



# Application for Planning Approval

## ***Land Use Planning and Approvals Act 1993***

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APPLICATION NO.

DA2022/149

LOCATION OF AFFECTED AREA

2 ROSELLA CRESCENT, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

ADDITION OF PERGOLA & CARPORT

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **11/7/2022**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**  
General Manager

**Brighton**  
going places

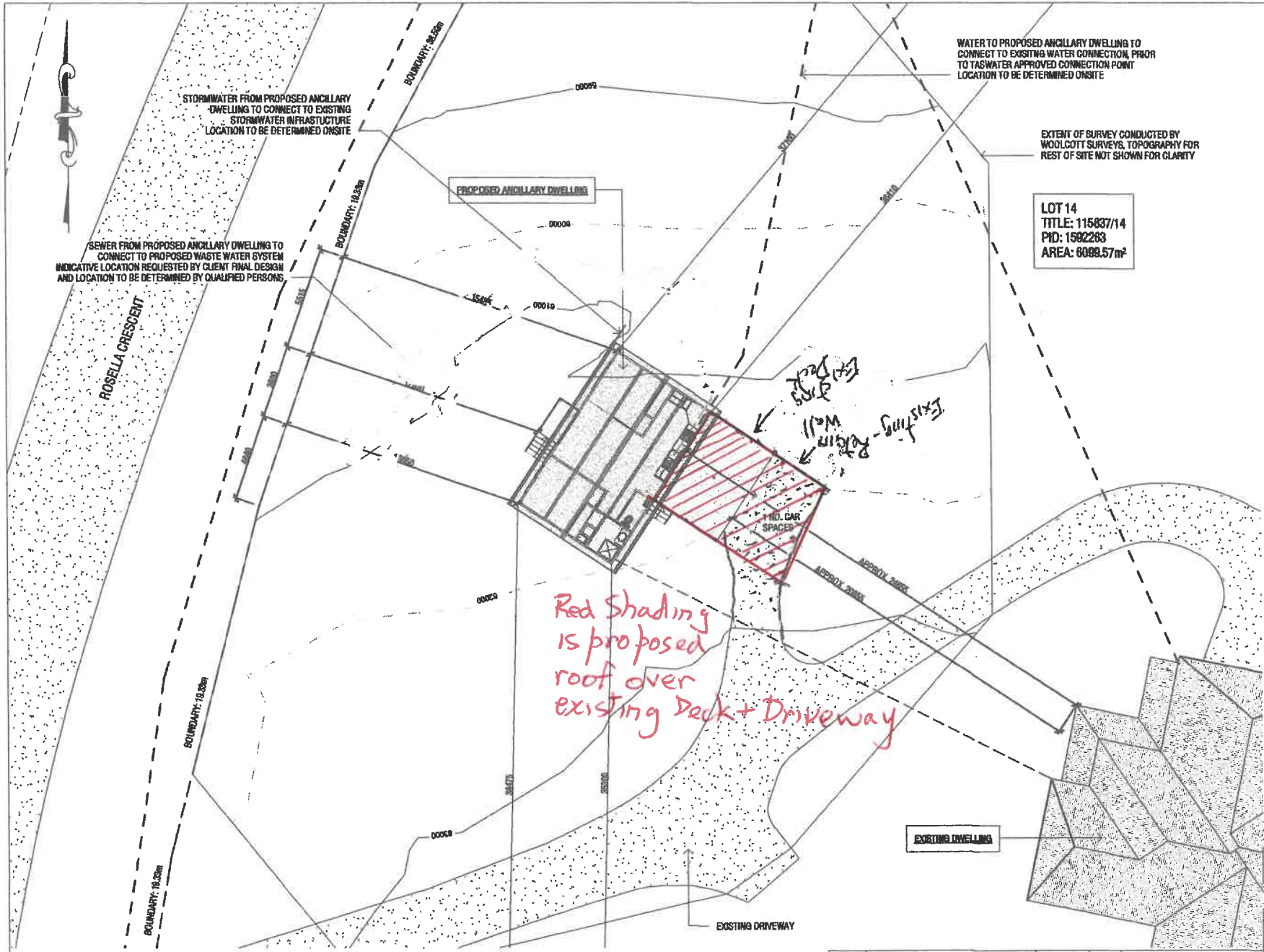
WATER TO PROPOSED ANCILLARY DWELLING TO CONNECT TO EXISTING WATER CONNECTION, PRIOR TO TASWATER APPROVED CONNECTION POINT LOCATION TO BE DETERMINED ONSITE

