



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

---

APPLICATION NO.

**DA2023/126**

LOCATION OF AFFECTED AREA

**3 SUMMERVILLE PLACE, BRIGHTON**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**ADDITIONS AND ALTERATIONS TO DWELLING**

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 OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **11/08/2023**. 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.

**JANINE BANKS**  
**ACTING General Manager**



**Brighton**  
*going places*

## PROJECT INFORMATION

BUILDING DESIGNER: MICHAEL EASTWOOD  
ACCREDITATION No: CC 1066 S  
LAND TITLE REFERENCE NUMBER: 1212012  
FLOOR AREA: Existing 210m<sup>2</sup> Proposed 175m<sup>2</sup> including walkway. TOTAL 385m<sup>2</sup>  
DECK FLOOR AREA: NA  
DESIGN WIND SPEED: N3  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BUSHFIRE-PRONE BAL RATING: BAL-12.5  
ALPINE AREA: NOT APPLICABLE  
CORROSION ENVIRONMENT: LOW  
FLOODING: NO  
LANDSLIP: NO  
DISPERSIVE SOILS: UNKNOWN  
SALINE SOILS: UNKNOWN  
SAND DUNES: UNKNOWN  
MINE SUBSIDENCE: NO  
LANDFILL: UNKNOWN  
DATUM LEVEL AT KERB: UNKNOWN  
GROUND LEVEL: RL as existing  
FINISHED FLOOR LEVEL: RL as existing  
OVERFLOW RELIEF GULLY LEVEL: 150mm below FFL

# Proposed Addition For James Coy and Kelly Eastwood

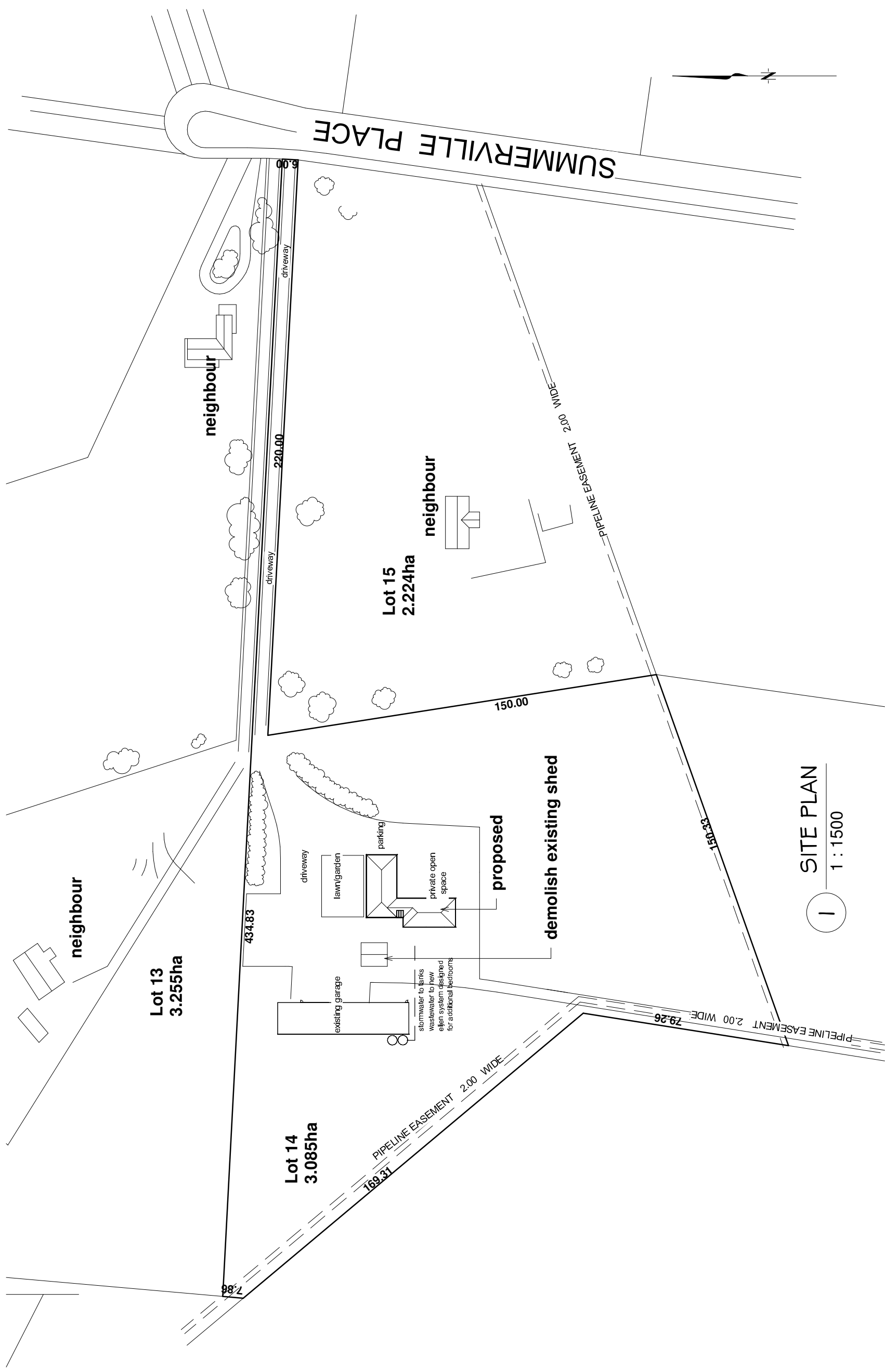
3 Summerville Place  
Brighton TAS 7030

**Michael Eastwood**  
Onshore Design  
building designSTUDIO  
www.buildingdesignstudio.com.au  
office 65 South Arm Road, Rokeby, 7019  
mail/ 10 Restdown Drive, Otago, 7017  
0429901003  
onshoredesigns@bigpond.com

