NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 4 Richards Avenue, Dodges Ferry

PROPOSED DEVELOPMENT:

ADDITIONS & ALTERATIONS TO DWELLING - RETROSPECTIVE

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 5th August 2024.**

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 5th August 2024.**

APPLICANT: **J M Moore**

APPLICATION NO: **DA 2024 / 99 - 1**
DATE: **18 July 2024**

SORELL COUNCIL

4 Richards Avenue, Dodges Ferry - Representation Close Monday 5th August 2024

18-Jul-2024

100 m

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

Full description of Proposal:	Use: DWELLING Development: *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 120,000
Is all, or some the work already constructed:	No: ☐ Yes: ☑
Location of proposed works:	Street address: 4 RICHARDS AVENUE Suburb: DODGES FERRY Postcode: 7173 Certificate of Title(s) Volume: 84570 Folio: 36
Current Use of Site	DWELLING
Current Owner/s:	Name(s) JASON MOORE.

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
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/		

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

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 *Land Use Planning and Approvals Act 1993*, 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. *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/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 *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 9-5-24.

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 *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if 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: .....

SITE INFORMATION

LAND TITLE REFERENCE	**CT 84570/36**	
TERRAIN CATEGORY	**TC2.5**	TERRAIN WITH A FEW OBSTACLES
WIND CLASSIFICATION	**N3**	
SHIELDING CLASSIFICATION	**PS**	PARTIAL SHIELDING
SOIL CLASSIFICATION	**M**	
CLIMATE ZONE	**7**	www.abcb.gov.au map
BAL LEVEL	**BAL LOW**	AS PER BUSHFIRE REPORT
CORROSION ENVIRONMENT	**MODERATE**	FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER, BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2. CLADDING AND FIXINGS TO MANUFACTURERS RECOMMENDATIONS.
OTHER HAZARDS	**N/A**	HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP , DISPERSIVE SOILS, SAND DUNES, MINE SUBSIDENCE, SNOW AND ICE OR OTHER RELEVANT FACTORS.

AREA SCHEDULE

SITE AREA	: 741m²
FLOOR AREA : RESIDENCE	: 98.1m²
FLOOR AREA : DECK	: 27.4m²
FLOOR AREA : GARAGE	: 38.1m²

DRAWING INDEX

REV.	AMENDMENT	DATE
A	GARAGE PLANS ADDED	22/06/24

PROPOSED ALTERATIONS
4 RICHARDS AVENUE
DODGES FERRY

BUILDING DESIGNER
CHRISTOPHER.G.KEAN
CC17176
PH:0417 534 776

CLIENT: **J MOORE**

ADDRESS: **4 RICHARDS AVENUE DODGES FERRY**

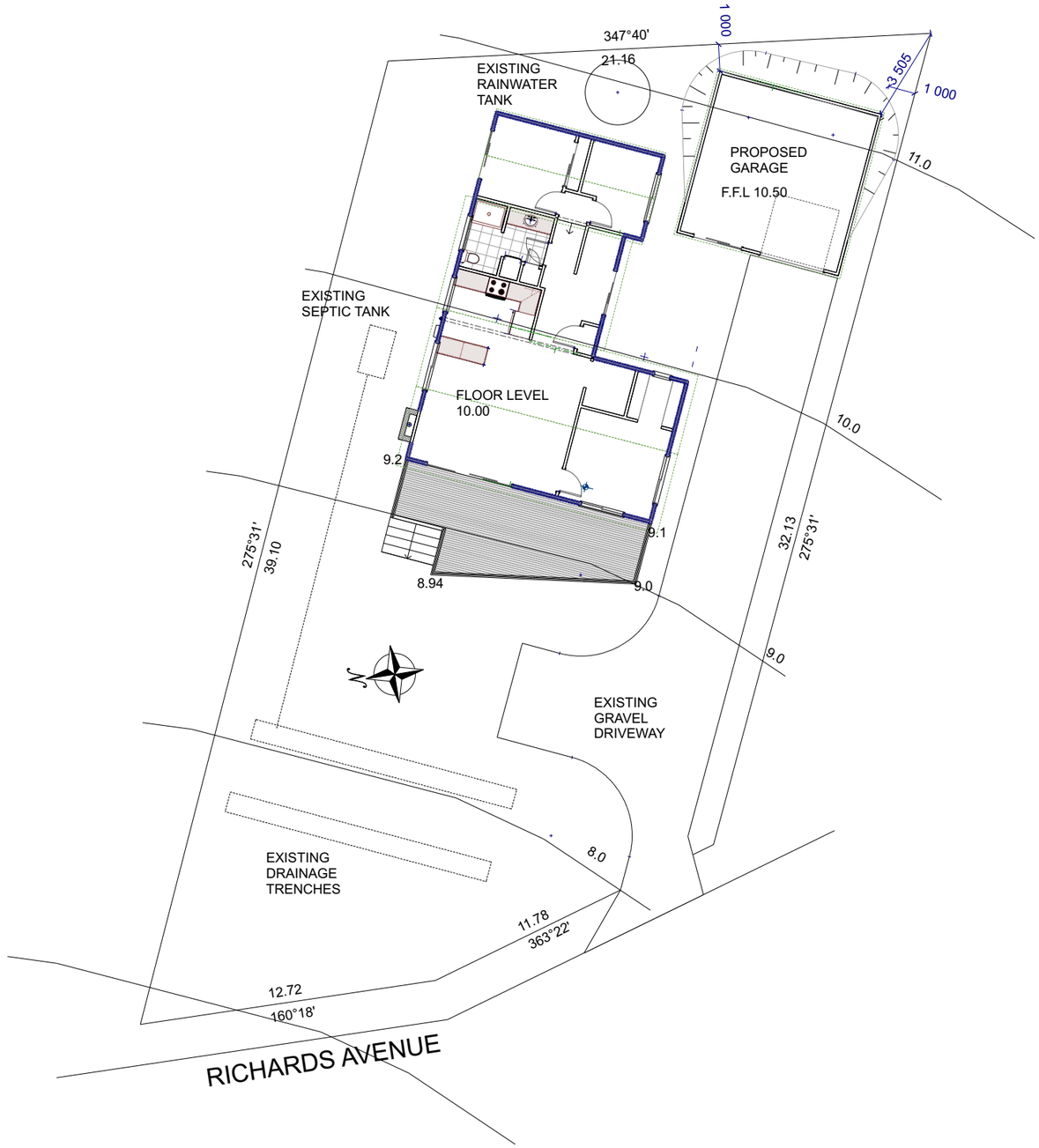
DRAWING TITLE **COVER SHEET**

Scale: **NTS**

Date: **15/03/2024**

Project # **010324**

SHEET #A01



SITE PLAN
SCALE 1:200

NOTES & LEGEND

SOIL AND WATER MANAGEMENT STRATEGIES

DOWNPIPES TO BE CONNECTED INTO RAINWATER STORAGE TANK AS SOON AS ROOF IS INSTALLED

INSTALL AG DRAIN TO CUT AREA PRIOR TO FOOTING EXCAVATION.

DENOTES 100mm SEWER

DENOTES 90mm STORMWATER

EXCAVATED MATERIAL TO BE PLACES UPSIDE OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON DOWNSLOPE OF MATERIAL.

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY ONCE GRAVEL IS COMPACTED, TO PREVENT TRANSFERRING DEBRIS ONT CHAFFEYS DRIVE.

