APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-684

NAME OF APPLICANT: Mrs A M Nikolajew and Mr W A Nikolajew

PROPOSAL: Extension and alterations to dwelling and outbuilding (including demolition of existing carport and garden shed)

LOCATION: 41 Taroona Crescent, Taroona

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 7 January 2021.
# DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>DA-2020-684</th>
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<tbody>
<tr>
<td><strong>Proposed Development:</strong></td>
<td>Extension and alterations to dwelling and outbuilding (including demolition of existing carport and garden shed)</td>
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<td><strong>Applicant:</strong></td>
<td>Mrs A M Nikolajew and Mr W A Nikolajew</td>
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<tr>
<td><strong>Responsible Planning Officer:</strong></td>
<td>Sarah Silva</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
UPPER FLOOR PLAN

UPPER FLOOR AREA: 20.3m²
SOUTH EAST ELEVATION

28 DEG PITCH COLORBOND ROOF

COLORBOND FASCIA, GUTTER & BARGE

2700 CEILING HEIGHT

2600 CEILING HEIGHT

WILLBUILT
CC191P
T WILLIAMS
9 EUMATALLA ST
LAUDERDALE
PH:0418122582
29 Deg Pitch Coloured Roof

2700 Ceiling Height

NORTH WEST ELEVATION
RS INSULATION TO CEILINGS
RS INSULATION TO EX WALLS
EXT DOORS & WINDOWS FITTED WITH FOAM OR RUBBER COMPRESSED STRIP
TO RESTRICT AIR INFILTRATION
THE HOT WATER PIPEWORK TO BE INSULATED FOR THE FIRST 500mm FROM THE CYLINDER AS3500.5

28 DEG PITCH CORRUGATED ROOF

CEILING HEIGHT

2600 CEILING HEIGHT

2700 CEILING HEIGHT

LIFESAVER LIF5800
INTERCONNECTING PHOTOELECTRIC SMOKE ALARMS
TO TFS & BCA REQUIREMENTS AS 3786
WET AREA CONSTRUCTION TO AS 3740
ADJUSTABLE TEMPERING VALVE TO ALL BATHROOMS TO AS 1029
ALL GLAZING TO AS 1288
WINDS TO COMPLY WITH AS 2047-1999
TIMBER FRAMING TO AS 1684
STUFS/ PLATES NSP 10
GUTTERS 150X100 COLORBOND
DOWNPIPES 90mm PVC
SEWER PIPES 100 DIA PVC MIN FALL 2.5%

SOUTH EAST ELEVATION
TIMBER FRAMED SLIDING DOOR TO AS 2047 & AS 1288
4mm MIN GRDE A SAFETY GLASS.
ALLOW FOR HUMAN IMPACT AS PER
NCC PART 3.6.4 MARKED WITH AN
OPAQUE BAND

WILLBUILT
CC1911P
T. WILLIAMS
9 CUMATALLA ST
LAUBERDALE
PH 0418 122582
NORTH WEST ELEVATION

MASONRY:
1. ALL MASONRY TO CONFORM TO AS D390 & R.C.A REQUIREMENTS
2. TOLERANCE LEVELS TO ENGINEERS SPECIFICATION
3. PROVIDE MORTAR AT 90MM VERTICAL & HORIZONTAL CENTRES
4. PROVIDE ARTICULATION JOINTS AT 600MM MAX CENTRES
5. PROVIDE DRAIN PROOF COURSE AROUND ALL WINDOWS & FLUSH LEVEL
6. PROVIDE MORTAR INLETS BETWEEN EACH ALTERNATE BRICK & CLEAN ALL MORTAR FROM THE REAR OF VENTED CAVITIES
7. REHEAT WALLS TO BE CONSTRUCTED AS PER ENGINEER'S APPROVED DRAWINGS
8. IRC 2002 & CBDC (SUNSET) METAL
9. MORTAR TO BE NO SIZZLE, USE CORRECT TO S Parts Sand
10. FACE JOINTS NEATLY FINISHED WITH STEEL RIB JOINTING TOOL
FOOTING NOTES
1. ALL FOOTING CONSTRUCTION SHALL COMPLY WITH AS 2870
2. THE ENGINEER SHALL INSPECT FOOTINGS PRIOR TO FUNDING OR CONCRETE POLYMER}
3. COLOGNIVE TO BE EXPOSED TO FUNDING OR CONCRETE POLYMER}
4. ALL CONCRETE SHALL BE PLACED WITHIN A TECHNICAL VARIATION
5. TO PROVIDE EXPANSION MOVEMENT BETWEEN EXISTING & NEW FOOTINGS, ALCOHOL EXISTING FOOTING AND FORM NEW FOOTING AT
6. 250K METER OF THE EXISTING FOOTING AND IS POLYMER BASED MATERIAL PLUS 50M METER OF POLYMER BASED MATERIAL FOR A
7. POUR & ALL SURFACES OF THE EXISTING FOOTING AND PROVIDE A
8. TWO DIFFERENT MATERIALS OF THE EXISTING FOOTING AND PROVIDE A

