



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

---

APPLICATION NO.

**DA2024/203**

LOCATION OF AFFECTED AREA

**620 MIDDLE TEA TREE ROAD, TEA TREE**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**ABLUTIONS BLOCK, ANIMAL ENCLOSURE BUILDING & VISITOR  
ACCOMMODATION UNITS X 3**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **03/03/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**  
**Chief Executive Officer**



**Brighton**  
*going places*

DRAWING INDEX	
SHEET NAME	SHEET NUMBER
GENERAL NOTES	1
EXISTING SITE PLAN	2
PROPOSED SITE PLAN	3
PROPOSED PART SITE PLAN	4
CUT & FILL PLAN	5
ACCOMMODATION UNIT 1 & 2	6
ACCOMMODATION UNIT 3	7
ABLUTIONS BLOCK	8
CHEETAH OFF-EXHIBIT AREA	9



**PROPOSED:** 3 X ACCOMMODATION UNITS, ANIMAL ENCLOSURE BUILDING & FACILITIES  
**AT:** 620 MIDDLE TEA TREE ROAD, TEA TREE, TAS 7017  
**FOR:** ZOODOO ZOO

ISSUE	AMENDMENT DETAILS
A	ISSUED FOR CLIENT REVIEW AW - 26/07/2024
B	ISSUED FOR CLIENT REVIEW KW - 04/09/2024
C	ISSUED FOR CONSULTANT REVIEW KW - 11/09/2024
D	ISSUED FOR PLANNING SUBMISSION AW - 08/10/2024
E	ISSUED TO ADDRESS PLANNING REQUEST FOR ADDITIONAL INFORMATION AW - 11/02/2025
F	
G	
H	
I	
J	
K	
L	
M	
N	
O	
P	
Q	
R	
S	
T	
U	
V	

## GENERAL NOTES (NCC 2022 Vol 1)

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, THE NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 1.
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
  - RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
  - GOING (G) 355MM MAXIMUM AND 250MM MINIMUM FOR PUBLIC STAIRWAYS AND 355MM MAXIMUM AND 240MM MINIMUM FOR PRIVATE STAIRWAYS
  - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
  - CONSTRUCTED WITH A LESS THAN 125MM GAP TO OPEN TREADS
- ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE:
  - 1000MM MINIMUM ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
  - 865MM MINIMUM ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
  - VERTICAL WITH A LESS THAN 125MM GAP BETWEEN, AND
  - ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 400MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
- TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- WATERPROOFING AND WATER RESISTANCE OF WET AREAS TO COMPLY WITH NCC PART F2D2
- BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF AS 3700-2018 MASONRY STRUCTURES.
- ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES' APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL SPECIFICATIONS, RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- ALL MEASUREMENTS AND LEVELS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES AND ALL ESSENTIAL SERVICES TO BE MAINTAINED DURING ALL WORKS.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF HARGREAVES DESIGN GROUP ("THE DESIGNER") FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF HARGREAVES DESIGN GROUP EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO HARGREAVES DESIGN GROUP
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.
- REFER TO CIVIL ENGINEERS DESIGN AND DETAILS FOR ALL STORM WATER, CAR PARKING AND DRIVEWAY CONSTRUCTION REQUIREMENTS. REFER TO FIRE SERVICES DESIGN FOR ALL HYDRANT, HOSE REELS AND EXTINGUISHER DETAILS.
- ELECTRICAL SWITCHBOARDS LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN A METAL OR OTHER NON-COMBUSTIBLE CABINET WITH SMOKE PROOF DOORS. SIGNIFICANT SWITCHBOARDS SHALL BE PROVIDED WITH A 5KG CARBON DIOXIDE EXTINGUISHER OR ANOTHER TYPE OF EXTINGUISHER WITH A MINIMUM CLASSIFICATION OF 1A:E AND FITTED WITH A HOSE COMPLETE WITH EXTINGUISHER IDENTIFICATION SIGNAGE AND SHALL BE LOCATED BETWEEN 2M AND 20M FROM THE SIGNIFICANT SWITCH BOARD.
- FIRE HAZARD PROPERTIES OF MATERIALS AND ASSEMBLIES TO COMPLY WITH NCC SPECIFICATION 7.
- MECHANICAL VENTILATION OR AIR-CONDITIONING OF ROOMS TO BE PROVIDED WITH A SYSTEM COMPLYING WITH AS 1668.2 AND AS/NZS 3666.1 AS AMENDED. EXHAUST OUTLETS TO BE LOCATED NO CLOSER THAN 6.0M TO FRESH AIR INLETS.
- SEDIMENT POLLUTION CONTROL:**
  - A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING CONSTRUCTION TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275 'CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL'.
  - PROVIDE 'PROPEX' OR WRITTEN APPROVED EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS / SUMPS AND INSTALL 'SILT STOP' FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING CONSTRUCTION WORKS.
  - 'SUPERGRO' OR WRITTEN APPROVED EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING RE-VEGETATION PERIOD

## PLANNING PERMIT

PLANNING PERMIT NO:	TBA
ISSUE DATE:	TBA
BUILDER TO ALLOW FOR ALL WORKS TO COMPLY AND INCLUDE ALL REQUIRED CONDITIONS IN ACCORDANCE WITH THE PLANNING PERMIT AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL PLANNING CONDITIONS AT THE COMPLETION OF WORKS.	

## AUTHORITIES LIST

MUNICIPALITY NAME:	BRIGHTON COUNCIL
SEWAGE AUTHORITY:	NA
DRAINAGE AUTHORITY:	NA
RELEVANT FIRE AUTHORITY:	TAS FIRE
RELEVANT ELECTRICAL SUPPLY AUTHORITY:	TAS NETWORKS

## PROJECT CONSULTANTS LIST

CONSULTING STRUCTURAL ENGINEER:	TBA
CONSULTING CIVIL ENGINEER:	TBA
CONSULTING FIRE SERVICES DESIGN:	TBA
CONSULTING LAND SURVEYOR:	TBA
CONSULTING GEOTECHNICAL ENGINEER:	ENVIRO-TECH CONSULTANTS PTY LTD
CONSULTING LANDSCAPE DESIGNER:	TBA
CONSULTING MECHANICAL ENGINEER:	TBA
CONSULTING ELECTRICAL ENGINEER:	TBA
CONSULTING HYDRAULIC ENGINEER:	TBA
CONSULTING TRAFFIC ENGINEER:	TBA
CONSULTING THERMAL PERFORMANCE ASSESSOR:	TBA
ACCESSIBILITY CONSULTANT:	TBA

## SITE GEOTECHNICAL INVESTIGATION

REFER TO GEOTECHNICAL REPORT NO:	620 MIDDLE TEA TREE ROAD - TEA TREE
GEOTECHNICAL REPORT COMPLETED BY:	ENVIRO-TECH CONSULTANTS PTY LTD

## PERSONNEL LOADING

BASED ON SANITARY FACILITIES PROVIDED PER NCC PART F4D4

MALE EMPLOYEES:	TBA
FEMALE EMPLOYEES:	TBA
MALE PATRONS:	TBA
FEMALE PATRONS:	TBA
MALE PARTICIPANTS:	TBA
FEMALE PARTICIPANTS:	TBA
CHILDREN:	TBA

## BUSHFIRE ATTACK LEVEL: -(BAL)

**BAL-12.5** - EMBER ATTACK **TBC**

ALL HOMES TO COMPLY WITH AS 3959-2018 (BAL)

## WIND SPEED ASSESSMENT:

MAXIMUM DESIGN GUST  
WIND SPEED FOR THIS SITE IS: **N3 - 41m/s**

## IMPORTANT NOTE:

THE WIND SPEED CALCULATION IS TAKEN FROM THE JOB SPECIFIC SOIL REPORT (FRONT PAGE)

STANDARD HOMES ARE DESIGNED TO SUIT A MINIMUM WIND GUST SPEED OF 33 m/s



2/17 Bayfield Street, Rosny Park, 7018 | P. 03 6234 6185 | hobart@hargreaves.design | www.hargreaves.design | DP-AD 13882 & 695791616

proposed: **3 x ACCOMMODATION UNITS, ANIMAL ENCLOSURE BUILDING & FACILITIES**

for: **ZOODOO ZOO**

address: **620 MIDDLE TEA TREE ROAD,**

drawing: **GENERAL NOTES**

**TEA TREE, TAS 7017**

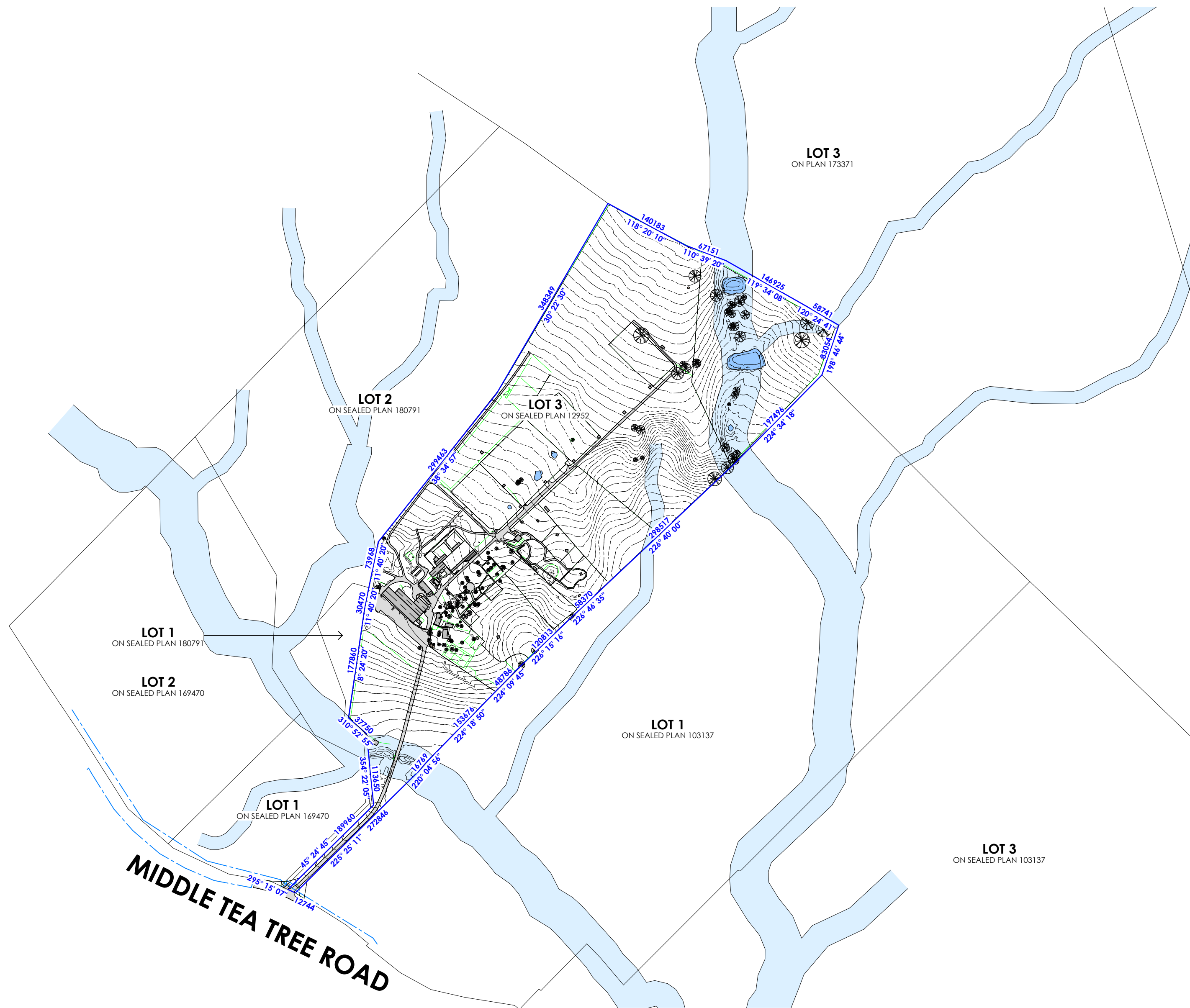
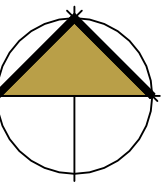
drawn: **HDG** date: **24/07/2024** scale:

