

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details *Complete for All Applications*

Description of proposed use or development:	
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Estimated value of works: (design & construction)	\$	
---	----	--

Is the property on the State Heritage Register? (Tick one)	Yes	No
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For all Non-Residential Applications

Hours of Operation	
--------------------	--

Number of Employees	
---------------------	--

Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
--	--

Describe any hazardous materials to be used or stored on site	
---	--

Type & location of any large plant or machinery used (refrigeration, generators)	
--	--

Describe any retail and/or storage of goods or equipment in outdoor areas	
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Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council’s website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

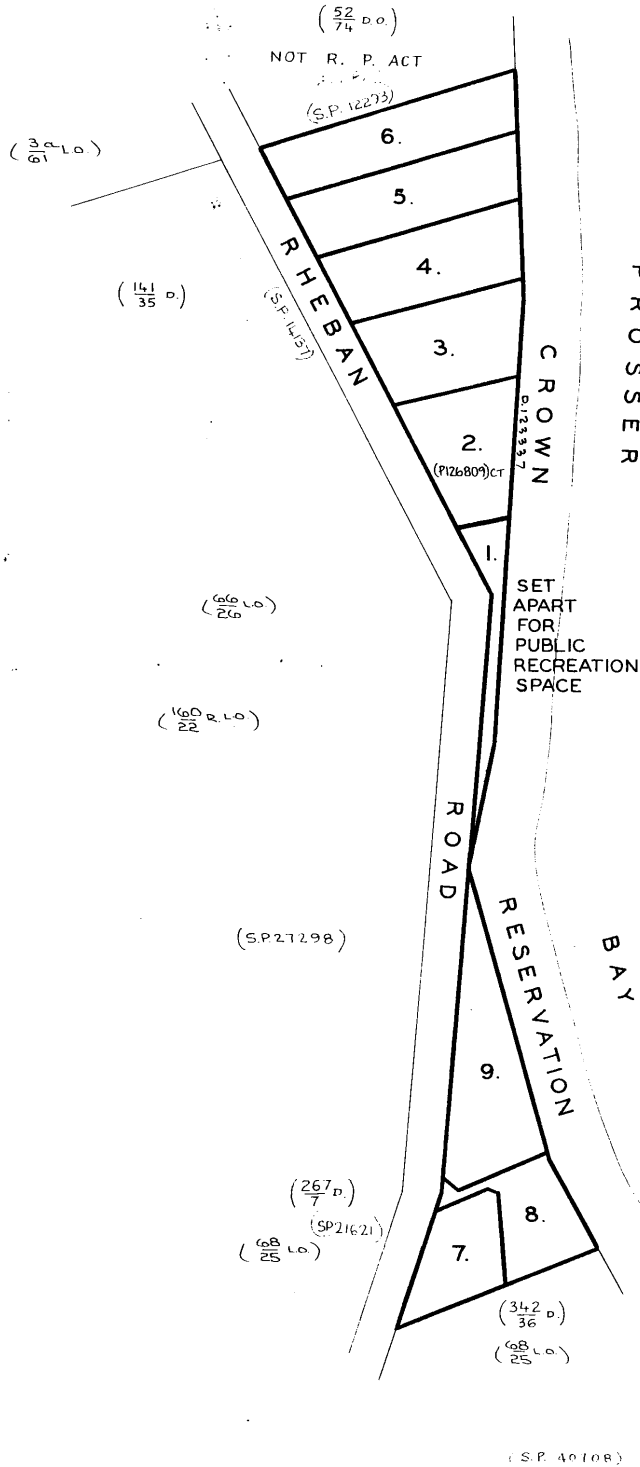
In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

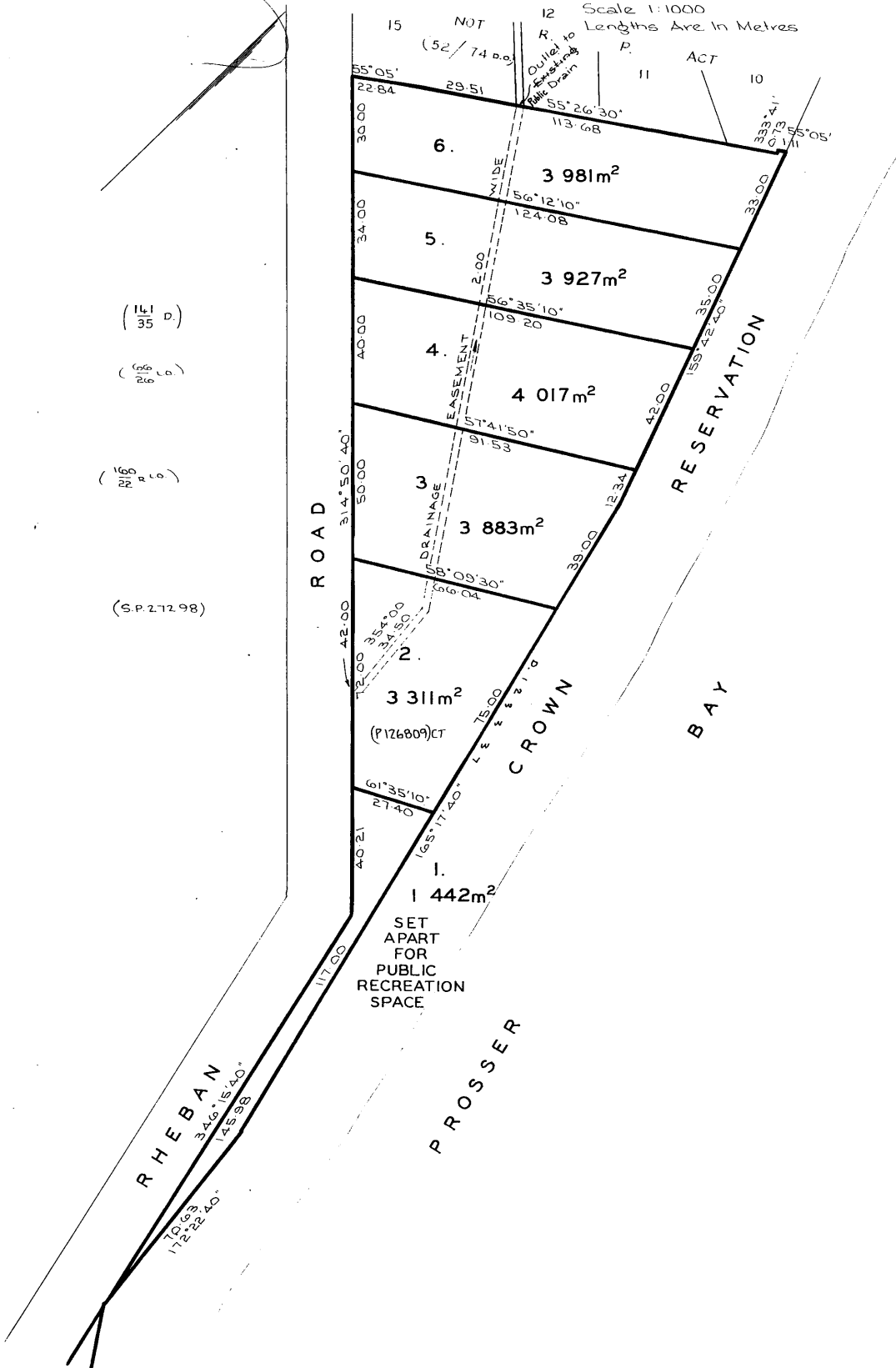
7429 10 OCT 1975

S.P. 7429

Owner: M. H. de Bavay	PLAN OF SURVEY by Surveyor G.W. Grigg of land situated in the	Registered Number: S.P. 7429
Title Reference: C.T. 2484-92	LAND DISTRICT OF PEMBROKE PARISH OF ORFORD	Effective from 6-1-76
Grantee: Portion of Lot 30262.367.0 ² 3 ⁸ Gtd to William Joseph Reardon. <i>U/R ENCL 19/10/75</i>	Scale 1:2000	P/I <i>M. Matthews</i> Recorder of Titles

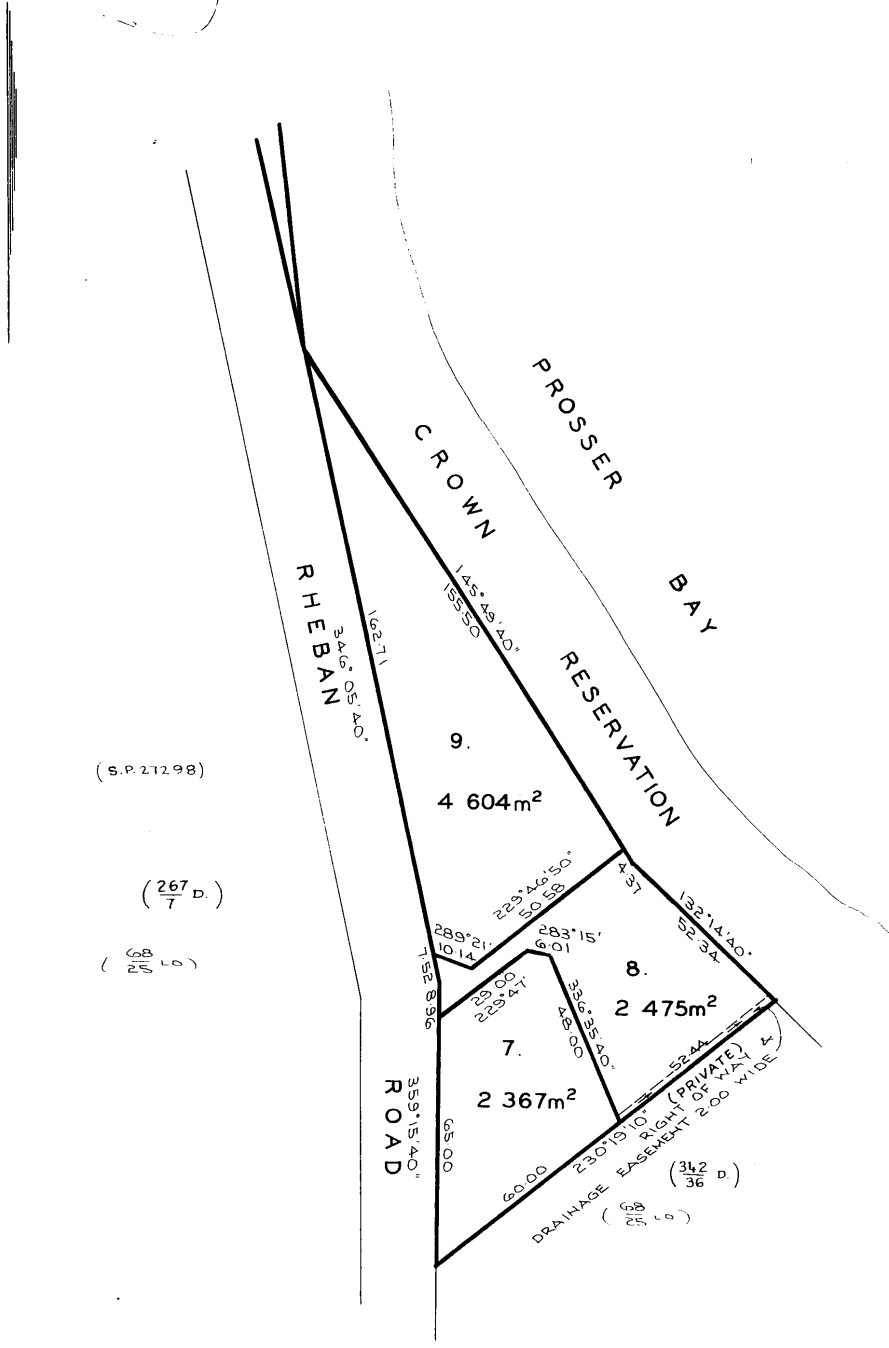


<p>ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor G.W. Griggs</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 21st 7th 1982 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P7429</p>
<p>Signed for the purposes of identification Council Clerk</p>	<p>Surveyor Owner: M.H. de Bayau Title Reference: C.T. 2484/92</p>	



<p>ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor <i>G. W. Griggs</i></p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated <i>21.7.71</i> and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P 7429</p>
<p>Signed for the purposes of identification <i>[Signature]</i> Council Clerk</p>	<p>Surveyor: <i>[Signature]</i> Owner: M. H. de Bavay Title Reference: C.T. 2484/92</p>	

Scale 1:1000
Lengths Are in Metres



SEARCH OF TORRENS TITLE

VOLUME 7429	FOLIO 9
EDITION 8	DATE OF ISSUE 14-Aug-2014

SEARCH DATE : 09-Jul-2024

SEARCH TIME : 10.35 AM

DESCRIPTION OF LAND

Parish of ORFORD, Land District of PEMBROKE
 Lot 9 on Sealed Plan 7429
 Derivation : Part of Lot 30262 Gtd. to W.J. Reardon
 Prior CT 3510/49

SCHEDULE 1

C794358 TRANSFER to BENSAM INVESTMENTS PTY LTD Registered
 17-Mar-2010 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 D135146 MORTGAGE to National Australia Bank Limited
 Registered 14-Aug-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

7



SCHEDULE OF EASEMENTS

PLAN NO.

S.P. 7429

S.P. 7429

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

NOTE — THE ...

EASEMENTS

Rights of Drainage

Each lot on the plan is together with such rights of drainage over the drainage easements shewn on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shewn on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Lots 2-6 are subject to a right of drainage for the Warden Council and Electors of the Municipality of Spring Bay over the drainage easement passing through such lots.

RIGHT OF CARRIAGE WAY

Lot 7 is together with a right of carriage way over the right of way marked on the plan as passing through Lot 8.

Lot 8 is subject to a right of carriage way over the right of way marked on the plan as appurtenant to Lot 7.

DATED this day of 1975

SIGNED by MARGARET HILDA de BAVAY the Registered Proprietor of the land comprised in Certificate of Title Volume 2484 Folio 92 in the presence of:

M.H. de Bavay

Handwritten signatures

CERTIFIED CORRECT for the purpose of The Real Property Act 1962 as amended

CRISP & CRISP

SOLICITORS FOR THE REGISTERED PROPRIETORS

F 2

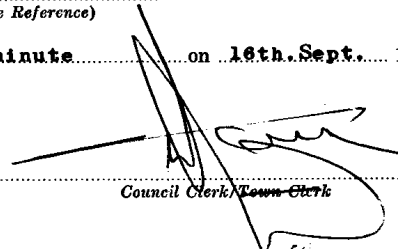
7429

This is the schedule of easements attached to the plan of..... SUBDIVISION.....

containing nine (9) lots..... comprising part of the land in

C.T. 2484 - 92
(Insert Title Reference)

Sealed by the Spring Bay Council by minute..... on 18th. Sept. 1975



Council Clerk/Town Clerk

58158



Room11 Architects

Studio HOBART
358B Macquarie Street, South Hobart, TAS 7004
Telephone 03-6224-8642

Email info@room11.com.au
Website www.room11.com.au

DATE
4/07/2024

PROJECT

445 RHEBAN ROAD, SPRING BEACH

DRAWING INDEX

ID	NAME	REV
A0.01	LOCATION PLAN	BA.02
A0.02	EXISTING SITE PLAN	BA.02
A1.01	SCOPE OF WORKS (GROUND FLOOR)	BA.02
A1.02	EXISTING GROUND FLOOR PLAN	BA.02
A1.03	GROUND FLOOR DEMOLITION PLAN	BA.02
A1.04	PROPOSED GROUND FLOOR PLAN	BA.02
A1.05	PROPOSED GROUND FLOOR PLAN (ENTRANCE)	BA.02
A1.06	PROPOSED GROUND FLOOR PLAN (SPA / SAUNA)	BA.02
A1.07	PROPOSED LOWER GROUND FLOOR PLAN	BA.02
A1.08	EXISTING ROOF PLAN	BA.02
A1.09	PROPOSED ROOF PLAN	BA.02
A1.10	MOODBOARD SAUNA + POOL	BA.02
A1.11	ARTISIC REPRESENTATIONS	BA.02
A1.12	ARTISIC REPRESENTATIONS	BA.02
A1.13	ARTISIC REPRESENTATIONS	BA.02
A2.01	EXISTING & DEMOLITION NORTH ELEVATION	BA.02
A2.02	PROPOSED NORTH ELEVATION	BA.02
A2.03	PROPOSED SOUTH ELEVATION & ART. REPS.	BA.02
A2.04	SAUNA + SPA ELEVATIONS	BA.02
A2.05	SAUNA + SPA SECTION (A-A) & (B-B)	BA.02
A2.06	JOINERY AXONOMETRIC'S	BA.02
A3.01	FOOTING & BRACING PLAN	BA.02
A3.02	ROOF FRAMING PLAN	BA.02
A3.03	ROOF FRAMING DIAGRAM	BA.02
A3.04	DETAILS	BA.02
A3.05	DETAILS	BA.02
A3.06	DETAILS	BA.02
A3.07	DETAILS	BA.02





445
RHEBAN
ROAD

LOCATION PLAN
1:2000



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Telephone: 03-6224-8642
Email: info@room11.com.au Website: www.room11.com.au

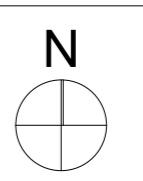
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Project No:
2223
Client:
CHERYL JOHNSTON
Project Name:

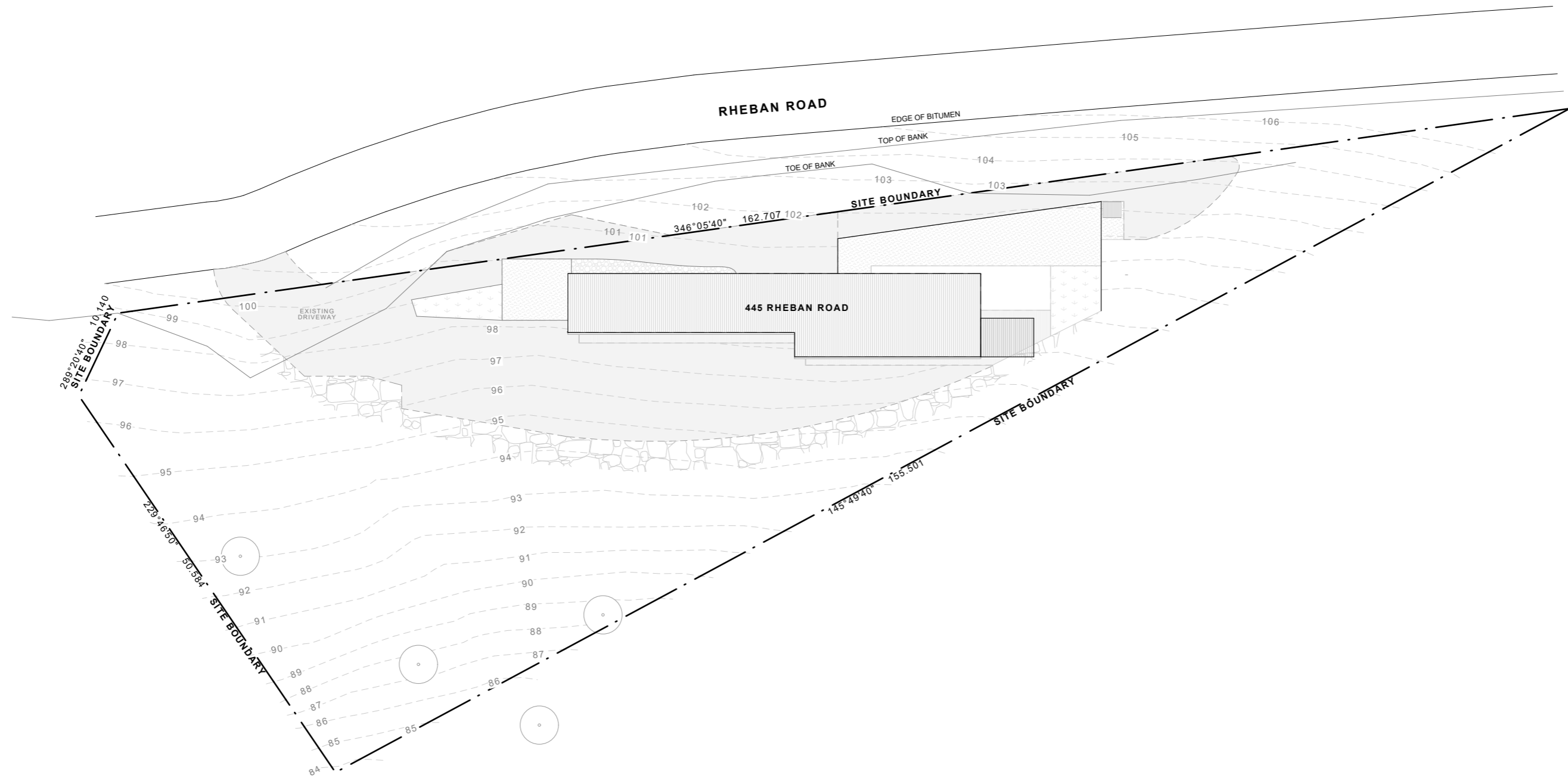
Project Address:
445 RHEBAN ROAD SPRING BEACH
TAS 7190 AUSTRALIA

ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

ID	Name	Date



Drawing Title: LOCATION PLAN		Issue:
Scale: 1:2000	Drawing No: A0.01	BA
Date: 4/07/2024	Drawn by: JM	
Checked by: TB	Status: BA.01	



EXISTING SITE PLAN
1:500

NOTE: PLAN ROTATED FROM LOCATION PLAN



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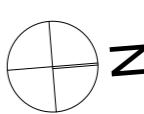
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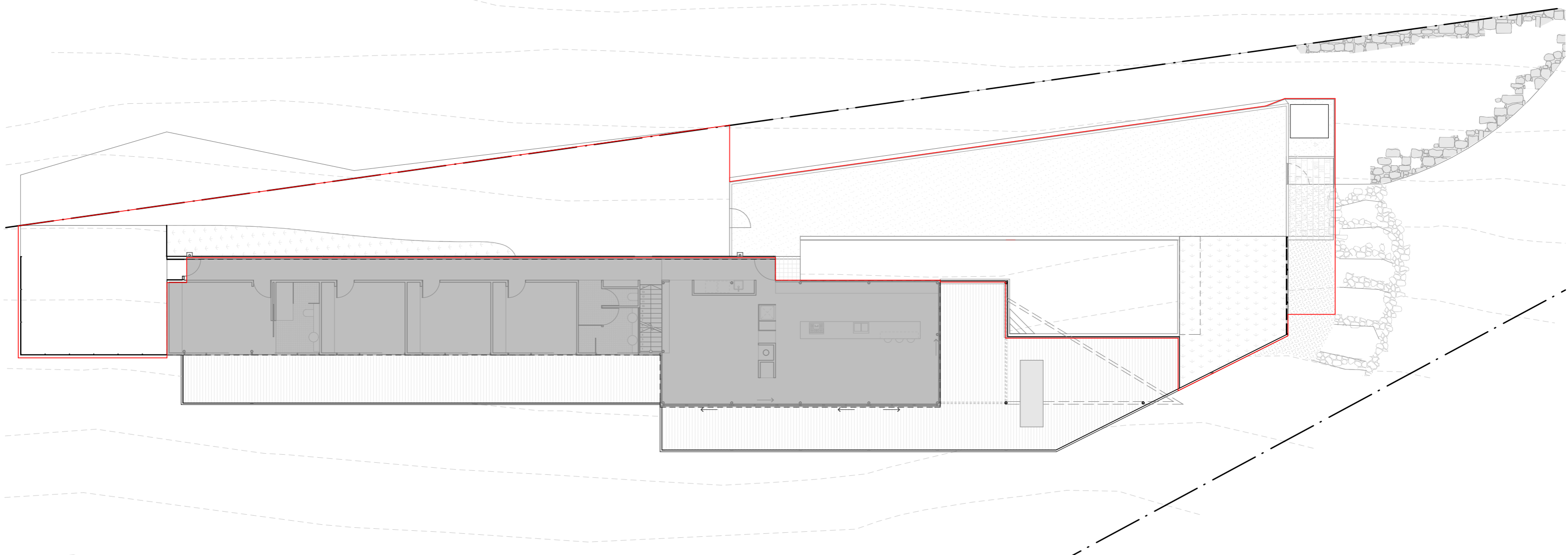
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ID	Name	Date

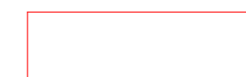


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Scale: 1:500	Drawing No.: A0.02	
Date: 4/07/2024		
Drawn by: JM		
Checked by: TB		
Status: BA.01		



SCOPE OF WORKS (GROUND FLOOR)
1:200

LEGEND :



STAGE 01 PROPOSED WORK



STAGE 02 PROPOSED WORK



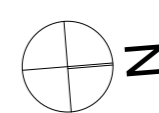
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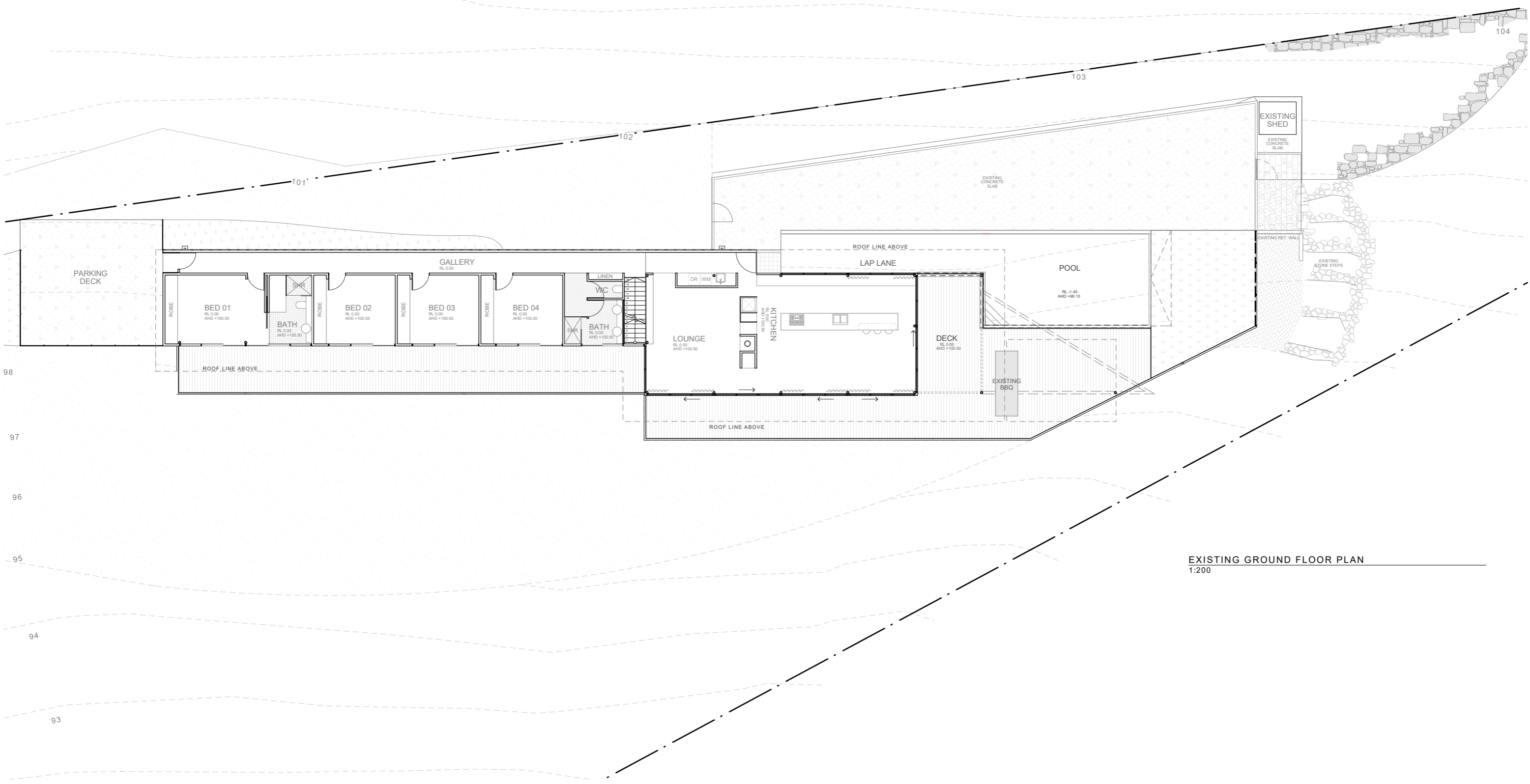
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ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			



Drawing Title:
SCOPE OF WORKS (GROUND FLOOR)

Scale:	1:200	Drawing No:	A1.01	Issue:	BA
Date:	4/07/2024	Drawn by:	JM		
Checked by:	TB				
Status:	BA.01				



EXISTING GROUND FLOOR PLAN
1:200



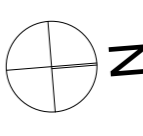
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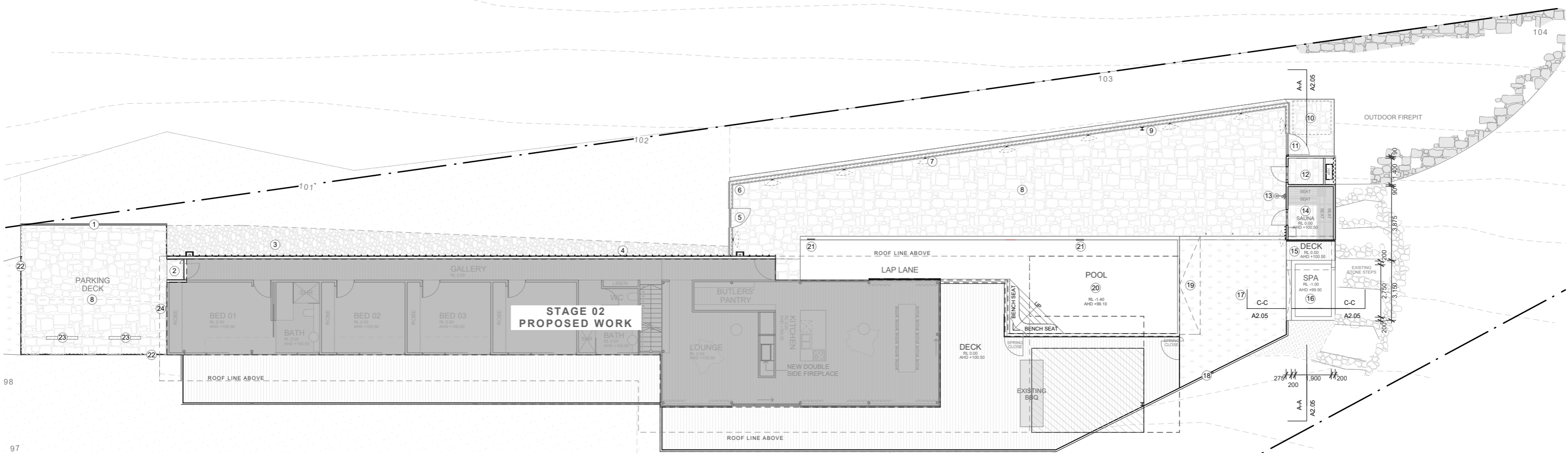
ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

ID	Name	Date



Drawing Title:
EXISTING GROUND FLOOR PLAN

Scale: 1:200	Drawing No:	Issue:
Date: 4/07/2024	A1.02	BA
Drawn by: JM		
Checked by: TB		
Status: BA.01		



PROPOSED GROUND FLOOR PLAN
1:200

LEGEND :

- 1 - SELECTED 100mm STAINLESS STEEL GRATE DRAIN ADDED TO EDGE OF PARKING DECK
- 2 - EXISTING DOOR TO BE REMOVED AND REPLACED BY CLIENT APPROVED DOOR (REFER TO A2.03), INTERNAL ENTRANCE WALLS LINED WITH DECOCLAD 'NARROWLINE' ALUMINIUM CLADDING (BLACKBUTT)
- 3 - NEW LANDSCAPED AREA, FILLED WITH 10mm LIME STONE GRAVEL, STABILISE WITH 10-15% CEMENT
- 4 - NEW COLORBOND 340 MAXLINE CLADDING (MONUMENT MATT) TO WESTERN WALL, INSTALLED TO MANUFACTURERS SPECIFICATIONS, CLADDING TO BE DIRECTLY FIXED OVER EXISTING MATRIX CLADDING (REFER TO DETAILS D-06 & D-07 ON A3.06)
- 5 - NEW FENCE GATE - SPRING CLOSE
- 6 - NEW FENCE - REFER DETAIL D-02 ON A3.04
- 7 - NEW 'UNIOS ASTRO FIXED TWO WAY WALL LIGHT' IN TEXTURED BLACK, INSTALLED TO MANUFACTURERS SPECIFICATIONS
- 8 - EXISTING SLAB RESURFACED WITH TRAVERTINE TILES
- 9 - NEW 150UC30 TO ENGINEERS SPECIFICATIONS
- 10 - EXISTING GARDEN SHED TO BE DEMOLISHED, SLAB TO BE RETAINED
- 11 - NEW FENCE GATE - SRPING CLOSE
- 12 - NEW POOL STORAGE ROOM, REFER TO A2.04 - A2.06 FOR DETAILS
- 13 - OUTDOOR SHOWER ADDED TO EXTERNAL WALL OF SAUNA - ASTRA WALKER 'OLD ENGLISH' EXPOSED 150mm SHOWER HEAD AND HANDPIECE IN BRUSHED NICKEL
- 14 - NEW INFRARED / STEAM SAUNA, REFER TO A2.04 - A2.06 FOR DETAILS
- 15 - NEW 1m WIDE TIMBER LANDING, REFER TO DETAIL D-04 ON A3.05
- 16 - NEW ENDLESS 'SMOOTH EDGE UNIVERSE' SPA, REFER TO A2.04 - A2.06 FOR DETAILS
- 17 - EXISTING ARTIFICIAL GRASS REMOVED AND REPLACED WITH SYNLAWN 'COMFORT ELITE' ARTIFICIAL GRASS, INSTALLED TO MANUFACTURERS SPECIFICATIONS
- 18 - EXISTING GLASS BALUSTRADE & TIMBER SCREEN DEMOLISHED AND REPLACED WITH NEW GLASS BALUSTRADE - REFER DETAIL D-01 ON A3.04
- 19 - EXISTING REMCO SWIMROLL POOL COVER TO BE REPLACED WITH NEW REMCO COVER
- 20 - EXISTING POOL TO BE RESURFACED WITH WHITE TILE TO BURMAN POOLS SPECIFICATIONS
- 21 - EXISTING POOL LADDERS REPLACED WITH BRUSHED NICKEL POOL LADDERS
- 22 - EXISTING BALUSTRADE REPAINTED WITH **COLORBOND ULTRA (DOVER WHITE)**
- 23 - 2x RUBBER WHEEL STOP'S TO COMPLY WITH AS2890.1:2004
- 24 - EXISTING WALL RELINED WITH DECO BATTENS 25x50mm - BLACKBUTT COLOUR, INSTALLED ON 'SPACE BASE' TO MANUFACTURER SPECIFICATIONS



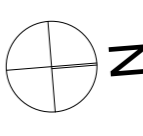
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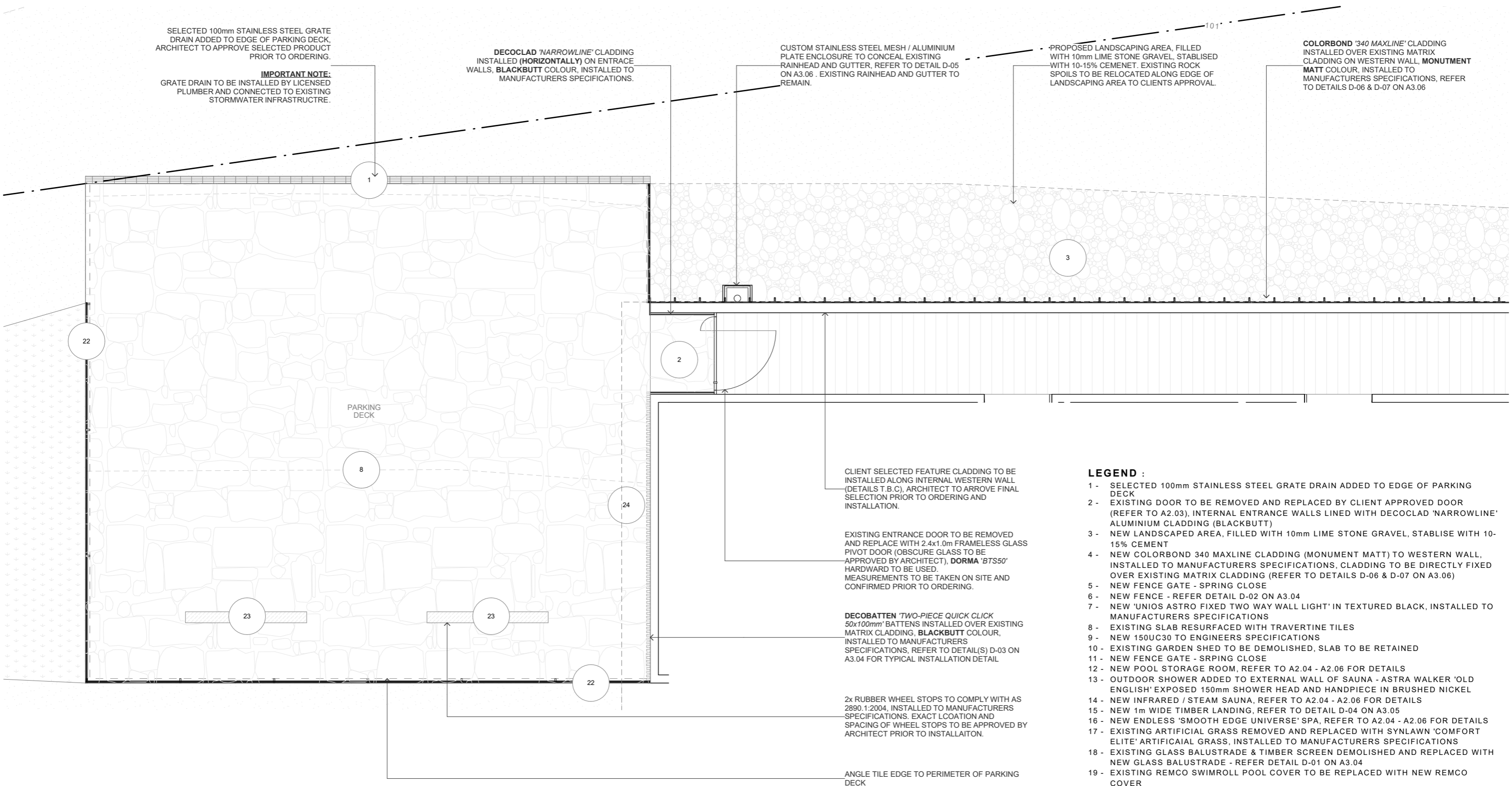
ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

ID	Name	Date



Drawing Title:
PROPOSED GROUND FLOOR PLAN

Scale:	1:200	Drawing No:	A1.04	Issue:	BA
Date:	4/07/2024	Checked by:	JM		
Drawn by:	JM	Status:	BA.01		



LEGEND :

- 1 - SELECTED 100mm STAINLESS STEEL GRATE DRAIN ADDED TO EDGE OF PARKING DECK
- 2 - EXISTING DOOR TO BE REMOVED AND REPLACED BY CLIENT APPROVED DOOR (REFER TO A2.03), INTERNAL ENTRANCE WALLS LINED WITH DECOCLAD 'NARROWLINE' ALUMINIUM CLADDING (BLACKBUTT)
- 3 - NEW LANDSCAPED AREA, FILLED WITH 10mm LIME STONE GRAVEL, STABILISE WITH 10-15% CEMENT
- 4 - NEW COLORBOND 340 MAXLINE CLADDING (MONUMENT MATT) TO WESTERN WALL, INSTALLED TO MANUFACTURERS SPECIFICATIONS, CLADDING TO BE DIRECTLY FIXED OVER EXISTING MATRIX CLADDING (REFER TO DETAILS D-06 & D-07 ON A3.06)
- 5 - NEW FENCE GATE - SPRING CLOSE
- 6 - NEW FENCE - REFER DETAIL D-02 ON A3.04
- 7 - NEW 'UNIOS ASTRO FIXED TWO WAY WALL LIGHT' IN TEXTURED BLACK, INSTALLED TO MANUFACTURERS SPECIFICATIONS
- 8 - EXISTING SLAB RESURFACED WITH TRAVERTINE TILES
- 9 - NEW 150UC30 TO ENGINEERS SPECIFICATIONS
- 10 - EXISTING GARDEN SHED TO BE DEMOLISHED, SLAB TO BE RETAINED
- 11 - NEW FENCE GATE - SRPING CLOSE
- 12 - NEW POOL STORAGE ROOM, REFER TO A2.04 - A2.06 FOR DETAILS
- 13 - OUTDOOR SHOWER ADDED TO EXTERNAL WALL OF SAUNA - ASTRA WALKER 'OLD ENGLISH' EXPOSED 150mm SHOWER HEAD AND HANDPIECE IN BRUSHED NICKEL
- 14 - NEW INFRARED / STEAM SAUNA, REFER TO A2.04 - A2.06 FOR DETAILS
- 15 - NEW 1m WIDE TIMBER LANDING, REFER TO DETAIL D-04 ON A3.05
- 16 - NEW ENDLESS 'SMOOTH EDGE UNIVERSE' SPA, REFER TO A2.04 - A2.06 FOR DETAILS
- 17 - EXISTING ARTIFICIAL GRASS REMOVED AND REPLACED WITH SYNLAWN 'COMFORT ELITE' ARTIFICAL GRASS, INSTALLED TO MANUFACTURERS SPECIFICATIONS
- 18 - EXISTING GLASS BALUSTRADE & TIMBER SCREEN DEMOLISHED AND REPLACED WITH NEW GLASS BALUSTRADE - REFER DETAIL D-01 ON A3.04
- 19 - EXISTING REMCO SWIMROLL POOL COVER TO BE REPLACED WITH NEW REMCO COVER
- 20 - EXISTING POOL TO BE RESURFACED WITH WHITE TILE TO BURMAN POOLS SPECIFICATIONS
- 21 - EXISTING POOL LADDERS REPLACED WITH BRUSHED NICKEL POOL LADDERS
- 22 - EXISTING BALUSTRADE REPAINTED WITH COLORBOND ULTRA (DOVER WHITE)
- 23 - 2x RUBBER WHEEL STOP'S TO COMPLY WITH AS2890.1:2004
- 24 - EXISTING WALL RELINED WITH DECO BATTENS 25x50mm - BLACKBUTT COLOUR, INSTALLED ON 'SPACE BASE' TO MANUFACTURER SPECIFICATIONS

