

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 103 Bally Park Road, Dodges Ferry

PROPOSED DEVELOPMENT:

ADDITIONS TO DWELLING & INCLUDING WORKS WITHIN ROAD RESERVE

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 **Tuesday 29th October 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 **Tuesday 29th October 2024**.

APPLICANT: Stag Building Design

APPLICATION NO: DA 2024 / 124 - 1

DATE: 10 October 2024

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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<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: <input type="checkbox"/> Yes: <input type="checkbox"/>	<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: Development Application - 103 Bally Park Road, Dodges Ferry.pdf
 Plans Reference: P1
 Date Received: 03/06/2024

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: <u> J Ferguson </u> Date:
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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 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 _____



Sorell Council
 Development Application: Development Application - 103 Bally Park Road, Dodges Ferry.pdf
 Plans Reference: P1
 Date Received: 03/06/2024

Signature of General Manager, Minister or Delegate:	Signature: Date:
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Proposed Extension 103 Bally Park Road, Dodges Ferry



DRAWING SCHEDULE:

Sheet No:	Drawing:	Rev:	Revision Date:
A000	Cover	A	24/09/24
A100	Site Plan	A	24/09/24
A101	Shadow Diagrams	A	24/09/24
A200	Existing / Demolition Ground Floor Plan	A	24/09/24
A201	Existing First Floor Plan	A	24/09/24
A202	Proposed Floor Plan	A	24/09/24
A203	Roof Plan	A	24/09/24
A300	Proposed Elevations 01	A	24/09/24
A301	Proposed Elevations 02	A	24/09/24
A400	3D Persepectives	A	24/09/24
A500	Section A-A	A	24/09/24

GENERAL INFORMATION:

Accredited Building Designer:	Jeremy Ferguson
Accreditation Number:	559 943 121
Land Title Reference Number:	C.T. 137478/30 (Certificate volume and folio)
Municipality:	Sorell Council
Planning Scheme:	TPS Tasmanian Planning Scheme - State planning provisions
Overlays:	Airport obstacle limitation area, Flood-prone areas
Zoning:	Low Density Residential
Planning Permit Status:	Pending Date Lodged: 03/06/2024
	Application Number: 5.2024.124.1
Building Class:	1a NCC Housing Provisions 2022
Soil classification:	S Site classification to AS 2870-2011
Wind Classification:	N3 Site classification to AS 4055-2006
Climate Zone:	7 (www.abcb.gov.au map)
Alpine Area:	No <300m AHD (NCC Figure 3.7.5.2)
Bushfire-prone Area BAL Rating:	N/A As determined by registered Bushfire Assessor (AS3959-2018)
Corrosion environment:	HIGH For steel subject to the influence of salt water, or heavy industrial areas, More than 200m from breakign surf, refer to NCC HP 6.39 & Table 6.3.9a. Cladding and fixings to manufacturer's recommendations
Other Known site hazards:	No High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors



Sorell Council
Development Application: Response to Request for Information - 5.2024.124.1 - 103 Bally Park Road, Dodges Ferry
Plan Reference: P3
Date received: 25/09/2024



Building Designers Association of Australia
FULL MEMBER
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ABN. 99 425 393 445

STAG

FOR DEVELOPMENT APPLICATION ONLY

ALL DIMENSIONS TO WALL FRAME. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.

IMPORTANT:

1. Use written dimensions only.
2. Do not scale drawings.
3. Check all levels, datum's & dimensions before commencing any work or shop drawings.
4. Ensure that this drawing and any accompanying details and/or specifications have been stamped as "approved" by the relevant local authority.
5. Ensure that any conditions of approval issued at the time of council approval have been passed on to the builder.
6. Materials and workmanship shall conform with relevant standards, building code of australia and product manufacturers written instructions.
7. If there are any queries in relation to dimensions, levels or construction details, contact STAG.

IMPORTANT:

DO NOT REMOVE THIS COVER SHEET FROM SET OF PLANS DURING CONSTRUCTION.

Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Cover			Drawing Number: A000
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA



NOTE:

All contours should be confirmed on site.

Dwelling location to be set out by registered surveyor discrepancies reported prior to commencement.

Drive to be suitably drained away from dwelling to SW pits + connected to mains.

Conveniently located taps to be installed for watering purposes.

Typically dress around house with top soil where not otherwise specified sow with grass seed set down 150mm from FFL max. Batter grade 1:20.

Garden edging typically treated pine when not against concrete.

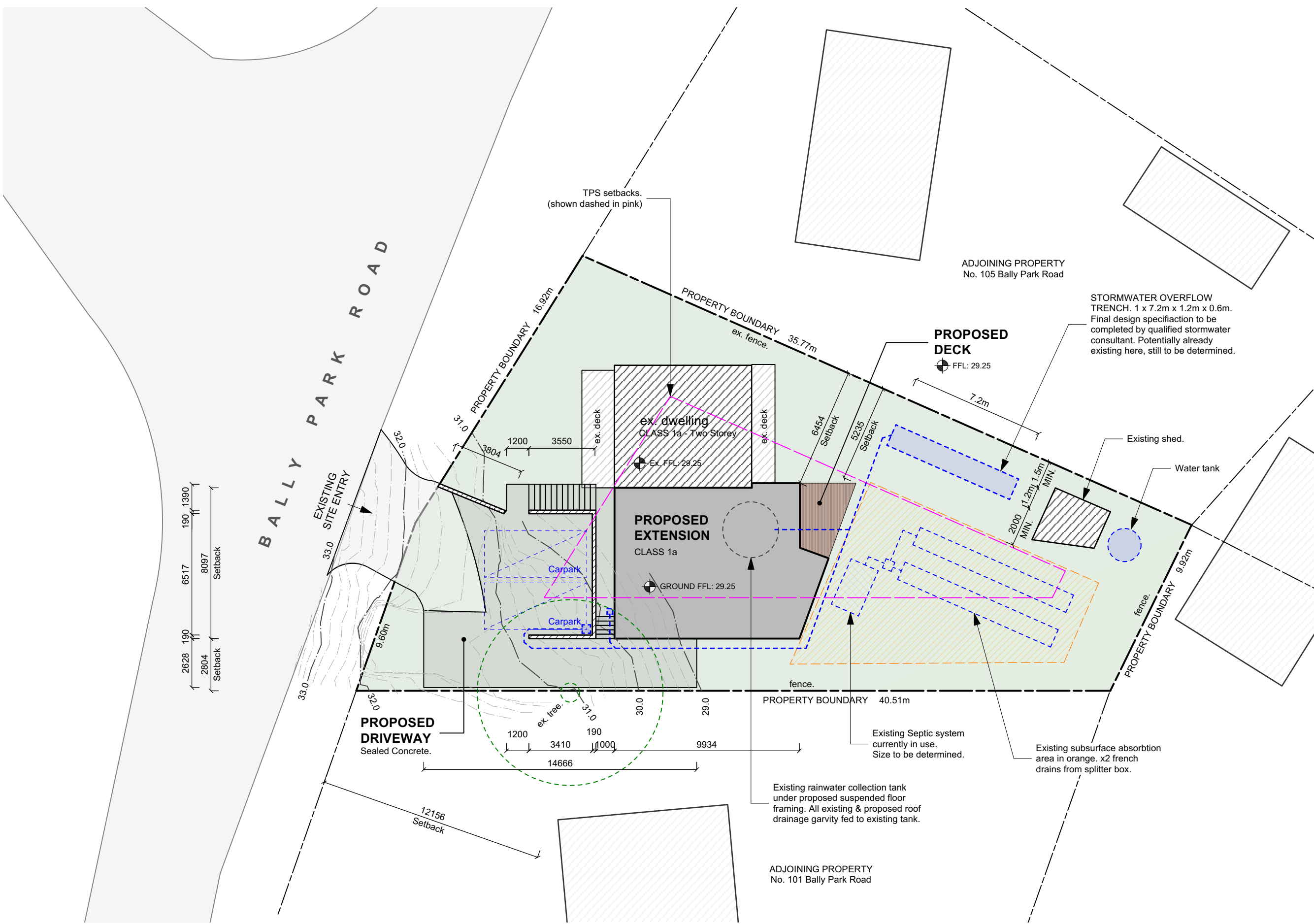
Downpipes to be connected into council stormwater as soon as roof is installed.

