



Launceston city council Launceston Tasmania, 7250

25/07/2019

Attachment 2 - Submitted Application Documents 108-112 High Street Newstead

Council Agenda - 23 January 2020 - Agenda Item 9.5

Re: DA for shipping container café located at 108-112 High St, Newstead(title ref. 171030/1). This letter outlines and addresses the relevant / applicable codes for this development.

To Whom It May Concern:

Overview: 108-112 High St is zoned General Residential and is bound by properties zoned general residential to the North, West and East of the property and open space to the South of the property. The property is also within a Scenic management overlay area(7.6.3.5 Central Hills Precinct).

The development is the relocation of the existing(previously approved – DA 0431/2017) shipping container café which is 14m2 in size from its location under the awning on the Eastern side of the existing building to within the shed building on the Northern most side of the site. The site has 2 existing buildings of approx. 194m2 and approx. 75m2 which remain completely unchanged as part of this application. The approx.. 75m2 building located on the Northern boundary of the site is where the shipping container is located in this application.

All aspects of this application have been previously approved in DA 0431/2017 and this application is solely for the relocation of the shipping container café to within the existing shed on the site.

This document outlines and addresses the relevant planning standards, and should be cross referenced with drawings A0-000 to A6-001 prepared by Layton Design and dated 25/07/2019.

### **Response to planning requirements:**

D 10.0 General Residential Zone 10.1 Zone Purpose

### 10.1.1 Zone Purpose statements

**10.1.1.2** - This development provides a compatible non-residential use that primarily serves the local community by providing a conveniently located local café in a residential area that does not have similar services close by.

10.1.1.3 - No desired future character statements

**10.3 Use Standards** – The use of this development is 'Food Services' and is a discretionary permit application under the planning scheme.

### 10.3.1 - Hours of operation

**P1 -** The hours of operation for the business development remain unchanged as part of this development and are; Monday – Friday 6:00am – 12:30pm, Saturdauy 7:00am – 12:30pm. The business receives very minimal amounts of deliveries. There is an average of 1 delivery per day, delivered by van and not trucks. In regards to customer traffic, the business serves customers who's regular movements already take them along High St and provides them with the amenity of somewhere to stop briefly for a coffee and snack.

### 10.3.2 – Mechanical Plant and Equipment

**A1** – There is no mechanical plant or equipment being added as part of this application further to the previously approved application. Further there is no machinery or equipment that generates noise, odours, fumes or vibration which can be heard outside of the immediate site area. The largest piece of mechanical equipment is the coffee machine, which does generate any noise that can be heard

outside of the immediate area and the only adjoin neighbouring property(106 High St) is a shed and not used as a dwelling.

### 10.3.3 - Light Spill and illumination

There are no external lights being added as part of this development.

**10.3.4** – There is no external storage of goods in this application further to the existing location of 2 x wheelie bins for recycling and 2 x wheelie bins for general waste which currently exist in the previously approved development.

**10.3.5** – There is no increase in vehicles as part of this Development Application(commercial orotherwise) above what has previously been approved and 2 x Car parking spaces have been added as a result of moving the shipping container café to within the shed building on the site.

### 10.4 – Development Standards

10.4.11 – There are no outbuildings, swimming pools and/or fences included as part iof this development application.

### 10.4.12 – There are no earthworks or retaimni8ng walls included as part of this development.

### 10.4.13 – Location of car parking

**P1** – There are no dwellings directly adjoining the site. All car parking remains unchanged except for two car parking spaces for employees, located where the shipping container café was located in the previously approved application.

**P2** – The location of car parking spaces are located in the same area as the previously approved application. There is no need for turning vehicles on the site as there is a clear entry, exit and thoroughfare for visitor vehicles to enter, move through and exit the site.

### 10.4.14 - Development for discretionary uses

**P1** – As part of this application, the only change to the previously approved application is moving the ship[ping container café from its previously approved site to within the existing shed on the site. This application proposes no changes to frontage setbacks, the streetscape, the topography of the site, the height, bulk and form of the building/s, the setbacks to side and rear boundaries, solar access to adjoining dwellings, overshadowing or overlooking of adjoining lots, mutual passive surveillance, landscaping, the visual impact when viewed from adjoining or immediately opposite lots, the location and impacts of traffic circulation and parking and the character of the surrounding area.

### E.7.0 Scenic Management Code

### E.7.4 Use or development exempt from this code

**E.7.4.1** - This application is exempt under E.7.4.1 of the scenic management code. With the shipping container café in this development moving to within the existing walls of the existing shed on the site the site will return to looking the same as prior to the previously approved development. As this development is the relocation of a transportable structure(the shipping container café), then the application could be considered (*a*) use without development or (*d*) additions or alterations to an existing building or structure, as the shipping container café is located (*i*) within an area formed by extending the line of the existing external walls; and (*ii*)there is no increase in the building height.

I trust that the contents of this letter and the attached documentation have satisfactorily addressed the planning requirements for the proposal at No. 1078-112 High St, Newstead(Title 171030/1). If there are any further questions or queries on the above, please do not hesitate to contact Layton Design directly.

Yours Sincerely,



Dane Layton, B. env. des., M. arch, Architectural Designer / project manager





Launceston city council Launceston Tasmania, 7250

12/09/2019

Re: Request for further information, Development Application reference: DA0368/2019. DA for shipping container café located at 108-112 High St, Newstead(title ref. 171030/1). This letter outlines and addresses the relevant / applicable codes for this development.

To Whom It May Concern:

Response to Request for further information.

