

ALTERATIONS & ADDITIONS

at 200 BROWNS ROAD, NORTH LILYDALE TAS 7268

for P. V. MCKENDRICK

PROJECT NUMBER:
25109

PROPERTY ID:
7626508

LAND TITLE, VOLUME & FOLIO
CT - 41200/1

SITE AREA:
 121,400m²

FLOOR AREAS:
 EXISTING DWELLING FLOOR AREA - ***m²
 EXISTING OUTBUILDING FLOOR AREA - ***m²

COUNCIL:
 LAUNCESTON

SCHEME / ZONE:
 21.0 AGRICULTURE

SCHEME / ZONE OVERLAYS:
 BUSHFIRE PRONE AREA
 LOW & MEDIUM LANDSLIP HAZARD AREA
 WATERWAY & COASTAL PROTECTION AREA

SITE CLASSIFICATION:

WIND CLASSIFICATION: **

BUSHFIRE ATTACK LEVEL: BAL**

TERRAIN CLASSIFICATION: TC**

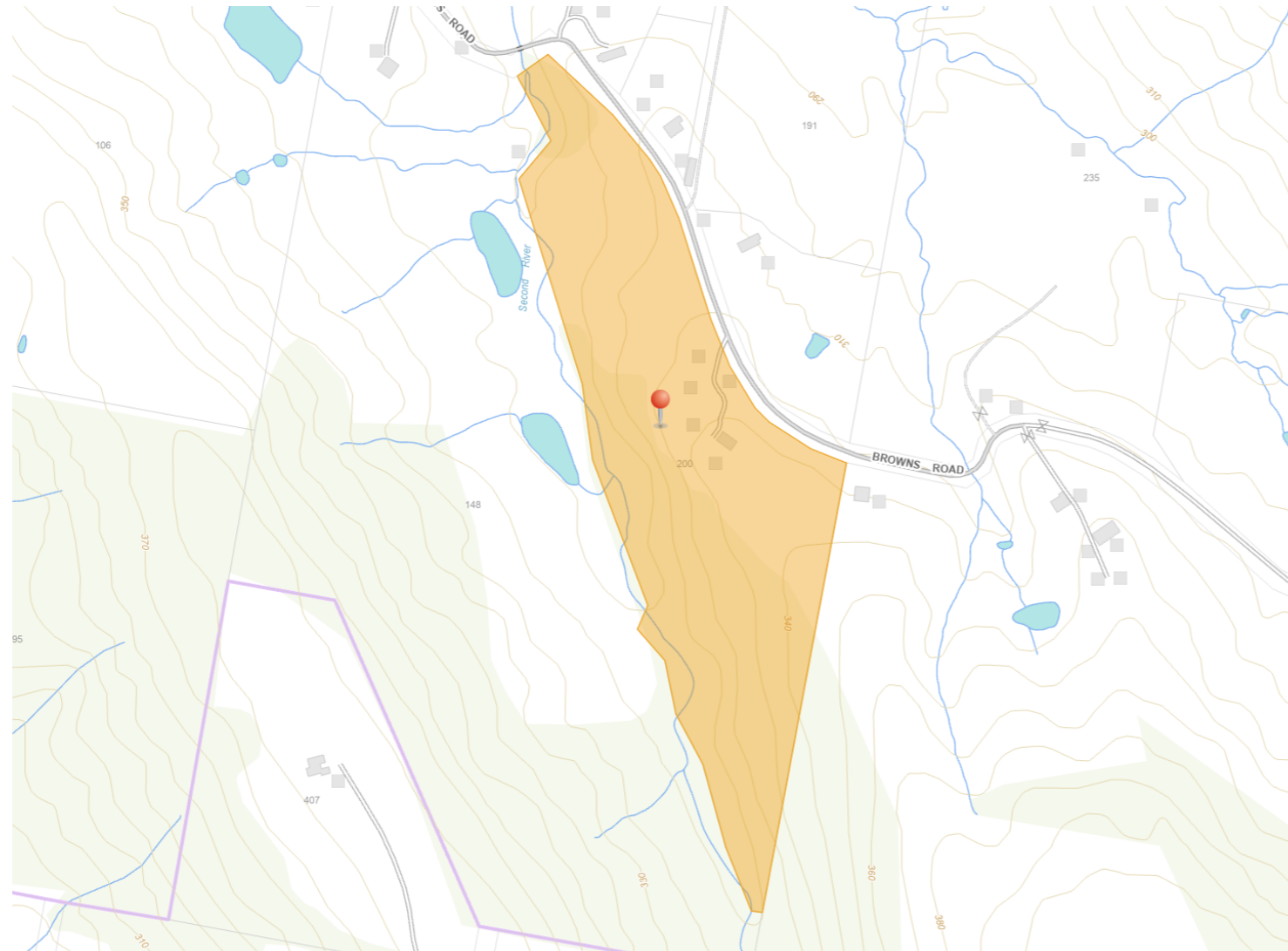
WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: LOW