sheet: **1** of **9** issue: **E** date: **11/02/2025**

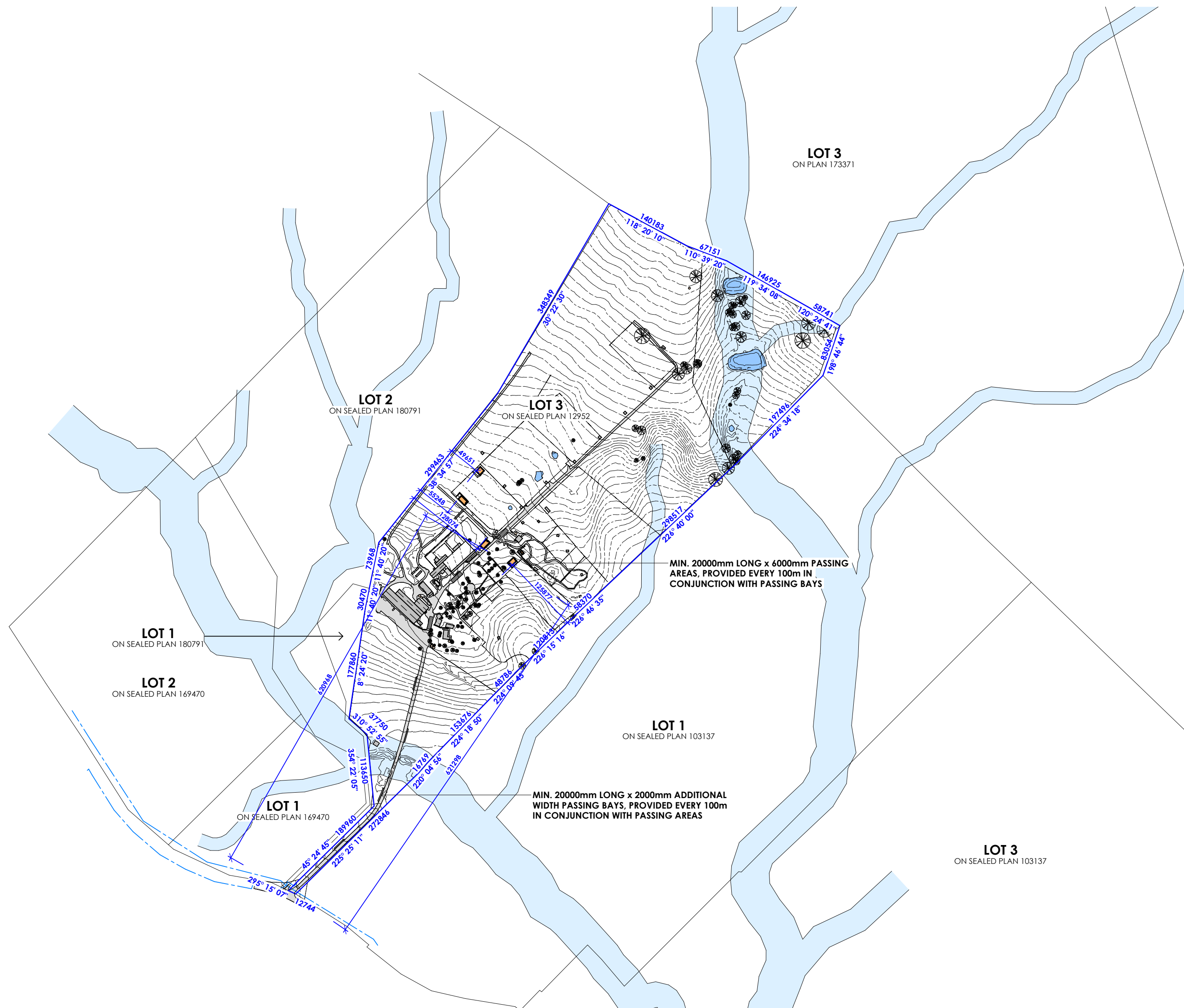
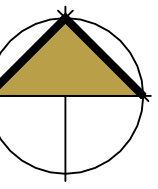
job no.: **24-05626**

**HARGREAVES**  
DESIGN GROUP

© UNLESS OTHERWISE AGREED IN WRITING THESE DRAWINGS SHALL REMAIN THE PROPERTY OF HARGREAVES DESIGN GROUP



**NOTE:**  
 REFER TO GEO-ENVIRONMENTAL SOLUTIONS  
 REPORT 'ON-SITE WASTEWATER ASSESSMENT',  
 620 MIDDLE TEA TREE ROAD, TEA TREE, DATED  
 DECEMBER 2024. UPDATED JANUARY 2025 FOR  
 PROPOSED ONSITE WASTEWATER SUBSURFACE  
 IRRIGATION LAND APPLICATION AREAS



**DRAINAGE NOTES:**

- SITE DRAINAGE SHALL COMPLY WITH NCC3 1.2 'DRAINAGE' AND AS3500 NATIONAL PLUMBING DRAINAGE CODE.
- BASE OF CUT GRADDED TO BE TRAP AT 1:100 MRL. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
- TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROCK COVER IS COMPLETED.
- STORMWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.

GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20).  
 GRATED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.  
 PROVIDE AG DRAIN AT BASE OF CUT GRADDED TO SILT PIT AT 1:100 MRL.  
 SILT PIT CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM.

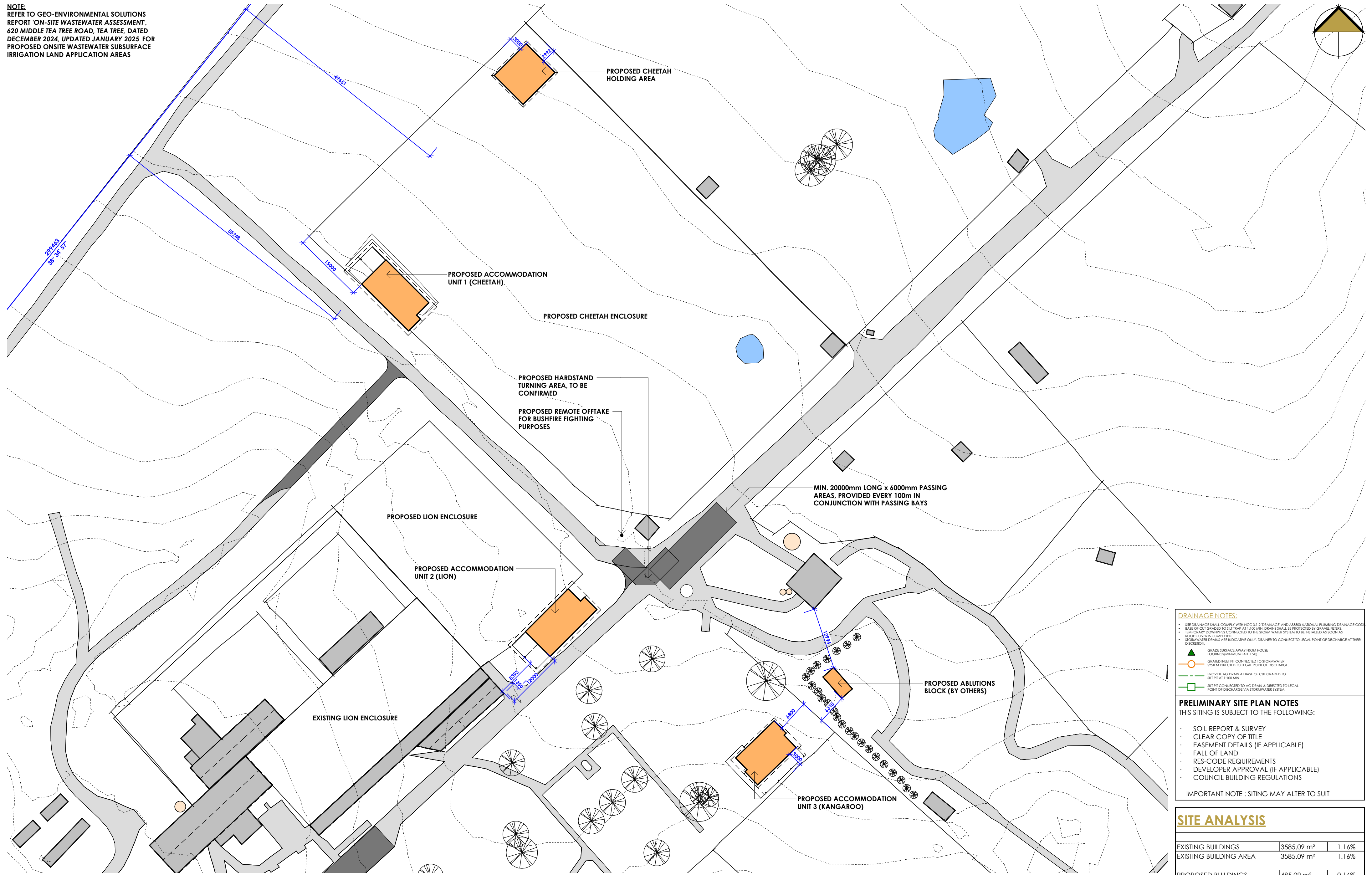
**PRELIMINARY SITE PLAN NOTES**  
 THIS SITING IS SUBJECT TO THE FOLLOWING:

- SOIL REPORT & SURVEY
- CLEAR COPY OF TITLE
- EASEMENT DETAILS (IF APPLICABLE)
- FALL OF LAND
- RES-CODE REQUIREMENTS
- DEVELOPER APPROVAL (IF APPLICABLE)
- COUNCIL BUILDING REGULATIONS

IMPORTANT NOTE : SITING MAY ALTER TO SUIT

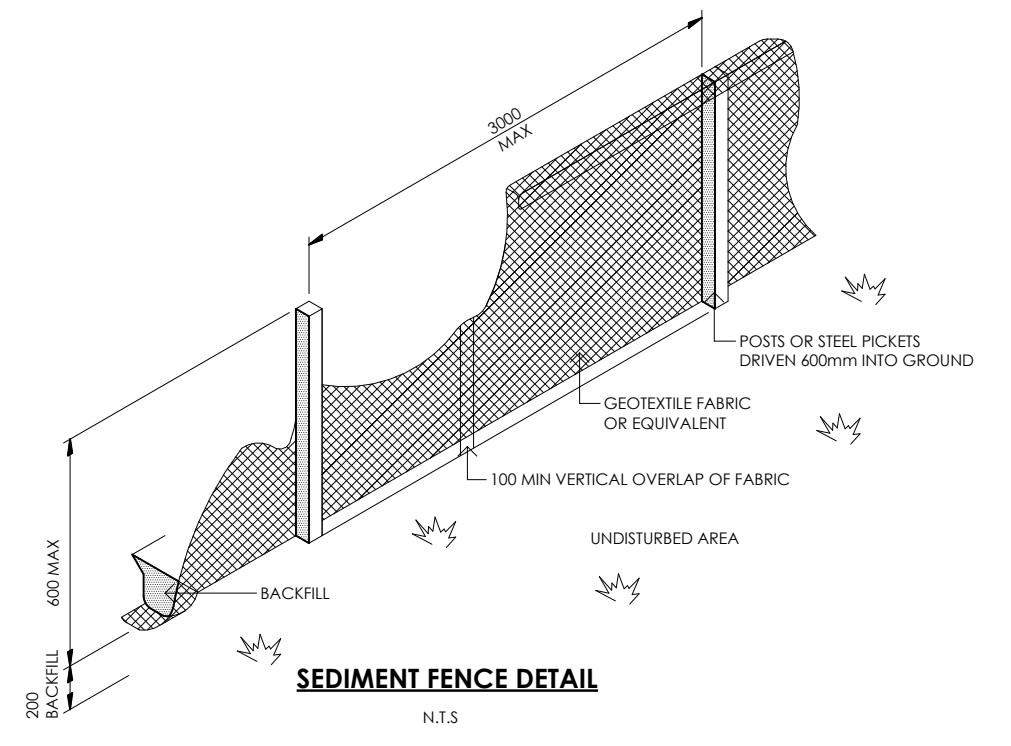
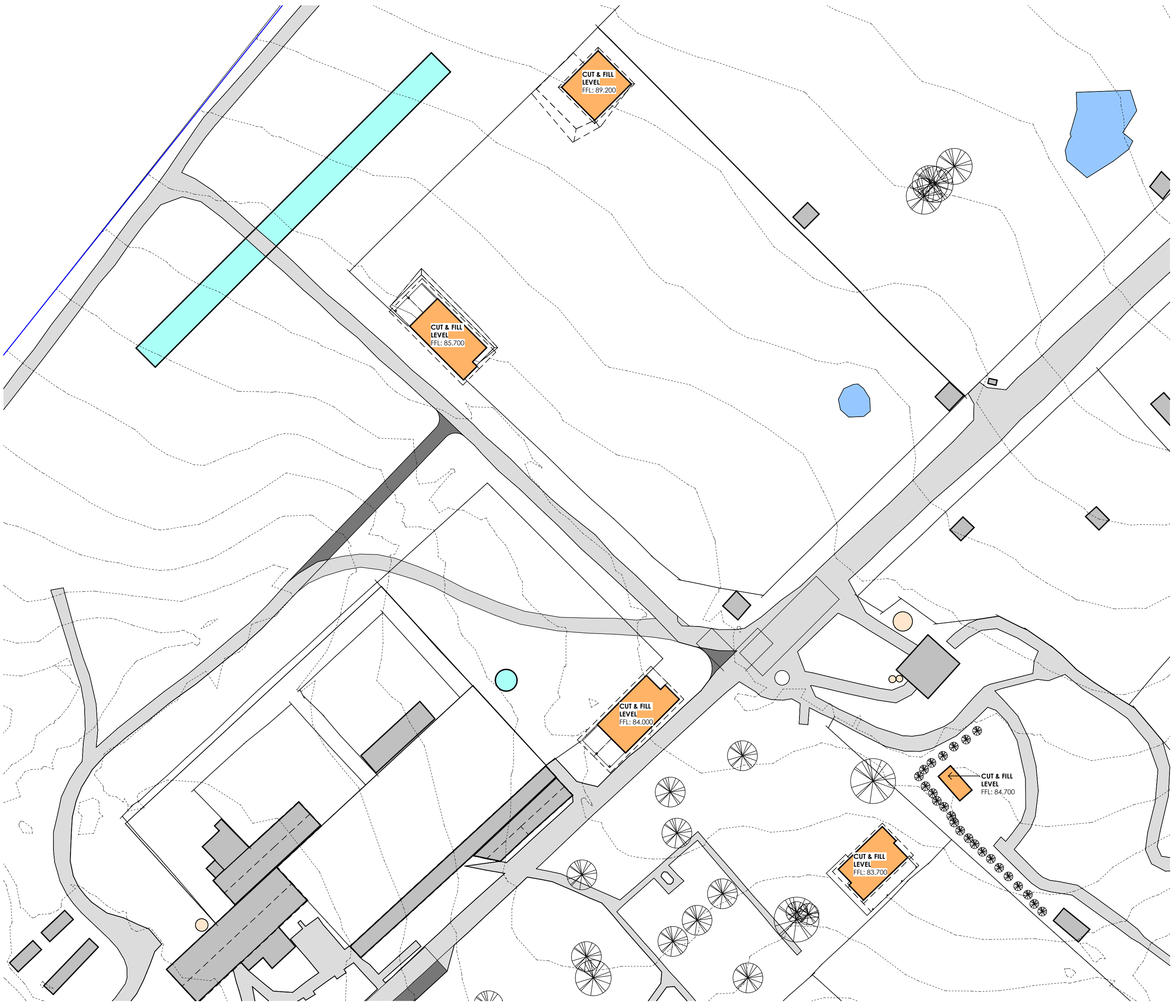
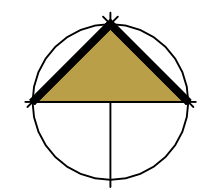
SITE ANALYSIS		
EXISTING BUILDINGS	3585.09 m <sup>2</sup>	1.16%
EXISTING BUILDING AREA	3585.09 m <sup>2</sup>	1.16%
PROPOSED BUILDINGS	485.09 m <sup>2</sup>	0.16%
PROPOSED BUILDING AREAS	485.09 m <sup>2</sup>	0.16%
SITE AREA	305278.36 m <sup>2</sup>	98.68%
TOTAL PERMEABLE SPACE	305278.36 m <sup>2</sup>	98.68%
SITE AREA	309348.53 m <sup>2</sup>	100.00%

**NOTE:**  
REFER TO GEO-ENVIRONMENTAL SOLUTIONS  
REPORT 'ON-SITE WASTEWATER ASSESSMENT',  
620 MIDDLE TEA TREE ROAD, TEA TREE, DATED  
DECEMBER 2024. UPDATED JANUARY 2025 FOR  
PROPOSED ONSITE WASTEWATER SUBSURFACE  
IRRIGATION LAND APPLICATION AREAS

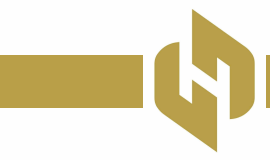


- DRAINAGE NOTES:**
- SITE DRAINAGE SHALL COMPLY WITH NCC3 1.2 'DRAINAGE' AND AS3500 NATIONAL PLUMBING DRAINAGE CODE.
  - BASE OF CUT GRADED TO BE TRAP AT 1:100 MIN. DRAIN SHALL BE PROTECTED BY GRAVEL FILTERS.
  - TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROCK COVER IS COMPLETED.
  - STORMWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.
  - ▲ GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20).
  - GRATED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.
  - PROVIDE AG DRAIN AT BASE OF CUT GRADED TO SILT PIT AT 1:100 MIN.
  - SILT PIT CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM.
- PRELIMINARY SITE PLAN NOTES**  
THIS SITING IS SUBJECT TO THE FOLLOWING:
- SOIL REPORT & SURVEY
  - CLEAR COPY OF TITLE
  - EASEMENT DETAILS (IF APPLICABLE)
  - FALL OF LAND
  - RES-CODE REQUIREMENTS
  - DEVELOPER APPROVAL (IF APPLICABLE)
  - COUNCIL BUILDING REGULATIONS
- IMPORTANT NOTE : SITING MAY ALTER TO SUIT