SOIL AND WATER MANAGEMENT STRATEGIES
(SECTION 121 OF THE BUILDING ACT)

IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNERS FOOTING, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EVCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6(BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR

REV.	AMENDMENT	DATE
A	GARAGE PLANS ADDED + SETBACKS	22/06/24

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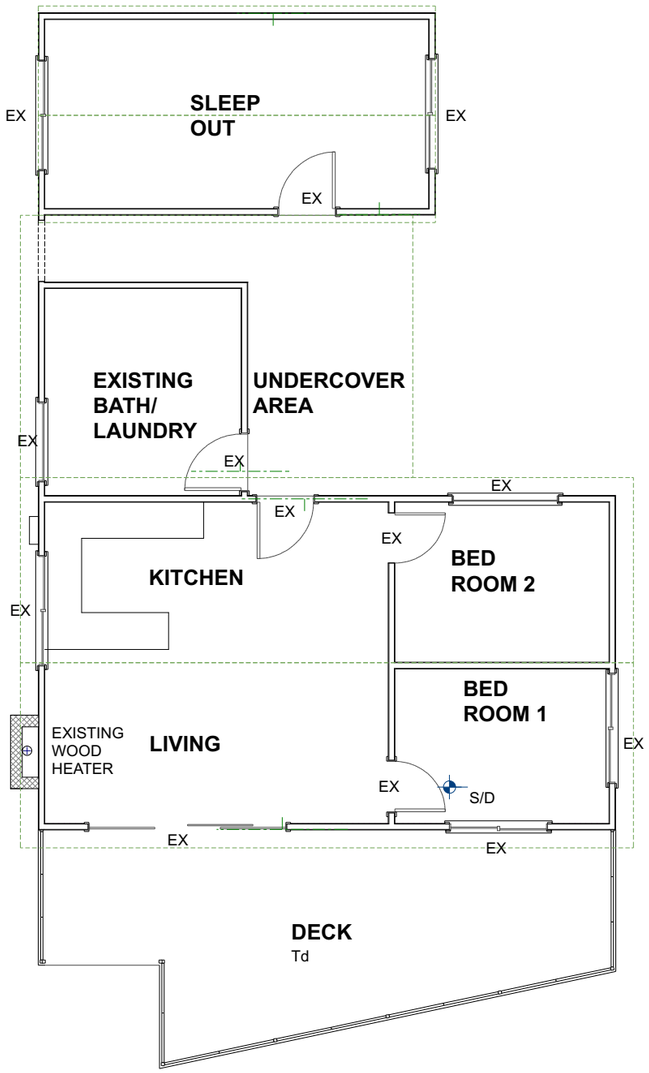
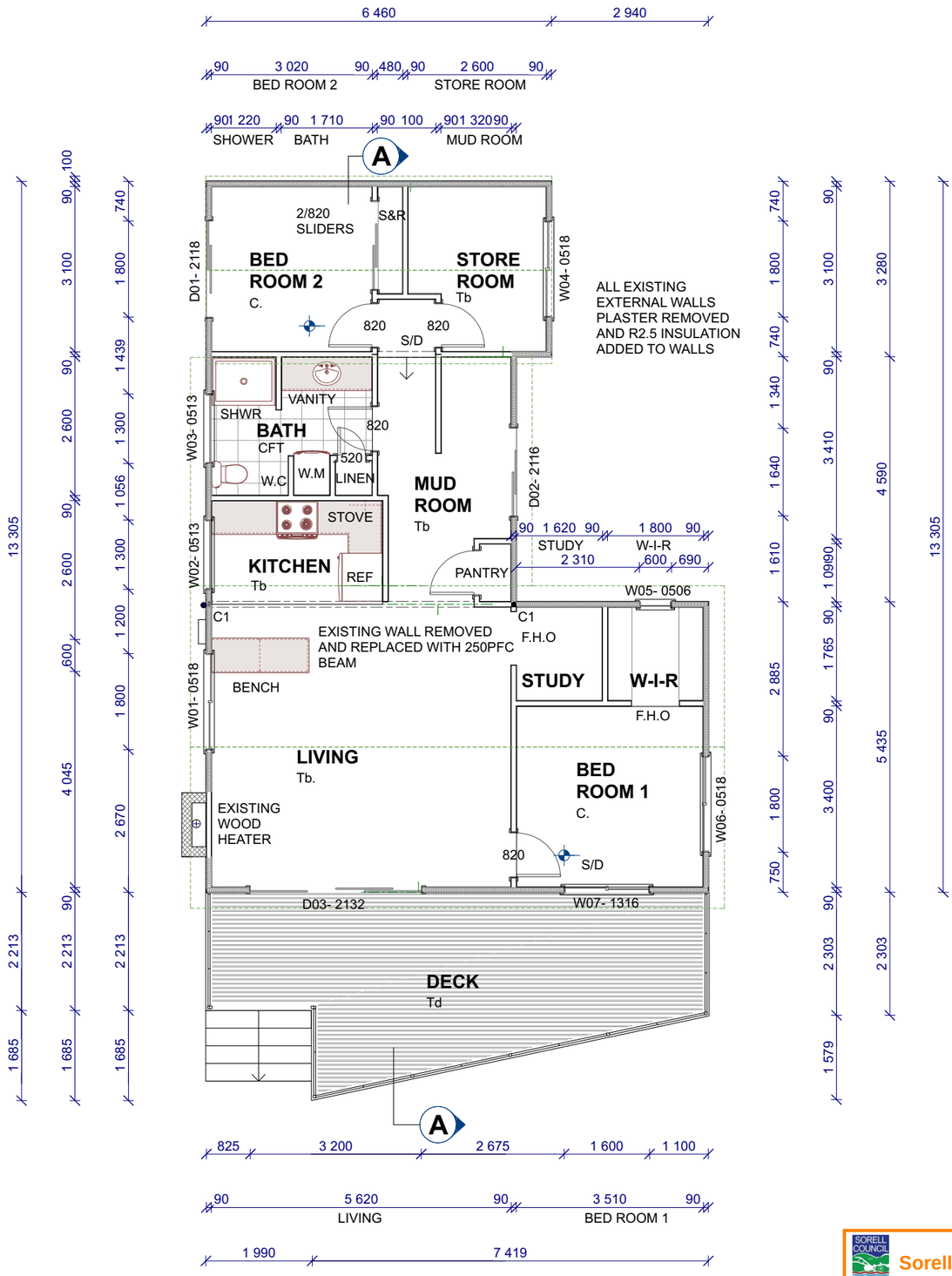
DRAWING TITLE **SITE PLAN**

Scale: **1:200**
Date: **15/03/2024**
Project # **010324**
SHEET #A02



EXISTING FLOOR PLAN
SCALE 1:100



FLOOR PLAN
SCALE 1:100

LEGEND AND NOTES

	BRICK VENEER 110mm BRICK 50mm CAVITY 90mm STUD WAL WITH R2.5HD BATTS, 10mm PLASTERBOARD LINING
	90mm STUD WALL WITH 10mm PLASTERBOARD LINING EACH SIDE U.N.O
	TIMBER HANDRAIL WITH STAINLESS STEEL WIRES NOT MORE THAN 125mm APART AS PER NCC REQUIREMENTS
	BESSER 20-01 BLOCK WALLS
HWC-	HOT WATER CYLINDER
CONC.-	CONCRETE FLOOR FINISH
CFT. -	CERAMIC FLOOR TILES
C. -	CARPET WITH AIRSTEP STEPMAX (OR EQUIVALENT) FOAM UNDERLAY
Tb.	VINYL TIMBER BOARDS COLOUR AND STYLE TO CLIENTS REQUIREMENTS
Td.	TIMBER DECKING BOARDS 136 x 25 SPOTTED GUM OR SIMILAR BUSHFIRE RATED TIMBER
DP.	90Ø DOWNPIPE
MB.	METER BOX
B.B	BOND BEAM

Sorell Council

Development Application: Response to Request for Information - 4 Richards Avenue, Dodges Ferry.pdf
Plans Reference: P3
Date Received: 04/07/2024

