

AMENDMENT - 19/01/2024

PLANNING AND DEVELOPMENT APPLICATION DOCUMENTATION FOR PROPOSED RESIDENCE
11 SPENCER STREET, EAST LAUNCESTON

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SHEET 01

PROPOSED DEMOLITION AND NEW DWELLING
11 SPENCER STREET EAST LAUNCESTON

INDEX

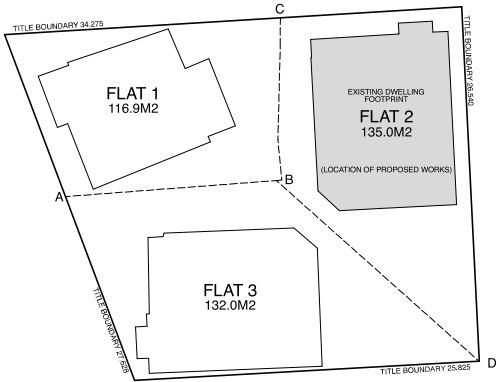
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Scale - NTS (A2)

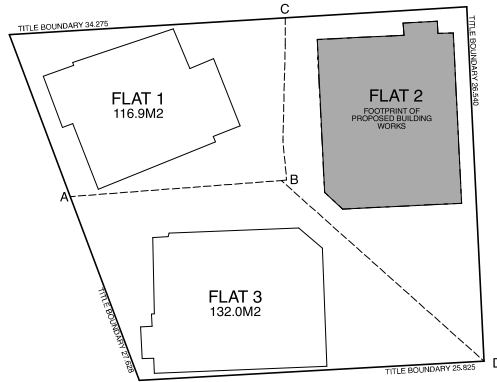
Date: JAN 2024

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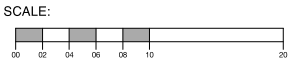
EXISTING STRATA PLAN - SCALE 1:200



PROPOSED STRATA PLAN - SCALE 1:200

LEGEND:

- PROPOSED DWELLING GROUND FLOOR FOOTPRINT
- PROPOSED FIRST FLOOR FOOTPRINT (CANTILEVERED ABOVE GROUND FLOOR)
- EXISTING DWELLING FOOTPRINT (TO BE DEMOLISHED)



PLANNING EXHIBITED DOCUMENTS

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 Date advertised: 28/02/2024

