

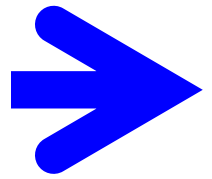
APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2019-243

NAME OF APPLICANT: Smeekes Drafting Pty Ltd

INTENTION: Change of use from garage to guestroom and extension to dwelling (sunroom)

LOCATION: 45 Diamond Drive, Blackmans Bay



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 by 24 June 2019.

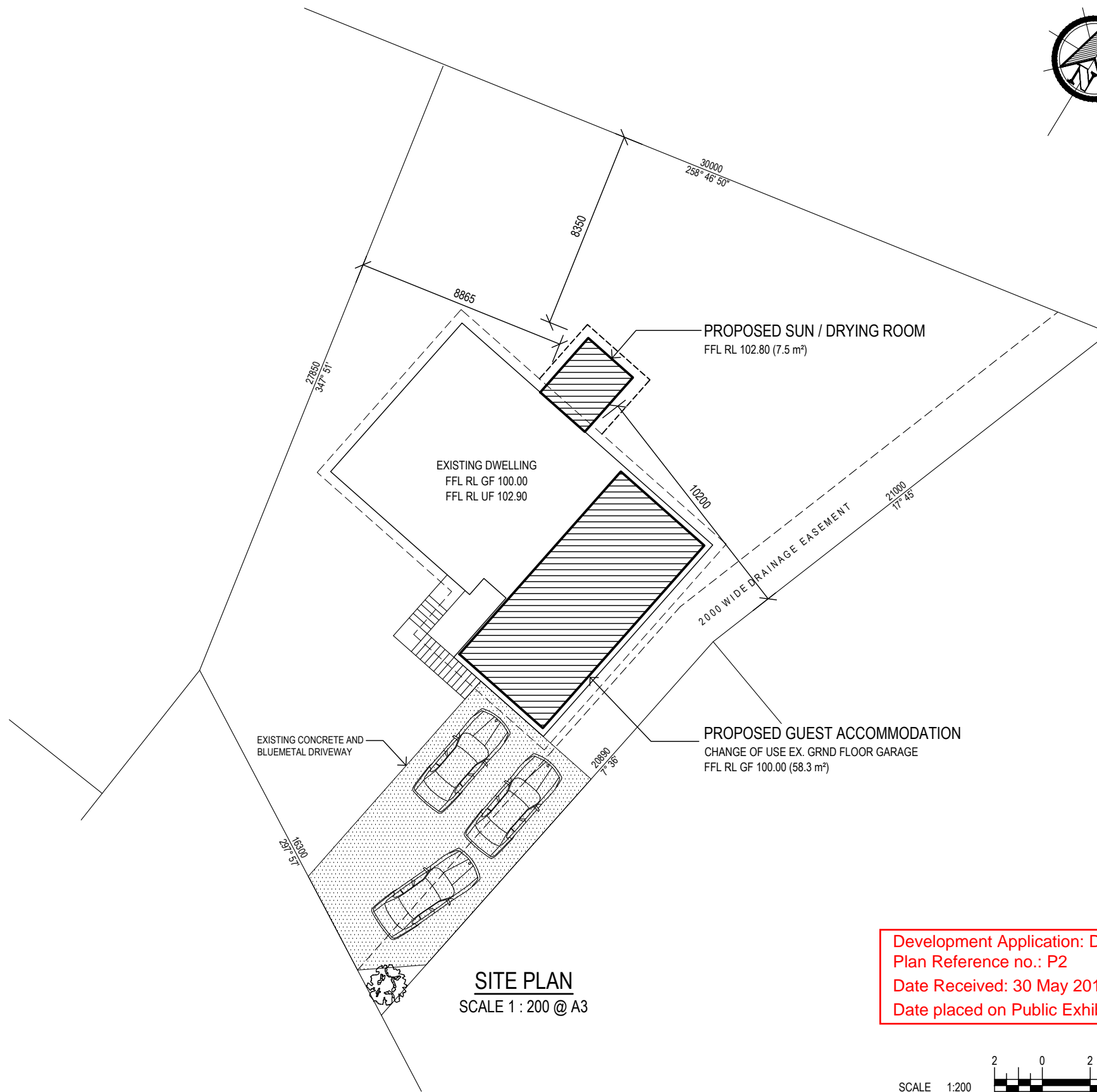
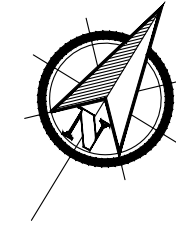


