

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 21^{AIN} MEDI, 2017

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

Rhif ar yr Agenda	Eitem
3.	<u>RHANBARTH Y DWYRAIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 3 - 18)
4.	<u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 19 - 84)
5.	<u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 85 - 152)

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

Mae'r dudalen hon yn wag yn fwriadol

*Ardal
Dwyrain/
Area East*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 21 MEDI 2017
ON 21 SEPTEMBER 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area East

<i>Application Number</i>	E/35478
<i>Proposal & Location</i>	REPAIR AND CONVERSION OF SALEM CHAPEL IN TO 1 RESIDENTIAL DWELLING AT SALEM CHAPEL, CAMPBELL ROAD, LLANDYBIE, AMMANFORD, SA18 3UP

DETAILS:

E/35478

The applicant's agent has requested that the determination of the application is deferred until the Planning Committee meeting on 31st October 2017, citing the following reasons:

- The applicant who wishes to be present at the meeting is presently abroad for family reasons and work commitment and not a holiday
- The applicant's sister is gravely ill and she was discharged from hospital only few days ago
- There are still outstanding matters to be resolved
- It would be unfair for the committee to go ahead without giving the applicant/agent the opportunity to defend our application



***Y PWYLLGOR
CYNLLUNIO***

21 MEDI 2017

***RHANBARTH Y
DWYRAIN***

**PLANNING
COMMITTEE**

21 SEPTEMBER 2017

**AREA
EAST**



CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU GWRTHODWYD

APPLICATIONS RECOMMENDED FOR REFUSAL



E/35527



E/35478

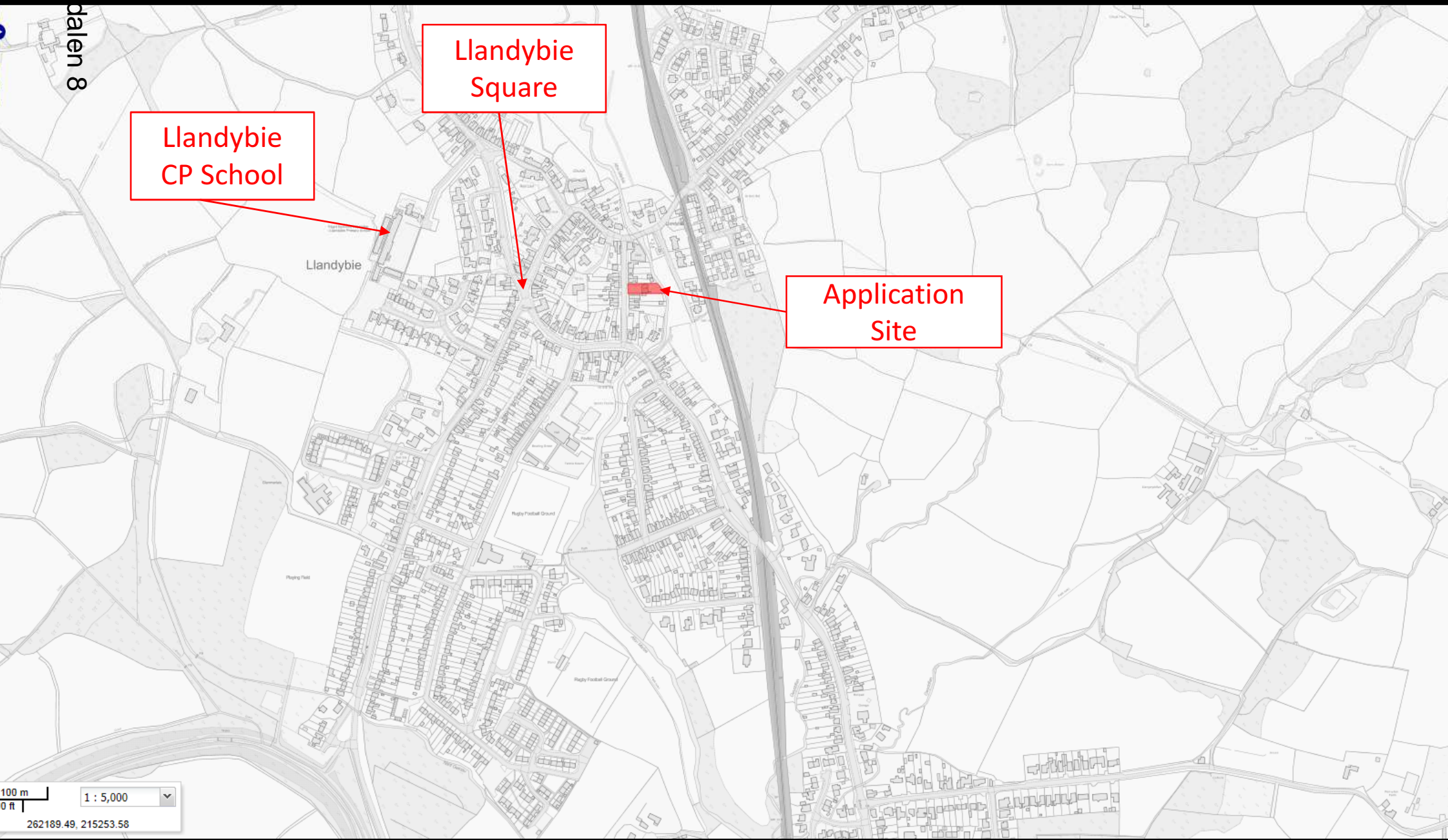
LOCATION PLAN

Tudalen 8

Llandybie
CP School

Llandybie
Square

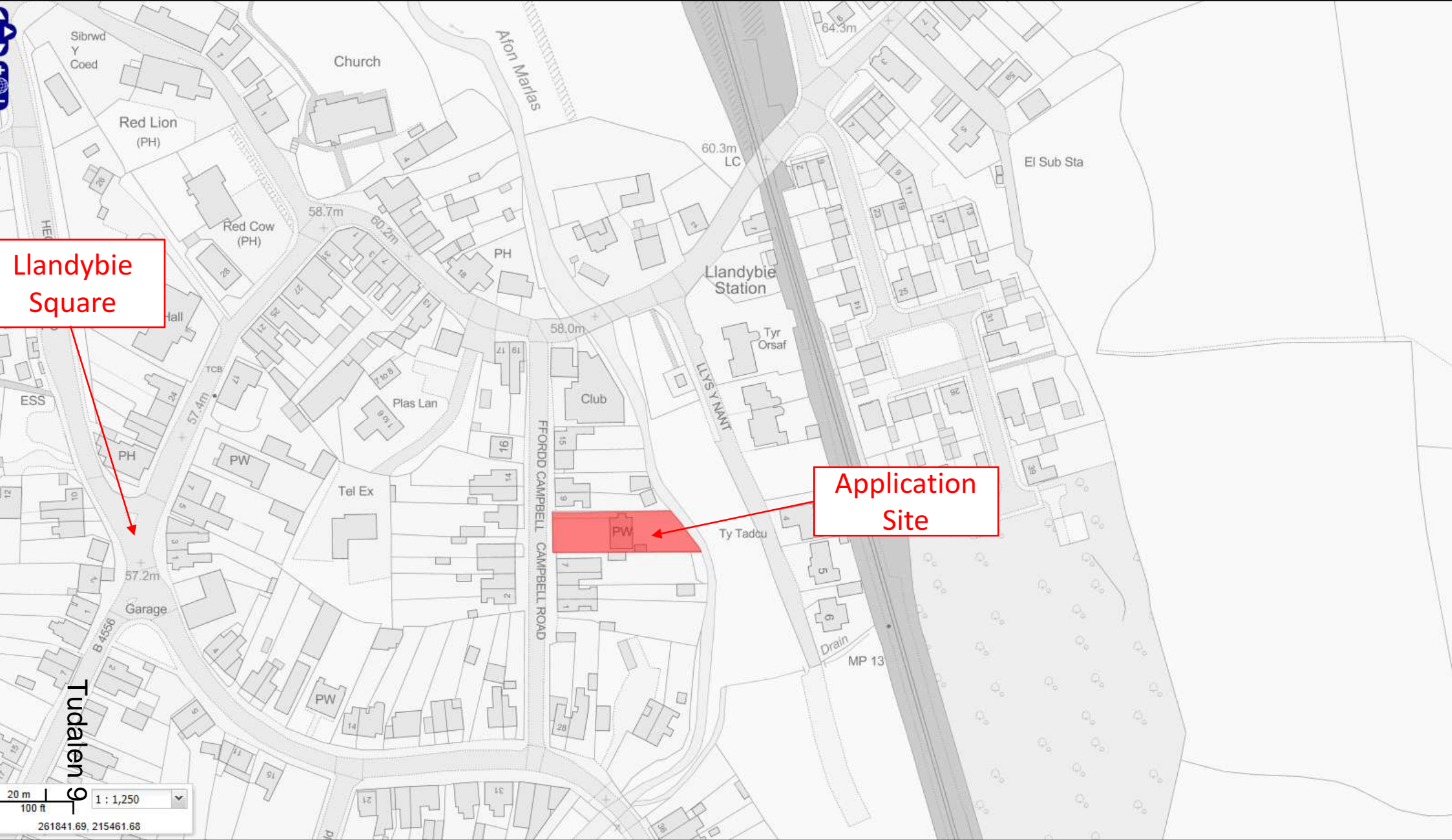
Application
Site



100 m
0 ft
1 : 5,000
262189.49, 215253.58

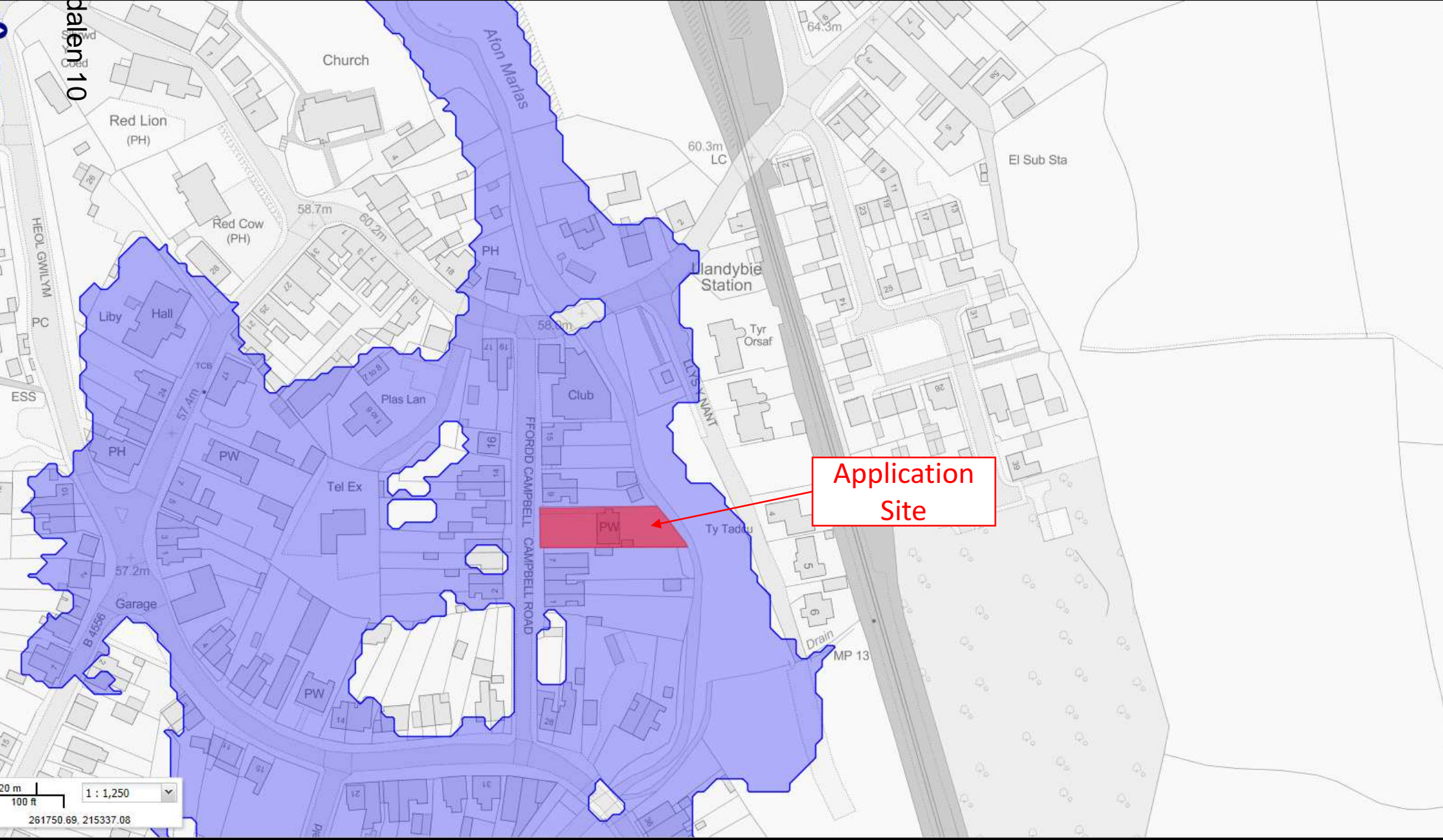
E/35478

SITE PLAN



E/35478

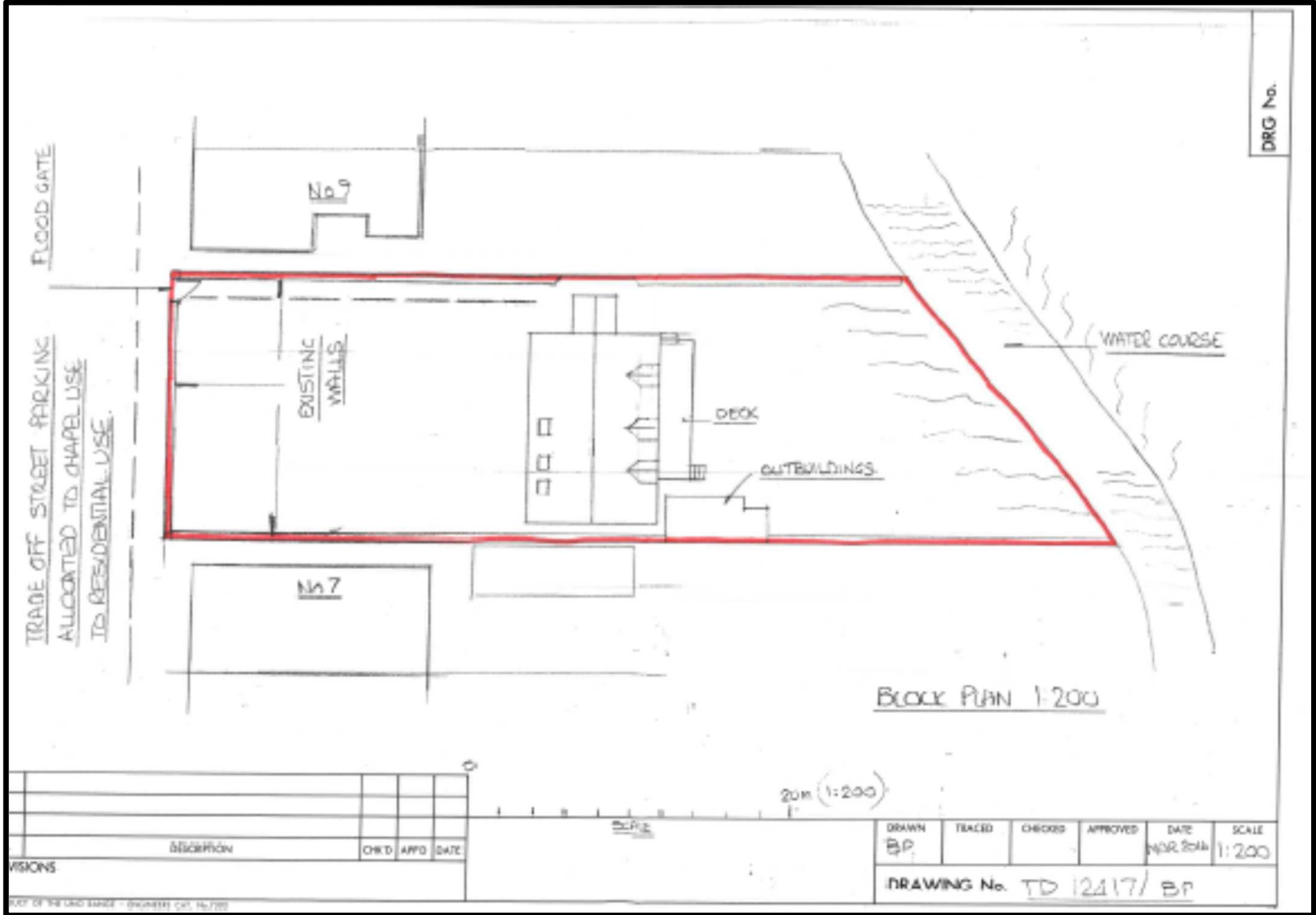
C2 FLOOD ZONE PLAN



E/35527 AERIAL PHOTO OF APPLICATION SITE



E/35478 SITE PLAN



DRG No.

Block PLAN 1:200

20m (1:200)

DESCRIPTION	CHD	APPD	DATE

VISIONS

E/35478 EXISTING AND PROPOSED PLANS

PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR

Labels: DECKING, KITCHEN, STUDY, ESCAPE WINDOW, WC, VOID, UP, UP 600, FLOOR BARRIER, LIB WALLS, BED, BED, BED, VOID.

ISSUE A DATE MAR 2017 DES. NO. T.D. 12417/11

ISSUE DATE

NOTES

FMB

PROPOSED REAR

PROPOSED FRONT

EXISTING FRONT

PROPOSED SIDE

EXISTING REAR

REF PROPOSED SECTION

EXISTING PLAN

Labels: REMOVE, LAUNDRY/BOAT ROOM, CHAPEL, 24, 650, 11250.

EXISTING SECTION

EXISTING SIDE

Scale: 500m 1:2500, 250m 1:1250, 100m 1:500, 50m 1:100, 10m 1:50

EXISTING REAR

SITE PLAN

11250

LEGEND NO. 100099910

DESCRIPTION: CHAPEL CONVERSION & ACCESS AT SALEM CHAPEL CAMPBELL ROAD LLANDYBIE AMHARFOD SAIB BOP FOR HAFIDA SARACHI

SCALE: 1:100, 1:50

DATE: MAR 2017

DES. NO.: T.D. 12417 / 1B

THAMESDOWN DRAFTING CO.
7, RODBOURNE ROAD SWINDON SN2 2AG

DESIGNED BY: *Bob Packer*

TELEPHONE: OFFICE 01753 532444
Email: b.packer@tds-drafting.co.uk

LEGEND NO. 100099910

Tudalen 14

E/35527

SITE PHOTO



E/35527

SITE PHOTO



E/35527

SITE PHOTO



E/35527

SITE PHOTO



E/35527

SITE PHOTO



*Ardal Del/
Area South*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

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**TO CARMARTHENSHIRE COUNTY
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**AR 21 MEDI 2017
ON 21 SEPTEMBER 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/33277
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT AT LAND ADJOINING MARETTA, FIVE ROADS, LLANELLI, SA15 5YT

