



## **SORELL COUNCIL**

# **NOTICE OF PROPOSED DEVELOPMENT**

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

**SITE: 58 Franklins Road, Kellevie**

**PROPOSED DEVELOPMENT:**

### **RESIDENTIAL - ADDITIONS TO 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](http://www.sorell.tas.gov.au) until **4:45pm Tuesday 9<sup>th</sup> March 2021**. Any person may make representation in relation to the proposal/s by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **4:45pm Tuesday 9<sup>th</sup> March 2021**.

**APPLICANT: C R Phillips**

**DATE: 18 February 2021**

**APPLICATION NO: DA 2021 / 18 - 1**





58 Franklins Road, Kellevie - 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](http://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

200 m



# PROPOSED ADDITIONS MR & MRS B PHILLIPS 58 FRANKLINS ROAD KELLEVE TASMANIA

## DRAWING INDEX

- A01 COVER SHEET
- A02 LOCATION PLAN
- A03 EXISTING FLOOR PLAN
- A04 PROPOSED ADDITION FLOOR PLAN
- A05 ELEVATIONS
- A06 DRAINAGE PLAN

LAND TITLE REFERENCE : D27251

REGION : A

TERRAIN CATEGORY : TBA

WIND CLASSIFICATION : TBA

SHIELDING CLASSIFICATION : TBA

SOIL CLASSIFICATION :TBA

CLIMATE ZONE : 7

BAL LEVEL : TBA

FLOOR AREA : EXISTING RESIDENCE : 109.45m2

FLOOR AREA : PROPOSED ADDITIONS : 83.95m2

FLOOR AREA : PORTICO : 4.58m2

FLOOR AREA : TOTAL AREA : 197.98m2

**PROJECT NUMBER: 201201**

**CHECK ALL DIMENSIONS ON SITE BEFORE  
COMMENCEMENT OF ANY WORKS**

CLIENT:  
**MR & MRS B PHILLIPS**

PROJECT:  
**PROPOSED ADDITIONS 58 FRANKLINS ROAD  
KELLEVE**

DRAWING TITLE  
**COVER SHEET**

Scale:

Date:  
**08/02/2020**

Project #  
**201102**

Sheet #  
**A01**

A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2021
REV.	AMENDMENT	DATE





**CHECK ALL DIMENSIONS ON SITE BEFORE  
COMMENCEMENT OF ANY WORKS**

CLIENT:  
MR & MRS B PHILLIPS  
PROJECT:  
PROPOSED ADDITIONS 58 FRANKLINS ROAD  
KELLEVIEW

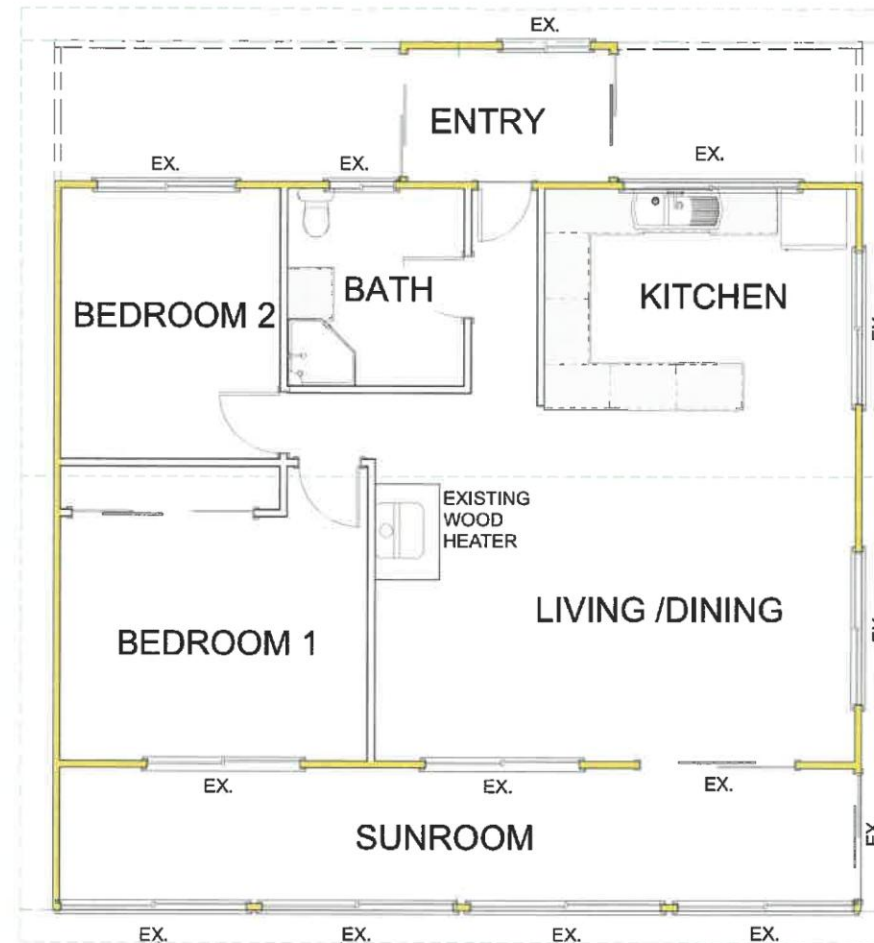
DRAWING TITLE  
LOCATION PLAN

Scale:  
1:2500 @ A3  
Project #  
201102

Date:  
08/02/2020  
Sheet #  
A02

A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2021
REV.	AMENDMENT	DATE





# **EXISTING FLOOR PLAN**

**CHECK ALL DIMENSIONS ON SITE BEFORE  
COMMENCEMENT OF ANY WORKS**

CLIENT:  
**MR & MRS B PHILLIPS**  
PROJECT:  
**PROPOSED ADDITIONS 58 FRANKLINS ROAD  
KELLEVIE**

DRAWING TITLE  
**EXISTING FLOOR PLAN**

Scale:  
**1:100 @ A3**  
Project #  
**201102**

Date:  
**08/02/2020**  
Sheet #  
**A03**

A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2021
REV.	AMENDMENT	DATE

## LEGEND AND NOTES

C.J- CONTROL JOINT

S.-SLIDING WINDOW

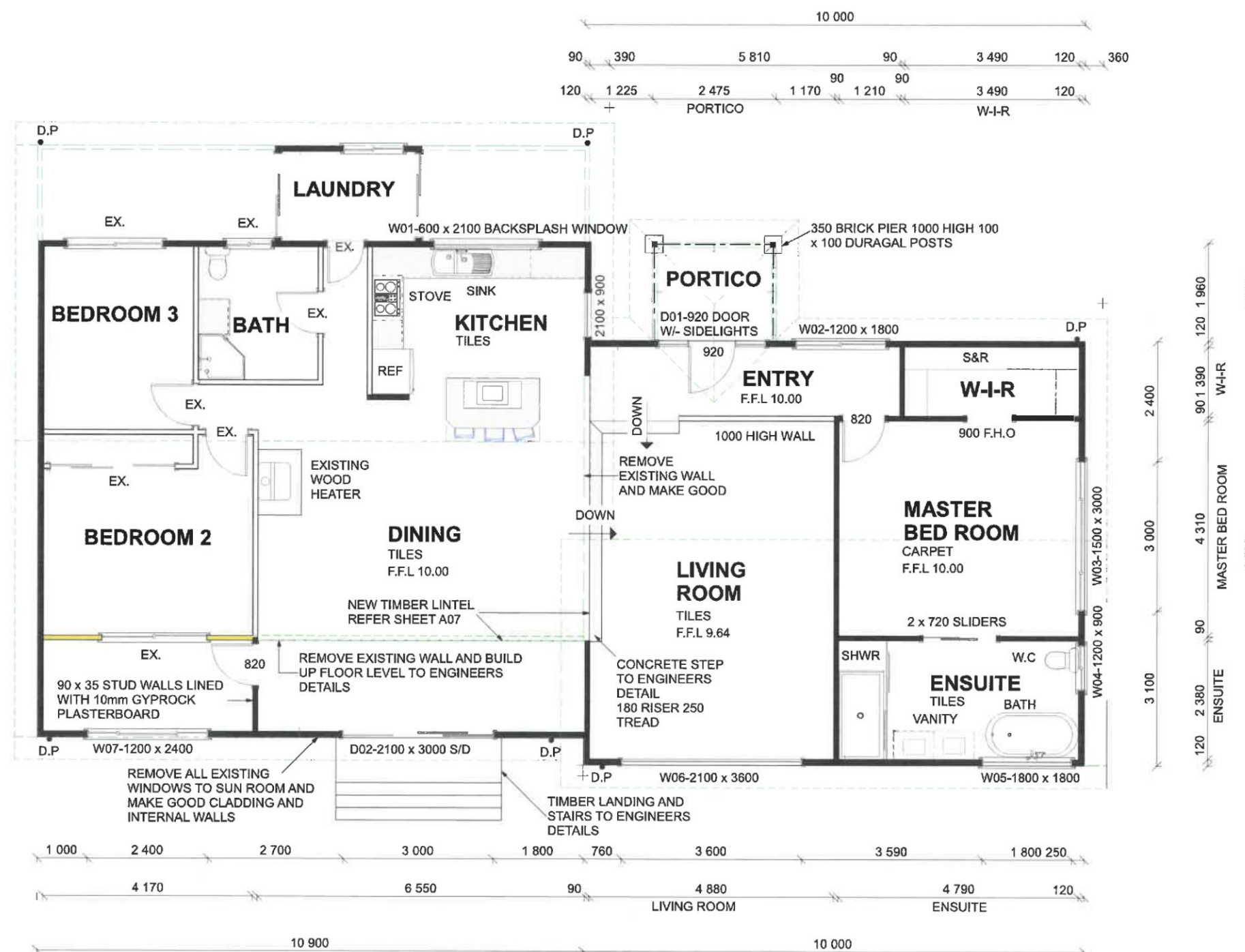
F.- FIXED WINDOW

O.- AWING WINDOW

C.L- CEILING LEVEL

F.F.L- FINISHED FLOOR LEVEL

HWC- HOT WATER CYLINDER



**CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORKS**

CLIENT:  
**MR & MRS B PHILLIPS**  
PROJECT:  
**PROPOSED ADDITIONS 58 FRANKLINS ROAD KELLEVIE**

DRAWING TITLE  
**PROPOSED ADDITIONS**

Scale:  
**1:100 @ A3**

Date:  
**08/02/2020**

Project #  
**201102**

Sheet #  
**A04**

A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2021
REV.	AMENDMENT	DATE



