

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 29 Federation Drive, Sorell

PROPOSED DEVELOPMENT:

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 until Monday 31st March 2025.

Any person may make representation in relation to the proposal by letter or electronic mail (<u>sorell.council@sorell.tas.gov.au</u>) addressed to the General Manager. Representations must be received no later than **Monday 31st March 2025.**

APPLICANT: Pinnacle Drafting and Design

APPLICATION NO: DA 2025 / 46 1 DATE: 14 March 2025

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

| Full description of Proposal: | n Use: | | | | |
|--|---|--------------|---|--|--|
| | Development: | | | | |
| | | | | | |
| | Large or complex proposals should be described in a letter or planning report. | | | | |
| Design and construction cost of proposal: \$ | | | | | |
| Is all, or some the work already constructed: No: ☐ Yes: ☐ | | | | | |
| Location of | Street address | | | | |
| works: Suburb: | | | | | |
| | | | | | |
| Current Use of Site | Current Use of Site | | | | |
| Current Owner/s: | Name(s) | | | | |
| | | | | | |
| 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 | | |
| 1 | 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/egineering/ Sorell Council | | | | | |
| | | | Development Application: 5.2025.46.1 - Development Application 29 Federation Drive, Sorell - P1.pdf | | |

For further information please contact Council on (03) 6269 0000 or email sorell.tas.gov.au
Web: www.sorell.tas.gov.au

Plans Reference:P1 Date Received:27/02/2025

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 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.

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.

| 1 | | being responsible for the | |
|---|------------|---|--|
| administration of land at | | Sorell Council | |
| declare that I have given permission for the making of this application for | | Development Application: 5.2025.46.1 - Development Application 29 Federation Drive, Sorell - P1.pdf Plans Reference:P1 Date Received:27/02/2025 | |
| Signature of General Manager, Minister or Delegate: | Signature: | Date: | |

PINNACLE



Development Application: 5.2025.46.1 Development Application 29 Federation Drive,
Sorell - P1.pdf
Plans Reference:P1
Date Received:27/02/2025







Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

Adam & Siane Dance

Jason Nickerson CC6073Y

29 Federation Drive, Sorell 7172

Owner(s) or Clients **Building Classification** Designer Total Floor Area (Combined) Alpine Area Other Hazards (e.g.. High wind, earthquake, flooding, landslip,

147.64m² Deck 24.00m² N/A Bushfire Prone Area, Airport Noise Exposure Area, Airport Obstacle Limitation Area, Flood dispersive soils, sand dunes, mine subsidence, Prone Hazard Area landfill, snow & ice, or other relevant factors)

