



PROPOSED MUTIPLE DWELLING 34 GALVIN STREET, SOUTH LAUNCESTON, 7248.

Council Meeting - Agenda Item 9.1 - Attachment 2
 Plans to be Endorsed - 34 Galvin Street South Launceston - 8 April 2021



DRAWING #	DRAWING
GLVN34-1	COVER PAGE
GLVN34-2	SITE PLAN
GLVN34-3	FLOOR PLAN
GLVN34-4	FIRST FLOOR PLAN
GLVN34-5	EXTERNAL SERVICES
GLVN34-6	ELEVATIONS NE-SW
GLVN34-7	ELEVATIONS SE-NW
GLVN34-8	PARKING AND TURNING
GLVN34-9	LANDSCAPE PLAN

COUNCIL	ZONE	ENERGY STAR RATING	TBC
LAUNCESTON CITY	GENERAL RESIDENTIAL	BAL RATING	TBC
EXISTING DWELLING	108.59	LAND TITLE REFERENCE	54508/20
FIRST FLOOR	101.63	DESIGN WIND CLASS	TBC
GROUND FLOOR	111.96	PROPERTY ID	6617036
		LOT SIZE (M ²)	715
		SOIL CLASSIFICATION	TBC
		CLIMATE ZONE	7
		PLANNING OVERLAY	N/A
		ALPINE AREA	N/A
		CORROSION ENV'	N/A

ATTACHMENTS

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CLIENT/S:
 BRONTE-LEE POWELL

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 34 GALVIN STREET,
 SOUTH LAUNCESTON, 7248.