Please find below response to further information requests in bold. This document is to be read in conjunction with previously submitted development application documents and attached amended development application drawing set. Should you require any further clarification, please do not hesitate to get in touch via the following details: Email: dane@laytondesign.com.au/ Phone: 0407243208.

Proposed Use: The shipping container is to be relocated to the inside of an existing building. Confirm that the proposal will be operating in the same manner as per the previous approval. Specifically, confirm whether or not tables and chairs will form part of the use.

The shipping container being relocated in to the existing building is the only change in this proposal and there is no change to the use. The business still operates as a takeaway business with no drive through service. The existing building remains completely untouched in this application, the application is only for the relocation of the previously approved 14m2 shipping container café approximately 16m to the North on the site to within the existing building. The relocation is so that customers will no longer be subject to weather conditions whilst waiting to receive their order.

E6.0ParkingandSustainableTransportCode The purpose of the code ensures that access and parking is safe and adequate. Permanent bollards will be required to provide separation between the footpath and the parking area, to ensure no parking on the footpath occurs. Provide amended plans demonstrating the location of such bollards to ensure the safety of the site and public footpath is maintained.





### Please see attached amended site plan which shows permanent bollards to ensure no parking on the footpath.

E6.0 ParkingandSustainableTransportCode Provide a swept path analysis plan that includes the turning paths for vehicles entering and exiting the angled parking spaces with the bollards installed as required.

### Please see attached site plan with parking swept path diagrams.

### E6.5.1CarParkingNumbers

Provide amended plans showing all car parking spaces on site and their allocation to the various uses on site. It is noted that a Food Premises use class requires 1 space per 15m2 gross floor area and 6 spaces for a drivethrough.

If the building in which the container will now occupy is considered to form part of the gross floor area, illustrate the parking spaces associated with the use. If the use is considered to be drive-through, show the 6 spaces required and how they will not impede on the other car parks on site.

Please see attached amended site plan showing required car parking spaces and their use. According to E.6.5.1 Car Parking Numbers, there is 1 car park required for the 14m2 shipping container café. As the business does not provide a drive through service, there is no requirement for a further 6 queuing spaces. As the use remains the same as the previously approved development application and there is no increase in size(this application is to relocate the existing shipping container café to another part of the site only) there is no requirement for further car parking spaces as part of this application. However one more car parking space has been added which is intended to be used for staff car parking in the spot where the shipping container café once sat in the previously approved Development Application.

E6.6.2 Design and layout of parking areas

The submitted site plan shows two employee parking spaces on the southern end of the property frontage, as illustrated below:

The space on the left appears to be inside a fenced area on the property. Provide an amended plan that





demonstrates the car parking spaces are in accordance with the scheme and provide further information on any work required to accommodate the parking spaces. This will include any removal of fencing or other structures.

The space on the left is within a fenced area, behind a gate, this area is used by the occupants of the flower shop to park. No work is required for this as there is an existing gate that allows vehicular access and is where the flower shop loads/unloads their van. The brown shading shown on the site plan previously indicated the different ground cover, ie. Brown was dirt and grey was concrete. The site plan has now been amended to show the fence and gate, please refer to attached site plan.

I trust that the contents of this letter and the attached documentation have satisfactorily addressed Development Application - Further Information Request - DA0368/2019 - 108-112 High Street, Newstead, received 6<sup>th</sup> August 2019. If there are any further questions or queries on the above, please do not hesitate to contact Layton Design directly

Yours Sincerely,

Dane Layton, B. env. des., M. arch, Architectural Designer / project manager





Launceston city council Launceston Tasmania, 7250

09/11/2019

Re: Request for further information, Development Application reference: DA0368/2019. DA for shipping container café located at 108-112 High St, Newstead(title ref. 171030/1). This letter outlines and addresses the relevant / applicable codes for this development.

To Whom It May Concern:

Response to Request for further information dated 08/11/2019.

Please find below response to further information requests in bold. This document is to be read in conjunction with previously submitted development application documents, request for further information response dated 12/09/2019 and attached amended development application drawing set. Should you require any further clarification, please do not hesitate to get in touch via the following details: Email: dane@laytondesign.com.au/ Phone: 0407243208.

1. E6.0 Parking and Sustainable Transport Code

Provide an amended site plan showing bollards along the footpath so that no vehicles are able to enter onto the footpath once inside the property.

### Please see attached amended site plans showing bollards along the footpath so that no vehicles are able to enter the footpath.

2. E6.5.1 Car Parking Numbers

It has been stated that the use is not a driveway through service. Whilst this can be accepted, vehicles that currently utilise the service park along the thoroughfare, blocking formal car parking for other uses on the site. This will not be accepted.

If approved, no parking will be permitted in the thoroughfare on site. If parking occurs, compliance action will be taken.

Provide information on how parking will be monitored on site to ensure no parking will occur within the thoroughfare.





Please see attached amended site plans showing 2 x 'No standing in thoroughfare' sign at either end of the thoroughfare on the site. This will be enforced by employees of the café throughout the hours of operation. Edward Crick, the operator of the shipping container café will be briefing all staff on the need to enforce that there is strictly no parking in the thoroughfare of the site and will be posting to social media that no customers are to park on the thoroughfare of the site.

