

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:**28 FRANKLIN STREET, LEWISHAM****PROPOSED DEVELOPMENT:****OUTBUILDING**

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 **Monday 17th November 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 17th November 2025**.

APPLICATION NO: 5.2025.277.1
DATE: 31 OCTOBER 2025

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	<i>Use:</i> proposed shed for studio and workshop, including bathroom. Reinstating previously demolished carport.
	<i>Development:</i> New shed & new carport.
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ \$25,990.00

Is all, or some the work already constructed:	No: ☒ Yes: ☐
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Location of proposed works:	Street address: 28 Franklin Street
	Suburb: Lewisham Postcode: 7173
	Certificate of Title(s) Volume: 54940 Folio: 4

Current Use of Site	Residential
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Current Owner/s:	Name(s)... BENJAMIN BARRY KNIGHT, SARAH ANNETTE WINZENBERG
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☒ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/



Sorell Council

Development Application: 5.2025.277.1 -
Response to Request For Information - 28
Franklin Street, Lewisham P2.pdf
Plans Reference: P2
Date received: 27/10/2025

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature: Date: <u>09.10.2025</u>

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
Signature of General Manager, Minister or Delegate:	Signature: Date:

Sorell Council

Development Application: 5.2025.277.1 -
Response to Request For Information - 28
Franklin Steret, Lewisham P2.pdf
Plans Reference: P2
Date received: 27/10/2025

PROPERTY ID: 2053210

MUNICIPALITY: SORELL

PROPERTY ADDRESS: 28 FRANKLIN STREET
LEWISHAM TAS 7173

PROPERTY NAME:

TITLE OWNER: 54940/4 : BENJAMIN BARRY KNIGHT, SARAH ANNETTE WINZENBERG

INTERESTED PARTIES: BENJAMIN BARRY KNIGHT, SARAH ANNETTE WINZENBERG

POSTAL ADDRESS: 28 FRANKLIN ST
(Interested Parties) LEWISHAM TAS 7173

MAIN IMPROVEMENTS SUMMARY

Improvements:	DWELLING	
Improvement Sizes	Improvement:	Area:
(Top 3 by Size):	DWELLING	98.0 square metres
	DECK	58.0 square metres
	OPEN VERANDAH	20.0 square metres

Number of Bedrooms: 3

Construction Year of Main Building: 1968

Roof Material: Colorbond

Wall Material: Imitation Weatherboard

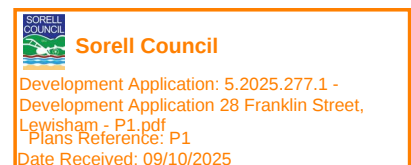
Land Area: 0.0809 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
28/09/2018	05/11/2018	\$270,000
02/04/2007	01/05/2007	\$190,000

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
12/12/2024	01/07/2024	\$280,000	\$520,000	\$22,100	FRESH VALUATION
25/08/2021	01/07/2016	\$120,000	\$285,000	\$13,000	BA 2020 / 229 PARTIAL DEMOLITION, ALTERATIONS & ADDITIONS DWELLING

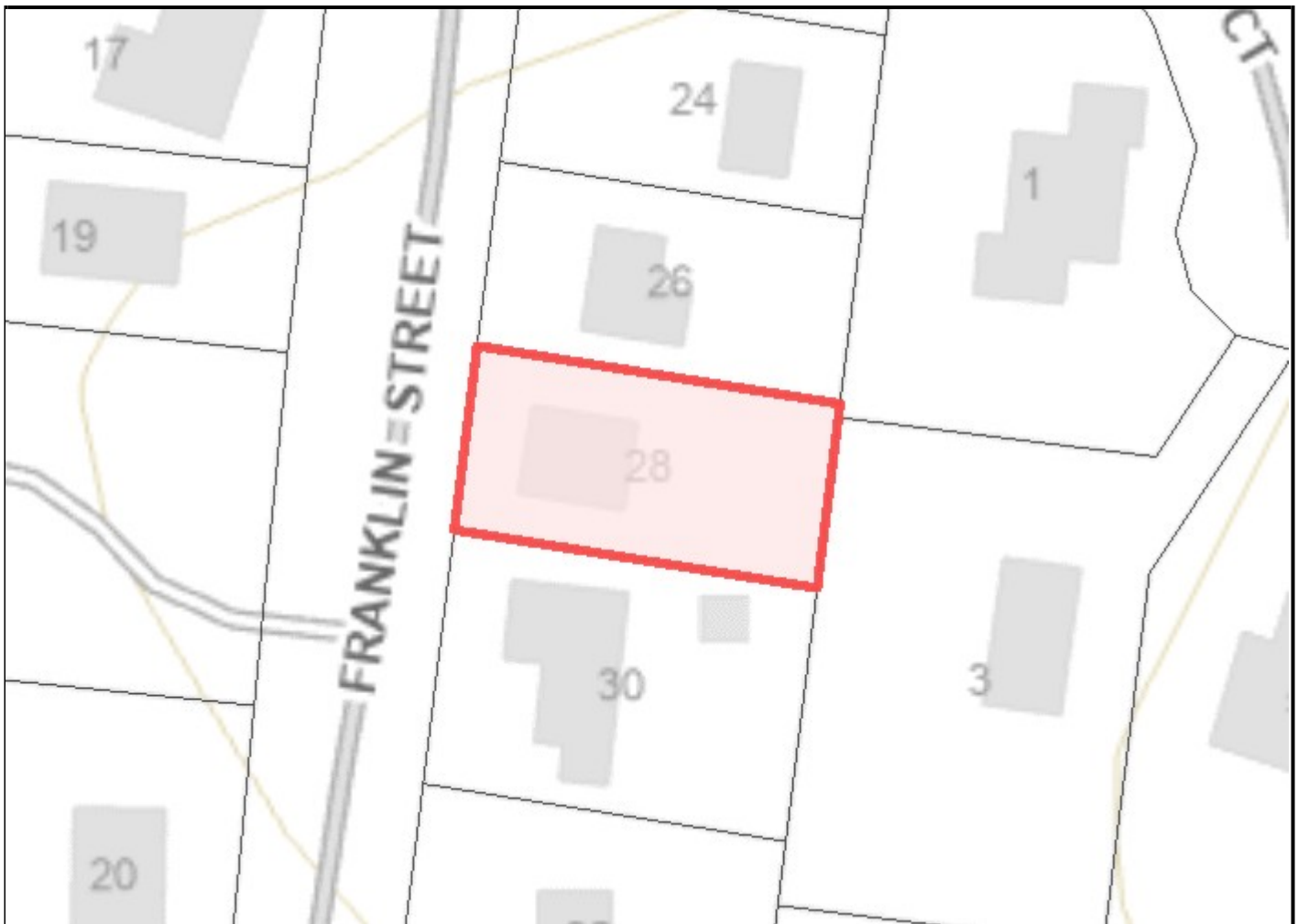


No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

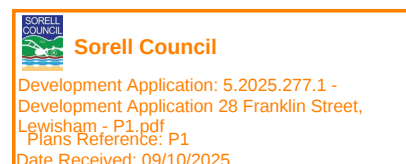
Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.



