

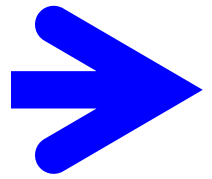
# APPLICATION FOR PLANNING APPROVAL

**APPLICATION NO:** DA-2019-249

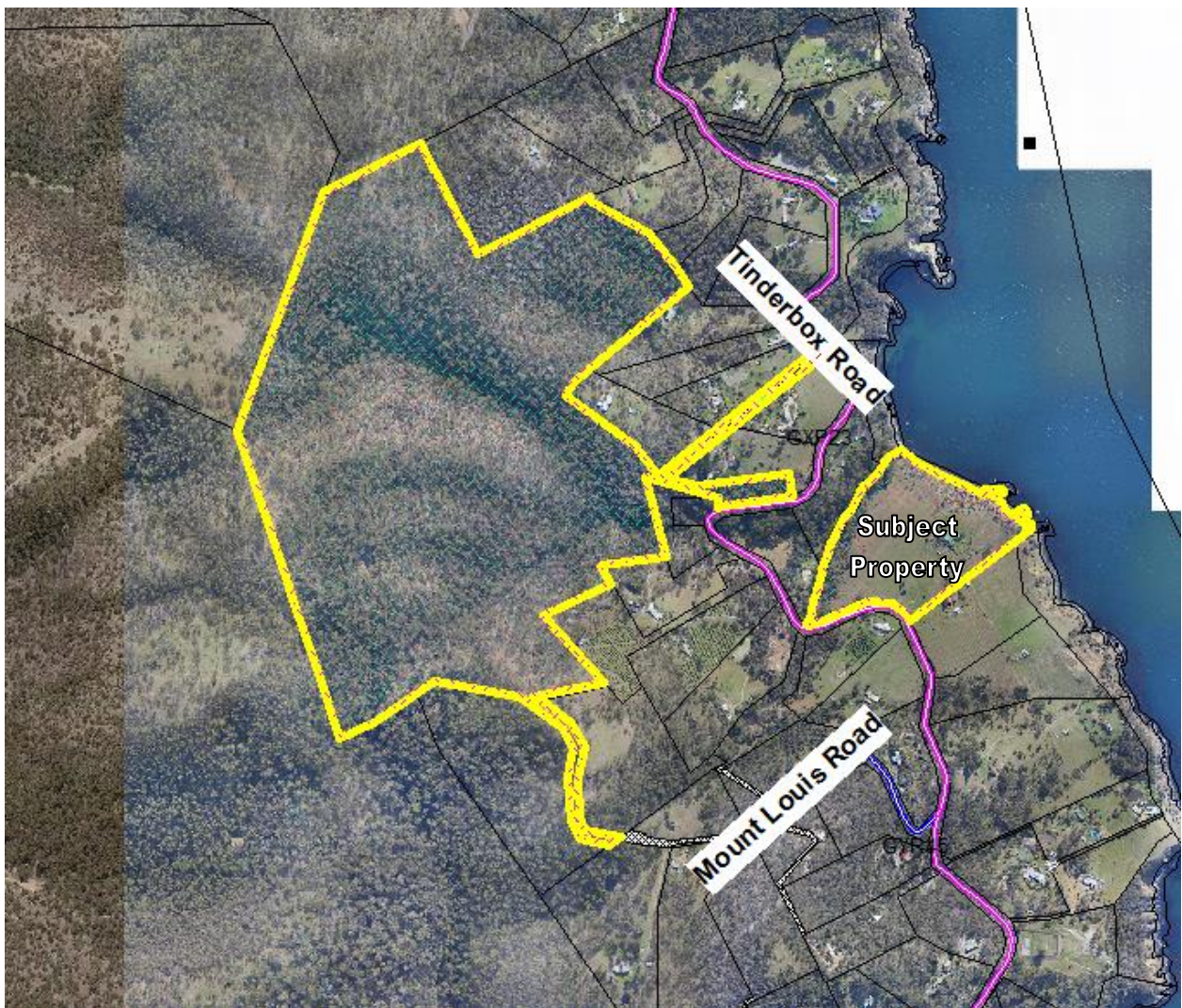
**NAME OF APPLICANT:** Smeekes Drafting Pty Ltd

**INTENTION:** Extension to dwelling

**LOCATION:** 'Alderley', 290 Tinderbox Road, Tinderbox



**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 25 June 2019.**



# **DEVELOPMENT APPLICATION**

<b><u>Application Number:</u></b>	DA-2019-249
<b><u>Proposed Development:</u></b>	Extension to dwelling
<b><u>Location:</u></b>	'Alderley', 290 Tinderbox Road, Tinderbox
<b><u>Applicant:</u></b>	Smeeke Drafting Pty Ltd
<b><u>Responsible Planning Officer:</u></b>	Louise Blyth
<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></ul>	