DEVELOPMENT APPLICATION

<u>Application Number:</u>	DA-2019-243
<u>Proposed Development:</u>	Change of use from garage to guestroom and extension to dwelling (sunroom)
<u>Location:</u>	45 Diamond Drive, Blackmans Bay
<u>Applicant:</u>	Smeeke Drafting Pty Ltd
<u>Responsible Planning Officer:</u>	Emerald Febey
<u>Associated Documents:</u> The following information regarding the application is available at Council offices: <ul style="list-style-type: none">• Application form• Certificate of Title• Planning Submission	

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKES DRAFTING PTY LTD STANDARD BUILDING NOTES, SHEETS STANDARD-001 TO 008.
2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
5. 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".
6. FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".
7. 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".
8. WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS".
9. 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".
10. 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".
11. MIN. R6.0 INSULATION TO CEILING. MIN. R2.5 INSULATION TO ALL EXTERNAL WALLS.
12. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".



SITE DATA:

LAND TITLE REF. No. : LOT 281 ON SEALED PLAN 7441
 CLIMATE ZONE : ZONE 7
 DESIGN WIND SPEED : 'N3'
 SOIL CLASSIFICATION : ASSUMED CLASS 'H1'
 BAL RATING : BAL-LOW

THE RISK IS CONSIDERED TO BE VERY LOW (THERE IS INSUFFICIENT RISK TO WARRANT ANY SPECIFIC CONSTRUCTION REQUIREMENTS BUT THERE IS STILL SOME RISK.)

BUILDING AREAS:

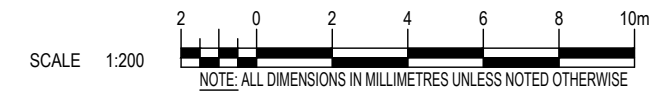
EXISTING DWELLING : 129.9 m²
 PROPOSED SUNROOM : 6.5 m²

SITE COVERAGE:

