



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

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

SITE: **RA1070 Dolphin Sands Road, Dolphin Sands
CT 54666/166**

PROPOSAL: **Single Dwelling**

Any person may make representation on the application by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the General Manager.

Representations must be received before midnight on 26 April 2024.

APPLICANT: **Woolcott Surveys**

DATE: **20/03/2024**

APPLICATION NO: **DA 2024 / 00054**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	
Is the property on the State Heritage Register? (Circle one)	Yes / No
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

SEARCH OF TORRENS TITLE

VOLUME 54666	FOLIO 166
EDITION 2	DATE OF ISSUE 19-Dec-2021

SEARCH DATE : 21-Feb-2024

SEARCH TIME : 09.38 AM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
 Lot 166 on Sealed Plan 54666 (formerly being SP2798)
 Derivation : Part of Lot 36 Gtd to G Meredith
 Prior CT 2699/3

SCHEDULE 1

B622139 & M924116 DONALD RAYMOND MCTAGGART Registered
 19-Dec-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 54666 BENEFITING EASEMENTS: Rights of Carriageway in
 Schedule of Easements
 SP 54666 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



WOOLCOTT SURVEYS



EAST COAST
SURVEYING
CONSULTING SURVEYORS
& LAND PLANNERS

PLANNING SUPPORTING REPORT

Proposed single dwelling

1070 Dolphin Sands Road DOLPHIN SANDS

March 2024

Job Number: L240304
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner

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Launceston | St Helens | Hobart
woolcottsurveys.com.au

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1. Introduction

1.1 Application

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993 (the 'Act').

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Building design and site plan	Tasbuilt Homes/Engineering Plus

1.2 Application Summary

The following is a summary of the application information:

Address	1070 Dolphin Sands Road, Dolphin Sands TAS 7190
Property ID	5279135
Title	54666/166
Land area	5acre = 2.02ha
Proposed development	Single dwelling
Planning Authority	Glamorgan-Spring Bay Council
Easements	None on title
Zone	Particular Purpose - GSB-P1.0 - Dolphin Sands
General Overlay	None
Code Overlays	Medium coastal erosion hazard band Priority vegetation area Bushfire-prone areas

1.3 The Proposal

The proposal is to develop the land with a single dwelling for residential use. The proposed dwelling replaces the previous dwelling on the site which has been removed.

The proposed will have 5 bedrooms, kitchen and living areas, laundry, and two bathrooms. A decked area is included at the south eastern elevation and the north western elevation. The property includes an existing shed which will be retained.

Access will be via the existing vehicle access point and driveway.

Onsite management of wastewater is proposed. Stormwater will be directed from catchment tanks to stormwater absorption trenches.

The plans provided at Annexure 2 provide further detail.



Figure 1 – Aerial view of subject site (Source: LISTMap).

2. Planning Assessment

2.1 Planning Scheme Zone Assessment

GSB-P1.0 Particular Purpose Zone – Dolphin Sands

GSB-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Dolphin Sands is:

GSB-P1.1.1 To protect the environmentally fragile nature of the Dolphin Sands area particularly with respect to land stability, vegetation, wildlife and landscape amenity.

GSB-P1.1.2 To ensure that use or development has minimal disturbance to the natural environment and visual amenity of the area.

GSB-P1.4 Use Table

Use Class	Qualification
Permitted	
Residential	If for a single dwelling or home-based business

GSB-P1.6 Development Standards for Buildings and Works

GSB-P1.6.1 Building height

Response

P1	<p>The performance criteria area addressed. The building is 5.6m at the highest point.</p> <ul style="list-style-type: none"> a. The building is slightly taller than the acceptable solution of 5m where the height of the building compensates for the slope of the ground. The dwelling is set well off the road and would not be visible from the road due to the topography. b. The siting of the dwelling is consistent with the surrounding pattern of development, being located nearer to the south boundary than the north boundary. The dwelling footprint is commensurate or lower in area than the previous building and others in the immediate locality. c. The height of the building is not excessive and setbacks are sufficient to ensure adjoining amenity is preserved.
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GSB-P1.6.2 Setback

Response

A1	The acceptable solution is achieved. The setback is more than 200m.
A2	The acceptable solution is achieved. The dwelling has at least 10m setback to all other boundaries.
A3	The acceptable solution is achieved. The setback to the Nine Mile Beach reservation is compliant.
A4	The proposed building is in the area of the previous building on the site – already cleared.

GSB-P1.6.3 Building design

Response

A1	The acceptable solution is achieved. The exterior wall colour will be predominantly Monument (Colorbond colour) with a light reflectance value of 8. Facing the decks, the inset exterior walls will be Windspray, with a light reflectance value of 27.
A2	The acceptable solution is achieved. The colours selected are neutral toned greys. The predominant exterior colour is recessive, being very dark, and the lighter, mid toned grey is inset to the building design.

GSB-P1.6.4 Frontage fences

Not applicable

2.2 Planning Scheme Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Table C2.1 Parking Space Requirements (extract)

Use: Residential Parking Requirements

Residential: Any Residential use in any other zone
1 space per bedroom or 2 spaces per 3 bedrooms

Response

A1	The acceptable solution is achieved. There is space for 2 cars to park onsite.
----	--

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Response

P1	<p>The performance criteria are addressed.</p> <p>The access and parking area will be made from gravel, as existing and as is consistent with the surrounding area.</p> <ol style="list-style-type: none"> a. The nature of the use is residential; b. The topography is gently sloped from Dolphin Sands Road. c. Stormwater will be absorbed onsite as the gravel driveway will allow permeation. d. The driveway is existing and previously used for access. The access point is reasonably flat so there is low likelihood of materials from the driveway spilling to the road. e. The use is low impact. Residential spends are not likely to generate dust to nuisance levels. f. The existing gravel driveway is compatible to the low density semi rural nature of the site. The surface is compatible with all surrounding access ways.
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C2.6.2 Design and layout of parking areas

Response

A1.1	<p>The acceptable solution is achieved.</p> <p>The access is compliant.</p>
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C2.6.3 Number of accesses for vehicles

Response

A1	<p>The acceptable solution is achieved.</p>
----	---

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

Response

P1.1	<ol style="list-style-type: none"> a. The proposed dwelling replaces a previous dwelling on the site, utilising a similar footprint, as such, clearing is not required, or at most will be minimal if small amount of regrowth need to be cleared.
P1.2	<ol style="list-style-type: none"> a. The building footprint utilises the existing, therefore minimising and need for clearing. b. The proposed will need minimal site preparation in terms of clearing. c. Bushfire management has been considered at the outset of building design. d. No clearing outside of the existing footprint is required (house site and access). e. Onsite bio-diversity effects should remain as current given the existing/previous use of the site. f. The building will utilise existing cleared areas.

C10.0 Coastal Erosion Hazard Code

C10.4 Use or Development Exempt from this Code

C10.4.1 The following use or development is exempt from this code:

Excluding where development occurs on an actively mobile landform in the coastal zone, the following use or development is exempt from this code:

(a) use or development that requires authorisation under the Building Act 2016, excluding:

- (i) a critical use, hazardous use, or vulnerable use;
- (ii) if located within a high coastal erosion hazard band; or
- (iii) coastal protection works;

Response

The proposal is exempt.

3. Conclusion

The proposed development is for the development of a single dwelling in the Particular Purpose Zone – Dolphin Sands. The development is compliant with the provisions of the Scheme and a permit is sought accordingly.

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Proposal Plan



SCHEDULE OF EASEMENTS PLAN NO.

SP.2798

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No covenants or profits a preponder are created to benefit or burden any of the lots shown on the plan.

FENCING PROVISIONS : In respect of each of the lots shown on the said plan, except lot 292, C.H.I. (Tas,) Pty. Ltd. the Vendor shall not be required to fence.

EASEMENTS :

Each Lot in Column A is together with a right of carriage way over the Lots specified in Column B and together with a right of carriage way over the Right of Way shown on the plan.

Table with 2 columns: COLUMN A and COLUMN B. Column A contains 'Lots 1 - 240 inclusive' and 'Lots 1 to 94 and 96 to 240'. Column B contains 'Lots 295 - 320 inclusive'. A note states 'Lots 295 to 320 are each subject to a right of carriageway (appurtenant to lots 1 to 94 & 96 to 240.)'

THE COMMON SEAL of C.H.I. (TAS.)) the beneficial owner of the land in Cycle No 41/8074 was hereunto affixed in the presence of RICHARD WARREN PORTER and MICHAEL JOHN DINON. The Committee appointed by the Directors for such purposes :

Handwritten signatures of Richard Warren and Michael John Dinon.

