



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/183

LOCATION OF AFFECTED AREA

7 ELODIE DRIVE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE 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 **01/11/2023**. 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.

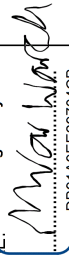
JAMES DRYBURGH
General Manager



Brighton
going places

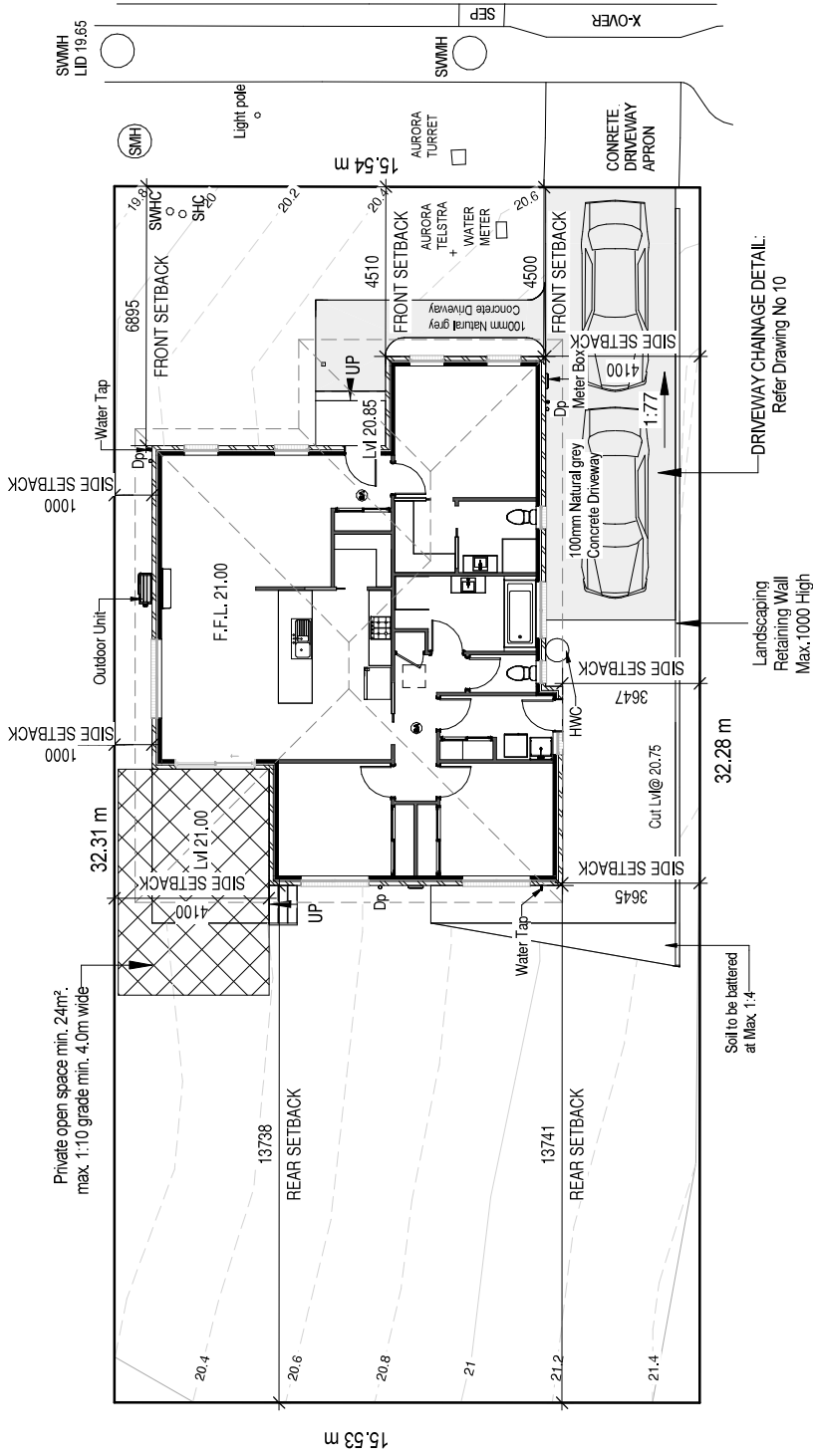
THIS PLAN IS ACCEPTED BY:

