

# New Dwelling 14 ST GEORGES SQUARE, EAST LAUNCESTON

**DRAWING SCHEDULE:**

Sheet No:	Drawing:	Rev:	Revision Date:						
A0-001	Cover	A B C D E	18/12/18	22/1/19	15/2/19	15/3/19	17/4/19	13/6/19	27/11/20
A1-001	Site	A B C D E	18/12/18	22/1/19	15/2/19	15/3/19	17/4/19	13/6/19	27/11/20
A2-001	Proposed Floor Plan	A B C D E	18/12/18	22/1/19	15/2/19	15/3/19	17/4/19	13/6/19	27/11/20
A3-001	Elevation 01	A B C D E	18/12/18	22/1/19	15/2/19	15/3/19	17/4/19	13/6/19	27/11/20
A3-002	Elevation 02	A B C D E	18/12/18	22/1/19	15/2/19	15/3/19	17/4/19	13/6/19	27/11/20
A3-003	Shadows	A B C D E	18/12/18	22/1/19	15/2/19	15/3/19	17/4/19	13/6/19	27/11/20



**GENERAL INFORMATION:**

Accredited Architect: **Sam Haberle**  
 Accreditation Number: **CC5618 U**  
 Land Title Reference Number: **C.T.176422-1** (Certificate volume and folio)  
 Site Area: **306.00m<sup>2</sup>**  
 Total Floor: **83.4m<sup>2</sup>**  
 Site Coverage: **27.12%**



**FOR DEVELOPMENT APPLICATION ONLY**



REVISION	G	DATE	27/11/20	DESCRIPTION	Floor Plan Amendments	SCALE	NA	ISSUE	DA
ADDRESS	14 St Georges Square			do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to reflect NZS and AS		SCALE @ A3	NA	ISSUE	DA
CLIENT	Kristi Seymour			DWG #					A0-001
DWG	Cover			DRAWN		SP			
CHKD	JU			PROJECT #		J003263			

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0 mm 7000 mm

**SITE PLAN NOTES:**  
ALL DIMENSIONS TO EXTERNAL WALLS.  
LOCATION OF SITE FEATURES DERIVED FROM AERIAL PHOTOGRAPHY.

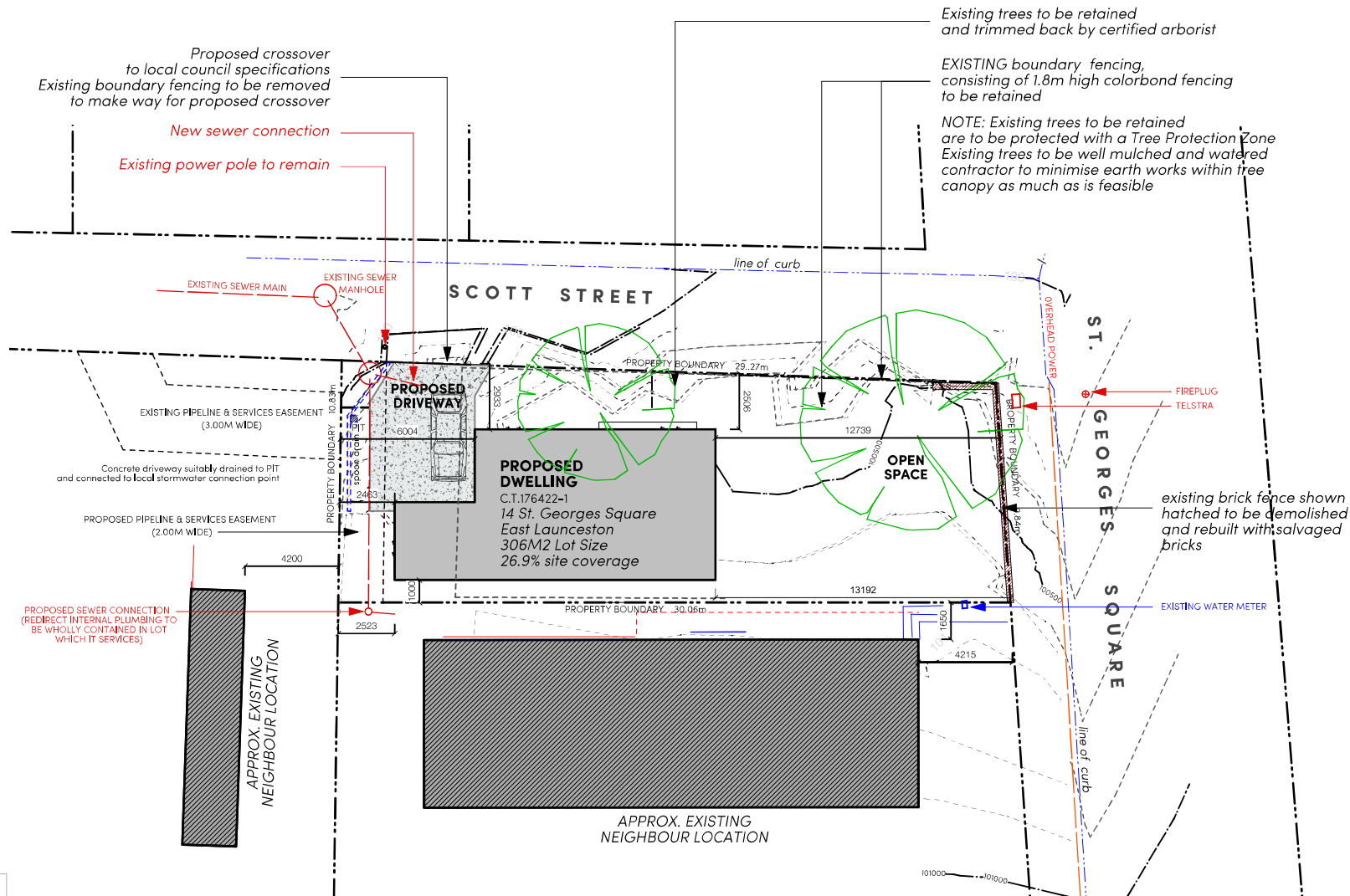
Proposed crossover to local council specifications  
Existing boundary fencing to be removed to make way for proposed crossover