THE COMMON SEAL of MUTUAL ACCEPTANCE LIMITED AS Mortgagee under Indenture of Mortgage No. 42/55 was hereunto affixed by authority of a resolution of the Board of Directors in the presence of - Directors. Secretary.

Handwritten signatures of the Board of Directors.

CORRECT for the Purposes of the Real Property Act 1862 as amended SIMMONS WOLFHAGEN SIMMONS & WALCH Per: [Signature]

CERTIFIED CORRECT for the purposes of the Real Property Act 1862 as amended.

Simmons, Hoffmann, Simmons and Walsh

This is the schedule of easements attached to the plan of C.H.I. (Tas) Pty. Ltd.

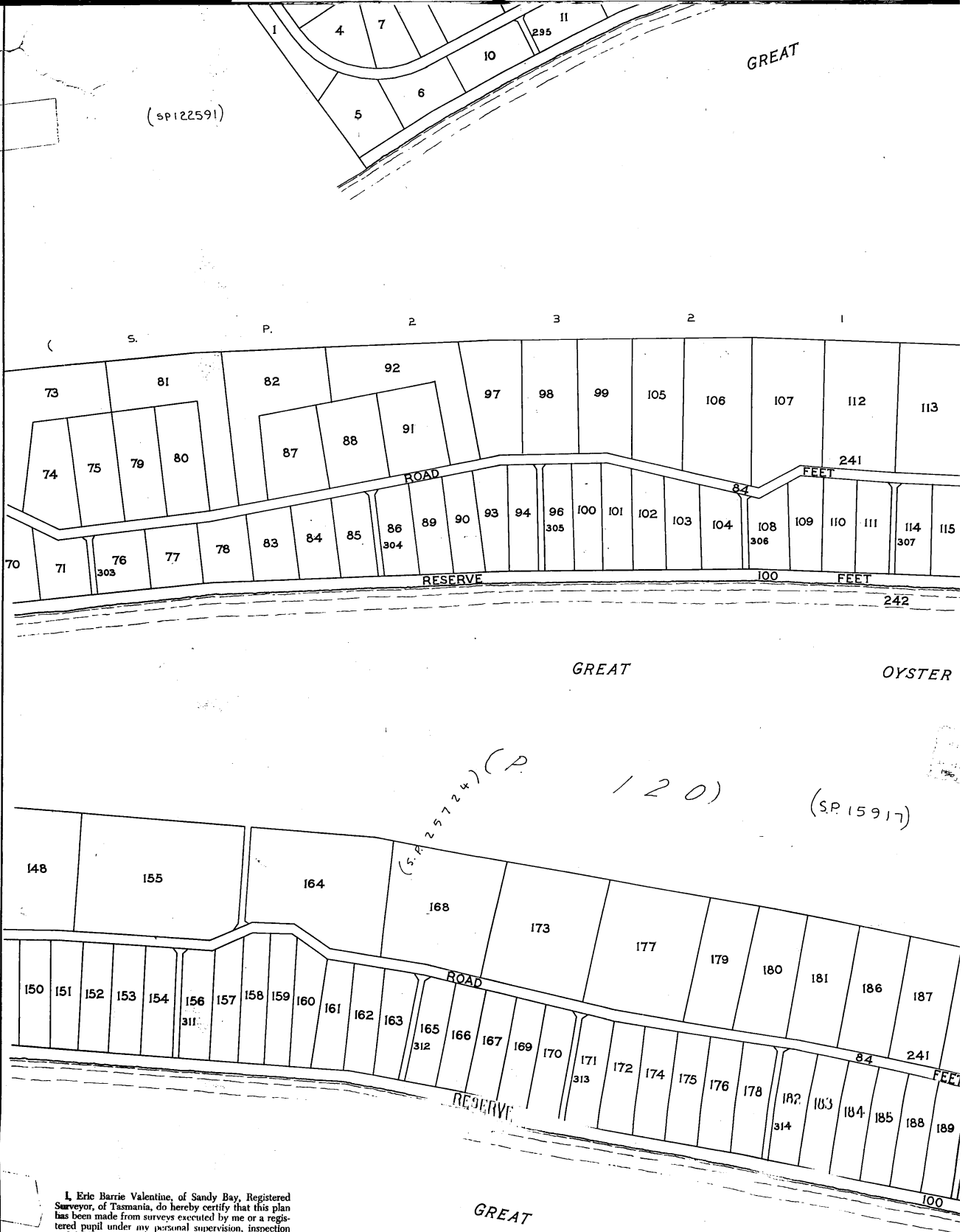
..... comprising part of the land in

(Insert Title Reference)

Sealed by Municipality of Glamorgan on 2nd December 1969

[Signature]
Council Clerk/Town Clerk

21000



I, Eric Barrie Valentine, of Sandy Bay, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or a registered pupil under my personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Laws 1966.

Eric Barrie Valentine
 Authorised Surveyor

Dated this 28th day of November 1969

PLOTTED BY *H. E. J. (10/11/69)*

MATHS CHECKED *H. J.*

EXAMINED BY *H. J.*

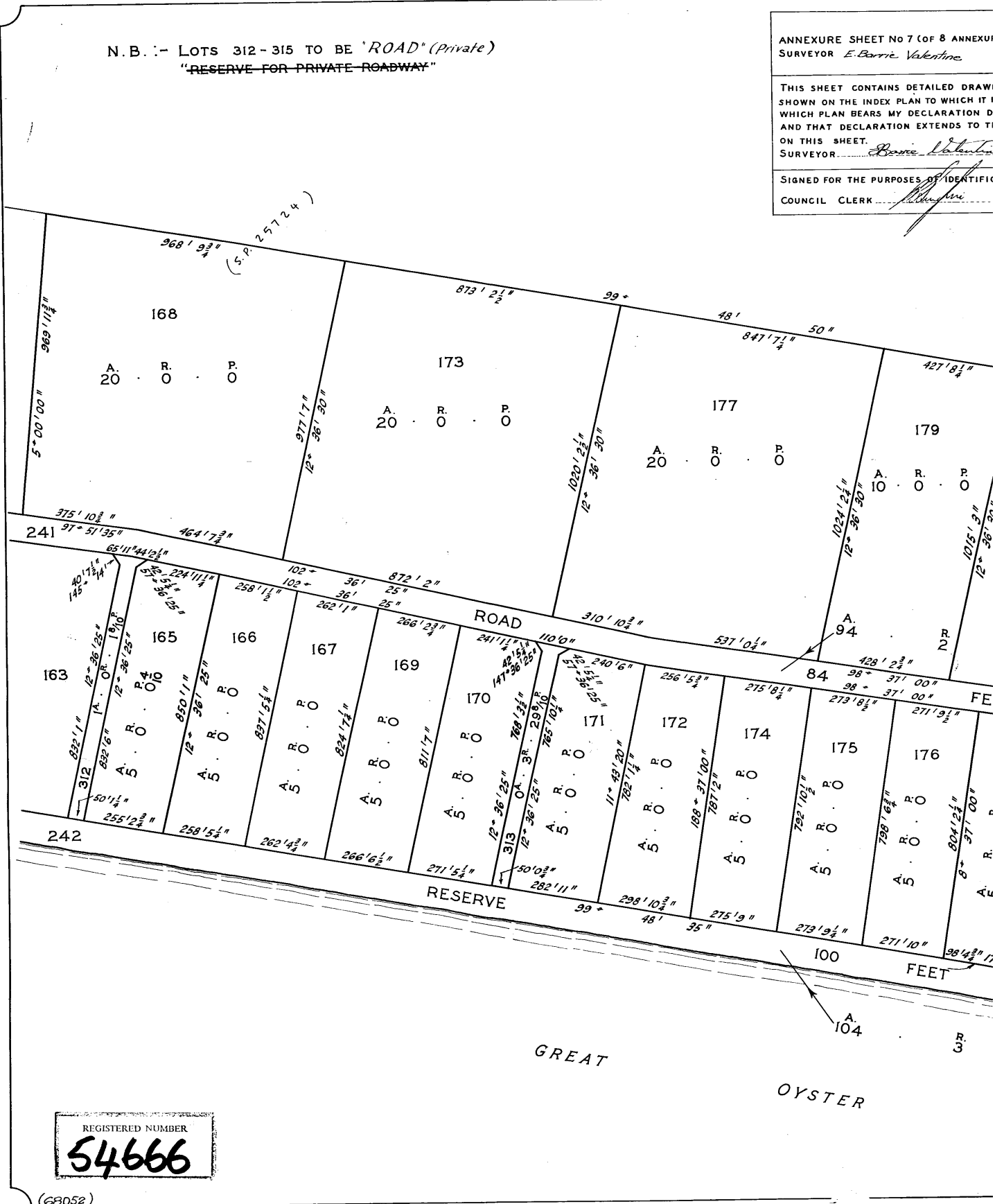
CD 0700

N.B. :- LOTS 312-315 TO BE 'ROAD' (Private)
 "RESERVE FOR PRIVATE ROADWAY"