DETAILS:

THIRD PARTY REPRESENTATIONS

There is a typographical error under Third Party Representations which should read.

There are calls for the frontage plots to be open space. It is however noted that the site is adjacent to the recreation ground so further open space is not required. The site will facilitate the extension of the school which will provide sports and open space for the community as well as an improvement to the education facility. Further open space along the highway is not therefore considered necessary or desirable.

ADDENDUM – Area South

<i>Application Number</i>	S/35823
<i>Proposal & Location</i>	DEMOLITION OF THE EXISTING DWELLING (HEN GOITRE) AND CONSTRUCTION OF 1 NO 4 BEDROOM TWO STOREY DETACHED DWELLING AT HEN GOITRE, HENDY, HENDY, LLANELLI, SA4 0YQ

DETAILS:

CONSULTATIONS

Coal Authority – Have raised no objection to the application.

The applicant has submitted an amended location and block plan which correct an anomaly in the original plans. Condition nos. 2 and 6 of the original report are therefore to be amended as follows to reflect the new plans received.

CONDITIONS

- 2 The development shall be carried out in accordance with the details shown on the following schedule of plans:
- Block and Location Plan (PA/03) received on 19 September 2017.
 - Site Sections (PA/04) received on 31 August 2017.
 - Proposed Elevations (PA/02) received on 7 July 2017.
 - Proposed Elevations and Floor Plans (PA/01) received on 7 July 2017.
 - Bat Survey Report entitled Hen Goitre, Hendy, Carmarthenshire, SA4 0YQ received on 7 July 2017.
- 6 The existing dwelling known as ‘Hen Goitre’ as shown on the Block and Location Plan (PA/03) received on 19 September 2017 shall be demolished and removed from the site prior to the beneficial occupation of the new dwelling hereby approved.

REASONS

- 2 To ensure that only the approved works are carried out.
- 6 In the interests of visual amenity.

ADDENDUM – Area South

<i>Application Number</i>	S/35875
<i>Proposal & Location</i>	RESIDENTIAL DEVELOPMENT - REVISED OUTLINE PLANNING FOR 3 DETACHED DWELLINGS (RESUBMISSION OF S/33484 - APPEAL REFUSED 25/11/16) AT LAND ADJACENT TO, HEN SOAR FACH, MYNACHLOG ROAD, PONTYBEREM, LLANELLI, SA15 5EY

DETAILS:

CONDITIONS

- 4 The land subject to this permission is as identified on the amended 1:500 & 1:1250 scale Block and Location plan (04) dated 15 September.

ADDENDUM – Area South

<i>Application Number</i>	S/35189
<i>Proposal & Location</i>	SITING OF TWO DETACHED DWELLING HOUSES AT LAND AT FORMER CWMBLAWD SAWMILLS, LLANNON ROAD, PONTYBEREM, LLANELLI, SA15 5NB

DETAILS:

CONSULTATION

Pontyberem Community Council – supports the development of two affordable dwellings on the site.

ANALYSIS

For clarity, it should be noted that the proposal is for two market houses on the site not affordable houses. The applicants have agreed the affordable housing contribution of £51 per square metre internal floor area towards affordable housing elsewhere, however the proposal is not for affordable dwellings.

On balance, the recommendation remains that the proposal is not in accordance with policy.

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

05 MEDI 2017

RHANBARTH Y DE

**PLANNING
COMMITTEE**

21 SEPTEMBER 2017

AREA SOUTH

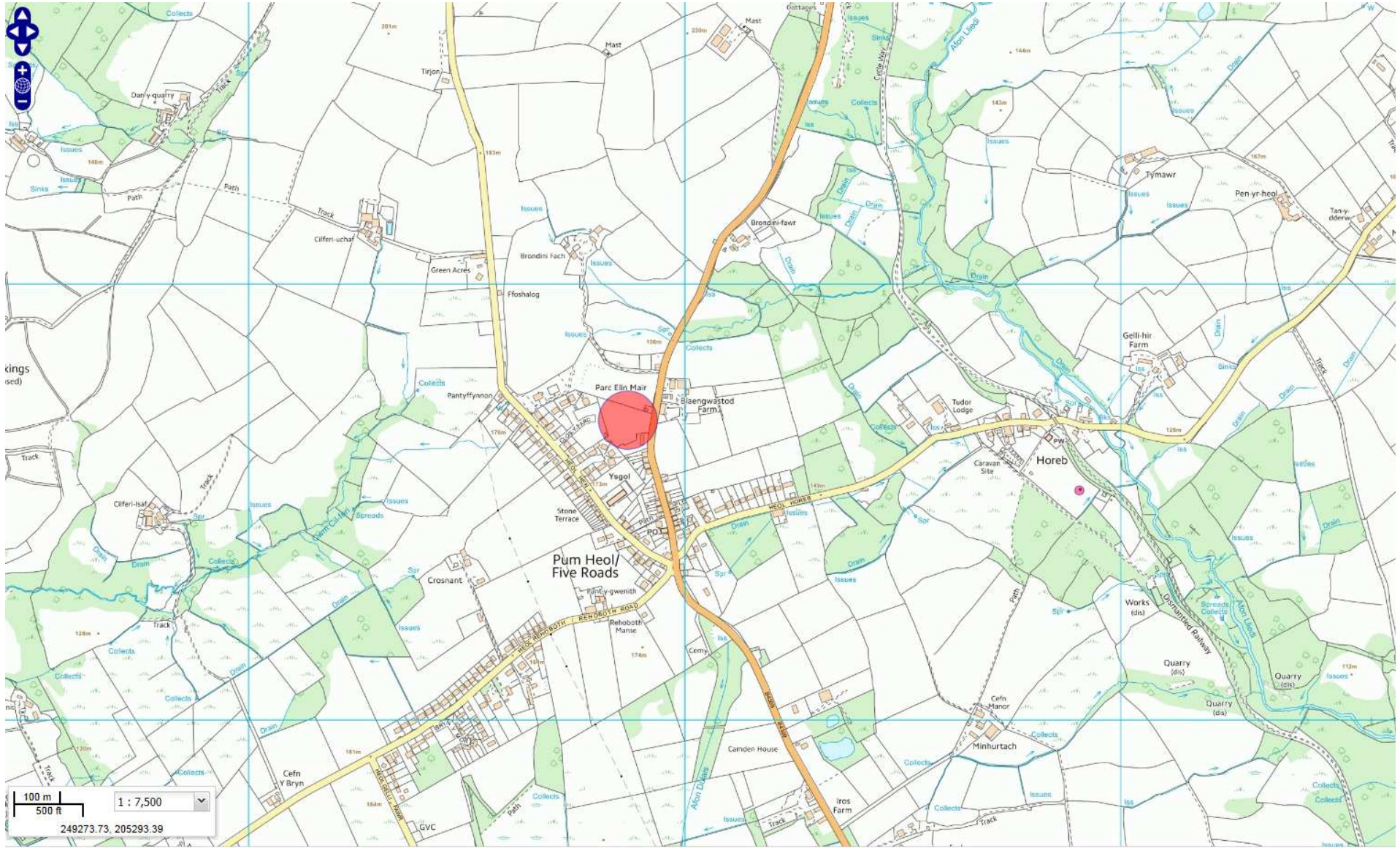
***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



S/33277

S/33277



S/33277



S/33277



S/33277



Tudalen 33

Tudalen 34

S/33277



S/33277



Tudalen 35

S/33277



S/33277

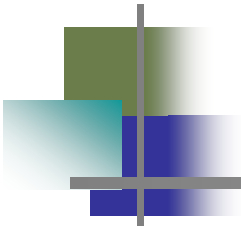


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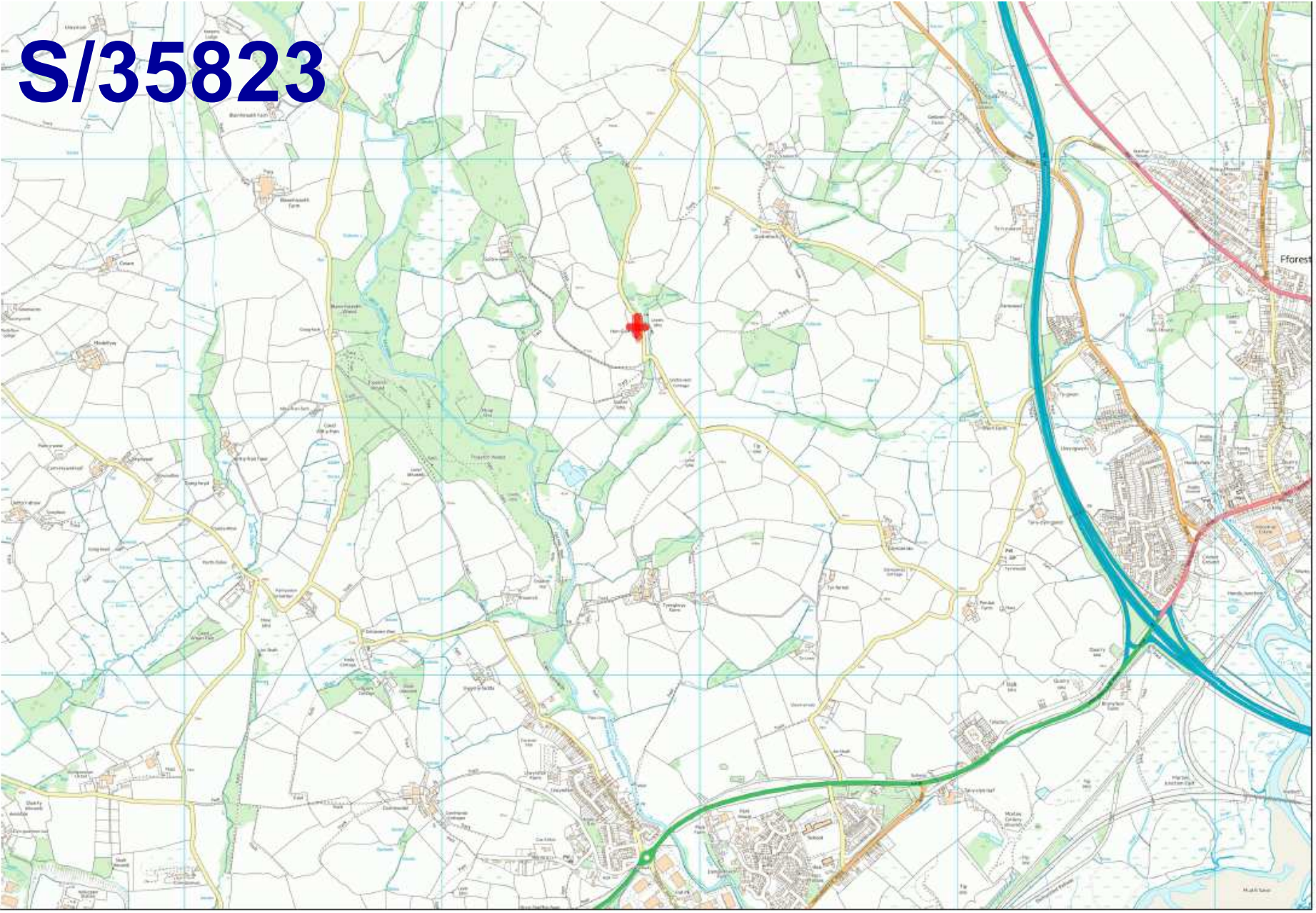
S/33277





