

# Proposed multiple dwelling development 35 Lyttleton Street, East Launceston

**DRAWING SCHEDULE:** Council Meeting - Agenda Item 9.4 - Attachment 4 - Plans to be Endorsed - 29 July 2021

Sheet No:	Drawing:	Rev:	Revision Date:
A001	Cover	A	2/6/21
A101	Site Plan	A	2/6/21
A201	Floor Plan Proposed	A	2/6/21
A202	Floor Plan existing	A	2/6/21
A301	Elevations	A	2/6/21
A302	Shadow Diagrams	A	2/6/21



## GENERAL INFORMATION:

Accredited Architect:	<b>Sam Haberle</b>
Accreditation Number:	<b>CC5618 U</b>
Land Title Reference Number:	<b>91320-5</b> (Certificate volume and folio)
Municipality:	<b>Launceston City COUNCIL</b>
Planning Scheme Overlay:	<b>Interim Planning Scheme 2013</b>
Zoning:	<b>11.0 Inner Residential</b>
Building Class:	<b>1a</b>
Soil classification:	<b>TBC</b> Site classification to AS 2870-2011 (Reference report author)
Wind Classification:	<b>TBC</b> Site classification to AS 4055-2006 (Reference report author)
Climate Zone:	<b>7</b> (www.abcb.gov.au map)
Alpine Area:	<b>N/a</b> <300m AHD (NCC Figure 3.7.5.2)
Bushfire-prone Area BAL Rating:	<b>N/a</b> As determined by registered Bushfire Assessor (AS3959-2009) refer AK report dated 7th August
Other Known site hazards:	<b>TBC</b> High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors

FOR DEVELOPMENT APPLICATION ONLY - 9/6/21



REVISION A	DATE	2/6/21	DESCRIPTION	RFI Response	ISSUE
ADDRESS	35 Lyttleton Street, East Launceston			do not scale off plans all dimensions to be verified confirm all dimensions on site @ work to relevant NCC and AS	DA
CLIENT	Natalie Tan			SCALE @ A3 1:100	DWG # A001
DWG	Cover			DRAWN initials	PROJECT# J007142
				CHKD initials	

S. Group  
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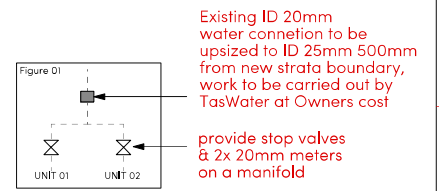
Level 1, 10-14 Paterson st, Launceston | Level 1, 90-92 Murray st, Hobart  
T: 03 63 111 403 E: info@sgroup.com.au sgroup.com.au