New sewer connection  
Existing power pole to remain

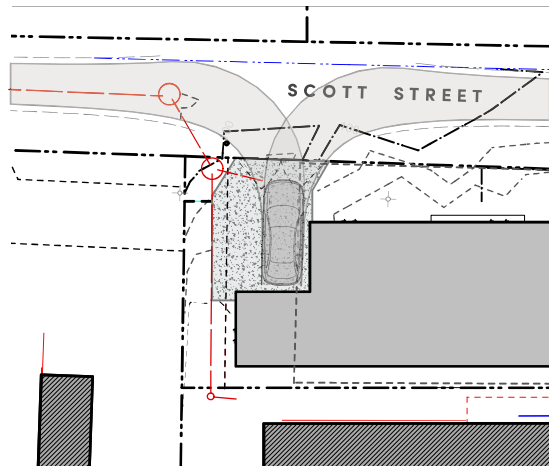
Existing trees to be retained and trimmed back by certified arborist

EXISTING boundary fencing, consisting of 1.8m high colorbond fencing to be retained

NOTE: Existing trees to be retained are to be protected with a Tree Protection Zone  
Existing trees to be well mulched and watered contractor to minimise earth works within tree canopy as much as is feasible



AS/NZS2890.1 – 2004 Swept Path  
B85 Car  
5.8m Turn Radius



**PLANNING EXHIBITED DOCUMENTS**

Ref No: DA 0830/2020  
Date advertised: 12/12/2020  
Planning Administration: *S. Group*

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**BUILDING AREAS:**  
Site Area: 306.00m<sup>2</sup>  
Proposed Dwelling: 82m<sup>2</sup>

**NOTE:**  
All contours should be confirmed on site.  
Dwelling location to be set out by registered surveyor discrepancies reported prior to commencement.  
Drive to be suitably drained away from dwelling to SW pits + connected to mains.  
Conveniently located taps to be installed for watering purposes.  
Typically dress around house with top soil where not otherwise specified sow with grass seed set down 150mm from FFL max. Batter grade 1:20.  
Garden edging typically treated pine when not against concrete.  
Downpipes to be connected into council stormwater as soon as roof is installed.  
Any change's to the construction and materials indicated in these drawings is to be approved by S. Group, the Engineer, the Building Surveyor, and the owner before proceeding with the work.  
Use written dimensions only.  
Do not scale drawings.



