



## **SORELL COUNCIL**

# **NOTICE OF PROPOSED DEVELOPMENT**

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

**SITE: 52 Erle Street, Carlton River**

**PROPOSED DEVELOPMENT:**

**RESIDENTIAL - 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: Tasbuilt Homes**

**DATE: 18 February 2021**

**APPLICATION NO: DA 2021 / 4 - 1**





**52 Erle Street, Carlton River - 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.

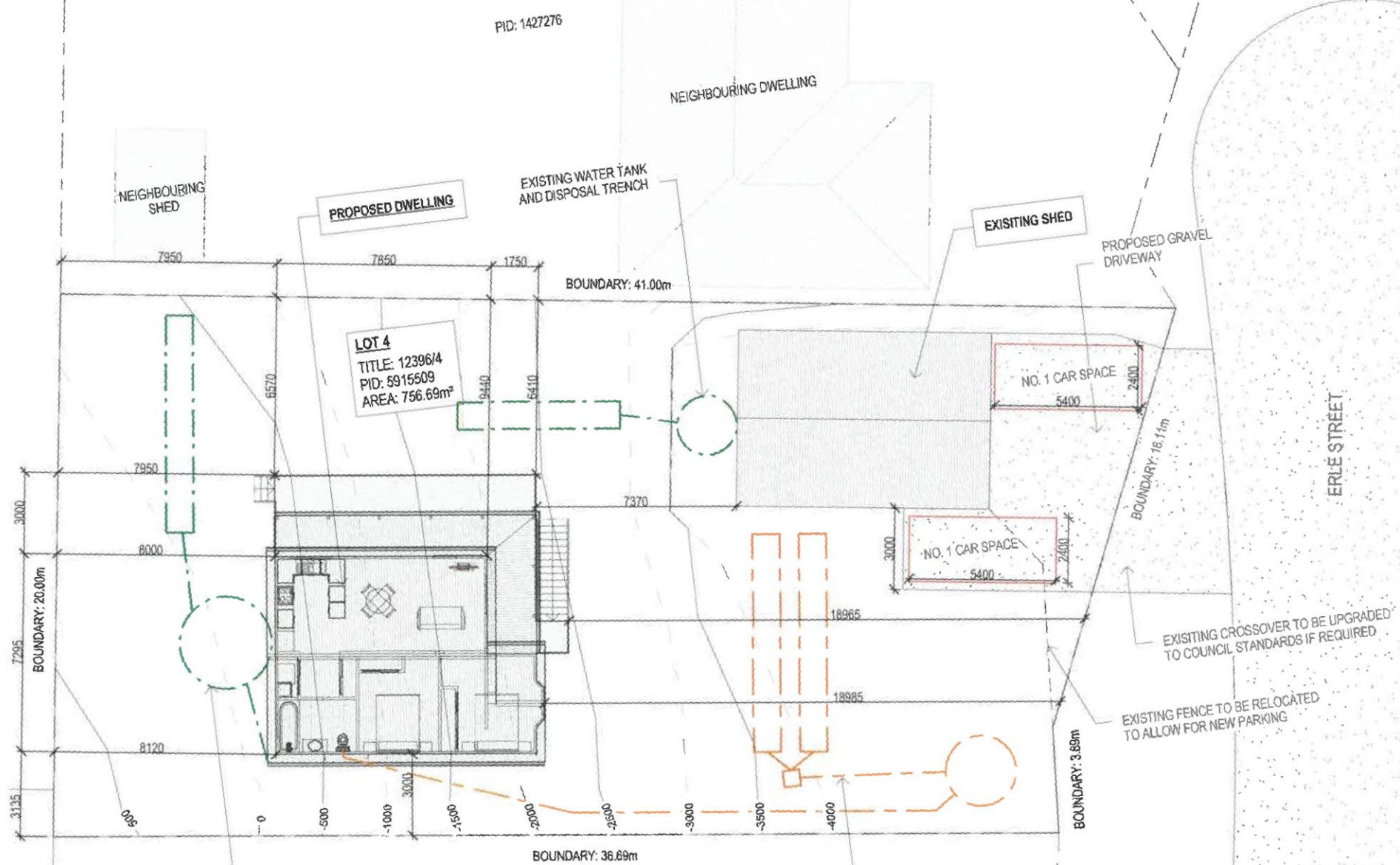
**23-Feb-2021**

50 m





PID: 3505100



**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 AS3600 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

LEGEND	
	SEWER
	WATER
	STORMWATER



Tasbuilt Manufactured Homes & Cabins  
110 Rm 274, Deloraine Tasmania 7304

**SITE PLAN**  
SCALE 1:200

B	COUNCIL PARKING FIR	09.02.21	O.J.	Date Drawn: 14.12.20
A	ISSUED FOR APPROVAL	15.12.20	O.J.	Drawn: O. Jones
Rev:	Amendment:	Date:	Int:	Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

**ISSUED FOR APPROVAL**

Copyright ©

Client: J-M. COOK  
Project: PROPOSED DWELLING  
Address: 52 ERLE STREET,  
CARLTON RIVER