I trust that the contents of this letter and the attached documentation have satisfactorily addressed Development Application - Further Information Request, received 08/11/2019 - DA0368/2019 - 108-112 High Street, Newstead. If there are any further questions or queries on the above, please do not hesitate to contact Layton Design directly

Yours Sincerely,

Dane Layton, B. env. des., M. arch, Architectural Designer / project manager



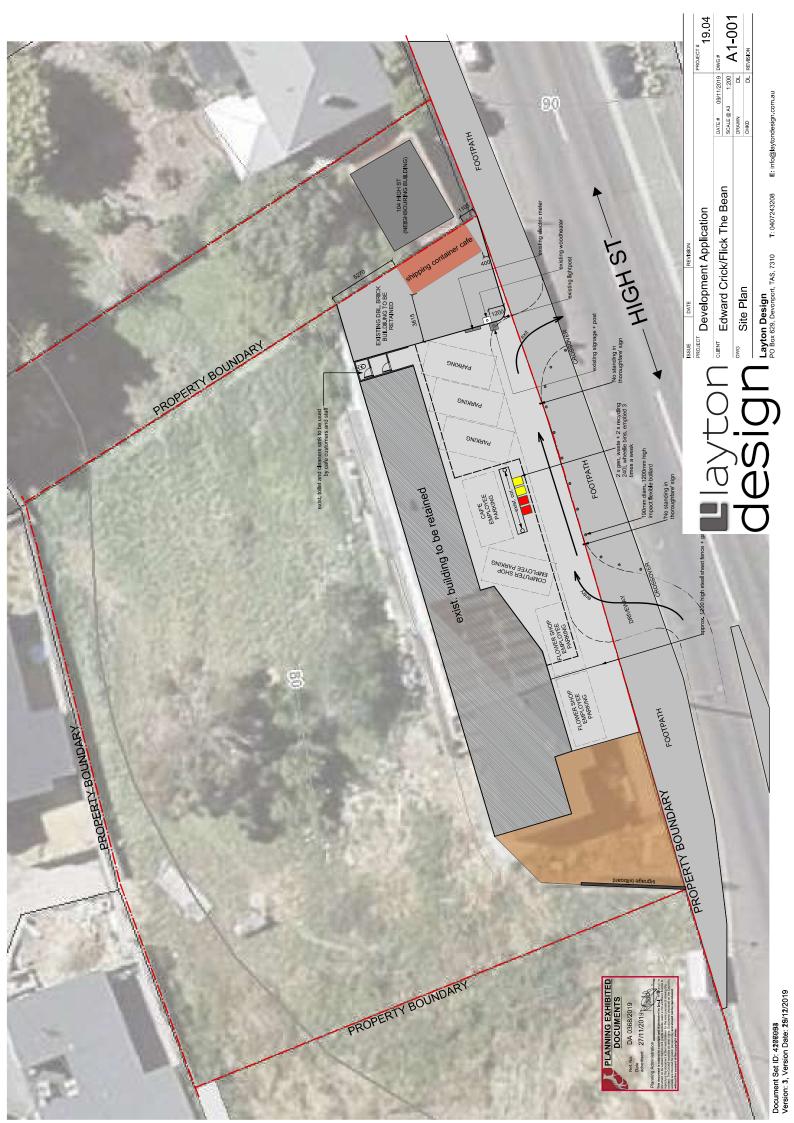
108-112 HIGH ST, NEWSTEAD Development Application FOR EDWARD CRICK/FLICK THE BEAN

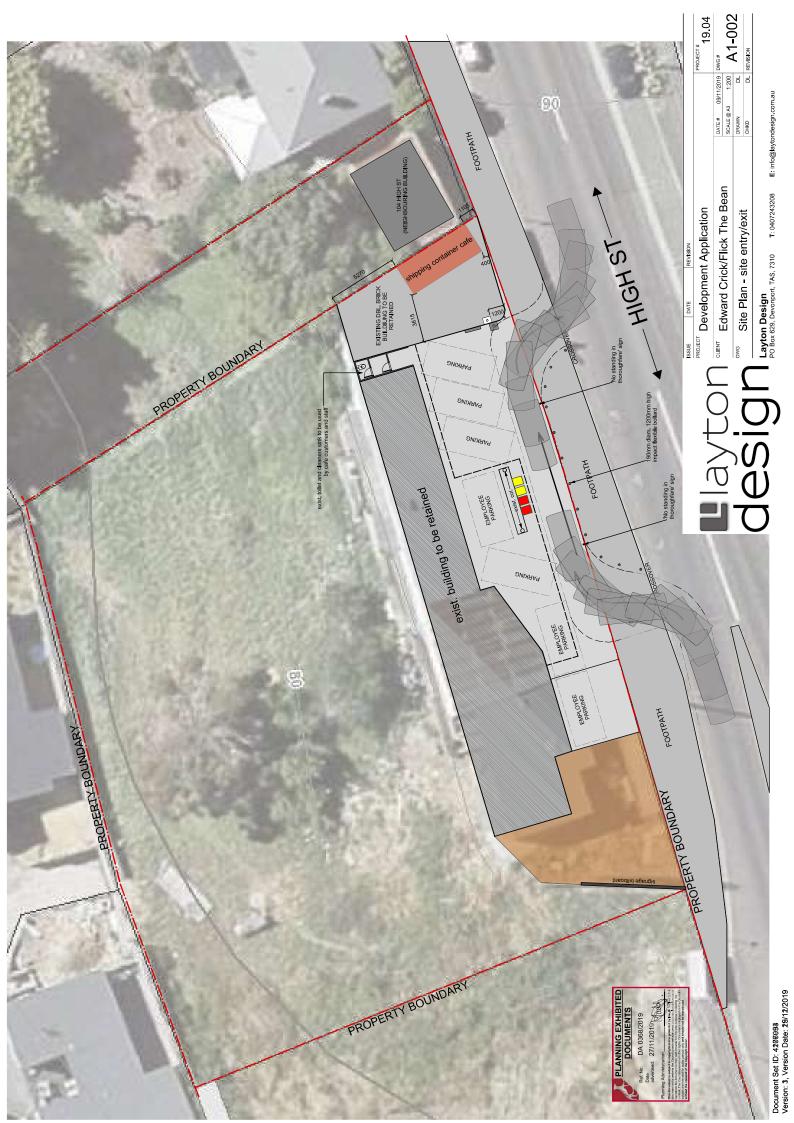
DWG	DWG no
Cover	A0-000
Site Plan	A1-001
Site Plan - site entry/exit	A1-002
Site Plan - parking entry/exit	A1-003
Floor plan/Elevations	A2-001
Interior Elevations	A3-001
Electrical Plan	A4-001
Lighting Plan	A4-002
Plumbing Plan	A5-001
General Notes	A6-001

