

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2024-79
Proposal: Change of use to gym, signage, and external alterations
Subject Site: 1 Ascot Drive, Huntingfield
Responsible Planning Officer: Mary McNeill

Advertised Documents:

- Application Plans
- Traffic Impact Assessment and Letter of Addendum
- Town Planning Compliance Review

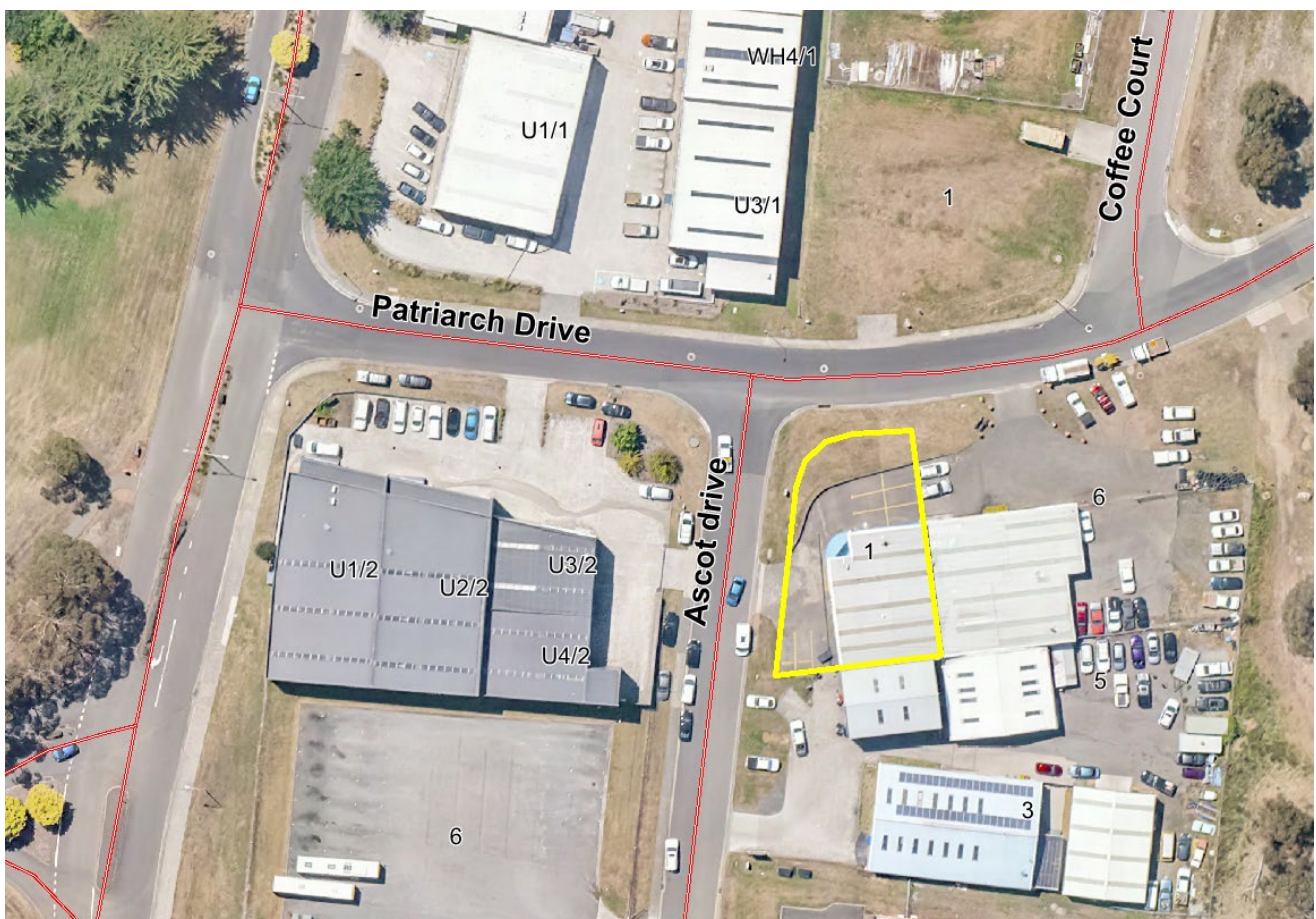
Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **2 August 2024**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.



THE YARD GYM

1 ASCOT DRIVE, HUNTINGFIELD

Kingborough Council

Development Application: DA-2024-79
 Plan Reference No.: P6
 Date Received: 16/07/2024
 Date placed on Public Exhibition: 20/07/2024



GRAPHICAL PRESENTATION ONLY

H O U S E T Y P E P L A N	SHEET CONTENT: COVER SHEET & INDEX
	HOUSE TYPE: PROPOSED RENOVATION OF THE YARD GYM
	PROPERTY ADDRESS: THE YARD GYM 1 ASCOT DRIVE, HUNTINGFIELD
	CLIENT: EMMA HOLMES


S I G N O F F	CLIENT
	I / WE: _____
	CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
	SIGNED: _____ DATE: _____
	SIGNED: _____ DATE: _____

GENERAL NOTES:

- * THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS.
- * FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE
- * UNLESS OTHERWISE DIMENSIONED ALL STUD WALL ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 240mm THICK.
- * DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.
- * REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.



Level 2, 420 Collins Street, Melbourne, VIC 3000
 Phone: 61 3 8657 2118
 Email: info@draftee.com.au
 DP-AD 45334
 TAS 400648168
 QLD 15127260

NORTH: 		SCALE:	SHEET NUMBER:	JOB NUMBER:
DATE: 2024		DRAWN: ML	1.1	00060
CHECKED: MS		JOB ISSUE:		H
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G	24.06.24	REVISIONS	ML	
H	15.07.24	REVISIONS	ML	

GENERAL NOTES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER, BUILDER AND/OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ANY SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NATIONAL CODE OF AUSTRALIA (VOLUME 1) , AUSTRALIAN STANDARDS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND RESCODE REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

ALL CONSTRUCTION DETAILS MUST COMPLY WITH THE NCC - VOLUME 1 BUILDING CLASS 2-9 - AMMENDMENT 1. ACCEPTED CONSTRUCTION AND ALL AUSTRALIAN STANDARDS WITHIN

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT. FOOTINGS ARE TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED I THE SOIL REPORT.

WHERE THE BUILDING (1A - TERMITE MANAGEMENT) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS (AS3660.1 - 2000).

2. STORMWATER SHALL BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

3. SEWER OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS.

4. FOOTINGS ARE NOT TO ENCROACH OVER ANY TITLE BOUNDARIES AND/OR EASEMENT LINES.

5. FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEELWORK, BRICK CAVITY TIES, STEEL LINTELS ETC. THAT ARE IMBEDDED OR FIXED TO MASONARY BE PROTECTED IN ACCORDANCE WITH A.S. 3700-2011 (TABLE 2.2), HOT DIP GALVANIZED, STAINLESS STEEL OR CADMIUM COATED.

6. BUILDING SETBACKS ARE FROM TITLE LINE (NOT FENCELINE) REFER TITLE RE-ESTABLISHMENT PLAN FOR CORRECT OFF SETS IN RELATION TO FENCELINES

7. RISERS -(where applicable) 190MM MAXIMUM, 115MM MINIMUM. GOING -355MM MAXIMUM, 240MM MINIMUM. RISERS AND TREADS ARE TO BE CONSTANT IN SIZE THRU-OUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS.

8. ENSURE A MAXIMUM GAP BETWEEN RISERS IS NOT TO EXCEED 125MM OR USE CLOSED RISERS.PROVIDE CONTINUOUS HANDRAILING 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND LEVEL. HANDRAILS ARE TO BE A MINIMUM OF 865MM ABOVE STAIR NOSINGS AND LANDINGS. MAXIMUM GAP BETWEEN BALUSTERS SHALL BE 125MM.

SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-2014, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD-WIRED WITH A BATTERY BACK-UP INTERCONNECTED.

9. FIRE HAZARD SAFETY IN ACCORDANCE WITH VOL.C1.10 SPECIFICATIONS OF FINISHES WILL BE PROVIDED FROM BUILDING FOR R.B.S. FORM 1.

SPECIFICATION NOTES:

BRICK WORK: AS3700

PROVIDE WALL-TIES TO BRICKWORK AT A MAXIMUM OF 600MM IN EACH DIRECTION AND WITHIN 300MM OF ANY ARTICULATION JOINTS. FOR PERPS AND BEDS JOINTS SPACINGS (REFER TO BCA PART 3.3.1)

ALL BRICKWORK SHOULD BE INSTALLED IN ACCORDANCE WITH AS3700-2011

ALL BRICKWORK AND ARTICULATION JOINTS MUST BE CONSTRUCTED AND COMPLY WITH AS3700 & AS4773.1. MASONRY CODES IN BUILDINGS.

TIMBER FRAMING:

ALL TIMBER FRAMING THRU-OUT IS TO BE IN ACCORDANCE WITH AS1684.2- 2010 AND ALSO READ IN CONJUNCTION WITH THE ENGINEERS DETAILS AND DRAWINGS.

FLOORING & FOOTINGS: AS2870 & AS3600-2009

FINISHED FLOOR LEVELS ARE NOMINAL ONLY AND SHOULD BE CONFIRMED PRIOR TO START OF WORK.

READ IN ACCORDANCE WITH THE SOIL REPORT REQUIREMENTS. READ IN CONJUNCTION WITH THE ENGINEERS DETAILS FOR ALL FOOTING SIZE & DETAILS.

PLEASE NOTE MINIMUM FOUNDING DEPTH TO BE DETERMINED AS "NOTED" IN THE SOIL REPORT

WALL LINTELS & SUPPORT STUDS THRU-OUT:

FOR ALL EXTERNAL PERIMETER LOAD-BEARING LINTELS AND THEIR SUPPORTING STUDS REFER TO THE ENGINEERS DETAILS AND DRAWINGS AND TO GENERAL SPECIFICATIONS & AS 1684.2

INTERNAL DOORS:

ALL INTERNAL DOORS ARE TO BE 2040mm HIGH UNLESS NOTED OTHERWISE ON THE PLAN

WC DOORS:

HINGED DOORS THAT OPEN INWARDS TOWARDS THE PAN BUT THE EDGE OF THE DOOR IS A MINIMUM OF 1200MM AWAY FROM THE PAN AT ITS NEAREST POINT. MUST HAVE DEMOUNTABLE HINGES TO ALLOW EASY REMOVAL OF THE DOOR FROM THE OUTSIDE THE WC COMPARTMENT.

EXTERNAL CLADDING:

ALL EXTERNAL CLADDING BOARD OR SHEET TO BE IN ACCORDANCE WITH AS2908.2-2000

ROOFING: AS1562.1-2018

METAL ROOF OVER ROOF BATTENS AT 330 CTRS. TYPICAL THRUOUT UNLESS NOTED OTHERWISE.

METAL ROOF ON EITHER TIMBER OR METAL BATTENS TO BE USED & FIXED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS & SPECIFICATIONS & PROVIDE APPROVED CAPPING & FLASHING THRU-OUT.

SELECTED TIMBER FRAMED ROOF TRUSS AT 600mm MAX CTRS. TO MANUFACTURERS SPECIFICAIONS UNESS NOTED OTHERWISE. PLASTERBOARD LINED CEILINGS THRU-OUT.

SELECTED PROFILE METAL EAVES GUTTER & FASCIA TO THE PERIMETER OF THE ROOF AREA.

ALSO READ IN CONJUNCTION WITH ANY ENGINEERS DETAILS & DRAWINGS FOR ANY ROOF BEAMS, LINTELS, ETC. 4.5mm THICK F.C. SHEET CEILING LINING TO THE UNDERSIDE OF THE FIRST FLOOR EAVES.

WINDOWS:

WINDOWS MUST BE CONSTRUCTED IN ACCORDANCE WITH AS2047 & AS1288- BCA PART 3.6.0

ALL GLAZING SHALL CONFORM TO AS1288-2006. WINDOW SIZES SHOWN ARE NOMINAL DEPENDING ON THE WINDOW MANUFACTURERS CLOSEST STANDARD SPECIFICATIONS.

1. ALL GLAZING IS TO BE IN ACCORDANCE WITH AS1228-2006.

2. READ IN CONJUNCTION WITH THE WINDOW SCHEDULE & ELEVATIONS.

3. ALL EXTERNAL DOORS ARE TO FITTED WITH WEATHER STRIPS.

4. REFER TO WINDOW SCHEDULE FOR OPENING STYLES

NOTE: THESE HEIGHTS MAY VARY SLIGHTLY ACCORDING TO DIFFERENCES IN BRICK SIZES.

INTERNAL FRAME: TO AS1684.2 2010

90 X 35 MGP10 COMMON STUDS
70 X 35 F5 NOGGINGS
2 (90 X 35) MGP10 TOP PLATES EXTERNAL WALL
2 (90 X 45) MGP12 TOP PLATES - INTERNAL LOAD BEARING WALLS
2 (90 X 45) MGP10 JAMB STUDS
3 (90 X 45) MGP10 JAMB STUDS TO GIRDER TRUSS

LININGS:

10mm PLASTERBOARD TO ALL INTERNAL WALLS.
10mm PLASTERBOARD TO CEILINGS.
SELECTED WATER RESISTANT SUB-STRATE & TILING TO WET AREAS.

ALL PLASTERBOARD SHOULD BE INSTALLED IN ACCORDANCE WITH AS2589-2007

HEATING & COOLING: J12 REQUIREMENTS

ALL HEATING & COOLING UNITS, SIZES, TYPES & LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER & THE SUPPLIER.

ALL HEATING & COOLING DUCTS & VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF BUILDING TO DETERMINE IF ANY ADDITIONAL RISER DUCTS ARE REQUIRED.

ALL HEATING & COOLING POINTS LOCATIONS, MAY VARY FROM PLAN TO PLAN.

GEOTECHNICAL:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH A GEOTECHNICAL REPORT. IT IS THE BUILDERS'S RESPONSIBILITY TO OBTAIN SUCH REPORTS PRIOR TO COMMENCEMENT OF WORKS.

FULL HEIGHT CONTROL JOINTS (FOOTING TO EAVES AT 5m MAX CTRS UNLESS NOTED OTHERWISE- REFER TO ARTICULATION JOINT PLAN.

REFER TO SOIL REPORT.

SAFETY:

ELECTRICAL REQUIREMENTS
THE PRESCRIBED STANDARDS IN RELATION TO THE ELECTRICAL REQUIREMENTS OF A ROOMING HOUSE ARE THAT ALL POWER OUTLETS AND LIGHTING CIRCUITS OF OR IN A ROOMING HOUSE ARE CONNECTED TO:

(A) A SWITCHBOARD TYPE CIRCUIT BREAKER THAT COMPLIES WITH AS/NZS 3000 ELECTRICAL INSTALLATIONS, AS PUBLISHED FROM TIME TO TTIME; AND

(B) A SWITCHBOARD TYPE RESIDUAL CURRENT DEVICE THAT COMPLIES WITH - (i) AS/NZS 3190 APPROVAL AND TEST SPECIFICATION - RESIDUAL CURRENT DEVICES (CURRENTOPERATED EARTH-LEAKAGE DEVICES), AS PUBLISHED FROM TIME TO TIME; OR

(ii) AS/NZS 61008.1 RESIDUAL CURRENT OPERATED CIRCUITBREAKERS WITHOUT INTEGRAL OVERCURRENT PROTECTION FOR HOUSEHOLD AND SIMILAR USES (RCCBs): PART 1: GENERAL RULES, AS PUBLISHED FROM TIME TO TIME; OR R.15

PART 2: STANDARDS:

RESIDENTIAL TENANCIES (ROOMING HOUSE STANDARDS REGULATIONS 2012 S.R. NO. 17/2012 8

(iii) AS/NZS 61009.1 RESIDUAL CURRENT OPERATED CIRCUITBREAKERS WITH INTEGRAL VERCURRENT PROTECTION FOR HOUSEHOLD AND SIMILAR USES (RCBOs)

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6 STAR ENERGY UPGRADE:

- ALL EXTERNAL GAPS & CRACKS TO WINDOW/DOOR FRAMES SEALED ON CONSTRUCTION.
- SISALATION APPLIED TO ALL WALLS, & GAPS/JOINS SEALED.
- SELF CLOSING EXHAUST FANS THROUGHOUT OR 'DRAFT STOPPER' SHROUDS OVER EXHAUST FANS.
- WEATHER STRIPS/SEALS TO ALL EXTERNAL HINGED DOORS AND INTERNAL GARAGE ACCESS DOOR.
- ALL CHIMNEYS FITTED WITH DAMPERS.
- ALL DOWNLIGHTS OF "CLOSED-RING" TYPE.
- INSULATION LEVELS AS DETAILED IN ATTACHED ENERGY RATING ASSESSOR'S REPORT.

ENERGY REPORT - TBA (noted)

INSULATION TO BE INSTALLED TO THE FOLLOWING AREAS:

CEILINGS	
EXTERNAL WALLS	
WET AREAS	
INTERNAL WALLS (GARAGE)	

REQUIREMENTS ARE AS PER STANDARD INCLUSION PENDING ENERGY REPORT - REF NO#



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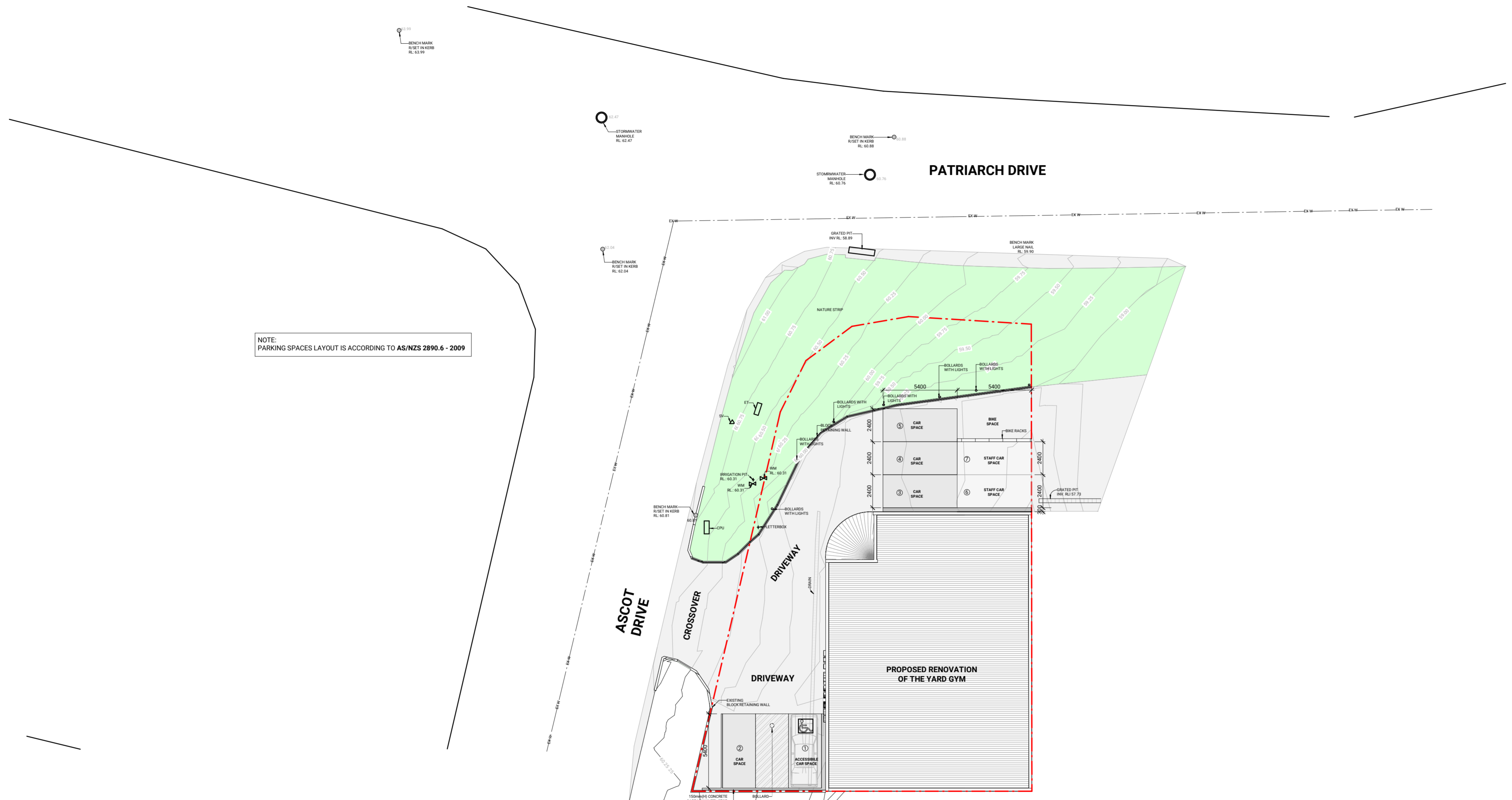
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NOTE:
PARKING SPACES LAYOUT IS ACCORDING TO AS/NZS 2890.6 - 2009

