

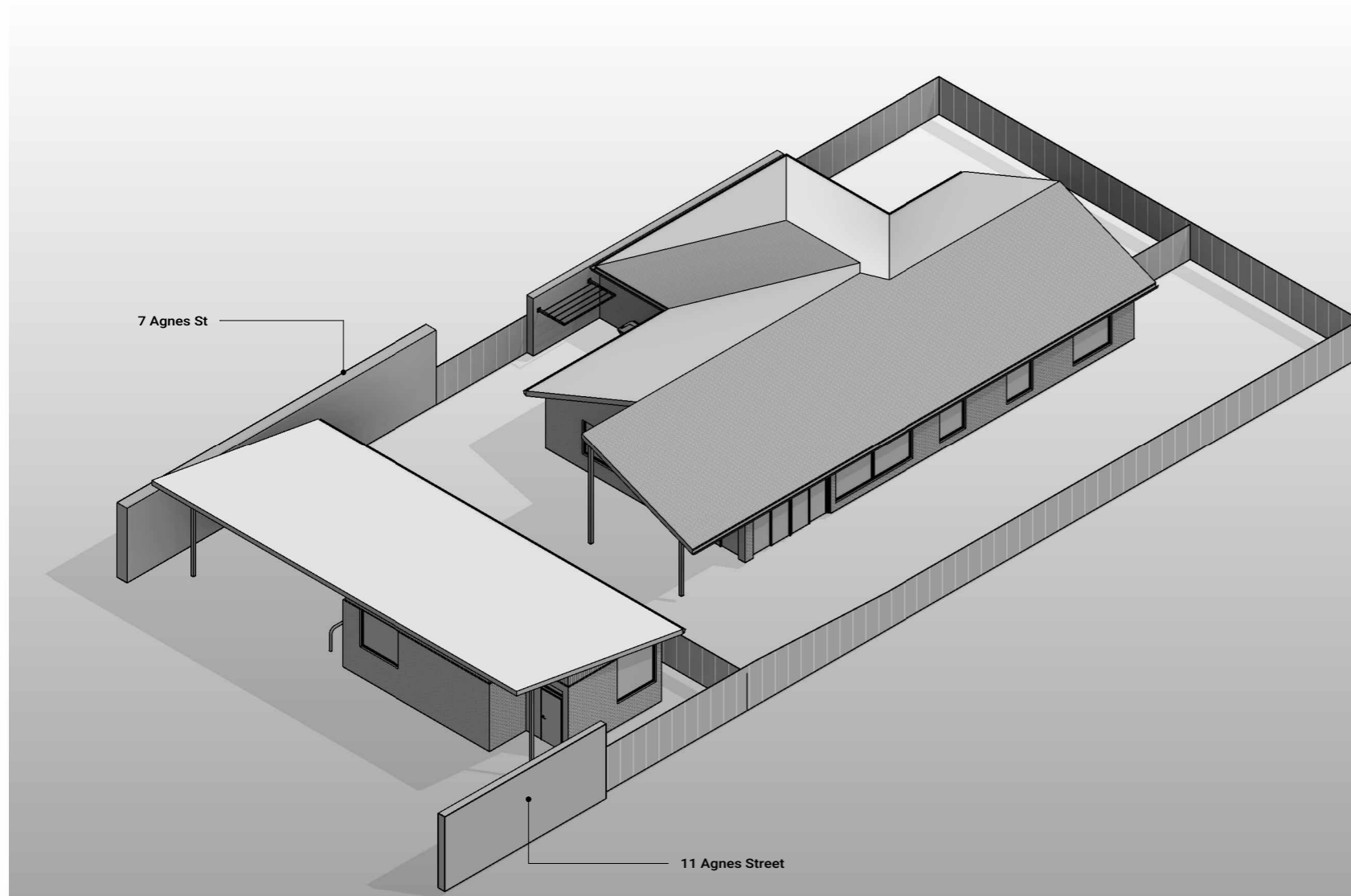
DPFEM Rosebery Police Station

25.095 Police Station Replacement

Sheet List		
Sheet No.	Sheet Name	Current Revision
A01	Cover Sheet	B
A10	Site Plan	B
A11	Shading Plans	B
A15	Site Demolition	B
A20	General Arrangement - Station	B
A21	General Arrangement - Residence	B
A30	Elevations - Station	B
A31	Elevations - Residence	B

Project Address: 9 Agnes Street Rosebery 7470
PID: 6021080

Project Description:
 • Demolition of existing police station, 3 bedroom residence and all site features;
 • New build police station utilising existing crossover from Agnes Street;
 • New build 3 bed stand alone residence with carport + storage;



B	Development	MS	MS	11.12.25
No	Revision	Drawn	Checked	Date

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Client DPFEM Rosebery Police Station
 Project 9 Agnes Street, Rosebery 7470 TAS
 Title Police Station Replacement

Drawing Name:
Cover Sheet

Scale As indicated **Do Not Scale**
 Drawn M.Stevenson Designer M.Stevenson

Development

This Drawing must not be used for Construction unless labelled 'Construction'

Drawing No:
25.095-A01

Original Size **A3**
 Rev. **B**

3D

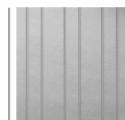
MATERIALS



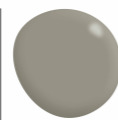
Roof
 Location: Roof + Trims
 Material: Colorbond Custom Orb
 Colour: Colorbond Southerly



Primary Cladding
 Location: Cladding
 Material: Brick
 Colour: Red



Feature Cladding
 Location: Cladding Station
 Material: Cement Sheet
 Colour: Grey



Doors
 Location: Door Leaf
 Material: Aluminium
 Colour: Dulux 'Water Scrub'



