



Council Meeting - Agenda Item 9.2 - Attachment 2 Plans to be Endorsed 58 and 60 Galvin Street, South Launceston

REVISION	No.	DATE	DESCRIPTION	BY	CHECK
	A	11.09.21	DEVELOPMENT APPLICATION	mb	mb

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

NOTE:
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DEVELOPMENT APPLICATION FOR PRIVATE RESIDENCES 60 GALVIN STREET SOUTH LAUNCESTON, TASMANIA

NOTE:
 ARCHITECT: MICHAEL BERNACKI (929)
 ACCREDITATION NUMBER: CC6490
 LAND TITLE REF NUMBER: 113235 / 1
 FLOOR AREA: REFER BELOW
 SOIL CLASSIFICATION: REFER TO REPORT
 CLIMATE ZONE: 7
 BAL: N/A
 ALPINE AREA: N/A
 CORROSION ENVIRONMENT: N/A
 FLOODING: NO
 LANDSLIP: NO
 DISPERSIVE SOILS: UNKNOWN
 SALINE SOILS: UNKNOWN
 SAND DUNES: NO
 MINE SUBSIDENCE: NO
 LANDFILL: NO
 GROUND LEVELS: REFER PLAN



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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 COVER SHEET

DRAWN: MB
 CHECKED: MB
 SCALE: NTS @ A3
 DATE: MAY 2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-01 A

DRAWING No.	DRAWING TITLE	DRAWING No.	DRAWING TITLE
A-DA-01	Cover Sheet	A-DA-25	Shadow Diagram 1pm
A-DA-02	Site Plan	A-DA-26	Shadow Diagram 2pm
A-DA-03	Existing House - Level 1 Plan	A-DA-27	Shadow Diagram 3pm
A-DA-04	Existing House - Roof Plan	A-DA-28	Shadow Diagram 4pm
A-DA-05	Existing House - Northern Elevation	A-DA-29	Shadow Diagram 4:48pm Sunset
A-DA-06	Existing House - Eastern Elevation	A-DA-30	Western Neighbor Shadow Diagram 7:38am Sunrise
A-DA-07	Existing House - Southern Elevation	A-DA-31	Western Neighbor Shadow Diagram 8am
A-DA-08	Existing House - Western Elevation	A-DA-32	Western Neighbor Shadow Diagram 9am
A-DA-09	Proposed Town House - Level 1 & 2 Plans	A-DA-33	Western Neighbor Shadow Diagram 10am
A-DA-10	Proposed Town House - Roof Plan	A-DA-34	Western Neighbor Shadow Diagram 11am
A-DA-11	Proposed Town House - Northern Elevation	A-DA-35	Western Neighbor Shadow Diagram 12noon
A-DA-12	Proposed Town House - Eastern Elevation	A-DA-36	Western Neighbor Shadow Diagram 1pm
A-DA-13	Proposed Town House - Southern Elevation	A-DA-37	Western Neighbor Shadow Diagram 2pm
A-DA-14	Proposed Town House - Western Elevation	A-DA-38	Western Neighbor Shadow Diagram 3pm
A-DA-15	Landscape Plan	A-DA-39	Western Neighbor Shadow Diagram 4pm
A-DA-16	Private Open Space Plan	A-DA-40	Western Neighbor Shadow Diagram 4:48pm Sunset
A-DA-17	Strata Title Plan		
A-DA-18	Plumbing Plan		
A-DA-19	Shadow Diagram 7:38am Sunrise		
A-DA-20	Shadow Diagram 8am		
A-DA-21	Shadow Diagram 9am		
A-DA-22	Shadow Diagram 10am		
A-DA-23	Shadow Diagram 11am		
A-DA-24	Shadow Diagram 12noon		

EXISTING HOUSE	
EXISTING HOUSE AREA	- 88M ² = 9.450
DEMOLITION AREA	- 15M ² = 1.650
ADDITIONAL HOUSE AREA	- 47M ² = 5.0550
ADDITIONAL CARPORT AREA	- 23M ² = 2.4750
TOTAL	- 143M² = 15.350
PROPOSED TOWN HOUSE	
LEVEL 1 AREA	- 72M ² = 7.750
GARAGE AREA	- 38M ² = 4.500
LEVEL 2 AREA	- 85M ² = 9.250
LEVEL 2 VOID AREA	- 20M ² = 2.150
TOTAL AREA	- 215M² = 23.150
EXISTING HOUSE AREA	- 143M ² = 15.350 FLOOR AREA
TOWN HOUSE AREA	- 215M ² = 23.150 FLOOR AREA
TOTAL AREA	- 358M² = 38.550 FLOOR AREA
SITE AREA	- 638M²
SITE COVER	- 42%
PERVIOUS TO RAINFALL	- 40%



REVISION				
No.	DATE	DESCRIPTION	BY	CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
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 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND 4.5.3/4
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

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DEVELOPMENT APPLICATION

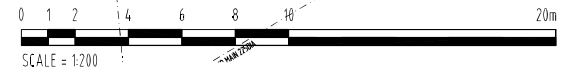
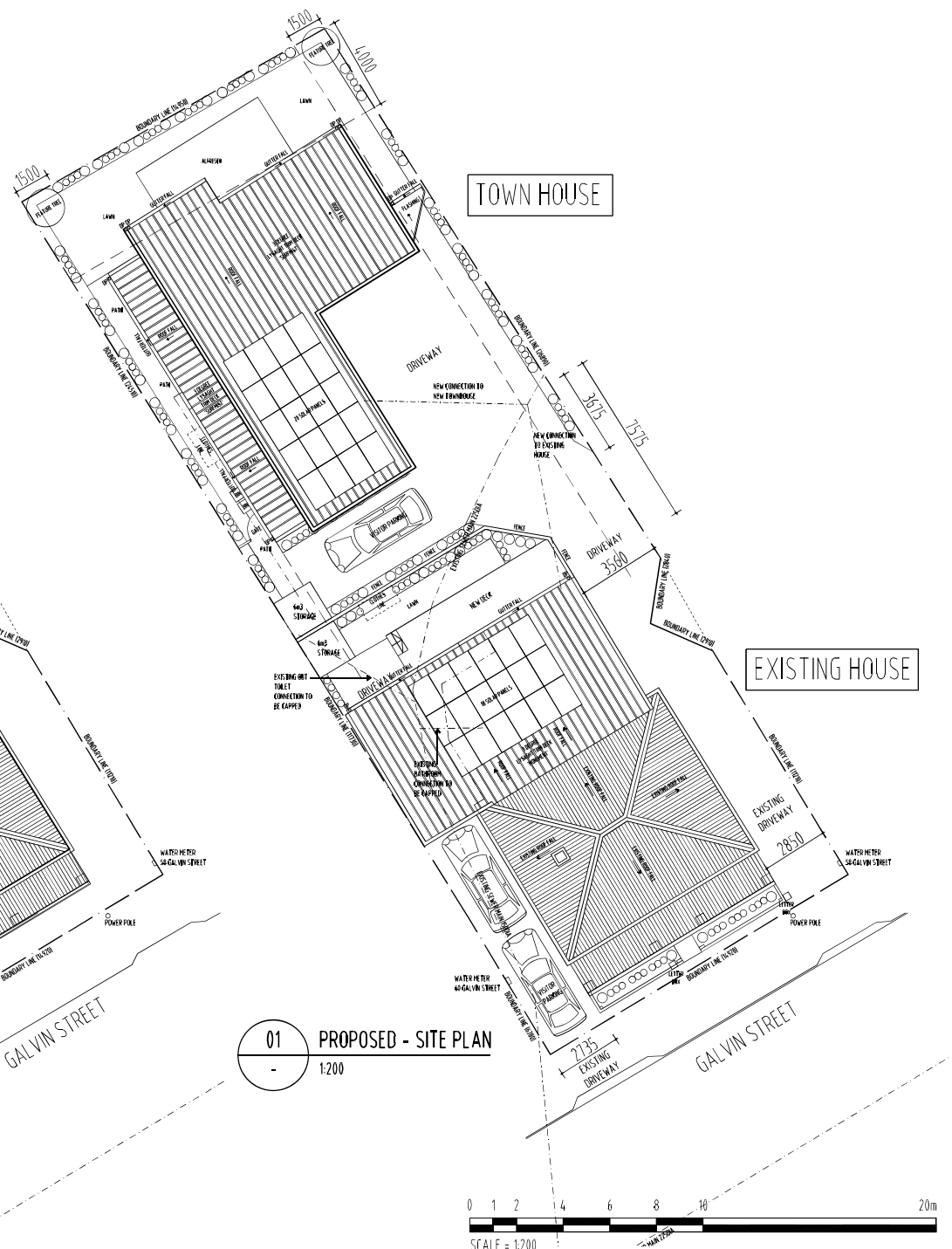
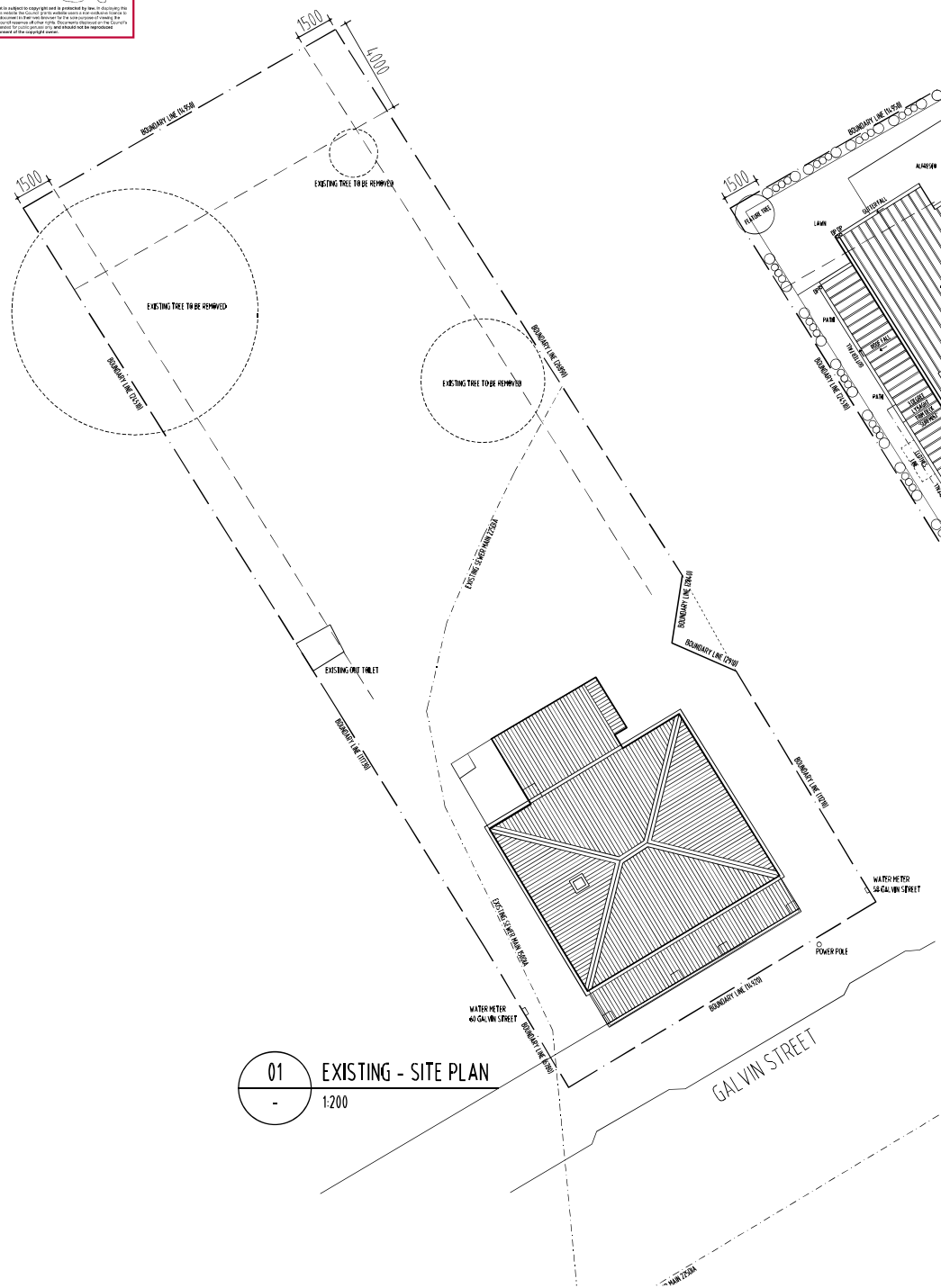


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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SITE PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: MAY 2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-02 A





