

PROPOSED DEVELOPMENT APPLICATION (25 DUKE STREET) WEST LAUNCESTON, TASMANIA

REVISION		BY	CHECK
No	DATE	DESCRIPTION	
A	23/11/15	DEVELOPMENT APPLICATION	mb mb

NOTE:
ARCHITECT: MICHAEL BERNACKI (929)
ACCREDITATION NUMBER: CC6490
LAND TITLE REF NUMBER: 26568 / EDITION 4 / FOLIO 2
CLIMATE ZONE: 7

NOTE:
ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.
DO NOT SCALE OF DRAWINGS.
CONFIRM ALL SIZES AND HEIGHTS ON SITE.
ALL CONSTRUCTION IS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.
THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATIONS ONLY AND ARE NOT INTENDED FOR ANY OTHER PURPOSE.

DEVELOPMENT APPLICATION
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PROJECT NAME:
RESIDENTIAL DEVELOPMENT
25 DUKE STREET,
WEST LAUNCESTON

DRAWING TITLE:
COVER SHEET

DRAWN: MB
CHECKED: MB
SCALE: NTS @ A3
DATE: NOVEMBER_2015
PROJECT NO. 1508
DRAWING NO. A-DA-01 A

DRAWING No.	DRAWING TITLE	DRAWING No.	DRAWING TITLE
A-DA-01	Cover Sheet	A-DA-49	Town House 3c – Artists Illustration
A-DA-02	Development Summary	A-DA-50	Town House 3c – Level 1 Plan
A-DA-03	Site Survey	A-DA-51	Town House 3c – Level 2 Plan
A-DA-04	Site Plan	A-DA-52	Town House 3c – Roof Plan
A-DA-05	Site Plan – Sheet 1	A-DA-53	Town House 3c – Northern & Eastern Elevations
A-DA-06	Site Plan – Sheet 2	A-DA-54	Town House 3c – Southern & Western Elevations
A-DA-07	Landscape Plan – Sheet 1	A-DA-55	Town House 3c – Private Open Space
A-DA-08	Landscape Plan – Sheet 2	A-DA-56	Town House 3c – Shadow Studies
A-DA-09	Existing House – Demolition Plan	A-DA-57	Town House 3c – Vehicle Turning Circles
A-DA-10	Strata Title Plan – Sheet 1		
A-DA-11	Strata Title Plan – Sheet 2	A-DA-58	Town House 3d – Artists Illustration
		A-DA-59	Town House 3d – Level 1 Plan
A-DA-12	Town House 1 – Artists Illustration	A-DA-60	Town House 3d – Level 2 Plan
A-DA-13	Town House 1 – Level 1 Plan	A-DA-61	Town House 3d – Roof Plan
A-DA-14	Town House 1 – Level 2 Plan	A-DA-62	Town House 3d – Northern & Eastern Elevations
A-DA-15	Town House 1 – Roof Plan	A-DA-63	Town House 3d – Southern & Western Elevations
A-DA-16	Town House 1 – Northern & Eastern Elevations	A-DA-64	Town House 3d – Private Open Space
A-DA-17	Town House 1 – Southern & Western Elevations	A-DA-65	Town House 3d – Shadow Studies
A-DA-18	Town House 1 – Private Open Space	A-DA-66	Town House 3d – Vehicle Turning Circles
A-DA-19	Town House 1 – Shadow Studies		
A-DA-20	Town House 1 – Vehicle Turning Circles	A-DA-67	Town House 4a – Artists Illustration
		A-DA-68	Town House 4a – Level 1 Plan
A-DA-21	Town House 2 – Artists Illustration	A-DA-69	Town House 4a – Roof Plan
A-DA-22	Town House 2 – Level 1 Plan	A-DA-70	Town House 4a – Northern & Eastern Elevations
A-DA-23	Town House 2 – Level 2 Plan	A-DA-71	Town House 4a – Southern & Western Elevations
A-DA-24	Town House 2 – Level 3 Plan	A-DA-72	Town House 4a – Private Open Space
A-DA-25	Town House 2 – Roof Plan	A-DA-73	Town House 4a – Shadow Studies
A-DA-26	Town House 2 – Northern & Eastern Elevations	A-DA-74	Town House 4a – Vehicle Turning Circles
A-DA-27	Town House 2 – Southern & Western Elevations		
A-DA-28	Town House 2 – Private Open Space	A-DA-75	Town House 4b – Artists Illustration
A-DA-29	Town House 2 – Shadow Studies	A-DA-76	Town House 4b – Level 1 Plan
A-DA-30	Town House 2 – Vehicle Turning Circles	A-DA-77	Town House 4b – Roof Plan
		A-DA-78	Town House 4b – Northern & Eastern Elevations
A-DA-31	Town House 3a – Artists Illustration	A-DA-79	Town House 4b – Southern & Western Elevations
A-DA-32	Town House 3a – Level 1 Plan	A-DA-80	Town House 4b – Private Open Space
A-DA-33	Town House 3a – Level 2 Plan	A-DA-81	Town House 4b – Shadow Studies
A-DA-34	Town House 3a – Roof Plan	A-DA-82	Town House 4b – Vehicle Turning Circles
A-DA-35	Town House 3a – Northern & Eastern Elevations		
A-DA-36	Town House 3a – Southern & Western Elevations	A-DA-83	Sectional Elevation A&B – Line of Sight
A-DA-37	Town House 3a – Private Open Space	A-DA-84	Sectional Elevation C&D – Line of Sight
A-DA-38	Town House 3a – Shadow Studies	A-DA-85	Sectional Elevation E&F – Line of Sight
A-DA-39	Town House 3a – Vehicle Turning Circles		
A-DA-40	Town House 3b – Artists Illustration		
A-DA-41	Town House 3b – Level 1 Plan		
A-DA-42	Town House 3b – Level 2 Plan		
A-DA-43	Town House 3b – Roof Plan		
A-DA-44	Town House 3b – Northern & Eastern Elevations		
A-DA-45	Town House 3b – Southern & Western Elevations		
A-DA-46	Town House 3b – Private Open Space		
A-DA-47	Town House 3b – Shadow Studies		
A-DA-48	Town House 3b – Vehicle Turning Circles		



DEVELOPMENT SUMMARY

25 DUKE STREET WEST LAUNCESTON SITE AREA = 2765M2

EXISTING RESIDENCE - TO BE DEMOLISHED

TOWN HOUSE 1 - LEVEL 1 AREA = 80M2
 LEVEL 2 AREA = 126M2
 TERRACE = 23M2
 TOTAL = 229M2

TOWN HOUSE 2 - LEVEL 1 AREA = 83M2
 LEVEL 2 AREA = 95M2
 LEVEL 3 AREA = 35M2
 TERRACE = 27M2
 TOTAL = 240M2

TOWN HOUSE 3a - LEVEL 1 AREA = 75M2
 LEVEL 2 AREA = 126M2
 TERRACE = 19M2
 TOTAL = 220M2

TOWN HOUSE 3b - LEVEL 1 AREA = 75M2
 LEVEL 2 AREA = 126M2
 TERRACE = 19M2
 TOTAL = 220M2

TOWN HOUSE 3c - LEVEL 1 AREA = 75M2
 LEVEL 2 AREA = 126M2
 TERRACE = 19M2
 TOTAL = 220M2

TOWN HOUSE 3d - LEVEL 1 AREA = 75M2
 LEVEL 2 AREA = 128M2
 TERRACE = 19M2
 TOTAL = 222M2

TOWN HOUSE 4a - LEVEL 1 AREA = 162M2
 TERRACE = 18M2
 TOTAL = 180M2

TOWN HOUSE 4b - LEVEL 1 AREA = 166M2
 TERRACE = 18M2
 TOTAL = 181M2

OVERALL TOTAL SITE COVERAGE AREA = 1214M2 (44% SITE COVER)

DRIVEWAY / INTERNAL ROAD / CONCRETE / BITUMEN AREAS
 (INCLUDING TERRACE AND EXTERNAL LAUNDRY AREAS)

TOWN HOUSE 1 = 19M2
 TOWN HOUSE 2 = 15M2
 TOWN HOUSE 3a = 11M2
 TOWN HOUSE 3b = 11M2
 TOWN HOUSE 3c = 11M2
 TOWN HOUSE 3d = 11M2
 TOWN HOUSE 4a = 27M2
 TOWN HOUSE 4b = 27M2
 COMMON PROPERTY INTERNAL ROADS = 715M2

TOTAL CONCRETE / BITUMEN AREA = 847M2

OVERALL TOTAL BUILDING AREA + DRIVEWAY (TOTAL CONCRETE / BITUMEN AREA)
 = 2061M2 (74% SITE COVER)

FREE DEVELOPMENT AREA = 704M2 (26% SITE COVER)

GENERAL NOTE:

- VISITOR CAR PARKS - EACH TOWN HOUSE RECEIVES 1 VISITOR CAR PARK
- 1 CAR SIZED SPACE IS DEDICATED TO A VEHICLE TURNING BAY
- GARAGE BINS TO BE COLLECTED BY PRIVATE CONTRACTOR NOT COUNCIL



GENERAL REQUIREMENTS:

IN ACCORDANCE WITH N.C.C.S BUILDING CODE OF AUSTRALIA, VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS.

IN ACCORDANCE WITH PART 3.4 OF THE BCA, ALL TIMBER STRUCTURES SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS OF AUSTRALIAN STANDARD AS1684 & ENGINEERING DRAWINGS.

IN ACCORDANCE WITH PART 3.4 OF THE BCA ALL SUB FLOOR VENTS SHALL BE EVENLY SPACED AS SHOWN ON ELEVATIONS AND SECTIONS & ENSURE 150MM CLEARANCE BETWEEN GROUND LEVEL AD BEARERS.

IN ACCORDANCE WITH PART 3.7 OF THE BCA, ALL CONSTRUCTION IN BUSH FIRE PRONE AREAS ARE TO COMPLY IN STRICT ACCORDANCE WITH BUSH FIRE ASSESSMENT REPORTS.

IN ACCORDANCE WITH PART 3.8 OF THE BCA, ALL WET AREAS ARE TO COMPLY IN STRICT ACCORDANCE WITH AUSTRALIAN STANDARDS AS3740.

IN ACCORDANCE WITH NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE, ALL PLUMBING & DRAINAGE SHALL BE IN STRICT ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS & AUSTRALIAN STANDARDS.

IN ACCORDANCE WITH PART 3.6 OF THE BCA, ALL GLAZING AND SKYLIGHTS ARE TO COMPLY IN STRICT ACCORDANCE WITH AUSTRALIAN STANDARDS AS1288.

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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 DEVELOPMENT SUMMARY

DRAWN:	MB
CHECKED:	MB
SCALE:	NTS @ A3
DATE:	NOVEMBER_2015
PROJECT NO:	1508
DRAWING NO.	A-DA-02 A



Postal Address
 PO Box 63
 Riverside
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 W 6ty.com.au
 E admin@6ty.com.au

6ty Pty Ltd
 ABN 27 014 609 900

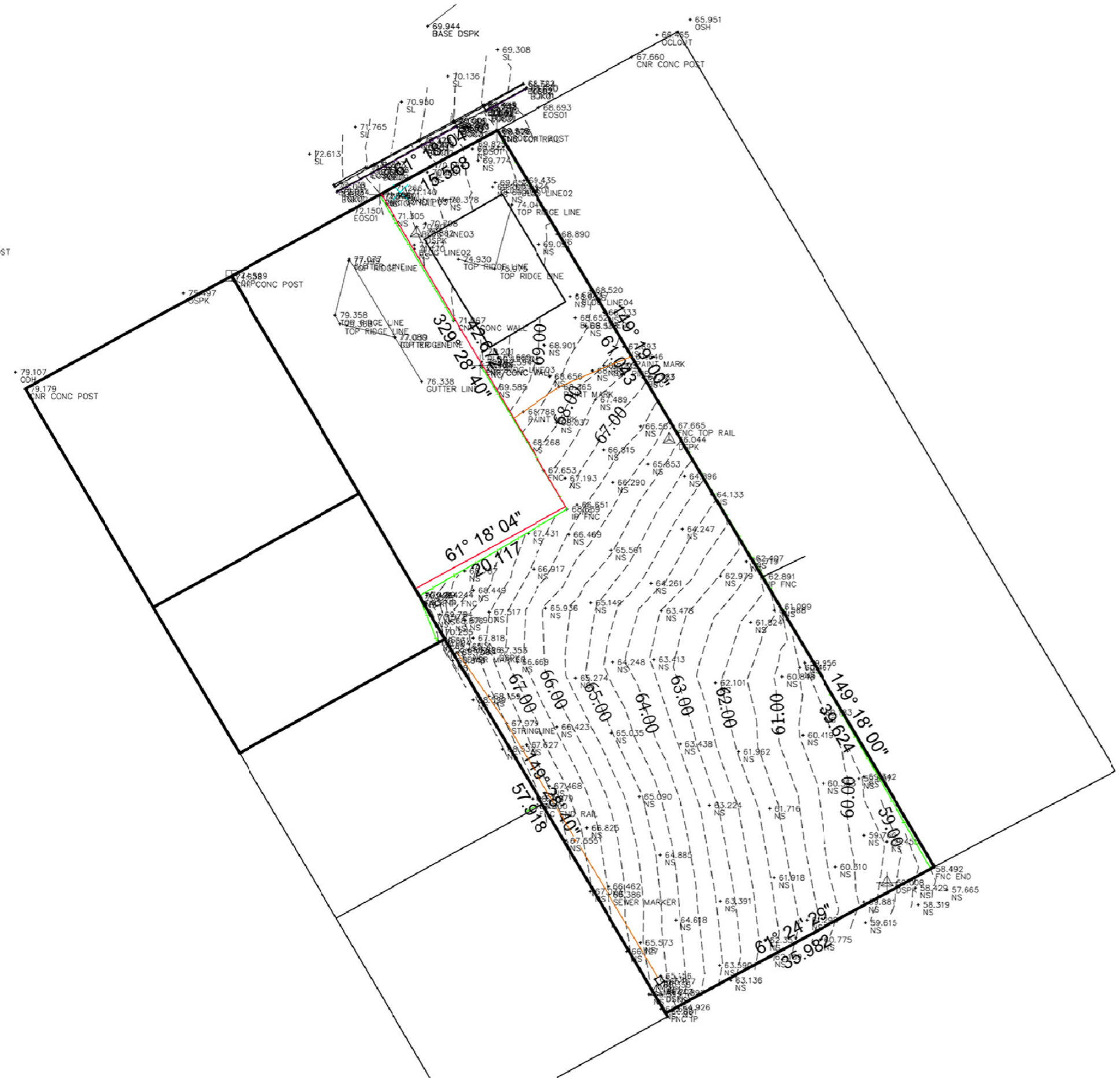
Architectural
 ABP No. CC4874f
 Structural / Civil
 ABP No. CC1633j



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79.487
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ISSUE	DATE	ISSUED FOR	REV.
01	27.10.2015	ARCHITECTURAL DESIGN	



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PROJECT: CONTOUR AND ARCHITECTURAL
 DETAIL SURVEY
 AT: 25 DUKE STREET
 WEST LAUNCESTON
 FOR: MATT LAVA
 DRAWING: SITE DETAIL

SURVEYOR: G.L.M. DRAWN: G.L.M. CHECKED: R.M.P.
 SCALE: 1:500 @ A3

PROJECT NO. 14.065 DRAWING NO. V01 REV.

REVISION

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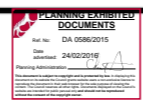
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 SITE SURVEY

DRAWN: MB
 CHECKED: MB

SCALE: NTS @ A3
 DATE: NOVEMBER 2015

PROJECT NO. 1508
 DRAWING NO. A-DA-03 A





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

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 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

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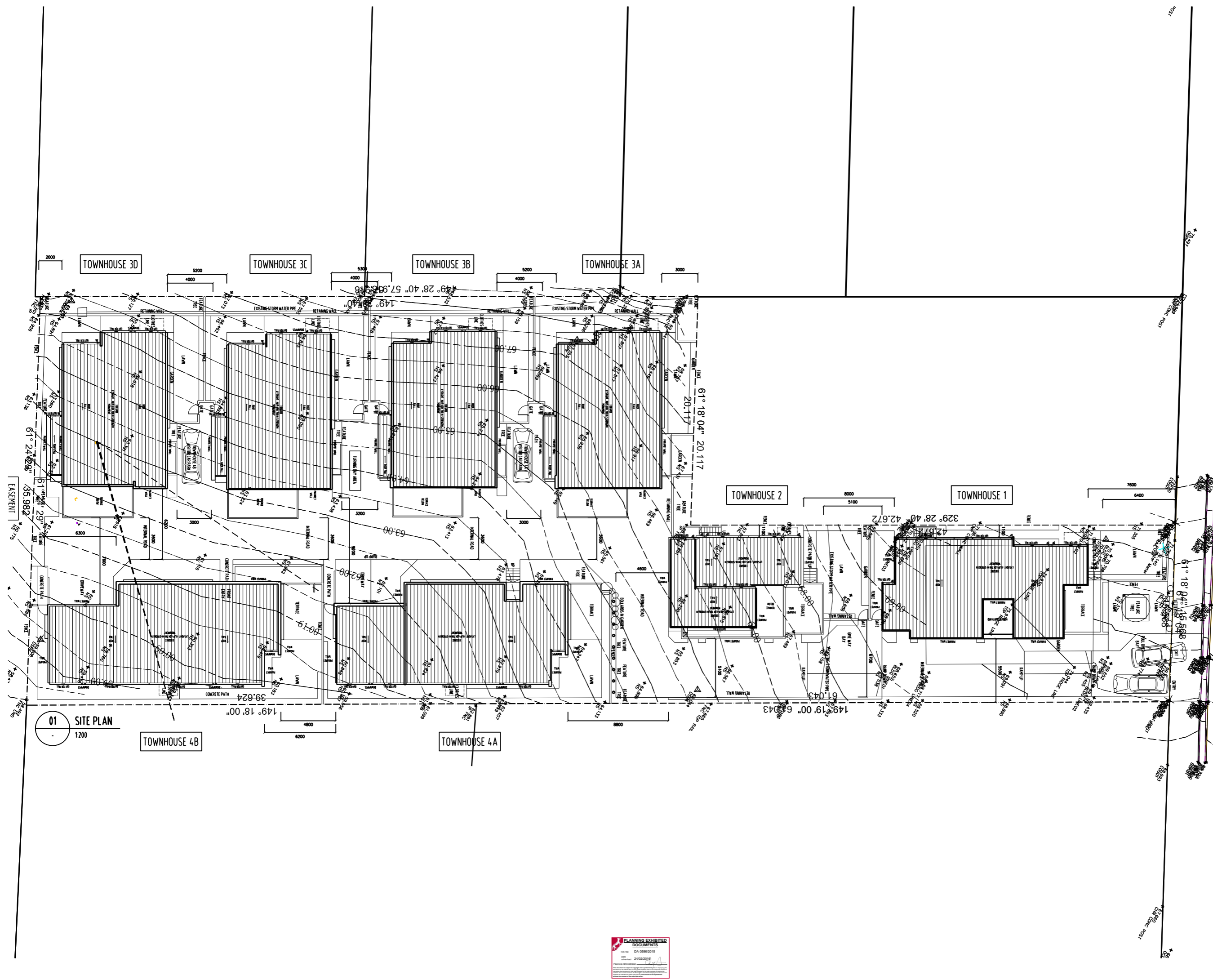


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 25 DUKE STREET
 WEST LAUNCESTON

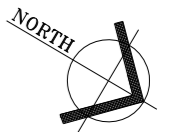
DRAWING TITLE:
 SITE PLAN

DRAWN:	MB
CHECKED:	MB
SCALE:	1:300 @ A3
DATE:	NOVEMBER 2015
PROJECT NO.	1508
DRAWING NO.	A-DA-04



10 SITE PLAN
 1200





REVISION	No	DATE	DESCRIPTION	BY	CHECK
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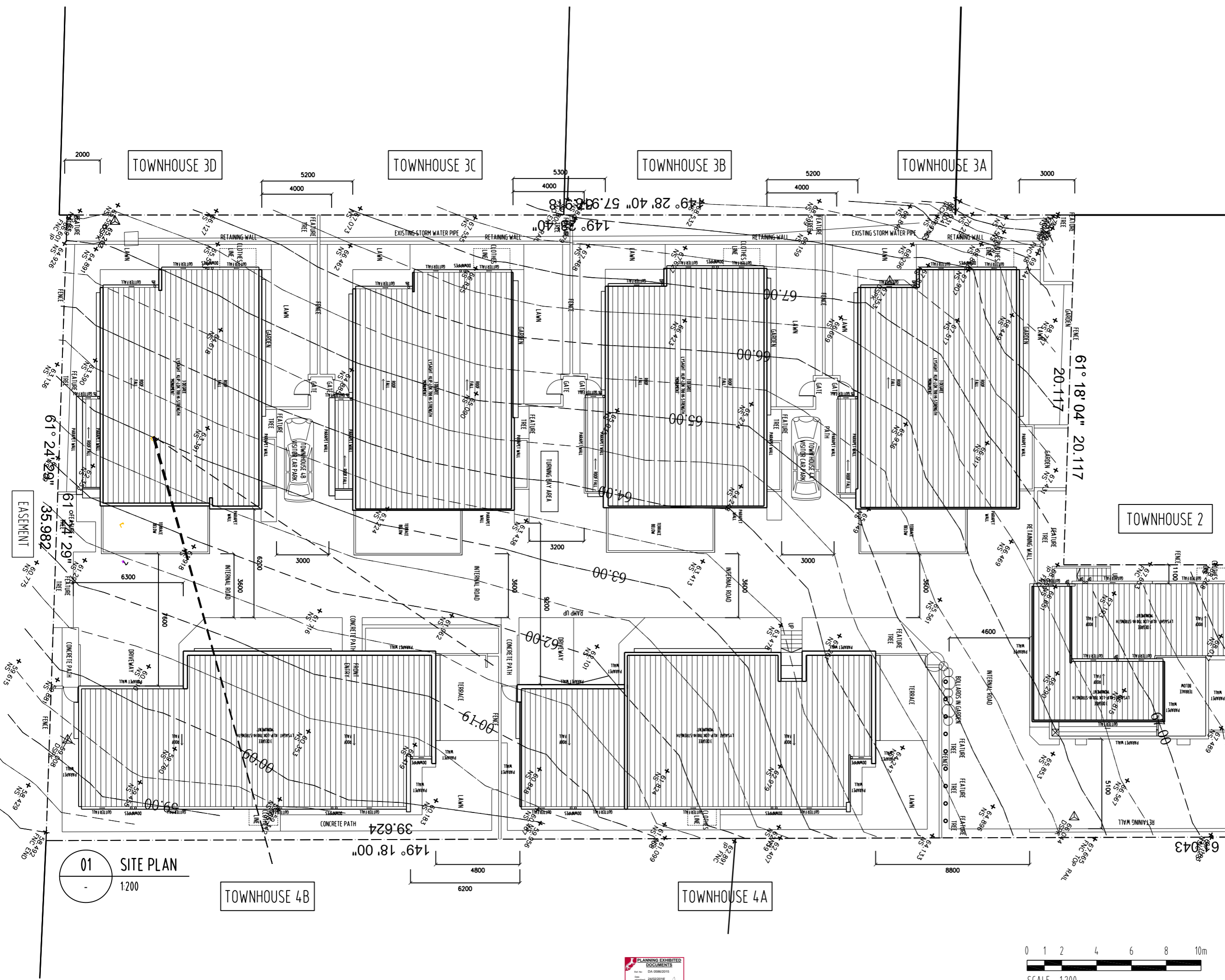
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 SITE PLAN
 SHEET 1

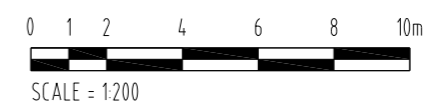
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 CHECKED: MB

SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508

DRAWING NO. A-DA-05 A



10
 SITE PLAN
 1:200





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A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

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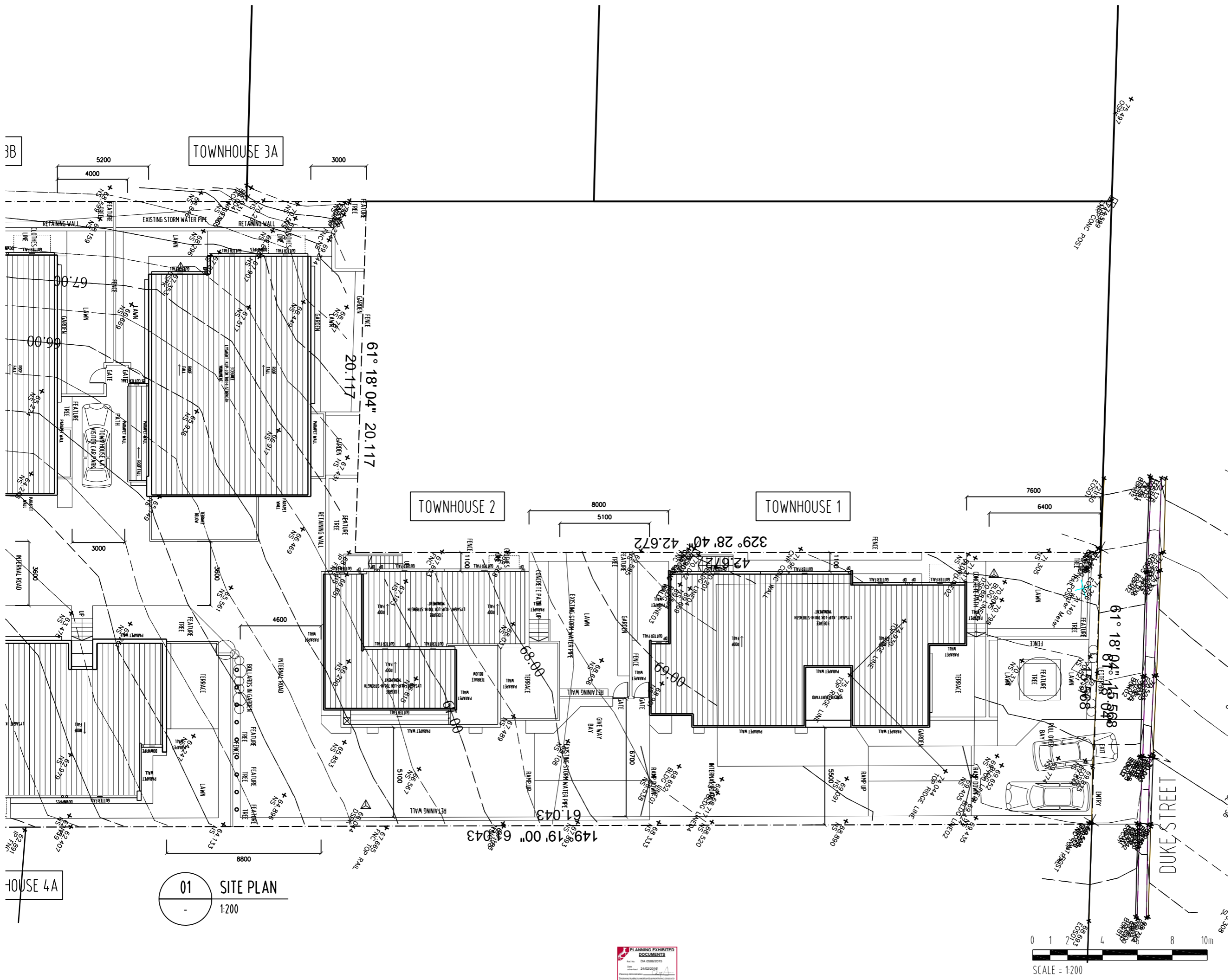


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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 SITE PLAN
 SHEET 2

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-06 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



10 SITE PLAN
 1:200





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

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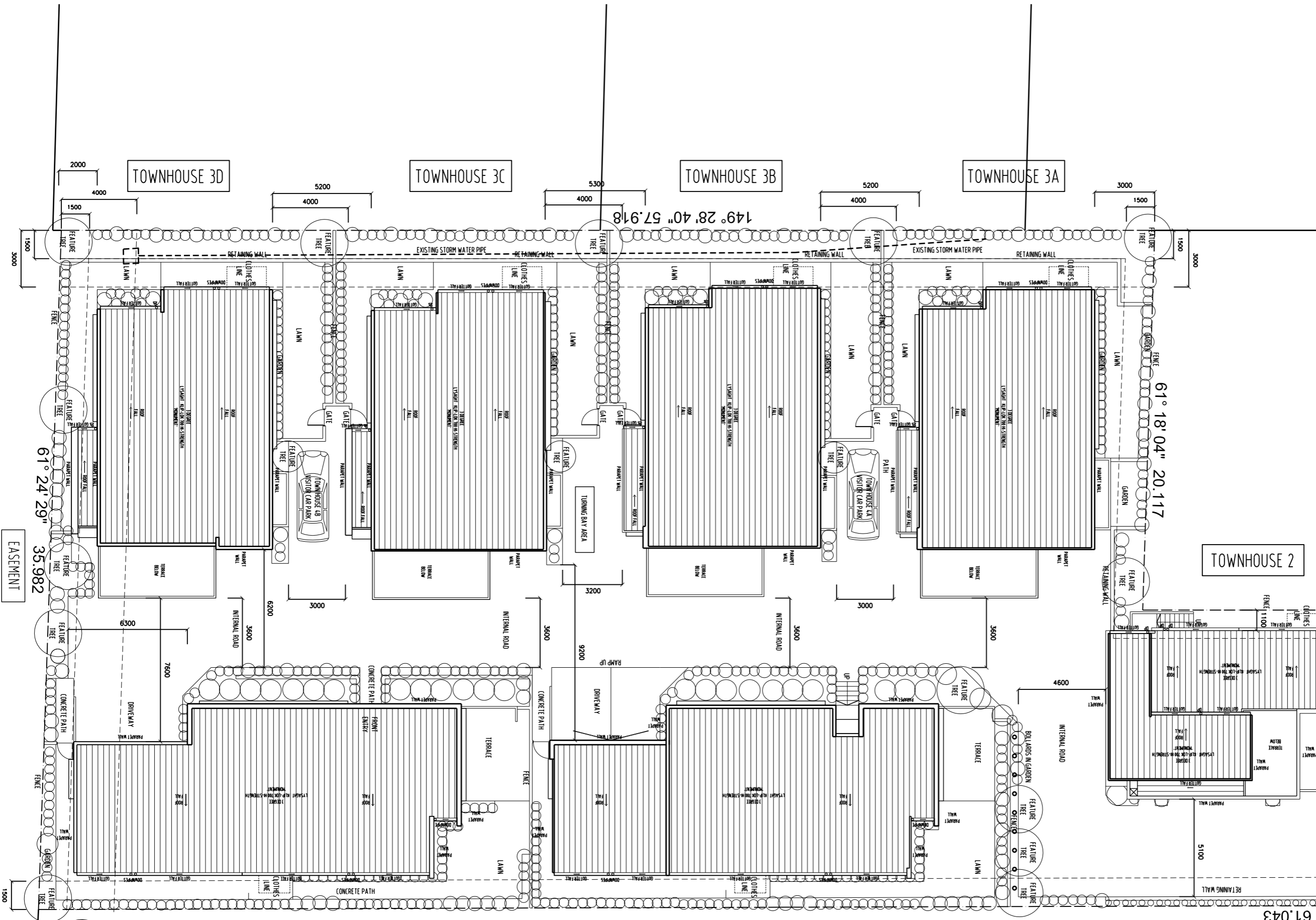


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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 LANDSCAPE PLAN
 SHEET 1

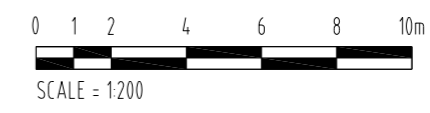
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SCALE:	1:200 @ A3
DATE:	NOVEMBER_2015
PROJECT NO.:	1508
DRAWING NO.:	A-DA-07 A



10 LANDSCAPE PLAN
 1200

GENERAL CONCRETE NOTE:
 ALL DRIVEWAYS TO BE CONCRETE TO ENGINEER SPEC BRUSHED FINISH
 ALL TERRACE / DECK / EXTERNAL LAUNDRY AREAS 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 APRICILATUM, LEUCODENDRON, SAGGLOMANDRA LONGIFOLIA.





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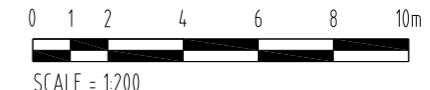
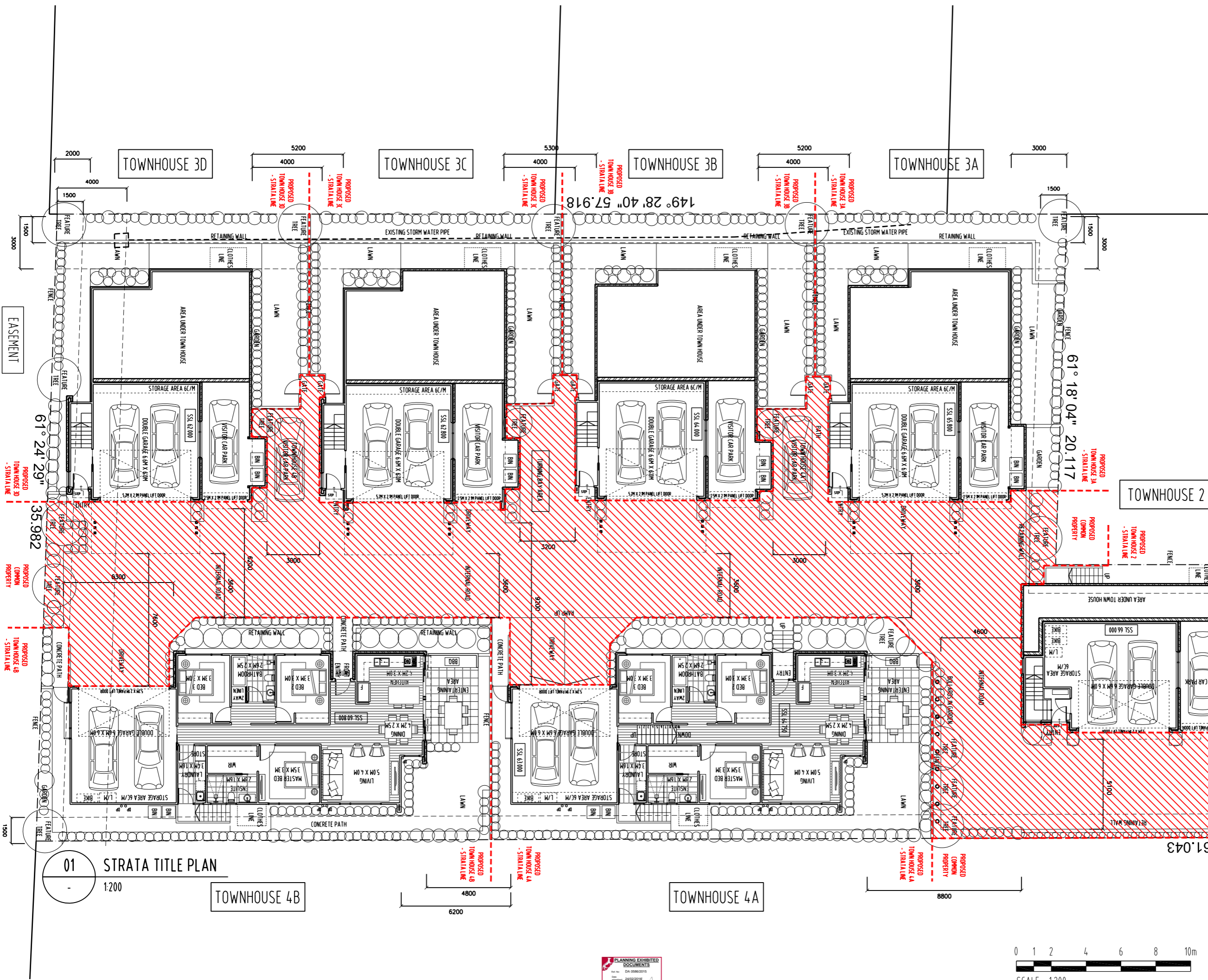


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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
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DRAWING TITLE:
 STRATA TITLE PLAN
 SHEET 1

DRAWN: MB
 CHECKED: MB
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 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-10 A



10 STRATA TITLE PLAN

1:200

TOWNHOUSE 4B

TOWNHOUSE 4A

TOWNHOUSE 2

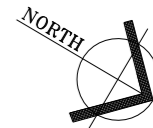
TOWNHOUSE 3D

TOWNHOUSE 3C

TOWNHOUSE 3B

TOWNHOUSE 3A

61.043



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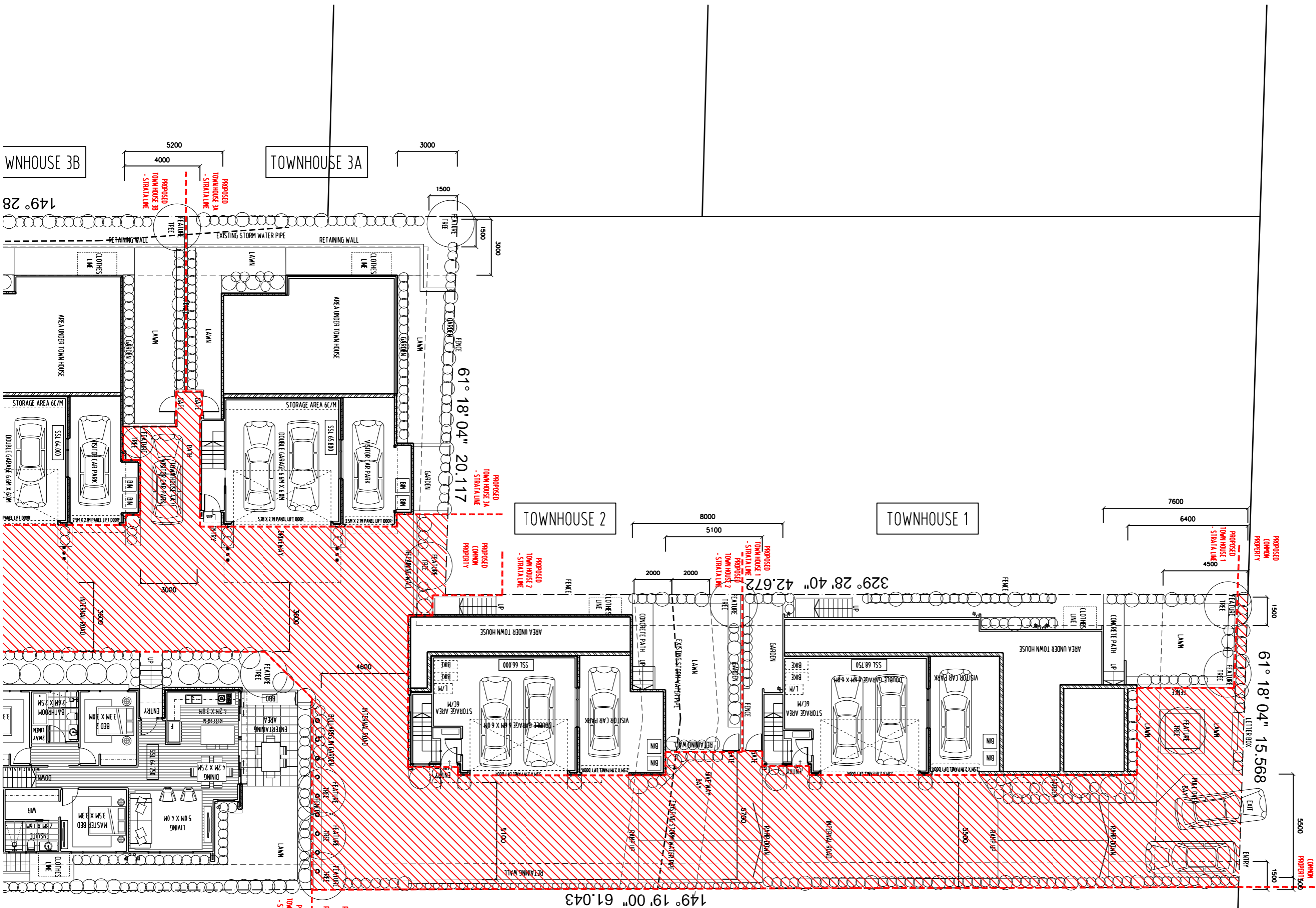


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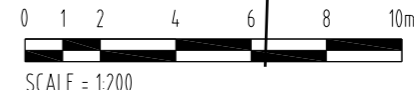
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 STRATA TITLE PLAN
 SHEET 2

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
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01 STRATA TITLE PLAN
 1:200



SCALE = 1:200

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PROJECT NAME:
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 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 1
 ARTISTS ILLUSTRATION

DRAWN: MB
 CHECKED: MB
 SCALE: NTS @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-12 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

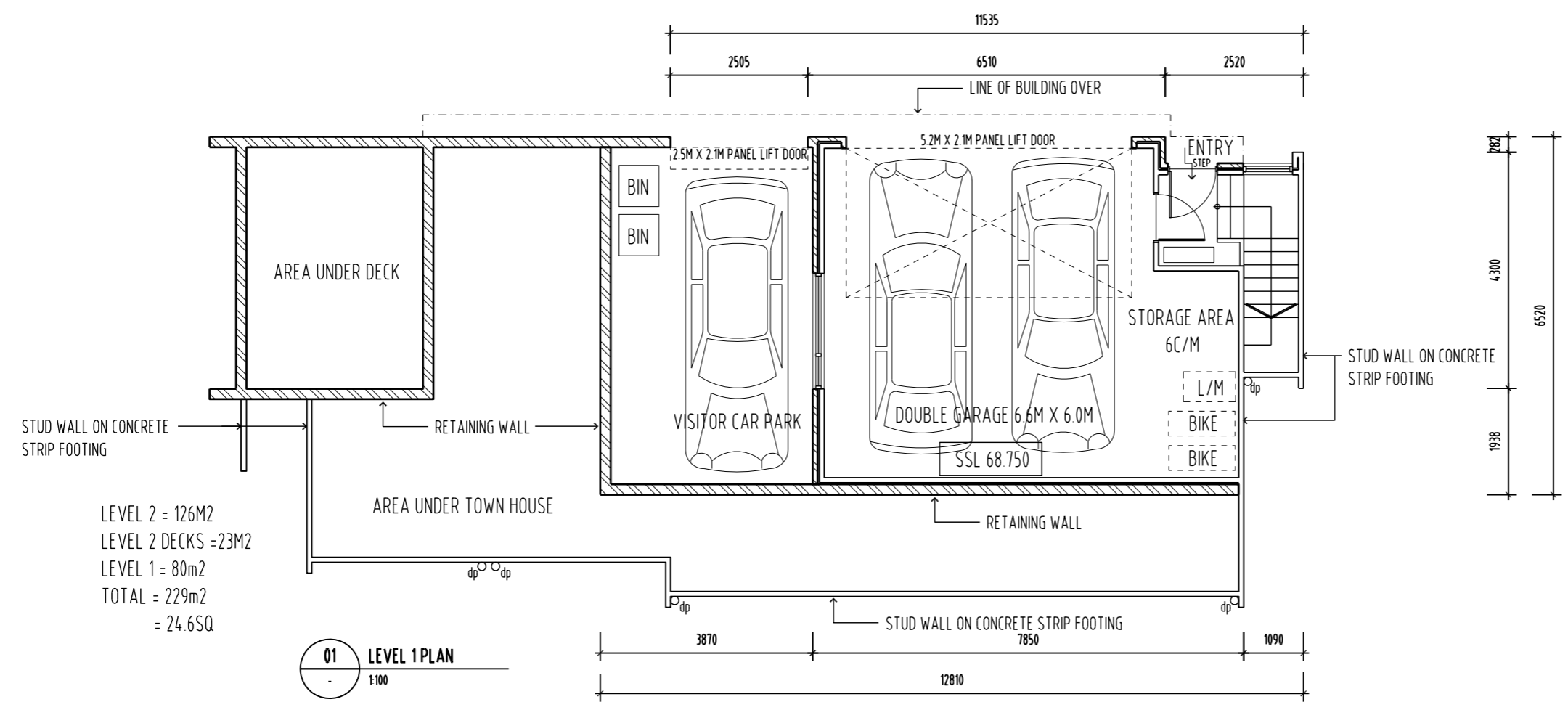


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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

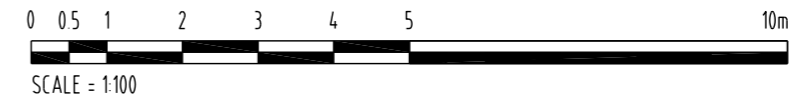
DRAWING TITLE:
 TOWN HOUSE 1
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-13 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



LEVEL 2 = 126M2
 LEVEL 2 DECKS = 23M2
 LEVEL 1 = 80M2
 TOTAL = 229M2
 = 24.6SQ

01 LEVEL 1 PLAN
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

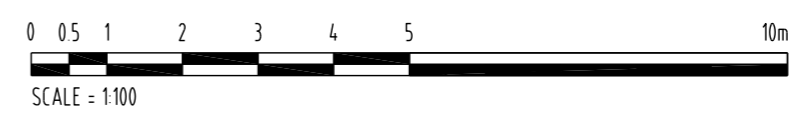
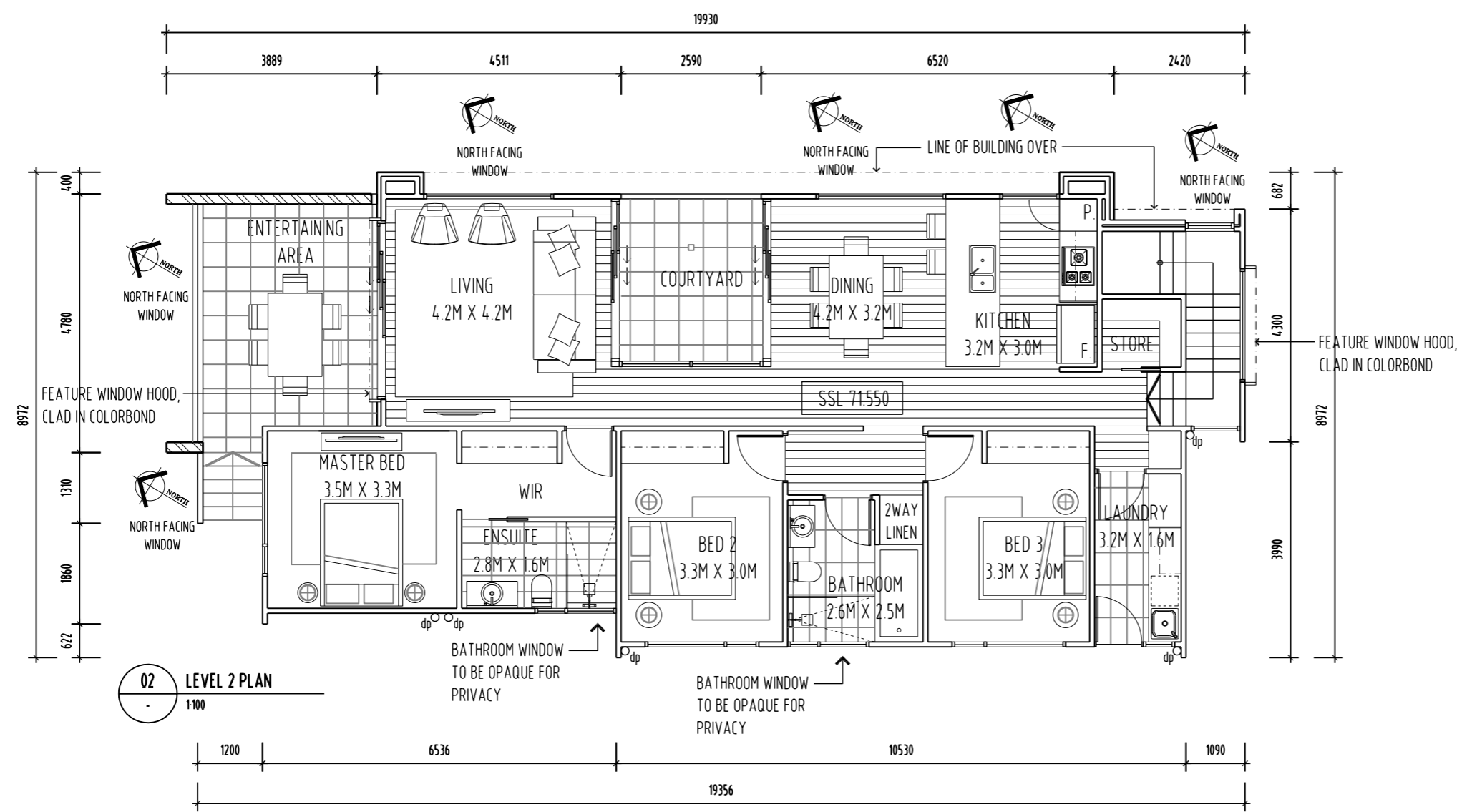


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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 1
 LEVEL 2 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-14 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
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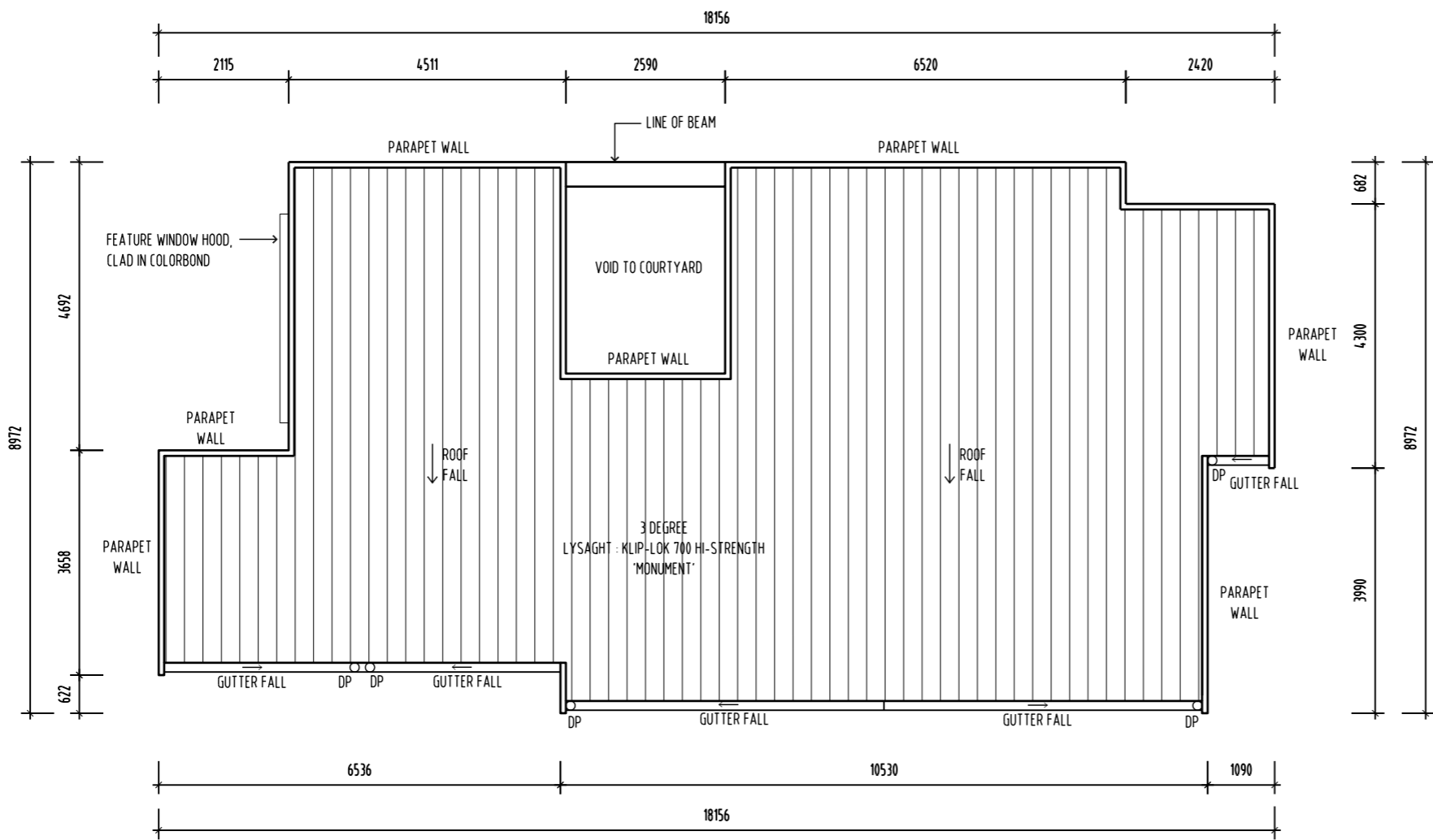