STRUCTURAL STEEL NOTES
1. ALL EXPOSED STEELWORK SHALL BE NETTY ENOUGH TO
2. ALL EXPOSED STEELWORK SHALL BE NETTY ENOUGH TO
3. ALL EXPOSED STEELWORK SHALL BE NETTY ENOUGH TO
4. ALL EXPOSED STEELWORK SHALL BE NETTY ENOUGH TO

TIMBER FRAMING NOTES
1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1926
2. WALLS SHALL BE 4450 DRIED OR 4450 DRIED WOOD WITH A WALL PLATES
3. WALLS SHALL BE 4450 DRIED OR 4450 DRIED WOOD WITH A WALL PLATES
4. WALLS SHALL BE 4450 DRIED OR 4450 DRIED WOOD WITH A WALL PLATES

SECTION A-A
RID - 190X35 HYSFAN+ OR F17 RIDGE BEAM
RL - 140X35 HYSFAN RAFTERS @ 900 CRS
R2 - 240X45 HYSFAN+ RAFTERS @ 900 CRS
R3 - 240X45 HYSFAN+ RAFTERS @ 450 CRS
30X0.8 GALV TENSIONED STRAP
ROOF BATTENS 35X70 FB GREEN HWD FIXED
WITH NO4 SIZE 17 BUGLE SCREWS

ENGINEER TO INSPECT & CONFIRM FRAMING
AFTER DEMOLITION

EXISTING DWELLING
MUDROOM 2700
BATH 2
EXISTING LOWER FLOOR BRICK INT WALLS

SECTION B-B
FOOTING NOTES:
1. ALL FOOTINGS CONSTRUCTION SHALL COMPLY WITH AS 2160.
2. THE ENGINEER SHALL INSPECT FOOTINGS PRIOR TO FUNDING OF CONCRETE.
3. SPACING TO BE SHAPED TO FALL AWAY FROM THE BUILDING 1500MM IN ACCORDANCE WITH RLA REQUIREMENTS.
4. CONCRETE SHALL BE 25 MPa UNLESS OTHERWISE SPECIFIED.
5. COVER FROM TOP, 40MM SLAB & BOTTOM 300MM.
6. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR.
7. KEEP CURE ALL SLABS FOR 7 DAYS.
8. TO MINIMIZE DIFFERENTIAL MOVEMENT BETWEEN EXISTING & NEW FOOTINGS, EXISTING FOOTING AND FOUND NEW FOOTING AT SAME DEPTH AS EXISTING FOOTING, WITH SIMILAR BEEF.
9. ALL EXISTING FOOTINGS MUST MEET TO BE COMPARED.
10. SEE SITE AT EXCAVATION AND REbate PLAN OF FOOTING.
SCALE: 1:50
SHEET 11 OF 16
DWG NIKO120
3 AUGUST 2020
DRAWN BY WILLBUILT
RTN GC1911 P
ALTERATION
WA & AM NIKOLAJEW
LOT69 No41
TARDOONA CRES
TARDOONA 7053
V 17066 F 69

J1 - 190X43 HYS PAN+ JOISTS @ 450 CRS
B2 - 190X43 HYS PAN+ BEAM
B3 - EXISTING 200UB
B4 - 90X45 F17 BEARING PLATE
REMOVE MIN 2 COURSES OF EXISTING
MASONRY WALL
FIX BEARING PLATE WITH M10 THREADED
ROD CHEMSET INTO MASONRY @ 1800 CRS

UPPER FLOOR FRAMING PLAN
RIB - 190x35 HYSPLAN OR F17 RIDGE BEAM
R1 - 140x35 HYSPLAN RAFTERS @ 900 CRS
R2 - 240x45 HYSPLAN RAFTERS @ 900 CRS
R3 - 240x45 HYSPLAN RAFTERS @ 450 CRS
30X1.0 GALV TENSIONED STRAP
ROOF BATTENS 35X76 F8 GREEN HWD @
900CRS FIXED WITH NO14 SIZE 17 BUGLE
SCREWS
ENGINEER TO INSPECT & CONFIRM FRAMING
AFTER DEMOLITION

EXISTING UPPER FLOOR

ROOF PLAN

WILLBUILT
CC1911P
T WILLIAMS
9 EUMATILLA ST
LAUDERDALE
Ph0418122582
WALL BRACING IN ACCORDANCE WITH AS 1684
ULTIMATE WIND SPEED 50m-sec
WIND CLASSIFICATION N3