SITE ANALYSIS		
EXISTING BUILDINGS	3585.09 m <sup>2</sup>	1.16%
EXISTING BUILDING AREA	3585.09 m <sup>2</sup>	1.16%
PROPOSED BUILDINGS	485.09 m <sup>2</sup>	0.16%
PROPOSED BUILDING AREAS	485.09 m <sup>2</sup>	0.16%
SITE AREA	305278.36 m <sup>2</sup>	98.68%
TOTAL PERMEABLE SPACE	305278.36 m <sup>2</sup>	98.68%
SITE AREA	309348.53 m <sup>2</sup>	100.00%



- CUT & FILL NOTES:**
- GENERAL NOTES / ANNOTATIONS**
- EXCAVATED MATERIAL FROM FOUNDATIONS SHALL REMAIN STOCKPILED ON SITE FOR ANY REQUIRED SITE REHABILITATION / FILL AND LANDSCAPING AT COMPLETION. ANY EXCESS TO BE TAKEN TO LOCAL REFUSE SITE. EXCAVATED MATERIAL STOCKPILED ON SITE TO BE PROTECTED AND DIVERSION DRAINAGE PROVIDED.
  - IDENTIFY AREAS OF BARE SOIL ESPECIALLY ON SLOPES GREATER THAN 3:1 THAT MAY NEED EROSION CONTROL MATS OR EROSION CONTROL BLANKETS.
  - PROVIDE 600H GEOTEXTILE OR EQUIVALENT WATER PERMEABLE SEDIMENT FENCE. (SEE DETAIL THIS DRAWING) SEDIMENT FENCE TO REMAIN IN PLACE FOR DURATION OF WORKS.
  - STABILISE SITE ACCESS VIA GRAVEL EXISTING DRIVEWAY
  - 600H GEOTEXTILE SEDIMENT FENCE
  - IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES.
  - SEDIMENT FENCE TO BE CHECKED AND CLEANED DAILY TO PREVENT BREAKAGE AND OVERTOPPING.
  - THE SITE/AREAS BEING EXCAVATED SHALL BE ADEQUATELY BARRICADED TO PROTECT THE CONTRACTORS OR PUBLIC FROM INJURY.
- SITE CUT/FILL LEGEND & NOTES**
- DENOTES AREA OF SITE CUT
  - DENOTES AREA OF SITE FILL



2/17 Bayfield Street, Rosny Park, 7018 | P. 03 6234 6185 | hobart@hargreaves.design | www.hargreaves.design | DP-AD 13882 & 695791616

proposed: **3 x ACCOMMODATION UNITS, ANIMAL ENCLOSURE BUILDING & FACILITIES**

for: **ZOODOO ZOO**  
drawing: **CUT & FILL PLAN**

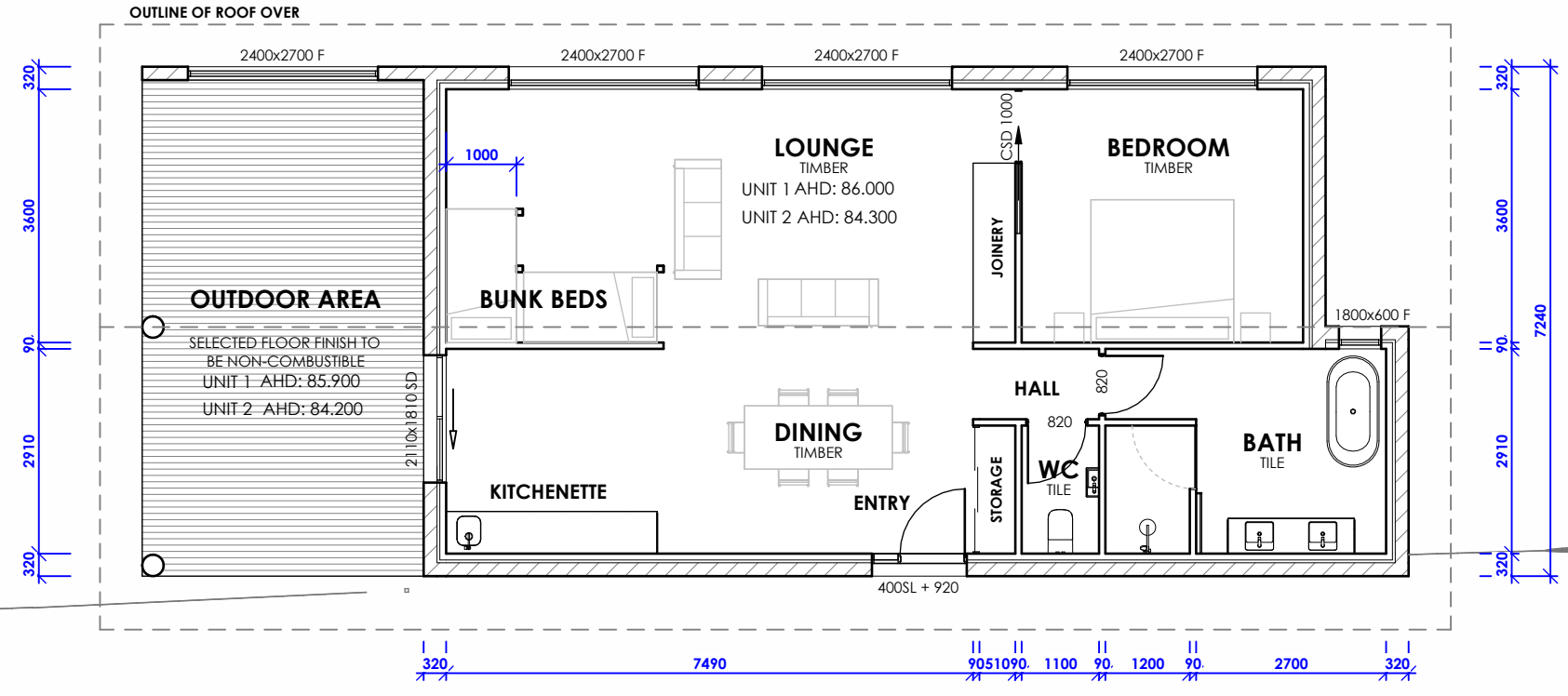
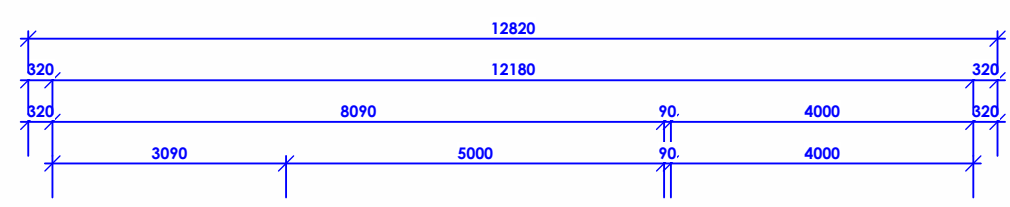
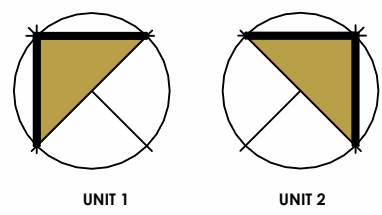
address: **620 MIDDLE TEA TREE ROAD, TEA TREE, TAS 7017**

© UNLESS OTHERWISE AGREED IN WRITING THESE DRAWINGS SHALL REMAIN THE PROPERTY OF HARGREAVES DESIGN GROUP

drawn: **HDG** date: **24/07/2024** scale: **As indicated**

sheet: **5** of **9** issue: **E** date: **11/02/2025** job no.: **24-05626**

A B



- COLORBOND CUSTOM ORB ROOF SHEETING, COLOUR - COLORBOND 'GULLY'
- SELECTED DOORS AND WINDOWS TO BAL 12.5 CONSTRUCTION REQUIREMENTS
- RENDER APPLIED TO EXTERNAL WALL SURFACES, COLOUR SHOWN INDICATIVELY - DULUX 'TUSCAN SUNSET'
- COLORBOND FASCIA & GUTTER SYSTEM, COLOUR - COLORBOND 'GULLY'

