

LEGEND  
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Attachment 2 - Plans of Proposal - 7 Cartiere Place, Newstead

COUNCIL – LAUNCESTON CITY COUNCIL  
 ZONE – GENERAL RESIDENTIAL  
 CODE – SCENIC MANAGEMENT  
 LANDSLIDE BAND – MEDIUM  
 TITLE REF. = 169446/39

LOWER FLOOR AREA = 67.0 sq/m  
 UPPER FLOOR AREA = 99.6 sq/m  
 PRIVATE OPEN SPACE = 99.6 sq/m  
 UPPER FLOOR STAIRS AND LANDING = 11.6 sq/m

WIND CLASSIFICATION N1  
 DESIGN GUST SPEED (VU) 34M/S

CLIMATE ZONE FOR THERMAL DESIGN = 7  
 REFER TO ENERGY REPORT BY 2DR

ALPINE AREA – N/A LESS THAN 900m AHD

CORROSION ENVIRONMENT – MODERATE

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE CLADDING UNLESS NOTED OTHERWISE

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

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

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

# PROPOSED UNIT DEVELOPMENT FOR DYNAMIC BUILD PTY LTD AT No. 7 CARTIERE PLACE NEWSTEAD 7250

REVISION NUMBER	DATE
REVISION 1	29 / 06 / 2017
REVISION 2	03 / 07 / 2017
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FOR ALL YOUR DESIGN, DRAFTING AND ENGINEERING NEEDS  
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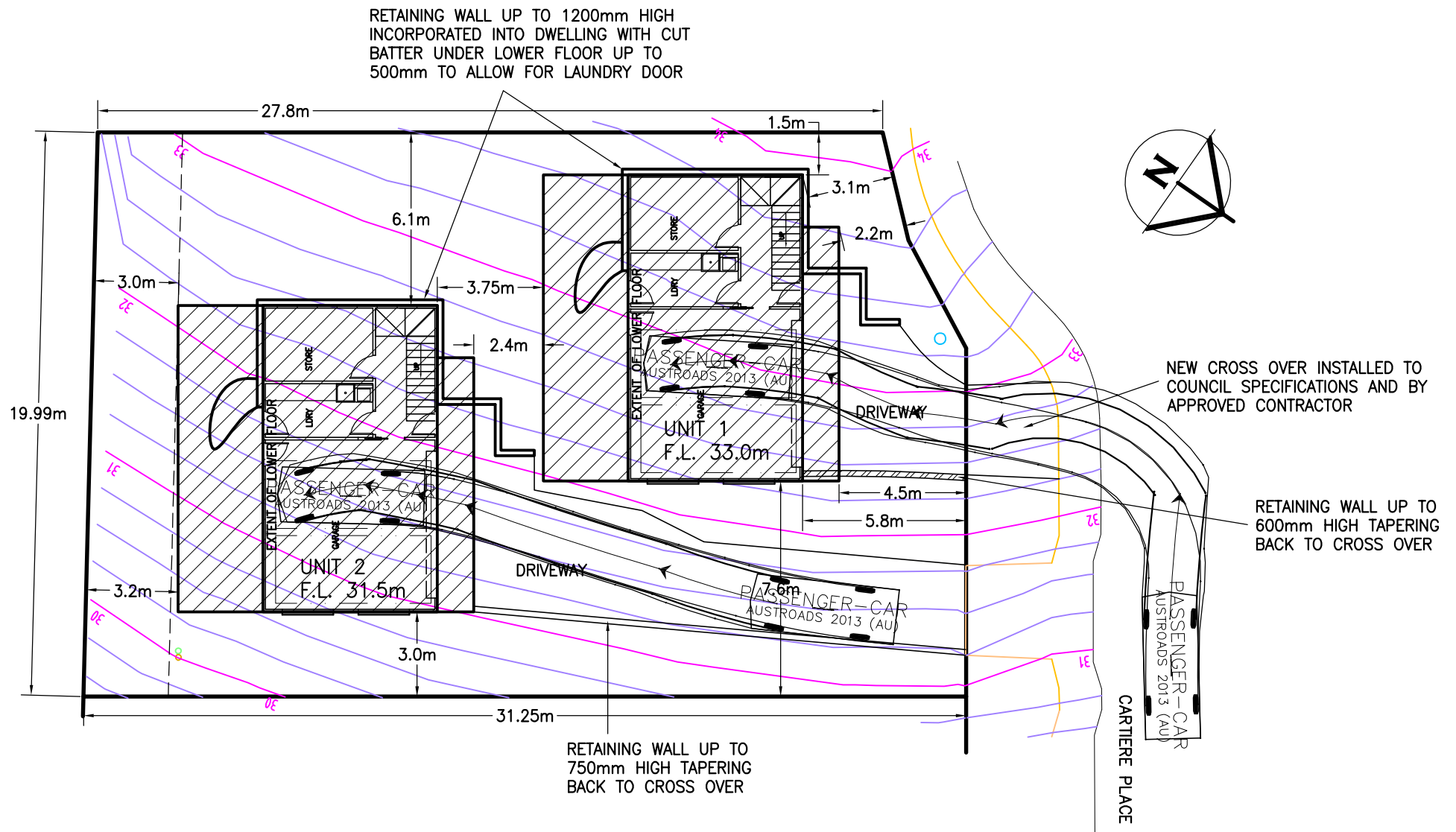
**SOIL AND WATER MANAGEMENT:**

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

INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

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

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



**SITE PLAN**

SITE AREA = 606 sq/m  
 ROOFED AREA = 200 sq/m  
 SEALED GROUND AREA = 133 sq/m  
  
 AREA FREE FROM IMPERVIOUS SURFACES = 273 sq/m 45%

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

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

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**UNPROTECTED EMBANKMENTS 3.1.1.1**