## LEGEND & NOTES

### ENERGY EFFICIENCY

A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR AND OPENABLE WINDOWS (INCLUDING INTERNAL GARAGE DOOR)(A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS 2047 NEED NOT COMPLY WITH THE ABOVE)

A SEAL FOR THE BOTTOM EDGE OF AN EXTERNAL SWING DOOR MUST BE A DRAFT PROTECTION DEVICE (RAVEN OR EQUIVALENT) , OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP.

ROOF, EXTERNAL WALLS AND OPENINGS SUCH AS DOOR AND WINDOW FRAMES MUST BE CONSTRUCTED TO MINIMISE AIR LEAKS IE:  
- ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT THE CEILING, WALL AND FLOOR JUNCTIONS  
- SEALED BY CAULKING, SKIRTING, ARCHITRAVES CORNICE OR THE LIKE

### SARKING

VAPOUR PERMEABLE WALL WRAP INSTALLED AS PER MANUFACTURERS INSTRUCTIONS

VAPOUR PERMEABLE ROOF SARKING INSTALLED AS PER MANUFACTURERS INSTRUCTIONS (WILL BE SPECIFIC FOR DIFFERENT BUILDINGS)

### CONDENSATION

REFERENCE SHOULD BE MADE TO THE ABCB CONDENSATION IN BUILDINGS HANDBOOK 2014 AND CONDENSATION IN BUILDINGS TASMANIA DESIGNERS GUIDE

### INSULATION REQUIREMENTS

EXTERNAL WALLS :	R2.8 REQUIRED
REFLECTIVE SARKING	R0.43
R2.0 WALL BATTS	R2.5
	R2.93 ACHIEVED
ROOF & CEILING	R4.6 REQUIRED
BCA VALUE FOR PITCHED ROOF	R0.21
INSULATED REFLECTIVE SARKING	R1.59
R4.0 BATTS ON TOP OF CEILING	R4.0
	R5.8 ACHIEVED

## WEST ELEVATION

1:100

'COLORBOND NIGHT SKY' METAL FASCIA AND GUTTER TO RELATE TO EXISTING

F.C CLADDING PAINTED FINISH TO 'COLORBOND WOODLAND GREY'

POWDERCOAT 'COLORBOND NIGHT SKY' ALUMINIUM WINDOWS AND SLIDING DOORS

## NORTH ELEVATION

1:100

F.C CLADDING PAINTED TO 'COLORBOND WOODLAND GREY'

