



Proposed Unit Development
 at Lot 1, No. 421 Wellington Street,
 South Launceston TAS 7249,
 for D. & B. GOODYER DEVELOPMENTS

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PLANNING ISSUE

SITE INFORMATION

Local Government Authority	Launceston City Council
Lot No.	1
Title No.	109556
Zoning	General Res.
Property ID	6684933
Wind Class. Region	A
Wind Classification	TBA
Soil Classification (ref report.)	'TBA' ref.report
Site Classification by	TBA
Energy Rating (Unit 1.)	☆ tba (ref report.)
Energy Rating (Unit 2.)	☆ tba (ref report.)
Energy Rating (Unit 3.)	☆ tba (ref report.)
Energy Rating (Unit 4.)	☆ tba (ref report.)
Corrosive Environment	Med
Bushfire Attack Level	TBA
Alpine Area Requirements	N/A

PROJECT INFORMATION

Site Area	1391 m2
Unit 1 Lower - Living Area	93.69 m2
Unit 1 Lower - Garage	39.60 m2
Unit 1 Upper Floor Area	87.78 m2
Unit 1 Deck	24.20 m2
Unit 1 Total Area	245.27 m2
Unit 2 Lower - Living Area	86.75 m2
Unit 2 Lower - Garage	36.00 m2
Unit 2 Upper Floor Area	98.11 m2
Unit 2 Deck	24.06 m2
Unit 2 Total Area	244.92 m2
Unit 3 Lower - Living Area	93.97 m2
Unit 3 Lower - Garage	42.00 m2
Unit 3 Upper Floor Area	88.97 m2
Unit 3 Deck	24.40 m2
Unit 3 Total Area	249.34 m2
Unit 4 Lower - Living Area	85.99 m2
Unit 4 Lower - Garage	40.80 m2
Unit 4 Upper Floor Area	104.74 m2
Unit 4 Deck	24.58 m2
Unit 4 Total Area	256.11 m2
Total Building Area	995.64 m2
Total Building Footprint	616.04 m2
Site Coverage (Building / Site)	44.29 %
Impervious Paving Area	345.82 m2
Total Impervious Area	961.86 m2 (69.15%)

ATTACHMENTS

REVISIONS

REV A - 5/03/2018 Complete revision & reissue.
REV B - 14/03/2018 Sheet A0.11 added. Sheet A0.06 revised
REV C - 11/04/2018 Sheet A0.03 revised

DOUGLAS DESIGN &
DRAFTING PTY LTD

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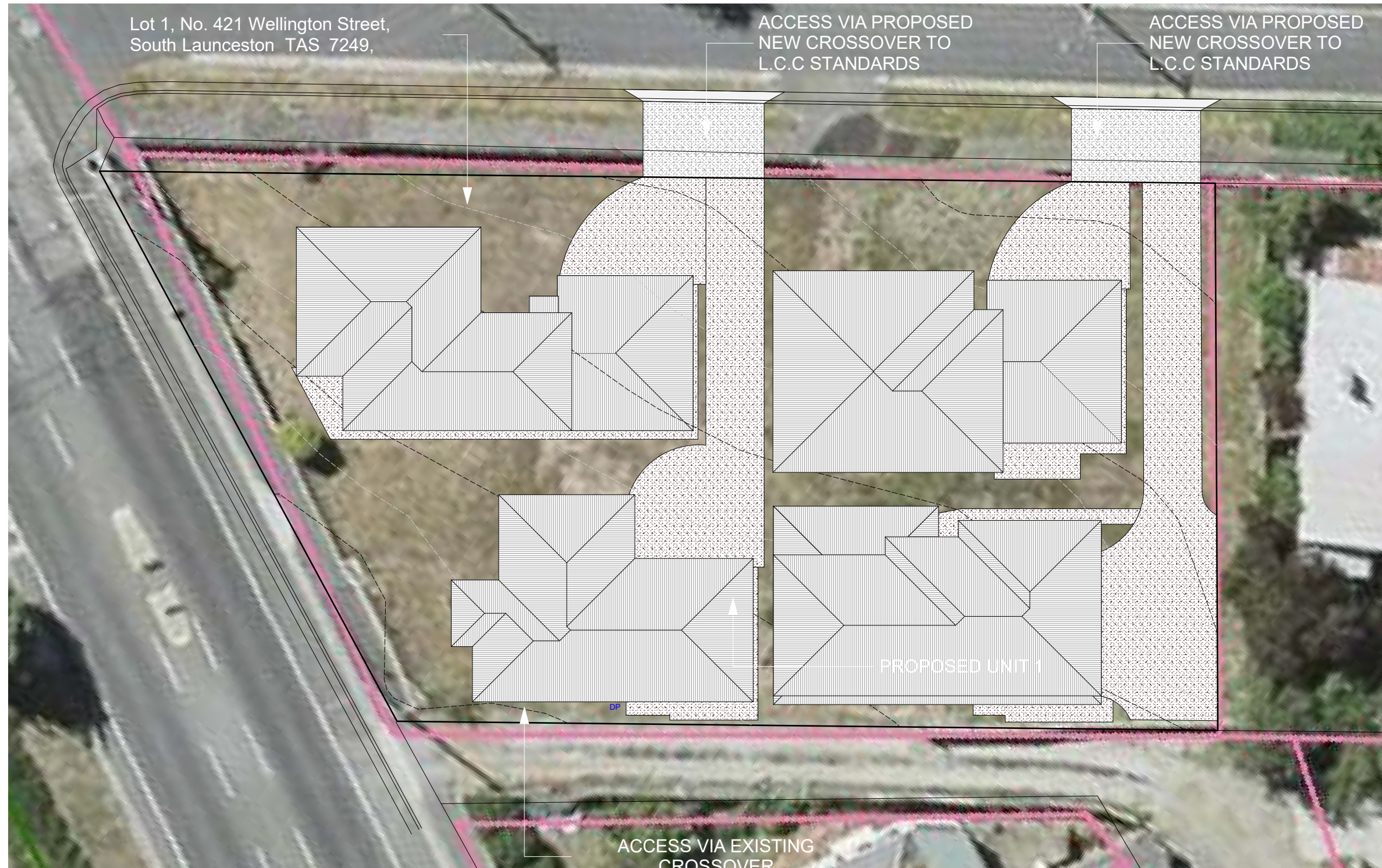
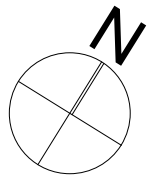
Date 11/04/2018

Issue PLANNING

Drawing No. 180105

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Revision
 REV A 5/03/2018

Project
 Address
 Client

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 Lot 1, No. 421 Wellington Street,
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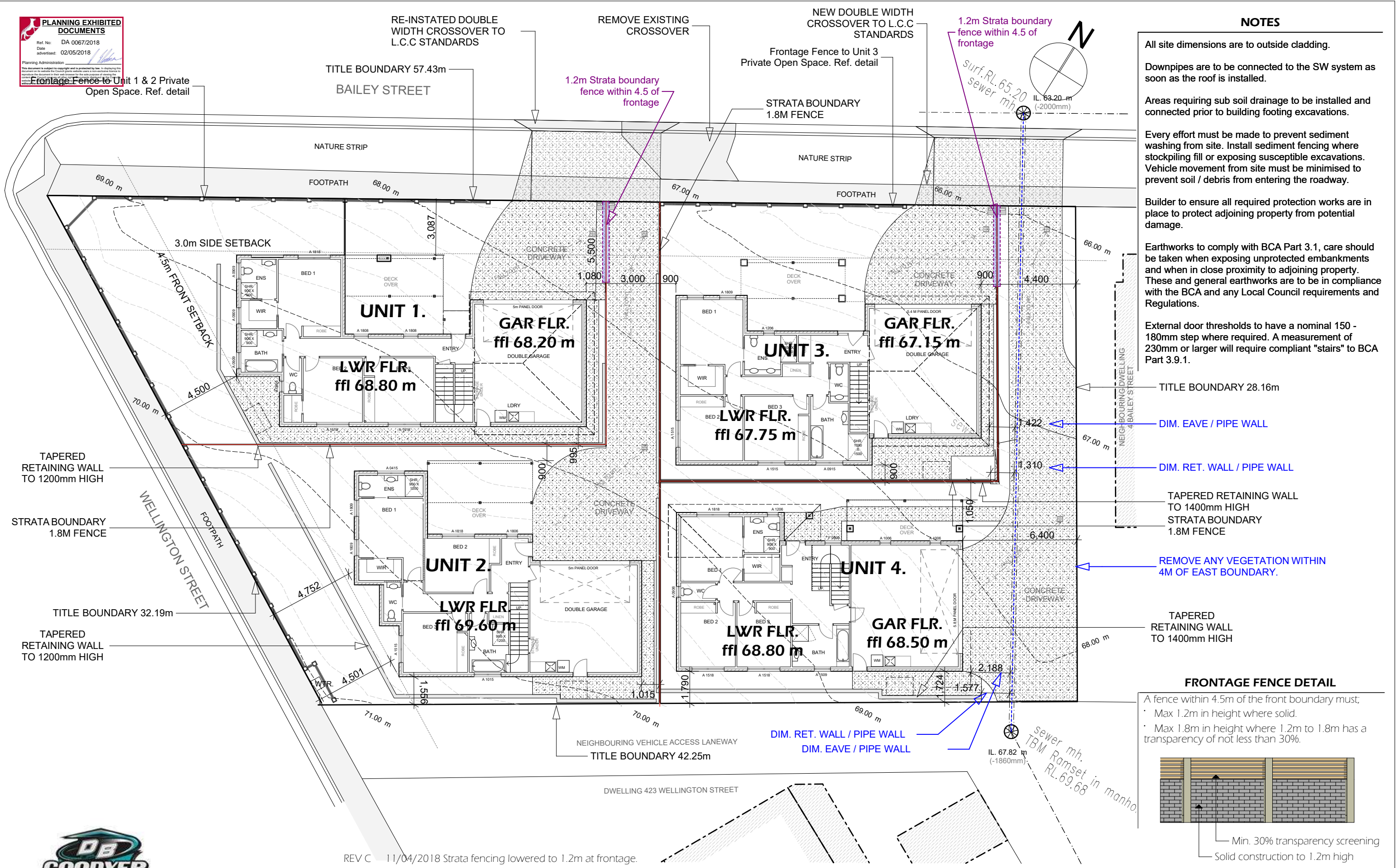
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Layout A0.02 OF 27
 Drawing No. 180105

Location Plan

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NOTES

- All site dimensions are to outside cladding.
- Downpipes are to be connected to the SW system as soon as the roof is installed.
- Areas requiring sub soil drainage to be installed and connected prior to building footing excavations.
- Every effort must be made to prevent sediment washing from site. Install sediment fencing where stockpiling fill or exposing susceptible excavations. Vehicle movement from site must be minimised to prevent soil / debris from entering the roadway.
- Builder to ensure all required protection works are in place to protect adjoining property from potential damage.
- Earthworks to comply with BCA Part 3.1, care should be taken when exposing unprotected embankments and when in close proximity to adjoining property. These and general earthworks are to be in compliance with the BCA and any Local Council requirements and Regulations.
- External door thresholds to have a nominal 150 - 180mm step where required. A measurement of 230mm or larger will require compliant "stairs" to BCA Part 3.9.1.

FRONTAGE FENCE DETAIL

- A fence within 4.5m of the front boundary must:
 - Max 1.2m in height where solid.
 - Max 1.8m in height where 1.2m to 1.8m has a transparency of not less than 30%.
-
- Min. 30% transparency screening
 Solid construction to 1.2m high

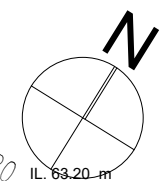
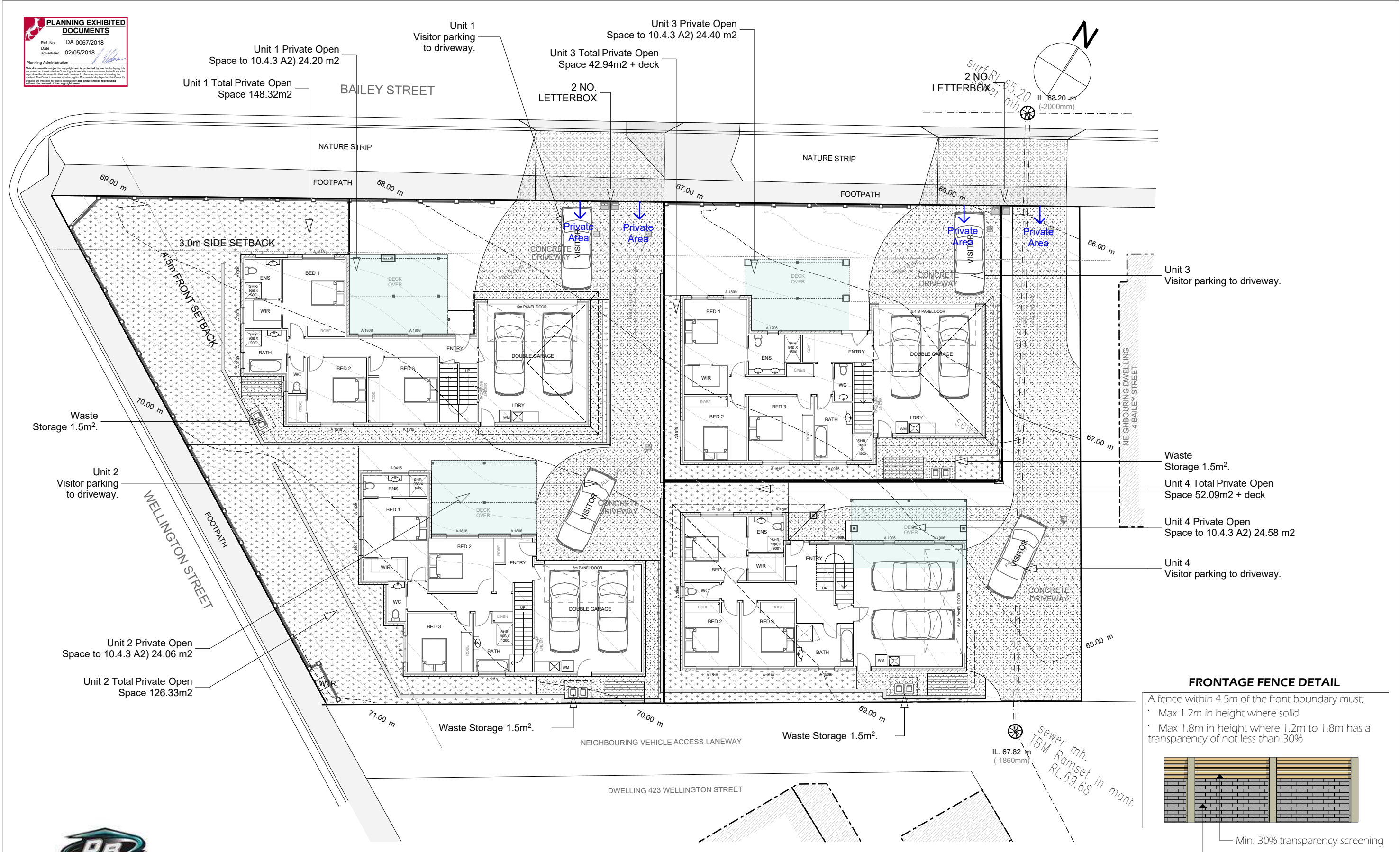
REV C 11/04/2018 Strata fencing lowered to 1.2m at frontage.



dale@douglasdesignanddrafting.com	Revision REV A 5/03/2018 REV C 11/04/2018	Project Address Client	Proposed Unit Development Lot 1, No. 421 Wellington Street, South Launceston TAS 7249, D. & B. GOODYER DEVELOPMENTS	Scale Date Issue	1:200 11/04/2018 PLANNING	Layout Drawing No.	A0.03 OF 27 Site Plan 180105
DOUGLAS DESIGN & DRAFTING PTY LTD	PH 0437 00 33 02	Acc No. CC7092 ABN 56 614 751 521					

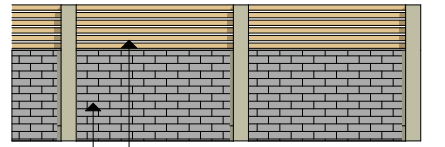
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Min. 30% transparency screening
 Solid construction to 1.2m high



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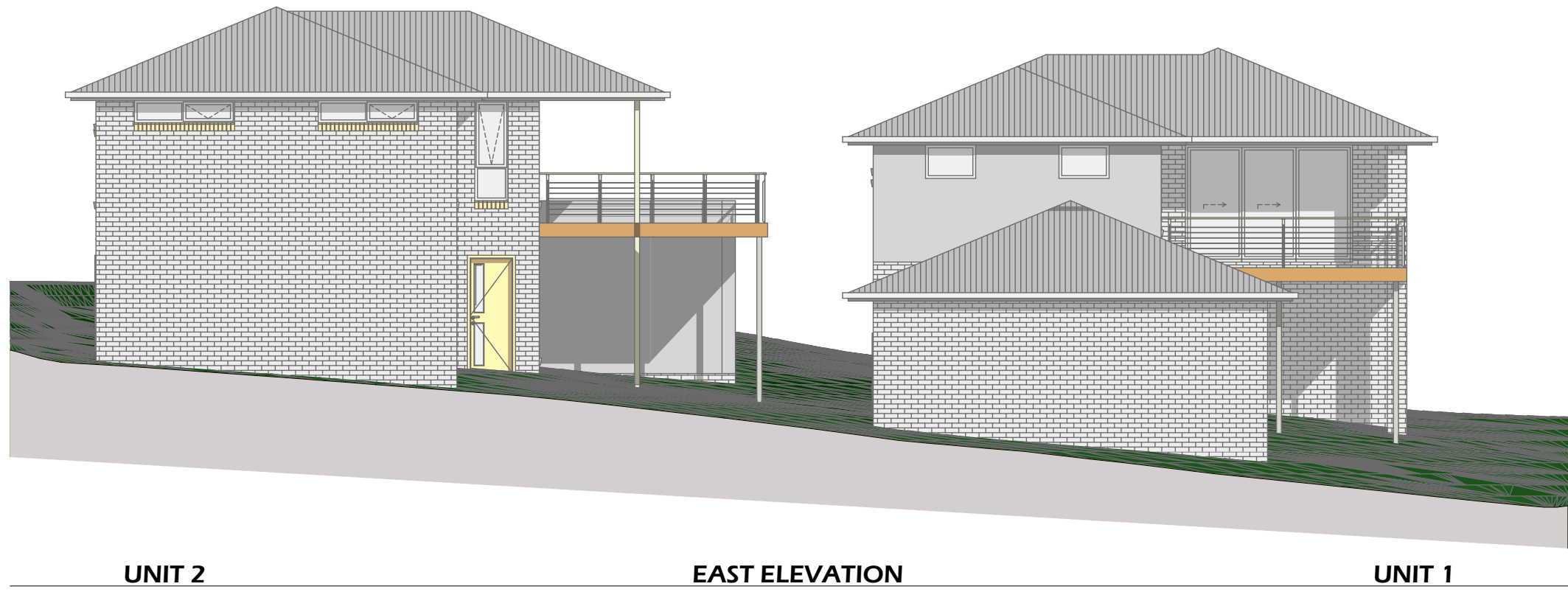
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Layout A0.04 OF 27
Site Plan - Planning
Drawing No. 180105