Matthew Warwarek

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

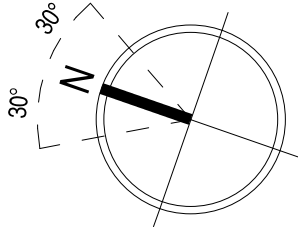
DATE: DB91A9EE29704CB... 04 October 2023

Ground FL	21.000
CL	23.400



AREA SCHEDULE

Ground Floor	: 124.8 m ²
Porch (including Steps)	: 2.7 m ²
Deck (including Steps)	: 13.4 m ²
Driveway Area	: 48.5 m ²



GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: SITE PLAN
DATE: 29.09.2023
FILE NAME: 2263
DRAWN BY: RK
DWG No:

PROPOSED DWELLING FOR WARWAREK
AT 7 ELODIE DRIVE, OLD BEACH

Scale: 1 : 200

A	29.09.2023	Modified as Client feedback	RK
	25.08.2023	BA PLANS	RK
Rev.	Date	Revision Description	Drawn



RONALD
YOUNG + CO
BUILDERS

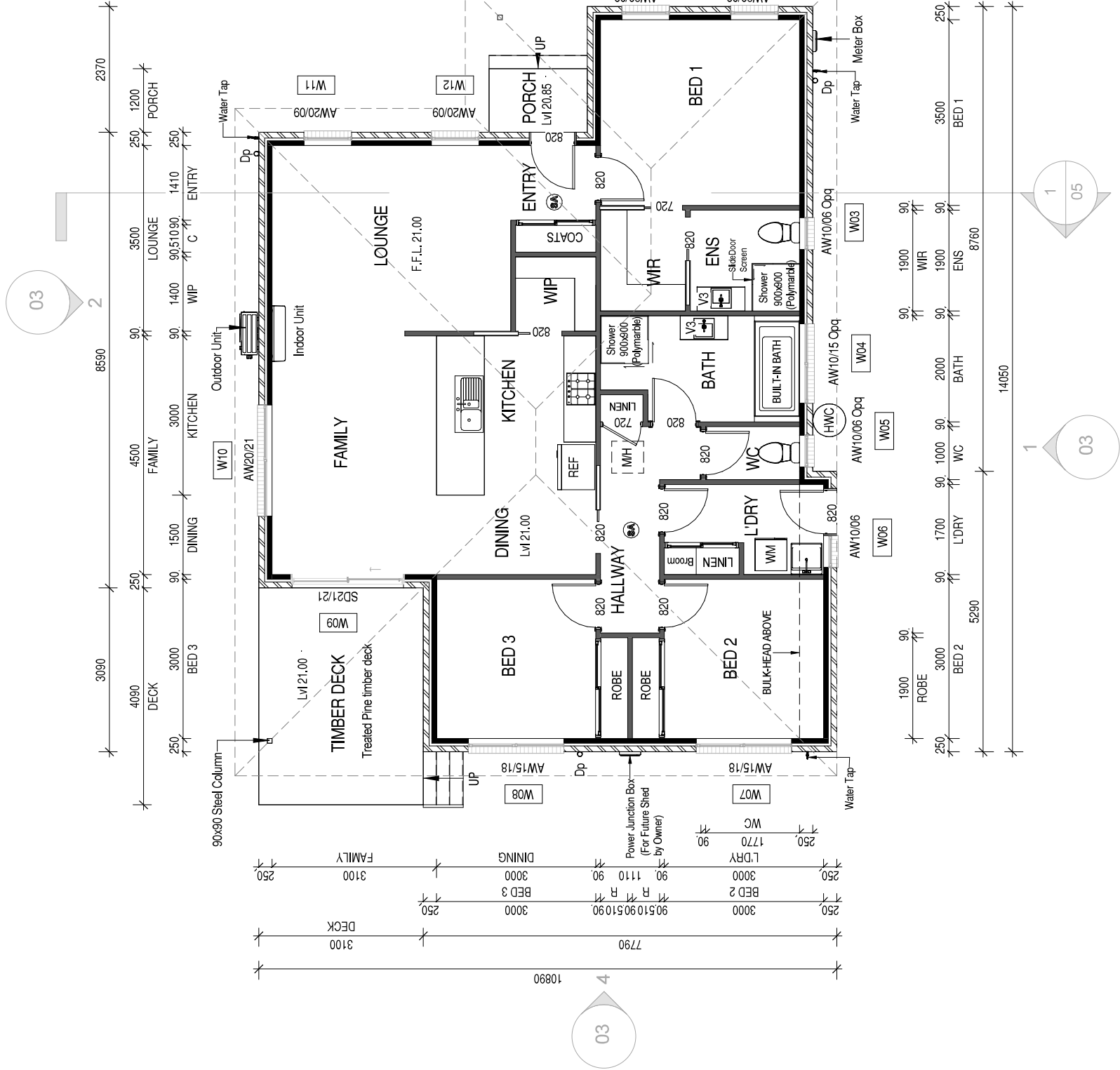
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Ground FL	21.000
CL	23.400