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION

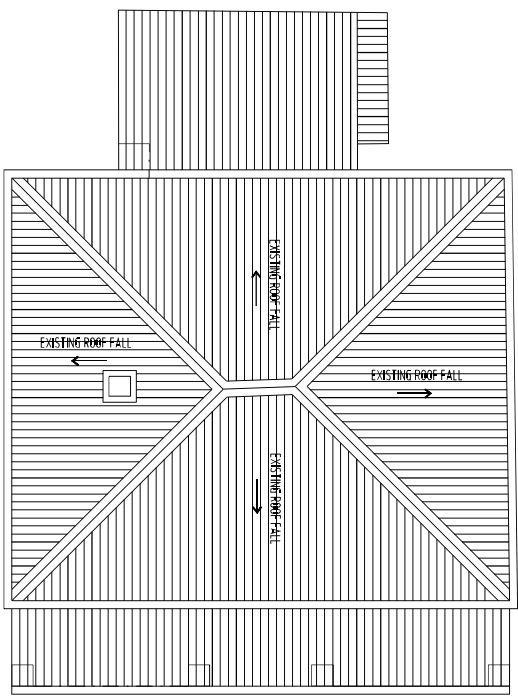


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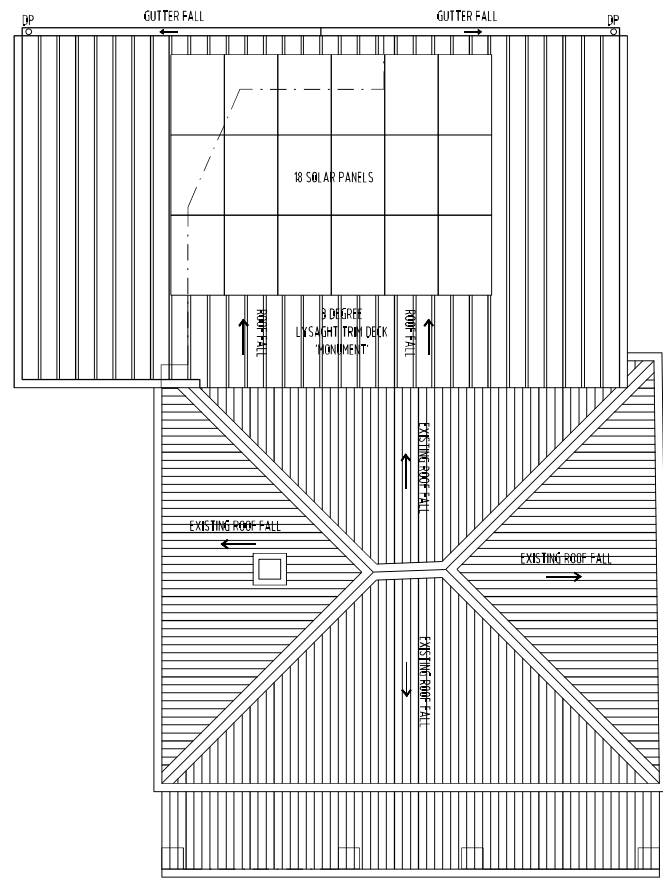
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 EXISTING HOUSE
 ROOF PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: MAY 2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-04



01 EXISTING HOUSE - ROOF PLAN
 - 1:100



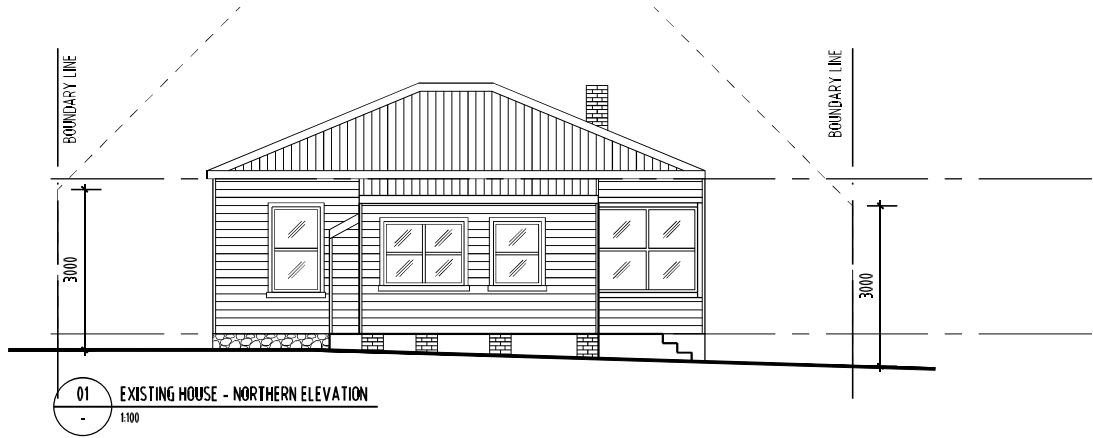
01 EXISTING HOUSE - PROPOSED ROOF PLAN
 - 1:100



REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb mb

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01 EXISTING HOUSE - NORTHERN ELEVATION
 1:100

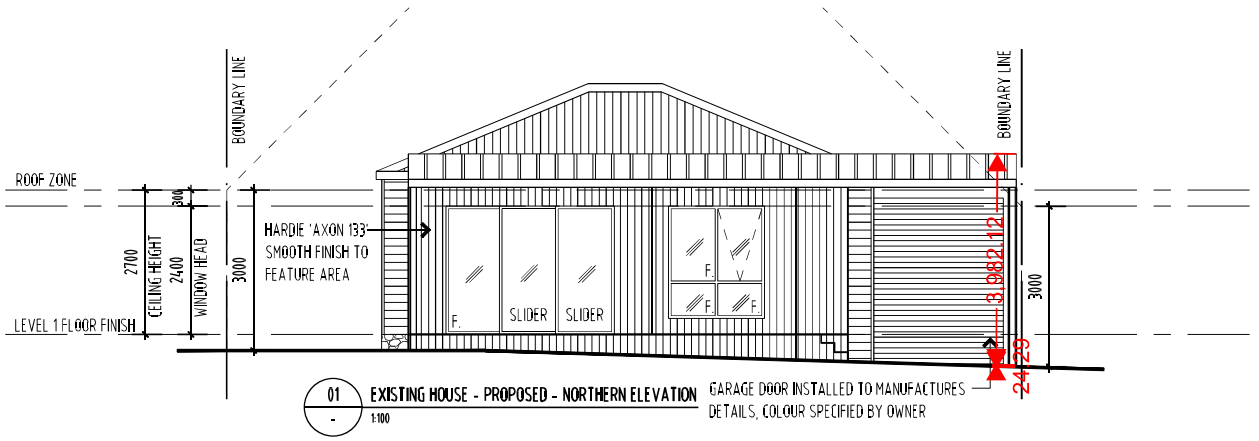
DEVELOPMENT APPLICATION



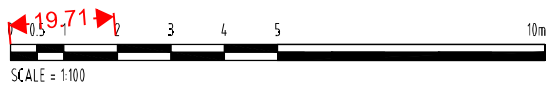
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 EXISTING HOUSE
 NORTHERN ELEVATION



01 EXISTING HOUSE - PROPOSED - NORTHERN ELEVATION
 1:100
 GARAGE DOOR INSTALLED TO MANUFACTURERS DETAILS, COLOUR SPECIFIED BY OWNER

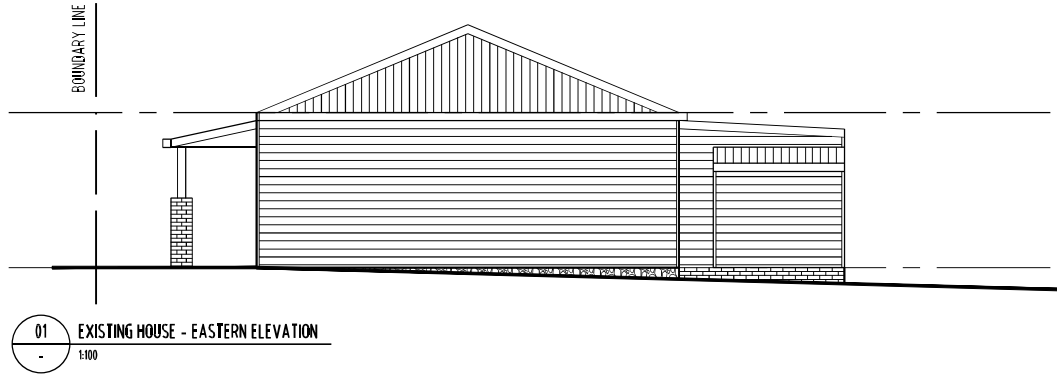


DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: MAY 2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-05 A

REVISION			
No.	DATE	DESCRIPTION	BY CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION

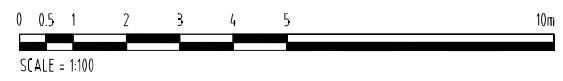
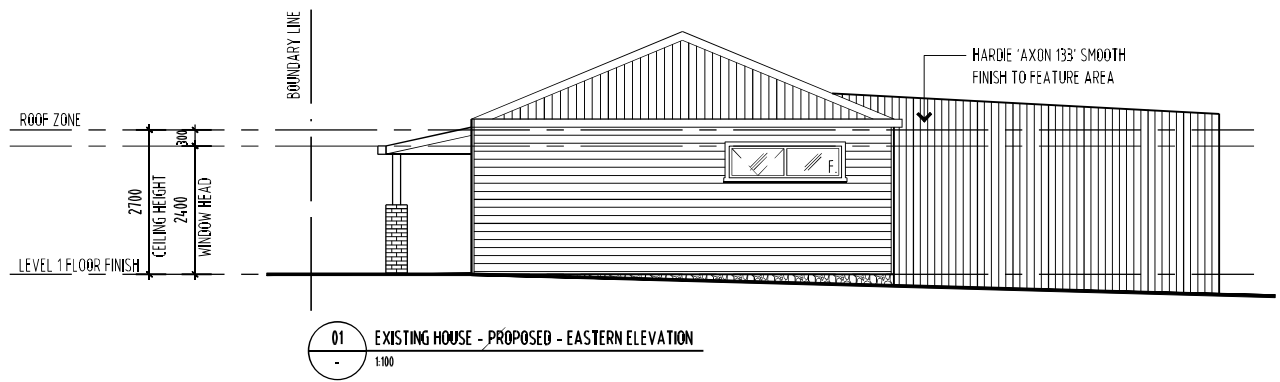


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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 EXISTING HOUSE
 EASTERN ELEVATION



DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: MAY 2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-06 A

REVISION			
No	DATE	DESCRIPTION	BY CHECK
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DEVELOPMENT APPLICATION

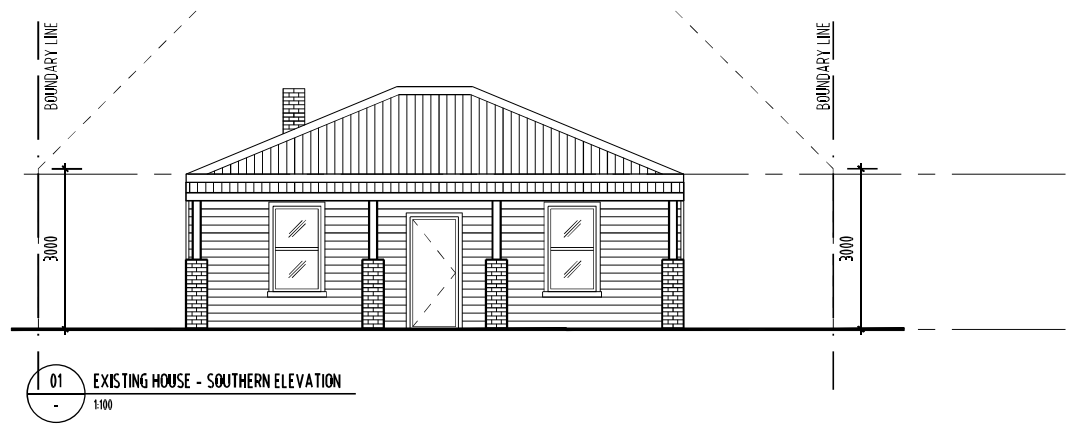


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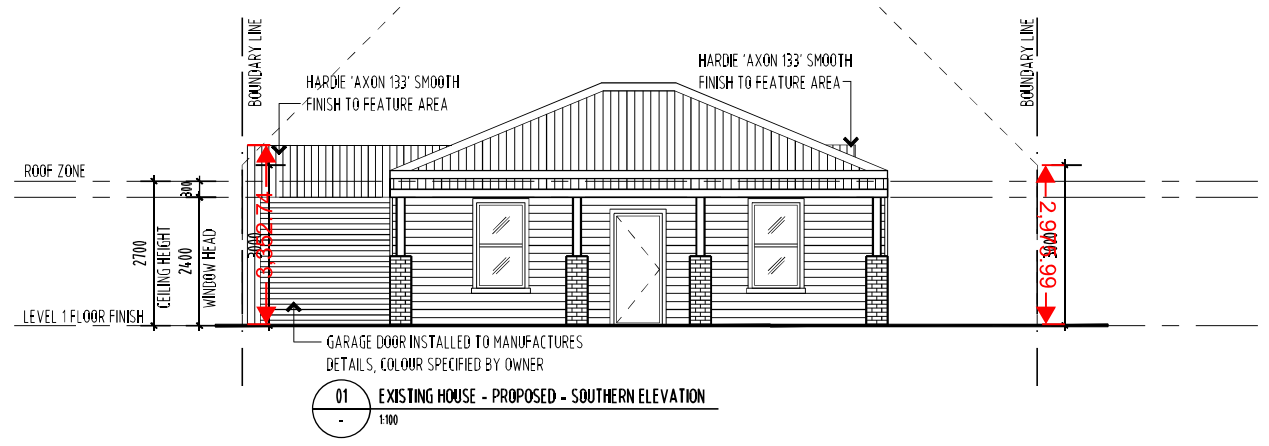
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 EXISTING HOUSE
 SOUTHERN ELEVATION

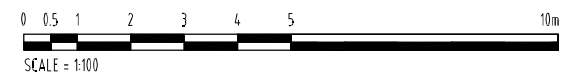
DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-07 A



01 EXISTING HOUSE - SOUTHERN ELEVATION
 1:100



01 EXISTING HOUSE - PROPOSED - SOUTHERN ELEVATION
 1:100





REVISION

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A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

