



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

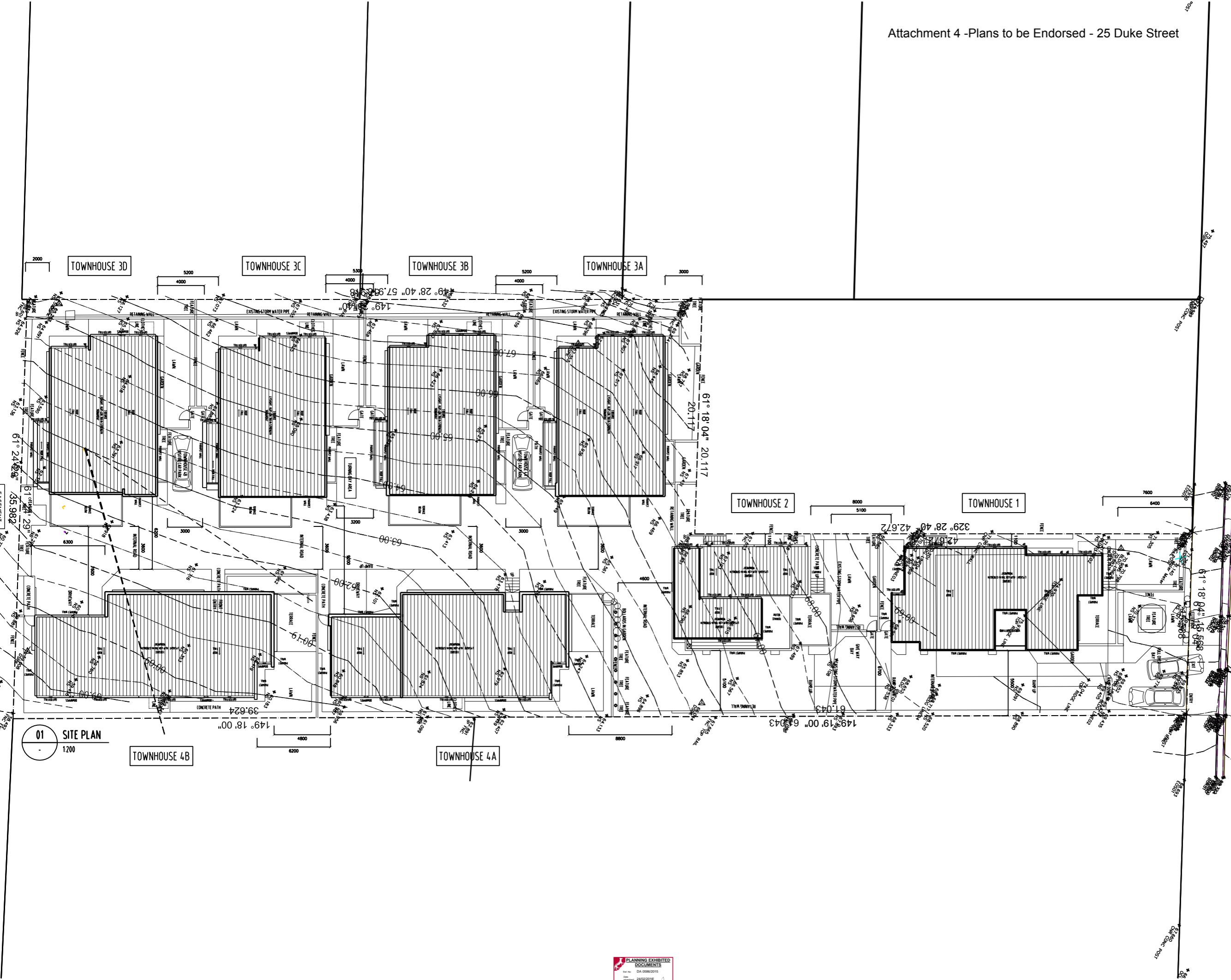


PO BOX 147, LAUNCESTON,  
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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

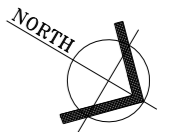
DRAWING TITLE:  
 SITE PLAN

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



10 SITE PLAN  
 1200





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

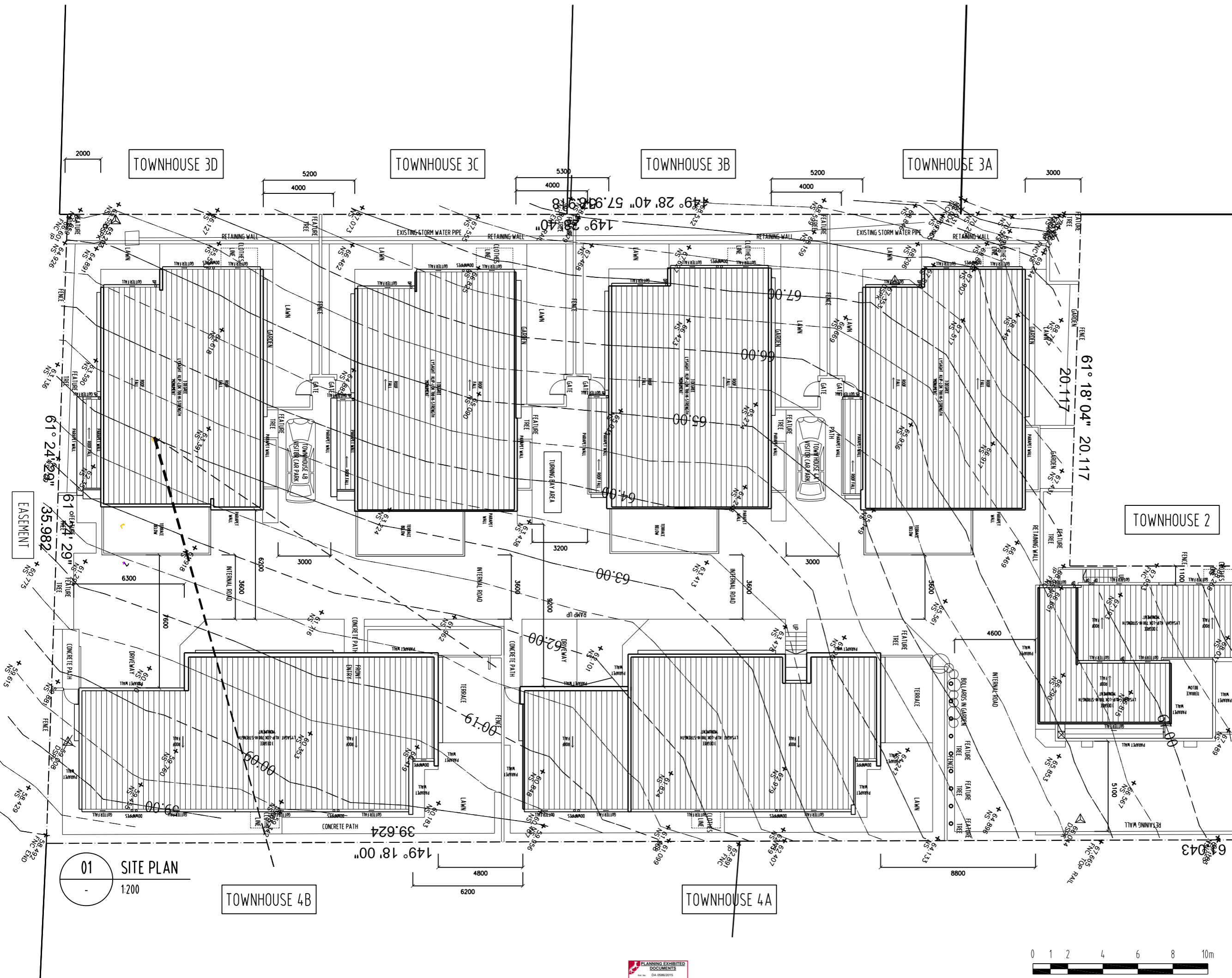
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 SITE PLAN  
 SHEET 1

DRAWN: MB  
 CHECKED: MB

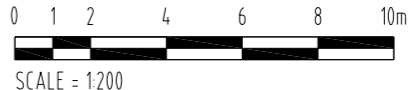
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 DATE: NOVEMBER\_2015

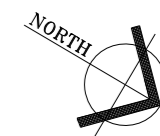
PROJECT NO. 1508

DRAWING NO. A-DA-05 A



10  
 SITE PLAN  
 1:200





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

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DEVELOPMENT APPLICATION  
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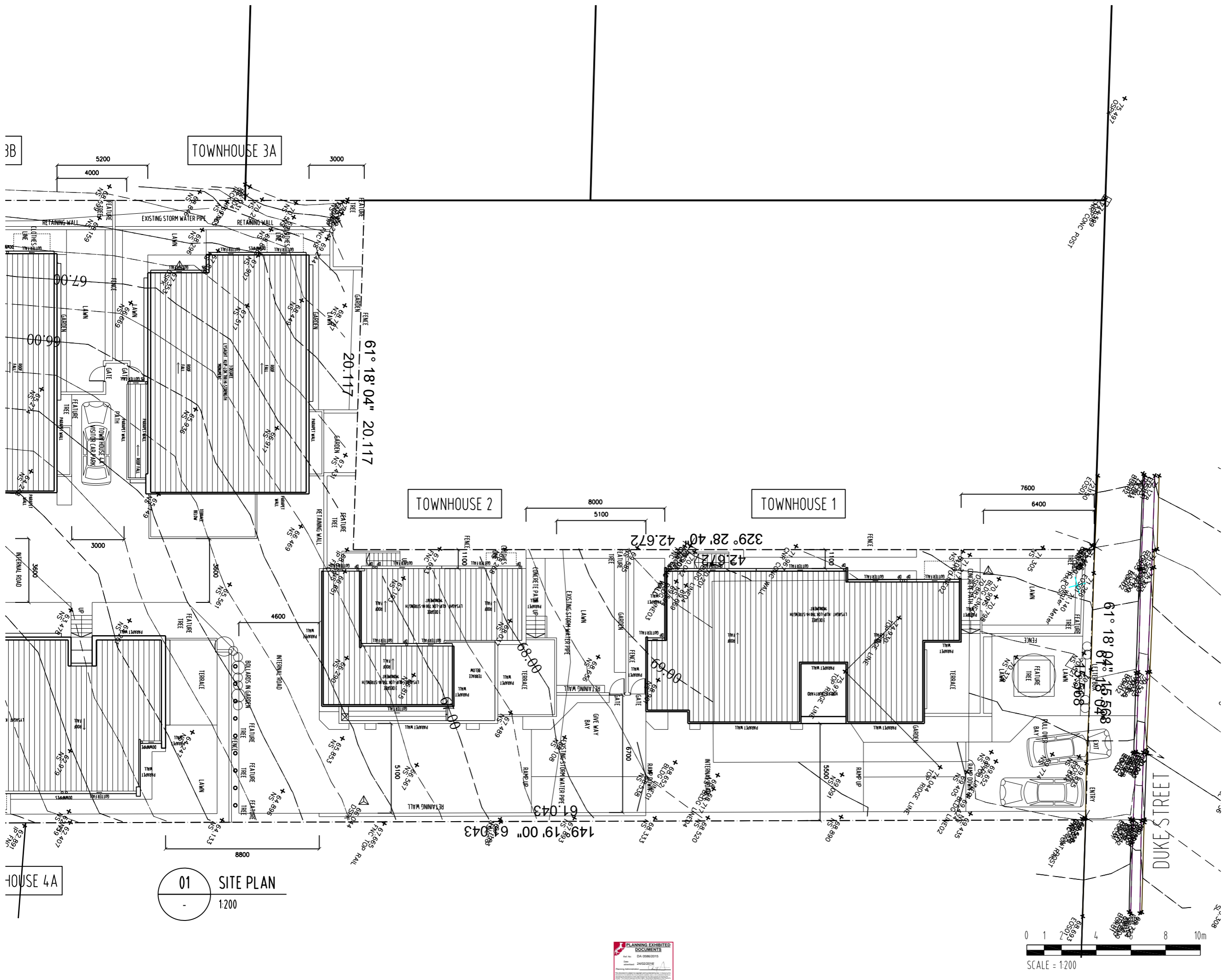


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 SITE PLAN  
 SHEET 2

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:200 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO. 1508  
 DRAWING NO. A-DA-06 A



10 SITE PLAN  
 1:200







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

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DEVELOPMENT APPLICATION  
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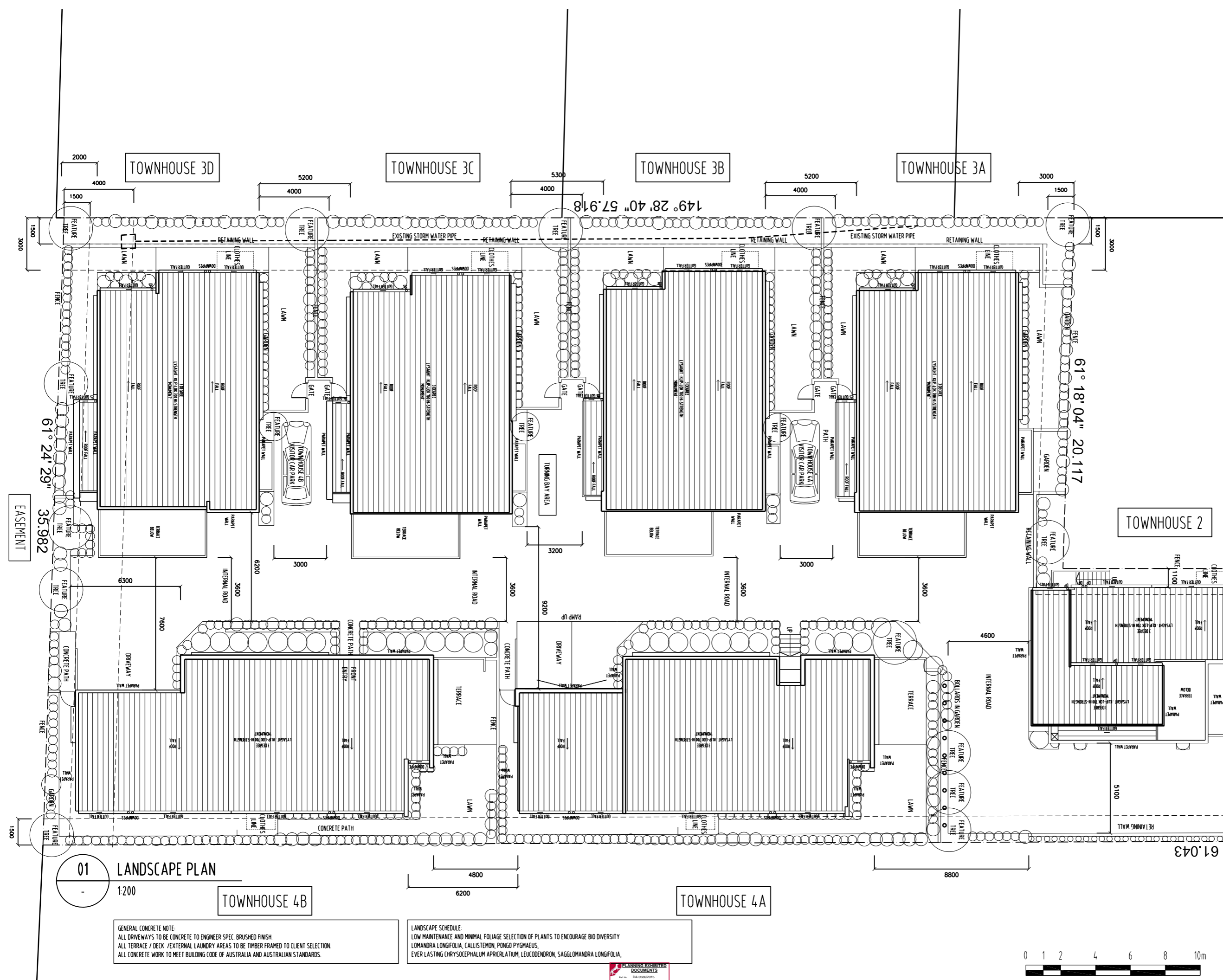


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

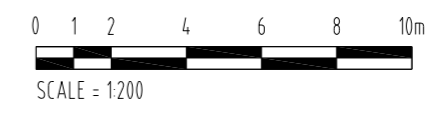
DRAWING TITLE:  
 LANDSCAPE PLAN  
 SHEET 1

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:200 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO. 1508  
 DRAWING NO. A-DA-07 A



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.





REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		FOR LAND OWNER CONSENT	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

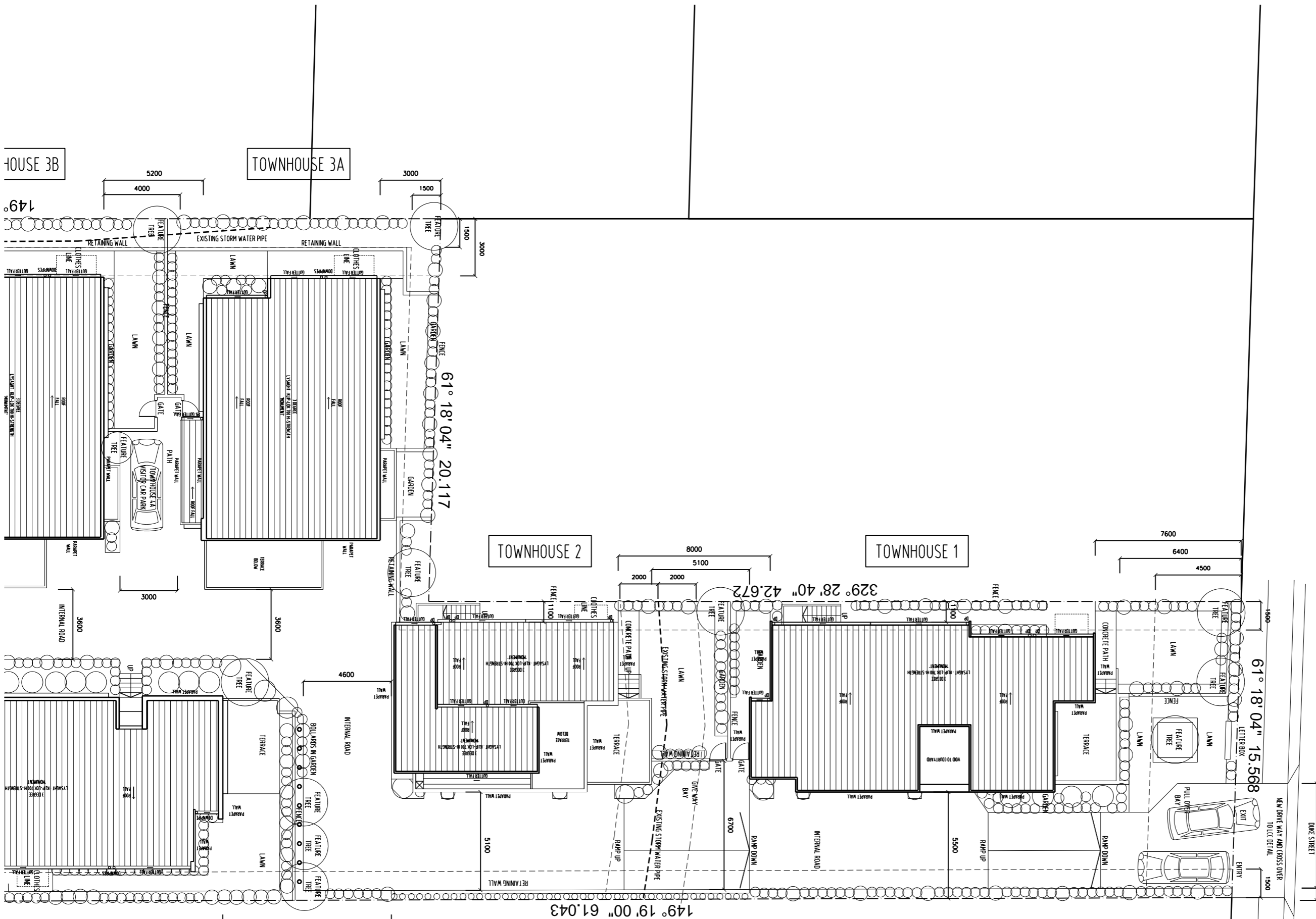
DRAWING TITLE:  
 LANDSCAPE PLAN  
 SHEET 2

DRAWN: MB  
 CHECKED: MB

SCALE: 1:200 @ A3  
 DATE: NOVEMBER\_2015

PROJECT NO. 1508

DRAWING NO. A-DA-08



HOUSE 3B

TOWNHOUSE 3A

TOWNHOUSE 2

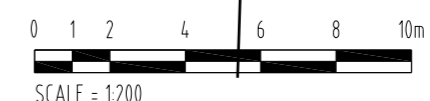
TOWNHOUSE 1

TOWNHOUSE 4A

01 LANDSCAPE PLAN  
 1:200

GENERAL CONCRETE NOTE:  
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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,







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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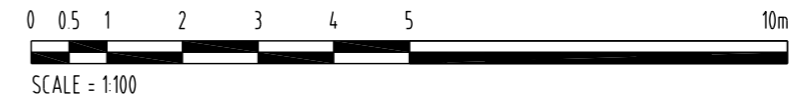
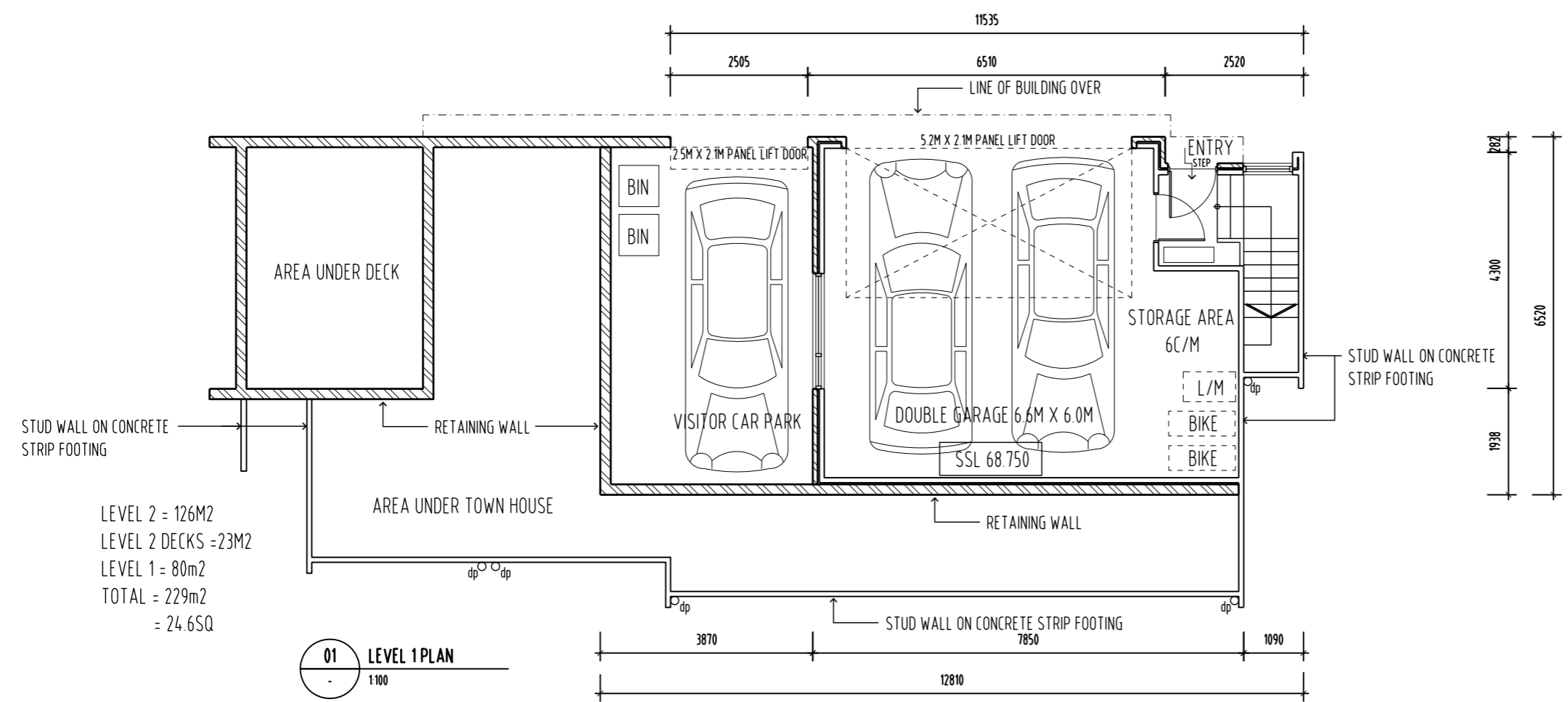


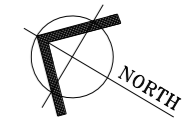
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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 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





