

PROPOSED DWELLING 76 LEGGS CRESCENT, PROSPECT, 7250.



Council Agenda - 27 June 2019

Agenda Item 8.1 - Attachment 2 - Advertised Plans - 76 Legges Crescent Prospect



DRAWING #	DRAWING
LGGS76-01	COVER PAGE
LGGS76-02	SITE PLAN
LGGS76-03	GROUND PLAN
LGGS76-04	SET OUT PLAN
LGGS76-05	EXTERNAL SERVICES
LGGS76-06	INTERIOR PLUMBING
LGGS76-07	ELECTRICAL/CEILING PLAN
LGGS76-08	ROOF PLAN
LGGS76-09	ELEVATIONS NORTH/SOUTH
LGGS76-10	ELEVATIONS EAST/WEST
LGGS76-11	SECTION 11 A
LGGS76-12	DETAILS
LGGS76-13	WINDOW AND DOOR SCHEDULES
LGGS76-14	CONSTRUCTION NOTES 1
LGGS76-15	CONSTRUCTION NOTES 2
LGGS76-16	SUN STUDY
ATTACHMENTS	

COUNCIL	LCC	ZONE	GENERAL RESIDENTIAL
LAND TITLE REFERENCE	164729/103	PROPERTY ID	320690
GROUND FLOOR (M²)	90.7	FIRST FLOOR (M²)	273.7
DESIGN WIND SPEED	40M/S	SOIL CLASSIFICATION	TBC
LOT SIZE (M²)	762.00	ENERGY STAR RATING	TBC
CLIMATE ZONE	7	BAL RATING	TBC
ALPINE AREA	N/A	CORROSION ENV'	N/A

SITE HAZARDS:

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL REQUIREMENTS OF LOCAL AUTHORITIES. USE ONLY FIGURED DIMENSIONS. DO NOT SCALE. NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES. CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

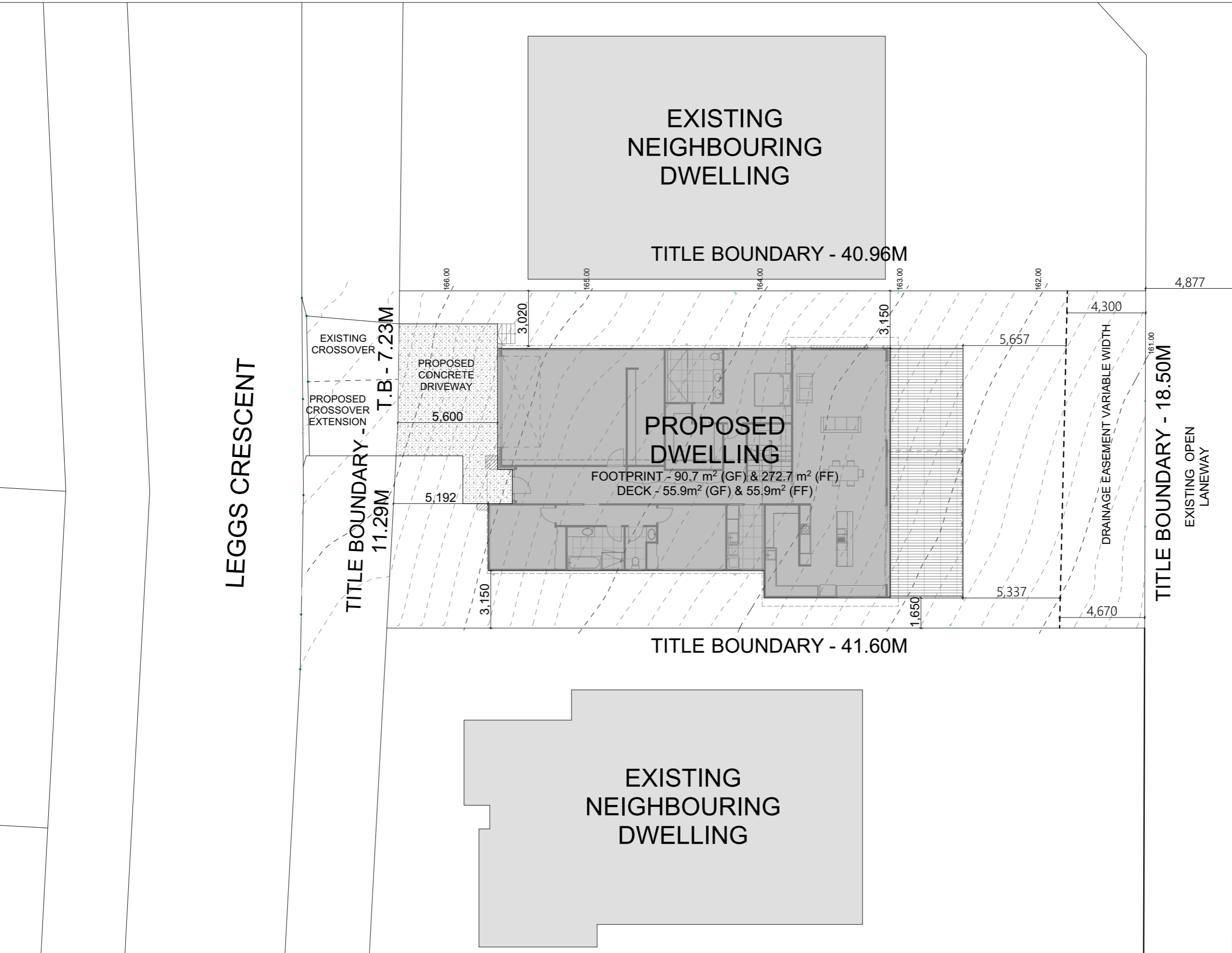
	MITCHELL LLOYD ACC # CC6320 ABN. 71 615 812 747 PH. 6344 7319 E. mitch@designtolive.com.au	Client/s: Helen Bird & James Gibson	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: _____ DATE: _____ SIGNATURE: _____ DATE: _____	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	LGGS76
		R1				04/04/2019	PRELIM	DRAWN	S.dH	DRAWING	1/17	
		R2				15/05/2019	FIR	CHECKED	M.L.	SCALE (@A3)	NTS	