REV.	AMENDMENT	DATE
A	GARAGE PLANS ADDED + SETBACKS	22/06/24

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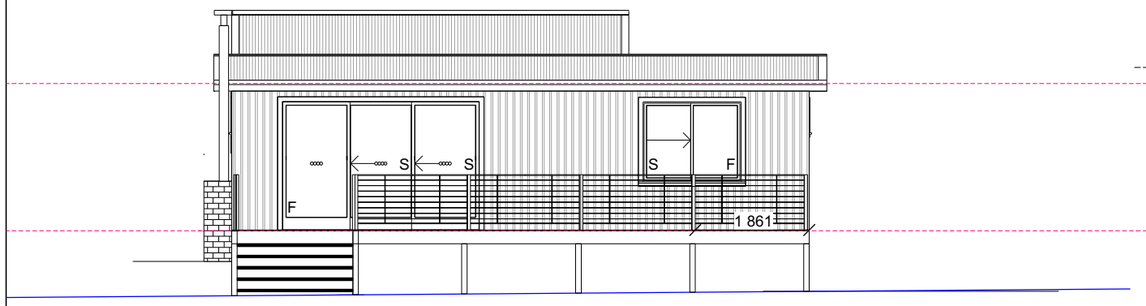
DRAWING TITLE **FLOOR PLAN**

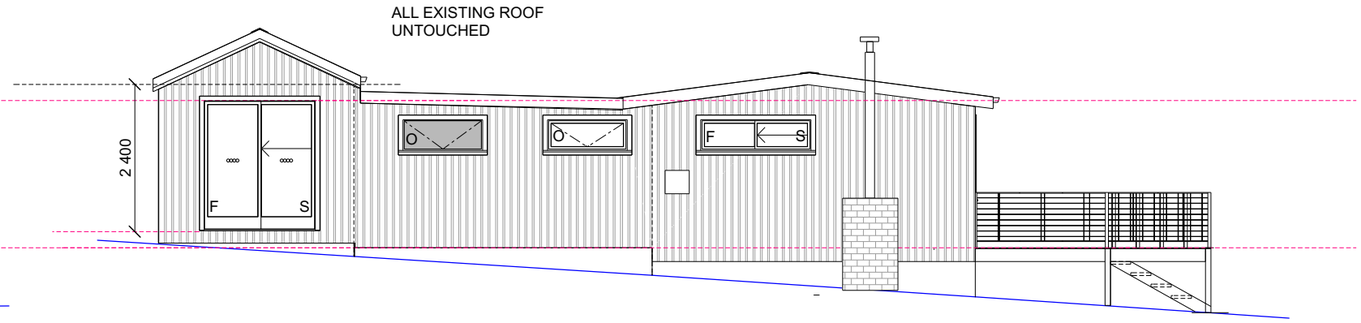
Scale: **1:100** *Date:* **15/03/2024**

Project # **010324**

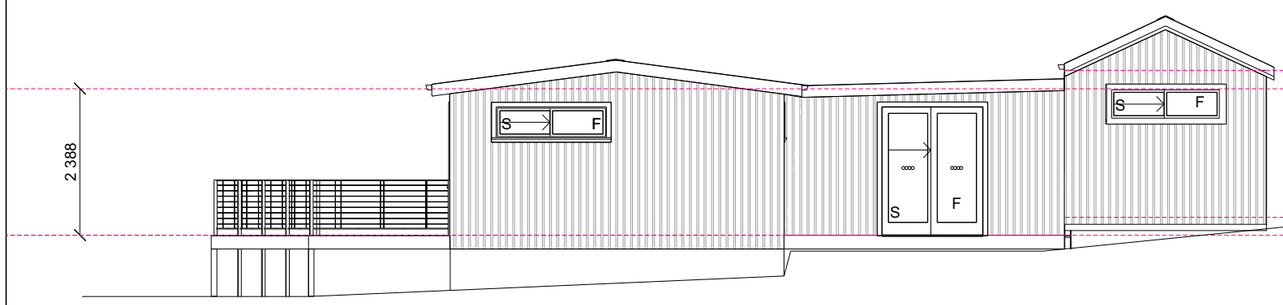
SHEET #A03



WEST ELEVATION
SCALE 1:100



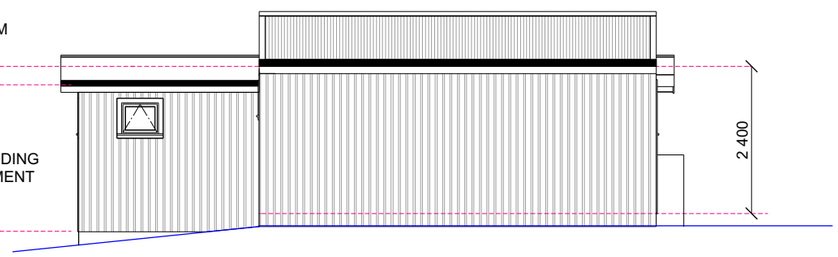
NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

NEW POWDERCOATED ALUMINIUM
WINDOWS AND SLIDING DOORS

NEW FIBRE CEMENT SHEET CLADDING
PAINTED TO COLORBOND MONUMENT
TO CLIENTS REQUIREMENTS



EAST ELEVATION
SCALE 1:100

REV.	AMENDMENT	DATE
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DRAWING TITLE
DWELLING ELEVATIONS

Scale: **1:100** *Date:* **15/03/2024**

Project # **010324**

SHEET #A04

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 DEVISE (RAVEN OR EQUIVALENT) . OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW MAY BE A FOAM OR RUBBER COMPRESSIBLE SRTIP.

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

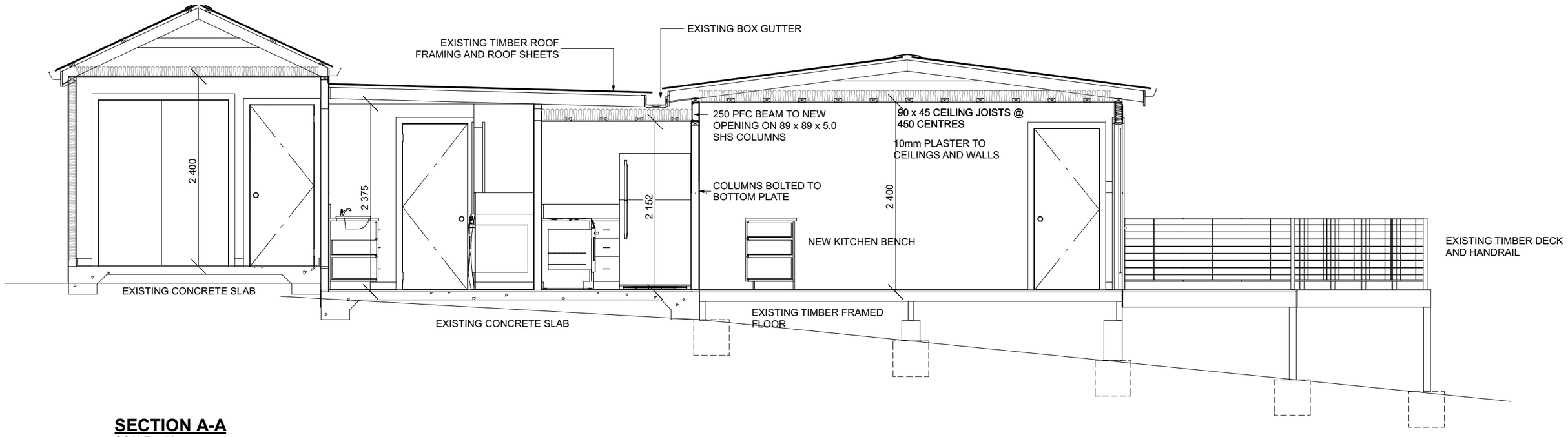
VAPOUR PERMEABLE ROOF SARKING INSTALLED AS PER MANUFACTURERS INSTRUCTIONS (WILL BE SPECIFIC FOR DIFFERENT BUILDINGS)

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	R5.0
	R6.8ACHIEVED



SECTION A-A

SCALE 1:50

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

REV.	AMENDMENT	DATE
A	GARAGE PLANS ADDED + SETBACKS	22/06/24

PROPOSED ALTERATIONS
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BUILDING DESIGNER
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CC17176
PH:0417 534 776

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ADDRESS: **4 RICHARDS AVENUE DODGES FERRY**

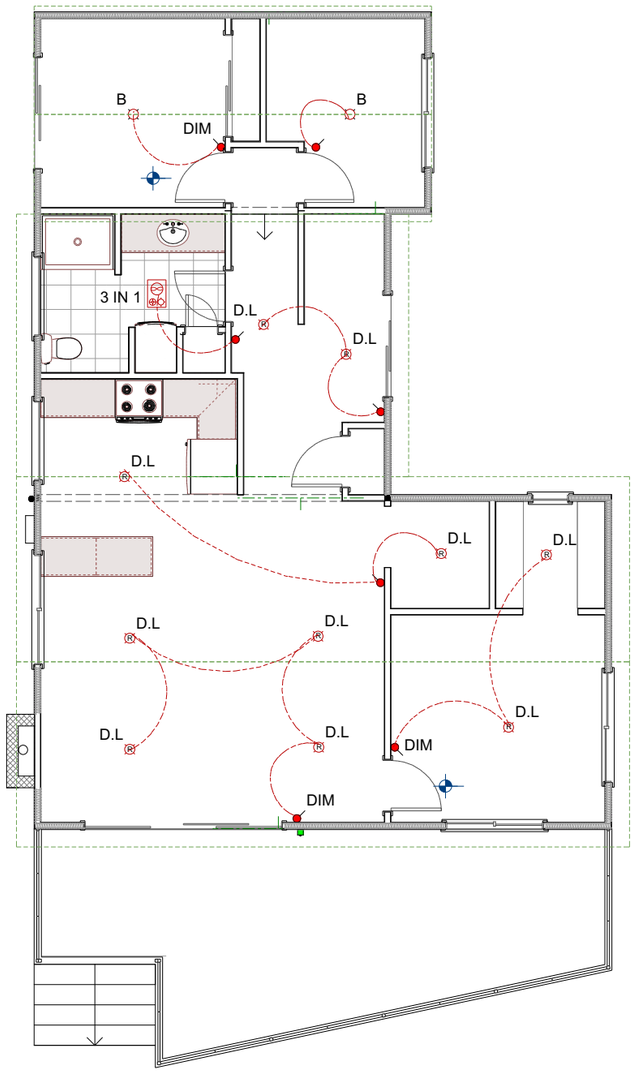
DRAWING TITLE **SECTION A-A**

Scale: **1:50**

Date: **15/03/2024**

Project # **010324**

SHEET #A05



LEGEND & NOTES

DIMMER SWITCHES TO BE INSTALLED IN BEDROOMS, LIVING AND DINING AREAS.

EXTERNAL LIGHTS MUST BE CONTROLLED BY A LIGHT SENSOR OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W.

ALL BATHROOM FANS TO BE FITTED WITH BACKDRAUGHT DAMPERS/SHUTTERS.

PB - PLASTERBOARD LINING AT 2400 AFL

CS - 4.5mm CEMENT SHEET EAVES LINING WITH PROPRIERT JOINING STRIPS

D.L - RECESSED LED DOWNLIGHT (11W)

B- SURFACE MOUNTED BATTEN LIGHT FITTING WITH 11W LED GLOBES

F.L- SURFACE MOUNTED 1 x 28W FLUORESCENT FITTING

D.L.S - CLIPSAL 'SUNSET SWITCH' DAYLIGHT SENSOR

L.S- LIGHT SWITCH

DIM- DIMMER SWITCH

3 in 1- COMBINATION FAN, LIGHT AND HEAT LAMP UNIT.
4 x 275W HEAT LAMPS
1 x 15W FLUORESCENT GLOBE

SA - SMOKE ALARM,HARD WIRED WITH BATTERY BACK UPTO AS3786 AND PART 3.7.2 OF THE CURRENT BCA. ALL SMOKE ALARMS TO BE INTERCONNECTED

LED UP/DOWN EXTERIOR WALL LIGHT (12W) MOUNTED AT 1800 AFL

REV.	AMENDMENT	DATE
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DRAWING TITLE **REFLECTED CEILING PLAN**

Scale: **1:100**

Date: **15/03/2024**

Project # **010324**

SHEET #A06

WINDOW SCHEDULE

No.	WINDOW SIZE	SETOUT	OPERATION	OPENING SIZE	GLASS VALUES	GLASS TYPE	FRAME	ORIENTATION
W01	500 H x 1800 W	SILL @ 1600 HEAD @ 2100	AWNING	0.45m²	U-VALUE - 3.9 SHGC - 0.58	CLEAR DOUBLE GLAZING	ALUMINIUM FRAME	NORTH
W02	500 H x 1300 W	SILL @ 1600 HEAD @ 2100	AWNING	0.32m²	U-VALUE - 3.9 SHGC - 0.58	CLEAR DOUBLE GLAZING	ALUMINIUM FRAME	NORTH
W03	500 H x 1300 W	SILL @ 1600 HEAD @ 2100	AWNING	0.32m²	U-VALUE - 3.9 SHGC - 0.58	WHITE TRANSLUCENT DOUBLE GLAZING	ALUMINIUM FRAME	NORTH
W04	500 H x 1800W	SILL @ 1600 HEAD @ 2100	AWNING	0.45m²	U-VALUE - 3.9 SHGC - 0.58	CLEAR DOUBLE GLAZING	ALUMINIUM FRAME	SOUTH
W05	500 H x 600 W	SILL @ 1600 HEAD @ 2100	AWNING	0.30m²	U-VALUE - 3.9 SHGC - 0.58	CLEAR DOUBLE GLAZING	ALUMINIUM FRAME	EAST
W06	500 H x 1800 W	SILL @ 9900 HEAD @ 2100	AWNING	0.45m²	U-VALUE - 3.9 SHGC - 0.58	CLEAR DOUBLE GLAZING	ALUMINIUM FRAME	SOUTH
W07	1300 H x 1600 W	SILL @ 800 HEAD @ 2100	AWNING	1.04m²	U-VALUE - 3.9 SHGC - 0.58	CLEAR DOUBLE GLAZING	ALUMINIUM FRAME	WEST

GLAZED DOORS

D01	2100 H x 1800 W	SILL @ FL HEAD @ 2100	SWING DOOR	1.89m²	U-VALUE - 4.1 SHGC - 0.61	CLEAR DOUBLE GLAZED GRADE A TOUGHENED LAMINATED SAFETY GLASS OUTER LAYER 5mm THICK	ALUMINIUM FRAME	NORTH
D02	2100 H x 1800 W	SILL @ FL HEAD @ 2100	SLIDING DOOR	1.89m²	U-VALUE - 4.1 SHGC - 0.61	CLEAR DOUBLE GLAZED GRADE A TOUGHENED LAMINATED SAFETY GLASS OUTER LAYER 5mm THICK	ALUMINIUM FRAME	SOUTH
D03	2100 H x 3200 W	SILL @ FL HEAD @ 2100	SWING DOOR	5.04m²	U-VALUE - 4.1 SHGC - 0.61	CLEAR DOUBLE GLAZED GRADE A TOUGHENED LAMINATED SAFETY GLASS OUTER LAYER 5mm THICK	ALUMINIUM FRAME	WEST

LEGEND & NOTES

REFER TO A4 AND A5 ELEVATIONS FOR WINDOW POSITIONS.