THIS PLAN IS ACCEPTED BY:
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SIGNATURE: _____ DocuSigned by:

Matthew Warwarek
DB91A9EE29704CB...

DATE:
04 October 2023



NOTES:

- AJ Articulation Joint
- dp Down Pipe

AREA SCHEDULE

Ground Floor : 124.8 m²

Porch (including Steps) : 2.7 m²

Deck (including Steps) : 13.4 m²

Driveway Area : 48.5 m²

Driveway Area	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

For Kitchen Details,
Refer to Kitchen Joinery Design

GLAZING NOTE:

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DRAWING: GROUND FLOOR PLAN

DATE: 29.09.2023

FILE NAME: 2263

DRAWN BY: RK

DWG No:

02

PROPOSED DWELLING FOR WARWAREK
AT 7 ELODIE DRIVE, OLD BEACH

Scale: 1 : 100

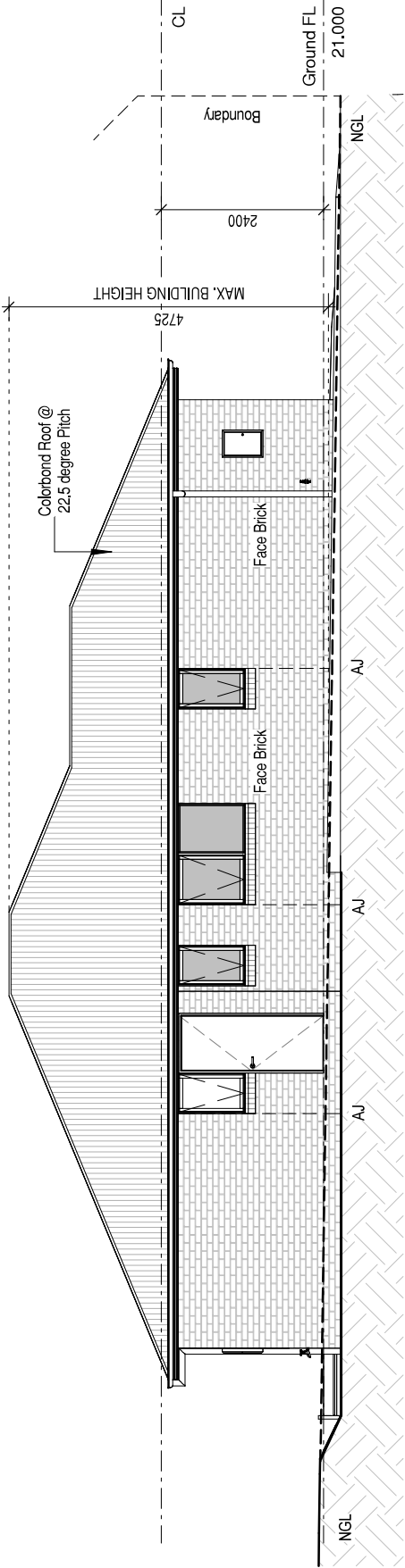
A	29.09.2023	Modified as Client feedback	RK
	25.08.2023	BA PLANS	RK
Rev.	Date	Revision Description	Drawn



