



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/115

LOCATION OF AFFECTED AREA

7b JORDAN DOWNS DRIVE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING & 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 **11/07/2023**. 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



DEVELOPMENT APPLICATION

JOB: PROPOSED NEW RESIDENCE & SHED

ADDRESS: 7B JORDAN DOWNS DRIVE BRIGHTON TAS 7030

CLIENT : JESSE & EVE DOWNWARD

TITLE REF: 183069/3

CONTENTS: DRAWING NO. / DRAWING TITLE DRAWINGS BY : DUO DESIGN

- 01 SITE PLAN 1.200
- 02 PROPOSED FLOOR PLAN
- 03 PROPOSED ELEVATIONS
- 04 PROPOSED ELEVATIONS
- 05 PROPOSED SHED PLAN
- 06 PROPOSED SEHD ELEVATIONS

Belinda Weston
Mark Day

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Brighton. TAS. 7030

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BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

NOTE: WASTE WATER SYSTEM AND STORMWATER RETENTION DESIGN BY OTHERS

BAL: LOW

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

PROPOSED RESIDENCE (243m²)

PROPOSED SHED (150m²) (10 X 15 X 4m)

PROPOSED PARKING:

PROPOSED RESIDENCE = 2 PARKING SPACES (GARAGE).

DRIVEWAY CONSTRUCTION: COMPACTED GRAVEL WITH TREATED PINE OR EQUIVALENT EDGING TO CONTAIN GRAVEL. LOT 3 ACCESS 4m NOMINAL WIDTH (PRIVATE)

SOIL AND WATER MANAGEMENT NOTES:-

Site to be vegetated and planted according to the attached Landscaping Plan and to satisfaction of the Regional soil and water management code of practice

Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).

Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.

Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.

Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.

