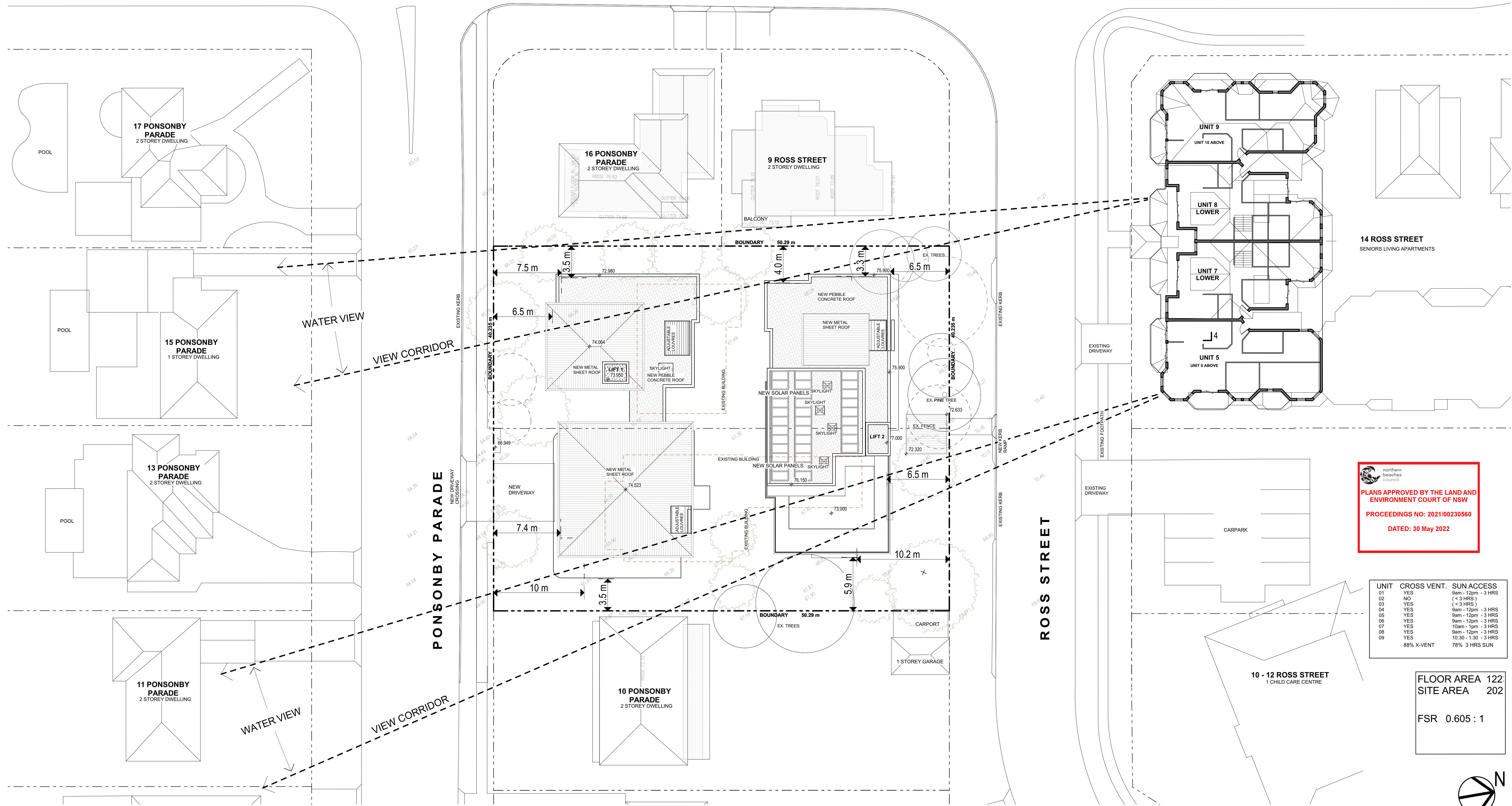


PANORAMA PARADE

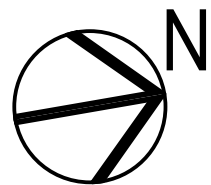


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**PLANS APPROVED BY THE LAND AND
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UNIT	CROSS VENT.	SUN ACCESS
01	YES	9am - 12pm - 3 HRS
02	NO	(< 3 HRS)
03	YES	(< 3 HRS)
04	YES	9am - 12pm - 3 HRS
05	YES	9am - 12pm - 3 HRS
06	YES	9am - 12pm - 3 HRS
07	YES	10am - 1pm - 3 HRS
08	YES	9am - 12pm - 3 HRS
09	YES	10:30 - 1:30 - 3 HRS
88% X-VENT		78% 3 HRS SUN