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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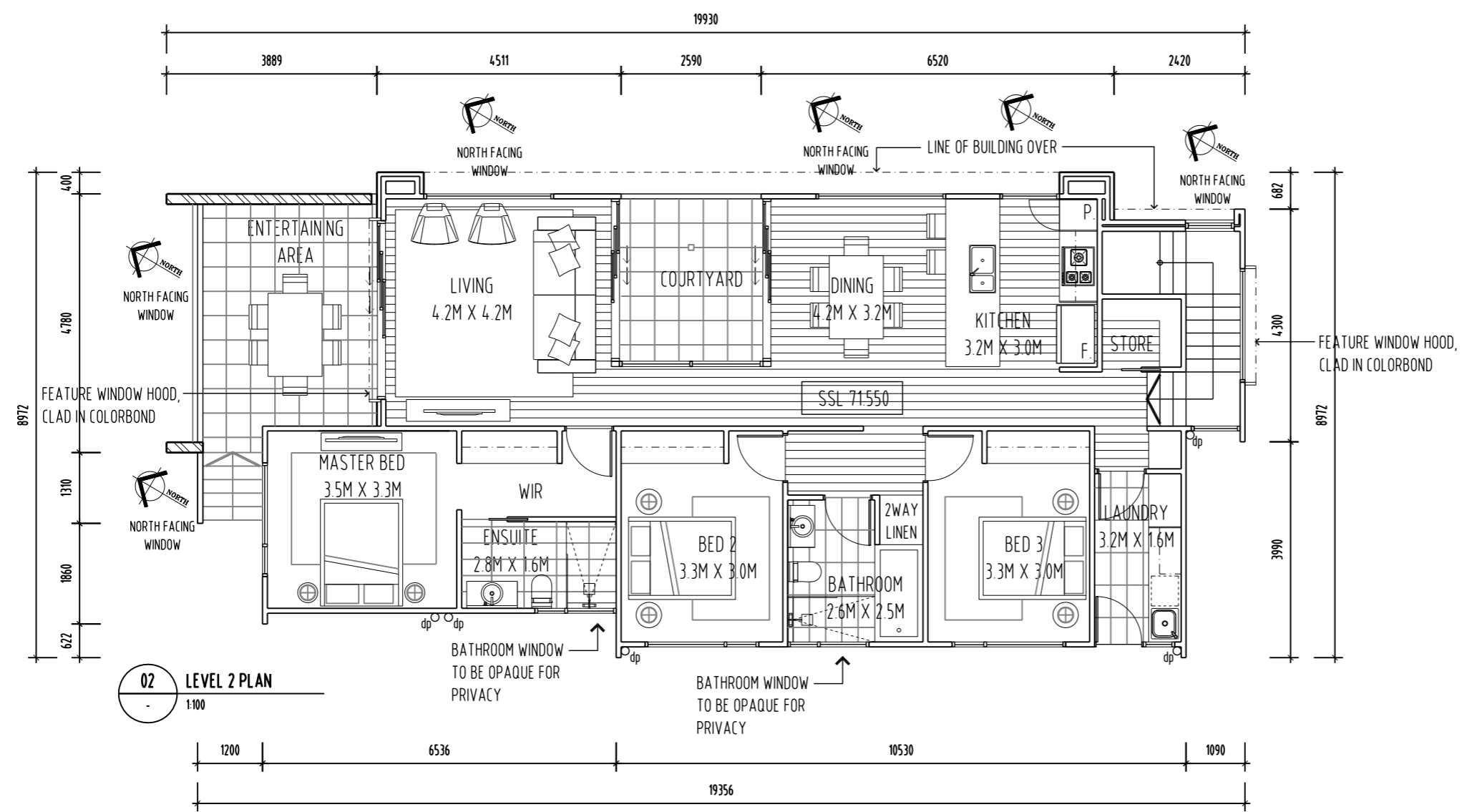


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
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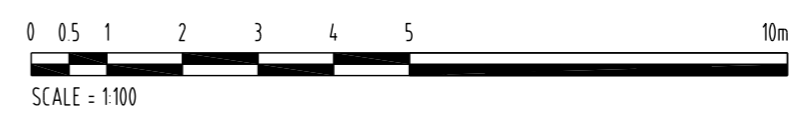
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 1  
 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

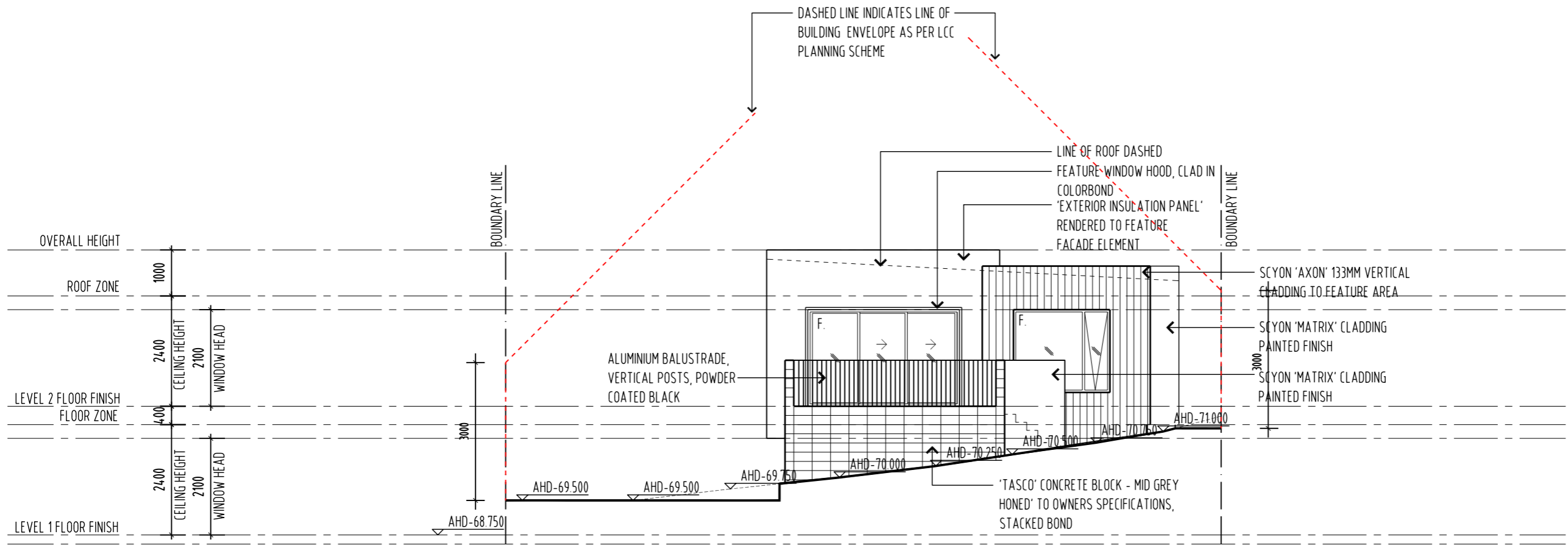


02 LEVEL 2 PLAN  
 1:100





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



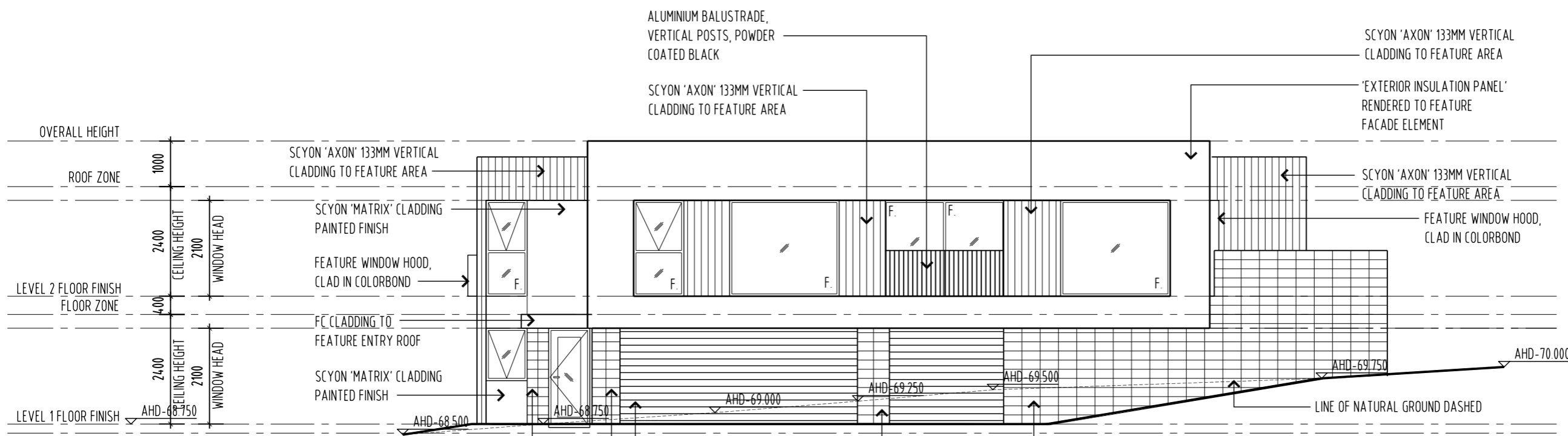
**01 NORTHERN ELEVATION**  
1:100

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

NOTE:  
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DEVELOPMENT APPLICATION  
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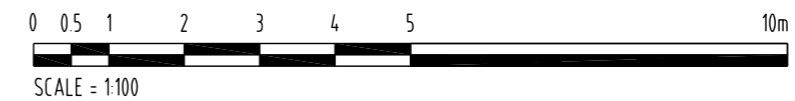
**02 EASTERN ELEVATION**  
1:100

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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
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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

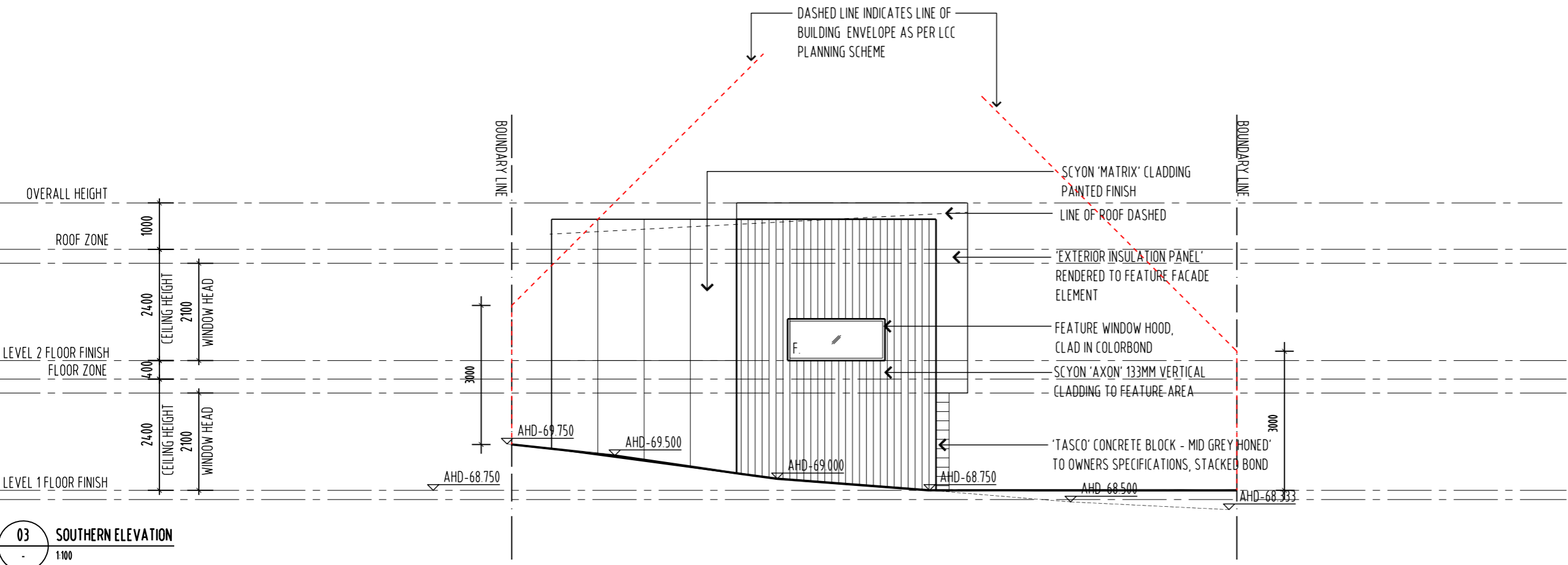
DRAWING TITLE:  
 TOWN HOUSE 1  
 ELEVATIONS  
 SHEET 2

DRAWN: MB  
 CHECKED: MB

SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015

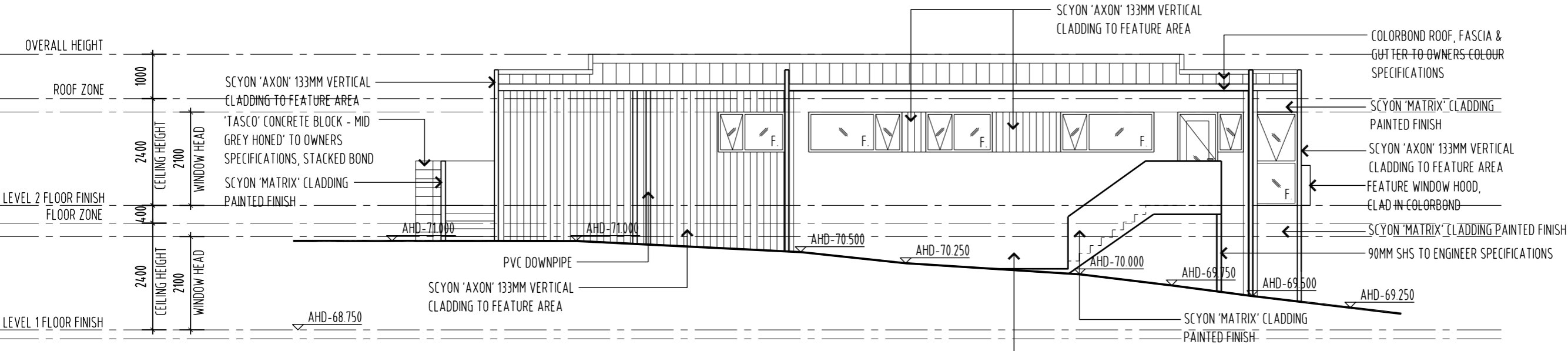
PROJECT NO. 1508

DRAWING NO. A-DA-17 A

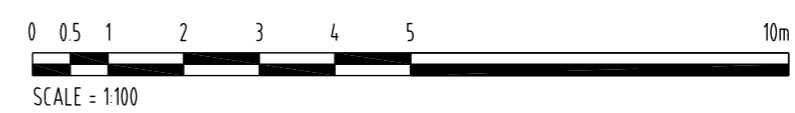


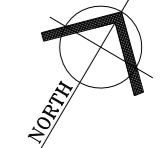
03 SOUTHERN ELEVATION  
 1:100

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
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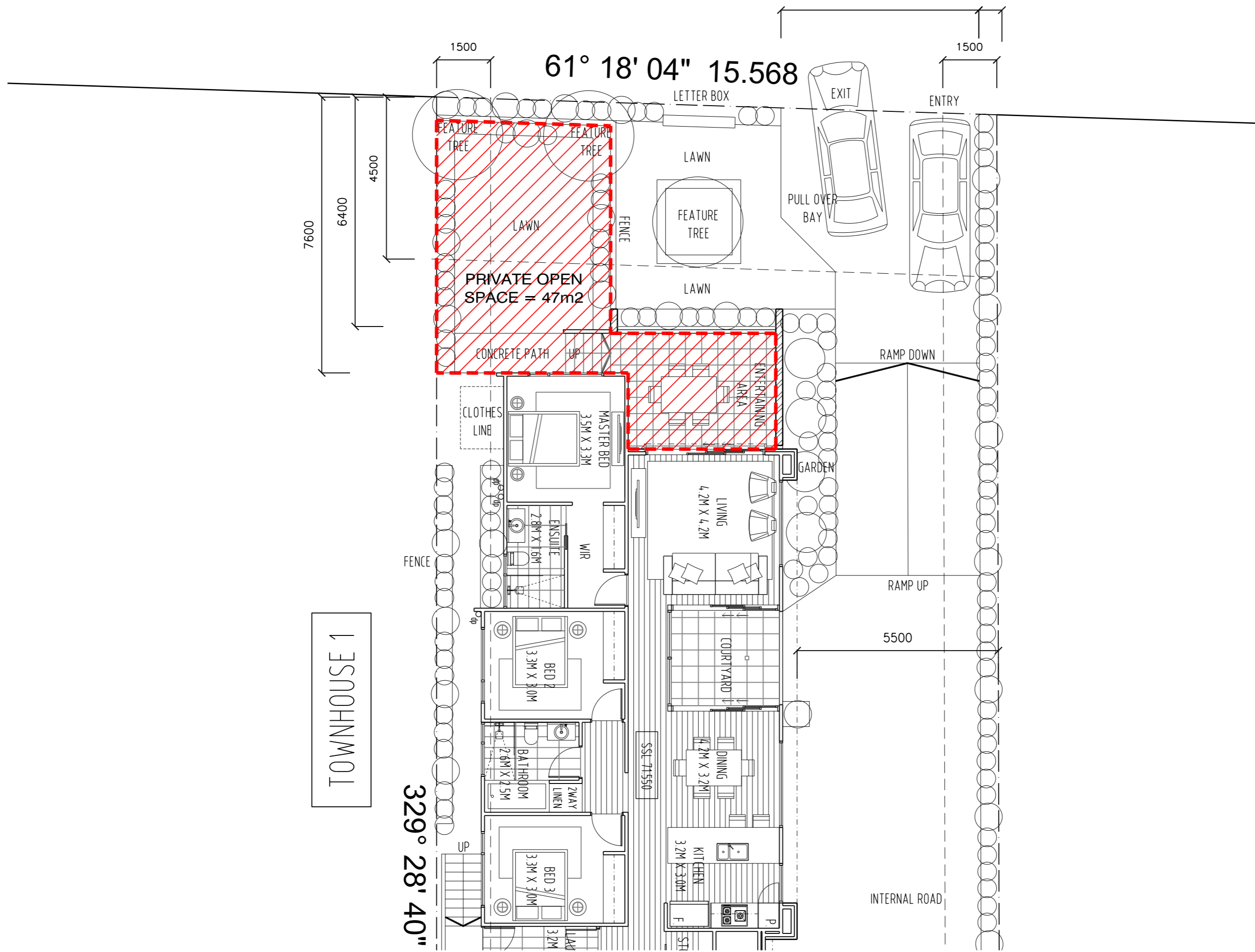


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 1  
 PRIVATE OPEN SPACE

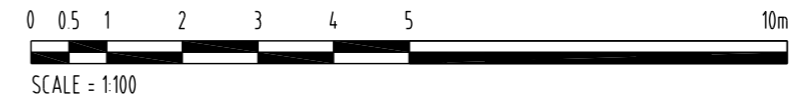
DRAWN:	MB
CHECKED:	MB
SCALE:	1:100 @ A3
DATE:	NOVEMBER 2015
PROJECT NO.:	1508
DRAWING NO.:	A-DA-18 A

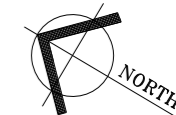


TOWNHOUSE 1

329° 28' 40"

61° 18' 04" 15.568





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A	23/11/15		DEVELOPMENT APPLICATION	mb	mb

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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

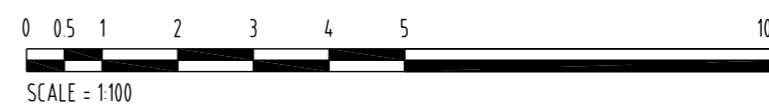
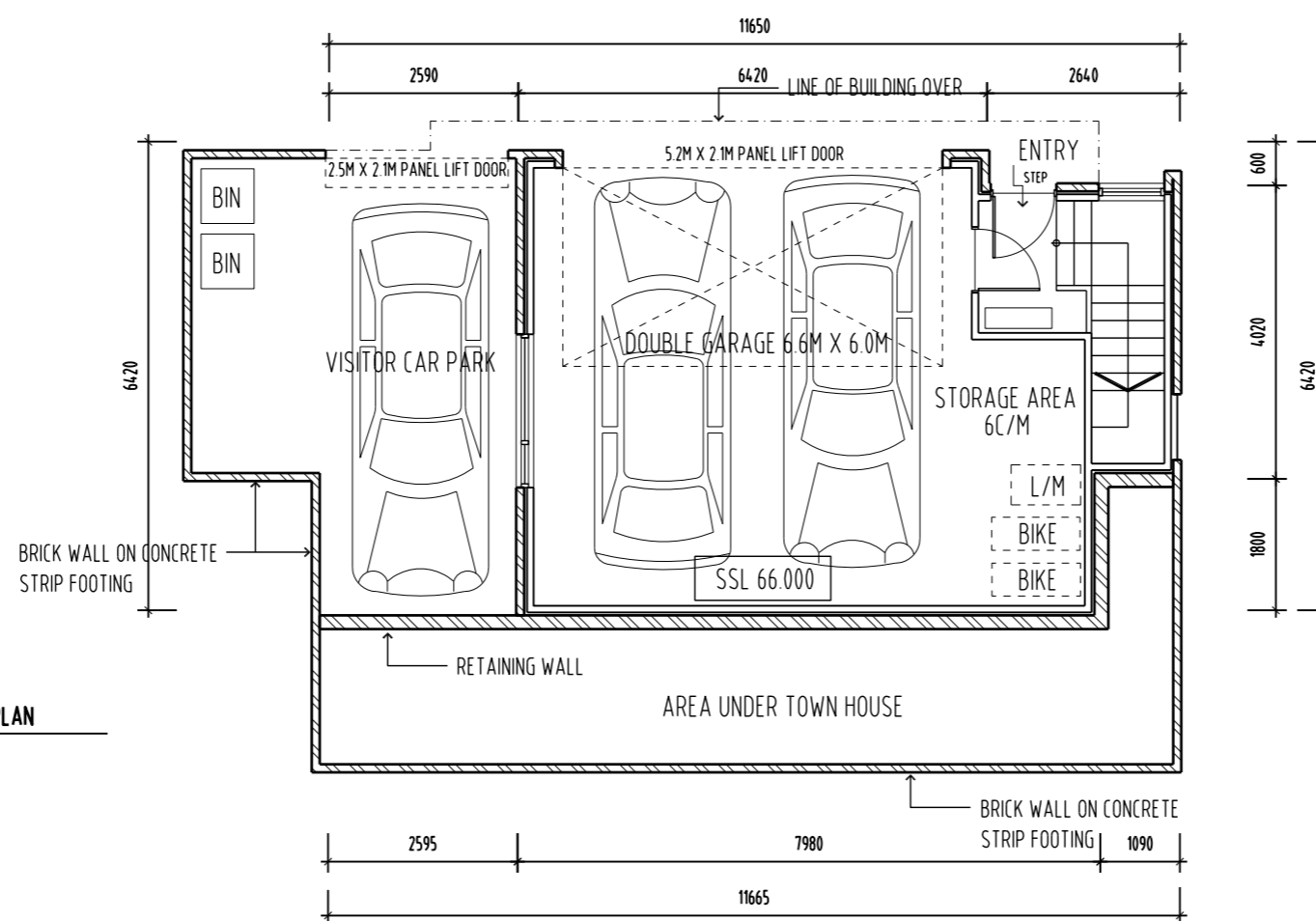
SCALE: 1:100 @ A3