EXTENT OF SURVEY CONDUCTED BY WOOLCOTT SURVEYS, TOPOGRAPHY FOR REST OF SITE NOT SHOWN FOR CLARITY

LOT 14  
 TITLE: 115837/14  
 PID: 1592263  
 AREA: 6089.57m<sup>2</sup>

STORMWATER FROM PROPOSED ANCILLARY DWELLING TO CONNECT TO EXISTING STORMWATER INFRASTRUCTURE LOCATION TO BE DETERMINED ONSITE

SEWER FROM PROPOSED ANCILLARY DWELLING TO CONNECT TO PROPOSED WASTE WATER SYSTEM INDICATIVE LOCATION REQUESTED BY CLIENT FINAL DESIGN AND LOCATION TO BE DETERMINED BY QUALIFIED PERSONS



**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 AS3600 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**NOTE**  
 SEWER & STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING SEWER & STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3600

LEGEND	
--- -- --	SEWER
— — — —	WATER
.....	STORMWATER
-----	EXISTING STORMWATER
- - - - -	ELECTRICAL

**ISSUED FOR APPROVAL**

Copyright ©

Client: **M. & N. ROBINSON**  
 Project: **PROPOSED ANCILLARY DWELLING**  
 Address: **2 ROSELLA CRESCENT OLD BEACH**

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

Signature .....

Date ...../...../2021

**SITE PLAN**  
 SCALE 1:200

E	BAL TANK AMENDMENTS	05.07.21	O.J
D	LAYOUT AMENDMENTS	28.06.21	O.J
C	DECK ADDITION	14.05.21	O.J
B	MINOR UPDATES	07.05.21	O.J
A	ISSUED FOR APPROVAL	26.04.21	O.J
Rev:	Amendment:	Date:	Int:

Date Drawn: **22.04.21**  
 Drawn: **O. Jones**  
 Checked: **C. Parry**  
 Approved: **J. Pfeiffer**  
 Scale: **As Shown @ A3**

