

# Project

Gilligan Dwelling  
Proposed Unit Development  
2 Brougham St,  
West Launceston

# Client

Rob Gilligan

Council Agenda - 20 December 2018  
Agenda Item 8.1 - Attachment 2  
Plans to be Endorsed  
2 Brougham Street, West Launceston

**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0614/2018  
Date advertised: 10/1/2018

Planning Administration

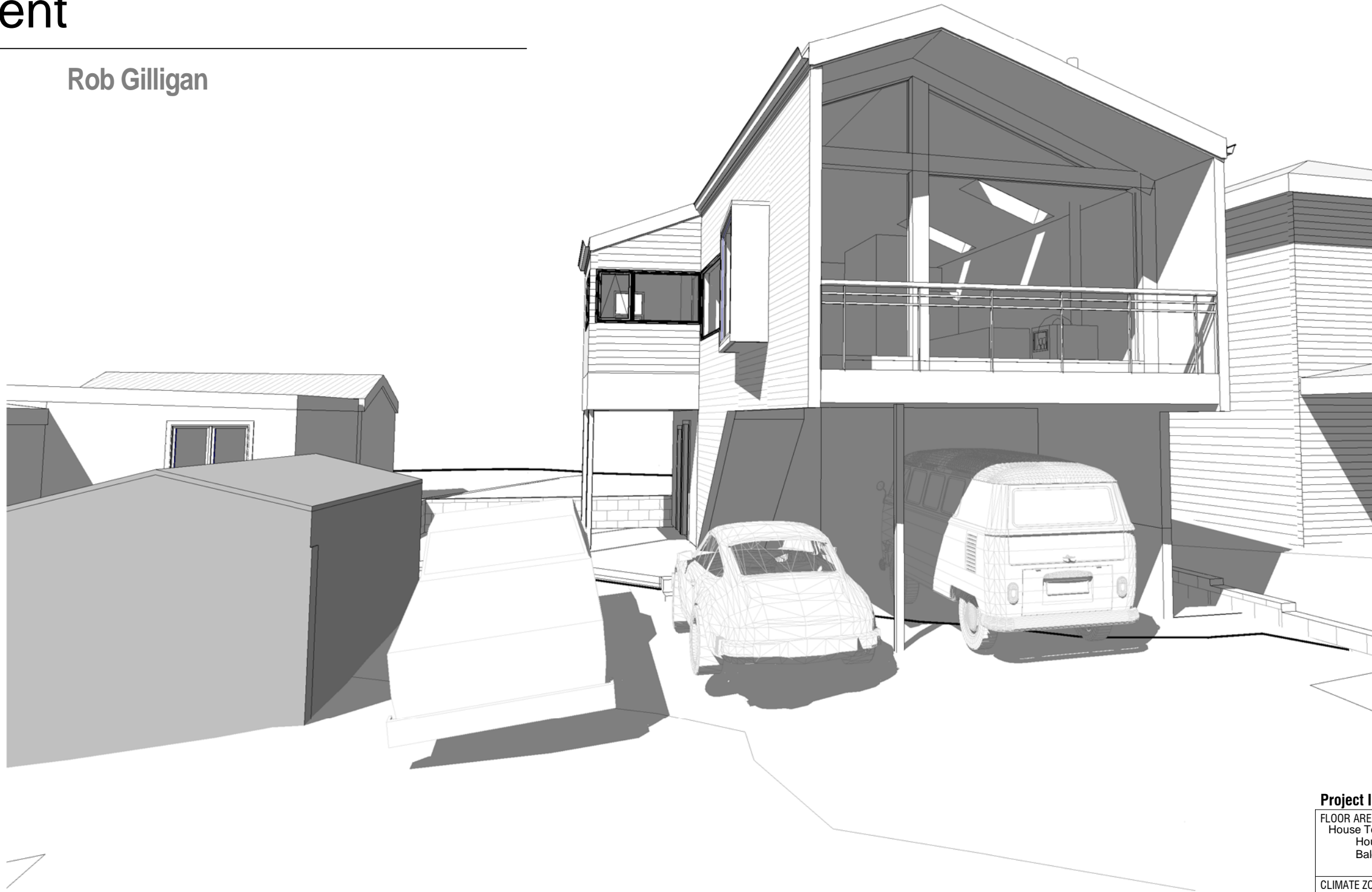
This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal use only and should not be reproduced without the consent of the copyright owner.

Notes  
This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.

Copyright  
© 2017 Boxx Projects

## Drawing Schedule

Sheet	Drawing
A000	Cover
A001	Site Plan
A002	Ground Floor Plan
A003	First Floor Plan
A004	Site Cut Plan & Open Space Diagram
A006	Shadow Diagrams
A007	Existing House Floor Plan
A101	Elevations 1/2
A102	Elevations 2/2



**[ boxx projects ]**

11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 424 875 687

Accredited Building Designer

Designer Chris Terry  
Acc. # CC6103F

### Project Information

<b>FLOOR AREAS:</b> House Total Area: 93m <sup>2</sup> House Area: 88m <sup>2</sup> Balcony Area: 5m <sup>2</sup>			<b>LAND TITLE, VOLUME &amp; FOLIO</b>  55077/1	
CLIMATE ZONE: 7	ALPINE AREA: No	SOIL CLASSIFICATION: -	BUSHFIRE ATTACK LEVEL: -	
TERRAIN CLASSIFICATION: -	WIND REGION: -	CORROSION ENVIRONMENT: -	DESIGN WIND SPEED: -	
PROJECT NUMBER: 17004	SCALE: IF IN DOUBT ASK	SHEET SIZE: A3	DATE PRINTED: 08.11.2018	