## PLANNING APPLICATION

Sheet Number	Drawing List	Sheet Name
A0	Title Sheet	
A1	Site Plan	
A2	Existing Plan	
A3	Existing Elevations	
A4	Addition Floor Plan	
A5	Elevations	
A6	Elevations	
A7	3D Visuals	
A8	3D Visuals	

*'Drawings and Specifications as instruments of service are and shall remain the property of the Building Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Building Designer. The General Contractor is responsible for confirming and correlating dimensions at the job site. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.'*



**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
 BUILDING - ENERGY REPORTS - BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House  
 Offices: 65 South Arm Road, Rokeby  
 Mail: 10 Restdown Drive, Otago Bay, 7017  
 0429 901 003

Rev.	Date	Description

Printed Date  
 25/07/2023 12:48:55  
 PM

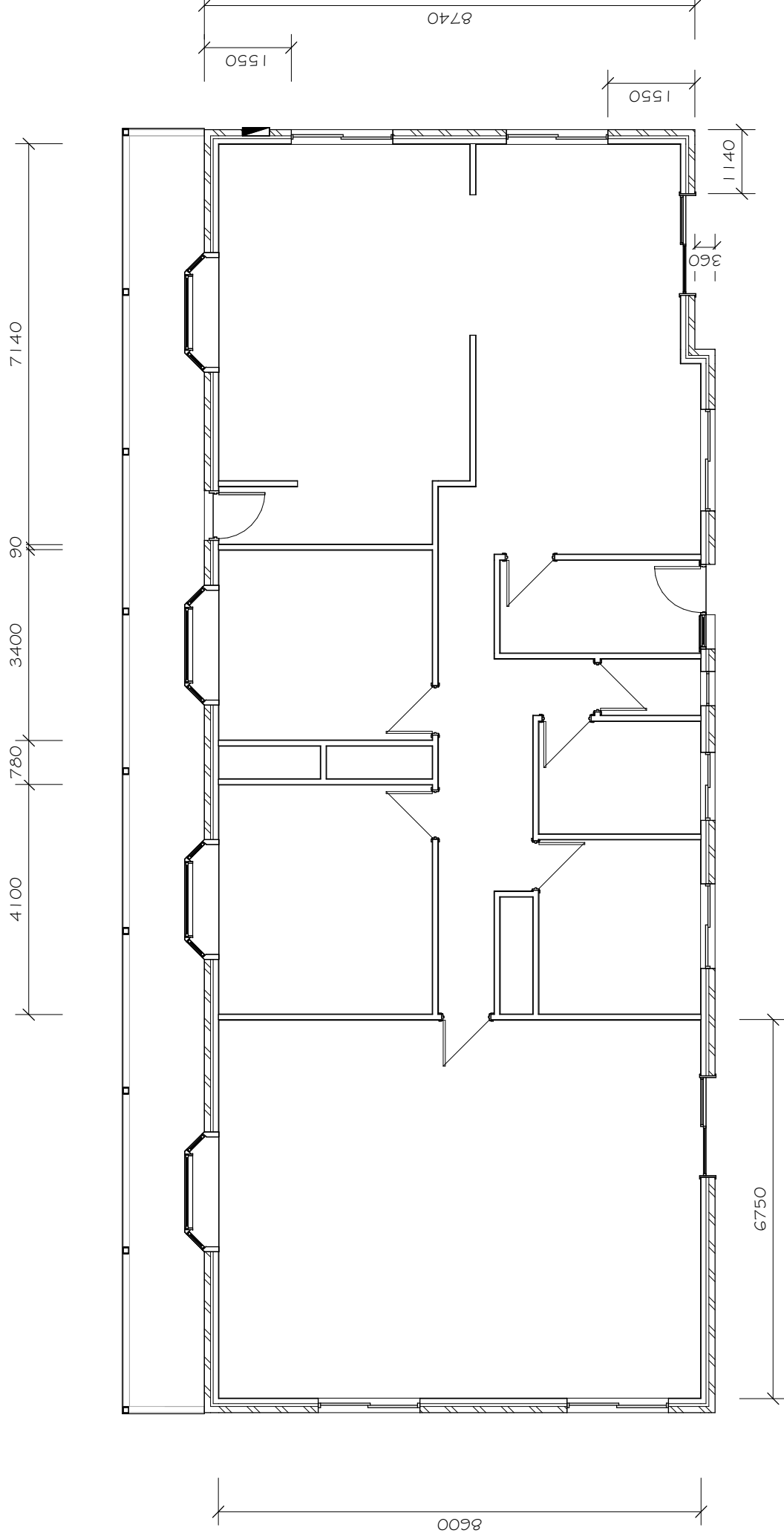
Job Title  
**Proposed Addition**  
 at 3 Summerville Place  
 Brighton, 7030  
 for James Coy and Kelly Eastwood

