

NEIGHBOURING PROPERTIES ON STREET HAVE SIMILAR OR CLOSER BOUNDARY OFFSETS SO STREET AMENITY AND CONTINUITY IS RETAINED.

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

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.

ISSUED FOR APPROVAL

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SITE PLAN
 SCALE 1:200

Rev:	Amendment:	Date:	Int:
A	ISSUED FOR APPROVAL	2/02/16	L. K

Date Drawn: 2/02/16
 Drawn: L. Kaukenas
 Checked: A. Taylor
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Client: R. & G. NICKLASON
 Project: ILLEGAL WORKS
 Address: 13 WARRAGUL STREET
 NORWOOD

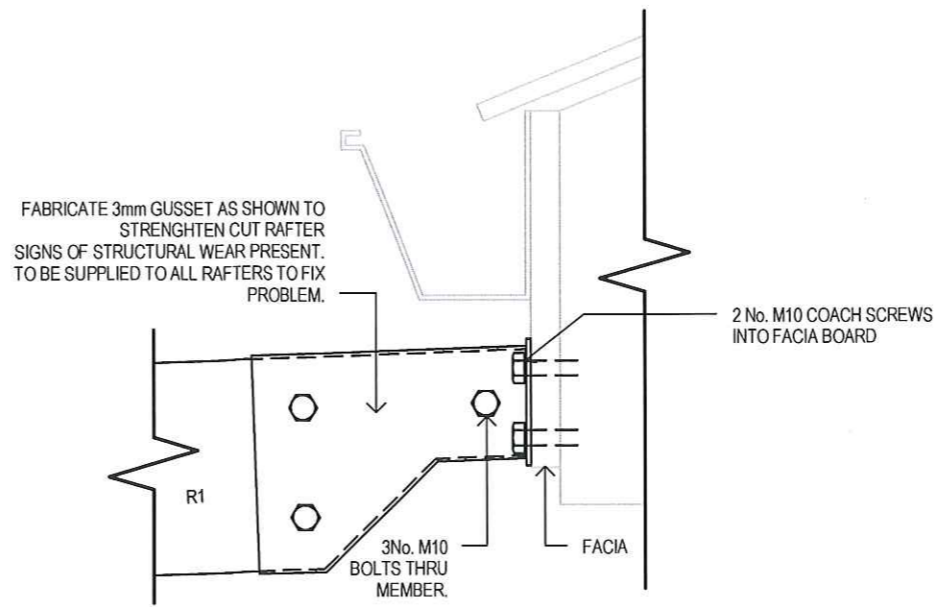
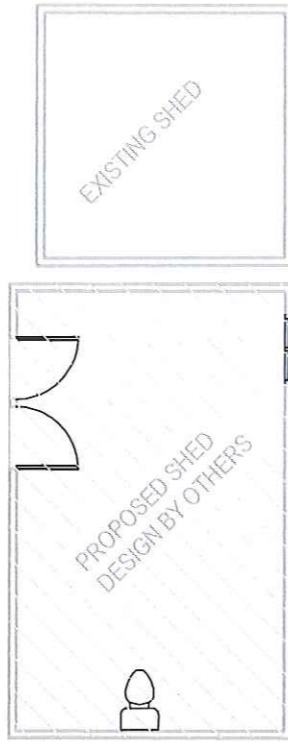
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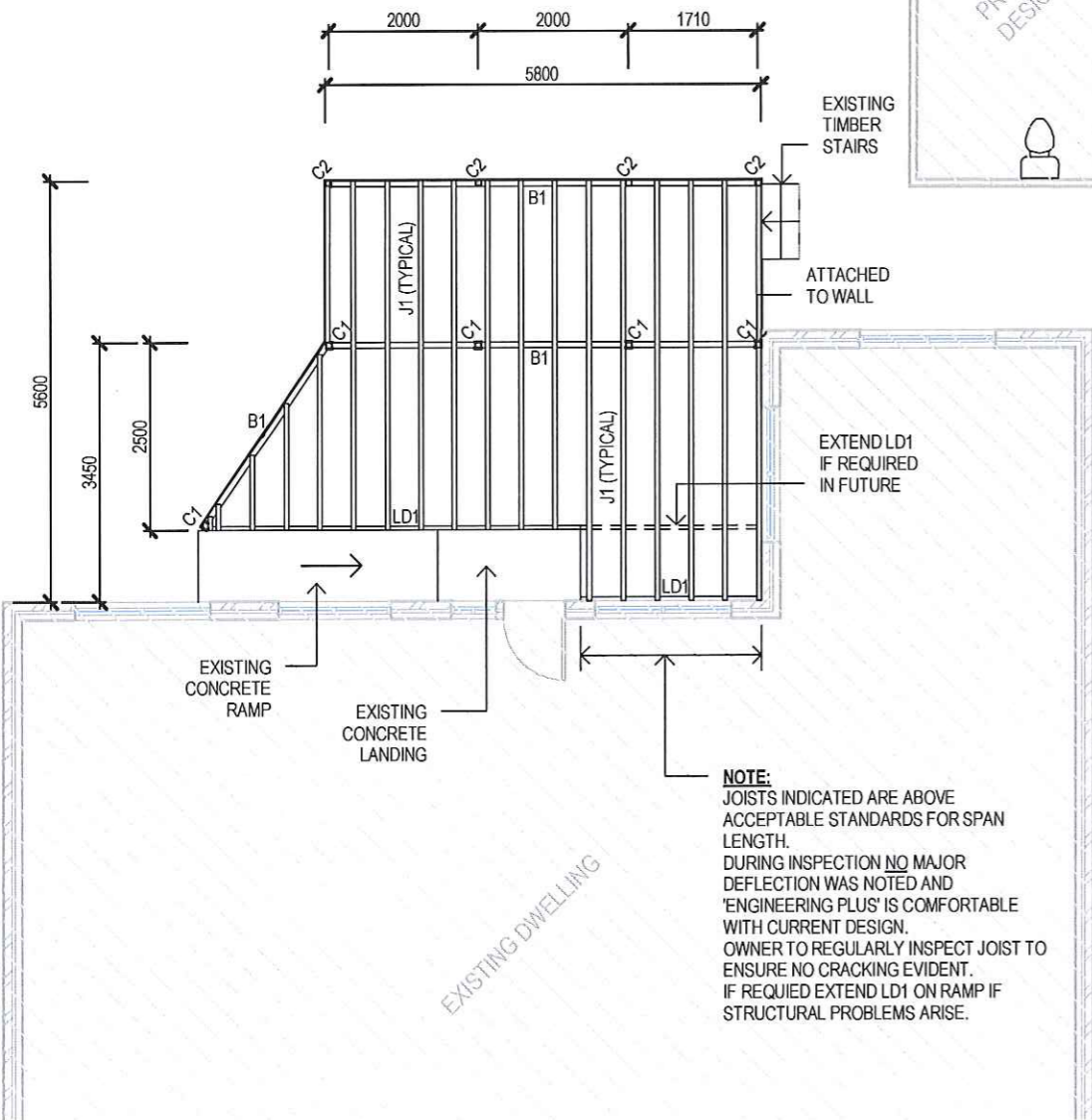
Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

