



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/109

LOCATION OF AFFECTED AREA

111 MENIN DRIVE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDING

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

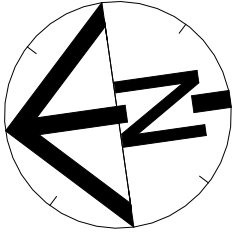


AP2023-2228 - PROPOSED SALTER & WELSH SHED ADDITION
111 Menin Drive
BRIGHTON

SHEET	DRAWING TITLE
01	SITE PLAN
01a	DRAINAGE PLAN
02	FLOOR PLAN
03	ELEVATIONS SHEET
03a	PERSPECTIVE VIEWS

Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN VIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED SALTER & WELSH SHED ADDITION 111 Menin Drive BRIGHTON	Soil Classification: M Title Reference: CT175749/236 Floor Areas: 74.22m² Porch / Deck Areas: N/A Wind Speed: N2 Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: LOW Certified BAL: LOW Designed BAL: LOW (Refer to Standard Notes for Explanation)	COVER SHEET	
					AP2023-2228
				Date	16 May 2023
				Scale	Sheet
		00/03			

A	Reduce max building height, reduce panel lift door head height, remove parapet.	07 June 2023	SW	RJ	03, 03a, Roof Plan
	DA PLAN SET	16 May 2023	SW	RJ	01 - 03
No.	Amendment	Date	Drawn	Checked	Sheet

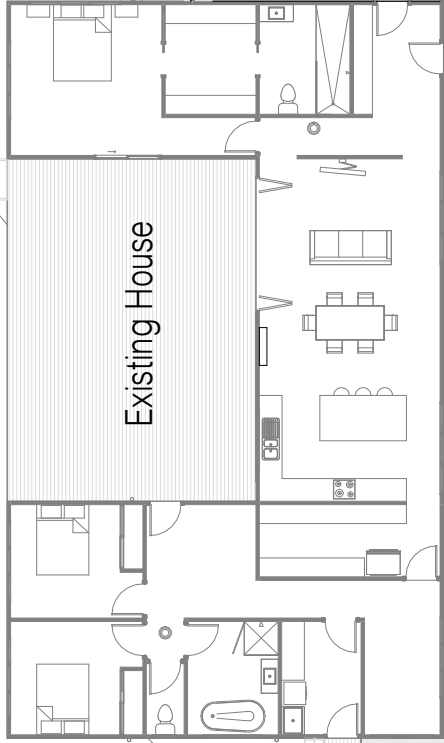


Ground Floor FFL 100.00
Shed FFL 99.65

CT 175749/296
1003m²

27° 46' 45" 32.273

355° 11' 54" 17.852
9' 66"



Existing House

99.4

10° 10' 07" 24.303

Existing fence to be removed/modified as required.

Proposed Shed

Conc. Driveway Extension
50.65m²

Existing Driveway

98° 06' 15" 34.813

Walls on boundary to be 60/60/60 fire rated.

Existing Dwelling

Existing Dwelling

332° 32' 45" 29.516

332° 32' 45" 20.661

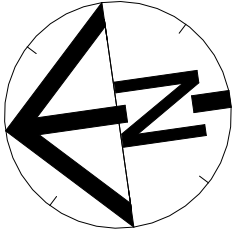
WM 100.562
SEIO 100.552
PWR 100.502
COM 100.500
IO7SW1 100.521
99° 08' 04" 7.473



EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - BRIGHTON		
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 439,08m ² Proposed site coverage (excl. eaves up to 0.6m): 310,30m ² (35.34%)

1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING PLANS AND GROUND SURVEY BY ANOTHER PERSPECTIVE PTY LTD.
 2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
 3. ANOTHER PERSPECTIVE PTY LTD CAN NOT EXCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS ONLY VISIBLE SERVICES WERE LOCATED.
 4. THIS NOTE IS AN ITEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.
 5. HORIZONTAL DATUM IS BASED ON SURVEY SP175749
 6. VERTICAL DATUM IS ARBITRARY.
 7. CONTOUR DATUM IS ARBITRARY.
- NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPLIED FROM SURVEY SP175749.