LOT SIZE : 707.0 m²
 TOTAL FOOTPRINT : 145.5m²
 SITE COVERAGE : 20.5 %

SITE PLAN
 SCALE 1 : 200 @ A3

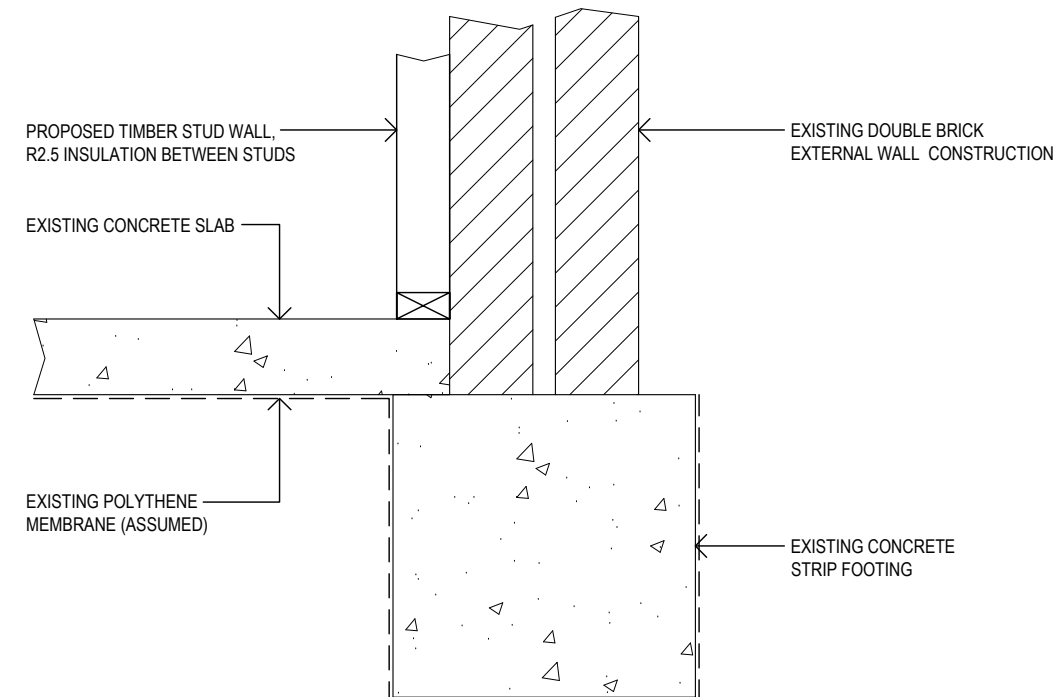
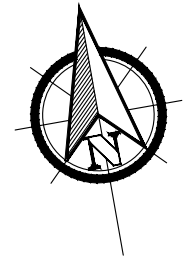
Development Application: DA-2019-243
 Plan Reference no.: P2
 Date Received: 30 May 2019
 Date placed on Public Exhibition: 8 June 2019



REV.	DESCRIPTION	REFERENCE	DESIGNED	SMEEKES DRAFTING PTY LTD		CLIENT	
0	ISSUED FOR DEVELOPMENT APPROVAL. 10-5-2-019	SITE PLAN FERREIRA-001	DRAWN	ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com		A. FERREIRA	
1	RE-ISSUED FOR DEVELOPMENT APPROVAL. 30-5-2-019	FLOOR PLAN FERREIRA-002	CHECKED			PROPOSED GUEST ACCOMMODATION & SUNROOM 45 DIAMOND DRIVE, BLACKMANS BAY, TAS 7052	
		ELEVATIONS FERREIRA-003				SITE PLAN	
		ELECTRICAL PLAN FERREIRA-004		Building Designer Licence Nos. 723026951 & CC6621		DRG No. FERREIRA	
		PLUMBING PLAN FERREIRA-005				SHT. 001	
		ENERGY EFFICIENCY FERREIRA-006				SCALE 1:200	
						A3	

FLOOR PLAN LEGEND:

- L1 90 x 45 MGP10 LINTEL
- L2 190 x 45 F17 HARDWOOD OR hySPAN LVL LINTEL
- M1 100 x 6.0 EQUAL ANGLE MASONRY LINTEL
- M2 150 x 90 x 8.0 UNEQUAL ANGLE MASONRY LINTEL