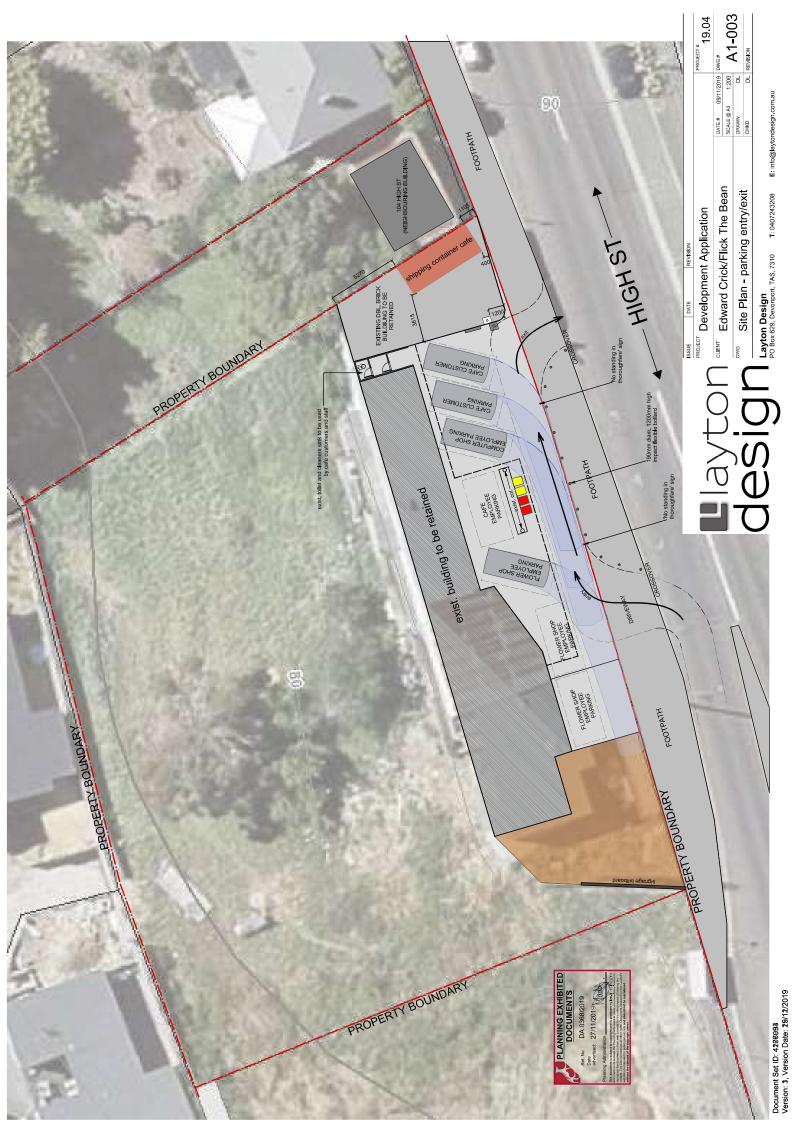
designer - Dane Layton

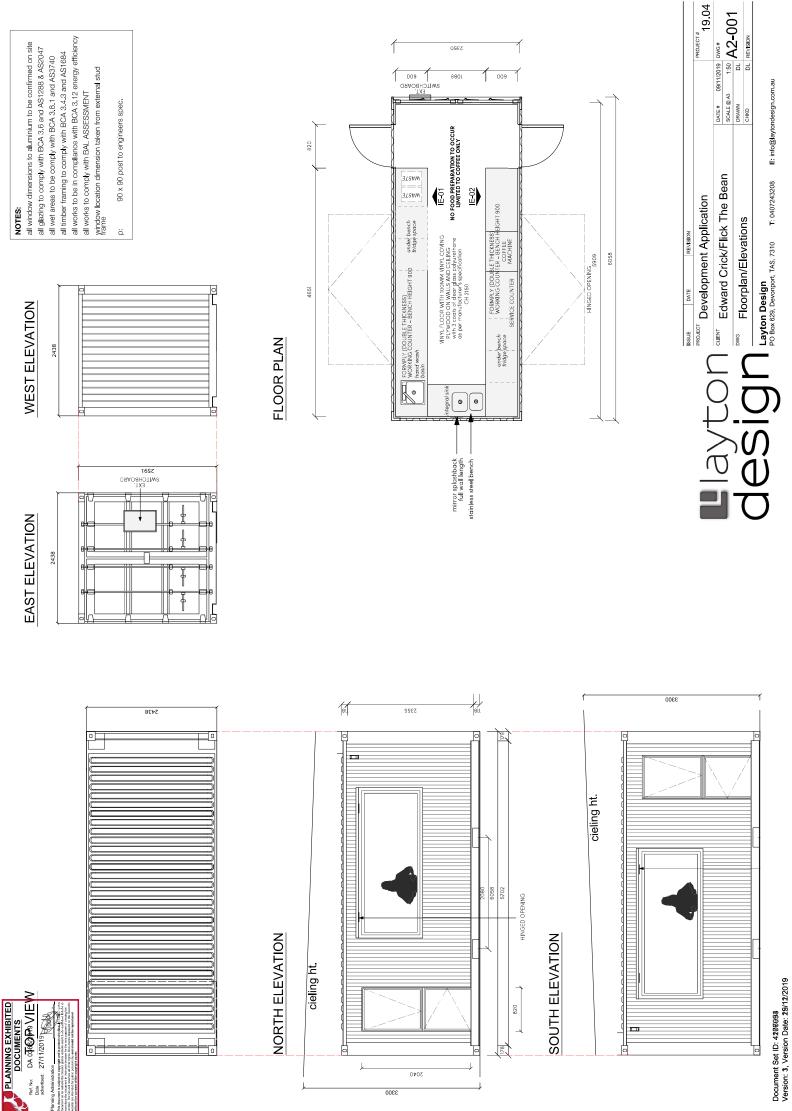
designer - Jane Layton accreditation no - CC5524 C land title ref number - VOL 171030 FOLIO 1 climate zone - 7 BAL - LOW floor area - 14m<sup>2</sup>