No.		Date	Int.	Amendment changes as per cover sheet
Notes				
• Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.				
Designer:		Client / Project info		
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		PROPOSED SALTER & WELSH SHED ADDITION 111 Menin Drive BRIGHTON		
		Drawn	SW	AP2023-2228
		Date	16 May 2023 Sheet	
		Scale	1: 200	
		01/03		



27° 46' 45" 32.273

CT 175749/296
1003m²



Proposed
Shed

Conc. Driveway
Extension
50.65m²

150 Kerb

FALL

Existing Kerb

Existing grated drain.

Existing 450 x 450 pit
connected to council
Stormwater

Box Gutter

d.p.

100 UPVC pipe
connected to council
Stormwater

Rainhead

98° 06' 15" 34.813

332° 32' 45" 20.861

332° 32' 45" 29.516

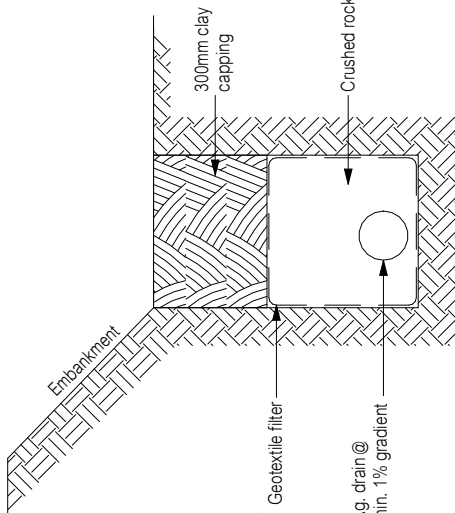
355° 11' 54" 17.852

10° 10' 07" 24.303

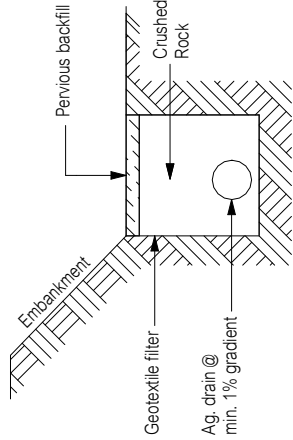
DRAINAGE LEGEND	
Abbreviation	Fixture Min. Outlet Size
B	Basin 400
Bth	Bath 400
Shr	Shower 400 (Note 3)
S	Sink 500
Tr	Trough 400
WC	Water Closet Pan 1000
d.p.	Downpipe 900
ORG	Overflow Relief Gully 1000
FWG	Floor Waste Gully 650 (Note 2)
---	Sewer Line (1000 UPVC) (unless noted otherwise)
----	Stormwater Line (1000 UPVC) (unless noted otherwise)
=====	Stormwater Line (1500 UPVC) (unless noted otherwise)

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 500 required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

- Where ag drain is < 1.5m from footing, the following engineering principles are required:
- Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc. (ag drains are designed for removal of ground water, surface water should be dealt with separately).
 - Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
 - Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
 - Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