Drawing Title  
**Site Plan**

Date: 4/07/23  
 Drawn By: Michael Eastwood  
 Accreditation No: CC 1066 S  
 Scale: 1 : 1500  
 Project No:  
 Sheet No: **A1**

A3

EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

A3

EXISTING EAST ELEVATION

A3

EXISTING SOUTH ELEVATION

Flooring Note  
Strip timber flooring throughout unless otherwise noted

### Existing Drawings

These plans are based on a measure by Michael Eastwood  
Builder to cross check existing items prior to proceeding with new

### EXISTING PLAN

1 : 100



Rev.	Date	Description



Printed Date  
25/07/2023 12:48:56 PM



### ONSHORE DESIGNS

MICHAEL EASTWOOD  
 BUILDING - ENERGY REPORTS - BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House  
 Offices: 65 South Arm Road, Rokeby  
 Mail: 10 Restdown Drive, Otago Bay, 7017

0429 901 003

Job Title

Proposed Addition  
at 3 Summerville Place  
Brighton, 7030

for James Coy and Kelly Eastwood

Drawing Title

Existing Plan

Date: 4/07/23

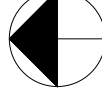
Drawn By: Michael Eastwood  
Accreditation No: CC 1066 S

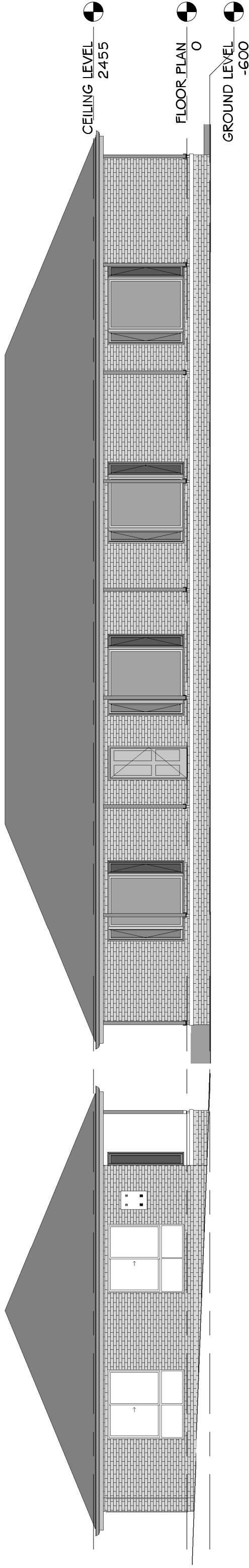
Scale: 1 : 100

Project No:

Sheet No:

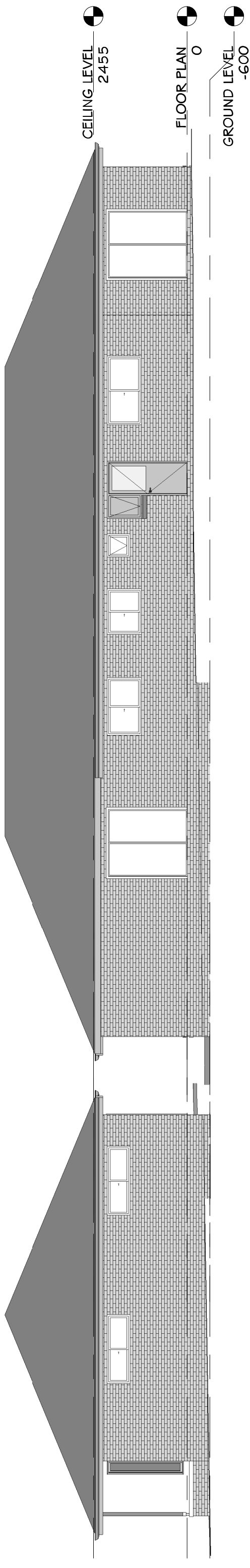
A2





1  
EXISTING EAST ELEVATION  
1 : 100

2  
EXISTING NORTH ELEVATION  
1 : 100



3  
EXISTING WEST ELEVATION  
1 : 100

4  
EXISTING SOUTH ELEVATION  
1 : 100

**ONSHORE DESIGNS**  
MICHAEL EASTWOOD

BUILDING - ENERGY REPORTS - BUSHFIRE REPORTS  
Accredited Building Practitioners  
Design + Documentation  
Interior Design / Planning / Energy Assessments  
Bushfire Assessments / Healthy House  
Offices: 65 South Arm Road, Rokeby  
Mail: 10 Restdown Drive, Otago Bay, 7017

