



DEVELOPMENT APPLICATION

D-2018/674

APPLICANT: Mr D J Clark

PROPOSAL: Addition to dwelling (Retrospective)

LOCATION: 28 Leyden Avenue, SEVEN MILE BEACH

RELEVANT PLANNING SCHEME: Clarence Interim Planning
Scheme 2015

ADVERTISING EXPIRY DATE: 21 January 2019.

In addition to the Application Form(s), Certificate of Title(s) and any associated consent documents the following information is available on request:

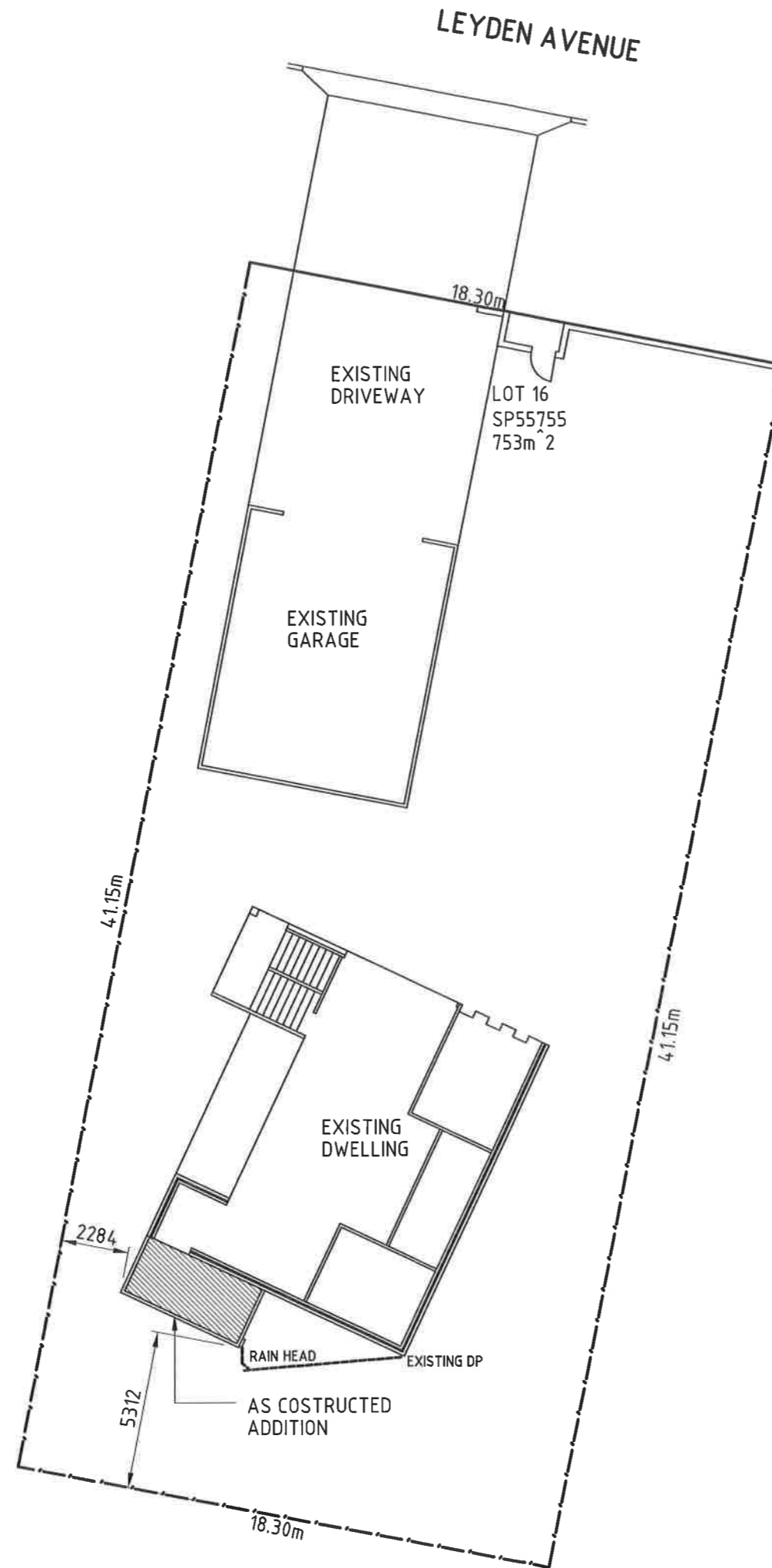
- Nil

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 January 2019.

Any person may make representations about the application to the General Manager, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 21 January 2019.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.



CONSULTING ENGINEERS
 Emmanuel Dellas Pty Ltd
 phone: 6228 2225 fax: 6228 2235
 mobile: 0418 232 811
 email: edellas@bigpond.com
 20 Stratton Ave, LENA VALLEY

Project Title:
**AS CONSTRUCTED ADDITION AT
 28 LEYDEN AVENUE SEVEN MILE BEACH
 FOR D. & D. CLARK**
SITE PLAN & AS CONSTRUCTED ADDITION

Designed by:
 E.D.