FLOOR AREA 122
SITE AREA 202

FSR 0.605 : 1



PONSONBY PARADE

ROSS STREET

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GARTNERTROVATO

ARCHITECTS

1/113 TO PINE STREET
PO BOX 1132
HOBART TAS 7000
TEL 03 9079 4411
TEL 03 9079 4432
GTA@GARTNERTROVATO.COM.AU

Issue Date	Rev	Description	Drawn	Checked	PROJECT
18/10/2020	A	AMENDED S20			NEW HOUSING SEPP HSPD
20/05/21	C	AMENDED DA			12 + 14 PONSONBY PARADE
21/09/21	D	W.P. S34			SEAFORTH NSW 2092
12/10/21	E	S34			LOTS 21 & 22 DP 7577
18/11/21	F	AMENDED S34			
09/04/22	G	AMENDED S34			

DRAWING TITLE

BASEMENT PLAN

SCALE

1:100 @ A1

PROJECT NO.

2029

DA04

DRAWN BY

DH

DATE

6/04/2022

REVISION

G

PONSONBY PARADE

ROSS STREET



4

1

PONSONBY PARADE

1

2

3

4

5

6

A

B

C

D

E

F

A

B

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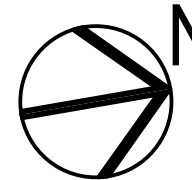
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1

ROSS STREET



NOTE
REFER TO LANDSCAPE PLAN (LA01)
PLANT DETAILS



GARTNERTROVATO

ARCHITECTS

L1/13 10 PARK STREET
PO BOX 1133
HOBART TAS 7000TEL 03 9079 4411
TEL 03 9079 4432
GTA@GARTNERTROVATO.COM.AU

Issue Date	Rev	Description	Drawn	Checked	PROJECT
18/08/2020	A	AMENDED S20A			NEW HOUSING SEPP HSPD
20/09/21	C	AMENDED DA			12 + 14 PONSONBY PARADE
21/09/21	D	W.P. S34			SEAFORTH NSW 2092
12/10/21	E	S34			LOTS 21 & 22 DP 7577
18/11/21	F	AMENDED S34			
11/01/22	G	AMENDED S34			

DRAWING TITLE

LEVEL 01 PLAN

SCALE

1:100 @ A1

2029

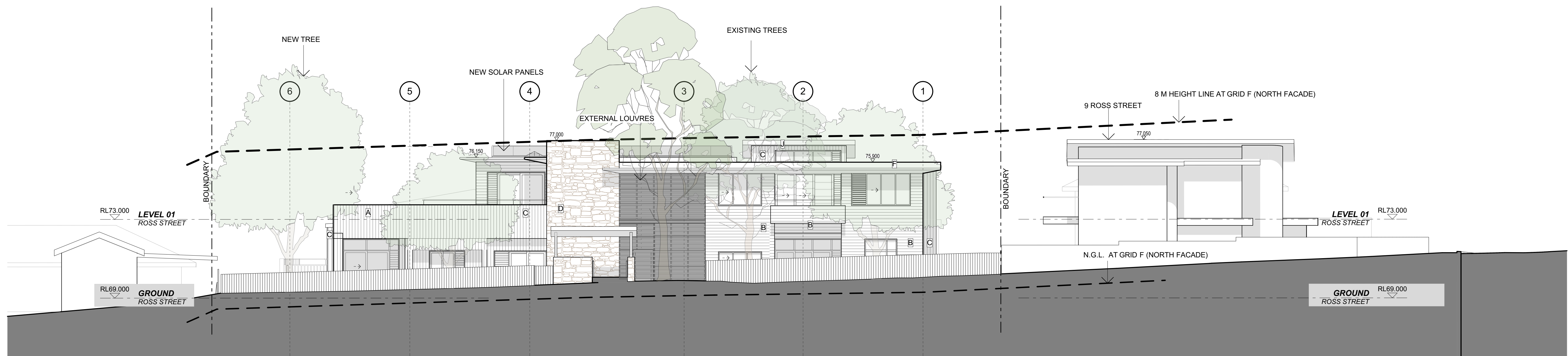
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DATE