## EAST ELEVATION

1:100

POWDERCOAT 'COLORBOND NIGHT SKY' ALUMINIUM WINDOWS AND SLIDING DOORS

## SOUTH ELEVATION

1:100

POWDERCOAT 'COLORBOND NIGHT SKY' ALUMINIUM WINDOWS AND SLIDING DOORS TO RELATE TO EXISTING

**CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORKS**

CLIENT:  
**MR & MRS B PHILLIPS**  
PROJECT:  
**PROPOSED ADDITIONS 58 FRANKLINS ROAD KELLEVIEW**

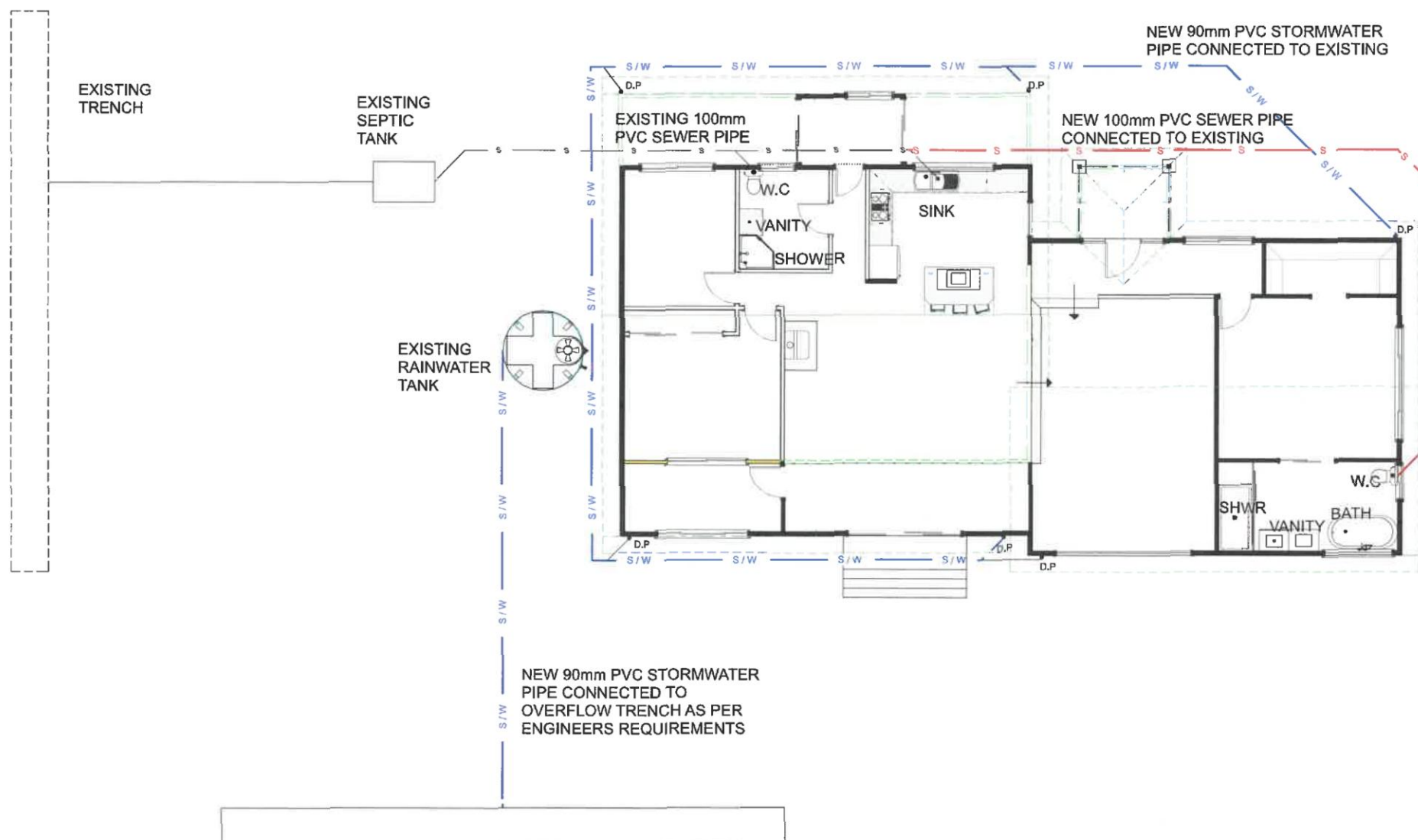
DRAWING TITLE  
**ELEVATIONS**

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE BUILDING CODE OF AUSTRALIA, COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE

Scale: **1:100 @ A3** Date: **08/02/2020**

Project # **201102** Sheet # **A05**

A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2021
REV.	AMENDMENT	DATE



## LEGEND & NOTES

STORMWATER LINE 100mm UPVC ——— S/W ———

SEWER LINE 100mm UPVC ——— S ———

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES

ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

## SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART B2 OF NCC VOLUME THREE - PLUMBING CODE OF AUSTRALIA

THERMAL INSULATION OF HEATED WATER PIPING MUST:  
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT  
 B) BE ABLE TO WITHSTAND TEMPERATURES WITHIN THE PIPING  
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

## FIXTURES LEGEND

SINK : 65mm DIAMETER  
 DW : DISHWASHER 65mm DIAMETER  
 TROUGH : LAUNDRY TROUGH 65mm DIAMETER  
 WC : TOILET 100mm DIAMETER  
 VANITY : VANITY BASIN 100mm DIAMETER  
 SHOWER : 100mm DIAMETER  
 BATH : 100mm DIAMETER  
 DP : DOWNPIPE 90mm DIAMETER

## DRAINAGE PLAN

**CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORKS**

CLIENT:  
**MR & MRS B PHILLIPS**  
 PROJECT:  
**PROPOSED ADDITIONS 58 FRANKLINS ROAD KELLEVE**

DRAWING TITLE  
**DRAINAGE PLAN**

Scale:  
**1:150 @ A3**  
 Date:  
**08/02/2020**  
 Project #  
**201102**  
 Sheet #  
**A06**

A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2021
REV.	AMENDMENT	DATE