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

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

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DRAWING: SITE PLAN

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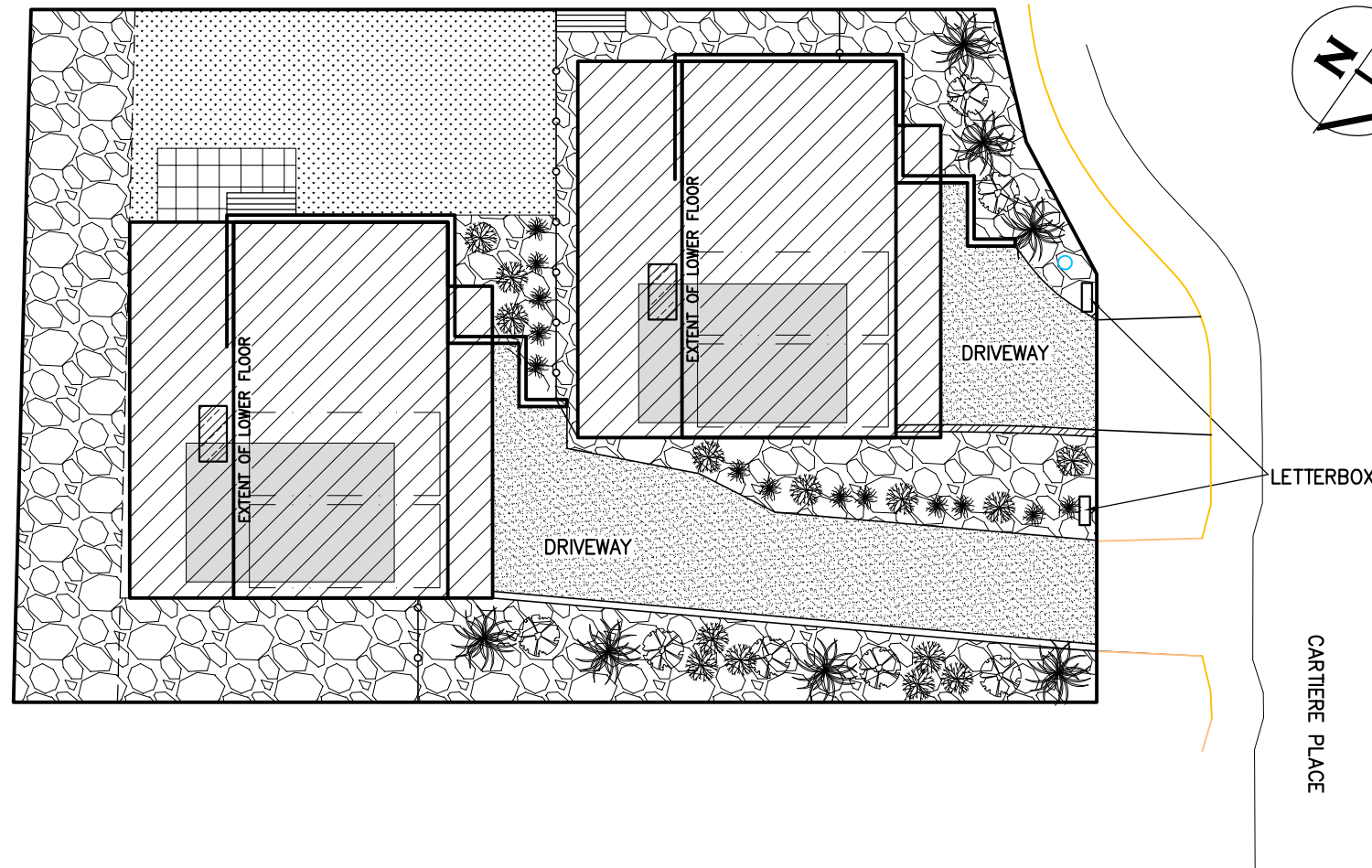
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






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

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

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



-  PAVED OR SIMILAR PATH TO BE PROVIDED FROM DWELLING TO CLOTHES LINE
-  SIR WALTER BUFFALO OR SIMILAR GRASS
-  15mm-20mm 'NO FINES' DECORATIVE STONE MULCH TO ALL GARDEN BEDS.
-  SEALED DRIVEWAY
-  PRIVATE OPEN SPACE 6x4m ON ROOF SPACE
-  CLOTHES LINE
-  WHEELIE BIN STORAGE MINIMUM 1.5sq/m

