

**PROPOSED UNIT DEVELOPMENT
FOR: CHRIS REISSIG BUILDERS
LOT: 20, NO. 5
LEGGES CRESCENT
PROSPECT**

DRAWING SHEETS ATTACHED		
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SHEET 3	SITE PLAN	
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SHEET 9	ELEVATIONS	UNIT 1
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SHEET 11	SECTION ENLARGEMENT	UNIT 1
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SHEET 14	ENERGY EFF / INSULATION PLAN	UNIT 1
SHEET 15	LIGHTING PLAN	UNIT 1
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SHEET 23	WINDOW SCHEDULE	UNIT 2
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SHEET 25	LIGHTING PLAN	UNIT 2
SHEET 26	ROOF PLAN	UNIT 2
SHEET 27	GENERAL NOTES	
SHEET 28	WET AREA NOTES - A	
SHEET 29	WET AREA NOTES - B	

ATTACHMENTS	
SOILTEST REPORT BY tba - CLASS 'tba'	
- DESIGN WIND SPEED - tba	
ENGINEERING DESIGN - BY tba	
CERTIFICATE OF TITLE -	161556 / 20
PROPERTY ID -	3103726
ZONE -	GEN. RESIDENTIAL
CERTIFICATE 35A & 35B	
ENERGY EFFICIENCY CALCULATIONS - tba	
BAL ASSESSMENT 'BAL LOW' - URBAN D/S	
GENERAL	
CLIMATE ZONE 7 - TO BCA	
CORROSION ENVIRONMENT - MODERATE TO BCA	

AREA DETAILS		
UNIT 1		
AREA OF DWELLING	121.03 sqm	TOTAL
AREA OF GARAGE	25.43 sqm	146.46 sqm
AREA OF PORTICO	1.92 sqm	
TOTAL AREA OF DWELLING	148.38 sqm	
UNIT 2		
AREA OF DWELLING	102.85 sqm	TOTAL
AREA OF GARAGE	40.60 sqm	143.45 sqm
AREA OF PORTICO	3.12 sqm	
TOTAL AREA OF DWELLING	146.55 sqm	
TOTAL AREA OF DWELLINGS	294.93 sqm	
LAND SIZE	748 sqm (APPROX)	
SITE COVER	39.43 % (APPROX)	
TOTAL IMPERVIOUS AREA 438.24 sqm		
AREA FREE OF IMPERVIOUS SURFACE 41.40 %		
ACCREDITATION - JASON VAN ZETTEN - CC1952X		

26 FEB 2016



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HIA member

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SURVEY EXTRACT

THE SURVEY EXTRACT ON THIS SHEET IS AS RECEIVED AT THE TIME OF THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER & BUILDER TO CLARIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS ON SITE. IF ANY DOUBT - CONTACT A SUITABLY QUALIFIED LAND SURVEYOR. ALL SETOUT DIMENSIONS ARE TO BOUNDARIES ONLY. DO NOT SETOUT FROM FENCES, DRIVEWAYS, ROADWAYS ETC.

SURVEY EXTRACT

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PROPOSED UNIT DEVELOPMENT FOR: CHRIS REISSIG BUILDERS
LOT: 20, NO. 5
LEGGES CRESCENT PROSPECT



sheet: 02 OF 29
 date: DEC 2015
 scale: NTS @ A3
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 drawn: JVZ

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NOTES
 ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS OTHERWISE NOTED

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS

ALL SITE PREPARATION IS TO COMPLY WITH THE BCA

ENSURE FINISHED FLOOR LEVEL IS MIN 150mm ABOVE FINISHED GROUND LEVEL
 ENSURE FINISHED FLOOR LEVEL OF A CONCRETE SLAB IS POSITIONED SO THAT THE ORG IS 150mm BELOW THE LOWEST PLUMBING FIXTURE AND ABOVE THE GROUND

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK

THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS

NOTE: ALL NEIGHBORING BUILDING LOCATIONS ARE APPROX ONLY; IF FURTHER INFORMATION IS REQUIRED CONSULT A LAND SURVEYOR

THE LEVEL INFORMATION PROVIDED ON THESE PLANS IS LIMITED ONLY AND ONLY TO BE USED FOR THE PURPOSE INTENDED IF FURTHER INFORMATION IS REQUIRED CONSULT SURVEYOR

OUTDOOR CLOTHES DRYING AREA TO BE LOCATED ADJACENT AND ACCESSIBLE FROM LAUNDRY

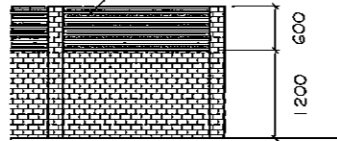
CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO DWELLING
 ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT SW AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STEP HEIGHT OF 180mm

DO NOT SCALE: IF IN DOUBT ASK

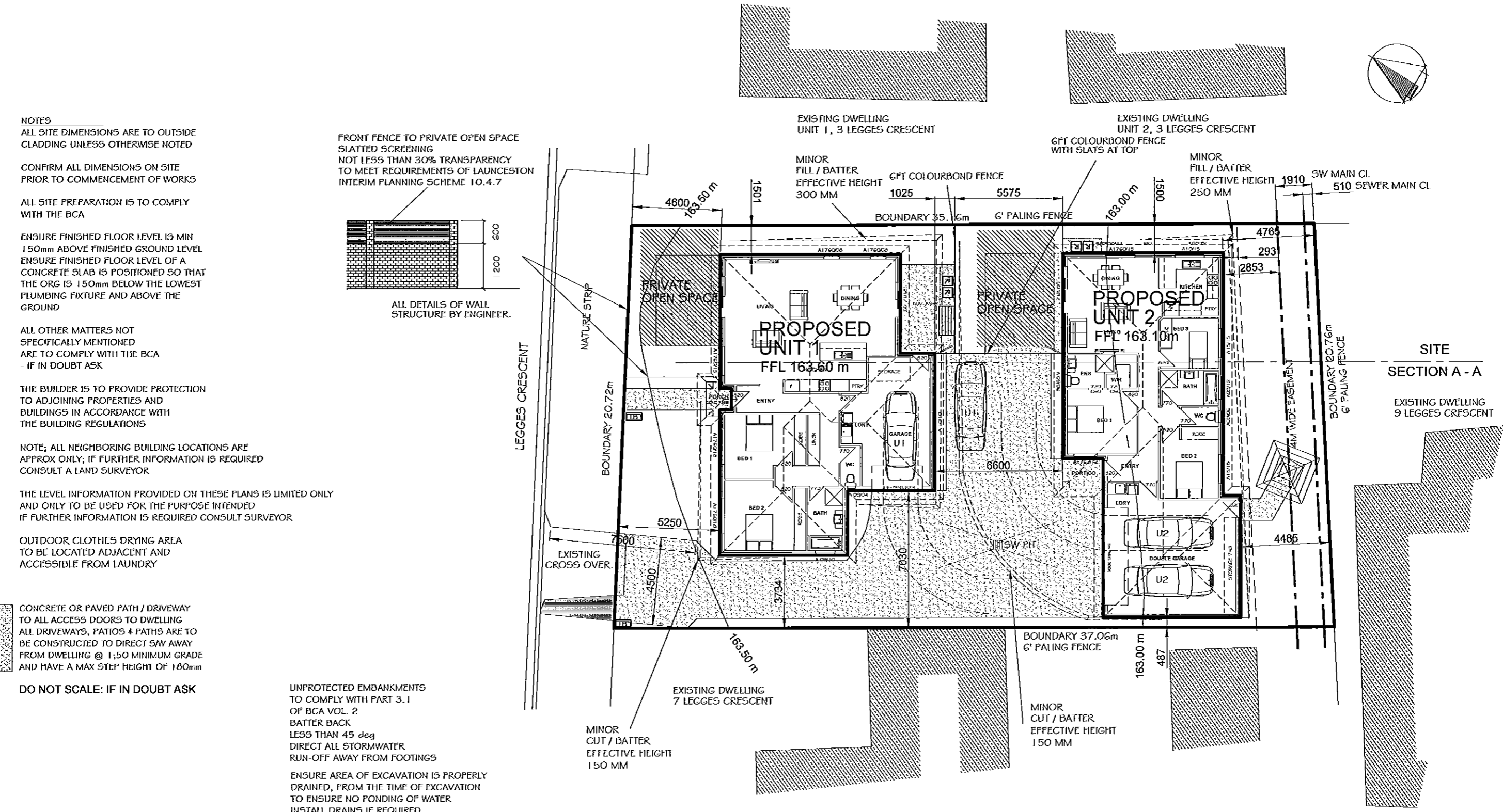
UNPROTECTED EMBANKMENTS TO COMPLY WITH PART 3.1 OF BCA VOL. 2
 BATTER BACK LESS THAN 45 deg
 DIRECT ALL STORMWATER RUN-OFF AWAY FROM FOOTINGS

