

Council Meeting - 12 November 2020 - Agenda Item 9.4  
Attachment 2 - Plans to be Endorsed - 28 Denman Road Trevallyn

# MULTIPLE DWELLING DEVELOPMENT at 28 DENMAN RD, TREVALLYN, TAS 7250 for COLIN and JILL EDWARDS

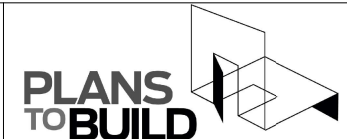


### DRAWING SCHEDULE

- A00 COVER PAGE
- A01 EXISTING CONDITIONS PLAN
- A02 STRATA PLAN
- A03 SITE PLAN
- A04 SITE DRAINAGE PLAN
- A05 LANDSCAPING PLAN
- A06 EXISTING DWELLING FLOOR PLANS
- A07 EXISTING DWELLING ELEVATIONS
- A08 NEW DWELLING GROUND FLOOR PLAN
- A09 NEW DWELLING FIRST FLOOR PLAN
- A10 NEW DWELLING ELEVATIONS
- A11 NEW DWELLING ELEVATIONS

### DEVELOPMENT SUMMARY

ID - 6580958 CT - 57817/32  
 ZONE - General Residential  
 COUNCIL - Launceston  
 OVERLAY - Scenic Management Area  
 SITE COVERAGE - 30%  
 HARDSTAND AREA- 40%  
 PERMEABLE AREA - 30%



**L.M.DELL ACC. No. CC5932 G**  
 Level 2, 73 Paterson street, Launceston Tas  
 7250, P.O Box 378  
 Tel - 6388 9287 - Mob - 0400 655 771  
 Email - leigh@planstobuild.com.au

### GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

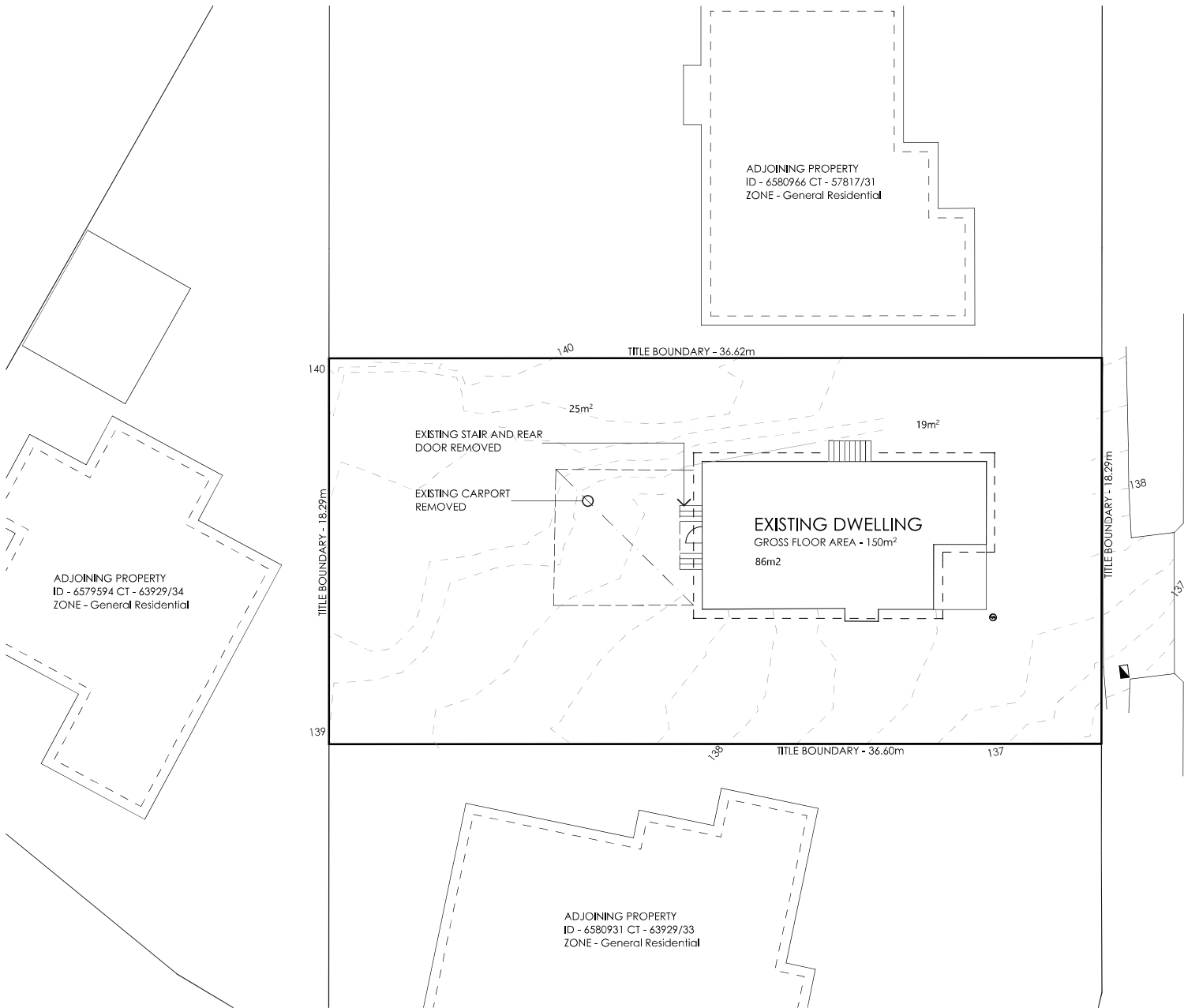
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.