ALPINE AREA: N/A

PRINT DATE:
16/10/2025



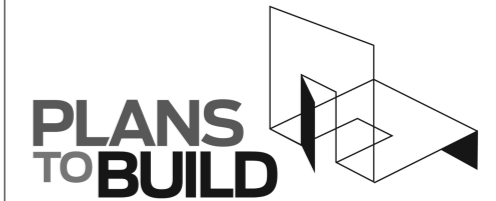
LOCATION PLAN

DRAWING SCHEDULE

A00 COVER PAGE



MEMBER
 you're in good hands



ABN 23 269 055 701
 Level 1, Holyman House, 52-60 Brisbane St,
 Launceston, Tasmania, 7250.
 Tel - 6388 9287 - Mob - 0400 655 771
 Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

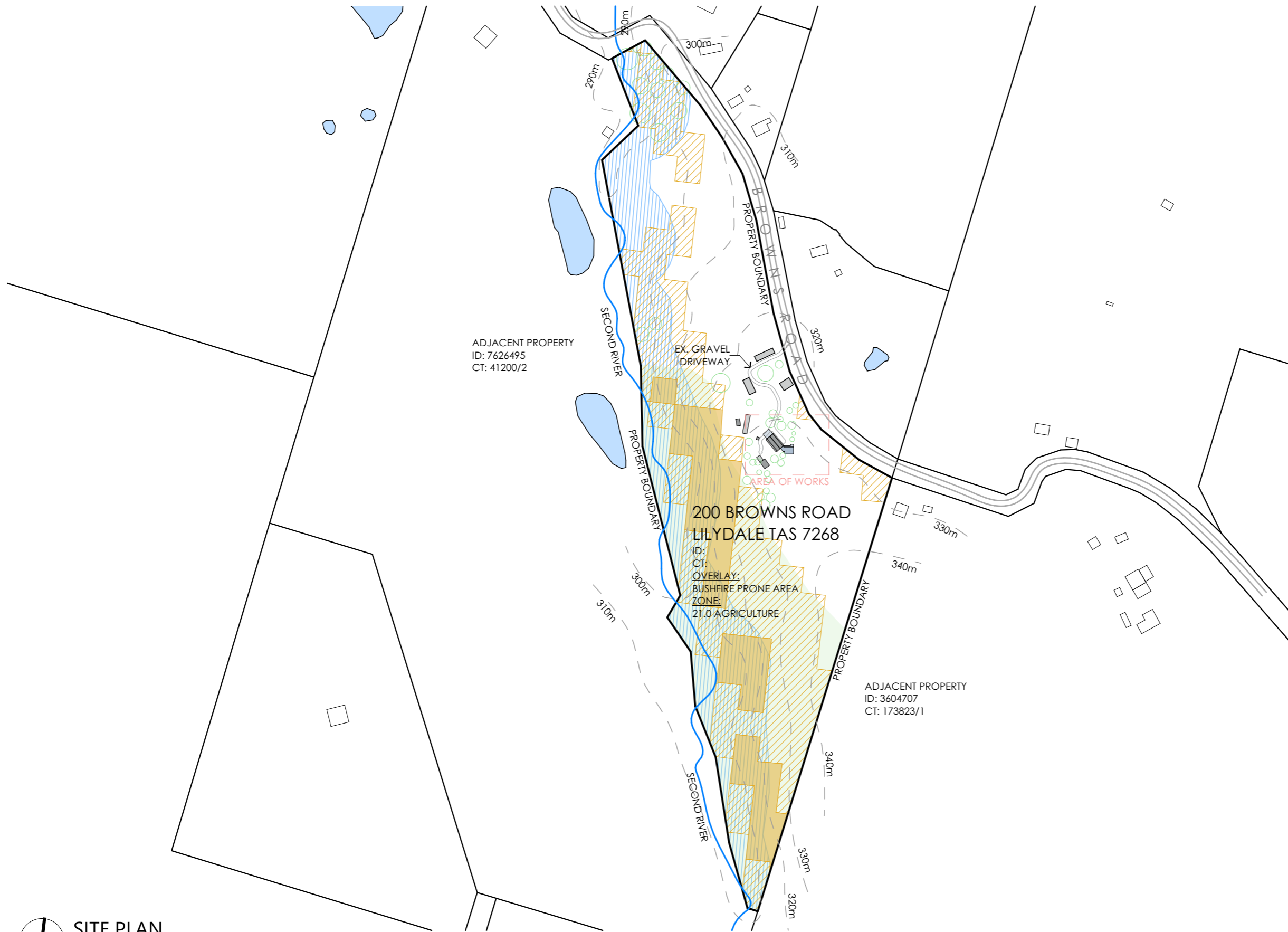
THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