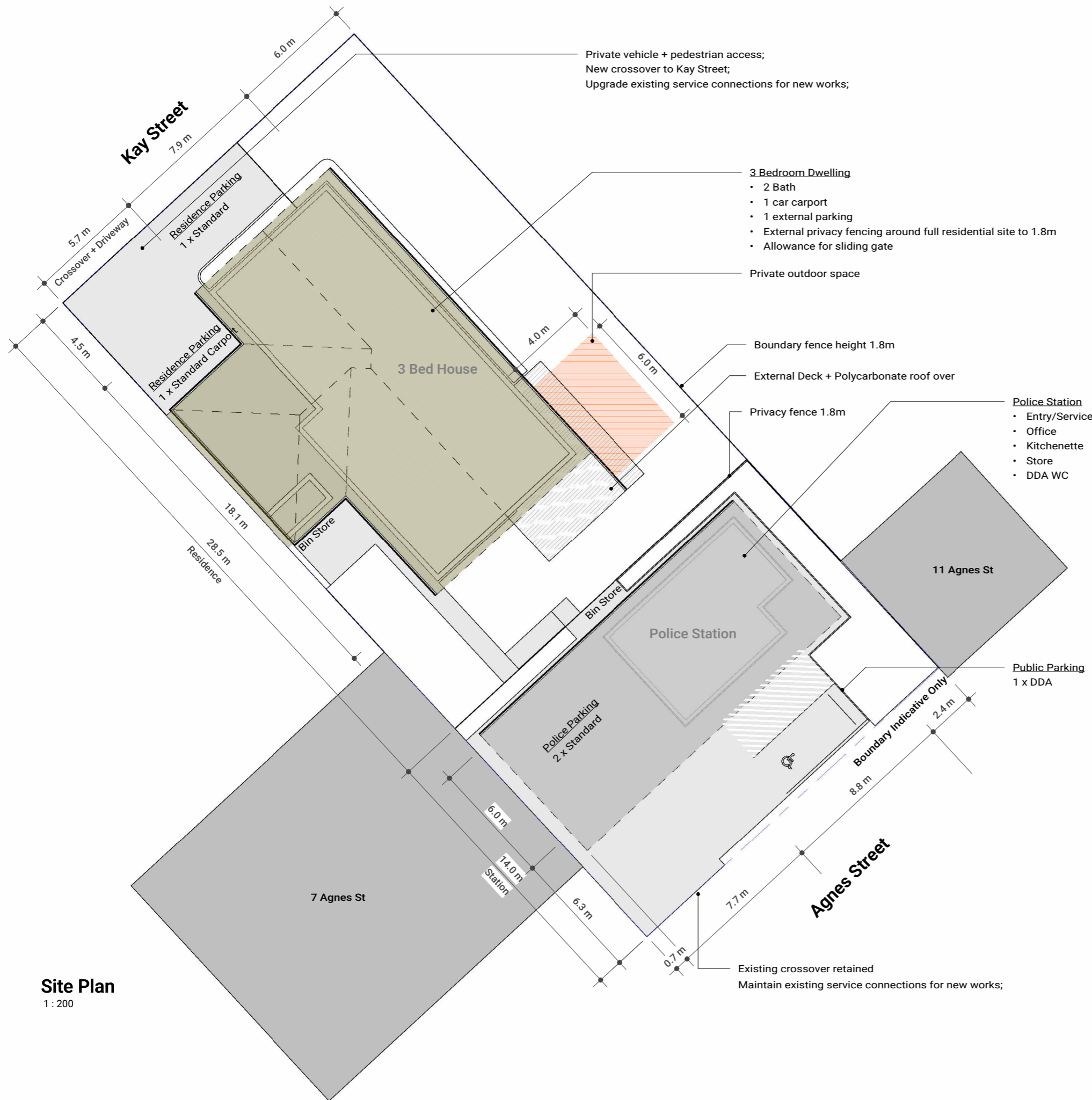
Door + Window Frames
 Location: All Elevations
 Material: Aluminium
 Colour: Colorbond Basalt



LF01
 Location: Pavement
 Material: Concrete in situ
 Colour: Natural, broomed finish



LF02
 Location: Screen Fencing + Gates
 Material: Colorbond Trimdek
 Colour: Colorbond Southerly



Private vehicle + pedestrian access;
New crossover to Kay Street;
Upgrade existing service connections for new works;

- 3 Bedroom Dwelling**
- 2 Bath
 - 1 car carport
 - 1 external parking
 - External privacy fencing around full residential site to 1.8m
 - Allowance for sliding gate

Private outdoor space

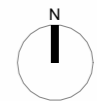
Boundary fence height 1.8m

External Deck + Polycarbonate roof over

Privacy fence 1.8m

- Police Station**
- Entry/Service
 - Office
 - Kitchenette
 - Store
 - DDA WC

Existing crossover retained
Maintain existing service connections for new works;



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Key

- Demolition
- Walls [External]
- Hardstand
- Residence
- Pvt Outdoor Space
- Station

B	Development	MS	MS	11.12.25
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0 2000 4000 6000mm
Scale 1: 200 At Original Size



