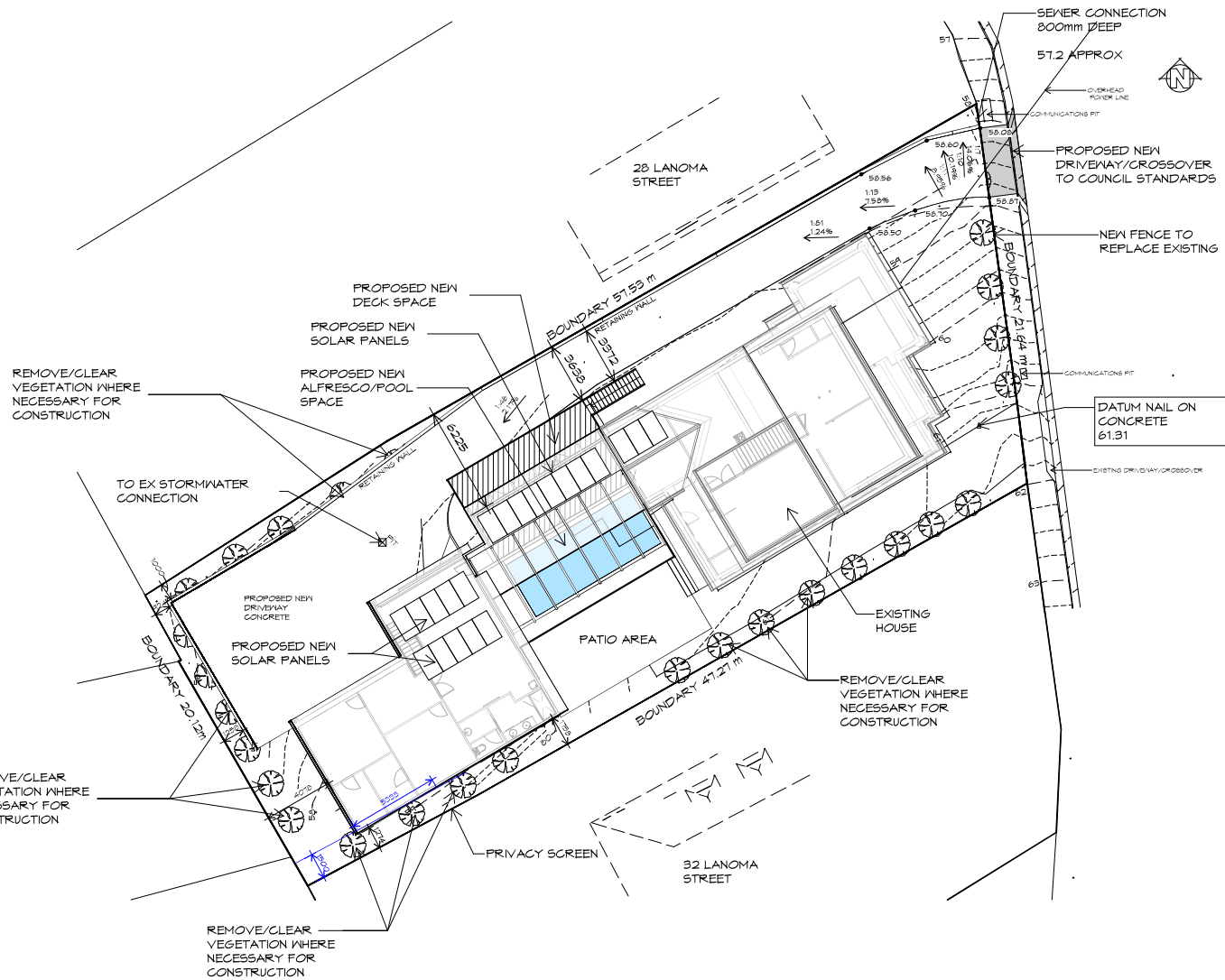


Council Meeting - 26 November 2020 - Agenda Item 9.3

Attachment 2 - Plans to be Endorsed

30 Lanoma Street East Launceston



- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:

THE DETAIL SHOWN / RECORDED

- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.2m

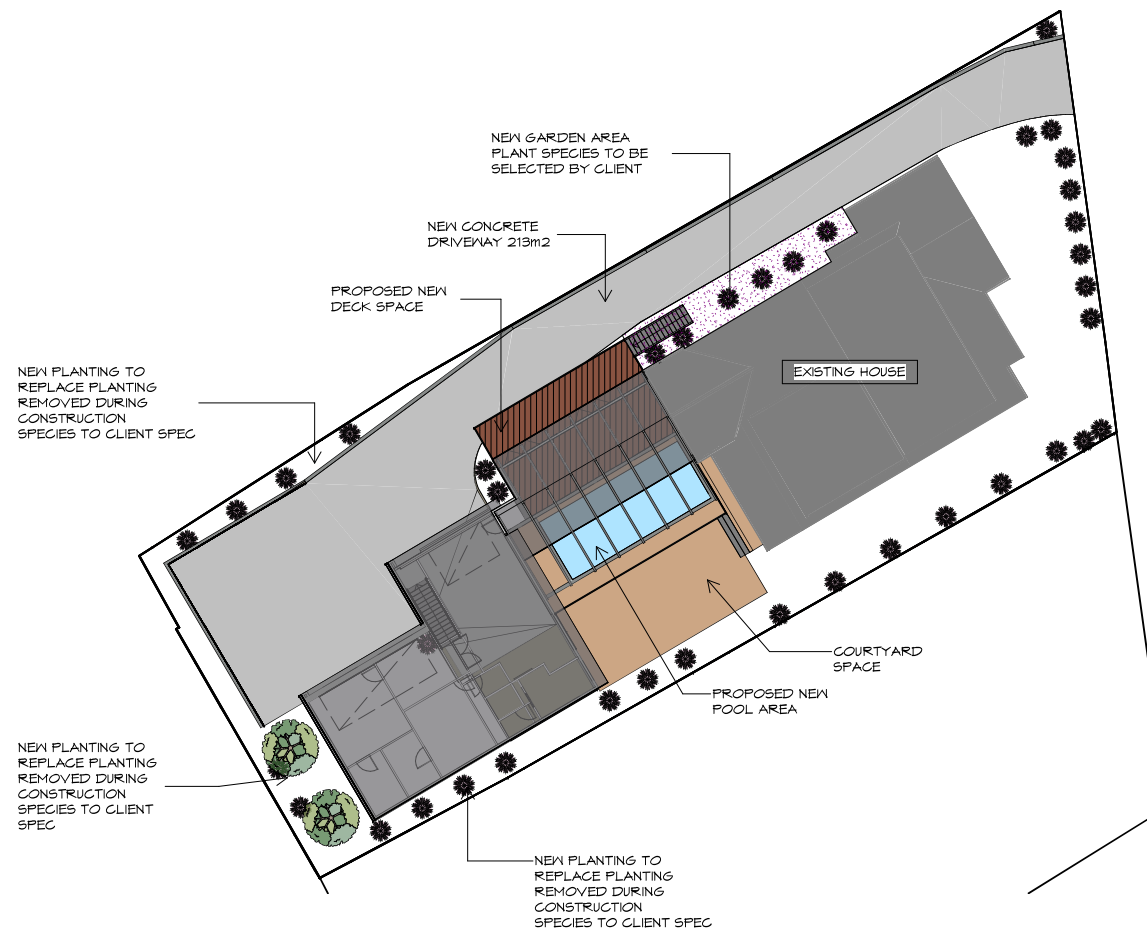
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

SITE PLAN
1 : 200

Prime Design
 10 Goodman Court, Invermay Tasmania 7248,
 p(t) + 05 6332 3790
 160 New Town Road, New Town, Hobart 7008
 p(t) + 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED ADDITIONS/ALTERATIONS
30 LANOMA STREET, EAST LAUNCESTON
 Client name:
P&S SYMONS
 Drawing:
SITE PLAN

Drafted by: A.J.C	Approved by: F.G.G
Date: 06/10/2020	Scale: 1 : 200
Project/Drawing no: PD19316-01	Revision: 09



LANDSCAPING PLAN

1 : 200

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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**PROPOSED
 ADDITIONS/ALTERATIONS
 30 LANOMA STREET, EAST
 LAUNCESTON**
 Client name:
P&S SYMONS

Drawing:
LANDSCAPING PLAN

Drafted by: **A.J.C** Approved by: **F.G.G**

Date: **06/10/2020** Scale: **1 : 200**

Project/Drawing no: **PD19316 -02** Revision: **09**



LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT. RESIDENCE IS **OVER 100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED
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 30 LANOMA STREET, EAST
 LAUNCESTON**
 Client name:
P&S SYMONS