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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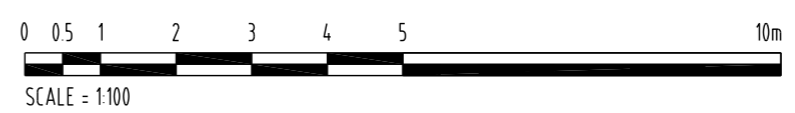
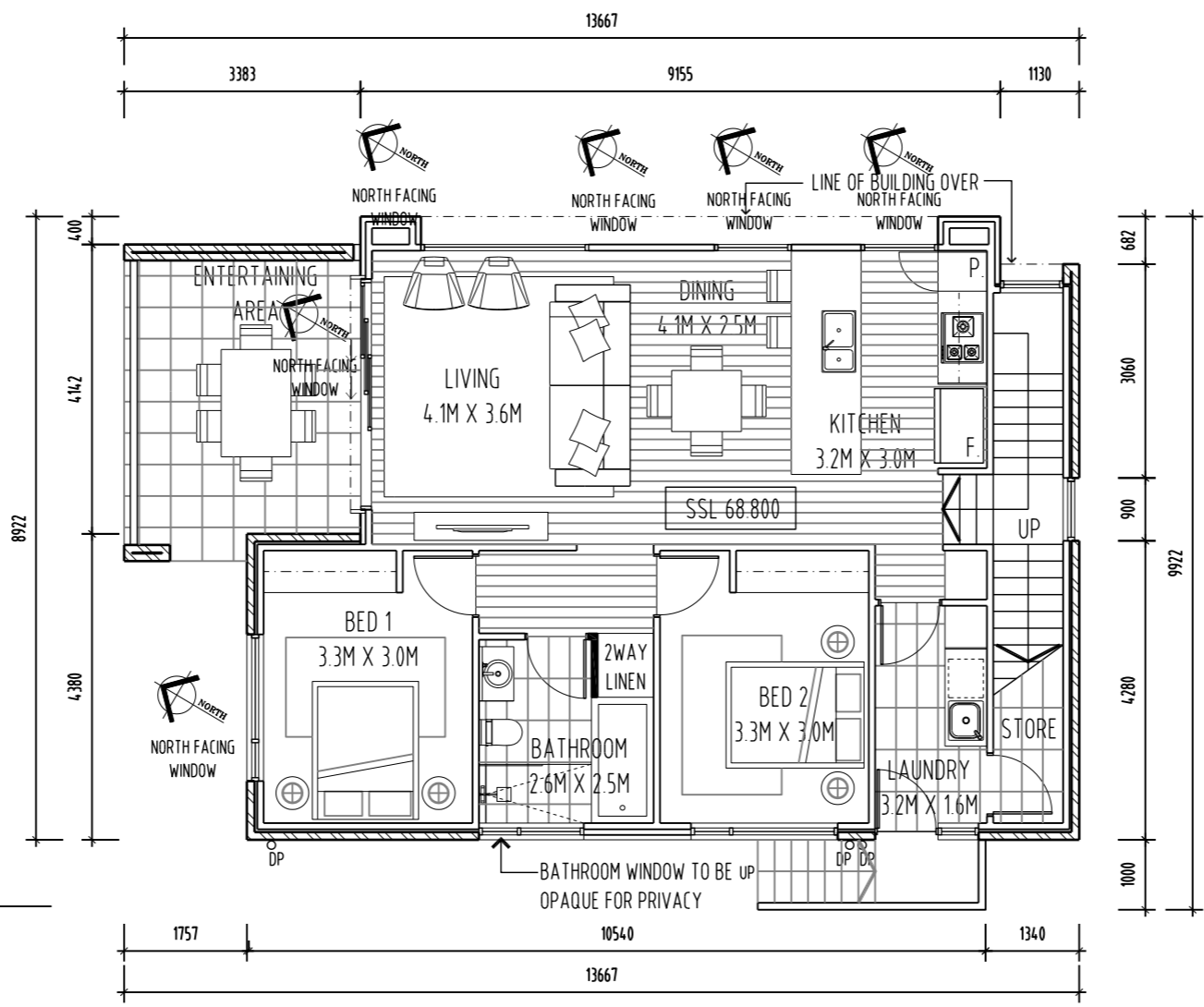
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

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:  
 - 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

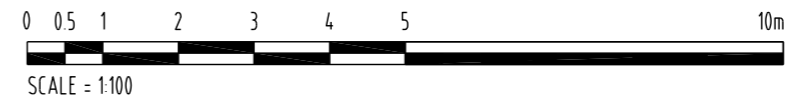
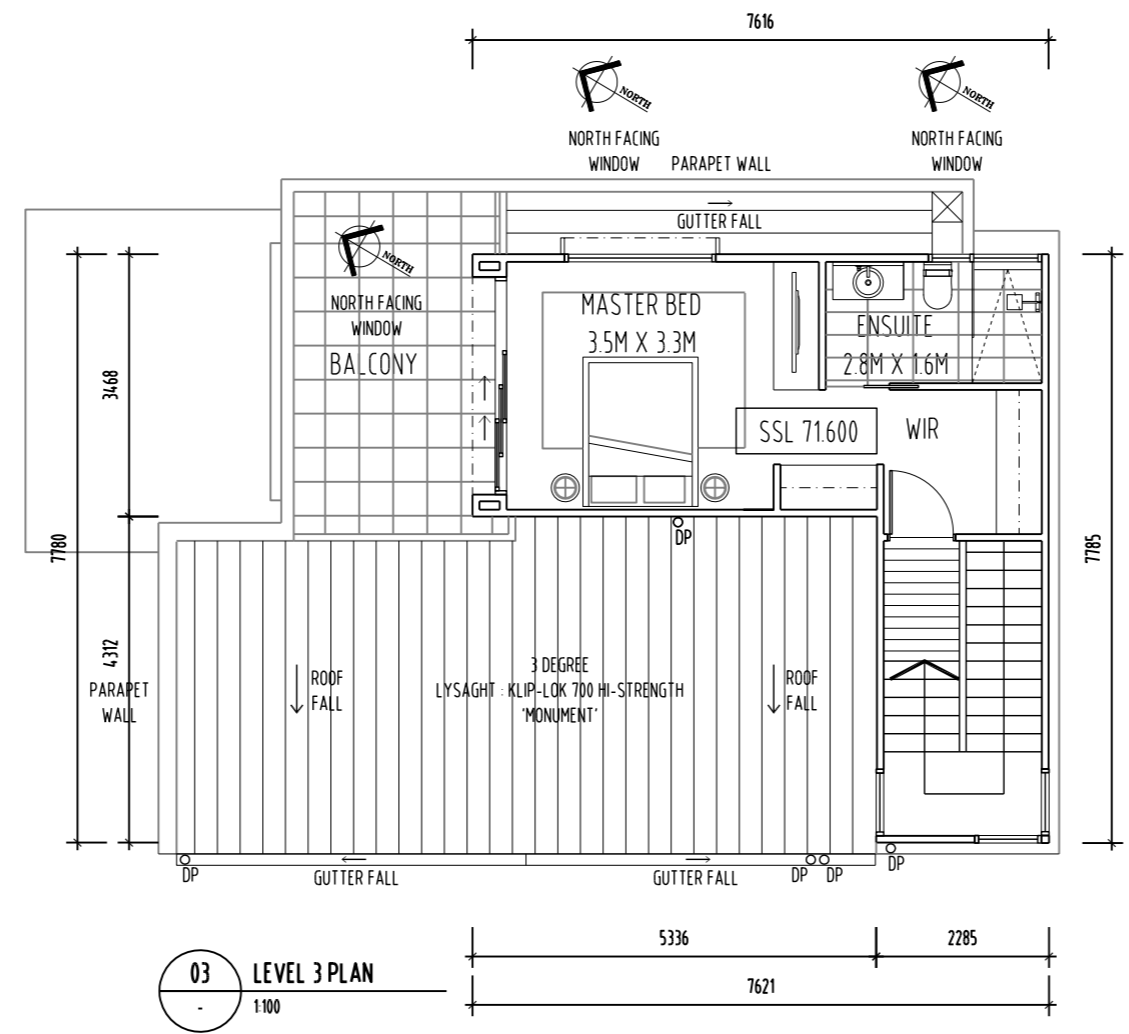


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 2  
 LEVEL 3 PLAN

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO. 1508  
 DRAWING NO. A-DA-24 A

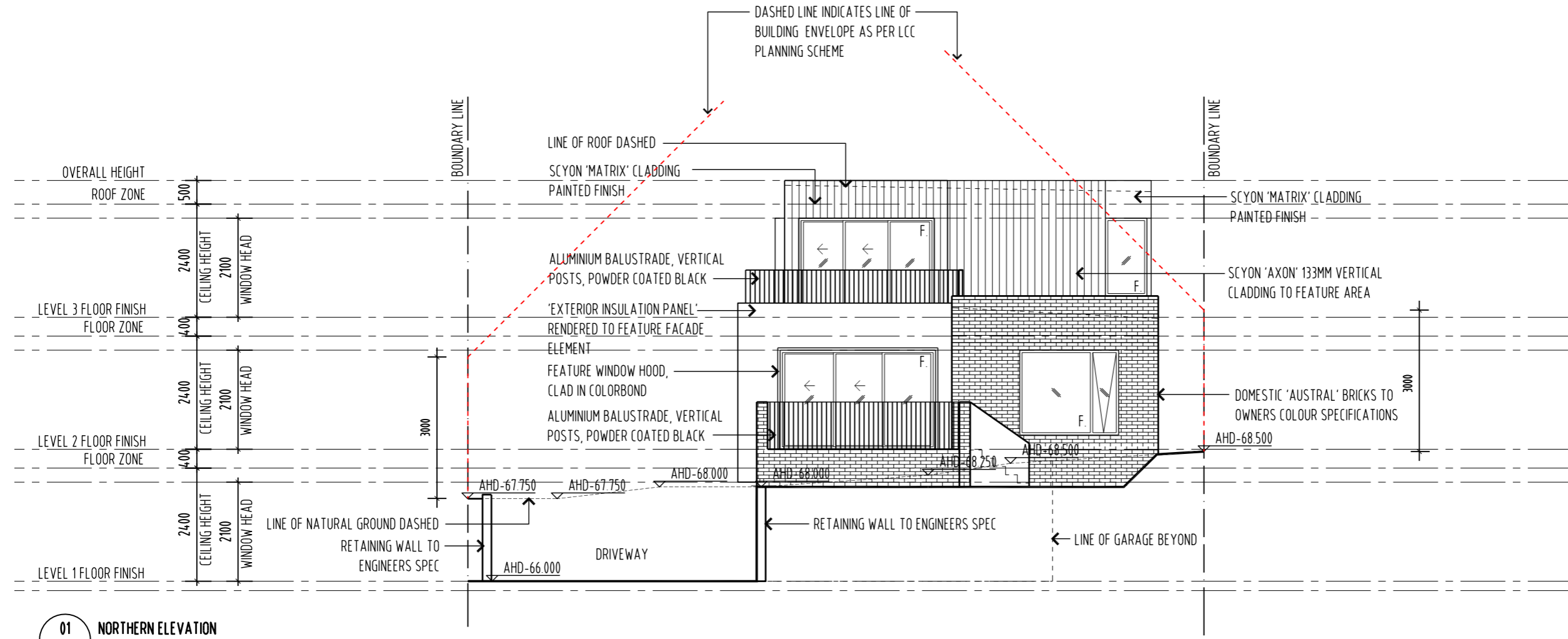


REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	23/11/15	DEVELOPMENT APPLICATION	mb	mb

NOTE:  
 - 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

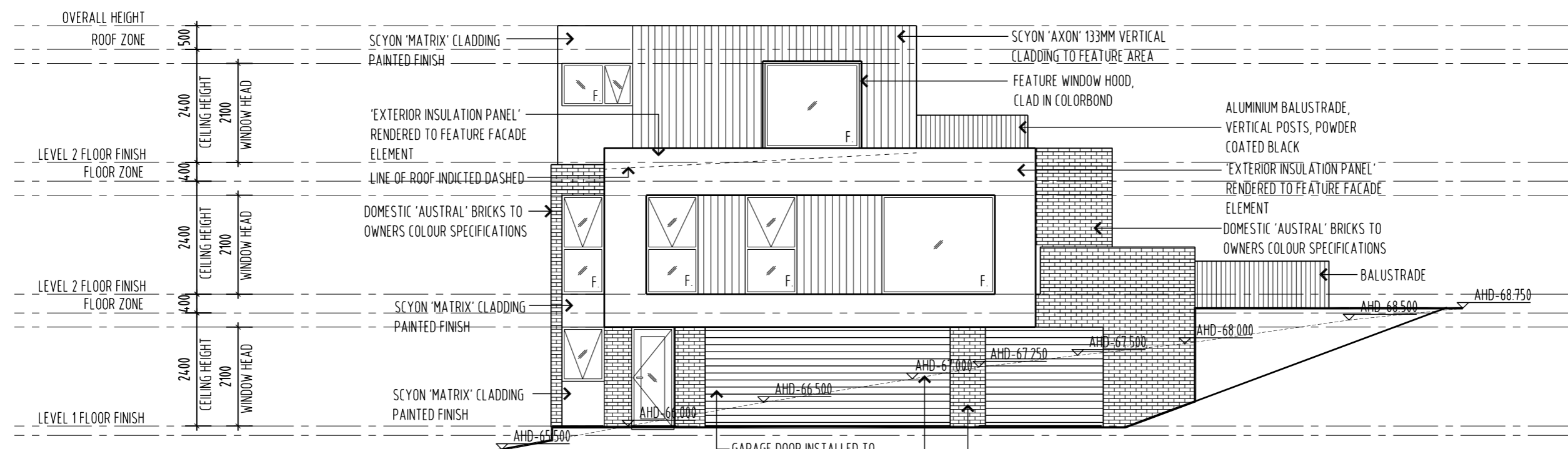
DEVELOPMENT APPLICATION  
 NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



01 NORTHERN ELEVATION  
 1:100

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



02 EASTERN ELEVATION  
 1:100



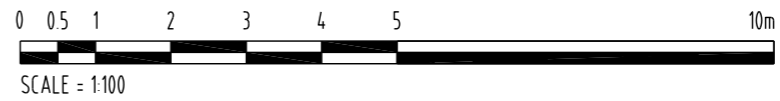
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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

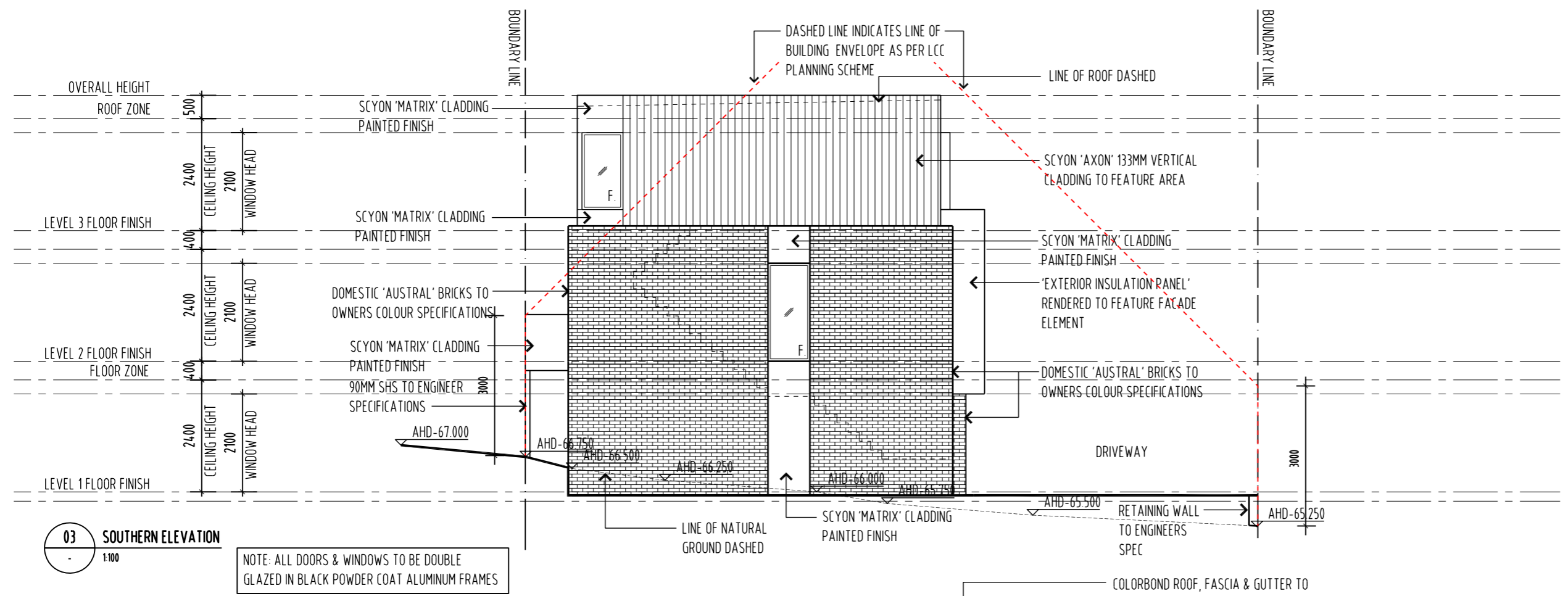
DRAWING TITLE:  
 TOWN HOUSE 2  
 ELEVATIONS  
 SHEET 1

DRAWN: MB  
 CHECKED: MB

SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO. 1508  
 DRAWING NO. A-DA-26 A



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

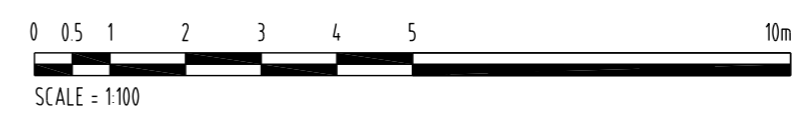
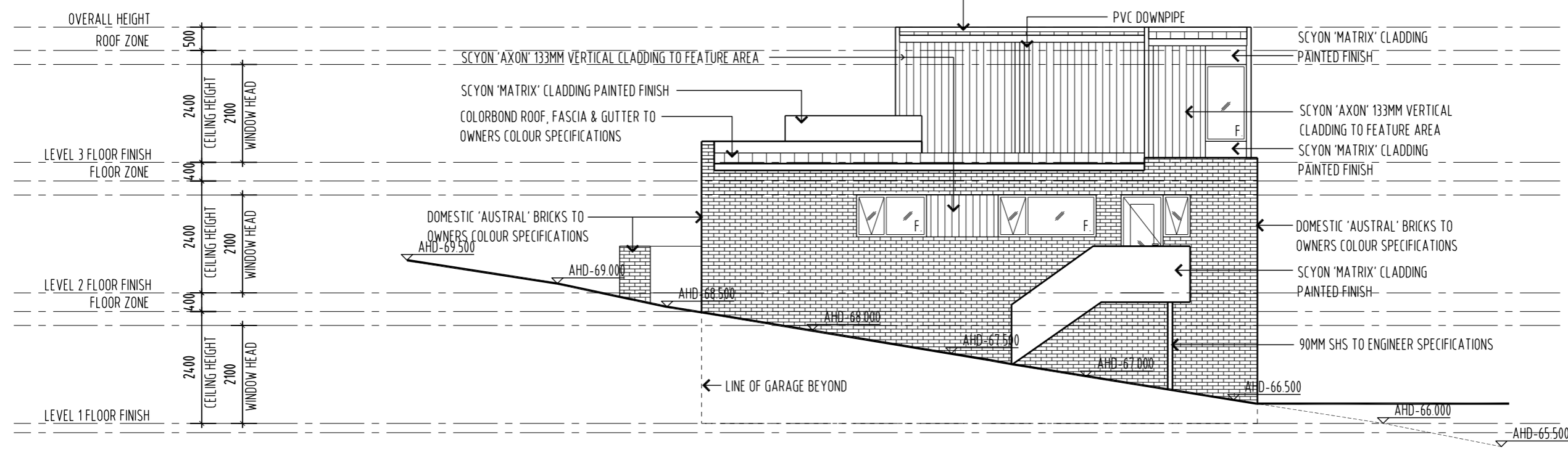


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 2  
 ELEVATIONS  
 SHEET 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

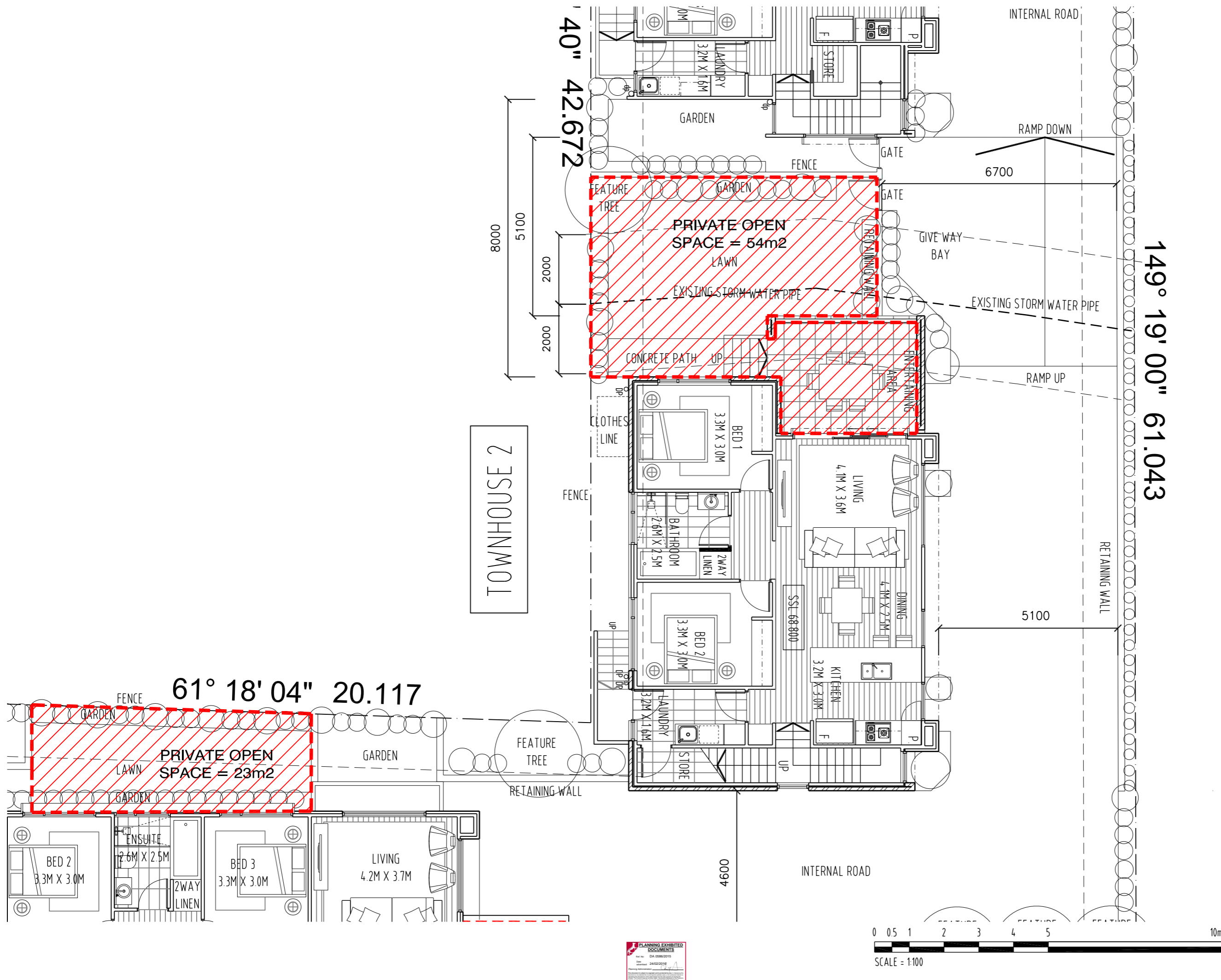


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

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

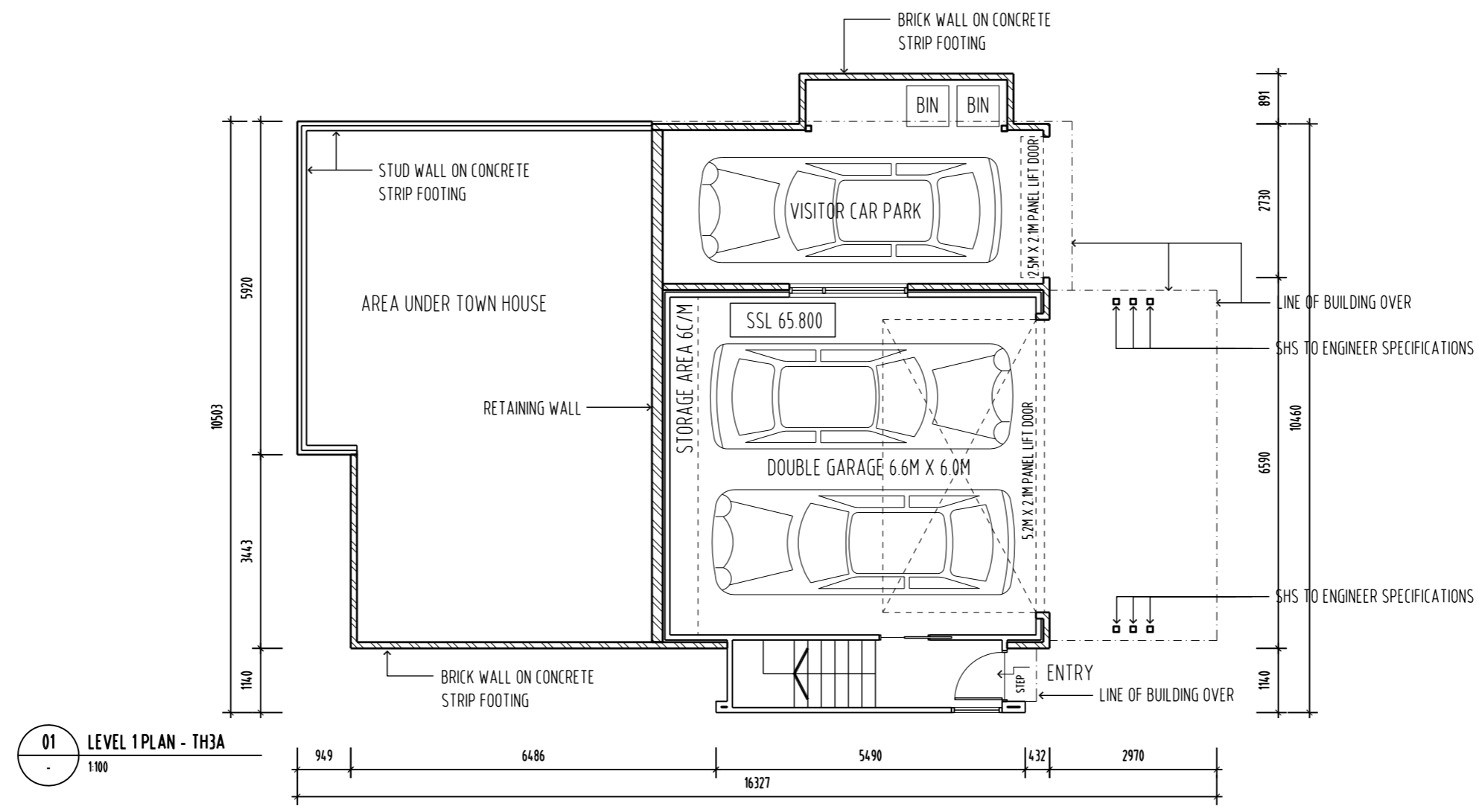


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
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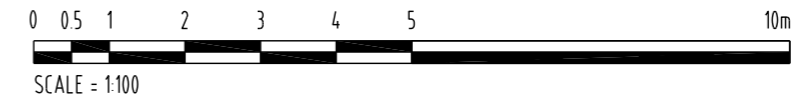
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

