

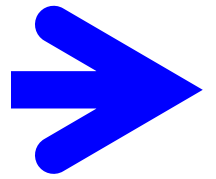
# APPLICATION FOR PLANNING APPROVAL

**APPLICATION NO:** DA-2018-605

**NAME OF APPLICANT:** Smeekes Drafting Pty Ltd

**INTENTION:** Ancillary dwelling

**LOCATION:** 2 Graham Street, Electrona



Any representation must be lodged in writing with the General Manager, 15 Channel Highway, Kingston 7050 or by email to [kc@kingborough.tas.gov.au](mailto:kc@kingborough.tas.gov.au) by 22-Jan-2019.



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2018-605
<b><u>Proposed Development:</u></b>	Ancillary dwelling
<b><u>Location:</u></b>	2 Graham Street, Electrona
<b><u>Applicant:</u></b>	Smeeke Drafting Pty Ltd
<b><u>Responsible Planning Officer:</u></b>	Emerald Febey
<b><u>Associated Documents:</u></b>  The following information regarding the application is available at Council offices: <ul style="list-style-type: none"><li>• Application form</li><li>• Certificate of Title</li><li>• Heritage Values Assessment (received 3/1/19)</li></ul>	

**GENERAL NOTES:**

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKES DRAFTING PTY LTD STANDARD BUILDING NOTES, SHEETS STANDARD-001 TO 008.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
- BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
- TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 "TIMBER FRAMED CONSTRUCTION". T.P. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLICATION FROM THE TIMBER PROMOTION COUNCIL "TIMBER DECKS - DESIGN AND CONSTRUCTION MANUAL".
- FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".
- PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500.2 AND AS 3500.3 "THE NATIONAL PLUMBING AND DRAINAGE CODE". FIT ADJUSTABLE TEMPERING VALVES TO ALL ABLUTIONS IN ACCORDANCE WITH AS 1529 "CODE OF PRACTICE OF HOUSEHOLD TYPE HOT WATER SUPPLY SYSTEMS".
- WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS".
- ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000 "WIRING RULES". SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH TASMANIAN FIRE SERVICE AND AS 3786 "SMOKE ALARMS".
- GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS - SELECTION AND INSTALLATION", WINDOWS TO COMPLY WITH AS 2047 "WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION".
- MIN. R6.0 INSULATION TO CEILING. MIN. R2.5 INSULATION TO ALL EXTERNAL WALLS.
- ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

**PROTECTION WORKS NOTES:**

- THE SITE / AREAS BEING DEMOLISHED SHALL BE ADEQUATELY BARRICADED TO PROTECT THE OCCUPANTS OR PUBLIC FROM INJURY.

**DEMOLITION NOTES:**

- ALL DEMOLITION WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE DEMOLITION WORK CODE OF PRACTICE.
- ALL EXISTING STRUCTURES SHALL BE MAINTAINED IN A STABLE MANNER AND ALL TEMPORARY PROPPING SHALL BE DESIGNED AND CHECKED BY A QUALIFIED STRUCTURAL ENGINEER.
- THE BUILDER IS RESPONSIBLE TO ENSURE THAT THE STRUCTURE REMAINS STABLE AND NO PART SHALL BE OVERSTRESSED.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUGE SITE. FLOOR, ROOF AND WALL FRAMING MATERIAL TO BE DE-NAILED AND PREFERABLY RECYCLED WHERE APPROPRIATE. WINDOWS, DOORS, JOINERY, ELECTRICAL AND PLUMBING FIXTURES AND FITTING TO BE REMOVED WITH DUE CARE AND RECYCLED WHERE APPROPRIATE.
- MAINS WATER SUPPLY TO BE ISOLATED AT WATER METER. SITE STORMWATER AND SEWER DRAINS TO BE IDENTIFIED, LABELLED AND DE-COMMISSIONED. CAP SERVICES AT BOUNDARY CONNECTION POINTS
- MAIN ELECTRICAL SUPPLY INTO THE SITE TO BE ISOLATED/DISCONNECTED AND REMOVED WORKS TO BE UNDERTAKEN IN STRICT ACCORDANCE WITH LOCAL ELCTRICITY AUTHORITY REQUIREMENTS.