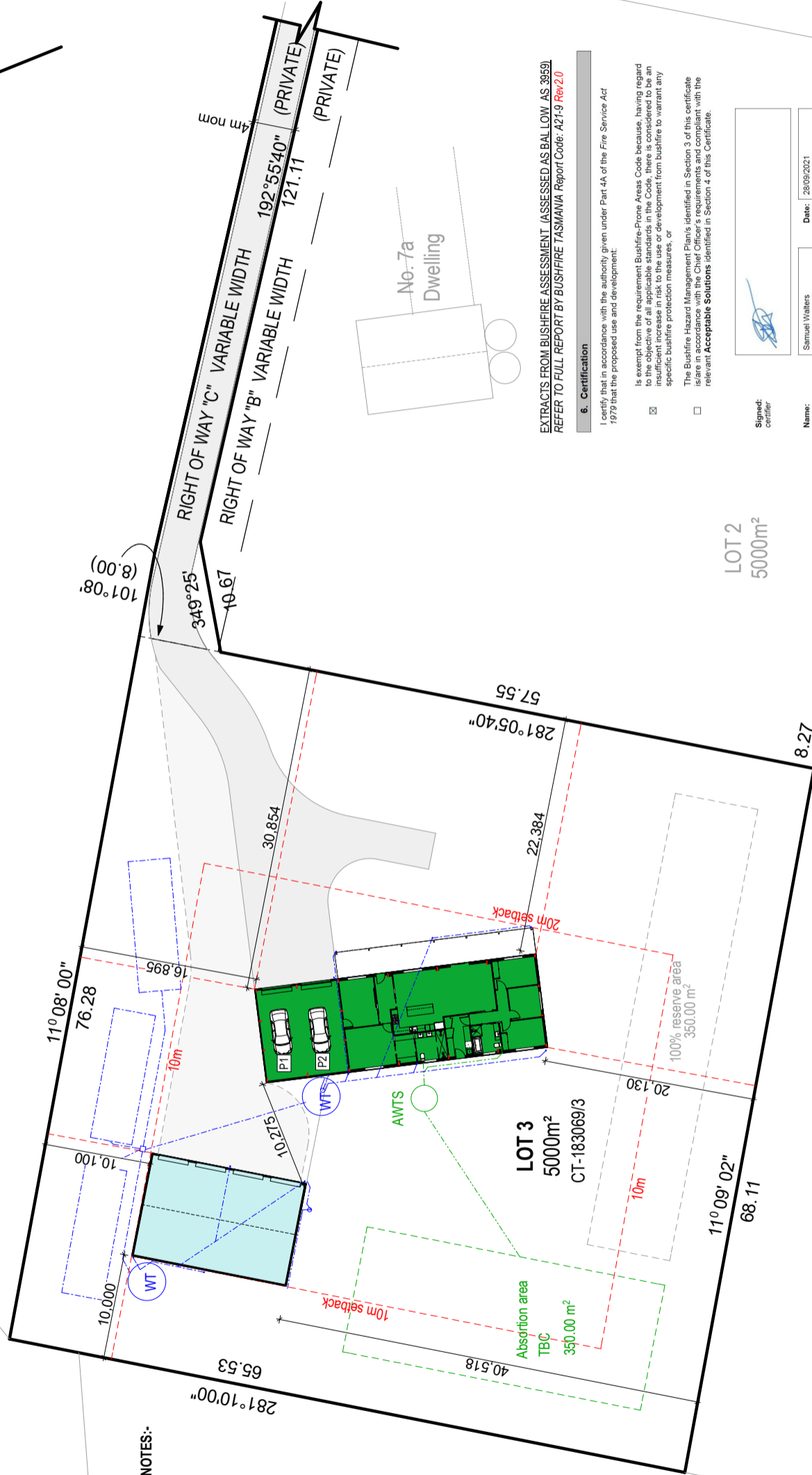
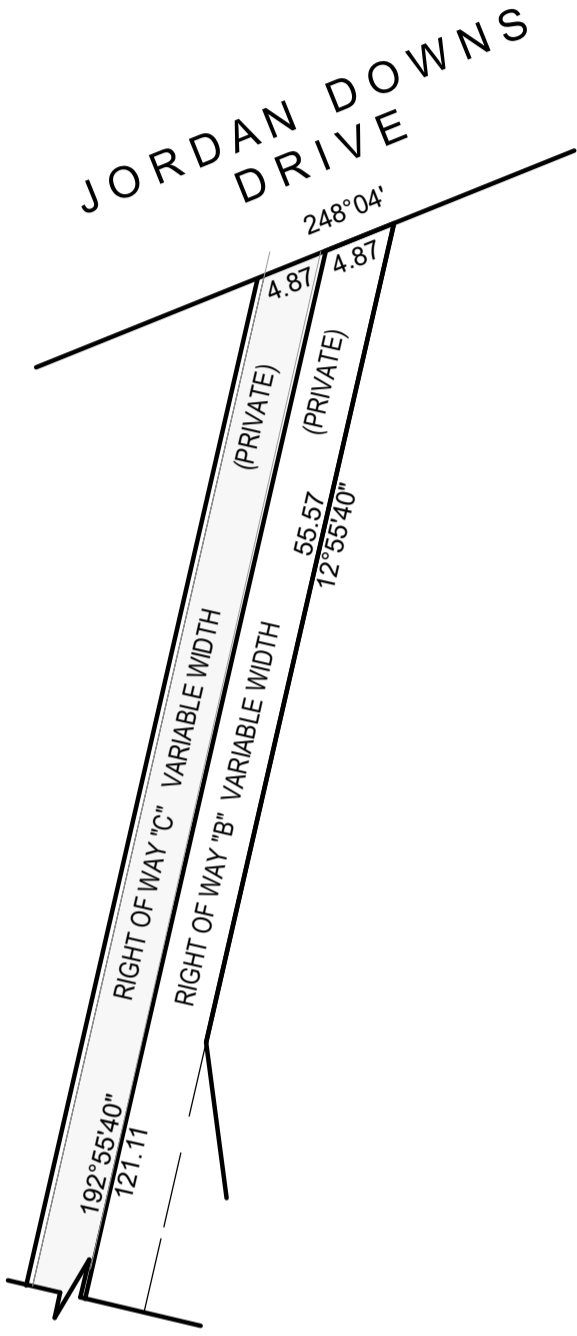
Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.