Drawing No: 10016 - A01
 Rev: A

MEMBER SCHEDULE		
MARK	SIZE	REMARKS
C1	90x90 S/SW TREATED	-
C2	75x75 S/SW TREATED	-
B1	75x75 S/SW TREATED	-
J1	100x60 S/SW TREATED	@ 450 CTRS
R1	140x50 S/SW TREATED	@ 450 CTRS
BT1	35x75 S/SW TREATED	@ 450 CTRS
VB1	140x50 S/SW TREATED	-
LD1	140x50 S/SW TREATED	-

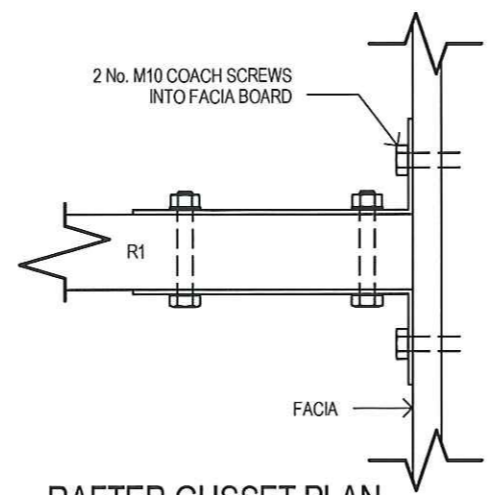


RAFTER GUSSET
 SCALE 1:5

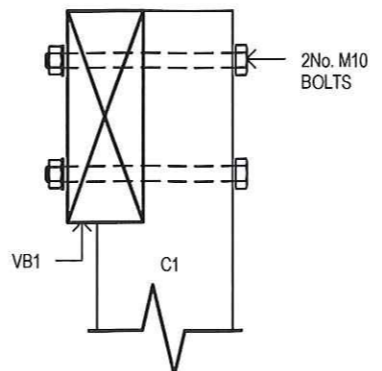


NOTE:
 JOISTS INDICATED ARE ABOVE ACCEPTABLE STANDARDS FOR SPAN LENGTH. DURING INSPECTION NO MAJOR DEFLECTION WAS NOTED AND 'ENGINEERING PLUS' IS COMFORTABLE WITH CURRENT DESIGN. OWNER TO REGULARLY INSPECT JOIST TO ENSURE NO CRACKING EVIDENT. IF REQUIRED EXTEND LD1 ON RAMP IF STRUCTURAL PROBLEMS ARISE.

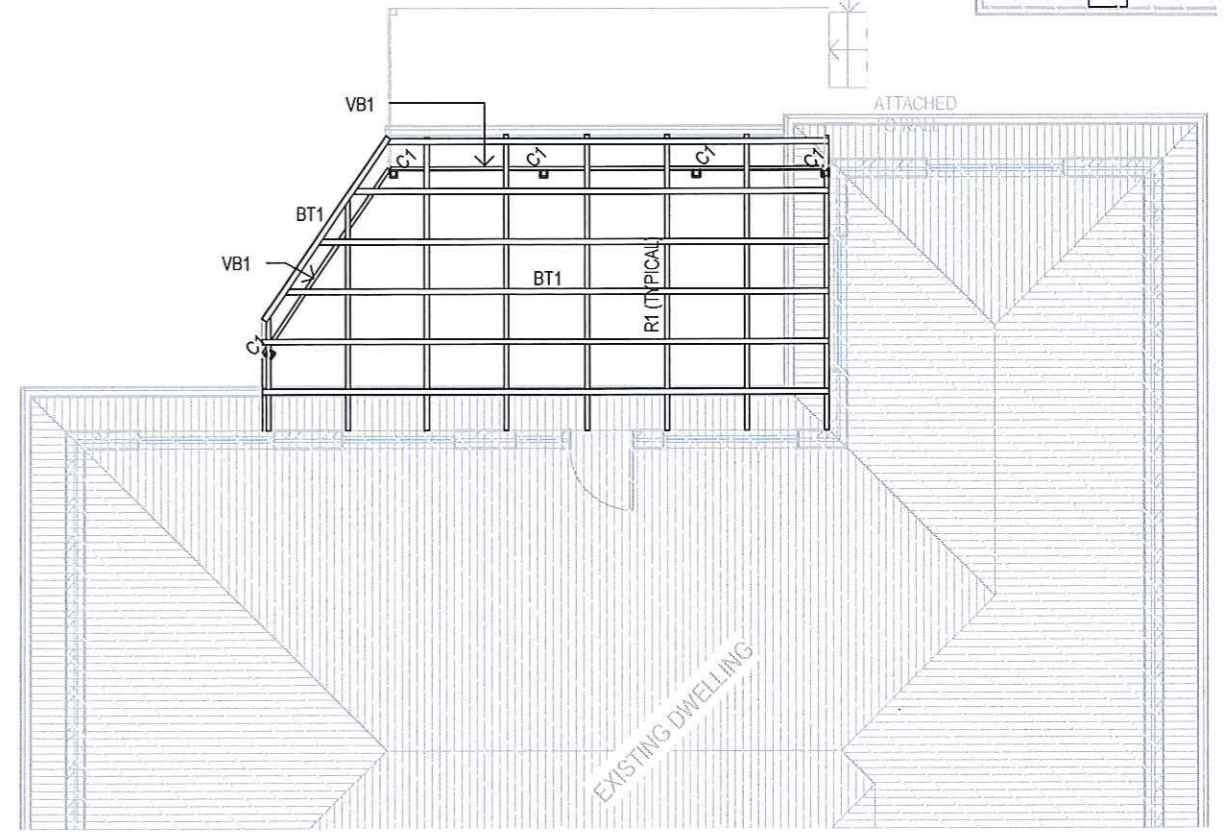
FLOOR PLAN MEMBER SCHEDULE
 SCALE 1:100



RAFTER GUSSET PLAN
 SCALE 1:5



VB1 TO C1 DETAIL
 SCALE 1:5



ROOF PLAN MEMBER SCHEDULE
 SCALE 1:100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
ILLEGAL DECK	34.24 m ²	3.69
PROPOSED SHED	22.50 m ²	2.42
EXISTING DWELLING	151.04 m ²	16.26
PROPOSED CARPORT 5.5x5.5m	30.35 m ²	3.27
PROPOSED CARPORT 3.5x7.5m	26.38 m ²	2.84
	264.52 m ²	28.47

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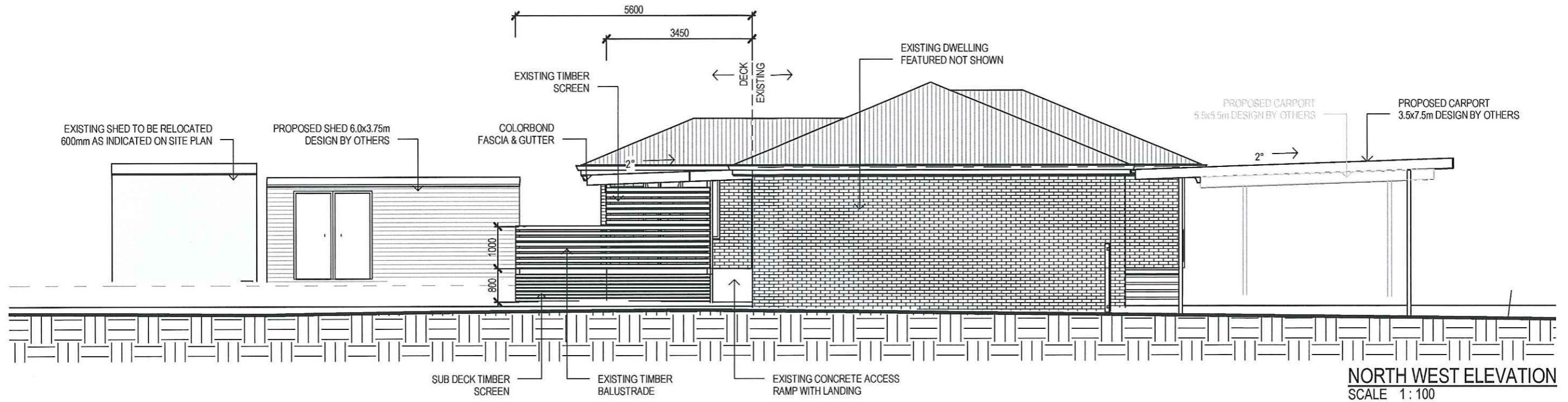
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Drawn: L. Kaukenas		Project: ILLEGAL WORKS	
Checked: A. Taylor		Address: 13 WARRAGUL STREET NORWOOD	
Approved: J. Pfeiffer		Mob 0417 362 783 or 0417 545 813	
Scale: As Shown @ A3		jack@engineeringplus.com.au	
Accredited Building Designer		trn@engineeringplus.com.au	
Designer Name: J.Pfeiffer		ENGINEERING PLUS	
Accreditation No: CC2211T		Drawing No: 10016 - A02	
Rev: A	ISSUED FOR APPROVAL	Date: 2/02/16	Int: L. K
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SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

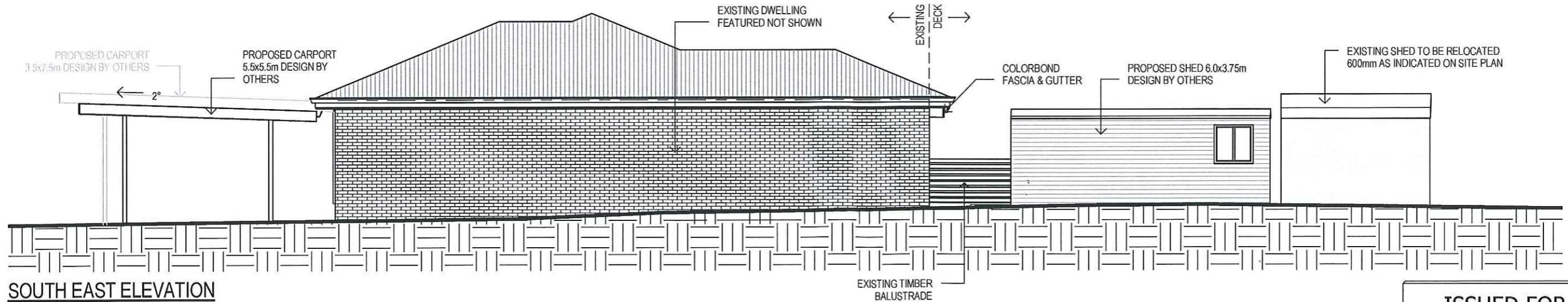
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM² PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
 PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
 CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