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rev. Amendment	Date
DRAWING No: A00	ISSUE: CONCEPTUAL REV: 0



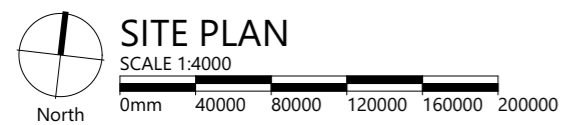
SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
 IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
 PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.



SITE PLAN KEY:

- WATERWAY & COASTAL PROTECTION AREA OVERLAY
- LOW LANDSLIP HAZARD AREA OVERLAY
- MEDIUM LANDSLIP HAZARD AREA OVERLAY
- EXTENT OF FORESTED AREA

PLANS TO BUILD

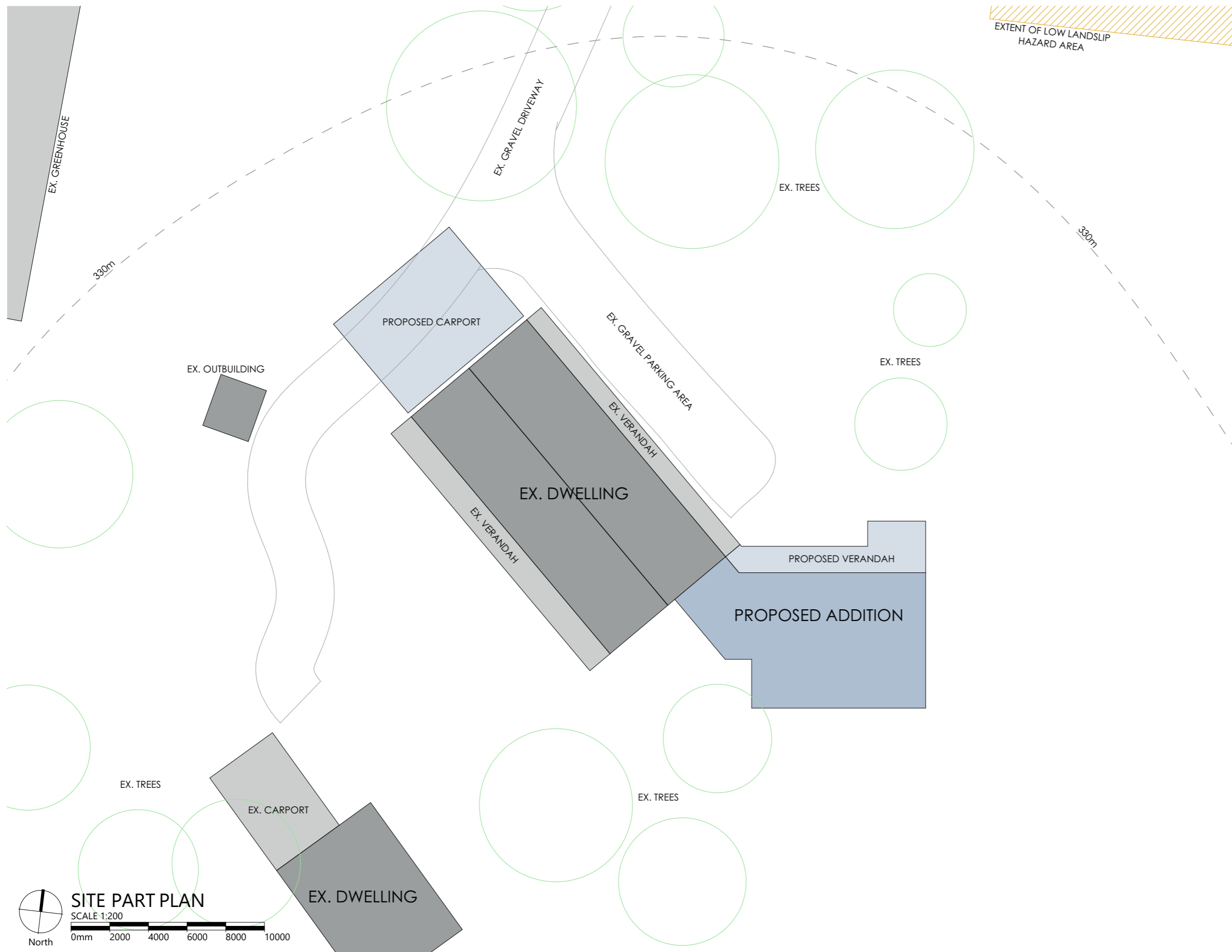
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NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER: 25109	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 16/10/2025	rev. Amendment	Date
DRAWING No: A01			ISSUE: CONCEPTUAL	
			REV: 0	2 of 7