**Planning Approval**

**PLANNING EXHIBITED DOCUMENTS**

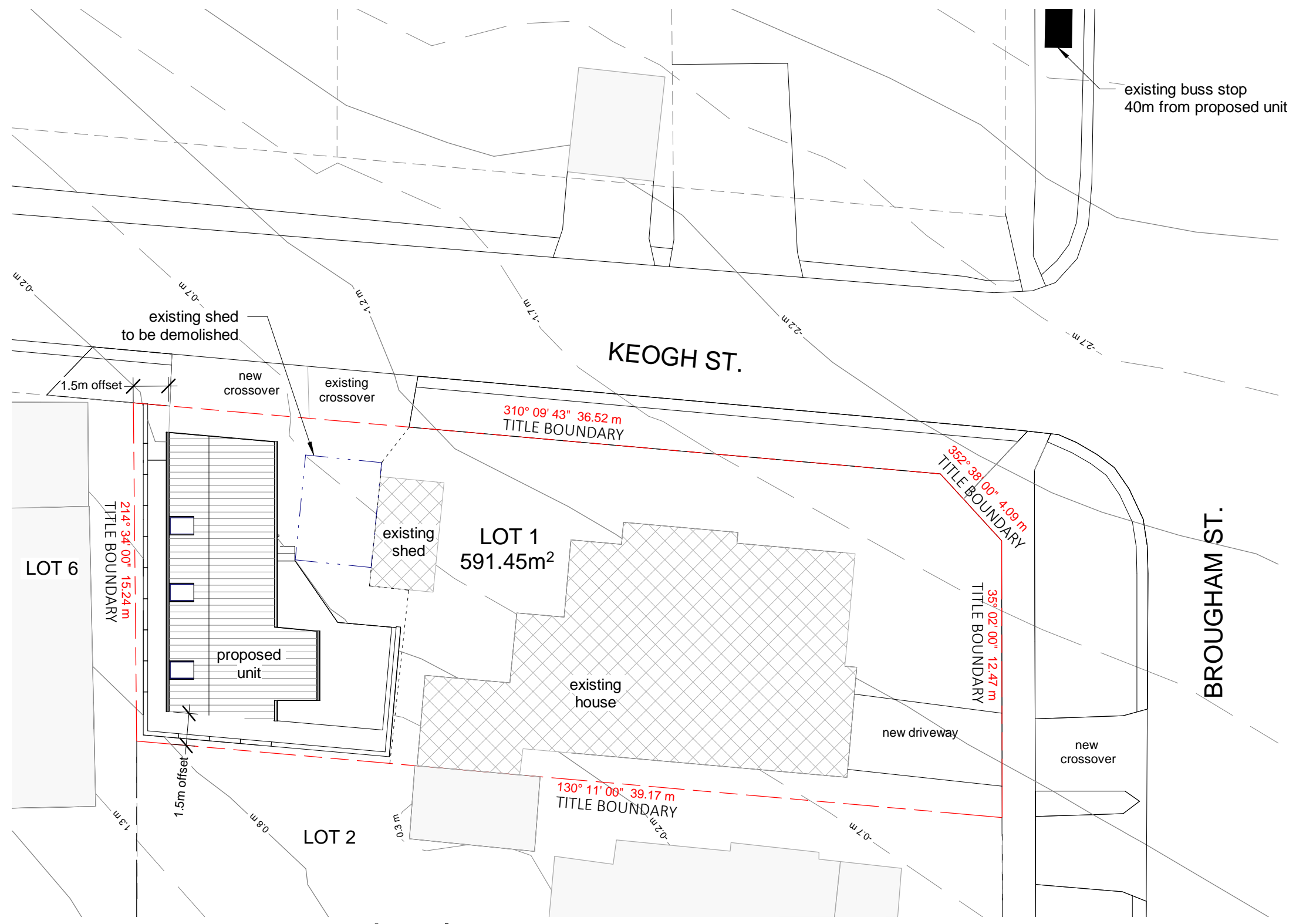
Ref. No: DA 0614/2018  
 Date advertised: 10/1/2018

Planning Administration

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal only and should not be reproduced without the consent of the copyright owner.

Notes  
 This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.

- NOTES**
- DO NOT SCALE OFF DRAWINGS
  - ALL CONTOUR LINES ARE APPROXIMATE AND SHOULD BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT
  - DWELLING LOCATION TO BE SET OUT BY REGISTERED SURVEYOR
  - CONTRACTORS TO CONFIRM THAT ALL WORKS ARE CLEAR OF EXISTING SERVICES WHETHER SHOWN IN THE DRAWINGS OR NOT, SERVICES TO BE LOCATED SHALL BE DONE IN CONJUNCTION WITH RELEVANT AUTHORITIES
- No part of this design to be altered or reproduced without written permission.  
 © Copyright Boxx Projects 2015. All rights reserved



**SITE COVERAGE:**  
 built area footprint total= 251m²  
 driveway and footpath area = 30m²

Site coverage total area = 281m² (47.5% of site)  
 (See sheet A004 for detailed site cover)

Copyright  
 © 2017 Boxx Projects

Rev	Date	Reason for issue	Drawn
4	01.11.18	Existing shed to be demolished outline added & contour lines added	A.S.
3	11.10.18	Shadow Diagrams moved to new sheet	A.S.
2	04.10.18	Shadow diagrams added	A.S.
1	18.05.18	Planning Approval	A.S.

Consultants



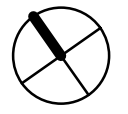
**[ boxx projects ]**  
 11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
 Chris@boxx.com.au  
 www.boxx.com.au  
 +61 424 875 687