**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 BATHROOMS 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. MIN. R2.5 INSULATION BETWEEN FLOOR JOISTS.
12. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

**SITE DATA:**

LAND TITLE REF. No. : FOLIO 1 ON SEALED PLAN 48551  
 CLIMATE ZONE : ZONE 7  
 DESIGN WIND SPEED : ASSUMED 'N3'  
 SOIL CLASSIFICATION : ASSUMED 'H2'  
 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.)

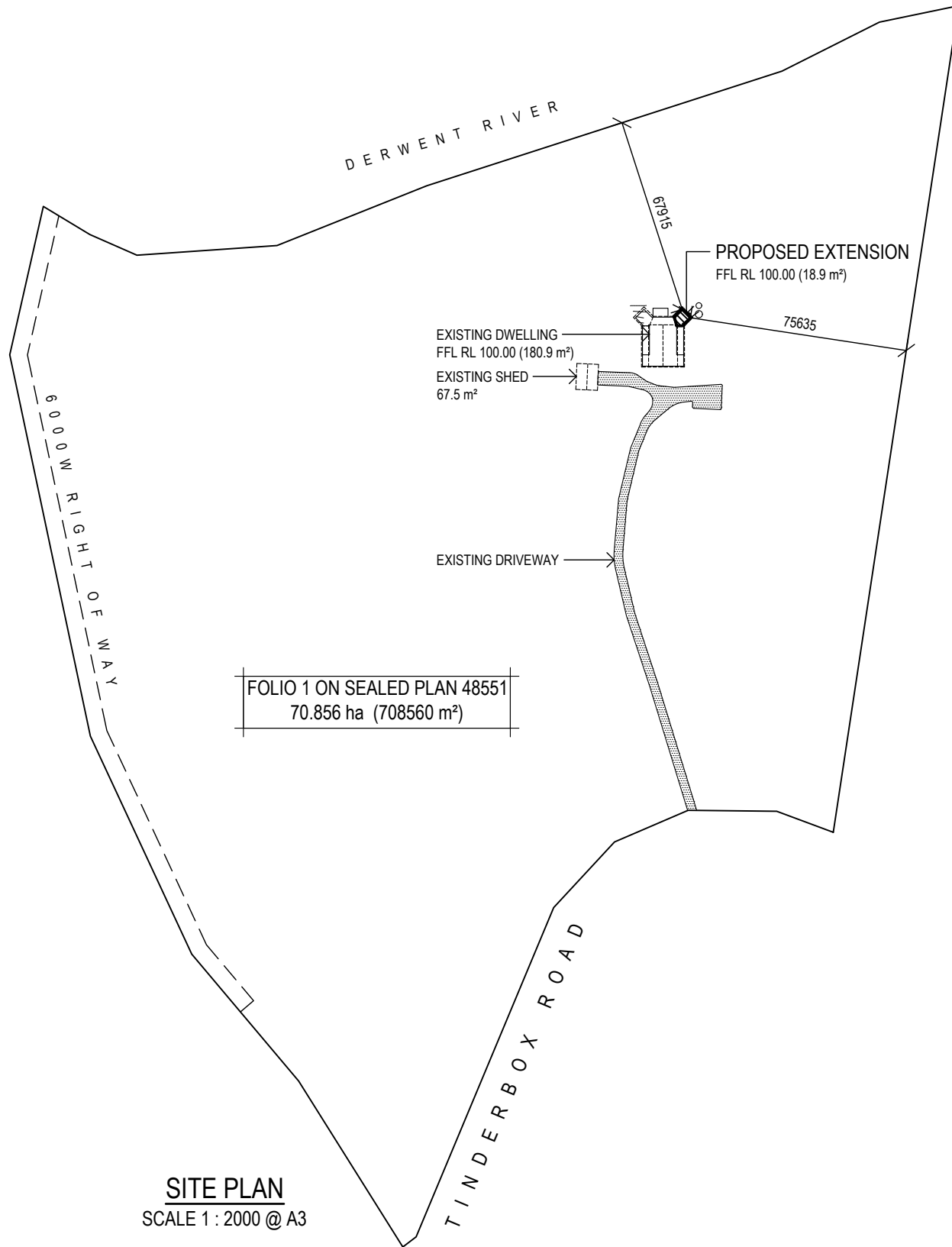
**BUILDING AREAS:**

EXISTING SHED : 67.5 m<sup>2</sup>  
 EXISTING DWELLING : 272.5 m<sup>2</sup>  
 PROPOSED EXTENSION : 18.9 m<sup>2</sup>

