



adams
building design

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Launceston TAS 7250,
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ABN 71 048 418 121
ACC. # CC886J

Planning amend 3(A3)

No.	Date	Description
5	30.03.21	Planning Amend 3
4	02.03.21	Planning Amend 2
3	02.02.21	Planning Amend
2	04.11.20	Planning Approval
1	13.10.20	Concept # 1

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Project :
Proposed Extensions
40 College Street,
Newstead, TAS, 7250

Client :
R. Lock

Drawing Title :
Site Plan

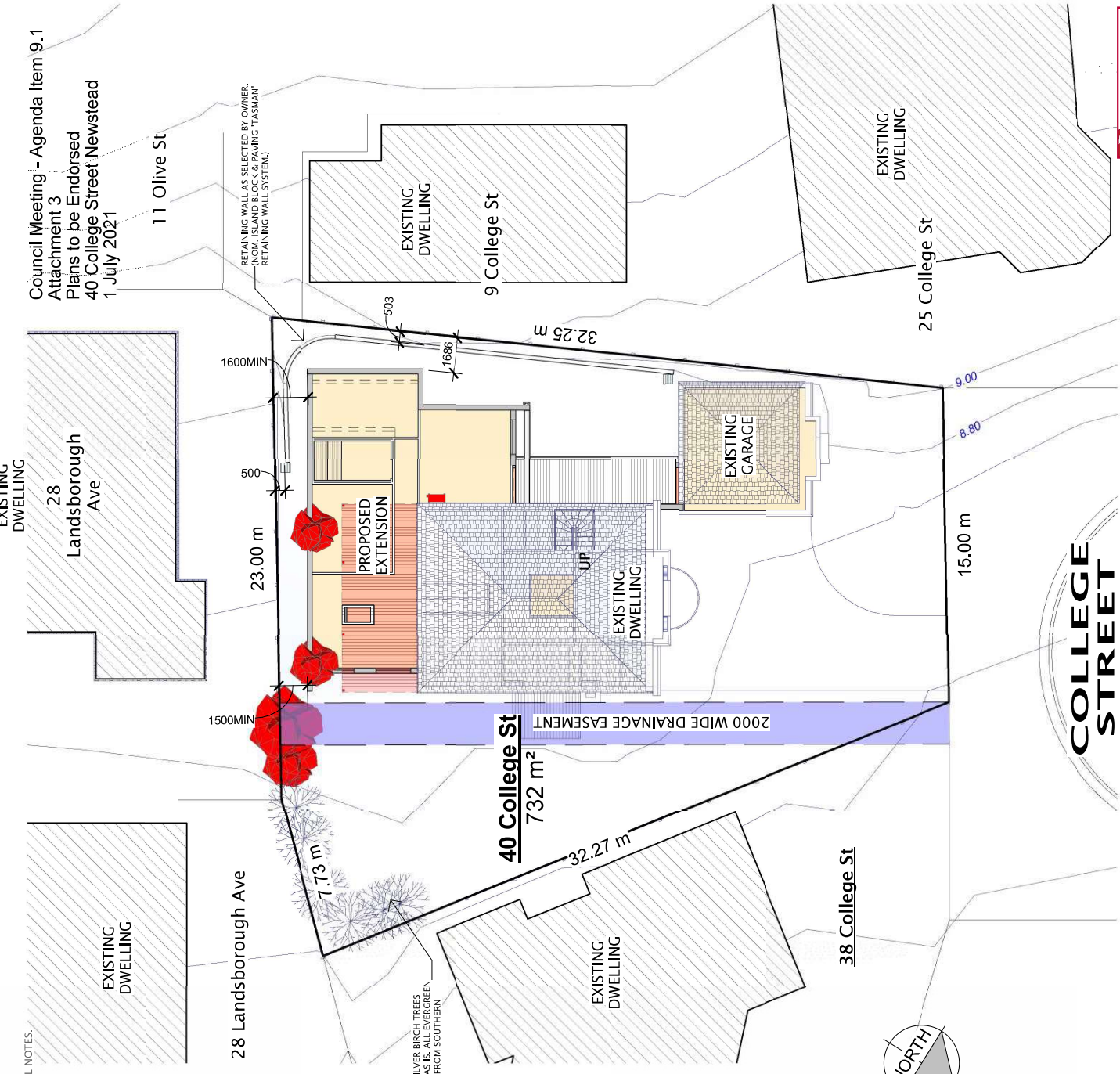
Scale :
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Starting Date : 30.04.20

Plot Date : 7/04/2021 3:57:08 PM

Project No.
010420
Drawing No.
3 / 17

Council Meeting - Agenda Item 9.1
Attachment 3
Plans to be Endorsed
40 College Street Newstead
1 July 2021



NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

SITWORKS

- Site to be prepared in accordance with engineers or surveyors report if applicable.
- Site to be excavated or filled to indicated levels.
- Excavation and filling of the site to be in accordance with BCA part 3.1 and AS2870.
- Surface drainage works to be in accordance with BCA part 3.1 and AS2870.
- Surface drainage — finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
- Downpipes to be connected into Council stormwater as soon as the roof is installed.
- Install AG drain prior to footing excavation. See Drainage Plan for location.
- Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.
- Construction vehicles to be parked on the street only, to prevent transferring debris onto the Street.
- Finished slab level to be:
 - 10mm above finished ground level.
 - 10mm above paving level.
 - 10mm above paved ground level.
- prevent ponding of water under suspended floors.

SITE SERVICES

Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

EXTERIOR LIGHTING

Exterior lighting to illuminate pathways & carparking areas must be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

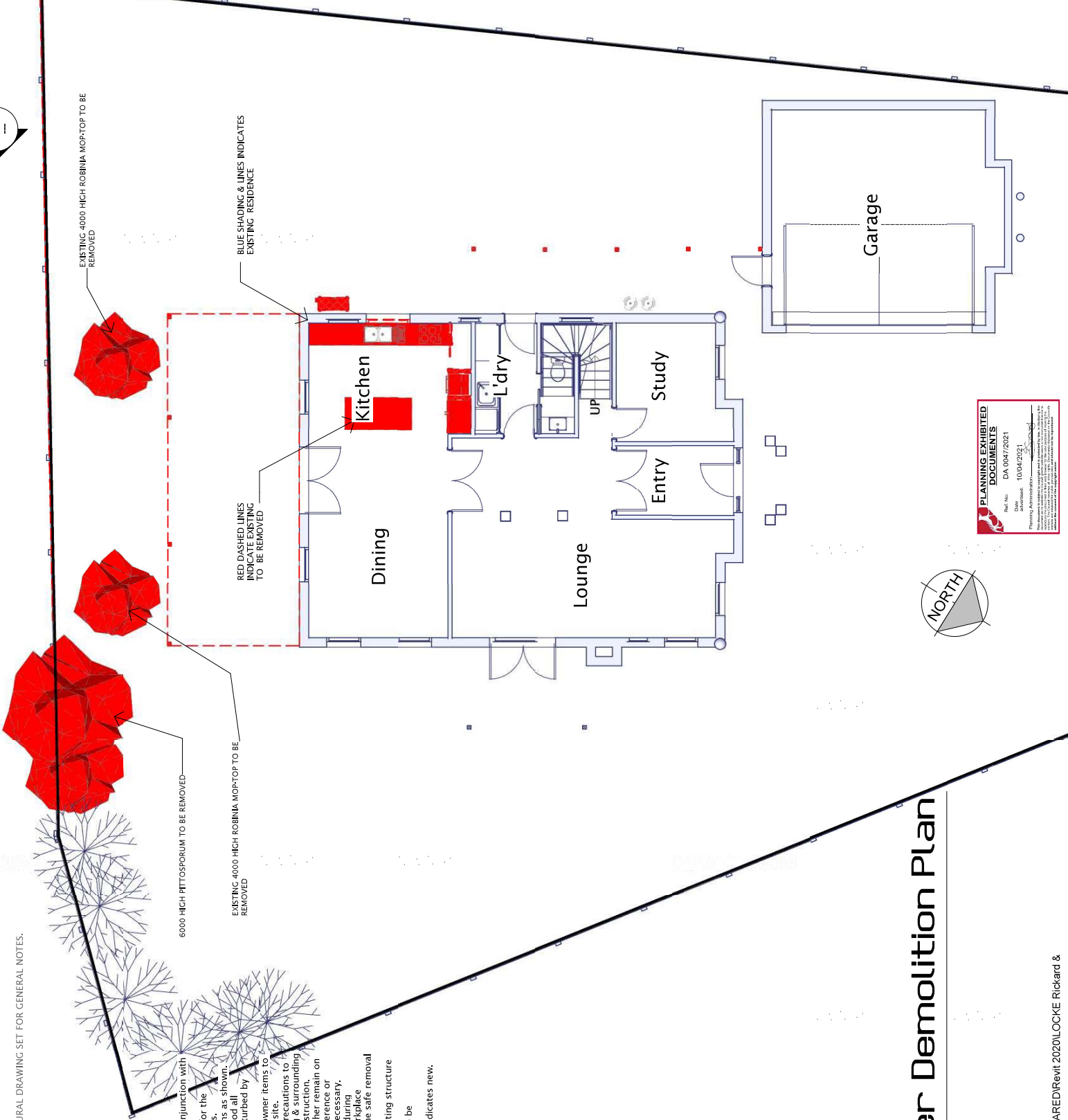
CONTOURS

Contours are indicative only for the site. Refer Elevation for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of this proposal & are to be used for no other future purpose.

