



kate

reality



60 Franklins Road Kelleve TAS

3 1 2

If you're like me and want sustainable living but not totally off the grid to miss out on your choice of the conveniences, this could be the ideal property for you.

Let me walk you through this contemporary, country style home built-in 2013 on approximately 12 acres nestled amongst nature at the back of the Wielangta forest. Situated approximately five minutes from the Arthur Highway and 20 minutes from Sorell. Kelleve is a picturesque, highly sort-after location where few properties ever reach the marketplace.

The country-style cosy dwelling consists of a well-appointed, open plan, country style kitchen with an island bench, and seating for six or more. There is a large walk-in pantry to accommodate the outcomes of the fresh produce from the property.

Price : \$ 595,000
Land Size : 4.75 ha
View : <https://www.katestoreyrealty.com.au/sale/tas/hobart-southern/kelleve/residential/house/5652242>



Phillip Wells
03 6253 6095

Glazing units to be supplied by Decunick Australia
Refer attached sheet for Glazing calculations
in accordance with BCA Vol 2 Part 3.12.2-2009

WINDOW SCHEDULE

All windows to be double glazed uPVC framed
Units-Hybrid

WINDOW	DESCRIPTION	LINTEL	AREA	NSEW
	Width x Height			
W.1	2400x2700 awning	170x43	5.04	NW
W.2	2400x1200 awning	170x43	2.88	SE
W.3	1500x900 awning	120x43	1.35	S
W.4	600x900 awning	120x43	0.54	S
W.5	2400x1200 awning	170x43	2.88	SW
W.6	2400x900 awning	170x43	2.16	NE
W.7	2300x500 fixed clerestory	170x43	1.15	N
W.8	2300x500 fixed clerestory	170x43	1.15	N
W.9	2300x500 fixed clerestory	170x43	1.15	N
W.10	2300x500 fixed clerestory	170x43	1.15	N

NOTE: While Elite uPVC doors & windows are specified to be used,
Dovell glass sliding doors are specified in the attached sheet
for U-value & SHGC

DOOR SCHEDULE

External glazed doors to be double glazed uPVC framed
Units-Hybrid

Lintels-ryonda		LINTEL	AREA	NSEW
DOOR	DESCRIPTION			
	Width x Height			
D.1	2400x2100 glass slider	170x43	5.04	N
D.2	2400x2100 glass slider	170x43	5.04	NW
D.3	820x2040 timber ext	120x43	5.04	NE
D.4	2400x2100 glass slider	170x43		
D.5	820x2040 hollow core int	120x43		
D.6	720x2040 hollow core int	120x43		
D.7	820x2040 hollow core int	120x43		
D.8	820x2040 cavity slider	120x43		
D.9	820x2040 hollow core int	120x43		
D.9	620x2040 cavity slider	120x43		

PROVIDE WEATHER STRIPPING TO ALL EXTERNAL
DOORS & WINDOWS

NOTE: Glazier to verify all glass
prior to manufacture of glazing units

AREAS	PROPOSED RESIDENCE
Proposed Residence	120.42m ²
Proposed Verandah	19.16m ²
Proposed Deck	56.11m ²



PLUMBING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No. 13/2012/16/1
Date permit issued: 9-2-2012
Permit Authority: AD

BUILDING PERMIT DOCUMENT
This document is one of the documents relevant to the permit issued for building work as identified by permit No. 08/2012/16/1
Date permit issued: 15/1/2012
Permit Authority: AD

PROPOSED RESIDENCE FOR
MR G HORNE & MS F MCCORMIE AT
LOT 1 60 FRANKLIN ROAD KILVEE

PLAN
SCALE 1:100

DATE
17/09/2011

DRAWN BY
GUILLEY 92 HORRIBLES RD
MARENGO ph 020 795 283

ACCREDITED MEMBER
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CERTIFIED
25 JAN 2012
Kim Dale Eagling
BUILDING SURVEYOR

GENERAL NOTES

1. USE WRITTEN DIMENSIONS DON'T SCALE OFF DRAWING
2. ALL LEVELS & DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK
3. MATERIALS & WORKMANSHIP SHALL CONFORM WITH RELEVANT S.A.A. CODES BUILDING REGULATIONS, LOCAL AUTHORITIES & MANUFACTURERS' WRITTEN INSTRUCTIONS AS WELL AS ANY COUNCIL RECOMMENDATIONS AND BY-LAWS.

ENGINEER'S DRAWINGS SHALL OVER RIDE ARCHITECTURAL DRAWINGS REFER TO THE ENGINEER FOR ASSOCIATED QUERIES & DISCREPANCIES

THE DESIGN BASED ON A SITE CLASSIFICATION "CLASS 1" TO AS3700 AND ENGINEER'S RECOMMENDATIONS WHO CATEGORY 10 IN ACCORDANCE WITH AS4586 (SEE REPORT BY CHRIS LUTTER)