S/35823

S/35823



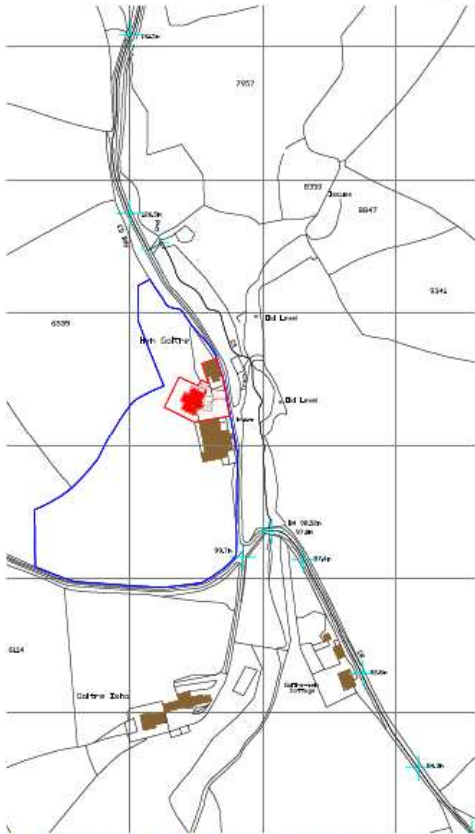


S/35823

S/35823

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The plan shows information taken from the index map. It is illustrative only and does not define the extent of the land in any individual title. For information about general boundaries of a title please refer to the register and filed plan.



SITE LOCATION PLAN - 1 : 2500 Scale
PLAN LLEOLIAD (Cyfeiriad Grid SN55734 04322)

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CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

See Drawing

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

See Drawing

PROTECTION OF DRAINS

All drains within 1.0m of building to be encased in concrete

Drains through walls to be protected both sides with non-degradable
sheets and with prestressed brick support above walls.

SOILWASTE CONNECTIONS

All SoilWaste connections to sizes shown below:

- a) WC's 100 diam up to 6.0m
- b) Basins 22 diam up to 1.7m / 40 diam up to 3.0m
- c) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
- d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
- e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m

ND: All traps to be 75mm Min Trap Seal trap

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

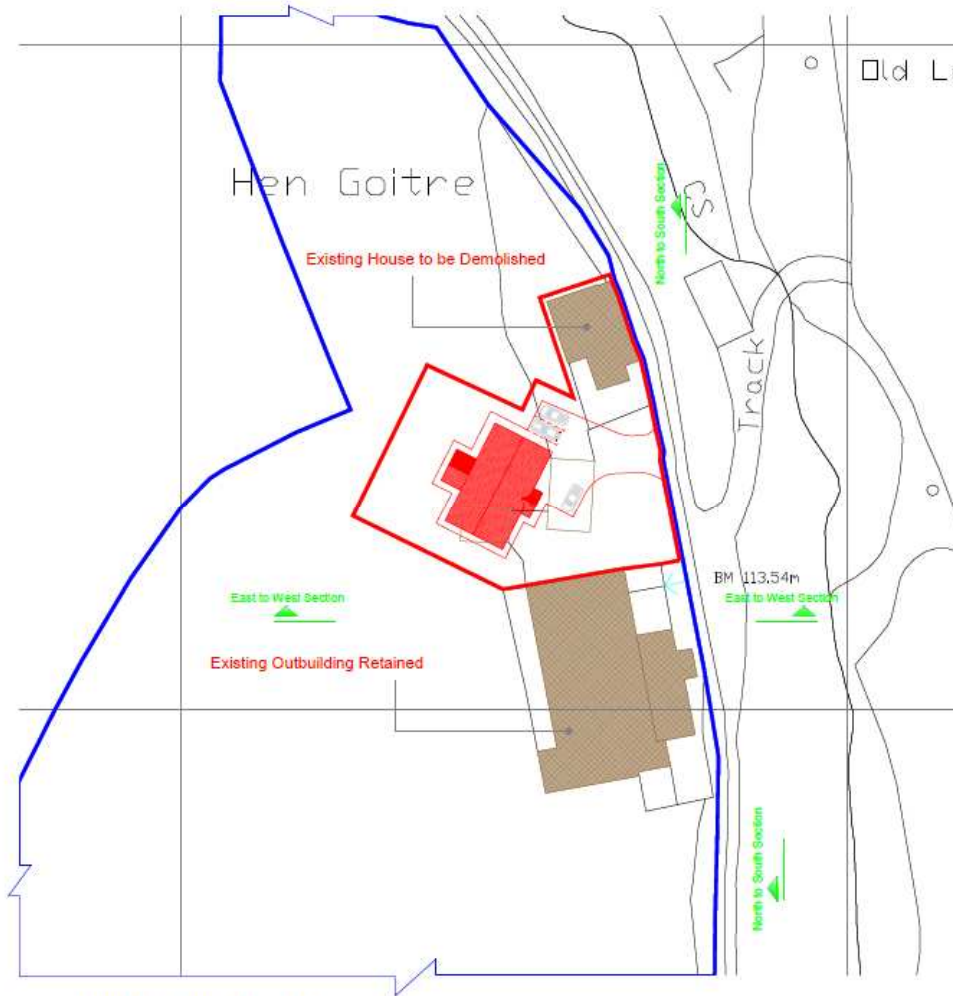
BUILDING REGULATIONS

For Building regulations Submission refer to 0r Series drawings for
Detailed Information
(Not Applicable to Planning Approval Submission)



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BLOCK PLAN @ 1 : 500

- Site Boundary / Curtilage (0.2213 Hectare)
- Land in Ownership

Planning Drawing Issue No 2
Submission Date: 21.08.2017

S/35823

A2

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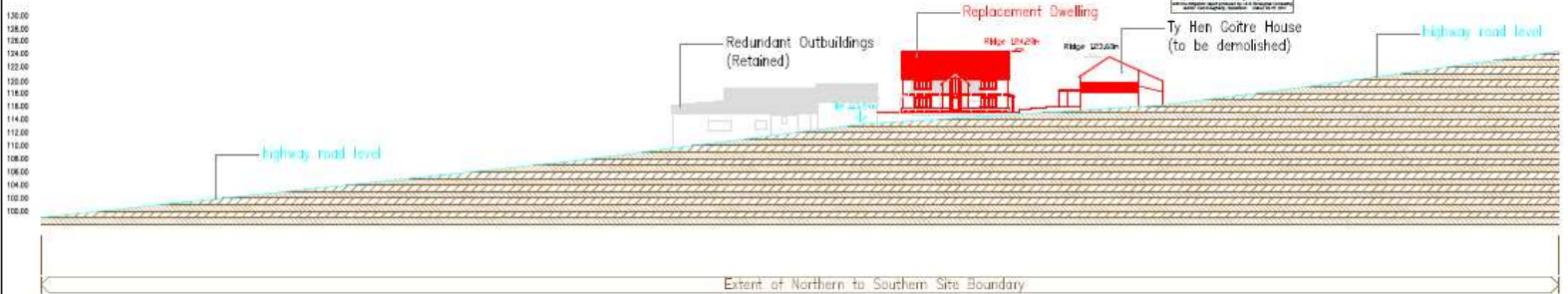


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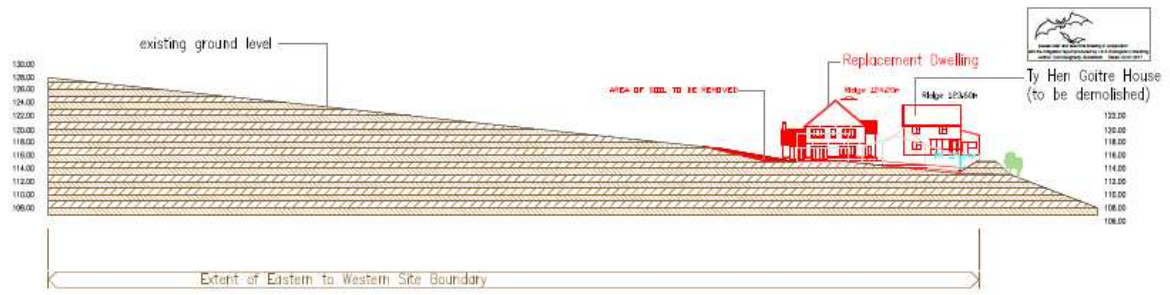
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MAE'R LLUNAD HWY WEDI EY WNEUD A'R GYFRIFADUR, NID DDYLLID GYMIRO GYDA LLAW. (AutoCAD Revit Permissions 2012)
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**CYFADDASIAD LLAWR ISAF
GROUND FLOOR ACCOMMODATION**
See Drawing

**CYFADDASIAD LLAWR CYNTAF
FIRST FLOOR ACCOMMODATION**
See Drawing



TRAWSDORIAD / SITE SECTION - GOGLEDD I'R DE / NORTH TO SOUTH



TRAWSDORIAD / SITE SECTION - DWYRAIN I'R GORLLEWYN / EAST TO WEST

PROTECTION OF DRAINS
All drains within 1.0m of building to be encased in concrete
Drains through walls to be protected both sides with non-degradable sheets and with grouted-in inside support above walls.

SOIL/WASTE CONNECTIONS
All Soil/Waste connections to sizes shown below:
a) WC's 100 diam up to 6.0m
b) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
c) Sinks 32 diam up to 1.7m / 40 diam up to 3.0m
d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m
NB: All traps to be 75mm Min Over Seal Trap

EXTERNAL FINISHES
For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS
For Building Regulations Submission refer to the General drawings for detailed information.
(Not Applicable to Planning Approval Submission)



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Planning Drawing Issue No 2
Submission Date: 21.08.2017

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NOODIAU/NOTES

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CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

See Drawing

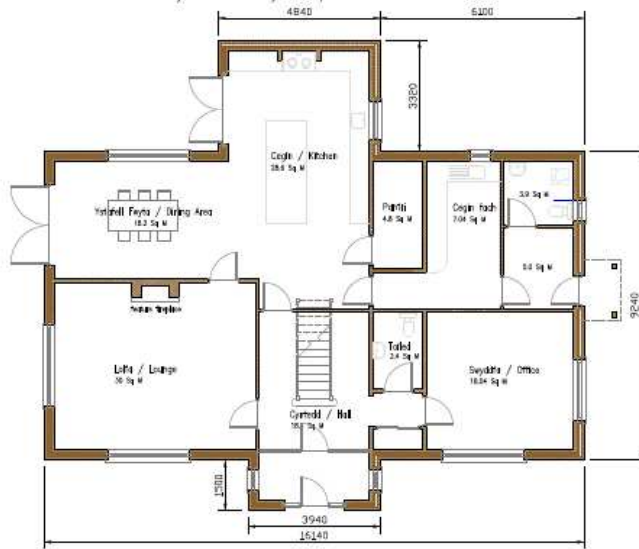


Wyneb i'r Dwyrain / East Elevation

Wyneb i'r De / South Elevation

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

See Drawing



Cynllun Llwr Daeorol / Ground Floor Plan (147 Sq M)



Cynllun Llwr Cyntaf / First Floor Plan (129 Sq M)

PROTECTION OF DRAINS

All drains within 1.0m of building to be enclosed in concrete

Drains through walls to be protected both sides with non-degradable sheets and with prestressed brick support above walls.

SOILWASTE CONNECTIONS

All Soil/Waste connections to sizes shown below:

- a) WC's 100 diam up to 1.7m / 40 diam up to 3.0m
- b) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
- c) Sinks 32 diam up to 1.7m / 40 diam up to 3.0m
- d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
- e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m

NB: All traps to be 75mm Min Over Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS

For Building regulations Submission refer to B Series drawings for detailed information
(Not Applicable to Planning Approval Submission)



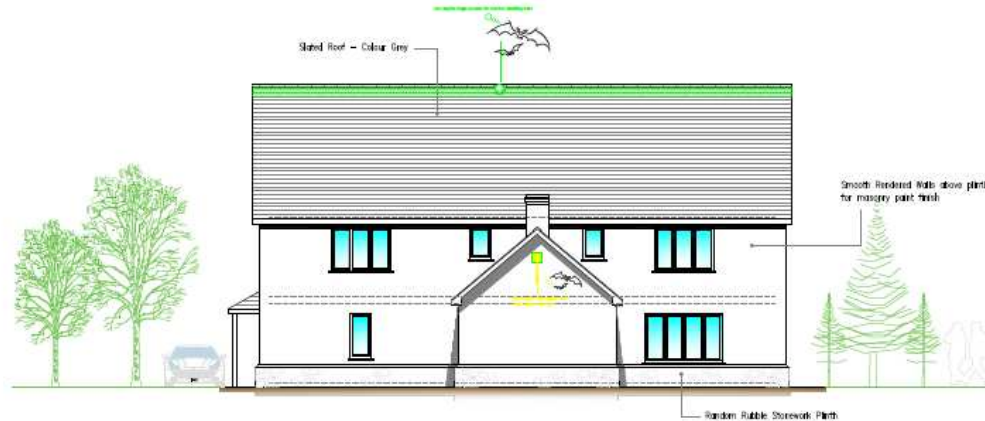
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Wyneb i'r Gorllewin / West Elevation



Wyneb i'r Gogledd / North Elevation

NODIADAU/NOTES

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**CYFADDASIAD LLAWR ISAF
GROUND FLOOR ACCOMMODATION**

See Drawing

**CYFADDASIAD LLAWR CYNTAF
FIRST FLOOR ACCOMMODATION**

See Drawing

PROTECTION OF DRAINS

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Drains through walls to be protected both sides with non-degradable sheets and with prestressed brick support above walls.

