



Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – DA 24/2020

Address of the land

**10 Kermode Street
PORT SORELL**

What use or development is proposed in the application

Proposed shed with reliance upon the Performance Criteria under the General Residential Zone (reduction in setback and increase in outbuilding floor area).

Date of notice

15 February 2020

The application and supporting documents are open for public inspection at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

Your representation must:

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:
The General Manager,
Latrobe Council,
P.O. Box 63, Latrobe 7307; or email
council@latrobe.tas.gov.au
- and include:
the reasons for your representation; and
the address of the land.

Aerial View – DA 24/20202 – 10 Kermode Street, Port Sorell





Office Use Only	
Application No DA 24-2020.	PID 7682403.
Property Parcel No 3994	 11029.

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57
of the *Land Use Planning and Approvals Act 1993*

1 Full Name of Applicant(s): Bradley Ross Pearce

2 Postal Address of Applicant(s): 10 Kermode Street

Port Sorell

Phone:

Mobile No.:

Email:

3 Full Name of Owner(s): As above

4 Postal Address of Owner(s):

Phone:

Mobile No. Email:

5 Present Use of the Land: Residential

6 Proposed Use and/or Development (subject of this application): New shed

At (Location of property): 10 Kermode St

Port Sorell

Certificate/s of Title reference: 62244 / 22

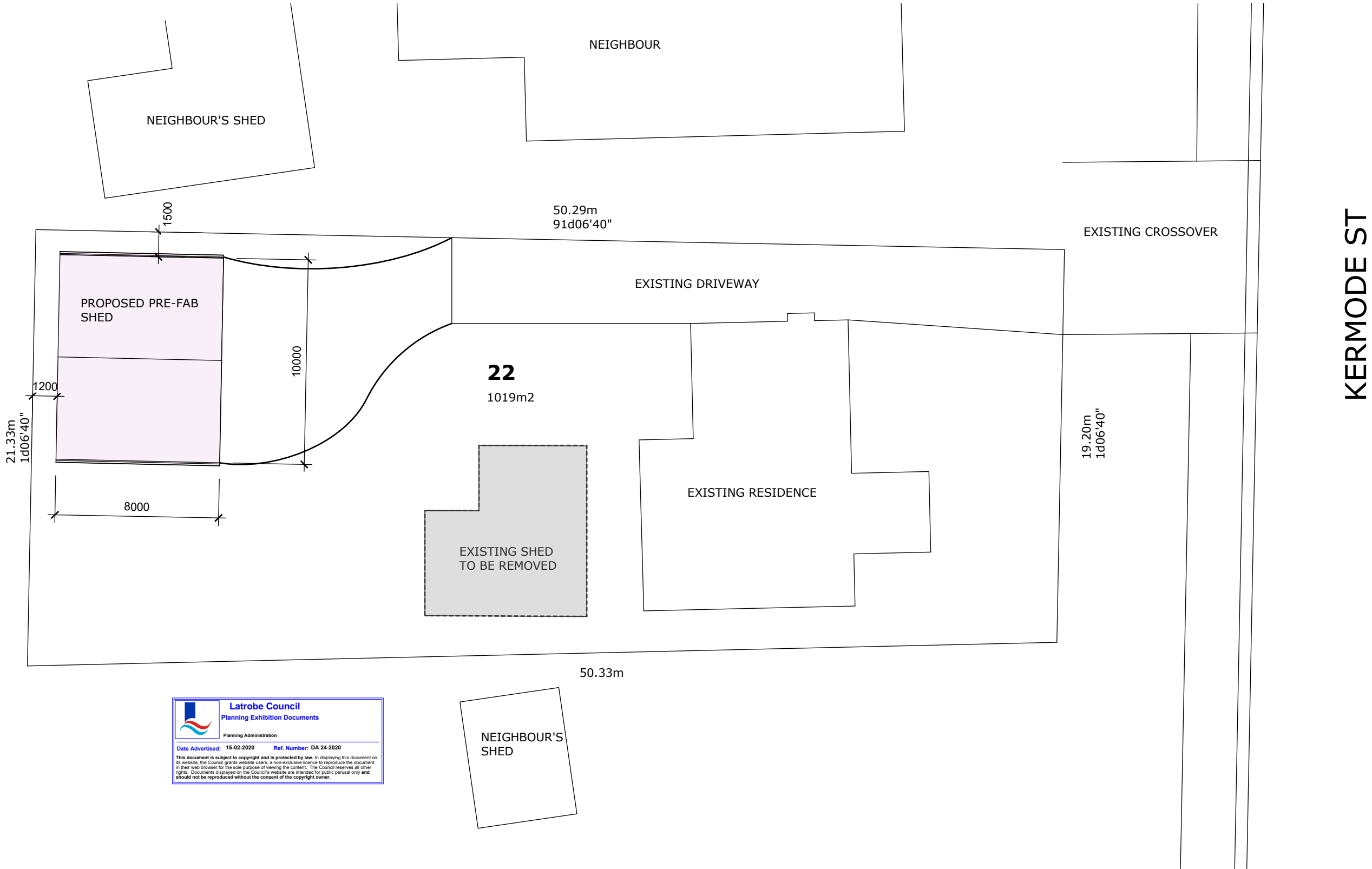
7 Estimate of works: \$35,000

8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed x [Signature]

Dated: 28.1.2020

 Latrobe Council Planning Exhibition Documents Planning Administration