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

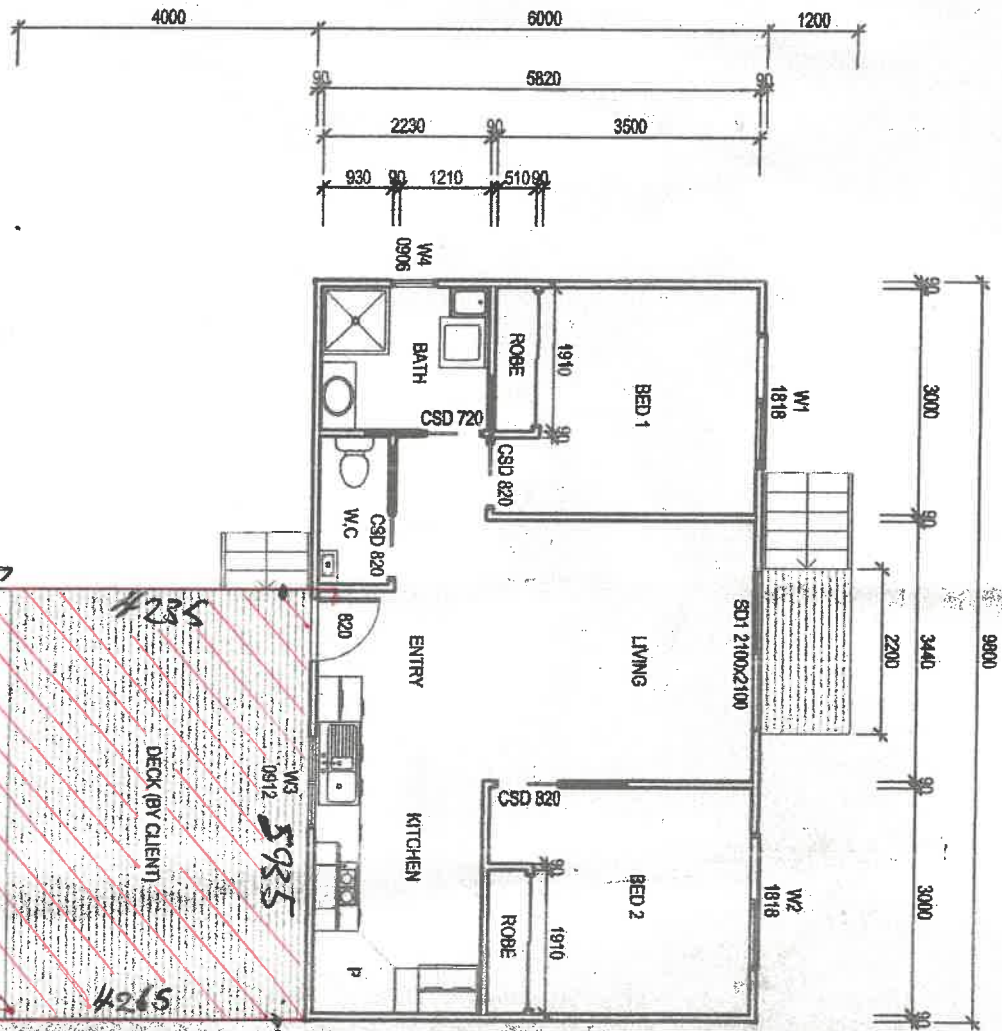
Drawing No: **1132021 A03** Rev **E**

Scale  
1:35 = 4:2

PLAN

Existing

Driveway



CONSTRUCTION PLAN  
SCALE 1:100

FILLED AREA

↑ 260 eave  
↑ 440 edge gutter

DISCLAIMER	MARK HI
ALL WINDC	W1 1E
OFF STANT	W2 1E
DIMENSION	W3 9C
PRIOR TO	W4 9C
	SD1 21

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 MM<sup>2</sup> 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.

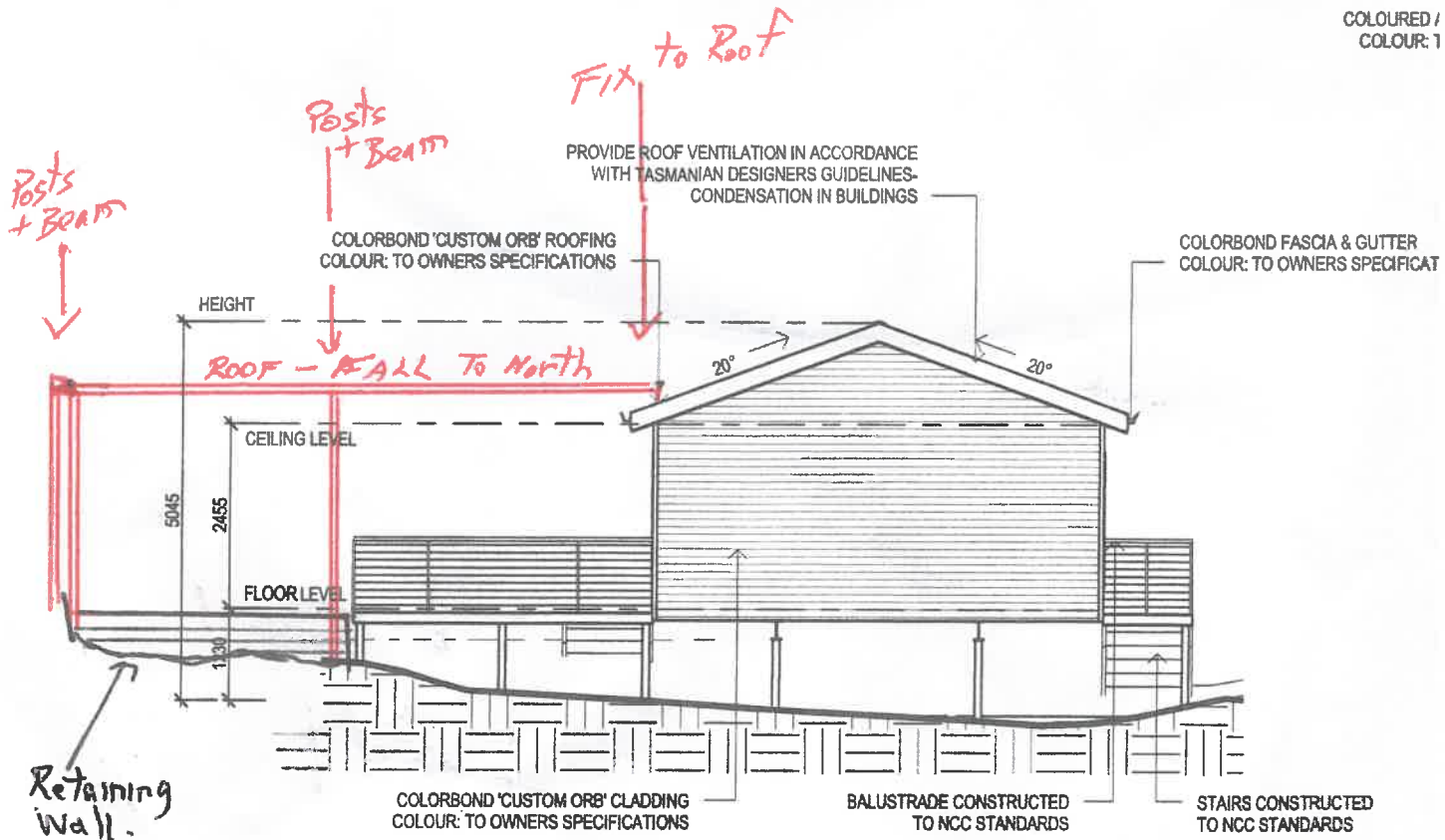
PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
 PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