SEARCH OF TORRENS TITLE

VOLUME 54940	FOLIO 4
EDITION 8	DATE OF ISSUE 23-Nov-2022

SEARCH DATE : 06-Oct-2025

SEARCH TIME : 08.55 AM

DESCRIPTION OF LAND

Town of DODGES FERRY

Lot 4 on Diagram 54940 (formerly being 260-35D)

Derivation : Part of Lot 3 Sec. I. Gtd. to C.W. Jones

Prior CT 2312/56

SCHEDULE 1

M726944 TRANSFER to BENJAMIN BARRY KNIGHT and SARAH ANNETTE
WINZENBERG Registered 19-Nov-2018 at 12.01 PM

SCHEDULE 2

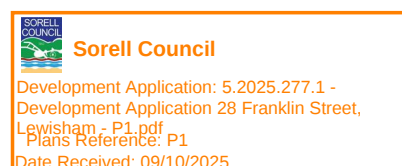
Reservations and conditions in the Crown Grant if any

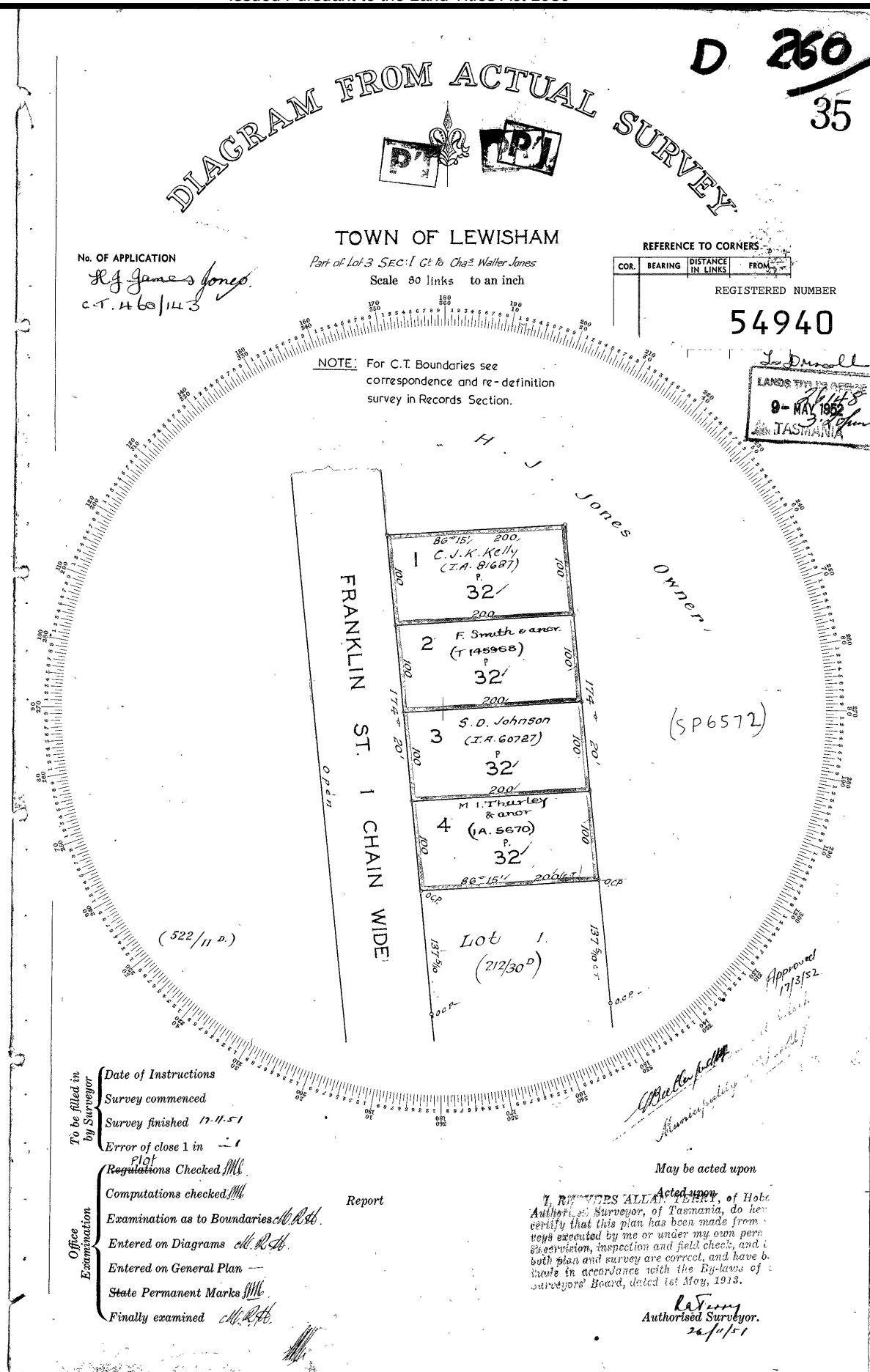
A5670 FENCING CONDITION in Transfer

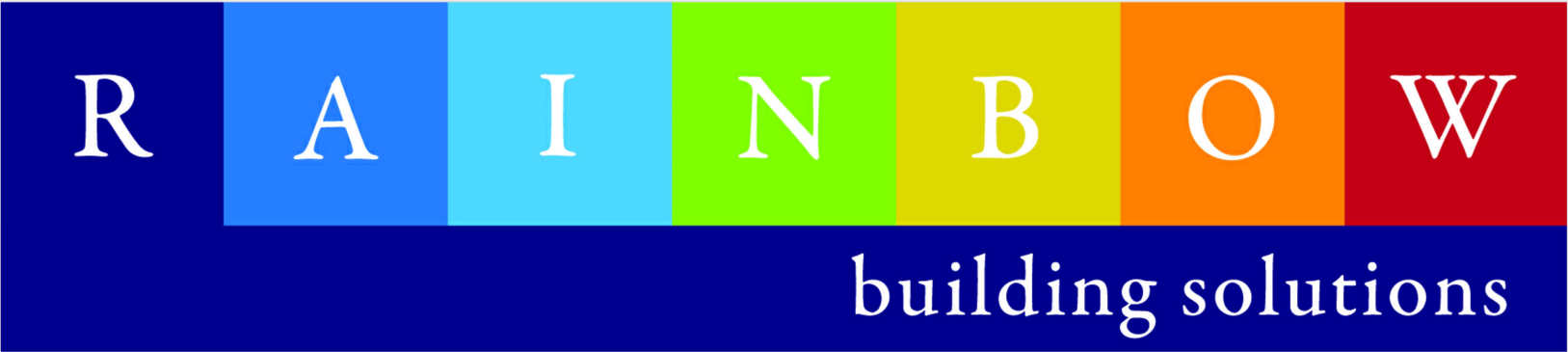
E324944 MORTGAGE to National Australia Bank Limited
Registered 23-Nov-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







LEGEND:
COVER PAGE
PAGE 1# SITE PLAN
PAGE 2# FLOOR PLAN/ELEVATIONS

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

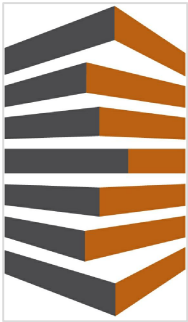
THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 28 FRANKLIN ST LEWISHAM TAS 7173
CLIENT NAME : B. KNIGHT & S. WINZENBERG
TITLE REF : 54940/4
FLOOR AREA : 48.00m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 02
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