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ADDRESS	14 St Georges Square				do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NZS and AS	ISSUE DA
CLIENT	Kristi Seymour				SCALE @ A3 1:200	DWG # A1-001
DWG	Site				DRAWN SP	PROJECT # J003263
CHKD					JU	

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**WALL LEGEND:**

-  285mm Blackwork Veneer Boundary Wall  
Masonry Ties: Max. Vert. Spacing 800mm  
Max Horizontal Spacing 1200mm
-  230mm Brickwork Veneer Wall  
Masonry Ties: Max. Vert. Spacing 450mm  
Max Horizontal Spacing 900mm
-  New Timber stud wall  
Unless noted otherwise:  
90x45 MGP10 Plates  
90x35 MGP10 Noggings Mid-Height  
90x35 MGP10 Studs @ 450cts.

**FLOOR AREAS:**

Total: 142m<sup>2</sup>

**KEY:**

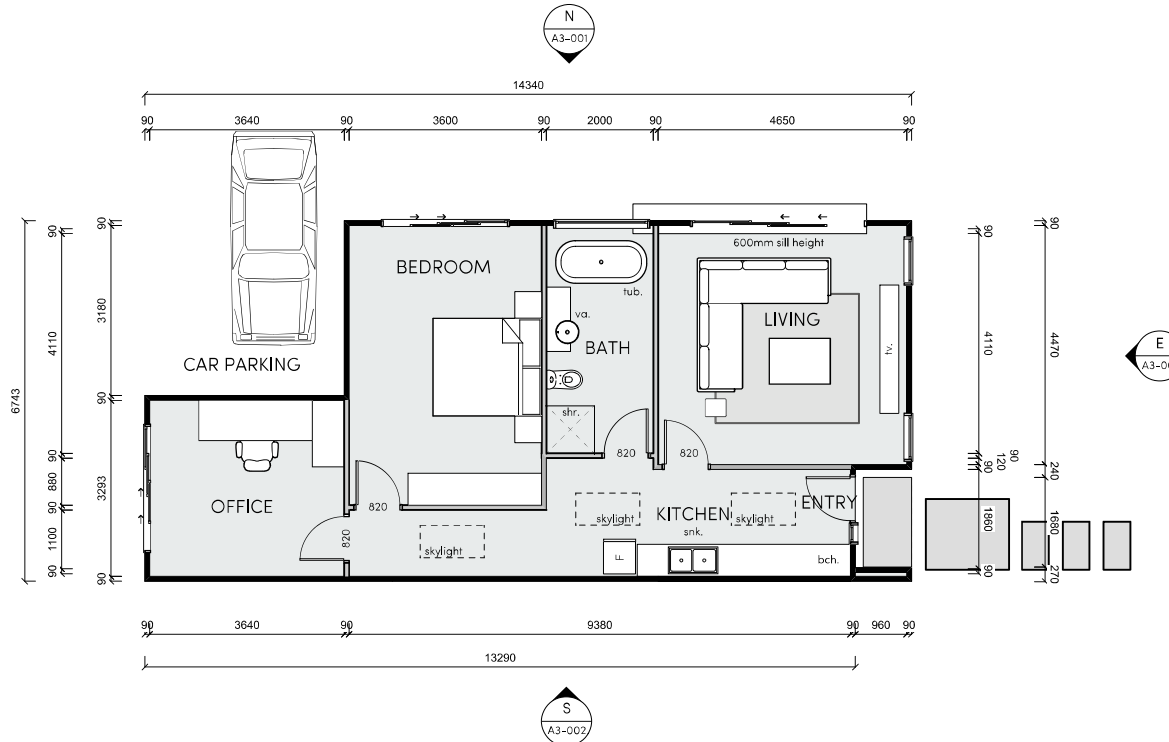
- wc. Water Closet
- ba. Basin
- va. Vanity Unit
- shr. Walk-in Shower
- tub. Free standing Bath Tub
- tr. Towel Rail
- snk. Sink
- bch. Bench
- st. Stove
- fr. Fridge/Freezer
- dwm. Dish Washing Machine
- cwm. Clothes Washing Machine
- th. Trough
- dk. Built-in Desk
- sky. Skylight - 800 x 400
- hp. Heat Pump
- s.a. Interconnected Smoke Alarm
- s.d. Face Sliding Door
- c.s.d. Cavity Sliding Door
- dp. Downpipe
- hwc. Hot Water Cylinder
- acu. Air Conditioning Unit
- s/b. Switchboard
- ex. w. Existing Window
- ex. d. Existing Door

**INSULATION REQUIREMENTS:**

NCC 2016 PART 3.12. (Climate Zone 7)

Walls: Min. R2.5 (90mm) 'Pink' batts with vapour-permeable wall wrap.