## LANDSCAPING PLAN

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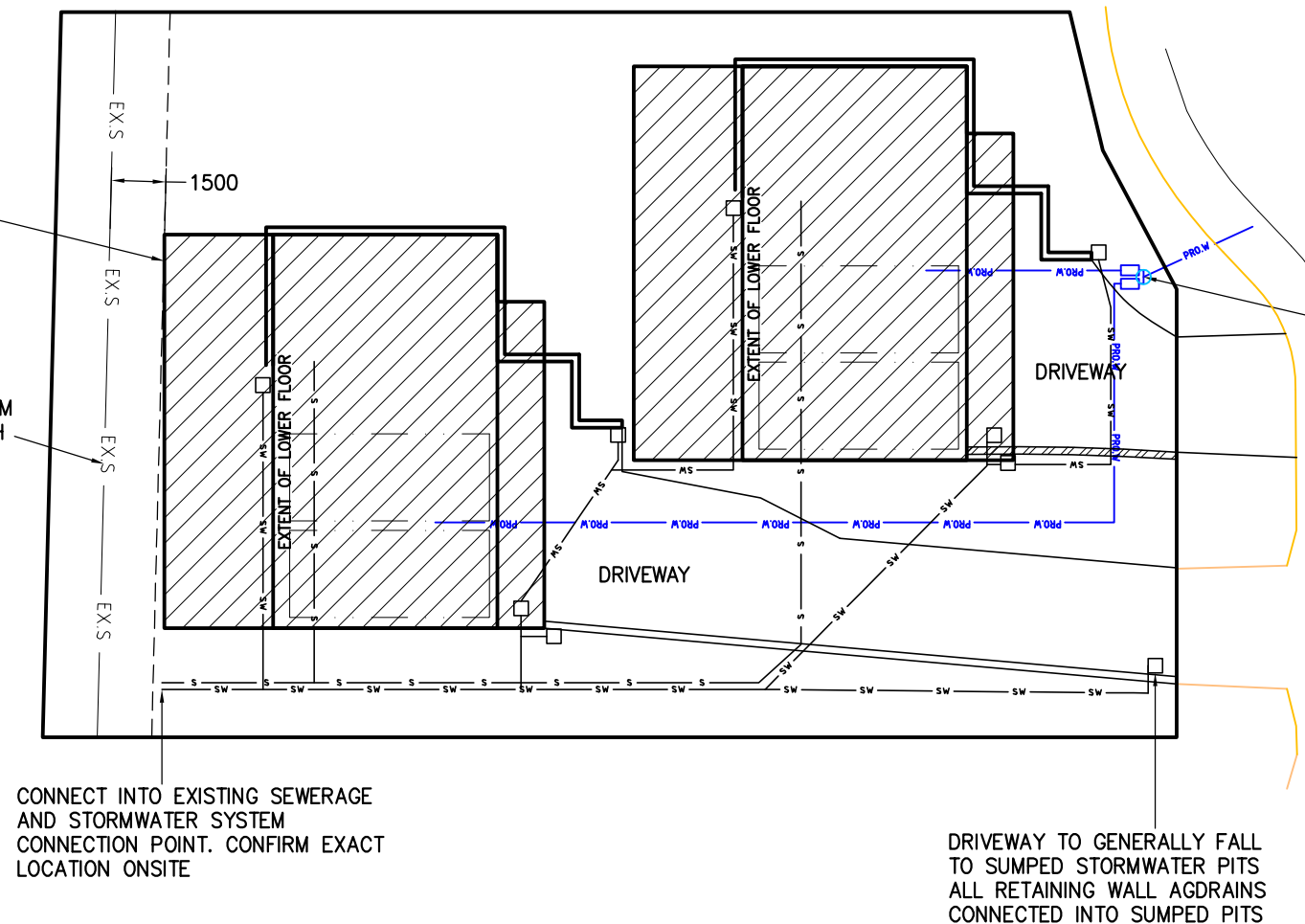
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PIERS TO SOUTH SIDE OF UNIT 2 TO BE A MINIMUM 2000mm DEEP TO ENSURE NO LOADING ON TASNWATER PIPE

EXISTING SEWER 1.5m FROM EASEMENT BOUNDARY WITH AVERAGE DEPTH OF 1.9m AS PER AS CONSTRUCTED PLANS



**SITE PLUMBING PLAN**

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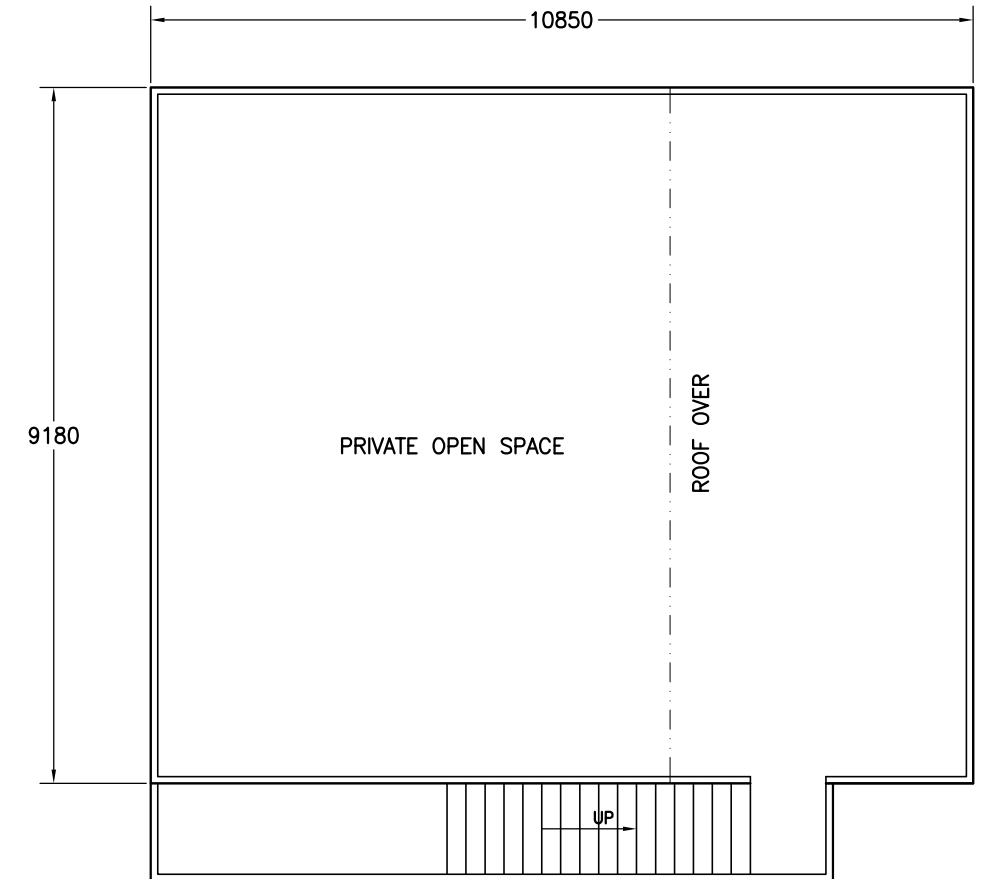
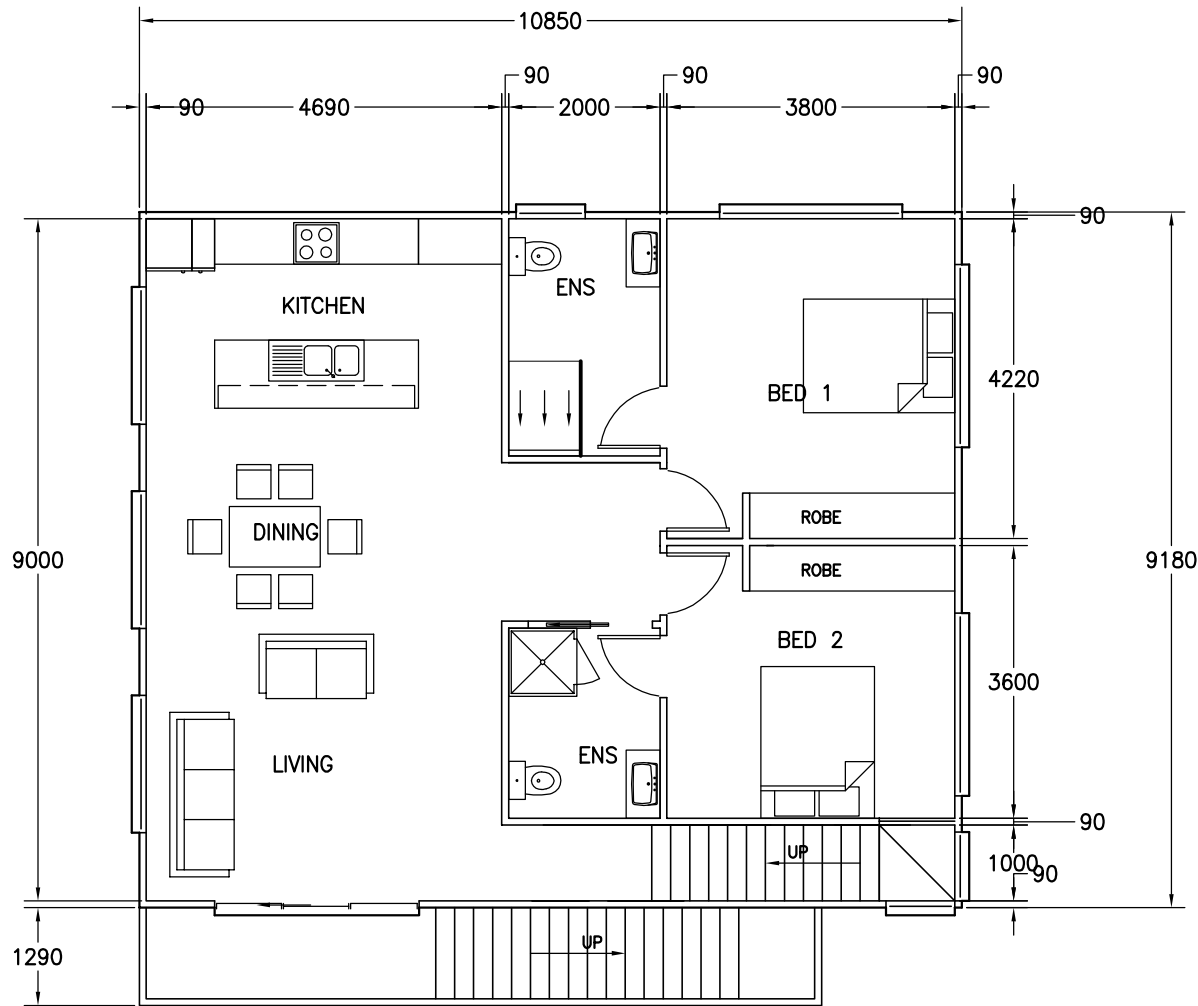
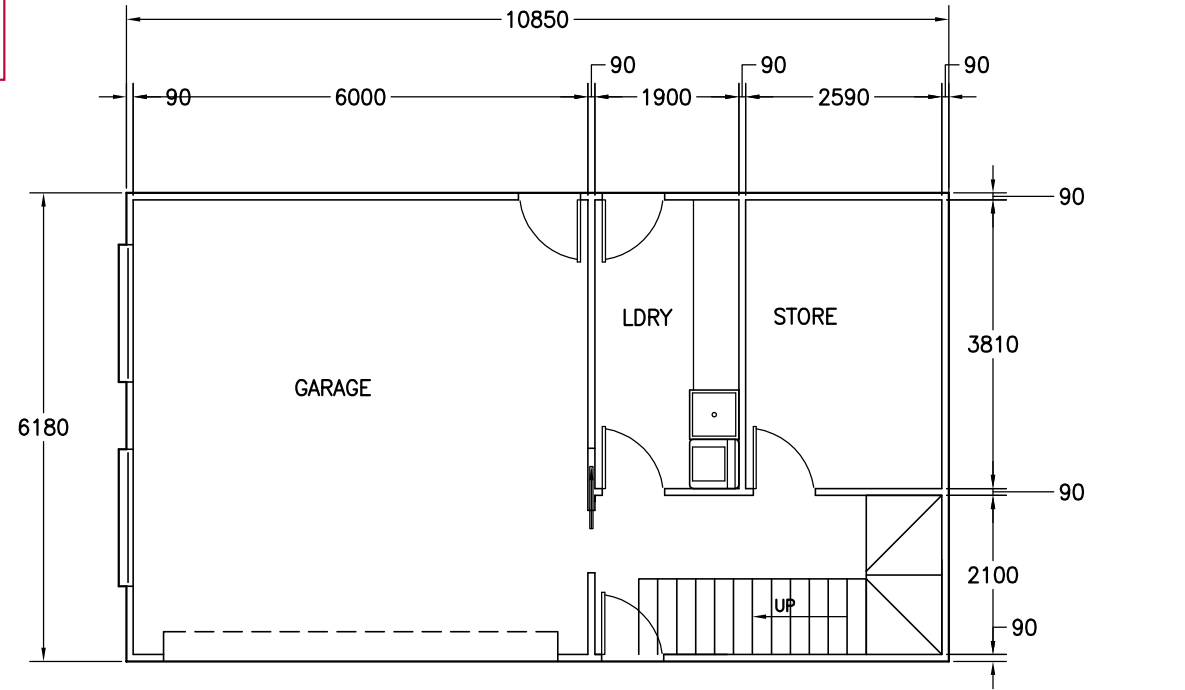
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ALL DRAINAGE WORK TO COMPLY WITH AS3500, TASMANIAN PLUMBING CODE AND LOCAL COUNCIL REQUIREMENTS. LOCATION AND DEPTH OF EXISTING SERVICES TO BE CONFIRMED ONSITE  
 SEWER BRANCH LINES TO BE DN100 DIA. CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF 1:60 (1.65%).  
 WATER CLOSET LINE DN100 DIA. CLASS SH SOLVENT WELD UPVC, MIN GRADE 1:60 SHOWER, BASIN, SINK, TROUGH LINES DN50 DIA. CLASS SH SOLVENT WELD UPVC, MIN GRADE 1: 40 (2.5%)  
 STORM WATER BRANCH LINES TO BE DN90 DIA CLASS SH SOLVENT WELD UPVC, LAID AT MIN GRADE OF 1:60