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 - b) Basins 50 diam up to 1.7m / 40 diam up to 3.0m
 - c) Basins 32 diam up to 1.7m / 40 diam up to 3.0m
 - d) Sinks 40 diam up to 3.0m / 50 diam up to 4.0m
 - e) Showers 40 diam up to 3.0m / 50 diam up to 4.0m
- NE: All traps to be 75mm Min Over Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS

For Building Regulations Submission refer to B1 Series drawings for detailed information
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Planning Drawing Issue No 1
Submission Date: 07.07.2017

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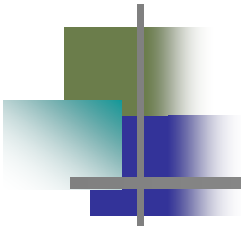


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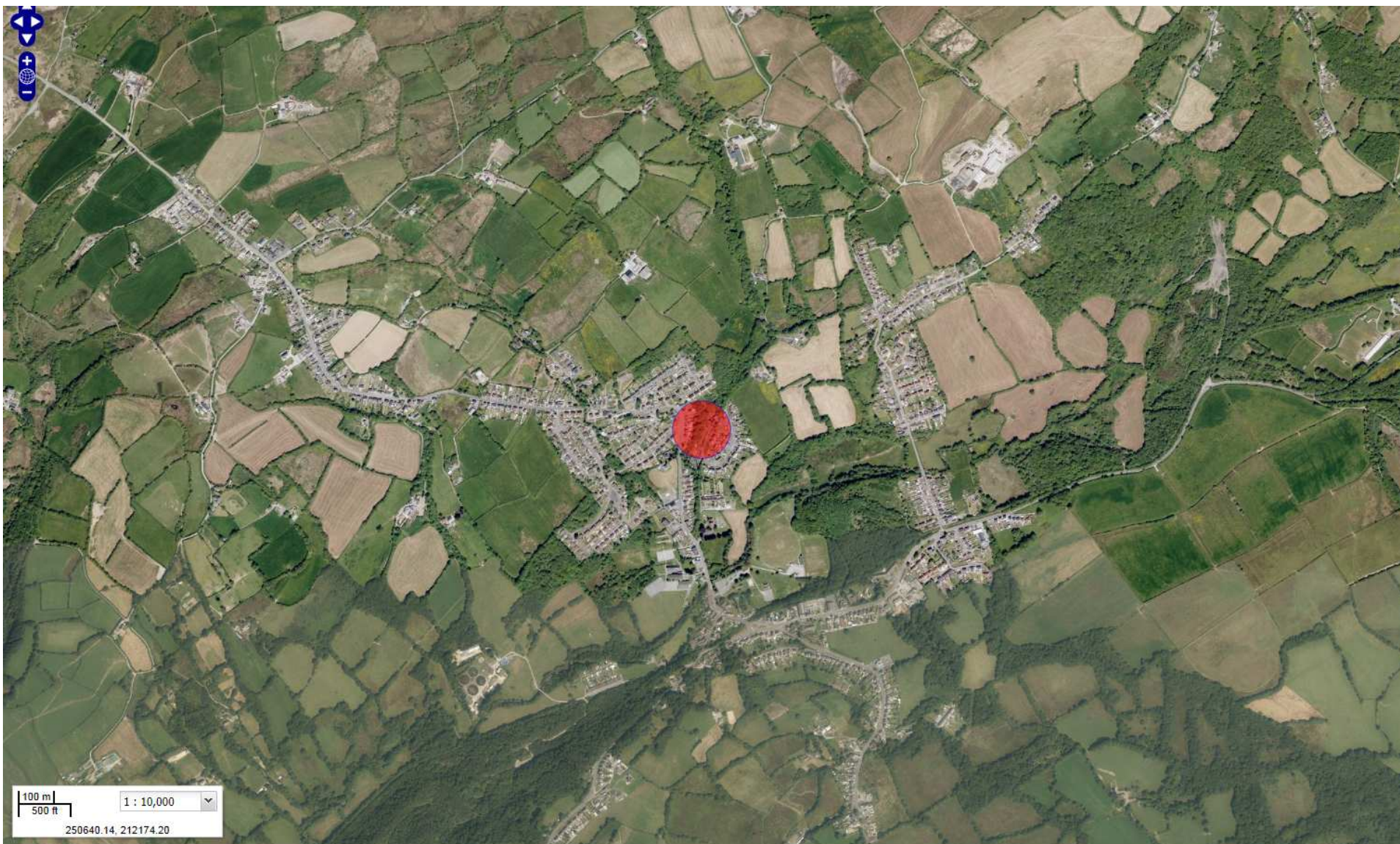
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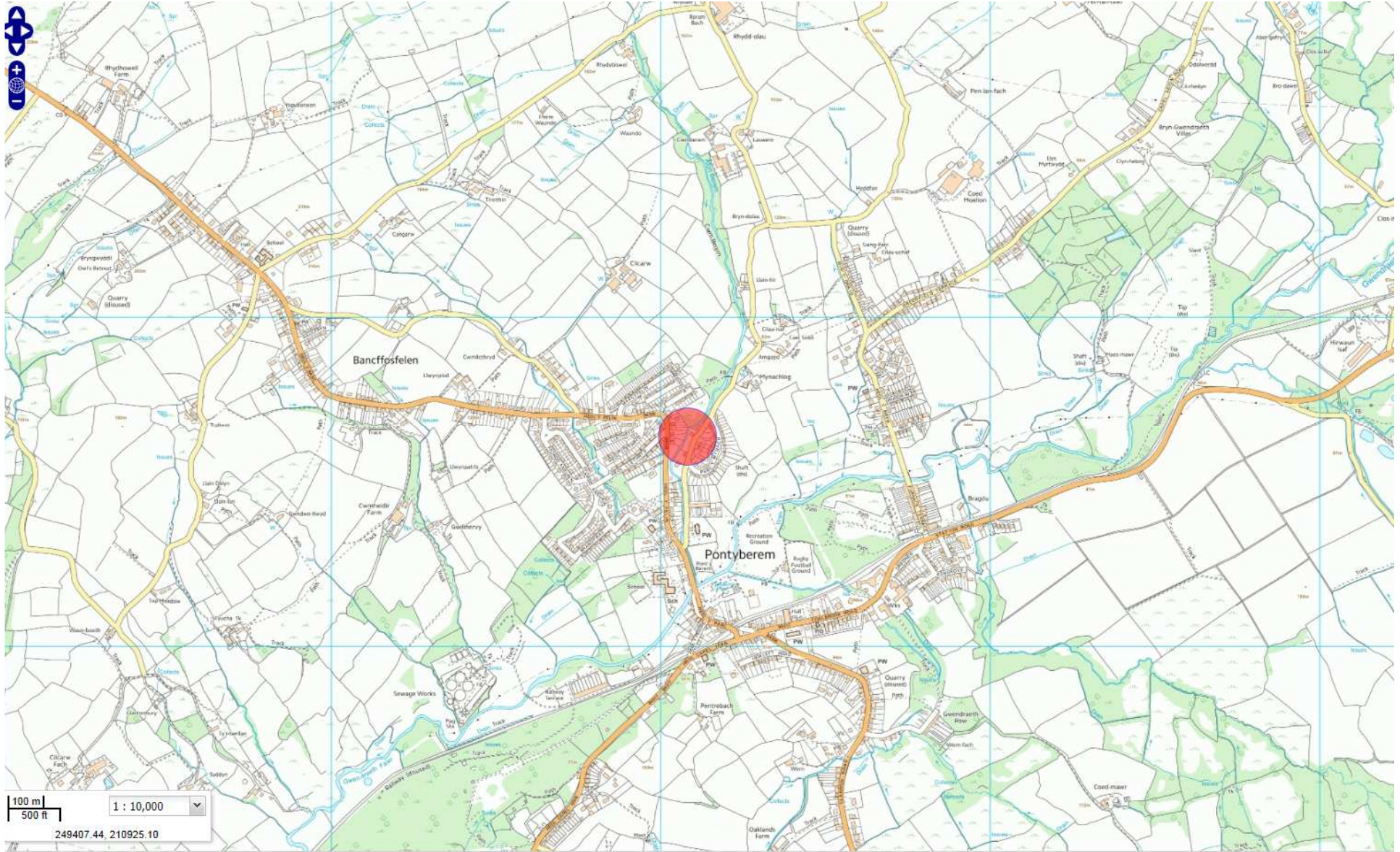
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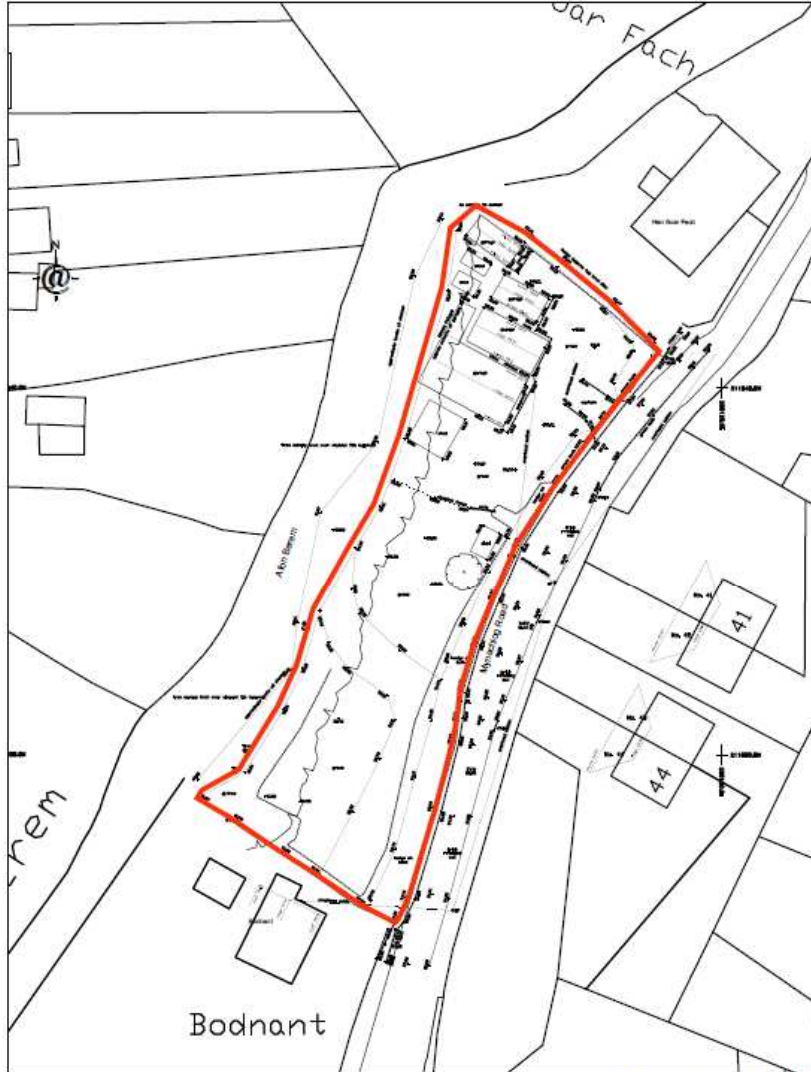
Tudalen 53

S/35875



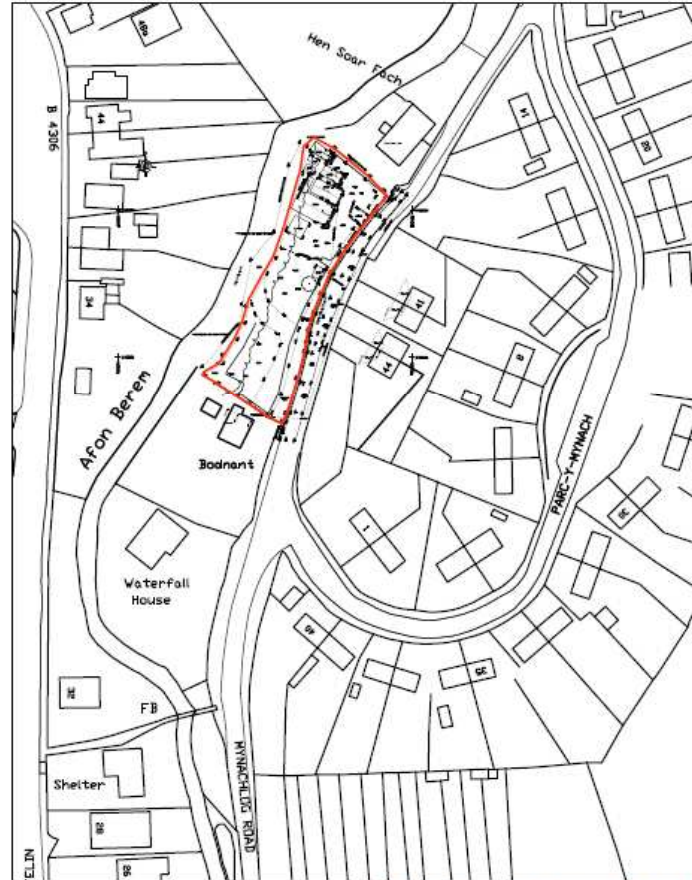
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PROPOSED SITE PLANS



Site Block Plan 1:500

LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM



Site Location Plan 1:1250

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 E: info@prime-arch.co.uk
 W: www.prima-arch.co.uk