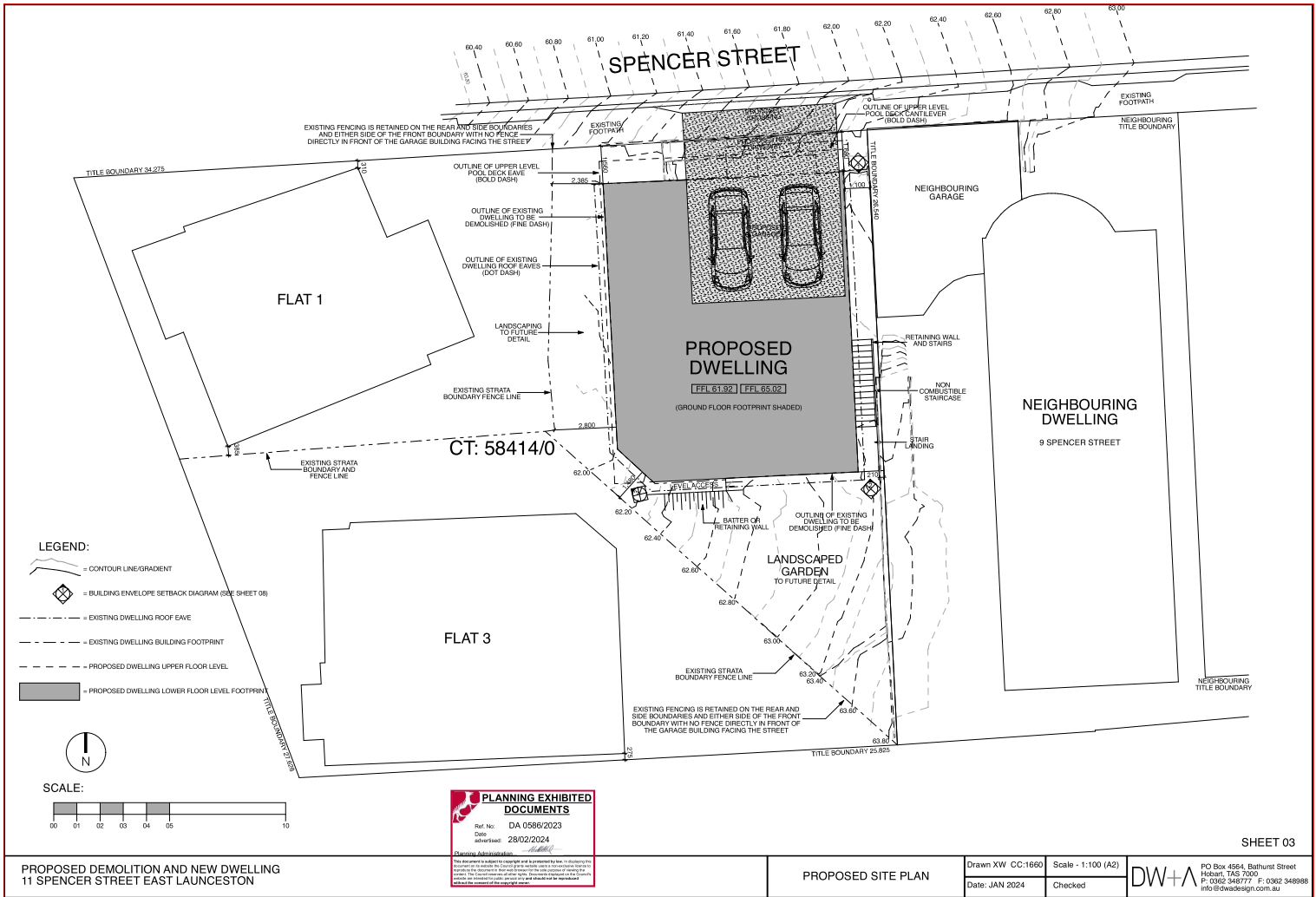
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PROPOSED DEMOLITION AND NEW DWELLING
 11 SPENCER STREET EAST LAUNCESTON

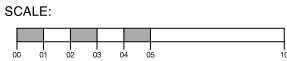
STRATA PLAN

Drawn XW CC:1660	Scale - 1:200 (A2)
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- LEGEND:**
- = CONTOUR LINE/GRADIENT
 - = BUILDING ENVELOPE SETBACK DIAGRAM (SEE SHEET 08)
 - = EXISTING DWELLING ROOF EAVE
 - = EXISTING DWELLING BUILDING FOOTPRINT
 - = PROPOSED DWELLING UPPER FLOOR LEVEL
 - = PROPOSED DWELLING LOWER FLOOR LEVEL FOOTPRINT



