



SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 24 Falcon Street, Primrose Sands

PROPOSED DEVELOPMENT:

RESIDENTIAL - DWELLING & ANCILLARY DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **4:45pm Tuesday 9th March 2021**. Any person may make representation in relation to the proposal/s by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **4:45pm Tuesday 9th March 2021**.

APPLICANT: Dirt Building Design

DATE: 18 February 2021

APPLICATION NO: DA 2020 / 440 - 1



24 Falcon Street, Primrose Sands - The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until 4:45pm Tuesday 9th March 2021

Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

23-Feb-2021

20 m

The access will need to be sealed from the property boundary to the edge of the road seal. The seal is to be hot bitumen two coat seal (as a minimum standard) over a minimum 200mm thick compacted FCR base material, in accordance with Council's current. Standard Drawing TSD-R03-v1 and to the satisfaction of Council's Municipal Engineer prior to the use commencing. EXISTING DRAINS PIPE AND SIDES ON SITE.

DRIVEWAY DRAINAGE IS TO BE DIRECTED INTO THE ROAD SIDE TABLE DRAIN WITH APPROPRIATE MEASURES TO MITIGATE EROSION - ROCK LINED DRAIN FOR THE LENGTH OF THE DRIVEWAY

DRIVEWAY TO BE CONSTRUCTED USING A SUB-BASE 300mm USING 60mm ROCK, WELL GRADED AND A FINISHED PAVEMENT 150mm USING 20mm FCR CLASS A MATERIAL OR TO ENGINEERS INSTRUCTIONS

SITE INFORMATION

LOT:	68
TITLE:	6745
LAND AREA:	669m ²
UPPER HOUSE SIZE:	99m ²
LOWER HOUSE SIZE:	66m ² - 6m ² for stairs and plant room giving 60m ²
DECK:	95m ²
CARPORT:	34m ²
COUNCIL:	SORELL COUNCIL
ZONING:	12.0 LOW DENSITY RESIDENTIAL
BAL:	NR
WIND CLASSIFICATION:	N3
SOIL CLASSIFICATION:	CLASS A
CLIMATE ZONE:	7
ENERGY RATING:	XX STARS
DEVELOPMENT CLASS	1A

Using a DR of 40L/m²/day for **secondary treated effluent**, an absorption area of at least 15m² is required. A secondary treatment system includes and septic tank connected to a geometries sand filter (e.g. Elena or AMES) OR a packaged treatment system (i.e. Aerated Wastewater Treatment System BATTs - e.g. Environ, Zip Killeen, Monocycle etc. connected to a modified absorption bed).

As primary treated effluent requires 18m minimum setback from a downside boundary then it is highly unlikely that a septic tank and trenches would fit onsite. Therefore, it is recommended that a house no bigger than a 3 bedroom dwelling be built onsite and a secondary treatment system to be use onsite.

IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING

Carparking 3

NORTH

neighboring house

Turning

rocks to be curved and be sorted on site by owner and builder

Carparking 2

Carparking 1

DRIVE WILL NEED TO BE GRAVED TO CARPORT

PROPOSED WASTE WATER ABSORPTION AREA

SEE GE REPORT OCT 18 updated august 2020 report attached

BM NAIL IN HEAD WALL URL 31.35

Discretion outside building envelope

1700mm high screen as per 12.4.6.

7° 03' 41" 7.05 m

1700mm high screen as per 12.4.6.



Dirt Building Design
6 Hilltop Place
Dodges Ferry 7173
Email: admin@dirtdesign.com.au
PH: 03 6112 0402
Building Designer:
Eli Jorgensen
Accreditation No: CC62365
Bush Fire Accreditation: BFA-139



Client:
REBECCA KELLEY
Address:
24 FALCON ST
PRIMROSE SANDS TAS 7173

Sheet Name:
SITE PLAN
Title
6745/68

Revision Number	Description	Date
2	RFI	8.2.2021
3	RFI 2	14.2.2021

SITE PLAN

1 : 200

Issue: RFI-47 FALCON ST

Drawn: ELI JORGENSEN

Scale: 1 : 200 Size: A3 Date: 8.2.2021

Project: 20500 Sheet: A01 Rev: 3

ONLY THE DECK IS OUTSIDE
SEE SITE PLAN

NORTH ELEVATION

1 : 100

WINDOWS

Mark	Height	Width	Comments
W1	800	600	
W2	1600	1600	FROSTED
W3	1200	2400	
W4	2100	1800	
W5	2100	1800	
W6	1000	2400	

DOORS

Mark	Height	Width	Comments
D1	2040	820	
D2	2040	820	
D3	2040	820	
D4	2040	820	
D5	2100	2800	
D6	2100	2800	
D7	2100	3800	by-flood doors
D8	2040	920	
D9	2100	3800	
D10	2100	1800	
D11	2100	1800	
D13	2100	3300	
D14	2100	3800	
D15	2040	720	
D16	2100	3300	
D17	2040	820	
D18	2040	820	

IF THE DECK IS CONSTRUCTED OVER 1000mm ABOVE NATURAL GROUND LEVEL
A HANDRAIL MUST BE PROVIDED.
ALL STRUCTURAL ELEMENTS TO THE ENGINEERINGS SPECIFICATIONS
AND THE AUSTRALIAN STANDARDS

ROOF :
colourbond
colour: surfmist

CLADDINGS:

UPSTAIRS
varical stria james ahrdie
colour:
vivid white

DOWNSTAIRS
cement sheet
colour:
vivid white

ALL WINDOWS AND DOORS TO
BE ALUMINIUM, THERMALY BROKEN
AND DOUBLE GLAZED

EAST ELEVATION

1 : 100



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Sheet Name:
ELEVATIONS
Title
6745/68

Revision Number	Description	Date
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Drawn: ELI JORGENSEN