0429 901 003

Rev.	Date	Description

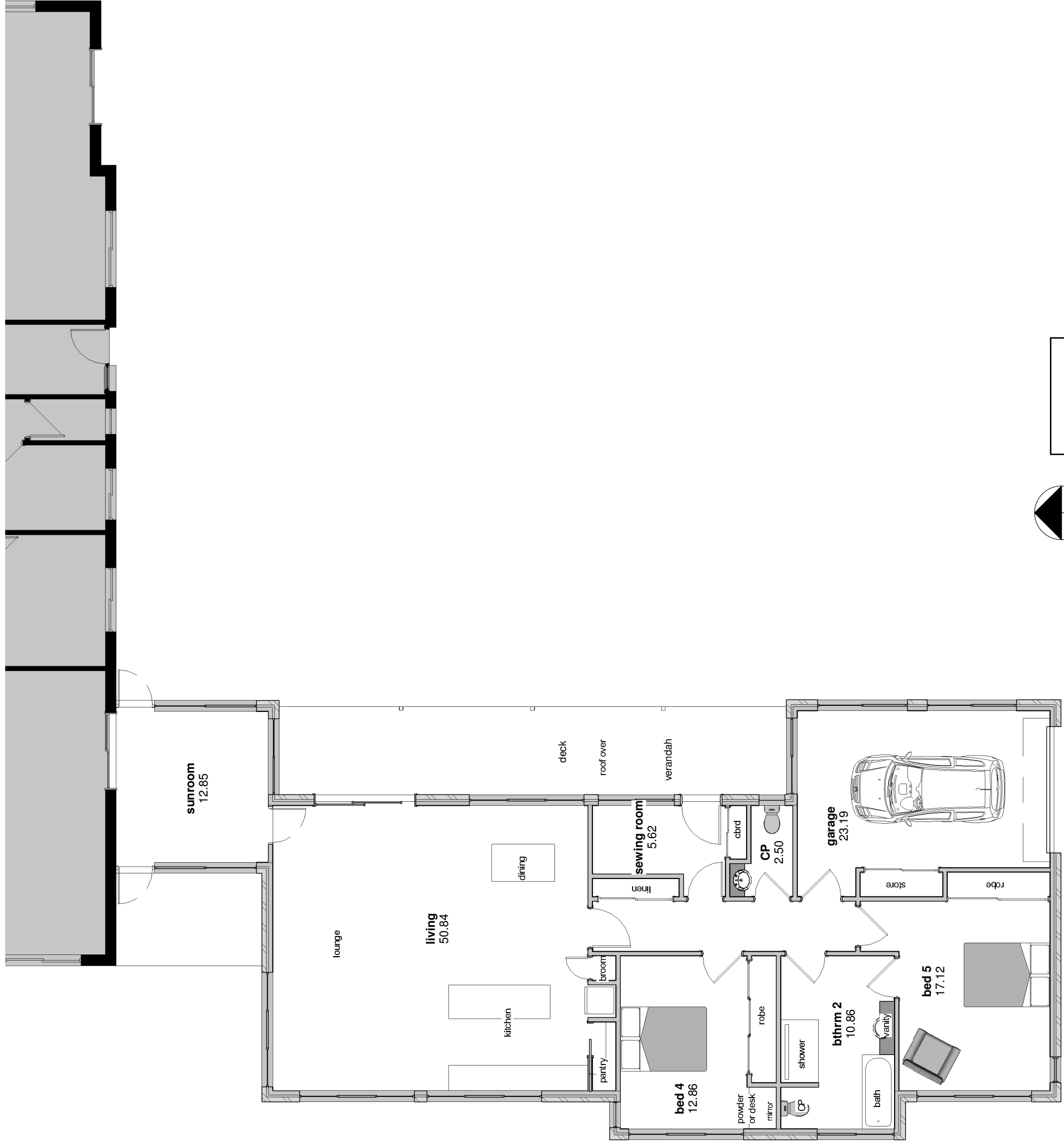
Printed Date  
25/07/2023 12:48:56  
PM

Job Title  
**Proposed Addition  
at 3 Summerville Place  
Brighton, 7030**  
for James Coy and Kelly Eastwood

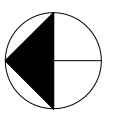
Drawing Title  
**Existing  
Elevations**

Date: **4/07/23**  
Drawn By: Michael Eastwood  
Accreditation No. CC 1066 S  
Scale: **1 : 100**

Project No:  
Sheet No: **A3**



W50N3



FLOOR PLAN

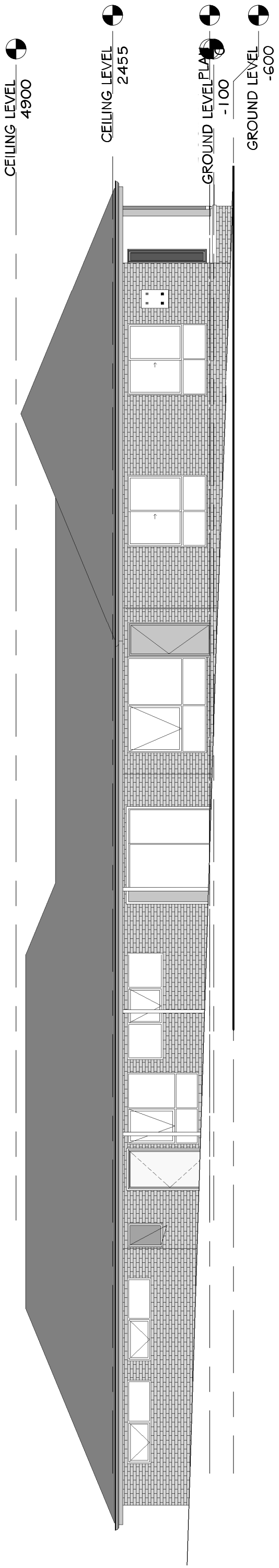
1 1 : 100

SOUTH ELEVATION



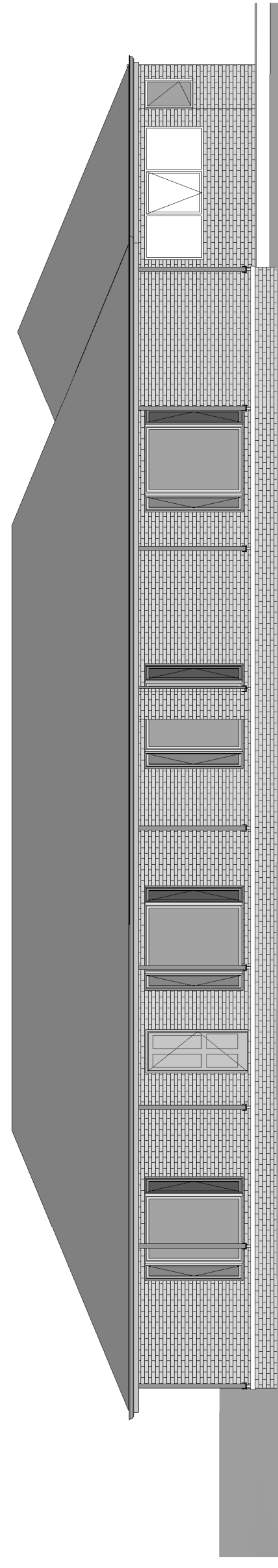
WEST ELEVATION





1 EAST ELEVATION

1 : 100



2 NORTH ELEVATION

1 : 100



Rev.	Date	Description

Printed Date  
25/07/2023 12:48:57  
PM



**ONSHORE DESIGNS**  
MICHAEL EASTWOOD

BUILDING - ENERGY REPORTS - BUSHFIRE REPORTS  
Accredited Building Practitioners  
Design + Documentation  
Interior Design / Planning / Energy Assessments  
Bushfire Assessments / Healthy House  
Offices: 65 South Arm Road, Rokeby  
Mail: 10 Restdown Drive, Otage Bay, 7017

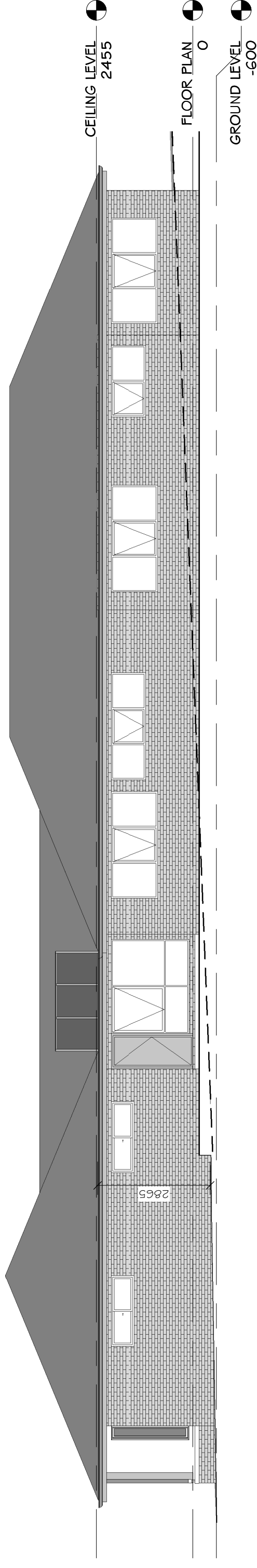
0429 901 003

Job Title  
**Proposed Addition**  
at 3 Summerville Place  
Brighton, 7030  
for James Coy and Kelly Eastwood

Drawing Title  
**Elevations**

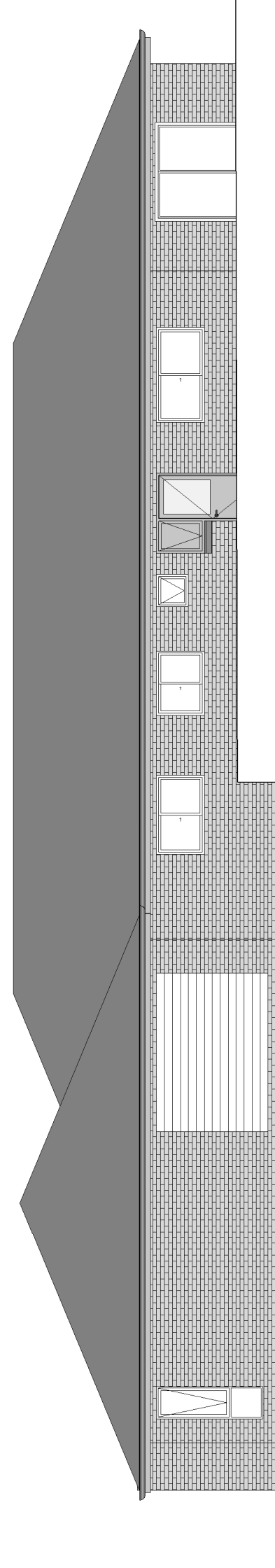
Date: 4/07/23  
Drawn By: Michael Eastwood  
Accreditation No: CC 1066 S  
Scale: 1 : 100