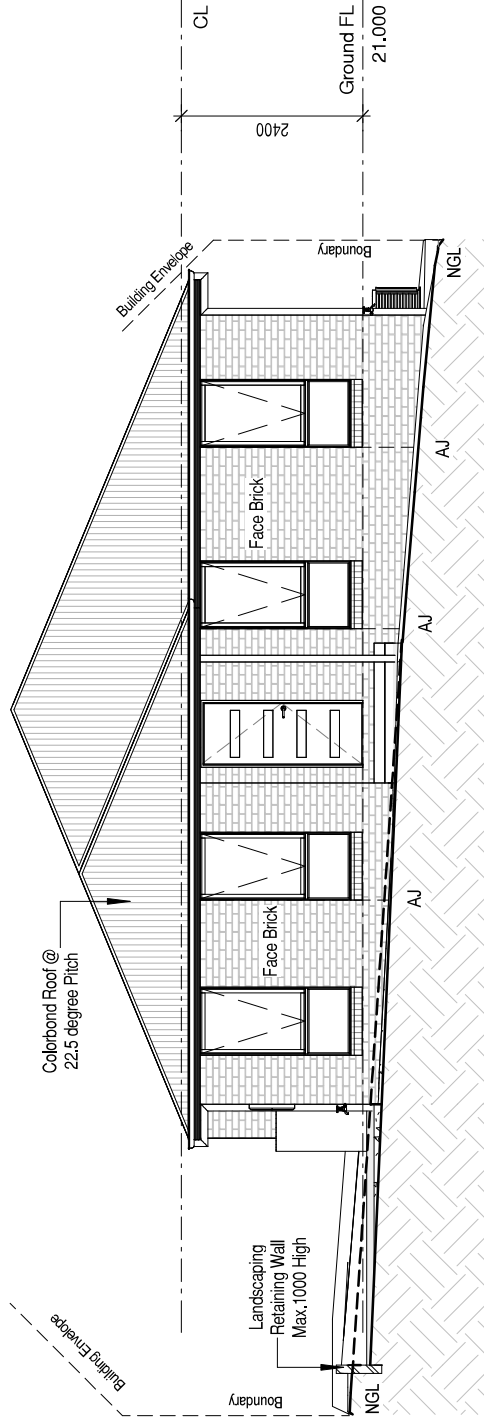
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174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

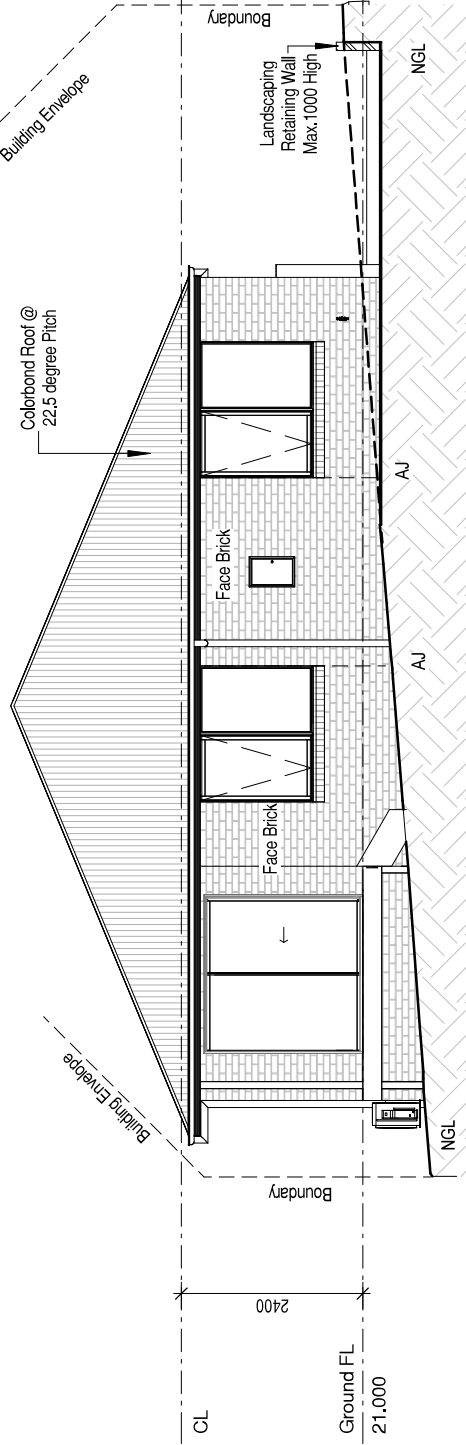
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.....
PLEASE NOTE: No Variations will
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SIGNATURE: *Matthew Warwarek*
.....
DATE: 04 October 2023
DB91A9EE29704CB...



