



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA2024/040**

LOCATION OF AFFECTED AREA

**41 LAMPRILL CIRCLE, HERDSMANS COVE**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**SINGLE 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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **19/03/2024**. 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.

**JAMES DRYBURGH**  
**General Manager**



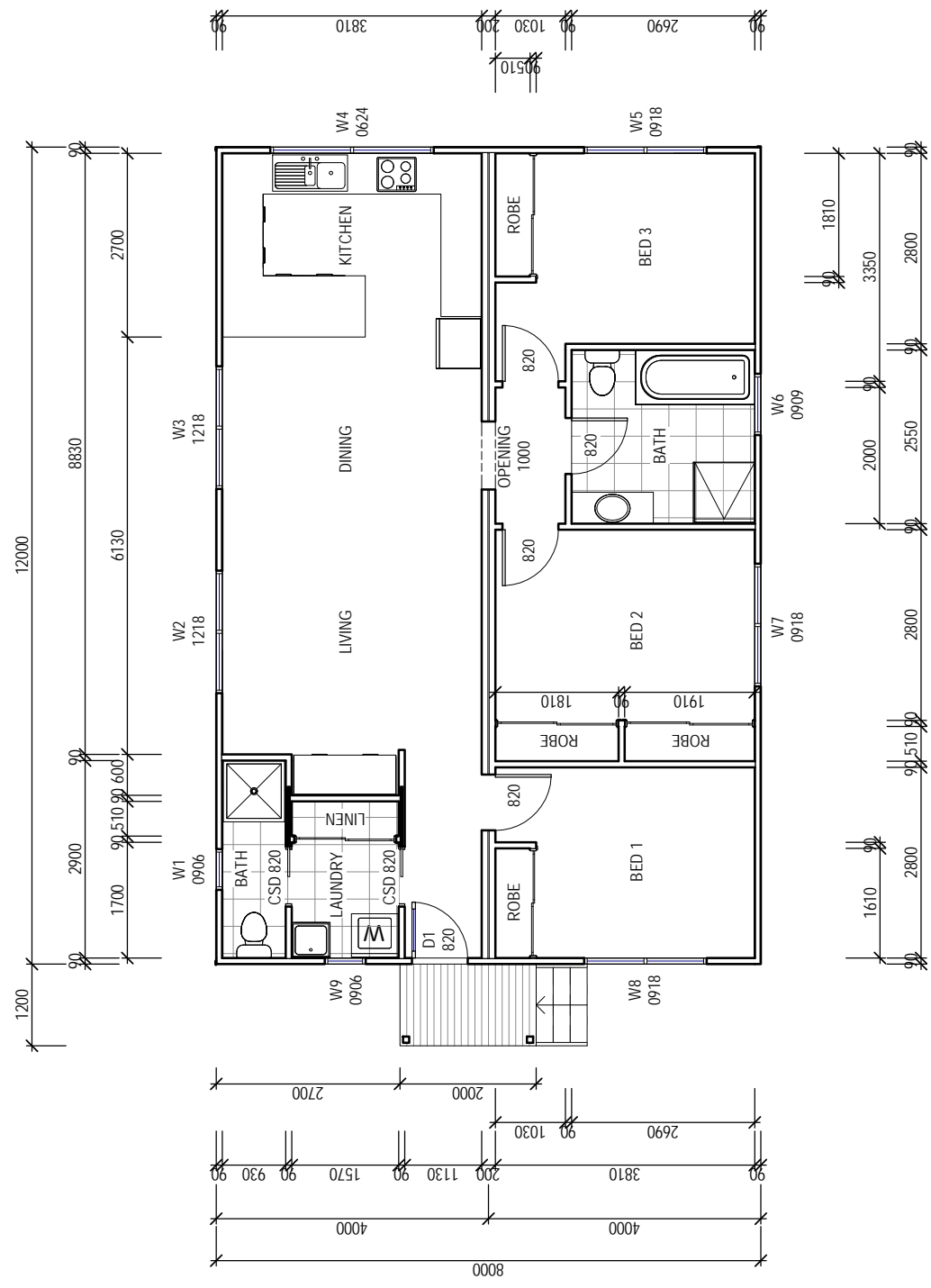
**Brighton**  
*going places*



**WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	600	DG	4.3	.55
W2	1200	1800	DG	4.3	.55
W3	1200	1800	DG	4.3	.55
W4	600	2400	DG	4.3	.55
W5	900	1800	DG	4.3	.55
W6	900	900	DG	4.3	.55
W7	900	1800	DG	4.3	.55
W8	900	1800	DG	4.3	.55
W9	900	600	DG	4.3	.55
D1	2100	820	DG	4.0	.61