Project No:  
Sheet No:  
**A5**



WEST ELEVATION

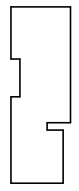
1 1 : 100



SOUTH ELEVATION

2 1 : 100

Rev.	Date	Description

  
 Printed Date  
 25/07/2023 12:48:58  
 PM


**ONSHORE DESIGNS**  
MICHAEL EASTWOOD  
 BUILDING - ENERGY REPORTS - BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House  
 Offices: 65 South Arm Road, Rokeby  
 Mail: 10 Restdown Drive, Otage Bay, 7017  
 0429 901 003

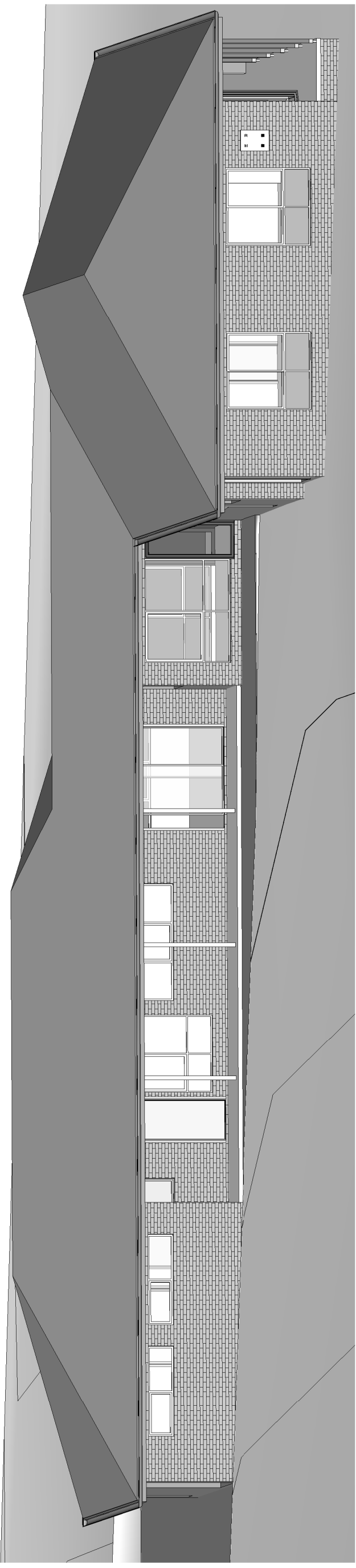
Job Title  
**Proposed Addition**  
 at 3 Summerville Place  
 Brighton, 7030  
 for James Coy and Kelly Eastwood

Drawing Title  
**Elevations**

Date: **4/07/23**  
 Drawn By: Michael Eastwood  
 Accreditation No: CC 1066 S  
 Scale: **1 : 100**