NORTH WEST ELEVATION
 SCALE 1:100



SOUTH EAST ELEVATION
 SCALE 1:100

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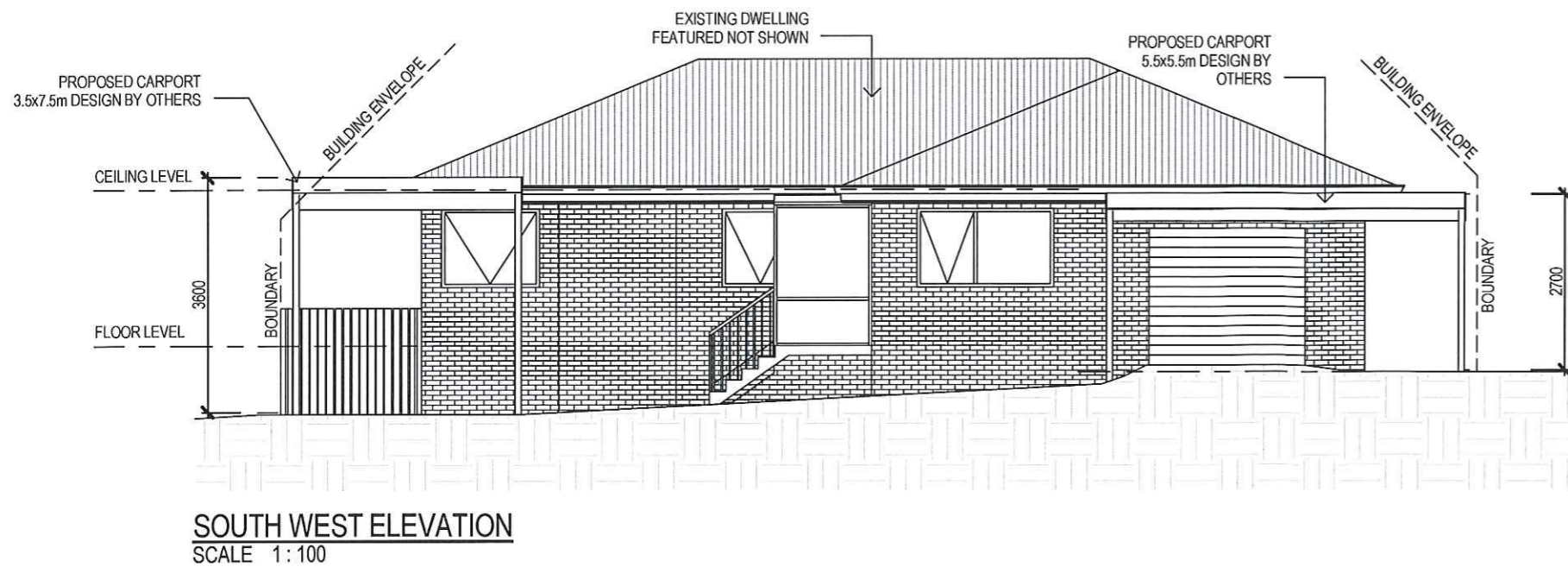
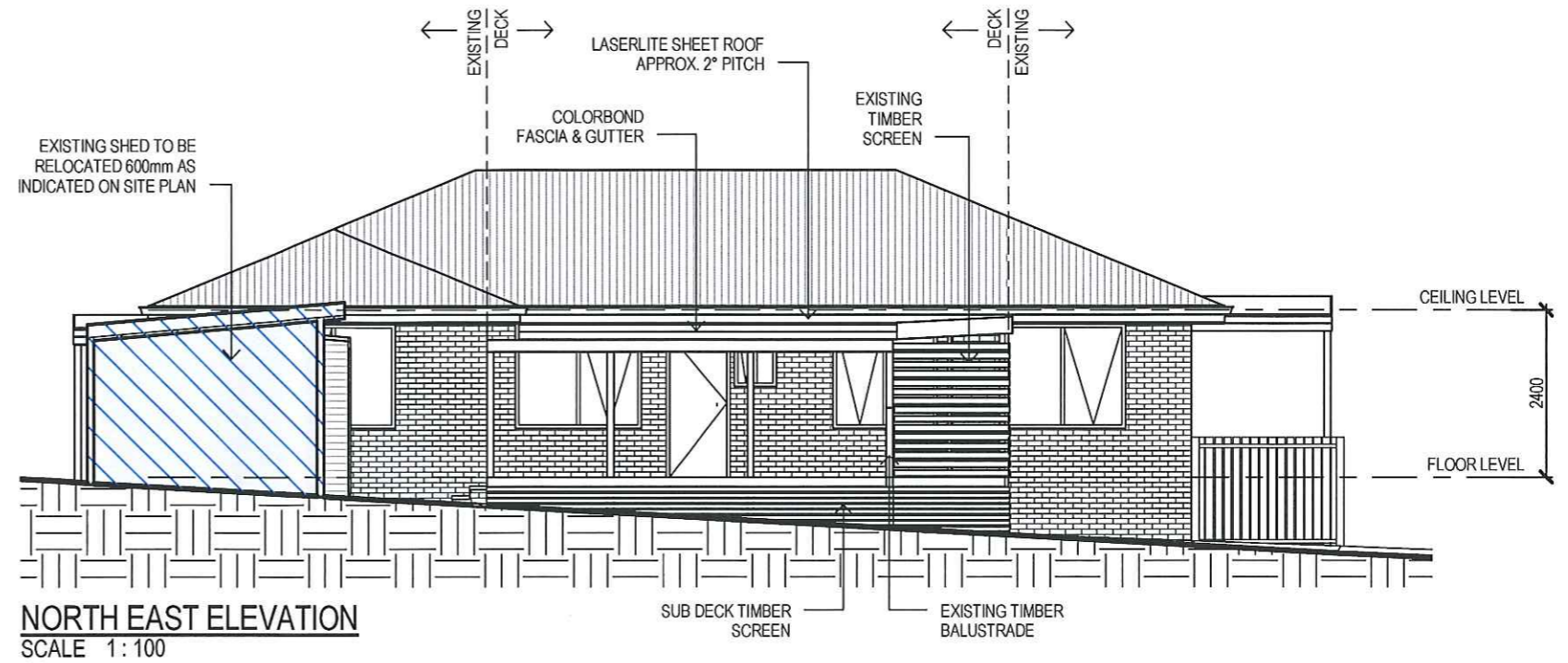
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 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: 10016 - A03
 Rev: A