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**PROPOSED FLOOR PLAN**

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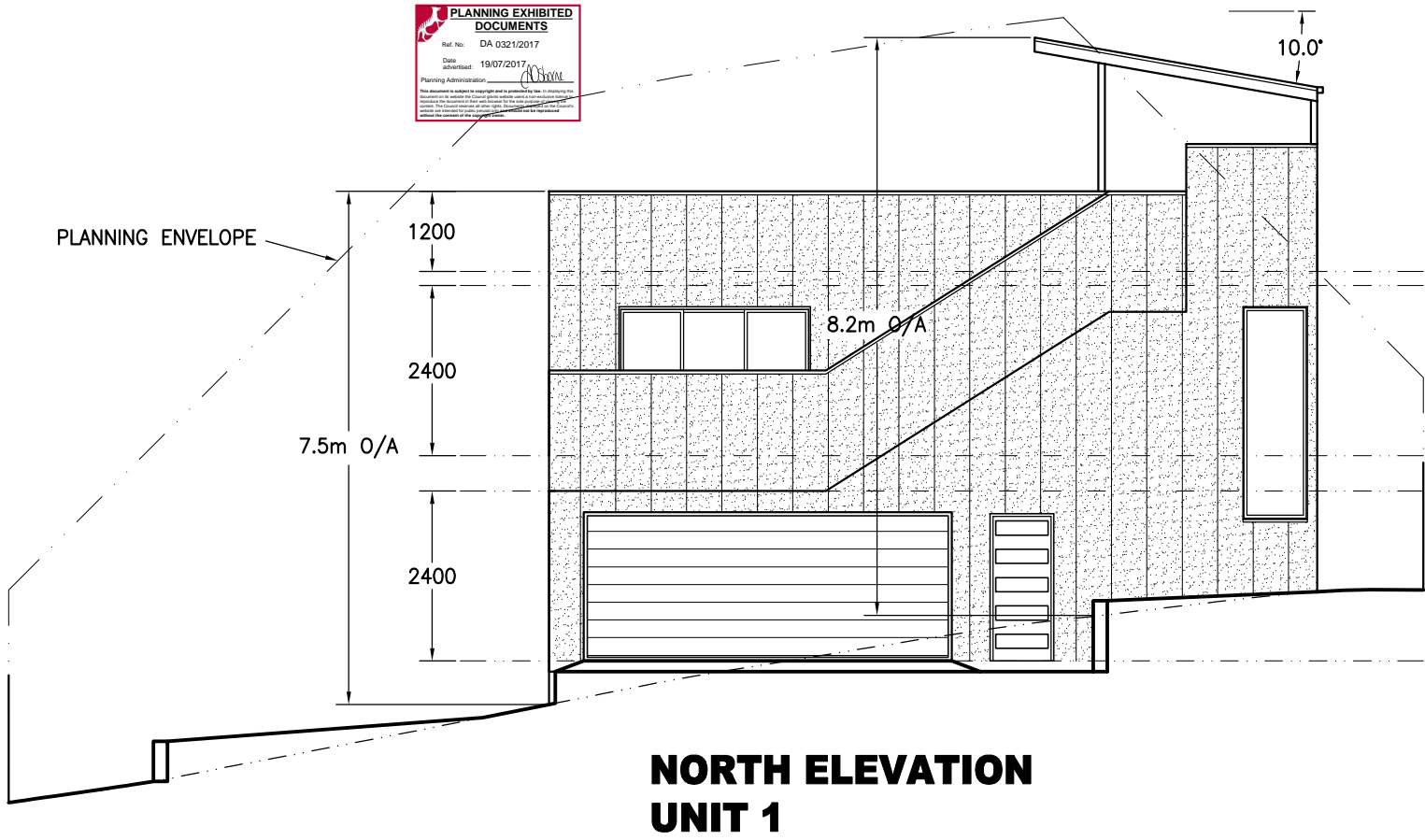
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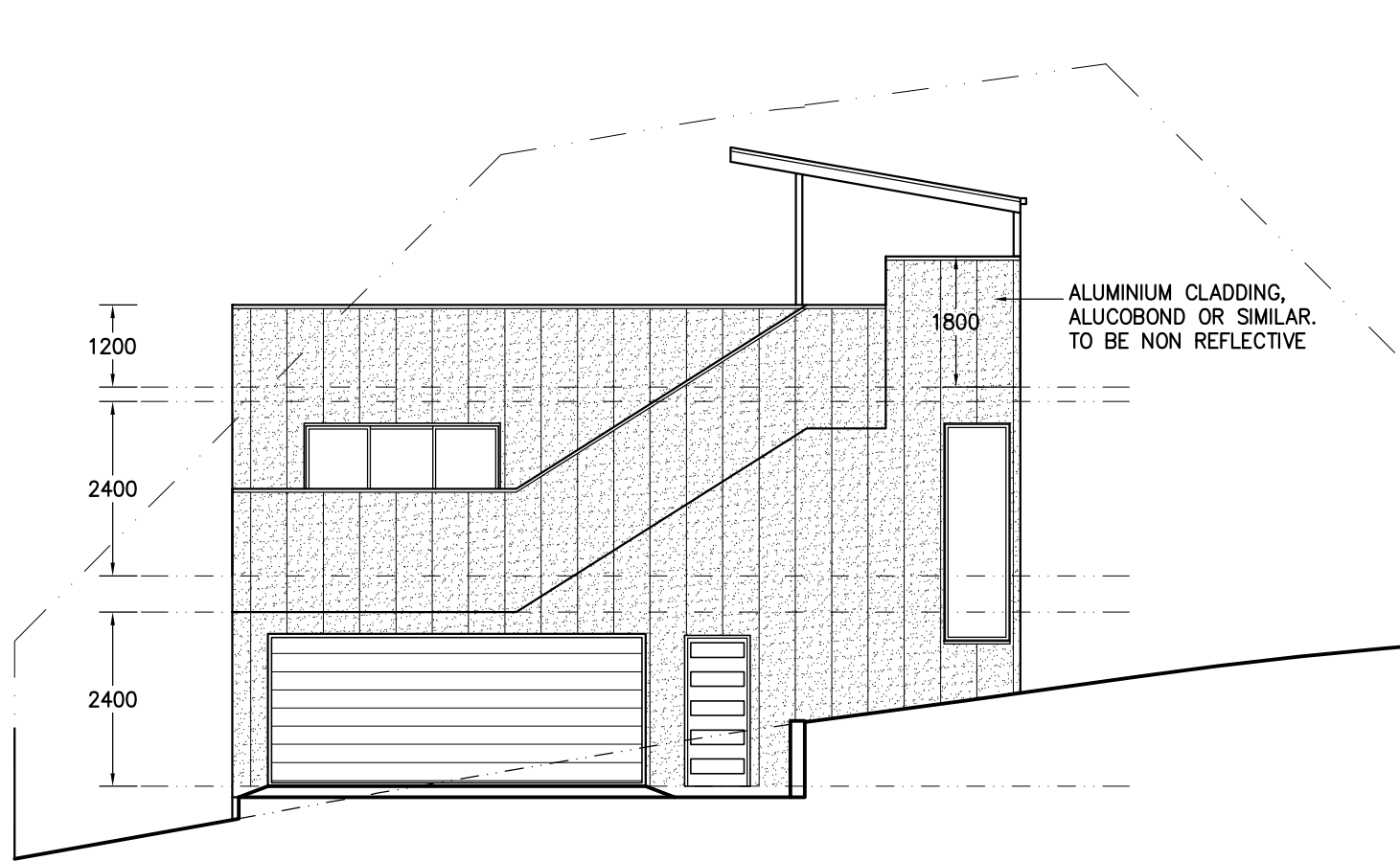