ANNEXURE SHEET NO 7 (OF 8 ANNEXURE SHEETS)
 SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING OF THE LAND WHICH IS SHOWN ON THE INDEX PLAN TO WHICH IT IS REFERRED AND WHICH PLAN BEARS MY DECLARATION AND THAT DECLARATION EXTENDS TO THIS SHEET.
 SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION
 COUNCIL CLERK *[Signature]*



REGISTERED NUMBER
54666

(68052)



PID: 5279151

PID: 5279143

PID: 5279127

LOT 166
 TITLE: 54666/166
 PID: 5279135
 AREA: 20233.99m²

DOLPHIN SANDS ROAD
 BOUNDARY: 78.67m

BOUNDARY: 259.10m

BOUNDARY: 255.25m

BOUNDARY: 78.77m

PRIORITY VEGETATION AREA

EXISTING SHED

PROPOSED DWELLING

EXISTING DRIVEWAY TO BE UPGRADED TO 4C STANDARDS IF REQUIRED

PROPOSED 10,000 BAL TANK

EXTENTS OF TOPOGRAPHY SHOWN FOR CLARITY

MEDIUM - COASTAL EROSION HAZARD ZONE

HIGH - COASTAL EROSION HAZARD ZONE



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
 - SIGN SIZE DIMENSIONS
 - MIN. 300mm x 300mm
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL - GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:
 - ALL-WEATHER CONSTRUCTION:
 - LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
 - MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
 - MINIMUM VERTICAL CLEARANCE OF 4 METRES;
 - MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
 - CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
 - DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
 - CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
 - MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
 - TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
 - A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
 - A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - A HAMMERHEAD 'T' OR 'Y' TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:
 - FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
 - WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
 - TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

ISSUED FOR APPROVAL

Copyright ©

Client
 Project: **PROPOSED DWELLING**
 Address: **1070 DOLPHIN SANDS ROAD, DOLPHIN SANDS**
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

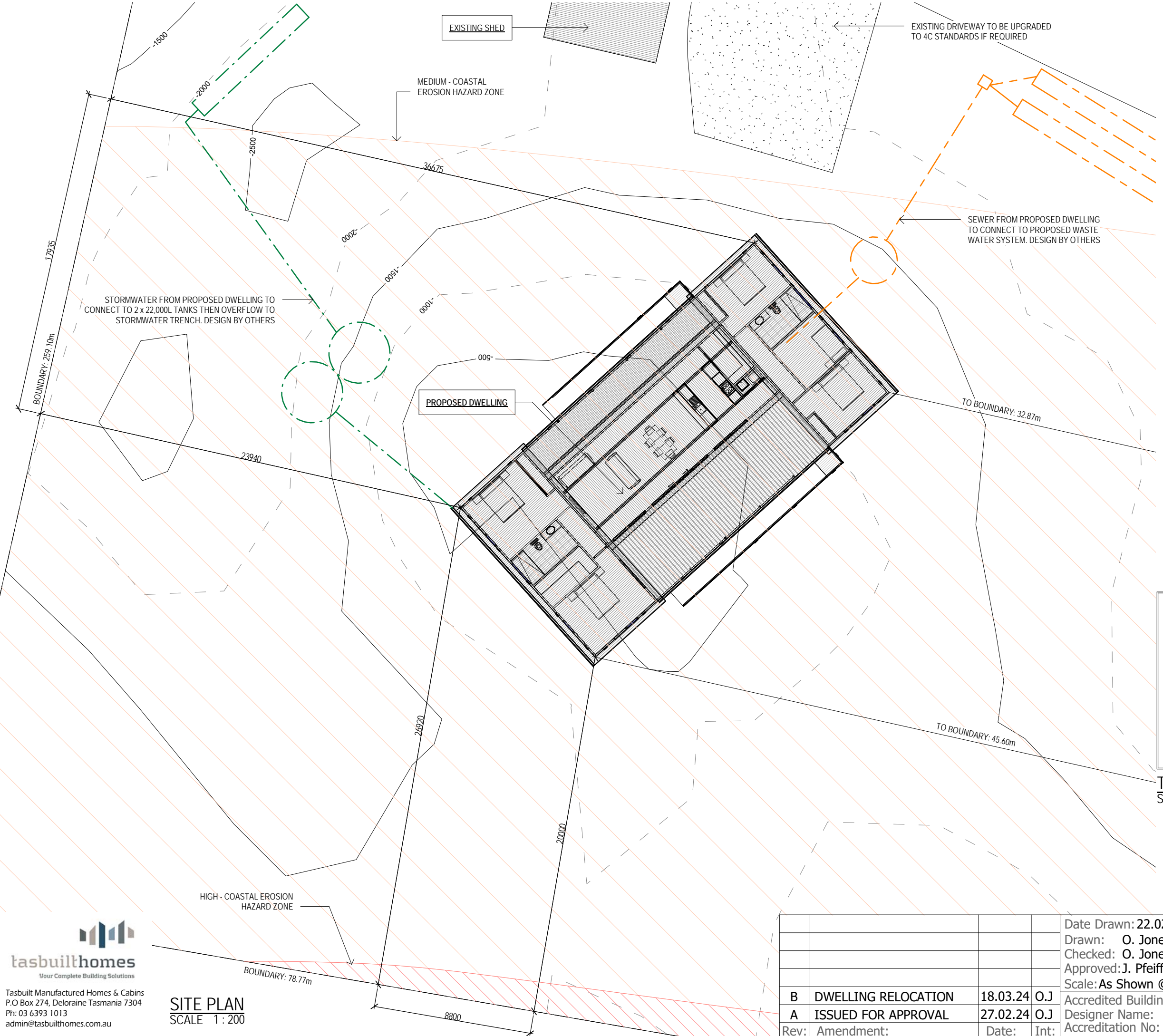


B	DWELLING RELOCATION	18.03.24	O.J
A	ISSUED FOR APPROVAL	27.02.24	O.J
Rev:	Amendment:	Date:	Int:

Date Drawn: 22.02.24
 Drawn: O. Jones
 Checked: O. Jones
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

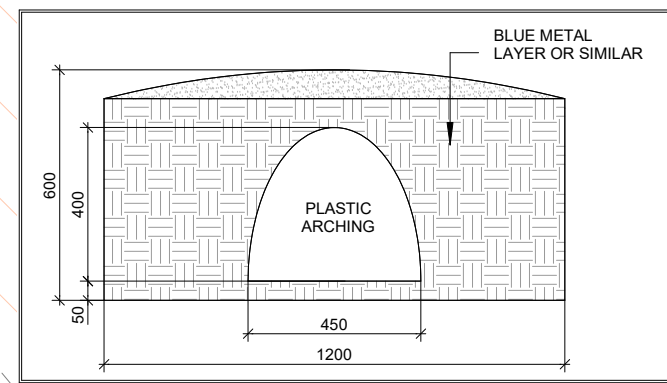
Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

Drawing No: 1052023 A01 / A08
 Rev: B



LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.