SECTION A
SCALE 1 : 10
@ A3

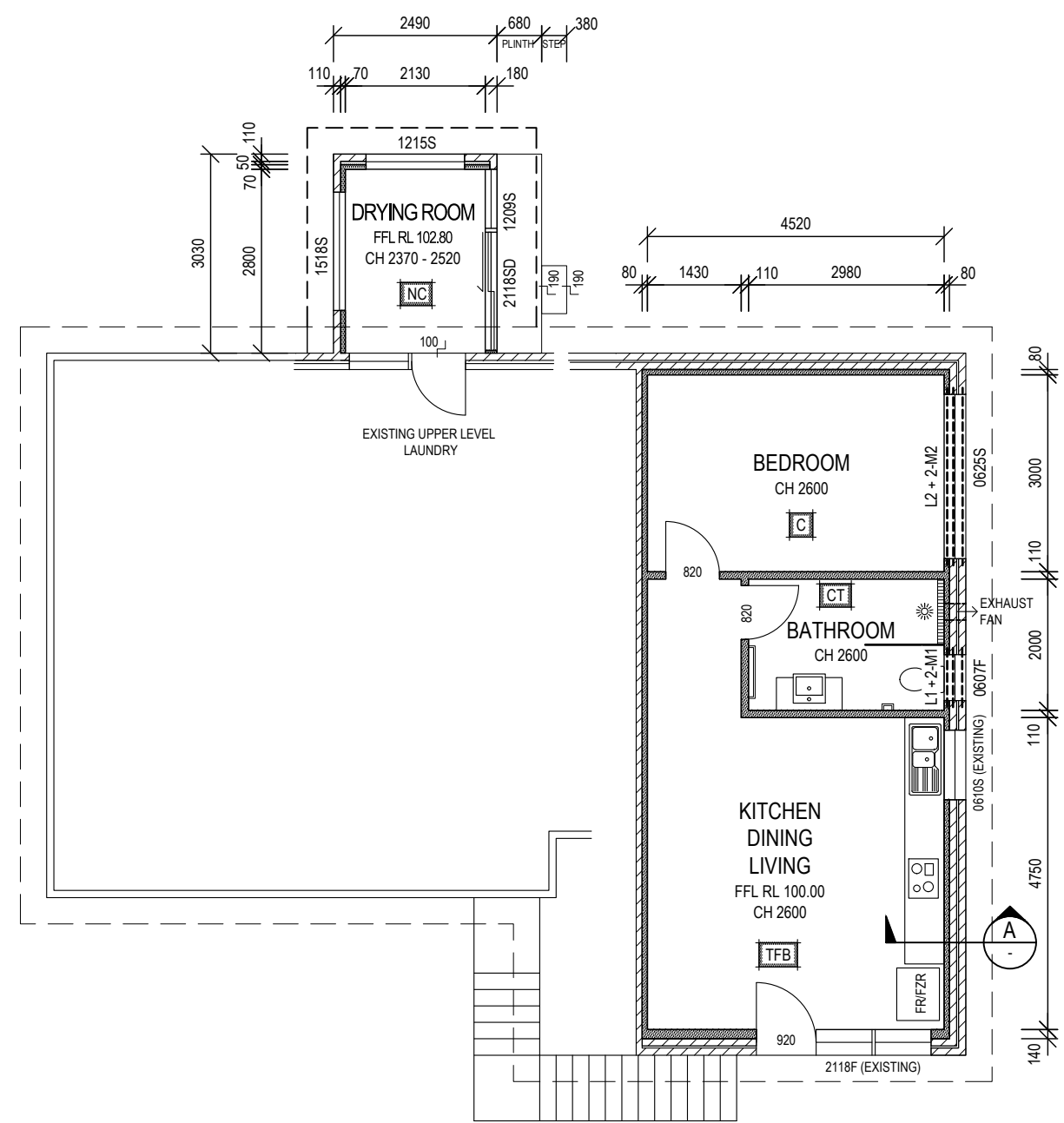
FLOOR FINISHES LEGEND:

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

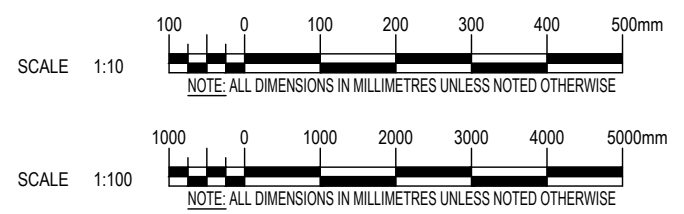
WINDOW LEGEND:

- 15 09 A
- TYPE
WIDTH (900)
HEIGHT (1500)
- 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