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Drawing Name:
Site Plan

Scale As indicated Do Not Scale
Drawn M.Stevenson Designer M.Stevenson

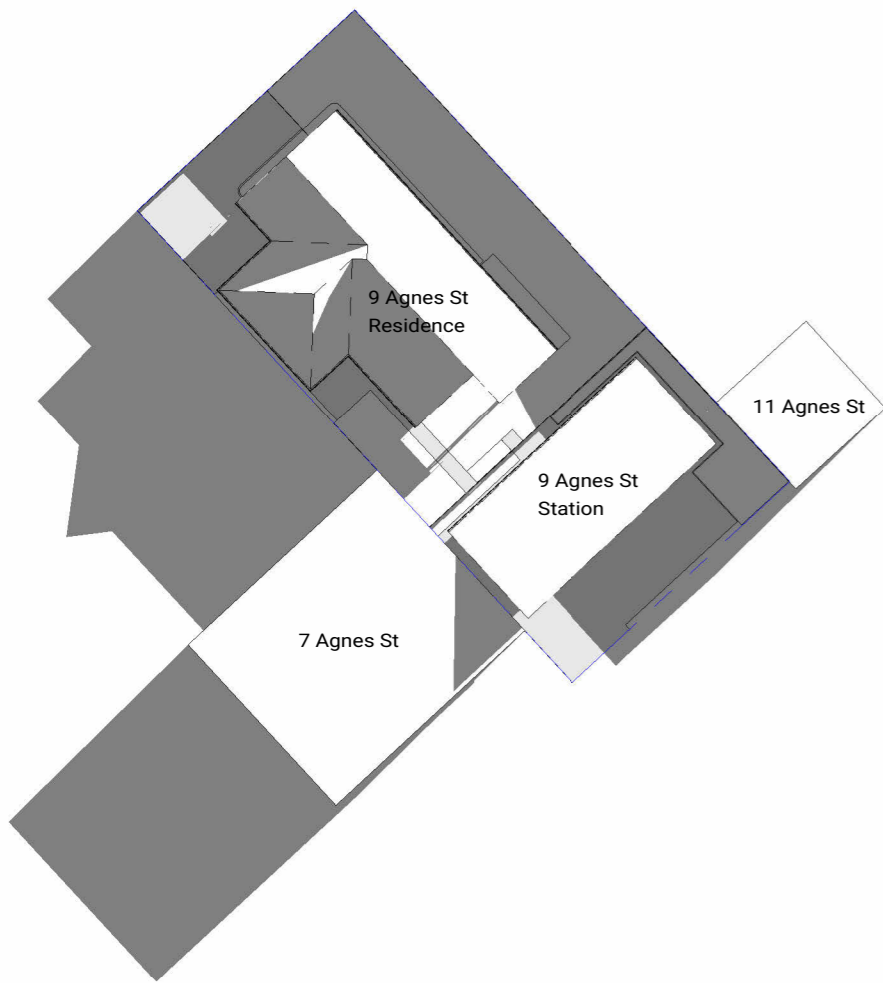
Development

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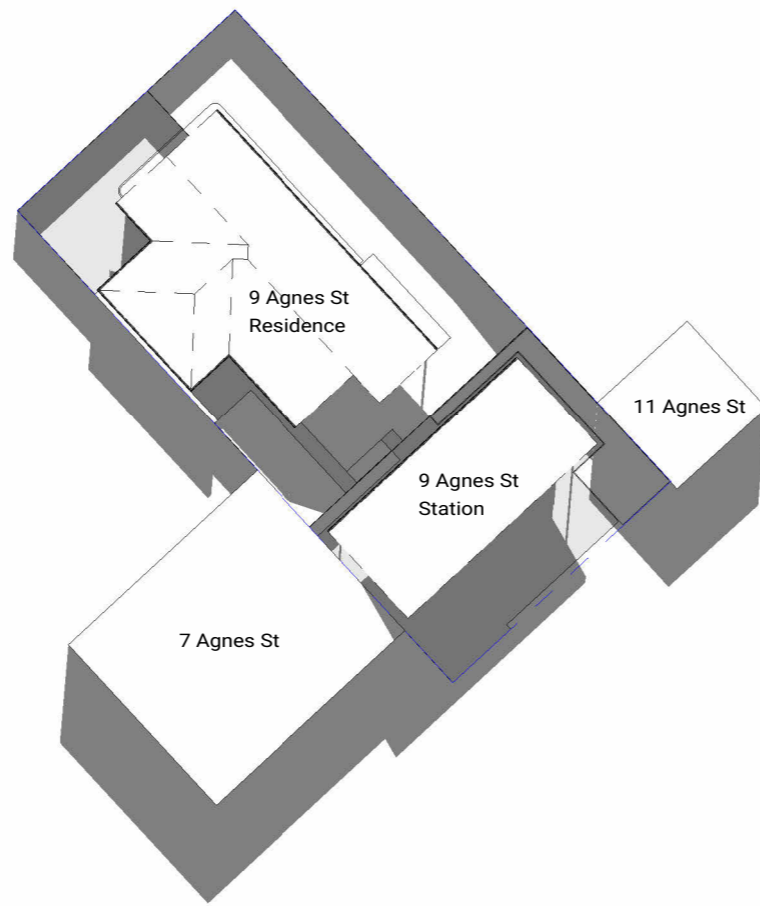
Drawing No:
25.095-A10