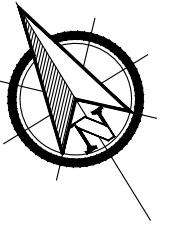
**SITE COVERAGE:**

LOT SIZE : 708560.0 m<sup>2</sup>  
 TOTAL FOOTPRINT : 358.9 m<sup>2</sup>  
 SITE COVERAGE : 0.05 %

Development Application: DA-2019-249  
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 Date Received: 4 June 2019  
 Date placed on Public Exhibition: 12 June 2019



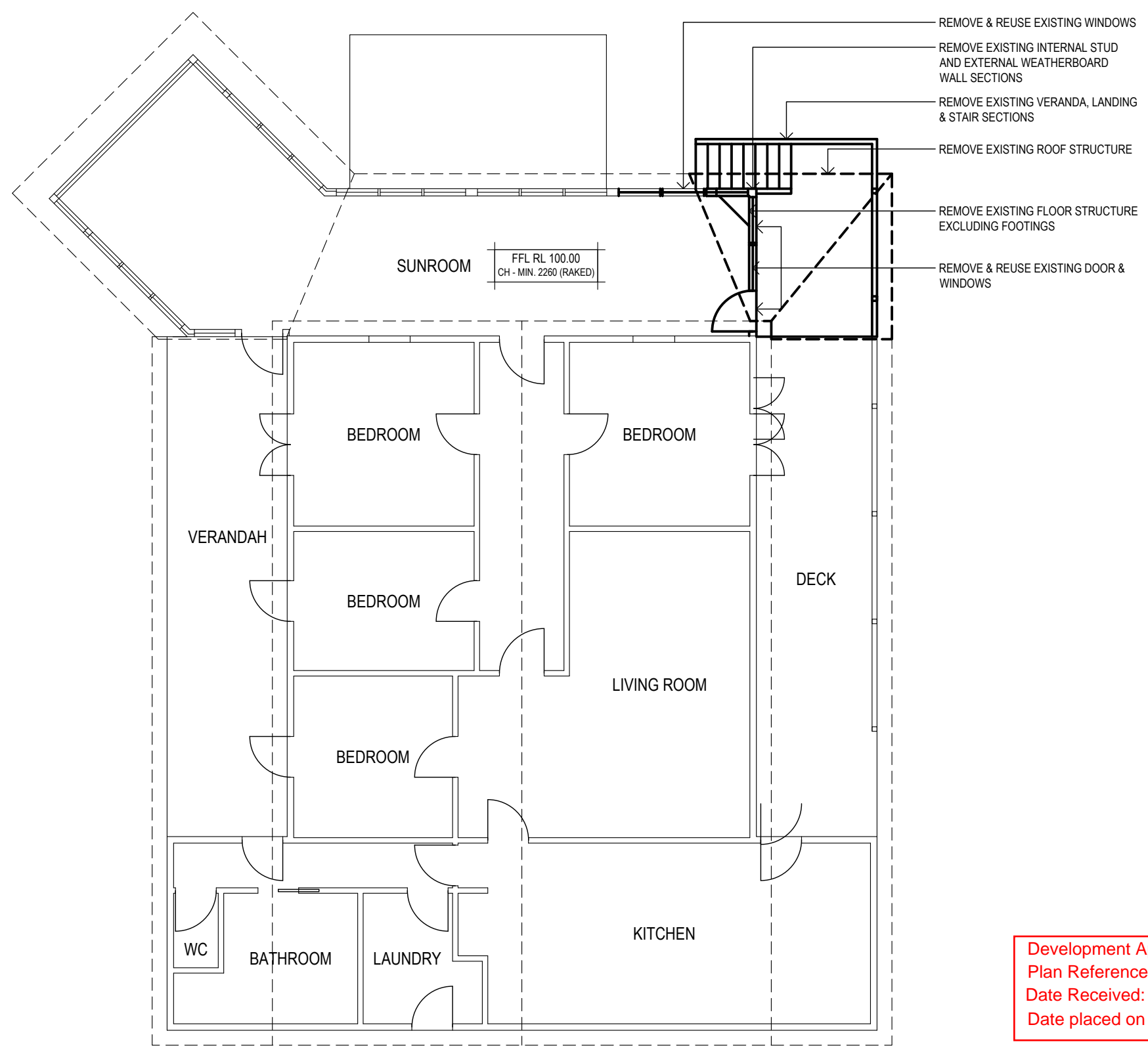
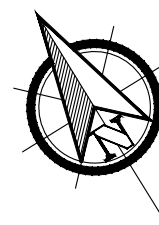
**SITE PLAN**  
 SCALE 1 : 2000 @ A3