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0189/2019
 Date advertised: 18/05/2019

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DRAWING SITE PLAN

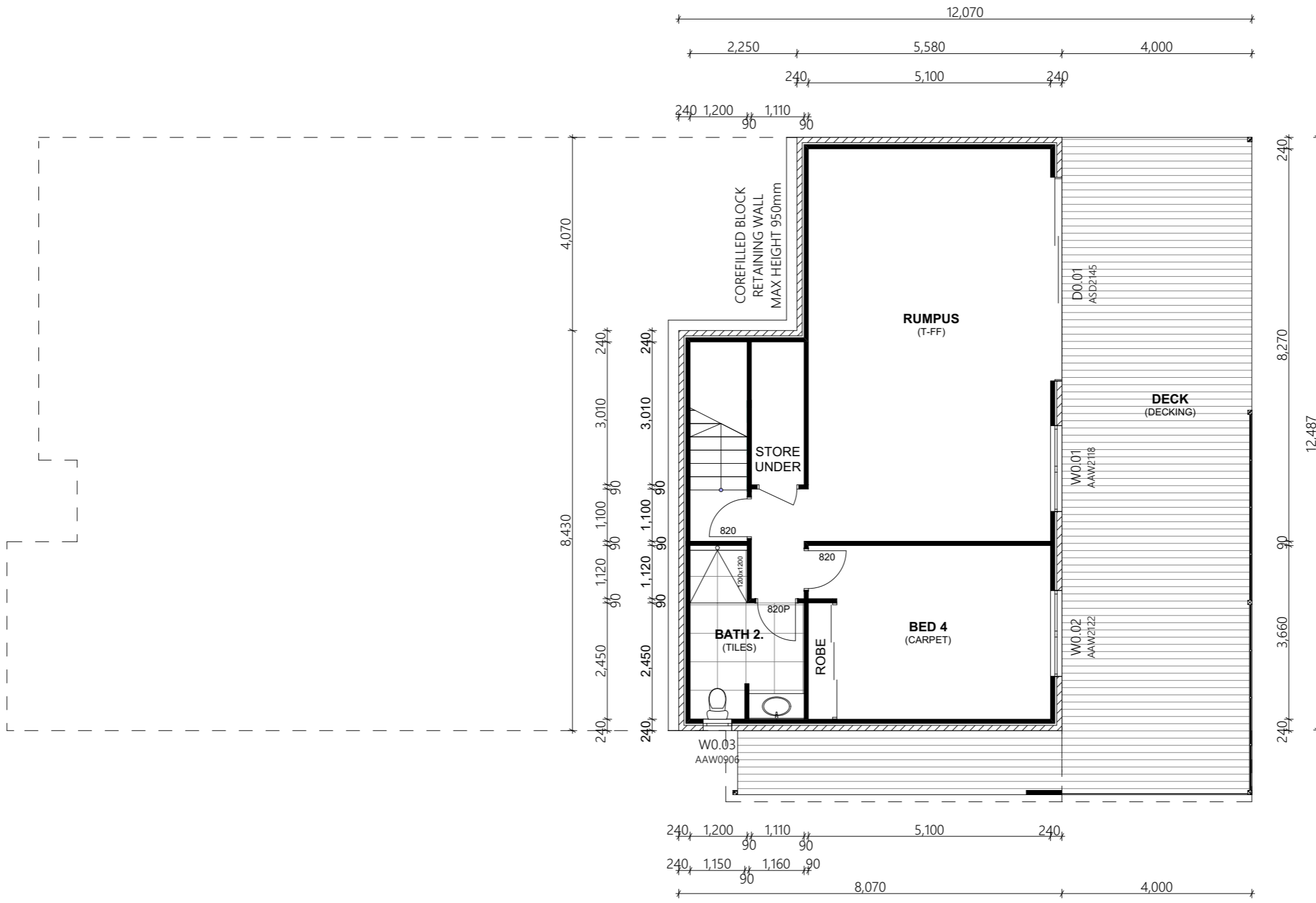
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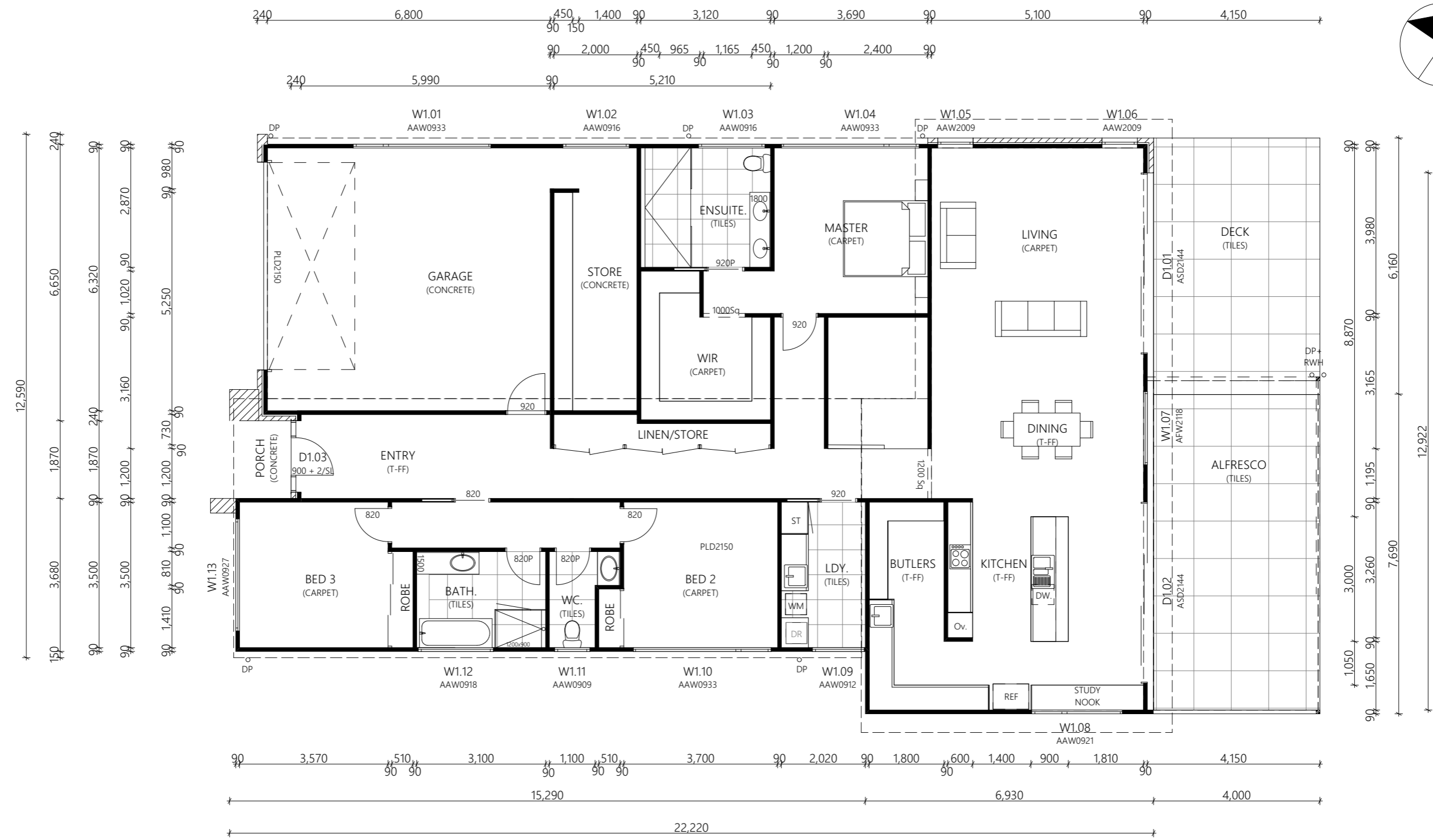
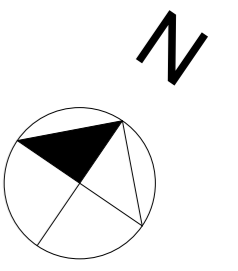
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**DRAWING
 GROUND
 PLAN**