**SITE DATA:**

LAND TITLE REF. No. : LOT 81 ON SEALED PLAN 141189  
 CLIMATE ZONE : ZONE 7  
 DESIGN WIND SPEED : ASSUMED 'N3'  
 SOIL CLASSIFICATION : ASSUMED 'H-2'  
 BAL RATING : TBC

**BUILDING AREAS:**

EXISTING VERANDAH : 20.5 m<sup>2</sup>  
 EXISTING DWELLING : 85.32 m<sup>2</sup>  
 EXISTING SHED (TO BE REMOVED) : 54.0 m<sup>2</sup>  
 PROPOSED ANCILLARY DWELLING : 60.0 m<sup>2</sup>  
 PROPOSED VERANDAH : 30.0 m<sup>2</sup>

**SITE COVERAGE:**

LOT SIZE : 871.0 m<sup>2</sup>  
 TOTAL FOOTPRINT : 195.8 m<sup>2</sup>  
 SITE COVERAGE : 22.5 %

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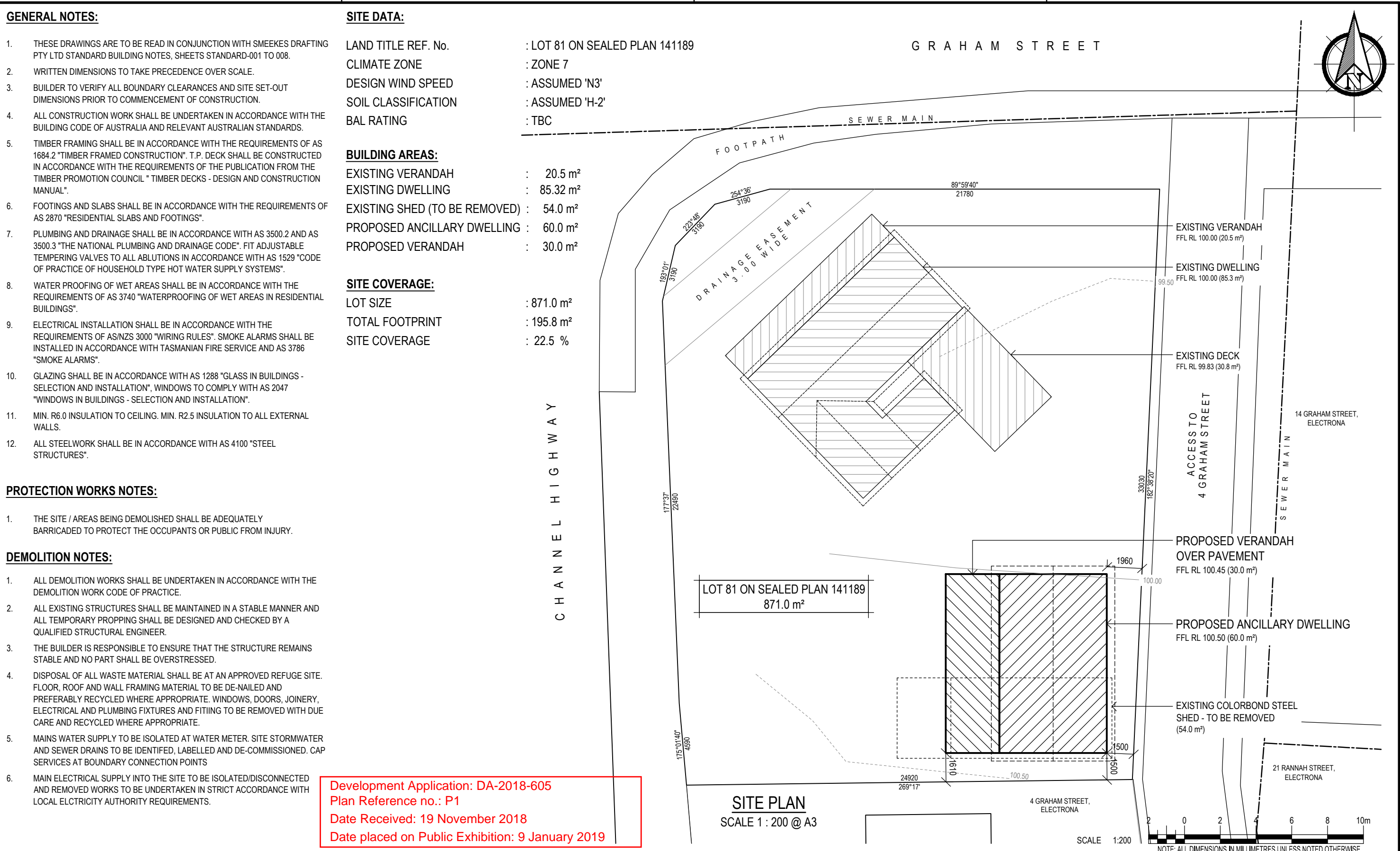
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0	ISSUED FOR CLIENT REVIEW. 14-11-2018
1	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL. 19-11-2018

