

SCOTT STREET

NEW VEHICULAR CROSSOVER TO SUIT WIDTH OF GARAGE APPLICATION BY OTHERS. CONSTRUCTION TO COUNCIL STANDARDS.

PROPOSED GARAGE, PARKING SPACE X 3 AT LOCATION OF EXISTING CROSSOVER & PARKING

EX. GATE

1.7 HIGH PRIVACY SCREEN

EX. MULTIRESIDENTIAL BUILDING, 3 STOREY

PROPOSED NEW RESIDENCE

2 999m<sup>2</sup>

EX. HOUSE 2 STOREY

B'DRY 1.80 m

B'DRY 1.84 m

EX. HOUSE 2 STOREY

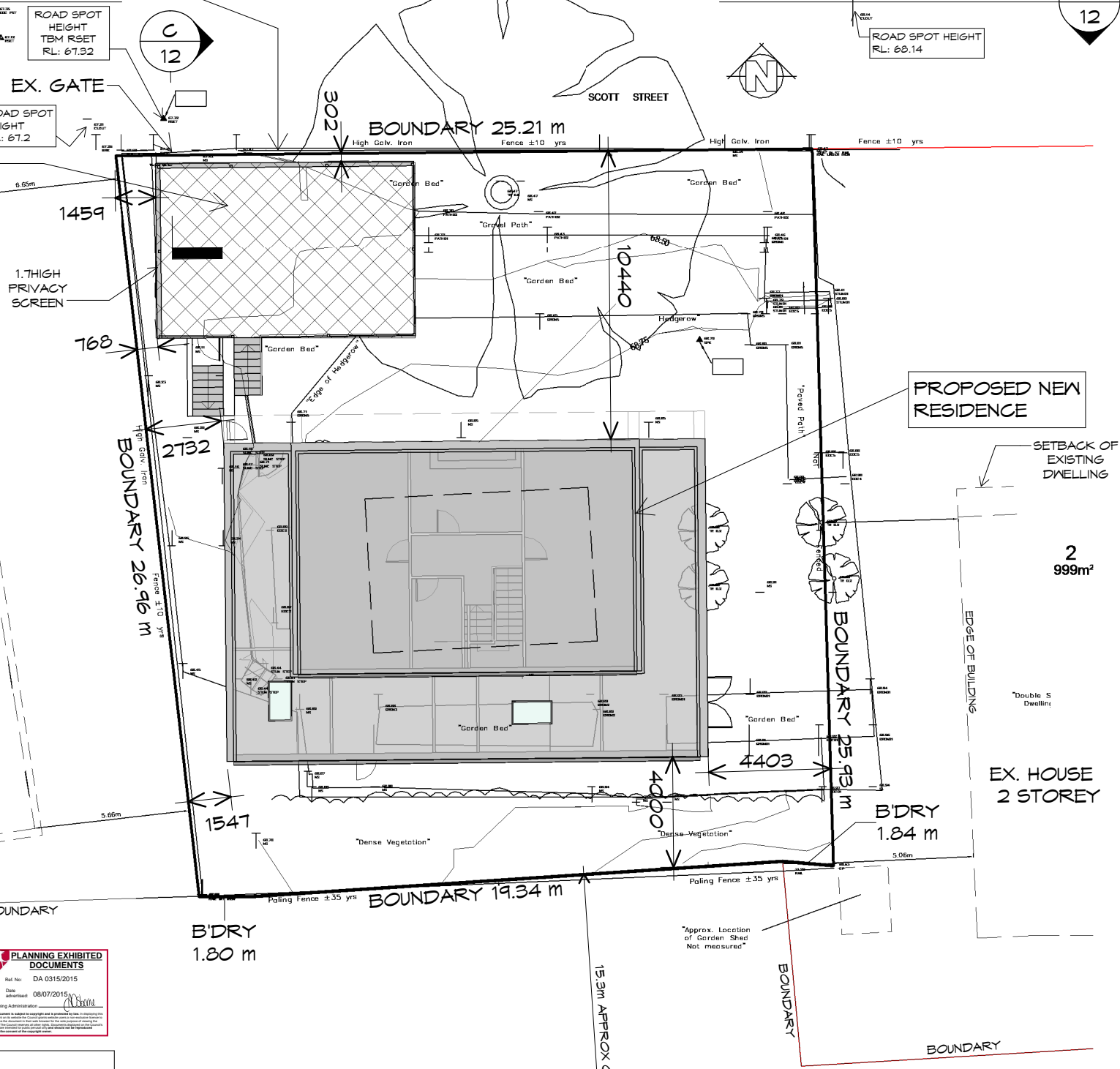


SITE PLAN

1 : 200

SITE COVERAGE:  
LAND SIZE: 633.912 m<sup>2</sup>

ROOFED AREA (HOUSE): 217.616m<sup>2</sup>  
ROOFED AREA (GARAGE): 60m<sup>2</sup>  
TOTAL: 277.616m<sup>2</sup>  
% SITE COVERAGE = 43.79 %  
COMPLIES



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH B.C.A., ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE DETAIL BY BULLOCK CONSULTING

NOTES:

- ALL DIMENSIONS SHOWN ARE OFFSETS FROM BOUNDARIES ESTABLISHED BY RE-ESTABLISHMENT OF SP. 100603.
- OFFSITE BUILDING LOCATION AND RELATIVE LEVELS TO THESE STRUCTURES ARE INDICATIVE AND ARE ONLY TO BE USED AS A GUIDE.
- AHD VIDE DSM 1212-30

WARNINGS:

- THE DETAIL SHOWN / RECORDED
- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.??m

**PRIME DESIGN**  
BUILDING DESIGN & DRAFTING

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10 Goodman Court, Invermay TAS 7248  
Accredited Building Practitioner  
Frank Geskus -No CC246A