DRAWING COVER PAGE

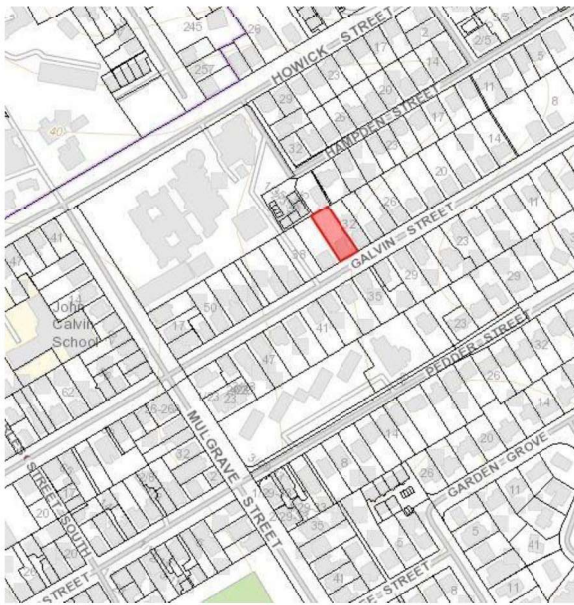
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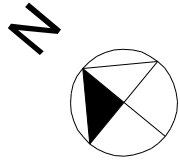
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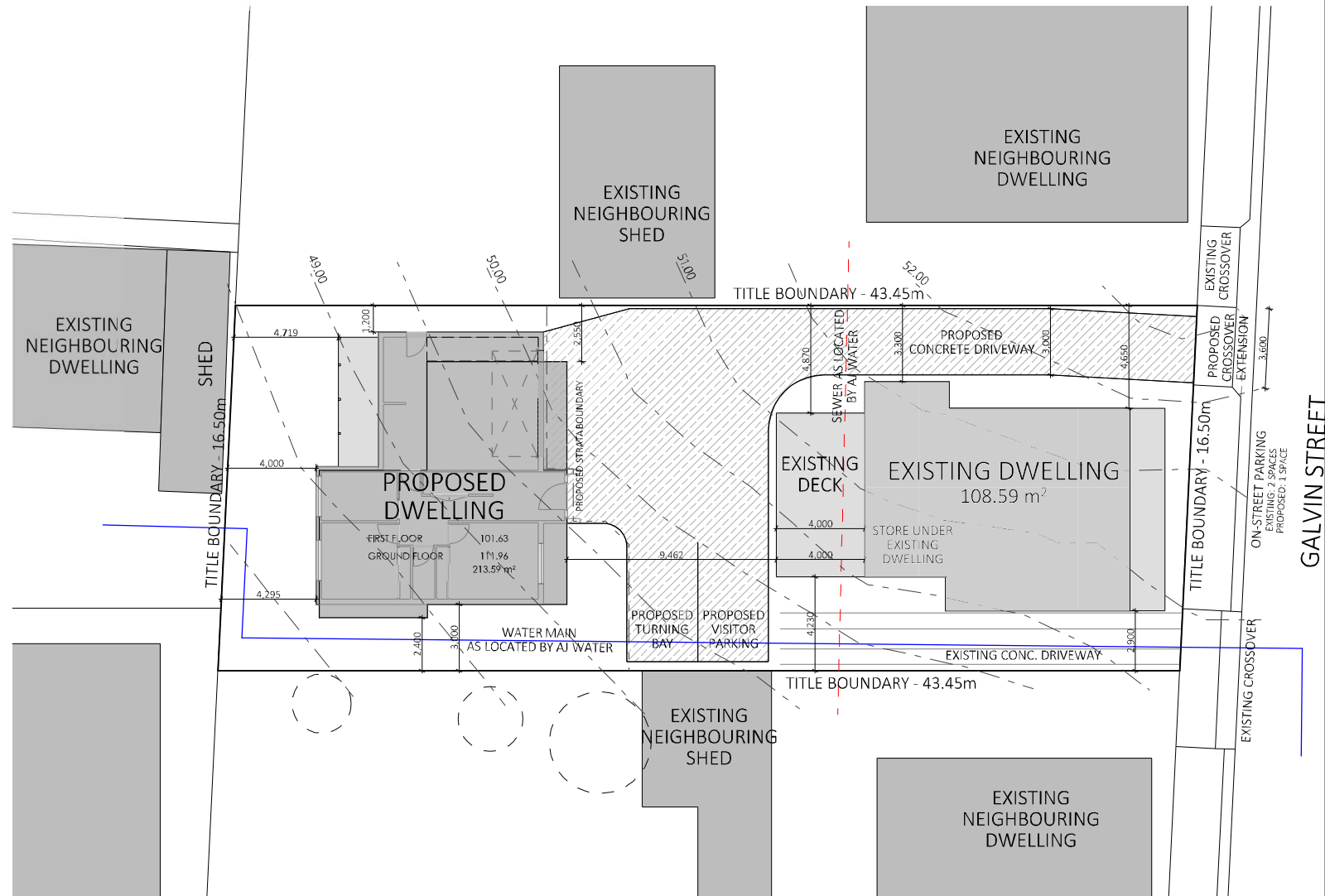
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	GLVN34
R1	11/12/2020	FOR D.A.	DRAWN	L.S.	DRAWING	1/9
R2	23/12/2020	F.I.R.				
			CHECKED	M.L.	SCALE (@A3)	NTS



PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0853/2020
 Date advertised: 17/02/2021
 Planning Administration: [Signature]



