



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2022/165

LOCATION OF AFFECTED AREA

107 OLD BEACH ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS (1 EXISTING, 1 NEW)

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 **31/10/2023**. 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.

JAMES DRYBURGH
General Manager



Brighton
going places

DRAWING LIST:-

- DWG. NO. 1 LAY OF 8, COVER PAGE.
- DWG. NO. 2 LAY OF 8, SITE PLAN.
- DWG. NO. 3 LAY OF 8, FLOOR PLANS (UNIT 2)
- DWG. NO. 4 LAY OF 8, ELEVATIONS (UNIT 2).
- DWG. NO. 5 LAY OF 8, FLOOR PLAN (UNIT 1)
- DWG. NO. 6 LAY OF 8, ELEVATIONS (UNIT 1).
- DWG. NO. 7 LAY OF 8, WATER PLAN & DRIVEWAY LONG SECTIONS.
- DWG. NO. 8 LAY OF 8, LANDSCAPING PLAN.

PROJECT INFO:-

- AREA OF SITE, 3,306 M².
- AREA OF UNIT 1 (EXISTING), 144 M² (INC. CARAGE).
- AREA OF UNIT 2 (PROPOSED) CAR FLOOR 100 M², OFF FLOOR 153 M², VERAND DECK 16 M².
- LAND TITLE, C.T. 171529 / 165.
- AREA OF PROPOSED DRIVEWAY / PARKING AREAS, 344 M².

PROPOSED UNIT DEVELOPMENT
FOR C. & N MULUMBA.

AT 107 OLD BEACH RD.,
OLD BEACH.