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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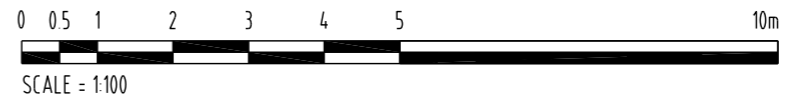
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 1
 ROOF PLAN

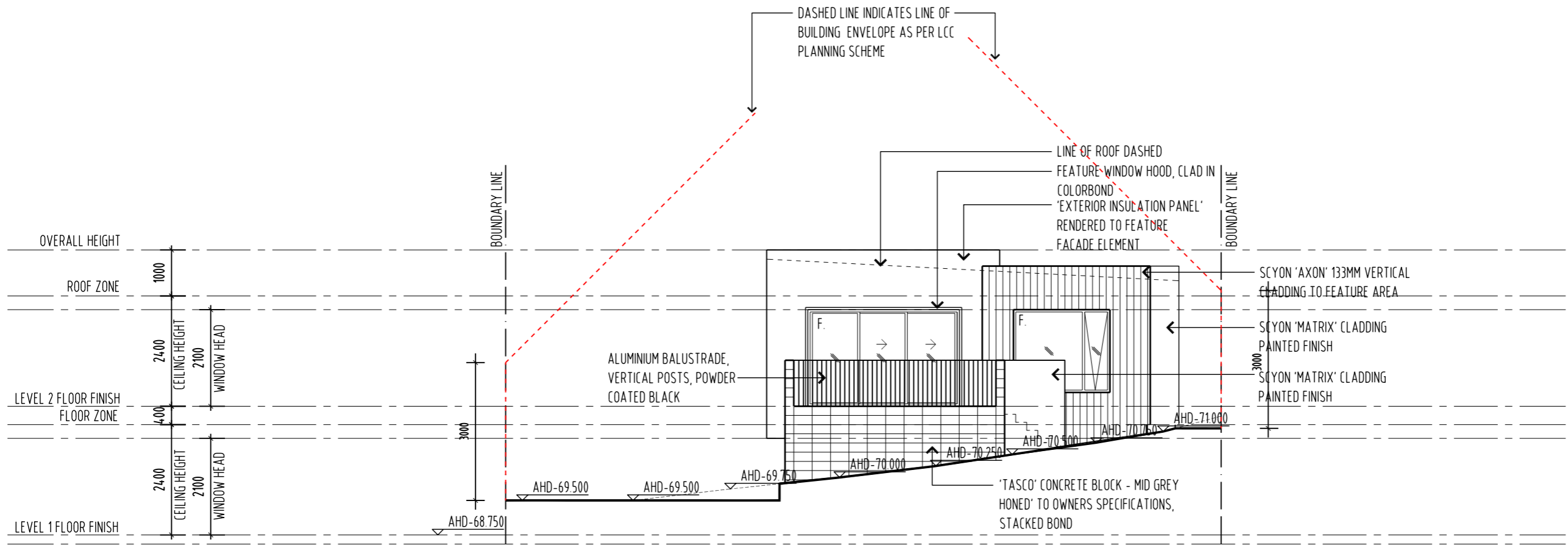
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-15 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 ROOF PLAN
 1:100



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



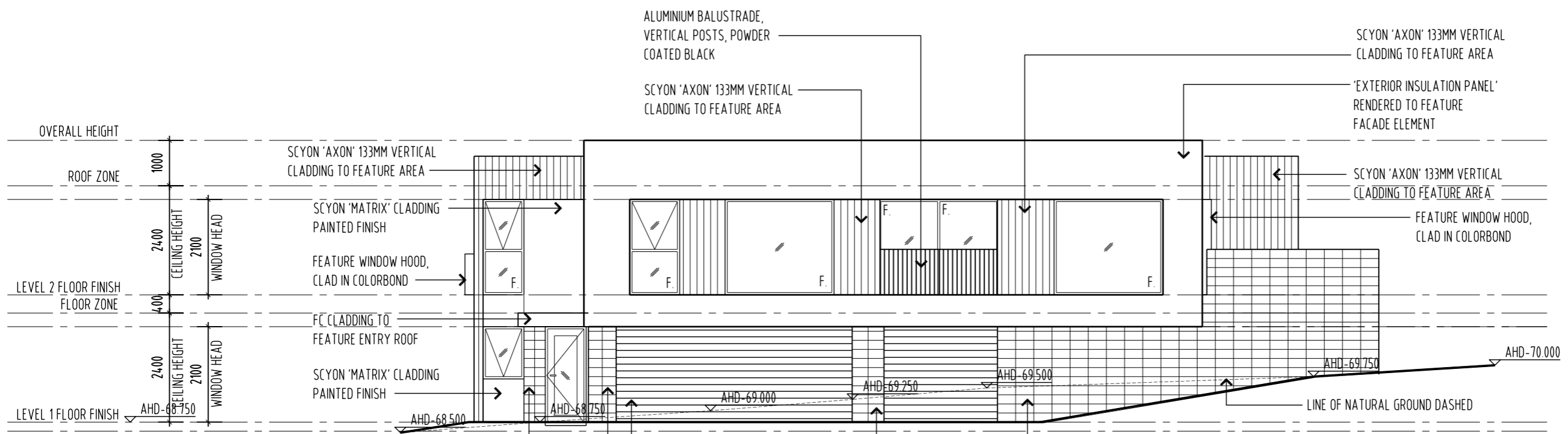
01 NORTHERN ELEVATION
1:100

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

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



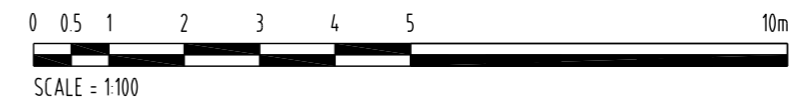
02 EASTERN ELEVATION
1:100

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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 1
 ELEVATIONS
 SHEET 1

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	NOVEMBER 2015
PROJECT NO.:	1508
DRAWING NO.:	A-DA-16 A



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

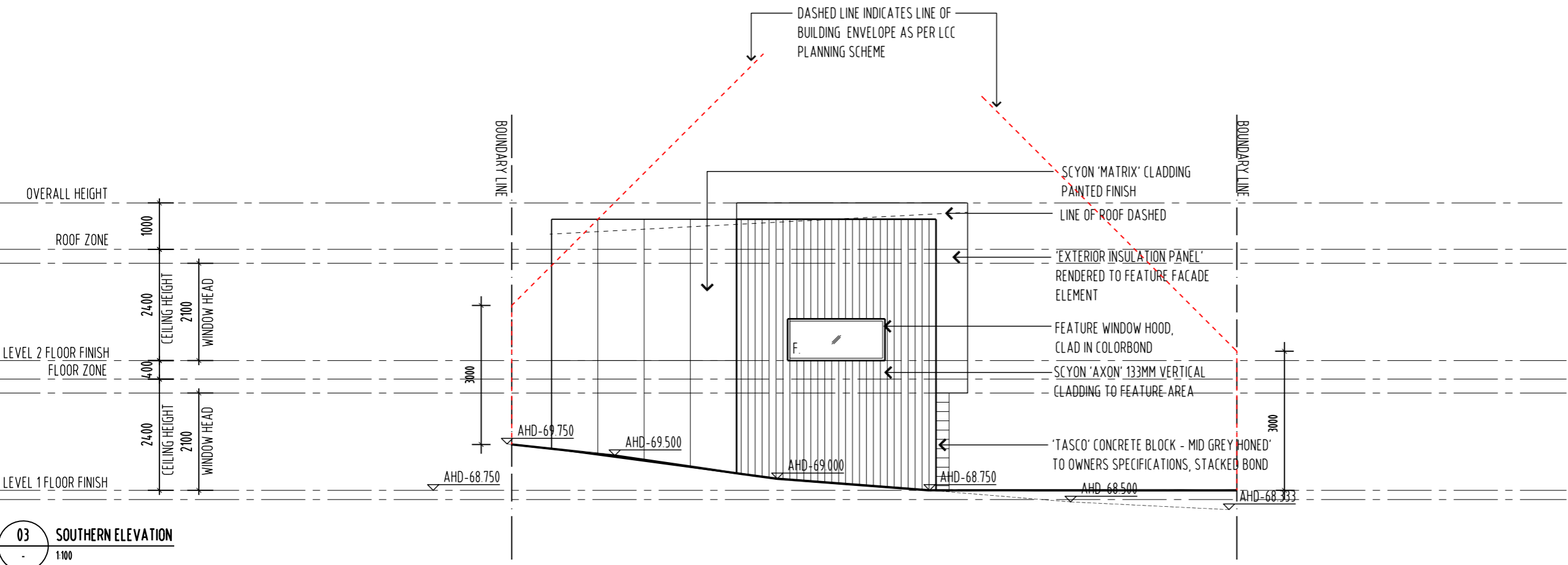
DRAWING TITLE:
 TOWN HOUSE 1
 ELEVATIONS
 SHEET 2

DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015

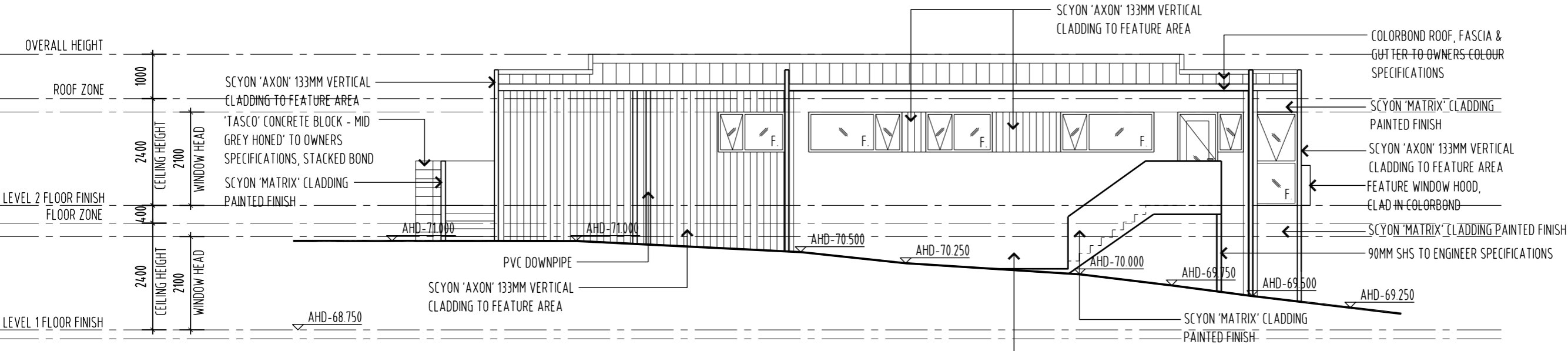
PROJECT NO. 1508

DRAWING NO. A-DA-17 A

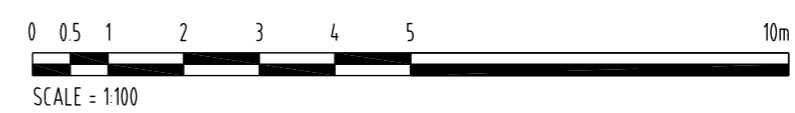


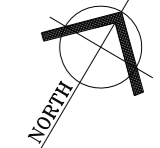
03 SOUTHERN ELEVATION
 1:100

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



04 WESTERN ELEVATION
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

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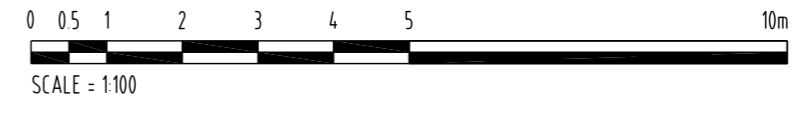
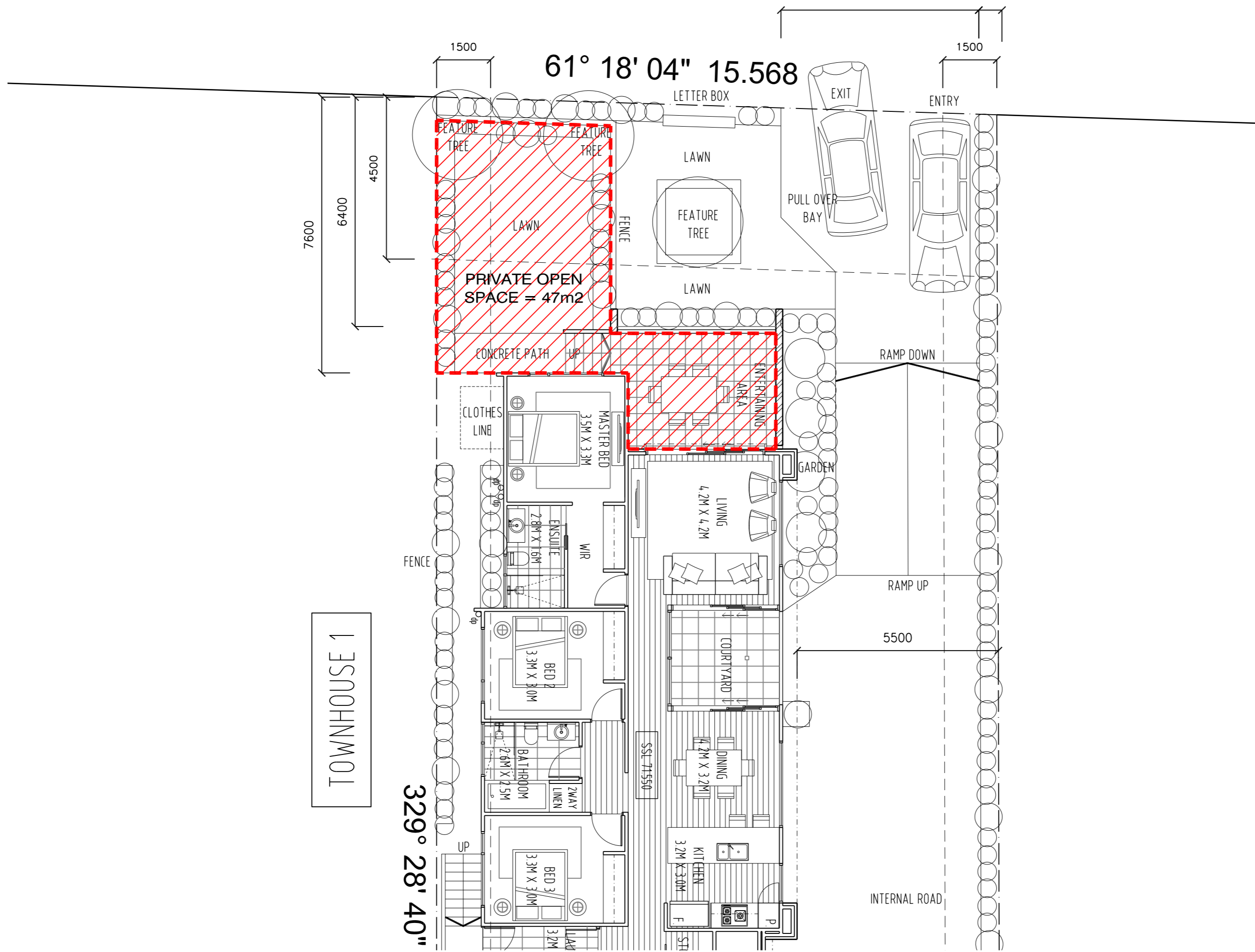


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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 1
 PRIVATE OPEN SPACE

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	NOVEMBER_2015
PROJECT NO.:	1508
DRAWING NO.:	A-DA-18 A



TOWNHOUSE 1

329° 28' 40"



REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

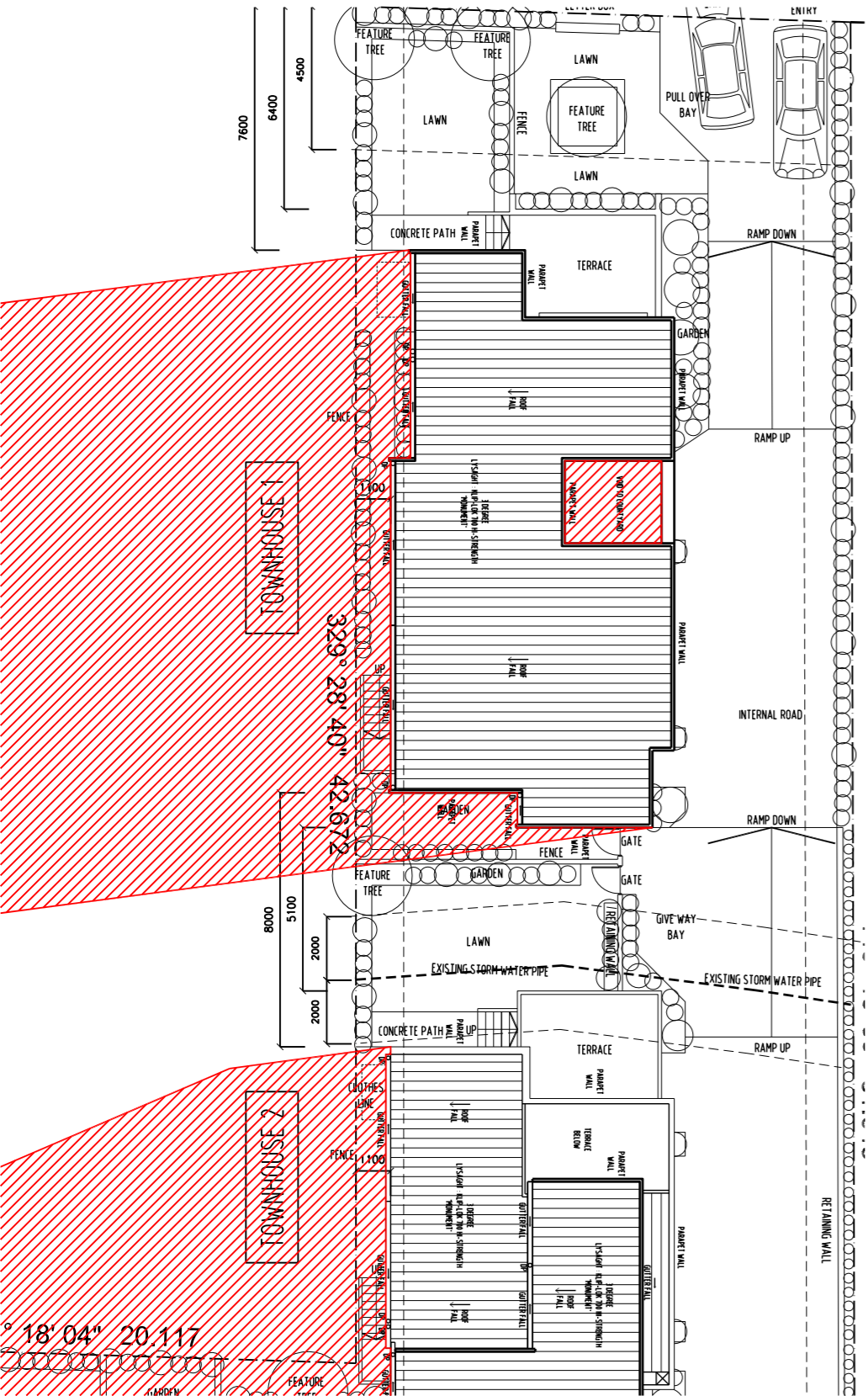


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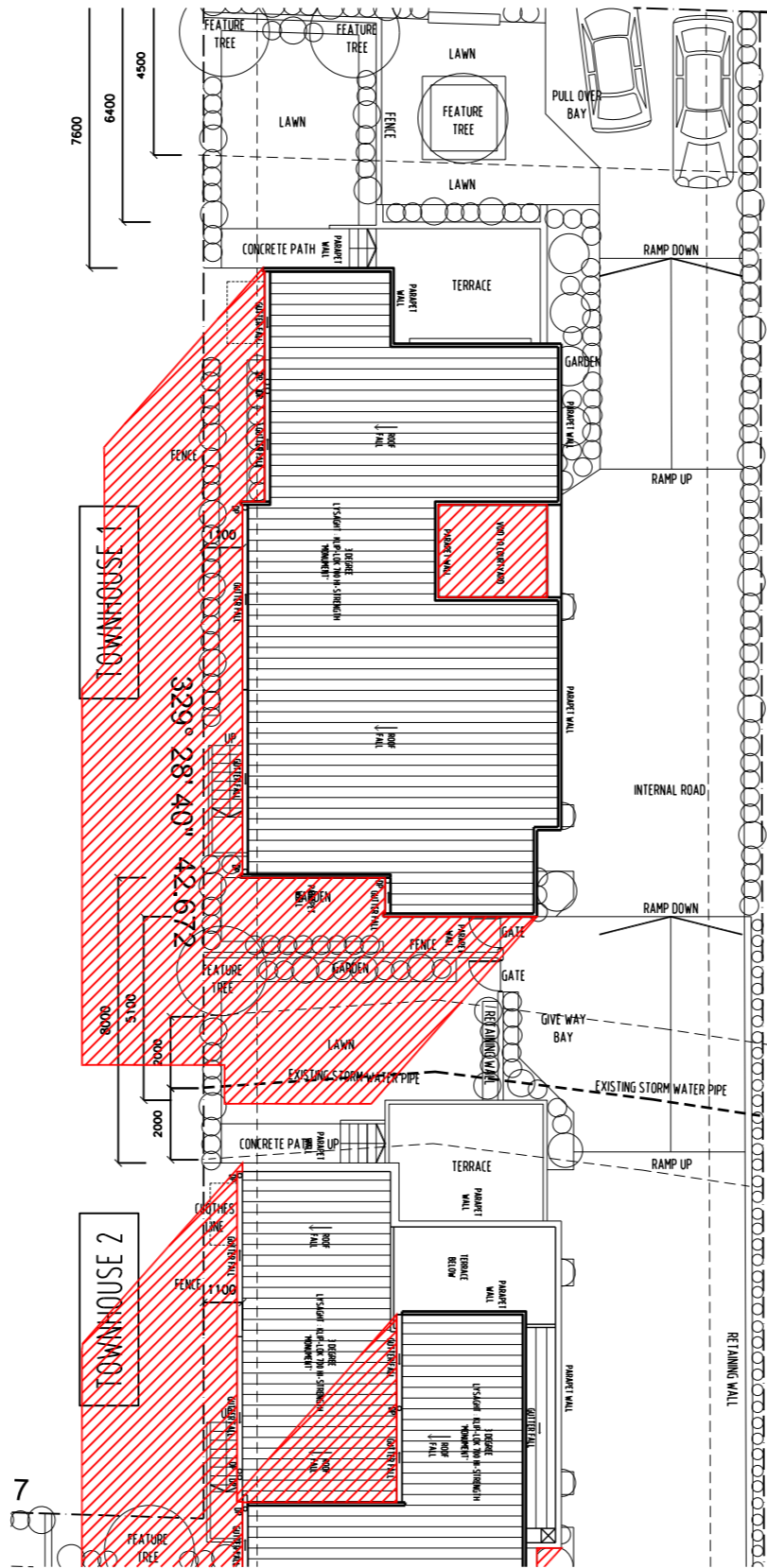
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 1
 SHADOW STUDIES
 21ST JUNE

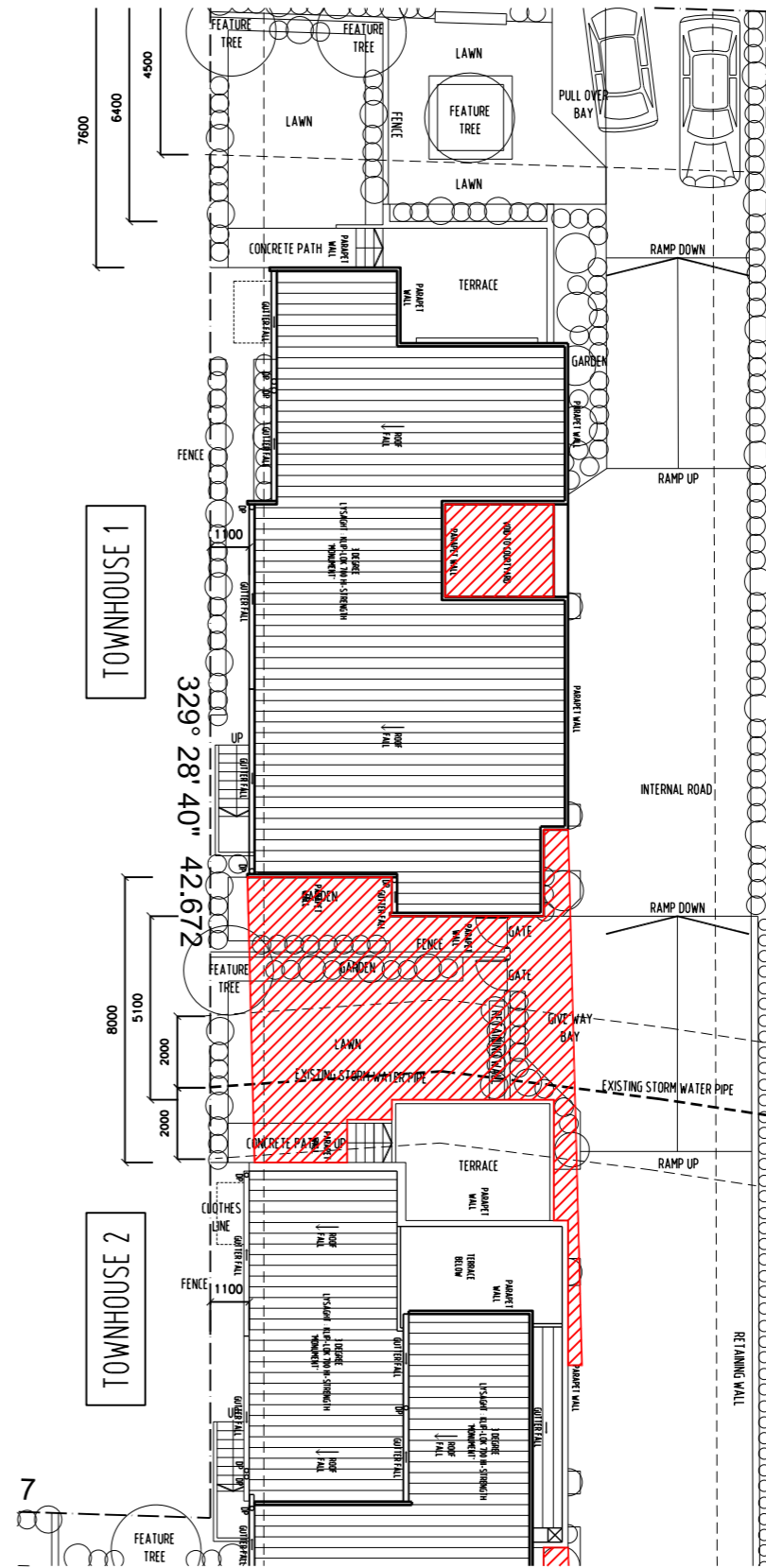
DRAWN:	MB
CHECKED:	MB
SCALE:	1:200 @ A3
DATE:	NOVEMBER_2015
PROJECT NO.	1508
DRAWING NO.	A-DA-19 A



9:00AM SHADOW ON THE 21ST JUNE



12:00NOON SHADOW ON THE 21ST JUNE



3:00PM SHADOW ON THE 21ST JUNE

LATITUDE = -41°21' SOUTH
 LONGITUDE = 147°15' EAST
 TIME ZONE OFFSET = AEDT, UTC/GMT +11 HOURS





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
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PROJECT NAME:
RESIDENTIAL DEVELOPMENT
25 DUKE STREET
WEST LAUNCESTON

DRAWING TITLE:
TOWN HOUSE 1
VEHICLE TURNING CIRCLES

DRAWN: MB

CHECKED: MB

SCALE: 1:200 @ A3

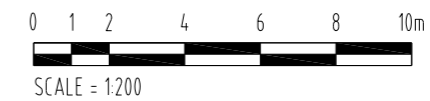
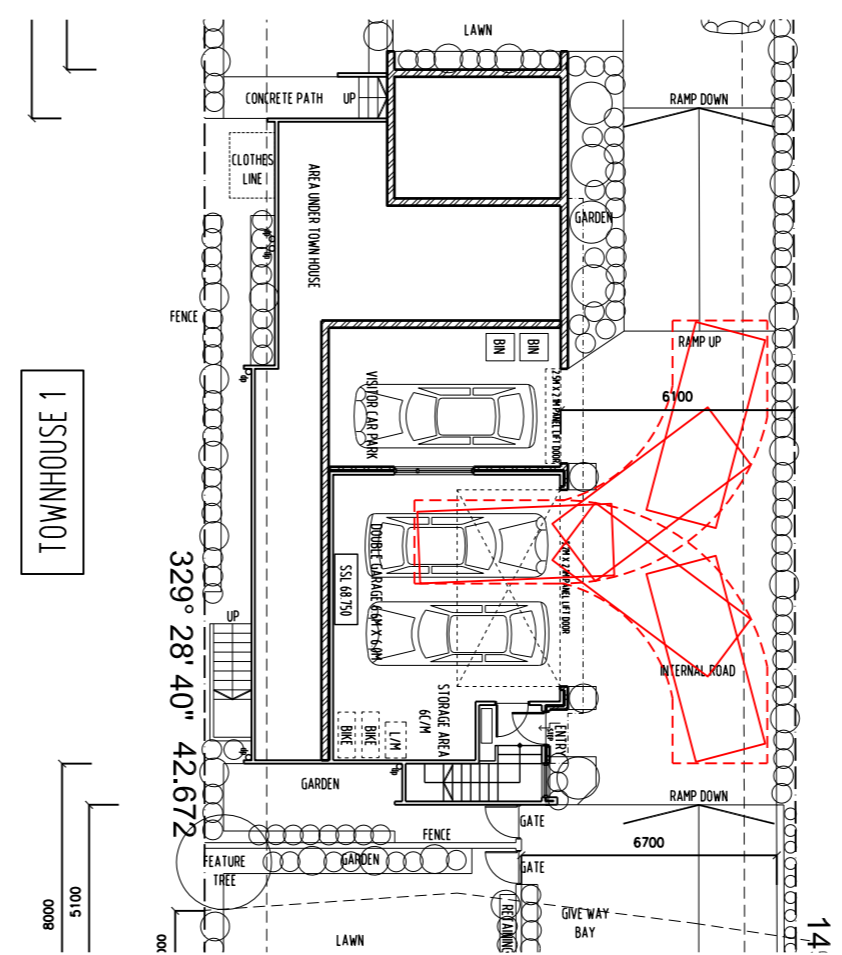
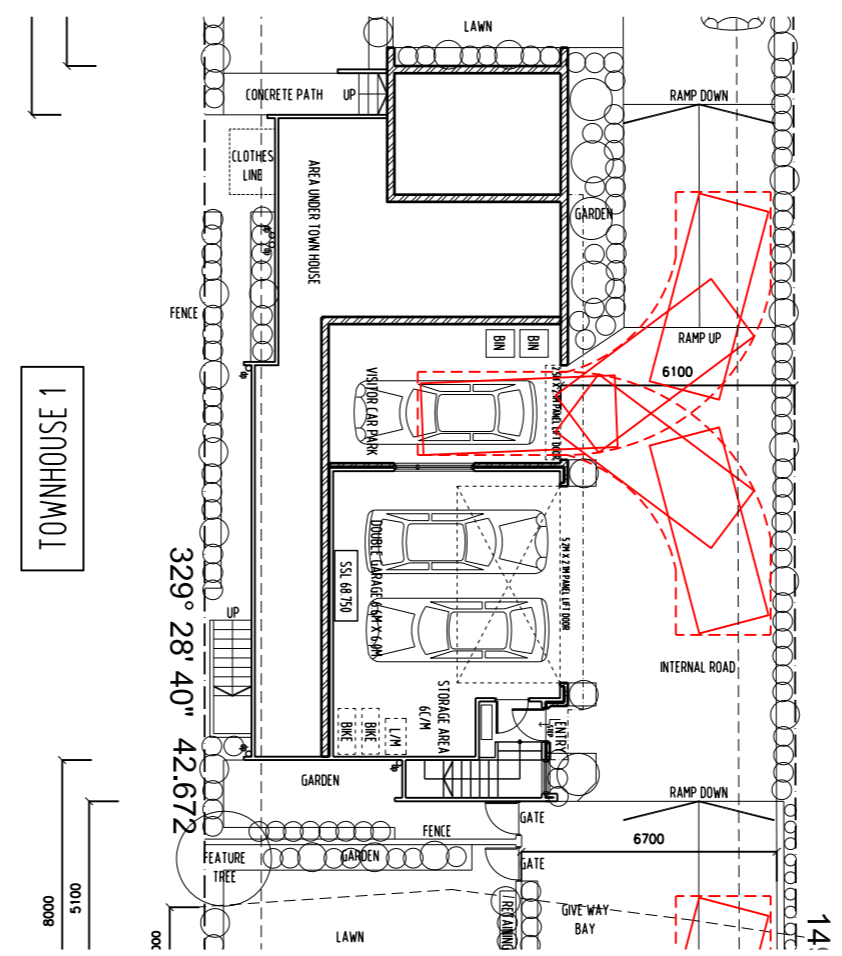
DATE: NOVEMBER 2015

PROJECT NO. 1508

DRAWING NO. A-DA-20 A

B99 TURNING DIAGRAM FOR VISITOR CAR PARKING

B99 TURNING DIAGRAM FOR RESIDENT CAR PARKING



REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 2
 ARTISTS ILLUSTRATION

DRAWN: MB
 CHECKED: MB

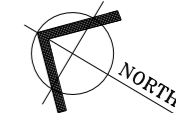
SCALE: NTS @ A3

DATE: NOVEMBER 2015

PROJECT NO. 1508

DRAWING NO. A-DA-21 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 2
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB

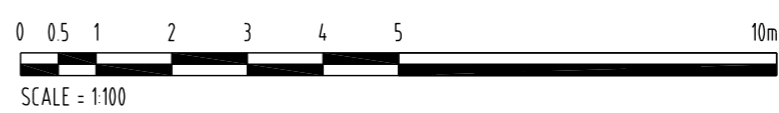
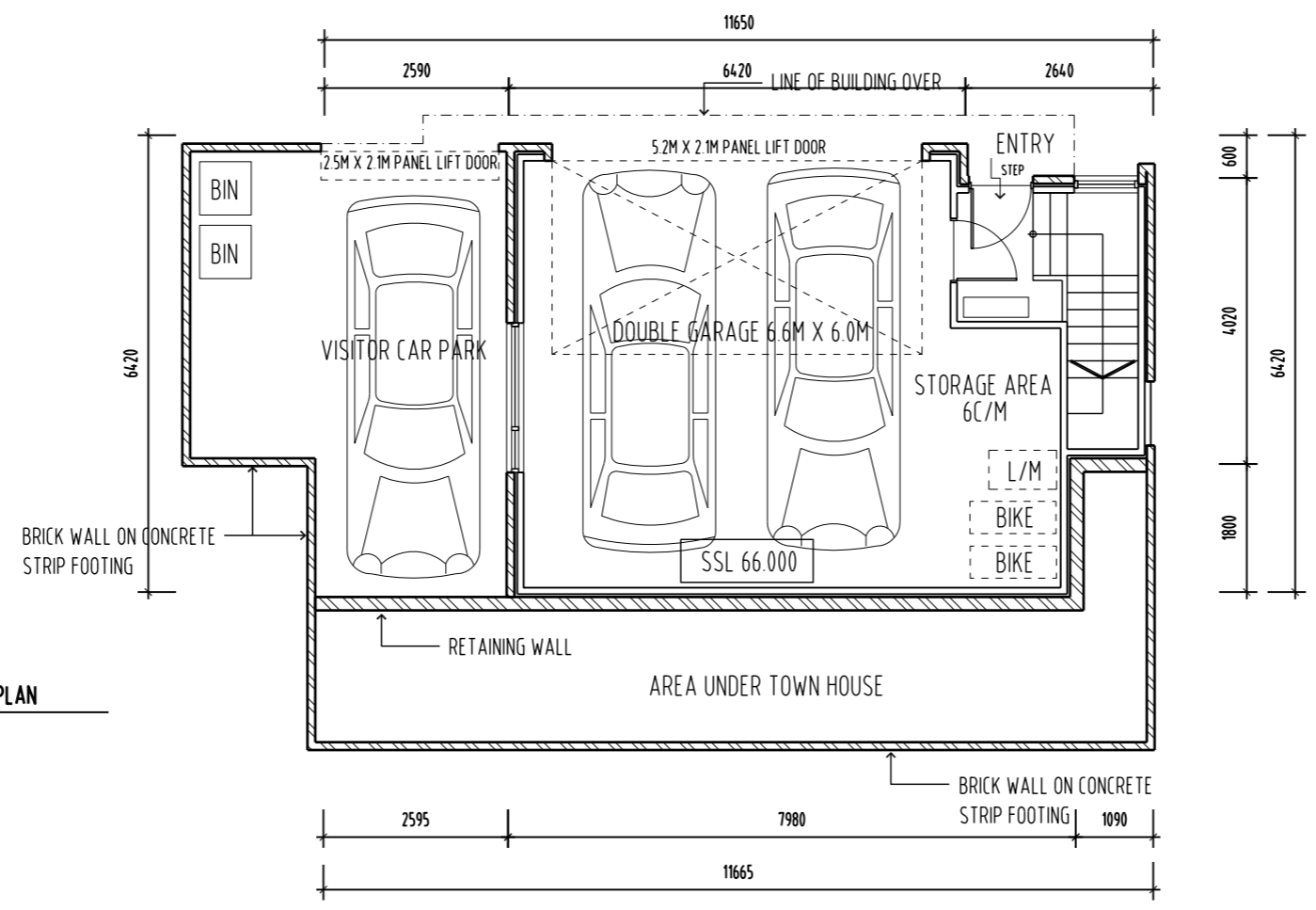
SCALE: 1:100 @ A3

DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-22 A

01 LEVEL 1 PLAN
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
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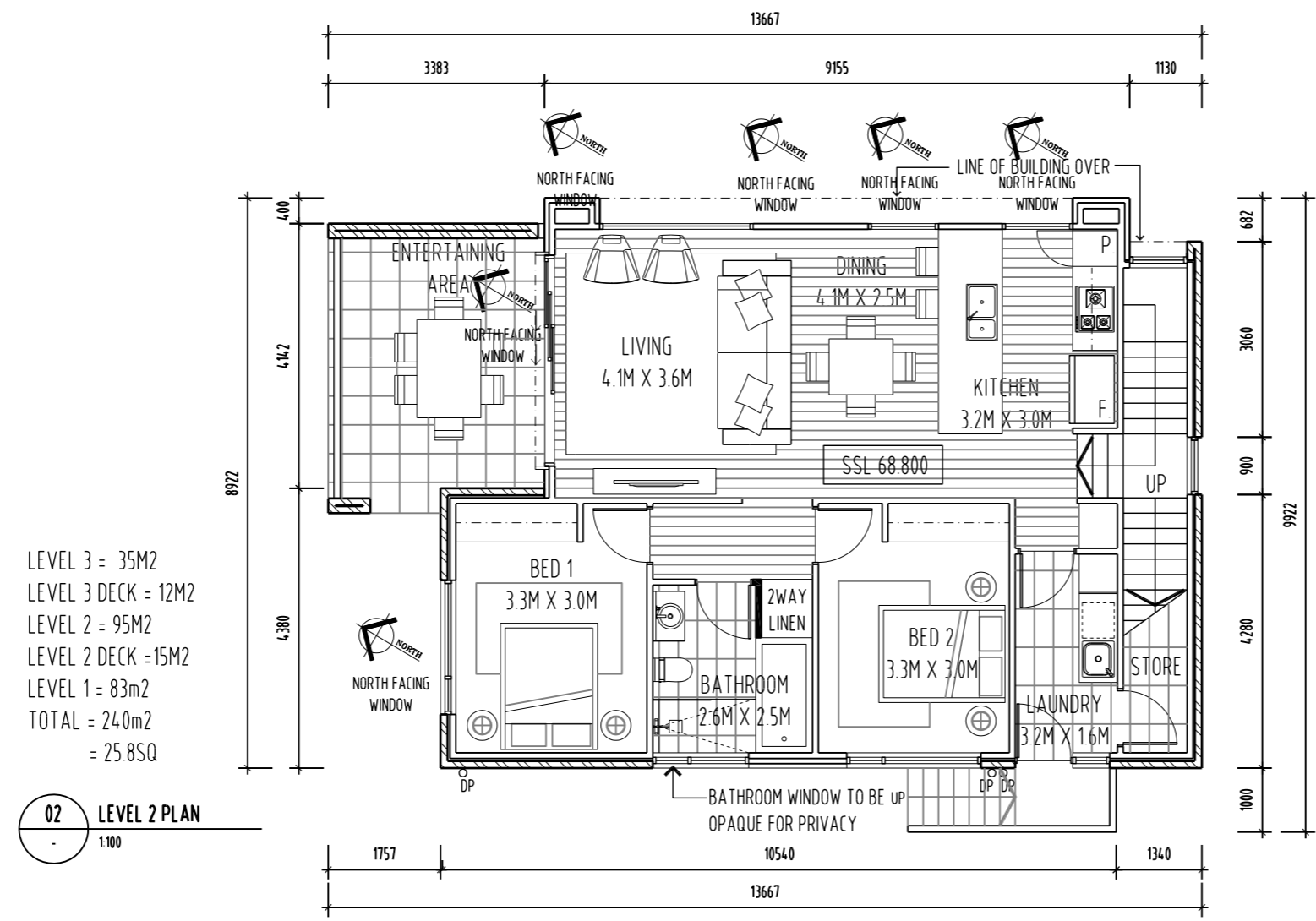


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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

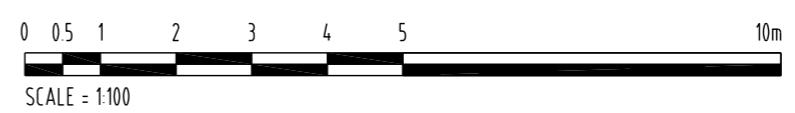
DRAWING TITLE:
 TOWN HOUSE 2
 LEVEL 2 PLAN

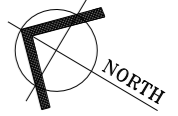
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100@ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-23 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



LEVEL 3 = 35M2
 LEVEL 3 DECK = 12M2
 LEVEL 2 = 95M2
 LEVEL 2 DECK = 15M2
 LEVEL 1 = 83M2
 TOTAL = 240M2
 = 25.8SQ

02 LEVEL 2 PLAN
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
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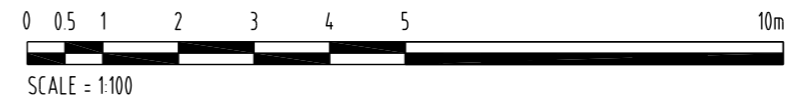
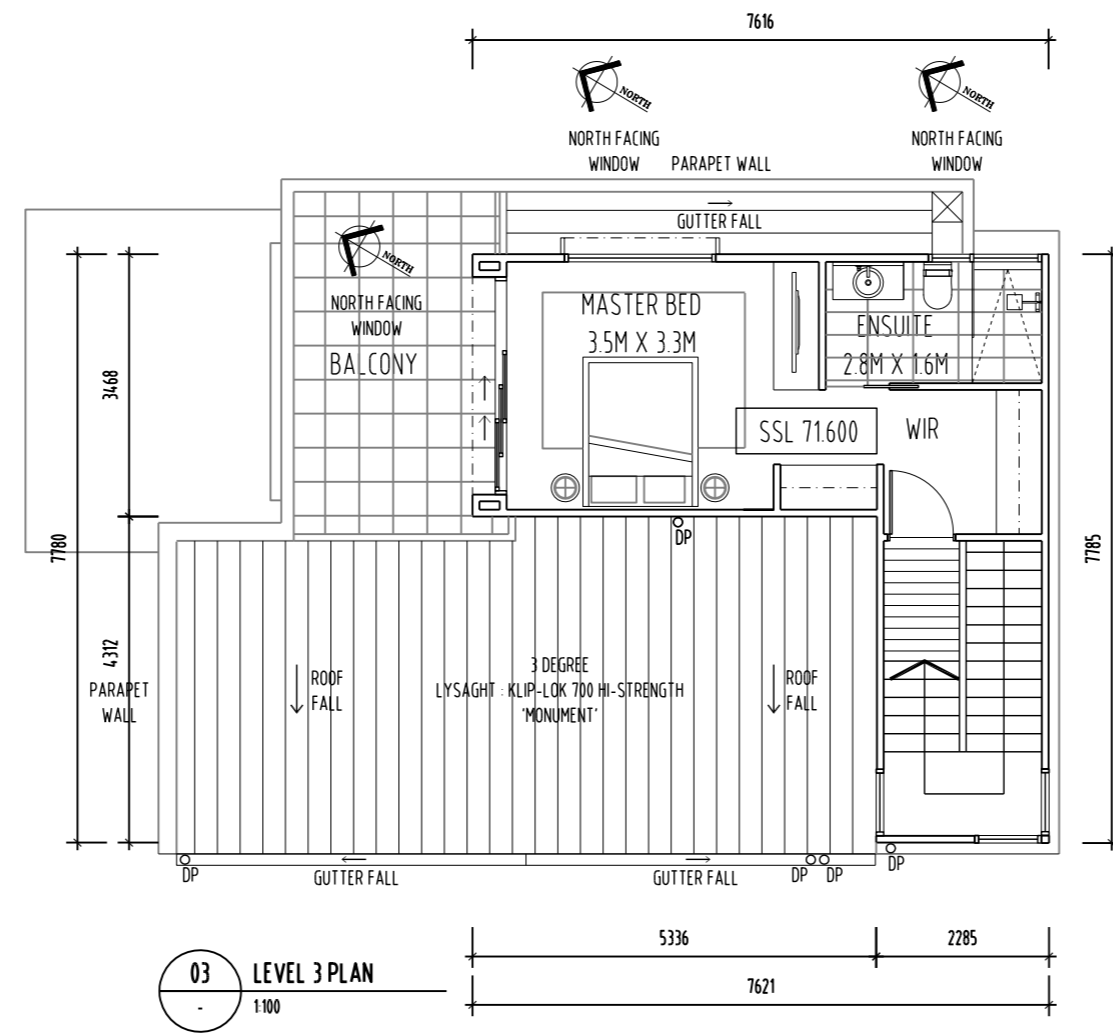


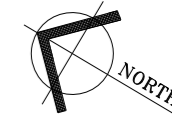
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 2
 LEVEL 3 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-24 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR
 DEVELOPMENT APPLICATION

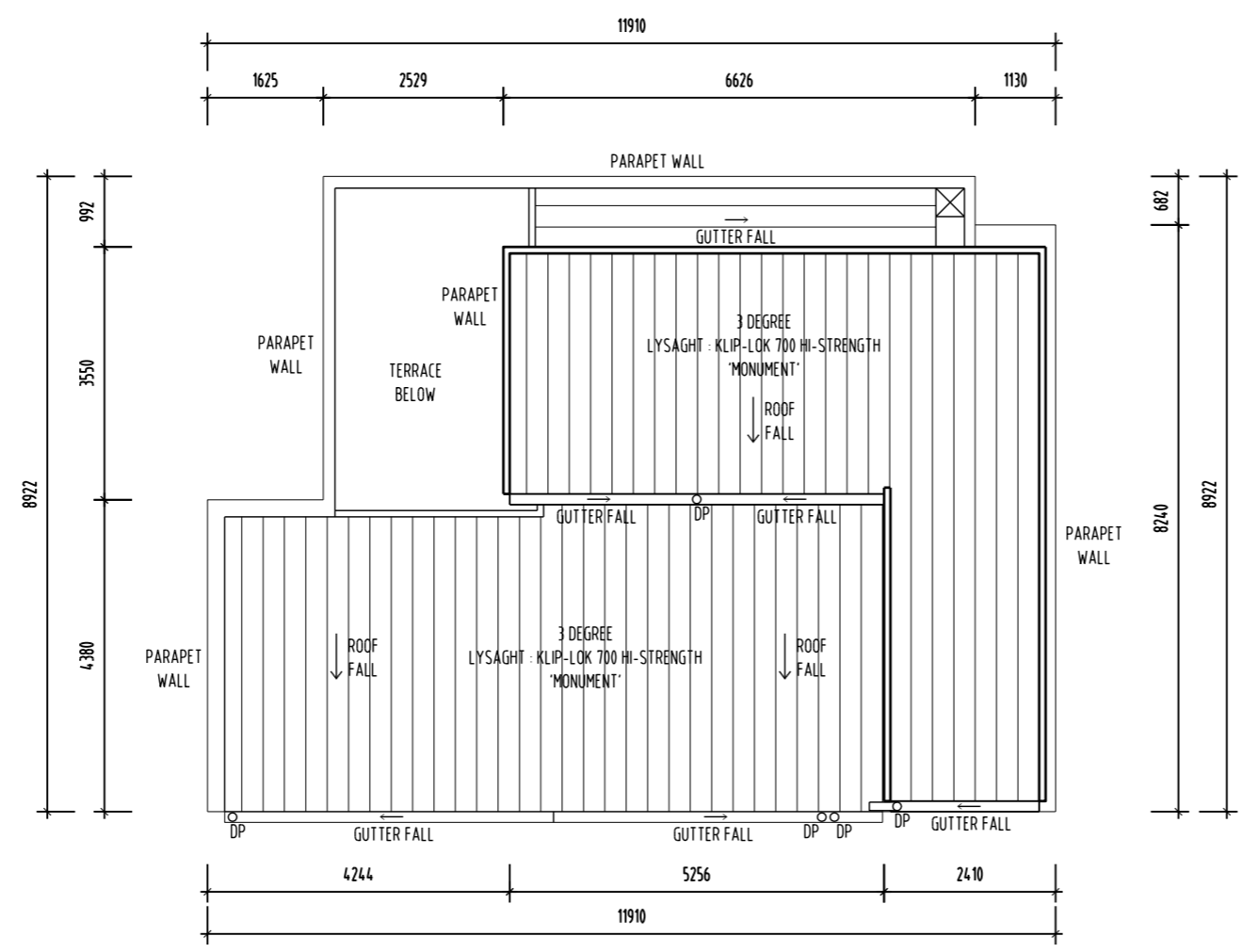


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 TASMANIA 7250 Ph: 0417541646
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 MEASUREMENT & VERIFICATION DO
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 HONED ARCHITECTURE + DESIGN.