**DISCLAIMER:**  
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.



**CONSTRUCTION PLAN**  
SCALE 1:100

**ISSUED FOR APPROVAL**

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Client: **Y. YANG**  
Project: **PROPOSED DWELLING**  
Address: **41 LAMPRILL CIRCLE, HERDSMANS COVE**  
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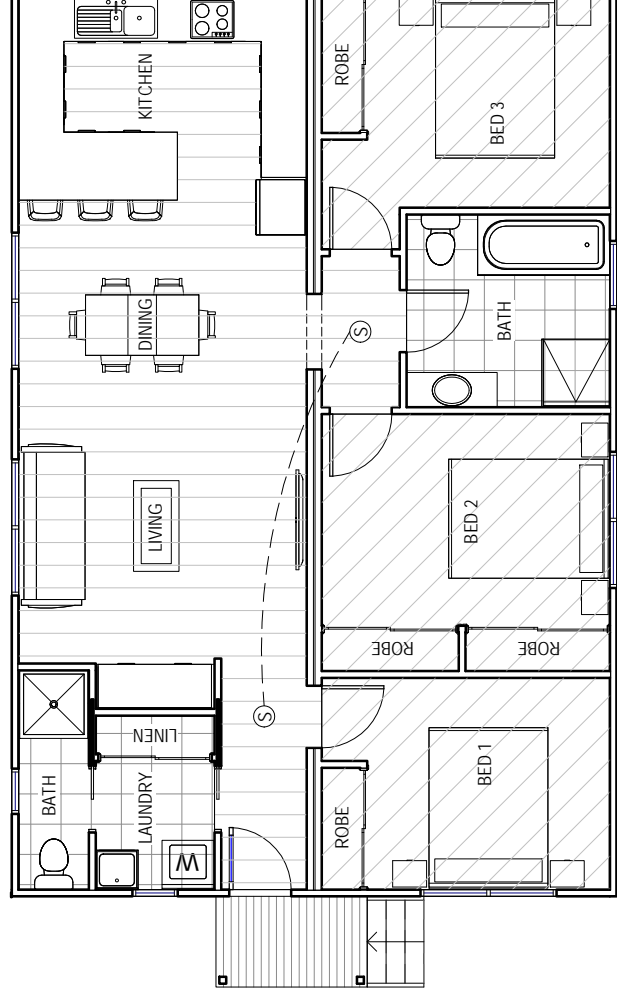


Date Drawn: **14.02.24**  
Drawn: **O. Jones**  
Checked: **O. Jones**  
Approved: **J. Pfeiffer**  
Scale: **As Shown @ A3**






Accredited Building Designer	Designer Name: <b>J. Pfeiffer</b>	Drawing No: <b>2102023</b>	Rev: <b>A</b>
	Accreditation No: <b>CC2211T</b>	A02 / A07	

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	96.00 m <sup>2</sup>	10.33
LANDING	2.40 m <sup>2</sup>	0.26
	98.40 m <sup>2</sup>	10.59

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**FLOOR PLAN**  
SCALE 1 : 100

