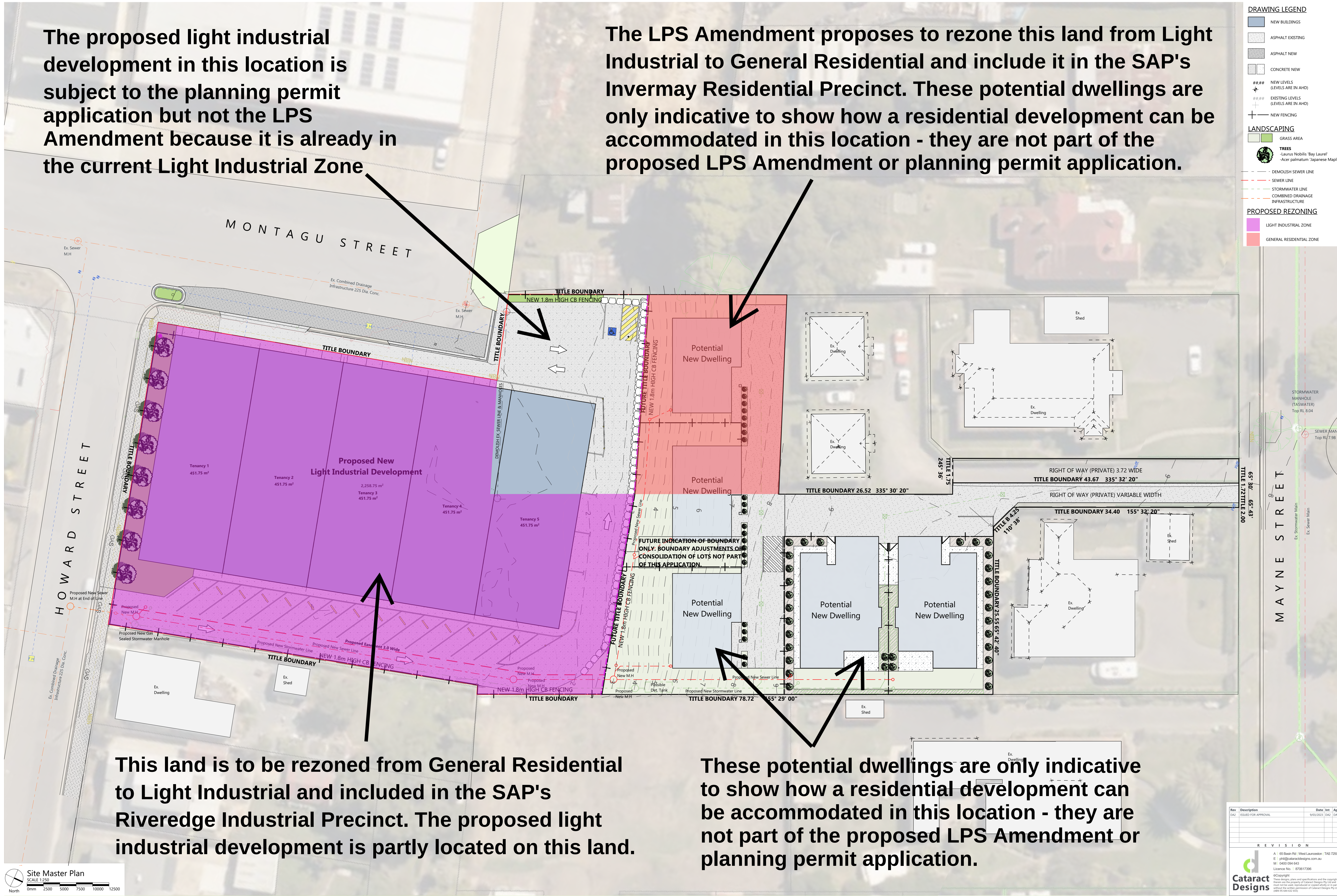


Proposed Plans

Appendix A

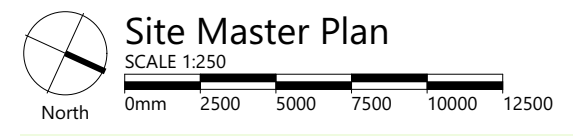
The proposed light industrial development in this location is subject to the planning permit application but not the LPS Amendment because it is already in the current Light Industrial Zone