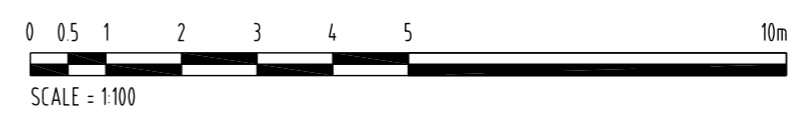
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 2
 ROOF PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-25 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 ROOF PLAN
 1:100



REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	23/11/15	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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

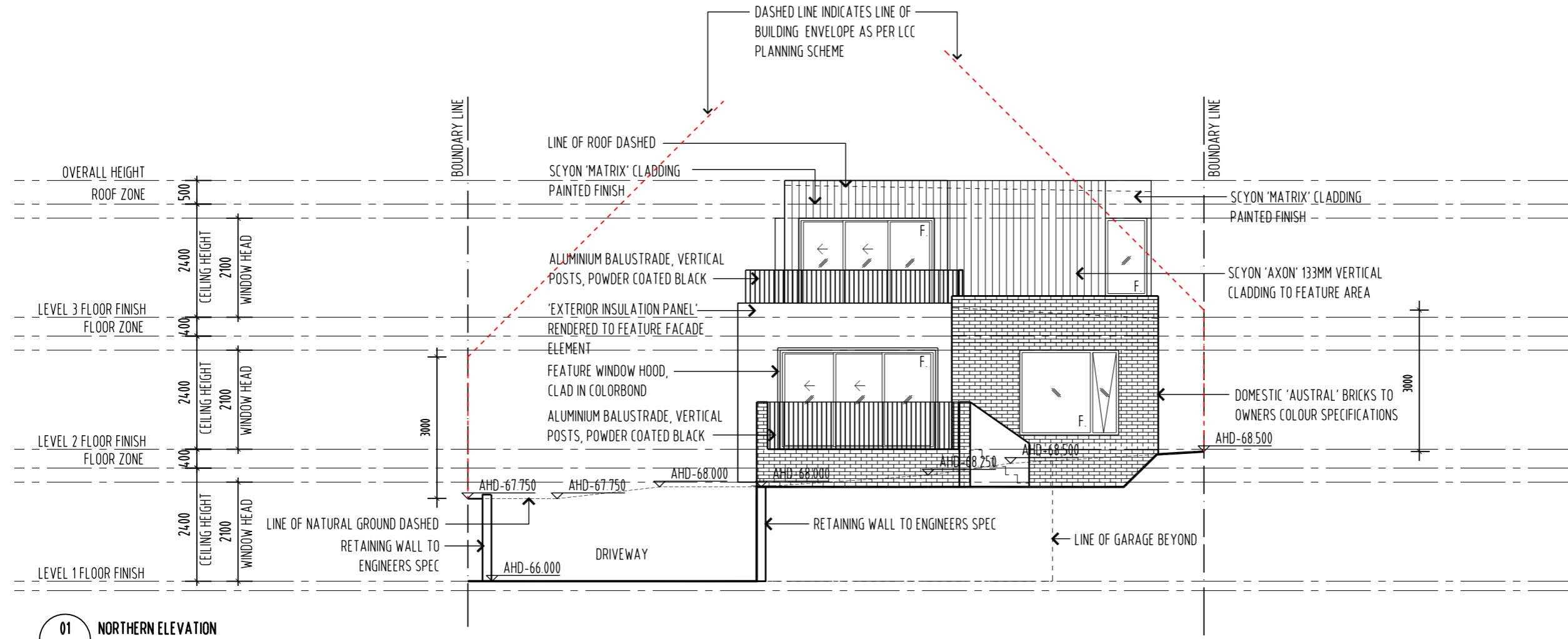


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

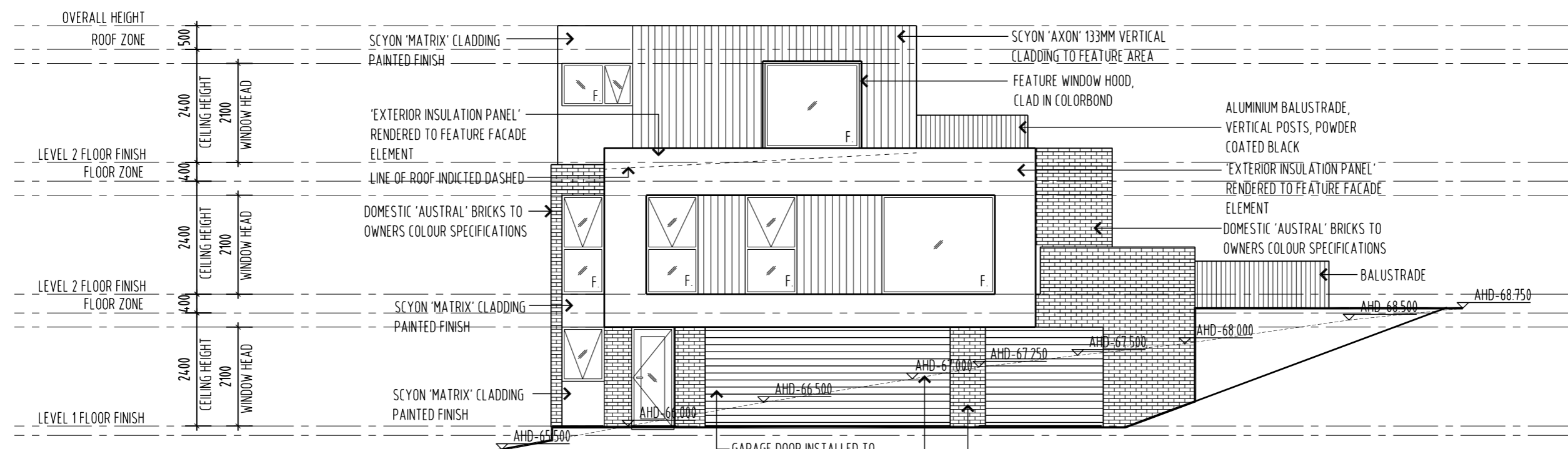
DRAWING TITLE:
 TOWN HOUSE 2
 ELEVATIONS
 SHEET 1

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-26 A

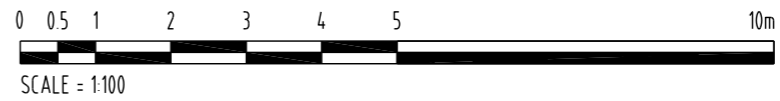


01 NORTHERN ELEVATION
 1:100

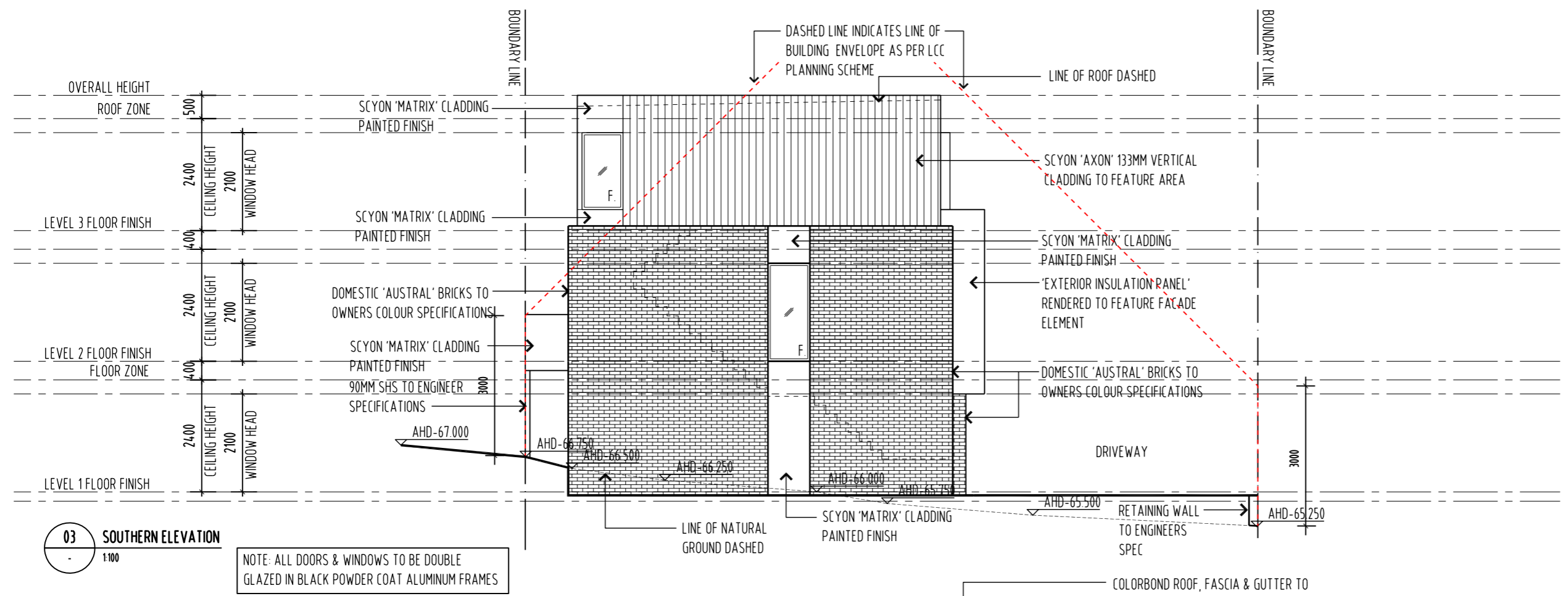
NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN BLACK POWDER COAT ALUMINIUM FRAMES



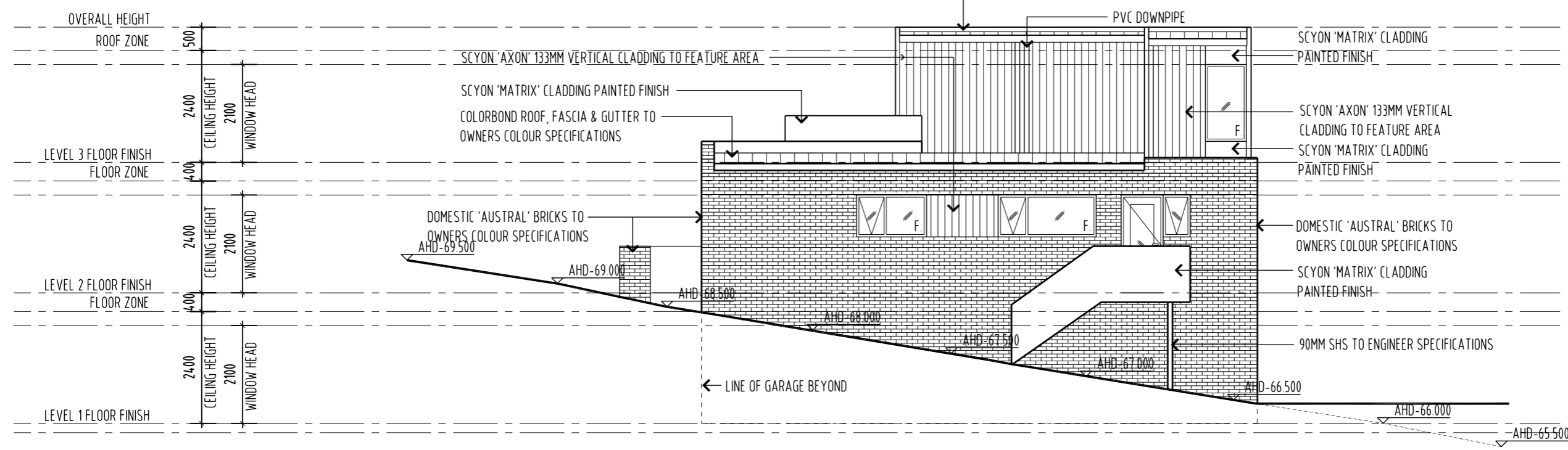
02 EASTERN ELEVATION
 1:100



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



03 SOUTHERN ELEVATION
1:100



04 WESTERN ELEVATION
1:100

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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

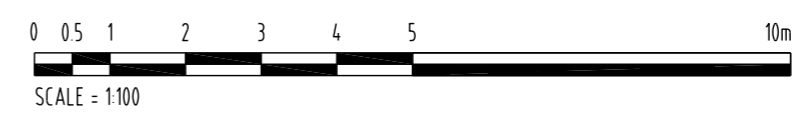
DRAWING TITLE:
 TOWN HOUSE 2
 ELEVATIONS
 SHEET 2

DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015

PROJECT NO. 1508

DRAWING NO. A-DA-27 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

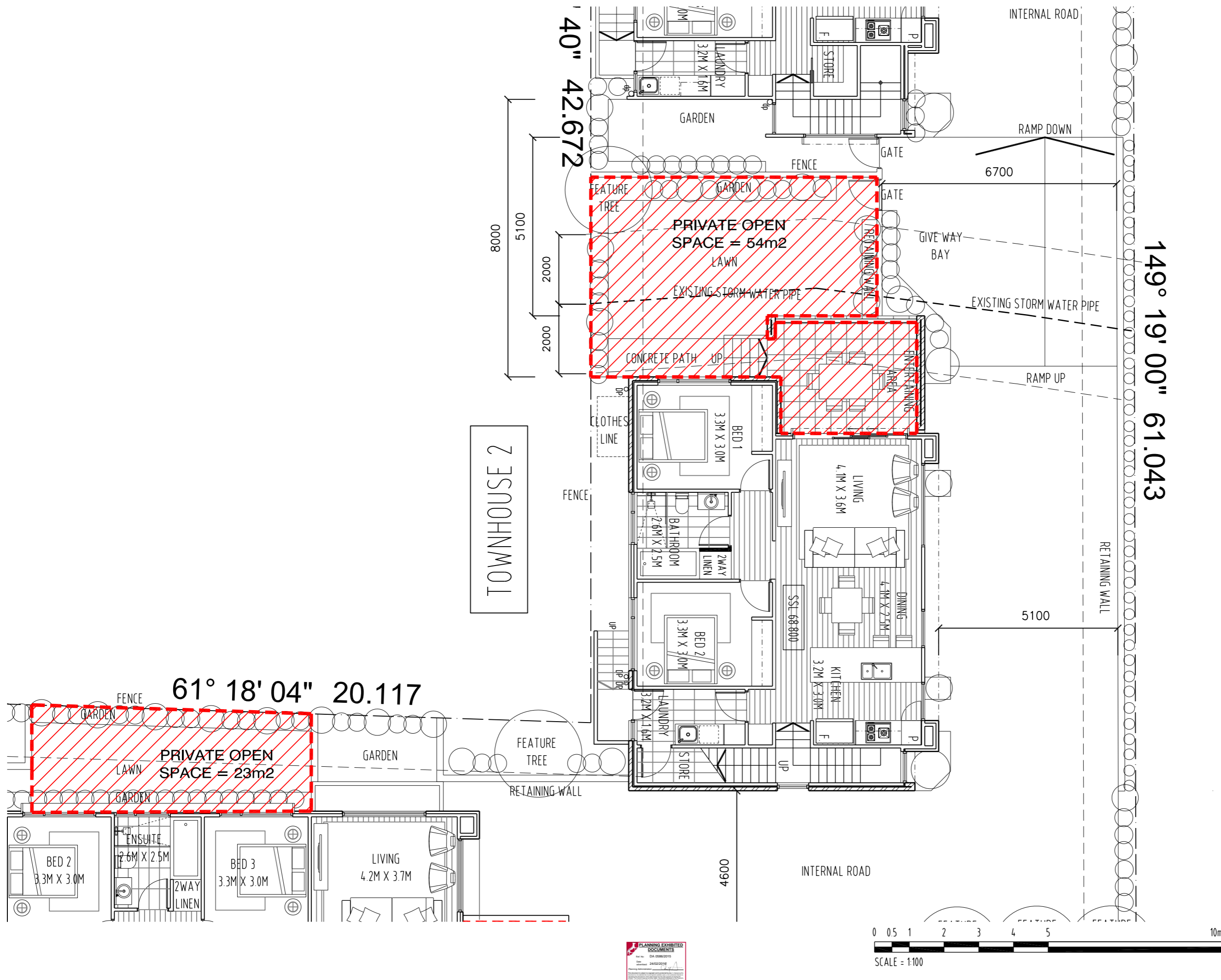


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 2
 PRIVATE OPEN SPACE

DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	NOVEMBER_2015
PROJECT NO.	1508
DRAWING NO.	A-DA-28 A





REVISION	NO	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



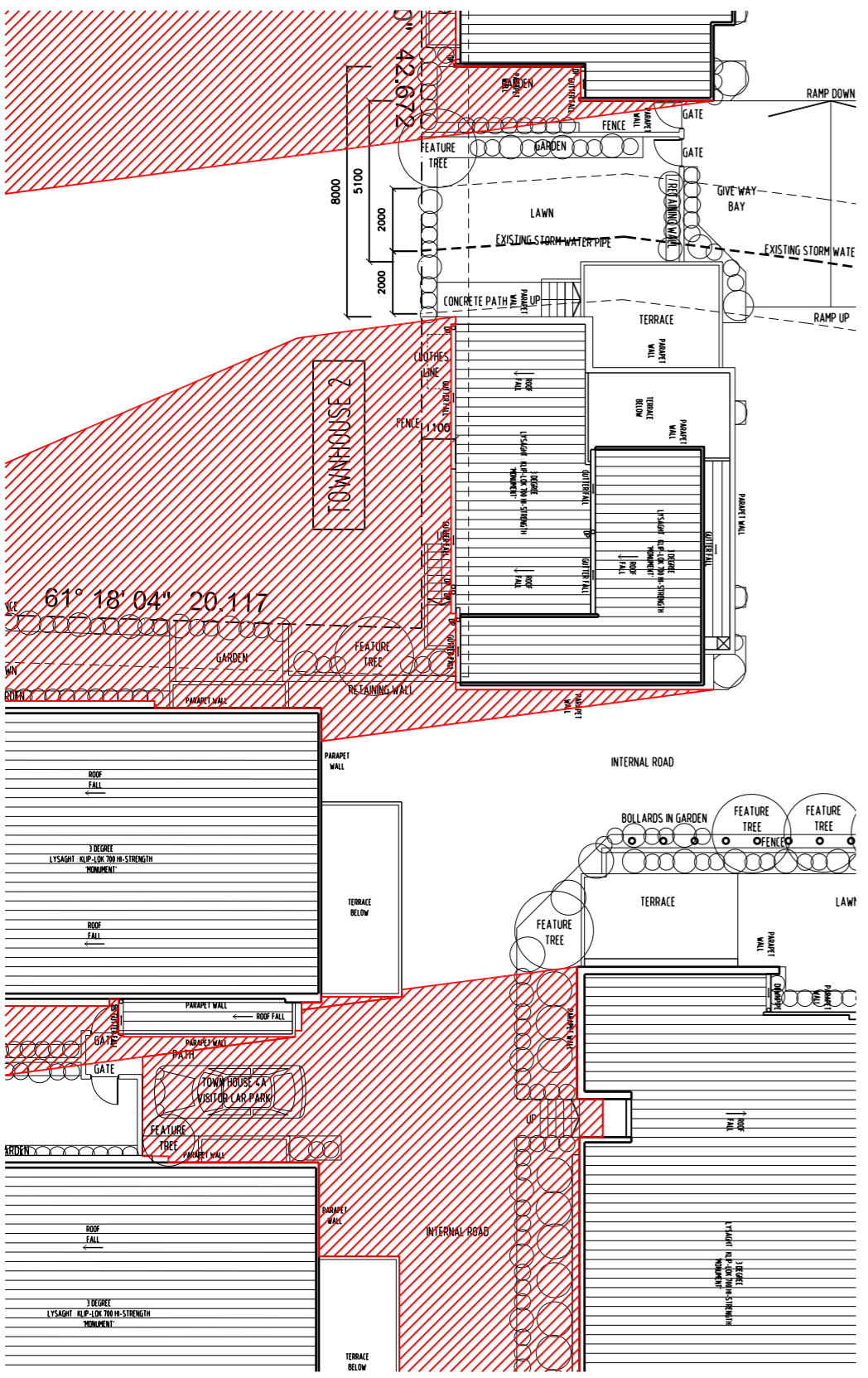
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

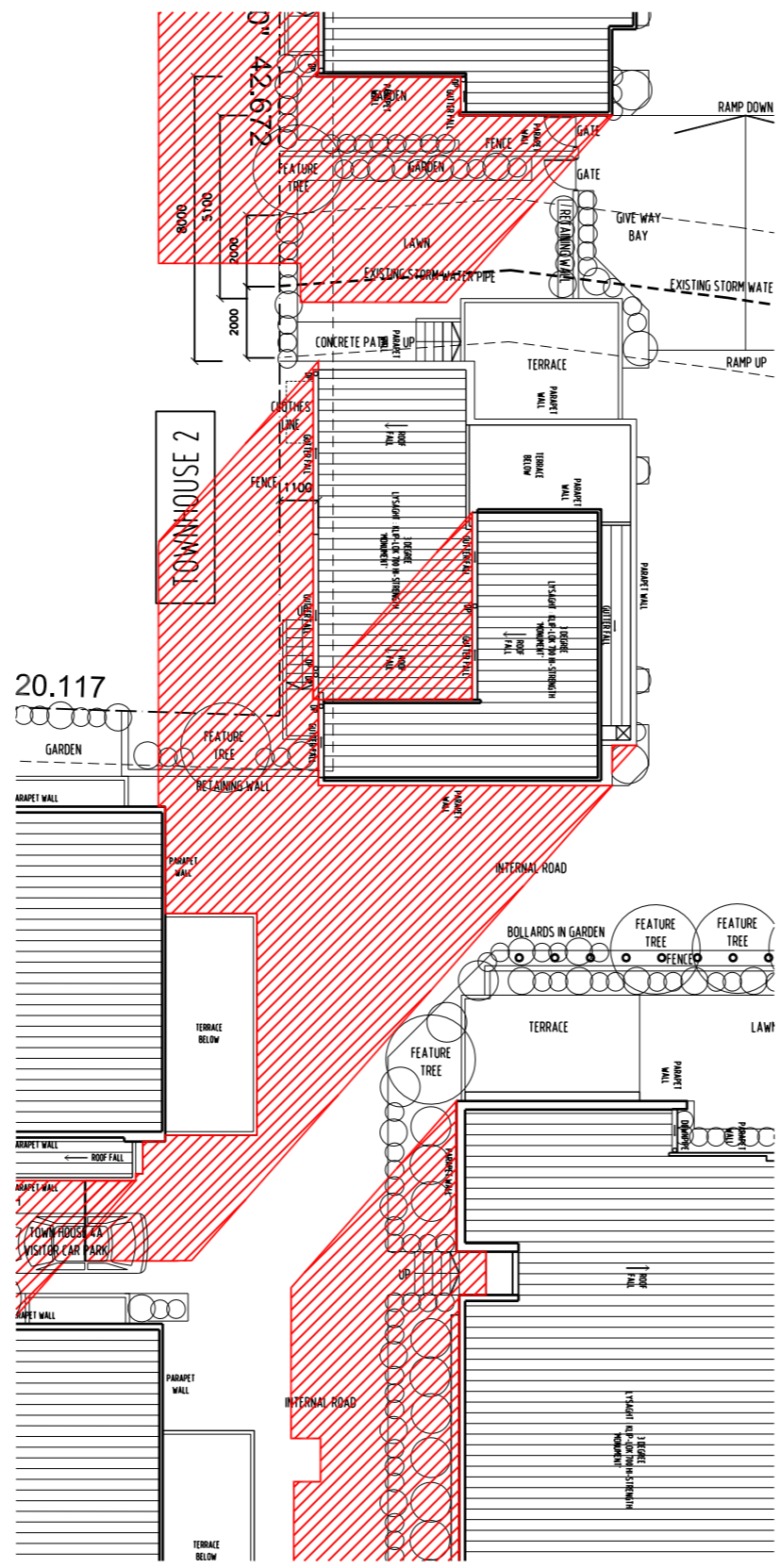
DRAWING TITLE:
 TOWN HOUSE 2
 SHADOW STUDIES
 21ST JUNE

DRAWN: MB
 CHECKED: MB

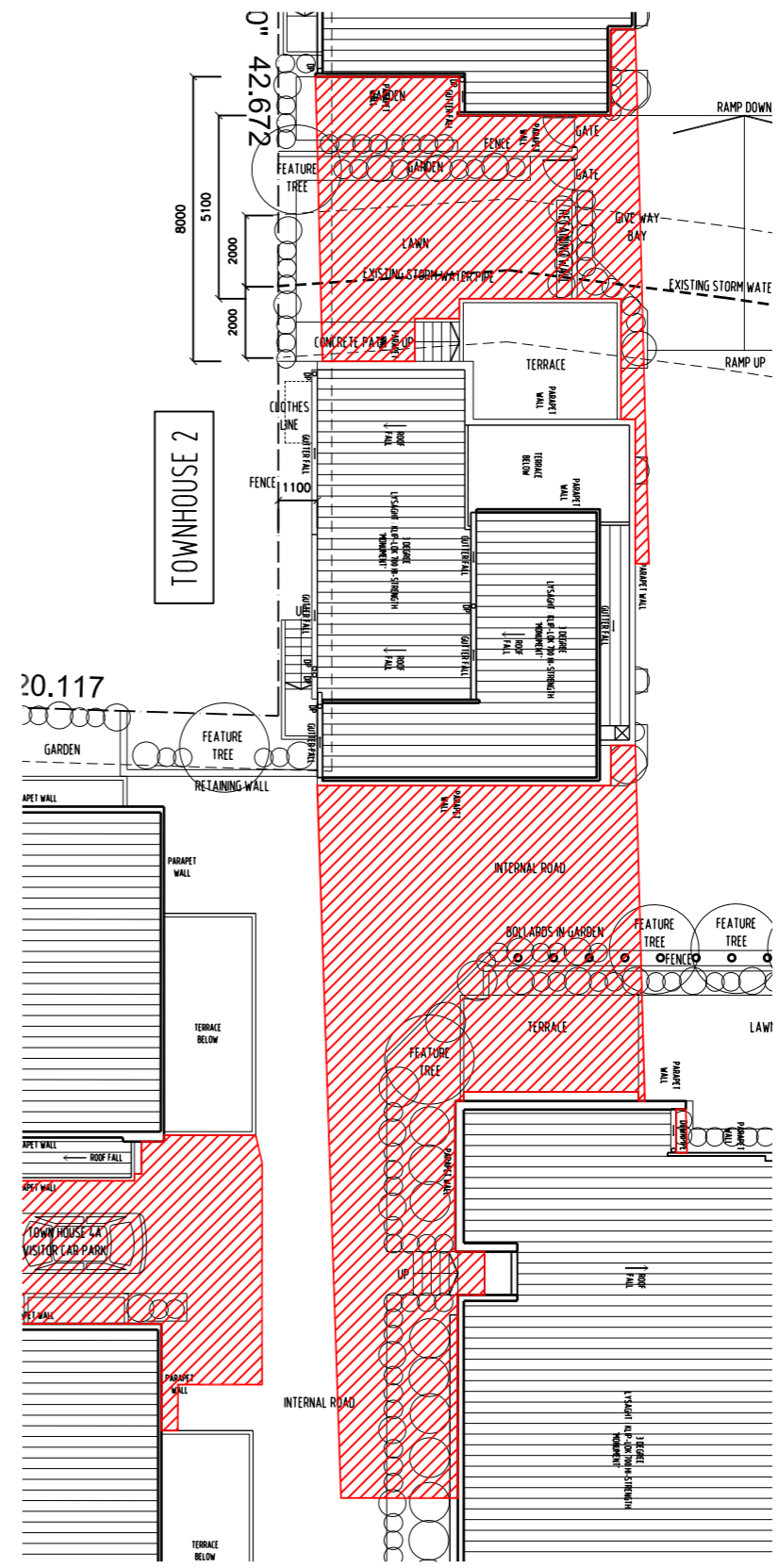
SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-29 A



9:00AM SHADOW ON THE 21ST JUNE

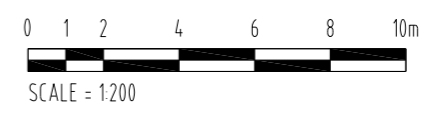


12:00NOON SHADOW ON THE 21ST JUNE



3:00PM SHADOW ON THE 21ST JUNE

LATITUDE = -41°21' SOUTH
 LONGITUDE = 147°15' EAST
 TIME ZONE OFFSET = AEDT, UTC/GMT +11 HOURS





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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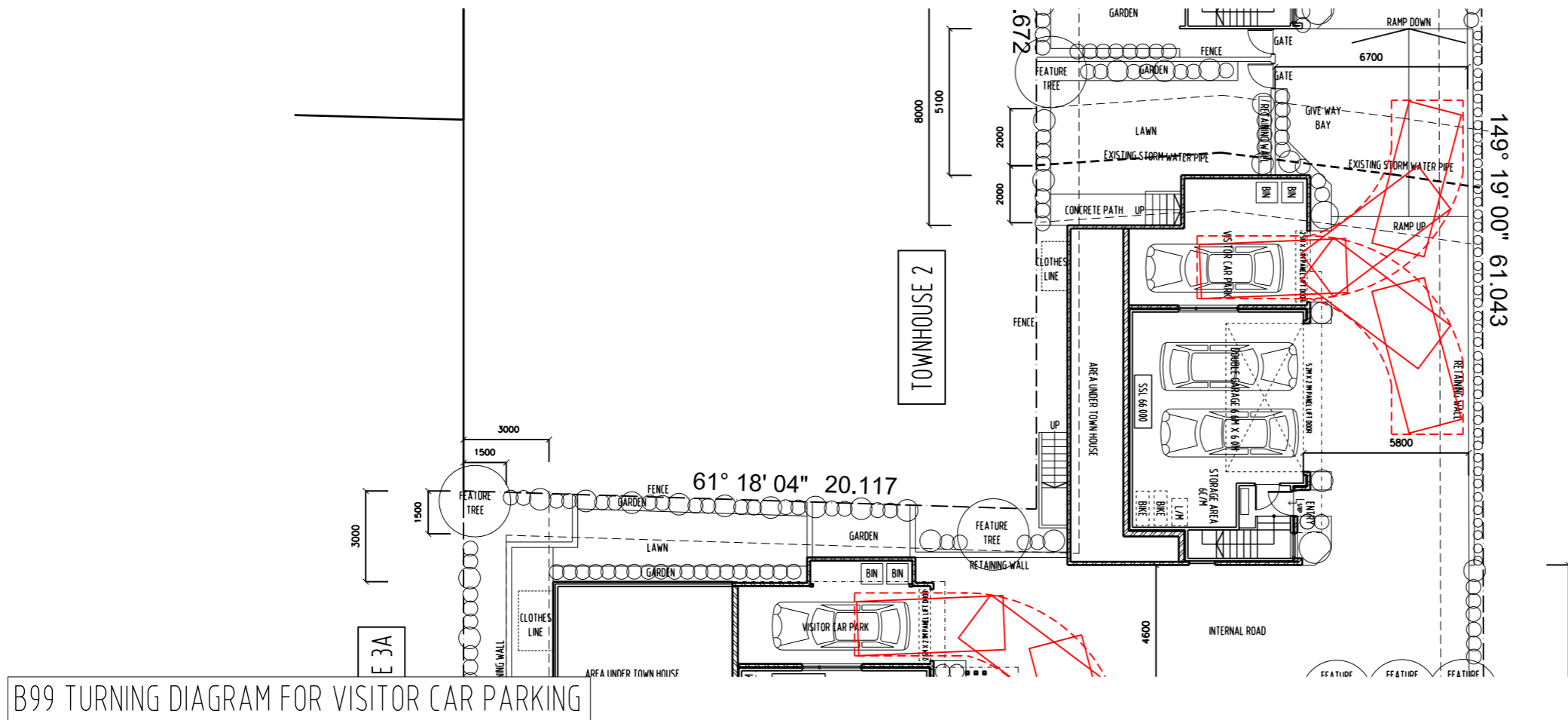
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 2
 VEHICLE TURNING CIRCLES

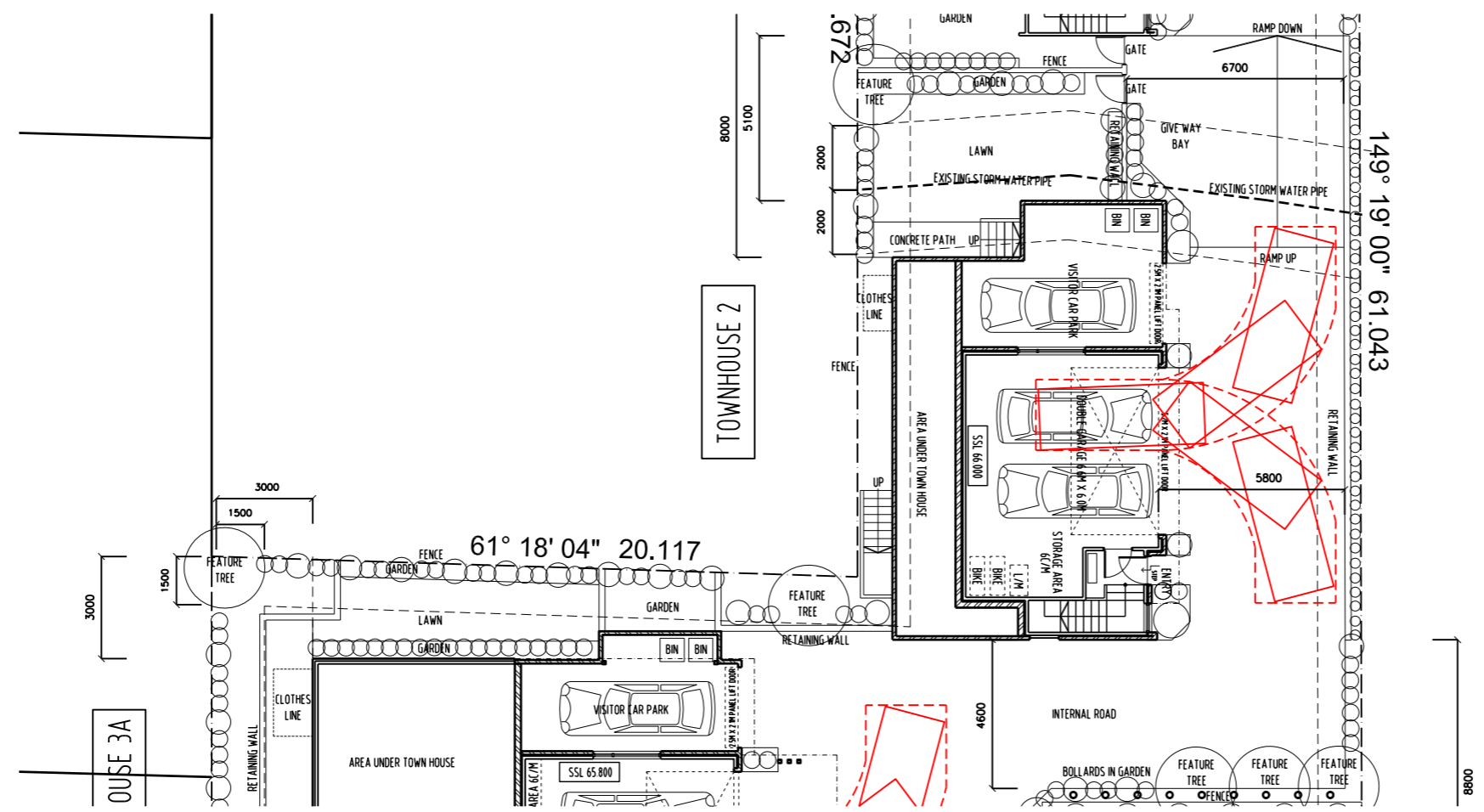
DRAWN: MB
 CHECKED: MB

SCALE: 1:200 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-30 A

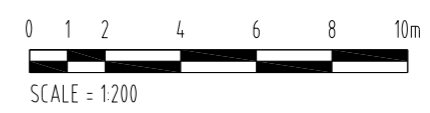
ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



B99 TURNING DIAGRAM FOR VISITOR CAR PARKING



B99 TURNING DIAGRAM FOR RESIDENT CAR PARKING



REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3a
 ARTISTS ILLUSTRATION

DRAWN: MB
 CHECKED: MB

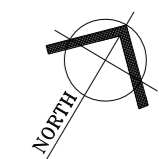
SCALE: NTS @ A3

DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-31 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

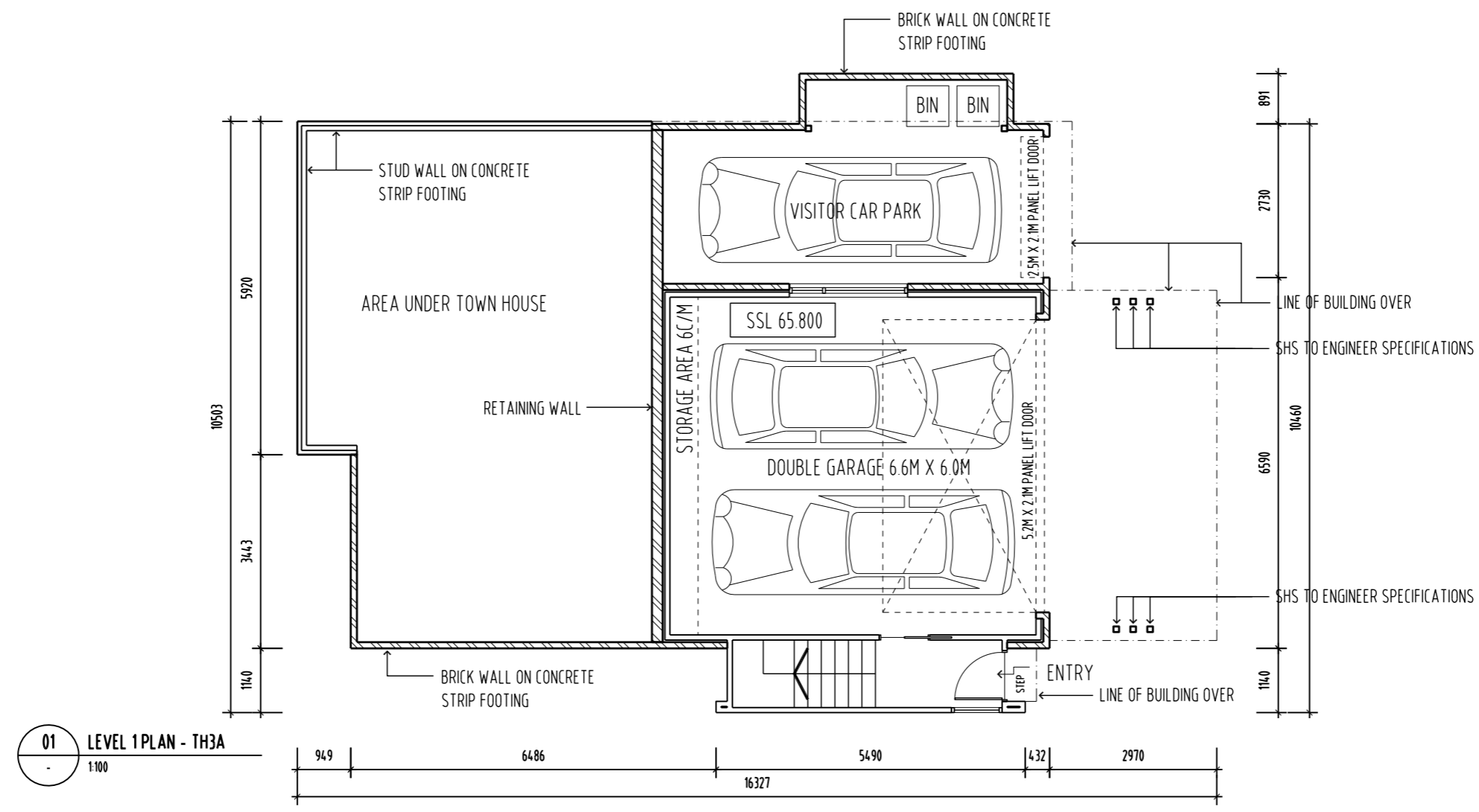


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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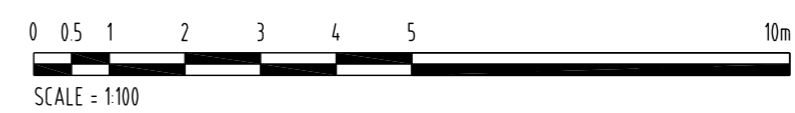
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3A
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-32 A



01 LEVEL 1 PLAN - TH3A
 1:100





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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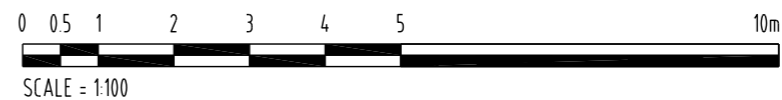
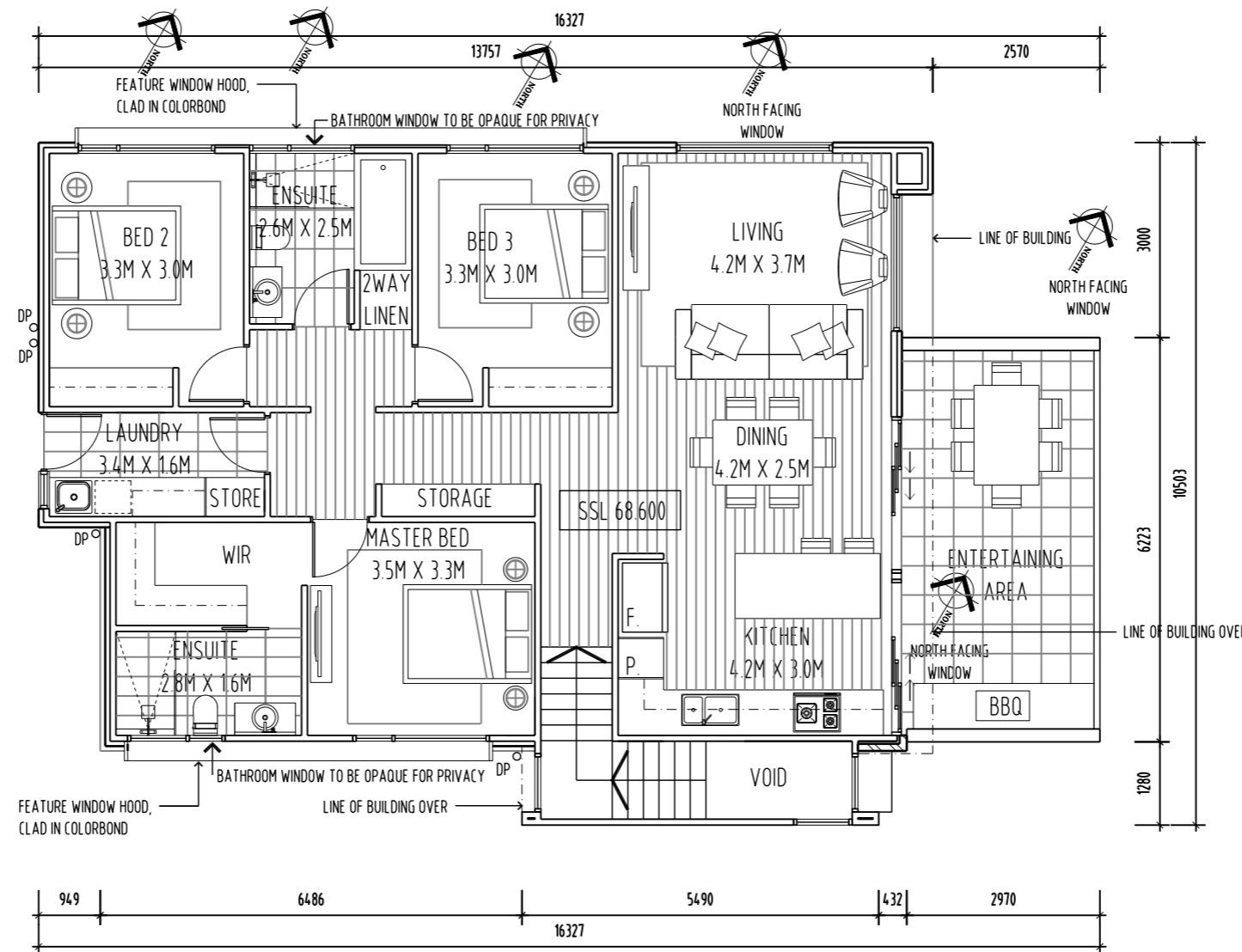
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3A
 LEVEL 2 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-33 A

TOWNHOUSE = 126M2
 DECK = 19M2
 GARAGE = 75M2
 TOTAL = 220M2
 = 23.65Q

02 LEVEL 2 PLAN - TH3A
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

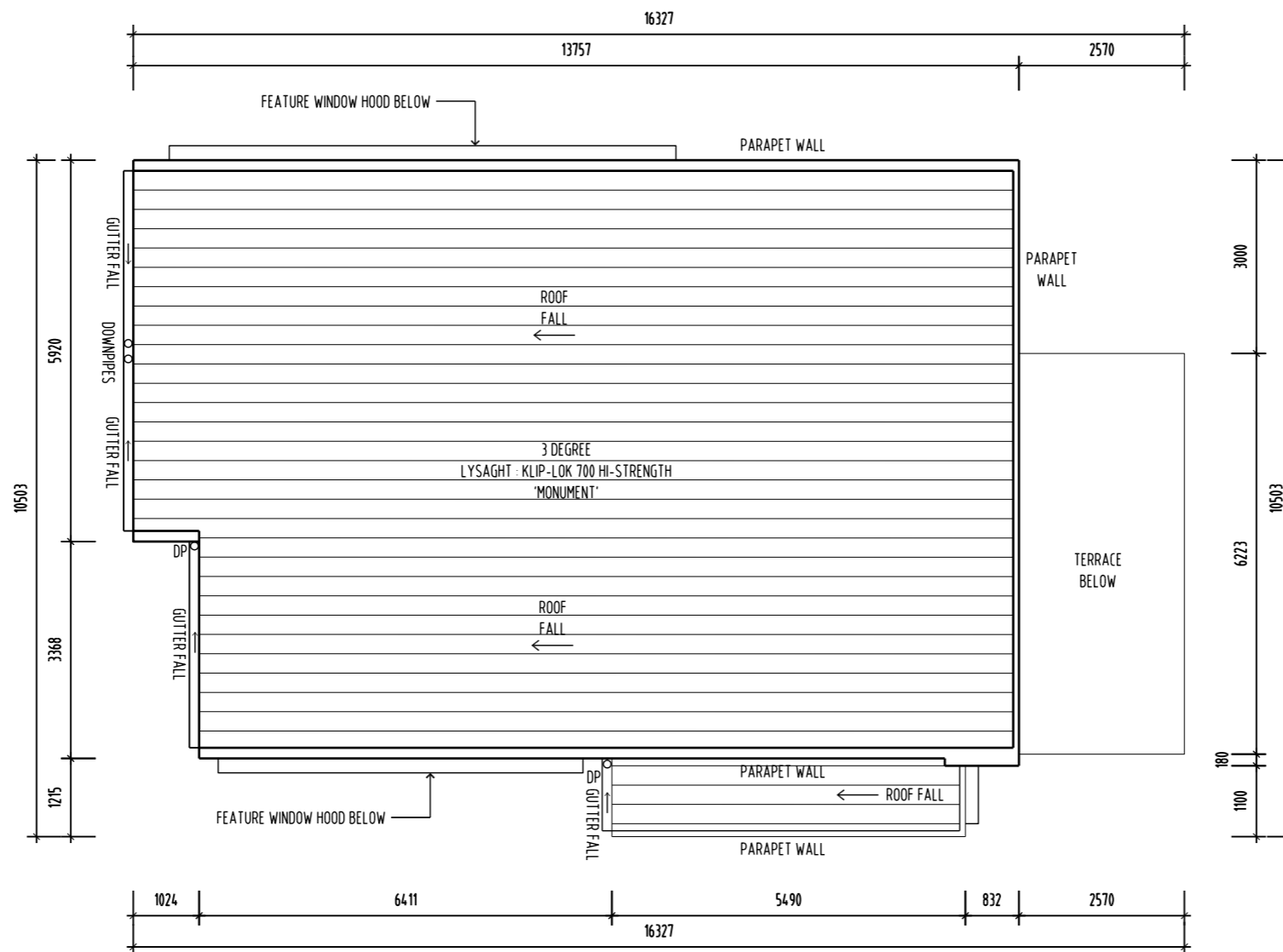


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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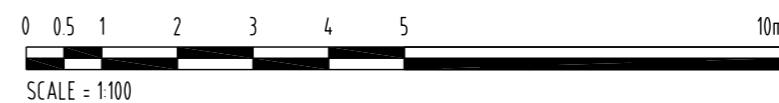
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3A
 ROOF PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-34 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 ROOF PLAN
 1:100



REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

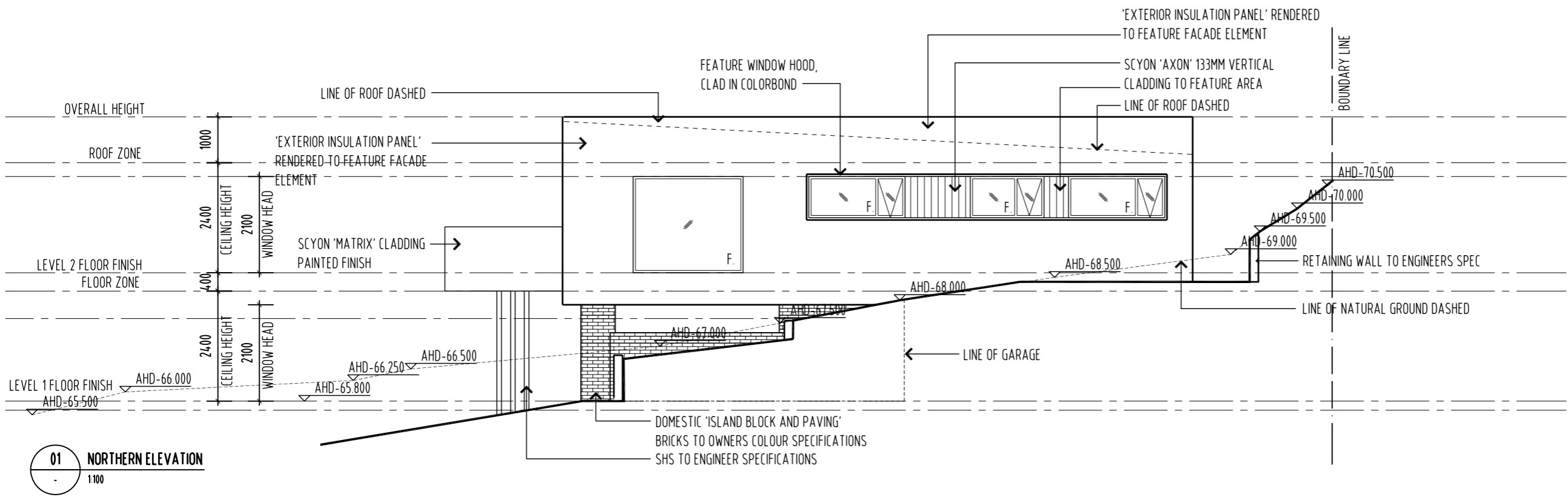


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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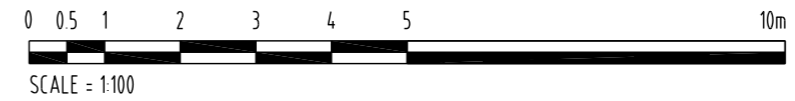
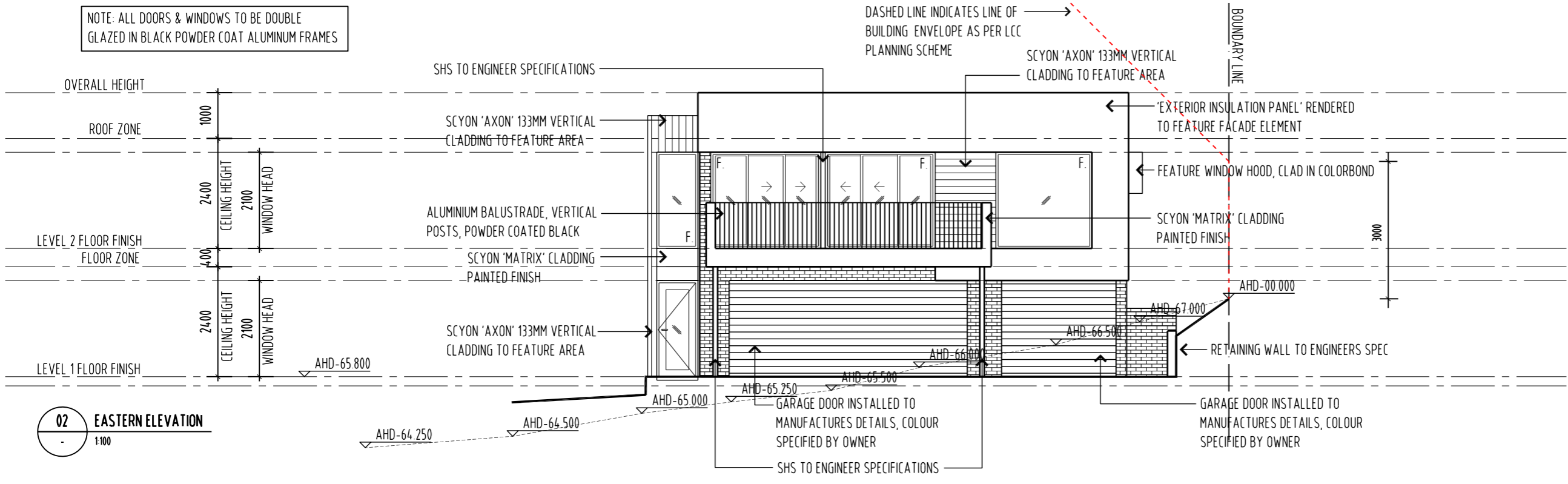
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3A
 ELEVATIONS
 SHEET 1

