

Launceston City Council

Development Application

Proposed Rear Unit - Strata Development 13 Como Street, Newstead

Applicant: D and T Elliott

Document Addressing:

- 1) Validity Information
- 2) Part D – Zones –11.4 Development Standards
Inner Residential Zone



September 2020

Proposed Rear Unit- Strata Development -13 Como Crescent, Newstead

Validity Information

Clause 8.1.2

- a) Details of the location of the proposed use or development.
Please refer to accompanying plan set showing the existing single residence on 778 sq.m residential block for the proposed Rear Unit development and relation of the block to the neighbouring existing residences.
- b) A copy of the current certificate of title for the site to which the permit sought is to relate, including the title plan and any schedule of easements;
Please see documents attached.
- c) A full description of the proposed use or development; and
The proposed rear unit is purely for private residential use only in compliance with the Inner Residential Zoning of the property.
- d) A description of the manner in which the proposed use or development will operate.

The proposed rear unit will operate purely for private residential use and is not to operate for any alternate purpose. It is designed and set out to maximise the comfort of living and privacy of all residents in accordance with the Launceston Interim Planning Scheme 2015

Statement to allow assessment of the proposal against the Launceston Interim Planning Scheme 2015.

Part D- Zones

11.0 Inner Residential Zone

1. 11.4 Development Standards

11.4.1 - 11.4.29

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Part D- Zones

11.0 - Inner Residential Zone

11.4 Development Standards

11.4.1 Setback from a frontage for single dwellings

Acceptable Solution - A1

Unless within a building area shown on a plan of subdivision, the wall of a single dwelling (excluding minor protrusions) must have a setback from a frontage that is:

- a) no less than 4.5m from a primary frontage; and*

Existing residence is greater than 4.5m (4.7m) from the primary frontage (Como Cres.)

- b) no less than 3m to a frontage other than a primary frontage; or*

Not applicable. Neither existing nor proposed dwelling has frontage other than the primary frontage.

- c) a distance which is not more or less than the maximum and minimum setbacks of the dwellings on immediately adjoining lots; or*

Not applicable.

- d) not less than the existing dwelling setback if less than 4.5m.*

Not applicable.

11.4.2 Site coverage and rear setback for single dwelling

Acceptable Solution -A1

A site coverage of no more than 50% excluding building eaves and access strips where less than 7.5m wide.

Total coverage of two residences is 242 sq. m. This is 31.1% of the 778 sq. m site.

Acceptable Solution -A2

A rear setback of not less than 4m, unless the lot is an internal lot

Both the existing and proposed residence have a rear setback of not less than 4m.

11.4.3 Building envelope for single dwellings

Performance Criteria -P1

The siting and scale of single of single dwellings must be designed to:

- a) ensure there is no unreasonable loss of amenity on designed to:
 - i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above;

Sheet P08 of the supporting plans for this application show shadow diagrams for the proposed rear unit for 2 hours periods from 9am on June 21. This sheet shows no significant loss of sunlight (overshadowing) to the actual residence to the south (15 Como Crescent) of the proposal, and only impacts on the private yard of this property after 3pm on this day.

- ii) overlooking and loss of privacy; and

Both the residence to the North of the proposal (11 Como Crescent) and to the South (15 Como Crescent) are both situated to the Western end (front) of the block. As a consequence the proposed new dwelling overlooks no part of these existing dwellings.

Directly behind 13 Como Crescent (Easterly) there is no existing residences until reaching the first unit of a compound, 12.8 metres away (see P03).

- iii) visual impacts when viewed from adjoining lots: and

See 11.4.3 P1 ii)

- b) take into account steep slopes and other topographical constraints;
Not applicable- Only 300mm RL variation across site.
- c) have regard to streetscape qualities.

The proposed unit, while in-keeping with other dwellings in the area is not visible from Como Crescent.

11.4.4 Frontage setback and width of garages and carports for single dwellings

Acceptable Solution -A1

Garages or carports within 12m of the frontage whether free-standing or part of the dwelling:

- a) must have a total width of openings facing the primary of no greater than 6m or half the width of the frontage, whichever is the lesser; and

Not applicable.

- b) must have :

- i) a setback from frontage measured to the door, post or supporting column no less than required for a single dwelling in 11.4.1; or

Not applicable.

- ii) a setback from the primary frontage no less than 0.5m if the ground slopes up or down for 10m from the frontage at more than 1:5

Not applicable.

11.4.5 Privacy for single dwellings

Acceptable Solution -A1

Balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) that have a finished surface or floor level greater than 1m above natural ground level must have a side setback of no less than 3m and rear setback of no less than 4m.

Not applicable- No balconies, desks, roof gardens parking spaces or carports greater than 1m above ground level.

Acceptable Solution -A2

Windows of habitable rooms which have a floor level greater than 1m above natural ground level must :

- a) Have a side setback of no less than 3m; or*
 - b) Be offset no less than 1.5m from the windows of habitable rooms on adjacent lots where on the same horizontal plane; or*
 - c) Have a window sill height of no less than 1.7m.*
-
- a) No windows of habitable rooms which have a floor level greater than 1m above natural ground level have a side setback of less than 3m.
 - b) There are no habitable windows of habitable rooms on adjacent lots on the same horizontal plane.
 - c) No windows of habitable rooms which have a floor level greater than 1m have a sill height of less than 1.7m

11.4.6 Frontage fences for single dwellings

Acceptable Solution -A1

The building height of fences on and within 4.5m of a frontage must be no greater than:

- a) 1.2m if solid; or*
- b) 1.8m provided that the part of the fence above 1.2m has openings which provide a minimum 50% transparency.*

Front fence of existing residence to be retained. No fence requirement for proposed rear dwelling.

11.4.7 Site Coverage

Acceptable Solution -A1.1

Site coverage must be no greater than 60%; and

Total coverage of two residences is 242 sq. m. This is 31.1% of the 778 sq. m site.

Acceptable Solution -A1.2

No less than 25% of the site must be pervious to rainfall.

The proposal rear block has 110.1 sq.m of surface pervious to rainfall which represents 25.5% of the 431 sq.m site. The block of the existing dwelling has 138.0 sq.m of surface pervious to rainfall which represents 41.9% of the 335 sq.m site.

11.4.8 Building Height

Acceptable Solution -A1

Building height must be no greater than 9m

Maximum building height is 6.69 m (see P05).

Performance Criteria –P2

The siting and scale of single of buildings on internal lots must not cause unreasonable loss of amenity to adjoining lots, having regard to :

- a) The topography of the site
 - b) The size and layout of lots;
 - c) The form and style of development; and
 - d) The proximity and density of adjoining development
-
- a) The block of the existing residence and the proposed rear dwelling development are both essentially flat as is the neighbouring properties at 11 and 15 Como Crescent.
 - b) The block of the proposal at 13 Como Crescent is 778 sq.m. Neighbouring blocks 11 and 15 Como Crescent are 651sq.m and 778 sq.m respectively.
 - c) The proposed rear dwelling is in-keeping in form and style to surrounding residences, and
 - d) The proposed rear dwelling is situated in the rear of the large 778sq.m block. This position aligns with the large backyard of neighbouring properties (see P03). The proposed dwelling is over 10 metres from the existing neighbour to the North (11 Como Cres.) and 8m from the existing neighbour to the South (15 Como Cres.) with a Garage also separating the two.

11.4.9 Frontage Setbacks

Acceptable Solution -A1.1

The primary frontage setback must be no less than:

- a) 4m; or

Not applicable

b) for infill lots, with the range of the frontage setbacks of the buildings on adjoining lots, indicated by the hatched section in Fig 11.4.9(LIPS-2015); and

Acceptable Solution -A1.2

Setback from a frontage other than a primary frontage must be no less than 3m; and

See response to 11.4.1- A1 (b).

Acceptable Solution -A1.3

Porches, pergolas, verandas, that are less than 3.6m high and eaves may encroach no greater than 1.5m into the setbacks of this standard.