PROPOSED SHED FOR B. KNIGHT & S. WINZENBERG AT 28 FRANKLIN ST LEWISHAM TAS 7173



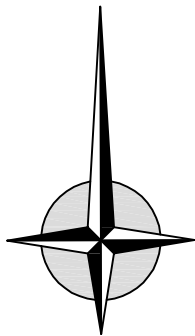
P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
07/10/2025

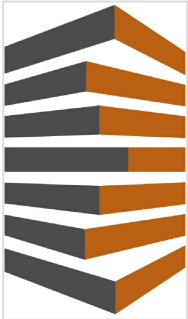
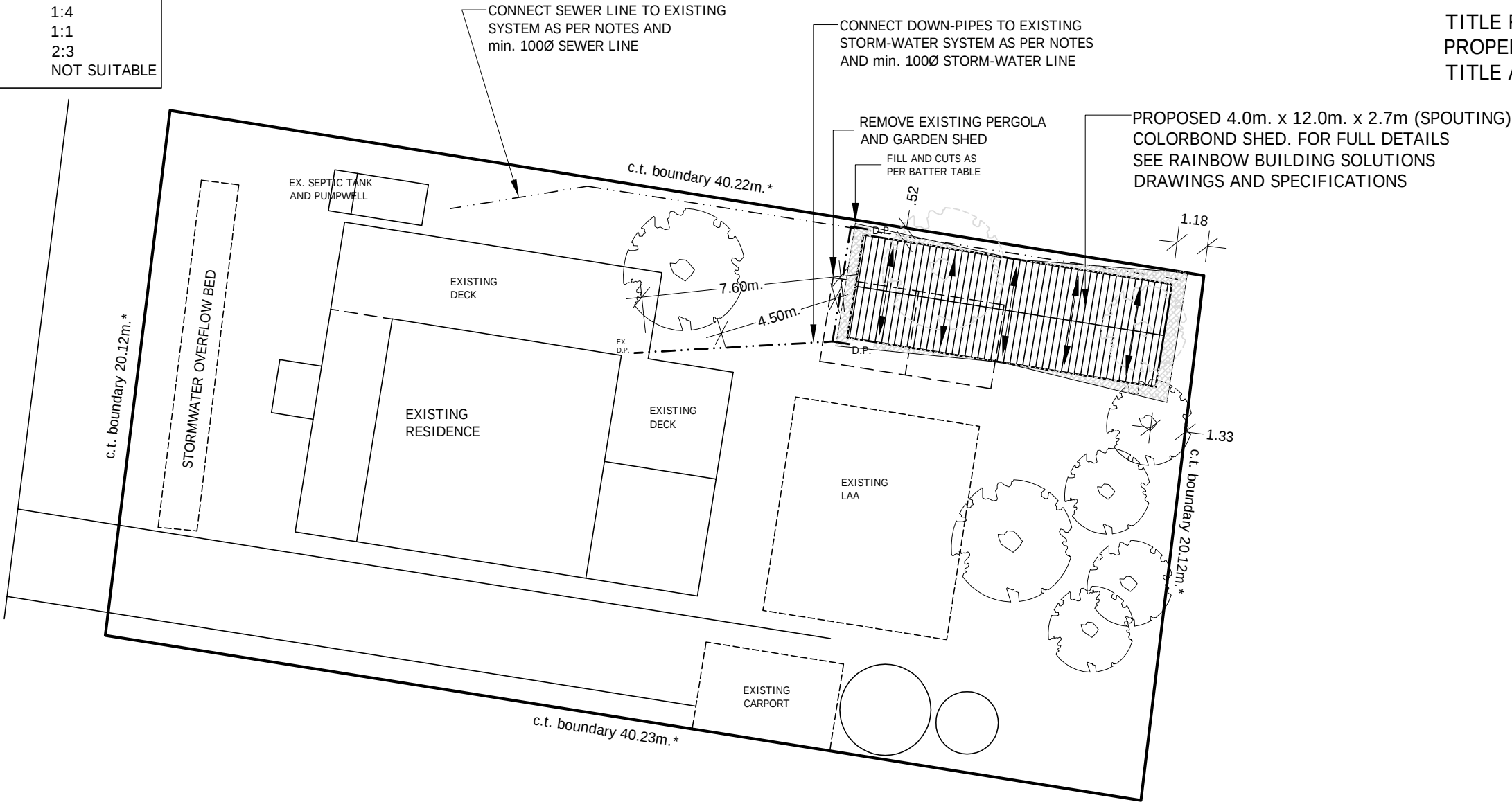
JOB NUMBER:
DA/BA-25SRKNI

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT)	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



28 FRANKLIN ST
LEWISHAM TAS 7173

TITLE REF: 54940/4
PROPERTY ID: 2053210
TITLE AREA = 809.37m²*



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----,

PROJECT TITLE:
KNIGHT SHED

FRANKLIN ST
LEWISHAM

REVISION:
-----,

DATE:
07/10/2025

SCALE:
AS SHOWN

JOB NUMBER:
DA/BA-25SRKNI

PAGE:
01 of 02

NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION. ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

SITE PLAN
1:200

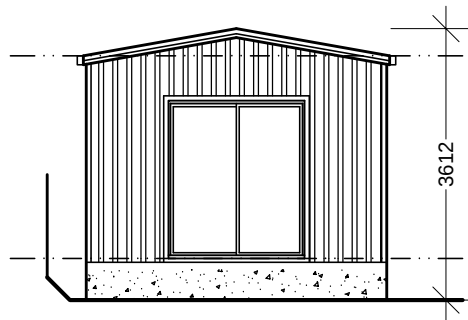
NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.



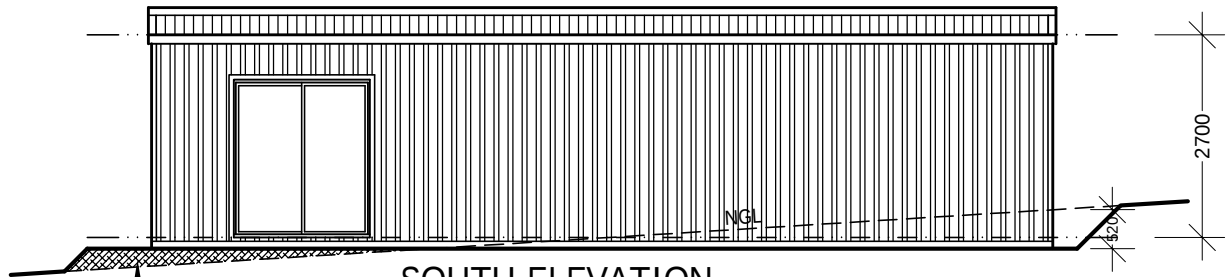
Sorell Council

Development Application: 5.2025.277.1 -
Development Application 28 Franklin Street,
Lewisham - P1.pdf
Plans Reference: P1
Date Received: 09/10/2025