REV.	DESCRIPTION	REFERENCE	DESIGNED	A. WOehler	<b>SMEEKES DRAFTING PTY LTD</b> 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	D. & C. WEST			
0	ISSUED FOR CLIENT REVIEW. 14-5-2019	SITE PLAN WEST-001	DRAWN	A. WOehler		TITLE	PROPOSED EXTENSION			
		PART SITE PLAN WEST-002	CHECKED	R. SMEEKES			290 TINDERBOX ROAD, TINDERBOX, TAS 7054			
		EXISTING FLOOR PLAN WEST-003			BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Building Designer Licence No's 723026951 & CC6621		SITE PLAN			
		EXISTING ELEVATIONS WEST-004				DRG	WEST_E		SHT.	001
		PROPOSED FLOOR PLAN WEST-005				No.				
		PROPOSED ELEVATIONS WEST-006								
		FOOTING PLAN WEST-007								
		STRUCTURAL FLOOR PLAN WEST-008								
		STRUCTURAL ROOF PLAN WEST-009								
		SECTIONAL ELEVATION WEST-010								
						SCALE	1 : 2000		A3	







**DEMOLITION NOTES:**

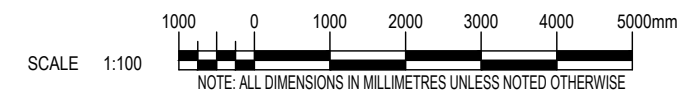
1. ALL DEMOLITION WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE DEMOLITION WORK CODE OF PRACTICE.
2. ALL EXISTING STRUCTURE SHALL BE MAINTAINED IN A STABLE MANNER AND ALL TEMPORARY PROPPING SHALL BE DESIGNED AND CHECKED BY A QUALIFIED STRUCTURAL ENGINEER.
3. THE BUILDER IS RESPONSIBLE TO ENSURE THAT THE STRUCTURE REMAINS STABLE AND NO PART SHALL BE OVERSTRESSED.
4. DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUGE SITE.

**PROTECTION WORKS NOTES:**

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

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**DEMOLITION PLAN**  
 SCALE 1 : 100 @ A3

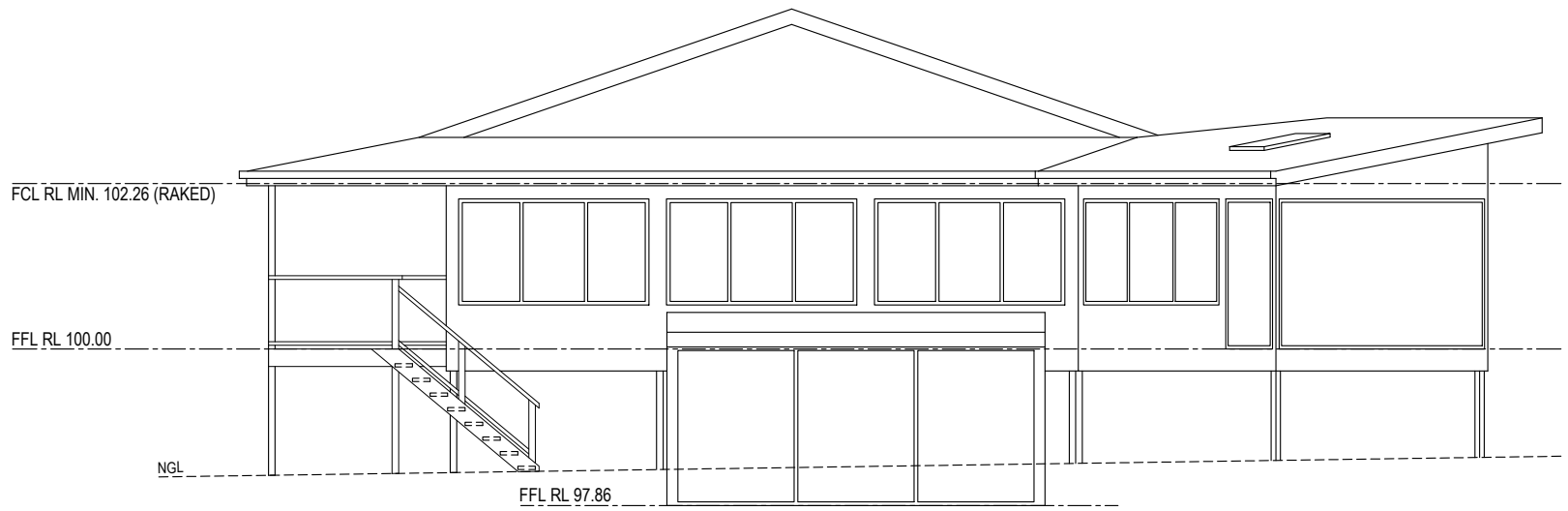


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		EXISTING FLOOR PLAN WEST-003			 <b>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</b> Building Designer Licence No's 723026951 & CC6621		EXISTING FLOOR AND DEMOLITION PLAN					
		EXISTING ELEVATIONS WEST-004				DRG No.	WEST	SHT.	003	SCALE	1:100	A3
		PROPOSED FLOOR PLAN WEST-005										
		PROPOSED ELEVATIONS WEST-006										
		FOOTING PLAN WEST-007										
		STRUCTURAL FLOOR PLAN WEST-008										
		STRUCTURAL ROOF PLAN WEST-009										
		SECTIONAL ELEVATION WEST-010										

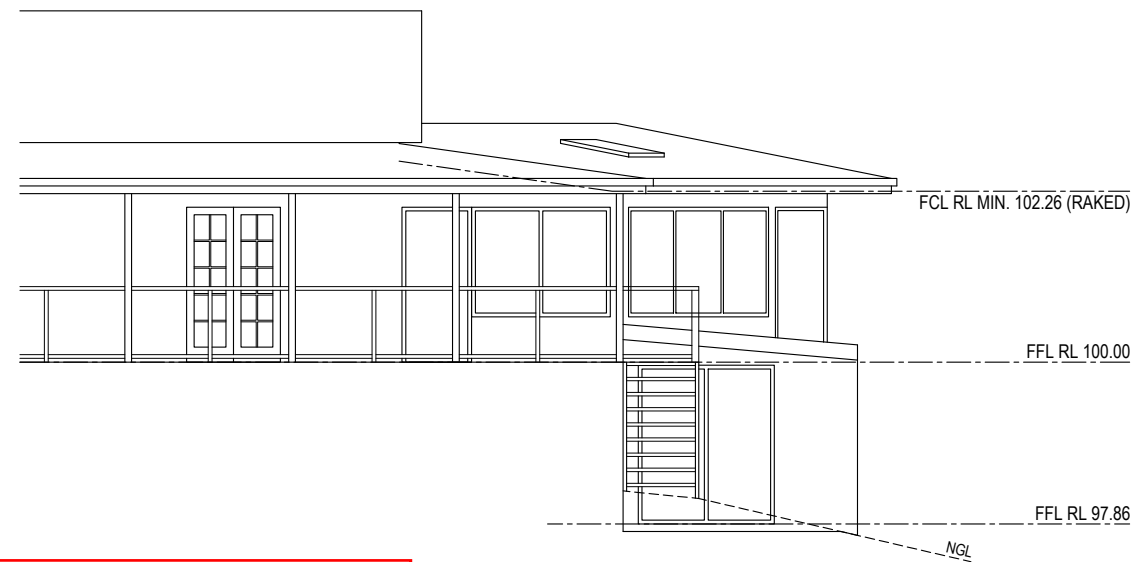
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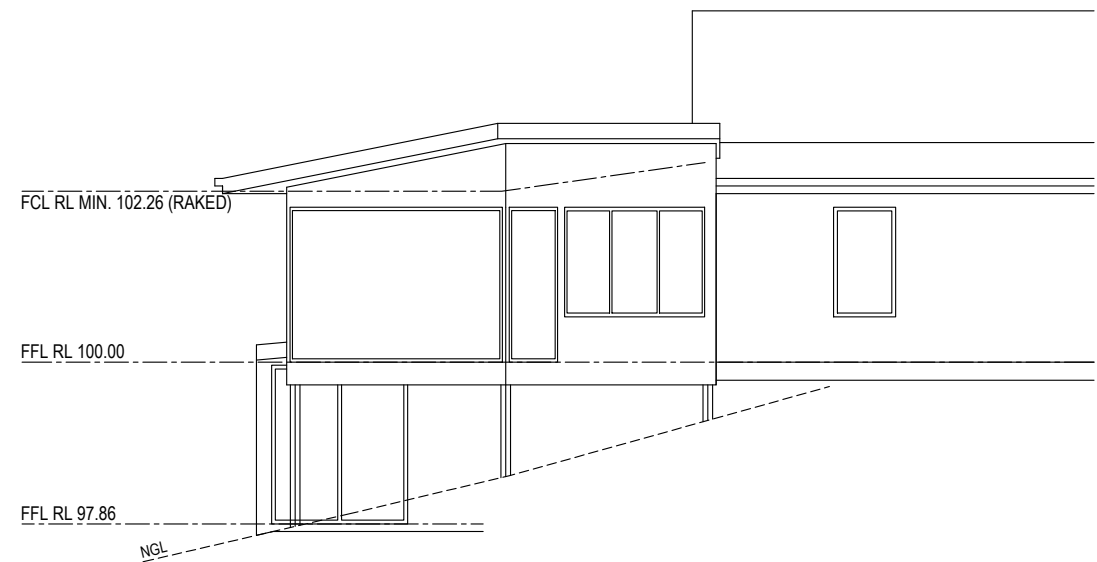


