

PROPOSED ALTERATIONS & ADDITIONS

ADDRESS: 108 REGENT STREET SANDY BAY
FOR CLIENT: GUY HOOPER & JANE LONGHURST

SCHEDULE OF DRAWINGS

ARCHITECTURAL

A01	DRAWING INDEX
A02	SITE PLAN
A03	EXISTING FLOOR PLAN / DEMOLITION PLAN
A04	PROPOSED LOWER FLOOR PLAN
A05	PROPOSED UPPER LEVEL
A06	EAST ELEVATION
A07	SOUTH ELEVATION
A08	WEST ELEVATION
A09	NORTH ELEVATION
A10	SUN SHADOW 9AM JUNE 21st
A11	SUN SHADOW/DIAGRAM NOON JUNE 21st
A12	SUN SHADOW 3PM JUNE 21st
A13	SUN SHADOW 9am DECEMBER 21st
A14	SUN SHADOW NOON DECEMBER 21st
A15	SUN SHADOW 3pm DECEMBER 21st
A16	SUN SHADOW 9am MARCH SEPTEMBER 21st
A17	SUN SHADOW NOON MARCH SEPTEMBER 21st
A18	SUN SHADOW 3pm MARCH SEPTEMBER 21st

GENERAL INFORMATION

Accredited Building Designer:	Monty East
Accreditation Number:	CC1910
Land title reference number:	C.T. 55178/223
Site area:	650 m²

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

design . EAST

phone
6223 6740

email
admin@designeast.com.au

DRAWING INDEX

AMENDED

PROJECT No. 5189

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC1910

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building design and interior architecture

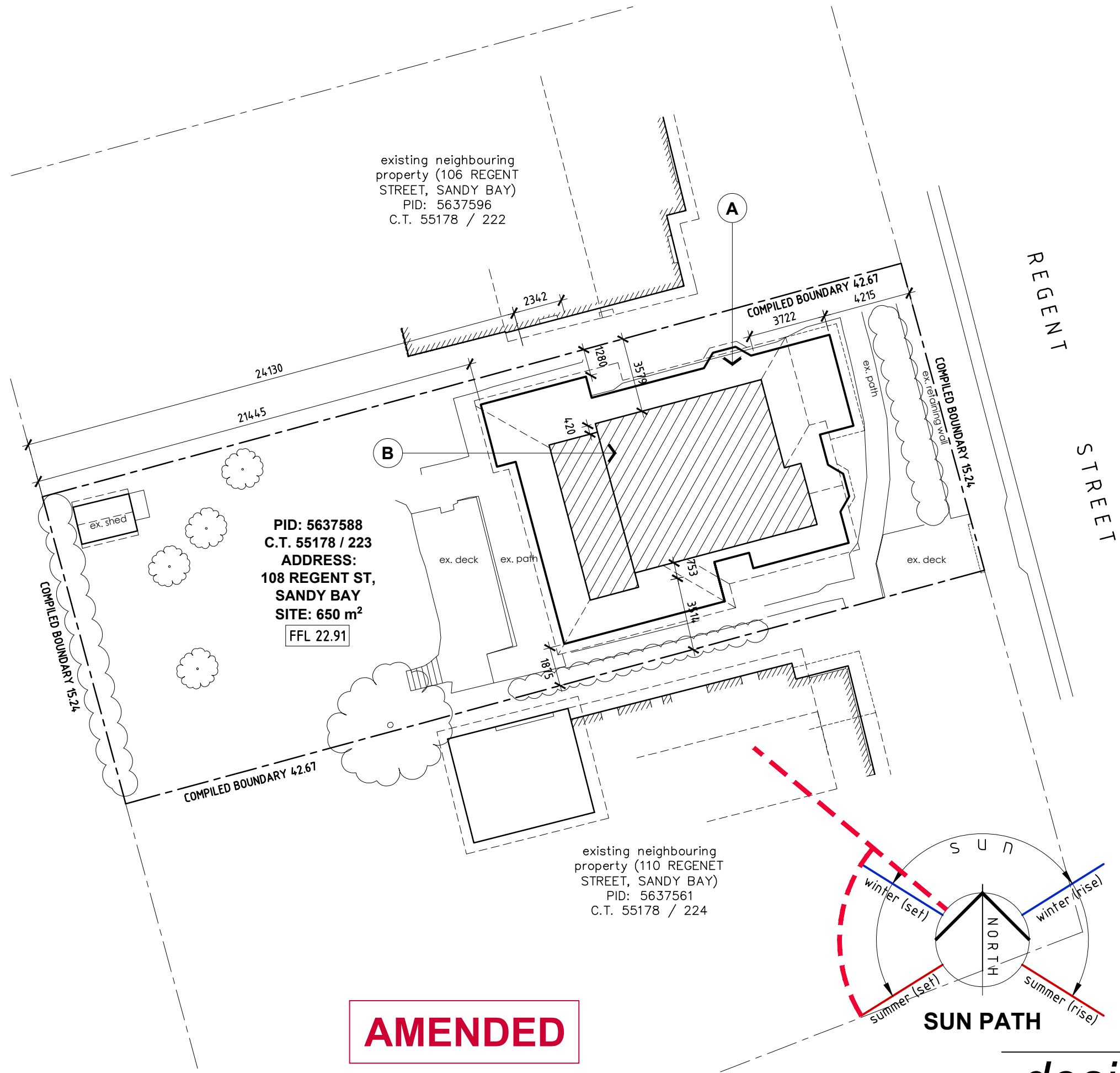
design ○

SITE NOTES	
Property Address:	108 REGENT STREET, SANDY BAY
Property ID:	5637588
Title Reference:	55178 / 233
Site Area:	650 sqm.
Municipality:	HOBART CITY COUNCIL
Owner:	GUY HOOPER & JANE LONGHURST

SITE KEY	
A	OUTLINE OF EXISTING RESIDENCE.
B	PROPOSED EXTENSIONS SHOWN HATCHED

EXISTING FLOOR AREAS	
EX. BUILDING FOOTPRINT AREA	= 170 sqm +/-
EX. LOT SIZE	= 650 sqm +/-
AS % OF SITE AREA	= 28.23%

PROPOSED FLOOR AREAS	
PROPOSED BUILDING FOOTPRINT AREA	= 169 sqm
AS % OF SITE AREA	= 28.46 %



AMENDED

ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

Project:	PROPOSED ALTERATIONS at 108 REGENT STREET, SANDY BAY for GUY HOOPER & JANE LONGHURST
Drawing:	SITE PLAN

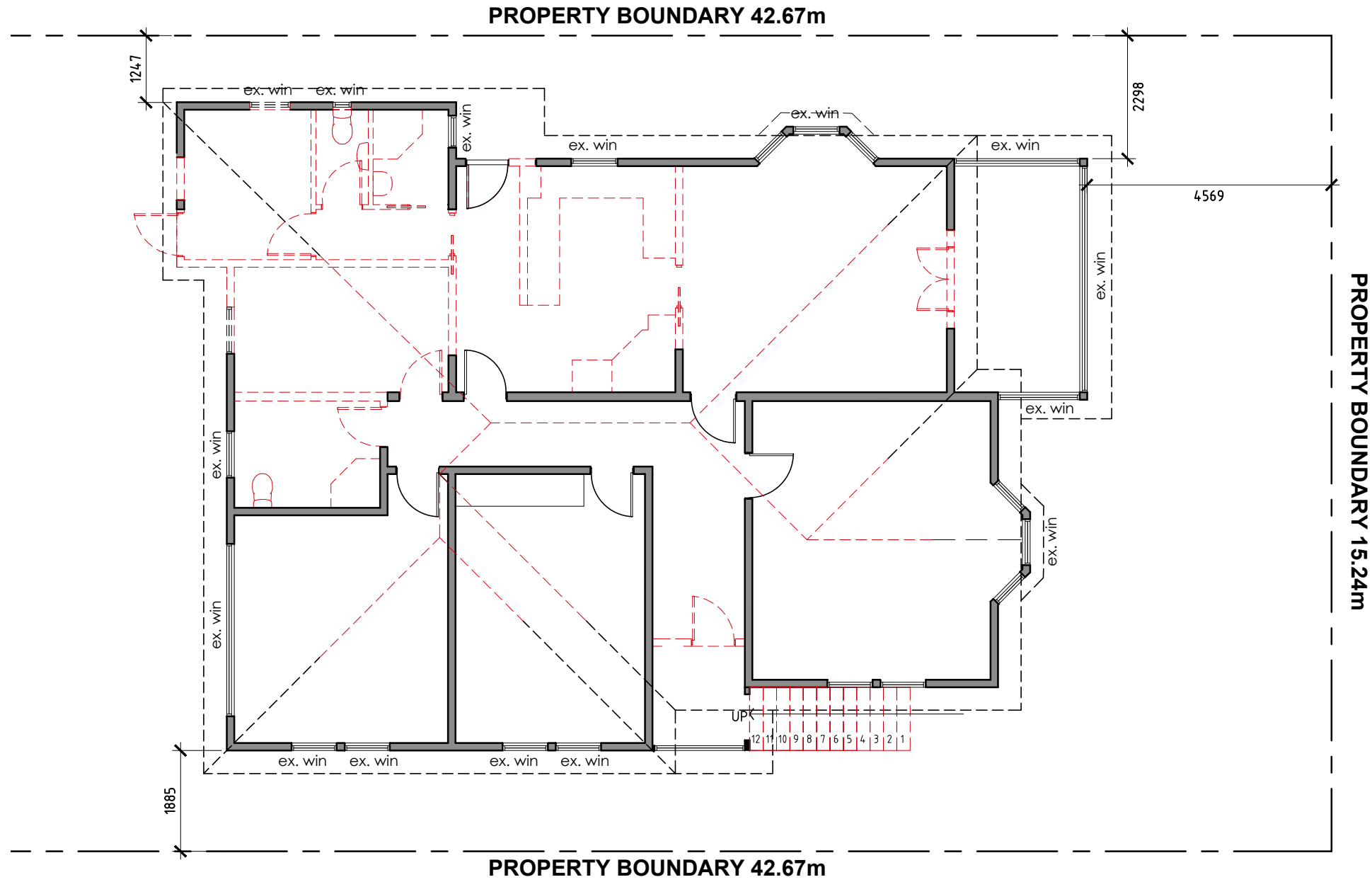
design: EAST registered trading name for design: EAST Pty. Ltd.

SCALE:	1:200 @ A3
DRG. NO.:	5182 A02
DATE:	08/06/17
DRAWN:	DA

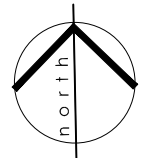
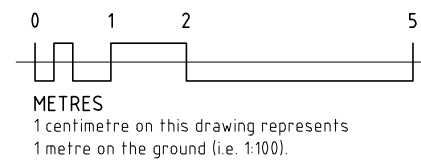
153 Davey Street Hobart Tasmania 7000 Phone (03)6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC191 O

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building design and interior architecture

LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.
EXISTING LOWER FLOOR AREAS	
EX. FLOOR AREA	170 ± sqm.



EXISTING & DEMOLITION PLAN - 1:100



design ○

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SCALE:	DRG.NO:
1:100 @ A3	5182 A03
DRAWN:	DATE:
DA	08/06/17