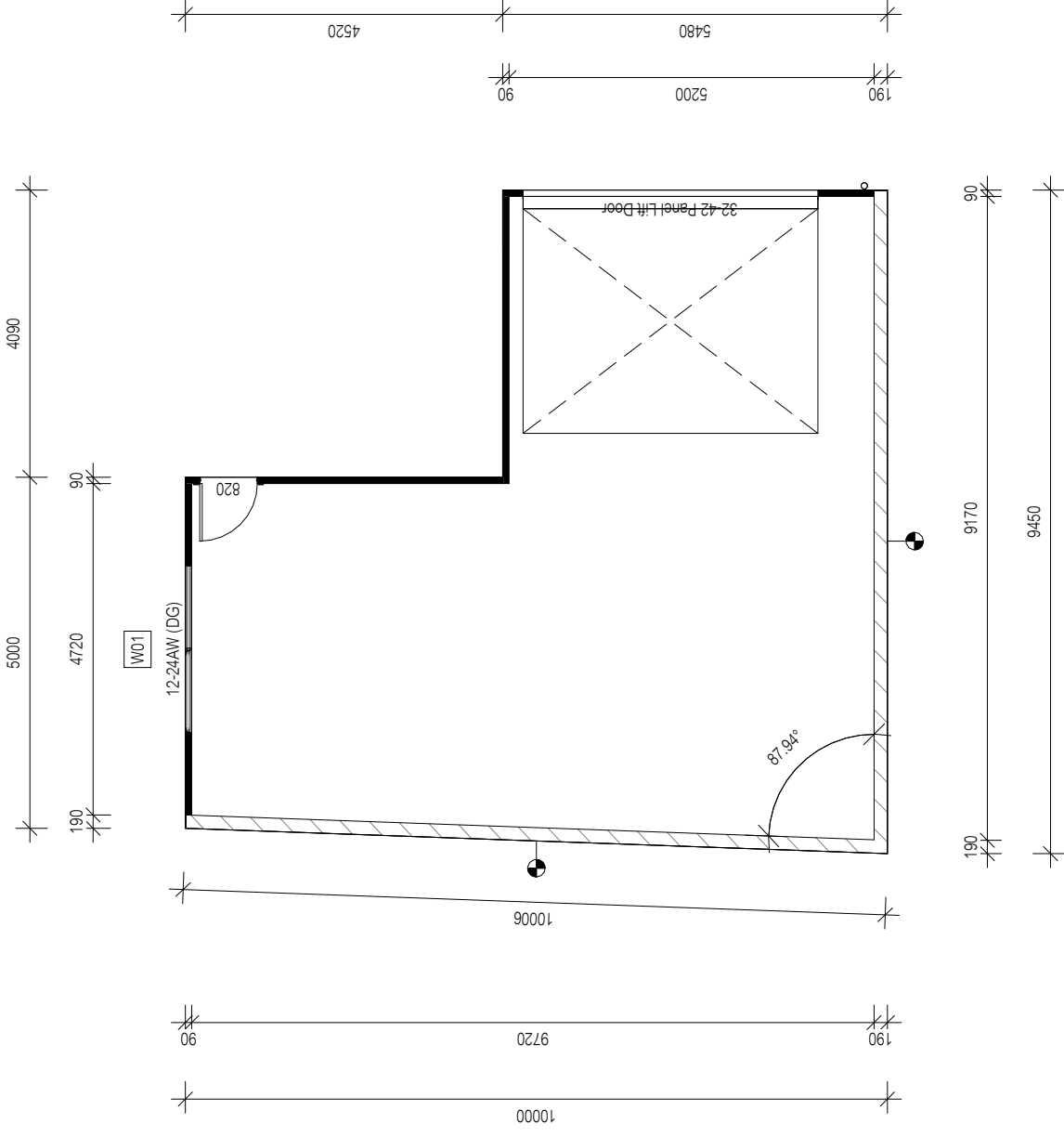
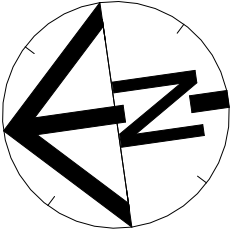


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All works are in accordance with the Water Supply Code of Australia WSA 03-2011+3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