**NORTH ELEVATION**  
SCALE 1 : 100 @ A3



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



5344



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

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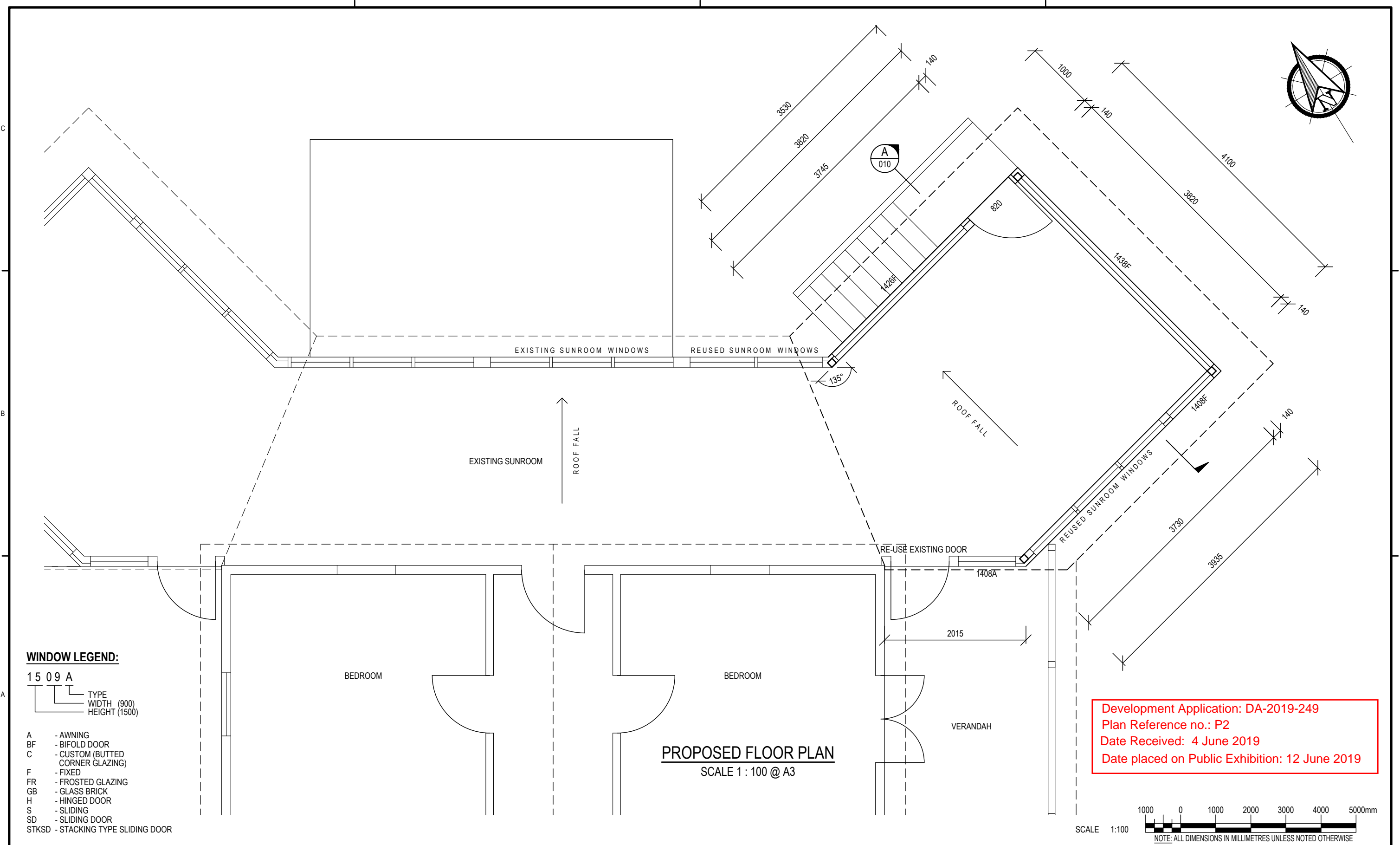
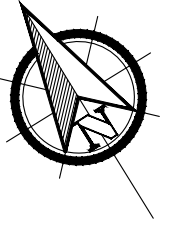
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		EXISTING FLOOR PLAN WEST-003	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		 Building Designer Licence No's 723026951 & CC6621	EXISTING ELEVATIONS				
		EXISTING ELEVATIONS WEST-004				DRG No.	WEST	SHT.	004	SCALE
		PROPOSED FLOOR PLAN WEST-005								
		PROPOSED ELEVATIONS WEST-006								
		FOOTING PLAN WEST-007								
		STRUCTURAL FLOOR PLAN WEST-008								
		STRUCTURAL ROOF PLAN WEST-009								
		SECTIONAL ELEVATION WEST-010								

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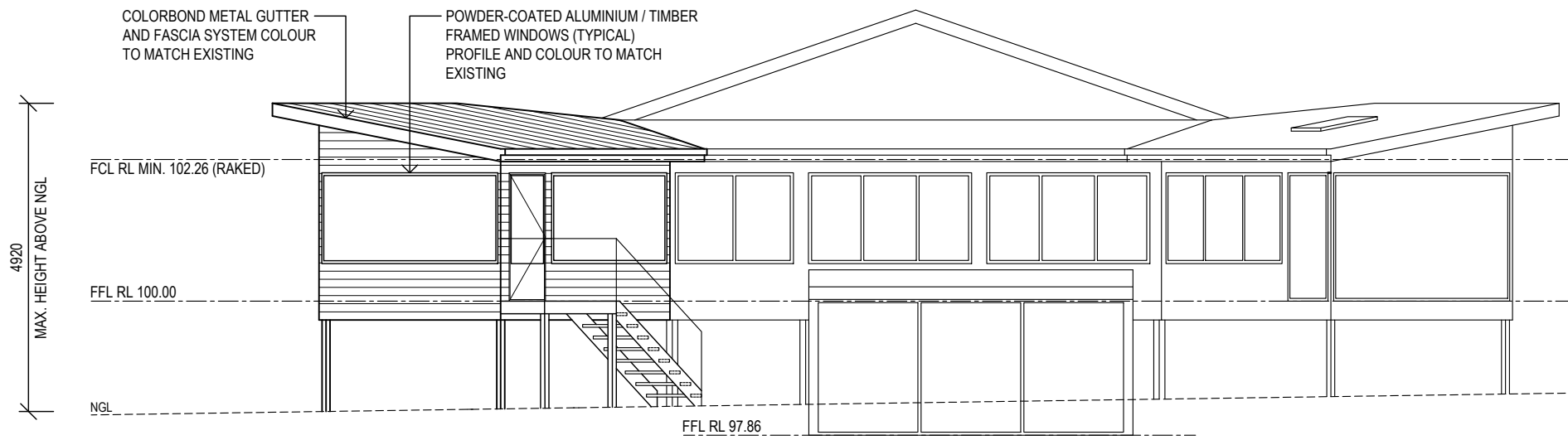
**PROPOSED FLOOR PLAN**  
 SCALE 1 : 100 @ A3