Site Plan

1:200

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Project :
Proposed Extensions
40 College Street,
Newstead, TAS, 7250

Client :
R. Lock

Drawing Title :
Lower Demolition Plan

Scale :
1 : 100

Starting Date :
30.04.20

Plot Date :
17/04/2021 3:57:11 PM

Project No.
010420

Drawing No.
5 / 17



Lower Demolition Plan

1 : 100

Planning amend 3(A3)

No.	Date	Description
5	30.03.21	Planning Amend 3
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Project :
Proposed Extensions
40 College Street,
Newstead, TAS, 7250

Client :
R. Lock

Drawing Title :
Lower Floor Plan

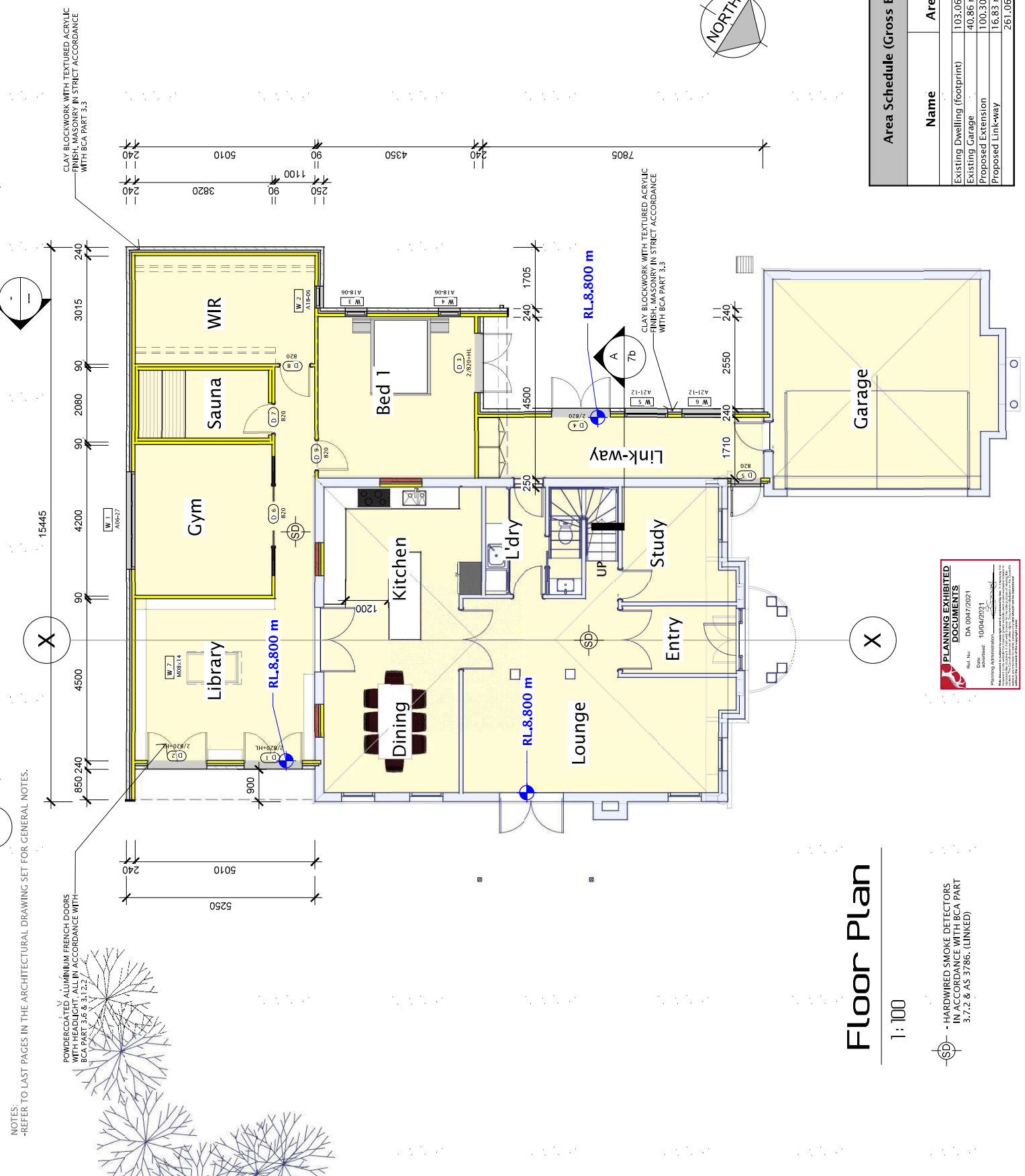
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Starting Date :
30.04.20