Original Size **A3**
Rev. **B**

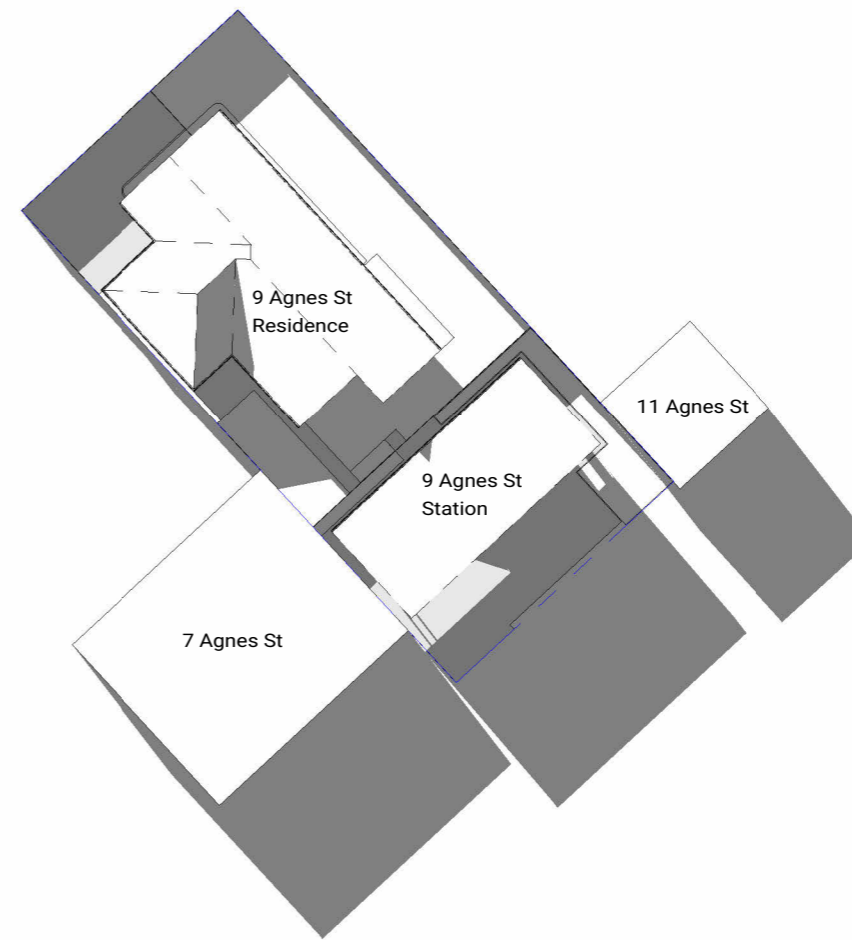
Site Plan
1 : 200



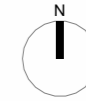
Shading 21st June 3pm
1 : 500



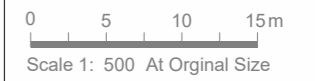
Shading 21st June 9am
1 : 500



Shading 21st June 12 noon
1 : 500



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Drawing Name:
Shading Plans

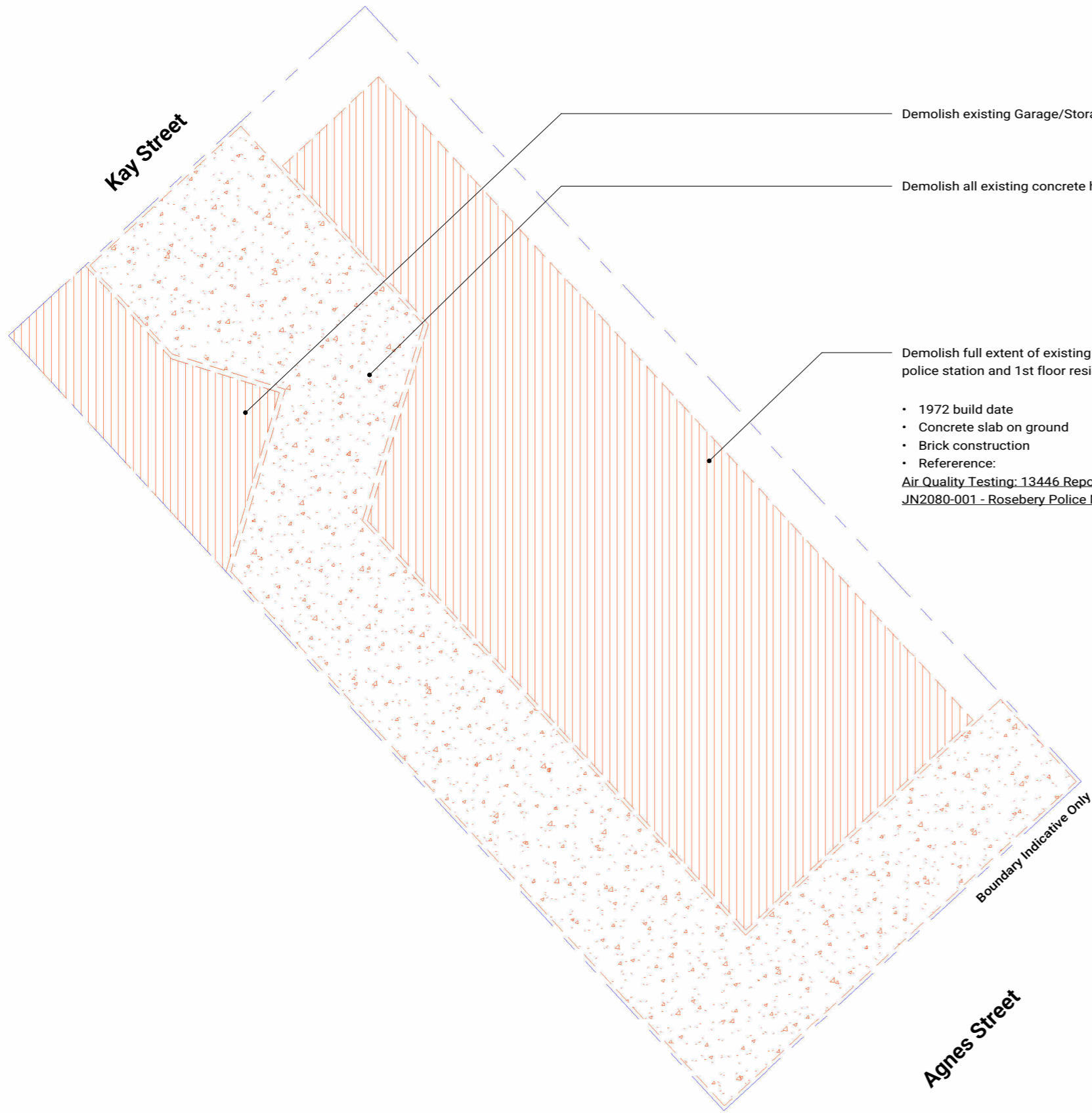
Scale 1 : 500 Do Not Scale
Drawn M.Stevenson Designer M.Stevenson

Development

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Drawing No:
25.095-A11

Original Size **A3**
Rev. **B**

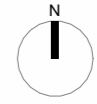


Demolish existing Garage/Storage

Demolish all existing concrete hardstand and site features

Demolish full extent of existing ground floor police station and 1st floor residential dwelling

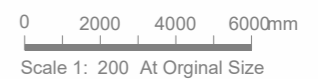
- 1972 build date
- Concrete slab on ground
- Brick construction
- Reference:
[Air Quality Testing: 13446 Report – JN2080 - Rosebery Police Station Air Testing October 2021.pdf](#)
[JN2080-001 - Rosebery Police Mould Inspection - October 2021.pdf](#)



