



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/079

LOCATION OF AFFECTED AREA

7 LILLE STREET, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS (2 UNITS)

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 **04/07/2023**. 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.

DAVID ALLINGHAM
ACTING General Manager



Brighton
going places

UNIT DEVELOPMENT PROPOSED 2 UNITS

ID	NAME	REV
DA01	COVER	
DA02	SITE PLAN	
DA03	CAR MANOEUVRING PLAN	
DA04	LANDSCAPING PLAN	
DA05	UNIT1 FLOOR PLAN	
DA06	UNIT1 ELEVATION	
DA07	UNIT 2 FLOOR PLAN	
DA08	UNIT 2 ELEVATION	

GENERAL NOTES

GENERAL
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THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS,
LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS
ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR
INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT
STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL
CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED
TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER
CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE
ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE
CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE
MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT
SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH
CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE
INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT
PLAN

LAND TITLE REFERENCE
VOLUME (PLAN): 1812231/118
DESIGN WIND SPEED
WIND LOADING TO AS 4055: N2

SOIL CLASSIFICATION

SOIL CLASSIFICATION TO AS 2870: M

CLIMATE ZONE FOR THERMAL DESIGN

CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING

BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: LOW

CORROSION ENVIRONMENT

CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

KNOWN SITE HAZARDS: n/a

AREA SCHEDULE:

DRIVEWAY AND APRON 95.0m²
UNIT1 128.1m²
UNIT1 ASSOCIATED POS 124.7m²
UNIT2 134.0m²
UNIT2 ASSOCIATED POS 205.6m²
SITE AREA 697m²
SITE COVERAGE 37.6%



LOCATION PLAN/SATELLITE IMAGERY

1:2000

GENERAL NOTES		Rev ID	Description	Date	DESIGNER:	PROJECT	REVISION	DATE	SCALE	PAGE	NORTH
Contractors shall verify all dimensions and levels on site before commencing any work. Contractors shall take any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and shop drawings before commencing work. All works shall be carried out in accordance with the Building Code of Australia and all relevant Australian Standards. These designs, plans, specifications and the copyright herein are the property of Wilson Homes and must not be used, reproduced or copied wholly or in part without the written permission of Wilson Homes.					© Oramatis Studio PTY LTD 212 Elizabeth Street, Hobart p: (03) 6286 8440 e: admin@oramatis.com.au LIC: CC6540	UNIT DEVELOPMENT 7 LILLE STREET, BRIGHTON		7/06/2023	AS SHOWN @ A3	DA01	
						CLIENT	PROJECT ID	CHECKED BY	DRAWN BY	DRAWING	
						P & K GROUP PTY LTD	713448	A.HILL	C.LI	COVER	

LEGEND

- GP GRATED PIT 450SQ
M WATER METER

- PROPOSED SEWER LINE
AS TO THE SIZE OF THE LOT CONNECTION
--- PROPOSED STORM WATER LINE
AS TO THE SIZE OF THE LOT CONNECTION
-S- SEWER MAIN
-SW- STORMWATER MAIN
-W- WATER MAIN

NOTE: ALL SERVICE ARE FROM SUPPLIED AS-CONS

AREA SCHEDULE:	
DRIVEWAY AND APRON	95.0m ²
UNIT1	128.1m ²
UNIT1 ASSOCIATED POS	124.7m ²
UNIT2	134.0m ²
UNIT2 ASSOCIATED POS	205.6m ²
SITE AREA	697m ²
SITE COVERAGE	37.6%



SITE PLAN
1:200



GENERAL NOTES
Contractors shall verify all dimensions and levels on site before commencing any work. Contractors shall take any discrepancies before commencement of any work. Drawings must not be scaled.
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PROJECT
UNIT DEVELOPMENT
7 LILLE STREET, BRIGHTON

