



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2022/254

LOCATION OF AFFECTED AREA

8 ROWE STREET, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

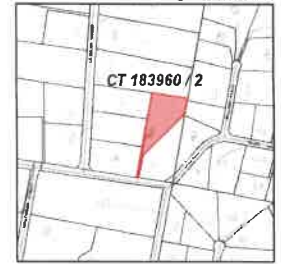
DWELLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT 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 OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **5/12/2022**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT 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



LOCALITY PLAN
NOT TO SCALE

AREAS	
PROPOSED DWELLING (INCL. DECKS)	241.4 m ²
EXISTING SHEDS (x2)	±100 m ²
TOTAL	±341.4 m²
SITE	1.023 ha
SITE COVERAGE	< 4%

DRAWING INDEX	
1 of 4.	COVER SHEET
2 of 4.	SITE PLAN
3 of 4.	FLOOR PLAN
4 of 4.	ELEVATIONS

*Proposed Dwelling
at 8 Rowe Street, Brighton,
for Steve & Angela Devereux*

HED Consulting

Hobart Engineering & Design
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 The Sandstone Building phone (03) 6146 0334
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 Hobart TASMANIA 7000 www.hed-consulting.com.au

PROPOSED DWELLING at 8 ROWE STREET BRIGHTON for STEVE & ANGELA DEVEREUX	
Date : 1/11/2022	Job No. : H2348
Scale : Shown at A3	Sheet : 1 of 4
Drawn : DA	Issue : PLANNING

Check all dimensions on site before commencing work.
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BAL-12.5 NOTE:
ALL WORK TO COMPLY WITH AS 3399:2018 REQUIREMENTS FOR BAL-12.5

BHMP NOTE:
WATER TANK/S, DRIVEWAY & HARDSTAND TO BE IN ACCORDANCE WITH BAL REPORT (BHMP REQUIREMENTS) (BY OTHERS)

PROPOSED WASTEWATER DISPOSAL SYSTEM & RESORPTION AREA TO SYSTEM DESIGNER'S SPECIFICATIONS, NOMINAL CONFIGURATION SHOWN

ON-SITE DISPOSAL OF WASTEWATER IN ACC. WITH SYSTEM DESIGNER'S SPEC'S

2 x 25,500 LTR (NOM.) WATER TANKS ON HARDSTAND (NOM. LOCATION) INCORPORATING 10,000 LTR RESERVED FIREFIGHTING SUPPLY

PROPOSED DWELLING

CT 183960 / 2
1.023 ha

GRAVEL DRIVEWAY & PARKING/HARDSTAND

EXISTING SPEEDS (42)

PROVIDE HARDSTAND & FIREFIGHTING WATER CONNECTION POINT > 6m FROM BUILDINGS & FIREFIGHTING WATER POINT WITHIN 5m OF HARDSTAND (IN ACCORDANCE WITH FIREFIGHTING HAZARD MANAGEMENT PLAN REPORT, BY OTHERS)

151.78 m @ 45°34'40"

220.01 m @ 10°37'50"

92.89 m @ 99°26'00"

41.95 m @ 190°37'40"

NEW 4.5m (MIN.) WIDE GRAVEL DRIVEWAY
57.00 m @ 10°38'00"