Refer to Roof Plan for downpipe calculations

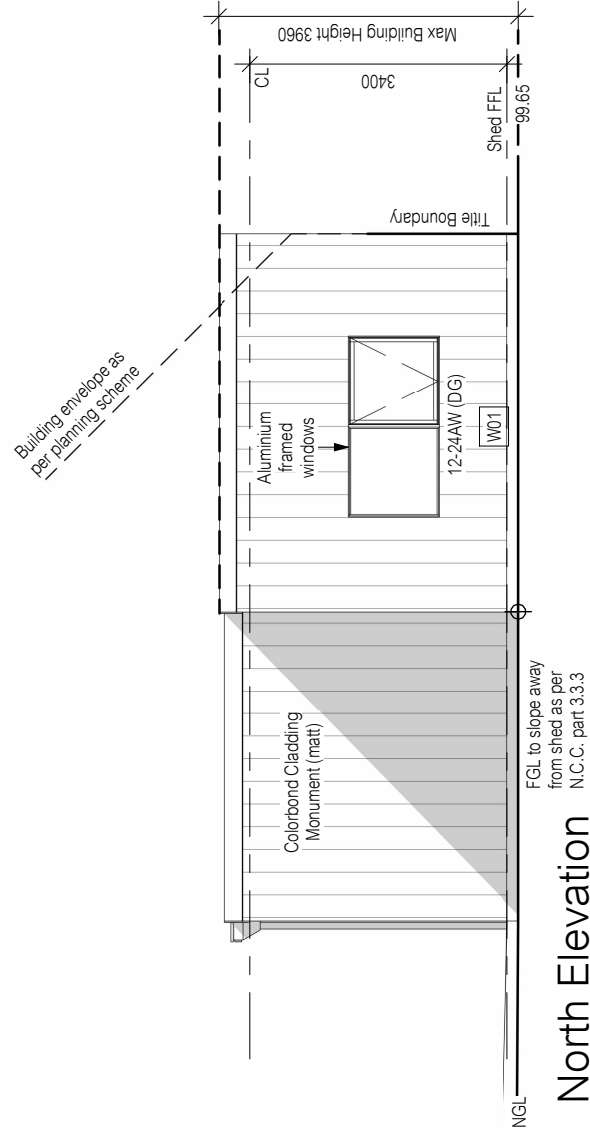
Soil classification: M		- Wet areas to comply with NCC 3.8.1.2 and AS3740 	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN VIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED SALTER & WELSH SHED ADDITION 111 Menin Drive BRIGHTON	DRAINAGE PLAN		
Refer to Soil Report for nominated founding depth and description of founding material.						Drawn	SW	AP2023-2228
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3:2003						Date	16 May 2023	Sheet
Amendment charges as per cover sheet						Scale	1 : 200	01a/03
No.	Date	Int.						



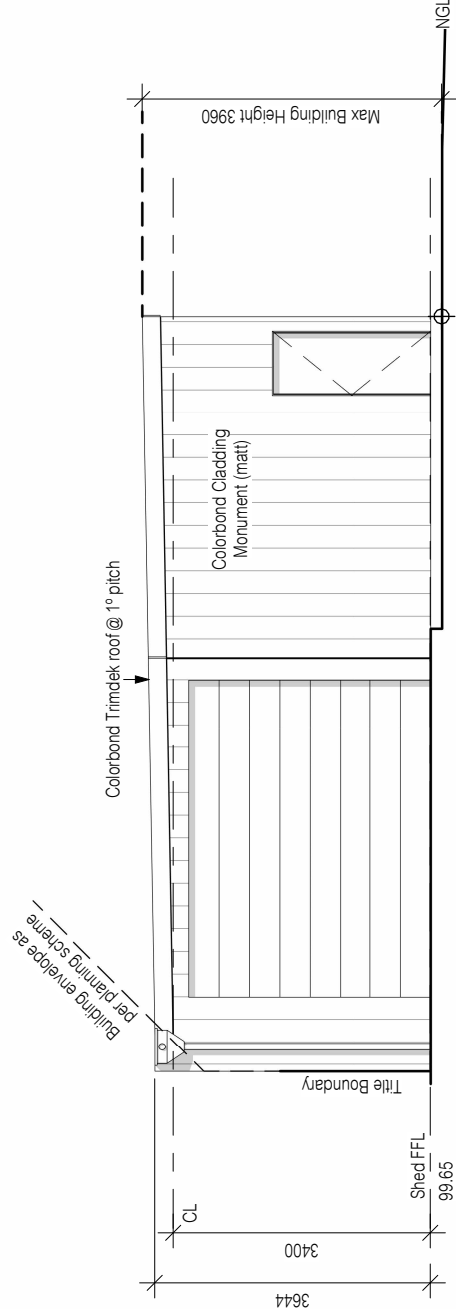
No.	Date	Int.	Amendment changes as per cover sheet	Floor Area = 74.22m² Articulation joints Smoke Alarm (interconnected where more than 1) All window sizes to be checked and/or confirmed on site prior to ordering glazing units	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer:	Client / Project info	FLOOR PLAN Drawn Date Scale SW 16 May 2023 1 : 100 AP2023-2228 Sheet 02/03 Copyright ©
						ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Stugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED SALTER & WELSH SHED ADDITION 111 Menin Drive BRIGHTON	

Material	Colour
Colorbond Roof	Monument (matt)
Colorbond Cladding	Monument (matt)

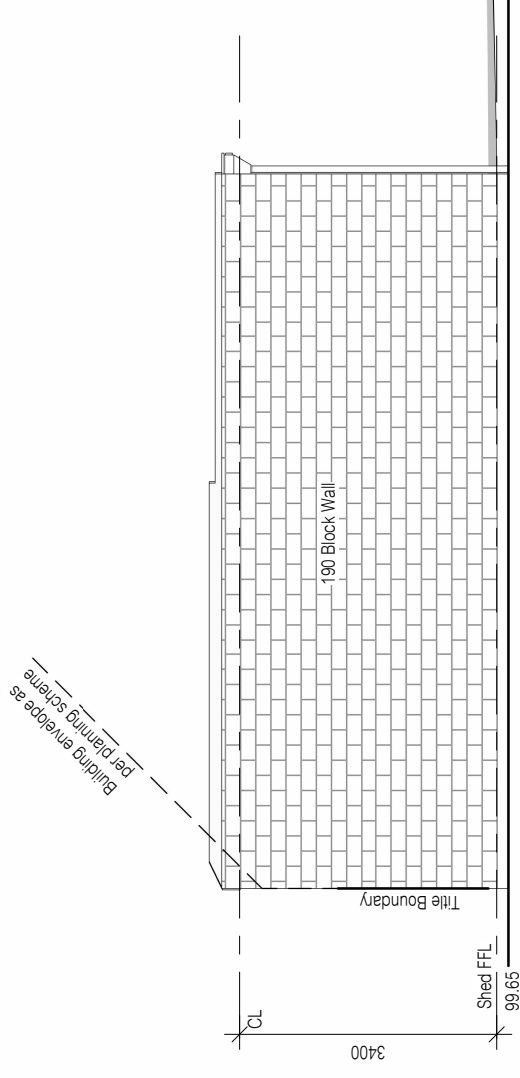
All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.