Project  
**Gilligan Dwelling**  
 2 Brougham St,  
 West Launceston

Client  
**Rob Gilligan**

Drawing title  
**Site Plan**

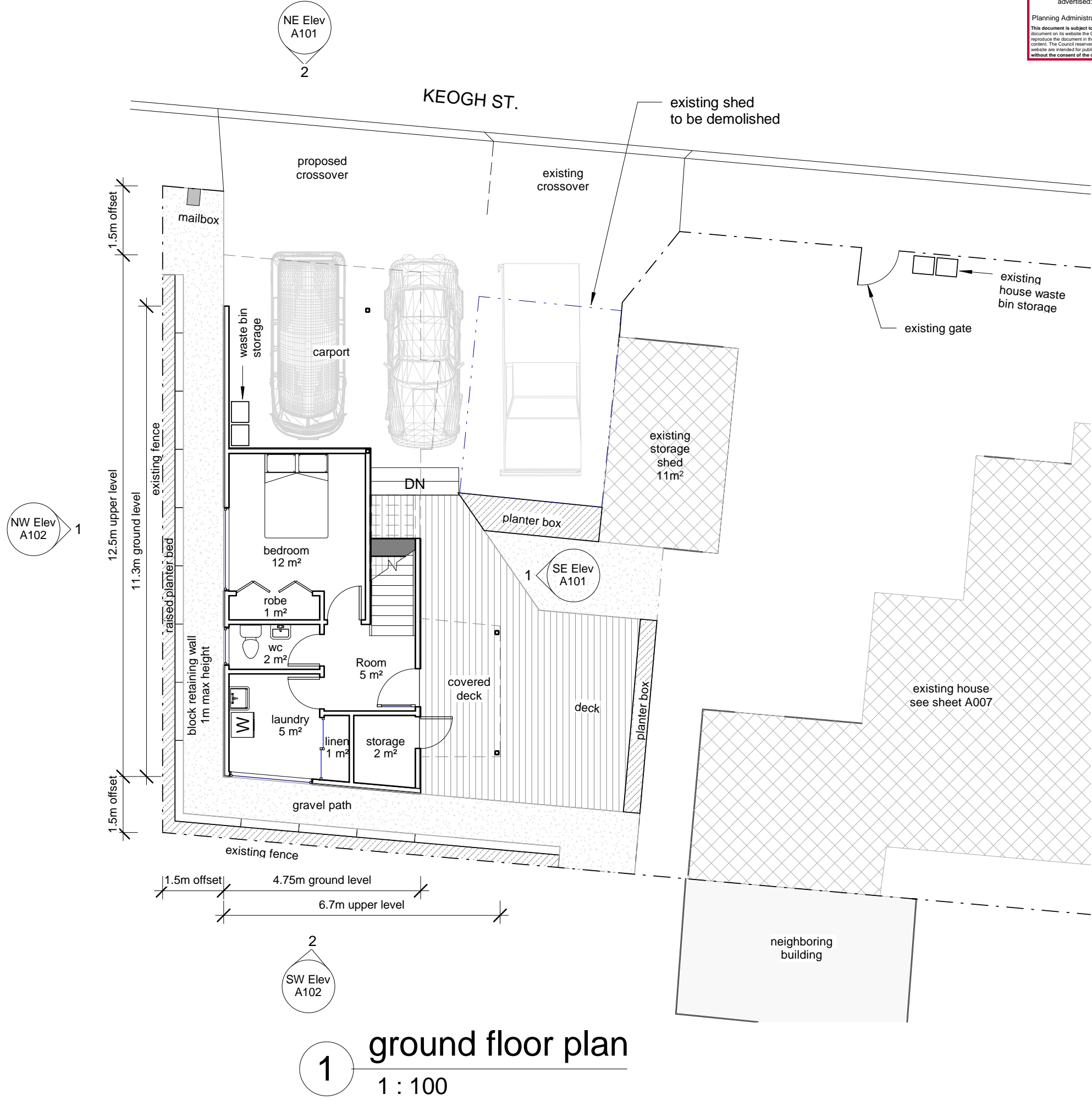
Project No: 17004  
 Drawn: A. Soudan  
 Checked: C. Terry  
 Scale: 1 : 200 @ A3  
 Status: Planning Approval



**1** site plan  
 1 : 200 0.5m CONTOURS  
 0.00 = GROUND LEVEL

Drawing number **A001** Revision **4**

Notes  
 This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.



**1** ground floor plan  
 1 : 100

Copyright  
 © 2017 Boxx Projects

Rev	Date	Reason for issue	Drawn
3	01.11.18	Existing shed to be demolished outline added & contour lines added	A.S.
2	08.06.18	mailbox, existing gate, existing waste bin locations and max retaining wall height added	A.S.
1	18.05.18	Planning Approval	A.S.

Consultants



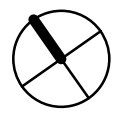
**[ boxx projects ]**  
 11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
 Chris@boxx.com.au  
 www.boxx.com.au  
 +61 424 875 687