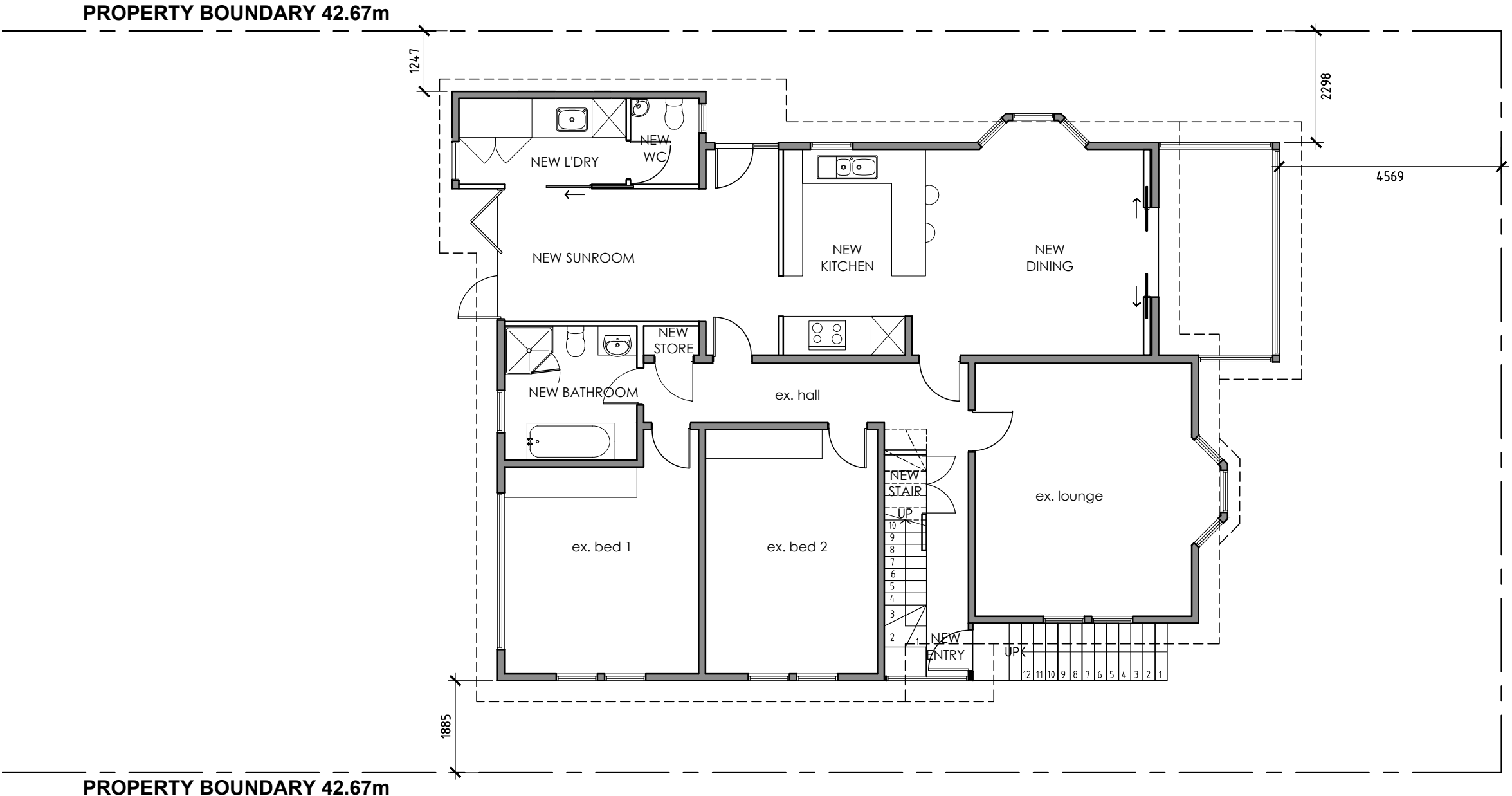
Project:	PROPOSED ALTERATIONS at 108 REGENT STREET, SANDY BAY for GUY HOOPER & JANE LONGHURST
Drawing:	EXISTING & DEMOLITION PLAN
design.EAST registered trading name for design.EAST Pty. Ltd.	

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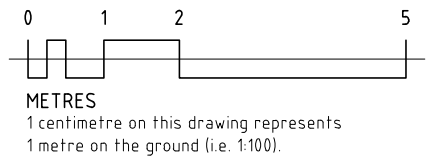
ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA


LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	STUD WALL.

PROPOSED LOWER FLOOR AREAS	
PROPOSED LOWER FLOOR AREA	= 169 ± sqm.



PROPOSED FLOOR PLAN - 1:100



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ISSUE	DESCRIPTION	DATE	DRAWN
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Project:	PROPOSED ALTERATIONS at 108 REGENT STREET, SANDY BAY for GUY HOOPER & JANE LONGHURST
Drawing:	PROPOSED FLOOR PLAN

design.EAST registered trading name for design.EAST Pty. Ltd.

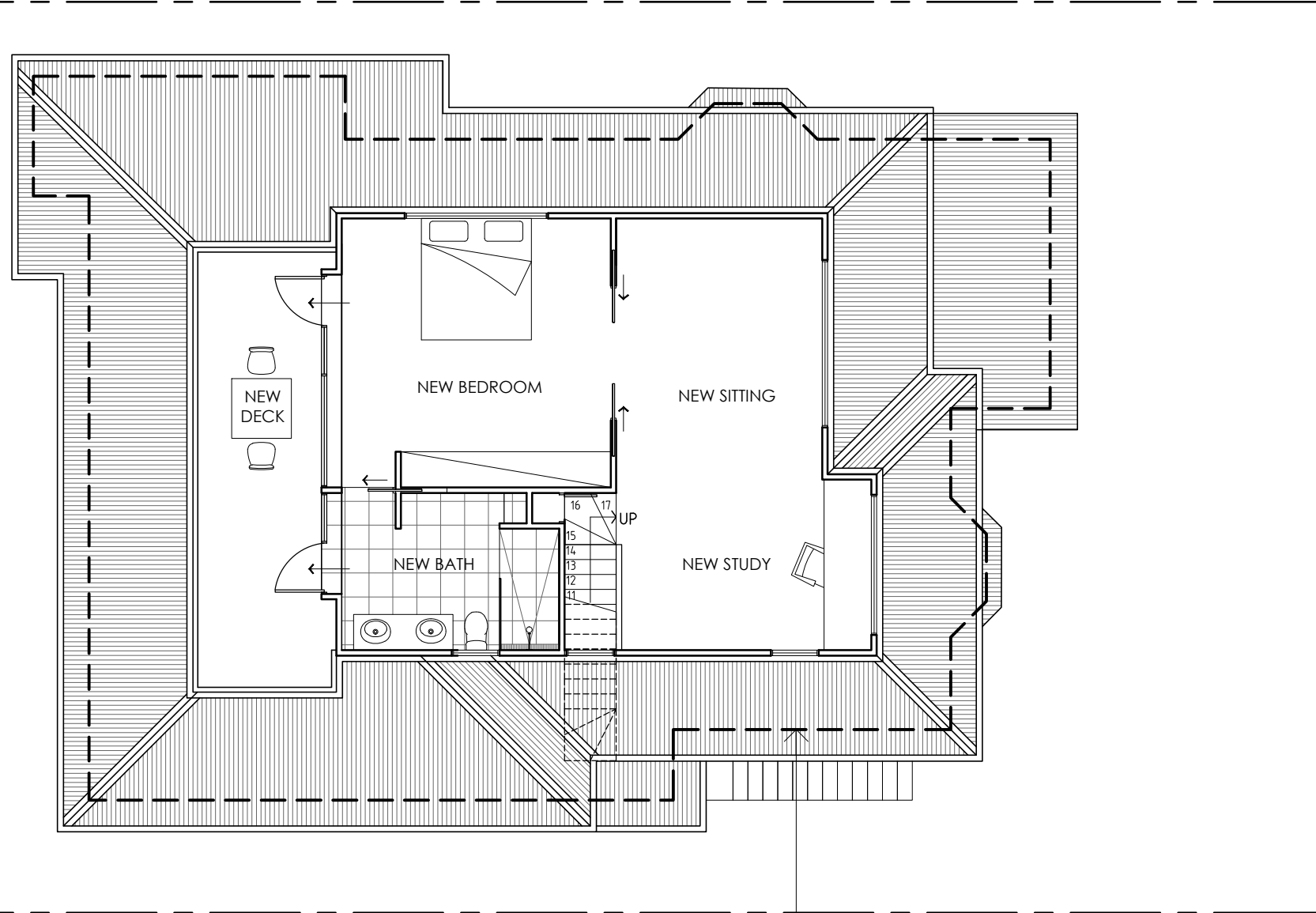
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DRAWN:	DA				

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LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	STUD WALL.

PROPOSED LOWER FLOOR AREAS	
PROPOSED UPPER FLOOR AREA	= ± 81.76 sqm.

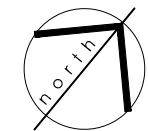
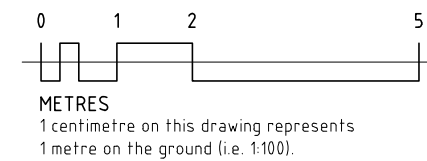
PROPERTY BOUNDARY 42.67m



PROPERTY BOUNDARY 42.67m

LOWER FLOOR LVL SHOWN DASHED.

PROPOSED UPPER FLOOR PLAN - 1:100



SCALE:	DRG.NO:
1:100 @ A3	5182 A05
DRAWN:	DATE:
DA	08/06/17

Project:	PROPOSED ALTERATIONS at 108 REGENT STREET, SANDY BAY for GUY HOOPER & JANE LONGHURST
Drawing:	PROPOSED UPPER FLOOR PLAN
design.EAST registered trading name for design.EAST Pty, Ltd.	

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A	PLANNING APPLICATION	08.06.17	DA
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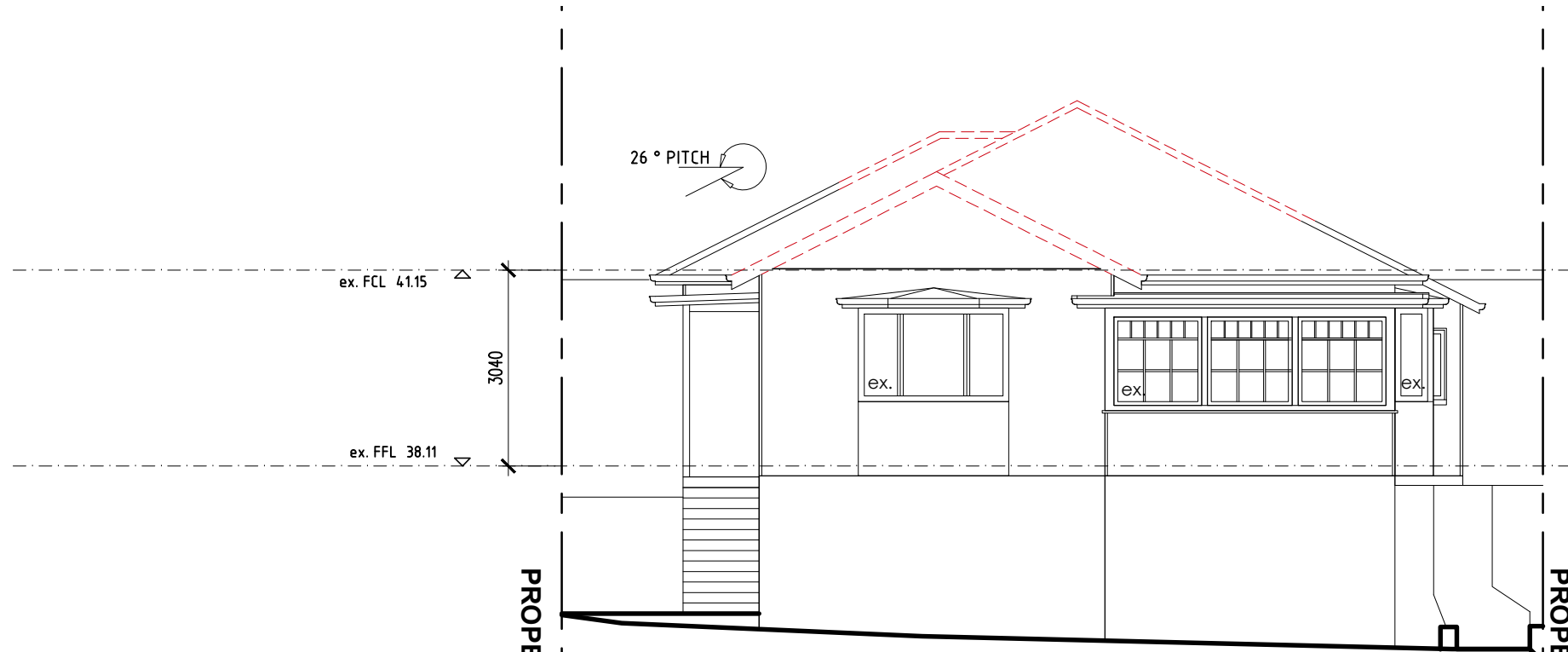
EXTERNAL FINISHES

- (A)** WEATHER BOARDS TO MATCH EXISTING
- (B)** TIMBER FRAME DOOR AND WINDOWS.
- (C)** COLORBOND ROOF SHEETING TO MATCH EXISTING.
- (D)** TIMBER FEATURE LVL PAINT FINISH.
- (E)** 'D' GUTTERING COLOUR TO MATCH ROOF SHEETING.