ENSURE AREA OF EXCAVATION IS PROPERLY DRAINED, FROM THE TIME OF EXCAVATION TO ENSURE NO PONDING OF WATER
 INSTALL DRAINS IF REQUIRED

FRONT FENCE TO PRIVATE OPEN SPACE SLATTED SCREENING NOT LESS THAN 30% TRANSPARENCY TO MEET REQUIREMENTS OF LAUNCESTON INTERIM PLANNING SCHEME 10.4.7



ALL DETAILS OF WALL STRUCTURE BY ENGINEER.



CONTOURS ARE INDICATIVE ONLY, GENERATED FROM LEVELS SPECIFICALLY TAKEN FOR THE PROPOSED BUILDING IN ITS PROPOSED LOCATION. THE CONTOURS DO NOT ALLOW FOR LOCAL UNDULATIONS. IF FOR ANY REASON THE DWELLING DOES NOT SUIT THE LEVEL INFORMATION SHOWN, THE PROJECT MANAGER IS TO NOTIFY THE DESIGNER AND BUILDING SURVEYOR AT THE TIME THIS IS DETERMINED.

THE LOCATIONS OF SERVICES INDICATED ON THIS DRAWING ARE INDICATIVE ONLY AND ALL SERVICE LOCATIONS SHOULD BE CONFIRMED PRIOR TO STARTING ON SITE.

SITE PLAN
 SCALE: 1:200

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LOT: 20, NO. 5 LEGGES CRESCENT PROSPECT



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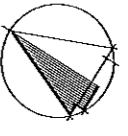
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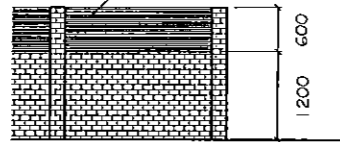
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PRIVATE OPEN SPACE AREA 24.00 M2
TO PD 4.1 10.4.3 A2
PRIVATE OPEN SPACE 69.15 M2
TO PD 4.1 10.4.3 A1b



FRONT FENCE TO PRIVATE OPEN SPACE
SLATTED SCREENING
NOT LESS THAN 30% TRANSPARENCY
TO MEET REQUIREMENTS OF LAUNCESTON
INTERIM PLANNING SCHEME 10.4.7

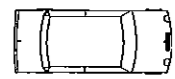
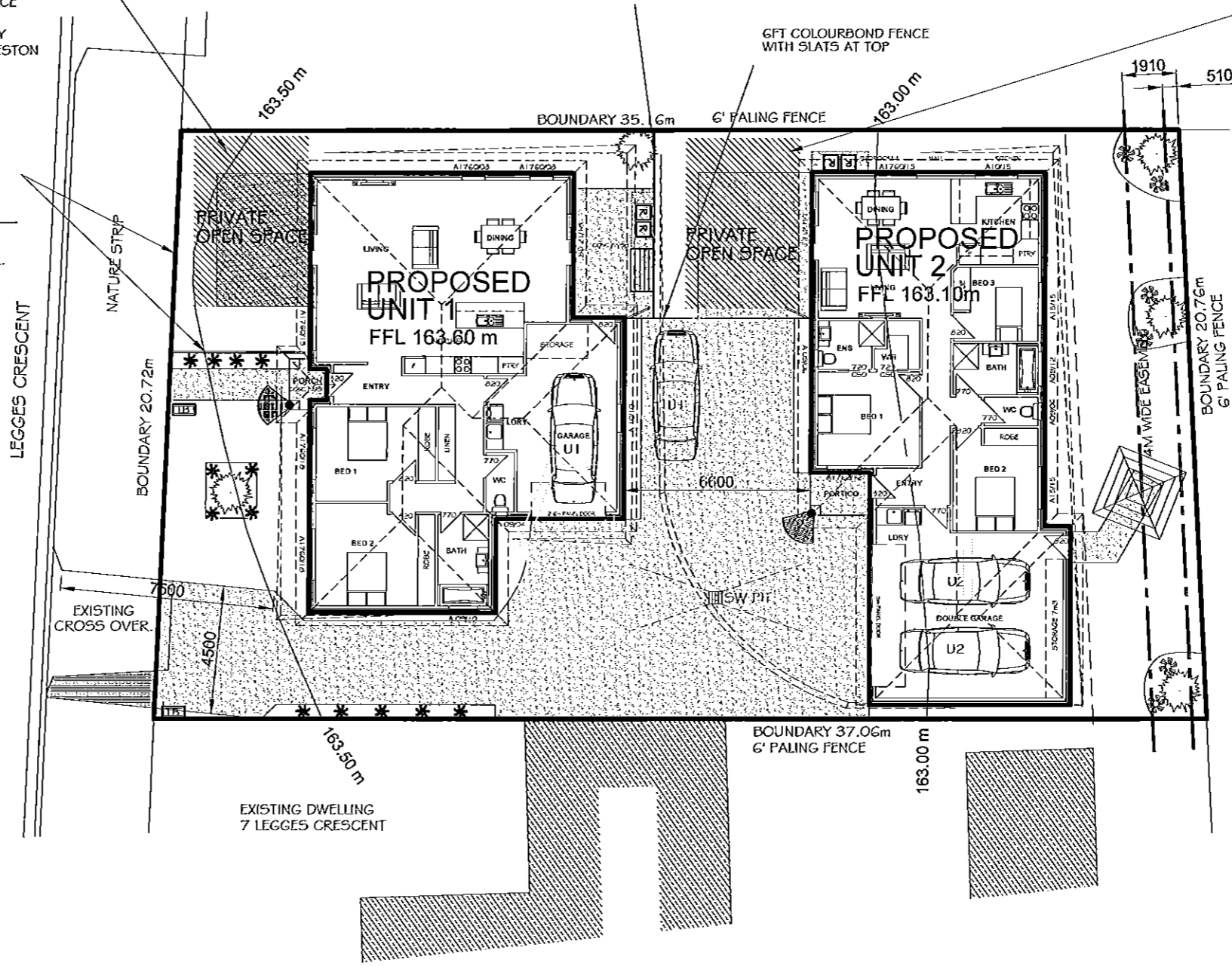