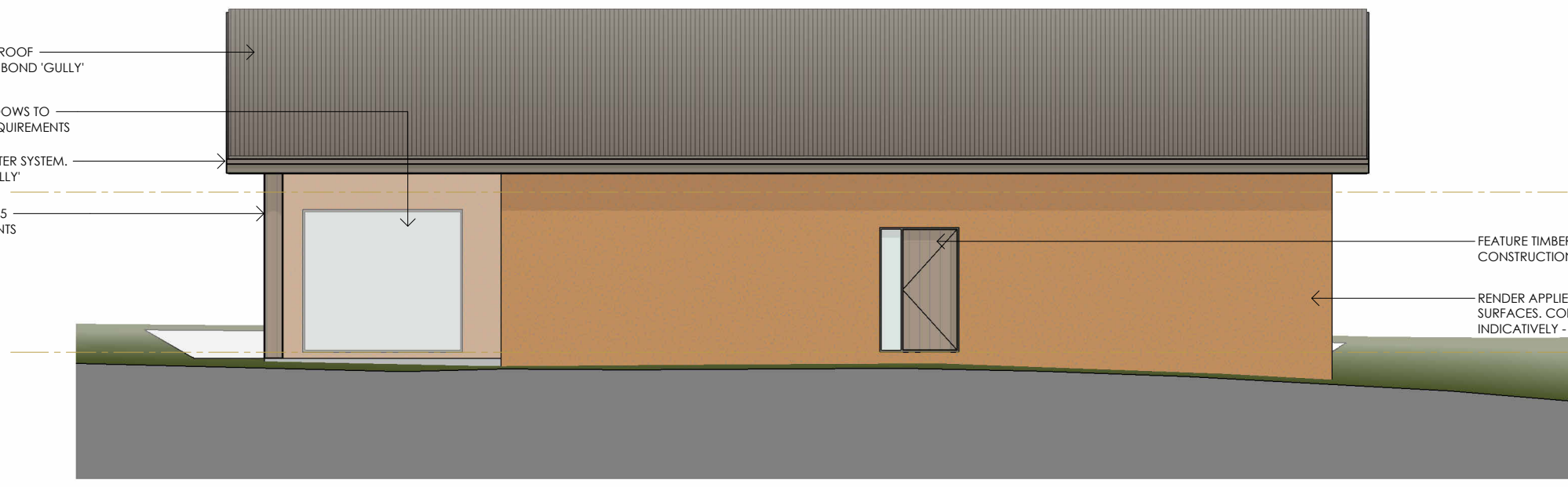


ACCOMMODATION UNIT 1 FCL AHD: 88.700  
ACCOMMODATION UNIT 1 FFL AHD: 86.000

ELEVATION B  
1 : 100

D/C

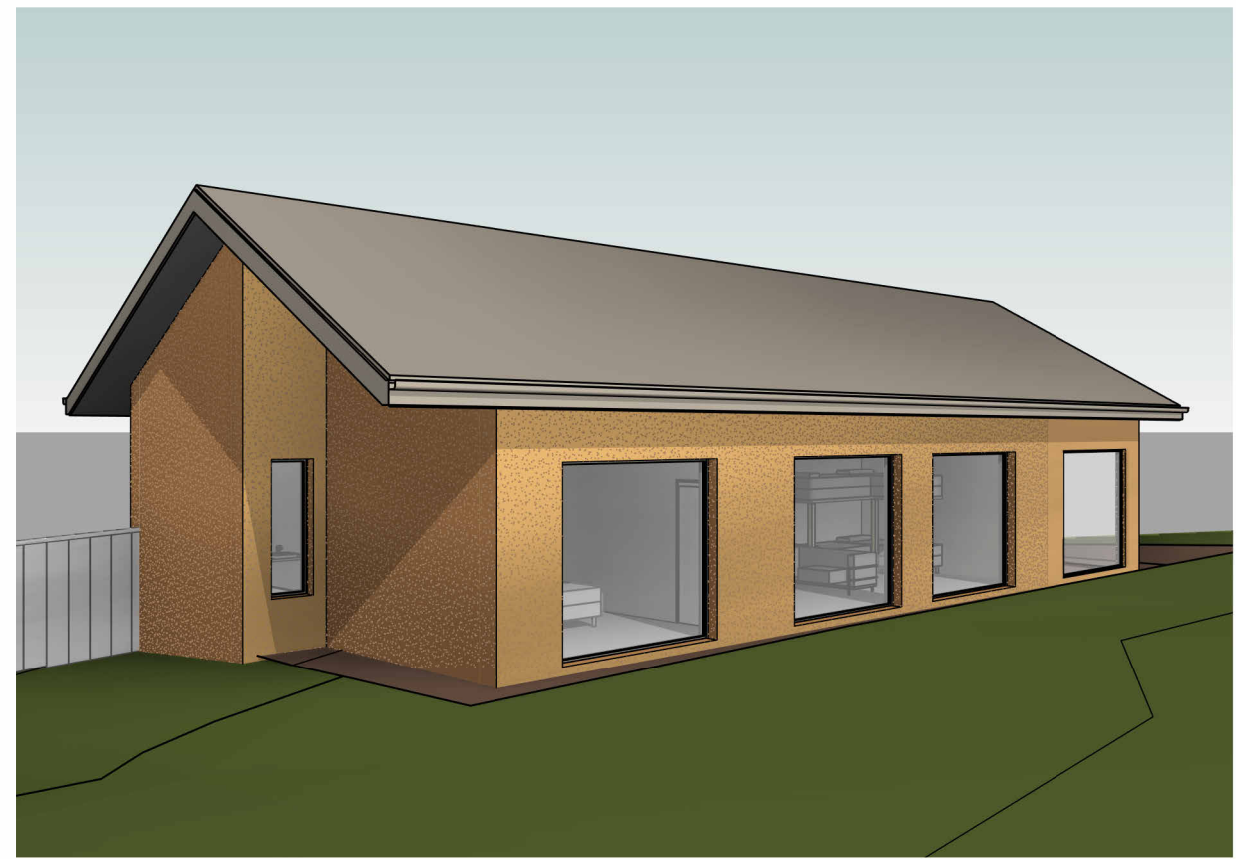
- COLORBOND CUSTOM ORB ROOF SHEETING, COLOUR - COLORBOND 'GULLY'
- SELECTED DOORS AND WINDOWS TO BAL 12.5 CONSTRUCTION REQUIREMENTS
- COLORBOND FASCIA & GUTTER SYSTEM, COLOUR - COLORBOND 'GULLY'
- TIMBER COLUMNS TO BAL 12.5 CONSTRUCTION REQUIREMENTS



ACCOMMODATION UNIT 1 FCL AHD: 88.700  
FEATURE TIMBER DOOR TO BAL 12.5 CONSTRUCTION REQUIREMENTS  
RENDER APPLIED TO EXTERNAL WALL SURFACES, COLOUR SHOWN INDICATIVELY - DULUX 'TUSCAN SUNSET'  
ACCOMMODATION UNIT 1 FFL AHD: 86.000

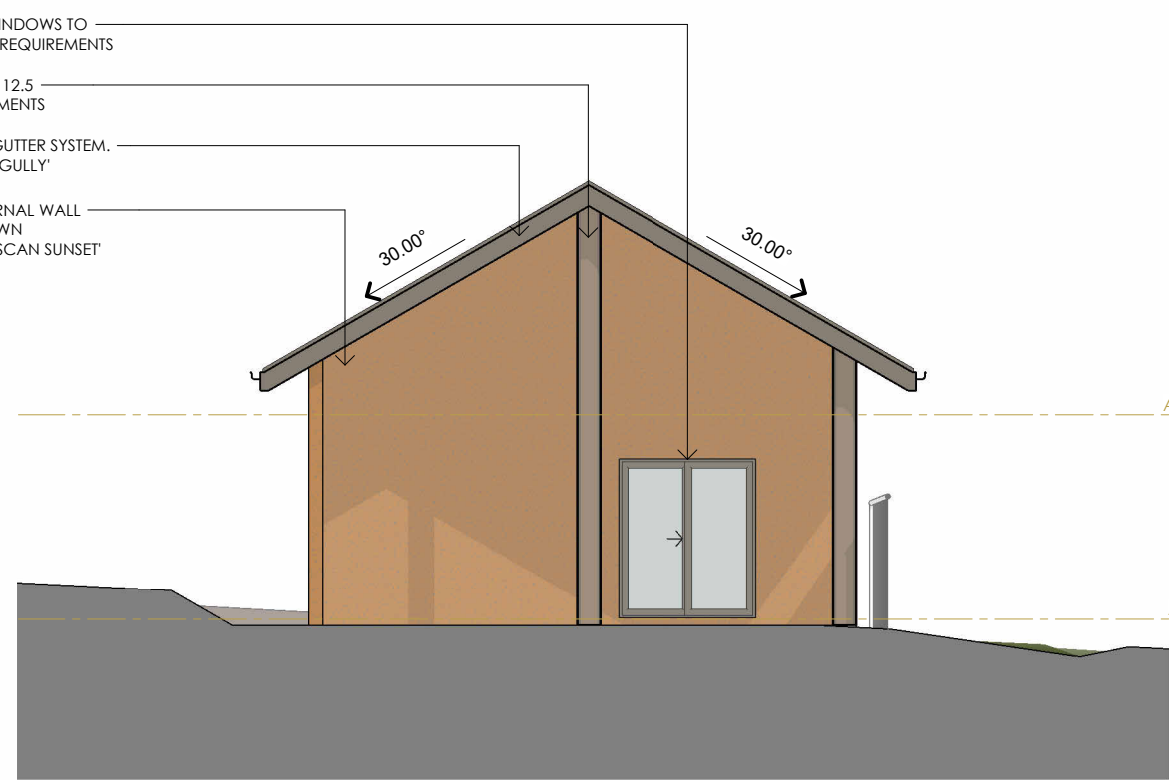
ELEVATION D  
1 : 100

ACCOMMODATION UNIT 1 & 2 FLOOR PLAN  
1 : 100



ACCOMMODATION UNIT 1 3D VIEW

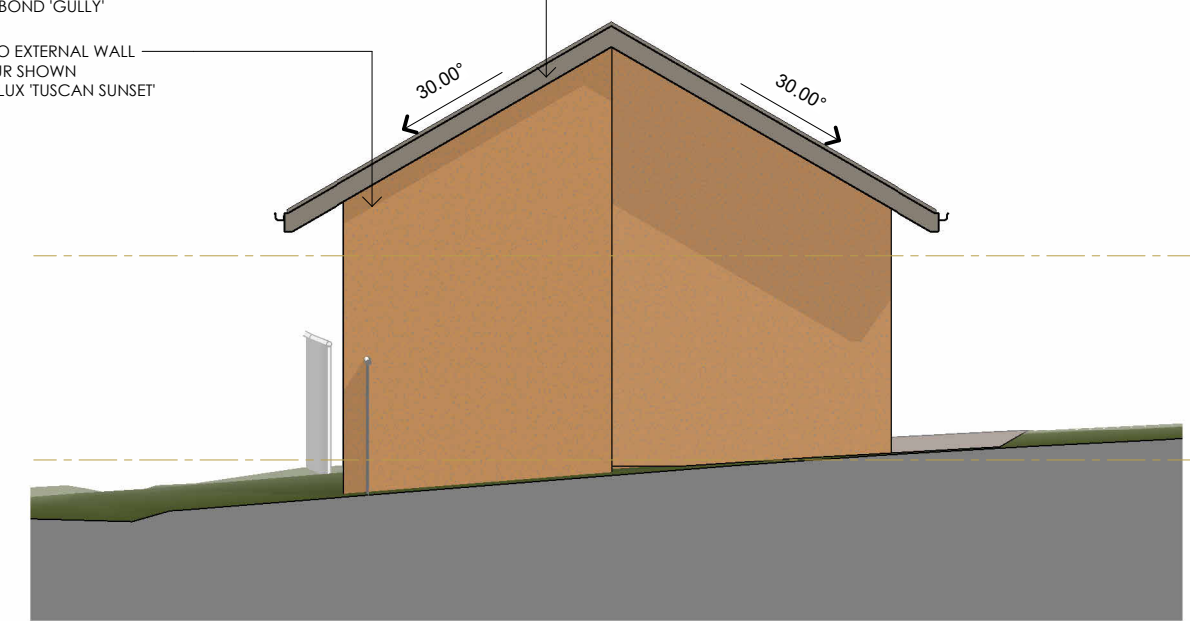
- SELECTED DOORS AND WINDOWS TO BAL 12.5 CONSTRUCTION REQUIREMENTS
- TIMBER COLUMNS TO BAL 12.5 CONSTRUCTION REQUIREMENTS
- COLORBOND FASCIA & GUTTER SYSTEM, COLOUR - COLORBOND 'GULLY'
- RENDER APPLIED TO EXTERNAL WALL SURFACES, COLOUR SHOWN INDICATIVELY - DULUX 'TUSCAN SUNSET'