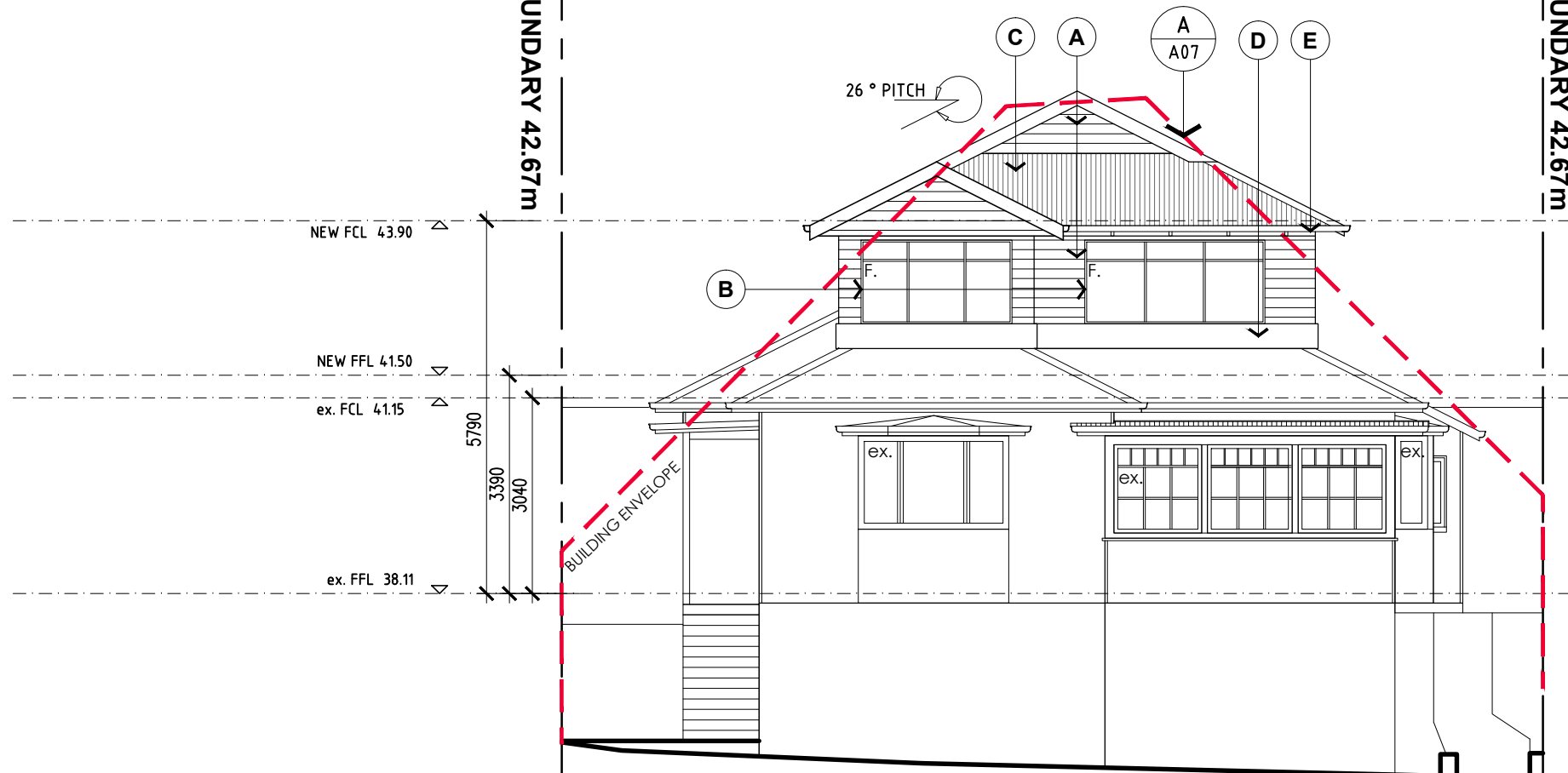
LEGEND

- ex. - EXISTING WINDOW / DOOR.
- F. - FIXED WINDOW.
- DH. - DOUBLE HUNG WINDOW.
- GD. - GLAZED HINGED DOOR.
- S. - SLIDING WINDOW.
- A. - AWNING WINDOW.

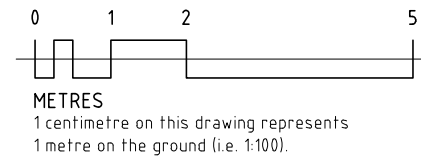
ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
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EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



Project:

PROPOSED ALTERATIONS
 ct 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST

Drawing: EAST ELEVATION

design.EAST registered trading name for design.EAST Pty. Ltd.

DRG.NO:	5182 A06	DATE:	08/06/17
SCALE:	1:100 @ A3	DRAWN:	DA

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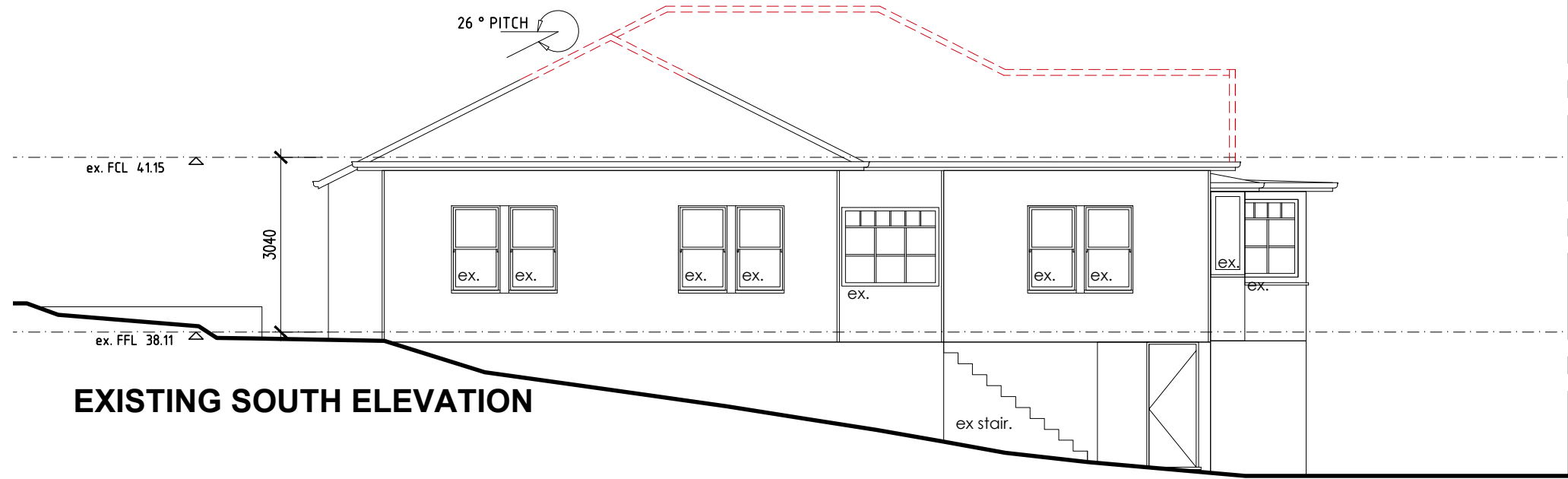
EXTERNAL FINISHES

- (A)** WEATHER BOARDS TO MATCH EXISTING
- (B)** TIMBER FRAME DOOR AND WINDOWS.
- (C)** COLORBOND ROOF SHEETING TO MATCH EXISTING.
- (D)** TIMBER FEATURE LVL PAINT FINISH.
- (E)** 'D' GUTTERING COLOUR TO MATCH ROOF SHEETING.
- (F)** DECK AREA BALUSTRADE

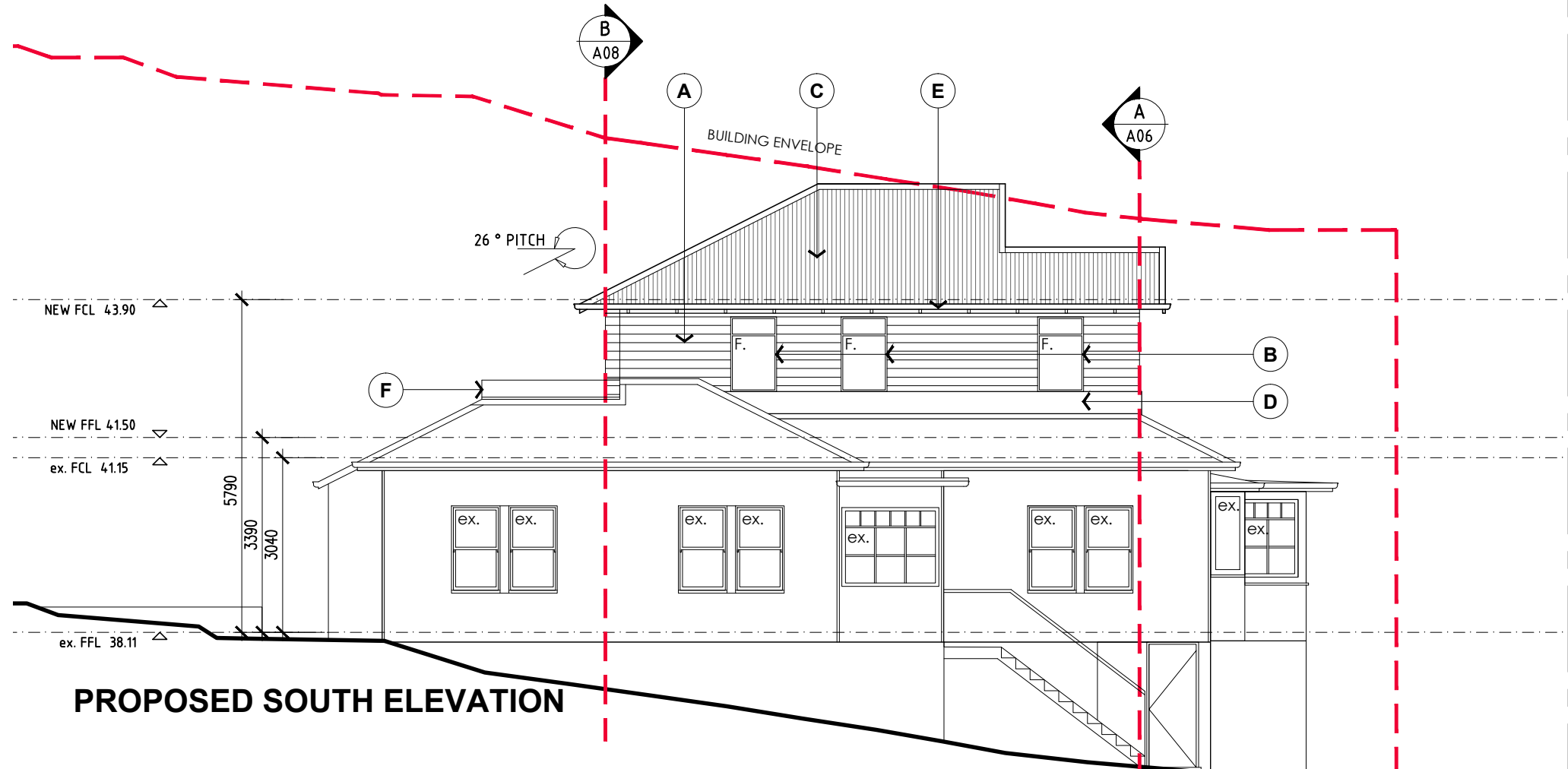
LEGEND

- ex. - EXISTING WINDOW / DOOR.
- F. - FIXED WINDOW.
- DH. - DOUBLE HUNG WINDOW.
- GD. - GLAZED HINGED DOOR.
- S. - SLIDING WINDOW.
- A. - AWNING WINDOW.

ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
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EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

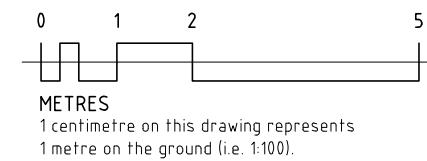
PROPERTY BOUNDARY 15.24m

Project:	PROPOSED ALTERATIONS at 108 REGENT STREET, SANDY BAY for GUY HOOPER & JANE LONGHURST
Drawing:	SOUTH ELEVATION

DRG. NO:	5182 A07	DATE:	08/06/17
SCALE:	1:100 @ A3	DRAWN:	DA

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SOUTH ELEVATION - 1:100



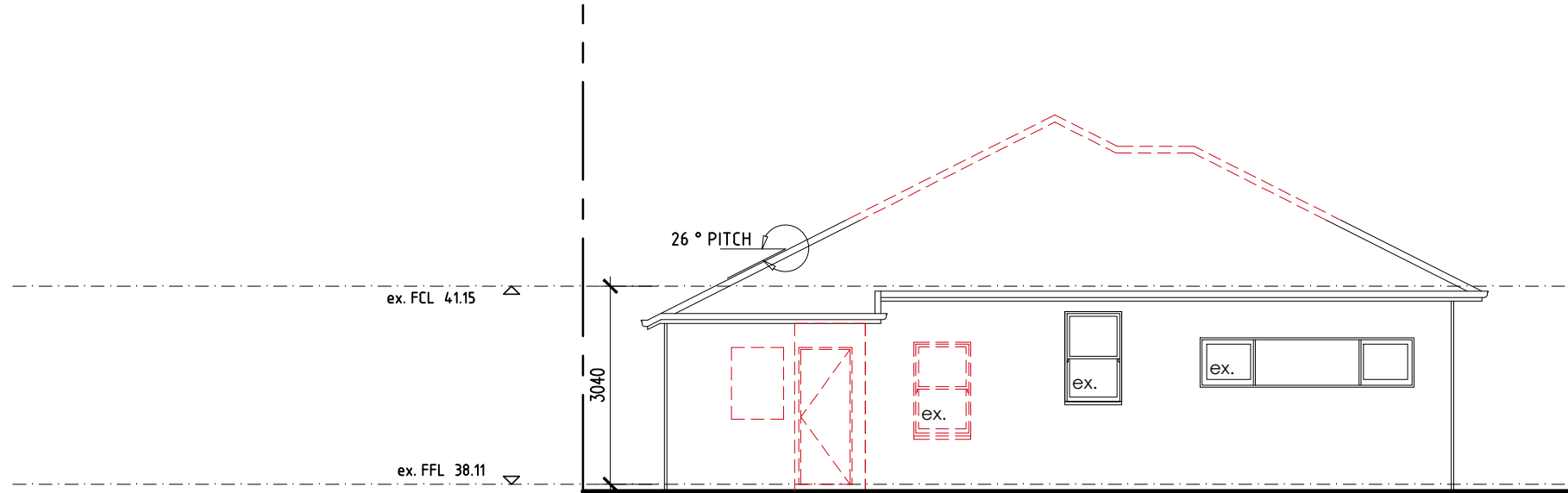
EXTERNAL FINISHES

- A** WEATHER BOARDS TO MATCH EXISTING
- B** TIMBER FRAME DOOR AND WINDOWS.
- C** COLORBOND ROOF SHEETING TO MATCH EXISTING.
- D** TIMBER FEATURE LVL PAINT FINISH.
- E** 'D' GUTTERING COLOUR TO MATCH ROOF SHEETING.
- F** DECK AREA BALUSTRADE

