

Prior to the commencement of the meeting, the Mayor will make the following declaration:

“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING**WEDNESDAY 25 SEPTEMBER 2019****TABLE OF CONTENTS**

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BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE

COUNCIL MEETINGS, NOT INCLUDING CLOSED MEETING, ARE AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL'S WEBSITE

1. APOLOGIES

Ald von Bertouch (Leave of Absence)

2. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE

(File No 10-03-09)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

3. REPORTS OF OFFICERS

NB: Requests for Deputations will be finalised on the Friday prior to the Meeting

3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2019/002459 – 672 EAST DERWENT HIGHWAY, RISDON VALE - NEW SOUTHERN REMAND CENTRE COMPOUND AND ALTERATIONS TO EXISTING COMPOUND AND CARPARK**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a new Southern Remand Centre Compound and Alterations to Existing Compound and Carpark at 672 East Derwent Highway, Risdon Vale.

RELATION TO PLANNING PROVISIONS

The land is zoned Community Purpose and subject to the Bushfire-Prone Areas Code, Potentially Contaminated Land Code, Parking and Access Code, Stormwater Management Code, Electricity Transmission Infrastructure Protection Code, Waterway and Coastal Protection Code, Natural Assets Code (high), Landslide Code (low) under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and Transitional Provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 27 September 2019.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and no representations were received.

RECOMMENDATION:

A. That the Development Application for new Southern Remand Centre Compound and Alterations to Existing Compound and Carpark at 672 East Derwent Highway, Risdon Vale (CI Ref PDPLANPMTD-2019/002459) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG M1 – DESIGNS DA.

3. ENG A5 – SEALED CAR PARKING.
 4. ENG S3A – WATER SENSITIVE URBAN DESIGN PRINCIPLES.
 5. Machinery involved in the construction of the development must be thoroughly cleaned in order to reduce the spread of weeds and fungi prior to entry/exit of the site.
 6. Works within the waterway should be undertaken generally in accordance with the Wetlands and Waterways Works Manual prepared by DPIPW.
 7. The development must meet all required Conditions of Approval specified by TasWater notice dated 06/08/2019 (TWDA 2019/01075-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

In accordance with Council Policy for projects over \$10,000,000, the proposed application requires consideration at a Special Council (Planning Authority) Meeting.

A recent planning permit was issued (PDPLANPMTD-2019/001384) on 2 August 2019 to allow for a temporary access to facilitate construction.

2. STATUTORY IMPLICATIONS

- 2.1. The land is zoned Community Purpose under the Scheme.
- 2.2. The proposal is discretionary because of the land use (Custodial facility) and because it does not meet the Acceptable Solutions under the Scheme.
- 2.3. The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 17 – Community Purpose Zone;
 - Section E1.0 – Bushfire-Prone Areas Code;

- Section E2.0 – Potentially Contaminated Land Code;
- Section E3.0 – Landslide Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code;
- Section E8.0 – Electricity Transmission Infrastructure Protection Code;
- Section E11.0 – Waterway and Coastal Protection Code; and
- Section E27.0 – Natural Assets Code.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act, 1993* (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is made up of a combination of two Certificates of Title (CT 54973/20 and 70457/2) which measures approximately 60ha in total.

The site contains the Risdon Prison complex which includes a number of buildings located across the site, mainly in clusters. There are extensive areas of grassed and vegetated land surrounding the perimeter of the site.

The site is bound on the northern side by Grasstree Hill Road and on the western side by East Derwent Highway. Land to the east is predominantly zoned General Residential with an area set aside for future urban growth to the south-east.

Main access to the site is from East Derwent Highway, however, there is currently a temporary access in place to facilitate future construction of the proposal.

3.2. The Proposal

The proposal is for a new Southern Remand Centre which comprises of an extension to the existing prison complex. The building will be located to the north of the existing development.

As noted in the accompanying planning submission, the proposed compound involves an area measuring 16766m² which includes the following facilities:

- One hundred and fifty six remand beds located within two separate remand wings – Remand 1 and Remand 2 and incorporated within 134 cells. Four additional observation cells are proposed. Both remand buildings are two storey. The floor area of Remand 1 measures 1447m² and Remand 2, 1438m².
- A single storey health and recreation centre measuring 292m² is provided between the two Remand buildings. This provides an area for clinic consultation rooms and a new dispensary.
- A basketball court is located between the Remand buildings with an area of 424m².
- Landscaping is proposed to the area surrounding the basketball court.
- The proposed buildings are surrounded by an internal perimeter road which is further surrounded by a “courtesy” fence measuring 0.9m high, followed by an electric fence measuring 3m in height. Beyond the electric fence is a 6.5m wide sterile zone, with the entire compound encompassed by a 6m high concrete wall.

In addition to the proposed Southern Remand Centre, extensions and alterations are proposed to the existing prison complex as follows:

- a new kitchen;
- extension to the existing gatehouse;

- extension to the existing visits building;
- extension to the existing health building; and
- alteration to the processing building by way of additional holding cells.

An extension of the current public parking area is proposed which provides an additional 75 car parking spaces, resulting in a total of 150 overall.

The proposal results in an additional 50 staff to be employed on-site of which 10 to 15 full-time staff will be on-site at any one time.

Operating hours are 24 hours a day, 7 days per week.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

References to these principles are contained in the discussion below.

4.2. Compliance with Zone and Codes

Codes E2.0, E3.0, E8.0 and E27.0 do not apply to this part of the site.

The proposal meets the Scheme’s relevant Acceptable Solutions of the Community Purpose Zone, Bushfire-Prone Areas Code, Parking and Access Code, Stormwater Management and Waterways and Coastal Protection Code with the exception of the following.

Community Purpose Zone

The proposal does not comply with Clause 17.3.2 A1 for the following reasons:

- A noise report was not provided and accordingly the acceptable solution is unable to be quantified. The performance criteria is therefore relied upon.

Performance Criteria	Proposal
<p><i>“Noise emissions measured at the boundary of a Residential zone must not cause environmental harm within the Residential zone”.</i></p>	<p>The planning submission provided with the development application acknowledged that a noise report had not been prepared for the assessment. As such, it recognised that compliance with the acceptable solution could not be substantiated. Accordingly, the proposal requires assessment against the performance criteria.</p> <p>A significant setback from the nearest residential zone to the east is provided and is in excess of 100m. The proposed development is consistent with the existing use of the site as a prison complex.</p> <p>Concrete walls to a height of 6m surrounding both the new Southern Remand Centre and the existing complex where additions and alterations are proposed, is considered to significantly reduce any noise impacts from the proposed development.</p> <p>No objection was received during the public consultation period and a lack of noise complaints associated with the existing use of the site, supports the view that noise emissions will not cause environmental harm within the nearby Residential zone.</p> <p>The proposal is considered to comply with the performance criteria.</p>

Community Purpose Zone

The proposal does not comply with Clause 17.3.5 A1 for the following reasons:

- There is no acceptable solution.

Performance Criteria	Proposal
<i>“Discretionary use must complement and enhance the use of the land for community purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use”.</i>	<p>The site is currently occupied by the Risdon Prison Complex. As such, the proposed use is consistent with the existing use.</p> <p>The intention of the Community Purpose Zone is to provide key community facilities and services where those facilities are not appropriate for inclusion in another zone. The proposed use is therefore compatible with the zone purpose.</p> <p>A custodial use is considered complementary to allowable Permitted uses in the Community Purpose Zone. It provides an administrative function of a community service nature and includes associated on-site health services.</p> <p>The proposal is considered to comply with the performance criteria.</p>

Community Purpose Zone

The proposal does not comply with Clause 17.4.1 A1 for the following reasons:

- Remand Building 1, Remand Building 2 and the kitchen building exceed the maximum building height of 10m.

Performance Criteria	Proposal
<p><i>“Building height must satisfy all of the following:</i></p> <p><i>(a) be consistent with any Desired Future Character Statements provided for the area;</i></p> <p><i>(b) be compatible with the scale of nearby buildings;</i></p> <p><i>(c) not unreasonably overshadow adjacent public space;</i></p> <p><i>(d) provide for a transition in height between adjoining buildings”.</i></p>	<p>The proposed height of the Remand 1 building measures 11.4m and Remand 2 measures 11.9m. The new kitchen building has a maximum height of 11m. Accordingly, the height triggers a discretion and requires assessment against the performance criteria as follows:</p> <p>There are no Desired Future Character Statements provided for the area.</p> <p>The height relaxation proposed results in an additional 1-1.9m above the maximum height of 10m.</p>

	<p>The buildings are however, relatively consistent with the scale of nearby buildings associated with the prison complex and provide variation. In addition, the surrounding concrete walls are of a height that reduces the visual impact.</p> <p>Transitioning in height throughout the proposed and existing development is considered consistent given the size and height of the buildings proposed.</p> <p>The buildings are located well clear of the property boundaries at a distance of approximately 100m. As such, there will be no overshadowing as a result onto adjacent public space.</p> <p>The proposal is considered to comply with the performance criteria.</p>
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Community Purpose Zone

The proposal does not comply with Clause 17.4.1 A3 for the following reasons:

- Proposed buildings are located within 100m from land zoned Rural Resource.

Performance Criteria	Proposal
<p><i>“Building height must satisfy all of the following:</i></p> <p><i>(a) be consistent with any Desired Future Character Statements provided for the area;</i></p> <p><i>(b) be compatible with the scale of nearby buildings;</i></p> <p><i>(c) not unreasonably overshadow adjacent public space;</i></p> <p><i>(d) provide for a transition in height between adjoining buildings”.</i></p>	<p>The proposed development is located a distance of approximately 85m from an adjoining Rural Resource Zone to the north. The shortfall of 15m that triggers the performance criteria however, is over a road casement. The distance measured to the closest boundary of a privately-owned lot zoned Rural Resource measures approximately 105m.</p> <p>As identified earlier, the proposed development is considered compatible with the scale of nearby buildings as the proposal is an extension to the existing use which comprises of similar building types and heights.</p>

	No unreasonable overshadowing will occur onto adjacent public space. The proposal is considered to comply with the performance criteria.
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Bushfire-Prone Areas Code

The proposal does not comply with Clause E1.5.1 A1 for the following reasons:

- There is no acceptable solution.

Performance Criteria	Proposal
<p><i>“A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</i></p> <p><i>(a) the location, characteristics, nature and scale of the use;</i></p> <p><i>(b) whether there is an over-riding benefit to the community;</i></p> <p><i>(c) whether there is no suitable alternative lower-risk site;</i></p> <p><i>(d) the emergency management strategy and bushfire hazard management plan; and</i></p> <p><i>(e) other advice, if any, from the TFS”.</i></p>	<p>The existing use of the site as a prison complex is supportive of the proposed development for expansion of the existing use. As the existing use is well established it is beneficial for expansion to occur, as opposed to finding an alternative location. Sufficient land within the grounds is available to accommodate the expansion without unreasonable encroachment onto adjoining development.</p> <p>It is considered there is an over-riding community benefit through the proposed development, in that there is already a community awareness of the existing use of the site and the cost in establishing an alternative site to accommodate development of this type would be more cost prohibitive.</p> <p>In considering potential opportunity for a more suitable lower-risk site, given the existing use and development established on the site, it is evident that this site is the most suitable for the proposed development. The bushfire risk is relatively low at the minimum BAL 12.5 level and able to be managed.</p> <p>An Emergency Management Strategy and Bushfire Hazard Management Plan has been prepared for the development that has been endorsed by the TFS.</p> <p>The proposal is considered to comply with the performance criteria.</p>

Road and Railway Assets Code

The proposal does not comply with Clause E5.5.1 A2 for the following reasons:

- Vehicle movements to and from the site will increase by more than 10% or 10 vehicle movements per day.

Performance Criteria	Proposal
<p><i>“Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i></p> <p><i>(a) the increase in traffic caused by the use;</i></p> <p><i>(b) the nature of the traffic generated by the use;</i></p> <p><i>(c) the nature and efficiency of the access or the junction;</i></p> <p><i>(d) the nature and category of the road;</i></p> <p><i>(e) the speed limit and traffic flow of the road;</i></p> <p><i>(f) any alternative access to a road;</i></p> <p><i>(g) the need for the use;</i></p> <p><i>(h) any traffic impact assessment; and</i></p> <p><i>(i) any written advice received from the road authority”.</i></p>	<p>The development application was accompanied by a Traffic Impact Assessment prepared by Milan Prodanovic dated July 2019.</p> <p>The TIA demonstrates that the existing road infrastructure is capable of accommodating the projected additional traffic to the site, calculated at approximately 40 vehicles. An alternative access is not possible given the security function of the main entrance to the site.</p> <p>No recommendations were made that required any upgrades or works.</p> <p>The proposal is considered to comply with the performance criteria.</p>

Parking and Access Code

The proposal does not comply with Clause E6.6.1 A1 for the following reasons:

- The proposal provides for 75 additional car parking spaces, which is a shortfall on the number of spaces required under the acceptable solution.

Performance Criteria	Proposal
<p><i>“The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) car parking demand;</i> <i>(b) the availability of on-street and public car parking in the locality;</i> <i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i> <i>(d) the availability and likely use of other modes of transport;</i> <i>(e) the availability and suitability of alternative arrangements for car parking provision;</i> <i>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i> <i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i> <i>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i> <i>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i> 	<p>The existing car parking arrangement that is currently utilised by staff is relatively informal at present, as it is not sealed or delineated with markings. The existing surface comprises of gravel with parking either side of the road.</p> <p>As a result of the proposal, an additional 75 car parking spaces will be provided with the new and existing parking areas being sealed and marked for car parking purposes. With the additional spaces provided however, there is still a shortfall in the number of car parking spaces required by the Code which therefore requires assessment against the performance criteria.</p> <p>Based on the calculation of 90 car parking spaces required by the acceptable solution, a shortfall of 15 spaces exists. The TIA provided demonstrates that the existing and proposed car parking is sufficient to meet the demand and accordingly, the proposal is considered to comply with the requirements of the performance criteria.</p>

<p>(j) <i>any verified prior payment of a financial contribution in-lieu of parking for the land;</i></p> <p>(k) <i>any relevant parking plan for the area adopted by Council;</i></p> <p>(l) <i>the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”.</i></p>	
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Parking and Access Code

The proposal does not comply with Clause E6.6.3 A1 for the following reasons:

- The proposal does not demonstrate the provision of four motorcycle parking spaces.

Performance Criteria	Proposal
<p><i>“The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate:</i></p> <p>(a) <i>motorcycle parking demand;</i></p> <p>(b) <i>the availability of on-street and public motorcycle parking in the locality;</i></p> <p>(c) <i>the availability and likely use of other modes of transport;</i></p> <p>(d) <i>the availability and suitability of alternative arrangements for motorcycle parking provision”.</i></p>	<p>No additional motorcycle parking spaces were identified on the proposal plans. No on-street motorcycle parking is provided for the locality; however it is considered sufficient parking is provided on-site that would result in opportunity for motorcycle parking. The TIA submitted as part of the proposal indicated sufficient parking will be provided on-site.</p> <p>The proposal is considered to comply with the performance criteria.</p>

Parking and Access Code

The proposal does not comply with Clause E6.7.3 A1 for the following reasons:

- The new perimeter road and the Southern Remand Centre is more than 30m long and does not have passing bays at intervals of 30m or a first passing bay constructed at the kerb.

Performance Criteria	Proposal
<p><i>“Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:</i></p> <p>(a) <i>avoidance of conflicts between users including vehicles, cyclists and pedestrians;</i></p> <p>(b) <i>avoidance of unreasonable interference with the flow of traffic on adjoining roads;</i></p> <p>(c) <i>suitability for the type and volume of traffic likely to be generated by the use or development;</i></p> <p>(d) <i>ease of accessibility and recognition for users”.</i></p>	<p>The proposed perimeter road that circulates around the new Southern Remand Centre does not include passing bays. However, given that the road is only utilised for the prison function and not by the public, the opportunity for conflict between users is minimised significantly.</p> <p>Taking into account the limitations on users of the road, suitability of the road for the type and volume of traffic is considered appropriate. The road is accessible to the projected users and is clearly identifiable.</p> <p>The proposal is considered to comply with the performance criteria.</p>

Parking and Access Code

The proposal does not comply with Clause E6.7.8 A1 for the following reasons:

- Landscaping to parking and circulation areas is not provided where more than 5 car parking spaces are proposed.

Performance Criteria	Proposal
<p><i>“Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:</i></p> <p>(a) <i>relieve the visual impact on the streetscape of large expanses of hard surfaces;</i></p> <p>(b) <i>soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;</i></p> <p>(c) <i>reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings”.</i></p>	<p>The proposed carpark to be extended is located toward the centre of the site and is well screened from the public and from the road frontages. The visual impact is therefore of no concern as there is no impact on neighbouring properties or the streetscape.</p> <p>As the car parking is within a high security area, opportunity for crime and anti-social behaviour in this environment is minimised significantly. The carpark is also located close to the gatehouse building.</p> <p>The proposal is considered to comply with the performance criteria.</p>

Parking and Access Code

The proposal does not comply with Clause E6.7.9 A1 for the following reasons:

- No motorcycle parking areas have been designated on the plan and therefore the design of this type of parking is not provided.

Performance Criteria	Proposal
<p><i>“The design of motorcycle parking areas must provide safe, obvious and easy access for motorcyclists having regard to all of the following:</i></p> <p><i>(a) providing clear sightlines from the building or the public road to provide adequate passive surveillance of the parking facility and the route from the parking facility to the building;</i></p> <p><i>(b) avoiding creation of concealment points to minimise the risk”.</i></p>	<p>As noted earlier, sufficient parking is provided on-site with opportunity for motorcycles to park within the designated car parking area. The parking proposed is located within close proximity to the gatehouse building.</p> <p>The carpark is linear and does not create any concealment points which is supported by the high security nature of the site.</p> <p>The proposal complies with the performance criteria.</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and no representations were received.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

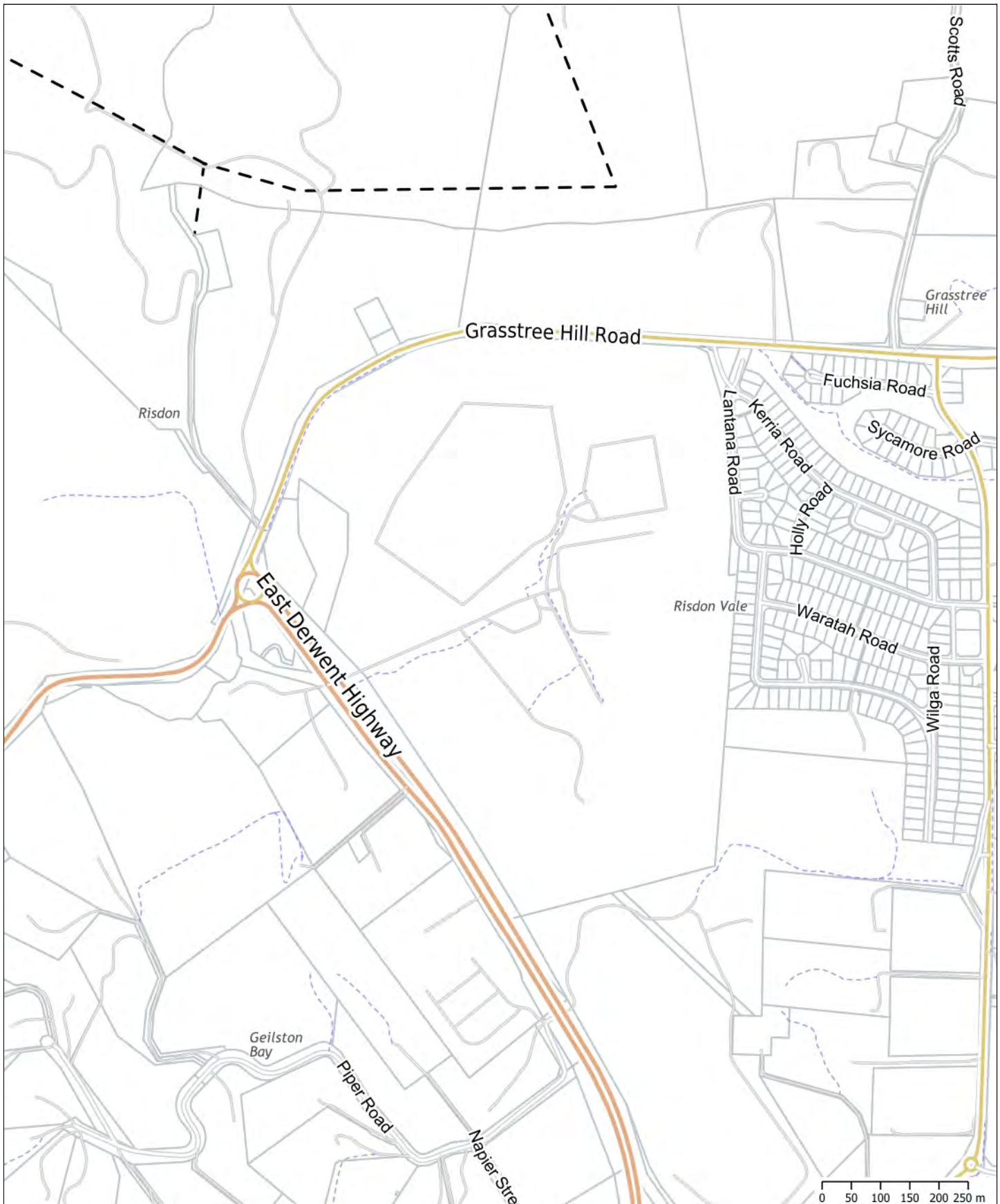
There are no inconsistencies with Council’s adopted Strategic Plan 2016-2026 or any other relevant Council Policy.