Not applicable

11.4.10 Rear and side setbacks

Acceptable Solution -A1

Buildings must be set back from the rear boundary no less than 2.5m

See response to 11.4.1- A1 (b).

Acceptable Solution -A2

Building must be set back from side boundaries no less than:

a) for lots 1000 sq.m or less, 1m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m; or

For this Lot of 778 sq. m the boundary offset to the Southern Boundary to the 5.25m high carport is 1.5m. The Northern boundary offset is 7.08m to the 5.25m eave height of the proposed rear dwelling.

b) for lots greater than 1000 sq. m, 2.0m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.

Not applicable.

11.4.11 Walls on boundaries

Acceptable Solution -A1.1

The length of walls constructed on or within 150mm of a side or rear boundary must:

a) abut the boundary for a length no greater than 10m; or

Not applicable.

b) where there are existing or simultaneously constructed walls or carports abutting the boundary on an adjoining lot, not exceed the length of those walls or carports;

Not applicable.

Acceptable Solution -A1.2

The height of walls constructed on or within 150mm of a side or rear boundary or carport constructed on or within 1m of a side or rear boundary must have:

a) an average height no greater than 3m; and

Not applicable.

b) a height of no greater than 3.6m unless the wall abuts an existing or simultaneously constructed wall with a greater height.

Not applicable.

11.4.12 Location of car parking

Performance Criteria –P1

Shared driveways or car parking spaces must be located to not unreasonably impact on the amenity of the adjoining habitable rooms, having regard to :

- a) *the width of the driveway;*
 - b) *the location of the existing dwellings and habitable rooms;*
 - c) *the location of the car spaces;*
 - d) *the number of car spaces served by the driveway; and*
 - e) *any noise mitigation including screening or landscaping.*
-
- a) To the closet point of the existing house (chimney) from the Northern boundary is 3.7m while to the house wall is 4.0m from the boundary (see P03). The proposal is for a 3m driveway to the rear unit leaving 750mm-1m buffer for a 1.7m high screen and hedge.
 - b) The proposed driveway to the side of the existing dwelling is adjacent to one habitable room- a smaller bedroom. The sill height of the window of this room is 1.8m from finished ground level. The room will also be separated from the driveway with screening and a thick hedge.
 - c) The proposed rear dwelling has a double Garage and provision for a single visitor car space. (see P04)
 - d) See c)
 - e) It is proposed that the driveway is separated from the existing dwelling with a 1.7m high screen and a thick noise mitigating hedge. (see Landscaping Plan P06)

Performance Criteria –P2

The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:

- a) *the visual impact of the car parking location viewed from the road;*
 - b) *the streetscape;*
 - c) *access for users to the site;*
 - d) *safety for pedestrian and vehicular traffic;*
 - e) *the nature and characteristic of the road;*
 - f) *the need for the location;*
 - g) *any landscaping of the car parking or turning area location; and*
 - h) *the construction methods and pavement types.*
-
- a) Being and internal block, the parking provisions for the rear proposed dwelling will have no visual impact from the road.
The proposed parking provisions for the existing dwelling will have it's visual impact from the street negated by a combination of a selected 1.7m screen and thick hedging.
 - b) It is proposed for the front dwelling parking to be masked with thick hedging with vegetation that typical and in-keeping with the remainder of the street.
 - c) Access to the proposed residence is via the existing crossover.
The parking for the existing front dwelling will be via a proposed new crossover on the Southern Boundary (see P09 and P10) in accordance with LGAT Standard Drawing TSD R09

- d) The existing residence at 13 Como Crescent is situated in a 25Km/hr school zone with a speed hump directly out the front to ensure reduction in traffic speed for the safety of pedestrian and vehicular traffic.
- e) See d)
- f) The proposal of the separate entry and exit to the parking of the existing dwelling negates the need for turning space or to back onto Como Crescent ensuring ease of use and safety of pedestrian and vehicular traffic.
Adequate turning space for the proposed rear dwelling ensures the vehicular traffic will be able to enter and leave the property in a forward direction.
- g) See a) and b)
- h) All hardstand areas 200 deep compacted base "Class A" with 35mm thick asphalt (AC7) surface or 150mm deep reinforced concrete.
All hardstand areas need kerbing between garden beds or grassed areas.

Acceptable Solution -A3

A garage or carport must be:

a) within 10m of the dwelling it serves; and
Garage is attached to the proposed dwellings.
There are car spaces but no Garage or Carport proposed for the existing dwelling

b) located no less than 5.5m from a frontage, or
Not applicable.

c) with a setback equal to or greater than the setback of the dwelling to the frontage; or
Not applicable.

d) in line with or behind the front building line of the dwelling, if the dwelling is facing an internal driveway.
Not applicable.

Acceptable Solution -A4

a) The total width of the door or doors on a garage facing a frontage must be no wider than 6m; or
Garage door width 2.4m

b) the garage must be located within the rear half of the lot when measured from the frontage.
Not applicable.

11.4.13 Overlooking

Acceptable Solution -A1.1

A habitable room window, balcony, terrace, deck or patio with direct view into a habitable room window or private open space of dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must:

a) be offset no less than 1.5m from the edge of one window to the edge of the other; or See response to 11.4.3 P1 ii). Also, offsets between neighbouring properties in excess of 1.5m

b) have sill heights no less than 1.7m above floor level; or Not applicable.

c) have fixed, obscure glazing in any part of the window less than 1.7m above the floor level; or Not applicable.

d) have permanently fixed external screens to no less than 1.7m above floor level; and Not applicable.

e) have obscure glazing and screens must be no greater than 25% transparent; or Not applicable.

Acceptable Solution -A1.2

New habitable room windows, balconies, terraces, decks or patios that face a property boundary at ground level must have a visual barrier no less than 1.8m high.

Not applicable.

11.4.14 North-facing windows

Acceptable Solution -A1

If a north-facing habitable room window of an existing dwelling is within 3.0m of an existing dwelling is within 3.0m of a boundary on an abutting lot, a building must be set back from the boundary no less than 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m for a distance of 3m from the edge of each side of the window as indicated in Fig. 11.4.14 (LIPS 2015).

North facing windows to habitable rooms of the proposed rear dwelling is over 7m from the Northern boundary.

11.4.15 Daylight to windows

Acceptable Solution -A1

Where the minimum distance between:

a) a new window in a habitable room and an existing building; or

b) a new building constructed directly opposite an existing habitable room window, is less than 3.0m, a light court with an area of no less than 3 sq. m and dimension of no less than 1m clear to the sky must be provided.

Not applicable.

11.4.16 Density control of multiple dwellings

Acceptable Solution -A1

Multiple dwellings must have a site area per dwelling of no less than 350 sq. m

It is proposed the existing 788 sq.m lot be divided into 335 sq.m front lot and 431sq.m rear lot.

Acceptable Solution -A2

Dwellings must have a density no greater than 40% by lot number, of the number of lots on land zoned Inner Residential along the road to which the site has frontage.

Not applicable.

11.4.17 Private open space for multiple dwellings

Acceptable Solution -A1.1

Each multiple dwelling must have a private open space:

- a) with a continuous area of 24 sq. m and a horizontal dimension of no less than 4m;
- b) directly accessible from, and adjacent to, a habitable room other than a bedroom;
- c) with a gradient no steeper than 1:16;
- d) located on the side or rear of the dwelling; and
- e) that is not provided within the setback from a frontage

See Sheets P04 and P07 to show compliance with 11.4.17 A1.1 a-e

Acceptable Solution -A1.2

Where all bedrooms and living areas in a multiple dwelling are above ground floor, each multiple dwelling must have private open space, with direct access from a habitable room other than bedroom, of:

- a) a balcony of 8sq.m with a minimum dimension of 2m; or

Not applicable

- b) a roof-top area of 10sq.m with a minimum width of 2m.

Not applicable

Acceptable Solution -A2

The southern boundary of private open space must be set back from any wall 2m high or greater on the north of the space, no less than $(2m + 0.9h)$ metres, where 'h' is the height of the wall as indicated in Figure 11.4.17 (LIPS 2015).