ALL DETAILS OF WALL
STRUCTURE BY ENGINEER.

EXISTING DWELLING
UNIT 1, 3 LEGGES CRESCENT

EXISTING DWELLING
UNIT 2, 3 LEGGES CRESCENT

PRIVATE OPEN SPACE AREA 24.00 M2
TO PD 4.1 10.4.3 A2
PRIVATE OPEN SPACE 151.00 M2
TO PD 4.1 10.4.3 A1b



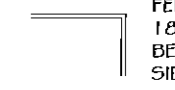
CAR SPACE - CAR PARKING SPACES AS
PER PLAN, TO AS2890. CONCRETE
OR BITUMEN SURFACE FINISH WITH
MIN 1:50 FALL. DIRECT ALL STORMWATER
TO SPOON DRAINS / PITS OR GRATE
DRAINS TO STORMWATER SYSTEM



V.P. = DESIGNATED VISITOR PARKING



WASTE STORAGE AREA
PATH ACCESS & CONCRETE BASE (MIN 1.5 M2)



FENCING - BETWEEN UNITS
1800mm HIGH COLORBOND OR TIMBER PALING,
BETWEEN UNITS WITH ACCESS GATES
SIDE AND REAR BOUNDARY FENCES MIN 1500mm



CLOTHES LINE / DRYING FACILITY
OUTDOOR CLOTHES DRYING AREA
TO BE LOCATED ADJACENT AND ACCESSIBLE
FROM THE LAUNDRY, BEHIND THE BUILDING LINE
CONCRETE OR PAVED PATH FROM BUILDING TO LINE



SENSOR LIGHTS ARE TO BE FITTED TO
THE FRONT ENTRY AREA OF ALL BUILDINGS



JVZ - ASSUMED
DATUM (110.00) ON MH



LETTER BOX

PLANT SCHEDULE - (OR SIMILAR SPECIES BY OWNER)

- * Dianella Tasmanica - (Native flax lily) spreading perennial to 60cm, Delicate blue flowers in summer followed by purple/blue berries in autumn. Sunny to partially shaded positions.
- * Linum Marginale - (Native flax lily) A slender perennial herb 60cm, open cluster of blue flowers in spring to autumn good filter for the dry garden.
- * Phebalium Illumination Phebalium Illumination growing 4 - 6M, variegated foliage, with profusion of small white flowers

PLANNING COMPLIANCE
SCALE: 1:200

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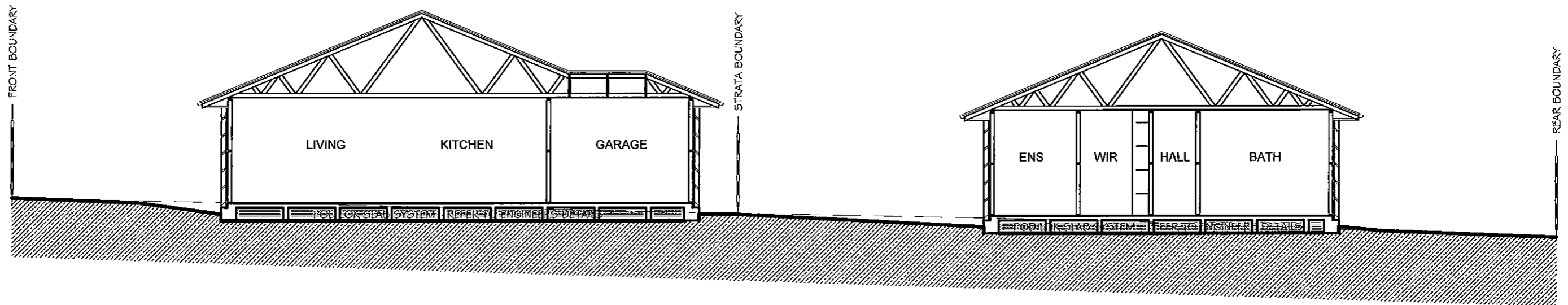
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SITE SECTION A - A
SCALE: 1:100

SITE SECTION
SCALE: 1:100

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THE DOOR OF A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND NEAREST PART OF THE DOORWAY

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK

LEGEND

⊗ EXHAUST FAN OR SIMILAR. EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE / SELF CLOSING DAMPER. (TO B.C.A 3.12.3.4) DUCT EXHAUST FAN TO EXTERIOR OF BUILDING HARD WIRE TO LIGHT SWITCH TO NON VENTILATED ROOMS

👁️ LOCATION OF HARD-WIRED SMOKE ALARMS. SUPPLY AND FIT WHERE INDICATED ON PLAN, TO BCA 3.7.2 REQUIREMENTS. SMOKE ALARMS MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.

🚰 GRATE DRAIN TO GARAGE DOOR OPENING TO DIRECT ALL STORMWATER AWAY FROM BUILDING OPENING, TO S/W SYSTEM

🛣️ CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO DWELLING ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT S/W AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STEP HEIGHT OF 180mm

🧱 BRICK COLUMNS - 350x350 89x89x5 DURAGAL COLUMN - LOAD BEARING INSIDE 350x350 BRICK COLUMN

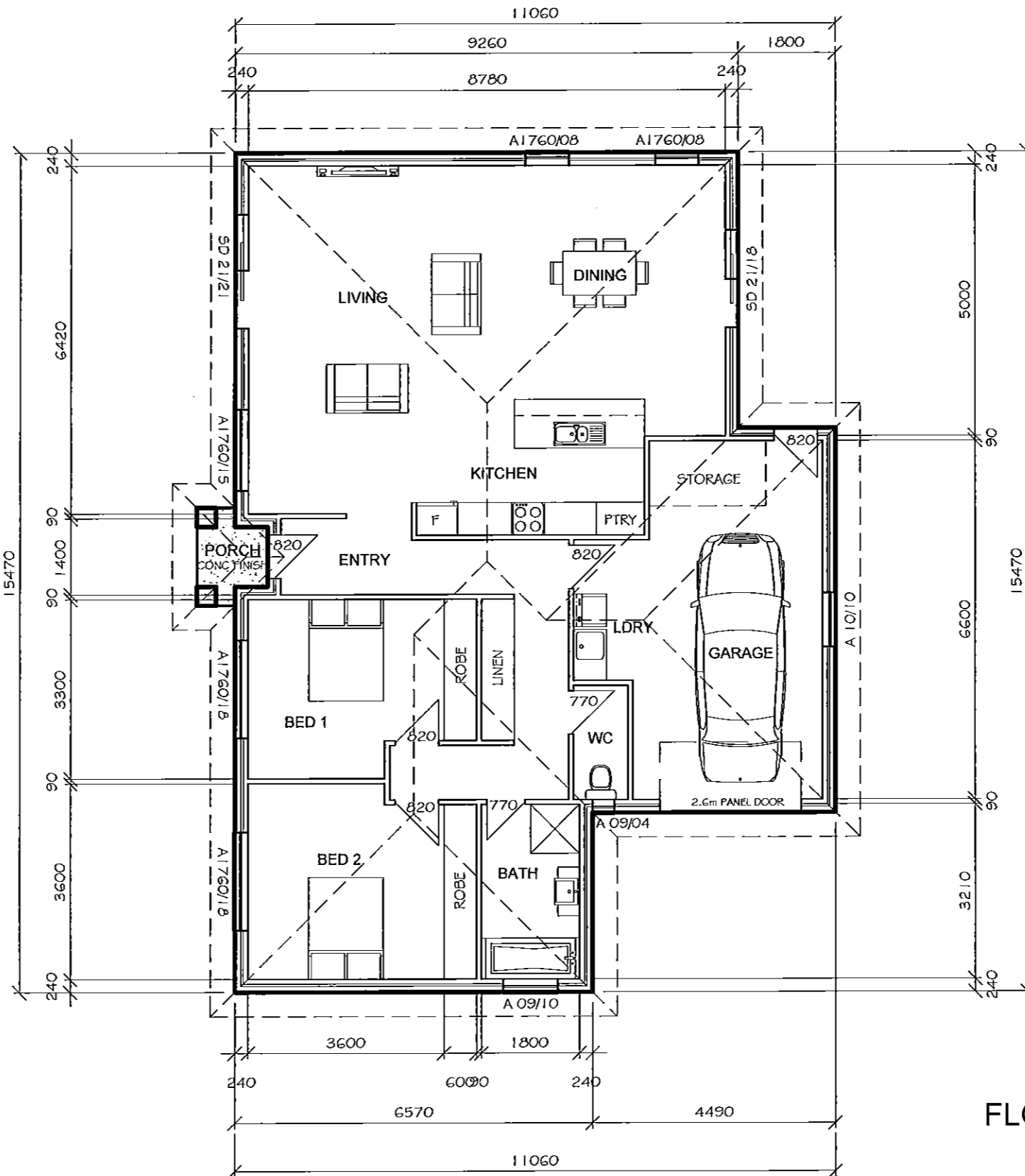
🏗️ STEEL COLUMN - 89x89x5 DURAGAL COLUMN

🔥 H.W HOT WATER CYLINDER

H.U REVERSE CYCLE HEAT PUMP INDOOR UNIT

H.P REVERSE CYCLE HEAT PUMP OUTDOOR UNIT

FLOOR COVERINGS AS PER CONTRACT SPECIFICATION BETWEEN OWNER AND BUILDER.



FLOOR AREA 146.46m² (15.76sq)

FLOOR PLAN

SCALE: 1:100

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PROPOSED UNIT DEVELOPMENT FOR: CHRIS REISSIG BUILDERS
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UNIT 1

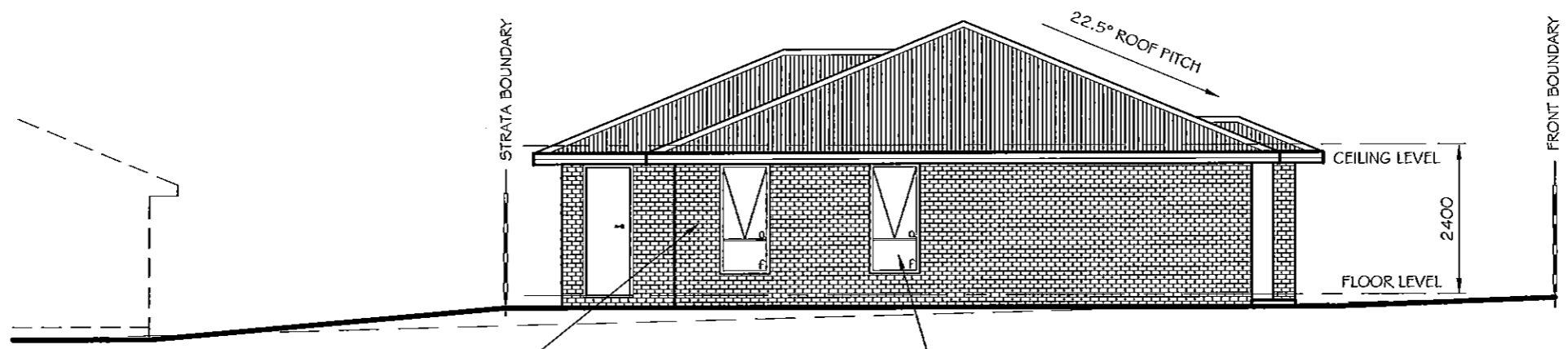
ROOF FRAMING (GREATER THAN 5 DEGREES)
 CUSTOM ORB OR SIMILAR APPROVED SHEET ROOFING
 COLORBOND COLOUR TO SELECTION, OVER ROOF
 BATTENS (TO AS 1684.2) AND APPROVED
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
 WITH MANUFACTURERS RECOMMENDATIONS.
 ALL FIXING DETAILS TO BE ADHERED TO.
 SISILATE ROOF PRIOR TO SHEETING
 ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO
 PERIMETER WALLS ONLY - UNLESS OTHERWISE SPECIFIED
 REFER TO ENGINEERS DETAILS FOR ALL LINTEL SIZES

EAVES
 OVERHANG ROOFS 450mm
 FRAME FOR LEVEL EAVES AND
 LINE WITH FLEXBOARD SHEETING

FASCIA
 COLORBOND PRE - COATED FOLDED
 METAL GUTTER - FASCIA TRIM



NORTH ELEVATION
 SCALE: 1:100



EAST ELEVATION
 SCALE: 1:100

WALL CLADDING
 SELECTED AUSTRAL FIRED CLAY FACE BRICKS
 RAKED JOINTS, STRECHER BOND
 ARTICULATION JOINTS AS SHOWN ON
 ENGINEERS DRAWINGS
 OR AUSTRAL RENDER BLOCK
 WITH SELECTED APPLIED COATING
 (OWNER TO CONFIRM)
 STEEL LINTELS TO ENGINEERS
 DETAILS

WINDOWS & DOORS
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
 SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
 SELECTED MDF REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & A52047. GLAZING TO BCA PART 3.6 & AS1288.
 VENTILATION TO BCA 3.8.5

NGL ——— NATURAL GROUND LEVEL
 FGL ——— FINISHED GROUND LEVEL

ELEVATIONS
 SCALE: 1:100

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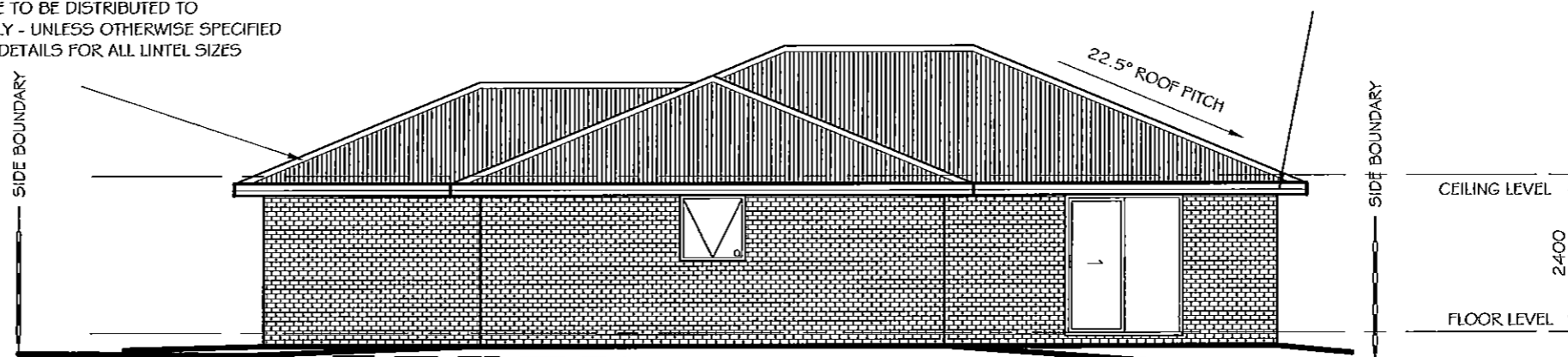
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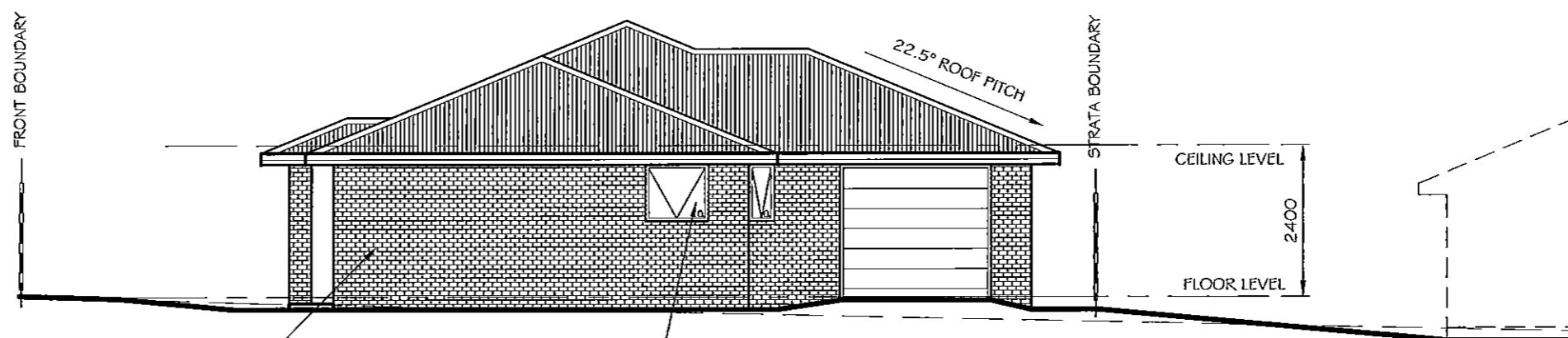
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 OVERHANG ROOFS 450mm
 FRAME FOR LEVEL EAVES AND
 LINE WITH FLEXBOARD SHEETING

FASCIA
 COLORBOND PRE - COATED FOLDED
 METAL GUTTER - FASCIA TRIM



SOUTH ELEVATION
 SCALE: 1:100



WEST ELEVATION
 SCALE: 1:100

WALL CLADDING
 SELECTED AUSTRAL FIRED CLAY FACE BRICKS
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 VENTILATION TO BCA 3.8.5

NGL ——— NATURAL GROUND LEVEL
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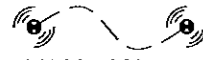
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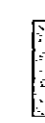
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 GRATE DRAIN TO GARAGE DOOR OPENING TO DIRECT ALL STORMWATER AWAY FROM BUILDING OPENING, TO S/W SYSTEM


 CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO DWELLING ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT S/W AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STEP HEIGHT OF 180mm

 BRICK COLUMNS - 350x350 89x89x5 DURAGAL COLUMN - LOAD BEARING INSIDE 350x350 BRICK COLUMN

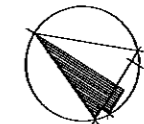
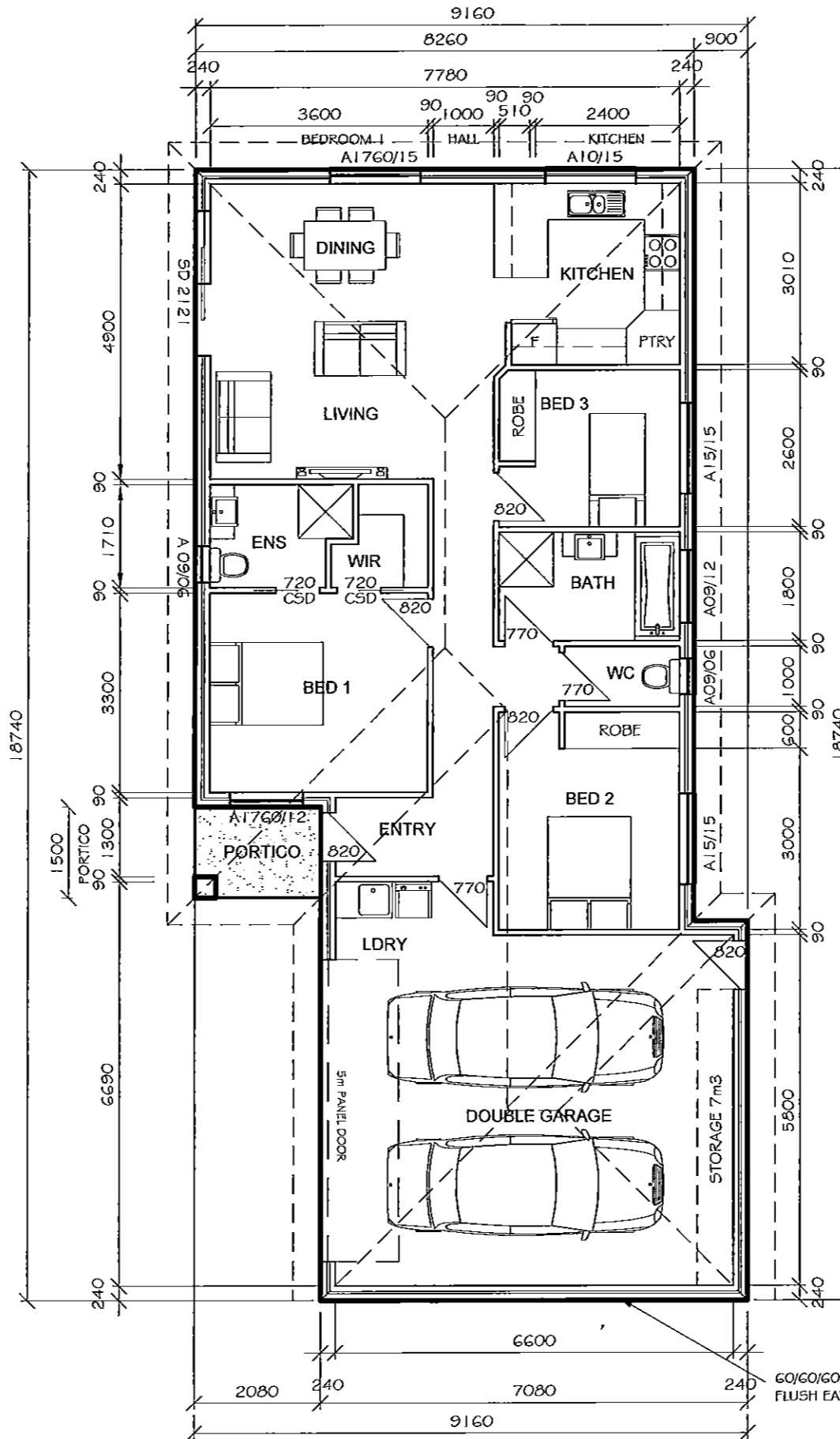
 STEEL COLUMN - 89x89x5 DURAGAL COLUMN

 HOT WATER CYLINDER

 REVERSE CYCLE HEAT PUMP INDOOR UNIT

 REVERSE CYCLE HEAT PUMP OUTDOOR UNIT

FLOOR COVERINGS AS PER CONTRACT SPECIFICATION BETWEEN OWNER AND BUILDER.



UNIT 2

FLOOR AREA 143.45m2 (15.44sq)

FLOOR PLAN
SCALE: 1:100

60/60/60 FIREWALL WHERE WALL IS WITHIN 900MM OF BOUNDARY FLUSH EAVE TO THIS WALL. REFER TO BCA REQUIREMENTS

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		date: DEC 2015	PLANNING	AMENDMENT No.	
		scale: 1:100 @ A3	PRINT DATE	1.	
		design: JVZ	26 FEB 2016	2.	
		drawn: JVZ		3.	



NOTES

ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS NOTED

DO NOT SCALE; IF IN DOUBT ASK


ENSURE FINISHED FLOOR LEVEL IS MINIMUM 150mm ABOVE FINISHED GROUND LEVEL

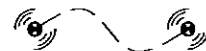
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS


THE DOOR OF A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND NEAREST PART OF THE DOORWAY

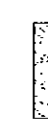
ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK


LEGEND


 EXHAUST FAN OR SIMILAR. EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE / SELF CLOSING DAMPER. (TO B.C.A 3.12.3.4) DUCT EXHAUST FAN TO EXTERIOR OF BUILDING. HARD WIRE TO LIGHT SWITCH TO NON VENTILATED ROOMS

 LOCATION OF HARD-WIRED SMOKE ALARMS. SUPPLY AND FIT WHERE INDICATED ON PLAN, TO BCA 3.7.2 REQUIREMENTS. SMOKE ALARMS MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.


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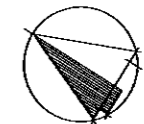
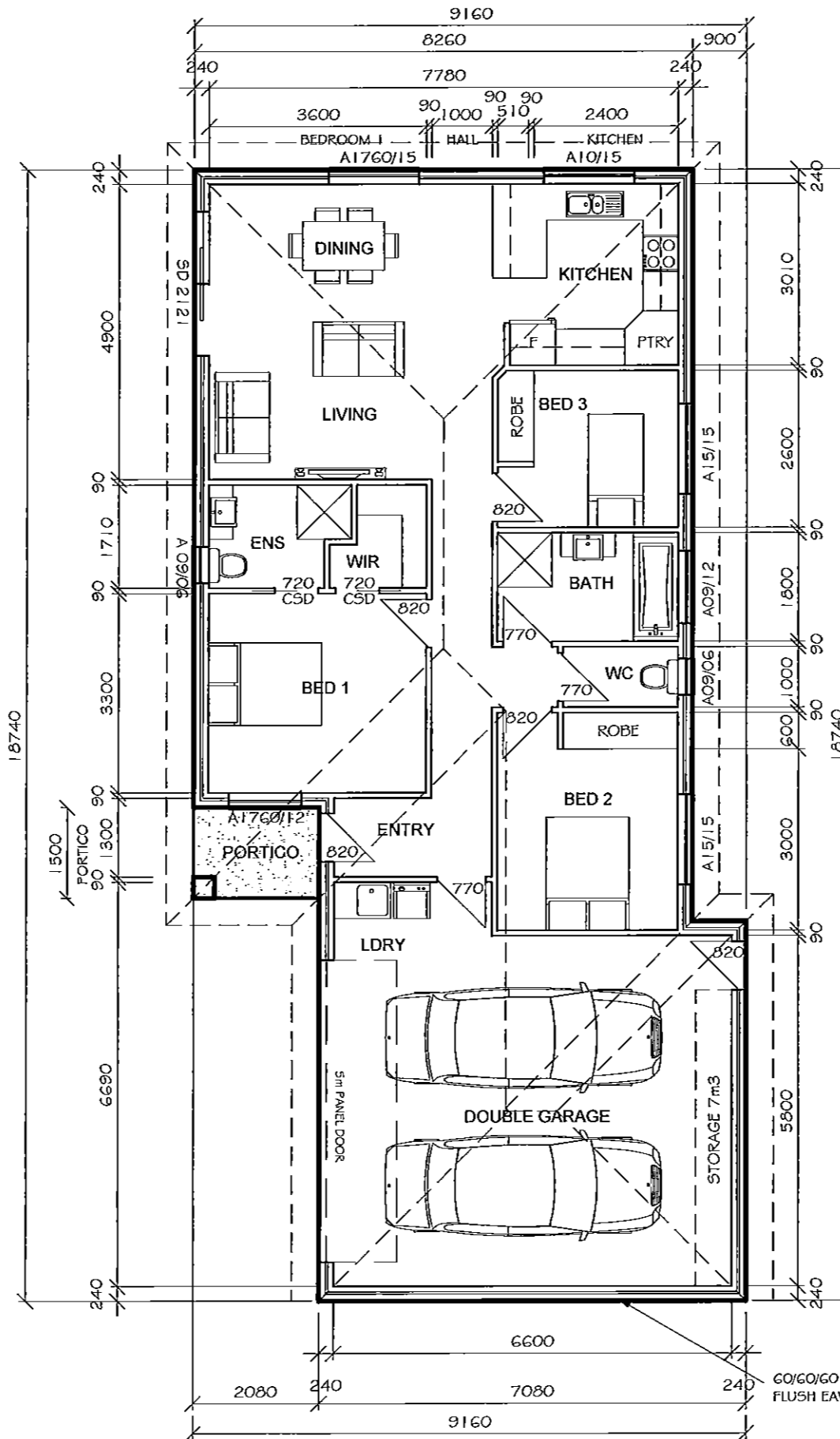
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UNIT 2

FLOOR AREA 143.45m² (15.44sq)

FLOOR PLAN
SCALE: 1:100

GO/GO/FIREWALL WHERE WALL IS WITHIN 900MM OF BOUNDARY FLUSH EAVE TO THIS WALL. REFER TO BCA REQUIREMENTS

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PROPOSED UNIT DEVELOPMENT FOR: CHRIS REISSIG BUILDERS
LOT: 20, NO. 5
LEGGES CRESCENT
PROSPECT



sheet: 17 OF 29
date: DEC 2015
scale: 1:100 @ A3
design: JVZ
drawn: JVZ

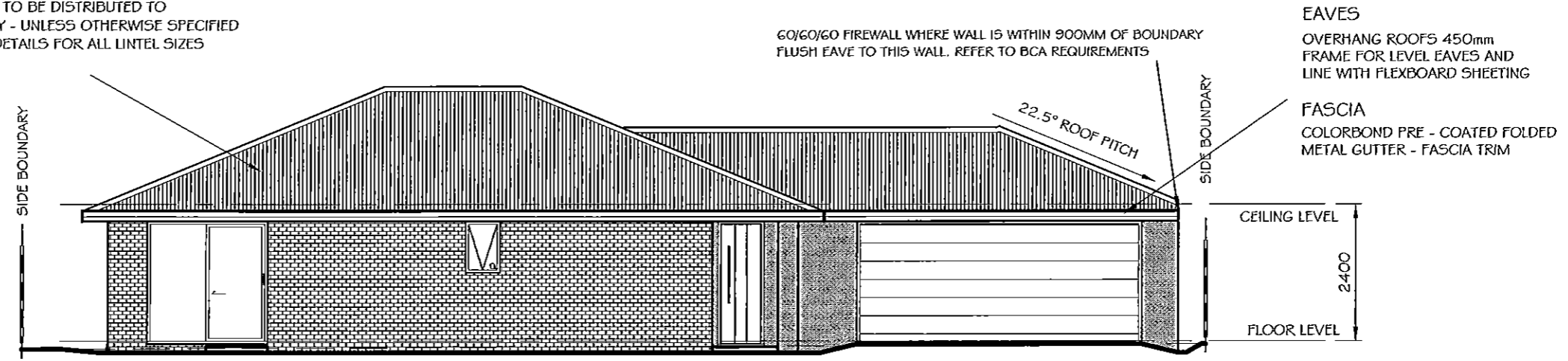
ISSUE
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PRINT DATE
26 FEB 2016

drawing no: 6106
AMENDMENT No.
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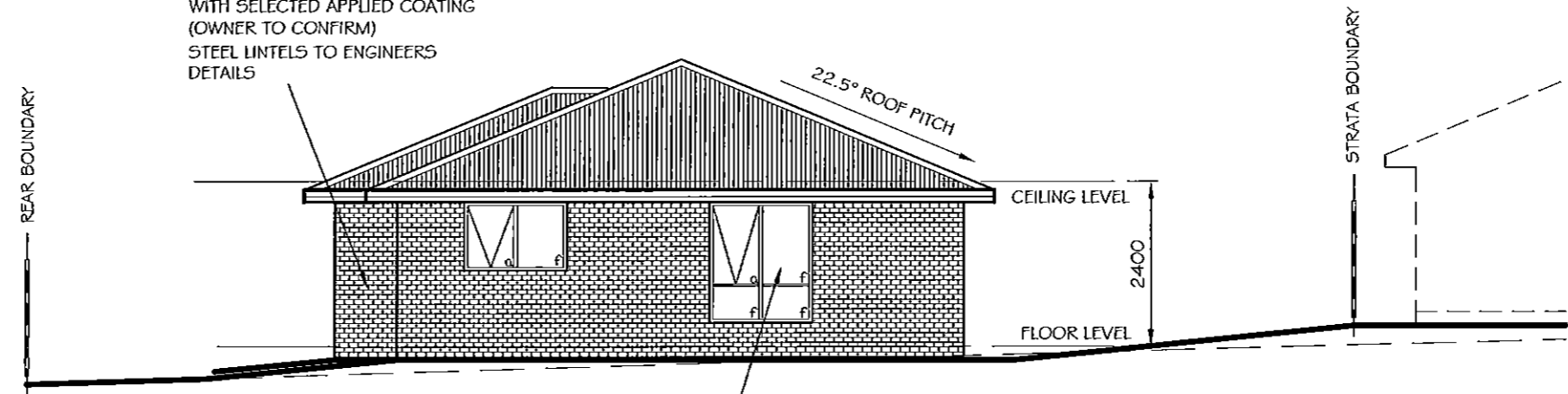


ROOF FRAMING (GREATER THAN 5 DEGREES)
 CUSTOM ORB OR SIMILAR APPROVED SHEET ROOFING
 COLORBOND COLOUR TO SELECTION, OVER ROOF
 BATTENS (TO AS 1684.2) AND APPROVED
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
 WITH MANUFACTURERS RECOMMENDATIONS.
 ALL FIXING DETAILS TO BE ADHERED TO.
 SISILATE ROOF PRIOR TO SHEETING
 ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO
 PERIMETER WALLS ONLY - UNLESS OTHERWISE SPECIFIED
 REFER TO ENGINEERS DETAILS FOR ALL LINTEL SIZES