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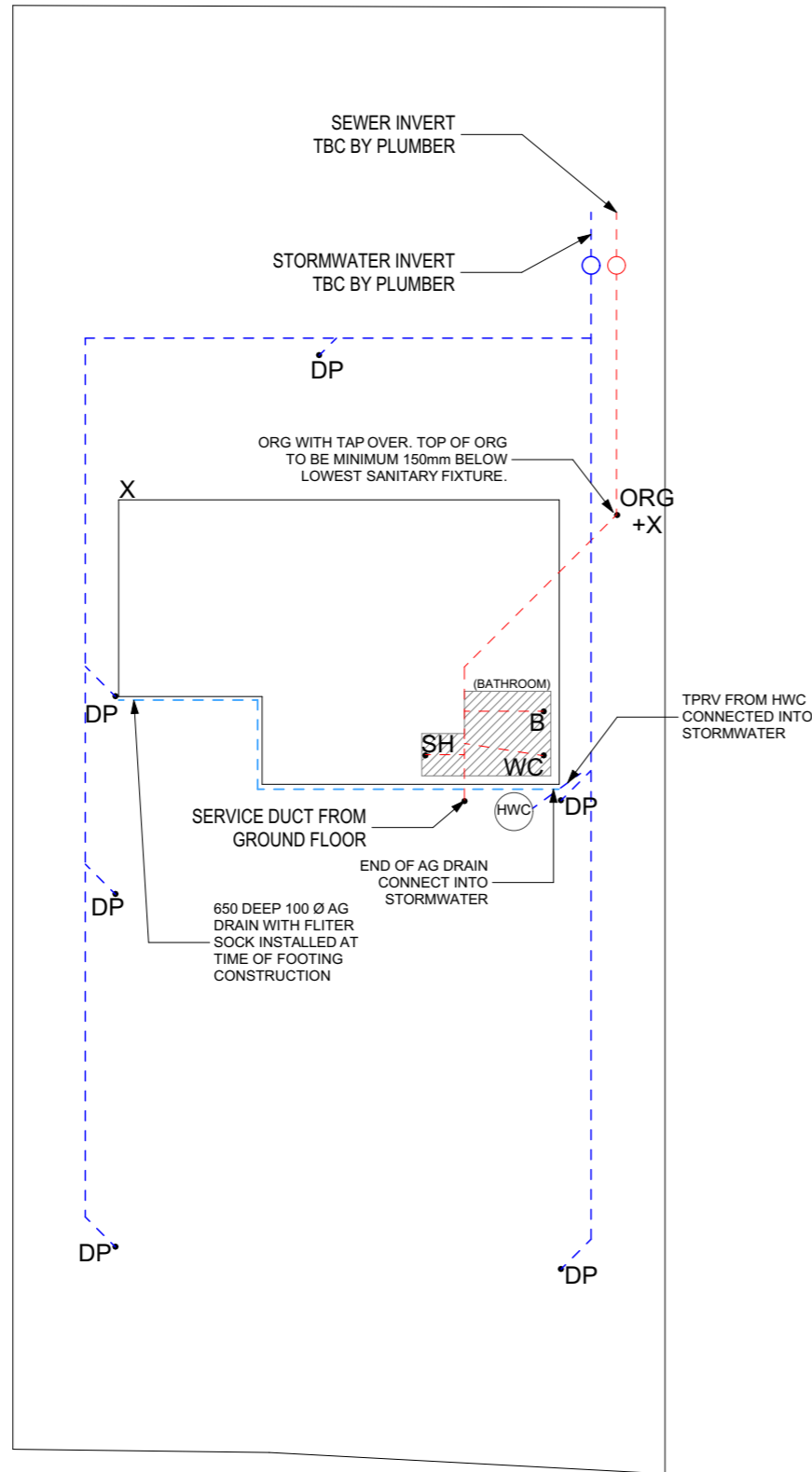
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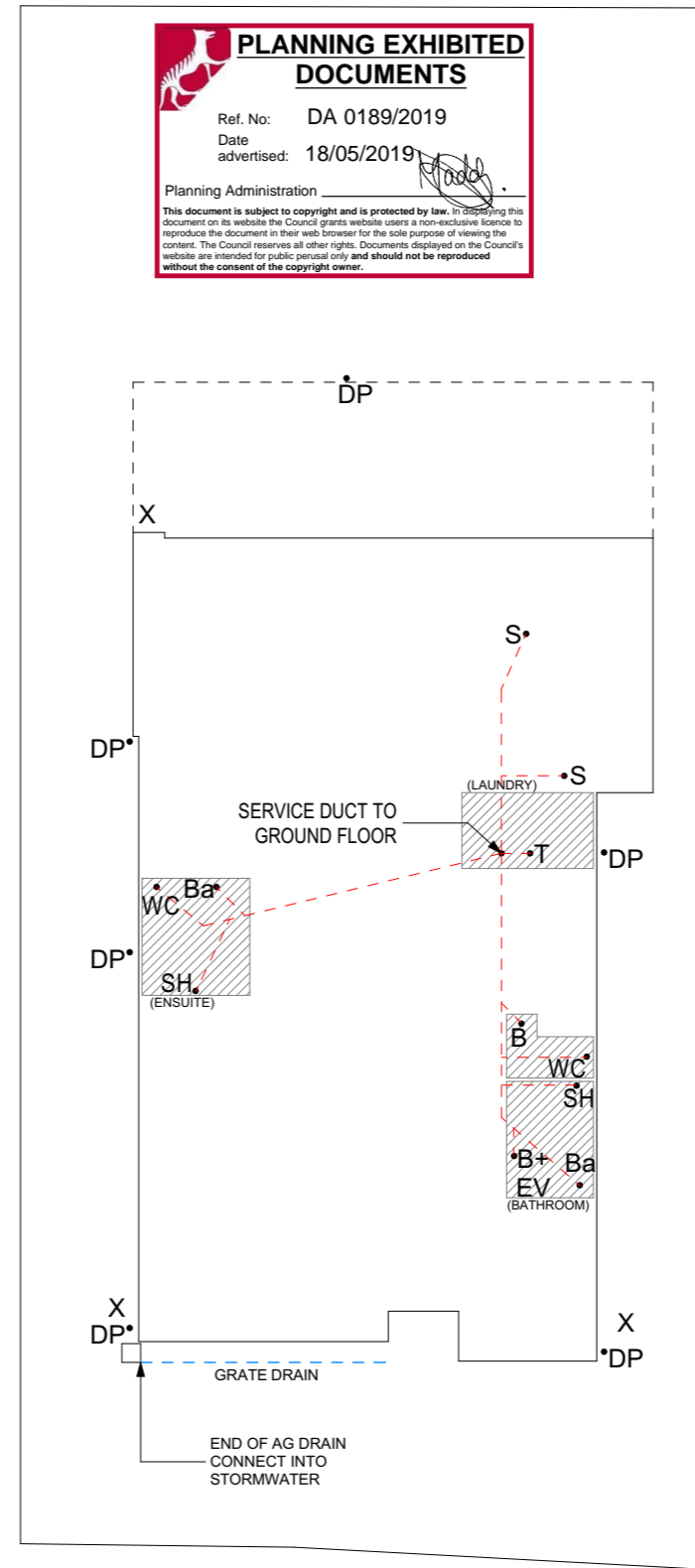
LEGEND