Not applicable.

11.4.18 Site facilities for multiple dwellings

Acceptable Solution -A1

Each multiple dwelling must have access to 6 cubic metre of secure storage space not located between the primary frontage and the facade of a dwelling.

Acceptable Solution -A2

Mailboxes must be provided at the frontage.

Acceptable Solution -A3

Not less than 2 sq.m per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence of no less than 1.2m.

Requirements of 11.4.18 A1, A2 and A3 shown on Landscape plan (P06)

11.4.19 Common property for multiple dwellings

Acceptable Solution -A1

Site drawing must clearly delineate private and common areas, including:

- a) driveways;*
- b) parking, including visitor parking;*
- c) landscaping and gardens;*
- d) mailboxes; and*
- e) storage for waste and recycling bins.*

Common area of driveway is indicated on Sheet P03 of accompanying DA plans.

11.4.20 Streetscape integration and appearance

Acceptable Solution -A1

Dwellings, other than outbuildings, must:

- a) have a front door and a window to a habitable room in the wall that faces a road; or*

The existing residence has the front door and two windows to habitable rooms that face to Como Crescent.

- b) if not immediately adjacent to a road, face an internal driveway or common open space area.*

The proposed rear dwelling has four windows to habitable rooms that face to the internal driveway and three windows and a sliding door to habitable rooms that face onto private open space.

Acceptable Solution -A2

Dwellings, other than outbuildings, must provide a porch, shelter, awning recess, or similar architectural feature that identifies and provides shade and weather protection to the front door.

Front door of existing and proposed dwellings sheltered by a covered porch area.

Acceptable Solution -A3

The height of fences on and within 4.5m of frontage must be no higher than :

a) 1.2m if solid; or

b) 1.8m, provided that the part of the fence above 1.2m has openings which provide no less than 50% transparency.

The existing fence on Como Street in front of the proposed screen and hedge is to be retained.

11.4.21 Outbuildings and swimming pools

Acceptable Solution -A1

The combined gross floor area of outbuildings is no greater than 42 sq. m; and

*a) have a wall height no greater than 2.7m, and
Not applicable*

*b) have a building height no greater than 3.5m
Not applicable*

Acceptable Solution -A2

A swimming pool must be located :

*a) no closer to the primary frontage than the main building ; or
Not applicable*

*b) in the rear yard; and
Not applicable*

*c) decking around a swimming pool must be no greater than 600mm above the existing ground level.
Not applicable*

11.4.22 Earthworks and retaining walls

Acceptable Solution -A1

Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- a) be located no less than 900mm from each lot boundary
- b) be no higher than 1m (including the height of any batters) above existing ground level
- c) not require cut or fill more than 1m below or above existing ground level;
- d) not concentrate the flow of surface water onto an adjoining lot; and
- e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

Not applicable- No cut/ fill required

11.4.23 Development for discretionary uses

Acceptable Solution -A1

No acceptable solution

Performance Criteria- P1

Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to :

- a) the setback of the building to a frontage;
- b) the streetscape;
- c) the topography of the site;
- d) the building height, which must not be greater than 8.0m;
- e) the bulk and form of the building;
- f) the height, bulk and form of buildings on the site, adjoining lots and adjacent lots;
- g) setbacks to side and rear boundaries;
- h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;
- i) the degree of overshadowing and overlooking of adjoining lots;
- j) mutual passive surveillance between the road and the building;
- k) any existing and proposed landscaping;
- l) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- m) the location and impacts of traffic circulation and parking; and
- n) the character of the surrounding area.

Compatibility of form and scale of the residential development to be assessed to the discretion of the General Manager.

11.4.24 Lot size and dimensions

Acceptable Solution -A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- a) have a minimum area of no less than:
 - i) 300 sq. m
 - ii) 500 sq. m where the average slope of the lot is 15% or greater; and
- b) be able to contain
 - i) for lots of between 300 to 500sq. m a rectangle measuring 10m by 12m; or
 - ii) for lots larger than 500 sq. m, a rectangle measuring 10m by 15m; or

The proposed two flat lots are 335 sq.m (front) and 431 sq.m (rear)

Acceptable Solution -A1.2

Each lot, or proposed in a plan of subdivision, must:

- a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or
- b) be required for the provision of public utilities; or
- c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

Not applicable

Acceptable Solution -A1.3

Each lot, or proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Not applicable

11.4.25 Frontage and access

Acceptable Solution -A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

Not applicable

Acceptable Solution -A2

No acceptable solution

Performance Criteria- P2

Each lot, or lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- a) the topography of the site;
- b) the distance between the lot or building area and the carriageway;
- c) the nature of the road and the traffic;
- d) the character of the area; and
- e) the advice of the road authority.

Under the advice of the LCC Infrastructure Department Road Authority.

11.4.26 Discharge of stormwater

Acceptable Solution -A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Lot is currently connected to the public stormwater system.

Acceptable Solution -A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Under advice of Taswater and Council's General Manager.

11.4.27 Water and sewerage services

Acceptable Solution -A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

Lot is currently connected to a reticulated water supply.

Acceptable Solution -A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system

Lot is currently connected to a reticulated sewerage system.

11.4.28 Lot Diversity

Acceptable Solution -A1

Subdivision is for 5 lots or less.

Two strata title lots proposed.

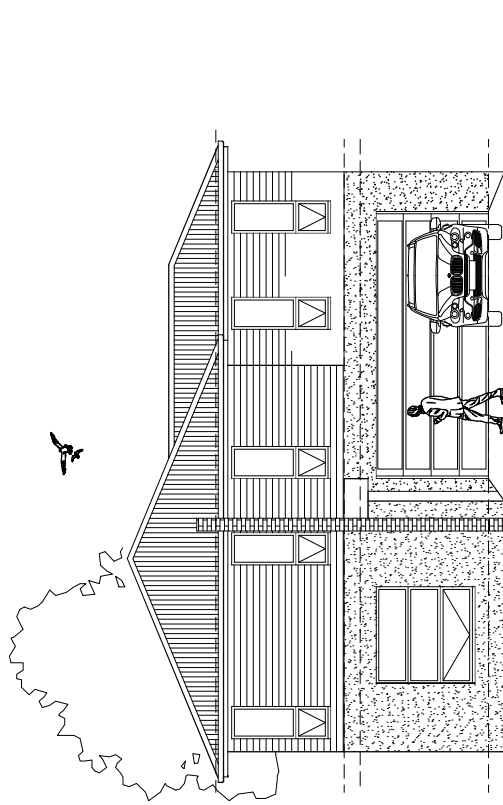
11.4.29 Solar orientation of lots

Acceptable Solution -A1

Any lot for residential use with an area of less than 500 sq. , in a subdivision of 5 or more lots, must have the long access between 30 degrees west of north and 30 degrees east of north.

Not applicable - Two strata title lots proposed.

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING REGULATIONS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR CONSTRUCTION OF THE BUILDING OR FOR THE PERFORMANCE OF THE BUILDING. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE BUILDING OR FOR THE PERFORMANCE OF THE BUILDING. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE BUILDING OR FOR THE PERFORMANCE OF THE BUILDING. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE BUILDING OR FOR THE PERFORMANCE OF THE BUILDING.