ACCOMMODATION UNIT 1 FCL AHD: 88.700  
ACCOMMODATION UNIT 1 FFL AHD: 86.000

ELEVATION A  
1 : 100

- COLORBOND FASCIA & GUTTER SYSTEM, COLOUR - COLORBOND 'GULLY'
- RENDER APPLIED TO EXTERNAL WALL SURFACES, COLOUR SHOWN INDICATIVELY - DULUX 'TUSCAN SUNSET'



ACCOMMODATION UNIT 1 FCL AHD: 88.700  
ACCOMMODATION UNIT 1 FFL AHD: 86.000

ELEVATION C  
1 : 100



2/17 Bayfield Street, Rosny Park, 7018 | P. 03 6234 6185 | hobart@hargreaves.design | www.hargreaves.design | DP-AD 13882 & 695791616

proposed: 3 x ACCOMMODATION UNITS, ANIMAL ENCLOSURE BUILDING & FACILITIES

for: ZOODOO ZOO  
drawing: ACCOMMODATION UNIT 1 & 2

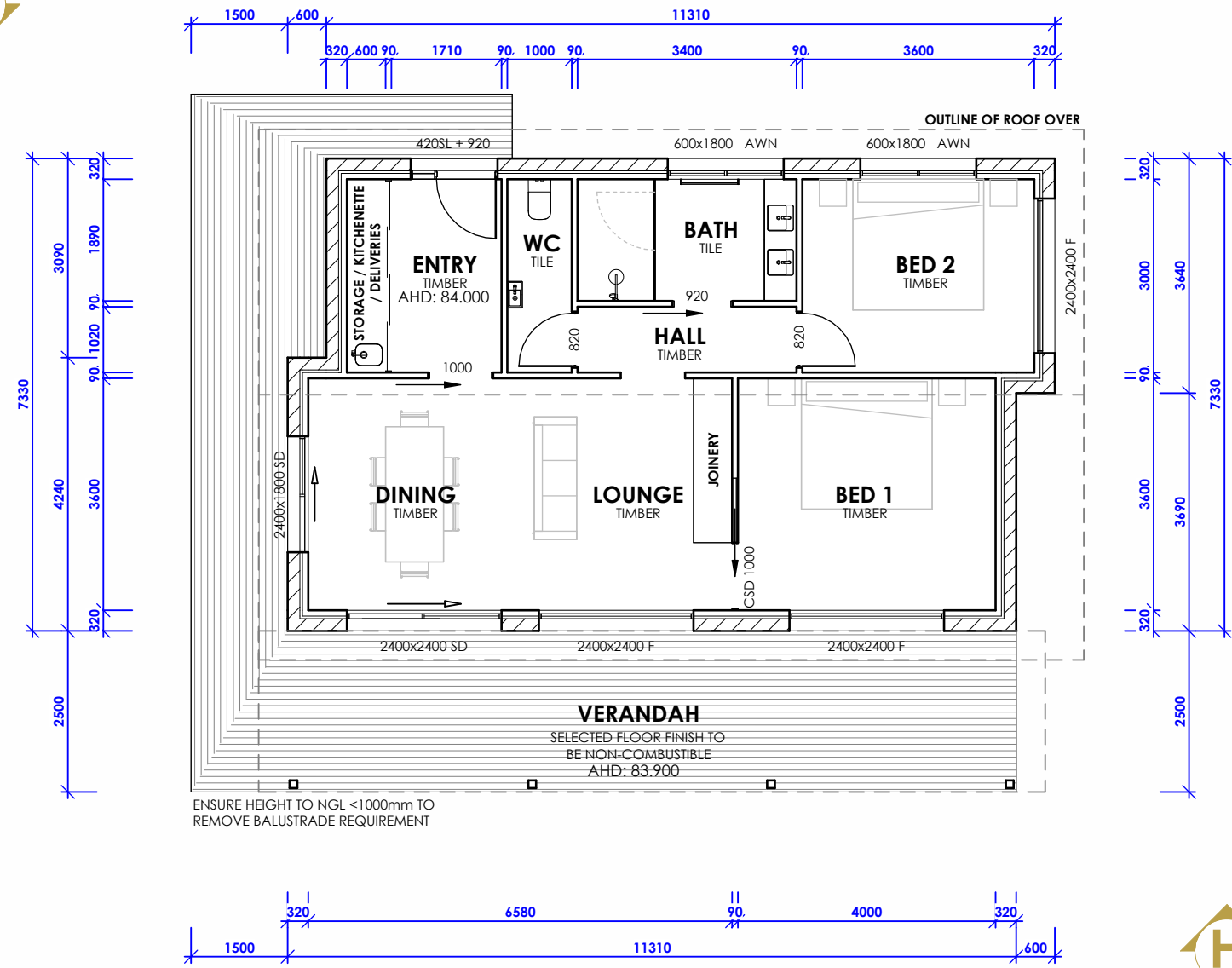
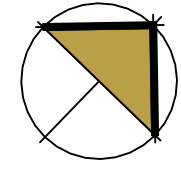
address: 620 MIDDLE TEA TREE ROAD, TEA TREE, TAS 7017

© UNLESS OTHERWISE AGREED IN WRITING THESE DRAWINGS SHALL REMAIN THE PROPERTY OF HARGREAVES DESIGN GROUP

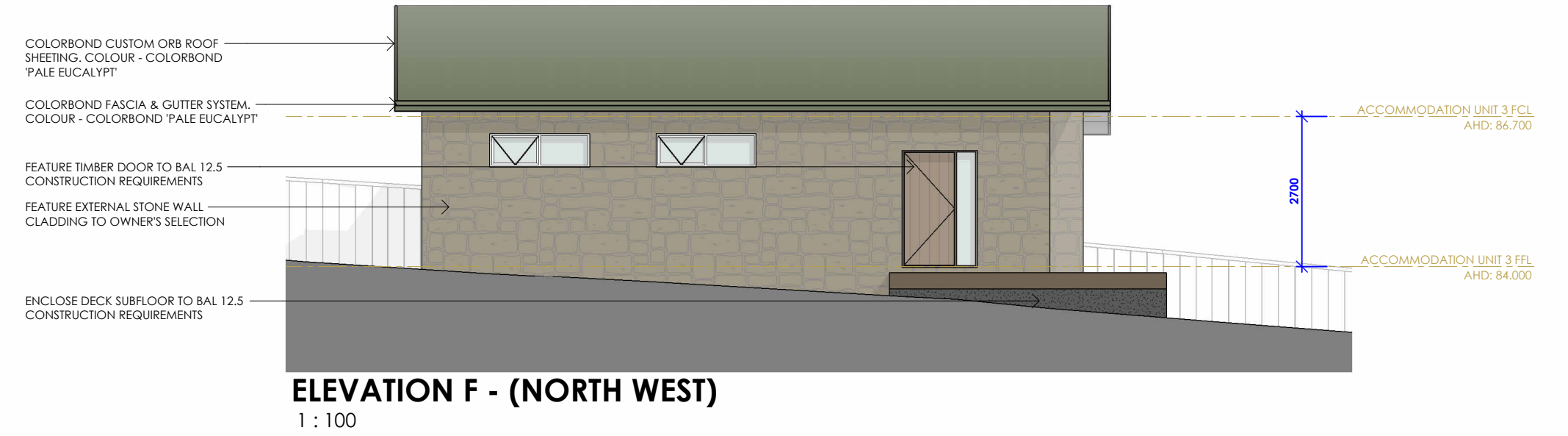
drawn: HDG date: 24/07/2024 scale: 1 : 100

sheet: 6 of 9 issue: E date: 11/02/2025 job no.: 24-05626

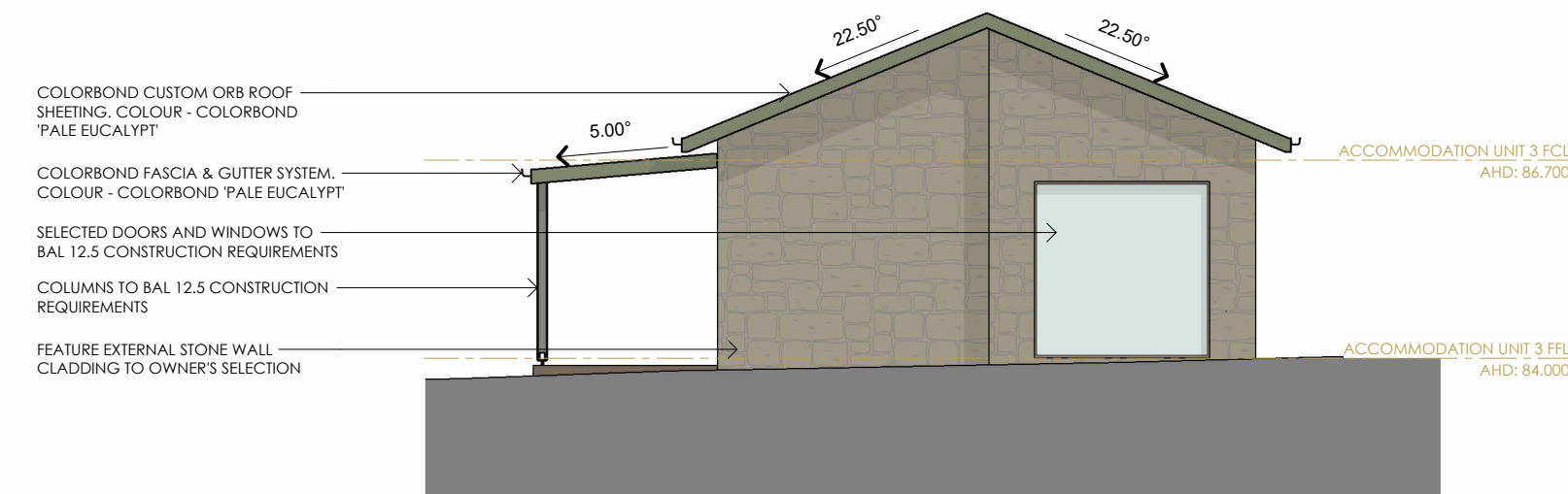
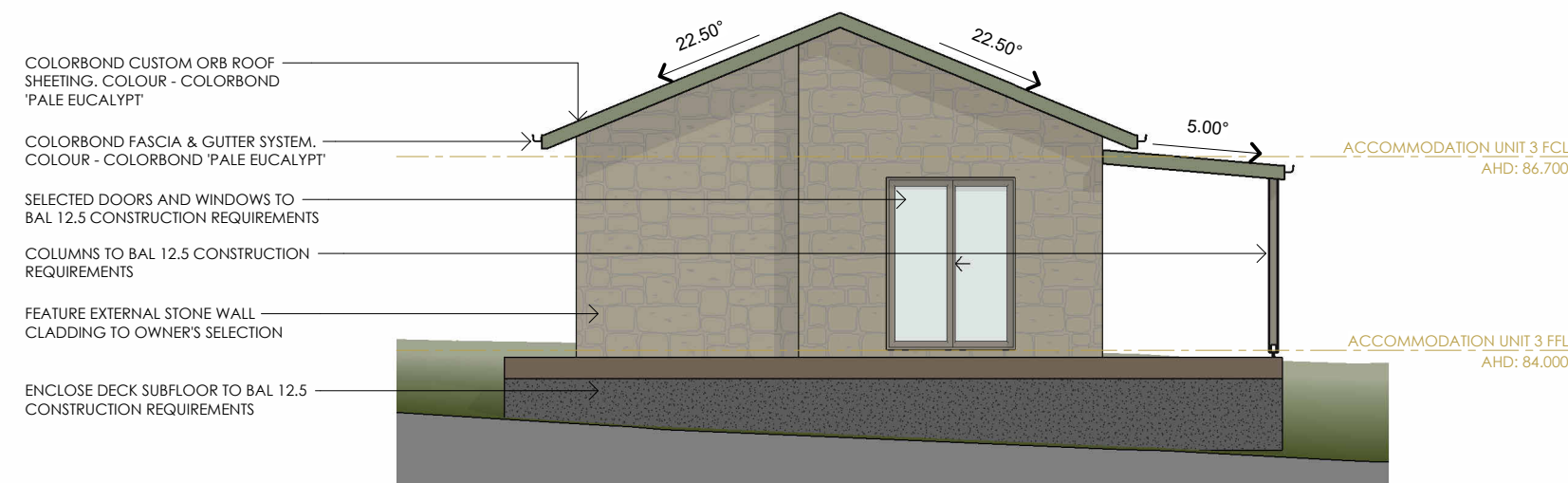