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SHEET 03

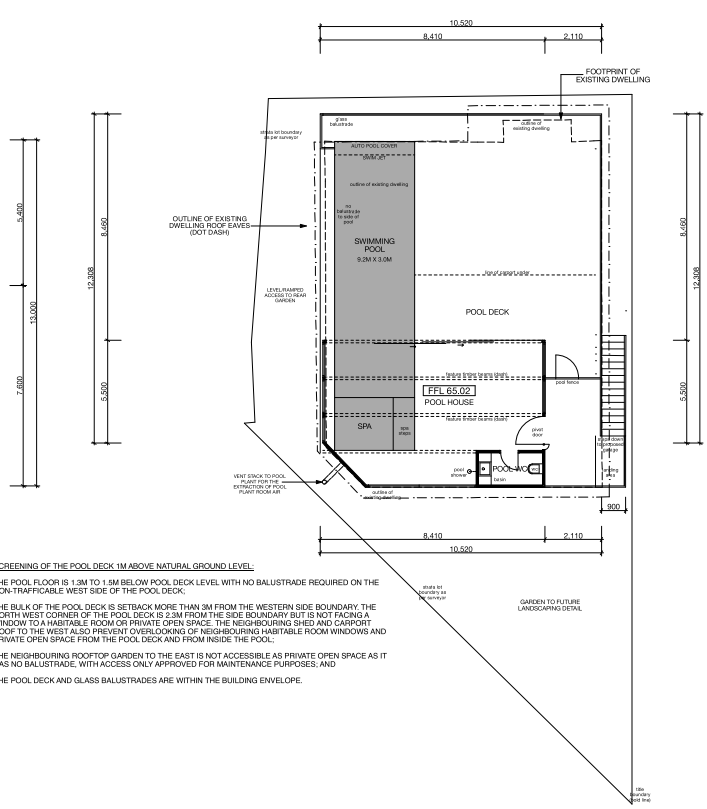
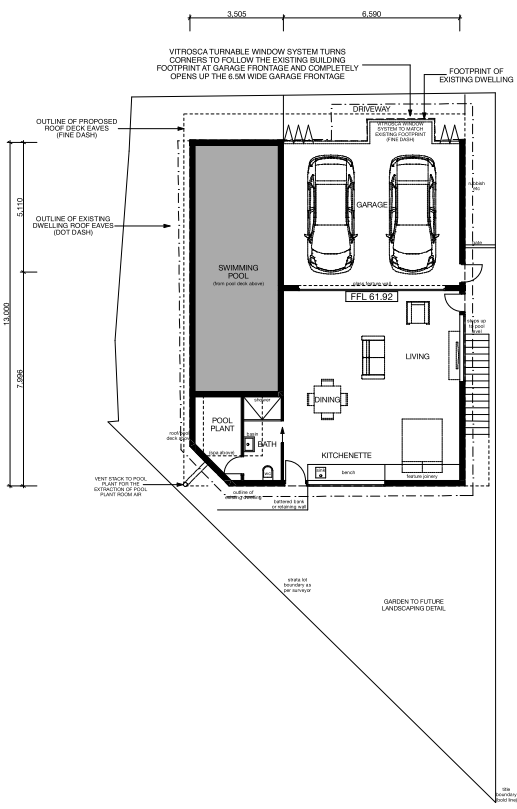
**PROPOSED DEMOLITION AND NEW DWELLING
 11 SPENCER STREET EAST LAUNCESTON**

PROPOSED SITE PLAN

Drawn XW CC:1660
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Scale - 1:100 (A2)
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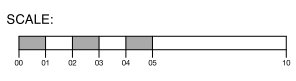
SCREENING OF THE POOL DECK 1M ABOVE NATURAL GROUND LEVEL

THE POOL FLOOR IS 1.3M TO 1.5M BELOW POOL DECK LEVEL WITH NO BALUSTRADE REQUIRED ON THE NON-TRAFFICABLE WEST SIDE OF THE POOL DECK.

THE BULK OF THE POOL DECK IS SETBACK MORE THAN 5M FROM THE WESTERN SIDE BOUNDARY. THE NORTH WEST CORNER OF THE POOL DECK IS 2.3M FROM THE SIDE BOUNDARY BUT IS NOT FACING A WINDOW TO A HABITABLE ROOM OR PRIVATE OPEN SPACE. THE NEIGHBOURING SHED AND CARPORT ROOF TO THE WEST ALSO PREVENT OVERLOOKING OF NEIGHBOURING HABITABLE ROOM WINDOWS AND PRIVATE OPEN SPACE FROM THE POOL DECK AND FROM INSIDE THE POOL.

THE NEIGHBOURING ROOFTOP GARDEN TO THE EAST IS NOT ACCESSIBLE AS PRIVATE OPEN SPACE AS IT HAS NO BALUSTRADE, WITH ACCESS ONLY APPROVED FOR MAINTENANCE PURPOSES; AND

THE POOL DECK AND GLASS BALUSTRADES ARE WITHIN THE BUILDING ENVELOPE.