TYPICAL STORMWATER DISPOSAL TRENCH
 SCALE 1:500

ISSUED FOR APPROVAL

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 Address: **1070 DOLPHIN SANDS ROAD, DOLPHIN SANDS**
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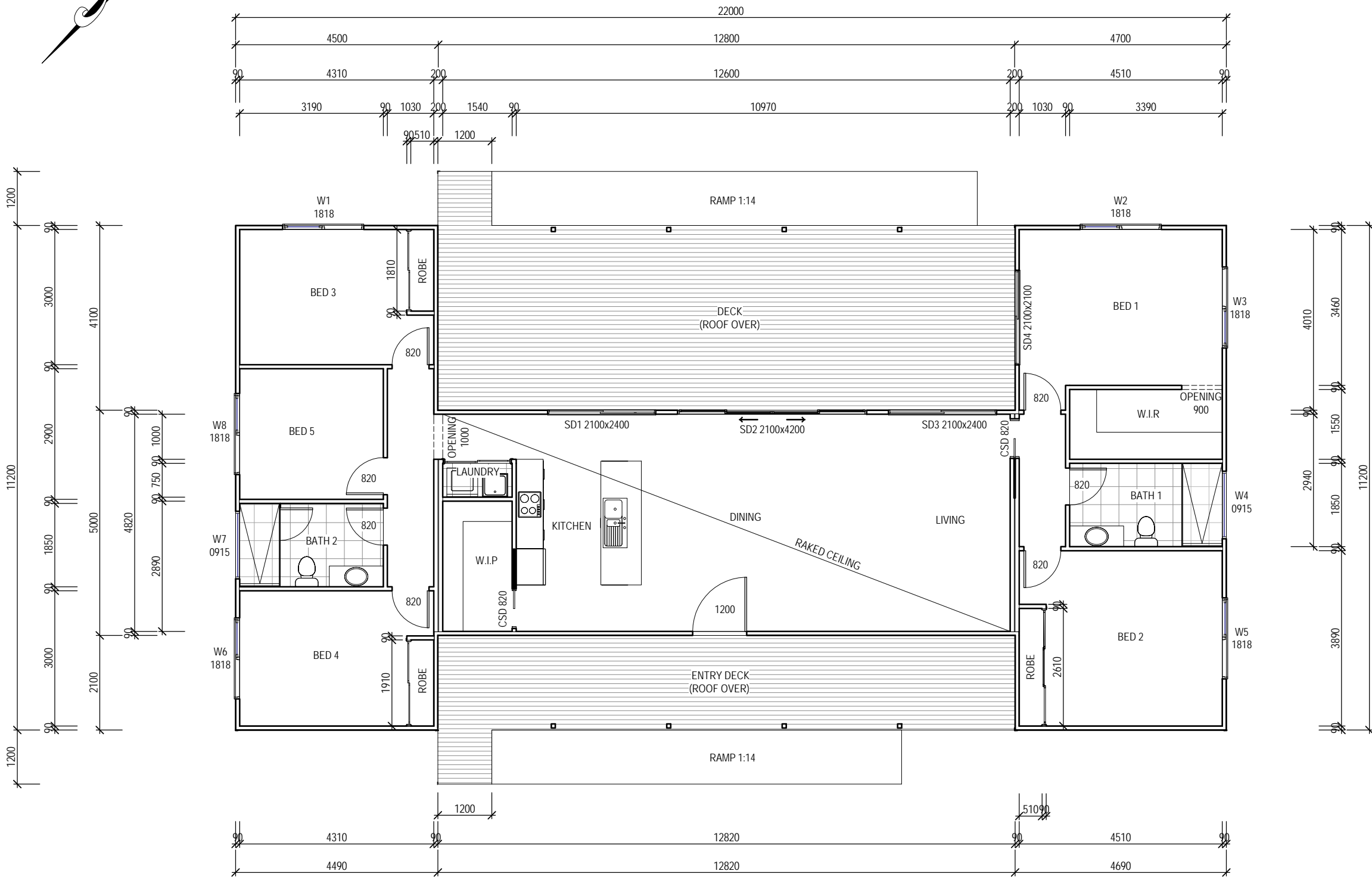
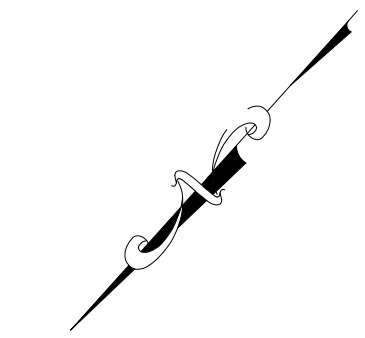
Drawing No: **1052023 A02 / A08** Rev **B**

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1800	1800	DG	4.3	.55
W2	1800	1800	DG	4.3	.55
W3	1800	1800	DG	4.3	.55
W4	900	1500	DG	4.3	.55
W5	1800	1800	DG	4.3	.55
W6	1800	1800	DG	4.3	.55
W7	900	1500	DG	4.3	.55
W8	1800	1800	DG	4.3	.55
*W9	350	2400	DG	4.3	.55
*W10	350	4200	DG	4.3	.55
*W11	350	2400	DG	4.3	.5
SD1	2100	2400	DG	4.0	.61
SD2	2100	4200	DG	4.0	.61
SD3	2100	2400	DG	4.0	.61
SD4	2100	2100	DG	4.0	.61

*REFER ELEVATIONS FOR HIGHLIGHT WINDOW

DISCLAIMER:
 ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.



CONSTRUCTION PLAN
 SCALE 1:100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	166.92 m ²	17.97
REAR DECK	54.00 m ²	5.81
ENTRY DECK	28.36 m ²	3.05
	249.28 m ²	26.83

B	DWELLING RELOCATION	18.03.24	O.J
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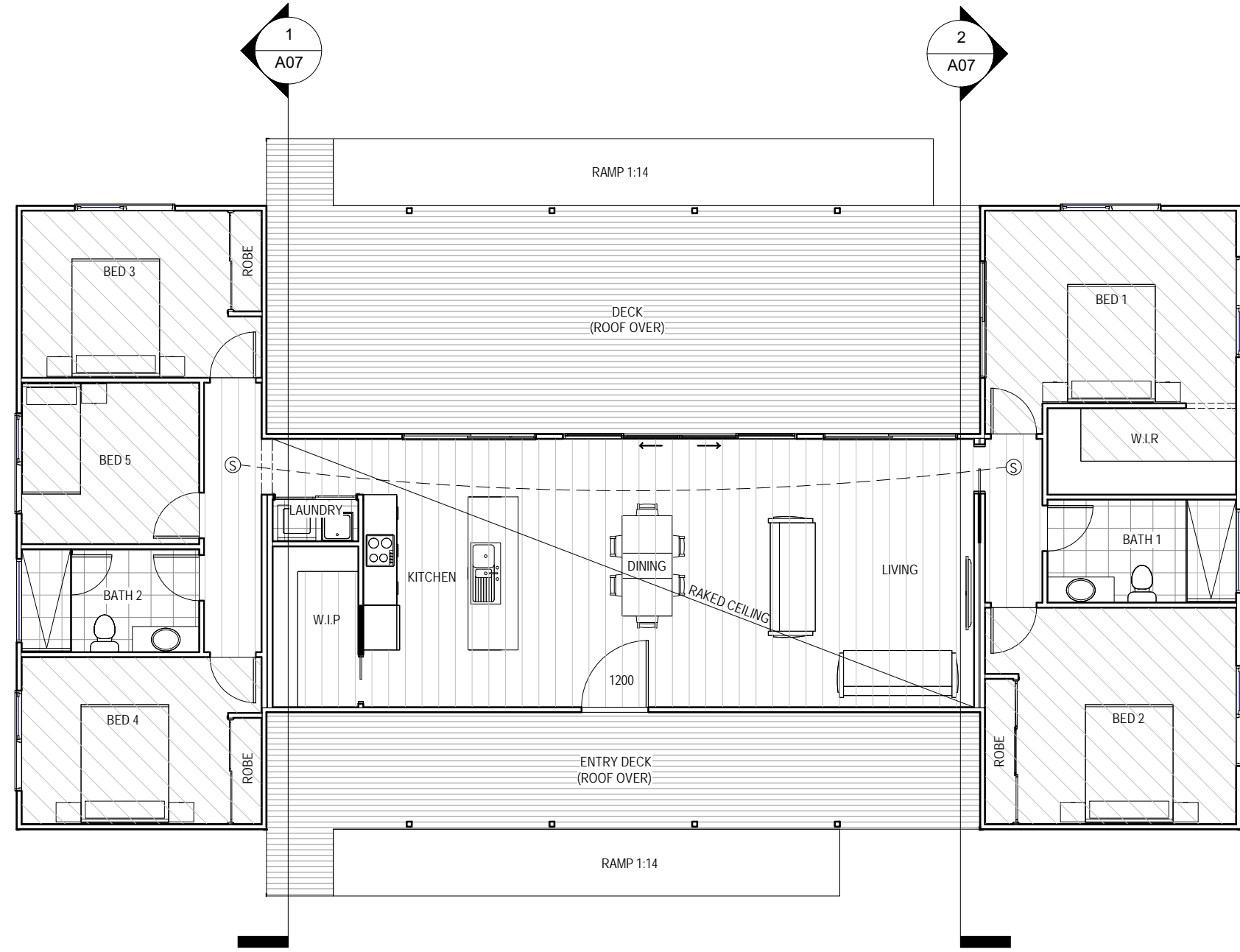
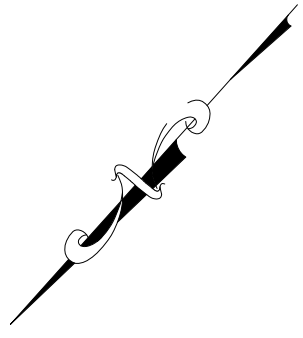
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Accredited Building Designer
 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

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 DOLPHIN SANDS
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

Drawing No: 1052023 A03 / A08
 Rev: B



FLOOR PLAN
 SCALE 1:100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART H3D6 - ACBC PART 9.5