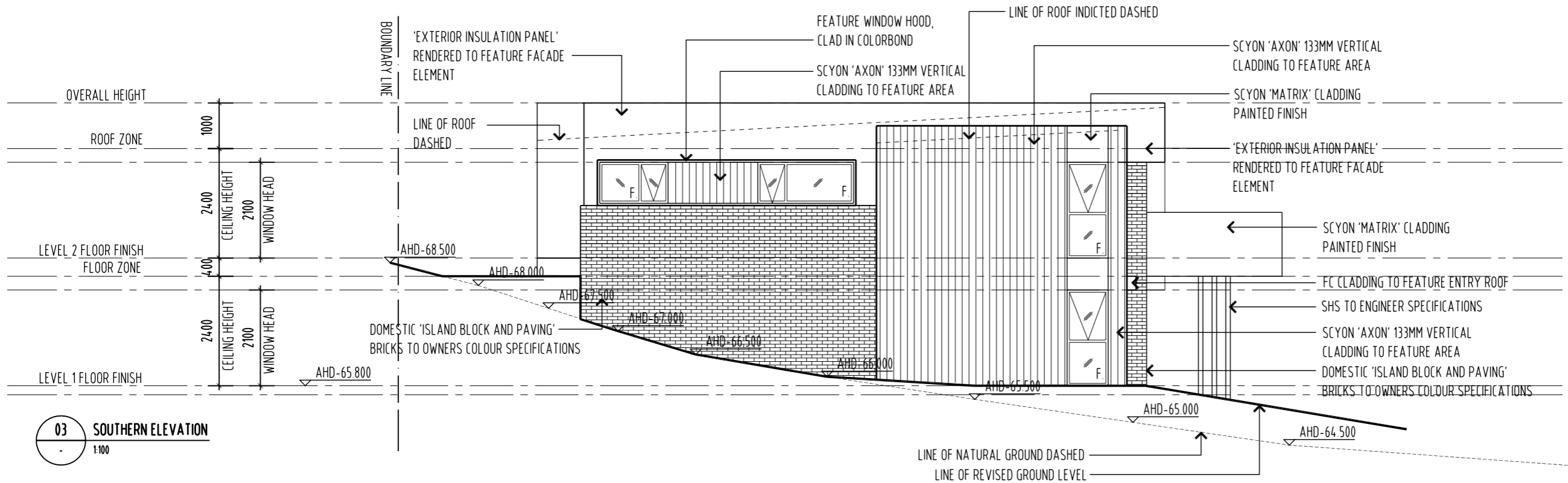
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-35 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



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

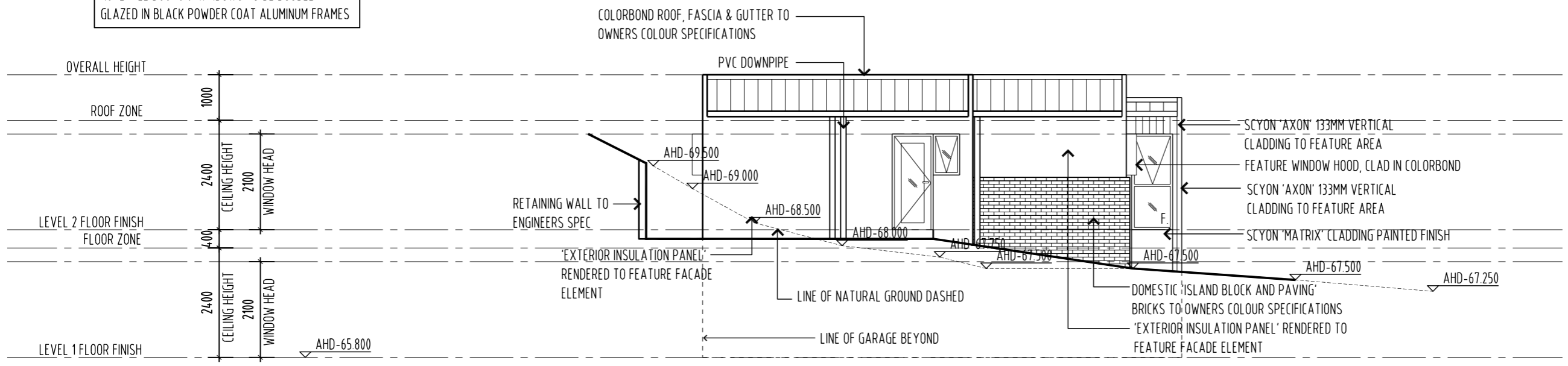


REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	23/11/15	DEVELOPMENT APPLICATION	mb	mb



03 SOUTHERN ELEVATION
1:100

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



04 WESTERN ELEVATION
1:100

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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 - 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

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

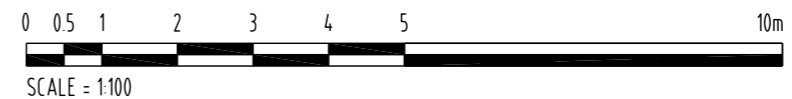


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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3A
 ELEVATIONS
 SHEET 2

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-36 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

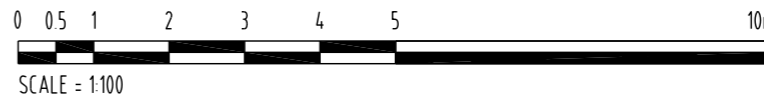
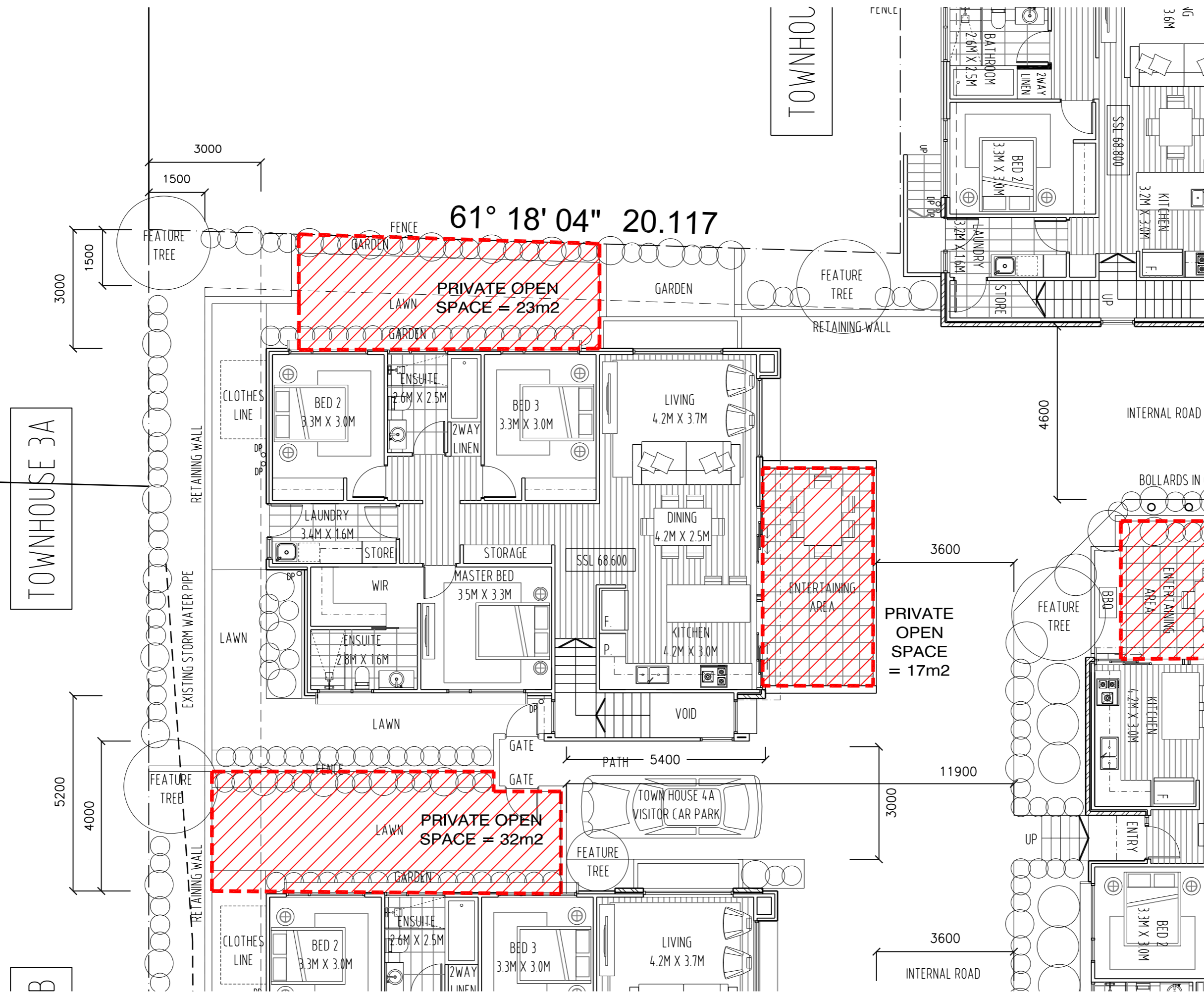
DRAWING TITLE:
 TOWN HOUSE 3a
 PRIVATE OPEN SPACE

DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-37 A





REVISION	DATE	DESCRIPTION	BY	CHECK
No				
A	23/11/15	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
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

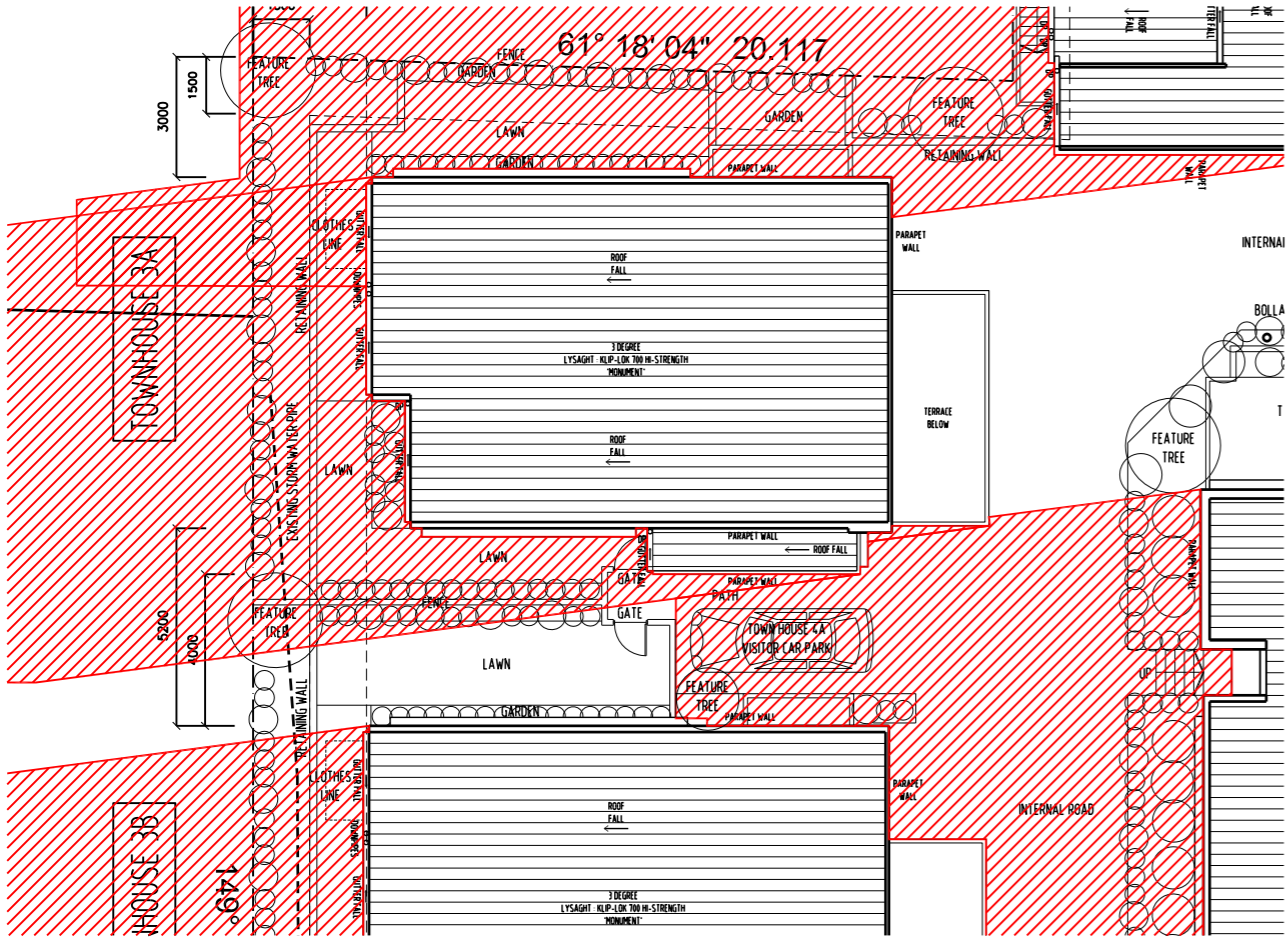


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph:0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

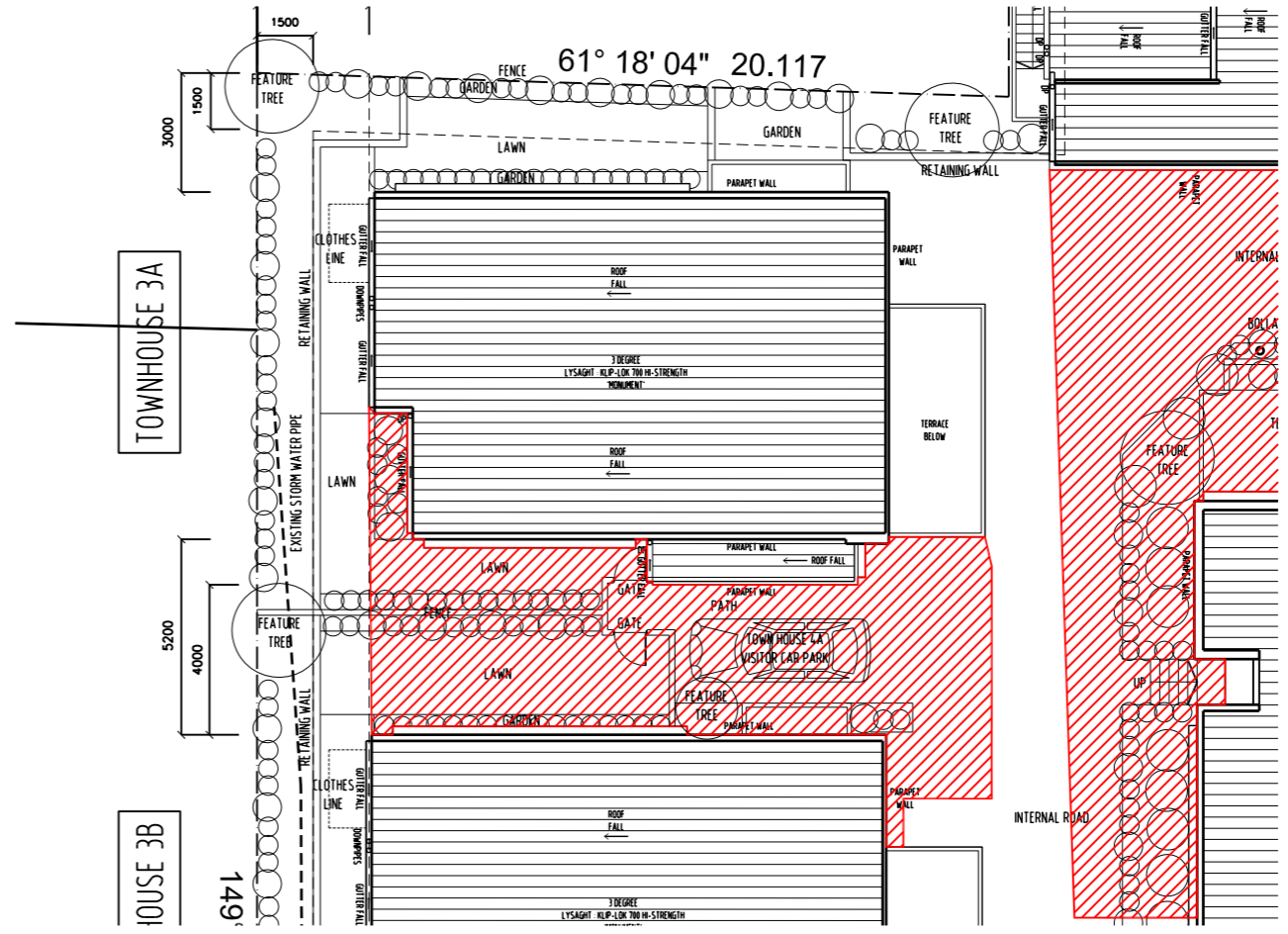
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3a
 SHADOW STUDIES
 21ST JUNE

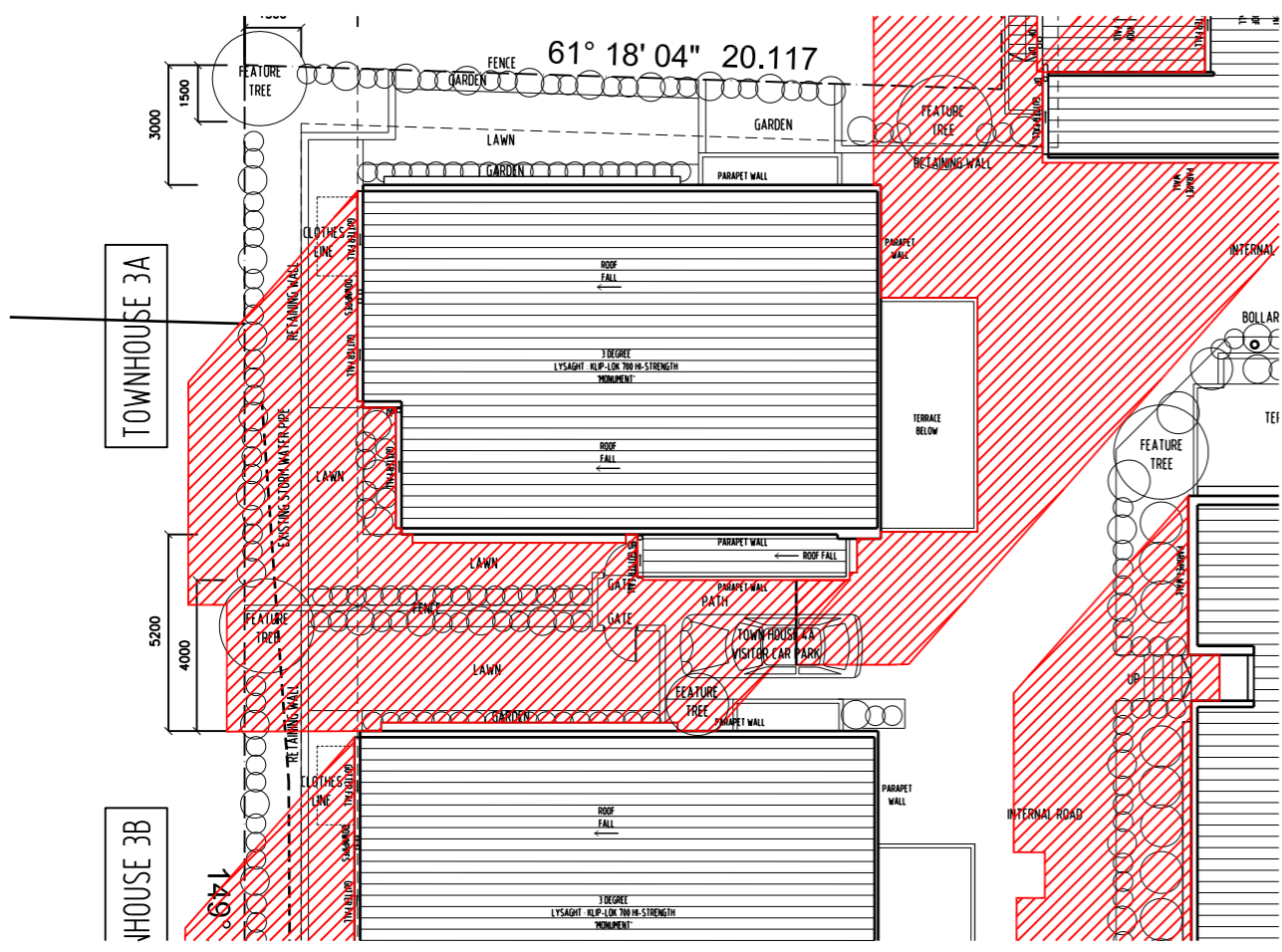
DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-38 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



9:00AM SHADOW ON THE 21ST JUNE

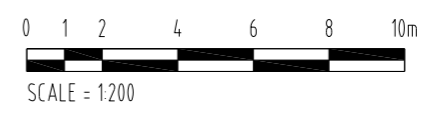


3:00PM SHADOW ON THE 21ST JUNE



12:00NOON SHADOW ON THE 21ST JUNE

LATITUDE = -41°21' SOUTH
 LONGITUDE = 147°15' EAST
 TIME ZONE OFFSET = AEDT, UTC/GMT +11 HOURS





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

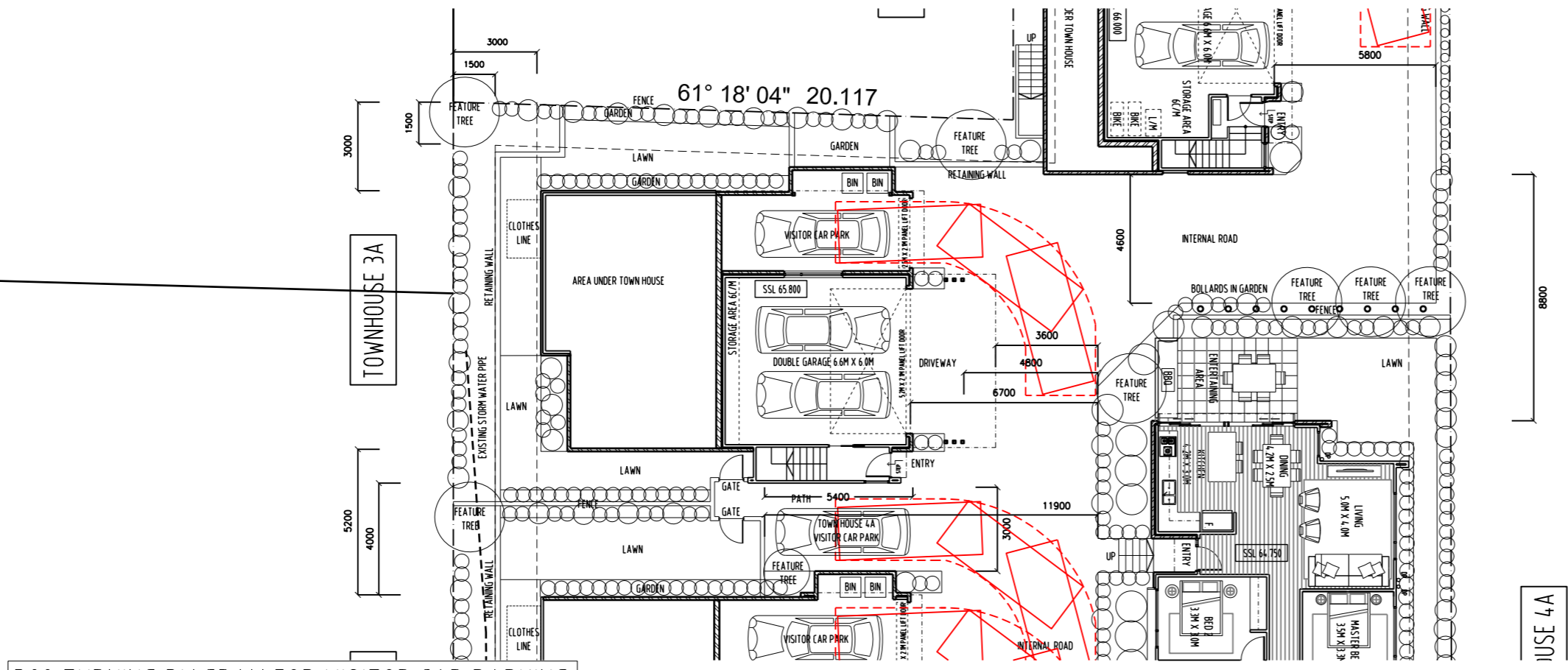


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

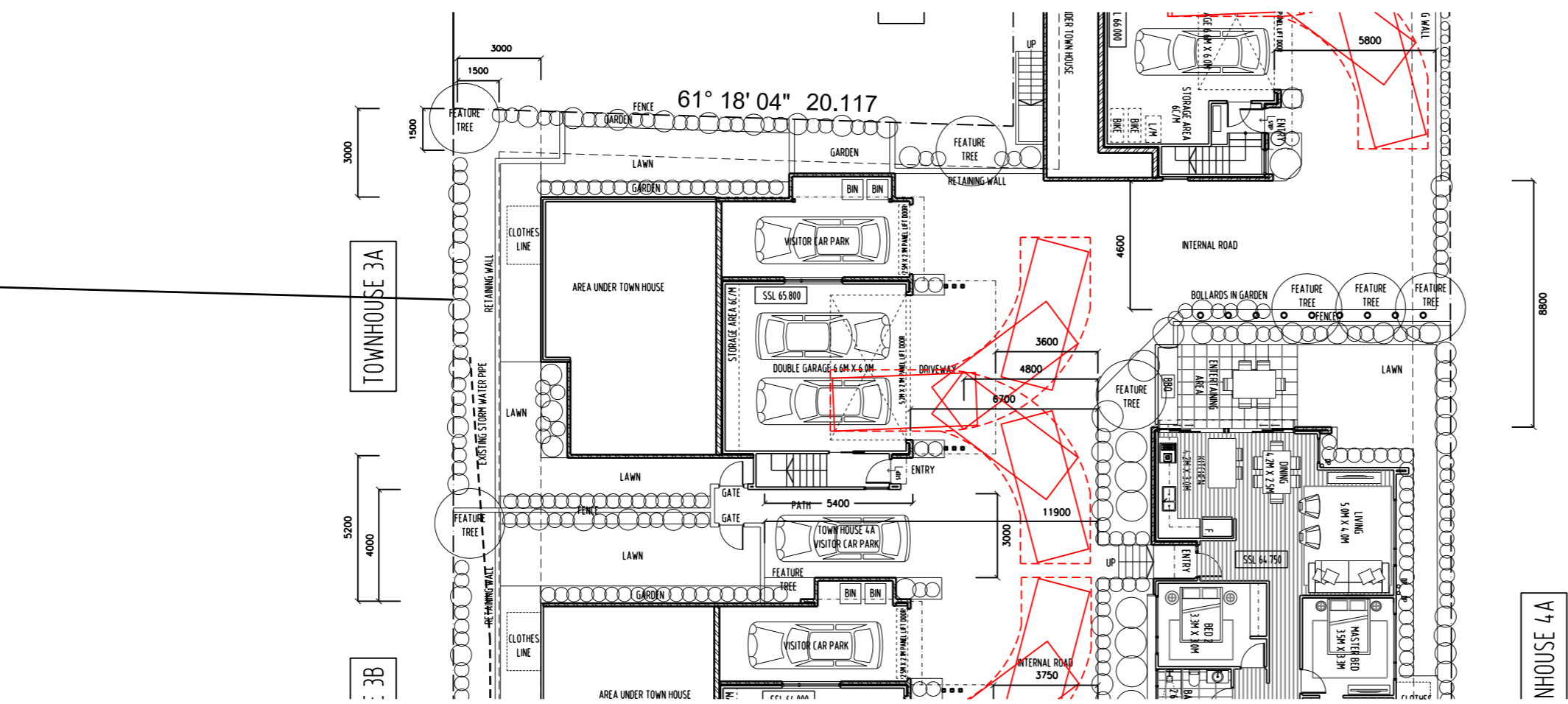
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3a
 VEHICLE TURNING CIRCLES

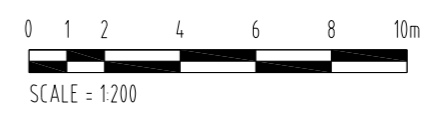
DRAWN:	MB
CHECKED:	MB
SCALE:	1:200 @ A3
DATE:	NOVEMBER 2015
PROJECT NO.:	1508
DRAWING NO.:	A-DA-39 A



B99 TURNING DIAGRAM FOR VISITOR CAR PARKING



B99 TURNING DIAGRAM FOR RESIDENT CAR PARKING



REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	23/11/15	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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3b
 ARTISTS ILLUSTRATION

DRAWN: MB
 CHECKED: MB

SCALE: NTS @ A3

DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-40 A





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

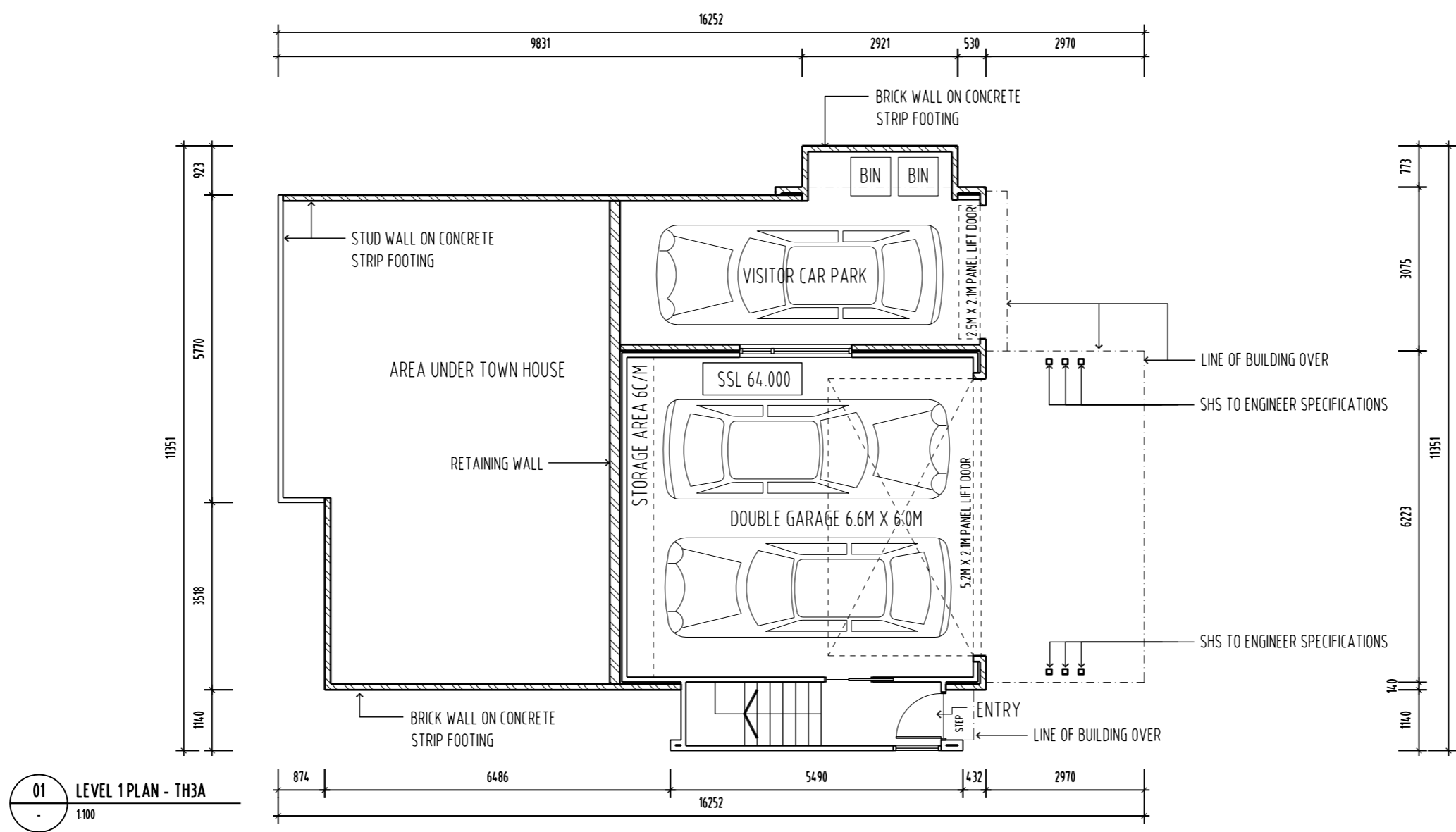


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

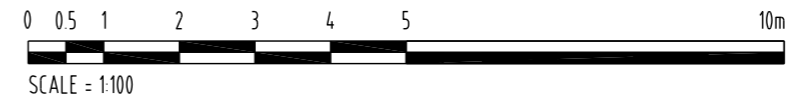
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3B
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-41 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 LEVEL 1 PLAN - TH3A
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		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
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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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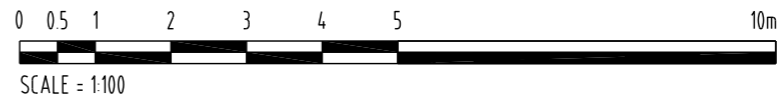
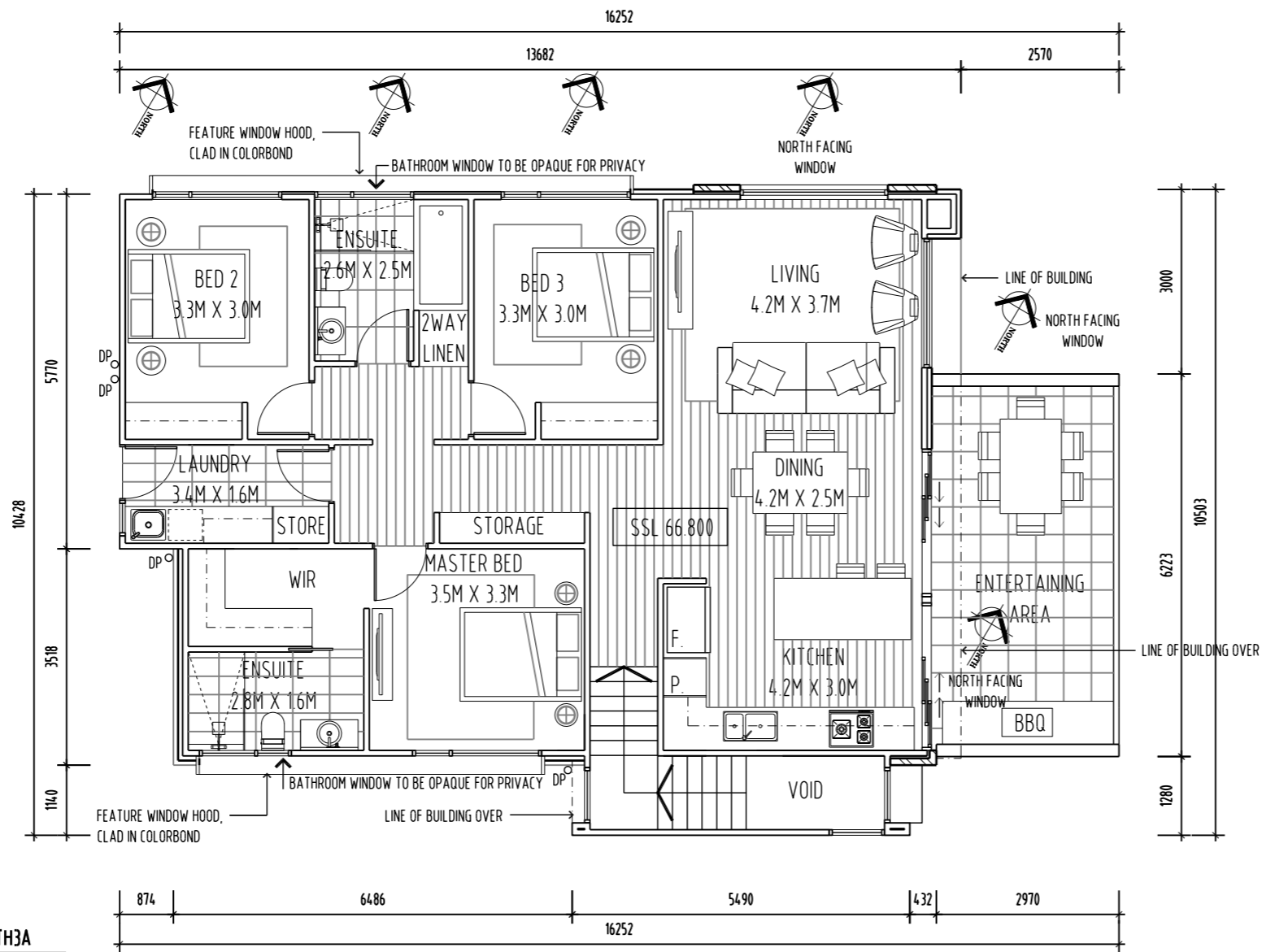
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3B
 LEVEL 2 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-42 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

TOWNHOUSE = 126M2
 DECK = 19M2
 GARAGE = 75M2
 TOTAL = 220M2
 = 23.65Q

02 LEVEL 2 PLAN - TH3A
 1:100





REVISION	NO	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

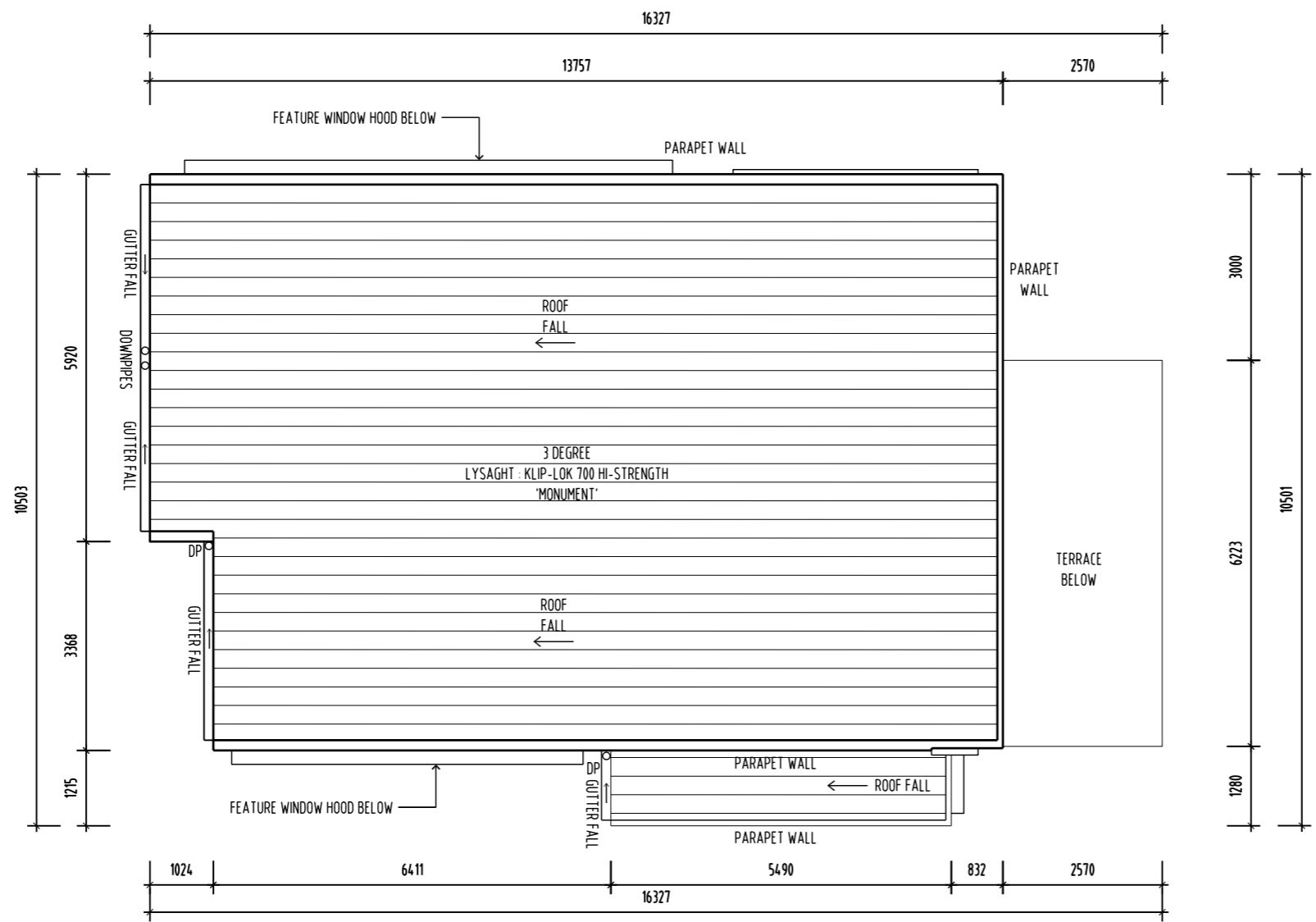


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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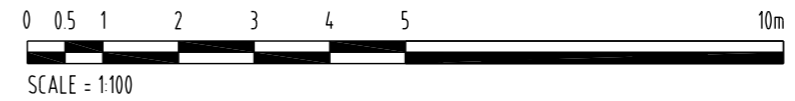
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3B
 ROOF PLAN

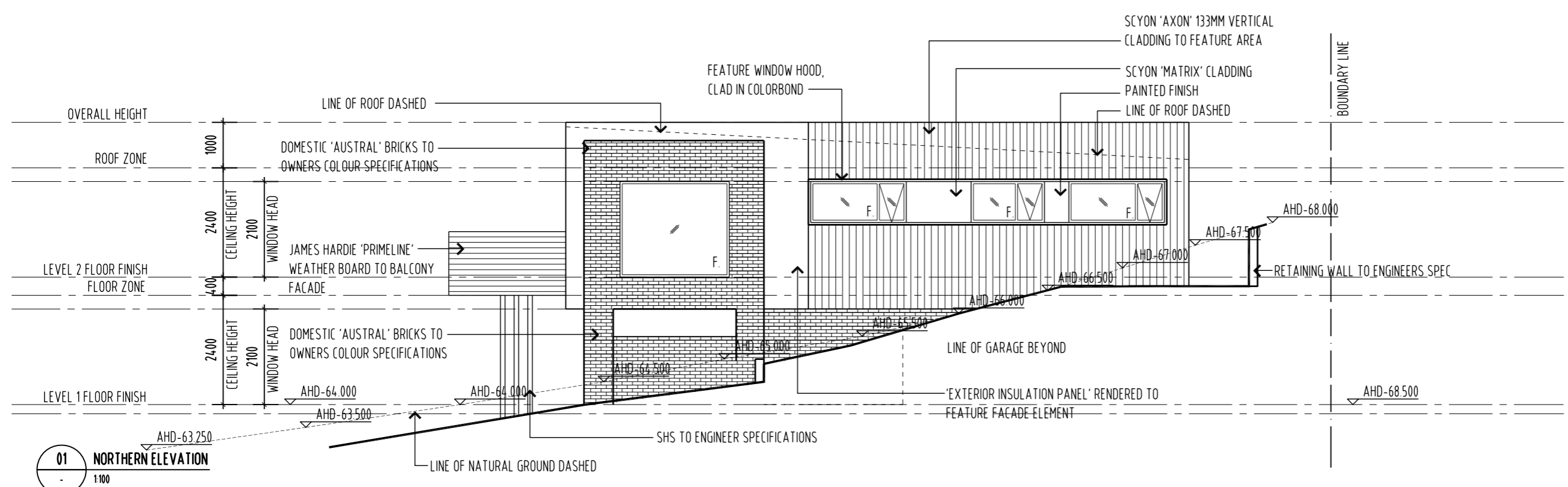
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-43 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 ROOF PLAN
 1:100

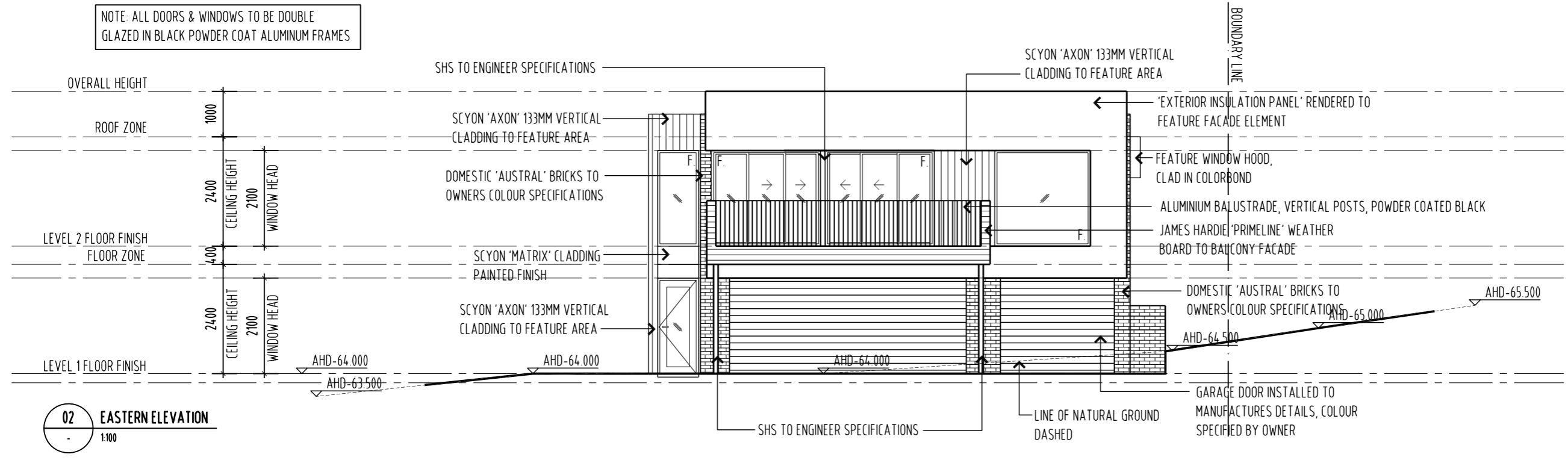


REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



01 NORTHERN ELEVATION
1:100

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



02 EASTERN ELEVATION
1:100

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINUM 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

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

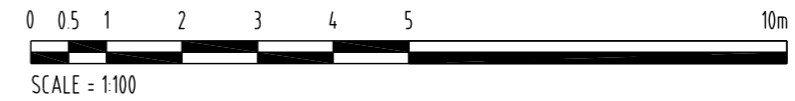


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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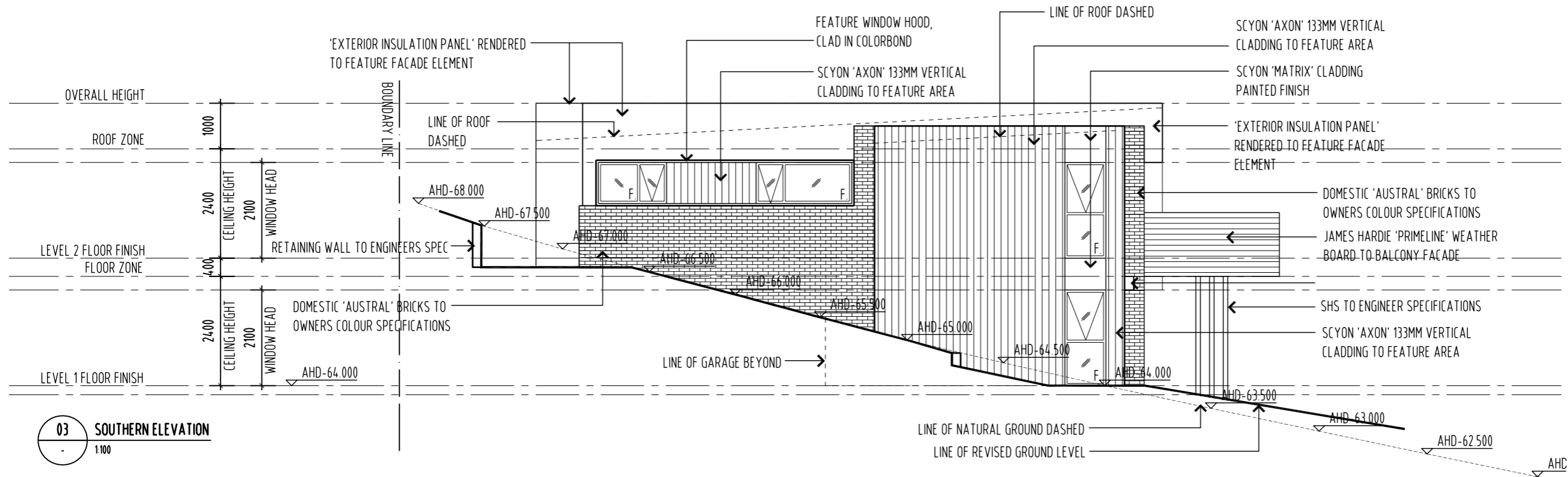
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3B
 ELEVATIONS
 SHEET 1

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-44 A

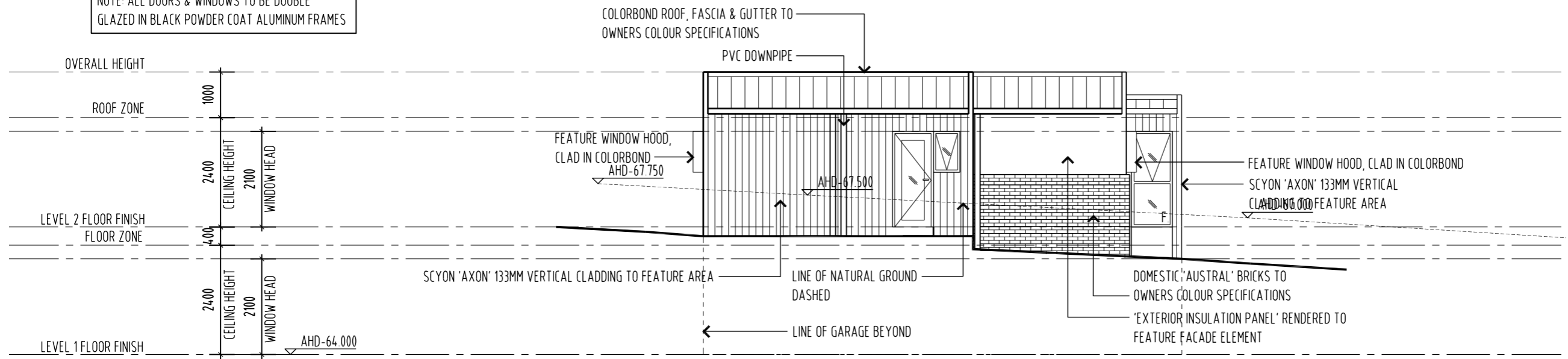


REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



03 SOUTHERN ELEVATION
1:100

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



04 WESTERN ELEVATION
1:100

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

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

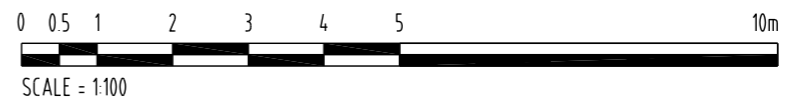


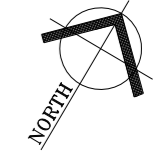
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3B
 ELEVATIONS
 SHEET 2

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-45 A





REVISION No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

- NOTE:
- ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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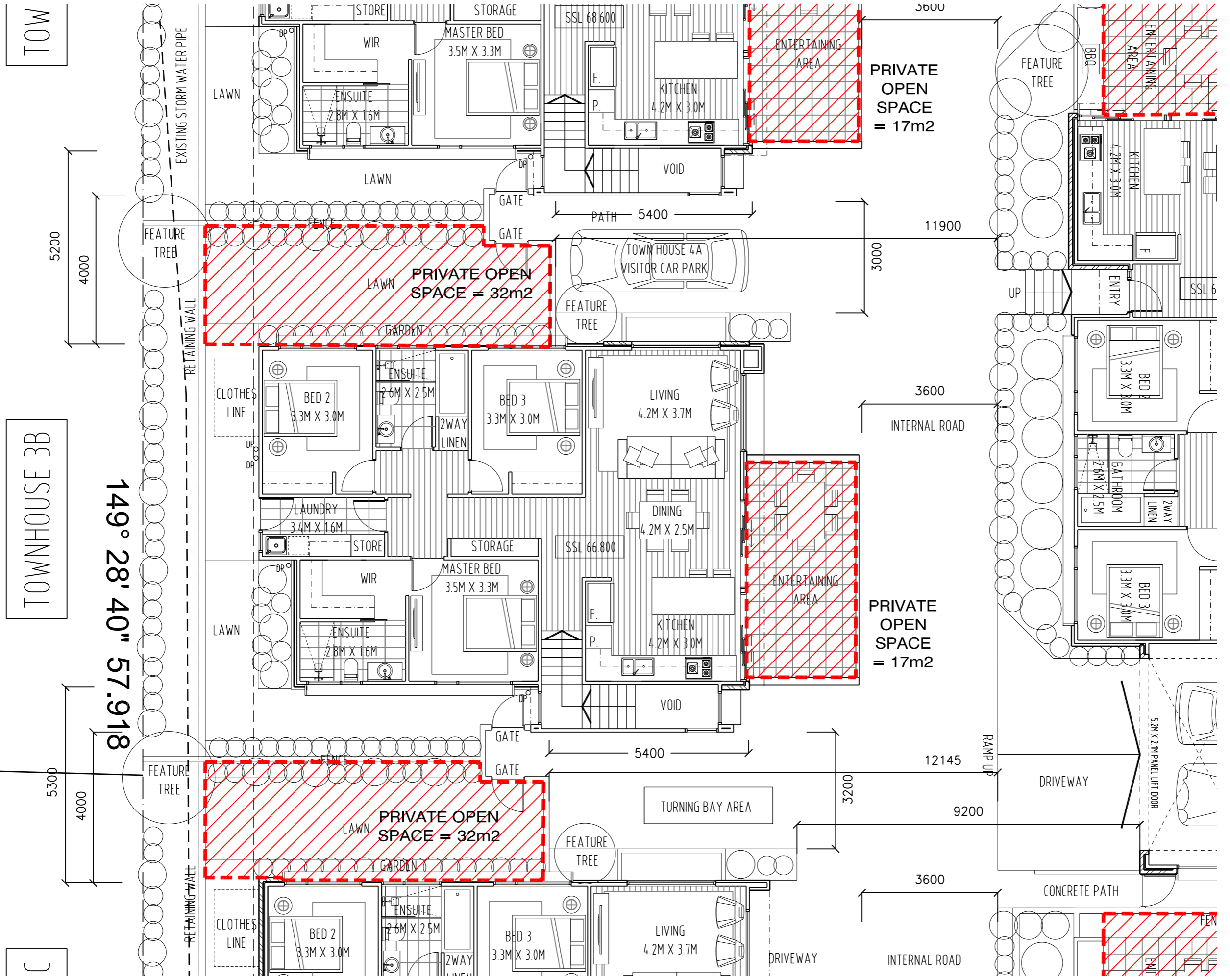