Client:
 Mr Jeff Thomas

Project Title:
 Outline Planning For 3 Residential Dwellings

Drawing Title:
 Proposed Block Plan & Site Location Plan

Scale:
 1:500 & 1:1250 @ A3

Date:
 November 2016

Job No:	Drawing No:	Rev:
534	04	-

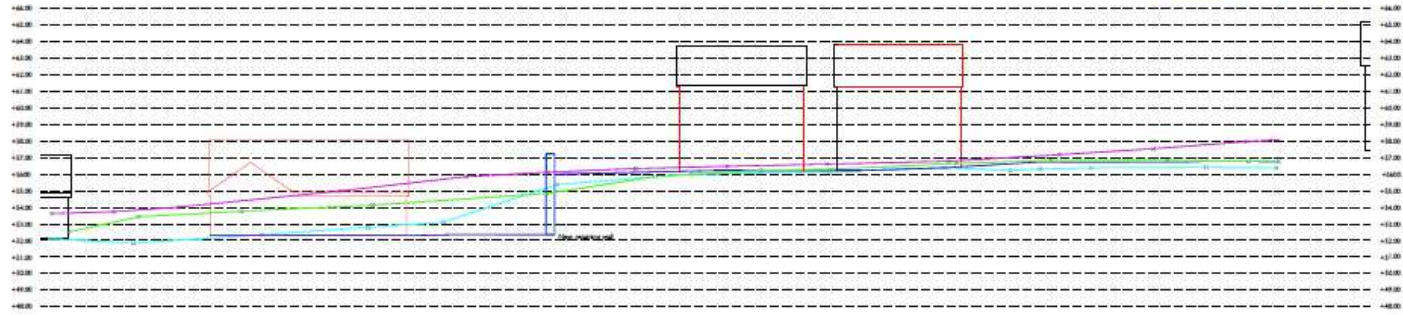
Tudalen 55

PROPOSED PLANS

S/35875

LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM

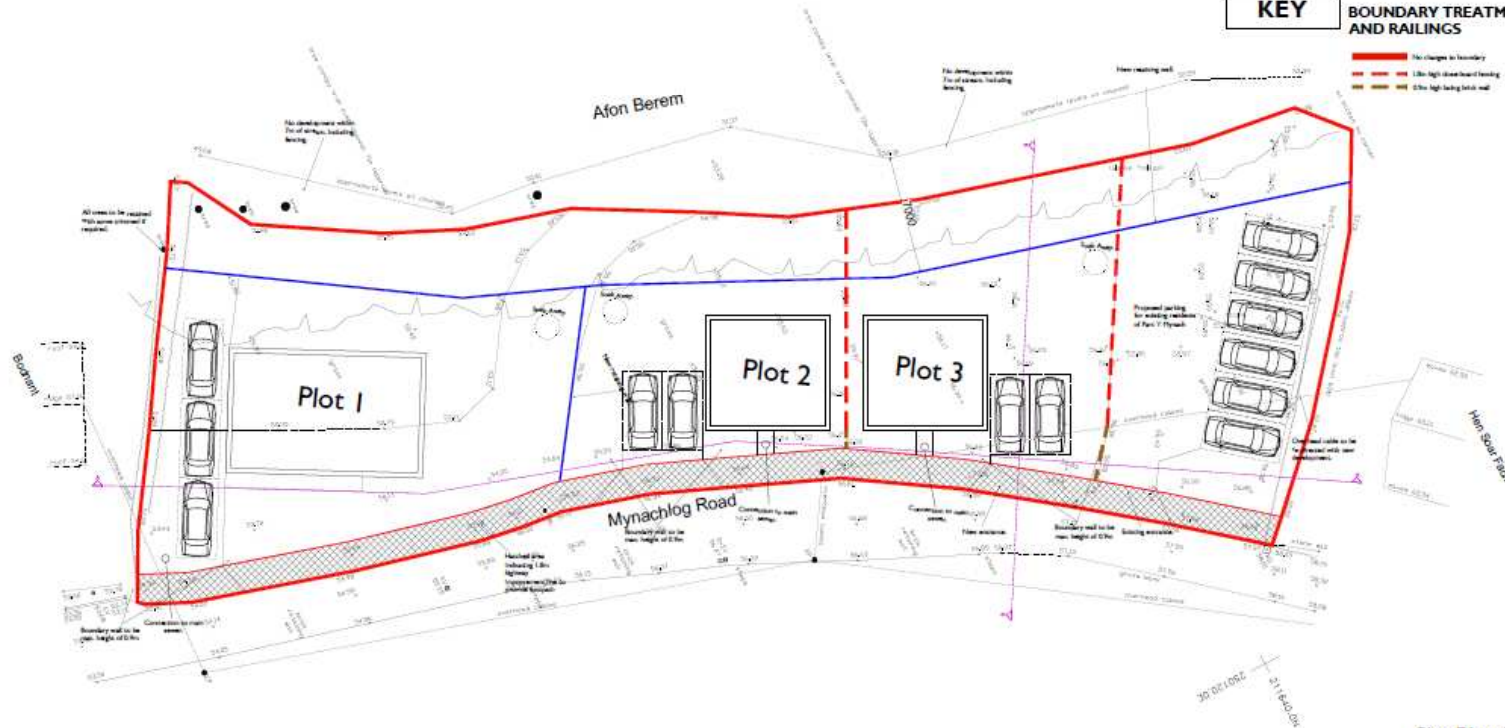
- Existing Ground Level
- Road Level
- Ground Levels Through Section A-A
- Proposed Ground Level



Section A-A 1:200

KEY BOUNDARY TREATMENTS AND RAILINGS

- No changes to boundary
- 1.8m high stone-faced fencing
- 2.0m high brick wall



Site Plan 1:200

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 W: www.prim-arch.co.uk

Client:
 Mr Jeff Thomas

Project Title:
 Outline Planning For 3 Residential Dwellings

Drawing Title:
 Proposed Site Plan & Section A-A

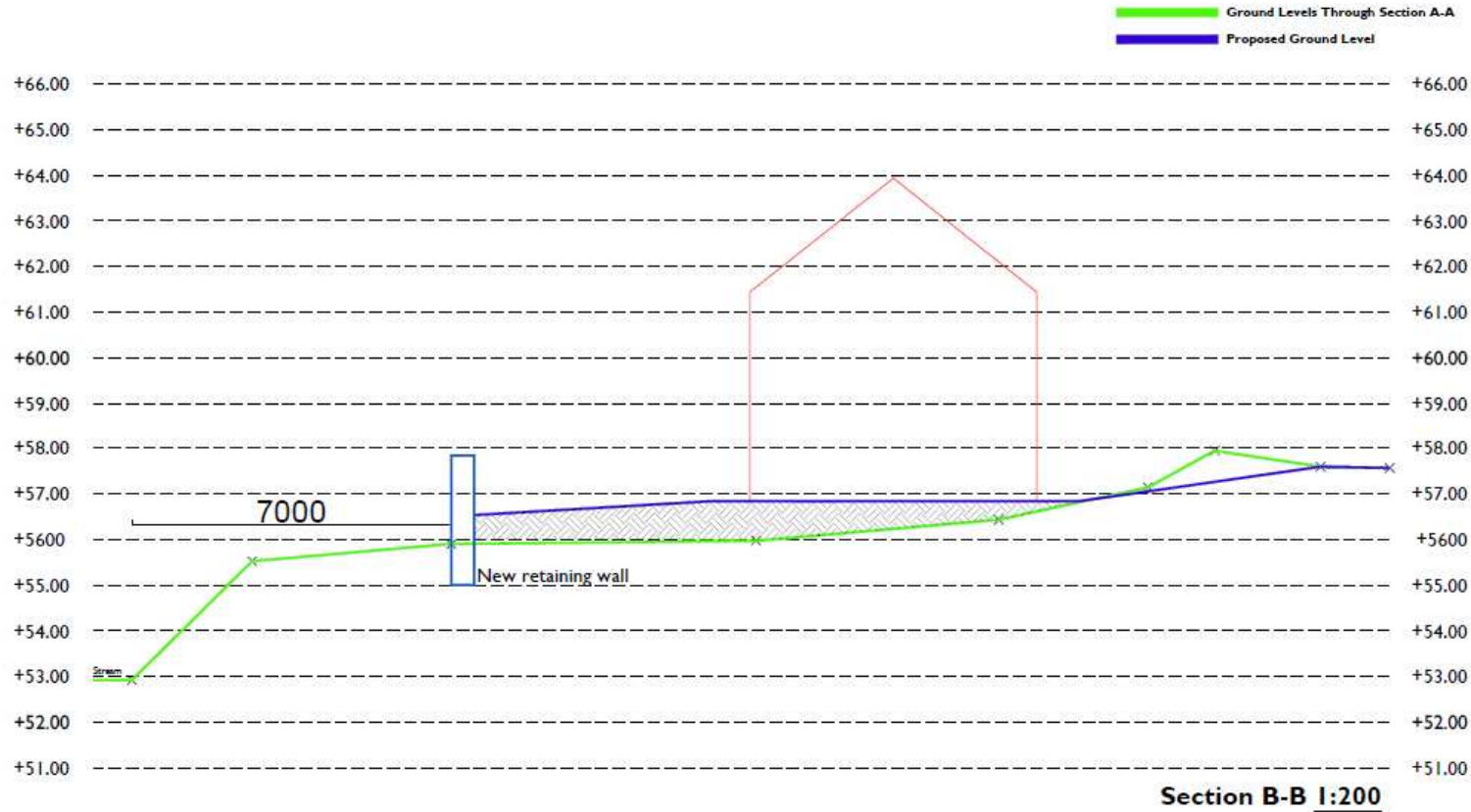
Scale:
1:200 @ A2 Date:
November 2016

Job No: 534	Drawing No: 02	Rev: -
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S/35875

PROPOSED PLANS

LAND ADJACENT TO HEOL MYNACHLOG, PONTYBEREM



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Revision:	Description:	Date:

Drawing Status:

PLANNING



A: Unit 4, 3 Llandello Road, Cross Hands, SA14 4NA
 T: 01289 842 575
 E: info@prime-arch.co.uk
 W: www.primewarch.co.uk

Client:

Mr Jeff Thomas

Project Title:

Outline Planning For 3 Residential Dwellings

Drawing Title:

Proposed Section B-B

Scale:

1:100 @ A3

Date:

November 2016

Job No:	Drawing No:	Rev:
534	03	-

Tudalen 58

S/35875



S/35875



Tudalen 59

Tudalen 60

S/35875



S/35875



Tudalen 61

Tudalen 62

S/35875



S/35875



Tudalen 63

Tudalen 64

S/35875





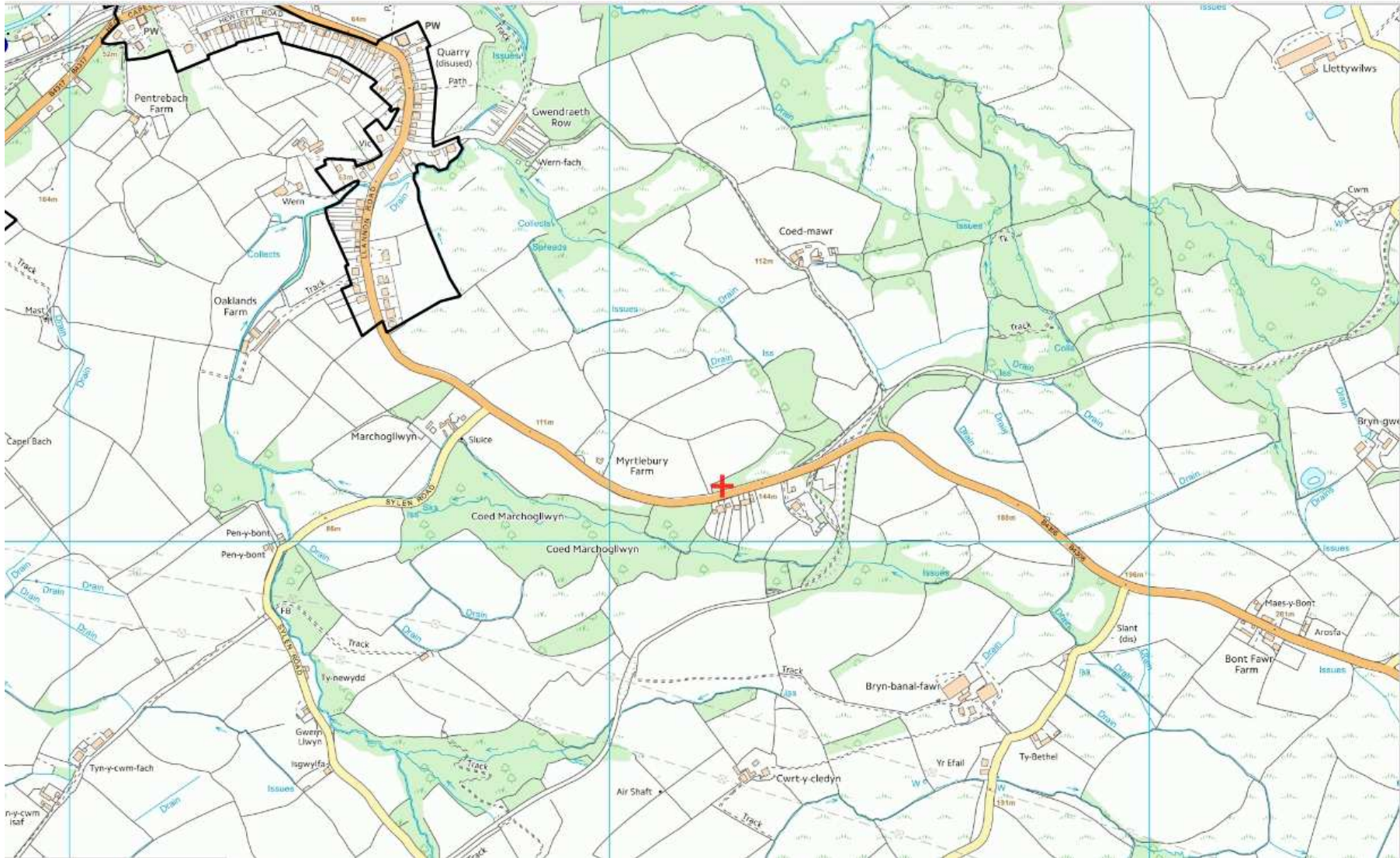
S/35189

Tudalen 66

S/35189



S/35189



Tudalen 68

S/35189



S/35189



S/35189

SITE BLOCK & LOCATION PLAN

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SITE BLOCK PLAN 1:500



SITE LOCATION PLAN 1:1250

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PLANNING

Rev/No	Description	Date



Project Client
Mr & Mrs Lewis

Project Title
Residential development 2 detached dwellings Land known as Cwmblawd Sawrills, Llannon Road, Pontyberem, SA15 5NB

Drawing Title
Site Block & Location Plan

Scale 1:500-1250	Drawn by 03
Date 26.01.2017	Job No. 701
Rev. No. 1	Checked
	Drawing No. LP-01
	Sheet Size A3

SAURO ARCHITECTURAL DESIGN
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Tudalen 72