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  
 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  
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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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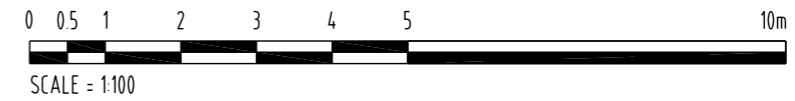
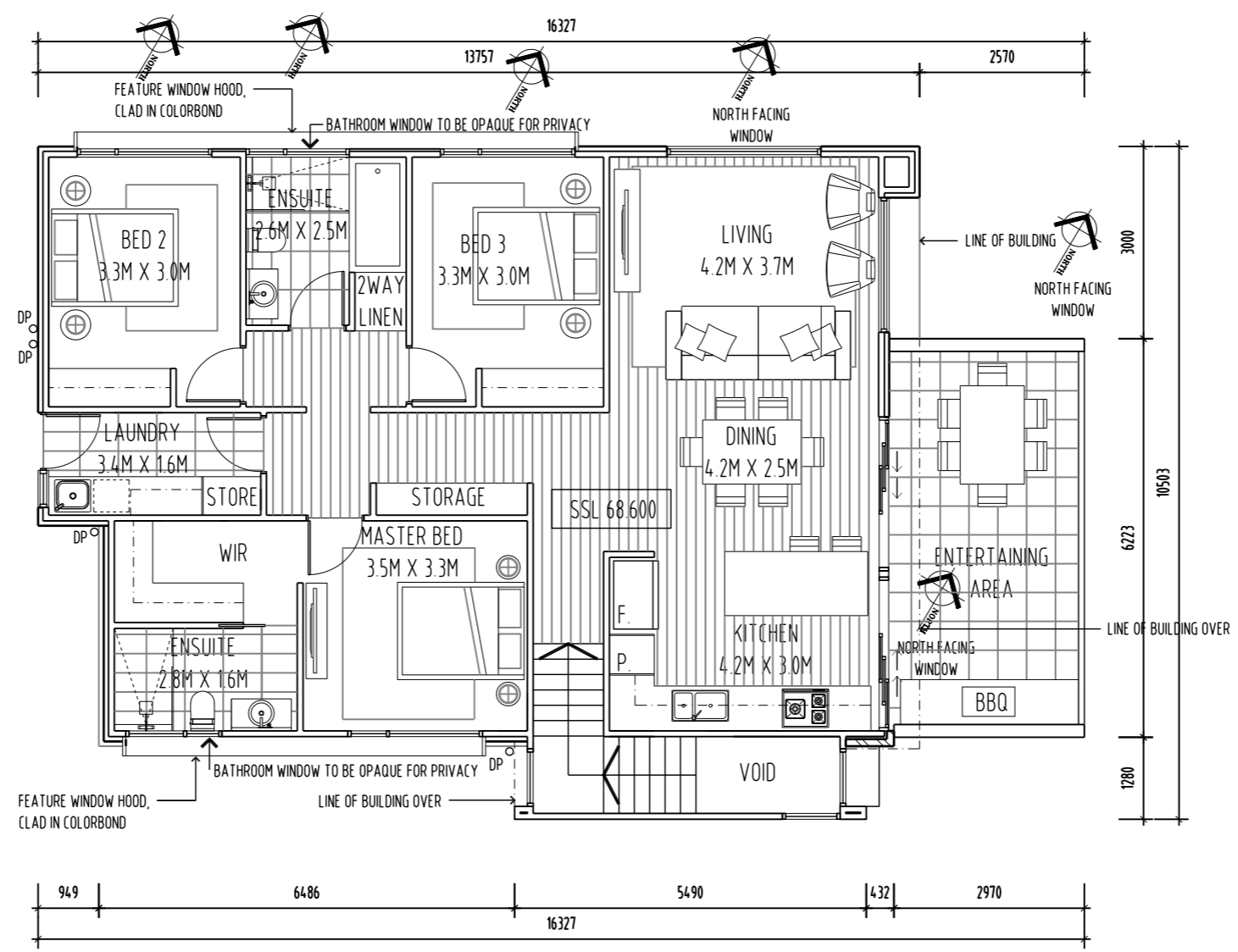
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 3A  
 LEVEL 2 PLAN

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

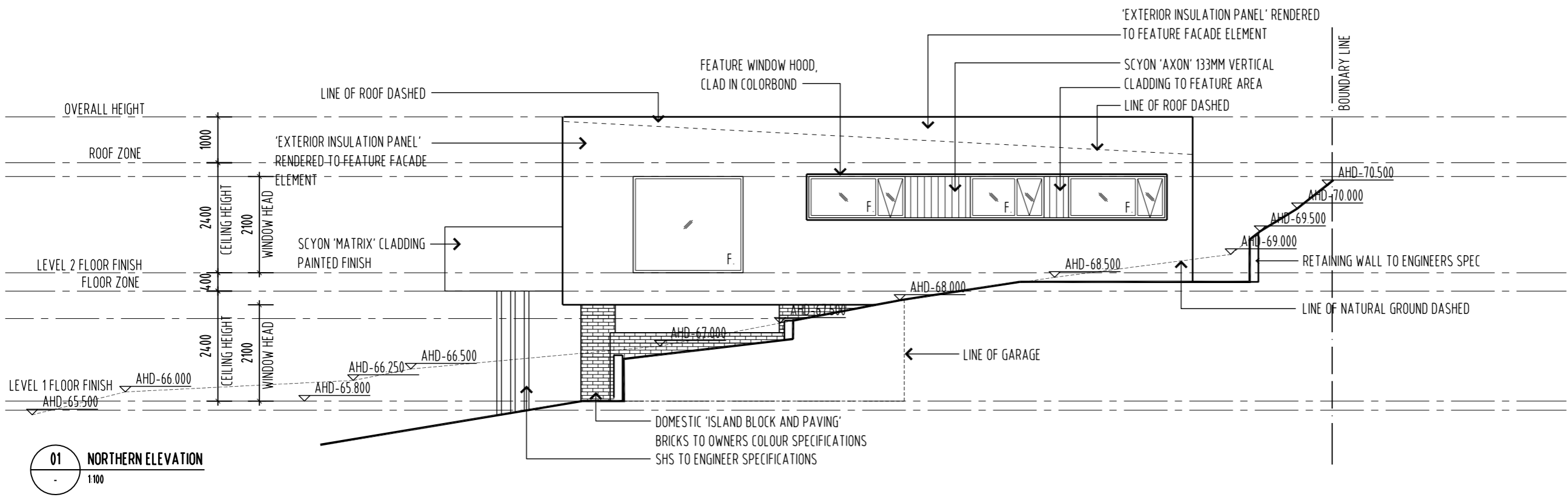


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
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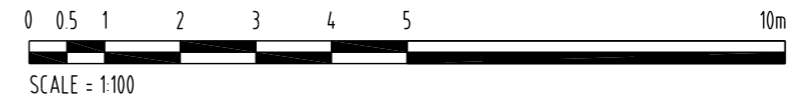
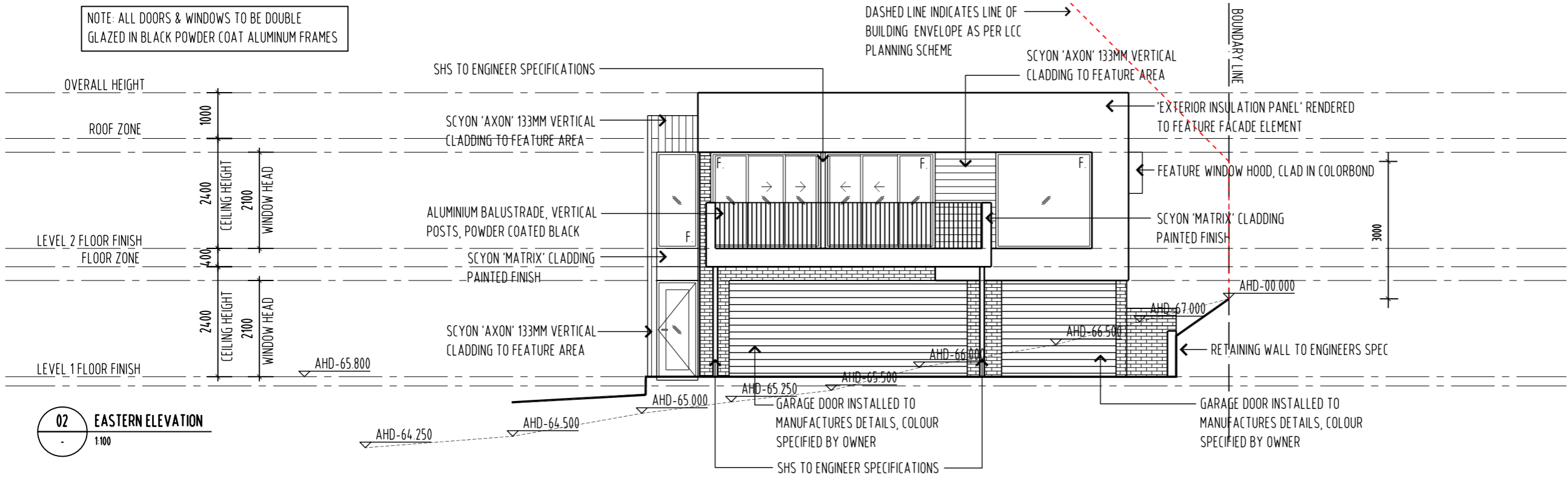
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 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

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

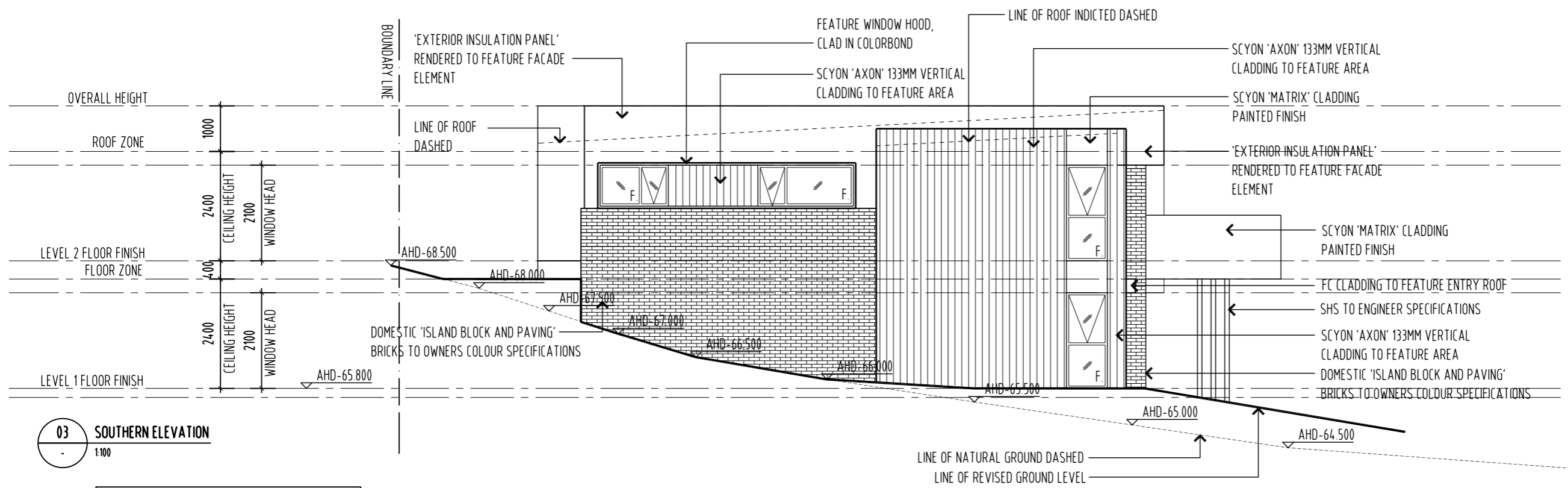


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

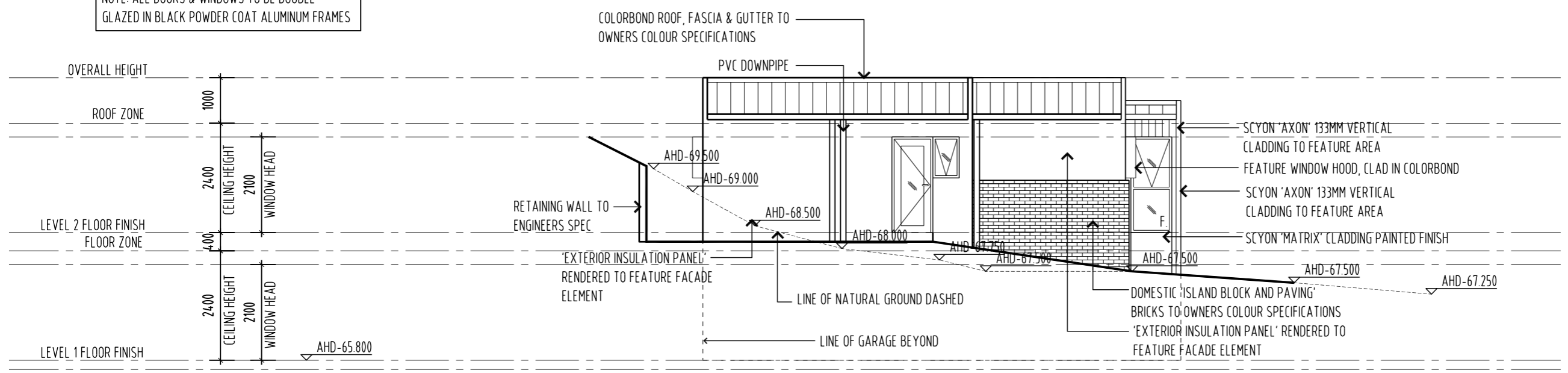
DRAWING TITLE:  
 TOWN HOUSE 3A  
 ELEVATIONS  
 SHEET 2

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO. 1508  
 DRAWING NO. A-DA-36 A

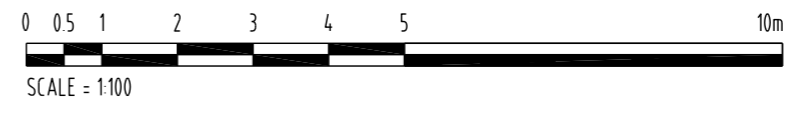


**03 SOUTHERN ELEVATION**  
 1:100

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

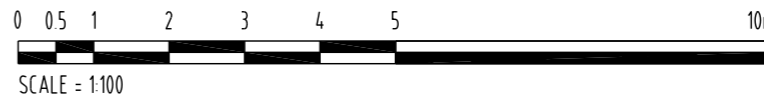
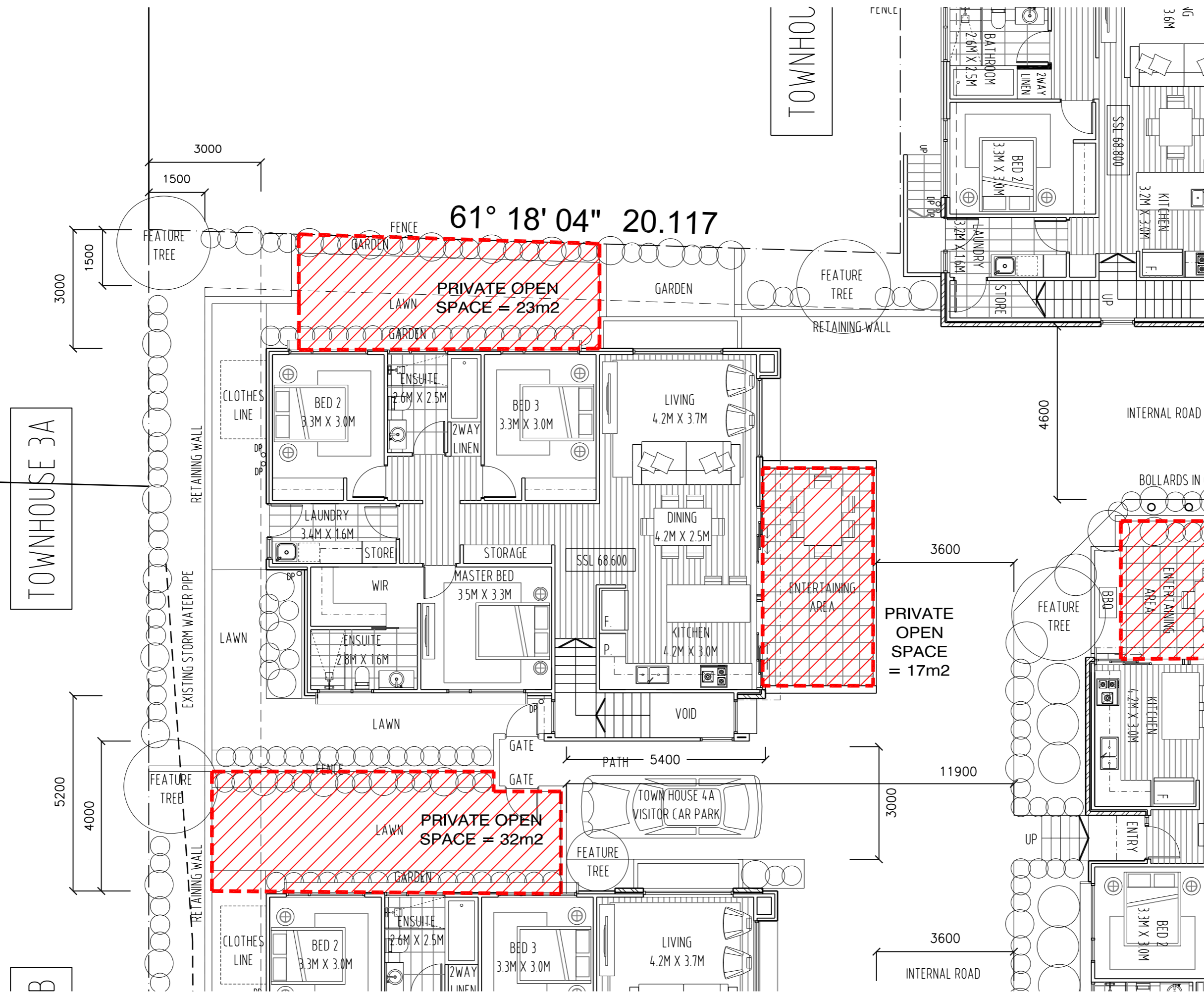
DRAWING TITLE:  
 TOWN HOUSE 3a  
 PRIVATE OPEN SPACE

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
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