LYTTLETON STREET

SEWER MANHOLE

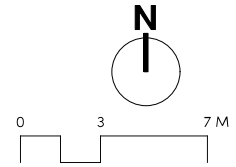


**WORKS TO BE COMPLETED BY TASWATER AT DEVELOPERS COST**

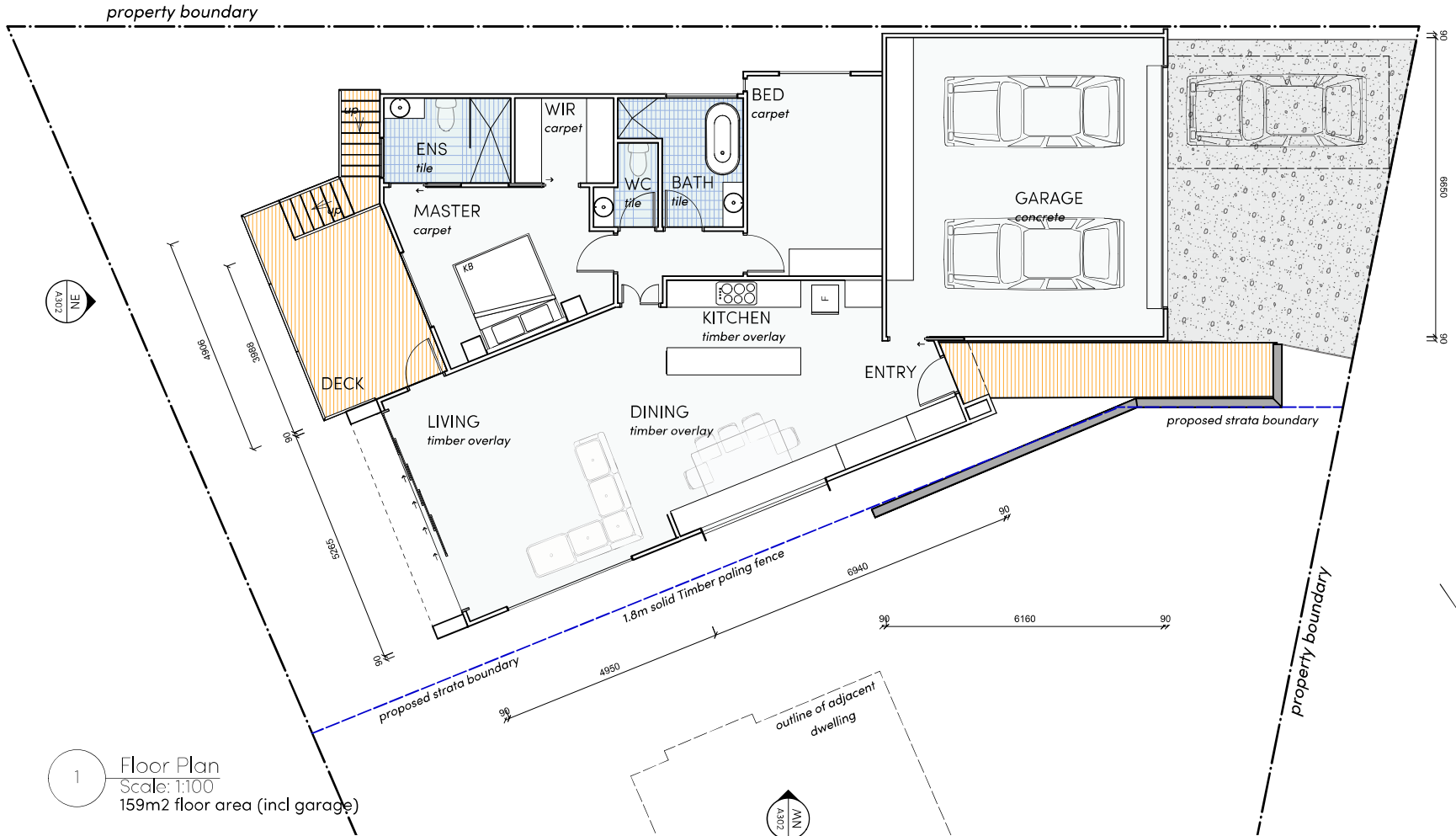
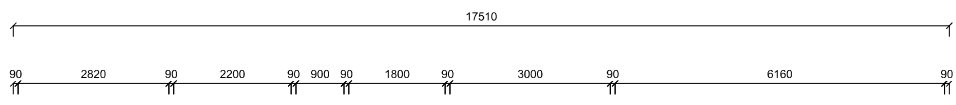


All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 and TasWater's supplements to these codes

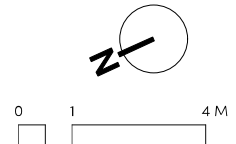
**1 Site Plan**  
 Scale: 1:200  
 699.2m<sup>2</sup> Total Site Area  
 157m<sup>2</sup> proposed dwelling  
 148m<sup>2</sup> ex dwelling  
 45% of site pervious to rainfall



REVISION A	DATE 2/6/21	DESCRIPTION	RFH Response	SCALE @ A3	1:200	ISSUE	DA
ADDRESS 35 Lyttleton Street, East Launceston				Do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to refer to MOC and AS		DWG #	
CLIENT Natalie Tan				SCALE @ A3 1:200		A101	
DWG Site Plan				DRAWN initials		PROJECT# J007142	
				CHKD initials			