Mob 0417 352 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au



Drawing No:  
2542020

A02

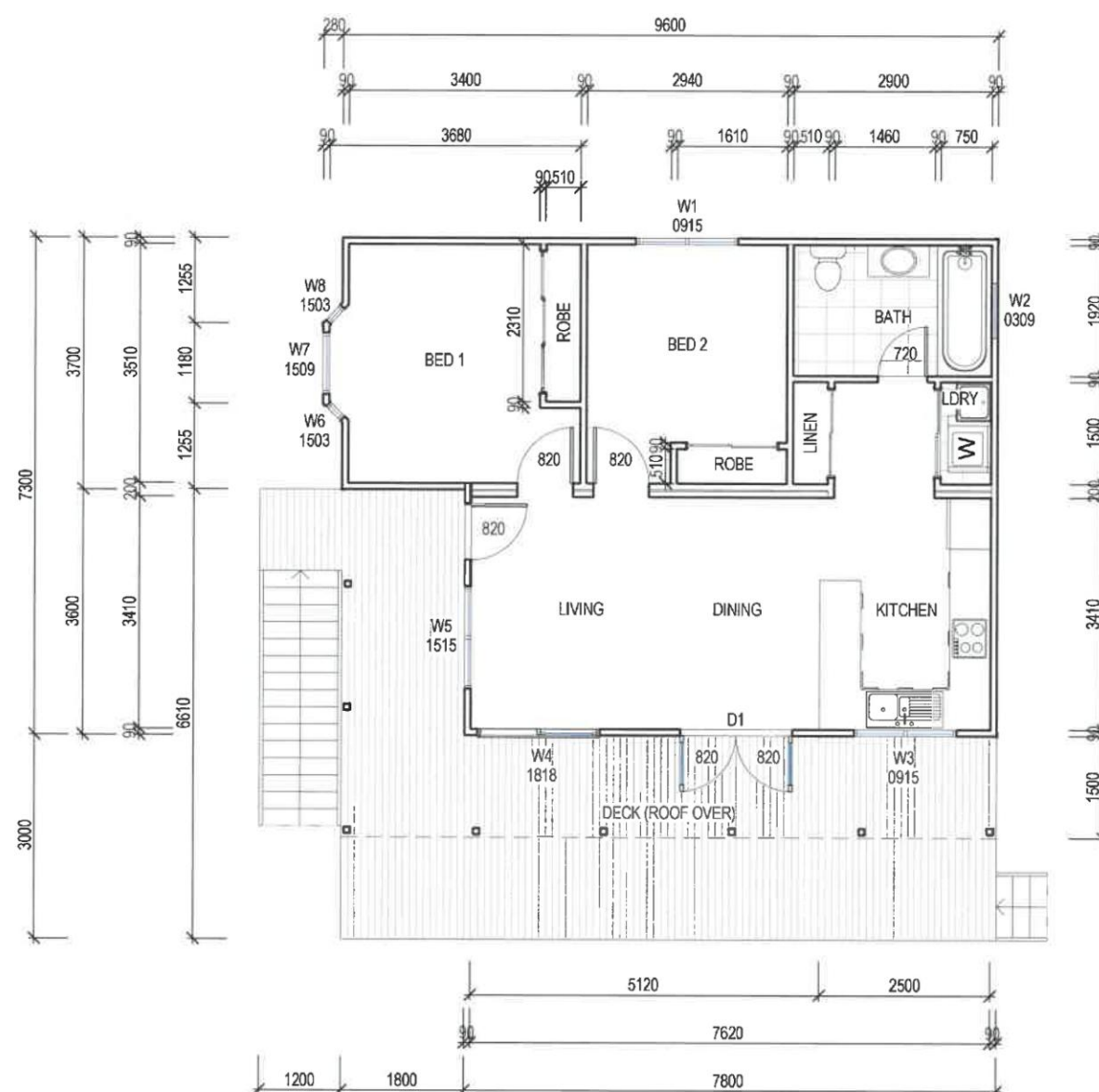
Rev  
B



## WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
^W1	900	1500	DG	4.3	.55
W2	300	900	DG	4.3	.55
W3	900	1500	DG	4.3	.55
W4	1800	1800	DG	4.3	.55
W5	1500	1500	DG	4.3	.55
^W6	1500	300	DG	4.3	.55
^W7	1500	900	DG	4.3	.55
^W8	1500	300	DG	4.3	.55
D1	2100	1640	DG	4.0	.61

^ W1, 6, 7 & 8 - IF FALL HEIGHT TO GROUND IS GREATER THAN 2.0m, WINDOW TO HAVE PERMANENTLY FIXED, ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm



**CONSTRUCTION PLAN**  
SCALE 1 : 100

**ISSUED FOR APPROVAL**

Copyright ©

Client: J-M. COOK  
Project: PROPOSED DWELLING  
Address: 52 ERLE STREET,  
CARLTON RIVER

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

**ENGINEERING PLUS**  
BUILDING DESIGN  
PROJECT MANAGEMENT  
CIVIL/STRUCTURAL ENGINEERING

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	64.00 m <sup>2</sup>	6.89
DECK	36.74 m <sup>2</sup>	3.95
	100.73 m <sup>2</sup>	10.84

B	COUNCIL PARKING FIR	09.02.21	O.J.
A	ISSUED FOR APPROVAL	15.12.20	O.J.
Rev:	Amendment:	Date:	Int:

Date Drawn: 14.12.20  
Drawn: O. Jones  
Checked: A. Taylor  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

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

Drawing No: 2542020  
A03  
Rev B





**FLOOR PLAN**  
SCALE 1:100

**SMOKE ALARMS**  
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE  
TO BUILDING POWER SUPPLY TO AS 3786.  
CEILING MOUNTED WITH 9VDC  
ALKALINE BATTERY BACKUP  
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE  
WITH NCC PART 3.7.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

**ISSUED FOR APPROVAL**

Copyright ©

Client: J-M. COOK  
Project: PROPOSED DWELLING  
Address: 52 ERLE STREET,  
CARLTON RIVER

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	64.00 m <sup>2</sup>	6.89
DECK	36.74 m <sup>2</sup>	3.95
	100.73 m <sup>2</sup>	10.84

B	COUNCIL PARKING FIR	09.02.21	O.J.	Date Drawn: 14.12.20
A	ISSUED FOR APPROVAL	15.12.20	O.J.	Drawn: O. Jones
Rev:	Amendment:	Date:	Int:	Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

Drawing No:	Rev
2542020	A04
	B

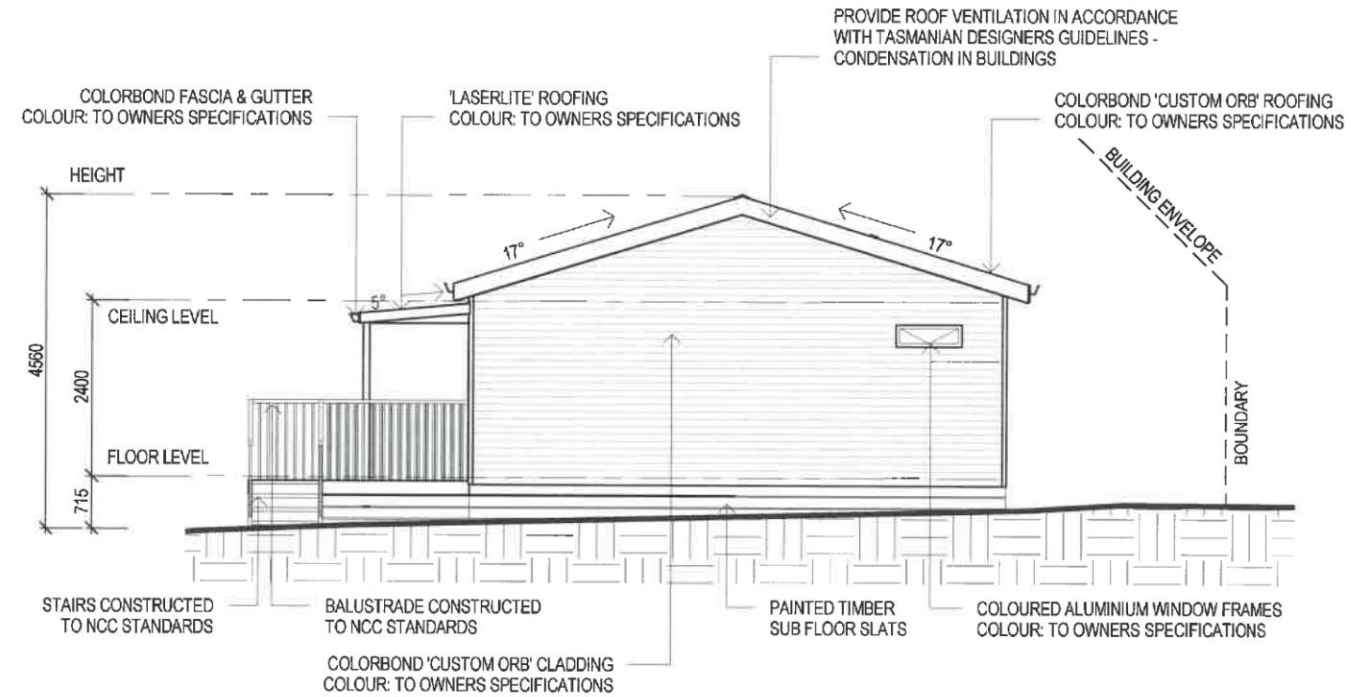
SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