Project:  
**PROPOSED NEW RESIDENCE**  
5 SCOTT STREET,  
EAST LAUNCESTON

Client name:  
**J & G EWING**

Drafted by: Author  
Approved By: Approver



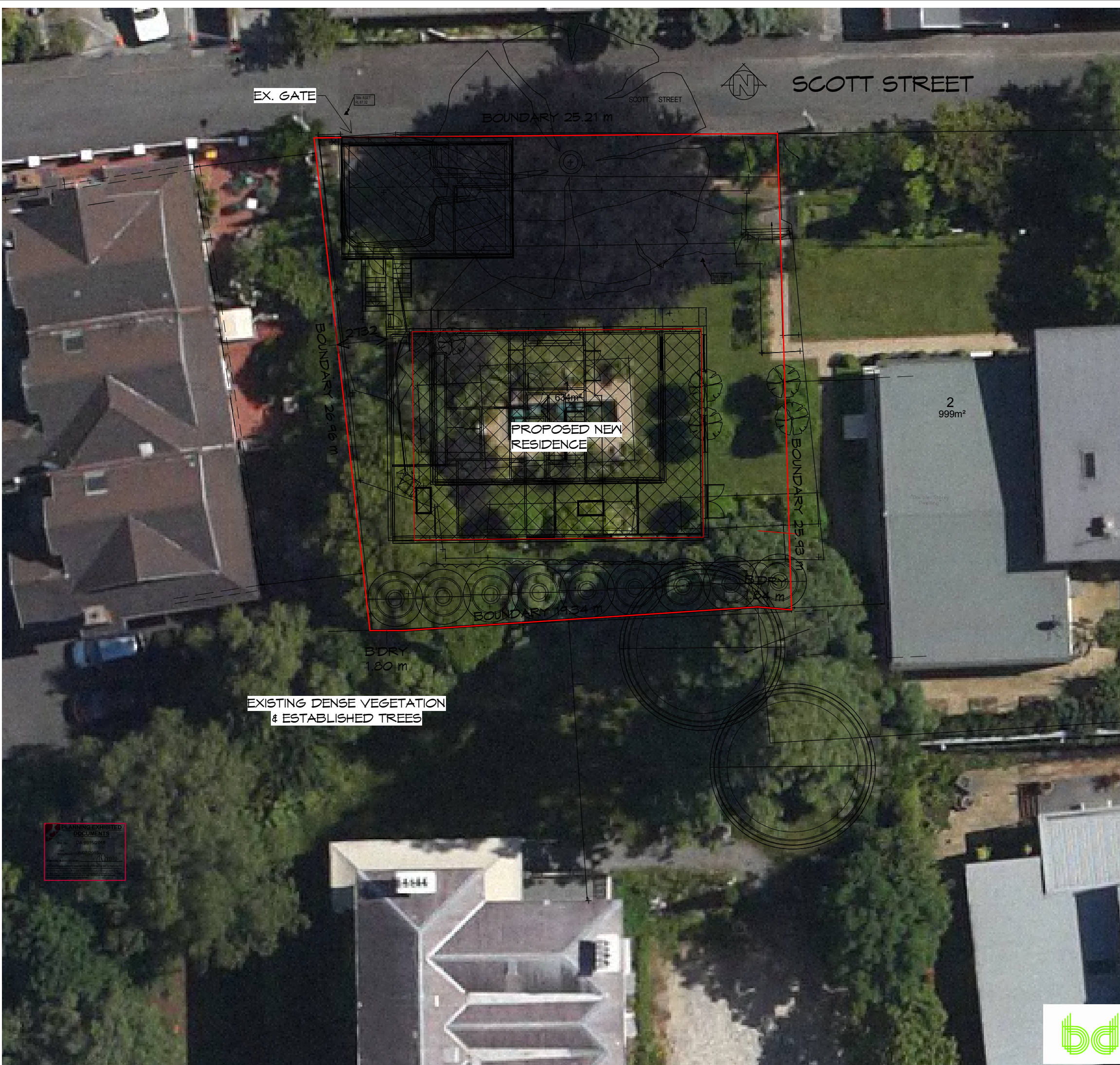
Drawing:  
**SITE PLAN**

Date: 29/06/2015  
Scale: 1 : 200

Project/Drawing No:  
**PD14258 01**

Revision:  
**05**

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



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**SITE PLAN- ARIEL VIEW**  
1 : 200