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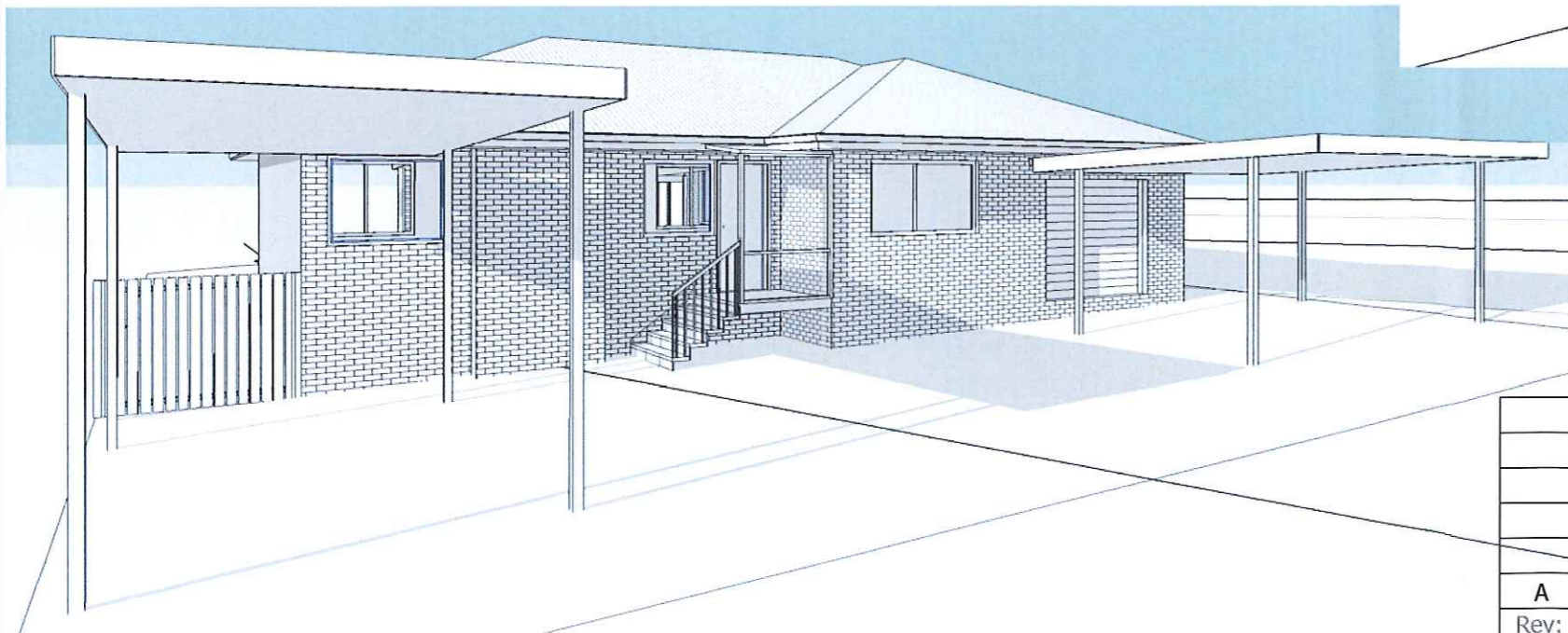
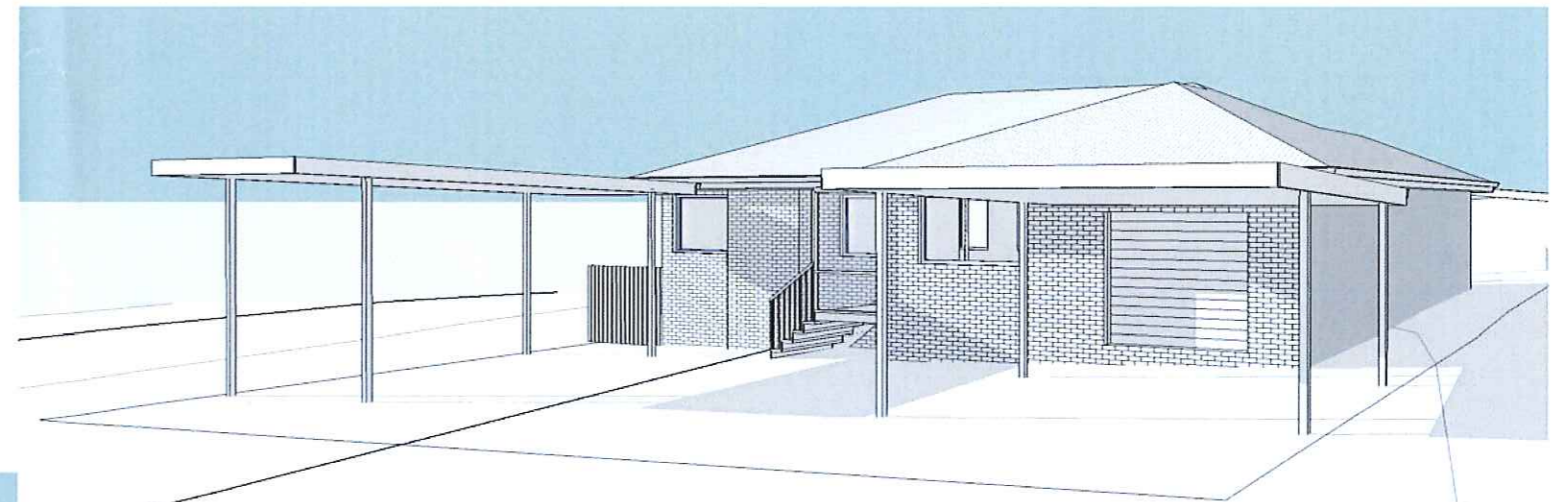
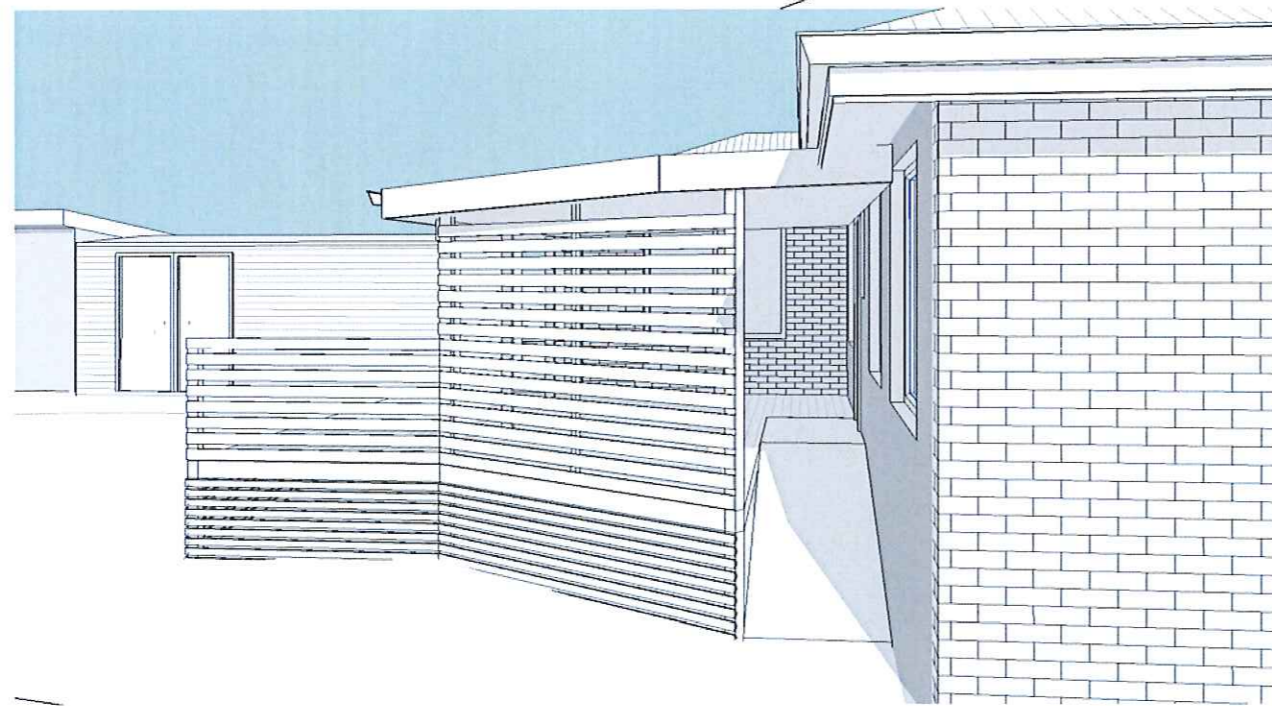
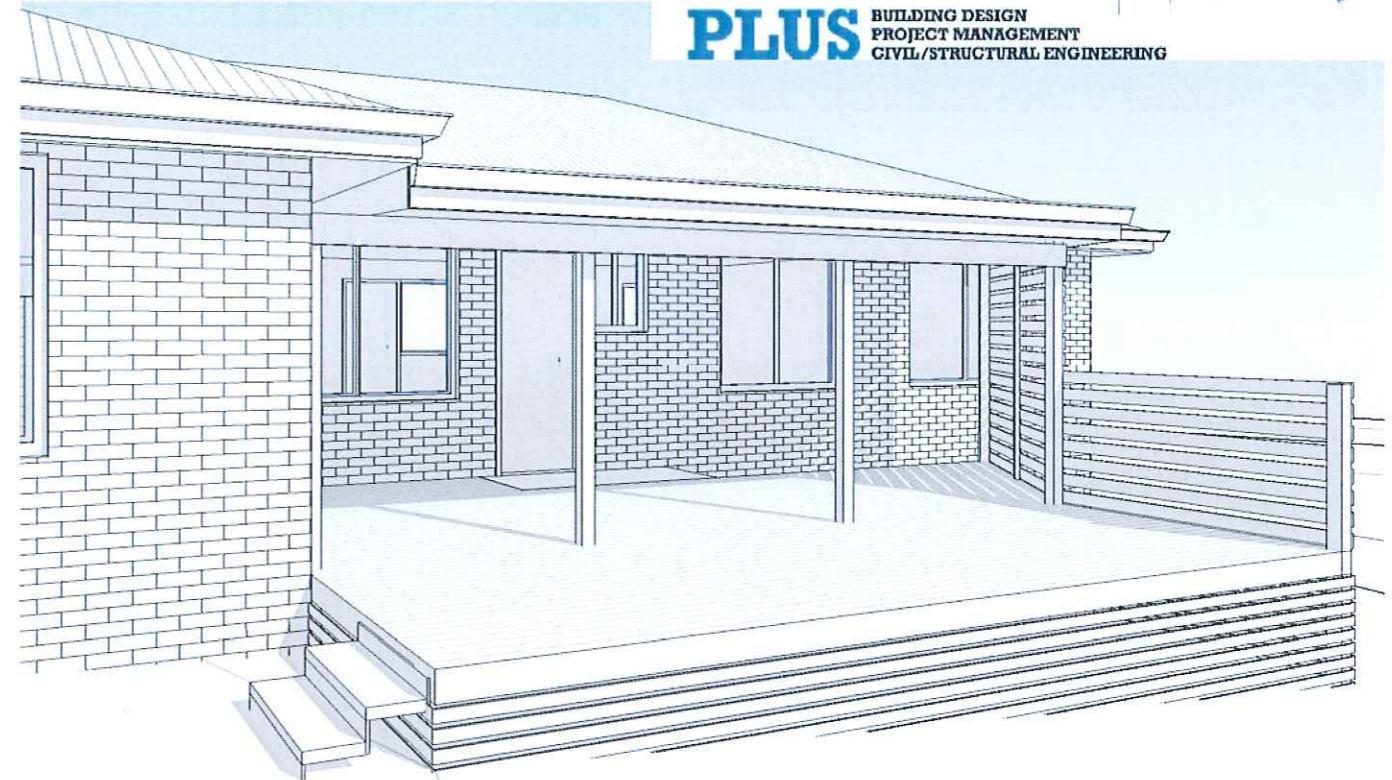