Roof: R1.3 (55mm) 'Permatop' Building Blanket  
R4.0 (195mm) 'PINK' Ceiling Batts.



**PROPOSED FLOOR PLAN**  
83.4 floor area

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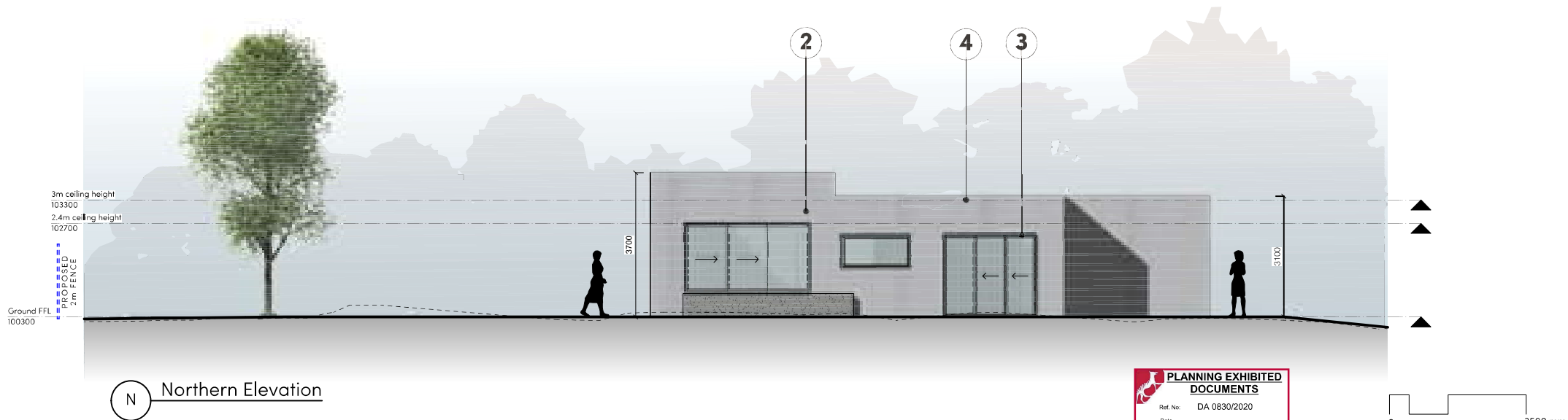
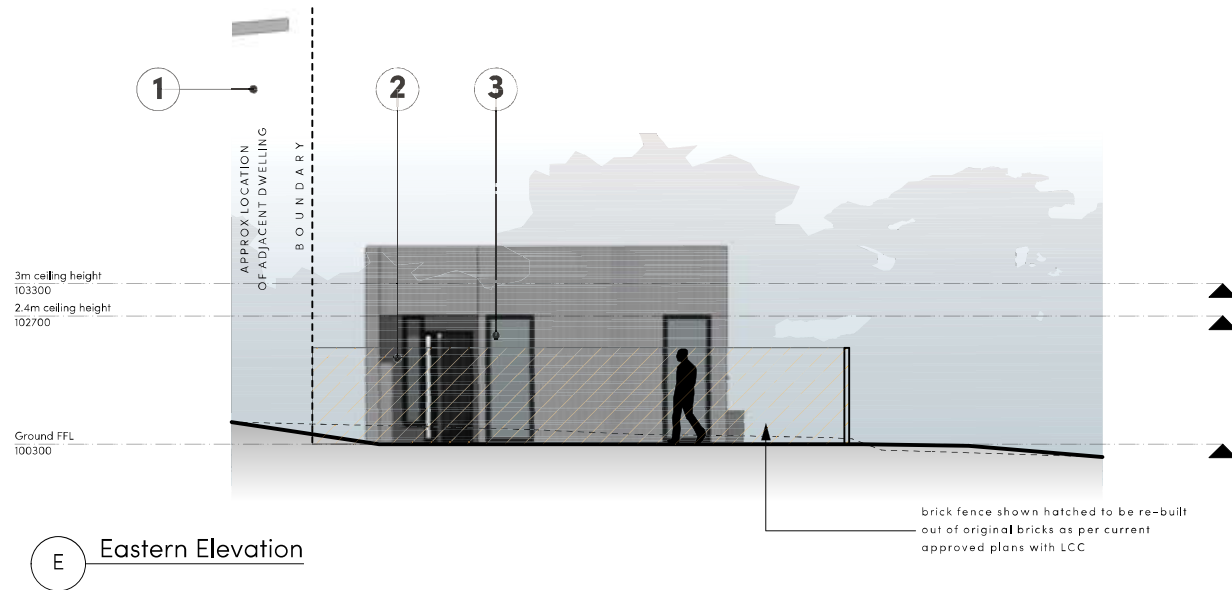
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CONFIRM ALL DIMENSIONS ON SITE.  
ALL DIMENSIONS TO WALL FRAME.  
USE WRITTEN DIMENSIONS ONLY.  
DO NOT SCALE DRAWINGS.