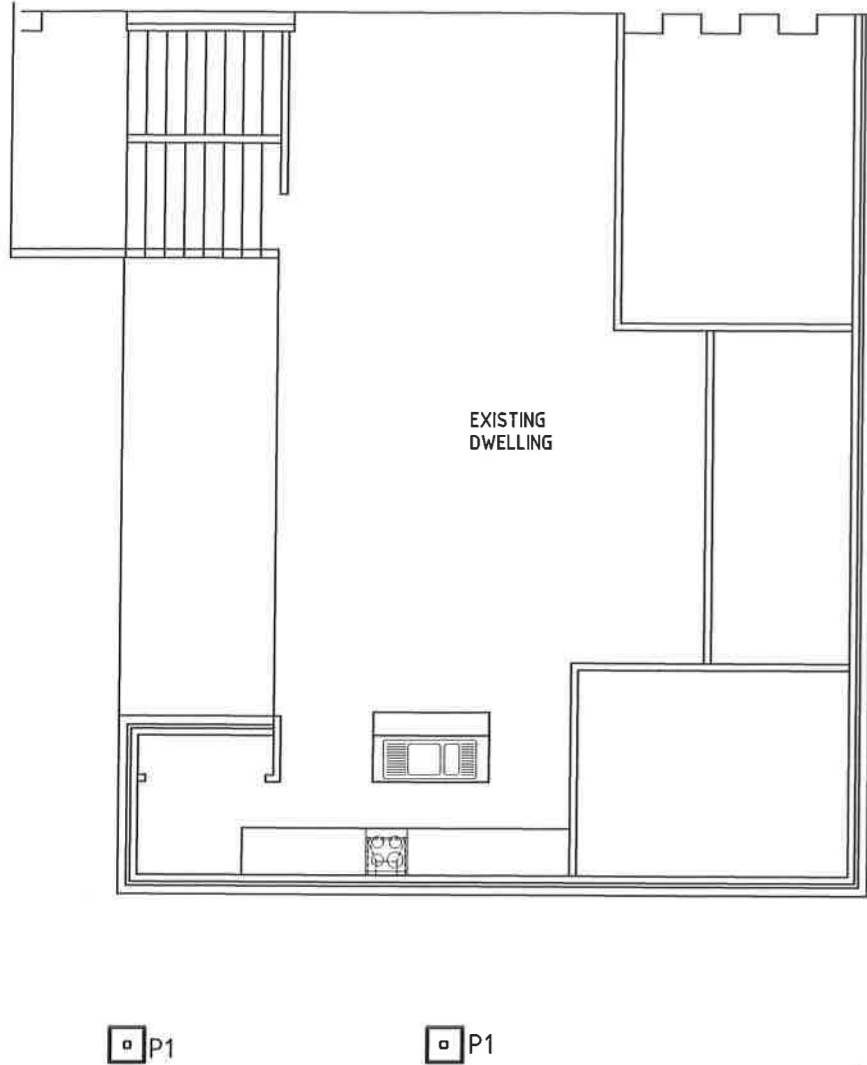
ED Accreditation Number:
 CC164C

Date:
 Oct.'18

SCALE:
 1:200
 A3

Job No.
 4704

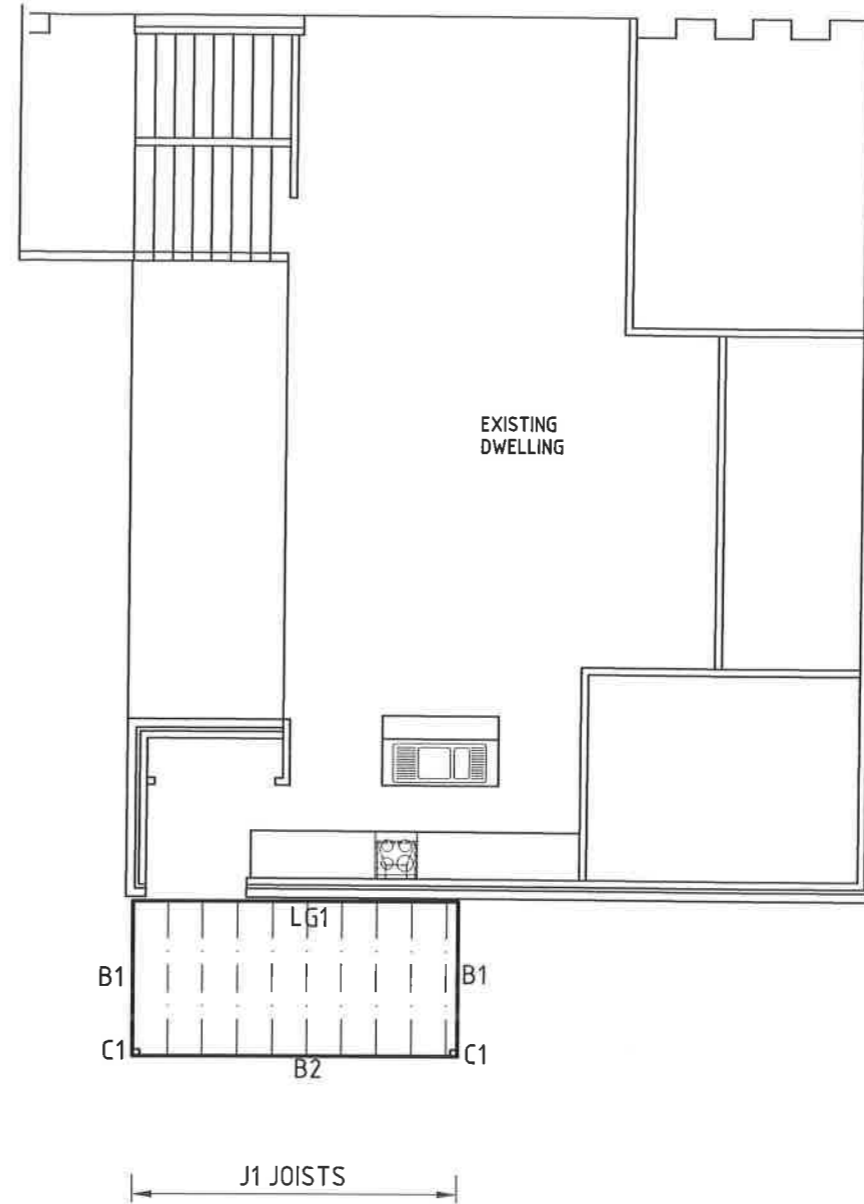
Drawing No.
A2
 Rev.
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FOUNDATION PLAN

NOTES:-

1. BORED PIERS EXCAVATED TO APPROVED BASE
2. PIERS TO BE POURED SEPARATELY TO STRIP FOOTINGS
3. N20 CONCRETE IN ALL FOOTINGS
4. 75 COVER TO BOT STEEL 50 COVER TO TOP & SIDES
5. FOR TENDER PURPOSES ASSUME APPROVED BASE AT 1200 BELOW EXISTING G.L. (REFER GEO-TECH REPORT)




FLOOR FRAMING PLAN

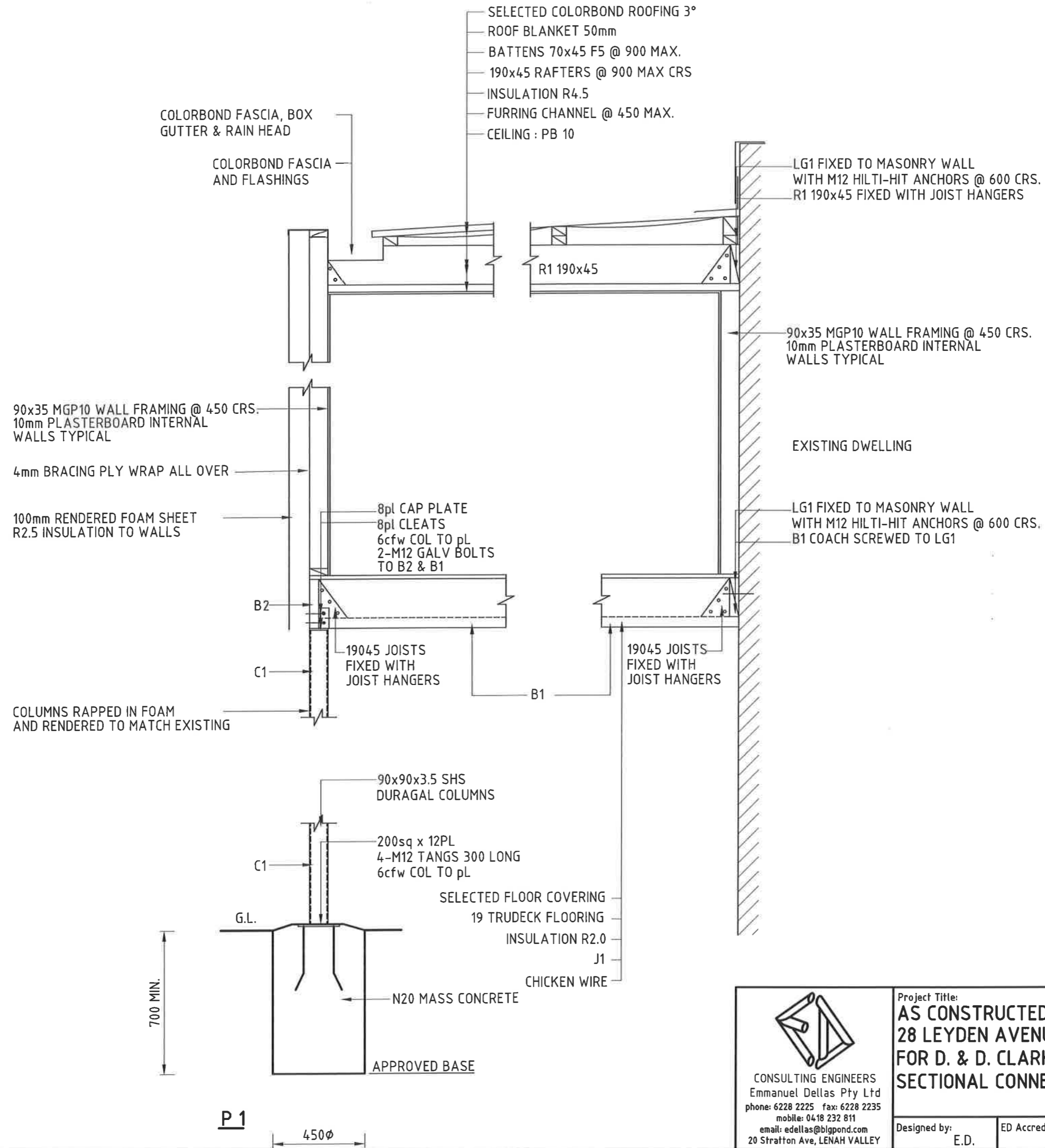
LEGEND :-

- C1 : 90x90x3.5 SHS DURAGAL
- J1 : 190x45 JOISTS @ 450 CRS. (CONTI.) FIXED WITH JOIST HANGERS
- B1 : 240x45 HARDWOOD F17
- B2 : 240x45 HARDWOOD F17
- LG1 : 190x45 HARDWOOD F17 FIXED TO BLOCK WALL WITH M12 HILTI-HIT ANCHORS @ 600 CRS.


CERT No **4704**

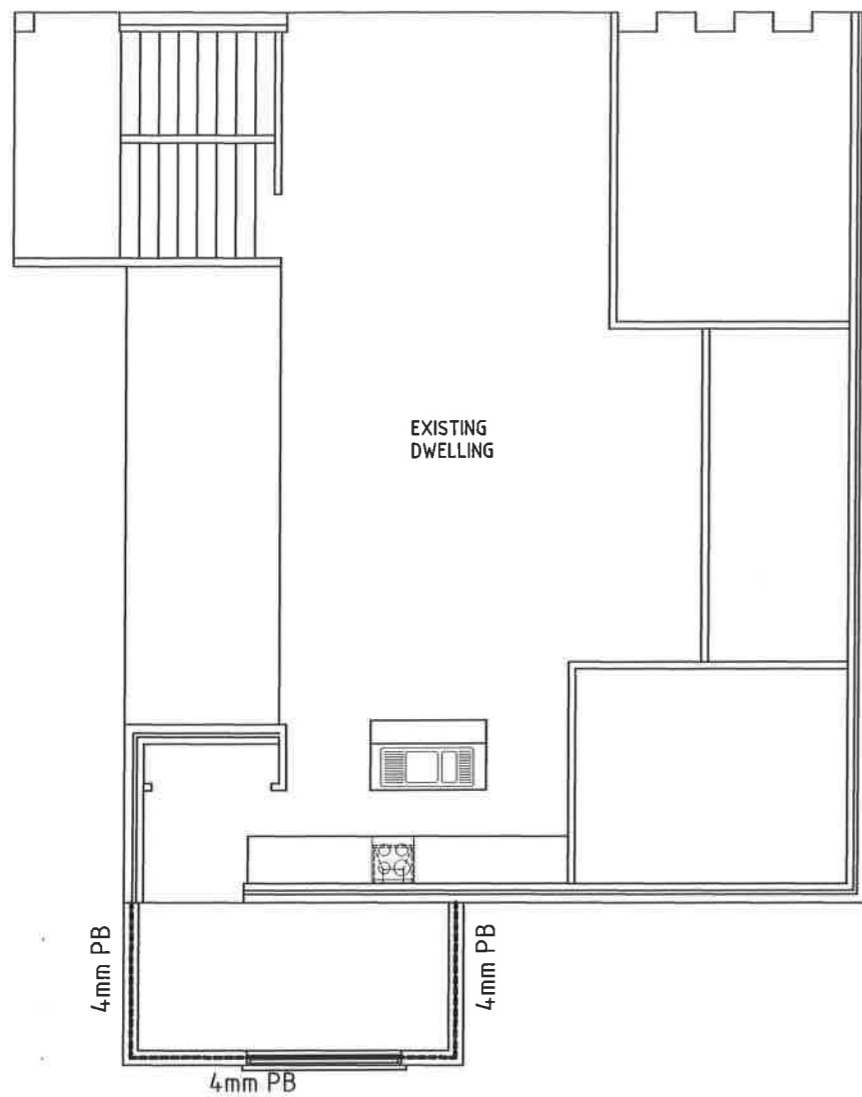
SIGNED

 <p>CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 fax: 6228 2235 mobile: 0418 232 811 email: edellas@bigpond.com 20 Stratton Ave, LENAHA VALLEY</p>	Project Title: AS CONSTRUCTED ADDITION AT 28 LEYDEN AVENUE SEVEN MILE BEACH FOR D. & D. CLARK PROPOSED FOUNDATION & FLOOR FRAMING PLAN		Scale: 1:100	A3	
	Designed by: E.D.		ED Accreditation Number: CC164C	Date: Oct, '18	Job No. 4704
				Drawing No. S1	Rev. 0



CERT No 4704
 SIGNED

 CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 fax: 6228 2235 mobile: 0418 232 811 email: edellas@bigpond.com 20 Stratton Ave, LENA VALLEY	Project Title: AS CONSTRUCTED ADDITION AT 28 LEYDEN AVENUE SEVEN MILE BEACH FOR D. & D. CLARK		Scale: 1:100	A3
	SECTIONAL CONNECTION DETAILS		Job No. 4704	
	Designed by: E.D.	ED Accreditation Number: CC164C	Date: OCT.'18	Drawing No. S4

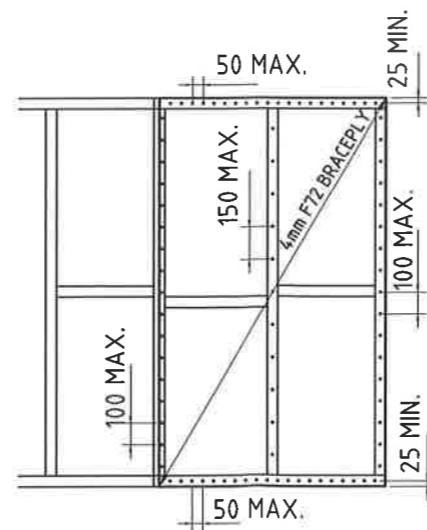


WINDOW 0520 DOUBLE GLAZED ALUMINIUM
 STUD WALLS AND PLATES 90x35 MGP10
 CLADDING 100mm FOAM SHEET AND RENDERED
 SELECTED COLOURBOND ROOF BOX GUTTER & RAIN HEAD
 ROOF BLANKET 50mm CEILING INSULATION R4.5
 R2.5 INSULATION TO WALLS
 10mm PLASTERBOARD TYPICAL

WALL BRACING PLAN

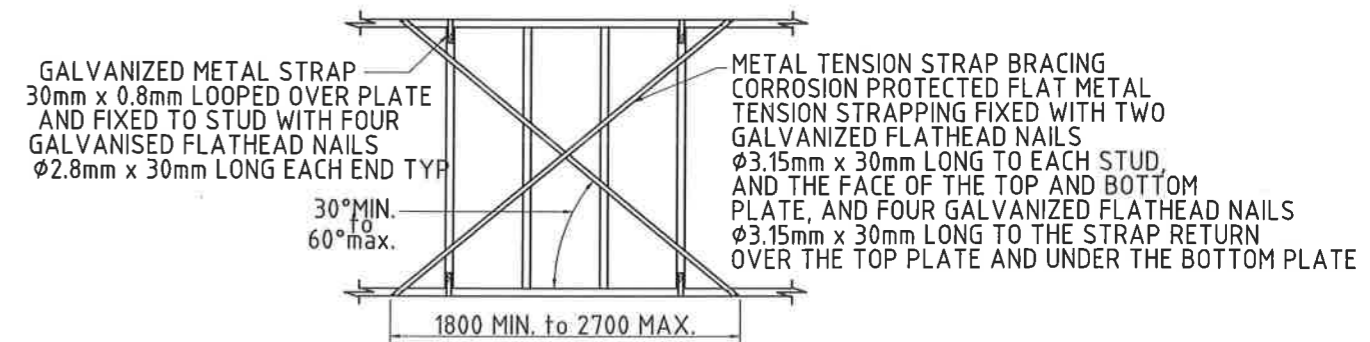
GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE BCA AND RELEVANT CITY COUNCIL REQUIREMENTS
2. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH RELEVANT AUSTRALIAN STANDARDS
3. TIMBER FRAMING SHALL COMPLY WITH AS 1684 & TAS TIMBER FRAMING MANUAL



TYPE B BRACING UNIT

CONNECTION FIXINGS FOR N3 Vu = 50 m/s		
JOINT LOCATION	FIXING	DETAIL
FLOOR JOISTS TO BEARERS	2 X 75 mm SKEW NAILS	
BOTTOM PL TO JOISTS	1 X 90mm No 14 SCREW MIN 33mm INTO JOIST	
STUDS AT SIDES OF OPENINGS UP TO 3.0M	30 x 0.8 GALV STRAP OVER TOP & BOT pL MIN 250 mm HIGH 4 X 2.8φ NAILS EACH END	
ROOF BATTENS TO RAFTERS	1 X 90mm No 14 SCREW MIN 50mm INTO RAFTER	
TRUSSES TO TOP pL	2 x TRIP-L GRIP CONNECTORS 4 X 2.8φ NAILS EACH END	



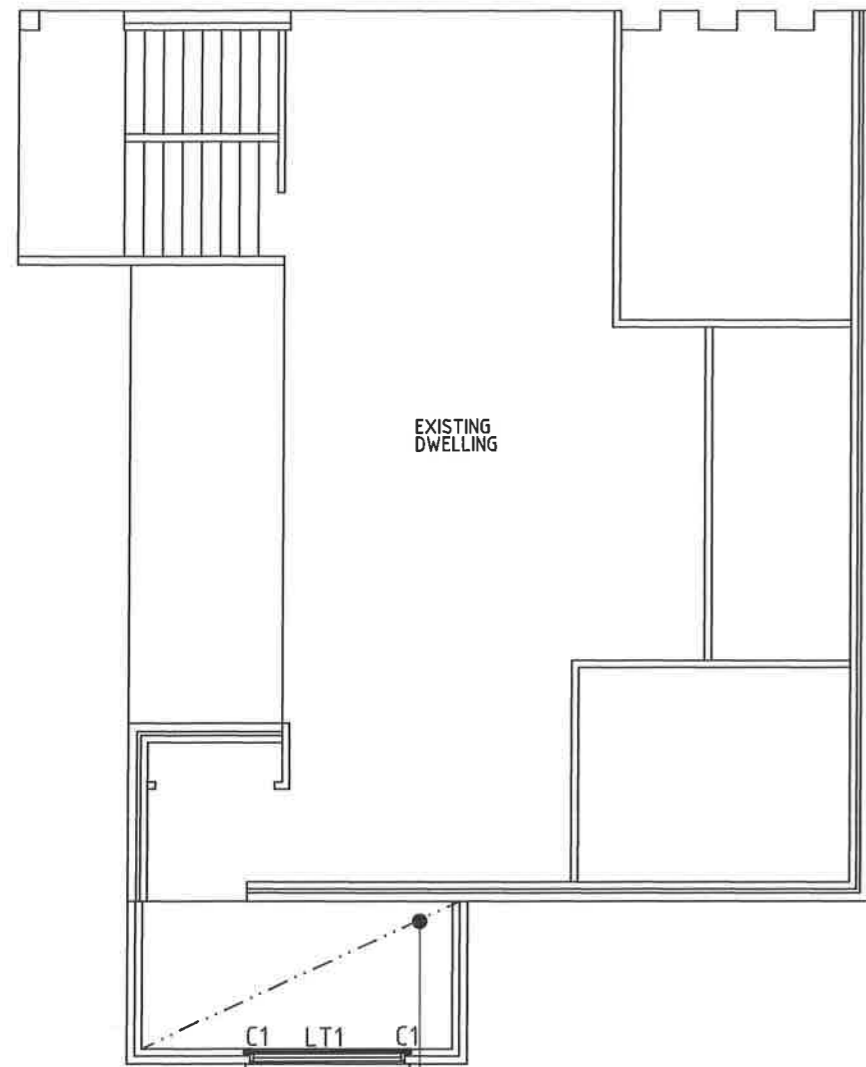
TYPE A BRACING UNIT

N.T.S. NOGGINS OMITTED FOR CLARITY

CERT No **4704**

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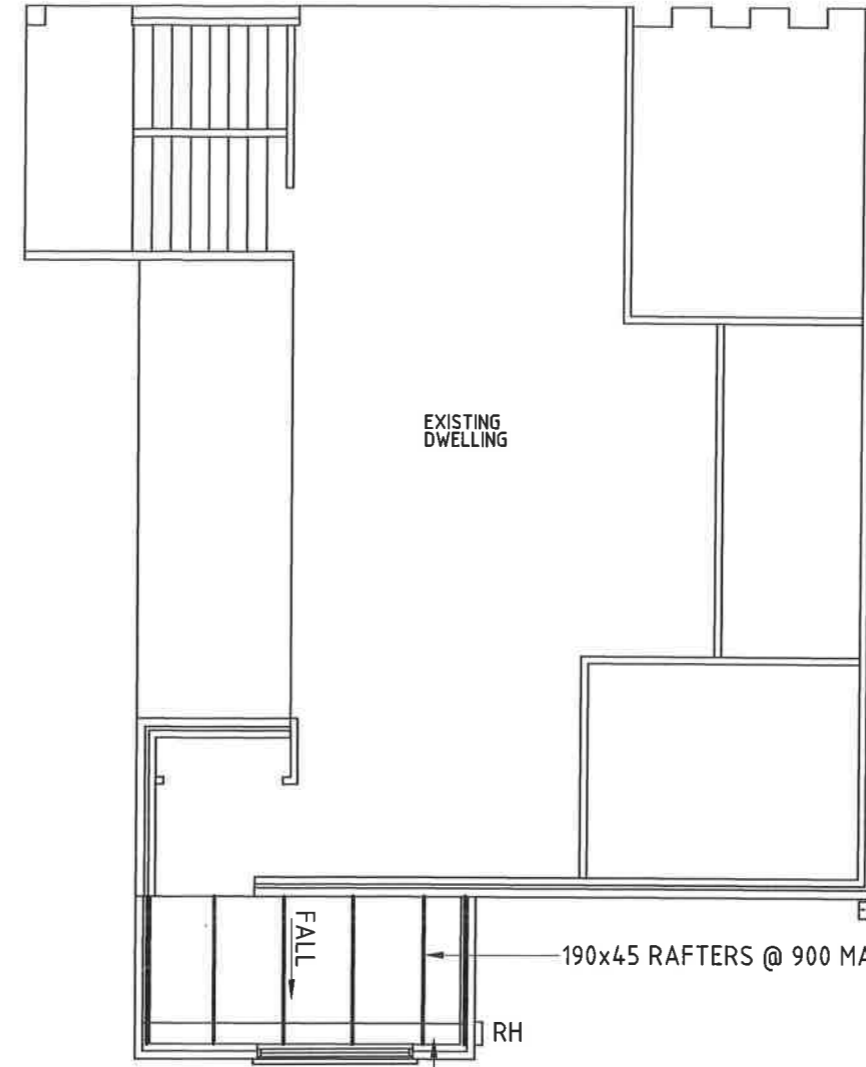
<p>CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 fax: 6228 2235 mobile: 0418 232 811 email: edellas@bigpond.com 20 Stratton Ave, LENA VALLEY</p>	Project Title: AS CONSTRUCTED ADDITION AT 28 LEYDEN AVENUE SEVEN MILE BEACH FOR D. & D. CLARK WALL BRACING PLAN		Scale:	A3
	Designed by: E.D.		ED Accreditation Number:	4704
	Date: OCT.'18		Drawing No.	Rev.
			S2	0



EXISTING DWELLING

C1 LT1 C1

SELECTED COLOURBOND CLADDING AT 3° INTO COLOURBOND BOX GUTTER
8.4m² CATCHMENT AREA



EXISTING DWELLING

EXISTING S/W

FALL

190x45 RAFTERS @ 900 MAX. CRS.

RH

BOX GUTTER 270 WIDE
115 DEEP AT RAIN HEAD


ROOF FRAMING PLAN

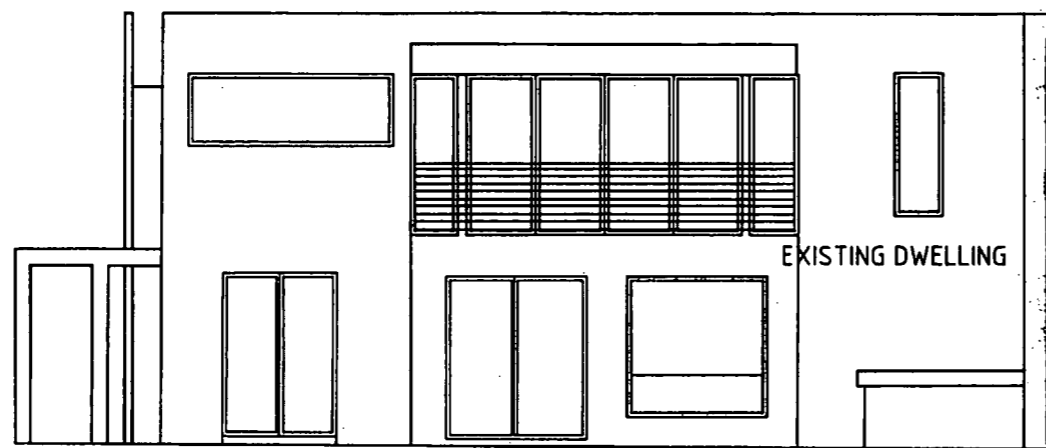
TIMBER LINTEL SCHEDULE	
0 - 1200 SPAN	90 x 45 F17 HW
1200 - 1800 SPAN	145 x 45 F17 HW
1800 - 2400 SPAN	195 x 45 F17 HW
2400 - 3000 SPAN	245 x 45 F17 HW