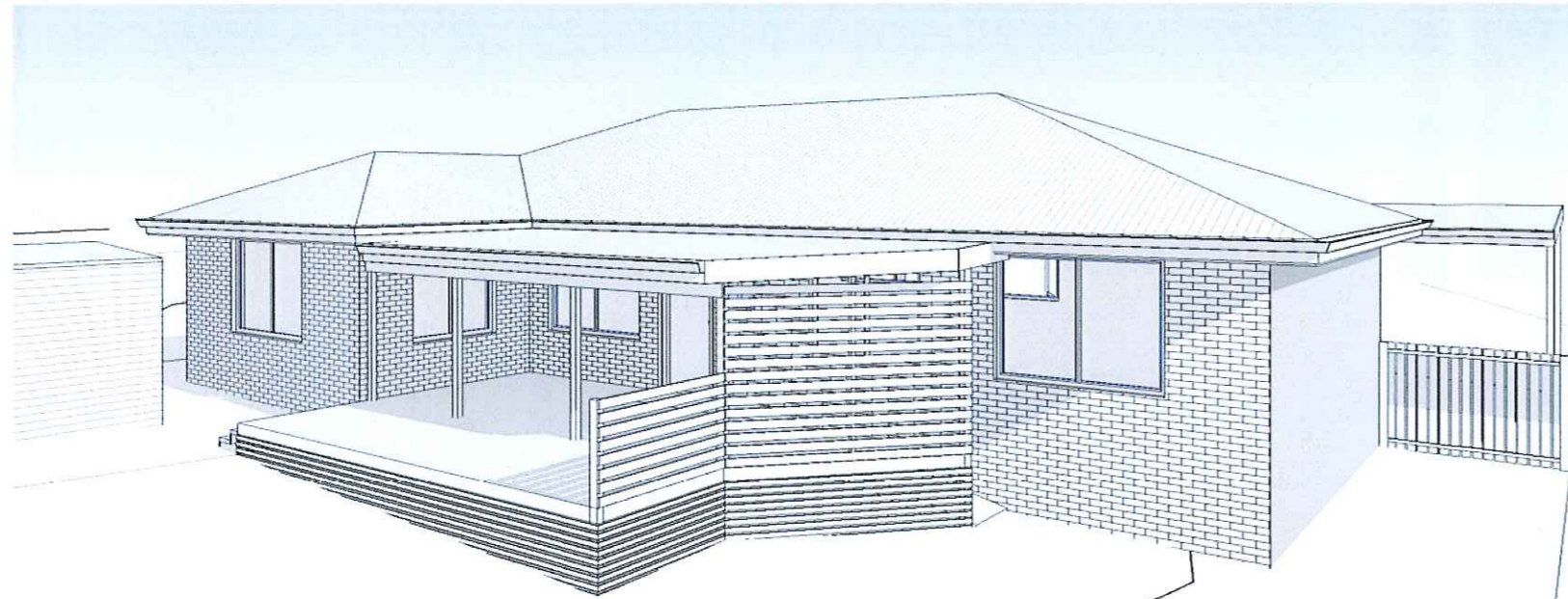
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A	ISSUED FOR APPROVAL	2/02/16	L. K	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