Key

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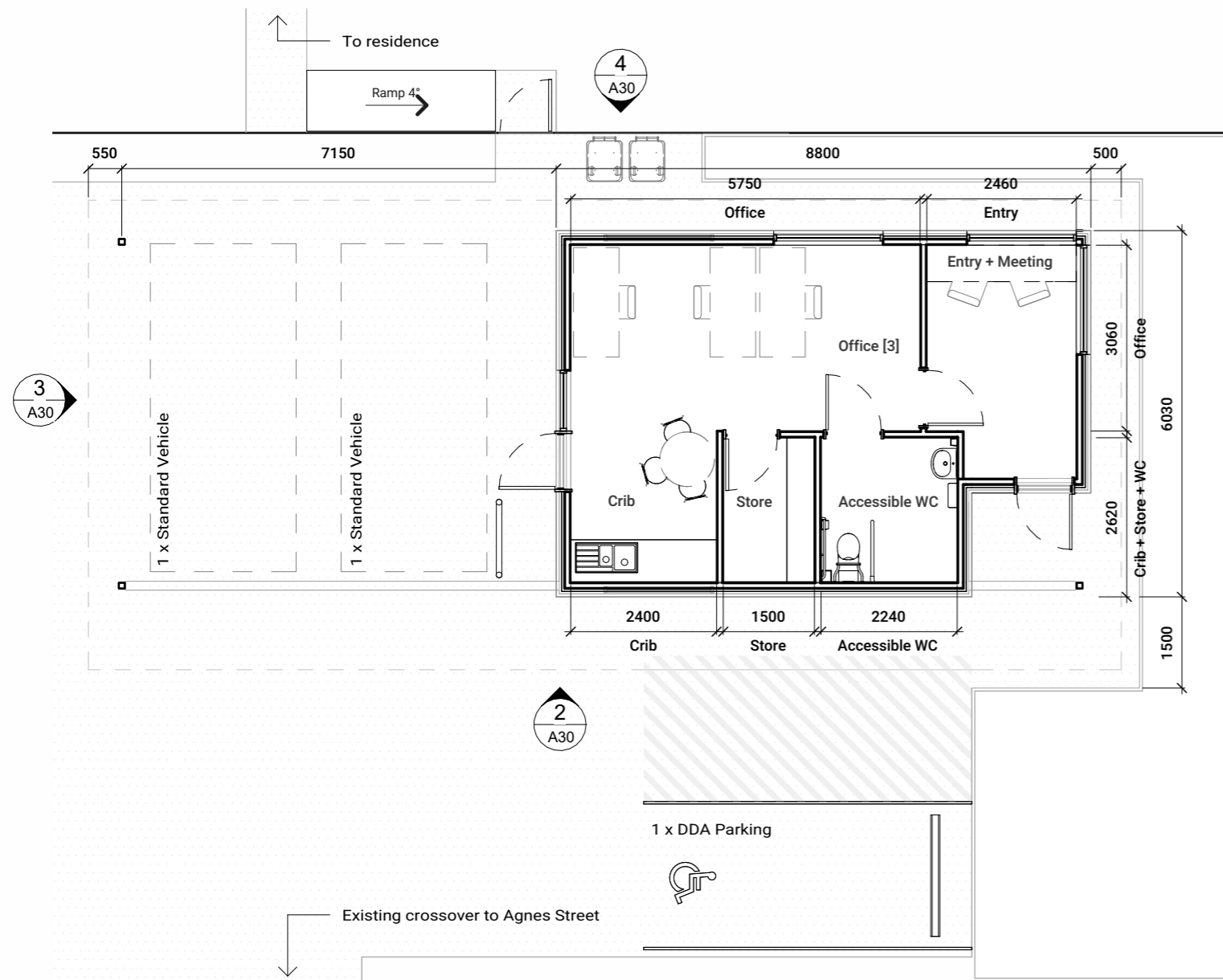
Drawing Name:
Site Demolition

Scale As indicated Do Not Scale
 Drawn M.Stevenson Designer M.Stevenson

Development
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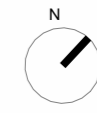
Drawing No:
25.095-A15
 Original Size **A3**
 Rev. **B**

Demolition Plan
 1 : 200

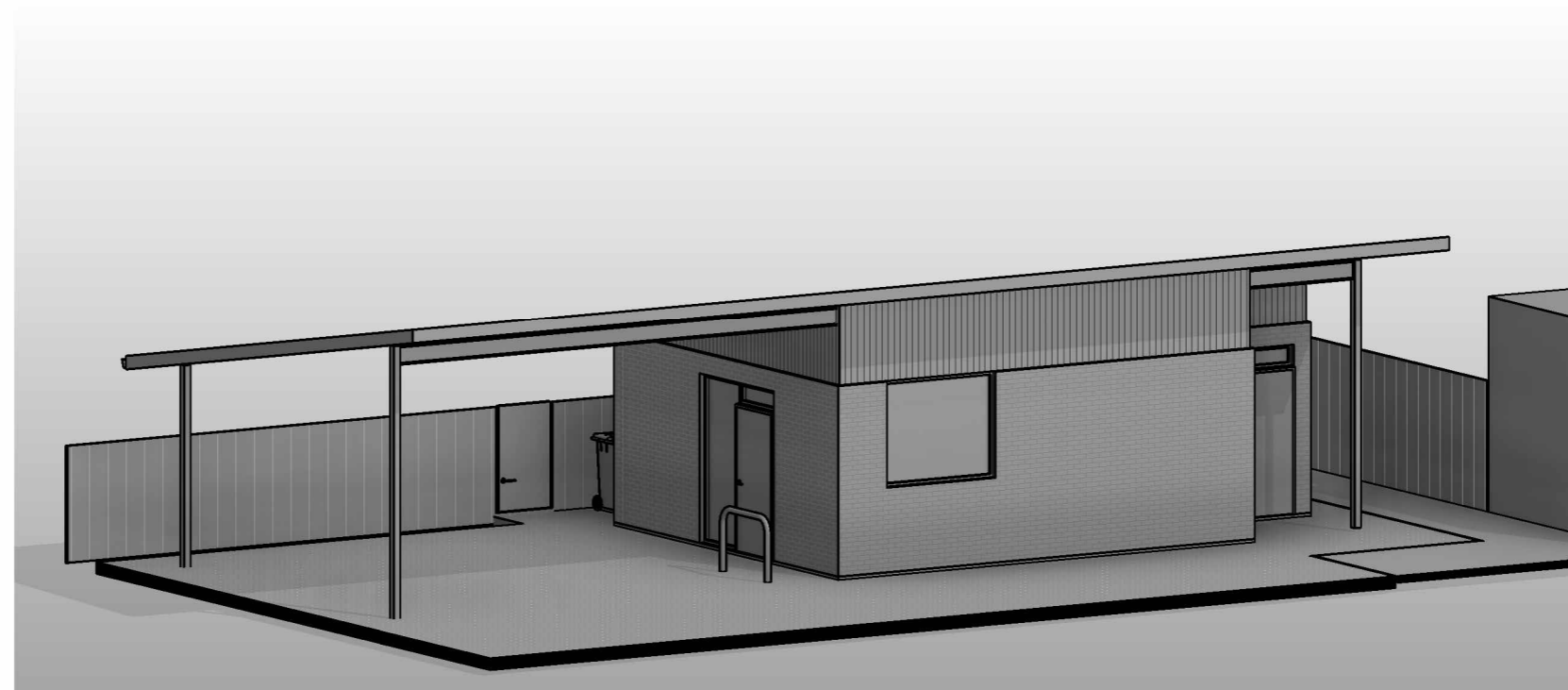


Room Schedule Station

Number	Name	Floor Finish	Area
0.1	Entry + Meeting	Carpet Tile	9.0 m ²
0.2	Office [3]	Carpet Tile	17.6 m ²
0.3	Accessible WC	Vinyl	5.3 m ²
0.4	Store	Vinyl	3.6 m ²
0.5	Crib	Vinyl	6.0 m ²
			41.4 m²