ACCESSIBLE CAR SPACE DETAIL,
REFER TO SHEET 5.1

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SITE PLAN
SCALE 1 : 200

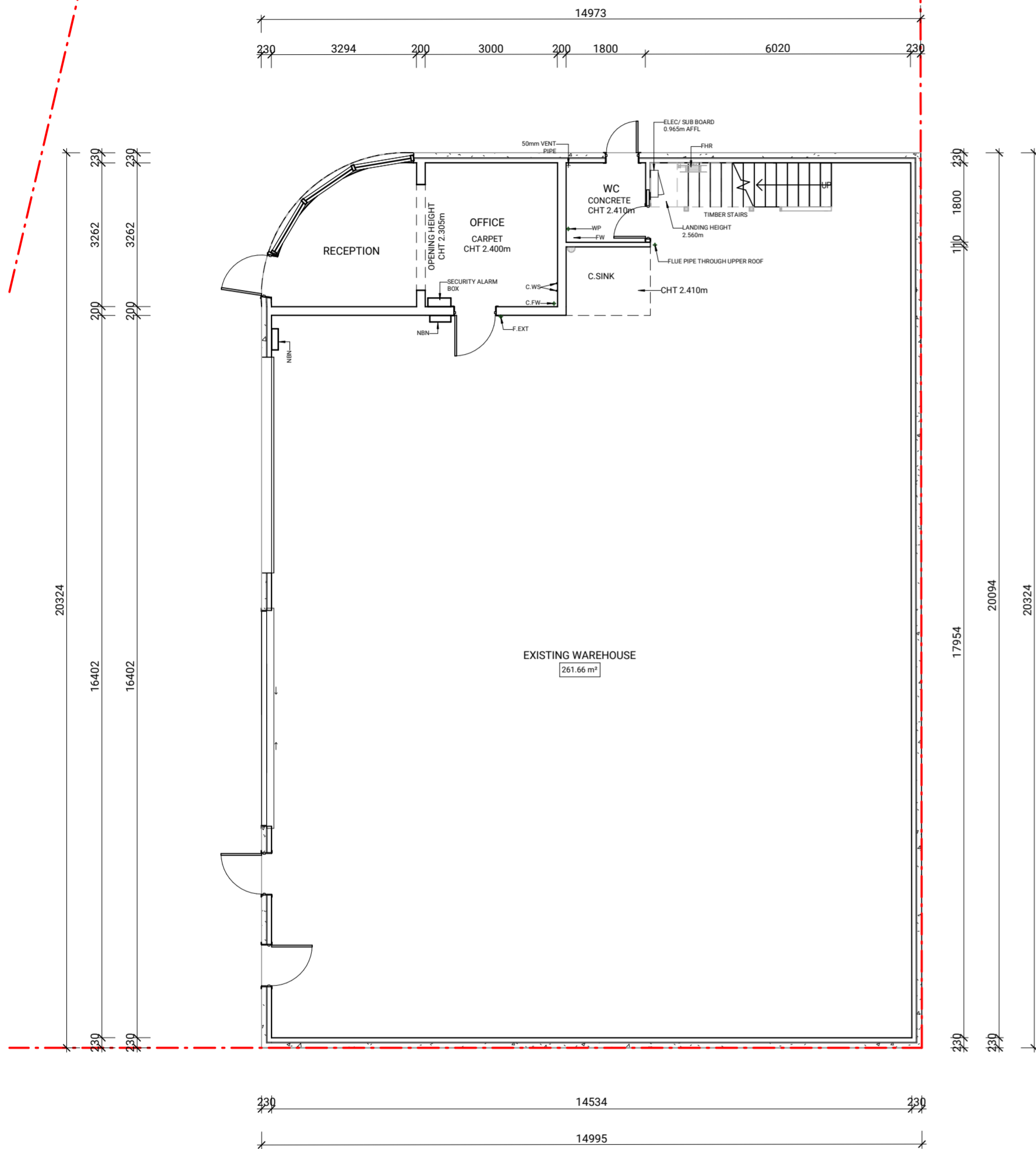
SHEET CONTENT:
SITE PLAN
HOUSE TYPE:
PROPOSED RENOVATION OF THE YARD GYM
PROPERTY ADDRESS:
THE YARD GYM
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CLIENT:
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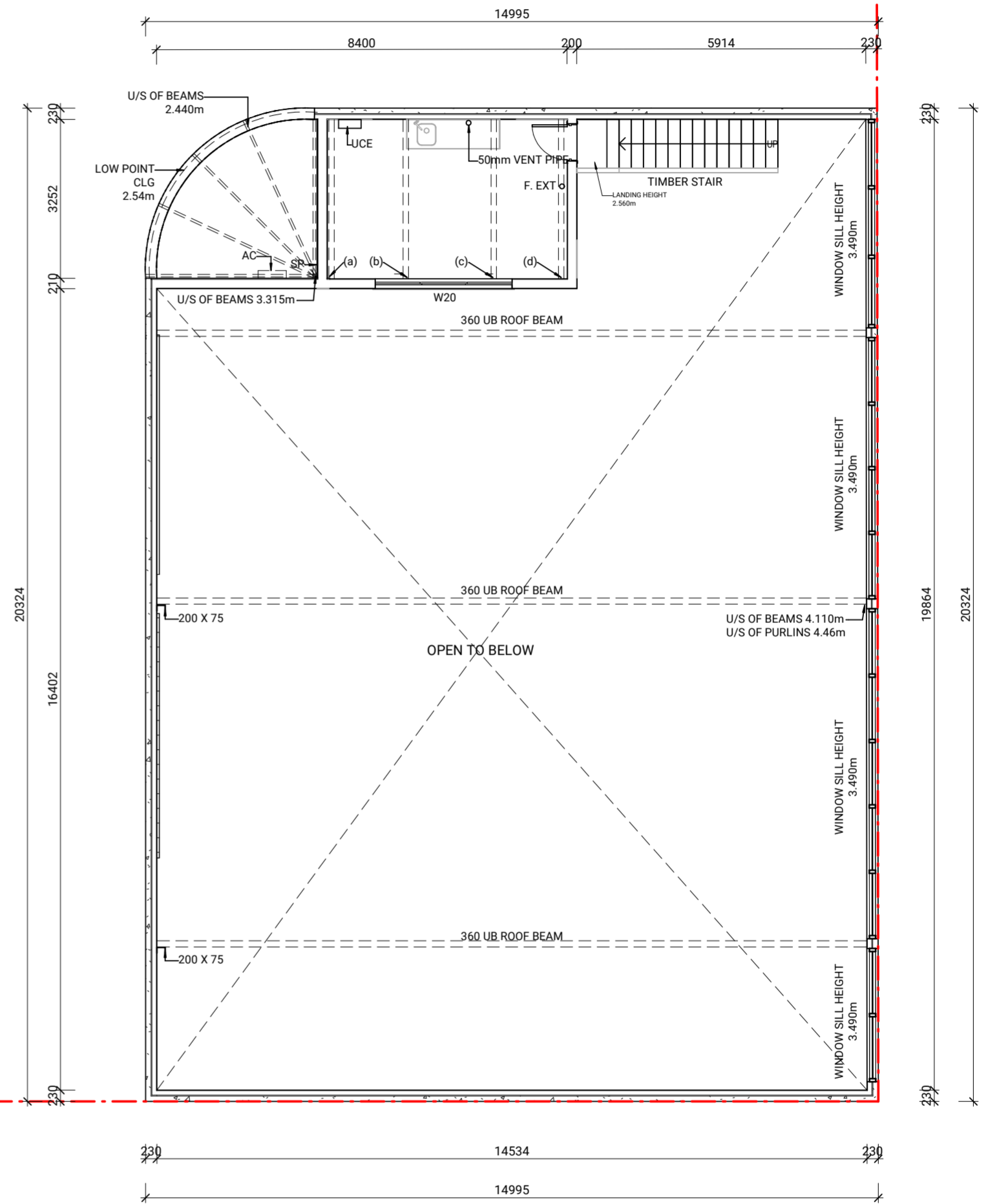
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NORTH:		SCALE: As indicated	SHEET NUMBER: 2.1	JOB NUMBER: 00060
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PLAN - EXISTING GROUND FLOOR
SCALE 1 : 100



PLAN - EXISTING MEZZANINE
SCALE 1 : 100

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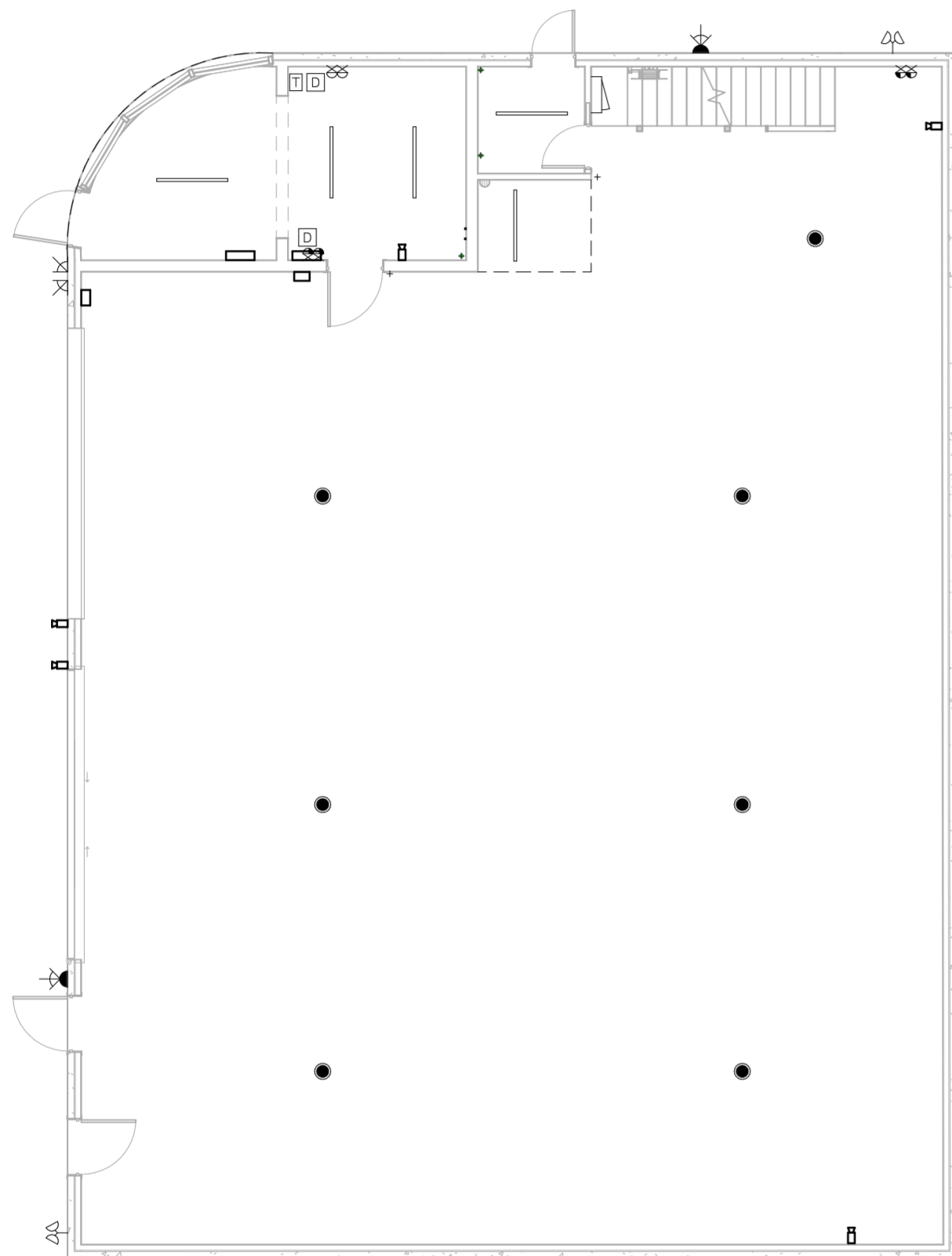
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SIGN OFF
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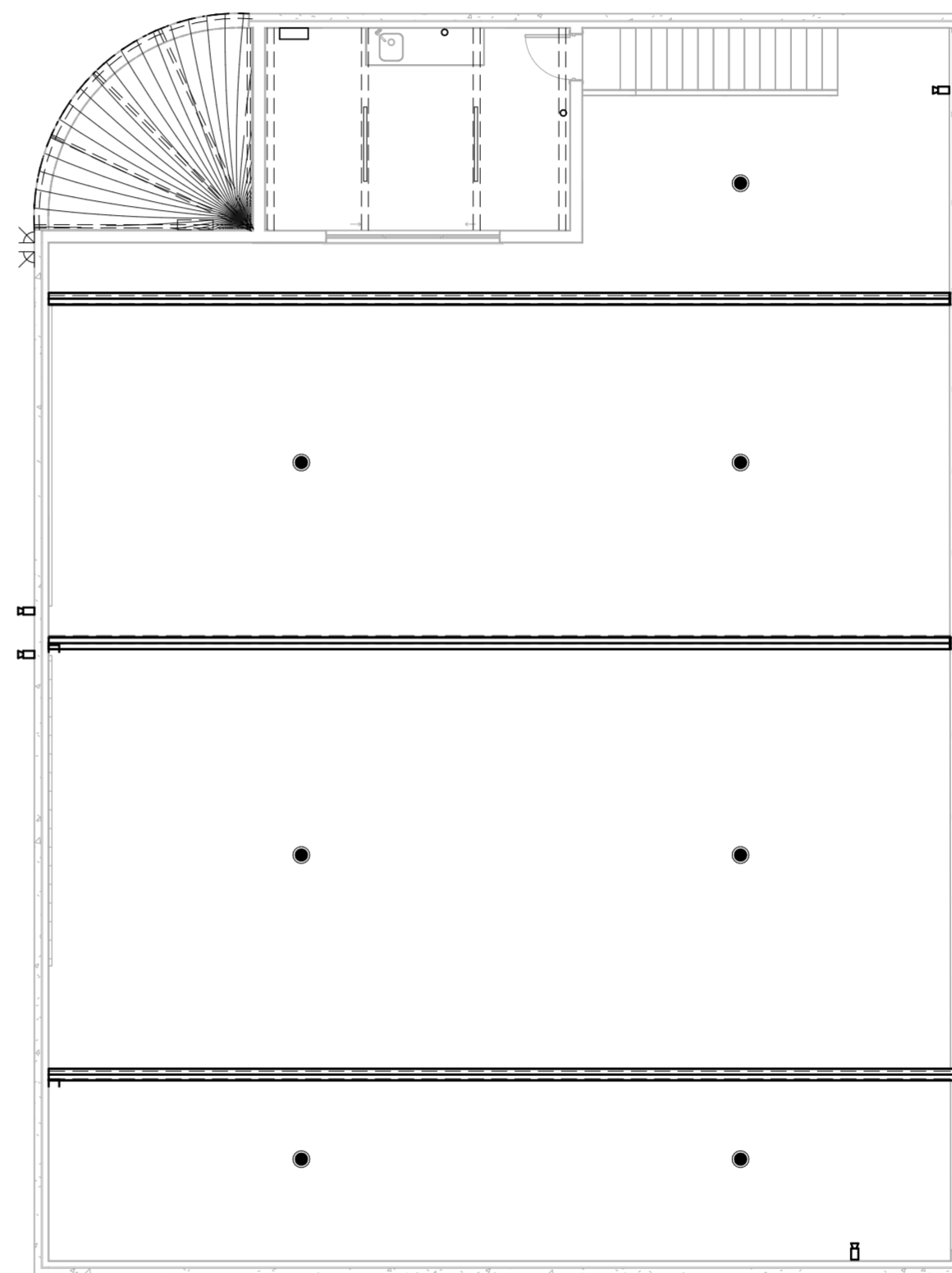


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ELECTRICAL LEGEND	
ALL ELECTRICAL LOCATIONS ARE INDICATIVE ONLY	
	STANDARD BATTEN
	LED DOWNLIGHT (AS SELECTED)
	POWERSAVER 133 DOWNLIGHT (AS SELECTED)
	EXTERNAL LIGHT POINT
	FLOOD LIGHT - SINGLE
	FLOOD LIGHT - DOUBLE
	PENDANT LIGHTING
	WALL LIGHT BATTEN HOLDER - EXTERNAL
	600 FLUORO - SINGLE
	1200 FLUORO - SINGLE
	CEILING FAN
	CEILING FAN WITH LIGHT
	CEILING EXHAUST FAN
	SINGLE GPO - 300mm
	SINGLE GPO - 1100mm
	SINGLE GPO - 1350mm
	SINGLE GPO - EXTERNAL WEATHERPROOF
	DOUBLE GPO - EXTERNAL WEATHERPROOF
	SINGLE GPO - FOR M/WAVE @ 750mm(H)
	SINGLE GPO - DISHWASHER @ 750mm(H)
	DOUBLE GPO - 300mm
	DOUBLE GPO - 1100mm
	DOUBLE GPO - 1350mm
	DOUBLE GPO WITH USB - 300mm
	DOUBLE GPO WITH USB - 1100mm
	TELEVISION POINT
	PAY TV POINT
	SMOKE DETECTOR (NOTE: INTERCONNECTED AS PER NCC 2-3.7.2)
	GAS METER
	HOT WATER UNIT
	METER BOX
	A/C CEILING VENT
	EVAPORATIVE COOLING UNIT - INDICATIVE LOCATION
	CEILING HEATING DUCT (APPROX. LOCATION)
	THERMOSTAT
	EVAPORATIVE COOLING DUCT
	RETURN AIR
	HEATING UNIT WITH LIGHT & GPO IN CEILING
	POWER POINT FOR GARAGE REMOTE PANEL DOOR - LOCATE ON CEILING 3300mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE.
	20 AMP ISOLATION SWITCH HARD WIRED ON A SEPERATE CIRCUIT FOR AIR-CON. @ 500mm HIGH.
	JUNCTION BOX
	ALARM UNIT (SENSOR & KEYPAD AS PER MANUFACTURERS' SPECIFICATIONS)
	SINGLE GPO - FOR SECURITY SYS.
	HEATER/FAN UNIT - 2 GLOBE
	HEATER/FAN UNIT - 4 GLOBE
	DATA POINT
	HUB POINT
	TERMINATION POINT
	TELEPHONE POINT
	DOOR BELL
	ALARM KEYPAD
	ALARM MONITOR
	ALARM SENSORS (INDICATIVE ONLY)
	GARDEN TAP
	VACUUM DUCT
	VACUUM MOTOR
	CCTV



PLAN - EXISTING ELECTRICAL - GROUND FLOOR
SCALE 1 : 100



PLAN - EXISTING ELECTRICAL - MEZZANINE
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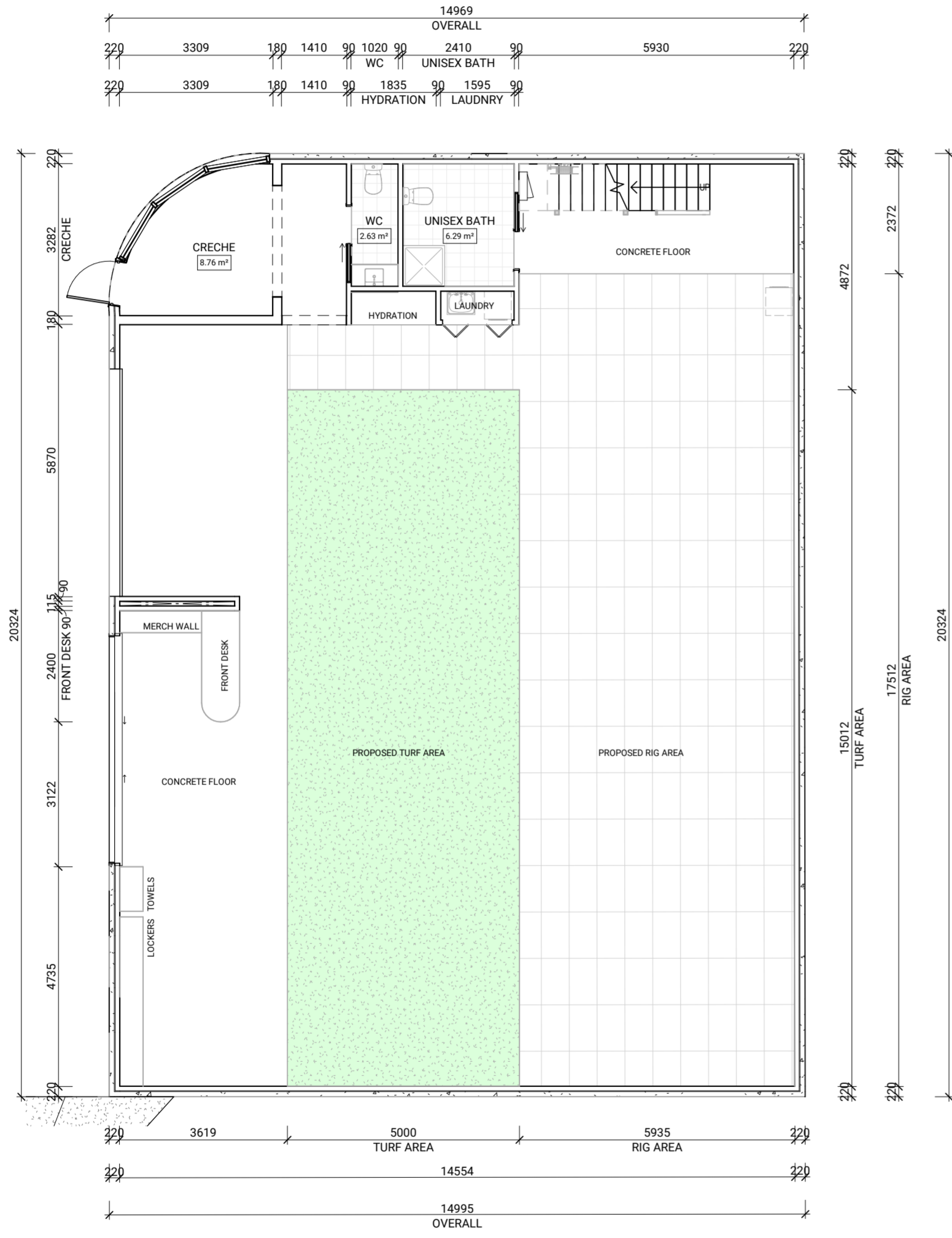
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- * DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.
- * REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.