### PROJECT INFORMATION:

<b>FLOOR AREAS:</b> NEW RESIDENCE FLOOR AREA - G.F 97m <sup>2</sup> - F.L 97m <sup>2</sup> - EX 150m <sup>2</sup> NEW RESIDENCE DECK AREA - 25m <sup>2</sup> - EX - NEW DECK 19m <sup>2</sup>		<b>SITE AREA:</b> 669m <sup>2</sup>		<b>LAND TITLE, VOLUME &amp; FOLIO</b> <b>CT57817/32</b>	
<b>SITE OVERLAYS:</b> Scenic Management Area	<b>SITE CLASSIFICATION :</b> <b>TBA</b>	<b>CLIMATE ZONE:</b> <b>7</b>	<b>ALPINE AREA:</b> <b>N/A</b>	<b>BUSHFIRE ATTACK LEVEL:</b> <b>TBA</b>	
<b>COUNCIL:</b> Launceston	<b>WIND REGION:</b> <b>A3</b>	<b>DESIGN WIND SPEED</b> <b>N2</b>	<b>TERRAIN CLASSIFICATION:</b> <b>T2</b>		
<b>SCHEME / ZONE:</b> General Residential	<b>SCALE: IF IN DOUBT ASK</b> <b>SCALE @ A3</b>	<b>PRINT DATE:</b> <b>30/09/2020</b>	<b>PROJECT NUMBER:</b> <b>19030</b>		

2	Issued for Planning Approval	23.09.20
1	Issued for Planning Approval	28.08.20
0	Issued for client review	28.11.19
rev.	Amendment	Date
<b>DRAWING No:</b>		<b>ISSUE: APPROVAL</b>
<b>A00</b>	<b>1 of 12</b>	REV: 2



**PLANNING EXHIBITED DOCUMENTS**

Ref No: DA 0543/2020  
Date advertised: 03/10/2020  
Planning Administration: *Launceston*

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EXISTING CONDITIONS PLAN  
SCALE 1:200

0mm 2000 4000 6000 8000 10000

North

# MULTIPLE DWELLING DEVELOPMENT

## 28 DENMAN RD, TREVALLYN, TAS 7250

PROJECT NUMBER:  
**19030**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**30/09/2020**

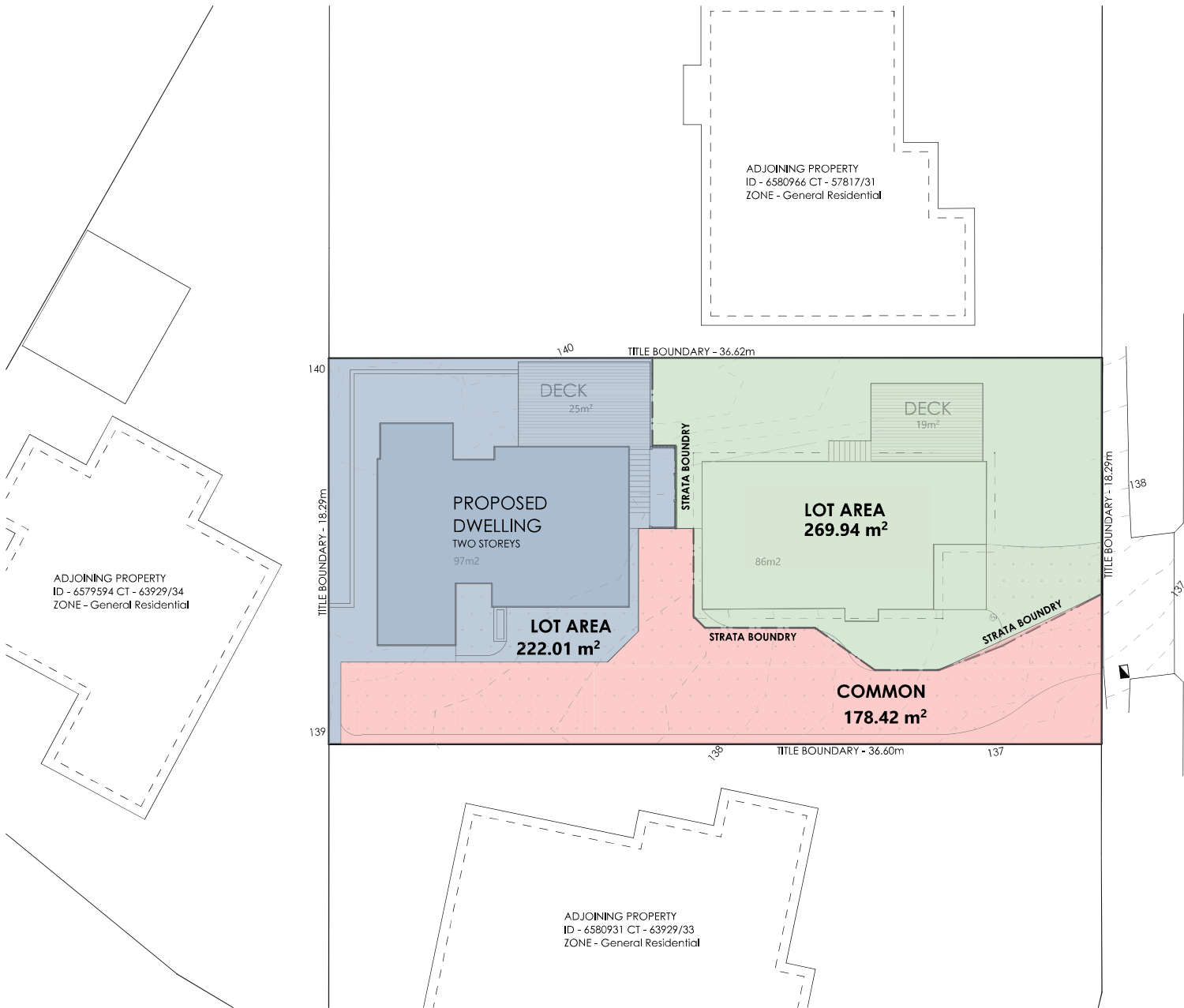
DRAWING No: **A01** 2 of 12  
ISSUE: APPROVAL  
REV: 2