All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

WT : 22,000L WATER TANK

AWTS: MAY BE MOVED TO SUIT PLUMBING OUTLETS- (CONSIDER FUTURE PLUMBING OUTLET LEVEL OF DWELLING WHEN SITING)

MIN SETBACKS FOR ABSORPTION BEDS BOUNDARIES = 5M FOOTINGS = 2M



EXTRACTS FROM BUSHFIRE ASSESSMENT (ASSESSED AS BAL-LOW AS 3959). REFER TO FULL REPORT BY BUSHFIRE TASMANIA Report Code: A21-19 Rev2.0

6. Certification

I certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 that the proposed use and development:

- is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan is identified in Section 3 of this certificate and in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signature: Samuel Walters

Name: Samuel Walters

Date: 28/09/2021

Certificate Number: A21-9 005

(for Practitioner Use only)

4.4. BAL

Based on all the assessed variables, realised separation distances and using a FDI of 50, the BAL rating for this proposal is BAL-Low in accordance with Table 2.6 of AS3957 2018, Table 3.11 of AS3957 2018 (incorporating Amendment 1) describes BAL-Low.

Bushfire Attack Level (BAL)	Heat flux exposure and levels of exposure within 100m of site	Predicted bushfire attack and levels of exposure Sections	Construction requirements
BAL - Low All Aspects	See clause 2.2.3.2	There is insufficient specific construction requirements	4

Any proposed dwellings/alterations on proposed lots 1, 2 and 3 on the plan of subdivision will be deemed to comply with the conclusion of this report, that being a BAL-Low assessment. All lots within the proposed subdivision are to be maintained as low threat.

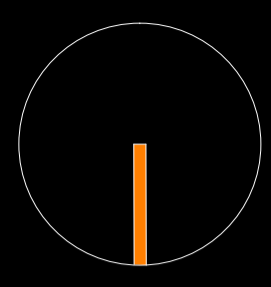
Belinda Weston
Mark Day

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Brighton, TAS. 7030

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or 0434 147 747

Email :
duodesign@bigpond.com



JOB : PROPOSED NEW RESIDENCE & SHED

AT : LOT 3, No. 7B
JORDAN DOWNS DR
BRIGHTON TAS 7030

FOR : JESSE & EVE
DOWNWARD

DRAWING TITLE :
SITE PLAN

DRAWN: MJD

DATE: 15.6.2023

ISSUE: DA

SCALE: 1:500

DWG NO. :
01



THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

FLOOR COVERINGS TBC

CP: SELECTED CARPET ON FOAM UNDERLAY
 TL: SELECTED NON-SLIP TILE
 HY: TIMBER HYBRID OVERLAY FLOORING
 CC: EXPOSED CONCRETE, NON SLIP FINISH

NOTE: ADJUST FLOOR LEVELS AS REQUIRED TO SUIT SELECTED FLOORING MATERIALS.
 MAINTAIN A LEVEL FLOOR THROUGHOUT WHERE POSSIBLE



FLOOR AREAS
 PROPOSED RESIDENCE : 171.48m², 18.45 Squares
 GARAGE : 71.53m², 7.69 Squares
 VERANDA : 47.50m², 5.11 Squares

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JOB : PROPOSED
 NEW RESIDENCE
 AT : LOT 3, NO.7
 JORDAN DOWNS ROAD,
 BRIGHTON
 FOR : JESSE & EVE
 DOWNWARD

DRAWING TITLE :
**PROPOSED
 FLOOR PLAN**

DRAWN: MJD
 DATE: 15.6.2023
 SCALE: A3
 DWG NO. :
02
 ISSUE: DA



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PROPOSED COLOURS:-
SHEET ROOF: COLORBOND BASALT OR SIMILAR TBC
SHEET WALLS: COLORBOND SURFMIST OR SIMILAR TBC