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PROPOSED DEMOLITION AND NEW DWELLING
 11 SPENCER STREET EAST LAUNCESTON

PROPOSED FLOOR PLANS

Drawn XW CC:1660
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Scale - 1:100 (A2)
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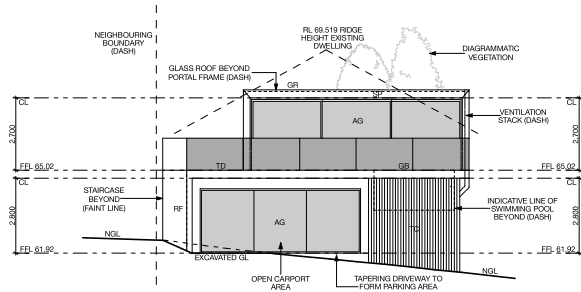
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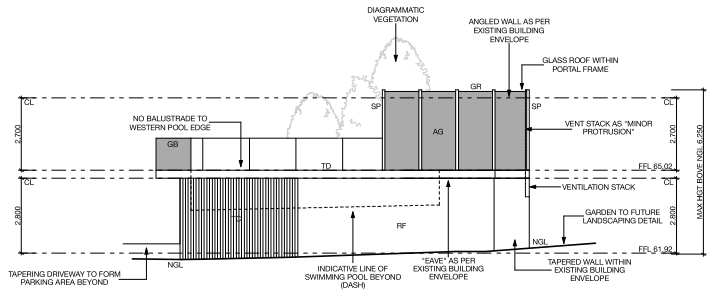
SHEET 04

LEGEND:

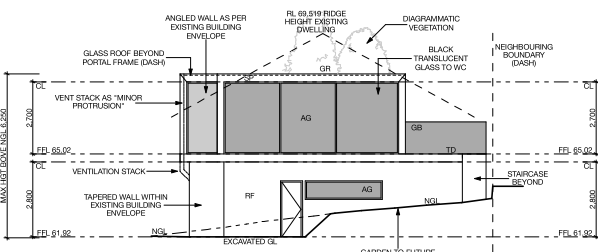
- TC: SELECTED HARDWOOD TIMBER CLADDING
- AG: ALUMINUM FRAMED DOUBLE GLAZING
- SS: STACK-SLIDING GLAZED ALUMINUM DOORS
- GR: ENGINEERED GLASS ROOF
- SP: STEEL PORTAL FRAME WITH TIMBER-LOOK CLADDING
- RF: RENDERED FINISH OVER MASONRY STRUCTURAL WALLS TO DECKING WITH TILES DECKING
- GB: SEMI-FRAMELESS GLASS BALUSTRADE
- NGL: NATURAL GROUND LEVEL
- FFL: FINISHED FLOOR LEVEL
- CL: CEILING LEVEL