- 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 MM<sup>2</sup> 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.

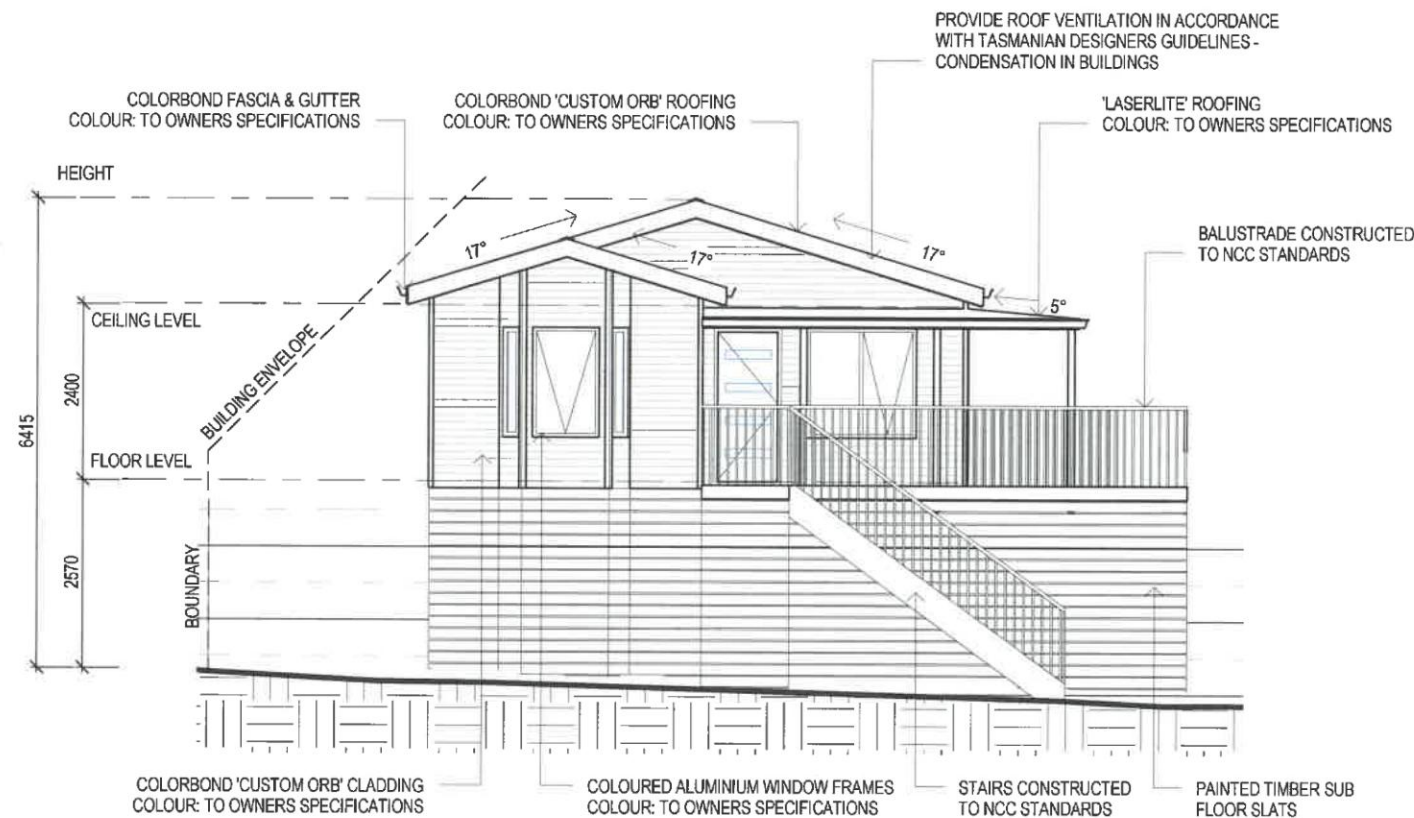
PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR

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.



**WEST ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100

STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

**ISSUED FOR APPROVAL**

Copyright ©

Client: **J-M. COOK**  
Project: **PROPOSED DWELLING**  
Address: **52 ERLE STREET,  
CARLTON RIVER**

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

Date Drawn: 14.12.20  
Drawn: O. Jones  
Checked: A. Taylor  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

