

LEGEND
 PAGE 1# COVER PAGE
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 PAGE 9# PROPOSED ELEVATIONS

COUNCIL – LAUNCESTON CITY COUNCIL
 ZONE – GENERAL RESIDENTIAL
 CODE – NIL
 LANDSLIDE BAND – NIL

TITLE REF. = 247663/1

PER UNIT
 GROUND FLOOR AREA = 80 sq/m
 UPPER FLOOR AREA = 68 sq/m

BUSHFIRE-PRONE AREA BAL RATING LOW
 AS3959 – 2009 2.2.1

ALPINE AREA – N/A LESS THAN 900m AHD

CORROSION ENVIRONMENT – MODERATE

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE CLADDING UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES SHOWN THEN THESE MUST BE CONFIRMED ONSITE BY A SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED 'APPROVED' PLANS BY BUILDING SURVEYOR AND PERMIT AUTHORITY

STAGED SUBDIVISION AND UNIT DEVELOPMENT FOR HARRIS DALEY PTY LTD AT No. 131 ELPHIN ROAD NEWSTEAD 7250

REVISION NUMBER	DATE
REVISION 1	03 / 05 / 2016
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FOR ALL YOUR DESIGN, DRAFTING
 AND ENGINEERING NEEDS
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UNPROTECTED EMBANKMENTS 3.1.1.1



SOIL TYPE	EMBANKMENT SLOPES H:L	
	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	FIRM CLAY	1:2
	SOFT CLAY	1:1
SOFT SOILS	NOT SUITABLE	2:3
	NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

SOIL AND WATER MANAGEMENT:

DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS THE ROOF IS INSTALLED

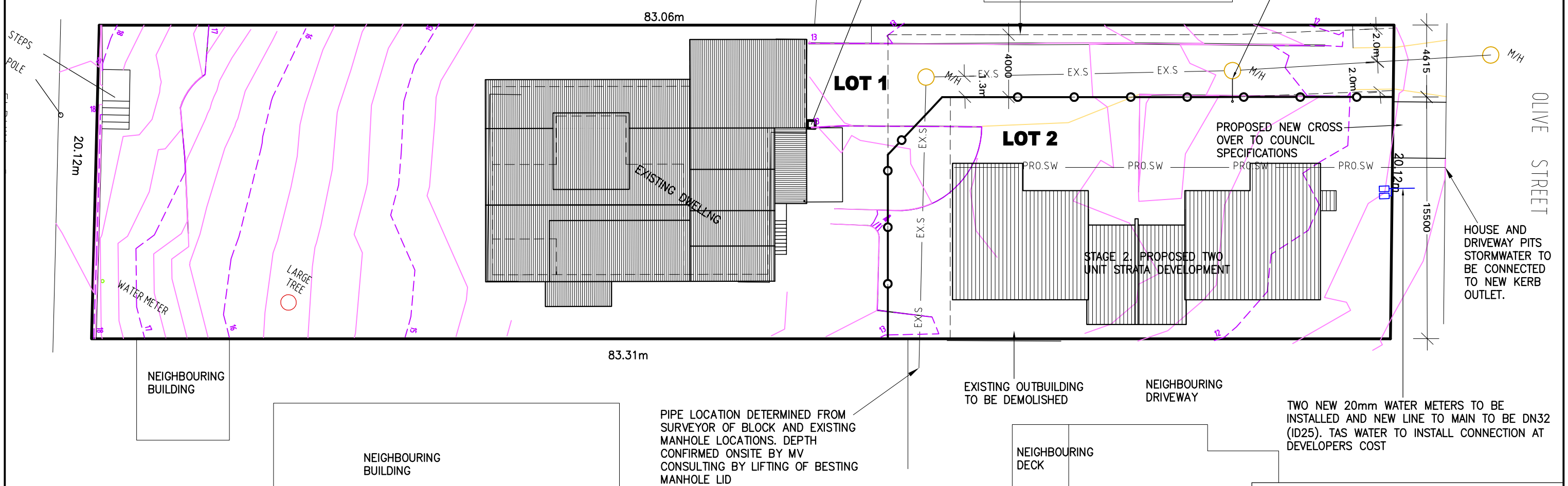
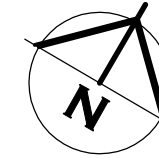
INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET ONLY, TO PREVENT TRANSFERRING DEBRIS ONTO STREET

FALL PREVENTION
WHERE A PERSON IS EXPOSED TO THE HAZARD OF FALLING FROM A STRUCTURE DURING CONSTRUCTION, CLEANING OR MAINTENANCE WORK THE BUILDER SHALL PROVIDE;

- (A) A WORK SYSTEM DESIGNED TO PREVENT SUCH A FALL
- (B) WHERE SAFETY BELT ANCHORAGE POINTS ARE USED THEY MUST BE POSITIONED SUCH THAT THE SAFETY LINE CAN BE ATTACHED BEFORE PROCEEDING TO THE AREA WHERE A FALL IS POSSIBLE
- (C) ANCHORAGE POINTS MUST COMPLY WITH AS2626 AND BE ABLE TO WITHSTAND A FORCE OF 1500KG
- (D) INFORM THE OWNER PRIOR TO OCCUPANCY THE NATURE OF THE FALL ARREST SYSTEM AND USE ACCORDING TO AS2626.



PIPE LOCATION DETERMINED FROM SURVEYOR OF BLOCK AND EXISTING MANHOLE LOCATIONS. DEPTH CONFIRMED ONSITE BY MV CONSULTING BY LIFTING OF BESTING MANHOLE LID

SUBDIVISION SITE PLAN

EXISTING SITE AREA = 1673 sq/m
PROPOSED LOT 2 = 492 sq/m
BALANCE TO LOT 1 = 1181 sq/m

STAGE 1 – SUBDIVISION OF PROPOSED LOT 2.
INSTALLATION OF WATER, STORMWATER, SEWERAGE CONNECTION AND NEW CROSS OVER
STAGE 2 – TWO UNIT STRATA DEVELOPMENT ON LOT 2