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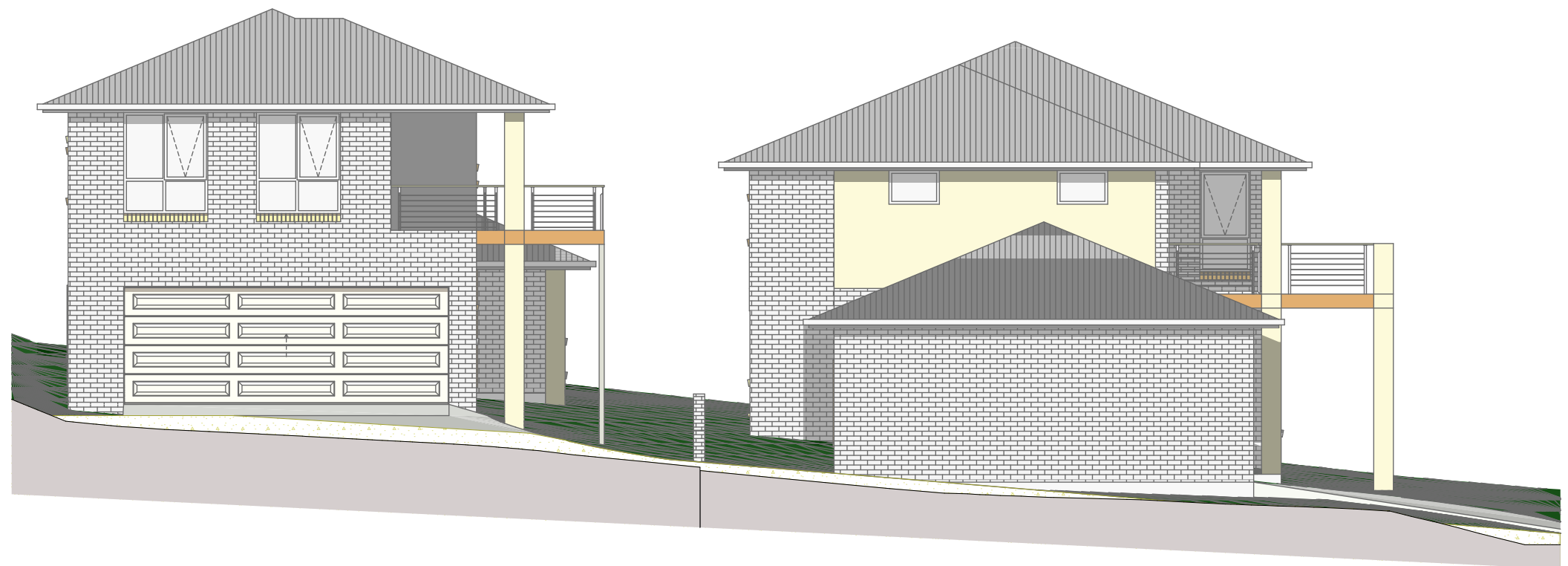
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UNIT 2

EAST ELEVATION

UNIT 1



UNIT 4

EAST ELEVATION

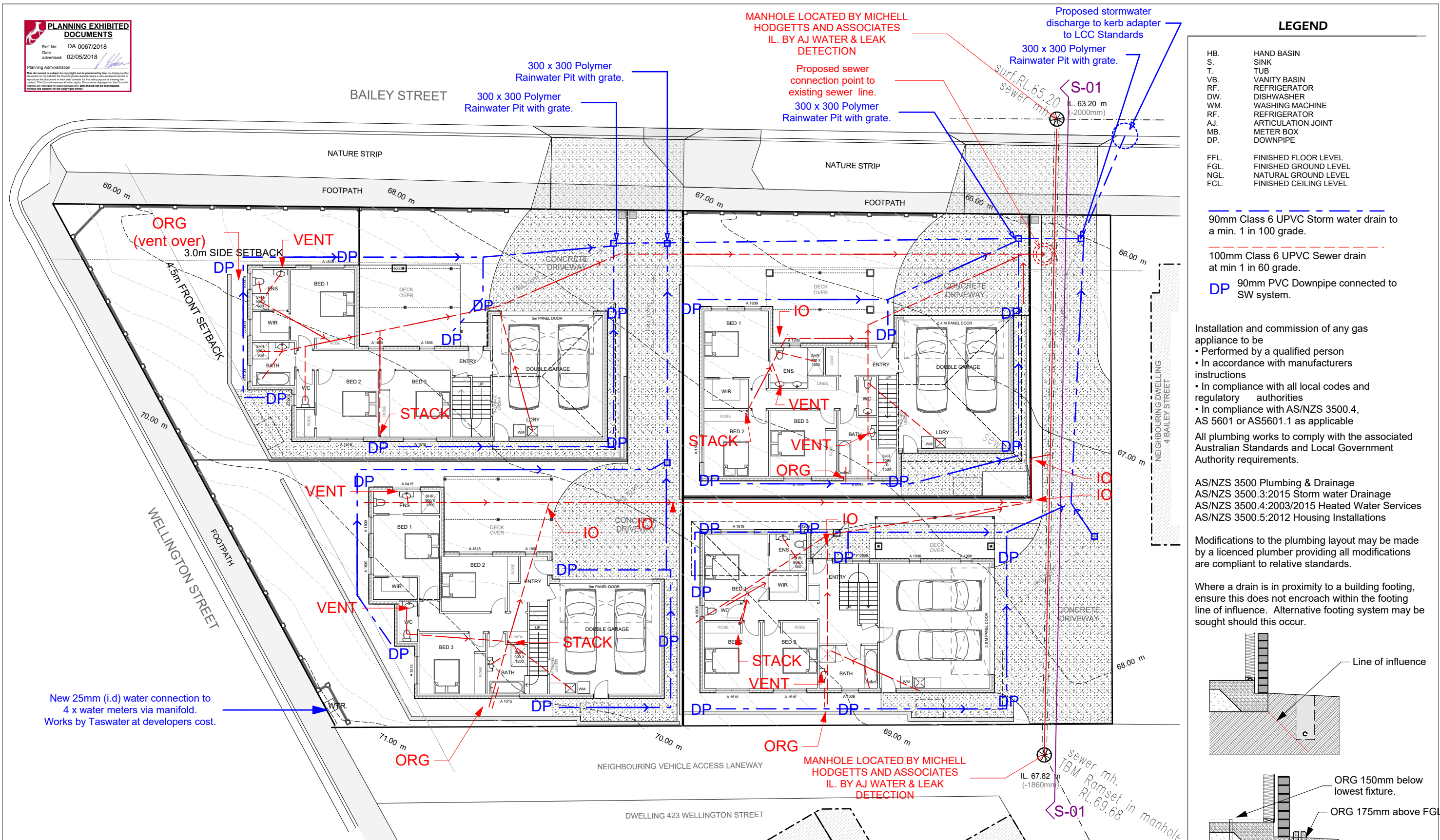
UNIT 3



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DOUGLAS DESIGN & DRAFTING PTY LTD	PH 0437 00 33 02	Client					
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LEGEND

- HB. HAND BASIN
- S. SINK
- T. TUB
- VB. VANITY BASIN
- RF. REFRIGERATOR
- DW. DISHWASHER
- WM. WASHING MACHINE
- RF. REFRIGERATOR
- AJ. ARTICULATION JOINT
- MB. METER BOX
- DP. DOWNPIPE

- FFL. FINISHED FLOOR LEVEL
- FGL. FINISHED GROUND LEVEL
- NGL. NATURAL GROUND LEVEL
- FCL. FINISHED CEILING LEVEL

90mm Class 6 UPVC Storm water drain to a min. 1 in 100 grade.

100mm Class 6 UPVC Sewer drain at min 1 in 60 grade.

DP 90mm PVC Downpipe connected to SW system.

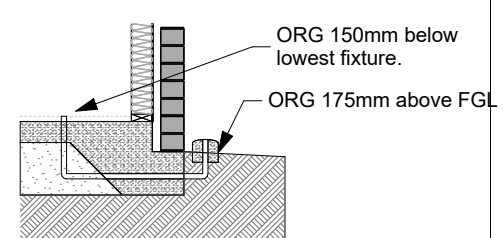
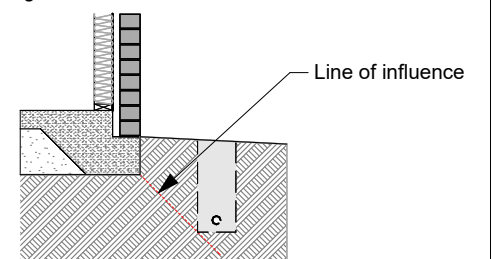
- Installation and commission of any gas appliance to be
- Performed by a qualified person
 - In accordance with manufacturers instructions
 - In compliance with all local codes and regulatory authorities
 - In compliance with AS/NZS 3500.4, AS 5601 or AS5601.1 as applicable

All plumbing works to comply with the associated Australian Standards and Local Government Authority requirements.

AS/NZS 3500 Plumbing & Drainage
 AS/NZS 3500.3:2015 Storm water Drainage
 AS/NZS 3500.4:2003/2015 Heated Water Services
 AS/NZS 3500.5:2012 Housing Installations

Modifications to the plumbing layout may be made by a licenced plumber providing all modifications are compliant to relative standards.

Where a drain is in proximity to a building footing, ensure this does not encroach within the footing line of influence. Alternative footing system may be sought should this occur.



New 25mm (i.d) water connection to 4 x water meters via manifold. Works by Taswater at developers cost.

- REV A 5/03/2018 Add exact loction of sewer line inc. mahole and sewer RL's. Add driveway section & remove requirement of retaining wall next to sewer line.
- REV B 14/03/2018 SW connection to single connection point.



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Scale 1:200
 Date 11/04/2018
 Issue PLANNING

Layout A0.06 OF 27	Plumbing - Site Plan
Drawing No. 180105	

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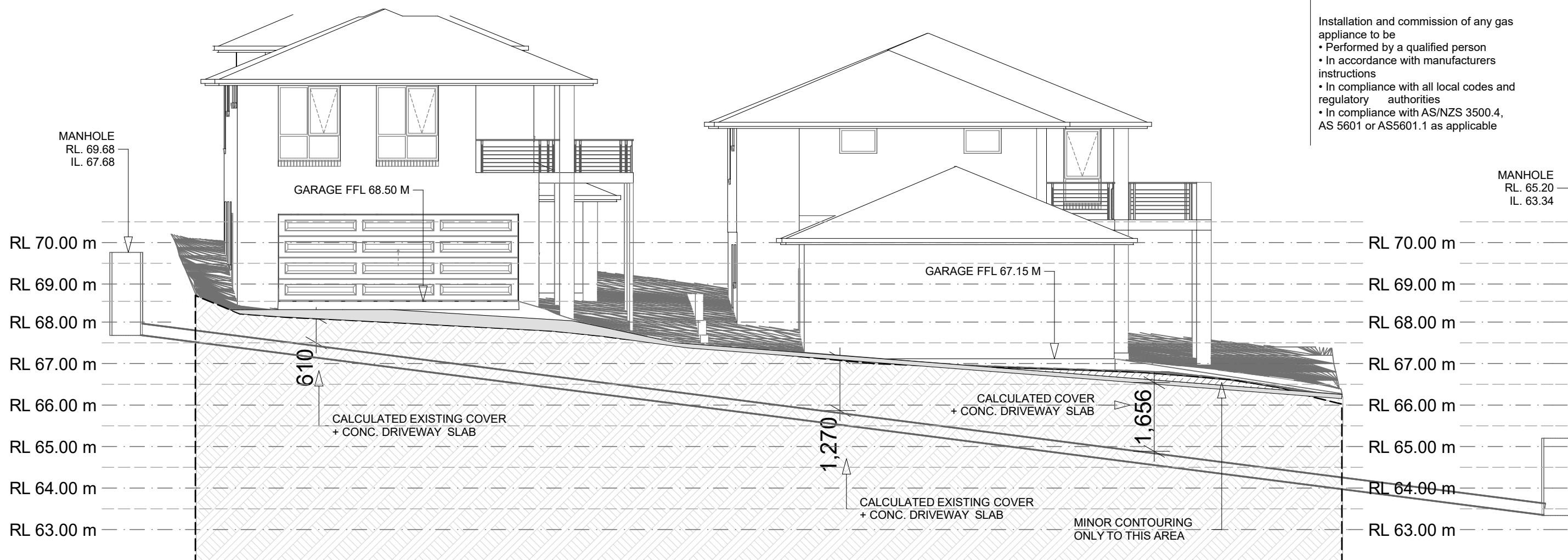
90mm Class 6 UPVC Storm water drain to a min. 1 in 100 grade.

100mm Class 6 UPVC Sewer drain at min 1 in 60 grade.

DP 90mm PVC Downpipe connected to SW system.

Installation and commission of any gas appliance to be

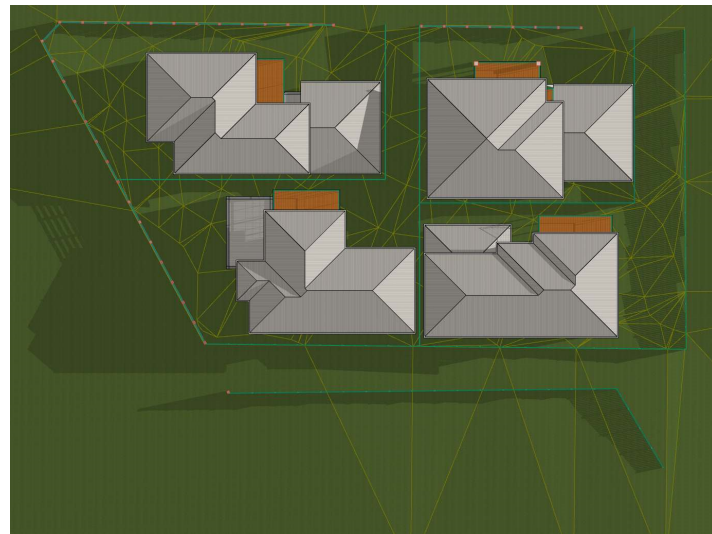
- Performed by a qualified person
- In accordance with manufacturers instructions
- In compliance with all local codes and regulatory authorities
- In compliance with AS/NZS 3500.4, AS 5601 or AS5601.1 as applicable



REV A 5/03/2018 Section added to drawing set.

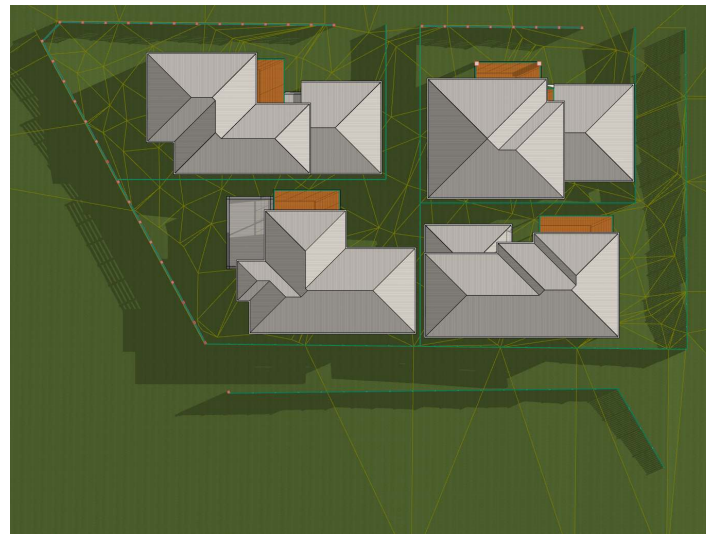
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PH 0437 00 33 02		REV A 5/03/2018	Address	1:100	A0.07 OF 27
DOUGLAS DESIGN & DRAFTING PTY LTD			Client	Date	Plumbing - Section S-01
Acc No. CC7092				11/04/2018	
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				PLANNING	

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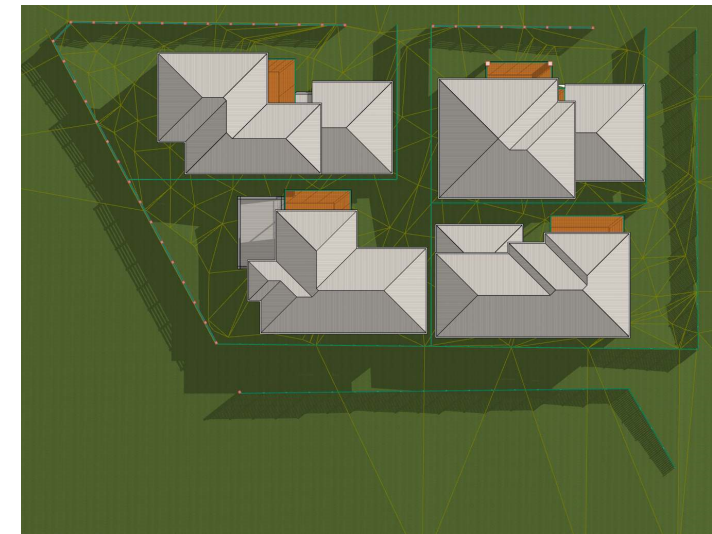


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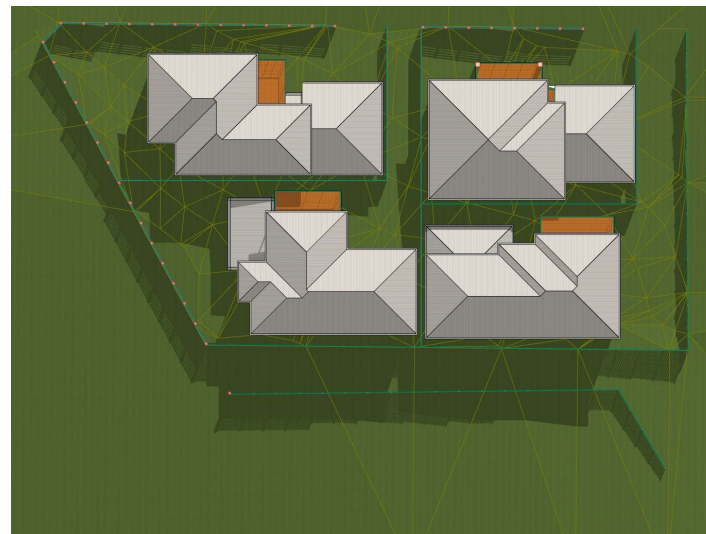
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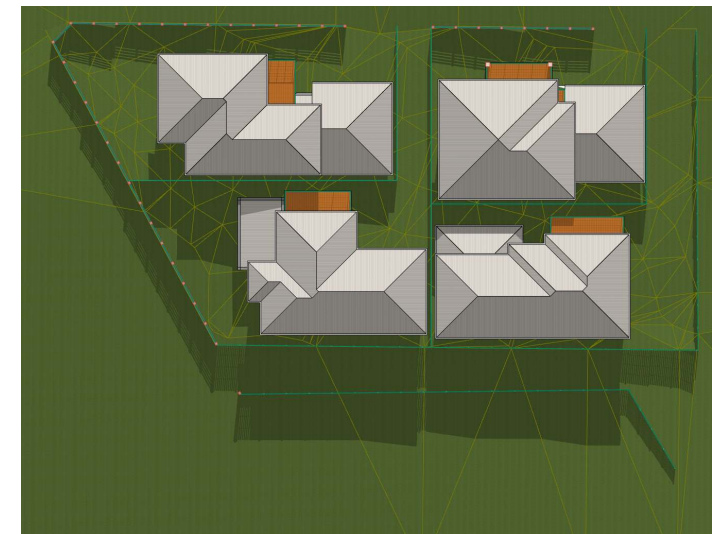
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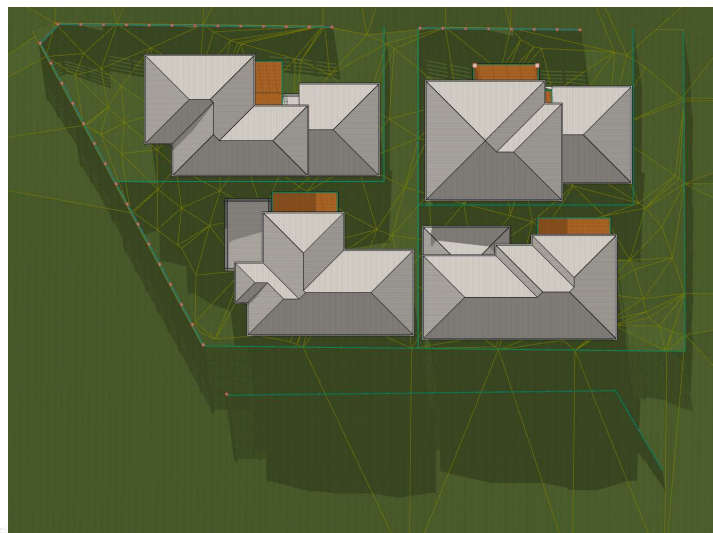
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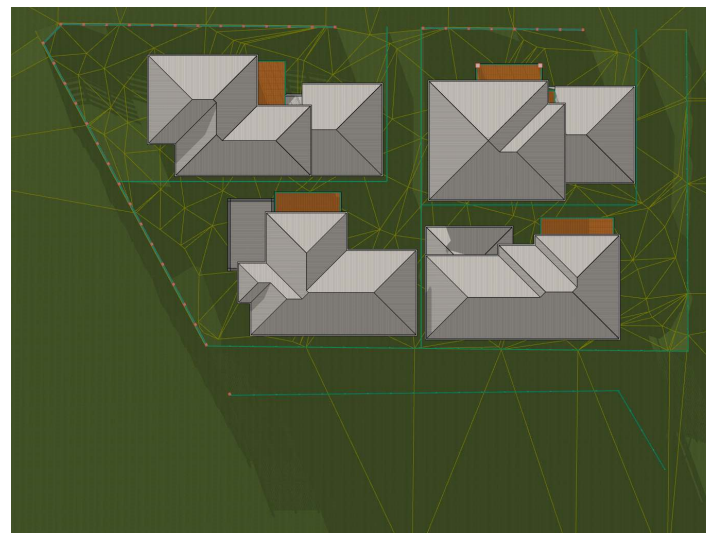
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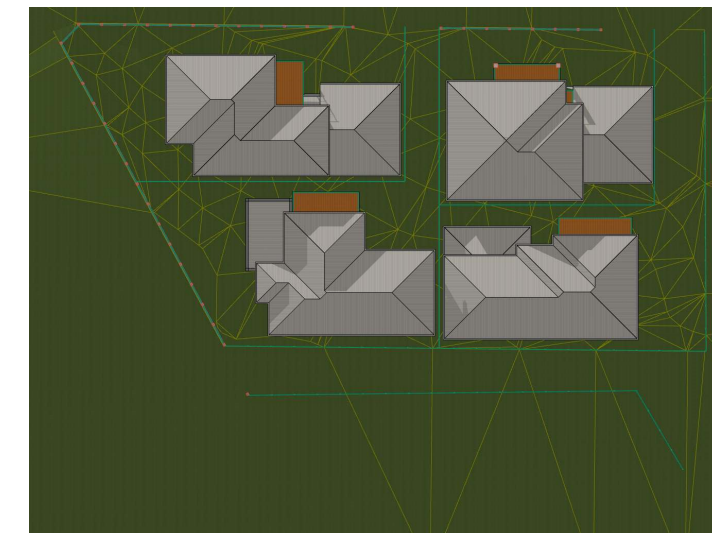
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21st June 3.00pm