1a

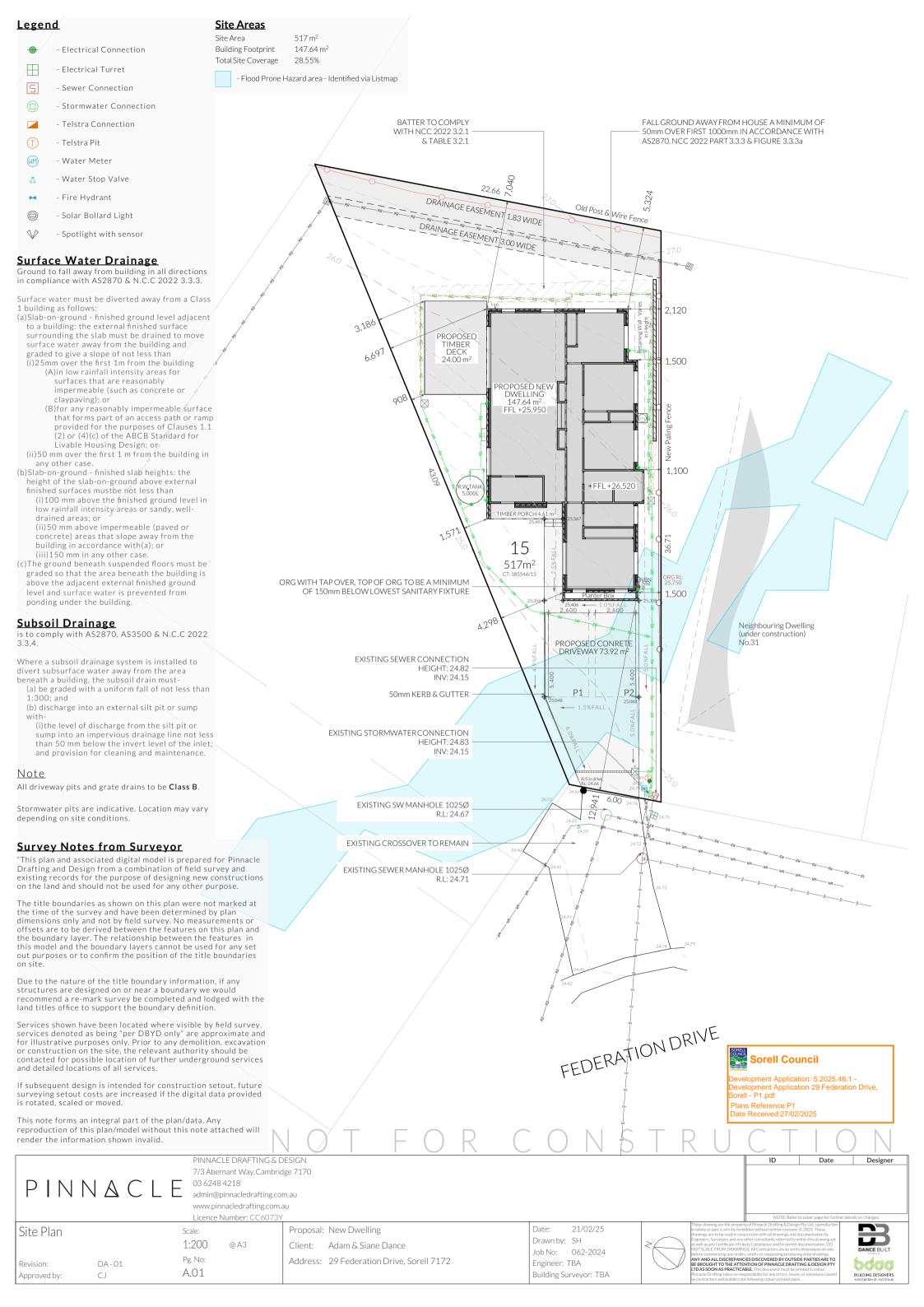
185546/15 Title Reference Zoning General Residential Land Size 517m² Design Wind Speed N2 Soil Classification M Climate Zone Corrosion Environment Low Bushfire Attack Level (BAL) TBA

| Changes Lis | t | | |
|-------------|-----------------------|--------------|----------|
| ID | Description of change | Date Changed | Designer |



elopment Application: 5.2025.46.1 -

| ID | Sheet Name | Issue |
|------|-----------------|---------|
| A.01 | Site Plan | DA - 01 |
| A.02 | Floor Plan | DA - 01 |
| A.03 | Elevations | DA - 01 |
| A.04 | Elevations | DA - 01 |
| A.05 | Roof Plan | DA - 01 |
| A.06 | Electrical Plan | DA - 01 |





Articulation Joint

Smoke Alarm Construction of sanitary

compartments 10.4.2 of NCC 2022 The door to a fully enclosed sanitary compartment

must open outwards; or

slide; or

be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the sanitary compartment and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:

Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700 For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less

