



Council Meeting - 26 November 2020 -Agenda Item 9.1
Attachment 2 -Plans to be Endorsed - 25 Duke Street West Launceston

RETROSPECTIVE DEVELOPMENT APPLICATION FOR 25 DUKE STREET WEST LAUNCESTON, TASMANIA

NOTE:
ARCHITECT: MICHAEL BERNAKCI (929)
ACCREDITATION NUMBER: CC6490
LAND TITLE REF NUMBER: 28668 / EDITION 4 / FOLIO 2
FLOOR AREA: REFER TO TABLE
SOIL CLASSIFICATION: REFER TO SOIL REPORT
CLIMATE ZONE: 7
BAL: REFER TO REPORT
ALPINE AREA: N/A
CORROSION ENVIRONMENT: N/A
FLOODING: NO
LANDSLIP: REFER TO REPORT
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: NO
MINE SUBSIDENCE: NO
LANDFILL: REFER TO REPORT
GROUND LEVELS: REFER PLAN

NO	DATE	DESCRIPTION	BY	CHECK
1	06.10.20	RETRO DEVELOPMENT APPLICATION	mb	mb

NOTE:
ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.
DO NOT SCALE OFF DRAWINGS.
CONFIRM ALL SIZES AND HEIGHTS ON SITE.
ALL CONSTRUCTION IS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.
THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATIONS ONLY AND ARE NOT INTENDED FOR ANY OTHER PURPOSE



PO BOX 147, LAUNCESTON,
TASMANIA 7250 Ph: 0417541646
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REMAIN PROPERTY OF
HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
PRIVATE RESIDENCES
25 DUKE STREET
WEST LAUNCESTON

DRAWING TITLE:
FRONT FENCE
COVER SHEET

DRAWING No.	DRAWING TITLE
A-DA-01	Front Fence - Cover Sheet
A-DA-02	Front Fence - Level 1 Plan
A-DA-03	Front Fence - Northern Elevation & Existing Photos

DRAWN: MB
CHECKED: MB
SCALE: NTS @ A3
DATE: MAY 2019
PROJECT NO: 1915
DRAWING NO: A-DA-01 A

PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0692/2020

Date advertised: 24/10/2020

Planning Administration: *Launceston*

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REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	06.10.20	RETRO DEVELOPMENT APPLICATION	mb	mb

NOTE:

- ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
- ALL GLAZING TO COMPLY WITH NCC 3.6 AND AS1288 & AS2047
- ALL WET AREAS TO COMPLY WITH NCC 3.8.1 AND AS3740
- ALL TIMBER FRAMING TO COMPLY WITH NCC 3.4.3 AND AS1684
- ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

NOTE:

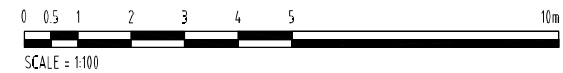
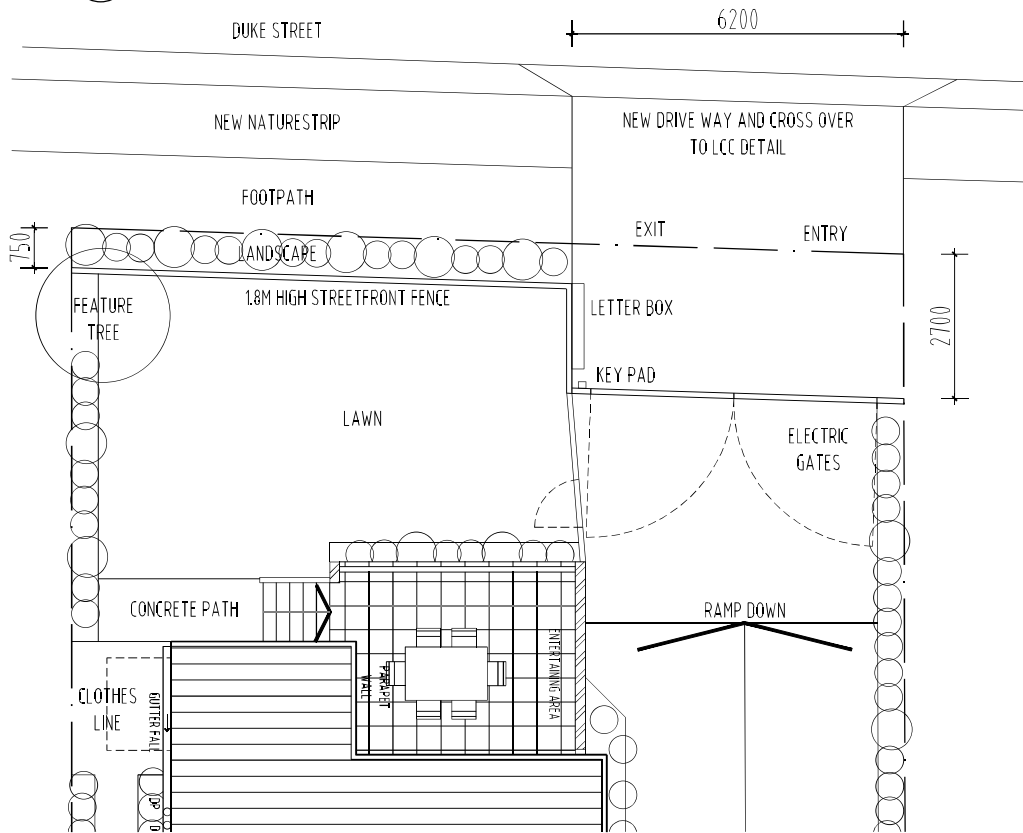
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01 FRONT FENCE PLAN
- 1:100



DEVELOPMENT APPLICATION



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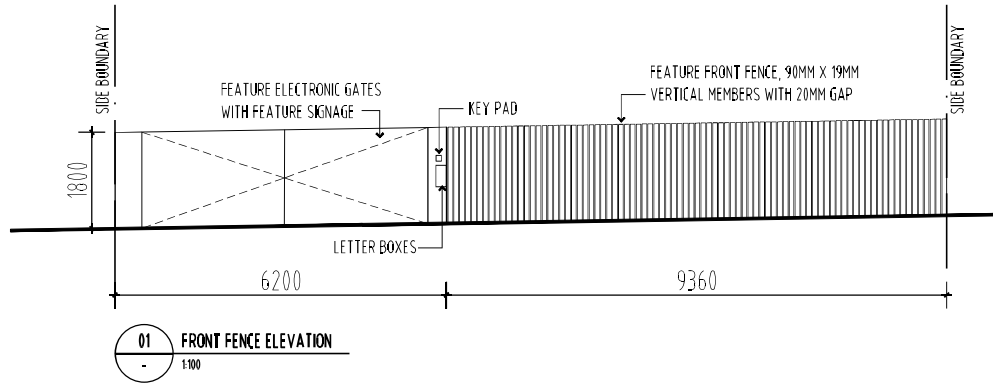
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PROJECT NAME:
PRIVATE RESIDENCES
25 DUKE STREET
WEST LAUNCESTON

DRAWING TITLE:
FRONT FENCE
LEVEL 1 PLAN

DRAWN: MB
CHECKED: MB
SCALE: 1:100 @ A3
DATE: MAY 2019
PROJECT NO: 1915
DRAWING NO: A-BA-02 A

NO	DATE	DESCRIPTION	BY	CHECK
A	06.10.20	RETRO DEVELOPMENT APPLICATION	mb	mb



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DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCES
 25 DUKE STREET
 WEST LAUNCESTON

DRAWING TITLE:
 FRONT FENCE
 NORTHERN ELEVATION &
 EXISTING SITE PHOTOS

DRAWN: MB
 CHECKED: MB

SCALE: 1:100 @ A3
 DATE: MAY_2019
 PROJECT NO: 1915
 DRAWING NO: A-DA-03 A



PHOTO OF EXISTING FRONT ELECTRONIC GATE



PHOTO OF EXISTING FRONT FENCE