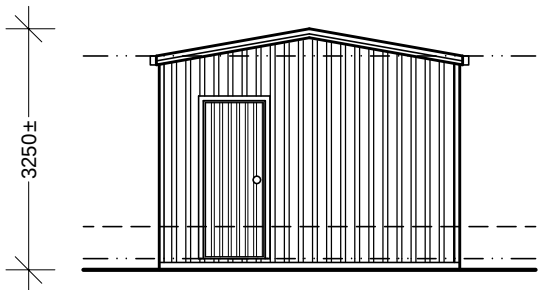
NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.
* TITLE DIMENSIONS HAVE BEEN CONVERTED FROM LINKS, PERCHES AND ROODS AND MUST NOT BE USED FOR SETTING OUT OR ANY OTHER REFERENCE FOR SURVEYING, THEY ARE INDICATIVE ONLY



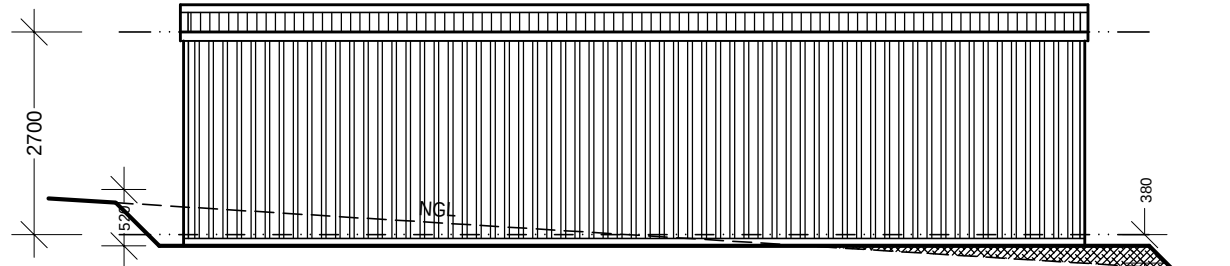
WEST ELEVATION
1:100



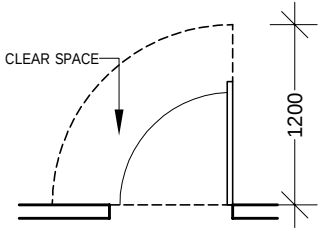
SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



CONSTRUCTION OF
SANITARY
COMPARTMENTS

BCA VOL. 2, FIGURE 3.8.3.3

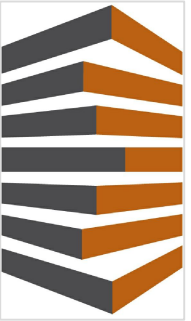
THE DOOR TO A FULLY ENCLOSED
SANITARY COMPARTMENT MUST -
(a) OPEN OUTWARDS; OR
(b) SLIDE; OR
(c) BE READILY REMOVABLE FROM THE
OUTSIDE OF THE COMPARTMENT,
UNLESS THERE IS A CLEAR SPACE OF AT
LEAST 1.2m, MEASURED IN ACCORDANCE
WITH FIGURE 3.8.3.3, BETWEEN THE
CLOSET PAN WITHIN THE SANITARY
COMPARTMENT AND THE DOORWAY.

VENTILATION NOTES:

- MECHANICAL VENTILATION SYSTEMS ARE TO BE
INSTALLED AS PER AS 1668.2 "MECHANICAL VENTILATION
FOR ACCEPTABLE INDOOR AIR QUALITY".
- CONTAMINATED AIR FROM A SANITARY COMPARTMENT
OR BATHROOM MUST EXHAUST DIRECTLY TO OUTSIDE THE
BUILDING BY WAY OF DUCTS OR EXHAUST INTO THE ROOF
SPACE ONLY IF IT IS ADEQUATELY VENTILATED BY OPEN
EAVES, AND/OR ROOF VENTS OR THE ROOF IS CLAD IN
TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH
WOULD PREVENT VENTING THROUGH GAPS IN TILES.
- VENTILATION MUST BE PROVIDED TO A HABITABLE ROOM
BY PERMANENT OPENINGS, WINDOWS, DOORS OR OTHER
DEVICES WHICH CAN BE OPENED WITH AN AGGREGATE
OPENING SIZE NOT LESS THAN 5% OF THE FLOOR AREA
AND OPEN TO A SUITABLY SIZED COURT, OPEN VERANDAH,
CARPORT, OR THE LIKE, OR TO AN ADJOINING ROOM
PROVIDED THAT ROOM OR THE ROOM TO BE VENTILATED
IS NOT A SANITARY COMPARTMENT AND THE WINDOW,
OPENING, DOOR OR OTHER DEVICE HAS A VENTILATING
AREA OF NOT LESS THAN 5% OF THE FLOOR AREA OF THE
ROOM TO BE VENTILATED AND THE ADJOINING ROOM HAS
A WINDOW, OPENING, DOOR OR OTHER DEVICE WITH A
VENTILATING AREA OF NOT LESS THAN 5% OF THE
COMBINED FLOOR AREAS OF BOTH ROOMS AND THE
VENTILATING AREAS SPECIFIED MAY BE REDUCED AS
APPROPRIATE IF DIRECT NATURAL VENTILATION IS
PROVIDED FROM ANOTHER SOURCE AS PER BCA 2009 PART
3.8.5.

PLUMBING NOTES:

- ALL PLUMBING WORK BOTH WASTE AND WATER TO
COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL
LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN
12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL
AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH
AS 3500.
- MAXIMUM OPERATING PRESSURE WITHIN THE BUILDING
OF 500kpa.
- TEMPERING VALVES TO BE FITTED IN ACCORDANCE WITH
AS 3500 PART 4.
- CHECK WITH LOCAL COUNCIL FOR EXACT SITE SERVICE
CONNECTION POINTS.



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----.

PROJECT TITLE:
KNIGHT SHED

FRANKLIN ST
LEWISHAM

REVISION:
-----.