Date Advertised: 15-02-2020 Ref. Number: DA 24-2020
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Latrobe Council
Planning Exhibition Documents
Planning Administration

Date Advised: 15-02-2020

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SITE PLAN LEGEND & NOTES:

GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

SETTING OUT:
THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK:
(SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, 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 EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

SITE SERVICES:


ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.

NOTE: SITE TO BE LEVELED FLAT BY BUILDER PRIOR TO CONSTRUCTION. FINISH FLOOR LEVEL +200 ABOVE GROUND LEVEL.

Site Plan
Scale: 1 : 200

north
↑

A01



DESIGNS

eclo.designs@outlook.com

0419387746

REV	DATE	DESCRIPTION

CLIENT

Bradley Pearce

PROJECT NO.

19039

PROJECT NAME

Pre-Fab Shed

PROJECT ADDRESS

10 Kermode St
Port Sorell 7307

DRAWN C.O

ACCREDITATION CC6669

DOCUMENT DATE: 23/01/2020

PAPER SIZE A3

DRAWING TITLE

Site Plan

DOCUMENT PHASE

Building Approval

LEGEND & NOTES

- Stormwater line (100mm UPVC)
- Existing stormwater line

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

- a) be protected against the effects of weather and sunlight; and
- b) be able to withstand the temperatures within the piping; and
- c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping

- a) All flow and return internal piping that is -
 - i) within an unventilated wall space
 - ii) within an internal floor between storeys; or
 - iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space

- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space

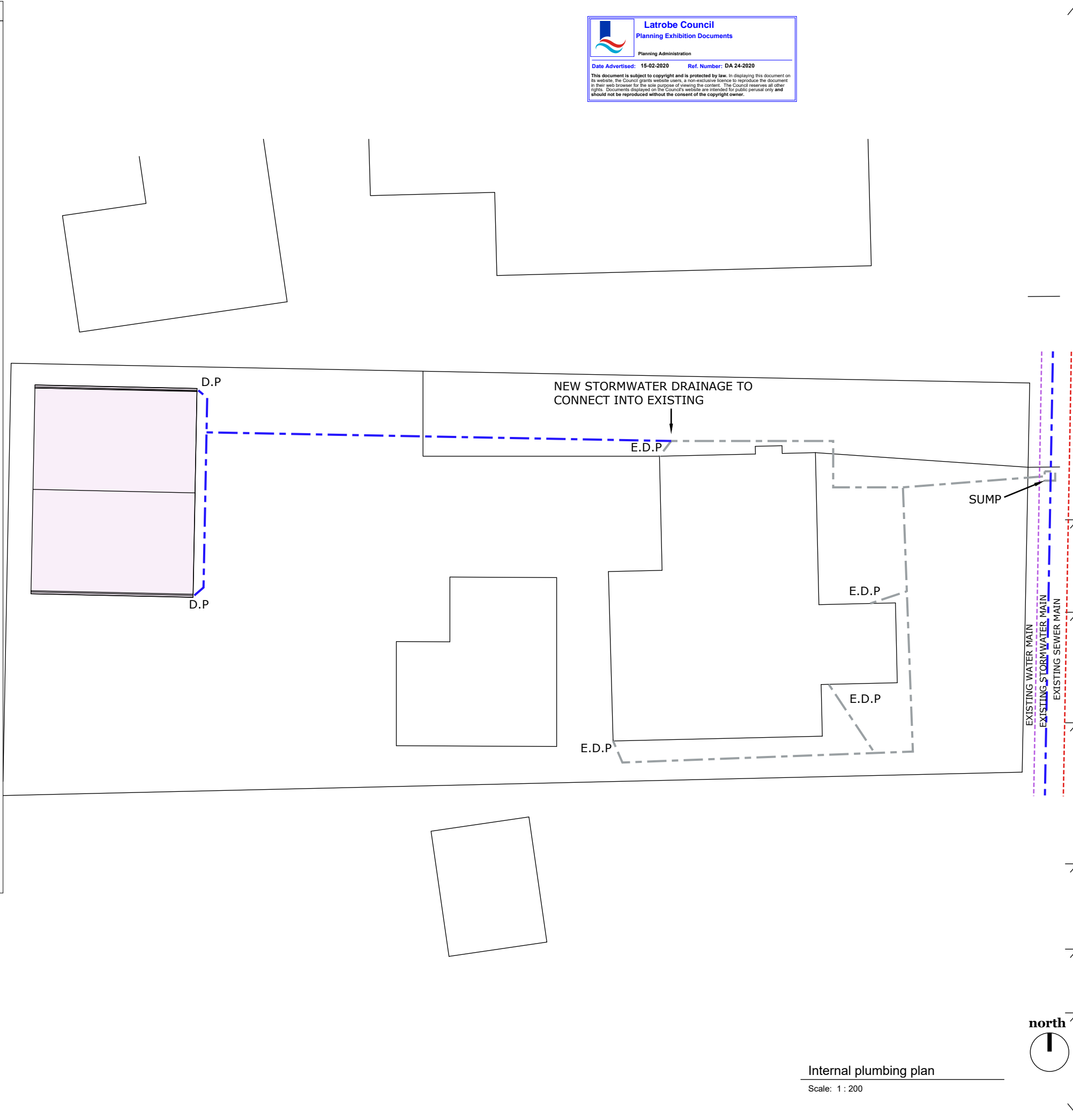
- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

LEGEND:

- E.D.P - EXISTING DOWN PIPE
- D.P - DOWN PIPE






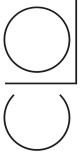

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Planning Exhibition Documents

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Pre-Fab Shed

PROJECT ADDRESS
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Port Sorell 7307**

DRAWN
C.O

ACCREDITATION
CC6669

DOCUMENT DATE:
23/01/2020

PAPER SIZE
A3

DRAWING TITLE
Internal plumbing plan

DOCUMENT PHASE
Building Approval



Internal plumbing plan

Scale: 1 : 200

A02

ENERGY EFFICIENCY

SEALING:
A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL GARAGE OPENABLE WINDOW (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 TO THE BOTTOM EACH EDGE OF AN EXTERNAL DOOR (INCLUDING INTERNAL GARAGE DOOR) MUST BE A DRAFT PROTECTED DEVICE (RAVEN OR EQUIVALENT) OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE

ROOF, EXTERNAL WALLS, EXTERNAL FLOORS AND OPENINGS SUCH AS DOOR OR WINDOW FRAMES MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE, I.E:

- ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT THE CEILING, WALL AND FLOOR JUNCTION OR
- SEALED BY CAULKING, SKIRTING, ARCHITRABES, CORNICES OR THE LIKE

SARKING:
VAPOUR PERMEABLE WALL WRAP AND ROOF SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS

INSULATION:
INSULATION – MUST COMPLY WITH AS 4859.1
ROOFS – MUST HAVE A MINIMUM R VALUE OF 5.1 (CONSIDERATION GIVEN FOR ADJUSTMENT FOR LOSS INSULATION ACCORDING TO TABLE 3.12.1)
EXTERNAL WALLS – MUST HAVE A MINIMUM R VALUE OF 2.8
FLOOR – MUST HAVE A MINIMUM R VALUE OF 1 (IF APPLICABLE)
SLAB ON GROUND – WITH A HEATING SYSTEM MUST HAVE A MINIMUM R VALUE OF 1 INSTALLED AROUND THE VERTICAL EDGE OF ITS PERIMETER.

GARAGE:
R2.0 INSULATION REQUIED TO WALLS SEPARATING GARAGE FROM DWELLING, NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING

MUST COMPLY WITH MINIMUM 6 STAR ENERGY REPORT – SEE ATTACED

ALL WORK SHALL BE IN ACCORDANCE AND COMPLY WITH THE BUILDING CODE OF AUSTRALIA, COUNCIL BY – LAWS, RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODE OF PRACTICE

NCC COMPLIANCE NOTES

GENERIC WHERE APPLICABLE

SITEWORKS

All work shall comply with A.S. 3798
Check with local Authorities regarding Tree Preservation Orders over the site.
Comply with all requirements to limit storm water run off from the site during construction.
Check with local council for temporary and permanent site access requirement sThe Owners shall verify the correct Boundary line of the property. Consequent to that the Builder shall be responsible for the correct setting out of the proposed works. All dimensions to be site checked
The Builder shall confirm ground levels and determine the finished floor level on site with the owners.
Refer to the Contract for excavation in rock procedures and rates.
Excavation and back filling shall comply with the B.C.A. part 3.1 and A.S. 2870.
Drainage work shall comply with the B.C.A. 3.1 / N.Z. 3500.
Floor slabs shall be a minimum of – 150mm above finished ground levels – 50 mm above paved surfaces
Domestic drainage lines shall be parallel to the dwelling and 1000mm minimum from the wall face.
Ensure permanent natural drainage is available so that the storm water falls away from the structure on all sides at a ratio of 1:60 minimum at least 1000m mwide.

FOOTINGS AND SLABS

Generally to be accordance with AS2870 'Residential slabs & footings'.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS 3500.
The site classification to be in accordance with AS 2870.
Alternatively footings & slabs to be in accordance with Structural Engineers design & Specification.
Retaining walls over 1000mm high shall be designed by Structural Engineer OF

MASONRY

Generally masonry walls to be constructed in accordance with NCC 3.3 & AS 3700.3.8.1.
Un– reinforced masonry to NCC 3.3.1.
reinforced masonry to NCC 3.3.2.
masonry accessories to NCC 3.3.3.
weatherproofing of masonry to 3.3.4.
Only stainless stell wall & cavity ties shall be used.

TIMBER FRAMING, BRACING & TIE DOWNS

Timber fraing to be in accordance with AS 1684, for the designated Wind
Manufactured timber members to be in accordance with prescribed framing Class.
Sub floor ventilation in accordance with NCC 3.4.1. Sub floor area to be clear of organic materials & rubbish. Prove vent openings in substructure walls at a rate of 6000mm2 / m of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural stell framing to be in accordance with NCC 3.4.4, AS 1250, AS 4100 & structural engineers design & specification.