date JUNE. 2023

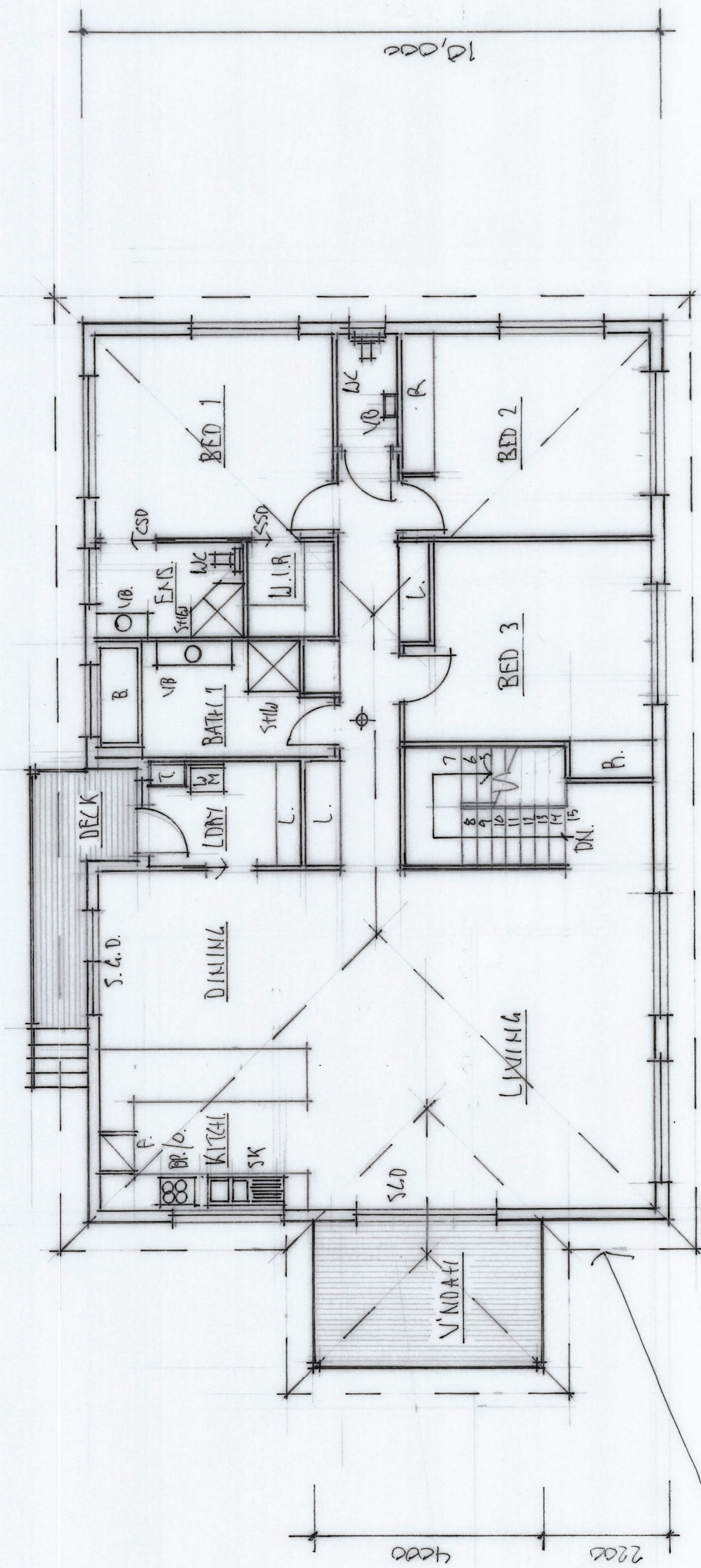
scale 1:100, 1:250

(GRANT SETT ACC. NO. CC1366).

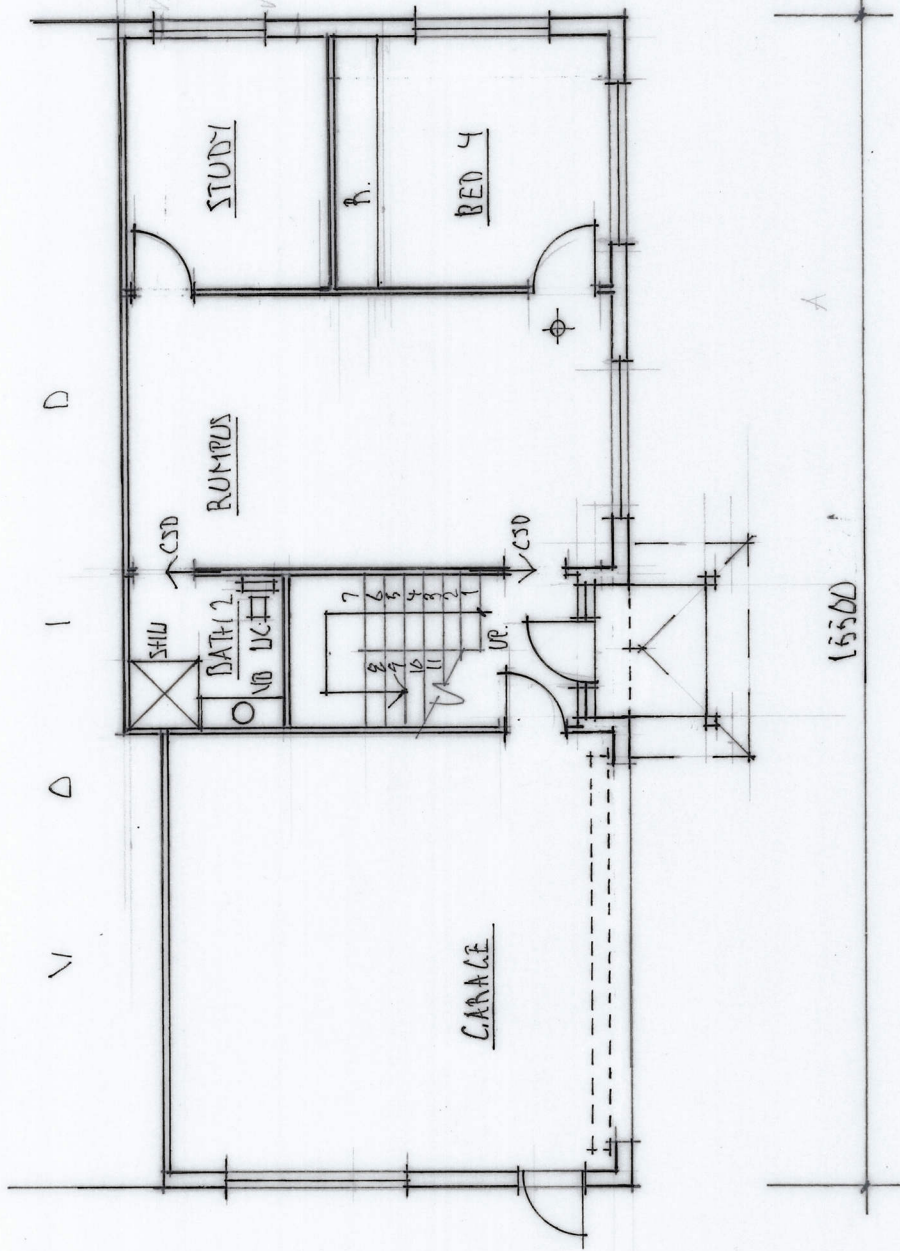
DWG. NO. 1 LAY OF 8.