9. CONCLUSION

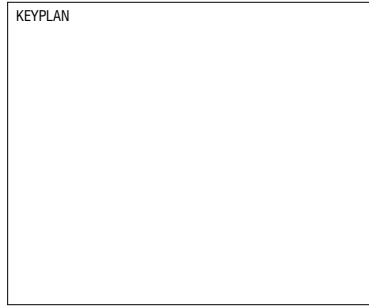
The proposal is for expansion of the existing Risdon Prison Complex through a new Southern Remand Centre. There were no representations received in relation to the proposal. Compliance is demonstrated with the relevant performance criteria. Accordingly, the proposal is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (32)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING



	<p>This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.</p>	<p>18/09/2019</p>	
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PLANNING APPLICATION

REVISIONS

C	18/07/2019	PLANNING APPLICATION
B	28/06/2019	SD SET
A	01/06/2019	PRELIMINARY SD SET

DRAWING

LOCATION PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAM

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER	DATE
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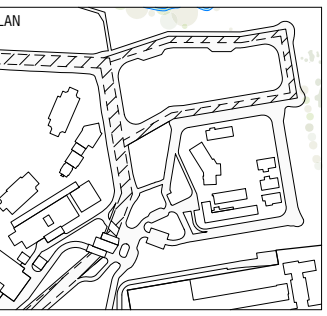
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PLANNING APPLICATION

REVISIONS

C 18/01/2019 PLANNING APPLICATION
B 28/06/2019 5D SET
A 01/08/2019 PRELIMINARY 5D SET

SOUTHERN REMAND CENTRE COMPOUND

PROJECT TITLE

SOUTHERN REMAND CENTRE PROGRAM

PRINCIPAL

DEPARTMENT OF JUSTICE

PROJECT ADDRESS

EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER

1875

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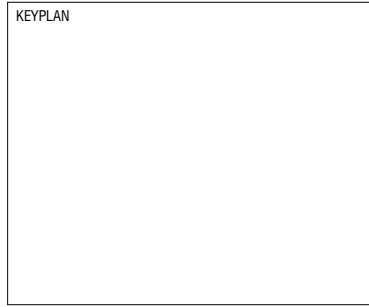
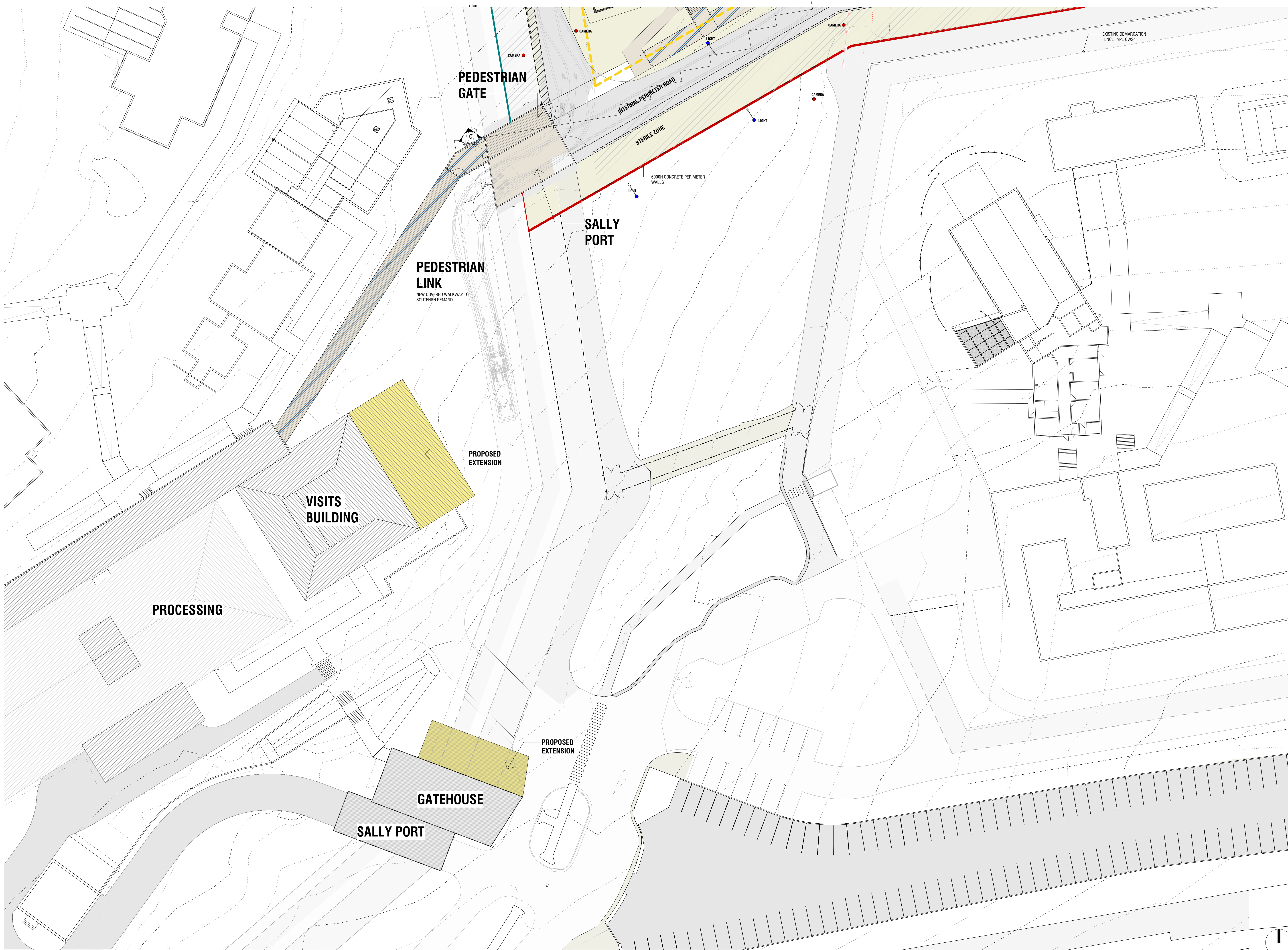
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PLANNING APPLICATION

REVISIONS

C 18/07/2019 PLANNING APPLICATION
B 28/08/2019 SD SET
A 01/09/2019 PRELIMINARY SD SET

RPC WORKS AREA 01

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAM

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
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Engineers & Planners

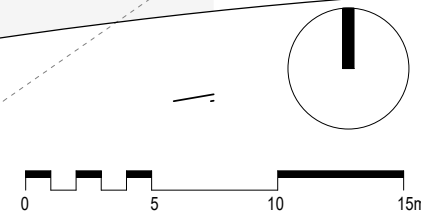
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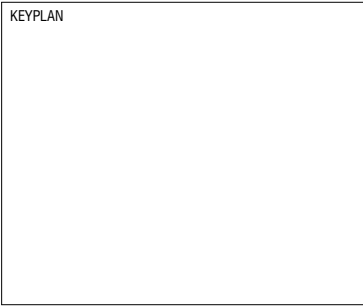
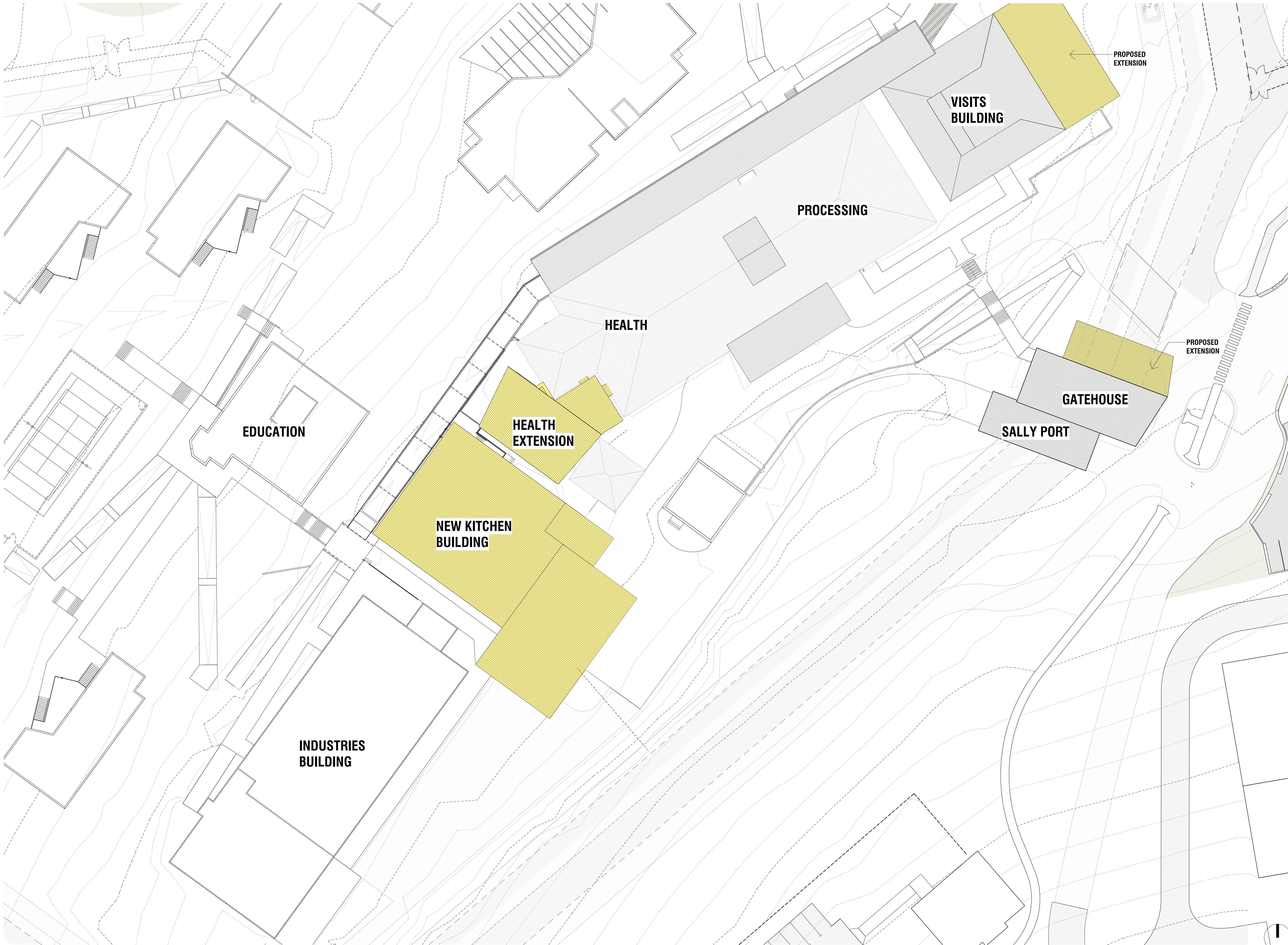
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PLANNING APPLICATION

REVISIONS

C	18/07/2019	PLANNING APPLICATION
B	28/06/2019	SD SET
A	01/06/2019	PRELIMINARY SD SET

RPC WORKS AREA 02

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAM

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
1875

DATE
JULY 2019

SCALE @ A1
1 : 300

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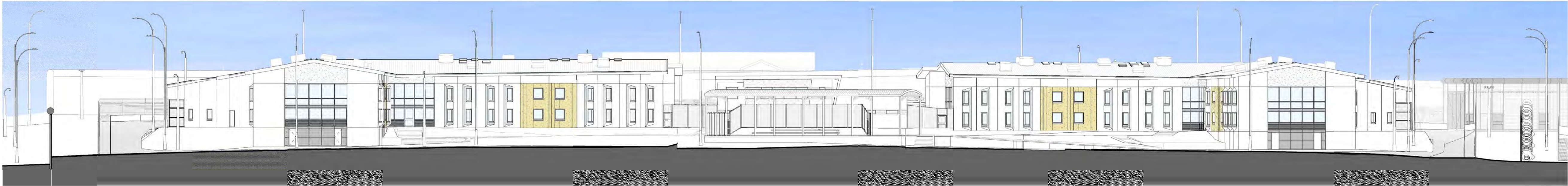
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A SOUTHERN REMAND CENTRE - SECTION A
1:300



B SOUTHERN REMAND CENTRE - SECTION B
1:300



C SOUTHERN REMAND CENTRE - SECTION C
1:300

PLANNING APPLICATION

REVISIONS

C 18/07/2019 PLANNING APPLICATION
B 28/06/2019 SD SET
A 01/06/2019 PRELIMINARY SD SET

DRAWING
SOUTHERN REMAND CENTRE
COMPOUND SECTIONS

PROJECT TITLE
SOUTHERN REMAND CENTRE
PROGRAM

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER	DATE
1875	JULY 2019
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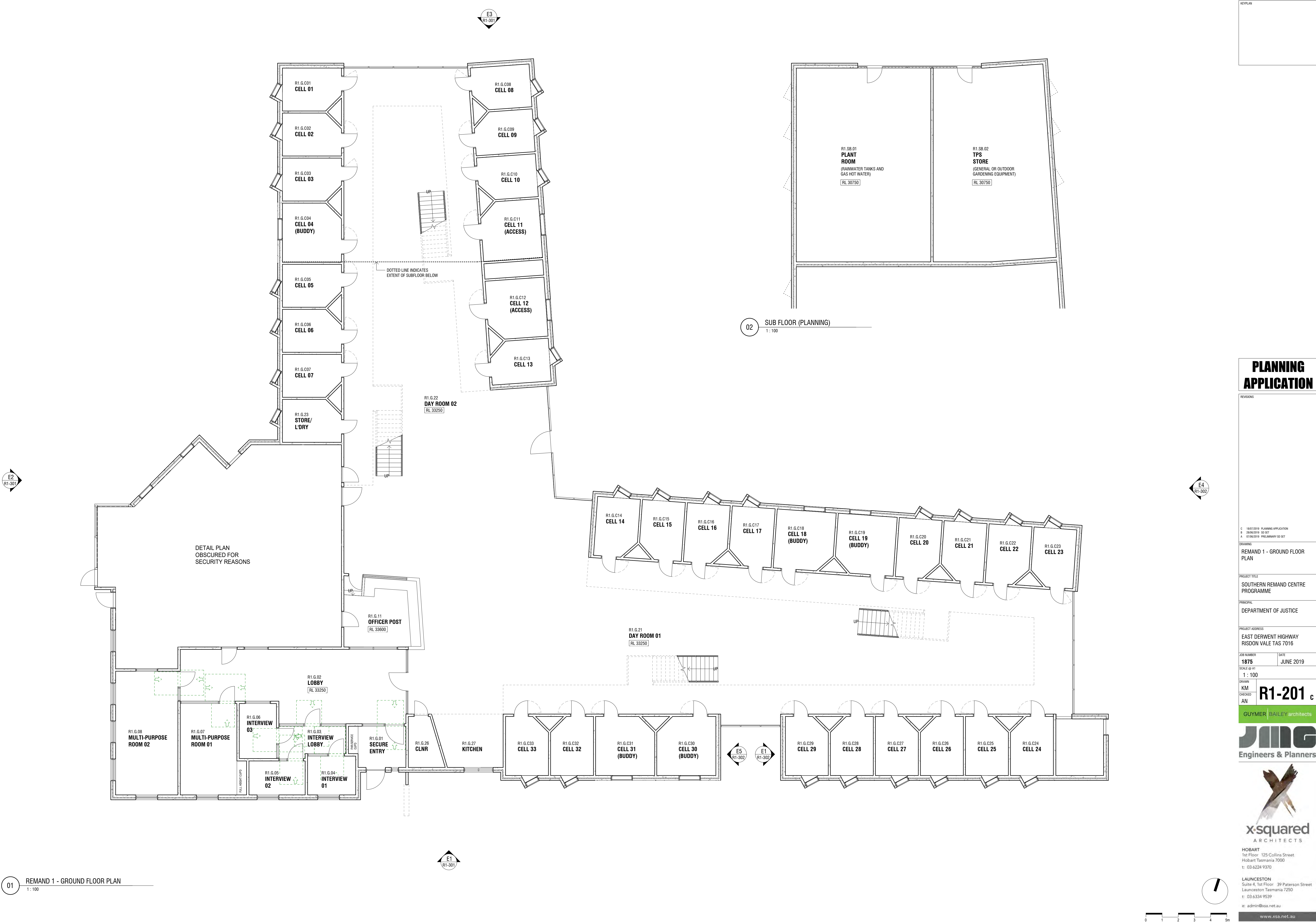
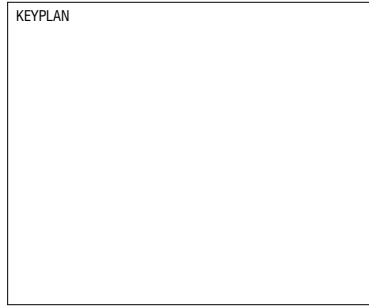
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PLANNING APPLICATION

REVISIONS

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REMAND 1 - GROUND FLOOR PLAN

SOUTHERN REMAND CENTRE PROGRAMME

DEPARTMENT OF JUSTICE

EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
1 : 100

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REVISIONS

C	18/01/2019	PLANNING APPLICATION
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REMAND 1 - FIRST FLOOR PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
1875

DATE
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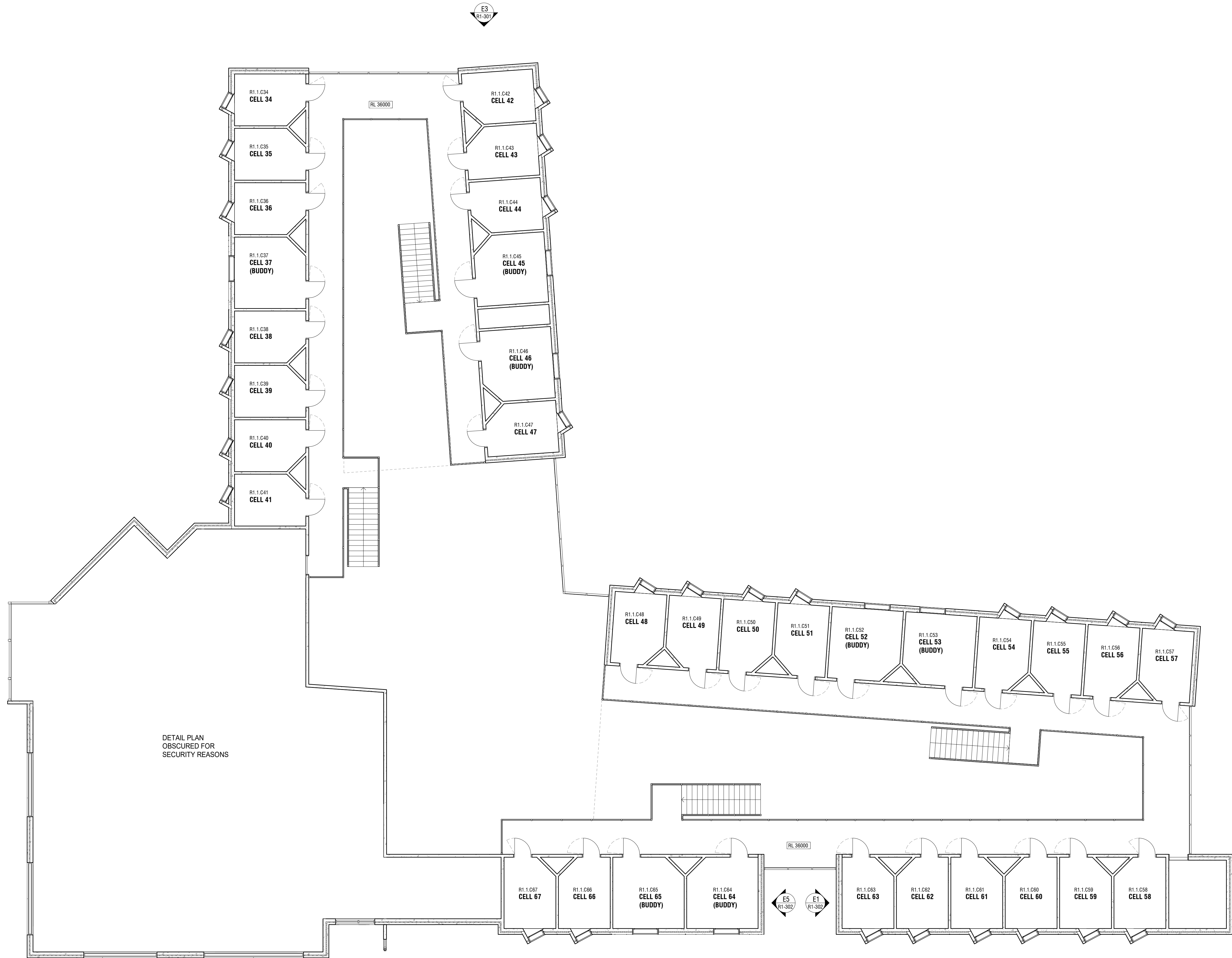
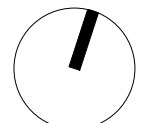
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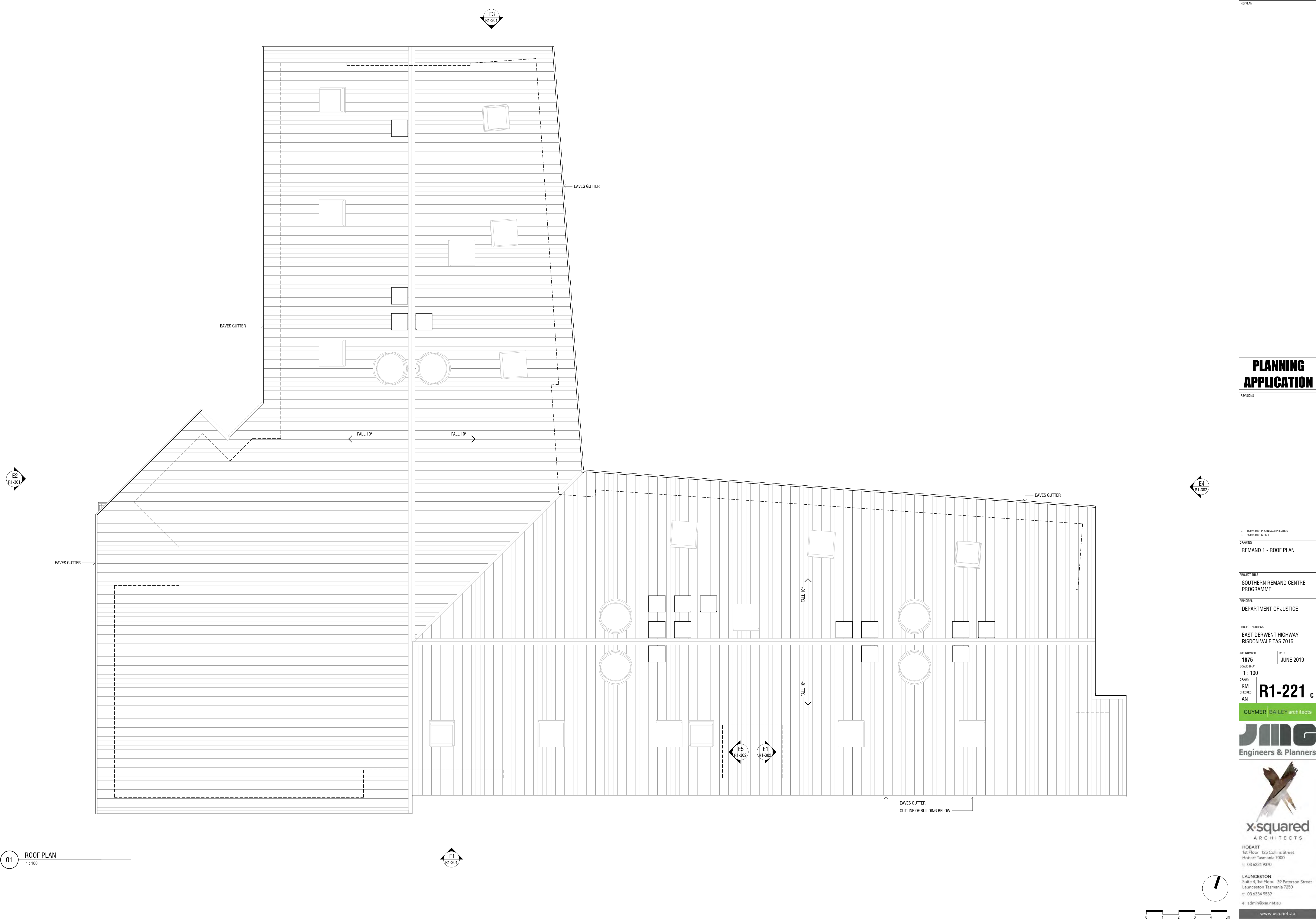
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R1-301