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS.

REFER TO ENERGY ASSESSMENT FOR GLAZING U-VALUE AND SHGC REQUIREMENTS

GLAZING TYPES IN TASMANIA CAN BE ACCESSED AT www.wers.net.

SHOWER SCREENS

1800 HIGH SEMI FRAMELESS SHOWERSCREENS TO COMPLY WITH BCA TABLE 3.6.5 AND AS1288.
MINIMUM 4mm THICK GRADE A TOUGHENED SAFETY GLASS, LABELLED TO COMPLY WITH INDUSTRY STANDARD

OPAQUE BANDS

WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT EASILY VISIBLE AS FOLLOWS;
-MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20mm IN HEIGHT;
-THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR;
-THE LOWER EDGE IS NOT MORE THAN 1200 ABOVE THE FLOOR.

FLASHINGS TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904
REFER TO DRAWING A15 FOR WINDOW HEAD AND SILL DETAILS.
FLASHING TO BE INSTALLED IN ACCORDANCE WITH THE GLAZING MANUFACTURERS SPECIFICATION FOR BRICK VENEER CONSTRUCTION.

PROTECTION OF OPENABLE WINDOWS

A WINDOW OPENING MUST BE PROVIDED PROTECTION, IF THE FLOR BELOW THE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH. PROTECT THE WINDOWS (IDENTIFIABLE IN THE TABLE BESIDE) BY ONE OF THE FOLLOWING METHODS;
A) A DEVICE CAPABLE OF RESTRING THE WINDOW OPENING; OR
B) A SCREEN WITH SECURE FITTINGS.

THE DEVICE OR SCREEN MUST:

A) NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN: AND
B) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE:
WINDOW RESTRAINED BY A DEVICE; OR
SCREEN PROTECTING THE OPENING; AND
C) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

ALL GLAZED WINDOWS & DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLAZING TO COMPLY WITH WITH AS 1288.

NATURAL LIGHT AND VENTILATION

PART 3.8.4 LIGHT MINIMUM 10% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED (NATURAL LIGHT)

PART 3.8.4 LIGHT MINIMUM 5% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED.
(AN EXHUST FAN MAY BE USED FOR SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR DISCHARGES DIRECTLY TO THE OUTSIDE OF THE BUILDING BY WAY OF DUCTS)

ROOM	AREA	WINDOW No.	LIGHT REQUIRED	LIGHT ACHIEVED	VENTILATION REQUIRED	VENTILATION ACHIEVED
KITCHEN / DINING LIVING	35.8m²	W01,W02, SD03	3.6m²	8.27m²	3.58m²	6.81m²
BED ROOM 1	11.8m²	W06,W07	1.08m²	2.98m²	0.59m²	1.49m²
BED ROOM 2	9.2m²	SD01	0.92m²	3.78m²	0.46m²	1.35m²

REV.	AMENDMENT	DATE
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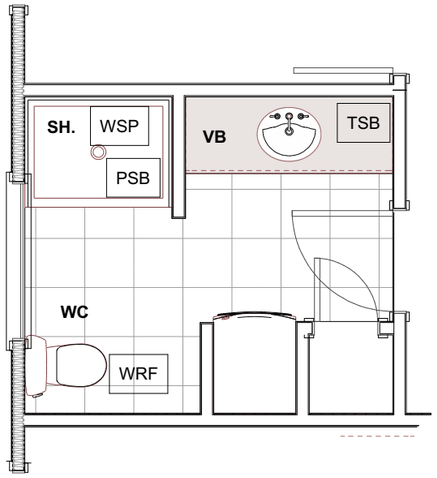
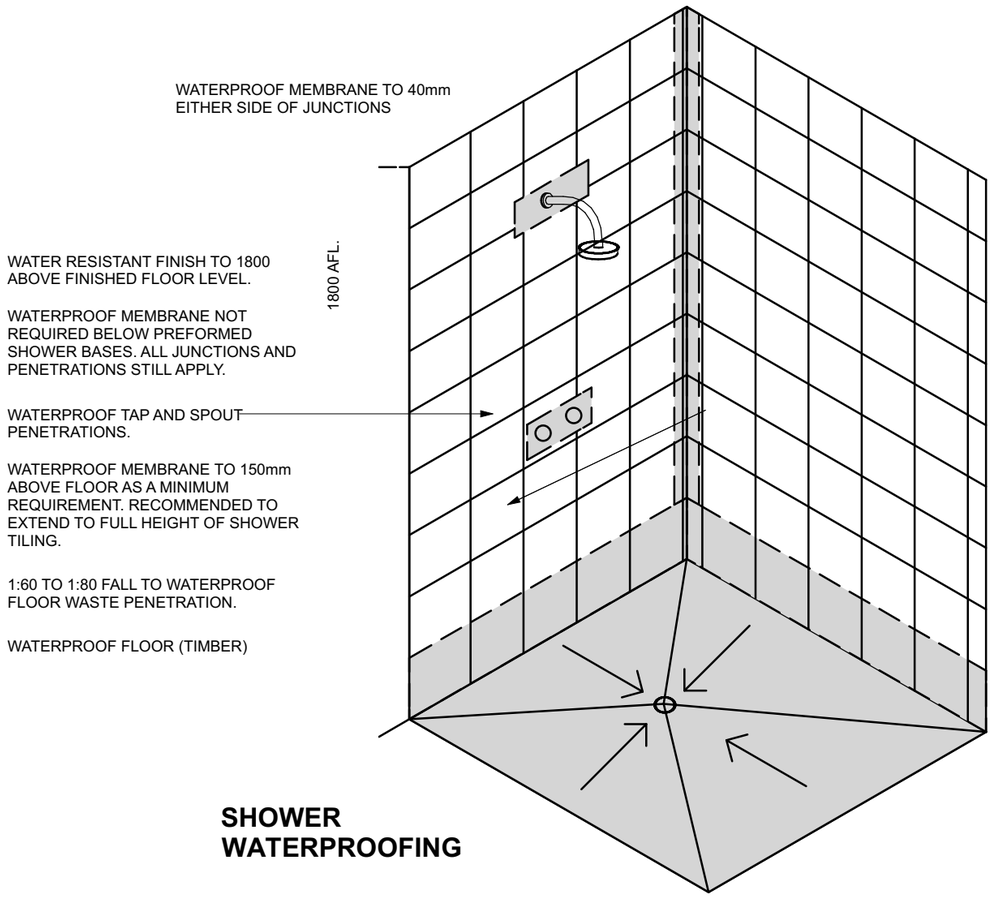
DRAWING TITLE **GLAZING SCHEDULE**

Scale: **NTS**
Date: **15/03/2024**
Project # **010324**
SHEET #A07



BATHROOM

CONCRETE FLOOR SCALE 1:50



SHOWER WATERPROOFING

WET AREAS (TO COMPLY WITH BCA 3.8.1.2 AND AS 3740)