Φ- DENOTES CEILING MOUNTED, HARD
WIRED SMOKE DETECTORS, INTER
CONNECTED WITH BATTERY BACK UP.

LINE OF ROAD ABOVE.



UPPER FLOOR



LOWER FLOOR

FLOOR PLAN - unit 2

PROPOSED UNIT DEVELOPMENT
FOR C. & N. MULUMBKA.
AT 107 OLD BEACH RD.,
OLD BEACH
DATE, JUNE 2023 SCALE 1:100
(GRANT SCOTT A.C. NO. CL13266).
DW. NO. 31A P OF 8.

CORRAL ROOFING FROM "DOLOURBONO"
FINISHED AT 22.5° PITCH.

RIDGE

7300 ±

2400 MIN.

2400 MIN.

FINL

UPP. C.L.

UPP. E.L.

UPP. C.L.

UPP. E.L.

elevation A

ROLLER DOOR.

P-90 X 90 TRIP POSTS PAINT FINISH.

elevation B

TRAIL INFILLS TO NOT ALLOW PASSING
OF 125 Ø SPHERE.

FACE B'WORK TO ALL ELEVATIONS.

UPP. C.L.

UPP. E.L.

UPP. C.L.

UPP. E.L.

elevation C

ALUMINIUM FRAMED WINDOWS.