PROPOSED GROUND FLOOR PLAN (ENTRANCE)
1:50

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Project No:
2223
Client:
JOHNSTON HOUSE
Project Name:
JOHNSTON HOUSE
Project Address:
445 RHEBAN ROAD SPRING BEACH
TAS 7190 AUSTRALIA

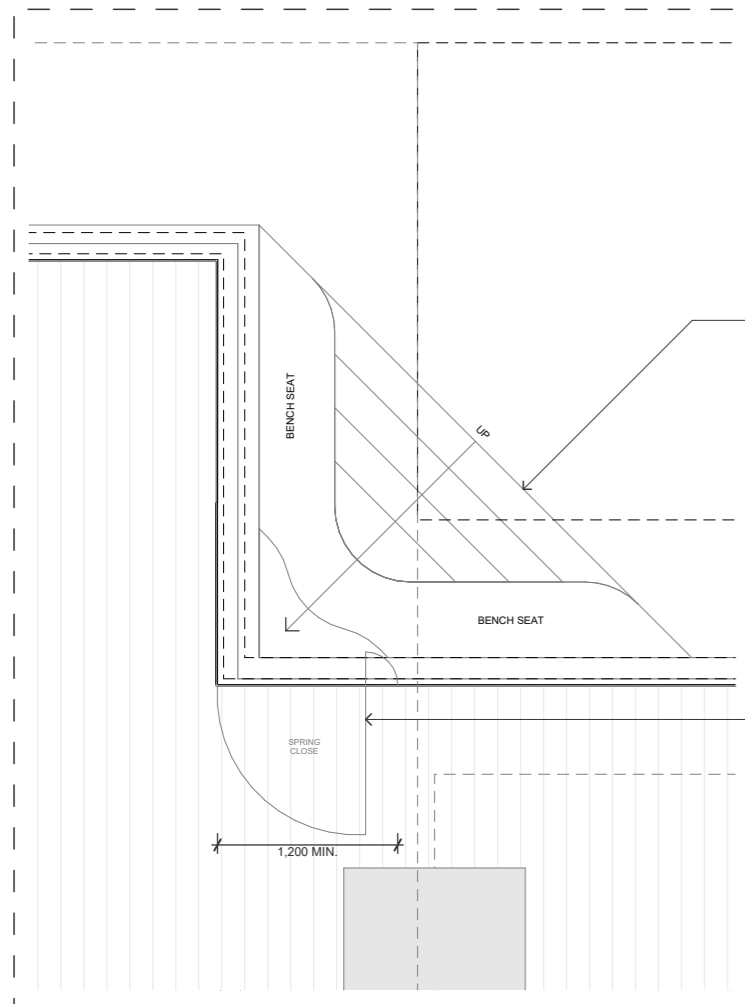
ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

ID	Name	Date

Drawing Title:
PROPOSED GROUND FLOOR PLAN (ENTRANCE)

Scale: 1:50
Date: 4/07/2024
Drawing No:
A1.05
Issue:
BA

Drawn by: JM
Checked by:
Status: BA.01

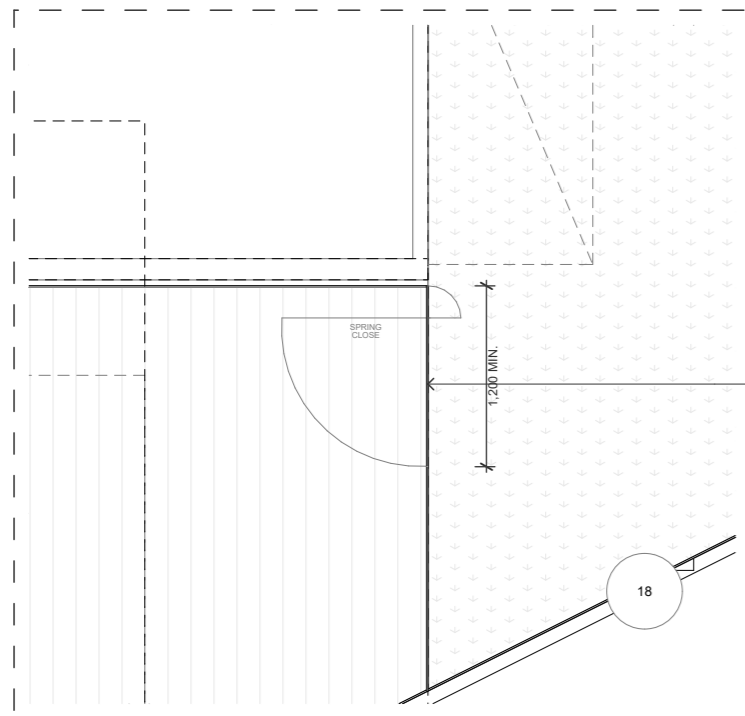


PROPOSED GROUND FLOOR PLAN (POOL STEPS)

1:50

REMOVE EXISTING POOL STEPS AND REPLACE WITH NEW STEPS, (250mm RUN, 180mm RISE), BENCH SEATS TO BECOME ANOTHER STEP (-360mm)

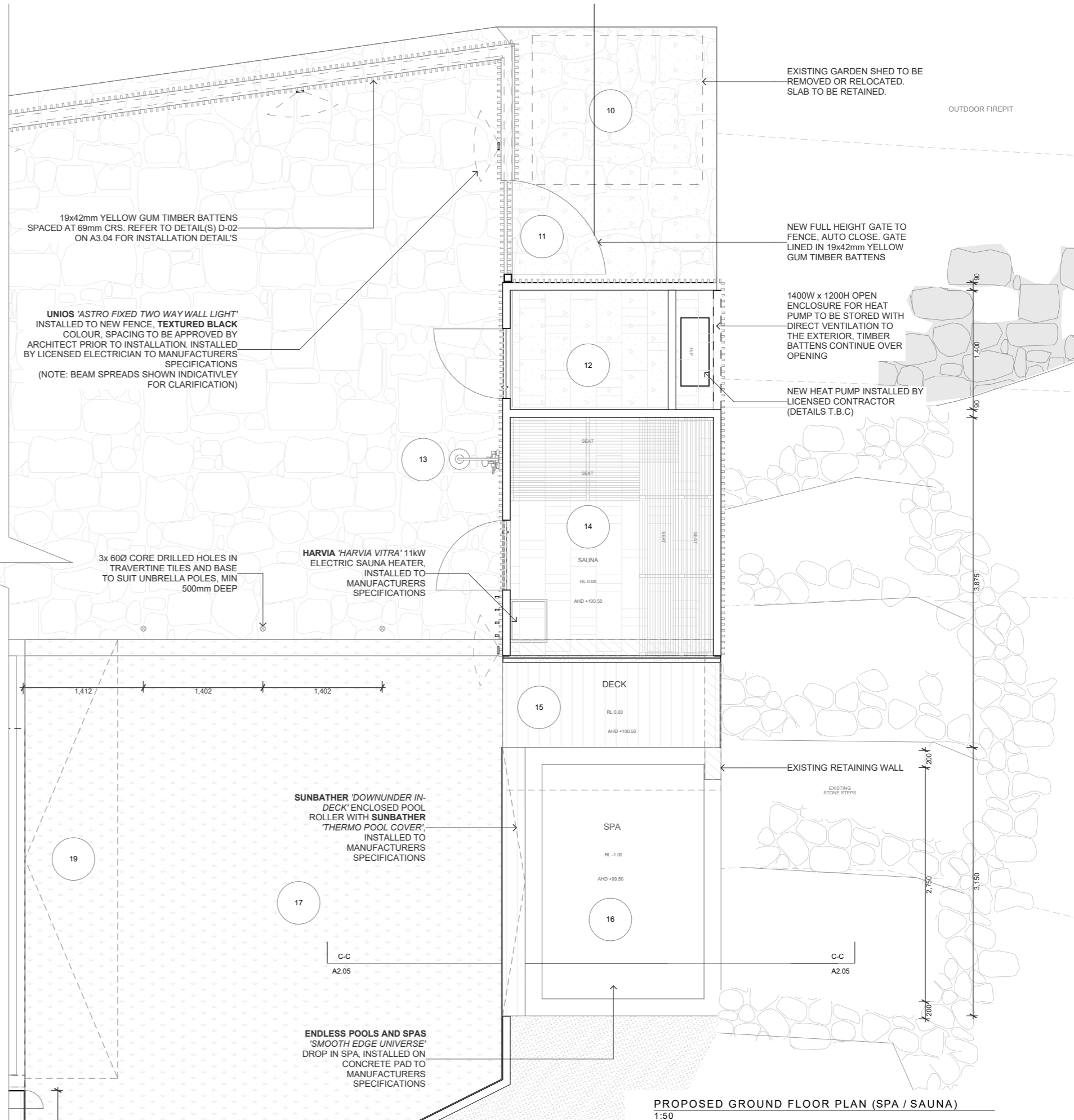
MIN. 1200 HIGH GLASS BALUSTRADE (POOL FENCE). MAX. 100mm AWAY FROM EXISTING BBQ JOINERY, REFER TO DETAIL D-03 ON A3.04



PROPOSED GROUND FLOOR PLAN (POOL BALUSTRADE)

1:50

MIN. 1200 HIGH GLASS BALUSTRADE (POOL FENCE). MAX. 100mm AWAY FROM EXISTING BBQ JOINERY, REFER TO DETAIL D-03 ON A3.04



PROPOSED GROUND FLOOR PLAN (SPA / SAUNA)

1:50

EXISTING GARDEN SHED TO BE REMOVED OR RELOCATED. SLAB TO BE RETAINED.

OUTDOOR FIREPIT

NEW FULL HEIGHT GATE TO FENCE, AUTO CLOSE. GATE LINED IN 19x42mm YELLOW GUM TIMBER BATTENS

1400W x 1200H OPEN ENCLOSURE FOR HEAT PUMP TO BE STORED WITH DIRECT VENTILATION TO THE EXTERIOR, TIMBER BATTENS CONTINUE OVER OPENING

NEW HEAT PUMP INSTALLED BY LICENSED CONTRACTOR (DETAILS T.B.C)

19x42mm YELLOW GUM TIMBER BATTENS SPACED AT 69mm CRS. REFER TO DETAIL(S) D-02 ON A3.04 FOR INSTALLATION DETAIL'S

UNIOS 'ASTRO FIXED TWO WAY WALL LIGHT' INSTALLED TO NEW FENCE, TEXTURED BLACK COLOUR. SPACING TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. INSTALLED BY LICENSED ELECTRICIAN TO MANUFACTURERS SPECIFICATIONS (NOTE: BEAM SPREADS SHOWN INDICATIVELY FOR CLARIFICATION)

3x 60Ø CORE DRILLED HOLES IN TRAVERTINE TILES AND BASE TO SUIT UMBRELLA POLES, MIN 500mm DEEP

HARVIA 'HARVIA VITRA' 11kW ELECTRIC SAUNA HEATER, INSTALLED TO MANUFACTURERS SPECIFICATIONS

SUNBATHER 'DOWNUNDER IN-DECK' ENCLOSED POOL ROLLER WITH SUNBATHER 'THERMO POOL COVER', INSTALLED TO MANUFACTURERS SPECIFICATIONS

ENDLESS POOLS AND SPAS 'SMOOTH EDGE UNIVERSE' DROP IN SPA, INSTALLED ON CONCRETE PAD TO MANUFACTURERS SPECIFICATIONS



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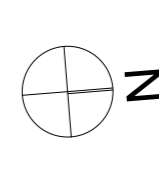
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 2223

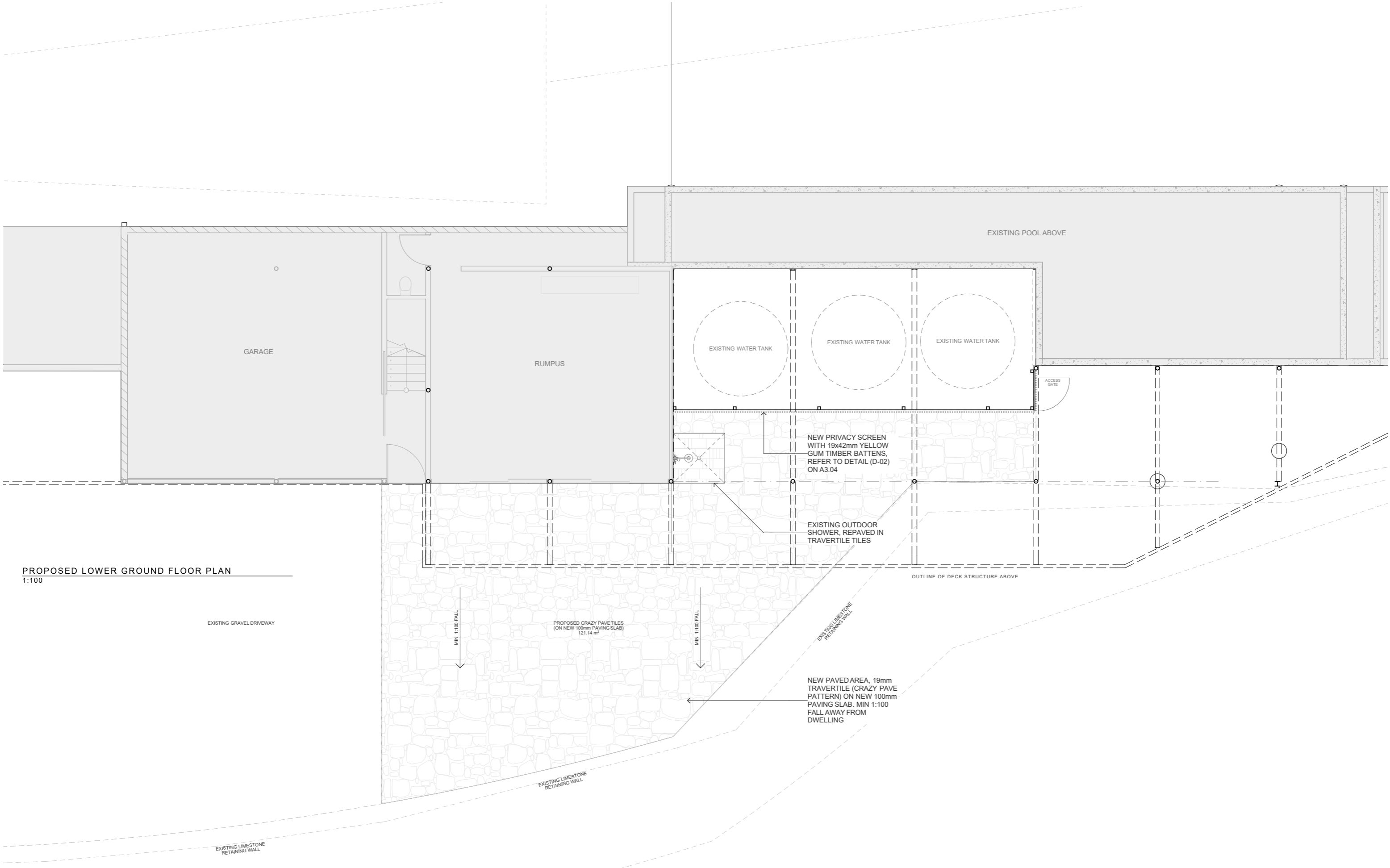
Client:

Project Name:
 JOHNSTON HOUSE
 Project Address:
 445 RHEBAN ROAD SPRING BEACH
 TAS 7190 AUSTRALIA

ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			



Drawing Title: PROPOSED GROUND FLOOR PLAN (SPA / SAUNA)		Issue:
Scale: 1:50	Drawing No: A1.06	BA
Date: 4/07/2024	Checked by: JM	
Drawn by: JM	Status: BA.01	
Checked by:		
Status: BA.01		



PROPOSED LOWER GROUND FLOOR PLAN
1:100



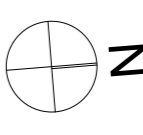
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Project No:
2223
Client:
CHERYL JOHNSTON
Project Name:
Project Address:
445 RHEBAN ROAD SPRING BEACH
TAS 7190 AUSTRALIA

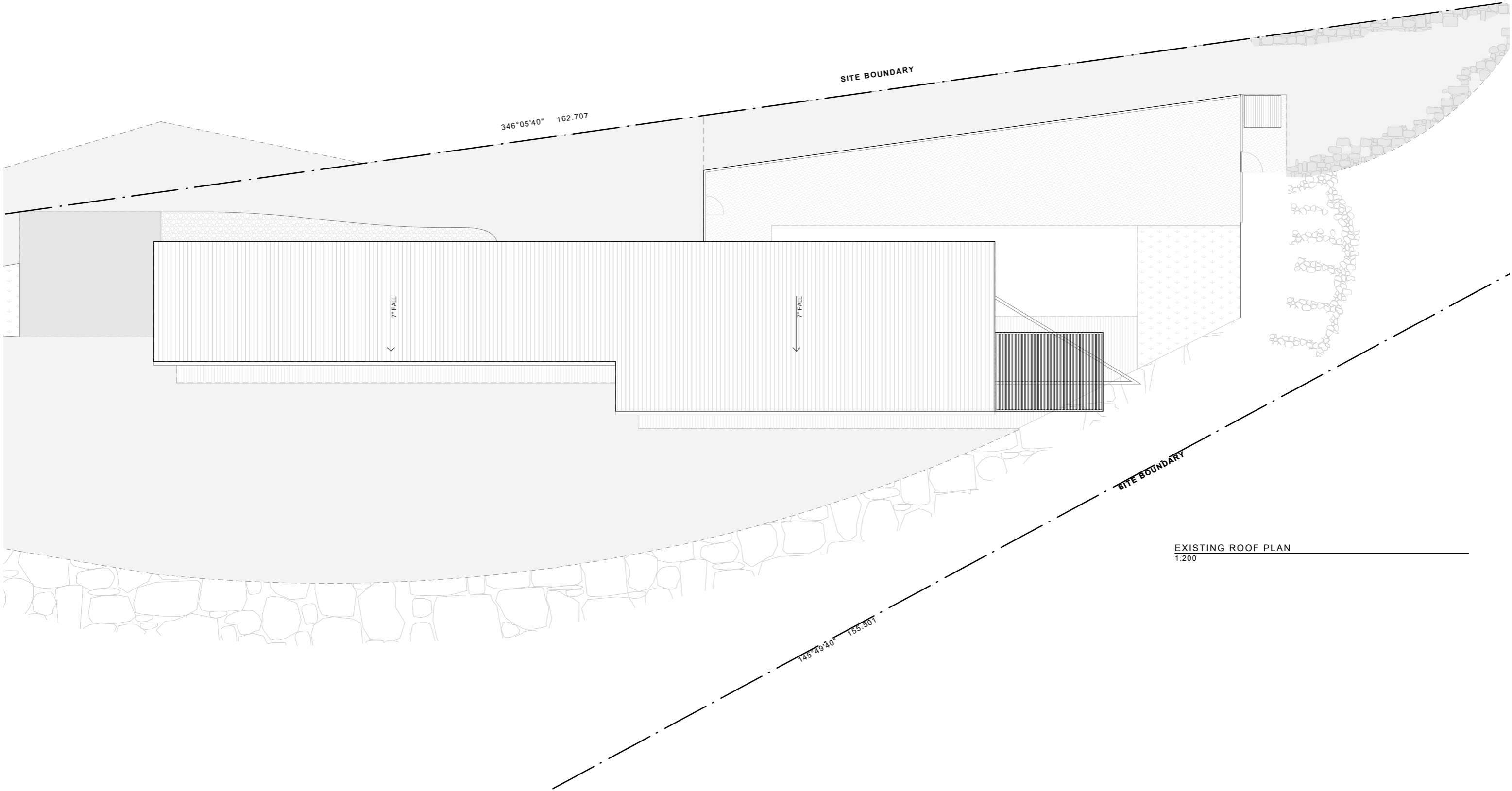
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BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

ID	Name	Date



Drawing Title:
PROPOSED LOWER GROUND FLOOR PLAN

Scale: 1:50, 1:100	Drawing No:	Issue:
Date: 4/07/2024	A1.07	BA
Drawn by: JM		
Checked by:		
Status: BA.01		



EXISTING ROOF PLAN
1:200



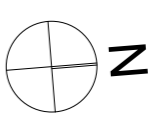
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 Email: info@room11.com.au Website: www.room11.com.au

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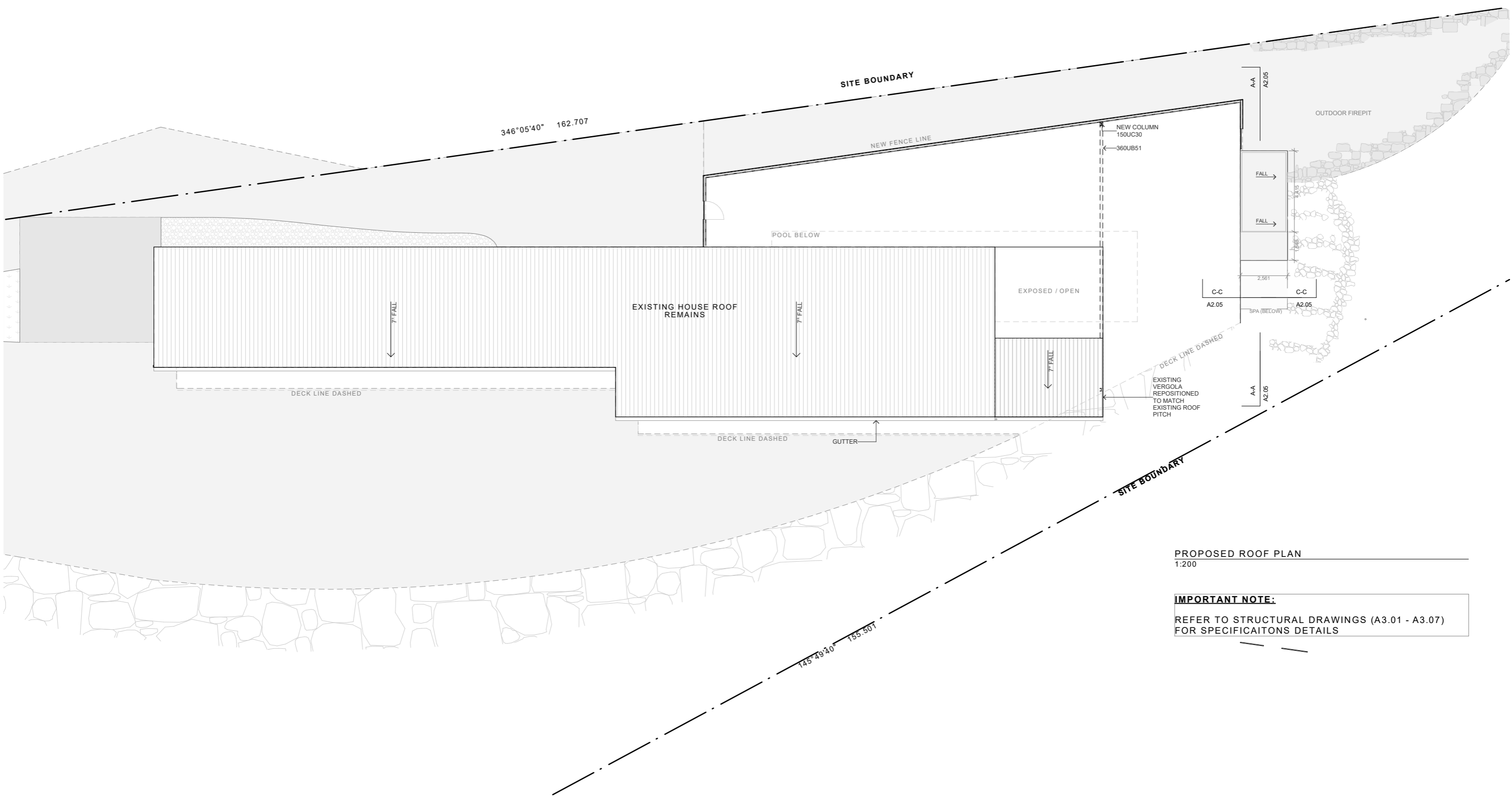
Project No:
2223
Client:
Project Name:
JOHNSTON HOUSE
Project Address:
445 RHEBAN ROAD SPRING BEACH
TAS 7190 AUSTRALIA

ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

ID	Name	Date



Drawing Title: EXISTING ROOF PLAN		Issue:
Scale: 1:200	Drawing No:	A1.08
Date: 4/07/2024	Checked by: TB	
Drawn by: JM	Status: BA.01	



PROPOSED ROOF PLAN
1:200

IMPORTANT NOTE:
REFER TO STRUCTURAL DRAWINGS (A3.01 - A3.07)
FOR SPECIFICAITONS DETAILS

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Project No:
2223
Client:
CHERYL JOHNSTON
Project Name:
Project Address:
445 RHEBAN ROAD SPRING BEACH
TAS 7190 AUSTRALIA

ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

Drawing Title:
PROPOSED ROOF PLAN

Scale:	1:200	Drawing No:	A1.09	BA
Date:	4/07/2024			
Drawn by:	JM			
Checked by:	TB			
Status:	BA.01			

TRAVERTINE



CEDAR



YELLOW GUM
TIMBER BATTENS



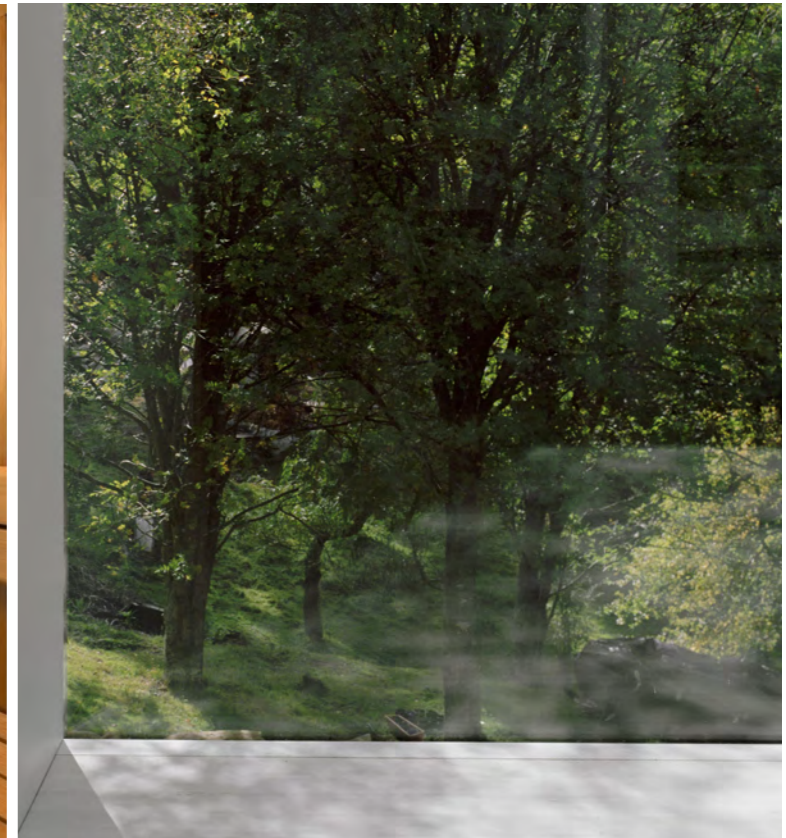
BRUSHED
NICKEL



SAUNA (INTERIOR)



GLASS




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ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

ID	Name	Date

Drawing Title: MOODBOARD SAUNA + POOL		
Scale:	Drawing No:	Issue:
Date: 4/07/2024	A1.10	BA
Drawn by: JM		
Checked by:	Status: BA.01	




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Project Address:
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ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

ID	Name	Date

Drawing Title: ARTISIC REPRESENTATIONS		
Scale: Date: 4/07/2024 Drawn by: JM Checked by: Status: BA.01	Drawing No: <h1>A1.11</h1>	Issue: <h1>BA</h1>

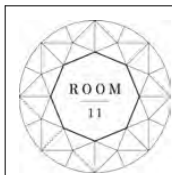
SUNBATHER 'DOWNUNDER IN-DECK' ENCLOSED
 POOL ROLLER WITH SUNBATHER 'THERMO
 POOL COVER', INSTALLED TO MANUFACTURERS
 SPECIFICATIONS
 'LIGHT TIMBER' FINISH TO ALUMINIUM LID

19x42mm YELLOW GUM TIMBER BATTENS
 SPACED AT 69mm CRS



ARTISIC REPRESENTATIONS - SPA AND SAUNA

ENDLESS POOLS AND SPAS 'SMOOTH EDGE
 UNIVERSE' DROP IN SPA, INSTALLED ON
 CONCRETE PAD TO MANUFACTURERS
 SPECIFICATIONS



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2223
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 Project Name:
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 Project Address:
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 TAS 7190 AUSTRALIA

ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

Drawing Title: ARTISIC REPRESENTATIONS		
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Date: 4/07/2024	A1.12	BA
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Checked by:		
Status: BA.01		

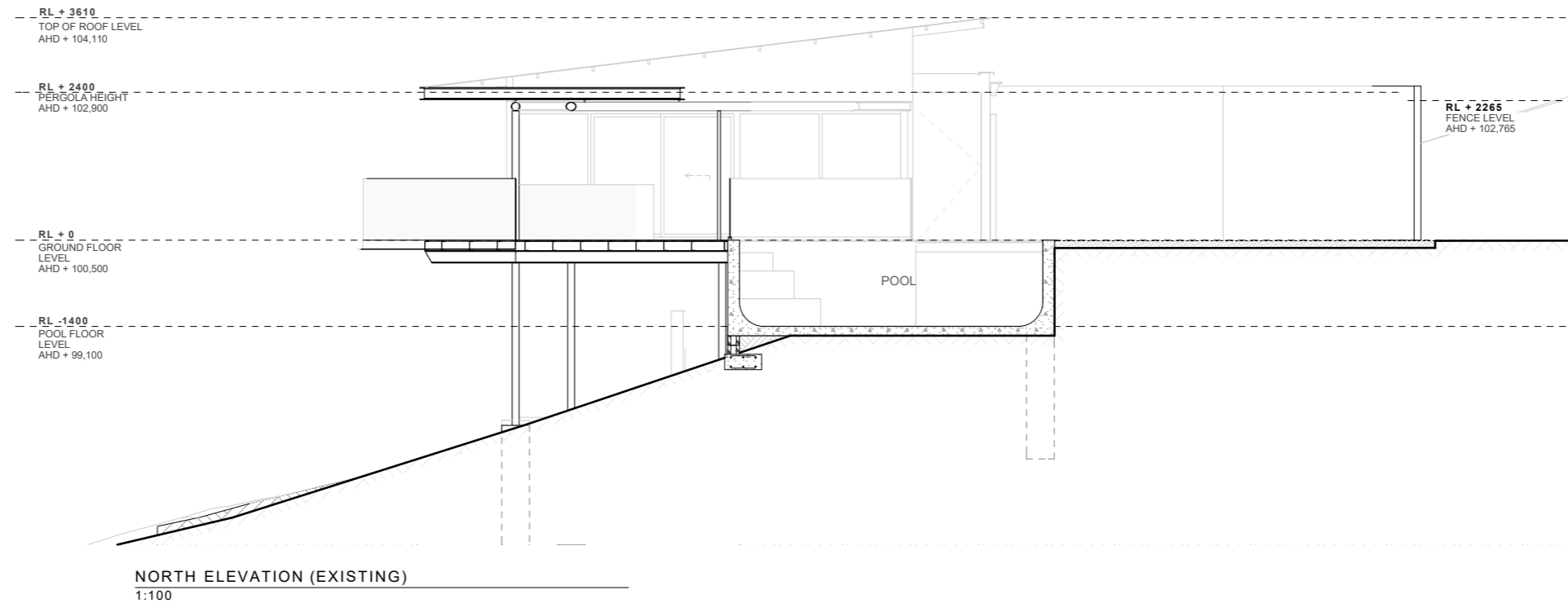


ARTISIC REPRESENTATIONS - SAUNA AND LOWER PRIVACY FENCE

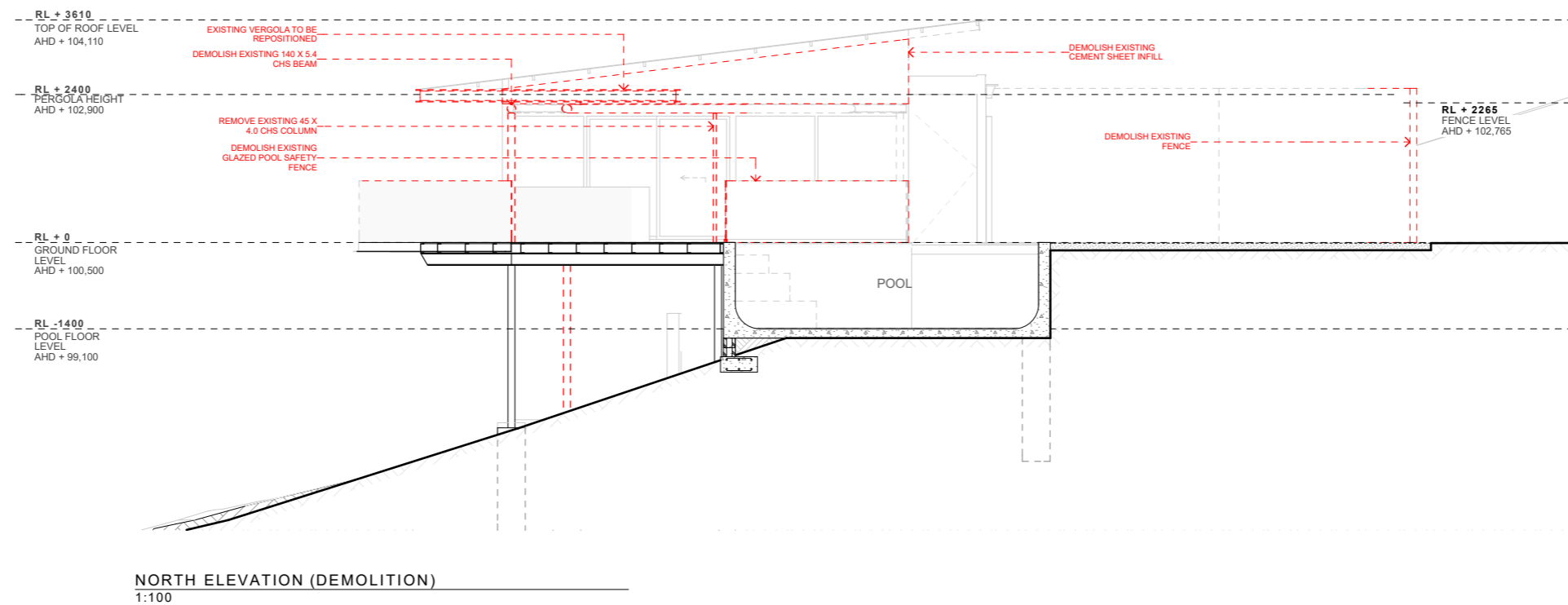
 <p>Room11 Architects Studio 358B Macquarie Street, South Hobart, TAS 7004 Telephone 03-6224-8642 Email info@room11.com.au Website www.room11.com.au</p>	<p>Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.</p>	<p>Project No: 2223</p>	<table border="1"> <thead> <tr> <th>ID</th> <th>Name</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>BA.01</td> <td>BA DOCUMENTATION</td> <td>4/06/2024</td> </tr> <tr> <td>BA.02</td> <td>CLIENT REVISIONS</td> <td>4/07/2024</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Name	Date	BA.01	BA DOCUMENTATION	4/06/2024	BA.02	CLIENT REVISIONS	4/07/2024																			<table border="1"> <thead> <tr> <th>ID</th> <th>Name</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ID	Name	Date																									<p>Drawing Title: ARTISIC REPRESENTATIONS</p> <table border="1"> <tr> <td>Scale:</td> <td>Drawing No:</td> <td>Issue:</td> </tr> <tr> <td>Date: 4/07/2024</td> <td rowspan="2">A1.13</td> <td rowspan="2">BA</td> </tr> <tr> <td>Drawn by: JM</td> </tr> <tr> <td>Checked by:</td> <td></td> <td></td> </tr> <tr> <td>Status: BA.01</td> <td></td> <td></td> </tr> </table>	Scale:	Drawing No:	Issue:	Date: 4/07/2024	A1.13	BA	Drawn by: JM	Checked by:			Status: BA.01		
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<p>Client:</p>	<p>Project Name: JOHNSTON HOUSE</p>	<p>Project Address: 445 RHEBAN ROAD SPRING BEACH TAS 7190 AUSTRALIA</p>																																																																						

DEMOLITION GENERAL NOTES:

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE BUILDING REGULATIONS 2016, THE NATIONAL CONSTRUCTION CODE BCA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.
- PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601-2001 'THE DEMOLITION OF STRUCTURES'.
- DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR AN EXPERIENCED FOREMAN AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY, COMMENCING AT THE ROOF AND WORKING DOWNWARDS.
- THE DEMOLISHER SHALL CONSTRUCT SEDIMENT CONTROL MEASURES AS REQUIRED BY COUNCIL.
- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY.
- DUST CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING BUT SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES. ALL CHUTES SHALL BE COMPLETELY ENCLOSED AND A DANGER SIGN SHALL BE LOCATED AT THE DISCHARGE END OF EVERY CHUTE.
- ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.
- DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING CAPACITY OF THE FLOOR STRUCTURE. SUCH MATERIAL SHALL NOT BE SO PILED OR STACKED THAT IT WILL ENDANGER WORKERS OR OTHER PERSONS AND SHALL BE REMOVED FROM THE SITE AS SOON AS PRACTICABLE.
- NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION OR OTHERWISE BECOME DANGEROUS.
- BEFORE DEMOLITION IS COMMENCED, AND ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER (OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS) SHALL BE DISCONNECTED.
- ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.
- THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.
- THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORMWATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE. THE POSITION OF ALL CAPPED SERVICES IS TO BE CLEARLY MARKED ON SITE.
- ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE NEIGHBOURING ALLOTMENTS WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE, SO AS TO COMPLY WITH AS1926 'SWIMMING POOL SAFETY' PARTS 1 & 2 PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.
- ALL RUBBISH & DEBRIS MUST BE REMOVED FROM THE SITE FOR DISPOSAL AT A LICENSED REFUSE DISPOSAL SITE.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, WHERE REQUIRED, SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.
- IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORISED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.
- REMOVAL OF BUILDINGS BY ROAD MUST BE APPROVED BY COUNCIL'S TRAFFIC ENGINEER.
- ANY SEPTIC TANKS ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, AND ANY SOAK WELLS, LEACH DRAINS OR SIMILAR SHALL BE REMOVED OR FILLED WITH CLEAN SAND.



NORTH ELEVATION (EXISTING)
1:100



NORTH ELEVATION (DEMOLITION)
1:100

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Project No:
2223
Client:
CHERYL JOHNSTON
Project Name:
Project Address:
445 RHEBAN ROAD SPRING BEACH
TAS 7190 AUSTRALIA

ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

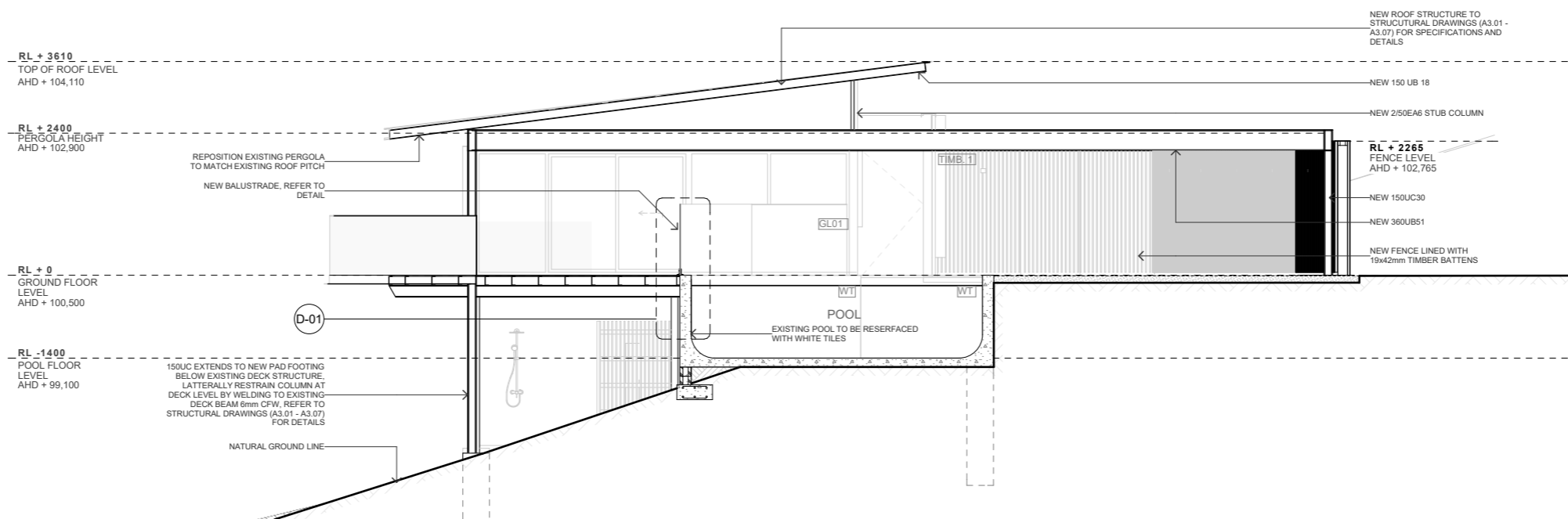
ID	Name	Date

Drawing Title:
EXISTING & DEMOLITION NORTH ELEVATION

Scale: 1:100
Date: 4/07/2024
Drawn by: JM
Checked by:
Status: BA.01

Drawing No:
Issue:

A2.01 **BA**



NORTH ELEVATION (PROPOSED)
1:100

LEGEND :

- WT WHITE TILE RESURFACE
- TIMB. 1 19x42mm YELLOW GUM TIMBER BATTENS
- TIMB. 2 25x50mm DECO BATTENS (BLACKBUTT)
- GL01 CLEAR GLAZING
- PT01 PAINTED BLACK



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Client:
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Project Address:
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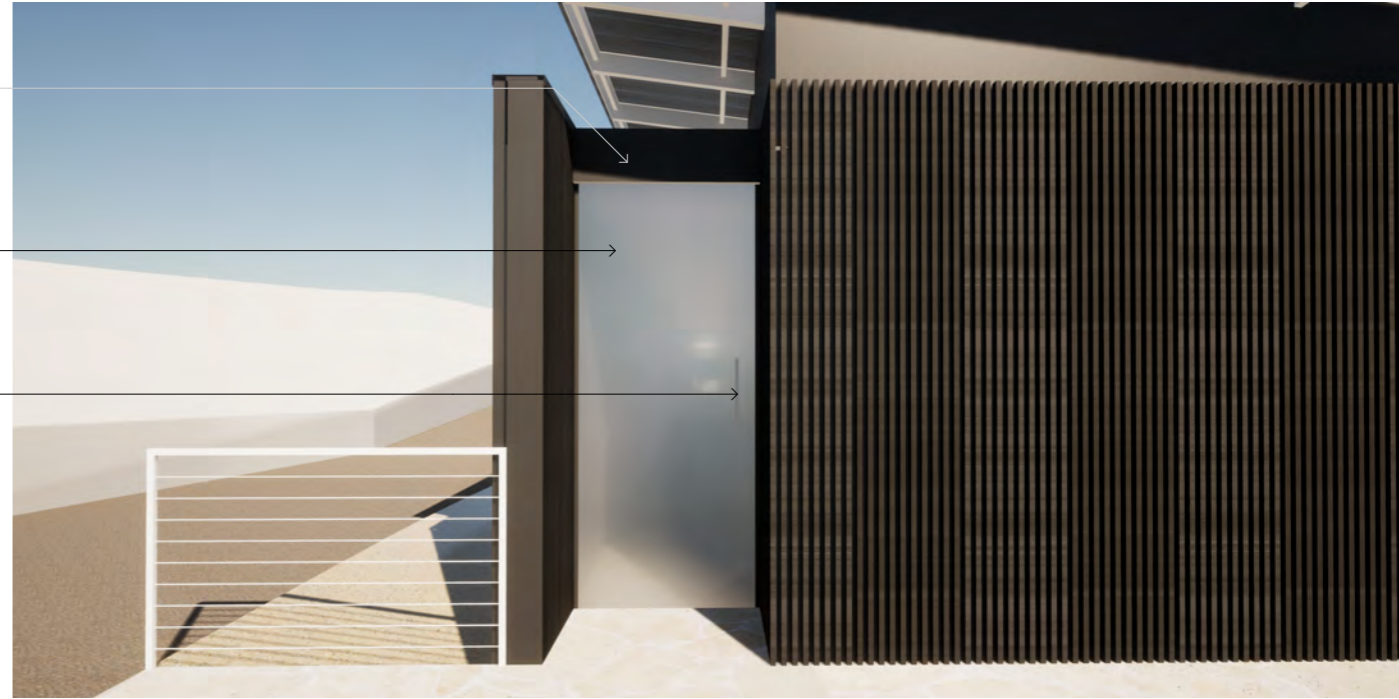
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BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

Drawing Title: PROPOSED NORTH ELEVATION		
Scale: 1:100	Drawing No:	Issue:
Date: 4/07/2024	A2.02	BA
Drawn by: JM		
Checked by:		
Status: BA.01		

EXISTING CLADDING ABOVE DOOR TO REMAIN, REPAINTED IN COLORBOND ULTRA MONUMENT

EXISTING ENTRANCE DOOR TO BE REMOVED AND REPLACE WITH 2.4x1.0m FRAMELESS GLASS PIVOT DOOR (OBSCURE GLASS TO BE APPROVED BY ARCHITECT), DORMA 'BT550' HARDWARE TO BE USED.

CLIENT SELECTED DOOR HANDLE AND HARDWARE, INSTALLED TO MAN. SPEC. TO BE CONFIRMED BY ARCHITECT PRIOR TO ORDERING

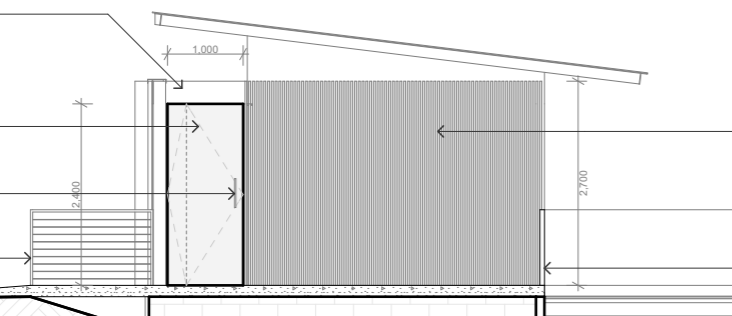


EXISTING CLADDING ABOVE DOOR TO REMAIN, REPAINTED IN COLORBOND ULTRA MONUMENT

EXISTING ENTRANCE DOOR TO BE REMOVED AND REPLACE WITH 2.4x1.0m FRAMELESS GLASS PIVOT DOOR (OBSCURE GLASS TO BE APPROVED BY ARCHITECT), DORMA 'BT550' HARDWARE TO BE USED.

CLIENT SELECTED DOOR HANDLE AND HARDWARE, INSTALLED TO MAN. SPEC. TO BE CONFIRMED BY ARCHITECT PRIOR TO ORDERING

EXISTING STEEL BALUSTRADE TO BE REPAINTED IN COLORBOND DOVER WHITE



DECOBATTEN 'TWO-PIECE QUICK CLICK 50x100mm' BATTENS INSTALLED OVER EXISTING MATRIX CLADDING. BLACKBUTT COLOUR, INSTALLED TO MANUFACTURERS SPECIFICATIONS, REFER TO DETAIL(S) D-03 ON A3.04 FOR TYPICAL INSTALLATION DETAIL

EXISTING GLASS BALUSTRADE TO REMAIN

EXISTING STEEL BALUSTRADE TO BE REPAINTED IN COLORBOND ULTRA DOVER WHITE

NORTH ELEVATION (PROPOSED)
1:100

DECOBATTEN 'TWO-PIECE QUICK CLICK 50x100mm' BATTENS INSTALLED OVER EXISTING MATRIX CLADDING. BLACKBUTT COLOUR, INSTALLED TO MANUFACTURERS SPECIFICATIONS, REFER TO DETAIL(S) D-03 ON A3.04 FOR TYPICAL INSTALLATION DETAIL

DECOCALD 'NARROWLINE' CLADDING INSTALLED ON ENTRANCE WALLS. BLACKBUTT COLOUR, INSTALLED (HORIZONTALLY) TO MANUFACTURERS SPECIFICATIONS.

EXISTING STEEL BALUSTRADE TO BE REPAINTED IN COLORBOND ULTRA DOVER WHITE



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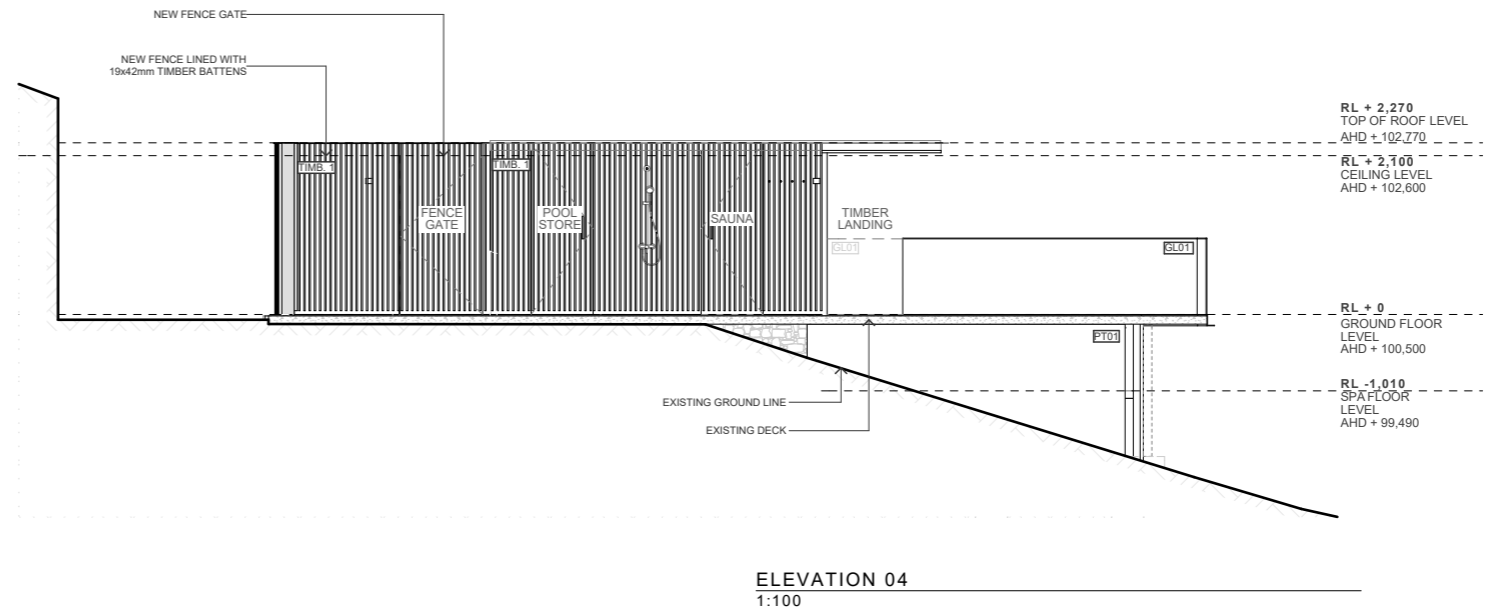
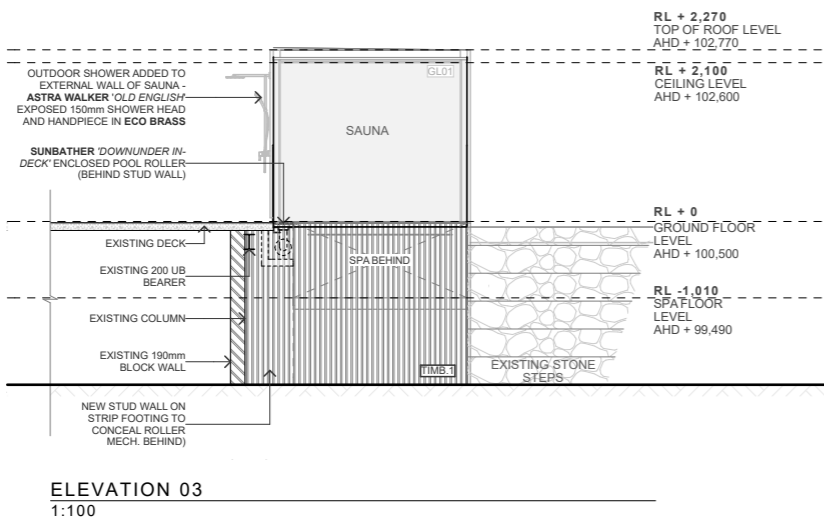
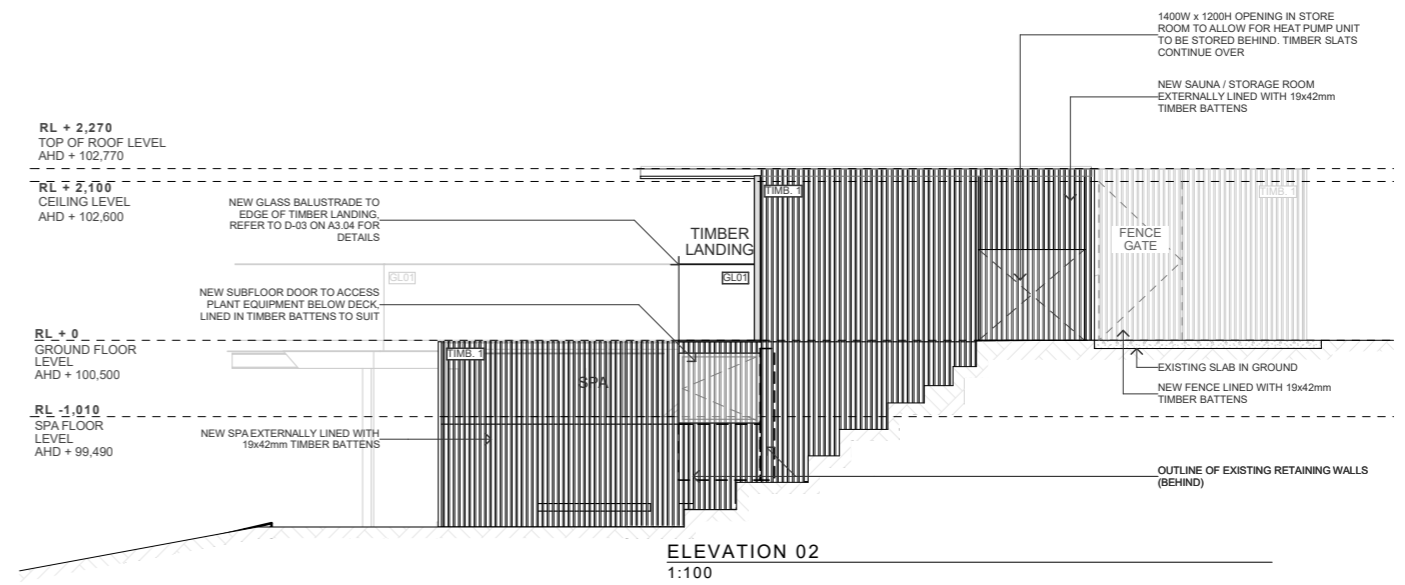
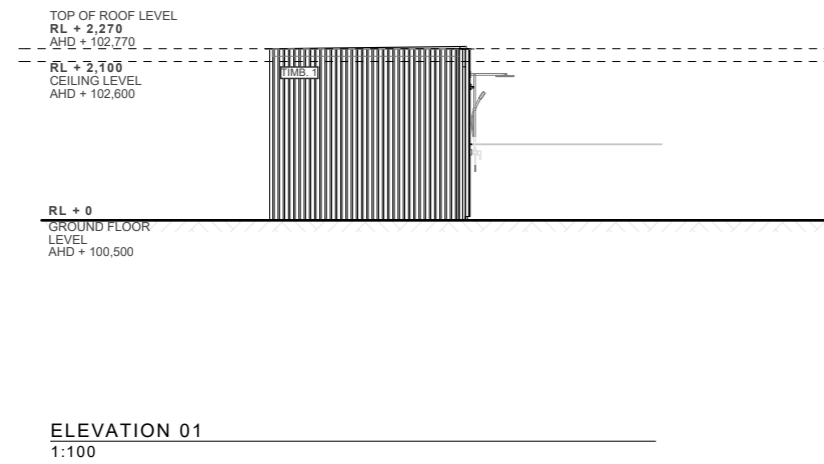
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2223
Client:
JOHNSTON HOUSE
Project Name:
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TAS 7190 AUSTRALIA


ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

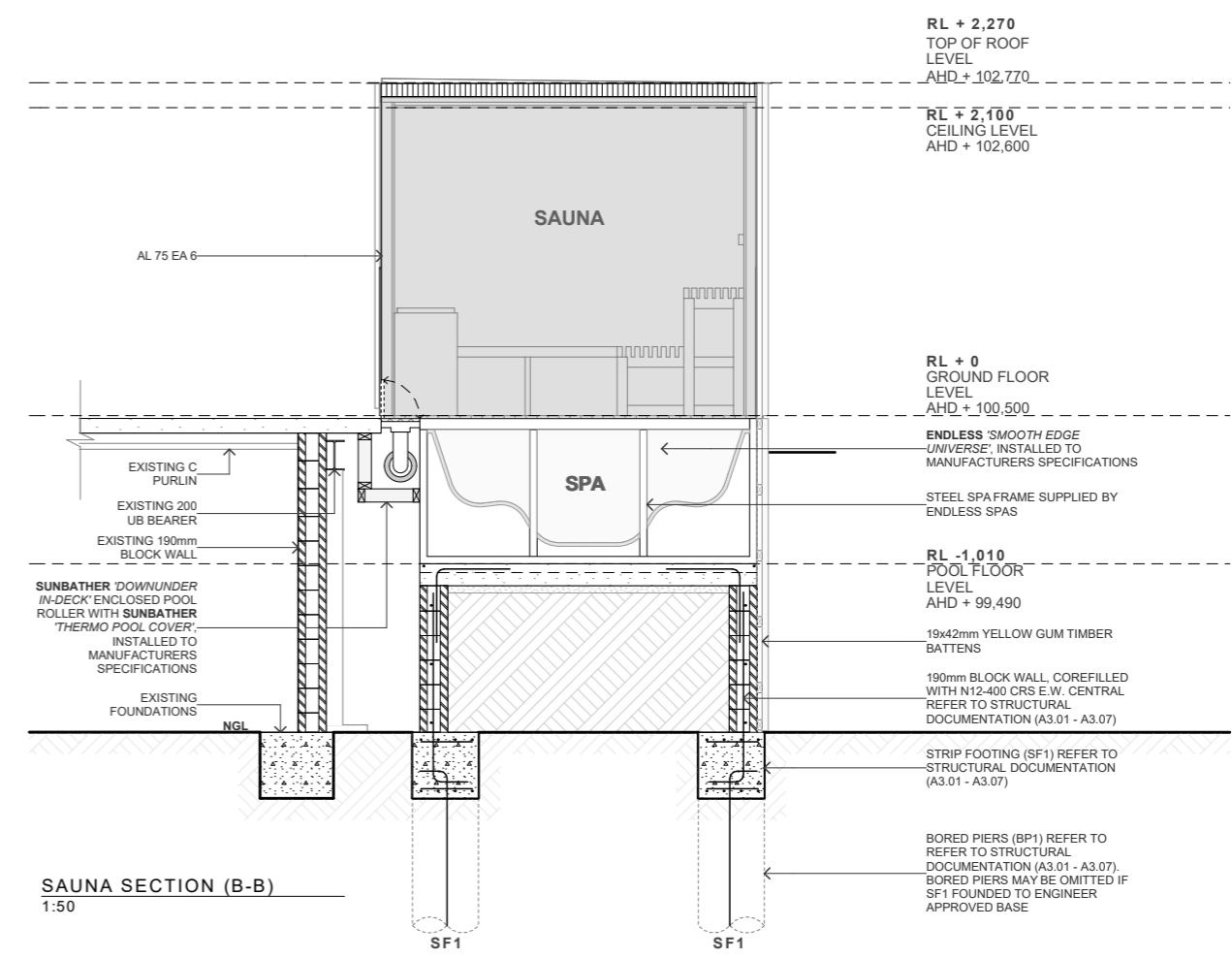
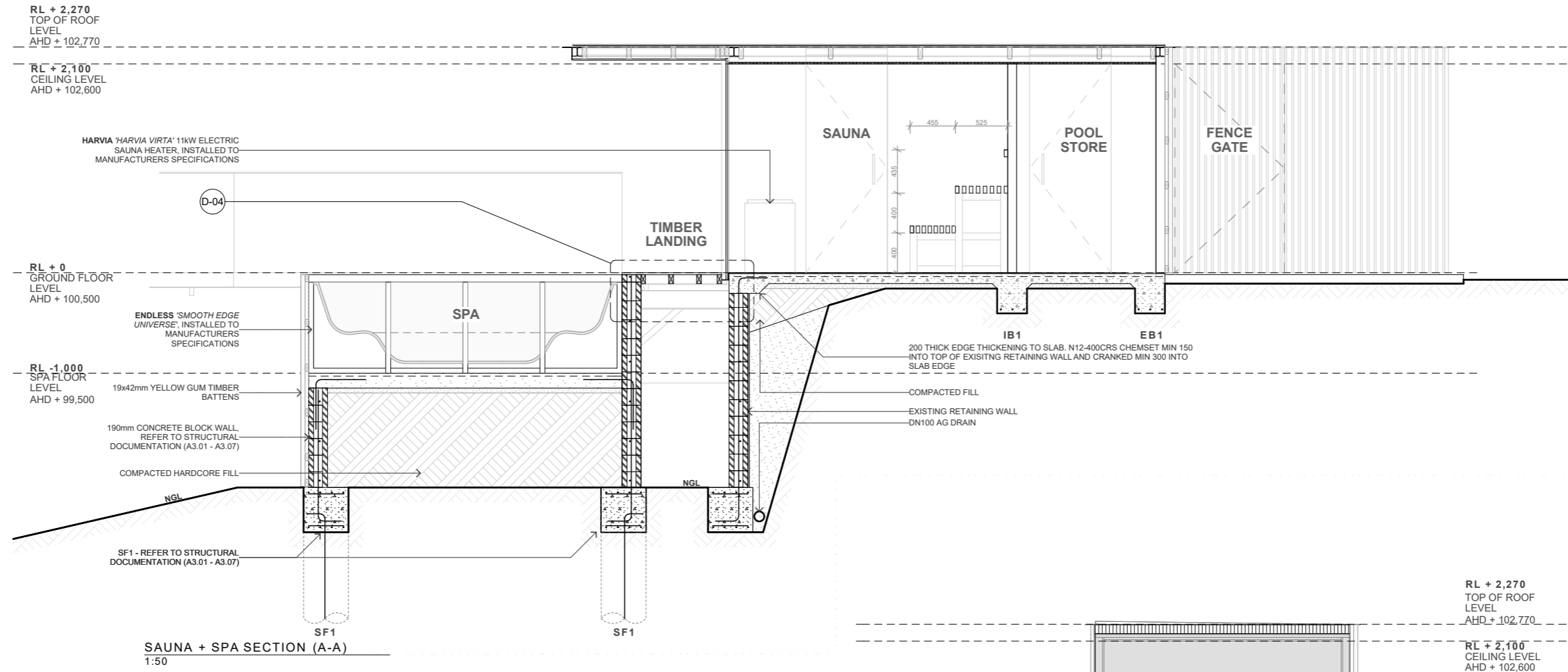
ID	Name	Date

Drawing Title: PROPOSED SOUTH ELEVATION & ART. REPS.		
Scale: 1:100	Drawing No:	Issue:
Date: 4/07/2024	A2.03	BA
Drawn by: JM		
Checked by:	Status: BA.01	



- LEGEND :**
- WT WHITE TILE RESURFACE
 - TIMB. 1 19x42mm YELLOW GUM TIMBER BATTENS
 - TIMB. 2 25x50mm DECO BATTENS (BLACKBUTT)
 - GL01 CLEAR GLAZING
 - PT01 PAINTED BLACK

 <p>Room11 Architects 358B Macquarie Street, South Hobart, TAS 7004 Telephone 03-6224-8642 Email info@room11.com.au Website www.room11.com.au</p>	<p>Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.</p>	<p>Project No: 2223</p> <p>Client: JOHNSTON HOUSE</p> <p>Project Name: JOHNSTON HOUSE</p> <p>Project Address: 445 RHEBAN ROAD SPRING BEACH TAS 7190 AUSTRALIA</p>	<p>ID Name Date</p> <p>BA.01 BA DOCUMENTATION 4/06/2024</p> <p>BA.02 CLIENT REVISIONS 4/07/2024</p>	<p>ID Name Date</p>	<p>Drawing Title: SAUNA + SPA ELEVATIONS</p> <p>Scale: 1:100 Drawing No: A2.04 Issue: BA</p> <p>Date: 4/07/2024</p> <p>Drawn by: JM</p> <p>Checked by:</p> <p>Status: BA.01</p>



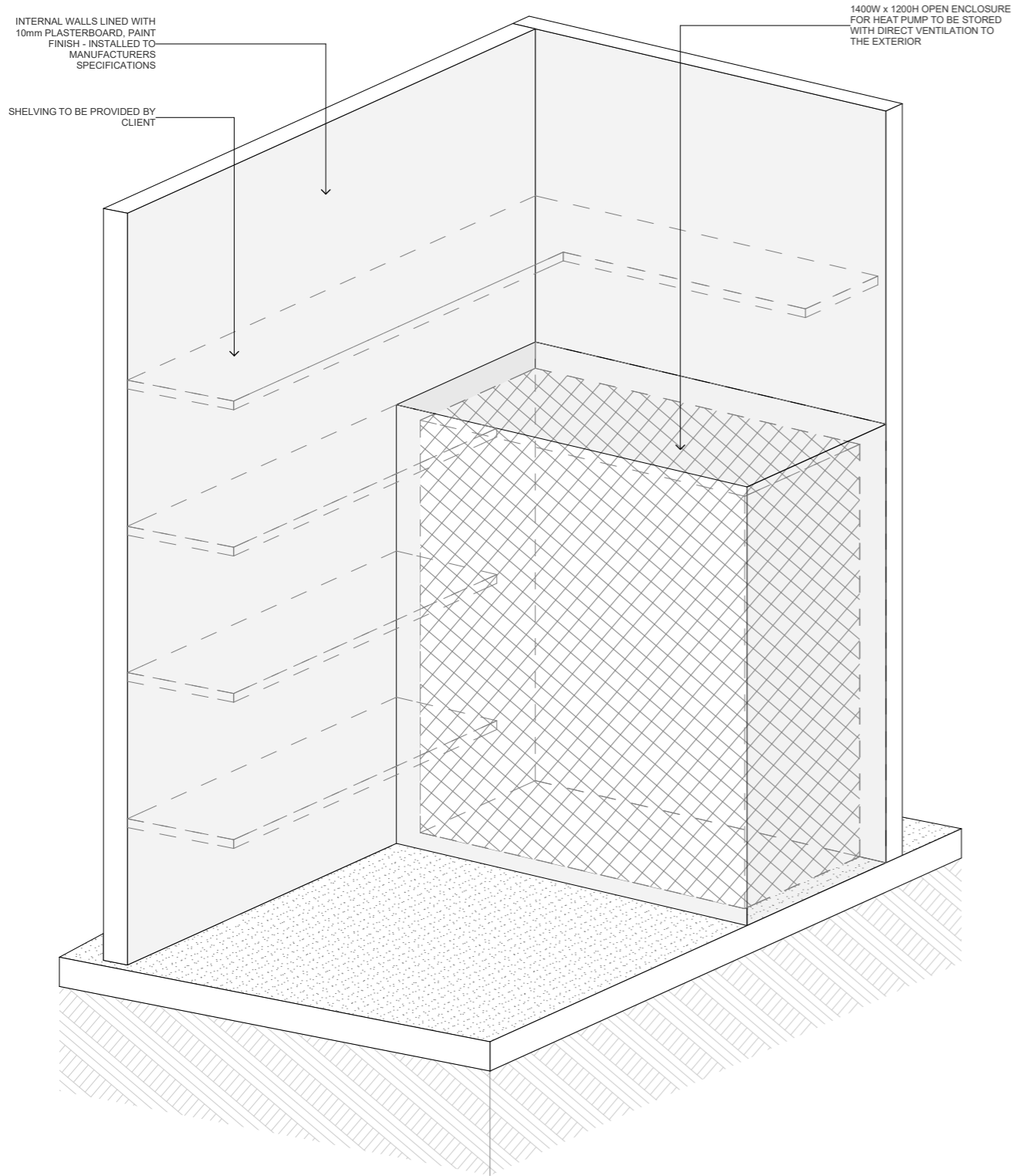
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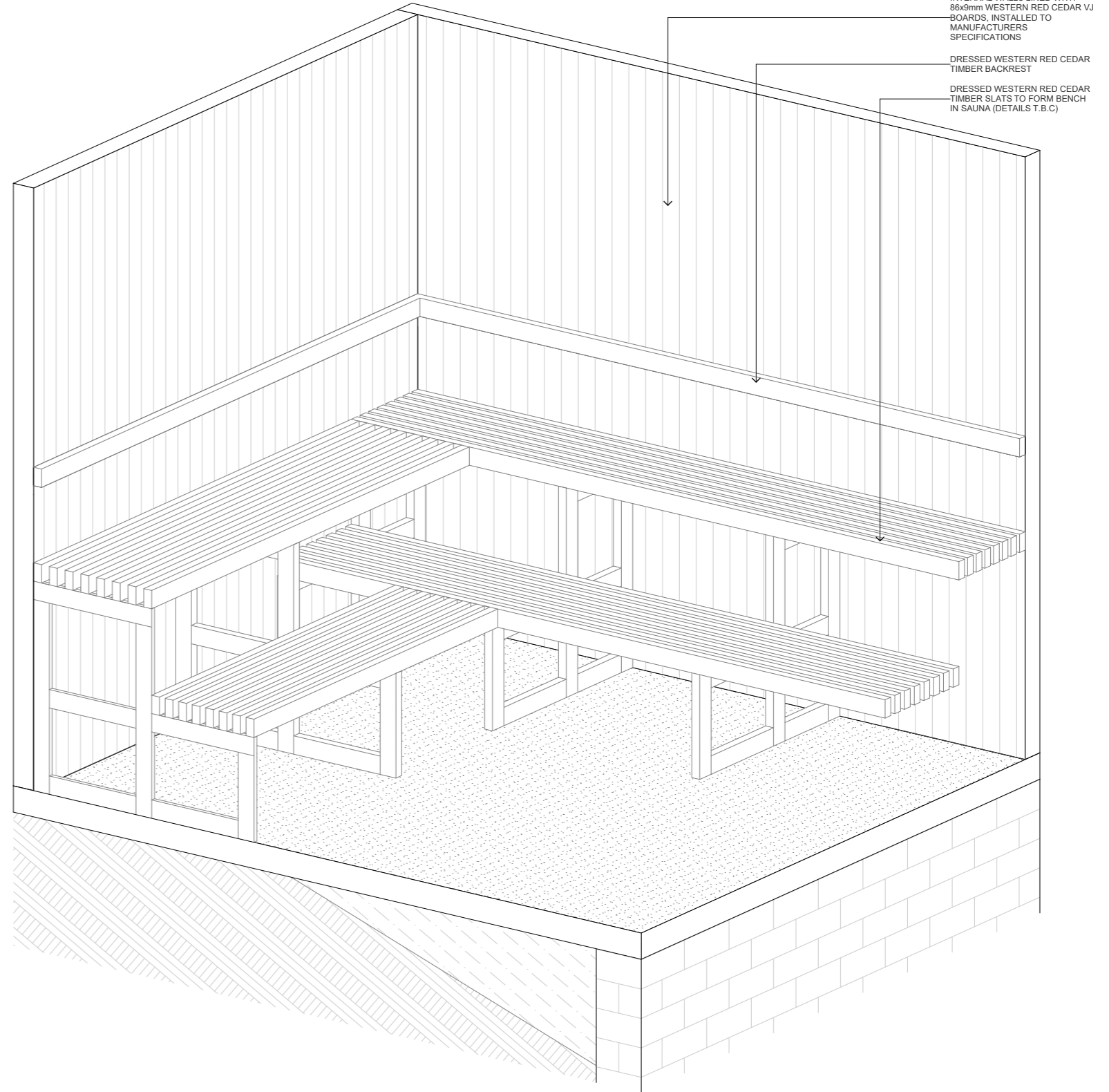
Project No:
2223
 Client:
 CHERYL JOHNSTON
 Project Name:
 Project Address:
 445 RHEBAN ROAD SPRING BEACH
 TAS 7190 AUSTRALIA

ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

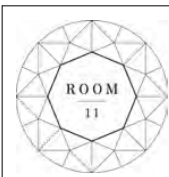
Drawing Title: SAUNA + SPA SECTION (A-A) & (B-B)		
Scale: 1:50, 1:20	Drawing No:	Issue:
Date: 4/07/2024	A2.05	BA
Drawn by: JM		
Checked by:		
Status: BA.01		



POOL STORAGE ROOM AXONOMETRIC
N.T.S



SAUNA AXONOMETRIC
N.T.S



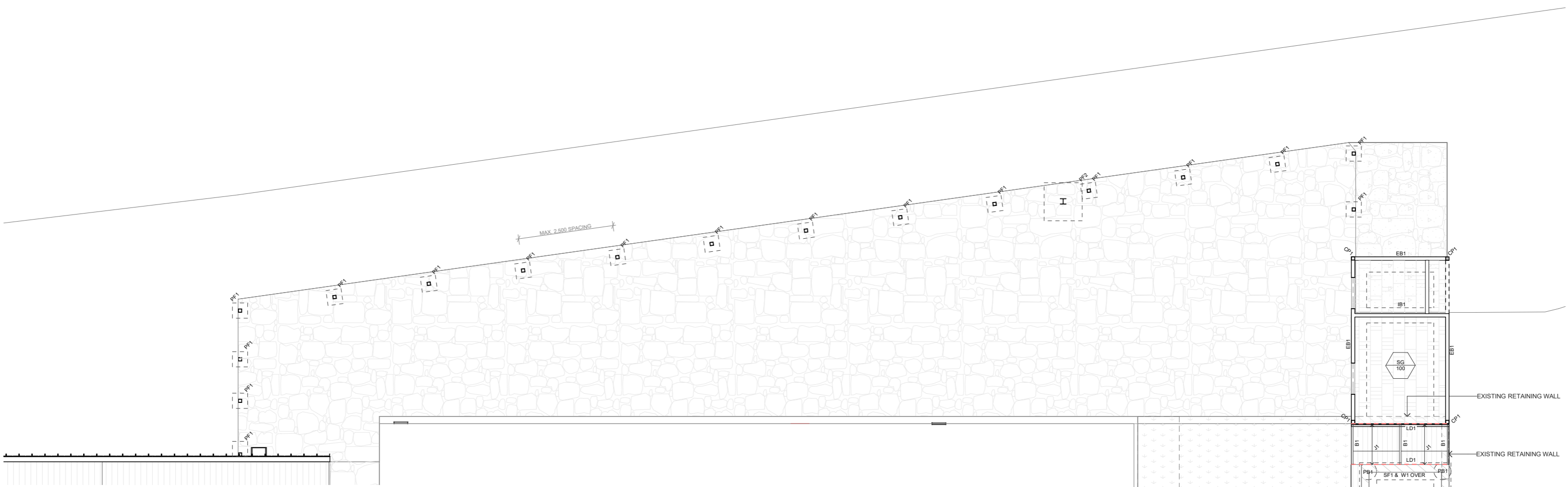
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ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

Drawing Title: JOINERY AXONOMETRIC'S		
Scale:	Drawing No:	Issue:
Date: 4/07/2024	A2.06	BA
Drawn by: JM		
Checked by:		
Status: BA.01		



LEGEND :

FOOTINGS

- SF1 450W x 450D CONCRETE STRIP FOOTING, 4-L11 TM (T&B)
- EB1 300W x 400D CONCRETE EDGE BEAM, 3-L11 TM (B)
- IB1 300W x 400D CONCRETE INTERNAL BEAM, 3-L11TM (B)
- BP1 450Ø BORED PIERS TO ROCK OR ENGINEERED APPROVED BASE, PIERS MAY BE OMITTED IF FOUNDED DIRECTLY TO ENGINEERED APPROVED BASE. CONSULT ENGINEER DURING CONSTRUCTION
- W1 190 COREFILLED BLOCKWORK WALL, N12-400CRS E.W CENTRAL.
- PF1 MIN. 450x450x600D REINFORCED CONCRETE PAD FOOTING FOUNDED TO ENGINEERED APPROVED BASE.
- PF2 MIN. 800x800x1000D REINFORCED CONCRETE PAD FOOTING FOUNDED TO ENGINEERED APPROVED BASE. MIN. 150KPA BEARING. 8/N12 E.W (B)

BEARERS

- B1 2-90x45 F7 OR MGP10 T.P BEARER
- B2 100UC15 (+ 100EA6 AROUND PERIMETER)
- B3 180UB48
- B4 360UB51
- B5 150PFC
- B6 2/150PFC BACK TO BACK
- B7 150x90x8 UA TO TIE INTO EXISTING

JOISTS

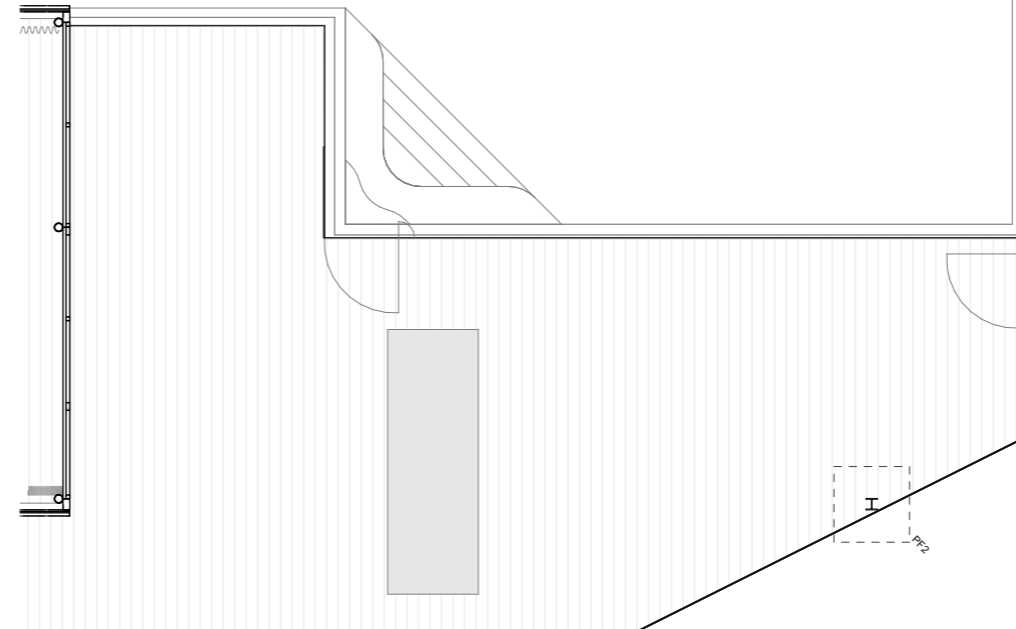
- J1 90x45 F7 OR MGP10 T.P JOISTS @ 450 CRS
- LD1 90x45 F7 OR MGP10 T.P LEDGER FIXED TO BLOCKWORK WITH 1/M12 ANKA SCREW @ 400 CRS

PURLINS

- P1 120x45 LVL14 PURLINS @ 900 CRS
- P2 90x45 F17 HW PURLINS @ 900 CRS

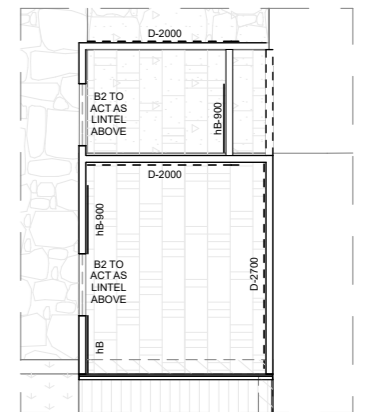
COLUMNS

- C1 89x3.5 SHS COLUMN
- C2 150UC30
- C3 2/50 EA 6 STUB COLUMNS, REFER TO DETAIL



BRACING SCHEDULE

- hB TYPE H METHOD B PLY BRACING IN ACCORDANCE WITH AS1684.2
- D TYPE D METAL STRAP BRACING IN ACCORDANCE WITH AS1684.2



BRACING & LINTEL PLAN
1:100

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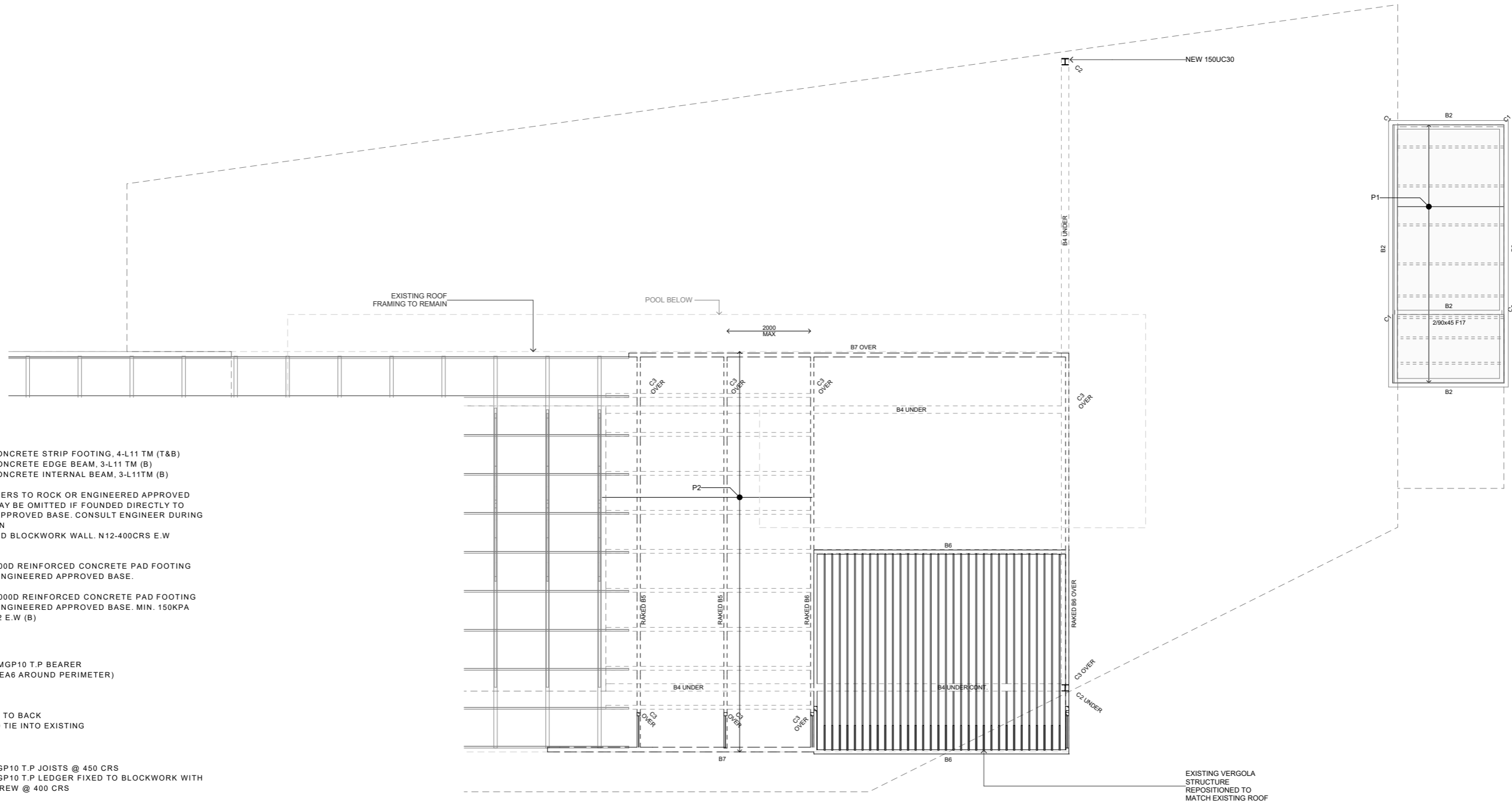
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Project Name:

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TAS 7190 AUSTRALIA

ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

Drawing Title: FOOTING & BRACING PLAN		Issue:
Scale: 1:100	Drawing No:	A3.01
Date: 4/07/2024		
Drawn by: JM		
Checked by:		
Status: BA.01		



LEGEND :

FOOTINGS

- SF1 450W x 450D CONCRETE STRIP FOOTING, 4-L11 TM (T&B)
- EB1 300W x 400D CONCRETE EDGE BEAM, 3-L11 TM (B)
- IB1 300W x 400D CONCRETE INTERNAL BEAM, 3-L11TM (B)

- BP1 450Ø BORED PIERS TO ROCK OR ENGINEERED APPROVED BASE, PIERS MAY BE OMITTED IF FOUNDED DIRECTLY TO ENGINEERED APPROVED BASE. CONSULT ENGINEER DURING CONSTRUCTION
- W1 190 COREFILLED BLOCKWORK WALL, N12-400CRS E.W CENTRAL.
- PF1 MIN. 450x450x600D REINFORCED CONCRETE PAD FOOTING FOUNDED TO ENGINEERED APPROVED BASE.
- PF2 MIN. 800x800x1000D REINFORCED CONCRETE PAD FOOTING FOUNDED TO ENGINEERED APPROVED BASE. MIN. 150KPA BEARING. 8/N12 E.W (B)

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- B3 180UB48
- B4 360UB51
- B5 150PFC
- B6 2/150PFC BACK TO BACK
- B7 150x90x8 UA TO TIE INTO EXISTING

JOISTS

- J1 90x45 F7 OR MGP10 T.P JOISTS @ 450 CRS
- LD1 90x45 F7 OR MGP10 T.P LEDGER FIXED TO BLOCKWORK WITH 1/M12 ANKA SCREW @ 400 CRS

PURLINS

- P1 120x45 LVL14 PURLINS @ 900 CRS
- P2 90x45 F17 HW PURLINS @ 900 CRS

COLUMNS

- C1 89x3.5 SHS COLUMN
- C2 150UC30
- C3 2/50 EA 6 STUB COLUMNS, REFER TO DETAIL



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ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

Drawing Title: ROOF FRAMING PLAN			Issue:
Scale: 1:100	Drawing No:	BA	
Date: 4/07/2024	A3.02		
Drawn by: JM			
Checked by:			
Status: BA.01			

EXISTING ROOF STRUCTURE TO REMAIN

B4 (UNDER)
B7

RAKED B5

P2 PURLINS

RAKED B6

EXISTING VERGOLA STRUCTURE REPOSITIONED TO MATCH EXISTING ROOF PITCH

10PL ADDED TO FLANGE, REFER TO TYP. DETAIL ON A3.07

C2 COLUMN TO NEW PAD FOOTING (BELOW DECK)

C3 STUB COLUMNS

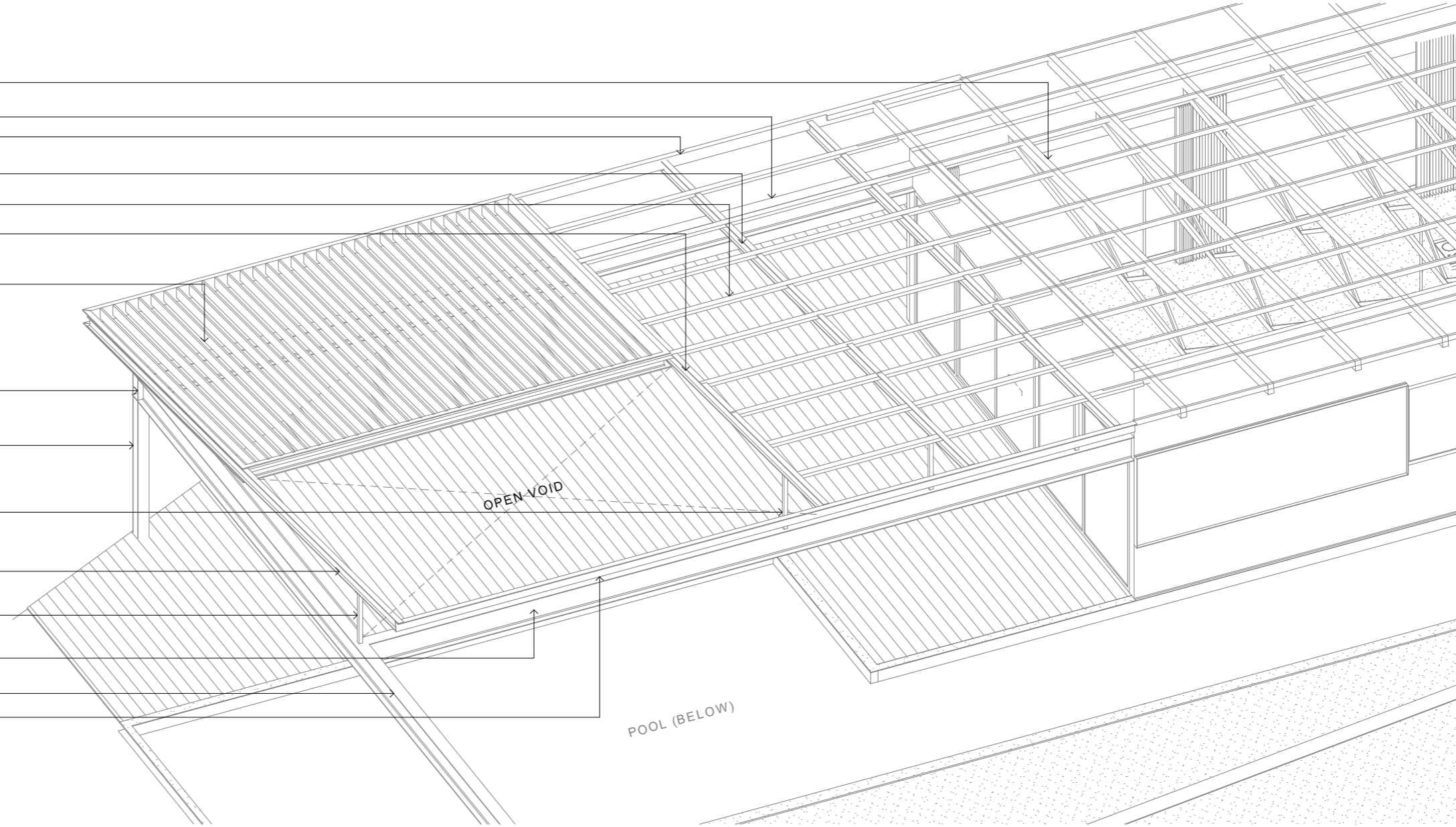
RAKED B6

C3 STUB COLUMNS

B4 UNDER

B4 UNDER

B7 (ABOVE)



PROPOSED STRUCTURAL AXO
N.T.S

LEGEND :

FOOTINGS

- SF1 450W x 450D CONCRETE STRIP FOOTING, 4-L11 TM (T&B)
- EB1 300W x 400D CONCRETE EDGE BEAM, 3-L11 TM (B)
- IB1 300W x 400D CONCRETE INTERNAL BEAM, 3-L11TM (B)
- BP1 450Ø BORED PIERS TO ROCK OR ENGINEERED APPROVED BASE, PIERS MAY BE OMITTED IF FOUNDED DIRECTLY TO ENGINEERED APPROVED BASE. CONSULT ENGINEER DURING CONSTRUCTION
- W1 190 COREFILLED BLOCKWORK WALL, N12-400CRS E.W CENTRAL.
- PF1 MIN. 450x450x600D REINFORCED CONCRETE PAD FOOTING FOUNDED TO ENGINEERED APPROVED BASE.
- PF2 MIN. 800x800x1000D REINFORCED CONCRETE PAD FOOTING FOUNDED TO ENGINEERED APPROVED BASE. MIN. 150KPA BEARING. 8/N12 E.W (B)

BEARERS

- B1 2-90x45 F7 OR MGP10 T.P BEARER
- B2 100UC15 (+ 100EA6 AROUND PERIMETER)
- B3 180UB48
- B4 360UB51
- B5 150PFC
- B6 2/150PFC BACK TO BACK
- B7 150x90x8 UA TO TIE INTO EXISTING

JOISTS

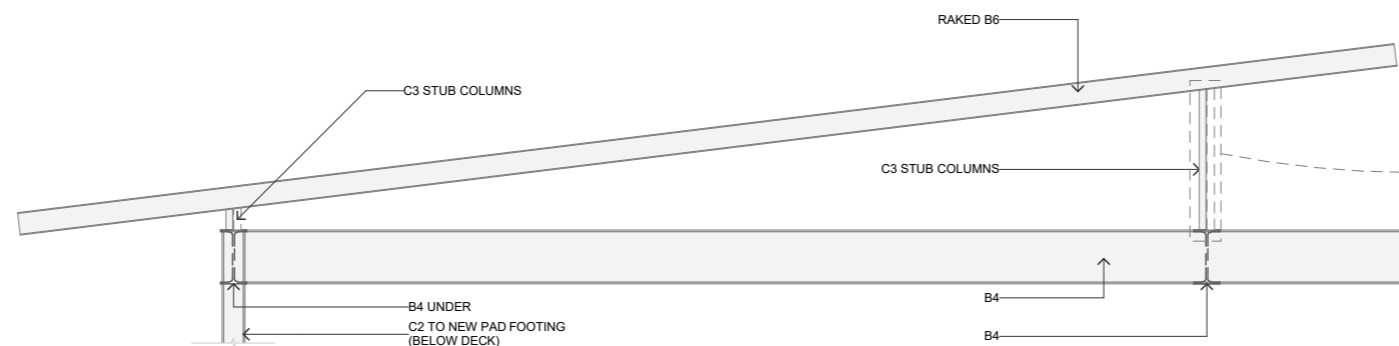
- J1 90x45 F7 OR MGP10 T.P JOISTS @ 450 CRS
- LD1 90x45 F7 OR MGP10 T.P LEDGER FIXED TO BLOCKWORK WITH 1/M12 ANKA SCREW @ 400 CRS

PURLINS

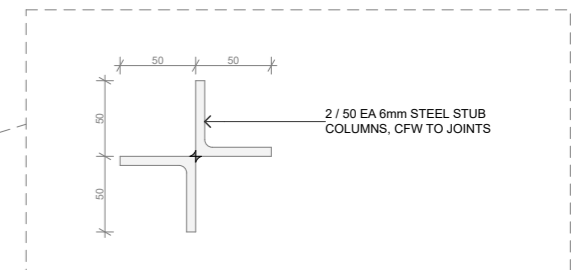
- P1 120x45 LVL14 PURLINS @ 900 CRS
- P2 90x45 F17 HW PURLINS @ 900 CRS

COLUMNS

- C1 89x3.5 SHS COLUMN
- C2 150UC30
- C3 2/50 EA 6 STUB COLUMNS, REFER TO DETAIL



PROPOSED ROOF FRAMING SECTION
1:50



CUSTOM STUB COLUMN (2/50EA6) (PLAN)
1:5



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Project No:

2223

Client:

Project Name:
JOHNSTON HOUSE

Project Address:
445 RHEBAN ROAD SPRING BEACH
TAS 7190 AUSTRALIA

ID	Name	Date	ID	Name	Date
BA.01	BA DOCUMENTATION	4/06/2024			
BA.02	CLIENT REVISIONS	4/07/2024			

Drawing Title:
ROOF FRAMING DIAGRAM

Scale: 1:50, 1:5

Date: 4/07/2024

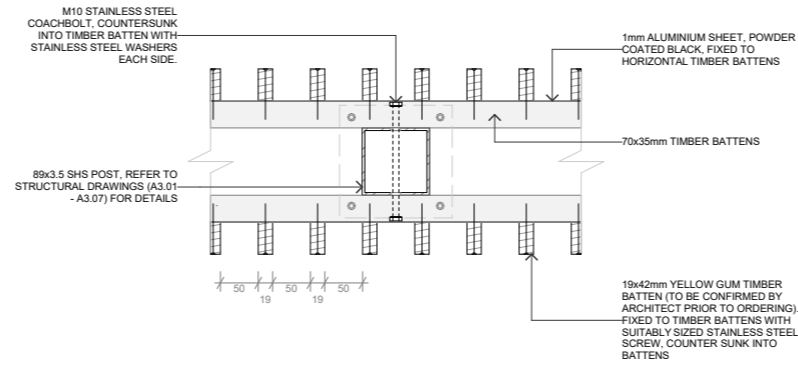
Drawn by: JM

Checked by:

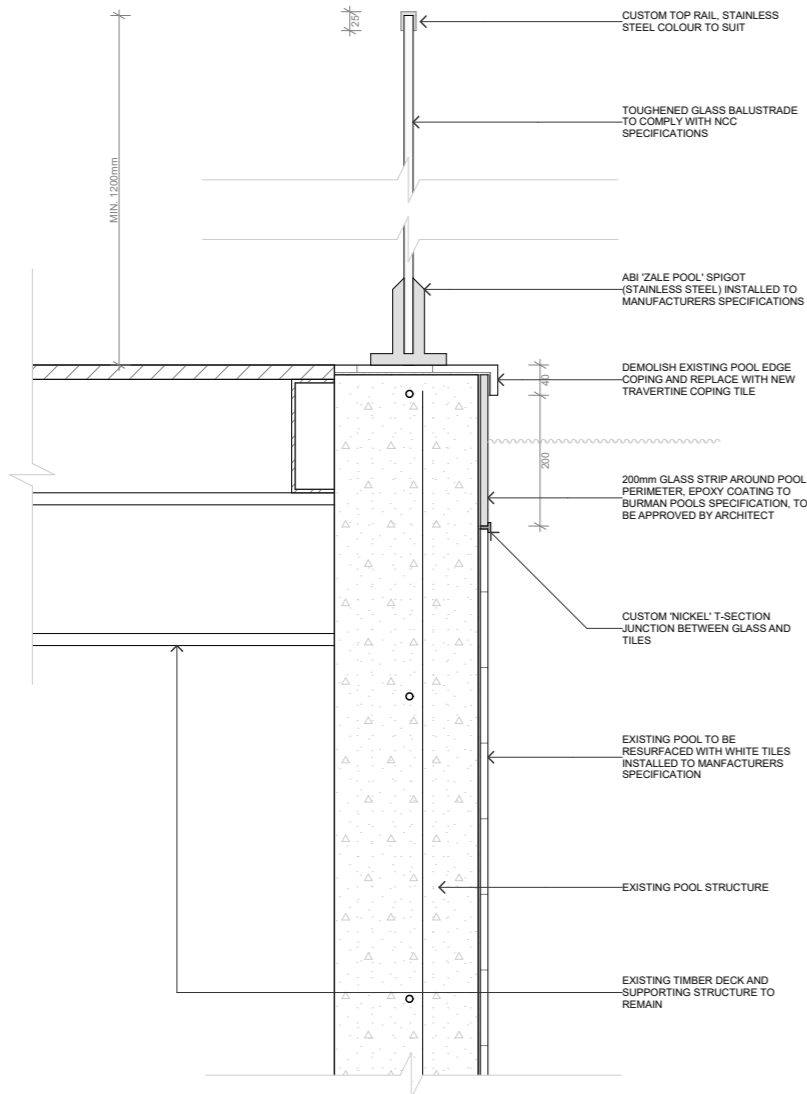
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Issue: BA

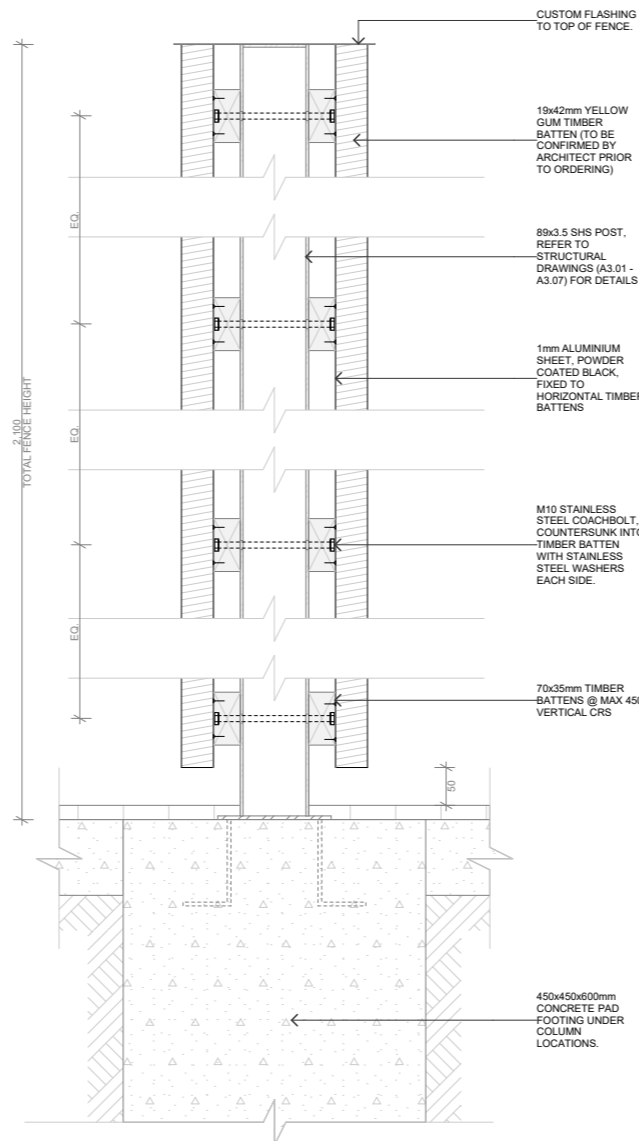
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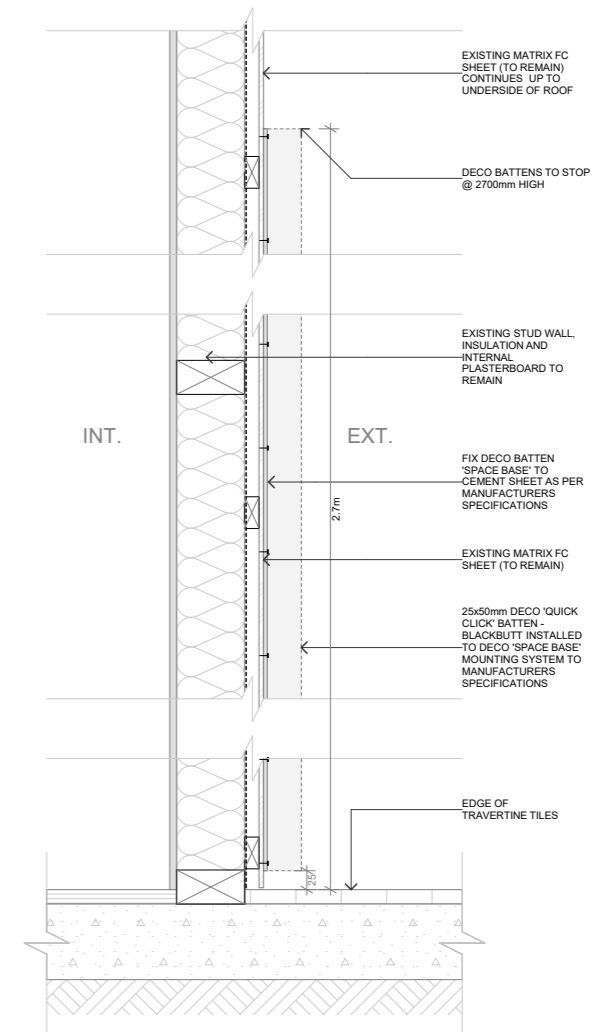
FENCE DETAIL (D-02) (PLAN)
1:10