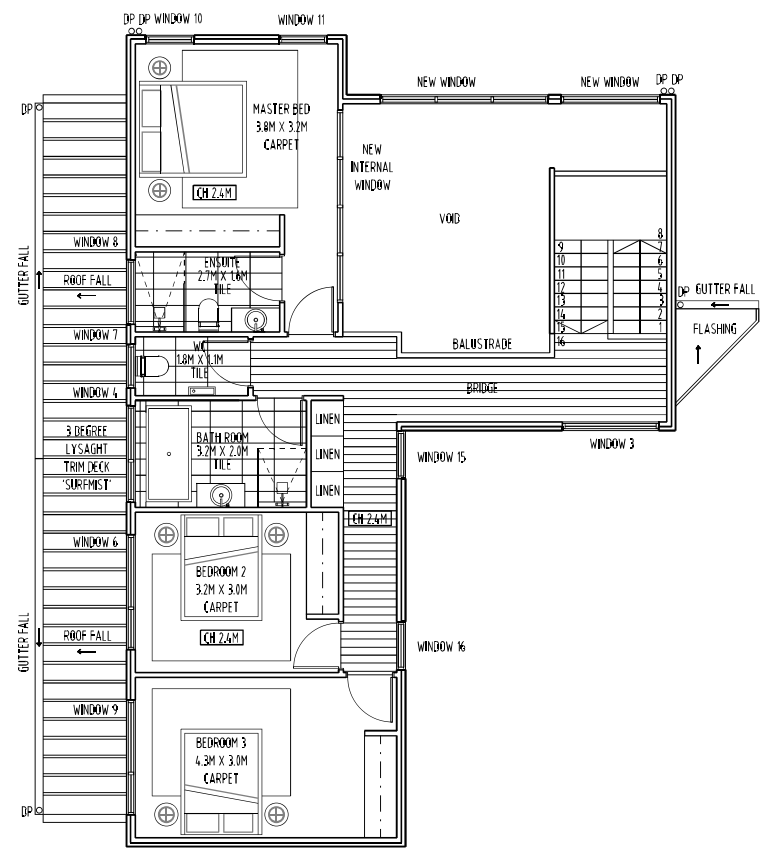


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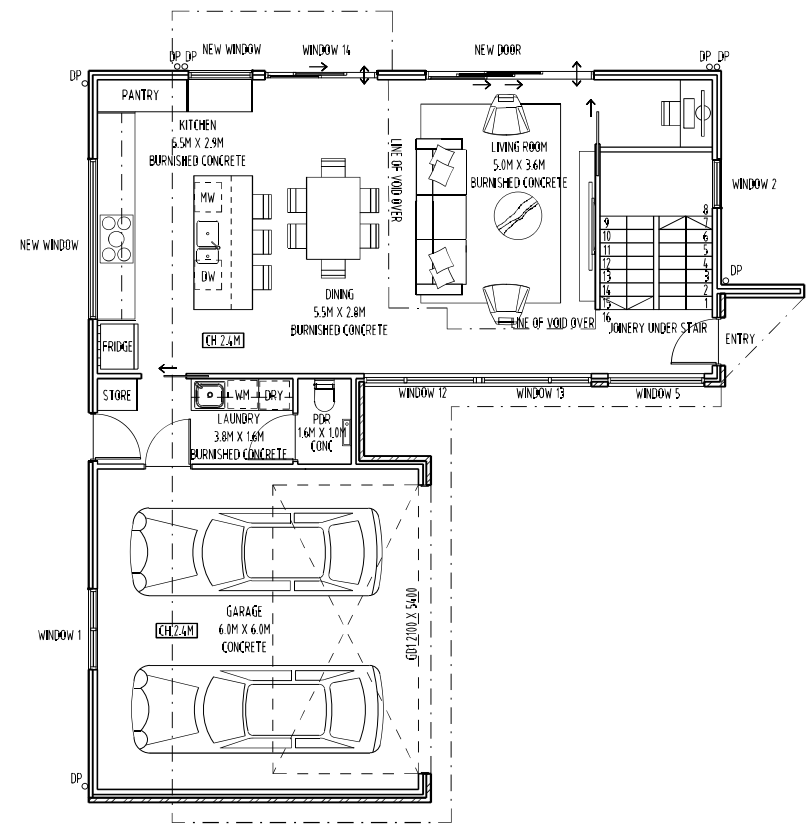
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 PROPOSED TOWN HOUSE
 LEVEL 1 & 2 PLANS

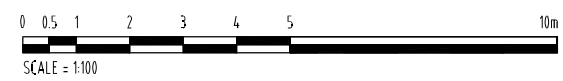
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 SCALE: 1:100@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-09 A



01 PROPOSED TOWNHOUSE - LEVEL 2 PLAN
 1:100



01 PROPOSED TOWNHOUSE - LEVEL 1 PLAN
 1:100





REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

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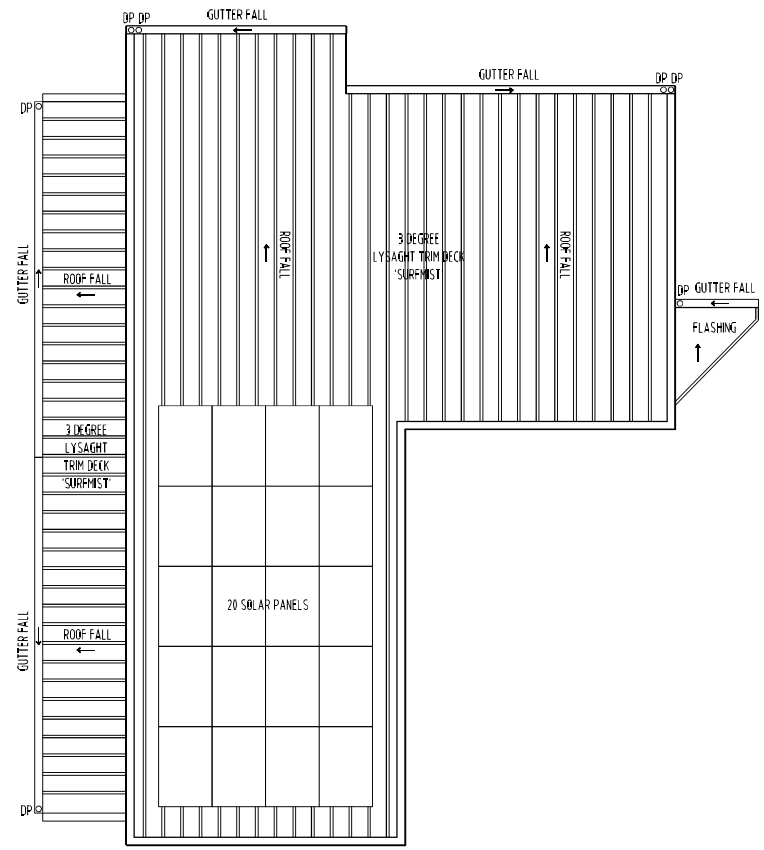


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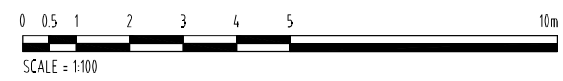
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 PROPOSED TOWN HOUSE
 ROOF PLAN

DRAWN: MB
CHECKED: MB
SCALE: 1:100@ A3
DATE: MAY_2021
PROJECT NO: 2109
DRAWING NO: A-DA-10 A



01 PROPOSED TOWNHOUSE - ROOF PLAN
 - 1:100



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A	17.09.21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION

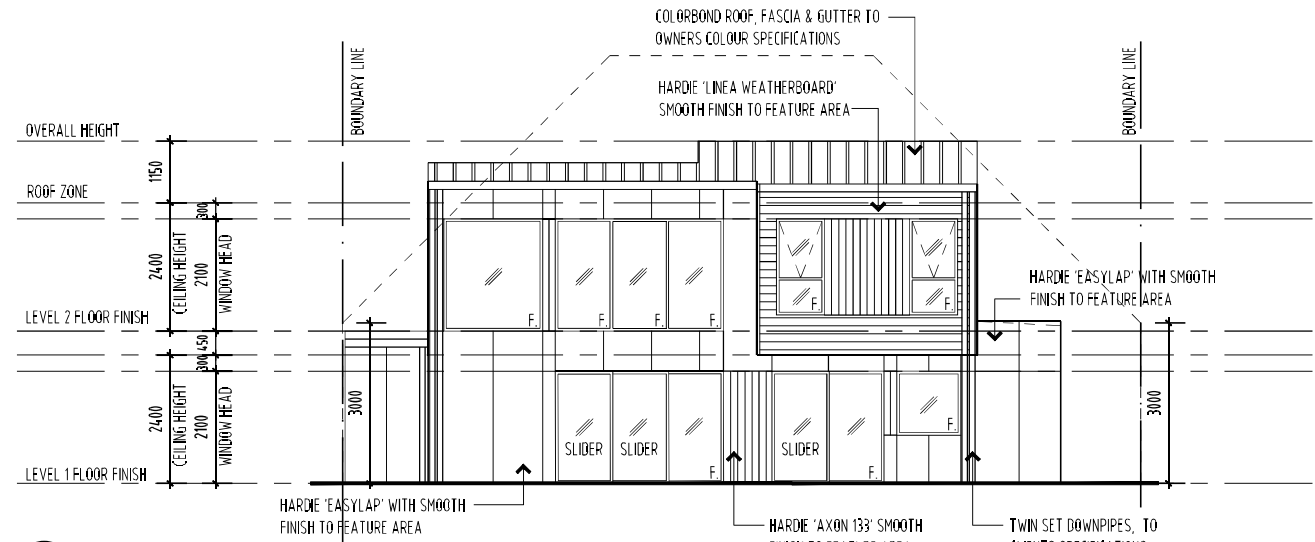


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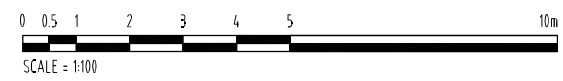
DRAWING TITLE:
 PROPOSED TOWN HOUSE
 NORTHERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-11 A



01 PROPOSED TOWNHOUSE - NORTHERN ELEVATION
 - 1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES



REVISION			
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A	11.09.21	DEVELOPMENT APPLICATION	mb mb

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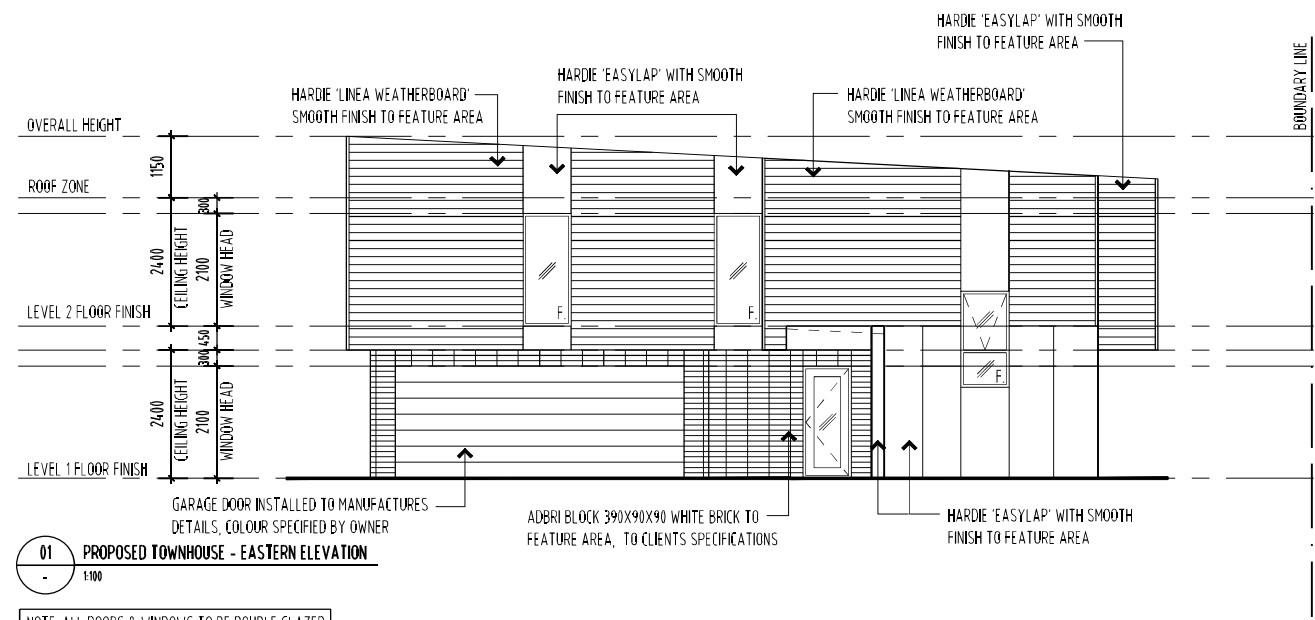


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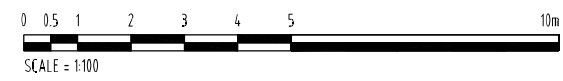
DRAWING TITLE:
 PROPOSED TOWN HOUSE
 EASTERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-12 A



01 PROPOSED TOWNHOUSE - EASTERN ELEVATION
 1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES



REVISION	No	DATE	DESCRIPTION	BY	CHECK
	A	13.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
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 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK

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DEVELOPMENT APPLICATION

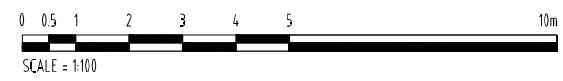
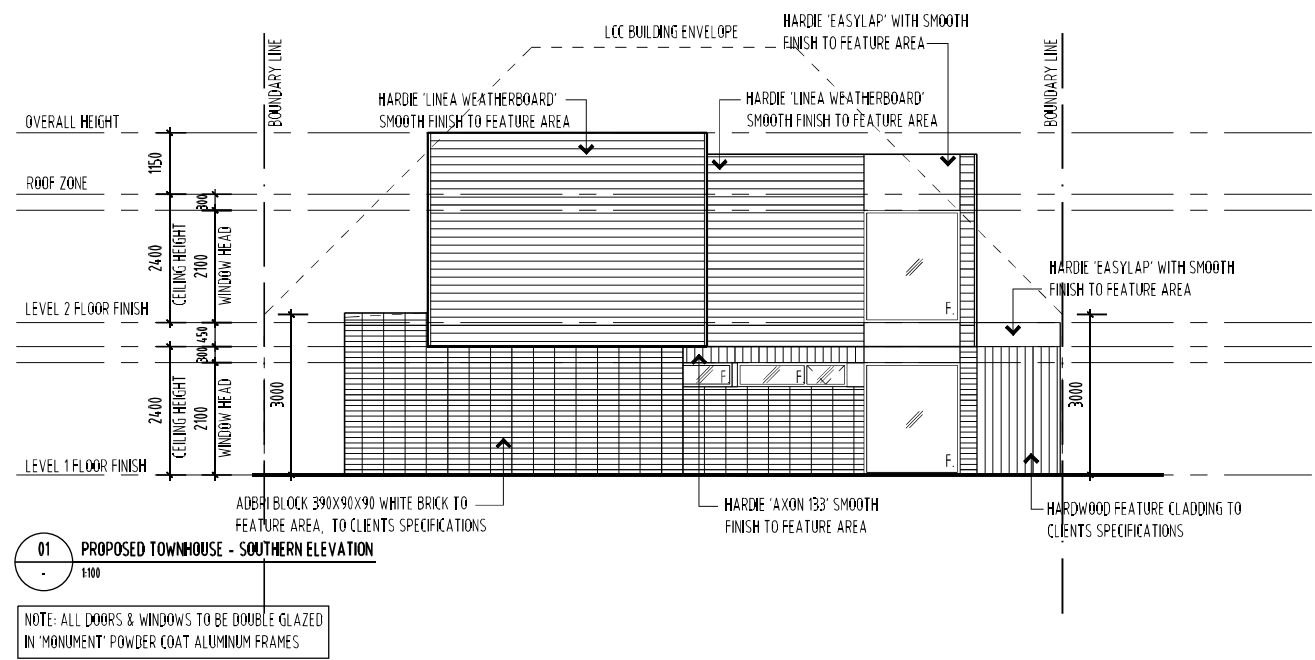


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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 PROPOSED TOWN HOUSE
 SOUTHERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100 @ A3
 DATE: MAY_2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-13 A



REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	17/09/21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION

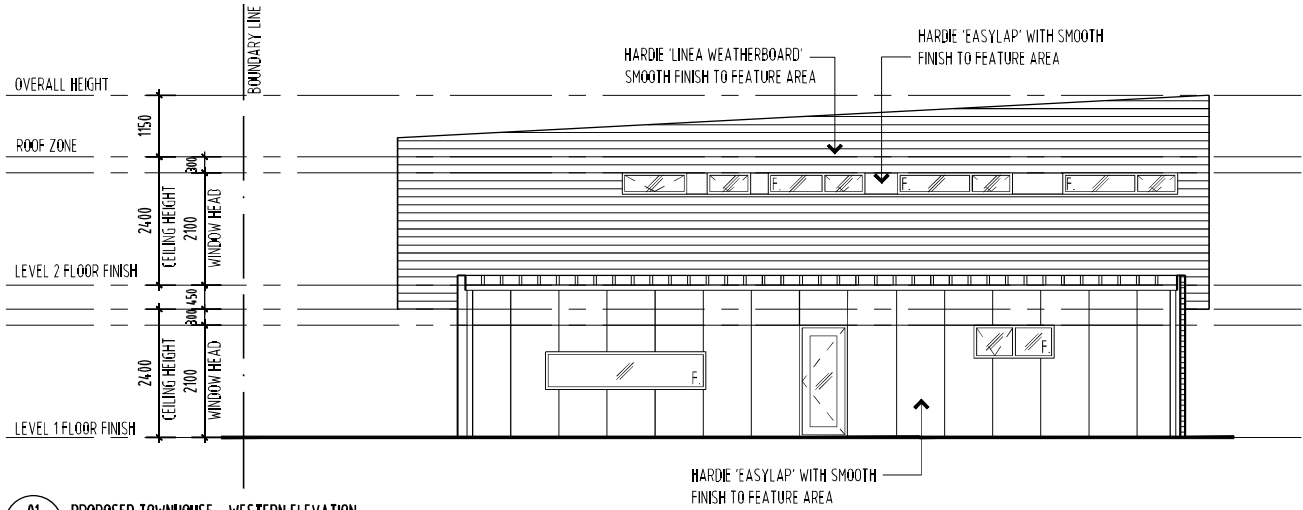


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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

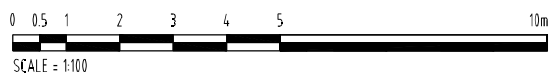
DRAWING TITLE:
 PROPOSED TOWN HOUSE
 WESTERN ELEVATION

DRAWN: MB
 CHECKED: MB
 SCALE: 1:100@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-14 A



01 PROPOSED TOWNHOUSE - WESTERN ELEVATION
 1:100

NOTE: ALL DOORS & WINDOWS TO BE DOUBLE GLAZED IN 'MONUMENT' POWDER COAT ALUMINIUM FRAMES





REVISION		BY	CHECK
No.	DATE	DESCRIPTION	
A	11.09.21	DEVELOPMENT APPLICATION	mb mb

GENERAL CONCRETE NOTE:
 ALL DRIVEWAYS TO BE CONCRETE TO ENGINEER SPEC. BRUSHED FINISH.
 ALL DECK / EXTERNAL LAUNDRY AREAS TO BE TIMBER FRAMED TO CLIENT SELECTION.
 ALL CONCRETE WORK TO MEET BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

LANDSCAPE SCHEDULE:
 LOW MAINTENANCE AND MINIMAL FOLIAGE SELECTION OF PLANTS TO ENCOURAGE BIG DIVERSITY
 LOMANDRA LONGIFOLIA, CALLISTEMON, PONGO PYGMAEUS,
 EVER LASTING CHRYSOEPHALUM APRICATLIUM, LEUCODENDRON, SAGGLOMANDRA LONGIFOLIA.

NOTE:

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- ALL TIMBER FRAMING TO COMPLY WITH BEA 3.4.3 AND AS1684
- ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK

NOTE:

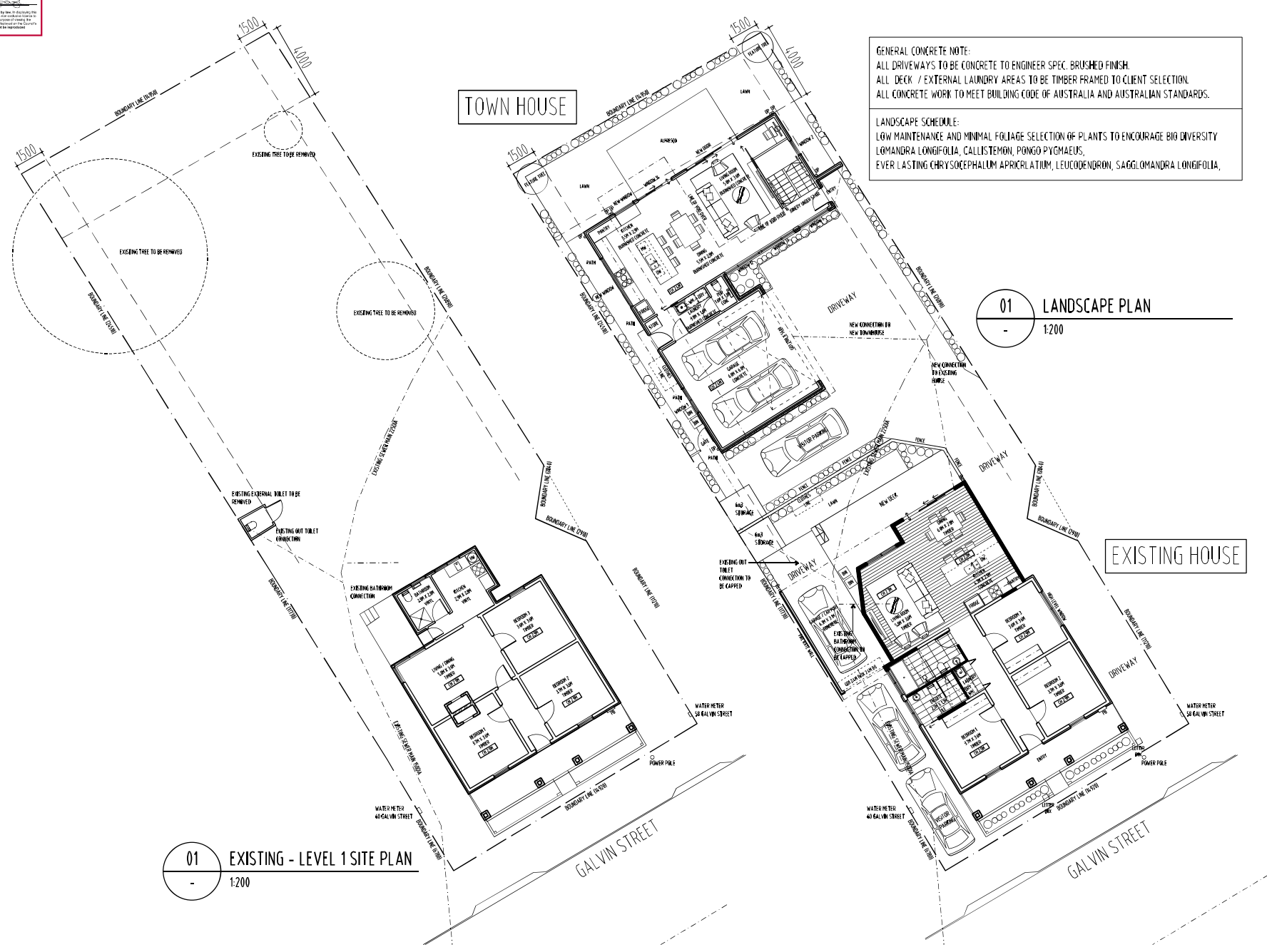
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01 LANDSCAPE PLAN
 1:200



01 EXISTING - LEVEL 1 SITE PLAN
 1:200

DEVELOPMENT APPLICATION

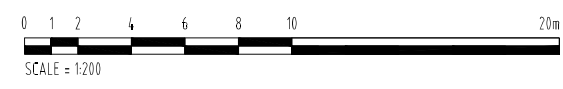


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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 LANDSCAPE PLAN

DRAWN: MB
CHECKED: MB
SCALE: 1:200@ A3
DATE: MAY_2021
PROJECT NO.: 2109
DRAWING NO.: A-DA-15 A





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb mb

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DEVELOPMENT APPLICATION



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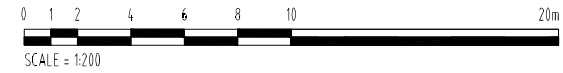
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 PRIVATE OPEN SPACE
 PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-16 A



01 PRIVATE OPEN SPACE PLAN
 - 1:200



REVISION			BY	CHECK
No.	DATE	DESCRIPTION		
1	11.09.21	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

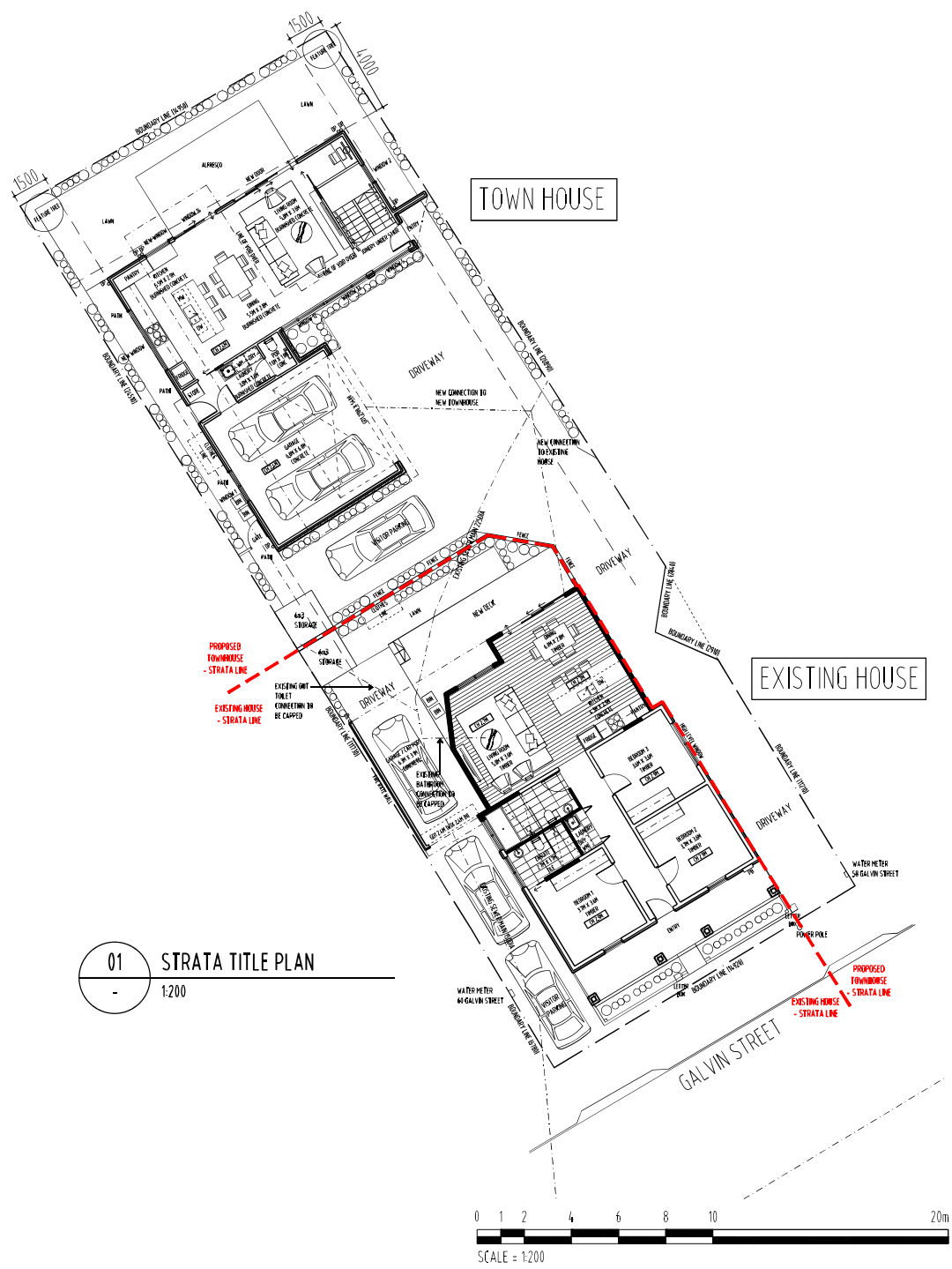


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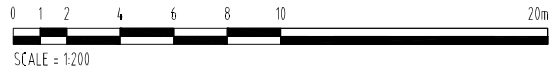
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 STRATA TITLE PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-17 A

