

DEVELOPMENT APPLICATION

PROJECT INFORMATION

COUNCIL GMSBC

BUILDING DESIGNER: JO WOODBURY
ACCREDITATION No: CC 5879N
LAND TITLE REFERENCE NUMBER: c.t. 174194/101
DESIGN WIND SPEED: REFER ENGINEER
SOIL CLASSIFICATION: REFER ENGINEER
CLIMATE ZONE: 7
BUSHFIRE-PRONE BAL RATING: BAL-19
ALPINE AREA: NOT APPLICABLE
CORROSION ENVIRONMENT: MEDIUM
FLOODING: NO
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: UNKNOWN
MINE SUBSIDENCE: NO
LANDFILL: UNKNOWN
DATUM LEVEL AT KERB: UNKNOWN
GROUND LEVEL: RL
FINISHED FLOOR LEVEL: RL TO SURVEY
OVERFLOW RELIEF GULLY LEVEL: -150MM FROM LOWEST FIXTURE

BUILDING AREAS;

AREA SCHEDULE (Gross Building)		
Name	Area	Perimeter
DWELLING	203.39	641.20
CARPORT	46.20	272.06
DECK	68.96	472.80

ASSOCIATED DOCUMENTS

SITE CLASSIFICATION -AND WASTE WATER DESIGN - GEO SOLUTIONS
BAL REPORT - GEO ENVIRONMENTAL SOLUTIONS
ENERGY EFFICIECY REPORT BY TECHNISCH
ENGINEERING DWGS BY JMG ENGINEERS
REFERENCED MANUFACTURERS SPECIFICATIONS

GENERAL

these drawings are for permit approval purposes and additional information may be required to inform construction. Do not scale off the drawings. All dimensions in millimetres. Verify all dimensions on site before commencing any work. All documents shall be read in conjunction with specifications and any consultants detail. Any discrepancies, errors or omissions shall be referred to the Designer. Drawings are not to be used for construction purposes until issued by the Architect for construction.

All work carried out shall be in accordance with relevant Australian Standards, NCCS, Building Code of Australia, Specifications and any local authority by-laws and regulations. DDA (Disability Discrimination Act) accessible areas are to comply with AS1428.1 - 2009. Prior to construction the dimensions of room sizes, door swings, fitting locations and grab rails should be confirmed to comply.

All wet areas are to be waterproofed to AS3740 2010

drawings are subject to owner discretion and contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives. DESIGNER AND BUILDING SURVEYOR TO BE NOTIFIED OF ANY VARIATIONS AND AMENDMENTS OBTAINED IF REQUIRED.

DATE	REVISION
may 21 2018	001 Changes to set back on site plan to achieve BAL 19 Changes to deck and deck area

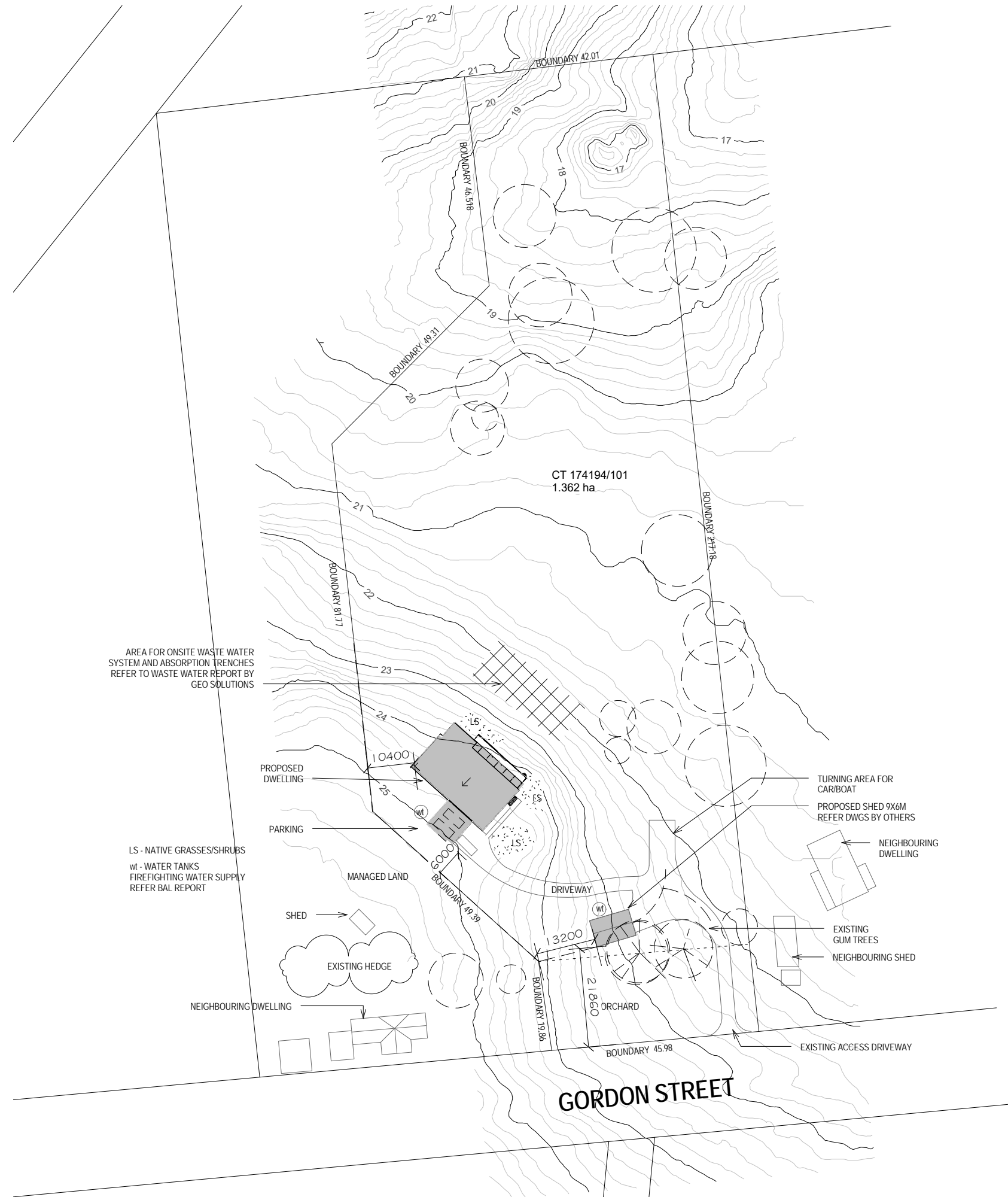
New Residence + Shed
Bianca + Conrad Melling
71 Gordon Street
Swansea TAS

D R A W I N G S H E E T S

Sheet	Drawing
01	PROJECT INFORMATION
02	SITE PLAN
03	FLOOR PLAN
04	ELEVATIONS
05	ELEVATIONS
06	PERSPECTIVES



Jo Woodbury. Phone: 0407 319 437
jo@buildingdesignstudio.com.au
www.buildingdesignstudio.com.au



AREA FOR ONSITE WASTE WATER SYSTEM AND ABSORPTION TRENCHES REFER TO WASTE WATER REPORT BY GEO SOLUTIONS

LS - NATIVE GRASSES/SHRUBS
wt - WATER TANKS
FIREFIGHTING WATER SUPPLY
REFER BAL REPORT

PROPOSED DWELLING
PARKING

MANAGED LAND

SHED
EXISTING HEDGE

NEIGHBOURING DWELLING

CT 174194/101
1.362 ha

BOUNDARY 49.31

BOUNDARY 46.518

BOUNDARY 42.01

BOUNDARY 24.18

BOUNDARY 81.171

10400

9.000

DRIVEWAY

13200

21860 ORCHARD

BOUNDARY 19.98

BOUNDARY 45.98

TURNING AREA FOR CAR/BOAT

PROPOSED SHED 9x6M
REFER DWGS BY OTHERS

NEIGHBOURING DWELLING

EXISTING GUM TREES

NEIGHBOURING SHED

EXISTING ACCESS DRIVEWAY

GORDON STREET



PROJECT
MELLING RESIDENCE

FOR
B + C MELLING

LOCATION
71 GORDON STREET
SWANSEA TAS

DRAWING TITLE
SITE PLAN

DATE:
MAY 2018

SCALE:
1 : 1000

SHEET NO:

02

PROJECT NO:

BKM2018



BUILDING DESIGN
INTERIOR DESIGN
PLANNING

Phone 0407 319 437
28 Denison Road
West Launceston TAS 7250
jo@buildingdesignstudio.com.au

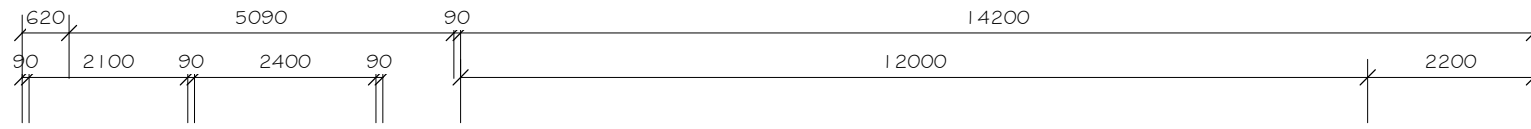
Jo Woodbury

IICENSE No CC 5879N

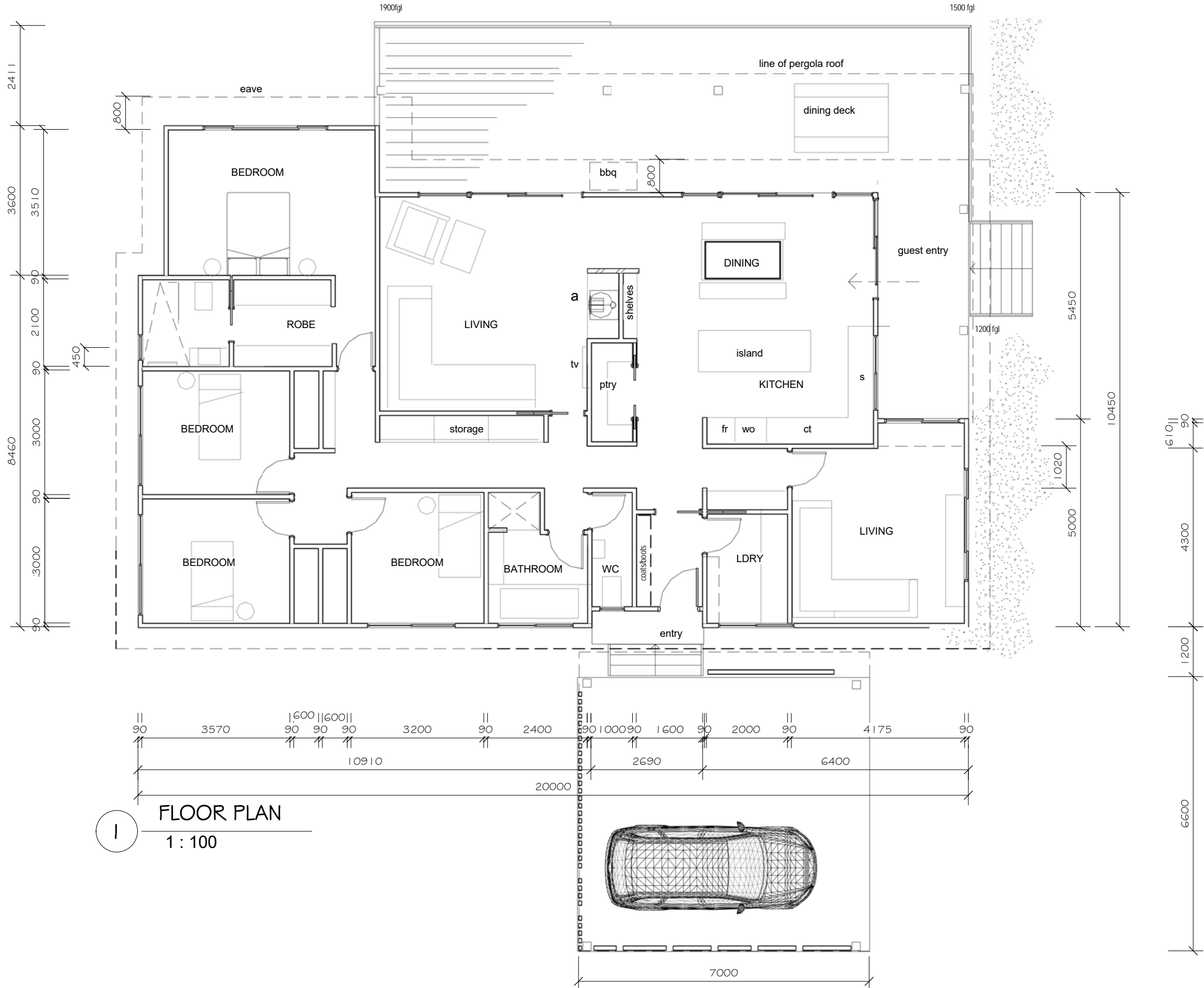
REVISIONS

DATE	

1 SITE PLAN
1 : 1000



AREA SCHEDULE (Gross Building)		
Name	Area	Perimeter
DWELLING	203.39	641.20
CARPORT	46.20	272.06
DECK	68.96	472.80