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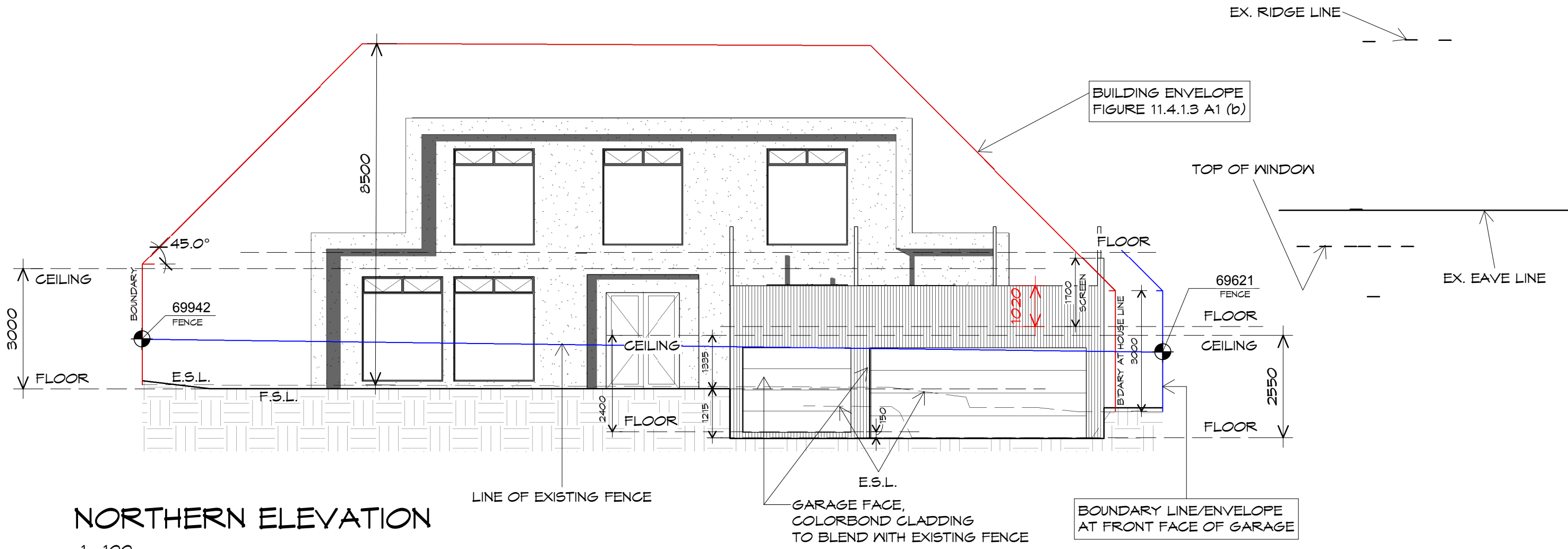
Drawing:  
**SITE PLAN ARIEL VIEW**