- B - BASIN
- Ba - BATH
- S - SINK (65Ø)
- T - LAUNDRY TUB (65Ø)
- SH - SHOWER
- WC - WATER CLOSET
- FW - FLOOR WASTE
- EV - VENT (THROUGH TO ROOF)
- IO - INSPECTION OPENING
- RE - RODDING EYE
- HW - HOT WATER CYLINDER
- X - EXTERNAL TAP
- P - DRAINAGE PIT (450mm X 450mm)
- DP - DOWNPIPE (90 Ø)

- WET AREAS
- STORMWATER LINE (100mm PVC)
- SEWER LINE (100mm PVC)



GROUND FLOOR



FIRST FLOOR

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS - 3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:

- A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
- B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
- C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 - i) WITHIN AN UNVENTILATED WALL SPACE
 - ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
 - iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

- a) ALL FLOW AND RETURN PIPING
- b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

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DRAWING EXTERNAL SERVICES

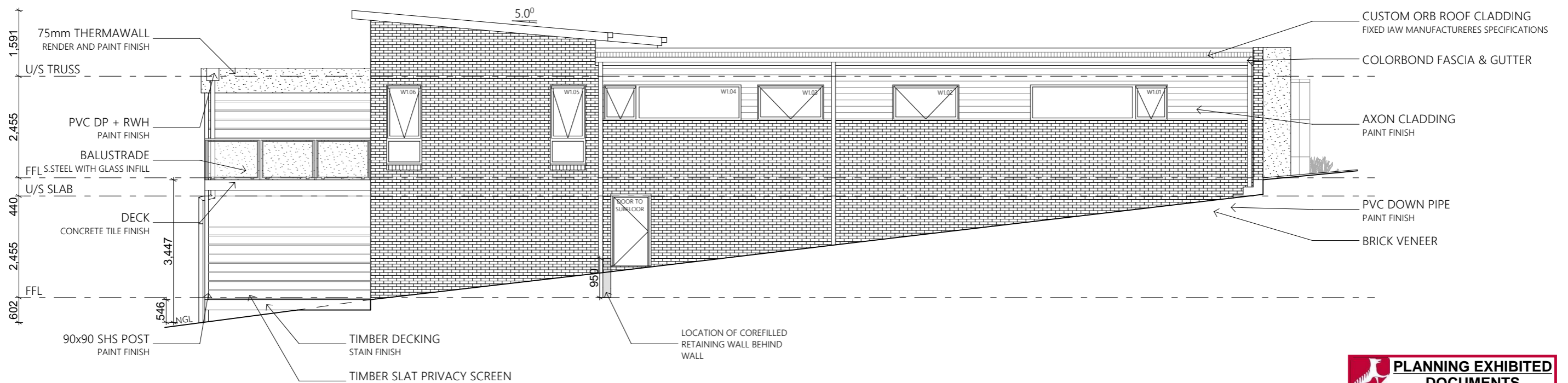
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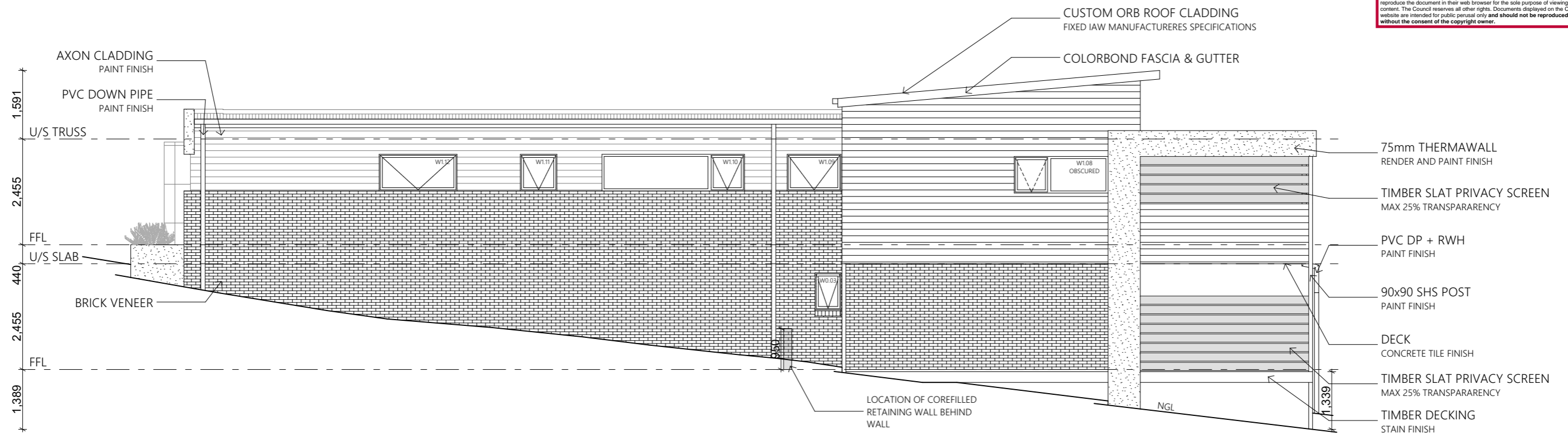
NORTHERN ELEVATION