NORTH ELEVATION
 SCALE: 1:100

WALL CLADDING
 SELECTED AUSTRAL FIRED CLAY FACE BRICKS
 RAKED JOINTS, STRECHER BOND
 ARTICULATION JOINTS AS SHOWN ON
 ENGINEERS DRAWINGS
 OR AUSTRAL RENDER BLOCK
 WITH SELECTED APPLIED COATING
 (OWNER TO CONFIRM)
 STEEL LINTELS TO ENGINEERS
 DETAILS



WINDOWS & DOORS
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
 SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
 SELECTED MDF REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & AS2047. GLAZING TO BCA PART 3.6 & AS 1288.
 VENTILATION TO BCA 3.8.5

EAST ELEVATION
 SCALE: 1:100

NGL ——— NATURAL GROUND LEVEL
 FGL ——— FINISHED GROUND LEVEL

ELEVATIONS
 SCALE: 1:100

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**PROPOSED UNIT DEVELOPMENT
 FOR: CHRIS REISSIG BUILDERS
 LOT: 20, NO. 5
 LEGGES CRESCENT
 PROSPECT**



sheet: 18 OF 29
 date: DEC 2015
 scale: 1:100 @ A3
 design: JVZ
 drawn: JVZ

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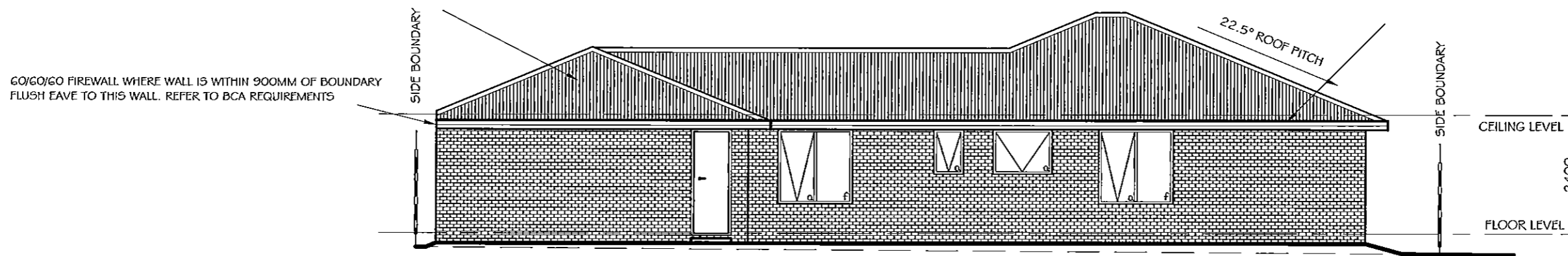
Jason Van Zetten Acr.cc1952x
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 PO BOX 7647 Launceston 7250
 Email admin@urbantas.com.au
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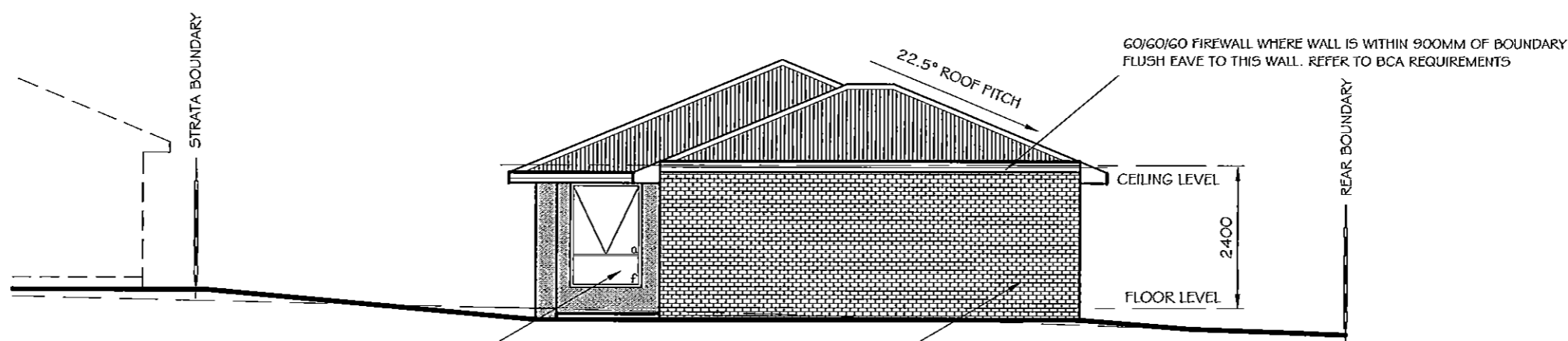
EAVES
 OVERHANG ROOFS 450mm
 FRAME FOR LEVEL EAVES AND
 LINE WITH FLEXBOARD SHEETING

FASCIA
 COLORBOND PRE - COATED FOLDED
 METAL GUTTER - FASCIA TRIM



SOUTH ELEVATION

SCALE: 1:100



WINDOWS & DOORS
 SELECTED ALUMINIUM FRAMED WINDOWS & DOORS
 SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
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 STEEL LINTELS TO ENGINEERS
 DETAILS

WEST ELEVATION

SCALE: 1:100

NGL ——— NATURAL GROUND LEVEL
 FGL ——— FINISHED GROUND LEVEL

ELEVATIONS

SCALE: 1:100

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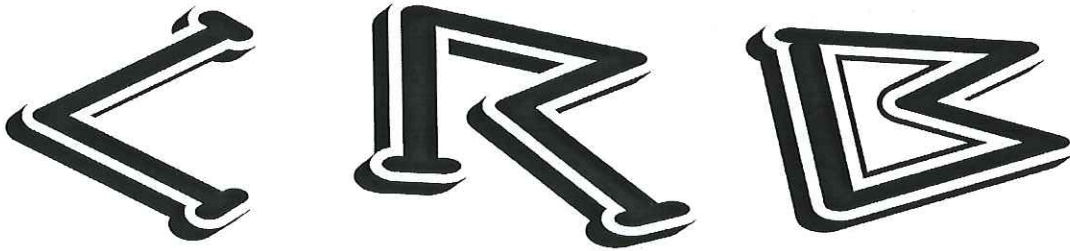
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Master Builders Association – Reg. No. 3629
www.crbbuilders.com.au

P.O. Box 27
PROSPECT Tas 7250
chrisreissig@bigpond.com
Ph: 0407 971 852
Fax: 6340 1738

22nd February, 2016

Dear Planning,

Re: Lot 5, No.20 Legges Crescent Prospect.

Please find plans attached.

E6.6.2

- P1 -

We believe the plans are primarily compliant with the exception of car parking numbers. Our proposal includes 4 numbered car parking spaces, two set aside for each unit, without the acceptable solution of a fifth car parking space for visitor parking. Due to the straight nature of the street, we believe there is sufficient visitor car parking space within the street reserve without hindering neighbors. On each occasion we have visited the site there has been ample parking on the street.

Regards

Chris Reissig
MANAGING DIRECTOR
CHRIS REISSIG BUILDERS P/L
T/A – MZSR DEVELOPMENTS