



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/167

LOCATION OF AFFECTED AREA

9 OLIFFE CLOSE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING

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 **24/10/2023**. 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



**RONALD
YOUNG + CO
BUILDERS**

**174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633**

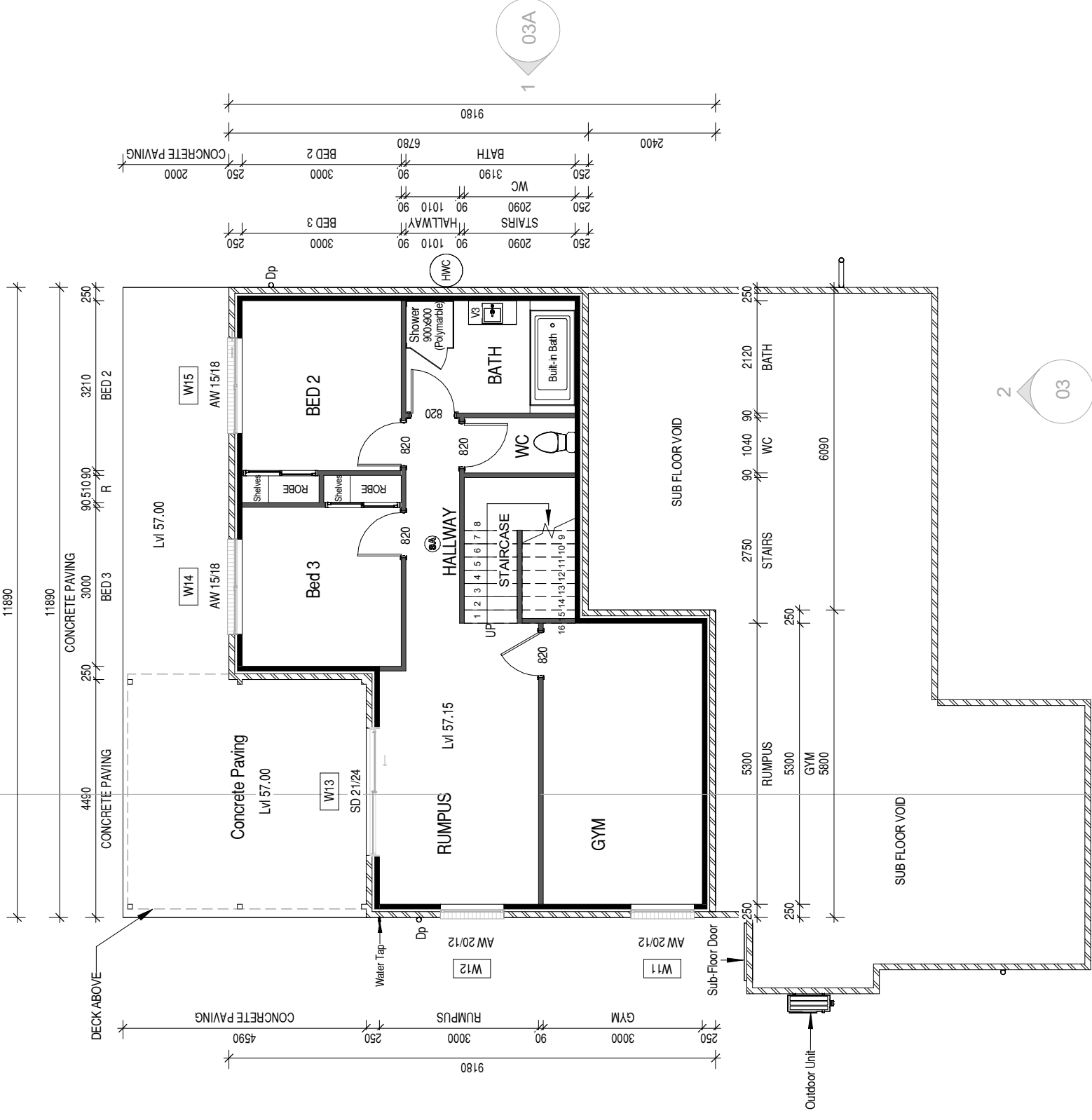
Lower FL	57.150
Lower FL CL	59.550
Upper FL	59.850
CL	62.250

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals).

SIGNATURE:

DATE:



AREA SCHEDULE

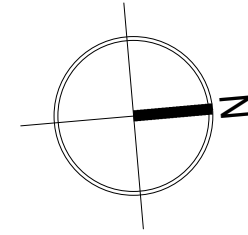
Lower Floor	: 82.9 m ²
Upper Floor (Dwelling)	: 123.5 m ²
Garage area	: 43.3 m ²
Total Floor Area:	: 249.7 m²
Porch	: 4.4 m ²
Timber Deck/Balcony	: 19.7 m ²
Concrete Paving	: 35.4 m ²

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

NOTES:
DP DOWN PIPE

**For Kitchen Details,
Refer to Kitchen Joinery Design**

**GLAZING NOTE:
All Windows are Double glazed.**



BAL : LOW

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DRAWING: LOWER FLOOR PLAN
DATE: 05.10.2023
FILE NAME: 2265
DRAWN BY: RK
DWG No: 02

Rev.	Date	Revision Description	Drawn
D	05.10.2023	W8 glass modified and Embankment easement & blockwork wall added	RK
C	19.09.2023	Modified as feedback	RK
B	07/09/2023	Modified as feedback	RK
A	21.08.2023	Modified as feedback	RK
	18.08.2023	BA PLANS	RK