21st June 4.00pm



21st June 5.00pm



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Scale NTS

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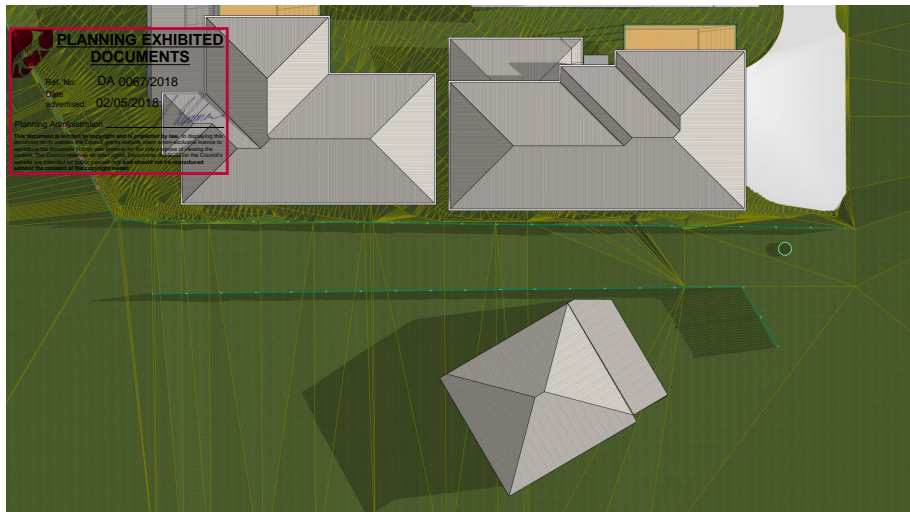
Issue PLANNING

Layout A0.08 OF 27

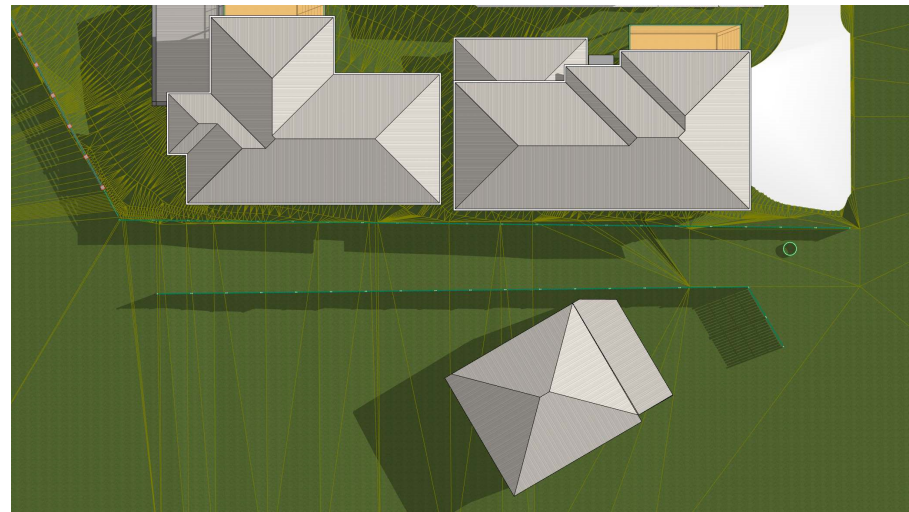
Shadow Diagrams - General

Drawing No. 180105

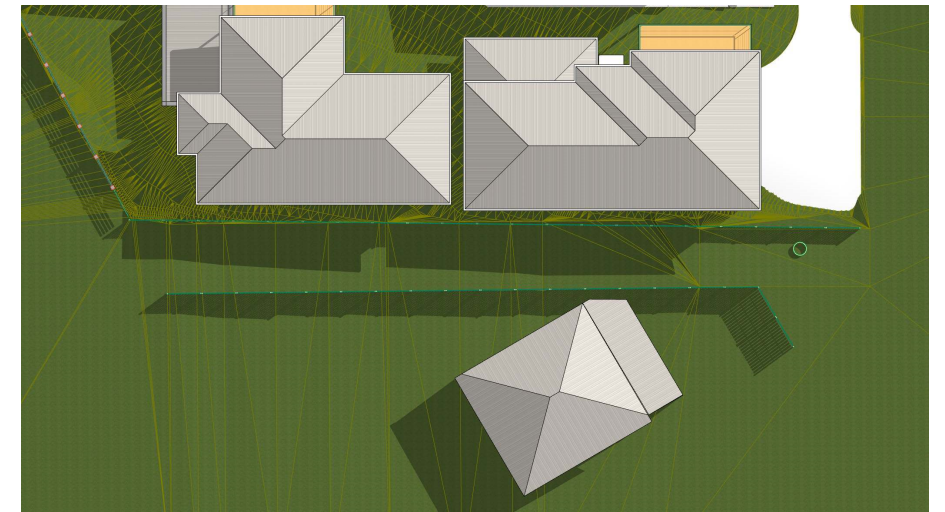
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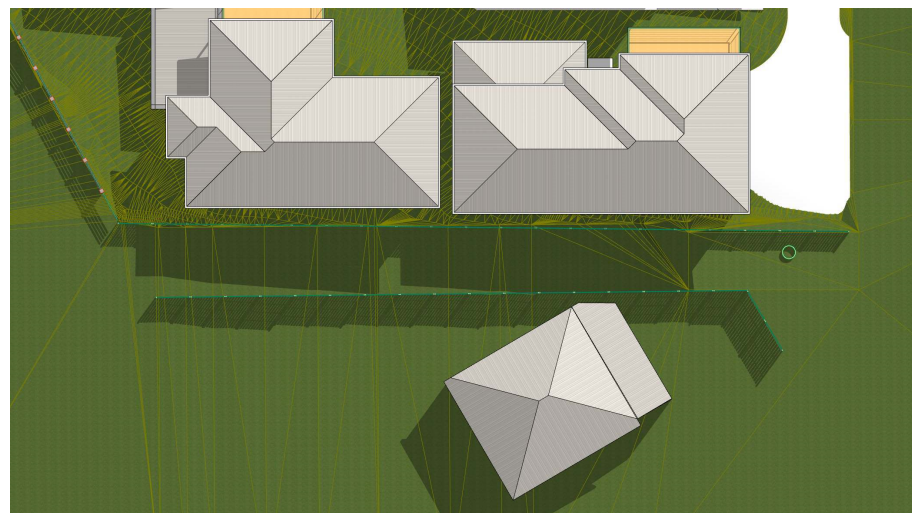
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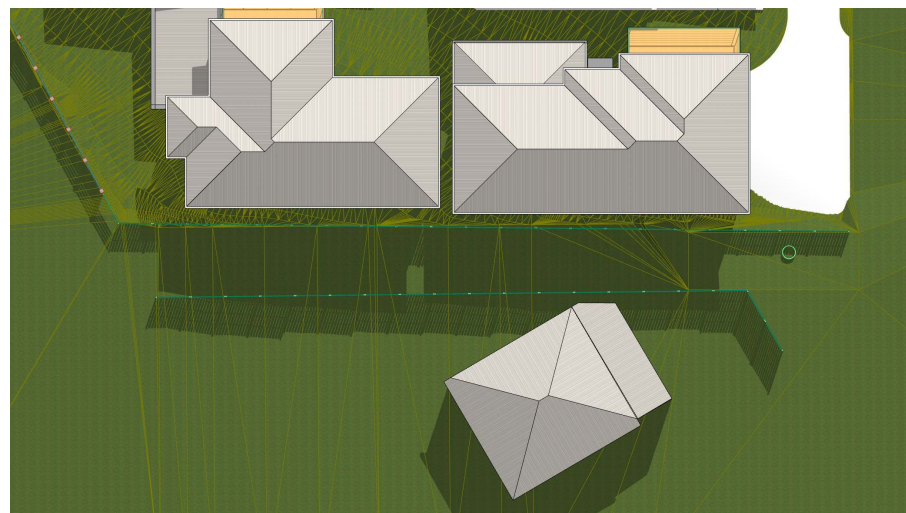
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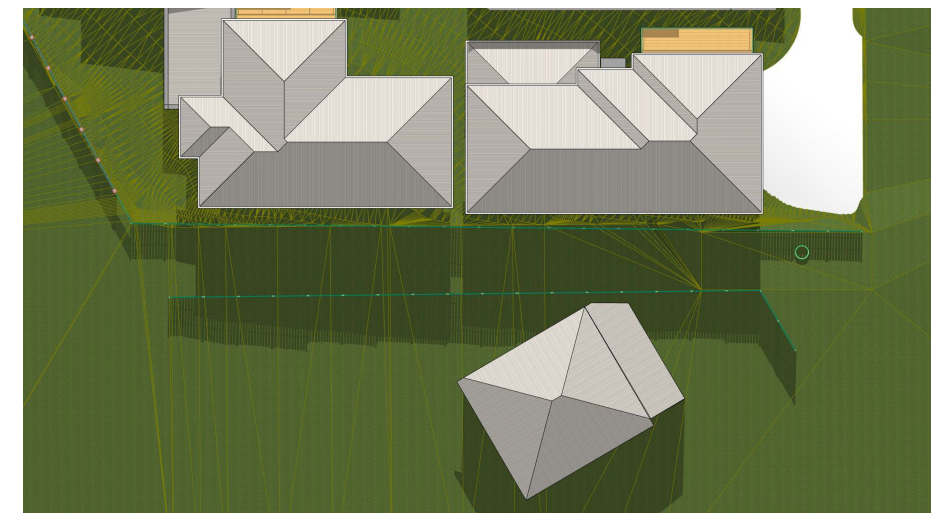
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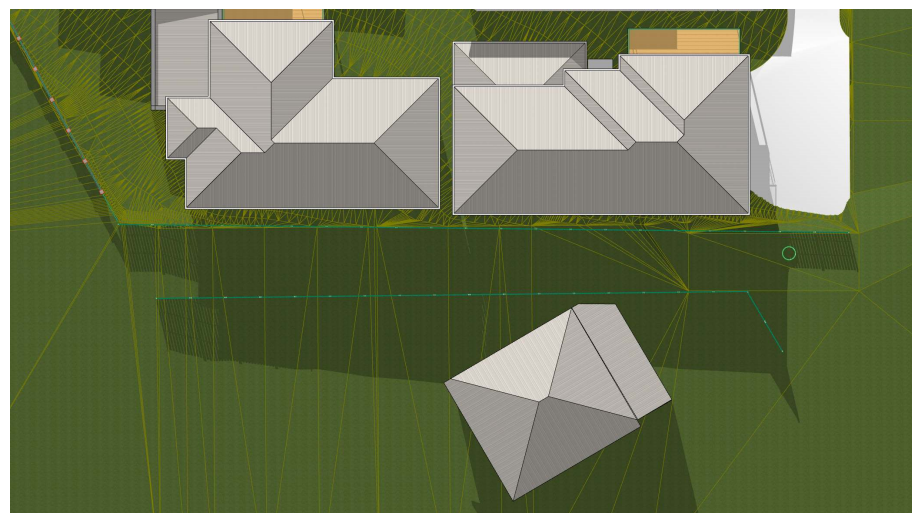
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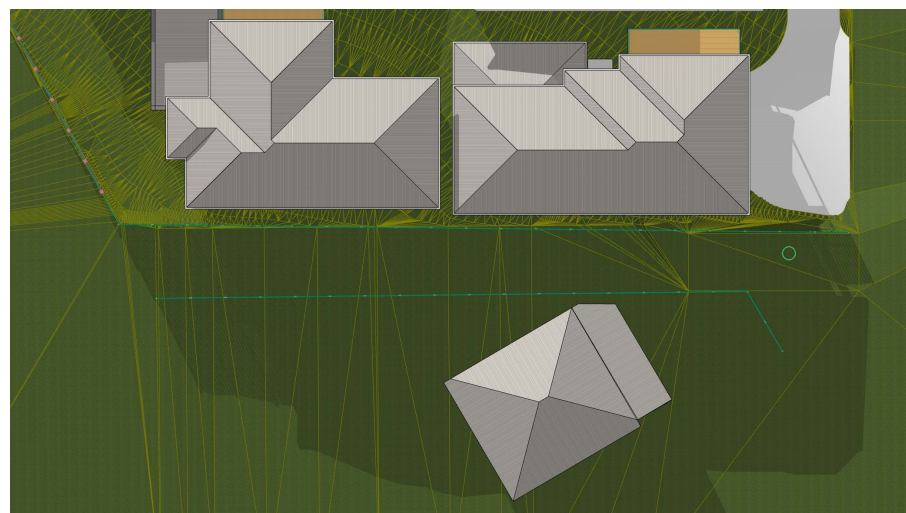
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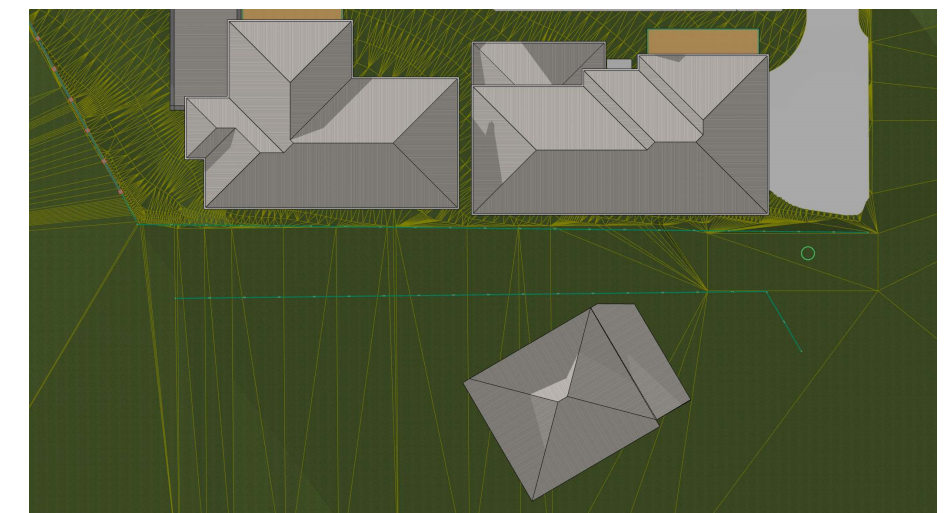
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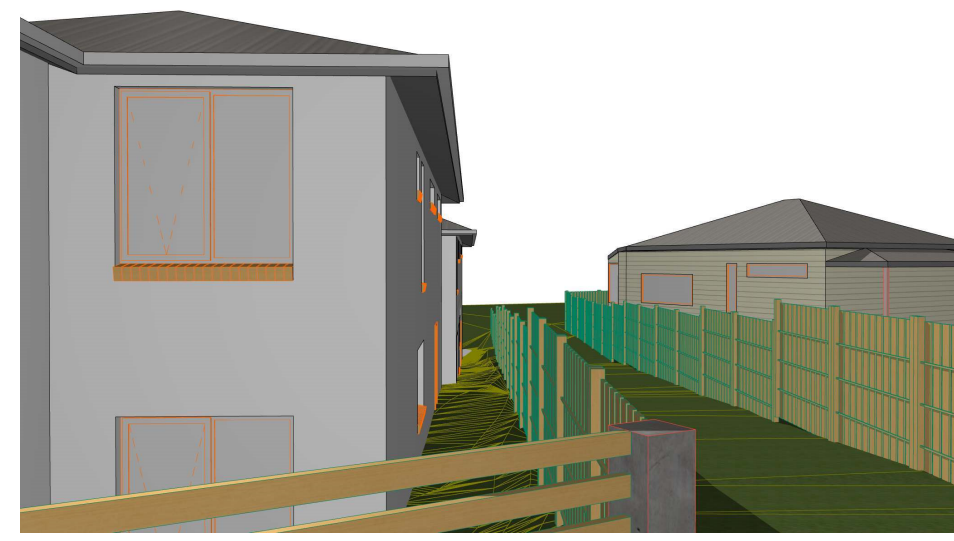
Layout A0.09 OF 27
Shadow Diagrams - Detailed
Drawing No. 180105