Drawing:
LOCALITY PLAN

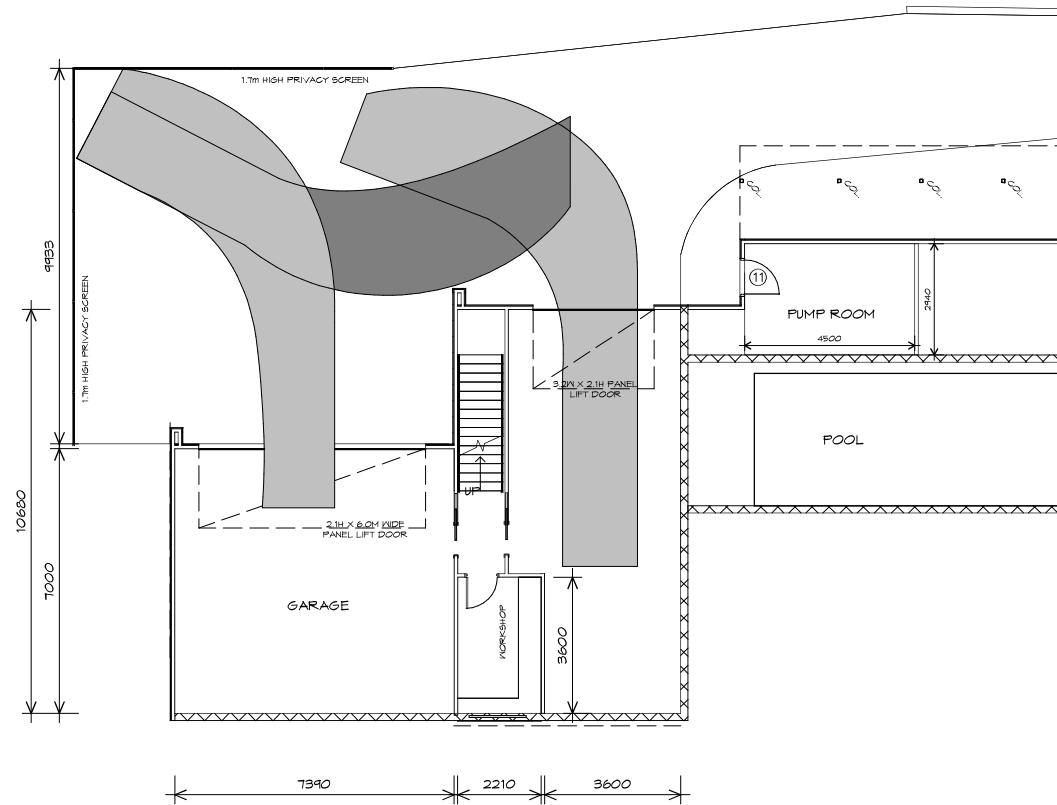
Drafted by: **A.J.C** Approved by: **F.G.G**

Date: **06/10/2020** Scale: **1 : 2000**

Project/Drawing no: **PD19316 -03** Revision: **09**

LEGEND

- Ⓜ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓜ 240v SMOKE ALARM
- Ⓜ CAVITY SLIDING DOOR
- Ⓜ SLIDING DOOR
- Ⓜ FFW FLOOR WASTE
- Ⓜ SL SIDELIGHT
- Ⓜ COL COLUMN
- Ⓜ GS GLASS SCREEN



SHED PLAN

1 : 100

PROPOSED EXTENSION (NOT INCLUDING POOL)	153.09	m2	(16.46	SQUARES)
GARAGE/WORKSHOP AREA	123.04	m2	(13.23	SQUARES)
FIRST FLOOR EXISTING AREA	98.29	m2	(10.51	SQUARES)
EXISTING HOUSE GROUND FLOOR AREA	184.03	m2	(20.33	SQUARES)
	563.50		60.59	