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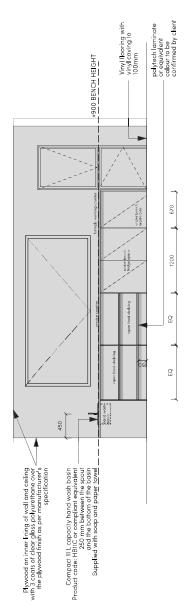




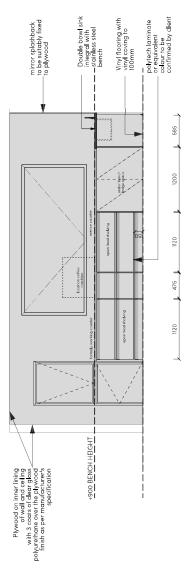
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## INTERNAL ELEVATION 1(IE-01)



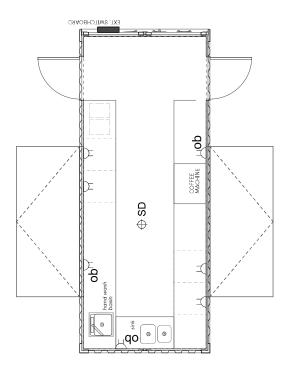
## INTERNAL ELEVATION 2(IE-02)





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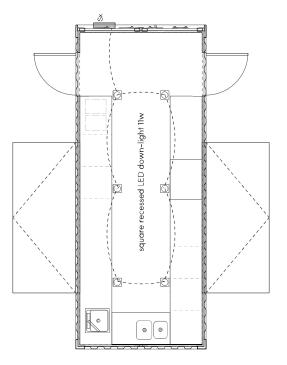
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NOTES	switch board	⇔ single gpo	번 double gpo	. <sup></sup> 서ob gpo(over bench)	♦ SD	all electrical installations to be in accordance with AS3000	all electrical work to be carried out by a suitably qualified electrician	20amp double gpo to coffee machimne location





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NOTES
Sx light switch
Square recessed 11w downlight
all electrical installationsto be in accordance with AS3000
LIGHTING EFFICIENCY TABLE
ALLOWANCE = 5w per m <sup>2</sup>
floor area = 13.35 $m^2$ lighting wattage total = 66 lighting wattage per m <sup>2</sup> = 4.9

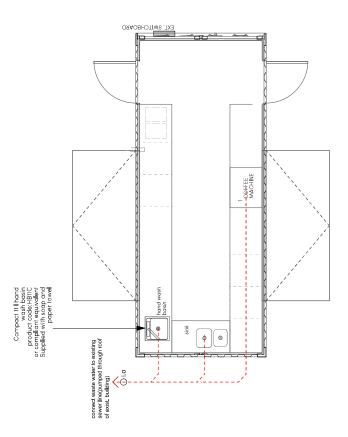




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		NOTES
		install overflow relea (suffles, rodding end, stormwater, overflows, inspection openings and efflicent vents as required by the BCA and boal statutory regulation.
		100mm PVC stormwater pipe 100mm PVC stormwater pipe 0.49 m Mich Tag on or a mich tag of the installed 150mm bebw mich Tag on or a mich tag on the mich and the
		all drainage and overflows to comply with AS/NZS3500
		The builder contractor must becate the property connections points to the mains to verify that their positions and depths are as shown
		Installation of OPG is to compty with Australian Standards, minimum height below lowest haure + 150mm, min height above surrounding ground finished surface level = 75mm
		cold water supply operating pressure at any outlet with a building must not exceed 500kpa
		Any grated drains and any soskage drains to be connected to the stormwater system via a pit
		plits are to be installed to the low side of the proposed development, car parking areas to be chained to existing stormwater
		WATEPPROCFING during version based any flo polytrethane membrane or similar applied in accordance with manufacturers specification to floors and boor/wall punctions during a some wateprocrimg or similar with interforcing met, prime, neural cure silcome and membrane applied in
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		heated water pipes to use thermal insulation as per
		ALS/ACS46363-1 piping within a ventilated wall space, an enclosed building subfloor or root space. a) all thousar surrow or into an enclosed value or into wathin
		of vote more supprystration are avoid the stepping sum in other than the connection to earlier heating system must have a minimum R-value of 0.45 piper posted outside the building or in an unenclosed building sub-floor or not space.
		a) all flow and return piping b) cdd vale supply priogra and relef valve piping within b) cdd valve supply priogram and valer heating system must have a minimum R-value of 0.6
		Pipe Diameters - UPVC
		bath, bash, fbor waste 40mm Worwe, sink, tough, vert 50mm Wor and Sever 100mm Doown ppe and stormwater 90mm
		all works to be carried out by a licensed plumber, the second out by a licensed plumber, the plane of the plane of the plane of the plane second to legal points of discharge (connection points)
		Cold valer supply he from meter to house 25mm da. Valer hords to the storm da. hot water main fre- 22mm da.
		vacuum breaker back flow devices to fitted to all outside taps
		hor water sustem piping to be thermally installed to achieve min. R-values for energy efficient performance.
SSUE	DATE REVISION	
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STANDARDS