INTERNAL LININGS

All shall comply with A.S. 2589. Dry wall Plasterboard shall attain a level 4 finish unless otherwise noted.
Wet area linings shall comply with A.S. 3740 Wet Area Linings.
Provide impervious lining at least 150mm above Shower Rose, Taps and Vanity Basin top.

ROOF AND WALL CLADDING

Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1. and ;
Roof tiles AS 2049 & AS 2050
Metal sheet roofing AS 1562.1
Plastic sheet roofing AS/NZS 4256.1..2..3 & .5 & AS 1562.3.
Gutters and downpipes, generally to be in accordance with NCC 3.5.2 & AS/NZS 3500.3.2. & The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm2.
Downpipes to be 90 dia. or 100x50 rectangular section at max. 12000 crs and to be within 1000 of internal/ valley gutter.
Wall cladding to be installed in accordance with NCC 3.5.3. & Manufacturers specification
Flashings to NCC 3.5.3.6.

FIRE SAFETY

Generally to be in accordance with NCC 3.7.
Fire separation to be in accordance with NCC 3.7.1. External walls and gable ends constructed within 900 of boundary are to extend to underside of non combustible roofing/ eaves & are to be constructed of a masonry skin 90 thick with an FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installation to be in accordance with NCC 3.7.2.
Locations indicated on floor plan.
Installation locations
ceilings – 300 away from wall junction.
cathedral ceiling – 500 down from apex.
walls – 300 down from ceiling junction.
Heating appliances generally to be in compliance with NCC 3.7.3 & AS 2918
Fireplace – extend hearth 150 to side of opening. 300 in front of opening
Freestanding – extend hearth 400 beyod unit.
Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall. Heat shield – 90 masonry with 25 air gap to combustible wall, extend 600 above unit.
Flue installation to NCC 3.7.3.4
Top of chimney/flue to teminate 300 above horizontal plane of roof
Construction in Bush Fire Area to be in accordance with NCC 3.7.4 & AS 3959
All building materials to meet the required B.A.L. minimum.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 3.8.1.
Waterproofing of surfaces adjacent to open shower, including shower over bath, to extend 1.5 from a vertical line projected from shower rose, to a height 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, both etc. to be protected to a height of 160 above fixture.
Ceiling heights to be in accordance with NCC 3.8.2. Refer to drawing.
FACILITIES
Generally to be in accordance with NCC 3.8.3.
Required facilities in accordance with 3.8.3.2 Refer to plan for locations.
Sanitary compartment to be in accordance with NCC 3.8.3.3. Refer to plant for detail.
Provision of natural light to be in accordance with 3.8.4.2
Winsows / rooflights to provide ligh transmission area equal to 10% of floor area of room.
Ventilation to be in accordance with NCC 3.8.5. or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / wc to be vented to outside of building
Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 3.8.5.2.

STAIR CONSTRUCTION

Stairs to be generally in accordance with 3.9.1
Maximum of 18 risers to each flight.
Riser opening to be less than 125.
Treads to have non slip surface or nosing.
Riser – min. 115, max. 190.
Tread – min 240, max. 355.
Balustrade generally in accordance with NCC 3.9.2.
Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
865 high on stairs, measured from line of stair noseing.
1000 height above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 abovelower level, infill members between 150 and 760 above floor level, to be constructed so as to restruct climbing.
Ramps shall comply with the B.C.C. Volume 1 part D 2.10 – Slope gradient shall not exceed 1:8 and have a non–slip surface.
Disabled ramp slope not to exceed 1:14 & comply with AS 1428

GLAZING

Generally glazing to be in accordance with AS 1288.
Refer to window legend for sizes and type.

SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC 3.9.3. and AS 1926.1.