Plot Date :
7/04/2021 3:57:13 PM

Project No.
010420

Drawing No.
6 / 17



Floor Plan

1 : 100

SD - HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH BCA PART 3.7.2 & AS 3786. (LINKED)

Planning amend 3(A3)

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Project :
Proposed Extensions
40 College Street,
Newstead, TAS, 7250

Client :
R. Lock

Drawing Title :
Upper Floor Plan

Scale :
1 : 100

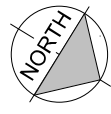
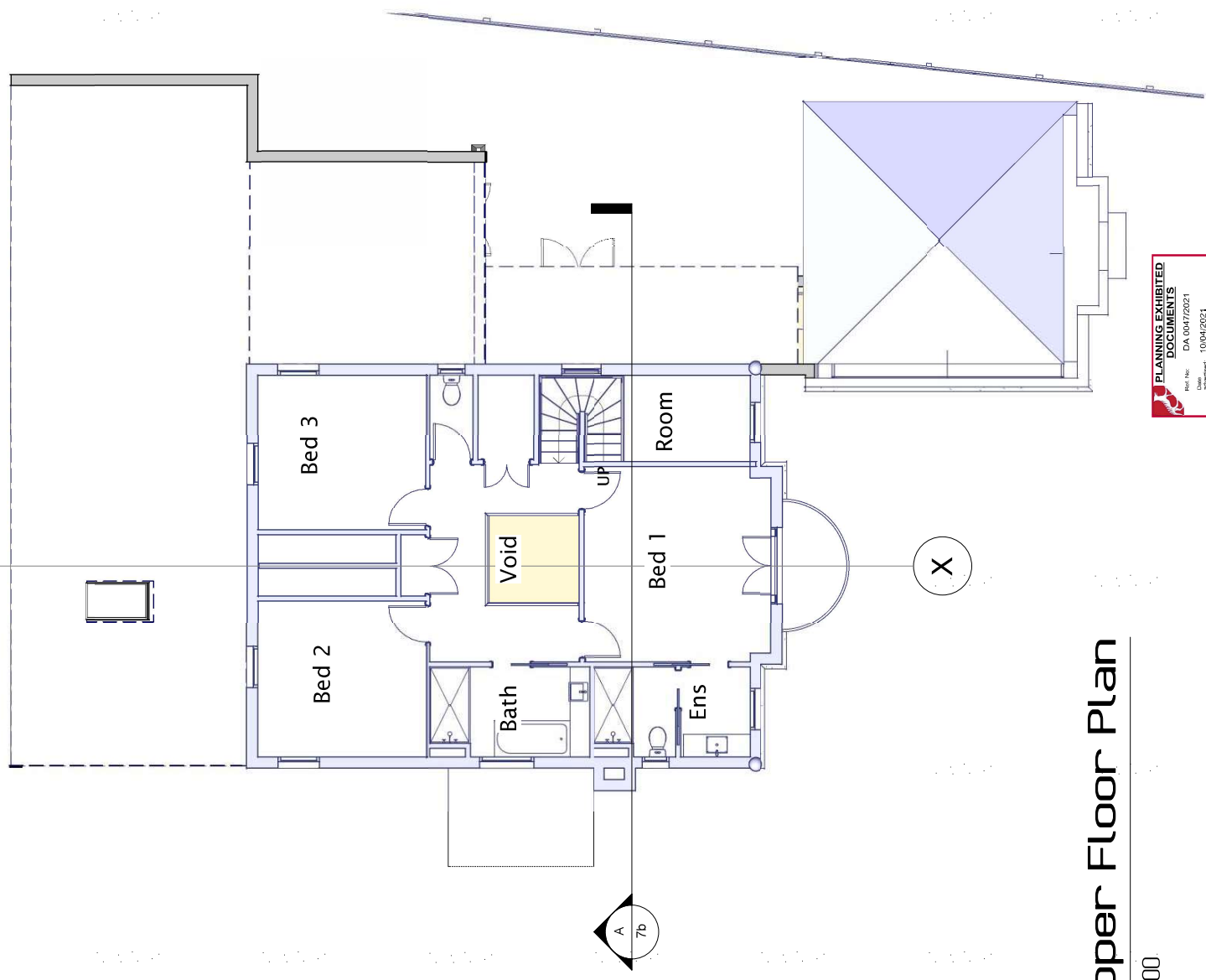
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Plot Date :
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Project No.
010420

Drawing No.
7 / 17

NOTES:
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Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Dwelling (footprint)	103.06 m ²	11.08
Existing Garage	40.86 m ²	4.39
Proposed Extension	100.30 m ²	10.79
Proposed Link-way	16.83 m ²	1.81
	261.06 m ²	28.07