CLIENT
P & K GROUP PTY LTD

REVISION
PROJECT ID
713448

CHECKED BY
A.HILL

SCALE
AS SHOWN @ A3

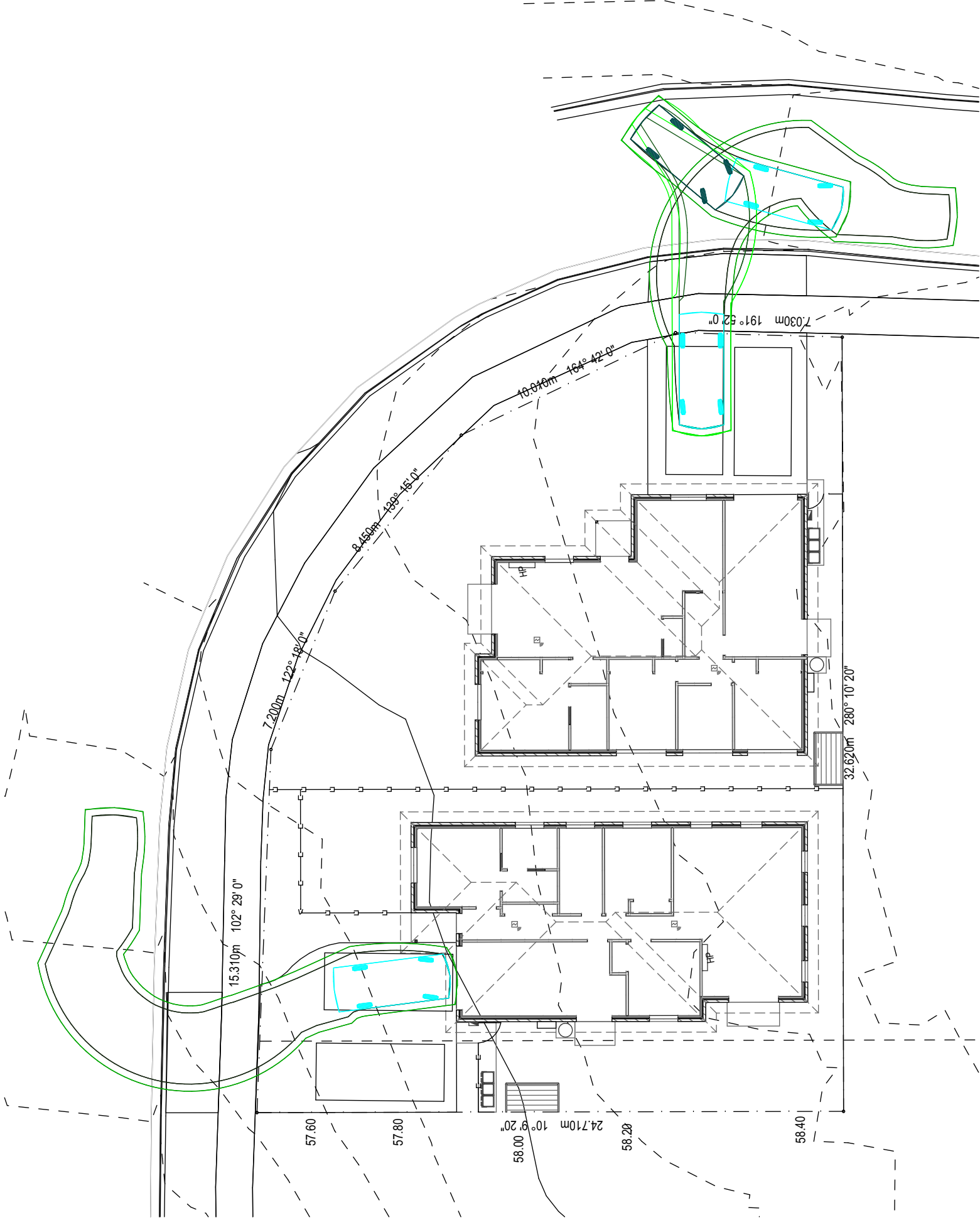
PAGE
DA02

DRAWING

SITE PLAN

NORTH





1

CAR TURNING PLAN

1:200

X:\2021\ORAMATIS PROJECT FOLDER TEMPLATE APPROVED\4. CAD\1. ARCHICAD\ORAMATIS STUDIO ARCHICAD TEMPLATE 24.PLN



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GENERAL NOTES

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CONTRACTORS SHALL SUBMIT SAMPLES AND SHOP DRAWINGS BEFORE COMMENCING WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT TENDERS, PERMITS, STANDARDS, REGULATIONS, ORDINANCES, BY-LAWS AND LOCAL GOVERNMENT REQUIREMENTS.
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Rev ID	Description	Date
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PROJECT
UNIT DEVELOPMENT
7 LILLE STREET, BRIGHTON

CLIENT
P & K GROUP PTY LTD

REVISION

PROJECT ID
713448

DATE
7/06/2023

CHECKED BY
A.HILL

SCALE
AS SHOWN @ A3

DRAWN BY
C.LI

PAGE
DA03

DRAWING
CAR MANOEUVRING PLAN

NORTH

PLANTS SCHEDULE						
Plan Preview	Preview Picture	Code	Plant Type	Common Name	Botanical Name	Pot Size (mm)
		DG	Iris	Fairy Iris	Dietes Grandiflora	140
		DV	Tree	broadleaf hopbush	Dodonaea viscosa	140
		TL	Rush	Mat Rush	Lomandrea longifolia Tanika	140

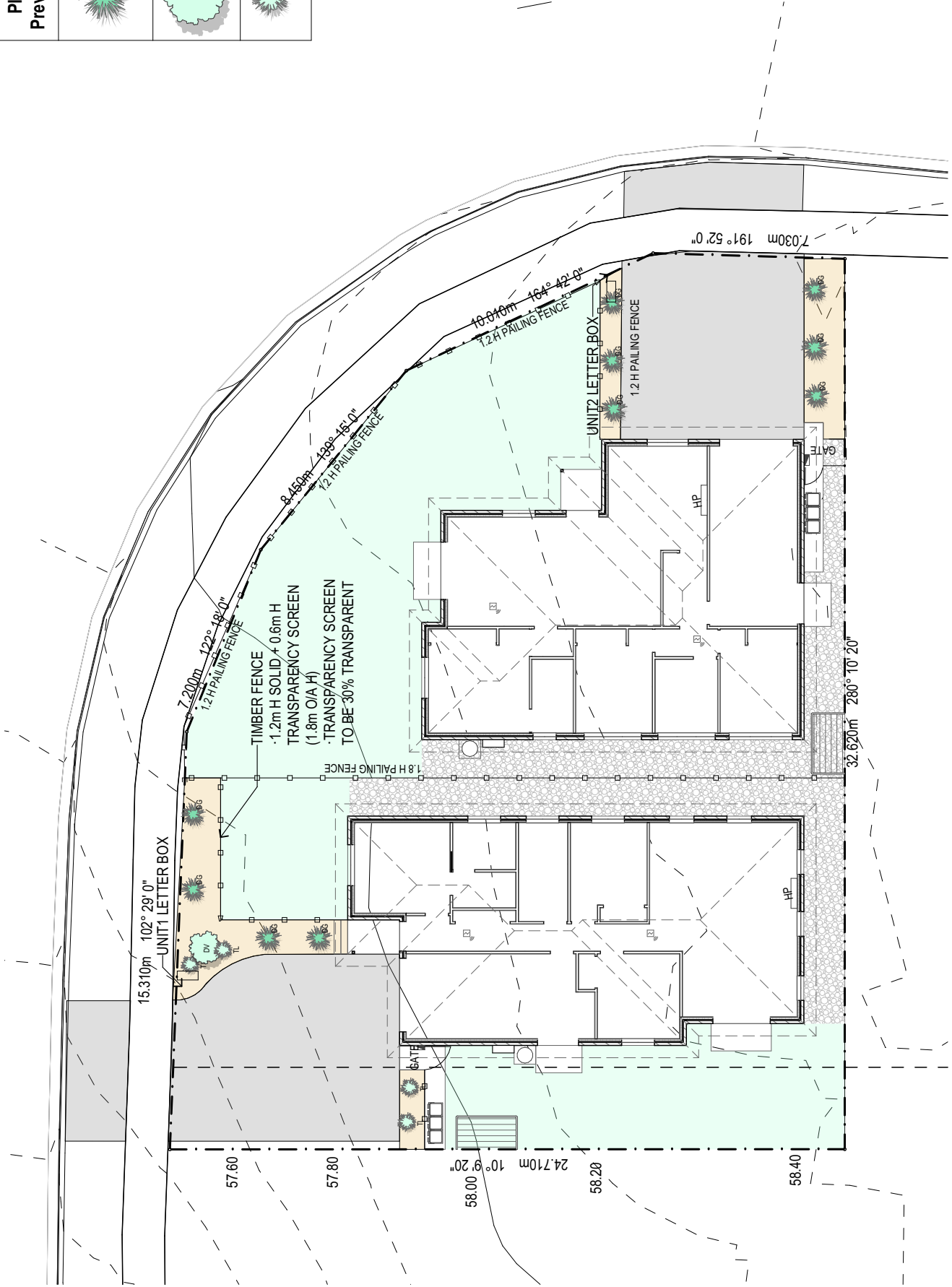
NOTE: WHERE THE PREFERRED SUPPLIER IS UNABLE TO SUPPLY THE PLANTS LISTED WITHIN THE PLANTING SCHEDULE DUE TO SEASONALITY/SUPPLY ISSUES, A SUBSTITUTE AS CLOSE AS PRACTICAL TO THE NATIVE LISTED, THAT IS AVAILABLE AT THE TIME OF PLANTING WILL BE INCLUDED.