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## CONCRETE / FOOTINGS / LINTELS / BRACING / STRUCTURAL ELEMENTS TO ENGINEERS DESIGN

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## BRICK AND BLOCK CONSTRUCTION

MATERIALS AND CONSTRUCTION: TO ASA773.1 AND ASA773.2

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### DAMP-PROOF COURSES

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### LIGHT TIMBER FRAMING

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GENERAL: PROMOF DAMP-PROOF COURSES UNDER THE BOTTOM PLATE OF STUD WALLS BUILT OFF SLABS OR MASONRY DWAPF WALLS, AS FOLLOWS TO AS/NZ54200.1:

### ROOF AND CEILING FRAMING WALL PLATES

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TRUSS'S INSTALLATION I O ASA440, TRUSS MANUFACTURER TO CONFEM ON SITE DIMENSIONS BEFORE CONSTRUCTION / MANUFACTURE

DECKING

TREATED SOFTWOOD TO AS4785 1 SECTION 4. HARDWOOD TO AS2796 1 SECTION 4.

## STAIRS, LADDERS AND WALKWAYS

STARI TREADS TO HAVE A SUP-RESISTANT FINISH OR A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE VOSNIG MATERIALS, DESIGN AND CONSTRUCTION: TO AS 1657 AND BCA 3.9.1

PLANNING EXHIBITED DOCUMENTS

advertised: 27/11/2019 Ref. No: DA 0368/2019

Document Set ID: 4206993 Version: 3, Version Date: 29/12/2019

ARTS OF THE SITE DESIGNATED AS OCCUPIED PREMISES: TO CONTINUE IN SECURE POSSESSION AND OCCUPANCY OF THE PREMISES OCCUPIED PREMISES

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### FOOTPATH CROSSING

REQUIREMENT: PROVIDE A FOOTPATH AND KERB CROSSING TO LOCAL AUTHORITY REQUIREMENTS.

### DEMOLITION

# EGRETAL DEMOLITION. TO AS 2601. TEMPORTA SUPPORT TEMPORTA SUPPORT DEMOLITION. A PROPENT SIREOLINESS CENTERCANDON FOR THIS DESIGN AND NSTALLATION DEMOLITION SUPPORT TO AN A PROPENT SUPPORT TO THE CONTINUOUS TEMPORARY SUPPORT DESIGNED SUPPORT DALUNDS WITCH AND A DALUNDS WITCH AND AND MODING TEMPORARY SUPPORT DESIGNED SUPPORT DALUNDS WITCH AND A DALUNDS WITCH AND AND MODING TEMPORARY SUPPORT DESIGNED SUPPORT DALUNDS WITCH AND A DALUNDS WITCH AND AND MODING TEMPORARY SUPPORT DESIGNED AND VERTICAL SUPPORT DALUNDS WITCH AND AND MODING TEMPORARY SUPPORT DESIGNED AND A DALUNDS WITCH AND A DALUNDS WITCH AND A DALUNDS WITCH AND A DALUNDS WITCH A DALUNDS WITCH AND A DALUNDS WITCH A DALUNDS WITCH

ROOF PLUMBING

# ASBESTOS REMOVAL METHOD USE WAR FRANOVAL METHODS RECOMMENDED IN THE CODE OF PRACTICE FOR THE REMOVAL OF ASBESTOS NON-BG2.2002

SITE MANAGEMENT

EROSION CONTROL GENERAL FLAN DO GRAPY OUT THE WORK SO AS TO AVOID EROSION, CONTAMINATION, AND SEDIMENTION OF THE SITE, SURFOUNDING AREAS, AND DRAMAGE SYSTEMS.

ELOOR INSULVTION ELOOR INSULVATION FROUGT THE FIRE BATTS. FROUGT THE FIRE BATTS. STAPE RYNOLV TWEET TO THE FRAMING AND STRETCH THOH.

NIERE WATHERDARD NARWOOD TO SEZTRAL ARRWOOD TO SEZTRAL FIRE CALODING FIRE CALODING FIRE CALODING ARRWARD: TO JAKONSZARZ, - ARRWARD: TO JAKONSZARZ, - ARRWARD: TO JAKONSZARZ,

CLADDING

SHEET THOMESS RIMM. JUNIS, OXINESS, RIMM. EVES LINIKOS, SHIALE FACED FIERE, EVEN IDGES, UPVC ENTRUSION. EVES LINIKOSS, SLAWM. JONISS, LINICOPTINGION.

FRAMING.