FLOOR PLAN
1 : 100



PROJECT
MELLING RESIDENCE

FOR
B + C MELLING

LOCATION
71 GORDON STREET
SWANSEA TAS

DRAWING TITLE
FLOOR PLAN

DATE: MAY 2018 SCALE: 1 : 100

SHEET NO: 03 PROJECT NO: BKM2018

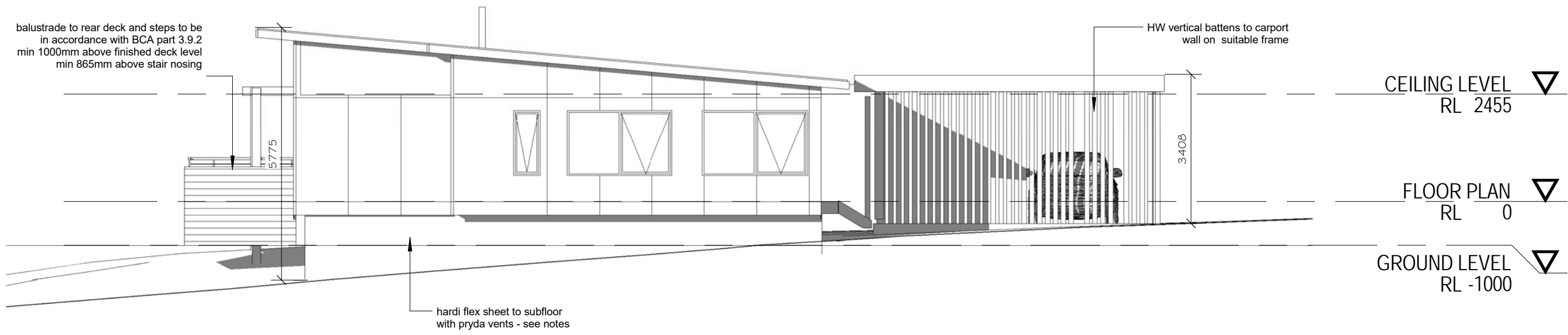


BUILDING DESIGN
INTERIOR DESIGN
PLANNING

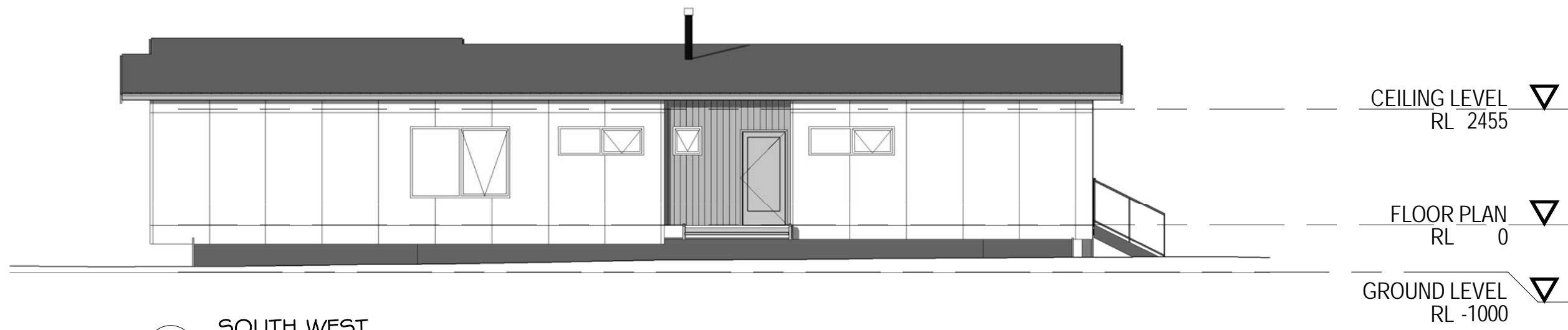
Phone 0407 319 437
28 Denison Road
West Launceston TAS 7250
jo@buildingdesignstudio.com.au