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
RESIDENTIAL DEVELOPMENT
25 DUKE STREET
WEST LAUNCESTON

DRAWING TITLE:
TOWN HOUSE 3b
PRIVATE OPEN SPACE

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: NOVEMBER_2015
PROJECT NO. 1508
DRAWING NO. A-DA-46 A



TOW

5200

4000

TOWNHOUSE 3B

149° 28' 40" 57.918

5300

4000





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - 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

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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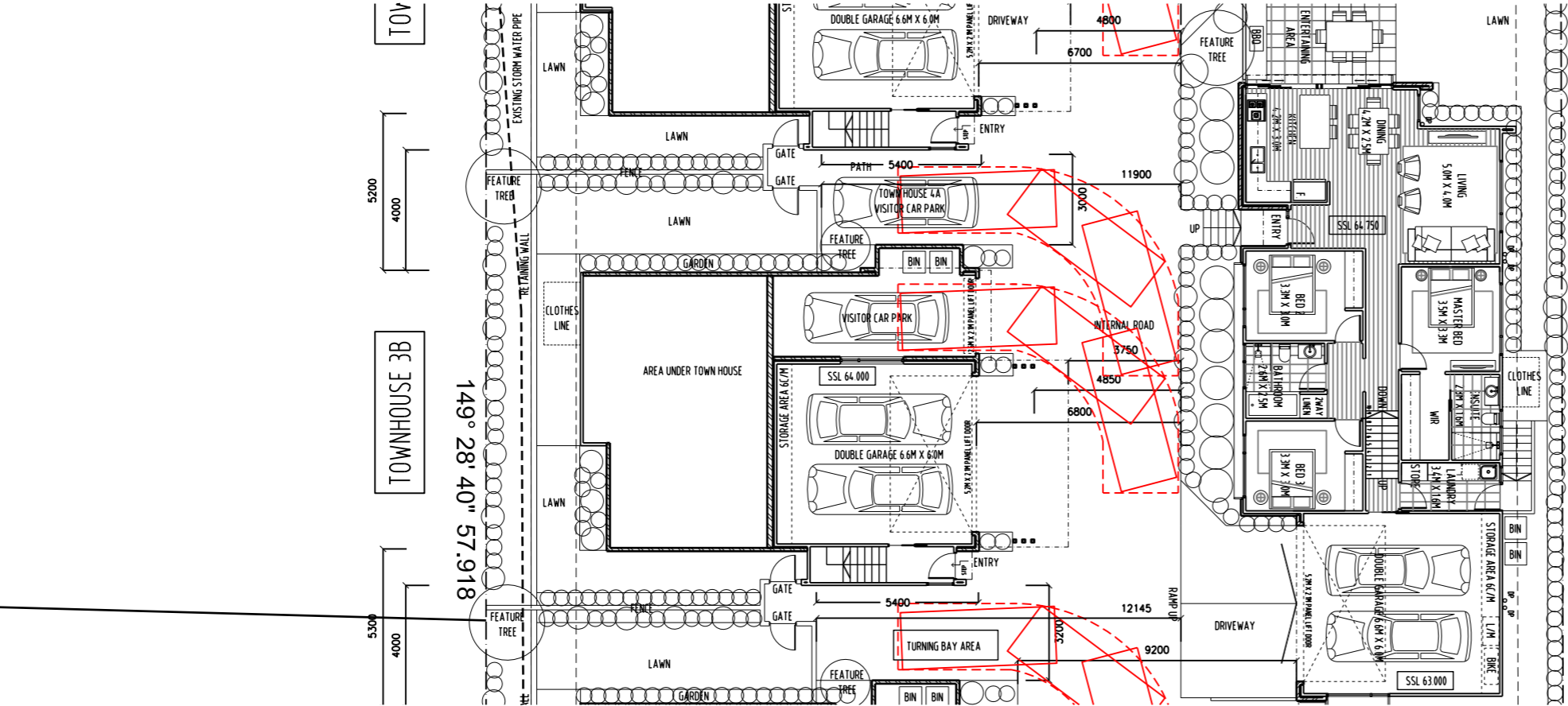
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

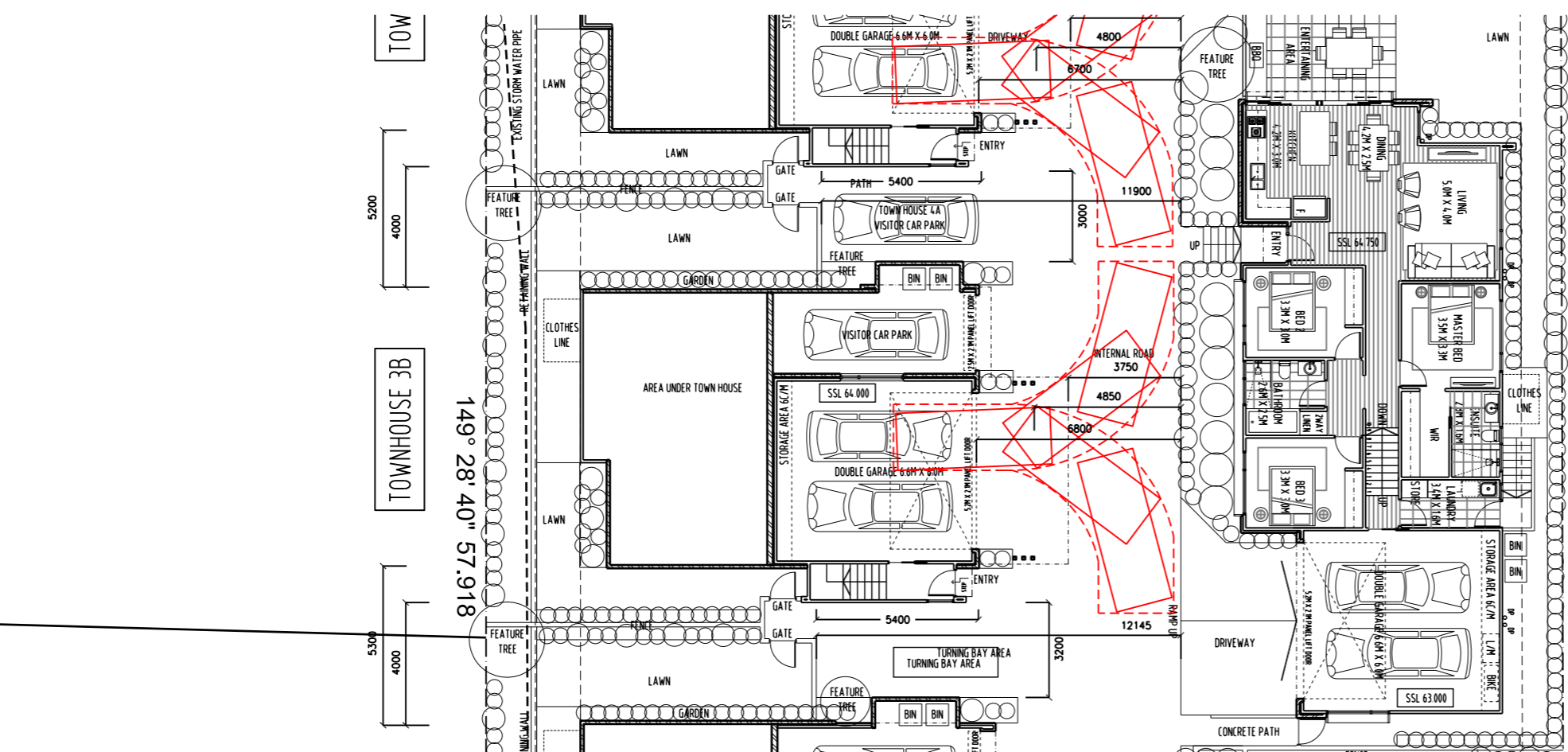
DRAWING TITLE:
 TOWN HOUSE 3b
 VEHICLE TURNING CIRCLES

DRAWN: MB
 CHECKED: MB

SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-48 A



B99 TURNING DIAGRAM FOR VISITOR CAR PARKING

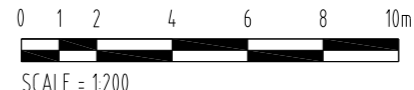


B99 TURNING DIAGRAM FOR RESIDENT CAR PARKING



TOWNHOUSE 4A

TOWNHOUSE 3b



REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
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DEVELOPMENT APPLICATION
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PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3c
 ARTISTS ILLUSTRATION

DRAWN: MB
 CHECKED: MB
 SCALE: NTS @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-49 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
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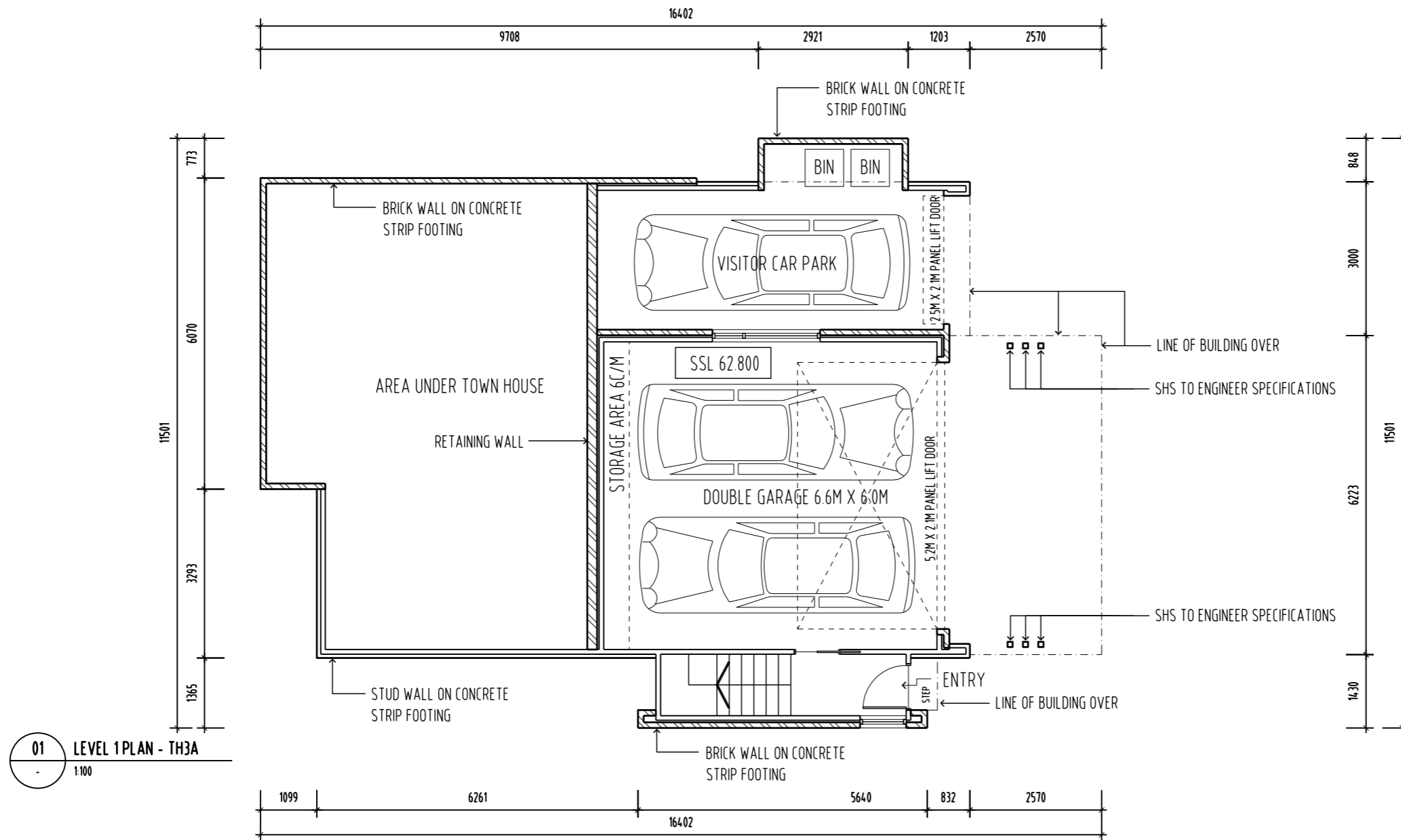


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

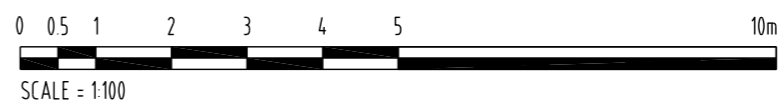
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3C
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-50 A



01 LEVEL 1 PLAN - TH3A
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		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
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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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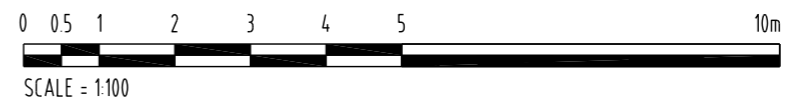
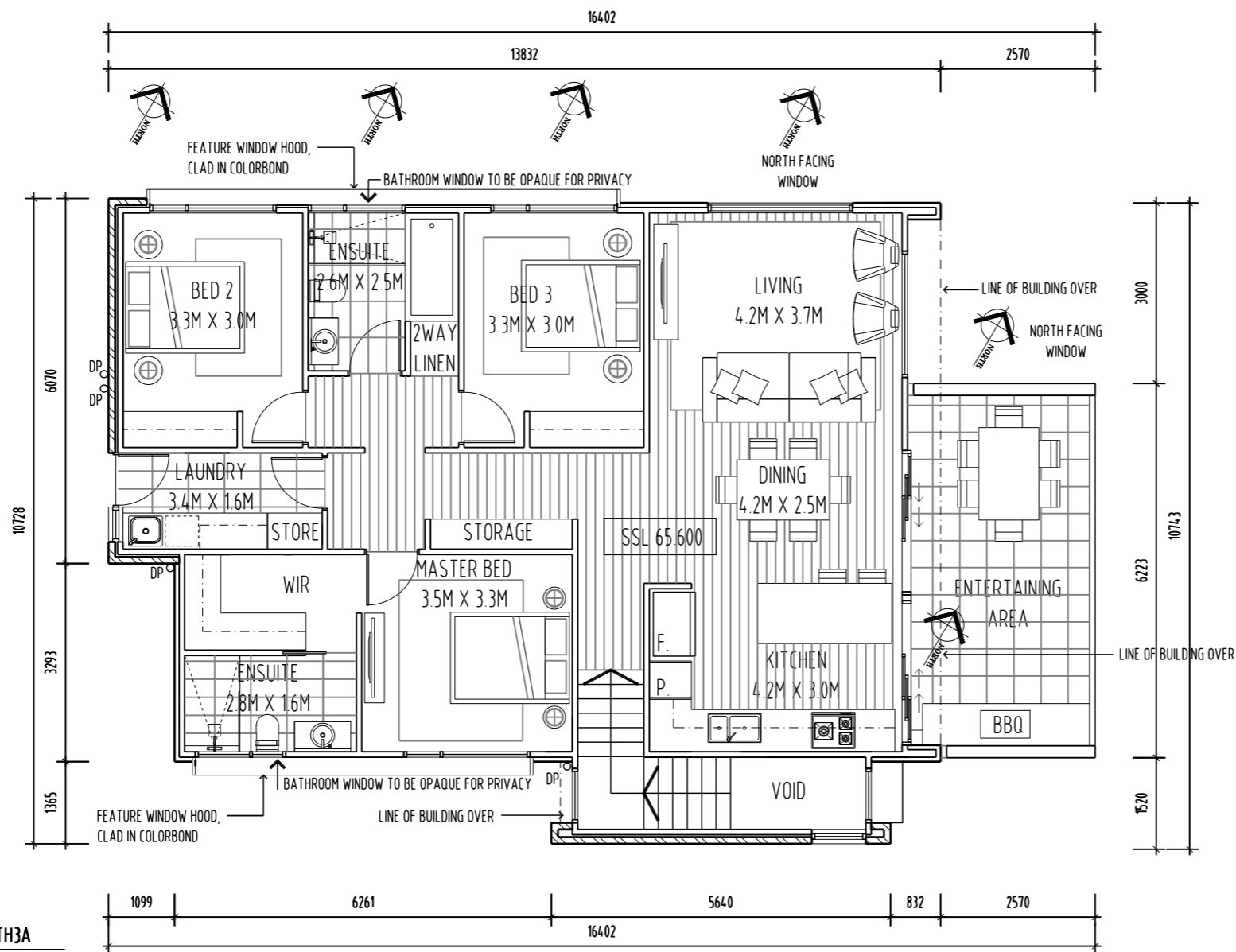
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3C
 LEVEL 2 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-51 A

TOWNHOUSE = 126M2
 DECK = 19M2
 GARAGE = 75M2
 TOTAL = 220M2
 = 23.65Q

02 LEVEL 2 PLAN - TH3A
 1:100





REVISION	NO	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

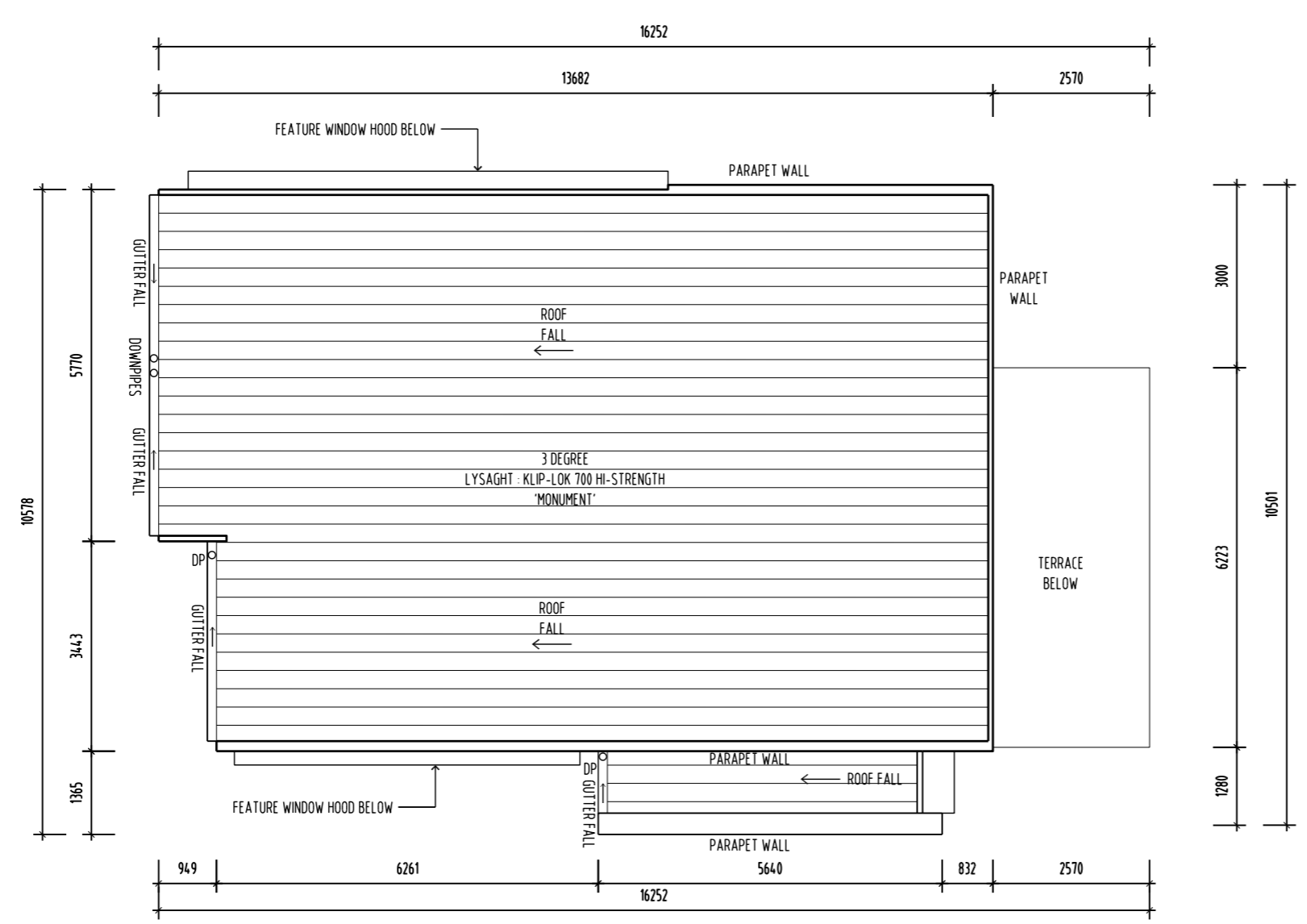


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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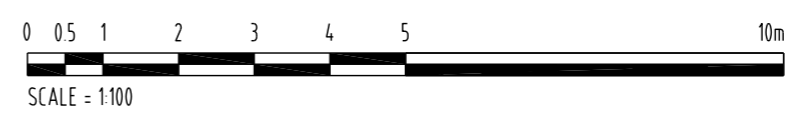
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3C
 ROOF PLAN

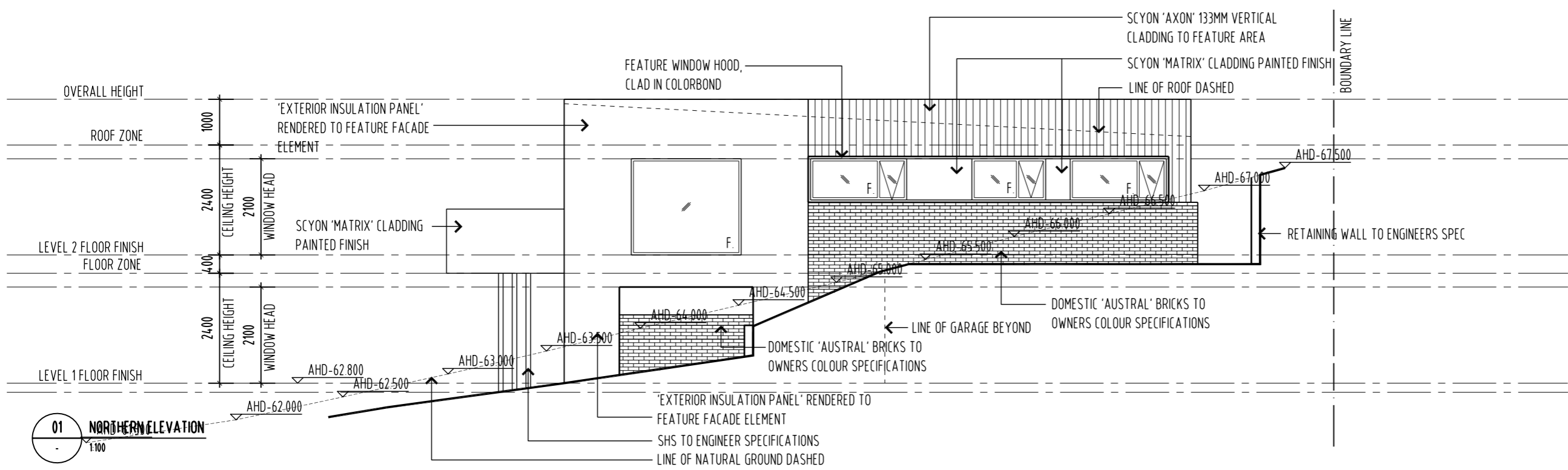
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-52 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 ROOF PLAN
 1:100



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

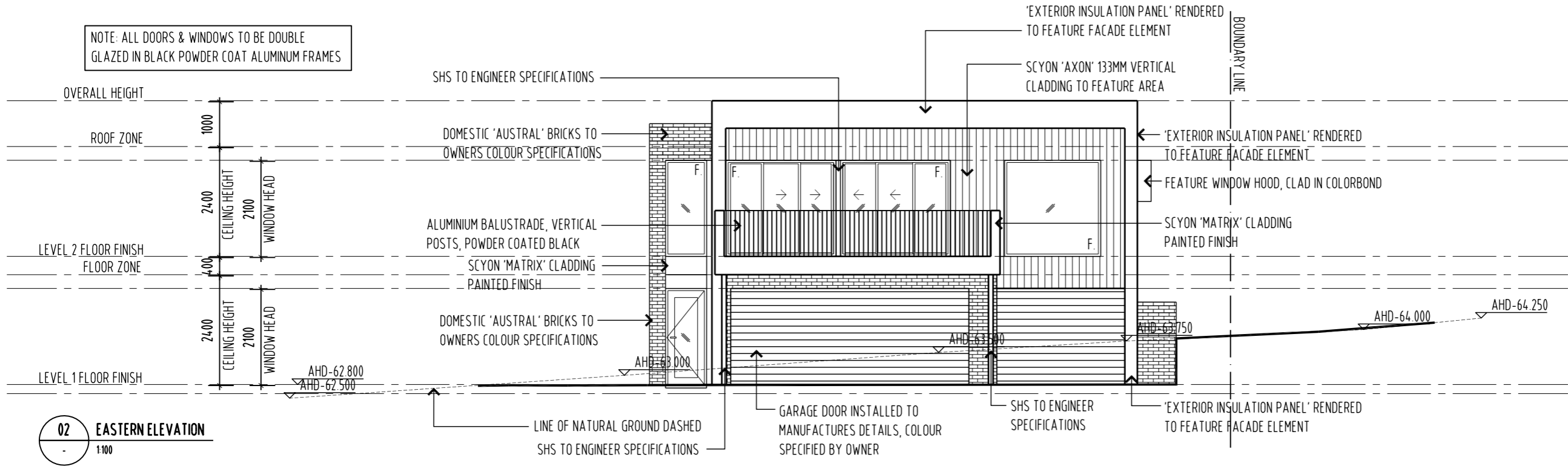


NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

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

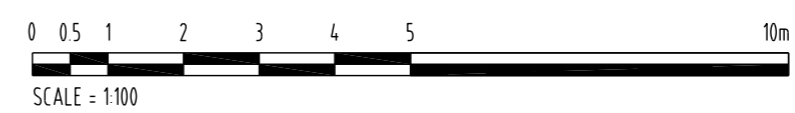


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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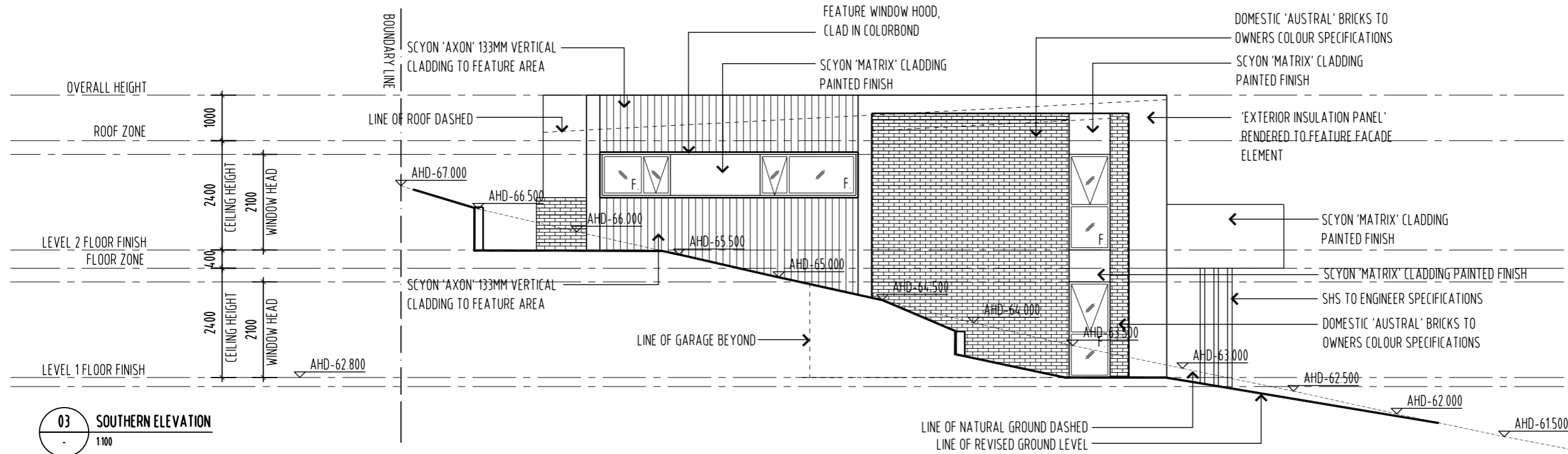
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3C
 ELEVATIONS
 SHEET 1

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-53 A



REVISION	No	DATE	DESCRIPTION	BY/CHECK
	A	23/11/15	DEVELOPMENT APPLICATION	mb mb



03 SOUTHERN ELEVATION
1:100

NOTE:
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

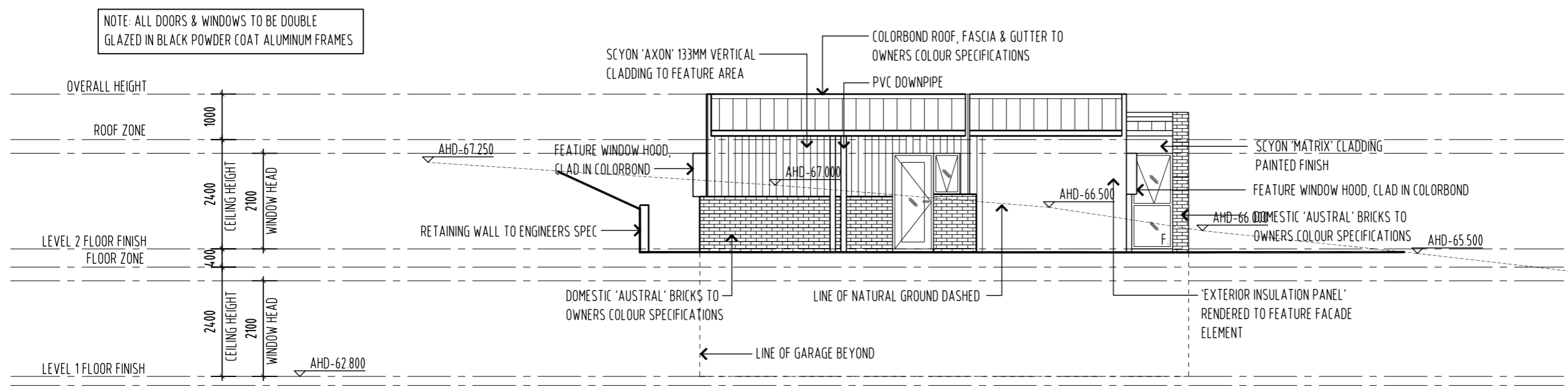


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

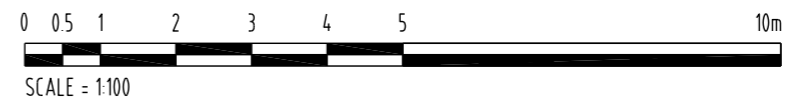
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3C
 ELEVATIONS
 SHEET 2

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-54 A



04 WESTERN ELEVATION
1:100





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

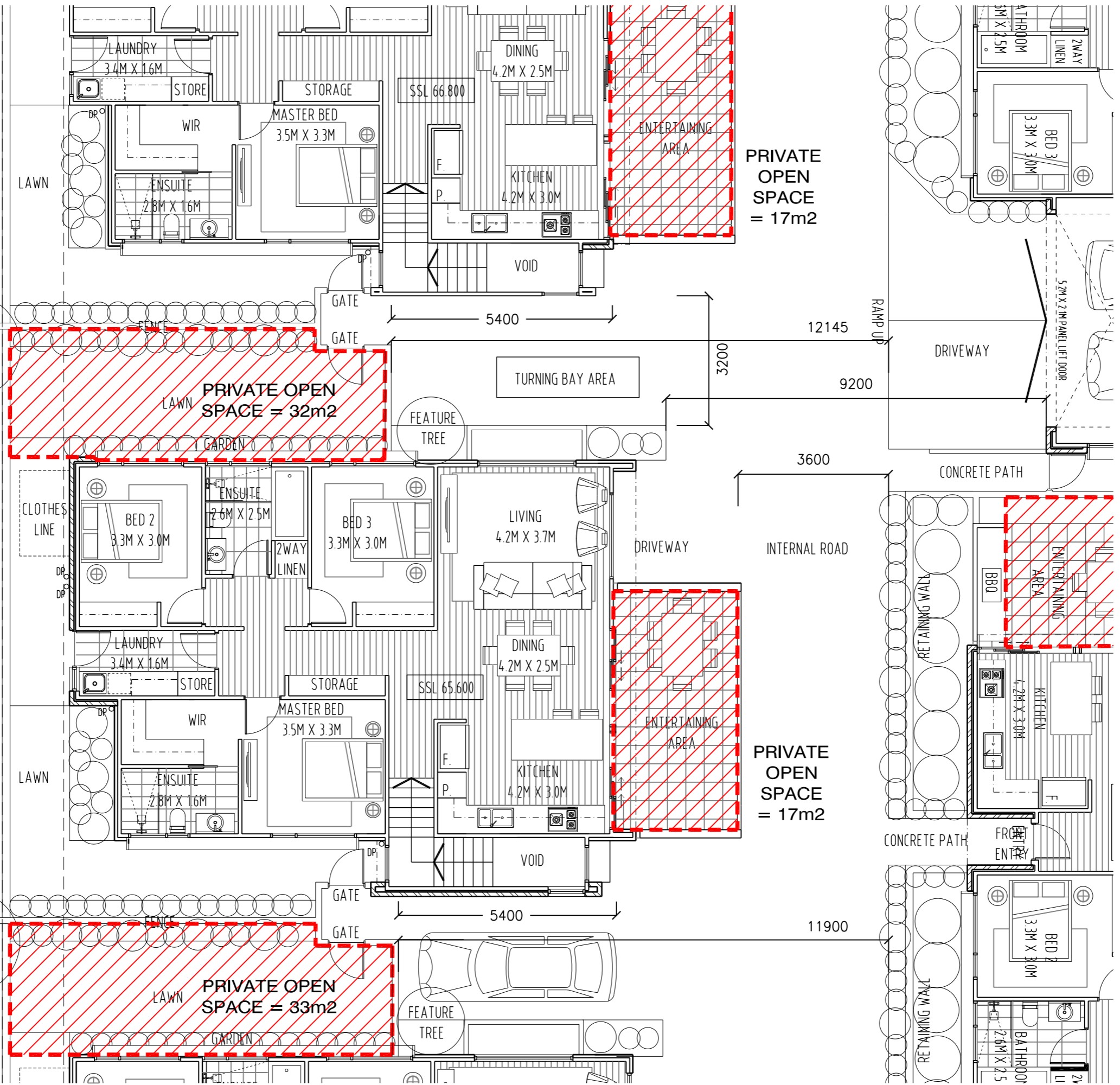
DRAWING TITLE:
 TOWN HOUSE 3c
 PRIVATE OPEN SPACE

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-55

TOWNHOUSE

149° 28' 40" 57.918

TOWNHOUSE 3C



5300
4000

5200
4000

FEATURE TREE

FEATURE TREE

EXISTING STORM WATER PIPE
 RETAINING WALL

LAWN

LAWN

LAUNDRY 3.4M X 1.6M
 STORE
 WIR
 ENSUITE 2.8M X 1.6M
 MASTER BED 3.5M X 3.3M
 STORAGE
 DINING 4.2M X 2.5M
 KITCHEN 4.2M X 3.0M
 VOID

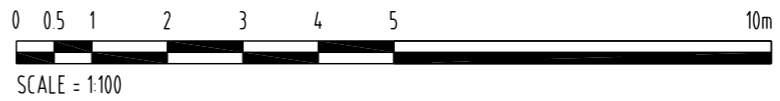
CLOTHES LINE
 BED 2 3.3M X 3.0M
 ENSUITE 2.6M X 2.5M
 2WAY LINEN
 BED 3 3.3M X 3.0M
 LAUNDRY 3.4M X 1.6M
 STORE
 WIR
 ENSUITE 2.8M X 1.6M
 MASTER BED 3.5M X 3.3M
 STORAGE
 DINING 4.2M X 2.5M
 KITCHEN 4.2M X 3.0M
 VOID

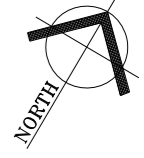
LAUNDRY 3.4M X 1.6M
 STORE
 WIR
 ENSUITE 2.8M X 1.6M
 MASTER BED 3.5M X 3.3M
 STORAGE
 DINING 4.2M X 2.5M
 KITCHEN 4.2M X 3.0M
 VOID

LAUNDRY 3.4M X 1.6M
 STORE
 WIR
 ENSUITE 2.8M X 1.6M
 MASTER BED 3.5M X 3.3M
 STORAGE
 DINING 4.2M X 2.5M
 KITCHEN 4.2M X 3.0M
 VOID

SSL 66.800

SSL 65.600





REVISION No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

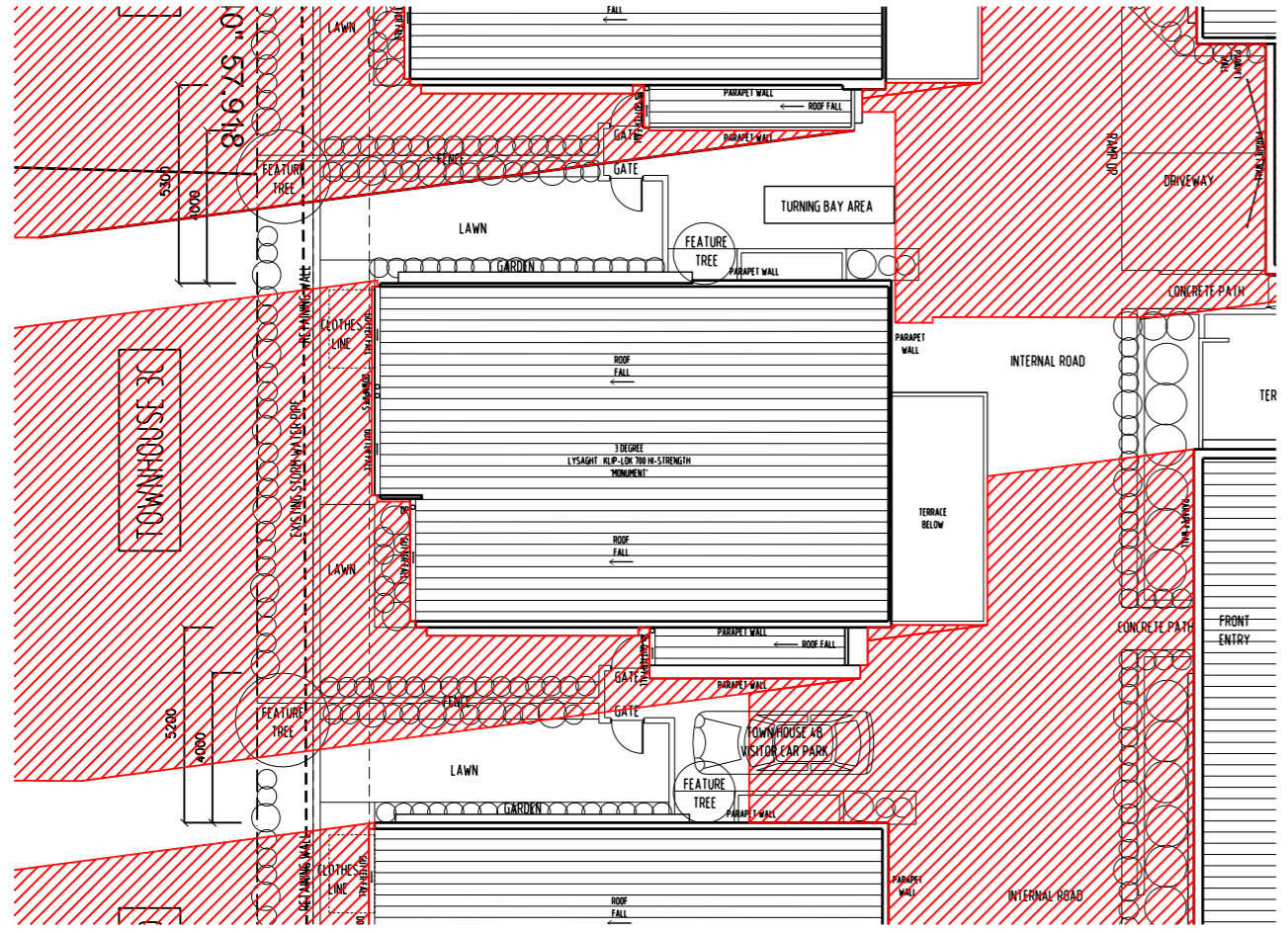


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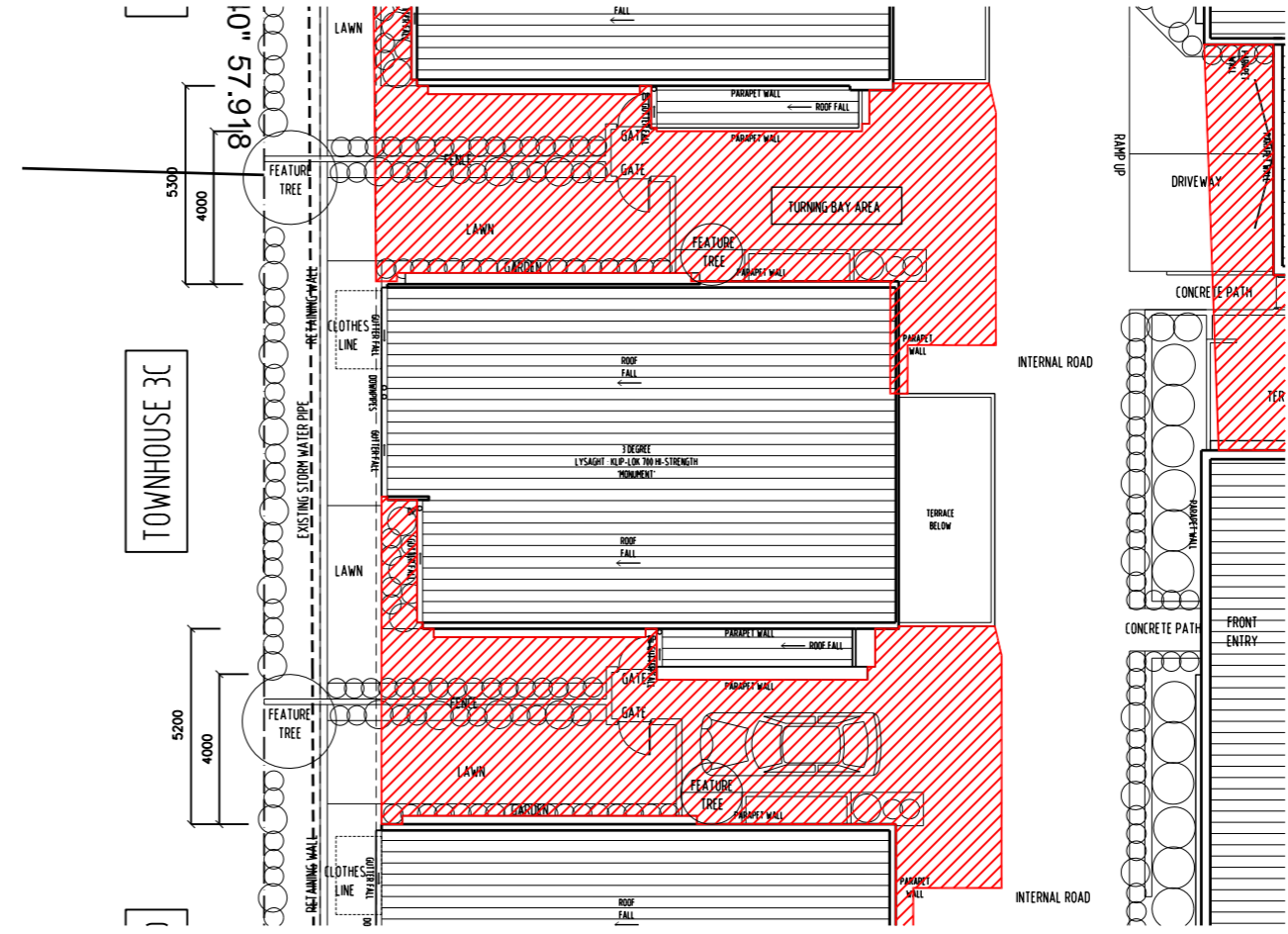
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3c
 SHADOW STUDIES
 21ST JUNE

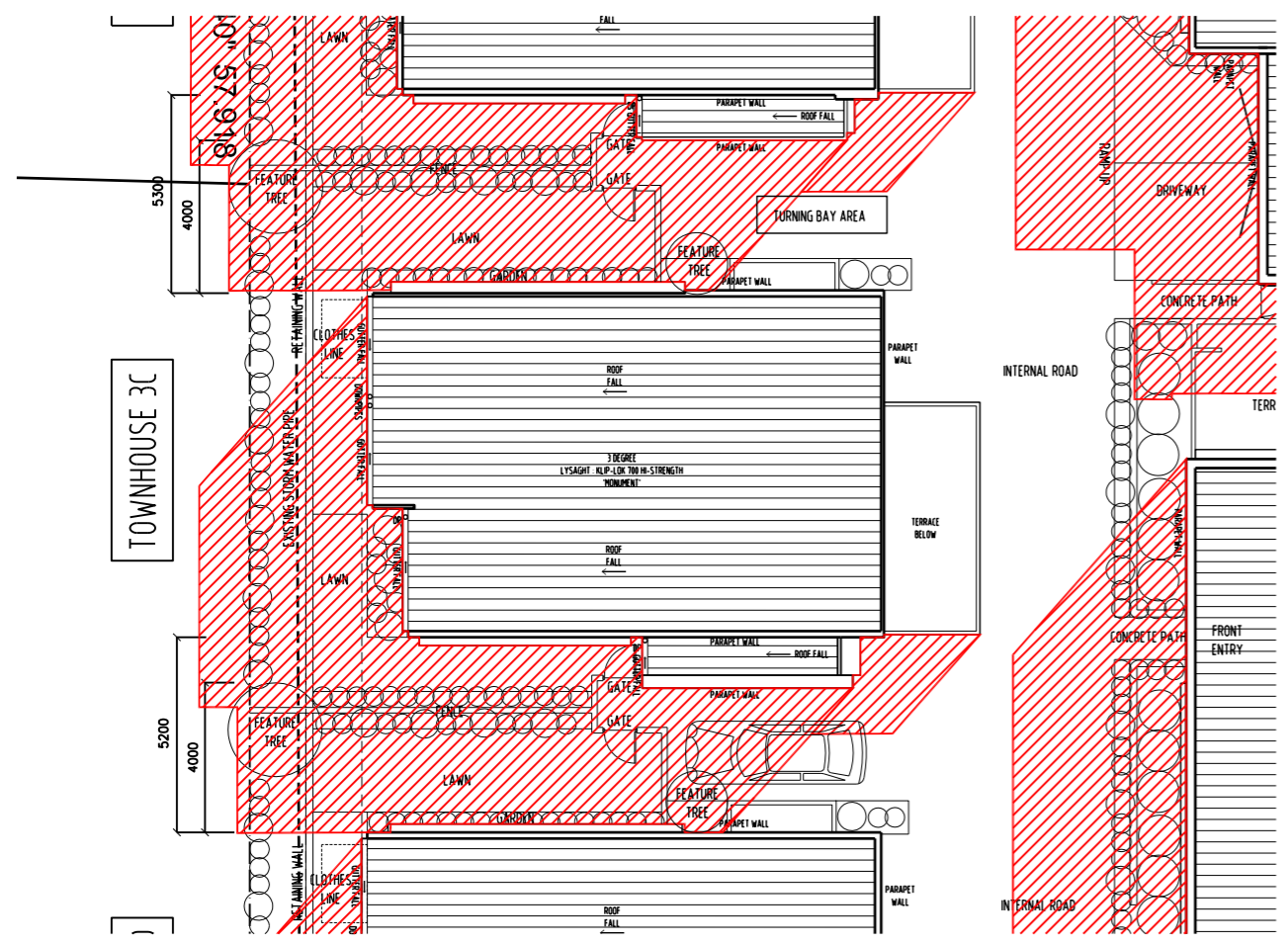
DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-56 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



9:00AM SHADOW ON THE 21ST JUNE

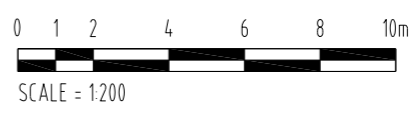


3:00PM SHADOW ON THE 21ST JUNE



12:00NOON SHADOW ON THE 21ST JUNE

LATITUDE = -41°21' SOUTH
 LONGITUDE = 147°15' EAST
 TIME ZONE OFFSET = AEDT, UTC/GMT +11 HOURS





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



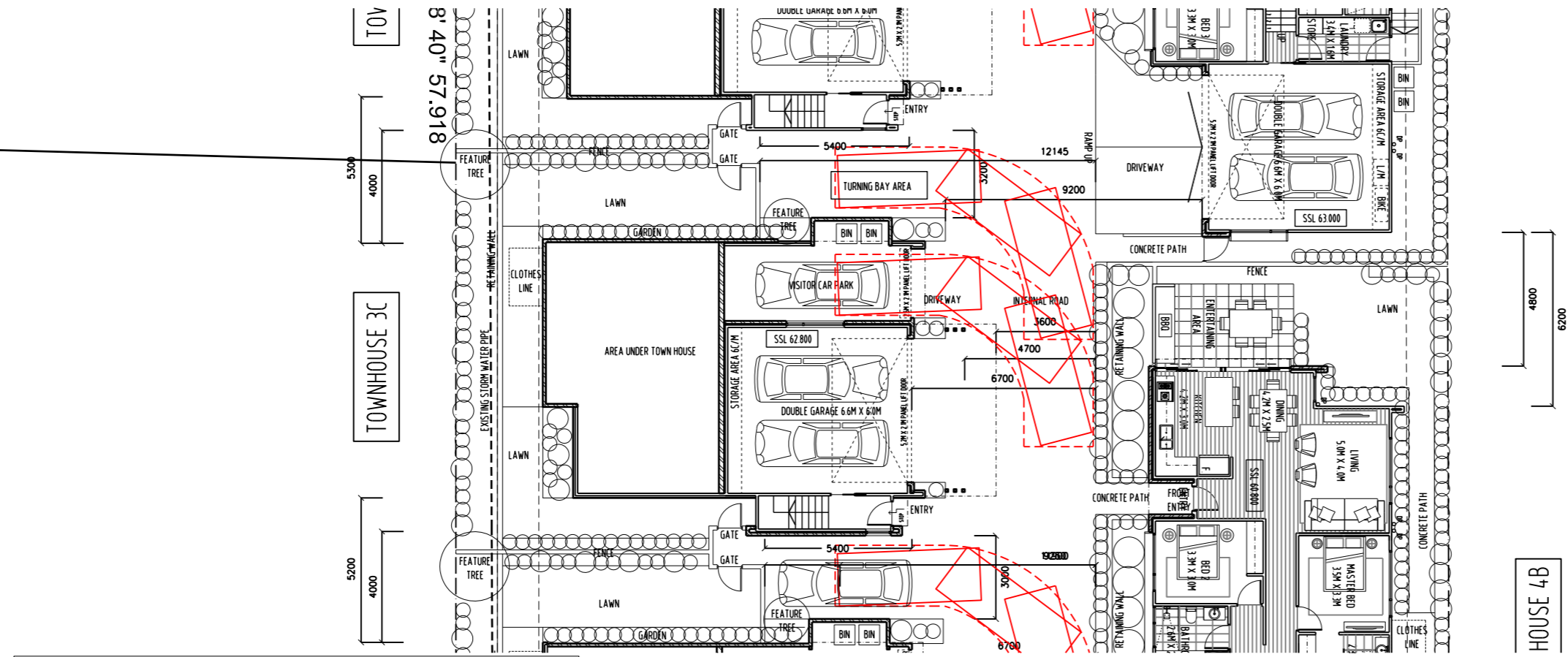
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