Any change's to the construction and materials indicated in these drawings is to be approved by STAG, the Engineer, the Building Surveyor, and the owner before proceeding with the work.

Use written dimensions only.
Do not scale drawings.

AREAS:

Site Area:	669m ²
Existing Dwelling:	48m ²
Proposed Extension:	85m ²
Proposed Deck:	8.7m ²
Proposed Driveway:	88m ²
Total Building Area: (excluding decking & driveway)	85m²
Site Coverage =	12.70%



Sorell Council

Development Application: Response to Request for Information - 5.2024.124.1 - 103 Bally Park Road, Dodges Ferry
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Date received: 25/09/2024

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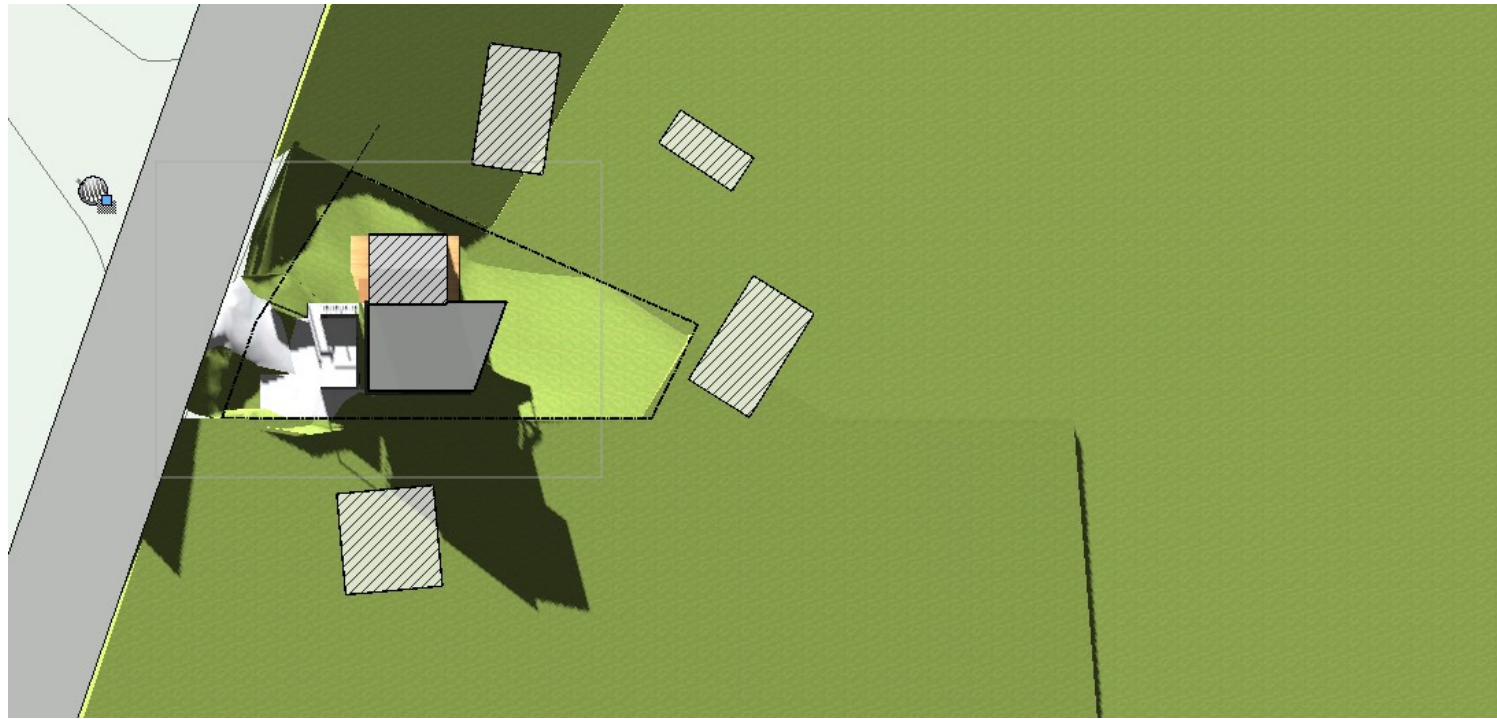
Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Site Plan			Drawing Number: A100
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA

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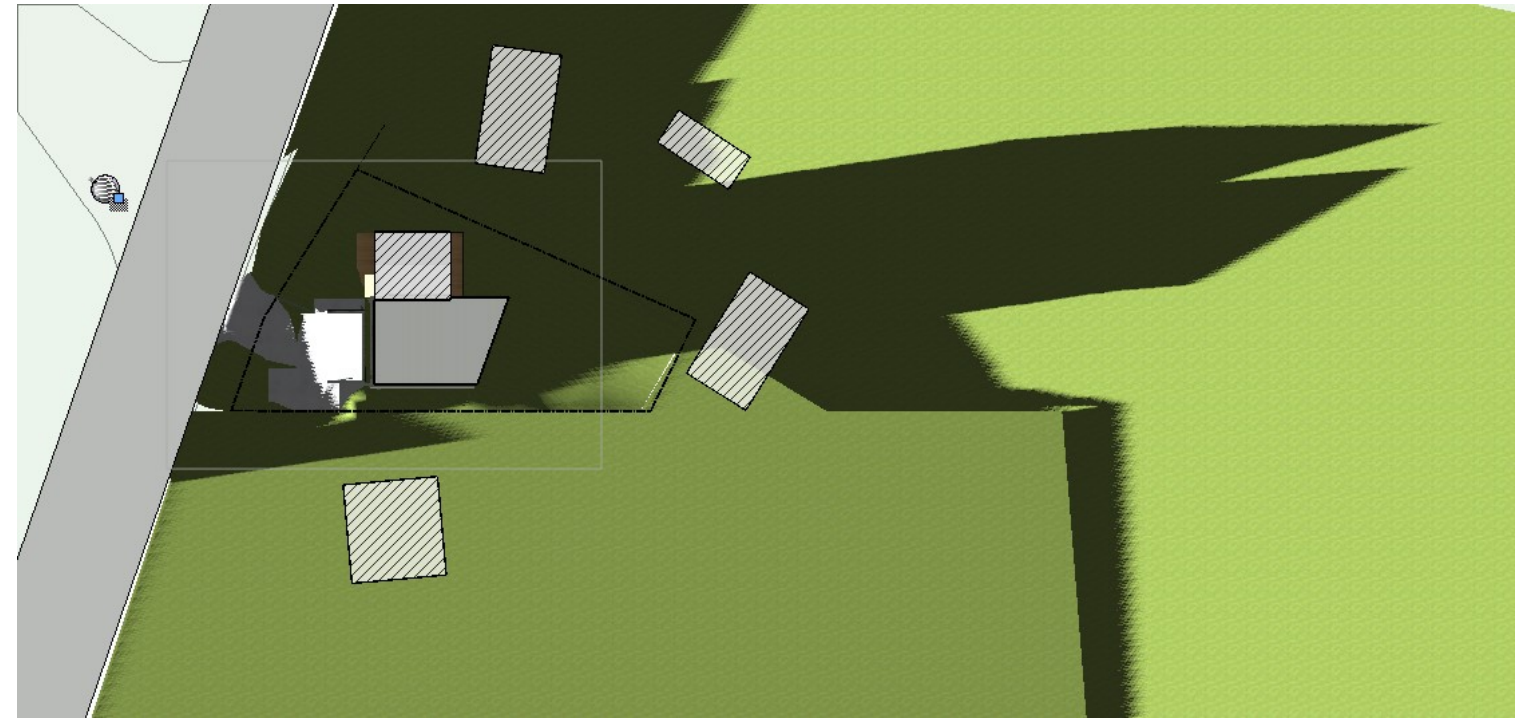
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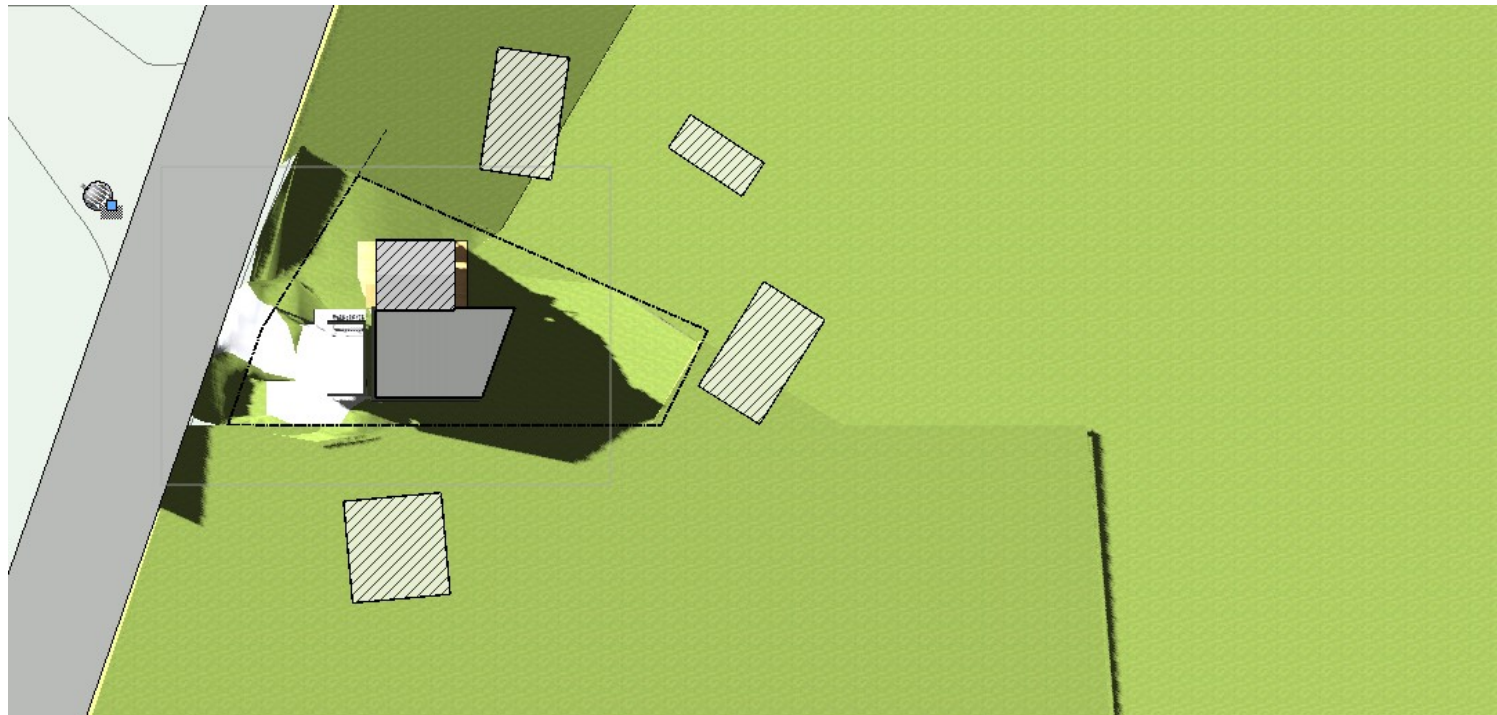
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JUNE 21st - 9:00am
N.T.S



JUNE 21st - 3:00pm
N.T.S



JUNE 21st - 12:00pm
N.T.S

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 103 Bally Park Road, Dodges Ferry
 Plan Reference: P3
 Date received: 25/09/2024

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Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Shadow Diagrams			Drawing Number: A101
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA

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WALL LEGEND:

- Existing Walls to Remain
- Existing Walls to be demolished

FLOOR AREA:

- Ex. Dwelling: 128m²
- Ex. Deck & Stair: 10.5m²

NOTE:

All existing conditions shown indicatively only, all dimensions should be confirmed on site and any discrepancies communicated to the designer for review

Generally cap existing services to make way for new works, including but not limited to plumbing and electrical. Contractors to confirm all conditions on site

DEMOLITION NOTES:

Confirm all dimensions and detail on site prior to commencement

All effected plumbing/bathroom fittings to be capped before demolition - patch & make good all effected

Ensure walls are non load bearing prior to demolition and seek engineer's direction as required

Allow for 2 site inspections by a suitably qualified structural engineer at time of demolition for inspection

Make good all works affected by demolition

Suitably (where possible) relocate or otherwise decommission existing plumbing and electrical services associated with renovation

General demolition: to as 2601

TEMPORARY SUPPORT

General: if temporary support is required, certification for its design and installation is required from a professional engineer engaged by the contractor.