Upper Floor Plan

1 : 100

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Proposed Extensions
40 College Street,
Newstead, TAS, 7250

Client :
R. Lock

Drawing Title :
Elevations (sheet 1)

Scale :
1 : 100

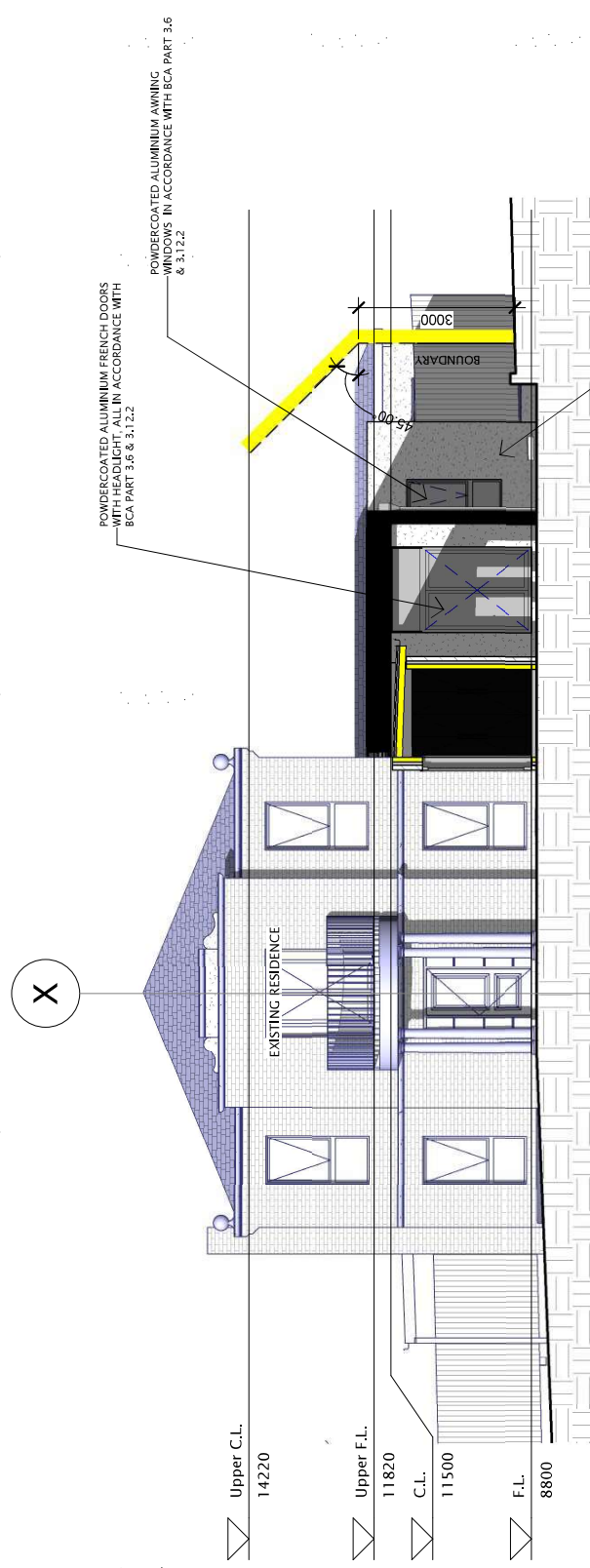
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Plot Date :
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Project No. :
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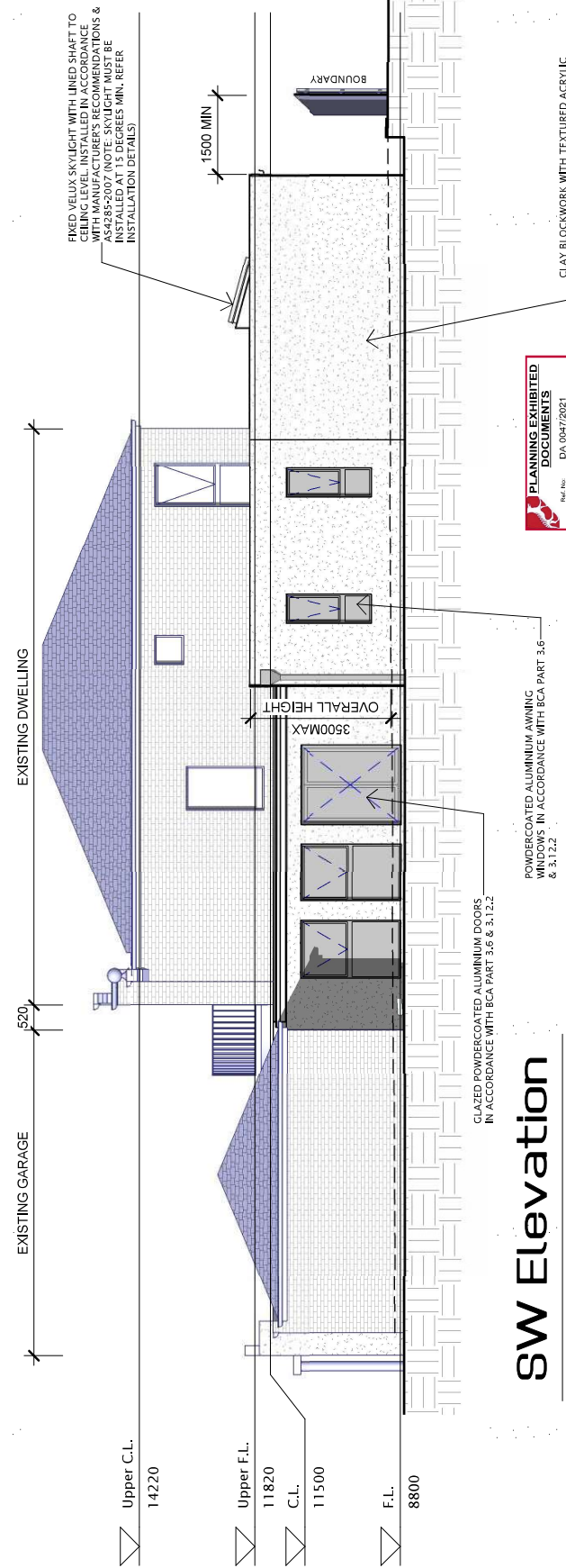
Drawing No. :
8 / 17