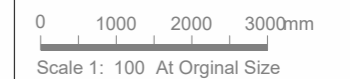


LOG GA Station
1 : 100



3D Station

B Development		MS	MS	11.12.25
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Title Police Station Replacement

Drawing Name:
General Arrangement - Station

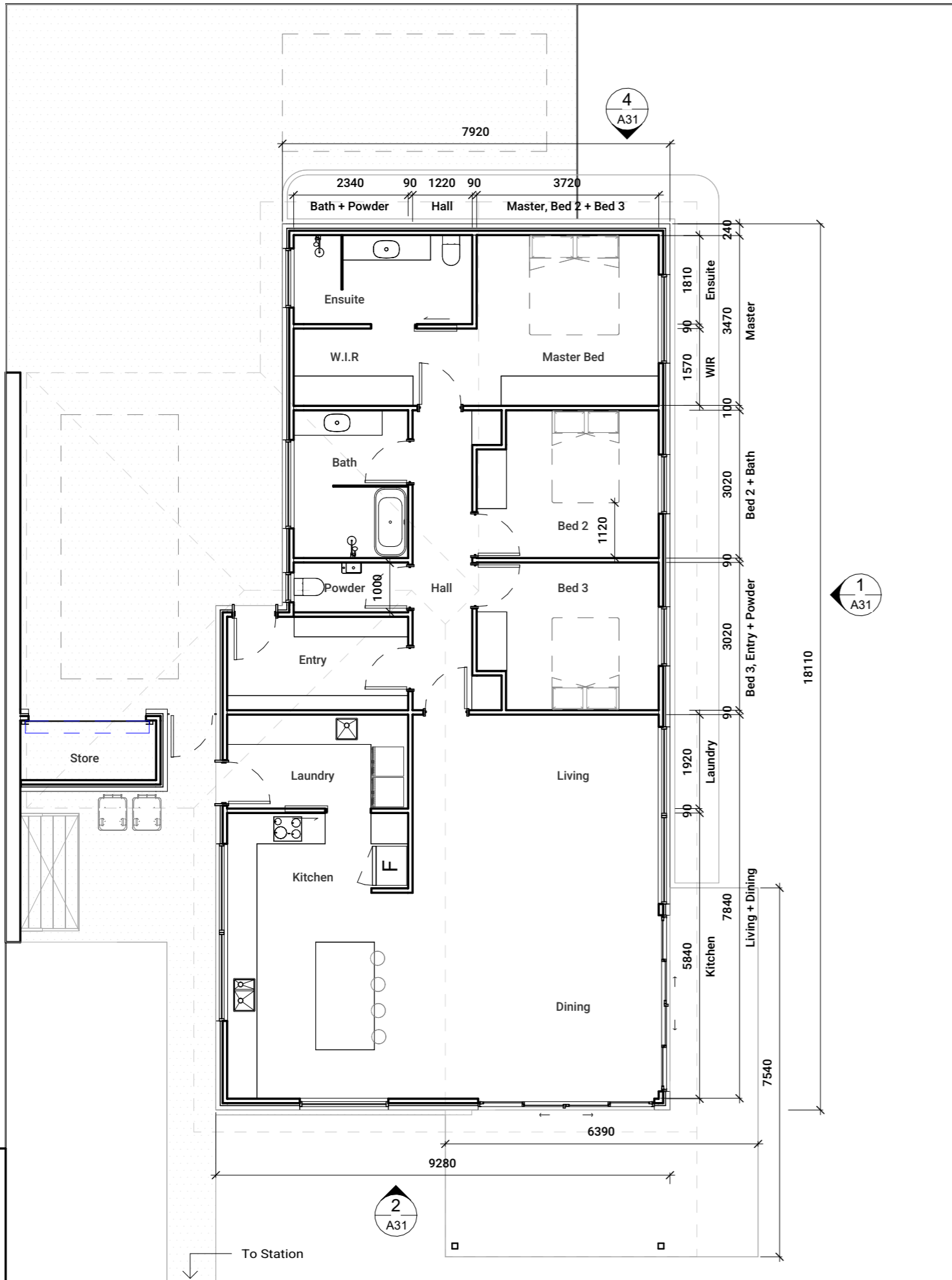
Scale 1 : 100 Do Not Scale
Drawn M.Stevenson Designer M.Stevenson

Development

This Drawing must not be used for Construction unless labelled 'Construction'

Drawing No:
25.095-A20

Original Size **A3**
Rev. **B**



Room Schedule Residence

Number	Name	Floor Finish	Area
1.1	Entry		7.0 m ²
1.2	Hall		8.2 m ²
1.3	Powder		2.3 m ²
1.4	Bath		6.9 m ²
1.5	W.I.R		5.7 m ²
1.6	Ensuite		6.5 m ²
1.7	Master Bed		12.9 m ²
1.8	Bed 2		10.6 m ²
1.9	Bed 3		10.6 m ²
1.10	Living		23.3 m ²
1.11	Dining		16.2 m ²
1.12	Kitchen		21.6 m ²
1.13	Laundry		7.0 m ²
1.14	Store		3.3 m ²
			142.2 m ²



B Development		MS	MS	11.12.25
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0 1000 2000 3000mm
Scale 1: 100 At Original Size

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Drawing Name:
General Arrangement - Residence