6.00 m

ROWE STREET



SITE PLAN
SCALE 1 : 750

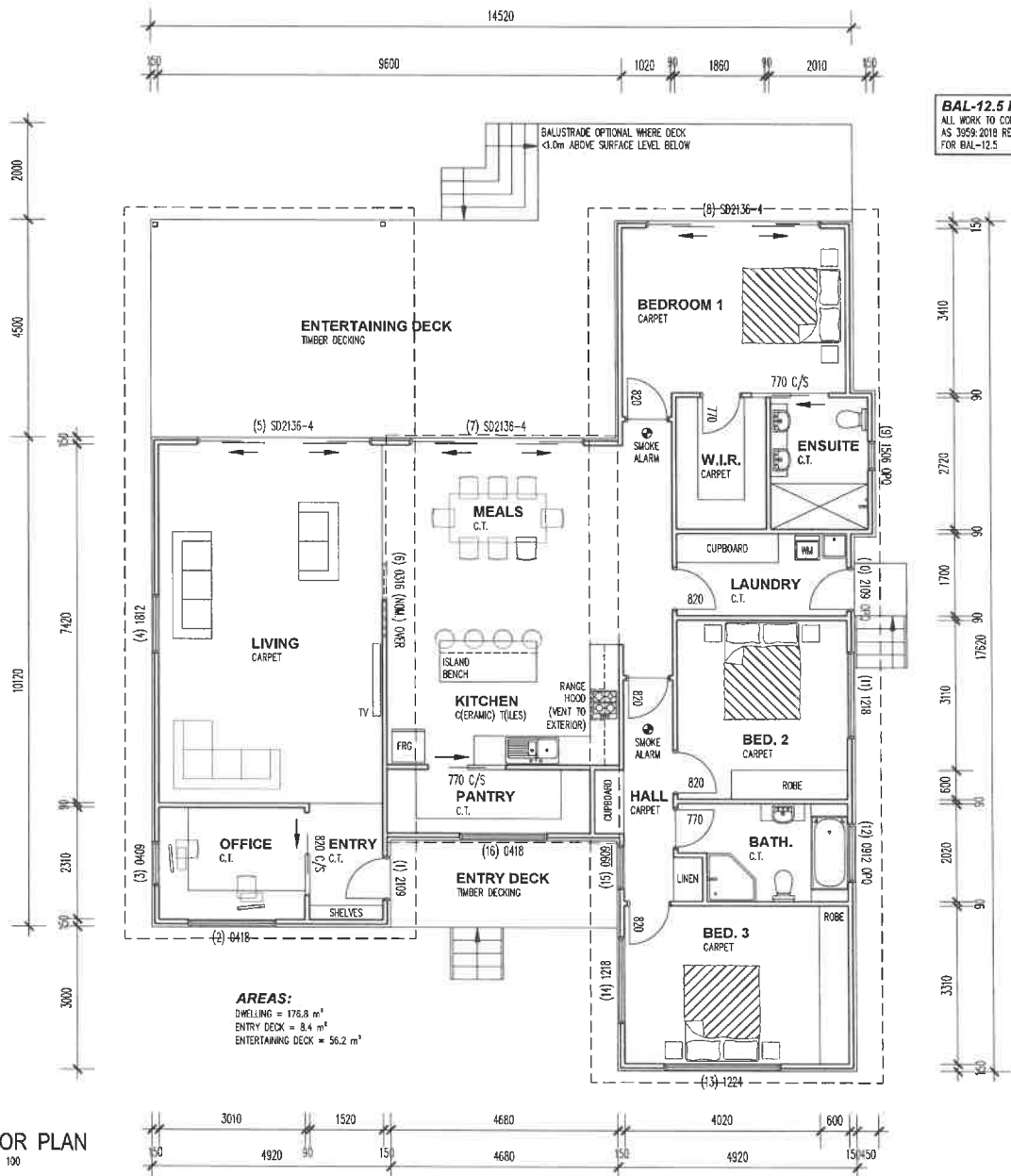
HED Consulting
Hobart Engineering & Design