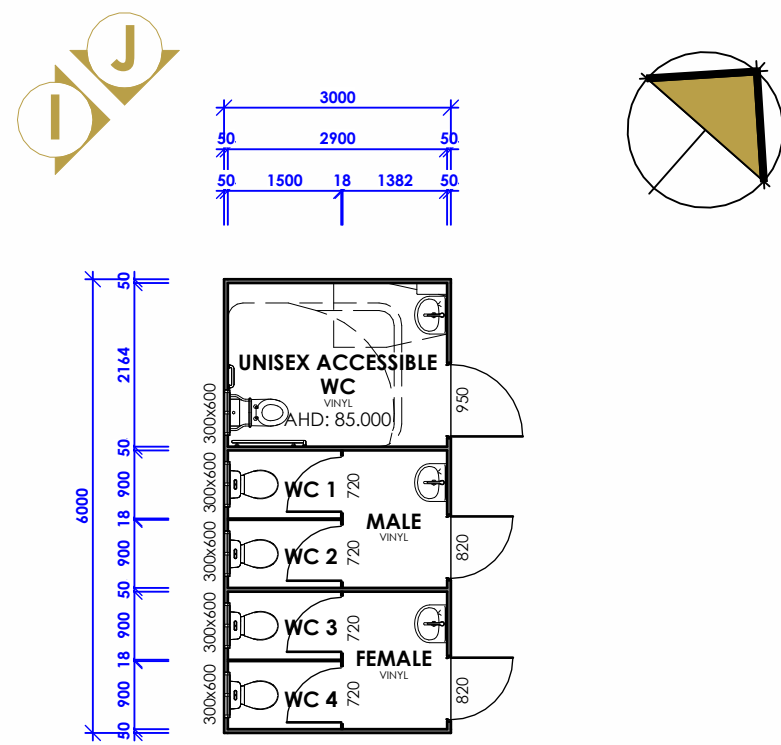


**ACCOMMODATION UNIT 3 FLOOR PLAN**  
1 : 100

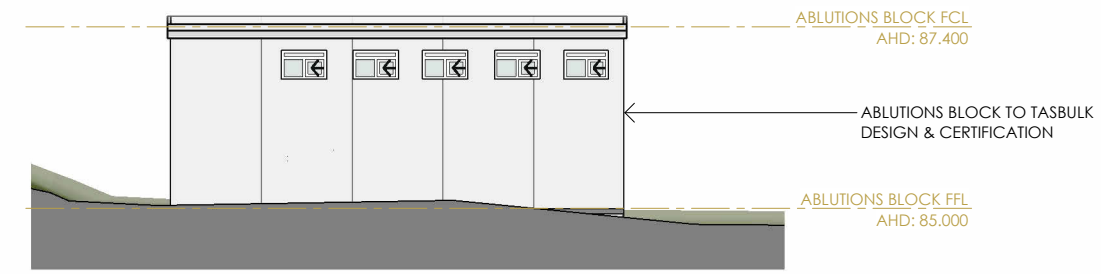


**ACCOMMODATION UNIT 3 3D VIEW**

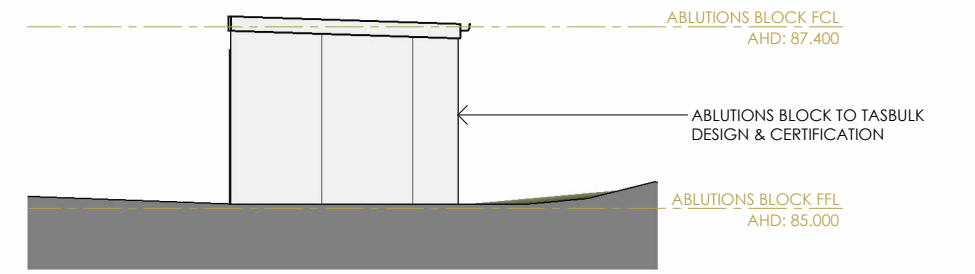




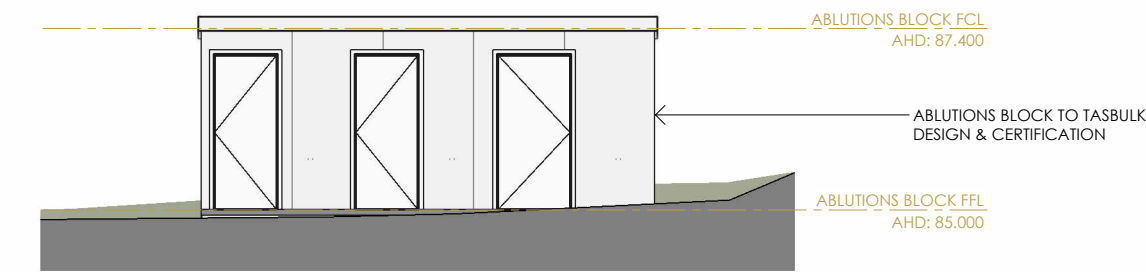
**ABLUTIONS BLOCK FLOOR PLAN**  
1 : 100



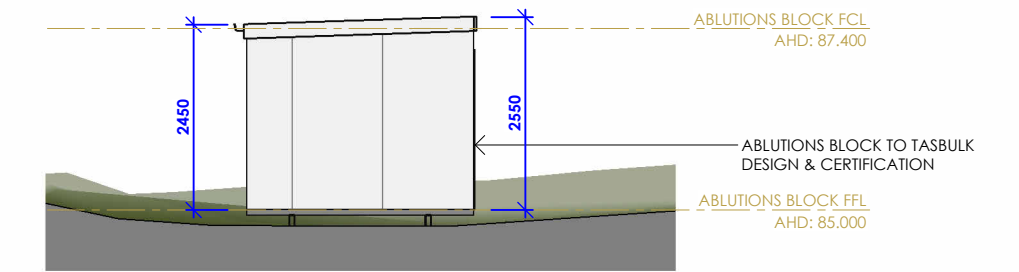
**ELEVATION I - (SOUTH WEST)**  
1 : 100



**ELEVATION J - (NORTH WEST)**  
1 : 100



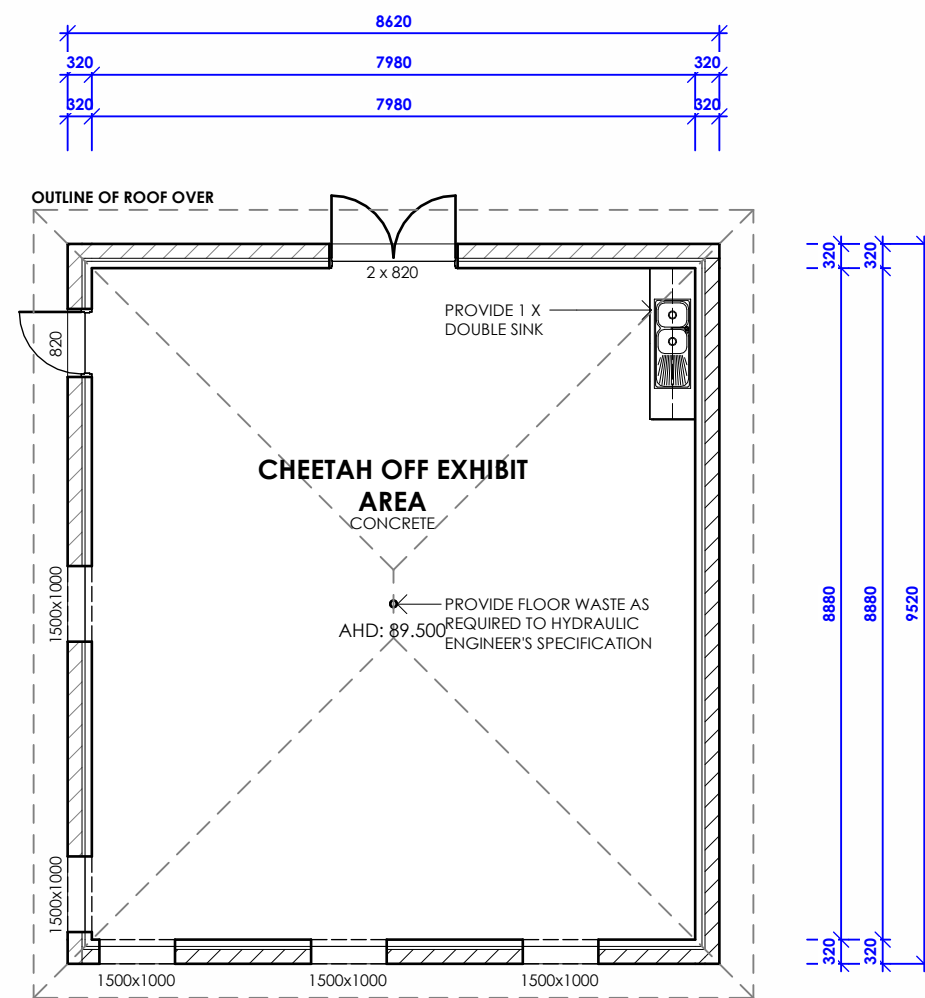
**ELEVATION K - (NORTH EAST)**  
1 : 100