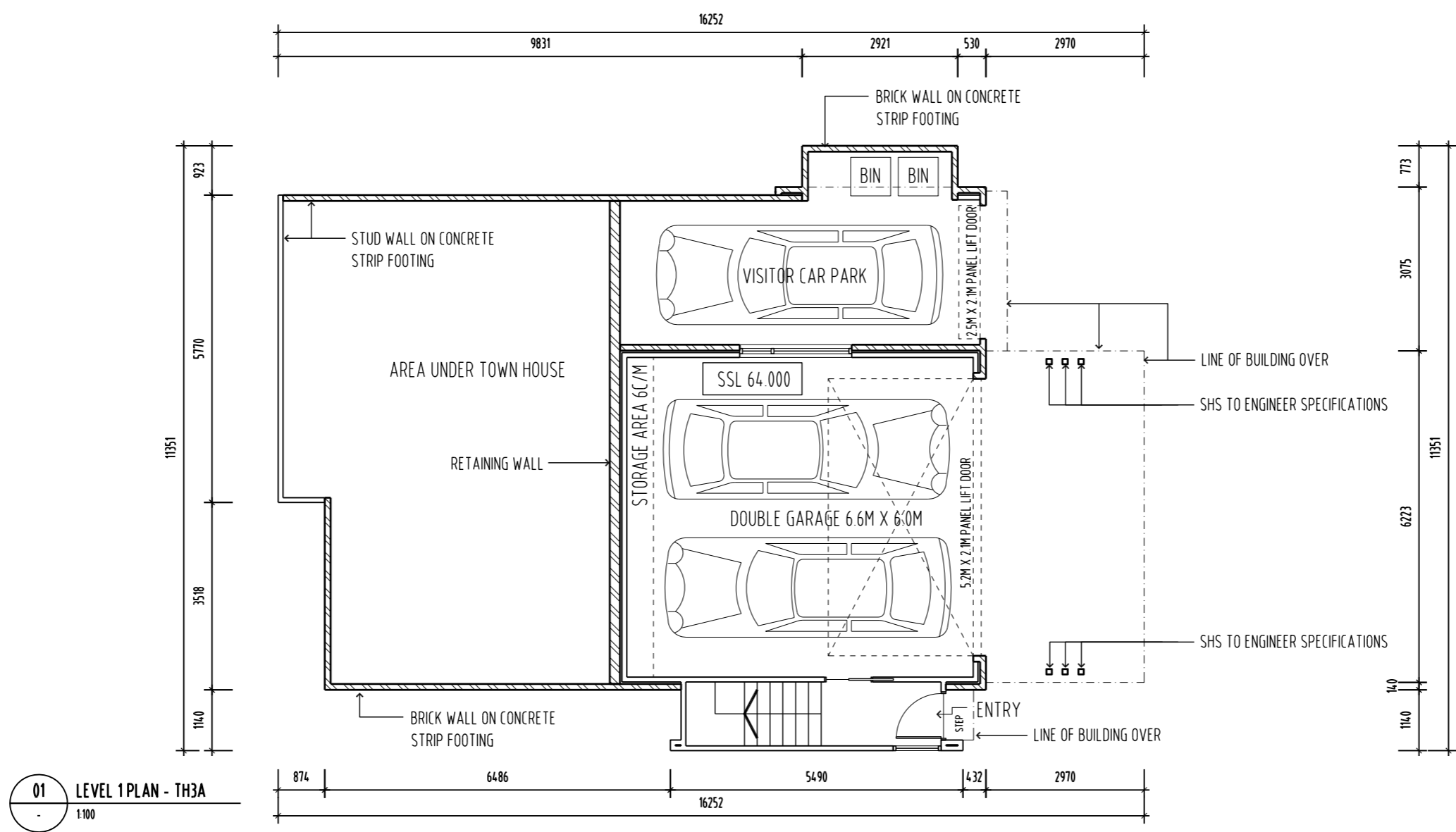


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING  
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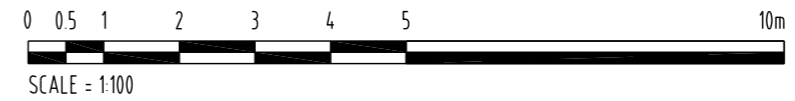
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 3B  
 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  
 - 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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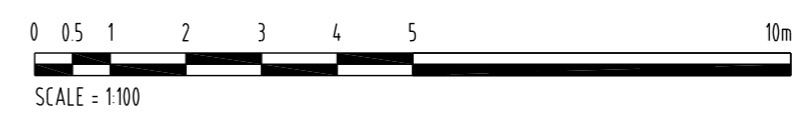
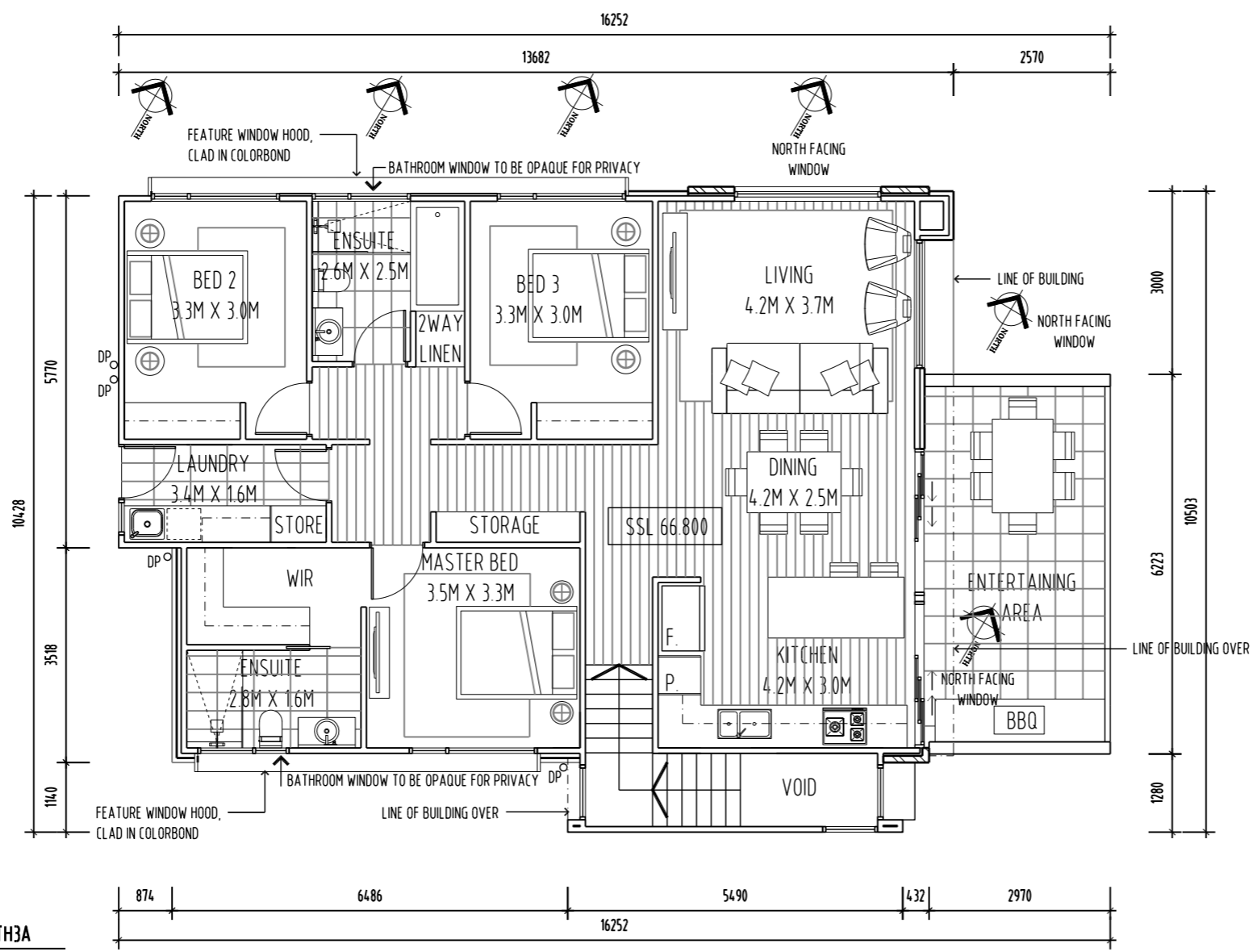
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 3B  
 LEVEL 2 PLAN

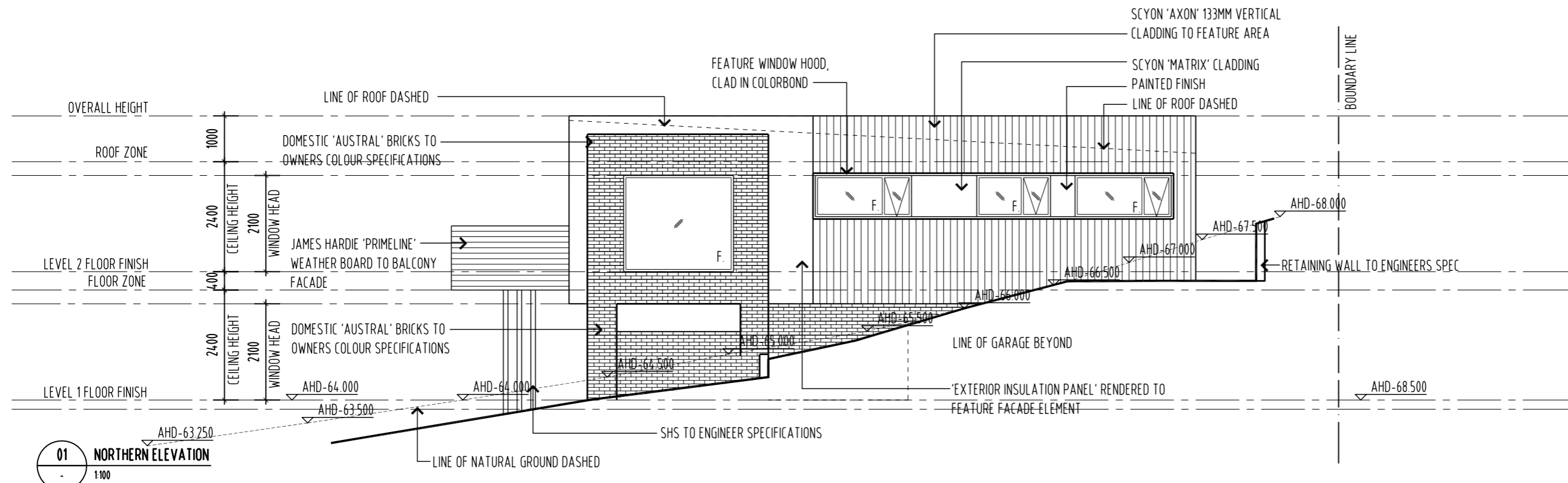
DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:100 @ A3  
 DATE: NOVEMBER 2015  
 PROJECT NO: 1508  
 DRAWING NO: A-DA-42 A  
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

TOWNHOUSE = 126M2  
 DECK = 19M2  
 GARAGE = 75M2  
 TOTAL = 220M2  
 = 23.6SQ

02 LEVEL 2 PLAN - TH3A  
 1:100

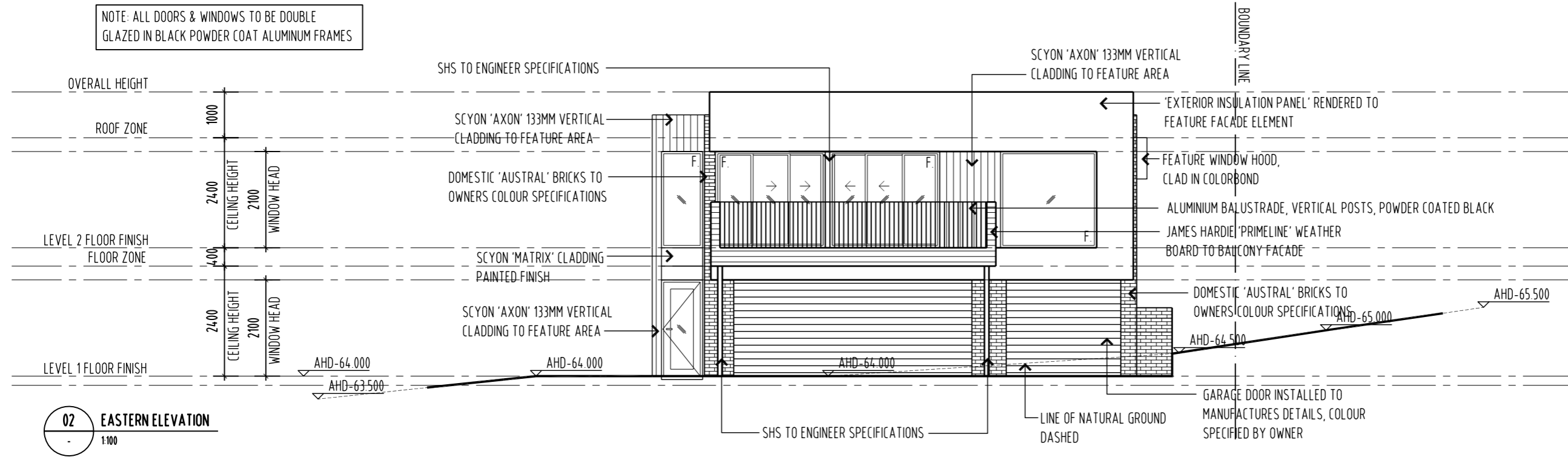


REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



**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 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

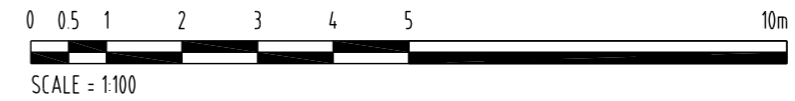


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DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING  
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PROJECT NAME:  
RESIDENTIAL DEVELOPMENT  
25 DUKE STREET  
WEST LAUNCESTON

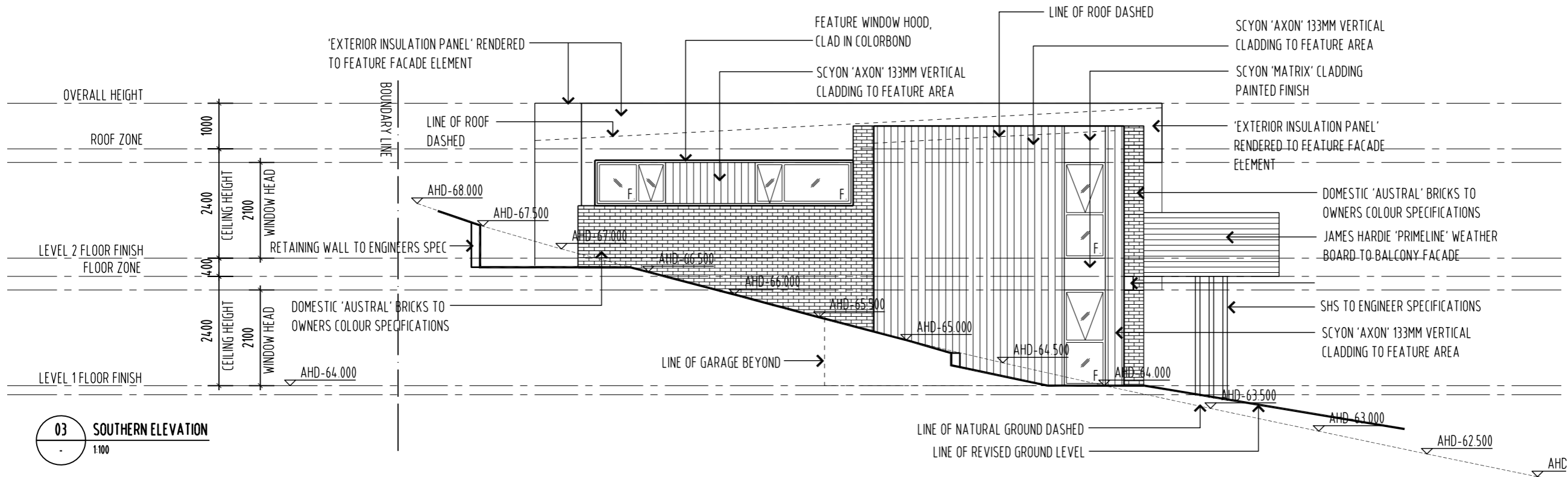
DRAWING TITLE:  
TOWN HOUSE 3B  
ELEVATIONS  
SHEET 1

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 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

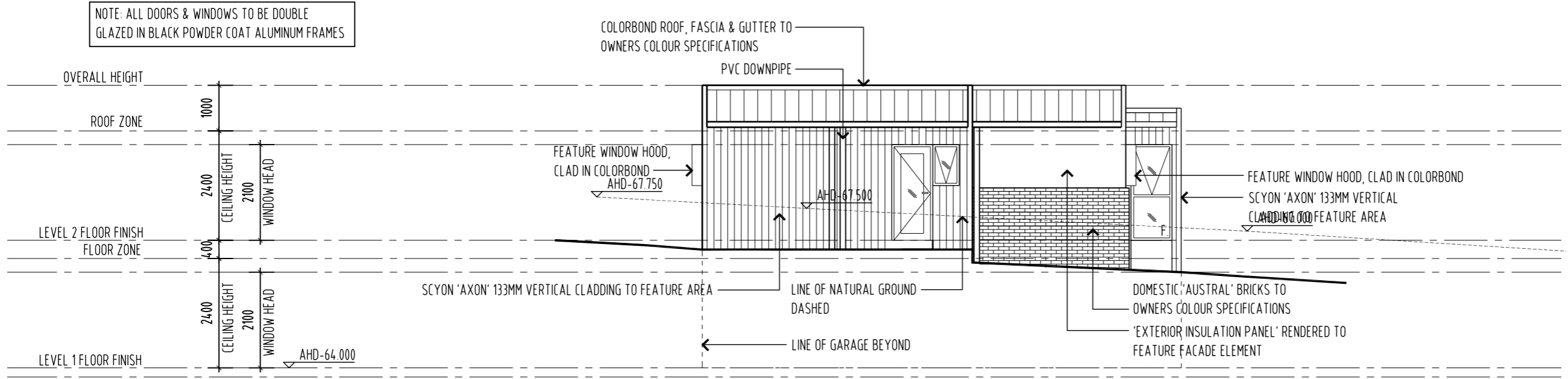


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING  
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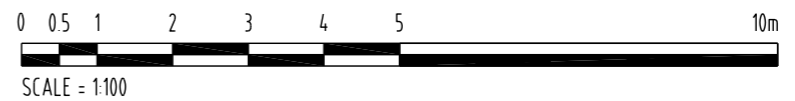
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

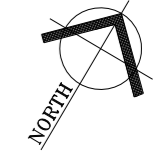
DRAWING TITLE:  
 TOWN HOUSE 3B  
 ELEVATIONS  
 SHEET 2

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO: 1508  
 DRAWING NO: A-DA-45 A



**04 WESTERN ELEVATION**  
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



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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

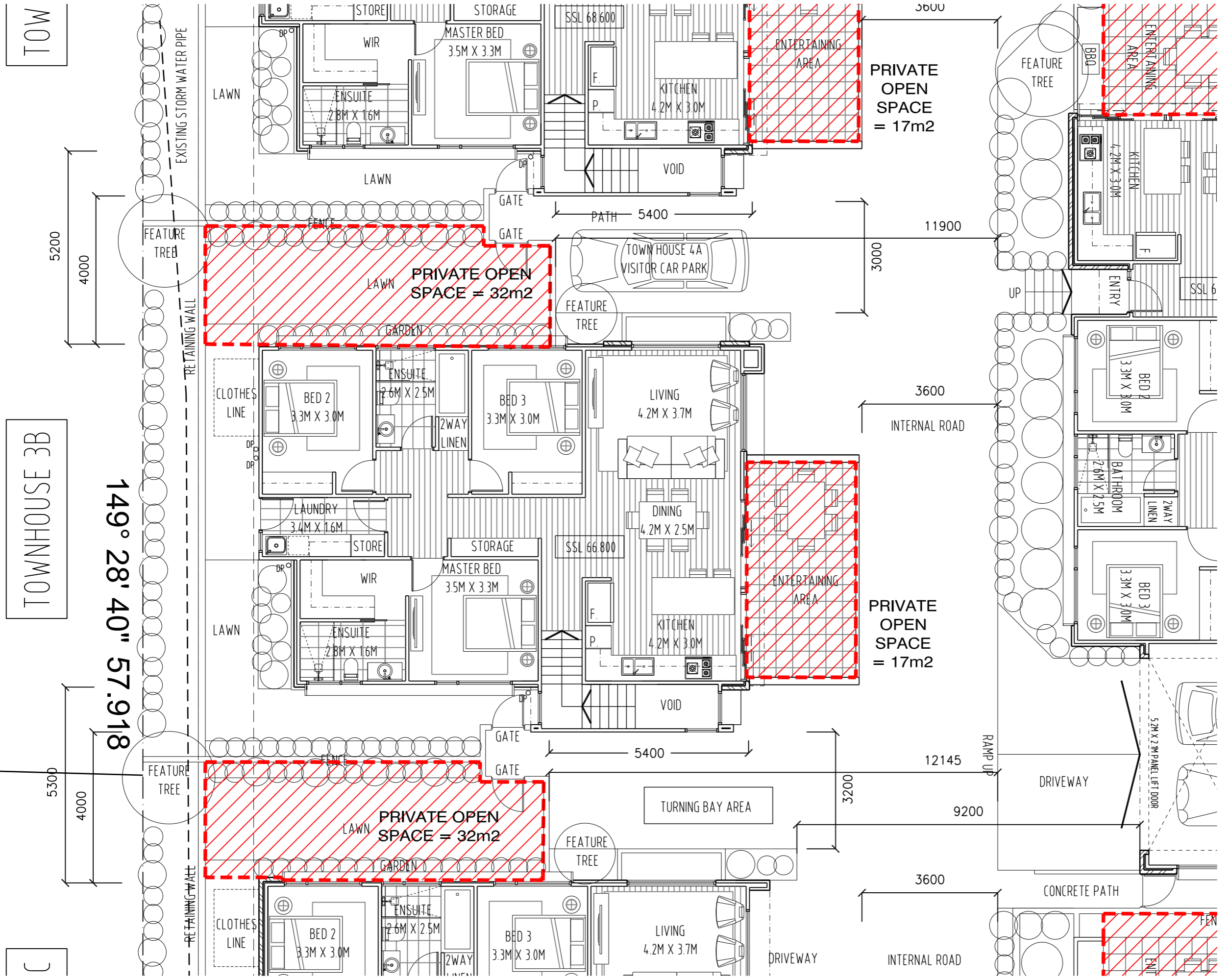
DRAWN: MB  
CHECKED: MB

SCALE: 1:100 @ A3

DATE: NOVEMBER 2015

PROJECT NO. 1508

DRAWING NO. A-DA-46 A





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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 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

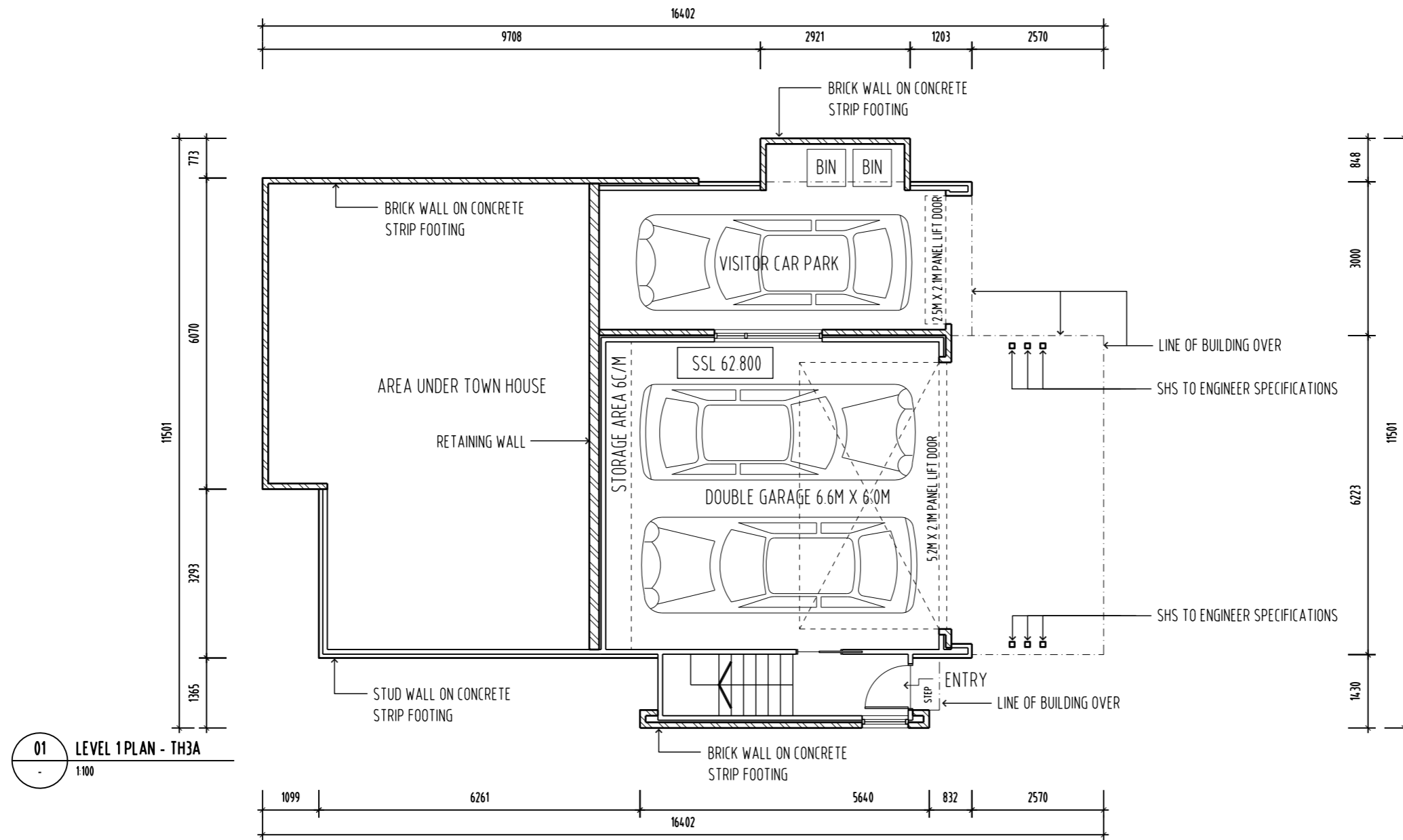
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 CHECKED: MB

SCALE: 1:100 @ A3

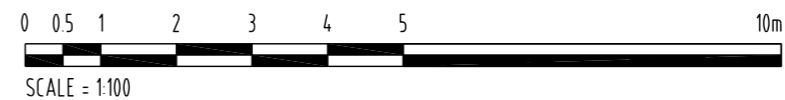
DATE: NOVEMBER\_2015

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  
 - 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.