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



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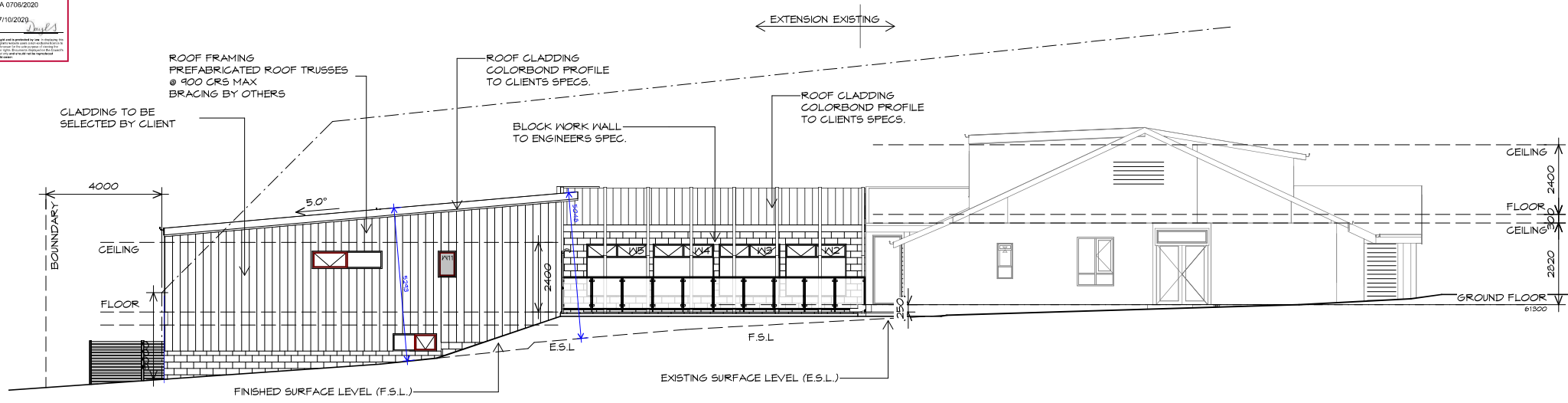
Project:
PROPOSED ADDITIONS/ALTERATIONS
30 LANOMA STREET, EAST LAUNCESTON
 Client name:
P&S SYMONS

Drawing:
SHED FLOOR PLAN

Drafted by: **A.J.C** Approved by: **F.G.G**

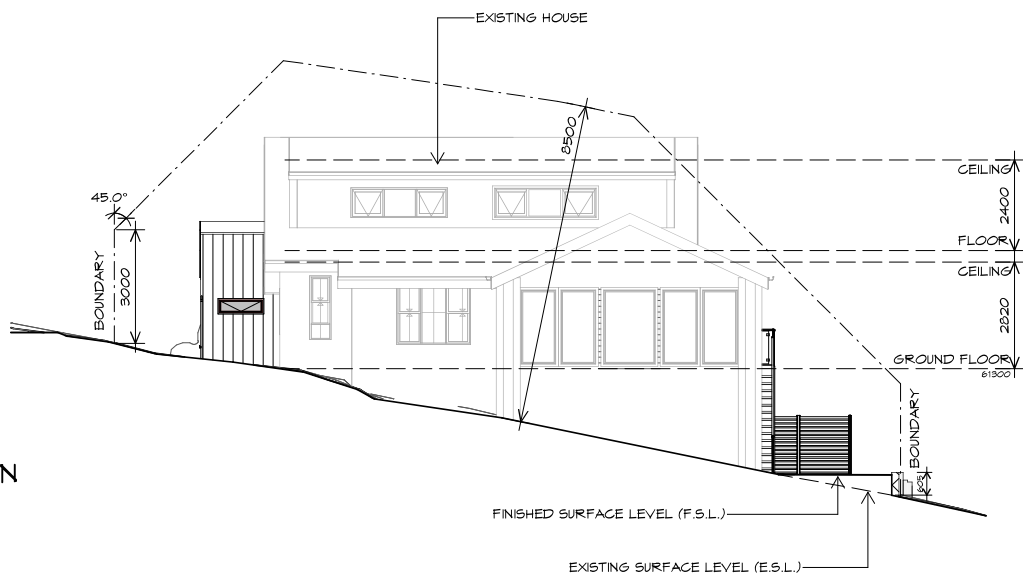
Date: **06/10/2020** Scale: **1 : 100**

Project/Drawing no: **PD19316-05** Revision: **09**



NORTH EASTERN ELEVATION
1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2019 PART 2.3.12.3