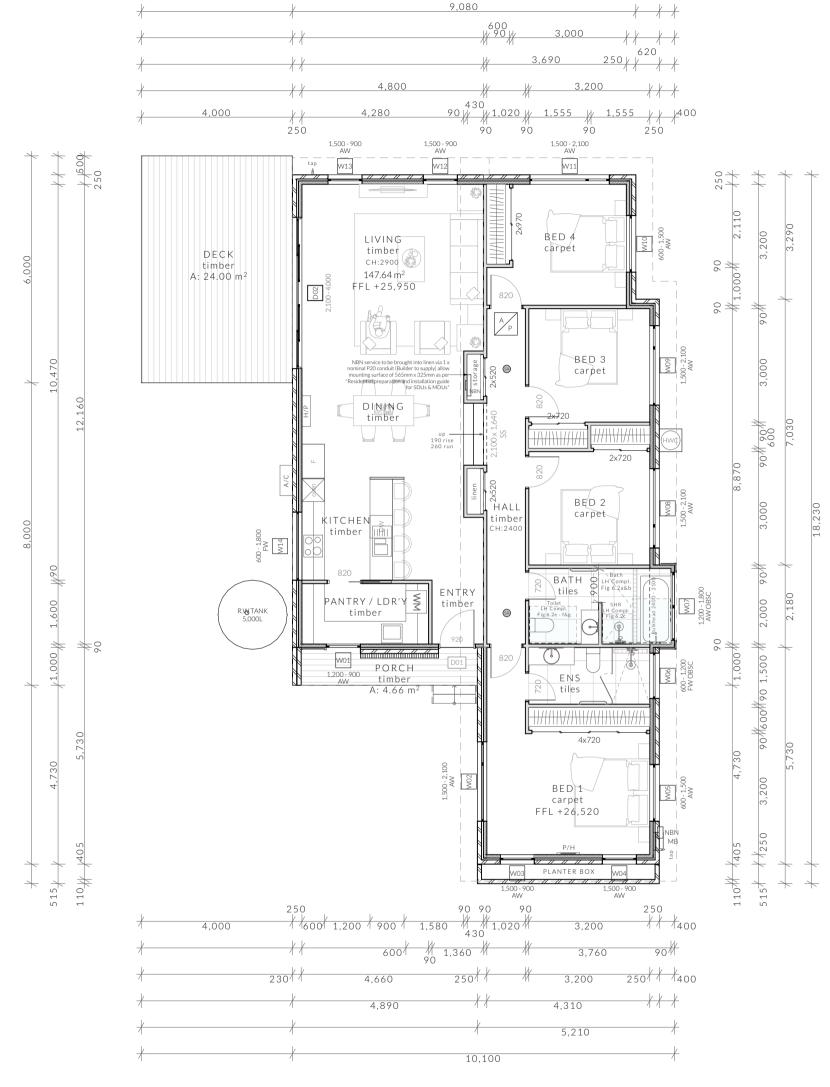
(a)in a $habitable\ room\ excluding\ a\ kitchen\ -\ 2.4\ m;$ and

(b)in a kitchen - 2.1 m; and (c)in a corridor, passageway or the like - 2.1 m; and (d)in a bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and (e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC

directly for these items (f)in a stairway, ramp, landing, or the like - 2.0 m

measured vertically above the nosing line of stairway treads or the floor surface of a ramp, landing or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact Pinnacle before undertaking works.





Sorell Council

Date Received:27/02/2025

evelopment Application: 5,2025,46.1 -

Floor Areas Total Floor Area 147.64m²

Deck

Porch

Revision:

Approved by:

PINNACL

7/3 Abernant Way, Cambridge 7170 03 6248 4218

admin@pinnacledrafting.com.au www.pinnacledrafting.com.au

Licence Number: CC6073Y Proposal: New Dwelling @ A3

Client: Adam & Siane Dance Address: 29 Federation Drive, Sorell 7172

21/02/25 Date: Drawn by: SH Job No: 062-2024 Engineer: TBA

perore commencing any orders, works or requesting producing snop drawings.

ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TC
BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY
LTD AS SOON AS PRACTICABLE. This document must be printed in colour.

