

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	CONSTRUCTION PLAN
A03	DEMOLITION PLAN
A05	ELEVATIONS #1
A06	ELEVATIONS #2
A07	ROOF PLAN
A10	3D PERSPECTIVES
A11	3D PERSPECTIVES
A12	SHADOW PLAN

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	222724/1
PROPOSED EXTENSION:	72.10m ²
EXISTING DWELLING:	120.44m ²
LOWER FLOOR EXISTING (CONVERSION):	24.35m ²
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	ASSUMED 'M'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	UNKNOWN
LANDSLIP:	UNKNOWN
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL	EXISTING

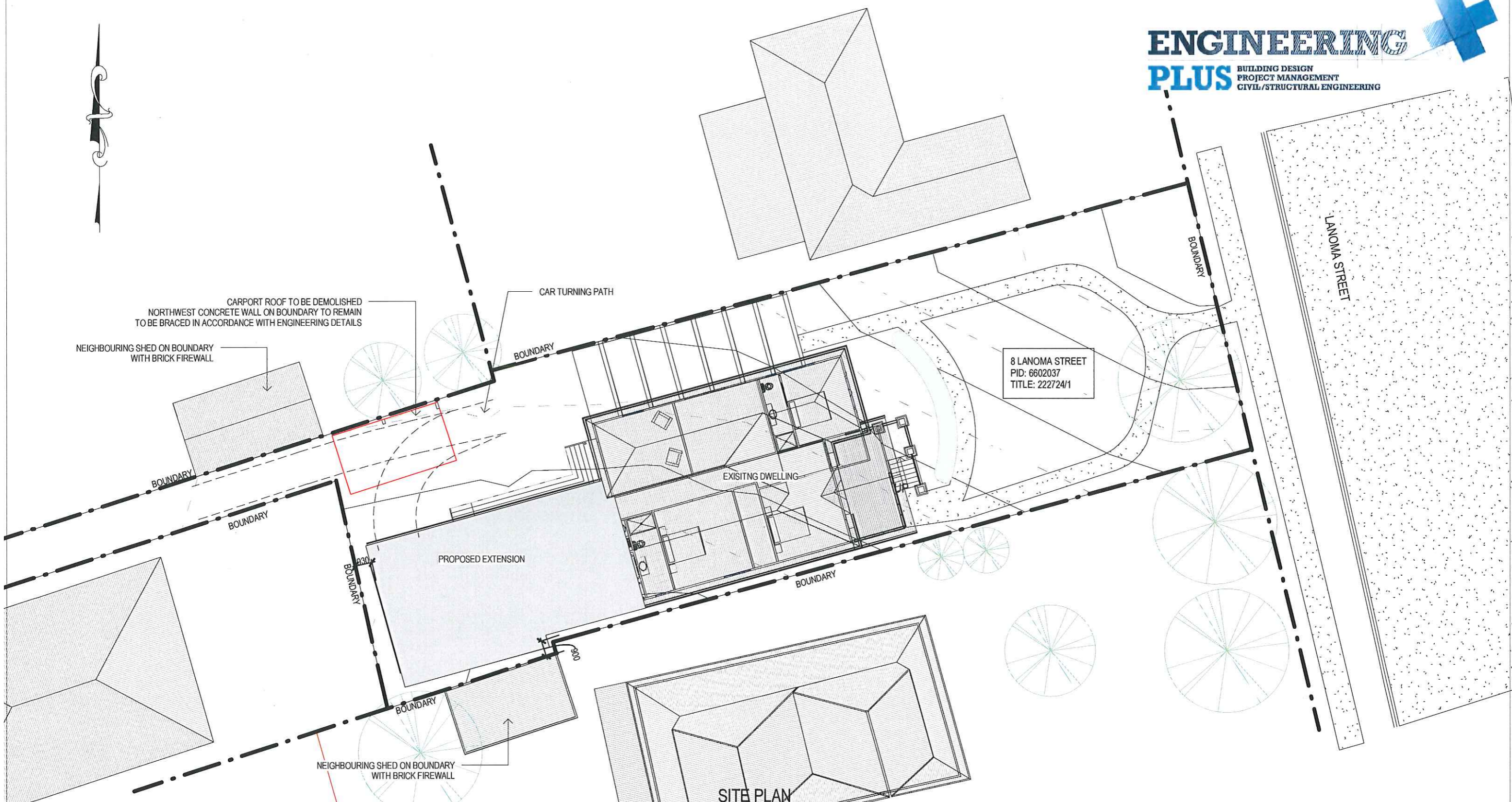
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PROPOSED EXTENSION

D. JAMES
8 LANOMA STREET
EAST LAUNCESTON

LAUNCESTON CITY COUNCIL





SITE PLAN
SCALE 1/200

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
SEWER & STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING SEWER & STORWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

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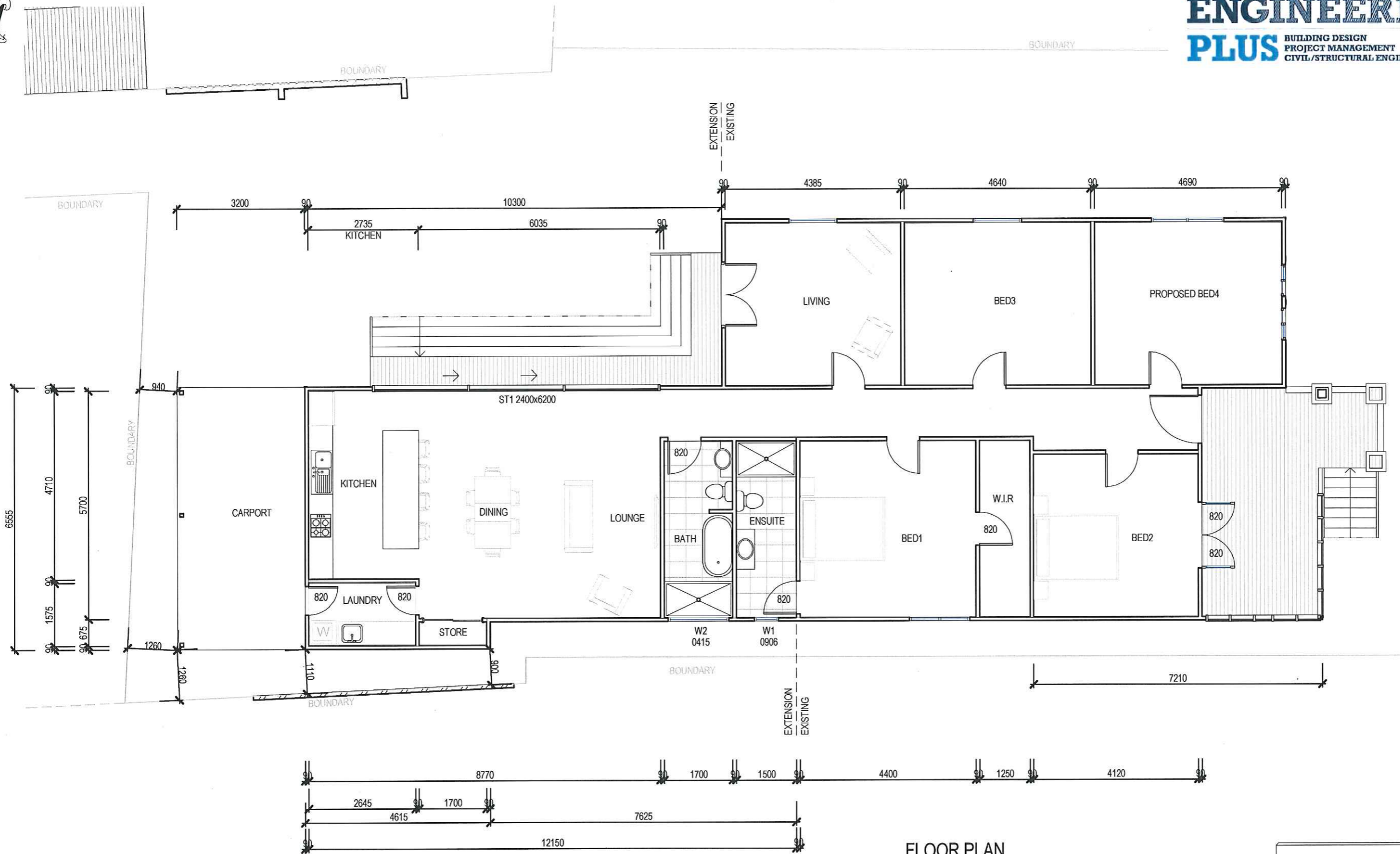
Client: **D. JAMES**
Project: **PROPOSED EXTENSION**
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Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
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A	ISSUED FOR APPROVAL	30.08.17	A. T	
-	CONCEPT ISSUE	04.08.17	L. K	
Rev:	Amendment:	Date:	Int:	

Date Drawn: **04.08.17**
Drawn: **L. Kaukenas**
Checked: **A. Taylor**
Approved: **J. Pfeiffer**
Scale: **As Shown @ A3**
Accredited Building Designer
Designer Name: **J. Pfeiffer**
Accreditation No: **CC2211T**

Drawing No: **18617 A01** Rev **A**



FLOOR PLAN
 SCALE 1: 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	600	DG	4.3	.55
W2	900	600	DG	4.3	.55
ST1	2400	6200	DG	4.1	.59

Area Schedule (Gross Building)

Name	Area	Area (sq)
PROPOSED EXTENSION	72.10 m ²	7.76
EXISTING FLOOR	120.44 m ²	12.96
LOWER FLOOR	24.35 m ²	2.62
Total	216.90 m²	23.35