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

Drawing No: 10016 -A04 Rev A



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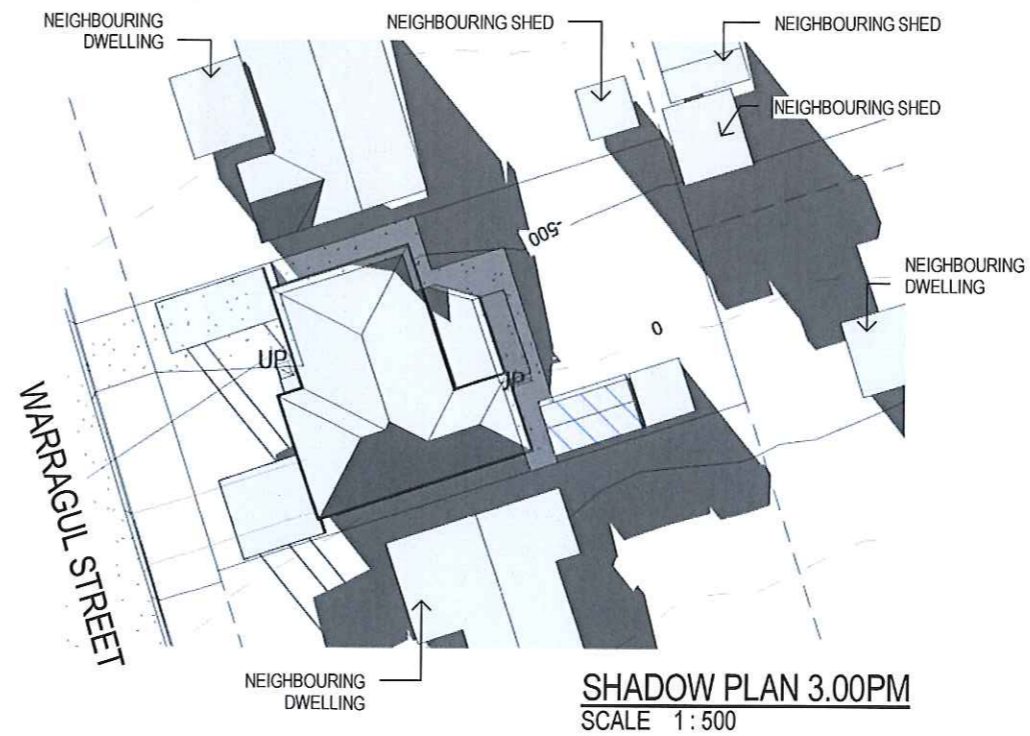
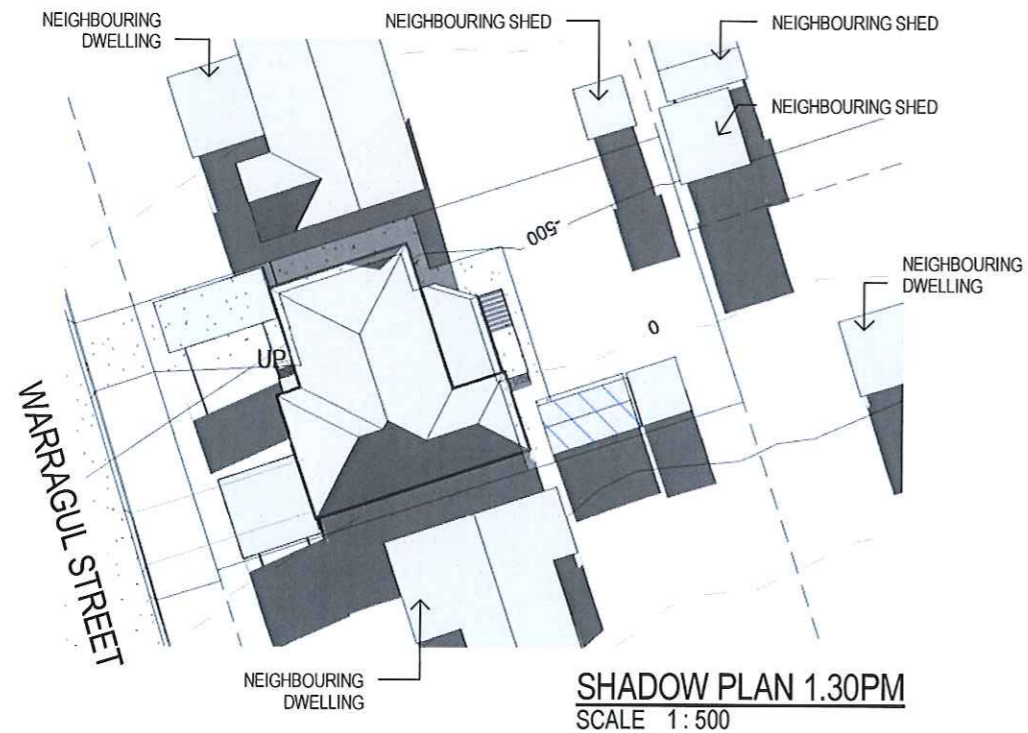
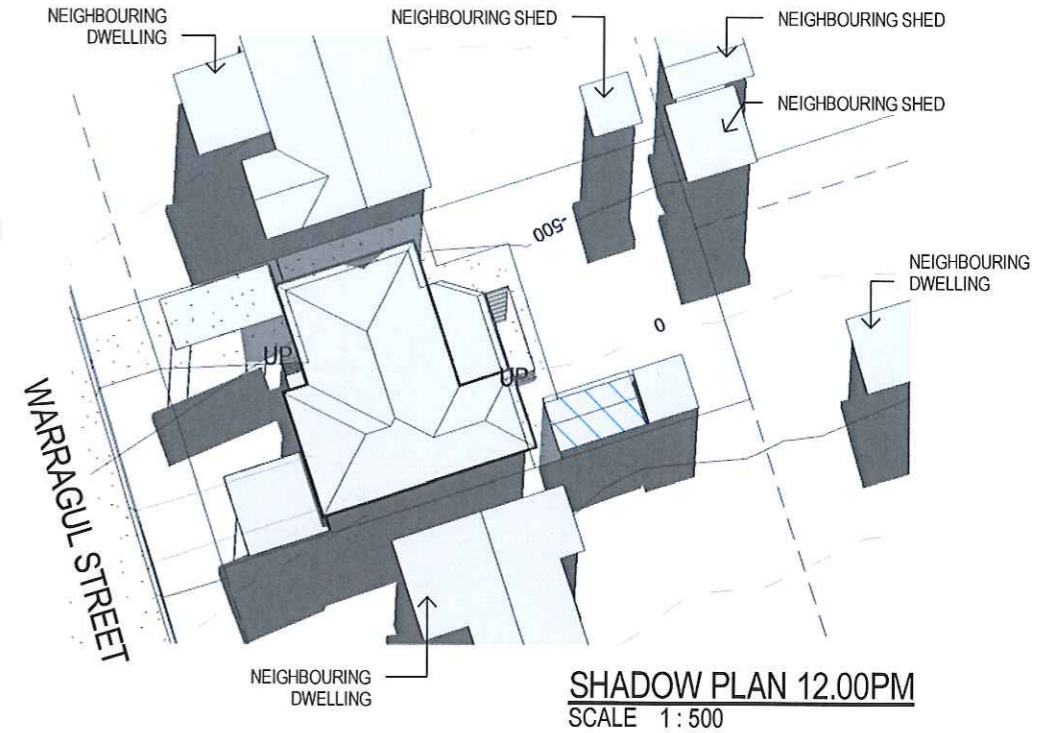
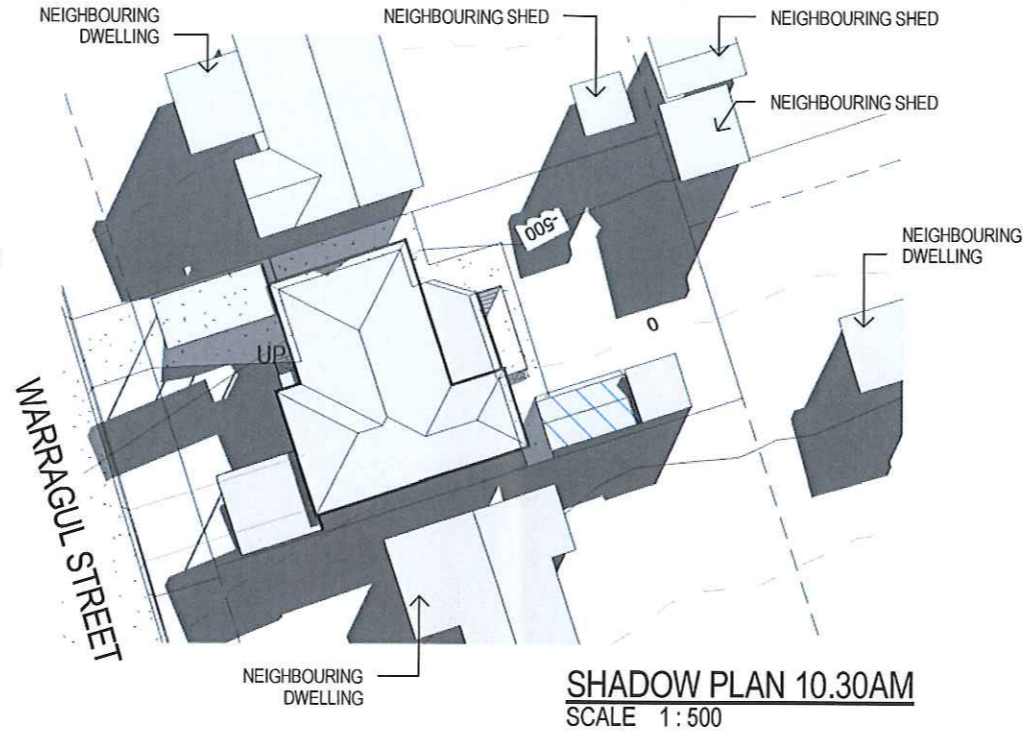
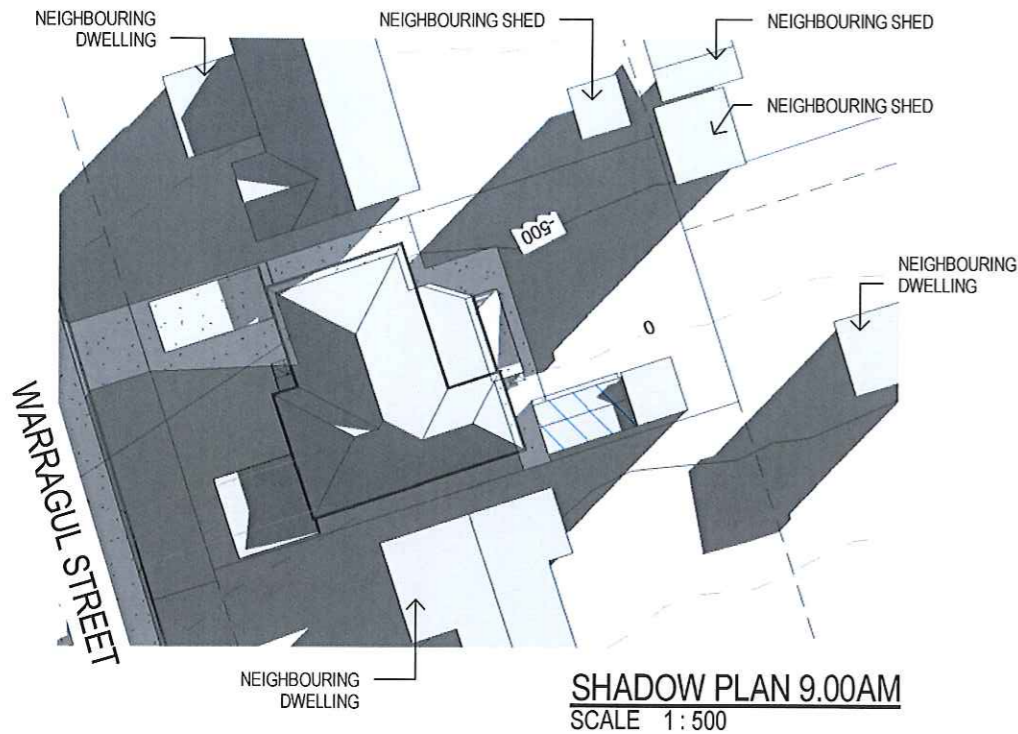