Project  
**Gilligan Dwelling**  
 2 Brougham St,  
 West Launceston

Client  
**Rob Gilligan**

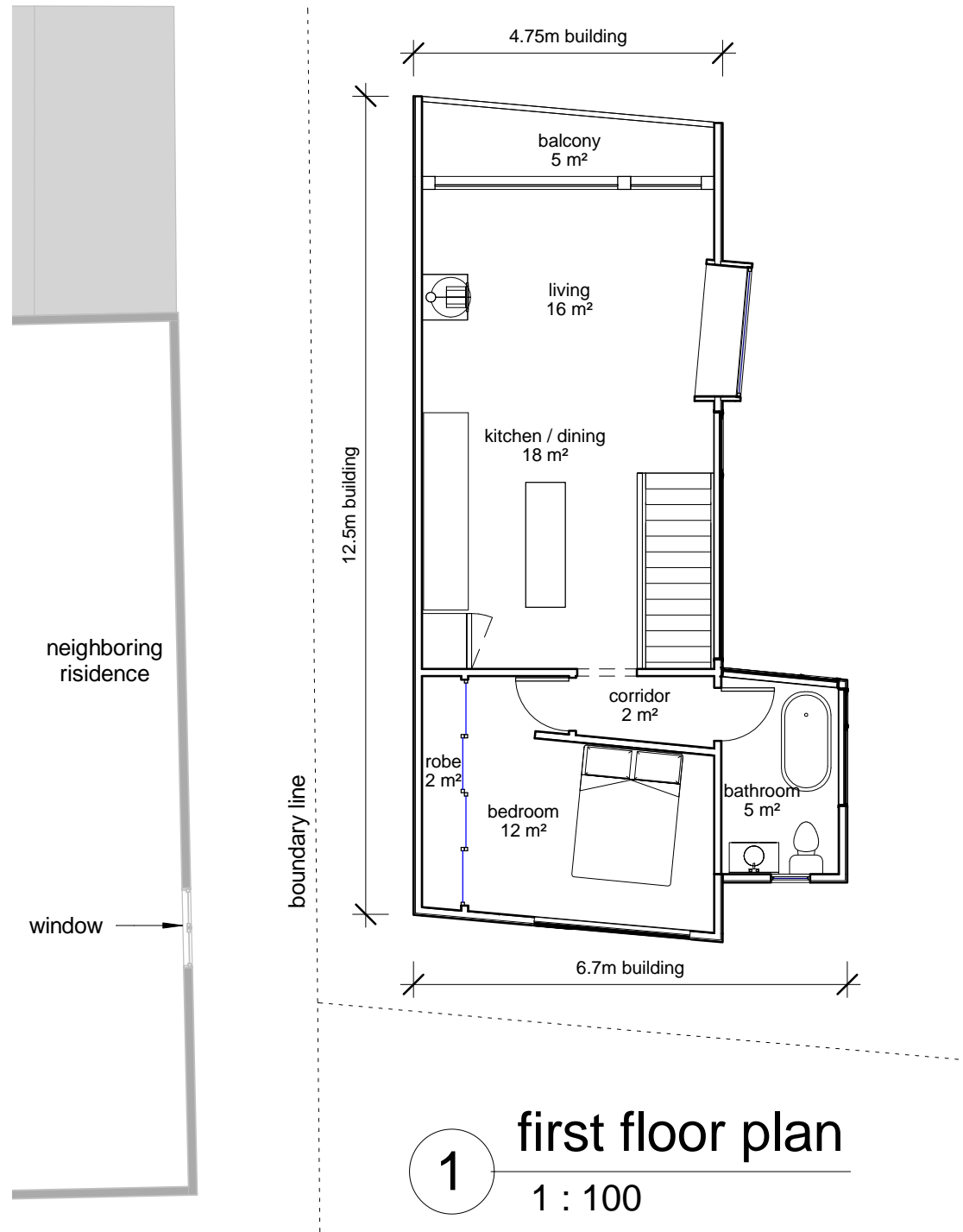
Drawing title  
**Ground Floor Plan**

Project No: 17004  
 Drawn: A. Soudan  
 Checked: C. Terry  
 Scale: 1 : 100 @ A3  
 Status: Planning Approval



Drawing number: **A002**      Revision: **3**

Notes  
 This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.



Copyright  
 © 2017 Boxx Projects

Rev	Date	Reason for issue	Drawn
2	04.10.18	Neighboring residence and window located	A.S.
1	18.05.18	Planning Approval	A.S.

Consultants



**[ boxx projects ]**

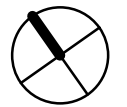
11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
 Chris@boxx.com.au  
 www.boxx.com.au  
 +61 424 875 687

Project  
**Gilligan Dwelling**  
 2 Brougham St,  
 West Launceston

Client  
**Rob Gilligan**

Drawing title  
 First Floor Plan

Project No: 17004  
 Drawn: A. Soudan  
 Checked: C. Terry  
 Scale: 1 : 100 @ A3  
 Status: Planning Approval



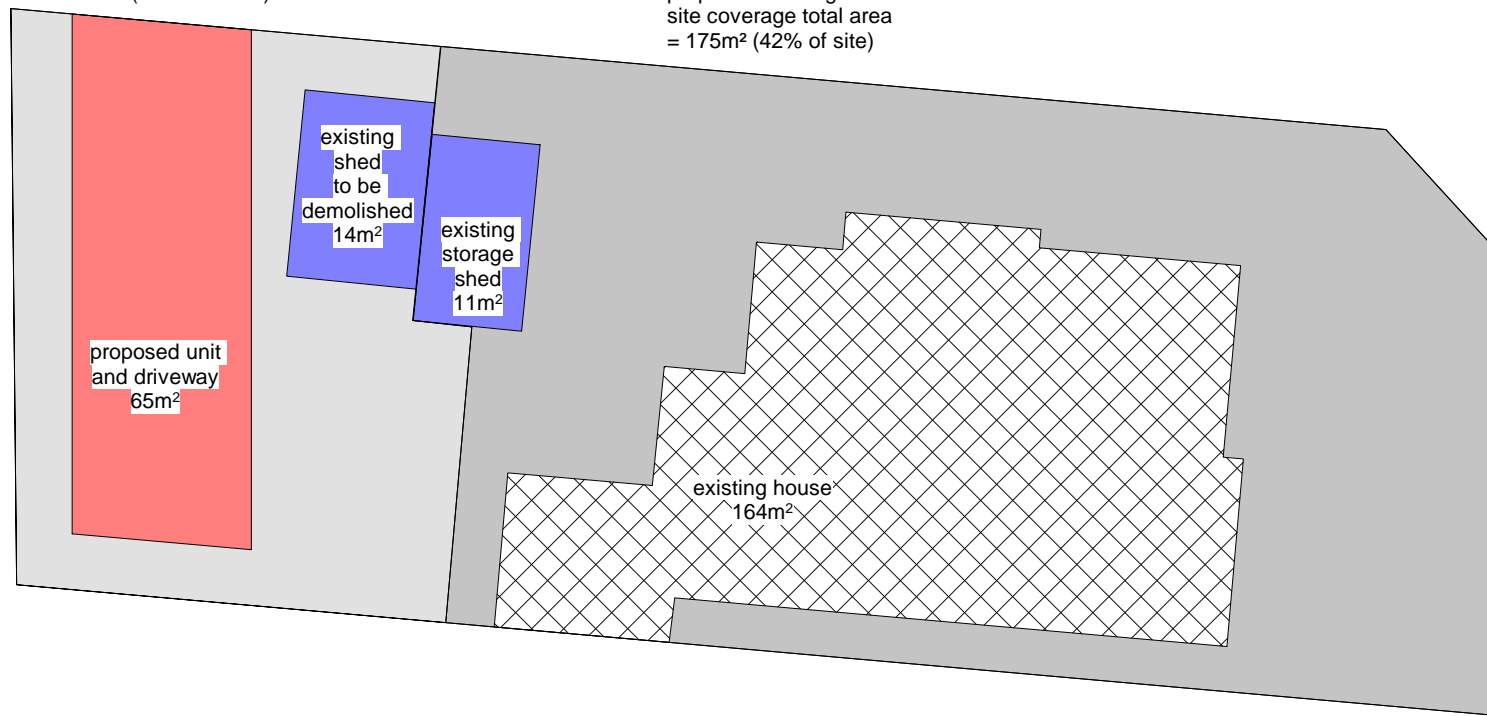
Drawing number Revision

**A003**

**2**

SITE COVERAGE:  
 proposed unit total land area 174.1m<sup>2</sup>  
 site coverage total area  
 (excluding shed to be demolished)  
 = 65m<sup>2</sup> (37.3% of site)