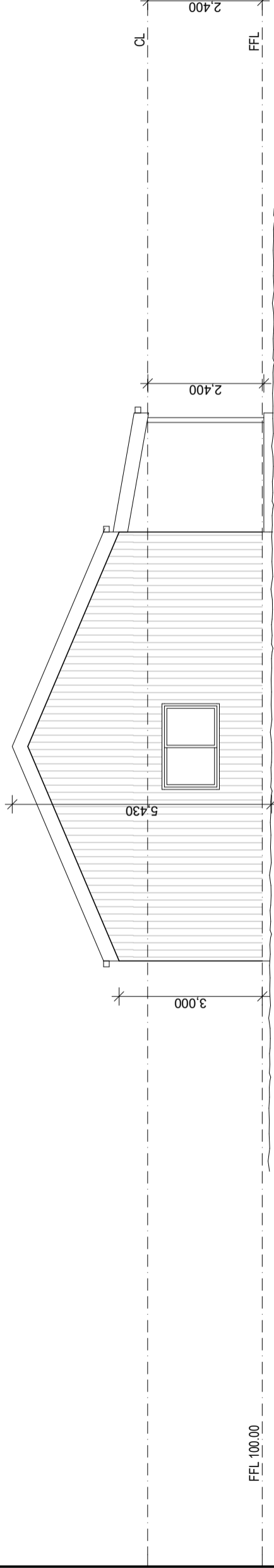
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SOUTH ELEVATION

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WEST ELEVATION

NCC 2022 Part 3.3.3 Surface water drainage

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building; the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (see Figure 3.3.3a) - (i) 25 mm over the first 1 m from the building - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or
- (b) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
- (i) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.3.3a) - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
- (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a), or
- (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building (see Figure 3.3.3b).

GLAZING PART 8 NCC 2022

ALL NEW WINDOWS & GLAZED DOORS TO BE POWDER COATED ALUMINIUM DOUBLE GLAZED UNITS (REFER TO SCHEDULE FOR OPERATION TYPE)
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND NCC 2022 CLAUSES IN PART 8
HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 8.4.

FRAMING NOTES

ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF NCC 2022 PART 6.1. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS.
STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 6.3. REFER TO ENGINEERS DETAILS WHERE PROVIDED.
ALL DECK FIXINGS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL

JOB : PROPOSED
NEW RESIDENCE
AT : LOT 3, NO.7
JORDAN DOWNS ROAD,
BRIGHTON
FOR : JESSE & EVE
DOWNWARD

DRAWING TITLE :

ELEVATIONS

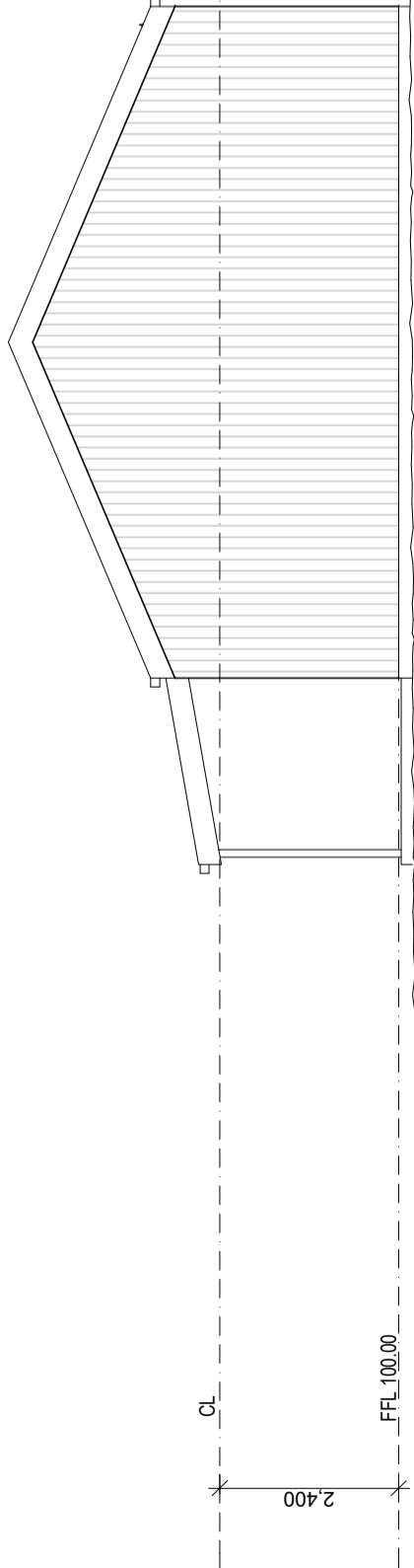
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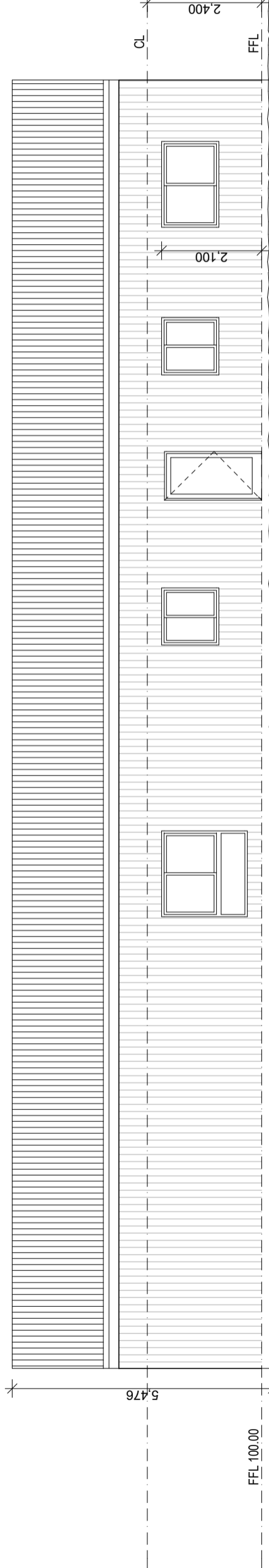
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EAST ELEVATION