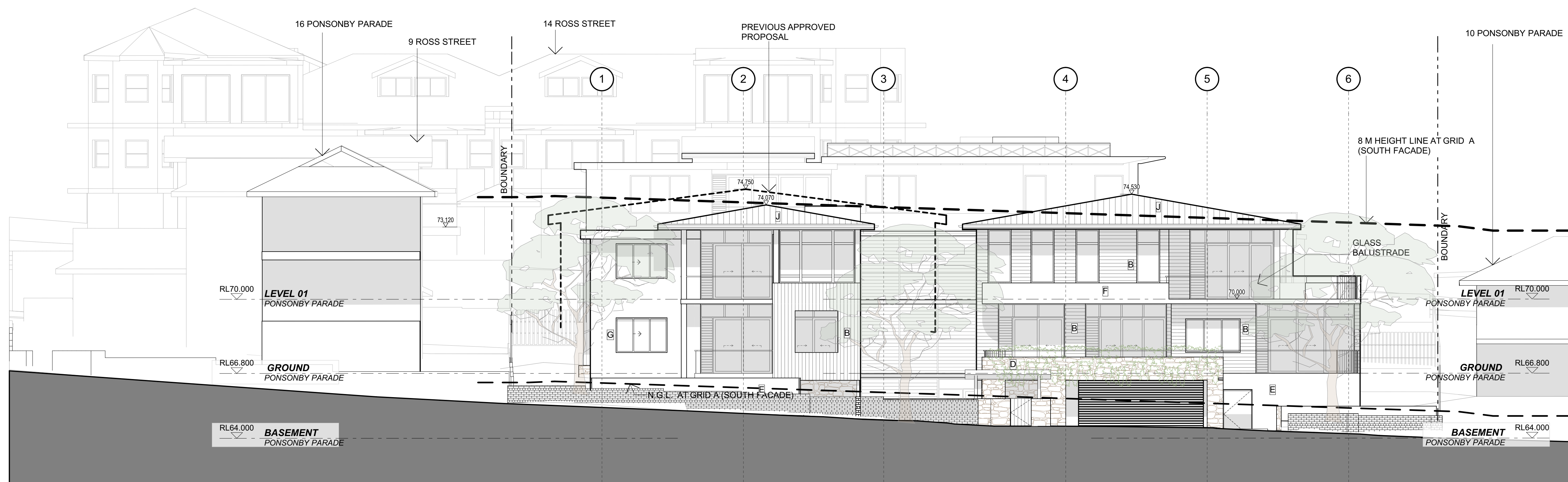
11/01/2022

REVISION

G



NORTH ELEVATION

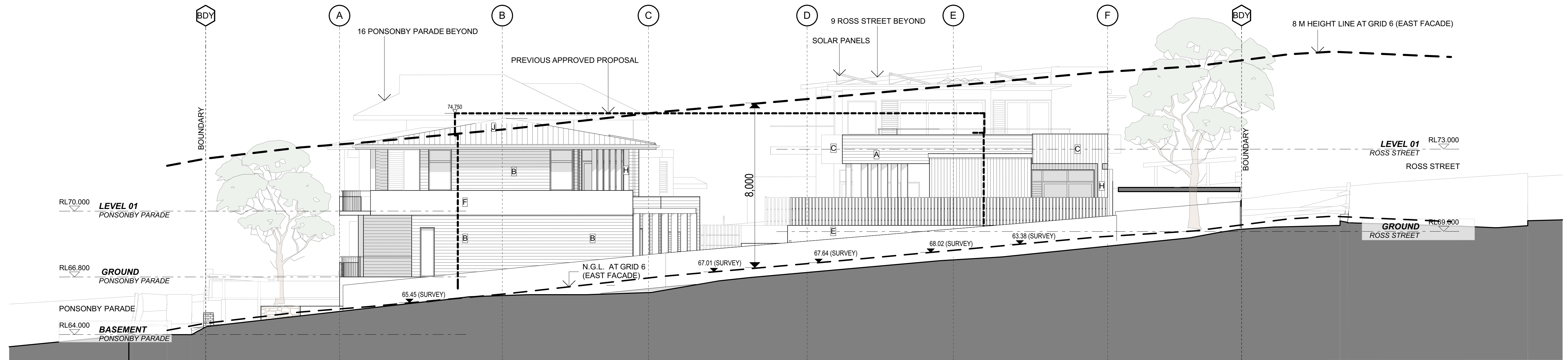


SOUTH ELEVATION

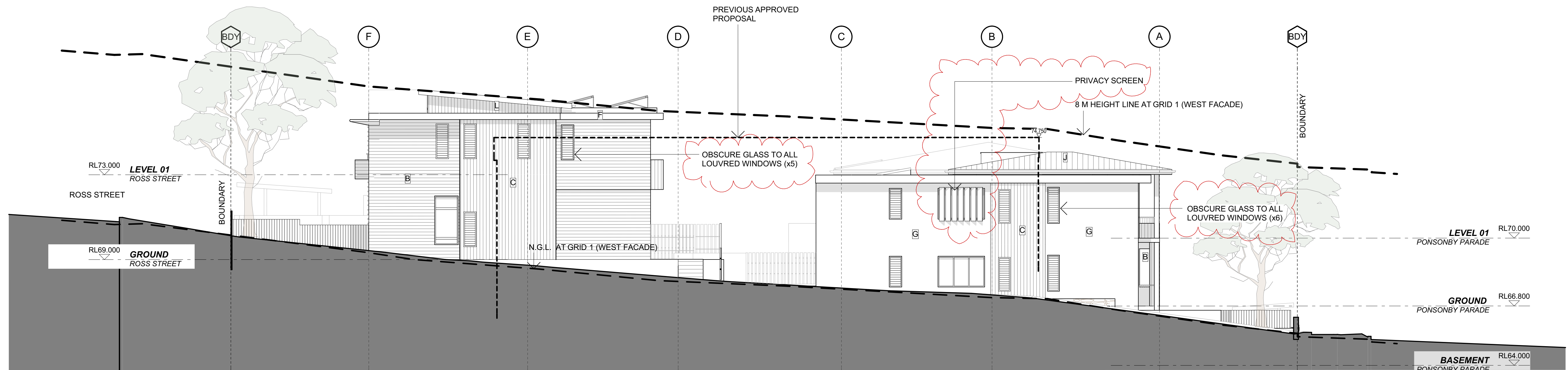
EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY





EAST ELEVATION



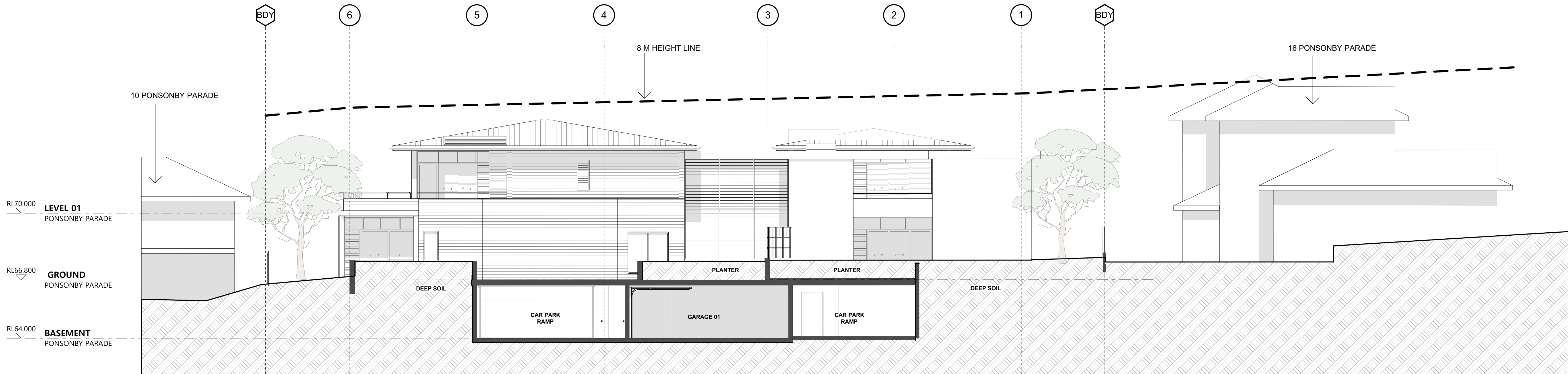
WEST ELEVATION

EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

FC CLADDING				STONE CLADDING		RENDERED WALLS				FACADE COLUMNS		ROOF FINISHES			METAL WALL CLADDING	
	A WEATHERBOARD HORIZONTAL NARROW PAINT LIGHT GREY	B WEATHERBOARD HORIZONTAL NARROW PAINT DARK GREY	C WEATHERBOARD VERTICAL WIDE PAINT MID GREY		D STONE CLADDING SANDSTONE		E PAINTED RENDER COLOUR - WARM DARK GREY	F PAINTED RENDER COLOUR - OFF WHITE	G PAINTED RENDER COLOUR - LIGHT GREY		H PAINTED CLADDING / RENDER COLOUR - MID GREY BROWN		I STANDING SEAM COLORBOND BASALT	K PEBBLE ROOF BALAST RIVER PEBBLE		L STANDING SEAM COLORBOND MONUMENT





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EXISTING TREE SCHEDULE	
Trees Retained	
Tree No	Botanical name
T7	Callistemon
T8	Callistemon
T9	Callistemon
T10	Weeping Peppermint
T101	Jacaranda
T103	Pine
T104	Melaleuca
T107	Macrozamia