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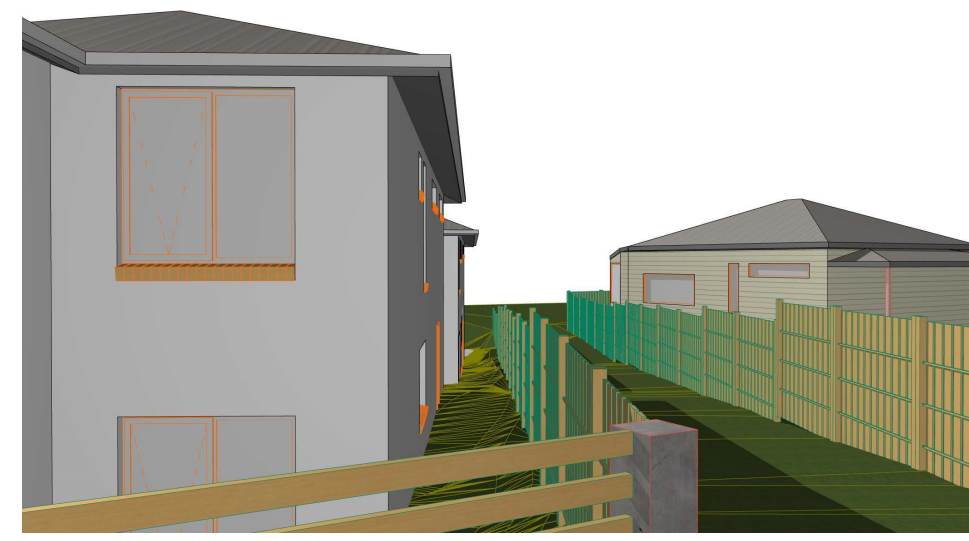
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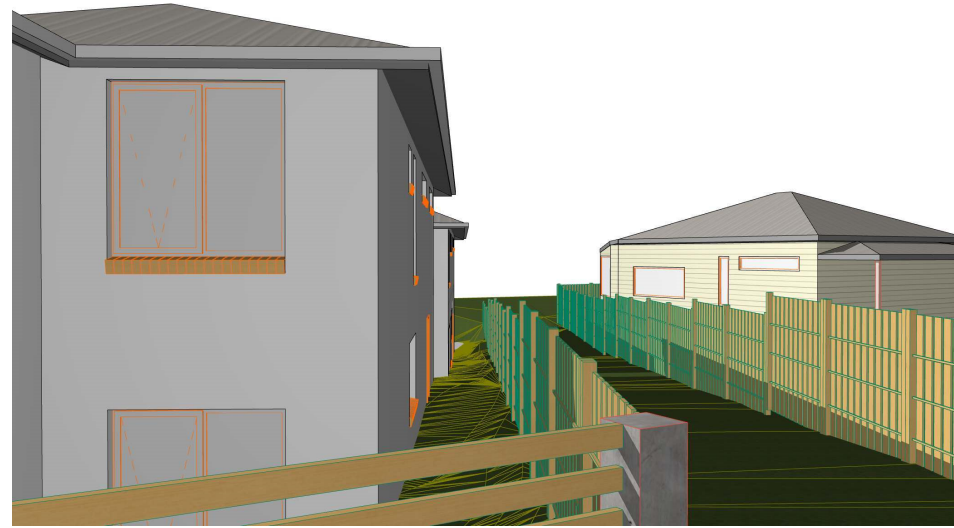
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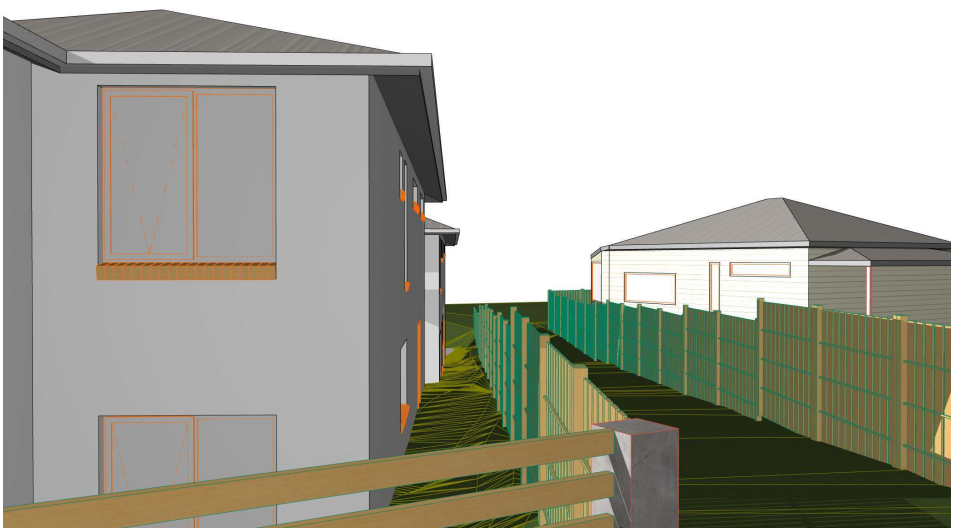
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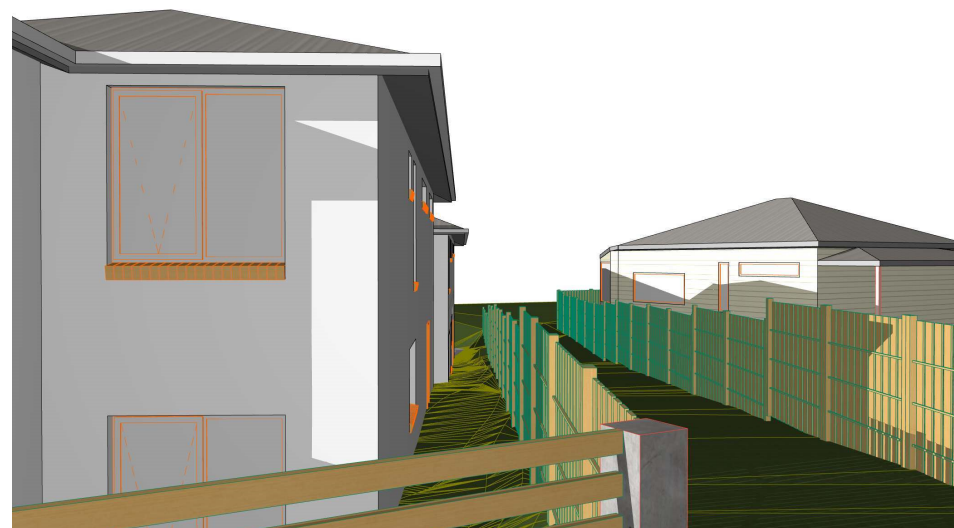
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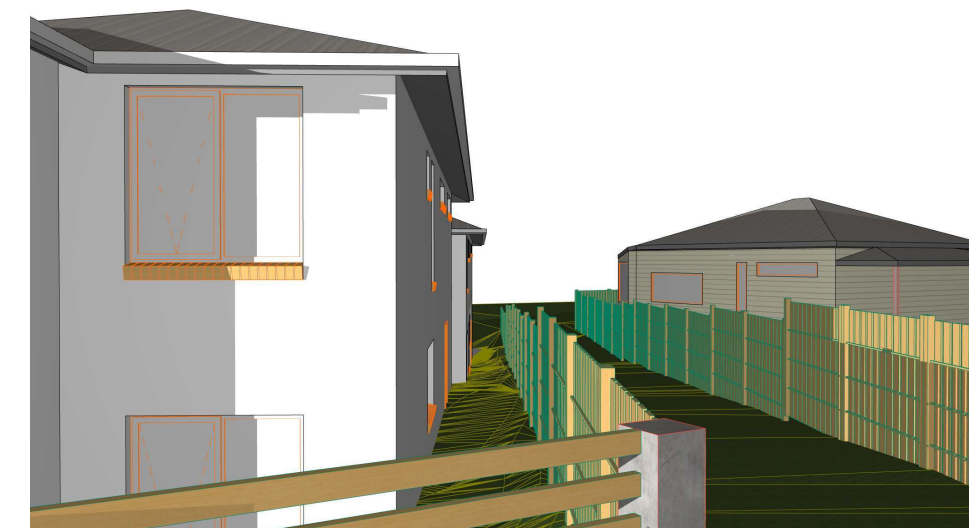
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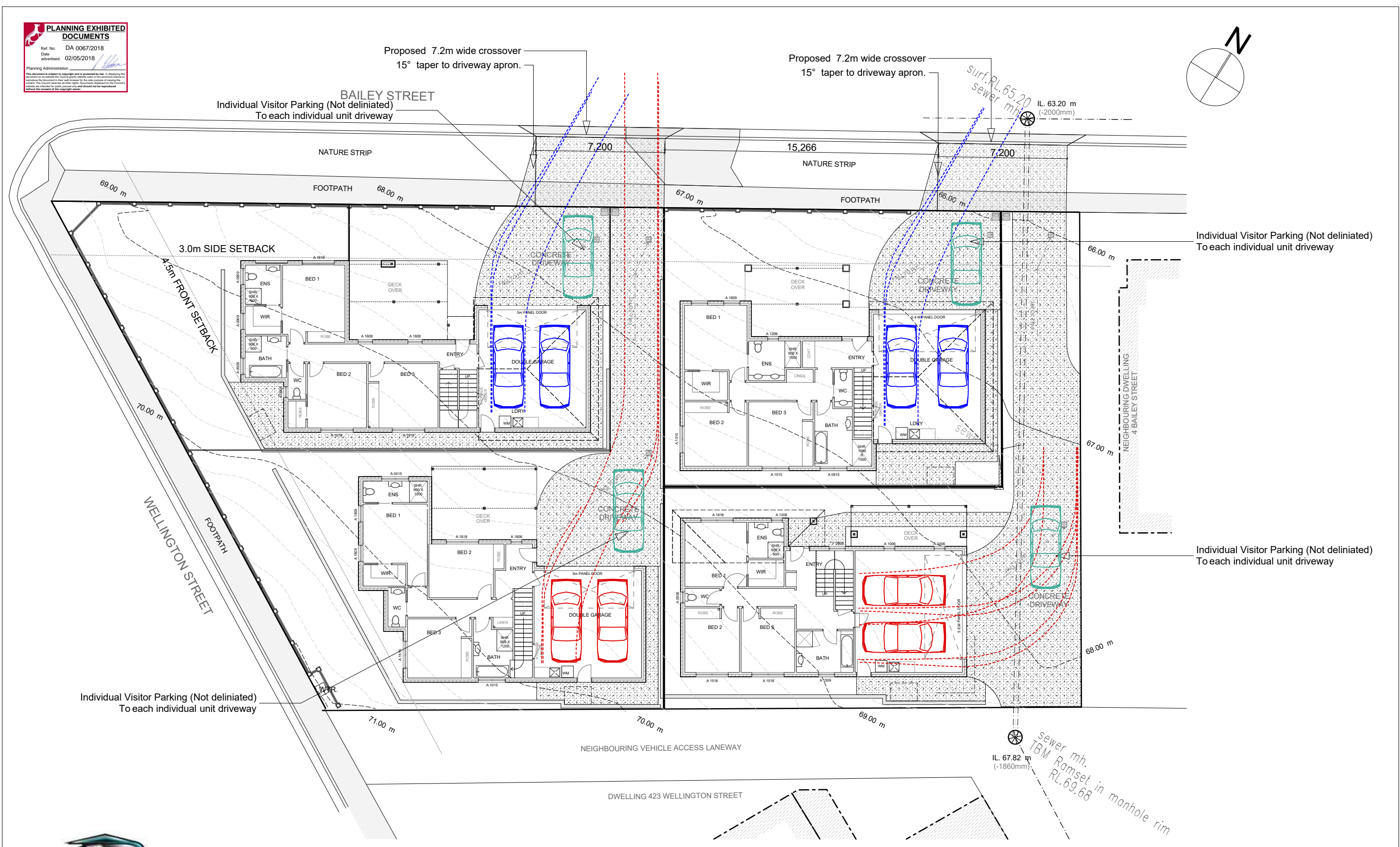
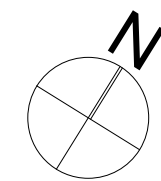
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Drawing No. 180105

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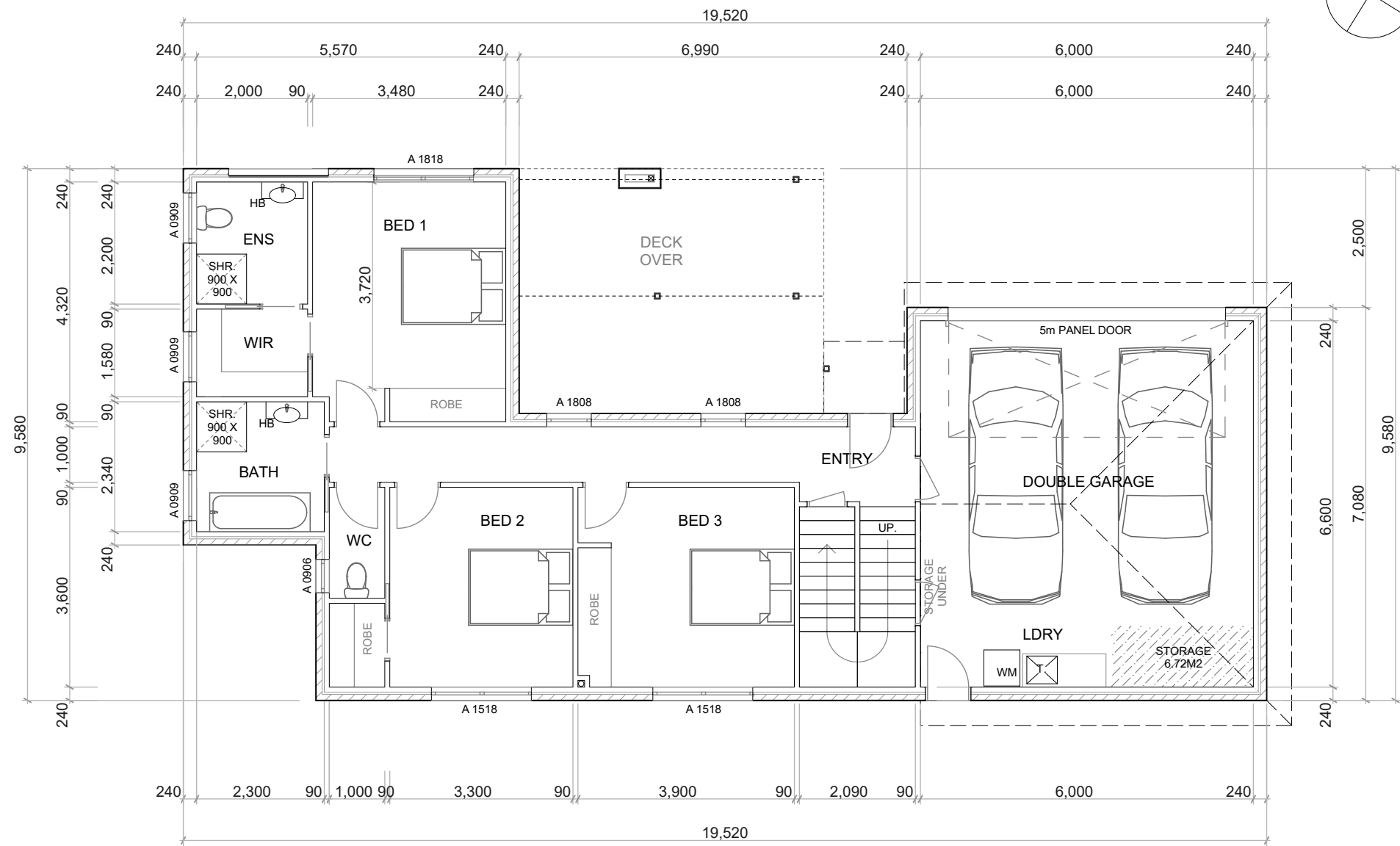
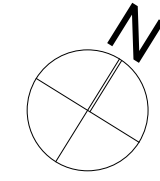


REV B 14/03/2018 Sheet A0.11 added to drawing set.



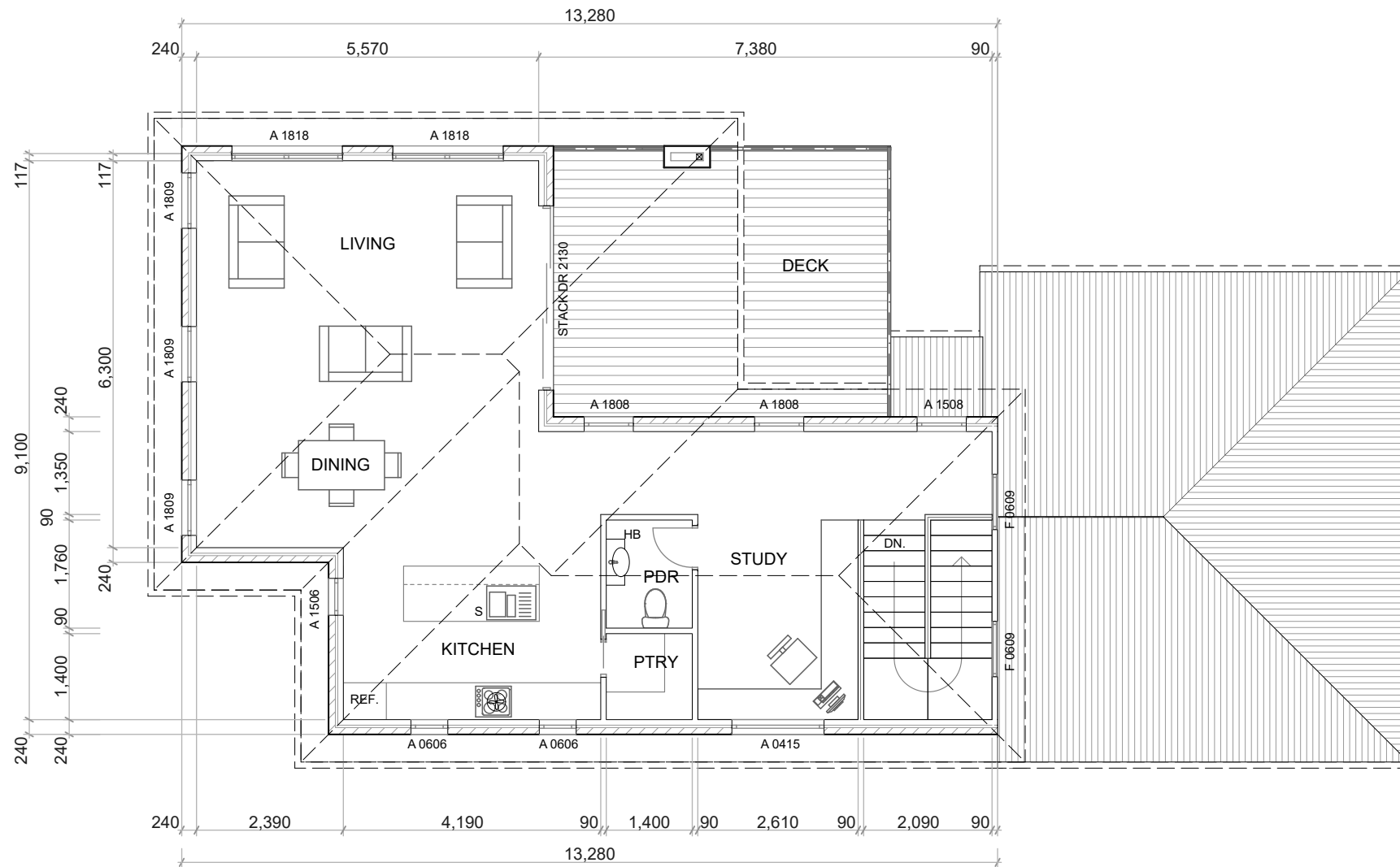
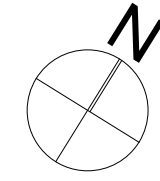
dale@douglasdesignanddrafting.com		Project	Proposed Unit Development	Scale	1:100	Layout	A0.11 OF 27
PH 0437 00 33 02		Address	Lot 1, No. 421 Wellington Street, South Launceston TAS 7249,	Date	11/04/2018	Site Plan - Turning	
Acc No. CC7092 ABN 56 614 751 521		Client	D. & B. GOODYER DEVELOPMENTS	Issue	PLANNING	Drawing No.	180105

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DOUGLAS DESIGN & DRAFTING PTY LTD	PH 0437 00 33 02						
	Acc No. CC7092 ABN 56 614 751 521						