NORTH ELEVATION

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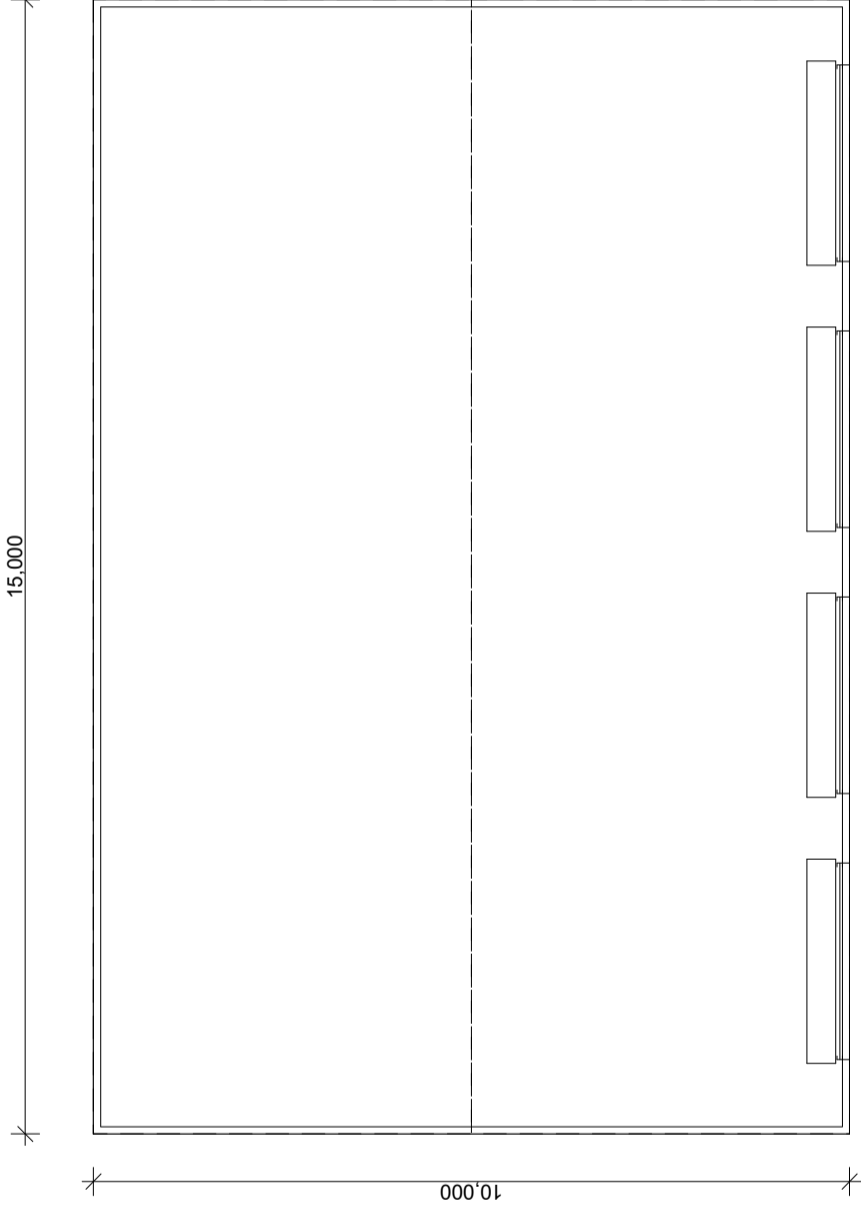
DRAWING TITLE :
ELEVATIONS