Scale: 1 : 100 Size: A3 Date: 8.2.2021

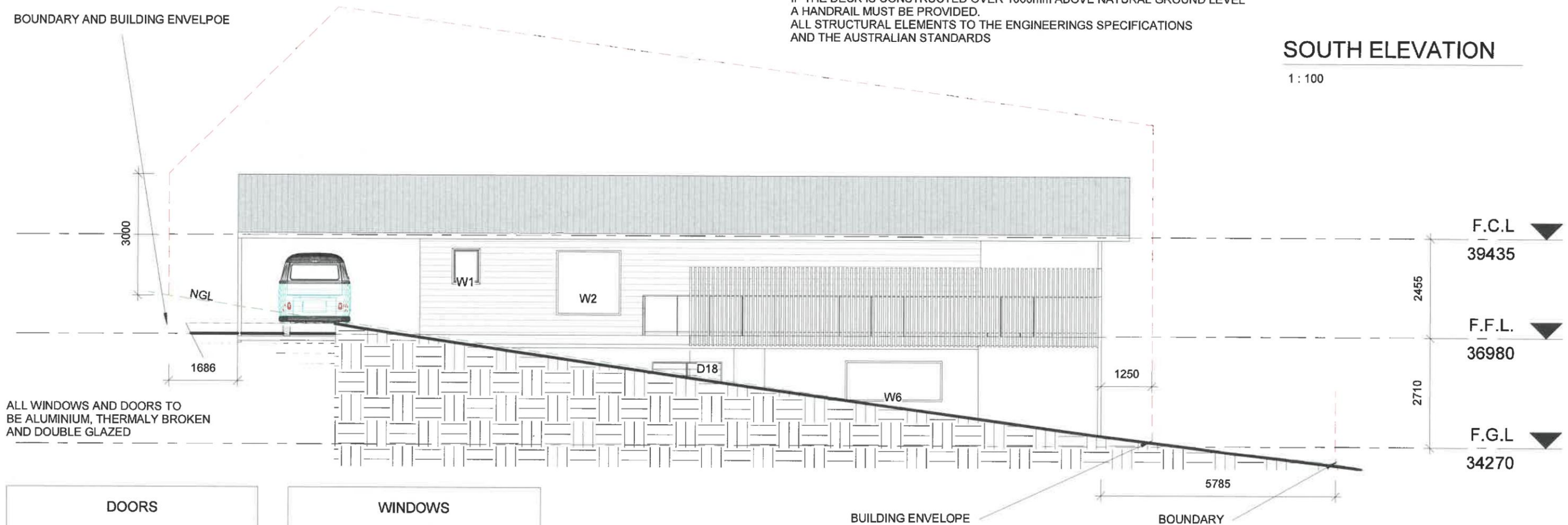
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AND THE AUSTRALIAN STANDARDS

SOUTH ELEVATION

1 : 100

BOUNDARY AND BUILDING ENVELOPE



DOORS

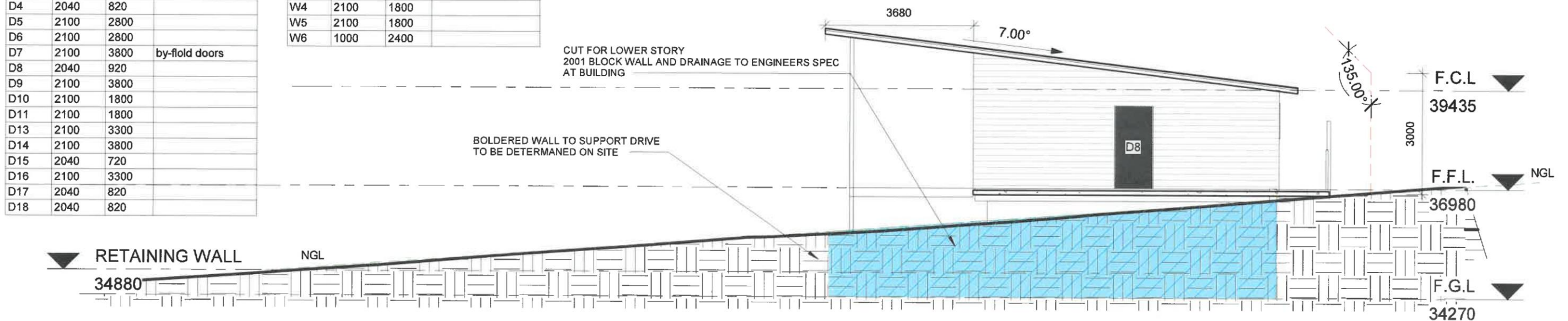
Mark	Height	Width	Comments
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D2	2040	820	
D3	2040	820	
D4	2040	820	
D5	2100	2800	
D6	2100	2800	
D7	2100	3800	by-fold doors
D8	2040	920	
D9	2100	3800	
D10	2100	1800	
D11	2100	1800	
D13	2100	3300	
D14	2100	3800	
D15	2040	720	
D16	2100	3300	
D17	2040	820	
D18	2040	820	

WINDOWS

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W4	2100	1800	
W5	2100	1800	
W6	1000	2400	

WEST ELEVATION

1 : 100



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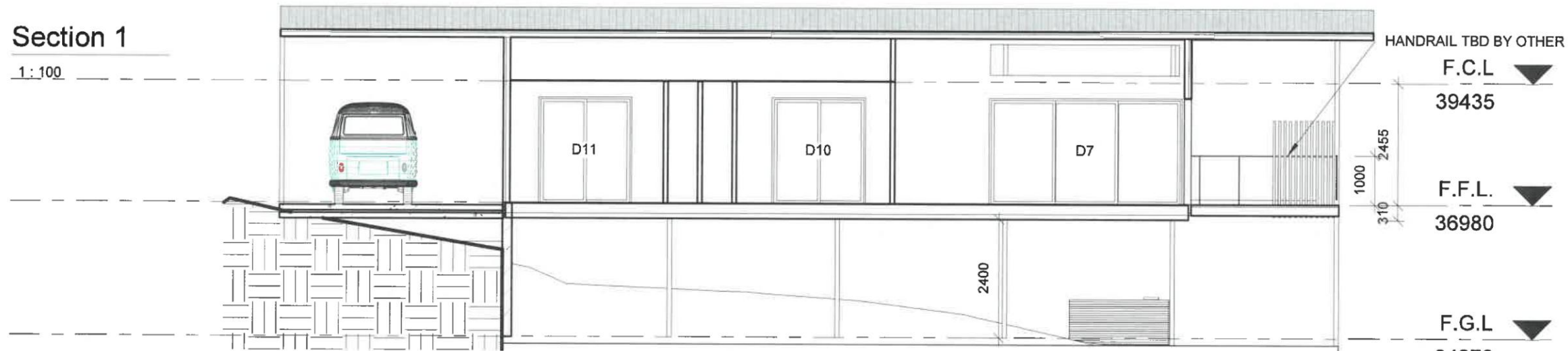
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Project: 20500 Sheet: A05 Rev: 2