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for STEVE & ANGELA DEVEREUX

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BAL-12.5 NOTE:
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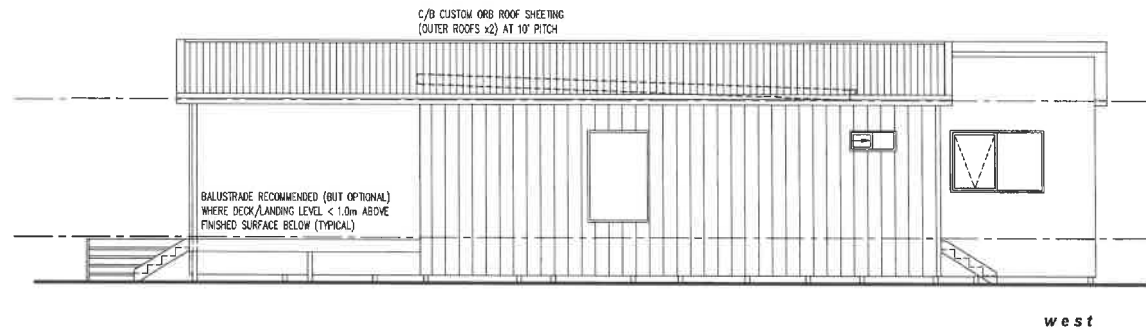
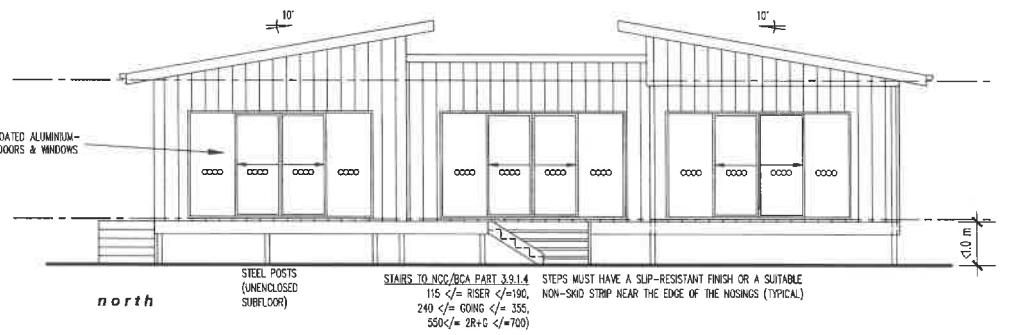
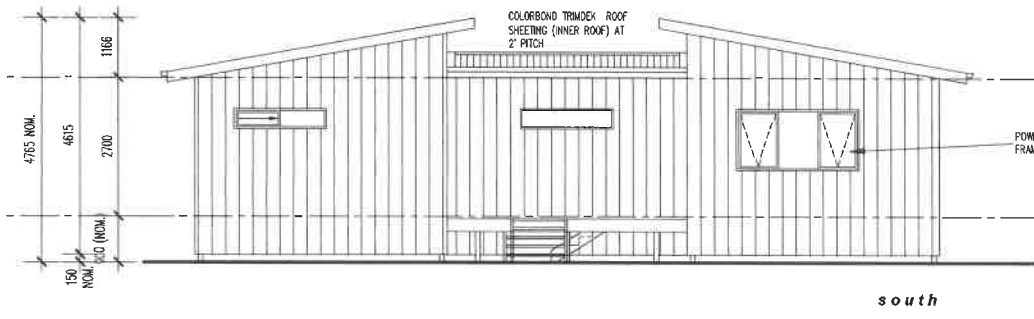
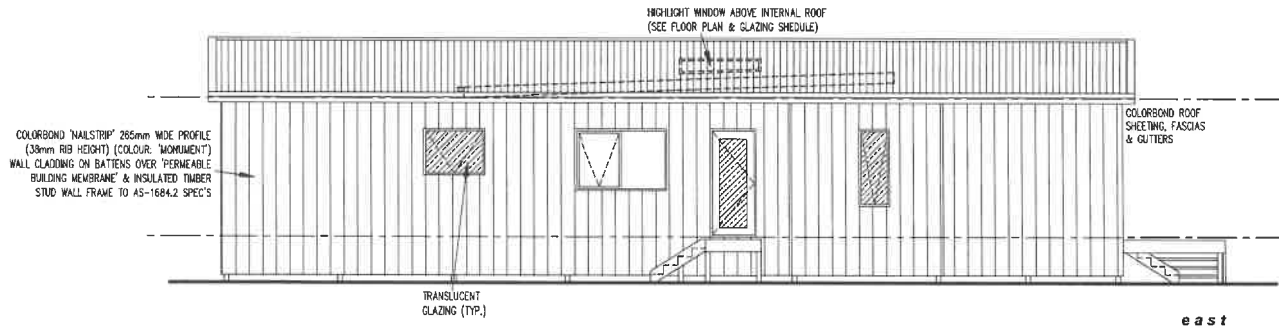
FLOOR PLAN
 SCALE 1 : 100

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COLOURS SCHEDULE:
 WALL CLADDING = COLORBOND NAILSTRIP 265mm WIDE PROFILE & 38mm RIB HEIGHT (COLOUR: MONUMENT)
 ROOF SHEETING = C/BOND NIGHT SKY (PROFILES AS NOMINATED)
 GUTTERS = C/BOND MONUMENT
 FASCIAS = C/BOND MONUMENT
 WINDOW & DOOR FRAMES = C/BOND NIGHT SKY

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ELEVATIONS
 SCALE 1 : 100

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