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

ISSUED FOR APPROVAL

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Client:
 Project: **PROPOSED DWELLING**
 Address: **1070 DOLPHIN SANDS ROAD, DOLPHIN SANDS**
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

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 Designer Name: J. Pfeiffer
 Accreditation No: CC2211T

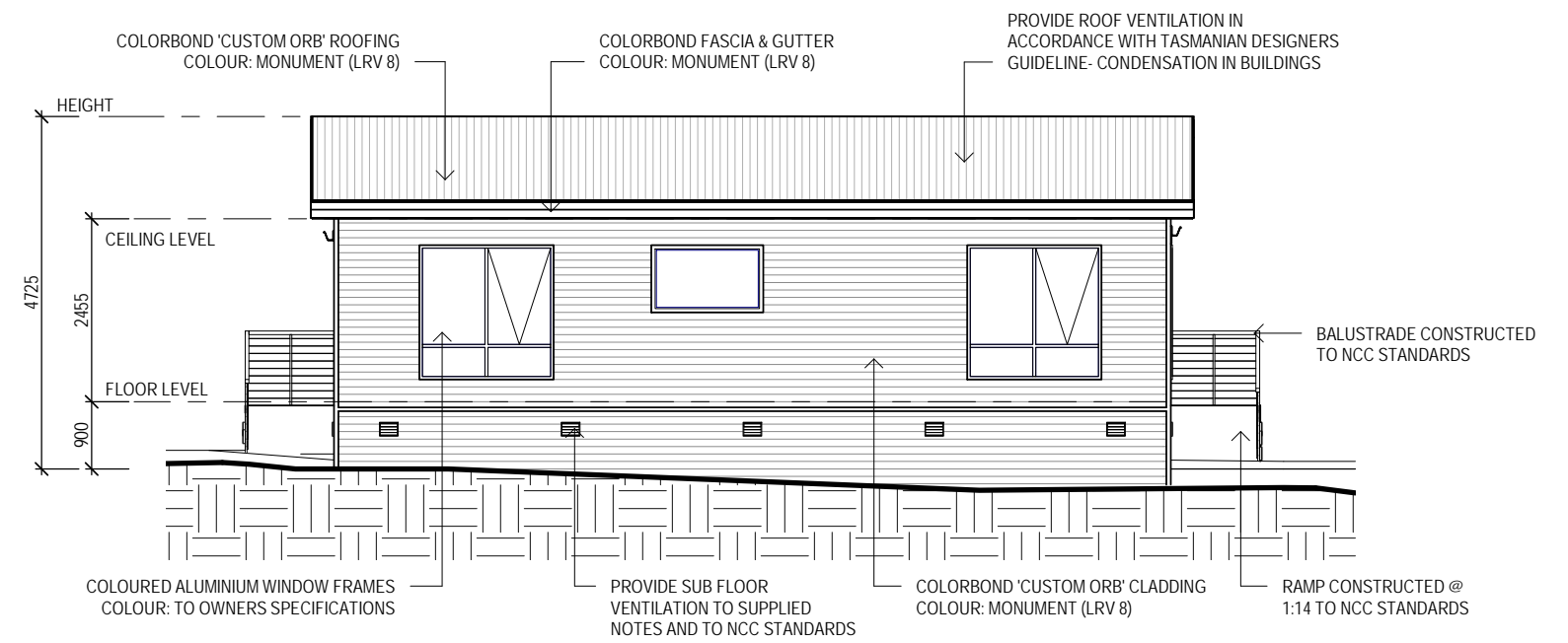
Drawing No: 1052023 A04 / A08
 Rev: B

SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

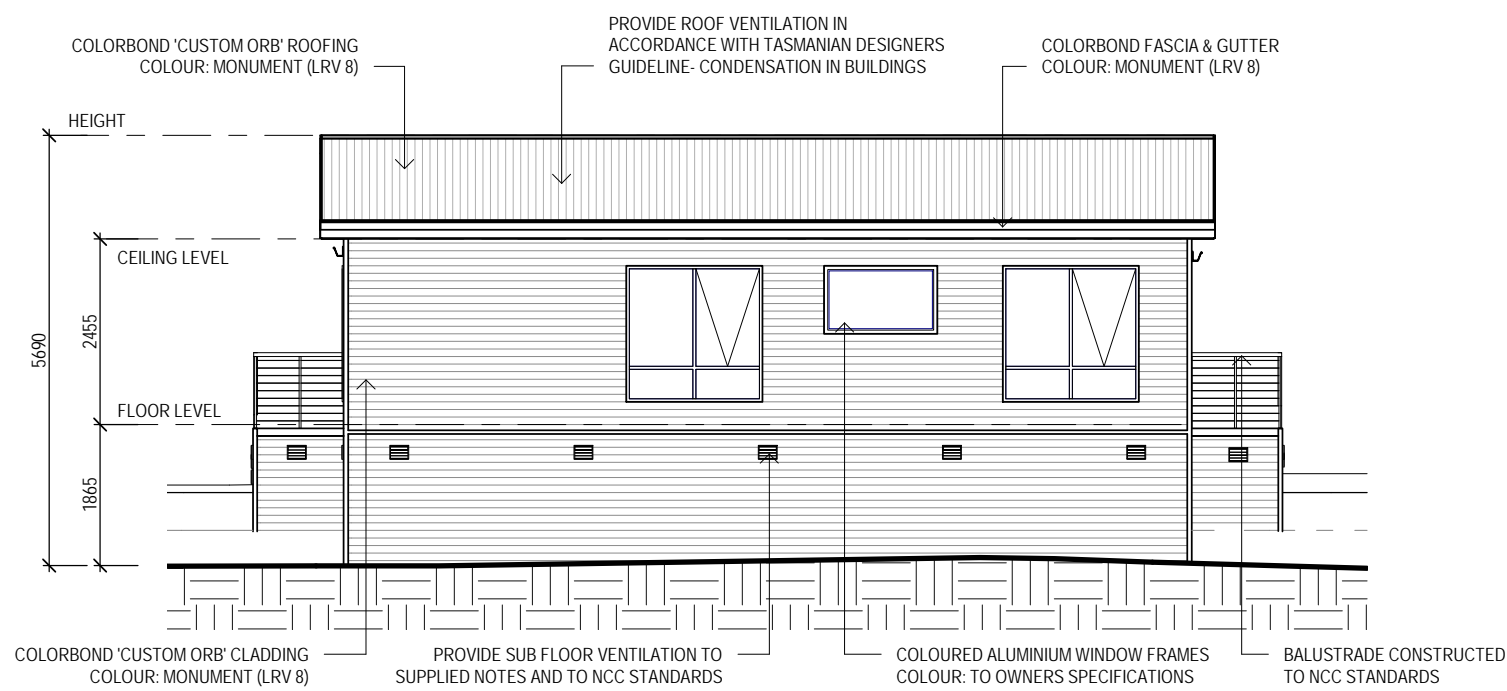
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM² PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
 PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
 CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



SOUTH WEST ELEVATION
 SCALE 1:100



NORTH EAST ELEVATION
 SCALE 1:100

STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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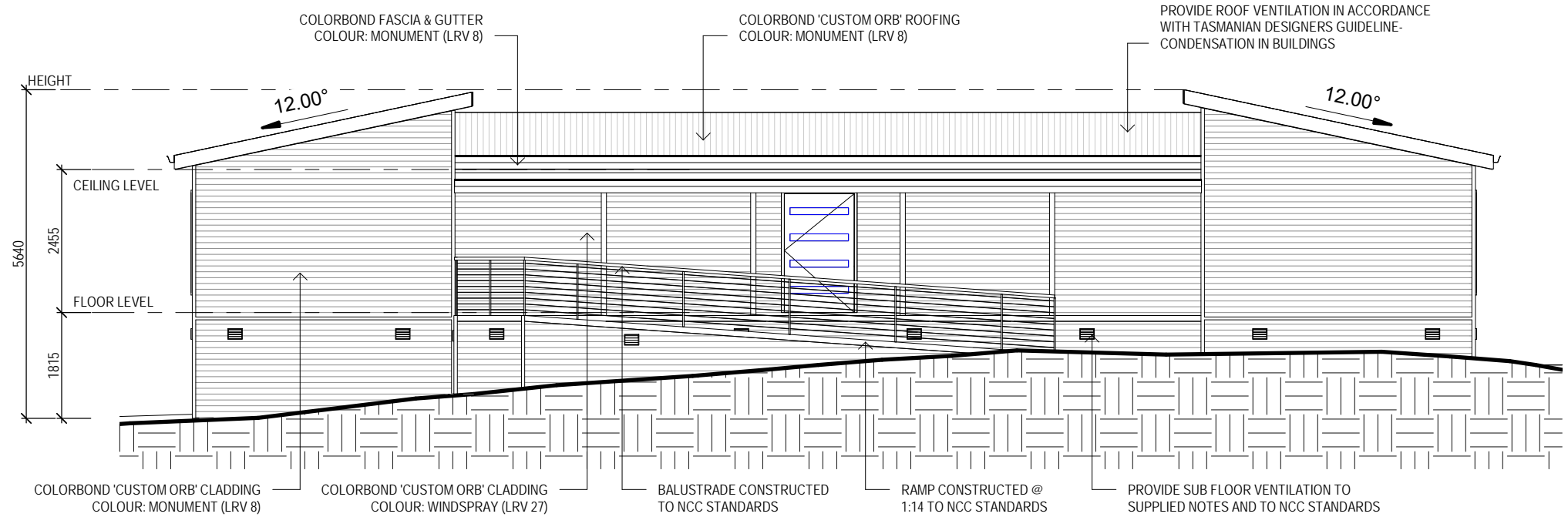
				Date Drawn: 22.02.24	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T
				Drawn: O. Jones	
				Checked: O. Jones	
				Approved: J. Pfeiffer	
B	DWELLING RELOCATION	18.03.24	O.J	Scale: As Shown @ A3	Drawing No: 1052023 A05 / A08 Rev B
A	ISSUED FOR APPROVAL	27.02.24	O.J		
Rev:	Amendment:	Date:	Int:		