LEGEND :-
C1 : 90x3.5 SHS COL.
LT1 : 190x45 F17 HW

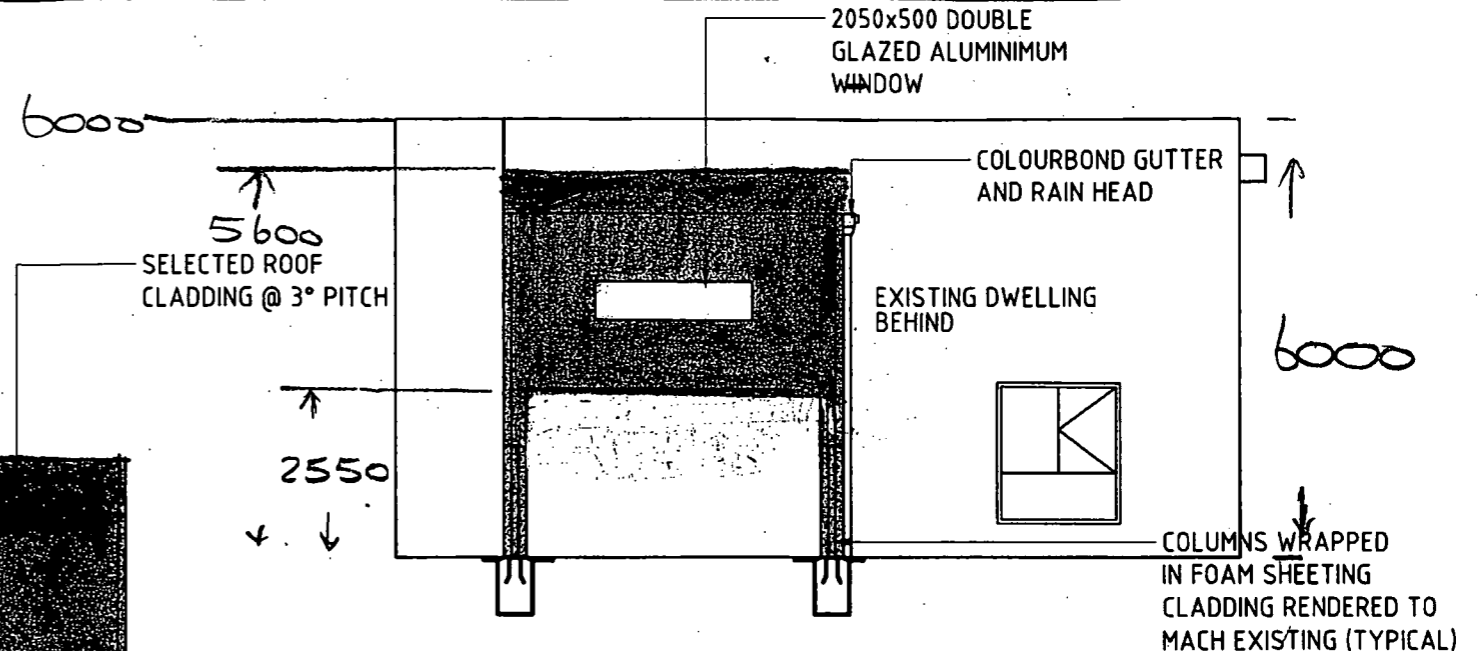
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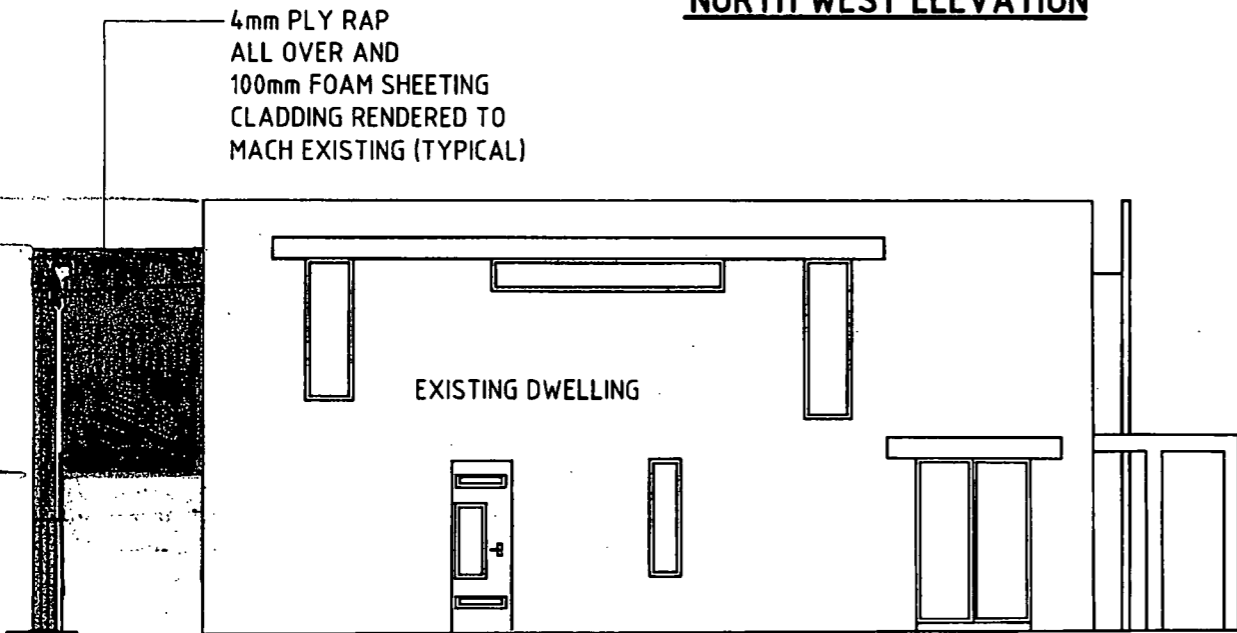
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			1:100		
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NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

4mm PLY RAP
ALL OVER AND
100mm FOAM SHEETING
CLADDING RENDERED TO
MATCH EXISTING (TYPICAL)

6000
5600
SELECTED ROOF
CLADDING @ 3° PITCH

2550

2050x500 DOUBLE
GLAZED ALUMINUM
WINDOW

COLOURBOND GUTTER
AND RAIN HEAD

EXISTING DWELLING
BEHIND

COLUMNS WRAPPED
IN FOAM SHEETING
CLADDING RENDERED TO
MATCH EXISTING (TYPICAL)

LEGEND :-
 - - - - - NATURAL GROUND LEVEL
 = = = = = PROPOSED GROUND LEVEL
 ———— FINISHED FLOOR LEVEL



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**AS CONSTRUCTED ADDITION AT
28 LEYDEN AVENUE SEVEN MILE BEACH
FOR D. & D. CLARK
BUILDING ELEVATIONS SHEET**

Designed by: E.D. ED Accreditation Number: CC164C Date: Nov '16

Scale:	1:100	A3
Job No.	4704	
Drawing No.	A3	Rev. 0