LEGEND

SEEDED LAWN

MULCH

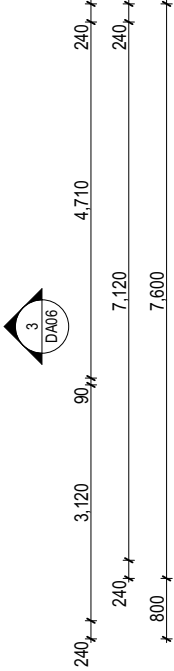
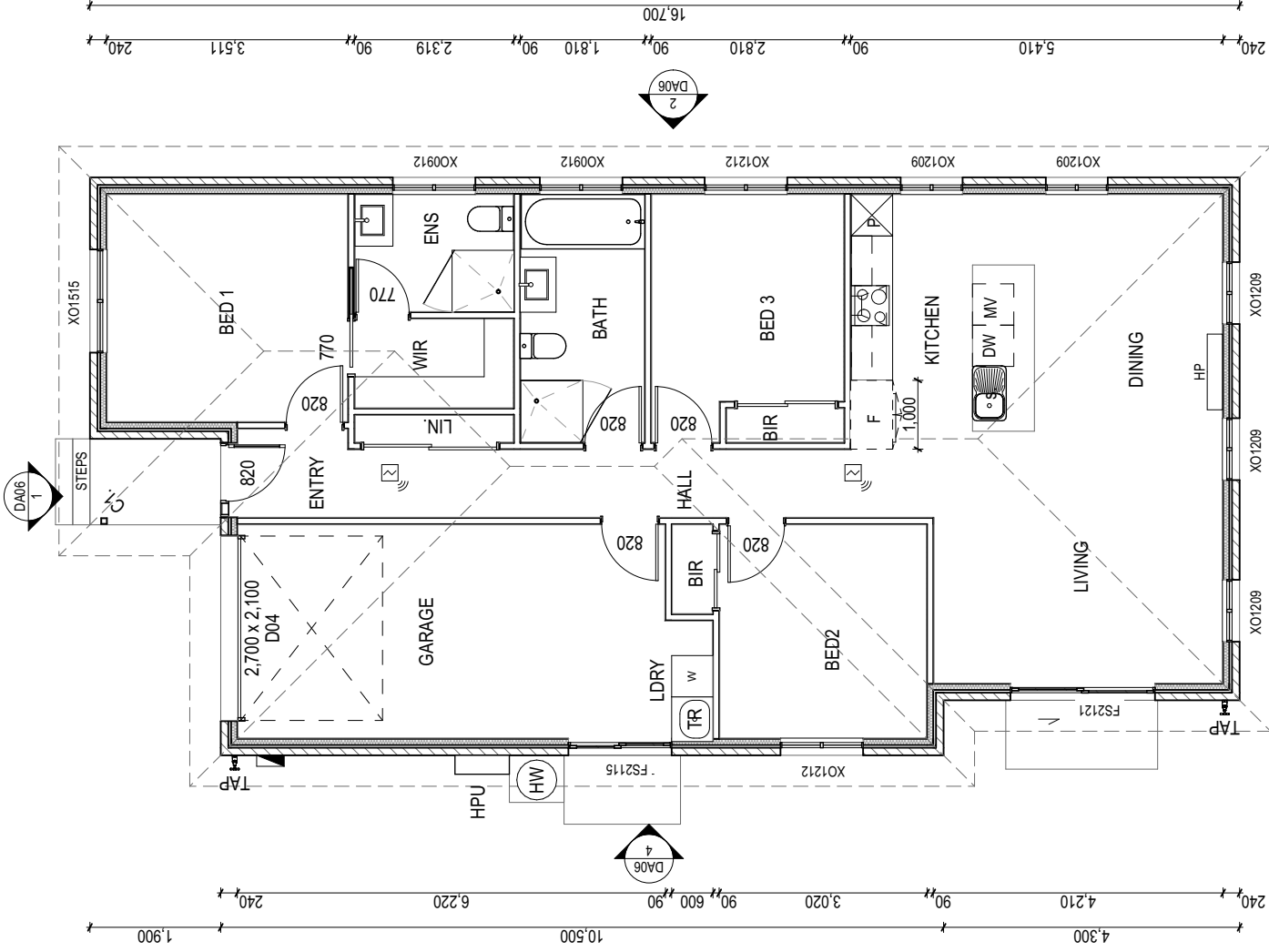
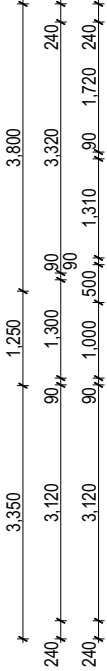
TASSIE GOLD GRAVEL