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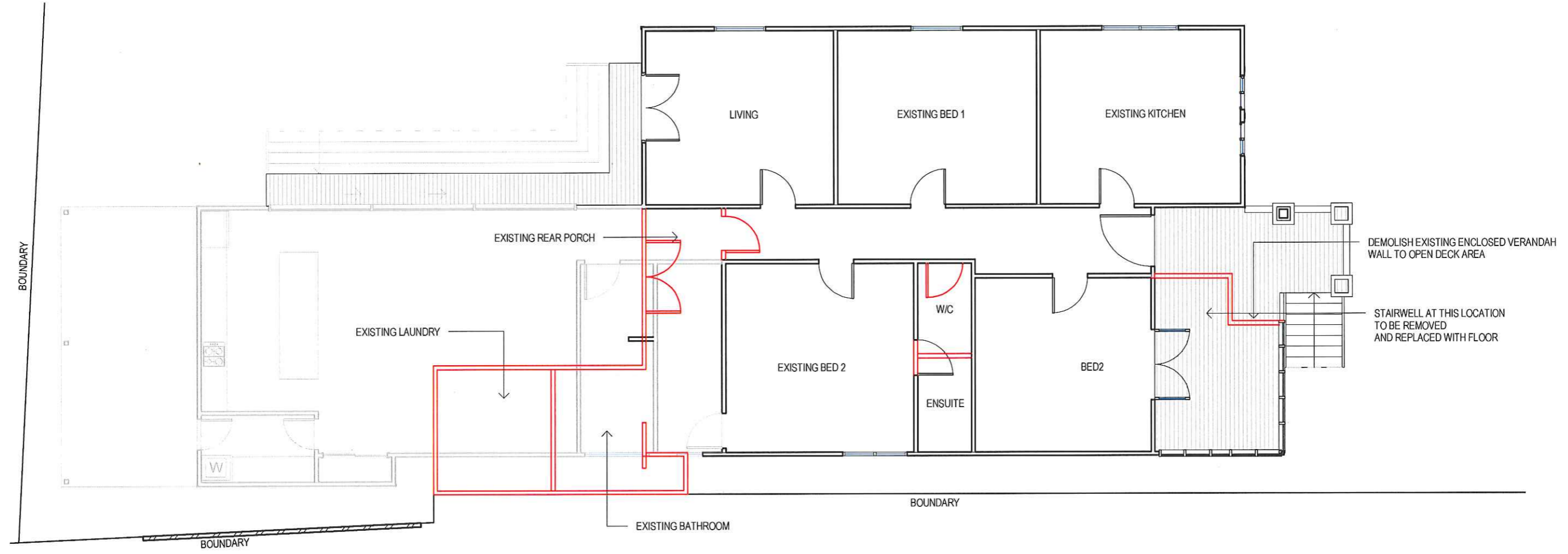
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 Approved: **J. Pfeiffer**
 Scale: **As Shown @ A3**
 Accredited Building Designer
 Designer Name: **J. Pfeiffer**
 Accreditation No: **CC2211T**

Drawing No: **18617 A02**
 Rev: **A**



DEMOLITION PLAN
 SCALE 1 : 100

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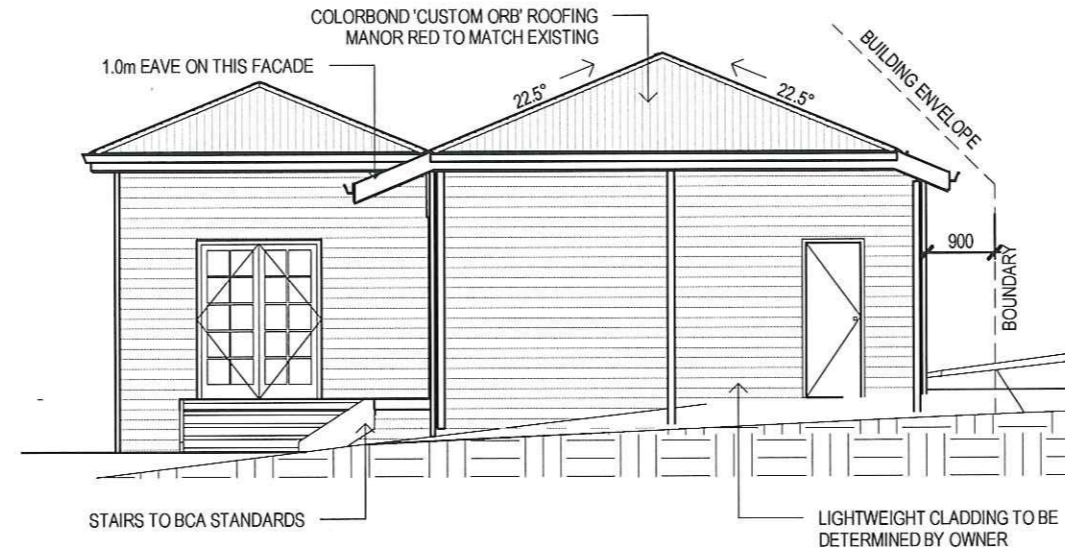
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Drawing No:	Rev
18617 A03	A

STAIR CONSTRUCTION, BCA VOLUME 2 PART 3.9

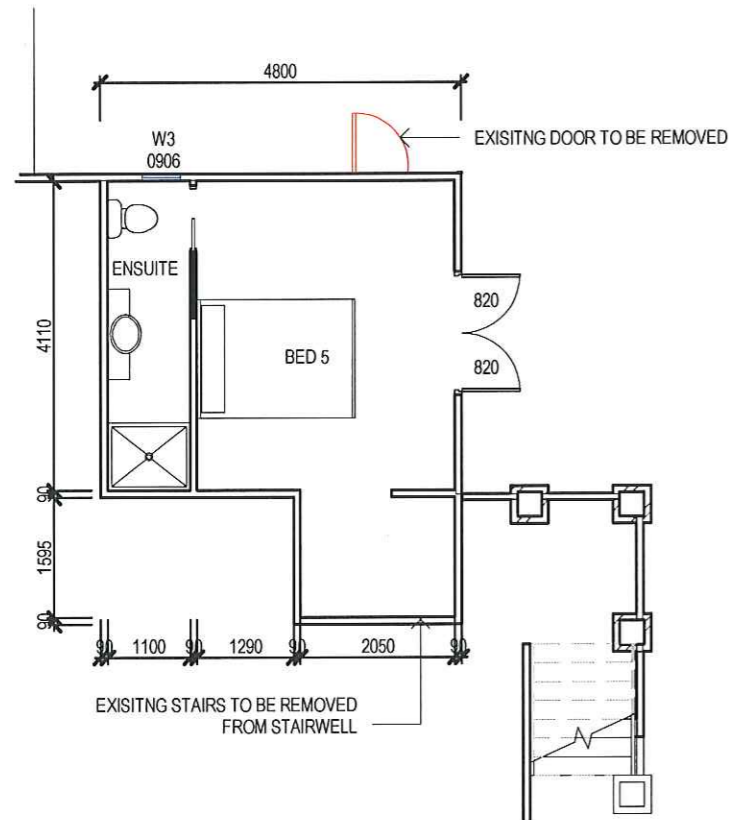
- TREADS: 250 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 250x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000



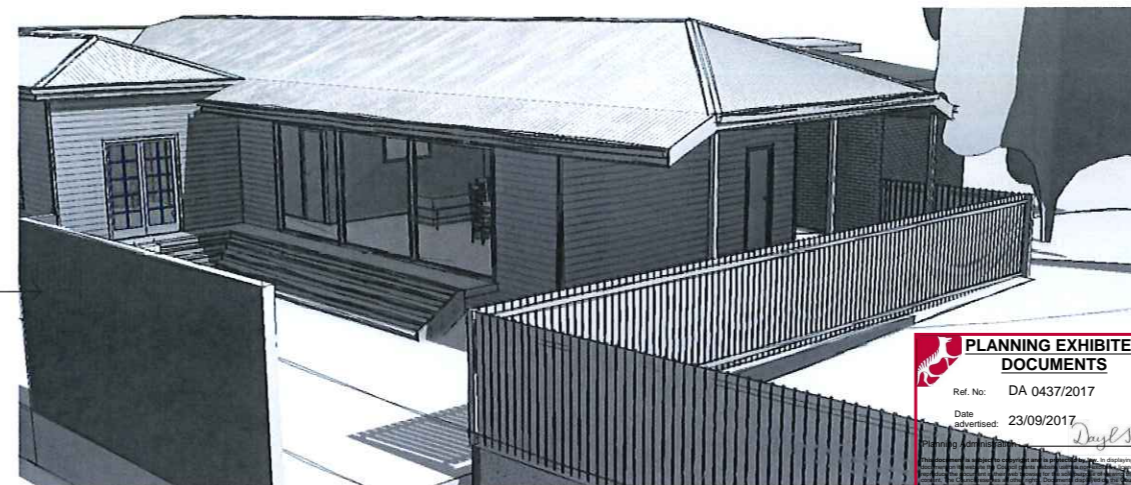
WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



LOWER FLOOR PLAN
SCALE 1:100



EXISTING CONCRETE WALL TO REMAIN BRACED IN ACCORDANCE WITH ENGINEERING DETAILS



SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 41M/S
- TERRAIN CATEGORY: T2 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

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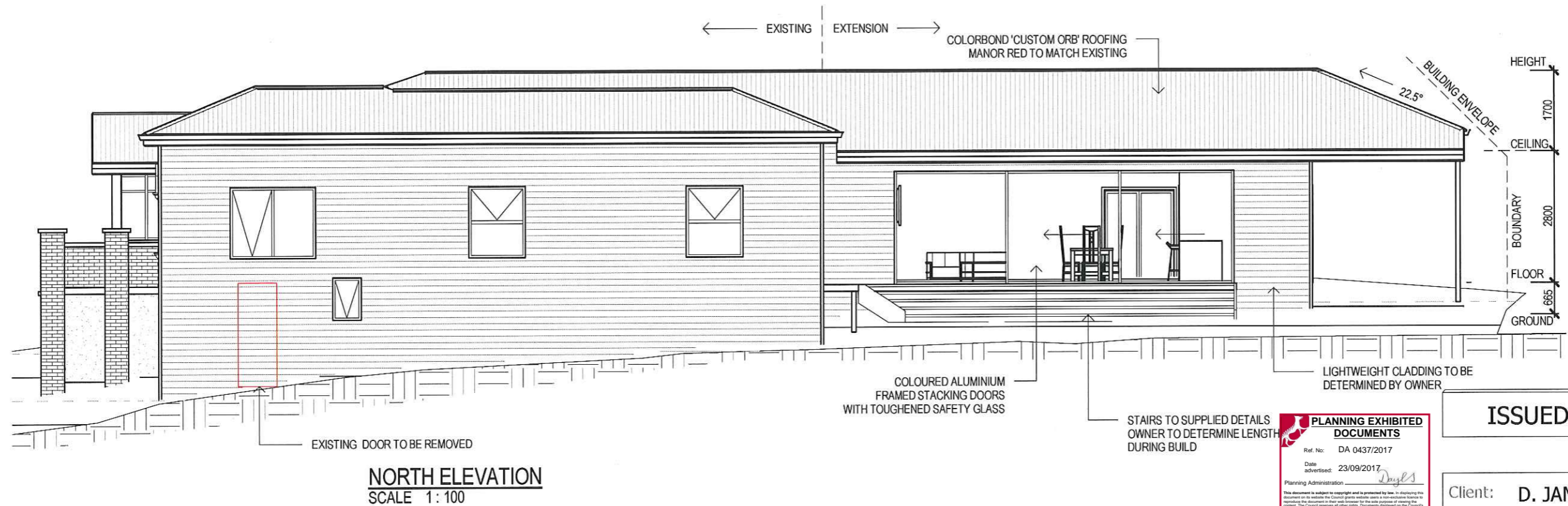
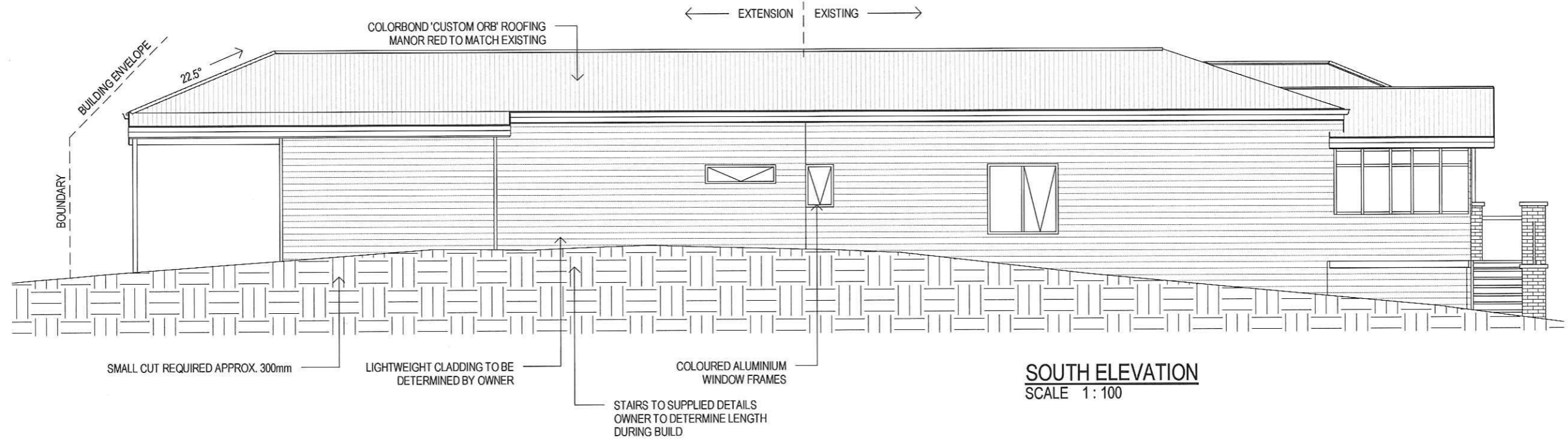


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Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: **18617 A05** Rev **A**

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



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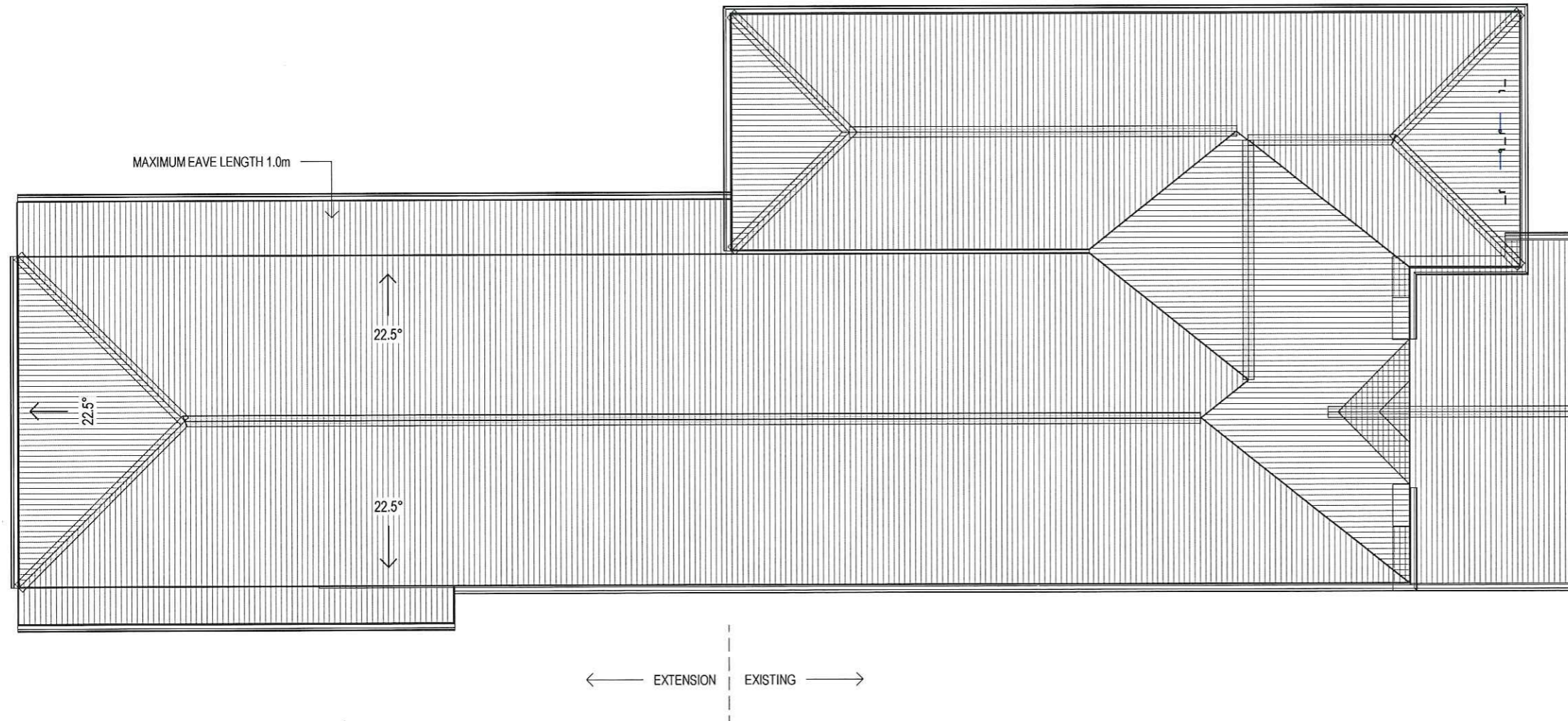
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Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

Drawing No: 18617 A06
 Rev: A



ROOF CLADDING. BCA VOLUME 2 PART 3.5.1.3
 COLOURBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN
 ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS
 RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET
 INSTALLATION, FIXINGS & FLASHINGS

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200 MM.
 ABOVE 15 DEGREES - MINIMUM 150 MM.
- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

ROOF PLAN
 SCALE 1:100

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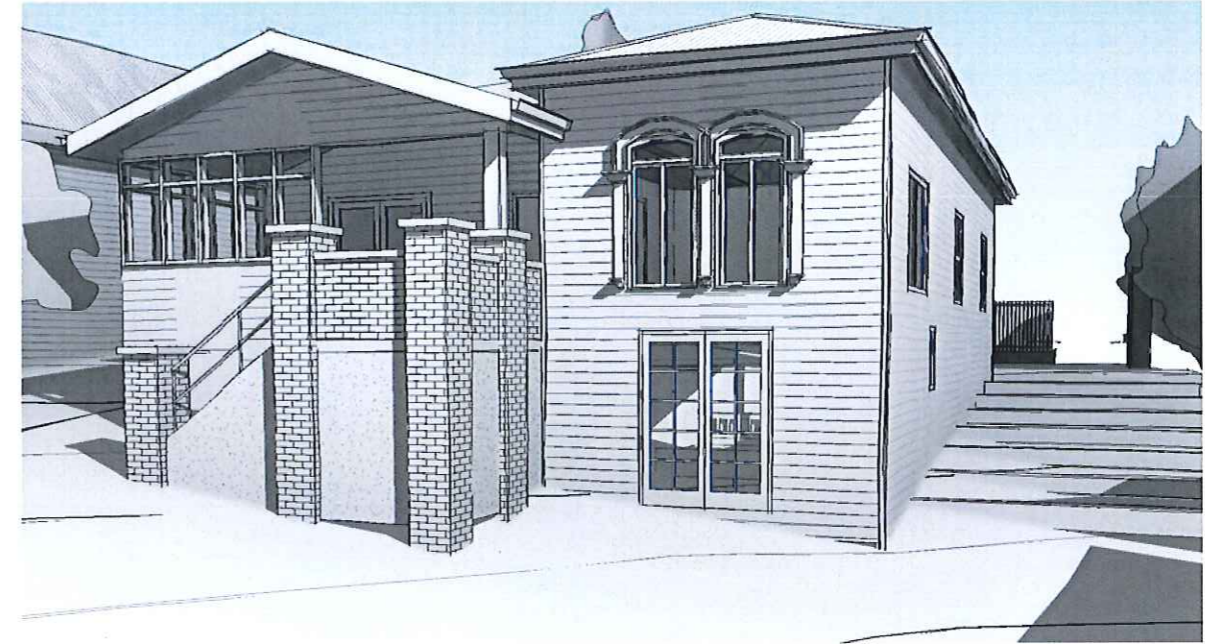
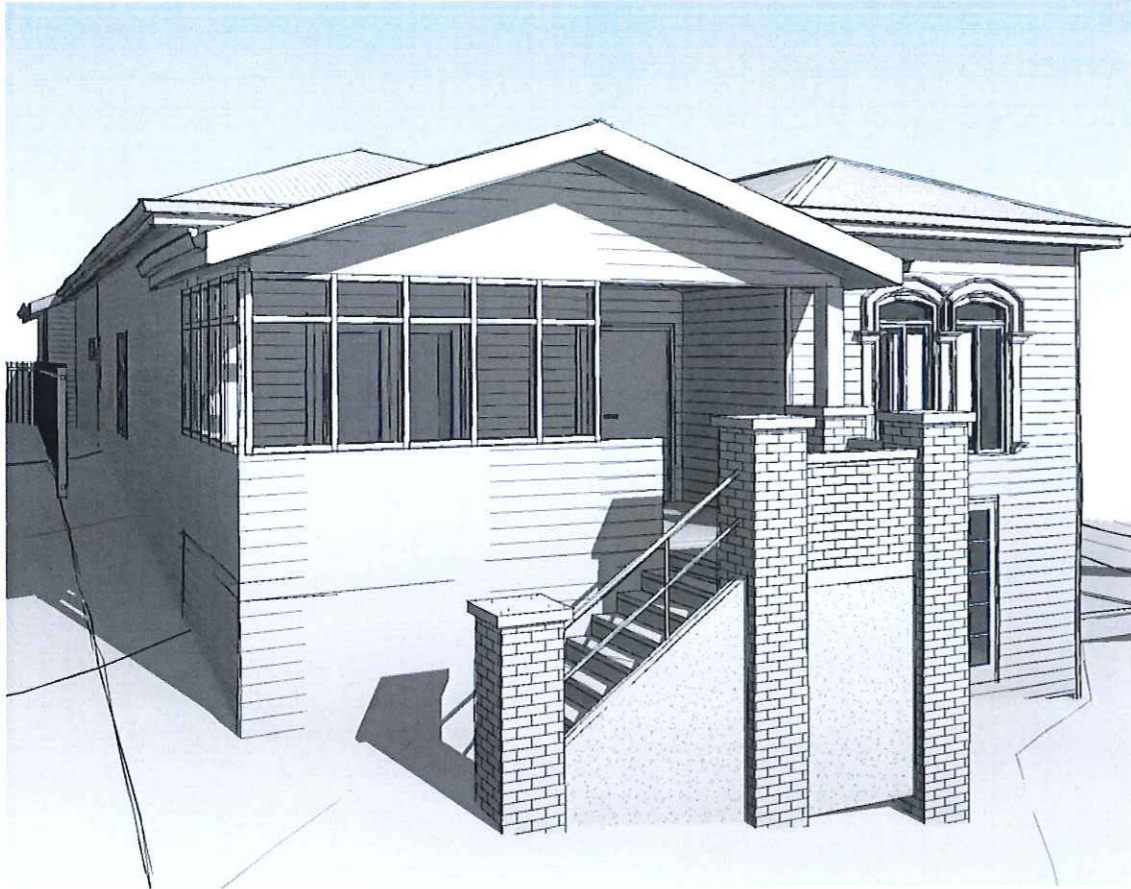
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Drawn:	L. Kaukenas
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Accredited Building Designer	Designer Name: J. Pfeiffer	Accreditation No: CC2211T
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Amendment:		

Drawing No: **18617 A07** Rev **A**



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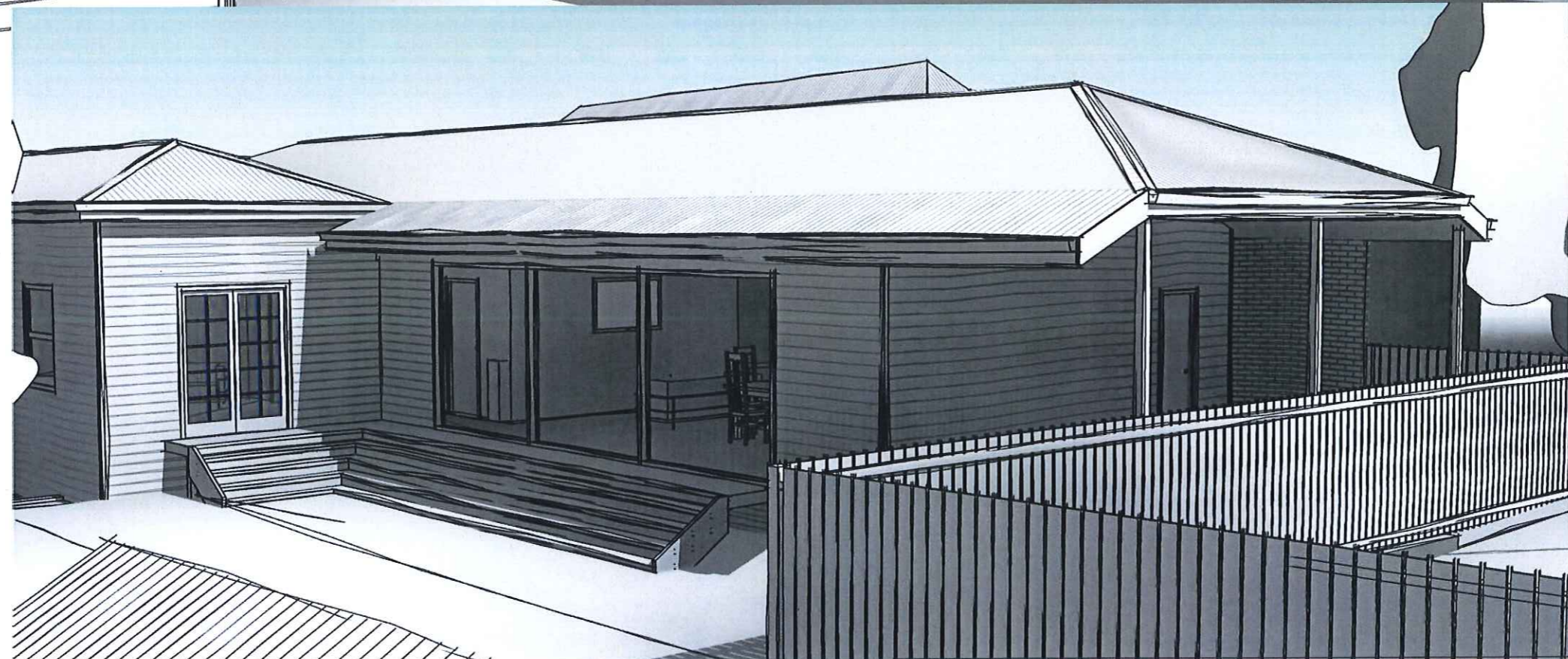
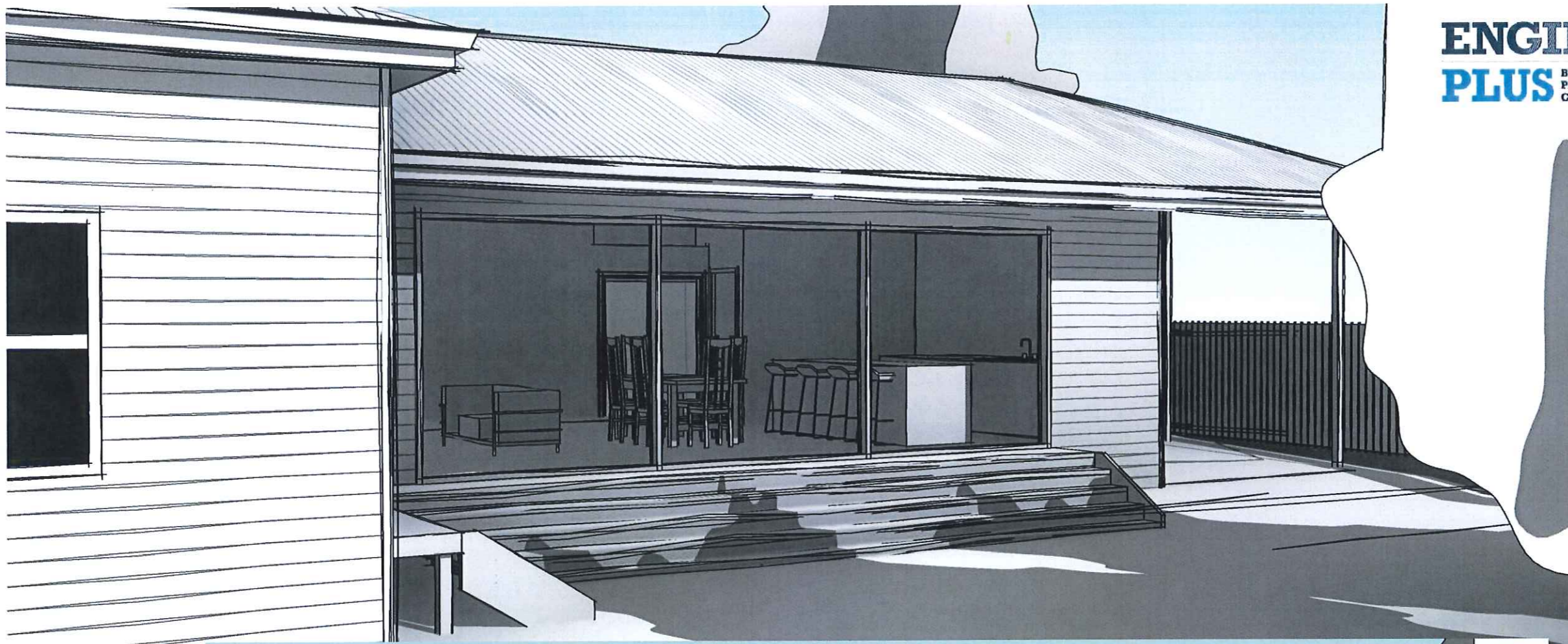
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Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: 18617 A10 Rev A



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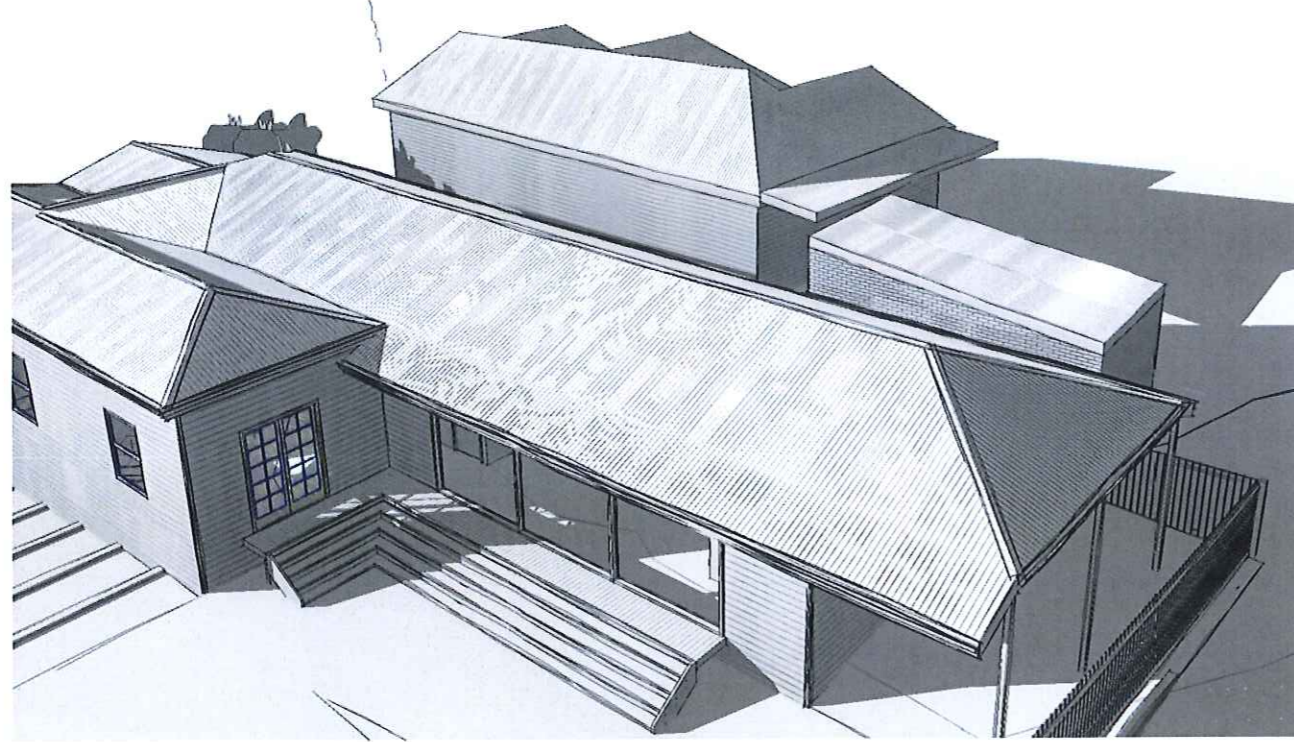


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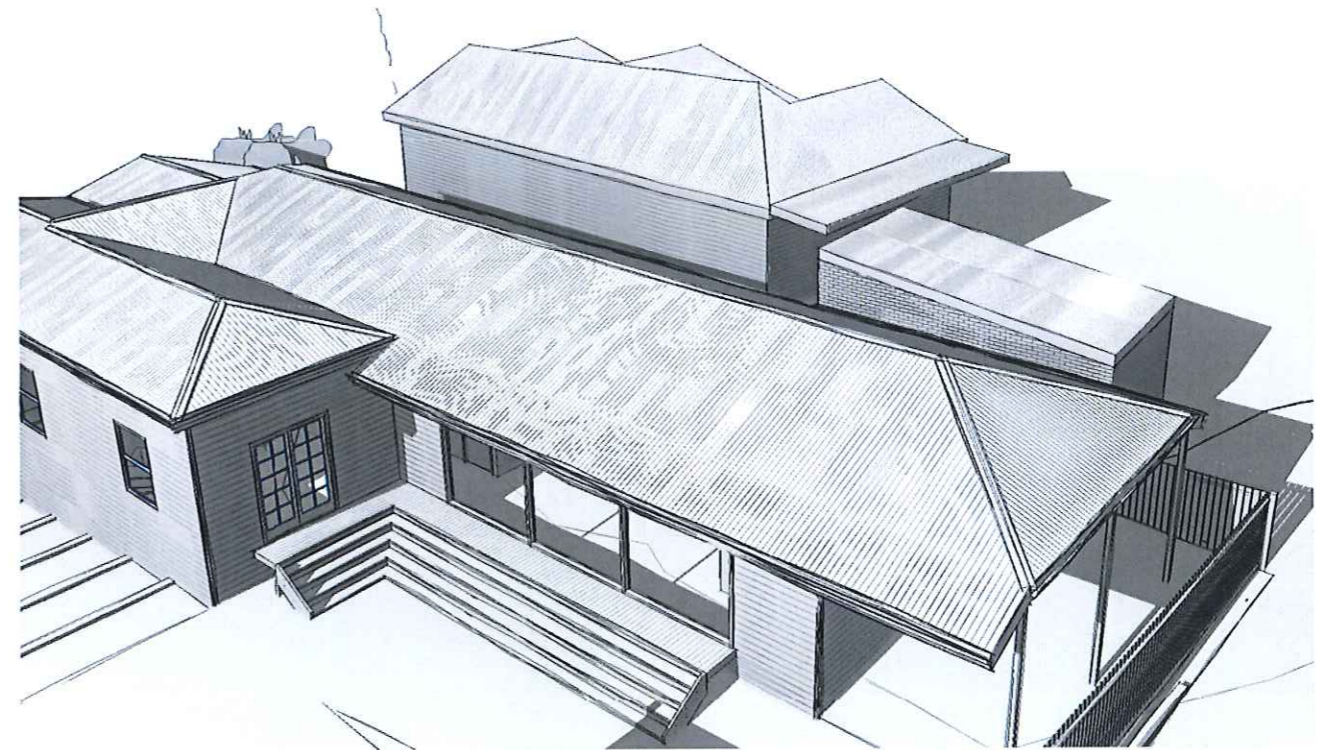
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 Designer Name: **J. Pfeiffer**
 Accreditation No: **CC2211T**

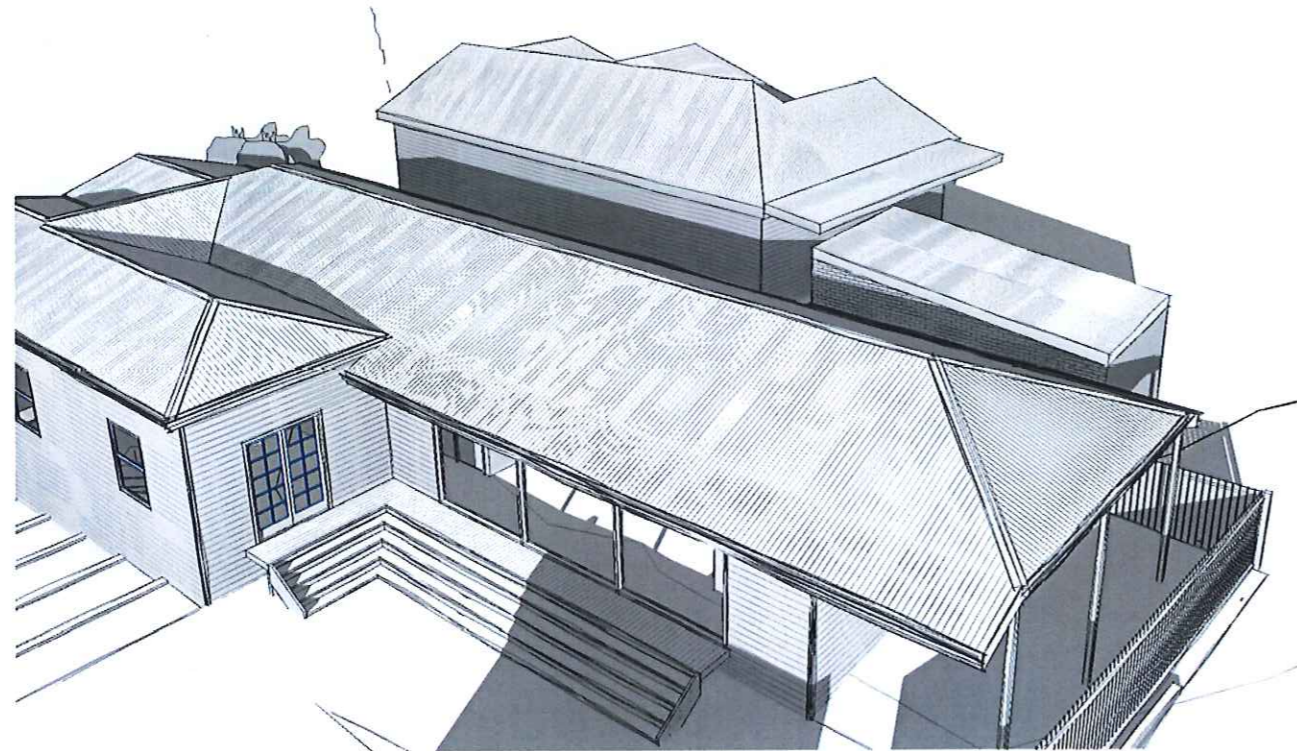
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JUNE 21 10.00AM
 SCALE



JUNE 21 1.00PM
 SCALE



JUNE 21 3.00PM
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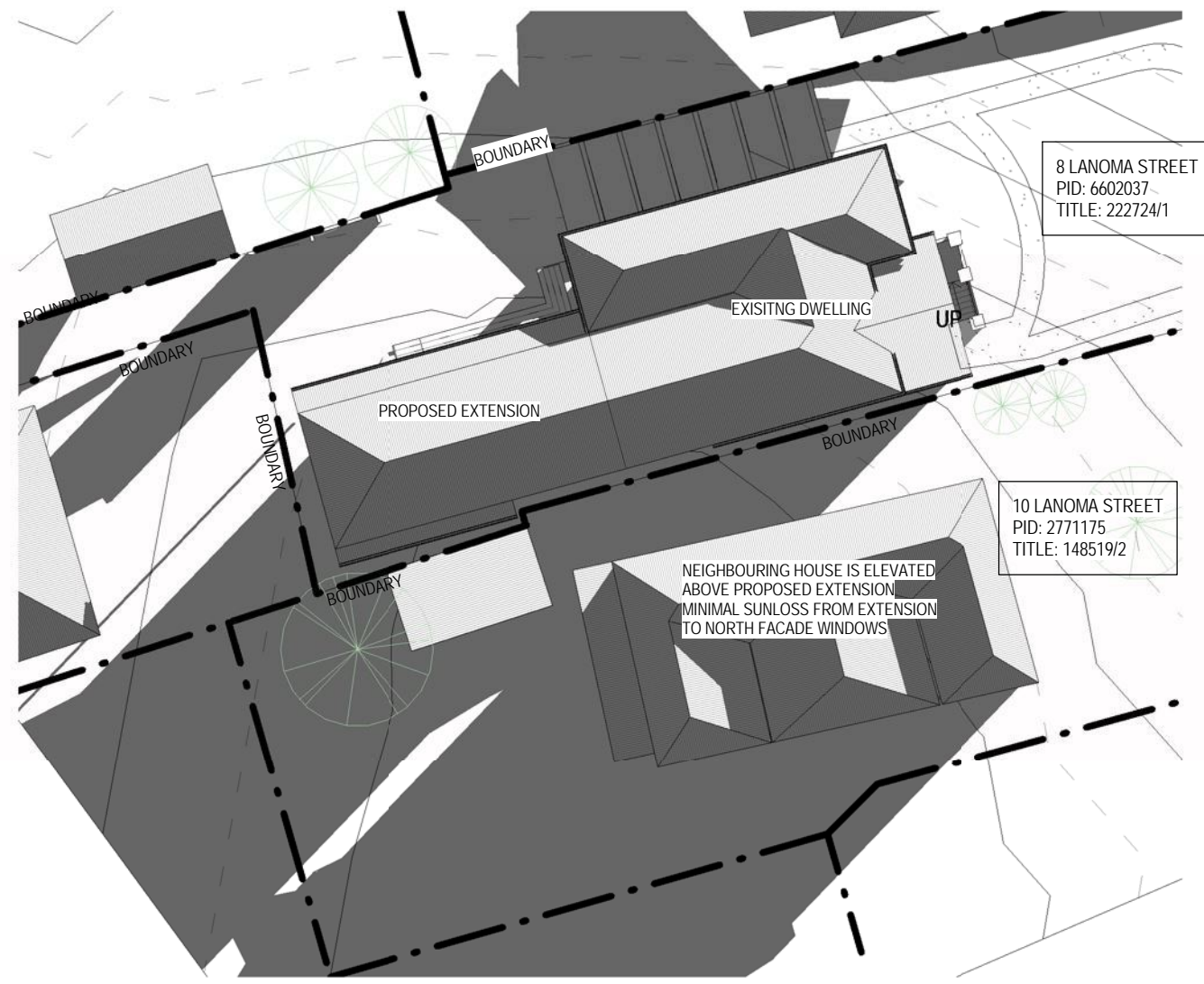


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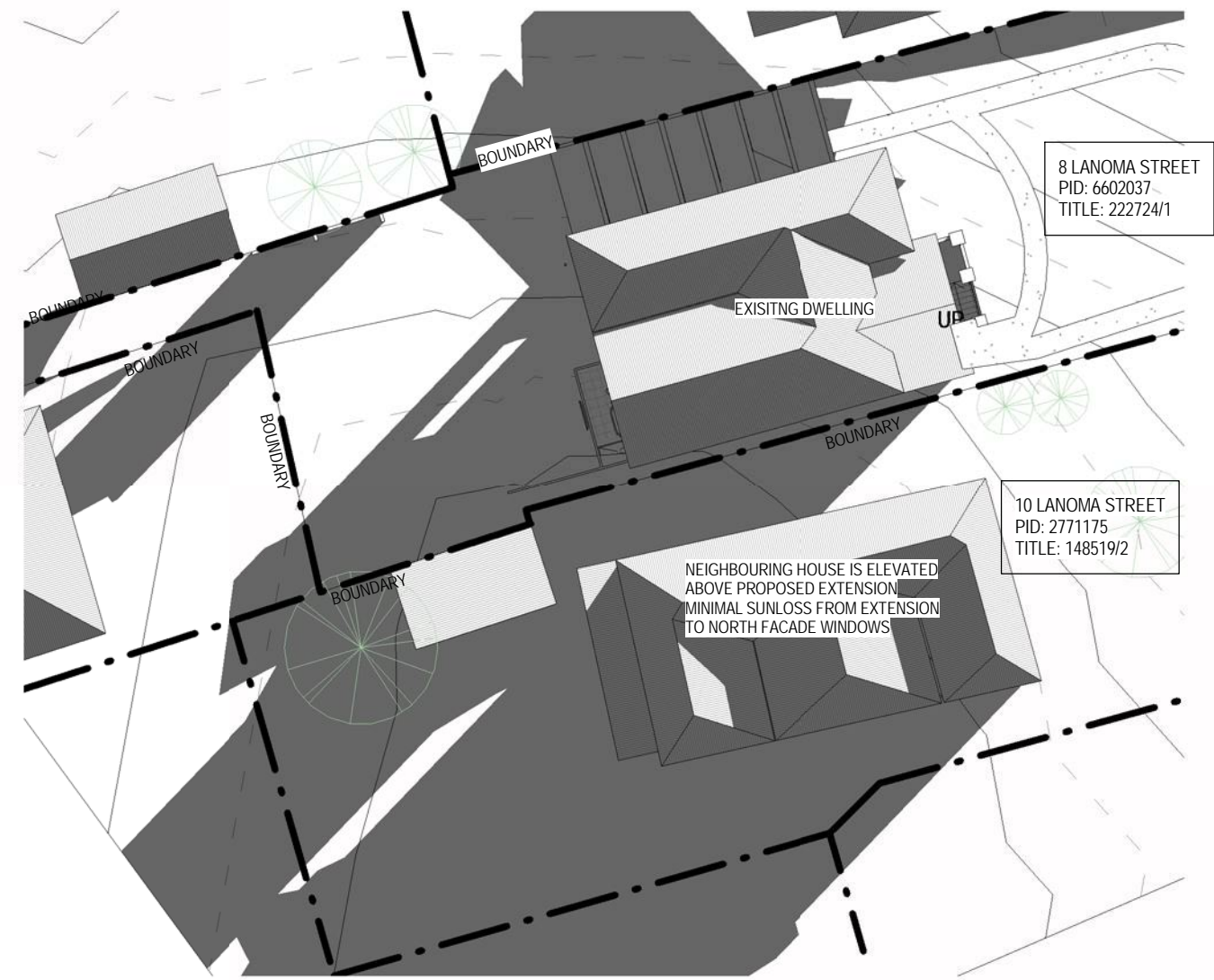
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 Designer Name: **J. Pfeiffer**
 Accreditation No: **CC2211T**

Drawing No: **18617 A14** Rev **A**



JUNE 21 9.00am
 SCALE 1 : 300



JUNE 21 9.00am - No Extension
 SCALE 1 : 300

CLAUSE 10.4.2
 P3

a) NOT CAUSE UNREASONABLE LOSS OF AMENITY

i) REDUCTION IN SUNLIGHT TO A HABITABLE ROOM (OTHER THAN A BEDROOM) OF A DWELLING ON AN ADJOINING LOT
 NO SHADOWING ON NEIGHBOURING DWELLING DURING THE DAY UNTIL 3.00pm WHEN SHADOW OF ROOF STARTS FALLING ONTO WALL OF DWELLING. THE EXISTING ROOMS AT REAR OF PROPERTY TO BE DEMOLISHED ALSO PRODUCE SIMILAR SHADOWS ONTO NEIGHBOURING PROPERTY AS IT IS BUILT DIRECTLY ON THE BOUNDARY

ii) OVERSHADOWING THE PRIVATE OPEN SPACE OF A DWELLING ON AN ADJOINING LOT
 THERE IS LIMITED EXTRA SHADOWING ON NEIGHBOURING PROPERTY AS SHOWN ON DIAGRAMS DUE TO THE NEIGHBOURING SHED WHICH PRODUCES SIMILAR SHADOWING

iii) OVERSHADOWING OF AN ADJOINING VACANT LOT
 SAME AS PREVIOUS JUSTIFICATIONS

iv) VISUAL IMPACT
 THE ADDITION OF THE EXTENSION IN SOME REGARDS REDUCES THE VISUAL IMPACT OF THE EXISTING DWELLING AS THE PART OF THE DWELLING TO BE DEMOLISHED IS LOCATED ON THE BOUNDARY WITH A LARGE BRICK FIREWALL. THE PROPOSED EXTENSION REMOVES THIS PART OF THE DWELLING WITH THE PROPOSED EXTENSION BEING LOCATED 900mm FROM THE BOUNDARY WILL REDUCE THE IMMEDIATE VISUAL IMPACT THAT THE EXISTING BUILDING IMPARTS

b) PROVIDE SPERATION BETWEEN DWELLINGS ON ADJOINING LOTS THAT IS COMPATIBLE WITH THAT PREVAILING IN SURROUNDING AREA
 THE PROPOSED EXTENSION INCREASES THE DISTANCE BETWEEN THE PROPERTIES AN EXTRA 900mm FROM EXISTING. THE EXISTING AREA CONSISTS OF MANY CLOSE PROPERTIES DUE TO THE AGE OF CONSTRUCTION. THE NEIGHBOURING PROPERTY STILL HAS A SHED LOCATED ON THE BOUNDARY. NO WINDOWS ARE PRESENT ON THIS SIDE OF THE EXTENSION



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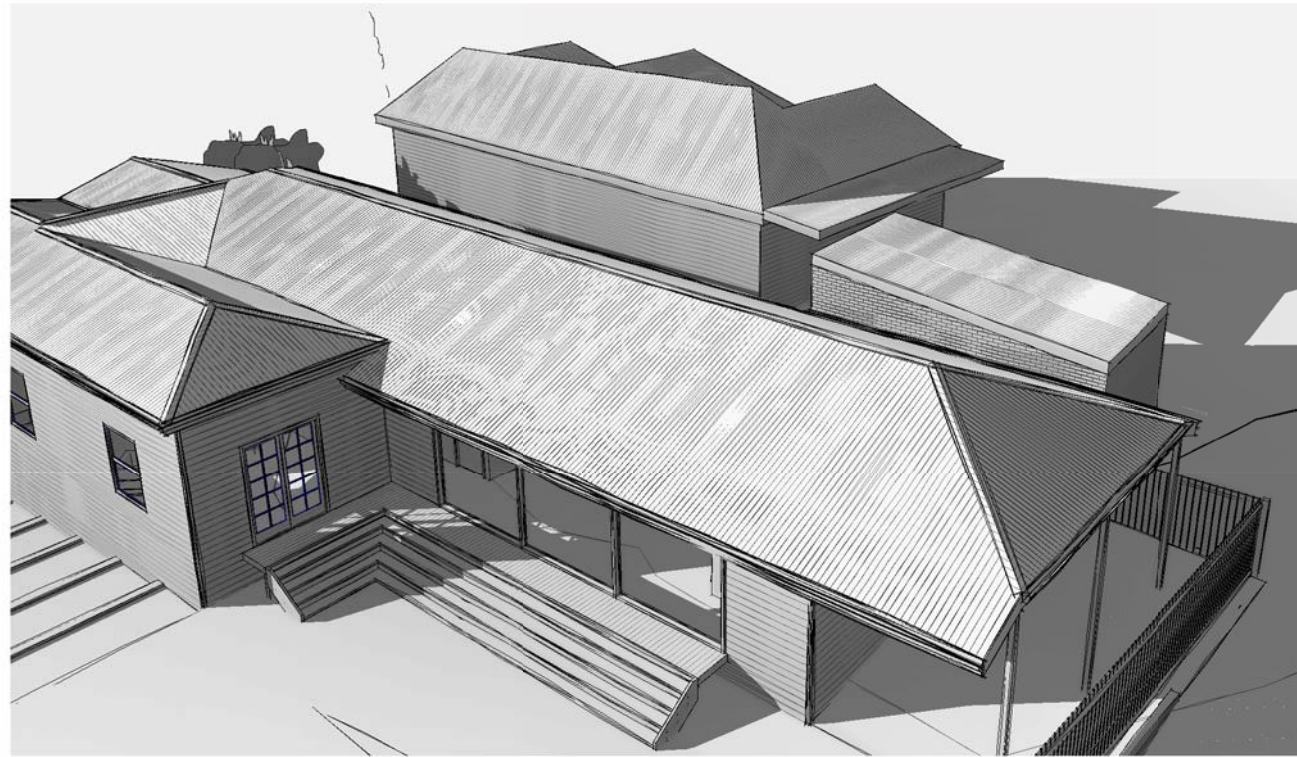
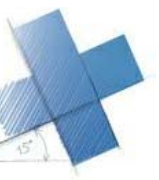
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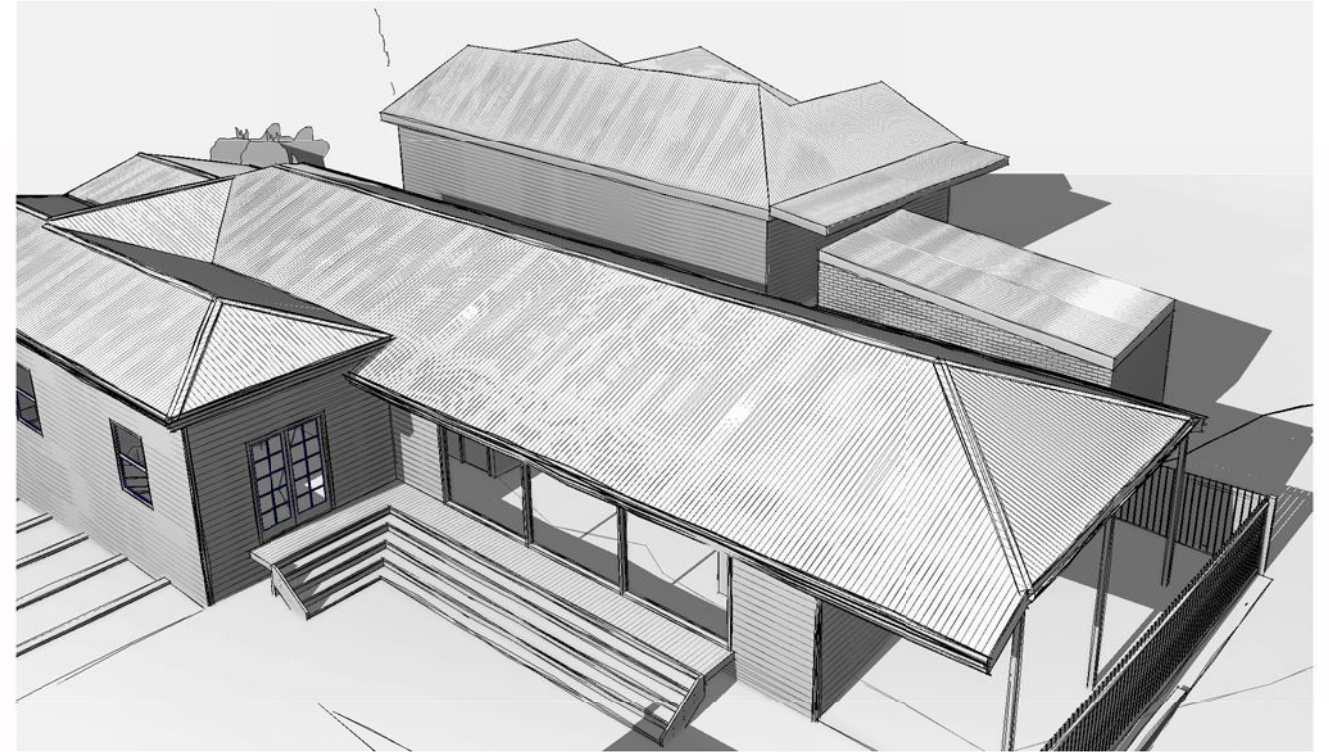
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 Designer Name: J. Pfeiffer
 Accreditation No: CC211T

Drawing No: 18617 A12
 Rev A

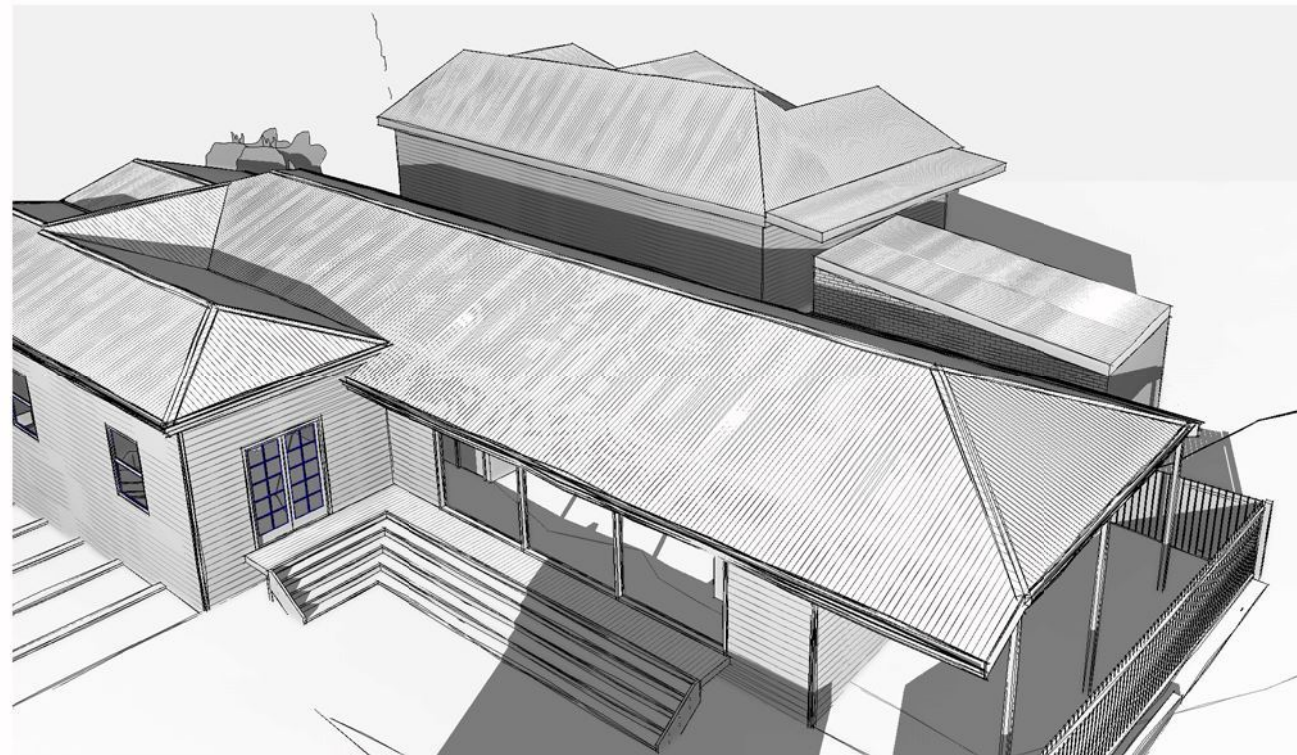




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JUNE 21 1.00PM
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				Rev A



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CLAUSE 10.4.2
 P3

- a) NOT CAUSE UNREASONABLE LOSS OF AMENITY
 - i) REDUCTION IN SUNLIGHT TO A HABITABLE ROOM (OTHER THAN A BEDROOM) OF A DWELLING ON AN ADJOINING LOT
 NO SHADOWING ON NEIGHBOURING DWELLING DURING THE DAY UNTIL 3.00pm WHEN SHADOW OF ROOF STARTS FALLING ONTO WALL OF DWELLING. THE EXISTING ROOMS AT REAR OF PROPERTY TO BE DEMOLISHED ALSO PRODUCE SIMILAR SHADOWS ONTO NEIGHBOURING PROPERTY AS IT IS BUILT DIRECTLY ON THE BOUNDARY
 - ii) OVERSHADOWING THE PRIVATE OPEN SPACE OF A DWELLING ON AN ADJOINING LOT
 THERE IS LIMITED EXTRA SHADOWING ON NEIGHBOURING PROPERTY AS SHOWN ON DIAGRAMS DUE TO THE NEIGHBOURING SHED WHICH PRODUCES SIMILAR SHADOWING
 - iii) OVERSHADOWING OF AN ADJOINING VACANT LOT
 SAME AS PREVIOUS JUSTIFICATIONS
 - iv) VISUAL IMPACT
 THE ADDITION OF THE EXTENSION IN SOME REGARDS REDUCES THE VISUAL IMPACT OF THE EXISTING DWELLING AS THE PART OF THE DWELLING TO BE DEMOLISHED IS LOCATED ON THE BOUNDARY WITH A LARGE BRICK FIREWALL. THE PROPOSED EXTENSION REMOVES THIS PART OF THE DWELLING WITH THE PROPOSED EXTENSION BEING LOCATED 900mm FROM THE BOUNDARY WILL REDUCE THE IMMEDIATE VISUAL IMPACT THAT THE EXISTING BUILDING IMPARTS
- b) PROVIDE SPERATION BETWEEN DWELLINGS ON ADJOINING LOTS THAT IS COMPATIBLE WITH THAT PREVAILING IN SURROUNDING AREA
 THE PROPOSED EXTENSION INCREASES THE DISTANCE BETWEEN THE PROPERTIES AN EXTRA 900mm FROM EXISTING. THE EXISTING AREA CONSISTS OF MANY CLOSE PROPERTIES DUE TO THE AGE OF CONSTRUCTION. THE NEIGHBOURING PROPERTY STILL HAS A SHED LOCATED ON THE BOUNDARY. NO WINDOWS ARE PRESENT ON THIS SIDE OF THE EXTENSION



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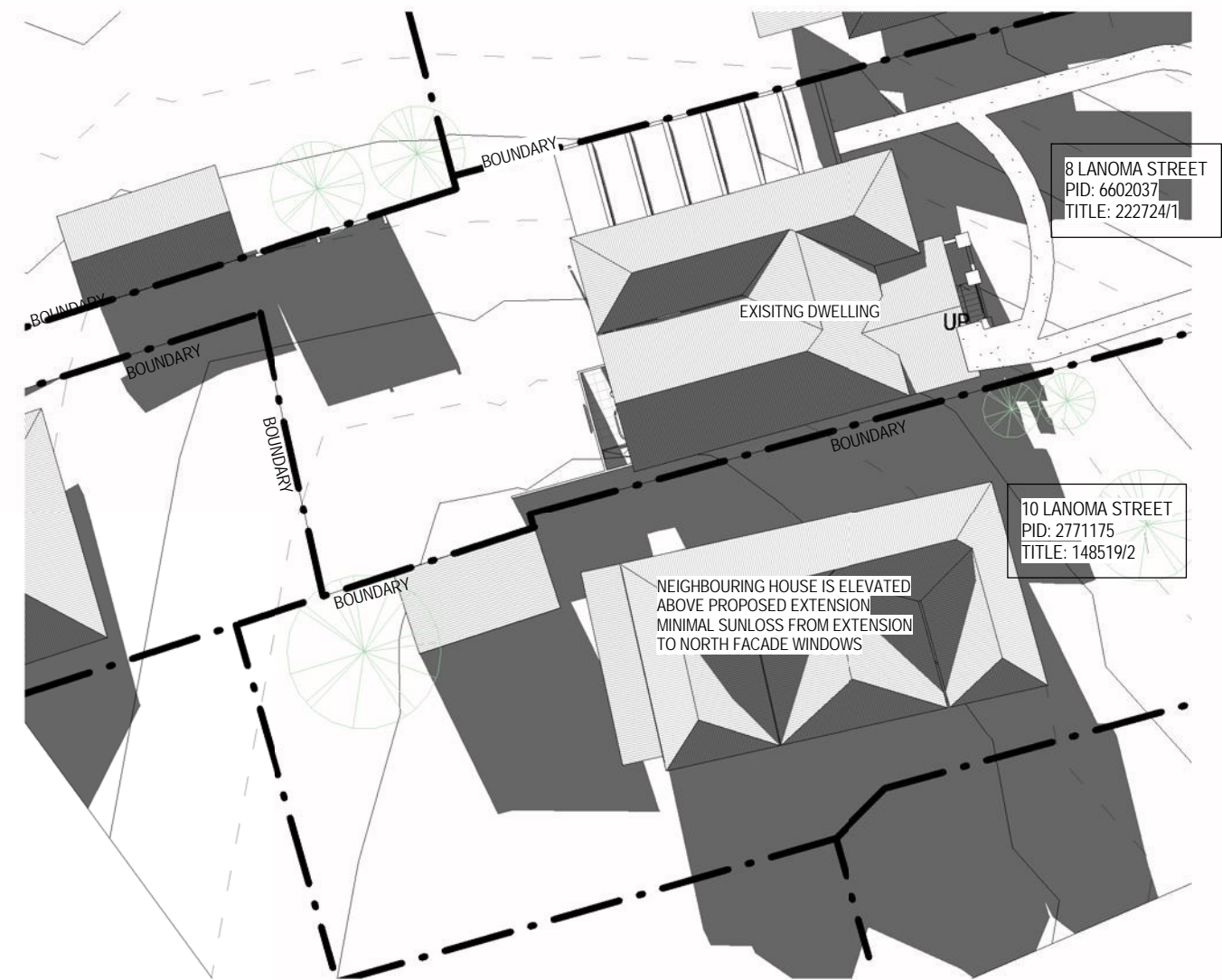
Client: D. JAMES
 Project: PROPOSED EXTENSION
 Address: 8 LANOMA STREET
 EAST LAUNCESTON
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

Date Drawn:	04.08.17
Drawn:	L. Kaukenas
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	
Designer Name:	J. Pfeiffer
Accreditation No:	CC2211T

A	ISSUED FOR APPROVAL	30.08.17	A. T
-	CONCEPT ISSUE	04.08.17	L. K
Rev:	Amendment:	Date:	Int:

Drawing No: 18617 A15
 Rev A





CLAUSE 10.4.2
 P3

- a) NOT CAUSE UNREASONABLE LOSS OF AMENITY
 - i) REDUCTION IN SUNLIGHT TO A HABITABLE ROOM (OTHER THAN A BEDROOM) OF A DWELLING ON AN ADJOINING LOT
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JUNE 21 2.00pm - No Extension
 SCALE 1 : 300

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0437/2017
 Date advertised: 23/09/2017
 Planning Administration: *Douglas*

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Rev:	Amendment:	Date:	Int:

Date Drawn: 04.08.17
 Drawn: L. Kaukenas
 Checked: A. Taylor
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

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Drawing No: 18617 A16
 Rev A