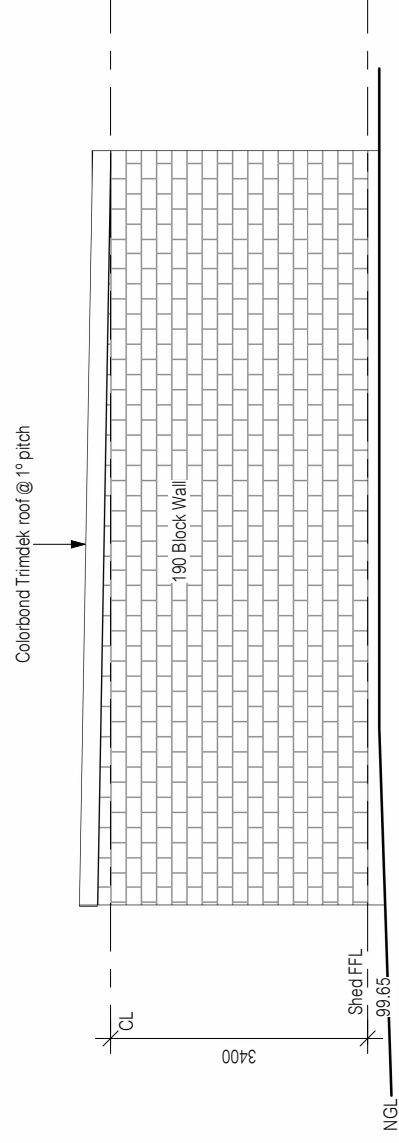
North Elevation



East Elevation

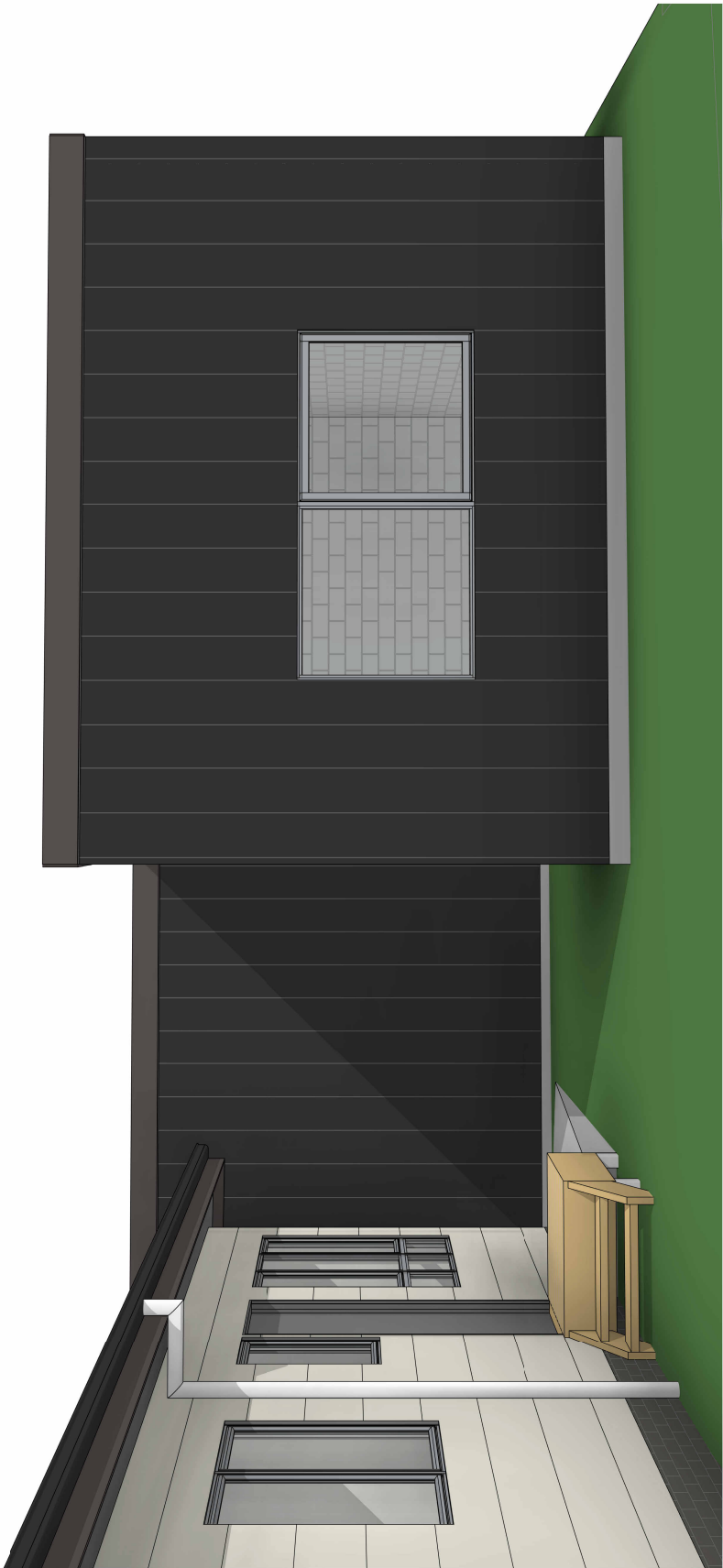


South Elevation



West Elevation

A	07 June 2023	SW	Int.	Amendment changes as per cover sheet	Shadows shown for stylisation purposes only	LEGEND: AJ - Articulation Joint BV - Brick Vent	All window sizes to be checked and/or confirmed on site prior to ordering glazing units	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project info PROPOSED SALTER & WELSH SHED ADDITION 111 Main Drive BRIGHTON		ELEVATIONS SHEET	Drawn SW AP2023-2228	Date 16 May 2023	Scale 1 : 100	Sheet 03/03	Copyright ©



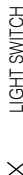
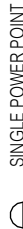
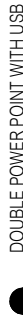
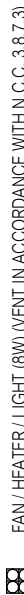
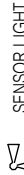
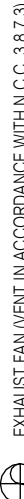
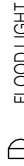
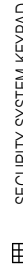
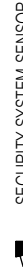
A	07 June 2023	SW
No.	Date	Int.