BUILDING DESIGNERS

Designer

24.00m²

4.66m²

Floor Plan

CJ

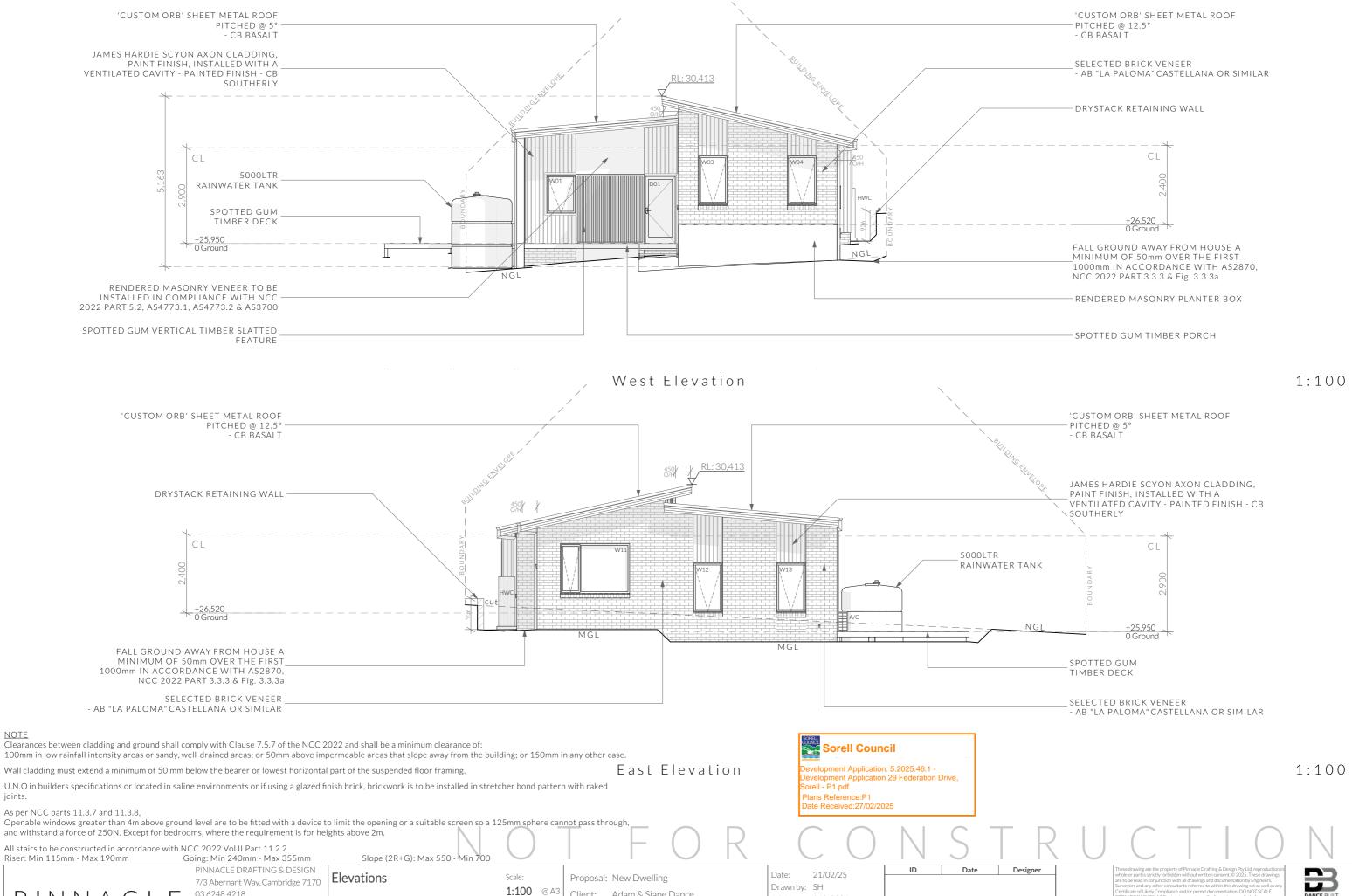
DA-01

1:100 Pg. No:

Scale:

A.02

Building Surveyor: TBA



Client: Adam & Siane Dance

Address: 29 Federation Drive, Sorell 7172

Pg. No:

A.03

Job No: 062-2024

Building Surveyor: TBA

Engineer: TBA

joints.