Scale 1 : 100 Do Not Scale
Drawn M.Stevenson Designer M.Stevenson

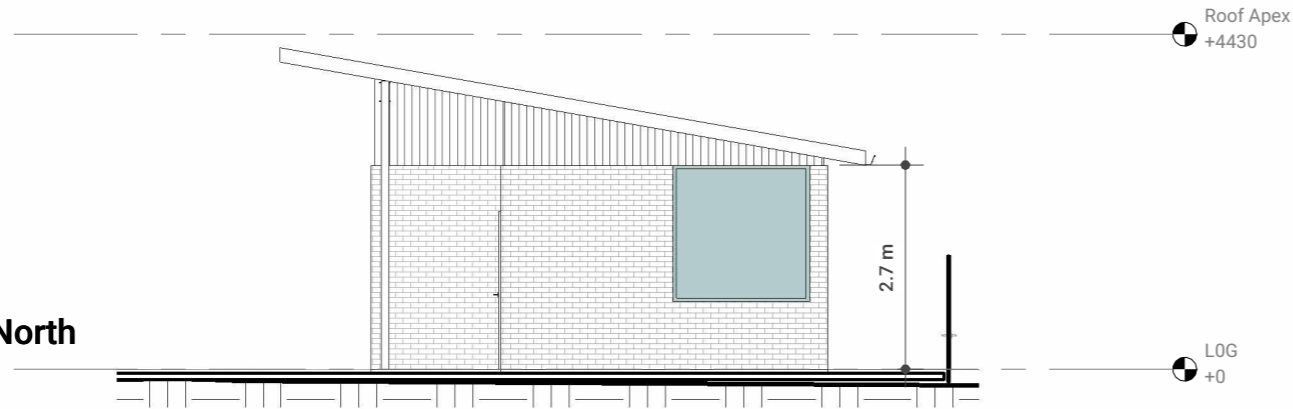
Development

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Drawing No:
25.095-A21
Original Size **A3**
Rev. **B**

LOG GA Residence
1 : 100

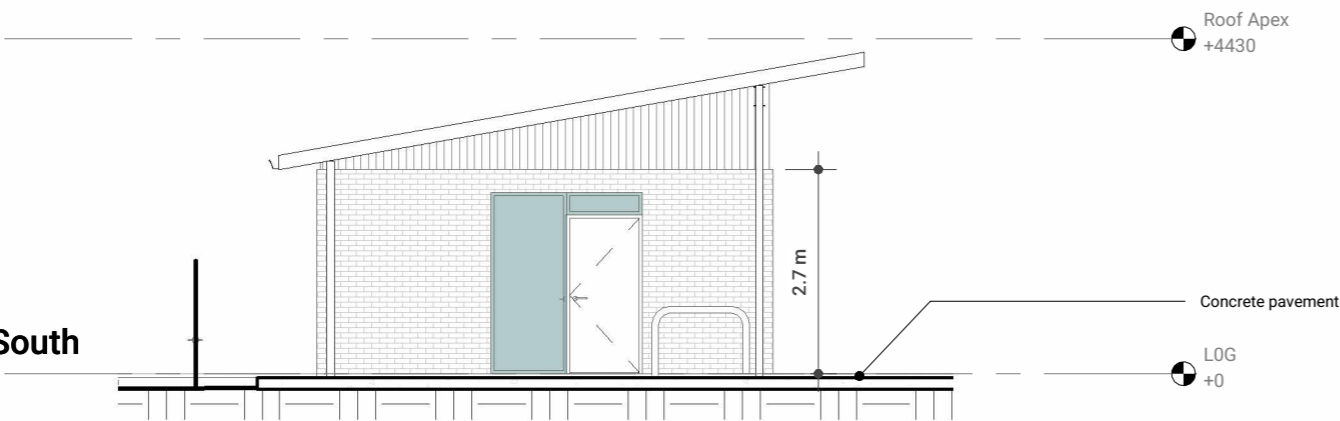
1 Station - North
1 : 100



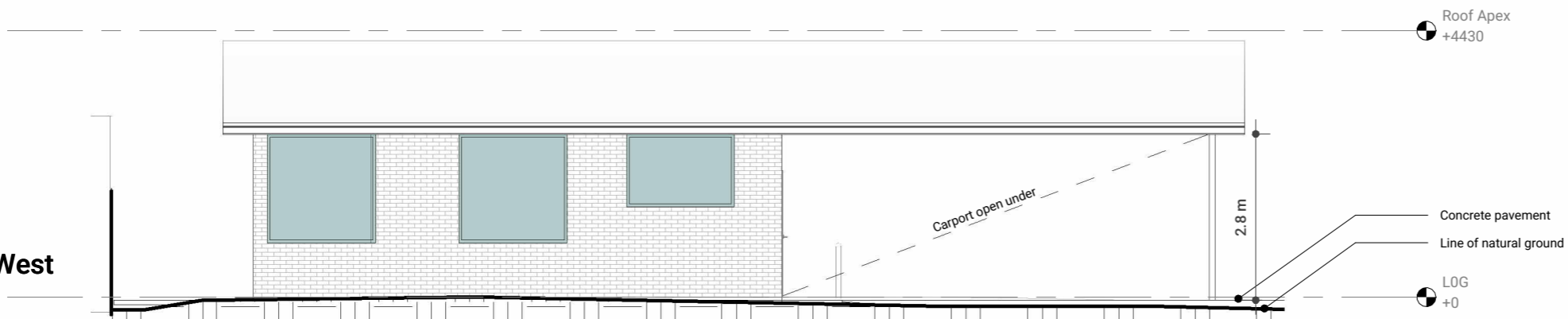
2 Station - East
1 : 100



3 Station - South
1 : 100

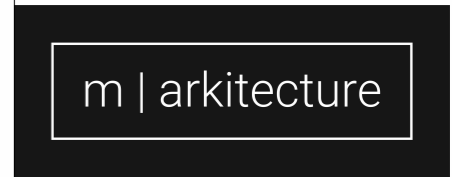


4 Station - West
1 : 100



B Development		MS	MS	11.12.25
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0 1000 2000 3000mm
Scale 1: 100 At Original Size



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Title Police Station Replacement