The LPS Amendment proposes to rezone this land from Light Industrial to General Residential and include it in the SAP's Invermay Residential Precinct. These potential dwellings are only indicative to show how a residential development can be accommodated in this location - they are not part of the proposed LPS Amendment or planning permit application.



This land is to be rezoned from General Residential to Light Industrial and included in the SAP's Riveredge Industrial Precinct. The proposed light industrial development is partly located on this land.

These potential dwellings are only indicative to show how a residential development can be accommodated in this location - they are not part of the proposed LPS Amendment or planning permit application.





New Light Industrial Development Montagu & Howard Street, Invermay



Drawing Schedule

SK030	Cover Page
SK031	Site Survey
SK032	Existing & Proposed Zoning
SK033	Existing/Demolition Plan
SK034	Site Plan
SK035	Building Floor Plan
SK036	Building Elevations

Project details

Council	Launceston City Council
Zone	General Residential, Light Industrial
Planning Overlay	Landscape Hazard Low, Invermay/Inveresk Flood Inundation
	Specific Area Plan Local Area
	Objective: Invermay Residential
PID	Precinct
Title Folio	Multiple
Title Volume	Multiple
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	-
Energy Rating	-
Corrosive Environment	-
Other	-

Area Schedule

Name	Area m ²
Site Area (Proposed New Lot 1)	3842m ²
Building Floor Area:	2258m ²
Permeable Area	208m ²
Impervious Surfaces Area	1,376m ²

Rev	Description	Date	Int	App
DA1	ISSUED FOR APPROVAL	12/01/2023	DA1	DA1

REVISION

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Drawn: P Ludbey
Approved: P Ludbey
Status: DEVELOPMENT APPLICATION
Original size: A1 (Landscape)
Drawing No. /Revision:

SK030-DA1



All of Site Survey
SCALE 1:250
0m 2500 5000 7500 10000 12500
North

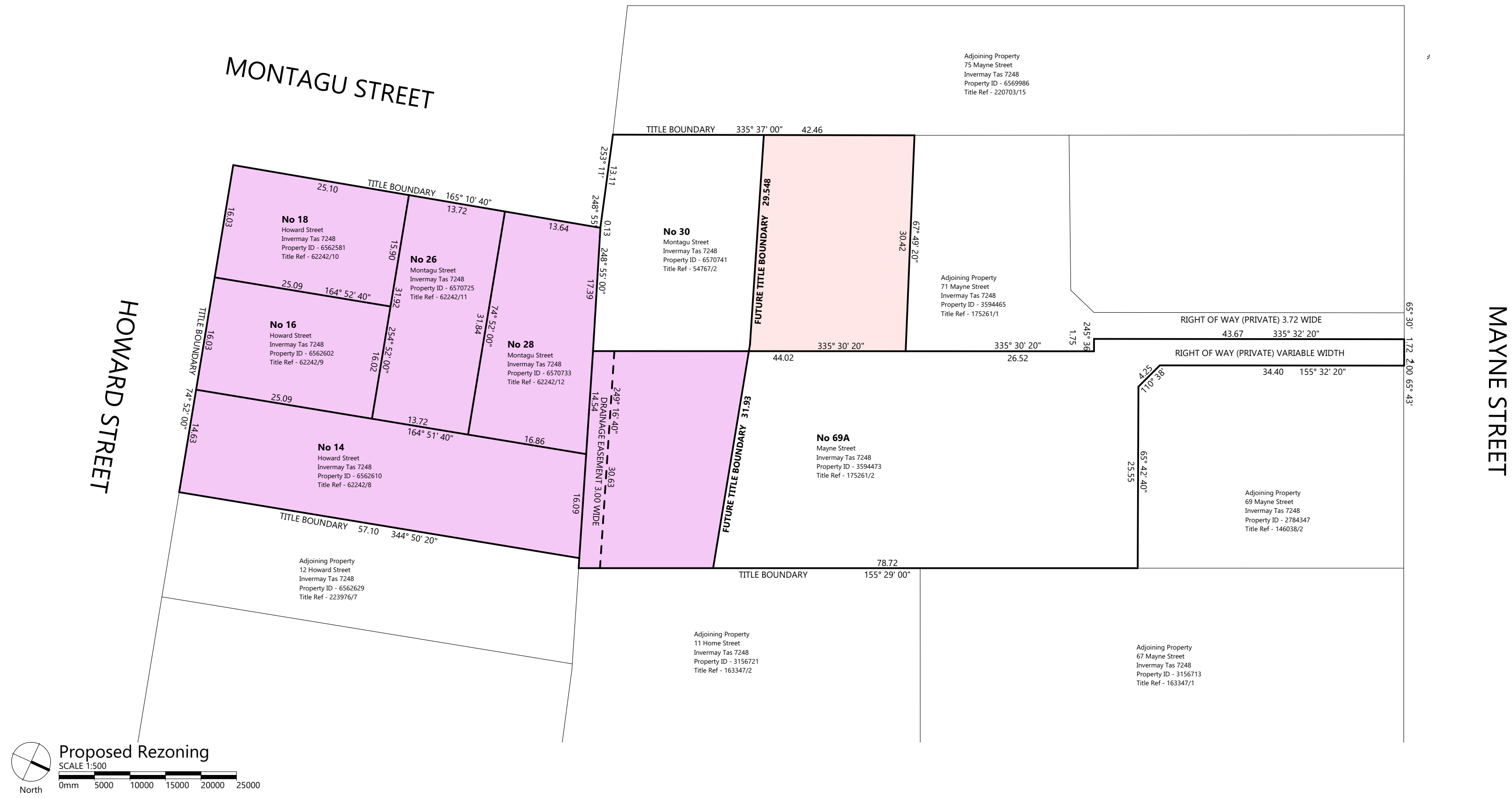
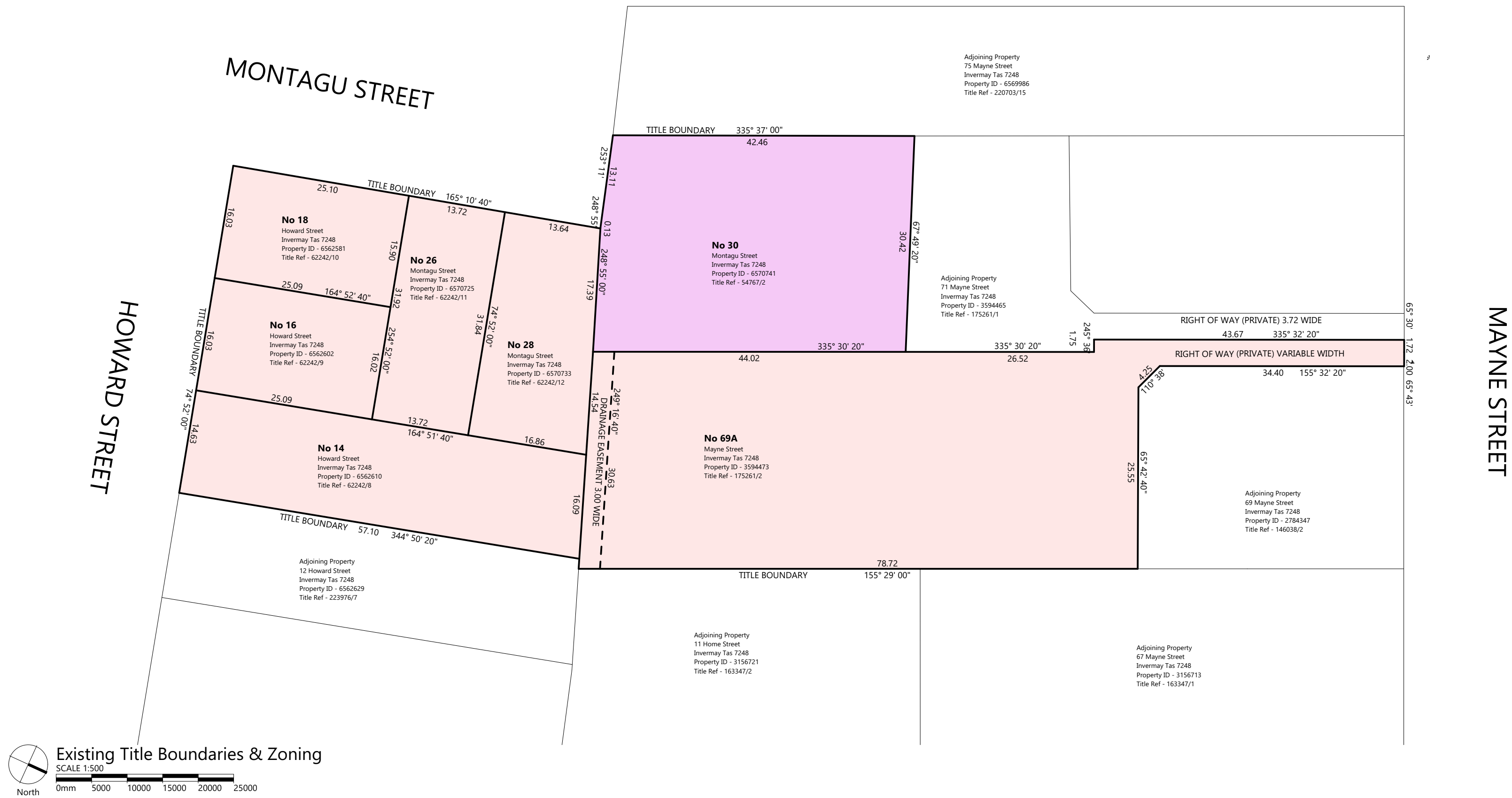
New Light Industrial Development Montagu & Howard Street, Invermay