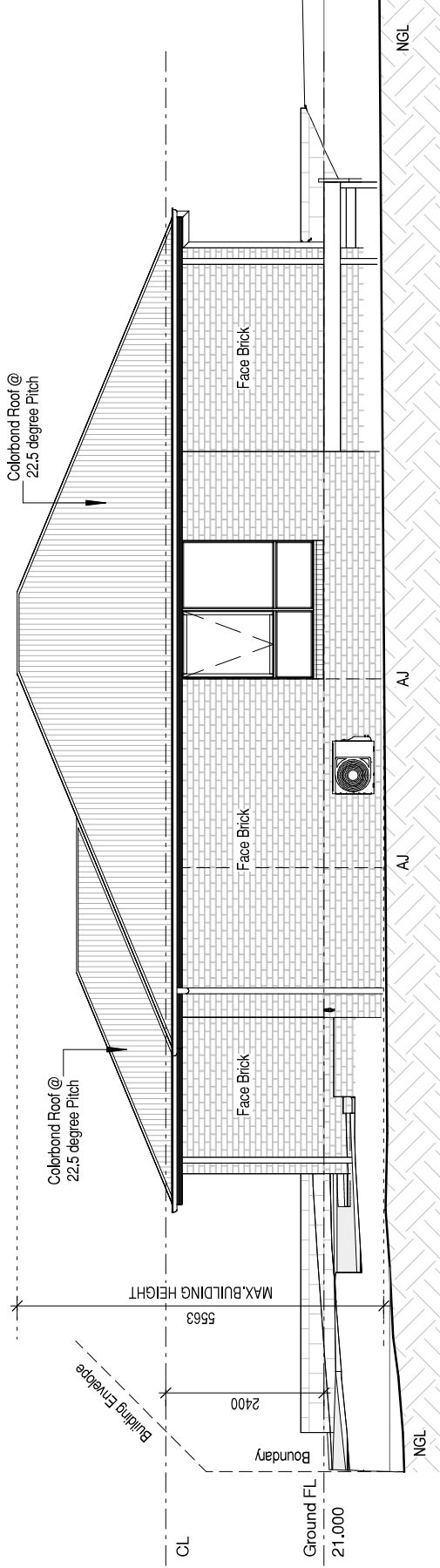
SOUTH Elevation



EAST Elevation



WEST Elevation



NORTH Elevation

GLAZING NOTE:
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BAL : LOW

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DRAWING: ELEVATIONS

DATE: 29.09.2023

FILE NAME: 2263

DRAWN BY: RK

DWG No:

PROPOSED DWELLING FOR WARWAREK
AT 7 ELODIE DRIVE, OLD BEACH

Scale: 1 : 100

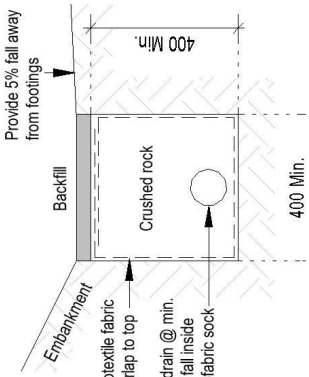
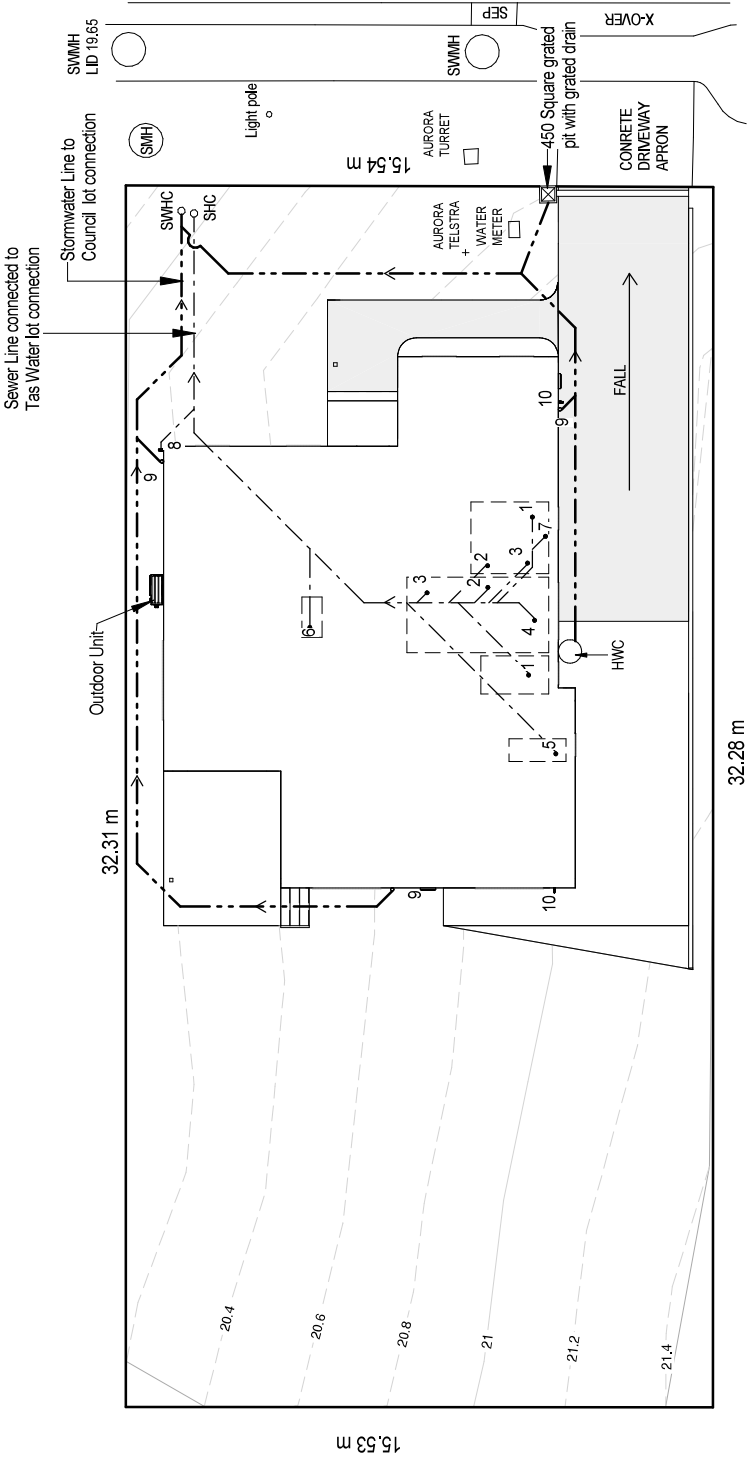
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DATE: DB91A9EE29704CB... 04 October 2023



AG Drain (Typical)

LEGEND		Min. Ø
Abbr.	TYPE	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	Upper Vent	50
8	ORG-OVERFLOW RELIEF GULLEY	100
9	Downpipe	90
10	Tap	
I.O.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	
-----		Sewer line SN4 DWV at Min. 1.65% U.N.O.
-----		Stormwater line 100Ø SN4 PVC U.N.O.

Scale: 1 : 200

PROPOSED DWELLING FOR WARWAREK
AT 7 ELODIE DRIVE, OLD BEACH

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DRAWING: DRAINAGE PLAN

DATE: 29.09.2023

FILE NAME: 2263

DRAWN BY: RK

DWG No: