APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-644

NAME OF APPLICANT: Smeekes Drafting Pty Ltd

PROPOSAL: Extensions and alterations to dwelling

LOCATION: 35 Carinya Street, Blackmans Bay

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 5 January 2021.
## Development Application

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-644</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Extensions and alterations to dwelling</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>35 Carinya Street, Blackmans Bay</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Smeekes Drafting Pty Ltd</td>
</tr>
<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Timothy Donovan</td>
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</tbody>
</table>

### Associated Documents:
The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
Development Application: DA-2020-644
Plan Reference no.: P2
Date Received: 09 December 2020
Date placed on Public Exhibition: 12 December 2020
GENERAL NOTES:
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKS 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 STANDARD.
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 2670 "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 ABILITIES IN ACCORDANCE WITH AS 1552 "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".
10. GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS - SELECTION AND INSTALLATION" WINDOWS TO COMPLY WITH AS 2647 "WINDBLOW IN BUILDINGS - SELECTION AND INSTALLATION".
11. MIN. R4.0 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.: 65977 / 7
CLIMATE ZONE: ZONE 7
DESIGN WIND SPEED: N3 - TBC
SOIL CLASSIFICATION: H1 - ASSUMED
BAL RATING: BAL LOW

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

PROPOSED BUILDING AREAS:
PROPOSED ADDITIONS: 96.14m²
PROPOSED DECK: 56.6m²

SITE COVERAGE:
LOT SIZE: 602.2m²
TOTAL FOOTPRINT: 208.60m²
SITE COVERAGE: 34.8%

PROPOSED SITE PLAN
SCALE 1: 200 @ A3

PROPOSED SITE PLAN
SCALE 1: 200 @ A3

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MICHAEL & TRISH ROWLEY
ROWLEY
002

35 CARINYA STREET, BLACKMANS BAY, TAS. 7052
PROPOSED SITE PLAN

ABN 89 056 706 640
12 Warwick Street, Hobart, TAS 7000
Office Phone: (03) 6234 8188
Email: admin@smeekestdrafting.com
Website: www.smeekestdrafting.com
Building Designer Licence No. 73253591, 8 16069753 & 039021
**Development Application:** DA-2020-644  
**Plan Reference no.:** P2  
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### EXISTING ORTHOGRAPHIC VIEW

#### SCALE @ A3

<table>
<thead>
<tr>
<th>REF</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>1</td>
<td>ISSUED TO CLIENT FOR REVIEW: 10-09-2020</td>
<td>ROWLEY-001</td>
</tr>
<tr>
<td>2</td>
<td>ISSUED TO COUNCIL FOR PRE APP’ ASSESSMENT: 09-10-2020</td>
<td>ROWLEY-002</td>
</tr>
<tr>
<td>3</td>
<td>AMENDED &amp; RE-ISSUED TO COUNCIL FOR PLANNING PERMIT: 07-12-2020</td>
<td>ROWLEY-003</td>
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**SMEKES DRAFTING PTY LTD**  
**ABN 89 056 706 640:** 35 CARINYA STREET, BLACKMANS BAY, TAS. 7052  
**Existed Site Plan:** ROWLEY-001  
**Proposed Site Plan:** ROWLEY-002  
**Existing Floor Plans:** ROWLEY-003  
**Proposed Floor Plans:** ROWLEY-004  
**Existing Elevations 1 of 2:** ROWLEY-005  
**Proposed Elevations 1 of 2:** ROWLEY-006  
**Existing Elevations 2 of 2:** ROWLEY-007  
**Proposed Elevations 2 of 2:** ROWLEY-008  
**Existing Orthographic Views 1 of 2:** ROWLEY-009  
**Proposed Orthographic Views 1 of 2:** ROWLEY-010  
**Existing Orthographic Views 2 of 2:** ROWLEY-011  
**Proposed Orthographic Views 2 of 2:** ROWLEY-012  

**SHADOW DIAGRAMS:** ROWLEY-013

**SHADOW DIAGRAMS:** ROWLEY-014
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VERTICAL METAL SCREEN/BATTENS
COLOUR - COLORBOND 'WALLABY' OR 'WINDSPRAY'

COLORBOND METAL PROFILE ROOF CLADDING @ 5° PITCH
COLOUR - COLORBOND 'BASALT' TBC

VERTICAL METAL PROFILE SHEET WALL CLADDING
COLOUR - COLORBOND 'WALLABY' OR 'WINDSPRAY'

CONCRETE BLOCK SUB WALL
COLOUR - TBC

POWDER COATED ALUMINIUM FRAMED WINDOWS AND DOORS (TYPICAL)
PROPOSED ALTERATIONS AND ADDITIONS
TO EXISTING DWELLING

35 CARINYA STREET, BLACKMANS BAY, TAS. 7052

PROPOSED ORTHOGRAPHIC VIEWS 2 OF 2

Issue 11
10-09-2020

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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, 619068752 & CC6621

Michael & Trish Rowley

1. Issued to Client for Review. 10-09-2020
2. Issued to Council for Pre-App' Assessment. 09-10-2020
3. Amended & Re-Issued to Council, for Planning Permit. 07-12-2020

Drawn: Aaron BS1
Reviewed: Simon BS2

SMEKES DRAFTING PTY LTD
Building Designers
ASSOCIATION OF AUSTRALIA