Jo Woodbury IICENSE No CC 5879N

REVISIONS	
DATE	




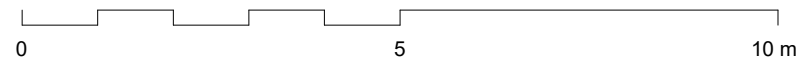
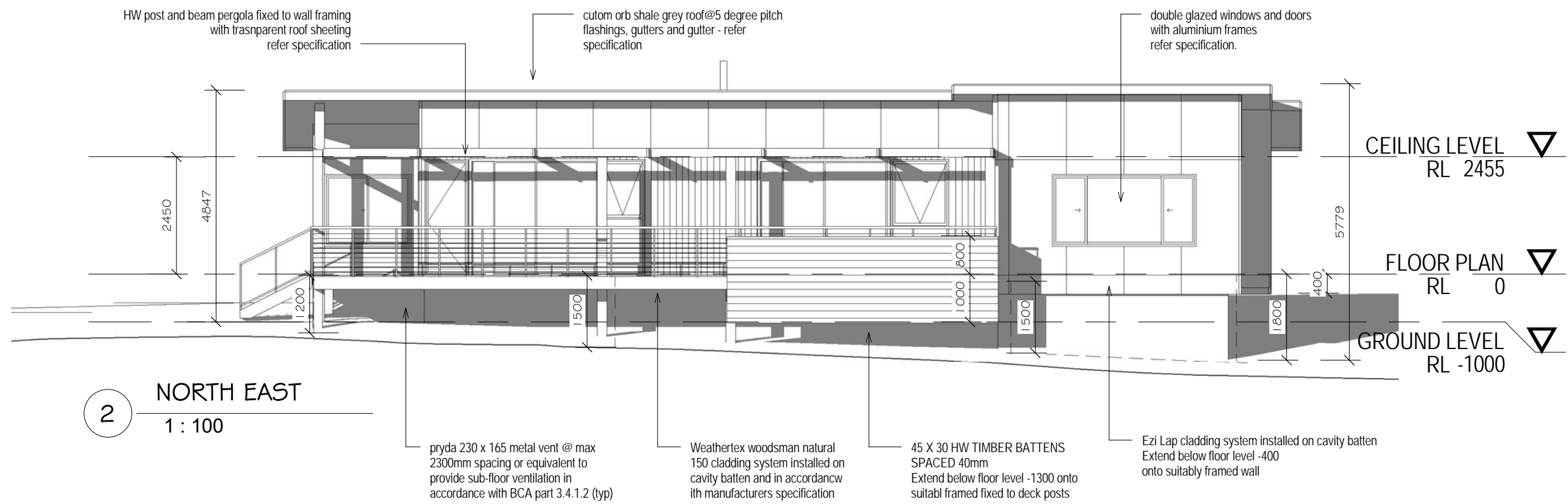
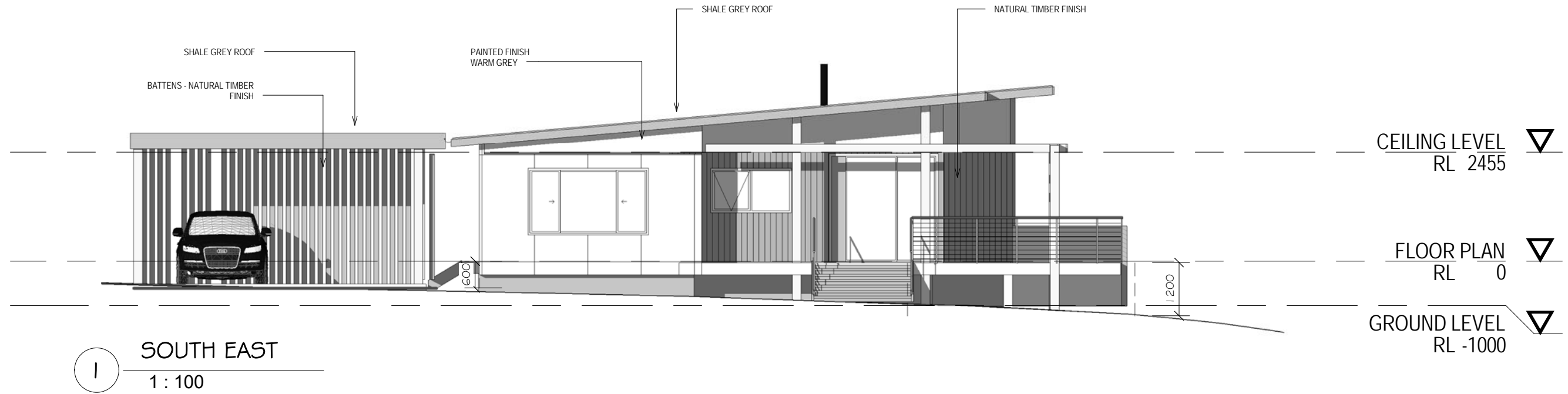
1 NORTH WEST
1 : 100