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PH 0437 00 33 02	REV A 5/03/2018
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ABN 56 614 751 521	

Project
 Address
 Client

Proposed Unit Development
 Lot 1, No. 421 Wellington Street,
 South Launceston TAS 7249,
 D. & B. GOODYER DEVELOPMENTS

Scale 1:100
 Date 11/04/2018
 Issue PLANNING

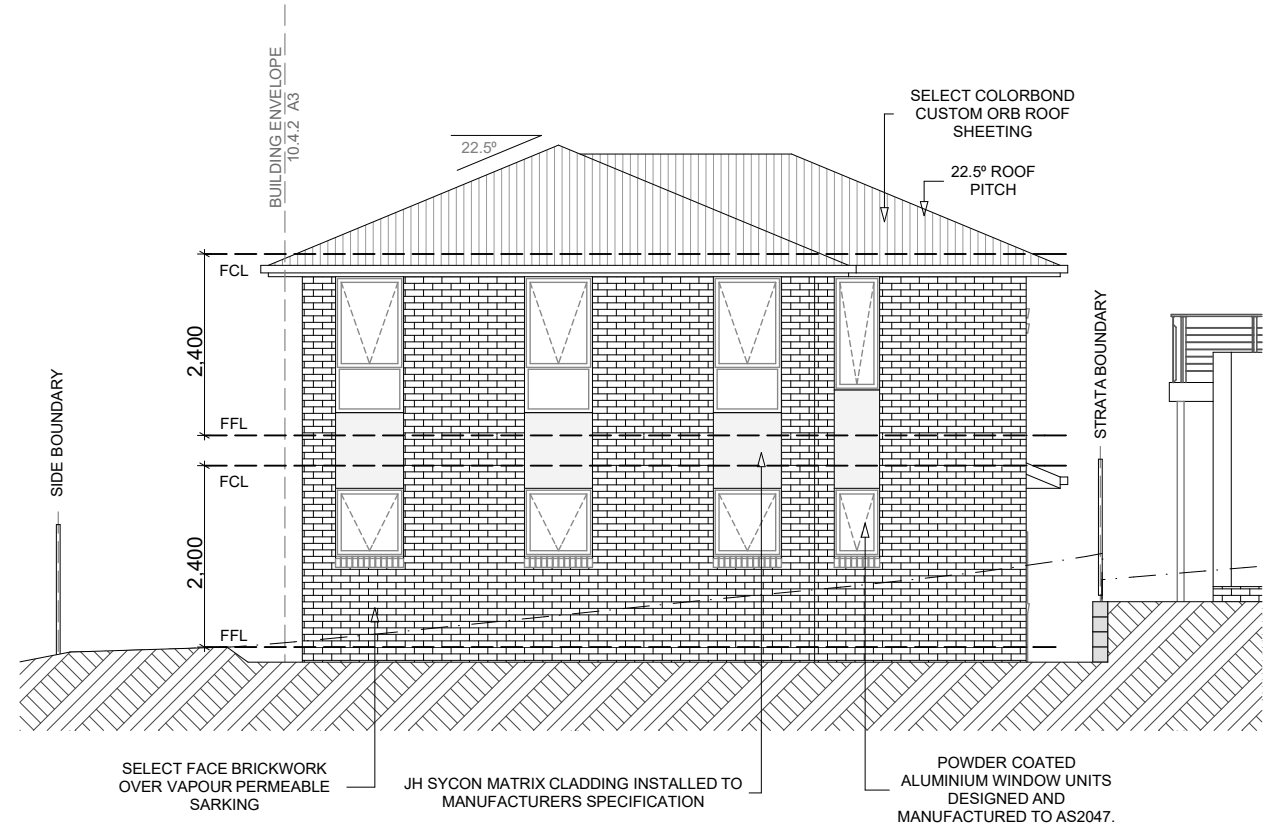
Layout A1.2 OF 27
Unit 1 Floor Plan - Upper
Drawing No. 180105

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 Date advertised: 02/05/2018
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NORTH ELEVATION

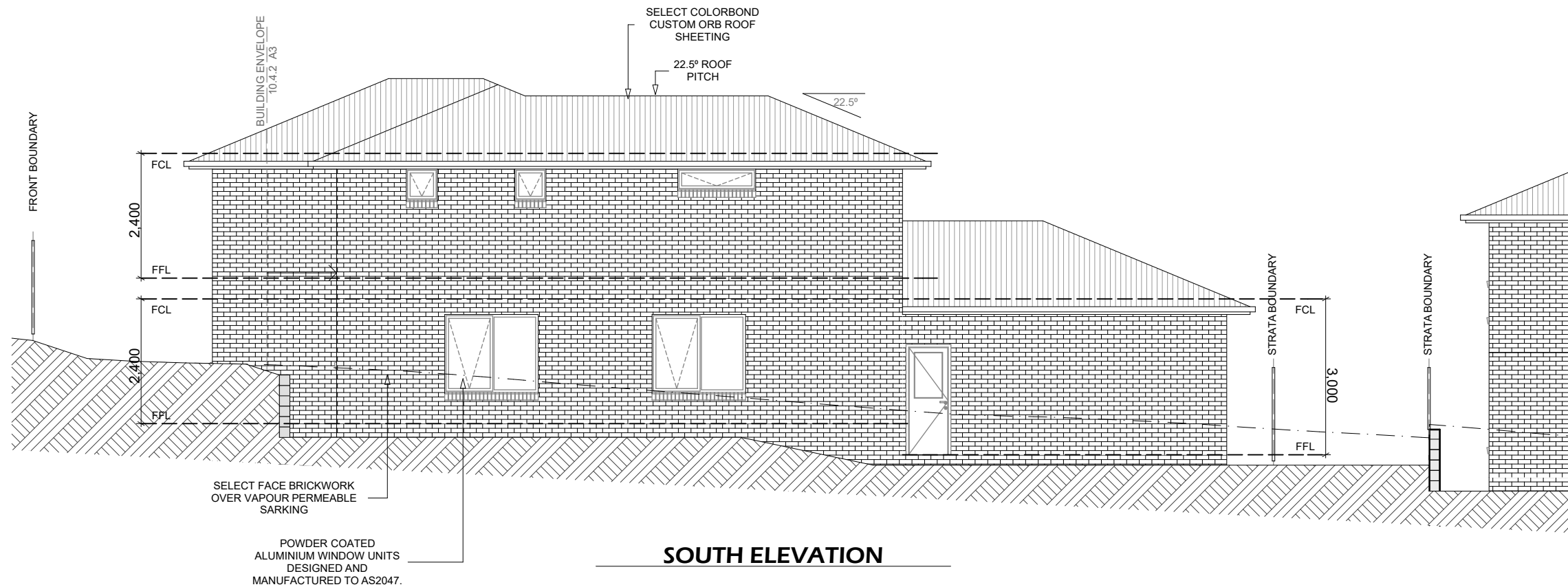


WEST ELEVATION

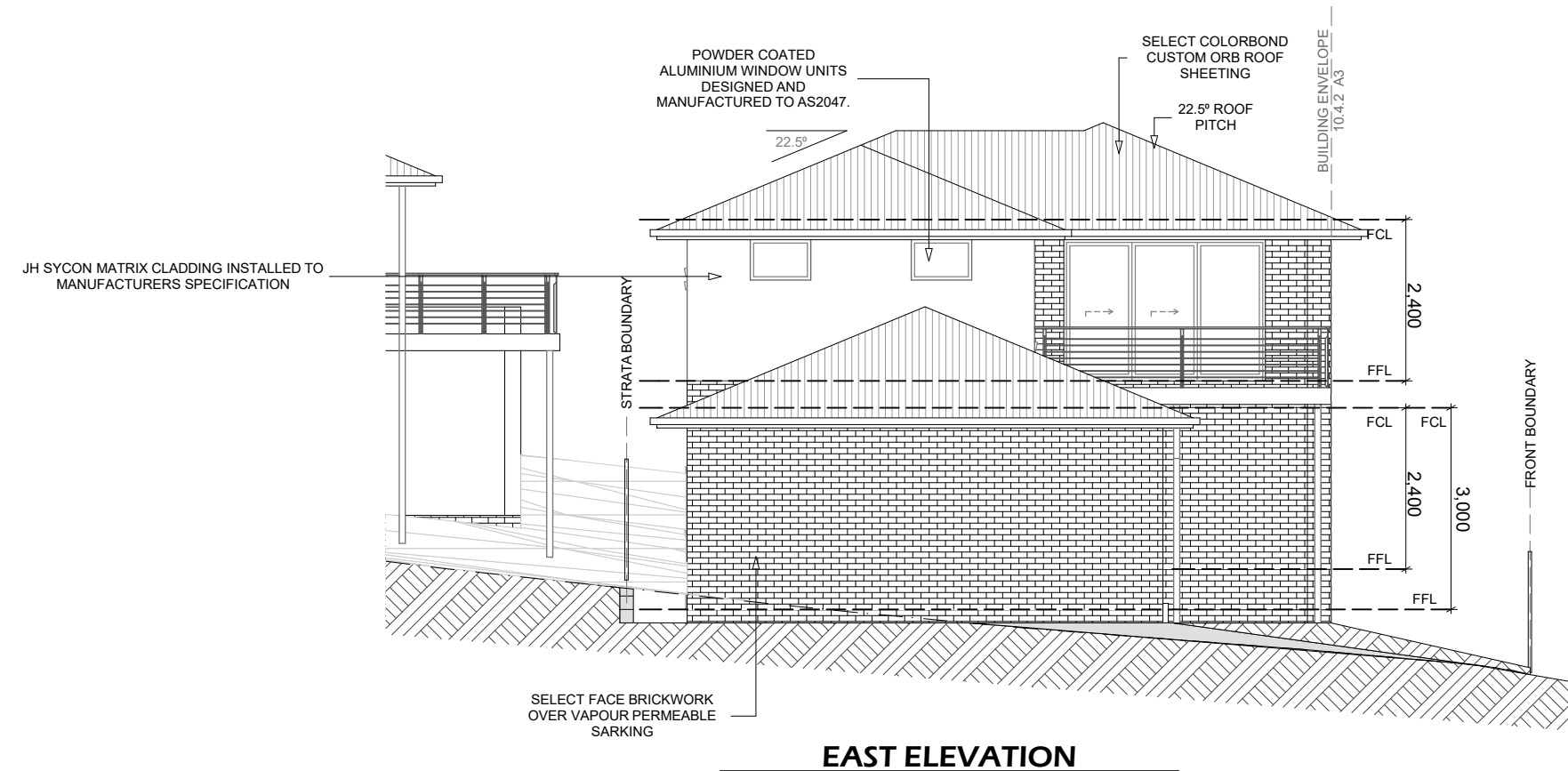


dale@douglasdesignanddrafting.com	Revision REV A 5/03/2018	Project Address	Proposed Unit Development Lot 1, No. 421 Wellington Street, South Launceston TAS 7249, D. & B. GOODYER DEVELOPMENTS	Scale Date Issue	1:100 11/04/2018 PLANNING	Layout Drawing No.	A1.3 OF 27 Unit 1 Elevations 180105
DOUGLAS DESIGN & DRAFTING PTY LTD	PH 0437 00 33 02	Client					
	Acc No. CC7092 ABN 56 614 751 521						

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SOUTH ELEVATION



EAST ELEVATION



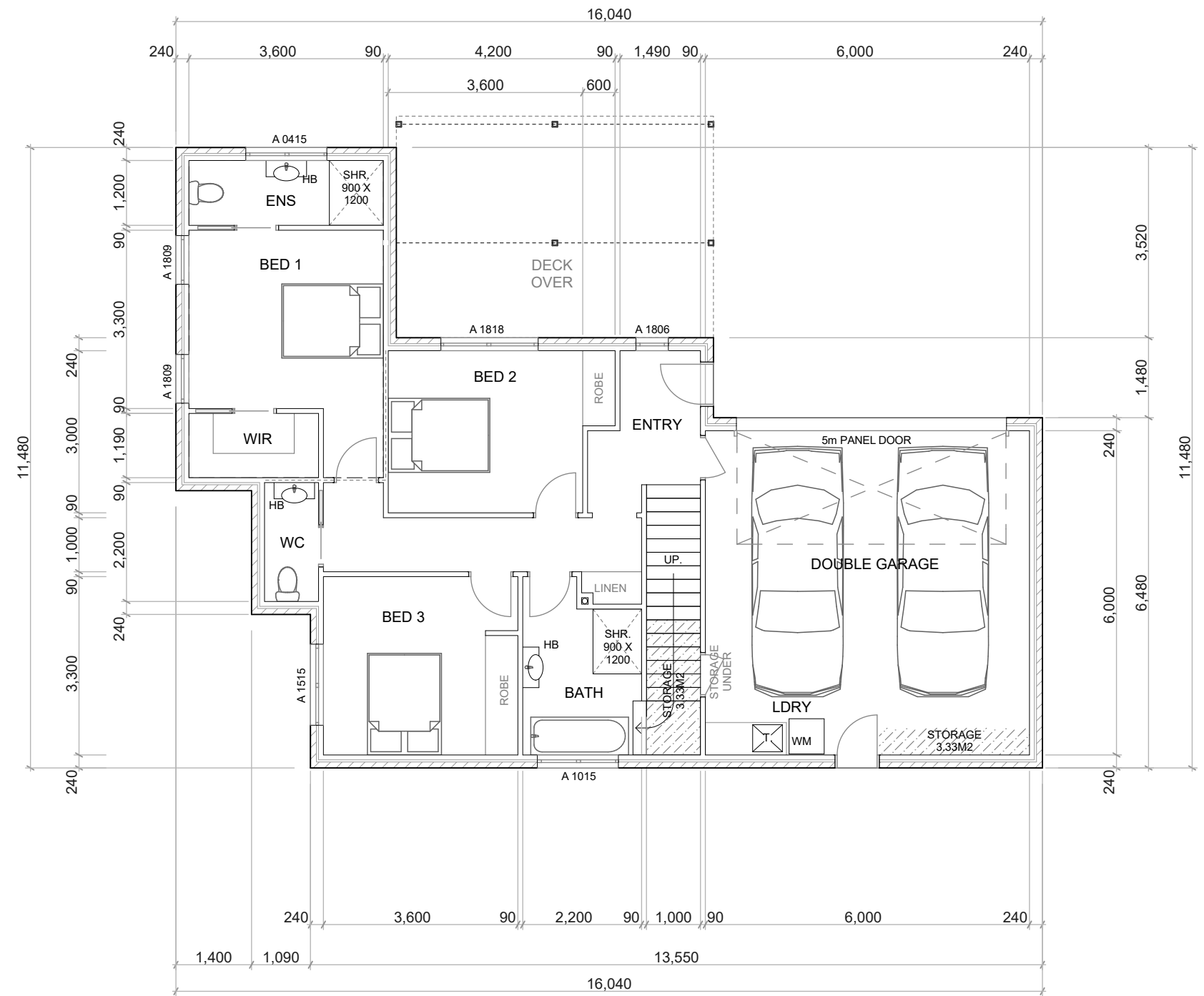
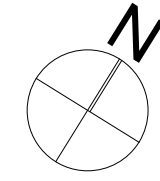
dale@douglasdesignanddrafting.com	Revision	Project
PH 0437 00 33 02	REV A 5/03/2018	Address
Acc No. CC7092		Client
ABN 56 614 751 521		

Proposed Unit Development
 Lot 1, No. 421 Wellington Street,
 South Launceston TAS 7249,
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Scale 1:100
 Date 11/04/2018
 Issue PLANNING

Layout A1.4 OF 27
Unit 1 Elevations
Drawing No. 180105

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ABN 56 614 751 521	

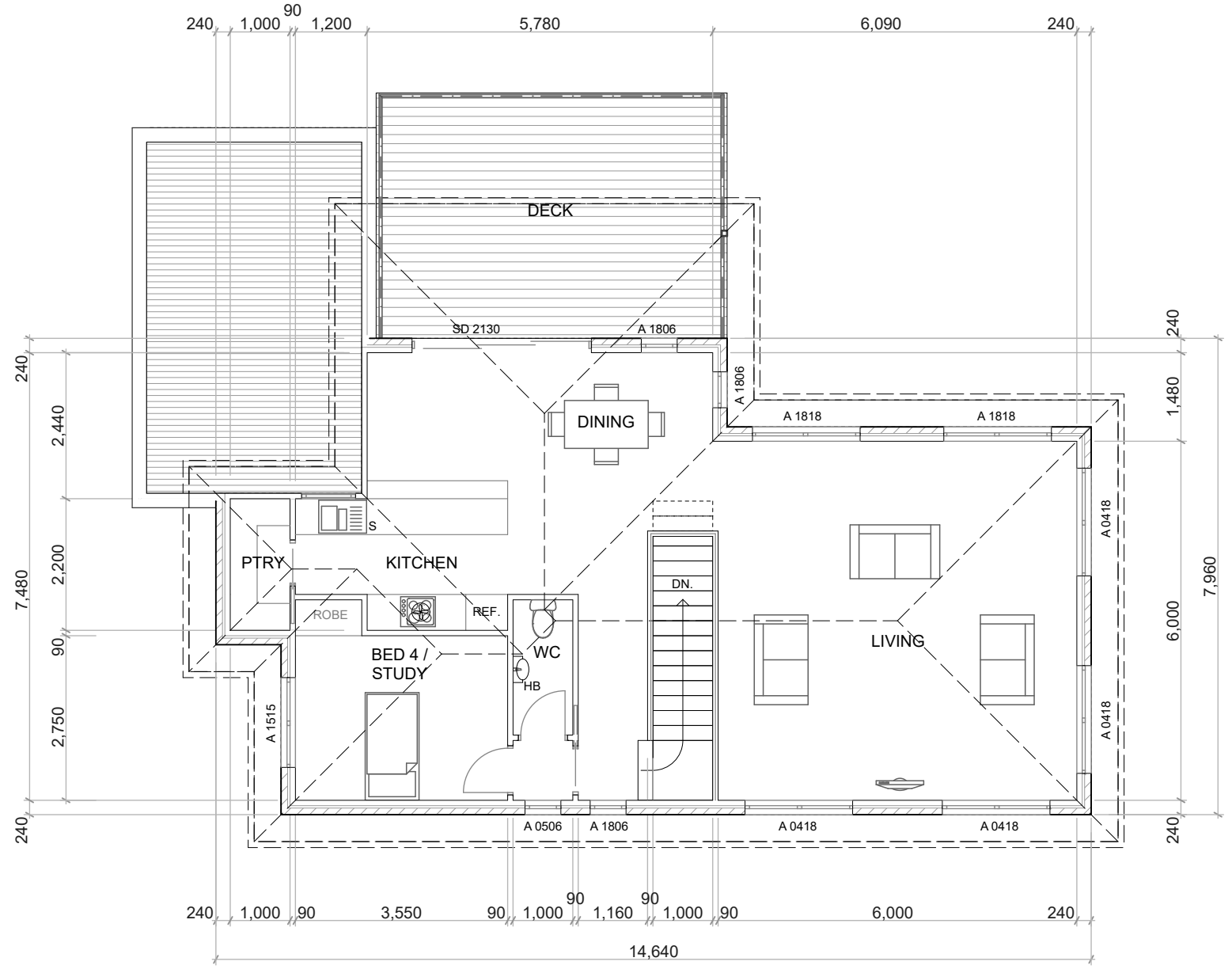
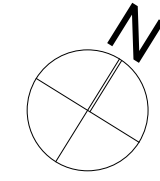
Project Address
 Proposed Unit Development
 Lot 1, No. 421 Wellington Street,
 South Launceston TAS 7249,
 D. & B. GOODYER DEVELOPMENTS