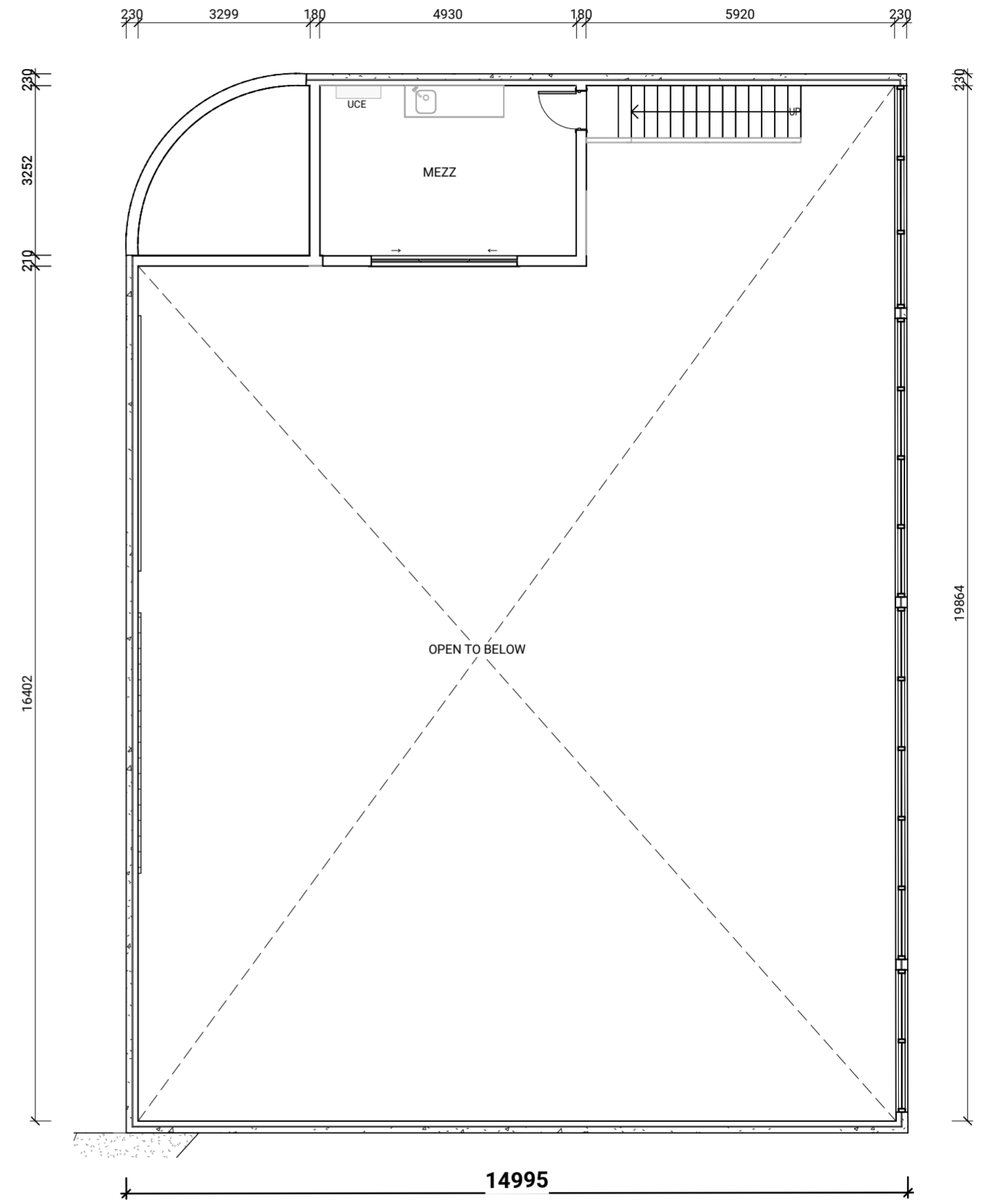


NORTH:	SCALE: 1 : 100	SHEET NUMBER: 3.2	JOB NUMBER: 00060
	DATE: 2024		JOB ISSUE: G
	DRAWN: ML		
	CHECKED: MS		
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	02.02.24	PRELIMINARY PLANS	ML
B	18.02.24	REVISIONS	ML
C	28.02.24	APPROVED FOR CONSTRUCTION	ML
D	20.02.24	REVISIONS	ML
E	16.04.24	REVISIONS	ML
F	30.04.24	REVISIONS	ML
G	24.06.24	REVISIONS	ML

NOTE:
 INTERIOR LAYOUT AND DETAILS. REFER TO INTERIOR DESIGN PACKAGE PROJECT
 NO. 00060 BY THE FORMER ARCHITECTURE + INTERIOR DESIGN DATED 11.03.2024



PROPOSED GROUND FLOOR PLAN
 SCALE 1 : 100



PROPOSED MEZZANINE FLOOR PLAN
 SCALE 1 : 100

Kingborough Council
 Development Application: DA-2024-79
 Plan Reference No.: P6
 Date Received: 16/07/2024
 Date placed on Public Exhibition: 20/07/2024

SHEET CONTENT:
 PLAN - GROUND FLOOR

HOUSE TYPE:
 PROPOSED RENOVATION OF THE YARD GYM

PROPERTY ADDRESS:
 THE YARD GYM
 1 ASCOT DRIVE, HUNTINGFIELD

CLIENT:
 EMMA HOLMES

CLIENT

I / WE: _____

CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED: _____ DATE: _____

SIGNED: _____ DATE: _____

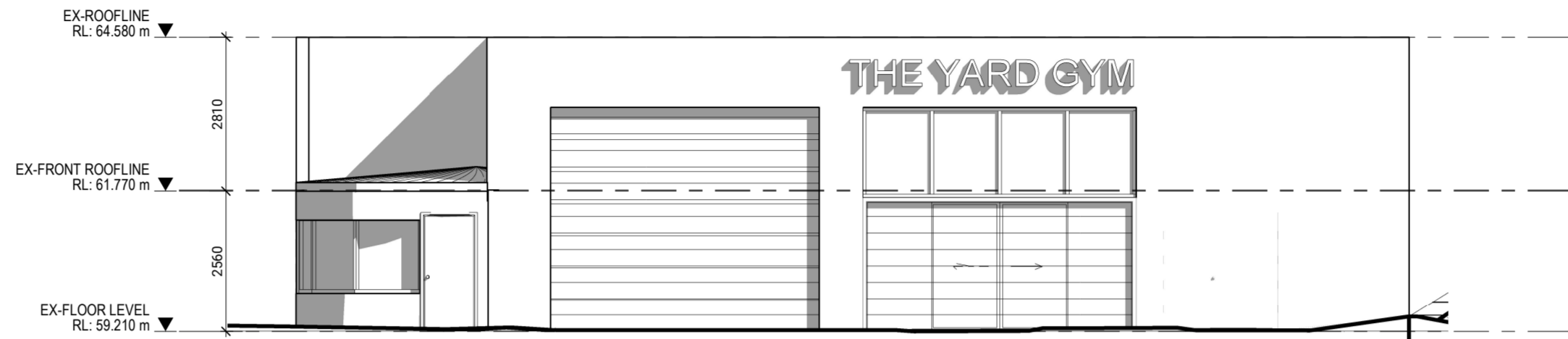
SIGN OFF

GENERAL NOTES:

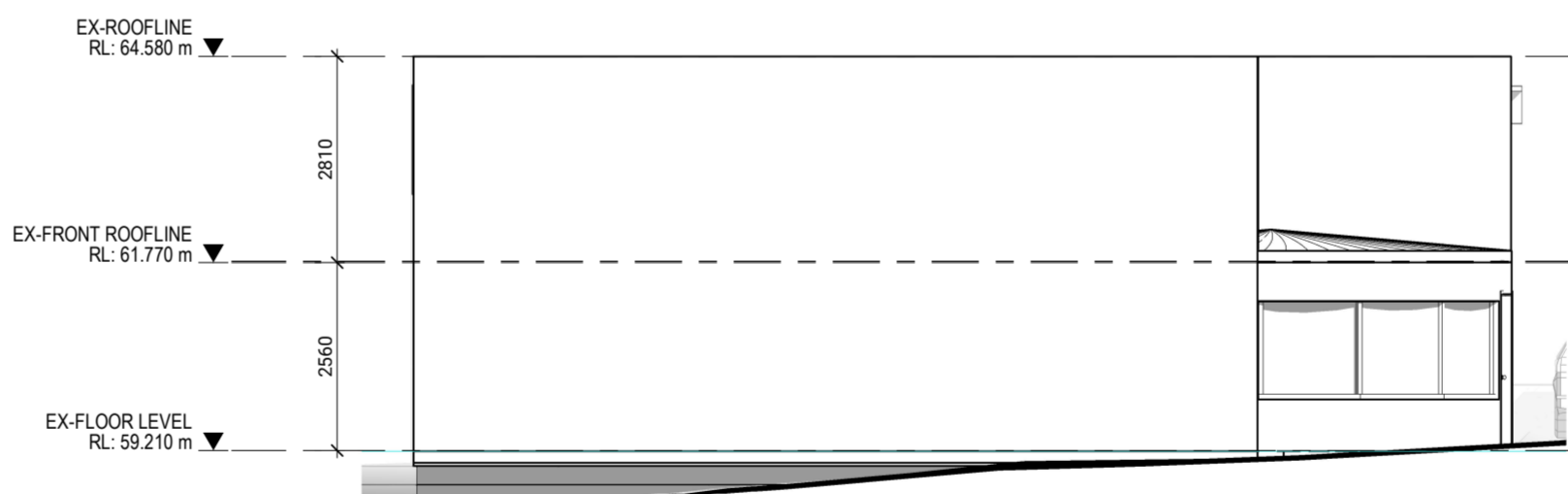
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NORTH:		SCALE: 1 : 100	SHEET NUMBER: 3.3	JOB NUMBER: 00060
DATE: 2024		DRAWN: ML	CHECKED: MS	JOB ISSUE: G
ISSUE	DATE	REVISION DESCRIPTION	INITIALS	
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B	18.02.24	REVISIONS	ML	
C	28.02.24	APPROVED FOR CONSTRUCTION	ML	
D	20.02.24	REVISIONS	ML	
E	16.04.24	REVISIONS	ML	
F	30.04.24	REVISIONS	ML	
G	24.06.24	REVISIONS	ML	



WEST ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100

Kingborough Council
Development Application: DA-2024-79
Plan Reference No.: P6
Date Received: 16/07/2024
Date placed on Public Exhibition: 20/07/2024

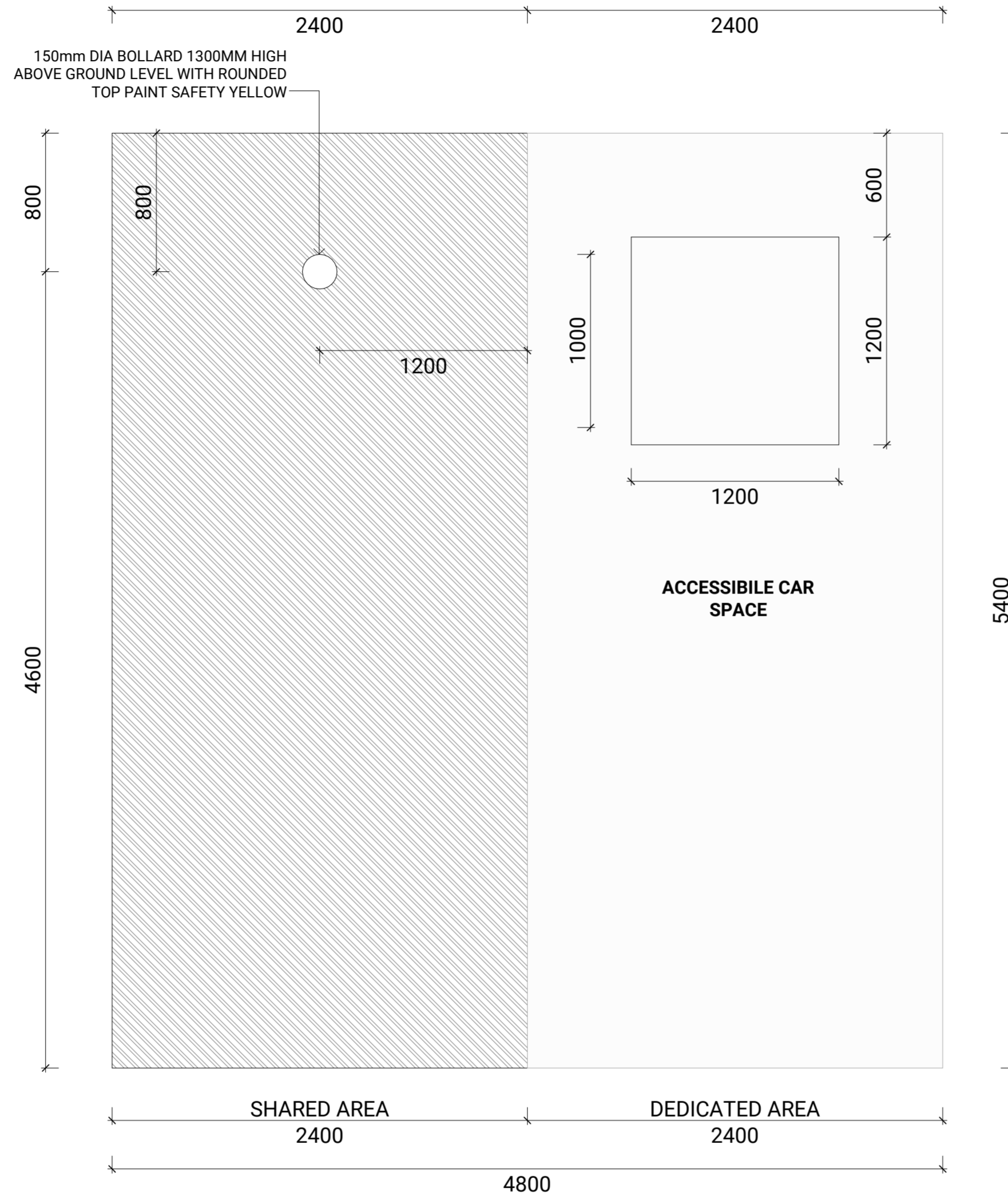
SHEET CONTENT:
ELEVATIONS
HOUSE TYPE:
PROPOSED RENOVATION OF THE YARD GYM
PROPERTY ADDRESS:
THE YARD GYM
1 ASCOT DRIVE, HUNTINGFIELD
CLIENT:
EMMA HOLMES

CLIENT
I / WE: _____
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____

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* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.
* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.



NORTH:		SCALE: 1 : 100	SHEET NUMBER: 4.1	JOB NUMBER: 00060
		DATE: 2024	JOB ISSUE: H	
		DRAWN: ML		
		CHECKED: MS		
ISSUE	DATE	REVISION DESCRIPTION	INITIALS	
A	02.02.24	PRELIMINARY PLANS	ML	
B	18.02.24	REVISIONS	ML	
C	28.02.24	APPROVED FOR CONSTRUCTION	ML	
D	20.02.24	REVISIONS	ML	
E	16.04.24	REVISIONS	ML	
F	30.04.24	REVISIONS	ML	
G	24.06.24	REVISIONS	ML	
H	15.07.24	REVISIONS	ML	



IMPORTANT NOTES FOR ACCESSIBILITY CAR PARK

- Angled parking spaces are to be 2400mm wide x 5400mm long (AS2890.6, Clause 2.2.1(a)).
- A 2400mm wide x 5400mm long shared area is to be provided on one side of accessible angle parking space (AS2890.6, Clause 2.2.1 (b));
- The dedicated space and shared area are to be on the same level (AS2890.6, Clause 2.2.1(d));
- A bollard is to be provided in the shared area (AS2890.6, Clause 2.2.1(e)) at a height of 1300mm high (AS2890.1:2004, Clause 2.4.5.3(b));
- Pavement markings (line marking) are to be yellow only (AS2890.1, Clause 3.2).
- Pavement markings are to be non-slip (AS2890.1, Clause 3.2).
- Parking spaces to be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall (AS2890.6, Clause 3.2(a)).
- The height clearance from the car park entrance to all accessible parking spaces is to be a minimum 2200 mm (AS2890.6, Clause 2.4);
- The headroom above each accessible parking space and adjacent shared area is to be a minimum of 2500mm (this may be reduced above bonnet areas to allow for structural bulk-heads, pipe work etc) (AS2890.6, Clause 2.4, Figure 2.7);
- Parallel parking spaces are to be not less than 3200mm wide x 7800mm long (AS2890.6, Clause 2.2.2(a));
- A shared area adjacent to the non-trafficked side of the dedicated parallel parking space is to be not less than 1600 mm wide by 7800 mm long (AS2890.6, Clause 2.2.2(b));
- Kerb ramps are to be provided (AS2890.6, Clause 2.5) where required and the profile of kerb ramps has also been changed (AS1428.1-2009, Figure 24(A),(B),(C)); and
- All accessible parking spaces to be identified by a white symbol of access in accordance with AS 1428.1-2009 between 800 mm and 1000 mm high placed on a blue rectangle with no side more than 1200 mm in the centre of the space between 500 mm and 600 mm from its entry point.
- Area to comprise a firm plane surface with a gradient not exceeding 1:40 in any direction (or 1:33 if a bituminous seal and area is outdoors) (AS2890.6, Clause 2.3).

DISABLE PARKING DETAILS
SCALE 1 : 25

Kingborough Council
Development Application: DA-2024-79
Plan Reference No.: P6
Date Received: 16/07/2024
Date placed on Public Exhibition: 20/07/2024

H O U S E O F F	SHEET CONTENT: ACCESSIBLE CAR PARKING DETAILS
	HOUSE TYPE: PROPOSED RENOVATION OF THE YARD GYM
	PROPERTY ADDRESS: THE YARD GYM 1 ASCOT DRIVE, HUNTINGFIELD
	CLIENT: EMMA HOLMES

SIGN OFF	CLIENT
	I / WE: _____
	CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
	SIGNED: _____ DATE: _____ SIGNED: _____ DATE: _____

GENERAL NOTES:

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Level 2, 420 Collins Street, Melbourne, VIC 3000
Phone: 61 3 8687 2118
Email: info@draftee.com.au
DP-AD 45334
TAS 400648168
QLD 15127260

NORTH:	SCALE: 1 : 25	SHEET NUMBER: 5.1	JOB NUMBER: 00060
	DATE: 2024		JOB ISSUE: H
	DRAWN: ML		
	CHECKED: MS		
REVISIONS	ISSUE	DATE	REVISION DESCRIPTION
A	02.02.24		PRELIMINARY PLANS
B	18.02.24		REVISIONS
C	28.02.24		APPROVED FOR CONSTRUCTION
D	20.02.24		REVISIONS
E	16.04.24		REVISIONS
F	30.04.24		REVISIONS
G	24.06.24		REVISIONS
H	15.07.24		REVISIONS



Kingborough Council

Development Application: DA-2024-79

Plan Reference No.: P5

Date Received: 25/06/2024

Date placed on Public Exhibition: 20/07/2024

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Kingborough Council

Development Application: DA-2024-79

Plan Reference No.: P5

Date Received: 25/06/2024

Date placed on Public Exhibition: 20/07/2024

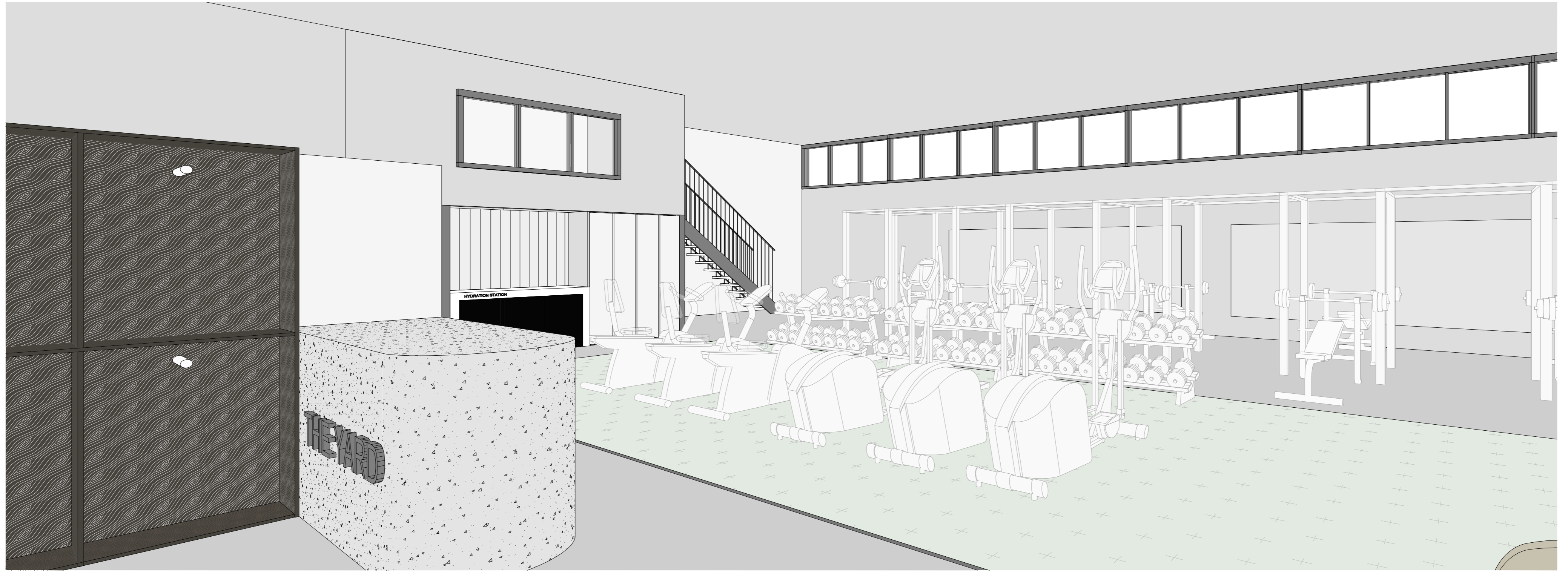
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Kingborough Council

Development Application: DA-2024-79
Plan Reference No.: P5
Date Received: 25/06/2024
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THE YARD GYM HUNTINGFIELD

INTERIOR DESIGN PACKAGE

Kingborough Council

Development Application: DA-2024-79
 Plan Reference No.: P5
 Date Received: 25/06/2024
 Date placed on Public Exhibition: 20/07/2024

SHEET LIST

ID000	COVER PAGE
ID100	EXISTING, DEMO & PROPOSED FLOORPLAN
ID101	PROPOSED FLOORPLAN
ID250	REFLECTED CEILING PLAN / LIGHTING & ELECTRICAL
ID300	INTERNAL ELEVATION
ID400	MERCHANDISE WALL & DESK
ID410	CONCRETE SEAT
ID420	HYDRATION STATION & LDRY
ID430	LOCKERS & TOWELS
ID440	ACCESSIBLE BATHROOM
ID441	UNISEX BATHROOM

NOT FOR CONSTRUCTION

Disclaimer

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Project
 THE YARD GYM
 1 ASCOT DRIVE, HUNTINGFIELD