CONCRETE TO FOOTING AND SLAB TO BE GRADE RED

ALL FOOTINGS AND STEEL MEMBERS MUST BE VERIFIED BY THE ENGINEER BEFORE ANY WORK SHALL PROCEED

AUSTRALIAN STANDARDS & BCA REFERENCE

ALL PLUMBING INSTALLATIONS AND ALTERATIONS AS PER AS 3500.52000

ALL ELECTRICAL INSTALLATIONS AND ALTERATIONS AS PER AS 3000.2000

SITE PREPARATION BCA VOL 2 PART 3.1

EARTHWORKS TO COMPLY WITH PART 3.11 AND RELEVANT CLAUSES AND TABLE 3.11.1-3.11.3

FOUNDATIONS & SLABS BCA VOL 2 PART 3.2 AND AS 2870-1996

REFER TO SOIL REPORT FOR SOIL & WIND CLASSIFICATION

MASONRY BCA VOL 2 PART 3.3 AND AS 3700-2001 AND LATER AMENDMENTS

UNREINFORCED MASONRY TO COMPLY WITH BCA VOL 2 PART 3.3.1

VERTICAL ARTICULATION JOINTS TO COMPLY WITH BCA VOL 2 PART 3.3.1.1 AND FIG 3.3.1.1

ISOLATED PIER TO COMPLY WITH CLAUSE 3.3.1.4 & FIG 3.3.1.4

SUB FLOOR VENTILATION TO COMPLY WITH BCA VOL 2 PART 3.3.1.9 AND IN ACCORDANCE WITH PART 3.1

SUB FLOOR VENTILATION MUST BE PROVIDED AT THE RATE OF 100mm²/m² OF FLOOR AREA WHERE NO SOIL PROTECTION IS PROVIDED

REINFORCED MASONRY TO COMPLY WITH BCA VOL 2 PART 3.3.2

EXTERNAL WALL TO COMPLY WITH BCA VOL 2 PART 3.3.2.1 & RELEVANT FIGURES AS WELL AS ENGINEER'S REQUIREMENTS

WALL TIES TO COMPLY WITH BCA VOL 2 PART 3.3.2.1.1 & AS 2900-1988

FIXING STRAPS AND TIE DOWN SYSTEMS TO COMPLY WITH BCA VOL 2 PART 3.3.3.1 AND AS 2900-1988

STEEL LINTELS TO COMPLY WITH BCA VOL 2 PART 3.3.3.4 AND ENGINEER'S REQUIREMENTS WHERE PROVIDED

HEALTH & AMENITY BCA VOL 2 PART 3.8

ROOM HEIGHT TO COMPLY WITH BCA VOL 2 PART 3.8.2
NATURAL LIGHTING TO COMPLY WITH BCA VOL 2 PART 3.8.4.2
ARTIFICIAL LIGHTING TO COMPLY WITH BCA VOL 2 PART 3.8.4.3
VENTILATION TO COMPLY WITH BCA VOL 2 PART 3.8.5

WET AREA TREATMENT
To be installed in accordance with AS 3740-2004 and BCA Part 3.8 wet areas

KITCHENS
Provide splash back to rear of sink wall to length of bench
Provide uppermost floor covering (e.g. linoleum or ceramic tiles)
(Benchtops to be water resistant material or suitable laminates or grout)

BATHROOMS
Bath to be installed to manufacturers instructions and AS3740-2004
Provide fire cement sheet to all bathroom walls to comply with AS 2908.2 using no less than 1100mm
Shower trays to be fire cement sheet to no less than 1100mm
From floor covered with waterproof membrane
All wet area fixtures to be installed to manufacturers instructions and AS3740-2004 and BCA part 3.8.1
Shower bases to be of pre fabricated glass fibre type bases installed to manufacturers recommendations AS 3740-2004 PART 3.1
Provide adequate shower screens being glass pane or curtain to control spread of water
Provide water resistant flooring to entire floor area of all bathrooms and W.C.'s

LAUNDRY
Provide water resistant membrane to entire floor area of laundry
Provide fire cement sheet to walls adjacent to sink and washbasin
Provide mechanical ventilation

SAFE MOVEMENT & ACCESS BCA VOL 2 PART 3.9
Balustrade to be constructed in accordance with BCA Vol 2 part 3.9.2
Staircase to be constructed in accordance with BCA Vol 2 part 3.9.1

ENERGY EFFICIENCY BCA VOL 2 PART 3.12
BUILDING FABRIC TO COMPLY WITH BCA VOL 2 PART 3.12.1
BUILDING FABRIC INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.12.1.1

INSULATION TO ROOFS TO BE INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.12.1.2 & FIGURE 3.12.1.1

ROOF LIGHT TO COMPLY WITH BCA VOL 2 PART 3.12.1.3

EXTERNAL WALLS TO COMPLY WITH BCA VOL 2 PART 3.12.1.4 & FIGURES 3.12.1.4 & 3.12.1.5

FLOORS TO COMPLY WITH BCA VOL 2 PART 3.12.1.5 & FIGURE 3.12.1.5

ATTACHED BUILDINGS TO COMPLY WITH BCA VOL 2 PART 3.12.1.6

EXTERNAL GLAZING TO COMPLY WITH BCA VOL 2 PART 3.12.1.7

BUILDING SEALING TO COMPLY WITH BCA VOL 2 PART 3.12.1.8

AIR MOVEMENT TO MEET REQUIREMENTS OF BCA VOL 2 PART 3.12.1.9

SERVICES TO BE INSTALLED IN ACCORDANCE WITH BCA VOL 2 PART 3.12.1.10

ALL INSULATION R-VALUES TO WALLS, FLOORS & ROOFS TO COMPLY WITH BCA VOL 2 PART 3.12.1

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7. Sub Floor Plan
8. Bracing Plan
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ENGINEERING CERTIFICATE PROVIDED FOR

CERTIFIED
25 JAN 2012
Kim Dale Eagling
BUILDING SURVEYOR

FOOTING	
CONCRETE SLAB	
STRUCTURAL STEEL	
TIMBER FRAMING	
RETAINING WALL	
BRACING	
OTHER	

PROPOSED RESIDENCE FOR
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SITE PLAN
SCALE 1:500

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