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	WALL/ FLOOR JUNCTIONS	PENETRATIONS
SHOWER AREA (APPLIES TO ENSUITE AND BATHROOM					
WITH PREFORMED SHOWER BASE	N/A	CERAMIC TILES TO SHOWER WALLS 1800mm ABOVE FINISHED FLOOR LEVEL OF THE SHOWER	MEMBRANE 'M01'	MEMBRANE 'M01'	WATERPROOF TAP AND SPOUT PENETRATIONS IN VERTICAL SURFACES WITH 'WATREBAR' TAP PENETRATION FLANGE AND SILICONE
AREA OUTSIDE SHOWER (APPLIES TO ENSUITE AND BATHROOM)					
CONCRETE FLOOR	WATER RESISTANT FLOOR OF THE ROOM. CERAMIC FLOOR TILES	N/A	N/A	MEMBRANE 'M02'	N/A
AREA OUTSIDE BATH (APPLIES TO BATHROOM)					
CONCRETE	WATER RESISTANT FLOOR OF THE ROOM. CERAMIC FLOOR TILES	A) 150mm MIN. HIGH CERAMIC TILE SPLASHBACK TO PERIMETER OF BATH B) CERAMIC TILE UPSTAND FROM FLOOR LEVEL TO UNDERSIDE LIP OF BATH	WHITE SILICONE TO JUNCTIONS WITHIN 150mm ABOVE BATH (3 WALLS)	CERAMIC TILE UPSTAND TO EXTENT OF BATH	WATERPROOF TAP AND SPOUT PENETRATIONS IN VERTICAL SURFACES WITH 'WATREBAR' TAP PENETRATION FLANGE AND SILICONE
OTHER AREAS					
LAUNDRY AND WC	CERAMIC FLOOR TILES	N/A	N/A	MEMBRANE 'M02' + CERAMIC TILE SKIRTING	
WALLS ADJOING SINK, BASIN OR LAUNDRY TUB	N/A	150mm MIN. HIGH CERAMIC TILE SPLASHBACK FOR EXTENT OF VESSEL WHERE THE VESSEL IS WITHIN 75mm OF A WALL	WATERPROOF WALL JUNCTION WHERE VESSEL IS FIXED TO A WALL WITH SILICONE	N/A	WATERPROOF TAP AND SPOUT PENETRATIONS IN VERTICAL SURFACES WITH 'WATREBAR' TAP PENETRATION FLANGE AND SILICONE

MEMBRANE 'M01' DUNLOP(OR SIMILAR) SHOWER WATERPROOFING KIT COMPLETE WITH REINFORCING MAT,PRIMER, NEUTRAL CURE SILICONE AND MEMBRANE TO MANUFACTURERS RECOMMENDATIONS
MEMBRANE 'M02' DUNLOP(OR SIMILAR) WATER BASED ACRYLIC POLYURETHANE MEMBRANE APPLIED BY EITHER BRUSH OR ROLLER IN A CONSISTENT THICKNESS TO MANUFACTURERS RECOMMENDATIONS

FOR UNENCLOSED SHOWERS ON CONCRETE OR CEMENT SHEET, WATERPROOF THE FLOORS OUT TO 1500mm FROM SHOWER CONNECTION AT WALL. FOR TIMBER OR PARTICLEBOARD FLOORING WATERPROOF THE WHOLE FLOOR

WATERPROOF MEANS THE PROPERTY OF A MATERIAL DOES NOT ALLOW MOISTURE TO PENETRATE THROUGH IT.

WATER RESISTANT MEANS THE PROPERTY OF A SYSTEM OR MATERIAL THAT RESTRICTS MOISTURE MOVEMENT AND WILL NOT DEGRADE UNDER CONDITIONS OF MOISTURE.

LEGEND AND NOTES

WRF	WATER RESISTANT FLOORING
WPF	WATERPROOF FLOORING
WSP	WATERPROOF SPOUT PENETRATION
TSB	TILED SPLASHBACK
PSB	PREFORMED SHOWER BASE

VILLABOARD WALL LINING TO ALL WET AREA WALLS

REV.	AMENDMENT	DATE
A	GARAGE PLANS ADDED + SETBACKS	22/06/24

PROPOSED ALTERATIONS
4 RICHARDS AVENUE
DODGES FERRY

BUILDING DESIGNER
CHRISTOPHER.G.KEAN
CC17176
PH:0417 534 776

CLIENT: **J MOORE**

ADDRESS: **4 RICHARDS AVENUE DODGES FERRY**

DRAWING TITLE **WATERPROOFING**

Scale: **AS NOTED** *Date:* **15/03/2024**

Project # **010324**

SHEET #A08

Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Help screen

Building name/description
6 amundsen Crescent WARRANE

Classification
Class 1

Number of rows preferred in table below 12 *(as currently displayed)*

Advisory Note

Separate aggregate allowances are calculated for Class 1, 2 or 4 cases; for a verandah or balcony; or for a Class 10 building. The '% of Allowance Used' outcomes refer to these aggregate allowances.

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two (n/a for Class 1)	Dimming Percentages		Design Lumen Depreciation Factor	OVERALL DESIGN PASSES		
						Adjustment Factor One — Adjustment	% Area	% of full power		Adjustment Factor Two — Adjustment	% Area	% of full power		Lamp or Illumination Power Density — System Allowance	Lamp or Illumination Power Density — System Design	System Share of % of Aggregate Allowance Used
1	KITCHEN	KITCHEN	6.2 m²	11 W	Class 1 building									5.0 W/m²	1.8 W/m²	10% of 19%
2	LIVING	Living room	44.0 m²	22 W	Class 1 building	f)Manual dimming system	95%							5.9 W/m²	0.5 W/m²	3% of 19%
3	BATH	Bathroom	5.1 m²	15 W	Class 1 building									5.0 W/m²	3.0 W/m²	17% of 19%
4	BEDROOM 1	Bedroom	9.2 m²	11 W	Class 1 building	f)Manual dimming system	95%							5.9 W/m²	1.2 W/m²	7% of 19%
5	WC	Toilet	1.3 m²	11 W	Class 1 building									5.0 W/m²	*8.5 W/m²*	47% of 19%
6	HALL	Corridor	3.8 m²	11 W	Class 10a building									3.0 W/m²	2.9 W/m²	100% of 97%
7	BEDROOM 2	Corridor	9.2 m²	22 W	Class 1 building	f)Manual dimming system	95%							5.9 W/m²	2.4 W/m²	13% of 19%
8	DECKS	Verandah or	16.7 m²	12 W	Class 1 building	b)Motion detector								5.6 W/m²	0.7 W/m²	4% of 19%
9																
10																
11																
12																

95.4 m²	115 W

	Allowance	*Design Average*
Class 1 building	5.7 W/m²	1.1 W/m²
Class 10a building (associated with a Class 1 building)	3.0 W/m²	2.9 W/m²

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

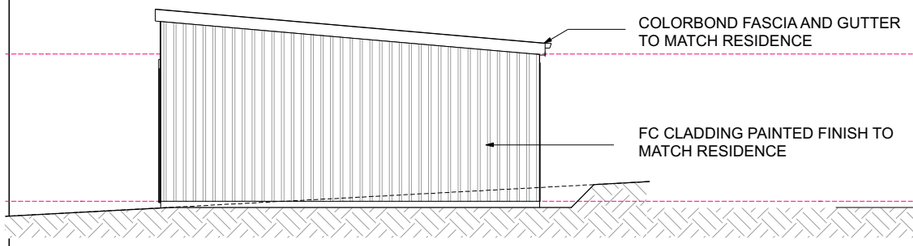
if inputs are valid

Sorell Council

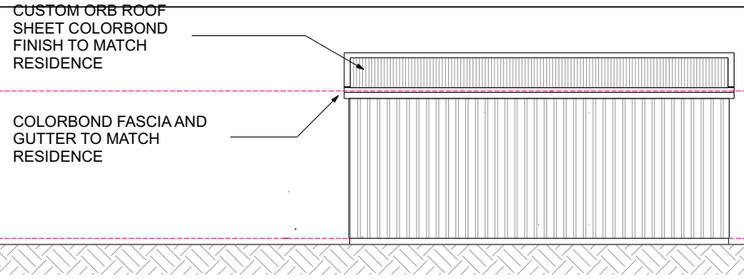
Development Application: Response to Request for Information - 4 Richards Avenue, Dodges Ferry.pdf
Plans Reference: P3
Date Received: 04/07/2024