**PLANS TO BUILD**

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**L.M.DELL ACC. No. CC5932 G**  
ABN 23 269 055 701

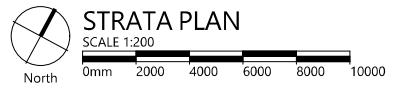
**Owner:**  
**COLIN and JILL EDWARDS**

rev.	Amendment	Date
2	Issued for Planning Approval	23.09.20
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0	Issued for client review	28.11.19



DENMAN ROAD

**PLANNING EXHIBITED DOCUMENTS**  
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# MULTIPLE DWELLING DEVELOPMENT

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PROJECT NUMBER: <b>19030</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: <b>30/09/2020</b>	DRAWING No: <b>A02</b>	ISSUE: APPROVAL <b>3 of 12</b>	REV: 2
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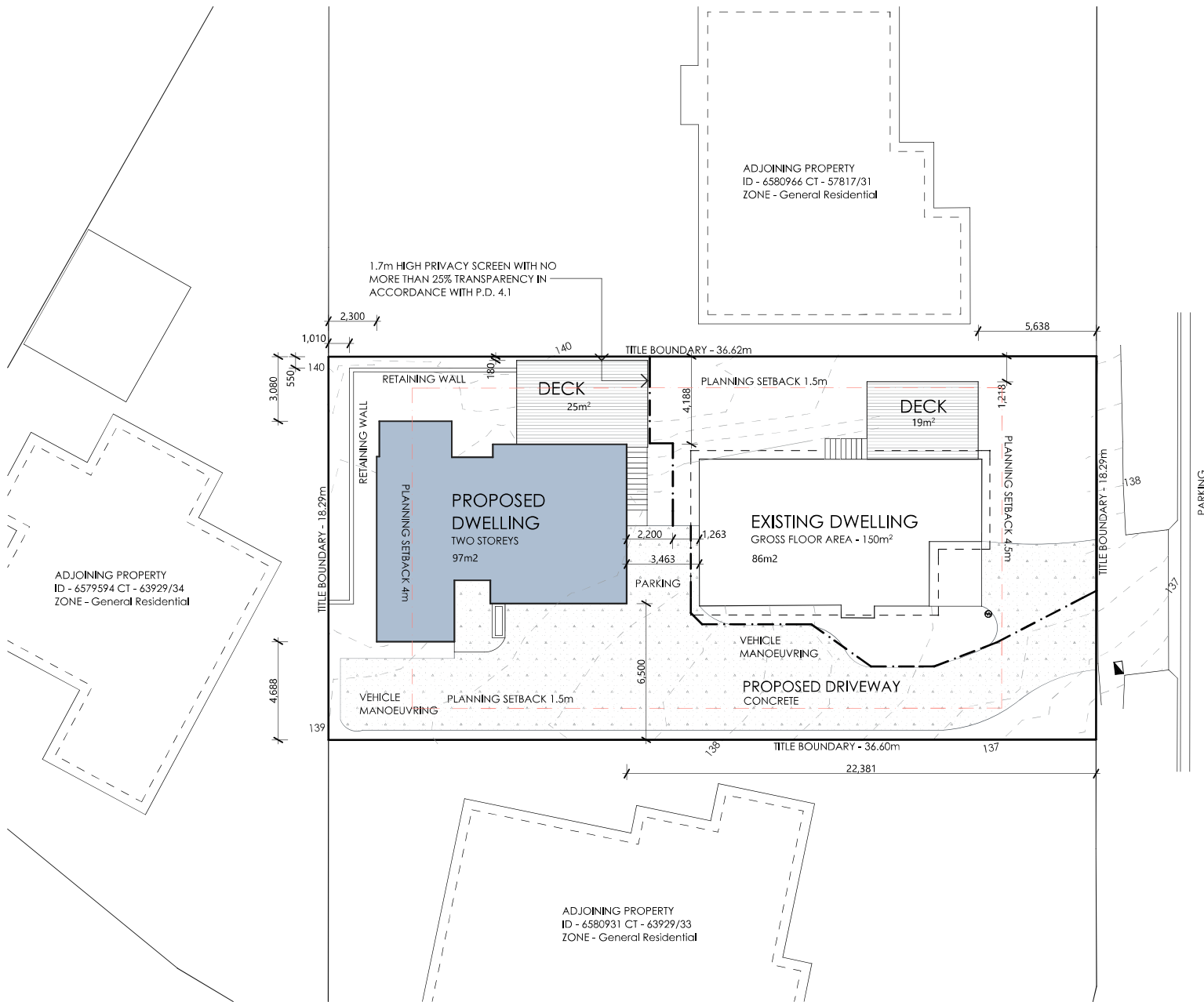
### SITE PLAN NOTES

**SURFACE AND SUBSURFACE DRAINAGE SYSTEMS**  
 IN ACCORDANCE WITH PART D2, NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

**SOIL AND WATER MANAGEMENT**  
 PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.



DENMAN ROAD



# MULTIPLE DWELLING DEVELOPMENT

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DRAWING No: **A03** ISSUE: APPROVAL  
 SCALE @ **A3** 4 of 12 REV: 2