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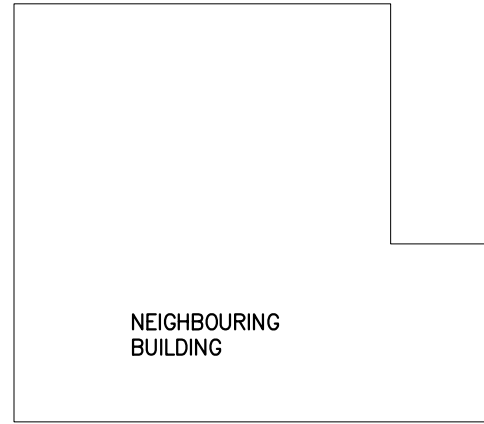
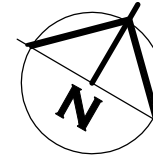
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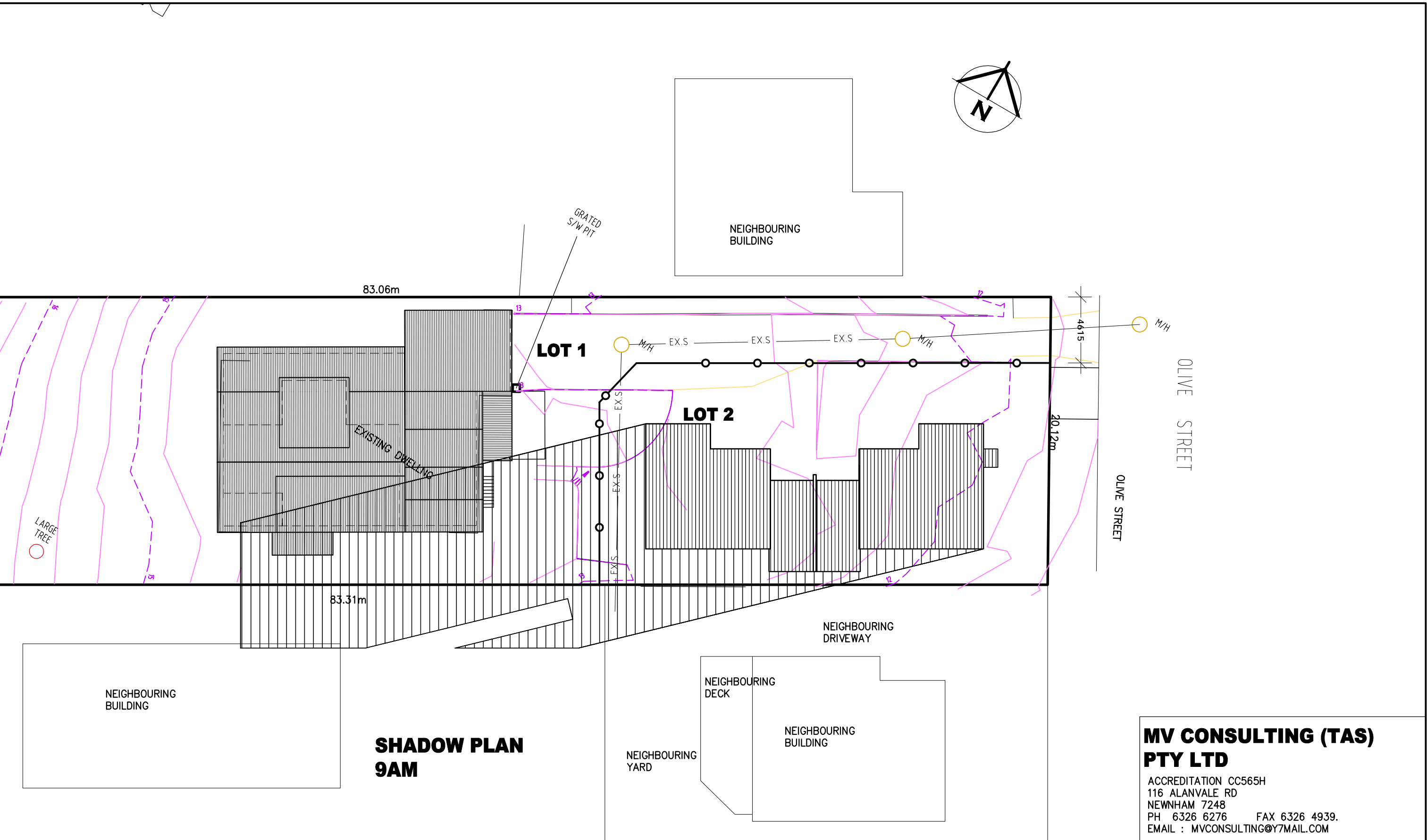
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NEIGHBOURING BUILDING



**SHADOW PLAN
9AM**

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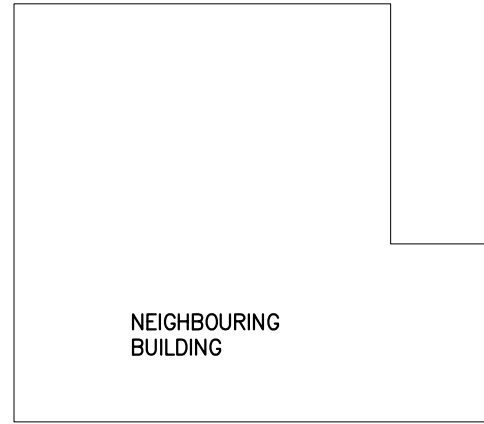
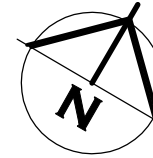
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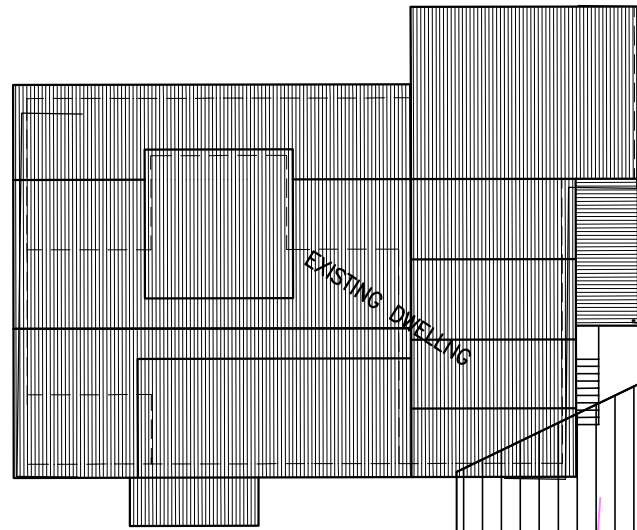
NEIGHBOURING BUILDING