Project No. 22019

Rev	Description	Date	Int	App
DA1	ISSUED FOR APPROVAL	12/01/2023	DA1	DA1
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Original size	A2 (Landscape)			
Drawing No. / Revision	SK031-DA1			

Legend

- General Residential Zone
- Light Industrial Zone



New Light Industrial Development Montagu & Howard Street, Invermay

Project No. 22019

Rev	Description	Date	Int	App
DA2	ISSUED FOR APPROVAL	5/03/2023	DA2	DA2
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Status	APPROVAL			
Original size	A2 (Landscape)			
Drawing No./Revision				
SK032-DA2				

THE CONTRACTOR SHALL CARRY OUT THE REQUIRED DEMOLITION OF NOMINATED ON THIS PLAN IN STRICT ACCORDANCE WITH THE DOCUMENTATION & AS2601 - THE DEMOLITION OF STRUCTURES.

CONTRACTOR SHALL MAKE ALL ALLOWANCES AS REQUIRED FOR DEMOLITION, REMOVALS & RELOCATIONS TO SUIT THE NEW WORKS. ALL ITEMS TO BE DEMOLISHED SHOWN DOTTED RED TYPICALLY.

MAKE GOOD TO ALL PENETRATIONS WHERE ITEMS REMOVED. INFILL SHALL MATCH EXISTING SURFACE.

ASBESTOS MAY BE LOCATED IN AREAS OF EXISTING BUILDINGS.