D & T ELLIOTT

PROPOSED REAR UNIT (Strata Dev't)

13 COMO CRESCENT NEWSTEAD 7250

Job Number: 20ELL1
 Issue : P1 – For Planning Approval Only
 Zoned: Inner Residential
 Launceston City Council



- DRAWING SCHEDULE**
- P01 - COVER PAGE
 - P02 - EXISTING SITE PLAN
 - P03 - PROPOSED SITE PLAN
 - P04 - FLOOR PLAN
 - P05 - ELEVATIONS
 - P06 - LANDSCAPE PLAN
 - P07 - PRIVATE OPEN SPACE
 - P08 - SHADOW DIAGRAMS
 - P09 - CROSSOVER DETAILS 1 (INFRASTRUCTURE DETAILS)
 - P10 - CROSSOVER DETAILS 2 (INFRASTRUCTURE DETAILS)

Site Information

Land Title Reference:	129705/49	Certificate folio and volume
PID No:	6593089	
Wind Classification:	TBC	Attached Site Classification to AS 4055—2006
Soil Classification:	TBC	Attached Site Classification to AS 2870—2011
Climate Zone:	7	www.abccb.gov.au map
BAL Level:	N/A	Proposed dwelling constructed in an existing built up residential area. The surrounding 100m is a combination of existing residences, non-vegetated areas including roads, footpaths and buildings and low threat vegetation including managed grassland and maintained lawns. (See Sheet P02)
Alpine Area:	N/A	BCA Fig. 3.7.5.2
Corrosion Environment:	N/A	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA section 3.4.2.2 & BCA Table 3.4.2. Cladding and fixings to manufacturer's specifications.
Other Hazards:	N/A	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors
Enclosed Floor Areas:	215.0 sq.m	

PRINT DATE:

SCALE:	N/A (A3)	DRAWING NO:	P01
Check dimensions Dimensions take precedence over scale		DRAWN BY:	ME
		SHEET NO. :	1 of 10

<p>Mark Evans Building Designs & Drafting 100% Building Designs Accred No. CC1629 D 0407971492 mobile 0455996666 www.markevansbuildingdesigns.com.au ABN 62650579624</p>	ISSUE:	DATE:	DESCRIPTION:
	P1	AUG. 2020	FOR PLANNING APPROVAL ONLY
P2	SEPT. 2020	FIR – TASWATER – 05/18/2020	

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COMPLEX UNIT

ST MICHAELS COMPLEX
(22 Hobblers Bridge Rd.)

COMPLEX UNIT

Proposed dwelling constructed in an existing built up residential area. The surrounding 100m is a combination of existing residences, non-vegetated areas including roads, footpaths and buildings and low threat vegetation including managed grassland and maintained lawns.



DRAWING NO: P02
DRAWN BY: ME
SHEET NO.: 2 of 10

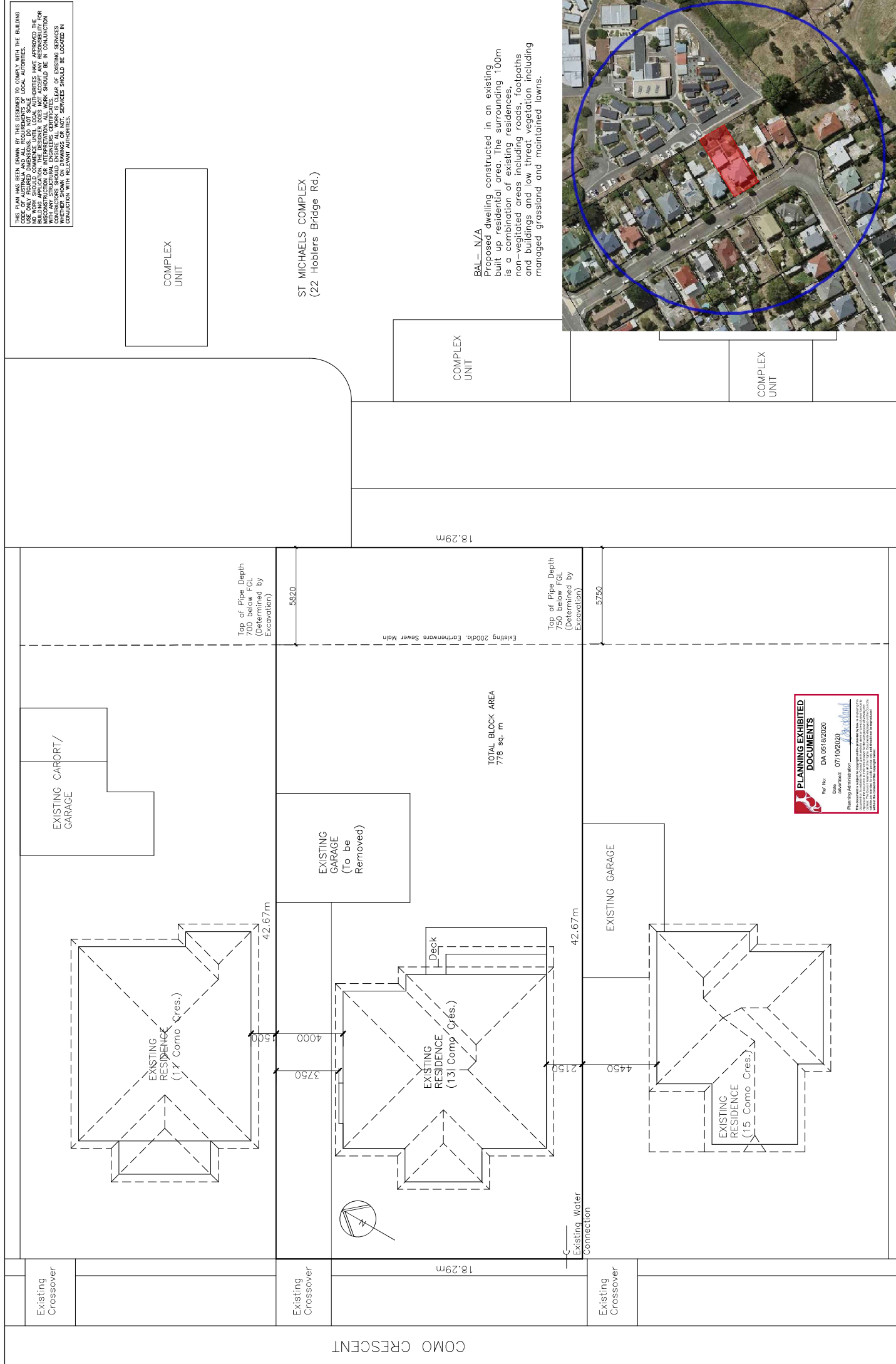
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Check dimensions: precedence over scale

DRAWING TITLE(S):
EXISTING SITE PLAN

CLIENT: D & T ELLIOTT
PROJECT: PROPOSED REAR UNIT (Strata Dev't)
13 COMO CRESCENT
NEWSTEAD 7250

ISSUE: DATE: DESCRIPTION:
P1 AUG. 2020 FOR PLANNING DISCUSSIONS ONLY
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COMO CRESCENT

18.29m

18.29m

Top of Pipe Depth
700 below FGL
(Determined by
Excavation)

5820

Existing 200dia. Earthcore Sewer Main

Top of Pipe Depth
750 below FGL
(Determined by
Excavation)

5750

TOTAL BLOCK AREA
778 sq. m

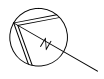
EXISTING GARAGE
(To be
Removed)

EXISTING GARAGE

EXISTING RESIDENCE
(17 Como Cres.)

EXISTING RESIDENCE
(13 Como Cres.)

EXISTING RESIDENCE
(15 Como Cres.)