83.06m

GRADED S/W PIT

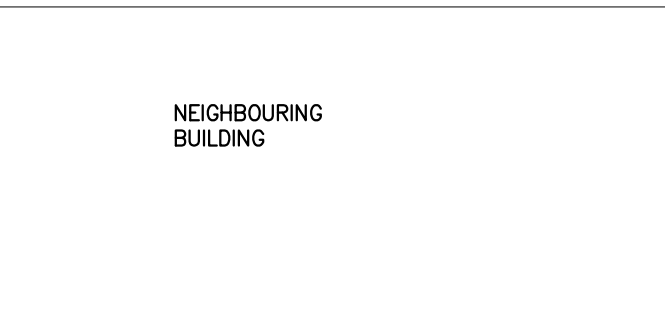
LOT 1

LOT 2



EXISTING DWELLING

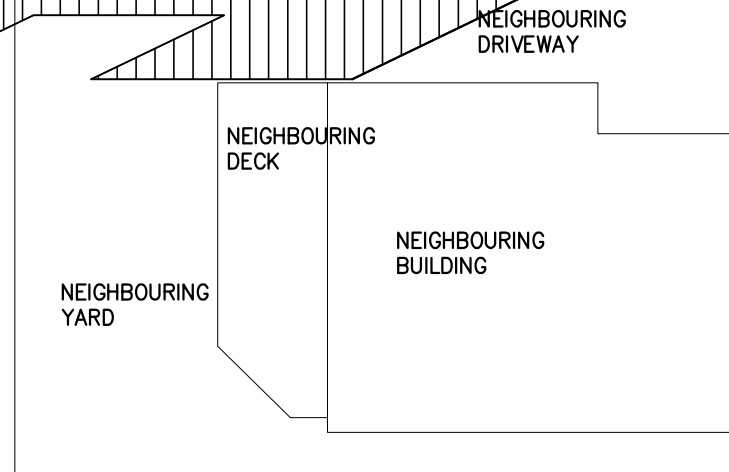
LARGE TREE



NEIGHBOURING BUILDING

83.31m

SHADOW PLAN
10AM



NEIGHBOURING DRIVEWAY

NEIGHBOURING DECK

NEIGHBOURING YARD

NEIGHBOURING BUILDING



OLIVE STREET
OLIVE STREET
OLIVE STREET

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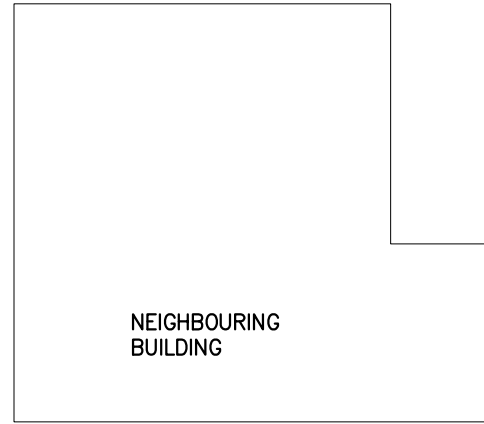
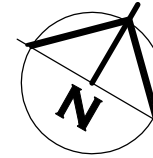
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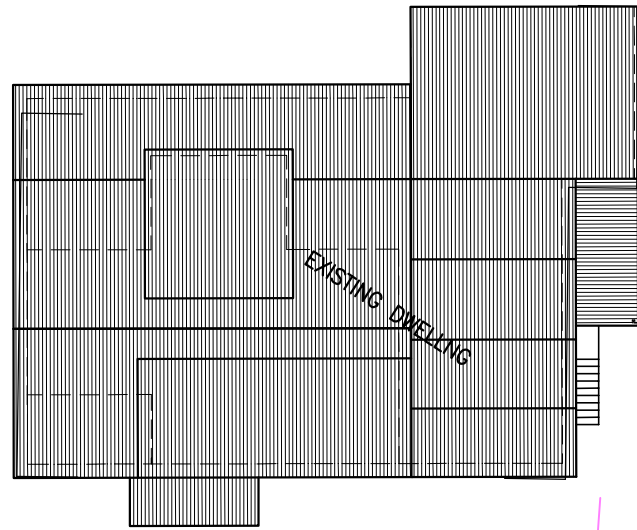
NEIGHBOURING BUILDING

83.06m

GRATED S/W PIT

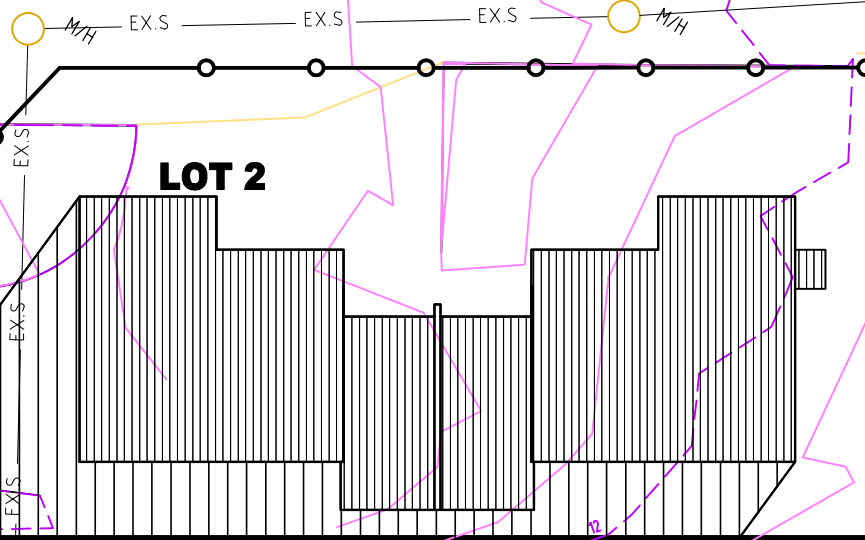
LOT 1

LOT 2



EXISTING DWELLING

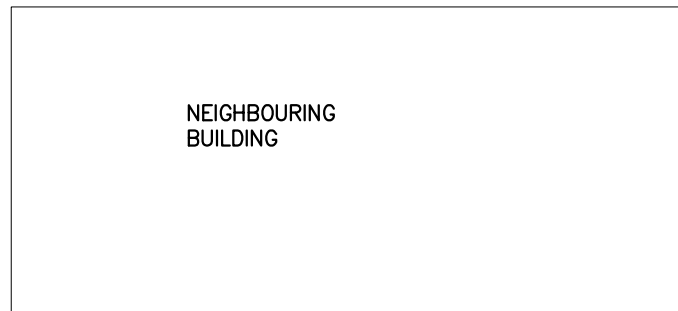
LARGE TREE



M/H
OLIVE STREET
OLIVE STREET
OLIVE STREET

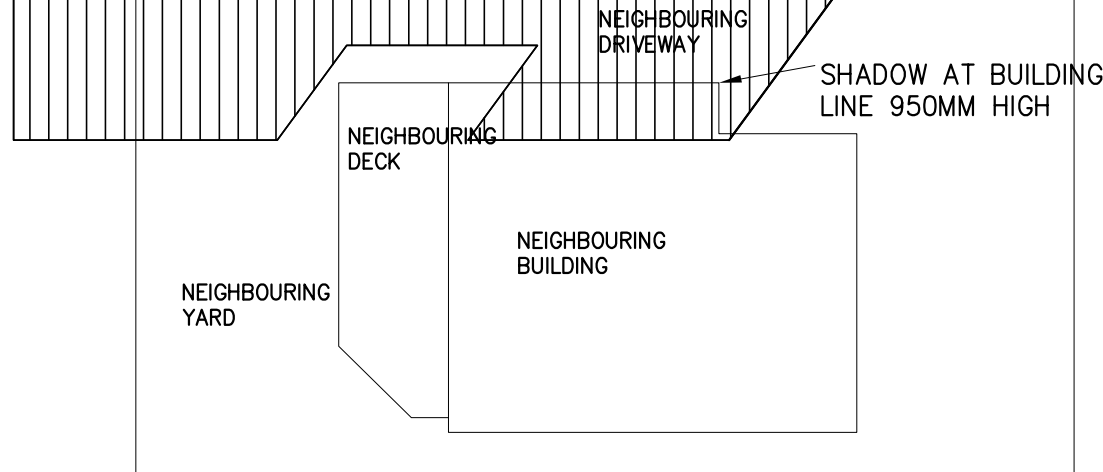
20.12m

83.31m



NEIGHBOURING BUILDING

SHADOW PLAN 12 NOON



NEIGHBOURING YARD

NEIGHBOURING DECK

NEIGHBOURING BUILDING

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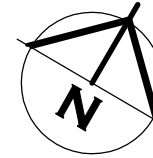
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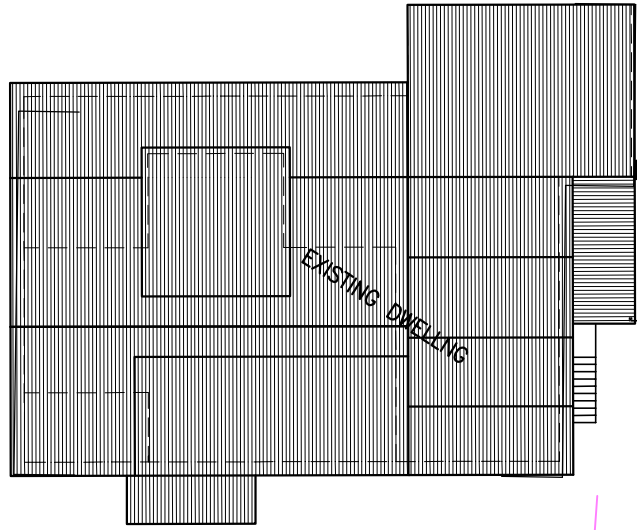
NEIGHBOURING BUILDING