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

**SMOKE ALARMS**  
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART H3D6 - ACBC PART 9.5

 - DENOTES INTERCONNECTED SMOKE DETECTORS

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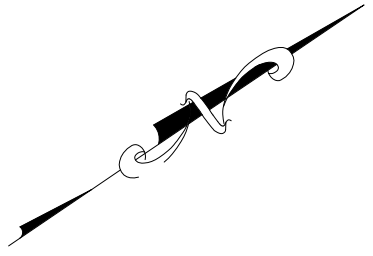
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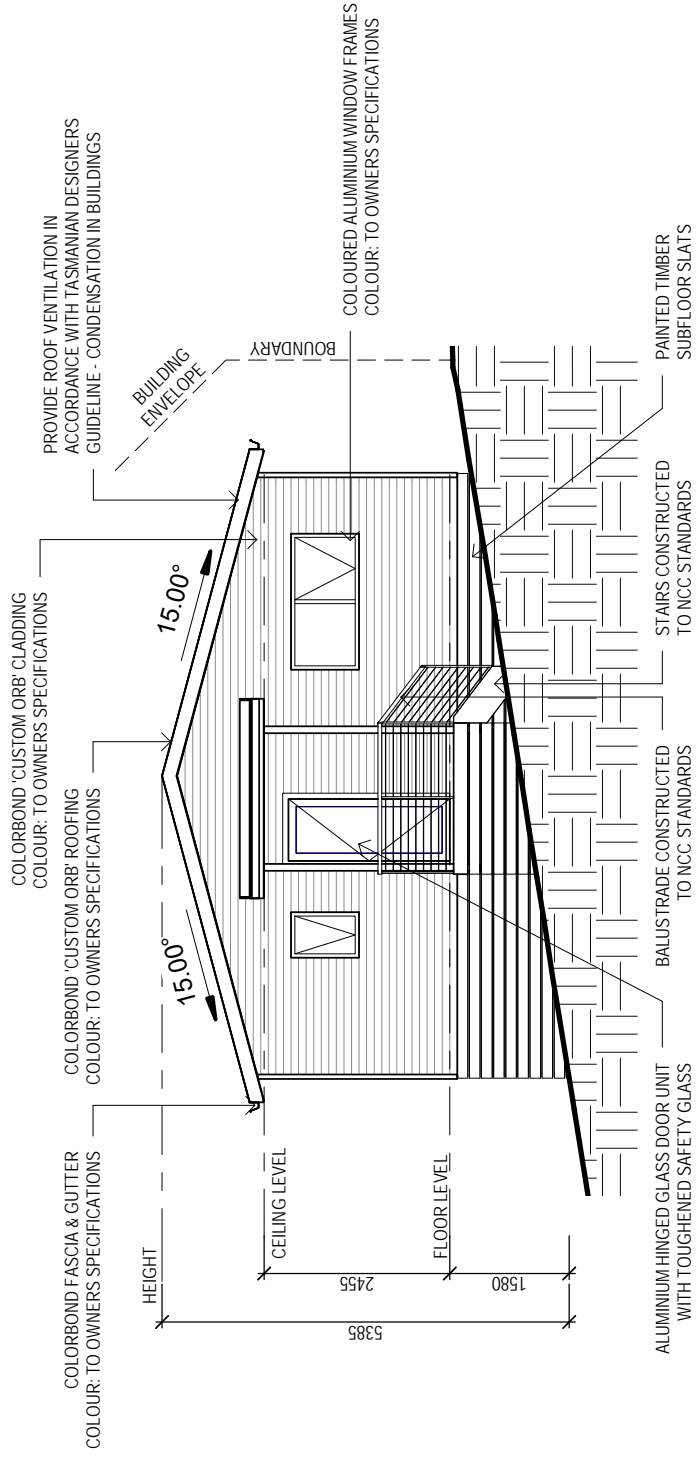




EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5  
EAVE WIDTH - 300MM DESIGN WIND SPEED N3