**PROPOSED DWELLING FOR DREYAR AND CLARK
AT 9 OLIFFE CLOSE, OLD BEACH**

Scale: 1 : 100



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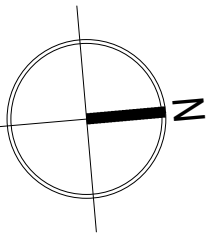
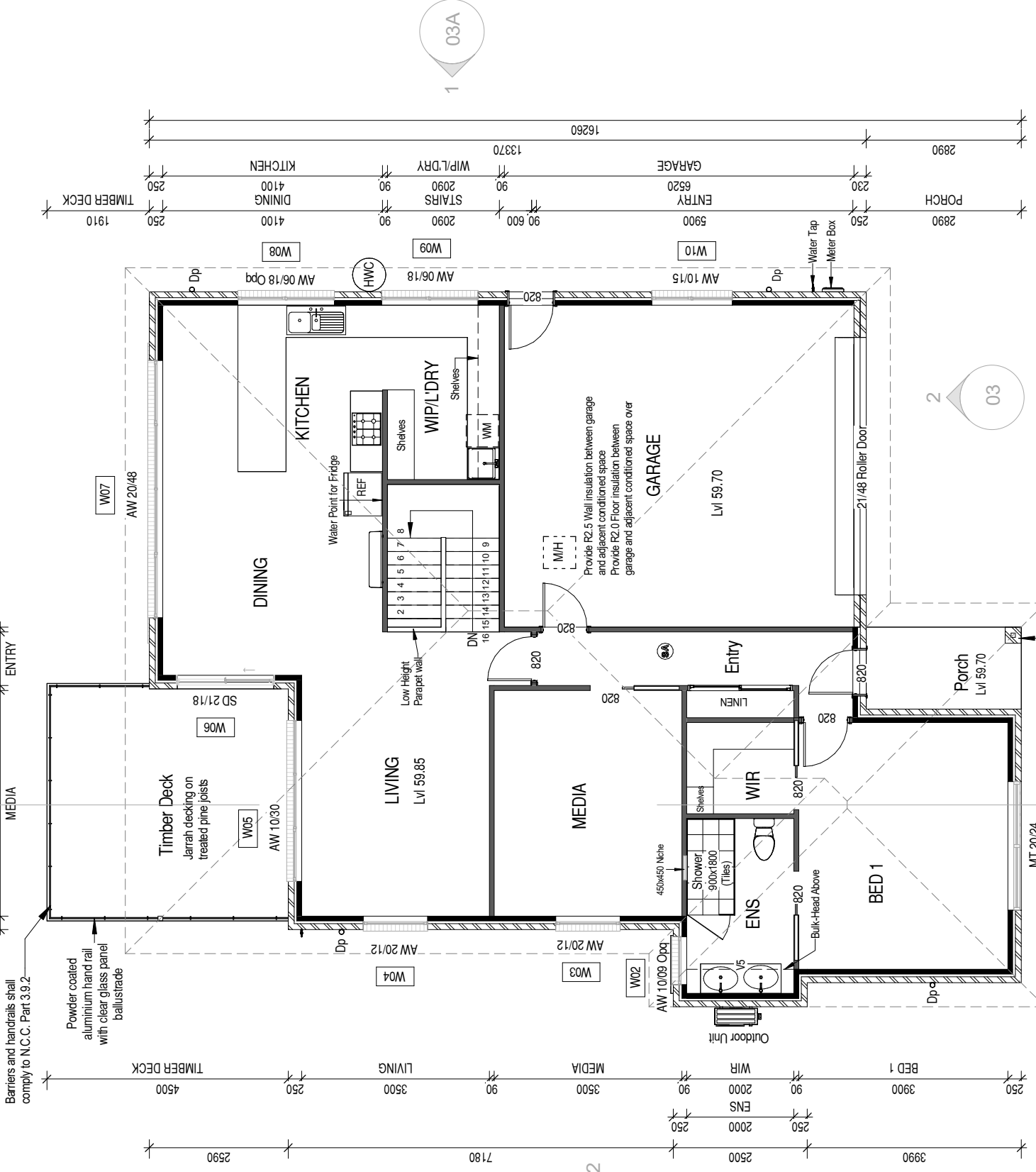
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AREA SCHEDULE

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Vanity Legend

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V3	900 mm
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V5	1500 mm

NOTES:
DP DOWN PIPE

**For Kitchen Details,
Refer to Kitchen Joinery Design**

**GLAZING NOTE:
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BAL : LOW

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DRAWING: UPPER FLOOR PLAN
DATE: 05.10.2023
FILE NAME: 2265
DRAWN BY: RK
DWG No: 02A

Rev.	Date	Revision Description	Drawn
D	05.10.2023	W8 glass modified and Embankment easement & blockwork wall added	RK
C	19.09.2023	Modified as feedback	RK
B	07/09/2023	Modified as feedback	RK
A	21.08.2023	Modified as feedback	RK
	18.08.2023	BA PLANS	RK



