

REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	12/05/16	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION ONLY



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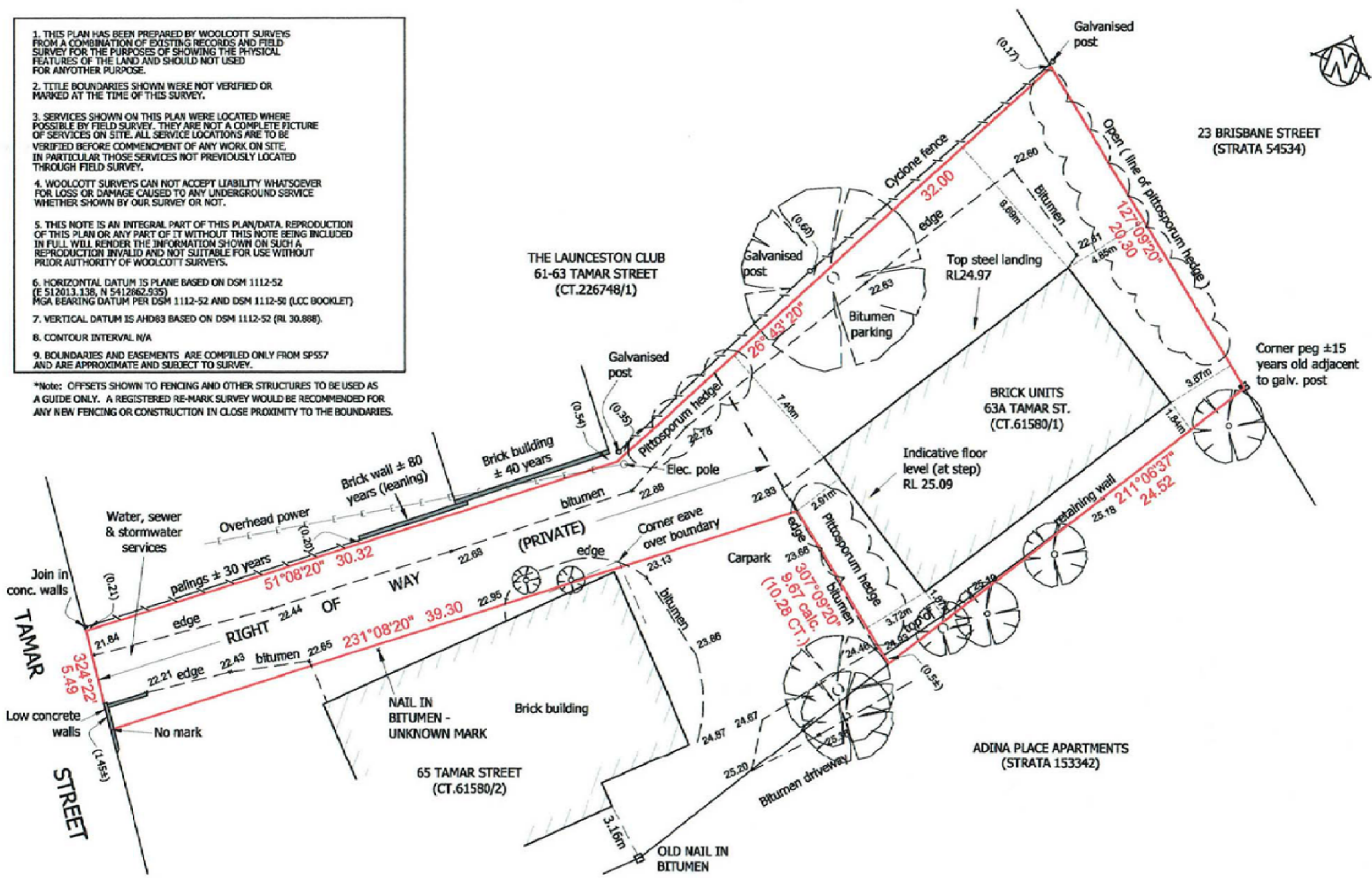
PROJECT NAME:
 ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:
 EXISTING
 LAND SURVEY PLAN


DRAWN: MB
 CHECKED: MB
 SCALE: NTS @ A3
 DATE: APRIL 2016
 PROJECT NO: 1532
 DRAWING NO: A-DA-02 A

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE. IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT SURVEYS.
6. HORIZONTAL DATUM IS PLANE BASED ON DSM 1112-52 (E 512013.138, N 5412862.935)
 MGA BEARING DATUM PER DSM 1112-52 AND DSM 1112-56 (LOC BOOKLET)
7. VERTICAL DATUM IS AHD83 BASED ON DSM 1112-52 (RL 30.888).
8. CONTOUR INTERVAL N/A
9. BOUNDARIES AND EASEMENTS ARE COMPILED ONLY FROM SP557 AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

*Note: OFFSETS SHOWN TO FENCING AND OTHER STRUCTURES TO BE USED AS A GUIDE ONLY. A REGISTERED RE-MARK SURVEY WOULD BE RECOMMENDED FOR ANY NEW FENCING OR CONSTRUCTION IN CLOSE PROXIMITY TO THE BOUNDARIES.



ALEX PENTLAND - 63A TAMAR STREET, LAUNCESTON
 TITLE REF. CT. 61580/1
 IDENTIFICATION SURVEY - 17/06/15

 10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au		Job Number 2015-92
Drawn SCB	File name 2015-92-IDENT-150617.DWG	Date 24/06/15
Scale 1:200@A3	Edition 2	Sheet 1/1





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb

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PROJECT NAME:

ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:

EXISTING
 SITE PLAN

DRAWN: MB

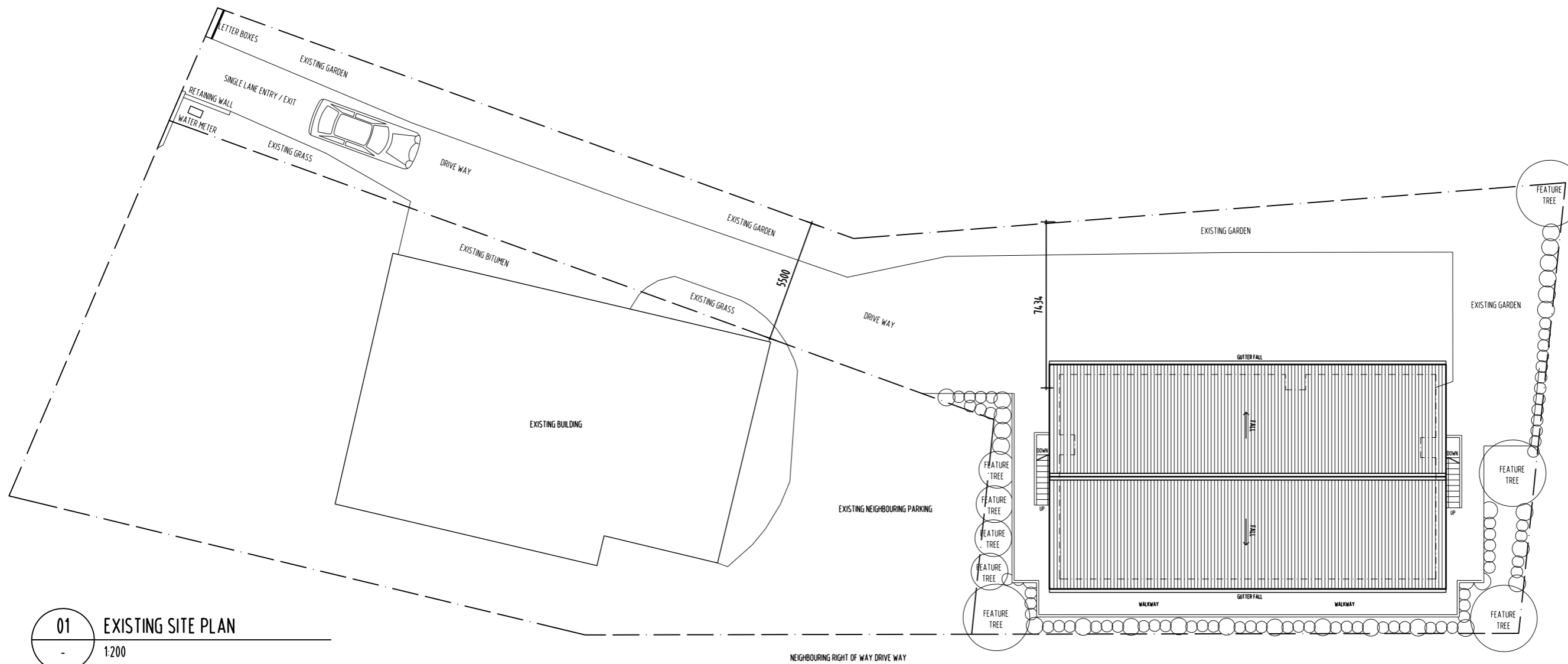
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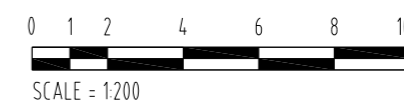
DATE: APRIL 2016

PROJECT NO. 1532

DRAWING NO. A-DA-03 A



01 EXISTING SITE PLAN
 1:200





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb

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PROJECT NAME:

ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:

EXISTING
 LEVEL 1 PLAN

DRAWN: MB

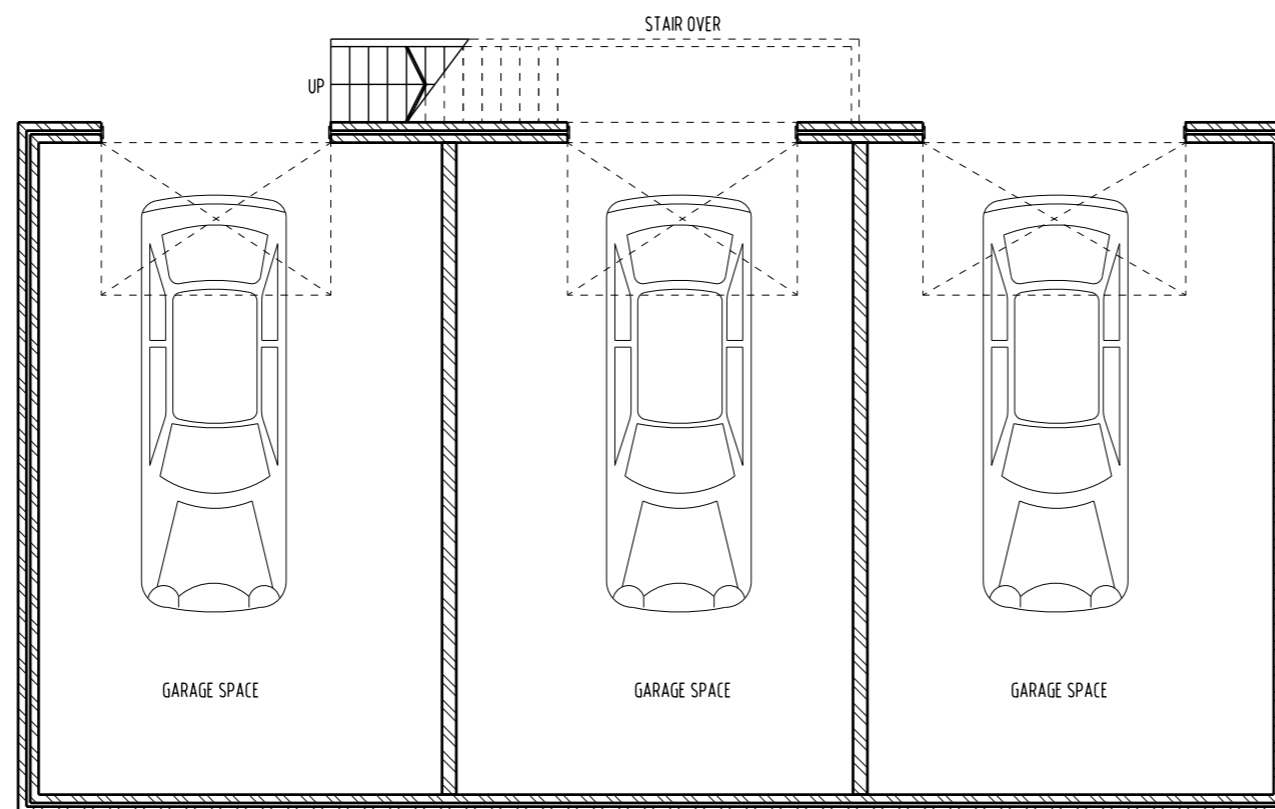
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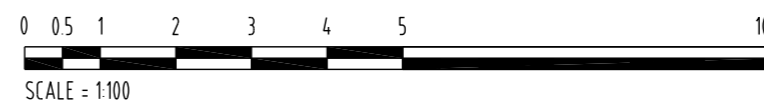
DATE: APRIL 2016

PROJECT NO. 1532

DRAWING NO. A-DA-04 A



01 EXISTING LEVEL 1 PLAN
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REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb

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PROJECT NAME:

ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:

EXISTING
 LEVEL 2 PLAN

DRAWN: MB

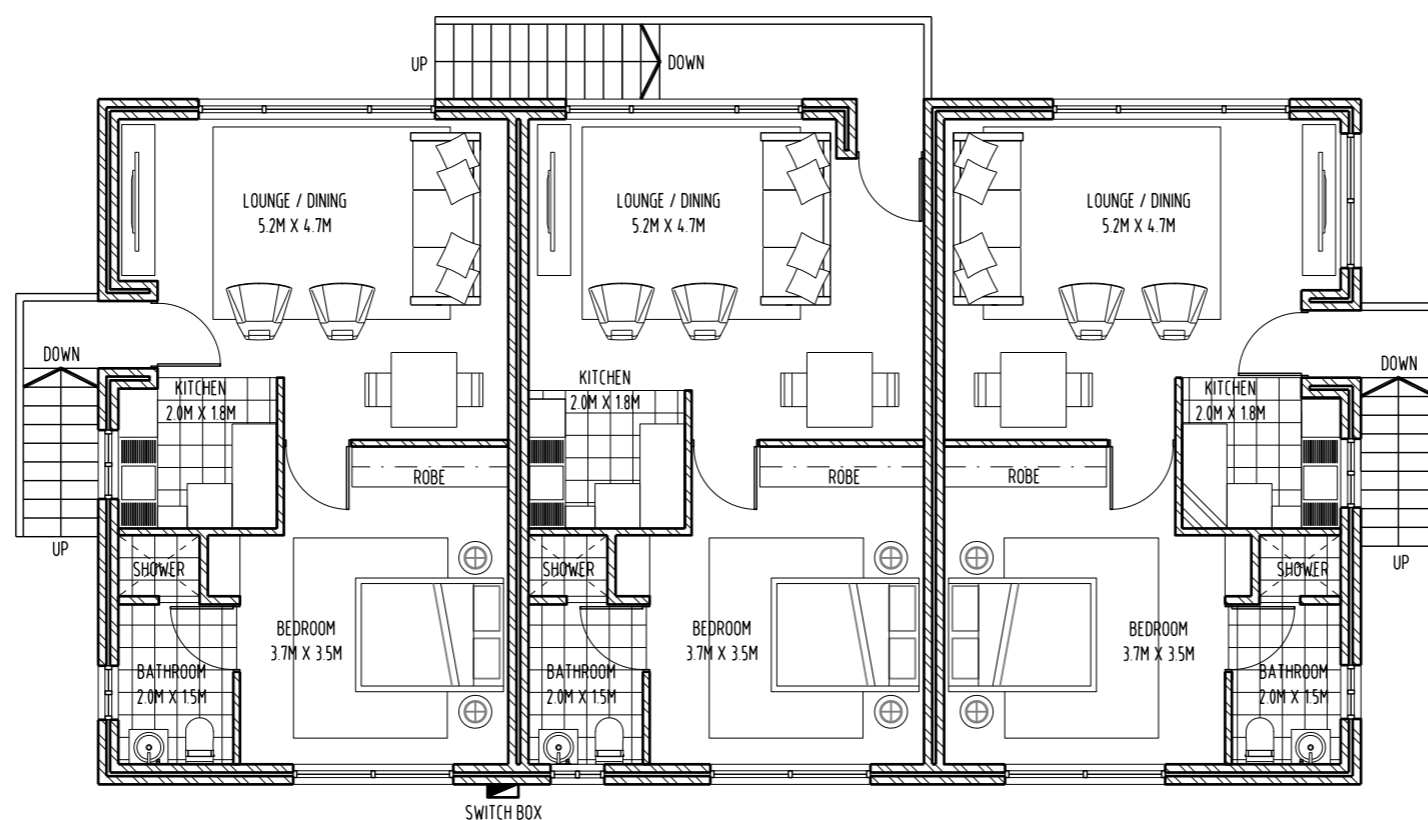
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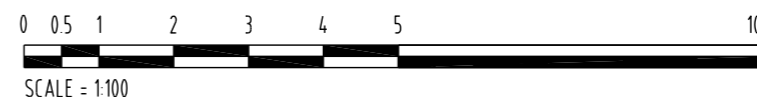
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PROJECT NO. 1532

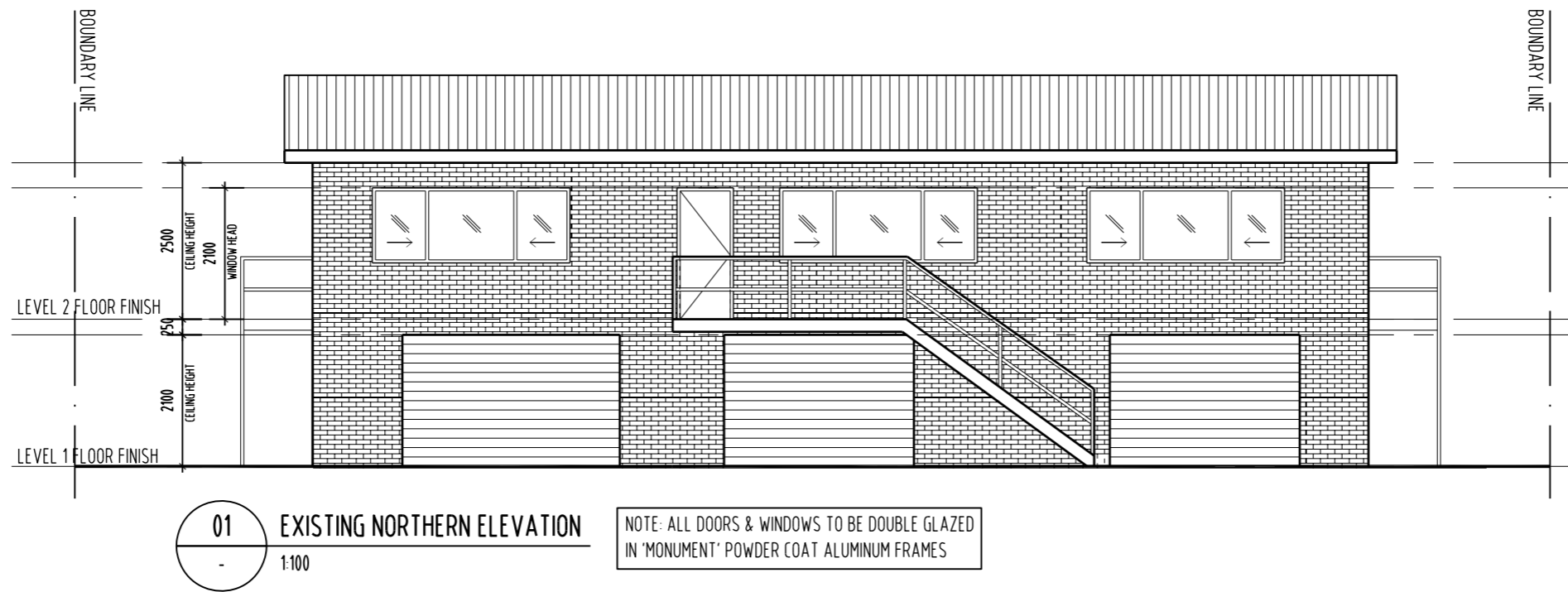
DRAWING NO. A-DA-05 A



01 EXISTING LEVEL 2 PLAN
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REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb mb



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PROJECT NAME:
 ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:
 EXISTING
 NORTHERN & EASTERN
 ELEVATIONS

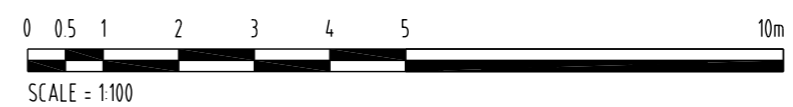
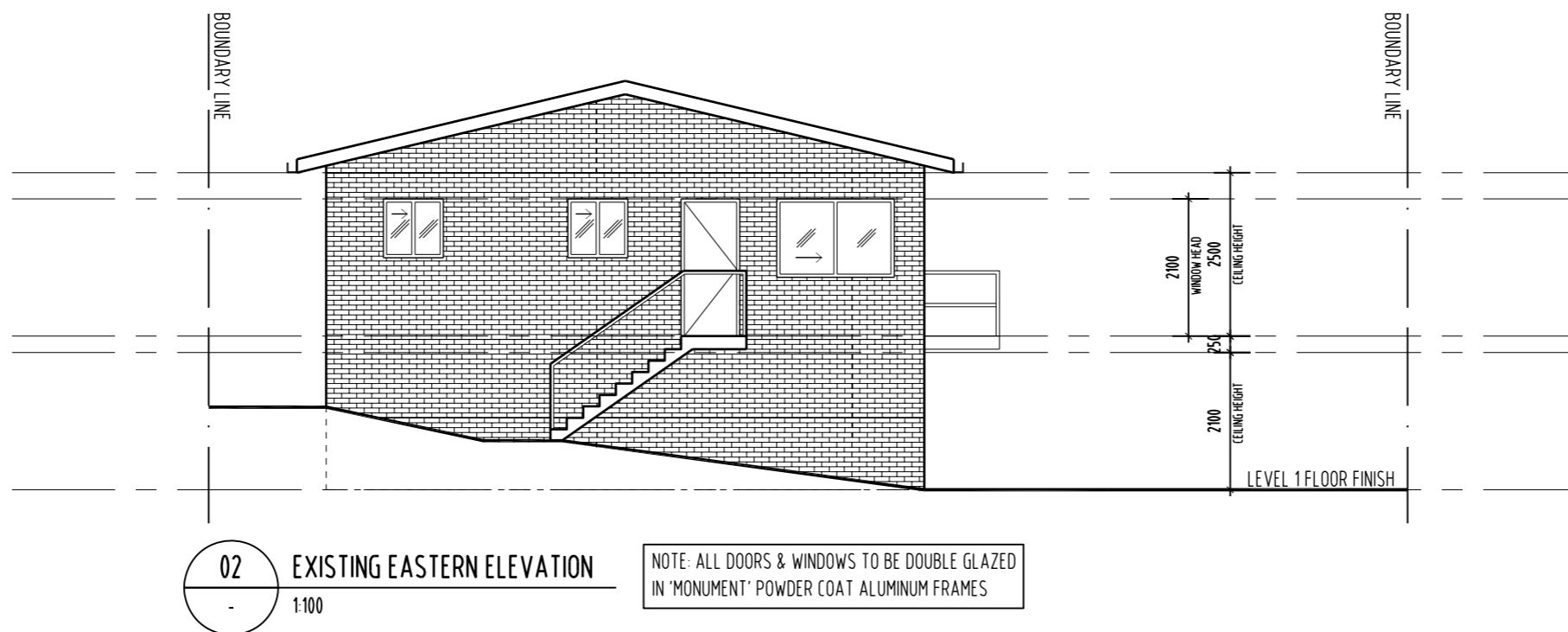
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DATE: APRIL 2016

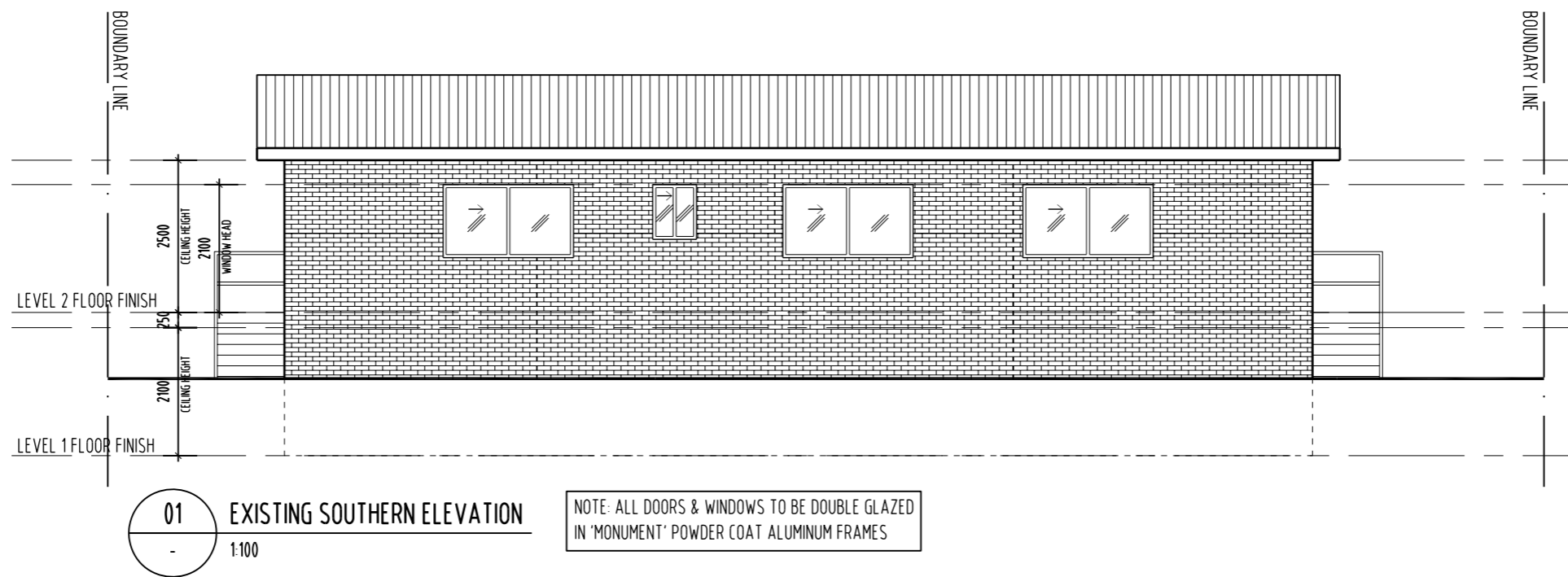
PROJECT NO. 1532

DRAWING NO. A-DA-07 A



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb



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PROJECT NAME:
 ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:
 EXISTING
 SOUTHERN & WESTERN
 ELEVATIONS

DRAWN: MB

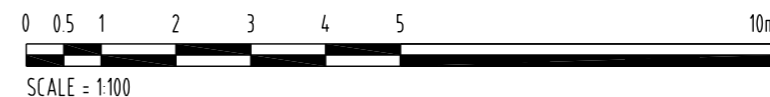
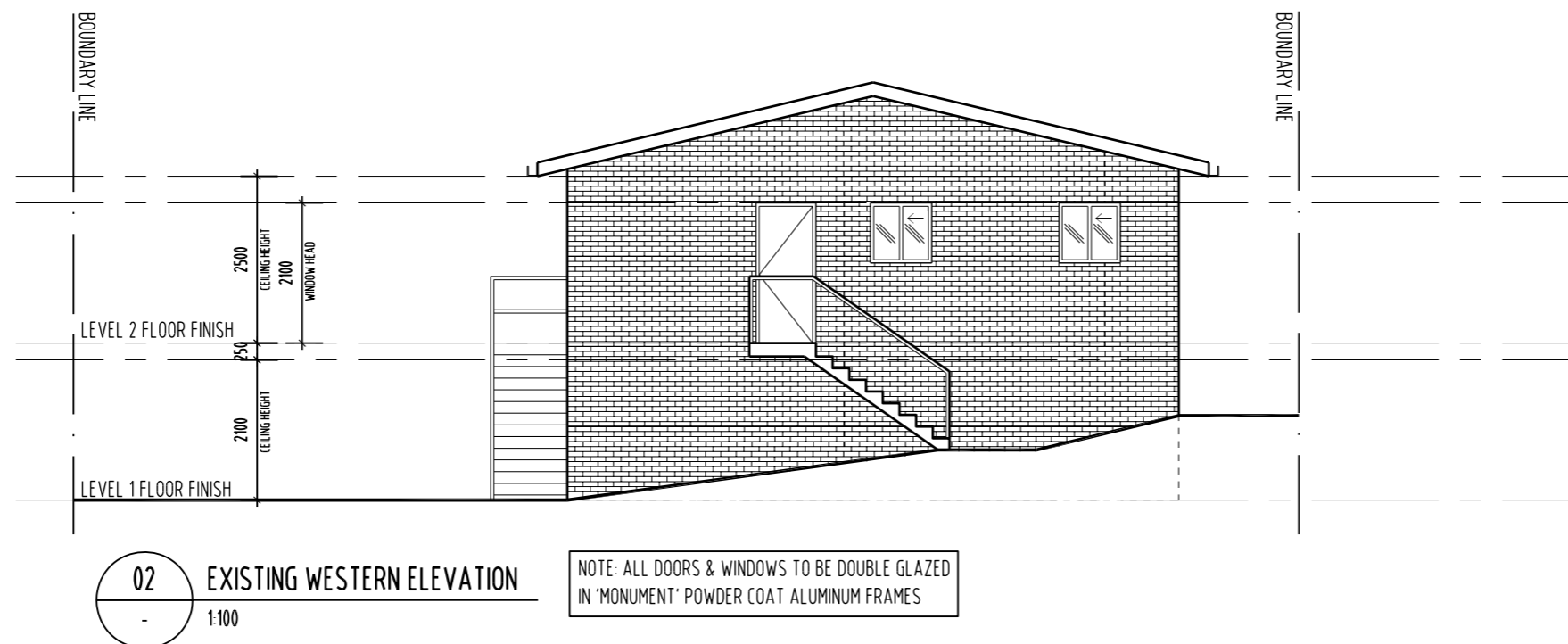
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SCALE: 1:100 @ A3

DATE: APRIL 2016

PROJECT NO. 1532

DRAWING NO. A-DA-08 A





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb

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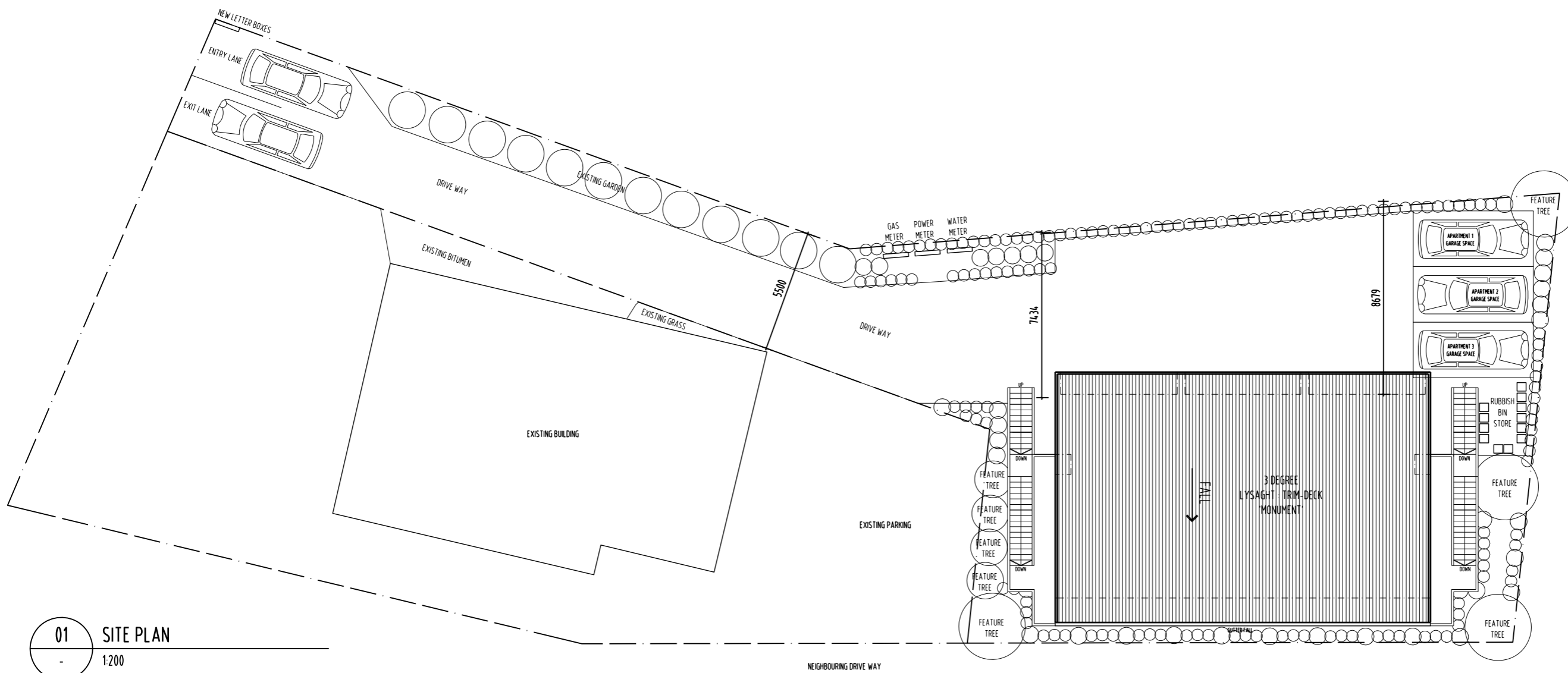
PROJECT NAME:
 ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:
 PROPOSED
 ALTERATION & ADDITION
 SITE PLAN

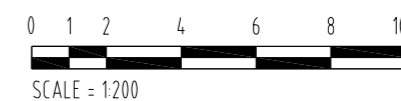
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SCALE: 1:200 @ A3
 DATE: APRIL_2016

PROJECT NO. 1532
 DRAWING NO. A-DA-09 A



01 SITE PLAN
 1:200





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb

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PROJECT NAME:

ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:

PROPOSED
 ALTERATION & ADDITION
 LEVEL 1 PLAN

DRAWN: MB

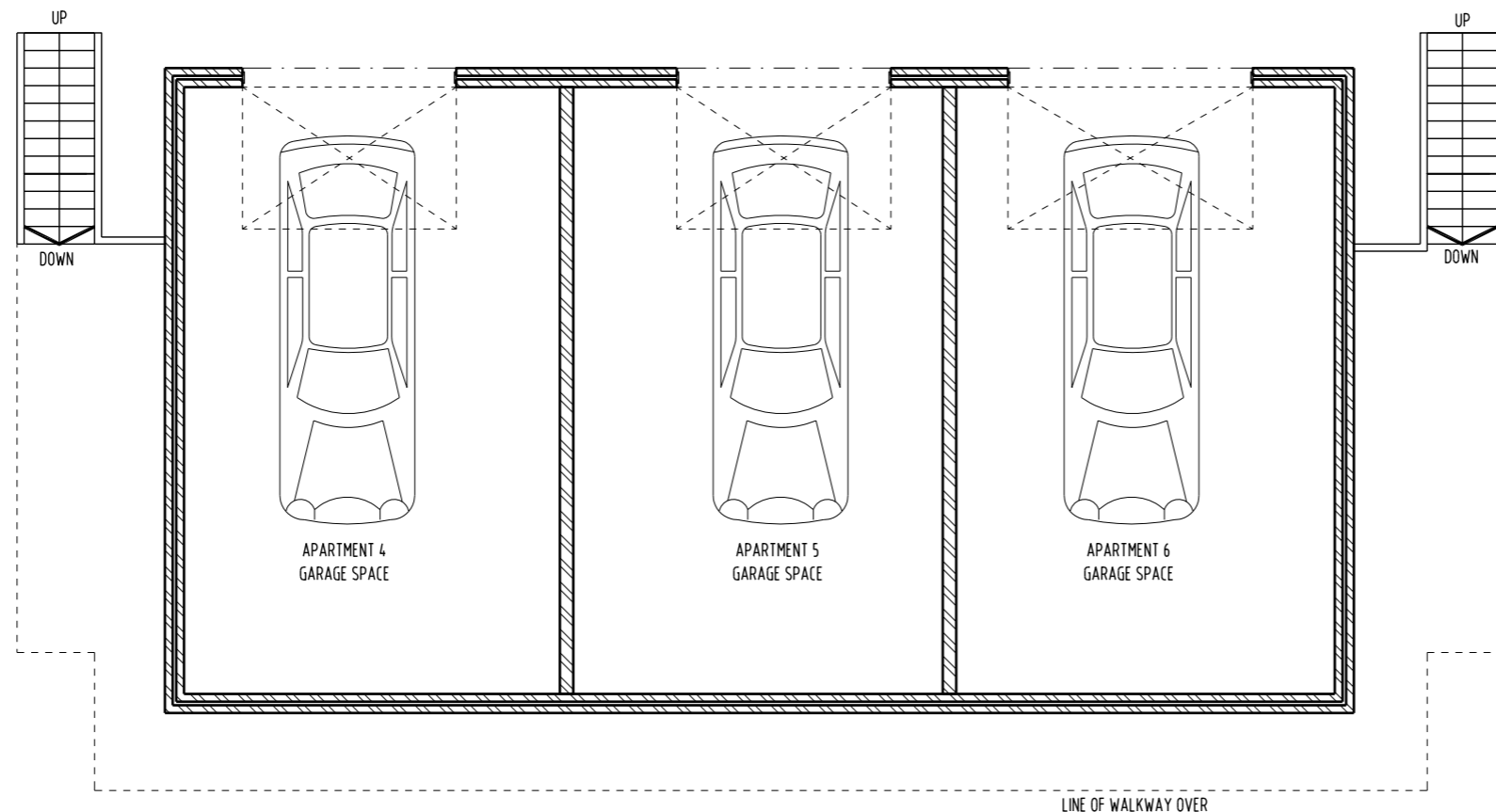
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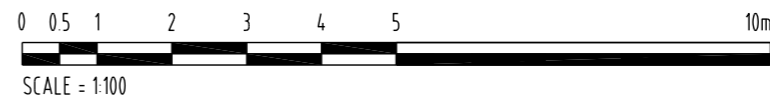
DATE: APRIL_2016

PROJECT NO. 1532

DRAWING NO. A-DA-10 A



01 PROPOSED LEVEL 1 PLAN
 - 1:100





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb

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PROJECT NAME:

ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:

PROPOSED
 ALTERATION & ADDITION
 LEVEL 2 PLAN

DRAWN: MB

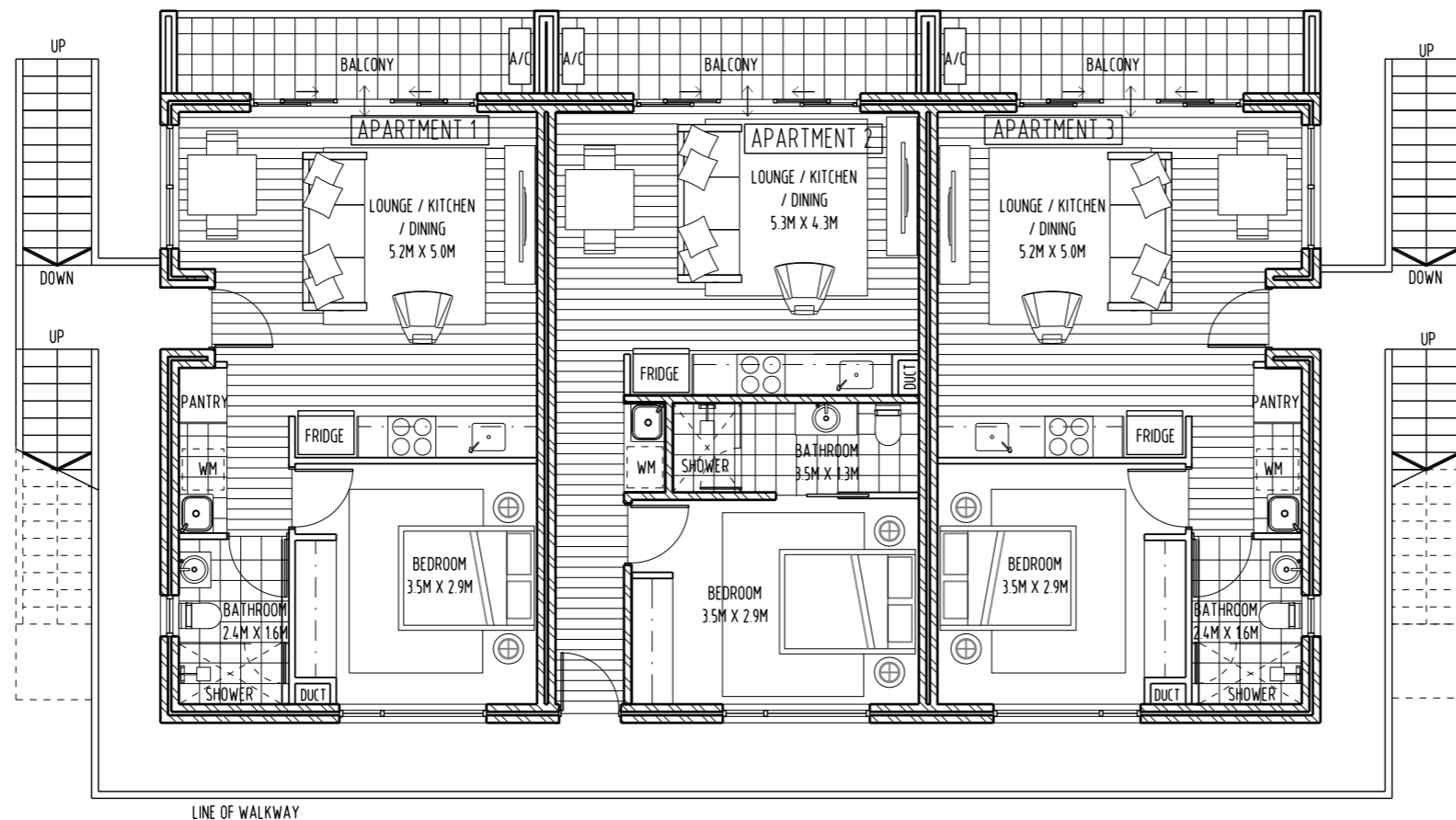
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DATE: APRIL 2016