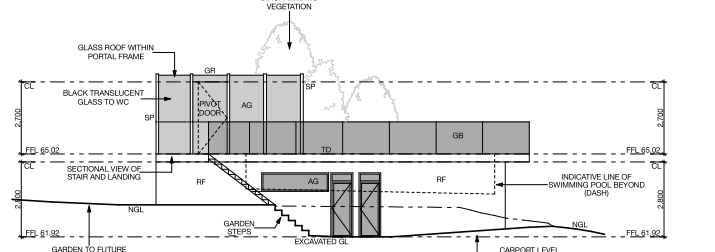
NORTH ELEVATION - SCALE 1:100



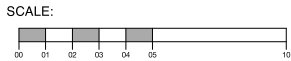
WEST ELEVATION - SCALE 1:100



SOUTH ELEVATION - SCALE 1:100



EAST ELEVATION - SCALE 1:100



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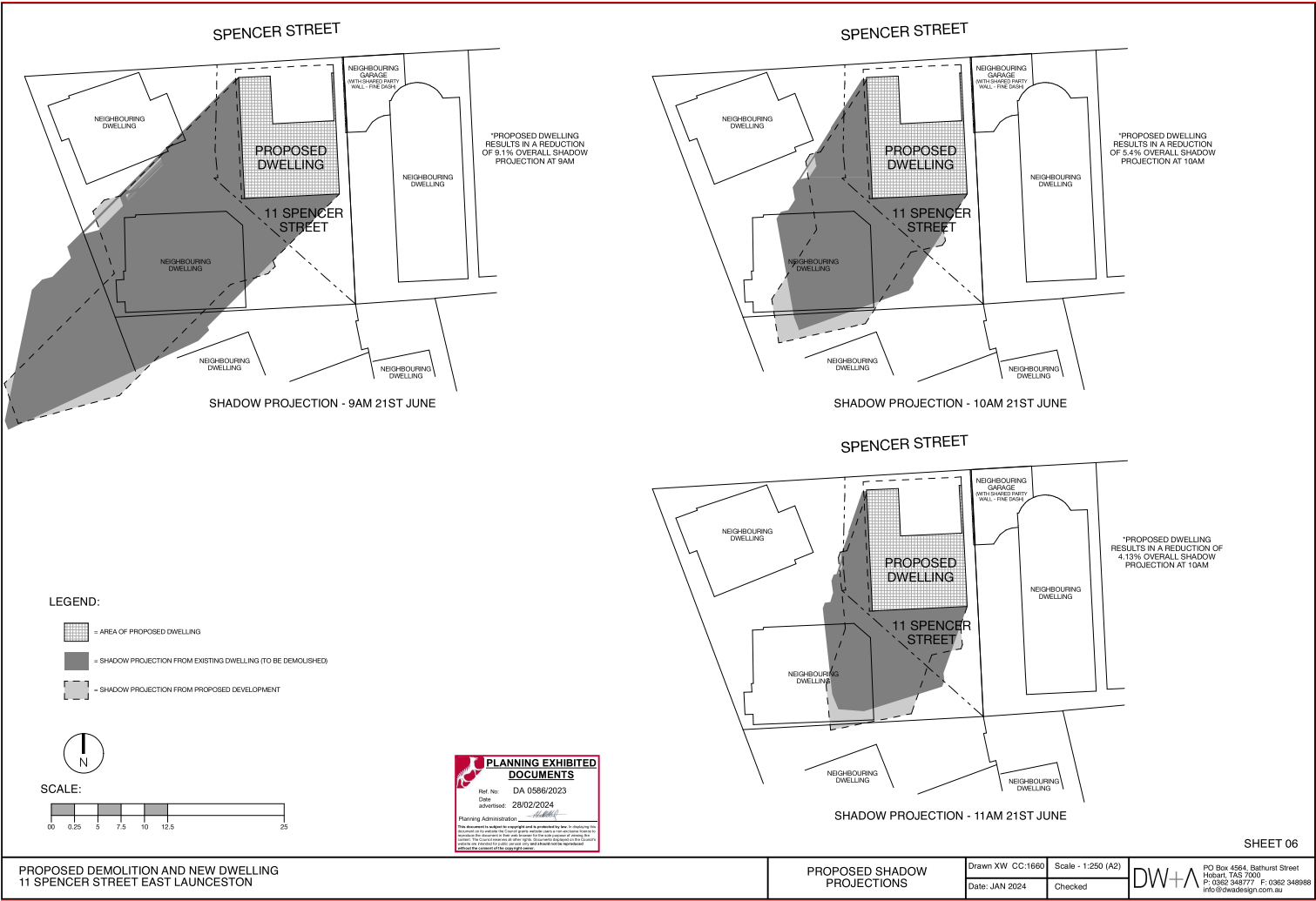
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PROPOSED DEMOLITION AND NEW DWELLING
 11 SPENCER STREET EAST LAUNCESTON