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

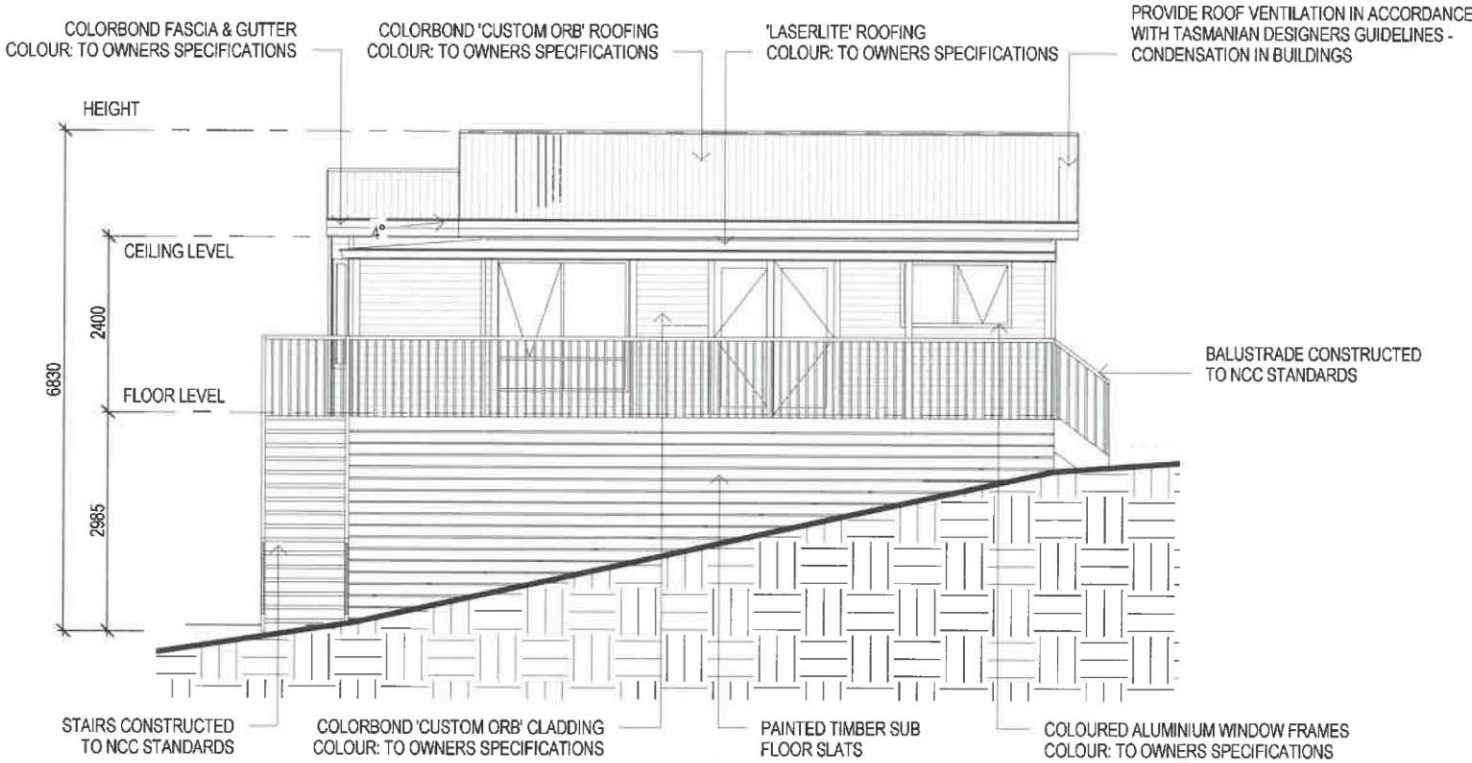
Drawing No: **2542020**  
A06  
Rev **B**

B	COUNCIL PARKING FIR	09.02.21	O.J.
A	ISSUED FOR APPROVAL	15.12.20	O.J.
Rev:	Amendment:	Date:	Int:

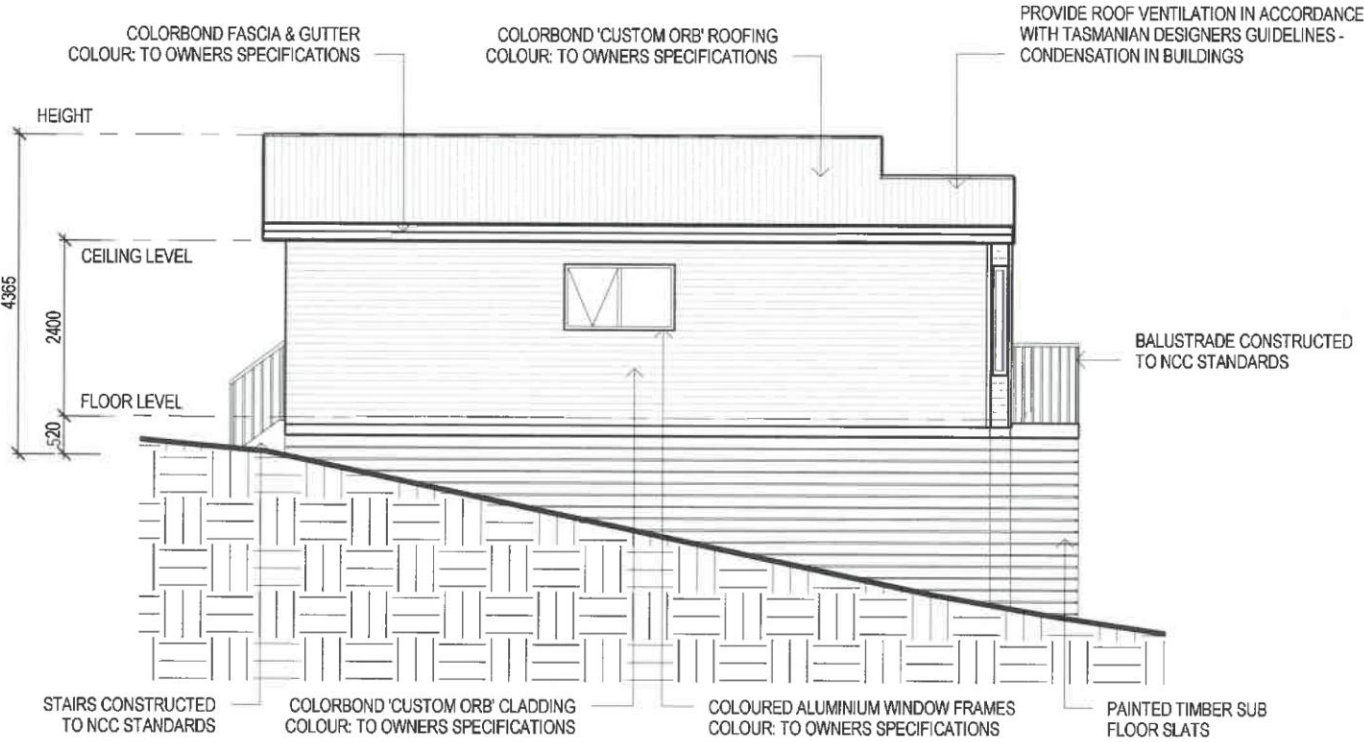


SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



**NORTH ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100

SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6  
POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.  
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288  
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 41M/S
- TERRAIN CATEGORY: T2 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

**ISSUED FOR APPROVAL**

Copyright ©

Client: J-M. COOK  
Project: PROPOSED DWELLING  
Address: 52 ERLE STREET,  
CARLTON RIVER