REFERENCE	DRN / DES	R. SMEEKES
SITE PLAN	BACHE-COOKE-001	
CUT & FILL PLAN	BACHE-COOKE-002	
EXISTING DWELLING FLOOR PLAN	BACHE-COOKE-003	
PROPOSED FLOOR PLAN	BACHE-COOKE-004	
PROPOSED ELEVATIONS	BACHE-COOKE-005	

**BUILDING DESIGNERS**  
 ASSOCIATION OF AUSTRALIA

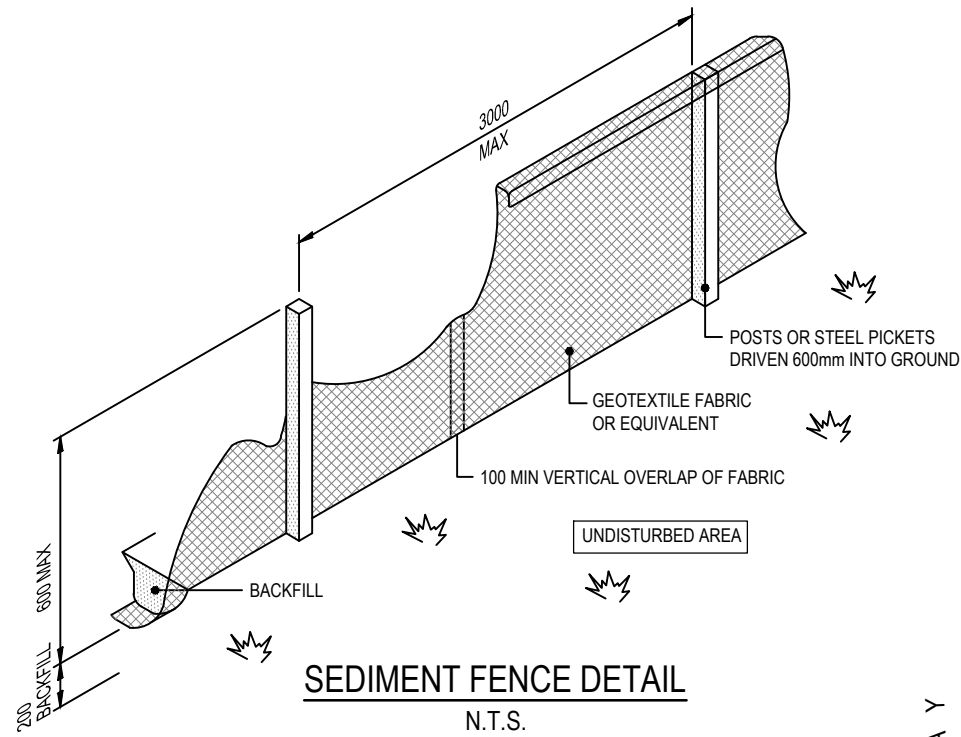
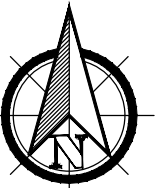
**SMEEKES DRAFTING PTY LTD**  
 ABN 89 056 706 640  
 12 Warwick Street, Hobart, TAS 7000  
 Office Phone: (03) 6234 6185  
 Email: admin@smeekesdrafting.com  
 Website: www.smeekesdrafting.com  
 Building Designer Licence Nos. 723026951 & CC6621

CLIENT: C. BACHE-COOKE  
 TITLE: PROPOSED ANCILLARY DWELLING  
 2 GRAHAM STREET, ELECTRONA, TAS 7054  
 DRG No.: BACHE-COOKE  
 SHT. No.: 001  
 SCALE: 1:200  
 A3