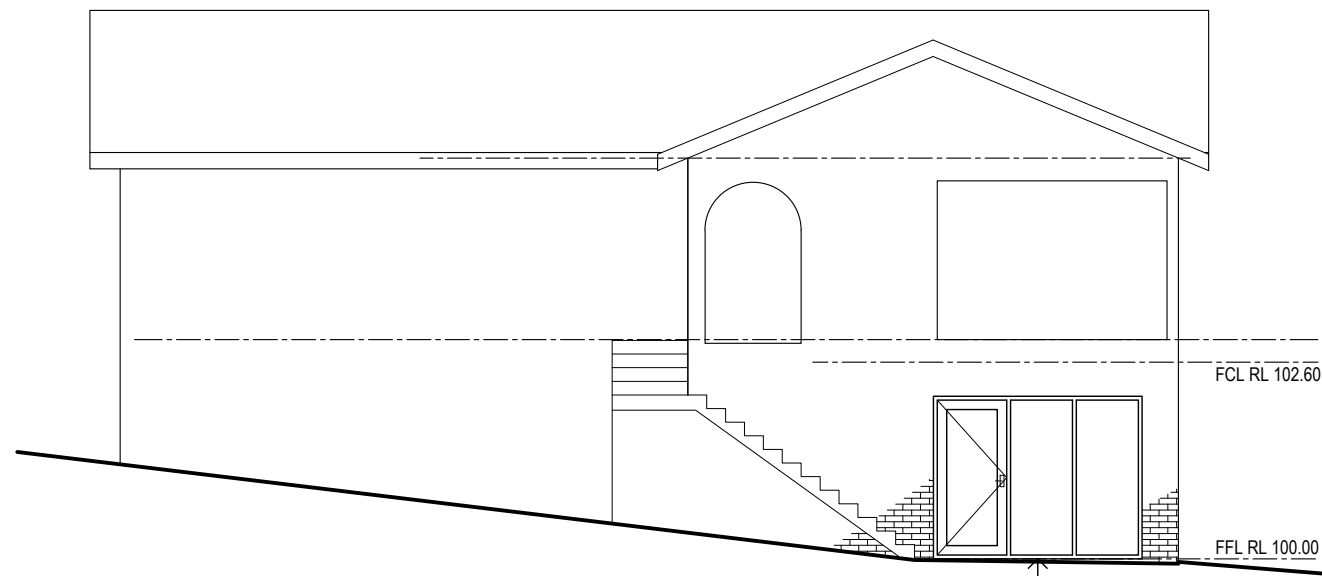
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FLOOR PLAN
SCALE 1 : 100 @ A3