83.06m

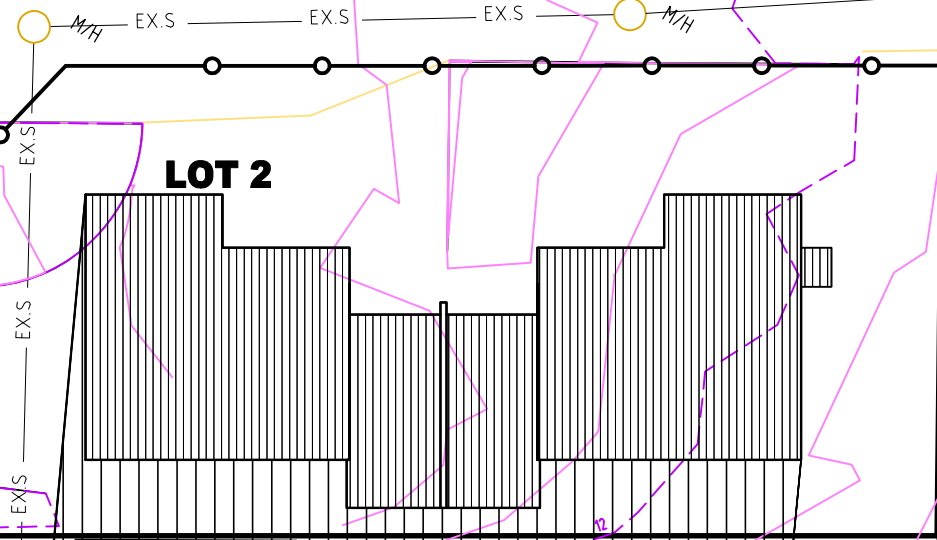
GRADED S/W PIT

LOT 1

LOT 2



EXISTING DWELLING

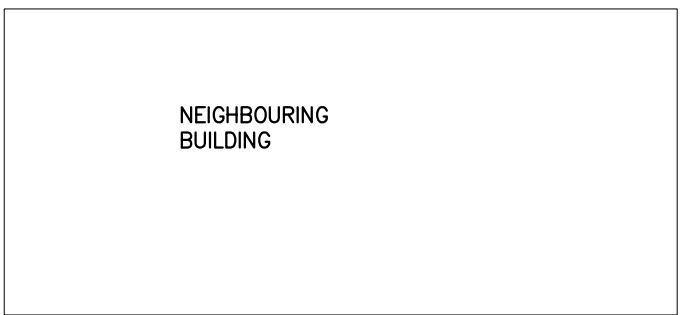


4.615
20.12m

M/H
OLIVE STREET
OLIVE STREET

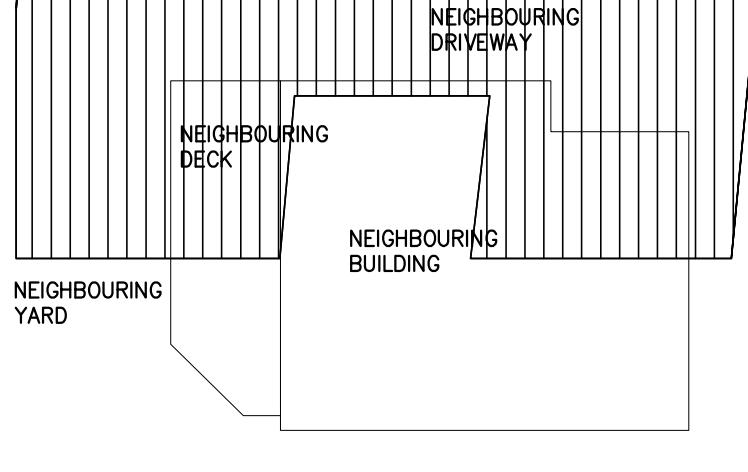
83.31m

LARGE TREE



NEIGHBOURING BUILDING

**SHADOW PLAN
2PM**



NEIGHBOURING DRIVEWAY
NEIGHBOURING DECK
NEIGHBOURING BUILDING
NEIGHBOURING YARD

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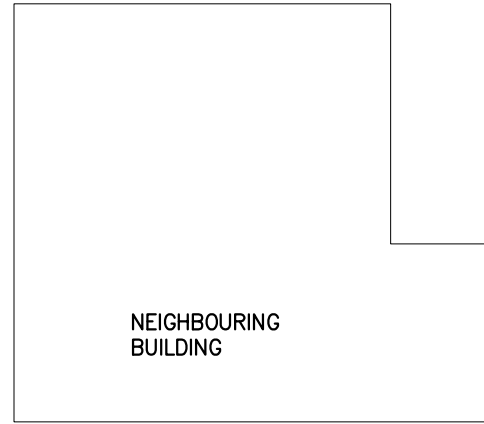
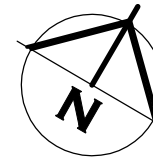
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NEIGHBOURING BUILDING

83.06m

GRADED S/W PIT

LOT 1

M/H

EX.S

EX.S

EX.S

M/H

4.615

M/H

OLIVE STREET

OLIVE STREET

20.12m

83.31m

EXISTING DWELLING

LOT 2

NEIGHBOURING DRIVEWAY

NEIGHBOURING DECK

NEIGHBOURING BUILDING

NEIGHBOURING YARD

NEIGHBOURING BUILDING

SHADOW PLAN 3PM

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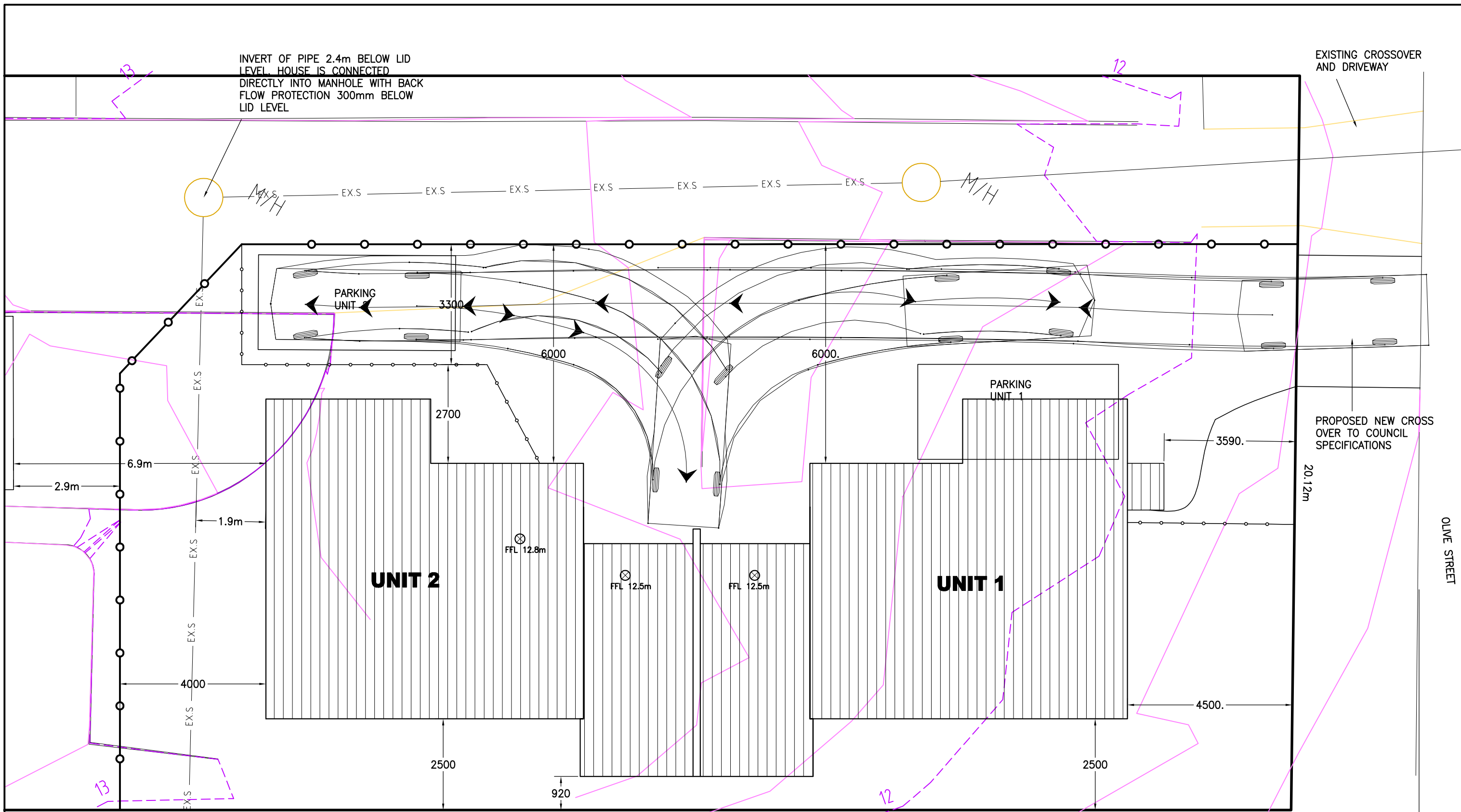
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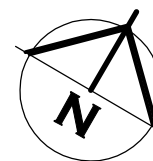
1800mm HIGH COLORBOND OR