2 SOUTH WEST
1 : 100

elevation does not show carport

 WOODBURY & CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road/ West Launceston TAS 7250 jo@buildingdesignstudio.com.au	Job Title	MELLING RESIDENCE	Date:	MAY 2018	Drawing Title	ELEVATIONS
	Client	B + C MELLING	Drawn By:	Jo Woodbury	Sheet No:	04
	at	71 GORDON STREET SWANSEA TAS	Accreditation No.	CC 5879N	Project No:	BKM2018
			Scale:	1 : 100		

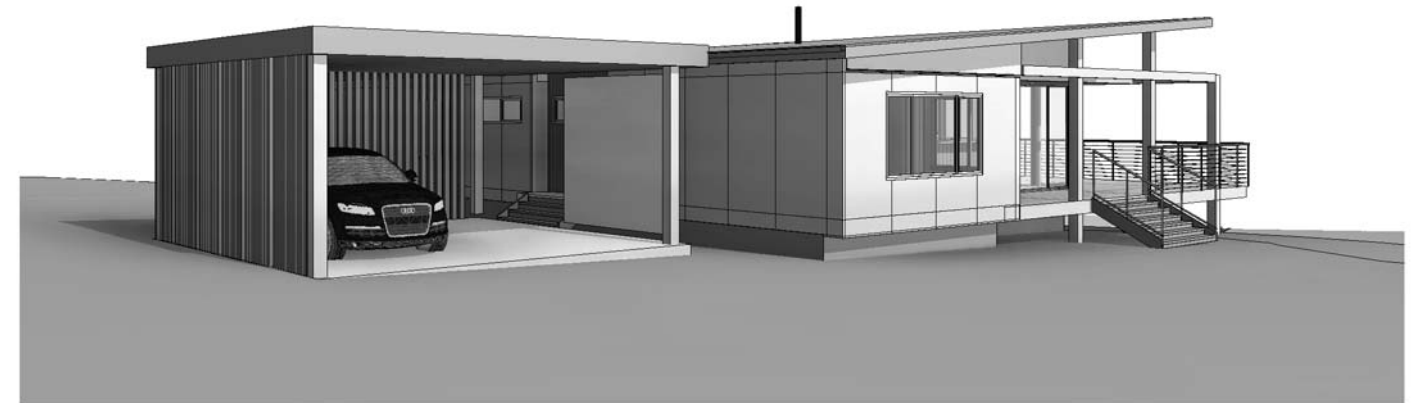


W **WOODBURY & CO**
BUILDING DESIGN
Phone 0407 319 437
28 Denison Road/ West Launceston TAS 7250
jo@buildingdesignstudio.com.au

Job Title	MELLING RESIDENCE	Date:	MAY 2018	Drawing Title	ELEVATIONS
Client	B + C MELLING	Drawn By:	Jo Woodbury	Sheet No:	05
at	71 GORDON STREET SWANSEA TAS	Accreditation No.	CC 5879N	Project No:	BKM2018
		Scale:	1 : 100		



1 3D View 1



3 3D View 3



2 3D View 2


WOODBURY&CO
 BUILDING DESIGN
 Phone 0407 319 437
 28 Denison Road/ West Launceston TAS 7250
 jo@buildingdesignstudio.com.au

Job Title	MELLING RESIDENCE	Date:	MAY 2018	Drawing Title	PERSPECTIVES
Client	B + C MELLING	Drawn By:	Jo Woodbury	Sheet No:	06
at	71 GORDON STREET SWANSEA TAS	Accreditation No.	CC 5879N	Project No:	BKM2018
		Scale:			