)

SCALE 1 : 500

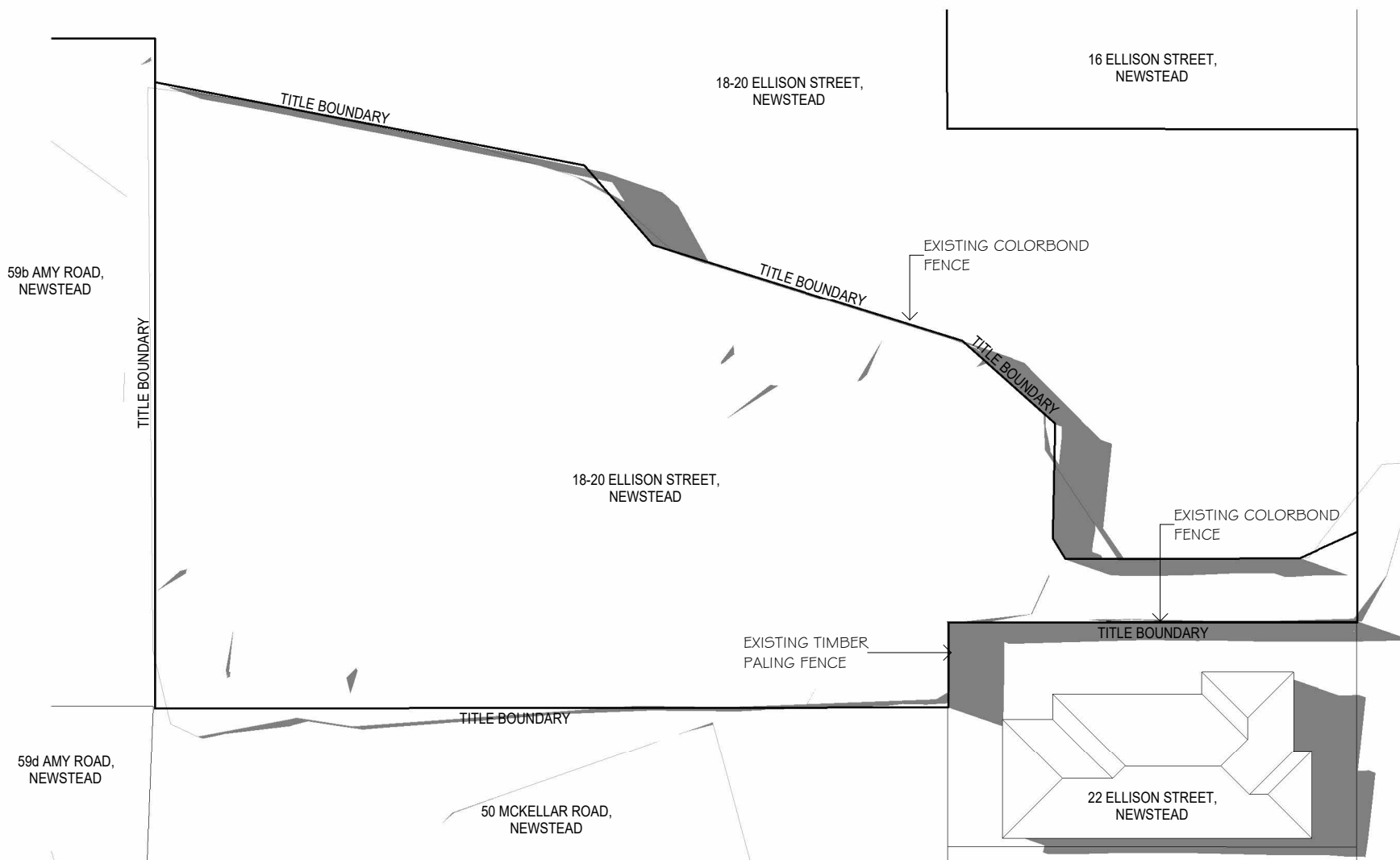
ELLISON STREET



SITE PLAN SHADOWS 01PM JUNE 21

SCALE 1 : 500

ELLISON STREET



SITE PLAN SHADOWS 02PM JUNE 21 (EXG)

