



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/187

LOCATION OF AFFECTED AREA

213 BASKERVILLE ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

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 **04/12/2023**. 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

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

Tasmanian Interim Planning Scheme

Zoning: 11.0 Rural Living

Cert of Title Ref: 174863/1

Areas:

Existing Floor Area : 130.66 m²

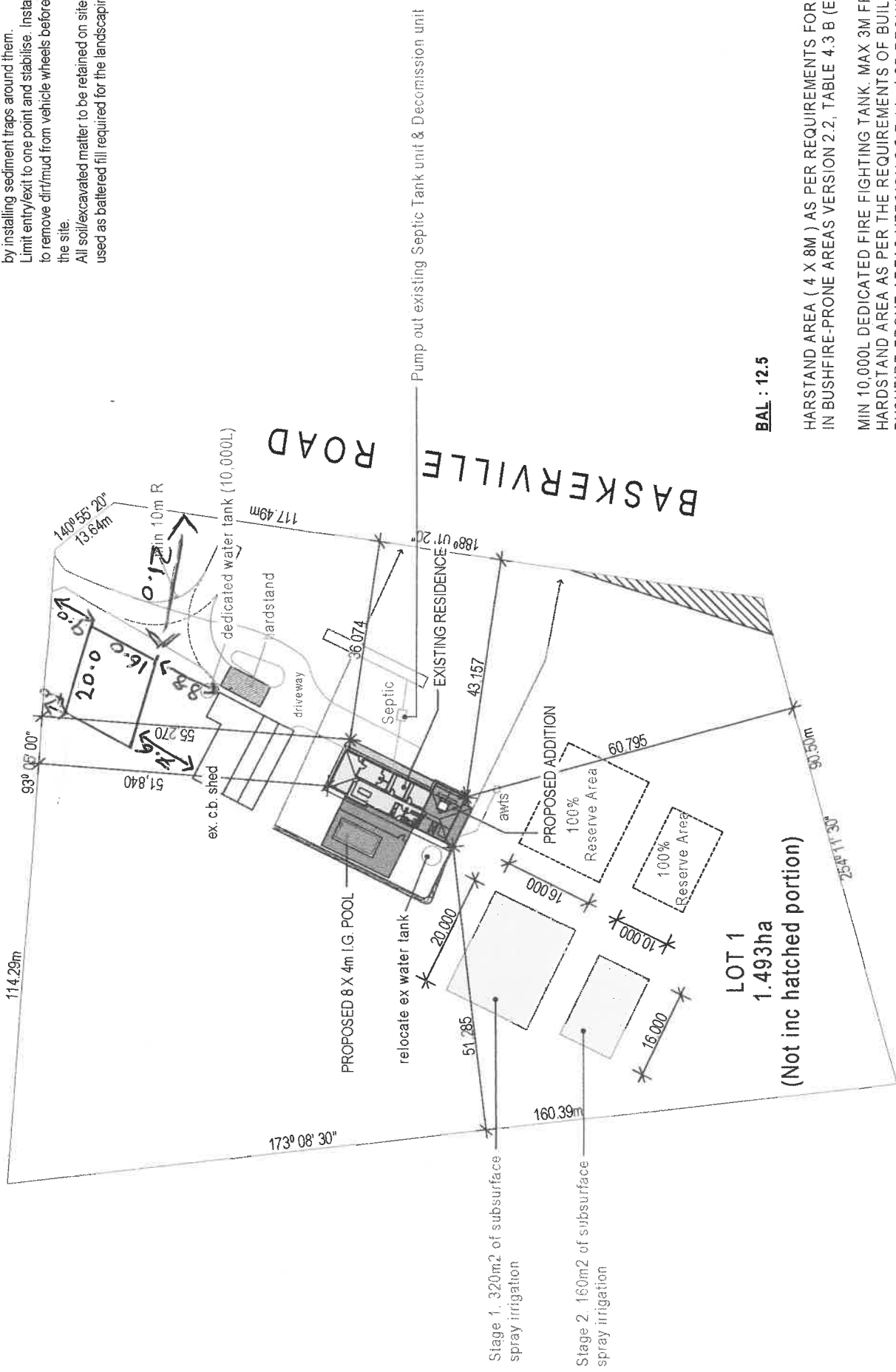
Proposed Addition : 52.56 m²

Total Floor Area : 183.25m², 19.72 Squares

SOIL AND WATER MANAGEMENT NOTES:-

Site to be vegetated and planted according to the attached Landscaping Plan and to satisfaction of the Local 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 gutters. 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.