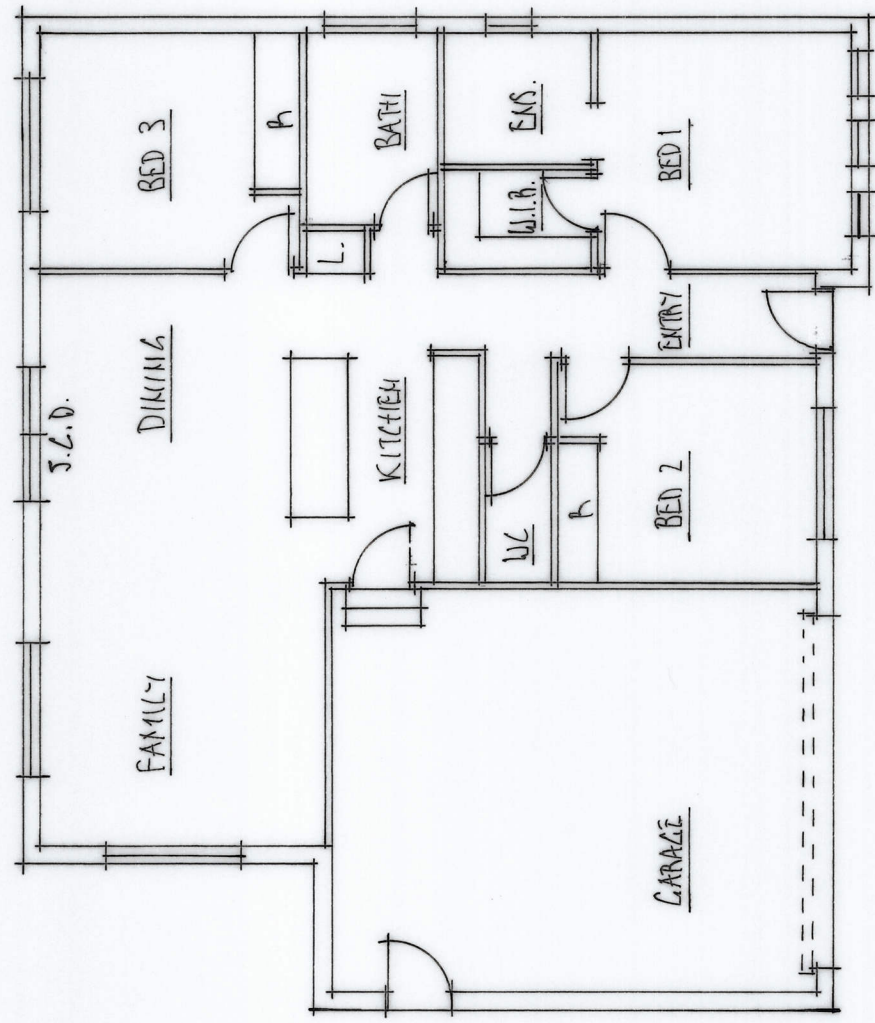
elevation D

BRICK SILLS.

PROPOSED UNIT DEVELOPMENT
FOR C. & N. MOUNTAIN.
AT 107 OLD BEACH RD.,
OLD BEACH.
DATE: JUNE 2013 SCALE 1:100
(GRANT SCOTT ARCH. NO. CL1366).
DWG. NO. 4 LAY 01 OF 2



13576



11500

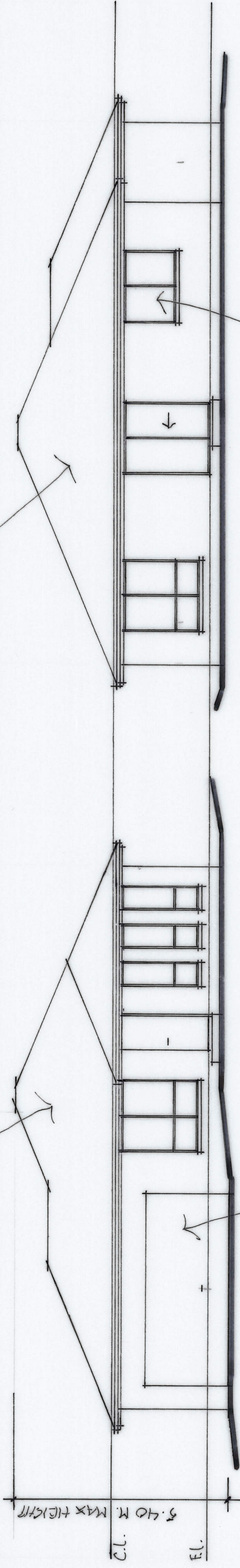


floor plan - unit 1 (existing).

PROPOSED UNIT DEVELOPMENT
FOR C.A.N. MULLUMBA.
AT 107 OLD BEACH RD.,
OLD BEACH.
DATE, JUNE 2023.
SCALE, 1:100
(GRANT SCOTT ACC. NO. CL1366).

DRAW. NO. 5/ATP OF 8.

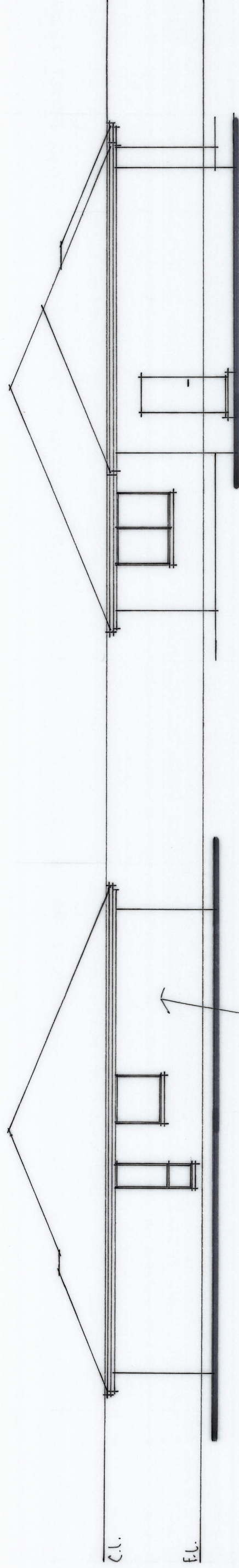
"COLORADO" FINISHED CORRUGATED IRON ROOF
CLADDING AT 22.5° PITCH.



elevation E

elevation F

ALUMINIUM FRAMED WINDOWS.