1

LANDSCAPING PLAN

1:200



AREA SCHEDULE	
	m²
UNIT 1 HOUSE	128.10
UNIT 1 LANDING	4.44
UNIT 1 PORCH	2.37

1 UNIT 1 FLOOR PLAN 1:100



GENERAL NOTES

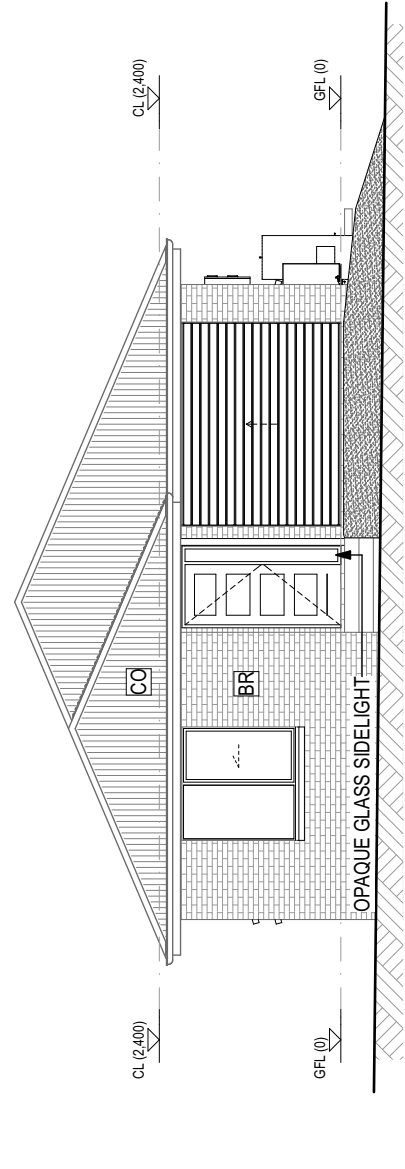
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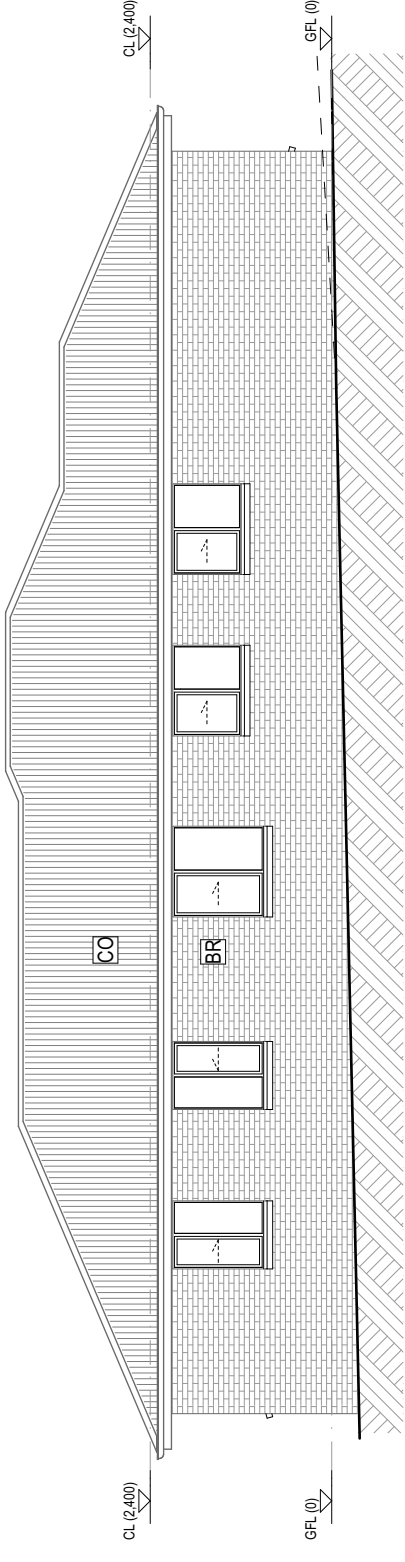
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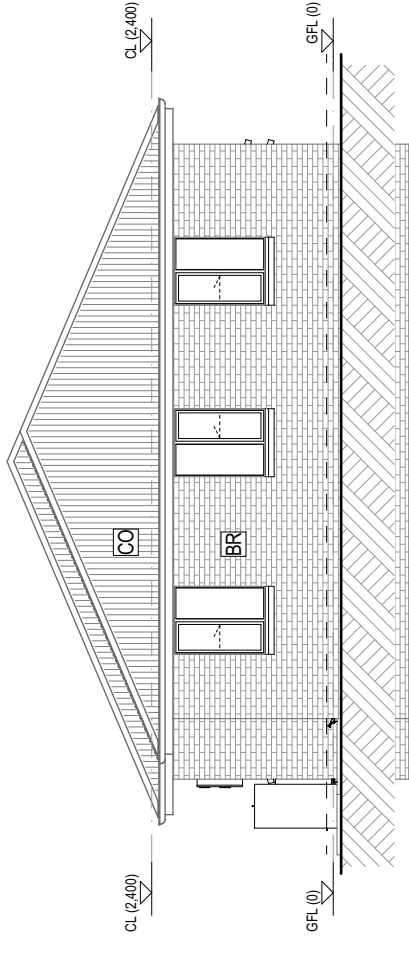
PROJECT	REVISION	DATE	SCALE
UNIT DEVELOPMENT 7 LILLE STREET, BRIGHTON		7/06/2023	AS SHOWN @ A3
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
P & K GROUP PTY LTD	713448	A.HILL	C.LI