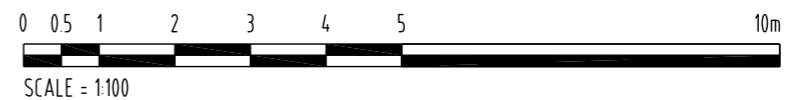
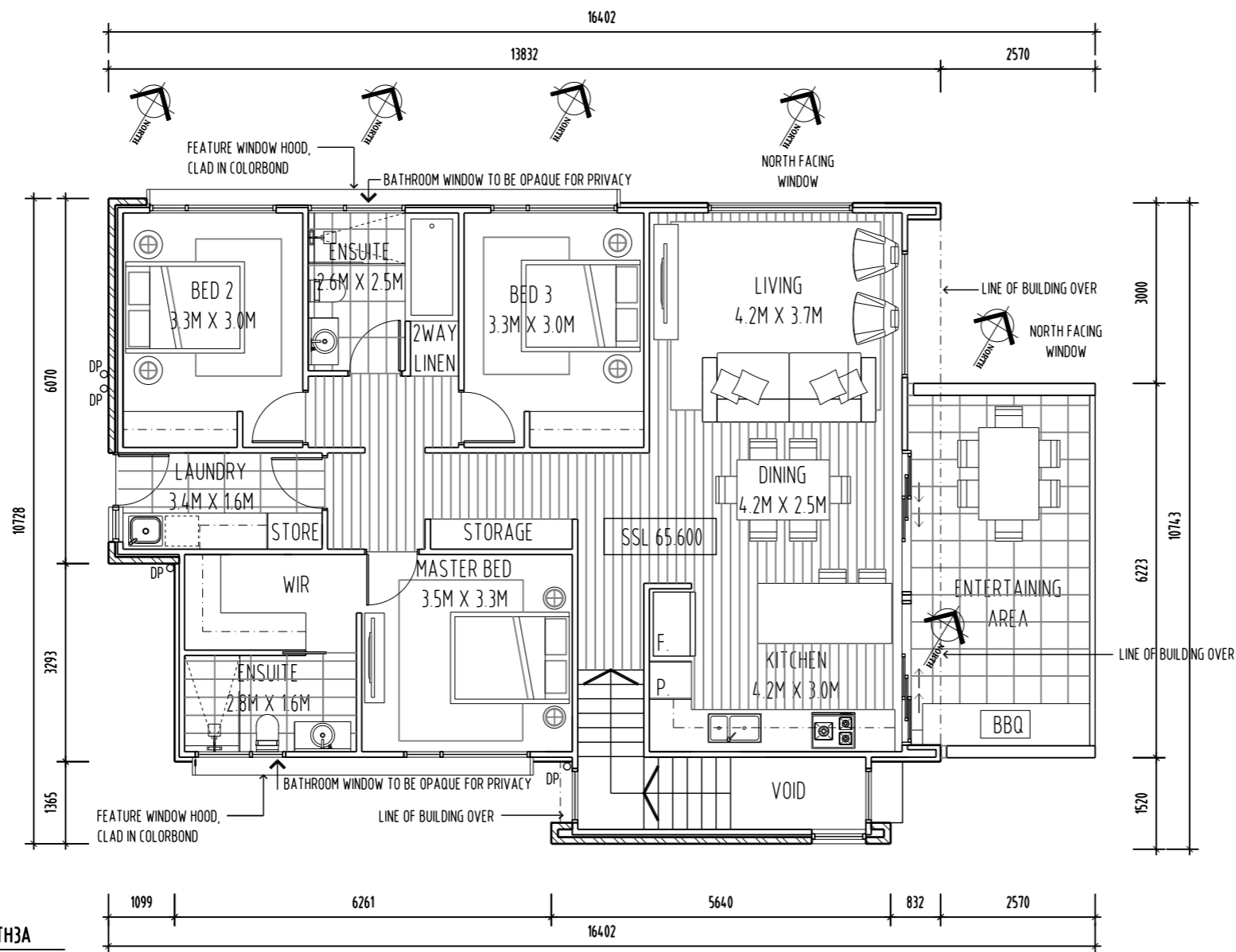
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 3C  
 LEVEL 2 PLAN

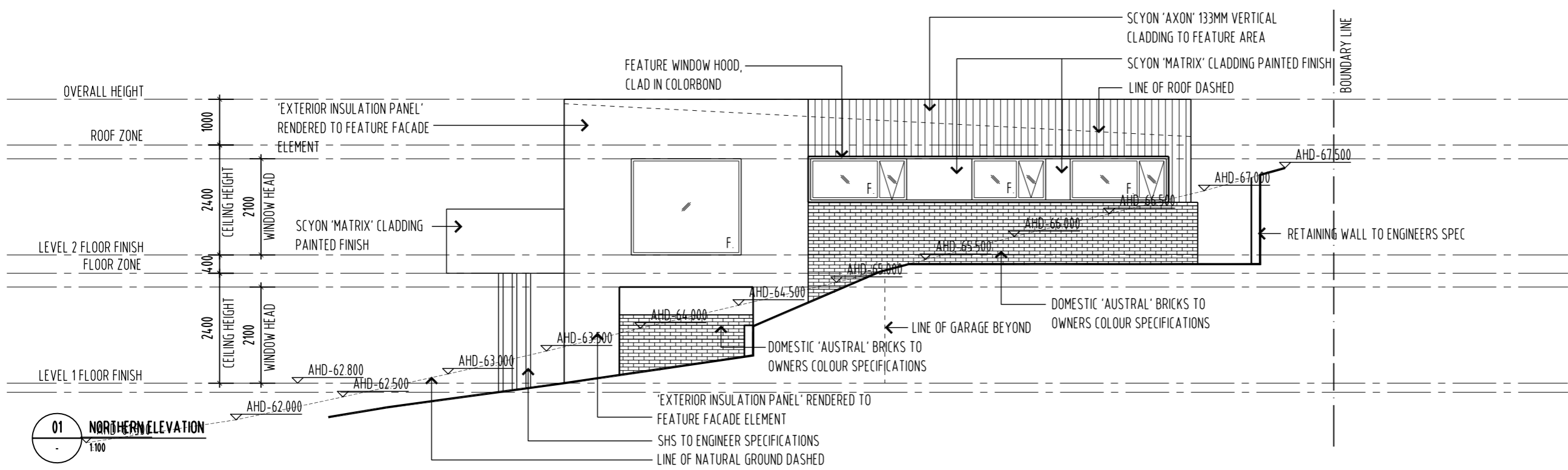
DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO: 1508  
 DRAWING NO: A-DA-51 A

TOWNHOUSE = 126M<sup>2</sup>  
 DECK = 19M<sup>2</sup>  
 GARAGE = 75M<sup>2</sup>  
 TOTAL = 220M<sup>2</sup>  
 = 23.65Q

02 LEVEL 2 PLAN - TH3A  
 1:100



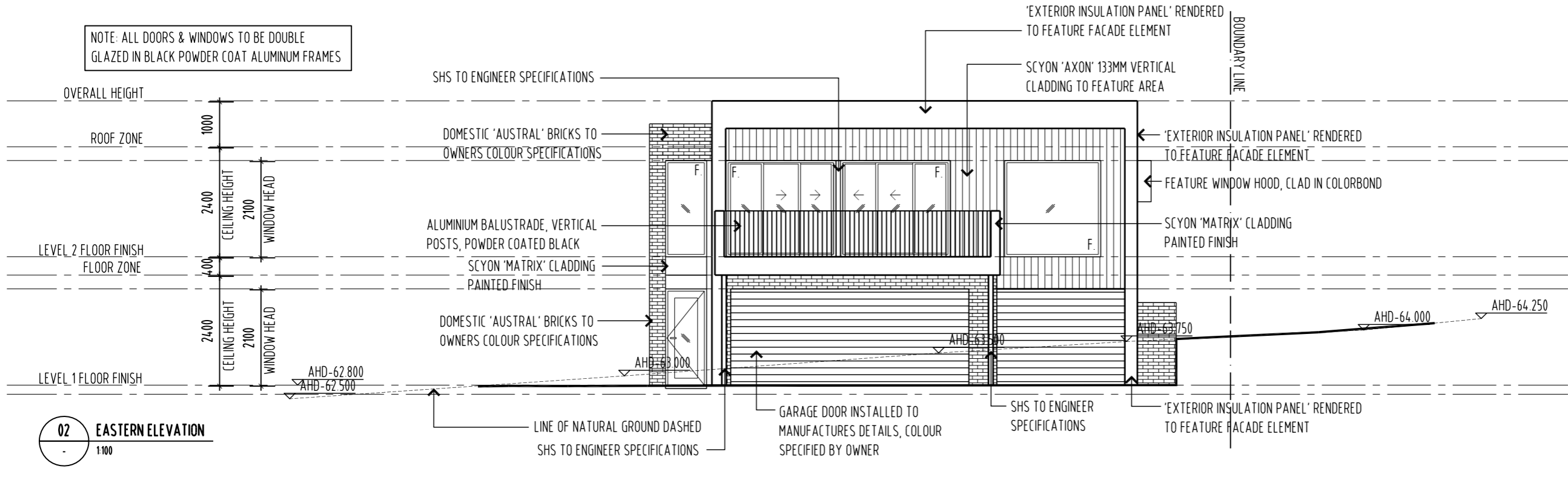
REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



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

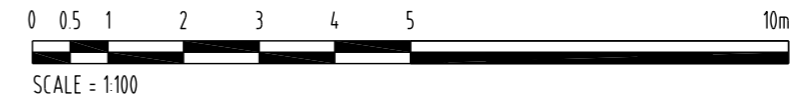


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 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING  
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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

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

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

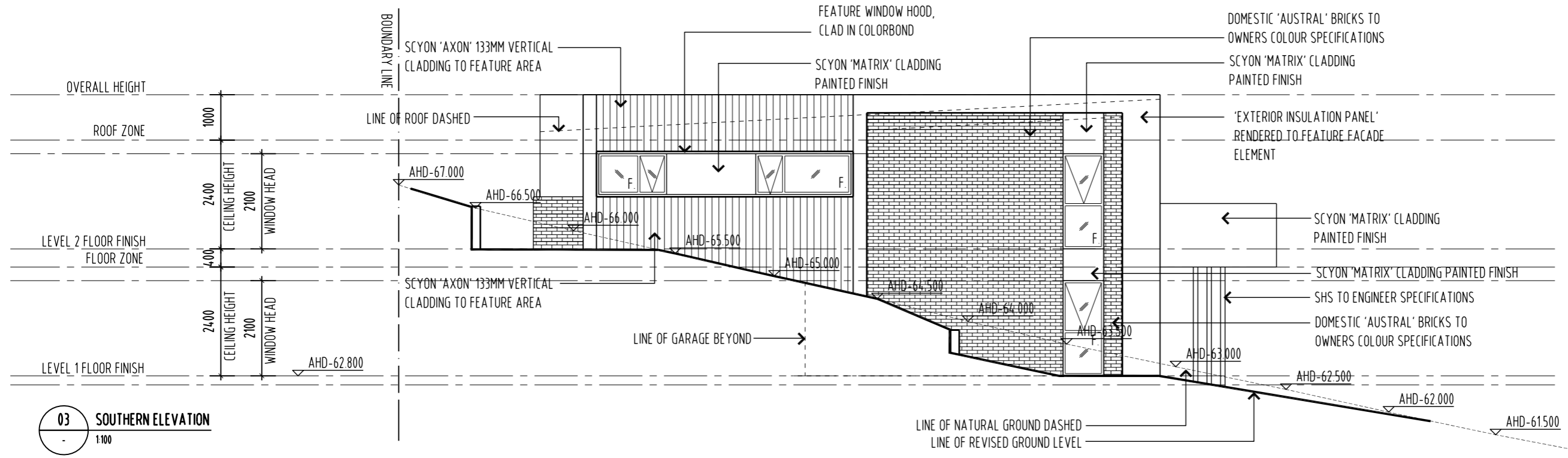


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING  
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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

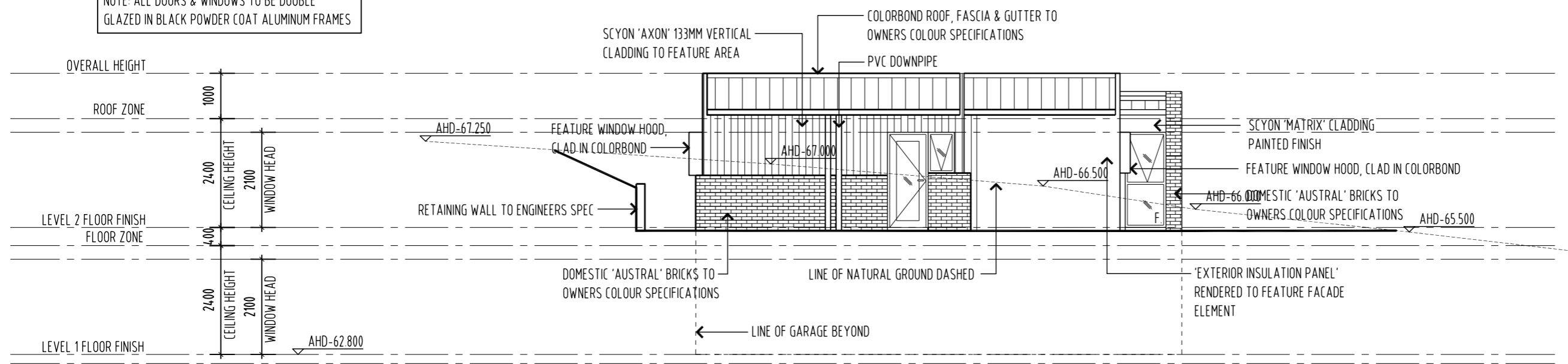
DRAWING TITLE:  
 TOWN HOUSE 3C  
 ELEVATIONS  
 SHEET 2

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO. 1508  
 DRAWING NO. A-DA-54 A  
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

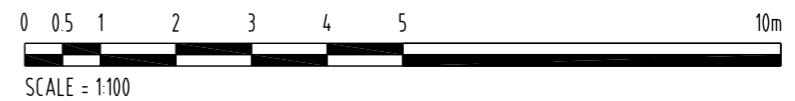


03 SOUTHERN ELEVATION  
 1:100

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



04 WESTERN ELEVATION  
 1:100





REVISION	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

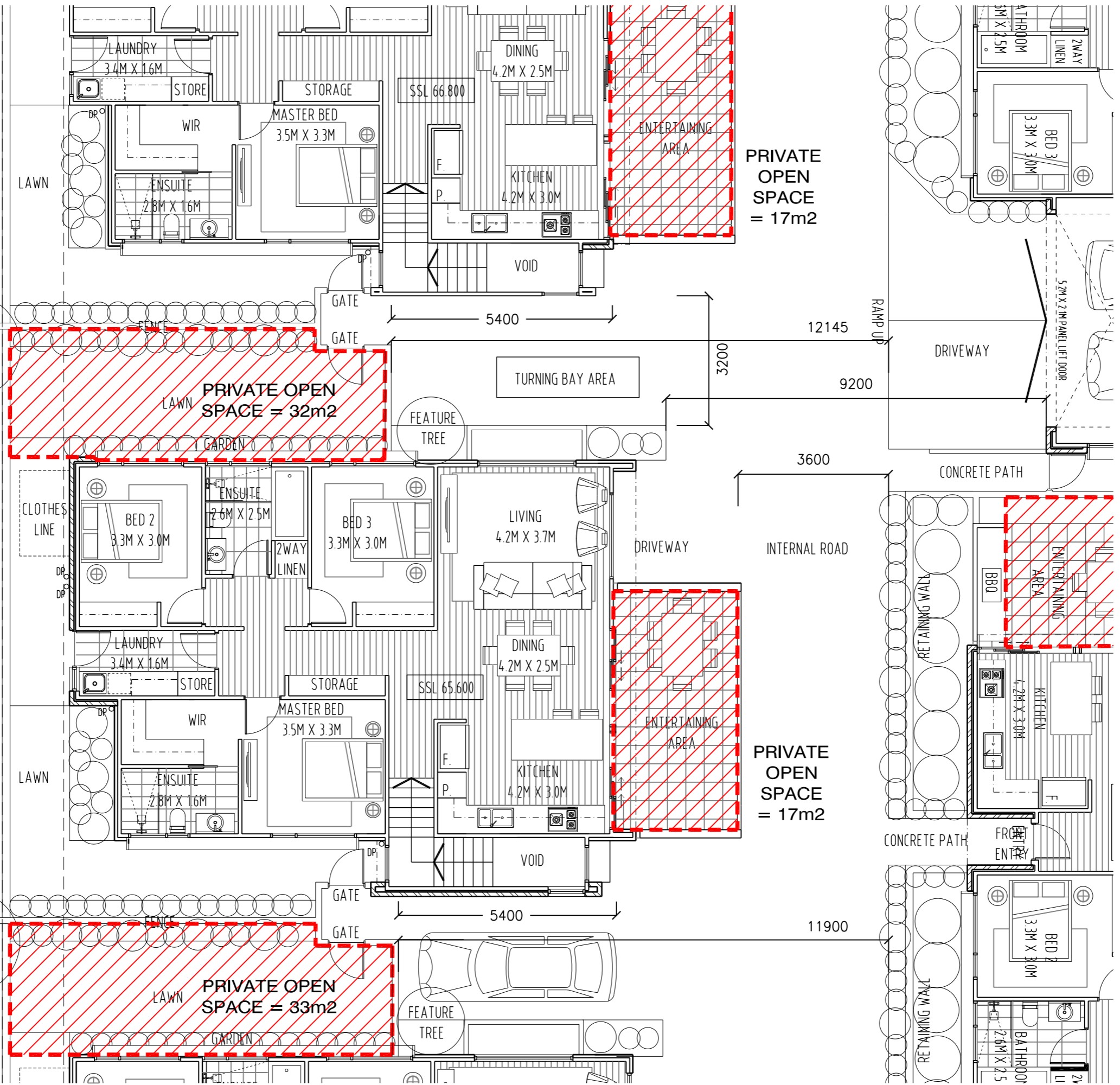
DRAWING TITLE:  
 TOWN HOUSE 3c  
 PRIVATE OPEN SPACE

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

5400

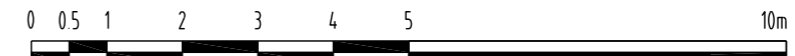
12145

9200

3600

11900

5400



SCALE = 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

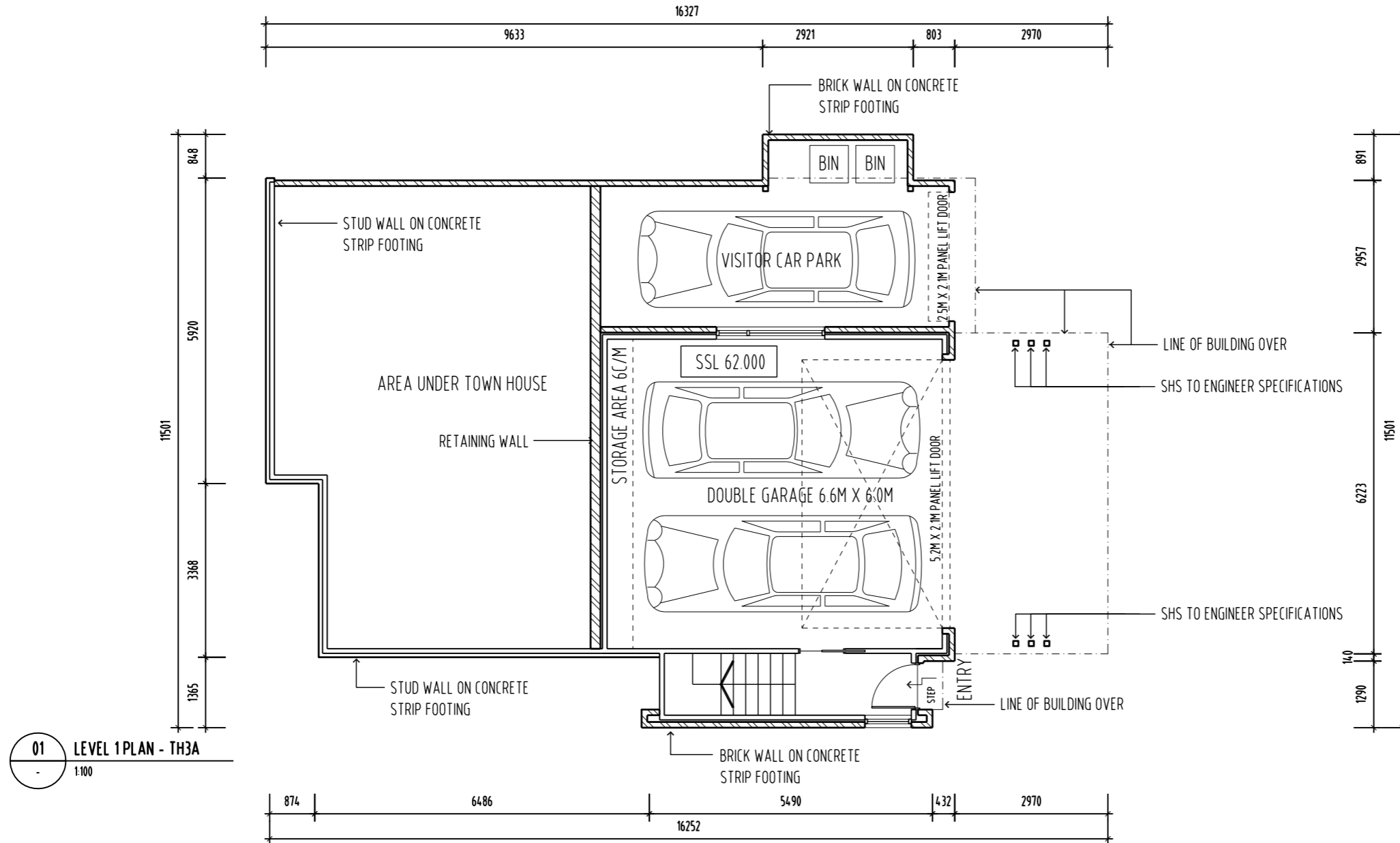


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
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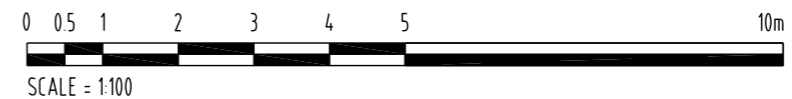
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 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:  
 - 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.

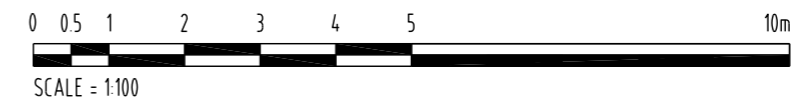
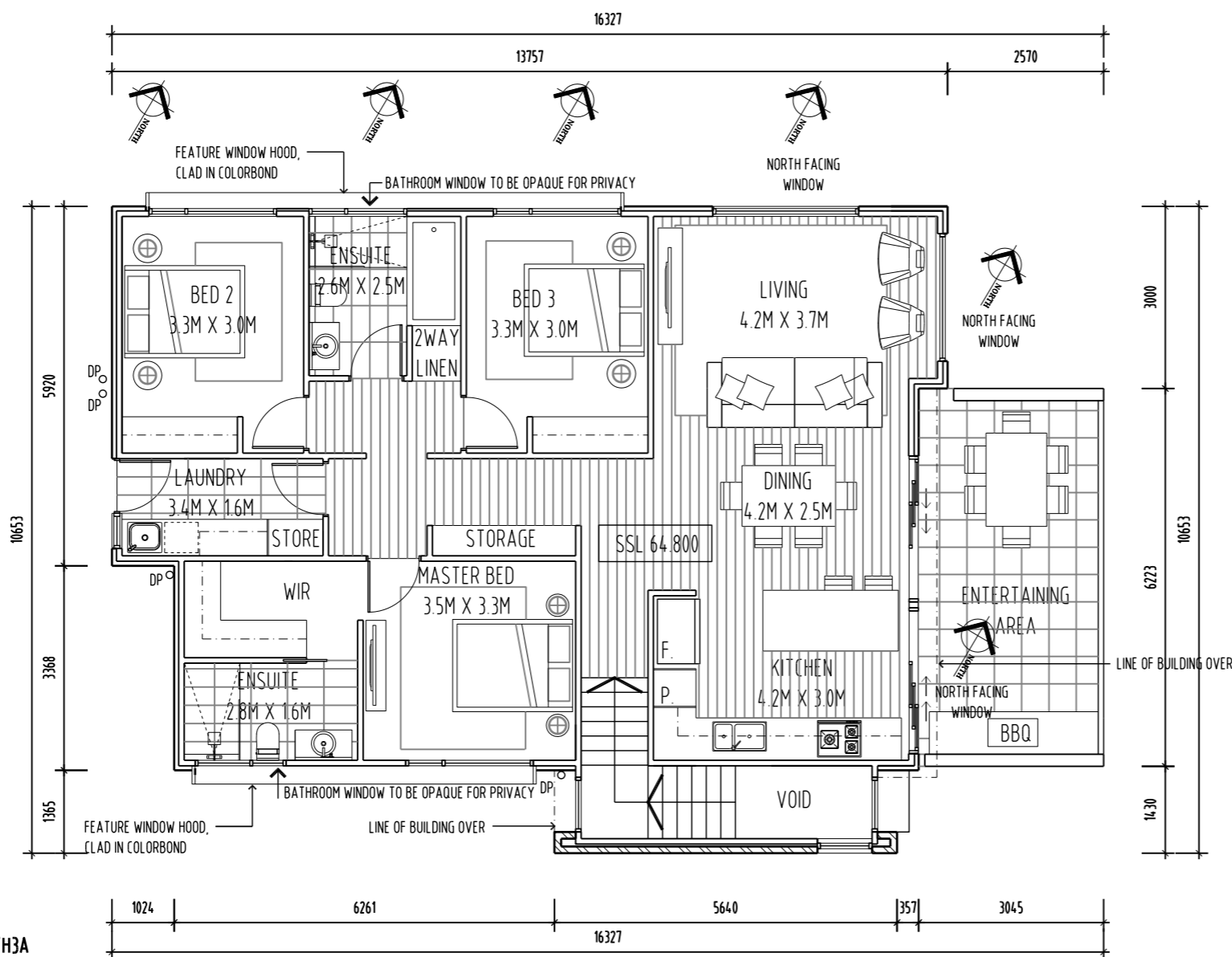
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 3D  
 LEVEL 2 PLAN