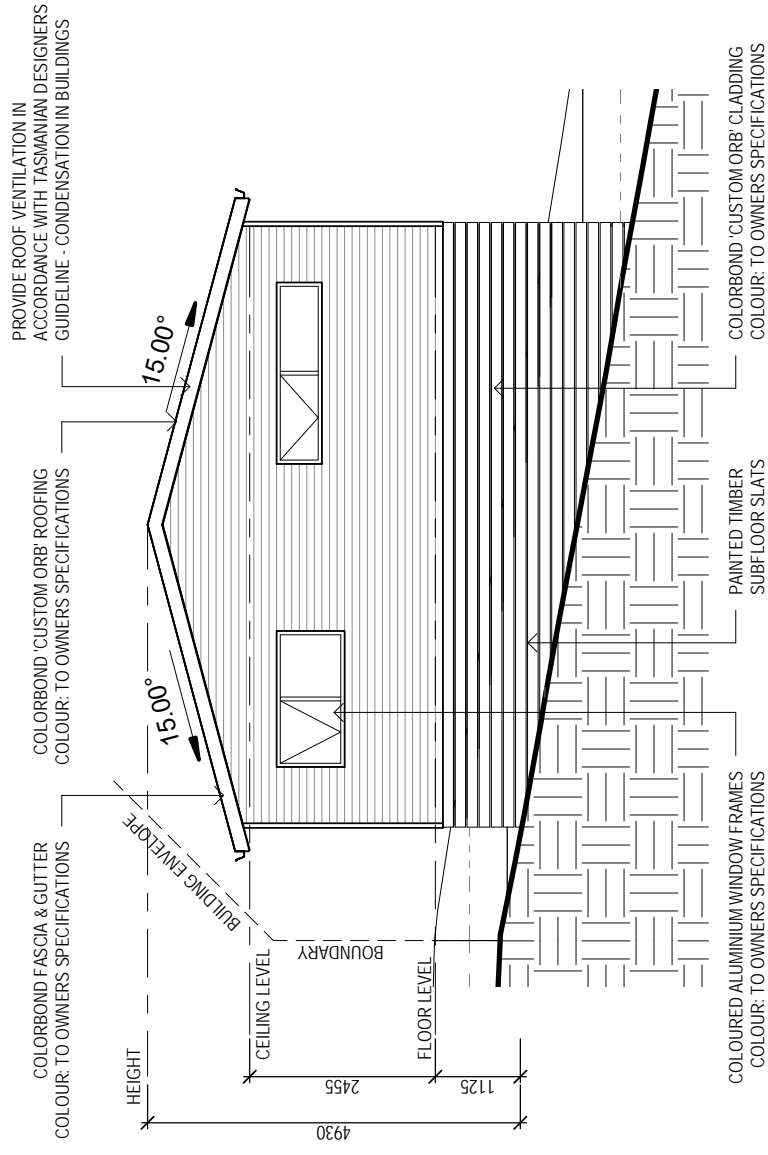
SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



**SOUTH EAST ELEVATION**

SCALE 1 : 100



**NORTH WEST ELEVATION**

SCALE 1 : 100

**STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9**

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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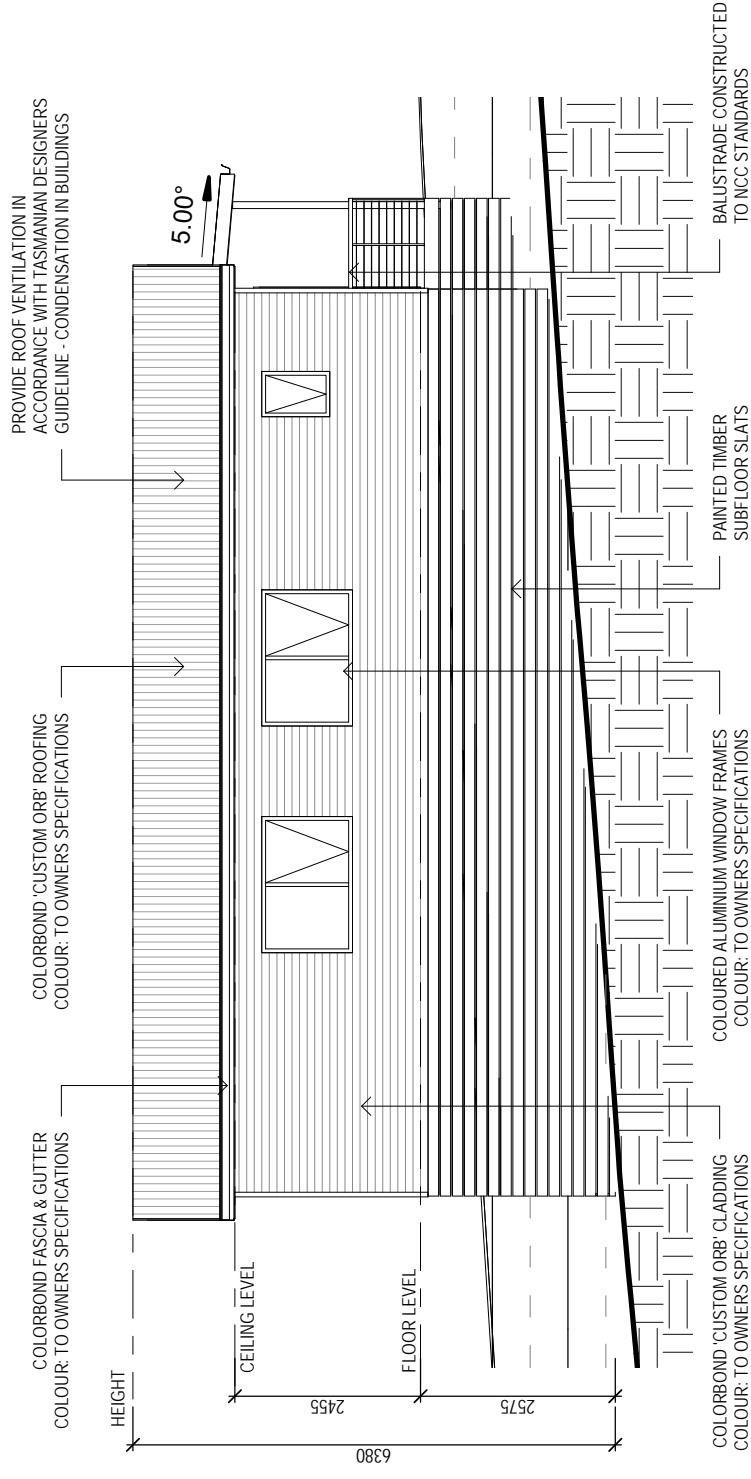
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SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