1. ALL BRACING AND THE BOWS SHALL BE IN ACCORDANCE WITH
THE REQUIREMENTS OF AS 1684 SECTIONS 8 & 9
2. BRACING SHALL BE IN ACCORDANCE WITH TABLE 8.1B
   (NOA-PLY METHOD B)
   (NF- TOGGLE DIAGONAL METAL TENSION STRAP
   NOTE: NUMBER FOLLOWING BRACING CODE DENOTES
HORIZONTAL LENGTH OF BRACING UNIT
3. ONLY MINIMUM REQUIREMENTS FOR BRACING ARE PROVIDED.
   ADDITIONAL BRACING MAY BE INSTALLED AS REQUIRED TO
   PREVENT RACKING OF FRAMES DURING ERECTION
4. WIND LOAD CLASSIFICATION AS DETERMINED IN ACCORDANCE
   WITH AS 4100-2006 "WIND LOAD FOR HOUSING" N3
5. FACING TO BE IN ACCORDANCE WITH SECTION 9
   FIXING REQUIREMENTS FOR JD FINE FRAMING OR IF HEART IN
   MATERIAL IS EXCLUDED FROM THE JOINT JPG ALL FRAMING
   USES FOR PLY BRACING TO HAVE NO HEART IN MATERIAL.
   JOISTS TO BE FASTENED WELDED OR 6- No 14 TEK SCREWS
   BOTTOM PLATES TO SLAB: 1 OFF MJ PROPERITY SCREW
   ANCHOR FOR CONCRETE & MASONRY, 100mm MIN Embedment &
   1200 MAX ENDS TO PERIMETER WALLS & AT EACH END OF THE
   BRACING UNITS TO JNT WALLS; OTHERWISE 1 No 75mm MASONRY
   NAIL # 500 CNRS.
   BOTTOM PLATES TO FLOOR JOISTS: 3 No 14 TEK SCREWS AT
   EACH JOIST OR MAX 600 CNRS ALONG THE JOISTS MIN 40mm
   PENETRATION:
   PLATES TO STUDS 30X 08 BUILDERS STRAP, 08 DIA NAILS
   EACH END TO EACH STUD MIN 30mm PENETRATION.- REFER TABLE
   9.10.08
   JAMB STUDS TO PLATES NAILING AS PER COMMON STUDS -
   REFER TABLE 9.10.08
   TOP PLATES TO LINTELS AS FOR TOP PLATES TO STUDS WITH
   NAILING AT JACK STUDS (OR MAX 500mm CNRS ALONG
   LINTELS) ALSO PROVIDE 30X 08 Q STRAPS AT EVERY SECOND
   JACK STUD (OR MAX 1200 CENTRES ALONG THE LINTEL) WITH 4
   No 20 DIA NAILS EACH END. REFER TABLE 9.10.08
   STUDS AT SIDES OF OPENINGS: 1 No 75mm NAIL # 500 CNRS
   MAX
   (NF) 4000
   (NF) 4000
   (NF) 4000

Development Application: DA-2020-684
Plan Reference no.: P1
Date Received: 18 November 2020
Date placed on Public Exhibition: 16 December 2020

UPPER BRACING DIAGRAM

WILLBUILT
CCTO11P
T WILLIAMS
9 EUPATALLA ST
LAUDERDALE
Ph0418122580

THIS LAYOUT SHOWS MINIMUM REQUIREMENTS ONLY
ADDITIONAL BRACING MAY BE INSTALLED DURING CONSTRUCTION

SCALE: 1:100
SHEET 13 OF 16
DWG: N10120
3 AUGUST 2020
DRAWN BY WILLBUILT
RTN GG1911 P
ALTERATION
WA & AM NIKOLAJEV
LOT69 No41
TARDONA CRES
TARDONA 7853
V 17086 F 69
WALL BRACING IN ACCORDANCE WITH AS 1684
ULTIMATE WIND SPEED 50m-sec
WIND CLASSIFICATION N3

REFER TO REPORT 20-140 BY ROCK SOLID GEOFECTICS

WIND DIRECTION TWO
A) WIND CLASSIFICATION N3 = 50m/sec
B) WIND PRESSURE 1.4 kPa PER TABLE B1
C) AREA OF ELEVATION 24.65m²
D) RACKING FORCE = (BxXG)KN = 336.7KN
30KN PROVIDED ADDITIONAL BRACING
PROVIDED BY EXISTING HOUSE

WIND DIRECTION ONE
A) WIND CLASSIFICATION N3 = 50m/sec
B) WIND PRESSURE 1.4 kPa PER TABLE B1
C) AREA OF ELEVATION 15.84m²
D) RACKING FORCE = (BxXG)KN = 22.17 KN
27 kN PROVIDED