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				Accredited Building Designer	Drawing No:
A	ISSUED FOR APPROVAL	2/02/16	L. K	Designer Name: J. Pfeiffer	10016
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T	- A05
					Rev A



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

Drawing No:	10016	- A06	Rev	A
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A	ISSUED FOR APPROVAL	2/02/16	L. K
Rev:	Amendment:	Date:	Int:

3rd May 2016

Mr Andrew Newton

Launceston City Council

Dear Andrew

In reply to your correspondence dated 29th April, the main reason I purchased the property just recently at 13 Warragul street, Norwood was the fact it had space and potential to house and protect our two motorcars and the motorhome. When purchasing, I did know it had an illegal single carport which did not concern me greatly as I had intentions of erecting a more suitable double carport.

I did have preliminary discussions with the Planning Department regarding this and was led to believe that as there were precedents in our street there should not be a problem so I went ahead at great expense to have plans drawn up, but after my meeting with you it seems the rules have changed. From my point of view it would not be a hindrance to the neighbouring property (namely 15 Warragul St) as they have a large tree and it would not overshadow their house at all.

The proposal of a carport for coverage of the motorhome is being requested because, upon purchase, a slab and driveway were already in existence and being used as a parking area by the previous owner. Again, from my point of view, this set a precedent and I saw this as ideal to erect a single roof to protect the motorhome. Again, this would not hinder our neighbouring property no. 11 Warragul Street, as no shading would occur because of its proximity.

I have had discussions and correspondence from Liam and Danielle regarding what would be required for me to legalise a second crossover/driveway and am quite happy with their suggestions even though it comes at considerable extra costs to me.

I have given a lot of thought and have already incurred considerable expense in the drawing up of plans plus Council fees and if I have to have more plans redrawn etc this is just not affordable or feasible.

I do hope you sincerely consider all my planning requests.

Yours faithfully



ROGER NICKLASON