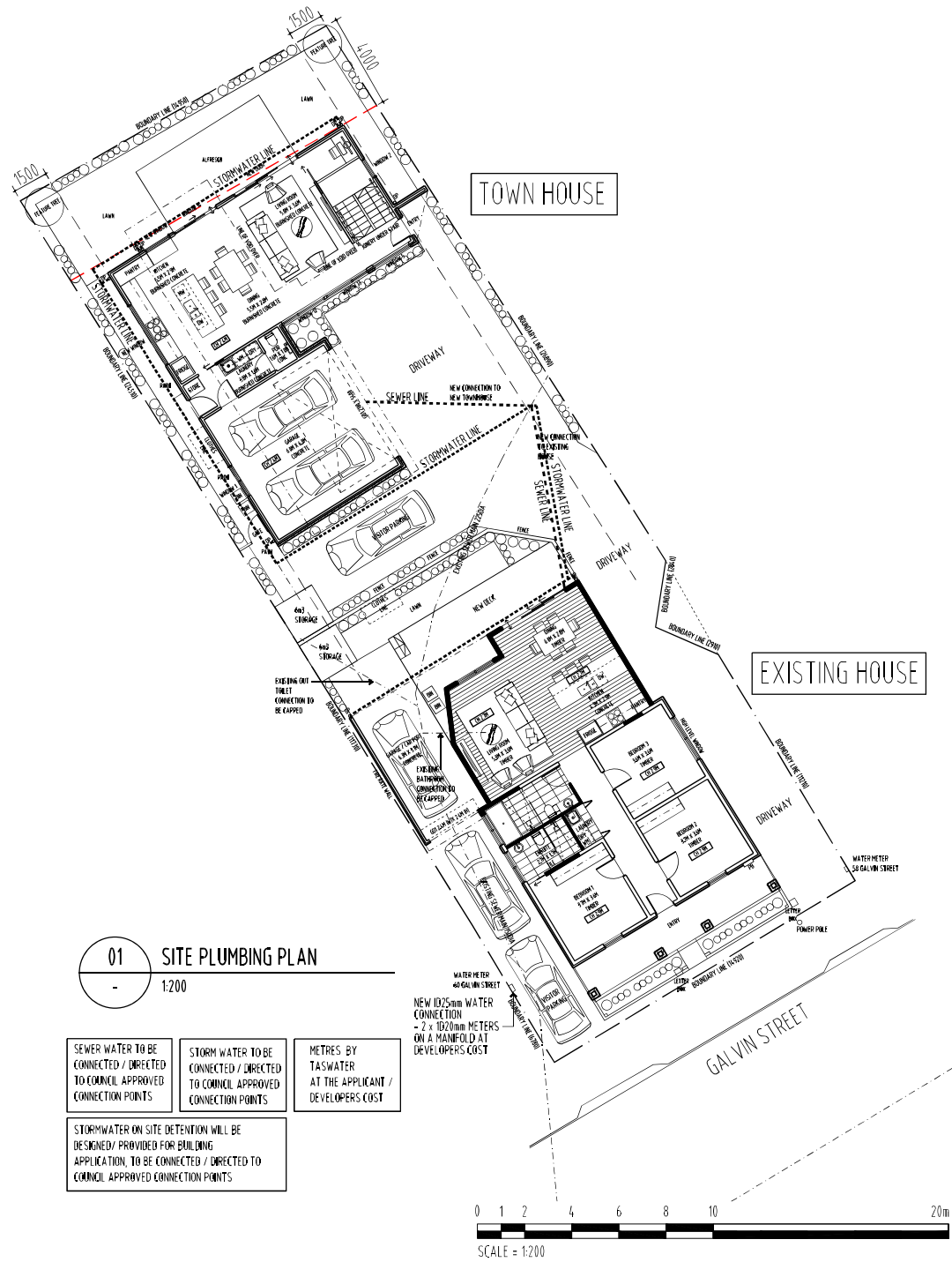


01 STRATA TITLE PLAN
 - 1:200





REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb mb



01 SITE PLUMBING PLAN
 1:200

- SEWER WATER TO BE CONNECTED / DIRECTED TO COUNCIL APPROVED CONNECTION POINTS
- STORM WATER TO BE CONNECTED / DIRECTED TO COUNCIL APPROVED CONNECTION POINTS
- METRES BY TASWATER AT THE APPLICANT / DEVELOPERS COST
- STORMWATER ON SITE DETENTION WILL BE DESIGNED/ PROVIDED FOR BUILDING APPLICATION, TO BE CONNECTED / DIRECTED TO COUNCIL APPROVED CONNECTION POINTS

NOTE:

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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SITE PLUMBING PLAN

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-18 A

REVISION		BY	CHECK
No.	DATE	DESCRIPTION	MB MB
1	17.09.21	DEVELOPMENT APPLICATION	MB MB

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DEVELOPMENT APPLICATION





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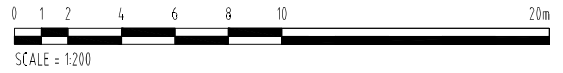
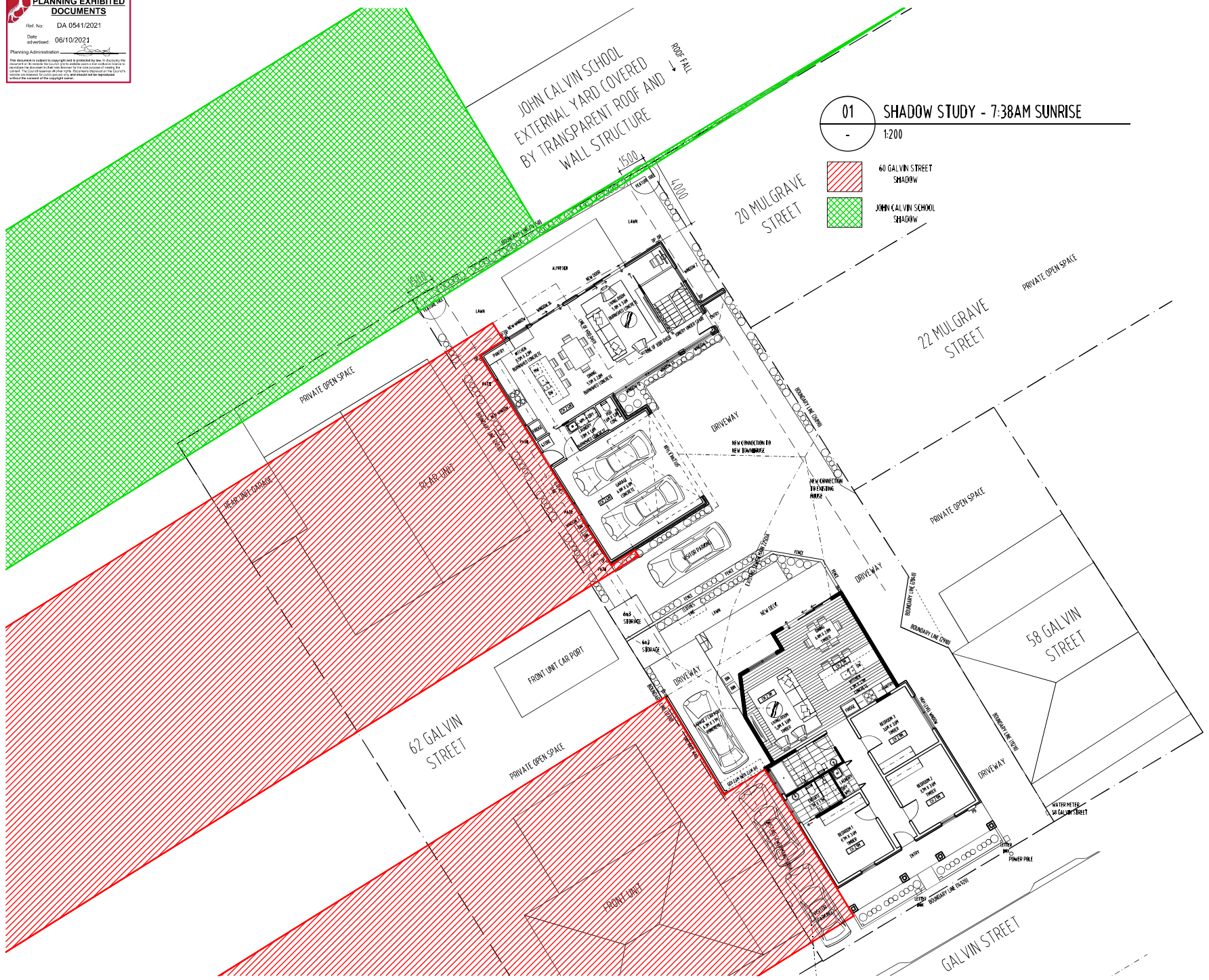
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 7:38AM SUNRISE

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY_2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-19 A

01 SHADOW STUDY - 7:38AM SUNRISE
 1:200

-  60 GALVIN STREET SHADOW
-  JOHN CALVIN SCHOOL SHADOW





REVISION			BY	CHECK
NO	DATE	DESCRIPTION		
A	11.09.21	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION

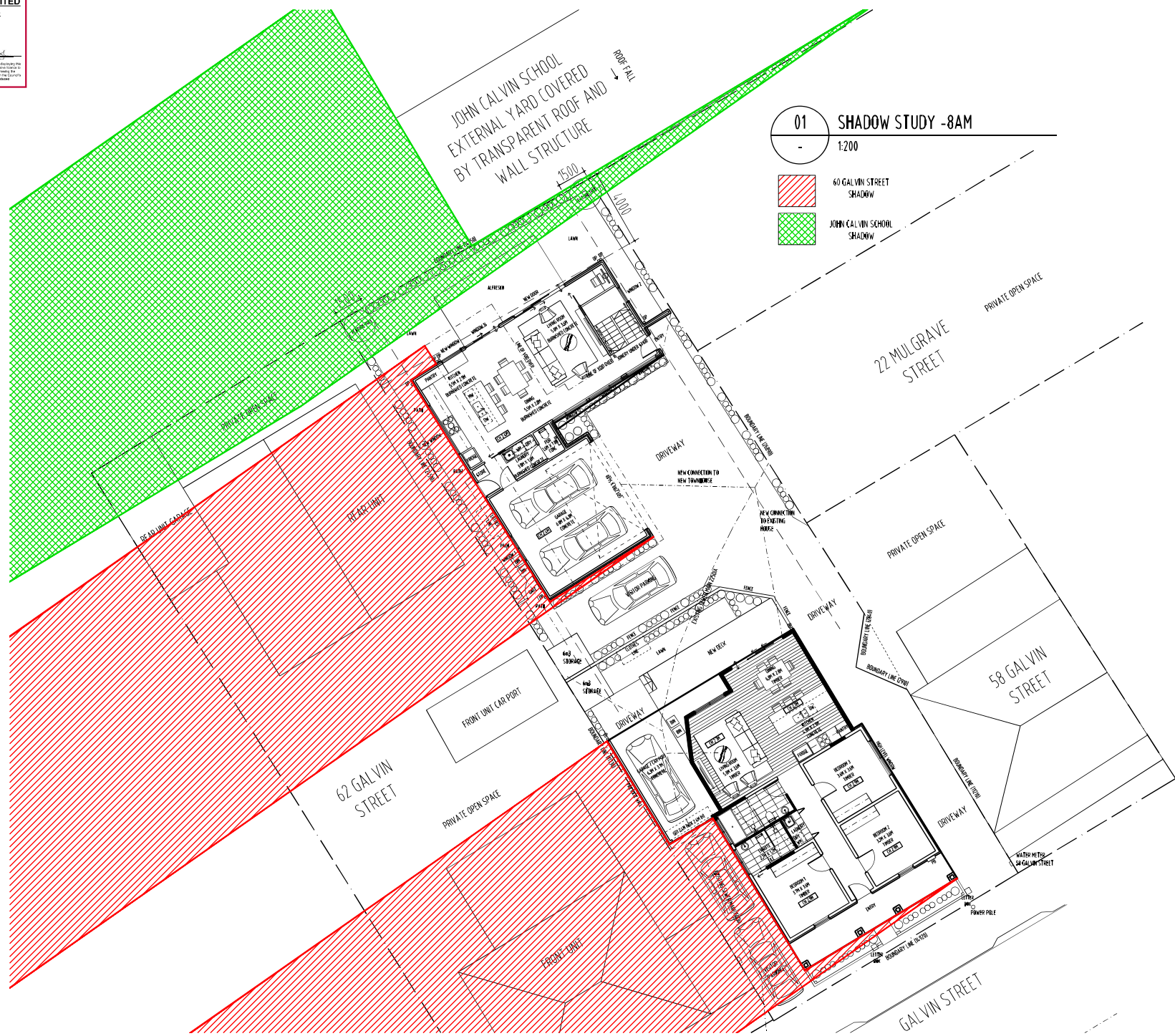


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
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

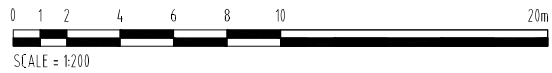
DRAWING TITLE:
 SHADOW STUDY
 8AM

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY 2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-20 A