E4
R1-302

E5
R1-302

E1
R1-302

E1
R1-301



01 ROOF PLAN
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KEY PLAN

PLANNING APPLICATION

REVISIONS

C 18/07/2019 PLANNING APPLICATION
P 20/06/2019 SD SET

REMANO 1 - ROOF PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
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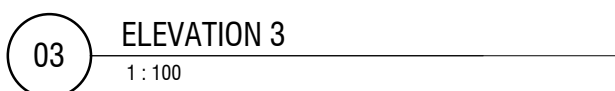
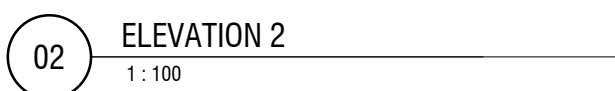
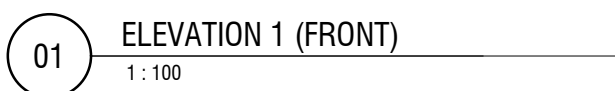
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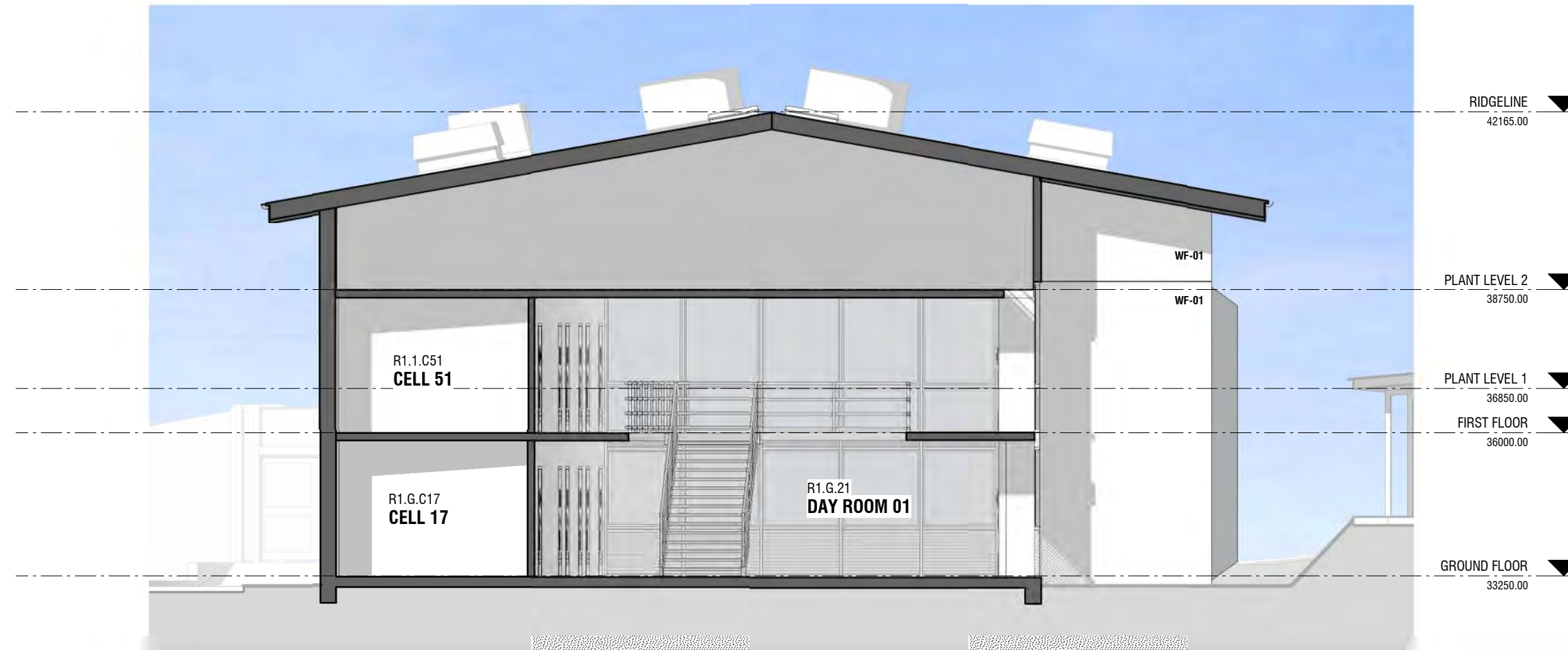
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C 16/01/2019 B 28/06/2019	PLANNING APPLICATION DO SET
DRAWING	
ELEVATIONS 1 OF 2	
PROJECT TITLE	
SOUTHERN REMAND CENTRE PROGRAMME	
PRINCIPAL	
DEPARTMENT OF JUSTICE	
PROJECT ADDRESS	
EAST DERWENT HIGHWAY RISDON VALE TAS 7016	
JOB NUMBER	DATE
1875	JUNE 2019
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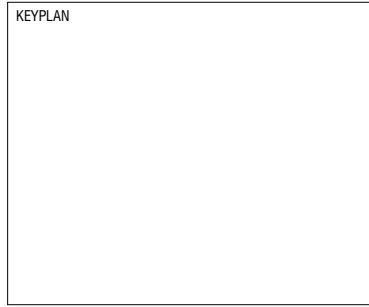


05 ELEVATION 5
1:100



01 ELEVATION 6
1:100

MATERIALS LEGEND		
CODE	NAME	DESCRIPTION
SG	SMOKE EXHAUST GRILL	CORRECTIONAL GRADE LOUVRES IN GALVANISED STEEL FRAME
SP	SPANDRAL	SOLID PANEL, GALVANISED STEEL INFILL SPANDRAL WITHIN GALVANISED STEEL WINDOW FRAME
WF-01	WALL FINISH 01	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 01
WF-02	WALL FINISH 02	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 02
WF-03	WALL FINISH 03	PRECAST CONCRETE, OFF-FORM FINISH, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 03
WF-06	WALL FINISH 06	PRECAST CONCRETE, OFF-FORM FINISH, WITH SANDBLASTED PATTERN, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 06
WF-07	WALL FINISH 07	FC SHEET WITH NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 07



PLANNING APPLICATION

REVISIONS

C	18/07/2019	PLANNING APPLICATION
R	20/08/2019	SD SET
DRAWING		

ELEVATIONS 2 OF 2

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
1875

DATE
JUNE 2019

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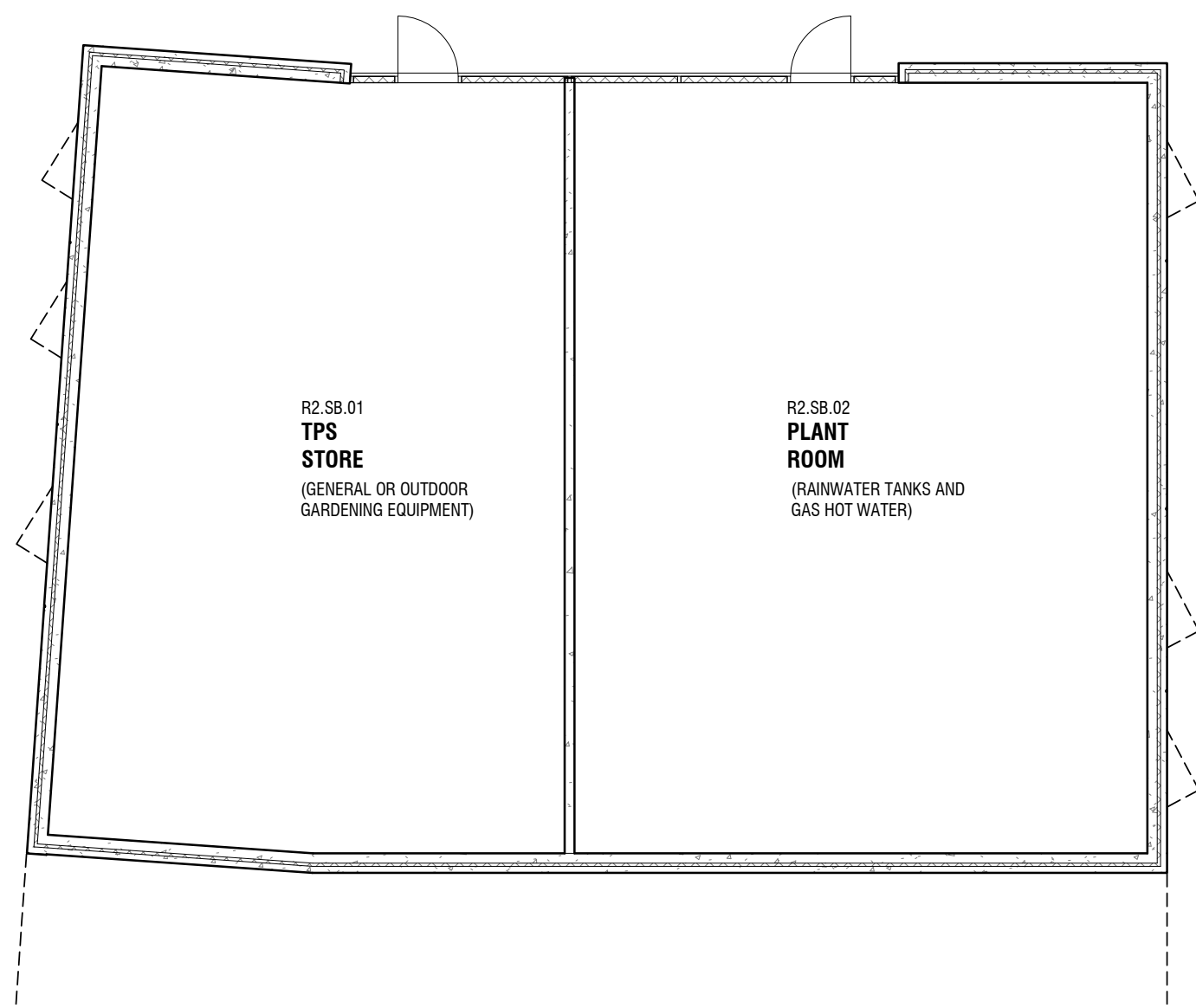
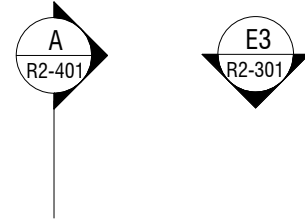
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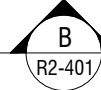
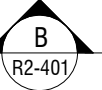
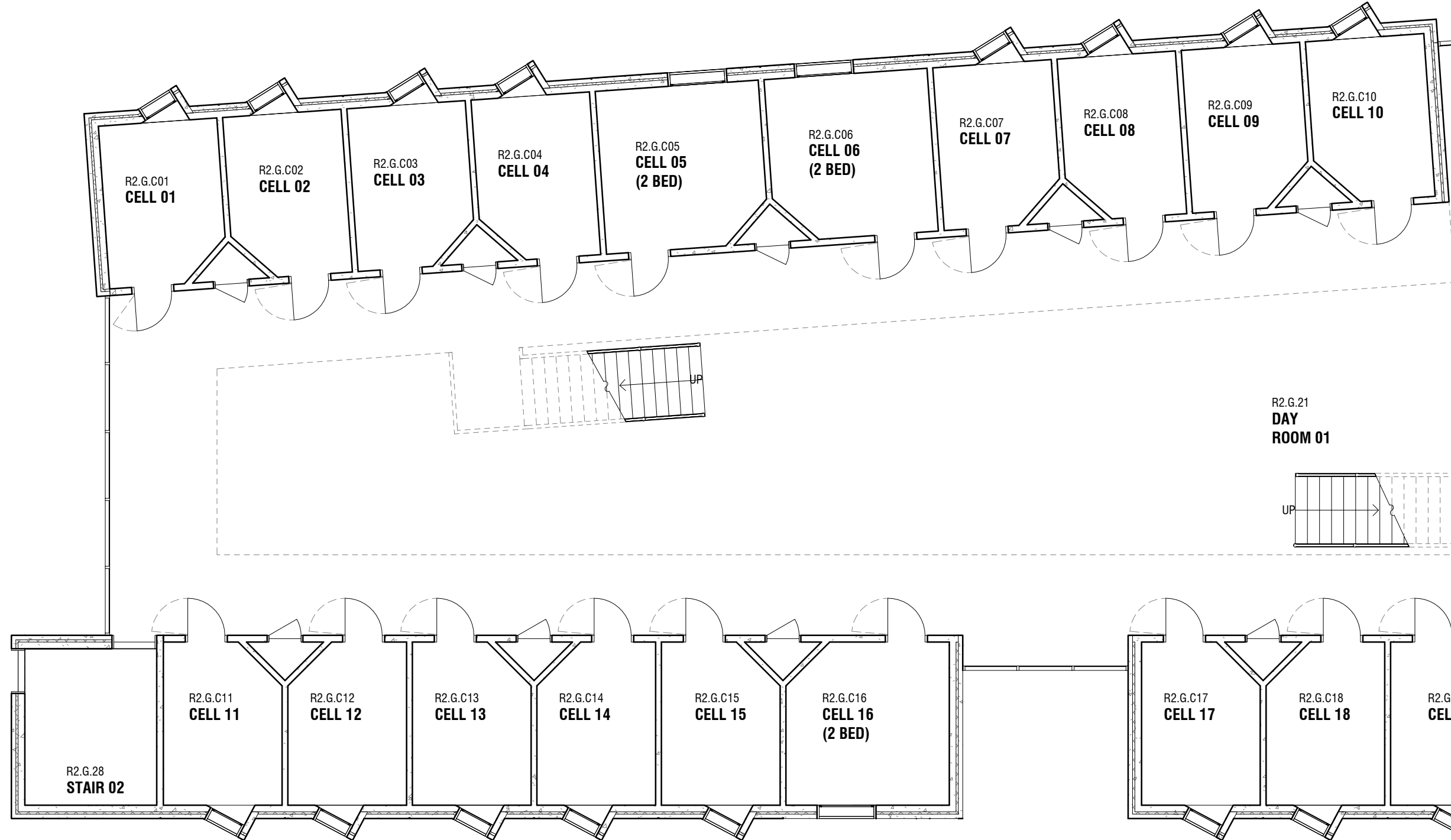
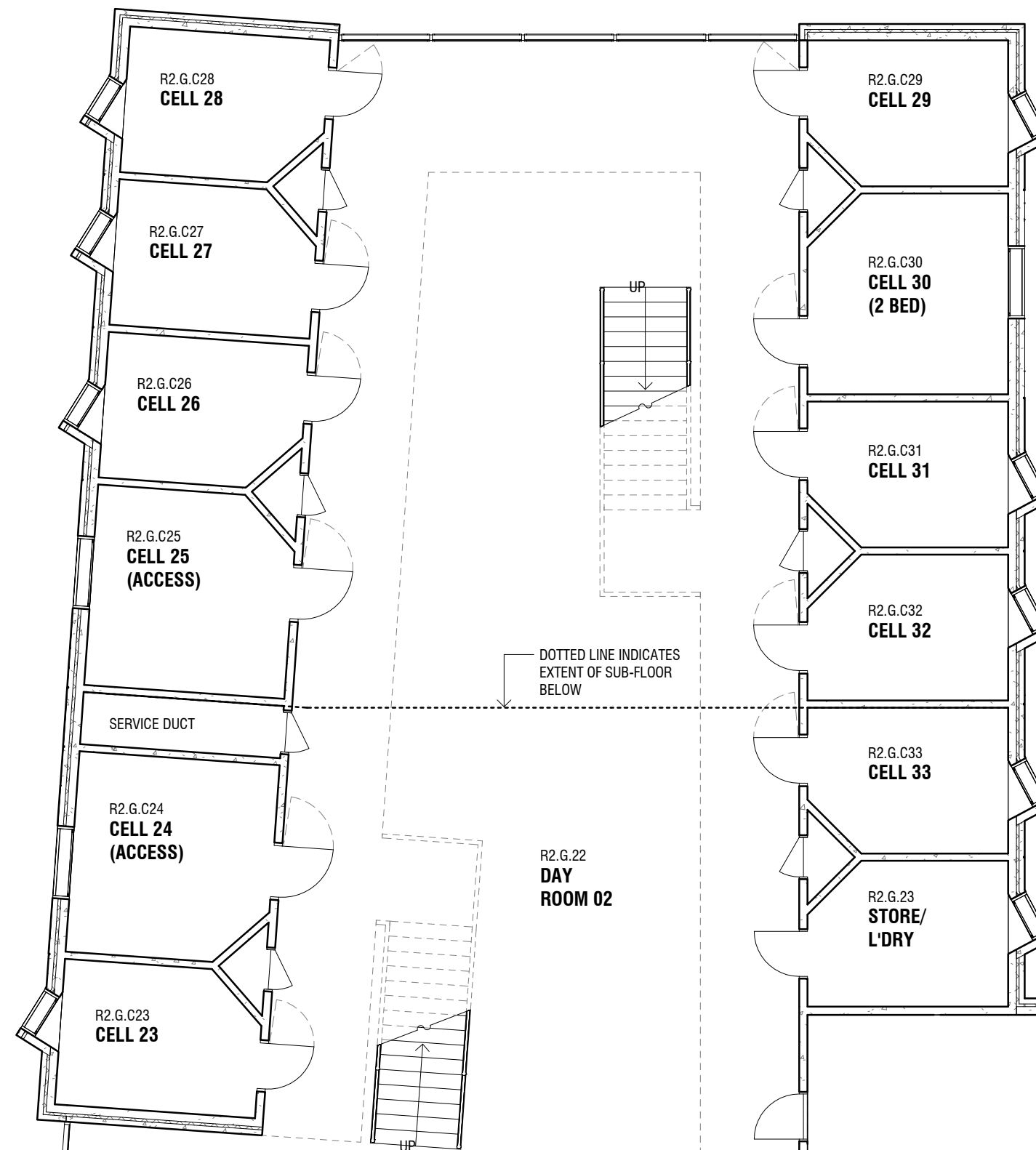
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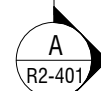
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02 REMAND 2 - SUB FLOOR PLAN
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01 REMAND 2 - GROUND FLOOR PLAN
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PLANNING APPLICATION

REVISIONS

C 18/07/2019 PLANNING APPLICATION
B 20/08/2019 SD SET
A 01/09/2019 PRELIMINARY SD SET

REMAND 2 - GROUND FLOOR PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
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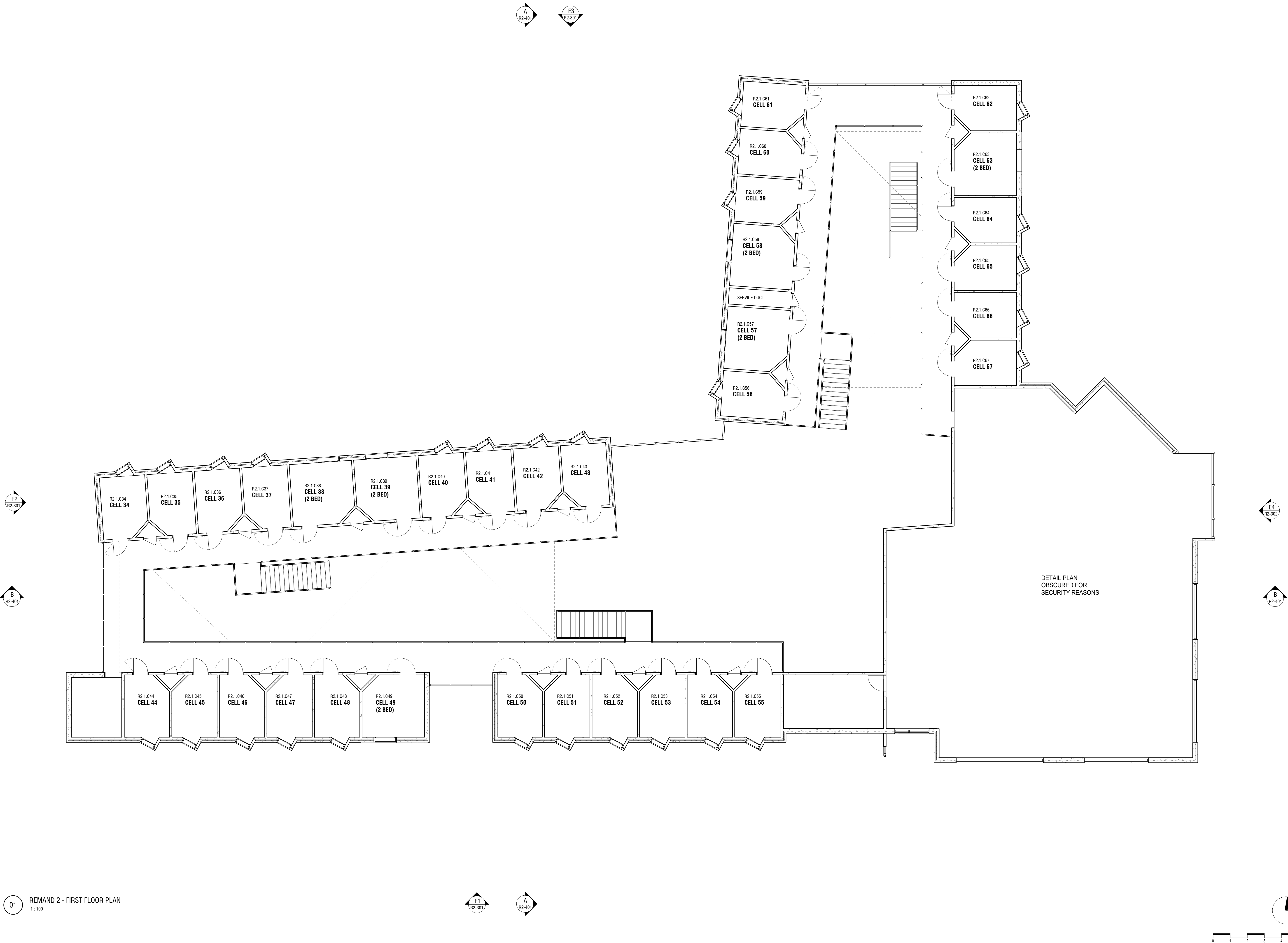
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PLANNING APPLICATION

REVISIONS

C	18/07/2019	PLANNING APPLICATION
B	20/06/2019	SD SET
A	01/06/2019	PRELIMINARY SD SET

REMAND 2 - FIRST FLOOR PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
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DATE
JUNE 2019

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PLANNING APPLICATION

REVISIONS

C	18/07/2019	PLANNING APPLICATION
B	20/06/2019	SD SET
DRAWING		
REMAND 2 - ROOF PLAN		
PROJECT TITLE		
SOUTHERN REMAND CENTRE PROGRAMME		
PRINCIPAL		
DEPARTMENT OF JUSTICE		
PROJECT ADDRESS		
EAST DERWENT HIGHWAY RISDON VALE TAS 7018		
JOB NUMBER	DATE	
1875	JUNE 2019	
SCALE @ A1		
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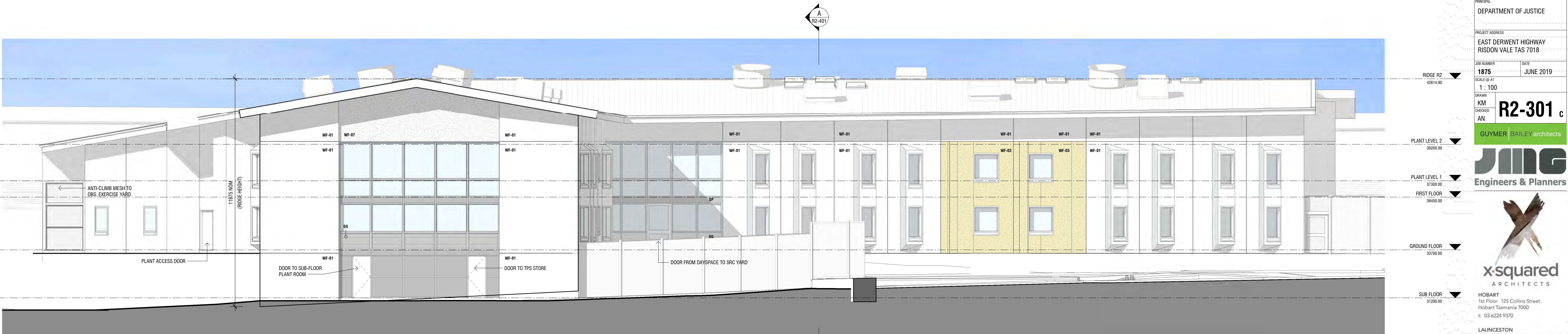
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01 ELEVATION 1 (FRONT)
1:100



02 ELEVATION 2
1:100



03 ELEVATION 3 (REAR)
1:100

MATERIALS LEGEND		
CODE	NAME	DESCRIPTION
SG	SMOKE EXHAUST GRILL	CORRECTIONAL GRADE LOUVRES IN GALVANISED STEEL FRAME
SP	SPANDRAL	SOLID PANEL, GALVANISED STEEL INFILL SPANDRAL WITHIN GALVANISED STEEL WINDOW FRAME
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WF-06	WALL FINISH 06	PRECAST CONCRETE, OFF-FORM FINISH, WITH SANDBLASTED PATTERN, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 06
WF-07	WALL FINISH 07	PC SHEET WITH NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 07
NOTE: RAINWATER PIPES ARE NOT SHOWN, BUT WILL BE REQUIRED.		
MATERIAL COLOURS SHOWN ON ELEVATIONS ARE INDICATIVE ONLY TO DIFFERENTIATE FINISHES. FINAL COLOURS TO FUTURE SELECTION		

PLANNING APPLICATION

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PLANNING APPLICATION	10/07/2019
2	ISSUED FOR SO SET	20/08/2019
3	ISSUED FOR PRELIMINARY SO SET	01/09/2019