PLASTIC CLADDING UNID.XSTICISED POLIVINI. CHLOPIDE (UPVC) SHEET: TO AS4256.4. GLASS FIBAE REINFORCED POLYESTER (GAP) SHEET: TO AS4256.3. POLYCARBONHTE: TO AS4256.5

WINDOWS AND GLAZED DOORS

NET AREAS MATERPROOFING: TO AS3740

INSULATION INTERPLATION INSULATION INTERPLATION COLUDIOS FREE DATE INSULATION AND AND A PROPERTIAL TO AND A SANCE HERE, I A SANCE HERE I A SANCE HERE, I A SAN

EARTHWORKS: TO AS 3798.

### PLACING FILL: TO BCA 3.2.2 LIGHT STEEL FRAMING

DESIGN. MATERIALS AND PROTECTION: TO ASANZS 4600 AND AS 4100 RESIDENTIAL AND LOW-RES STEEL FRAMING. TO MASH I (NATTONAL ASSOCIATION OF STEEL HOUSING) STRADARD.

## DOMESTIC KITCHEN ASSEMBLIES

GENERAL TO ASINZS 4283.1 GENERAL TO ASINZS 4283.1 MATHRAGE, CUPRADA AND PRAVIET UNITS PLUNTIS, ACACASSIS, DRAWER HONTS, SHELVES AND DOORS MATHRAL SELECT FROM THE FOLLOWING: MATHRAL SELECT FROM HIGH MOSTURE RESSTANT RETINGLEDARD. OVERLAPH HIGH MOSTURE RESSTANT MEDIA DIR STY FREEDARD.

 SPACNICS 2 MM
SPACNICS 2 MM
FASTENERS CONCELA MITHINEL
DRAWER PACYS FORT PROPARAMENE DOTONAS,
DRAWER PACYS FORT PROPARAMENE DOTONAS,
DRAWER PACYS AND SITES
THORARES 7.2 MIL
THORARES 2.2 MIL
TOTAR OLD TO PROPARAMENE LEANING OUTER SING FOLT FOR
PARAMER BOTTONS,
DRAWER BOTTONS. THORNESS: 16 MM. ADUUSTABLE SHELVES. SUPPORT ON PROPRIETARY FINS IN HOLES BORED AT EQUAL CENTRES VERTICARLE SHELVES.

## MATERIAL: PVC FILM LAMINATED HARDBOARD. THICKNESS: 3 MM.

DRAWER AND DOOR HARDWARE MIGE TYPES CONCELLED KARE FOR HIRDAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KERE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND BETH LOCATION OF DOOR, SEE CONCELLED KARE FOR HIGHAT, SEE AND FOR HIGHAT, SEE CONCELLED KARE FOR HIGHAT, SEE AND FOR HIGHAT, SEE CONCELLED KARE FOR HIGHAT, SEE AND FOR HIGHAT, SEE CONCELLED KARE FOR HIGHAT, SEE AND FOR HIGHAT, SEE CONCELLED KARE FOR HIGHAT, SEE AND FOR HIGHAT, SEE CONCELLED KARE FOR HIGHAT, SEE AND FOR HIGHAT, SEE AND FOR HIGHAT, SEE AND FOR HIGHAT, SEE CONCELLED KARE FOR HIGHAT, SEE AND FOR HIGHA

## . SUB FLOOR VENTILATION SUB FLOOR VENTILATION

BUILDING SUBFLOOPS VENTILATION TO COMPUES WTH PROVISIONS OF PART 3.4.1 OF THE BUILDING CODE OF AUSTRALIA

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PLUMENG AND DRAMAGE: TO ASI/CSEGOX 1, ASI/CSEGOX 2, ASI/CSEGOX, ASI/CSEGOX, AND/CSEGOX, AND/CSEGOZ, AND/CSEGOX, AN

JAINTING SENERAL: COMPLY WITH THE RECOMMENDATIONS OF THOSE PARTS OF AS/NZS2311 TILING GENERAL: COMPLY WITH THE RECOMMENDATIONS OF THOSE PARTS OF AS3858.1

HYDRAULIC DESIGN AND INSTALL

### DOOR FRAMES ALUMINIUM

CENTERAL: ASSEMBLED FROM ALLIMMUM SECTIONS, INCLUDING INCESSEMPT ACCESSORIES SUCH AS BUFFERS, INCLE STRIPS, STICKE PLATES, FIND TERS OR BRACKETS AND CANTRY LICASHING, INTE SUTTABLE PROVISION FOR PLANEMANTED HARDWARE.

TIMBER FRAMES HARDWOOD: TO AS2798.1. GRADE: SELECT SOFTWOOD: TO AS4785.1 GRADE: SELECT

- MORTICED HEAD AND THROUGH TENONS, TRENCHED HEAD: BARE FACED TENONS ON JAMBS, FULL LET-IN JAMBS.

FLOOR SANDING AND FINISHING GENERAL: TO AS 4786.2

BALUSTRADE BALUSTRADE CONSTIDUTION TO PART 43.2.0 F THE BCA BALUSTRADE CONSTIDUTION TO PART 43.2.0 F THE BCA HORZOWIL, STANLESS STELL, MREE BALUSTPARE TO PART 43.2.1 OF THE BCA STARST COORDEN' WITH PART BEA ZOTI TO BALUSTRADE STARST COORDE ZOWIN MINL CONST BALUSTFACE MIN. RESAM ABOVE THE NOSNOS SSAM MAX CONST ZUMM MINL CONST BALUSTFACE MIN. RESAM ABOVE THE NOSNOS OF THE START TEACUS TOOMM MIN. ABOVE LANDING OF THE START TEACUS TOOMM MIN. ABOVE LANDING

ELECTRICAL INSTALLATION: TO AS/NZS3008 HARD WIRED SMOKE ALARMS TO BCA V2, PART 3.7.2.