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

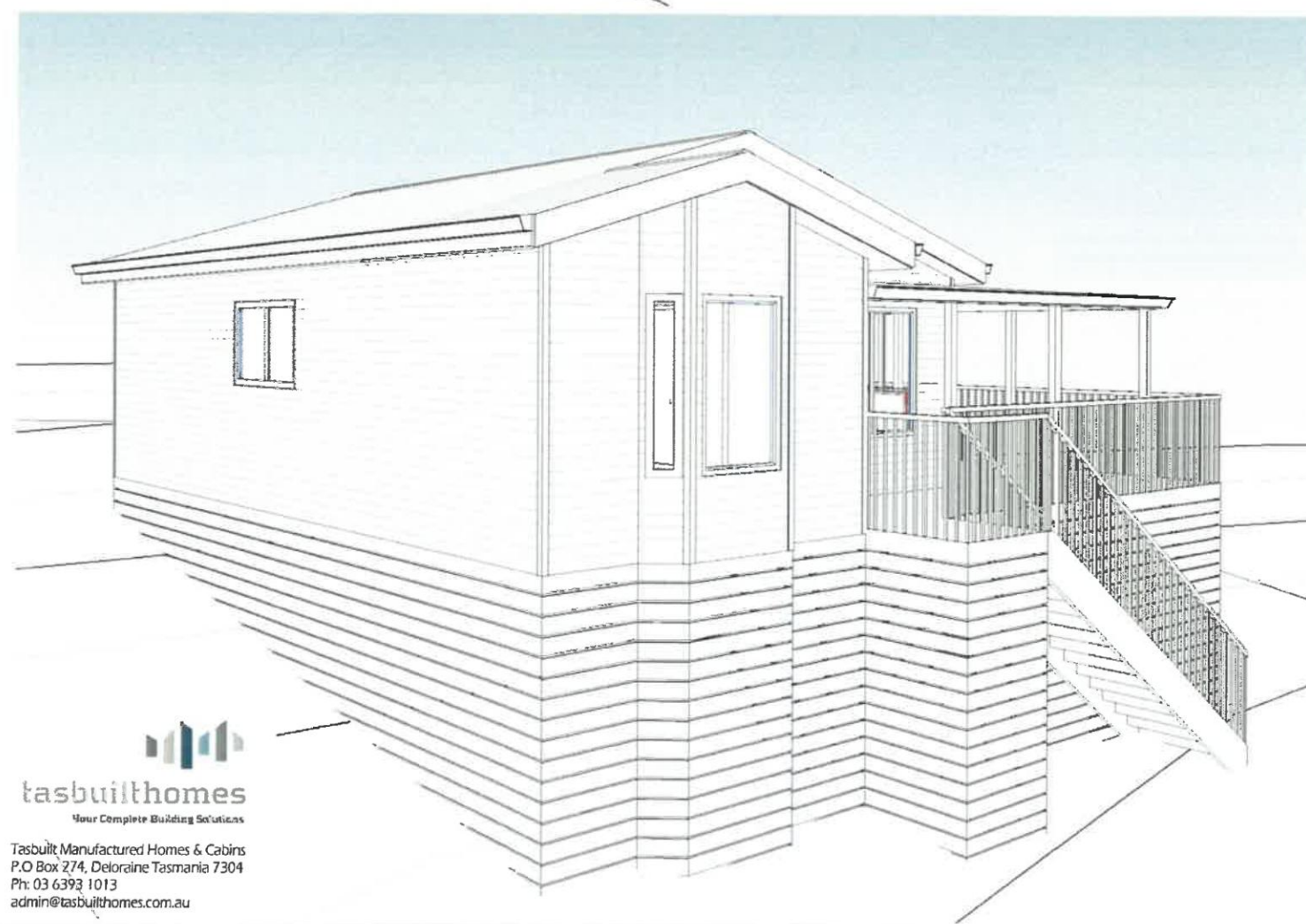
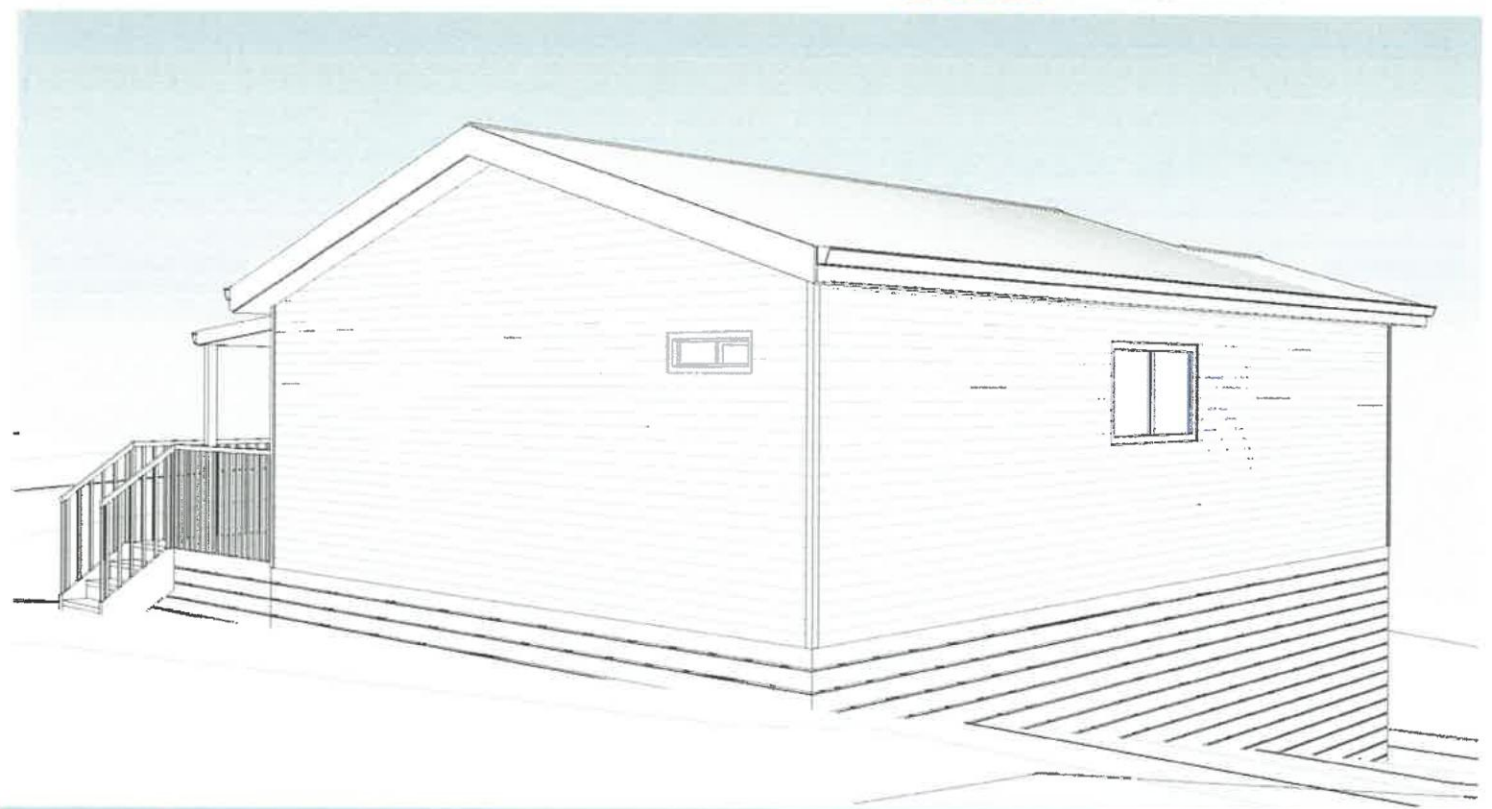
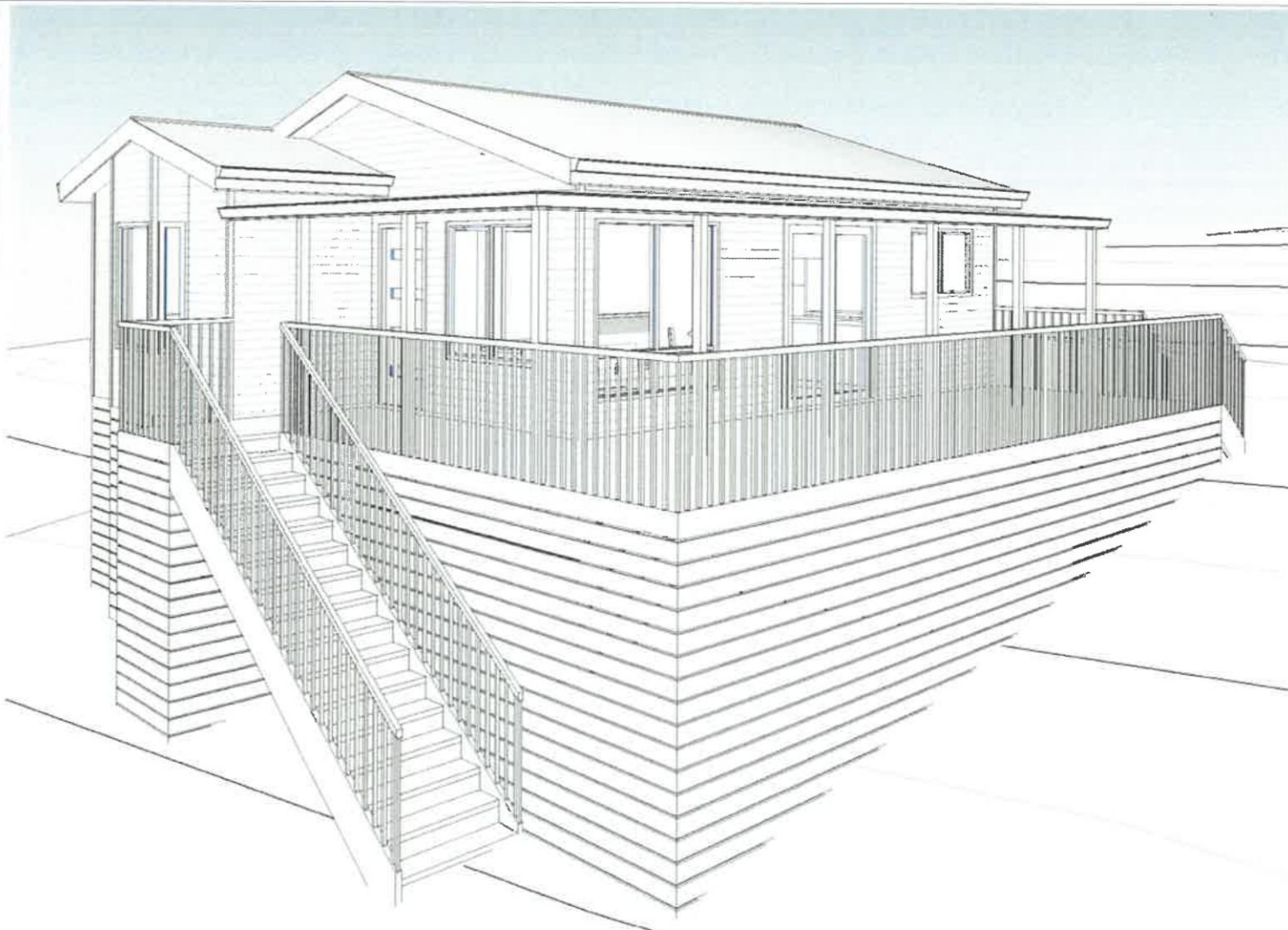
Date Drawn: 14.12.20  
Drawn: O. Jones  
Checked: A. Taylor  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