ENERGY EFFICIENCY

Generally in accordance with NCC 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)

BUILDING FABRIC

Generally in accordance with 3.12.1

BUILDING FABRIC INSULATION

Insulation to be fitted to form continuous barrier to roof/ceiling, walls and floors.

REFLECTIVE BUILDING MEMBRANE

Installed to form 20mm airspace between reflective face and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be laped min. 150

BULK INSULATION

To main tain thickness and position after installation
Continuous cover without voids except around services / fittings.

ROOF INSULATION

Roof construction to achieve minimum Total R Value of R4.8
Roof lighs to comply with 3.12.1.3

EXTERNAL WALLS

External wall construction to achieve minimum Total R Value of R2.8
wall surface density minimum – 220kg/m2

FLOORS

Generally in accordance with 3.12.1.5
Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R1.0.
Concrete slab on ground with an in slab heating system to be insulated to R2.0
around vertical edge of slab perimeter

ATTACHED CLASS 10a BUILDING

External wall or separating wall between class 1 building required to achieve minimum Total R Value of 2.0

EXTERNAL GLAZING

Generally in accordance with 3.12.2

BUILDING SEALING





Generally in accordance with 3.12.3
Chimneys of flues to be fitted with sealing damper or flap.
Roof lights to habitable rooms to be fitted with operable or permanent seal to minimize air leakage.
External windows & doors to habitable rooms / conditioned jspaces to be fitted with air seal to restrict air infiltration.
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper of filter
Building envelope to be constructed to minimize air leakage.
Construction joints and junctionsof adjoining surface to be tight fitting and sealed by caulking,

AIR MOVEMENT

Generally in accordance with 3.12.4

SERVICES



Generally in accordance with 3.12.5
Hot water supply system designed and installed in accordance with AS/NZS 3500



DESIGNS

eclo.designs@outlook.com

0419387746



REV	DATE	DESCRIPTION

CLIENT

Bradley Pearce

PROJECT NO.

19039

PROJECT NAME

Pre-Fab Shed

PROJECT ADDRESS

10 Kermode St
Port Sorell 7307

DRAWN
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ACCREDITATION
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DOCUMENT DATE:
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PAPER SIZE
A3