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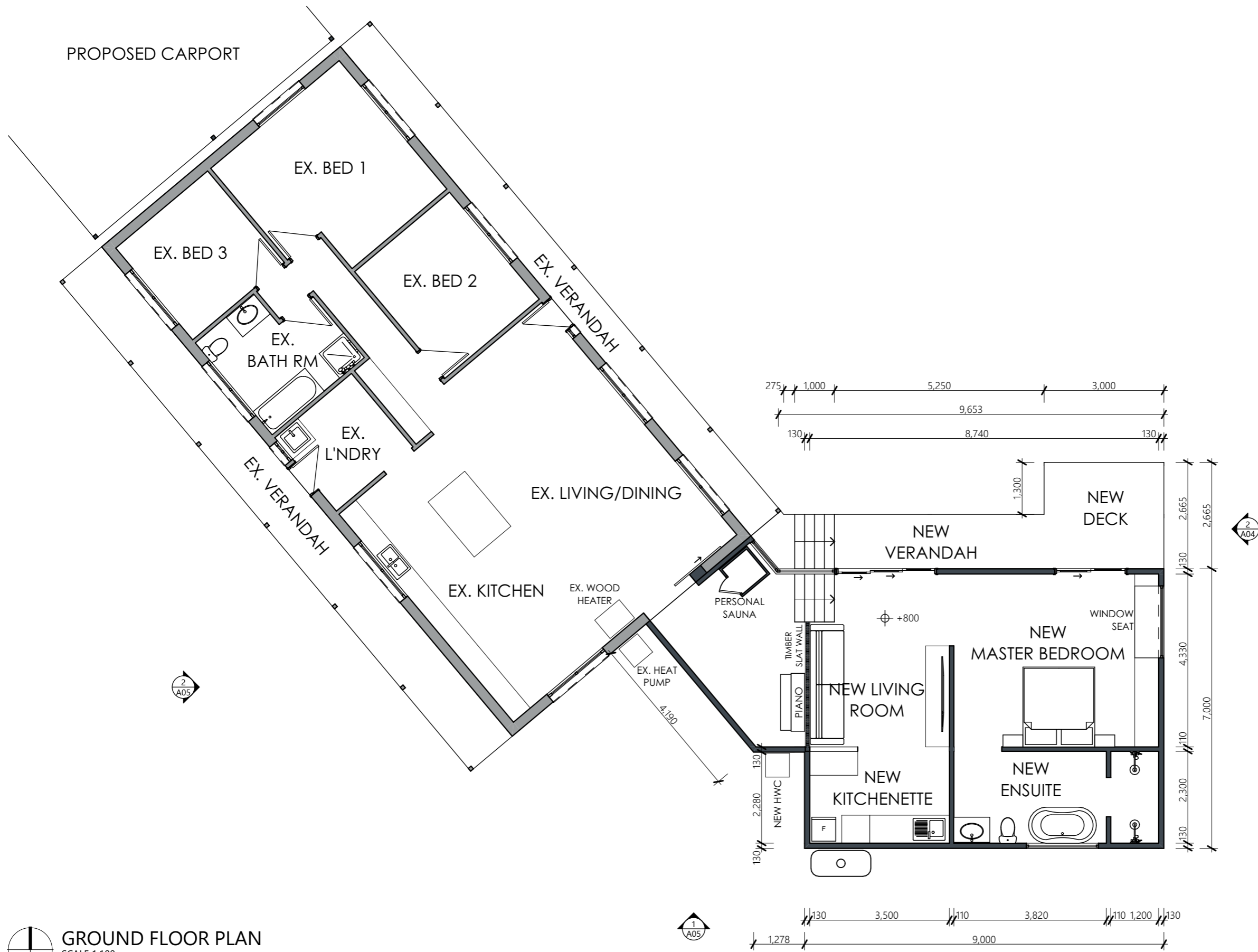
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SCALE @ A3