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NW Elevation

1 : 100



SW Elevation

1 : 100

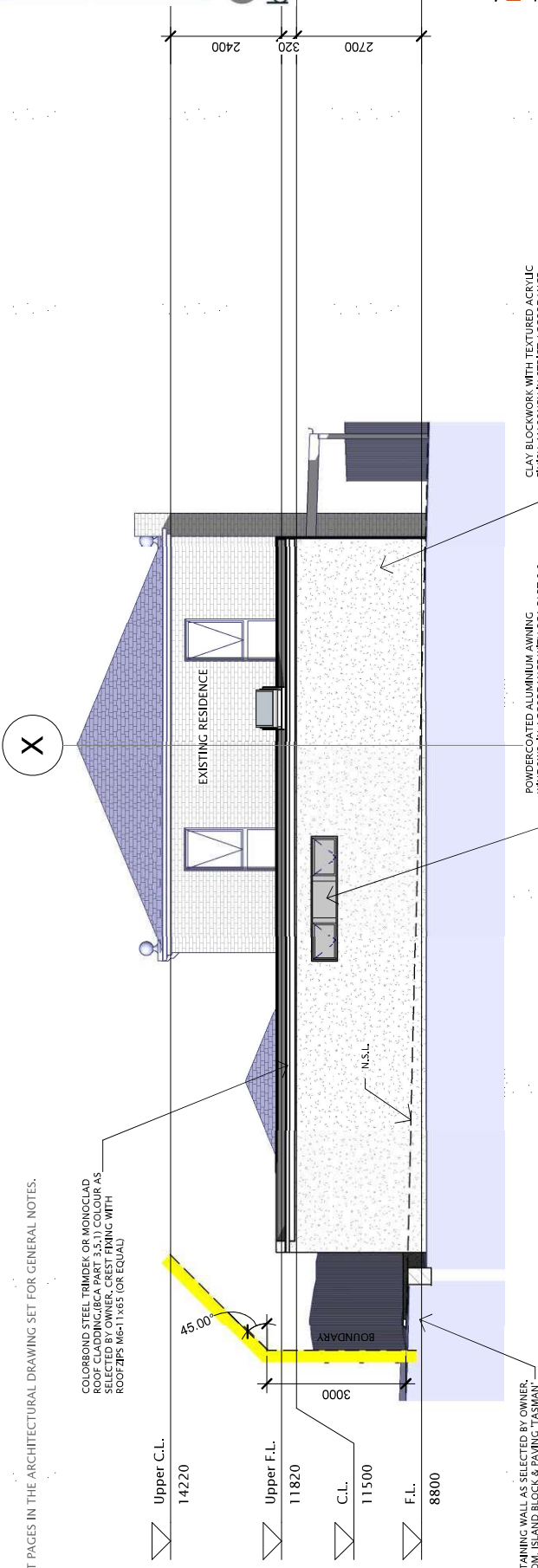




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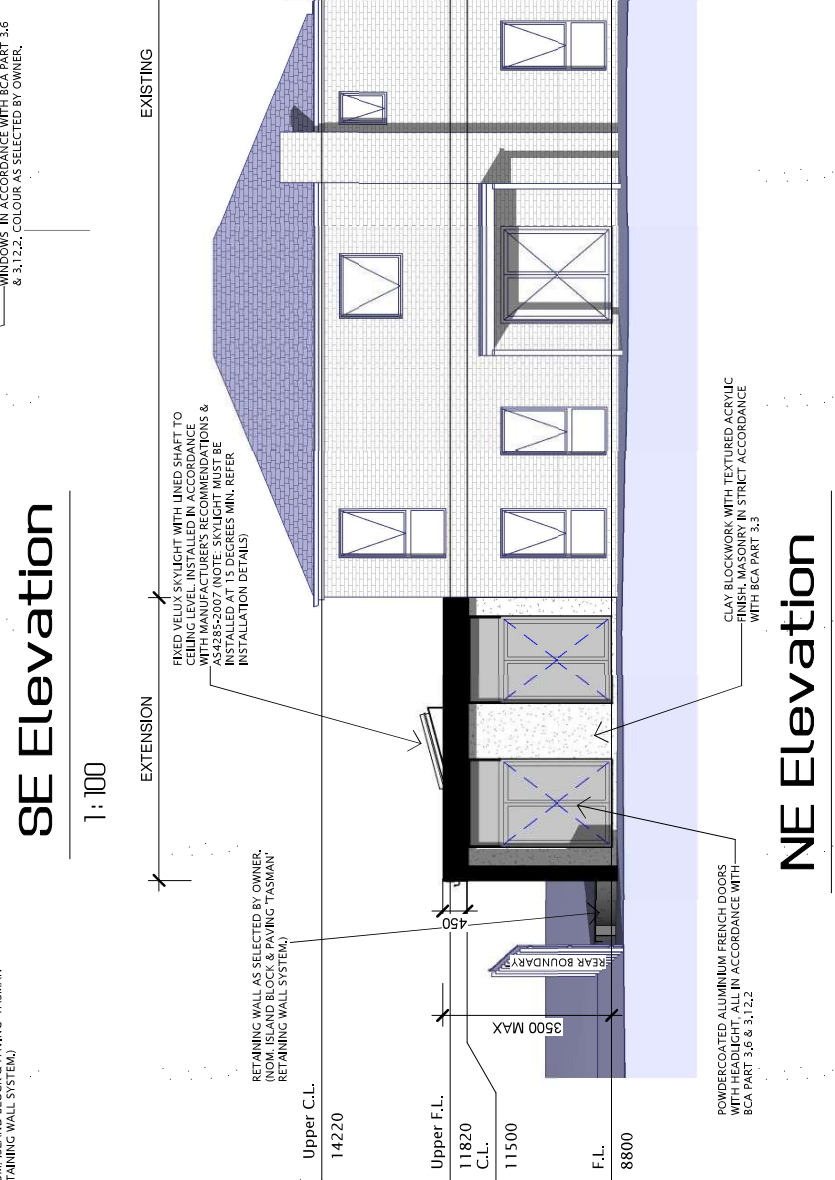