Client: **PROPOSED DWELLING**
 Address: **1070 DOLPHIN SANDS ROAD, DOLPHIN SANDS**
 Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

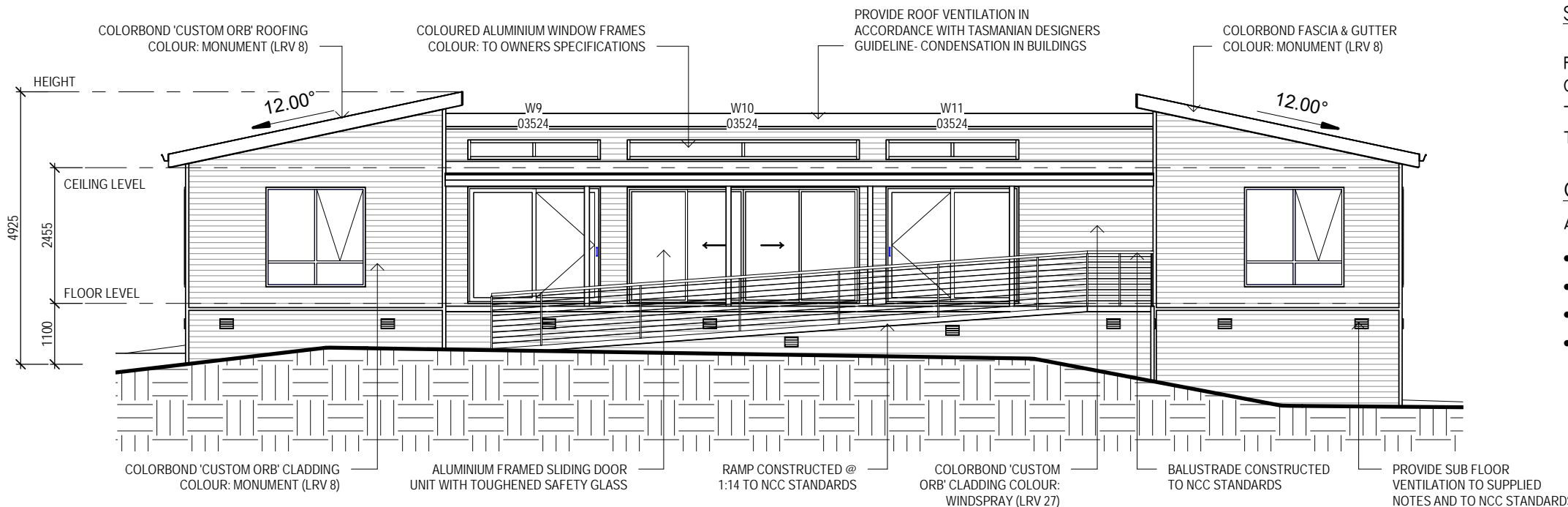


SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



NORTH WEST ELEVATION
SCALE 1 : 100



SOUTH EAST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 50M/s
- TERRAIN CATEGORY: T2 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

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Drawn: O. Jones
Checked: O. Jones
Approved: J. Pfeiffer
Scale: As Shown @ A3

B	DWELLING RELOCATION	18.03.24	O.J
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Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

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Address: 1070 DOLPHIN SANDS ROAD,
DOLPHIN SANDS
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Drawing No: 1052023 A06 / A08 Rev B

INSULATION
 PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
 R3.5 "ROCKWOOL" BULK INSULATION OR R3.5 GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
 'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
 85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
 ALL TIMBER FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF AS1684 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION) & THE BCA CODE PART 3.4.3 WALL FRAMING TO BE MGP10 RADIATA PINE. COMMON STUDS - 90x35 @ 450 CRS. NOGGINGS - 90x35 OPEN STUDS - 90x35 TOP & BOTTOM PLATES - 90x35 BRACING TO AS 1684 & NCC CODE

SLABS & FOOTINGS
 ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING
 EXTERNAL WALL CLADDING REFER ELEVATIONS
 SUB FLOOR REFER ELEVATIONS

WINDOWS
 COLOURED ALUMINIUM WINDOW FRAMES. AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

PLASTER
 LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL. PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

WET AREAS
 WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE. AND TABLE 3.8.1.1

EAVES
 OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

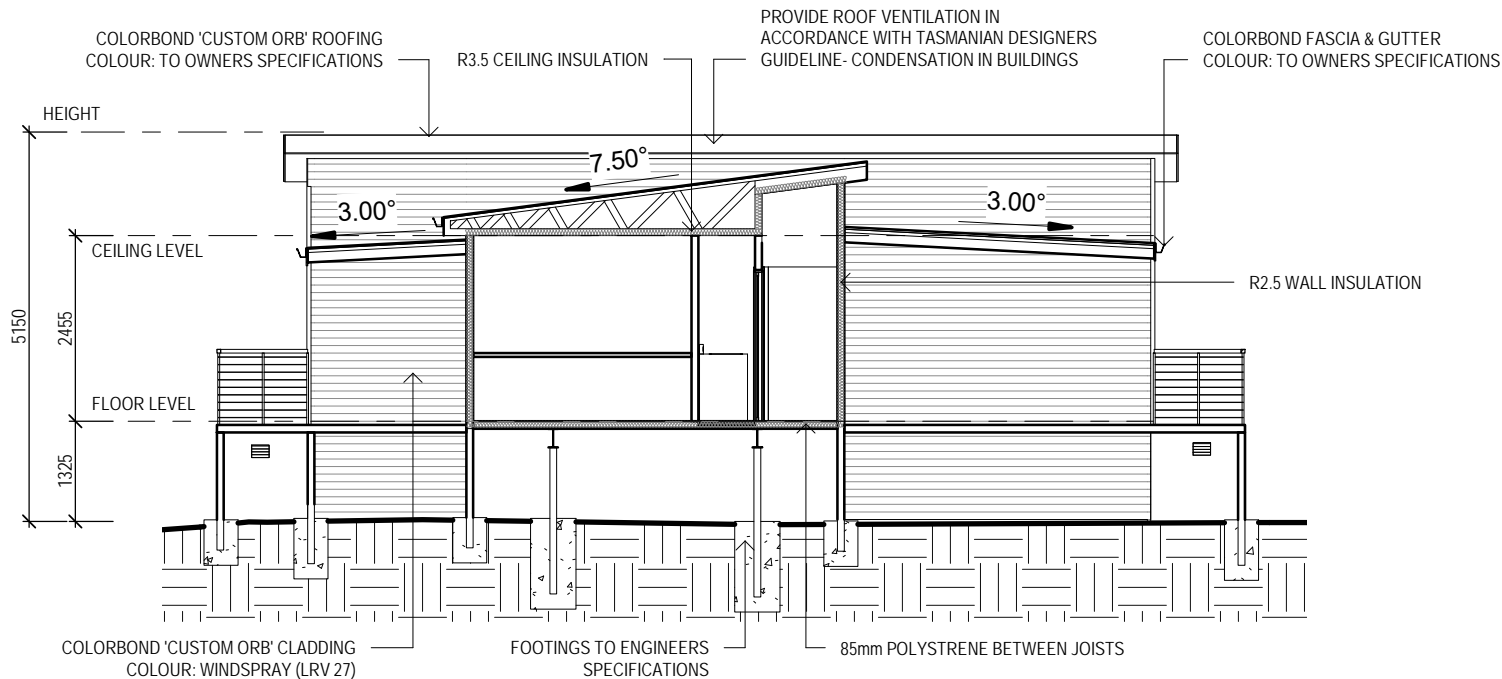
FASCIA
 COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