INVERT OF PIPE 2.4m BELOW LID LEVEL. HOUSE IS CONNECTED DIRECTLY INTO MANHOLE WITH BACK FLOW PROTECTION 300mm BELOW LID LEVEL

EXISTING CROSSOVER AND DRIVEWAY



SITE PLAN



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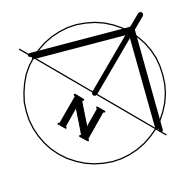
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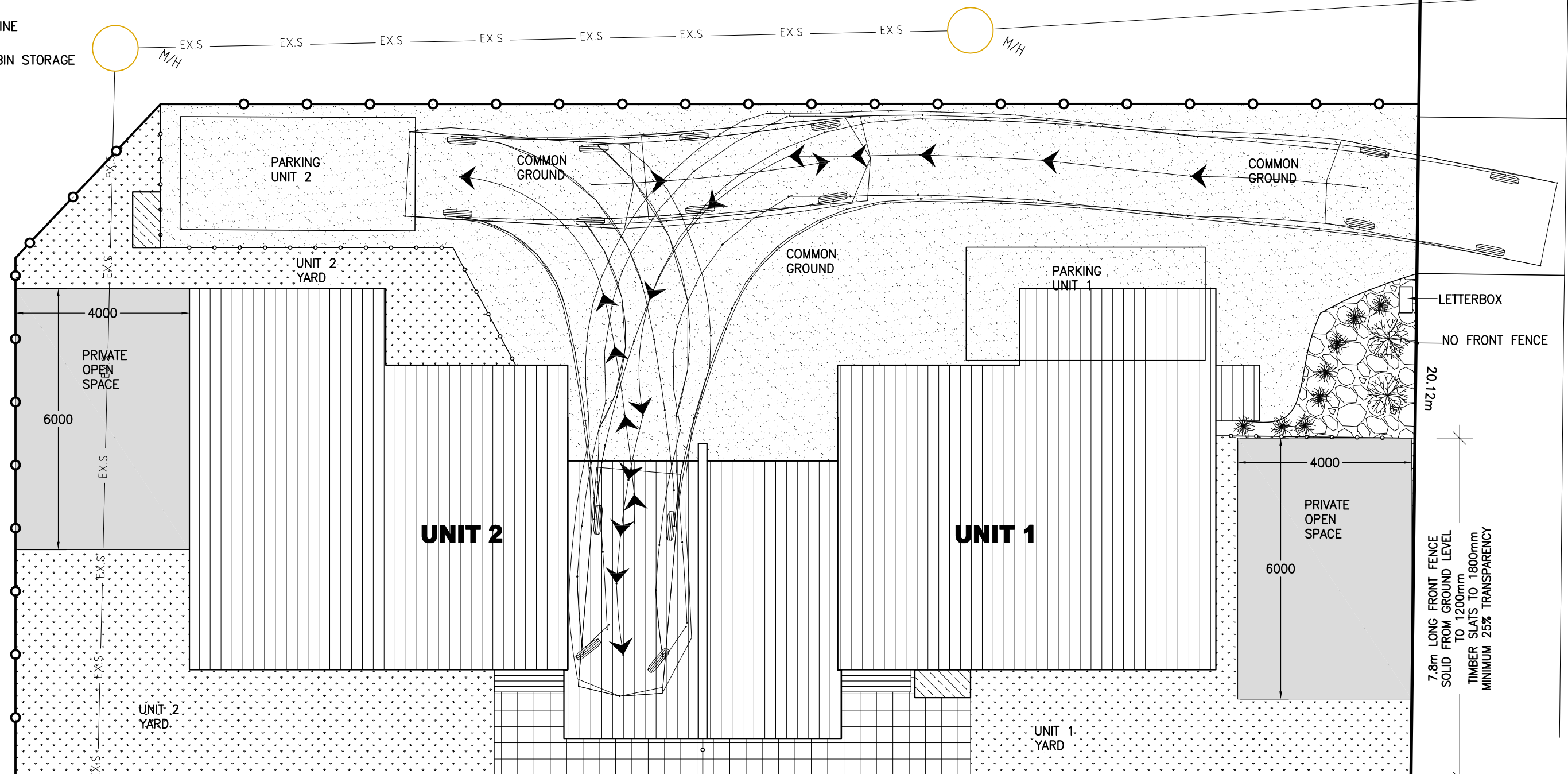
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-  CLOTHES LINE
-  WHEELIE BIN STORAGE






WHERE REQUIRED GARDEN BEDS TO HAVE AN IRRIGATION SYSTEM. IN-LINE DRIPPER TUBE @ 300crs. TO BE PROVIDED

NOTE: IF SPECIFIED PLANTS ARE NOT AVAILABLE AT TIME OF PLANTING SIMILAR SIZE AND TYPE OF PLANTS SHOULD BE INSTALLED IN LOCATIONS SHOWN.

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-  EURYOPS PECTINATUS
GOLDEN DAISY BUSH
MATURE HEIGHT APPROX. 1.5m
-  BUXUS SEMPERVIRENS
SUFFRUTICOSA (DUTCH BOX)
MATURE HEIGHT APPROX. 1.0m
-  SEDUM SPECTABILE
ICE PLANT
MATURE HEIGHT APPROX. 0.7m
-  DIANELLA TASMANICA
(TASMANIAN FLAX LILY)
MATURE HEIGHT APPROX. 1.0m

-  PAVED OR SIMILAR PATH TO BE PROVIDED FROM DWELLING TO CLOTHES LINE
-  SIR WALTER BUFFALO OR SIMILAR GRASS
-  15mm-20mm 'NO FINES' DECORATIVE STONE MULCH TO ALL GARDEN BEDS.
-  SEALED DRIVEWAY
-  PRIVATE OPEN SPACE

SITE PLAN

PROPOSED LOT 2 = 492 sq/m
 ROOF AREA = 180 sq/m 36%
 DRIVEWAY AREA = 160 sq/m
 IMPERVIOUS AREA = 152sq/m 30.8%

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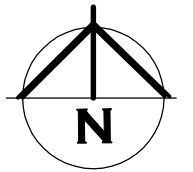
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BUSHFIRE ATTACK LEVEL (BAL)

STEP 1 – FDI 50
STEP 2 – VEGETATION WITHIN 100m

VEGETATION CLASSIFICATION	NORTH NORTH EAST <input type="checkbox"/>	SOUTH SOUTH WEST <input type="checkbox"/>	EAST SOUTH EAST <input type="checkbox"/>	WEST NORTH WEST <input type="checkbox"/>
GROUP A FOREST				
GROUP B WOODLAND				
GROUP C SHRUBLAND				
GROUP D SCRUB				
GROUP E MALLE				
GROUP F RAINFOREST				
GROUP G GRASSLAND				
GROUP H MANAGE LAND	NO ASSESSABLE VEGETATION WITHIN 100M, ALL CLASSIFIED AS MANAGED LAND	NO ASSESSABLE VEGETATION WITHIN 100M, ALL CLASSIFIED AS MANAGED LAND	NO ASSESSABLE VEGETATION WITHIN 100M, ALL CLASSIFIED AS MANAGED LAND	NO ASSESSABLE VEGETATION WITHIN 100M, ALL CLASSIFIED AS MANAGED LAND
EXCLUSIONS WHERE APPLICABLE	CIRCLE RELEVANT CLAUSE 2.2.3.2			
	A B C D E <input type="checkbox"/>	A B C D E <input type="checkbox"/>	A B C D E <input type="checkbox"/>	A B C D E <input type="checkbox"/>