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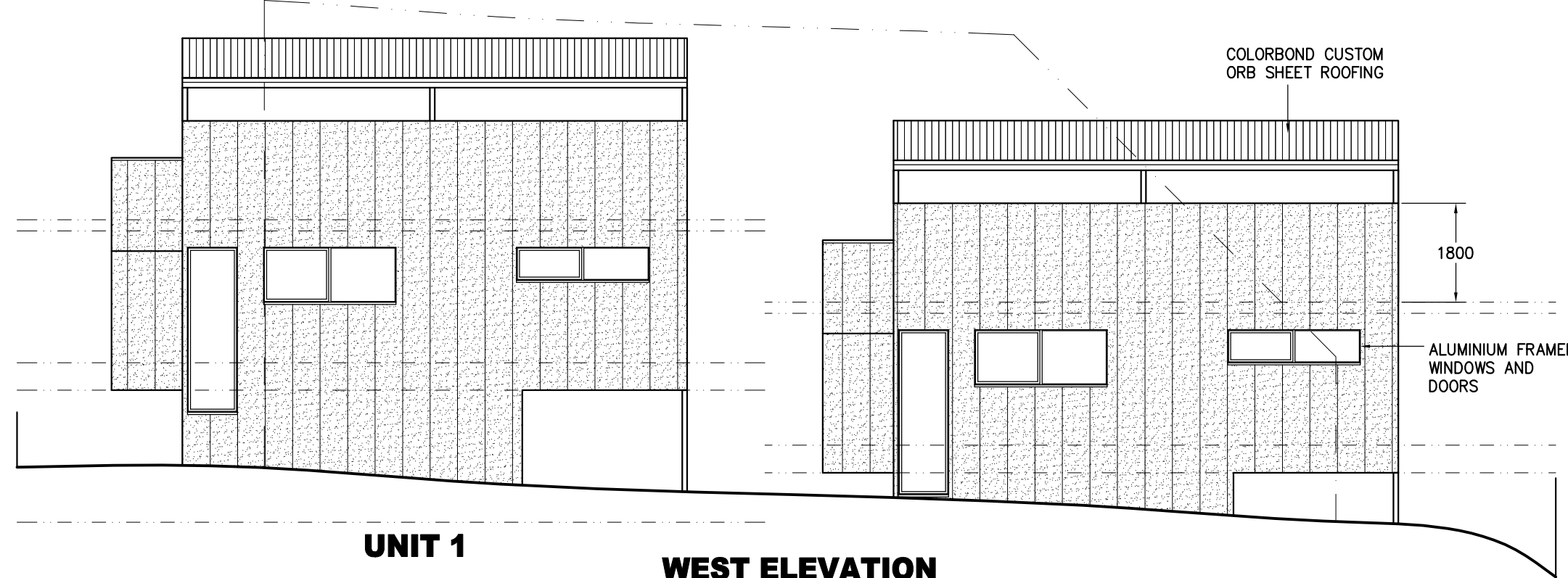
PLANNING EXHIBITED DOCUMENTS  
 Ref. No. DA 03212017  
 Date Issued: 19/07/2017  
 Planning Administrator: [Signature]