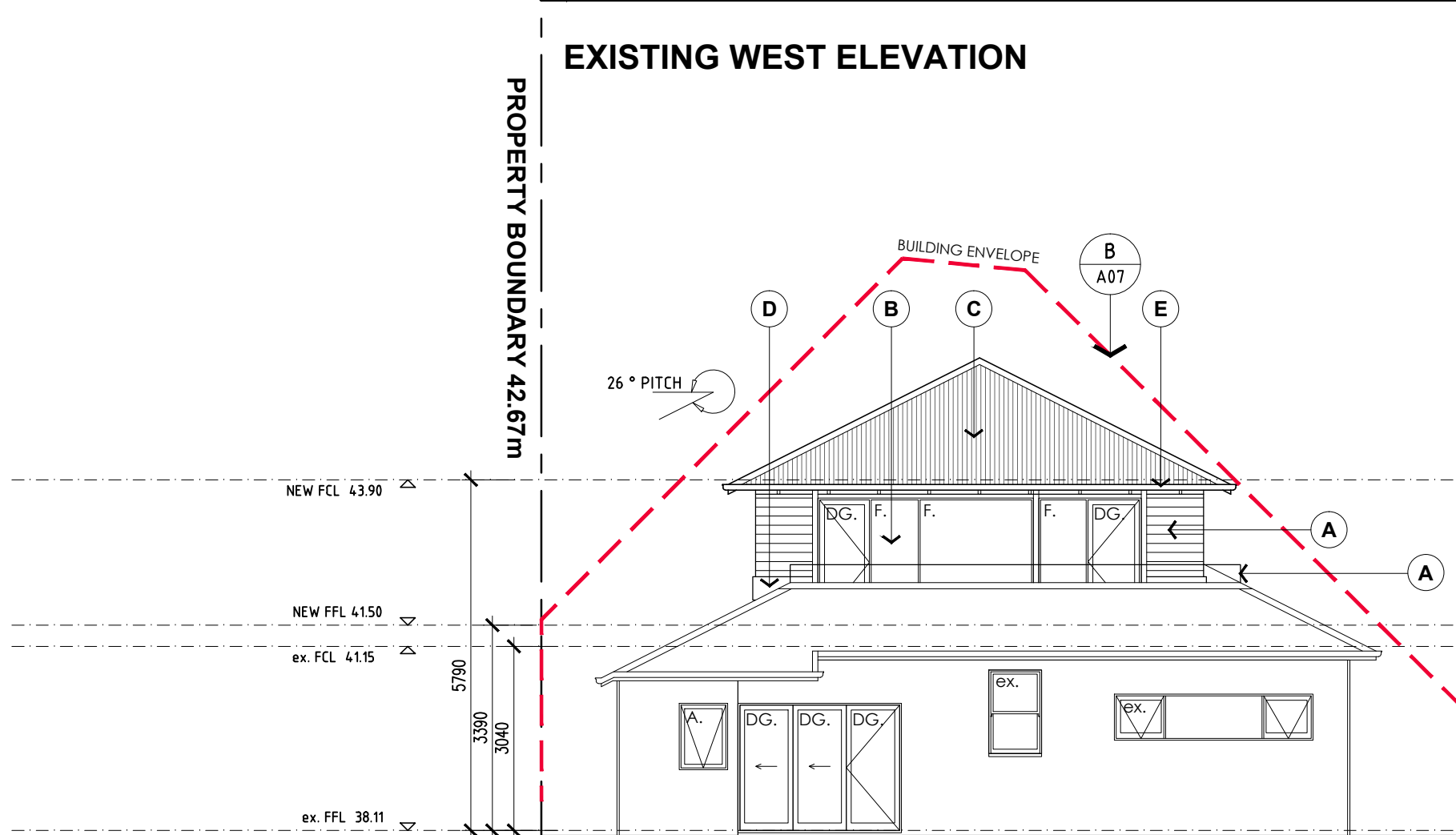
LEGEND

- ex. - EXISTING WINDOW / DOOR.
- F. - FIXED WINDOW.
- DH. - DOUBLE HUNG WINDOW.
- GD. - GLAZED HINGED DOOR.
- S. - SLIDING WINDOW.
- A. - AWNING WINDOW.

ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

Project:

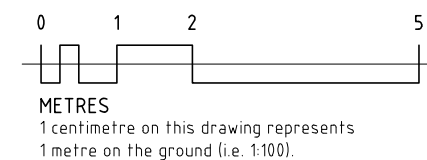
PROPOSED ALTERATIONS
 ct 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST

Drawing: WEST ELEVATION

design.EAST registered trading name for design.EAST Pty. Ltd.

DRG.NO:	5182 A08	DATE:	08/06/17
SCALE:	1:100 @ A3	DRAWN:	DA

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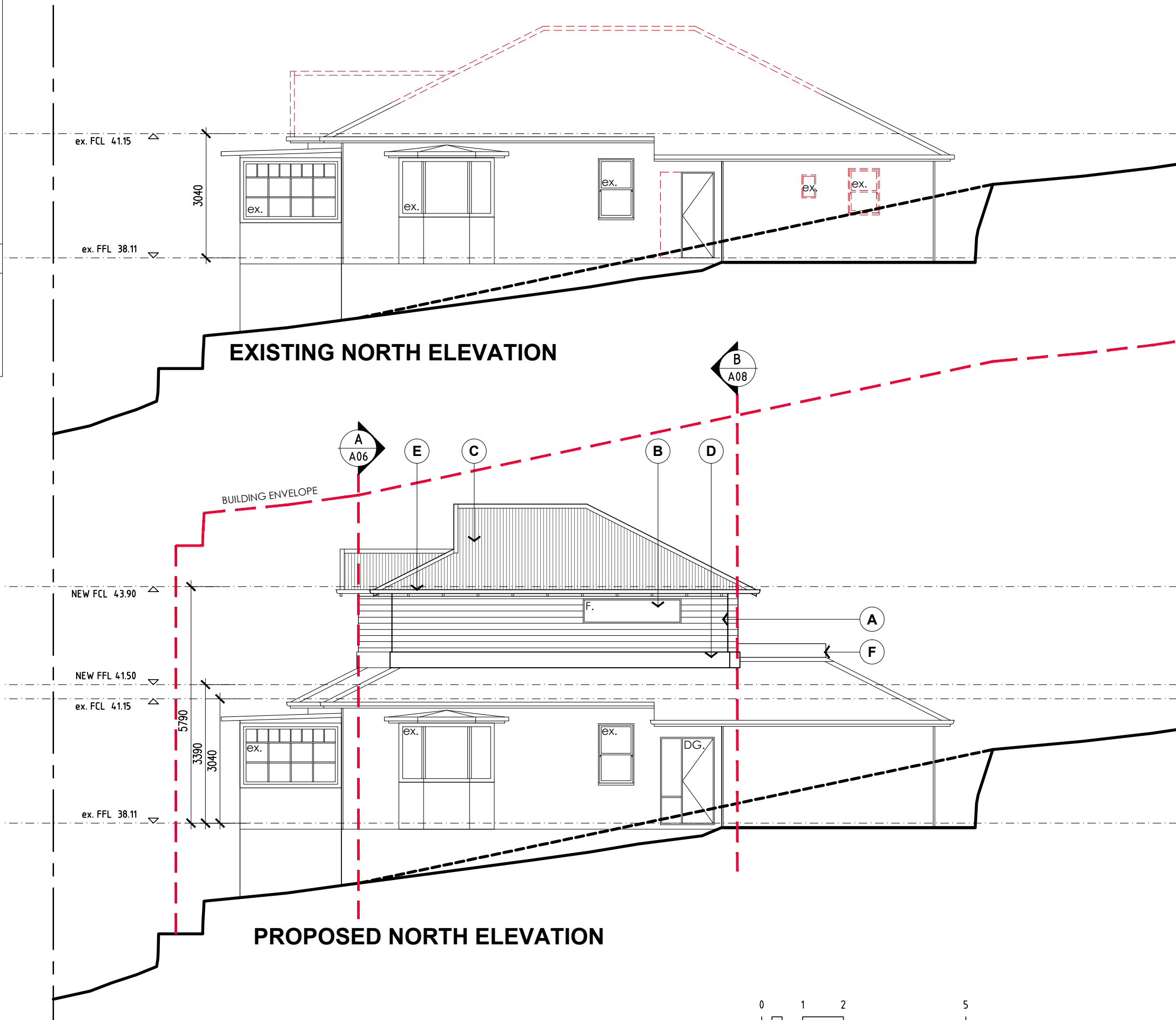
EXTERNAL FINISHES

- A** WEATHER BOARDS TO MATCH EXISTING
- B** TIMBER FRAME DOOR AND WINDOWS.
- C** COLORBOND ROOF SHEETING TO MATCH EXISTING.
- D** TIMBER FEATURE LVL PAINT FINISH.
- E** 'D' GUTTERING COLOUR TO MATCH ROOF SHEETING.
- F** DECK AREA BALUSTRADE

LEGEND

- ex. - EXISTING WINDOW / DOOR.
- F. - FIXED WINDOW.
- DH. - DOUBLE HUNG WINDOW.
- GD. - GLAZED HINGED DOOR.
- S. - SLIDING WINDOW.
- A. - AWNING WINDOW.

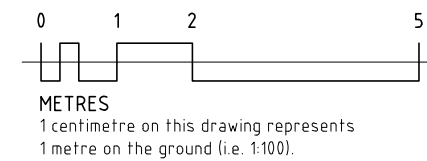
ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA



EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

NORTH ELEVATION - 1:100



Project:
PROPOSED ALTERATIONS
 at 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST
 Drawing:
NORTH ELEVATION
 design.EAST registered trading name for design.EAST Pty. Ltd.

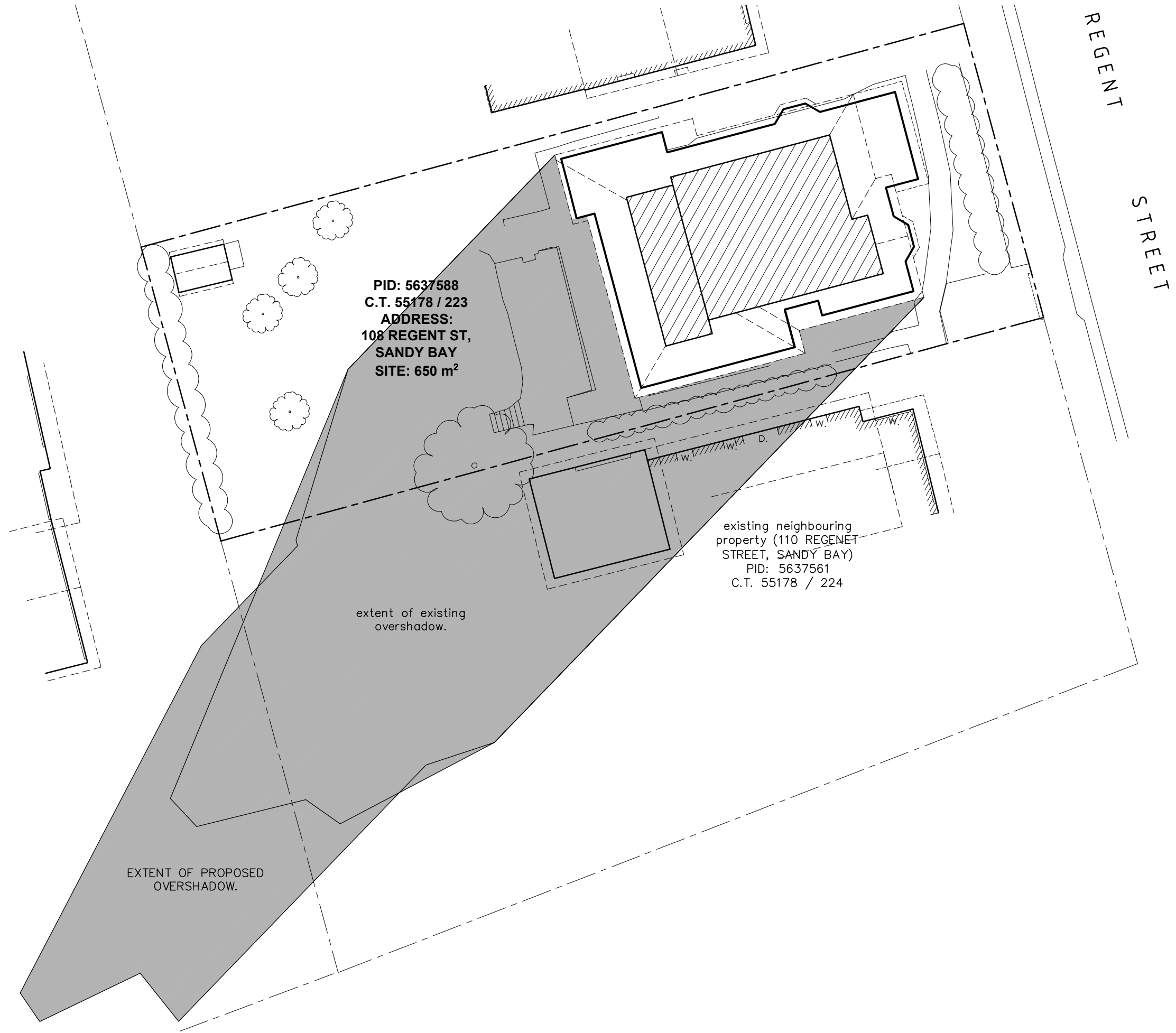
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SCALE:	1:100 @ A3	DRAWN:	DA