**WINDOW LEGEND:**

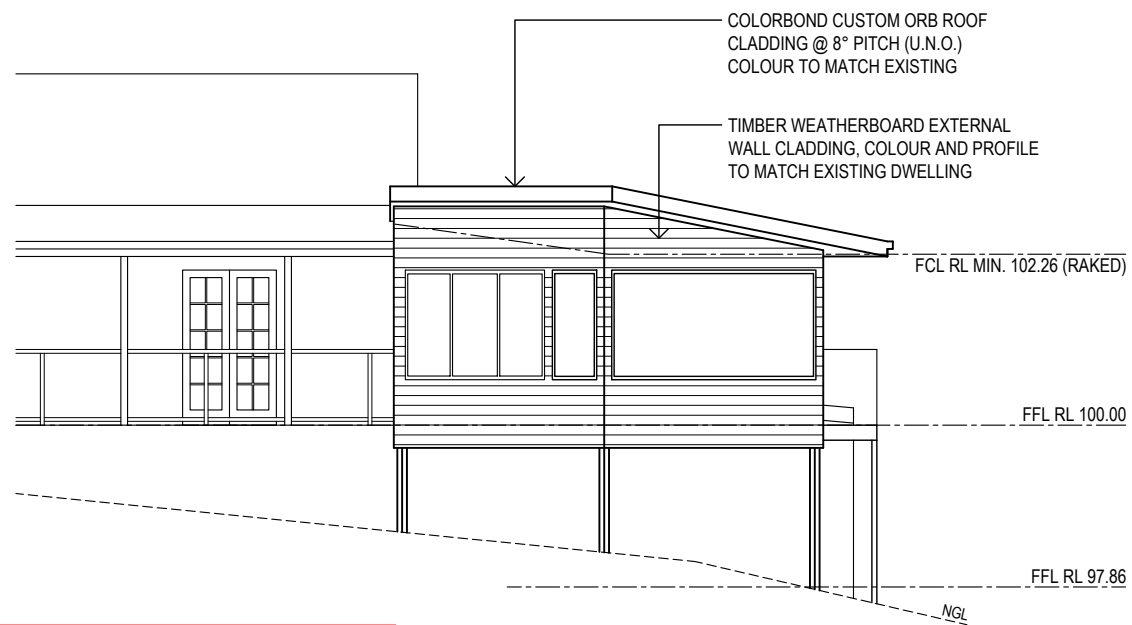
- 15 09 A
- TYPE  
 WIDTH (900)  
 HEIGHT (1500)
- A - AWNING
  - BF - BIFOLD DOOR
  - C - CUSTOM (BUTTED CORNER GLAZING)
  - F - FIXED
  - FR - FROSTED GLAZING
  - GB - GLASS BRICK
  - H - HINGED DOOR
  - S - SLIDING
  - SD - SLIDING DOOR
  - STKSD - STACKING TYPE SLIDING DOOR

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			CHECKED	R. SMEEKES	DRG No.		WEST	SHT.	005	SCALE	1:100

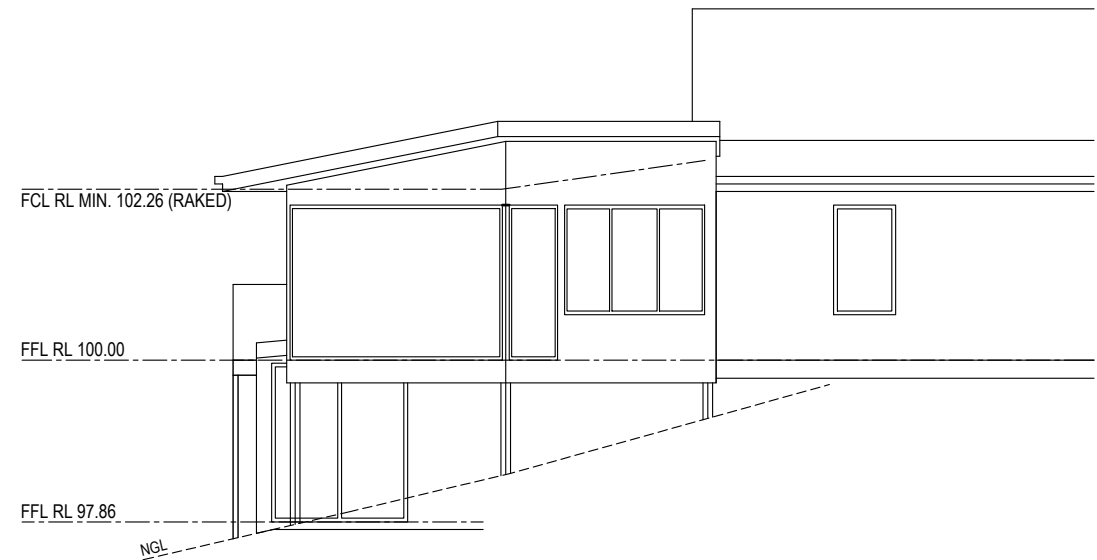




**NORTH ELEVATION**  
SCALE 1 : 100 @ A3

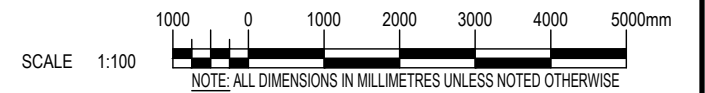


**EAST ELEVATION**  
SCALE 1 : 100 @ A3



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

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