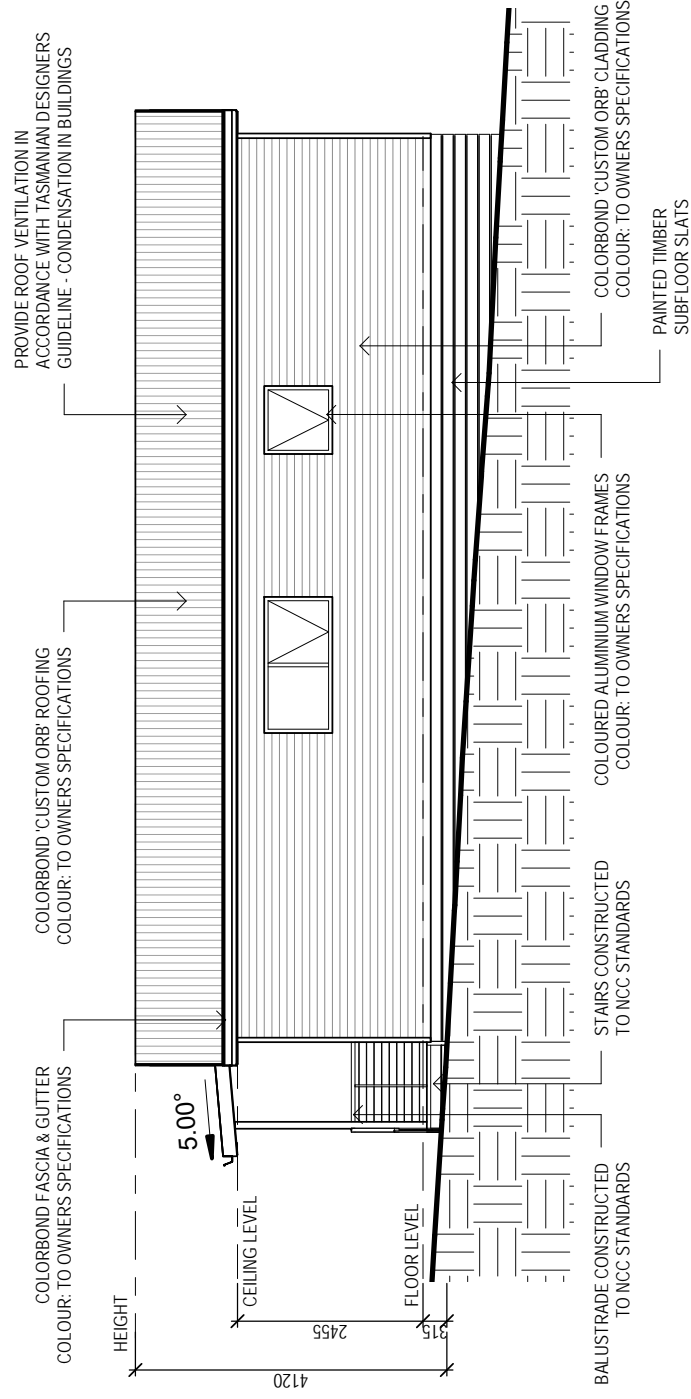
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
 PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS  
 CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