SCALE 1 : 500

ELLISON STREET



SITE PLAN SHADOWS 02PM JUNE 21

SCALE 1 : 500

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6ty Pty Ltd
ABN 27 014 609 900

Designer
DAVID GILLIES TAS 640



ISSUE	DATE	ISSUED FOR
001	27.05.26	RESPONSE TO PLANNING REF
002	23.06.26	RESPONSE TO PLANNING CLARIFICATION

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

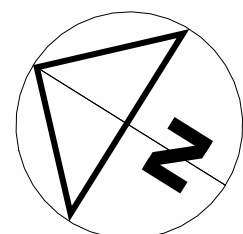
FOR: HOMES TASMANIA

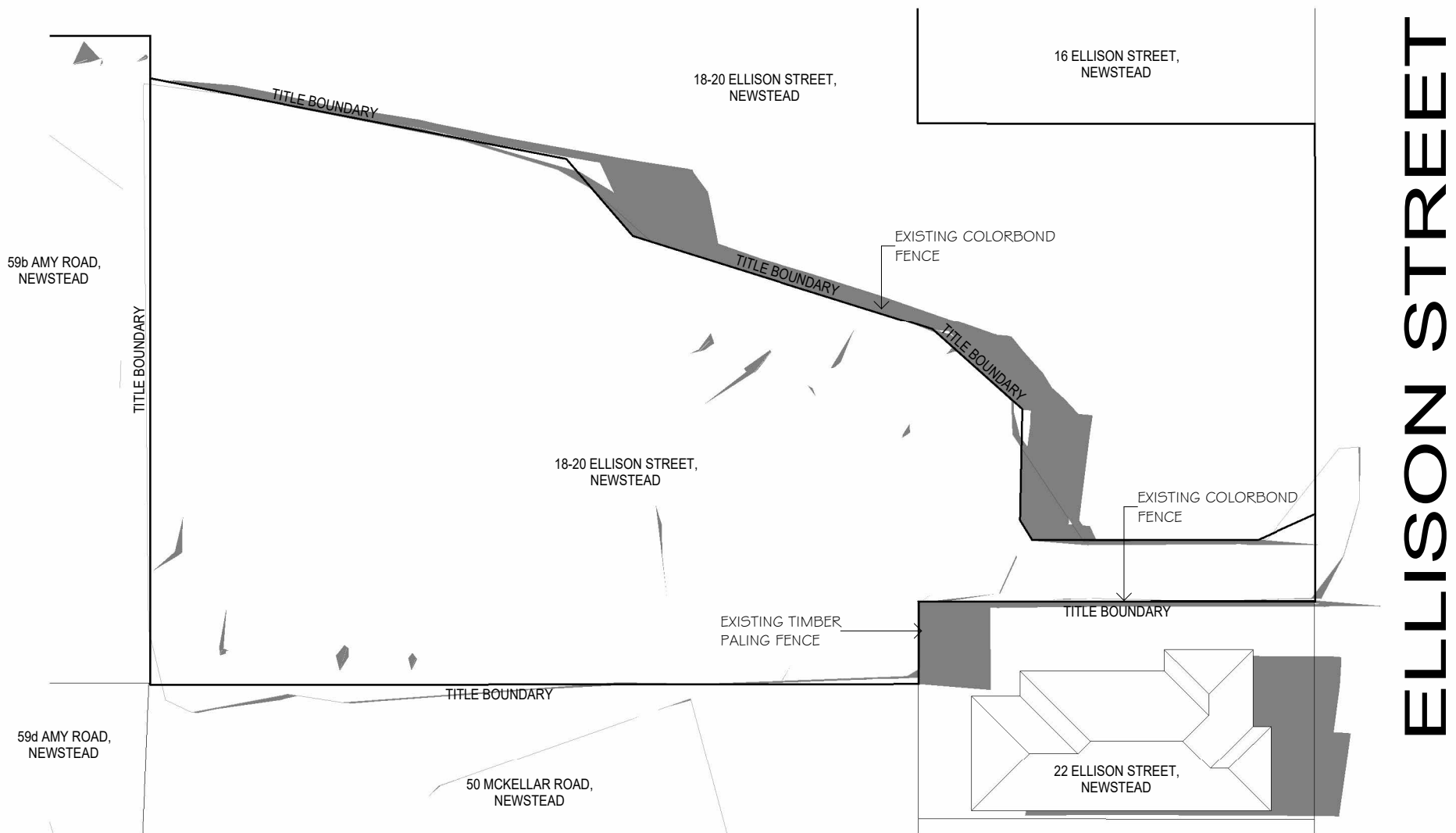
DRAWING: WINTER SHADOW DIAGRAMS

DESIGNED: DVG DRAWN: MDC CHECKED: -

SCALES: 1 : 500 AT A1

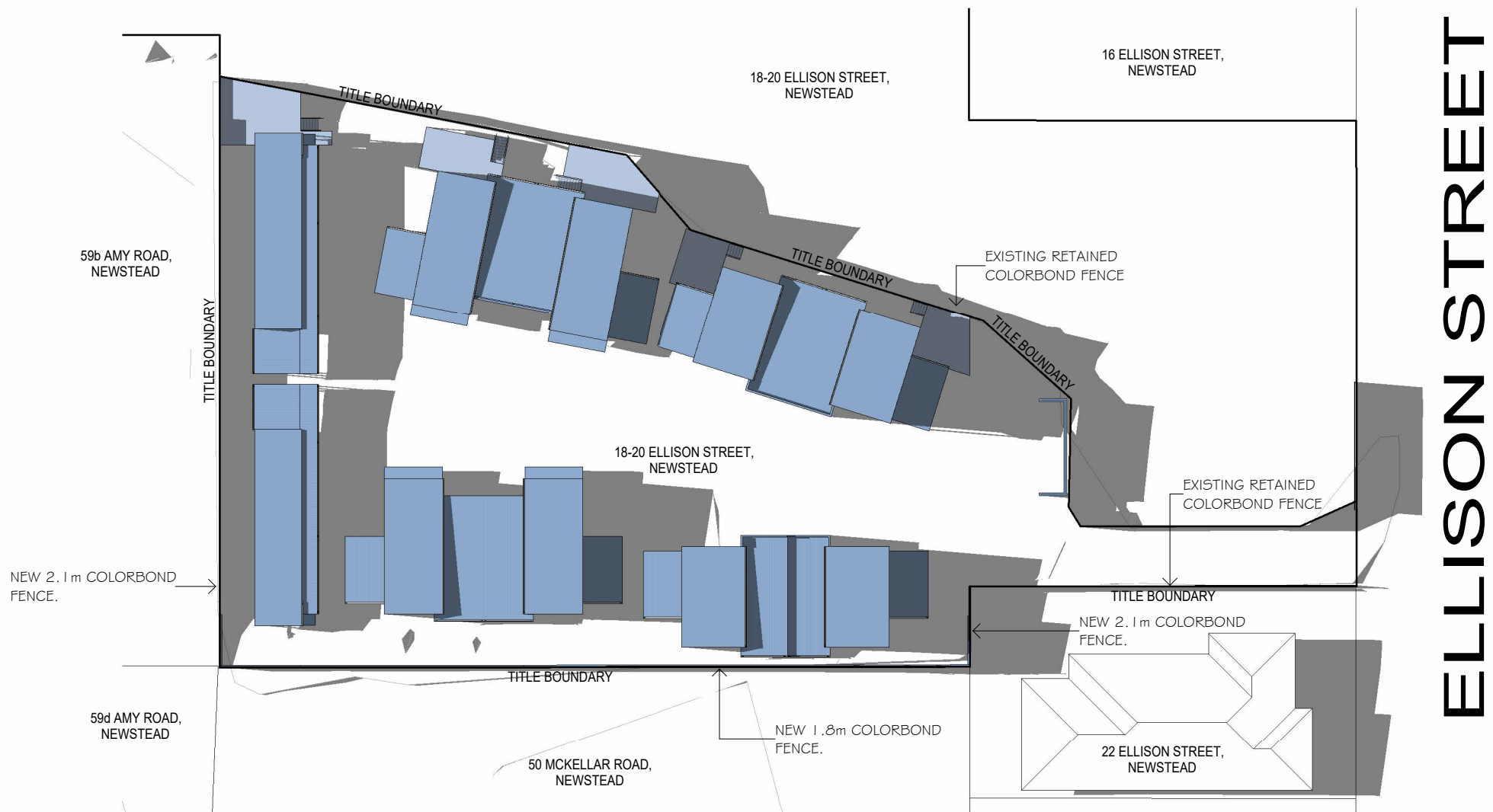
PROJECT No: 24.182 DRAWING No: Ap010 REV: 002