Project No.
 00060

Drawing
 COVER PAGE

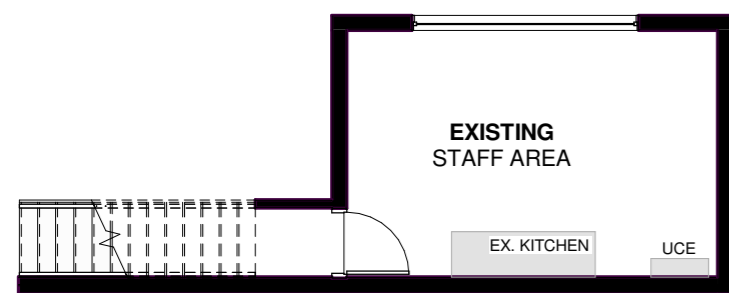
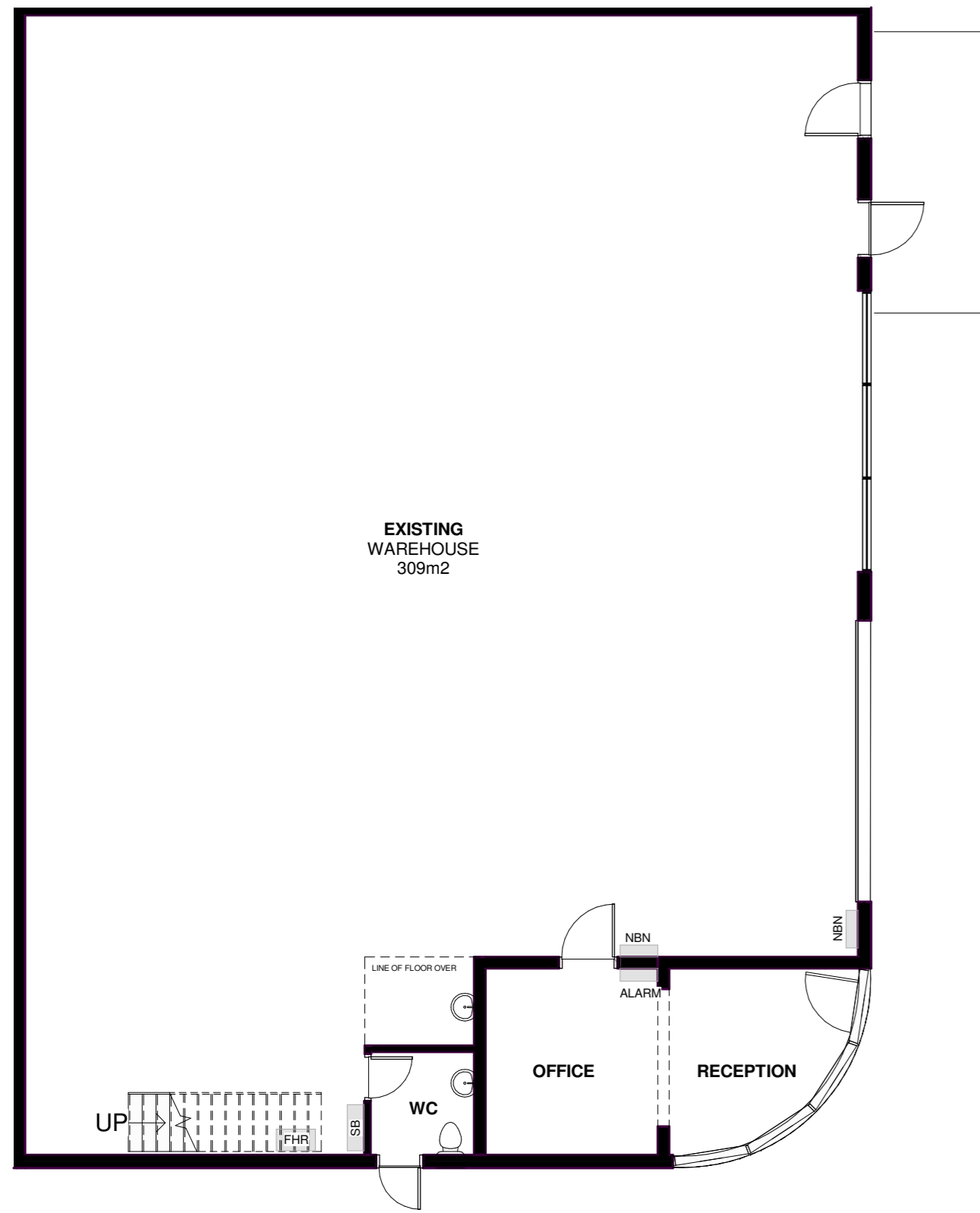
Date
 27/03/2024

Drawing Status
 INTERIOR DESIGN

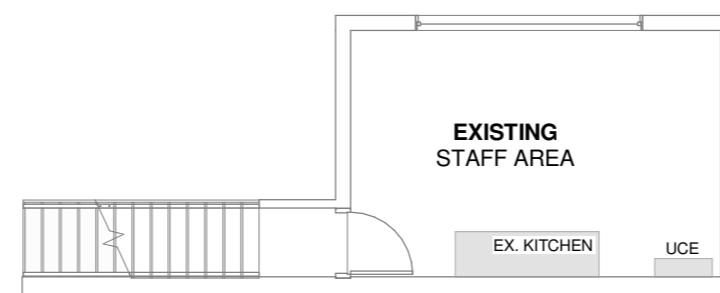
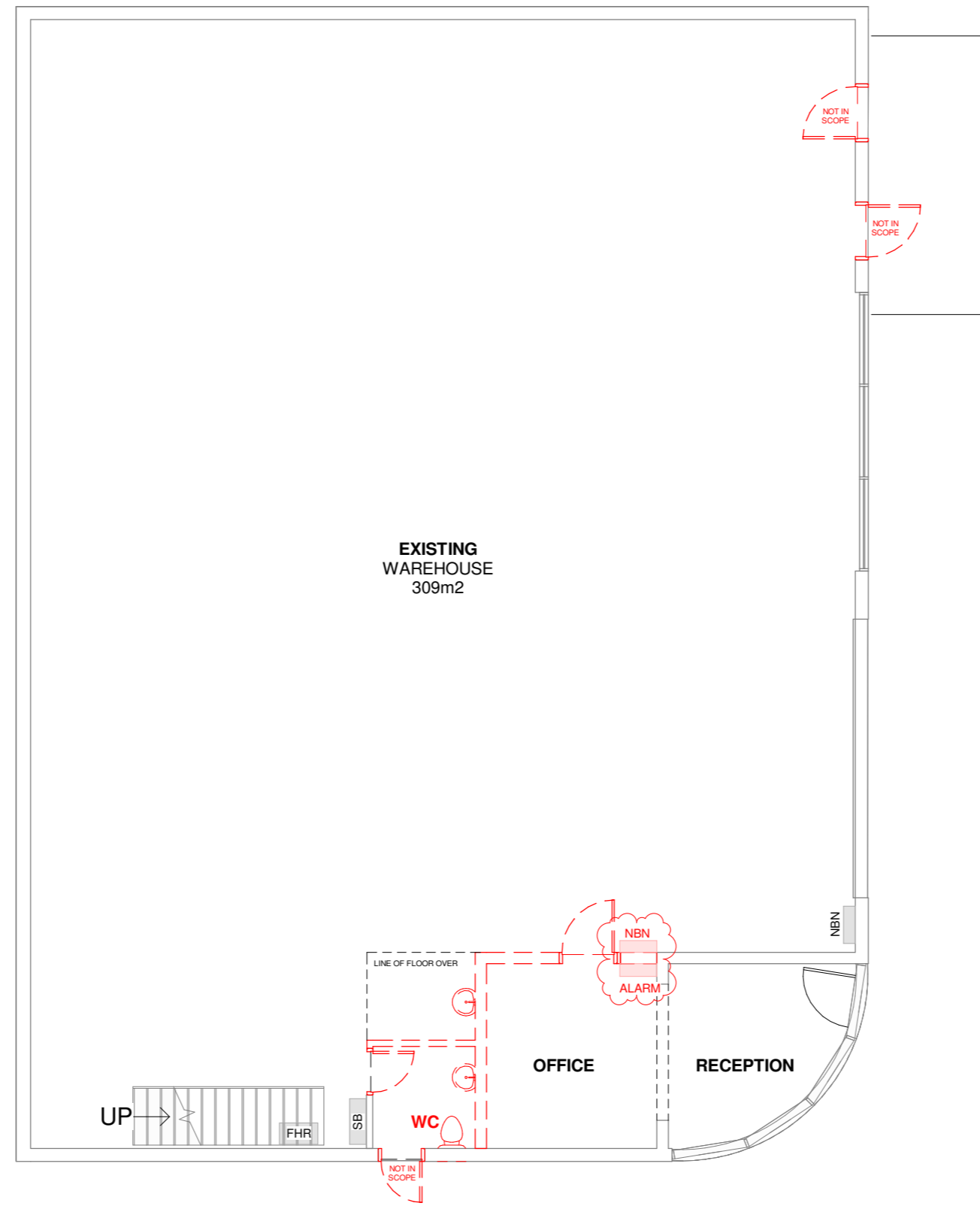
Scale at A2

Drawing No.
 ID000

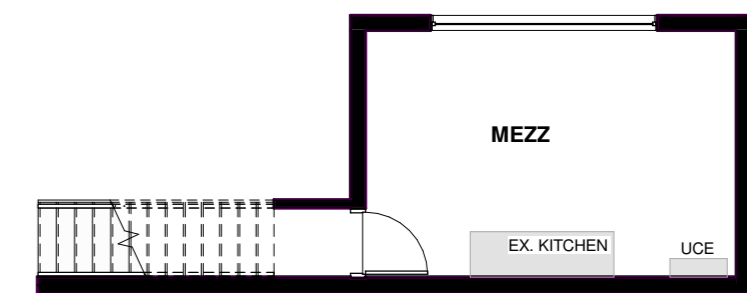
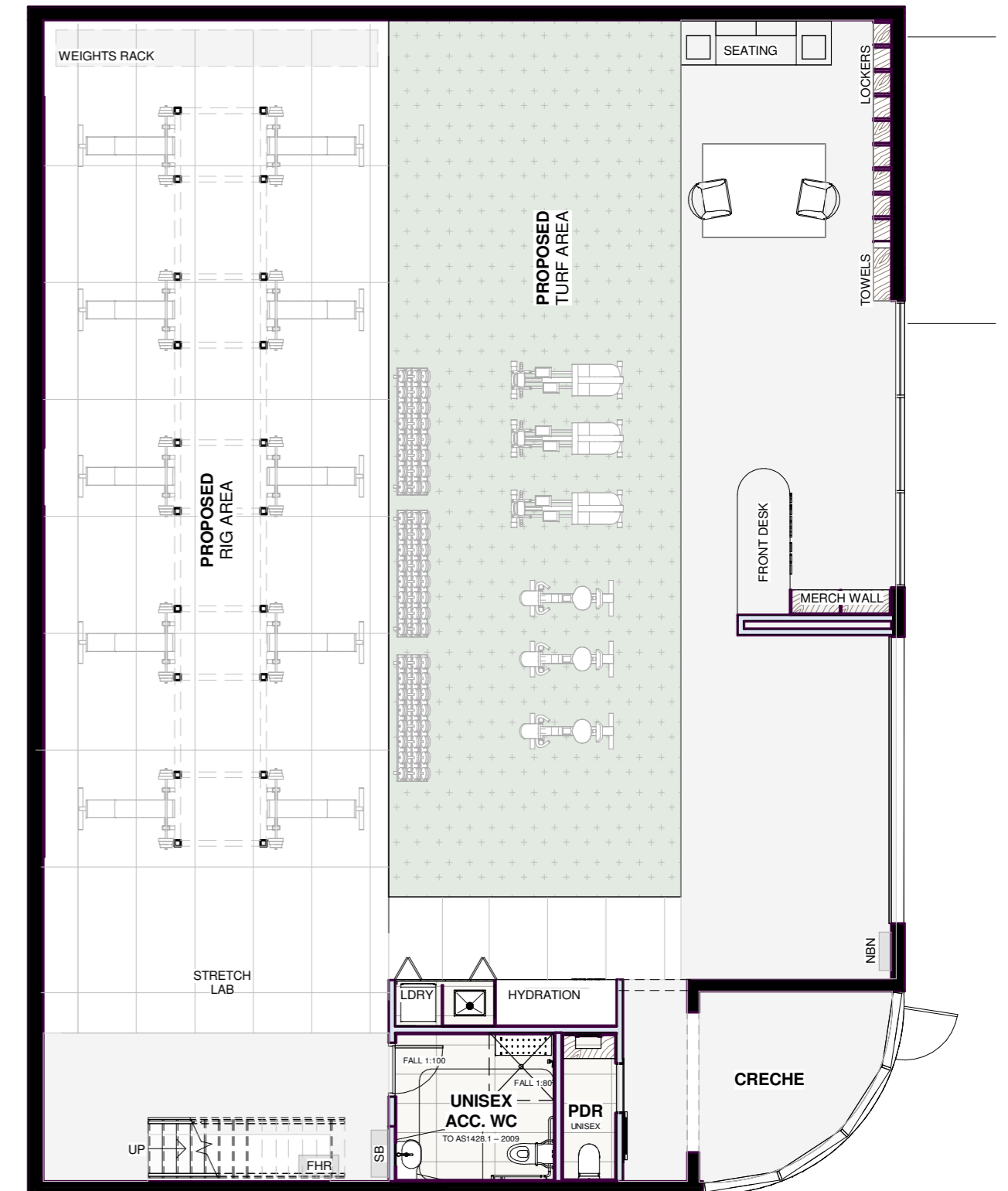
Revision
 1



1
X
FLOORPLAN (EXISTING)
1:100



2
X
FLOORPLAN (DEMOLITION)
1:100



3
X
FLOORPLAN (PROPOSED)
1:100

Kingborough Council
Development Application: DA-2024-79
Plan Reference No.: P5
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Project
THE YARD GYM
1 ASCOT DRIVE, HUNTINGFIELD

Project No.
00060

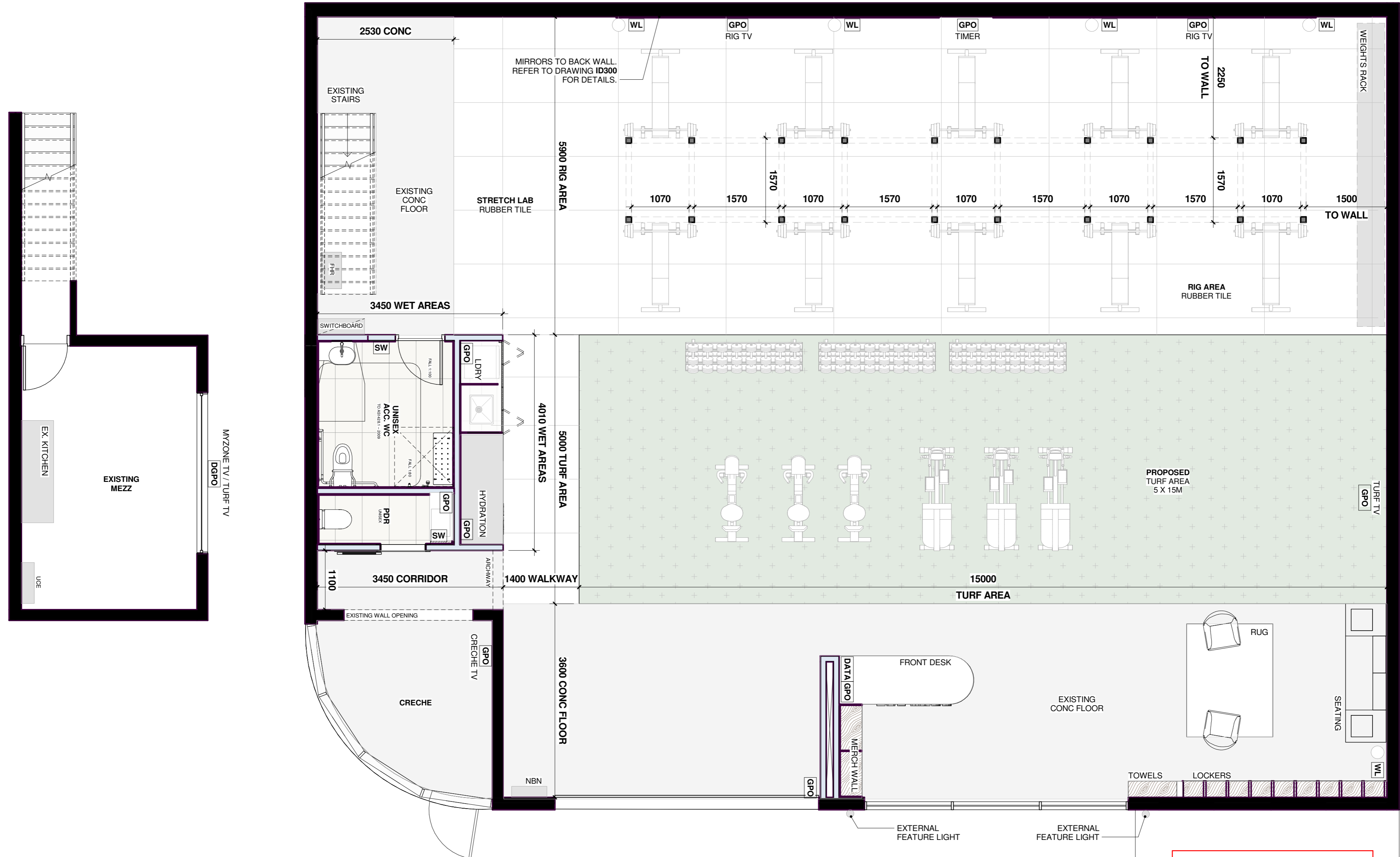
Drawing
EXISTING, DEMO & PROPOSED FLOORPLAN
Date
27/03/2024

Drawing Status
INTERIOR DESIGN

Scale at A2
1:100

Drawing No.
ID100

Revision
1



Kingborough Council
 Development Application: DA-2024-79
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Project
THE YARD GYM
 1 ASCOT DRIVE, HUNTINGFIELD

Drawing Status
INTERIOR DESIGN

Project No.
 00060

Drawing
PROPOSED FLOORPLAN

Date
 27/03/2024

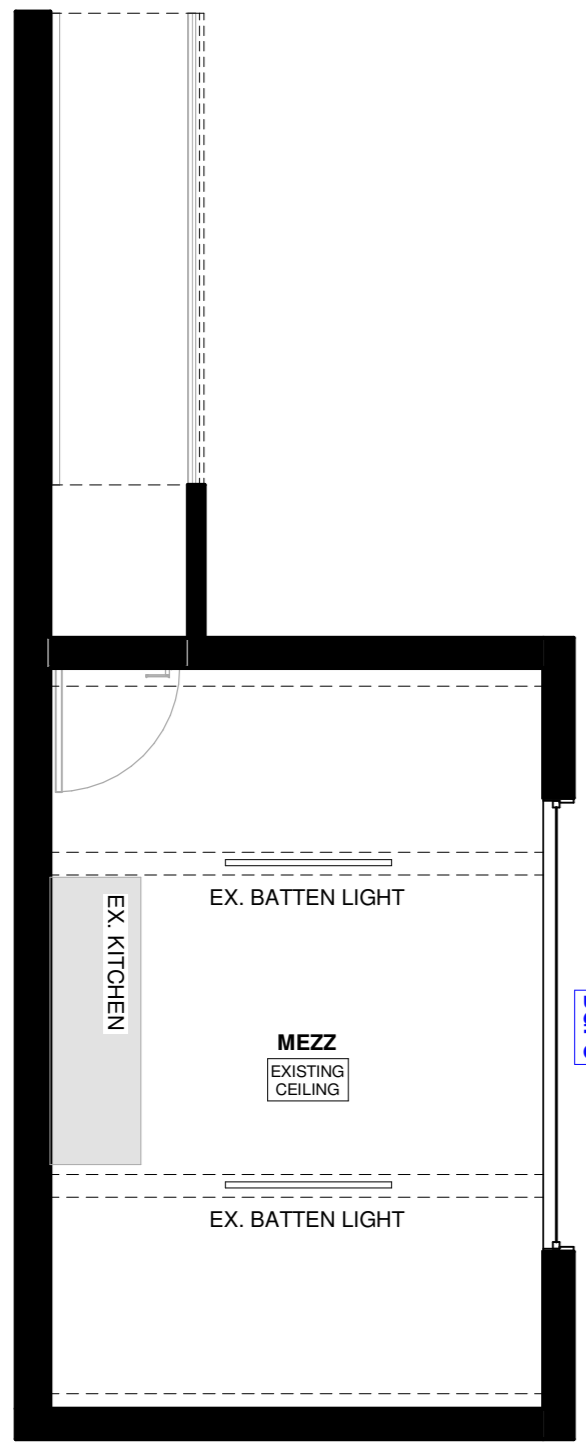
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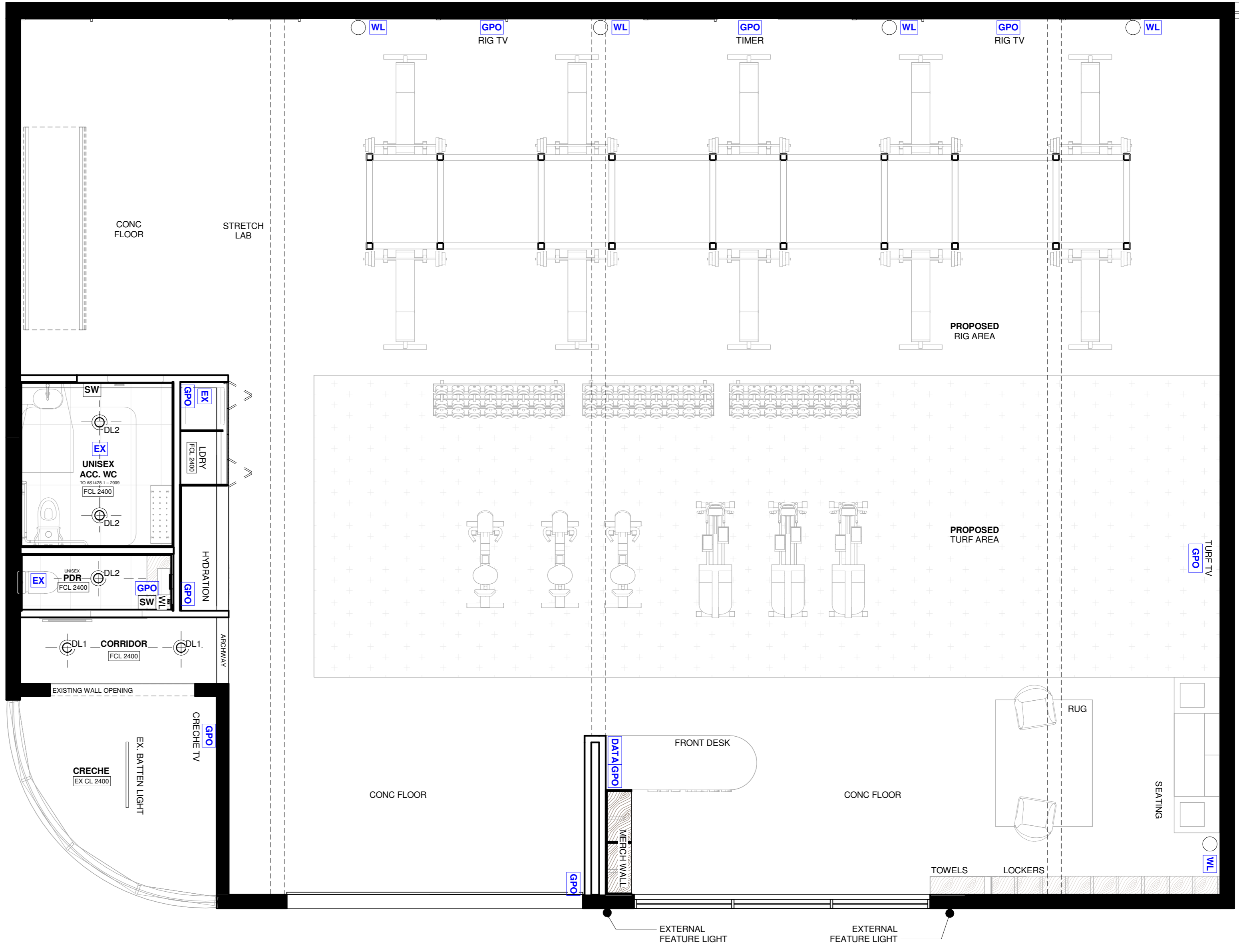
Scale at A2
1 : 50