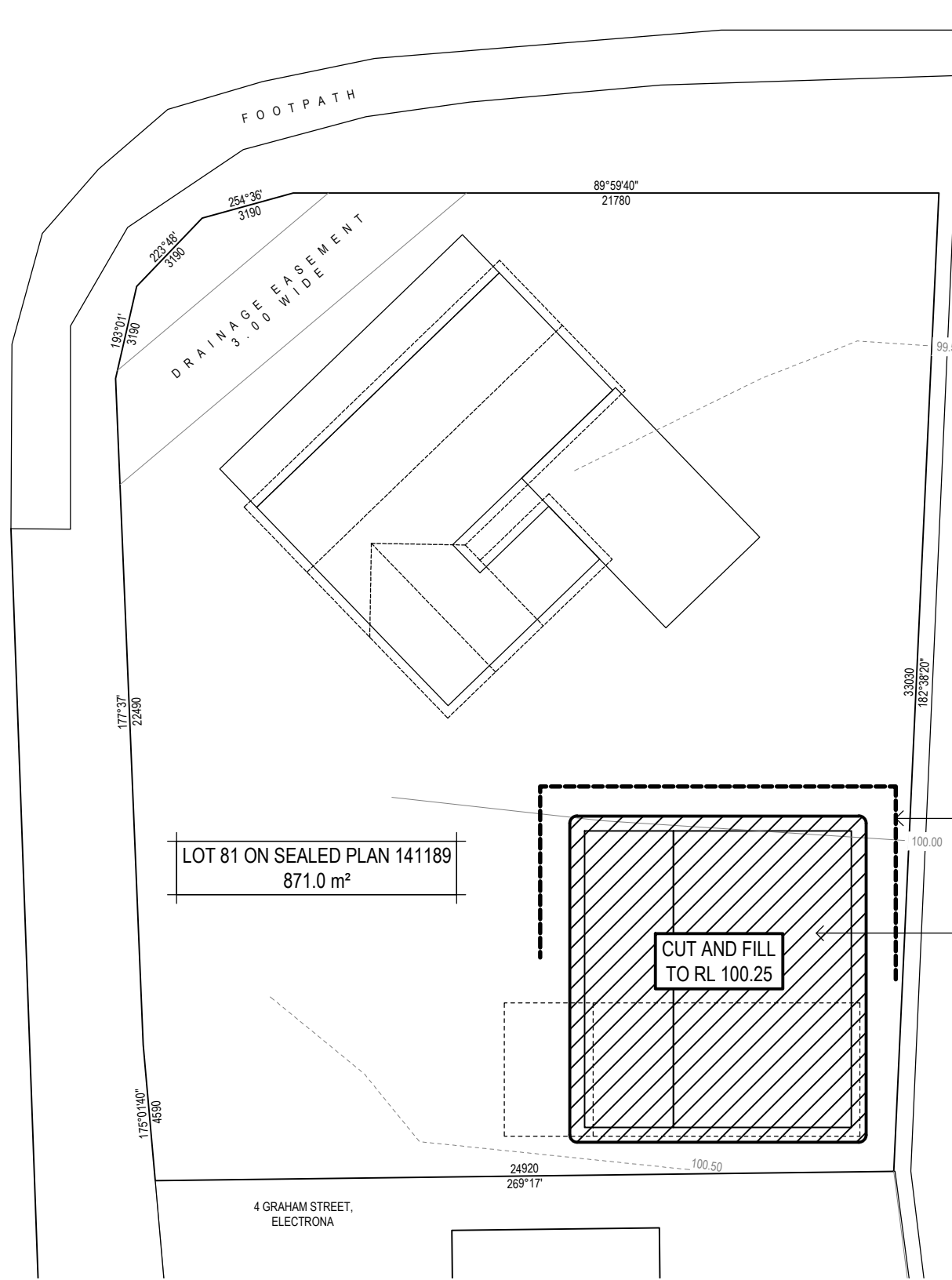


**SITE PLAN**  
 SCALE 1 : 200 @ A3

SCALE 1:200  
 NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE



CHANNEL HIGHWAY



ACCESS TO  
4 GRAHAM STREET

14 GRAHAM STREET,  
ELECTRONA

PROVIDE 600H GEOFABRIC OR EQUIVALENT  
WATER PERMEABLE SEDIMENT FENCE. (SEE  
DETAIL THIS DRAWING) SEDIMENT FENCE TO  
REMAIN IN PLACE FOR DURATION OF WORKS.

EXCAVATED MATERIAL FROM FOUNDATIONS  
SHALL REMAIN STOCKPILED ON SITE FOR SITE  
REHABILITATION / FILL AND LANDSCAPING AT  
COMPLETION, ANY EXCESS TO BE TAKEN TO  
LOCAL REFUSE SITE.

21 RANNAH STREET,  
ELECTRONA

4 GRAHAM STREET,  
ELECTRONA

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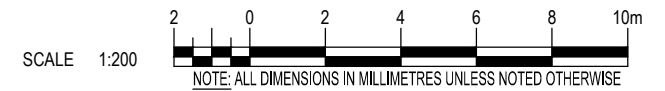
**NOTES:**

1. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES.
2. SEDIMENT FENCE TO BE CHECKED AND CLEANED DAILY TO PREVENT BREAKAGE AND OVERTOPPING.
3. PROVIDE TEMPORARY CONNECTION FROM DOWNPIPES TO STORMWATER DRAIN IMMEDIATELY FOLLOWING COMPLETION OF ROOF CLADDING, FASCIA AND GUTTER INSTALLATION. PERMANENT DOWNPIPE CONNECTION TO BE INSTALLED AT APPROPRIATE TIME OF ANCILLARY DWELLING CONSTRUCTION.