PROJECT NUMBER: **19030** SCALE: IF IN DOUBT ASK **SCALE @ A3** PRINT DATE: **30/09/2020**

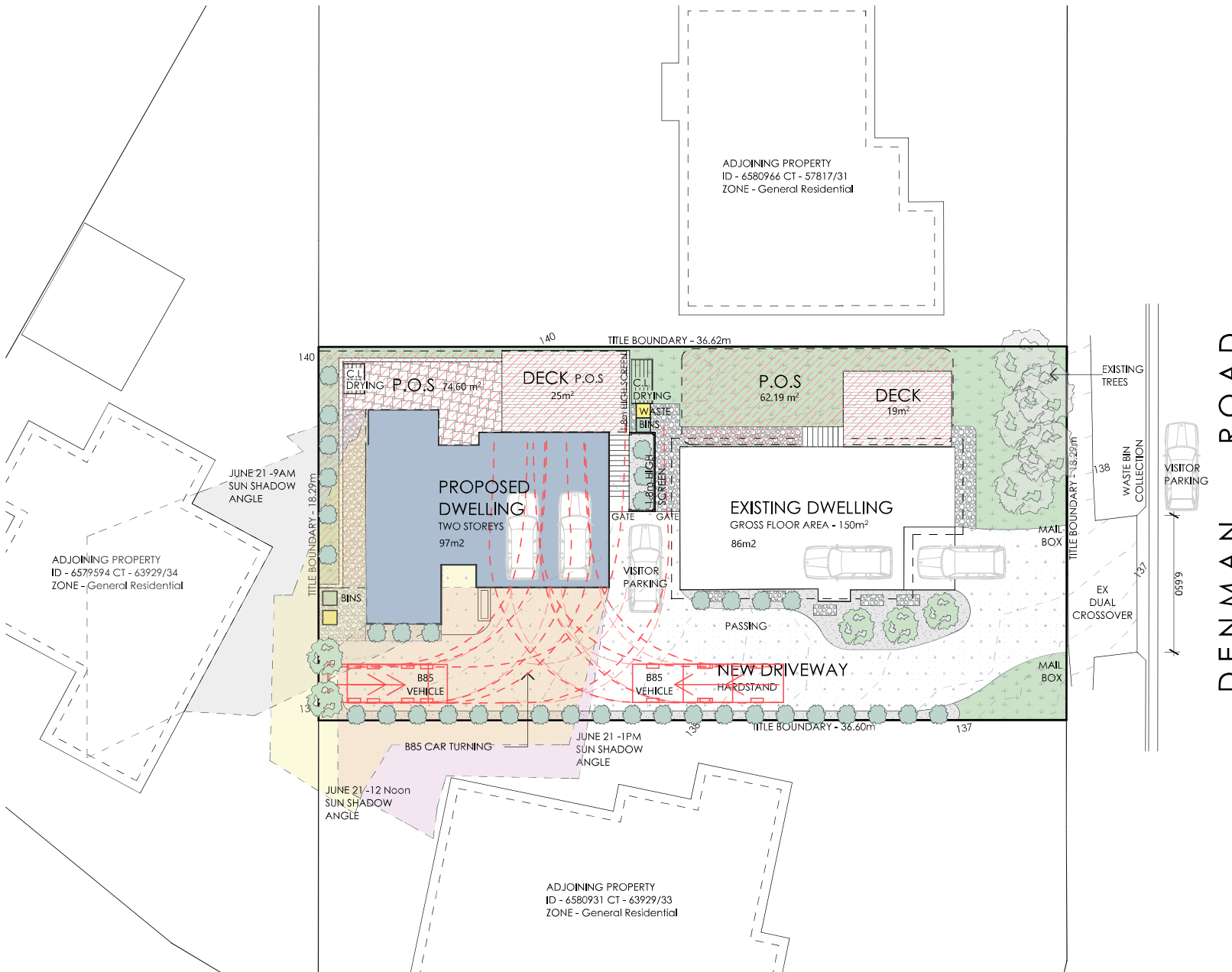
**DRAWING LEGEND**

**LANDSCAPE ZONE**

GRASSED AND MULCHED AREAS WITH PLANTINGS OF TREES AND SHRUBS TO A MAX HEIGHT OF 6m:  
 -PITOSPORUM  
 -LOMANDRA  
 -CORDYLINES  
 -HEBE  
 -SLIVER BIRCH (FEATURE TREE)  
 -ORNAMENTAL PEAR (FEATURE TREE)  
 -WEEPING CHERRY (FEATURE TREE)

ADVANCED  
 1.5m HIGH - MAX 6m TREE  
 MIN 60m2 OF PERVIOUS AND IMPERVIOUS SURFACES FOR PRIVATE OPEN SPACE PER UNIT  
 4m MIN DIMENSION.

EXISTING BUSHES, TREES AND SHRUBS TO BE RETAINED AND OR TRANSPLANTED WHERE POSSIBLE.