Client

Scale 1:100
 Date 11/04/2018
 Issue PLANNING

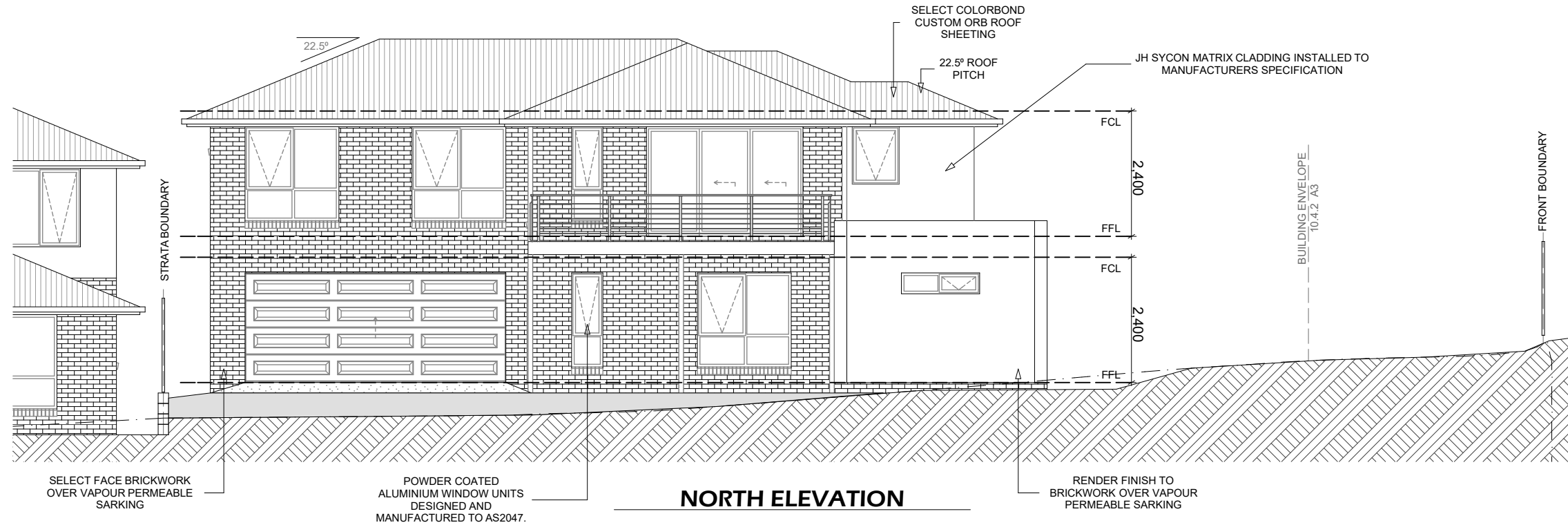
Layout A2.1 OF 27
Unit 2 Floor Plan - Lower
Drawing No. 180105

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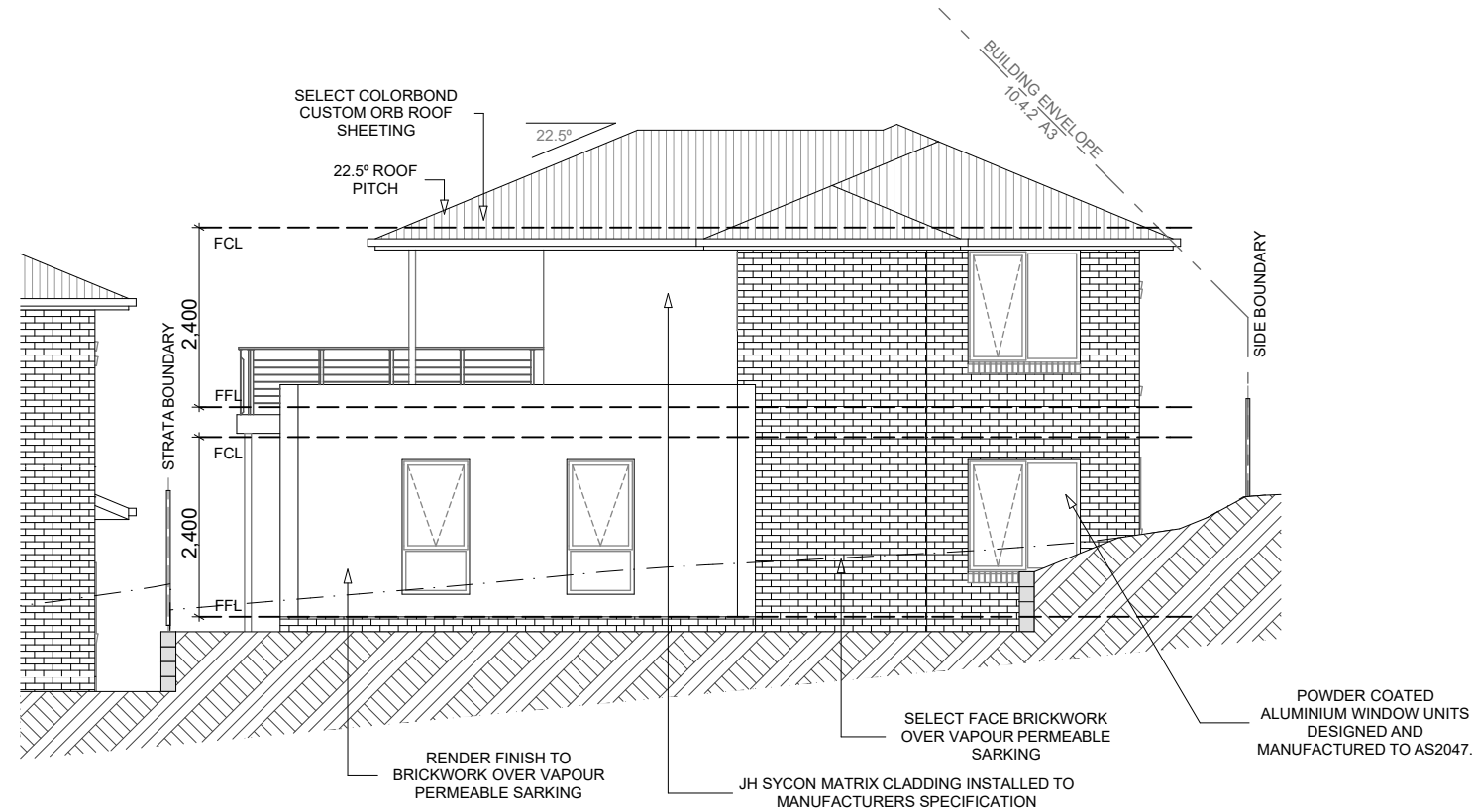


dale@douglasdesignanddrafting.com	Revision REV A 5/03/2018	Project Address	Proposed Unit Development Lot 1, No. 421 Wellington Street, South Launceston TAS 7249, D. & B. GOODYER DEVELOPMENTS	Scale Date Issue	1:100 11/04/2018 PLANNING	Layout Drawing No.	A2.2 OF 27 Unit 2 Floor Plan - Upper 180105
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	Acc No. CC7092 ABN 56 614 751 521						

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NORTH ELEVATION



WEST ELEVATION



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Acc No. CC7092	ABN 56 614 751 521

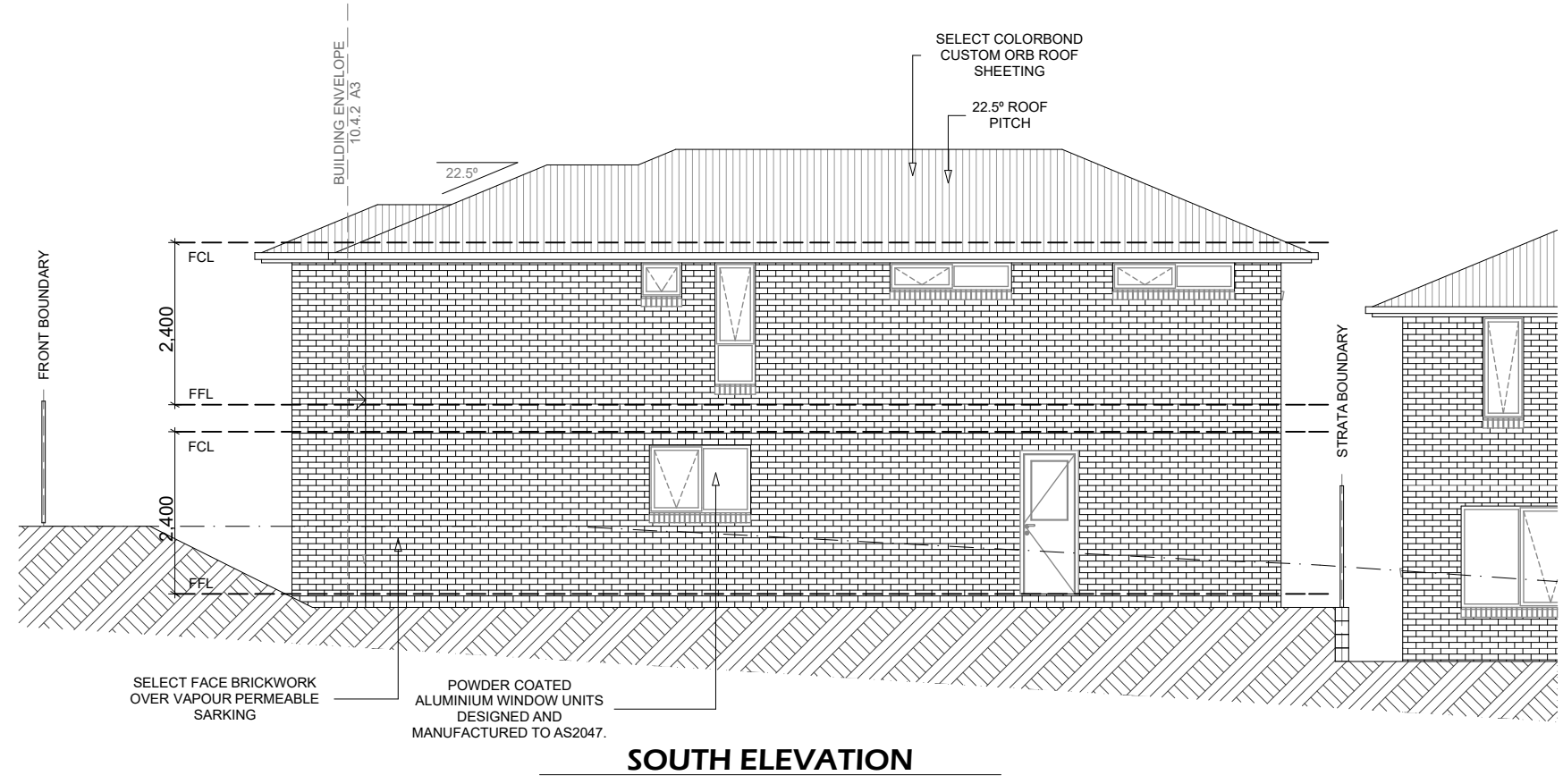
Revision	Project
REV A 5/03/2018	Address
	Client

Proposed Unit Development
 Lot 1, No. 421 Wellington Street,
 South Launceston TAS 7249,
 D. & B. GOODYER DEVELOPMENTS

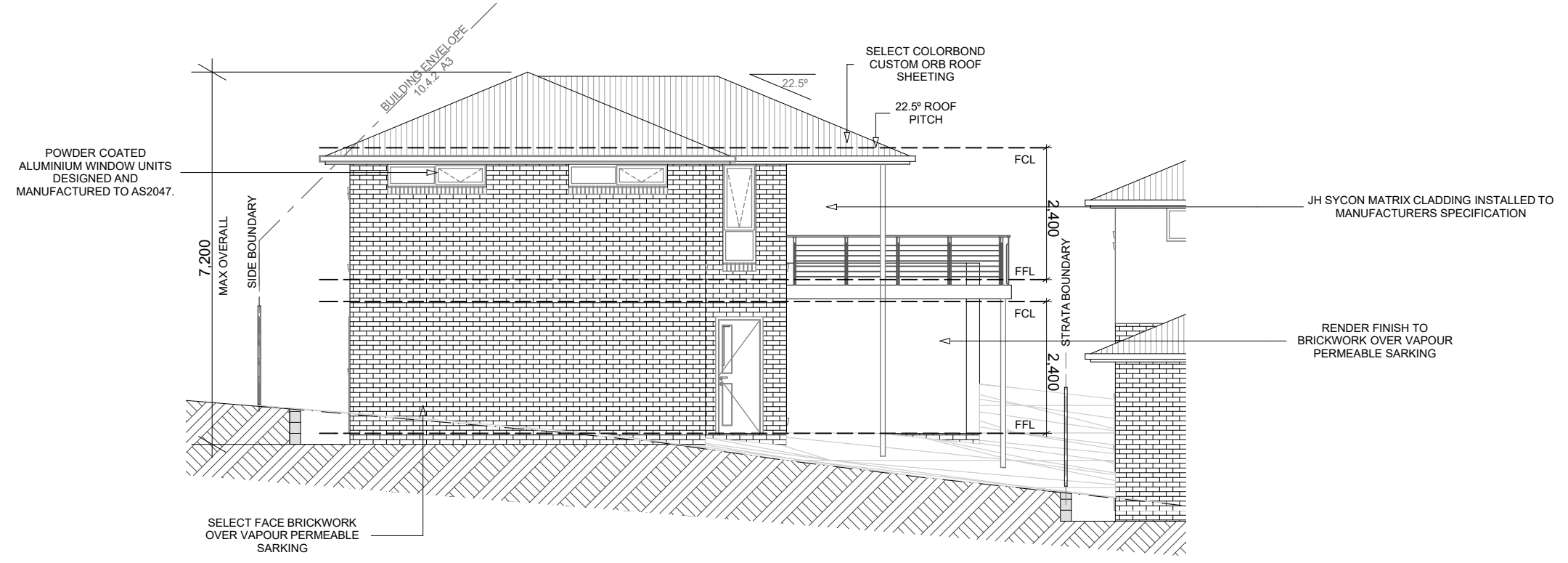
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 Date 11/04/2018
 Issue PLANNING

Layout A2.3 OF 27
 Drawing No. 180105

Unit 2 Elevations



SOUTH ELEVATION



EAST ELEVATION



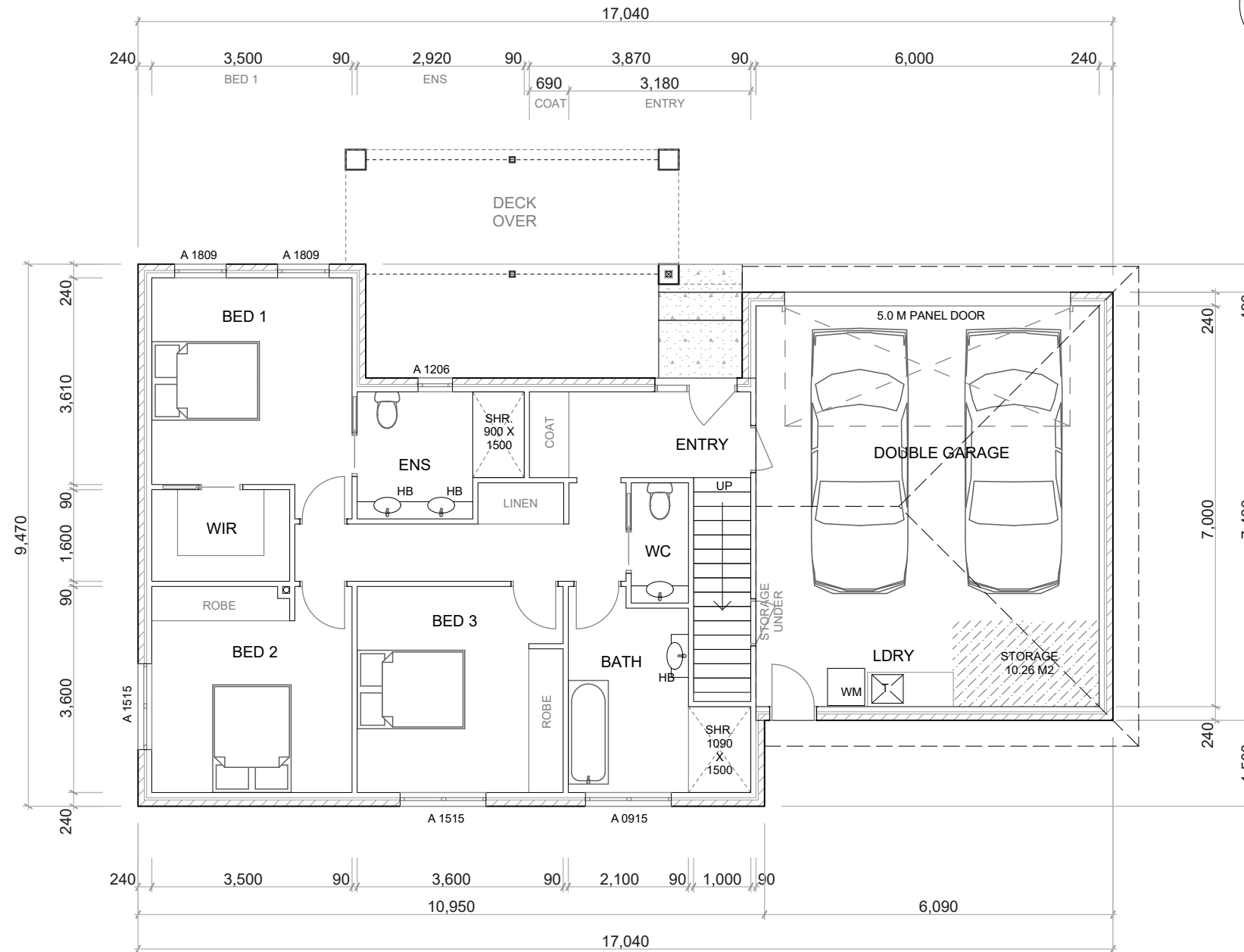
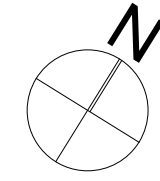
dale@douglasdesignanddrafting.com	Revision	Project
	REV A 5/03/2018	Address
		Client

Proposed Unit Development
 Lot 1, No. 421 Wellington Street,
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Layout A2.4 OF 27
Unit 2 Elevations
Drawing No. 180105