SOUTH EASTERN ELEVATION
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

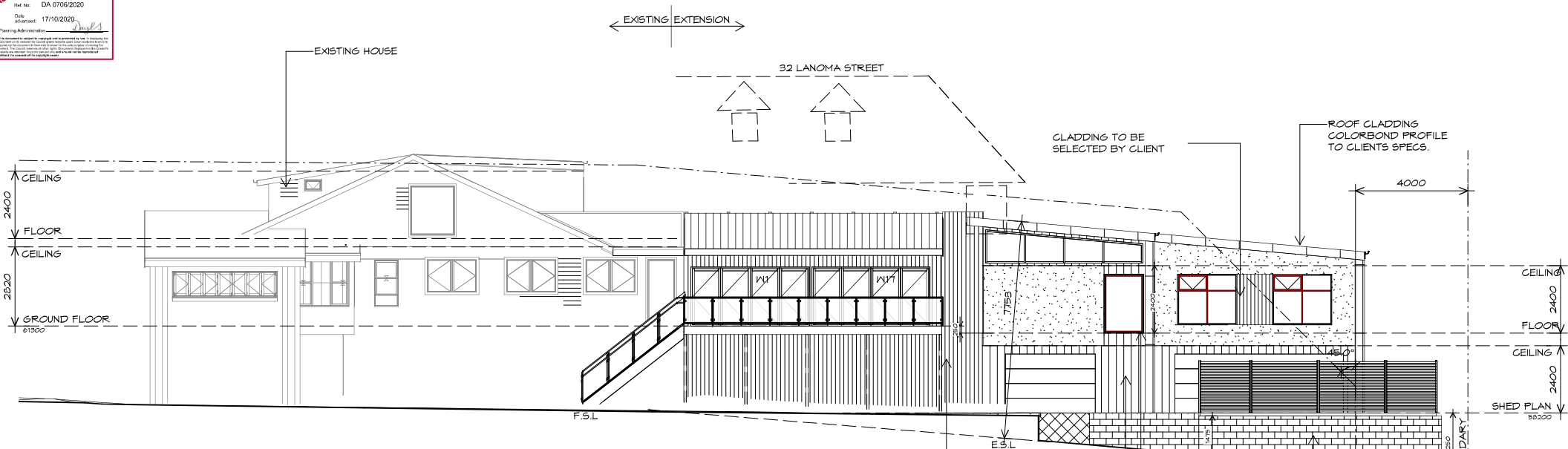


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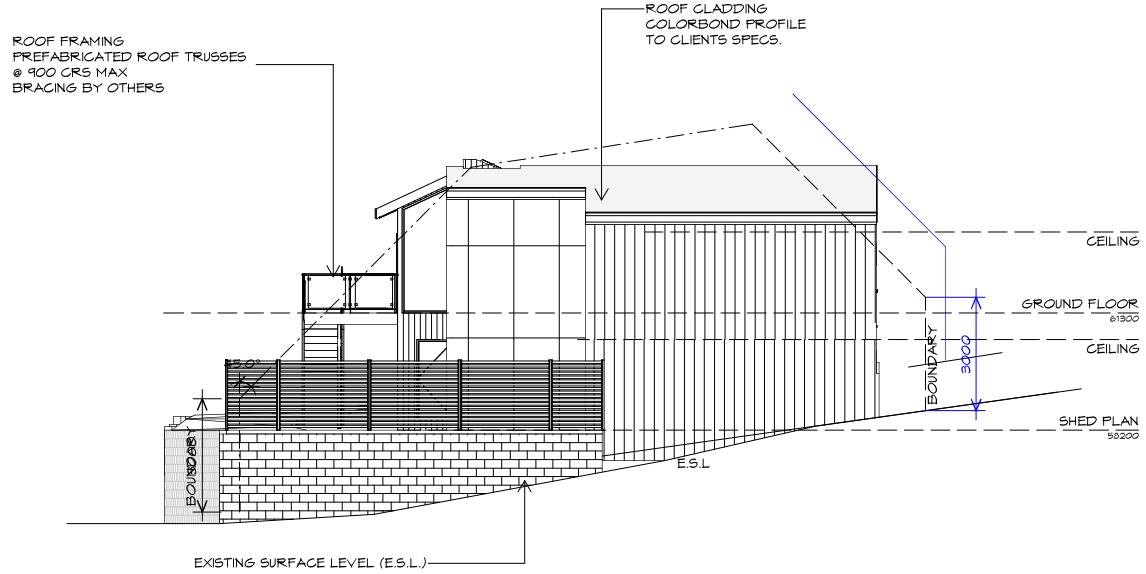
Project:
PROPOSED ADDITIONS/ALTERATIONS
 30 LANOMA STREET, EAST LAUNCESTON
 Client name:
P&S SYMONS
 Drawing:
ELEVATIONS

Drafted by: **A.J.C** Approved by: **F.G.G**
 Date: **06/10/2020** Scale: **1 : 100**

Project/Drawing no: **PD19316-06** Revision: **09**



NORTH WESTERN ELEVATION
1 : 100



SOUTH WESTERN ELEVATION
1 : 100

PLANNING
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Project:
PROPOSED ADDITIONS/ALTERATIONS 30 LANOMA STREET, EAST LAUNCESTON
 Client name:
P&S SYMONS
 Drawing:
ELEVATIONS

Drafted by: A.J.C	Approved by: F.G.G
Date: 06/10/2020	Scale: 1 : 100
Project/Drawing no: PD19316-07	Revision: 09