DATE:
07/10/2025

SCALE:
AS SHOWN

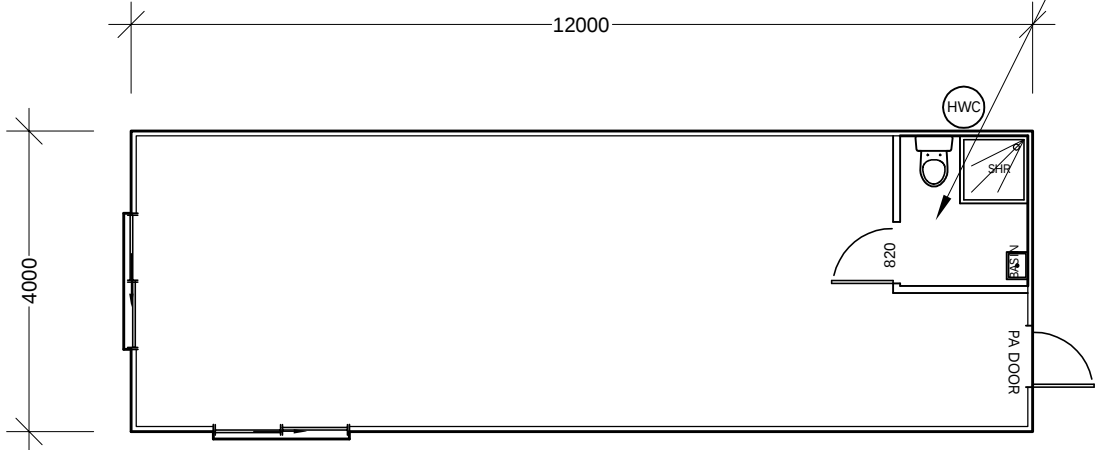
JOB NUMBER:
DA/BA-25SRKNI

PAGE:
02 of 02

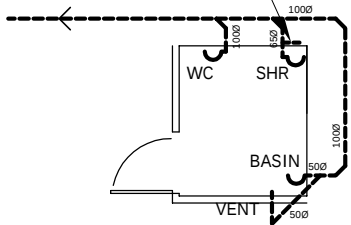
90 x 35 MGP10 FRAMING.
STUDS @ 450crs. MAXIMUM.
NOGGINGS @ 1350crs. MAXIMUM.
2/90 x 35 MGP10 PLATES
(USE TTPINE BOTTOM PLATE)
TO LOAD BEARING WALLS.
9mm VILLA-BOARD INTERNAL LINING.

IF CEILING IS FITTED USE
90 x 35 MGP10 CEILING JOISTS AT 450
CENTRES TO SHORT SPAN

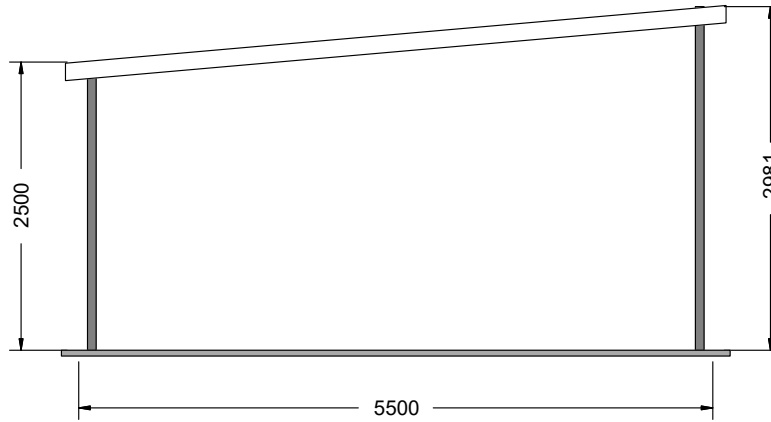
OVERFLOW RELIEF GULLY
ON BRANCH-LINE
100 ABOVE GROUND LEVEL
100 BELOW FLOOR LEVEL
WITH GARDEN TAP OVER



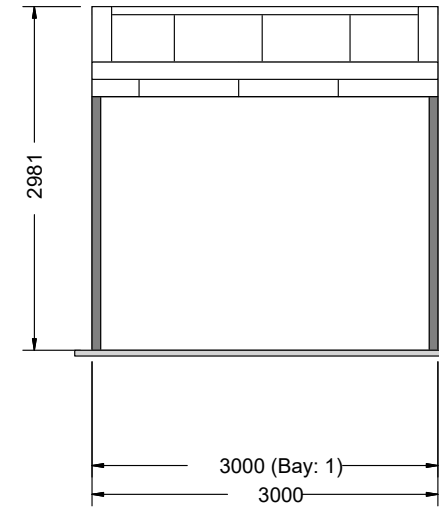
FLOOR PLAN
1:100



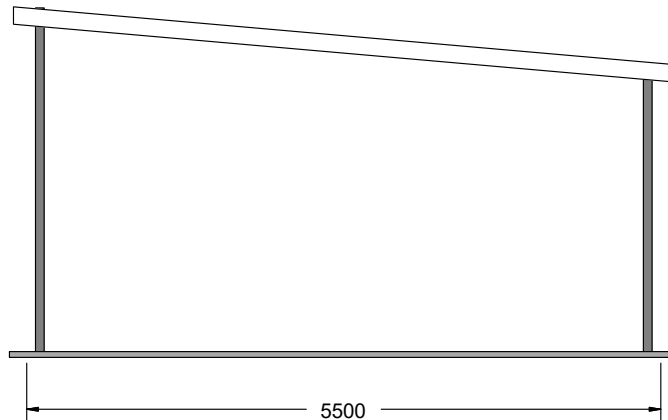
BATHROOM DRAINAGE PLAN
1:100



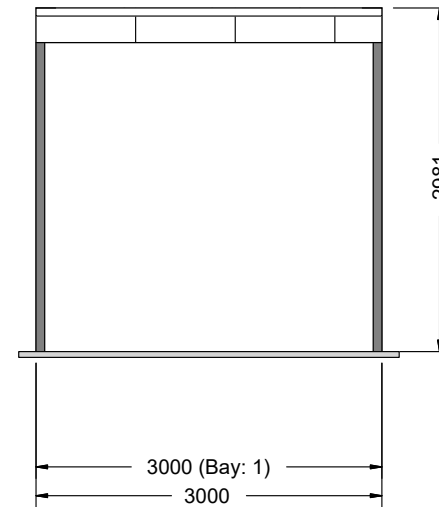
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