SITE COVERAGE:  
 proposed existing house total land area 417.2m<sup>2</sup>  
 site coverage total area  
 = 175m<sup>2</sup> (42% of site)



**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0614/2018  
 Date advertised: 10/1/2018

Planning Administration

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal use only and should not be reproduced without the consent of the copyright owner.

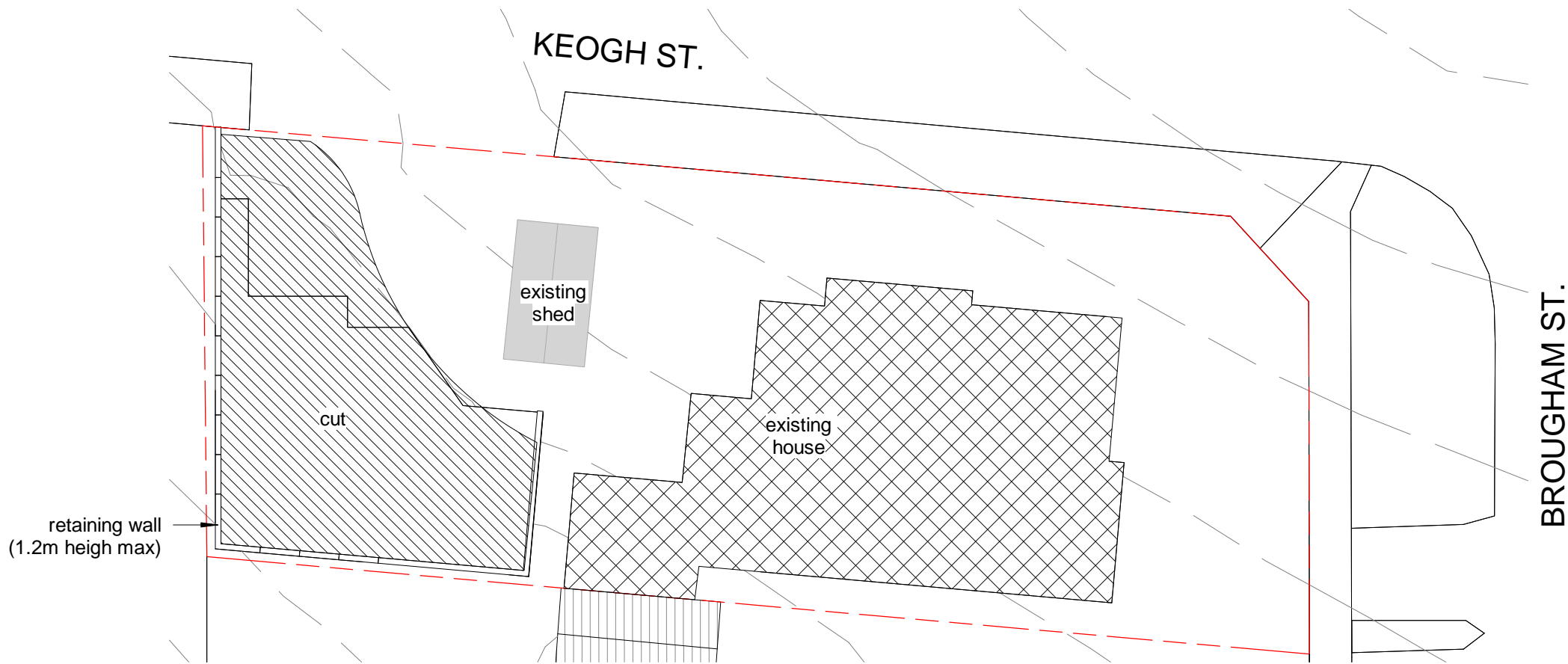
Notes  
 This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.

Copyright  
 © 2017 Boxx Projects

**2** open space diagram  
 1 : 200 floor areas shown in diagram at ground level

3	01.11.18	Proposed unit area and site coverage updated	A.S.
2	08.06.18	open space diagram added & retaining wall max height added on plan	A.S.
1	18.05.18	Planning Approval	A.S.
Rev	Date	Reason for issue	Drawn

Consultants



**1** site cut plan  
 1 : 200

**[ boxx projects ]**

11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
 Chris@boxx.com.au  
 www.boxx.com.au  
 +61 424 875 687

Project  
**Gilligan Dwelling**  
 2 Brougham St,  
 West Launceston

Client  
**Rob Gilligan**

Drawing title  
**Site Cut Plan & Open Space Diagram**

Project No: 17004  
 Drawn: A. Soudan  
 Checked: C. Terry  
 Scale: 1 : 200 @ A3  
 Status: Planning Approval