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DRAWING No: **A02** ISSUE: CONCEPTUAL
3 of 7 REV: 0



GROUND FLOOR PLAN
 SCALE 1:100
 0mm 1000 2000 3000 4000 5000
 Project North

ALTERATIONS & ADDITIONS

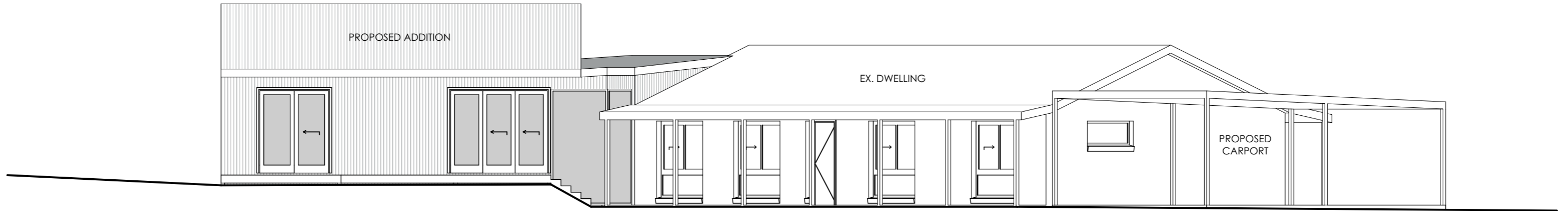
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PLANS TO BUILD
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1 NORTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 EASTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

PLANS TO BUILD

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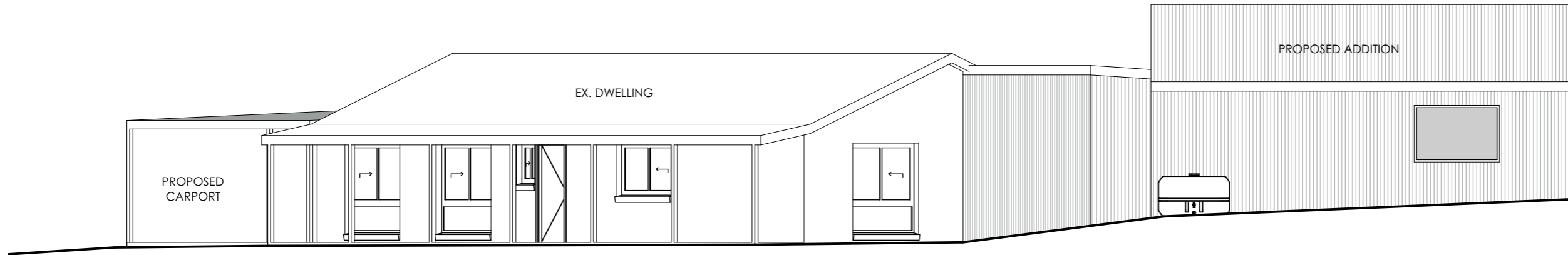
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16/10/2025