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

Drawing No: 2542020 A07 Rev B

B	COUNCIL PARKING FIR	09.02.21	O.J.
A	ISSUED FOR APPROVAL	15.12.20	O.J.
Rev:	Amendment:	Date:	Int:





**ISSUED FOR APPROVAL**

Copyright ©

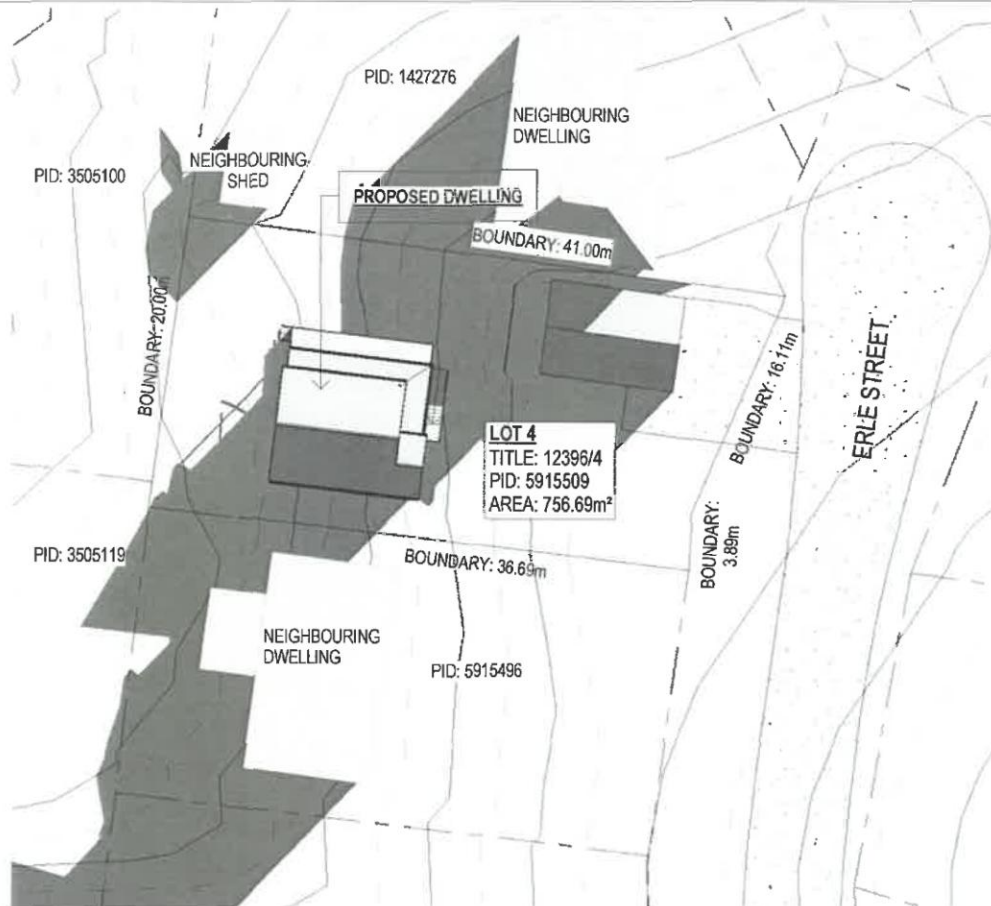
Client: **J-M. COOK**  
 Project: **PROPOSED DWELLING**  
 Address: **52 ERLE STREET,  
 CARLTON RIVER**