DEMOLITION PLAN SHALL BE READ IN CONJUNCTION



Rev	Description	Date	Int	App
DA1	ISSUED FOR APPROVAL	12/01/2023	DA1	DA1

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 A | 65 Basin Rd | West Launceston | TAS 7250
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SK033-DA1



Site Plan Stage 3
SCALE 1:200
0m 2000 4000 6000 8000 10000

New Light Industrial Development Montagu & Howard Street, Invermay

Project No. 22019

Rev	Description	Date	Int	App
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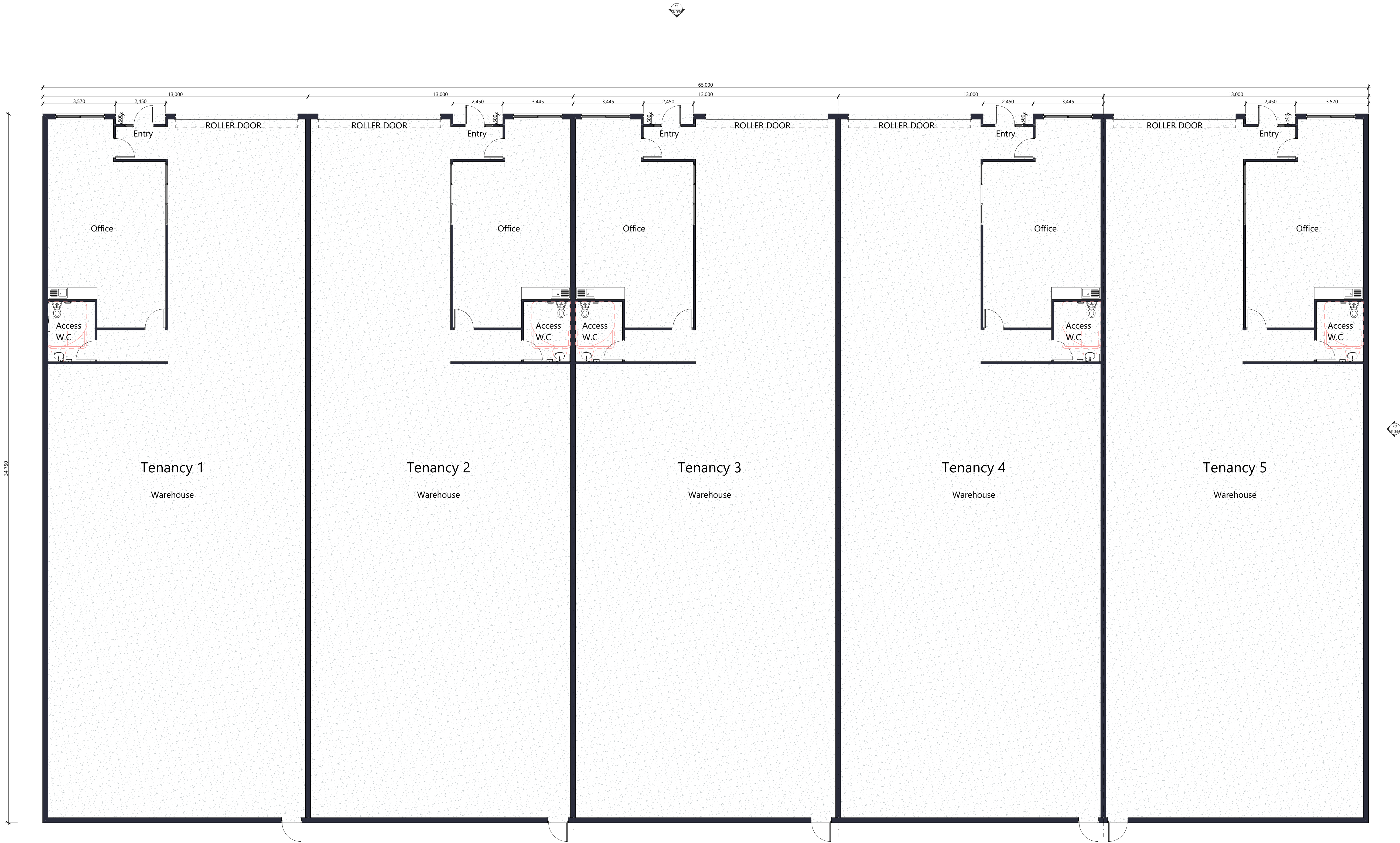
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Status: APPROVAL
Original size: A2 (Landscape)
Drawing No.: Revision