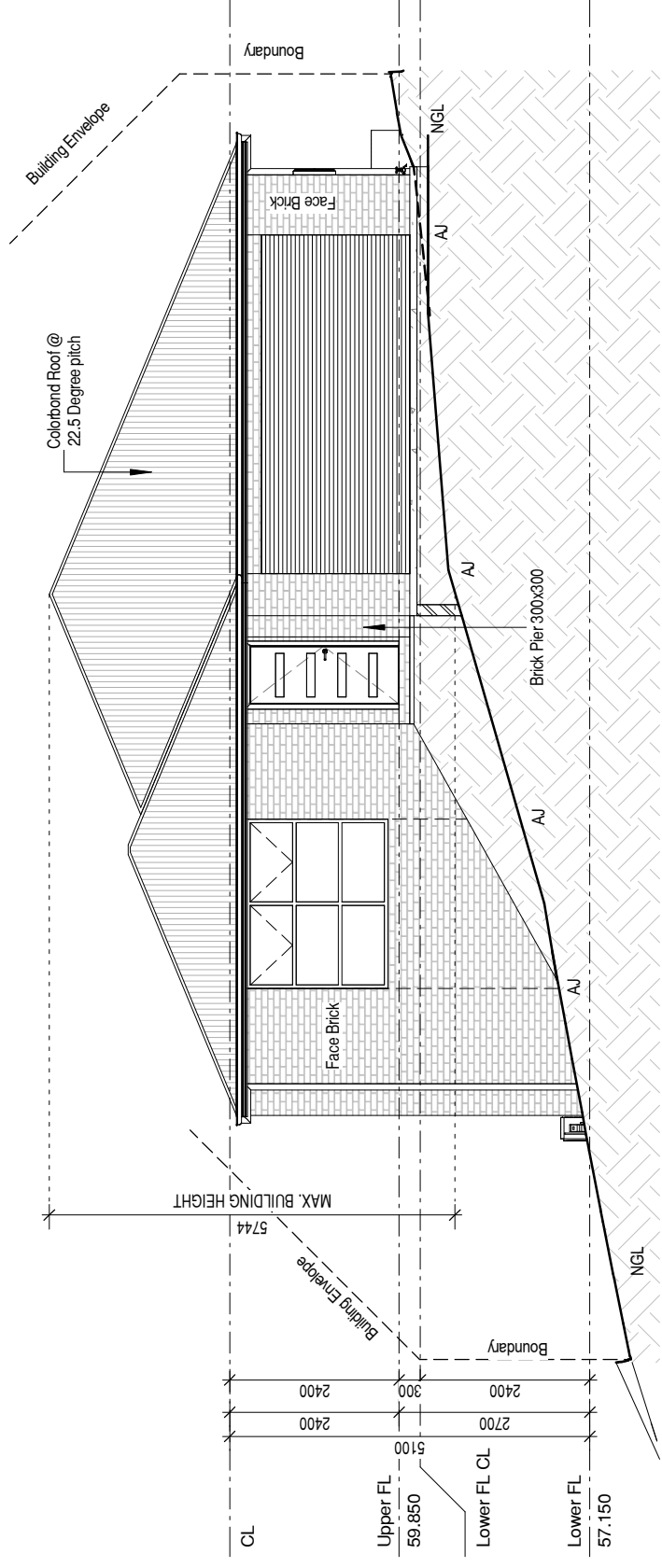
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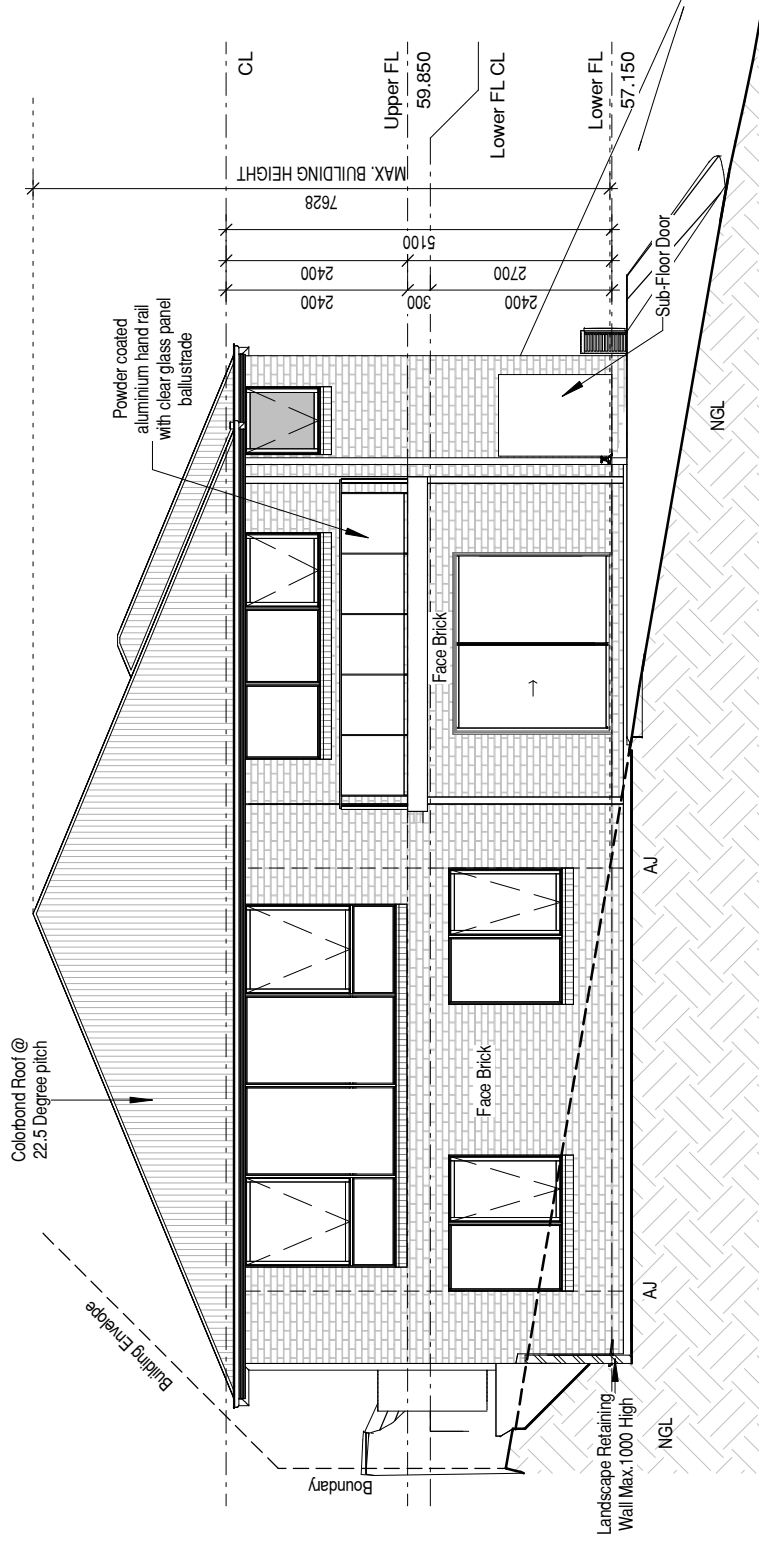
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DATE:



NORTH Elevation



SOUTH Elevation

GLAZING NOTE:
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BAL : LOW

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DRAWING: ELEVATIONS SHEET 1
DATE: 05.10.2023
FILE NAME: 2265
DRAWN BY: RK
DWG No: 03

Rev.	Date	Revision Description	RK
D	05.10.2023	W8 glass modified and Embankment easement & blockwork wall added	RK
C	19.09.2023	Modified as feedback	RK
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A	21.08.2023	Modified as feedback	RK
	18.08.2023	BA PLANS	RK
		Drawn	Drawn

**PROPOSED DWELLING FOR DREYAR AND CLARK
AT 9 OLIFFE CLOSE, OLD BEACH**

Scale: 1 : 100



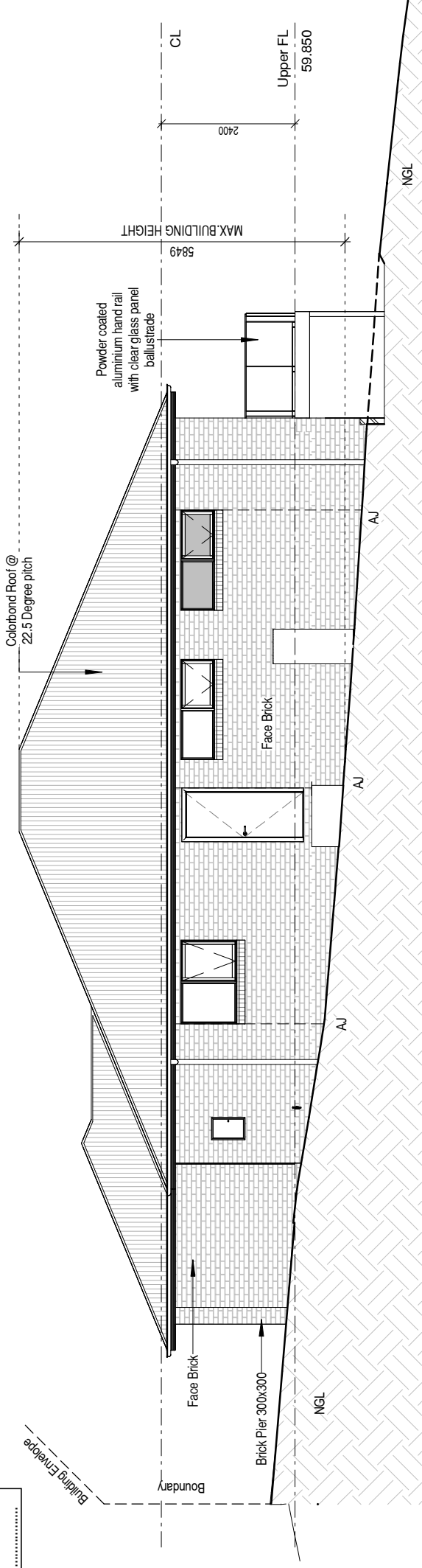
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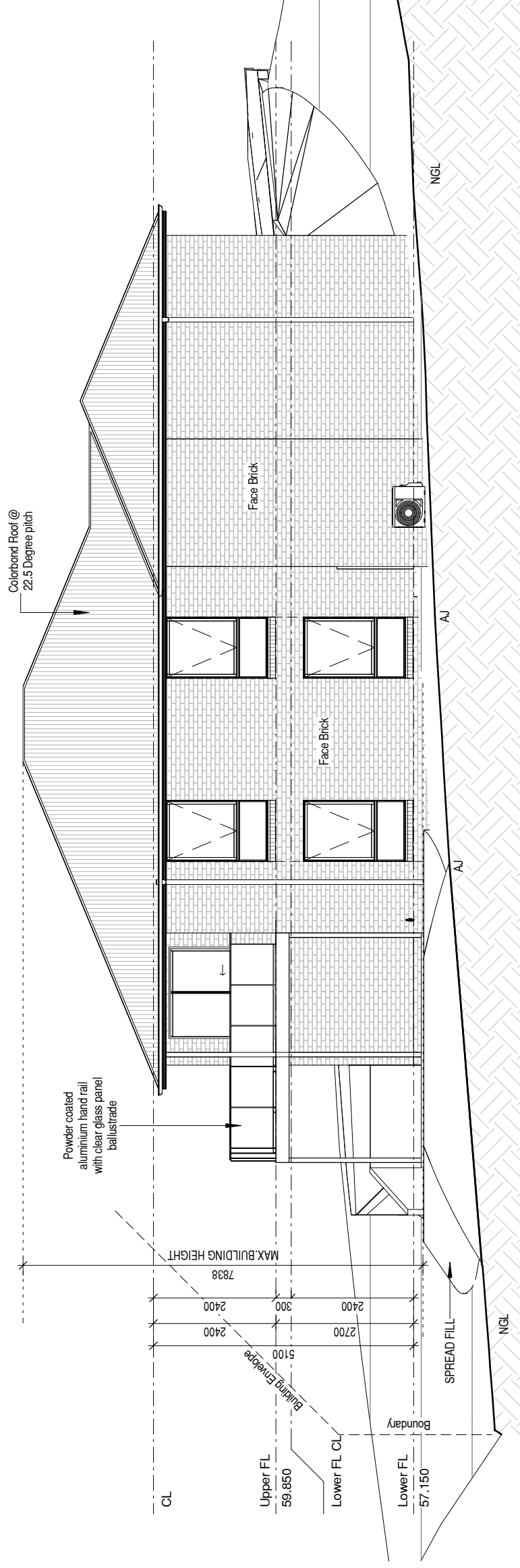
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EAST Elevation