01 SHADOW STUDY -8AM
 1:200

 60 GALVIN STREET SHADOW
 JOHN CALVIN SCHOOL SHADOW



REVISION		BY	CHECK
No.	DATE	DESCRIPTION	
A	17.09.21	DEVELOPMENT APPLICATION	mb mb

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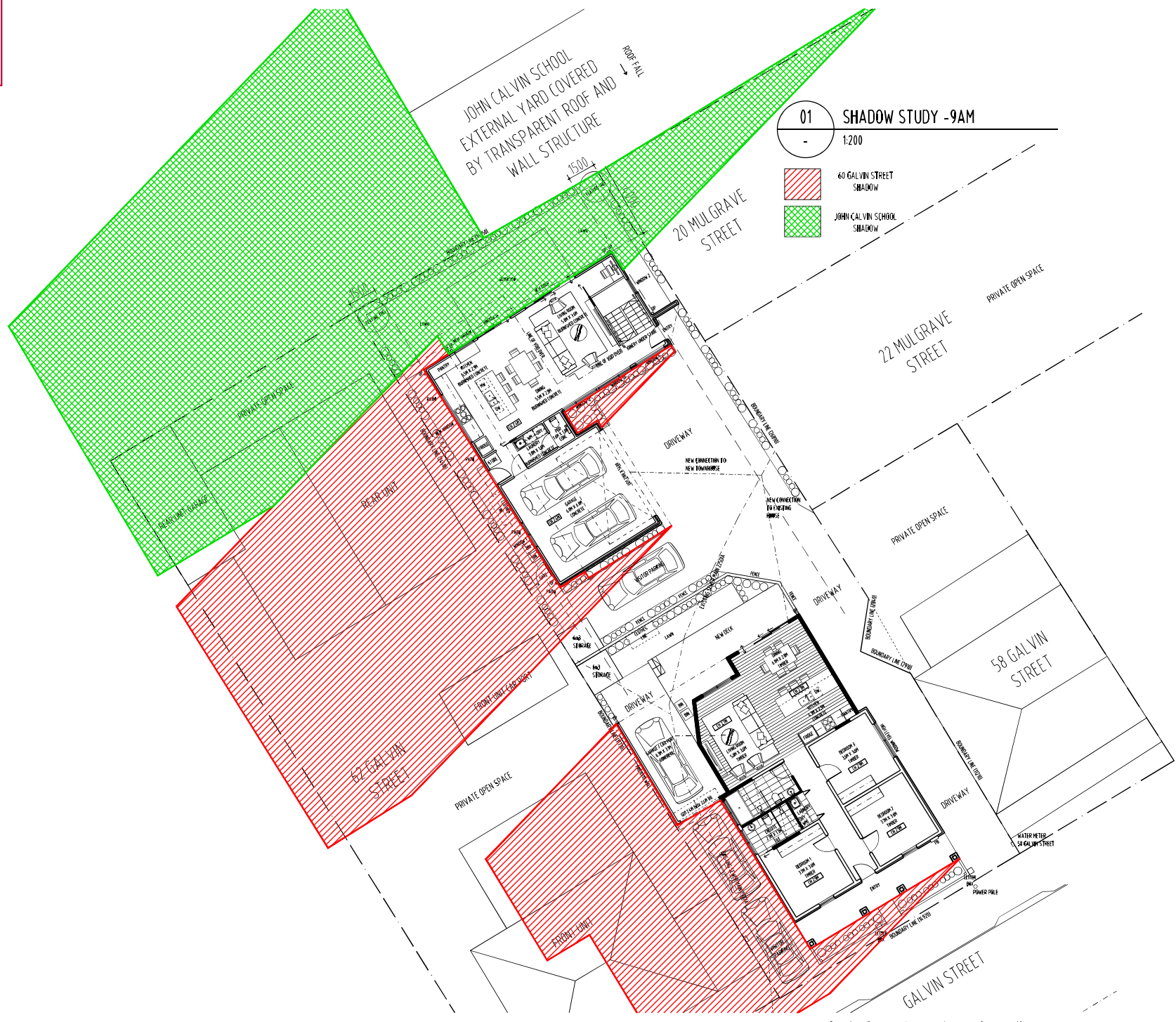


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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

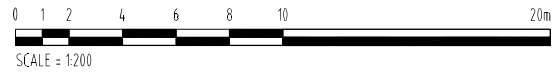
DRAWING TITLE:
 SHADOW STUDY
 9AM

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY_2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-21 A



01 SHADOW STUDY -9AM
 1:200

-  60 GALVIN STREET SHADOW
-  JOHN CALVIN SCHOOL SHADOW





ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	17/09/21	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION



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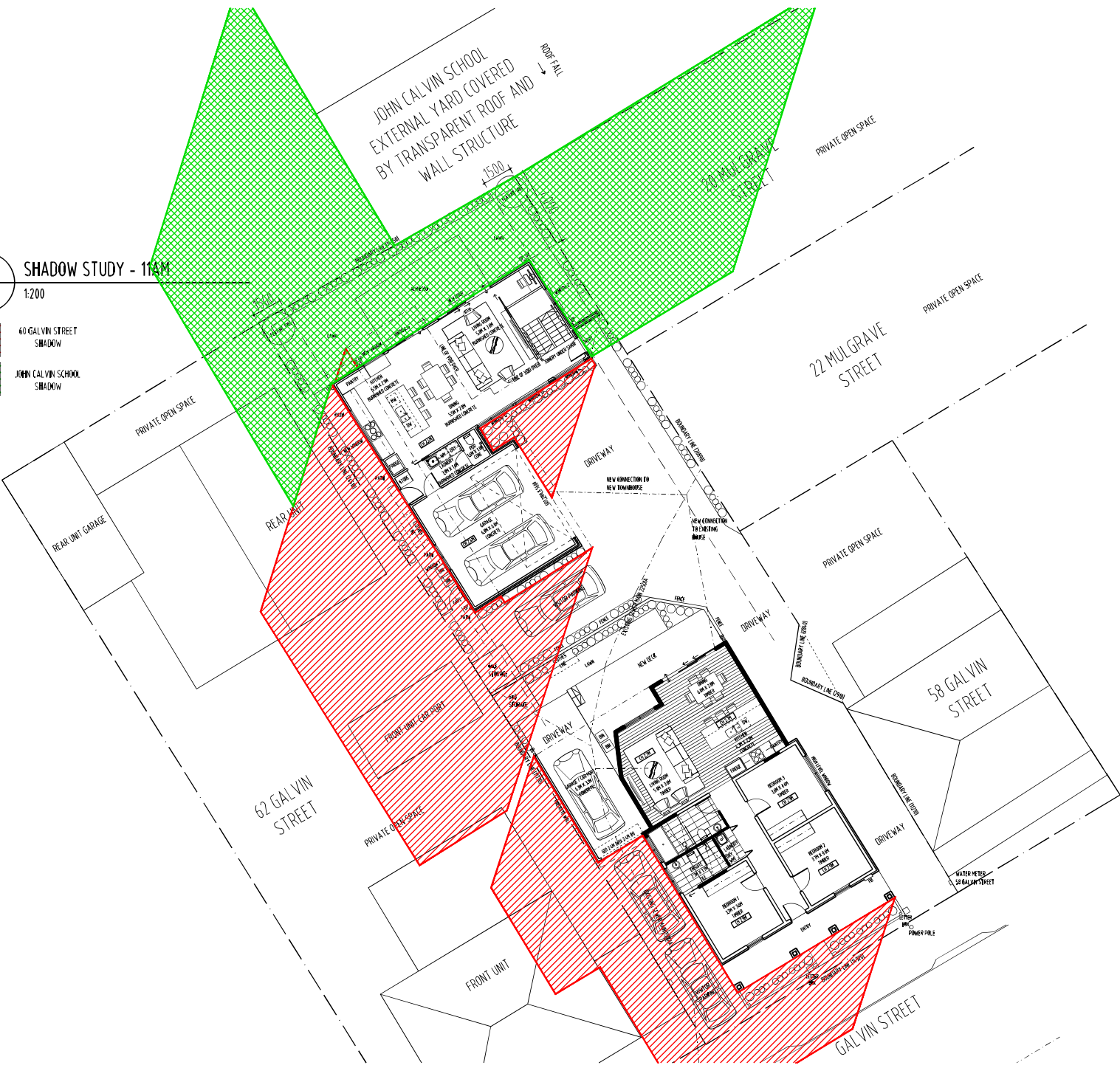
PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 10AM

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY_2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-22 A

01 SHADOW STUDY - 11AM
 1:200

60 GALVIN STREET SHADOW
 JOHN CALVIN SCHOOL SHADOW



REVISION			BY	CHECK
No.	DATE	DESCRIPTION	mb	mb
A	17.09.21	DEVELOPMENT APPLICATION		

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DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 11AM

DRAWN:	MB
CHECKED:	MB
SCALE:	1:200@ A3
DATE:	MAY_2021
PROJECT NO:	2109
DRAWING NO.	A-DA-23 A

REVISION			BY	CHECK
No.	DATE	DESCRIPTION		
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

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DEVELOPMENT APPLICATION



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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 12 NOON

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY 2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-24 A



01 SHADOW STUDY - 12NOON
 1:200



-  60 GALVIN STREET SHADOW
-  JOHN CALVIN SCHOOL SHADOW

REVISION		
No.	DATE	DESCRIPTION
A	17.09.21	DEVELOPMENT APPLICATION

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS1297
 - ALL MET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
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01 SHADOW STUDY - 1PM
 1:200

 60 GALVIN STREET SHADOW
 JOHN CALVIN SCHOOL SHADOW



DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 1PM

DRAWN: MB
 CHECKED: MB

SCALE: 1:200@ A3
 DATE: MAY 2021

PROJECT NO. 2109

DRAWING NO. A-DA-25 A





REVISION				
No	DATE	DESCRIPTION	BY	CHECK
4	17.09.21	DEVELOPMENT APPLICATION	MB	MB

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1888 & AS2047.
 - ALL NET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740.
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684.
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUB FRAME WORK.

NOTE:
 ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.
 DO NOT SCALE OFF DRAWINGS.
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 ALL CONSTRUCTION IS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

01 SHADOW STUDY - 2PM
 1:200

 60 GALVIN STREET SHADOW
 JOHN CALVIN SCHOOL SHADOW



DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 2PM

DRAWN:	MB
CHECKED:	MB
SCALE:	1:200@ A3
DATE:	MAY_2021
PROJECT NO.	2109
DRAWING NO.	A-DA-26



REVISION			BY	CHECK
No	DATE	DESCRIPTION		
A	11.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS2088 & AS2047
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

NOTE:
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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 3PM

DRAWN: MB
 CHECKED: MB

SCALE: 1:200@ A3
 DATE: MAY 2021

PROJECT NO. 2109


DRAWING NO. A-DA-27 A


01 SHADOW STUDY - 3PM
 1:200

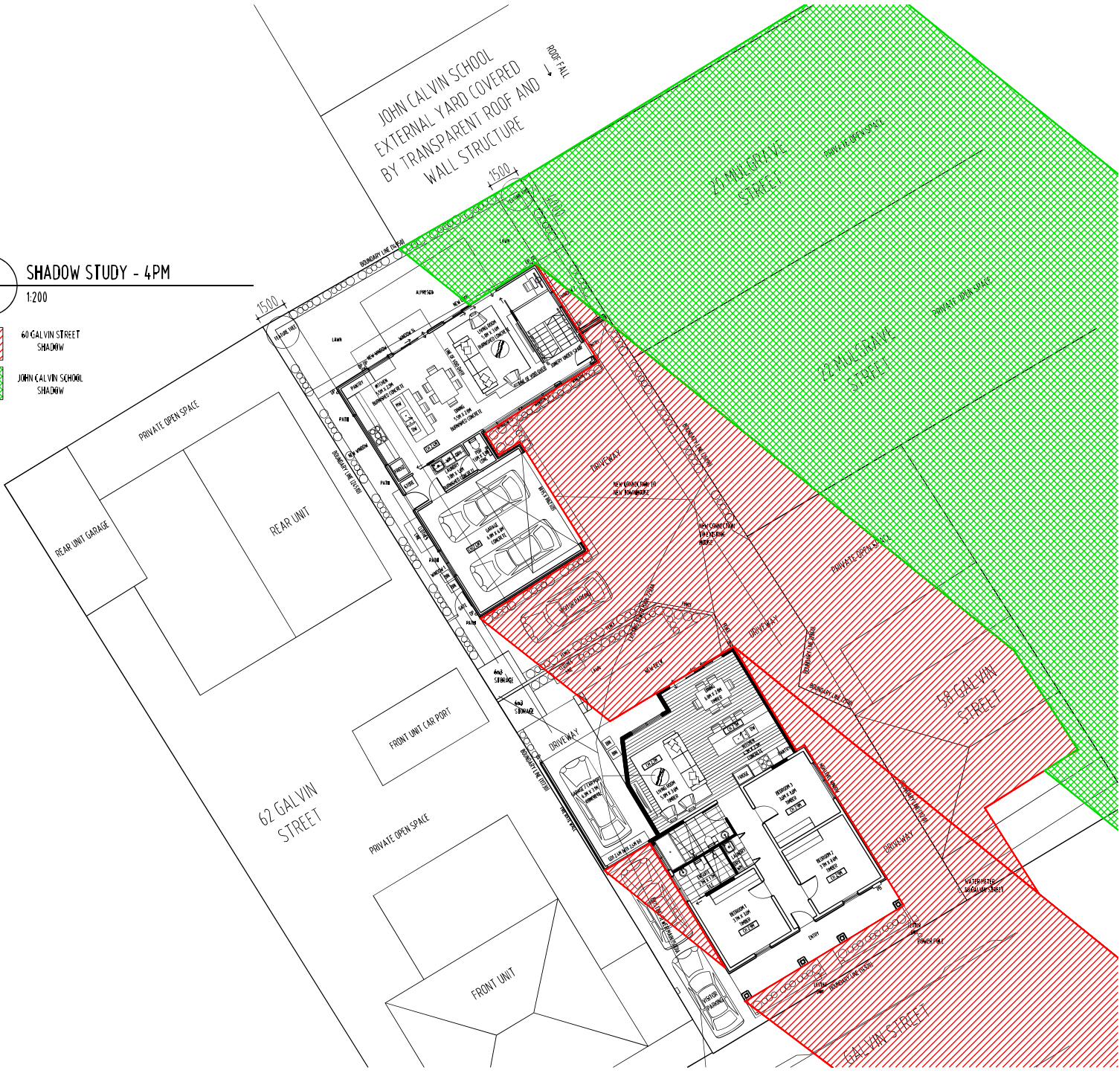
- 60 GALVIN STREET SHADOW
- JOHN CALVIN SCHOOL SHADOW




01 SHADOW STUDY - 4PM
 - 1:200

 60 GALVIN STREET SHADOW

 JOHN CALVIN SCHOOL SHADOW



ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:

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

NOTE:

ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.