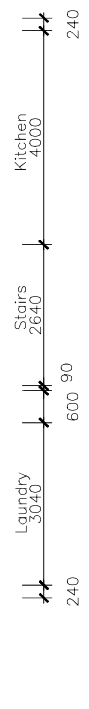
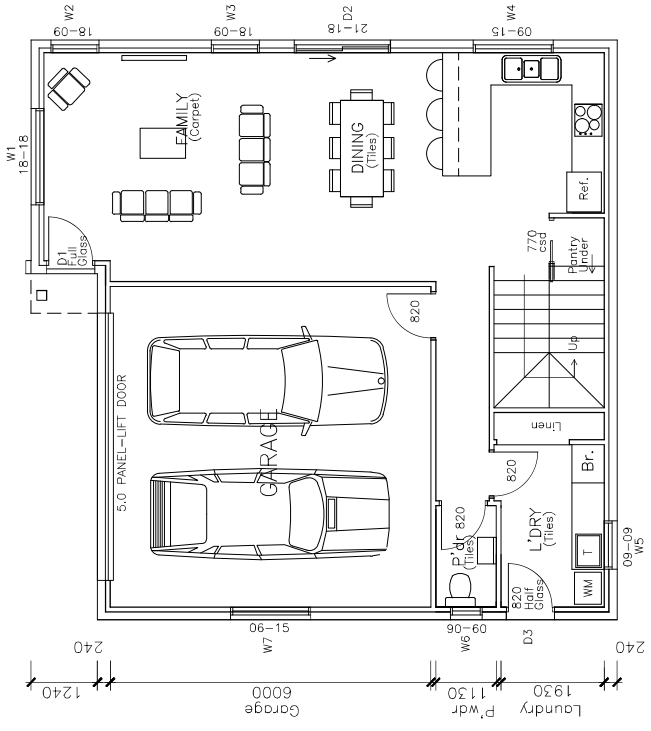
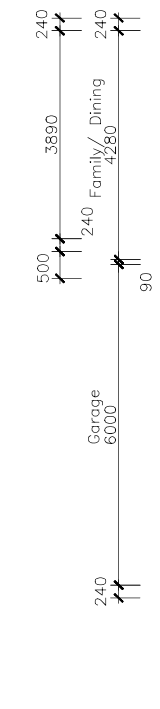


Existing Water
Connection

Existing
Crossover

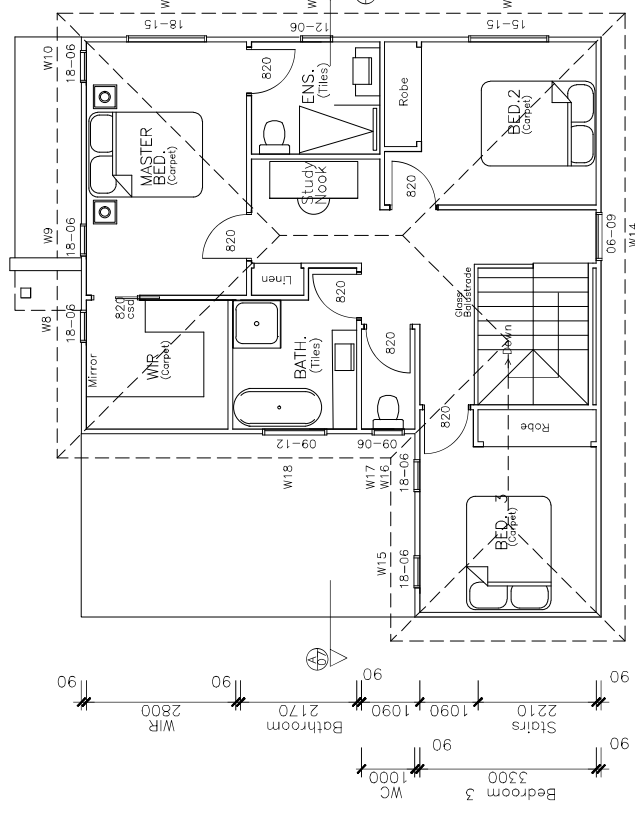
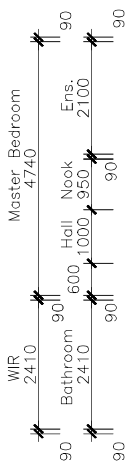
Existing
Crossover

Existing
Crossover



GROUND FLOOR

NOTES:
 -KITCHEN LAYOUT IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH OWNERS AND RELEVANT CONTRACTORS.
 -ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ACCOUNT FOR WALL LININGS.
 -240V HARD-WIRED SMOKE DETECTORS ALL INTER-CONNECTED



FIRST FLOOR

GROUND FLOOR AREA = 69.7 sq. m (7.6 squares)
 FIRST FLOOR AREA = 84.1 sq. m (9.1 squares)
 GARAGE = 40.8 sq. m (4.4 squares)
 TOTAL ENCLOSED AREA = 194.6 sq. m (21.1 squares)



SCALE:	1:100 (A3)
Check dimensions:	Dimensions like precedence over scale
DRAWING NO:	P04
DRAWN BY:	ME
SHEET NO.:	4 of 10

PRINT DATE:	
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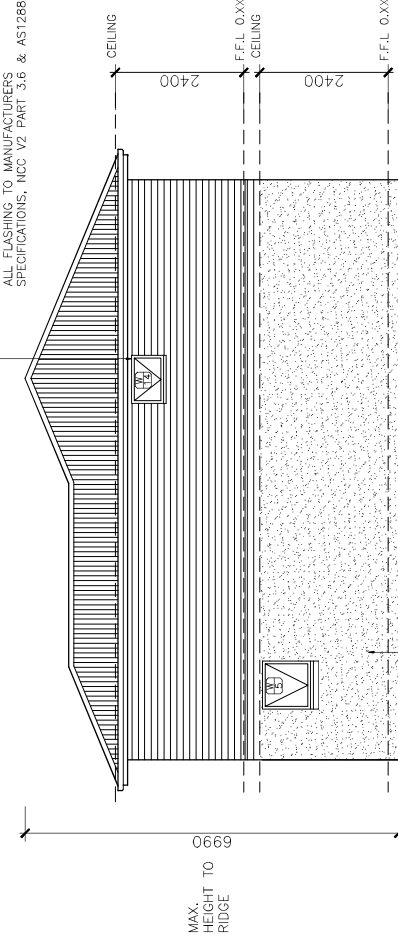
DRAWING TITLE(S):	FLOOR PLANS
CLIENT:	D & T ELLIOTT
PROJECT:	PROPOSED REAR UNIT (Strata Dev't) 13 COMO CRESCENT NEWSTEAD 7250

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WINDOWS & DOORS
POWDER COATED ALUMINIUM FRAMED DOORS
AND AWNING WINDOW FRAMES
TAS OAK OR MDF REVELS AND TRIMS
ALL FLASHING TO MANUFACTURERS
SPECIFICATIONS, NCC V2 PART 3.6 & AS1288

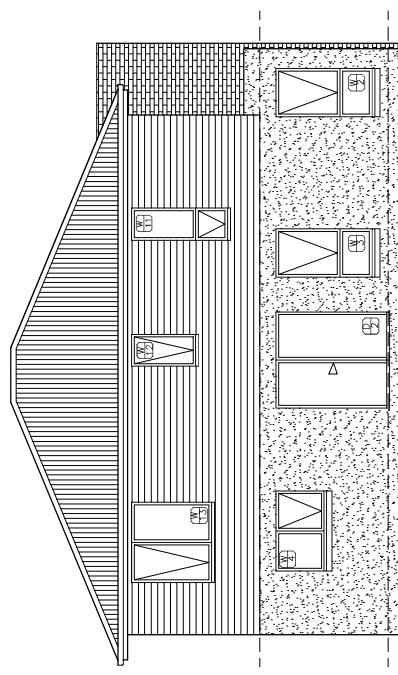


SOUTH EASTERN ELEVATION

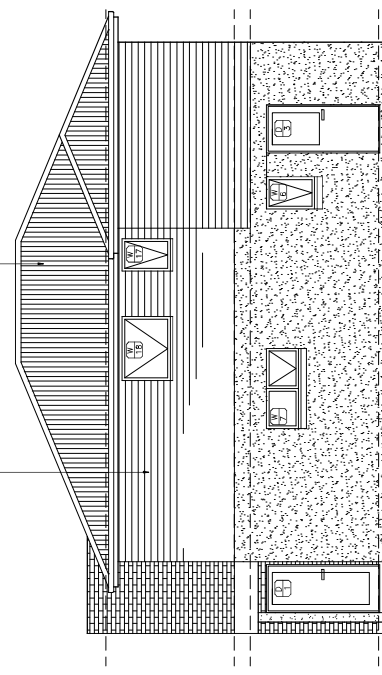
WALL CLADDING
SELECTED RENDER-BLOCKS SUITABLE FOR SELECTED TEXTURE COATING. REFER TO ENGINEER'S SPECIFICATIONS FOR ALL MASONRY TO COMPLY WITH PART 3.3 OF NCC AND AS1225.