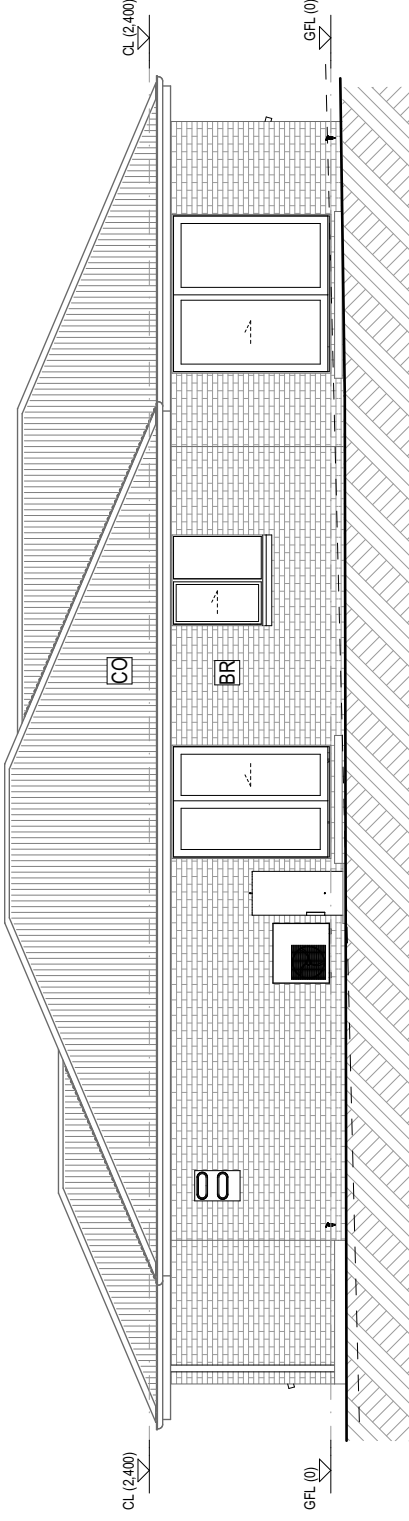
1 NORTH ELEVATION
1:100



2 EAST ELEVATION
1:100



3 SOUTH ELEVATION
1:100



4 WEST ELEVATION
1:100

MATERIAL & FINISHES

ROOF

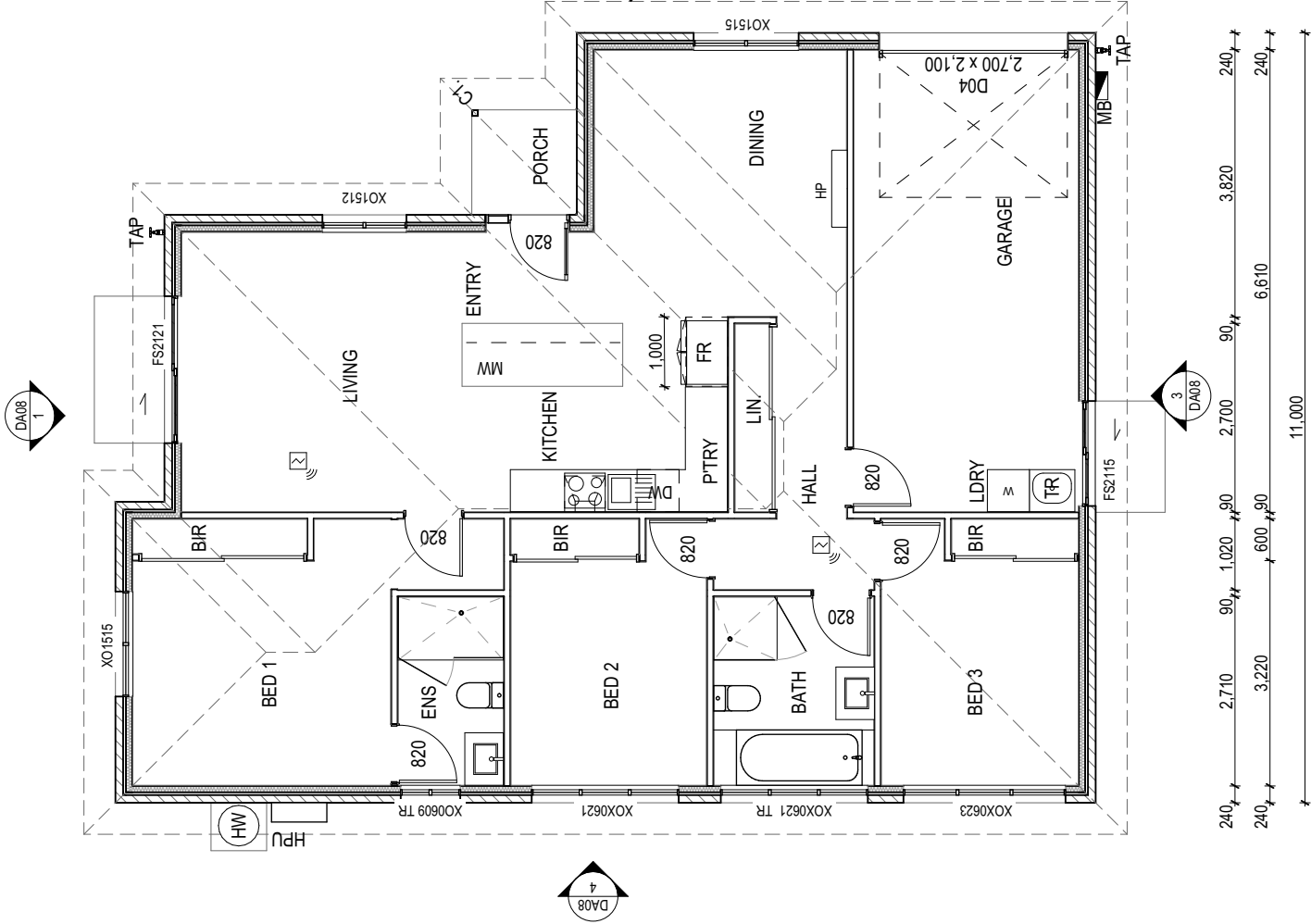
CO CUSTOM ORB ROOF SHEET
COLOUR: COLOURBOND SHADE GREY®

WALL

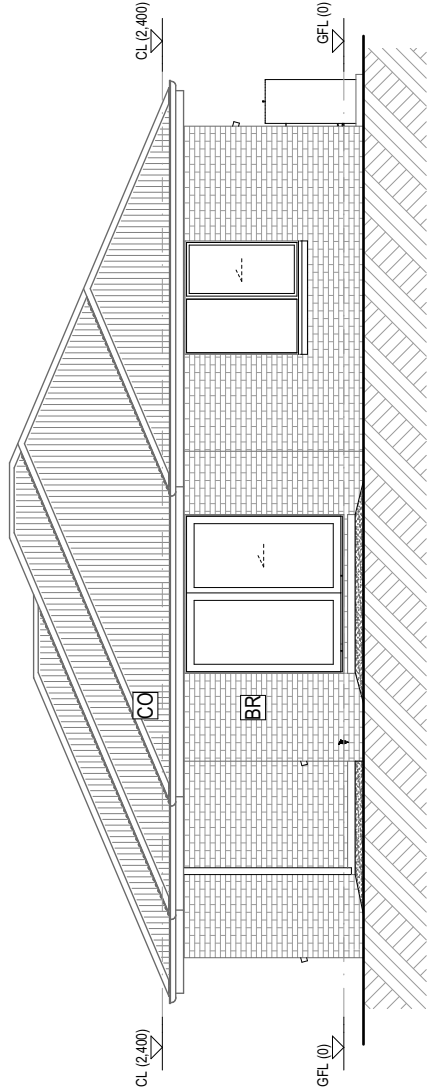
BR BRICK - ACCESS: TAN

COLUMN

C-1 STEEL COLUMN, FINISH: 2-PACK, COLOUR
TO MATCH WITH ROOF CLADDING -
COLOURBOND SHADE GREY®

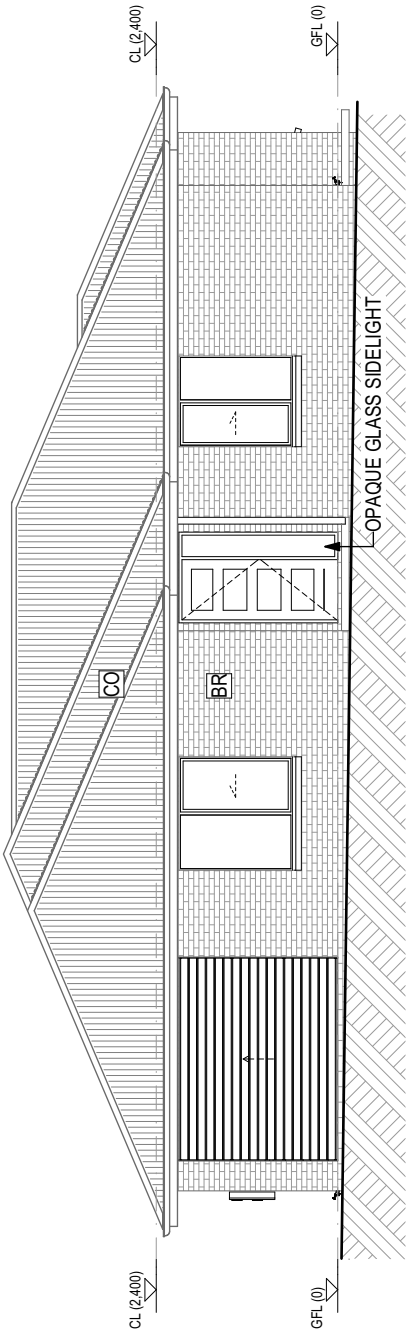


AREA SCHEDULE	
	m ²
UNIT 2 HOUSE	134.00
UNIT 2 LANDING	4.23
UNIT 2 PORCH	2.25



1 NORTH ELEVATION

1:100