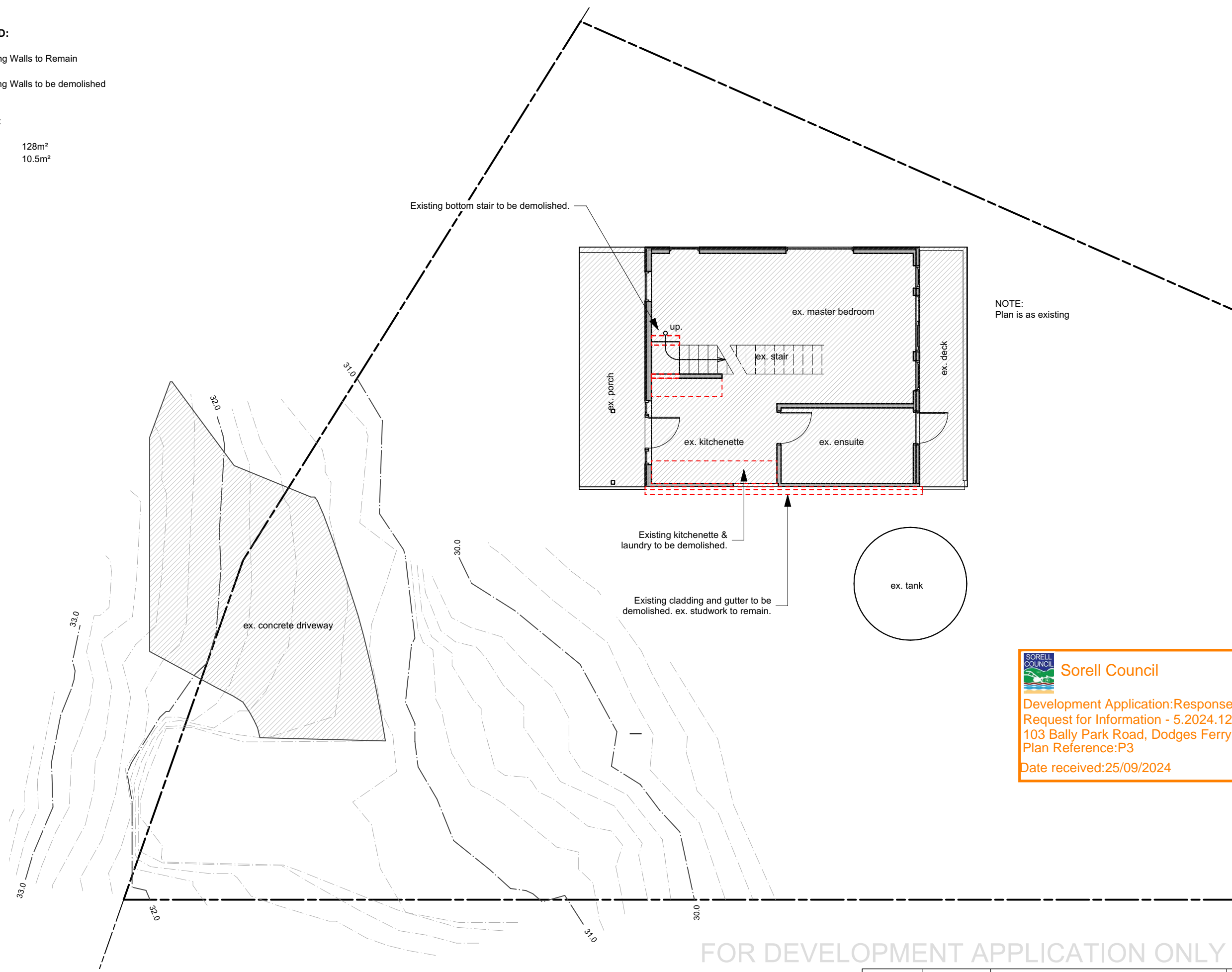
EXISTING BUILDINGS

Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which normally rely for support on work to be demolished.

ASBESTOS REMOVAL

Method: use wet removal methods recommended in the code of practice for the removal of asbestos (nohsc:2002) strictly by licensed contractor

NOTE:
Plan is as existing



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Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Existing / Demolition Ground Floor Plan			Drawing Number: A200
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA



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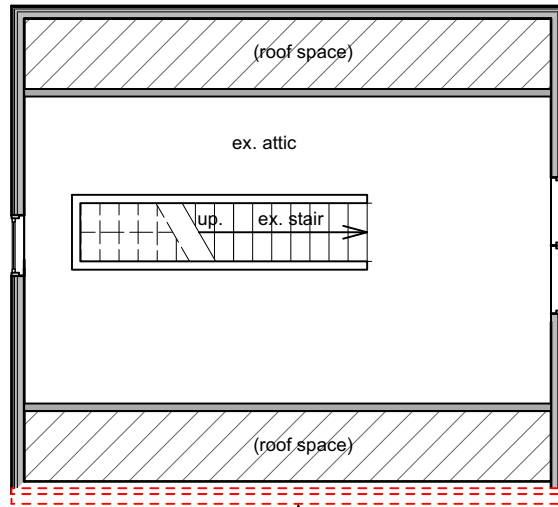
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WALL LEGEND:

-  Existing Walls to Remain
-  Existing Walls to be demolished

FLOOR AREA:

Ex. Attic storage 28m²



NOTE:
Plan is as existing

NOTE:

All existing conditions shown indicatively only, all dimensions should be confirmed on site and any discrepancies communicated to the designer for review

Generally cap existing services to make way for new works, including but not limited to plumbing and electrical. Contractors to confirm all conditions on site

DEMOLITION NOTES:

Confirm all dimensions and detail on site prior to commencement

All effected plumbing/bathroom fittings to be capped before demolition - patch & make good all effected

Ensure walls are non load bearing prior to demolition and seek engineer's direction as required

Allow for 2 site inspections by a suitably qualified structural engineer at time of demolition for inspection

Make good all works affected by demolition

Suitably (where possible) relocate or otherwise decommission existing plumbing and electrical services associated with renovation

General demolition: to as 2601

TEMPORARY SUPPORT

General: if temporary support is required, certification for its design and installation is required from a professional engineer engaged by the contractor.

EXISTING BUILDINGS

Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which normally rely for support on work to be demolished.

ASBESTOS REMOVAL

Method: use wet removal methods recommended in the code of practice for the removal of asbestos (nohsc:2002) strictly by licensed contractor




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Plan Reference: P3
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Existing cladding and gutter to be demolished. ex. studwork to remain.

FOR DEVELOPMENT APPLICATION ONLY

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Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Existing First Floor Plan			Drawing Number: A201
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA 

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WALL LEGEND:

- Timber stud wall
Unless noted otherwise:
90x45 MGP10 Plates
90x35 MGP10 Noggings Mid-Height
90x35 MGP10 Studs @ 450cts.
- 190mm Blockwork Retaining Wall
- Nom. 165mm Clad Studwork wall.
90mm Studwork Wall (internal)
55mm Horizontal & Vertical
Battens & Cladding (external)

FLOOR AREAS:

- Existing Dwelling: 43.93m²
- Existing Decking: 19.70m²
- Proposed conc. Driveway/paths: 94.30m²
- Proposed Extension: 77.95m²
- Proposed Decking: 8.76m²

FLOOR FINISHES SCHEDULE:

- CU Carpet Underlay. To be selected.
- CT Ceramic Tiles. Colour to be selected.
- TF Timber Floorboard Overlay.
- SC Sealed Concrete.

KEY:

- wc. Water Closet
- ba. Basin
- va. Vanity Unit
- shr.1 Walk-in Shower
- shr.2 Outdoor Shower
- tr. Towel Rail
- snk. Sink
- bch. Bench
- st. Stove
- fr. Fridge/Freezer
- dwm. Dish Washing Machine
- cwm. Clothes Washing Machine
- th. Trough
- hp. Heat Pump
- s.a. Interconnected Smoke Alarm
- s.d. Face Sliding Door
- c.s.d. Cavity Sliding Door
- dp. Downpipe
- hwc. Hot Water Cylinder
- acu. Air Conditioning Unit
- s/b. Switchboard

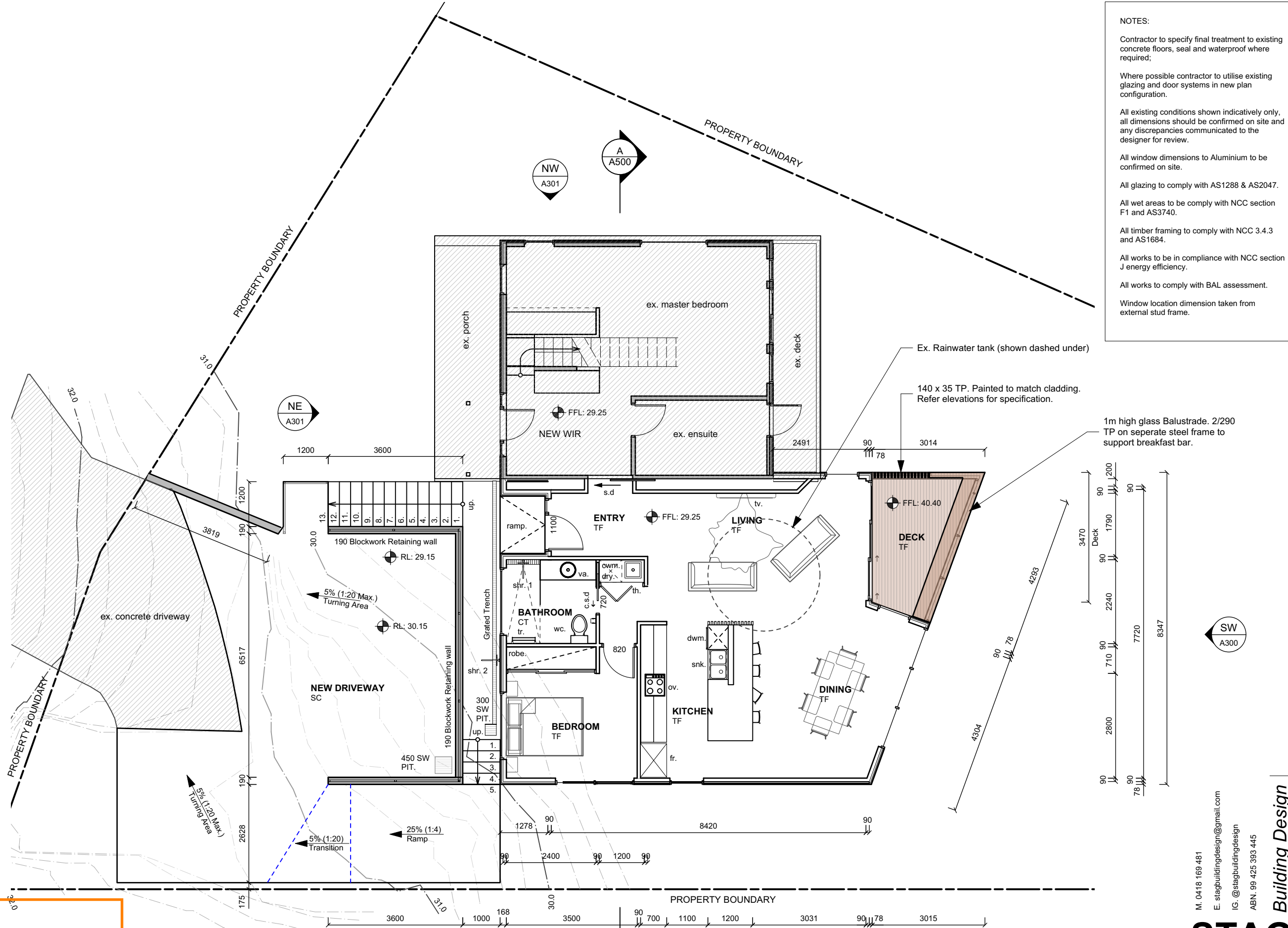
INSULATION REQUIREMENTS:

NCC 2022 PART 3.12. (Climate Zone 7)

- Walls: Min. R2.5 (90mm) 'earthwool' batts with vapour-permeable wall wrap.
- Roof: R5.0 (195mm) 'earthwool' Ceiling Batt.

NOTES:

- Contractor to specify final treatment to existing concrete floors, seal and waterproof where required;
- Where possible contractor to utilise existing glazing and door systems in new plan configuration.
- All existing conditions shown indicatively only, all dimensions should be confirmed on site and any discrepancies communicated to the designer for review.
- All window dimensions to Aluminium to be confirmed on site.
- All glazing to comply with AS1288 & AS2047.
- All wet areas to be comply with NCC section F1 and AS3740.
- All timber framing to comply with NCC 3.4.3 and AS1684.
- All works to be in compliance with NCC section J energy efficiency.
- All works to comply with BAL assessment.
- Window location dimension taken from external stud frame.



Sorell Council
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 Plan Reference: P3
 Date received: 25/09/2024

FOR DEVELOPMENT APPLICATION ONLY

Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Proposed Floor Plan			Drawing Number: A202
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA

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ALL DIMENSIONS TO WALL FRAME. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.

ROOF LEGEND:

Roof sheeting: TRIM-DEK® (0.42mm BMT).
 Finish: COLORBOND ULTRA
 Colour: Colorbond colour as selected.
 Side Laps: 1 clip / 2 fastners.
 Fixing to timber: 10-12 x 35mm, type 17, wafer head.

COLORBOND 'ULTRA' FINISH TO SHEET ROOFS
 (uno) AS SELECTED BY OWNER. TO
 MANUFACTURERS SPECIFICATIONS.

EV: 50Ø effluent vent with dektite as req
 DP: 90Ø rain water downpipe, colorbond finish. Colour as selected.

HALF ROUND SMOOTHLINE external gutters,
 Colorbond finish, Colour as selected.

All drainage to comply with AS/NZS3500.

Ensure 60m2 of roof area dispersed evenly to each DP.

ROOF NOTES:

Metal roof cladding & flashing provided & installed in accordance with AS 1562.1 (2018), NCC housing provisions ABCB Part 7.2 of the & strictly installed according to product manufacturers specifications & fixing guidelines.

Corrosion protection for Metal roof sheeting & cladding, refer to A00 for level of protection required. As specified in NCC ABCB Part 7.2 (table 7.2.2a)
 For buildings less than 100m from breaking surf: use colorbond ultra.

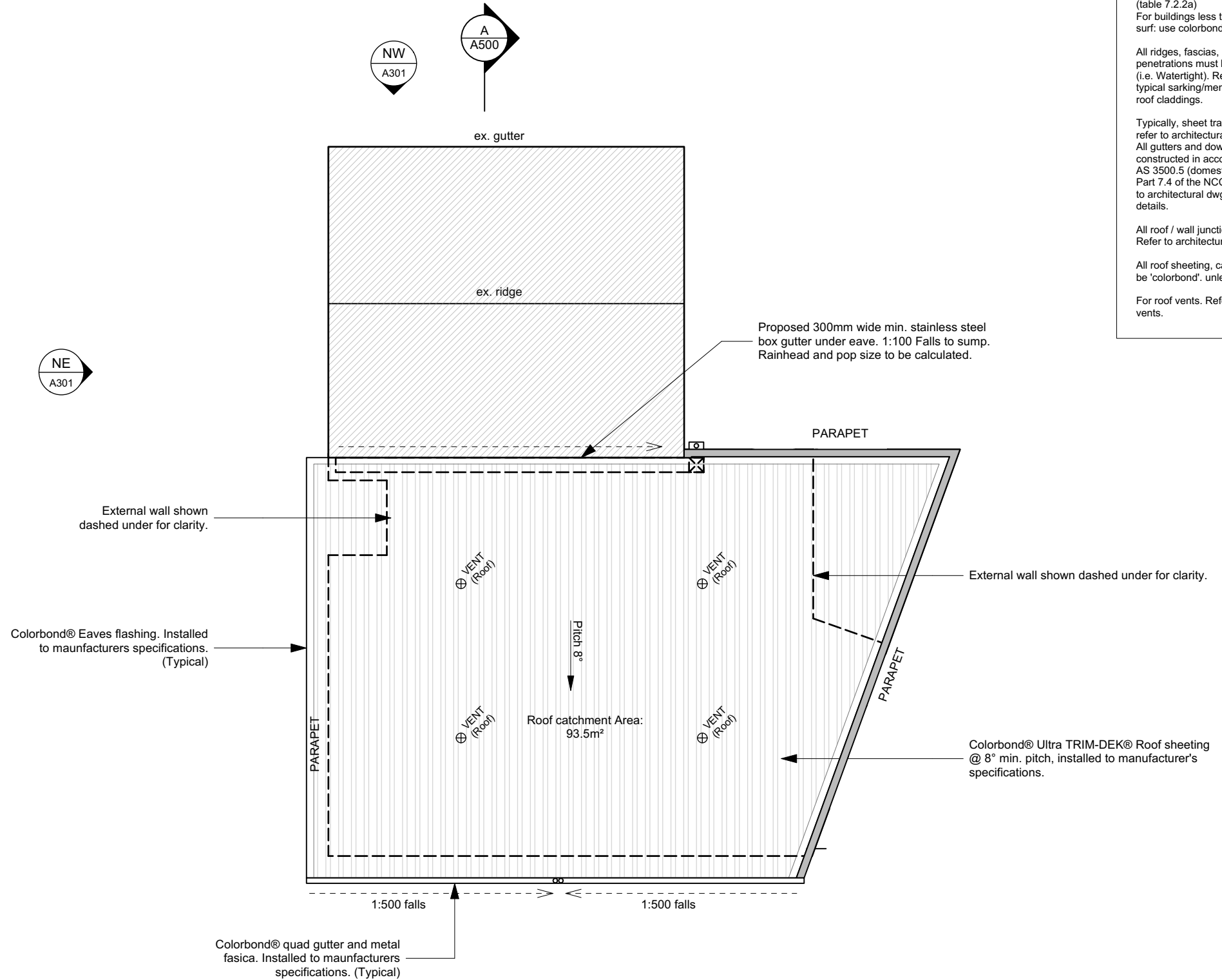
All ridges, fascias, barge ends, hip ends & roof penetrations must be properly flashed & sealed (i.e. Watertight). Refer to architectural dwgs for typical sarking/membrane details & extent of roof claddings.