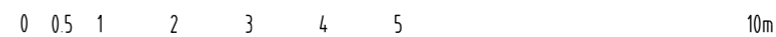
PROJECT NO. 1532

DRAWING NO. A-DA-11



LINE OF WALKWAY

01 PROPOSED LEVEL 2 PLAN
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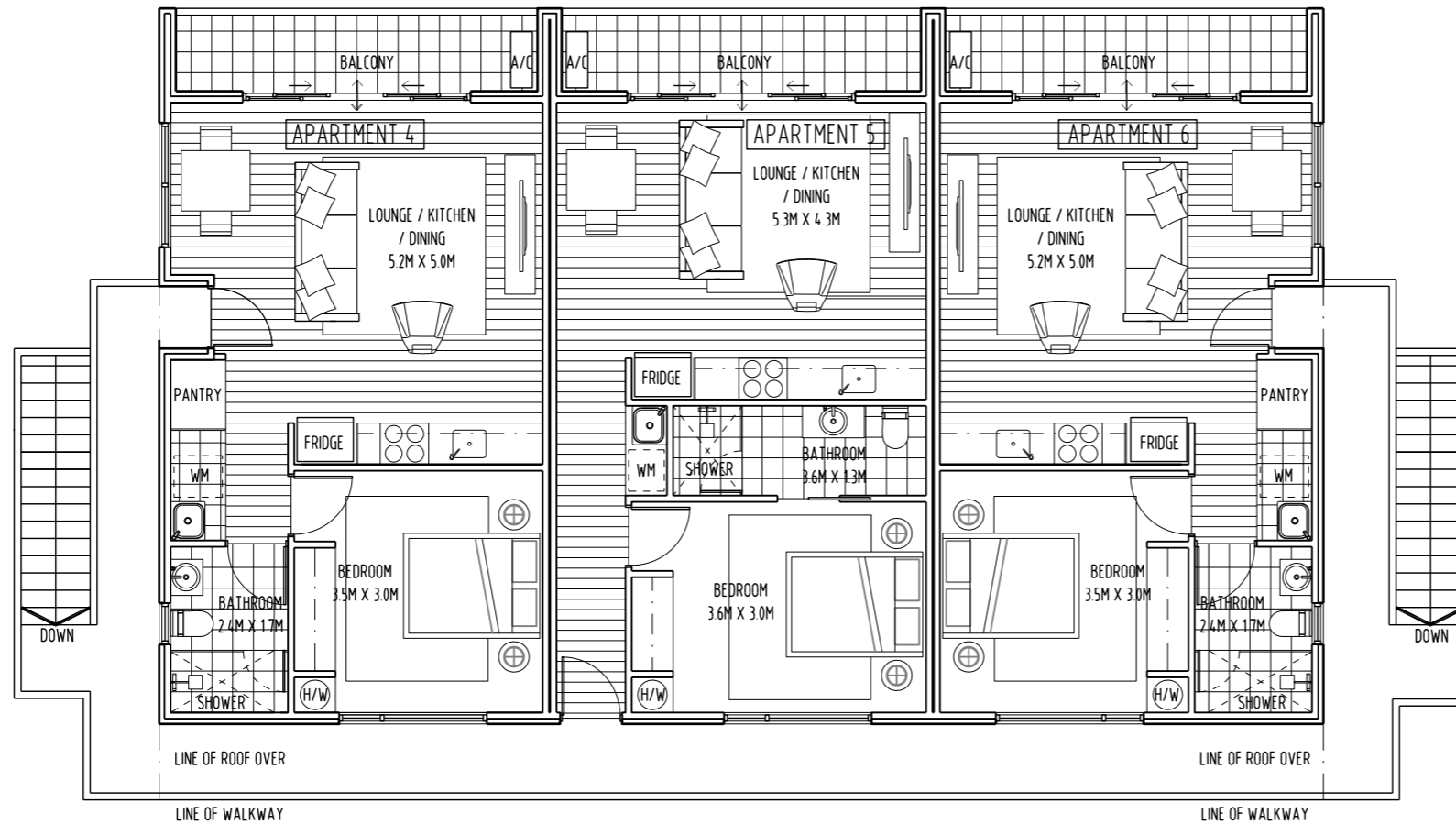


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REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb



01 PROPOSED LEVEL 3 PLAN
- 1:100

NOTE:
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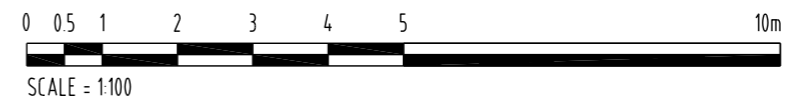
PO BOX 147, LAUNCESTON,
 TASMANIA 7250 Ph: 0417541646
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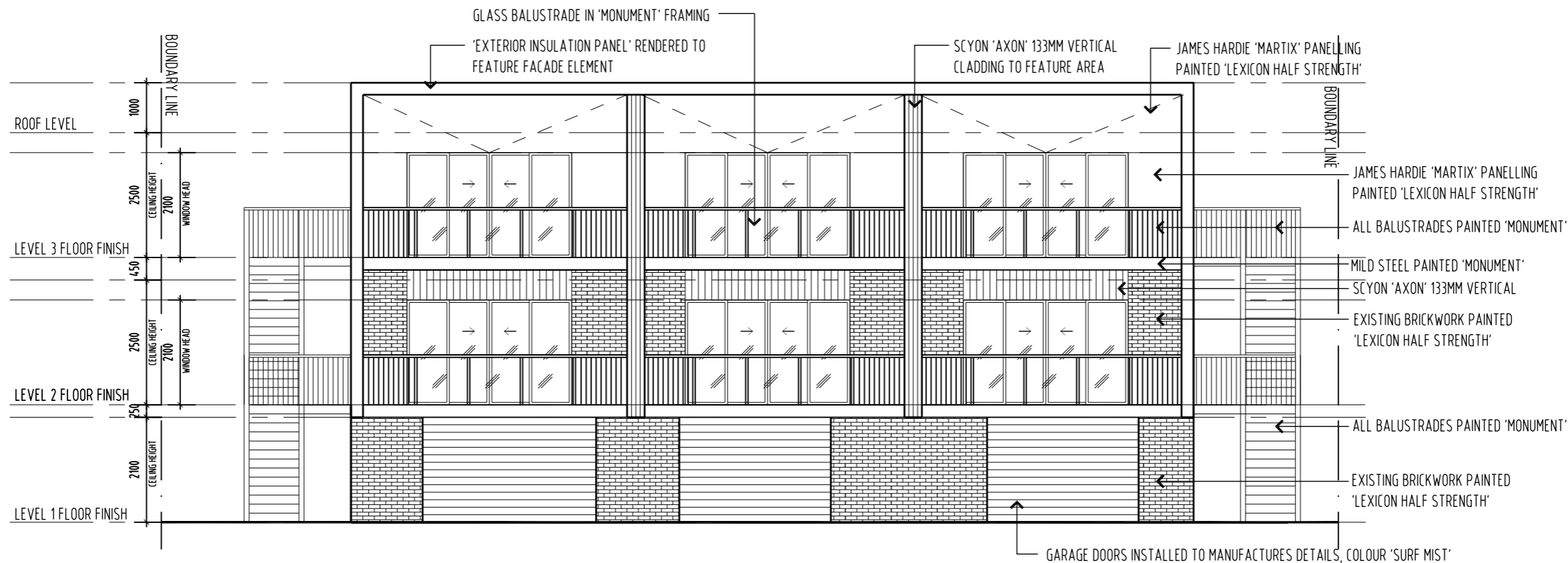
PROJECT NAME:
 ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:
 PROPOSED
 ALTERATION & ADDITION
 LEVEL 3 PLAN

DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3
 DATE: APRIL 2016
 PROJECT NO. 1532
 DRAWING NO. A-DA-12 A





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
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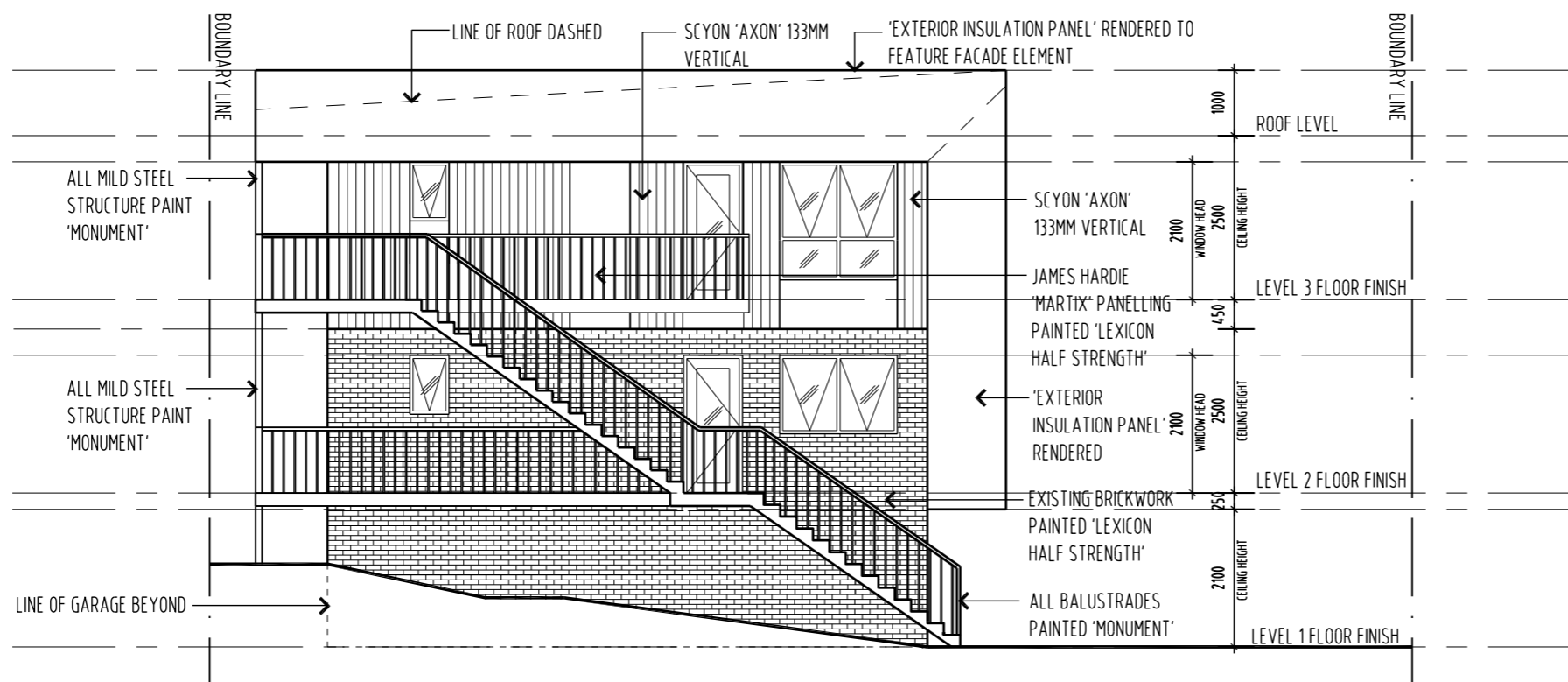
NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION ONLY

01 PROPOSED NORTHERN ELEVATION
 1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES

NOTE: ALL BALUSTRADES IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES

NOTE: ALL PAINTED 'MATRIX', 'AXON', 'RENDER' & 'BRICK' TO BE PAINTED 'LEXICON HALF STRENGTH'



02 PROPOSED EASTERN ELEVATION
 1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES

NOTE: ALL BALUSTRADES IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES

NOTE: ALL PAINTED 'MATRIX', 'AXON', 'RENDER' & 'BRICK' TO BE PAINTED 'LEXICON HALF STRENGTH'



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PROJECT NAME:
 ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

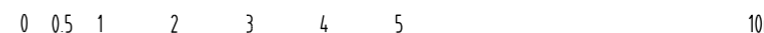
DRAWING TITLE:
 PROPOSED
 ALTERATION & ADDITION
 NORTHERN & EASTERN
 ELEVATIONS

DRAWN: MB
 CHECKED: MB

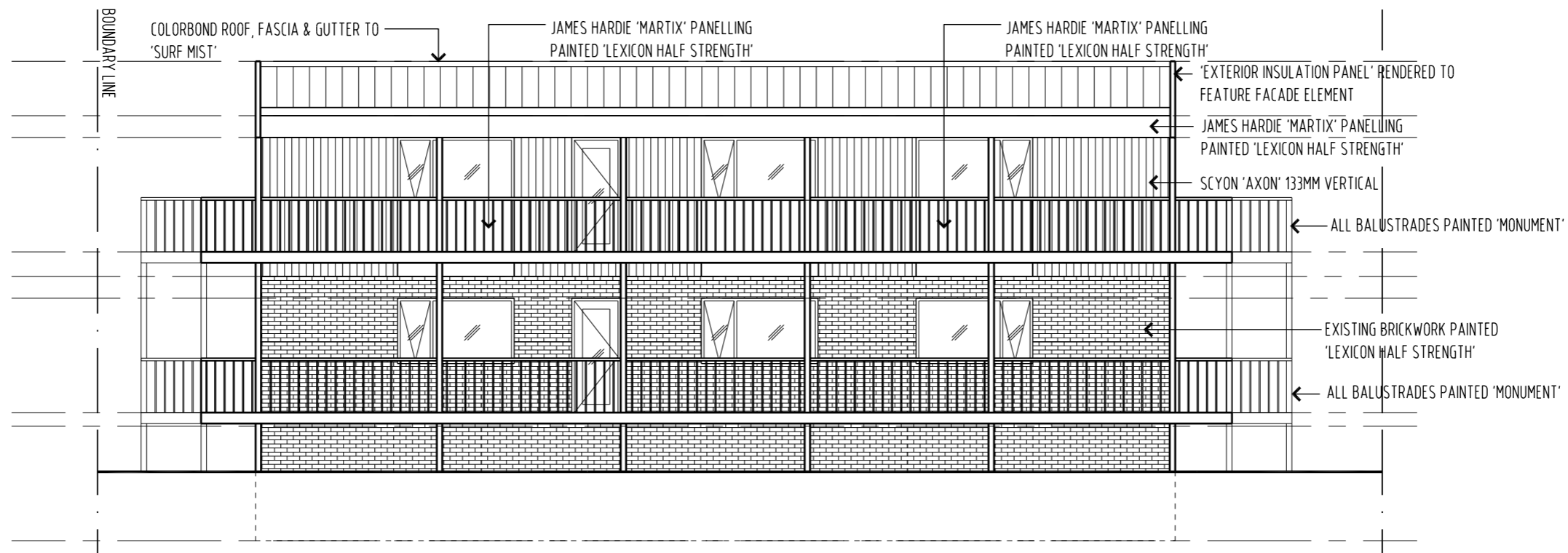
SCALE: 1:100 @ A3
 DATE: APRIL 2016

PROJECT NO. 1532

DRAWING NO. A-DA-14 A



SCALE = 1:100



01 PROPOSED SOUTHERN ELEVATION
1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

NOTE: ALL BALUSTRADES IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

NOTE: ALL PAINTED 'MATRIX', 'AXON', 'RENDER' & 'BRICK' TO BE PAINTED 'LEXICON HALF STRENGTH'