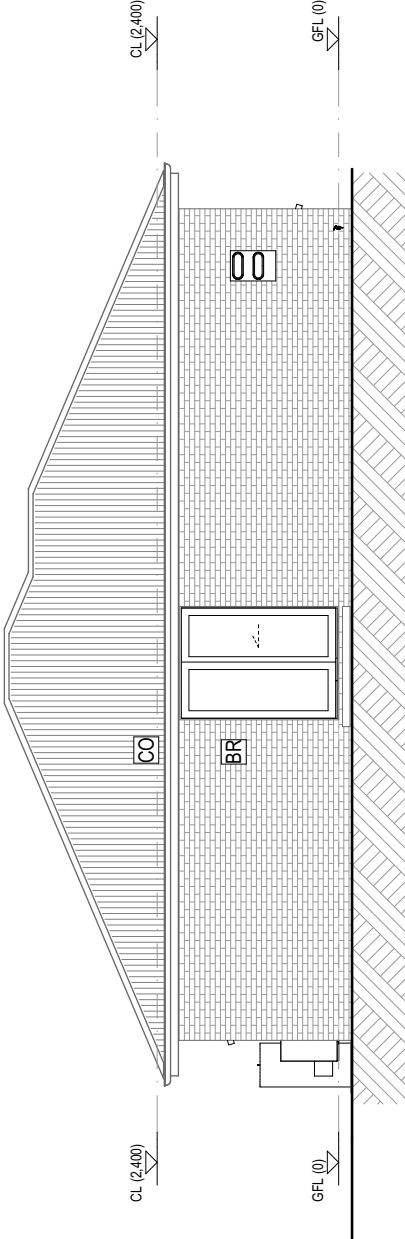


2 EAST ELEVATION

1:100

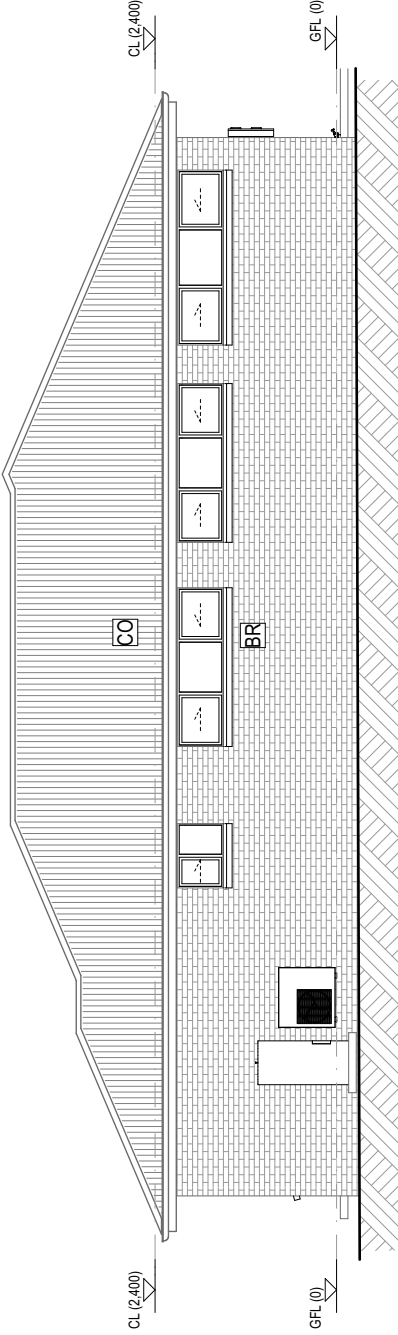
MATERIAL & FINISHES

- ROOF
- CUSTOM ORB ROOF SHEET
COLOUR: COLOURBOND SHADE GREY®
- WALL
- BRICK - ACCESS: TAN
- COLUMN
- STEEL COLUMN, FINISH: 2-PACK, COLOUR
TO MATCH WITH ROOF CLADDING -
COLOURBOND SHADE GREY®



3 SOUTH ELEVATION

1:100



4 WEST ELEVATION

1:100

19th June 2023

Sam Plaschke
General Manager
Wilson Homes
Via email

Dear Sam,

7 LILLE STREET, BRIGHTON – ACCESS AND PARKING ASSESSMENT

Further to our recent discussions, this letter provides a traffic impact statement (TIS) for the proposed development at the abovementioned address.