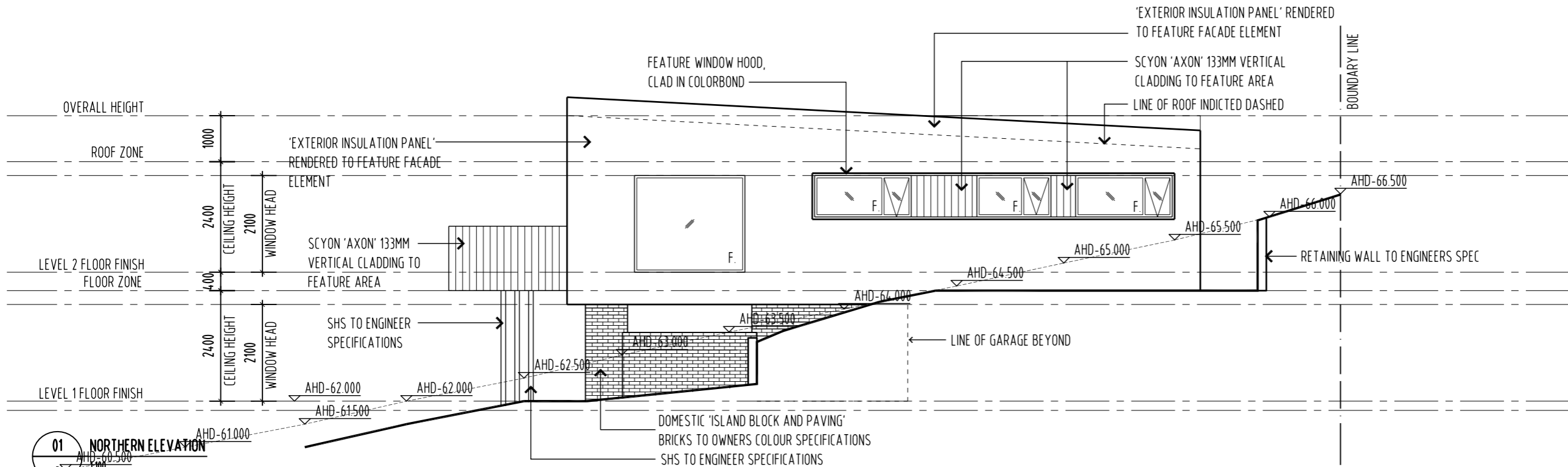
DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO: 1508  
 DRAWING NO: A-DA-60 A

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:  
 - 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

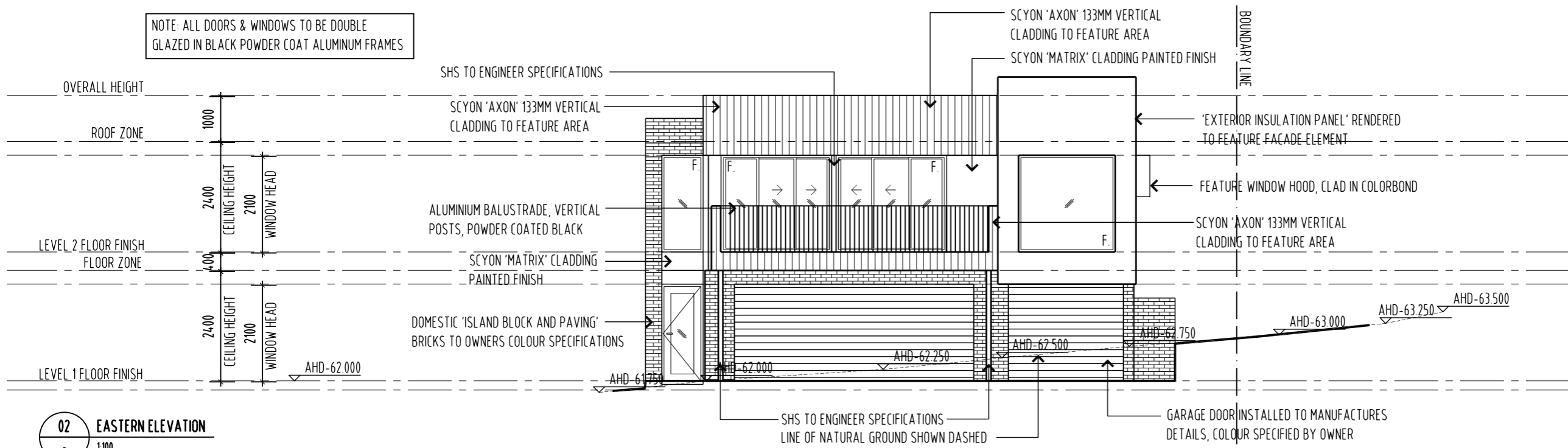
NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



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.

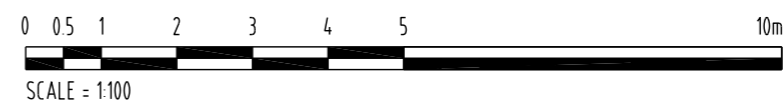
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 3D  
 ELEVATIONS  
 SHEET 1



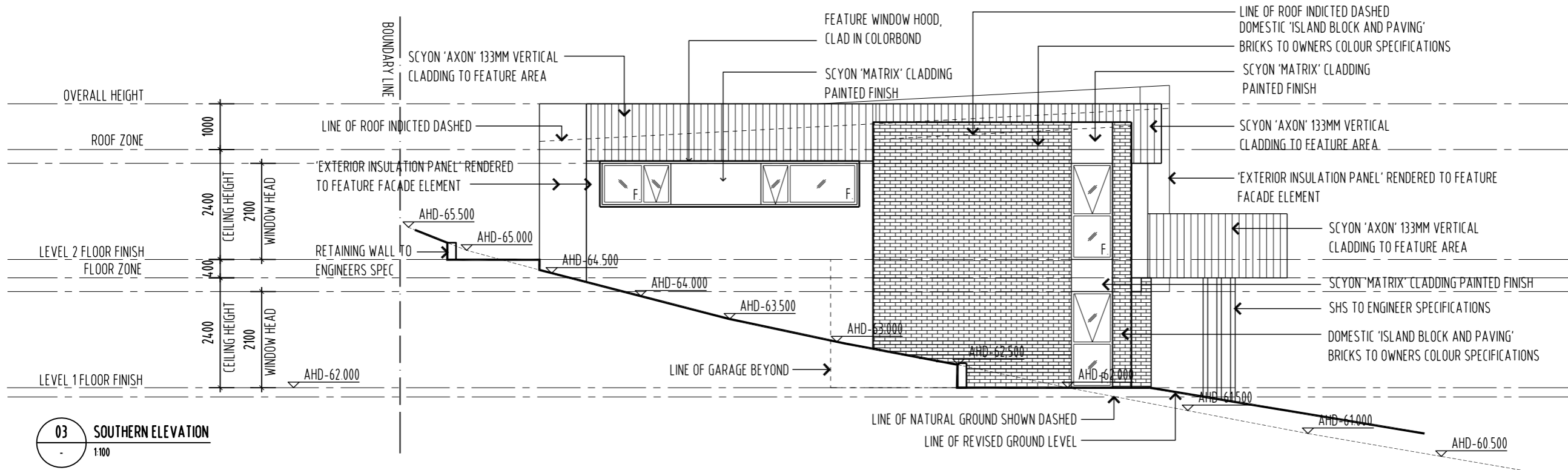
NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN BLACK POWDER COAT ALUMINIUM FRAMES

02 EASTERN ELEVATION  
 1:100



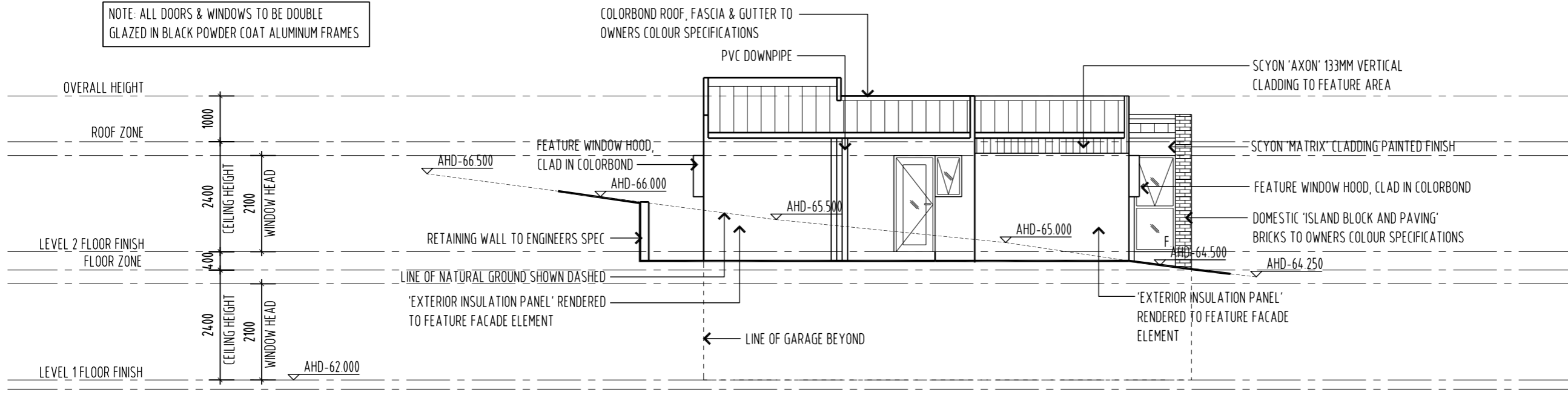


REVISION	No	DATE	DESCRIPTION	BY	CHECK
A	23/11/15		DEVELOPMENT APPLICATION	mb	mb



**03 SOUTHERN ELEVATION**  
1:100

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

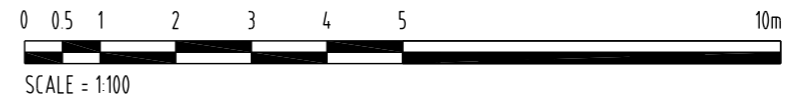
NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646  
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING  
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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  
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING





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  
 - 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

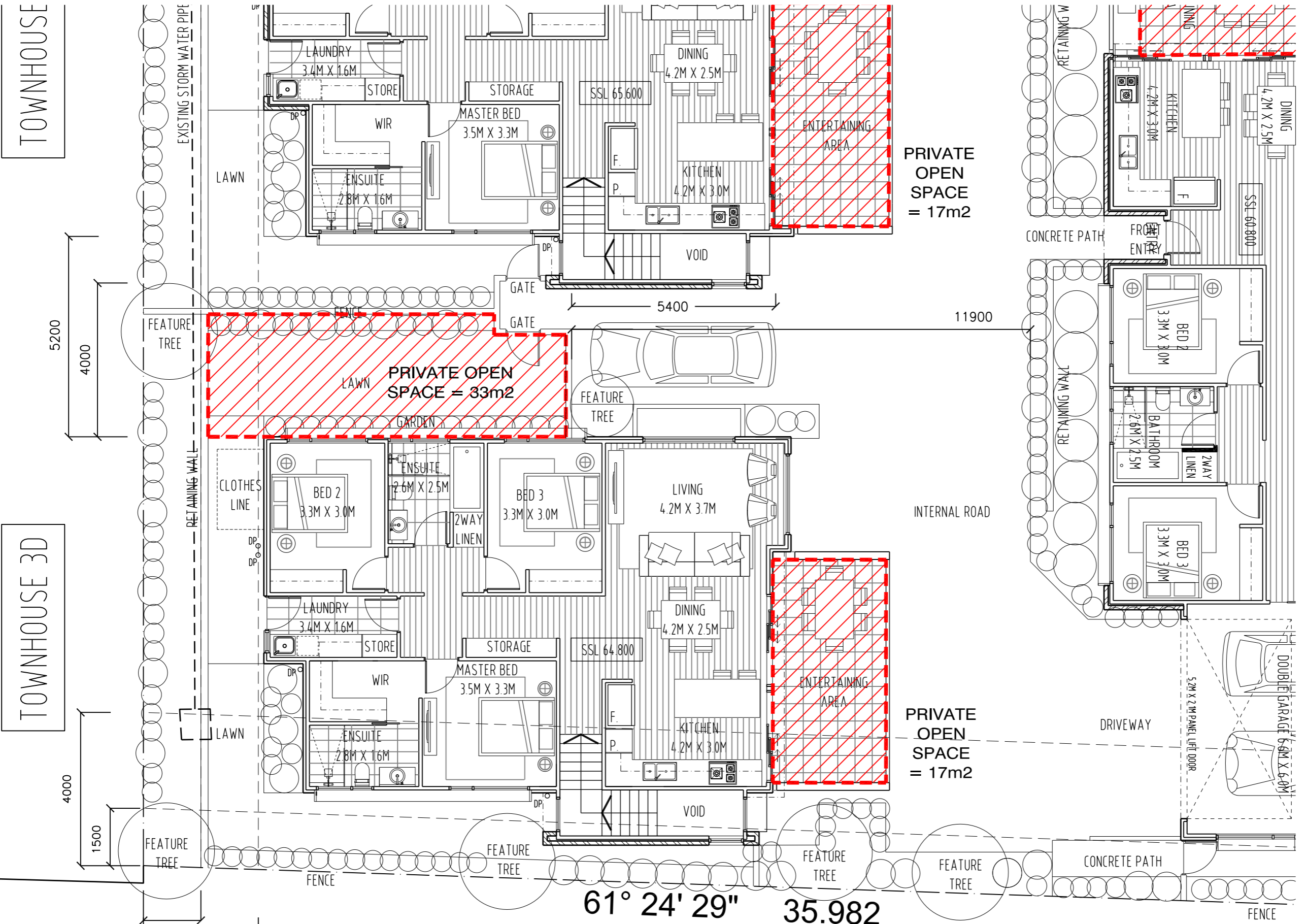
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SCALE: 1:100 @ A3

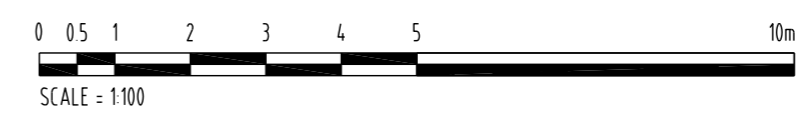
DATE: NOVEMBER 2015

PROJECT NO. 1508

DRAWING NO. A-DA-64



EASEMENT





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.

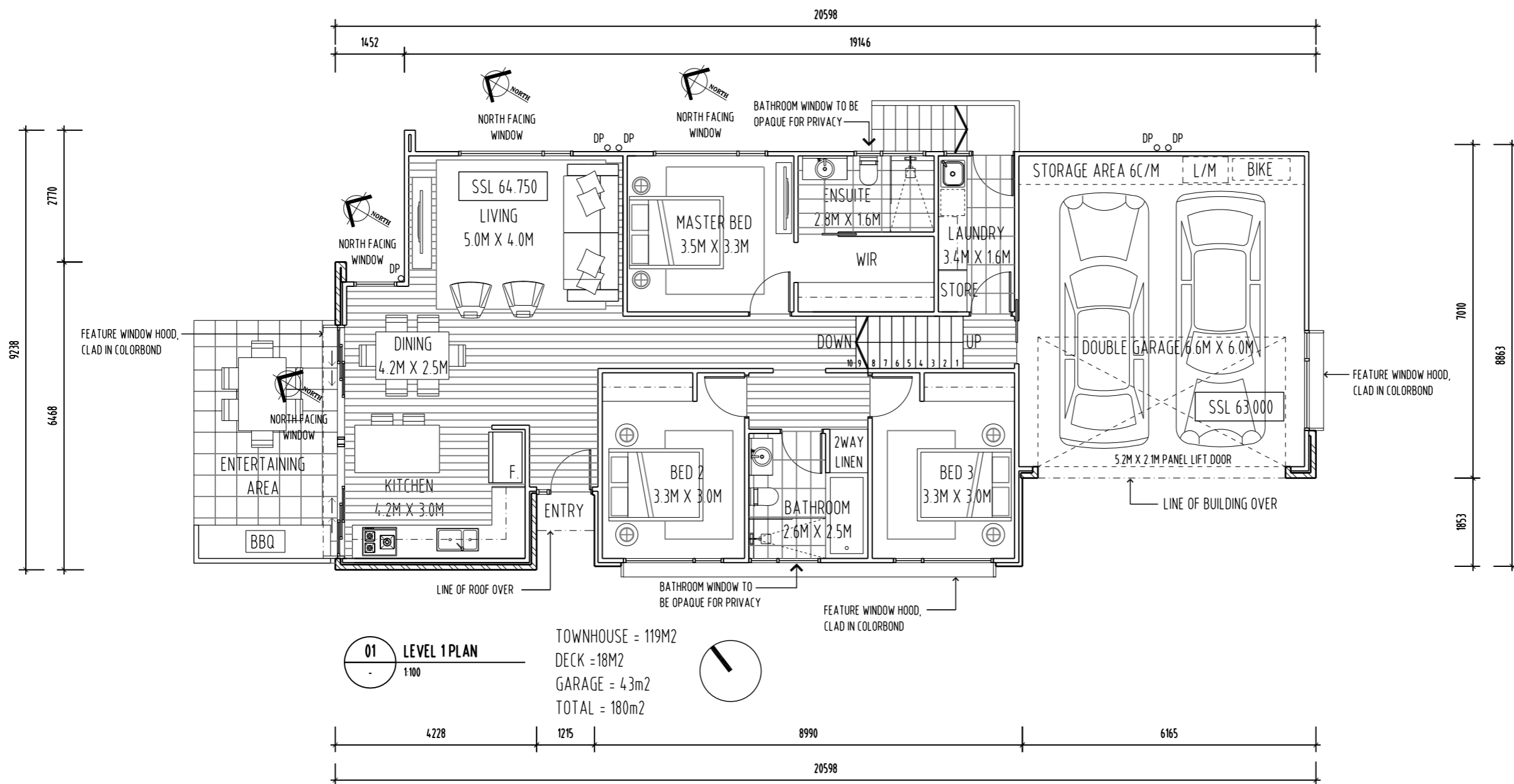
PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 4A  
 LEVEL 1 PLAN

DRAWN: MB  
 CHECKED: MB

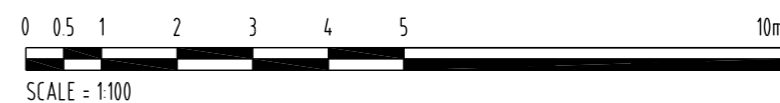
SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015

PROJECT NO. 1508  
 DRAWING NO. A-DA-68 A



**01 LEVEL 1 PLAN**  
 1:100

TOWNHOUSE = 119M<sup>2</sup>  
 DECK = 18M<sup>2</sup>  
 GARAGE = 43M<sup>2</sup>  
 TOTAL = 180M<sup>2</sup>



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 4A  
 ELEVATIONS  
 SHEET 1

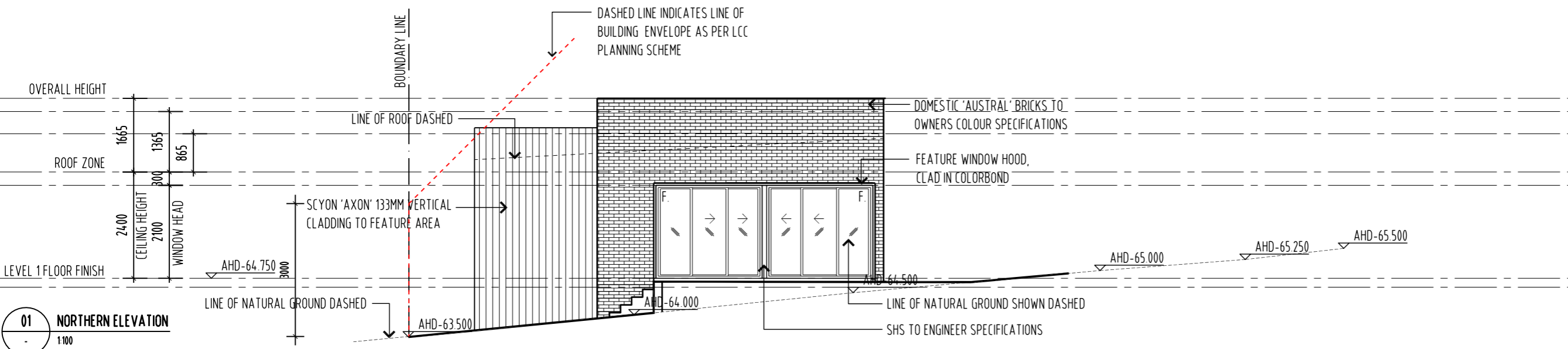
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 CHECKED: MB

SCALE: 1:100 @ A3

DATE: NOVEMBER\_2015

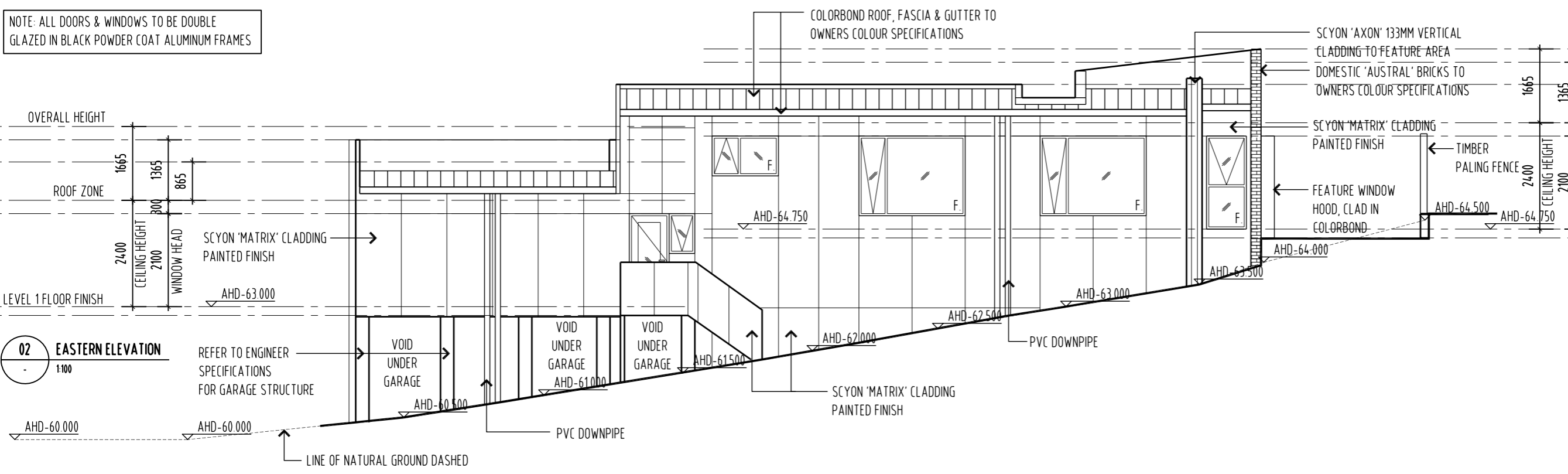
PROJECT NO. 1508

DRAWING NO. A-DA-70 A



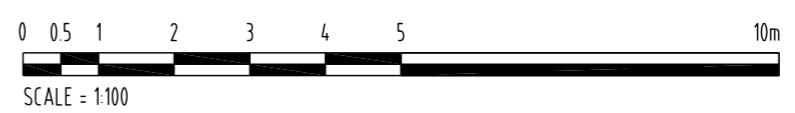
01 NORTHERN ELEVATION  
 1:100

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

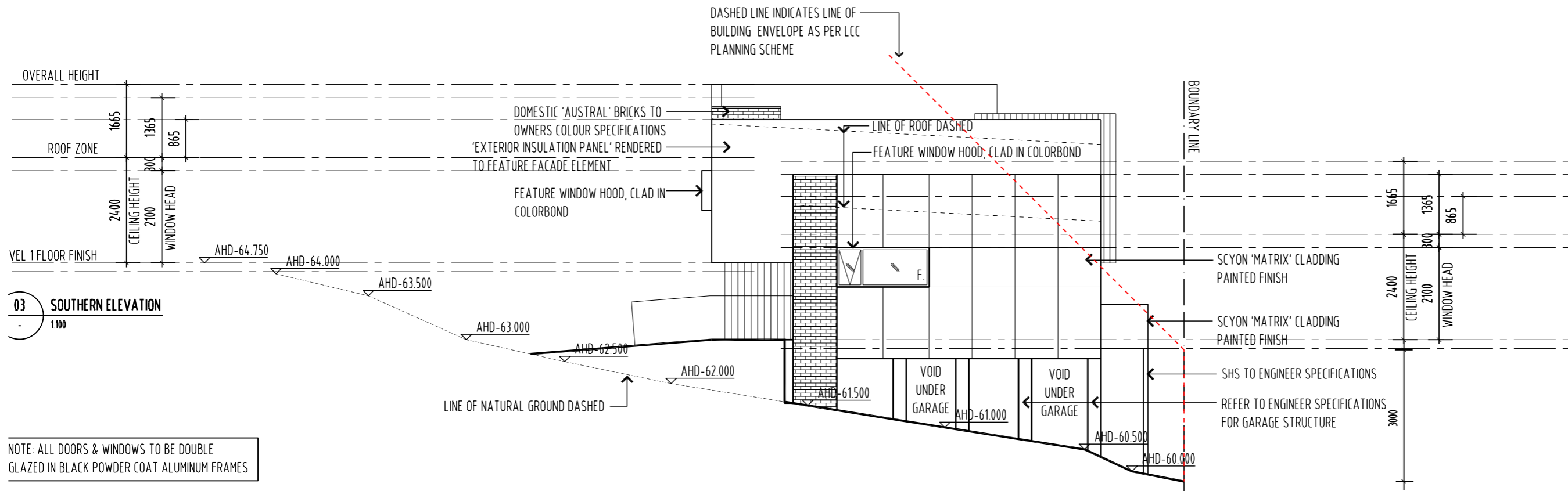


02 EASTERN ELEVATION  
 1:100

REFER TO ENGINEER SPECIFICATIONS FOR GARAGE STRUCTURE



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



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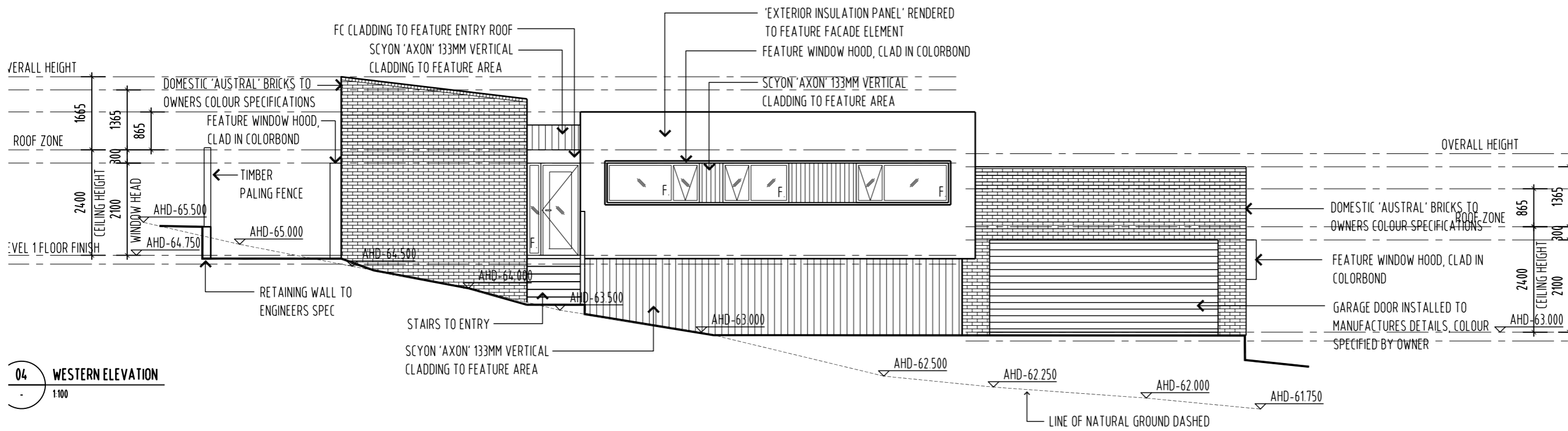
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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 4A  
 ELEVATIONS  
 SHEET 2