PINNACLE

03 6248 4218

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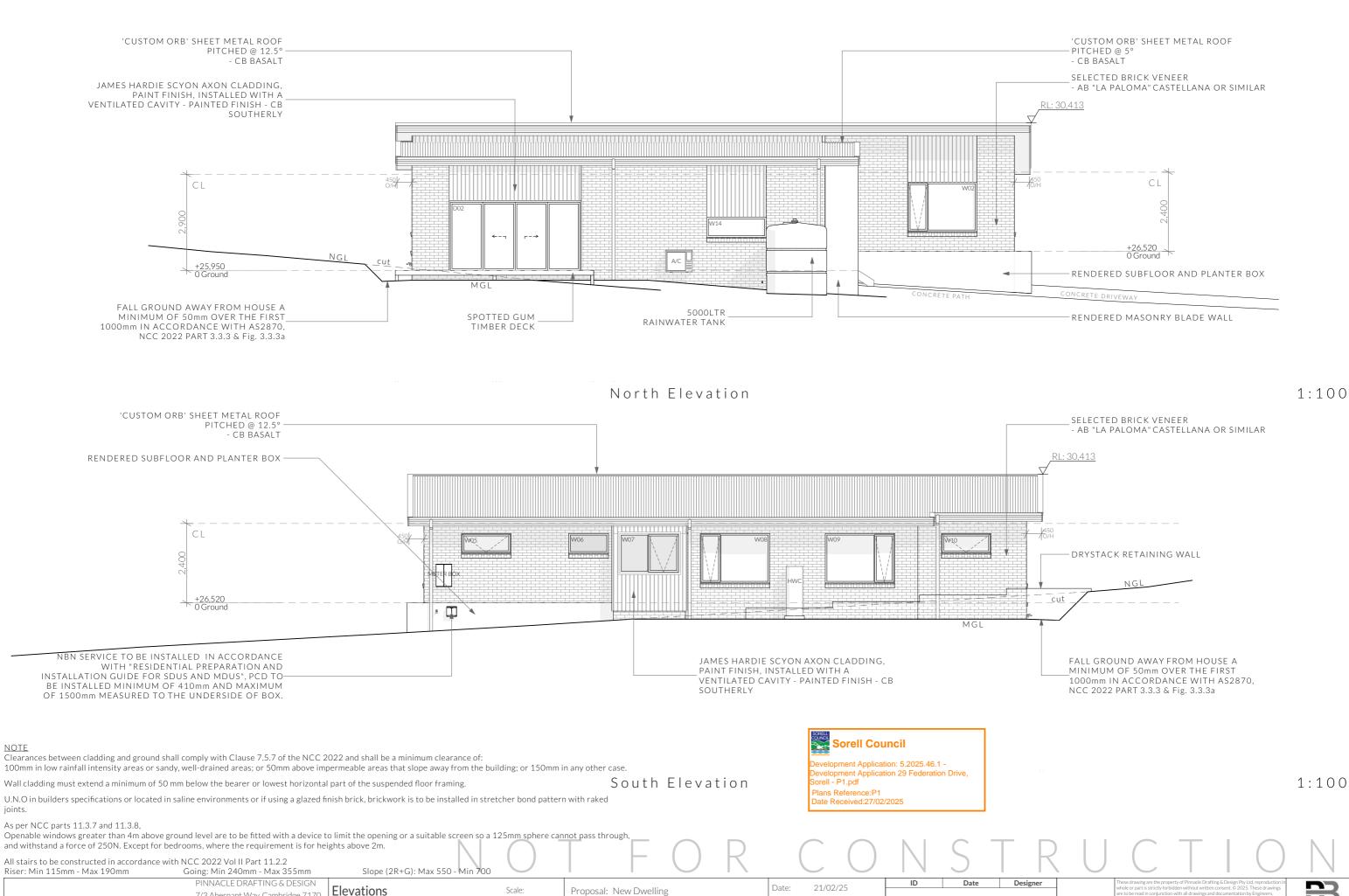
Revision:

Approved by:

DA - 01

CJ

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1:100 @ A3

Pg. No:

A.04

DA - 01

CJ

Revision:

Approved by:

Client: Adam & Siane Dance

Address: 29 Federation Drive, Sorell 7172

Drawn by: SH

Engineer: TBA

Job No: 062-2024

Building Surveyor: TBA

7/3 Abernant Way, Cambridge 7170

admin@pinnacledrafting.com.au

www.pinnacledrafting.com.au

03 6248 4218

Licence: CC6073Y

PINNACLE

commencing any orders, works or requesting producing snop drawings.