LOCALITY PLAN
NOT TO SCALE



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DRAWING
SITE PLAN

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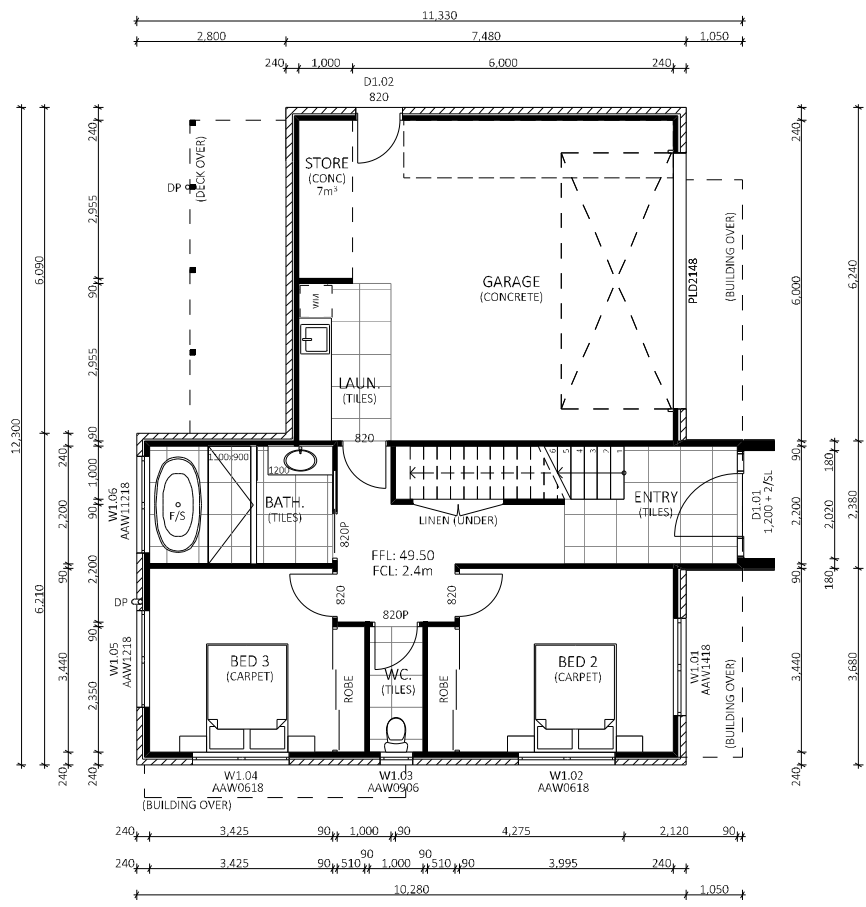
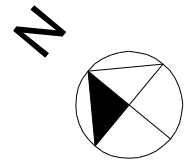
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DRAWING FLOOR PLAN