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THIS LAYOUT SHOWS MINIMUM REQUIREMENTS ONLY
ADDITIONAL BRACING MAY BE INSTALLED DURING CONSTRUCTION
NEW DOWNPIPES 90 DIA PVC & SEWER PIPES 100 DIA PVC MIN FALL 2.5 % GUTTER 115 X 90 COLORBOND ROOF AREA OF DWELLING 246m² INSTALL A WATER STOP AT THE BATHROOM DOOR THRESHOLD WITH BASE SEALED TO THE FLOOR & UPSTAND FLUSH WITH THE FINISHED FLOOR SURFACE (TILES)

PLUMBING FIXTURES
1 WC
3 SINK
4 BASIN
5 BATH
6 SHOWER
7 TROUGH
8 W/MACHINE

SHOWER UNENCLOSED HOBLESS INSTALLED OVER A WATER RESISTANT MEMBRANE WITH FULL HEIGHT 600X300 WALL TILES & FLOOR TILES WATERPROOF THE WALLS & JUNCTIONS WITHIN THE SHOWER AREA & BATHROOM PERIMETER, SEE ATTACHED BUILDING NOTES

WASTE PLUMBING DIAGRAM 1:200
GENERAL NOTES

THese drawings are to be read in conjunction with the building specifications, geotechnical & structural engineering specifications & plans where required. Use figured dimensions only. Do not scale the drawing.

All work shall be in accordance with the building code of Australia (BCA) & relevant standards. The builder is to check all site boundaries, site dimensions, dimensions of any existing building in relationship to the proposed works levels, bearings, existing sewer & stormwater drains & outlets & the location of any easement boundaries prior to the commencement of any works.

Floor area 34.65m²
FOOTING NOTES
1. ALL FOOTING CONSTRUCTION SHALL COMPLY WITH AS 3600
2. THE ENGINEER SHALL INSPECT FOOTINGS PRIOR TO POURING OF CONCRETE
3. CONCRETE TO BE SHAPED TO FALL AWAY FROM THE BUILDING 300mm IN ACCORDANCE WITH BCA REQUIREMENTS
4. CONCRETE SHALL BE 25 MPa MIN
5. COVER DUMP TRUCK 500mm Sides & Bottom
6. ALL CONCRETE SHALL BE PLACED WITH A MECHANICAL VIBRATOR
7. MIX DUMP ALL SEASONS MIN 7 DAYS

STRUCTURAL STEEL NOTES
1. ALL EXPOSED STEELWORK SHALL BE CORROSION RESISTANT PAINT SYSTEM TO BCA, 3442 REQUIREMENTS FOR SEVERE EXTERNAL ENVIRONMENTS
2. ALL RINGING STEELWORK SHALL BE PAINTED WITH AN APPROVED CORROSION RESISTANT PAINT SYSTEM TO BCA, 3442 REQUIREMENTS FOR SEVERE EXTERNAL ENVIRONMENTS
3. STRUCTURAL STEELWORK SHALL COMPLY WITH AS4408
4. ALL WELDS SHALL BE W.S.W. WELD

TIMBER FRAMING NOTES
1. TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 1684
2. WALLS 38x65x3000 STUD # 450 CLEATED AT 600MM 94x44 RISER WALL PLATES
3. TRUSSES (OR OTHERS) SHALL BE APPROVED PRE-FABRICATED
4. INSTALLERS TO INSTRUCT SPECIFICALLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
5. ALL PRE-FABRICATED TRUSSES SHALL BE INSTALLED. TRUSSES MADE UP ON SITE SHALL NOT BE APPROVED

REFER TO REPORT 20-140 BY ROCK SOLID GEOTECHNICS
S1 - EXISTING STRIP FOOTING 380 WIDE X 700 DEEP
S2 - INSTALL 220 WIDE X700 DEEP FOOTING
S3 - INSTALL 3-LB TM TOP & BOT
SL - EXISTING FOUNDATION UNDER EXISTING WORKSHOP
SL1 - EXISTING 100 THICK SLAB

FOOTING NOTES:
1. ALL FOOTINGS SHALL BE CONSTRUCTED IN CONFORMITY WITH AS 2159
2. THE ENGINEER SHALL INSPECT FOOTINGS PRIOR TO FILLING WITH CONCRETE
3. SLAB TO BE SHAPED TO FALL AWAY FROM THE BUILDING
4. SLAB TO BE FABRICATION IN ACCORDANCE WITH REA REQUIREMENTS
5. CONCRETE SHALL BE 20 MPa UND
6. COLORS WILL BE TO 4000 SIDES & BOTTOM SIDE
7. ALL CONCRETE SHALL BE PLACED WITH A VIBRATORY PLACER
8. DO NOT CURE ALL SLABS FOR 7 DAYS

REFER TO REPORT 20-140 BY ROCK SOLID GEOTECHNICS