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SOUTHERN ELEVATION



DESIGN TO LIVE

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DRAWING ELEVATIONS
 NTH-STH

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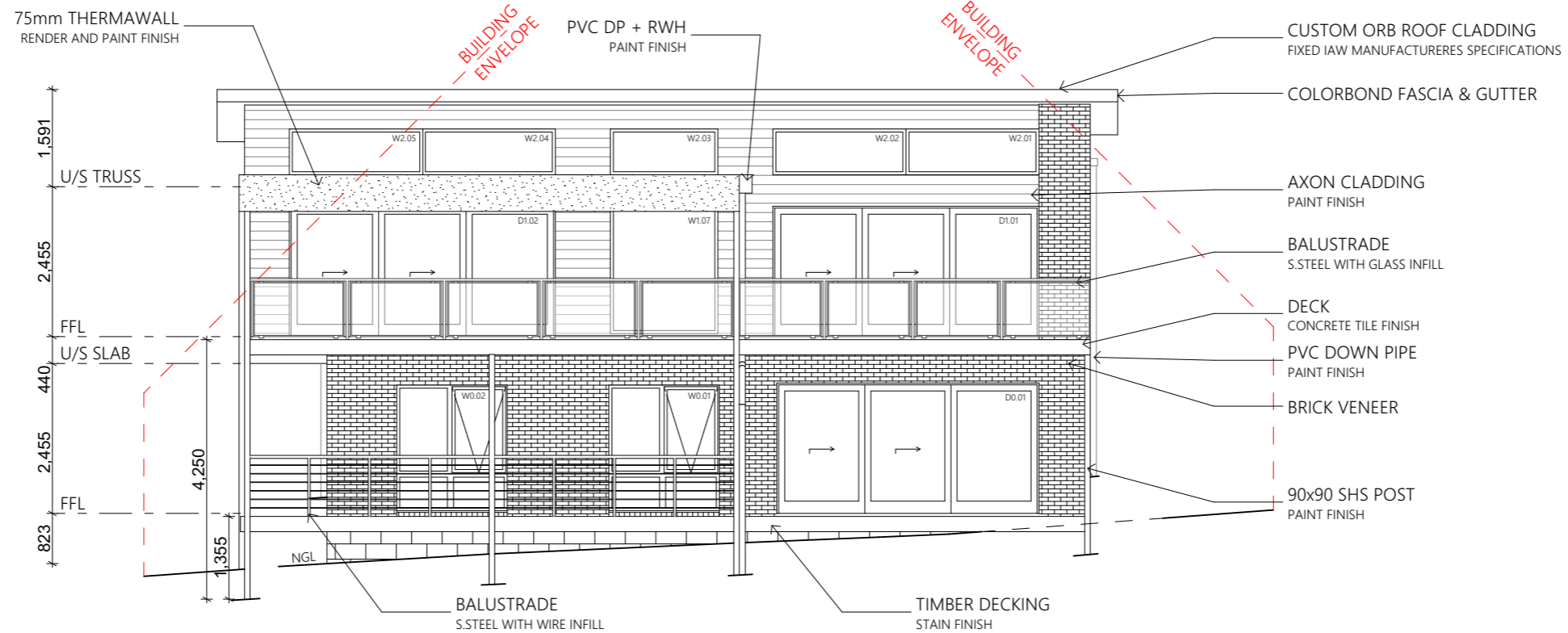
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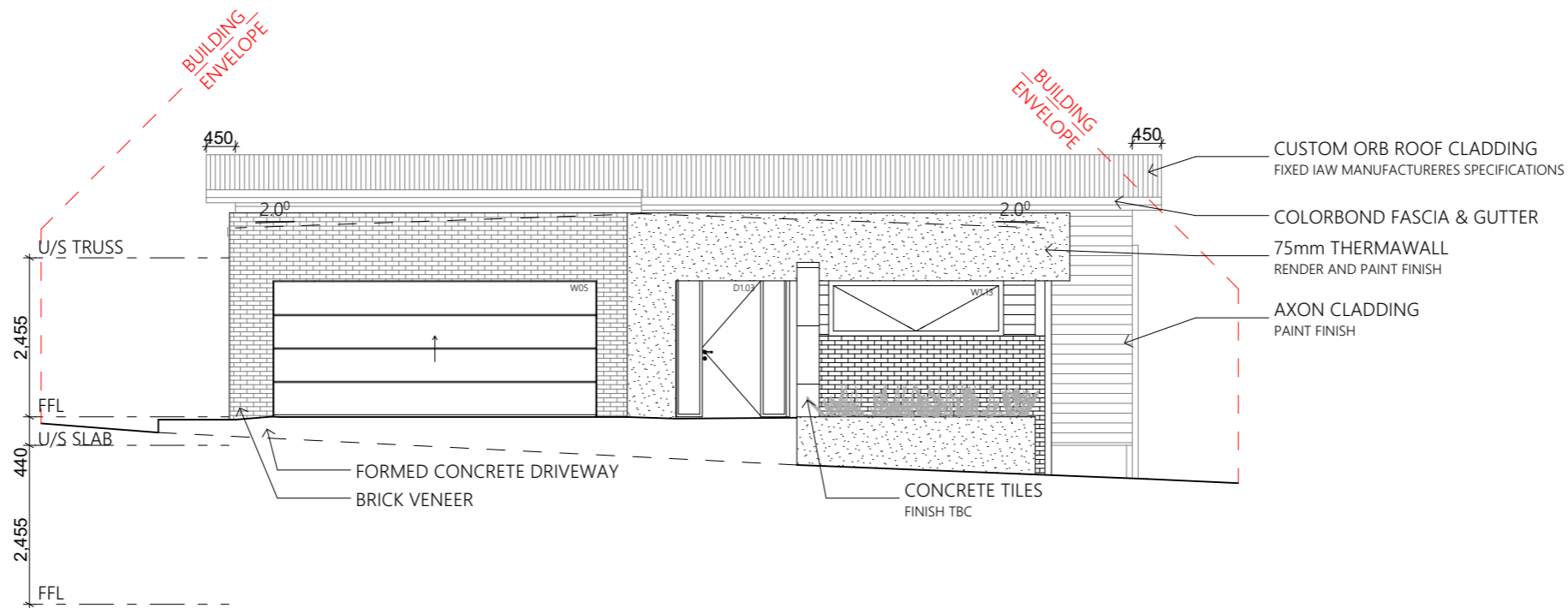
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EASTERN ELEVATION