S/35189



S/35189



Tudalen 73

Tudalen 74

S/35189



S/35189



S/35189



S/35189



Tudalen 78

S/35189



S/35189



Tudalen 79

Tudalen 80

S/35189



S/35189



Tudalen 82

S/35189



S/35189



Tudalen 83

Mae'r dudalen hon yn wag yn fwriadol



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

21 MEDI 2017

21 SEPTEMBER 2017

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

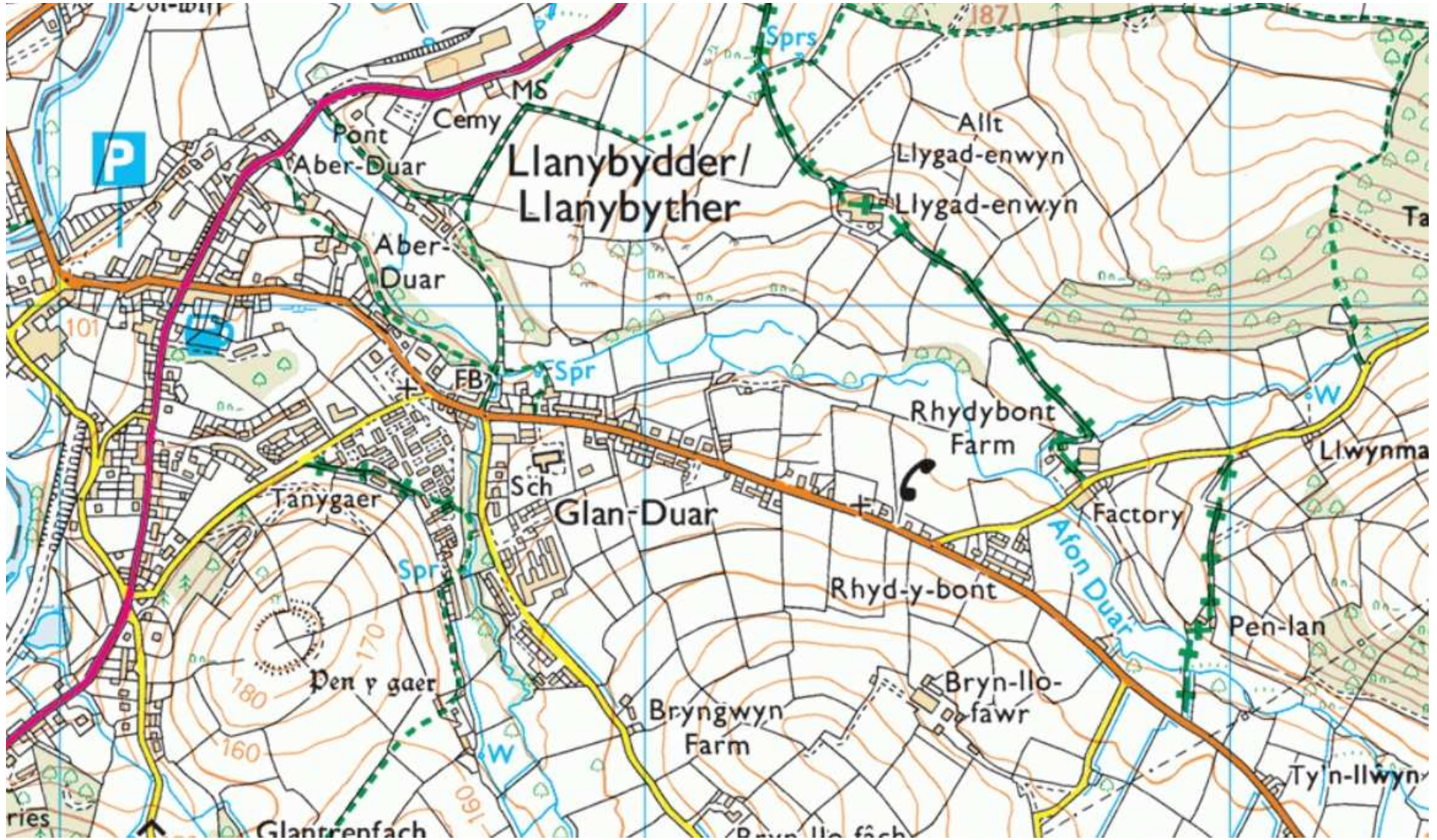
**APPLICATIONS RECOMMENDED
FOR APPROVAL**



W/35336

W/35336

Site Location



W/35336

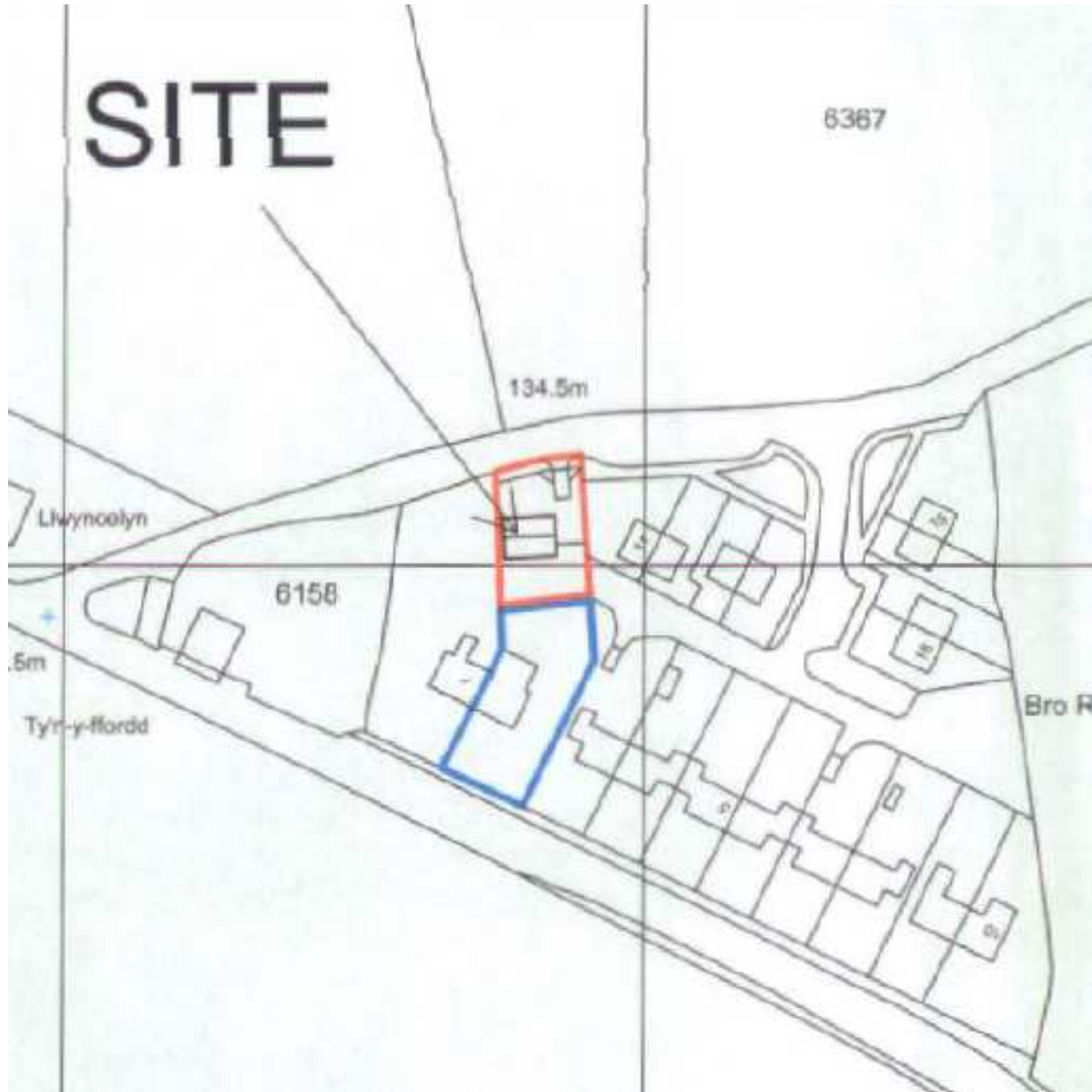
Aerial Photo 2013/14



Tudalen 89

W/35336

Site Location Plan



W/35336



Tudalen 92

W/35336



W/35336



Tudalen 93

Tudalen 94

W/35336



W/35336



Tudalen 95

Tudalen 96

W/35336



W/35336



Tudalen 97

Tudalen 98

W/35336



W/35336



Tudalen 99

Tudalen 100

W/35336



W/35336



Tudalen 101

W/35336



W/35336



Tudalen 103

Tudalen 104

W/35336





W/35461

W/35461

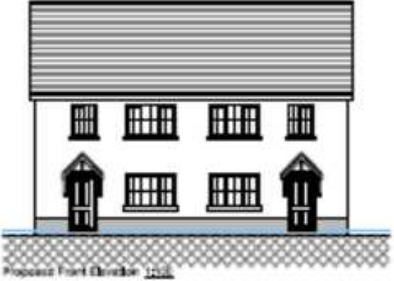


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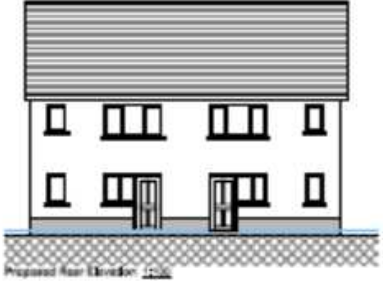




Proposed front elevation 111



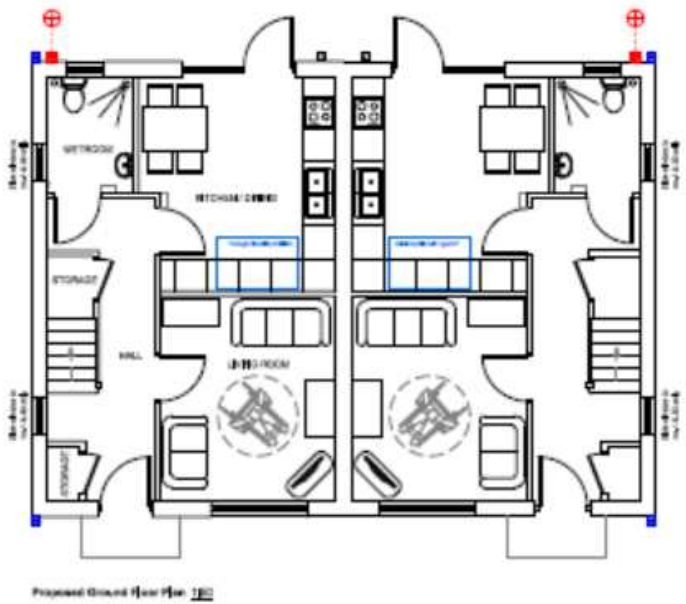
Proposed side elevation 111



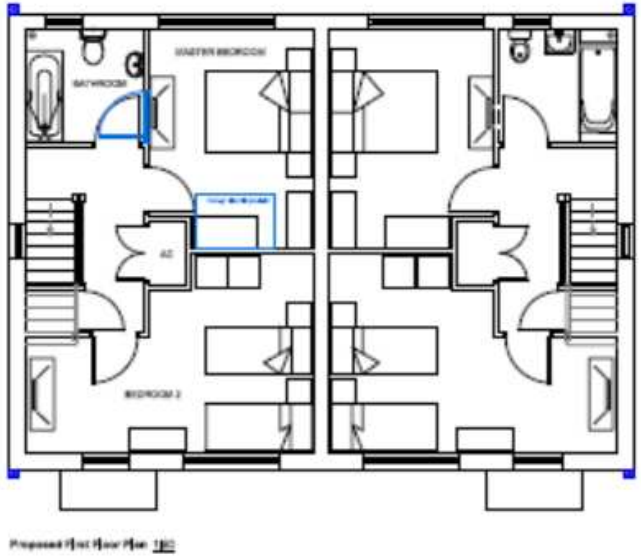
Proposed rear elevation 111



Proposed side elevation 111

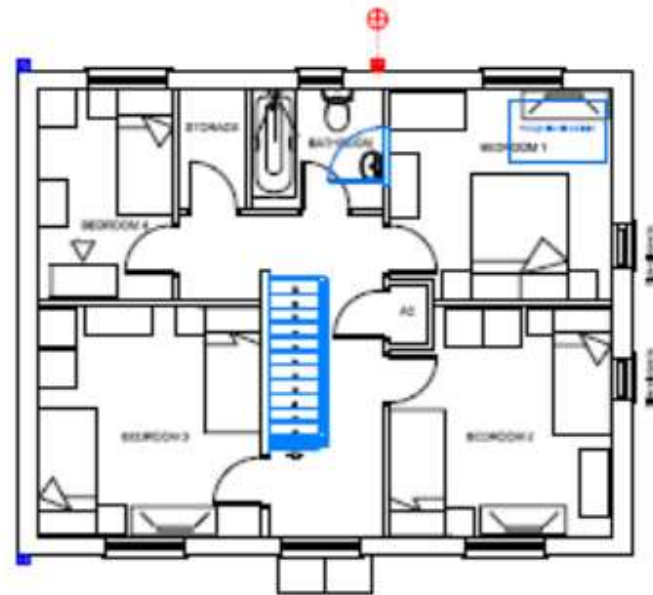
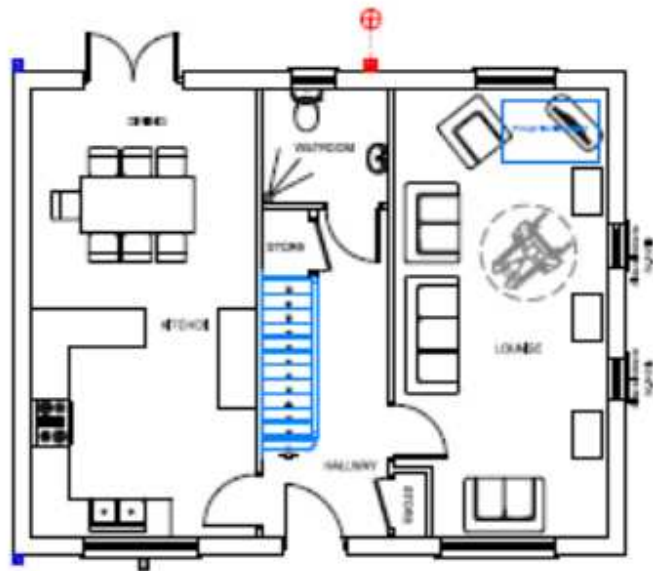
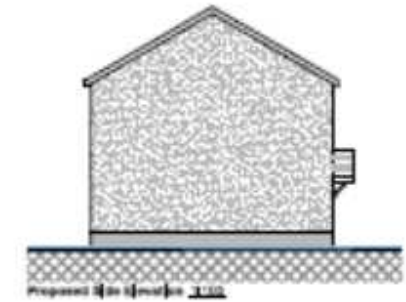
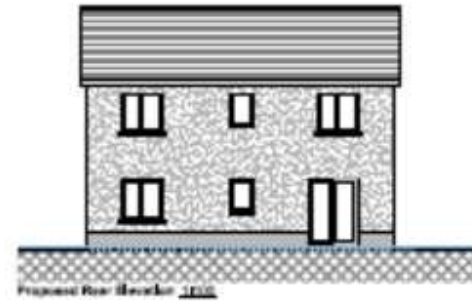