REVISION

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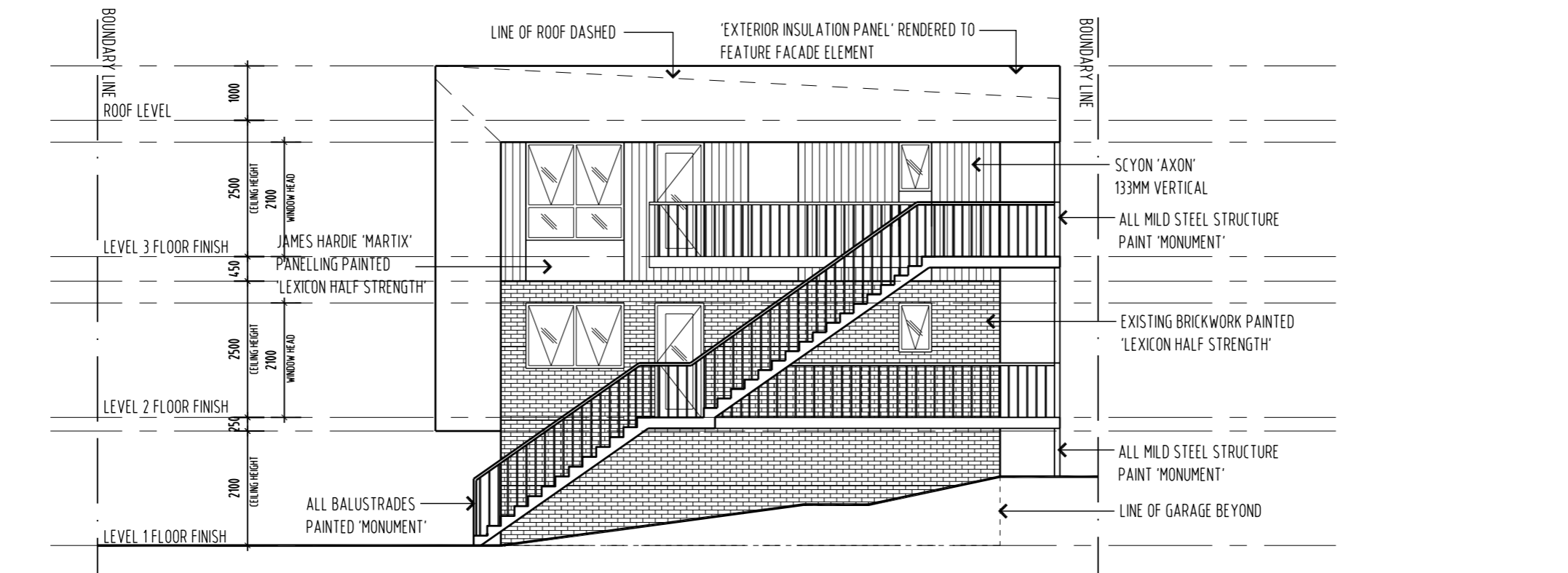
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
ALTERATIONS & ADDITION
63 A TAMAR STREET,
LAUNCESTON

DRAWING TITLE:
PROPOSED
ALTERATION & ADDITION
SOUTHERN & WESTERN
ELEVATIONS

DRAWN: MB
CHECKED: MB

SCALE: 1:100 @ A3
DATE: APRIL 2016
PROJECT NO. 1532
DRAWING NO. A-DA-15

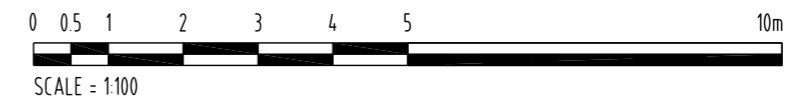


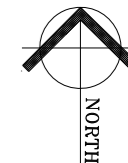
02 PROPOSED WESTERN ELEVATION
1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

NOTE: ALL BALUSTRADES IN 'MONUMENT' POWDER COAT ALUMINUM FRAMES

NOTE: ALL PAINTED 'MATRIX', 'AXON', 'RENDER' & 'BRICK' TO BE PAINTED 'LEXICON HALF STRENGTH'





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	12/05/16	DEVELOPMENT APPLICATION	mb	mb

GENERAL CONCRETE NOTE:
 ALL DRIVEWAYS TO BE CONCRETE TO ENGINEER SPEC. BRUSHED FINISH.
 ALL DECKS TO BE TIMBER FRAMED TO CLIENT SELECTION.
 ALL CONCRETE WORK TO MEET BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

LANDSCAPE SCHEDULE:
 LOW MAINTENANCE AND MINIMAL FOLIAGE SELECTION OF PLANTS TO ENCOURAGE BIO DIVERSITY
 LOMANDRA LONGIFOLIA, CALLISTEMON, PONGO PYGMAEUS,
 EVER LASTING CHRYSOCEPHALUM APRICLATIUM, LEUCODENDRON, SAGGLOMANDRA LONGIFOLIA,

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION ONLY



PO BOX 147, LAUNCESTON,
 TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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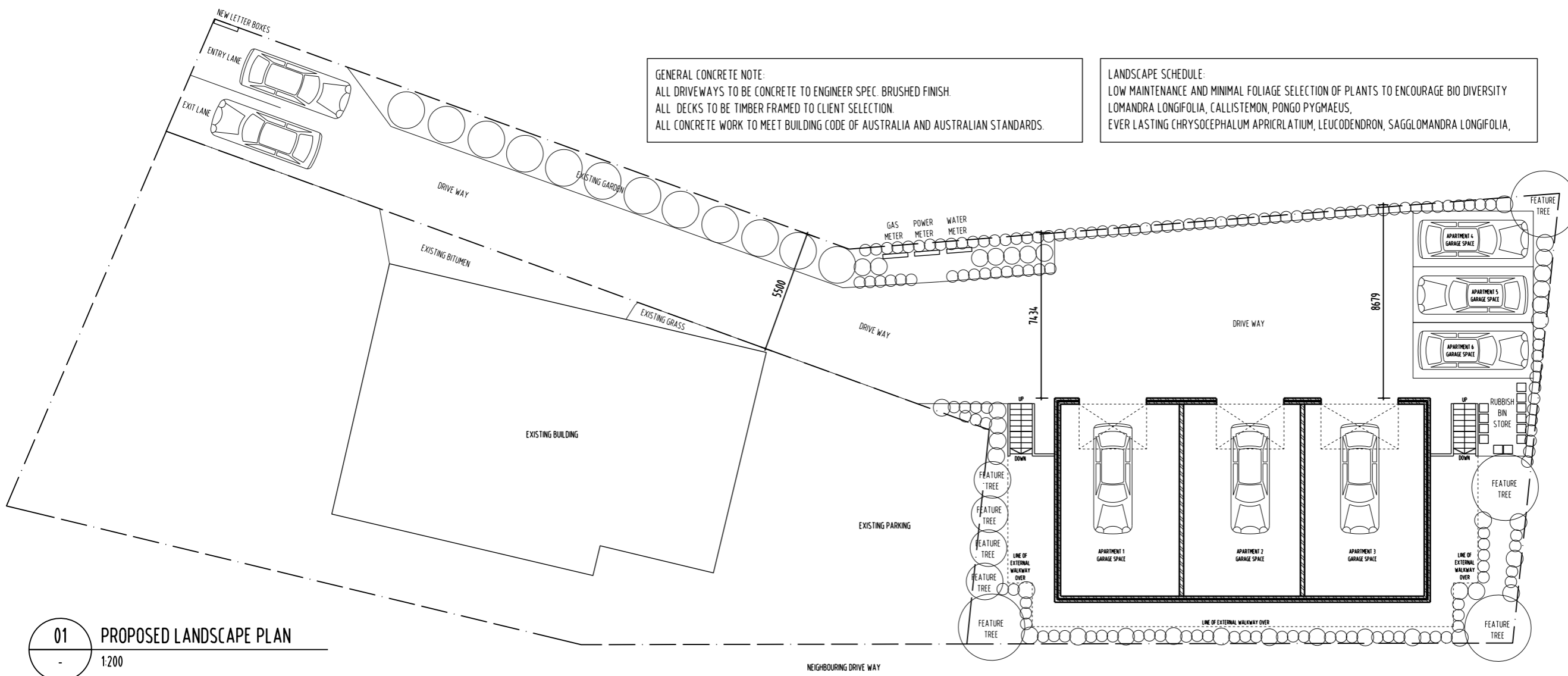
PROJECT NAME:
 ALTERATIONS & ADDITION
 63 A TAMAR STREET,
 LAUNCESTON

DRAWING TITLE:
 PROPOSED
 ALTERATION & ADDITION
 LANDSCAPE PLAN

DRAWN: MB
 CHECKED: MB

SCALE: 1200 @ A3
 DATE: APRIL 2016

PROJECT NO. 1532
 DRAWING NO. A-DA-16 A



01 PROPOSED LANDSCAPE PLAN
 1:200