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AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle

Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer;

(ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer;

(iii)immediately above ceiling insulation; and (b) has a height of not less than 20 mm; and (c)is either-

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

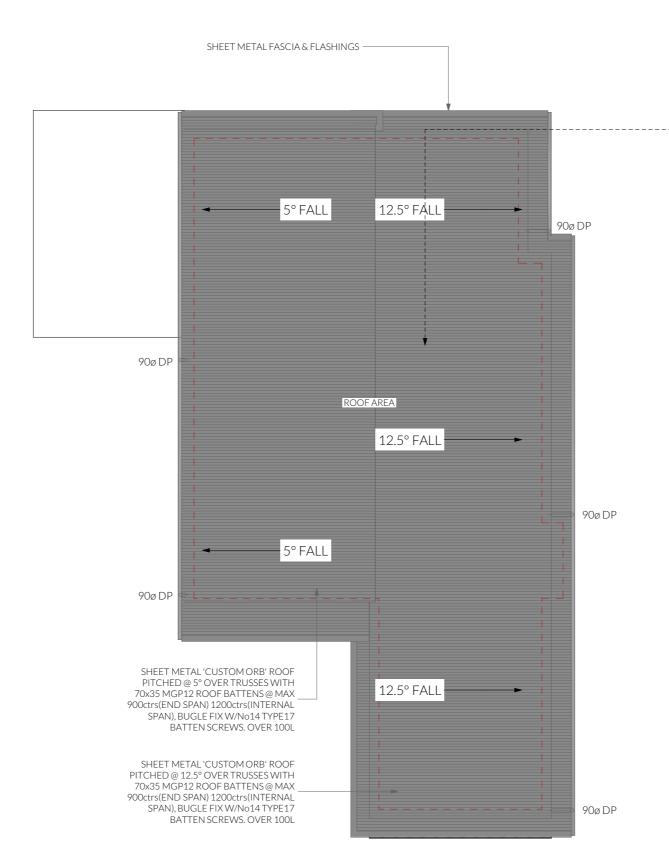
(a)comply with AS/NZS 2908.2 or ISO 8336; and (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8×30 mm fibre-cement nails; or

(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

(iii) No. 8 self embedding head screws (for 6 mm

Refer to table 7.5.5 for trimmer and fastener spacings.



| ROOF PITCH | VENTILATION OF OPENINGS (TABLE 10.8.3) |
|---------------|---|
| <10° | 25,000 mm2/m provided at each of two opposing ends |
| >15° AND <75° | 7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling |

(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH < 10° MONOPITCH ROOF

REQUIRED VENT AREA

Low Vents = 0.35m² (13.95m x 25,000mm2) High Vents = $0.35m^2 (13.95m \times 25,000mm^2)$

EAVE VENTS

BUILDERS EDGE EAVE VENT (EV4020) FITTED WITH STAINLESS STEEL BUSHFIRE MESH

10 x 400X200mm(0.035m²) VENTS EVENLY SPACED

25mm CONTINUOUS VENT

RIDGE VENT SYSTEM - VENTS INTO OPPOSITE ROOF **SPACE**

BUILDERS EDGE EAVE VENT (EV4020) FITTED WITH STAINLESS STEEL BUSHFIRE MESH

10x 400X200mm(0.035m²) VENTS EVENLY SPACED

25mm CONTINUOUS VENT

ROOF PITCH > 10° and < 15° MONOPITCH ROOF

REQUIRED VENT AREA

Low Vents = $0.49 \text{m}^2 (19.91 \text{m} \times 25,000 \text{mm}^2)$ High Vents = $0.49 \text{m}^2 (19.91 \text{m} \times 5,000 \text{mm2})$