Proposed Ground Floor Plan 111

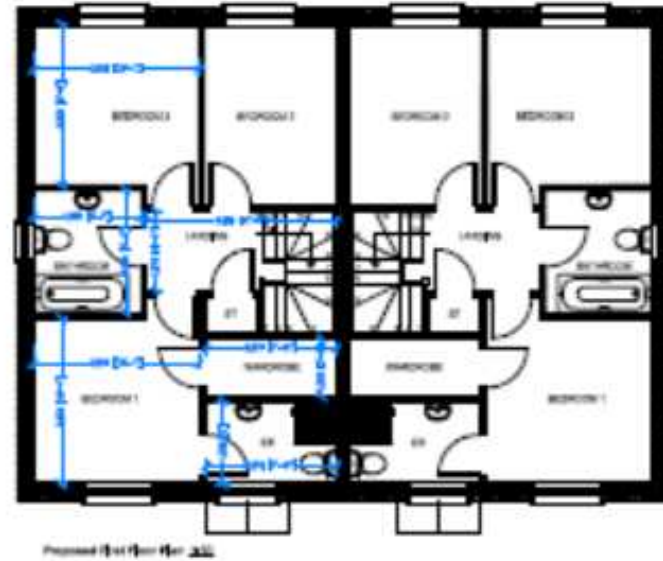
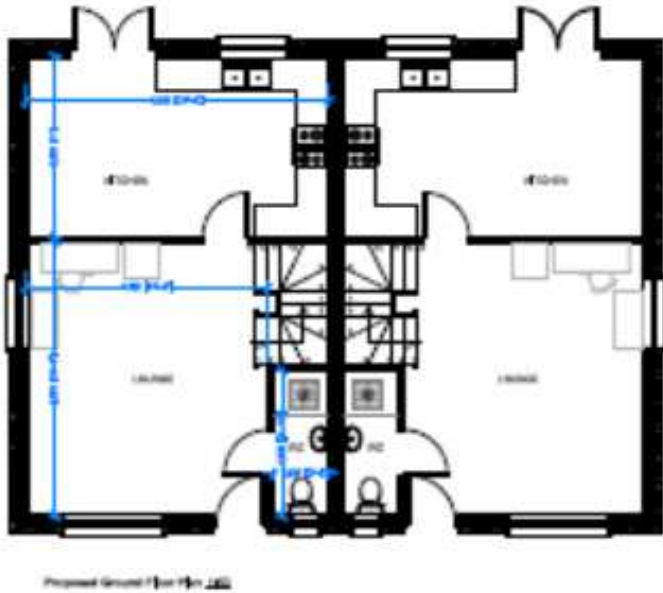
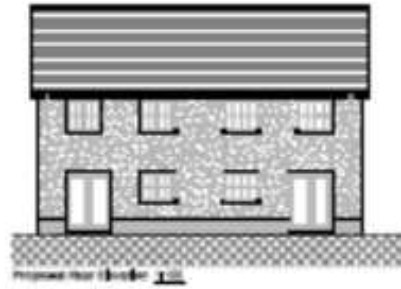
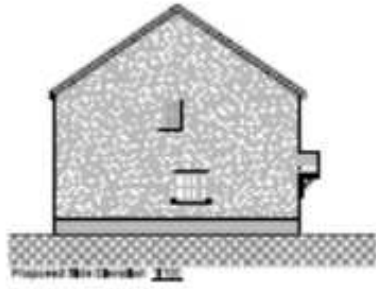
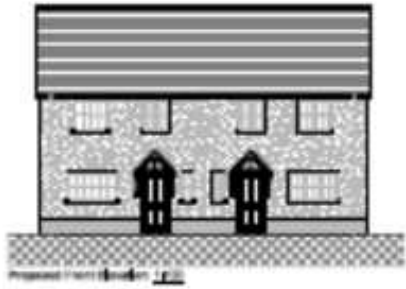


Proposed First Floor Plan 111

W/35461



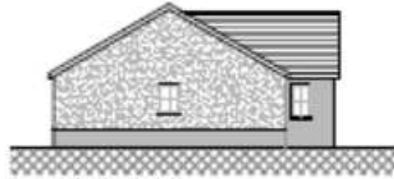
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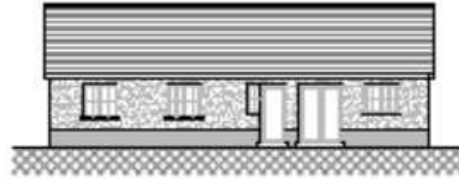
W/35461



Proposed Front Elevation 1102



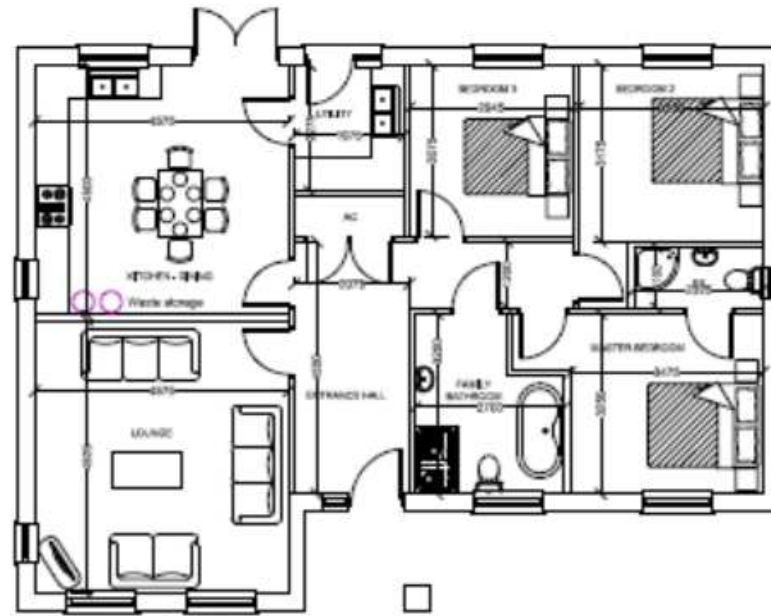
Proposed Side Elevation 1103



Proposed Rear Elevation 1104

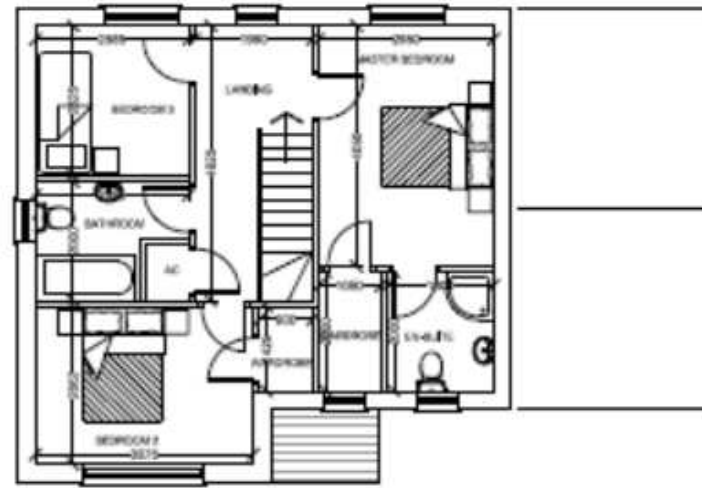
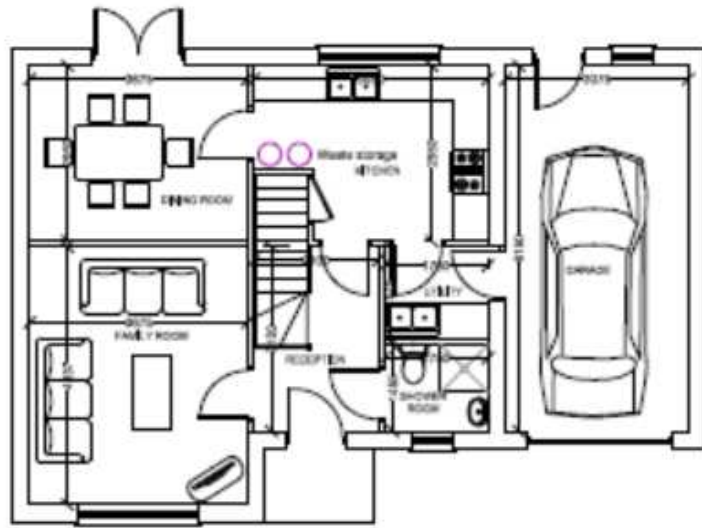
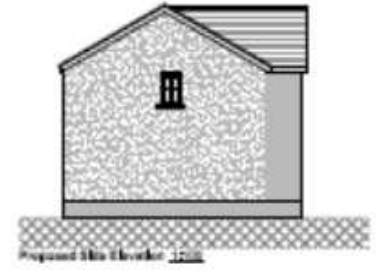
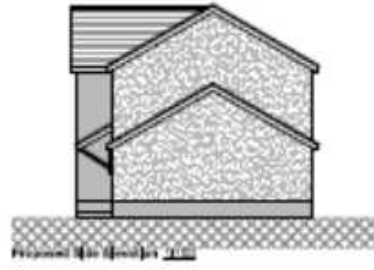


Proposed Side Elevation 1105

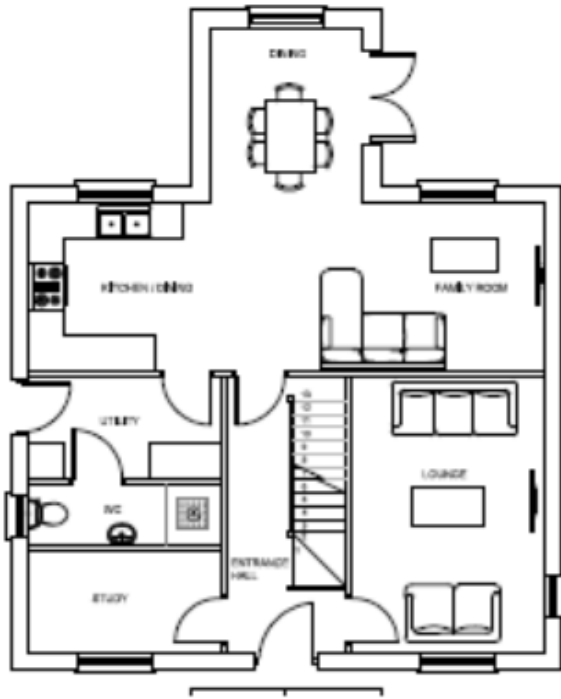


Proposed Ground Floor Plan 1106

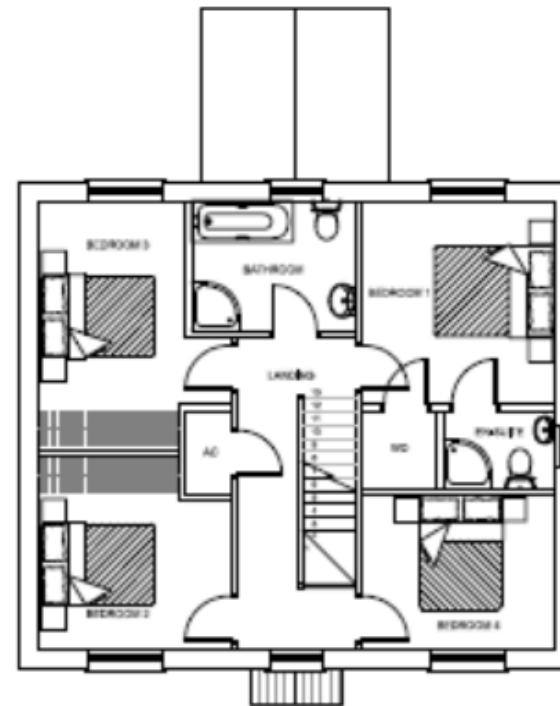
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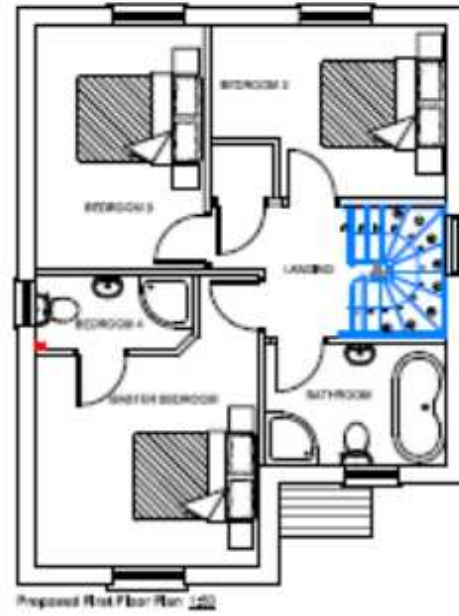
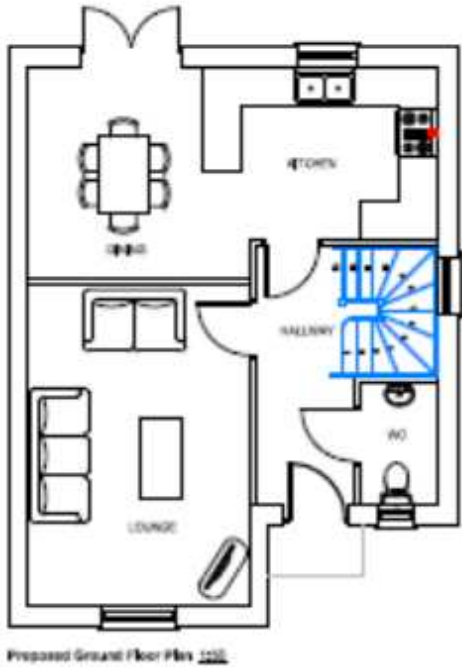


Proposed Ground Floor Plan 116a

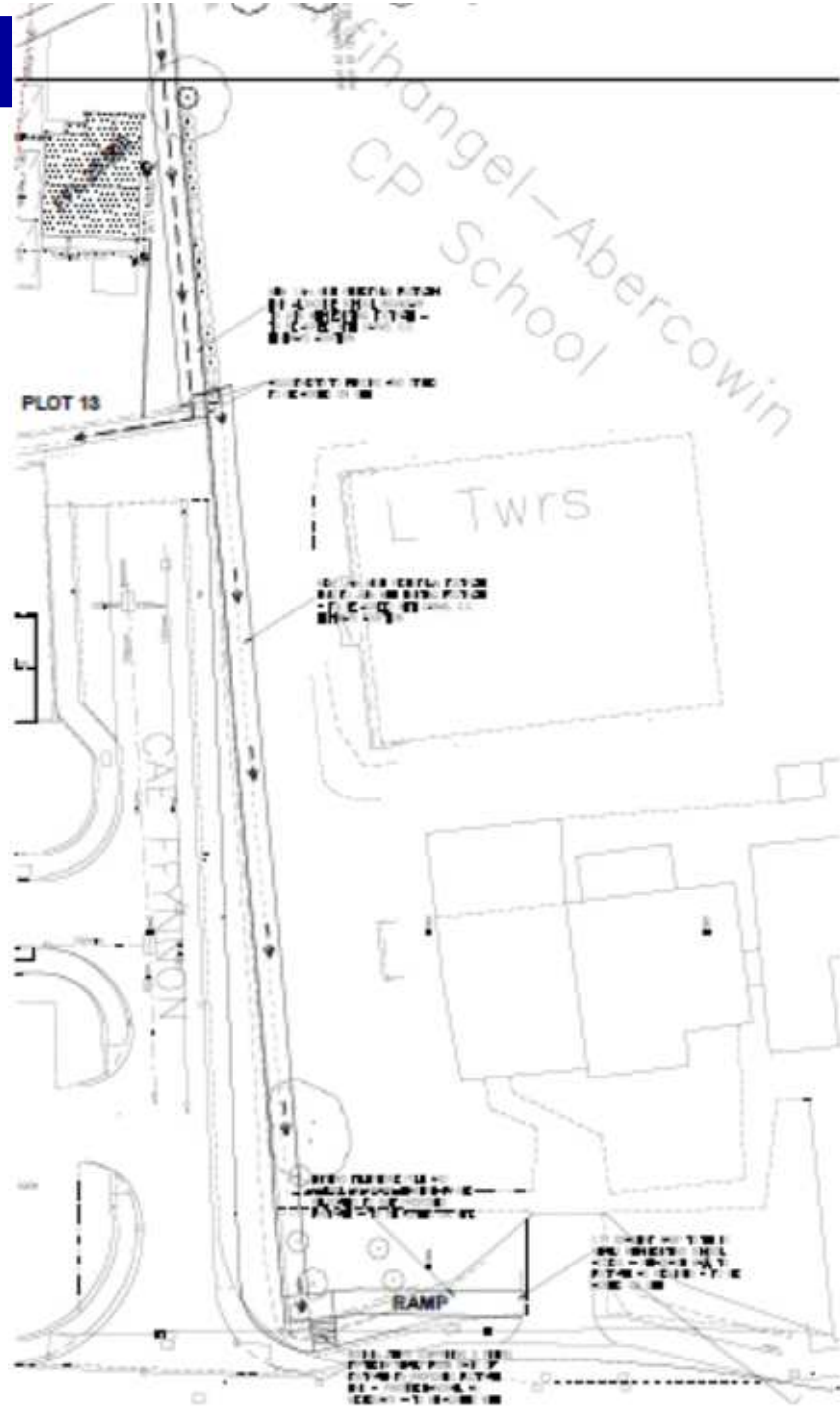


Proposed First Floor Plan 116b

W/35461



W/35461



W/35461



W/35461



W/35461



Tudalen 122

W/35461



W/35461



Tudalen 123

Tudalen 124

W/35461



W/35461



Tudalen 125

Tudalen 126

W/35461



W/35461



Tudalen 128

W/35461



W/35461



Tudalen 129

Tudalen 130

W/35461



W/35461



Tudalen 132

W/35461



W/35461



Tudalen 133

W/35461



W/35461



Tudalen 135

Tudalen 136

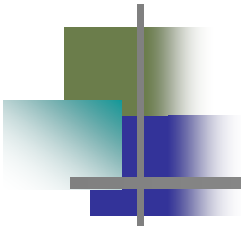
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W/35461