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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 4PM

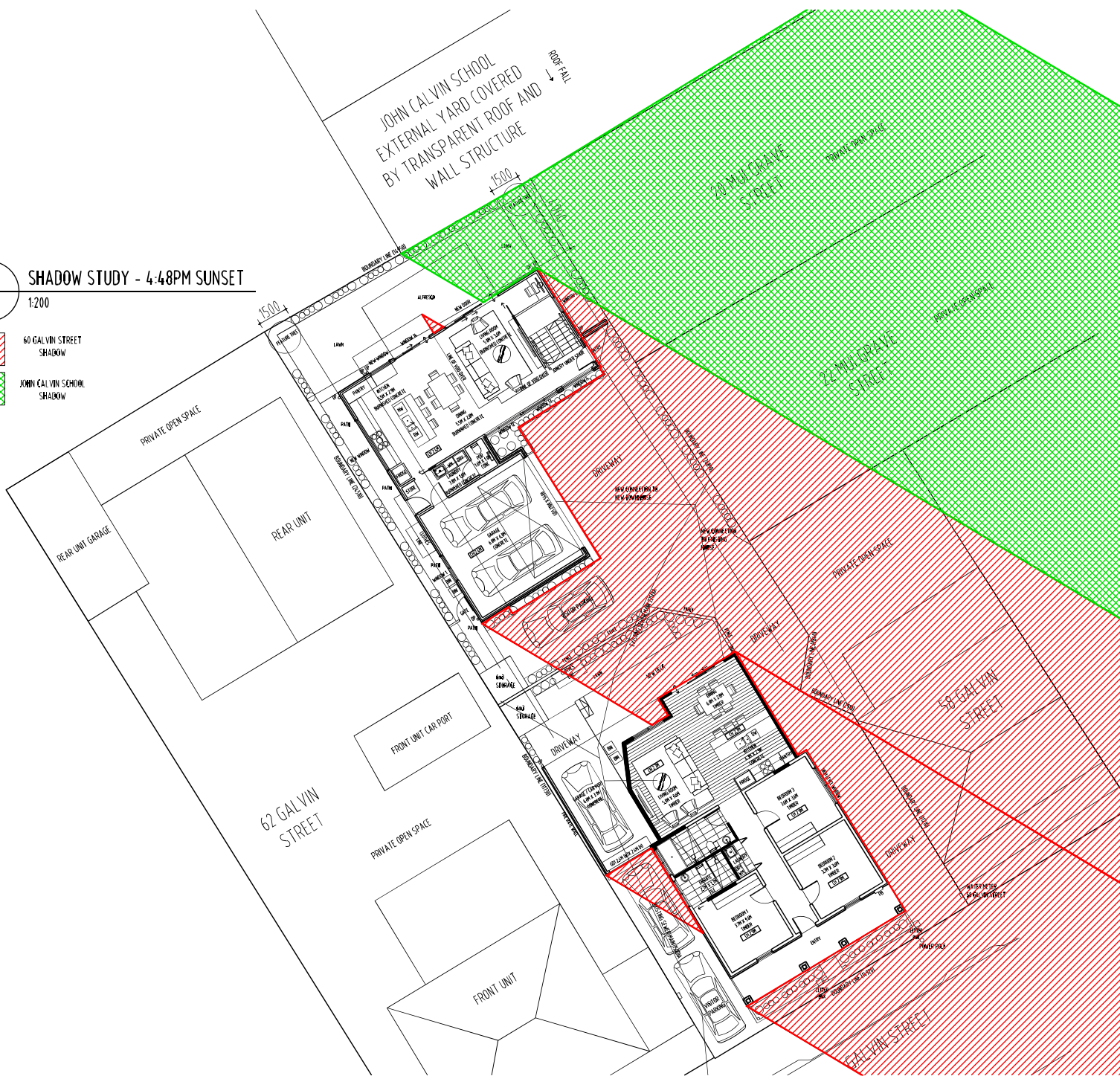
DRAWN: MB
CHECKED: MB
SCALE: 1:200 @ A3
DATE: MAY_2021
PROJECT NO.: 2109
DRAWING NO.: A-DA-28 A



REVISION				
NO.	DATE	DESCRIPTION	BY	CHECK
1	17.09.21	DEVELOPMENT APPLICATION	mb	mb

01 SHADOW STUDY - 4:48PM SUNSET
 1:200

- 60 GALVIN STREET SHADOW
- JOHN CALVIN SCHOOL SHADOW



NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BEA 3.6 AND AS1288 & AS2047
 - ALL WET AREAS TO COMPLY WITH BEA 3.8.1 AND AS1474
 - ALL TIMBER FRAMING TO COMPLY WITH BEA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK

NOTE:
 ALL ERRORS OR ANOMALIES ARE TO BE REPORTED TO HONED ARCHITECTURE + DESIGN.
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 CONFIRM ALL SIZES AND HEIGHTS ON SITE.
 ALL CONSTRUCTIONS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON,
 TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 SHADOW STUDY
 4:48PM - SUNSET

DRAWN: MB
CHECKED: MB
SCALE: 1:200@ A3
DATE: MAY 2021
PROJECT NO: 2109
DRAWING NO: A-DA-29 A



REVISION

No.	DATE	DESCRIPTION	BY	CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

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

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 CONSTRUCTIONS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

DEVELOPMENT APPLICATION

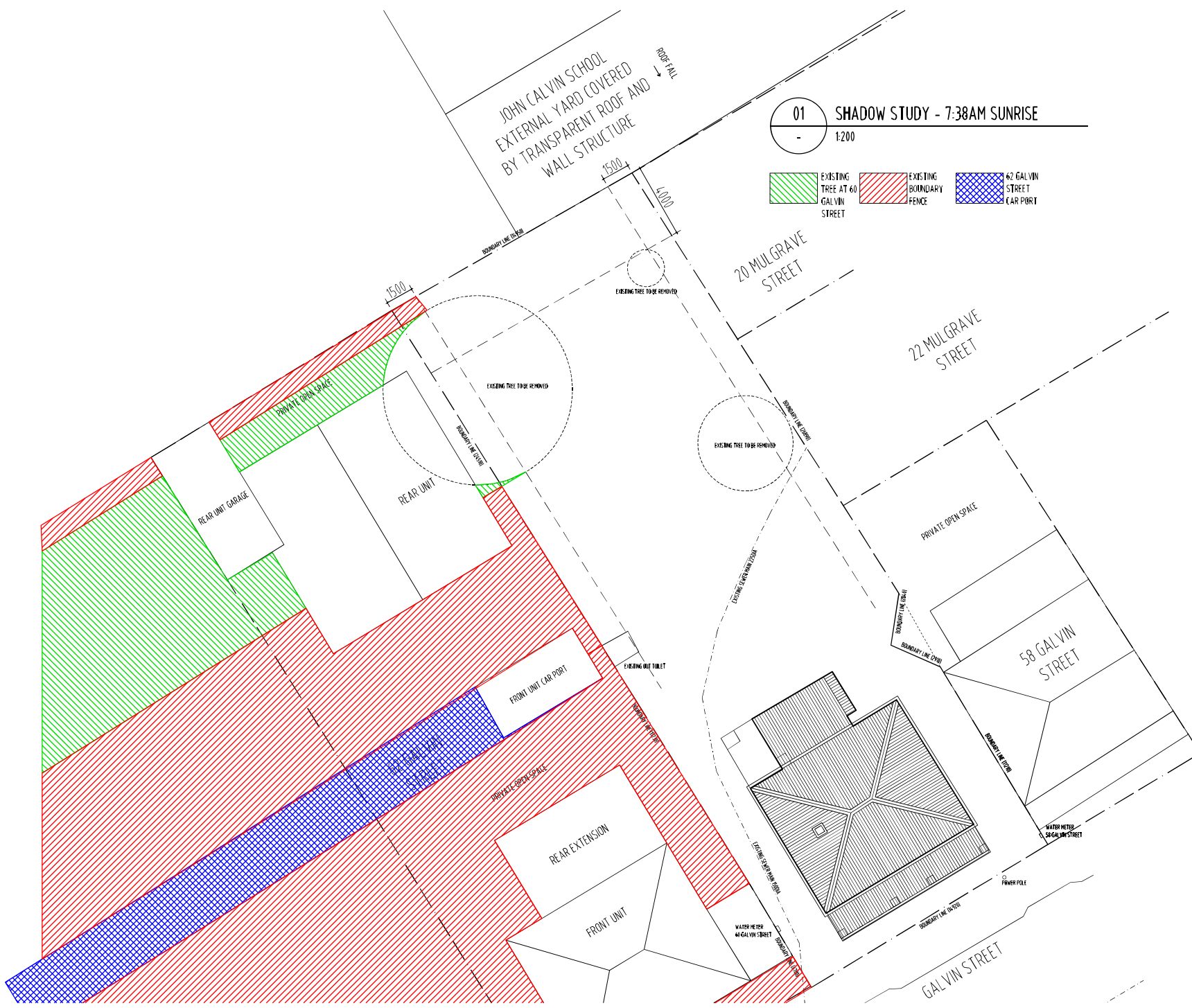


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 7:38AM - SUNRISE

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY 2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-30 A





01 SHADOW STUDY -8AM
 1:200

LEGEND:
 [Green Hatched] EXISTING TREE AT 60 GALVIN STREET
 [Red Hatched] EXISTING BOUNDARY FENCE
 [Blue Hatched] 62 GALVIN STREET EAR PORT

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

NORTH

REVISION				
No.	DATE	DESCRIPTION	BY	CHECK
A	11.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:

- ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
- ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS1297.
- ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS1340.
- ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684.
- ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK.

NOTE:

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ALL CONSTRUCTIONS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

DEVELOPMENT APPLICATION



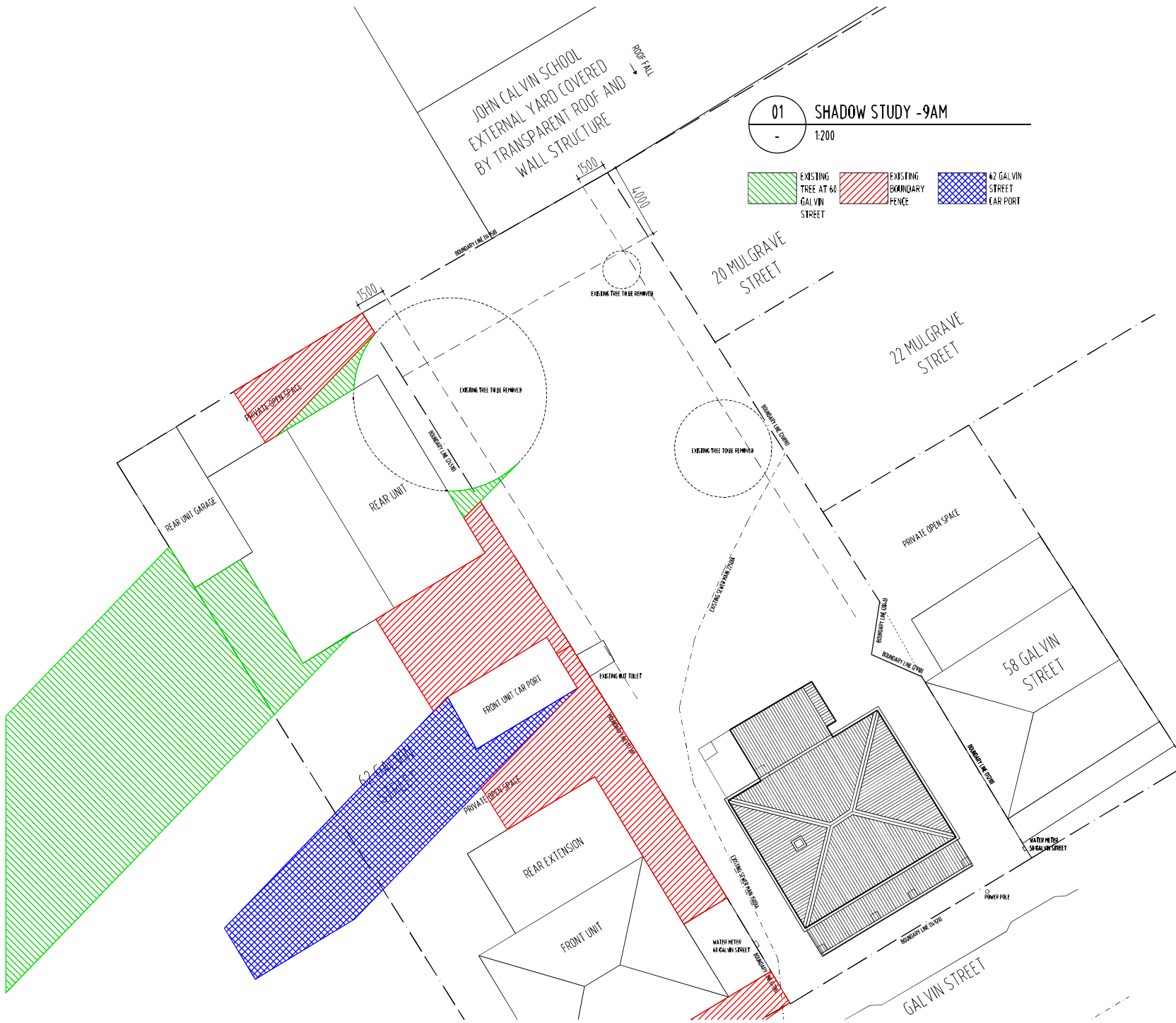
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph:0417541646