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

COLO

5075

COLOURED /  
 COLOUR: 1



**NORTH EAST ELEVATION**  
 SCALE 1:100

**JOB DETAILS**

**JOB REFERENCE:**  
**DESIGN NUMBER:** OQ829469  
**DATE:** 02/06/2022  
**SALES PERSON:** Mr Garth Bealey

**CUSTOMER DETAILS**

**CLIENT NAME:** Ray Robinson  
**CONTACT NO:**  
**SITE ADDRESS:** 2 Rosella Crescent  
Old Beach

**QUOTATION**

**QUOTE VALID FOR 30 DAYS**

**POSTCODE:**  
**EMAIL:**

Thank you for the opportunity to prepare a quotation for your new exciting home improvement project.

Central Roofing Supplies are proud to partner with Stratco to supply the stylish range of Outback verandah patio systems throughout Tasmania. This partnership provides the peace of mind of dealing with a reputable local company with access to the resources of a large national supplier.

The Stratco Outback has the most comprehensive range of innovative designs, colours and accessories on the market, developed over 25 years. These can be easily integrated with each other to create a truly unique outdoor living experience tailored to your individual needs.

Manufactured from high tensile, high gloss steel, the Stratco Outback is the ultimate way to improve the look, functionality and value of your home.

**STRATCO OUTBACK VERANDAH**

<b>FLAT ATTACHED TYPE 1A</b>	
<b>LENGTH (MM)</b>	6,405 <i>8600</i>
<b>WIDTH (MM)</b>	5,935
<b>HEIGHT (MM)</b>	3,000
<b>WIND CATEGORY</b>	33N
<b>ROOF DECK</b>	COOLDEK CGI 75MM
<b>FOOTING TYPE</b>	IN GROUND

**TOTAL QUOTE INCLUDING 10% GST**

**\$23,400.00**

This quotation is for supply & install of a custom manufactured kit, final pricing is subject to site inspection & confirmation of design & dimensions.

Exempt from this quote:  
~Connection to stormwater  
~Council/building fees  
~Electrical work

Once again, thank you for this opportunity and please give me a call if you would like any additional information.

Kind Regards,

**Mr Garth Bealey**

**THE STRATCO** *Advantage*



Stratco is a 100% AUSTRALIAN OWNED success story, proudly boasting over 70 years of manufacturing excellence. Stratco operates 15 manufacturing facilities around Australia, employing many hundreds of Australians.

**DESIGNED • ENGINEERED • TESTED • MANUFACTURED • GUARANTEED**

DESIGN SUBJECT TO ENGINEERING CONFIRMATION.

PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.  
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.