REVISION G	DATE 27/11/20	DESCRIPTION Floor Plan Amendments	do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to reflect NZS and AS	ISSUE DA
CLIENT	14 St Georges Square		SCALE @ A3 1:100	DWG # A2-001
DWG	Proposed Floor Plan		DRAWN SP	PROJECT # J003263
			CHKD JU	

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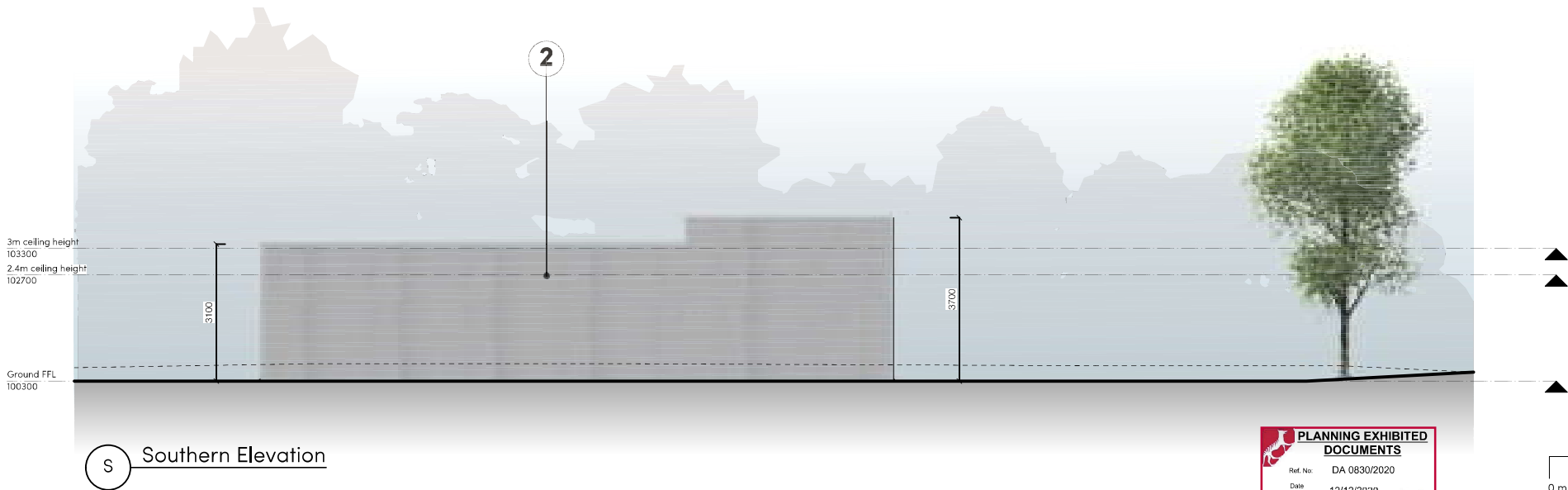
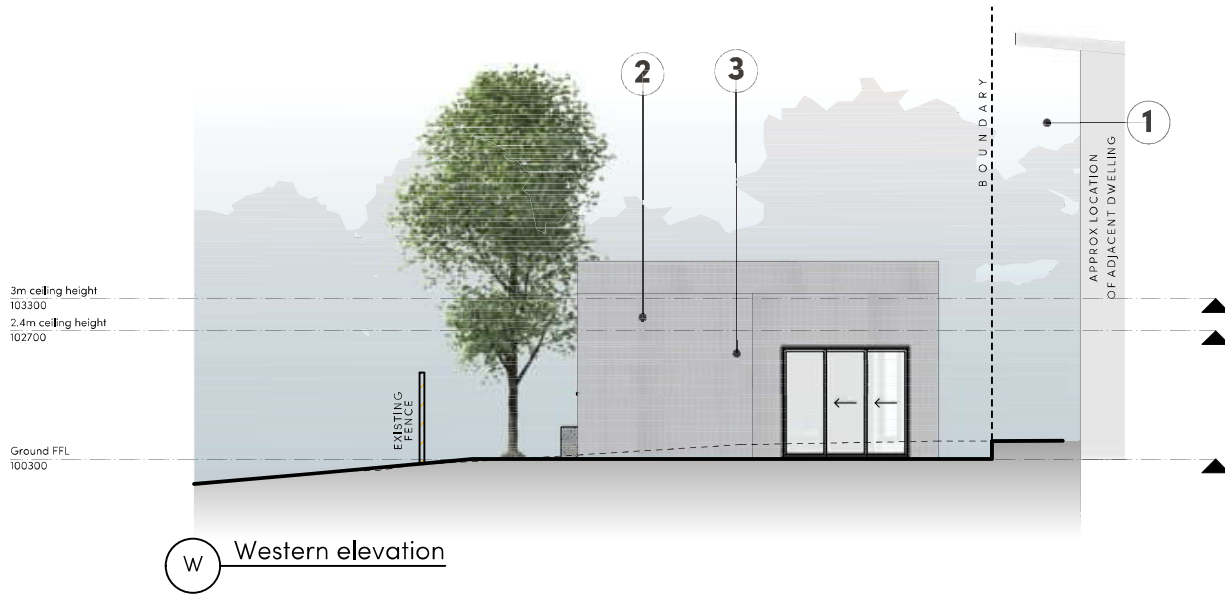
**EXTERNAL FINISHES & COLOURS SCHEDULE:**