BUILDERS EDGE EAVE VENT (EV4020) FITTED WITH STAINLESS STEEL BUSHFIRE MESH

14 x 400X200mm(0.035m²) VENTS EVENLY SPACED

25mm CONTINUOUS VENT

RIDGE VENT SYSTEM

BUILDERS EDGE EAVE VENT (EV4020) FITTED WITH STAINLESS STEEL BUSHFIRE MESH

14 x 400X200mm(0.035m²) VENTS EVENLY SPACED

5mm CONTINUOUS VENT



elopment Application: 5.2025.46.1 elopment Application 29 Federation Drive, orell - P1.pdf Plans Reference:P1 ate Received:27/02/2025

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PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218

admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y

Roof Plan

Revision:

Approved by:

DA - 01

Scale: 1:100 @ A3 Pg. No:

A.05

Proposal: New Dwelling

Client: Adam & Siane Dance Address: 29 Federation Drive, Sorell 7172

Date: 21/02/25 Drawn by: SH Job No: 062-2024 Engineer: TBA

Building Surveyor: TBA

Designer

Date





ELECTRICAL LEGEND - Lower Floor

| Symbol | Description | Allowance | Quantity |
|---------------------------|---|----------------|----------|
| Δ | DATA- CAT 6 (RJ45) - 1 GANG | | 2 |
| Ļ۳۷ | DATA-TV CONNECTION | | 1 |
| В | FAN - 3 IN 1 (2 LAMP) | 10W (LIGHT) | 1 |
| | FAN - 3 IN 1 (4 LAMP) | 10W (LIGHT) | 1 |
| 0 | FAN - CEILING - EXHAUST | | 2 |
| \vdash | GPO - (1) SINGLE | | 3 |
| 2 | GPO - (2) DOUBLE | | 24 |
| ²∕c\ | GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH) | | 1 |
| 2 | GPO - (2) DOUBLE (WITH USB CHARGER) | | 2 |
| W/PROOF | GPO - WEATHER PROOF DOUBLE | | 2 |
| ⊗ _B | LIGHT - CEILING - BATTEN FITTING | 20W | 3 |
| $\otimes_{_{R}}$ | LIGHT - CEILING - DOWNLIGHT RECESSED | 10W | 24 |
| \bigotimes_{W1} | LIGHT - WALL MOUNTED - TYPE 1 | 10W | 3 |
| $\overline{\otimes}_{W2}$ | LIGHT - WALL MOUNTED - TYPE 2 | 10W | 2 |
| SA | SERVICE - SMOKE ALARM | | 2 |
| Ь | SWITCH - LIGHT 1 GANG | | 7 |
| 2 | SWITCH - LIGHT 2 GANG | | 2 |
| 4₺ | SWITCH - LIGHT 4 GANG | | 2 |
| 6廿 | SWITCH-LIGHT 6 GANG | | 1 |

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-

(a) be located in-

(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and (ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; nd

(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and

(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and

(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a) Where a smoke alarm is located on the ceiling it must be-

(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and

(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling. (b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have:

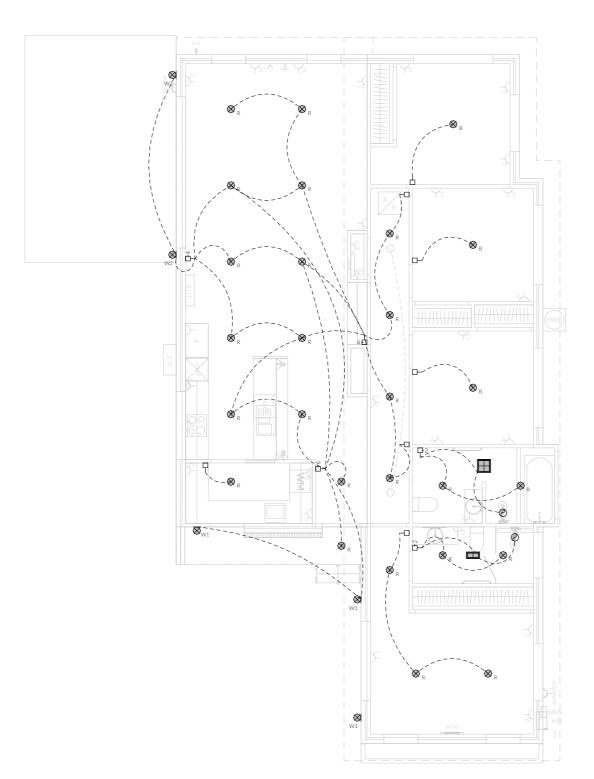
 -An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-(a)25 L/s for a bathroom or sanitary compartment; and (b)40 L/s for a kitchen or laundry.

 -Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.

-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.

-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-

(a)be interlocked with the room's light switch; and (b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.



Electrical Plan - Light / Reflected Ceiling

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:

5W/m² in class 1a dwellings

Revision:

Approved by:

4W/m² to veranda, balcony or the like

3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

<u>Preparation for future Solar Installation:</u>

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.

D2/25

ID Date Designer

These drawing are the proper whole or part is sirtly forbit are to be read in conjunction

ent Application: 5.2025.46.1 -

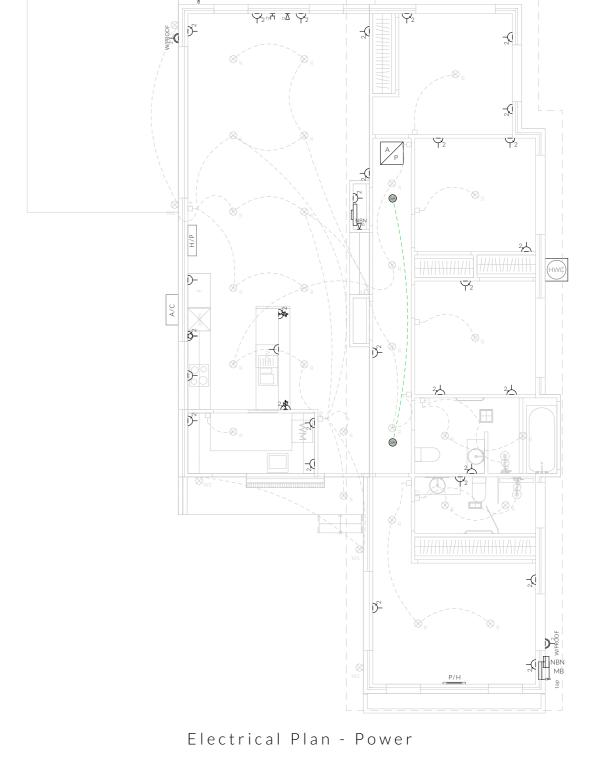
velopment Application 29 Federation Drive.

Sorell Council

orell - P1.pdf

Plans Reference:P1

ate Received:27/02/2025



Notes

U.N.O ceilings are to be plasterboard.

--p---- Dimmable Circuit

-- T---- Timer Circuit(as fan note)

PB - Plasterboard

CS - Cement Sheet Eaves

PW - Plywood Ceiling

-Timber Batten Ceiling

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Licence: CC6073Y

Electrical Plan

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DA - 01

Scale:

A.06

@ A3 (

Proposal: New Dwelling

Client: Adam & Siane Dance
Address: 29 Federation Drive, Sorell 7172

Date: 21/02/25
Drawn by: SH
Job No: 062-2024
Engineer: TBA
Building Surveyor: TBA





Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALD LISICREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Primade Drafting takes no responsibility for any errors, issues, or omissions caused by contracting the production of the production of the production of the printed in colour. Primade Drafting takes no responsibility for any errors, issues, or omissions caused by contracting the production of t