DENMAN ROAD

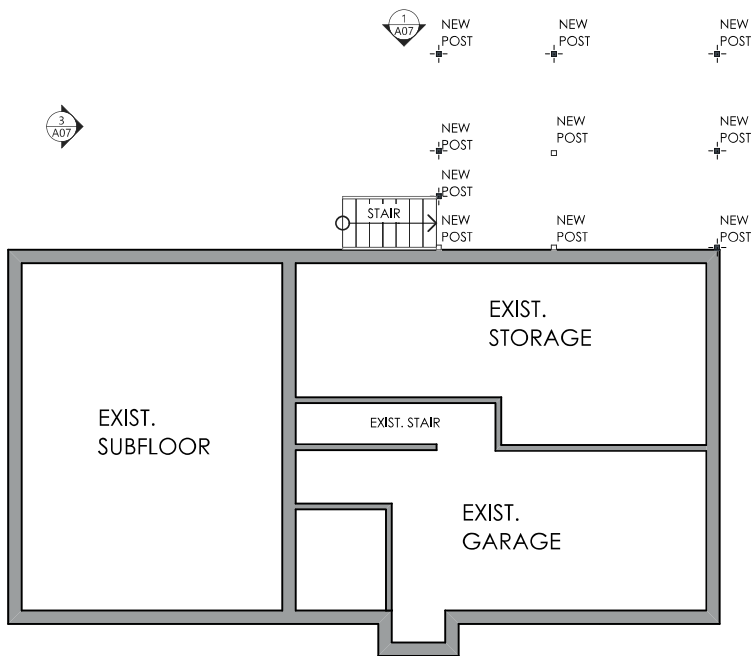


**MULTIPLE DWELLING DEVELOPMENT**  
**28 DENMAN RD, TREVALLYN, TAS 7250**

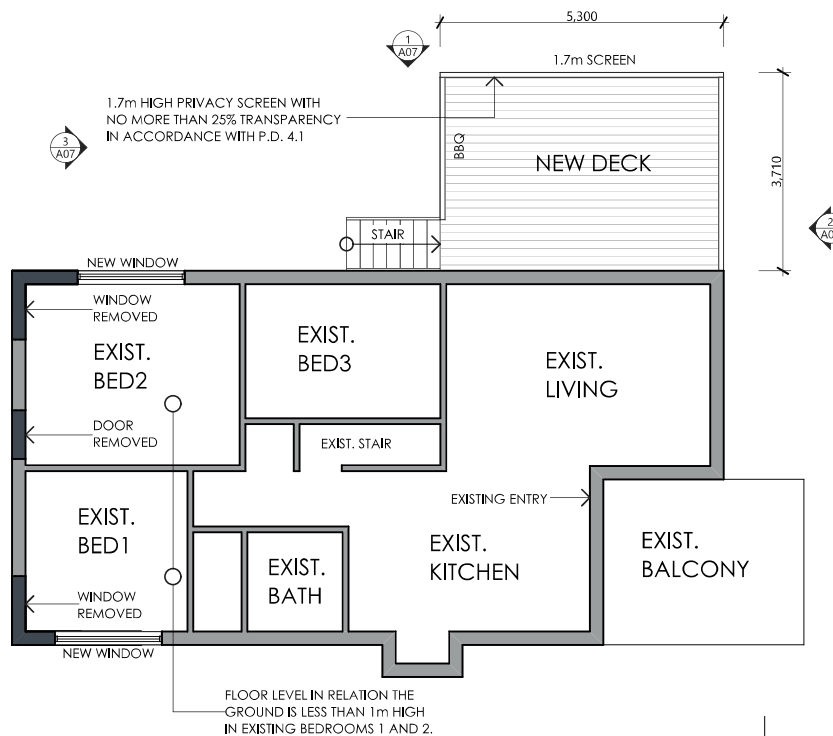
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3	Issued for Planning Approval	27.10.20
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EXISTING RESIDENCE GROUND FLOOR PLAN  
SCALE 1:100



EXISTING RESIDENCE FIRST FLOOR PLAN  
SCALE 1:100

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# MULTIPLE DWELLING DEVELOPMENT

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PROJECT NUMBER:  
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SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**30/09/2020**

DRAWING No:  
**A06**

7 of 12

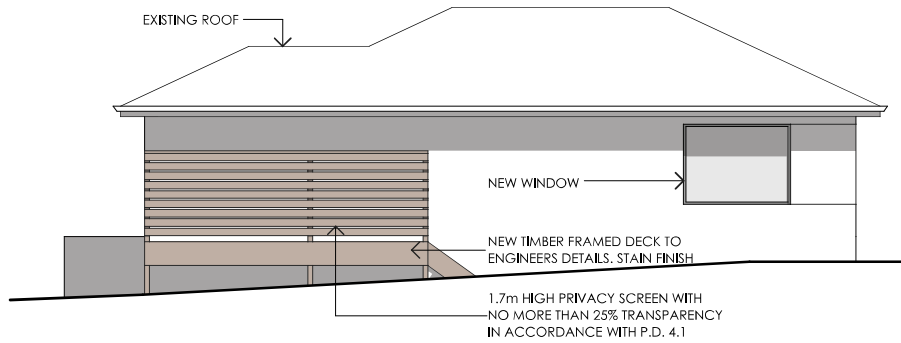
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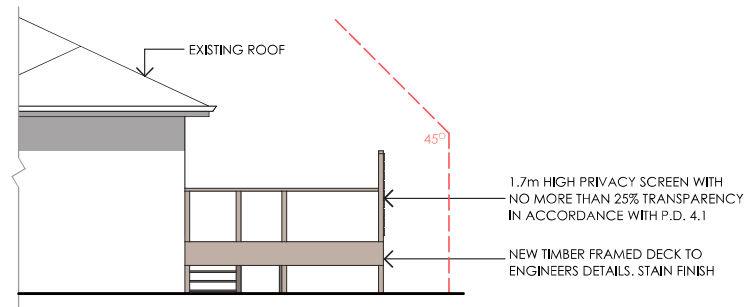
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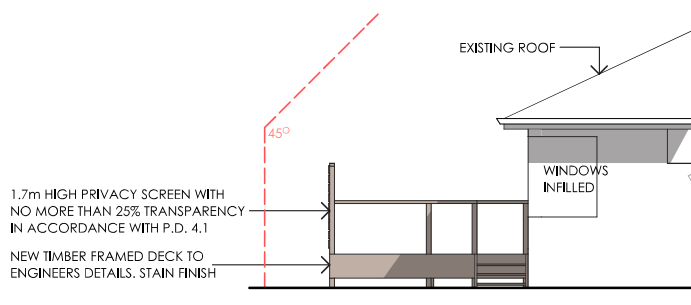
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1  
-  
EXISTING DWELLING -  
NORTHERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



2  
-  
EXISTING DWELLING -  
EASTERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



3  
-  
EXISTING DWELLING -  
WESTERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