- 1** Existing adjoining neighbour.
- 2** Vertical Groove cement sheet cladding point finish to future selection
- 3** Thermally Broken Aluminium Framed Double Glazed Windows & Doors. Powdercoat Finish. Colour Monument or similar.
- 4** Colorbond® Trimdek™ Roofing. Colorbond® Facisa & Half-round guttering. Colour Monument.



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CLIENT	Kristi Seymour		DRAWN SP	PROJECT # J003263
DWG	Elevation 01		CHKD JU	





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ADDRESS	14 St Georges Square			DWG #
CLIENT	Kristi Seymour		SCALE @ A3 1:100	A3-002
DWG	Elevation 02		DRAWN SP	
			CHKD JU	PROJECT# J003263



1 June 21st 9am  
Scale: 1:300



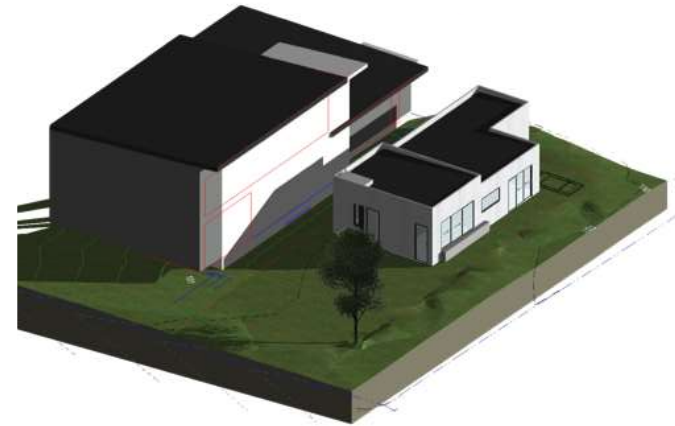
2 June 21st 10am  
Scale: 1:300



3 June 21st 12pm  
Scale: 1:300



4 June 21st 2pm  
Scale: 1:300



5 June 21st 3pm  
Scale: 1:300

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CLIENT	Kristi Seymour					DWG #
DWG	Shadows					A3-003
DRAWN	SP					
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