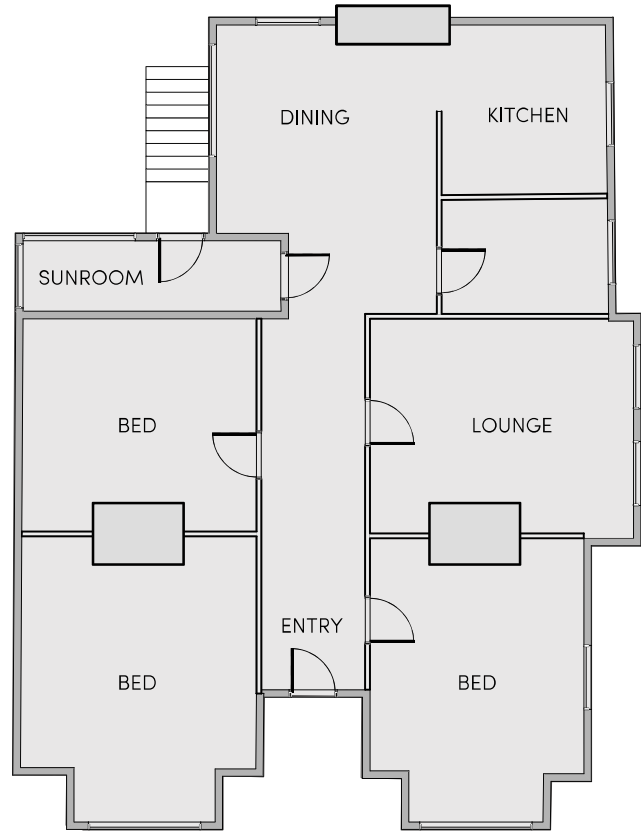
1 Floor Plan  
 Scale: 1:100  
 159m<sup>2</sup> floor area (incl garage)



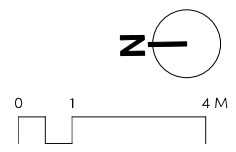
REVISION A	DATE 2/6/21	DESCRIPTION RH Response	SCALE @ A3	ISSUE
ADDRESS		35 Lyttleton Street, East Launceston	1:100	DA
CLIENT		Natalie Tan		DWG #
DWG		Floor Plan Proposed		A201
DRAWN		initials		PROJECT# J007142
CHKD		initials		



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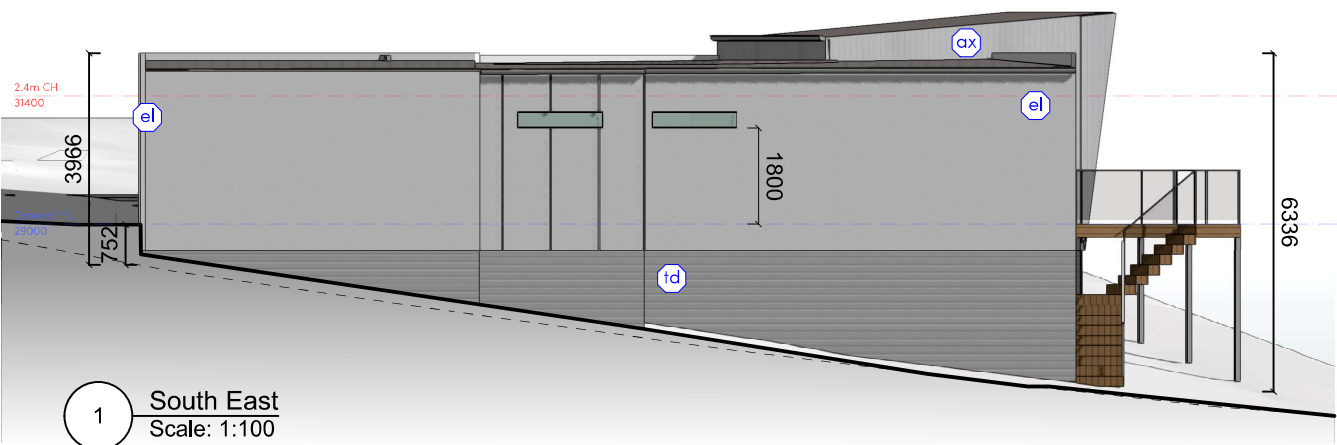