ELEVATIONS 1 OF 2

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875

DATE
JUNE 2019

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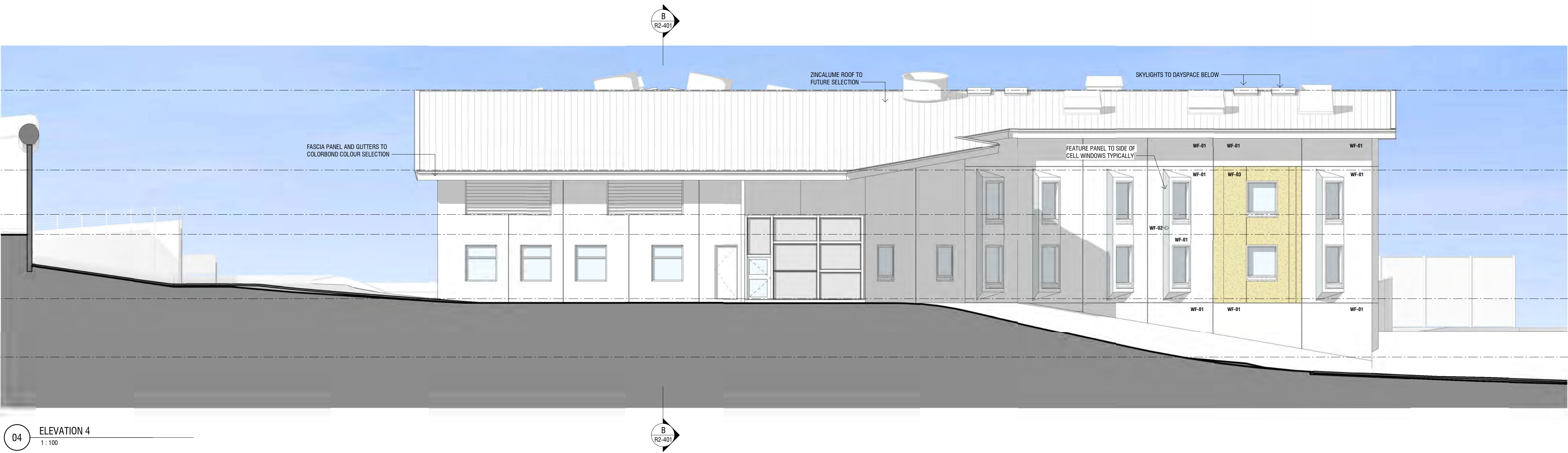
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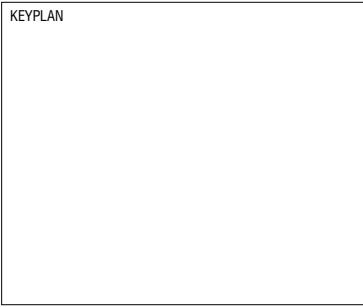
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04 ELEVATION 4
1 : 100

MATERIALS LEGEND		
CODE	NAME	DESCRIPTION
SG	SMOKE EXHAUST GRILL	CORRECTIONAL GRADE LOUVRES IN GALVANISED STEEL FRAME
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WF-07	WALL FINISH 07	FC SHEET WITH NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 07
NOTE: RAINWATER PIPES ARE NOT SHOWN, BUT WILL BE REQUIRED.		
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PLANNING APPLICATION

REVISIONS	
C	18/07/2019 PLANNING APPLICATION
B	20/06/2019 SD SET
A	01/06/2019 PRELIMINARY SD SET

ELEVATIONS 2 OF 2	
PROJECT TITLE	
SOUTHERN REMAND CENTRE PROGRAMME	
PRINCIPAL	
DEPARTMENT OF JUSTICE	
PROJECT ADDRESS	
EAST DERWENT HIGHWAY RISDON VALE TAS 7018	
JOB NUMBER	DATE
1875	JUNE 2019
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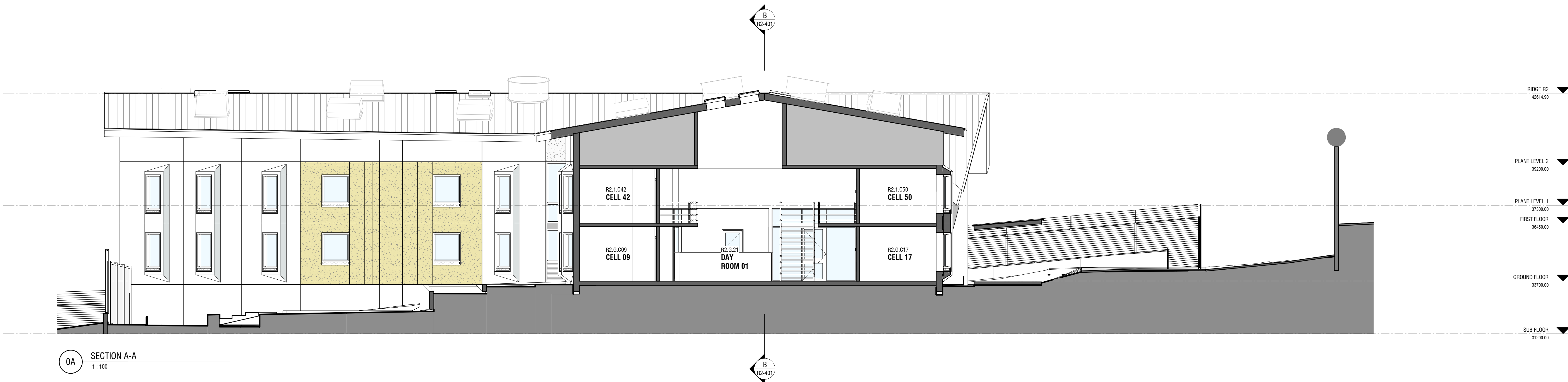
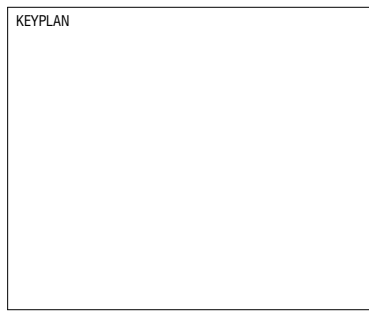


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PLANNING APPLICATION

REVISIONS

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SECTIONS

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
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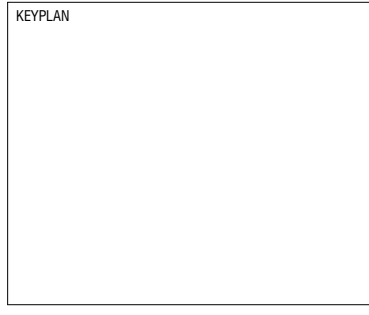
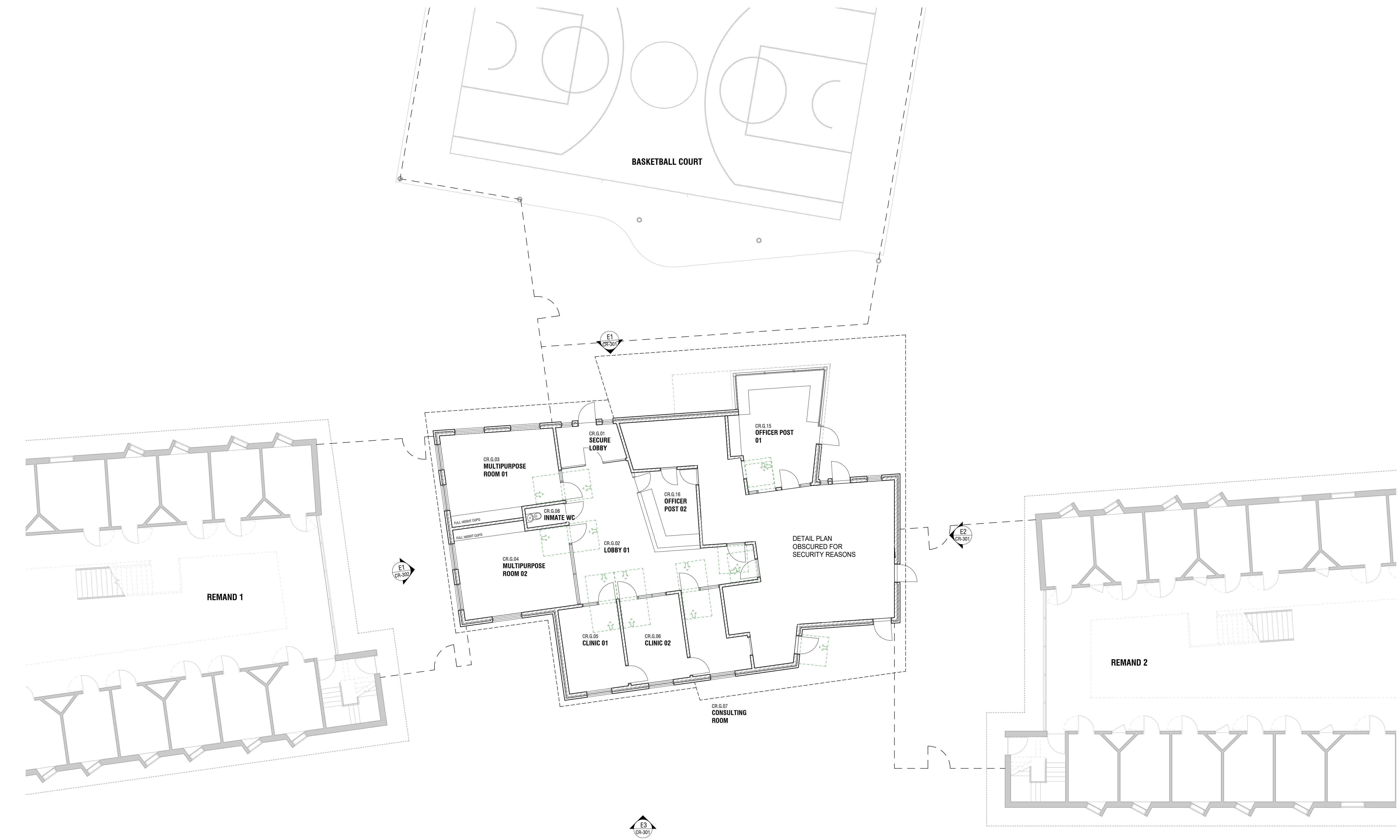
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PLANNING APPLICATION

REVISIONS

C	18/01/2019	PLANNING APPLICATION
B	28/06/2019	SD SET
A	01/08/2019	PRELIMINARY SD SET

CLINIC AND RECREATION - GROUND FLOOR PLAN

PROJECT TITLE

SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL

DEPARTMENT OF JUSTICE

PROJECT ADDRESS

EAST DERWENT HIGHWAY

RISDON VALE TAS 7016

JOB NUMBER

1875

DATE

JUNE 2019

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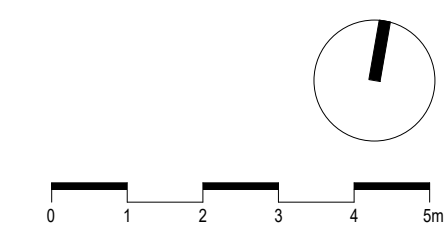
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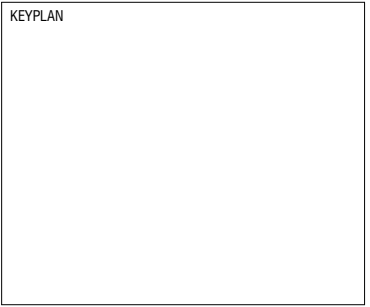
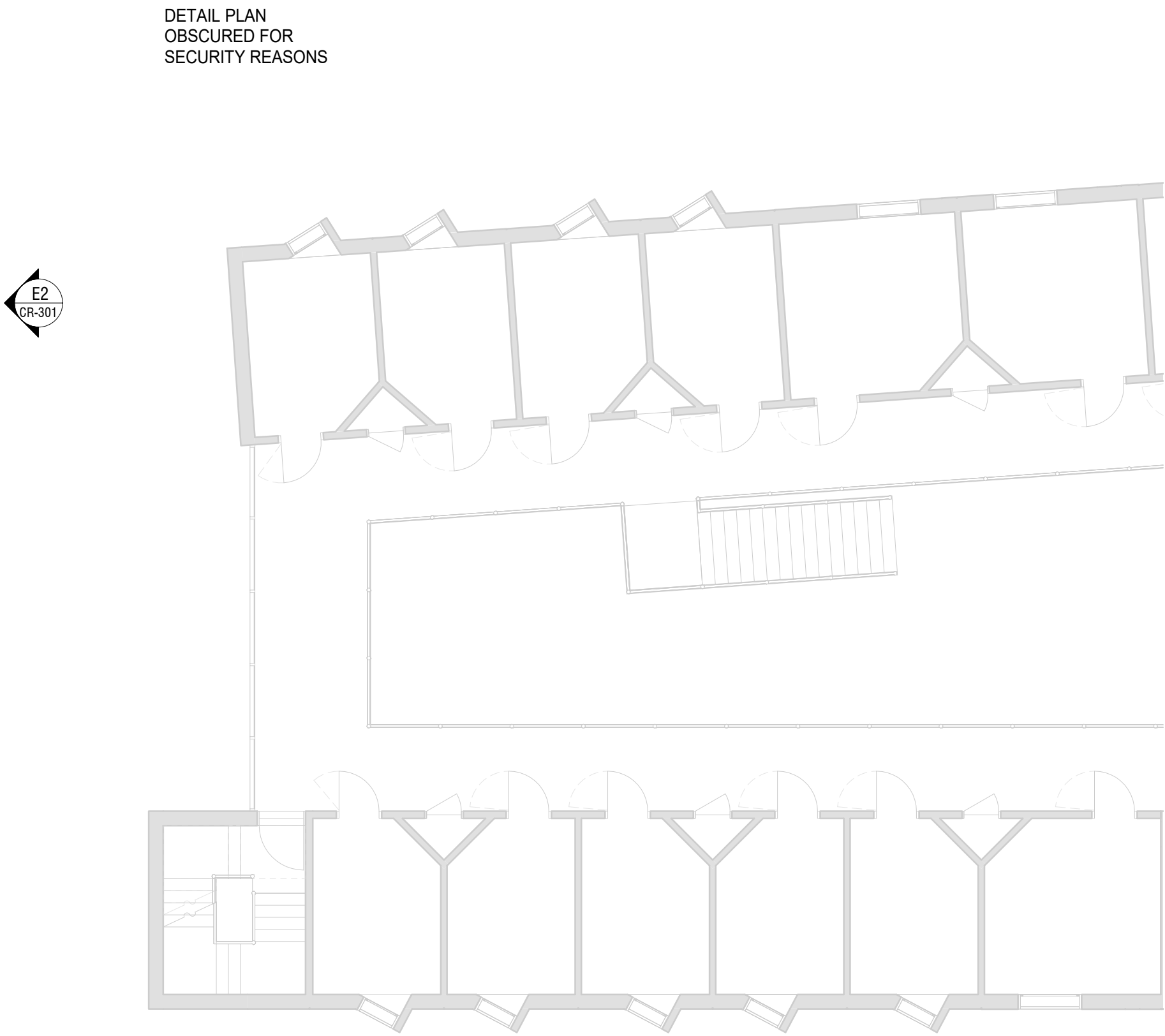
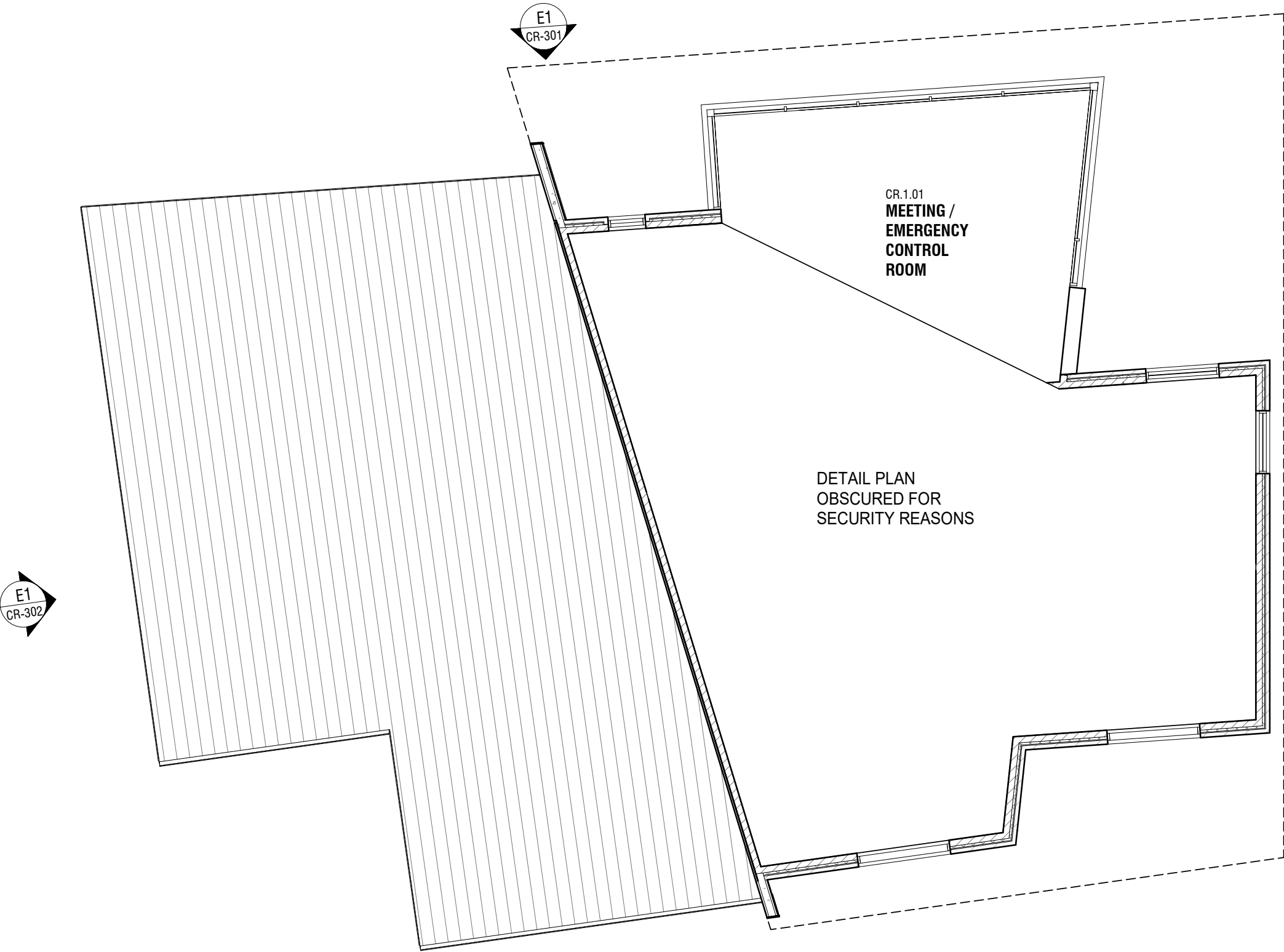
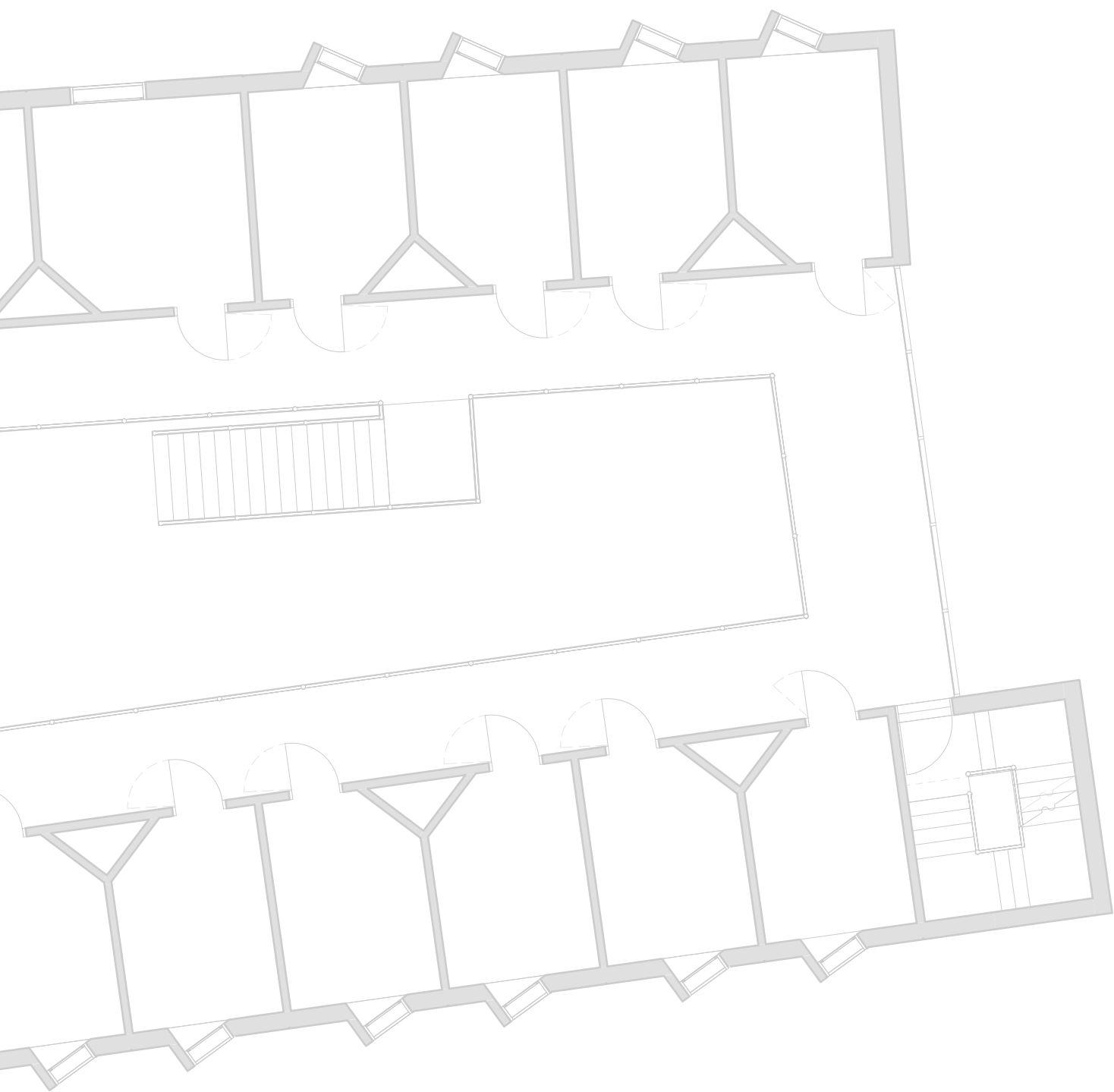
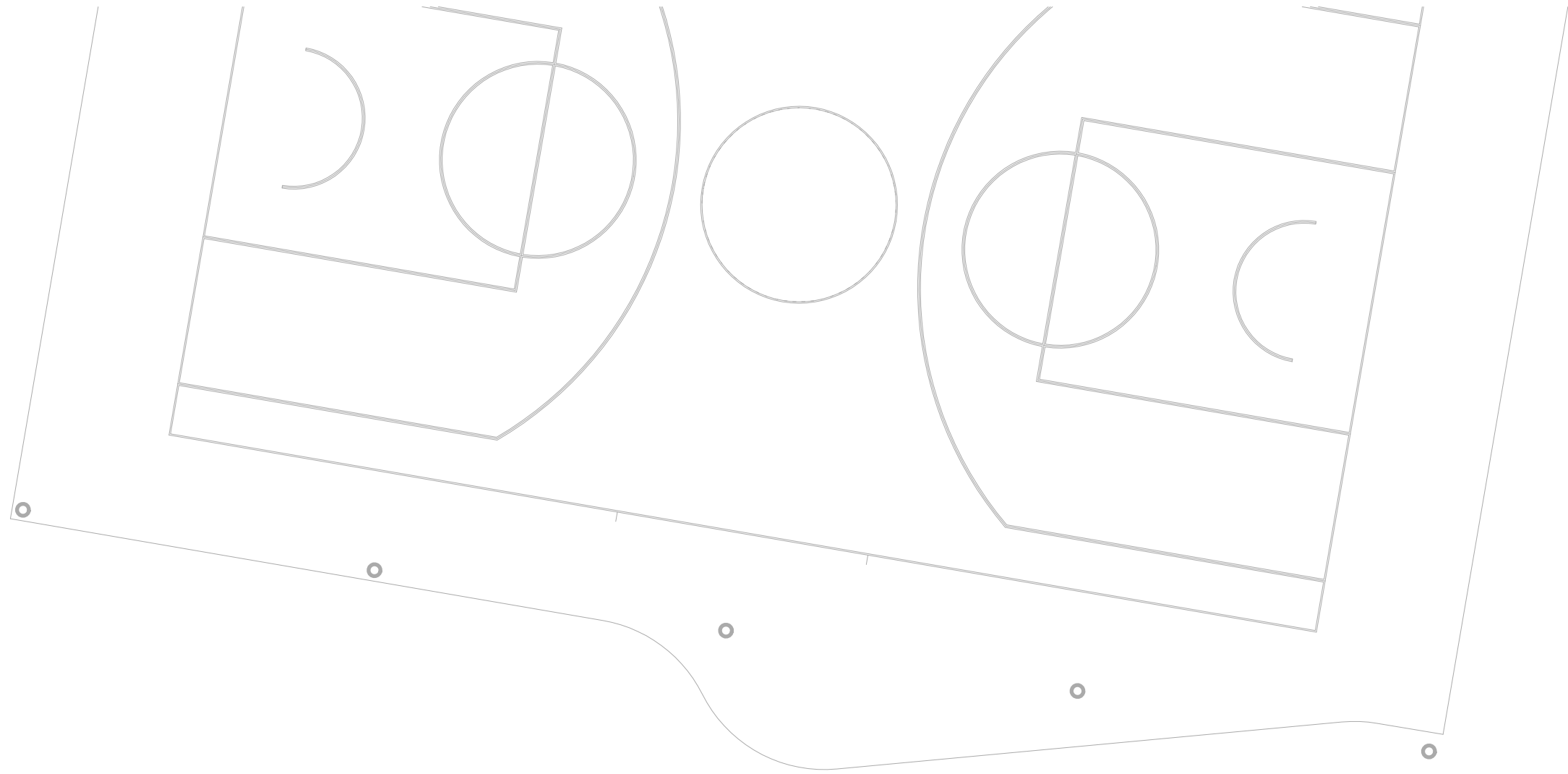
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PLANNING APPLICATION