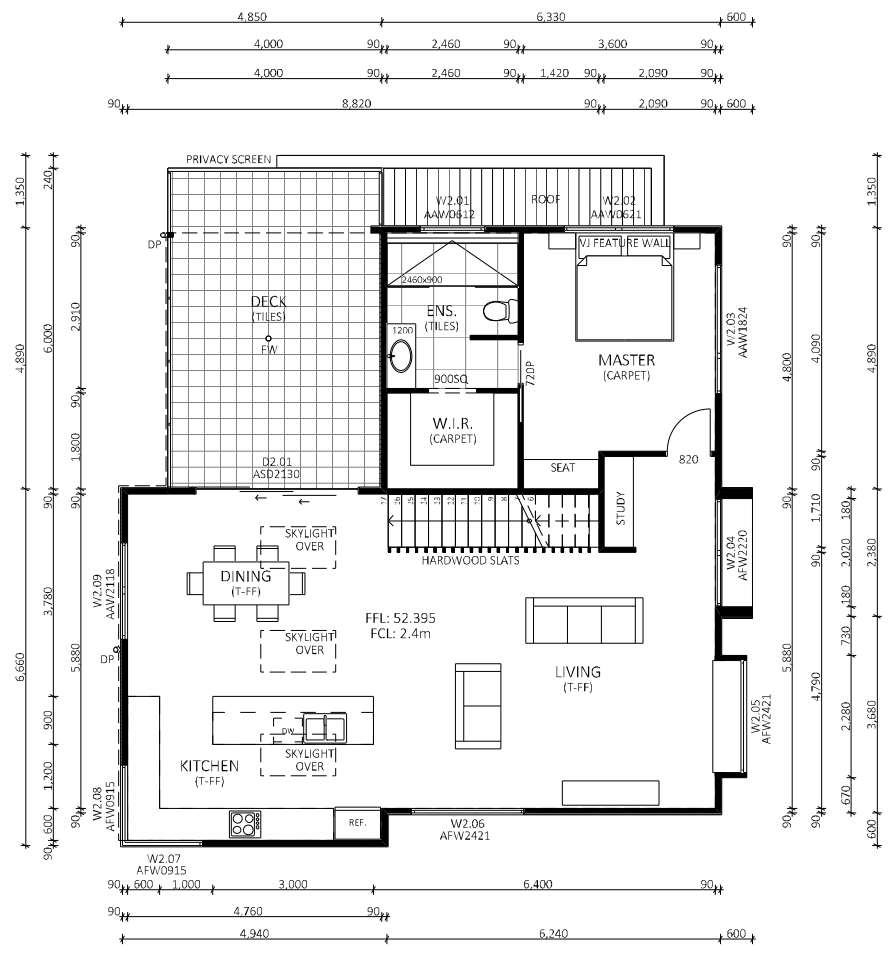
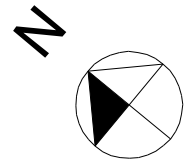
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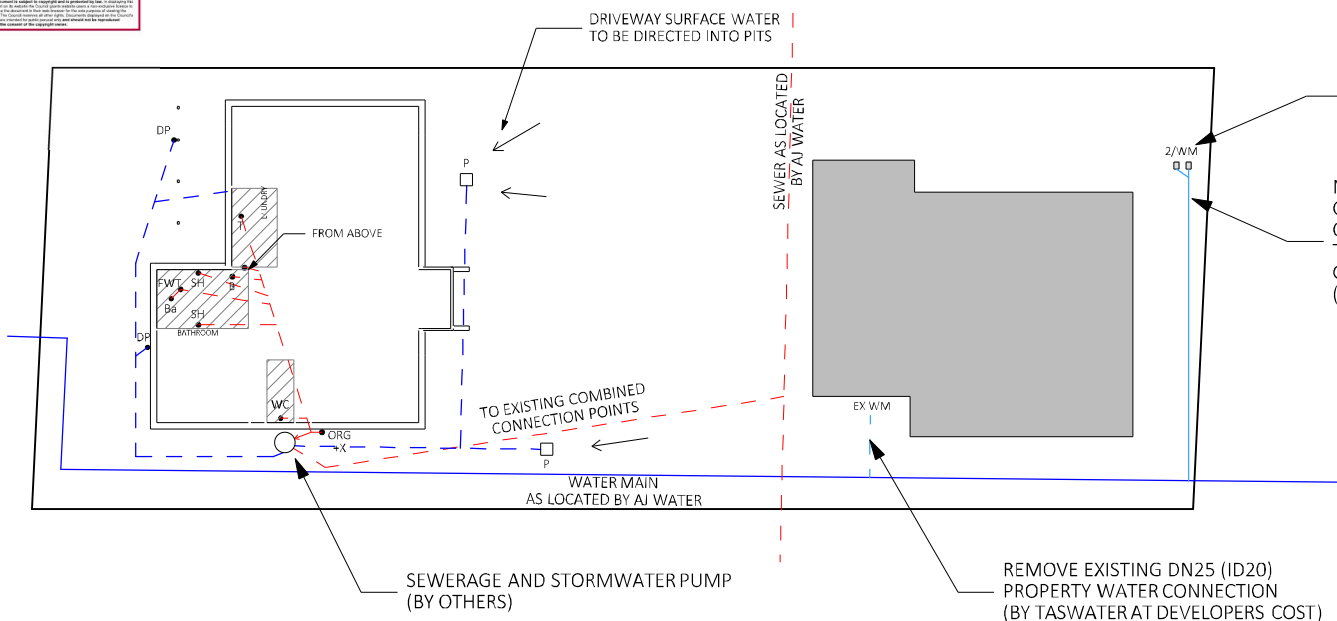
DRAWING
FIRST FLOOR
PLAN

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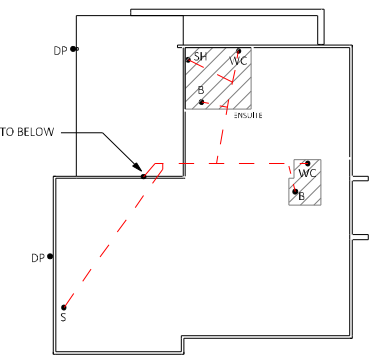
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GROUND FLOOR



FIRST FLOOR

- LEGEND**
- B - BASIN
 - Ba - BATH
 - S - SINK (65Ø)
 - T - LAUNDRY TUB (65Ø)
 - SH - SHOWER
 - WC - WATER CLOSET
 - FW - FLOOR WASTE
 - EV - VENT (THROUGH TO ROOF)
 - IO - INSPECTION OPENING
 - ORG - O/FLOW RELIEF GULLY
 - RE - RODDING EYE
 - HW - HOT WATER CYLINDER
 - X - EXTERNAL TAP
 - P - DRAINAGE PIT (450 x 450mm)
 - DP - DOWNPIPE (90 Ø)
 - WET AREAS
 - - - STORMWATER LINE (100mm PVC)
 - - - SEWER LINE (100mm PVC)