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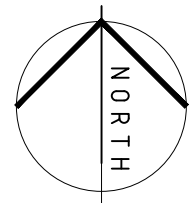
PID: 5637588
 C.T. 55178 / 223
 ADDRESS:
 108 REGENT ST,
 SANDY BAY
 SITE: 650 m²

existing neighbouring
 property (110 REGENT
 STREET, SANDY BAY)
 PID: 5637561
 C.T. 55178 / 224

extent of existing
 overshadow.

EXTENT OF PROPOSED
 OVERSHADOW.

SUN SHADOW 9AM JUNE 21st - 1:200

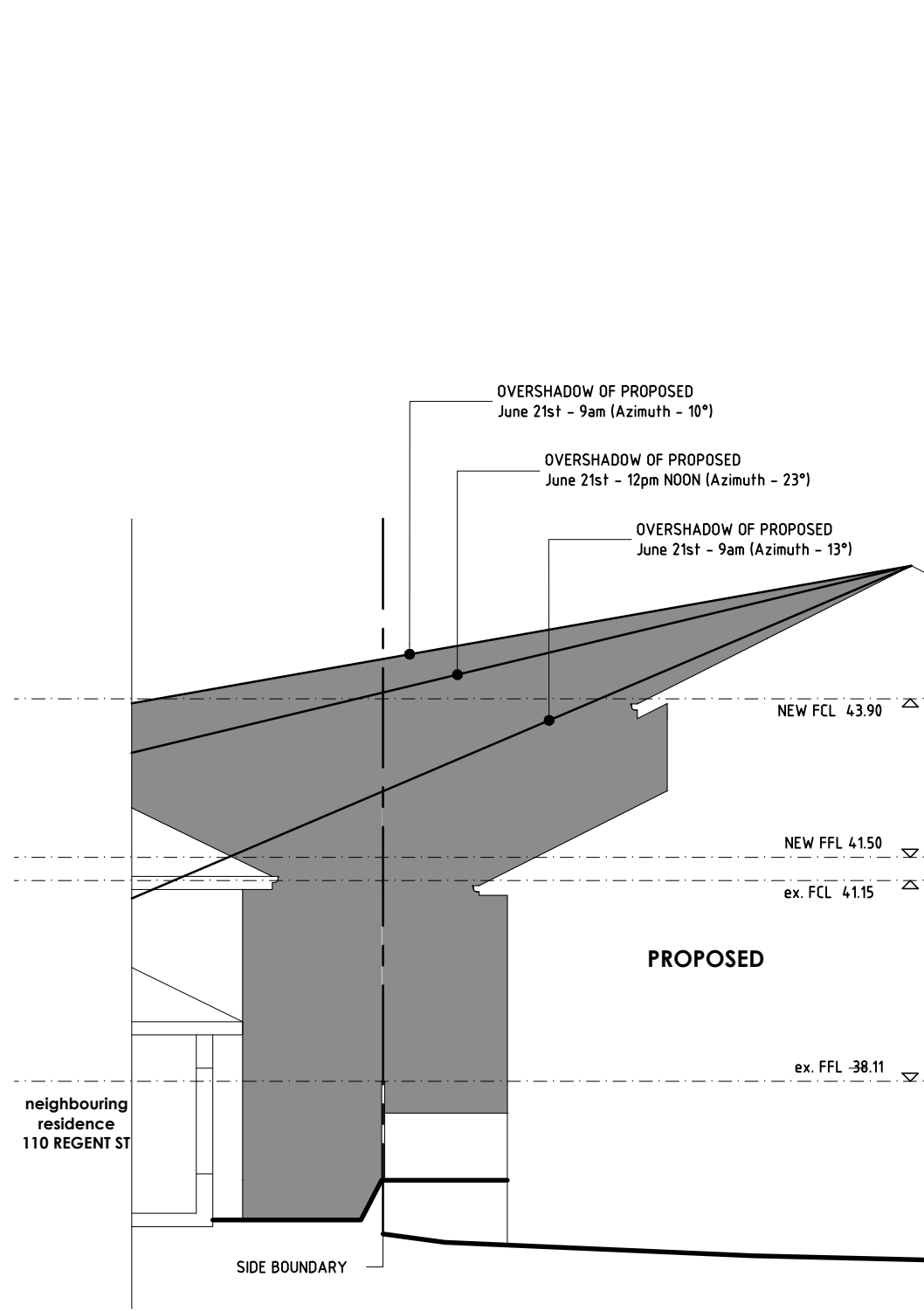


ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

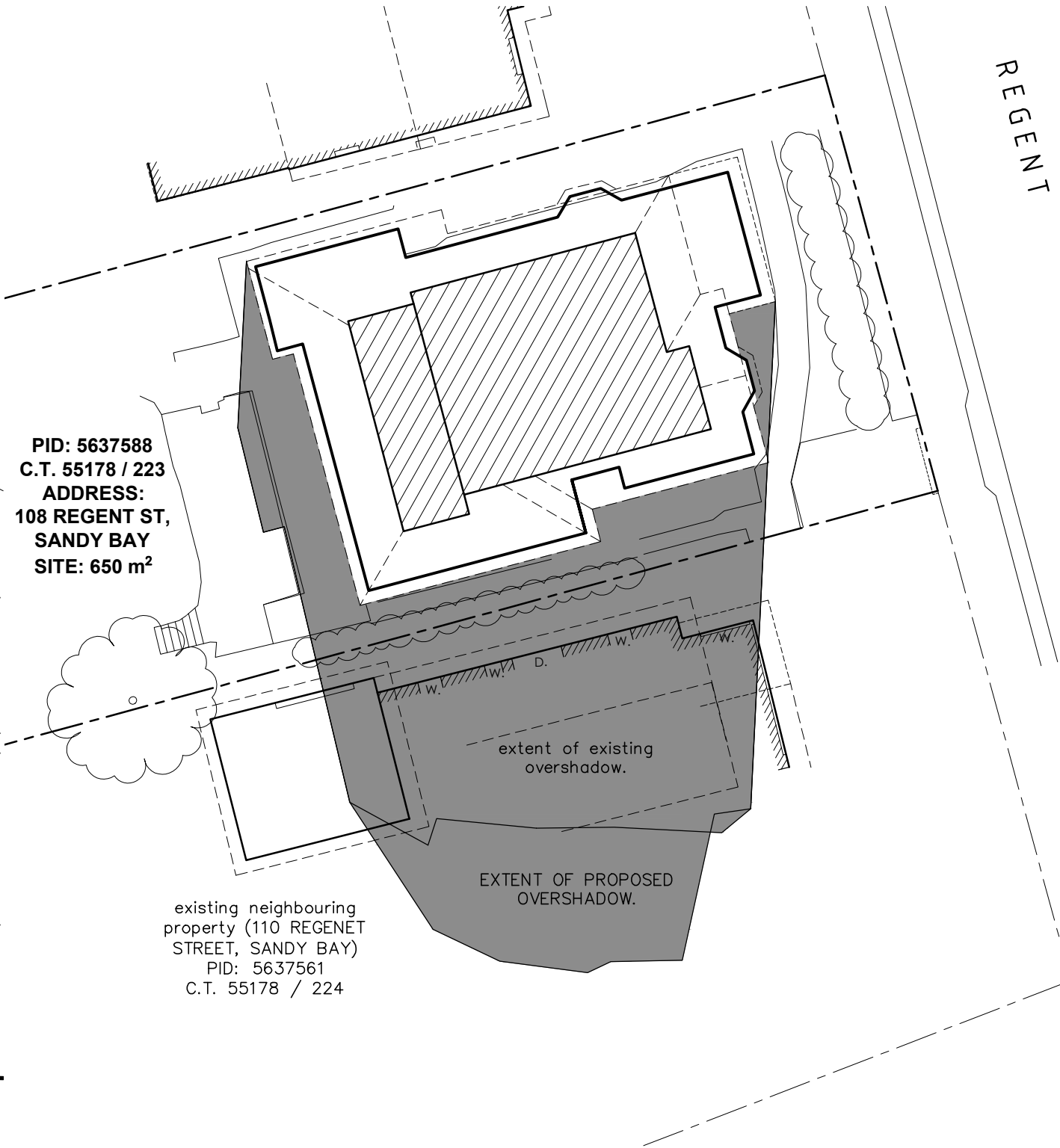
Project:
 PROPOSED ALTERATIONS
 of 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST
 Drawing:
 SUN SHADOW 9AM
 design.EAST registered trading name for design.EAST Pty, Ltd.

SCALE:	DRG.NO:	DATE:
1:200 @ A3	5182 A10	08/06/17

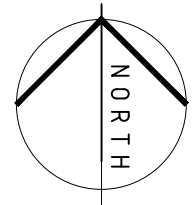
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SUN SHADOW DIAGRAM 1:100



SUN SHADOW NOON JUNE 21st - 1:200



ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

Project:	PROPOSED ALTERATIONS at 108 REGENT STREET, SANDY BAY for GUY HOOPER & JANE LONGHURST
Drawing:	SUN SHADOW NOON

design.EAST registered trading name for design.EAST Pty. Ltd.

SCALE:	1:200 @ A3	DRG.NO:	5182 A11	DATE:	08/06/17
DRAWN:	DA				

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ISSUE	DESCRIPTION	DATE	DRAWN
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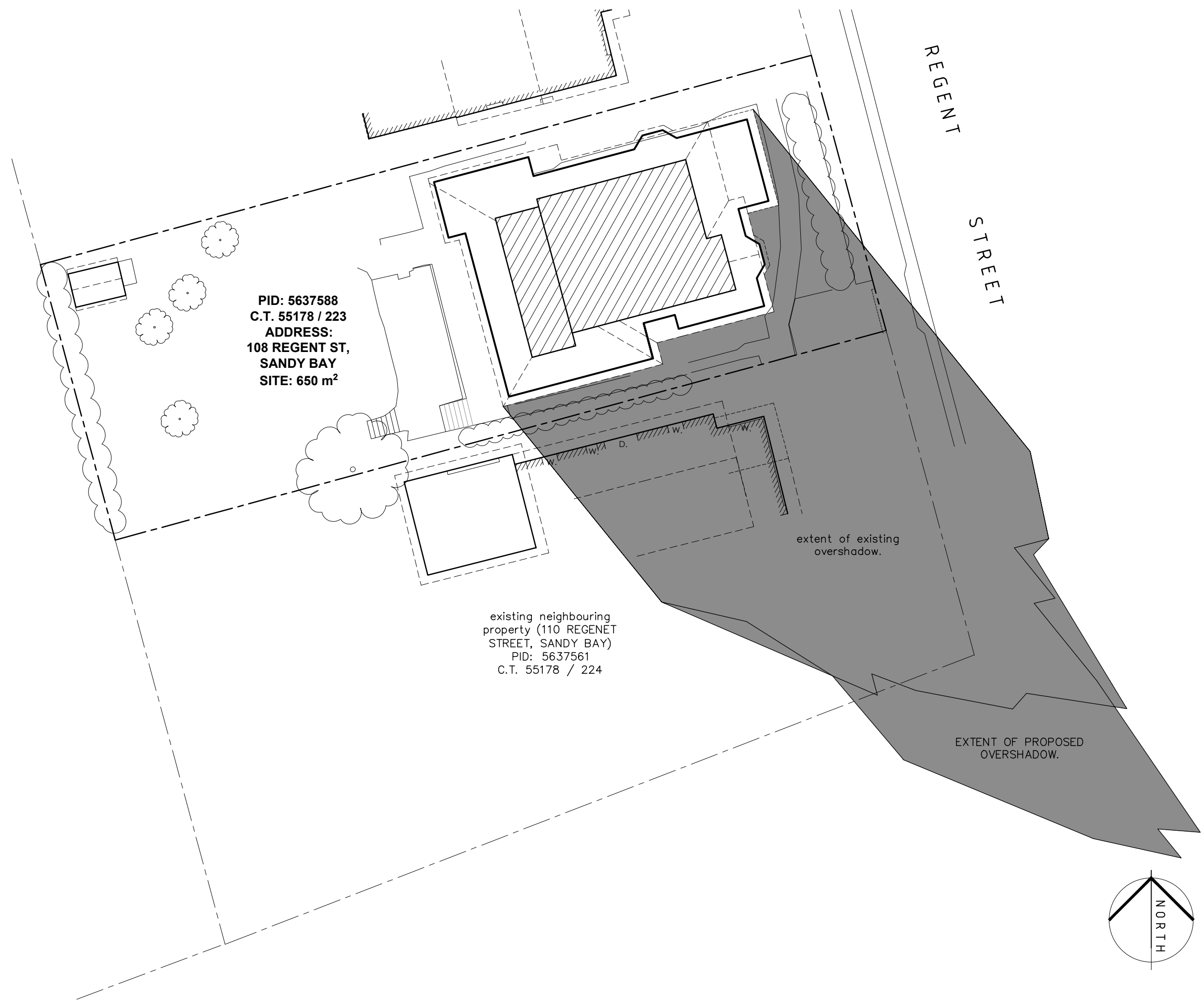
Project: PROPOSED ALTERATIONS
 of 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST
 Drawing: SUN_SHADOW_3PM
 design.EAST registered trading name for design.EAST Pty, Ltd.