**PROTECTION WORKS NOTES:**

1. THE SITE/AREAS BEING EXCAVATED SHALL BE ADEQUATELY BARRICADED TO PROTECT THE CONTRACTORS OR PUBLIC FROM INJURY.

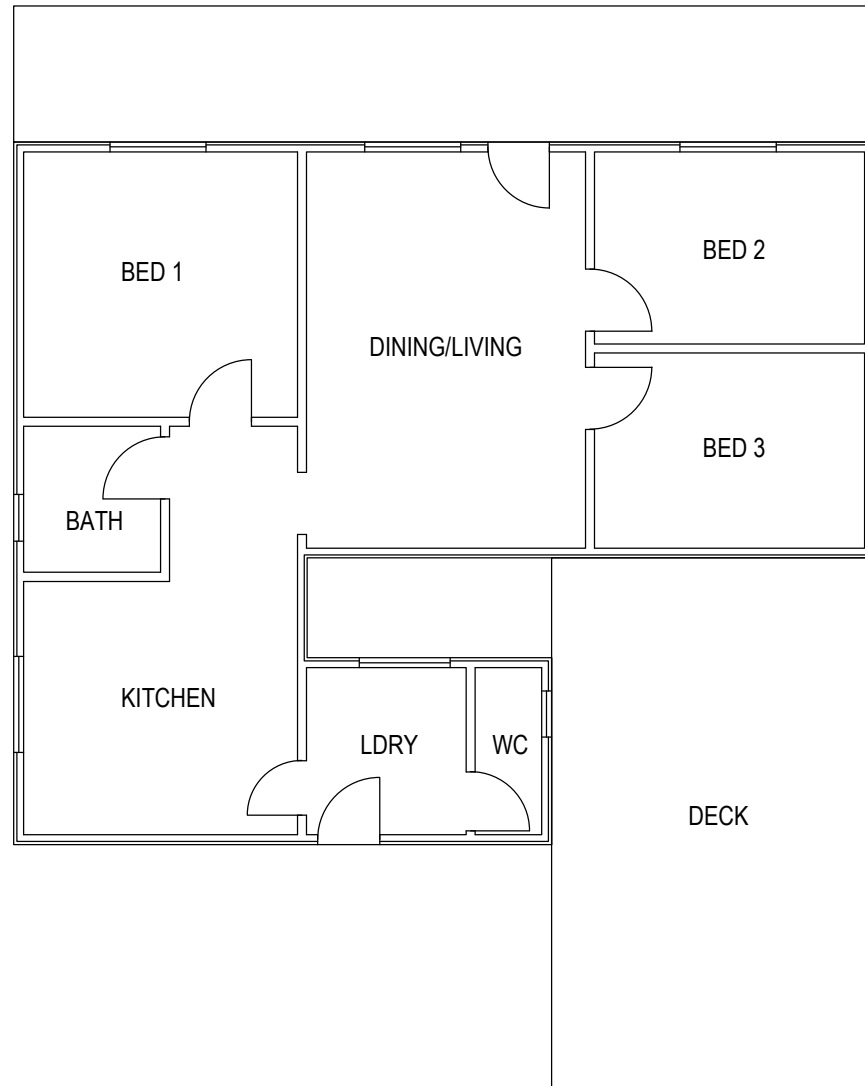
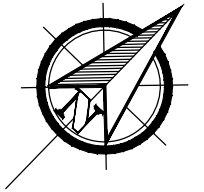
**SITE PLAN (CUT & FILL)**  
SCALE 1: 200 @ A3



REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	CLIENT	TITLE
0	ISSUED FOR CLIENT REVIEW. 14-11-2018	SITE PLAN			C. BACHE-COOKE	
1	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL. 19-11-2018	CUT & FILL PLAN			PROPOSED ANCILLARY DWELLING	
		EXISTING DWELLING FLOOR PLAN			2 GRAHAM STREET, ELECTRONA, TAS 7054	
		PROPOSED FLOOR PLAN			CUT AND FILL PLAN /	
		PROPOSED ELEVATIONS			SOIL AND WATER MANAGEMENT PLAN	
					<b>BACHE-COOKE</b>	SHT. <b>002</b>
					DRG No.	SCALE 1:200
					<b>A3</b>	