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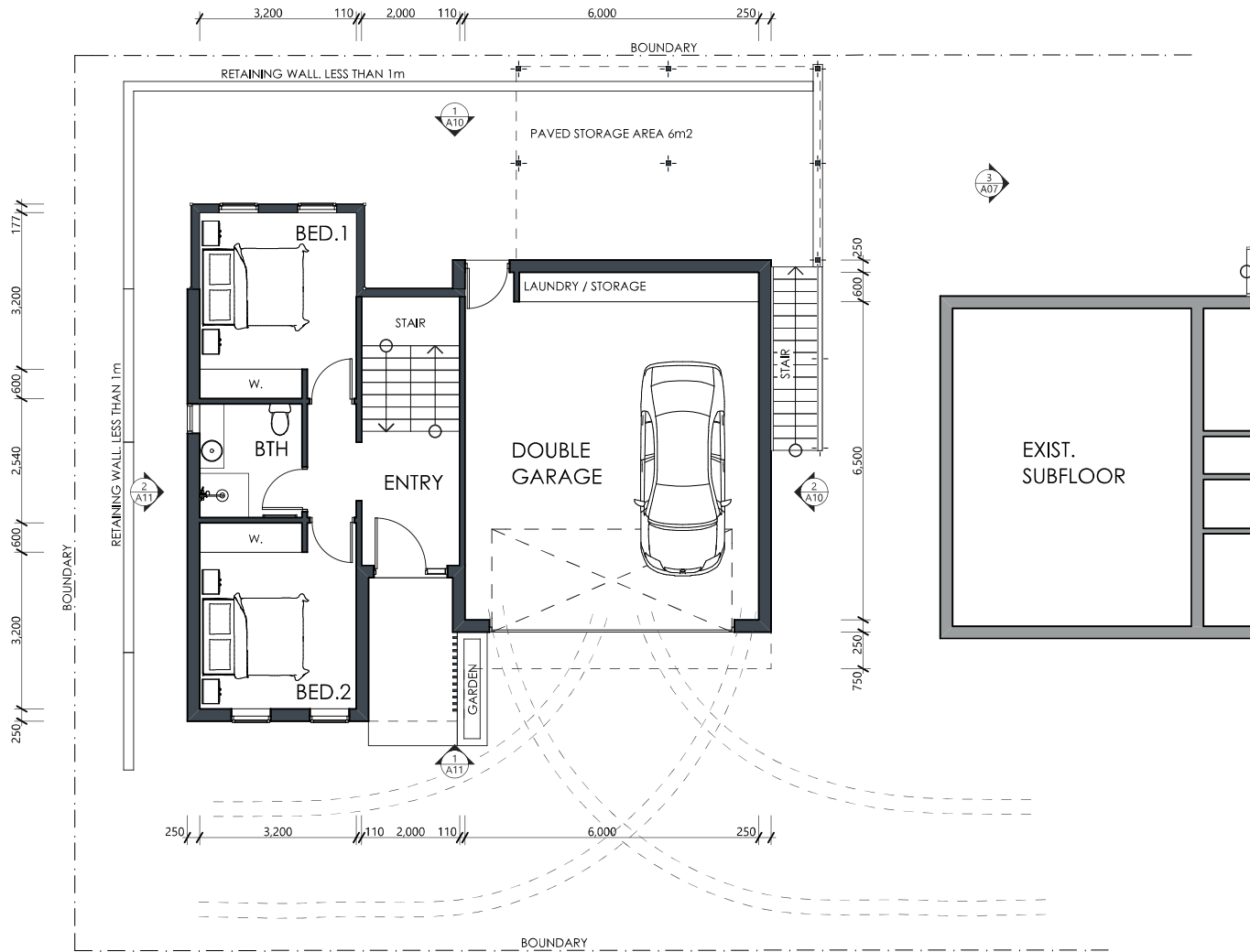
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**MULTIPLE DWELLING DEVELOPMENT**  
**28 DENMAN RD, TREVALLYN, TAS 7250**

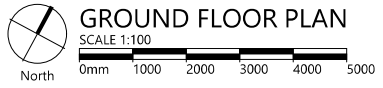




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# MULTIPLE DWELLING DEVELOPMENT

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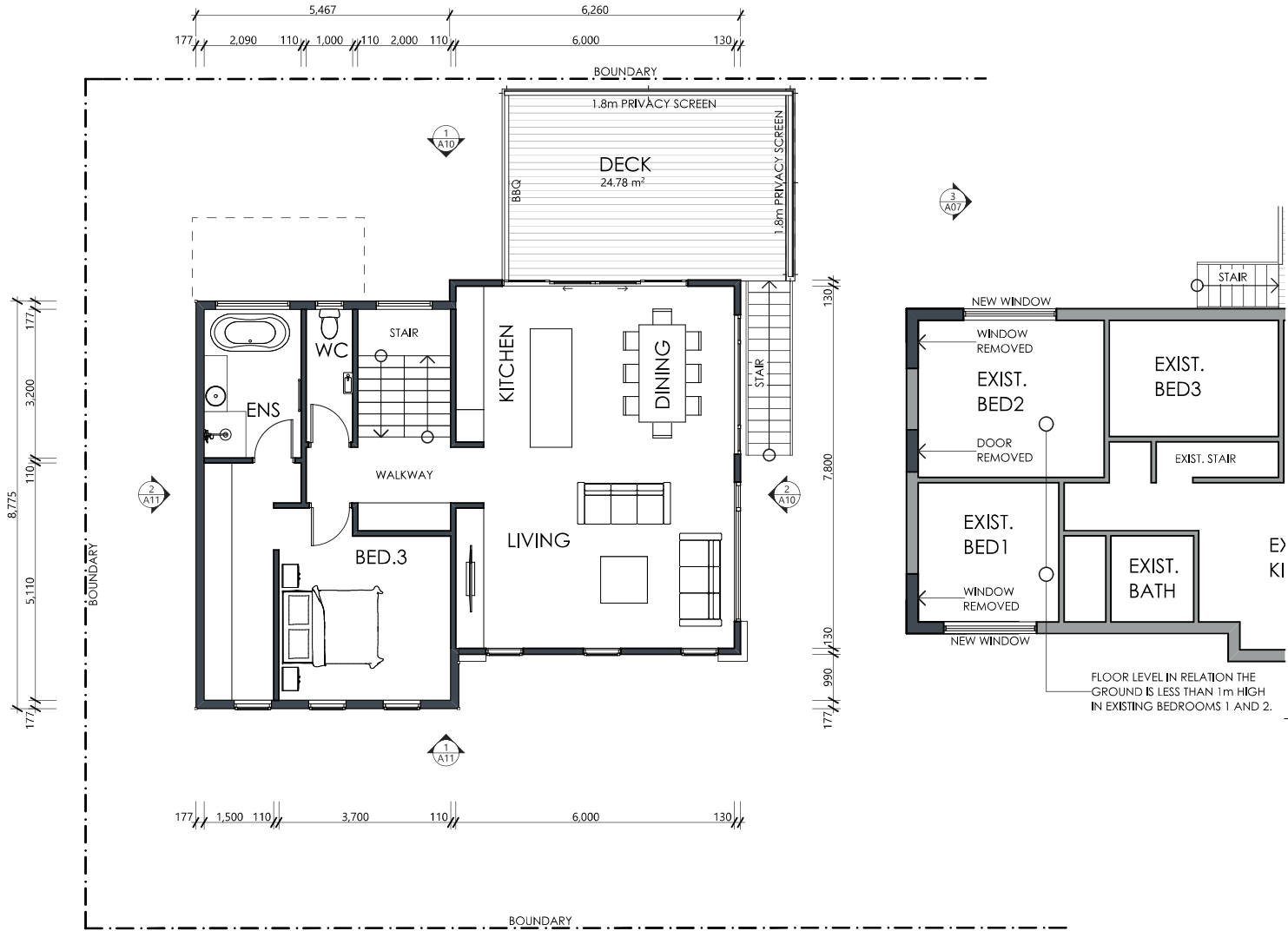
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 9 of 12 REV: 2