LIGHTING CALCULATOR

REV.	AMENDMENT	DATE						
A	GARAGE PLANS ADDED + SETBACKS	22/06/24	PROPOSED ALTERATIONS 4 RICHARDS AVENUE DODGES FERRY	BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	CLIENT: J MOORE	ADDRESS: 4 RICHARDS AVENUE DODGES FERRY	DRAWING TITLE LIGHTING CALCULATOR	Scale: NTS Project # 010324	Date: 15/03/2024 SHEET #A09



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

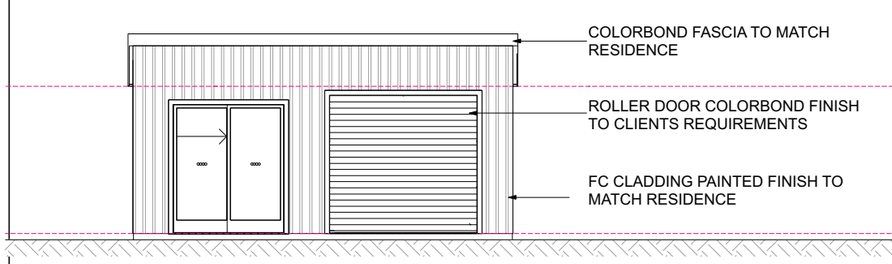
LEGEND AND NOTES

S.F 1 -STRIP FOOTING 1
S.F 2-STRIP FOOTING 2
T.B1 - THICKENING BEAM 1
P.F1-PAD FOOTING 1
P.F2-PAD FOOTING 2
P.F3-PAD FOOTING 3

FOOTINGS SHALL BE FOUNDED ON APPROVED MATERIAL HAVING A BEARING CAPACITY OF 100 kPA

CONCRETE SLUMP :	80mm
CONCRETE STRENGTH :	25MPa
AGGREGATE SIZE :	20mm
FINISH :	STEEL TROWEL

CLASS 'A' SITE
MUST BE PROOF ROLLED / COMPACTED



WEST ELEVATION
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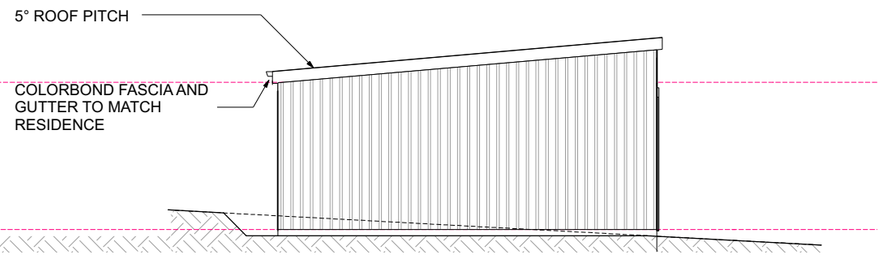
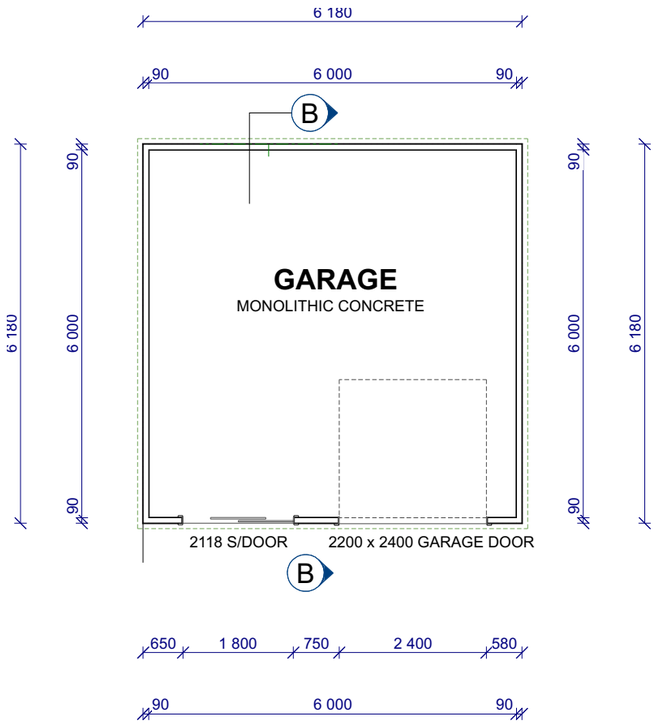
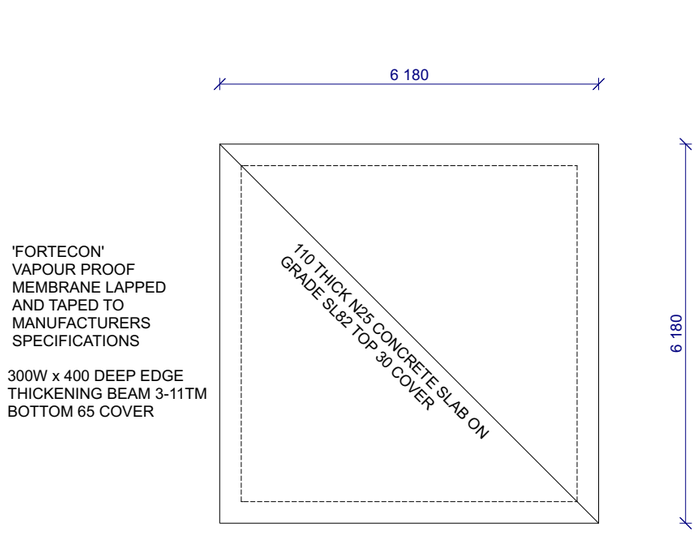


NORTH ELEVATION
SCALE 1:100



GARAGE PLAN
SCALE 1:100



GARAGE SLAB PLAN
SCALE 1:100

Sorell Council

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Plans Reference: P3
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A	GARAGE PLANS ADDED + SETBACKS	22/06/24

PROPOSED ALTERATIONS
4 RICHARDS AVENUE
DODGES FERRY

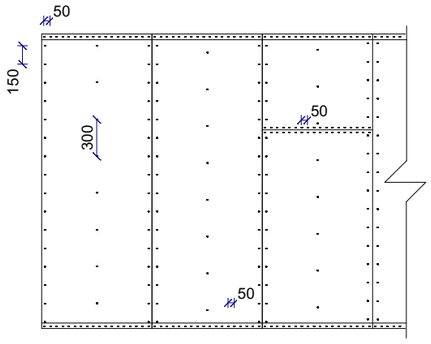
BUILDING DESIGNER
CHRISTOPHER.G.KEAN
CC17176
PH:0417 534 776

CLIENT: **J MOORE**

ADDRESS: **4 RICHARDS AVENUE DODGES FERRY**

DRAWING TITLE
GARAGE PLANS & ELEVATIONS

Scale: **1:100** *Date:* **15/03/2024**
Project # **010324**
SHEET #A010



PLYWOOD SHALL BE NAILED TO FRAME USING 30 x 2.8mm GALV. FLAT HEAD NAILS AS SHOWN. PLYWOOD SHALL BE 4mm F27 HARDWOOD WITH STUDS AT 450mm CENTRES.

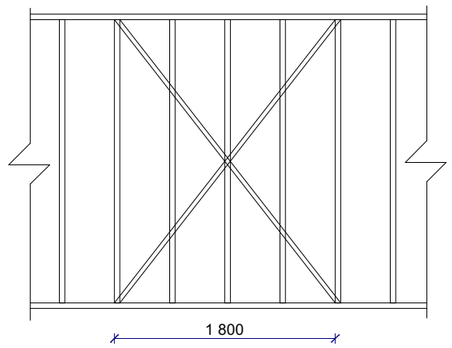
HORIZONTAL BUTT JOINTS ARE PERMITTED, PROVIDED NAILS FIXED TO NOGGINS AT 50mm CENTRES (FOR METHOD B)

A 13kN CAPACITY CONNECTION AT EACH END AND INTERMEDIATELY AT MAX. 1200mm CENTRES IS REQUIRED.