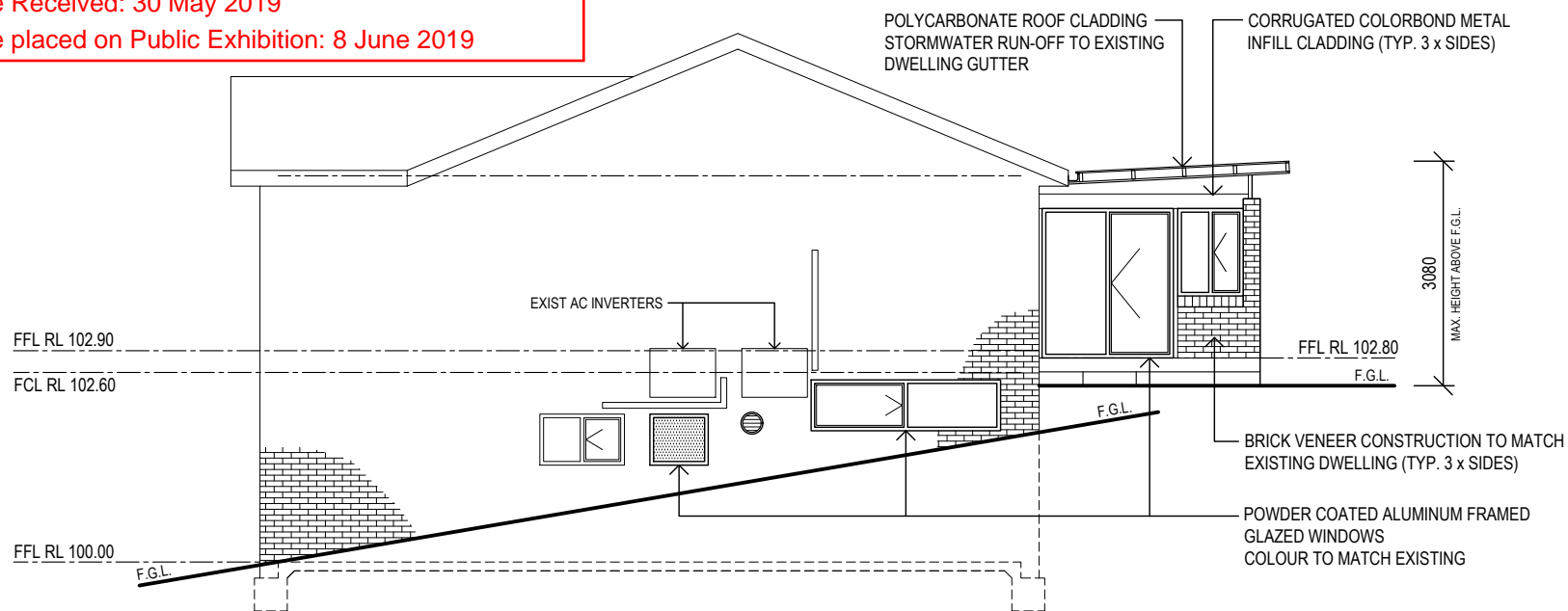
REV.	DESCRIPTION	REFERENCE	DESIGNED	DRAWN	CLIENT
0	ISSUED FOR DEVELOPMENT APPROVAL. 10-5-2-019	SITE PLAN FERREIRA-001 FLOOR PLAN FERREIRA-002 ELEVATIONS FERREIRA-003 ELECTRICAL PLAN FERREIRA-004 PLUMBING PLAN FERREIRA-005 ENERGY EFFICIENCY FERREIRA-006			A. FERREIRA
				SMEEKES DRAFTING PTY LTD	
				ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com	
				CLIENT TITLE PROPOSED GUEST ACCOMMODATION & SUNROOM 45 DIAMOND DRIVE, BLACKMANS BAY, TAS 7052	
				FLOOR PLAN	
				DRG No. FERREIRA	SHT. 002
				SCALE AS NOTED	A3



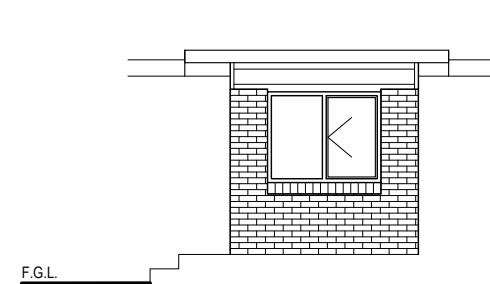
POWDER COATED ALUMINUM FRAMED GLAZED WINDOW / DOOR UNIT
 COLOUR TO MATCH EXISTING
 EXISTING ROLLER DOOR TO BE REMOVED - MAKE GOOD OPENING

SOUTH ELEVATION
 SCALE 1 : 100 @ A3

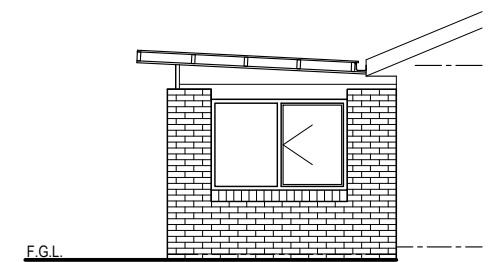
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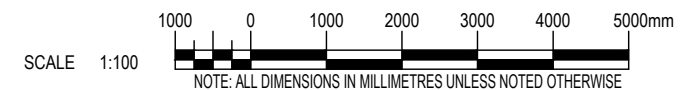
EAST ELEVATION
 SCALE 1 : 100 @ A3