ROOF FRAMING
 COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

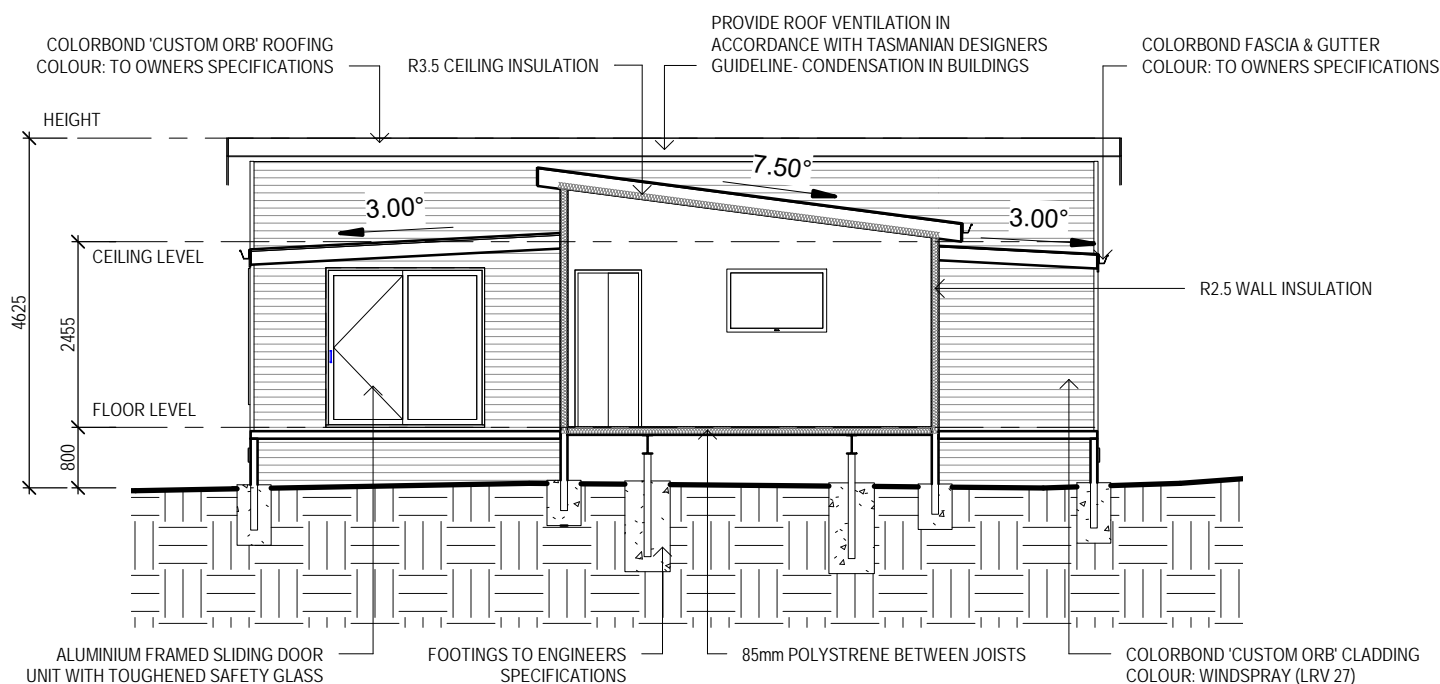
CAPPINGS & FLASHINGS
 ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

GUTTERS
 INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES. LAP 150MM IN DIRECTION OF FLOW