Mob 0417 362 783 or 0417 545 813  
 jack@engineeringplus.com.au  
 trin@engineeringplus.com.au

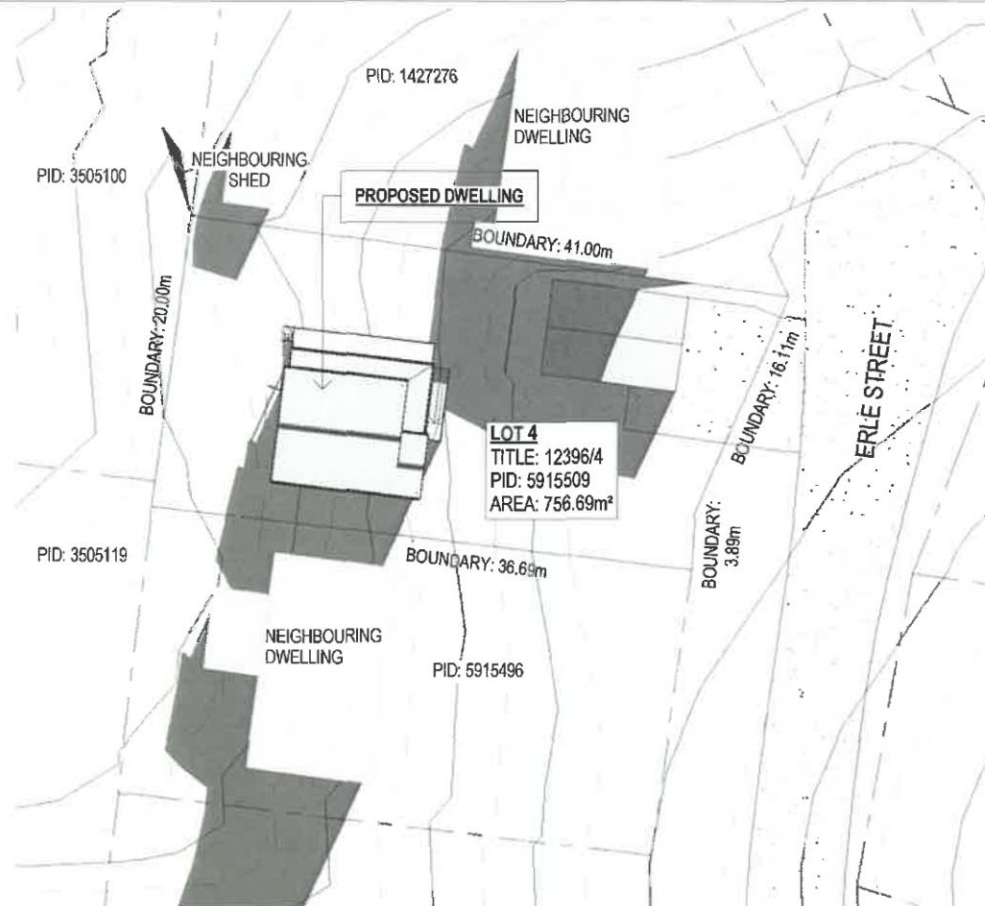
				Date Drawn: 14.12.20
				Drawn: O. Jones
				Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	COUNCIL PARKING FIR	09.02.21	O.J.	Accredited Building Designer
A	ISSUED FOR APPROVAL	15.12.20	O.J.	Designer Name: J. Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: **2542020**  
 A11  
 Rev **B**