NORTH ELEVATION - SUNROOM
 SCALE 1 : 100 @ A3



WEST ELEVATION - SUNROOM
 SCALE 1 : 100 @ A3



REV.	DESCRIPTION
0	ISSUED FOR DEVELOPMENT APPROVAL. 10-5-2-019

REFERENCE
SITE PLAN FERREIRA-001
FLOOR PLAN FERREIRA-002
ELEVATIONS FERREIRA-003
ELECTRICAL PLAN FERREIRA-004
PLUMBING PLAN FERREIRA-005
ENERGY EFFICIENCY FERREIRA-006

DESIGNED
 DRAWN
 CHECKED

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

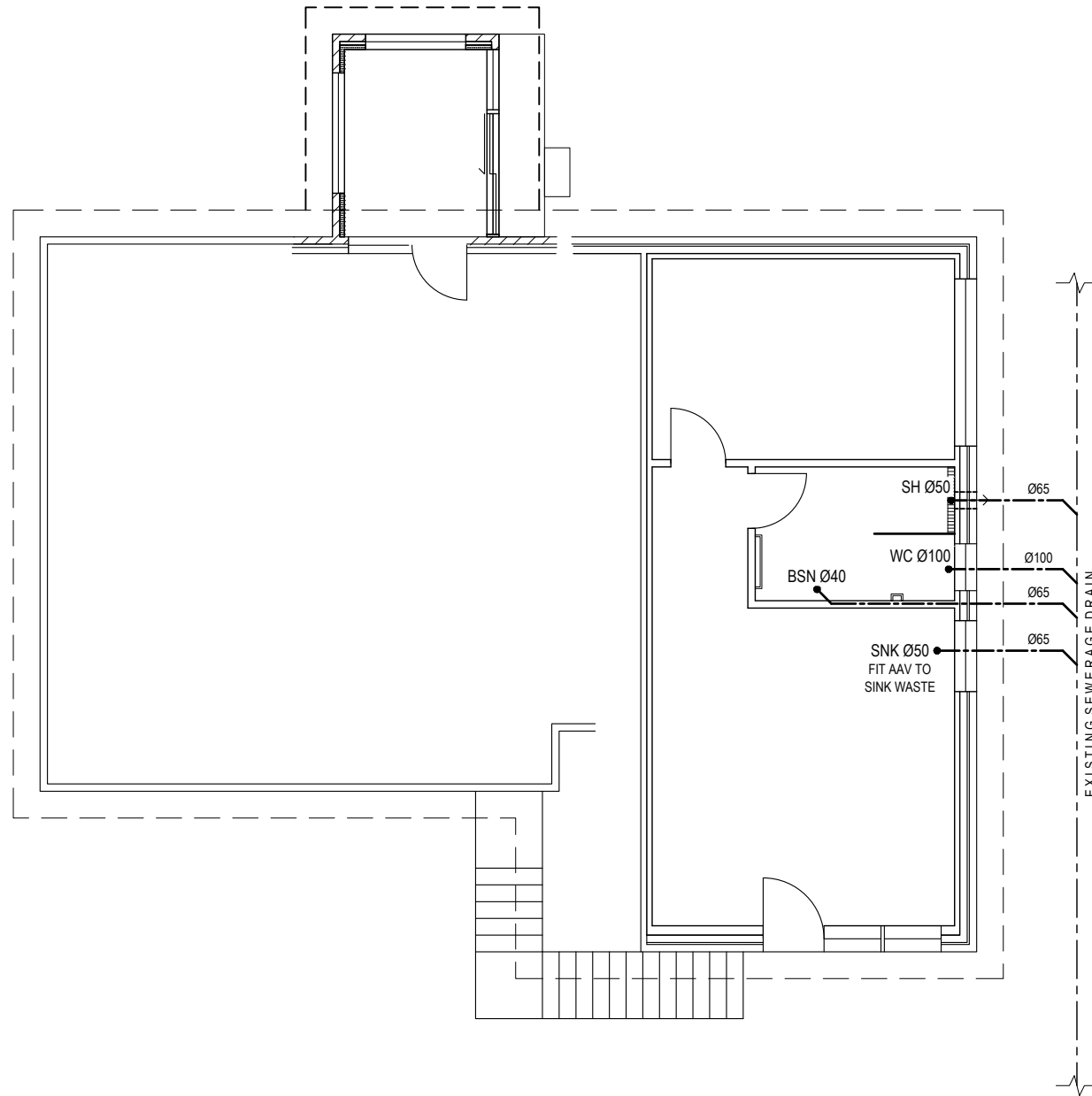
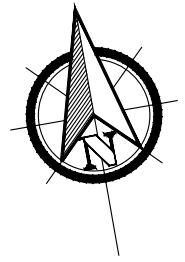
CLIENT: A. FERREIRA
 TITLE: PROPOSED GUEST ACCOMMODATION & SUNROOM
 45 DIAMOND DRIVE, BLACKMANS BAY, TAS 7052