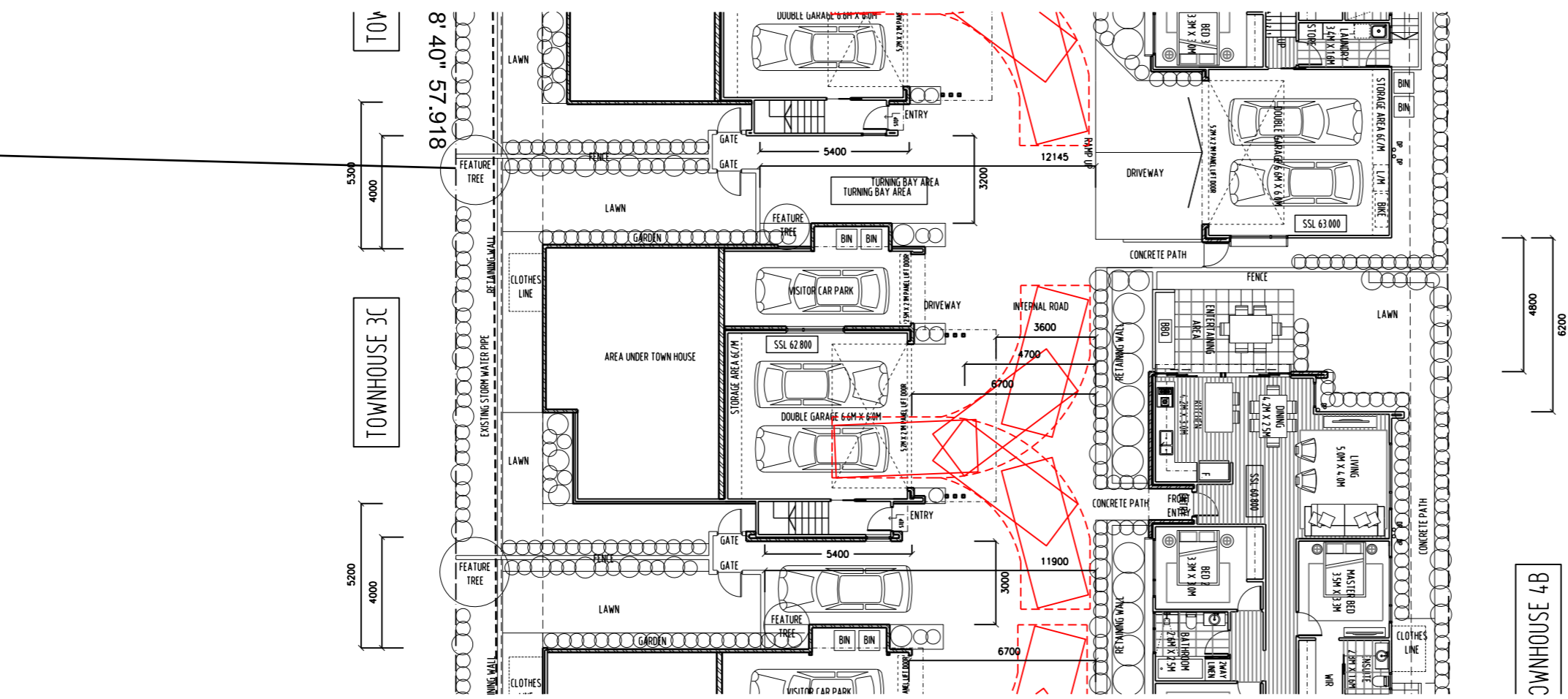
DRAWING TITLE:
 TOWN HOUSE 3c
 VEHICLE TURNING CIRCLES

DRAWN: MB
 CHECKED: MB

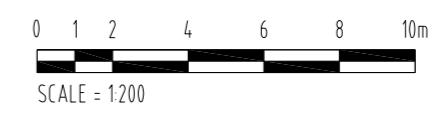
SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-57



B99 TURNING DIAGRAM FOR VISITOR CAR PARKING



B99 TURNING DIAGRAM FOR RESIDENT CAR PARKING



REVISION			
No	DATE	DESCRIPTION	BY/CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3d
 ARTISTS ILLUSTRATION

DRAWN: MB
 CHECKED: MB

SCALE: NTS @ A3

DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-58 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

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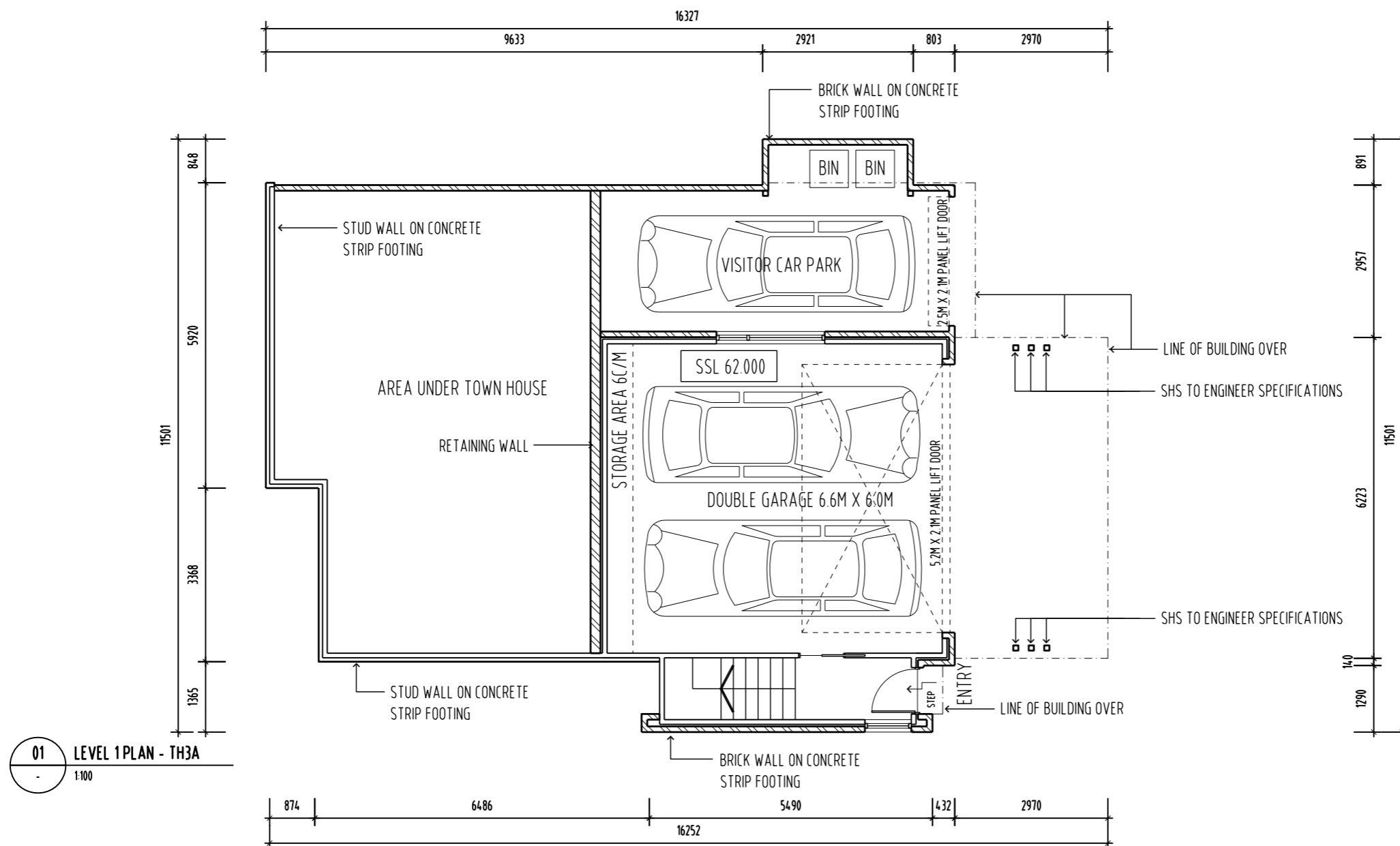


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

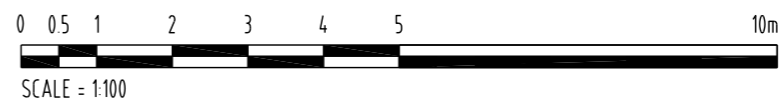
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3D
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-59 A



01 LEVEL 1 PLAN - TH3A
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
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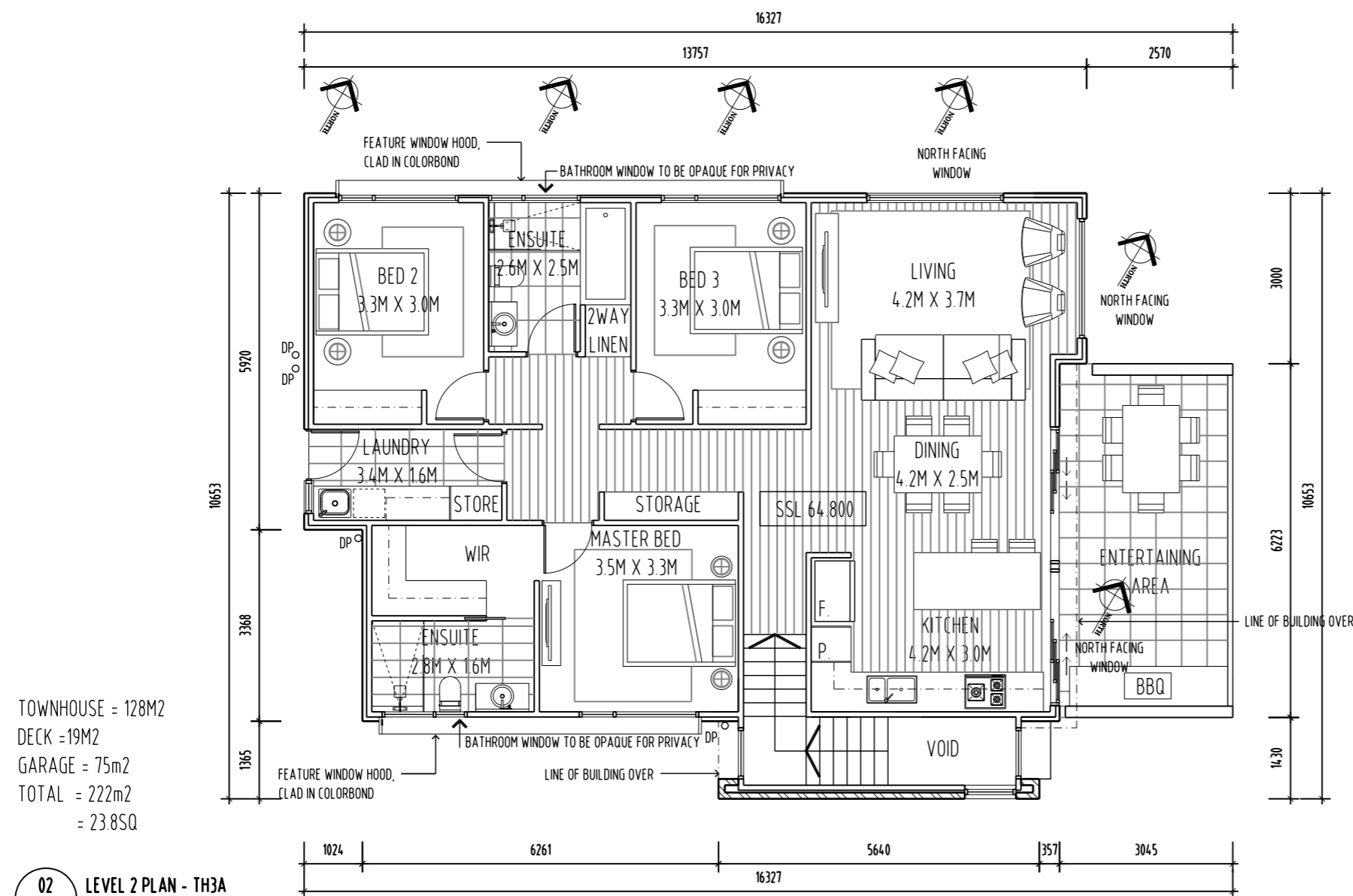


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

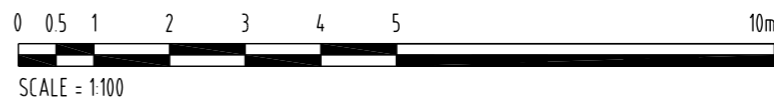
DRAWING TITLE:
 TOWN HOUSE 3D
 LEVEL 2 PLAN

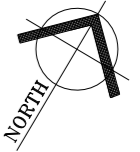
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-60 A



TOWNHOUSE = 128M2
 DECK = 19M2
 GARAGE = 75M2
 TOTAL = 222M2
 = 23.8SQ

02 LEVEL 2 PLAN - TH3A
 1:100





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

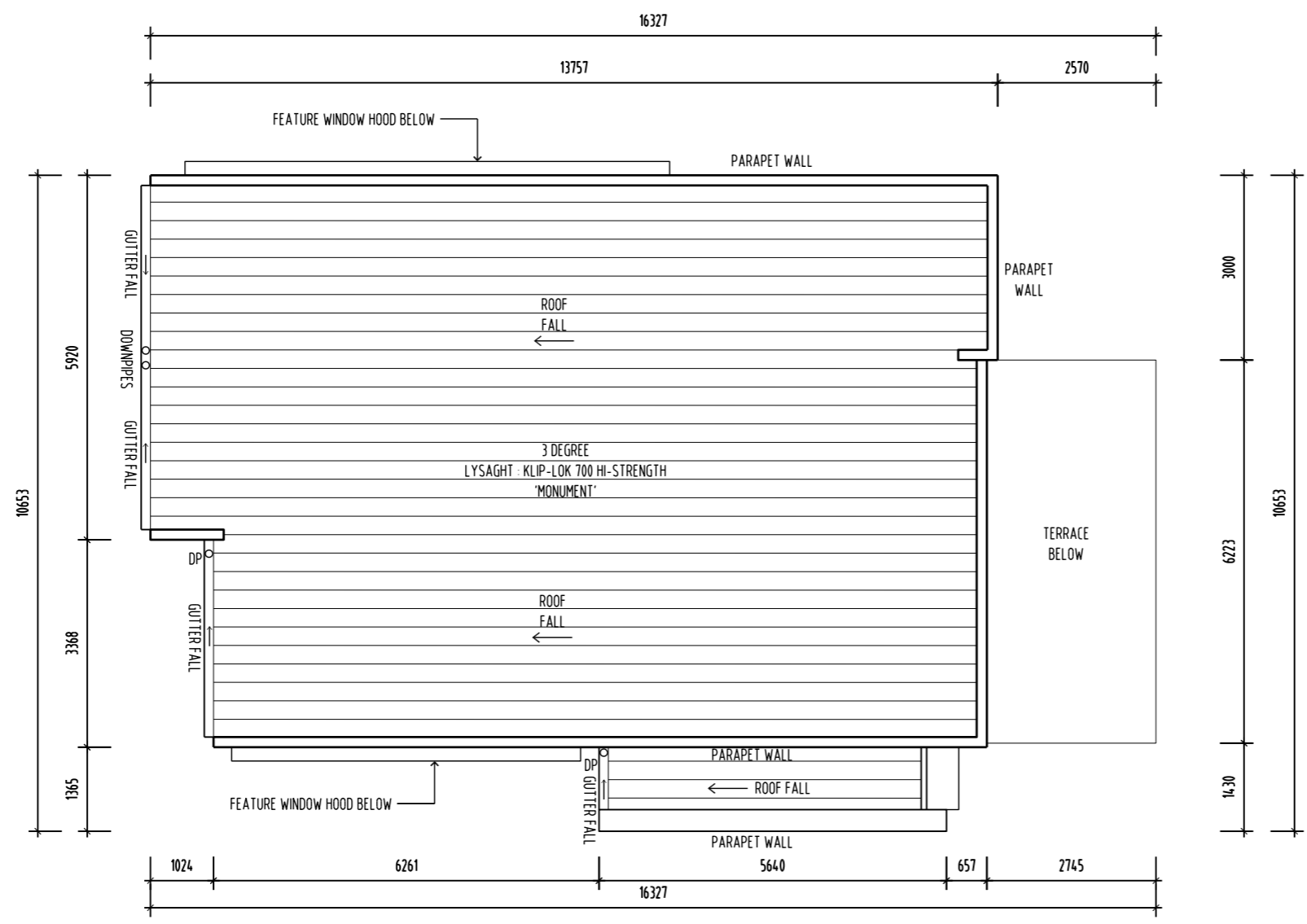


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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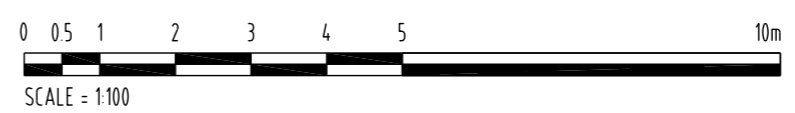
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3D
 ROOF PLAN

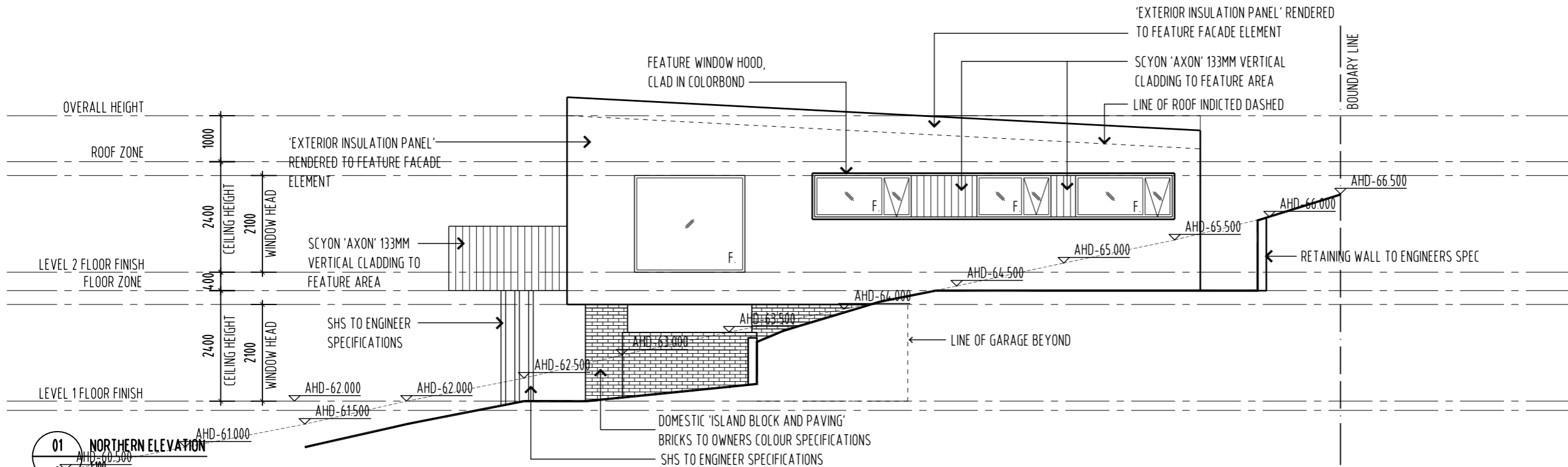
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-61 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



01 ROOF PLAN
 1:100



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



NOTE:
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

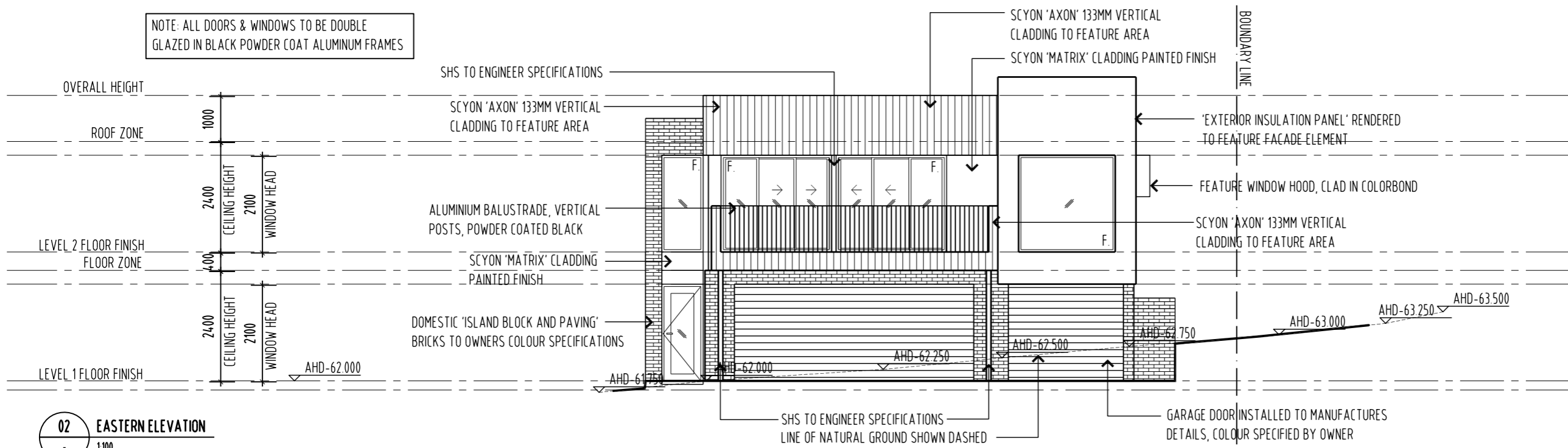
DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



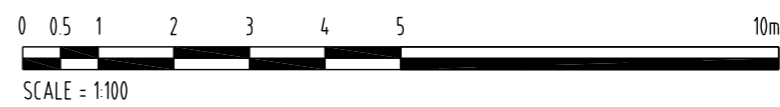
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON
 DRAWING TITLE:
 TOWN HOUSE 3D
 ELEVATIONS
 SHEET 1



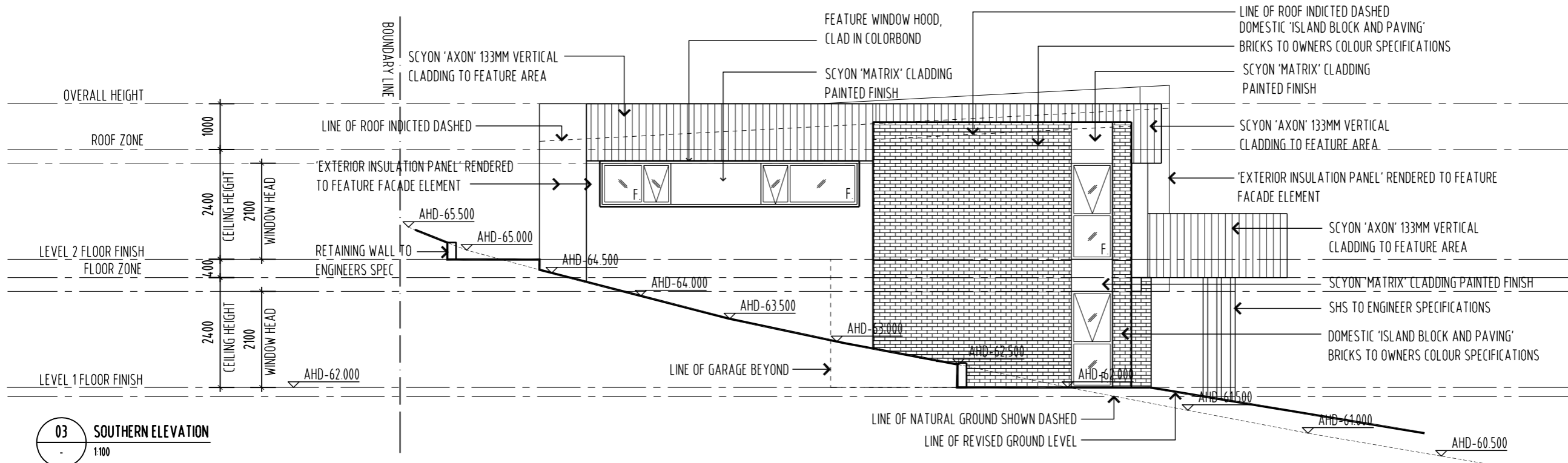
NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN BLACK POWDER COAT ALUMINIUM FRAMES

02 EASTERN ELEVATION
 1:100



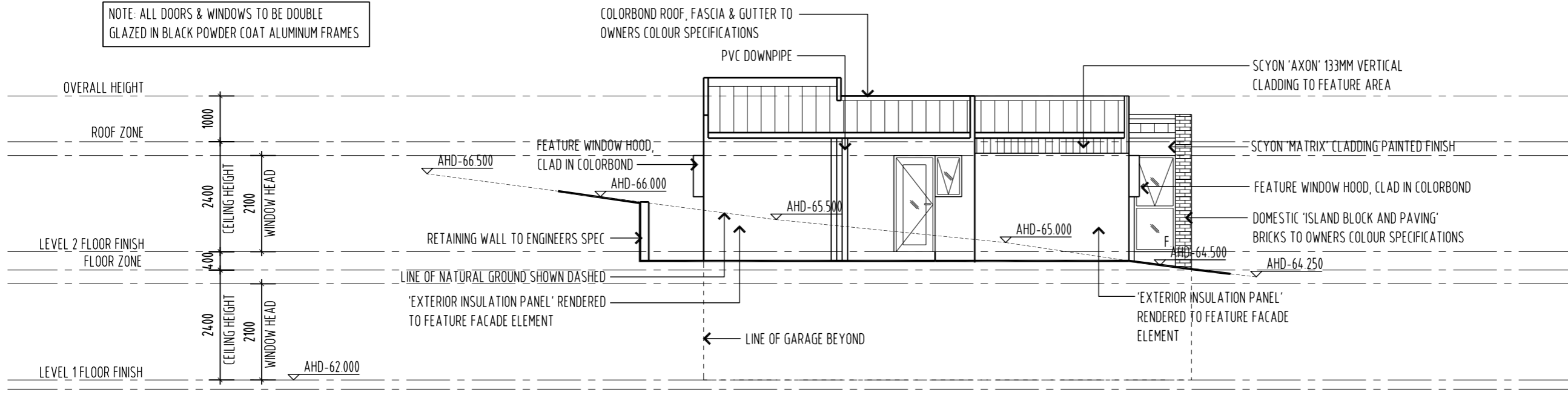
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-62 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



03 SOUTHERN ELEVATION
1:100

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



04 WESTERN ELEVATION
1:100

NOTE:
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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3D
 ELEVATIONS
 SHEET 2

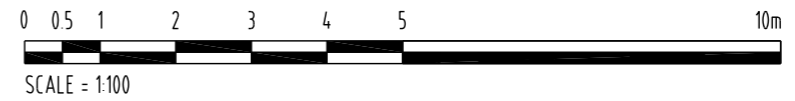
DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3

DATE: NOVEMBER 2015

PROJECT NO. 1508

DRAWING NO. A-DA-63 A





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 3d
 PRIVATE OPEN SPACE

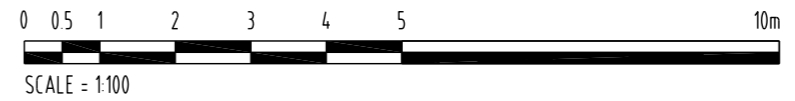
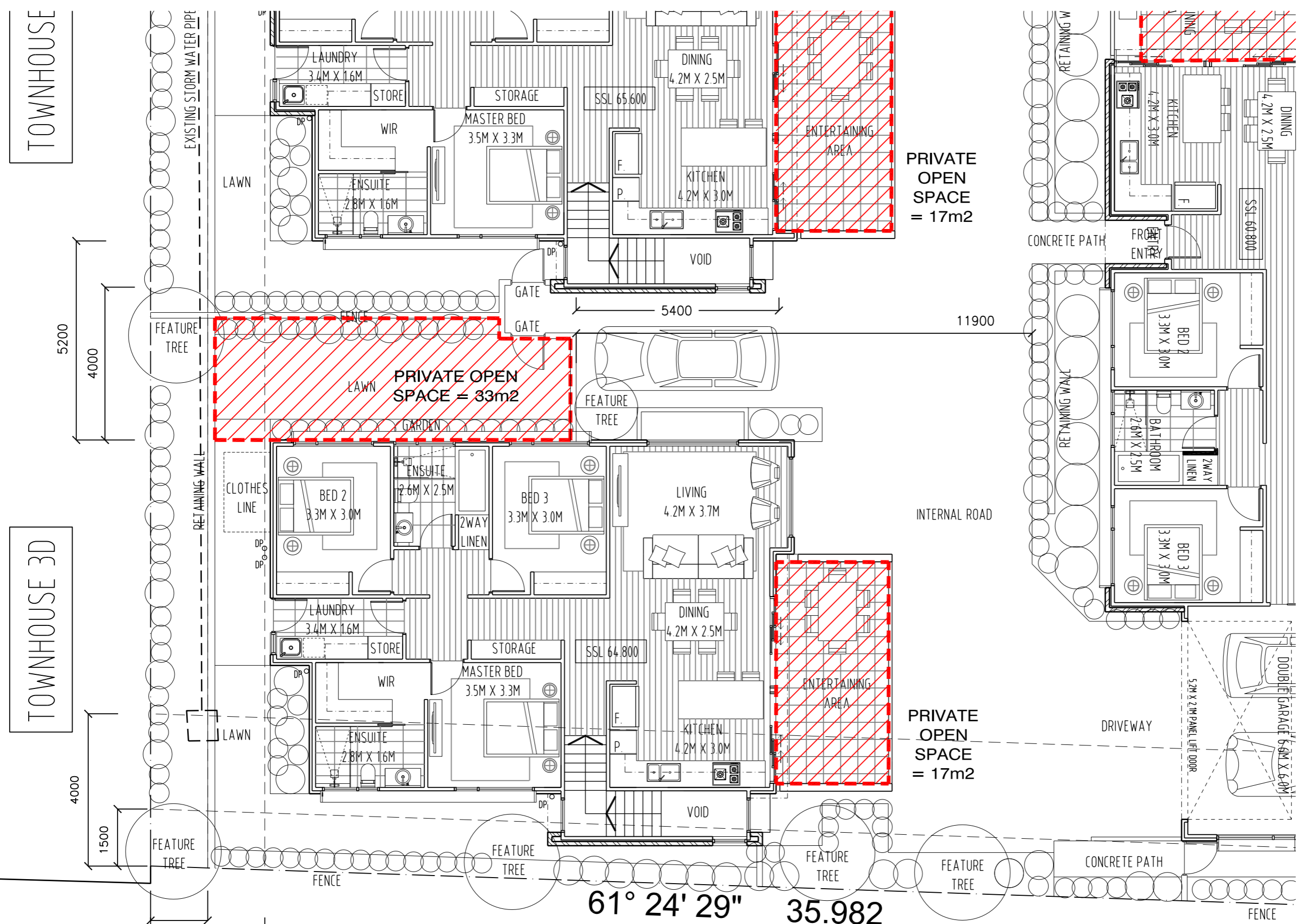
DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3

DATE: NOVEMBER 2015

PROJECT NO. 1508

DRAWING NO. A-DA-64 A





REVISION No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	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

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



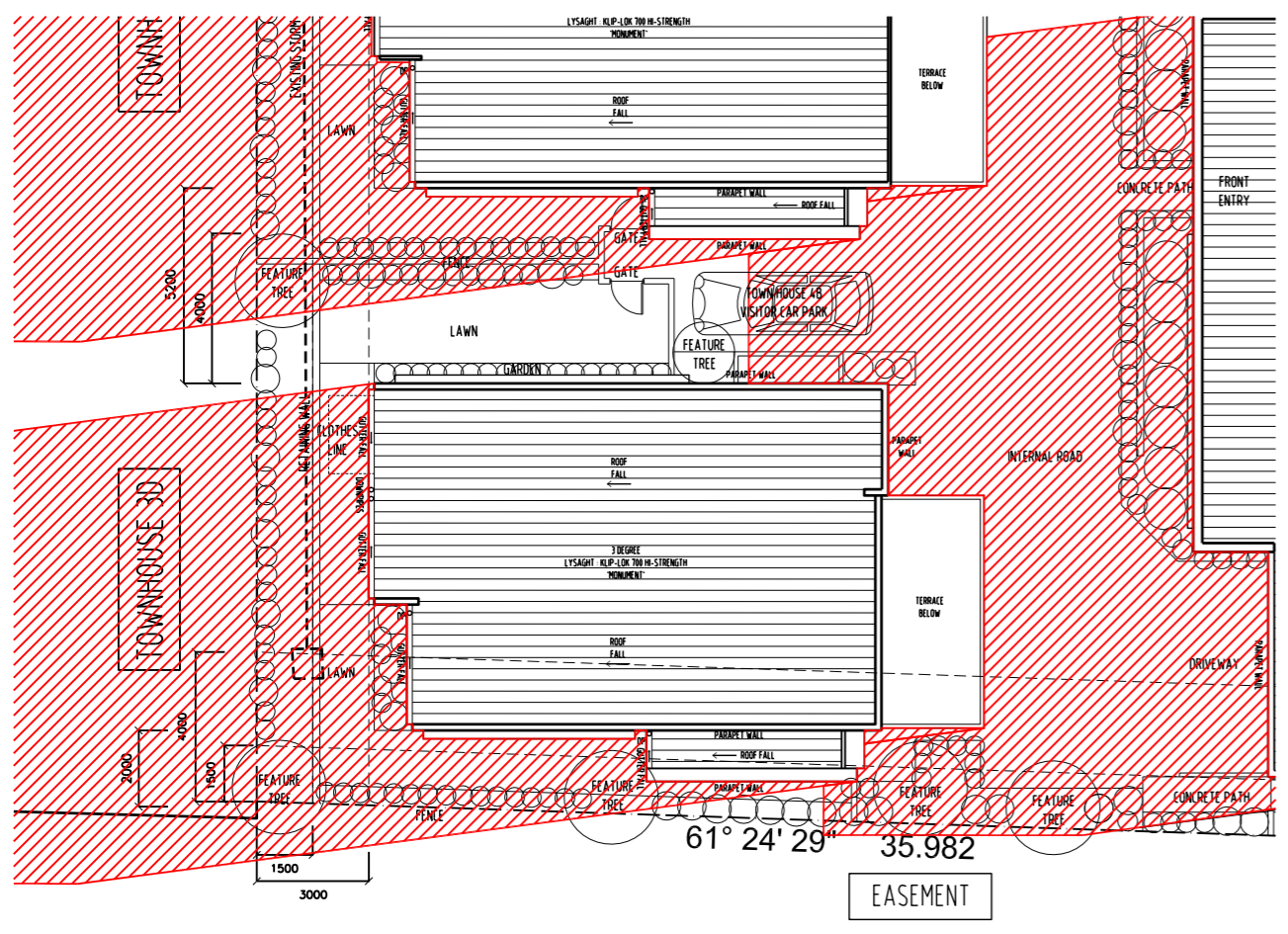
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

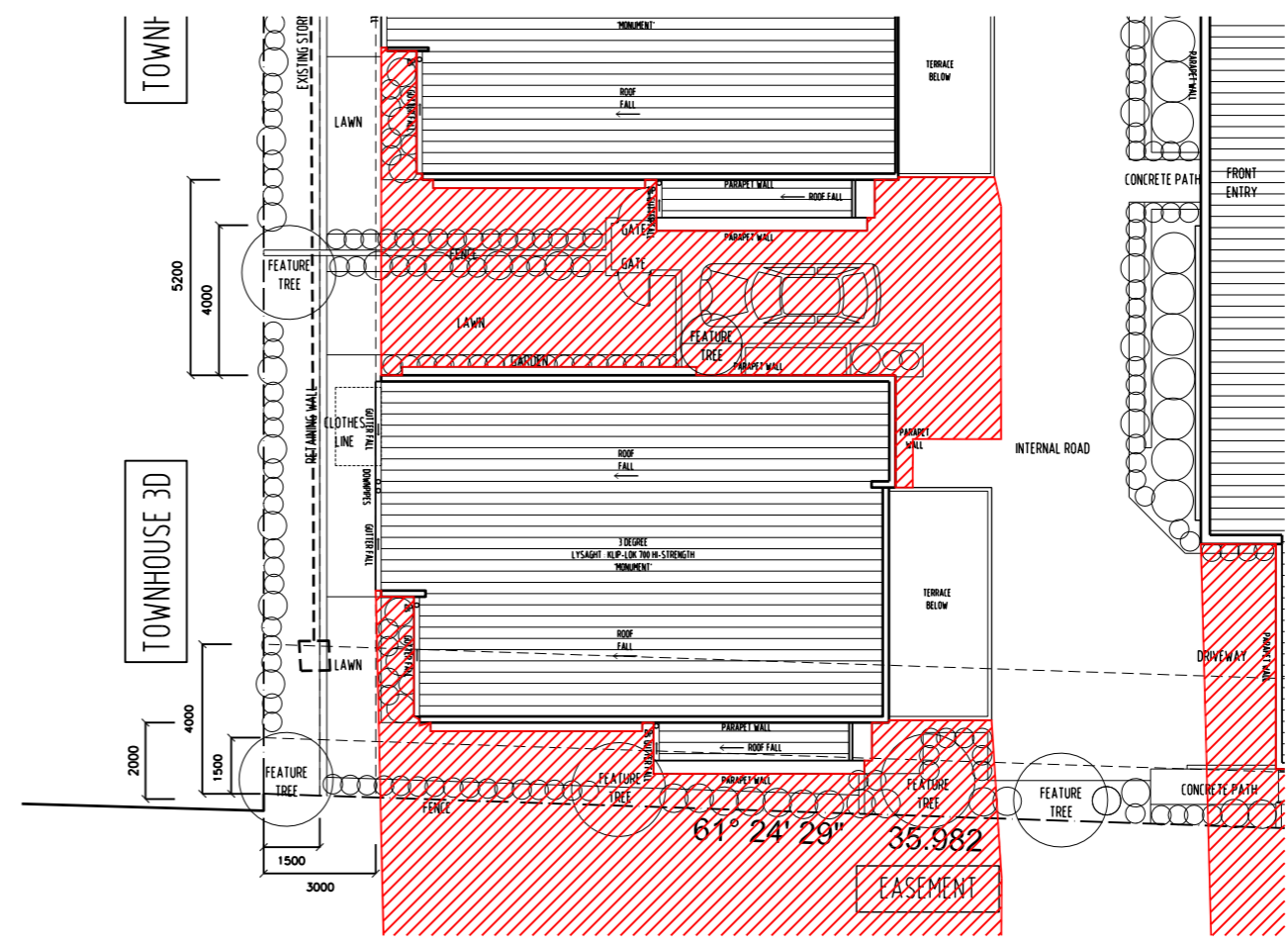
DRAWING TITLE:
 TOWN HOUSE 3d
 SHADOW STUDIES
 21ST JUNE

DRAWN: MB
 CHECKED: MB

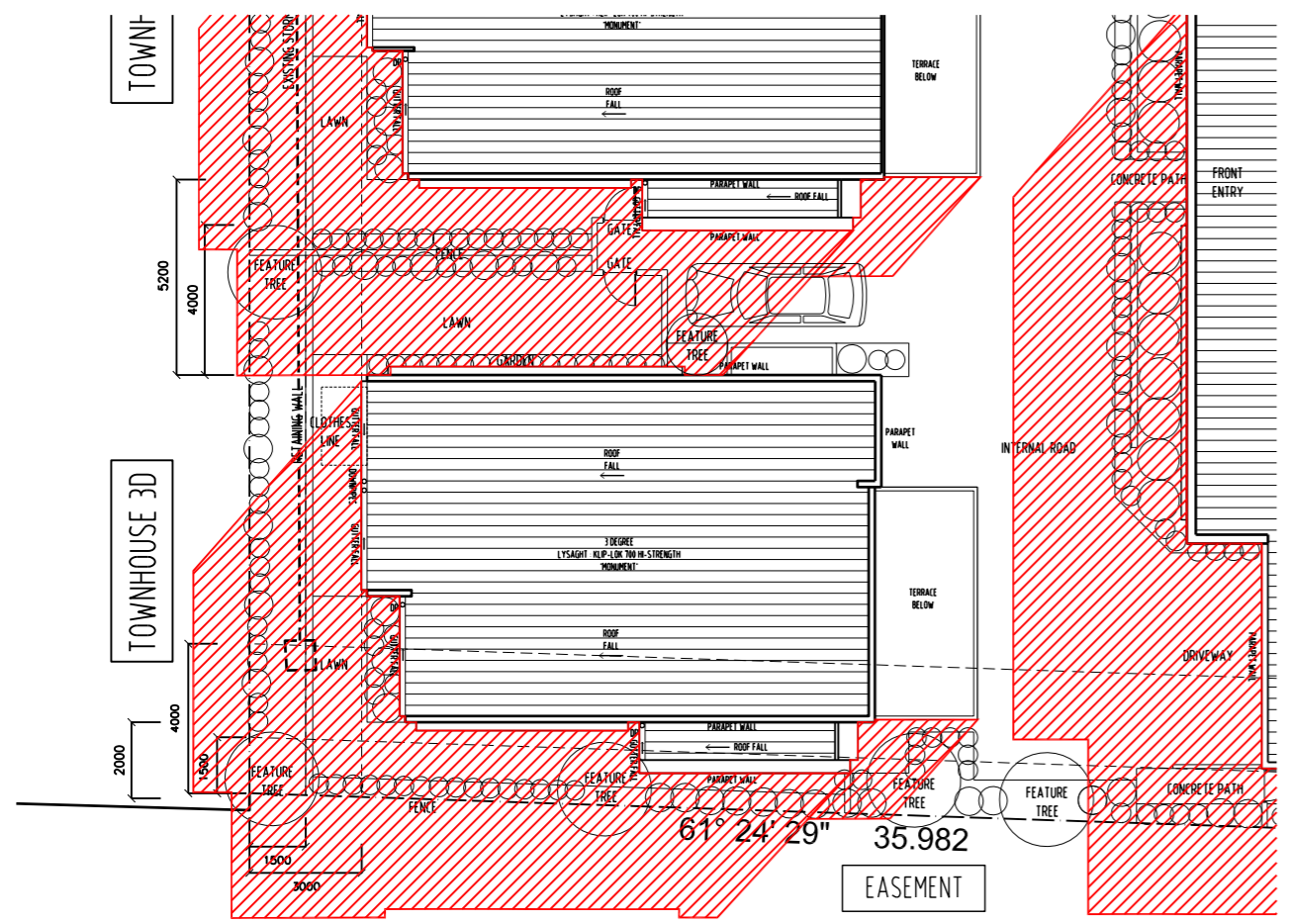
SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-65 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



9:00AM SHADOW ON THE 21ST JUNE

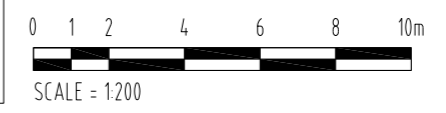


3:00PM SHADOW ON THE 21ST JUNE



12:00NOON SHADOW ON THE 21ST JUNE

LATITUDE = -41°21' SOUTH
 LONGITUDE = 147°15' EAST
 TIME ZONE OFFSET = AEDT, UTC/GMT +11 HOURS





REVISION	DATE	DESCRIPTION	BY	CHECK
No				
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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 - 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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

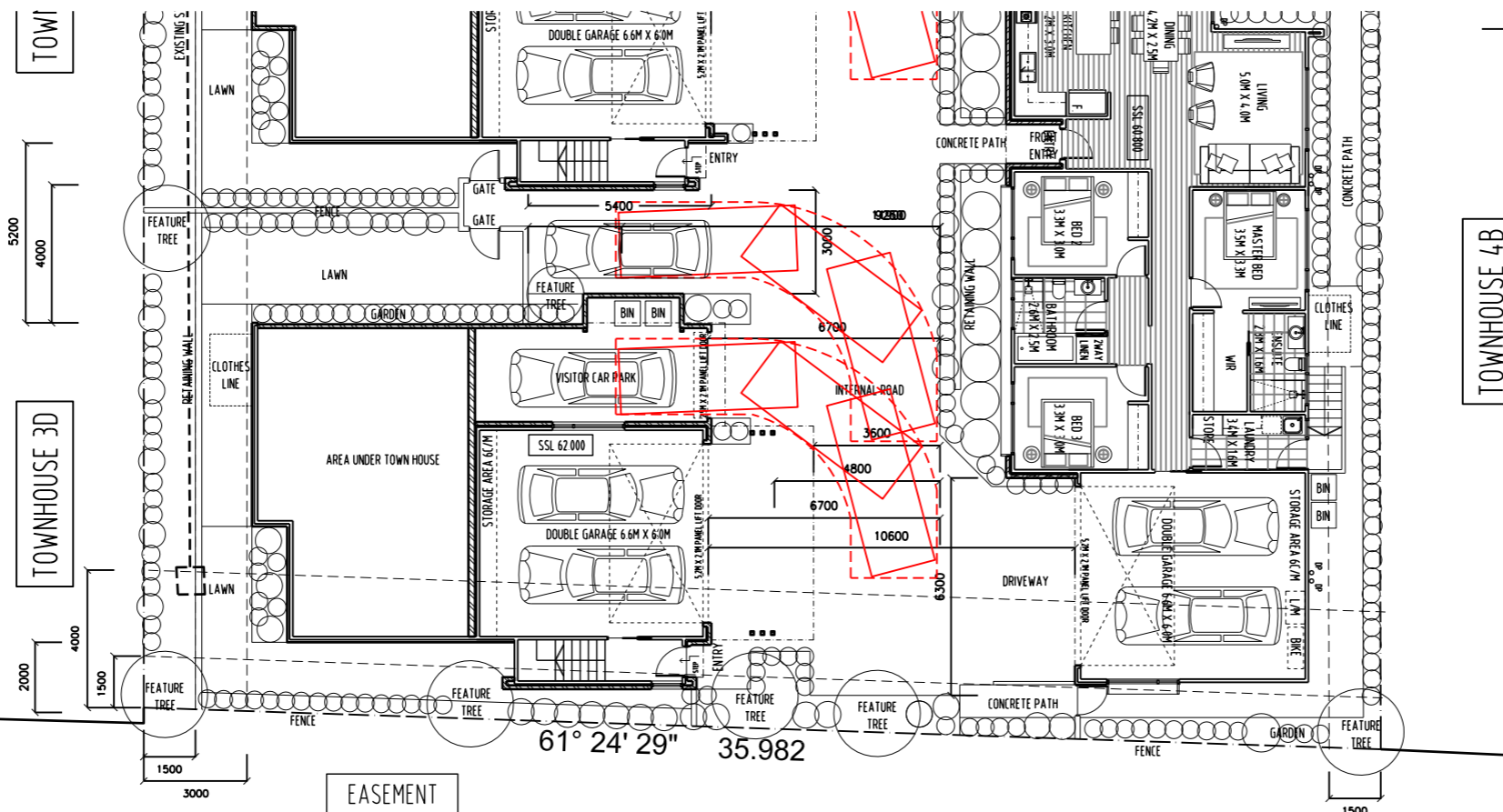
DRAWING TITLE:
 TOWN HOUSE 3d
 VEHICLE TURNING CIRCLES

DRAWN: MB
 CHECKED: MB

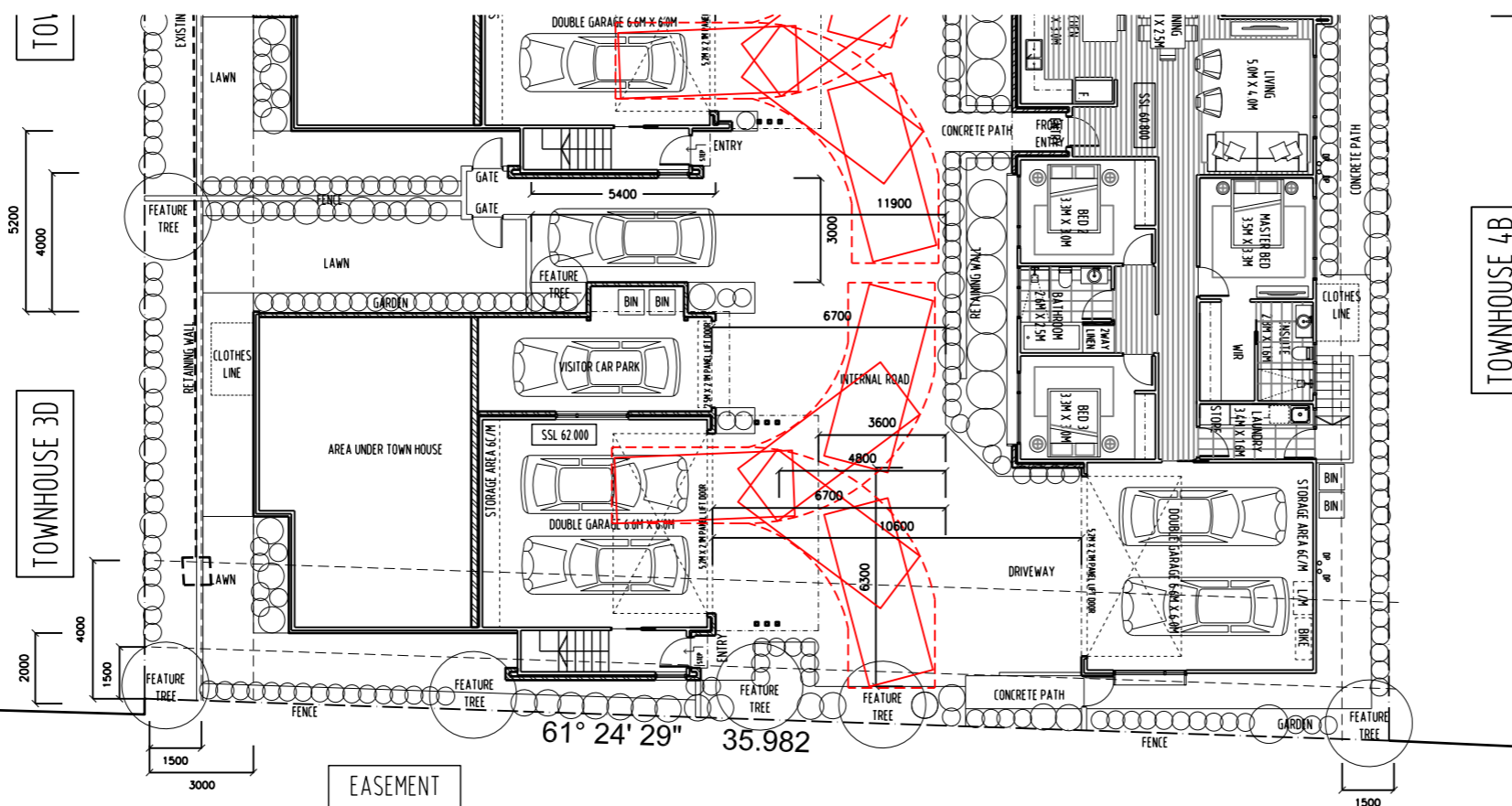
SCALE: 1:200 @ A3
 DATE: NOVEMBER 2015

PROJECT NO. 1508

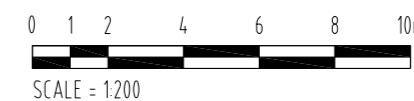
DRAWING NO. A-DA-66 A



B99 TURNING DIAGRAM FOR VISITOR CAR PARKING



B99 TURNING DIAGRAM FOR RESIDENT CAR PARKING



REVISION			
No	DATE	DESCRIPTION	BY/CHECK
A	23/11/15	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
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4a
 ARTISTS ILLUSTRATION