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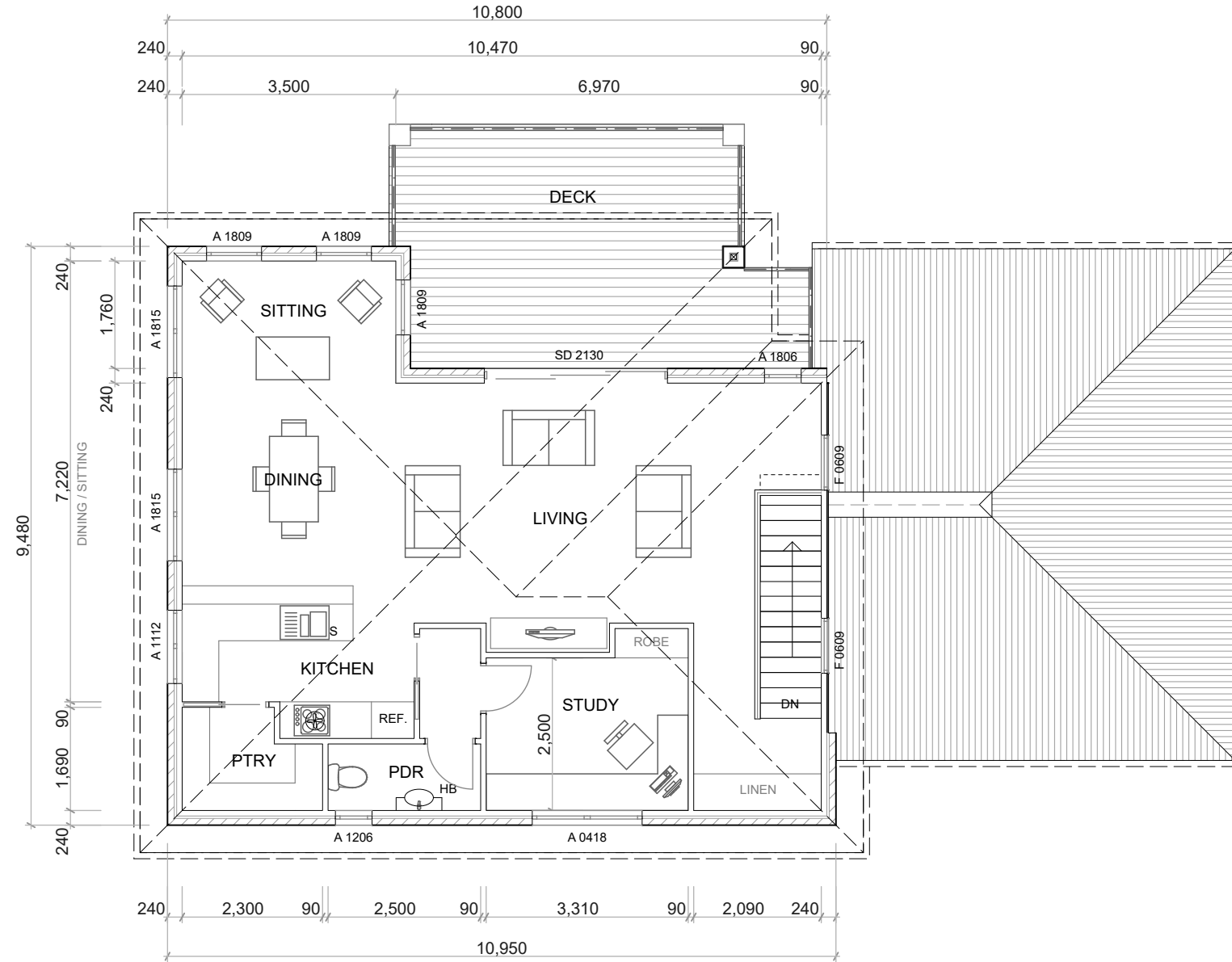
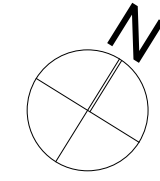
dale@douglasdesignanddrafting.com	Revision
PH 0437 00 33 02	REV A 5/03/2018
Acc No. CC7092	
ABN 56 614 751 521	

Project Address
 Proposed Unit Development
 Lot 1, No. 421 Wellington Street,
 South Launceston TAS 7249,
 D. & B. GOODYER DEVELOPMENTS

Scale 1:100
 Date 11/04/2018
 Issue PLANNING

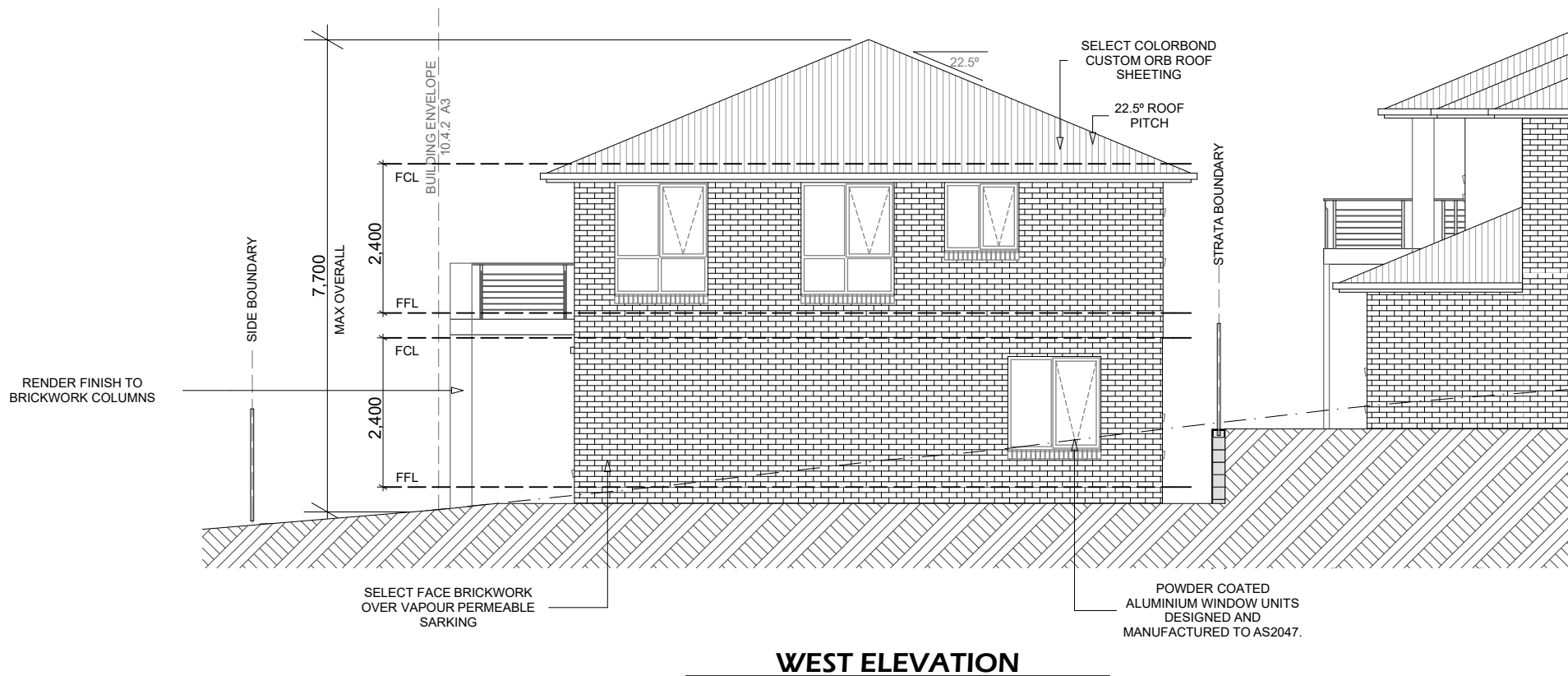
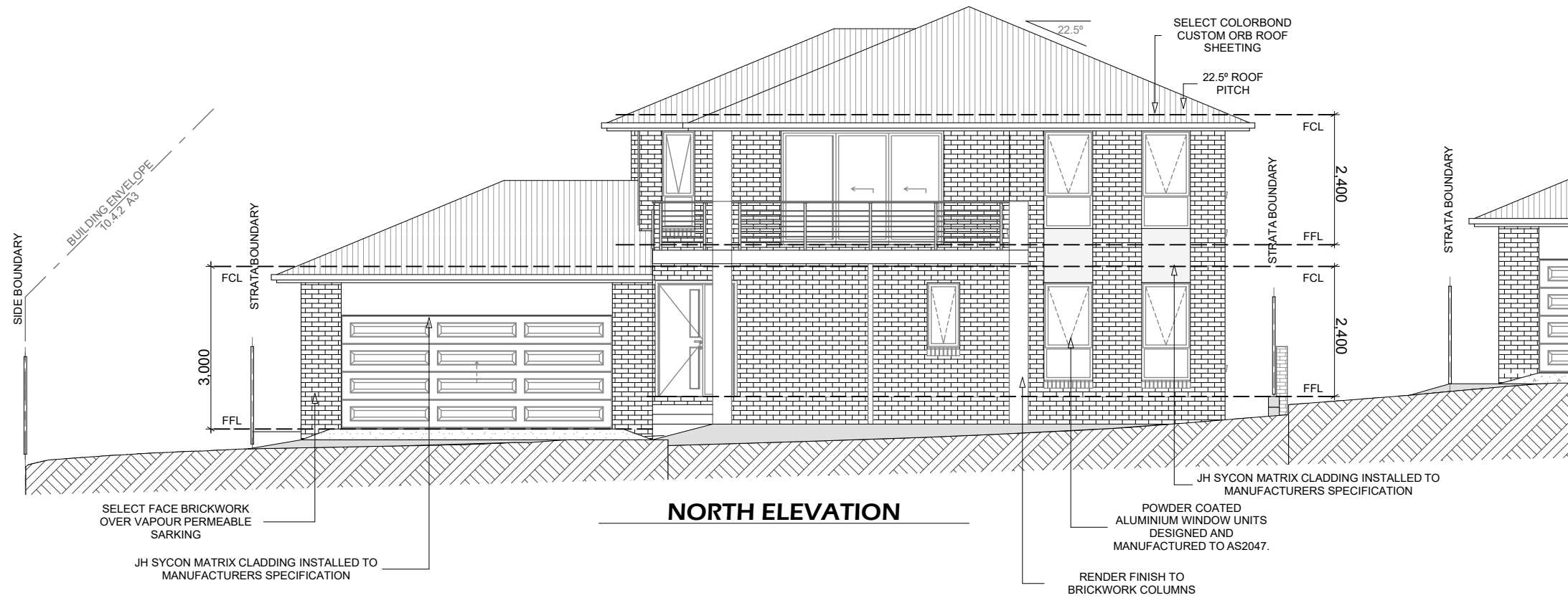
Layout A3.1 OF 27
Unit 3 Floor Plan - Lower
Drawing No. 180105

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DOUGLAS DESIGN & DRAFTING PTY LTD	PH 0437 00 33 02	Proposed Unit Development Lot 1, No. 421 Wellington Street, South Launceston TAS 7249, D. & B. GOODYER DEVELOPMENTS	Date 11/04/2018	Unit 3 Floor Plan - Upper
Acc No. CC7092 ABN 56 614 751 521	Client		Issue PLANNING	Drawing No. 180105

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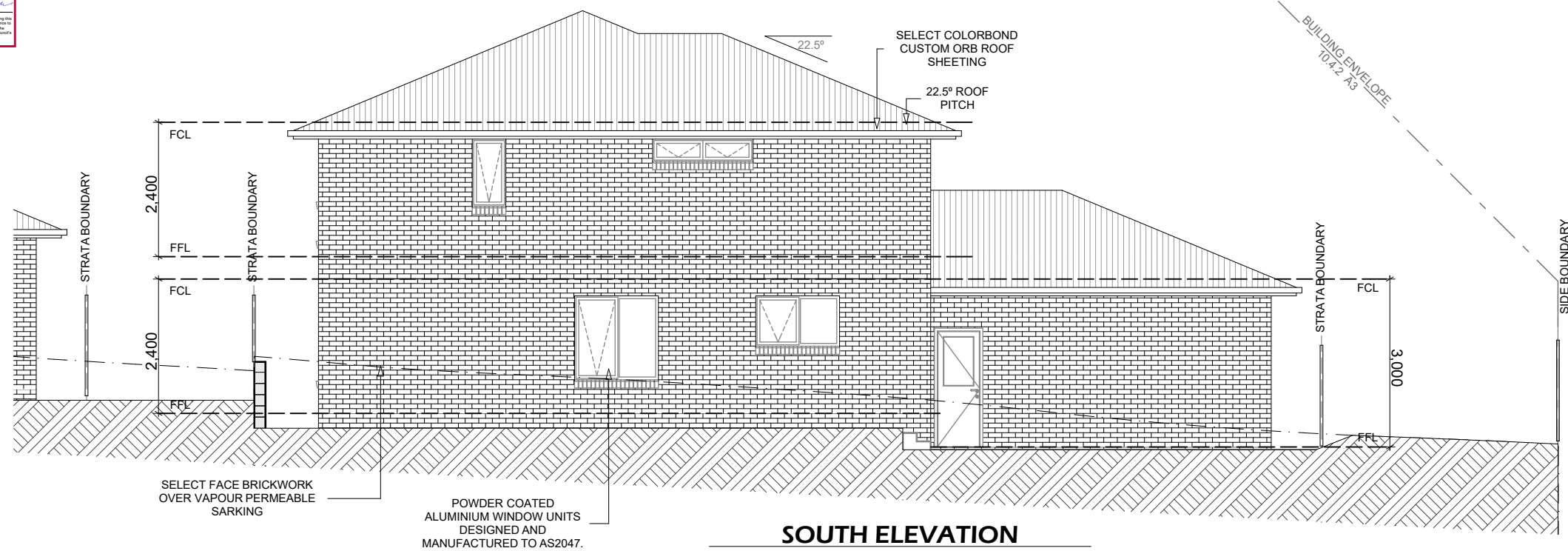
dale@douglasdesignanddrafting.com	Revision	Project
PH 0437 00 33 02	REV A 5/03/2018	Address
Acc No. CC7092		Client
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Proposed Unit Development
 Lot 1, No. 421 Wellington Street,
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 D. & B. GOODYER DEVELOPMENTS

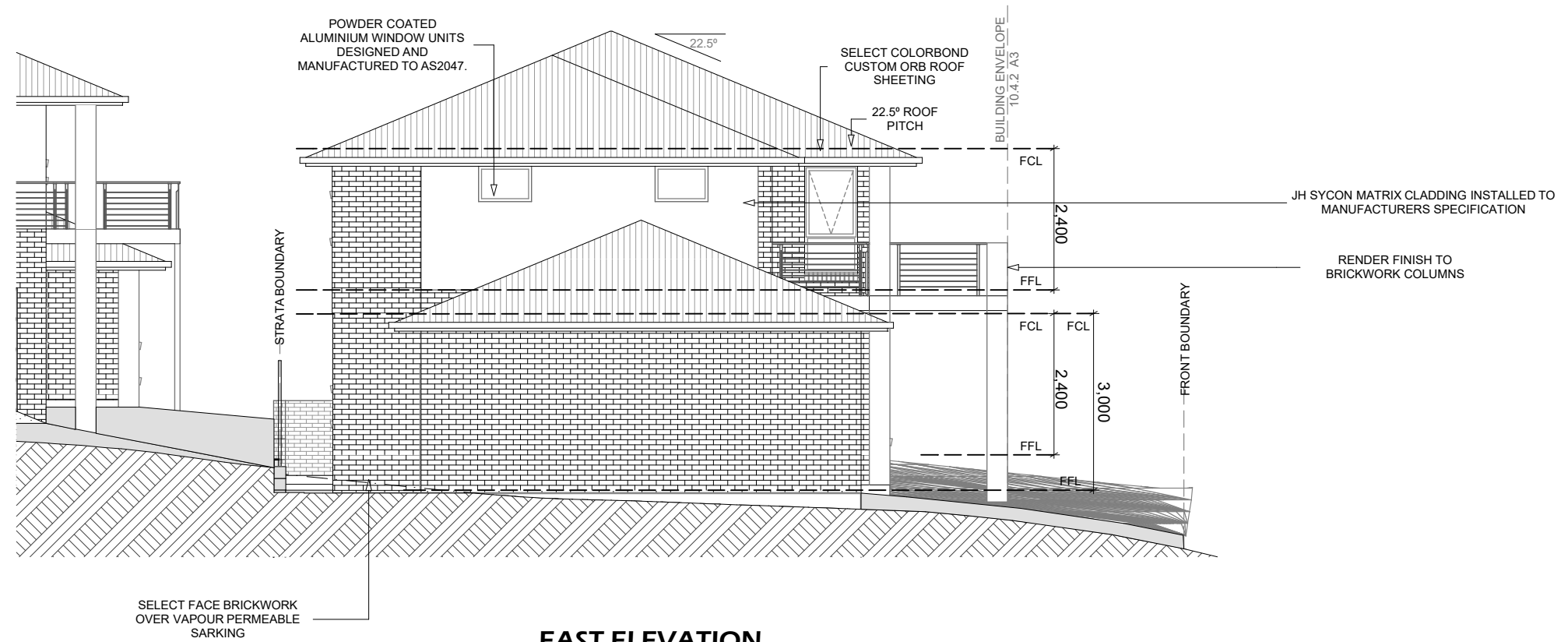
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 Date 11/04/2018
 Issue PLANNING

Layout A3.3 OF 27
 Drawing No. 180105

Unit 3 Elevations



SOUTH ELEVATION

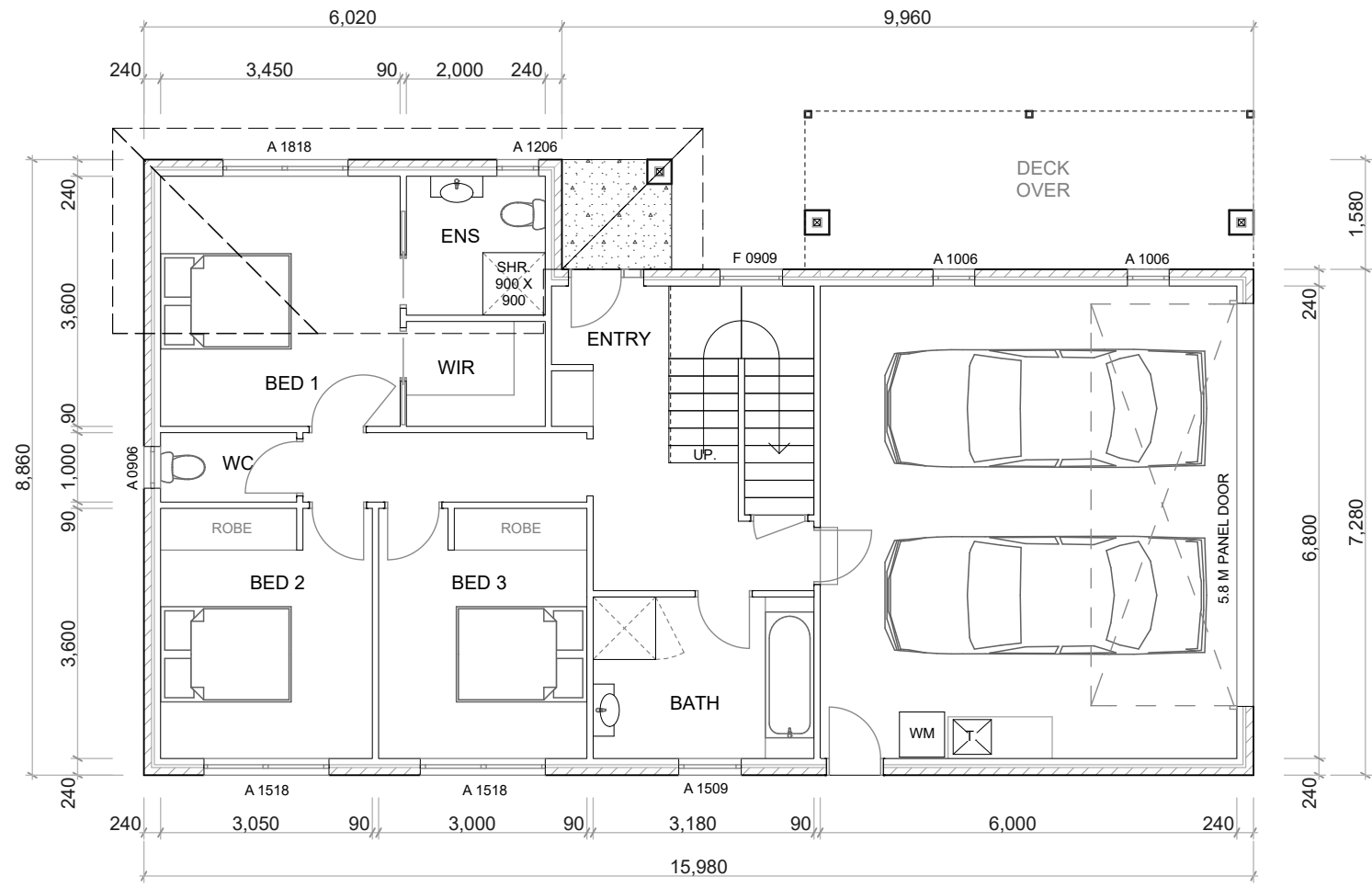
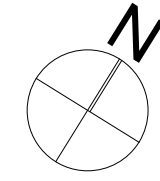