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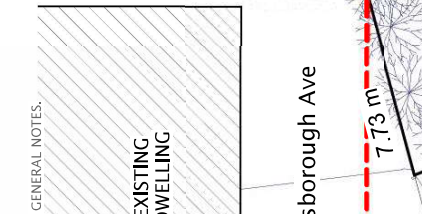
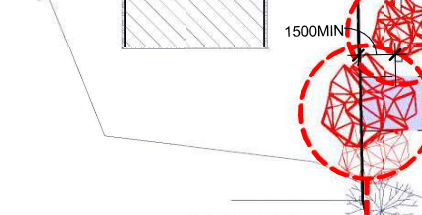
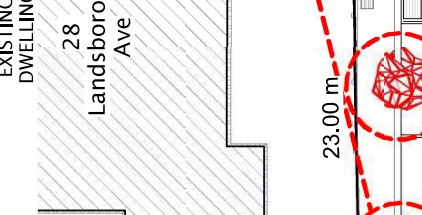
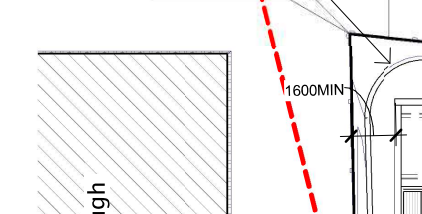
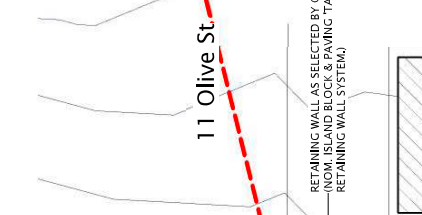
Drawing Title :
Elevations (sheet 2)