STEP 3 DISTANCE OF THE SITE FROM CLASSIFIED VEGETATION

DISTANCE TO VEGETATION	100+ METRES	100+ METRES	100+ METRES	100+ METRES

STEP 4 DETERMINE THE EFFECTIVE SLOPE OF LAND

EFFECTIVE SLOPE	UPSLOPE/0° <input type="checkbox"/> DOWNSLOPE	UPSLOPE/0° <input type="checkbox"/> DOWNSLOPE	UPSLOPE/0° <input type="checkbox"/> DOWNSLOPE	UPSLOPE/0° <input type="checkbox"/> DOWNSLOPE
>0 – 5°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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STEP 5 DETERMINE OF BAL LEVEL

BAL LEVEL	BAL LOW	BAL LOW	BAL LOW	BAL LOW

STEP 6 – LOW – NO ADDITIONAL REQUIREMENTS



VEGETATION MAP

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






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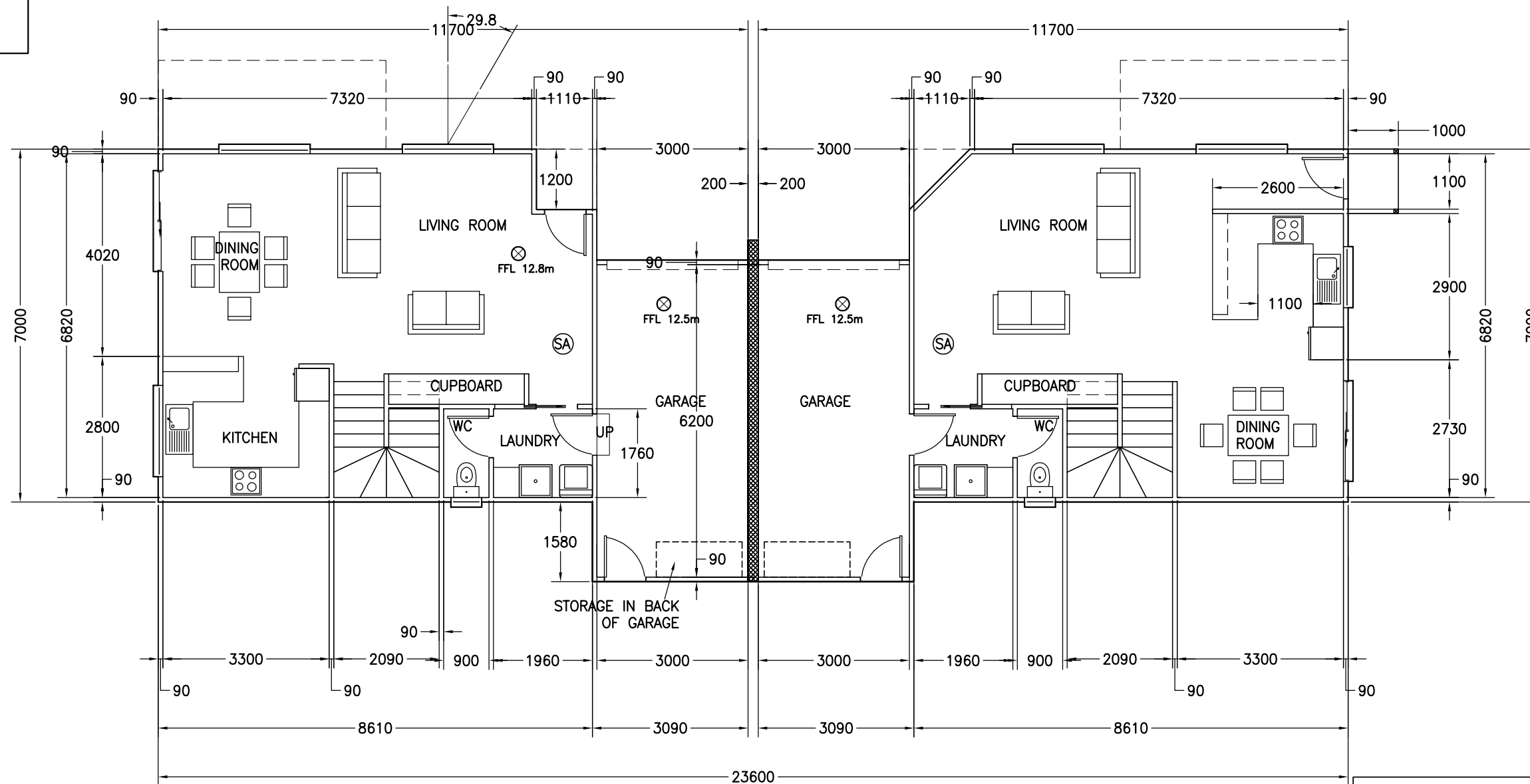
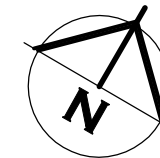
PROJECT: STAGED SUBDIVISION AND UNIT DEVELOPMENT FOR HARRIS DALEY PTY LTD
AT No. 131 ELPHIN ROAD
NEWSTEAD 7250

DRAWING: SUBDIVISION PLAN

DESIGNED: M. v. d. M. APPROVED.
DRAWN: M. v. d. M. DATE: 01 / 09 / 16

SCALE: 1:100. DRAWING No.:
A3. DAL0616 – 5/9

-  90mm TIMBER FRAMED WALL WITH CEMENT SHEET CLADDING
-  90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)
-  FLOOR LEVELS (FFL)
-  CARPET AS SELECTED BY CLIENT WITH FOAM UNDERLAY
-  CERAMIC FLOOR TILES SELECTED BY CLIENT
-  CONC. CONCRETE FLOOR FINISH
-  HWC



UNIT 2

UNIT 1

LOWER FLOOR PLAN

PER UNIT
 GROUND FLOOR AREA = 80 sq/m
 UPPER FLOOR AREA = 68 sq/m

(SA) – 240V HARD WIRED SMOKE ALARMS INSTALLED IN ACCORDANCE WITH BCA 3.7.2. TO COMPLY WITH AS3786, BE CONNECTED TO MAINS POWER AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM

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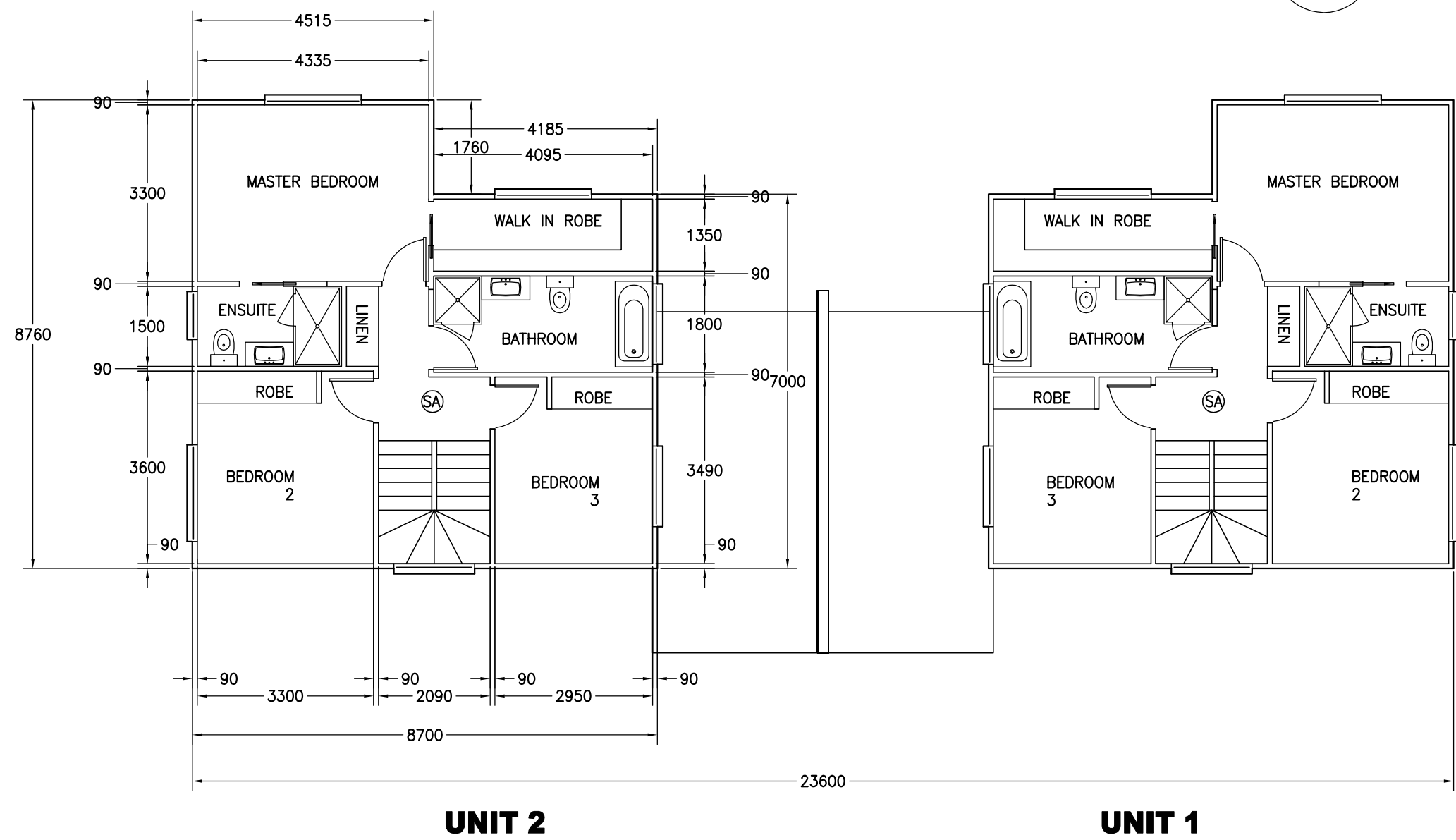
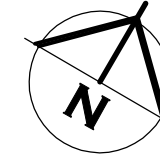
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PROJECT: STAGED SUBDIVISION AND UNIT DEVELOPMENT FOR HARRIS DALEY PTY LTD AT No. 131 ELPHIN ROAD NEWSTEAD 7250

DRAWING: LOWER FLOOR PLAN

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 DRAWN: M. v. d. M. DATE: 01 / 09 / 16

SCALE: 1:100. DRAWING No.:
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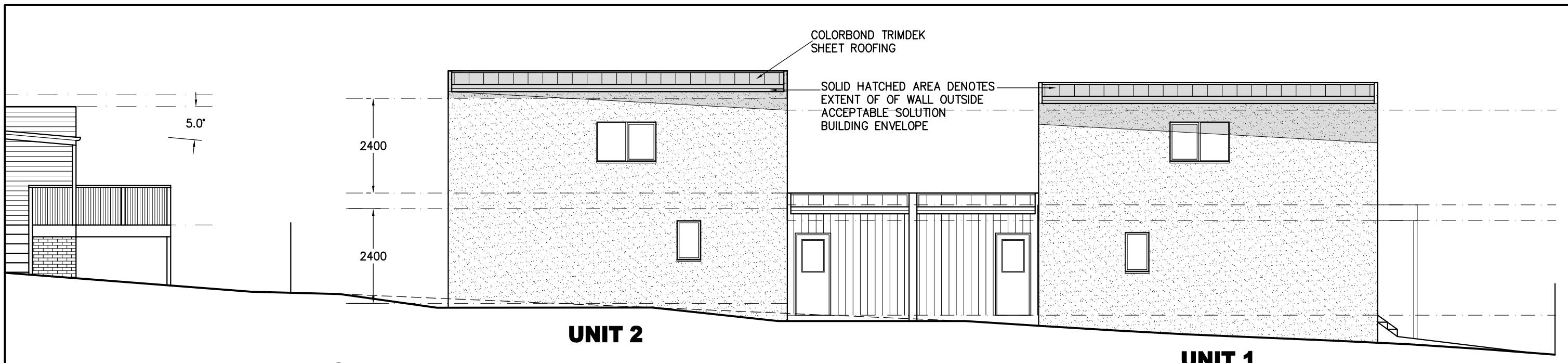
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PROJECT: STAGED SUBDIVISION AND UNIT DEVELOPMENT FOR HARRIS DALEY PTY LTD
 AT No. 131 ELPHIN ROAD
 NEWSTEAD 7250

DRAWING: UPPER FLOOR PLAN

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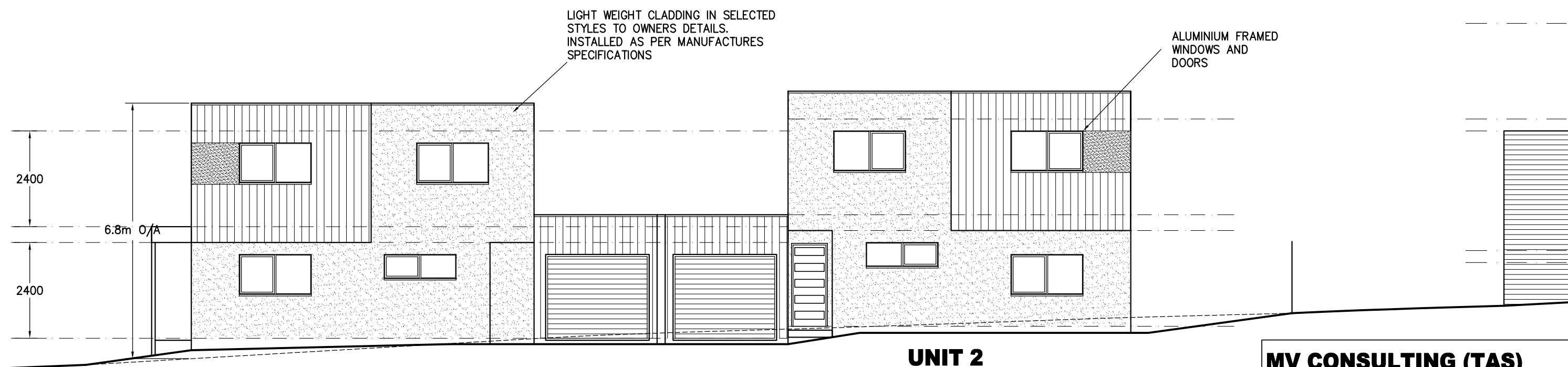


UNIT 2

UNIT 1

PROPOSED SOUTH ELEVATION

EXISTING SEWER/
STORMWATER PIPE



UNIT 1

UNIT 2

PROPOSED NORTH ELEVATION

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AT No. 131 ELPHIN ROAD
NEWSTEAD 7250