SK034-DA2



Light Industrial Building Floor Plan
SCALE 1:100
Project North



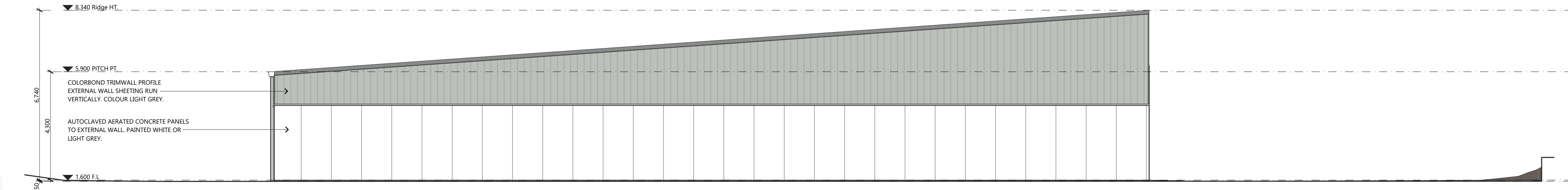
New Light Industrial Development Montagu & Howard Street, Invermay

Project No. 22019

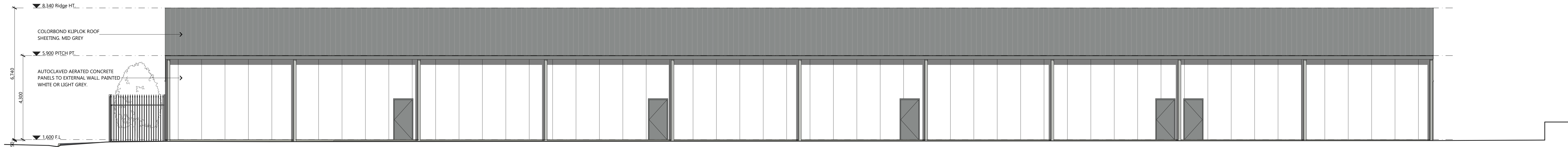
Rev	Description	Date	Int	App
DA1	ISSUED FOR APPROVAL	12/01/2023	DA1	DA1
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Status	DEVELOPMENT APPLICATION			
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Drawing No.	Revision			
SK035-DA1				



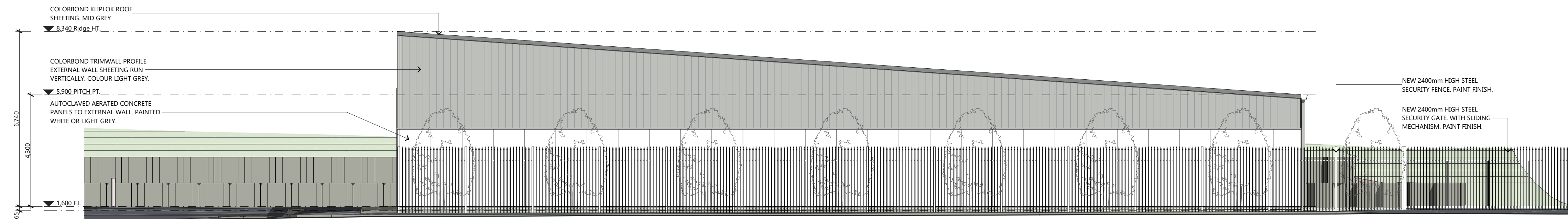
E1 Western Elevation (Montagu St)
SCALE 1:100
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E2 Northern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E3 Eastern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E4 Southern Elevation (Howard St)
SCALE 1:100
0mm 1000 2000 3000 4000 5000



New Light Industrial Development Montagu & Howard Street, Invermay

Project No. 22019

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SK036-DA1