Amendment changes as per cover sheet

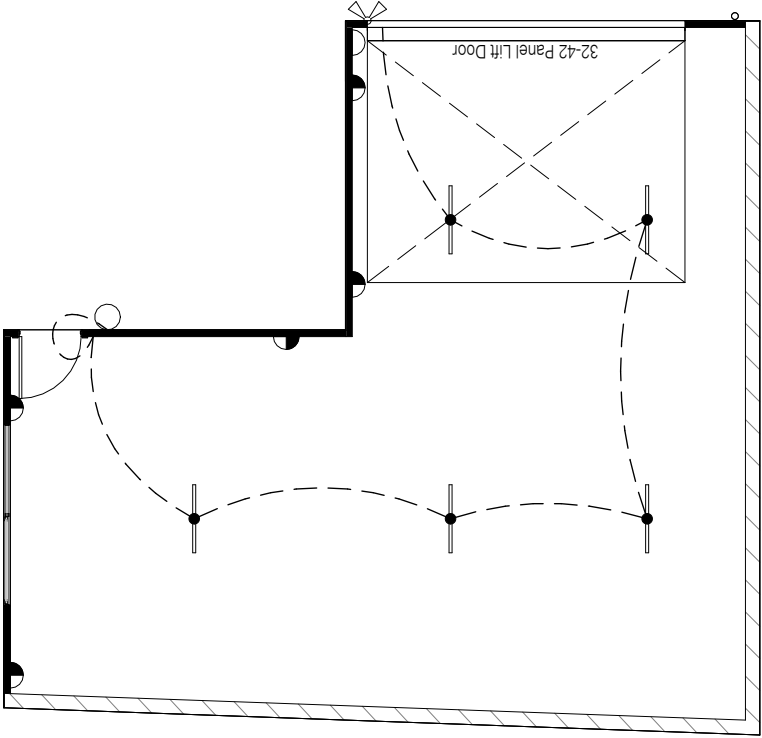
Shadows shown for stylisations purpose only

Amendment changes as per cover sheet	Shadows shown for stylisations purpose only	Notes • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • All materials to be installed according to manufacturers specifications. • Do not scale from these drawings. • No changes permitted without consultation with designer.	Designer:	Client / Project info	PERSPECTIVE VIEWS <table><tr><td>Drawn</td><td>SW</td><td>AP2023-2228</td></tr><tr><td>Date</td><td>16 May 2023</td><td>Sheet</td></tr><tr><td>Scale</td><td></td><td>03a/03</td></tr><tr><td colspan="3">Copyright ©</td></tr></table>	Drawn	SW	AP2023-2228	Date	16 May 2023	Sheet	Scale		03a/03	Copyright ©		
			Drawn			SW	AP2023-2228										
			Date	16 May 2023		Sheet											
			Scale			03a/03											
			Copyright ©														
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED SALTER & WELSH SHED ADDITION 111 Menin Drive BRIGHTON																

LEGEND (W = Wattage e.g. 35W = 35 Watts.)

-  STANDARD CEILING LIGHT POINT (30W)
-  DOWNLIGHT POINT (UNVENTED) (35W)
-  LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
-  PENDANT LIGHT (30W)
-  WALL LIGHT POINT (30W)
-  2 x 900mm FLUORESCENT LIGHT POINT (36W)
-  2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
-  LIGHT SWITCH
-  SINGLE POWER POINT
-  DOUBLE POWER POINT
-  DOUBLE POWER POINT WITH USB
-  WATER PROOF POWER POINT
-  SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
-  FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 3.8.7.3)
-  TV CONNECTION POINT
-  TELEPHONE CONNECTION POINT
-  SENSOR LIGHT
-  EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 3.8.7.3)
-  FLOOD LIGHT
-  CAT 6 CONNECTION POINT
-  TREAD LIGHTS (2W)
-  DUCTED VACUUM POINT
-  SECURITY SYSTEM KEYPAD
-  SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air or to a roof space that is ventilated in accordance with 3.8.7.4



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									Drawn	SW	AP2023-2228	
									Date	16 May 2023		
									Scale	1 : 100		
										09/03		





Lighting

Class 1 buildings

Main Menu

Help

Calculator

Building name/description	
AP2023-2228, PROPOSED SALTER & WELSH SHED ADDITION, 111 Menin Drive, BRIGHTON	
Number of rows preferred in table below	1

This calculator is not applicable to Classes 10b or 10c.