Drafted by: Author  
Approved By: Approver

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Scale: 1 : 200

Project/Drawing No: **PD14258 02**  
Revision: **05**

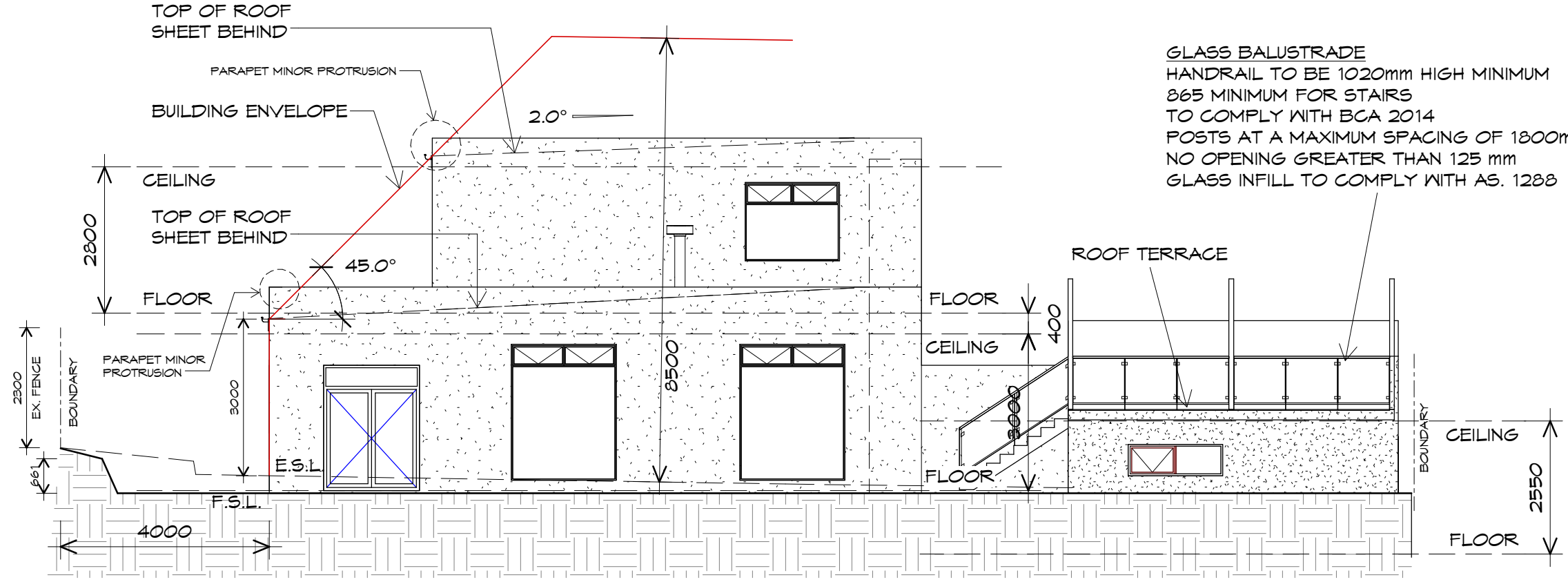




**NORTHERN ELEVATION**

1 : 100

**PLANNING**  
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**EASTERN ELEVATION**

1 : 100

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Drawing:  
**ELEVATIONS**

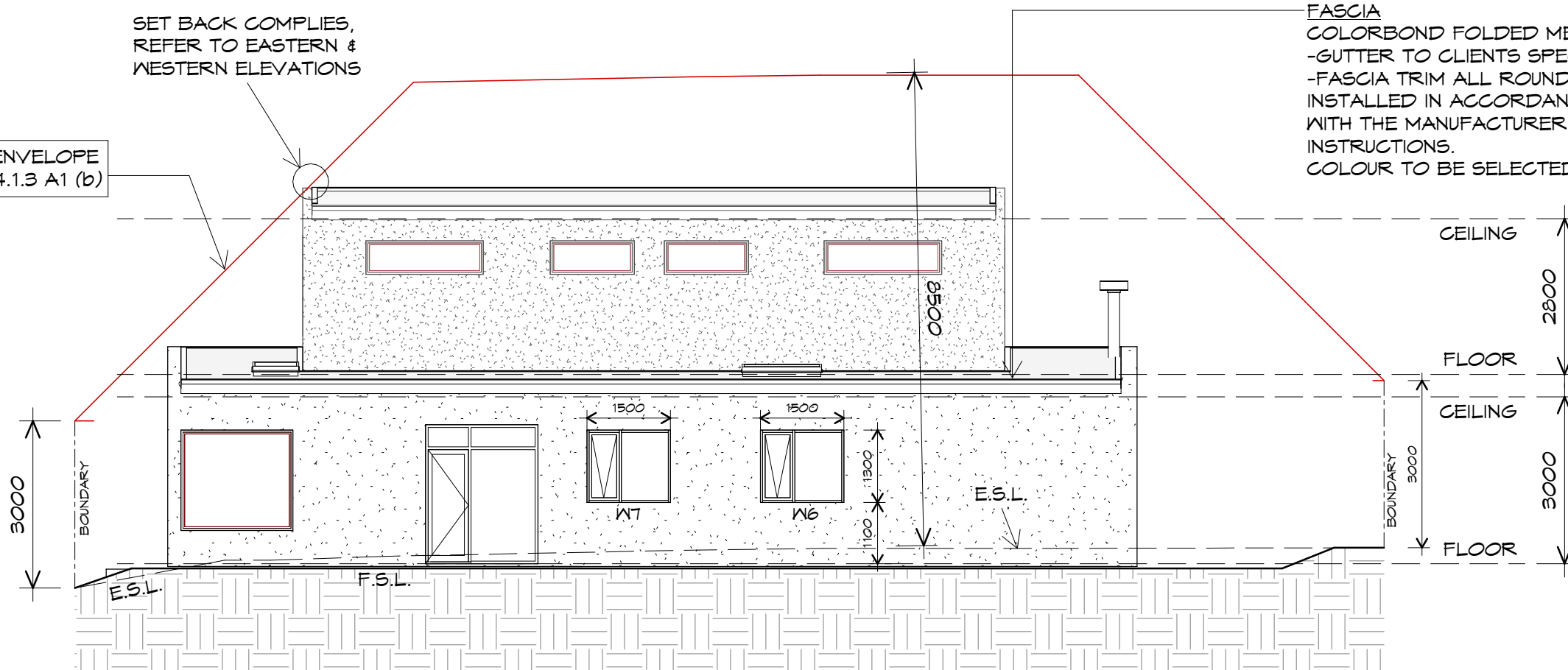
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Project/Drawing No: PD14258 06	Revision: 05



BUILDING ENVELOPE  
FIGURE 11.4.1.3 A1 (b)

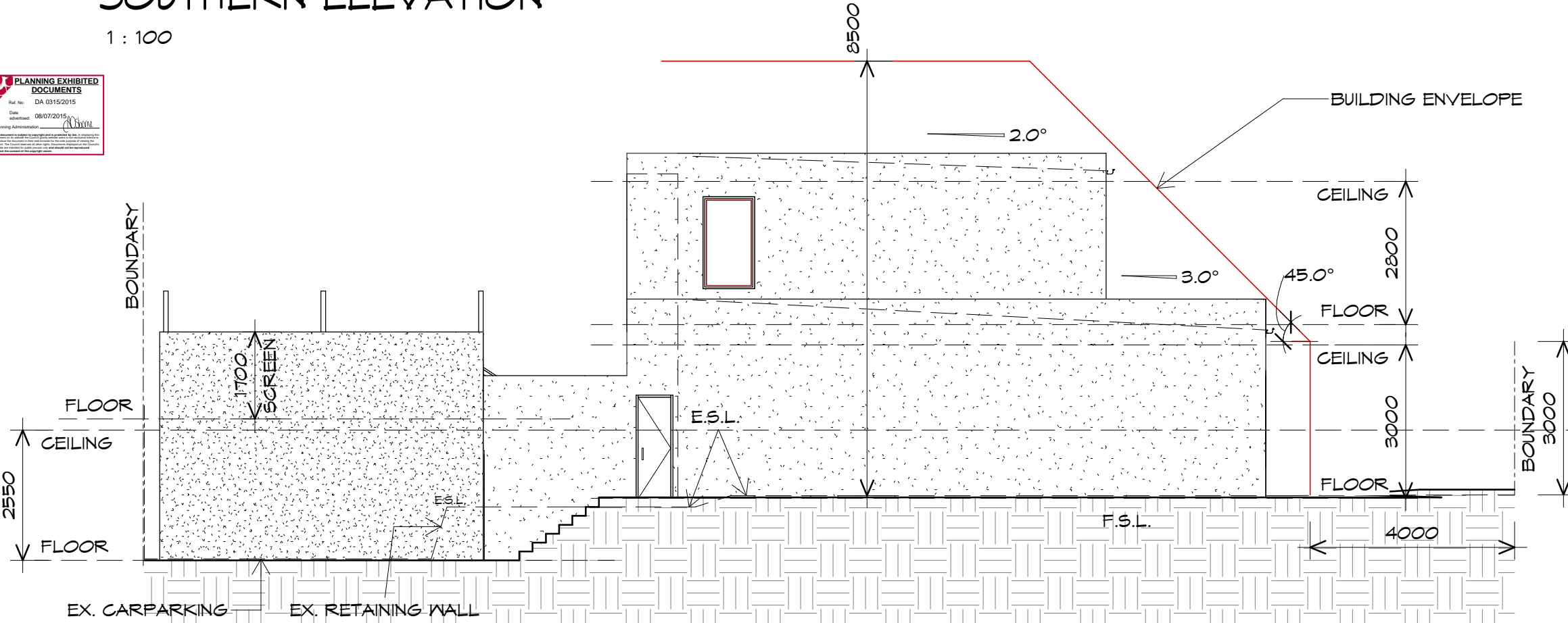
SET BACK COMPLIES,  
REFER TO EASTERN &  
WESTERN ELEVATIONS

FASCIA  
COLORBOND FOLDED METAL  
-GUTTER TO CLIENTS SPEC  
-FASCIA TRIM ALL ROUND  
INSTALLED IN ACCORDANCE  
WITH THE MANUFACTURER'S  
INSTRUCTIONS.  
COLOUR TO BE SELECTED