DOWNPIPES
 DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW. MAXIMUM CENTRES FOR GUTTERS TO BE 12000



Section 1
 SCALE 1:100



Section 2
 SCALE 1:100



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 DOLPHIN SANDS

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au



Drawing No: 1052023 A07 / A08 Rev B

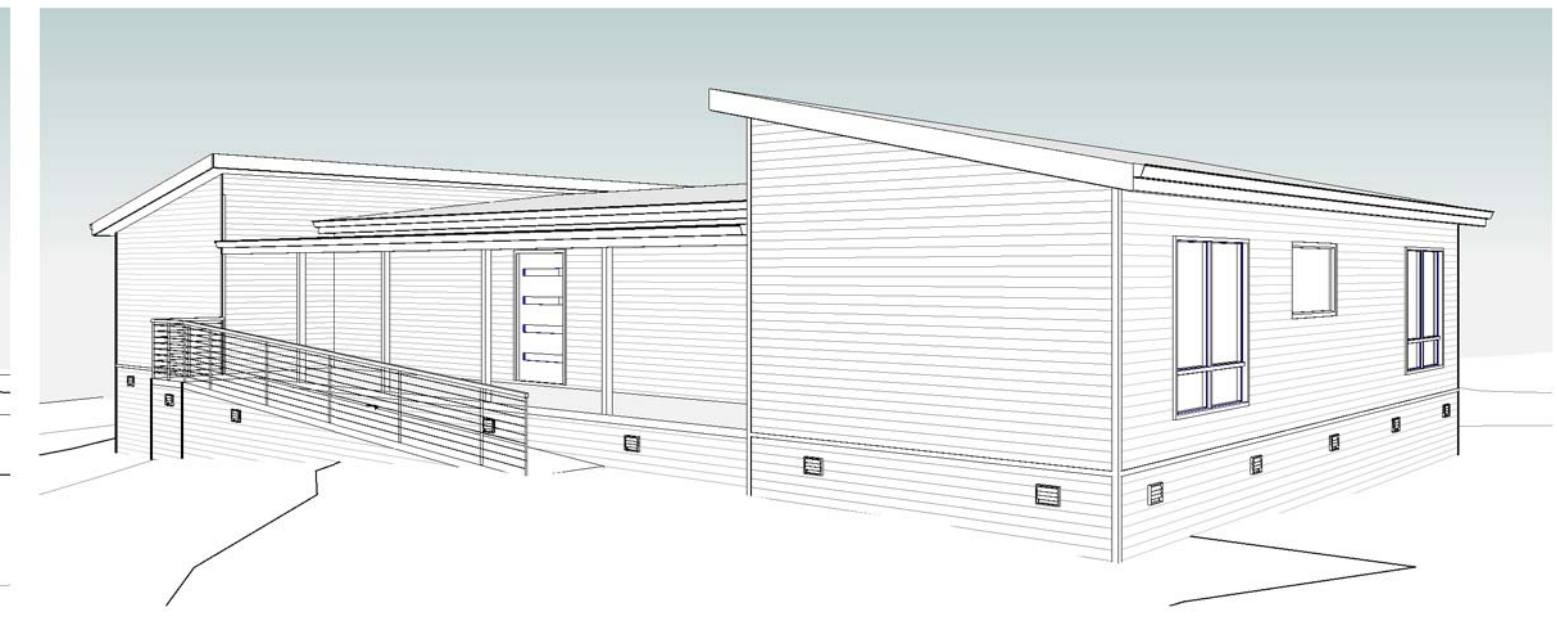
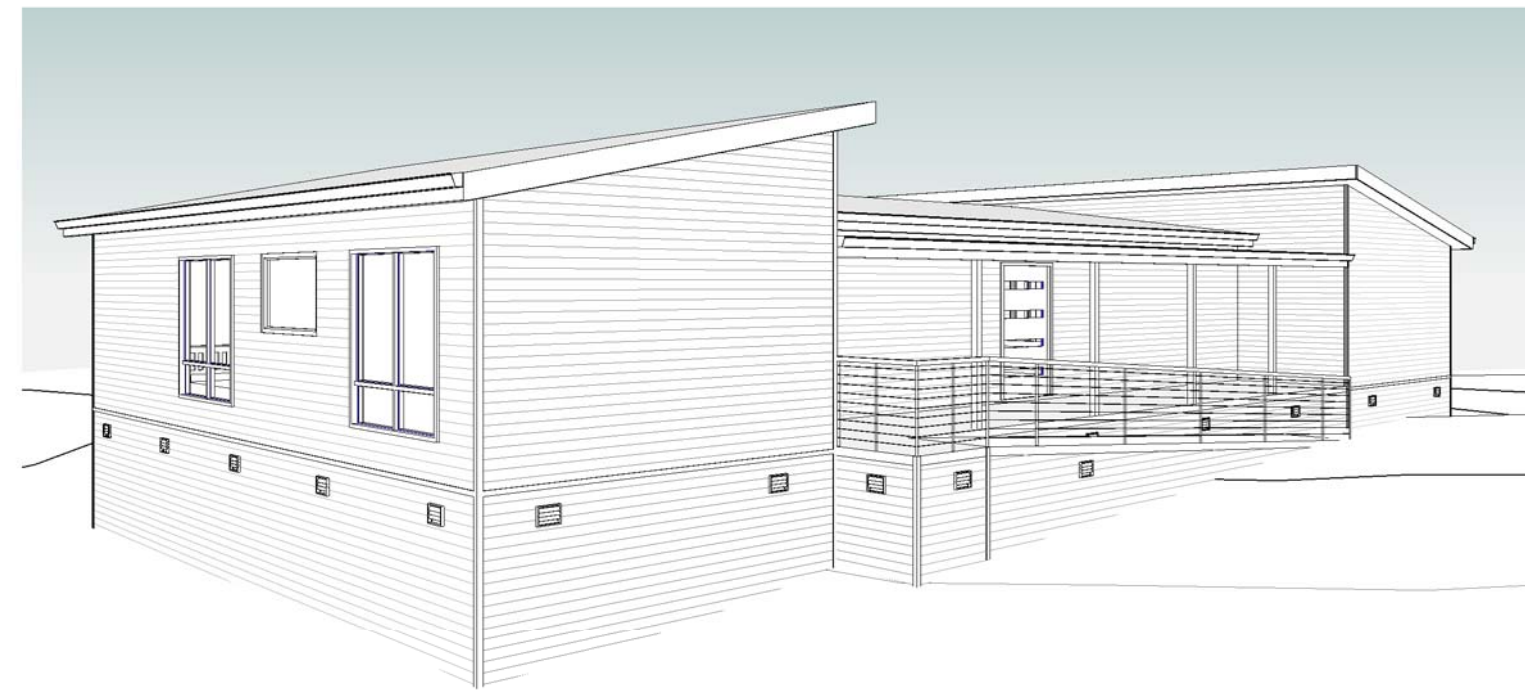
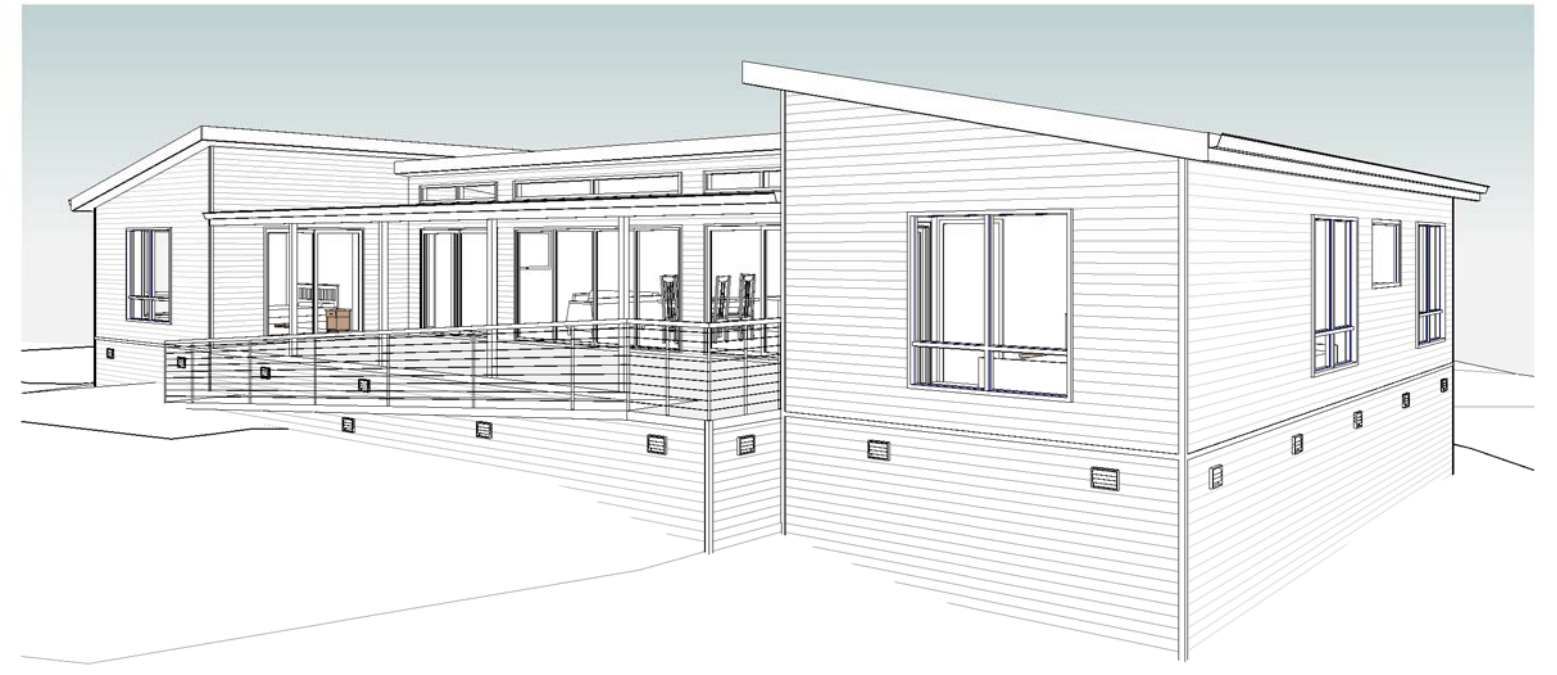
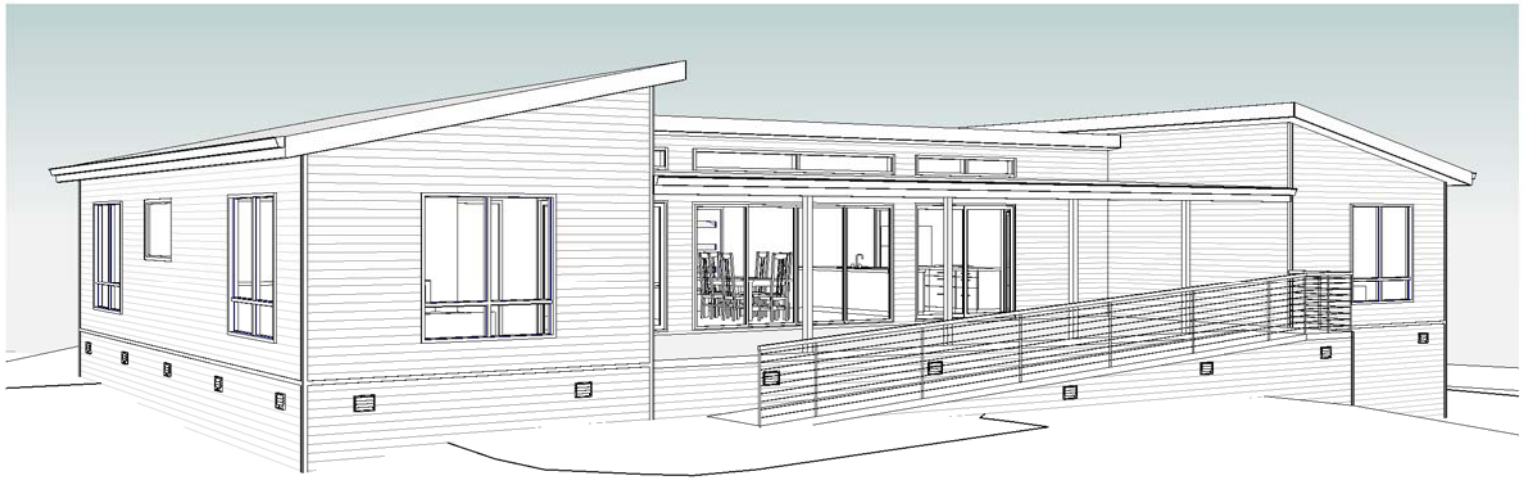
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Tasbuilt Manufactured Homes & Cabins
 P.O Box 274, Deloraine Tasmania 7304
 Ph: 03 6393 1013
 admin@tasbuilthomes.com.au



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 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

ENGINEERING PLUS
 BUILDING DESIGN
 PROJECT MANAGEMENT
 CIVIL/STRUCTURAL ENGINEERING

Drawing No: 1052023 A08 / A08 Rev B



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

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

SITE: **RA1070 Dolphin Sands Road, Dolphin Sands
CT 54666/166**

PROPOSAL: **Single Dwelling**

Any person may make representation on the application by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the General Manager.

Representations must be received before midnight on 26 April 2024.

APPLICANT: **Woolcott Surveys**

DATE: **20/03/2024**

APPLICATION NO: **DA 2024 / 00054**