Drawing No.
ID101

Revision
1



MYZONE TV / TURF TV
DGPO



LIGHTING / ELECTRICAL LEGEND

- WL INTERNAL WALL LIGHT, 9W GLOBE
- DL 9W DOWNLIGHT, 90MM CUTOUT (IP-RATED FOR WET AREAS)
- FAN CEILING FAN
- LED LED LIGHTING STRIP 9W PER/M
- GPO GPO GENERAL POWER OUTLET
- SW SWITCH LIGHT SWITCH ON WALL
- TV TV TELEVISION POINT ON WALL
- EX EX EXHAUST FAN
- DATA DATA DATA POINT (PHONE / INTERNET)

Kingborough Council
 Development Application: DA-2024-79
 Plan Reference No.: P5
 Date Received: 25/06/2024
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Project
THE YARD GYM
 1 ASCOT DRIVE, HUNTINGFIELD

Drawing Status
INTERIOR DESIGN

Project No.
00060

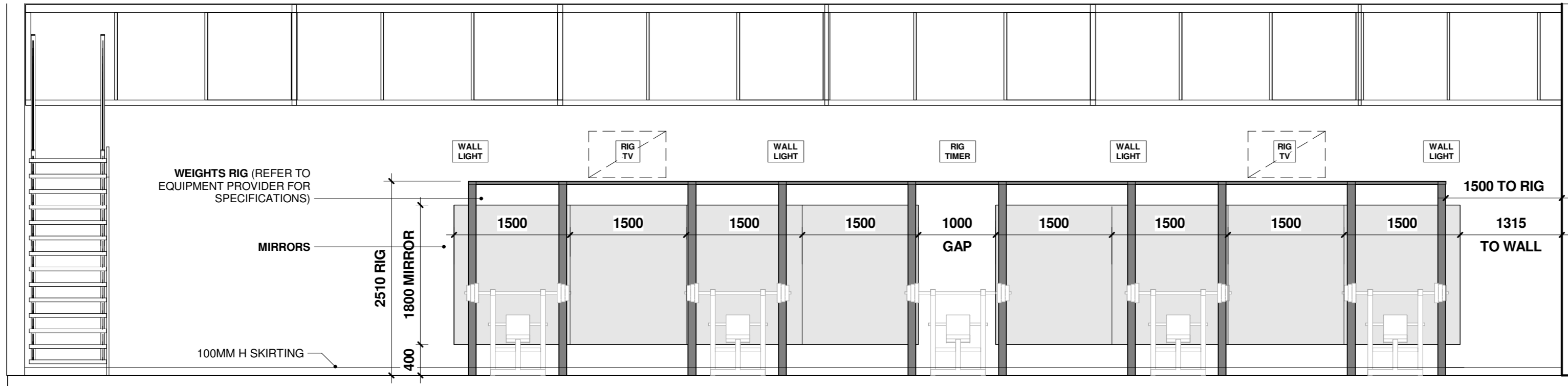
Drawing
REFLECTED CEILING PLAN / LIGHTING & ELECTRICAL

Date
27/03/2024

Scale at A2
As indicated

Drawing No.
ID250

Revision
1



1 MIRROR WALL (BEHIND RIG)
1:50

Kingborough Council
 Development Application: DA-2024-79
 Plan Reference No.: P5
 Date Received: 25/06/2024
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Project
 THE YARD GYM
 1 ASCOT DRIVE, HUNTINGFIELD

Project No.
 00060

Drawing
 INTERNAL ELEVATION

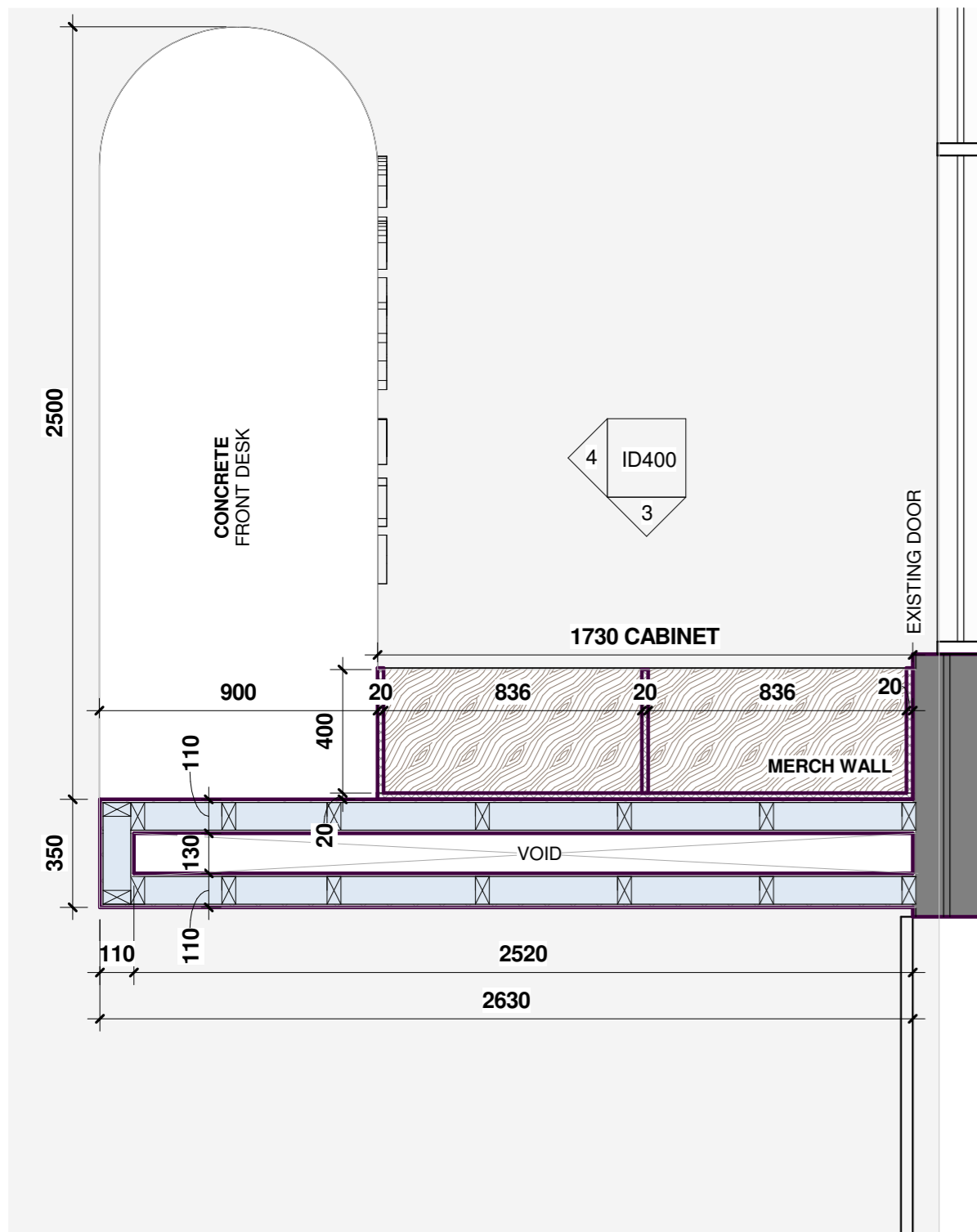
Date
 27/03/2024

Drawing Status
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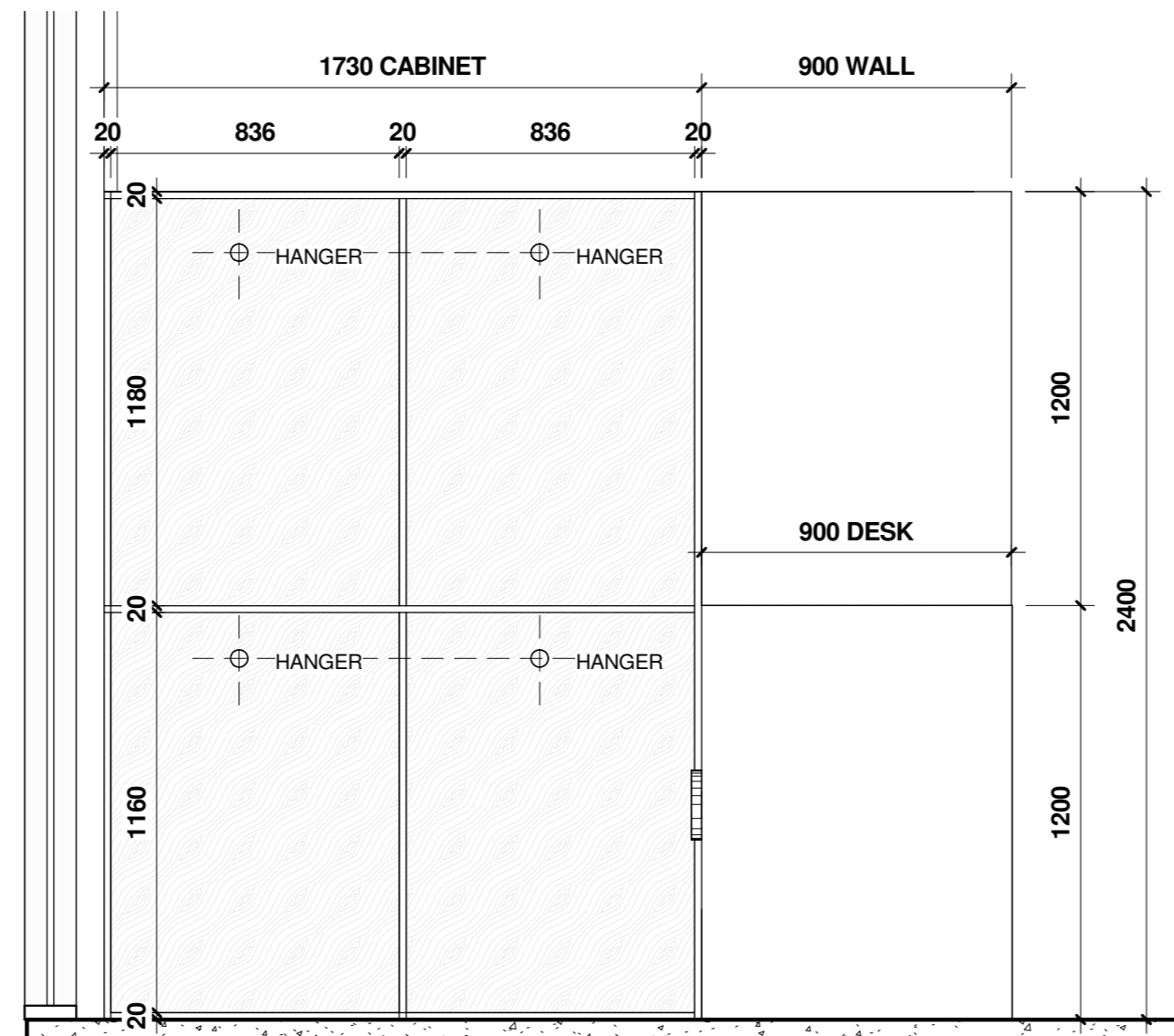
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Drawing No.
 ID300

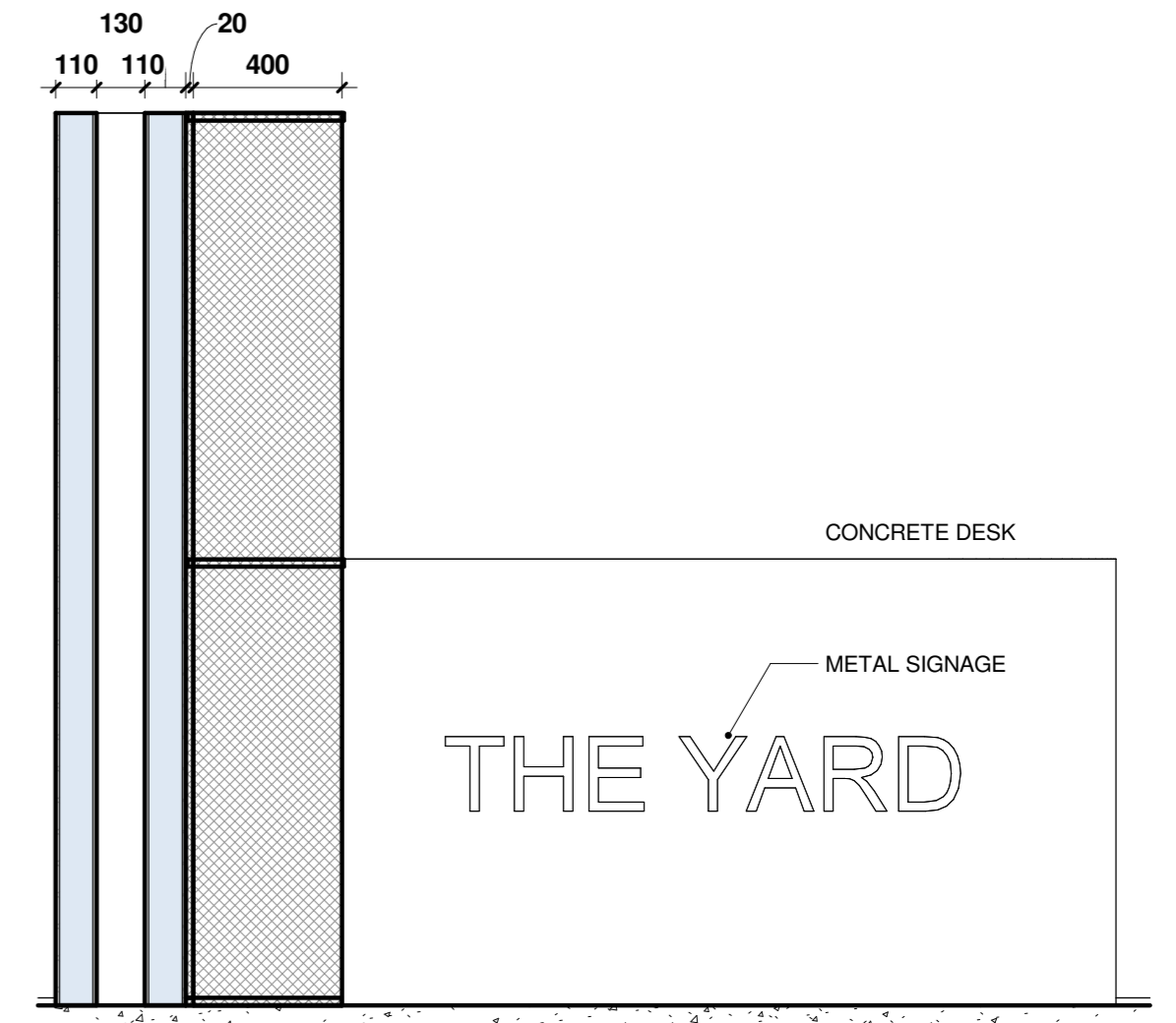
Revision
 1



1 PLAN VIEW - FRONT DESK & MERCH WALL
1:20



3 ELEVATION A - FRONT DESK & MERCH WALL
1:20



4 ELEVATION B - FRONT DESK & MERCH WALL
1:20



2 3D VIEW - FRONT DESK & MERCH WALL

Kingborough Council
Development Application: DA-2024-79
Plan Reference No.: P5
Date Received: 25/06/2024
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Project
THE YARD GYM
1 ASCOT DRIVE, HUNTINGFIELD

Project No.
00060

Drawing
MERCHANDISE WALL & DESK

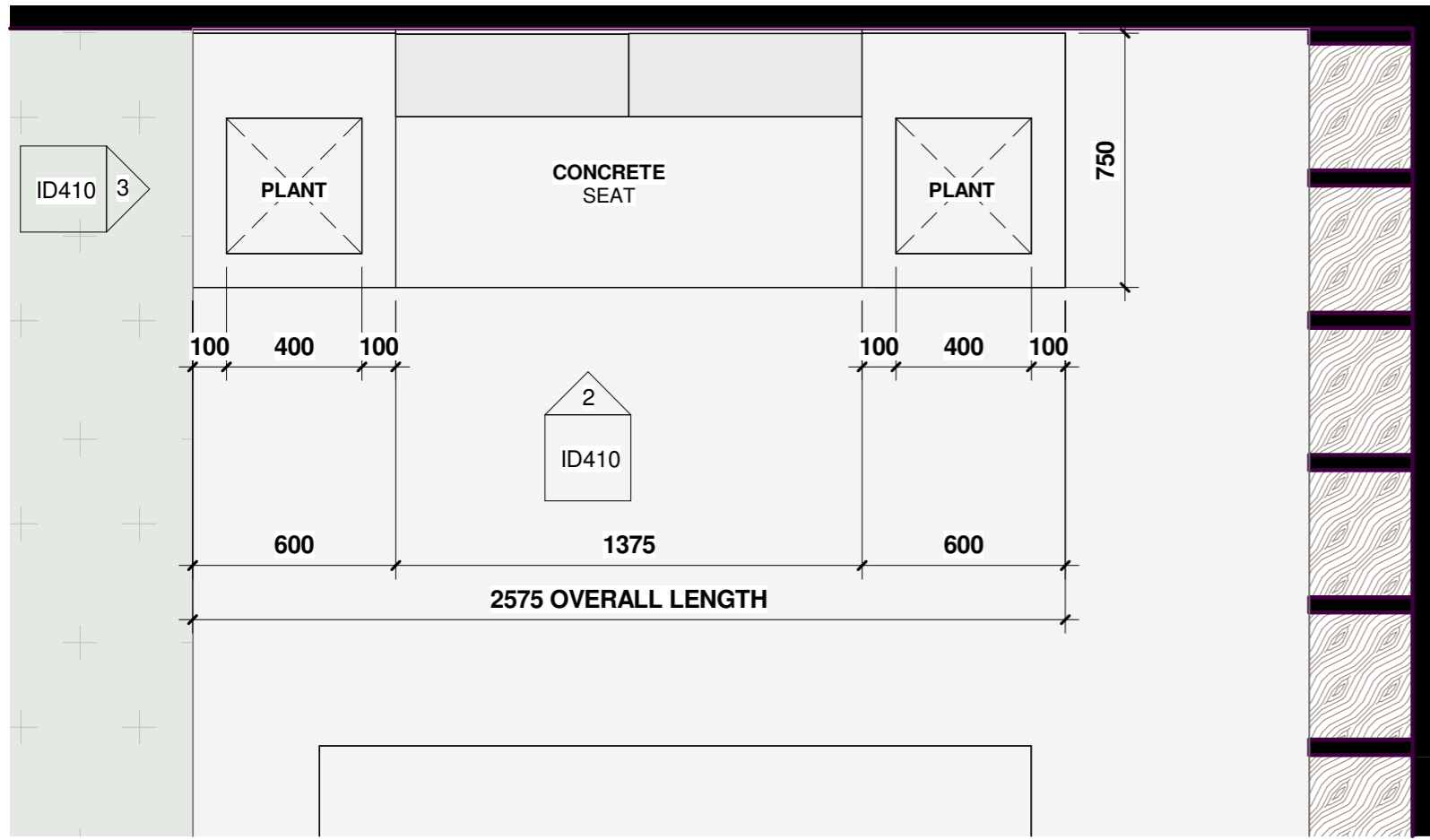
Date
27/03/2024

Drawing Status
INTERIOR DESIGN

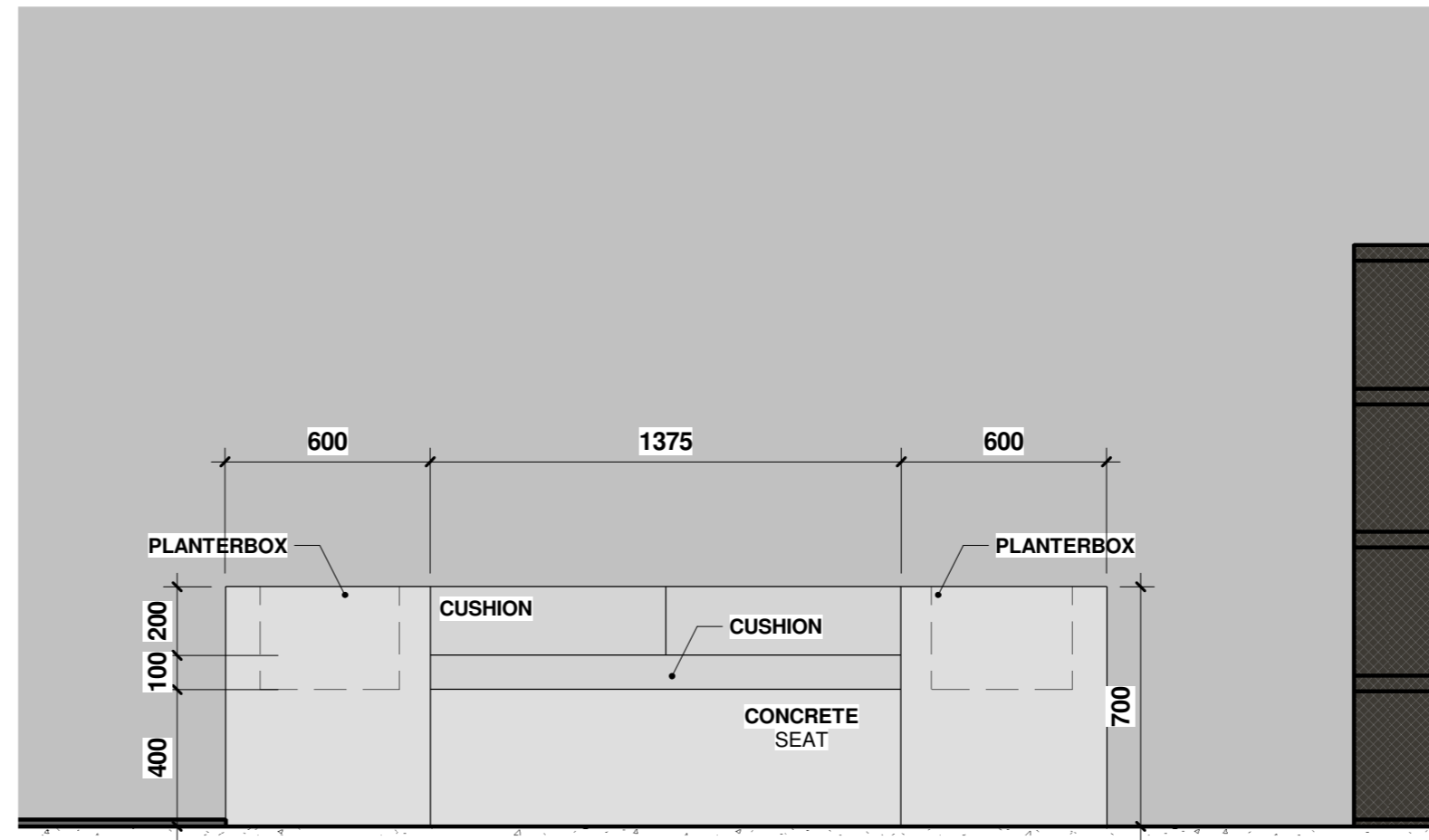
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1:20