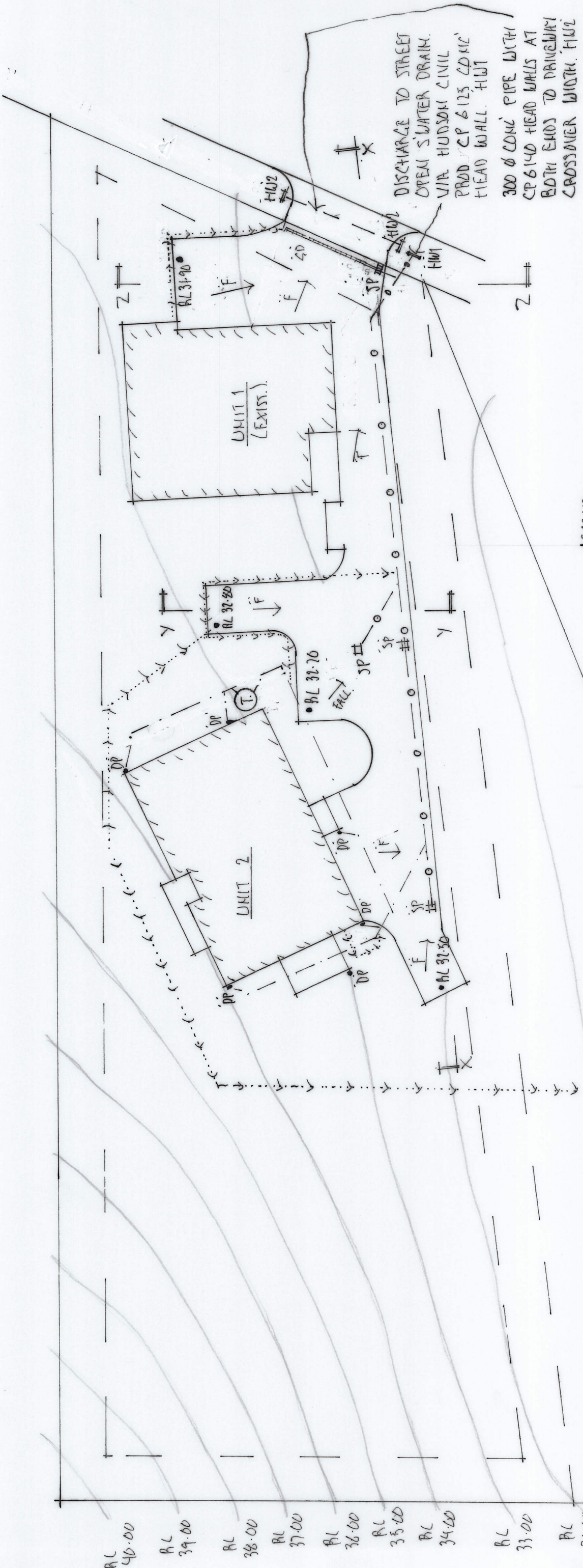


elevation G

elevation H

FACE BLDG TO ALL EXTERNAL WALLS.