SHEATHED PANELS SHALL BE CONNECTED TO SUBFLOOR.

BOTTOM PLATE TO BE FIXED TO SLAB/TIMBER FLOOR FRAME AS PER 'SPECIFIC TIEDOWNS' TABLE ON DRAWING A07.

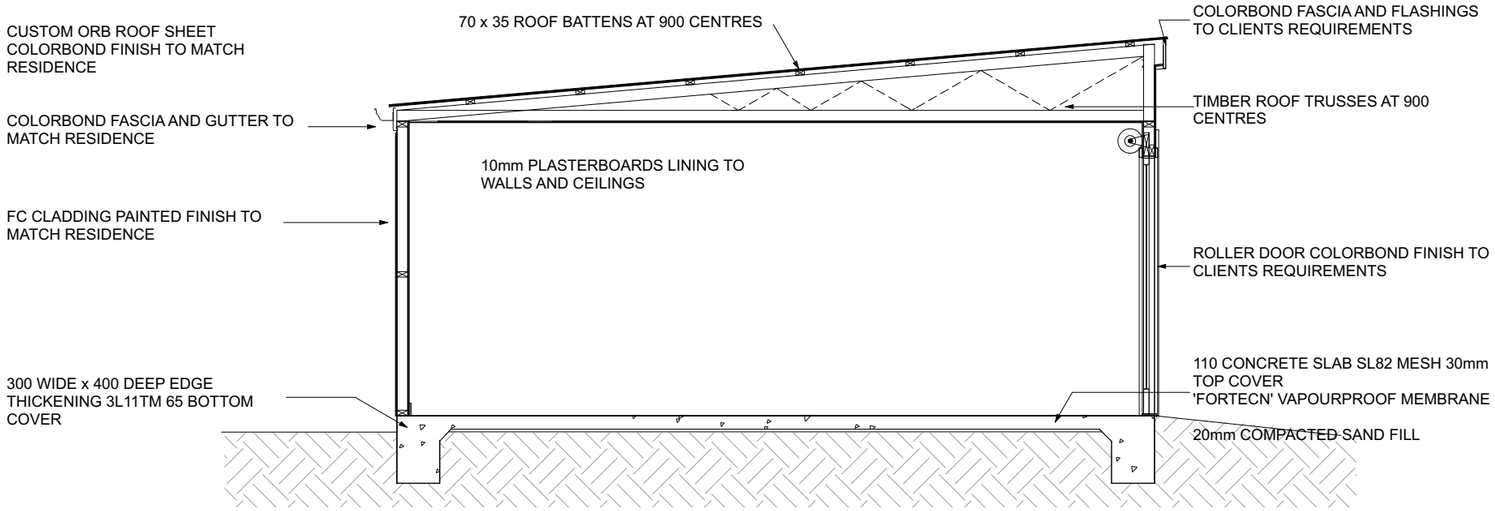
TYPE H(b) PLY BRACING (6.0kN/m)



30 x 0.8mm GALV. METAL STRAPS LOOPED OVER PLATE AND FIXED TO STUD WITH 4/30 x 2.8mm GALV. FLAT HEAD NAILS TO EACH END IN 4 PLACES.
30 x 0.8mm (OR EQUIVALENT) TENSIONED GALV. METAL STRAPS NAILED TO PLATES WITH 4/30 x 2.8mm GALV. FLAT HEAD NAILS (OR EQUIVALENT) TO EACH END.

BOTTOM PLATE FIXED TO SLAB/TIMBER FLOOR FRAME AS PER 'SPECIFIC TIEDOWNS' TABLE ON DRAWING A07

TYPE (d) DOUBLE DIAGONAL TENSION METAL STRAP BRACES (3.0kN/m)



SECTION B-B

SCALE 1:50

LEGEND & NOTES

DS	DOUBLE STUD
ROOF PITCH	1.5° AND 2.5°
CEILING HEIGHT	2400

ROOF BATTENS TYPICALLY 70 x 35 DEEP MGP12 @ 900 CRS

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS1684.2 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION) AND THE BCA

LINTEL SCHEDULE

L1	90 x45 F17
L2	140 x 45 F17
L3	170 x 35 F17
L4	190 x 45 F17

WALL FRAMING

WALL FRAMING TO BE MIN. MGP10 RADIATA PINE

COMMON STUDS	90 x 35 @ 450 CENTRES
STUDS IN WET AREAS	90 x 45 @ 450 CENTRES
NOGGINGS	90 x 35
OPEN STUDS	90 x 35
TOP & BOTTOM PLATES	90 x 45

BRACING

H(B) 1200 PLY BRACING AS PER 1684 TABLE 8.18h, GIVING 6kN/m
1200 AS INDICATED
H(a) 1200 PLY BRACING AS PER 1684 TABLE 8.18h, GIVING 6kN/m
600 AS INDICATED
D2.4 DOUBLE TENSIONED METAL STRAP PER TABLE 8.18D, GIVING 3kN/m
2.4M INDICATED
BRACING AND TIE DOWNS TO COMPLY WITH AS 1684.2 AND THE BCA

SPECIFIC TIE DOWNS

BOTTOM PLATE TO SLAB	CHEMICAL,EXPANSION OR FIRED PROPRIETRY FASTENERS TO MANUFACTURERS RECOMMENDATIONS OR 1/ M10 BOLT @ 1200 CENTRES MAX. GENERALLY
BOTTOM PLATE TO FLOOR FRAME	2/90 x 3.05 NAILS THROUGH BOTTOM PLATES INTO EACH JOIST OR AT 600mm CENTRES MAX.
TOP & BOTTOM PLATES TO STUDS	30 x 1.0mm G.I STRAP AT 1200 CENTRES MAX. 6/30 x 2.8mm NAILS EACH END OF STRAP
LINTELS TO STUDS	1800mm SPAN MAX. 30 x 0.8mm G.I STRAP 4/ 30 X 2.8mm NAILS EACH END 6000mm SPAN MAX 2/30 x 0.8mm STRAPS 6/ 30 x 2.8mm NAILS EACH END
ROOF TRUSSE TO TOP PLATES	30 x 0.8mm G.I STRAP 4/30 x 2.8mm NAILS EACH END OF STRAP OR 2 x FRAMING ANCHORS
ROOF BATTENS TO TRUSSES	WITHIN 1200mm OF ANY EDGE : 2/75 x 3.05mm DEFORMED SHANK NAILS OR 75 LONG -No 14 TYPE 17 SCREW OR 1 FRAMING ANCHOR 4/2.8mm NAILS EACH LEG
	GENERAL AREA: MORE THAN 1200mm FROM ANY EDGE 2/75 x 3.05mm DEFORMED SHANK NAILS @ 900 CENTRES EACH WAY

REFER TO AS1684.4

ALL NAILS USED FOR FRAMING ANCHORS AND STRAPS SHALL BE CORROSION PROTECTED FLAT HEAD CONNECTOR NAILS.

REV.	AMENDMENT	DATE
A	GARAGE PLANS ADDED + SETBACKS	22/06/24

PROPOSED ALTERATIONS
4 RICHARDS AVENUE
DODGES FERRY

BUILDING DESIGNER
CHRISTOPHER.G.KEAN
CC17176
PH:0417 534 776

CLIENT: **J MOORE**

ADDRESS: **4 RICHARDS AVENUE DODGES FERRY**

DRAWING TITLE
GARAGE SECTION

Scale: **1:50**
Date: **15/03/2024**
Project # **010324**
SHEET #A011