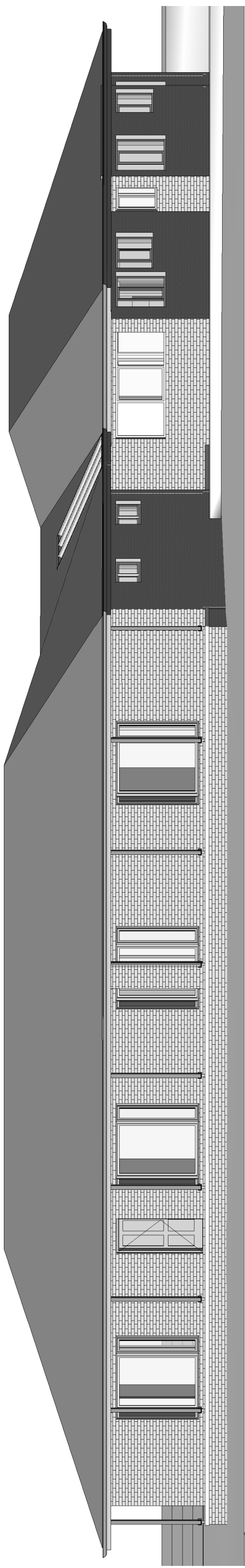
Project No:  
 Sheet No:  
**A6**





EAST VISUAL


1



NORTH VISUAL

2

Rev.	Date	Description


  
 Printed Date  
 25/07/2023 12:48:58  
 PM

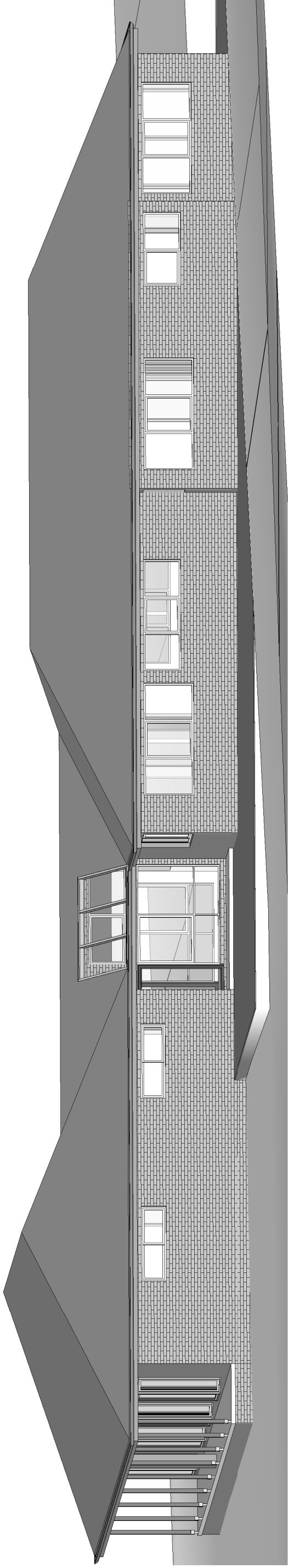

  
**ONSHORE DESIGNS**
  
MICHAEL EASTWOOD
  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS
   
Accredited Building Practitioners
  
Design + Documentation
  
Interior Design / Planning / Energy Assessments
  
Bushfire Assessments / Healthy House
  
Offices: 65 South Arm Road, Rokeby
  
Mail: 10 Restdown Drive, Otage Bay, 7017
  
0429 901 003

Job Title  
**Proposed Addition**  
 at 3 Summerville Place  
 Brighton, 7030  
 for James Coy and Kelly Eastwood

Drawing Title  
**3D Visuals**

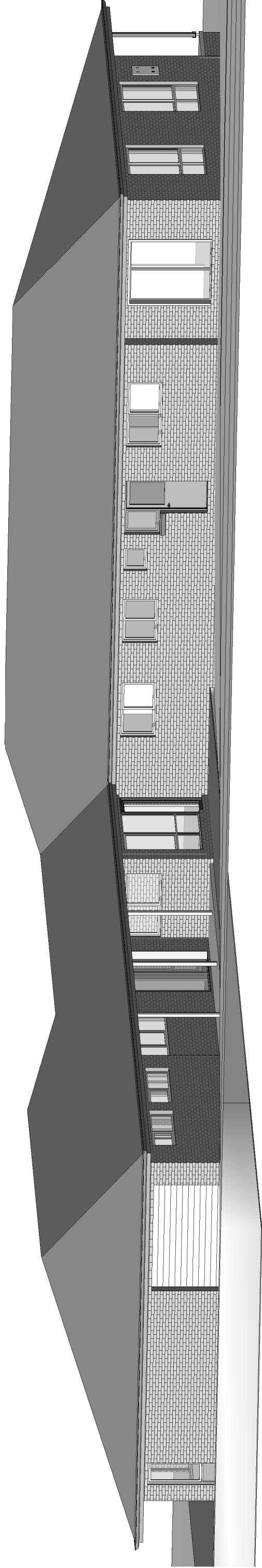
Date: **4/07/23**  
 Drawn By: **Michael Eastwood**  
 Accreditation No: **CC 1066 S**  
 Scale:

Project No:  
 Sheet No: **A7**



WEST VISUAL

1



SOUTH VISUAL

2

Rev.	Date	Description

Printed Date  
25/07/2023 12:48:58  
PM

**ONSHORE DESIGNS**  
MICHAEL EASTWOOD

BUILDING - ENERGY REPORTS - BUSHFIRE REPORTS  
Accredited Building Practitioners  
Design + Documentation  
Interior Design / Planning / Energy Assessments  
Bushfire Assessments / Healthy House  
Offices: 65 South Arm Road, Rokeby  
Mail: 10 Restdown Drive, Otage Bay, 7017

0429 901 003

Job Title  
**Proposed Addition**  
at 3 Summerville Place  
Brighton, 7030  
for James Coy and Kelly Eastwood

Drawing Title  
**3D Visuals**

Date:  
**4/07/23**

Drawn By:  
Michael Eastwood  
Accreditation No.  
CC 1066 S  
Scale:

Project No:

Sheet No:  
**A8**

---

July 2023

# **Development Application Compliance report**

Prepared for

**Brighton Council**

---

obo

**James Coy and Kelly Eastwood  
3 Summerville Place  
Brighton, Tasmania 7030**

Prepared by

**Michael Eastwood**  
Onshore Designs  
onshoredesigns@bigpond.com  
mobile 0429901003

## Introduction

This report forms part of a Development Application for **proposed addition in the 11.0 Rural Living Zone** and relies on the **acceptable solutions and part thereof the performance criteria** to satisfy part of the relevant planning standards. The report is to be read in conjunction with the design drawings prepared by **Michael Eastwood** that form part of this application.