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SCALE: A3	ISSUE: DA	
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SHED FLOOR AREA : 150 m2

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NEW RESIDENCE
AT : LOT 3, NO.7
JORDAN DOWNS ROAD,
BRIGHTON
FOR : JESSE & EVE
DOWNWARD

DRAWING TITLE :
**PROPOSED SHED
PLAN**

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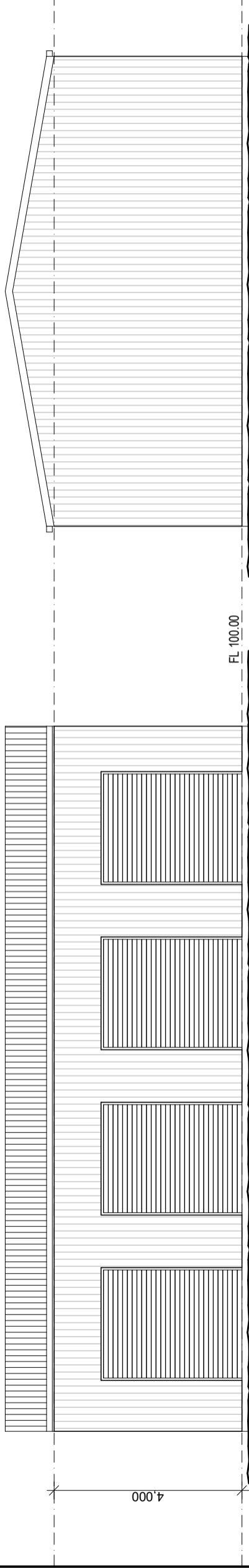
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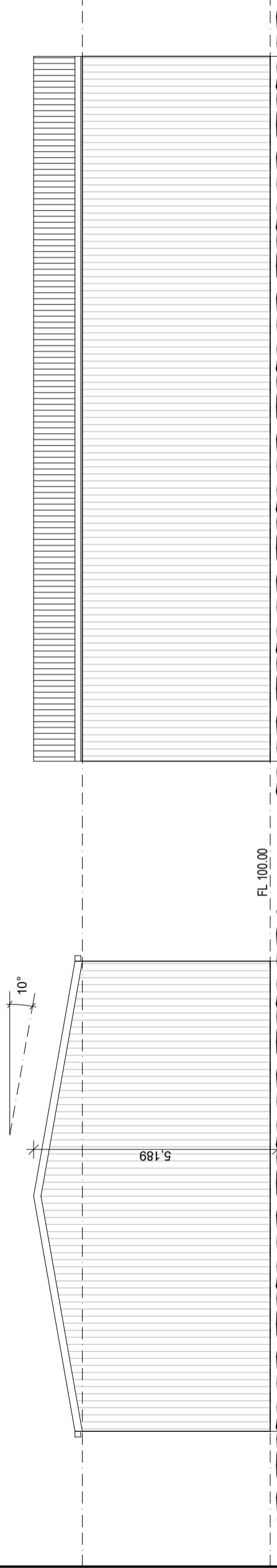
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ROOF CLADDING : CORRUGATED 0.42 BMT BASALT
WALL CLADDING : STEELCLAD 0.42 BMT WINDSPRAY



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

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DRAWING TITLE :

PROPOSED SHED ELEVATIONS

DRAWN:	DATE:	DWG NO. :
MJD	15.6.2023	06
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