SATISFIES PART 3.12.5.5										
ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor			System Share of % of Aggregate Allowance Used	
						Adjustment Factor		Design Lumen Depreciation Factor		
						Dimming % Area	Dimming % of Full Power			
										System Allowance
1	Garage	Other	68.9 m ²	140 W	Class 10a building			3.0 W/m ²	2.0 W/m ²	100% of 67%
						Design Average				
						Allowance				
						Class 10 building (associated with a Class 1 building)				
						68.9 m ²		3.0 W/m ²		2.0 W/m ²
						if inputs are valid				
										

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

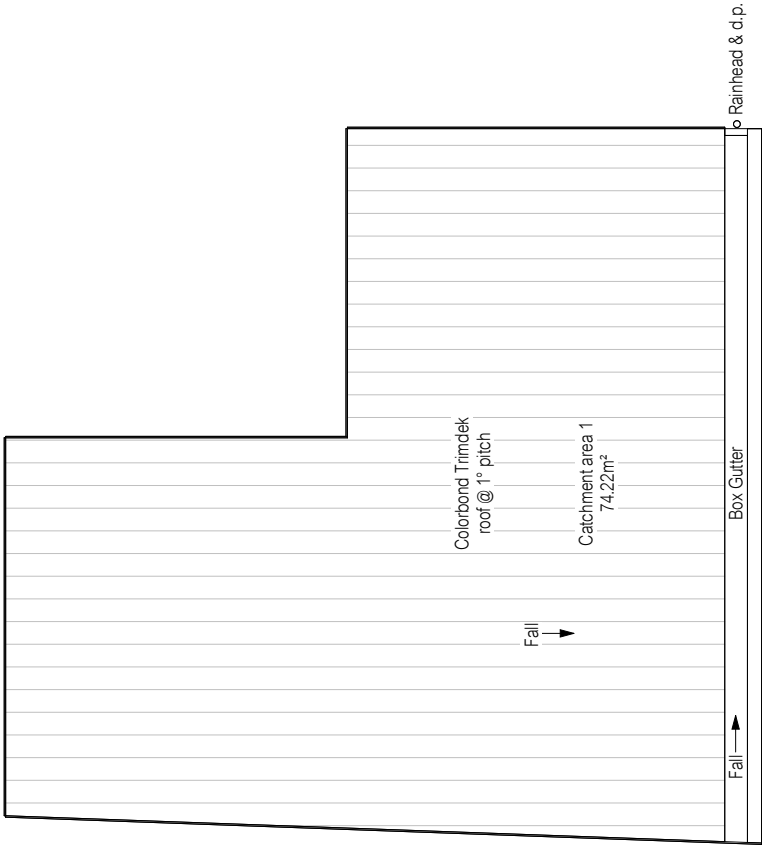
By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (www.abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

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INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R4.1 bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R2.0 bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R2.0 bulk insulation (or equivalent) to all timber floors
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification. Min. 20mm clearance required between roofing and vapour permeable sarking (i.e. batten over sarking OR sarking over batten + vented batten) Min. 25mm air gap above bulk insulation into roof space. Where solar tubes are located, diffusers are to be installed. Where skylights are located, ceiling insulation is to be installed to length of shaft.	

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Drawn		SW	AP2023-2228					
Date		16 May 2023		Sheet				
Scale				10/03				

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Table 3.5.2.4: Controlled front bead height with the front bead of the gutter installed a minimum of 10mm below the top of the fascia.	Batten fixings: 100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.	Batten spacing: 75 x 38 F8 @ 900 Centre	Colorbond fixings: 50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.
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Position and quantity of downpipes are not to be altered without consultation with designer

[illegible]