DRAWN: MB
 CHECKED: MB

SCALE: NTS @ A3

DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-67 A





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

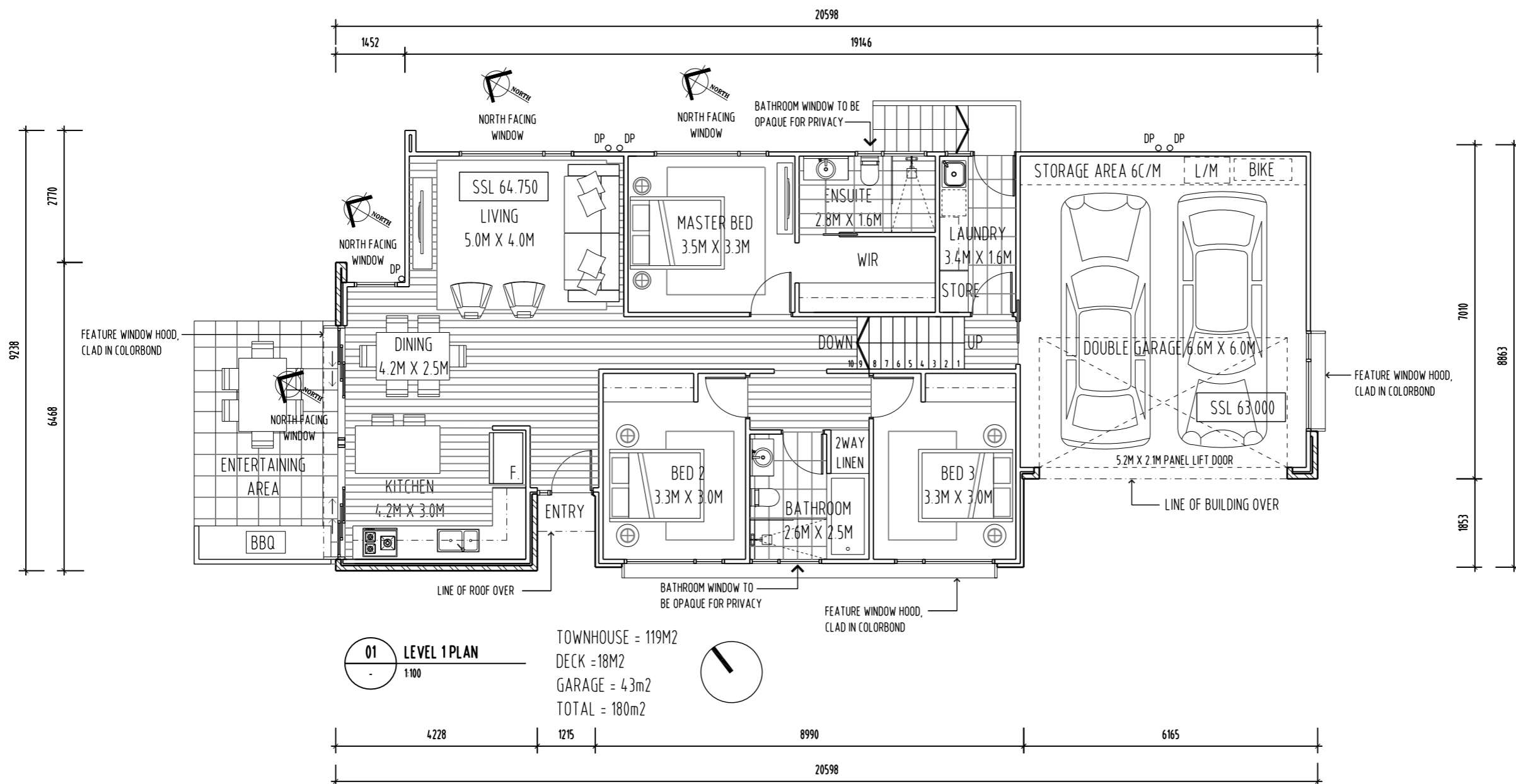
DRAWING TITLE:
 TOWN HOUSE 4A
 LEVEL 1 PLAN

DRAWN: MB
 CHECKED: MB

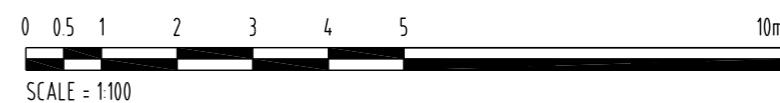
SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-68 A



01 LEVEL 1 PLAN
 1:100
 TOWNHOUSE = 119M2
 DECK = 18M2
 GARAGE = 43M2
 TOTAL = 180M2





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

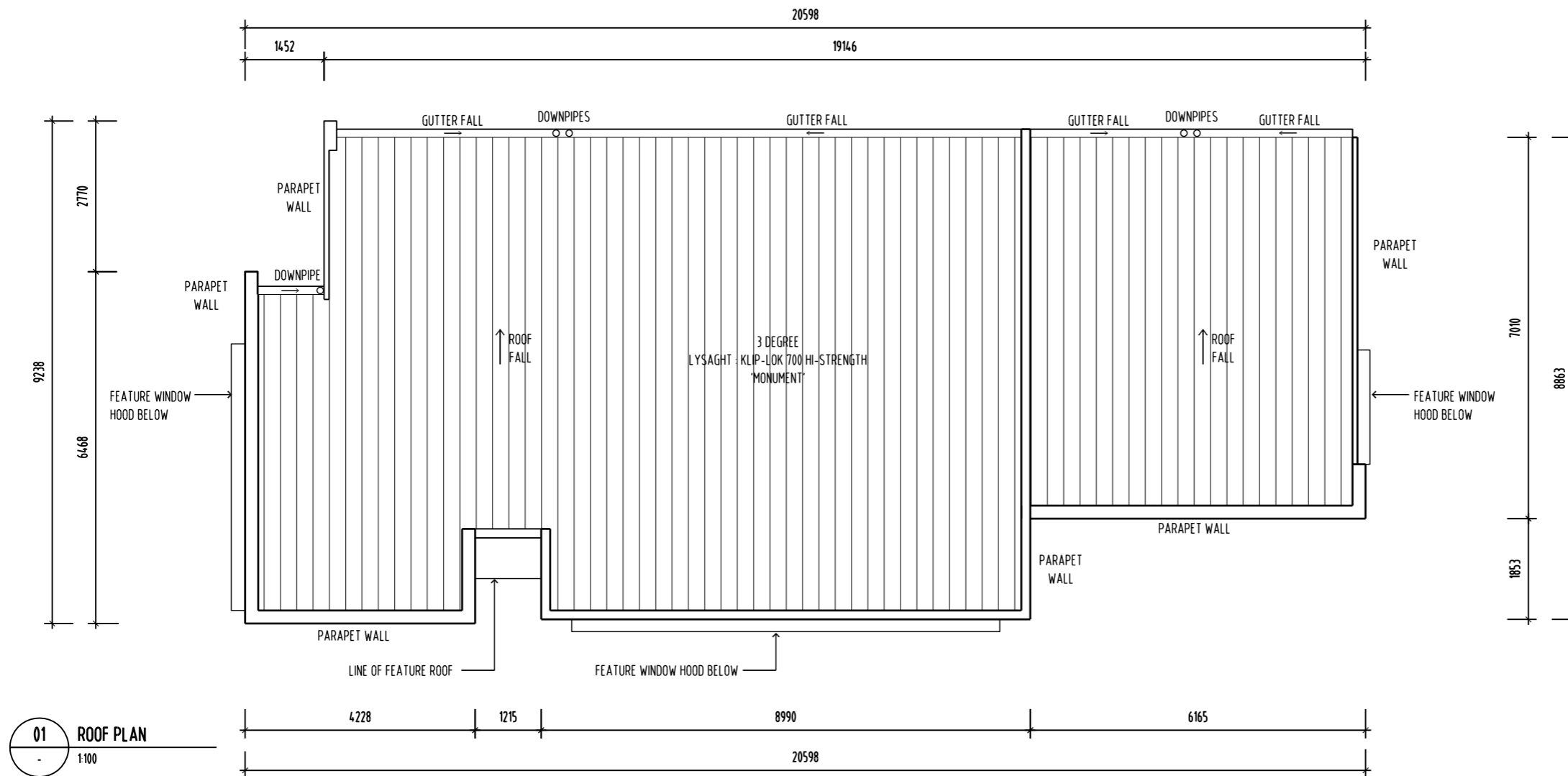


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

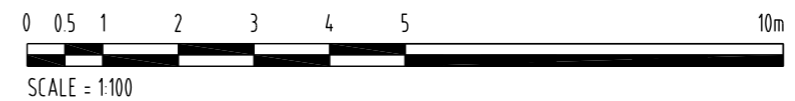
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4A
 ROOF PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-69 A



01 ROOF PLAN
 1:100



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE
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 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4A
 ELEVATIONS
 SHEET 1

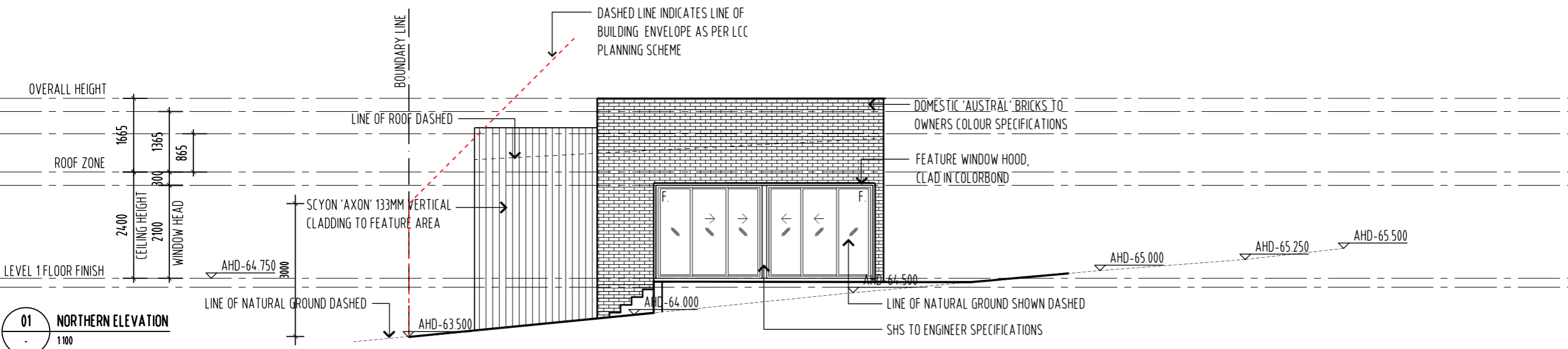
DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3

DATE: NOVEMBER_2015

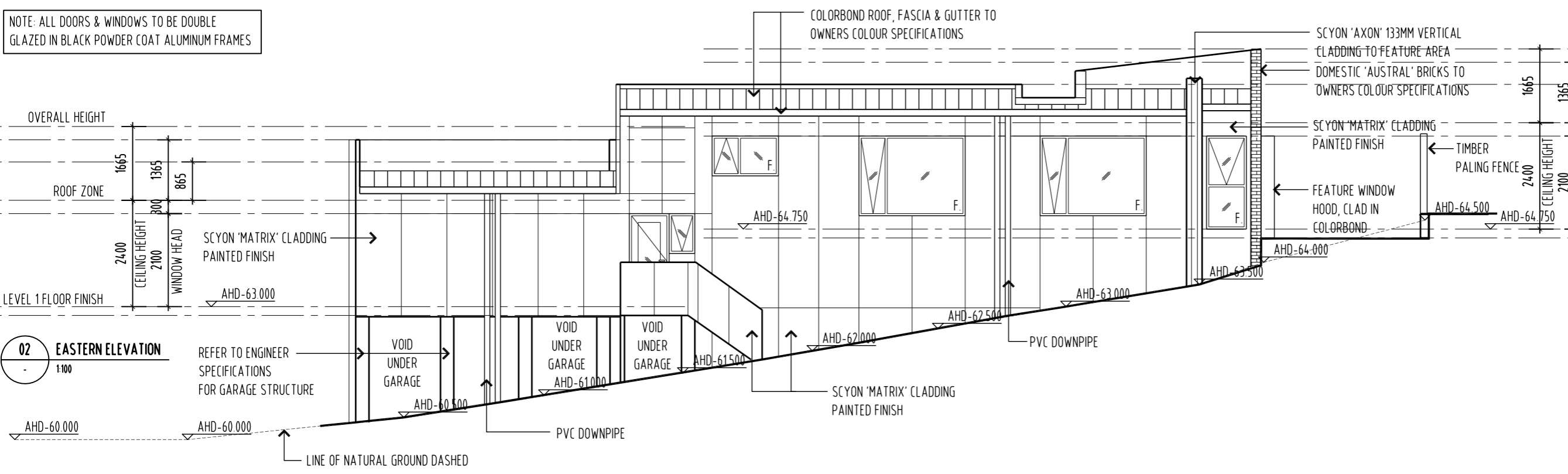
PROJECT NO. 1508

DRAWING NO. A-DA-70 A



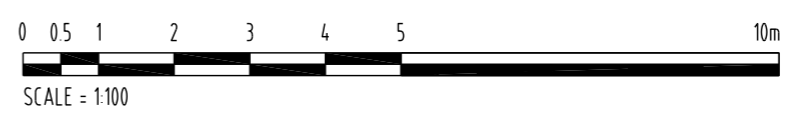
01 NORTHERN ELEVATION
 1:100

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

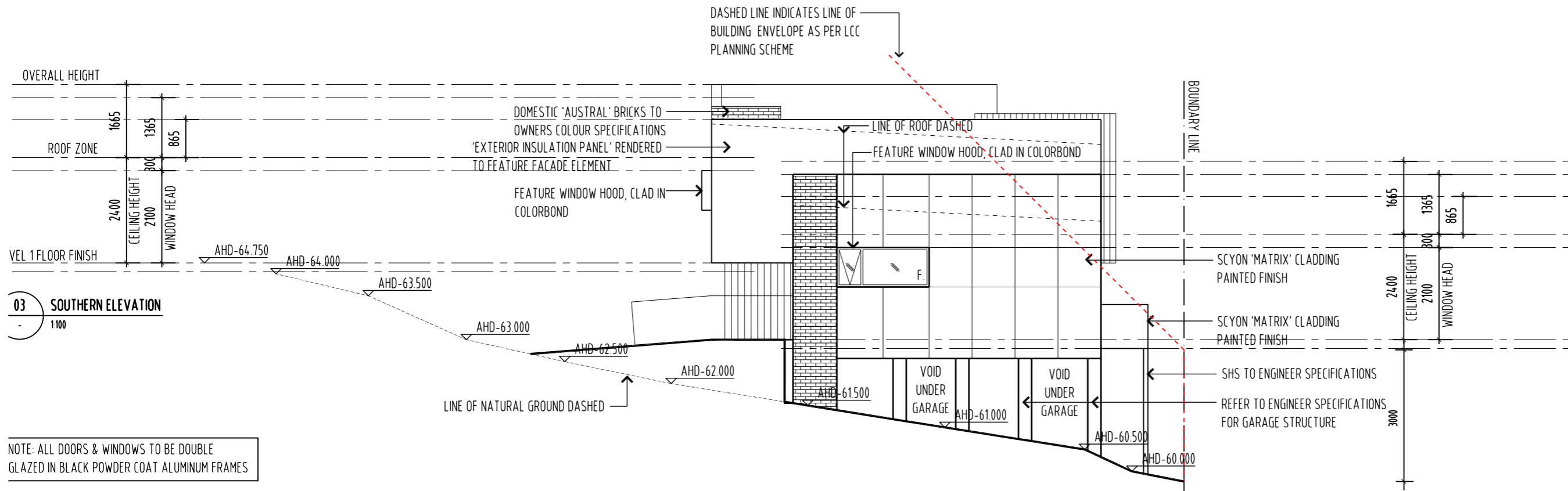


02 EASTERN ELEVATION
 1:100

REFER TO ENGINEER SPECIFICATIONS FOR GARAGE STRUCTURE



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

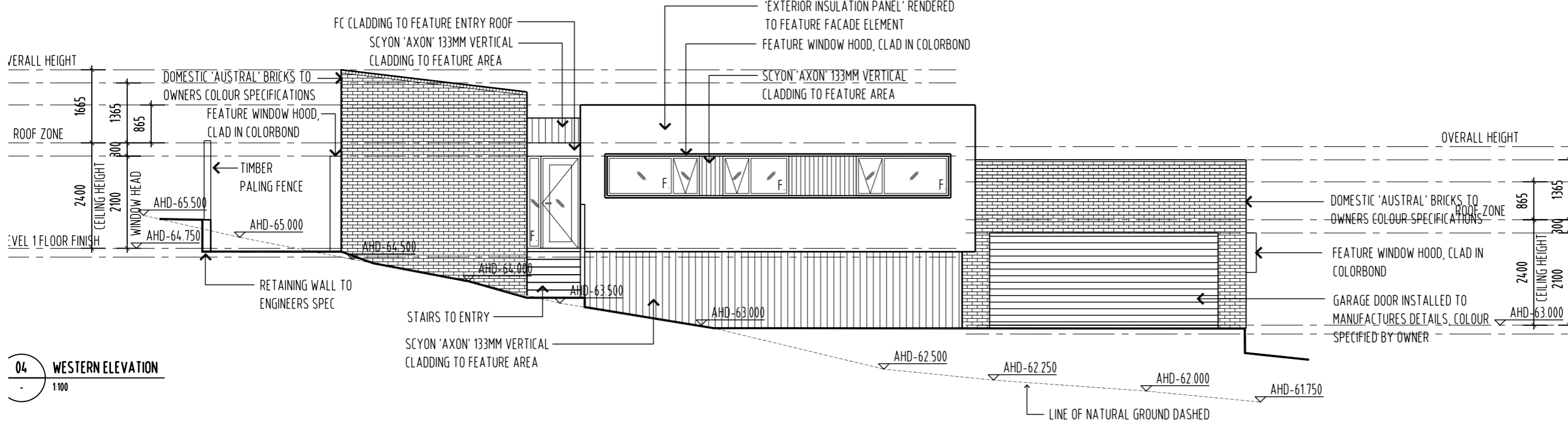


NOTE:
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 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

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



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4A
 ELEVATIONS
 SHEET 2

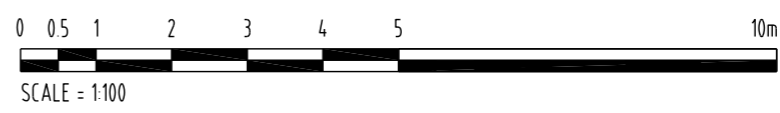
DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3

DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-71 A





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - 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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

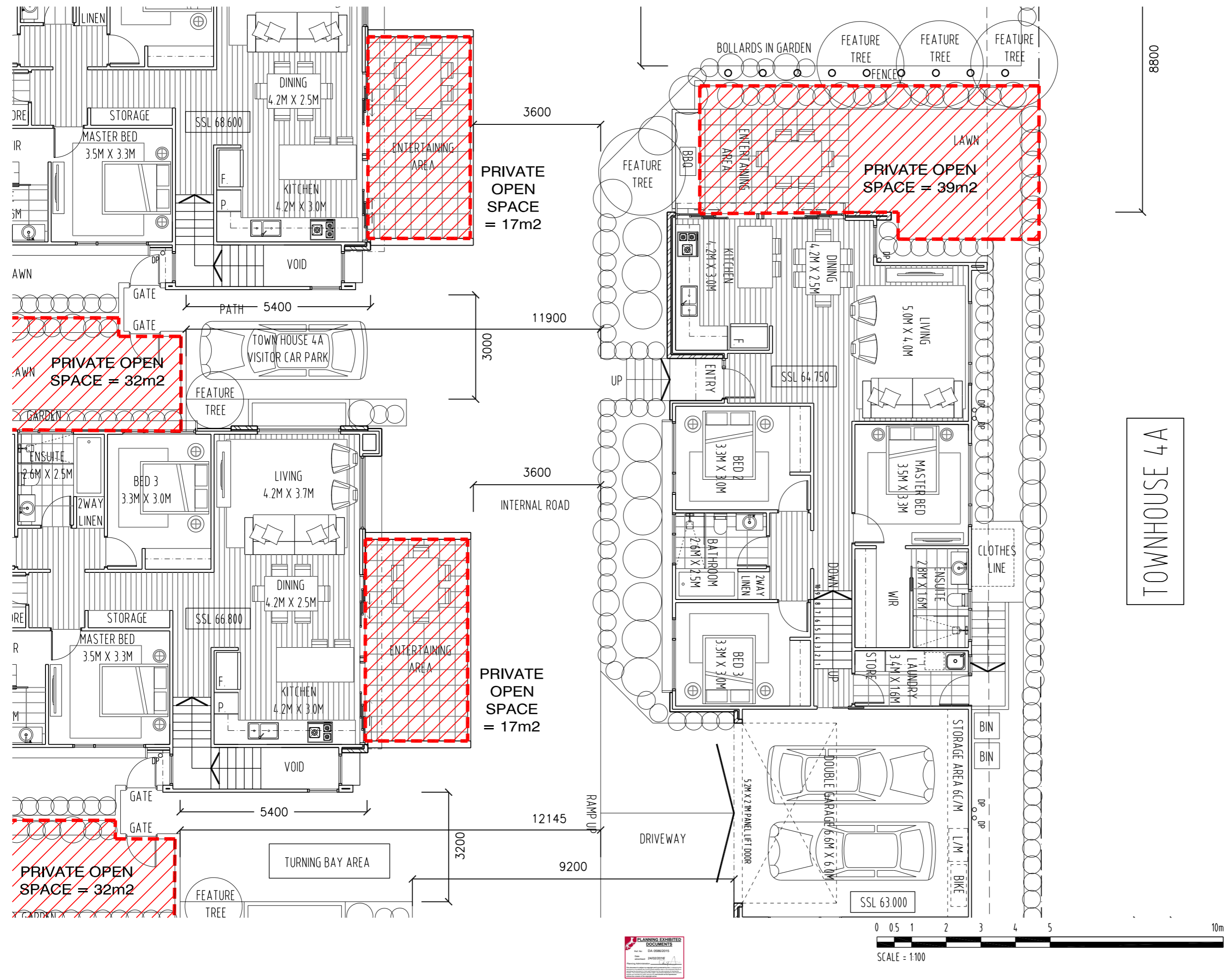


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

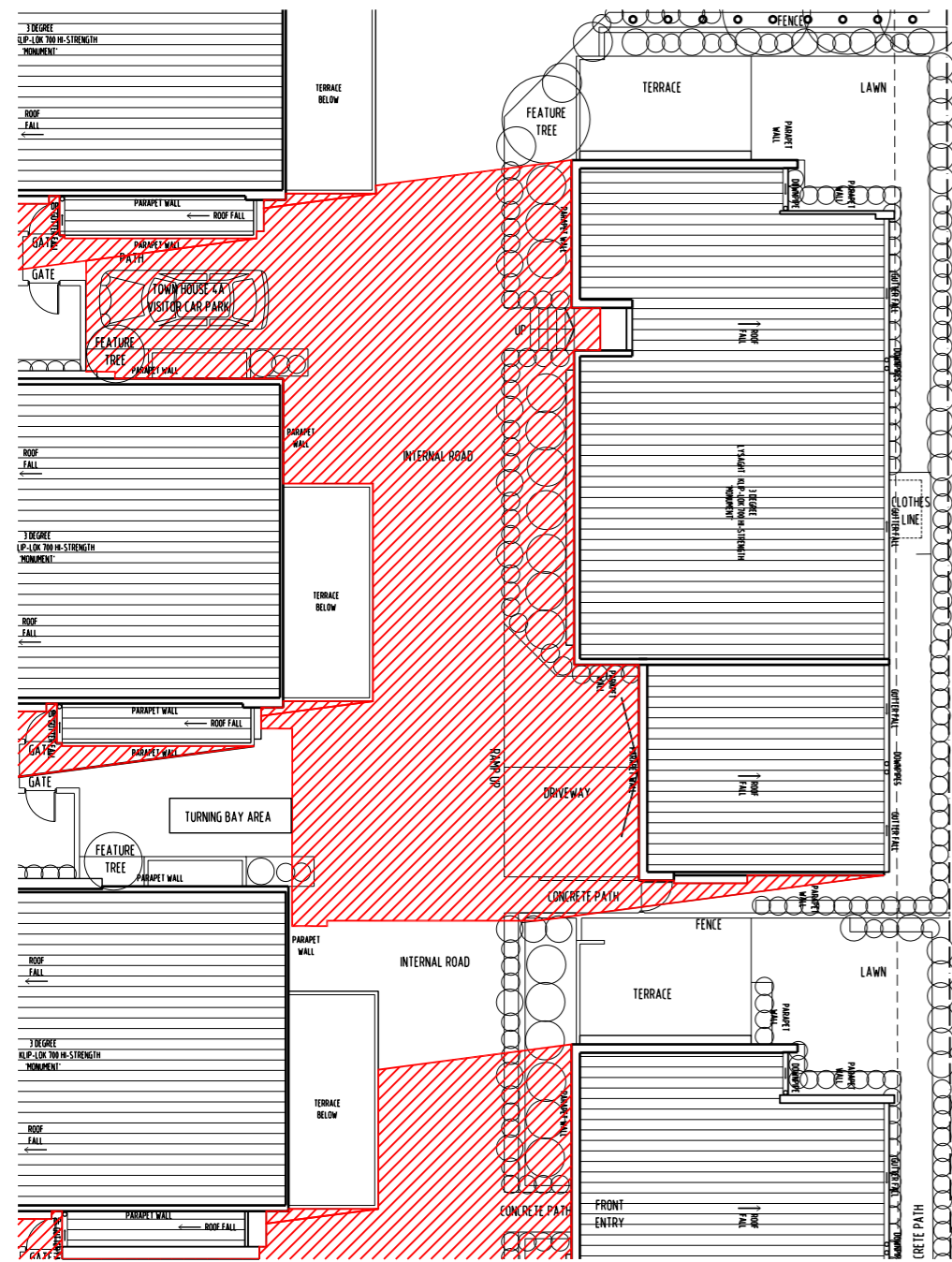
DRAWING TITLE:
 TOWN HOUSE 4a
 PRIVATE OPEN SPACE

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO: 1508
 DRAWING NO: A-DA-72 A

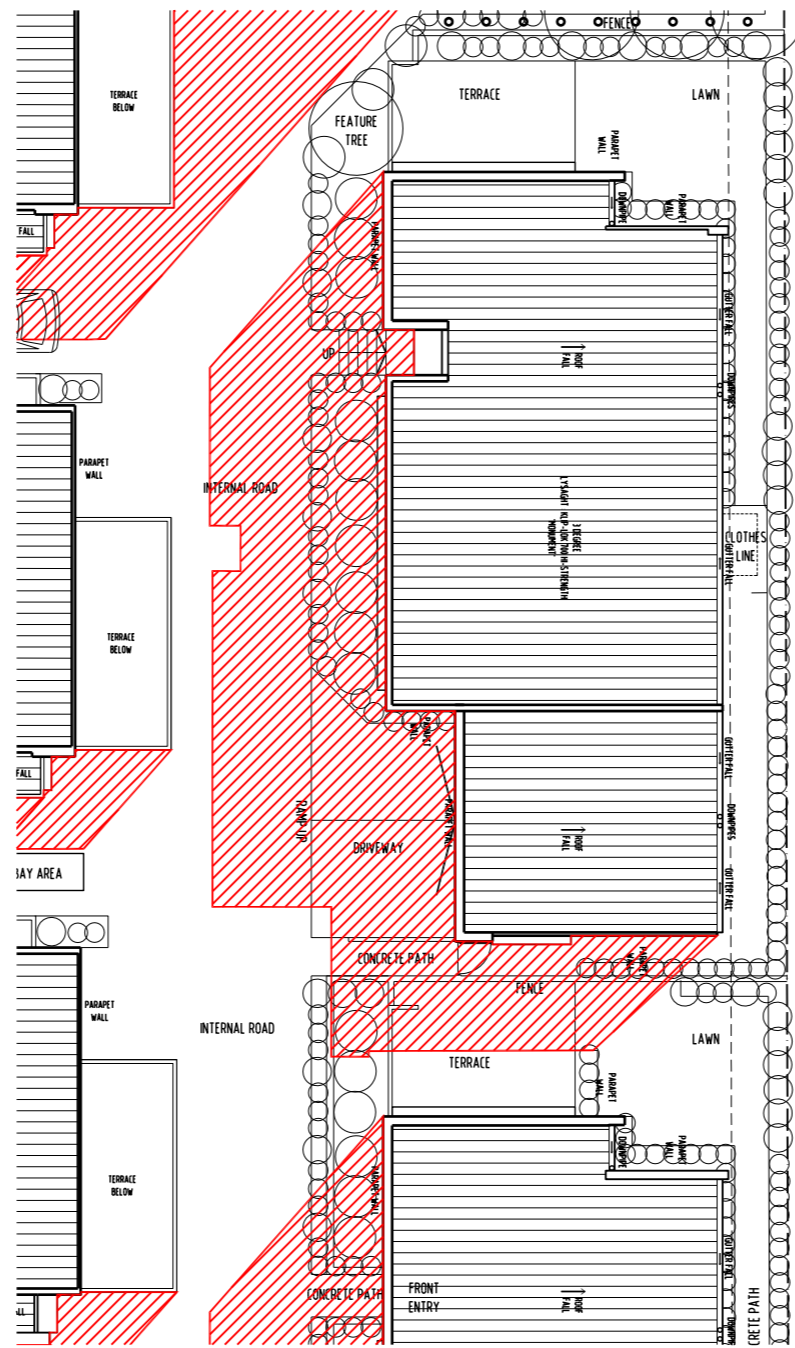




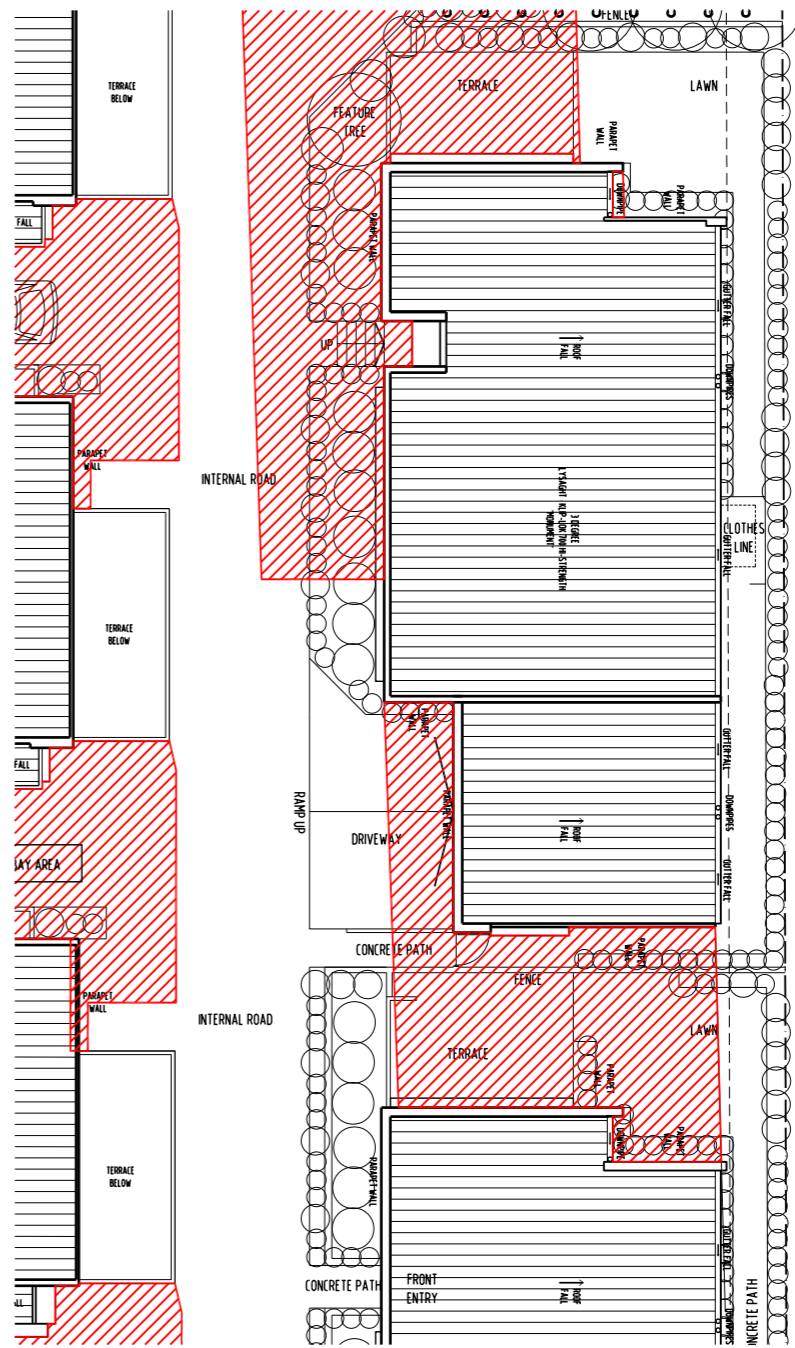
REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



9:00AM SHADOW ON THE 21ST JUNE



12:00NOON SHADOW ON THE 21ST JUNE



3:00PM SHADOW ON THE 21ST JUNE

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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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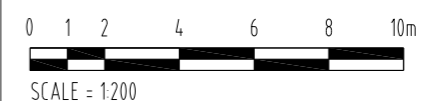
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4a
 SHADOW STUDIES
 21ST JUNE

DRAWN: MB
 CHECKED: MB

SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-73 A

LATITUDE = -41'21' SOUTH
 LONGITUDE = 147'15' EAST
 TIME ZONE OFFSET = AEDT, UTC/GMT +11 HOURS





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
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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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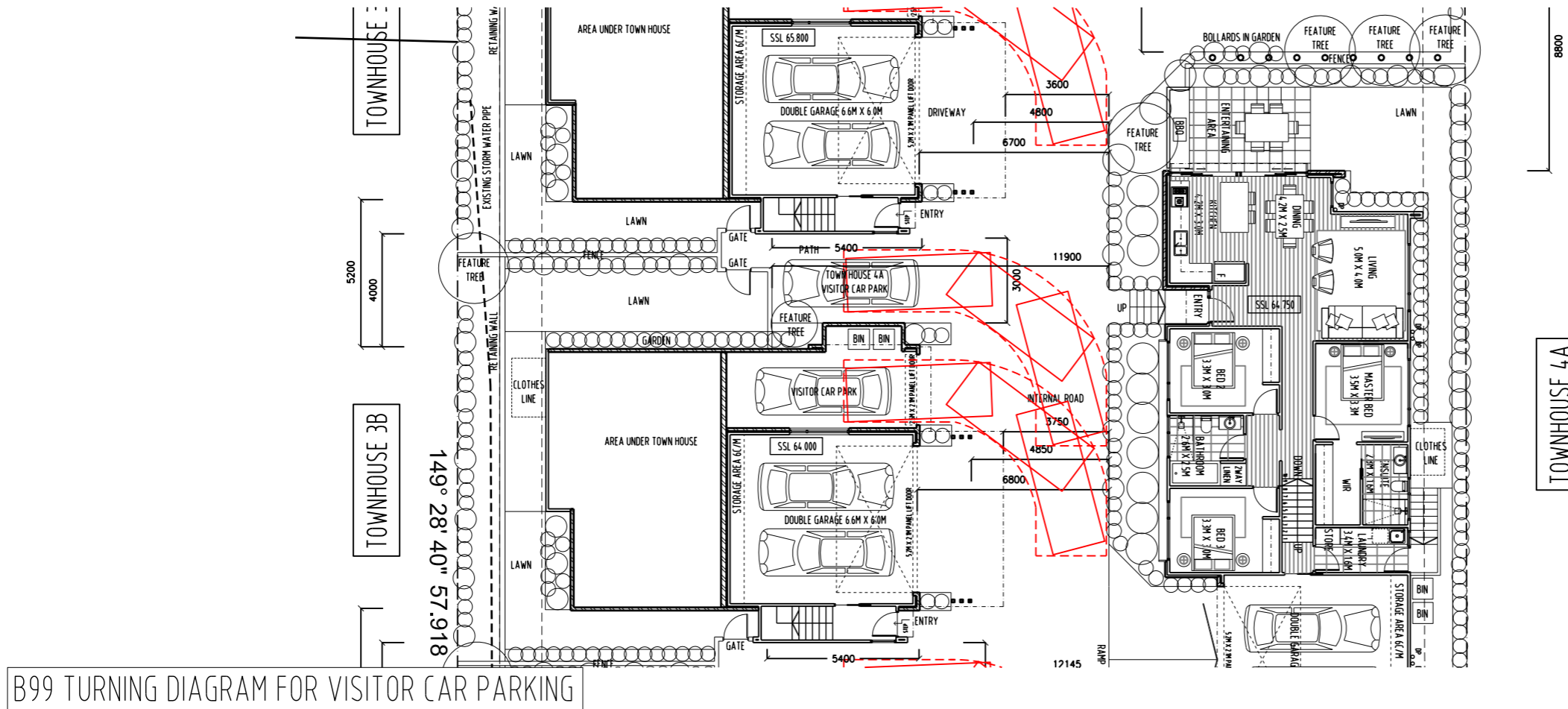
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4a
 VEHICLE TURNING CIRCLES

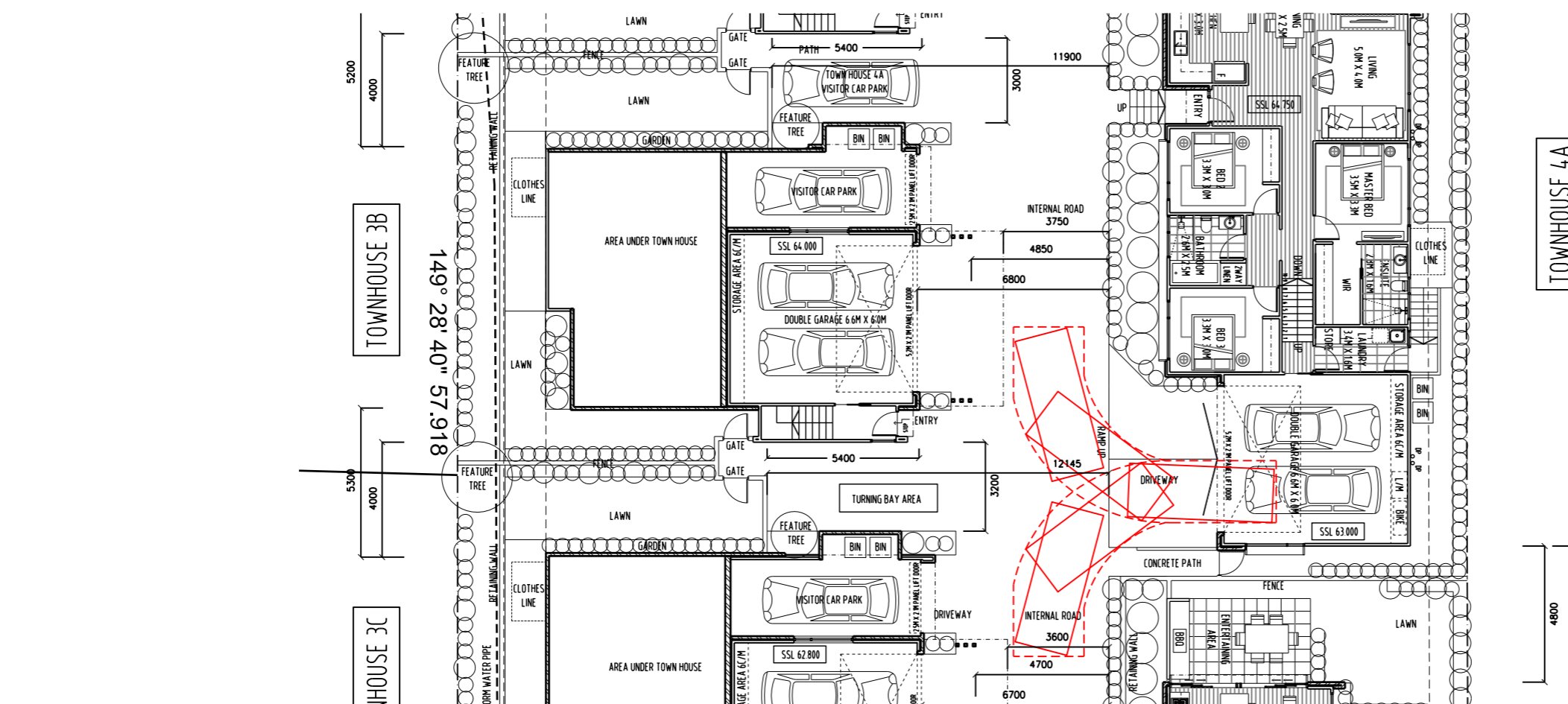
DRAWN: MB
 CHECKED: MB

SCALE: 1:200 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508

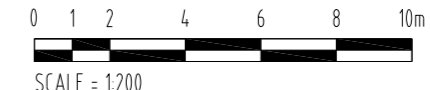
DRAWING NO. A-DA-74 A



B99 TURNING DIAGRAM FOR VISITOR CAR PARKING



B99 TURNING DIAGRAM FOR RESIDENT CAR PARKING



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
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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:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4b
 ARTISTS ILLUSTRATION

DRAWN: MB
 CHECKED: MB

SCALE: NTS @ A3

DATE: NOVEMBER_2015

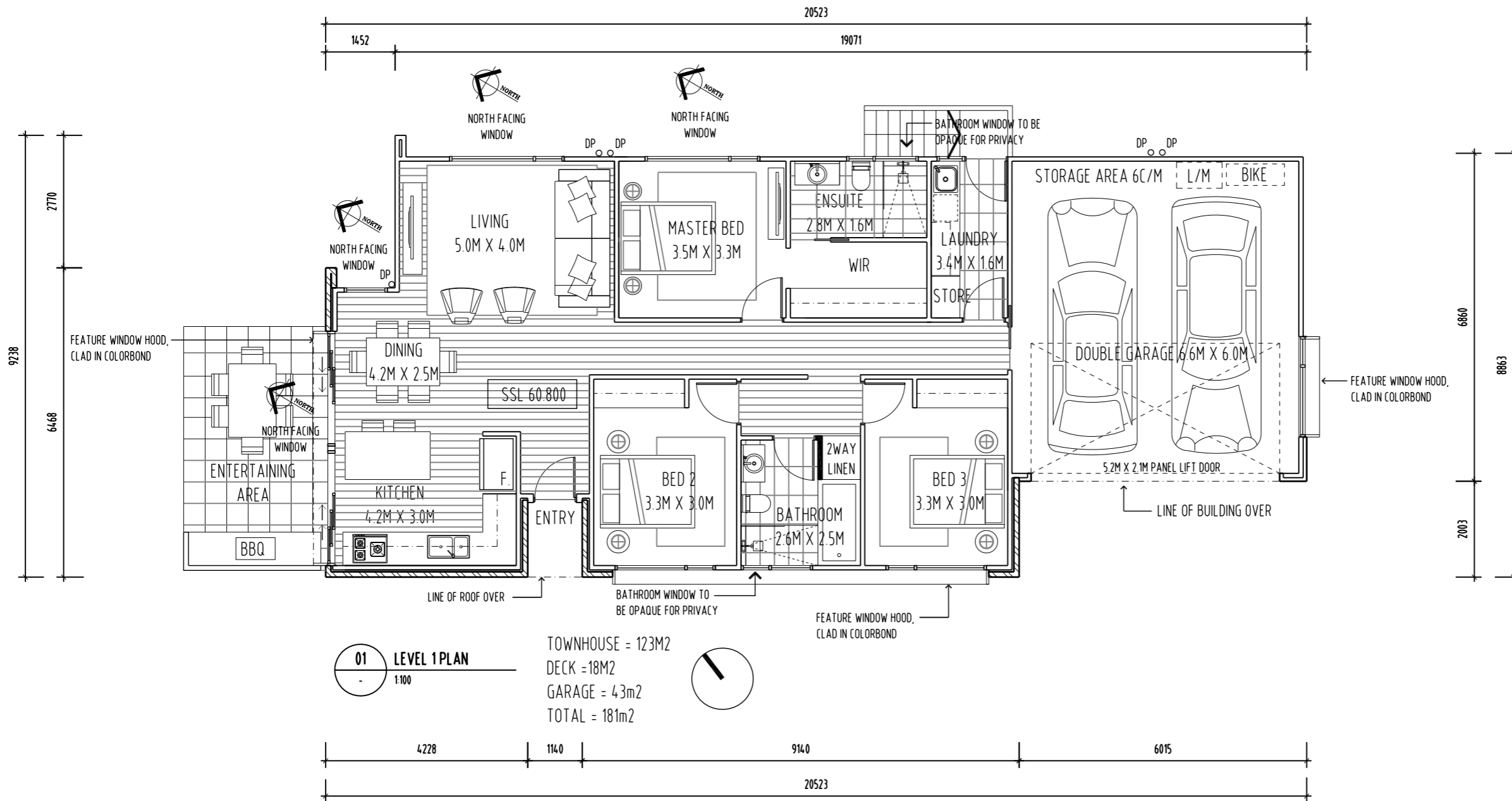
PROJECT NO. 1508

DRAWING NO. A-DA-75 A



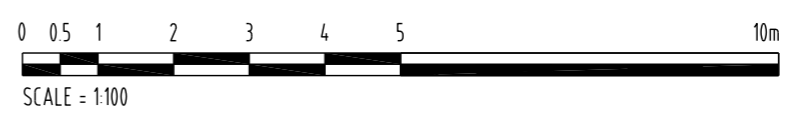


REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



01 LEVEL 1 PLAN
1:100

TOWNHOUSE = 123M²
DECK = 18M²
GARAGE = 43M²
TOTAL = 181M²



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

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

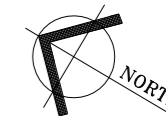


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
RESIDENTIAL DEVELOPMENT
25 DUKE STREET
WEST LAUNCESTON

DRAWING TITLE:
TOWN HOUSE 4B
LEVEL 1 PLAN

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: NOVEMBER_2015
PROJECT NO. 1508
DRAWING NO. A-DA-76 A



REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	23/11/15	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

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION

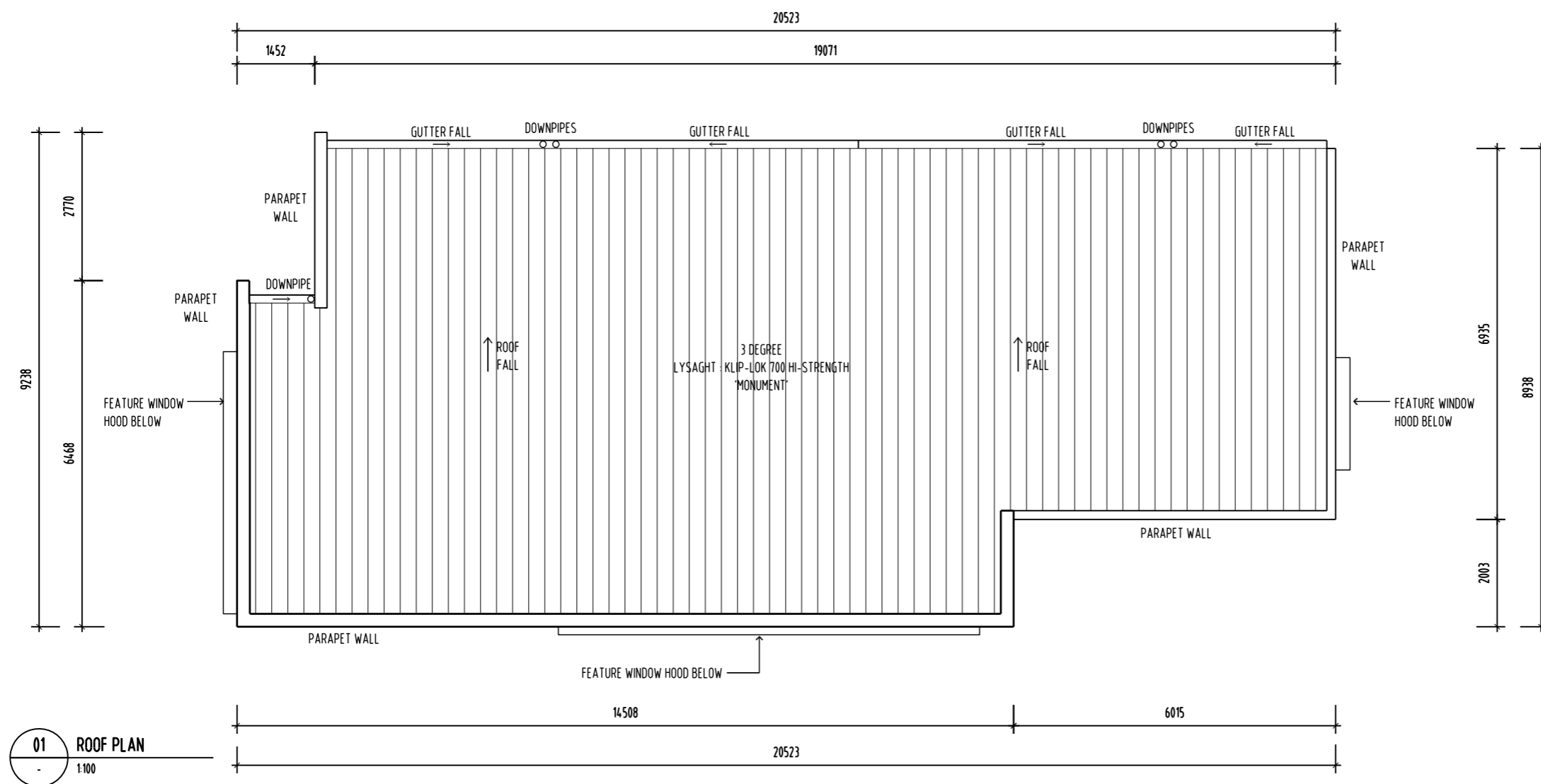


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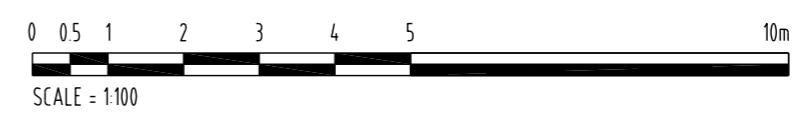
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4B
 ROOF PLAN

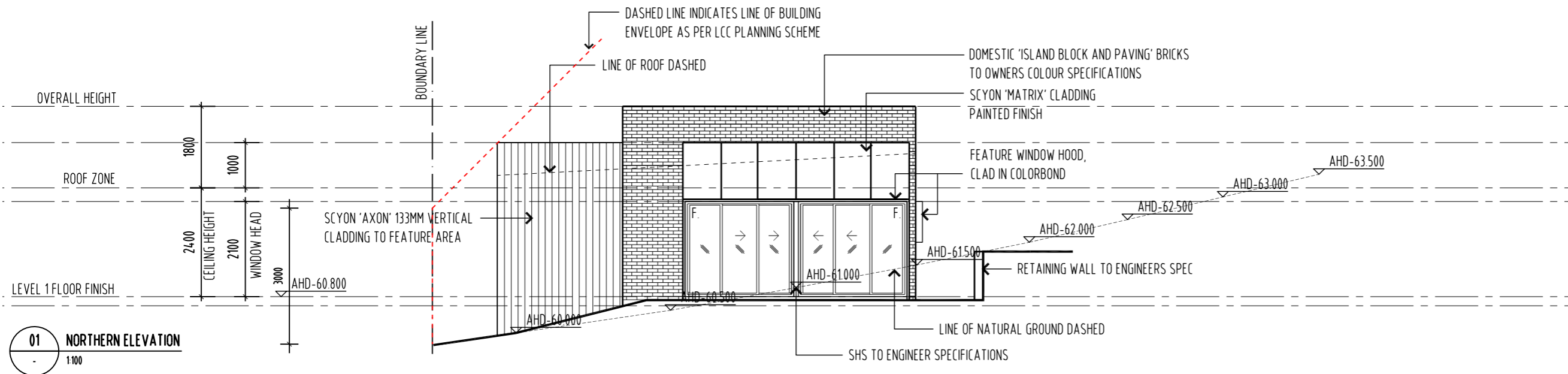
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SCALE:	1:100 @ A3
DATE:	NOVEMBER 2015
PROJECT NO.	1508
DRAWING NO.	A-DA-77 A