Drawing No.
ID400

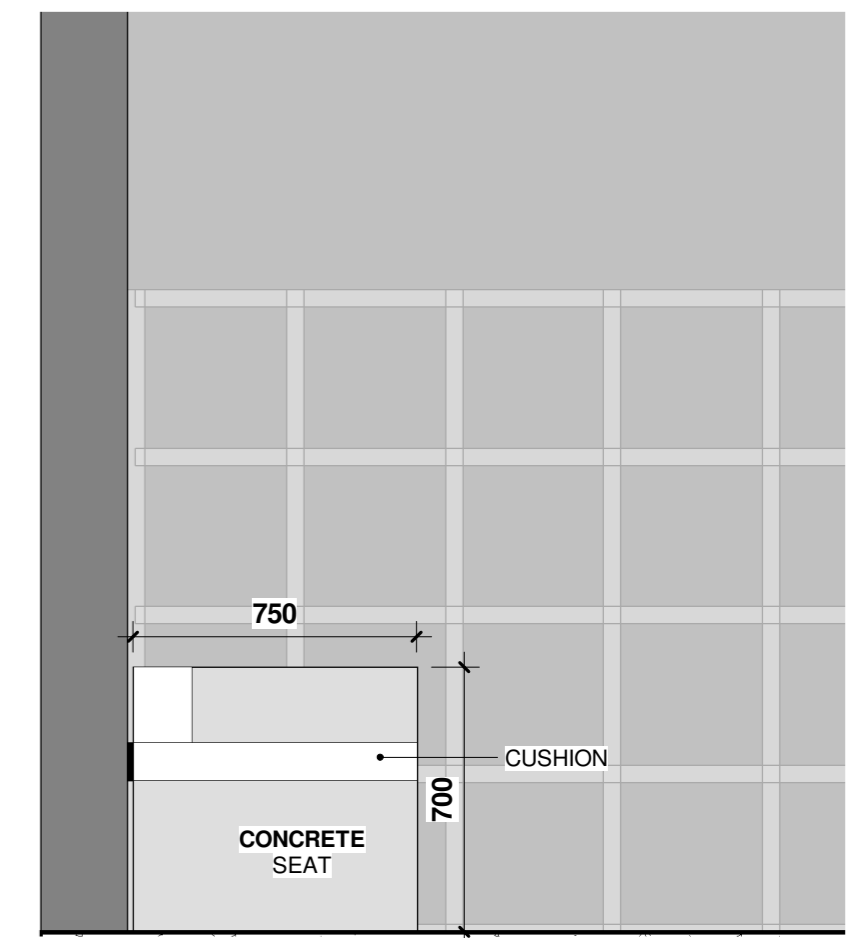
Revision
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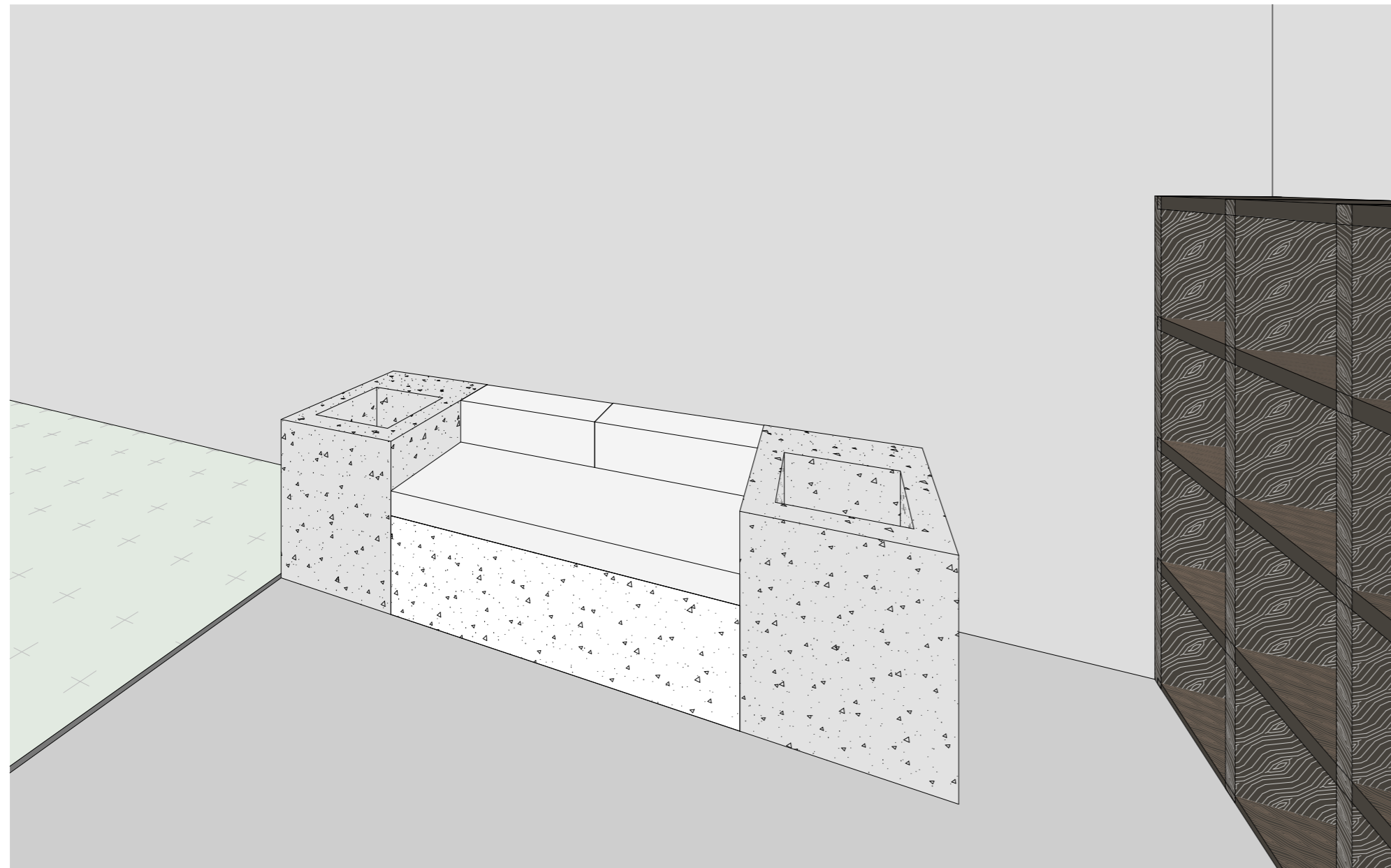
1 PLAN VIEW - CONCRETE SEAT
X 1:20



2 FRONT ELEVATION - CONCRETE SEAT
ID410 1:20



3 SIDE ELEVATION - CONCRETE SEAT
ID410 1:20



4 3D VIEW - CONCRETE SEAT

Kingborough Council
 Development Application: DA-2024-79
 Plan Reference No.: P5
 Date Received: 25/06/2024
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Project
 THE YARD GYM
 1 ASCOT DRIVE, HUNTINGFIELD

Project No.
 00060

Drawing
 CONCRETE SEAT

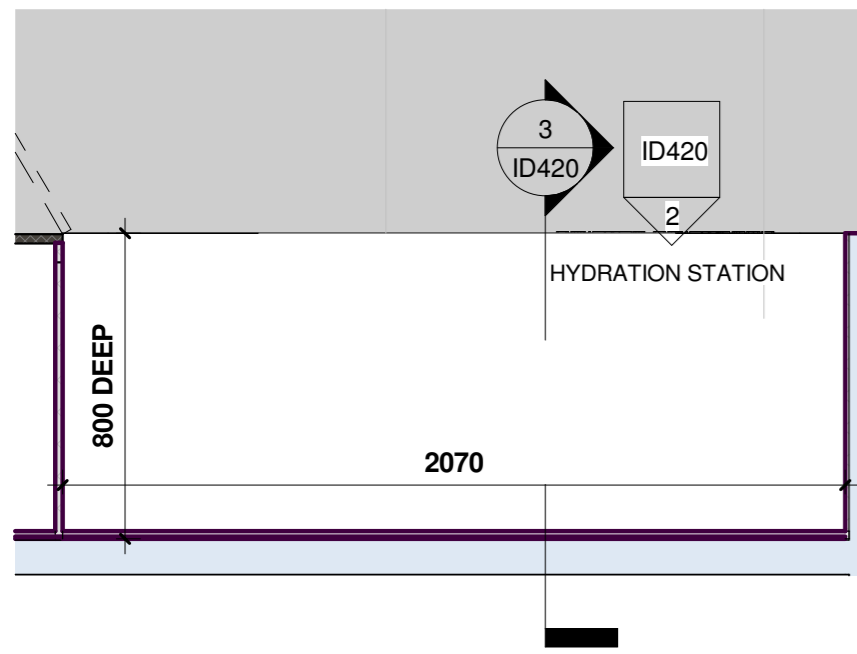
Date
 27/03/2024

Drawing Status
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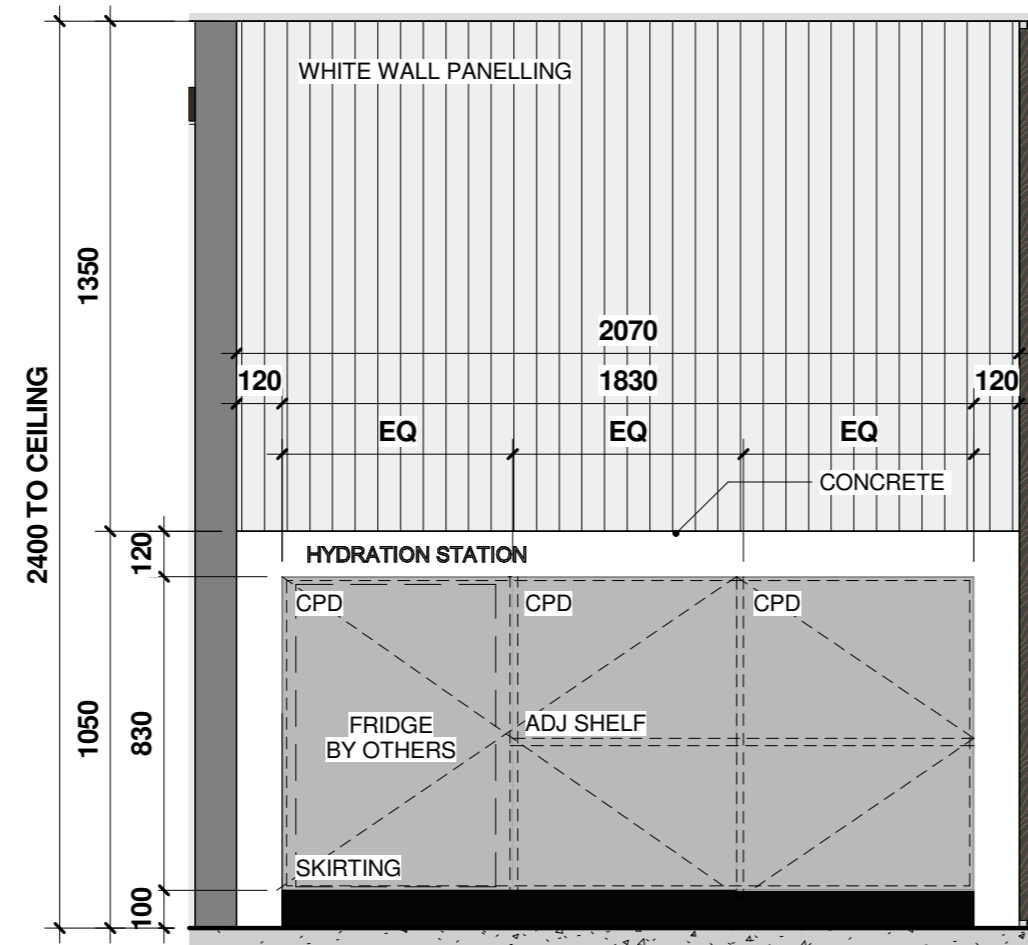
Scale at A2
 1 : 20