**JOB DETAILS**

JOB REFERENCE:  
DESIGN NUMBER: OQ829469  
SALES PERSON: Mr Garth Bealey

**CUSTOMER DETAILS**

CLIENT NAME: Ray Robinson  
PHONE NUMBER:  
ACCOUNT CODE:

**DELIVERY DETAILS**

DELIVERY INSTRUCTIONS: 2 Rosella Crescent  
Old Beach

7017

**ADDITIONAL INSTRUCTIONS:**

**Unit**

Design Type Flat Attached Type 1A

**Site Details**

WindSpeed N2

**Components**

140 Column Wraps No  
Beam Type 120 Outback Beam  
Bolted Columns No  
Column Size 90x90x2.0 SHS  
Downpipe Type Downpipe 90mm PVC  
Gutter Type Outback Edge 160 Gutter

**Footings Details**

Footing Size 450x450x750, 75mm corbel  
Footings Type In Ground

**Dimensions**

Deck Overhang 0  
Height Rear 3000mm  
Length 8405mm  
Width 5935mm

**Engineering**

Column Spacing 4822mm

**Roof Details**

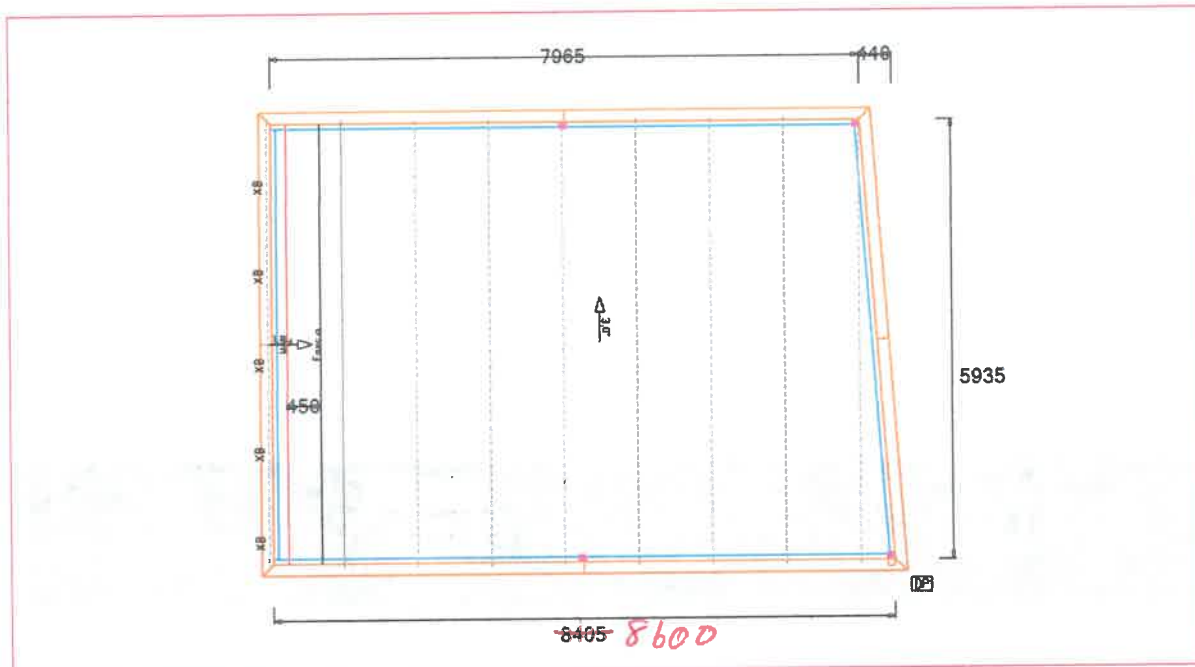
Deck Type Cooldek CGI 75mm

**Cooldek Options**

Cooldek Cutback 65mm  
Cooldek Underside Type Smooth  
Use BAL Flashings No

**Colours**

Column Colour Desert™  
Cooldek Bottom Colour Off White  
Cooldek Cutback Colour Off White  
Cooldek Side Capping Colour Off White  
Downpipe Colour Merino  
External Beam Colour Desert™  
Gutter Colour Merino  
Roof Colour Off White



CUSTOMER SIGNATURE:

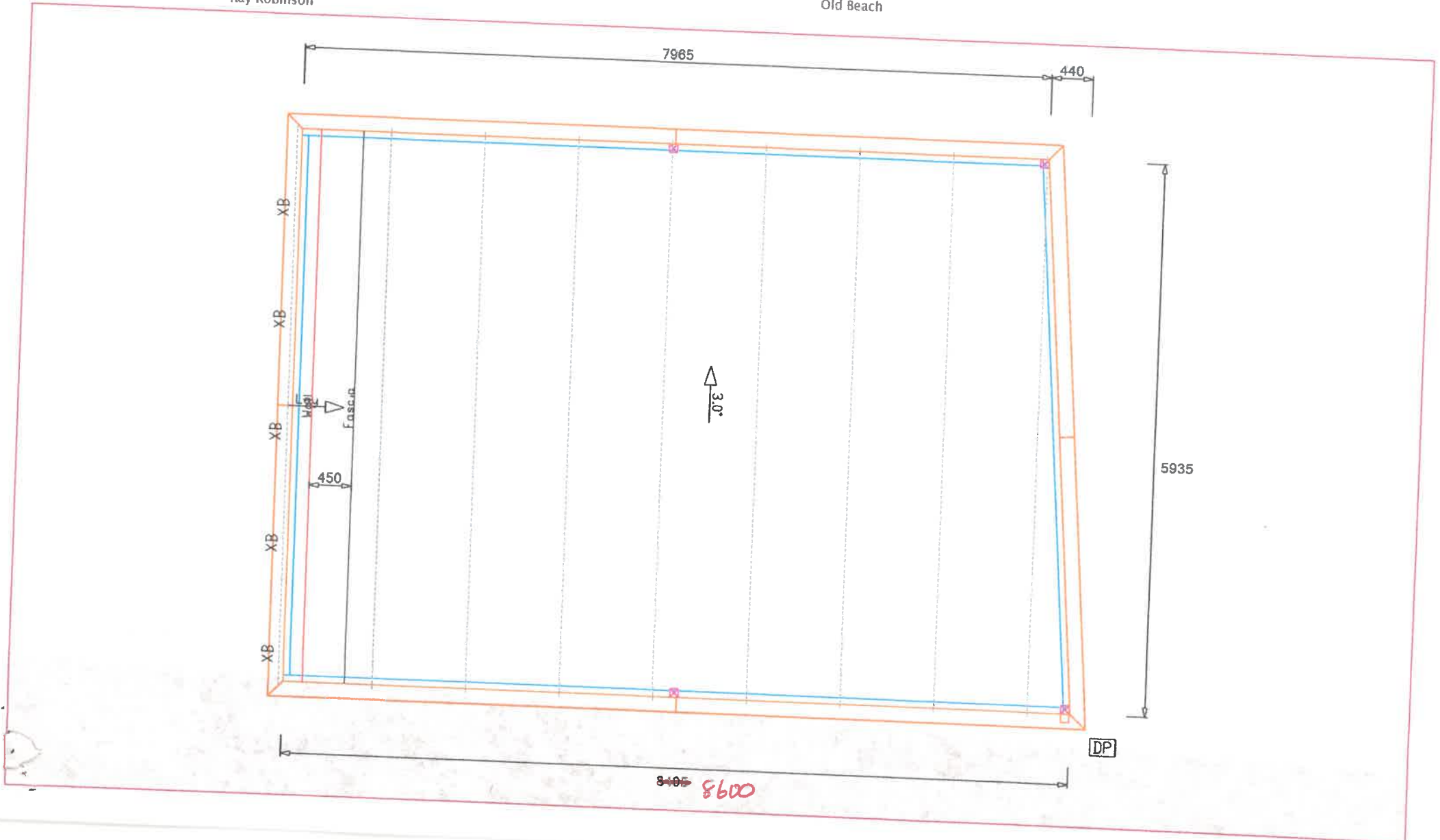
DATE: 02/06/2022

### Site Plan

Job Reference  
Sales Person  
Client Name

Mr Garth Bealey  
Ray Robinson

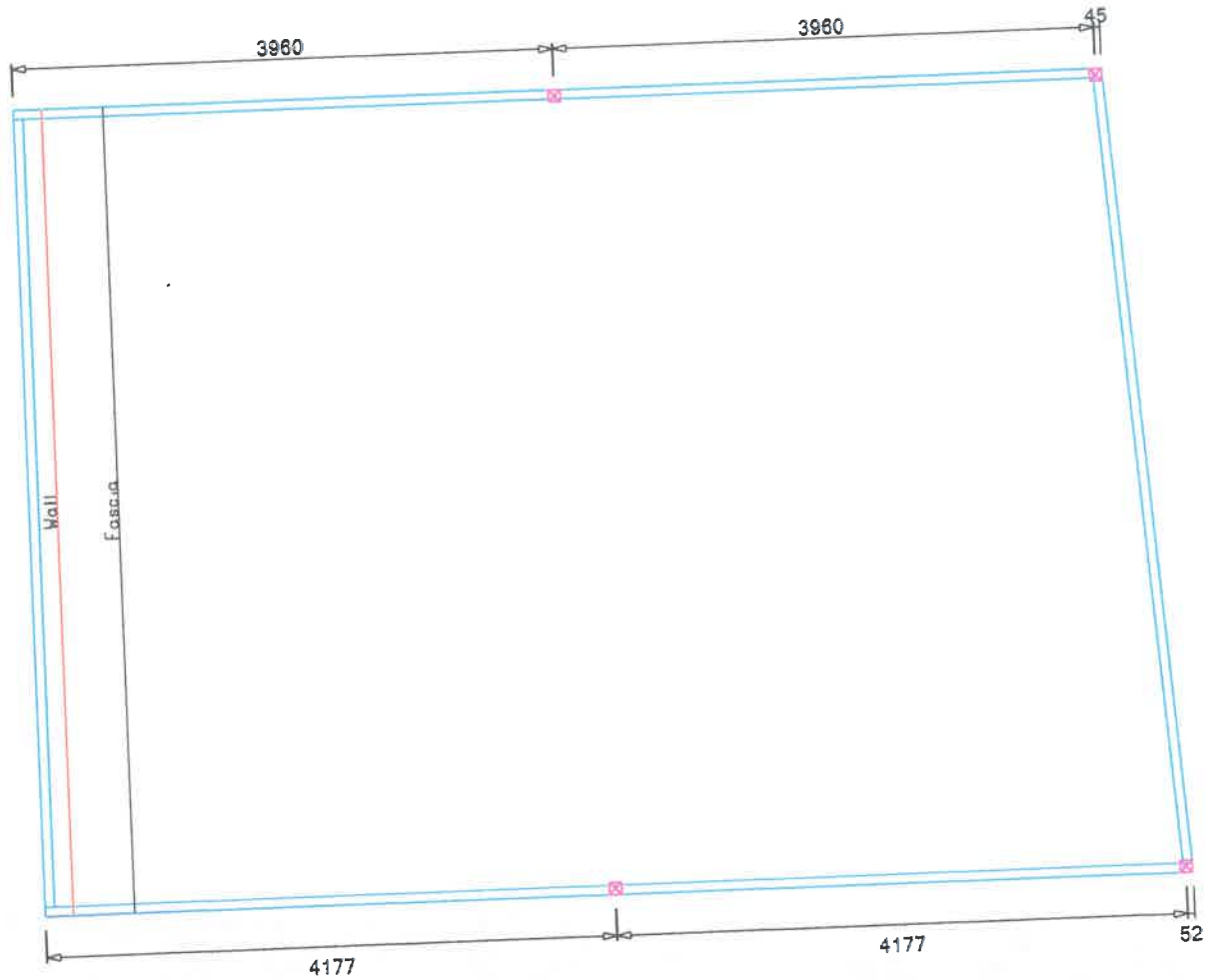
Design Number    OQ829469  
Date                02/06/2022  
Site Address       2 Rosella Crescent  
                          Old Beach



### Column Locations

Job Reference  
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Client Name        Ray Robinson