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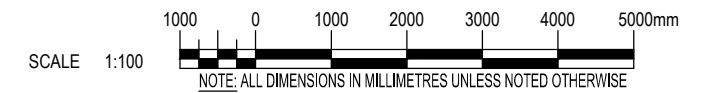
**BUILDING DESIGNERS**  
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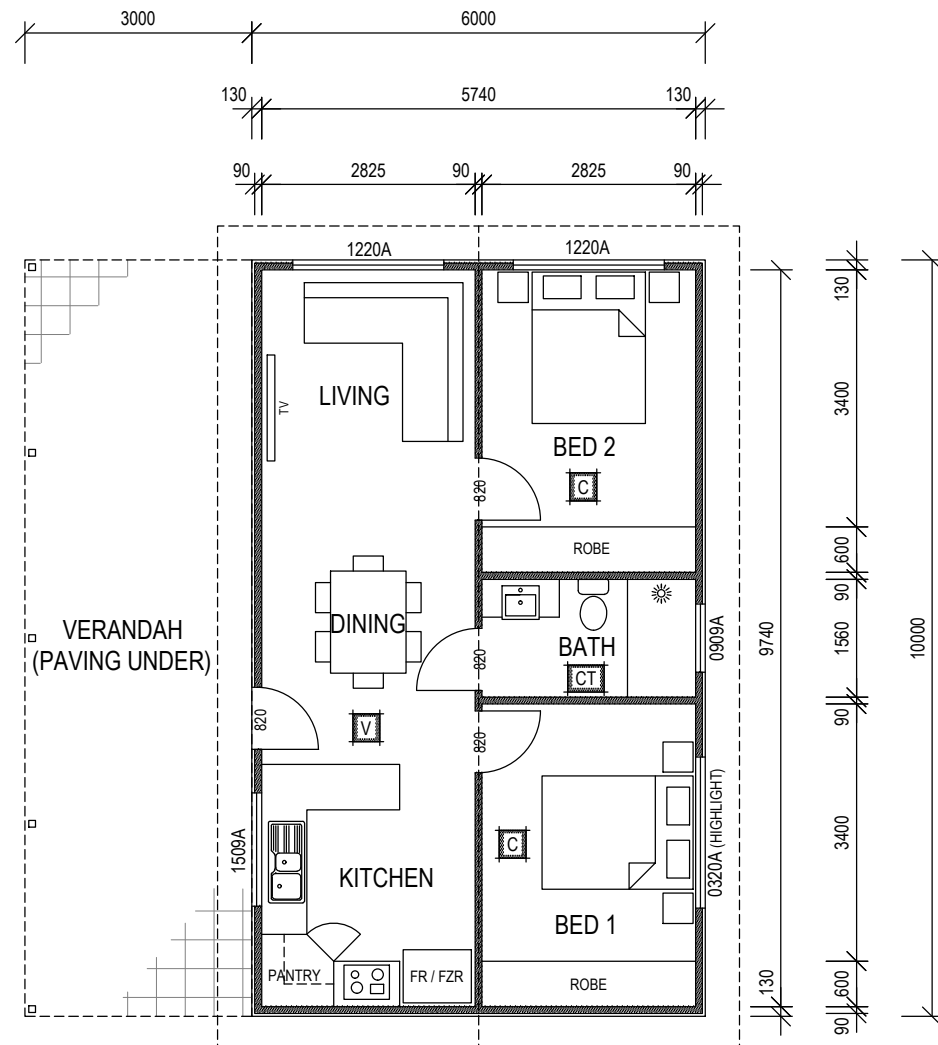
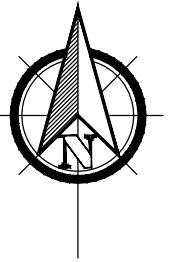
**EXISTING DWELLING FLOOR PLAN**

SCALE 1 : 100 @ A3

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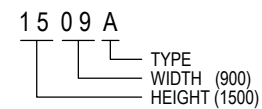
REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	SMEEKES DRAFTING PTY LTD	CLIENT
0	ISSUED FOR CLIENT REVIEW. 14-11-2018	SITE PLAN BACHE-COOKE-001			ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com	C. BACHE-COOKE
1	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL. 19-11-2018	CUT & FILL PLAN BACHE-COOKE-002				<b>PROPOSED ANCILLARY DWELLING</b> 2 GRAHAM STREET, ELECTRONA, TAS 7054
		EXISTING DWELLING FLOOR PLAN BACHE-COOKE-003				<b>EXISTING DWELLING FLOOR PLAN</b>
		PROPOSED FLOOR PLAN BACHE-COOKE-004				<b>BACHE-COOKE</b>
		PROPOSED ELEVATIONS BACHE-COOKE-005				SH. 003
			SCALE 1:100	<b>A3</b>		