**NORTH ELEVATION  
UNIT 1**



**NORTH ELEVATION  
UNIT 2**



**UNIT 1**

**WEST ELEVATION**

**UNIT 2**

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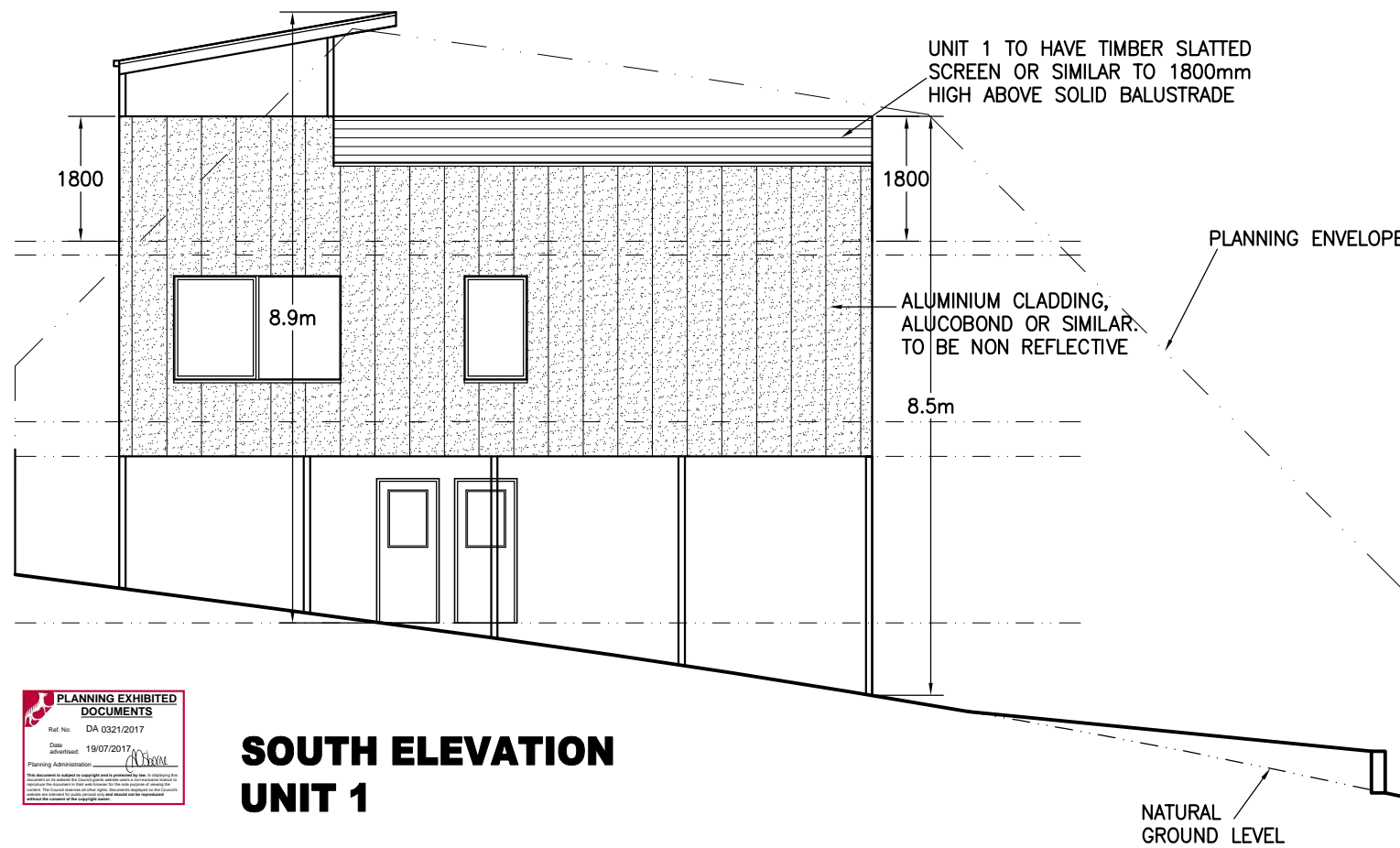
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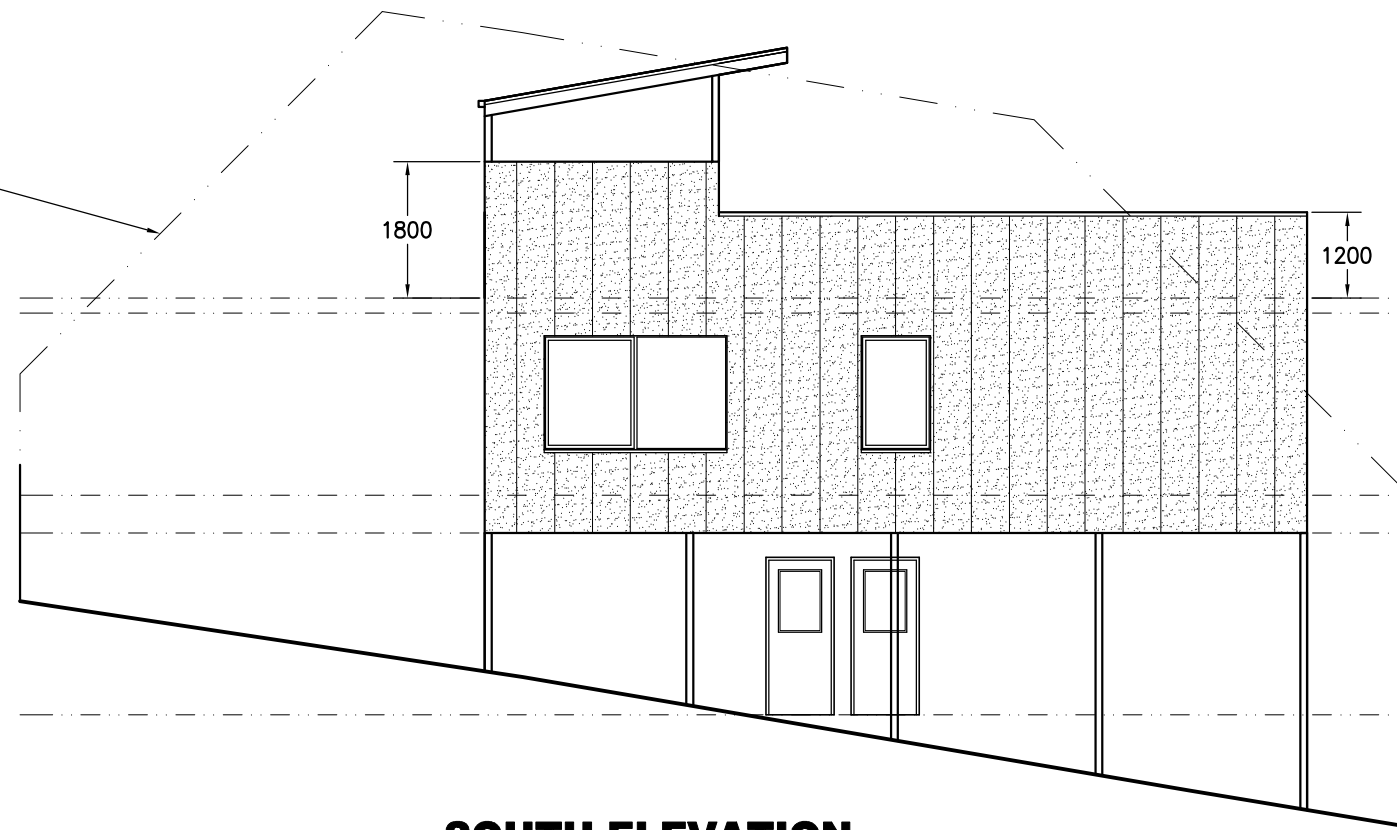