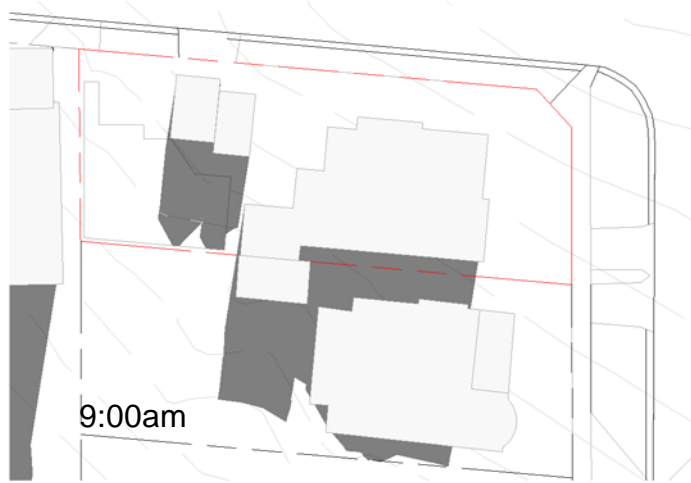
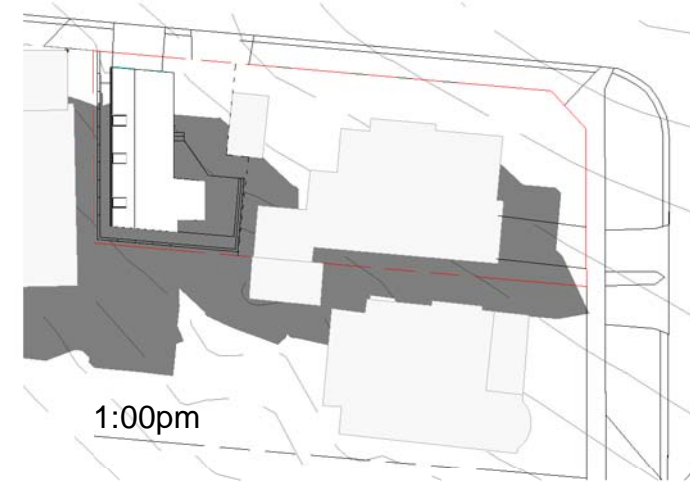
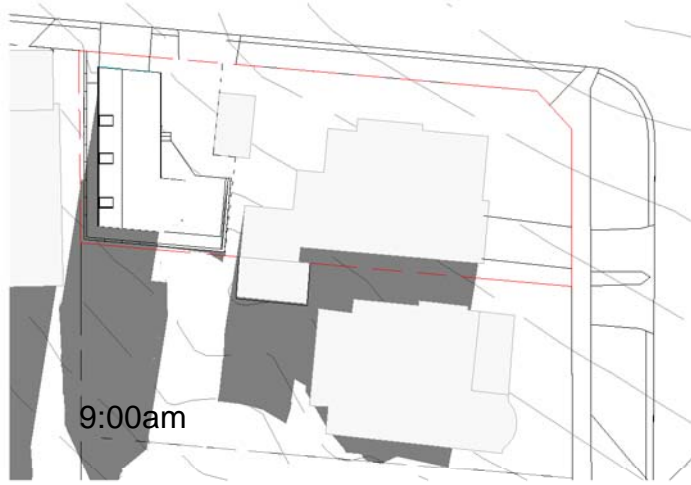


**A004**

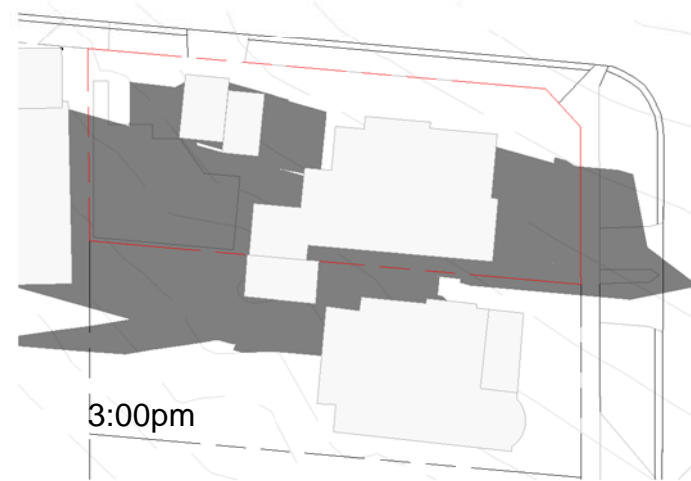
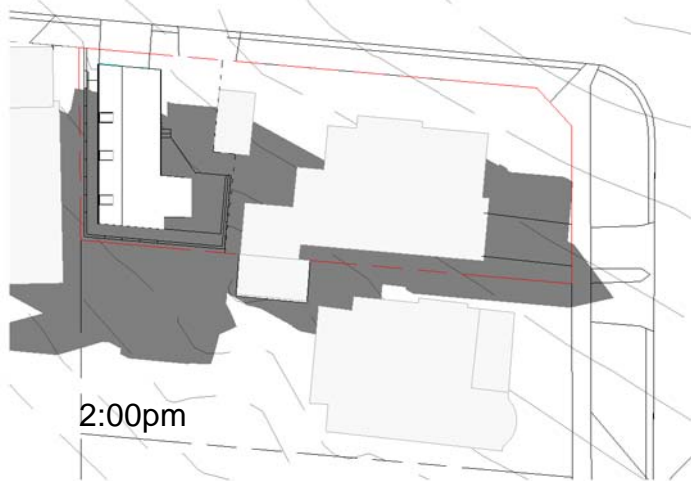
**3**



Winter Shadow Diagrams  
before



Winter Shadow Diagrams  
before



Notes  
This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.

**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0614/2018  
Date advertised: 10/1/2018

Planning Administration

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.

Copyright  
© 2017 Boxx Projects

Rev	Date	Reason for issue	A.S.
1	11.10.18	Planning Approval	Drawn

Consultants



**[ boxx projects ]**

11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 424 875 687

Project  
Gilligan Dwelling  
2 Brougham St,  
West Launceston

Client  
Rob Gilligan

Drawing title  
Shadow Diagrams

Project No: 17004  
Drawn: Approver  
Checked: Checker  
Scale: 1 : 600 @ A3  
Status: Planning Approval