Trees Removed	
Tree No	Botanical name
T1	Juniper
T2	Juniper
T3	Murraya
T4	Juniper
T5	Juniper
T6	Callistemon
T102	Callistemon
T105	Conifer
T106	Callistemon

Key	Botanical name	Common name	Mature Ht	No.	Pot Size
Trees					
BC	Buckinghamia Celissima	Ivory Curl	7m	3	75 litre
ER	Elaeocarpus Reticulatus	Blueberry Ash	8m	9	75 litre
Gf	Glochidion Ferdinandi	Cheese Tree	12m	1	75 litre
TL	Tristaniaopis Laurina	Water Gum	8m	5	75 litre

Palms/Ferns					
Hf	Howea Forsteriana	Kentia Palm	8m	4	75 litre
Re	Rhapis Excelsa	Lady Palm	3m	24	500mm
Mc	Macrozamia Communis	Burrawang Palm	2m	4	500mm
Aa	Asplenium Australasicum	Birds Nest Fern	1m	8	500mm

Shrubs					
Sa	Syzgium Australe	Lilly Pilly	4m	30	500mm
G	Grevillea 'moonlight'	Grevillea	4m	12	300mm
Cr	Cordylina Rubra	Red Cordylina	1.5m	16	300mm
Ca	Correa Alba	White Correa	1m	8	300mm
As	Alcantarea 'Silver Plum'	Burgundy Alcantara	1m	4	300mm
Wf	Westringia Fruticosa	Coast Rosemary	1m	10	300mm
SL	Syzgium Luehmannii	Cascade	3m	31	500mm
Az	Alpinia Zerumbet	Shell ginger	2m	36	200mm

Ground covers					
Tj	Trachelospermum Jasminoides	Star Jasmine	0.3m	40	150mm
Sm	Senecio Mandaliscae	Blue Chalk Sticks	0.3m	21	150mm
L	Liriope 'Evergreen Giant'	Liriope	0.5m	47	200mm
Lt	Lomandra Tanika	Tanika	0.5m	15	200mm
Agv	Anigozanthos 'Gold Velvet'	Kangaroo Paw	0.5m	4	200mm
Arv	Anigozanthos 'Ruby Velvet'	Kangaroo Paw	0.5m	4	200mm
Da	Dichondra Argentea	Silver Falls	0.1m	83	150mm
Gr	Grevillea 'Royal Mantle'	Grevillea	0.3m	41	200mm
Vh	Viola Hederacea	Native Violet	0.1m	61	150mm
Gj	Grevillea Juniperina	Gold Cluste	0.3m	25	150mm
Cg	Carpobrotus glaucescens	Pig face	0.2m	40	150mm
Px	Philodendron Xanadu	Xanadu	0.5m	17	200mm

LANDSCAPE CALCULATIONS	
TOTAL SITE AREA	= 2023m2
(A) DEEP SOIL	= 800m² (39.6%)
(B) PLANTERS	= 152m² (7.5%)
TOTAL LANDSCAPED AREA (A + B)	= 952m² (47%)

NOTE BASIX 20,000 L RAINWATER TANK TO SUPPLY WATER TO COMMON AREAS AND GROUND LEVEL LANDSCAPE WITH HOSE COCKS AS SHOWN (HC 1)

COMMON AREA AT STREET ENTRY TO BUILDING AND PLANTER OVER BASEMENT PROVIDED WITH DRIP IRRIGATION SYSTEM BY RAINWATER TANK (BASIX) - 189 m²



PONSONBY PARADE

ROSS STREET

TREES

Ac - Sydney Red Gum

Gf - Cheese Tree

Cm - Spotted Gum

Ep - Grey Gum

TL - Water Gum

PALMS/FERNS

Hf - Kentia Palm

Aa - Birds Nest Fern

Re - Lady Palm

Mc - Burrawang

SHRUBS

Sa - Lilly Pilly

Ca - White Correa

G - Grevillea

Cr - Red Cordylina

As - Burgundy Alcantara

Wf - Coastal Rosemary

GROUNDCOVERS

Tj - Star Jasmine

Lt - Tanika

Sm - Blue Chalk Sticks

L - Liriope

Da - Silver Falls

Agv - Gold Velvet

Arv - Ruby Velvet

Vh - Native Violet

Gj - Golden Cluster

Cg - Pig Face

Px - Xanadu

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NOTE

REFER TO LEVEL 01 PLAN (DA06) FOR UPPER LEVEL LANDSCAPE