EAST ELEVATION



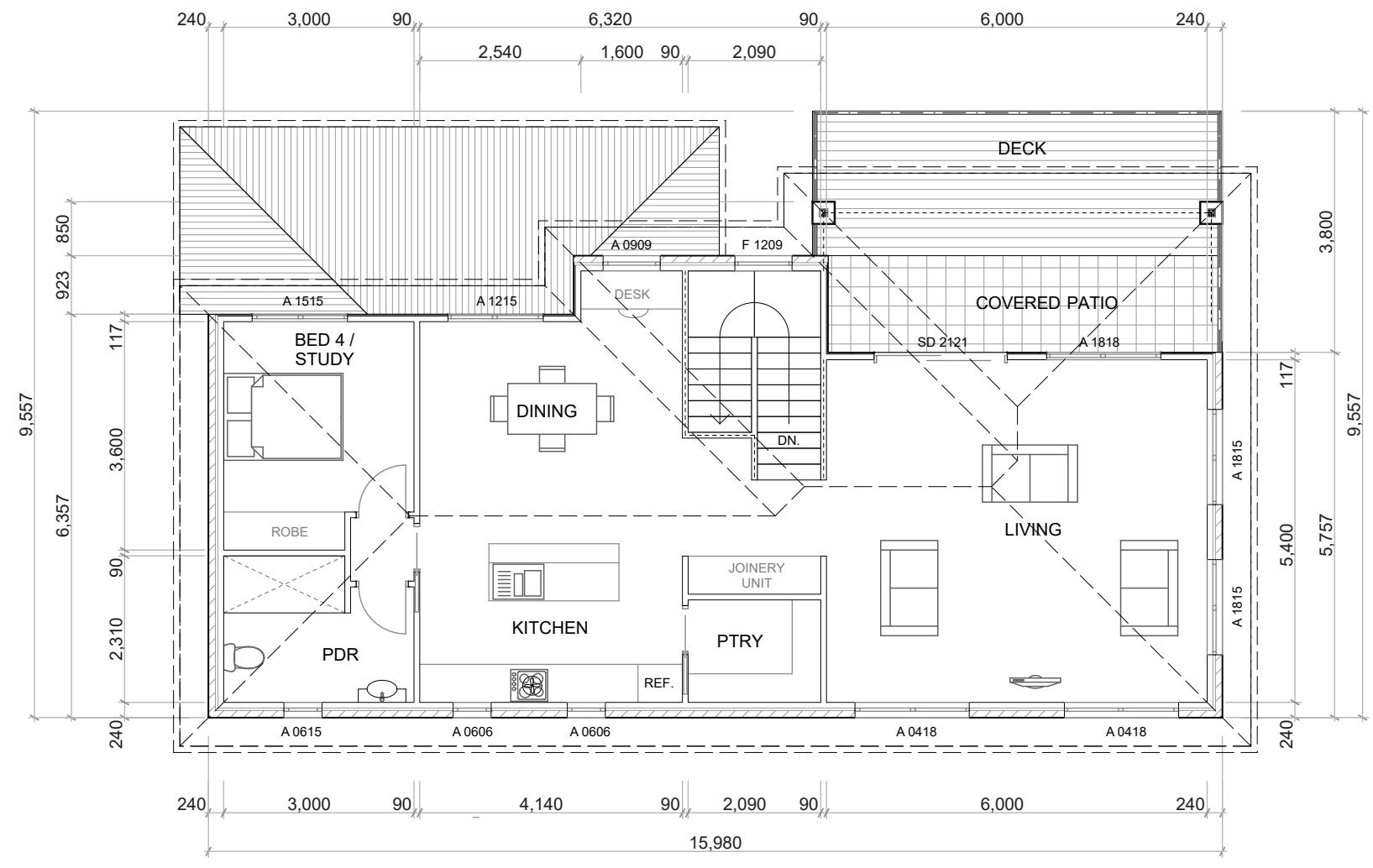
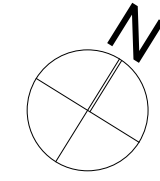
dale@douglasdesignanddrafting.com	Revision REV A 5/03/2018	Project Address	Proposed Unit Development Lot 1, No. 421 Wellington Street, South Launceston TAS 7249, D. & B. GOODYER DEVELOPMENTS	Scale Date Issue	1:100 11/04/2018 PLANNING	Layout Drawing No.	A3.4 OF 27 Unit 3 Elevations 180105
DOUGLAS DESIGN & DRAFTING PTY LTD	PH 0437 00 33 02	Client					
	Acc No. CC7092 ABN 56 614 751 521						

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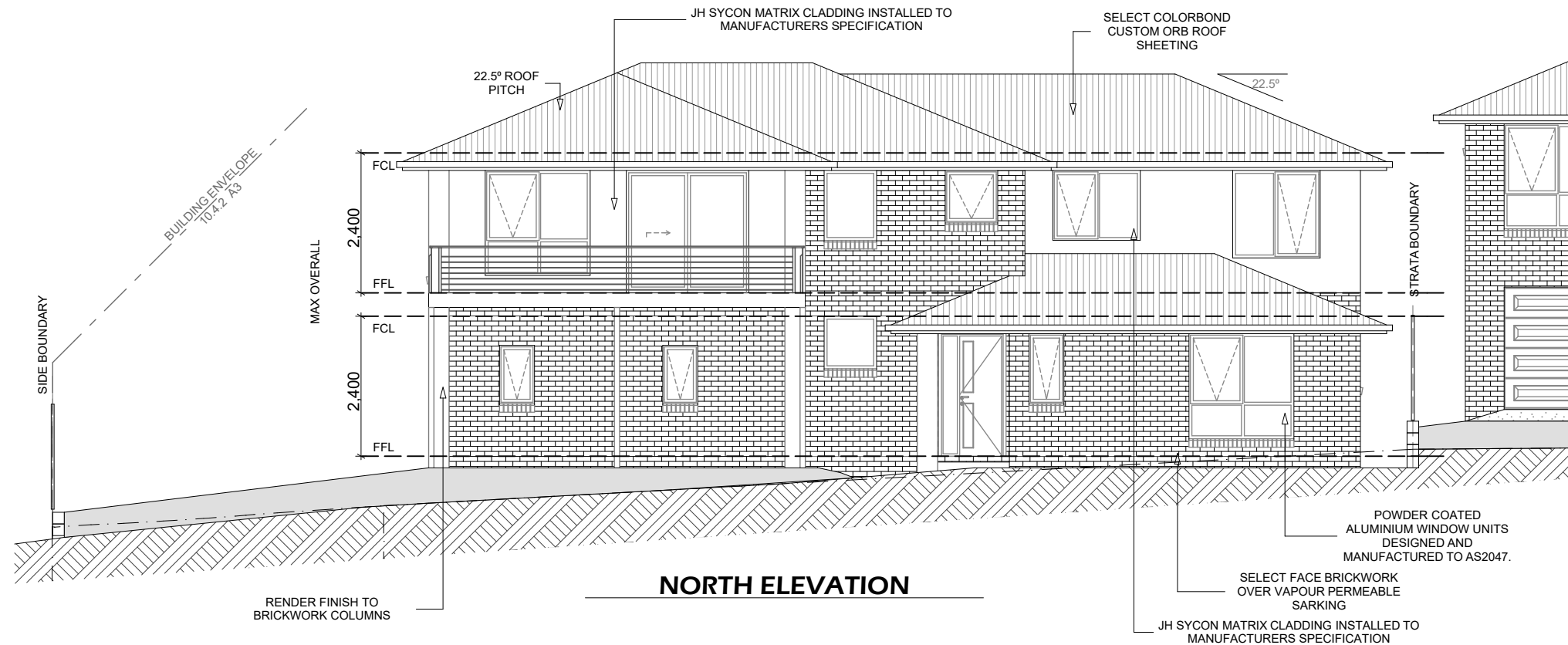
dale@douglasdesignanddrafting.com	Revision REV A 5/03/2018	Project Address Client	Proposed Unit Development Lot 1, No. 421 Wellington Street, South Launceston TAS 7249, D. & B. GOODYER DEVELOPMENTS	Scale Date Issue	1:100 11/04/2018 PLANNING	Layout Drawing No.	A4.1 OF 27 Unit 4 Floor Plan - Lower 180105
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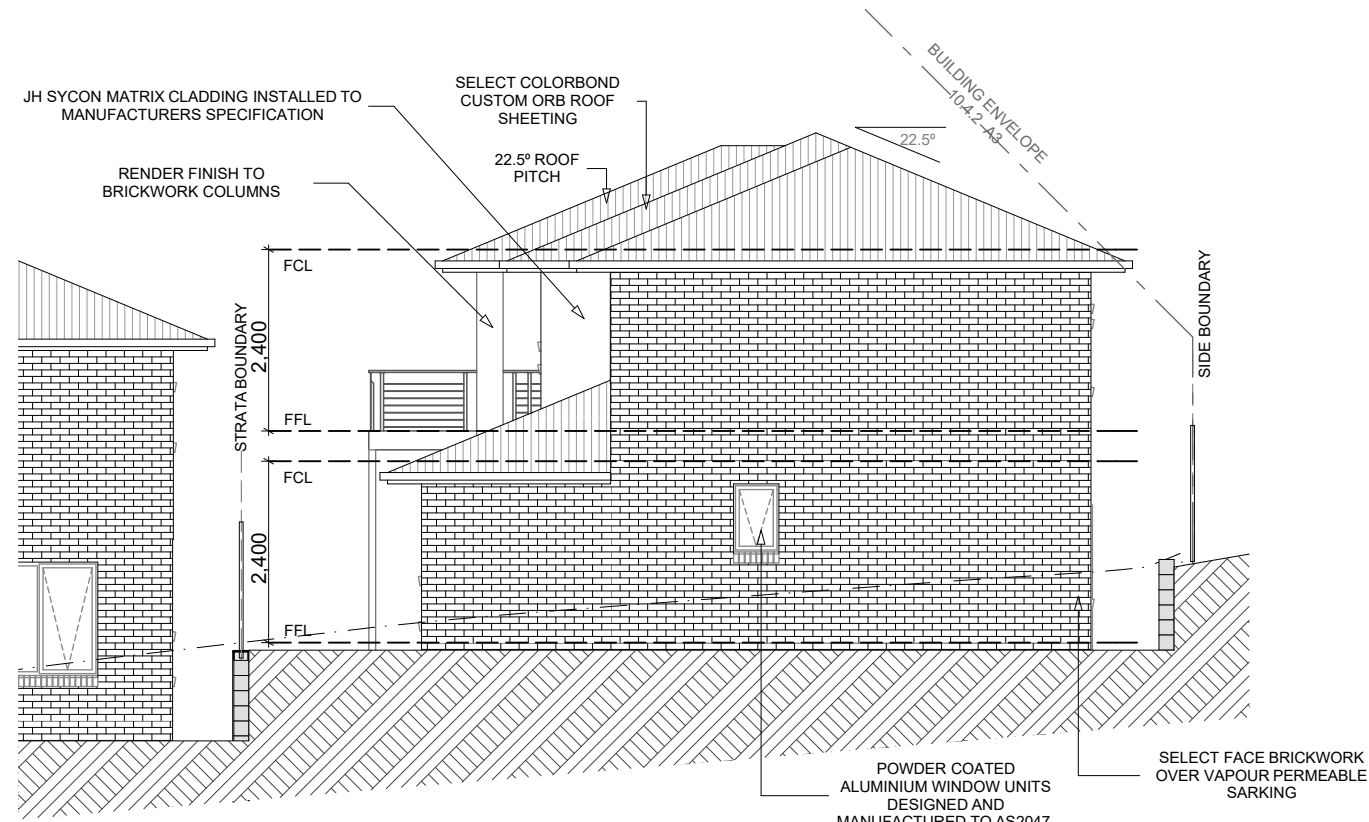


dale@douglasdesignanddrafting.com	Revision REV A 5/03/2018	Project Address Client	Proposed Unit Development Lot 1, No. 421 Wellington Street, South Launceston TAS 7249, D. & B. GOODYER DEVELOPMENTS	Scale Date Issue	1:100 11/04/2018 PLANNING	Layout Drawing No.	A4.2 OF 27 Unit 4 Floor Plan - Upper 180105
DOUGLAS DESIGN & DRAFTING PTY LTD	PH 0437 00 33 02						
	Acc No. CC7092 ABN 56 614 751 521						

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NORTH ELEVATION



WEST ELEVATION



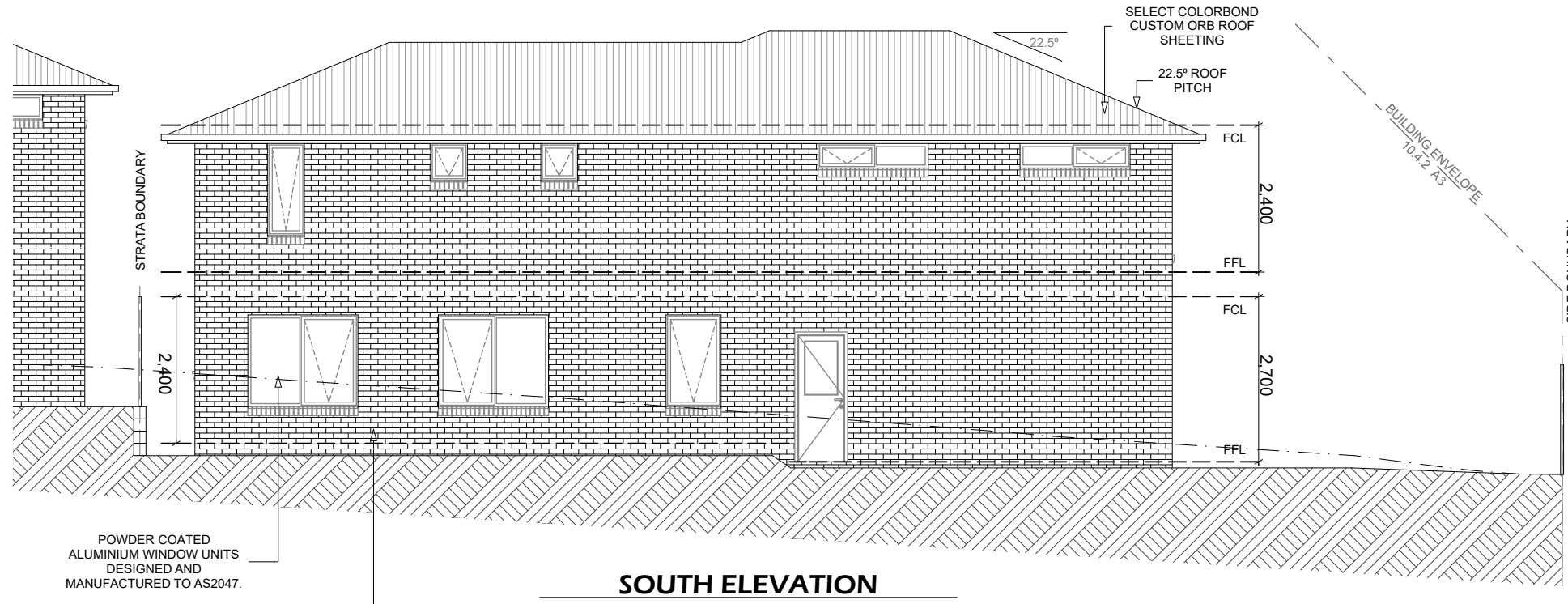
dale@douglasdesignanddrafting.com	Revision
PH 0437 00 33 02	REV A 5/03/2018
Acc No. CC7092	
ABN 56 614 751 521	

Project	Proposed Unit Development
Address	Lot 1, No. 421 Wellington Street, South Launceston TAS 7249,
Client	D. & B. GOODYER DEVELOPMENTS

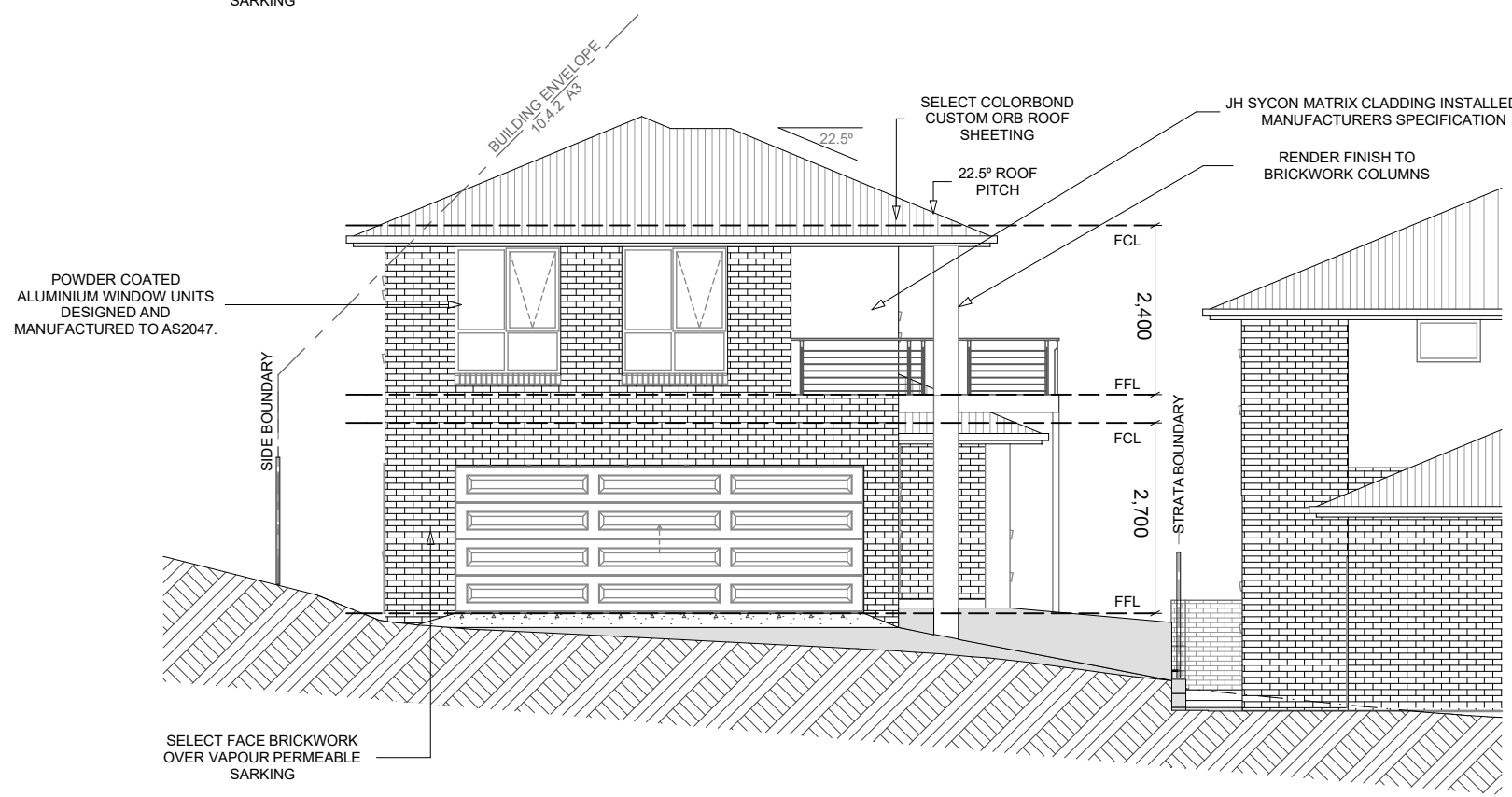
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Date	11/04/2018
Issue	PLANNING

Layout	A4.3 OF 27
Drawing No.	180105

Unit 4 Elevations



SOUTH ELEVATION



EAST ELEVATION



dale@douglasdesignanddrafting.com	Revision	Project
	REV A	Address
	5/03/2018	Client

Proposed Unit Development
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Scale 1:100
 Date 11/04/2018
 Issue PLANNING

Layout A4.4 OF 27
Unit 4 Elevations
Drawing No. 180105

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