**FLOOR FINISHES LEGEND:**

- C** - CARPET
- CT** - CERAMIC TILES
- NC** - NATURAL CONCRETE
- TFB** - TIMBER FLOOR BOARDS
- C** - VINYL

**WINDOW LEGEND:**

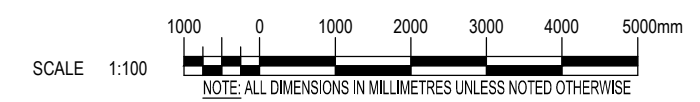


- A - AWNING
- BF - BIFOLD DOOR
- C - CUSTOM (BUTTED CORNER GLAZING)
- F - FIXED
- FR - FROSTED GLAZING
- GB - GLASS BRICK
- H - HINGED DOOR
- S - SLIDING
- SD - SLIDING DOOR
- STKSD - STACKING TYPE SLIDING DOOR

**PROPOSED ANCILLARY DWELLING FLOOR PLAN**

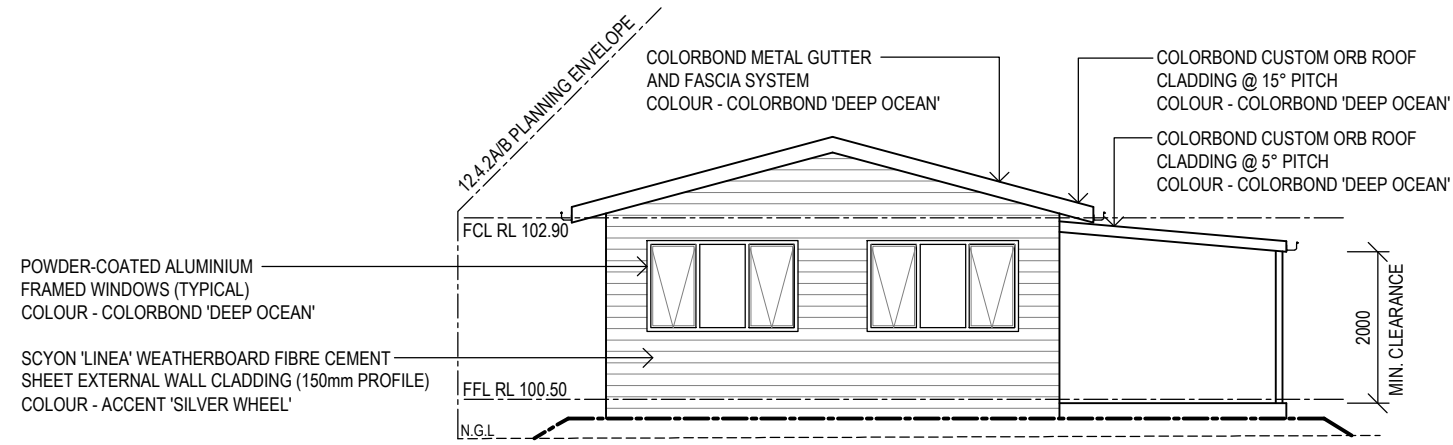
SCALE 1 : 100 @ A3

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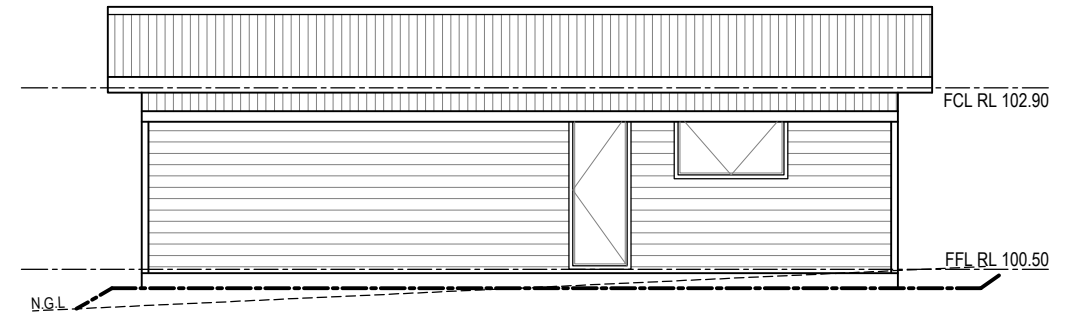


<b>REV.</b>	<b>DESCRIPTION</b>	<b>REFERENCE</b>	<b>DRN / DES</b>	<b>R. SMEEKES</b>	<b>SMEEKES DRAFTING PTY LTD</b>	<b>CLIENT</b>	<b>C. BACHE-COOKE</b>		
0	ISSUED FOR CLIENT REVIEW. 14-11-2018	SITE PLAN			<p>ABN 89 056 706 640          12 Warwick Street, Hobart, TAS 7000          Office Phone: (03) 6234 6185          Email: admin@smeekesdrafting.com          Website: www.smeekesdrafting.com</p>	<b>PROPOSED ANCILLARY DWELLING</b> <b>2 GRAHAM STREET, ELECTRONA, TAS 7054</b>	<b>PROPOSED FLOOR PLAN</b> <b>BACHE-COOKE</b> <b>004</b> <b>SCALE 1:100</b> <b>A3</b>		
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		BACHE-COOKE-004							
		BACHE-COOKE-005							