SCALE:	DRG.NO:	DATE:
1:200 @ A3	5182 A12	08/06/17

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SUN SHADOW 3PM JUNE 21st - 1:200

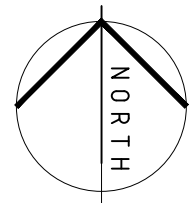


PID: 5637588
 C.T. 55178 / 223
 ADDRESS:
 108 REGENT ST,
 SANDY BAY
 SITE: 650 m²

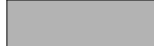
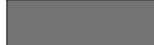
existing neighbouring
 property (110 REGENT
 STREET, SANDY BAY)
 PID: 5637561
 C.T. 55178 / 224

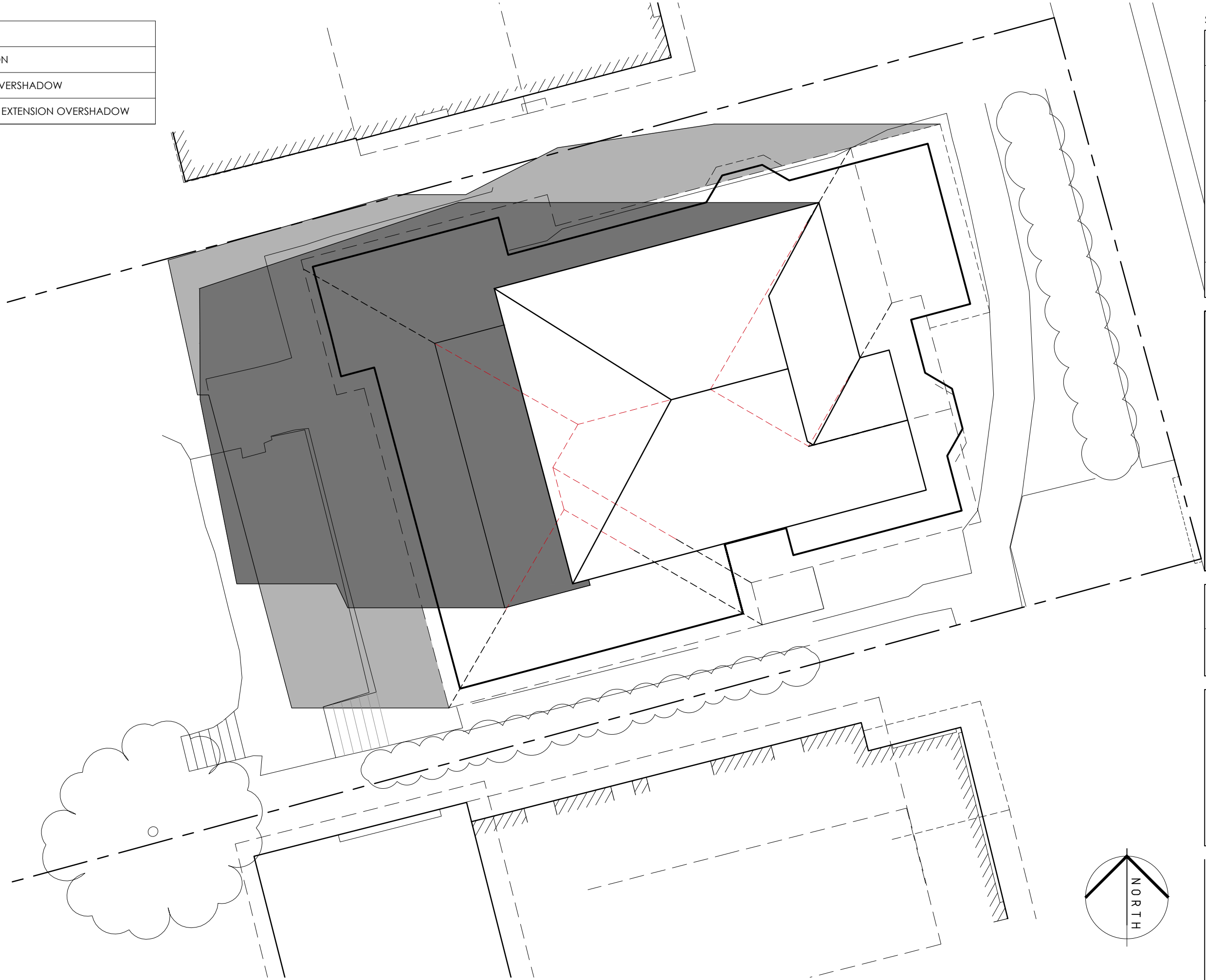
extent of existing
 overshadow.

EXTENT OF PROPOSED
 OVERSHADOW.



REGENT
 STREET

LEGEND	
MARK	DESCRIPTION
	EXISTING OVERSHADOW
	PROPOSED EXTENSION OVERSHADOW



SUN SHADOW 9am DECEMBER 21st - 1:100

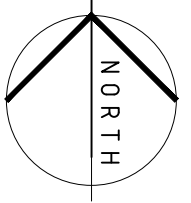
ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

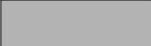
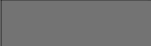
Project: PROPOSED ALTERATIONS
 of 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST

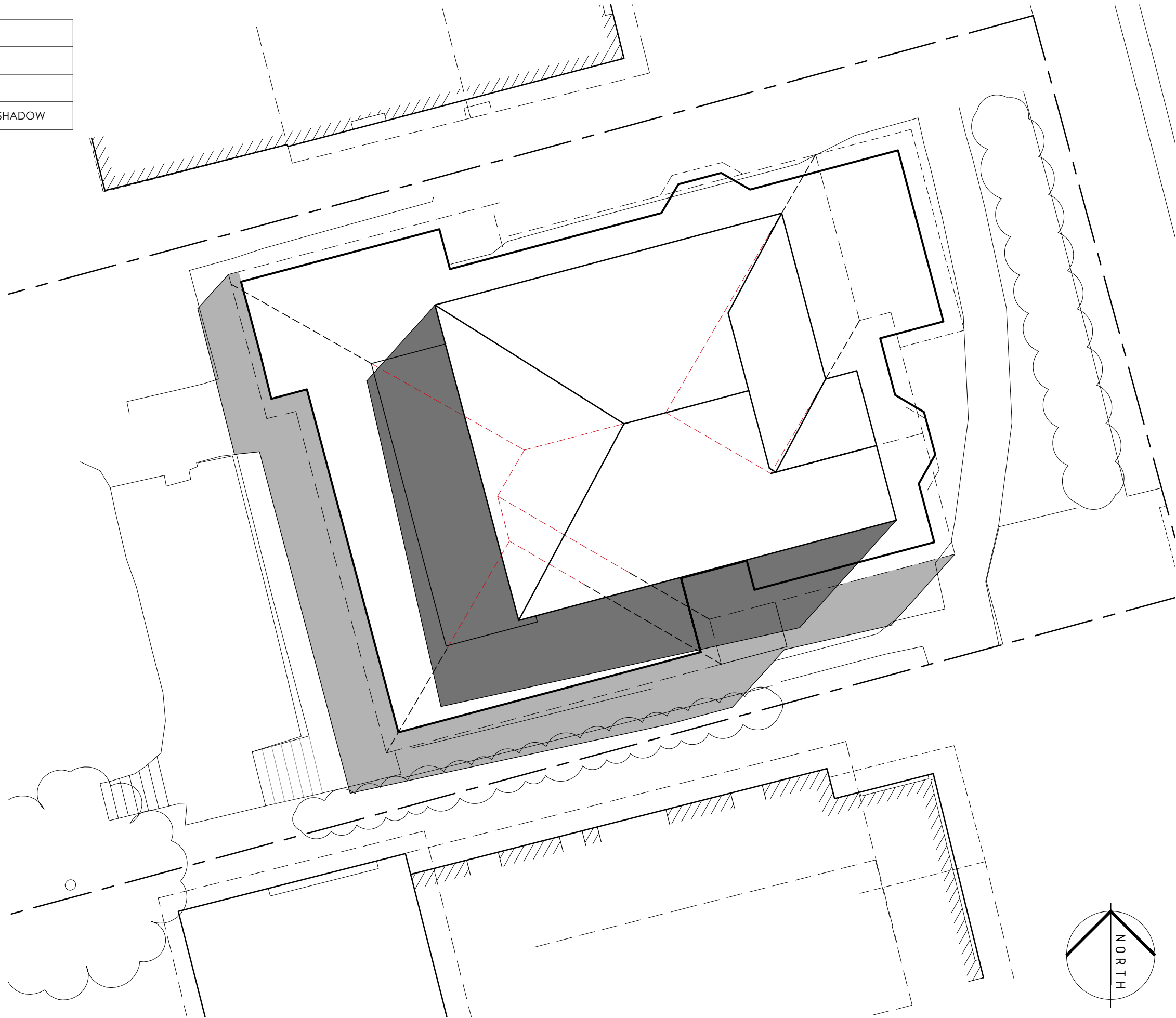
Drawing: SUN SHADOW 9am DECEMBER 21st
 design.EAST registered trading name for design.EAST Pty. Ltd.

SCALE:	1:100 @ A3	DRG.NO:	5182 A13
DRAWN:	DA	DATE:	08/06/17

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 Accreditation No. CC191 O



LEGEND	
MARK	DESCRIPTION
	EXISTING OVERSHADOW
	PROPOSED EXTENSION OVERSHADOW



SUN SHADOW NOON DECEMBER 21st - 1:100

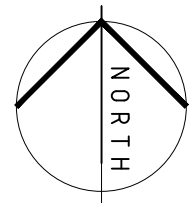
ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

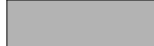
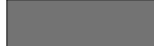
Project: PROPOSED ALTERATIONS
 of 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST

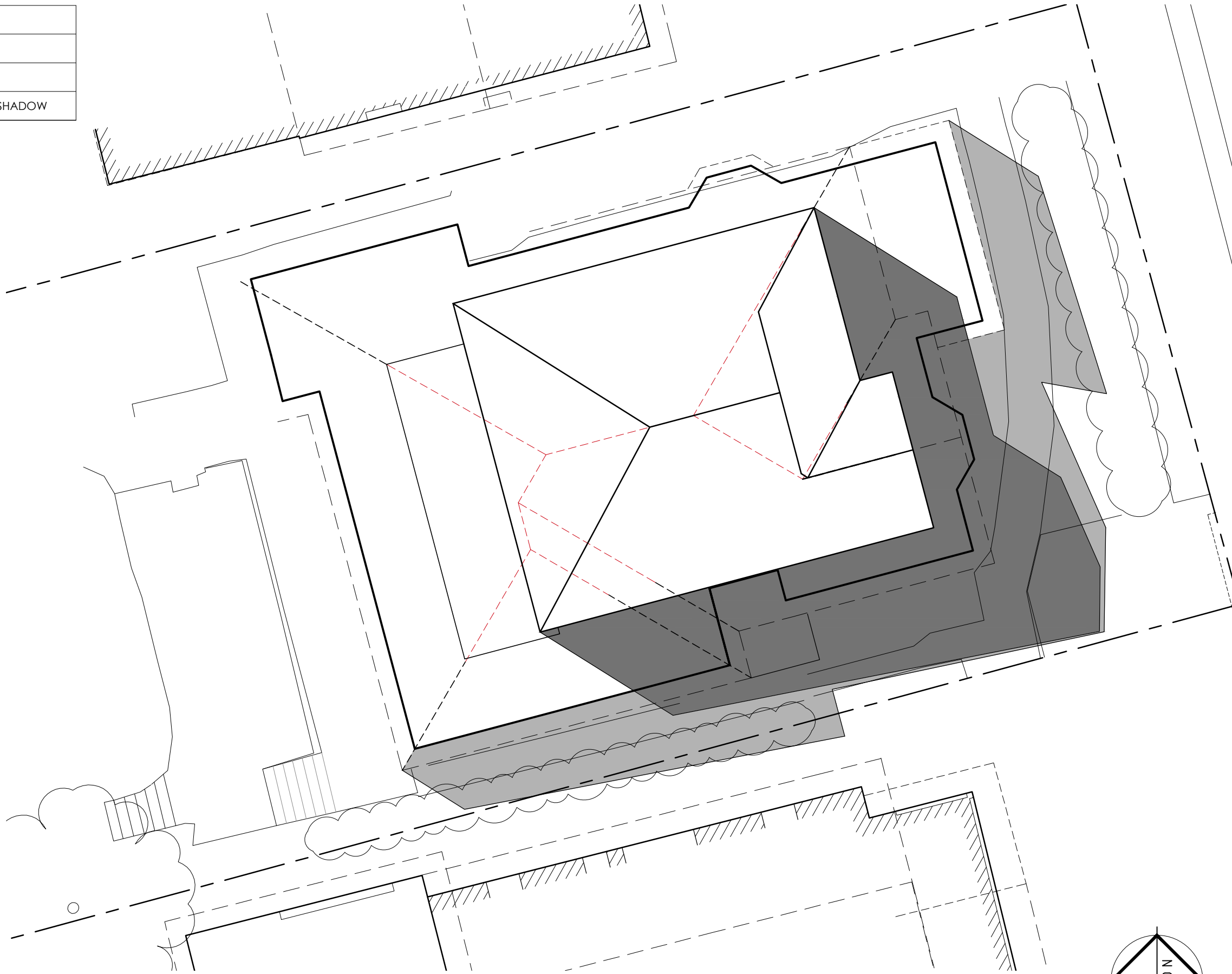
Drawing: SUN SHADOW NOON DECEMBER 21st
 design.EAST registered trading name for design.EAST Pty, Ltd

SCALE:	1:100 @ A3	DRG.NO:	5182 A14
DRAWN:	DA	DATE:	08/06/17

153 Davey Street Hobart
 Tasmania 7000
 Phone (03)6223 6740
 Email design@designeast.com.au
 Web www.designeast.com.au
 Accreditation No. CC191 O



LEGEND	
MARK	DESCRIPTION
	EXISTING OVERSHADOW
	PROPOSED EXTENSION OVERSHADOW



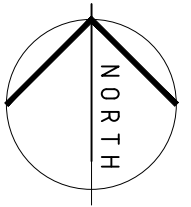
ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

Project: PROPOSED ALTERATIONS
 of 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST

Drawing: SUN SHADOW 3pm DECEMBER 21st
 design.EAST registered trading name for design.EAST Pty. Ltd.

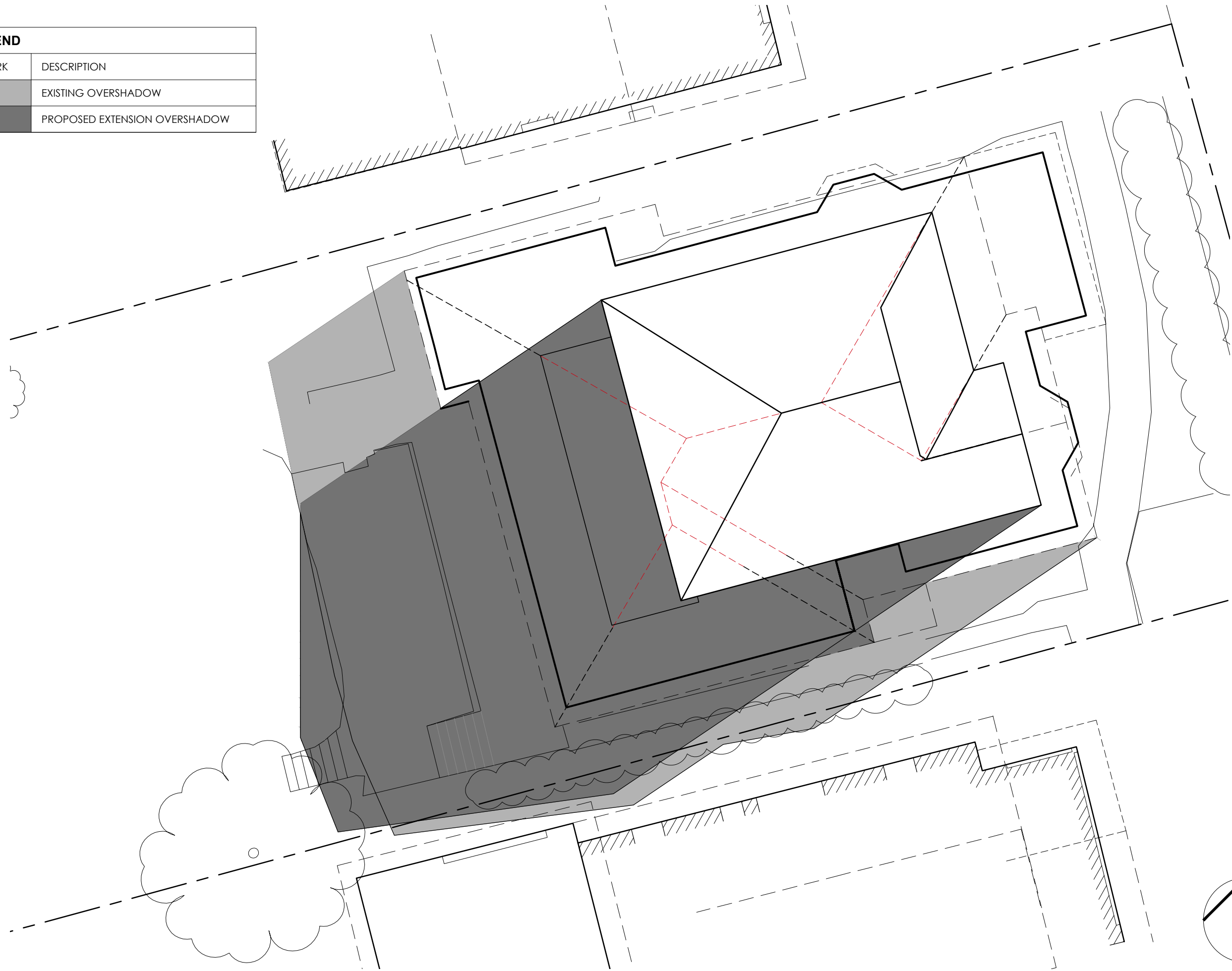
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DRAWN:	DA	DATE:	08/06/17

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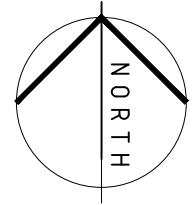


SUN SHADOW 3pm DECEMBER 21st - 1:100

LEGEND	
MARK	DESCRIPTION
	EXISTING OVERSHADOW
	PROPOSED EXTENSION OVERSHADOW



SUN SHADOW 9am MARCH SEPTEMBER 21st - 1:100



design ○

EAST

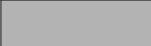
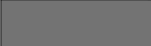
building design and interior architecture

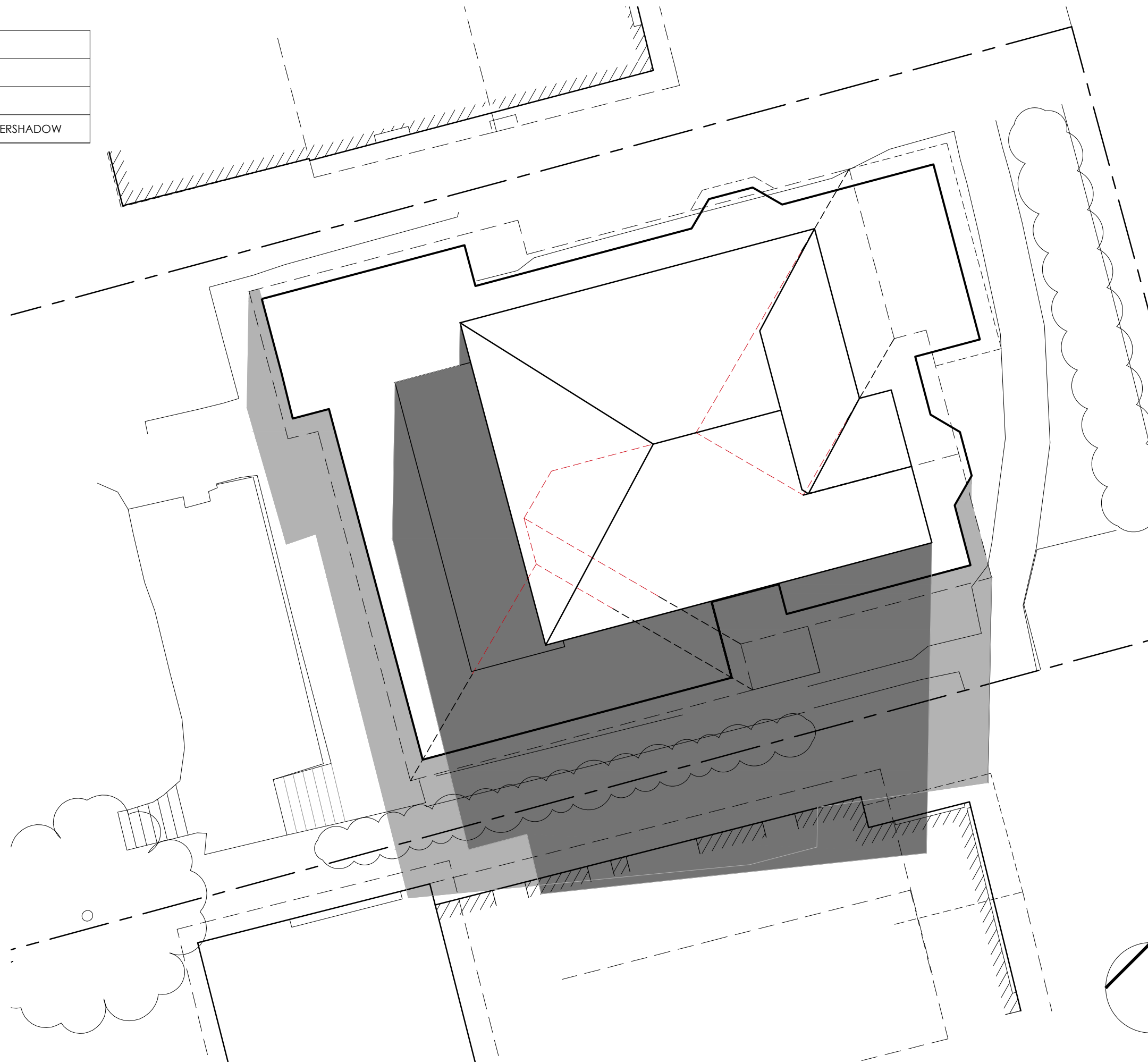
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DRAWN:	DATE:
DA	08/06/17

Project:	
PROPOSED ALTERATIONS of 108 REGENT STREET, SANDY BAY for GUY HOOPER & JANE LONGHURST	
Drawing:	
SUN SHADOW 9am MARCH SEPTEMBER 21st	
design.EAST registered trading name for design.EAST Pty. Ltd.	

153 Davey Street Hobart Tasmania 7000 Phone (03)6223 6740	
Email	design@designeast.com.au
Web	www.designeast.com.au
Accreditation No.	CC191 O

ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

LEGEND	
MARK	DESCRIPTION
	EXISTING OVERSHADOW
	PROPOSED EXTENSION OVERSHADOW



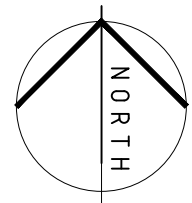
ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

Project: PROPOSED ALTERATIONS
 of 108 REGENT STREET, SANDY BAY
 for GUY HOOPER & JANE LONGHURST


Drawing: SUN SHADOW NOON MARCH SEPTEMBER 21st
 design.EAST registered trading name for design.EAST Pty, Ltd.