REVISIONS

C 18/01/2019 PLANNING APPLICATION
B 28/06/2019 SD SET
A 01/08/2019 PRELIMINARY SD SET

CLINIC AND RECREATION - FIRST FLOOR PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
1 : 100

GRAPHIC
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GUYMER BAILEY architects

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Engineers & Planners

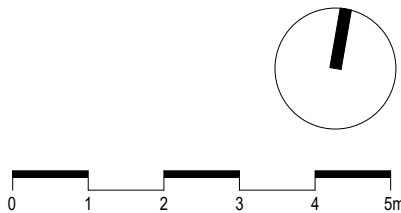
xquared
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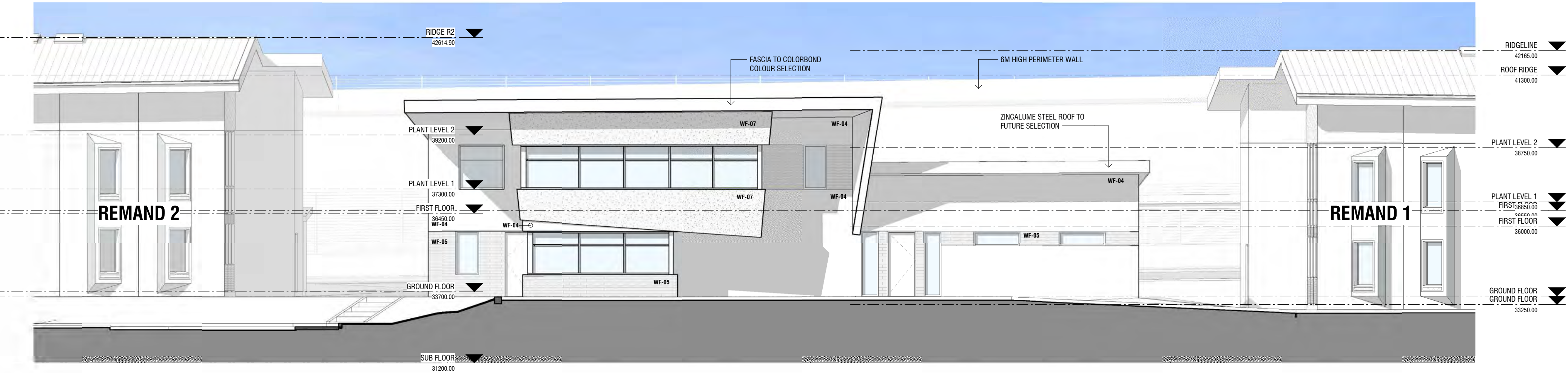
LAUNCESTON
Suite 4, 1st Floor 39 Paterson Street
Launceston Tasmania 7250
t: 03 6334 9539

e: admin@ksa.net.au

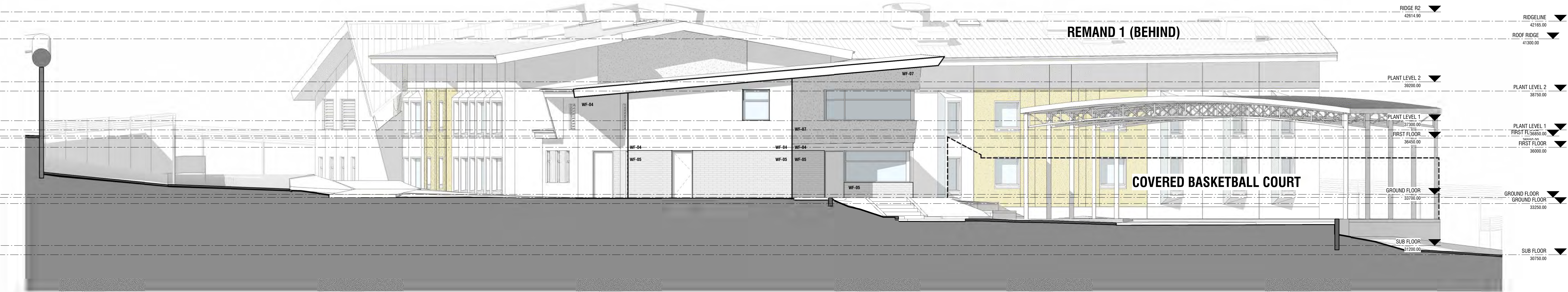
www.ksa.net.au



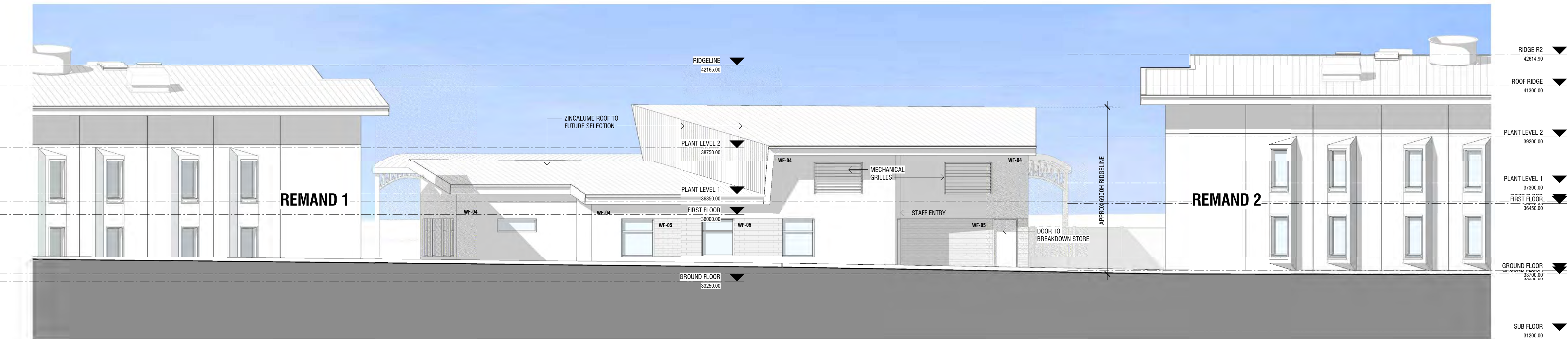
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CODE	NAME	DESCRIPTION
WF-04	WALL FINISH 04	FACE BLOCKWORK TYPE 1
WF-05	WALL FINISH 05	FACE BLOCKWORK TYPE 2, HONED AND COLOURED
WF-07	WALL FINISH 07	FC SHEET WITH NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 07



1 ELEVATION 1 (FRONT)
1 : 100



2 ELEVATION 2
1 : 100



3 ELEVATION 3
1 : 100

PLANNING APPLICATION

REVISIONS	
C	18/01/2019 PLANNING APPLICATION
B	28/06/2019 SD SET
A	01/08/2019 PRELIMINARY SD SET

ELEVATIONS 1 OF 2

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
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GRAPHIC
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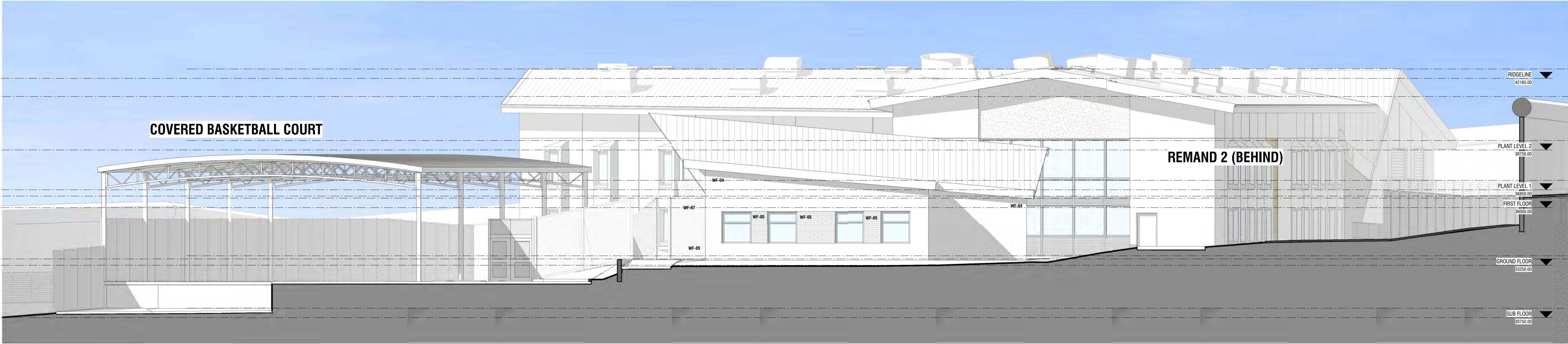
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ARCHITECTS

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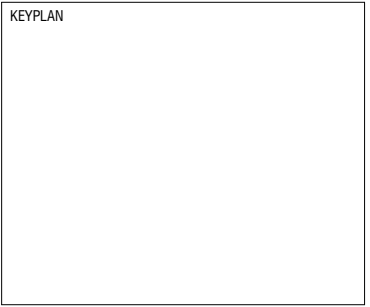
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1 ELEVATION 4
1:100



RIDGE R2	42165.00
ROOF RIDGE	41300.00
PLANT LEVEL 2	39200.00
PLANT LEVEL 1	37350.00
FIRST FLOOR	36400.00
GROUND FLOOR	31250.00
SUB FLOOR	30750.00

PLANNING APPLICATION

REVISIONS

C 18/01/2019 PLANNING APPLICATION
B 28/06/2019 SD SET
A 01/08/2019 PRELIMINARY SD SET

DRAWING
ELEVATIONS 2 OF 2

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7016

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
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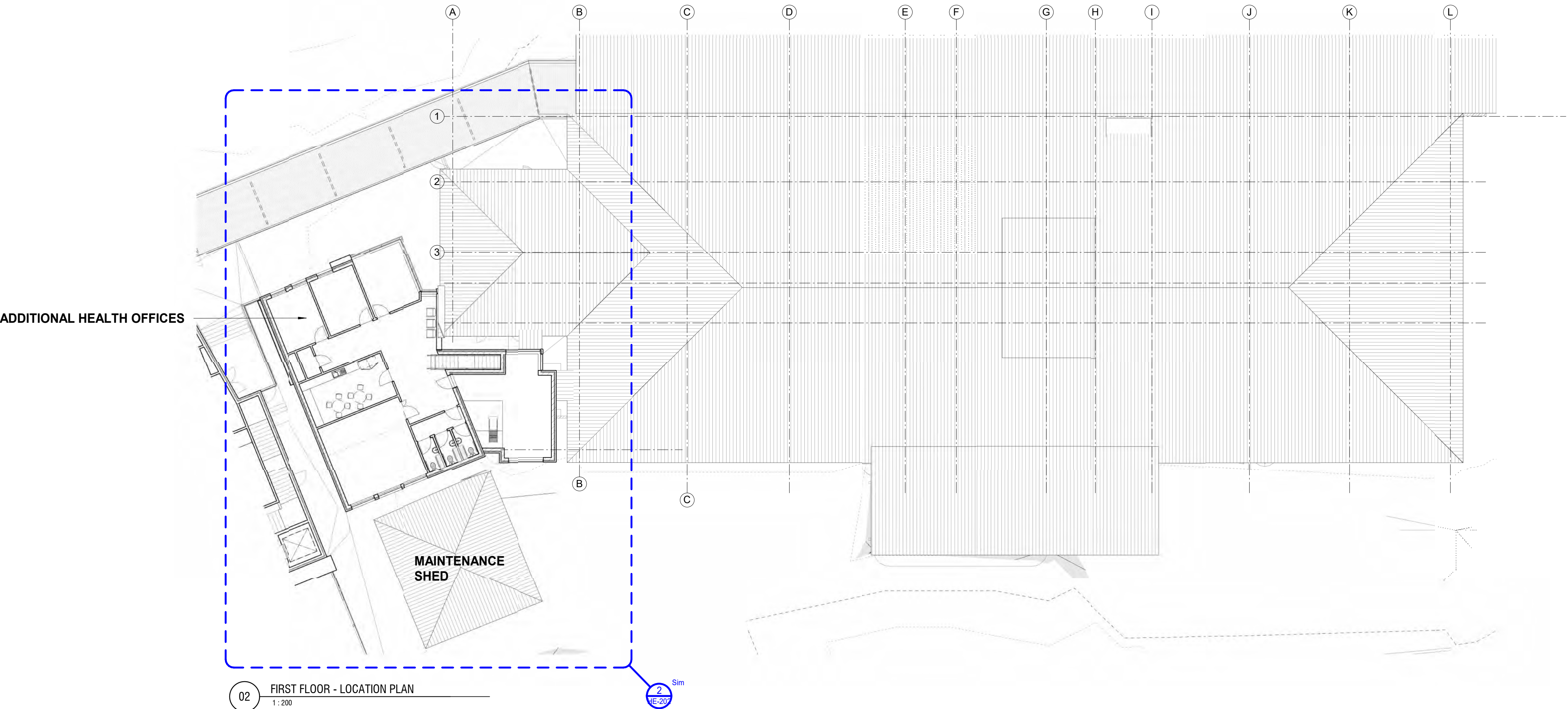
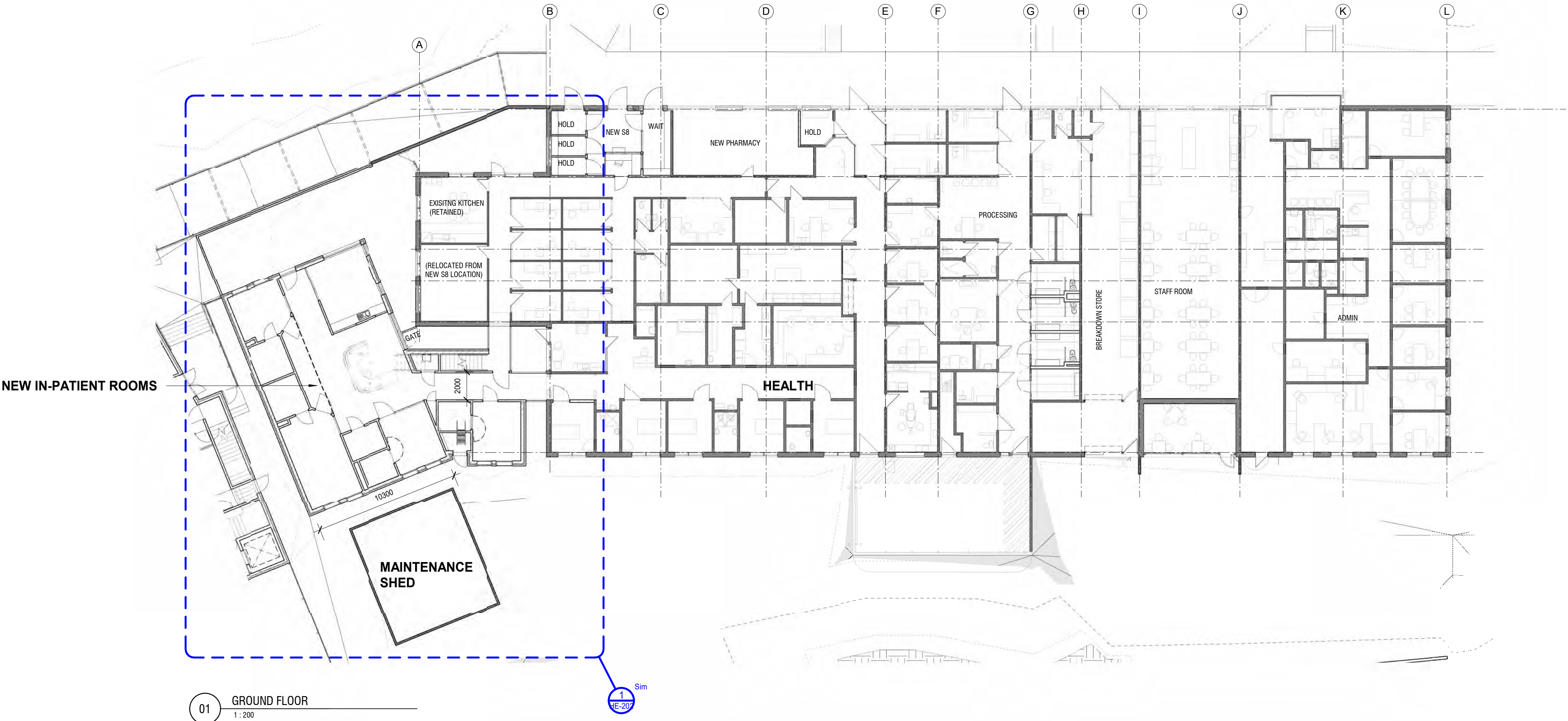
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0 1 2 3 4 5m



KEY PLAN

PLANNING APPLICATION

REVISIONS

C 18/01/2019 PLANNING APPLICATION
B 28/06/2019 SD SET
A 01/08/2019 PRELIMINARY SD SET

HEALTH - LOCATION PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE
PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
1 : 200

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ARCHITECTS

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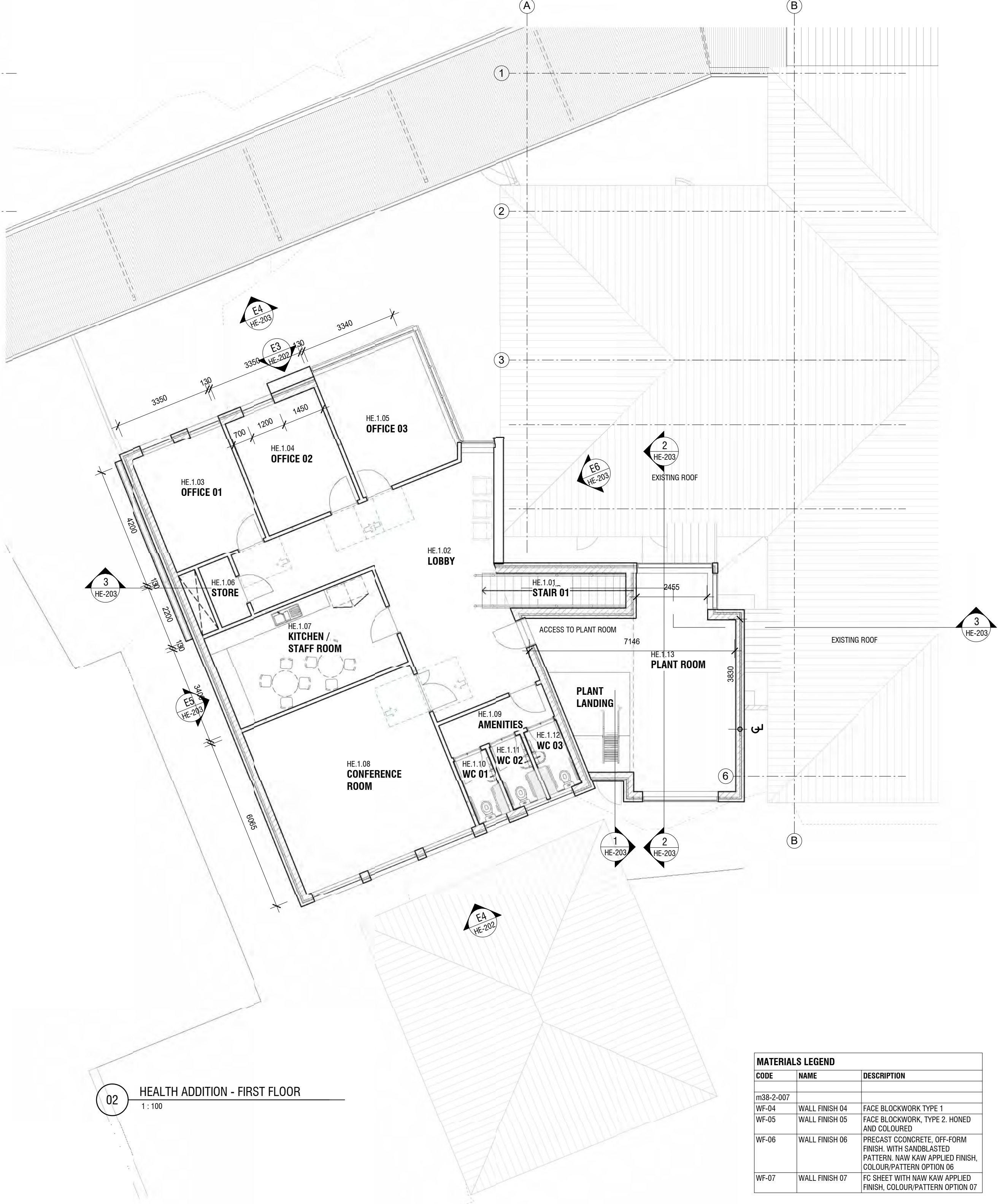
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0 1 2 3 4 5 10m