PROPOSED ELEVATIONS

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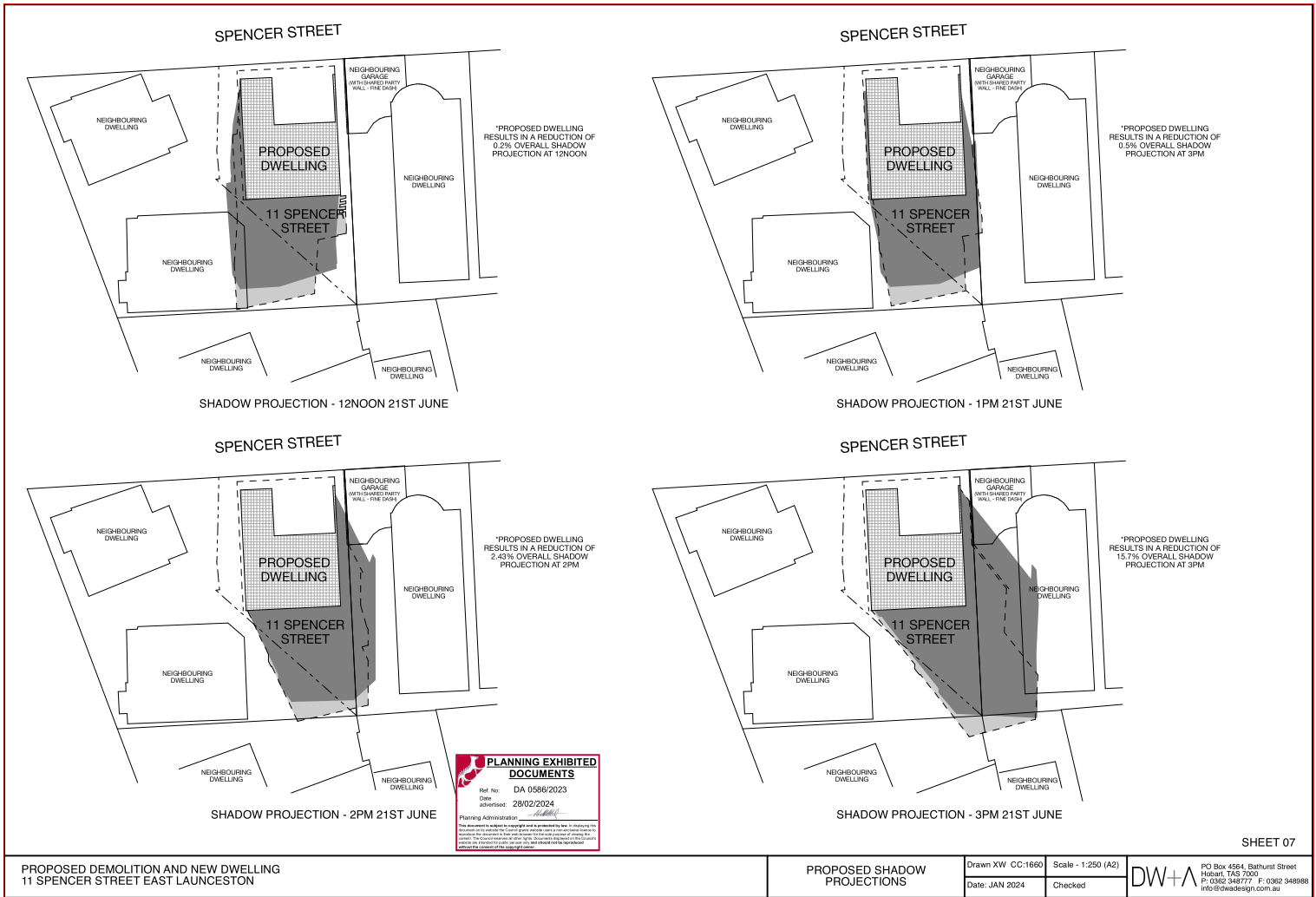
PROPOSED DEMOLITION AND NEW DWELLING
 11 SPENCER STREET EAST LAUNCESTON