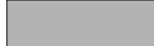
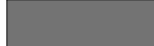
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DRAWN:	DATE:
DA	08/06/17

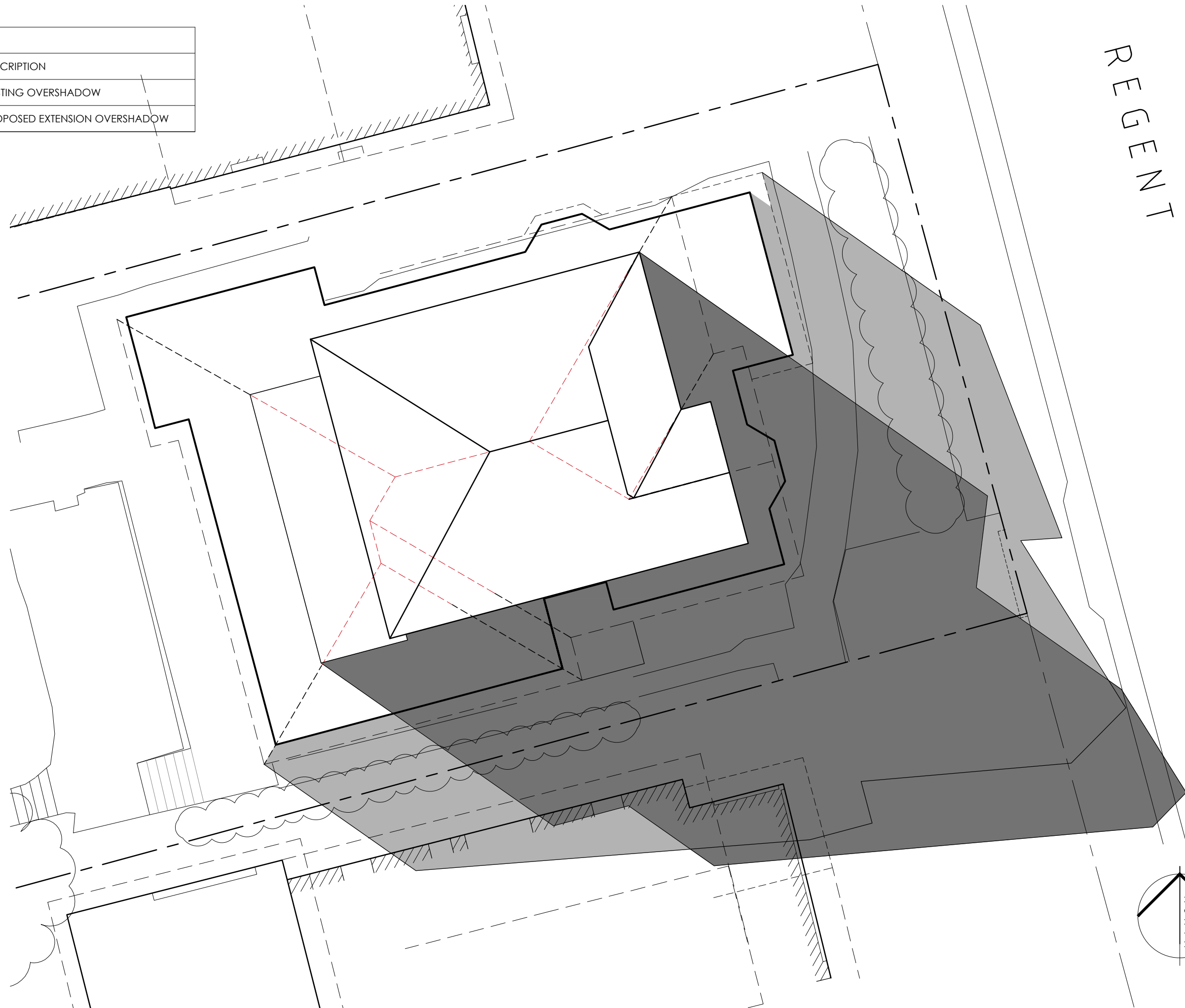
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SUN SHADOW NOON MARCH SEPTEMBER 21st - 1:100

design  **EAST**
 building design and interior architecture

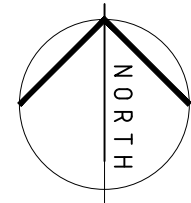
LEGEND	
MARK	DESCRIPTION
	EXISTING OVERSHADOW
	PROPOSED EXTENSION OVERSHADOW



SUN SHADOW 3pm MARCH SEPTEMBER 21st - 1:100

REGENT

SILK



ISSUE	DESCRIPTION	DATE	DRAWN
A	PLANNING APPLICATION	08.06.17	DA
B	SUN SHADOW DIAGRAM	02.08.17	DA

Project:	PROPOSED ALTERATIONS at 108 REGENT STREET, SANDY BAY for GUY HOOPER & JANE LONGHURST
Drawing:	SUN SHADOW 3pm MARCH SEPTEMBER 21st design.EAST registered trading name for design.EAST Pty. Ltd.

SCALE:	1:100 @ A3	DRG.NO:	5182 A18
DRAWN:	DA	DATE:	08/06/17

153 Davey Street Hobart Tasmania 7000 Phone (03)6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC191 O
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SEARCH OF TORRENS TITLE

VOLUME 55178	FOLIO 223
EDITION 4	DATE OF ISSUE 10-Sep-2008

SEARCH DATE : 31-Jul-2017

SEARCH TIME : 03.44 PM

DESCRIPTION OF LAND

City of HOBART
 Lot 223 on Plan 55178 (formerly being P767)
 Derivation : Part of 65A-2R-0Ps. Gtd. to D. Lord
 Prior CT 2832/91

SCHEDULE 1

C825170 TRANSFER to GUY EDMUND HOOPER and JANE LONGHURST
 Registered 11-Mar-2008 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 C856842 MORTGAGE to Commonwealth Bank of Australia
 Registered 10-Sep-2008 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

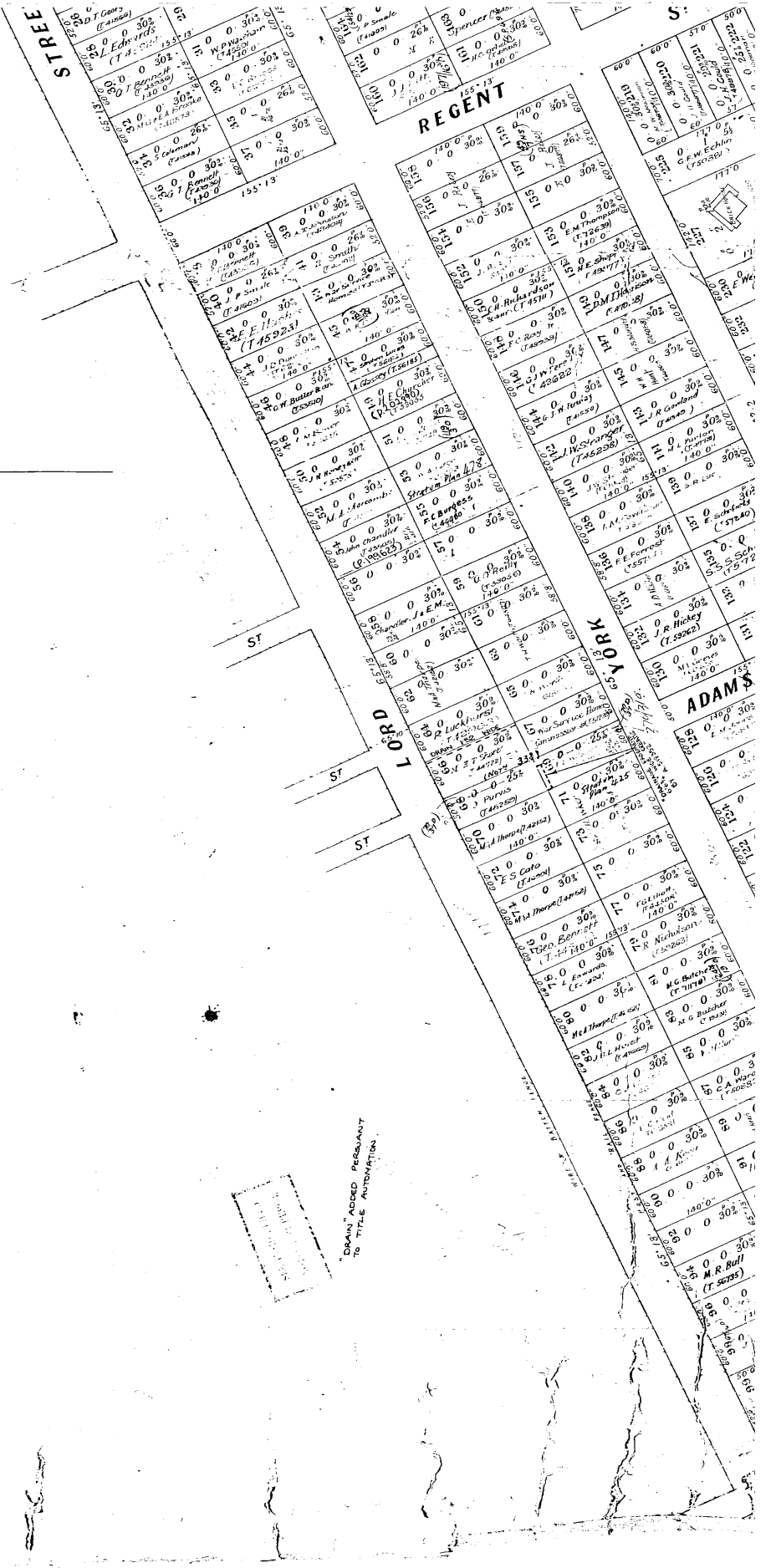
TOWN OF QUEENBOROUGH

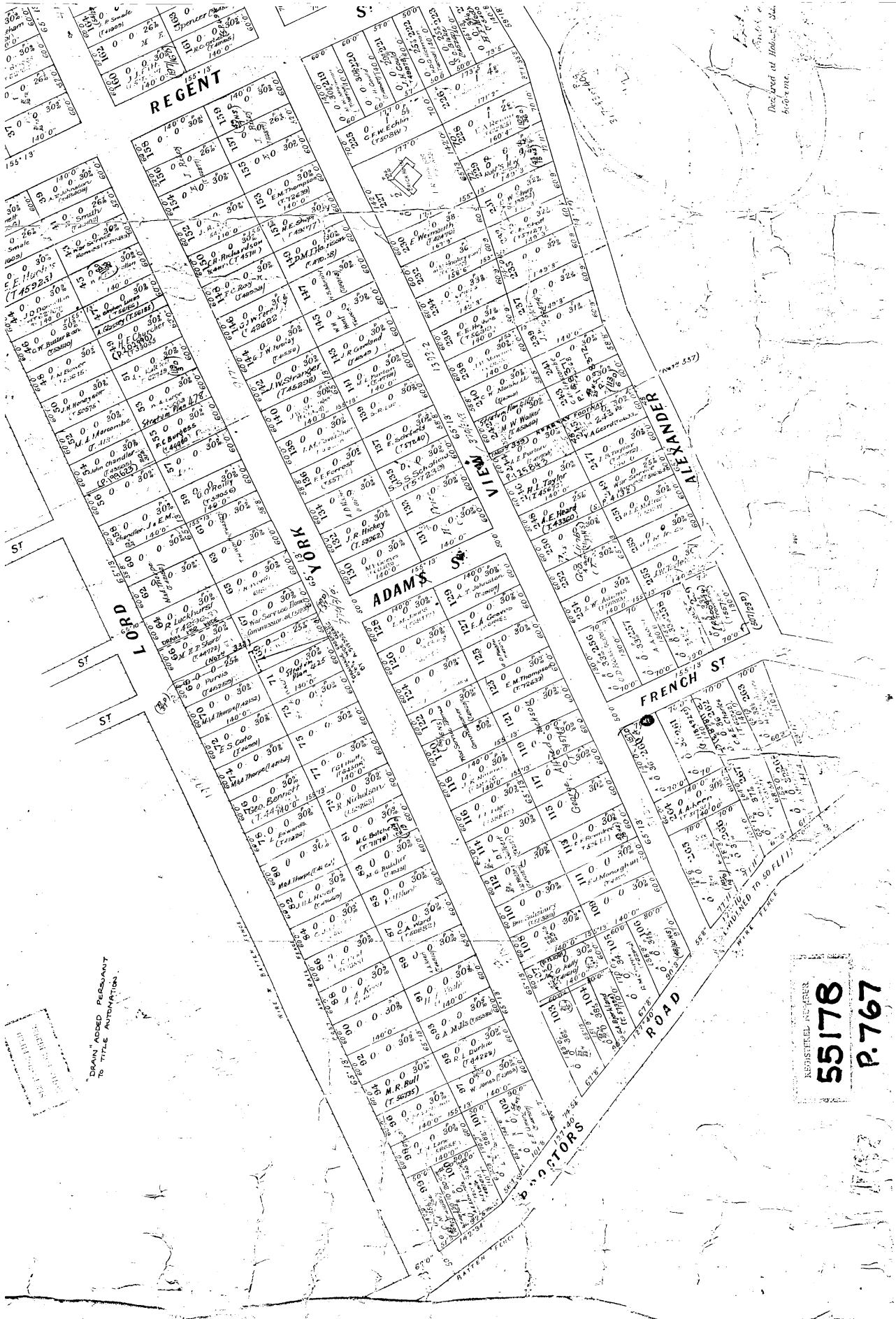
GOLF LINKS

Scale: 100 feet to an inch

REGISTERED NUMBER
55178

P/I





PLAN ADDED PURSUANT TO TITLE ACT 1980

REGISTERED NUMBER
55178
P.767