01 HEALTH ADDITION - GROUND FLOOR
1:100

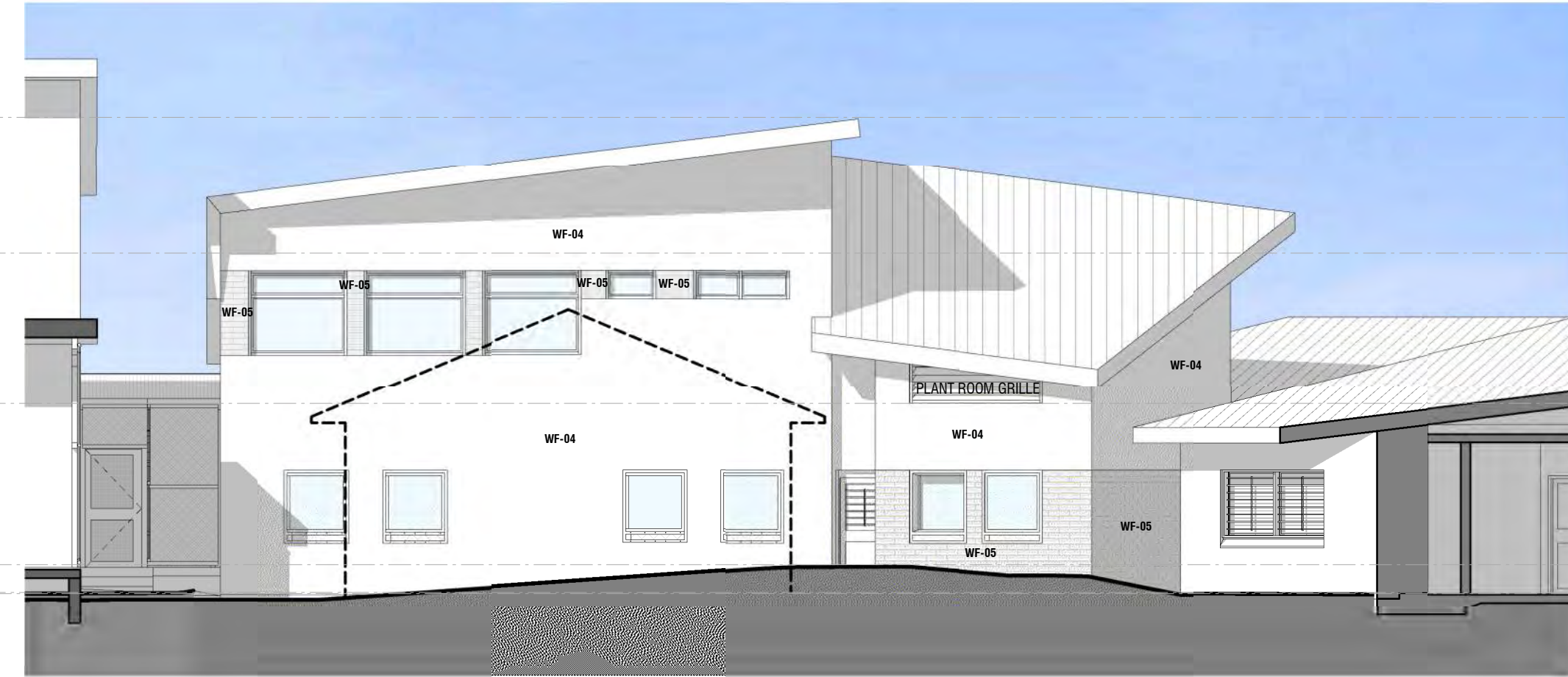


02 HEALTH ADDITION - FIRST FLOOR
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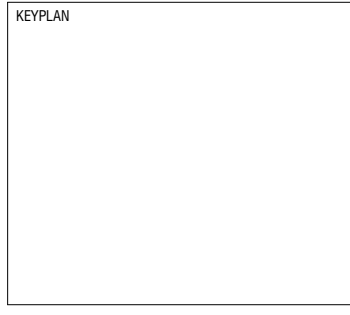
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CODE	NAME	DESCRIPTION
WF-01	WALL FINISH 01	FACE BLOCKWORK TYPE 1
WF-02	WALL FINISH 02	FACE BLOCKWORK TYPE 2, HONED AND COLOURED
WF-03	WALL FINISH 03	PRECAST CONCRETE, OFF-FORM FINISH WITH SANDBLASTED PATTERN, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 06
WF-04	WALL FINISH 04	FC SHEET WITH NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 07



03 NORTH
1:100



04 SOUTH
1:100



PLANNING APPLICATION

REVISIONS

C	18/01/2019	PLANNING APPLICATION
B	28/06/2019	SD SET
A	01/08/2019	PRELIMINARY SD SET

HEALTH - GROUND + FIRST FLOOR PLANS

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875

DATE
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SCALE @ A1
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RF

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Engineers & Planners

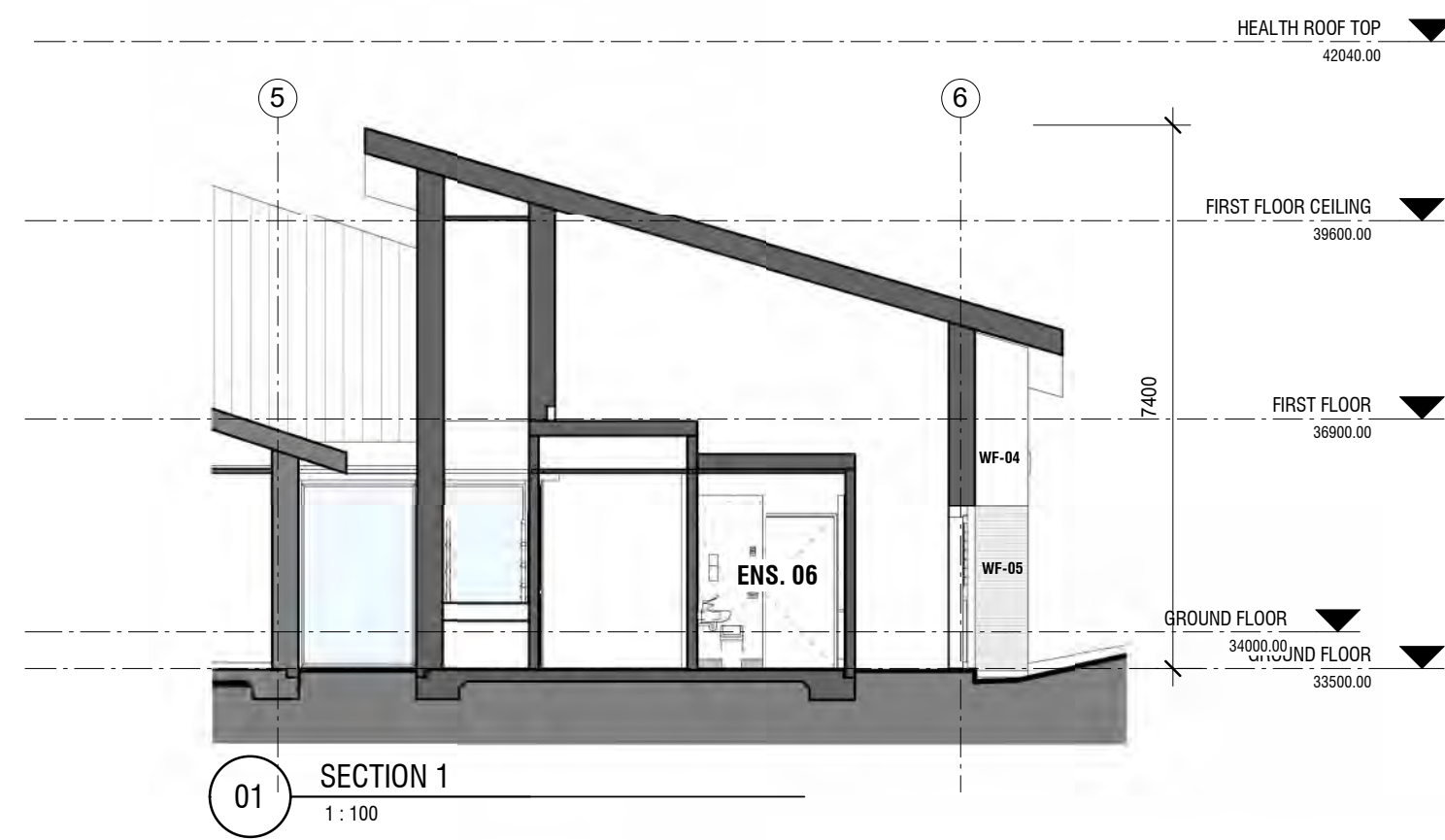
x squared
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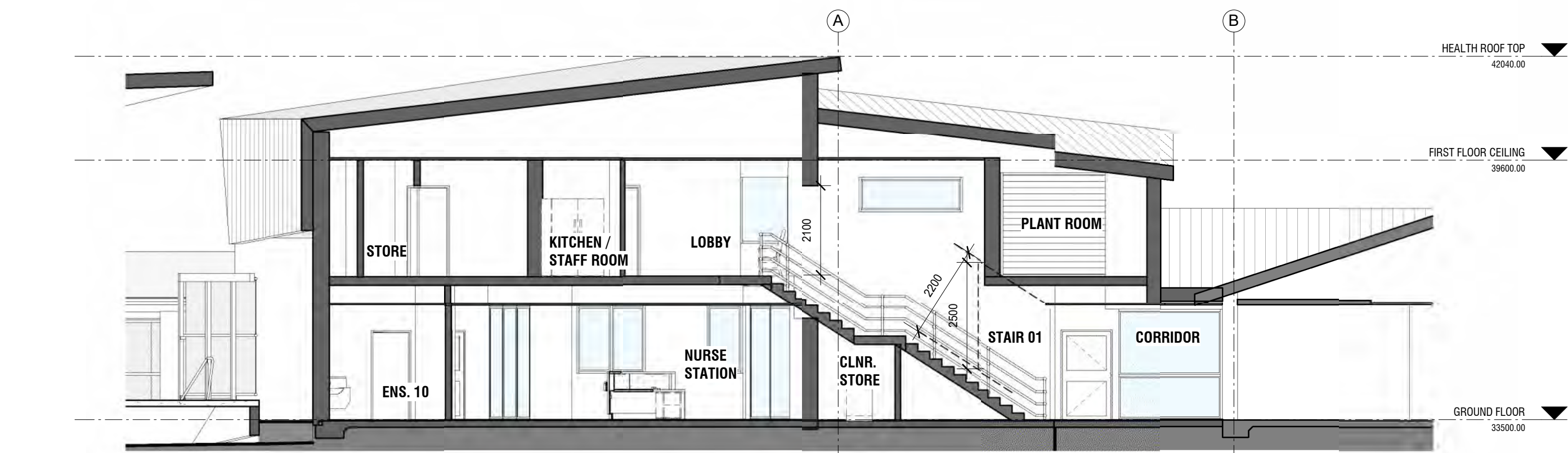
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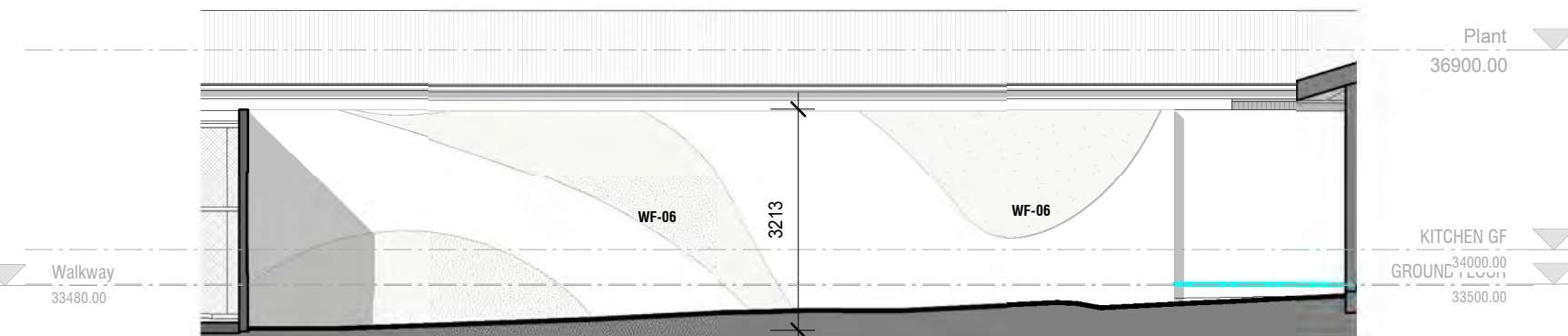
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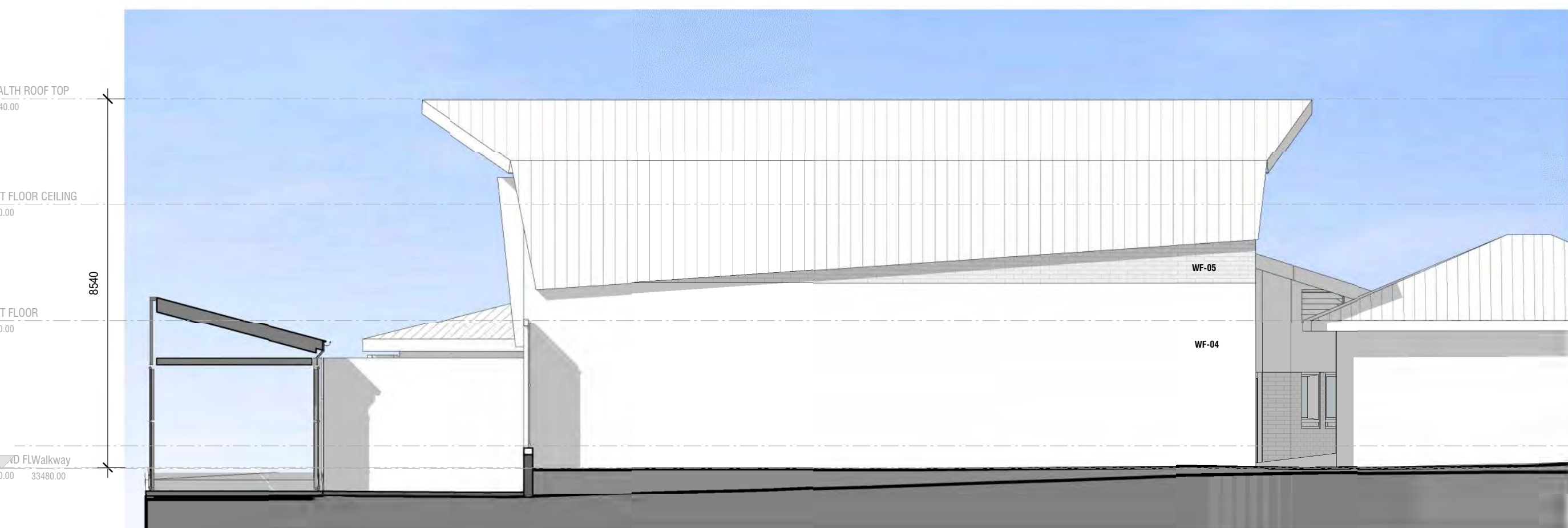
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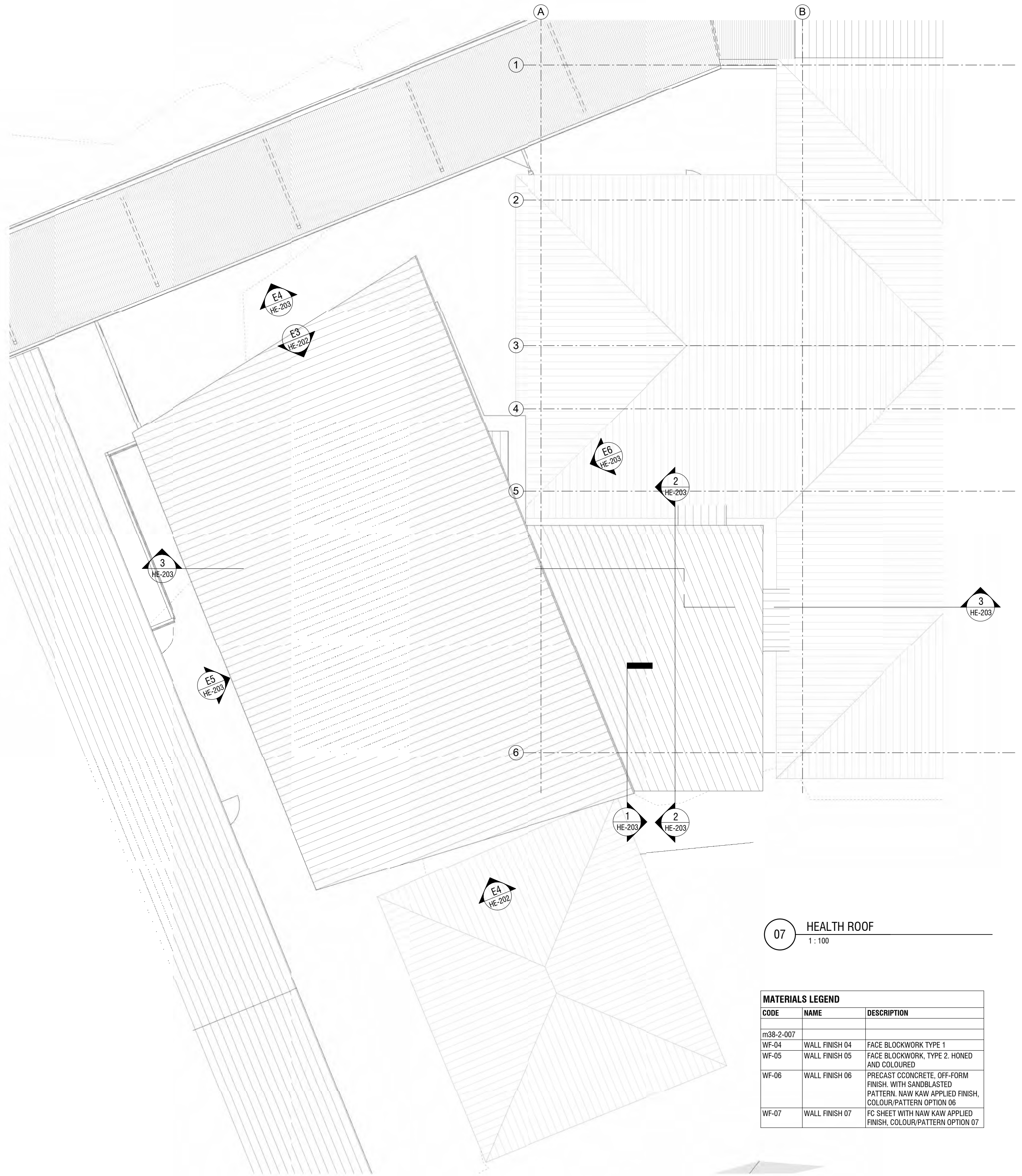
03 SECTION 3
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04 Elevation 5
1:100

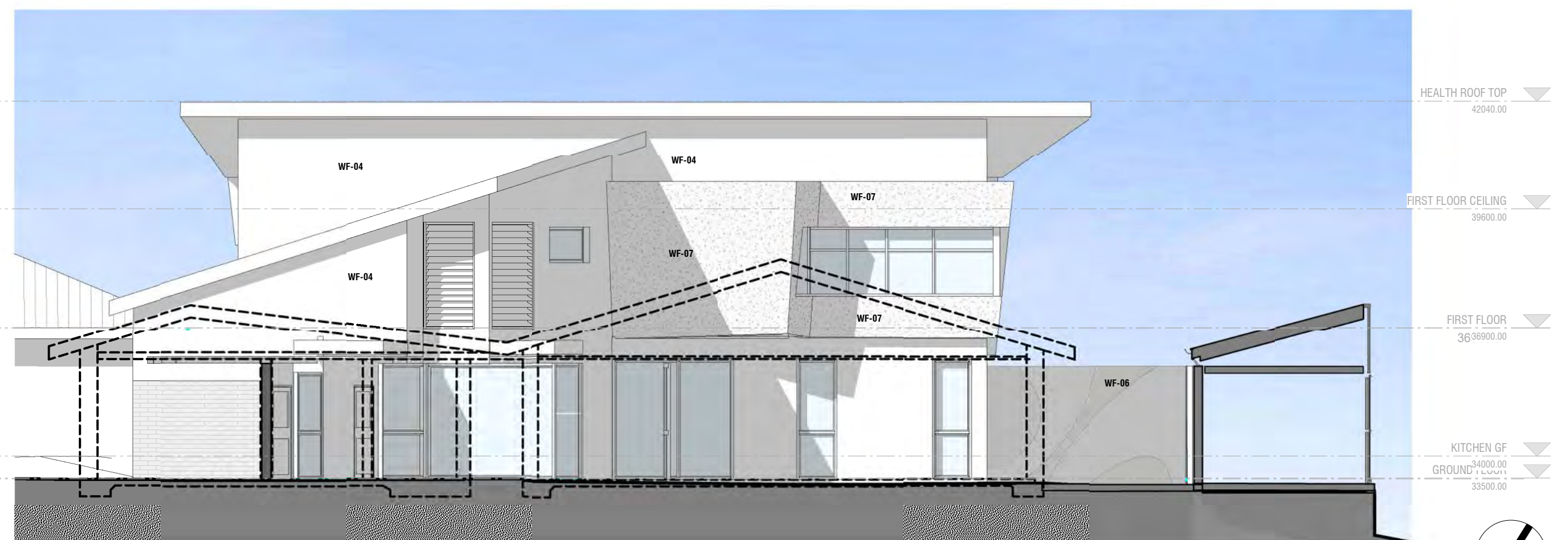


05 ELEVATION 3
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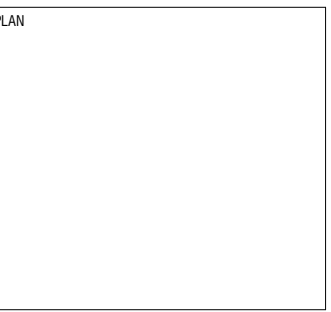


07 HEALTH ROOF
1:100

MATERIALS LEGEND		
CODE	NAME	DESCRIPTION
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WF-04	WALL FINISH 04	FACE BLOCKWORK TYPE 1
WF-05	WALL FINISH 05	FACE BLOCKWORK, TYPE 2, HONED AND COLOURED
WF-06	WALL FINISH 06	PRECAST CONCRETE, OFF-FORM FINISH, WITH SANDBLASTED PATTERN, NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 06
WF-07	WALL FINISH 07	FC SHEET WITH NAW KAW APPLIED FINISH, COLOUR/PATTERN OPTION 07



06 ELEVATION 4
1:100



PLANNING APPLICATION

REVISIONS

C 18/01/2019 PLANNING APPLICATION
B 28/06/2019 SD SET
A 01/08/2019 PRELIMINARY SD SET

HEALTH - ROOF PLAN - SECTIONS + ELEVATIONS

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
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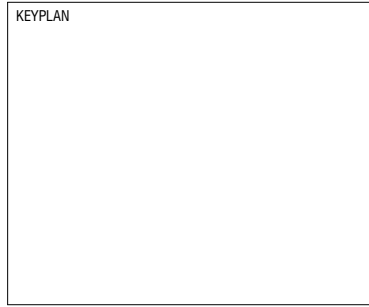
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PLANNING APPLICATION

REVISIONS

C 18/07/2019 PLANNING APPLICATION
P 20/06/2019 SD SET
DRAWING
RPC KITCHEN - GROUND FLOOR PLAN
PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME
PRINCIPAL
DEPARTMENT OF JUSTICE
PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018
JOB NUMBER
1875
DATE
JUNE 2019
SCALE @ A1
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1875
1 : 100

SOUTHERN REMAND CENTRE PROGRAMME

DEPARTMENT OF JUSTICE

EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JUNE 2019

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KEYPLAN

PLANNING APPLICATION

REVISIONS

C 18/07/2019 PLANNING APPLICATION
P 20/08/2019 SD SET

DRAWING
RPC KITCHEN - FIRST FLOOR PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875