1 Existing Floor Plan  
 Scale: 1:100



REVISION A	DATE	2/6/21	DESCRIPTION	RFH Response
ADDRESS		35 Lyttleton Street, East Launceston		
CLIENT		Natalie Tan		
DWG		Floor Plan existing		
SCALE @ A3		1:100		ISSUE
DRAWN		initials		DA
CHKD		initials		DWG #
		PROJECT# J007142		A202

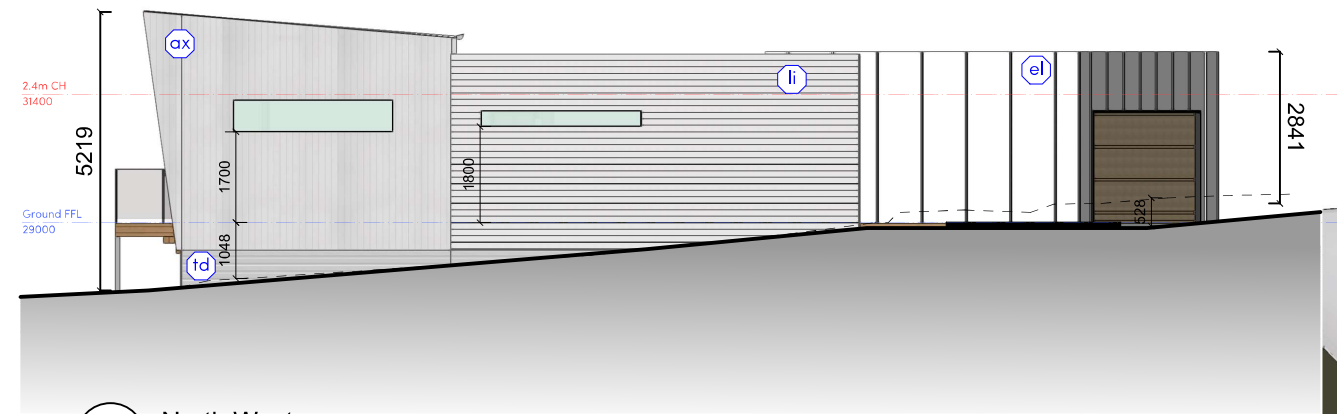
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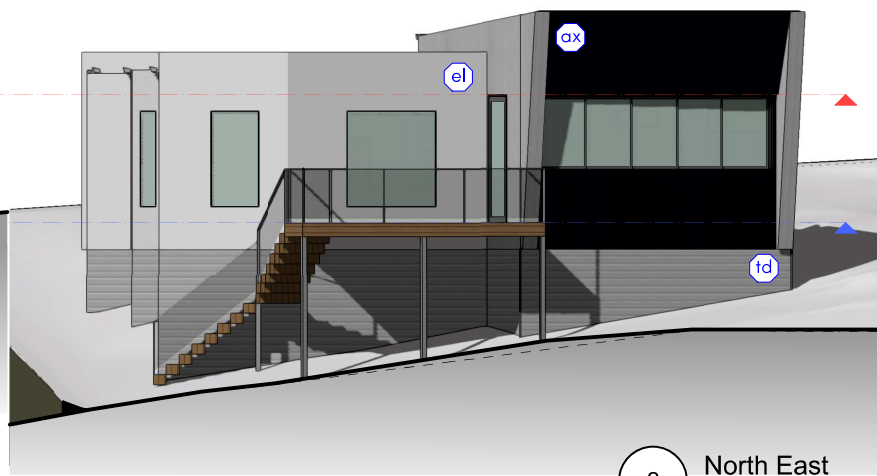
1 South East  
Scale: 1:100