Drawing number Revision

**A006**

**1**

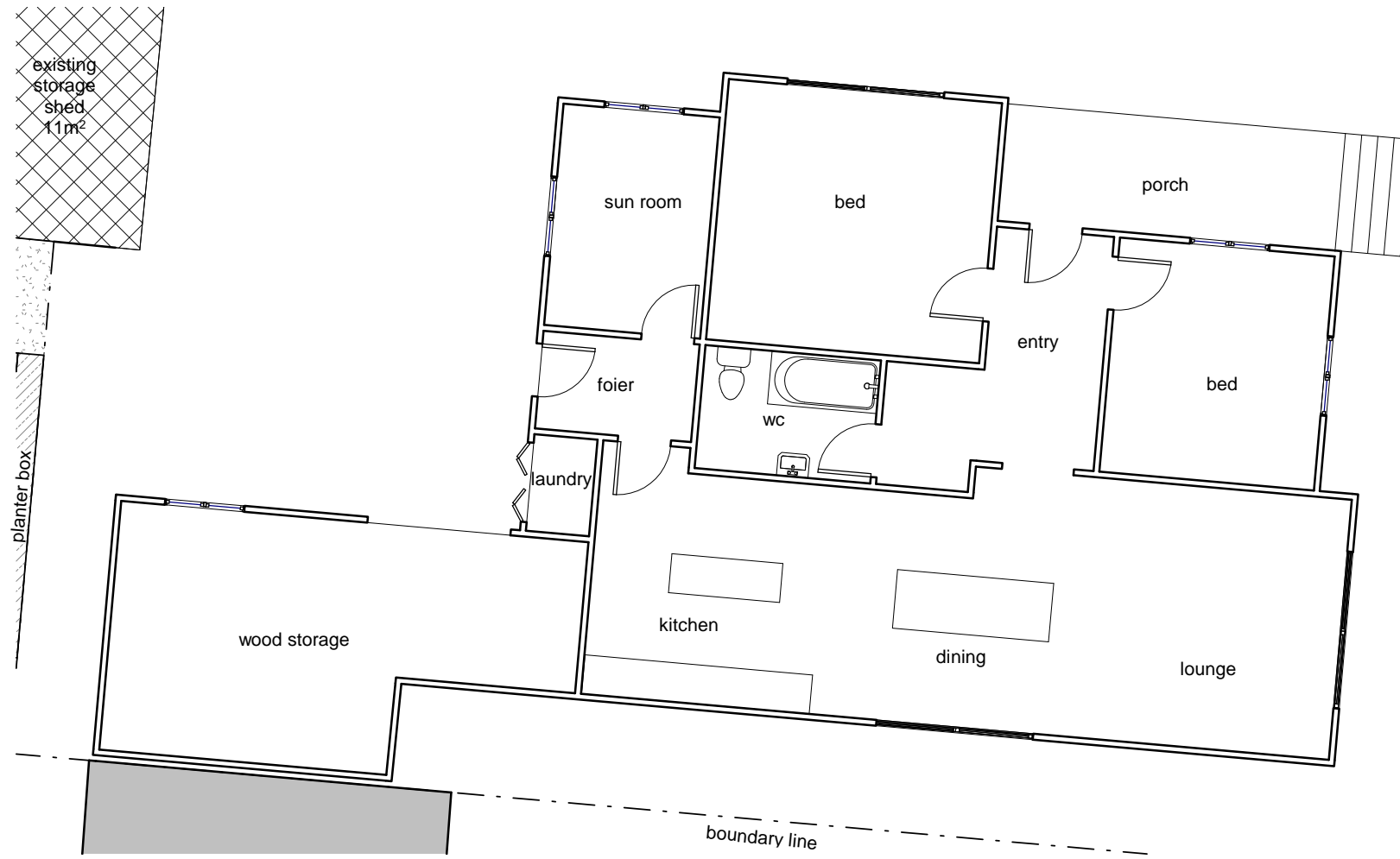
**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0614/2018  
 Date advertised: 10/1/2018

Planning Administration \_\_\_\_\_

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public personal only and should not be reproduced without the consent of the copyright owner.

Notes  
 This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.



**1** existing house floor plan  
 1 : 100

Copyright  
 © 2017 Boxx Projects

Rev	Date	Reason for issue	A.S.
1	11.10.18	Planning Approval	Drawn

Consultants \_\_\_\_\_



**[ boxx projects ]**

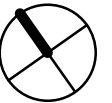
11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
 Chris@boxx.com.au  
 www.boxx.com.au  
 +61 424 875 687

Project  
**Gilligan Dwelling**  
 2 Brougham St,  
 West Launceston

Client  
**Rob Gilligan**

Drawing title  
 Existing House Floor Plan

Project No: 17004  
 Drawn: Approver  
 Checked: Checker  
 Scale: 1 : 100 @ A3  
 Status: Planning Approval



Drawing number \_\_\_\_\_ Revision \_\_\_\_\_

**A007**

**1**

Notes  
 This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.

**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0614/2018  
 Date advertised: 10/1/2018

Planning Administration

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.



1 SE Elev  
 1 : 100

Copyright  
 © 2017 Boxx Projects

Rev	Date	Reason for issue	Drawn
2	04.10.18	Building height and retaining wall height added	A.S.
1	18.05.18	Planning Approval	A.S.

Consultants



2 NE Elev  
 1 : 100



**[ boxx projects ]**  
 11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
 Chris@boxx.com.au  
 www.boxx.com.au  
 +61 424 875 687

Project  
**Gilligan Dwelling**  
 2 Brougham St,  
 West Launceston

Client  
**Rob Gilligan**

Drawing title  
 Elevations 1/2

Project No: 17004  
 Drawn: A. Soudan  
 Checked: C. Terry  
 Scale: 1 : 100 @ A3  
 Status: Planning Approval