DATE
JUNE 2019

SCALE @ A1
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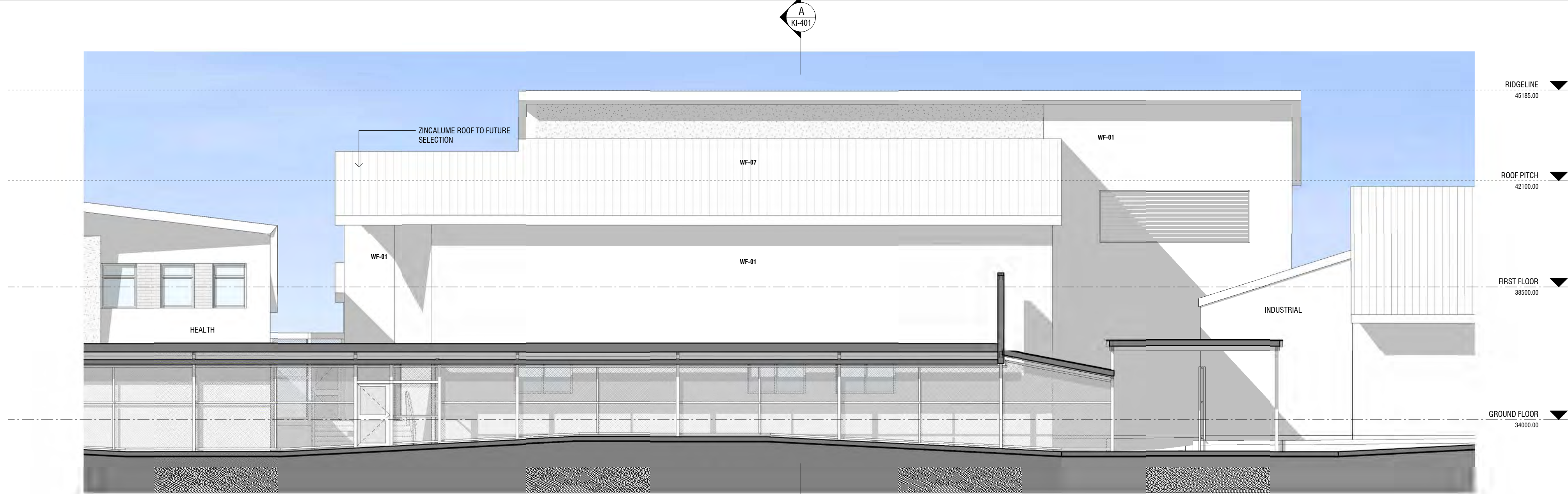
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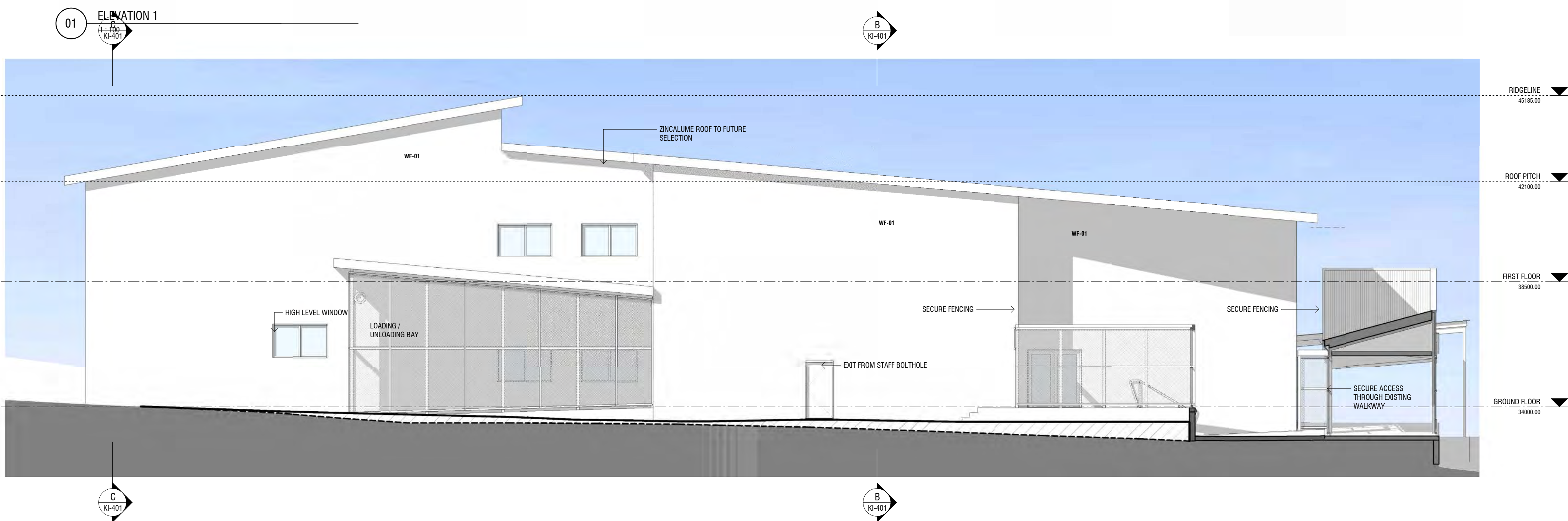
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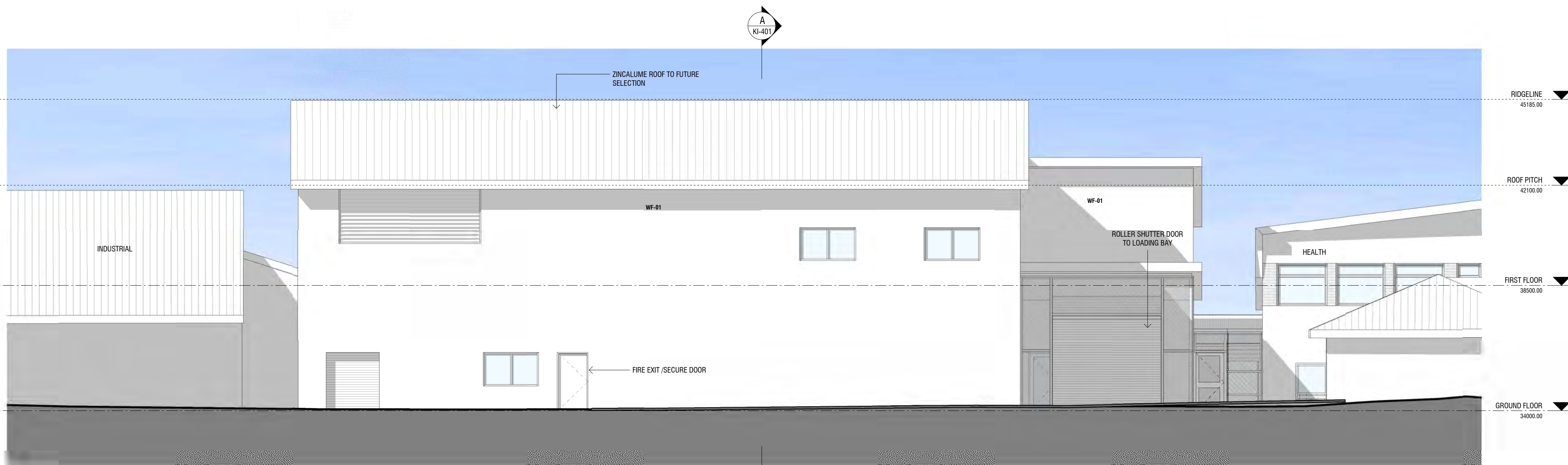
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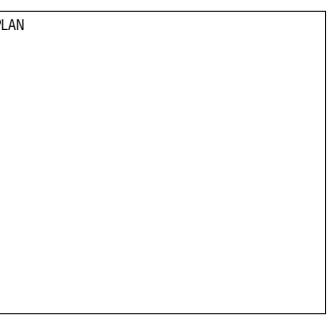
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02 ELEVATION 2
1:100



03 ELEVATION 3
1:100



PLANNING APPLICATION

REVISIONS

C 18/07/2019 PLANNING APPLICATION
P 20/06/2019 SD SET

DRAWING

RPC KITCHEN - ELEVATIONS 1 OF 2

PROJECT TITLE

SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL

DEPARTMENT OF JUSTICE

PROJECT ADDRESS

EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER

1875

DATE

JUNE 2019

SCALE @ A1

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Author

Author

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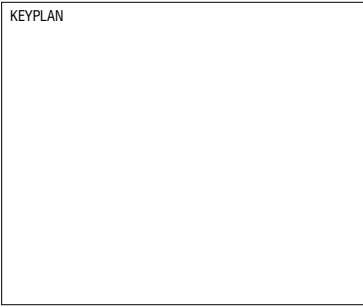
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C 18/07/2019 PLANNING APPLICATION
B 28/08/2019 SD SET

RPC KITCHEN - ELEVATIONS 2
OF 2

PROJECT TITLE

SOUTHERN REMAND CENTRE
PROGRAMME

PRINCIPAL

DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER	DATE
1875	JUNE 2019

1 : 100

Author	KI-302	C
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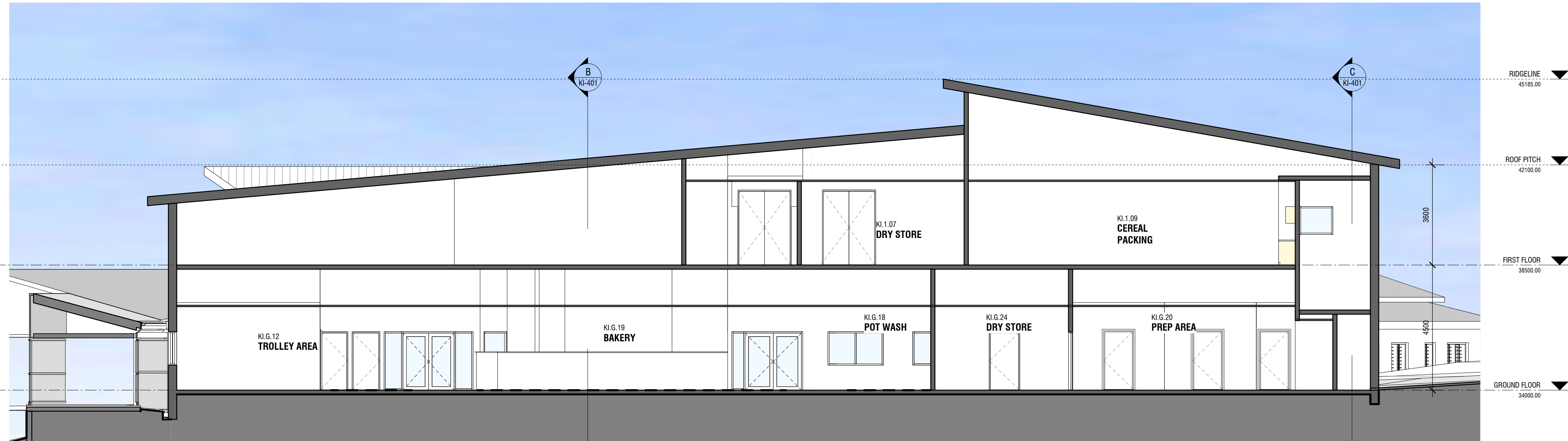
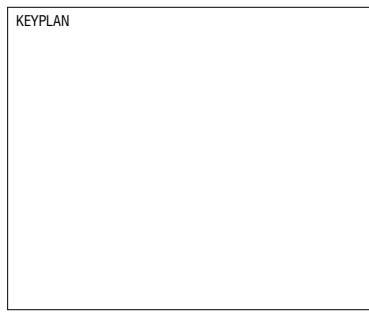
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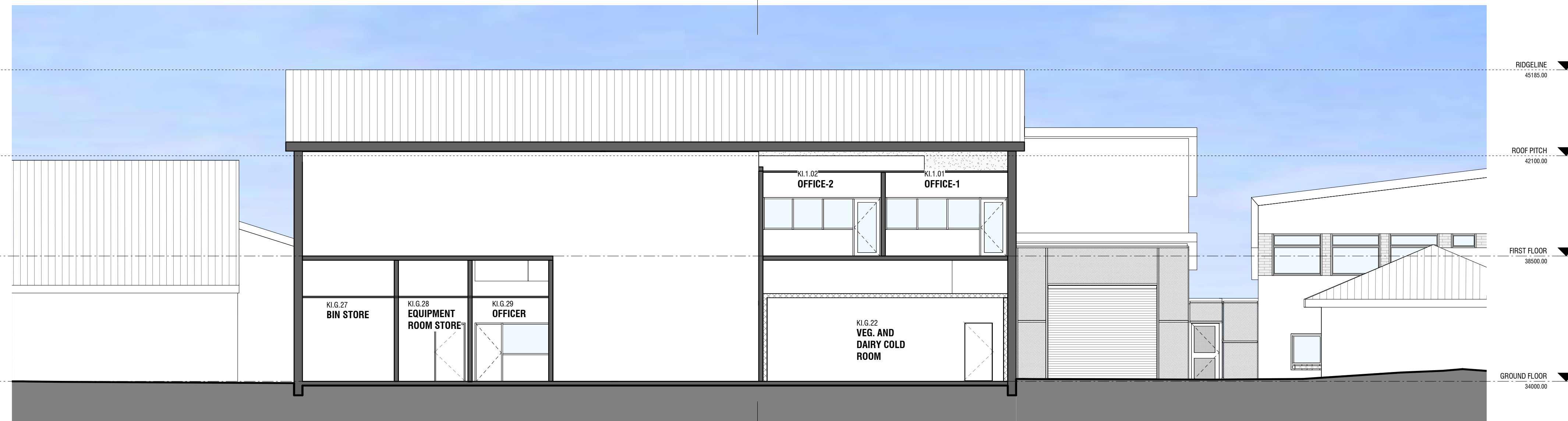




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0B SECTION B
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0C SECTION C
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PLANNING APPLICATION

REVISIONS

C 1801/2019 PLANNING APPLICATION

GRAPHIC

RPC KITCHEN - SECTIONS 1 OF 1

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
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DATE
JUNE 2019

SCALE @ A1
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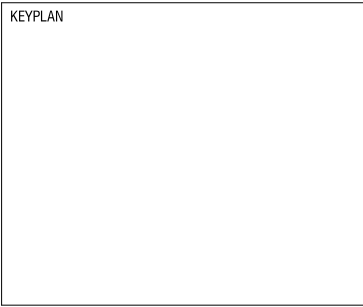
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PLANNING APPLICATION