rev.	Amendment	Date

DRAWING No: **A04** ISSUE: CONCEPTUAL
5 of 7 REV: 0



1 SOUTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 WESTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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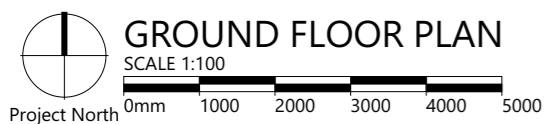
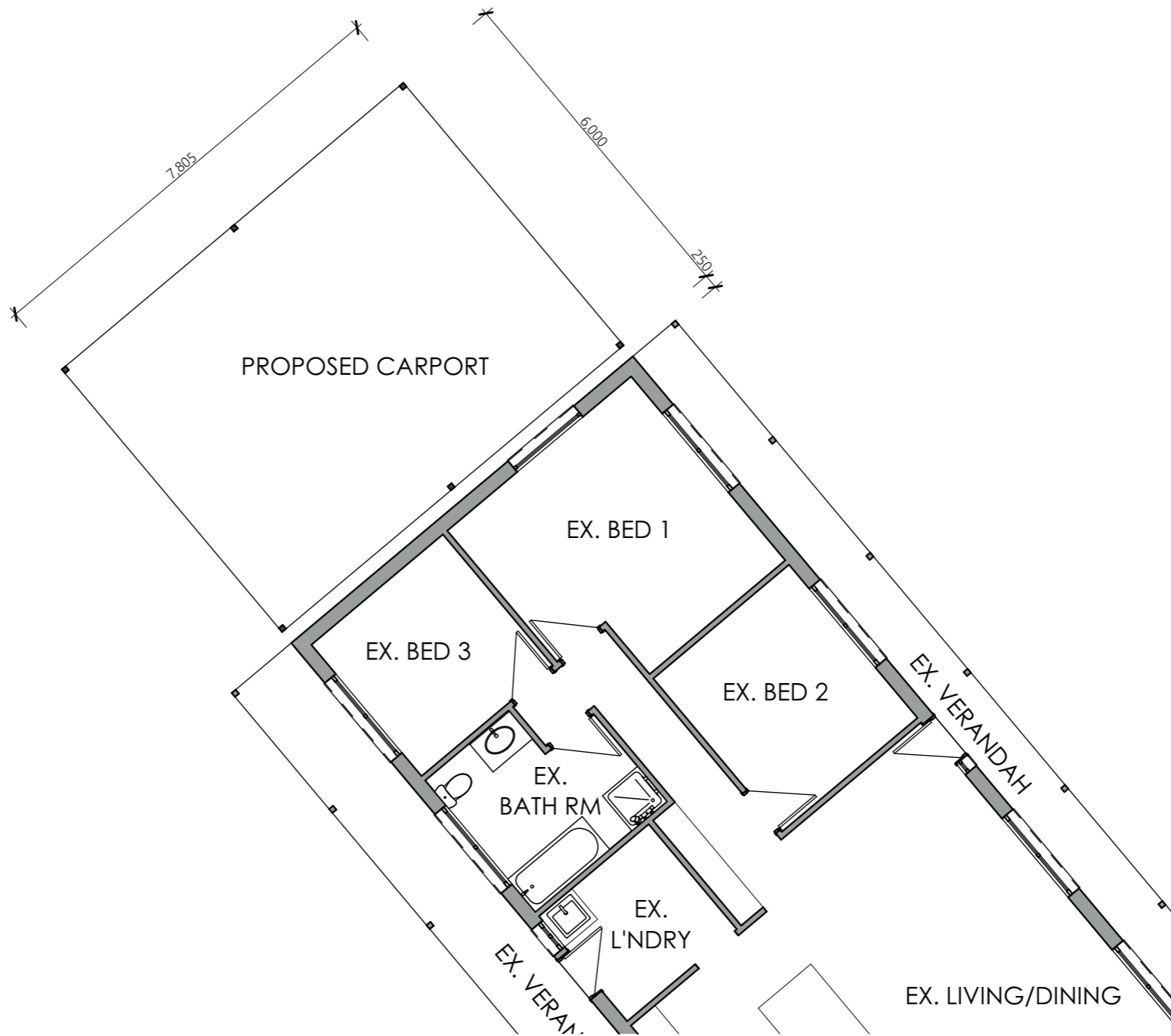
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rev. **Amendment**
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A05

Date
ISSUE: **CONCEPTUAL**
REV: 0



GROUND FLOOR PLAN
SCALE 1:100

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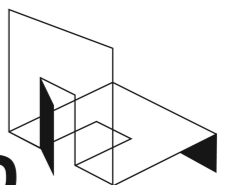
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DRAWING No:
A06

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ISSUE: CONCEPTUAL
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