Typically, sheet tray ends turned up / down; refer to architectural details.
 All gutters and downpipes shall be designed & constructed in accordance with AS 3500.3 or AS 3500.5 (domestic installations, section 5) & Part 7.4 of the NCC housing provisions. Refer to architectural dwgs for typical gutter & fascia details.

All roof / wall junctions must be fully sealed. Refer to architectural details.

All roof sheeting, cappings & flashings are to be 'colorbond', unless otherwise specified.

For roof vents. Refer ceiling plan for eaves vents.



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FOR DEVELOPMENT APPLICATION ONLY

Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Roof Plan			Drawing Number: A203
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA

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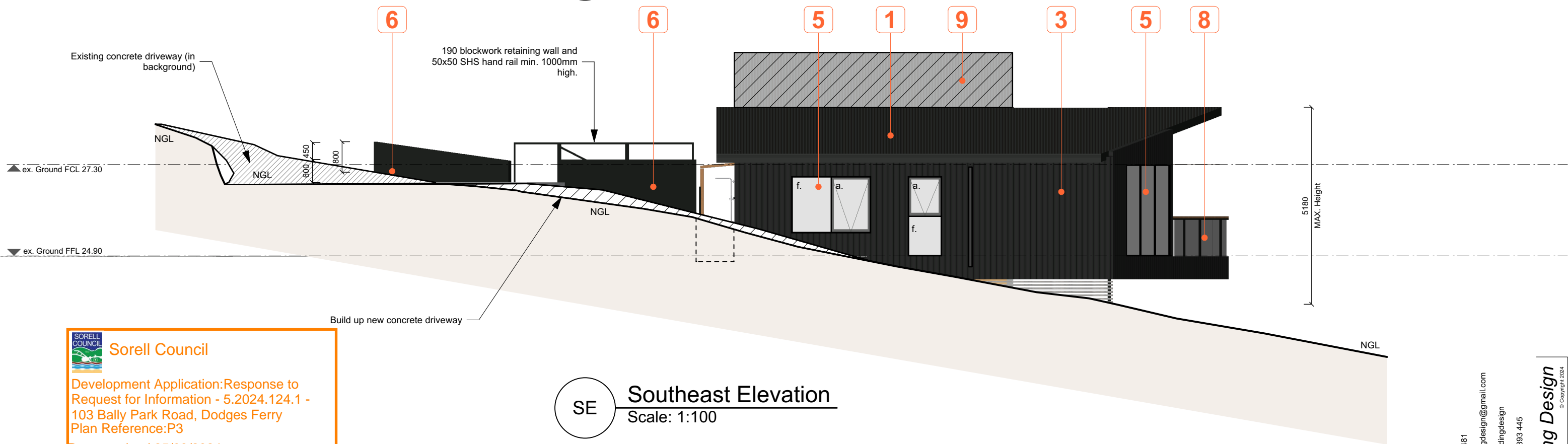
ELEVATION LEGEND:

- F. Fixed Window
- S. Sliding Window
- SD. Sliding Door
- A. Awning Window
- G. Glazed Door
- DH. Double Hung Window

- FFL. Finished Floor Level
- FCL. Finished Ceiling Level
- GL. Ground Level
- NSL. Natural Surface Level
- CJ. Control Joint
- DP. Downpipe



NE Northeast Elevation
Scale: 1:100



SE Southeast Elevation
Scale: 1:100

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EXTERNAL FINISHES & COLOURS SCHEDULE:

- | | | |
|--|---|---|
| 1 Colorbond® Trim-Dek™ Roofing. Colorbond® Facisa & Half-round guttering. Colour: Monument | 4 Spotted Gum Decking & Glass Balustrade. Board Profile: Width as selected Finish: CUTEK® tint as selected | 7 Timber Battens - Treated pine Profile: 50 x 50 Horizontal Finish: Natural (grey-off) |
| 2 Timber Cladding - to match existing Profile: to match existing (vertical) Finish: CUTEK® tint as selected | 5 Aluminium Framed Double Glazed Windows & Doors. Finish: Powdercoat. Colour: Monument | 8 Glass Balustrade (tinted) Treated pine top rail Finish: CUTEK® tint as selected |
| 3 James Hardie™ Axon® Cladding. (Vertical) Installed to manufacturers specifications. Finish: Painted. Colour: Monument | 6 190 Blockwork retaining wall / Crash Barrier. Finish: Rendered Colour: Monument | 9 Existing dwelling. Cladding: Metal Custom-orb |

FOR DEVELOPMENT APPLICATION ONLY

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Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Proposed Elevations 01			Drawing Number: A300
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA

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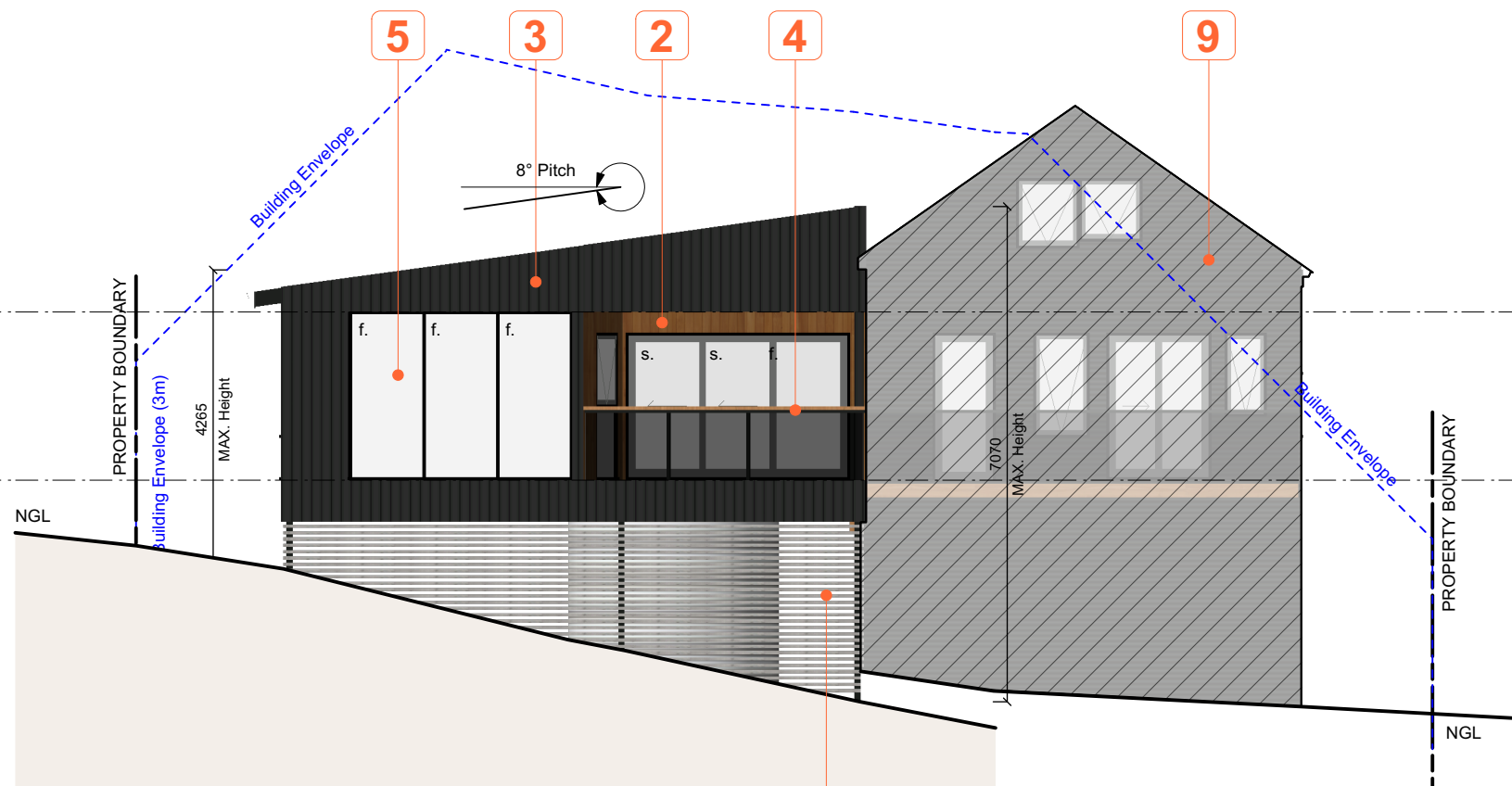
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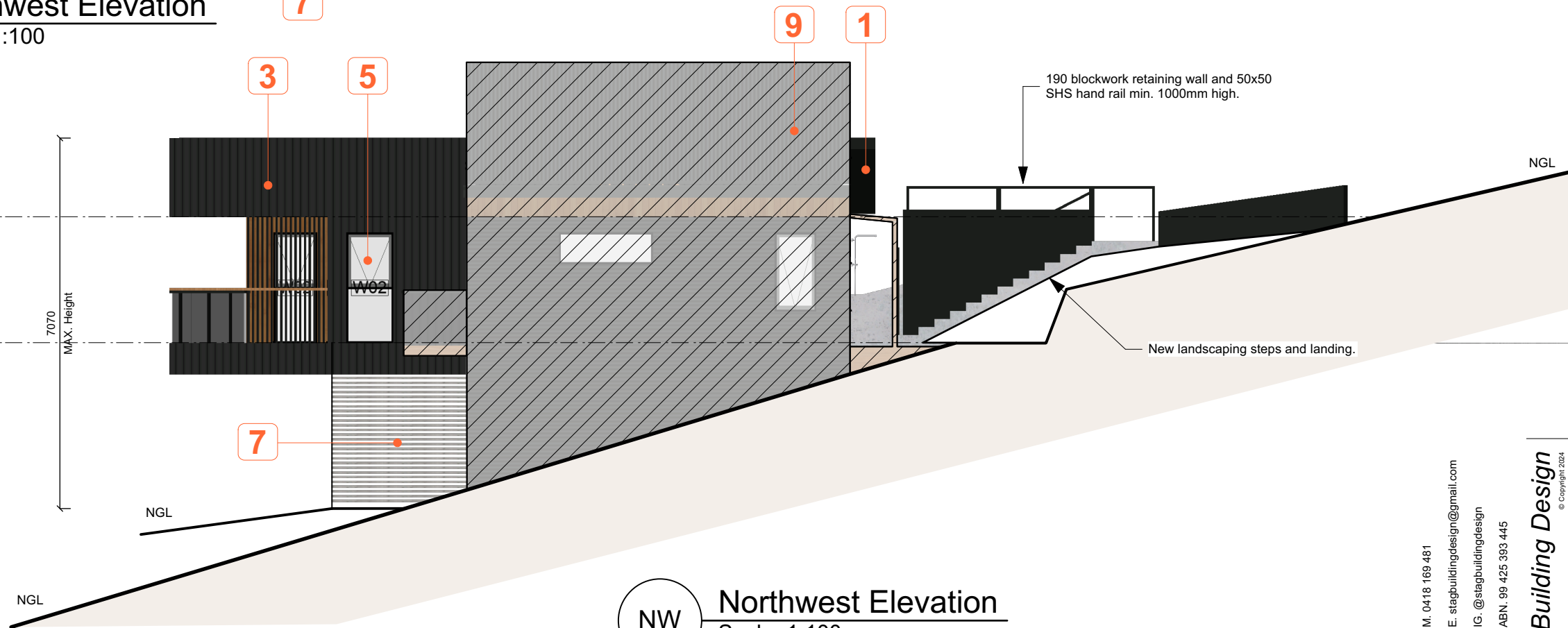
ELEVATION LEGEND:

- F. Fixed Window
- S. Sliding Window
- SD. Sliding Door
- A. Awning Window
- G. Glazed Door
- DH. Double Hung Window

- FFL. Finished Floor Level
- FCL. Finished Ceiling Level
- GL. Ground Level
- NSL. Natural Surface Level
- CJ. Control Joint
- DP. Downpipe



SW Southwest Elevation
Scale: 1:100



NW Northwest Elevation
Scale: 1:100

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EXTERNAL FINISHES & COLOURS SCHEDULE:

- | | | |
|--|---|---|
| 1 Colorbond® Klip-LOK™ Roofing. Colorbond® Facisa & Half-round guttering. Colour: Monument | 4 Spotted Gum Decking & Glass Balustrade. Board Profile: Width as selected Finish: CUTEK® tint as selected | 7 Timber Battens - Treated pine Profile: 50 x 50 Horizontal Finish: Natural (grey-off) |
| 2 Timber Cladding - Spotted Gum Profile: Coulee 120mm cover (vertical) Finish: CUTEK® tint as selected | 5 Aluminium Framed Double Glazed Windows & Doors. Finish: Powdercoat. Colour: Monument | 8 Glass Balustrade - treated pine top rail (tinted) |
| 3 James Hardie™ Axon® Cladding. (Vertical) Installed to manufacturers specifications. Finish: Painted. Colour: Monument | 6 190 Blockwork retaining wall / Crash Barrier. Finish: Rendered Colour: Monument | 9 Existing dwelling. Cladding: Metal Custom-orb |