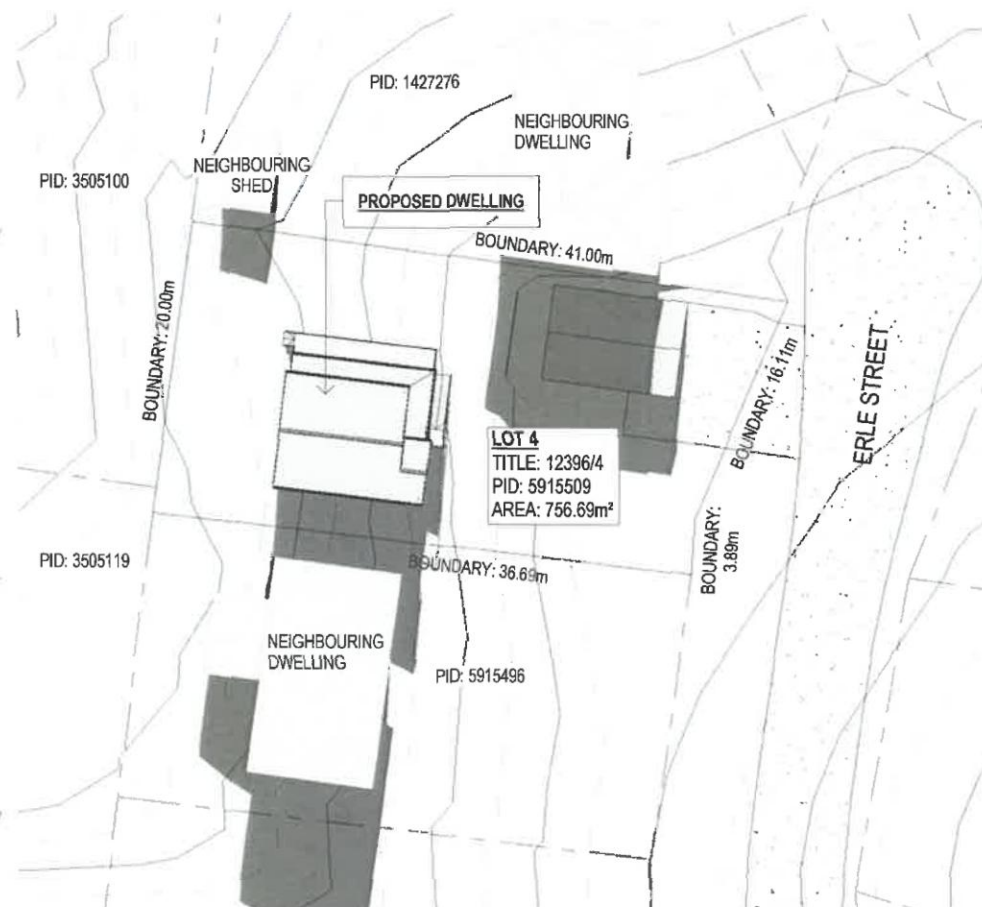




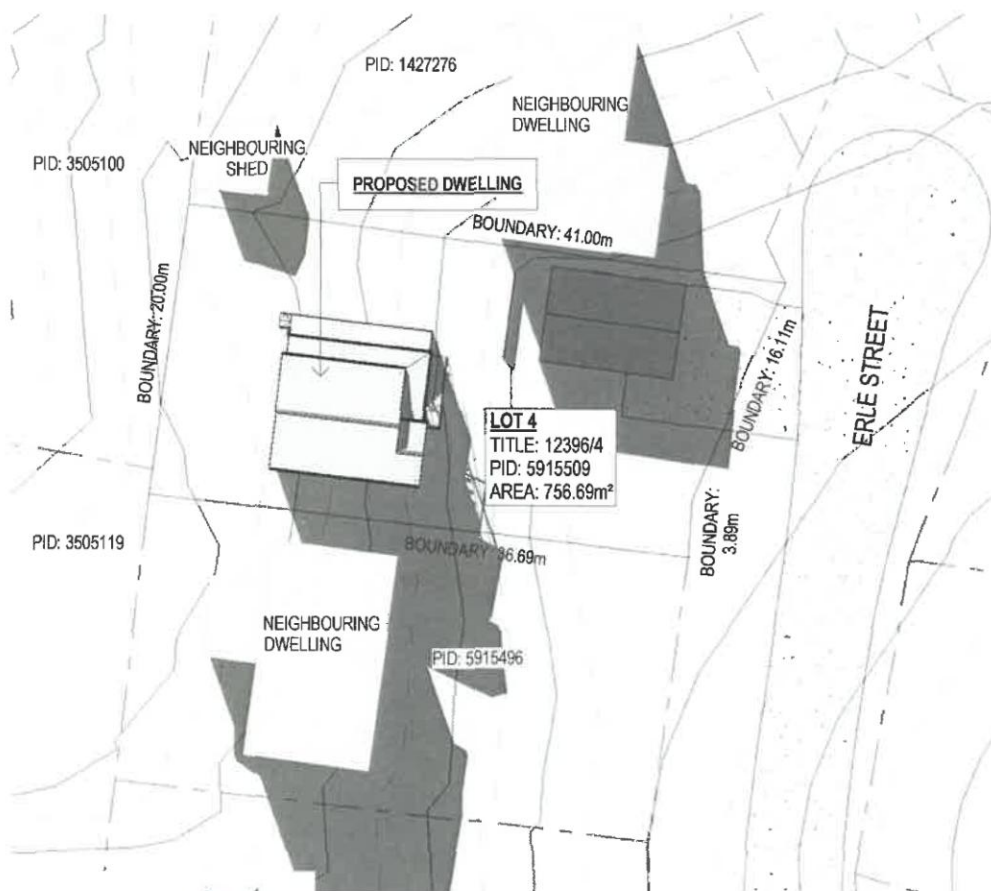
**SHADOW PLAN 21.06.20 9AM**  
SCALE 1:500



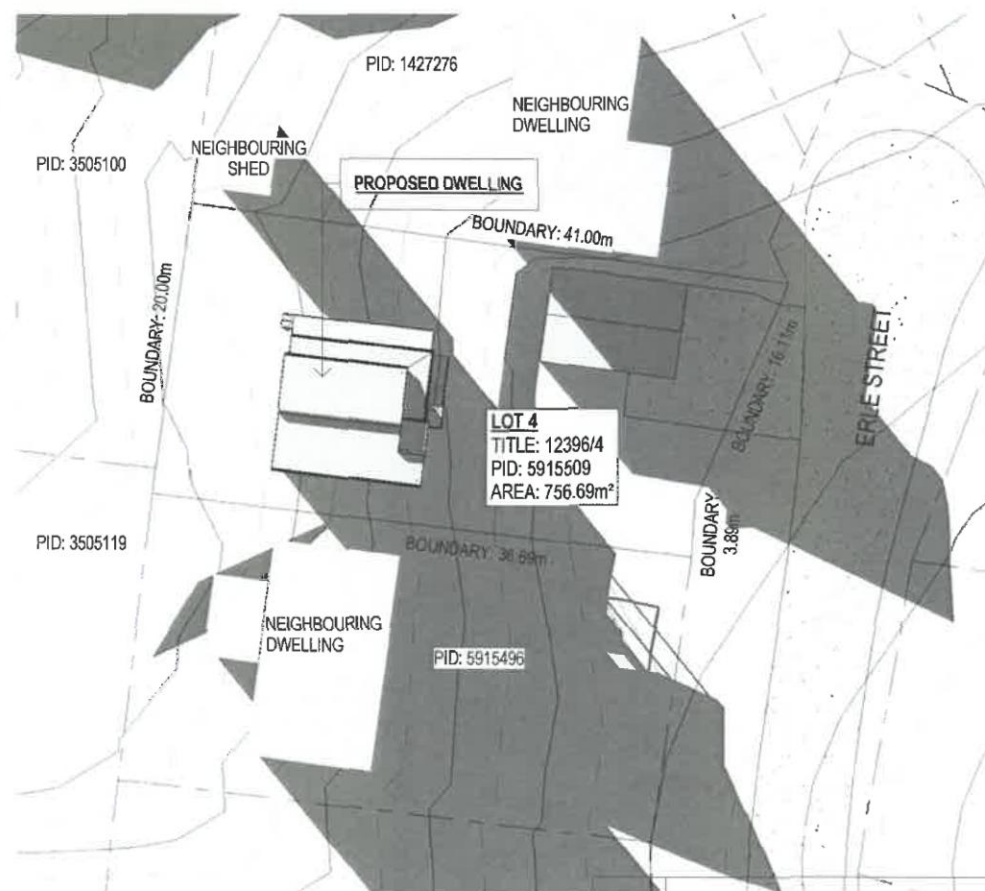
**SHADOW PLAN 21.06.20 10.30AM**  
SCALE 1:500



**SHADOW PLAN 21.06.20 12PM**  
SCALE 1:500



**SHADOW PLAN 21.06.20 1.30PM**  
SCALE 1:500



**SHADOW PLAN 21.06.20 3PM**  
SCALE 1:500