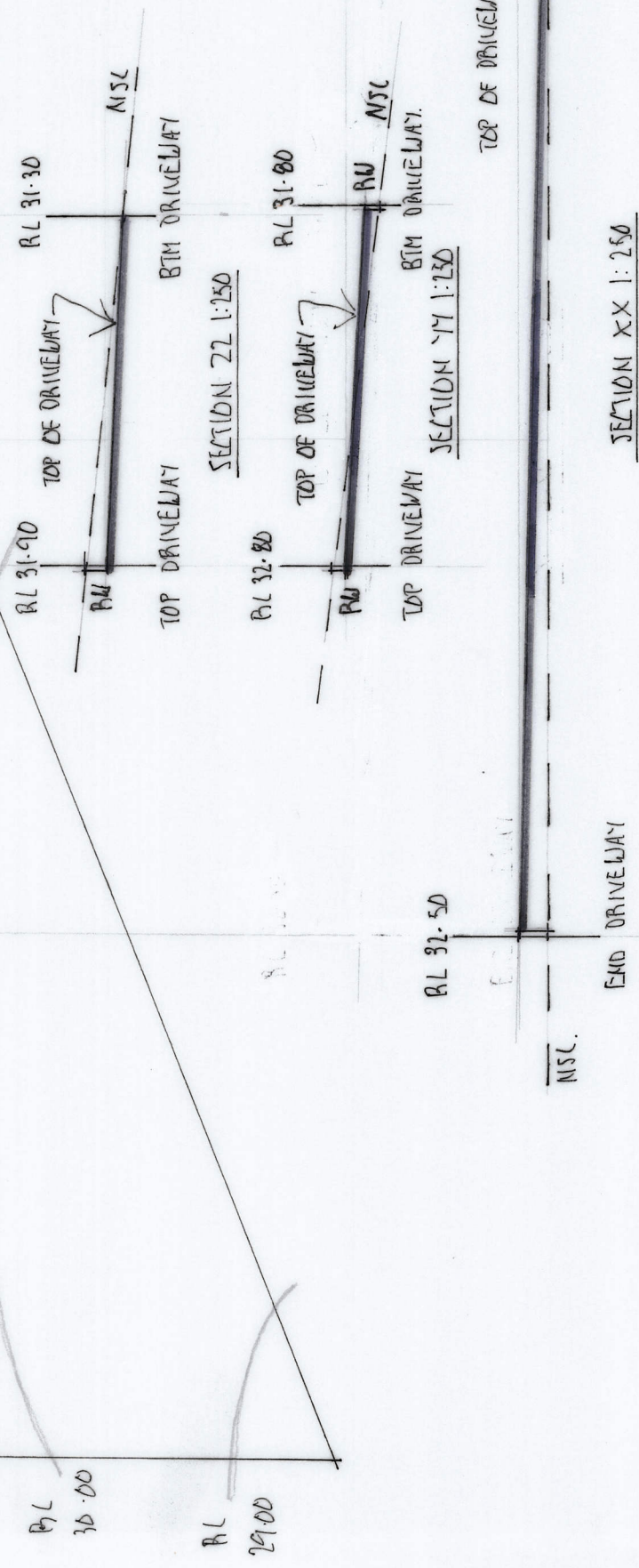
PROPOSED UNIT DEVELOPMENT
FOR C & M. MULUMBA.
AT 107 OLD BEACH RD.,
OLD BEACH.
DATE JUNE 2023.
SCALE 1:100
(GRANT SCOTT ARCH. NO. CL1366).