WEST Elevation

GLAZING NOTE:
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BAL : LOW

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DRAWING: ELEVATIONS SHEET 2
DATE: 05.10.2023
FILE NAME: 2265
DRAWN BY: RK
DWG No: 03A

Rev.	Date	Revision Description	RK
D	05.10.2023	W8 glass modified and Embankment easement & blockwork wall added	RK
C	19.09.2023	Modified as feedback	RK
B	07/09/2023	Modified as feedback	RK
A	21.08.2023	Modified as feedback	RK
	18.08.2023	BA PLANS	RK
		Drawn	

**PROPOSED DWELLING FOR DREYAR AND CLARK
AT 9 OLIFFE CLOSE, OLD BEACH**

Scale: 1 : 100



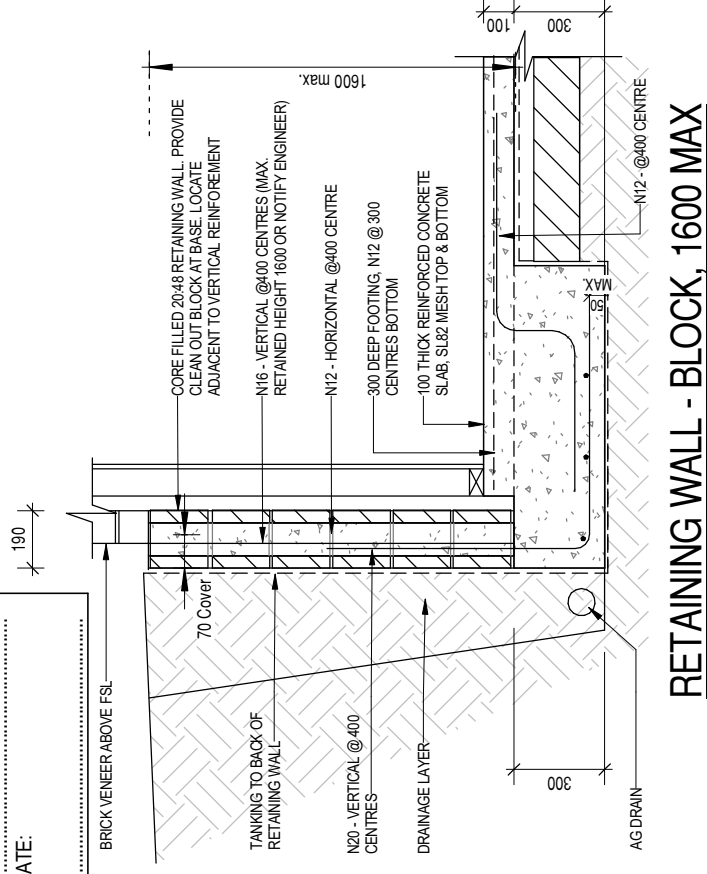
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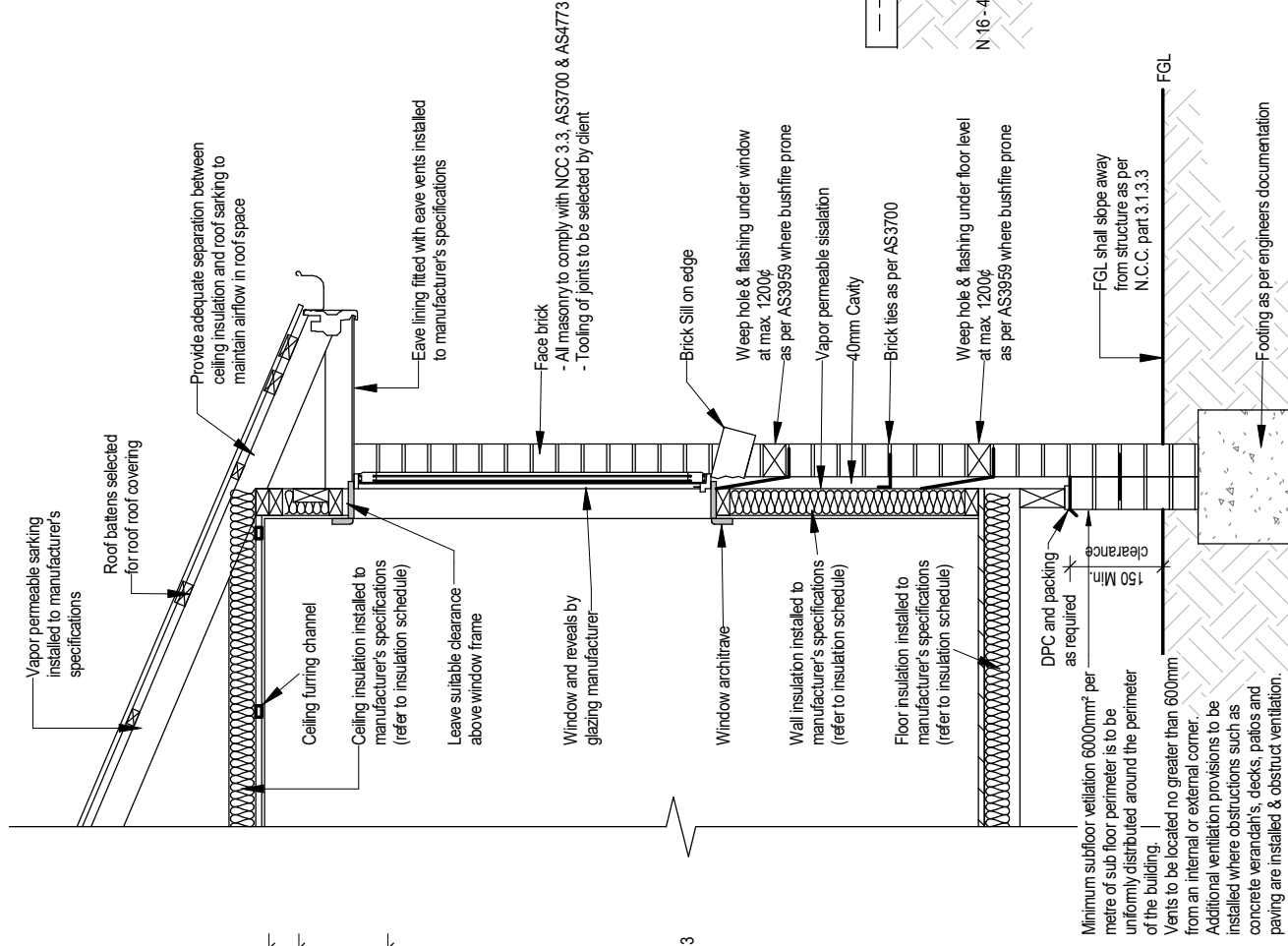
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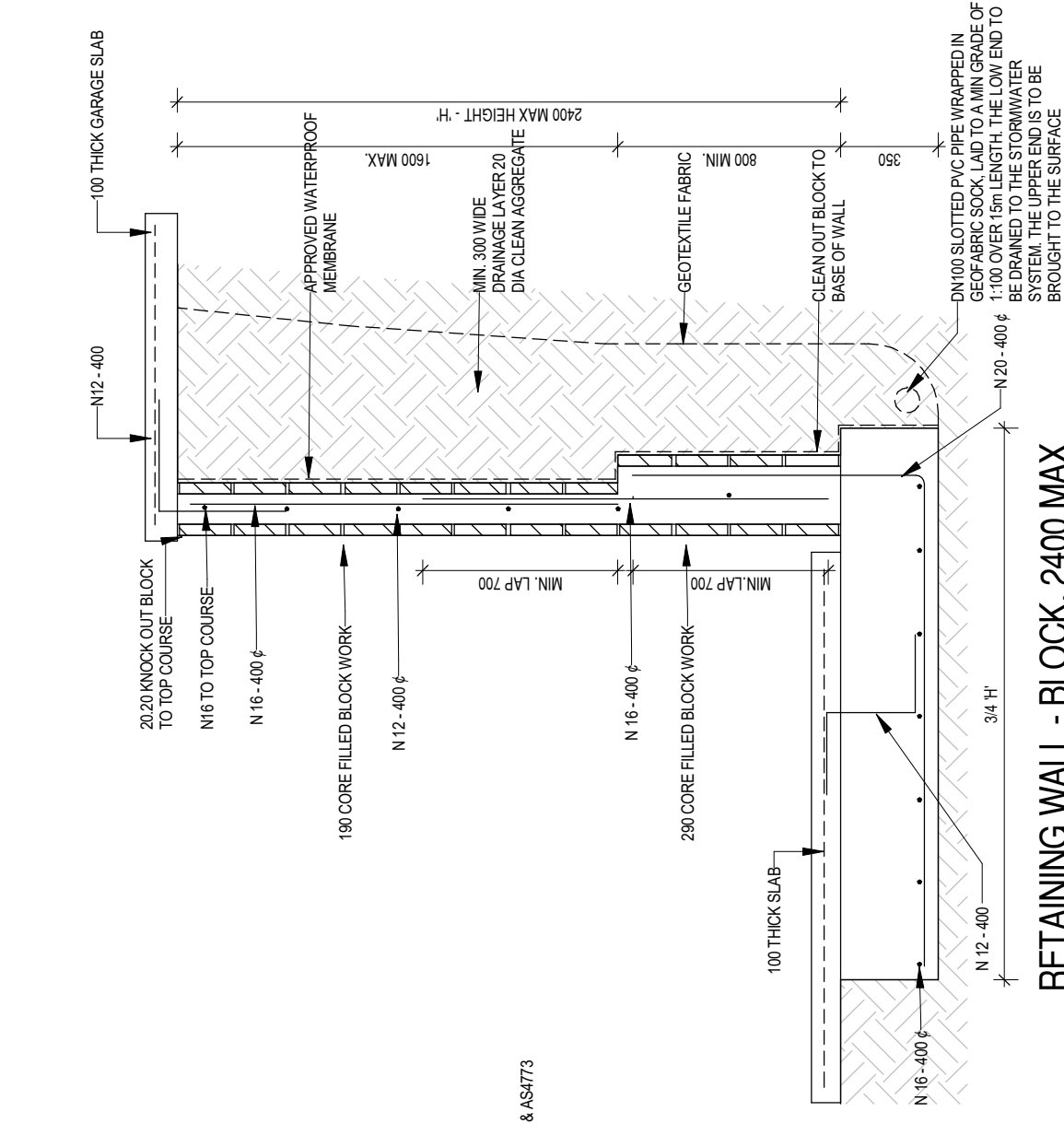
DATE:



RETAINING WALL - BLOCK, 1600 MAX



TYPICAL WALL DETAIL (BRICK VENEER)



RETAINING WALL - BLOCK, 2400 MAX

BAL : LOW

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DRAWING: DETAILS 1
DATE: 05.10.2023
FILE NAME: 2265

DRAWN BY: RK

Rev.	Date	Revision Description	RK
18.08.2023	BA PLANS	Revision Description	Drawn

Scale: 1 : 25

**PROPOSED DWELLING FOR DREYAR AND CLARK
AT 9 OLIFFE CLOSE, OLD BEACH**

05A



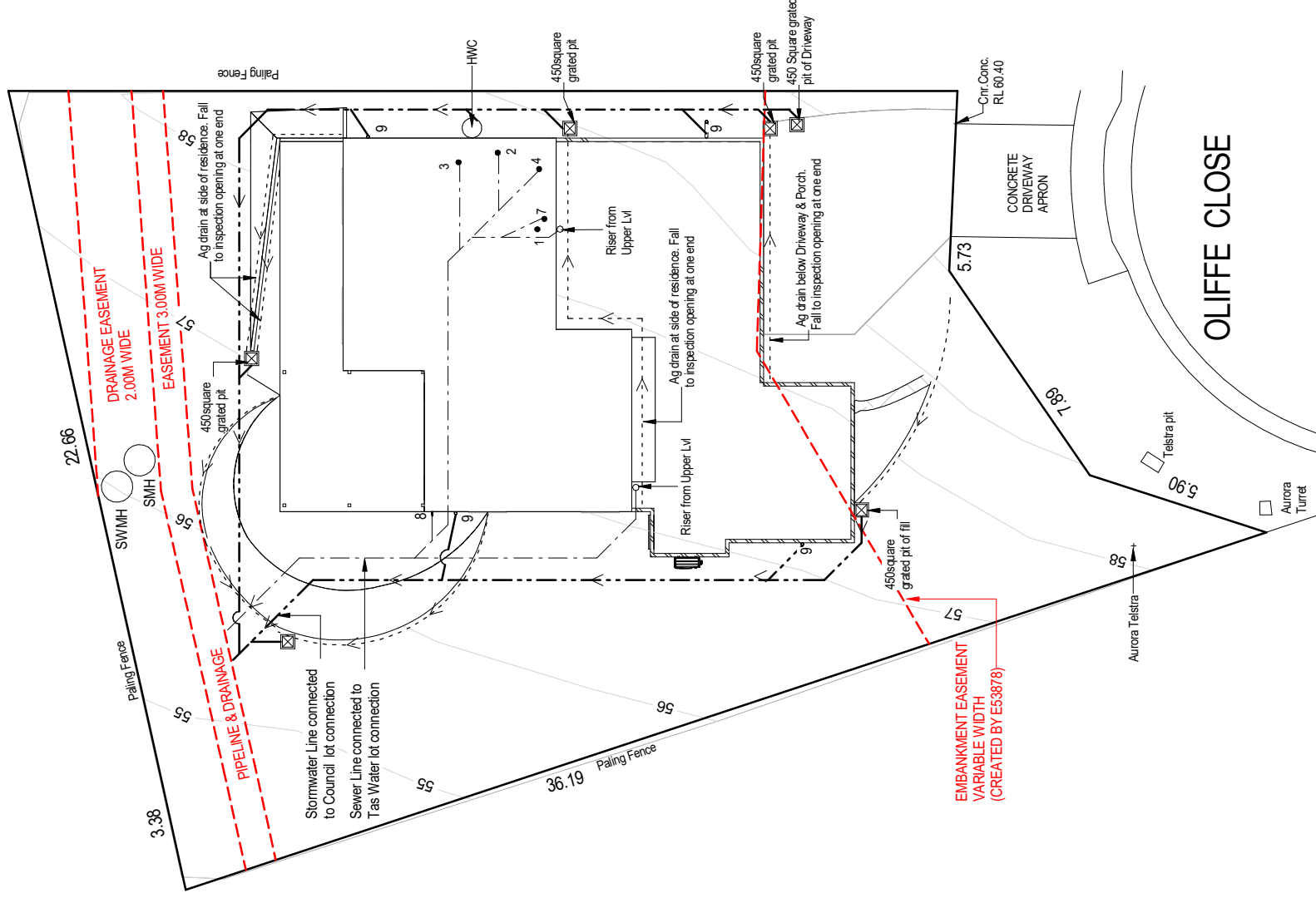
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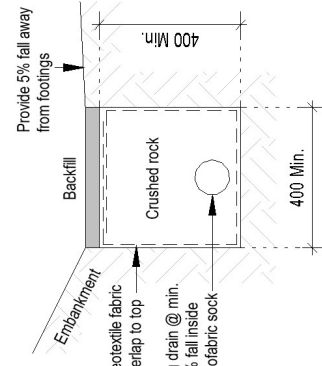
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Drainage_Site Plan

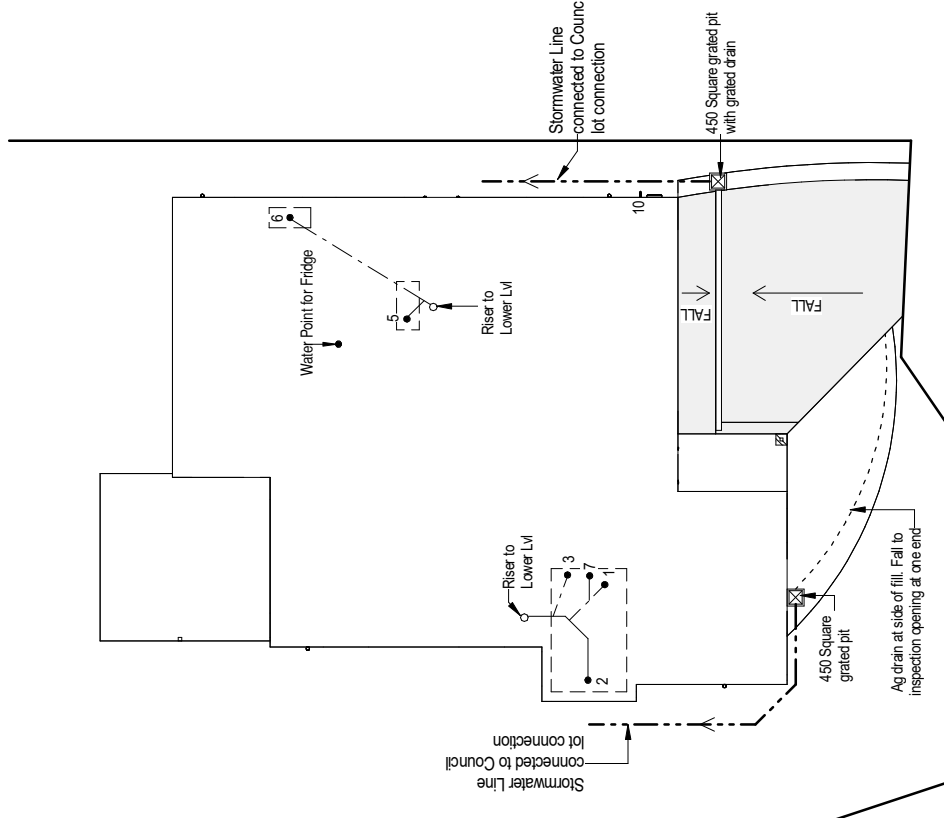


AG Drain (Typical)

Abbr.	LEGEND TYPE	Min. Ø Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min. 150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
flw	Floor Waste	
---	Sewer line 100Ø UPVC U.N.O.	
----	Stormwater line 100Ø UPVC U.N.O.	