1. Existing Conditions

The subject site is a vacant lot situated on the inside corner of a sweeping bend in Lille Street as shown in Figure 1.

Figure 1 Subject Site



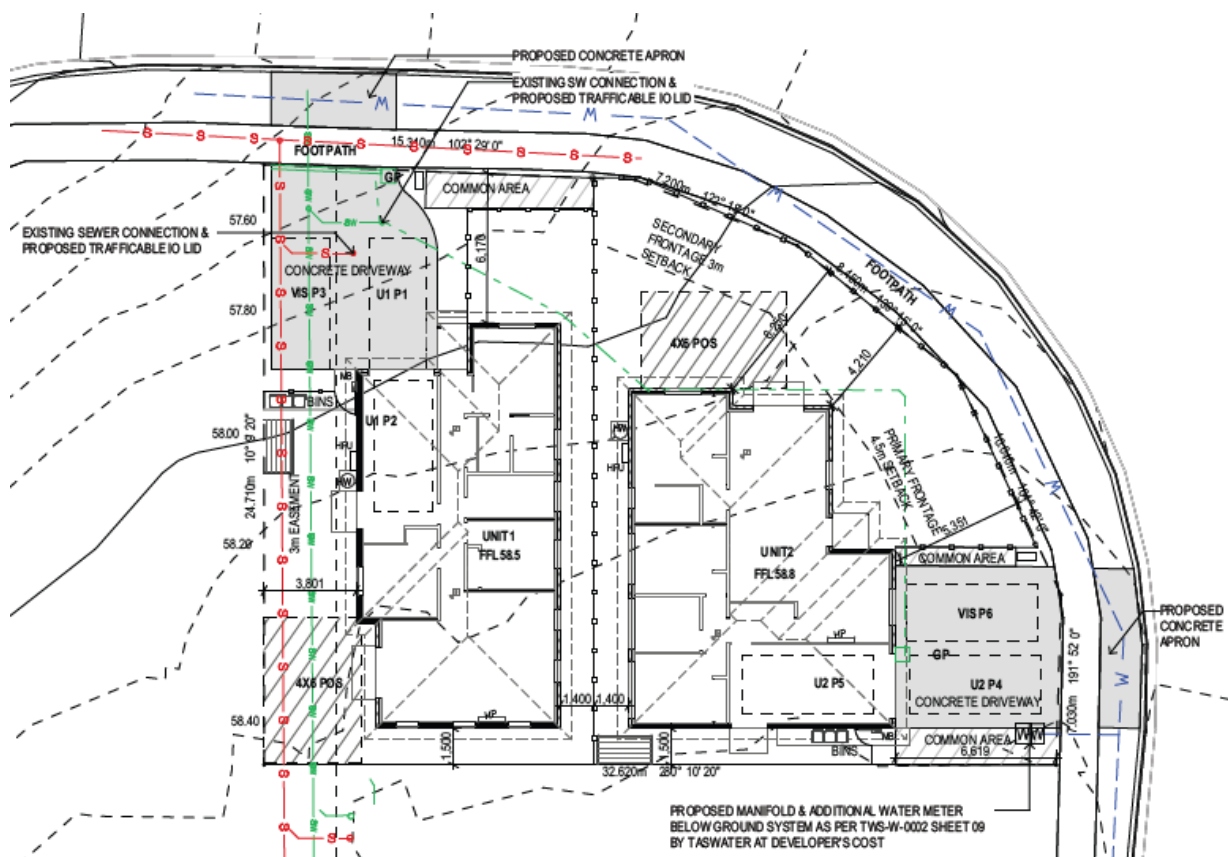
Lille Street is a local residential street that connects between Haskell Road and Menin Drive. It provides access to a small residential catchment. It has a road width of approximately 6.5 metres and an estimated traffic volume of less than 300 vehicles per day near the subject site. The general urban speed limit of 50-km/h is applicable to Lille Street.