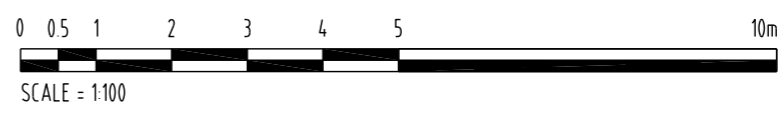
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SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO. 1508  
 DRAWING NO. A-DA-71 A



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

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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

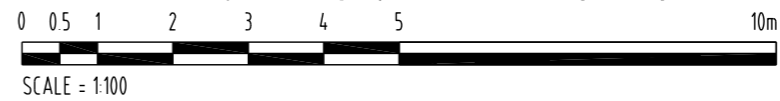
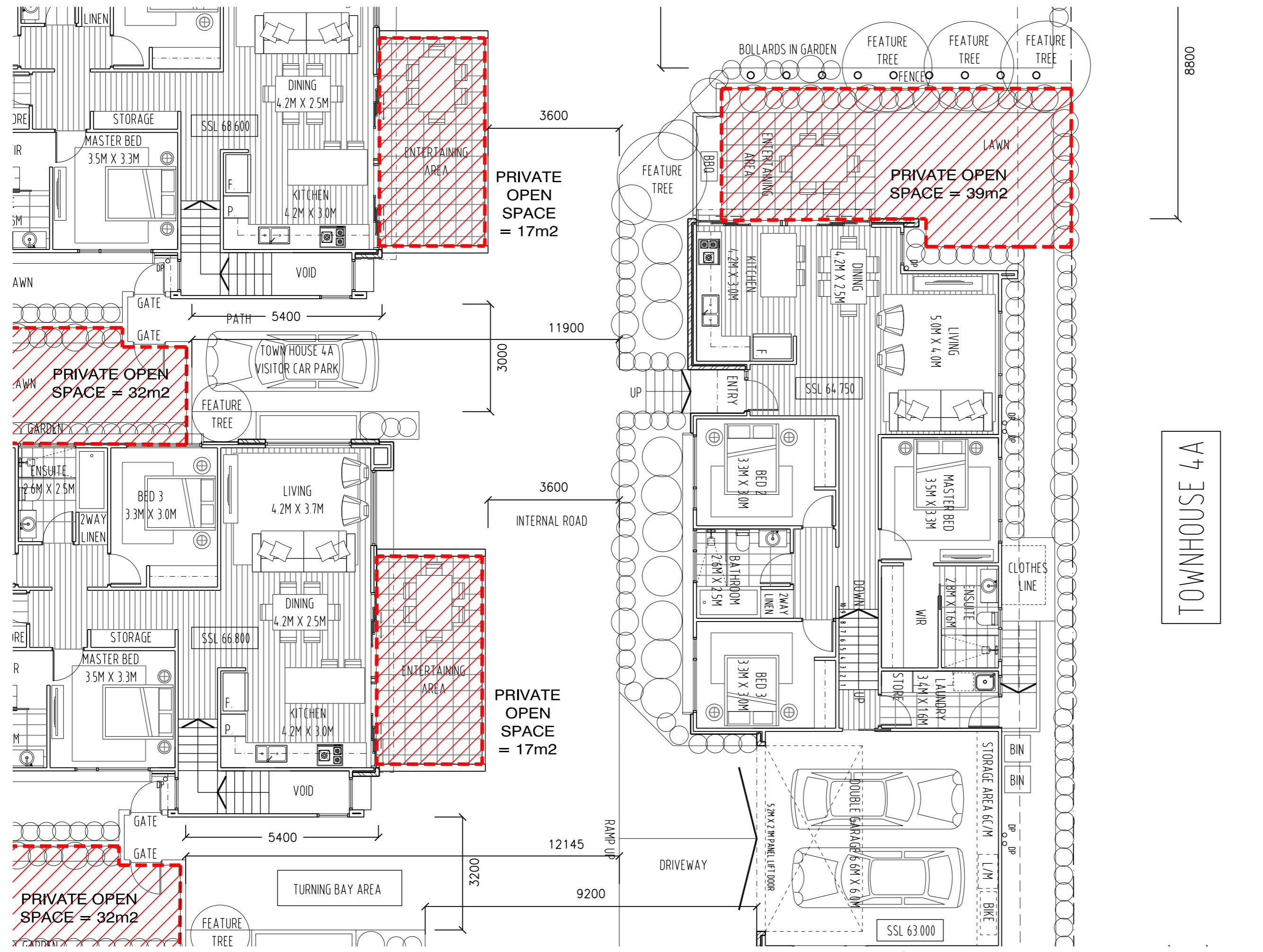


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

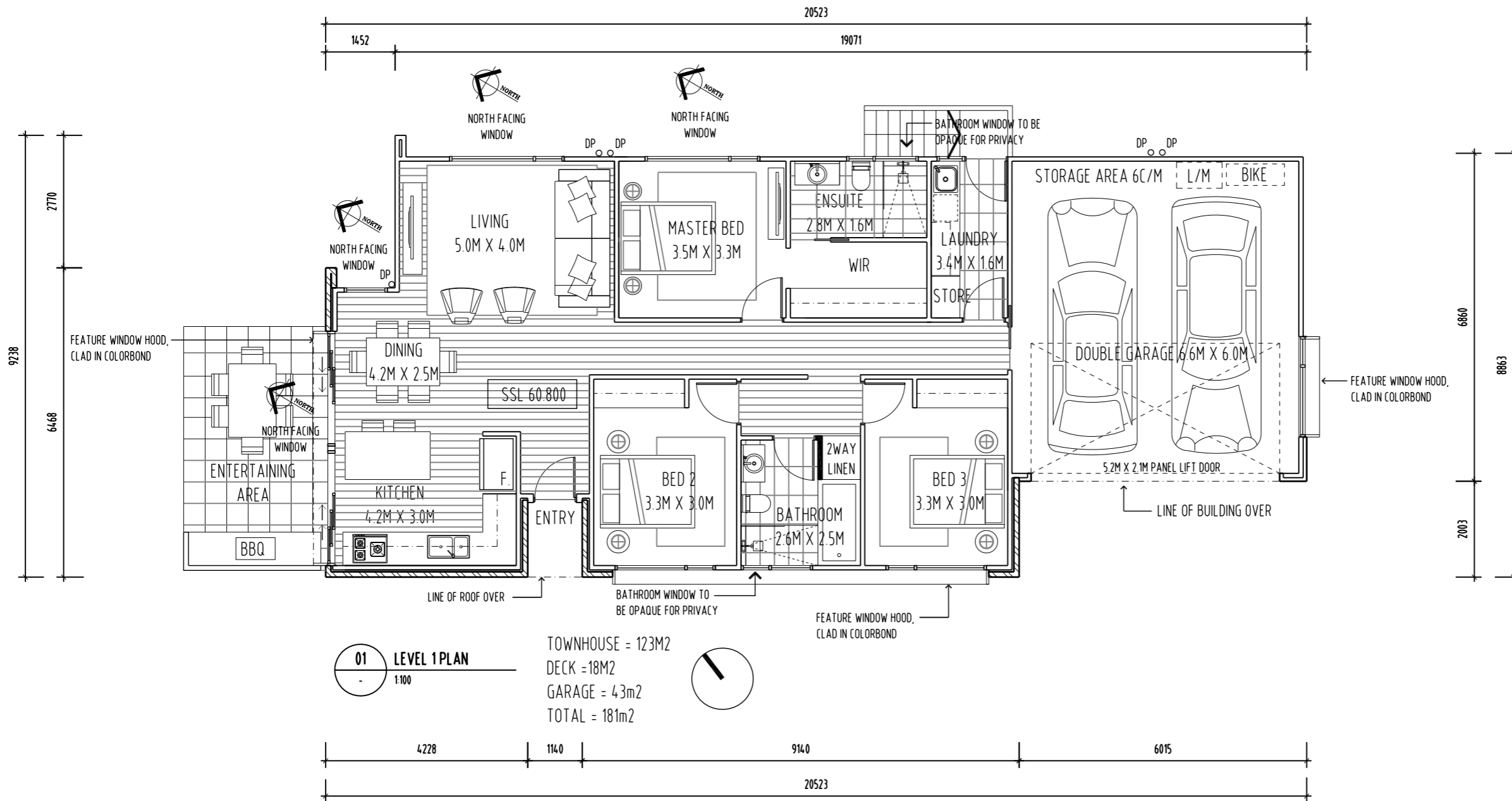
DRAWING TITLE:  
 TOWN HOUSE 4a  
 PRIVATE OPEN SPACE

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





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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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 4B  
 LEVEL 1 PLAN

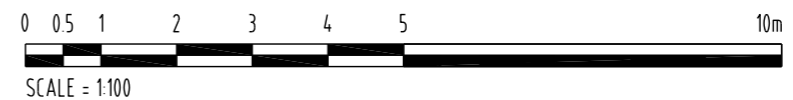
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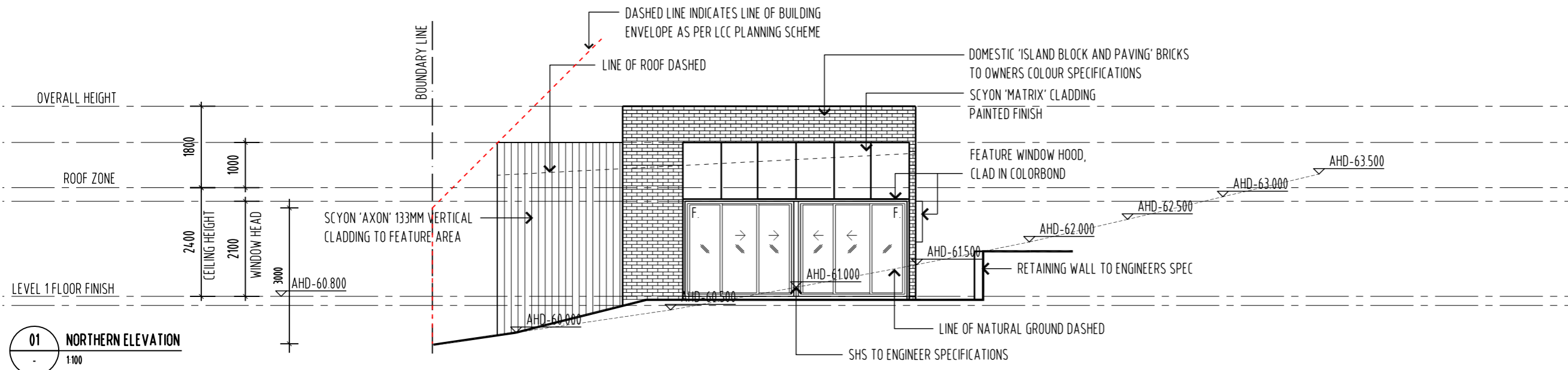
DATE: NOVEMBER\_2015

PROJECT NO. 1508

DRAWING NO. A-DA-76 A



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



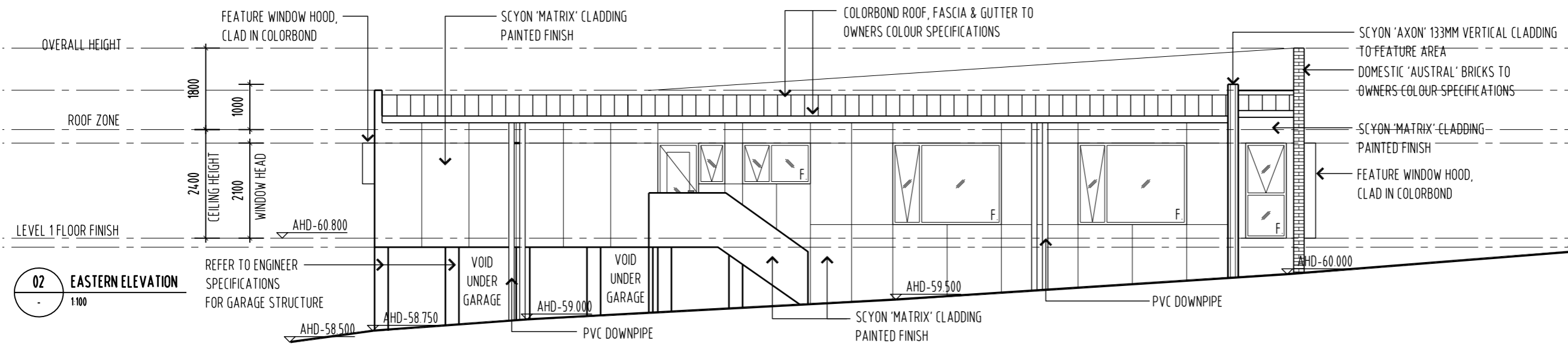
**01 NORTHERN ELEVATION**  
1:100

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

NOTE:  
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DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE FOR DEVELOPMENT APPLICATION



**02 EASTERN ELEVATION**  
1:100

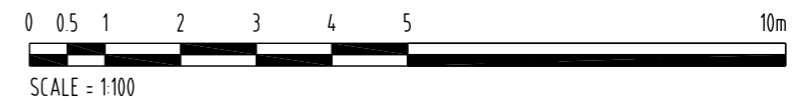


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PROJECT NAME:  
RESIDENTIAL DEVELOPMENT  
25 DUKE STREET  
WEST LAUNCESTON

DRAWING TITLE:  
TOWN HOUSE 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

NOTE:  
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DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION

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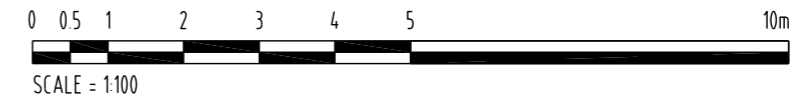
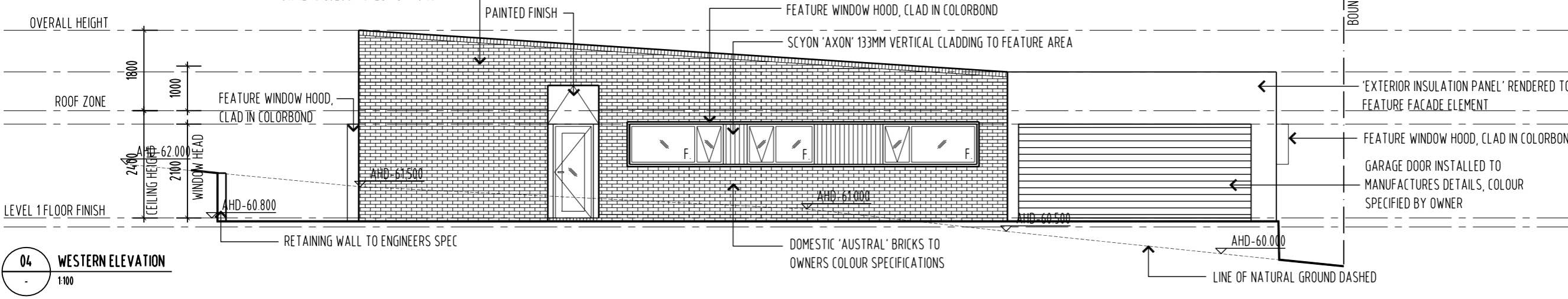
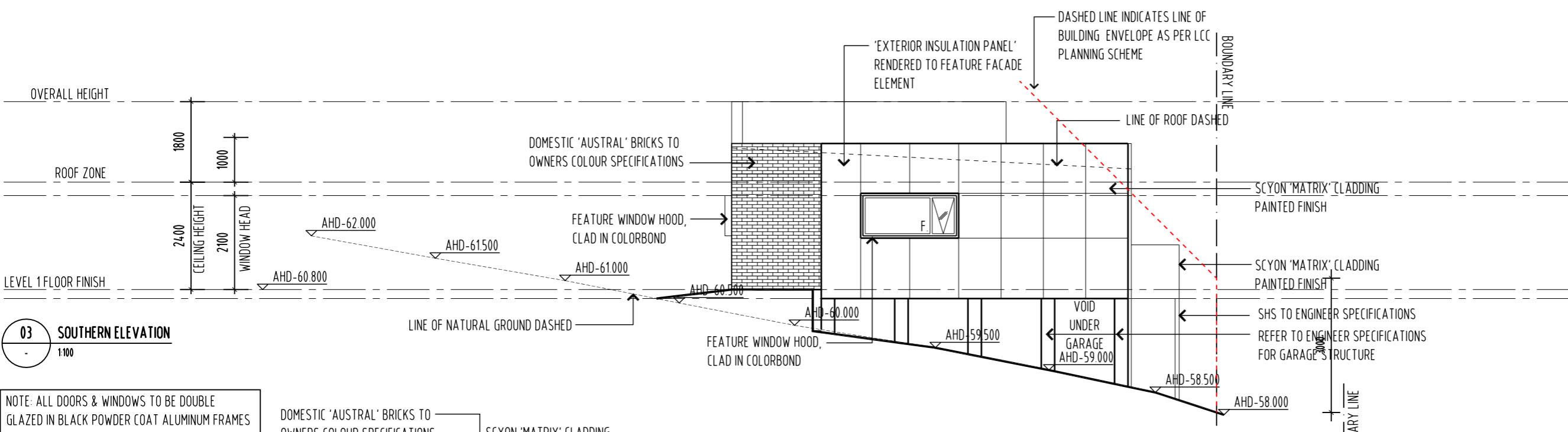


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 TOWN HOUSE 4B  
 ELEVATIONS  
 SHEET 2

DRAWN: MB  
 CHECKED: MB  
 SCALE: 1:100 @ A3  
 DATE: NOVEMBER\_2015  
 PROJECT NO. 1508  
 DRAWING NO. A-DA-79 A  
 ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING







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

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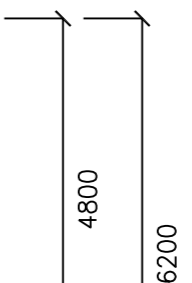
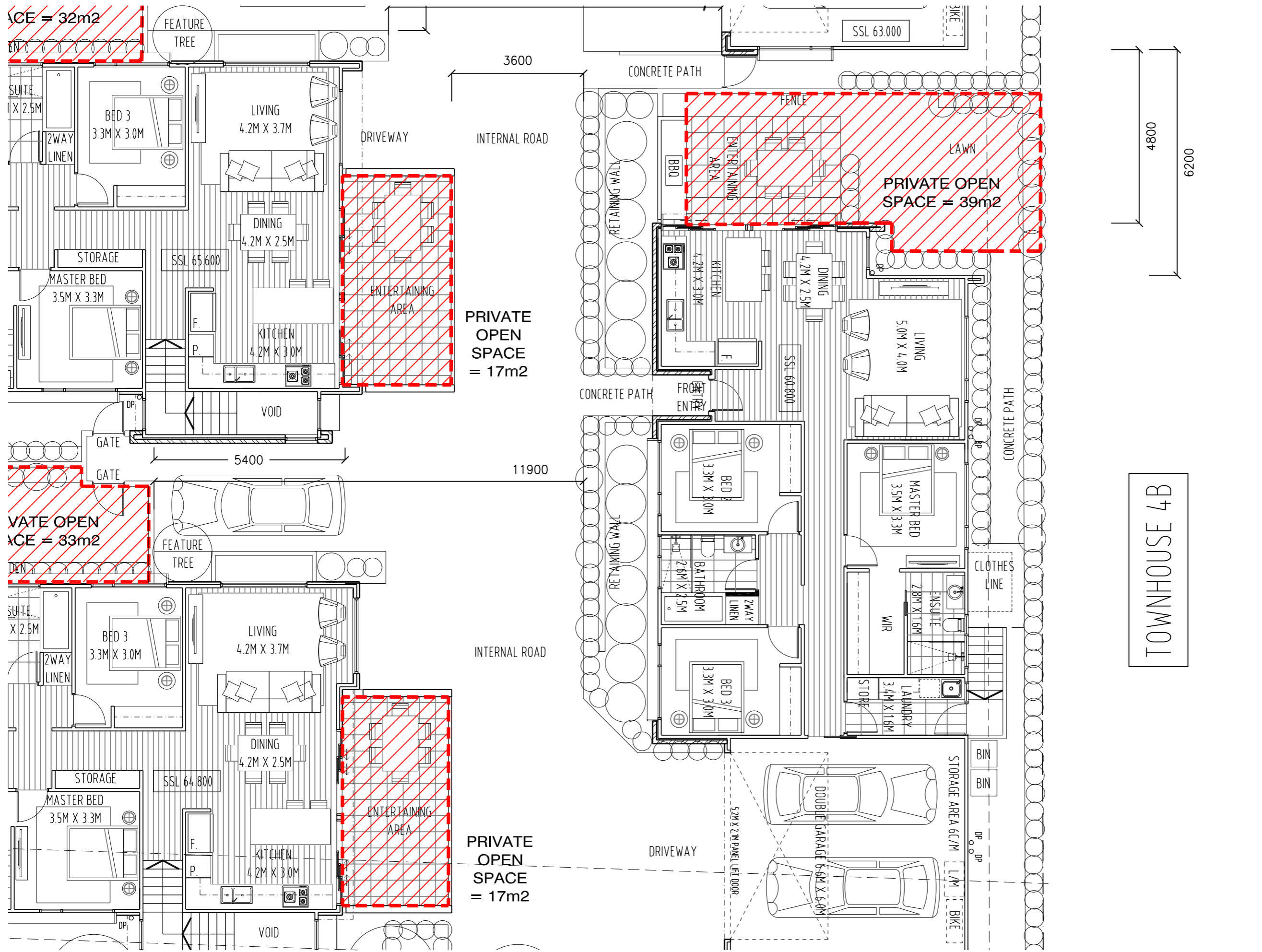


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PROJECT NAME:  
 RESIDENTIAL DEVELOPMENT  
 25 DUKE STREET  
 WEST LAUNCESTON

DRAWING TITLE:  
 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



TOWNHOUSE 4B