It is the intent of this report to demonstrate compliance with all relevant scheme standards that form part of the Tasmanian Planning Scheme and that are applicable to this application.

---

## Appendices:

### Documents

1. Planning Application Form
2. Titles and folio plans

### Drawings

3. Floor plan, elevations and site plans
-

Date	July 2023
Applicant Details	<b>Michael Eastwood Onshore Designs</b>
Owner Details	<b>James Coy and Kelly Eastwood 3 Summerville Place Brighton, Tasmania 7030</b>
Property Details	Cert Title no 104332/14
Development Address	<b>3 Summerville Place Brighton, Tasmania 7030</b>

---

Development Type	<b>Proposed 175m2 addition to existing dwelling</b>
------------------	---

Development Area	<b>175m<sup>2</sup></b>
------------------	-------------------------

Zone	<b>Rural Living</b>
------	---------------------

Use	Residential
-----	-------------

Application	<b>No Permit Required</b>
-------------	---------------------------

## Description of Development Proposal

Proposed addition to the existing dwelling to include additional two (2) bedrooms, bathroom, wc, sewing room, sunroom, and additional living area with small kitchenette.

The proposed has come about with the need for my clients to care look after their elderly parents in a local family environment. My clients' parents have since sold their house, in a neighbouring allotment, as the dwelling and grounds had become too hard to maintain the existing house which was in excess of 300m<sup>2</sup>. The proposed is attached to the existing dwelling and enables the occupants the ability to have there own living areas and private open space within the confines of the dwelling as a whole. The proposed is wheelchair friendly and the layout is designed to enable disability controls.

With the inability to find suitable housing, in retirement homes as such and places that allow for independent living in a family environment, my client, proposes the addition as part of the existing dwelling although annexed for individual privacy. This type of development is to become more prevalent in all municipalities as the cost of land and building is prohibitive to most people and this includes the family unit from children and elderly parents.

## Applicable Planning Scheme Standards and Codes

---

**ZONE**      11 Rural Living

---

**CODES**    7      Natural Assets Code  
              13      Bushfire Prone Areas Code. (Provided at building application)

---

## COMPLIANCE WITH PLANNING SCHEME

The proposed development is within a defined **Rural Living Zone**. Each scheme standard will be addressed in relation to the proposal.

### **11.0 Rural Living Zone**

#### **11.2 Use Table**

**Residential. If for single dwelling. No permit required**

#### **11.3 Use Standards**

##### **11.3.1 Discretionary uses.**

**NA. No permit required**

#### **11.4 Development Standards for Buildings and Works**

##### **11.4.1 Site Coverage**

**I believe the site coverage is compatible with the character of the existing development in the area.**

**The proposed assists with the management of stormwater by using tanks as a retention area and filtering the stormwater through the use of garden and some household use.**

**P1 The site coverage is well over 400m<sup>2</sup> if you take into consideration the existing garage/shed. Site coverage of 385m<sup>2</sup> with the existing dwelling and the addition.**

**All the allotments in this area are of reasonable size and many of the allotments have a site coverage of that over 400m<sup>2</sup>.**

- a) The property falls gently to the northern boundary. The topography of the site is relatively flat on the building plane with a cut and fill over the whole area of approximately 600mm**
- b) It's a large allotment and has handled large precipitations in the past. Stormwater collected from the roof area will use the existing water tanks as a retention system and the owner plans to irrigate the paddock areas of the allotment with the water catchment. In the summer this area gets incredibly dry and the idea is to keep the property in a fertile state throughout most of the seasons.**

- c) The site is 3.086ha and has an odd shape but not that different from neighbouring properties of similar size. The size of the allotment allows for the proposed to have reasonable setbacks so as not to have any effect on the owners dwelling in relation to shadowing etc.
- d) There are no constraints provided by the existing dwelling and the proposed does not diminish the solar access to the existing dwelling
- e) There is no requirement to remove vegetation with this proposal.
- f) Neighbouring allotments have similar character to the proposed in relation to large sheds and dwellings and all sit in rather well within the vicinity.

#### **11.4.2 Building height, setback and siting**

##### **A1**

**Building height is a maximum 4.1m**

##### **A2**

**Setback from frontage approx. 280m**

##### **A3**

**Western boundary setback 50m. See site plan**

**A4 Residential use is a sensitive use. Setback to the north of 225m from the existing dwelling to an Agricultural Zoned property.**

#### **Applicable Code**

C7.0 Natural Assets Code

C7.4 Use or Development Exempt from this Code

- (c) clearance of native vegetation within a priority vegetation area,
  - (i) on existing pasture or crop production land; or
  - (ii) if the vegetation is within a private garden, public garden or park, national park, or within State-reserved land or a council reserve, provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant;



The proposed addition to the dwelling does not carry the same room style as the existing however it is going to be proposed, at a later application, to change and modernise the existing building and change the roof shape to suit the proposed.

I would like you to consider this application, for a family use, as described earlier in the report. My clients parents need the support of the family as they venture into there twilight years and this proposal enables them to live a slightly independent nature and still somewhat reliant on the family care a close unit family can provide.

Yours Sincerely



Michael Eastwood