ELECTRICAL

LLINING PLASTERBOARD TO AS/NZS2688.

1:100 AG-001

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19.04

DATE # 09/11/2019 DWG #

SCALE @ A3 DRAWN CHKD

Edward Crick/Flick The Bean

CLIENT DWG

general notes

layton esign

PROJECT Development Application

REVISION

DATE

SSUE

PROJECT #

# DOORS DEVENT DOORS REPARTARY PRODUCTS MANUFACTURED FOR INTERIOR OR EXTERIOR APPLICATIONS AND FOR THE FRISH RECOME. ELSIS FOODES ELSIS FOODES CONSTRUCTION.

SHOULD CONFORM TO AS/NZS 2179:1994, AND BE COMPATIBLE WITH THE CLADDING

ROOFING

ELASHING SHULL-BARRAILA DESISIN AND INSTALLATON: TO AS 1582.1 DESISIN AND INSTALLATON: TO AS 1582.1 CORROSION PROFECTION TO BOA TABLE 3.5.1.1.A CORPOSIUM ..... ROOF SARKING SARRING MEMERANE NSTALLATION TO AS 2050.

GENERAL: 35MM. EXTERNAL DOORS AND DOORS OVER 900MM WIDE: 40MM.

EDE: STRPS: FR TO STILLES. MINIMUM THCKNESS TOWN. INCREASE OVERALL THCKNESS TO EDE: STRPS: FR TO STILLES. MINIMUM THCKNESS TOWN. INCREASE OVERALL THCKNESS TO STATUS TO SACONTROL FILE ALL DEPTHOFT THE TERANE. THE THE TO STATUS TO FILE ALL STATUS TO FILE ALL STATUS TO SACONTS. FOR ALL STATUS TO SACONTROL FILE ALL STATUS TO SACONTS. FOR ALL STATUS STATUS TO SACONTROL FILE ALL STATUS TO SACONTS. FOR ALL STATUS TO SACONTS AS ALL STATUS TO SACONTROL FILE ALL SACONTROL FILE ALL SACONTS AS ALL STATUS TO SACONTROL FILE ALL SACONTROL FILE ALL SACONTS AS ALL STATUS TO SACONTROL FILE ALL SACONTROL FILE ALL SACONTS AS ALL SACONTROL FILE ALL SACONTROL FILE ALL SACONTROL FILE ALL SACONTS AS ALL SACONTROL FILE ALL SACONTROL FILE ALL SACONTROL FILE ALL SACONTS AS ALL SACONTROL FILE ALL SACONTROL FI

REQUIREMENT: PROME 3 HINGES FOR EXTENSUL DOORS AND DOOR LEVES OVER 2040M IN REQUIREMENT AND BOXIMIN WIDTH, CONFORM TO THE. DOOKSETS EXTENSUL DOORS: PUSH-BUTTON KEY AND KNOB SET AND A DOUBLE - CYLINDER DEAD BOLT EXTENSUL DOORS: PUSH-BUTTON KEY AND KNOB SET AND A DOUBLE - CYLINDER DEAD BOLT

TO EACH DOOR. NTERNAL DOORS:

HINSH: PREMISH EXPOSED FASTENERS WITH AN OVEN BAKED FOLVARER COATING TO MATCH THE EXOPING MATTEND. THE EXOPING

STANDARD: TO AS1562.1 PREPAINTED AND ORGANIC FILMMETAL LAMINATE PRODUCTS: TO ASNZS2728. CORPOSITOR PROTECTION: TO BOA TABLE 3.5.1.1.A.

CORPOSION PRO ROOF TILING

AOOF MOUNTED HEAT EXHAUST VENTS: TO AS 2427 PROPRIETARY ROOF MOUNTED VENTILATORS OR SMOKEHEAT VENTILATING SYSTEMS TO AS

ROOF VENTILATORS

2665 HNSH: MATCH ADJACENT ROOFING FLASHING AND CAPPING STANDARD: TO ASN/2S 2304

GENERALLY: PASSAGE SETS. BATHROOMS, SHOWERS AND TOILETS: PRIVACY SETS. SLEING FATJO DOORS AND WINDOWS: KEY-LOCKABLE SUFFACE MOUNTED

BOLTS. KEYING REQUIPEMENT: KEY DOORS (EXCLUDING GARAGE DOORS) ALIKE AND KEY WINDOWS ALIKE.

GLASS BALUSTRADES GENERAL GLASS: GRADE A SAFETY GLASS TO AS 1288 SECTION 7.

MATERIALS AND INSTALLATION: TO AS1288 SAFETY GLASSES: TO AS/NZS2208

STRONTING STRONT AND ADDRESSIONES COMPATIBLE WITH THE TILES, NECESSARY TO ACREATE THE TILNAR ACREATE THE TILNAR ALCONTESS STRONT SCHEDE TO LAZING BARS ON DIRECTLY TO THE ROAT FRAMMEN PHONE THE INCESSARY TILNA IN SATURS AND SEAANDS CHEMATIFICATION RECORDER THE INCESSARY THE ALCONT ACCRETICIAN CONTROL SCHEDULE THE INCESSARY THE ALCONTESSARY SATURS AND SEAANDS CHEMATIFICATION RECORDER. CASES SELECTORY AND INCESSARY CHEMATICATION RECORDER. CHEMATICATION RECORDERS CHEMATICATION RECORDERS. CHEMATICATION RECORDERS CHEMATICATION RECO

**GLASS COMPONENTS**