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
 THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

- 1. INTERNAL PIPING**
- a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
 i) WITHIN AN UNVENTILATED WALL SPACE
 ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
 iii) BETWEEN CEILING INSULATION AND A CEILING
 MUST HAVE A MINIMUM R-VALUE OF 0.2

- 2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE**
- a) ALL FLOW AND RETURN PIPING
 b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
 MUST HAVE A MINIMUM R-VALUE OF 0.45

- 3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE**
- a) ALL FLOW AND RETURN PIPING
 b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
 MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

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 INTERGRATED CODE WSA 02-2014-3.1 VERSION 3.1 MRWA EDITION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

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DRAWING EXTERNAL SERVICES

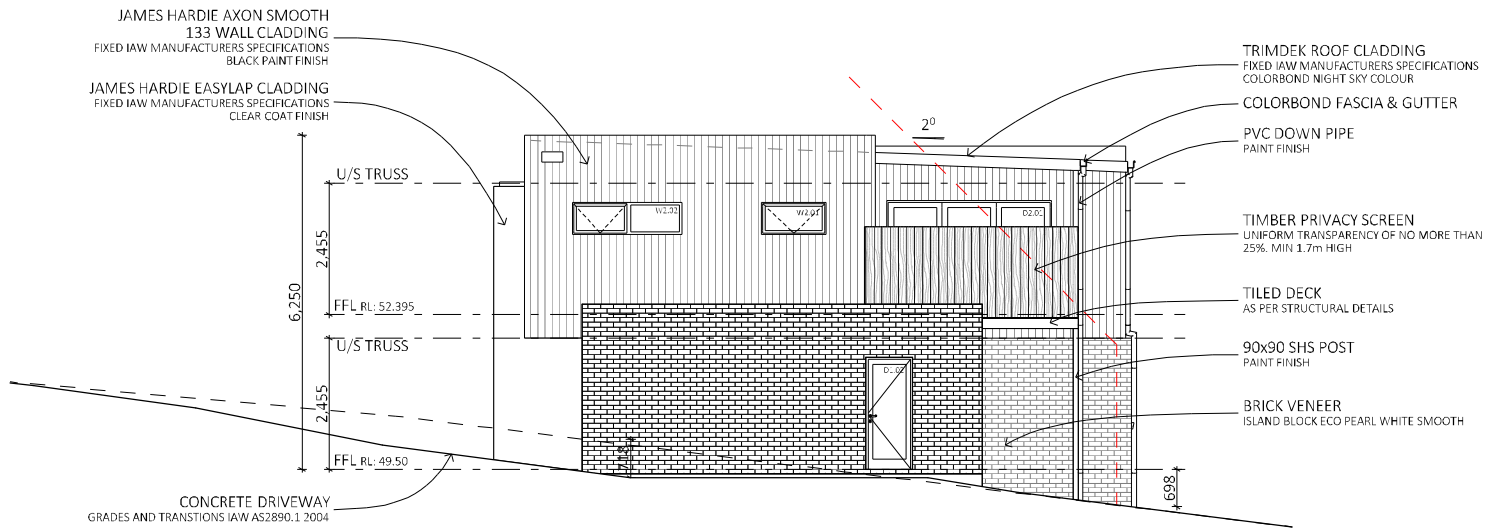
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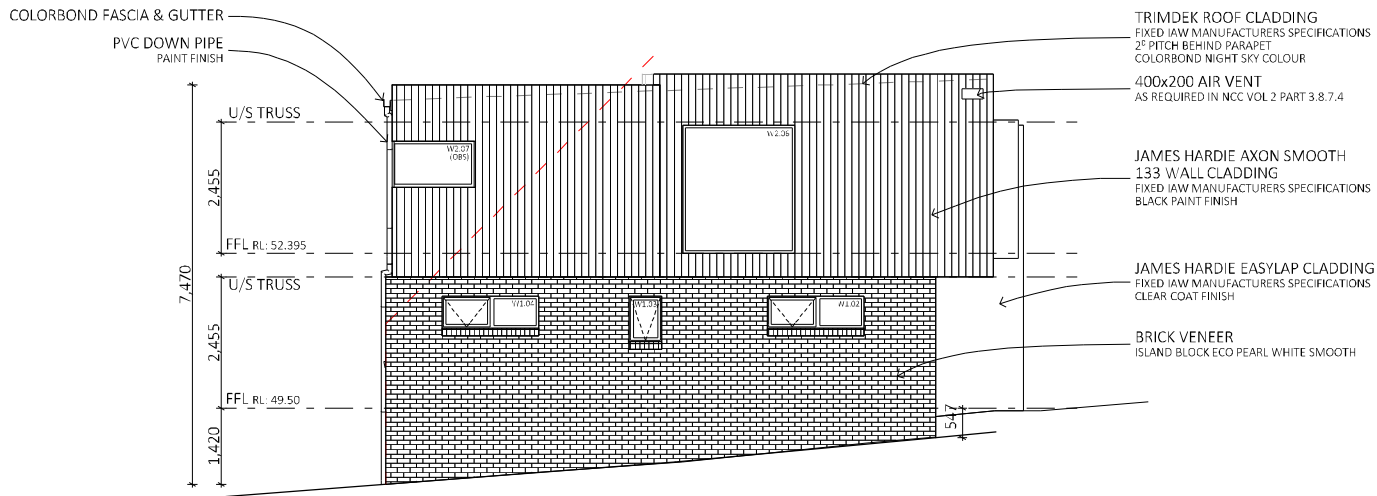
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			CHECKED	M.L.	SCALE (@A3)	1:200