### SOUTHERN ELEVATION

1 : 100



### WESTERN ELEVATION

1 : 100

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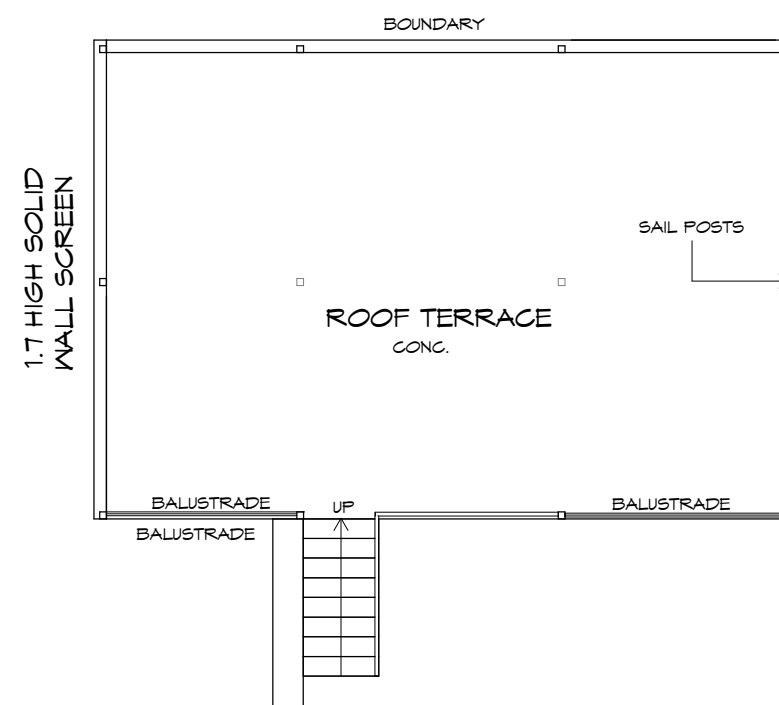
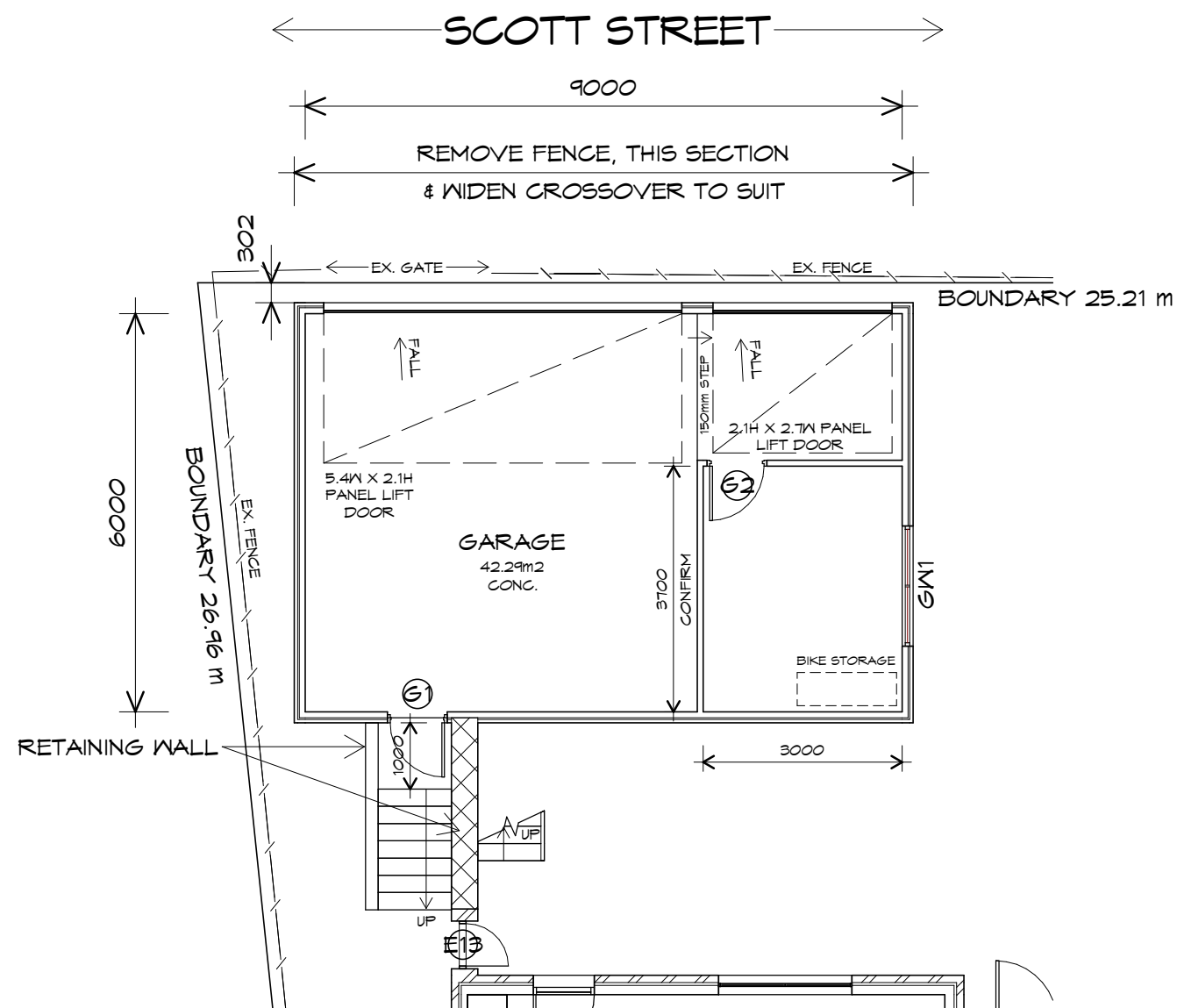
Drawing:  
**ELEVATIONS**