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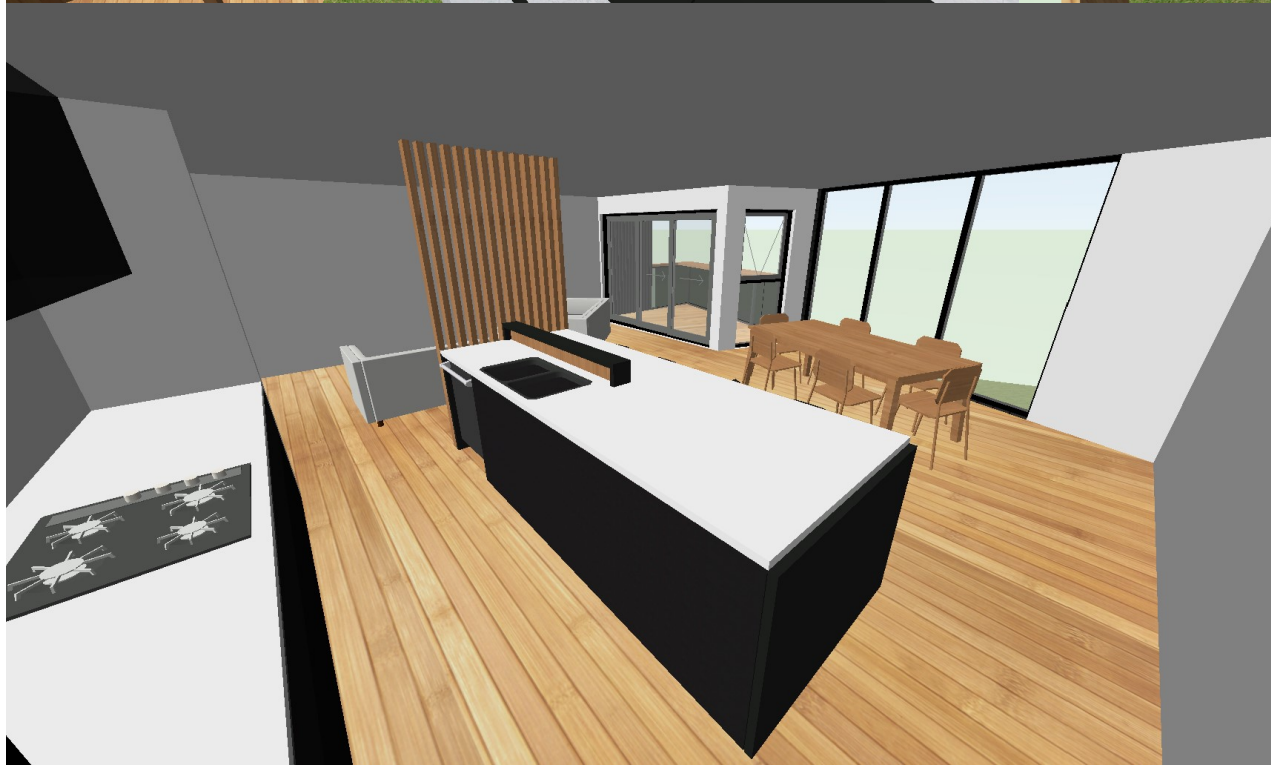
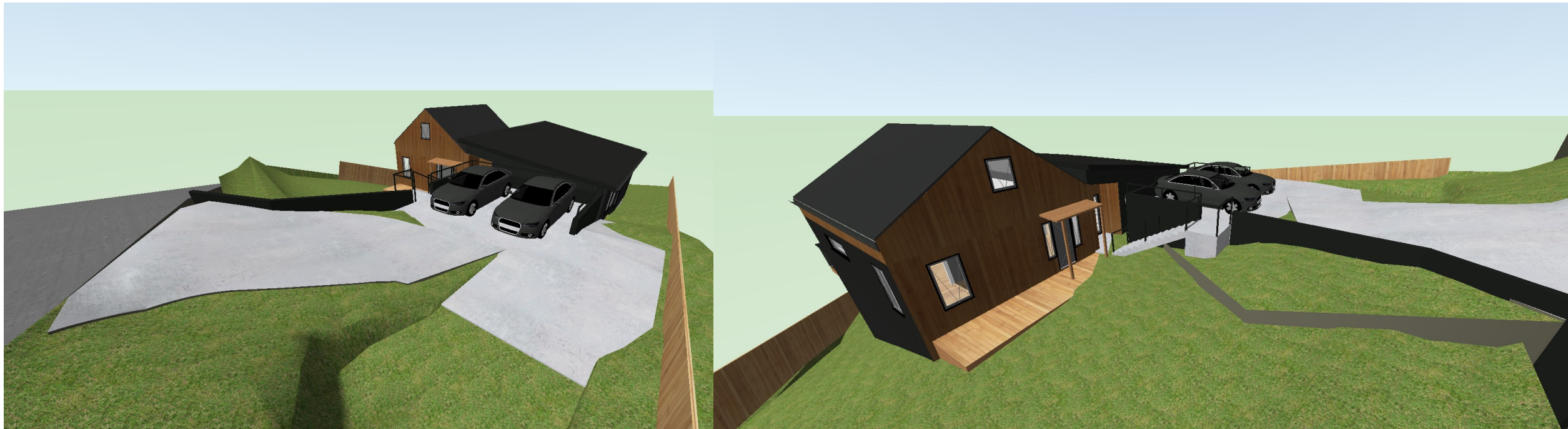
Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Proposed Elevations 02			Drawing Number: A301
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:100
Client: Steven Dineen			Issue: DA

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NOTE:
3D Perspectives are indicative representations only, refer other drawings for specification.


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 Plan Reference: P3
 Date received: 25/09/2024

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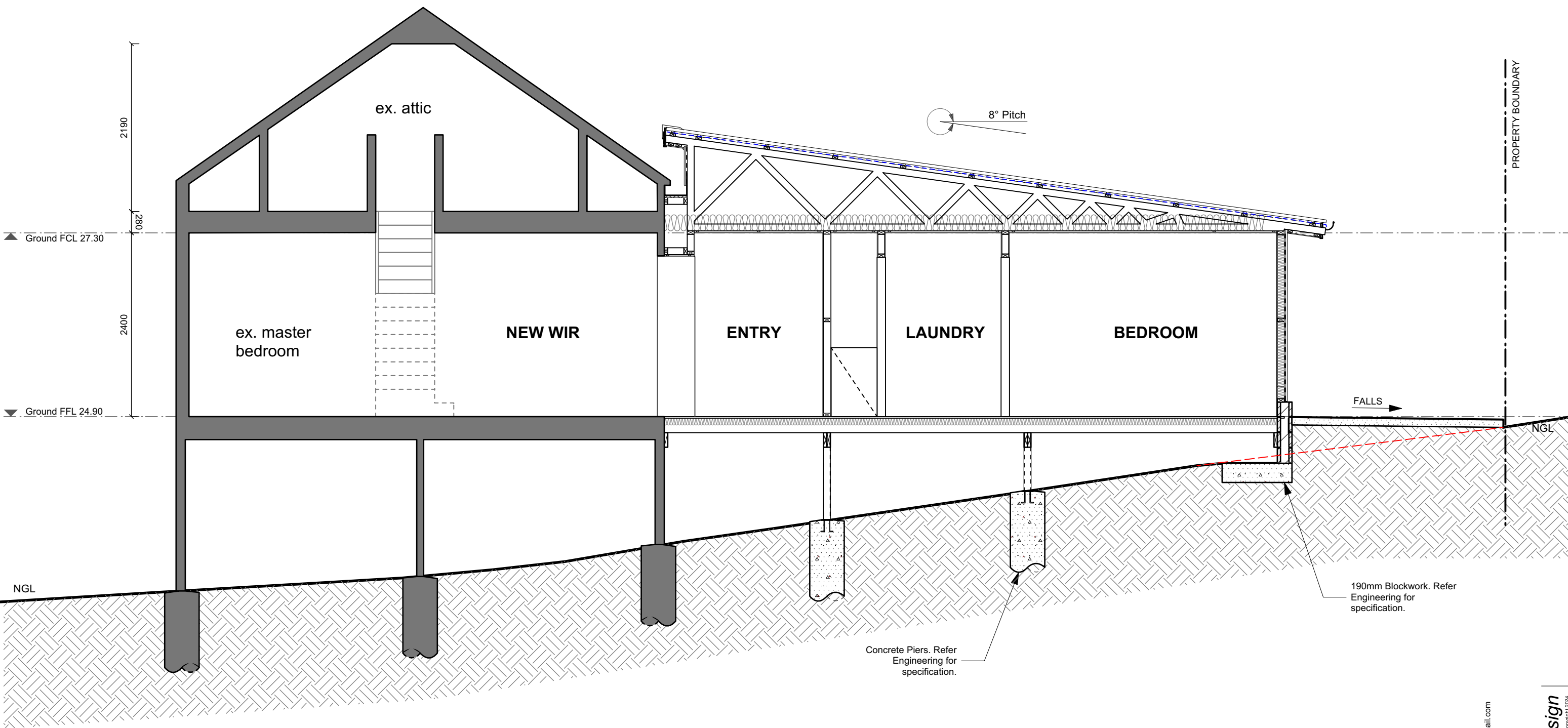
ALL DIMENSIONS TO WALL FRAME. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.

Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: 3D Perspectives			Drawing Number: A400
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3:
Client: Steven Dineen			Issue: DA

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Revision: A	Date: 24/09/24	Description: For Planning Approval	Job Number: J2310
Drawing: Section A-A			Drawing Number: A500
Address: 103 Bally Park Road, Dodges Ferry			Scale @ A3: 1:50
Client: Steven Dineen			Issue: DA

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