Scale: 1 : 200

**PROPOSED DWELLING FOR DREYAR AND CLARK
AT 9 OLIFFE CLOSE, OLD BEACH**



Drainage_Upper FL

BAL : LOW

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DRAWING: DRAINAGE PLAN
DATE: 05.10.2023
FILE NAME: 2265
DRAWN BY: RK
DWG No: 09

Rev.	Date	Revision Description	RK
D	05.10.2023	W8 glass modified and Embankment easement & blockwork wall added	RK
C	19.09.2023	Modified as feedback	RK
B	07/09/2023	Modified as feedback	RK
A	21.08.2023	Modified as feedback	RK
	18.08.2023	BA PLANS	RK
			Drawn



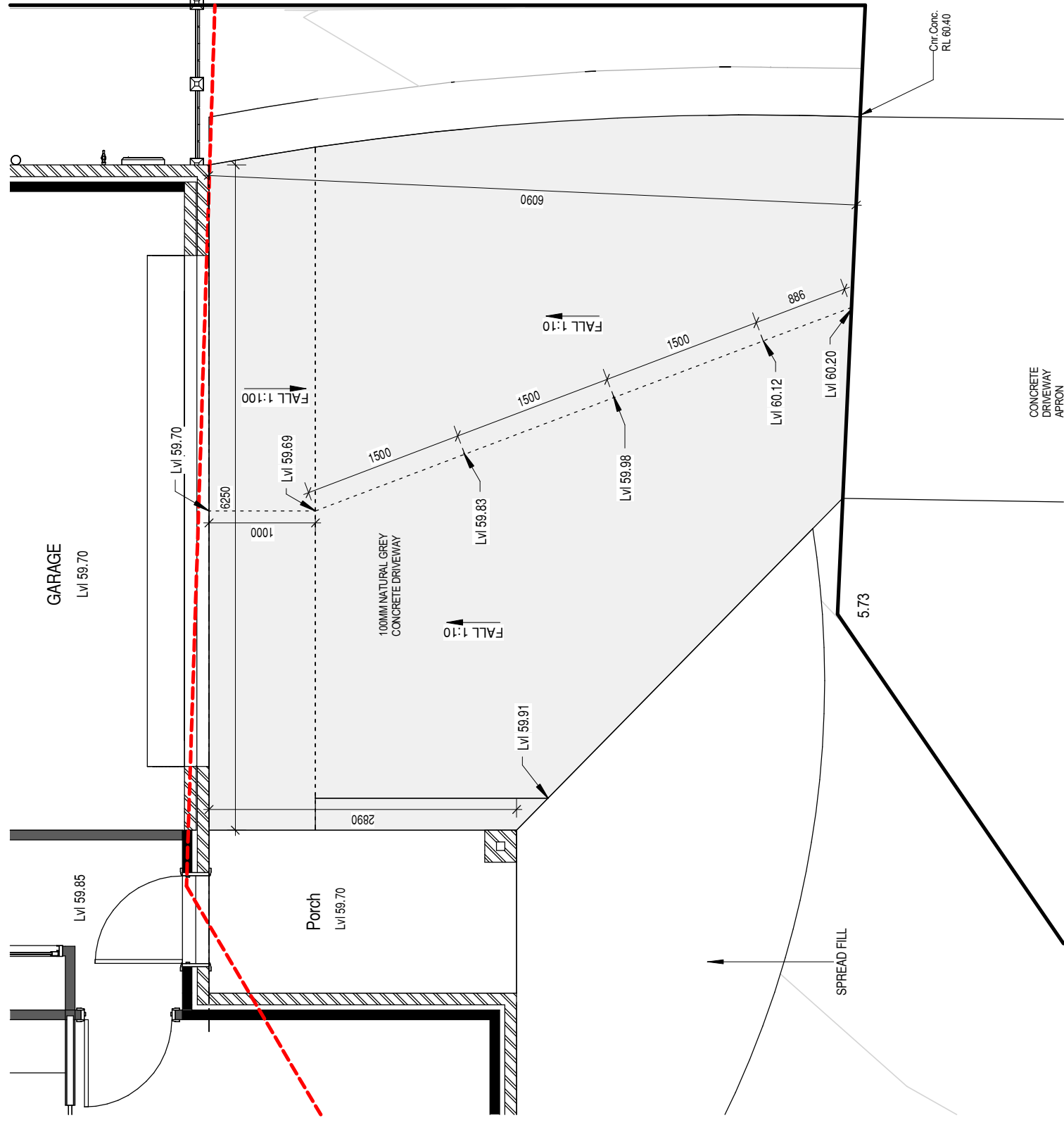
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DRAWING: DRIVEWAY CHAINAGE

DATE: 05.10.2023

FILE NAME: 2265

DRAWN BY: RK

DWG No:

Rev.	Date	Revision Description	Drawn
C	19.09.2023	Modified as feedback	RK
B	07/09/2023	Modified as feedback	RK
A	21.08.2023	Modified as feedback	RK
	18.08.2023	BA PLANS	RK

**PROPOSED DWELLING FOR DREYAR AND CLARK
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Scale: 1 : 50