SITE PLAN SHADOWS 03PM JUNE 21 (EXG)

SCALE 1 : 500



SITE PLAN SHADOWS 03PM JUNE 21

SCALE 1 : 500

6ty°

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ISSUE	DATE	ISSUED FOR
001	27.05.26	RESPONSE TO PLANNING REF
002	23.06.26	RESPONSE TO PLANNING CLARIFICATION

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

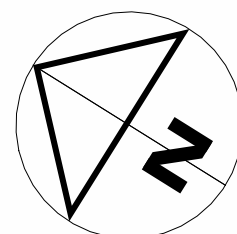
FOR: HOMES TASMANIA

DRAWING: WINTER SHADOW DIAGRAMS

DESIGNED: DVG DRAWN: MDC CHECKED: -

SCALES: 1 : 500 AT A1

PROJECT No. 24.182 DRAWING No. Ap011 REV. 002



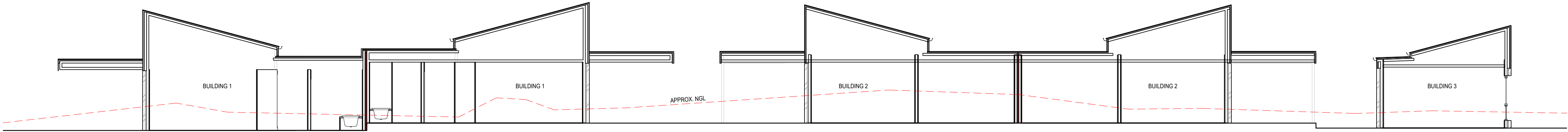
TRUE NORTH

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E admin@6ty.com.au

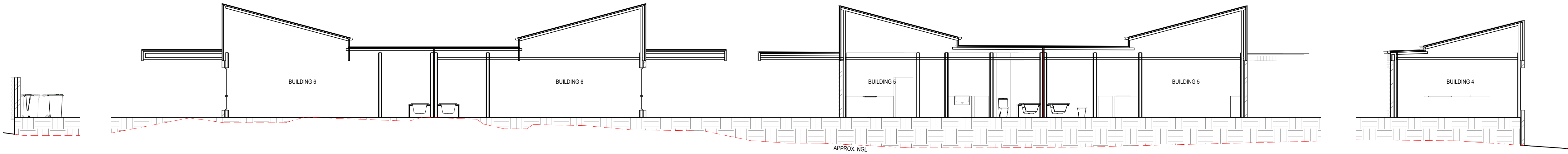
6ty Pty Ltd
ABN 27 014 609 900
Designer
DAVID GILLIES TAS 640

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287 Charles Street
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P (03) 6332 3300

57 Best Street
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SECTION 7
SCALE 1 : 100 Ap003



SECTION 8
SCALE 1 : 100 Ap003

ISSUE	DATE	ISSUED FOR
001	23.06.26	RESPONSE TO PLANNING CLARIFICATION

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. COPYRIGHTS THIS DRAWING AND ALL OF ITS CONTENT REMAIN THE PROPERTY OF 6ty Pty Ltd. THE DRAWINGS AND ITS CONTENT MAY NOT BE RETAINED, COPIED OR REPRODUCED IN PART OR WHOLLY, WITHOUT THE WRITTEN PERMISSION FROM 6ty Pty Ltd. SOME SPECIFIED CONTENT, BRANDS AND MANUFACTURERS MAY BE COPYRIGHTED PROPERTY OF OTHERS. ACKNOWLEDGEMENT OF THESE COPYRIGHTS ARE HEREBY GIVE.

PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

FOR: HOMES TASMANIA

DRAWING: ADDITIONAL SITE SECTIONS

DESIGNED: DVG DRAWN: MDC CHECKED: -

SCALES: 1 : 100 AT A1

PROJECT No: 24.182 DRAWING No: Ap012 REV: 001

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001	23.06.26	RESPONSE TO PLANNING CLARIFICATION

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PROJECT: UNIT DEVELOPMENT

AT: 18-20 ELLISON STREET
NEWSTEAD, TAS 7250

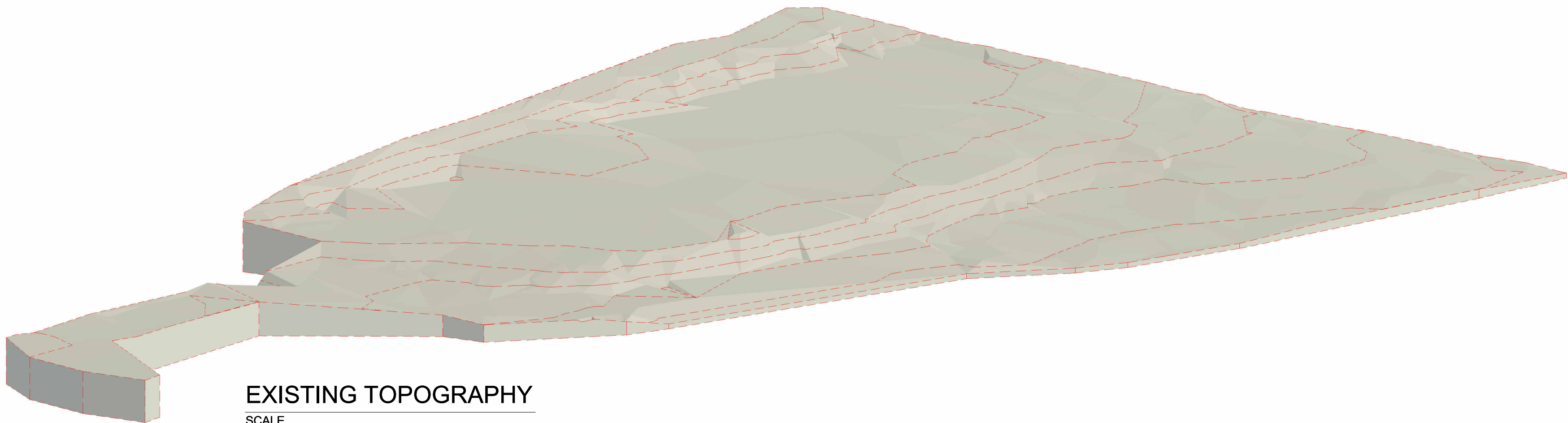
FOR: HOMES TASMANIA

DRAWING: TOPOGRAPGHY

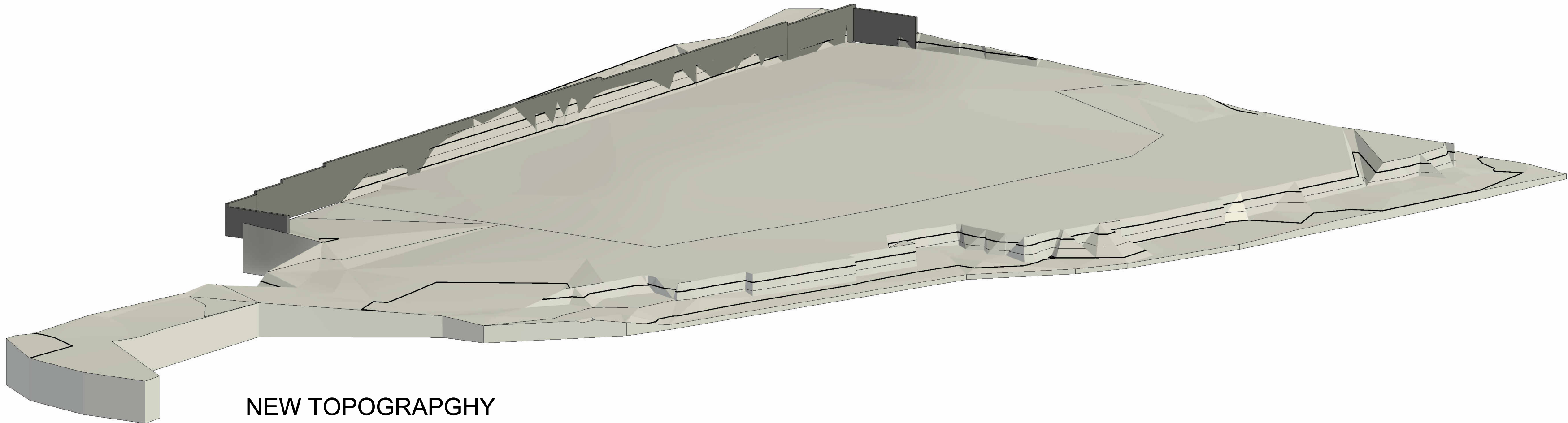
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SCALES: AT A1

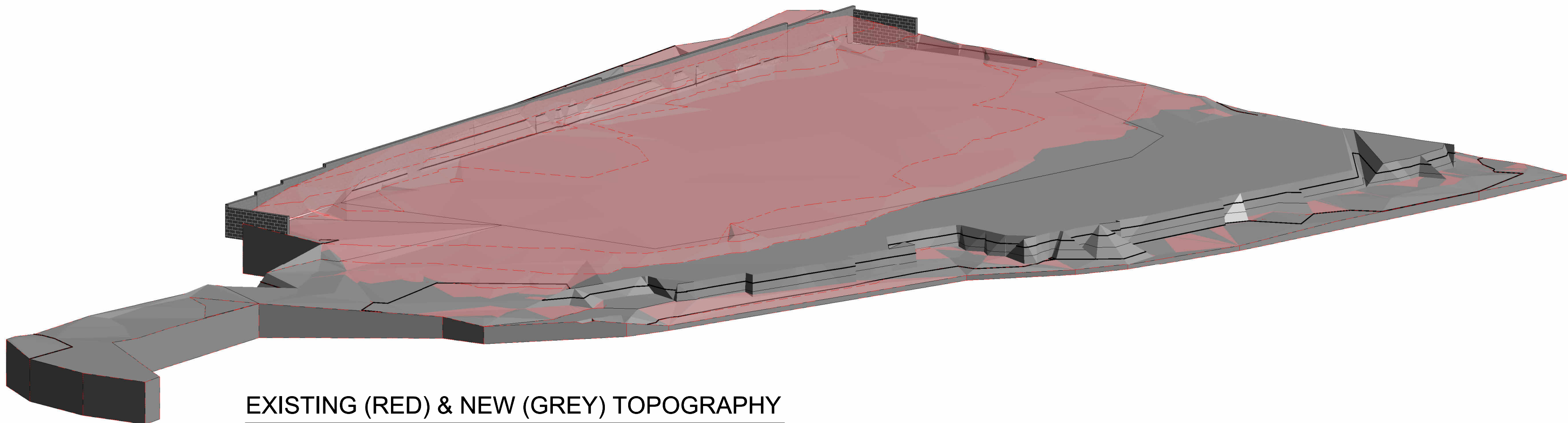
PROJECT No: 24.182 DRAWING No: Ap013 REV: 001



EXISTING TOPOGRAPHY
SCALE



NEW TOPOGRAPGHY
SCALE



EXISTING (RED) & NEW (GREY) TOPOGRAPHY
SCALE



NEW TOPOGRAPHY WITH BUILDINGS
SCALE