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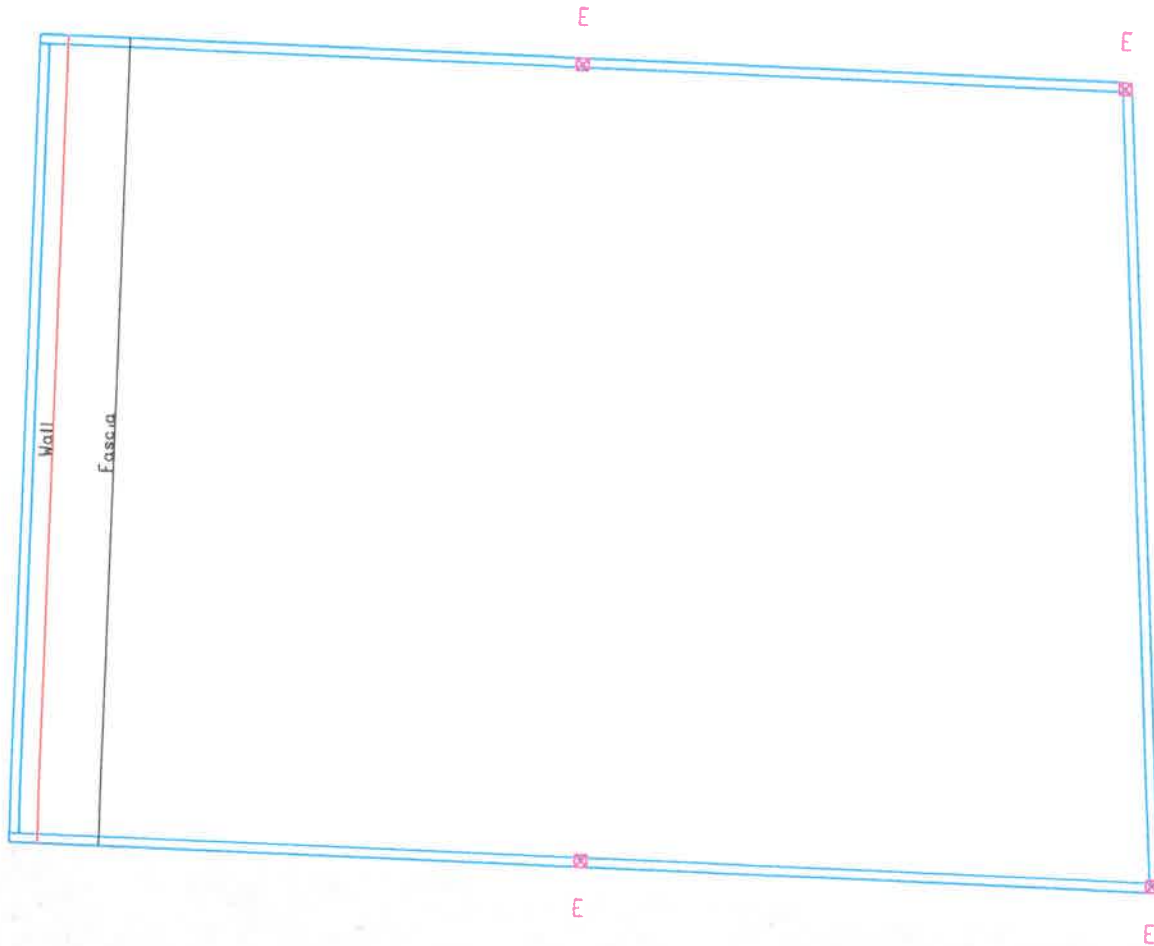




**Footings**

Job Reference  
Sales Person      Mr Garth Bealey  
Client Name        Ray Robinson

Design Number    OQ829469  
Date                02/06/2022  
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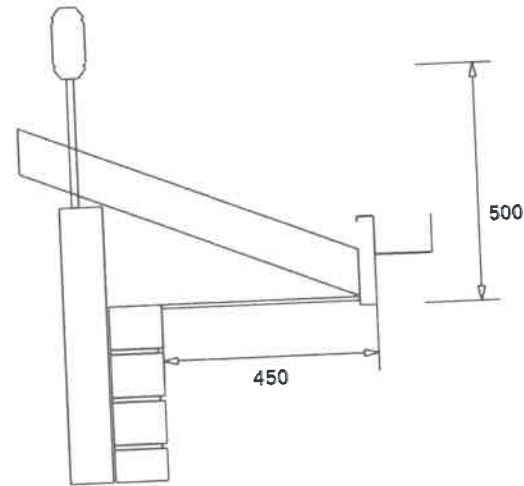


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### Attachment Details

Job Reference  
Sales Person Mr Garth Bealey  
Client Name Ray Robinson

#### A - CoolDekFlat Attached Using Roof Extenda Brackets



Wall Type: Brick Wall  
Fascia Type: Flat Steel  
Fascia Angle: 0°  
Rafter Type: Timber  
Roof Pitch: 22.0°  
Eaves Width: 450mm  
Has House Gutter: True  
House Gutter Width: 120mm

**Current View**

Job Reference  
Sales Person      Mr Garth Bealey  
Client Name        Ray Robinson

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