POOL EDGING & GLASS BALUSTRADE DETAIL (D-01)
1:10



FENCE DETAIL (D-02) (SECTION)
1:10



DECO BATTEN DETAIL (D-03)
1:10

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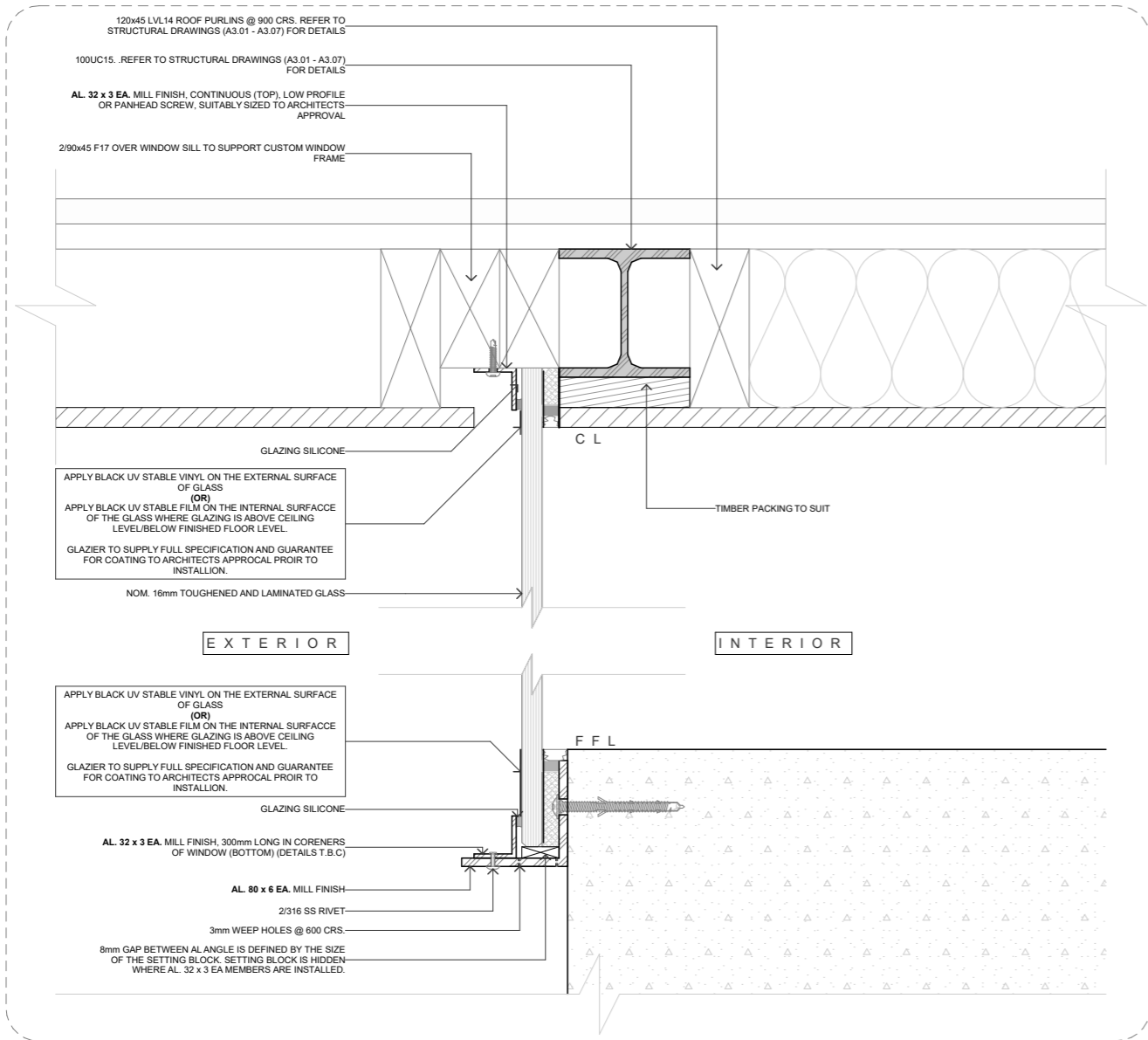
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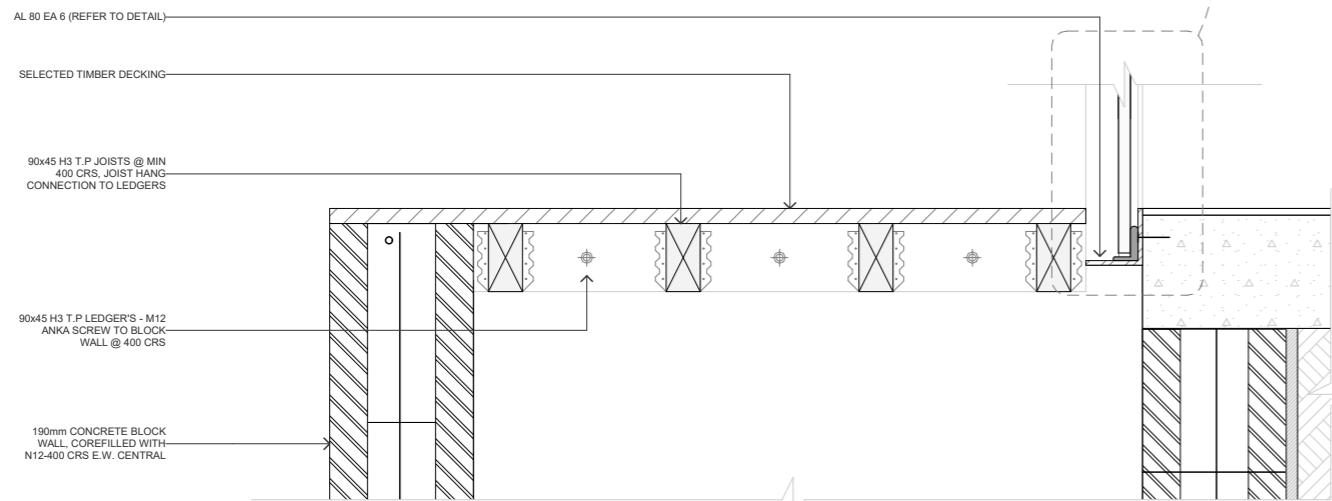
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BA.01	BA DOCUMENTATION	4/06/2024
BA.02	CLIENT REVISIONS	4/07/2024

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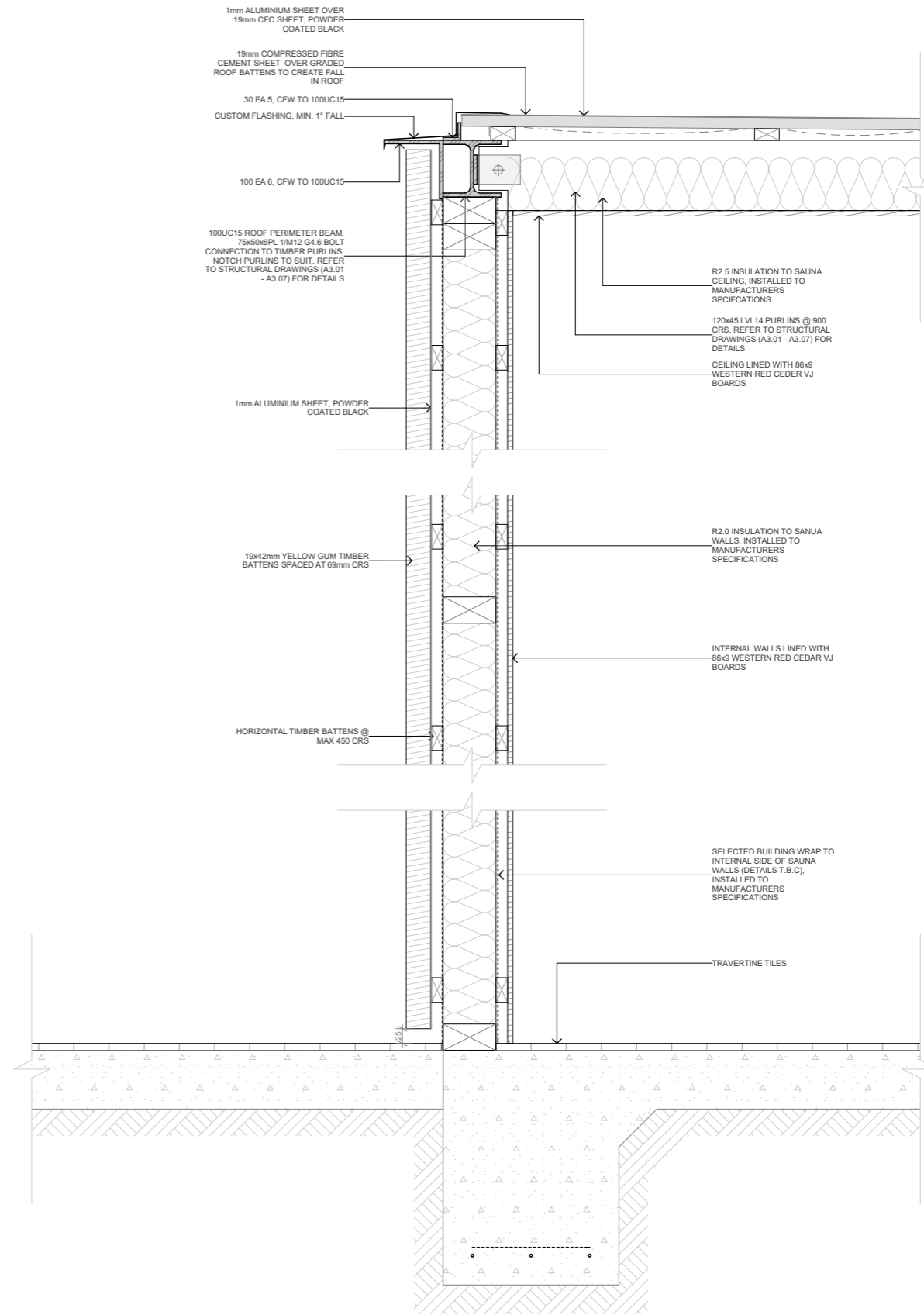
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Scale: 1:10, 1:20	Drawing No:	Issue:
Date: 4/07/2024	A3.04	BA
Drawn by: JM		
Checked by:		
Status: BA.01		



WINDOW FRAME ASSEMBLY (TYP.)
1:5



TIMBER LANDING DETAIL (D-04)
1:10



SAUNA WALL DETAIL (D-05)
1:10

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BA.02	CLIENT REVISIONS	4/07/2024

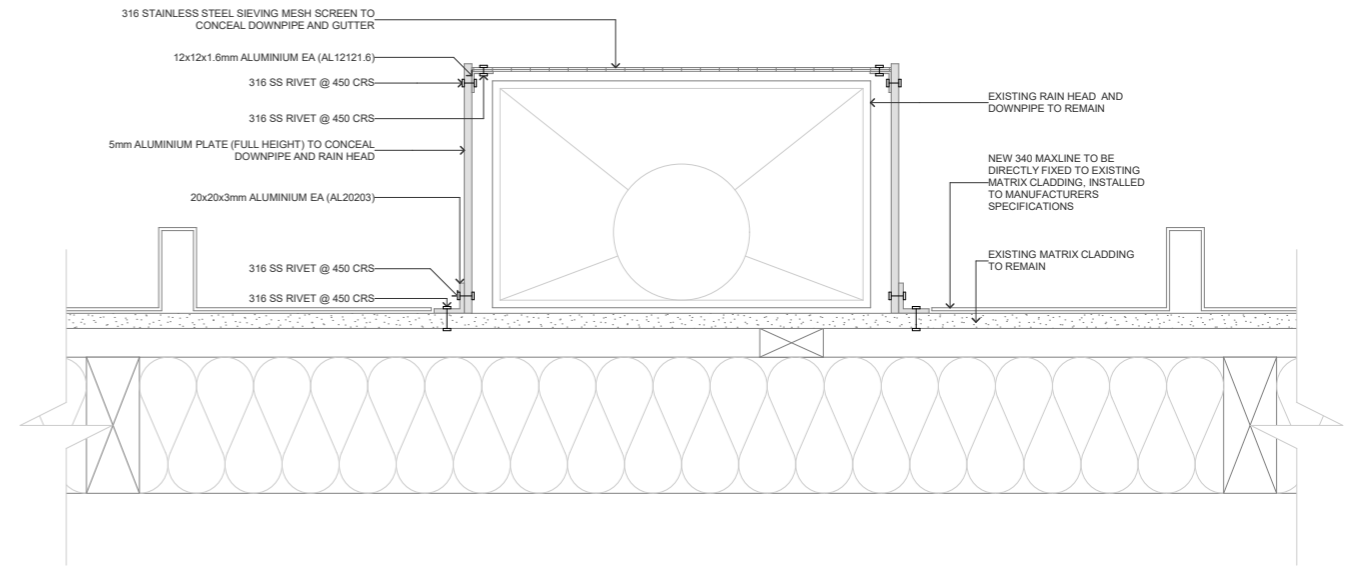
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Drawn by: JM				

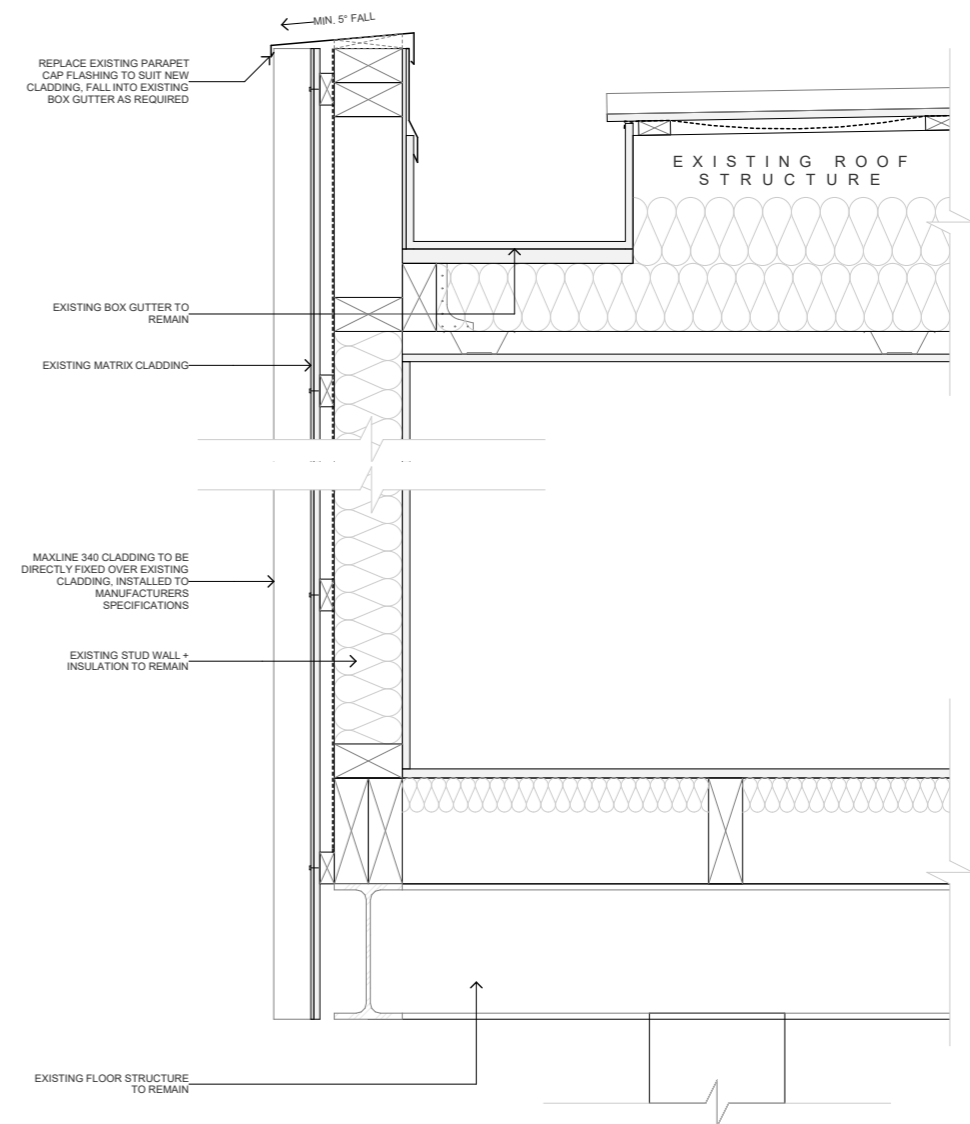
STAINLESS STEEL MESH SCREEN INSTALLED TO CONCEAL EXISTING DOWNPIPE AND RAINHEAD, REFER TO DETAIL



S.S MESH SCREEN PERSPECTIVE
N.T.S



S.S MESH SCREEN DETIAL (D-06)
1:5



MAXLINE 340 CLADDING INSTALLATION (D-07)
1:10

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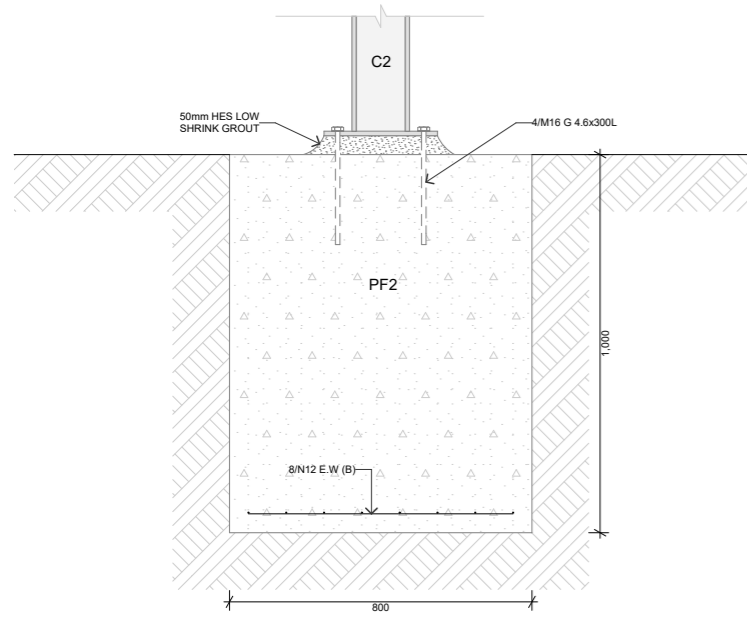
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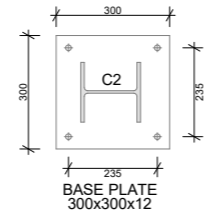
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BA.02	CLIENT REVISIONS	4/07/2024

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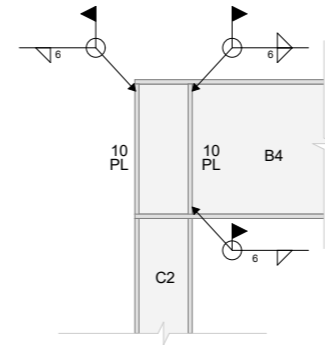
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Date: 4/07/2024	A3.06	BA
Drawn by: JM		
Checked by:		
Status: BA.01		



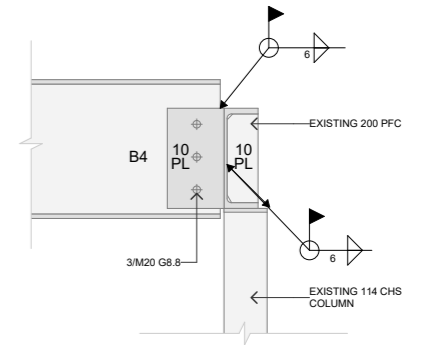
C2 TO PF2 DETAIL (TYP.)
1:20



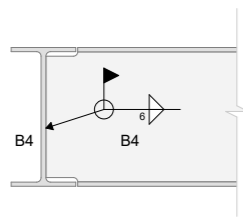
C2 BASE PLATE (TYP.)
1:20



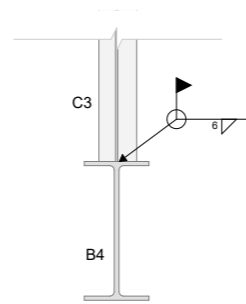
C2 TO B4 CONNECTION DETAIL (TYP.)
1:20



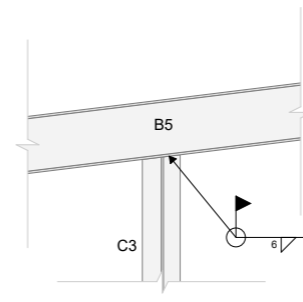
B4 TO EXT. PFC LINTEL CONNECTION DETAIL (TYP.)
1:20



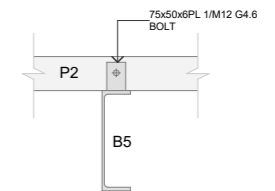
B4 TO B4 CONNECTION DETAIL (TYP.)
1:20



B4 TO C3 CONNECTION DETAIL (TYP.)
1:20



C3 TO B5 CONNECTION DETAIL (TYP.)
1:20



P2 TO B5 CONNECTION DETAIL (TYP.)
1:20

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CHERYL JOHNSTON
Project Name:

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Drawing Title: DETAILS		Scale: 1:20	Drawing No:	Issue:
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