REVISIONS

B 10/07/2019 PLANNING APPLICATION
A 07/06/2019 PRELIMINARY SD SET

DRAWING
GATEHOUSE FLOOR PLANS

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875

DATE
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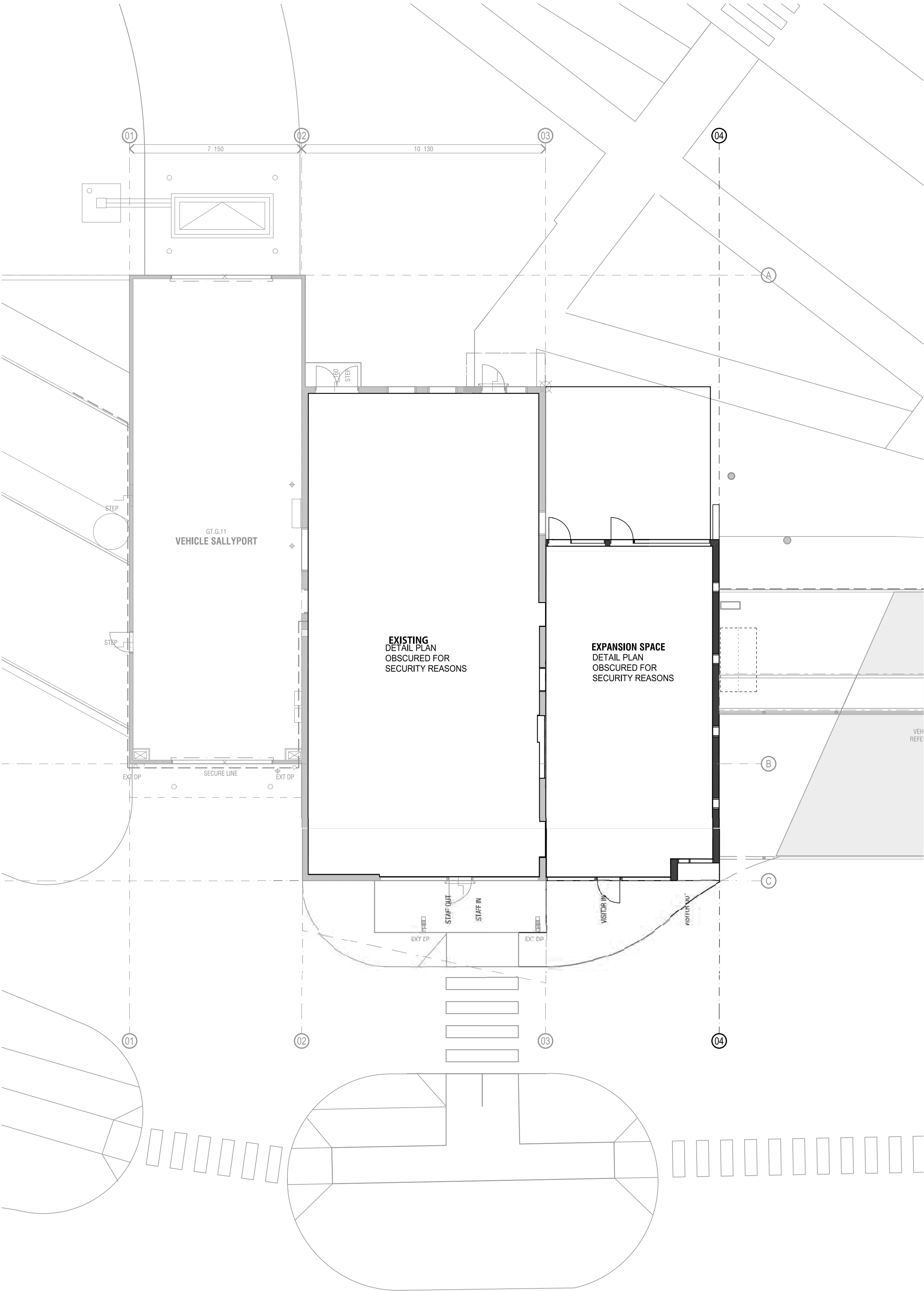
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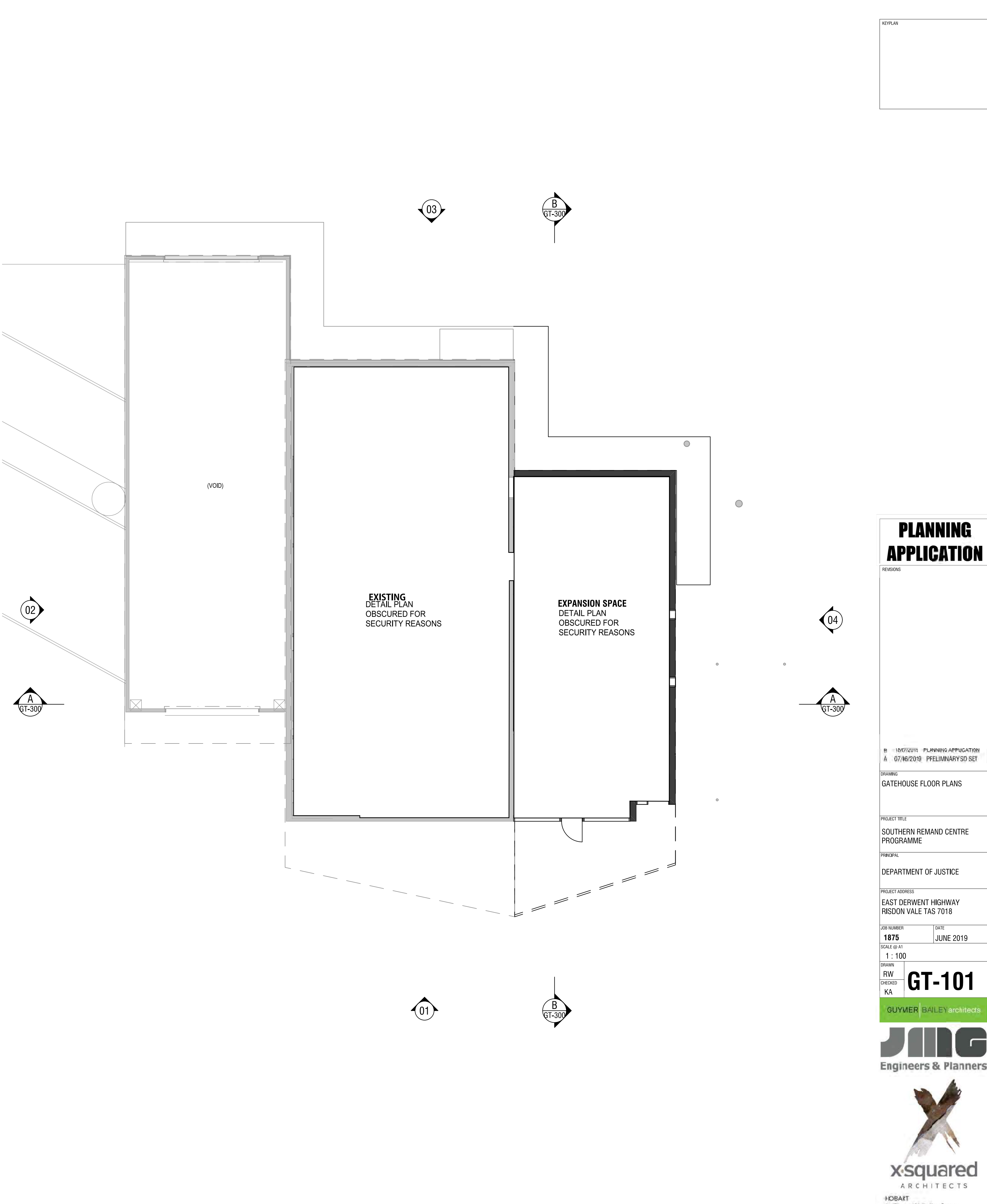
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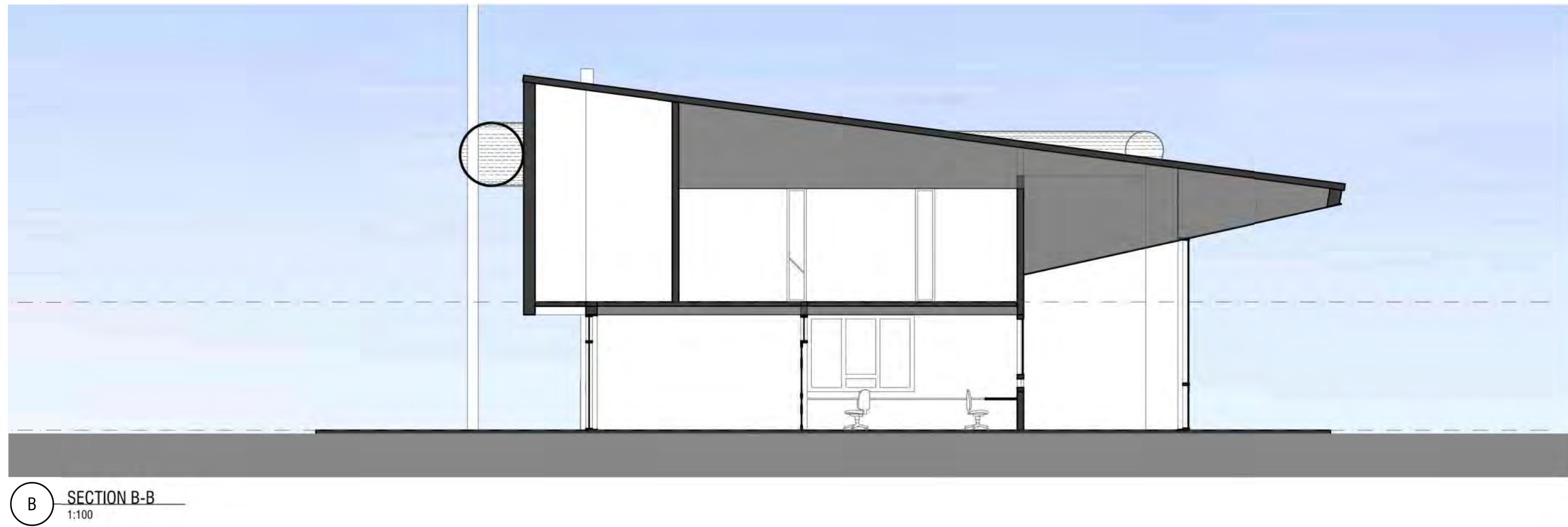
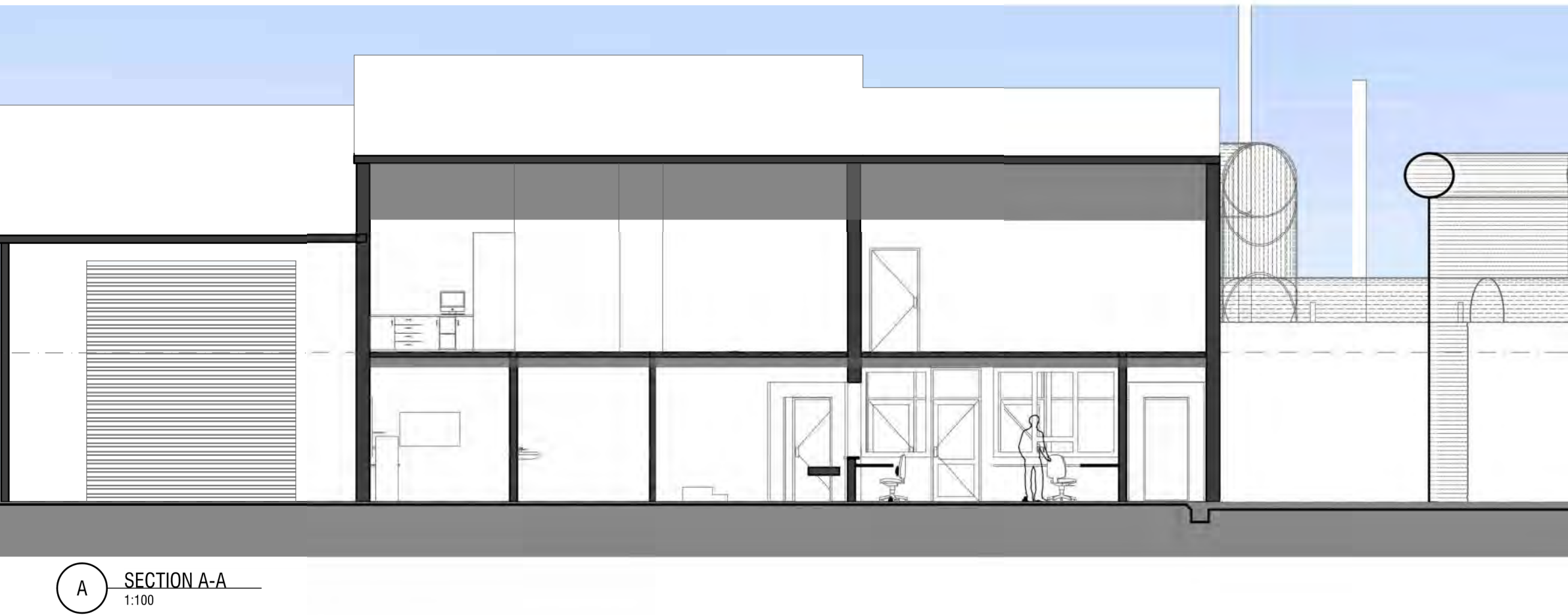
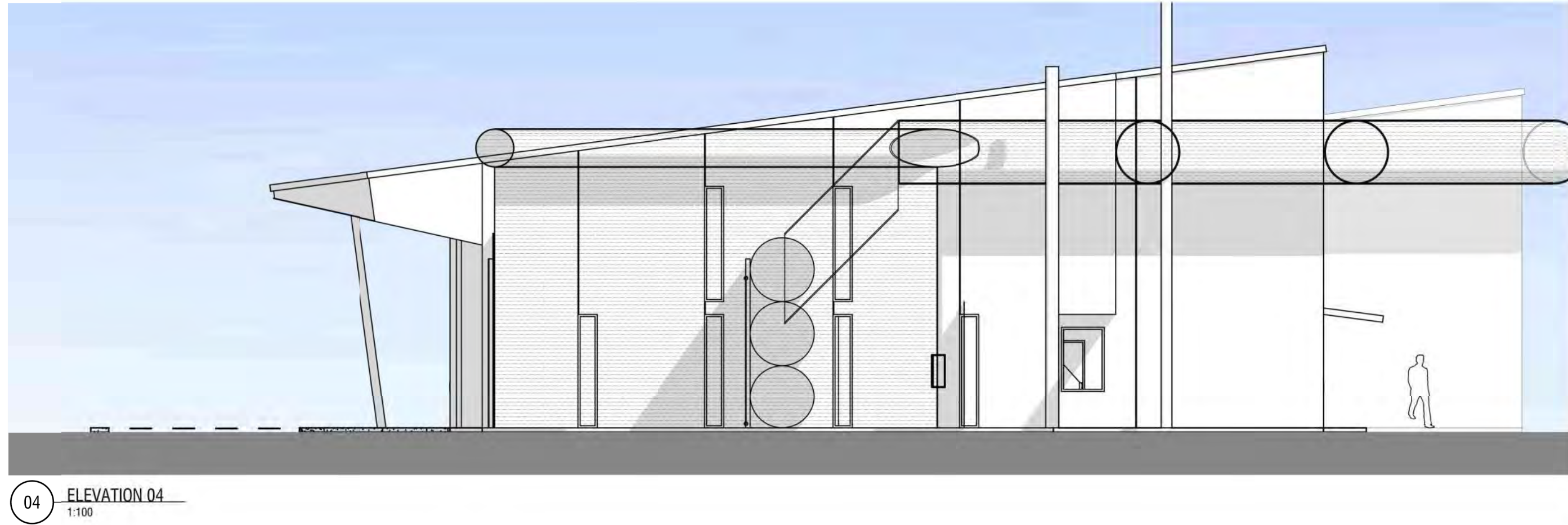
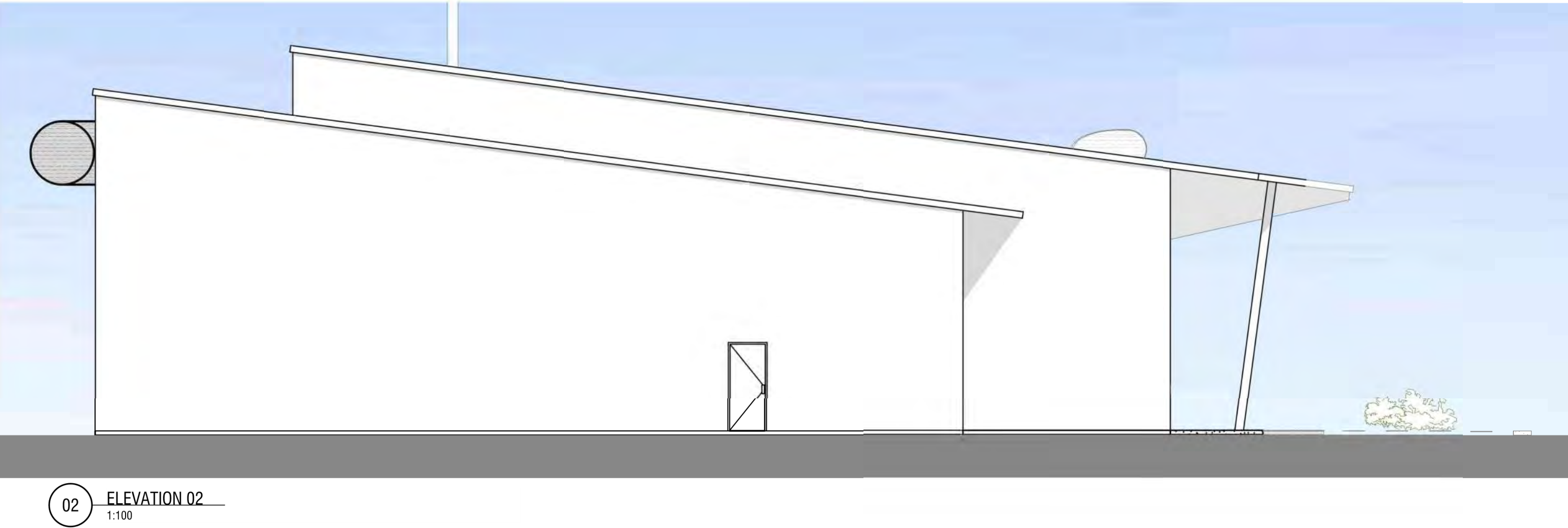
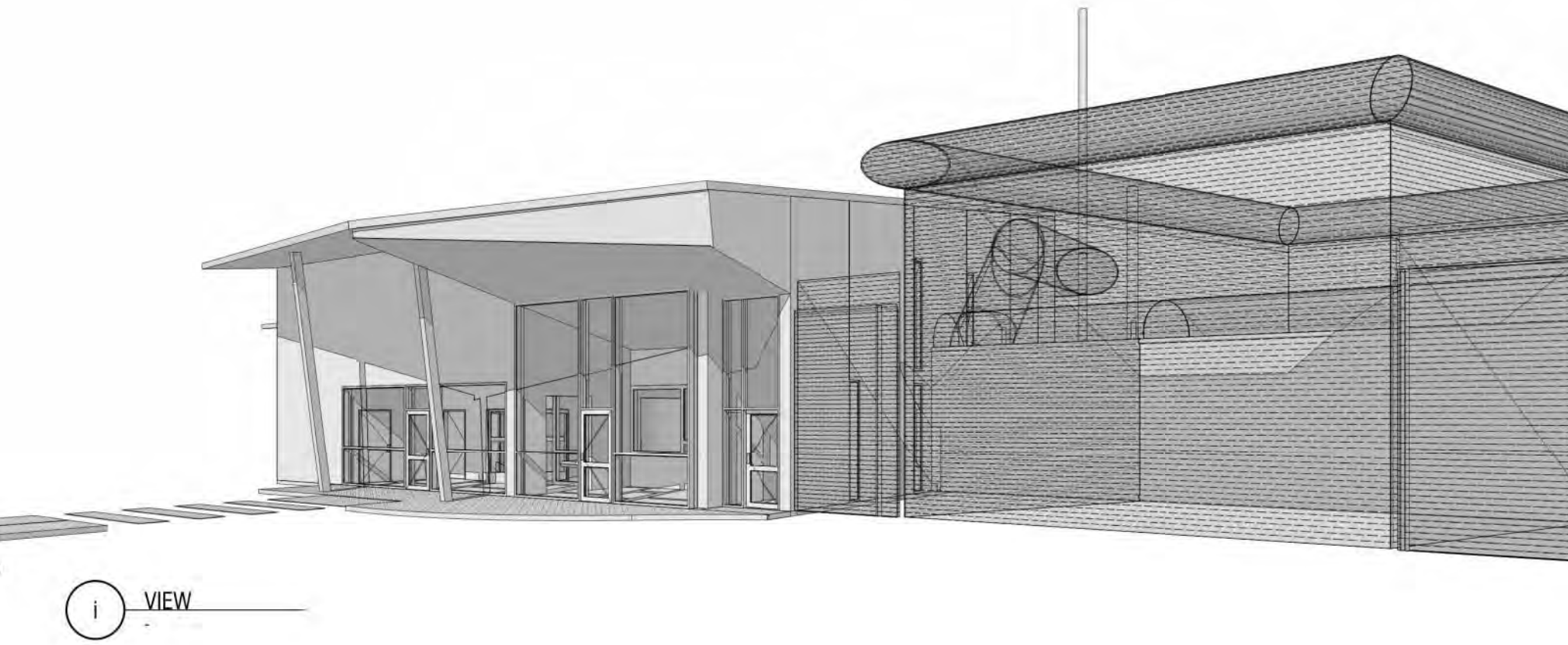
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GROUND LEVEL FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100



PLANNING APPLICATION

REVISIONS

B 18/07/2019 PLANNING APPLICATION
A 07/06/2019 PRELIMINARY SD SET

DRAWING

GATEHOUSE ELEVATIONS AND SECTIONS

PROJECT TITLE

SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL

DEPARTMENT OF JUSTICE

PROJECT ADDRESS

EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER

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PLANNING APPLICATION

REVISIONS

B 10/07/2019 PLANNING APPLICATION
A 07/06/2019 PRELIMINARY SD SET

DRAWING
VISITS PLAN

PROJECT TITLE
SOUTHERN REMAND CENTRE PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
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SCALE @ A1
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JMG
Engineers & Planners

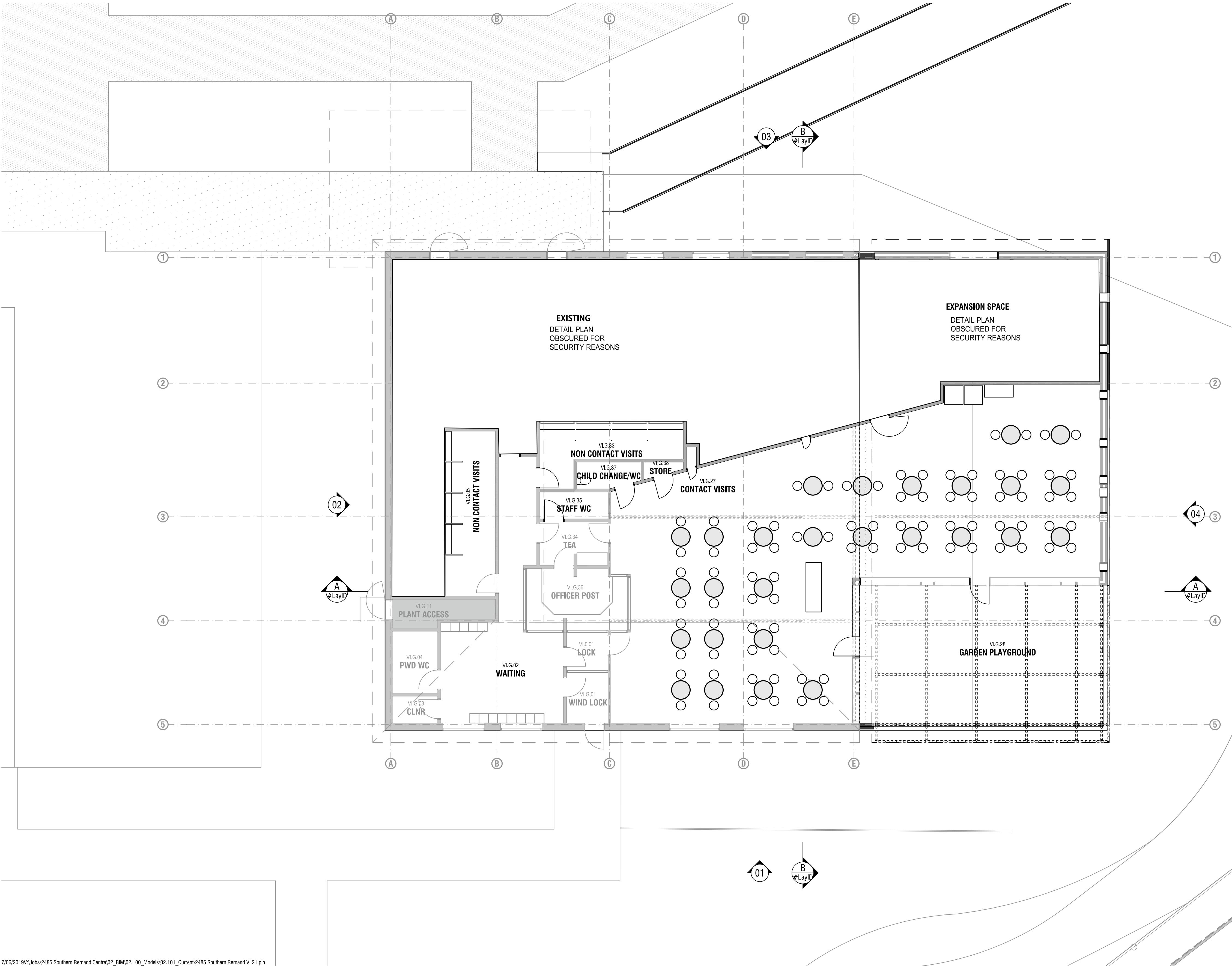
xSquared
ARCHITECTS

HOBART
1st Floor 123 Collins Street
Hobart Tasmania 7000
t: 03 6224 9170

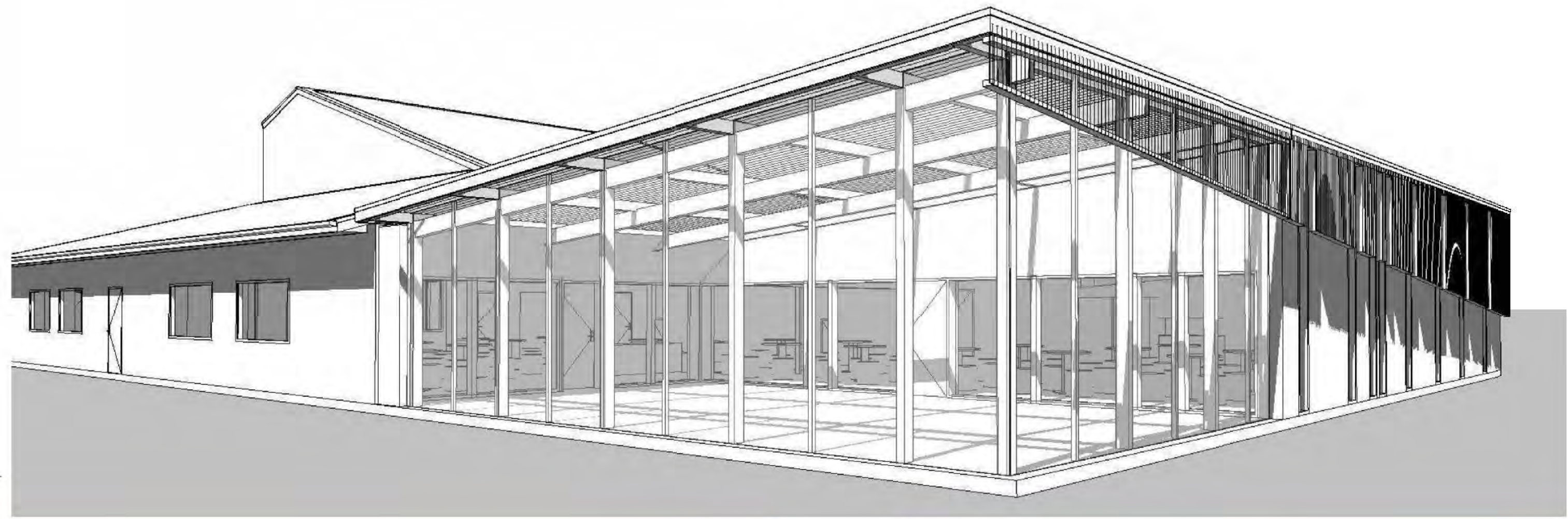
LAUNCESTON
Suite A 1st Floor 20 Farnham Street
Launceston Tasmania 7250
t: 03 6334 9139

e: admin@gsa.net.au

www.gsa.net.au



i VIEW



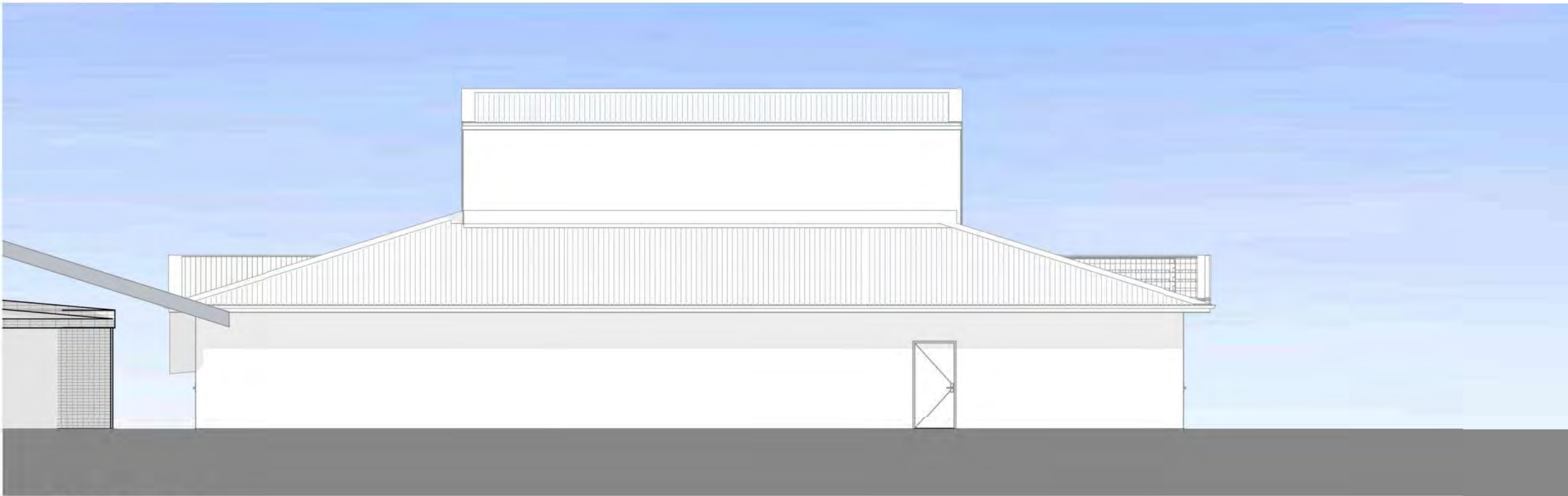
01 ELEVATION 01
1:100



03 ELEVATION 03
1:100



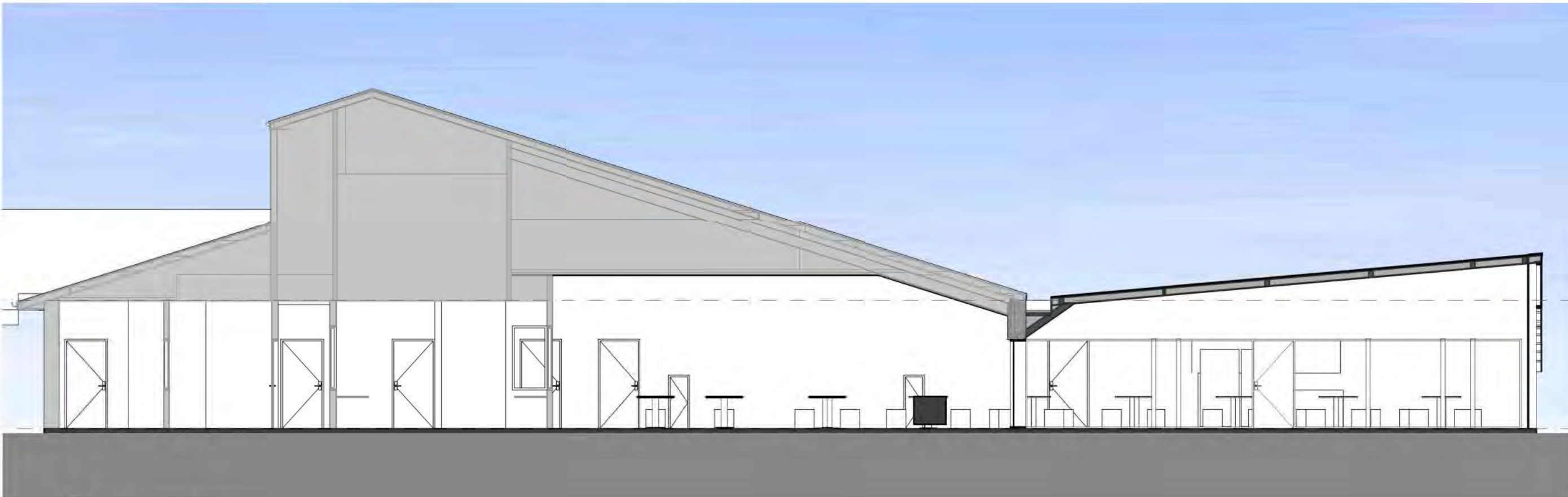
02 ELEVATION 02
1:100



04 ELEVATION 04
1:100



A SECTION A-A
1:100



B SECTION B-B
1:100



PLANNING APPLICATION

REVISIONS

B 18/07/2019 PLANNING APPLICATION
A 07/06/2019 PRELIMINARY SD SET

DRAWING
VISITS ELEVATIONS &
SECTIONS

PROJECT TITLE
SOUTHERN REMAND CENTRE
PROGRAMME

PRINCIPAL
DEPARTMENT OF JUSTICE

PROJECT ADDRESS
EAST DERWENT HIGHWAY
RISDON VALE TAS 7018

JOB NUMBER
1875
SCALE @ A1
1:100
DATE
JUNE 2019

DRAWN
RW
CHECKED
KA

VI-300

GUYMER BAILEY architects

JMG
Engineers & Planners

xsquared
ARCHITECTS

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18/09/2019

1:9028