NORTH EASTERN ELEVATION



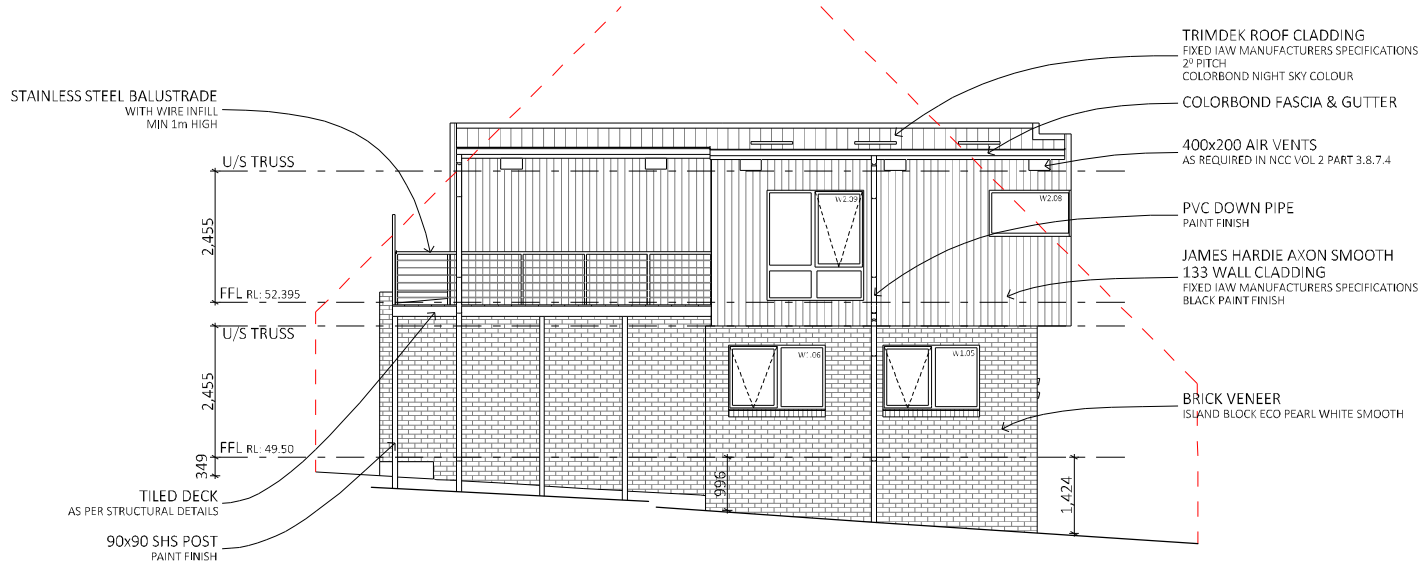
SOUTH WESTERN ELEVATION



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SOUTH EASTERN ELEVATION



NORTH WESTERN ELEVATION



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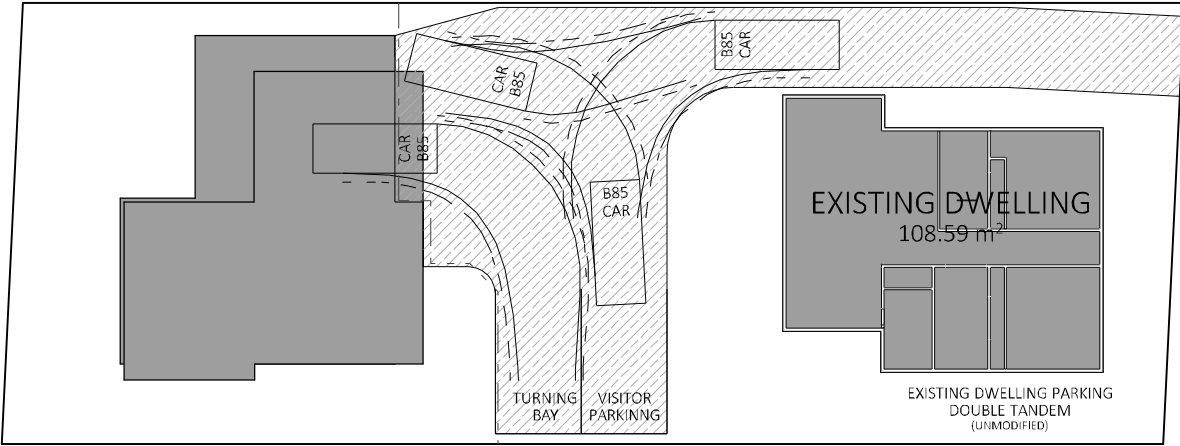
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DRAWING ELEVATIONS SE-NW

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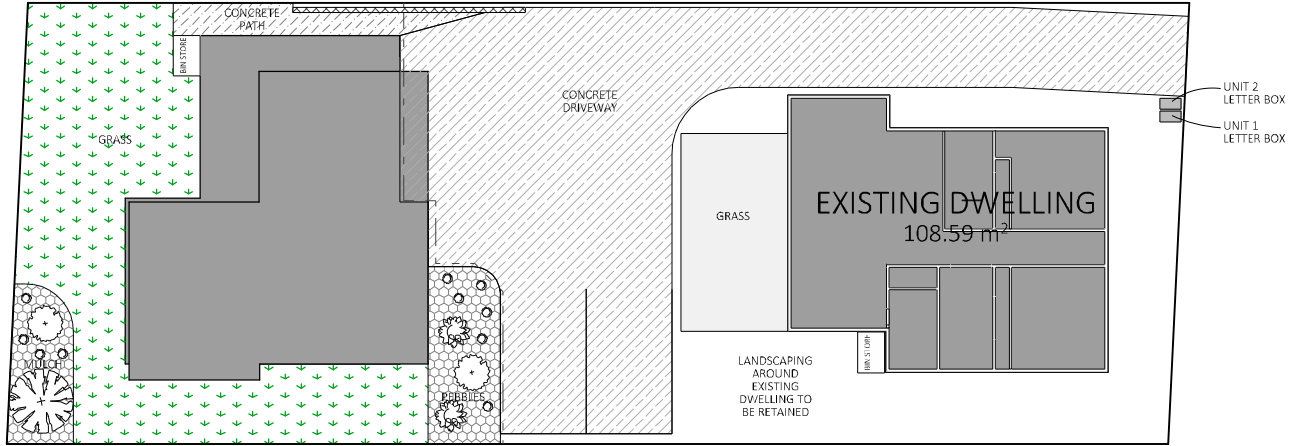
**DRAWING
 PARKING AND
 TURNING**

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KEY

- CORDYLINE BANKSII
MAX MATURE HEIGHT 2m
- CORDYLINE 'RED STAR'
MAX MATURE HEIGHT 2m
- LEPTOSPERMUM LAEVIGATUM 'FORESHORE'
MAX MATURE HEIGHT 1m
- CONTINUS COGGGRIA 'GRACE'
MATURE HEIGHT 2-4m x 2-4m W/D/E

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DRAWING LANDSCAPE PLAN

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