DRAWING TITLE

Ncc notes

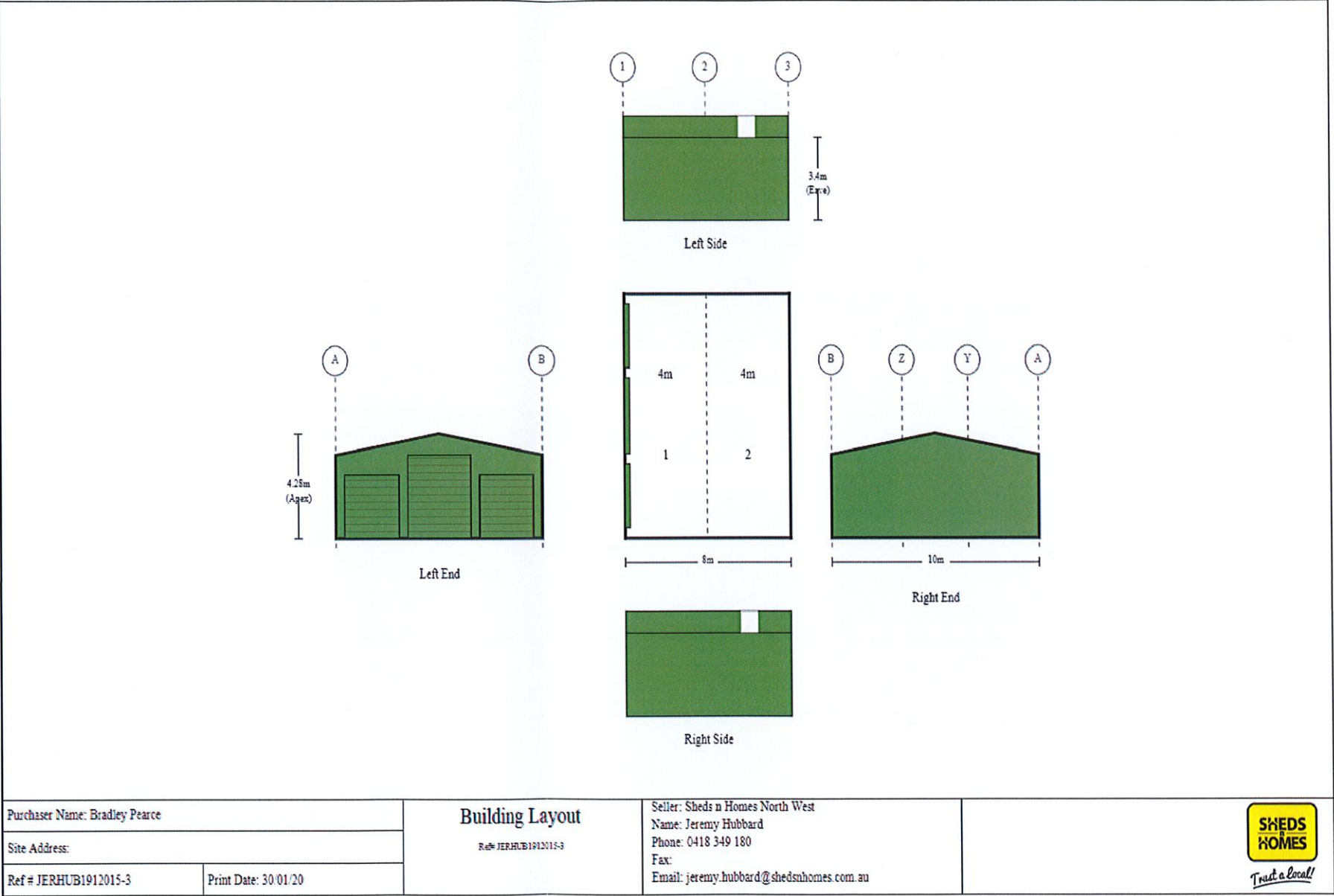
DOCUMENT PHASE

Building Approval

A03



www.shedsnhomes.com.au



SEARCH OF TORRENS TITLE

VOLUME 62244	FOLIO 22
EDITION 6	DATE OF ISSUE 06-Feb-2014

SEARCH DATE : 10-Jan-2020

SEARCH TIME : 04.27 PM

DESCRIPTION OF LAND

Town of PORT SORELL

Lot 22 on Diagram 62244 (formerly being 224-29D)

Derivation : Part of 23A-1R-20Ps Section R r Gtd to J Freer

Prior CT 4799/75

SCHEDULE 1

D115038 TRANSFER to BRADLEY ROSS PEARCE Registered
06-Feb-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING & BENEFITING EASEMENT: Right of drainage over
Drainage Easement shown on D 62244
131912 FENCING CONDITION in Transfer
D115036 MORTGAGE to Commonwealth Bank of Australia
Registered 06-Feb-2014 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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Issued Pursuant to the Land Titles Act 1980

1861
Early.

DIAGRAM FROM ACTUAL SURVEY

1861
Walter

P/I



P/I

TOWN OF ^{Now} PORT SORELL BURGESS

Anderson Owner

C.T. 514
82

Scale *80 feet* to an inch

REGISTERED NUMBER

62244

$$\left(\frac{300}{33} D \right)$$

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM
			224 290 28

22.4
29

B. E. Page
Arch. Office
Denver
 LANDS TITLES OFFICE
 12044
 24 APR 1950
9am
 11-11-11

Enlargement
Scale 40 feet to an inch

N. Anderson

Owner 487 / 70

KERMODE

(P. 129 28.5)

(552/120)

For details **WILMOT**
see enlargement

PUBLIC

ROAD

To Parl. Sorell