WALL CLADDING
SELECTED WEATHERBOARD (OR SIMILAR) LIGHT CLADDING.

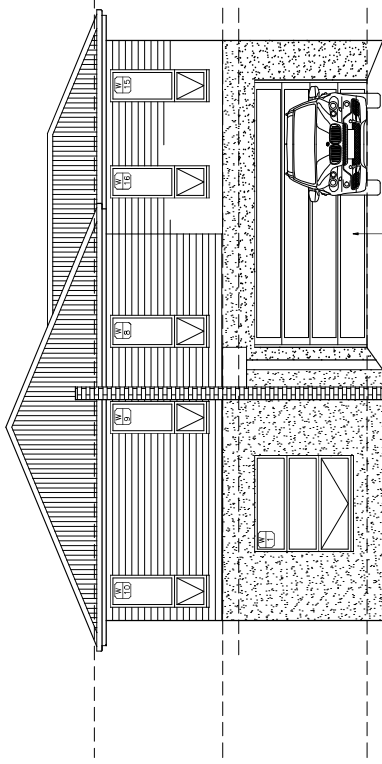
ROOFING
COLORBOND CUSTOM ORB ROOF CLADDING, CUTTER AND FASCIA ALL ROUND. COLOUR TO CLIENTS SPECIFICATION. INSTALLED IAW MANUFACTURERS INSTRUCTIONS.



NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION



NORTH WESTERN ELEVATION



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PROJECT: **PROPOSED REAR UNIT (Strata Dev't)**
13 COMO CRESCENT
NEWSTEAD 7250

DRAWING TITLE(S):
ELEVATIONS

SCALE: **1:100**
(A3)
Check dimensions
Dimensions take
precedence over scale

DRAWING NO: **P05**
DRAWN BY: **ME**
SHEET NO.: **5** of **10**

PRINT DATE:

LANDSCAPING SCHEDULE

(Plants as prescribed by registered horticulturist and indicative of surrounding species.)
(Prescribed plants or similar)



Selected Hedge Plants to 1.8 m



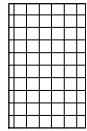
Various Ornamental Trees to 3 m



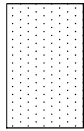
Selection of Gardenia and Grevillea ground covers to 1m high x 2m wide



Indicative species selected shrubs to 1 metre high



PAVED AREA



GRASSED AREA



SCREENED WASTE STORAGE AREA

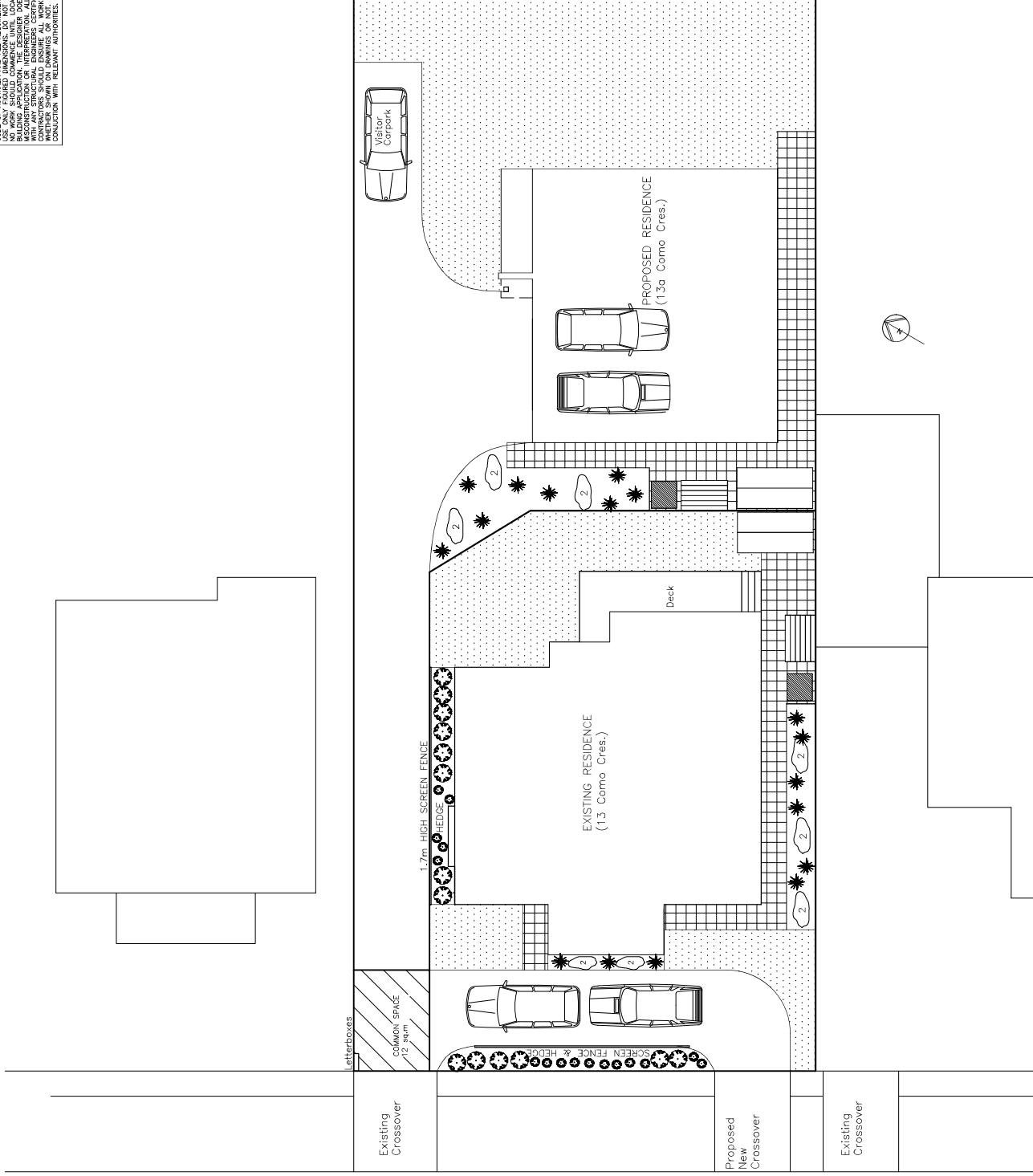


CLOTHES LINE



PRE-FAB STEEL STORAGE SHED
6 cubic m MIN.