Drafted by: Author  
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Project/Drawing No: **PD14258 07**  
 Revision: **05**



**GARAGE FLOOR PLAN**

1 : 100

**GARAGE ROOF TERRACE**

1 : 100

**GARAGE DOOR SCHEDULE**

MARK	WIDTH	TYPE
G1	820	GLAZED EXTERNAL DOOR
G2	820	INTERNAL TIMBER DOOR

**GARAGE WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	REMARKS
GW1	600	1810	AWNING WINDOW	

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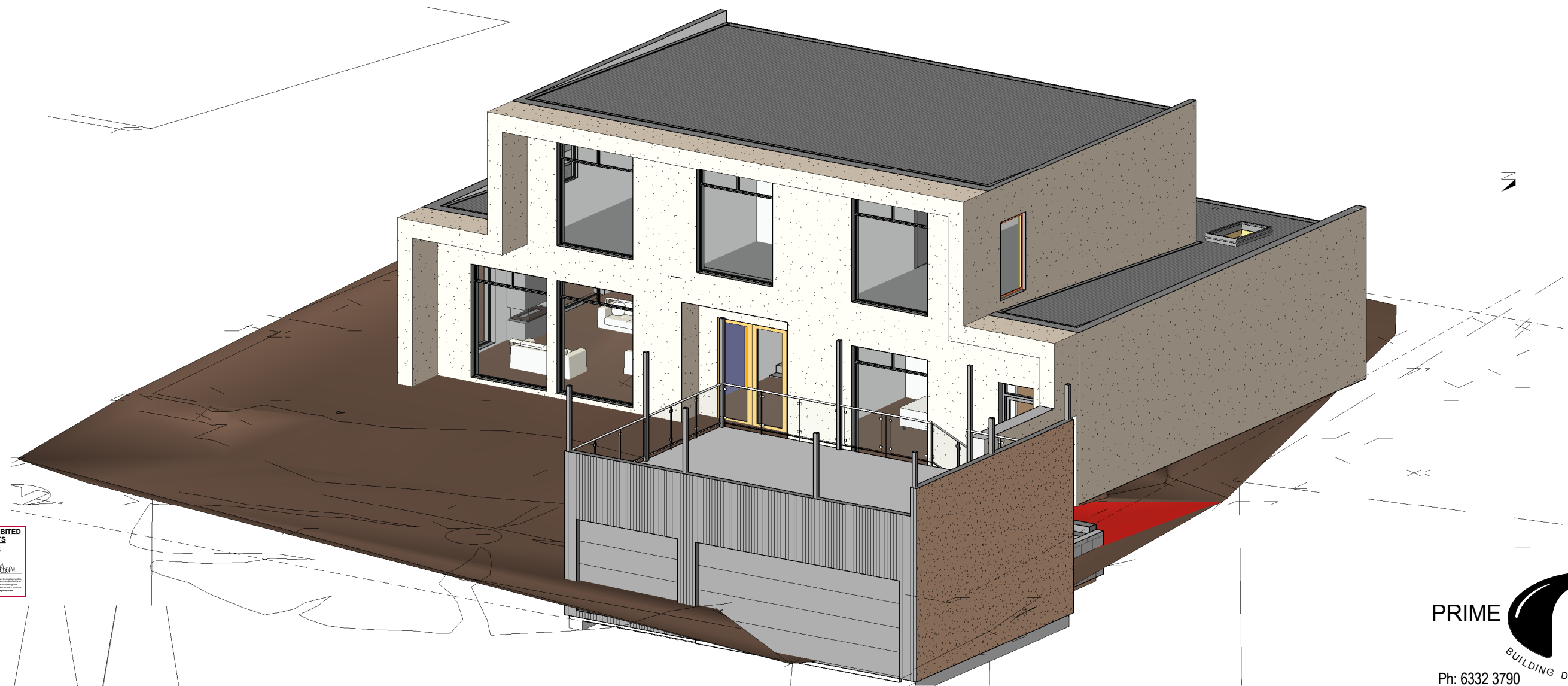
Drawing:  
**GARAGE FLOOR & ROOF PLAN**

Date: 29/06/2015  
 Scale: 1 : 100

Project/Drawing No:  
**PD14258 08**

Revision:  
**05**





PLANNING EXHIBITED DOCUMENTS  
Ref No: DA 0315/2015  
Date submitted: 08/07/2015  
Planning Administration:



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Drawing:  
**PERSPECTIVES**

Drafted by: Author  
Approved By: Approver

Date:  
**29/06/2015**

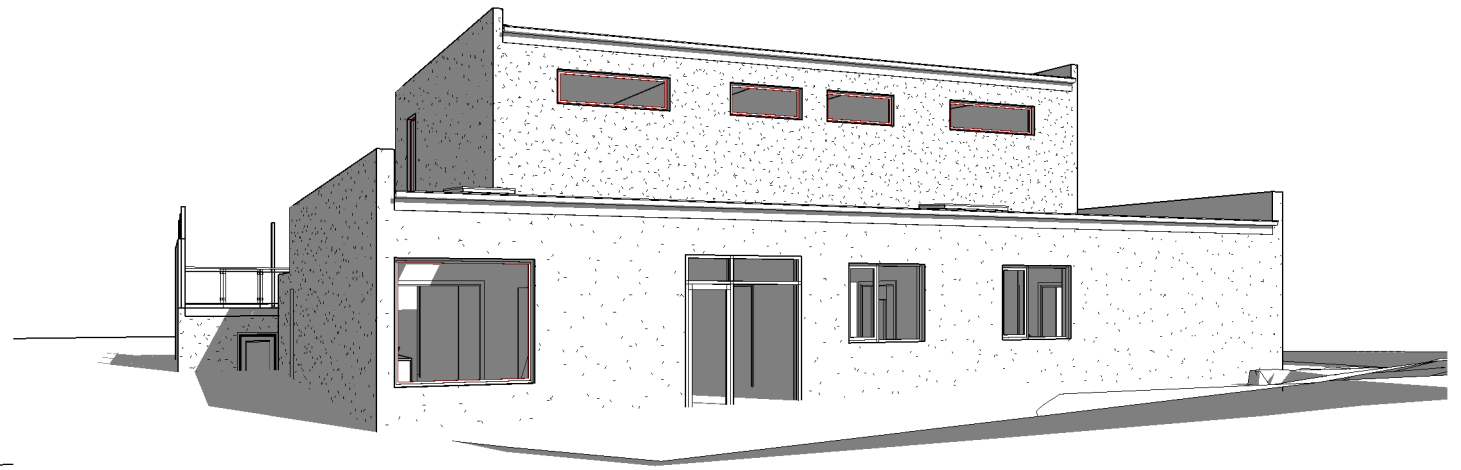
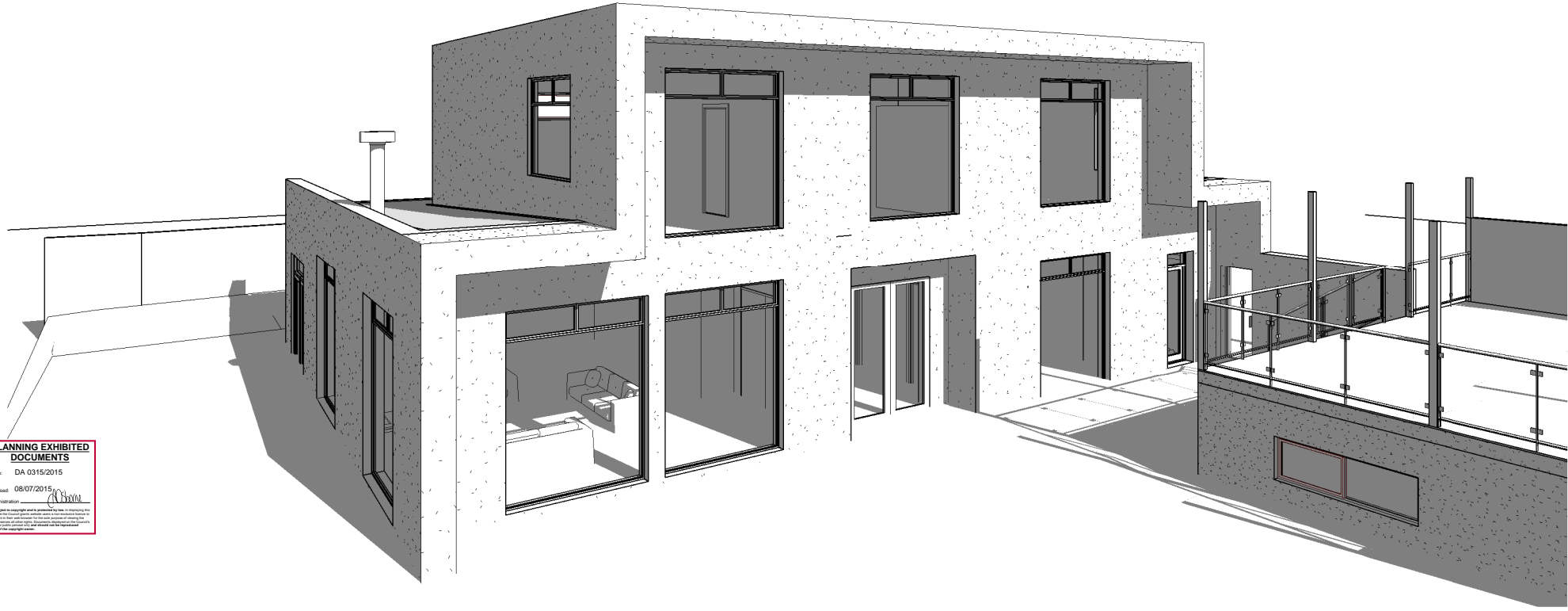
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**PD14258 09**