2. Proposed Development

The development consists of two 3-bedroom residential dwellings with two separate driveways accessing six on-site car parking spaces. Resident parking consists of 1 garage space per unit with an additional parking space located immediately in front of the garage (jockey style parking). 1 visitor parking space is located adjacent to the front parking space associated with Unit 1.

The proposed development plans are shown in Figure 2.

Figure 2 Proposed Development



3. Traffic Assessment

The estimated traffic generation is likely to be 12 vehicles per day with a peak of 1 vehicle per hour. This traffic generation will be distributed evenly across two driveways on Lille Street.

The Acceptable Solution A1.2 of Clause C3.5.1 of the Planning Scheme states "*For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority*".

In this case written consent has not been provided and the accesses were therefore assessed against the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme, which states:

"Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature of the road;*
- (d) the speed limit and traffic flow of the road;*
- (e) any alternative access to a road;*
- (f) the need for the use;*
- (g) any traffic impact assessment; and*
- (h) any advice received from the rail or road authority".*

The following is relevant with respect to the development proposal:

- a. Increased traffic. The traffic generation will be 6 vehicles per day at each access driveway. This is consistent with nearby residential driveways in the surrounding network.
- b. Nature of traffic generation. The traffic generation will be residential in nature, which is consistent with the traffic generation in the surrounding network.
- c. Nature of road. Lille Street is a local residential street with low traffic volume.
- d. Speed limit and traffic flow. Lille Street has a posted speed limit of 50-km/h and carries a traffic flow that is less than 300 vehicles per day.
- e. Alternative access to road. No alternative access is possible.
- f. Need for use. The driveways are required to provide access to the on-site car parking associated with the development.
- g. Traffic impact assessment. This report documents the relevant findings of a traffic impact assessment. The following is noted with respect of the driveway access configuration:
 - Two driveways are provided; one for each unit. This is consistent with nearby residential developments along Lille Street.
 - The spacing between the driveways is maximised, with a separation of approximately 40 metres.
 - The available sight distance from each access is estimated to be approximately 40 metres. The minimum sight distance requirement for a domestic property is 40 metres in accordance with Australian Standards, AS2890.1.
- h. Road authority advice. Council (as road authority) have requested that the development be modified to include one driveway access to service both units rather than two.

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C3.5.1. Notably, the access arrangements will provide safe and efficient access arrangements for the proposed residential dwellings. The accesses are consistent with nearby accesses in terms of traffic generation, spacing and design.

4. Parking Assessment

The proposed development provides a total of 5 on-site car parking spaces.

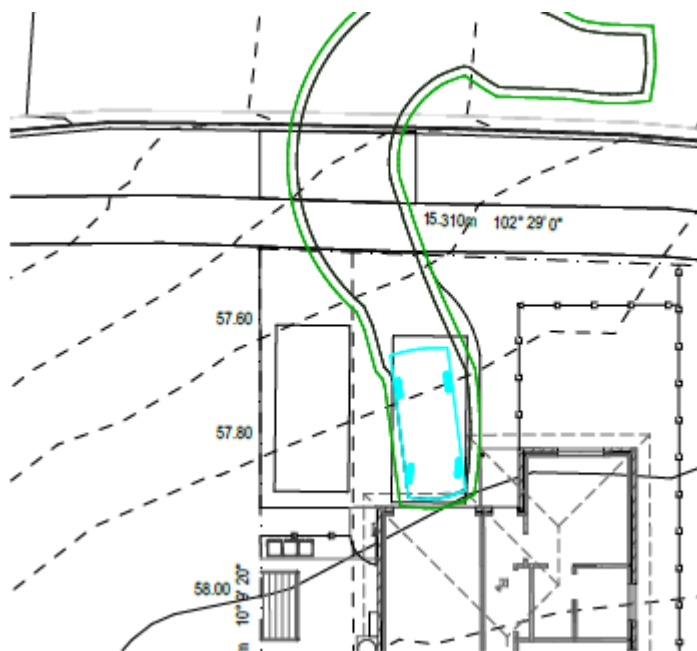
The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states "*The number of on-site car parking spaces must be no less than the number specified in Table C2.1*".

For residential dwellings, the parking requirements in Table C2.1 are 2 spaces per unit plus 1 visitor parking space per 4 dwellings. This is a requirement for 5 parking spaces. The development provides 6 on-site car parking spaces, thus exceeding the requirements of Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme.

It is noted that an excess of visitor parking is provided: 1 visitor parking space per unit. This exceeds the requirements of Table C2.1, but effectively reduces the on-street car parking demands in Lille Street.

The layout of the parking spaces complies with the requirements of Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme, noting that the access to Unit 1 parking space 2 requires manoeuvring as shown in Figure 3 for accessibility. Widening the driveway would improve manoeuvring efficiency, however this is not recommended as it would require a wider crossover.

Figure 3 Unit 1 Access Swept Path



Please contact me on 0437 366 040 if you require any further information.

Yours sincerely,

Keith Midson BE MTraffic MTransport FIEAust CPEng EngExec NER

DIRECTOR

Midson Traffic Pty Ltd