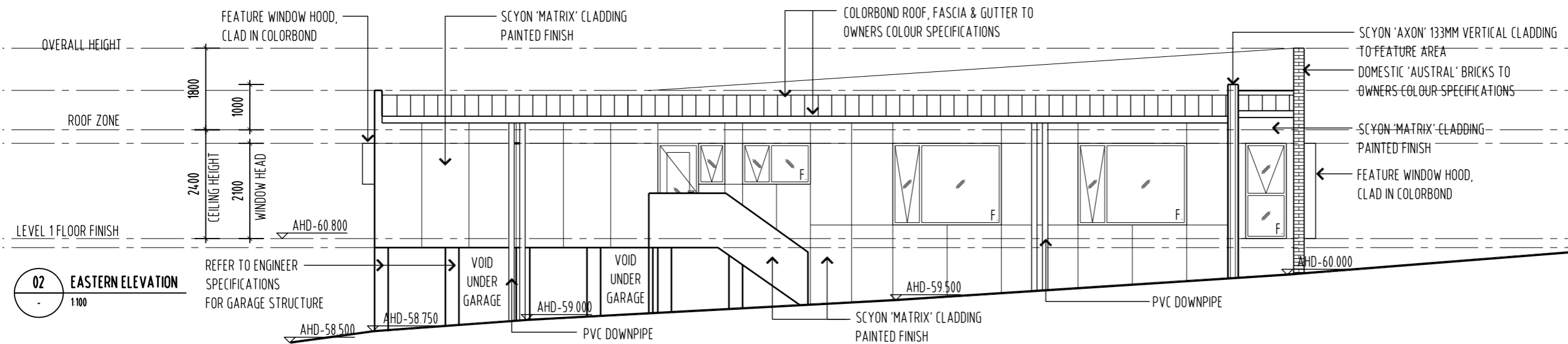
01 ROOF PLAN
 1:100



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



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



NOTE:
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DEVELOPMENT APPLICATION
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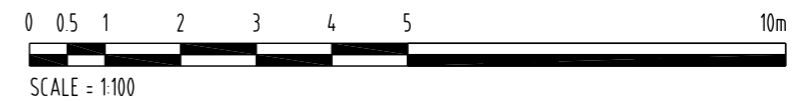


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PROJECT NAME:
RESIDENTIAL DEVELOPMENT
25 DUKE STREET
WEST LAUNCESTON

DRAWING TITLE:
TOWN HOUSE 4B
ELEVATIONS
SHEET 1

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: NOVEMBER 2015
PROJECT NO. 1508
DRAWING NO. A-DA-78 A



REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

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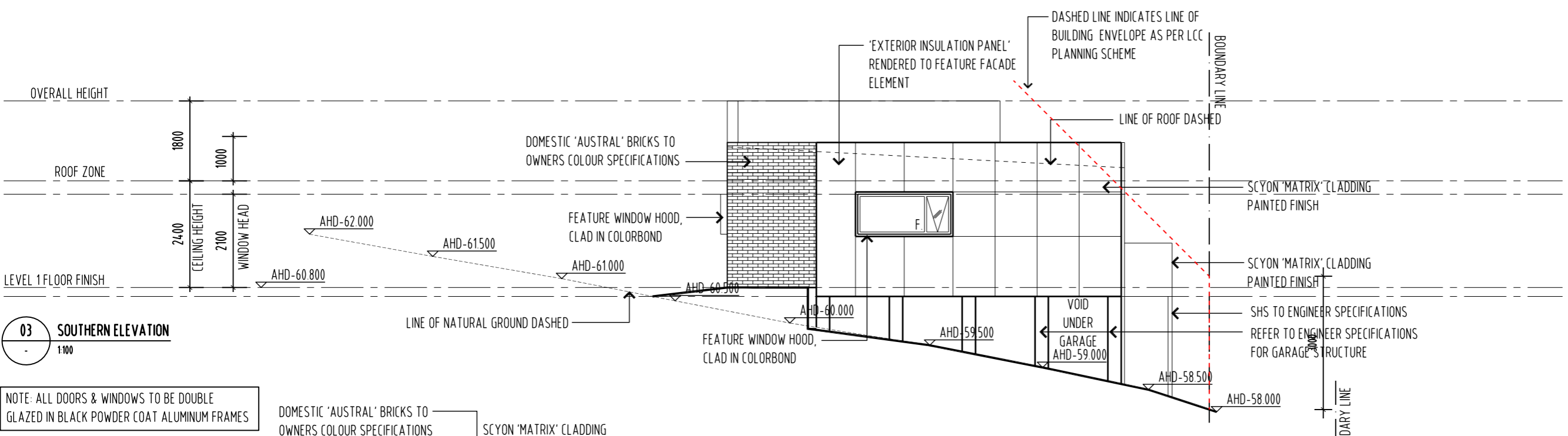


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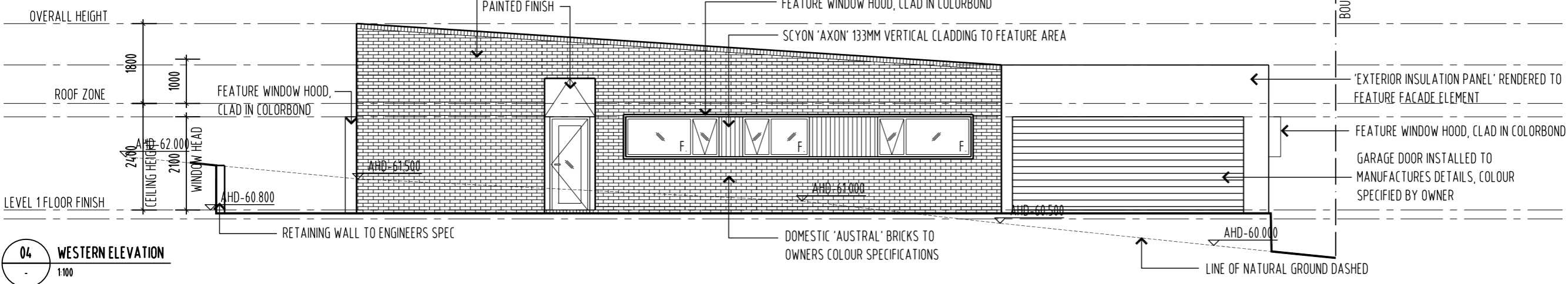
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4B
 ELEVATIONS
 SHEET 2

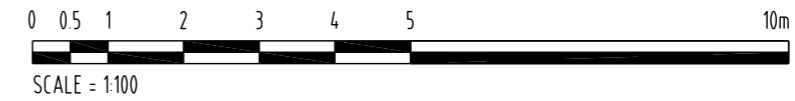
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 SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-79 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



03 SOUTHERN ELEVATION
 1:100



04 WESTERN ELEVATION
 1:100





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

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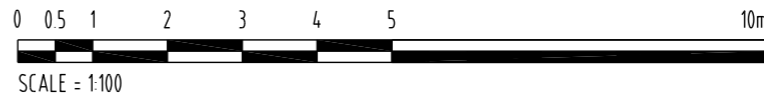
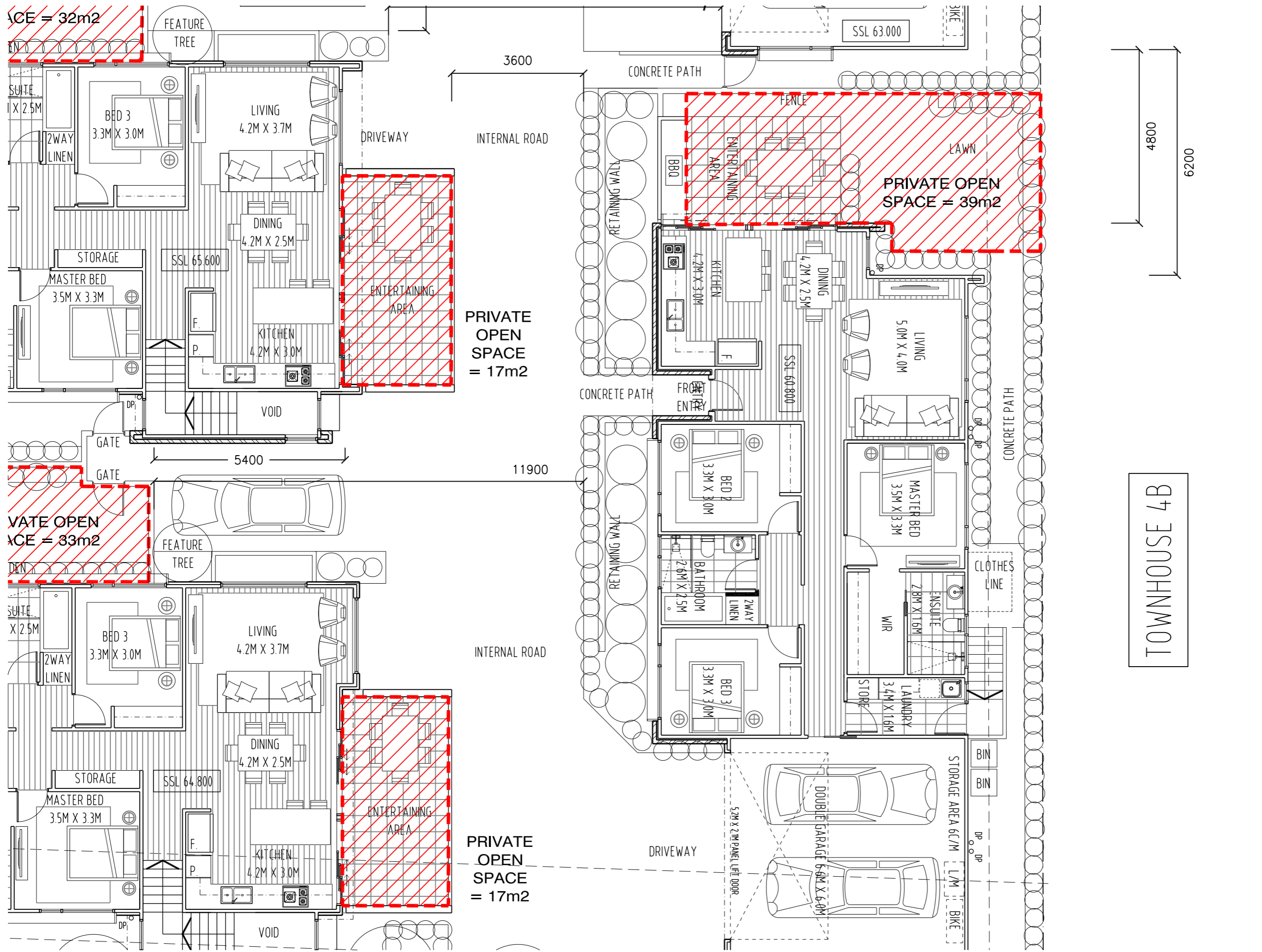
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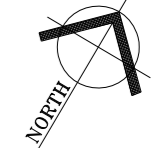
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4b
 PRIVATE OPEN SPACE

DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-80 A





REVISION No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
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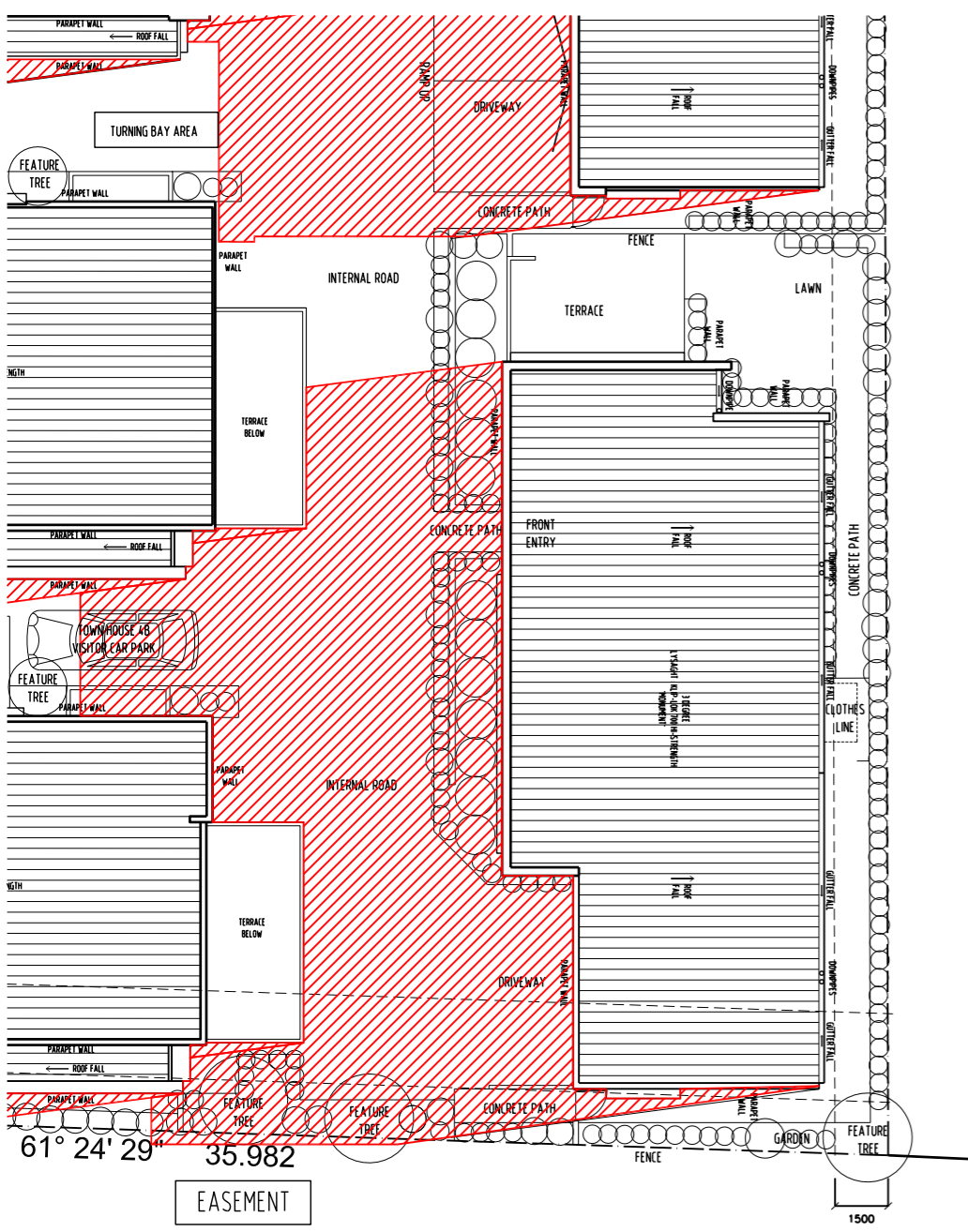
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

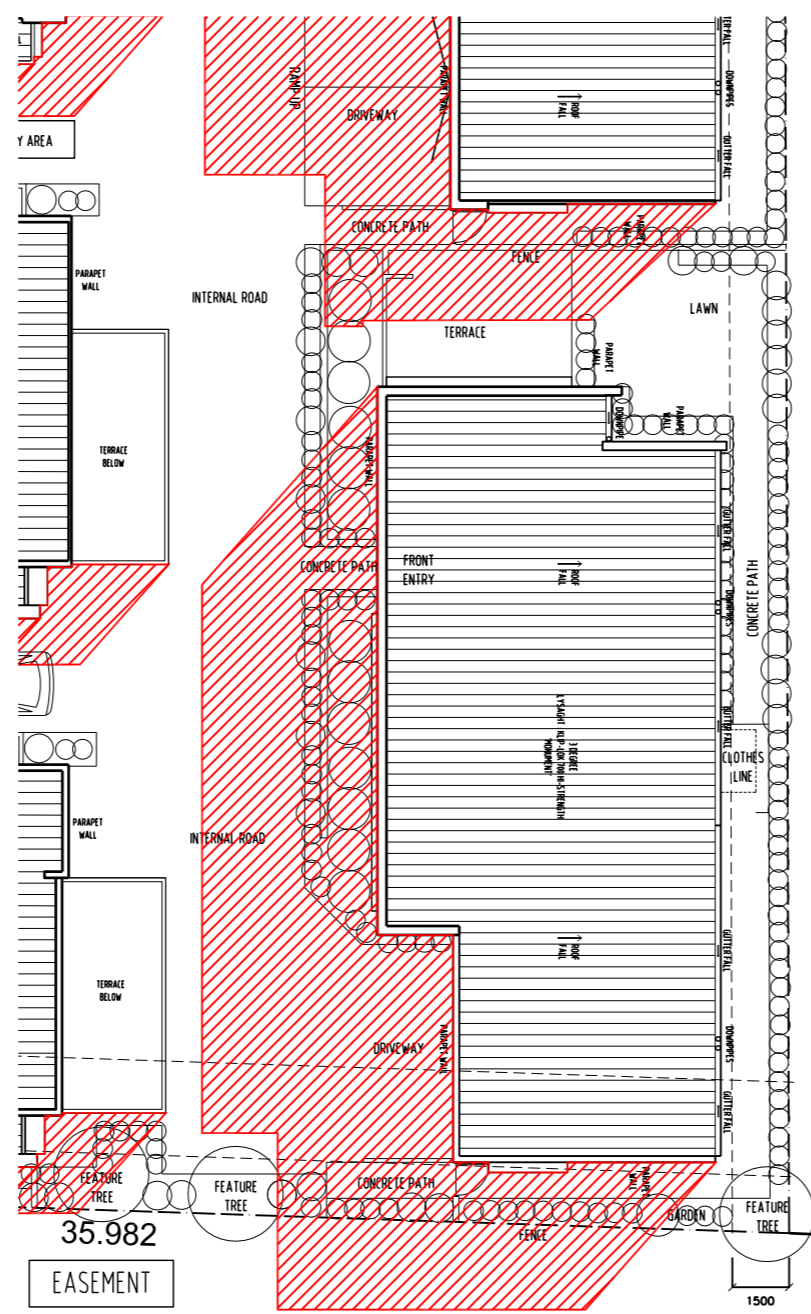
DRAWING TITLE:
 TOWN HOUSE 4b
 SHADOW STUDIES
 21ST JUNE

DRAWN: MB
 CHECKED: MB

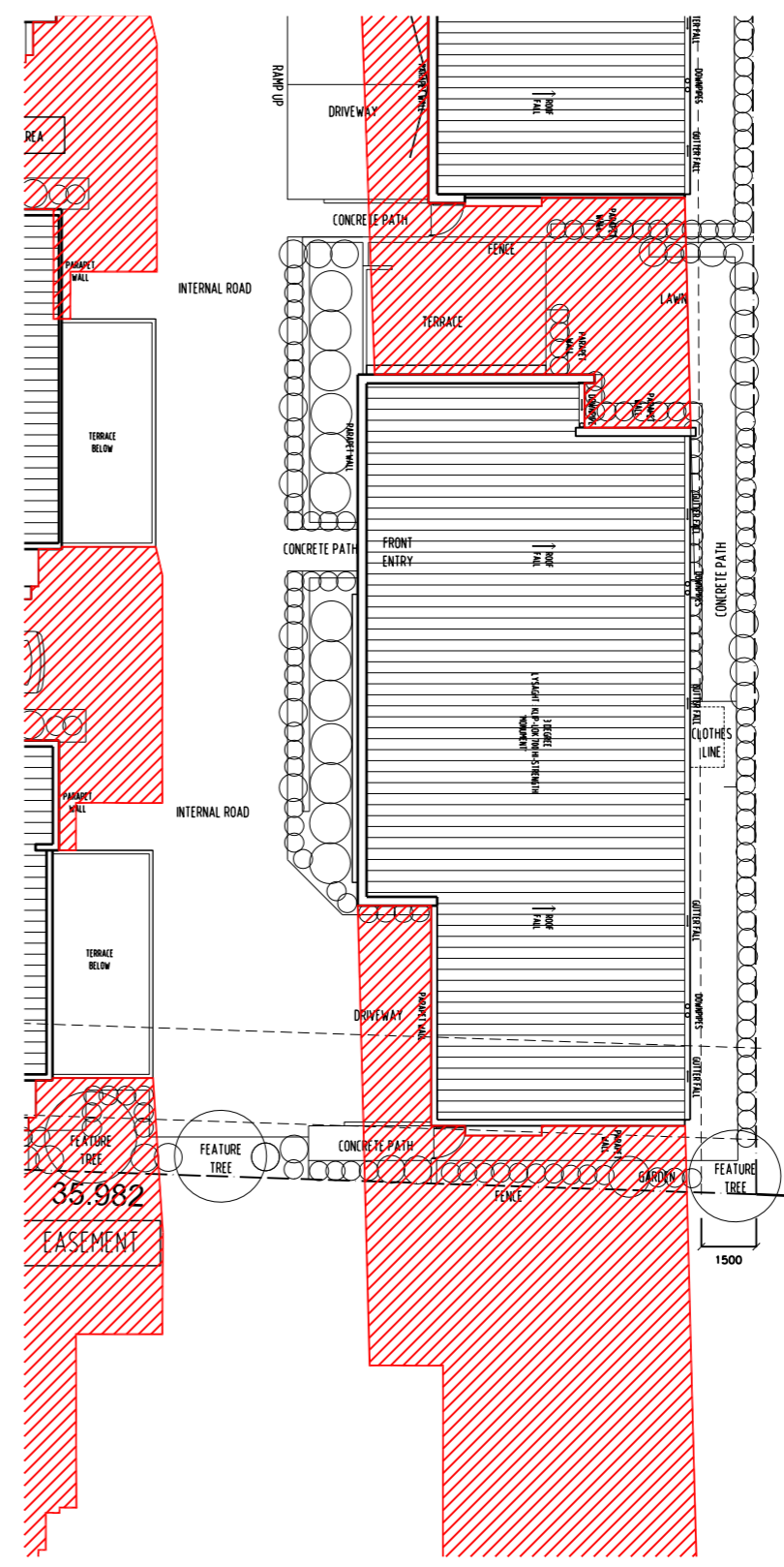
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 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-81 A



9:00AM SHADOW ON THE 21ST JUNE

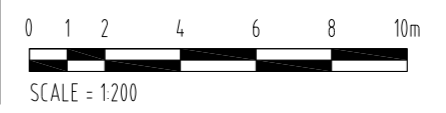


12:00NOON SHADOW ON THE 21ST JUNE



3:00PM SHADOW ON THE 21ST JUNE

LATITUDE = -41°21' SOUTH
 LONGITUDE = 147°15' EAST
 TIME ZONE OFFSET = AEDT, UTC/GMT +11 HOURS





REVISION	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
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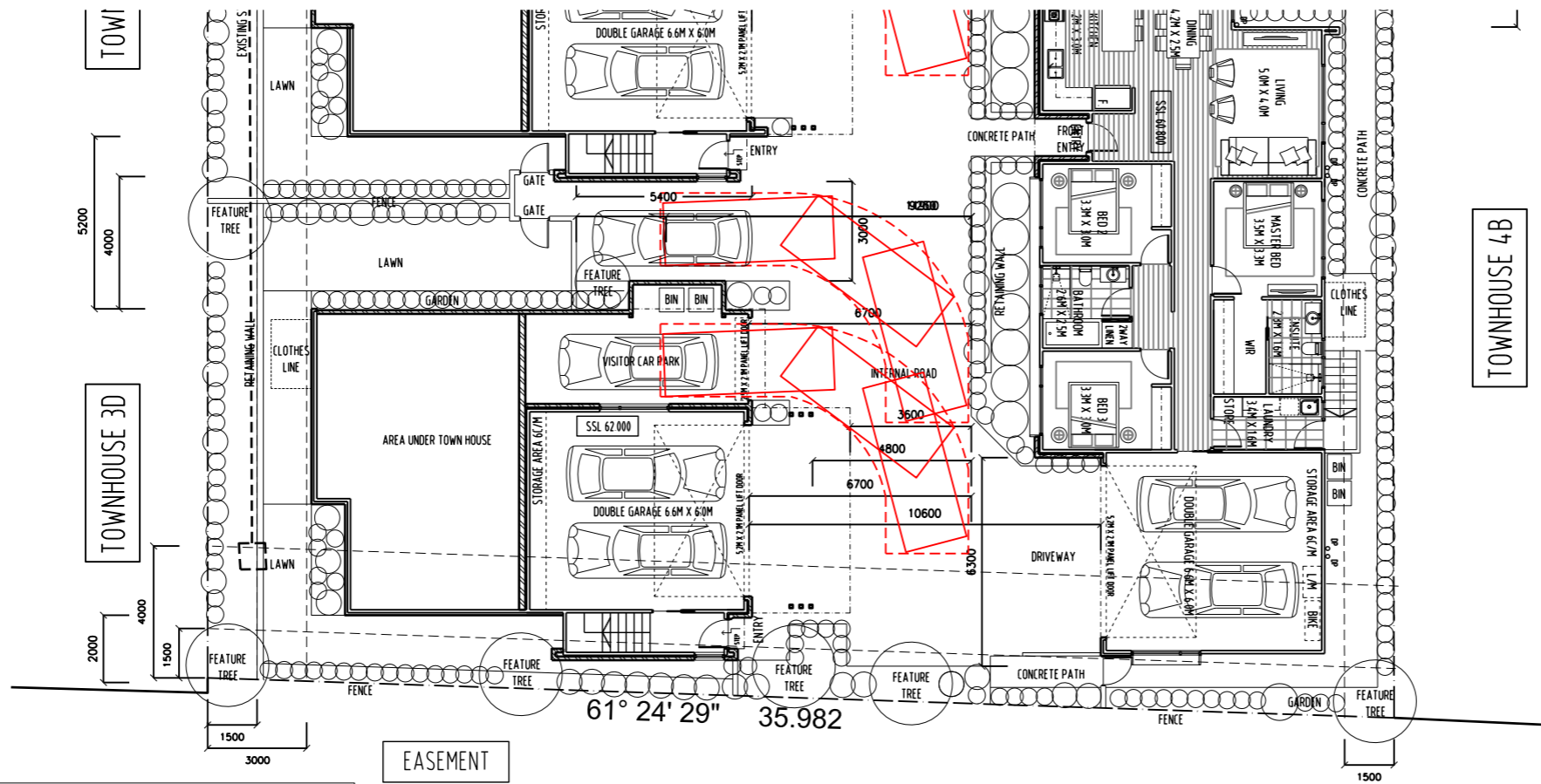
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 TOWN HOUSE 4b
 VEHICLE TURNING CIRCLES

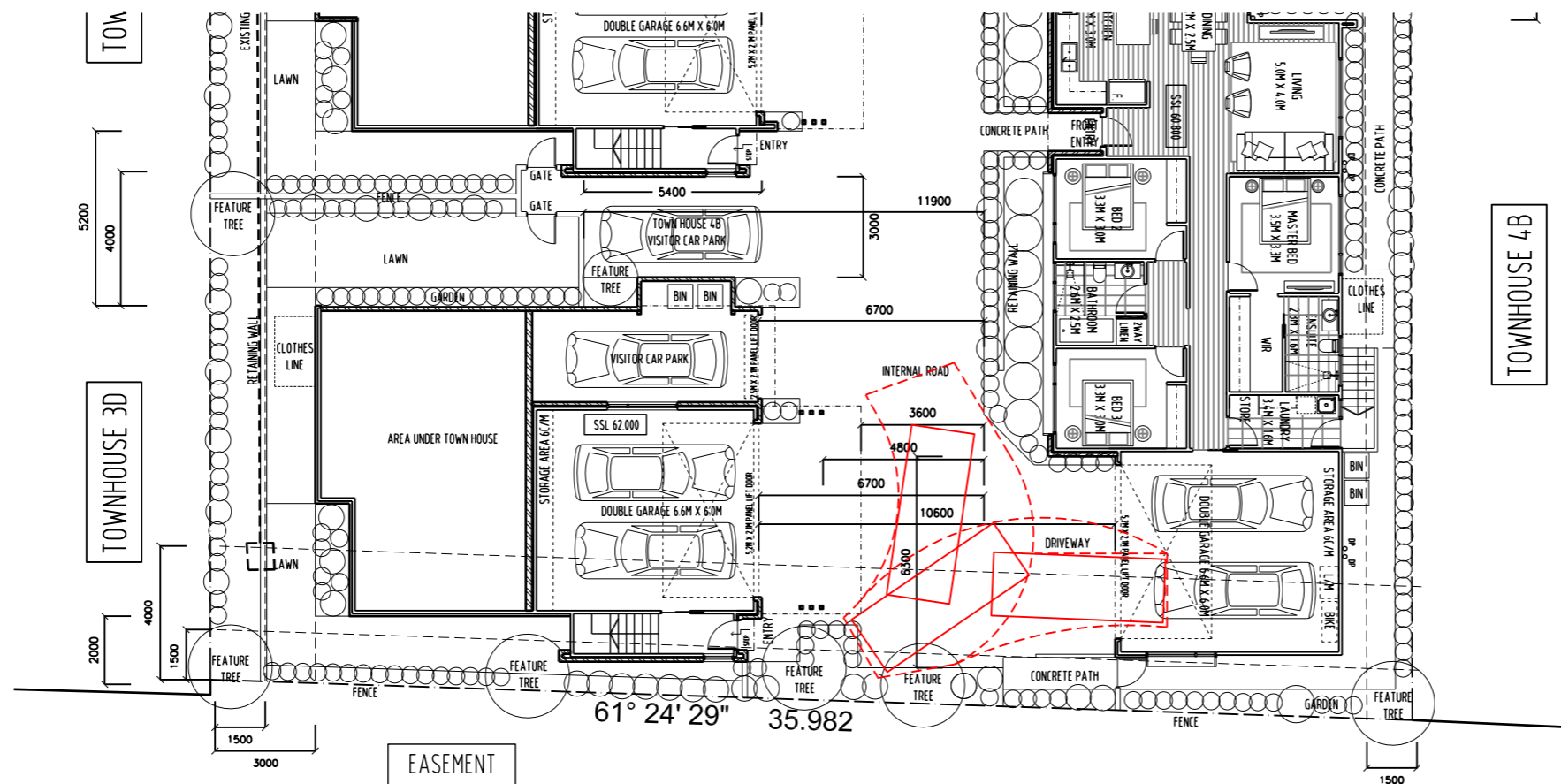
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SCALE: 1:200 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508

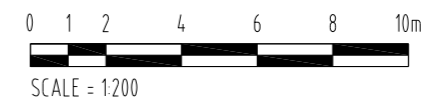
DRAWING NO. A-DA-82 A
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



B99 TURNING DIAGRAM FOR VISITOR CAR PARKING



B99 TURNING DIAGRAM FOR RESIDENT CAR PARKING





REVISION No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

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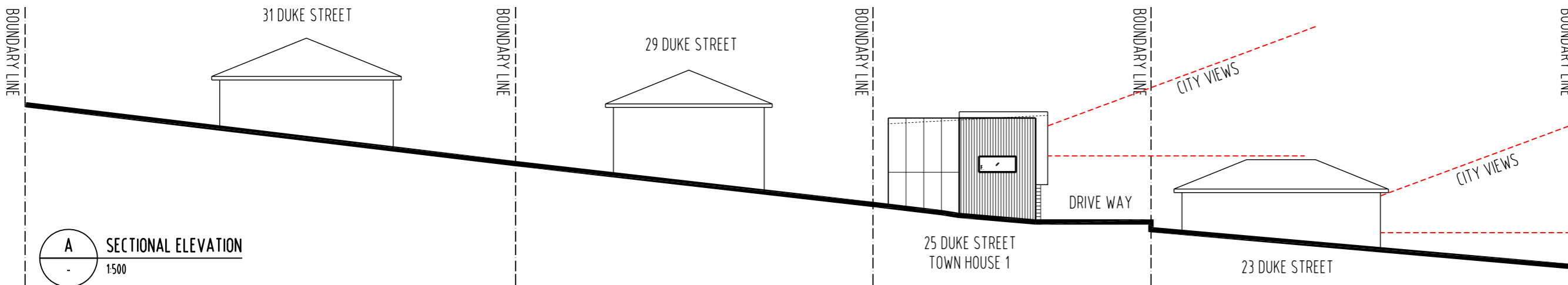


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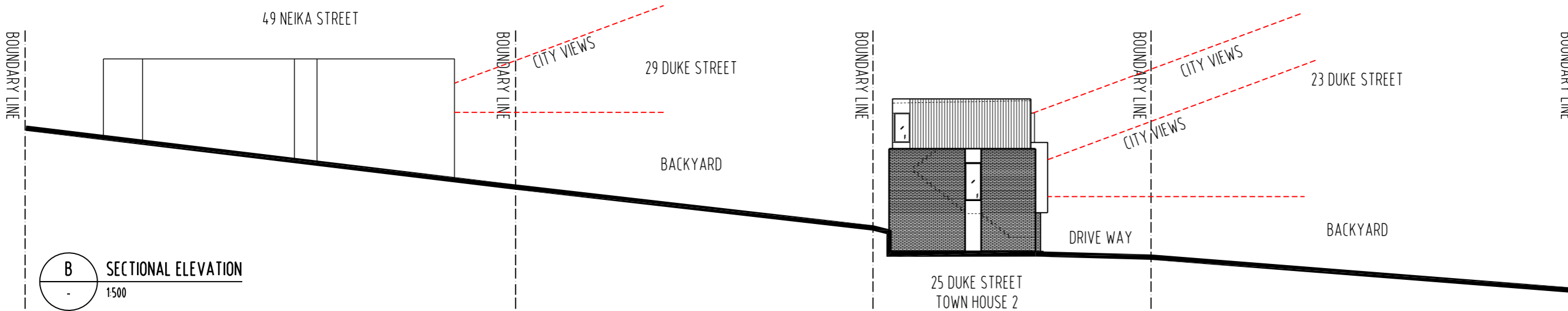
PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 SECTIONAL ELEVATION A&B
 LINE OF SIGHT

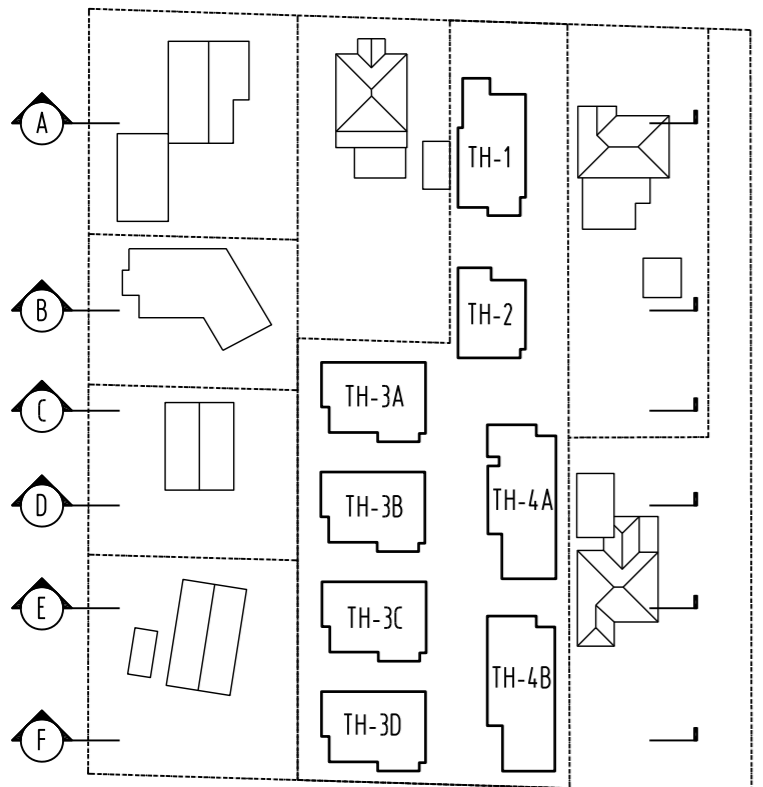
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 SCALE: 1:250 @ A3
 DATE: NOVEMBER_2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-83 A



A SECTIONAL ELEVATION
 1:500



B SECTIONAL ELEVATION
 1:500



LOCATION KEY





REVISION	NO	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
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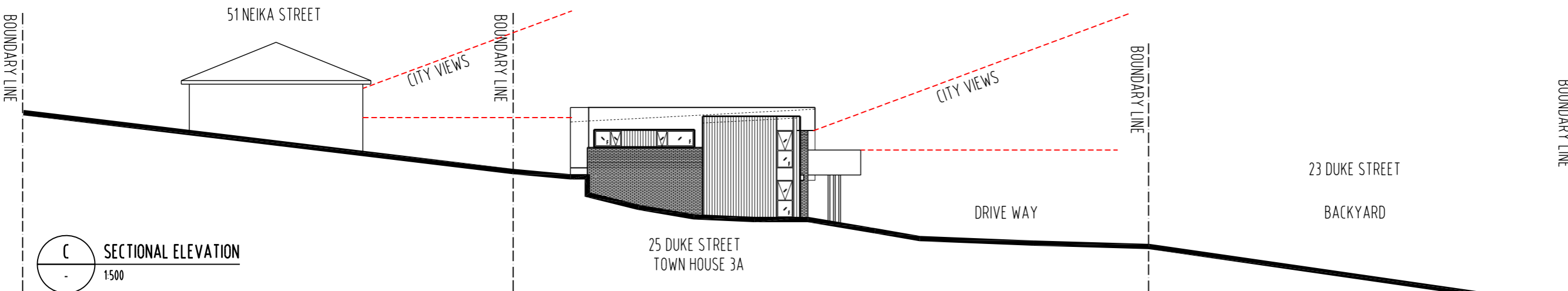
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

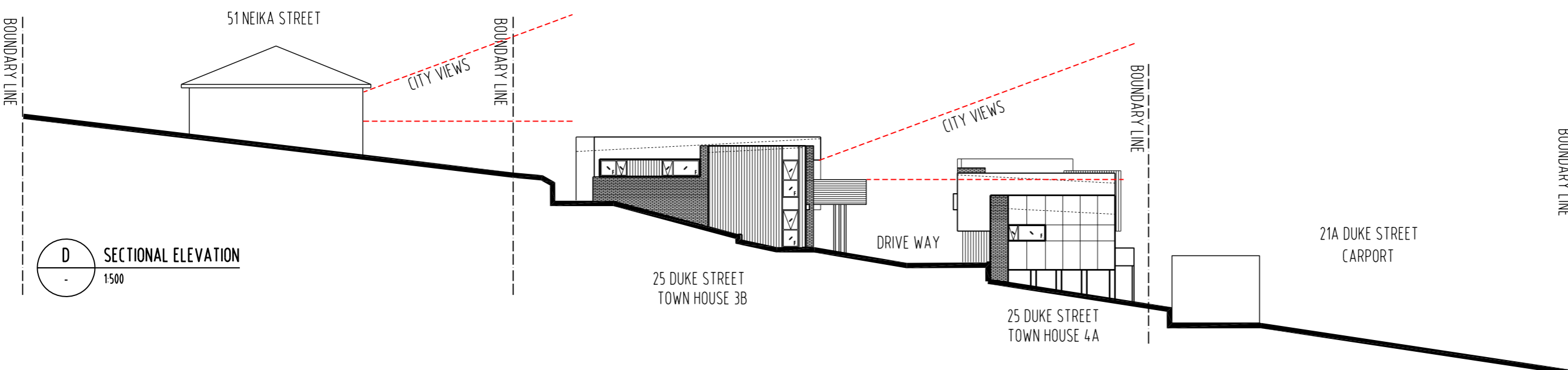
DRAWING TITLE:
 SECTIONAL ELEVATION C&D
 LINE OF SIGHT

DRAWN: MB
 CHECKED: MB

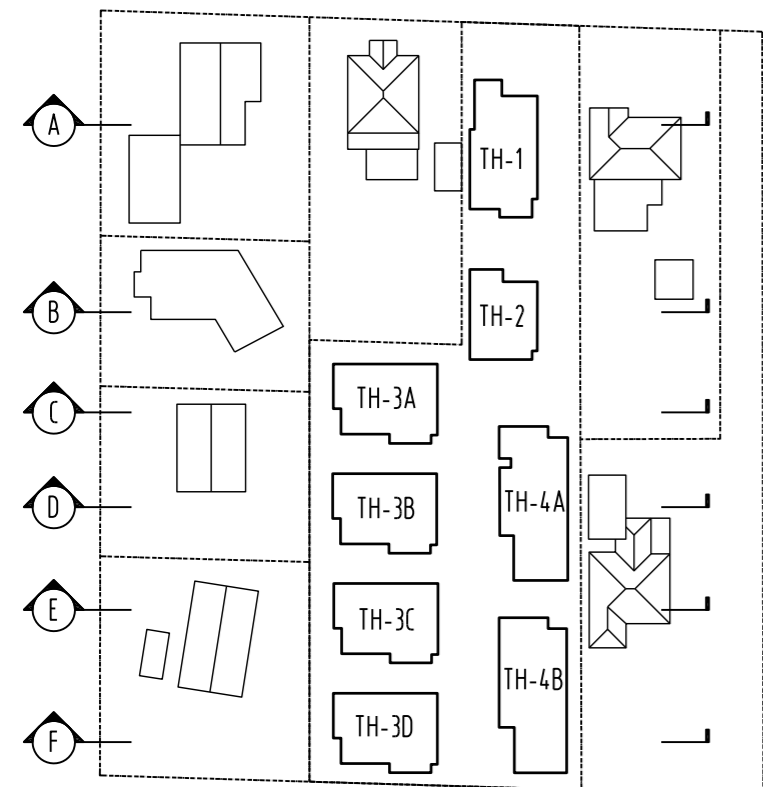
SCALE: 1:250 @ A3
 DATE: NOVEMBER 2015
 PROJECT NO. 1508
 DRAWING NO. A-DA-84 A



C SECTIONAL ELEVATION
 1:500



D SECTIONAL ELEVATION
 1:500



LOCATION KEY





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION
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PROJECT NAME:
 RESIDENTIAL DEVELOPMENT
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 SECTIONAL ELEVATION E&F
 LINE OF SIGHT

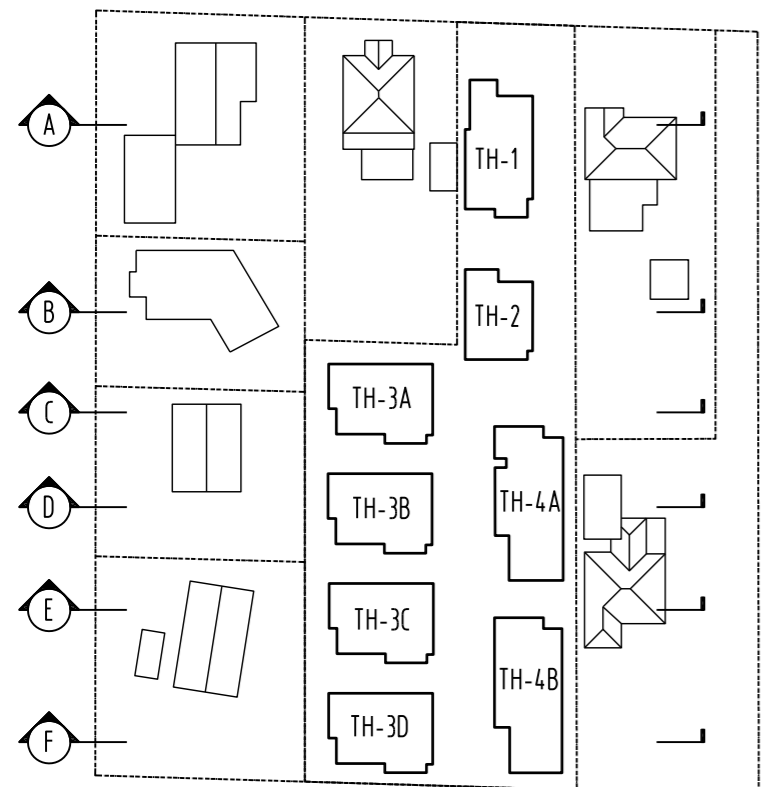
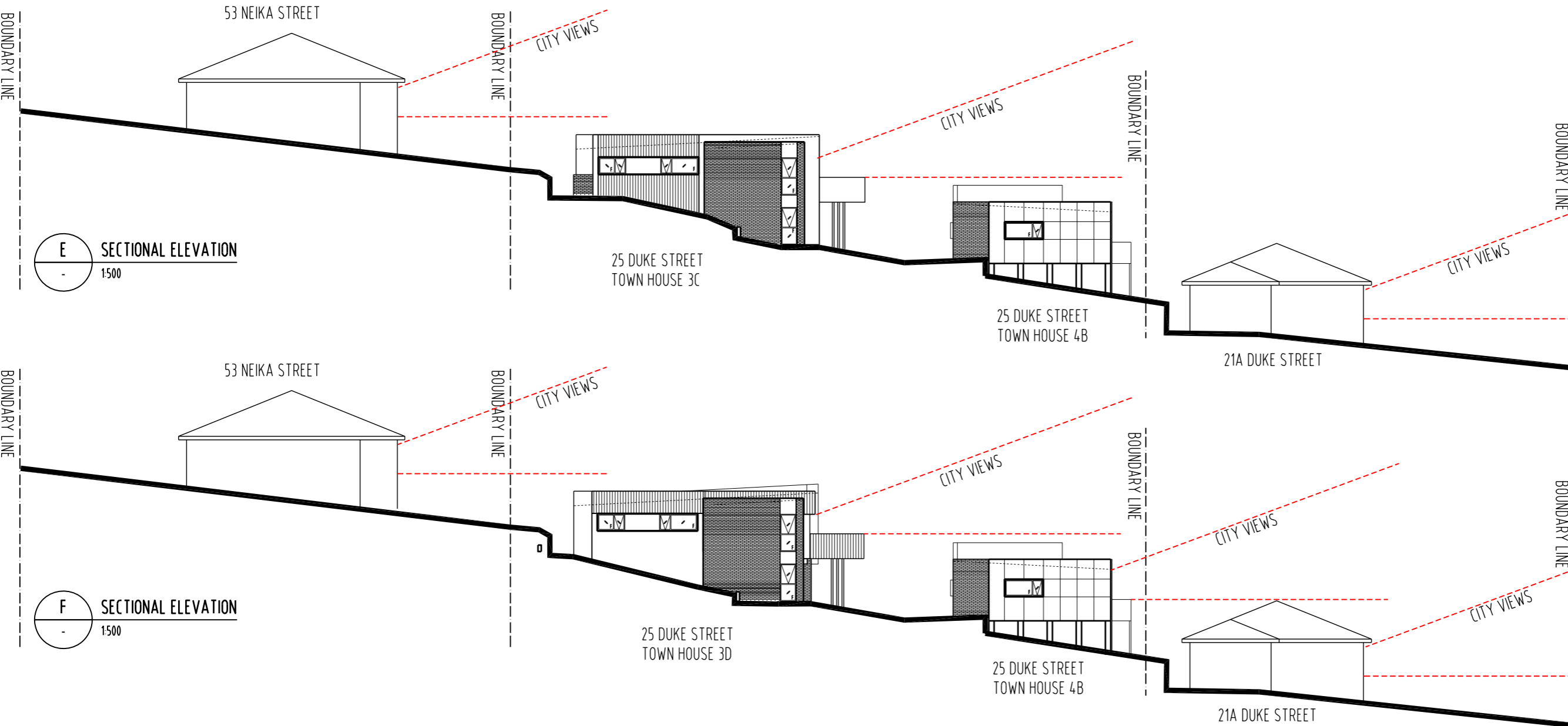
DRAWN: MB
 CHECKED: MB

SCALE: 1:250 @ A3

DATE: NOVEMBER_2015

PROJECT NO. 1508

DRAWING NO. A-DA-85 A



LOCATION KEY



23rd November 2015



Launceston City Council
Town Hall
Launceston
Tasmania, 7250

Michael Bernacki
Registered Architect

PO Box 147
Launceston
Tasmania
Australia 7250

Attention: Planning Department

Mobile: 0417541646

Email: mbernacki@honedarchitecture.com

Subject:

Development Application for 8 multiple dwellings located at 25 Duke Street West Launceston. This letter outlines and addresses the relevant / applicable codes for this development.

To whom it May Concern:

Overview: This Residential Development is zoned General Residential and we are proposing 8 detached Town Houses. This proposed Development Application will be judge on Performance Criteria. This new Residential Development has been designed to take full advantage of its location, site parameters, view opportunities, natural light, site conditions, minimal site excavations and being considerate of its neighbors.

Key features of this development to highlight are:

All town houses have fantastic views overlooking the city. Each town house receives 2 garaged car parks plus 1 visitor car park each. No other development in Launceston accommodates this feature. All waste collection is by a private contractor and will not congest the streetscape with waste bins on collection day. All town house are designed by an Architect to maximise site conditions and opportunities and be thoughtful and mindful of neighbors and to minimise impacts to these neighbors. Due to the site terrain all town houses step through the site to maximise site lines over the city. This Document outlines and addresses the relevant planning standards and should be cross referenced with Honed Architecture + Design drawings attached.

Response to Planning Requirements:

10.4.1 Residential density for multiple dwellings

This proposed Development has the Site Area of 2765m² / 325m² = 8.5 dwellings. We have proposed 8 dwellings in this development.

10.4.2 Setbacks and building envelope for all dwellings

Please refer to the Development Application Documentation for setback and building envelope queries. We have tried to be considerate to all proposed dwellings and all existing neighboring residences. Some setbacks and building envelopes do comply and some do not. This proposed site is a challenge and we believe we have undertaken a fantastic design approach to find a middle line of compliance. We have been highly considerate of all neighbors and there will be minimal loss of amenities.

10.4.3 Site coverage and private open space for all dwellings

This proposed Development has a site coverage of 44%. All private open spaces are indicated on the attached documentation and do comply. We have 26% of free from impervious surfaces.

10.4.4 Sunlight and overshadowing for all dwellings

We believe this proposed Development Complies. All habitable rooms receive direct sunlight throughout the day. Please refer to attached Development Application Documentation for building separation dimensions and shadow studies to highlight compliance.

10.4.5 Width of openings for garages and carports for all dwellings

We are compliant.

10.4.6 Privacy for all dwellings

We believe we have been considerate to all neighboring properties to minimise direct impacts. A key feature to highlight is all balconys have solid side upstands which provide screening and privacy from neighbours and the surrounding town house. Please refer to elevations and 3d Perspectives. Due to the site terrain / fall, we believe there will be minimal overlooking of private spaces and maximum view opportunities of the city. Please refer to attached documentation.

10.4.7 Frontage fences for all dwellings

We are compliant.



10.4.8 Waste storage for multiple dwellings

We have provide / indicated waste bin stands to all 8 proposed dwellings. Please note a Private waste collector / contracting will be engaged to collect all waster material. We do not wish to have 16 waste bins to be located on the street on collect day. We wish to be considerate of neighbors and the streetscape. This private collection will be organised by the Body corporate and not be undertaken by Launceston City Council. Please refer to Development Application Documentation for indicated locations

10.4.9 Site facilities for multiple dwellings

(A1) Please refer to Development Application documentation. All garages indicate the required additional storage areas.

(A2) Please refer to Development Application Documentation. Mailboxes are located on the Duke Street footpath Frontage.

10.4.10 Common property for multiple dwellings

Please refer to Development Application Documentation. All common property areas have been highlight on dedicated drawings.

10.4.11 Outbuildings, swimming pools and fences

(A1) N/A

(A2) N/A

(A3) We are compliant

10.4.12 Earthworks and retaining walls

We have proposed earthworks and retaining walls within this proposal. These will be designed by an Engineer for the best possible solution to minimise impact to surrounding neighbors and the proposed dwellings.

10.4.13 Location of car parking

We wish this proposed development to be considerate of neighbors and the streetscape. We have gone above and beyond what is required as part of the Launceston planning car parking scheme. Each dwelling will receive 2 garaged car parks for the owner. All 8 dwellings will also each receive 1 visitor car park each. This is 6 additional car parks provided as a show of good will and faith to all neighbors. We do not want to densify the street but pull the vehicles off the street. We have also provided a dedicated turning bay to be considerate to all 8 proposed dwellings.

Vehicle turning circle diagrams have also been provided for a B99 (large car). We wish this proposed development to be a comfortable development to all owners / users.

10.4.14 Development for discretionary uses

We believe this proposal is one of Launceston most considerate to neighbors developments. We wish this development to be a positive development for Council.

10.4.15 Lot size and dimensions

Please refer to Development Application Documentation for compliance.

10.4.16 Frontage and access

Please refer to Development Application Documentation for compliance.

10.4.17 Discharge of storm water

A civil and hydraulic engineer will be engaged to provide services for compliance.

10.4.18 Water and sewerage services

A civil and hydraulic engineer will be engaged to provide services for compliance.

10.4.19 Integrated urban landscape

Please refer to Development Application Documentation for compliance.

10.4.20 Walking and cycling network

Please refer to Development Application Documentation for compliance.

10.4.21 Lot diversity

Please refer to Development Application Documentation for compliance.

10.4.22 Solar orientation of lots

Please refer to Development Application Documentation for compliance.

10.4.23 Neighborhood road network

Please refer to Development Application Documentation for compliance.

10.4.24 Public transport network

Please refer to Development Application Documentation for compliance.

I Trust that the contents of this letter and the attached Development Application is satisfactory and does address the Launceston City Council requirements for 25 Duke Street, West Launceston

If you require any further information or clarification please do not hesitate to contact myself.
Thank you once again.

Kind Regards

Michael Bernacki

Michael Bernacki / Honed Architecture + Design.