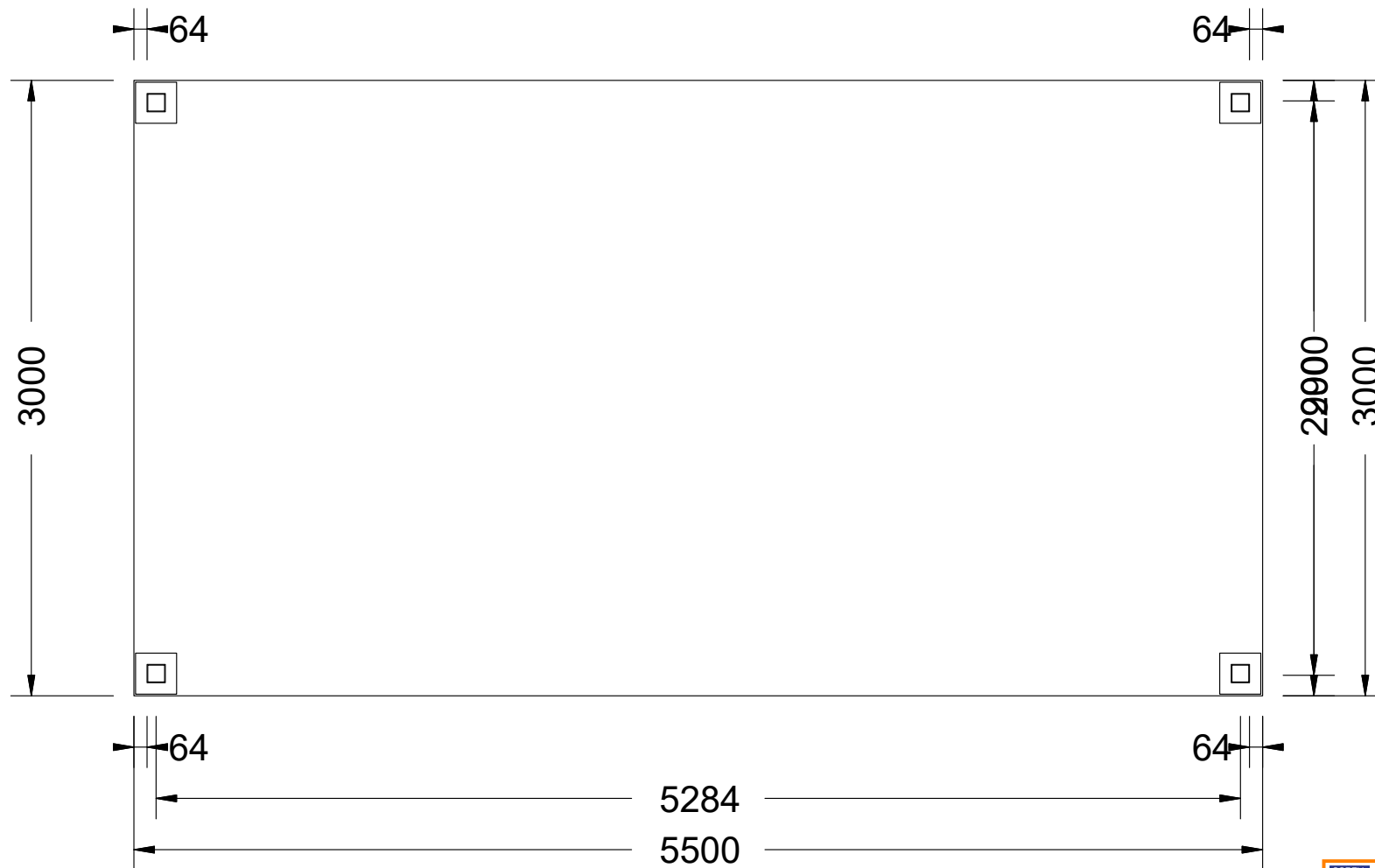
WEST ELEVATION

Sorell Council
 Development Application: 5.2025.277.1 -
 Response to Request For Information - 28
 Franklin Steret, Lewisham P2.pdf
 Plans Reference: P2
 Date received: 27/10/2025

139 Main Road,
 Sorell TAS 7172
 Phone: 1300 737 910
 Email: sales@rainbowbuilding.com.au

CLIENT: Ben Knight
 SITE ADDRESS: 28 Franklin Street, Lewisham, TAS, 7173
 PHONE: 0437842946
 EMAIL: benknight005@gmail.com

DRAWING TITLE: Design Mode Elevations
 SCALE: 1:65.582
 DATE: 27-10-2025
 Job Number: KING01_10120c
 Drawing Number:



CARPORT FLOOR PLAN



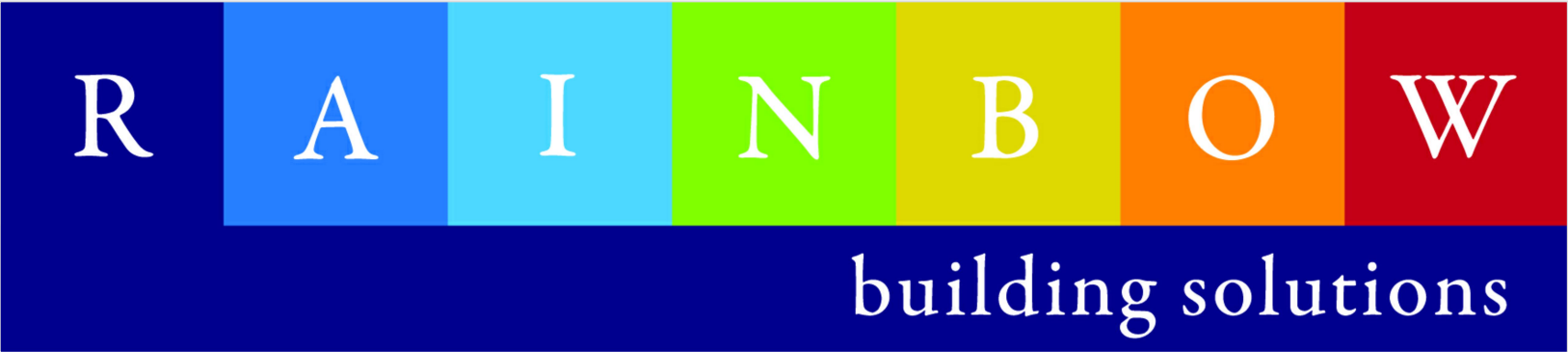
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 Sorell TAS 7172
 Phone: 1300 737 910
 Email: sales@rainbowbuilding.com.au

CLIENT: Ben Knight
 SITE ADDRESS: 28 Franklin Street, Lewisham, TAS, 7173
 PHONE: 0437842946
 EMAIL: benknight005@gmail.com

DRAWING TITLE: Foundation Plan
 SCALE: 1:32.246
 DATE: 27-10-2025
 Job Number: KING01_10120c
 Drawing Number:



LEGEND:
COVER PAGE
PAGE 1# SITE PLAN
PAGE 2# FLOOR PLAN/ELEVATIONS

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CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

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WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

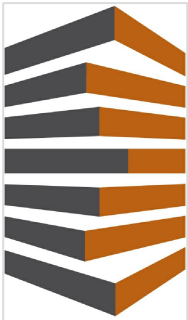
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REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 28 FRANKLIN ST LEWISHAM TAS 7173
CLIENT NAME : B. KNIGHT & S. WINZENBERG
TITLE REF : 54940/4
FLOOR AREA : 48.00m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 02
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