COMO CRESCENT

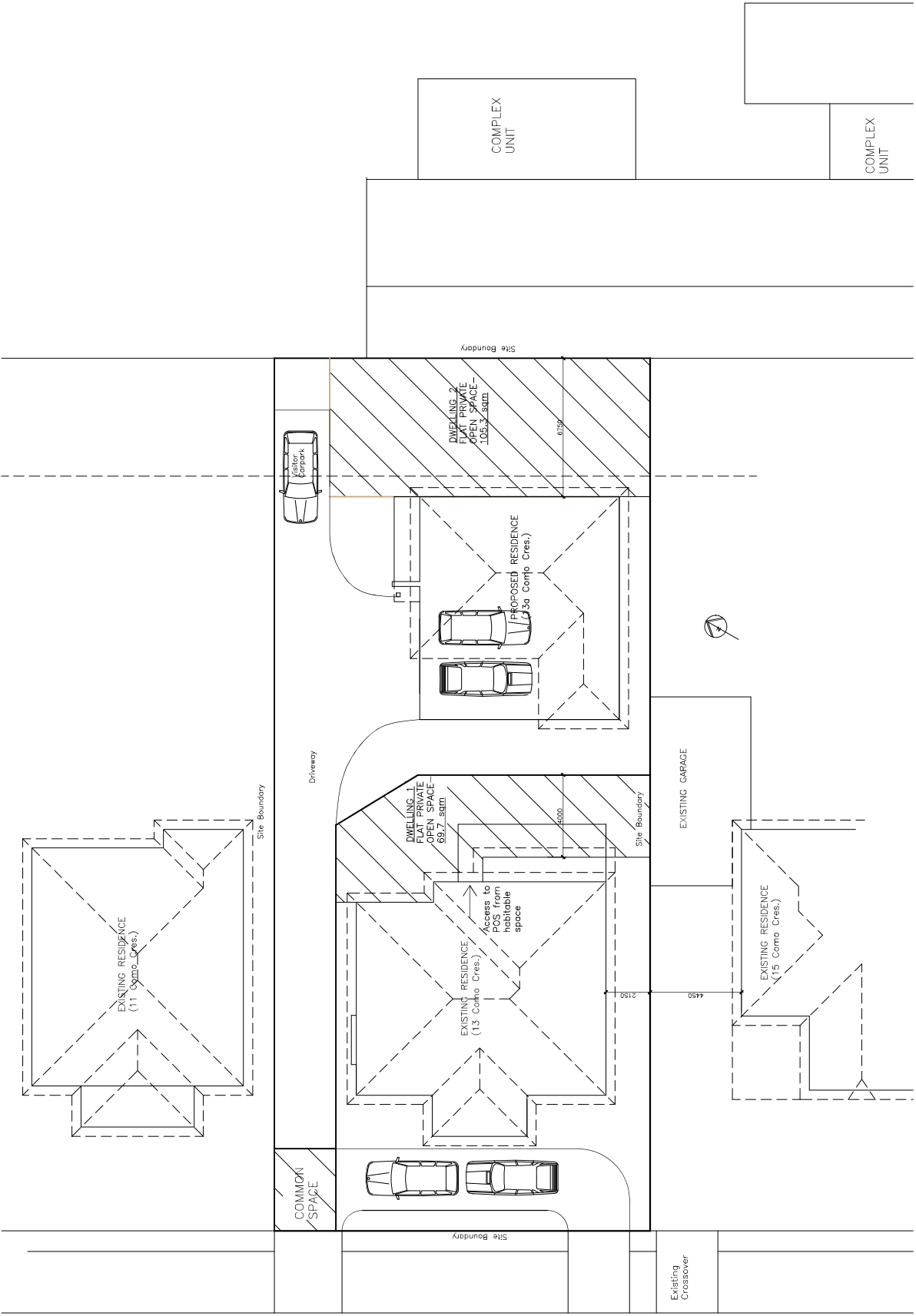


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<p>Building Designs & Drafting 11 Bellair Place Launceston 7250 Web: 0427071492 info@buildingdesigns.com.au Accred No. CC1629 D</p>	ISSUE:	DATE:	DESCRIPTION:	<p>CLIENT: D & T ELLIOTT PROJECT: PROPOSED REAR UNIT (Strata Dev't) 13 COMO CRESCENT NEWSTEAD 7250</p>	<p>DRAWING TITLE(S): LANDSCAPING PLAN</p>	<p>SCALE: NTS (A3) Check dimensions precedence over scale</p>	<p>DRAWING NO.: P06 DRAWN BY: ME</p>
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SHEET NO. :	7 of 10

DRAWING TITLE(S): PRIVATE OPEN SPACE

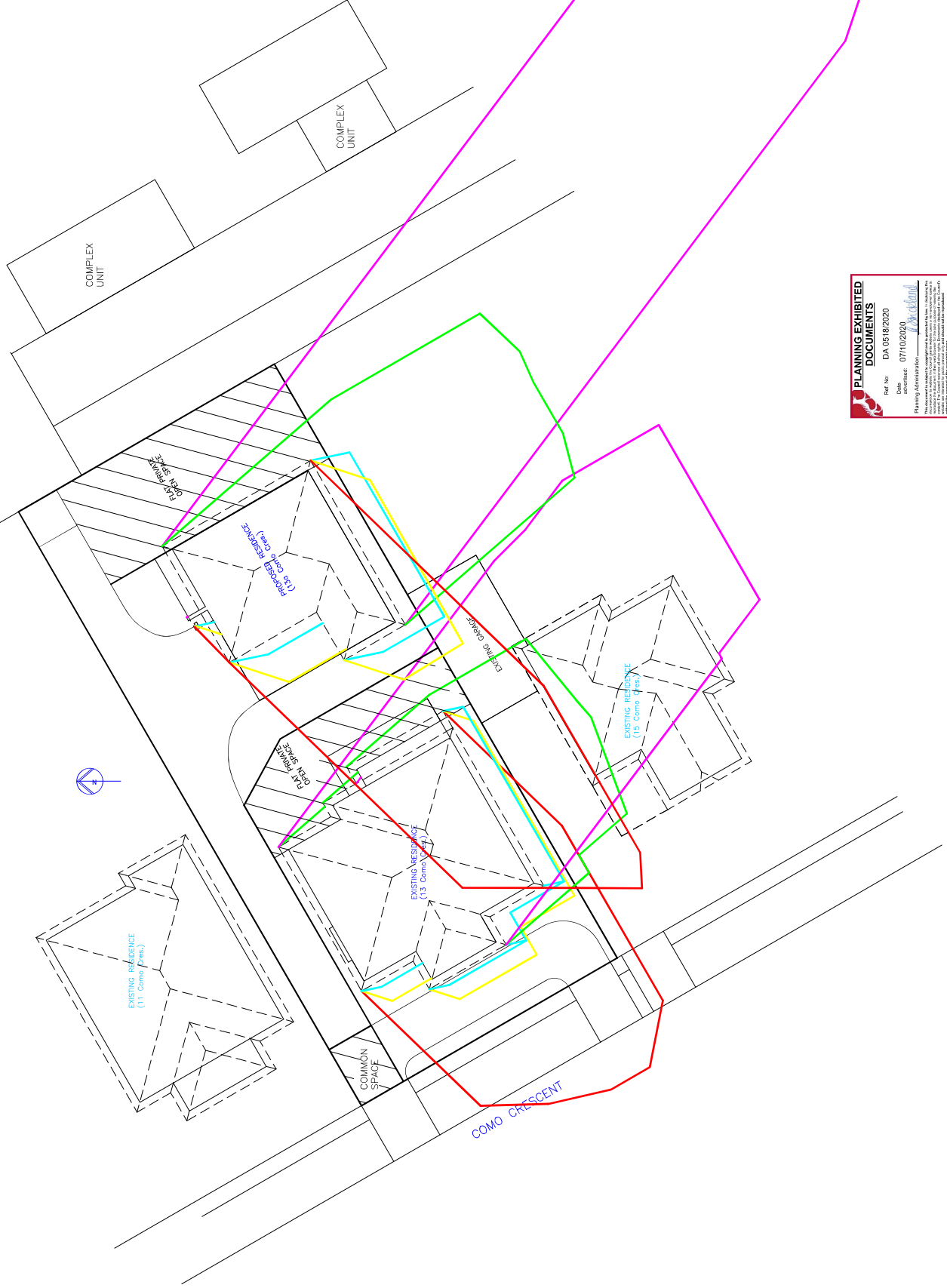
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 ABRN 622650579824

PRINT DATE:

- SHADOW DIAGRAM
9am 21st JUNE.
- SHADOW DIAGRAM
11am 21st JUNE.
- SHADOW DIAGRAM
1pm 21st JUNE.
- SHADOW DIAGRAM
3pm 21st JUNE.
- SHADOW DIAGRAM
4pm 21st JUNE.