4 South West  
Scale: 1:100



3 North West  
Scale: 1:100



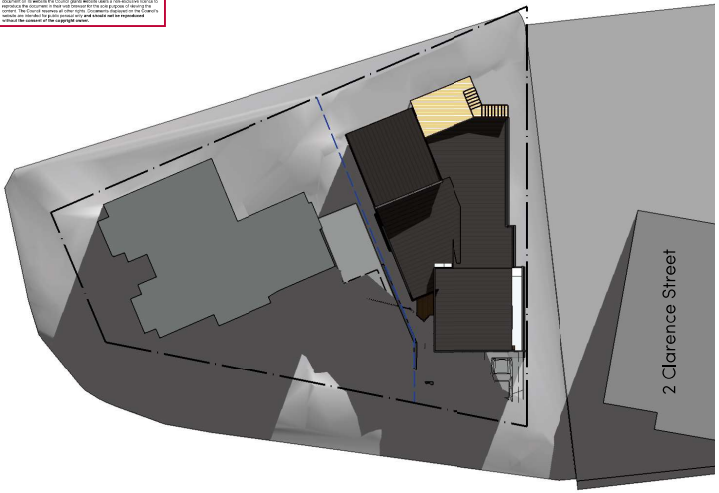
2 North East  
Scale: 1:100

**EXTERNAL FINISHES & COLOURS SCHEDULE:**

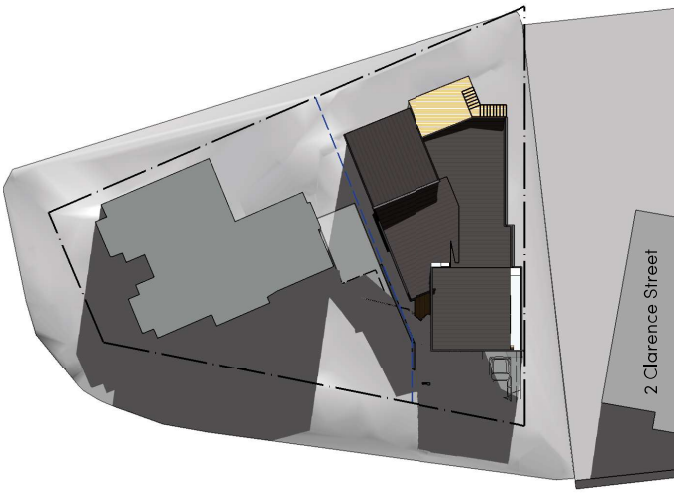
- (fb)** vertical shiplap HWD timber cladding, natural stain finish
- (el)** James Hardie® Easylap™ Texture paint finish (acratex or similar approved), Axent Trim Vertical FC batten over joint. Paint to match
- (td)** Colorbond® Trimdek™ cladding, Colorbond Surf mist, matt colour
- (ax)** Scyon® Axon™ 133mm grooved cladding, Paint Finish, Vivid white
- (li)** Scyon® Linea™ horizontal cladding, Paint finish, Vivid white



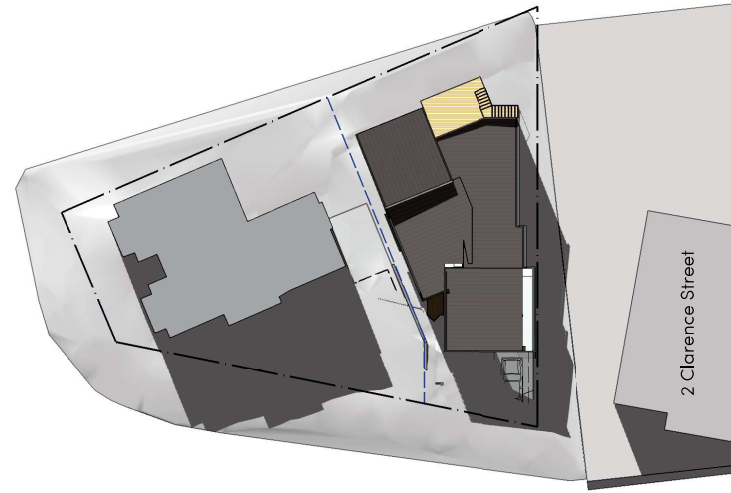
REVISION A	DATE	2/6/21	DESCRIPTION	RFJ Response
ADDRESS 35 Lyttleton Street, East Launceston				
CLIENT Natalie Tan				
DWG Elevations				
<small>Do not scale off this drawing. All dimensions in millimetres, confirm all dimensions on site. All work to reference NCC 2019 A3.</small>				ISSUE DA
SCALE @ A3 1:100				DWG # A301
DRAWN initials				PROJECT# J007142
CHKD initials				