PROPOSED SHED FOR B. KNIGHT & S. WINZENBERG AT 28 FRANKLIN ST LEWISHAM TAS 7173



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TASMANIA 7250

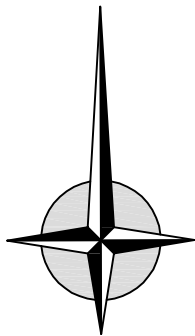
ACCREDITATION NO:
CC678 X

DATE:
07/10/2025

JOB NUMBER:
DA/BA-25SRKNI

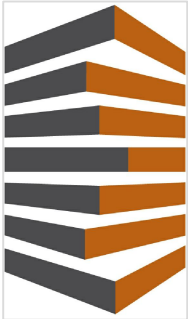
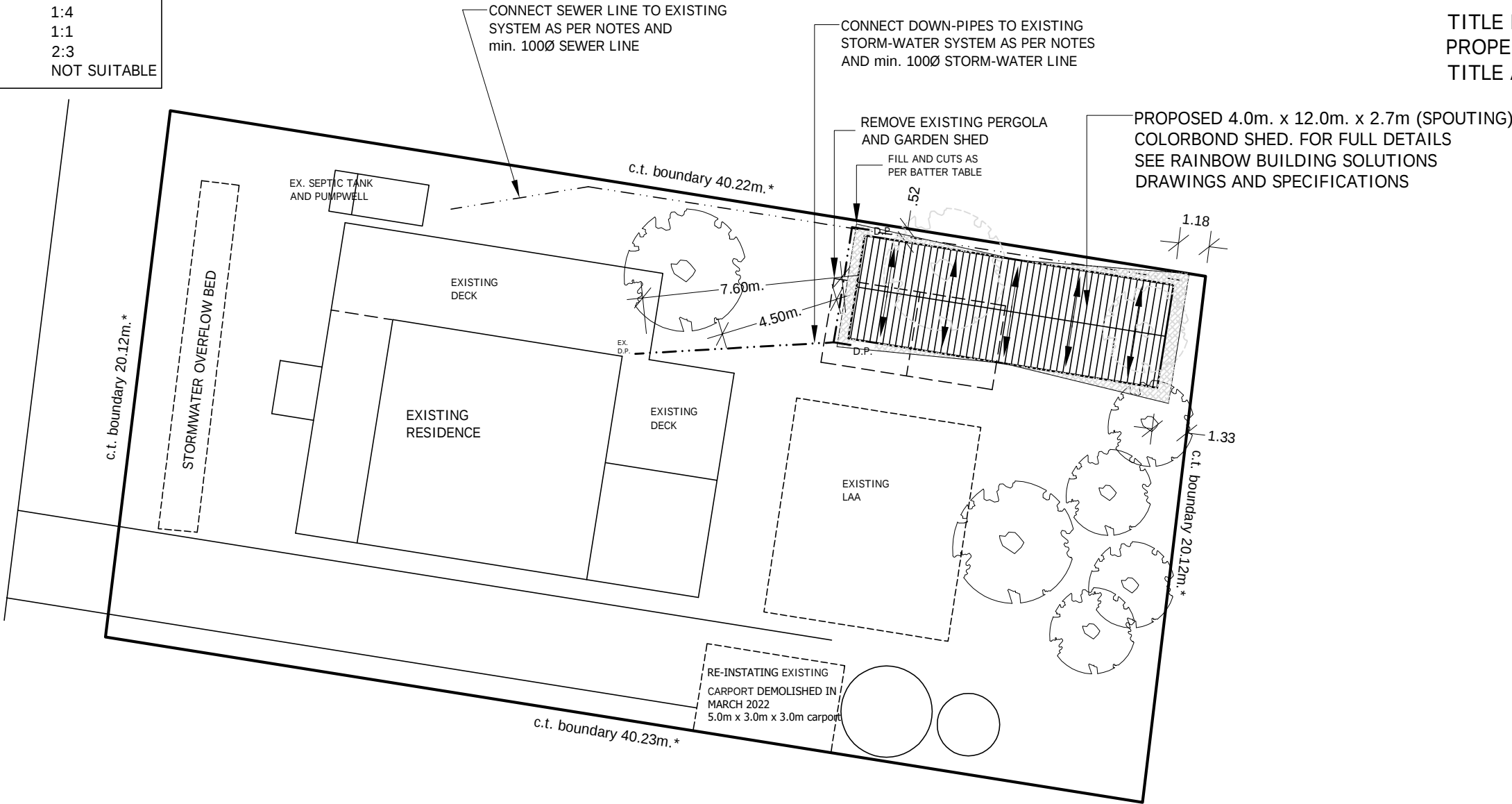
Sorell Council
Development Application: 5.2025.277.1 -
Response to Request For Information - 28
Franklin Steret, Lewisham P2.pdf
Plans Reference: P2
Date received: 27/10/2025

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT)	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



28 FRANKLIN ST
LEWISHAM TAS 7173

TITLE REF: 54940/4
PROPERTY ID: 2053210
TITLE AREA = 809.37m²*



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ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
KNIGHT SHED

FRANKLIN ST
LEWISHAM

REVISION:
-----,

DATE:
07/10/2025

SCALE:
AS SHOWN

JOB NUMBER:
DA/BA-25SRKNI

PAGE:
01 of 02

NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE
INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT
CLIENT, TheList AND ONLINE INFORMATION.
ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED
THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN
DOUBT SEEK ADVICE FROM WILKIN DESIGN.

SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION
WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO
BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL
DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON
SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND
ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO
COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL
LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN
12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL
AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH
AS 3500.

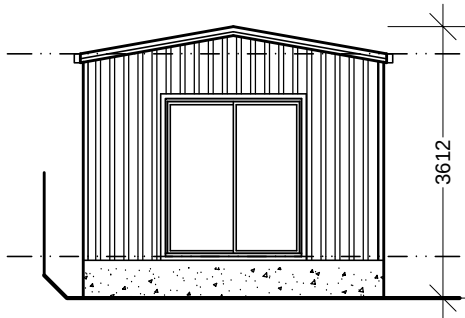
SITE PLAN
1:200

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

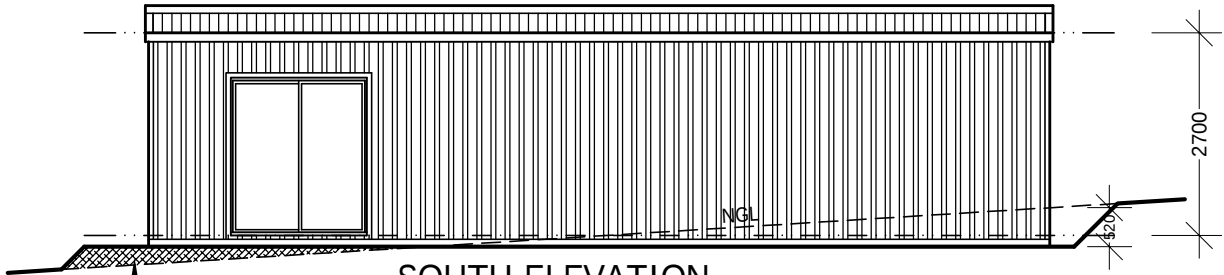


Development Application: 5.2025.277.1 -
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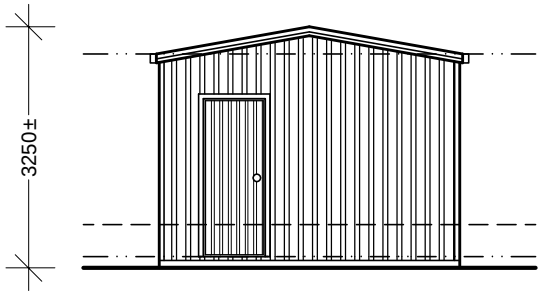
NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.
* TITLE DIMENSIONS HAVE BEEN CONVERTED FROM LINKS,
PERCHES AND ROODS AND MUST NOT BE USED FOR SETTING
OUT OR ANY OTHER REFERENCE FOR SURVEYING, THEY ARE
INDICATIVE ONLY



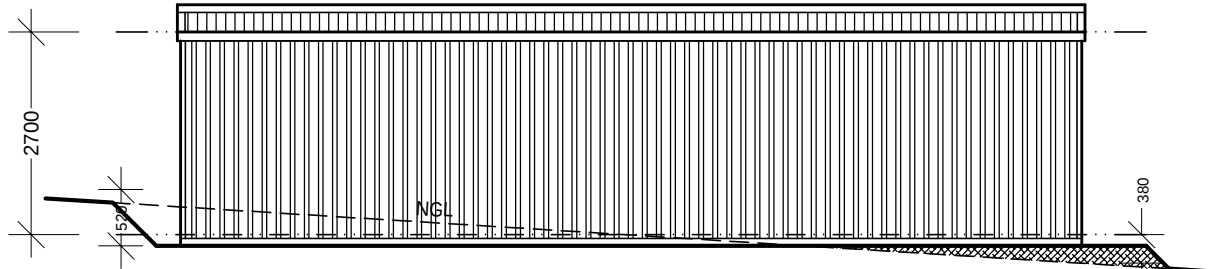
WEST ELEVATION
1:100



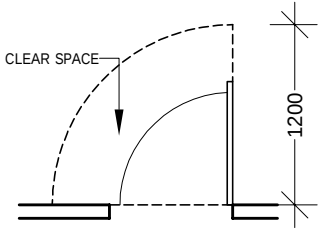
SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