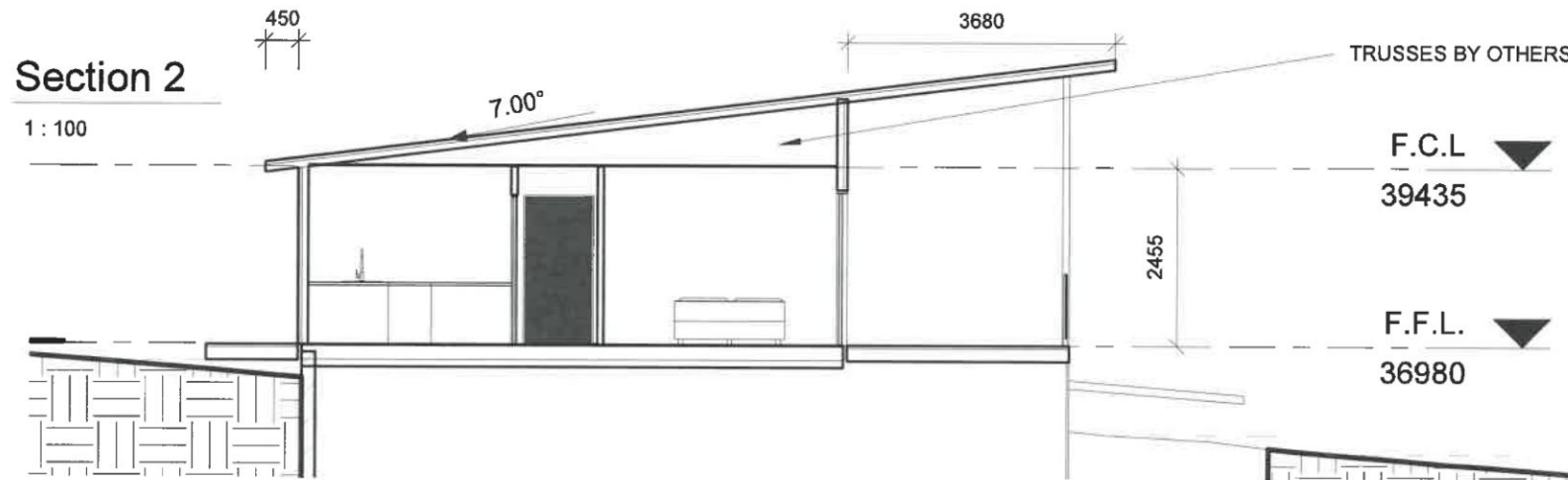
Section 1

1:100



Section 2

1:100



INSULATION NOTE

- ROOF -** R5.0 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
- WALLS:**
Internal - R2.5 Batts To Manufactures Specifications
External - R2.5 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
- TIMBER FLOORS -** Suspended timber floor with Kingspan Aircell Permifloor under joists.
- CONCRETE FLOOR -** 50mm Kooltherm K3 floorboard or similar beneath slab.
- VENTILATION -** All bathroom, kitchen and laundry vents to external eave lines with one way flaps,

DOORS

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D2	2040	820	
D3	2040	820	
D4	2040	820	
D5	2100	2800	
D6	2100	2800	
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D9	2100	3800	
D10	2100	1800	
D11	2100	1800	
D13	2100	3300	
D14	2100	3800	
D15	2040	720	
D16	2100	3300	
D17	2040	820	
D18	2040	820	

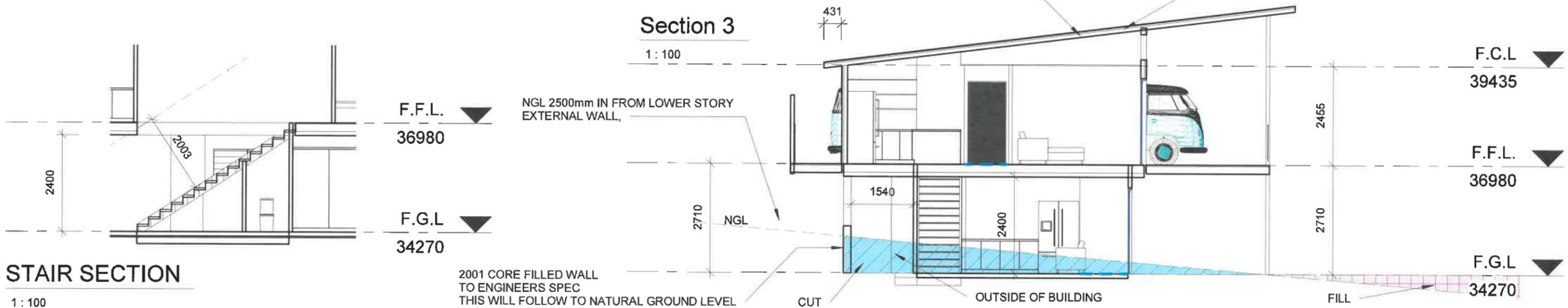
WINDOWS

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W1	800	600	
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W3	1200	2400	
W4	2100	1800	
W5	2100	1800	
W6	1000	2400	

ALL WINDOWS AND DOORS TO BE ALUMINIUM, THERMALY BROKEN AND DOUBLE GLAZED CLARKE WINDOWS

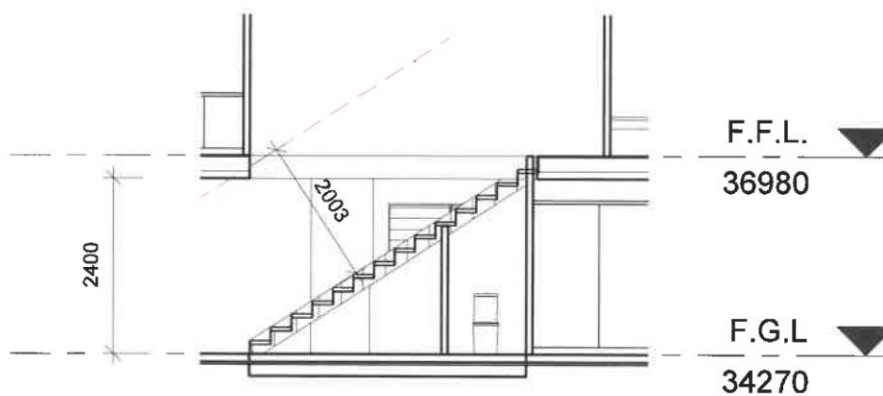
Section 3

1:100



STAIR SECTION

1:100



2001 CORE FILLED WALL TO ENGINEERS SPEC THIS WILL FOLLOW TO NATURAL GROUND LEVEL



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Accreditation No: CC62365
Bush Fire Accreditation: BFA-139



Client:
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Sheet Name:
SECTIONS
Title
6745/68

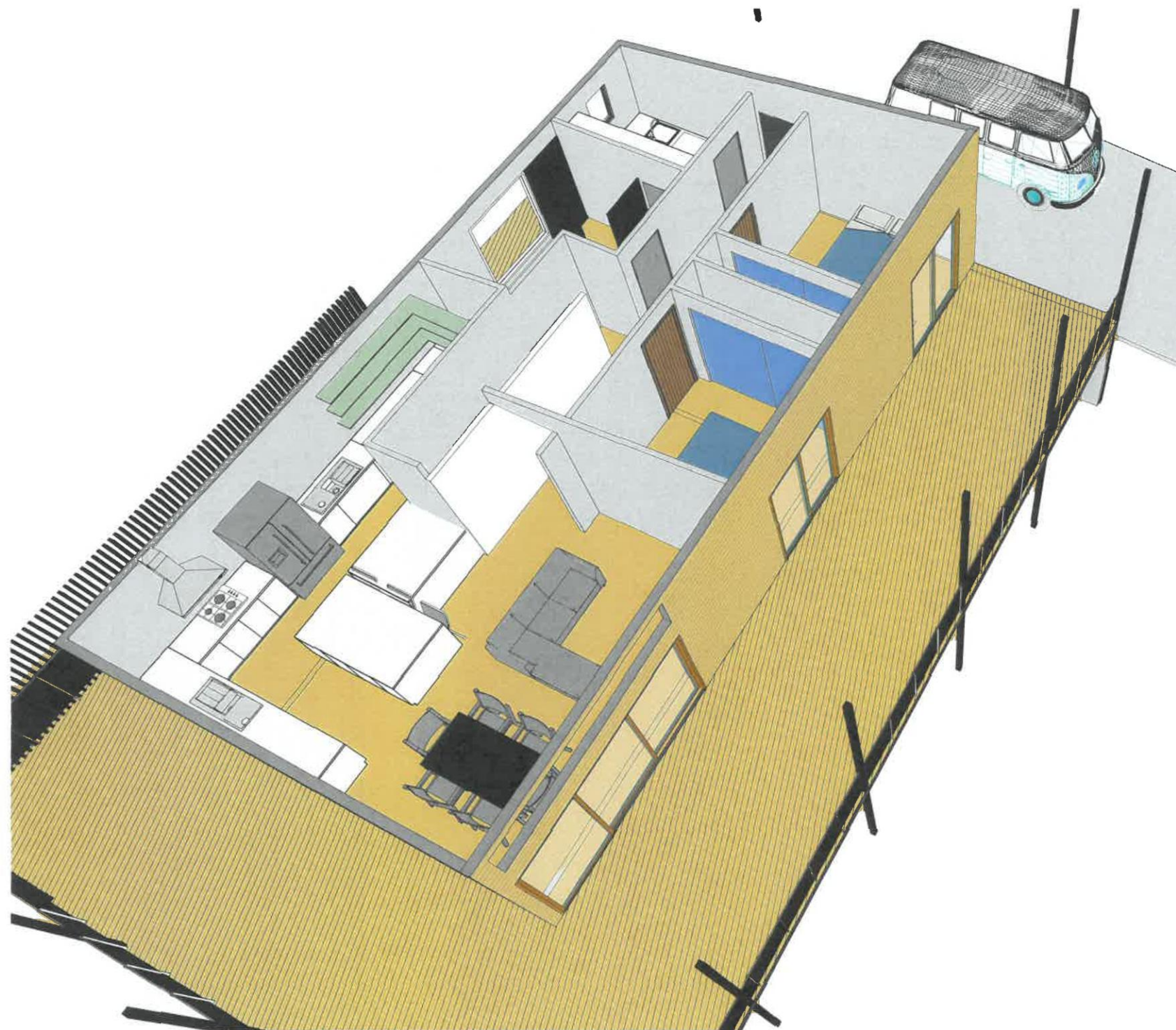
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Scale: 1:100 Size: A3 Date: 8.2.2021

Project: 20500 Sheet: A06 Rev:



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Sheet Name:
3D IMAGES
Title
6745/68

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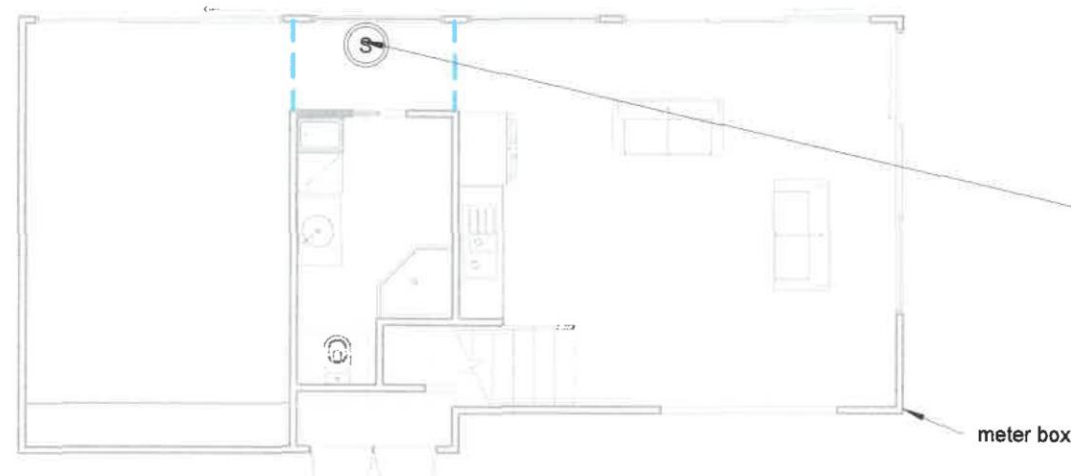
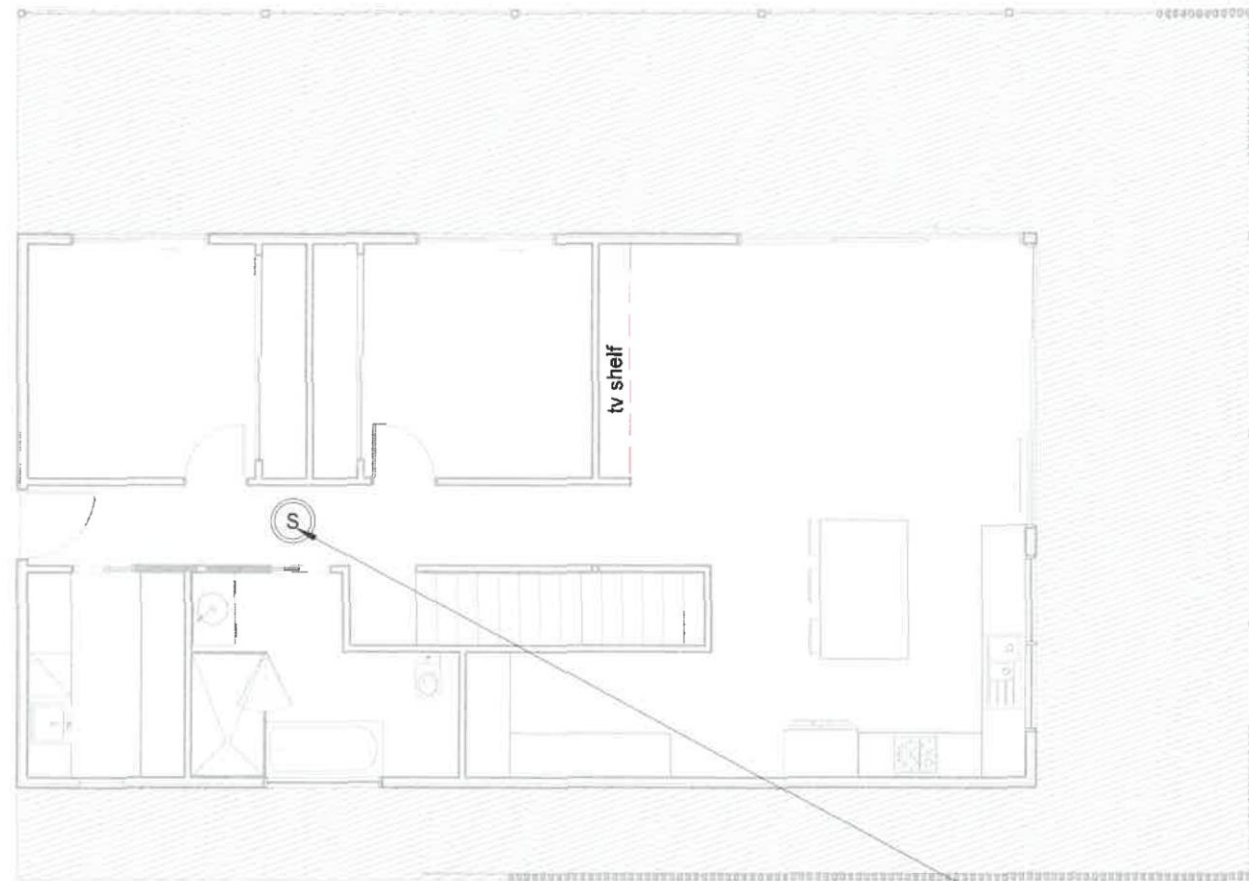
3D FLOOR PLAN

Issue: RFI-47 FALCON ST

Drawn: ELI JORGENSEN

Scale: Size: A3 Date: 8.2.2021

Project: 20500 Sheet: A07 Rev:



TO BE DETERMINED ON SITE WITH BUILDER

SYMBOL	FIXTURE / FITTING	No.
	LIGHT- WALL MOUNTED EXTERIOR	
	LIGHT - WALL MOUNTED INTERIOR	
	LIGHT - LED RECESSED DOWNLIGHT IC-F or IC-4 RATED	
	LIGHT - DOWNLIGHT EXTERIOR	
	LIGHT - LED CEILING MOUNTED	
	BOLLARD	
	EXHAUST FAN WITH HEAT LAMP- CEILING	
	LIGHT - WALL MOUNTED STAIR LIGHT 300mm ABOVE GROUND	
	EXHAUST FAN	
	SWITCH - SINGLE POLE ONE WAY	
	SWITCH - SINGLE POLE ONE WAY WITH DIMMER	
	SWITCH - SINGLE POLE TWO WAY	
	SWITCH - TWO POLE	
	SWITCH - THREE POLE	
	GPO - SINGLE	
	GPO - DOUBLE	
	GPO - SINGLE EXTERIOR	
	OUTLET - SPEAKERS WALL MOUNTED	
	OUTLET - SPEAKERS CEILING MOUNTED	
	LED SLIM CEILING BATTEN TUBES LIGHT	
	TELEVISION	
	INTERCOM WALL MOUNTED	
	HEAT LAMP- CEILING MOUNTED	
	CEILING MOUNTED FAN WITH LIGHT AND REMOTE CONTROL	
	LIGHT- WALL MOUNTED UNDERWATER LIGHT	
	PENDENT LIGHT	
	SMOKE ALARM - HARD WIRED & INTERCONNECTED IF MORE THAN ONE	