Revision:  
**05**





**PLANNING**  
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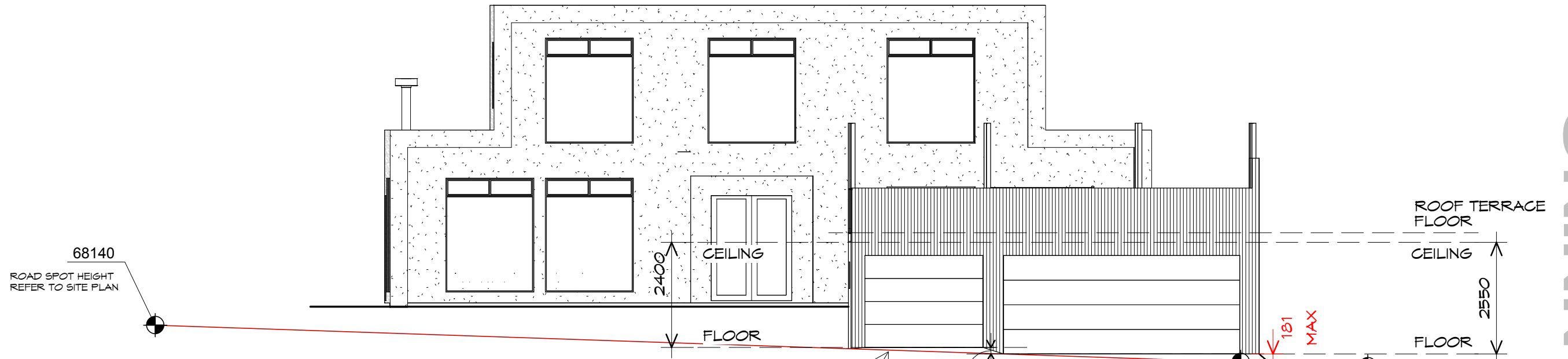
**bda**  
BUILDING DESIGNERS AUSTRALIA

Drawing:  
**PERSPECTIVES**

Date:  
**29/06/2015**

Project/Drawing No:  
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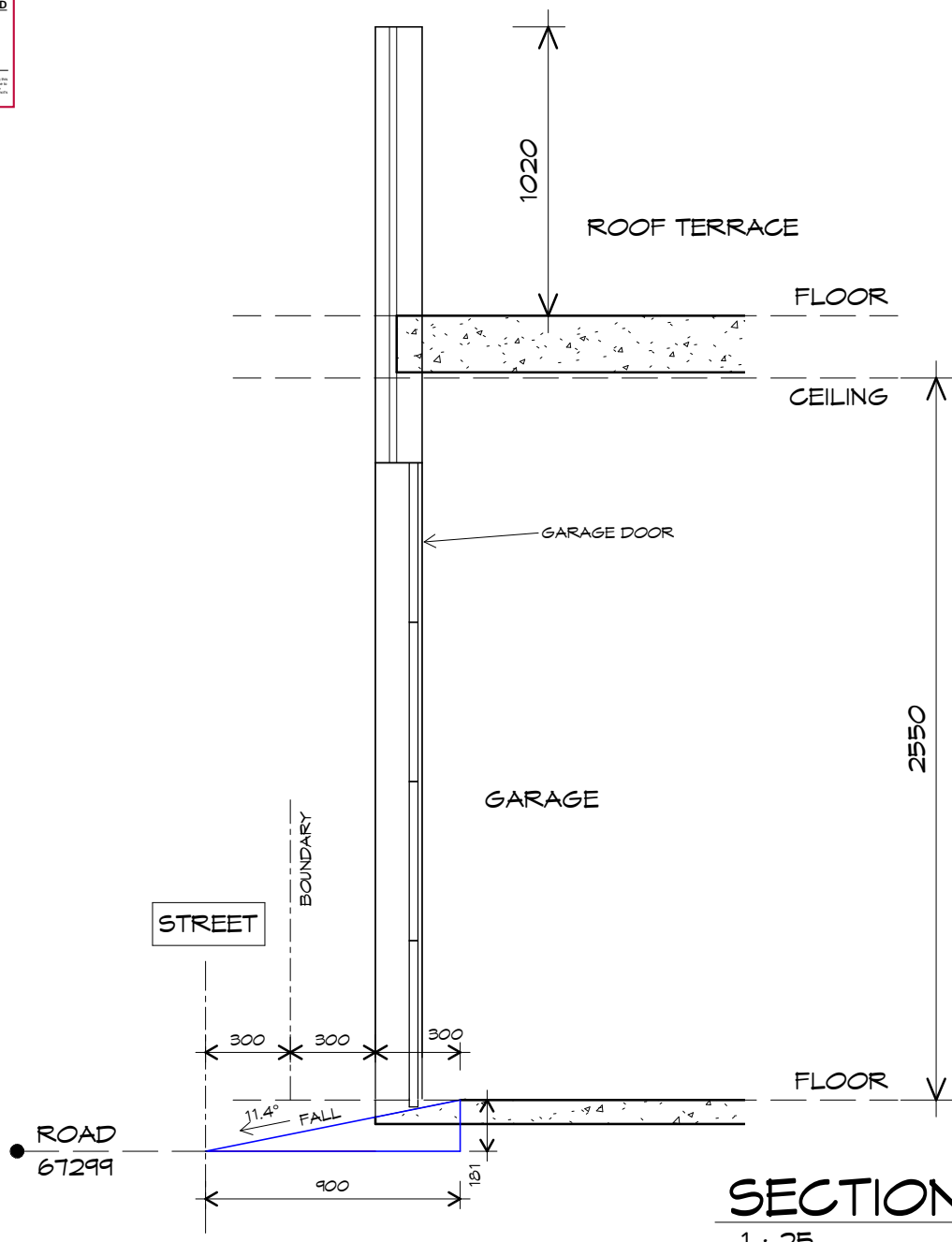
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SPLAY NEW CONCRETE SLAB  
300mm INTERNALLY  
AS REQUIRED FOR TRANSITION,  
FALL AWAY FROM BUILDING

SECTION  
1 : 100

B  
01



SECTION  
1 : 25

C  
01

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Drawing:  
**STREET SECTION**

Drafted by: Author  
Approved By: Approver

Date: 29/06/2015  
Scale: As indicated

Project/Drawing No: PD14258 12  
Revision: 05