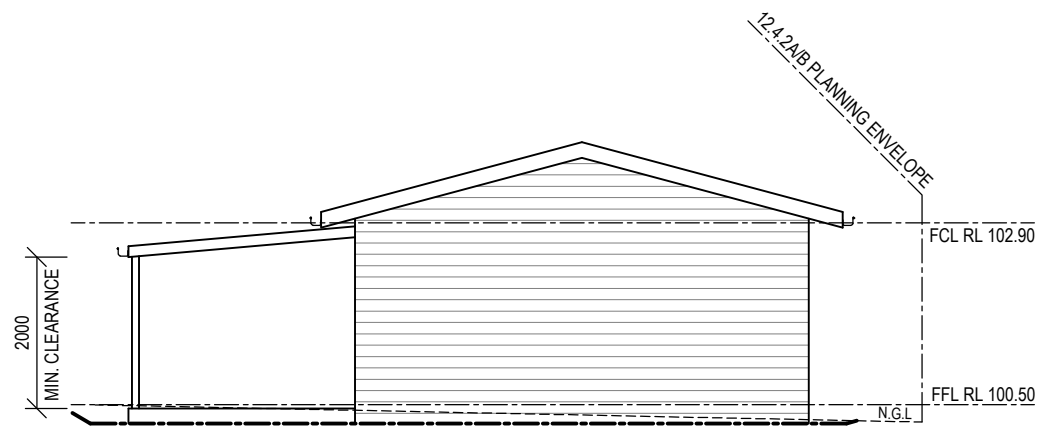
NOTE: ALL LEVELS SHOWN ARE RELATIVE TO EXISTING DWELLING FINISHED FLOOR LEVEL RL 100.00



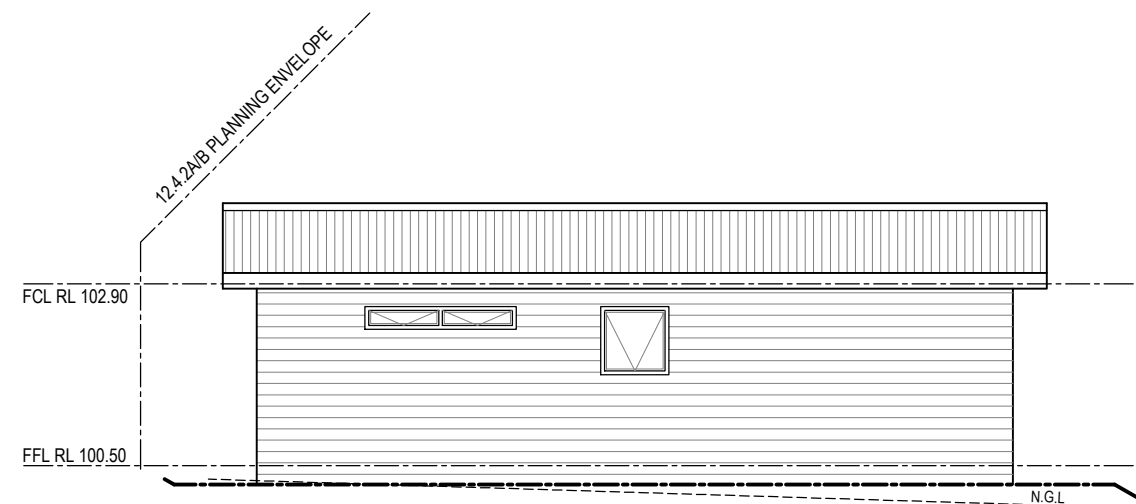
**NORTH ELEVATION**  
SCALE 1 : 100 @ A3



**WEST ELEVATION**  
SCALE 1 : 100 @ A3



**SOUTH ELEVATION**  
SCALE 1 : 100 @ A3



**EAST ELEVATION**  
SCALE 1 : 100 @ A3

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		PROPOSED FLOOR PLAN BACHE-COOKE-004			Email: admin@smeekesdrafting.com	DRG	BACHE-COOKE
		PROPOSED ELEVATIONS BACHE-COOKE-005			Website: www.smeekesdrafting.com	No.	005
					Building Designer Licence Nos. 723026951 & CC6621	SCALE	1:100
							A3