ALL LIGHT SWITCHES 1000mm ABOVE FLOOR UNLESS OTHERWISE STATED
LIFT, OVEN AND SMOKE DETECTORS TO BE HARDWIRED

ALL GPO's 300mm ABOVE FLOOR UNLESS OTHERWISE INDICATED
WITH A HEIGHT SHOWN ADJACENT TO THE ICON

Smoke Alarms: Smoke Alarms are to install in accordance with
NCC BCA Vol 2 Part 3.7.5 Smoke Alarms



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Sheet Name:
LIGHTING PLAN
Title
6745/68

Revision Number	Description	Date
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LIGHTING PLAN

1 : 100

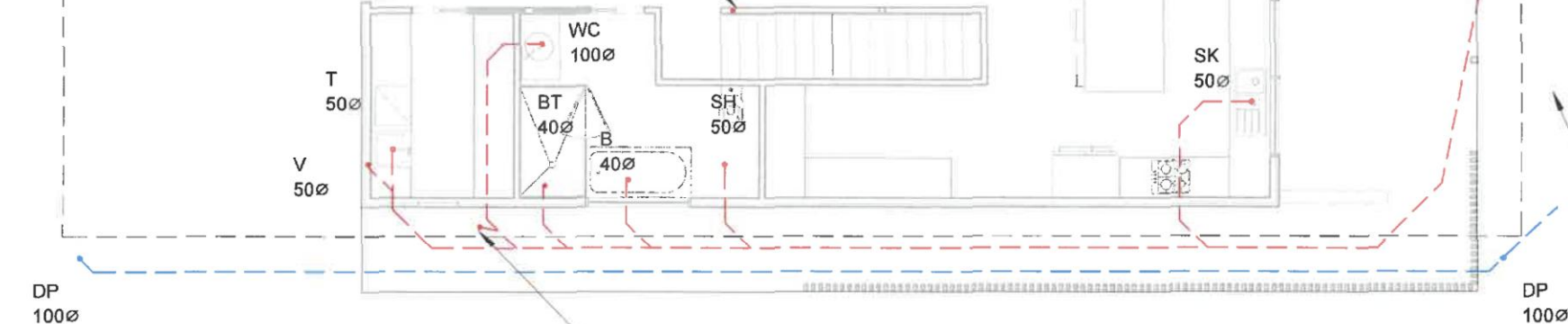
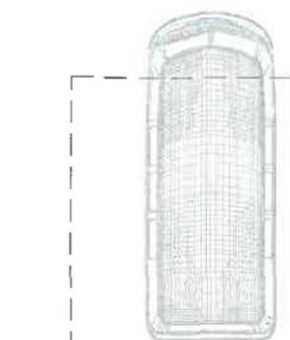
Issue: RFI-47 FALCON ST

Drawn: ELI JORGENSEN

Scale: As indicated Size: A3 Date: 8.2.2021

Project: 20500 Sheet: A08 Rev:

VENT UP FROM DOWN STAIRS



UPPER PLUMBING PLAN

1 : 100

Overflow Relief Gully ORG.
Top of ORG to be minimum
150mm below lowest sanitary
fixture. Tap over ORG

PLUMBING

PLUMBING AND DRAINAGE SHALL COMPLY WITH AS 3500,
NCC VOL 3 AND THE TASMANIAN REGULATIONS.
PROVIDE MEMBRANE TO ALL WET AREAS TO THE BCA
AND AUSTRALIAN STANDARDS.
HOT AND COLD WATER RETICULATION BRANCHES TO EACH
INDIVIDUAL FIXTURE.
FIT RWC OR SIMILAR TEMPERATURE CONTROL VALVE
TO LIMIT WATER TEMP AT BASIN, BATH, SHOWER ETC. TO 50° IN
ACCORDANCE WITH AS3498 & NCC Vol 3 Tas B2.6(2)(d)

ROOF PENETRATIONS

ROOF PENETRATIONS, INCLUDING ROOF AND EAVE VENTS,
ROOF-MOUNTED EVAPORATIVE COOLER UNITS,
SOLAR SYSTEMS, EVACUATED TUBE SYSTEMS,
AERIALS, VENTS AND PIPES SHALL BE ADEQUATELY
SEALED AT THE ROOF.
ROOF AND EAVE VENTS GAPS NO GREATER THAN 2mm