SCALE: 1:400 (A3)
Check dimensions: Dimensions take precedence over scale

DRAWING NO: **P08**
DRAWN BY: ME
SHEET NO: 8 of 10

PRINT DATE:

DRAWING TITLE(S): **SHADOW DIAGRAMS**

CLIENT: **D & T ELLIOTT**
PROJECT: **PROPOSED REAR UNIT (Strata Dev't)
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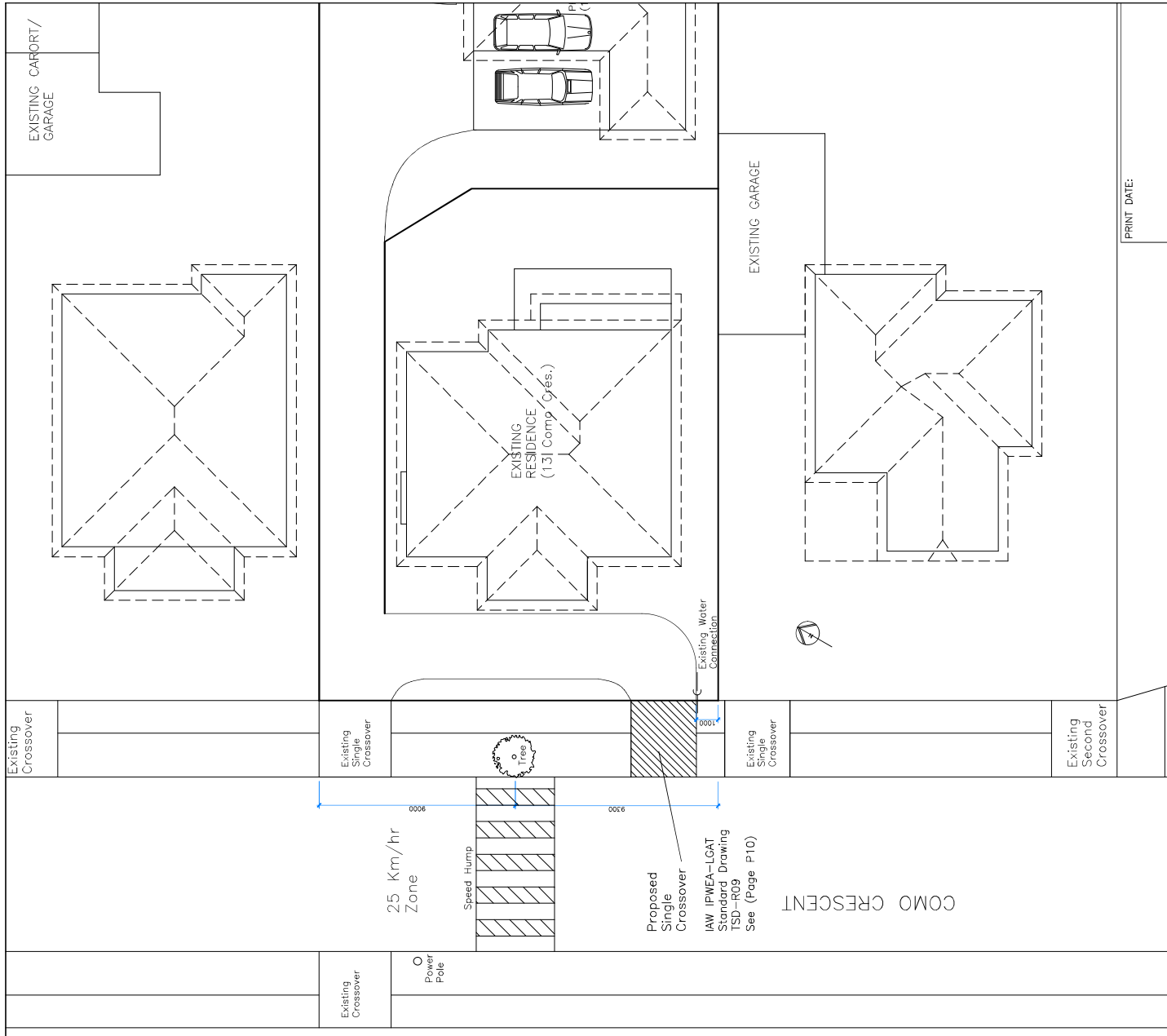
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DRAWING TITLE(S):
CROSSOVER DETAILS 1
INFRASTRUCTURE DETAILS

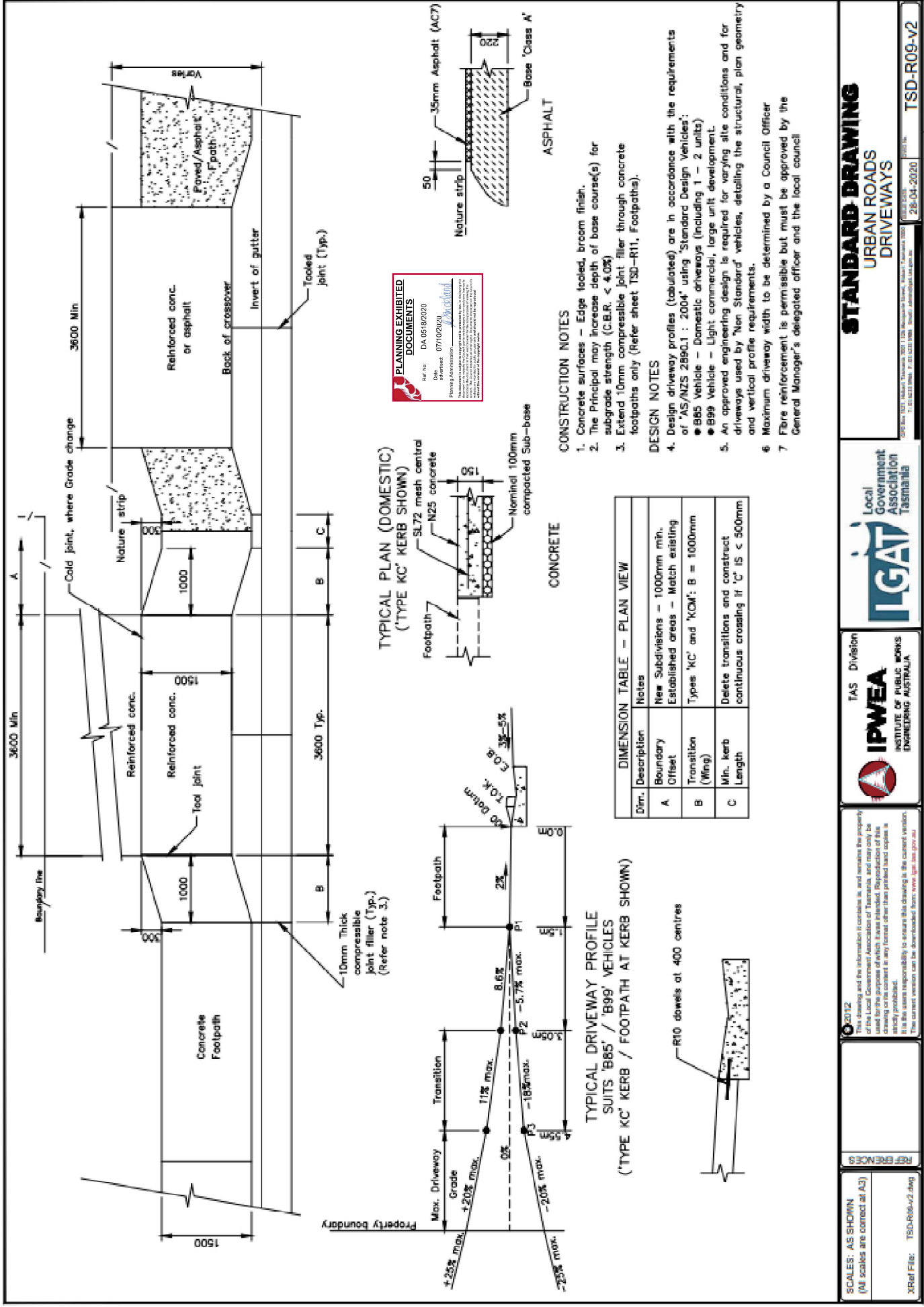
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 (A3)
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 precedence over scale

DRAWING NO.: **P09**

DRAWN BY: **ME**

SHEET NO.: **9** of **10**

PRINT DATE:



IPWEA TAS Division
INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA

LGAT Local Government Association Tasmania

STANDARD DRAWING
URBAN ROADS DRIVEWAYS

Scale: 1:1000

Issue: 11 Before: Piece Luncheon 7250
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