CONSTRUCTION OF
SANITARY
COMPARTMENTS

BCA VOL. 2, FIGURE 3.8.3.3

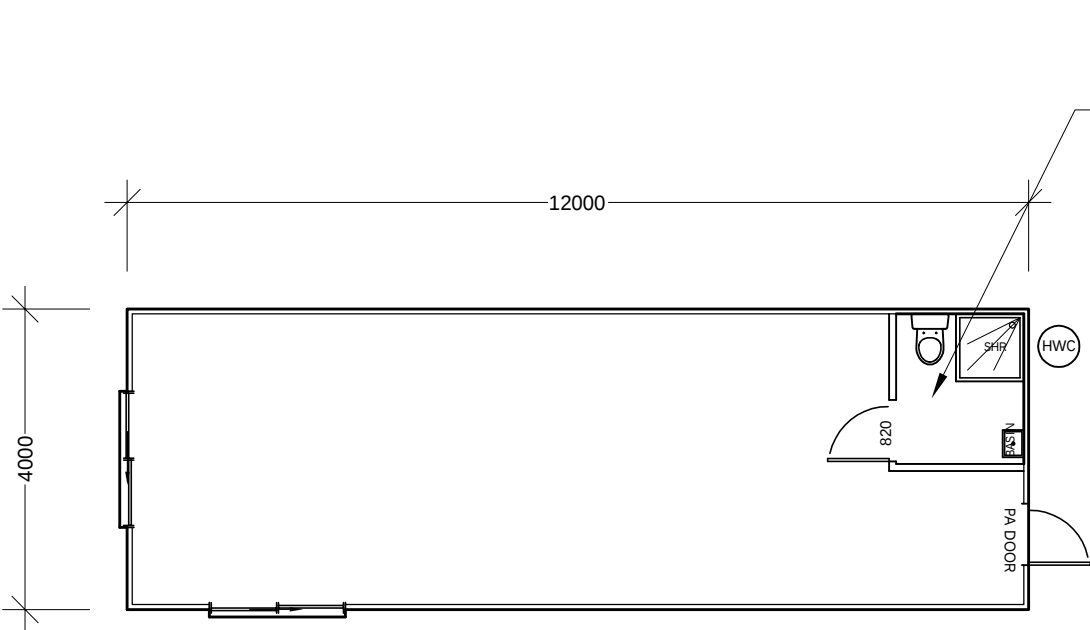
THE DOOR TO A FULLY ENCLOSED
SANITARY COMPARTMENT MUST -
(a) OPEN OUTWARDS; OR
(b) SLIDE; OR
(c) BE READILY REMOVABLE FROM THE
OUTSIDE OF THE COMPARTMENT,
UNLESS THERE IS A CLEAR SPACE OF AT
LEAST 1.2m, MEASURED IN ACCORDANCE
WITH FIGURE 3.8.3.3, BETWEEN THE
CLOSET PAN WITHIN THE SANITARY
COMPARTMENT AND THE DOORWAY.

VENTILATION NOTES:

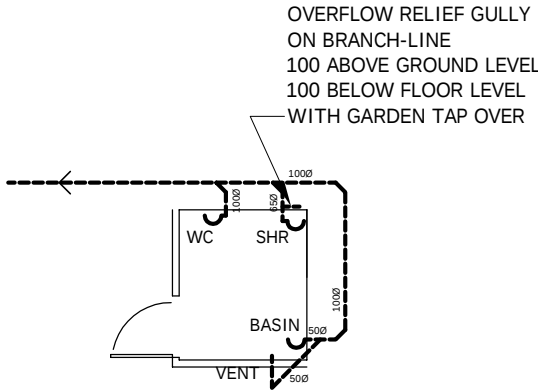
- MECHANICAL VENTILATION SYSTEMS ARE TO BE
INSTALLED AS PER AS 1668.2 "MECHANICAL VENTILATION
FOR ACCEPTABLE INDOOR AIR QUALITY".
- CONTAMINATED AIR FROM A SANITARY COMPARTMENT
OR BATHROOM MUST EXHAUST DIRECTLY TO OUTSIDE THE
BUILDING BY WAY OF DUCTS OR EXHAUST INTO THE ROOF
SPACE ONLY IF IT IS ADEQUATELY VENTILATED BY OPEN
EAVES, AND/OR ROOF VENTS OR THE ROOF IS CLAD IN
TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH
WOULD PREVENT VENTING THROUGH GAPS IN TILES.
- VENTILATION MUST BE PROVIDED TO A HABITABLE ROOM
BY PERMANENT OPENINGS, WINDOWS, DOORS OR OTHER
DEVICES WHICH CAN BE OPENED WITH AN AGGREGATE
OPENING SIZE NOT LESS THAN 5% OF THE FLOOR AREA
AND OPEN TO A SUITABLY SIZED COURT, OPEN VERANDAH,
CARPORT, OR THE LIKE, OR TO AN ADJOINING ROOM
PROVIDED THAT ROOM OR THE ROOM TO BE VENTILATED
IS NOT A SANITARY COMPARTMENT AND THE WINDOW,
OPENING, DOOR OR OTHER DEVICE HAS A VENTILATING
AREA OF NOT LESS THAN 5% OF THE FLOOR AREA OF THE
ROOM TO BE VENTILATED AND THE ADJOINING ROOM HAS
A WINDOW, OPENING, DOOR OR OTHER DEVICE WITH A
VENTILATING AREA OF NOT LESS THAN 5% OF THE
COMBINED FLOOR AREAS OF BOTH ROOMS AND THE
VENTILATING AREAS SPECIFIED MAY BE REDUCED AS
APPROPRIATE IF DIRECT NATURAL VENTILATION IS
PROVIDED FROM ANOTHER SOURCE AS PER BCA 2009 PART
3.8.5.

PLUMBING NOTES:

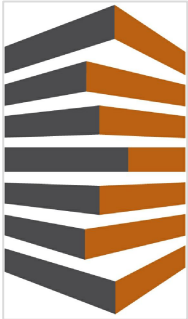
- ALL PLUMBING WORK BOTH WASTE AND WATER TO
COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL
LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN
12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL
AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH
AS 3500.
- MAXIMUM OPERATING PRESSURE WITHIN THE BUILDING
OF 500kpa.
- TEMPERING VALVES TO BE FITTED IN ACCORDANCE WITH
AS 3500 PART 4.
- CHECK WITH LOCAL COUNCIL FOR EXACT SITE SERVICE
CONNECTION POINTS.



FLOOR PLAN
1:100



BATHROOM DRAINAGE PLAN
1:100



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