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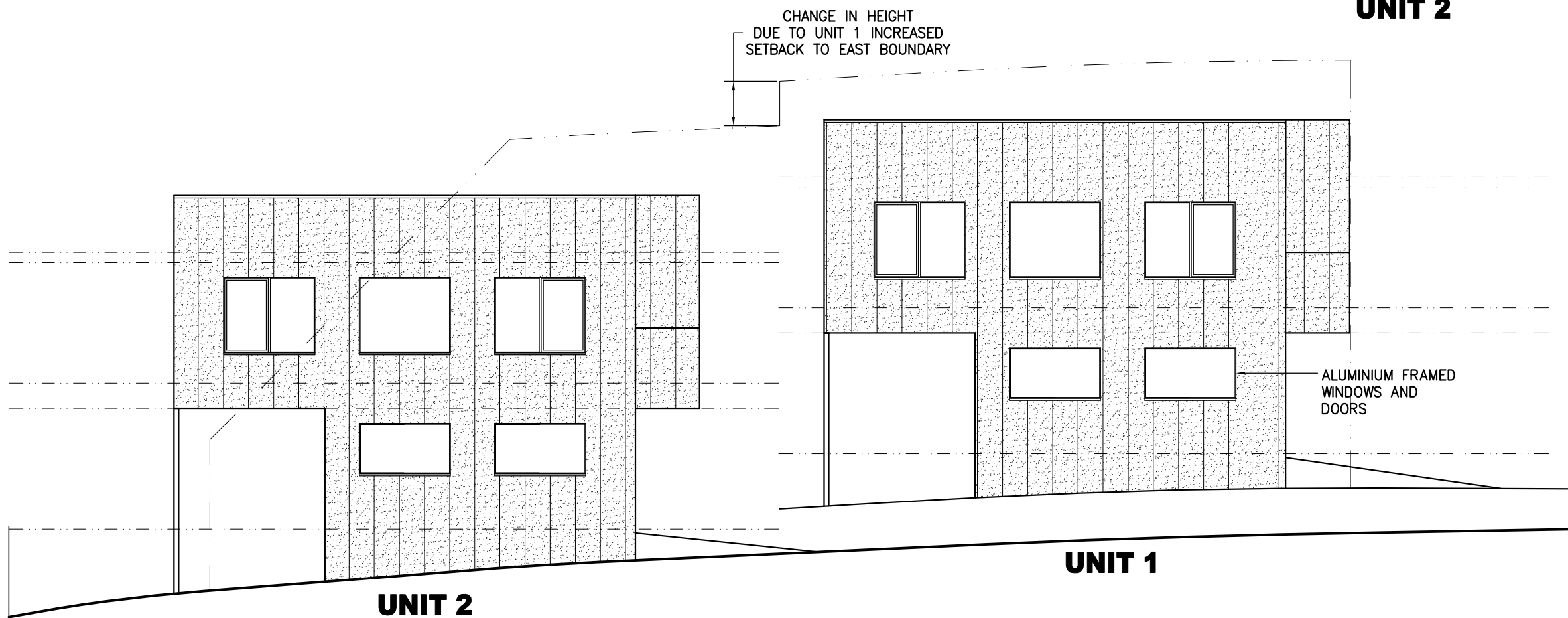
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**SOUTH ELEVATION  
UNIT 1**



**SOUTH ELEVATION  
UNIT 2**



**UNIT 2**

**UNIT 1**

**EAST ELEVATION**

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