Drawing No.
 ID410

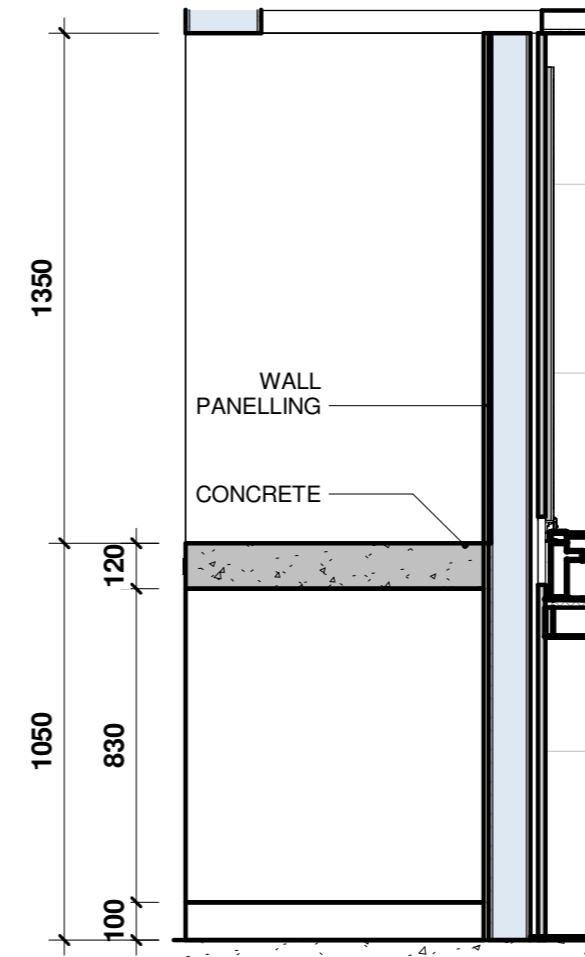
Revision
 1



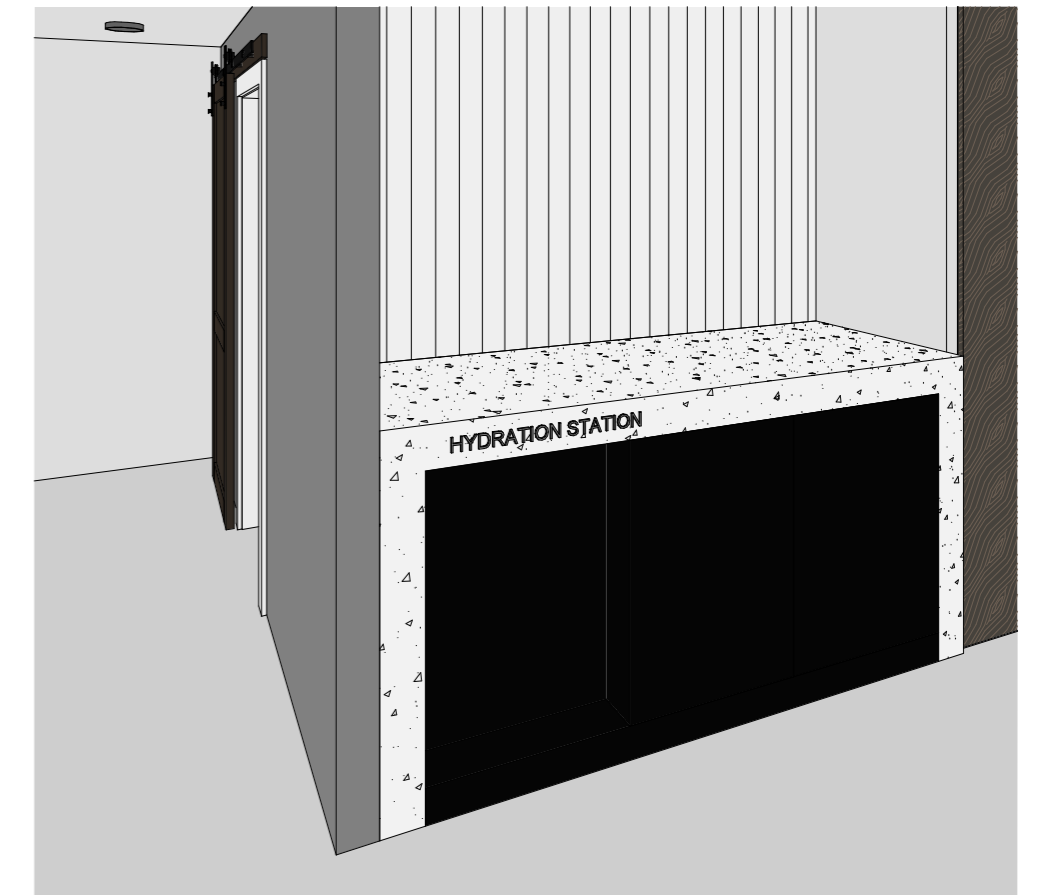
1 PLAN - HYDRATION STATION
1:20



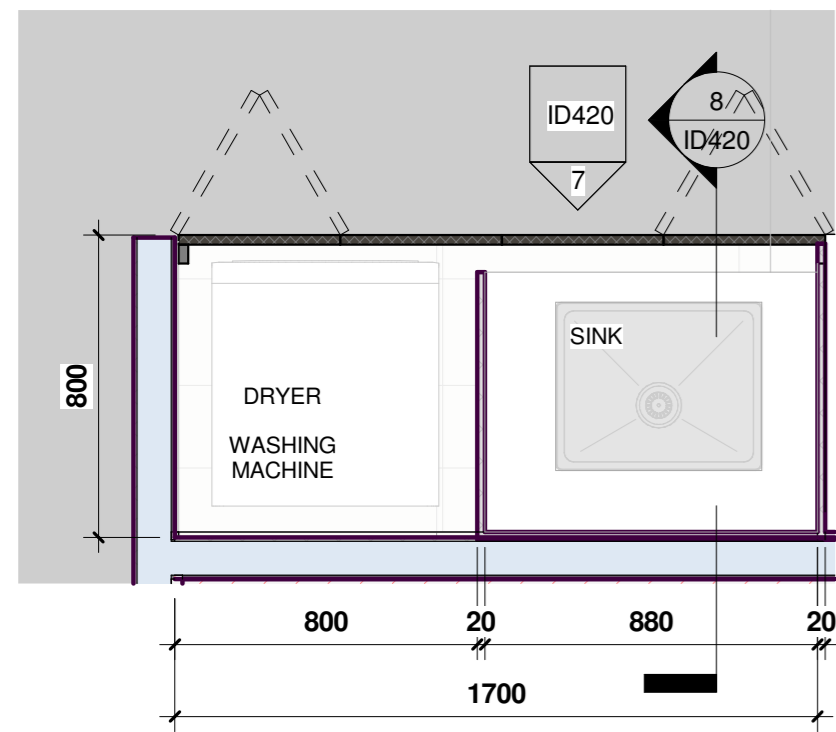
2 ELEVATION - HYDRATION STATION
1:20



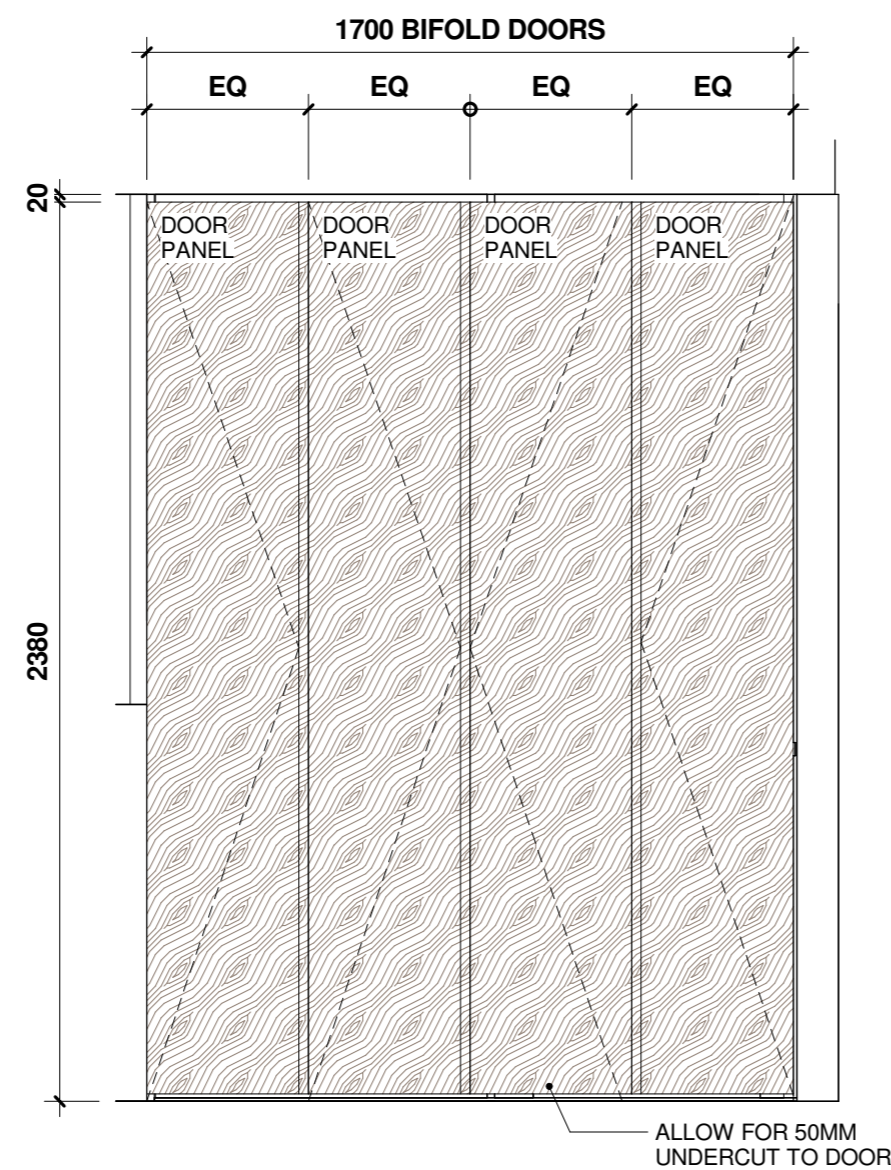
3 SECTION - HYDRATION STATION
1:20



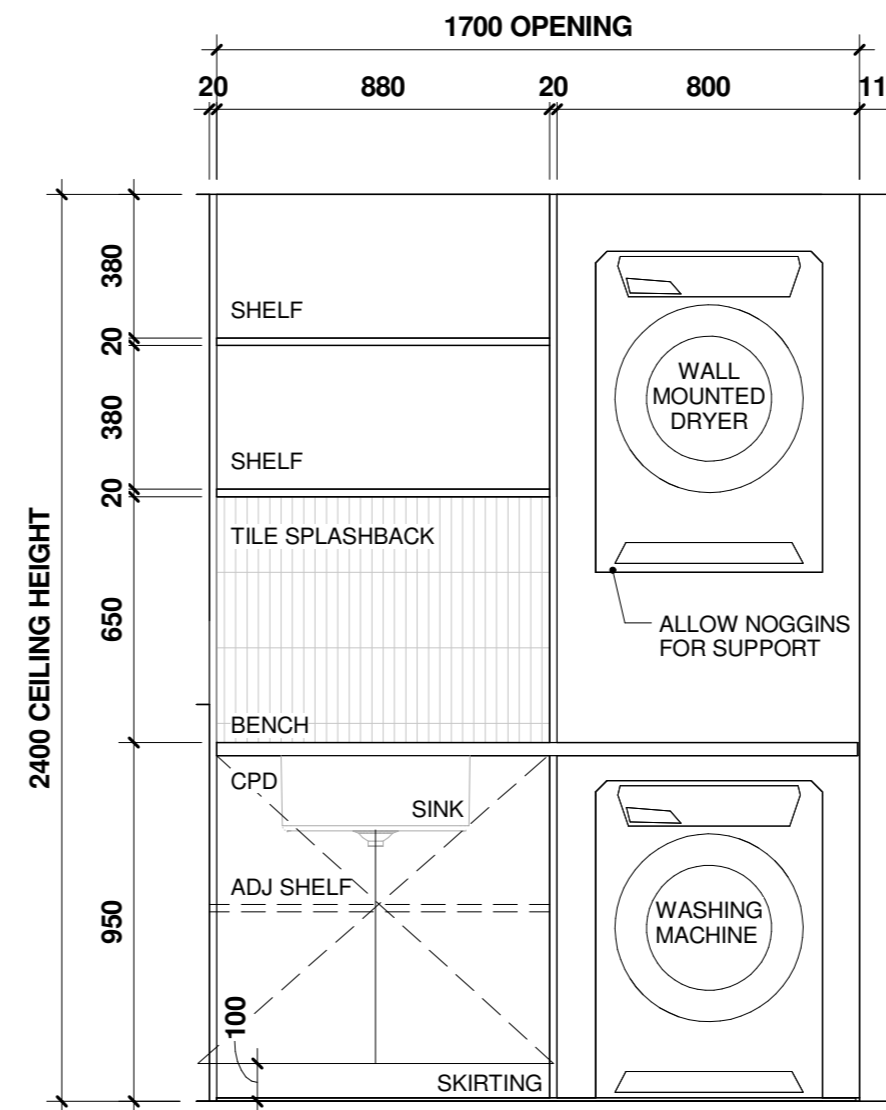
4 3D VIEW - HYDRATION STATION



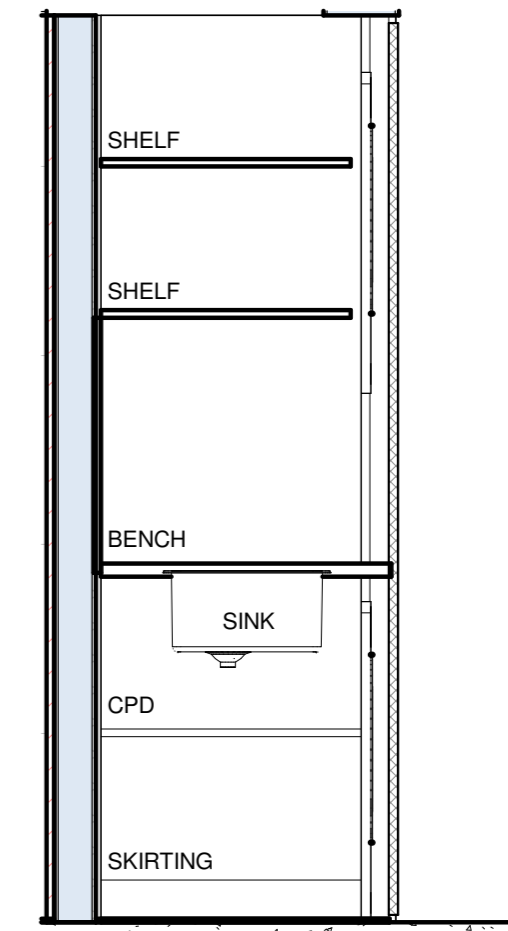
5 PLAN - LAUNDRY
1:20



6 ELEVATION - LAUNDRY
1:20



7 ELEVATION - LAUNDRY INTERNAL
1:20



8 SECTION - LAUNDRY
1:20

Kingborough Council
Development Application: DA-2024-79
Plan Reference No.: P5
Date Received: 25/06/2024
Date placed on Public Exhibition: 20/07/2024

NOT FOR CONSTRUCTION

FORMERY
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Project
THE YARD GYM
1 ASCOT DRIVE, HUNTINGFIELD

Project No.
00060

Drawing
HYDRATION STATION & LDRY

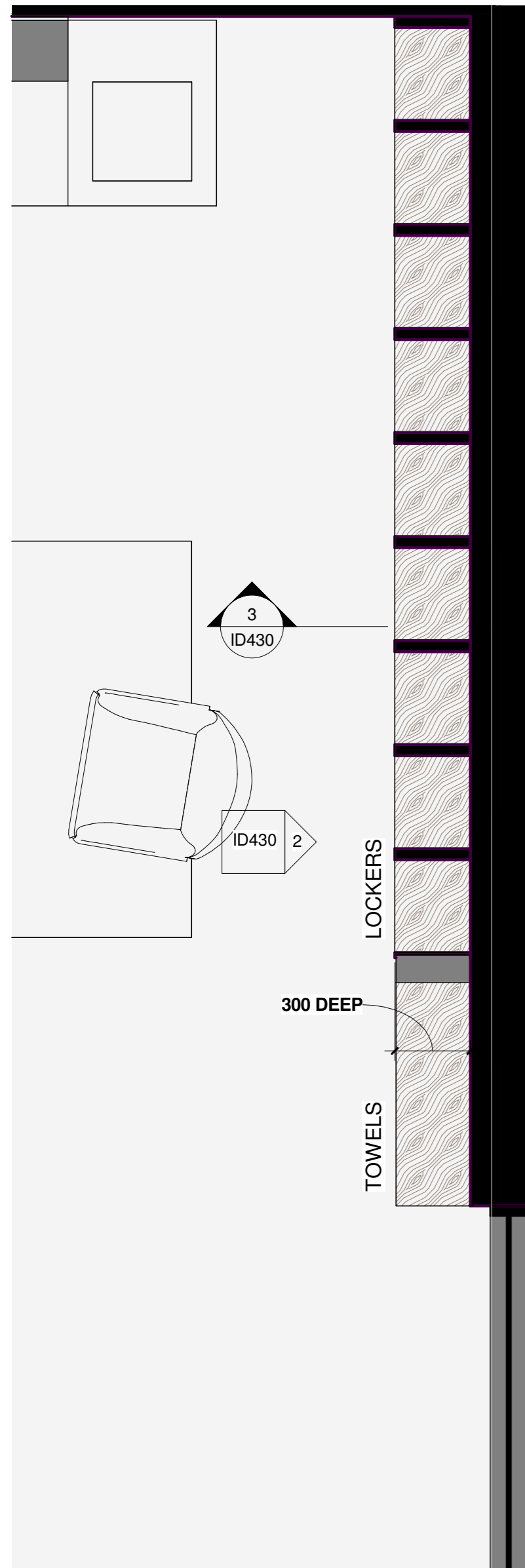
Date
27/03/2024

Drawing Status
INTERIOR DESIGN

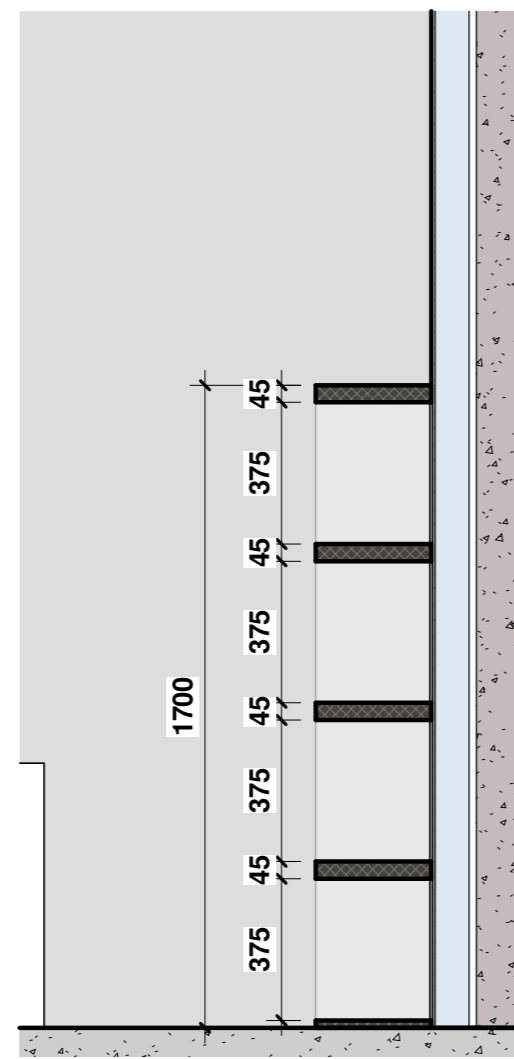
Scale at A2
1:20

Drawing No.
ID420

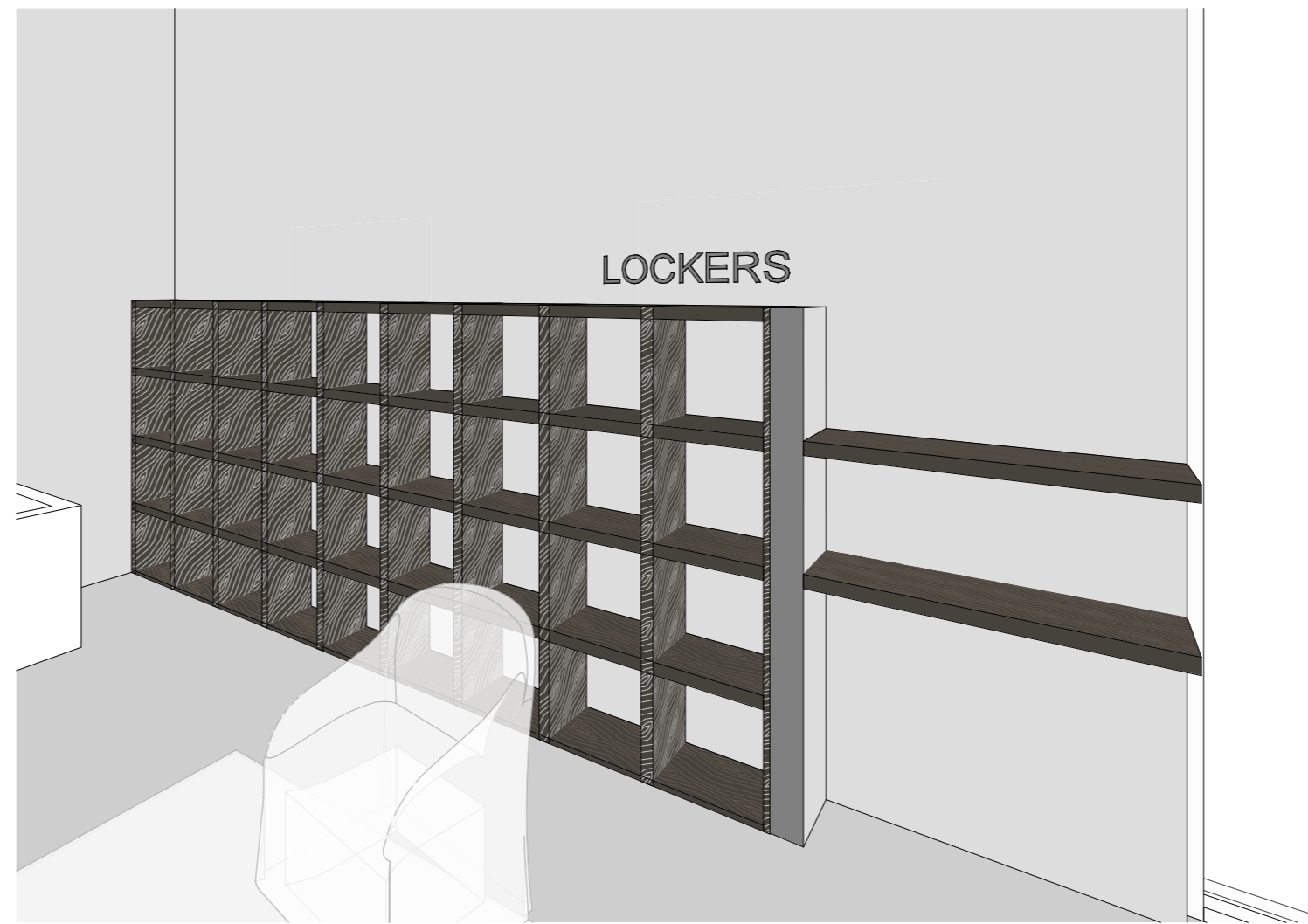
Revision
1



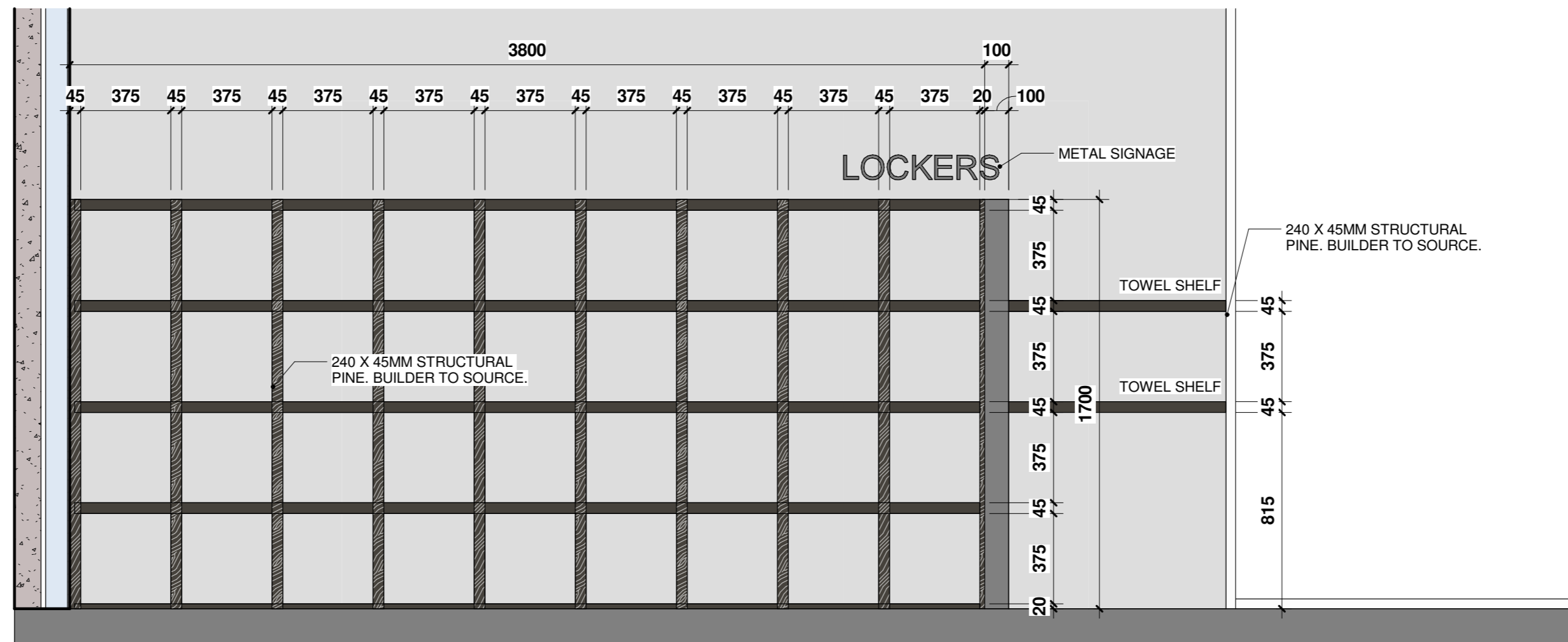
1 PLAN VIEW - LOCKERS & TOWELS
1:20



3 SECTION - LOCKERS
1:20



4 3D VIEW - LOCKERS & TOWELS



2 ELEVATION - LOCKERS & TOWELS
1:20

Kingborough Council
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Project
THE YARD GYM
1 ASCOT DRIVE, HUNTINGFIELD