DRAWING: ELEVATIONS

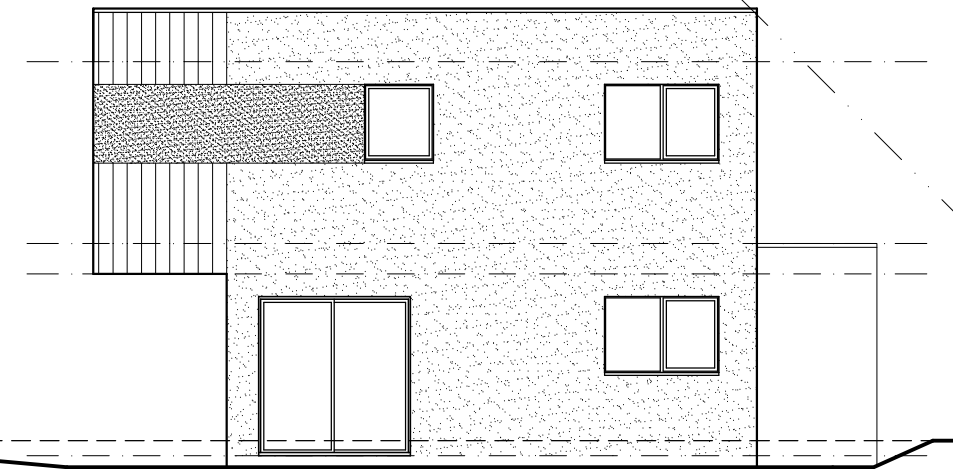
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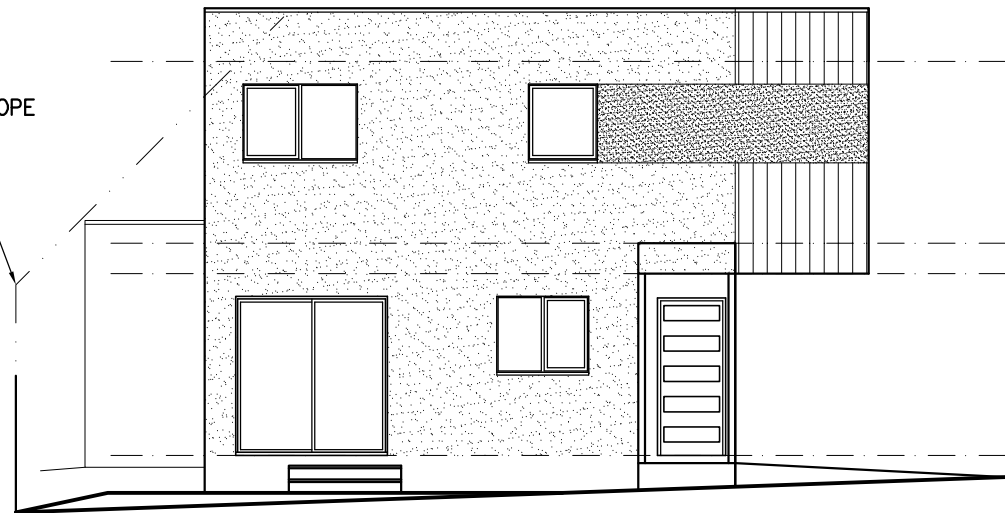
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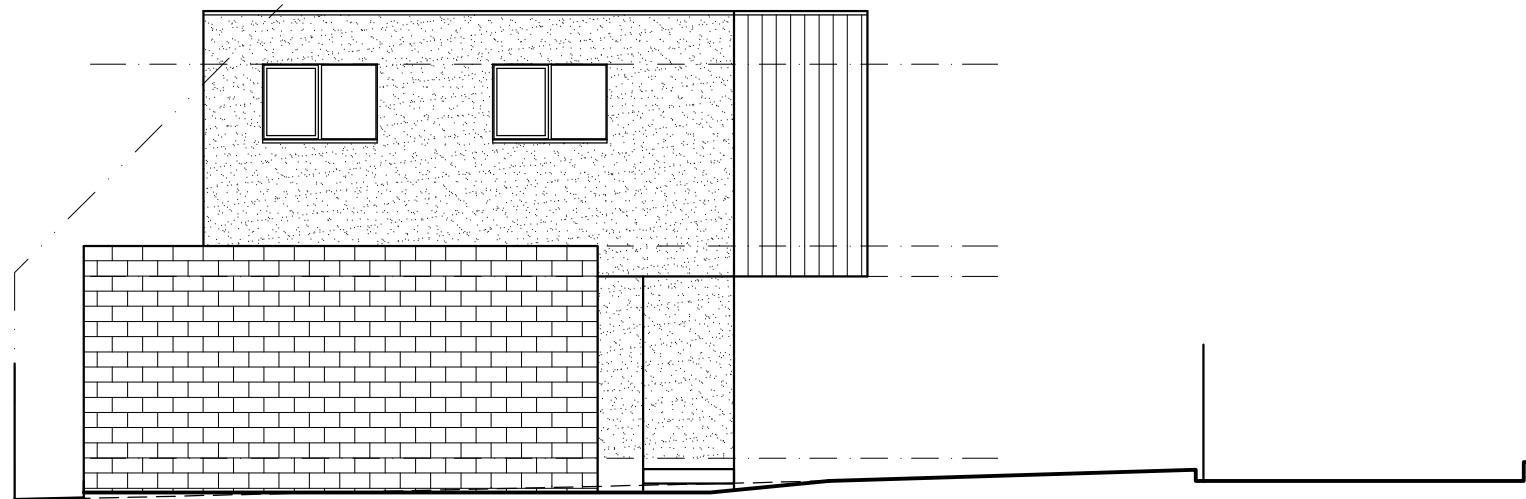




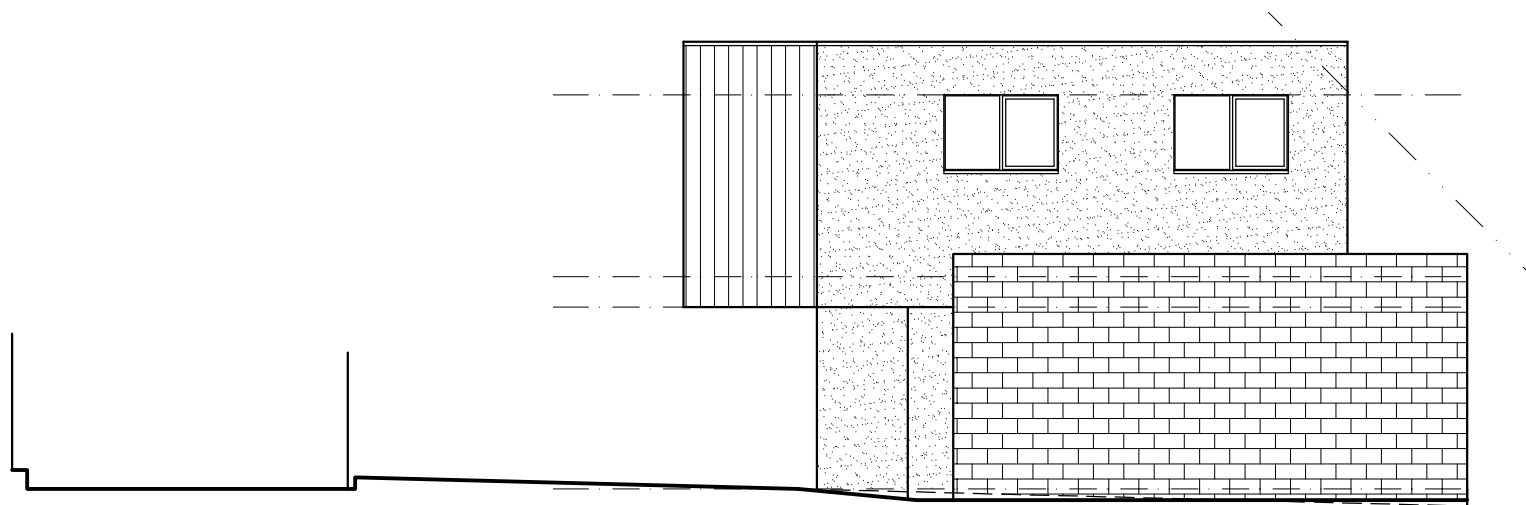
**UNIT 2
PROPOSED WEST ELEVATION**



**UNIT 1
PROPOSED EAST ELEVATION**



**UNIT 2
PROPOSED EAST ELEVATION**



**UNIT 1
PROPOSED WEST ELEVATION**

PLANNING ENVELOPE

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