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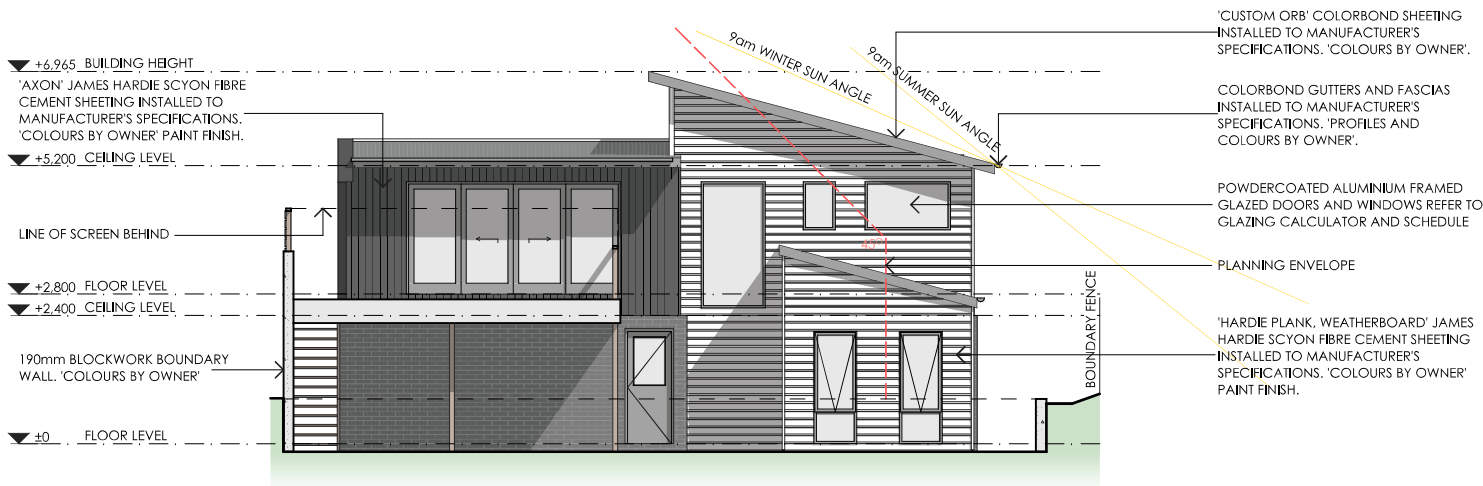
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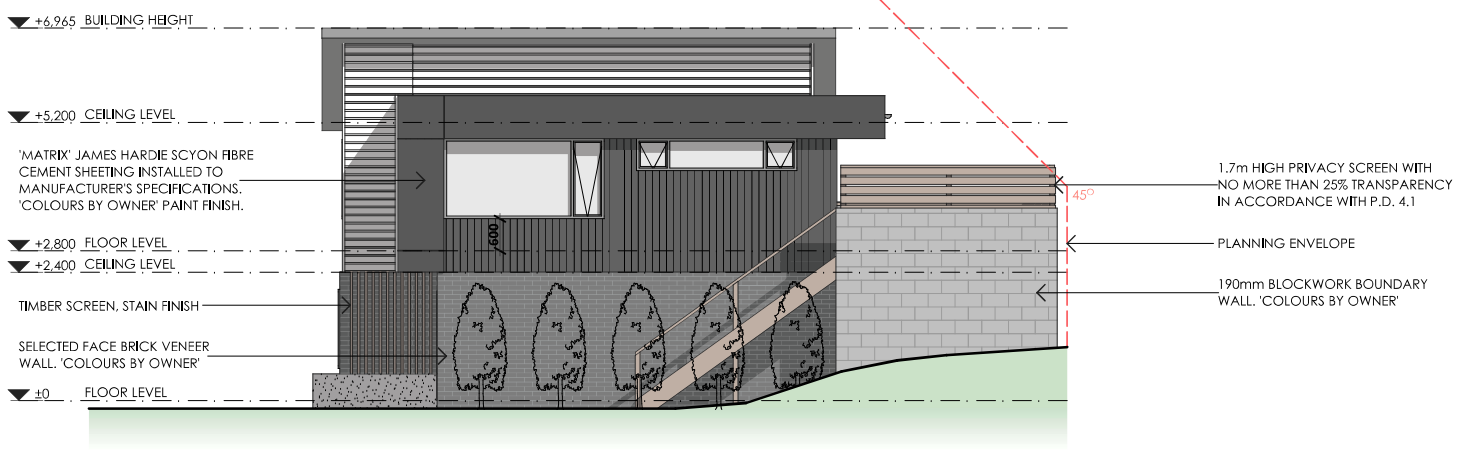