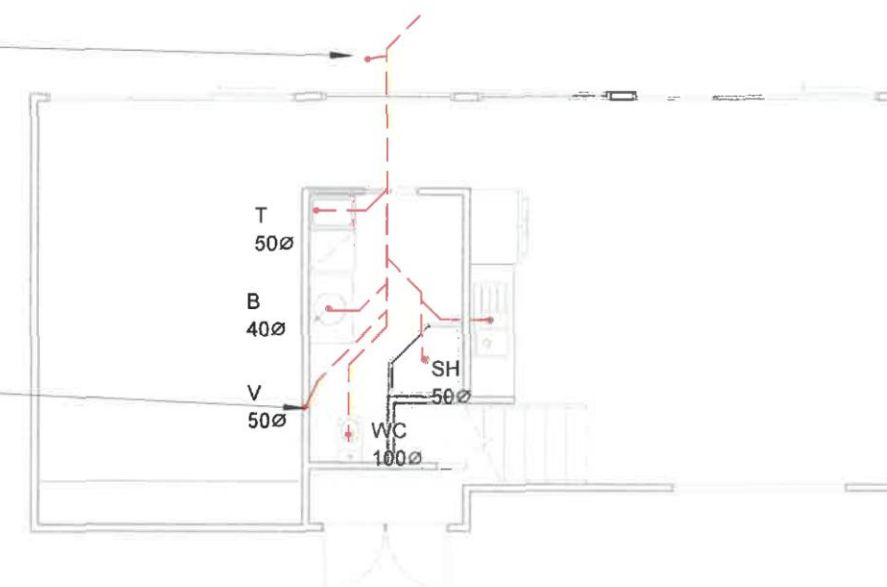
KEY

SH	SHOWER
B	BASIN
BT	BATH
WC	TOILET
SK	SINK
DW	DISHWASHER
WM	WASHING MACHINE
TR	TROUGH
HWU	HOT WATER UNIT
V	VENT
DP	DOWN PIPE
IO	INSPECTION OUTLET
ORG	OVERFLOW RELIEF GULLY
SP	STORM WATER PITS 450mm2

	100mm DOWNPIPES - STORMWATER
	100mm PIPES - SEWER
	ROOF OVER
	WET AREAS

UPVC BELOW GROUND STORMWATER TO WATER TANKS AND THEN TO APPROVED
PUBLIC DRAIN AT ROAD SITE

VENT UP THROUGH STAIR WALL



LOWER PLUMBING PLAN

1 : 100



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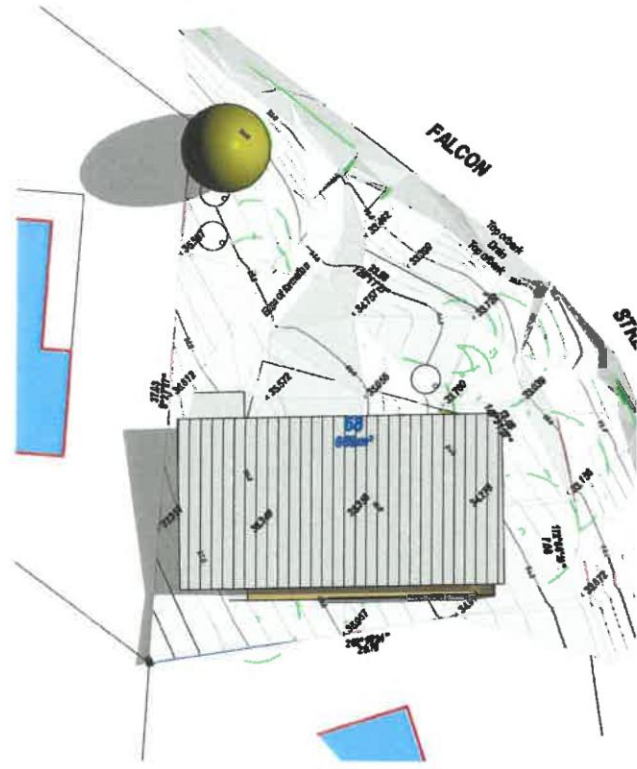
Revision Number	Description	Date
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Issue: RFI-47 FALCON ST

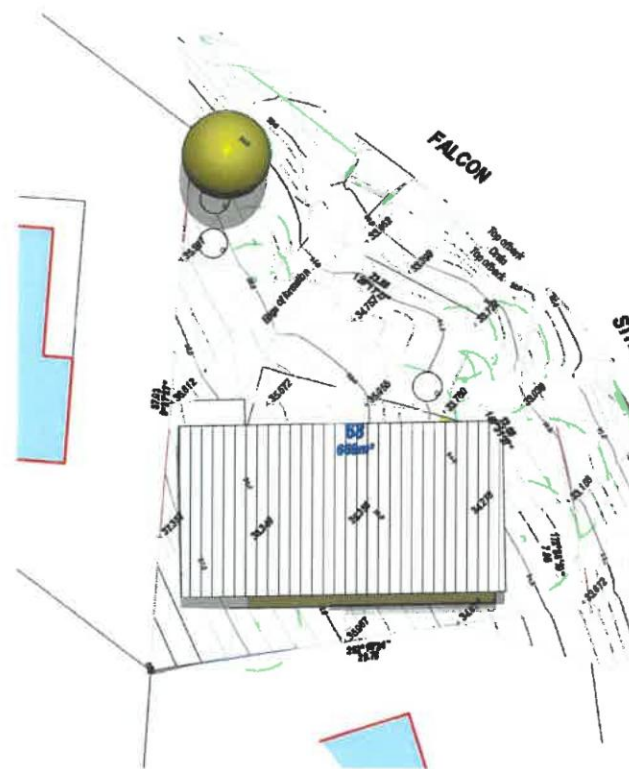
Drawn: ELI JORGENSEN

Scale: As indicated Size: A3 Date: 8.2.2021

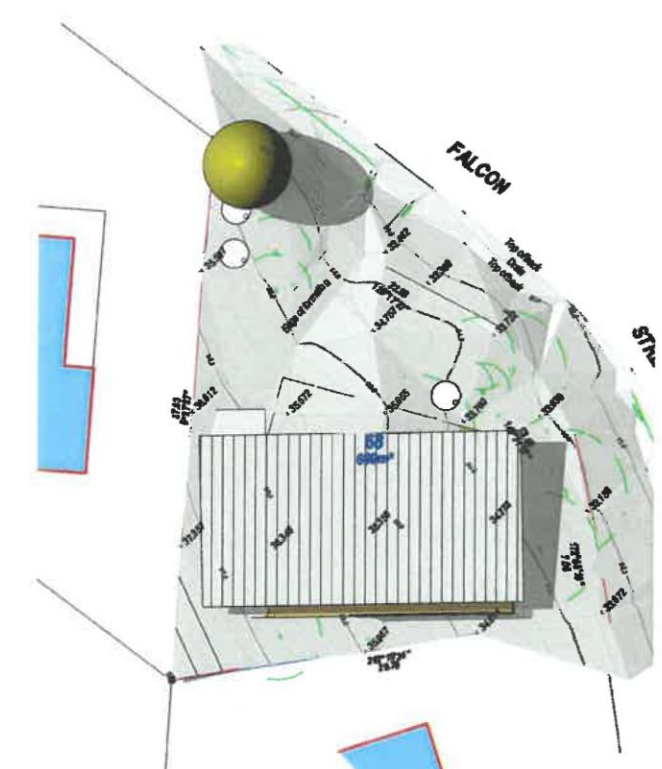
Project: 20500 Sheet: A09 Rev:



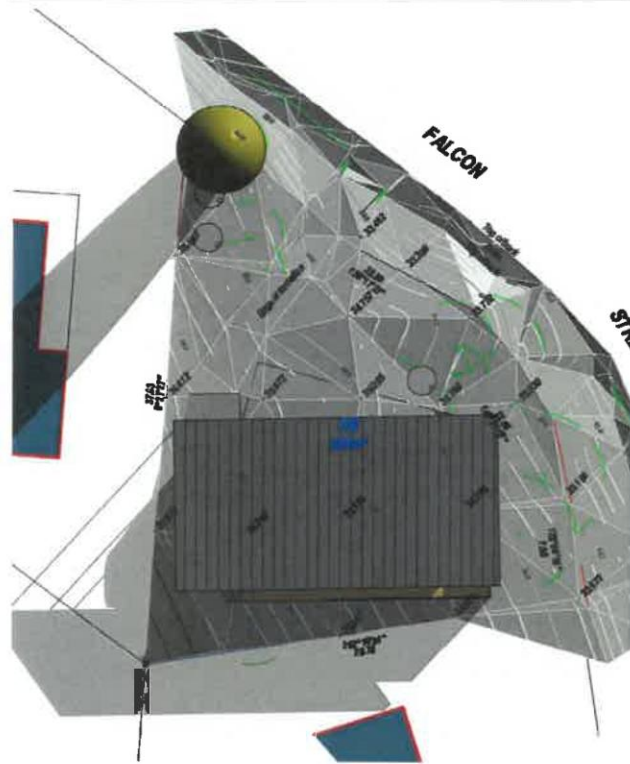
SHADOW PLAN 1.1.2021 @ 900hrs



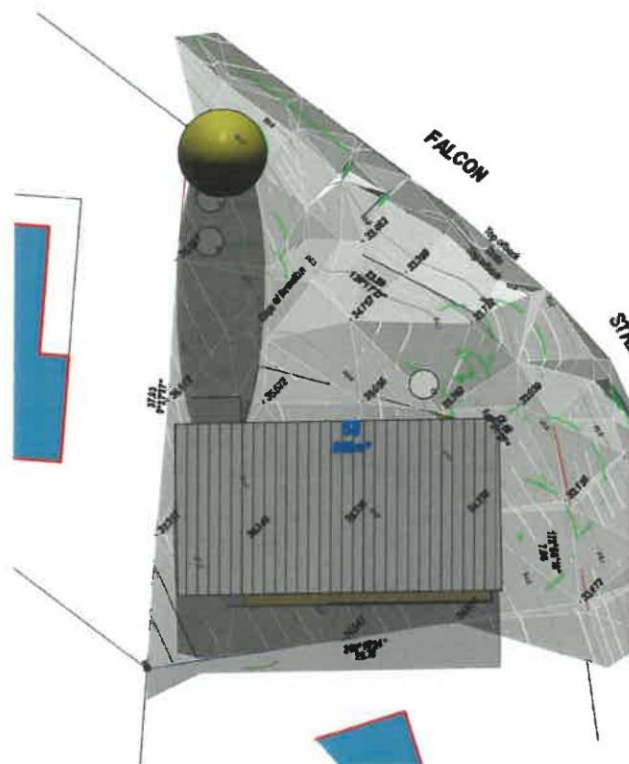
SHADOW PLAN 1.1.2021 @ 1200hrs



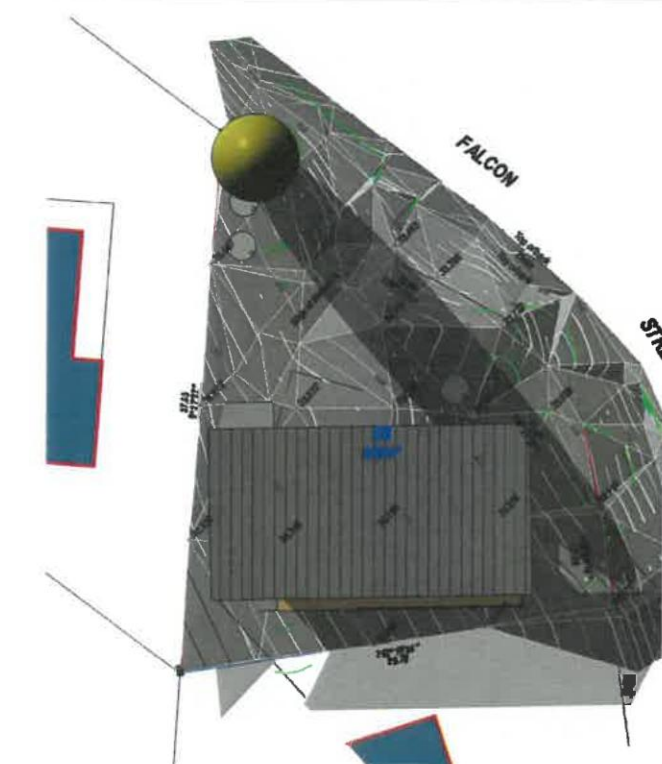
SHADOW PLAN 1.1.2021 @ 1500hrs



SHADOW PLAN 1.6.2021 @ 900hrs



SHADOW PLAN 1.6.2021 @ 1200hrs



SHADOW PLAN 1.6.2021 @ 1500hrs



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SHADOW PLAN
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