Scale : 1 : 100
Starting Date : 30.04.20
Plot Date : 7/04/2021 3:57:20 PM

Project No. : 010420
Drawing No. : 9 / 17



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amended levels **A3**

No.	Date	Description
6	10.05.21	amended levels
5	30.03.21	Planning Amend 3
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R. Lock

Drawing Title :
Vegetation Removal Plan

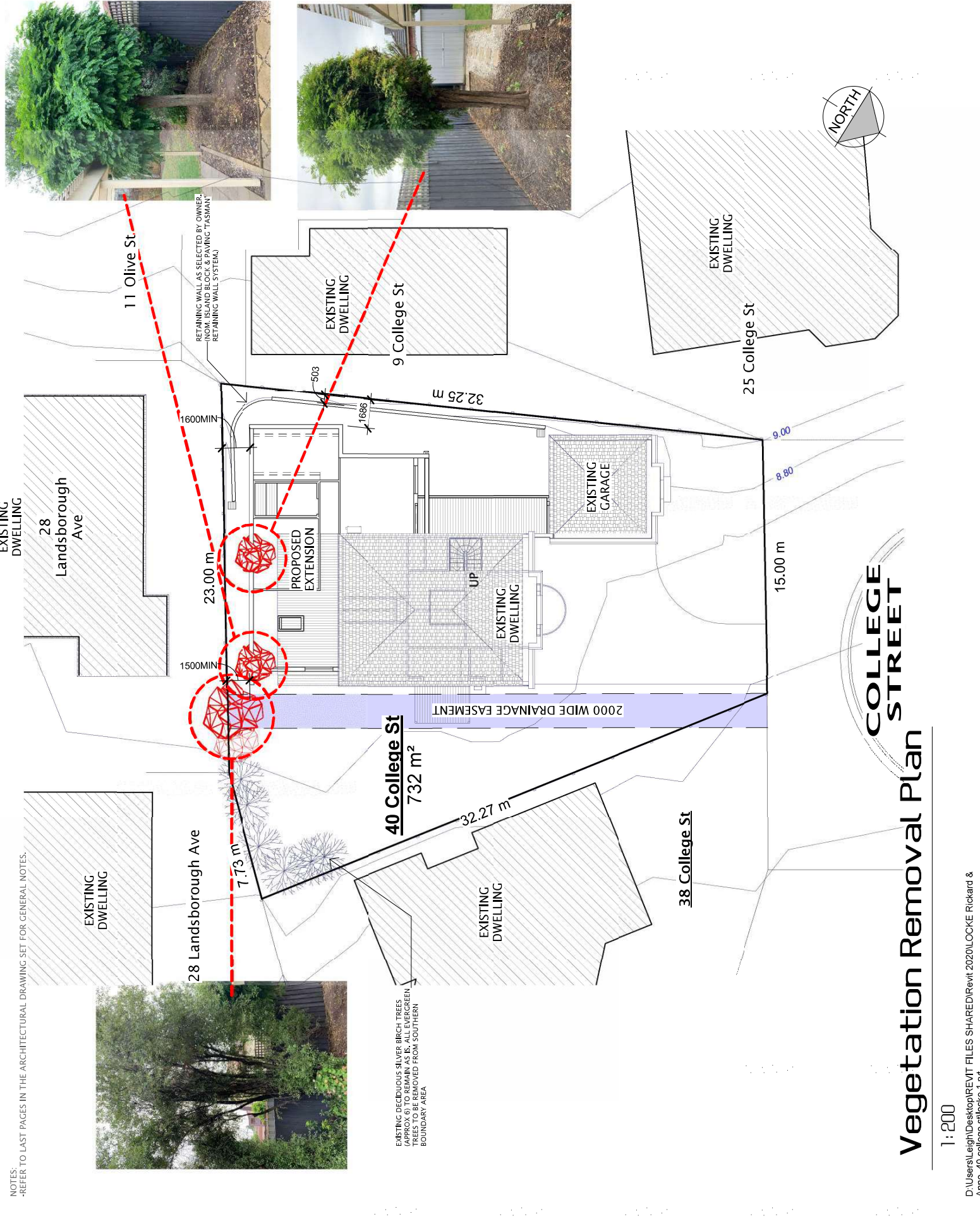
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Starting Date :
30.04.20

Plot Date :
10/05/2021
9:08:26 AM

Project No. :
010420

Drawing No. :
17/19



EXISTING DECIDUOUS SILVER BIRCH TREES (APPROX 6) TO REMAIN AS IS. ALL EVERGREEN TREES TO BE REMOVED FROM SOUTHERN BOUNDARY AREA

Vegetation Removal Plan

1:200