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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 8AM

DRAWN: MB
CHECKED: MB
SCALE: 1:200@ A3
DATE: MAY_2021
PROJECT NO. 2109
DRAWING NO. A-DA-31



01 SHADOW STUDY - 9AM
 1:200

- EXISTING TREE AT 60 GALVIN STREET
- EXISTING BOUNDARY FENCE
- 62 GALVIN STREET EAR PORT

ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTURE

REVISION

No.	DATE	DESCRIPTION	BY	CHECK
A	12.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3100
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK

NOTE:
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 CONFIRM ALL SIZES AND HEIGHTS ON SITE.
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DEVELOPMENT APPLICATION

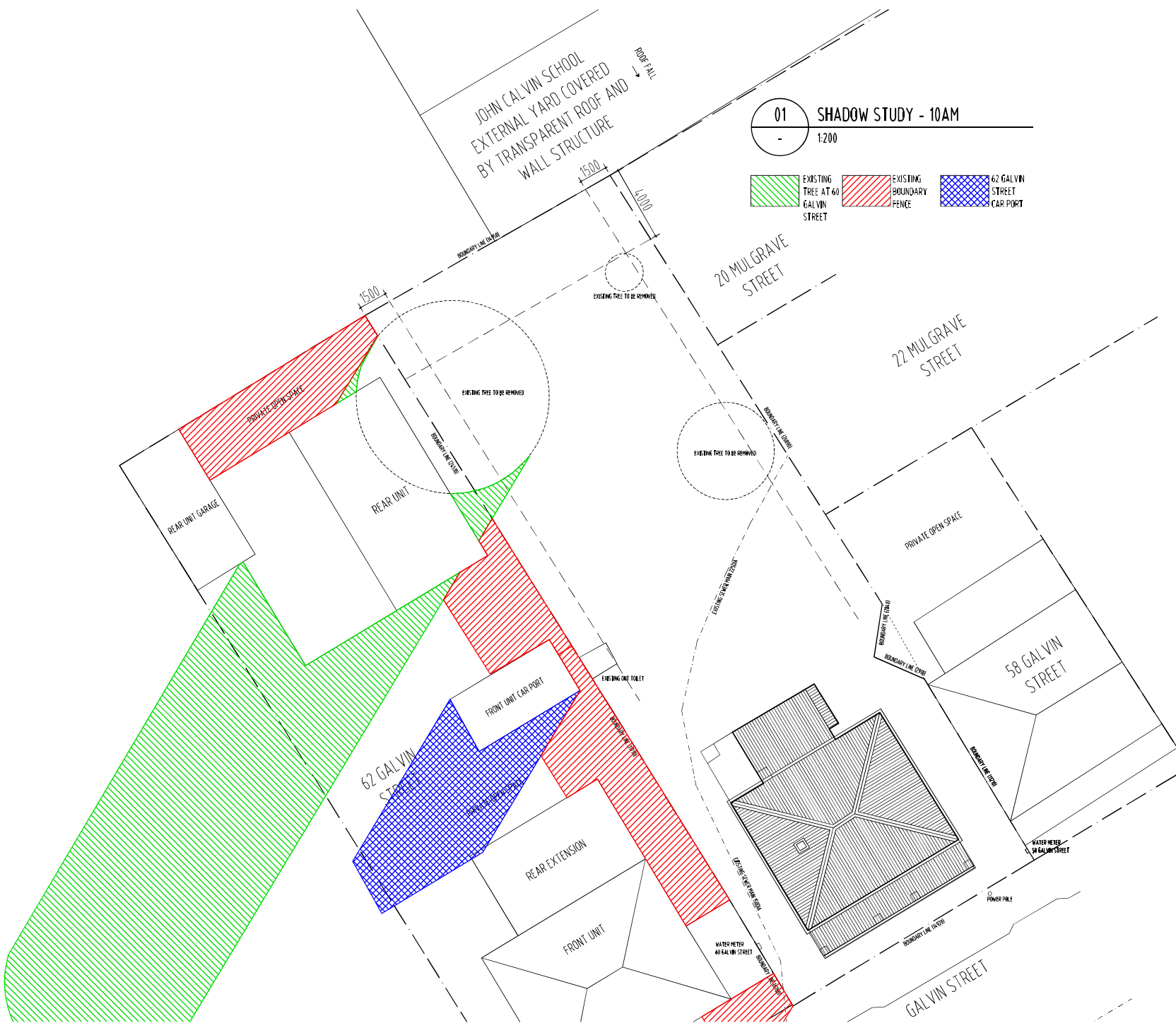


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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 9AM

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-32 A



01 SHADOW STUDY - 10AM
 1:200

EXISTING TREE AT 60 GALVIN STREET
 EXISTING BOUNDARY FENCE
 62 GALVIN STREET CAR PORT

ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:

- ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
- ALL GLAZING TO COMPLY WITH BCA 3.4 AND AS1288 & AS1247
- ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
- ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
- ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

NOTE:

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ALL CONSTRUCTION IS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 10AM

DRAWN: MB
CHECKED: MB

SCALE: 1:200 @ A3
DATE: MAY 2021
PROJECT NO.: 2109
DRAWING NO.: A-DA-33



01 SHADOW STUDY - 11AM
 1:200

EXISTING TREE AT 60 GALVIN STREET
 EXISTING BOUNDARY FENCE
 62 GALVIN STREET CAR PORT

REVISION

No.	DATE	DESCRIPTION	BY	CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS1247
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS1340
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK.

NOTE:
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 ALL CONSTRUCTIONS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 11AM

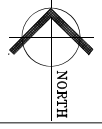
DRAWN: MB
 CHECKED: MB
 SCALE: 1:200@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-34 A





01 SHADOW STUDY - 12NOON
 1:200

EXISTING TREE AT 60 GALVIN STREET
 EXISTING BOUNDARY FENCE
 62 GALVIN STREET CAR PORT



REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS1297
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK.

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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 12NOON

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: MAY_2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-35 A



01 SHADOW STUDY - 1PM
 1:200

- EXISTING TREE AT 60 GALVIN STREET
- EXISTING BOUNDARY FENCE
- 62 GALVIN STREET EAR PORT

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

HONED

REVISION		BY	CHECK
No.	DATE	DESCRIPTION	
A	17.09.21	DEVELOPMENT APPLICATION	mb mb

NOTE:

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

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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

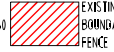
DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 1PM

DRAWN: MB
 CHECKED: MB

SCALE: 1:200@ A3
 DATE: MAY_2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-36



01 SHADOW STUDY - 2PM
 1:200

 EXISTING TREE AT 60 GALVIN STREET
 EXISTING BOUNDARY FENCE
 62 GALVIN STREET CAR PORT



REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1788 & AS12947
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

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DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 2PM

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: MAY 2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-37



01 SHADOW STUDY - 3PM
 1:200

	EXISTING TREE AT 60 GALVIN STREET		EXISTING BOUNDARY FENCE		62 GALVIN STREET CAR PORT
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NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS2047
 - ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUD FRAME WORK

NOTE:
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DEVELOPMENT APPLICATION

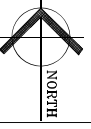


PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
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PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 3PM

DRAWN: MB
 CHECKED: MB
 SCALE: 1:200 @ A3
 DATE: MAY 2021
 PROJECT NO. 2109
 DRAWING NO. A-DA-38



REVISION			BY	CHECK
No	DATE	DESCRIPTION		
A	17.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:
 - ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
 - ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS1294 7
 - ALL WEFT AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740
 - ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684
 - ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK.

NOTE:
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 ALL CONSTRUCTION IS TO COMPLY WITH BUILDING EDGE OF AUSTRALIA AND AUSTRALIAN STANDARDS.

DEVELOPMENT APPLICATION



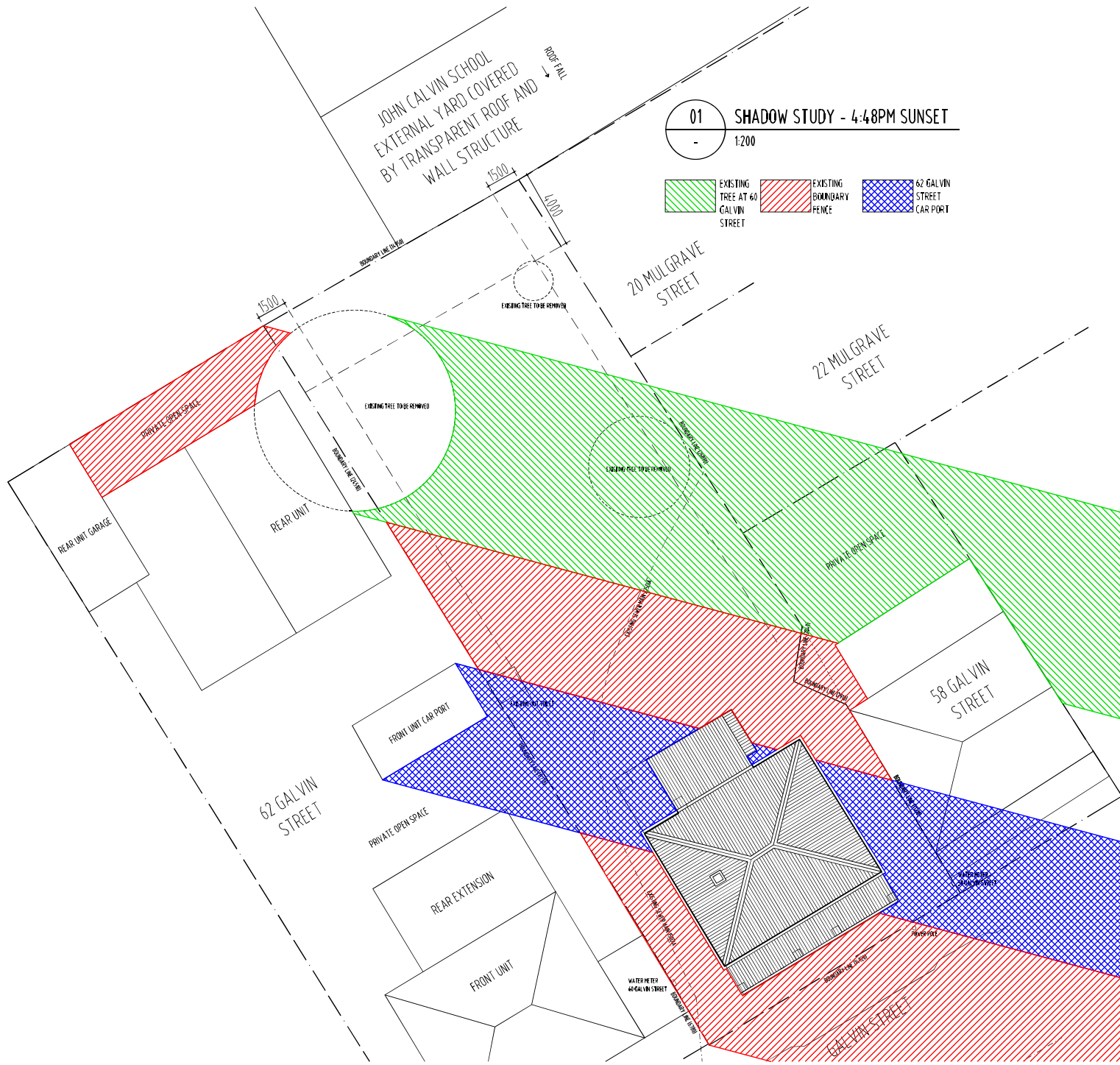
PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646
 DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING
 ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 4PM

DRAWN: MB
 CHECKED: MB


SCALE: 1200@ A3
 DATE: MAY_2021
 PROJECT NO: 2109
 DRAWING NO: A-DA-39 A



01 SHADOW STUDY - 4:48PM SUNSET
 1:200

- EXISTING TREE AT 60 GALVIN STREET
- EXISTING BOUNDARY FENCE
- 62 GALVIN STREET CAR PORT

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING



REVISION

No.	DATE	DESCRIPTION	BY	CHECK
A	11.09.21	DEVELOPMENT APPLICATION	mb	mb

NOTE:

- ALL WINDOW DIMENSIONS TO ALUMINIUM TO BE CONFIRMED ON SITE.
- ALL GLAZING TO COMPLY WITH BCA 3.6 AND AS1288 & AS1297.
- ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS1310.
- ALL TIMBER FRAMING TO COMPLY WITH BCA 3.4.3 AND AS1684.
- ALL WINDOW LOCATION DIMENSIONS TAKEN FROM EXTERNAL STUDY FRAME WORK.

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.

DEVELOPMENT APPLICATION



PO BOX 147, LAUNCESTON, TASMANIA 7250 Ph: 0417541646

DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION DO NOT SCALE OFF THIS DRAWING ALL DESIGNS ARE COPYRIGHT AND REMAIN PROPERTY OF HONED ARCHITECTURE + DESIGN.

PROJECT NAME:
 PRIVATE RESIDENCE
 60 GALVIN STREET
 SOUTH LAUNCESTON

DRAWING TITLE:
 NEIGHBOUR SHADOW STUDY
 62 GALVIN STREET
 4:48PM SUNSET

DRAWN: MB
CHECKED: MB
SCALE: 1:200@ A3
DATE: MAY_2021
PROJECT NO. 2109
DRAWING NO. A-DA-40