Tudalen 137

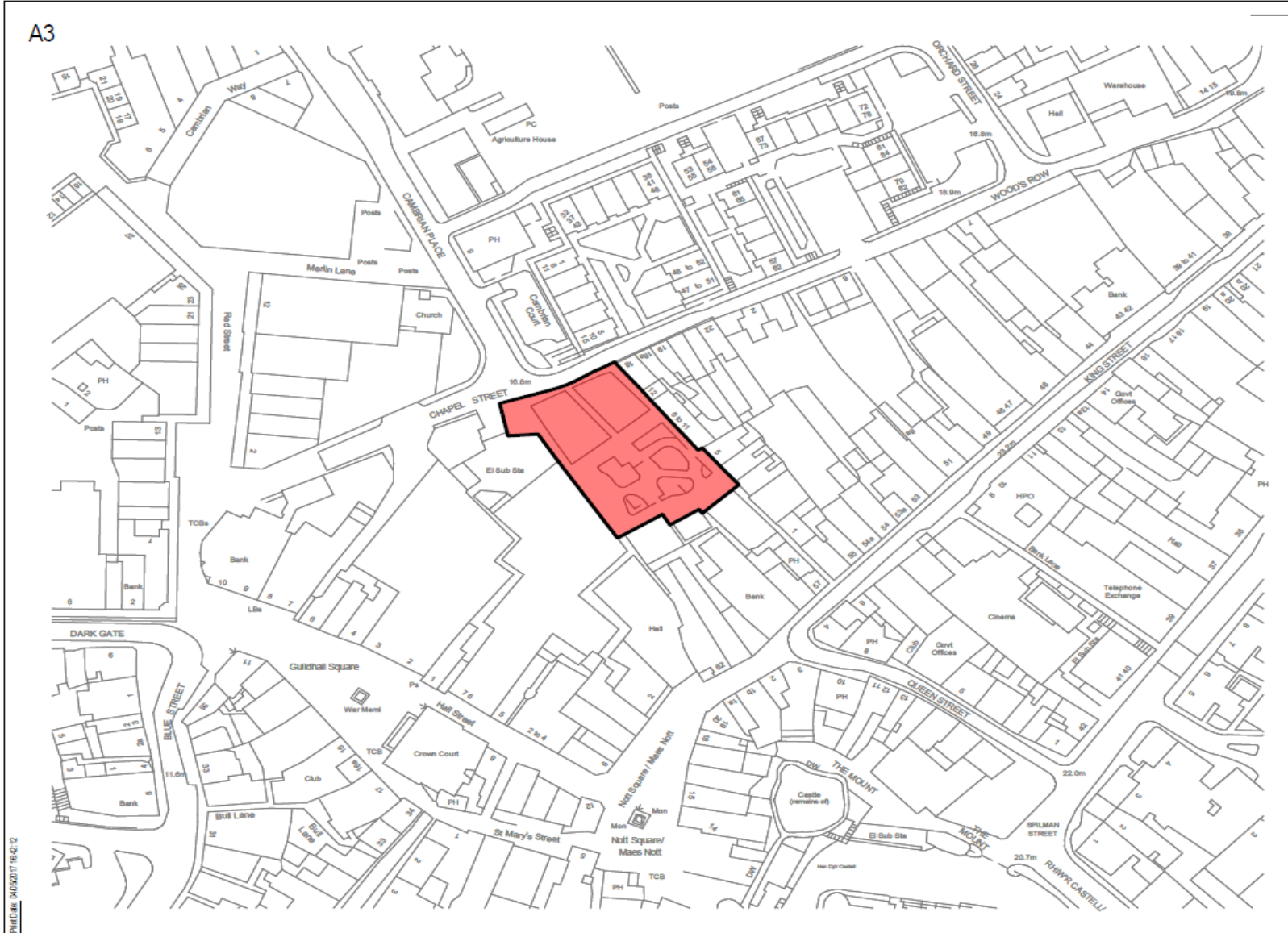


W/35973

W/35973



W/35973



W/35973



LEGEND & FINISHES SCHEDULE	
	307 spm - Marshall conventional concrete paving 400x400x50mm natural texture
	27 spm - Marshall heat and wearing concrete paving 400x400x50mm natural texture
	400 spm - Marshall natural granite paving 300x500mm (thickness 60) Lattice fine picked finish
	27 spm - Marshall natural granite faced wearing paving 400x400mm (thickness 60) Lattice fine picked finish
	125 spm - Marshall granite step cut to pattern, varying thickness - Lattice fine picked finish
	5 spm - Marshall natural granite tree surrounds cut to pattern, thickness as paving - fine picked flamed finish
	300 spm - Terrace to match existing
	30 spm - Grass
	Existing trees to be removed, refer to J21-CAP-61-13-01-V-020001 for location
	Boundary line
	Relocation of Memorial Benches
	Temporary timber kerbing

Rev: Description By / Date / App'd Date
 S2



Project: Jackson Square

Drawing: Proposed Site Plan

W/35973



W/35973



Tudalen 144

W/35973



W/35973



Tudalen 145

W/35973



W/35973

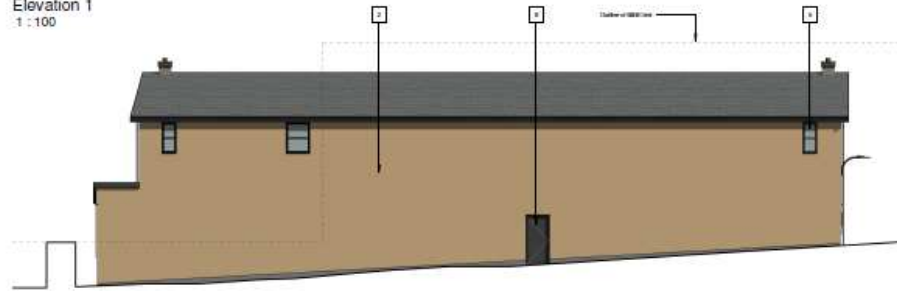




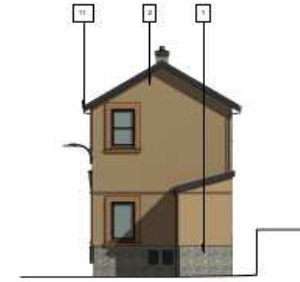
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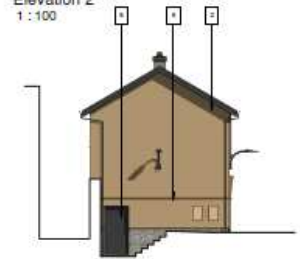
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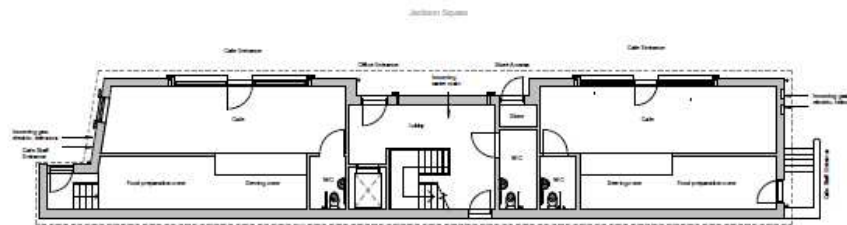
Elevation 3
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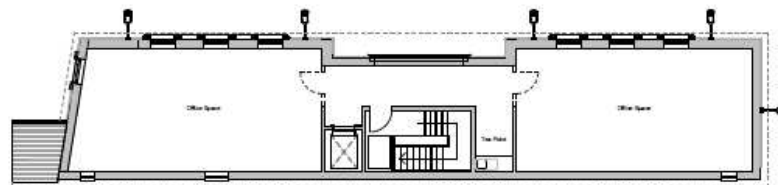
Elevation 2
1 : 100



Elevation 4
1 : 100



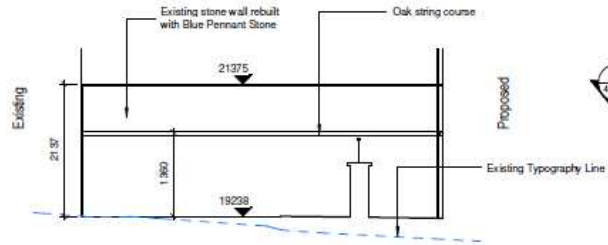
Level 0
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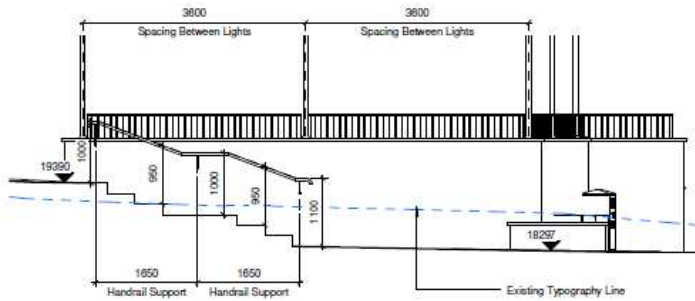
Level 1
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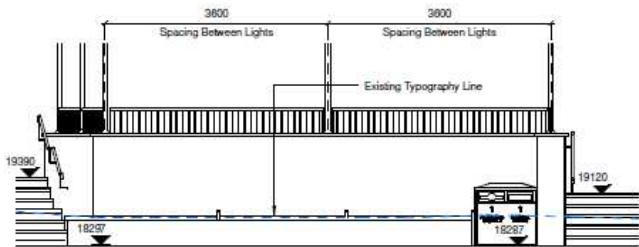
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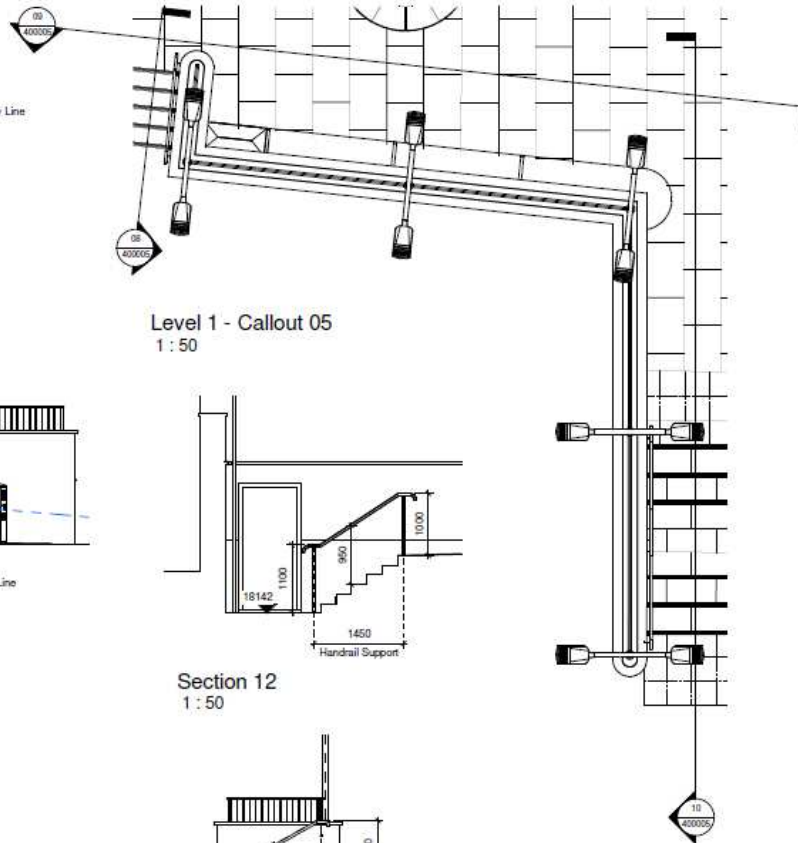
Section 11
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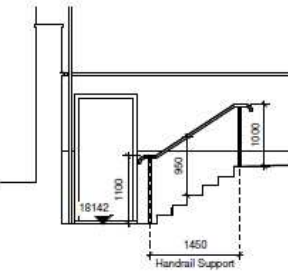
Section 10
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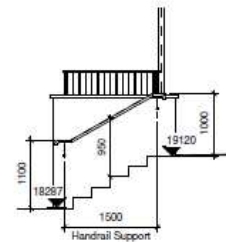
Section 09
1 : 50



Level 1 - Callout 05
1 : 50



Section 12
1 : 50



Section 08
1 : 50

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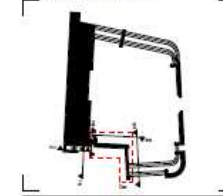
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Location Key Plan (Not to Scale)



Rev.	Description	By/Checked/Approved	Date
1	Revision 1		Date 1
2	Issue S2		Date



Project
Jackson Square

Project
Jackson Square - 1.50 Detail Design - Sheet 2 of 2

Scale @ A2	Drawn	Checked	Approved
1 : 50	JM	MT	JA
Project No:	Date		
CS_087280-01	06/02/2017		
Drawing Number	Project	Zone	Level
JSL	CAP	61	XX
DPP	AR	400005	1



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