WESTERN ELEVATION



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DRAWING ELEVATIONS EST-WST

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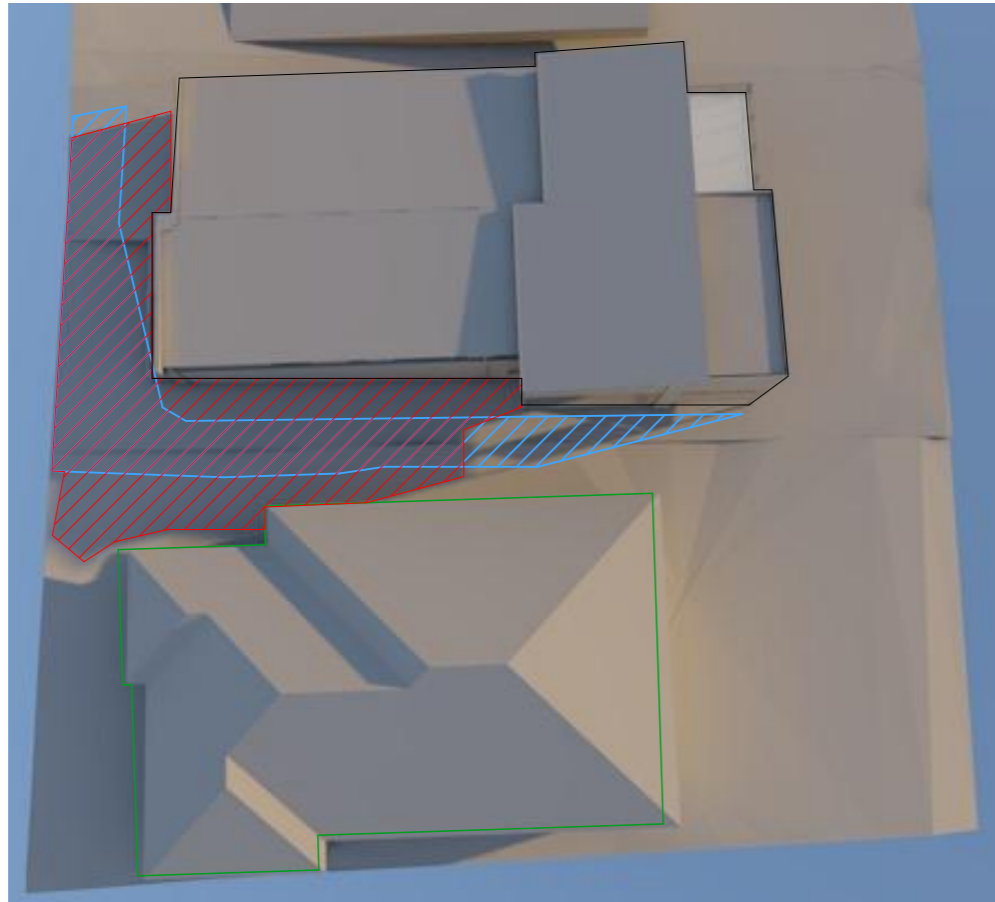