*Proposed shed
16 x 20*



BAL : 12.5

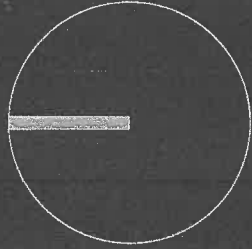
HARSTAND AREA (4 X 8M) AS PER REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS VERSION 2.2, TABLE 4.3 B (E)

MIN 10,000L DEDICATED FIRE FIGHTING TANK. MAX 3M FROM HARSTAND AREA AS PER THE REQUIREMENTS OF BUILDING IN BUSHFIRE-PRONE AREAS VERSION 2.2 Table 4.3B REQUIREMENTS FOR STATIC WATER SUPPLY FOR FIREFIGHTING

IN 4M WIDE ACCESS, 20 TONNE MIN LOAD CAPACITY CONSTRUCTION AS PER REQUIREMENTS FOR BUILDING IN BUSHFIRE-PRONE AREAS VERSION 2.2, TABLE 4.2 (B) REQUIREMENTS FOR PROPOERTY ACCESS

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Brighton, TAS, 7030
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or 0434 147 747

Email :
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REV: 11.5.2023

JOB : ALTERATIONS & ADDITIONS

AT : No. 213 BASKERVILLE RD OLD BEACH

FOR : JASON WALSH

DRAWING TITLE :

OVERALL SITE PLAN

DRAWN: MJD	DATE: 7.3.2022	DWG NO. : 01
SCALE: 1:1000	ISSUE: BA	



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



Real Sheds - Real Value



38 McIntyre Street, MORNINGTON, TAS, 7018
 P: 03 6244 4300 • F: 03 6244 4355
 E: admin@fairdinkumhobart.com.au • www.theonestopshedshop.com.au

Building Accreditation No: CC784R
 A.B.N: 45 109 681 263

Customer Details: Jason Walsh 213 Baskerville Road Old Beach 7017	Contact Details: 0409 566 838 jason@walshroofing.com.au
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Issued: 25/07/2023 Quote: 71845-2: Valid for 7 days
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Quotation Overview: Class 10A Shed

Dimensions:	
Span:	5.6m
Length:	20m
Bay Width:	4m x 5 bay(s)
Roof Pitch:	11Deg°
Height:	6m
Left Lean-to	Left LeanTo of Span 5.5m. and eave height of 3.019m for 5 bays from the Front. Pitch is 5Deg. Drop is 2.5m
Right Lean-to	Right LeanTo of Span 5.5m. and eaves height of 3.019m for 5 bays from the Front. Pitch is 5Deg. Drop is 2.5m

Design Factors:

Please confirm with your council or building certifier that the 'Design Factors' are correct for your site and proposed use.

Importance Level:	2	Topography:	1.09
Wind Region:	Reg A	Shielding Factor:	1
Terrain Category:	T/Cat 2.5	Site wind speed in m/s:	43.3 (ultimate limit state)
Roof Loading Snow/Solar:	Not Included	Additional Roof/Wall Loading:	Not Included

Building Details:

Walls	COLORBOND® MONUMENT Mono-clad TCT 0.47, CB
Roof	COLORBOND® MONUMENT Corrugated TCT 0.47, CB 11Deg
Gutter	COLORBOND® MONUMENT Quad 115 Plain Gutter CB
Barge	COLORBOND® MONUMENT
Corner Flashings	COLORBOND® MONUMENT
Door Flashings	COLORBOND® MONUMENT
Skylights	Not Included
Roller Doors	1 x 3.50h X 4.30 CB Planetary Gear *Series B 2 x 2.80h X 3.15 C/B *Series A #COLORBOND® MONUMENT
Door Motors	Not Included
Sliding Doors	Not Included
Whirlybirds	Not Included
PA Doors	Not Included
Windows	Not Included
Down Pipe	Not Included (To be installed by a licensed Plumber)
Insulation	Not Included
Open Bays	Not Included
Mezzanine	Not Included
Divider Walls	Not Included
Vermin Seal	Not Included
Gutter Guard	Not Included