ELEVATIONS

DRG No. FERREIRA SHT. 003 SCALE 1:100 A3

PLUMBING NOTES:

1. WATER 20NB, CLASS 20 PIPEWORK, BACKFLOW DEVICE AND MAX. 500kPA TO DWELLING AS PER AS 3500 "PLUMBING AND DRAINAGE". HOT WATER TEMPERED TO MAX. 50°C TO ABLUTION FIXTURES.
2. FASCIA GUTTER TO HAVE MIN. 20mm OVERFLOW AND EFFECTIVE AREA OF MIN. 6300mm².
3. DOWNPIPES TO BE MAX. 12m SPACING AND ADJACENT TO ALL VALLEY INTERSECTIONS.
4. PENETRATIONS THROUGH SLAB SHALL BE LAGGED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS & FOOTINGS - CONSTRUCTION" CLAUSE 5.5.4.
5. CONNECTION OF STORMWATER AND WASTE DRAINS SHALL INCLUDE FLEXIBLE CONNECTIONS.
6. PLUMBING AND DRAINAGE UNDER SLAB SHALL BE AVOIDED WHERE PRACTICAL.

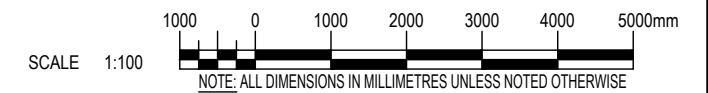


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PLUMBING LEGEND:

- STORMWATER
- SEWER
- AAV AIR ADMITTANCE VALVE
- BSN BASIN
- DP DOWN PIPE
- GT GARDEN TAP
- FP FLUSHING POINT
- HP HIGH POINT ON EAVES GUTTER
MIN. FALL 1:500
- HWC HOT WATER CYLINDER
- ORG OVERFLOW RELIEF GULLY
(WITH TAP OVER)
- SH SHOWER
- SNK SINK
- TR TROUGH
- WC WATER CLOSET

PLUMBING PLAN
 SCALE 1 : 100 @ A3



REV.	DESCRIPTION	REFERENCE	DESIGNED	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
0	ISSUED FOR ENGINEERING CERTIFICATION. 24-3-2014	SITE PLAN FERREIRA-001 FLOOR PLAN FERREIRA-002 ELEVATIONS FERREIRA-003 ELECTRICAL PLAN FERREIRA-004 PLUMBING PLAN FERREIRA-005 ENERGY EFFICIENCY FERREIRA-006	DRAWN		A. FERREIRA
			CHECKED		TITLE PROPOSED GUEST ACCOMMODATION & SUNROOM 45 DIAMOND DRIVE, BLACKMANS BAY, TAS 7052
				PLUMBING PLAN	
			BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	DRG No. FERREIRA	SHT. 005
				SCALE 1:100	A3