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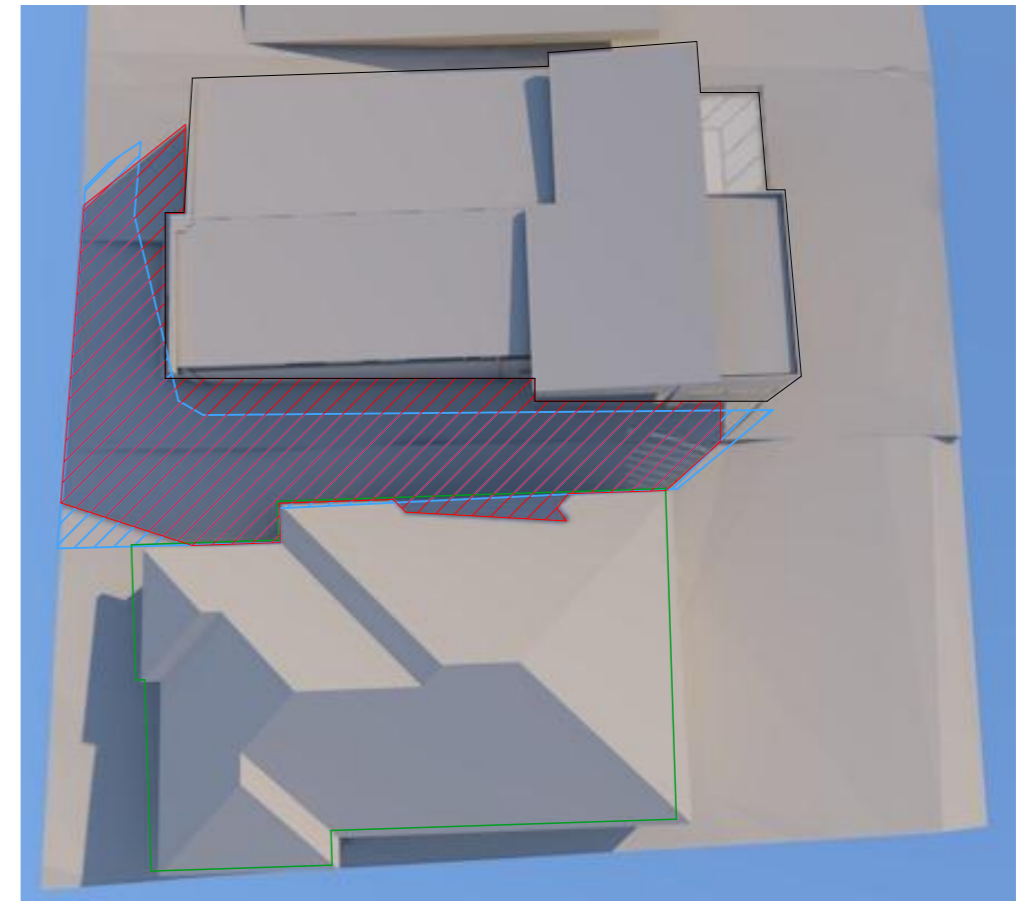
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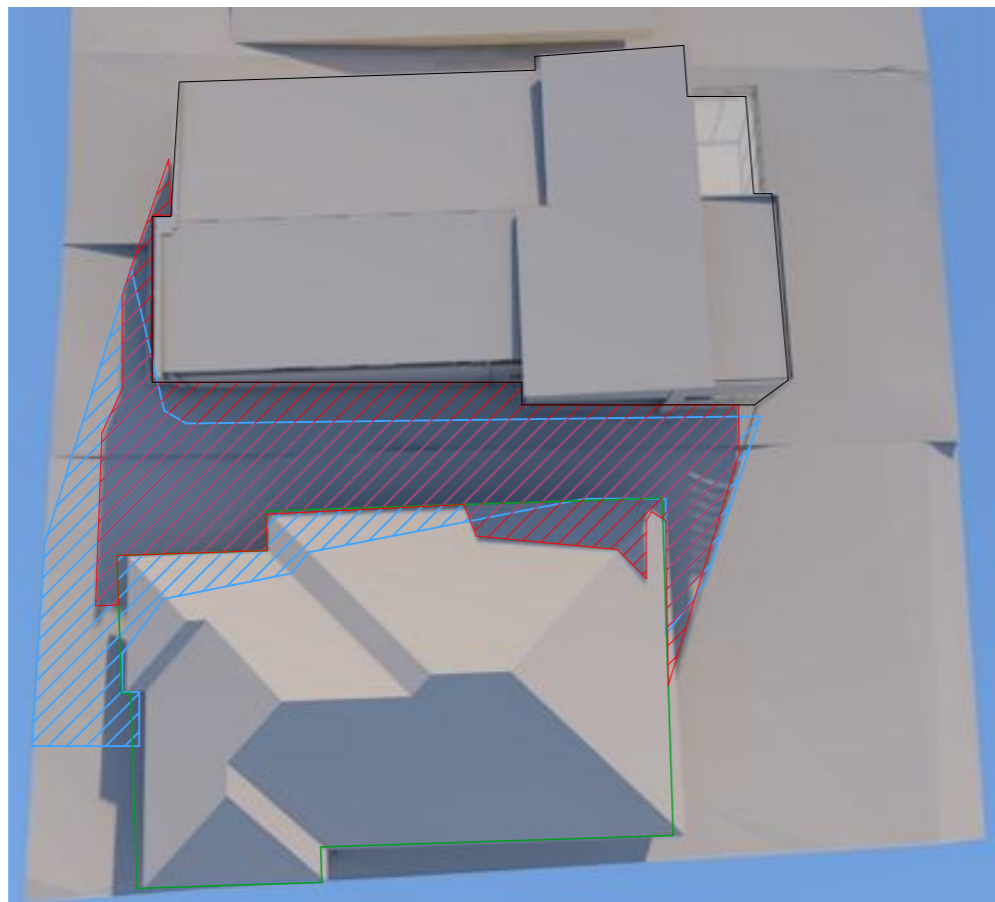
21st JUNE
9AM