**ELEVATION L - (SOUTH EAST)**  
1 : 100



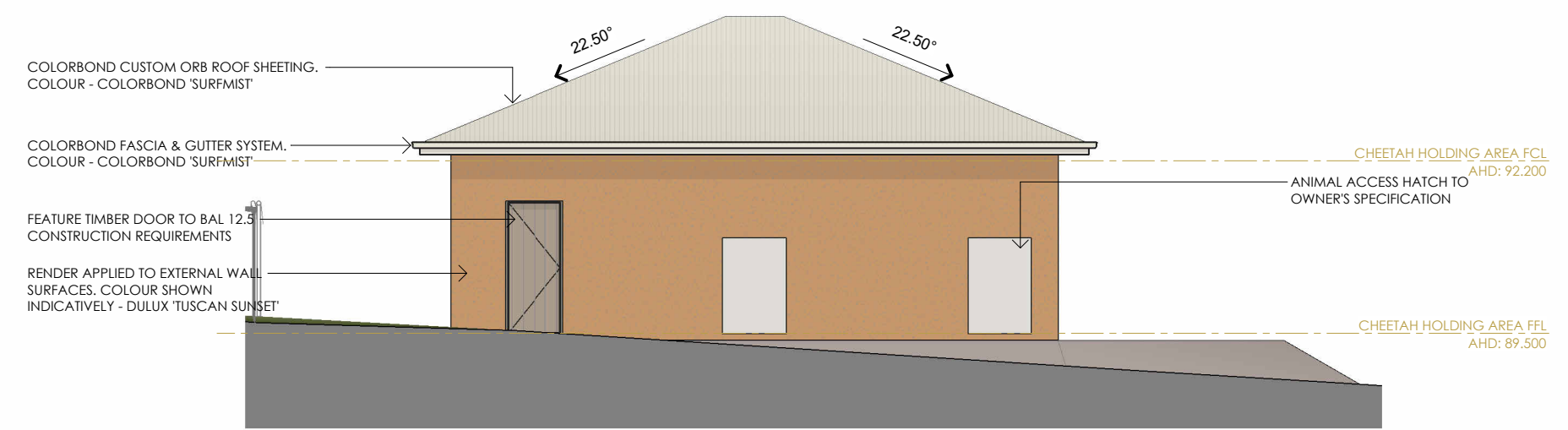
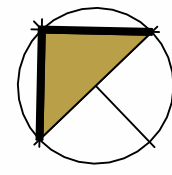
**ABLUTIONS BLOCK 3D VIEW**



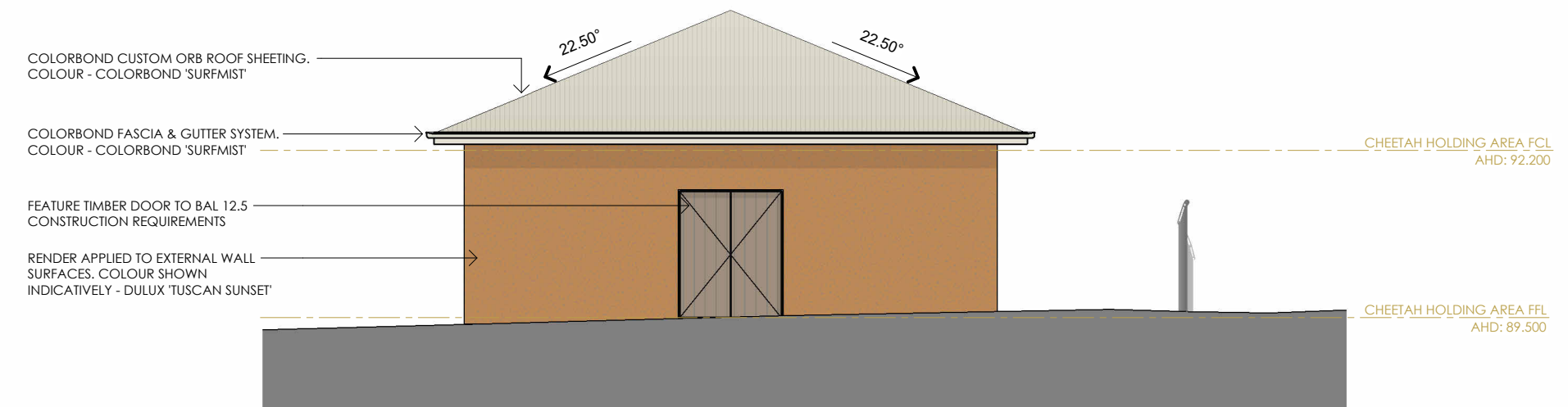
**CHEETAH OFF-EXHIBIT AREA FLOOR PLAN**  
1 : 100



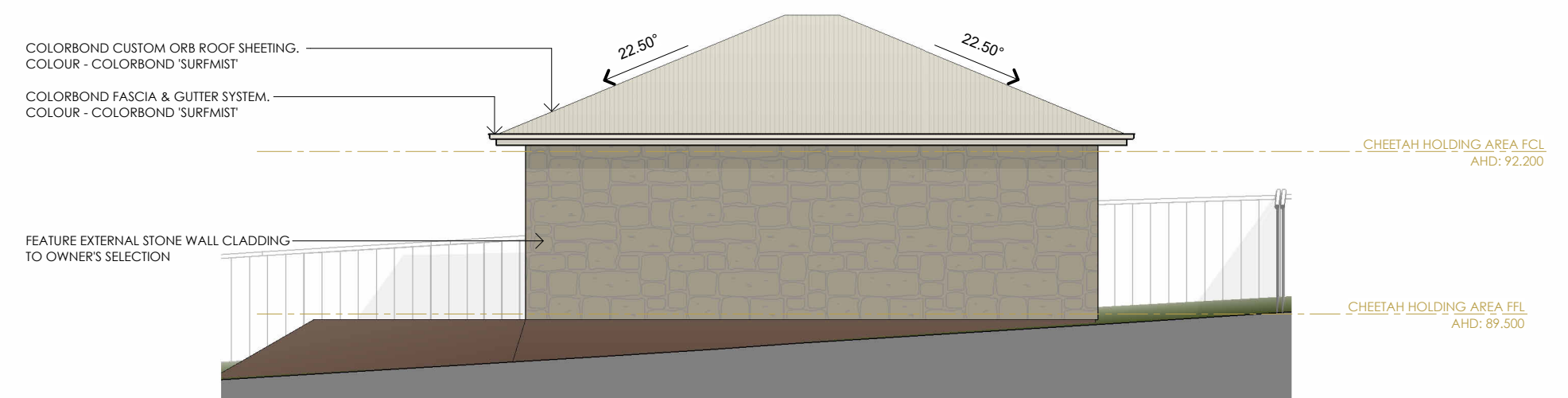
**CHEETAH OFF-EXHIBIT AREA 3D VIEW**



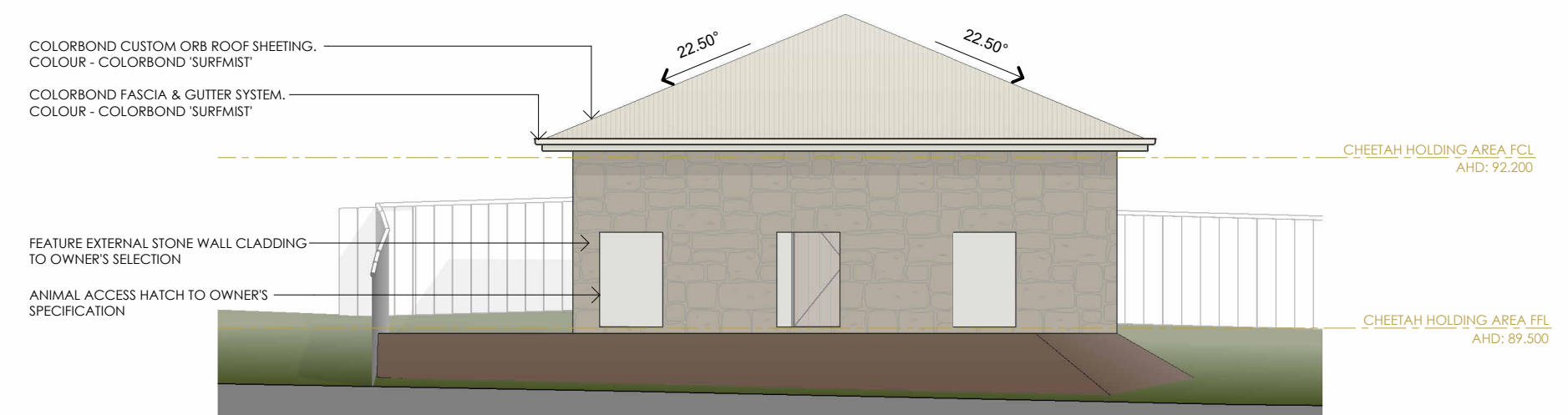
**ELEVATION M - (NORTH WEST)**  
1 : 100



**ELEVATION N - (NORTH EAST)**  
1 : 100



**ELEVATION O - (SOUTH EAST)**  
1 : 100



**ELEVATION P - (SOUTH WEST)**  
1 : 100