Project No.
00060

Drawing
LOCKERS & TOWELS

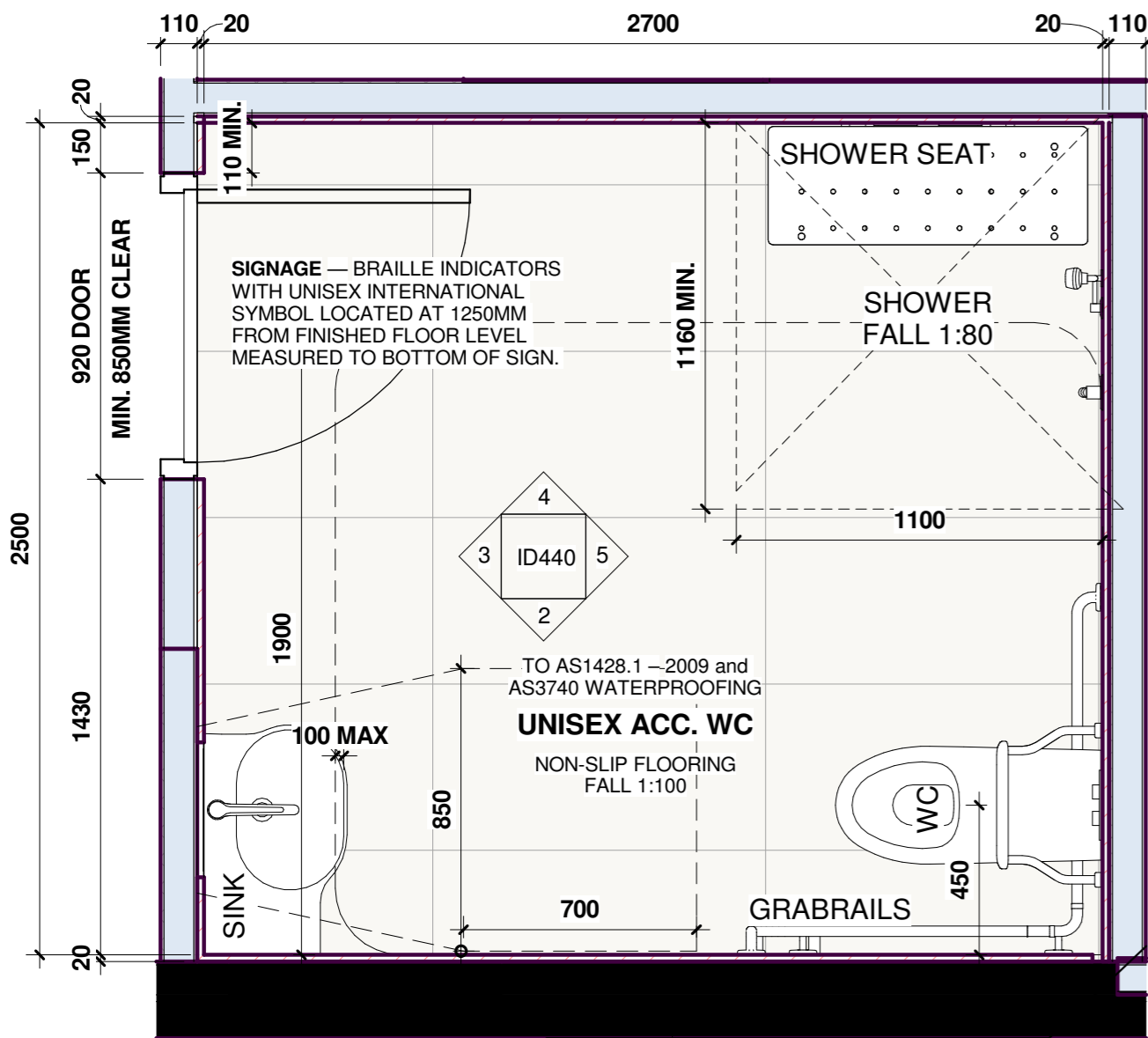
Date
27/03/2024

Drawing Status
INTERIOR DESIGN

Scale at A2
1:20

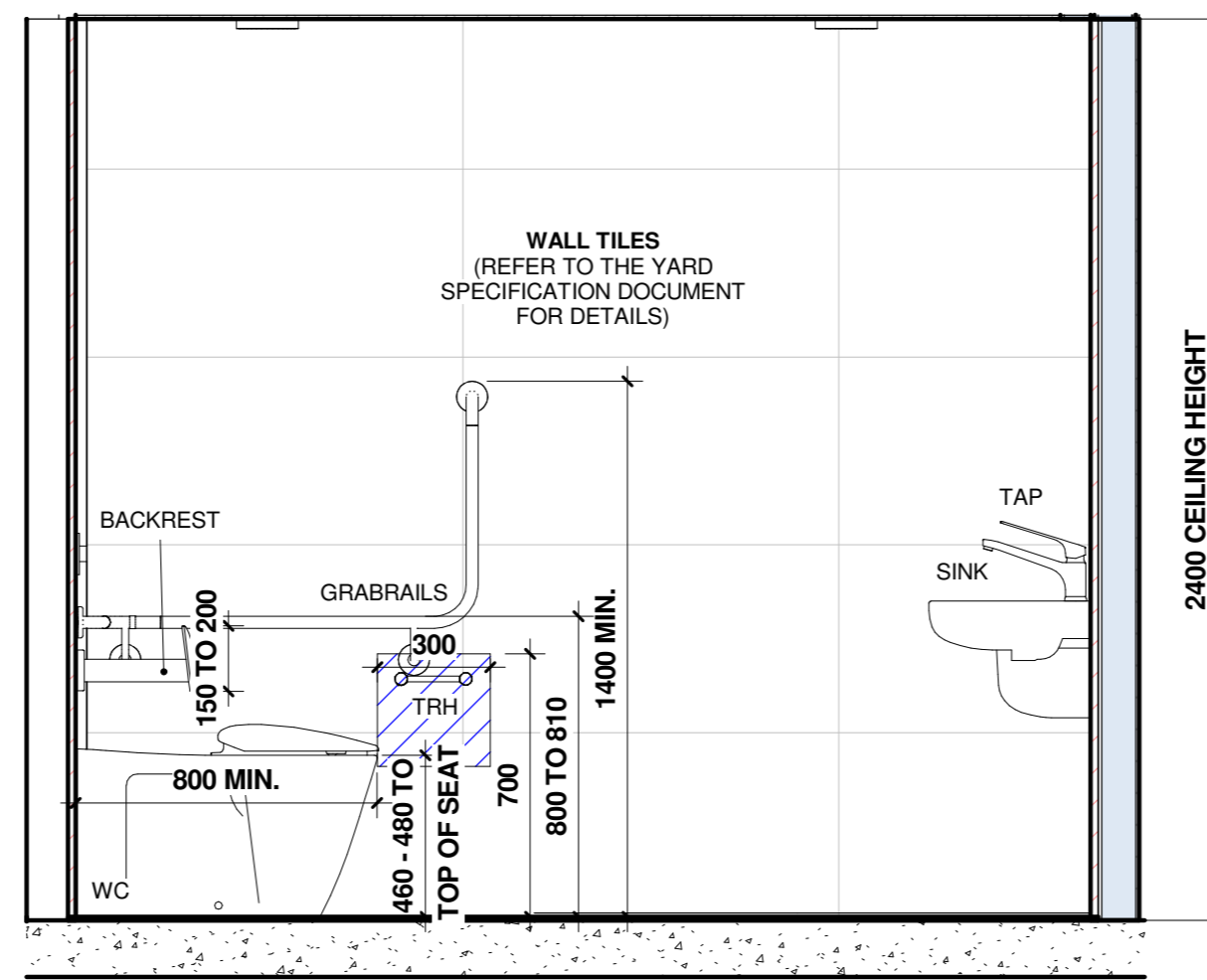
Drawing No.
ID430

Revision
1

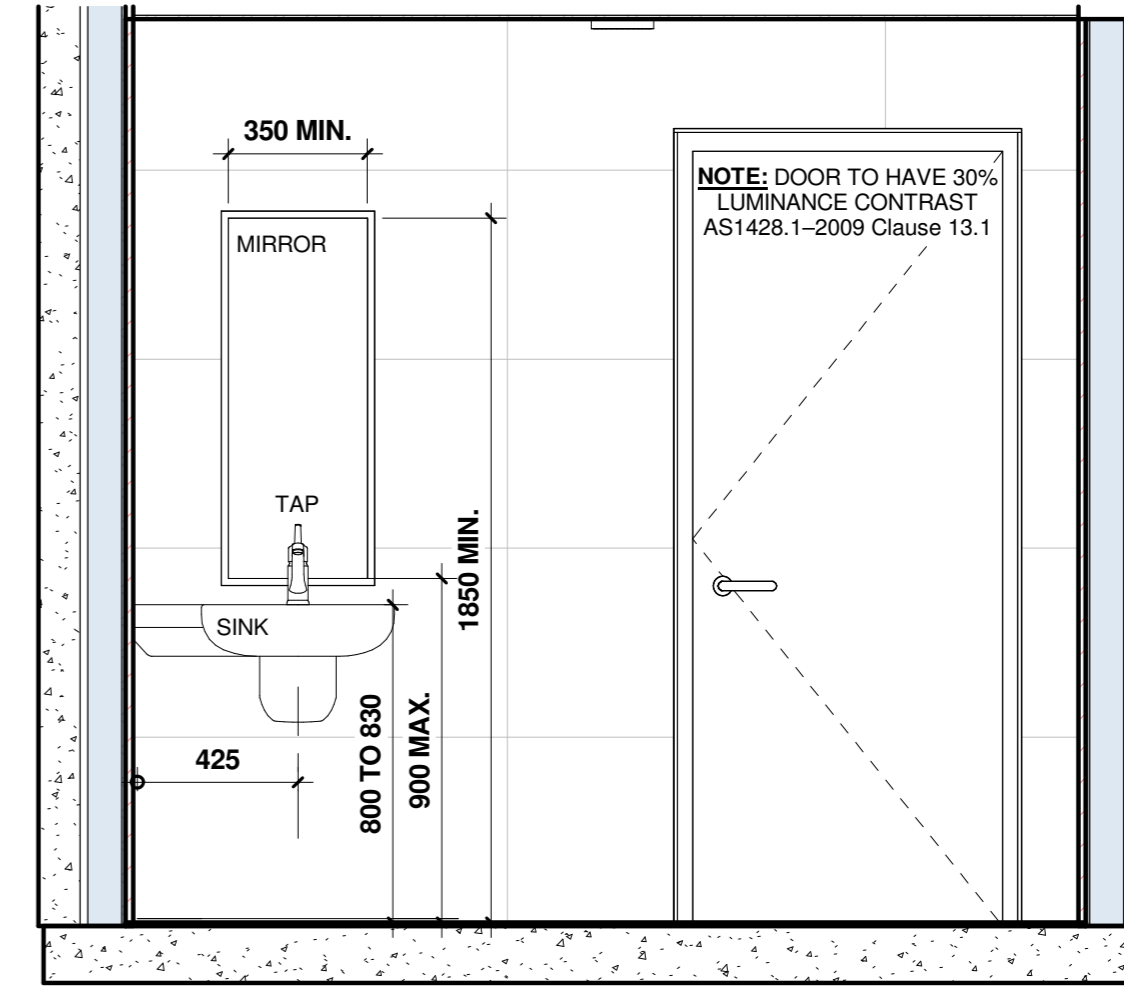


1 ACCESSIBLE WC
X
1:20

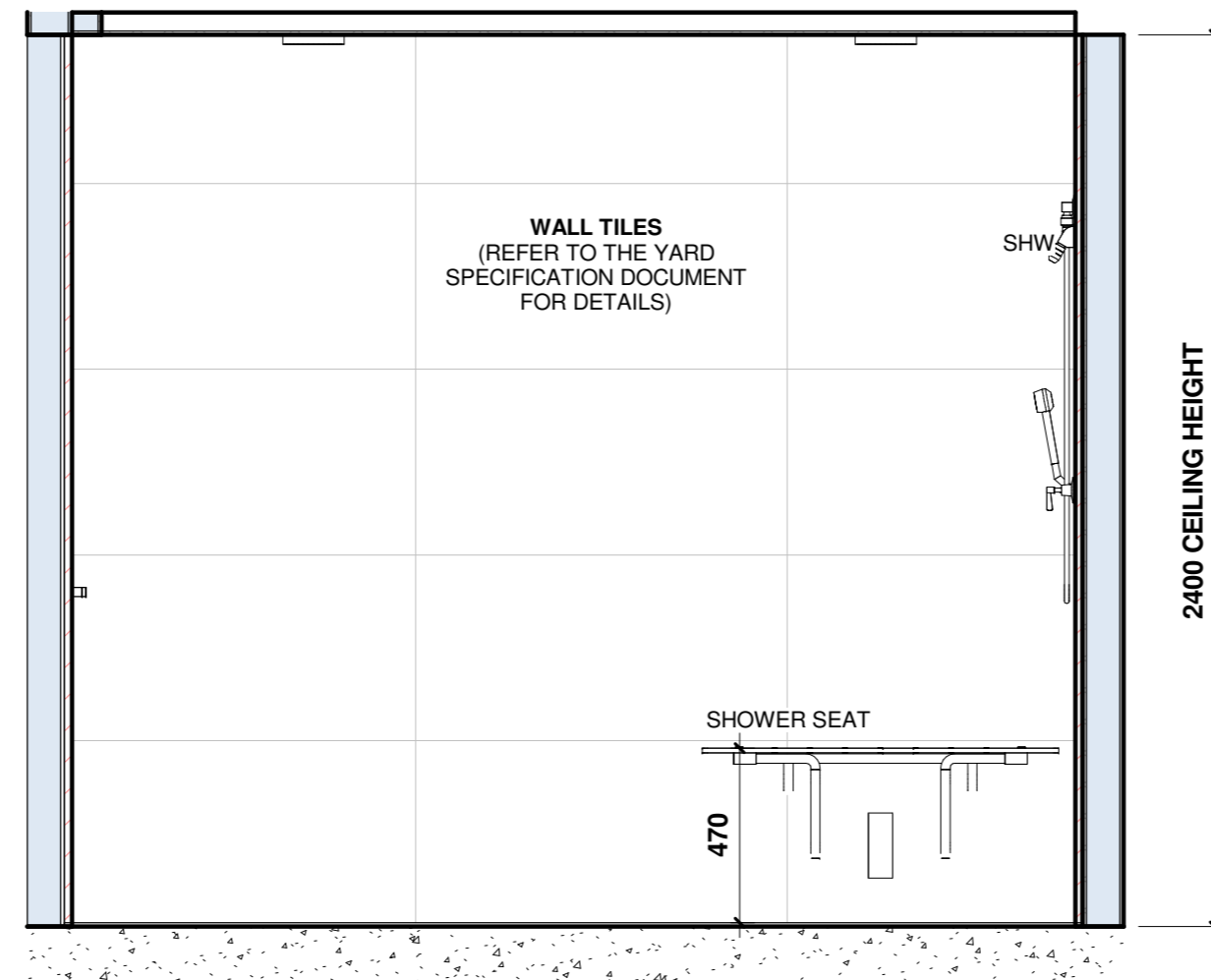
NOTE: DOOR TO HAVE 30% LUMINANCE CONTRAST AS1428.1-2009 Clause 13.1



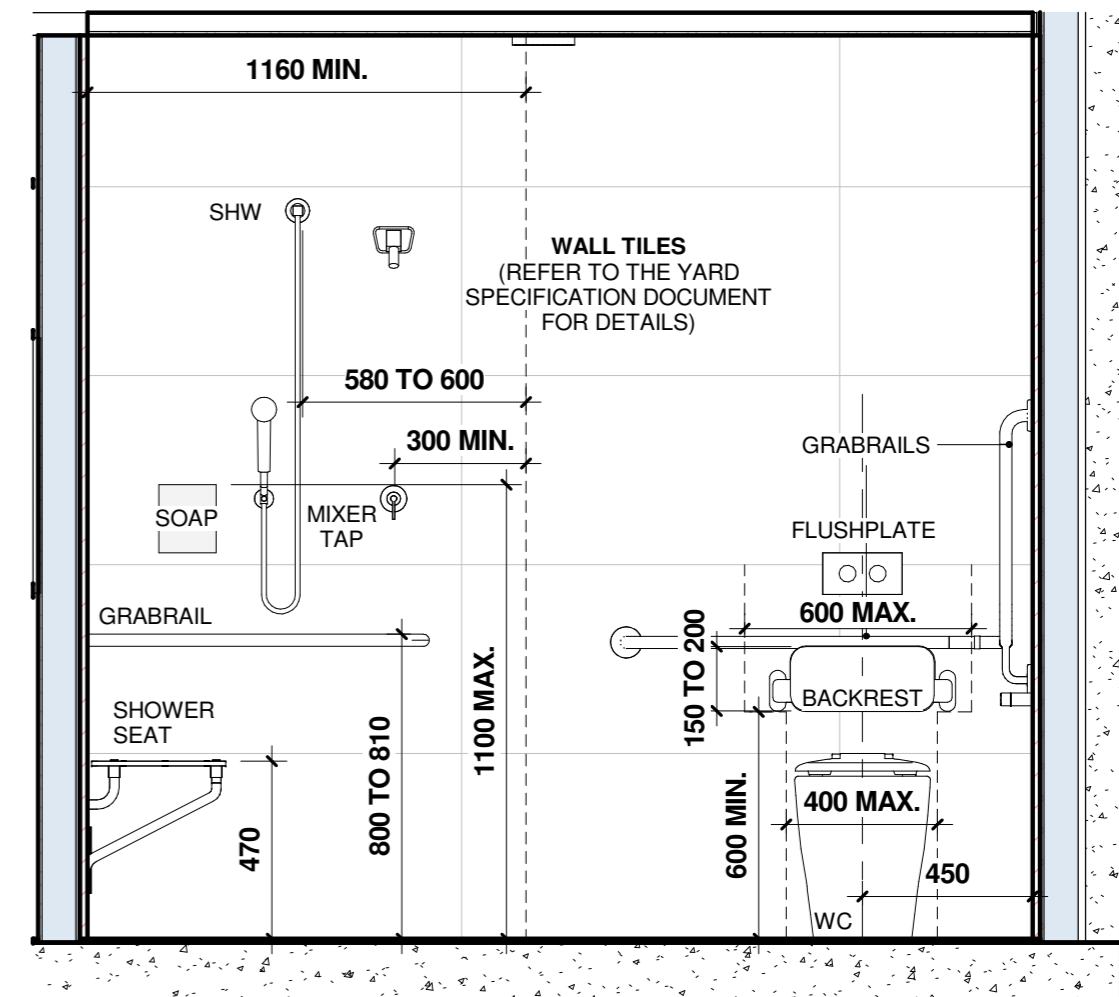
2 ACC WC - ELEVATION A
ID440
1:20



3 ACC WC - ELEVATION B
ID420
1:20



4 ACC WC - ELEVATION C
ID440
1:20



5 ACC WC - ELEVATION D
ID420
1:20

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Project
THE YARD GYM
1 ASCOT DRIVE, HUNTINGFIELD

Project No.
00060

Drawing
ACCESSIBLE BATHROOM

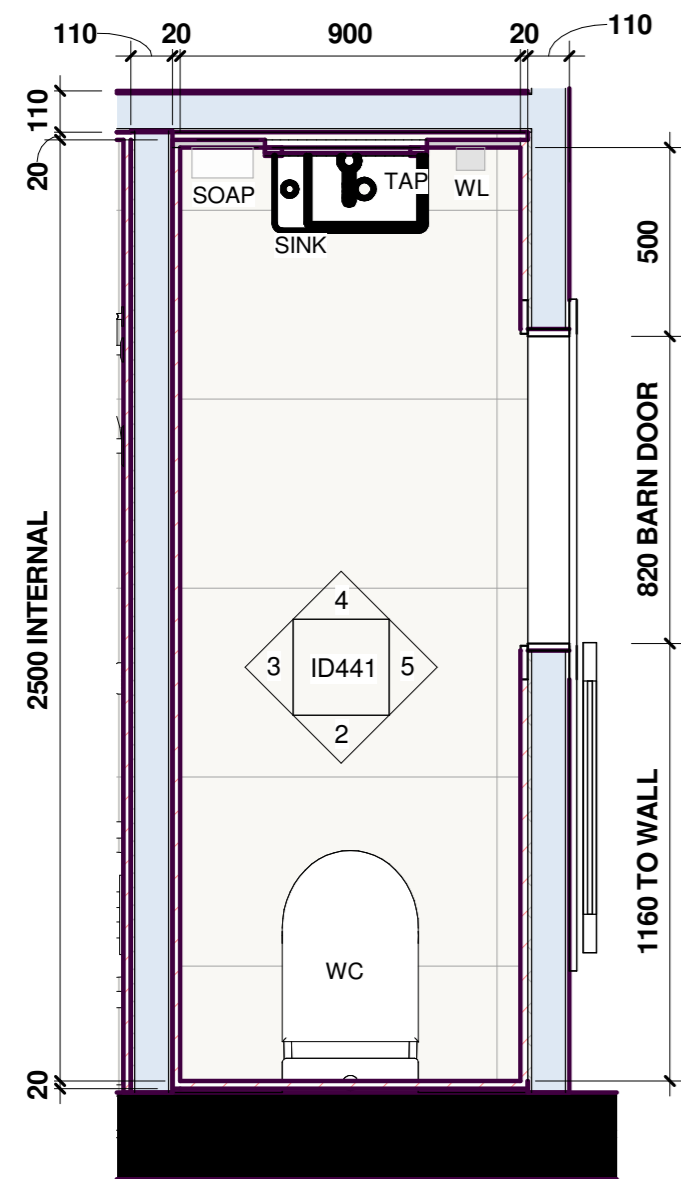
Date
27/03/2024

Drawing Status
INTERIOR DESIGN

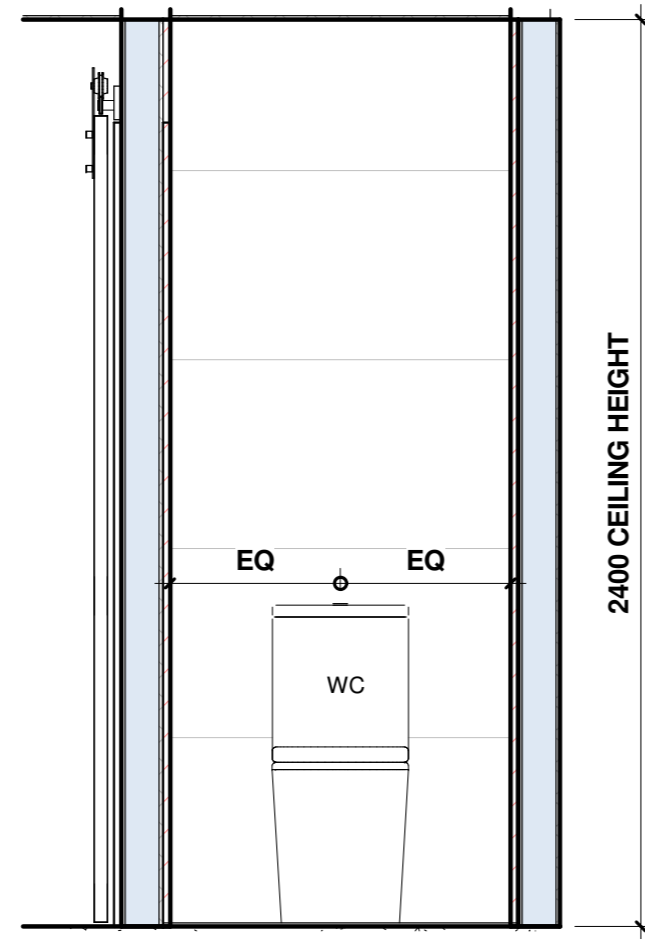
Scale at A2
1:20

Drawing No.
ID440

Revision
1



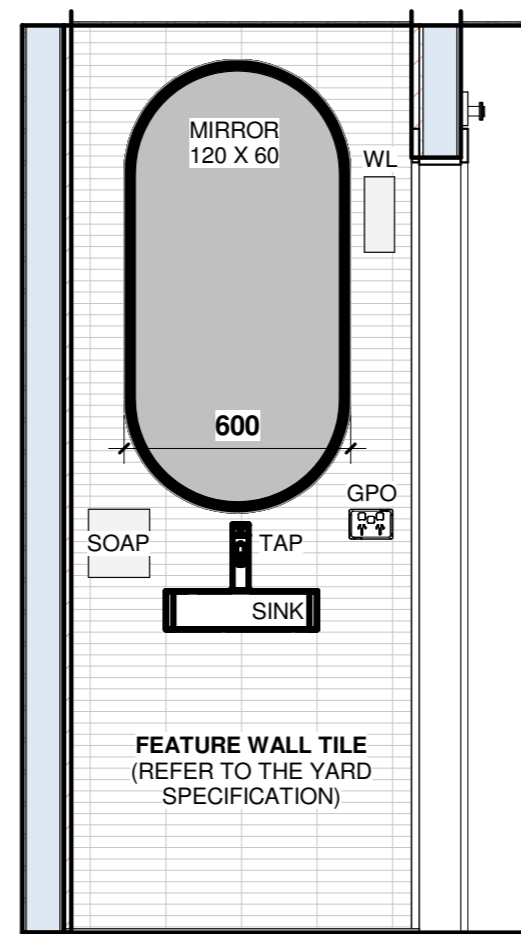
1 UNISEX WC
X 1:20



2 UNISEX WC - ELEVATION A
ID440 1:20



3 UNISEX WC - ELEVATION B
ID420 1:20



4 UNISEX WC - ELEVATION C
ID440 1:20



5 UNISEX WC - ELEVATION D
ID420 1:20

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Project
THE YARD GYM
1 ASCOT DRIVE, HUNTINGFIELD

Project No.
00060

Drawing
UNISEX BATHROOM

Date
27/03/2024

Drawing Status
INTERIOR DESIGN

Scale at A2
1:20

Drawing No.
ID441

Revision
1