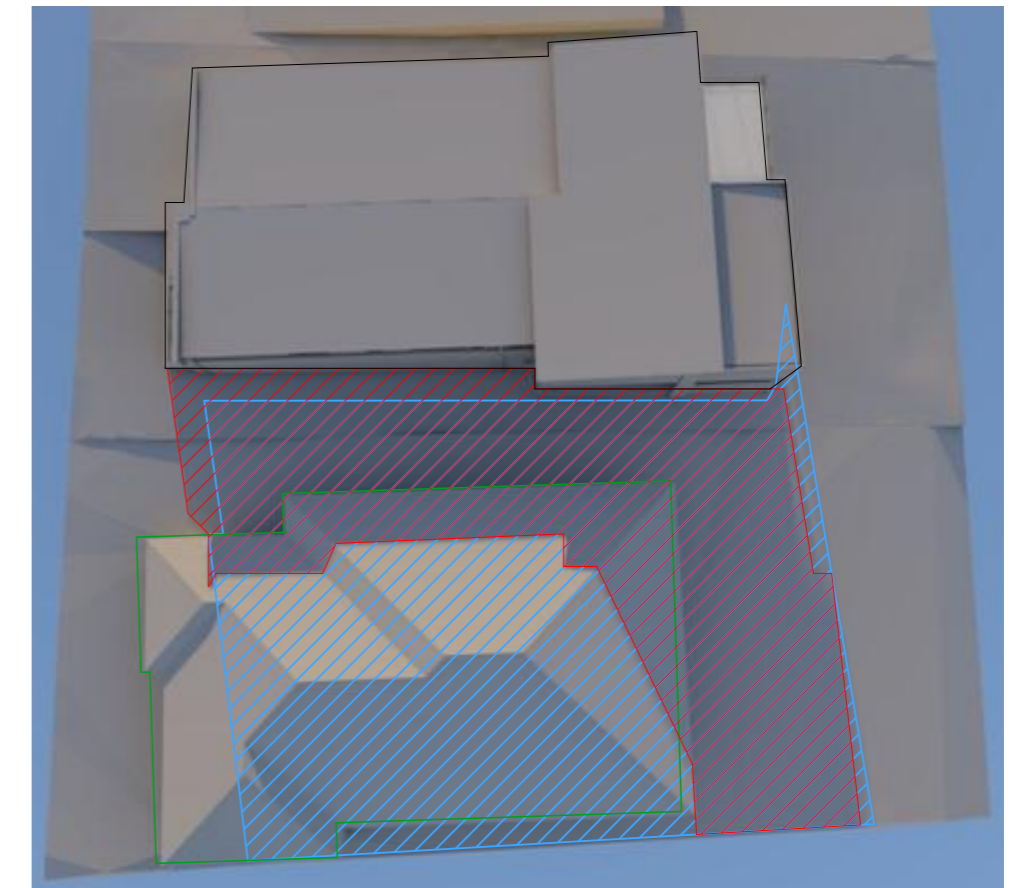
21st JUNE
11AM



21st JUNE
1PM



21st JUNE
3PM



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- KEY**
-  PROPOSD DWELLING
 -  BUILDING ENVELOPE
 -  EX. NEIGHBOURING DWELLINGS
 -  PROPOSED DWELLING

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**DRAWING
SUN STUDY**

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23/04/2019



Planning Application Cover Letter.

Applicant: Design To Live Pty Ltd.

Development: Proposed Dwelling

Owner: Helen Bird and James Gibson

Address: 76 Leggs Crescent, Prospect 7250

Zone: General Residential

Please find below further information for the proposed Development at 76 Leggs Crescent, Prospect 7250.

10.4.2 Setbacks and Building Envelope for all Dwellings

A3 – Relies on Performance Criteria.

P3 –

- a) The proposed dwelling at street level is a single storey building, due to the gradient of the site it slopes down towards the rear boundary where the proposed dwelling is two-stories. This taller rear section is out of the building envelope, sun diagrams are provided on page 17 of the provided drawings. These sun studies show that there is no unreasonable loss of amenity to existing dwelling on the south boundary. Approximately a third of this two-storey section is permeable to sunlight, being the upper and lower decks.
- b) Side setbacks are consistent with separation between dwellings on neighbouring lots, the proposed dwelling achieves a minimum of 1.65m separation, with an average of over 3m.

10.4.6 Privacy for all Dwellings

A1 –The southern edge of the deck on the first floor, in drawing 10 Southern Elevation, shows a solid balustrade to 1m above natural ground level then timber slats with no more than 25% transparency to the underside of the deck roof, providing privacy between dwellings.

A2 - Drawing number 10, Southern Elevation, shows window W1.08 which is 1.650m from the side boundary and greater than 1m above natural ground level, this window has been annotated as obscured.

Regards,
Mitch Lloyd (B.EvnDes, M.Arch)
(Acc # CC6320)