Drawing Name:
Elevations - Station

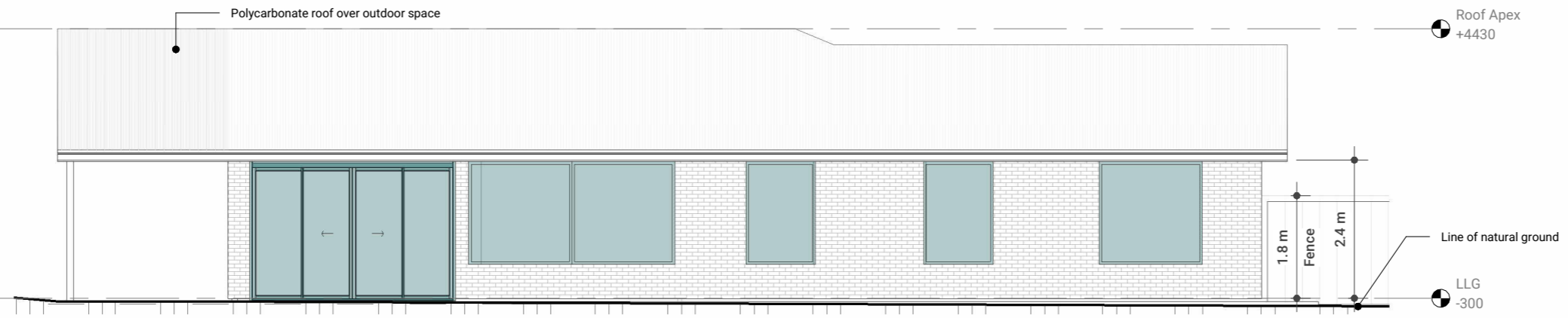
Scale 1 : 100 Do Not Scale
Drawn M.Stevenson Designer M.Stevenson

Development
This Drawing must not be used for Construction unless labelled 'Construction'

Drawing No:
25.095-A30
Original Size **A3**
Rev. **B**

1

Residence - North
1 : 100



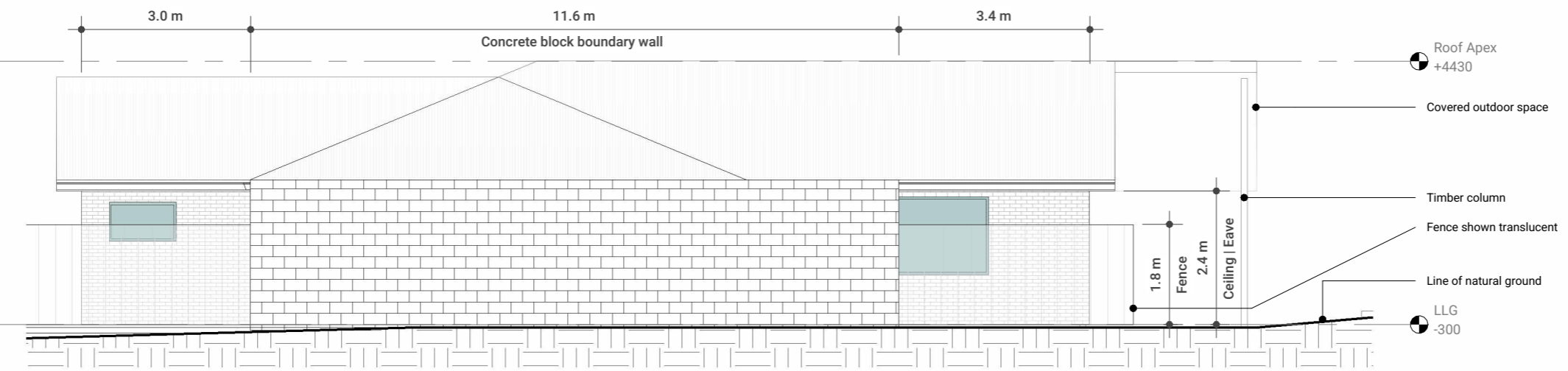
2

Residence - East
1 : 100



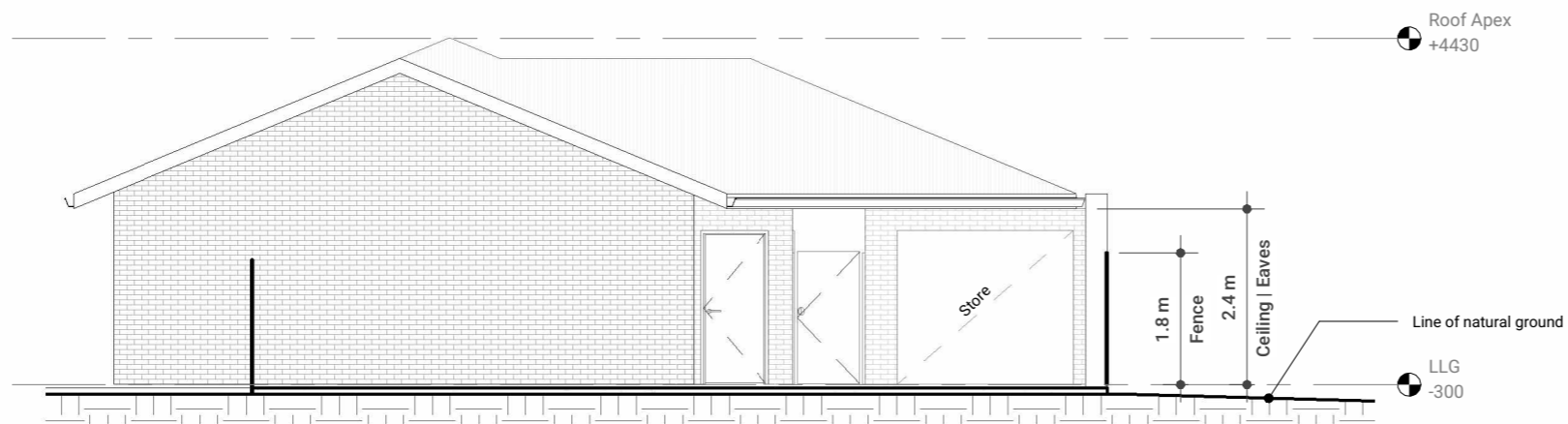
3

Residence - South
1 : 100



4

Residence - West
1 : 100



B Development		MS	MS	11.12.25
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0 1000 2000 3000mm
Scale 1: 100 At Original Size

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Drawing Name:
Elevations - Residence

Scale 1 : 100 Do Not Scale
Drawn M.Stevenson Designer M.Stevenson

Development

This Drawing must not be used for Construction unless labelled 'Construction'

Drawing No:
25.095-A31
Original Size A3
Rev. B