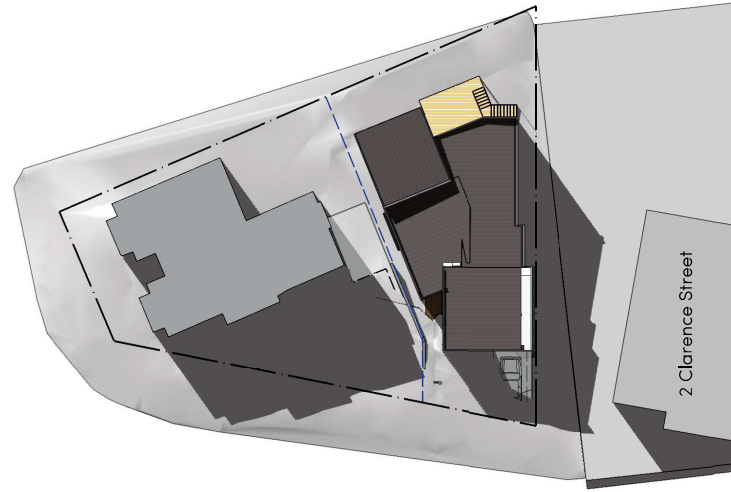
1 June 21 9am



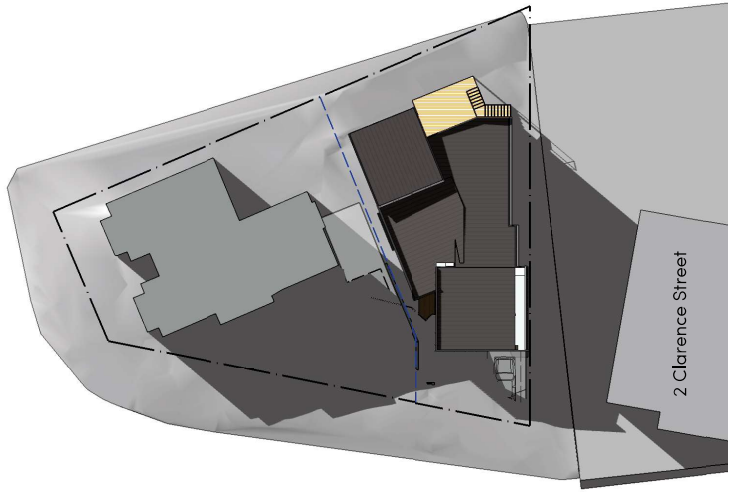
2 June 21 10am



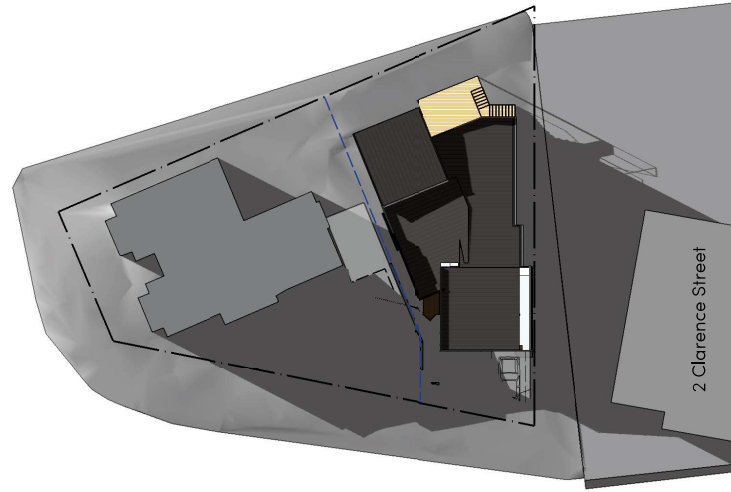
3 June 21 12pm



4 June 21 1pm



5 June 21 2pm



6 June 21 3pm



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REVISION A	DATE	2/6/21	DESCRIPTION	RFJ Response
ADDRESS 35 Lyttleton Street, East Launceston				
CLIENT Natalie Tan				
DWG Shadow Diagrams				
SCALE @ A3		1:100		ISSUE DA
DRAWN initials		CHKD initials		DWG # A302
PROJECT# J007142				