# MULTIPLE DWELLING DEVELOPMENT

## 28 DENMAN RD, TREVALLYN, TAS 7250



1 NEW DWELLING - NORTHERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



2 NEW DWELLING - EASTERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

**COLOUR SCHEDULE**

-  MUTED TONE GREY BRICK
-  LIGHT GREY WEATHERBOARD
-  DARK GREY VERTICAL CLADDING
-  DARK GREY FC SHEET SMOOTH FINISH

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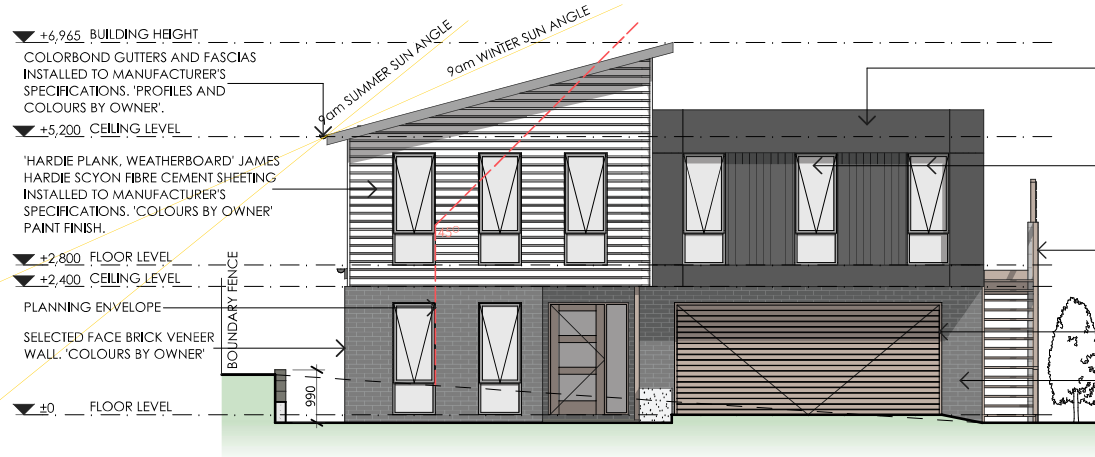
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**MULTIPLE DWELLING DEVELOPMENT**  
**28 DENMAN RD, TREVALLYN, TAS 7250**

**COLOUR SCHEDULE**



'MATRIX' JAMES HARDIE SCYON FIBRE CEMENT SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER' PAINT FINISH.

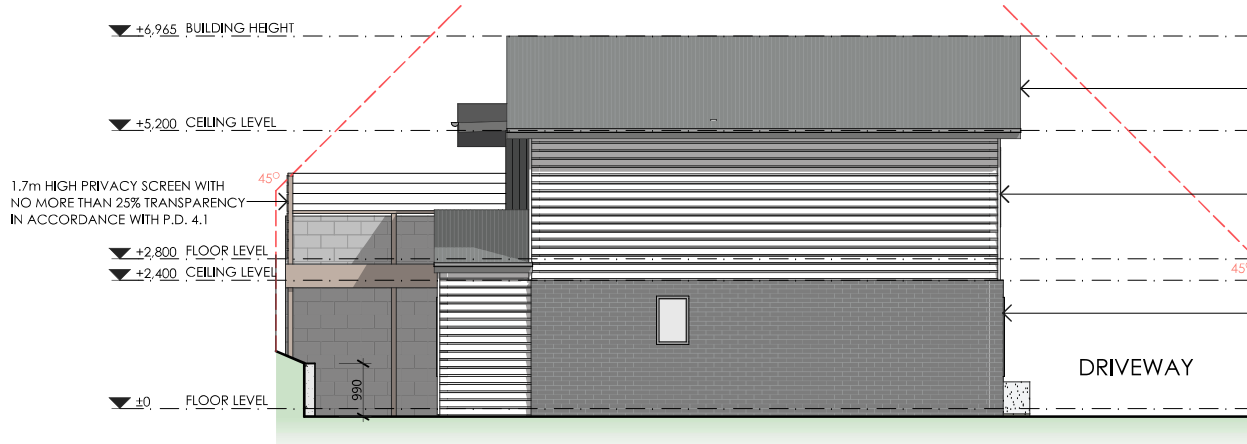
POWDERCOATED ALUMINIUM FRAMED GLAZED DOORS AND WINDOWS REFER TO GLAZING CALCULATOR AND SCHEDULE

1.7m HIGH PRIVACY SCREEN WITH NO MORE THAN 25% TRANSPARENCY IN ACCORDANCE WITH P.D. 4.1

TIMBER LOOK GARAGE DOOR

SELECTED FACE BRICK VENEER WALL. 'COLOURS BY OWNER'

**1** NEW DWELLING - SOUTHERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



'CUSTOM ORB' COLORBOND SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER.'

'HARDIE PLANK, WEATHERBOARD' JAMES HARDIE SCYON FIBRE CEMENT SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER' PAINT FINISH.

SELECTED FACE BRICK VENEER WALL. 'COLOURS BY OWNER'

**2** NEW DWELLING - WESTERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

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