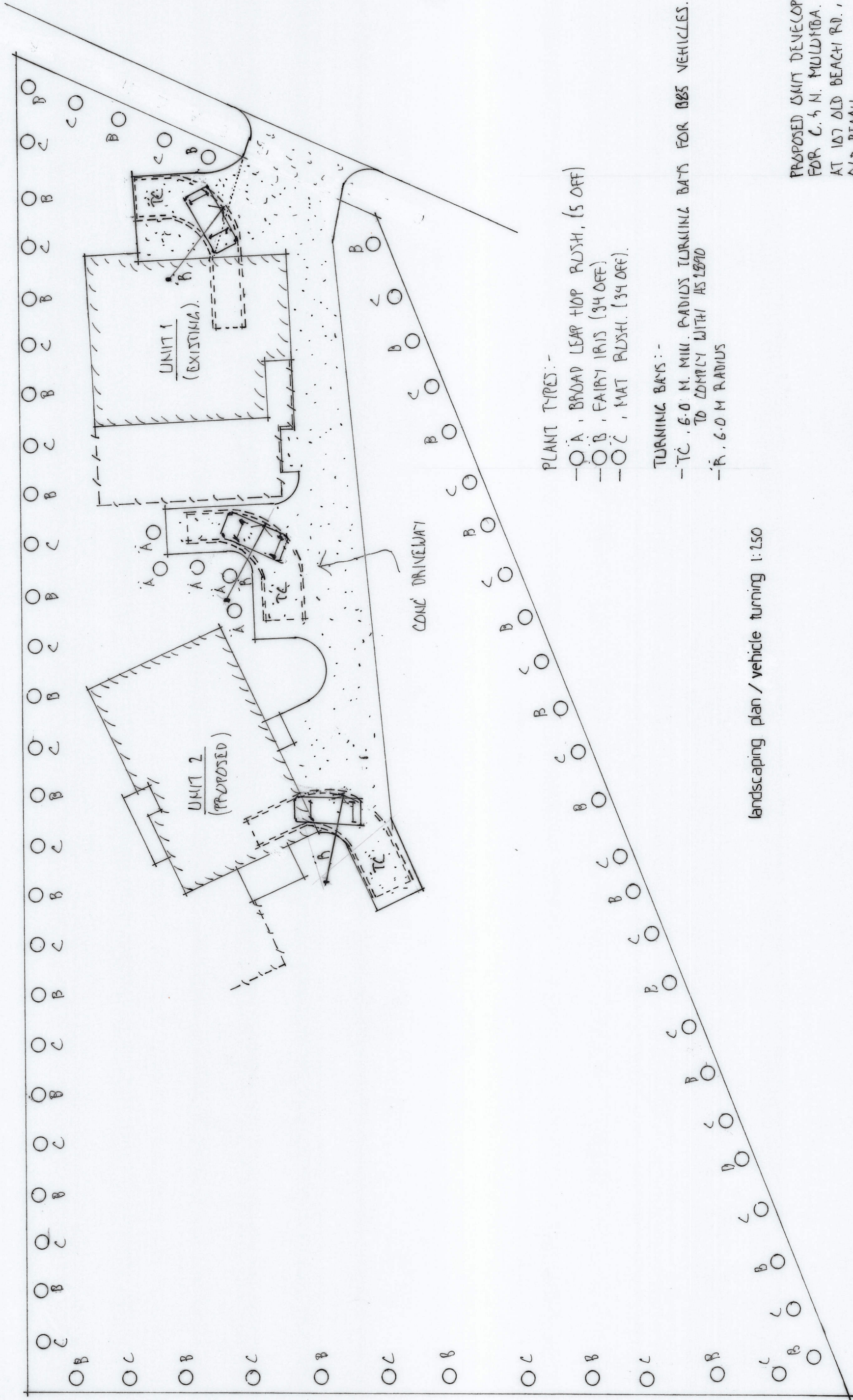
LEGEND :-

- DP 90 Ø PVC DOWN PIPES
- SP 450 SQ X 450 D. SUMPS WITH LALU. TRAFFICABLE LIDS.
- LD 150 U. X 150 MIN. D. LATERED DRAIN WITH LALU. TRAFFICABLE LID & FALL TO SUMP.
- F FALL DIRECTION IN DRIVEWAY SURFACE.
- DENOTES 90 Ø PVC H.A. DRAIN BEHIND RET. WALLS & AT BASE OF SITE CUTS WITH MIN 1% FALL TO WATER LINES.
- T 5,000 LITRE WATER TANK WITH OVERFLOW TO WATER LINE.
- Ø --- DENOTES 150 Ø PVC WATER PIPE

stormwater plan 1:250



PROPOSED UNIT DEVELOPMENT
FOR O.K.M. MUMUMBA.
AT 107 OLD BEACH RD.,
OLD BEACH
DATE, JUNE 2023
SCALE, 1:250
(GRANT SDDT HCL NO. CL1366)



PROPOSED UNIT DEVELOPMENT
FOR C. & N. MULUMBABA.
AT 107 OLD BEACH RD.,
OLD BEACH.
DATE JUNE 2023
SCALE 1:250
(GRANT SCOTT ALL. NO. C1366).
DW. NO BLAT OF B.

Amended Submission to Planning Authority Notice

Council Planning Permit No.	DA 2022/ 165	Council notice date	19/07/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01157-BTN	Date of response	21/07/2022
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	107 OLD BEACH RD, OLD BEACH	Property ID (PID)	3473188
Description of development	Multiple Dwellings x2 (1 ex + 1 new)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Grant Scott	Site Plan	--	June 2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au