Drawing number	Revision
A101	2



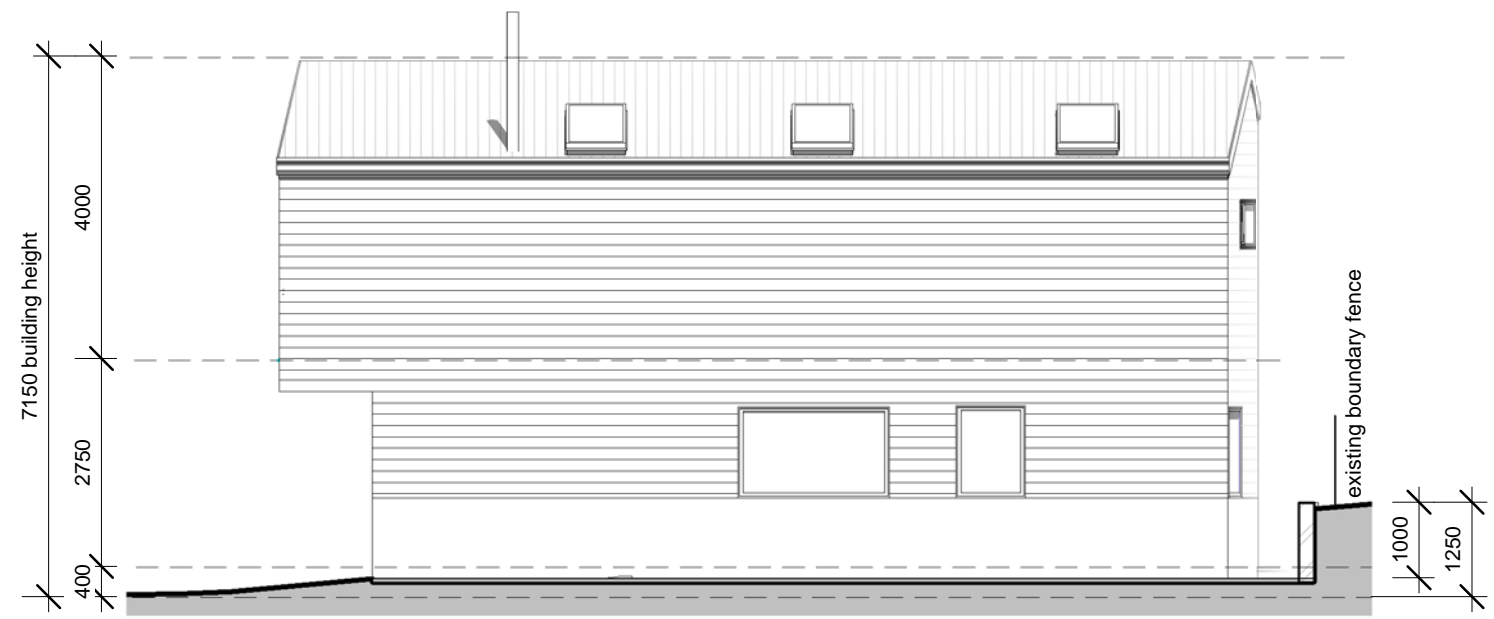
**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0614/2018  
 Date advertised: 10/1/2018

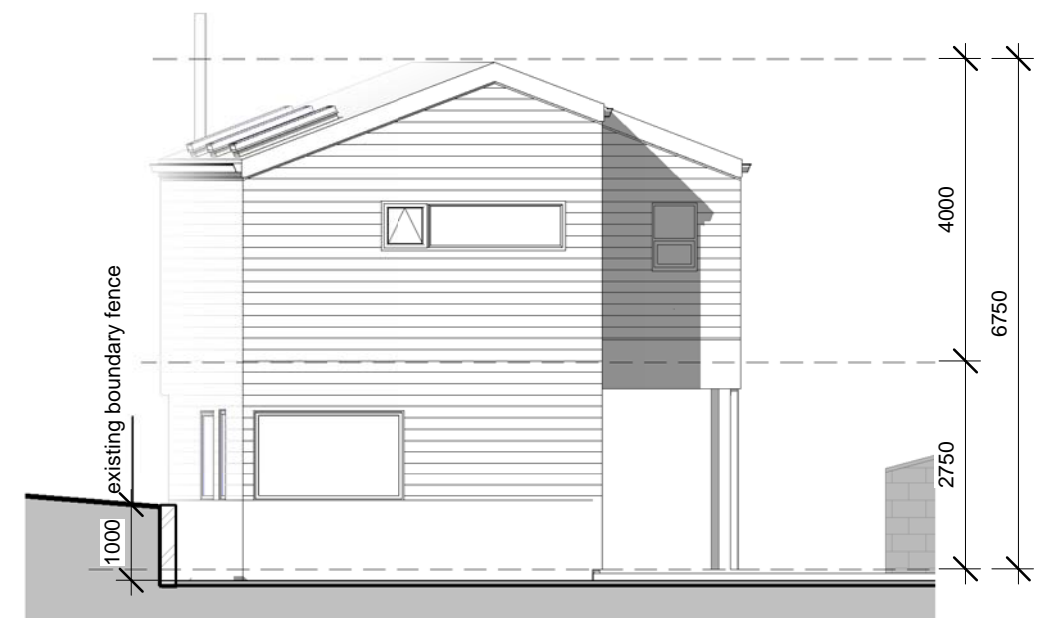
Planning Administration

This document is subject to copyright and is protected by law. In displaying this document on its website the Council grants website users a non-exclusive licence to reproduce the document in their web browser for the sole purpose of viewing the content. The Council reserves all other rights. Documents displayed on the Council's website are intended for public perusal only and should not be reproduced without the consent of the copyright owner.

Notes  
 This drawing must be read in conjunction with all other drawings specifications, schedules and consultant documents. Any discrepancies must be reported to Boxx Projects. If in any doubt whatsoever contact Boxx Projects.



**1** NW Elev  
 1 : 100



**2** SW Elev  
 1 : 100

Copyright  
 © 2017 Boxx Projects

Rev	Date	Reason for issue	A.S.
2	04.10.18	Building height and retaining wall height added	A.S.
1	18.05.18	Planning Approval	A.S.

Consultants

**[ boxx projects ]**  
 11 Glen Dhu St Launceston TAS 7249 AUSTRALIA  
 Chris@boxx.com.au  
 www.boxx.com.au  
 +61 424 875 687

Project  
**Gilligan Dwelling**  
 2 Brougham St,  
 West Launceston

Client  
**Rob Gilligan**

Drawing title  
 Elevations 2/2

Project No: 17004  
 Drawn: A. Soudan  
 Checked: C. Terry  
 Scale: 1 : 100 @ A3  
 Status: Planning Approval

Drawing number: **A102**      Revision: **2**