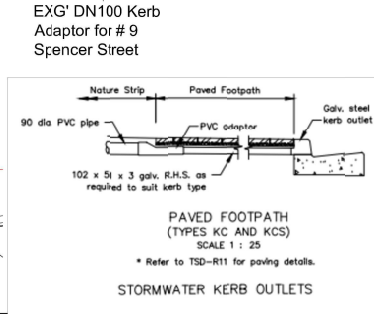
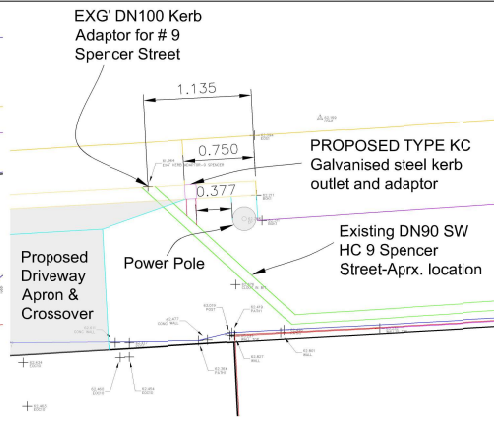
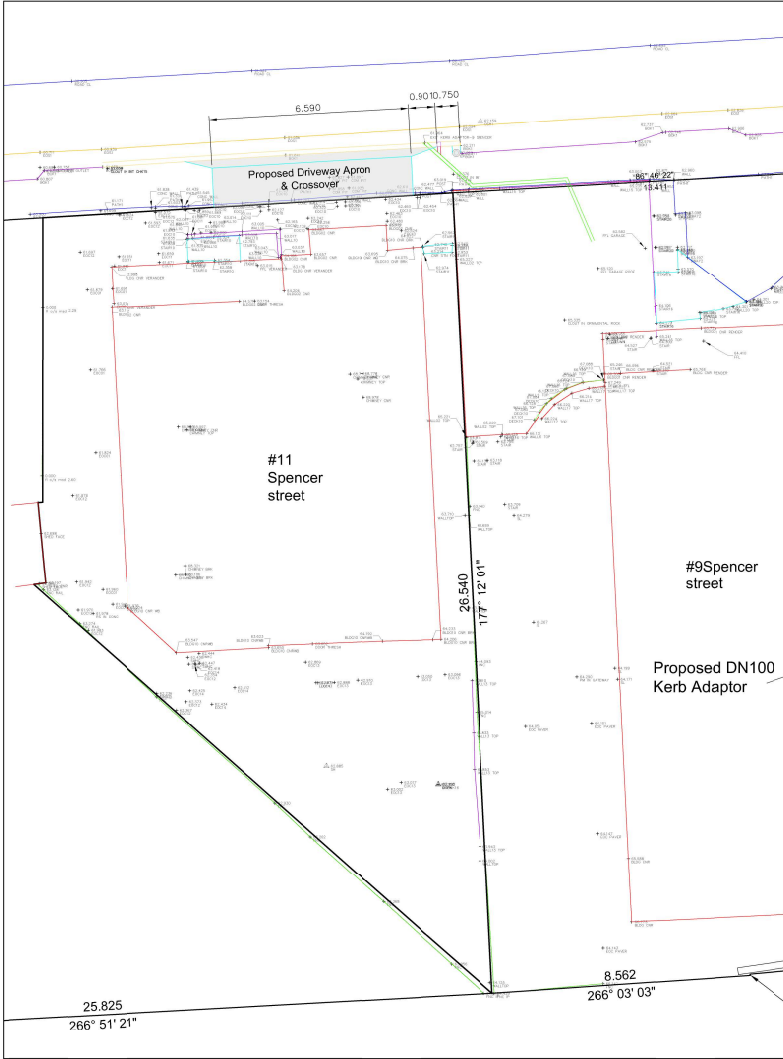
PROPOSED SHADOW PROJECTIONS

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SHEET 06





6ty°

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Design
 Chester School - 201823

PRELIMINARY - NOT FOR CONSTRUCTION

01 12 20 24 / INFORMATION

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DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON THE DRAWING. DISCREPANCIES TO BE RECONCILED.

PROJECT: COCKER RESIDENCE ARCHITECTURAL DETAIL

ADDRESS: 9-11 SPENCER STREET EAST LAUNCESTON

CLIENT: D. COCKER

PROPOSED DRIVEWAY APRON AND STORMWATER HOUSE CONNECTION REVISION

DATE: 1:250 1:20

DATE: 23.096

REVISION: C01