**SOUTH WEST ELEVATION**  
 SCALE 1 : 100



**NORTH EAST ELEVATION**  
 SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS I288

- ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS
- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 50M/S
- TERRAIN CATEGORY: T1 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

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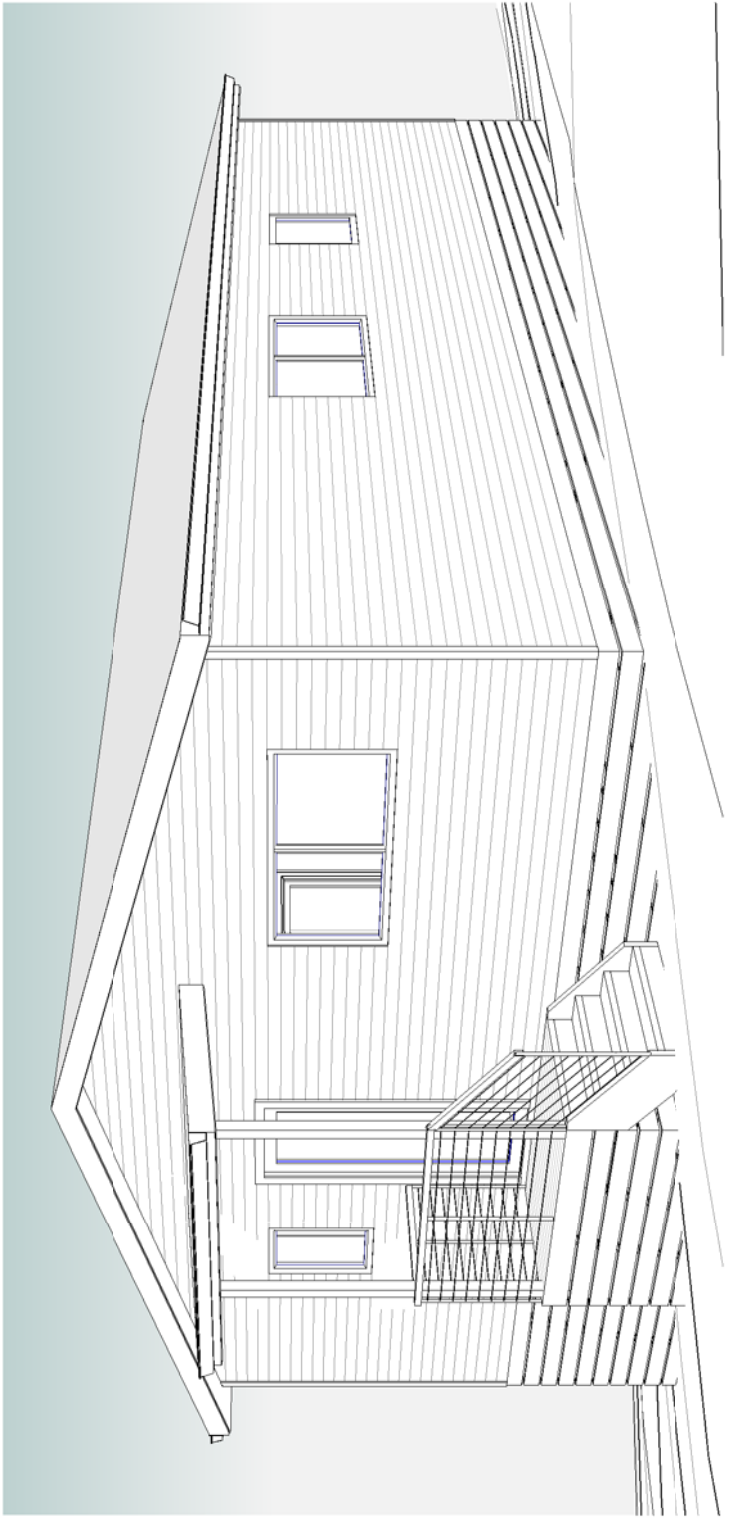
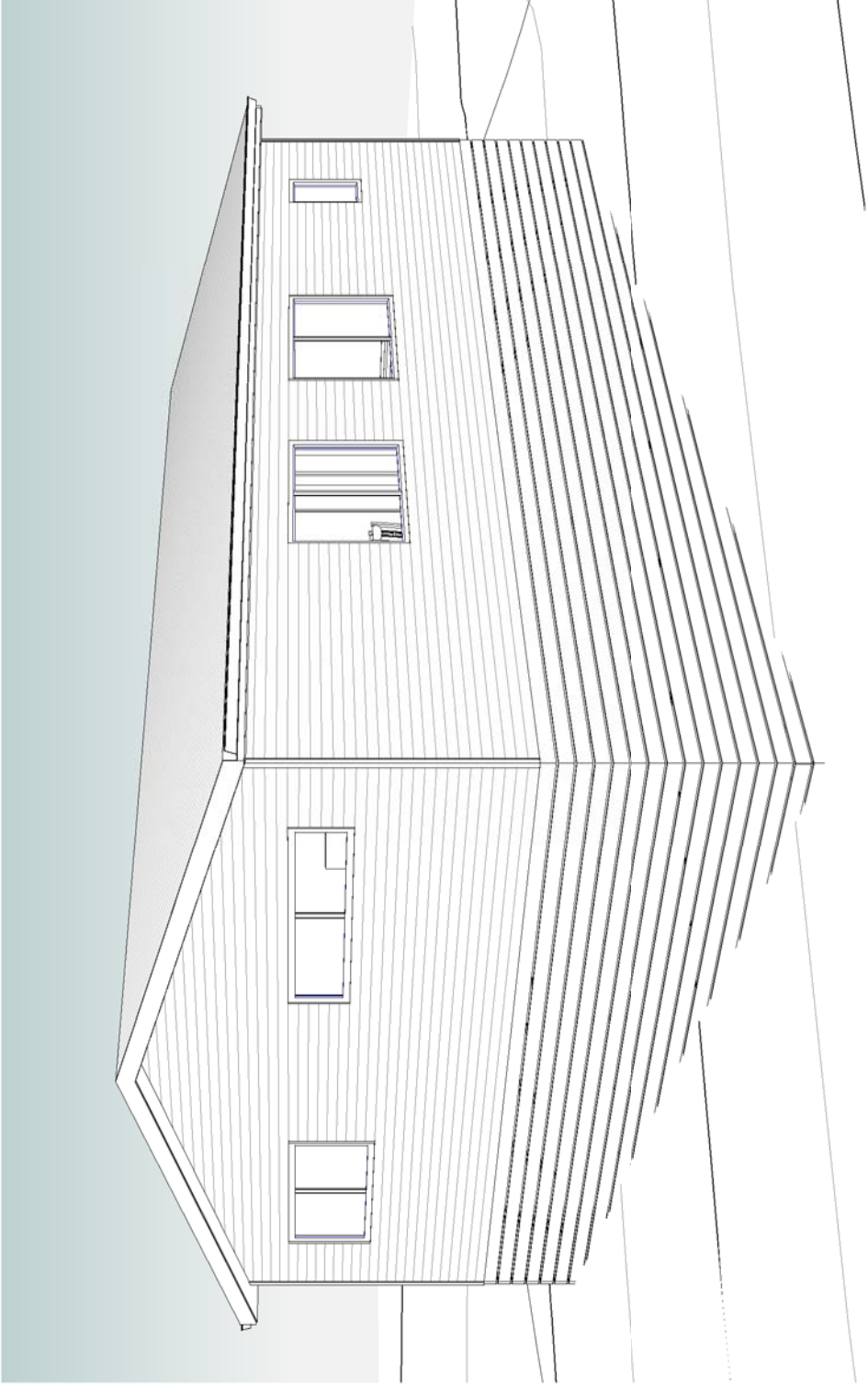
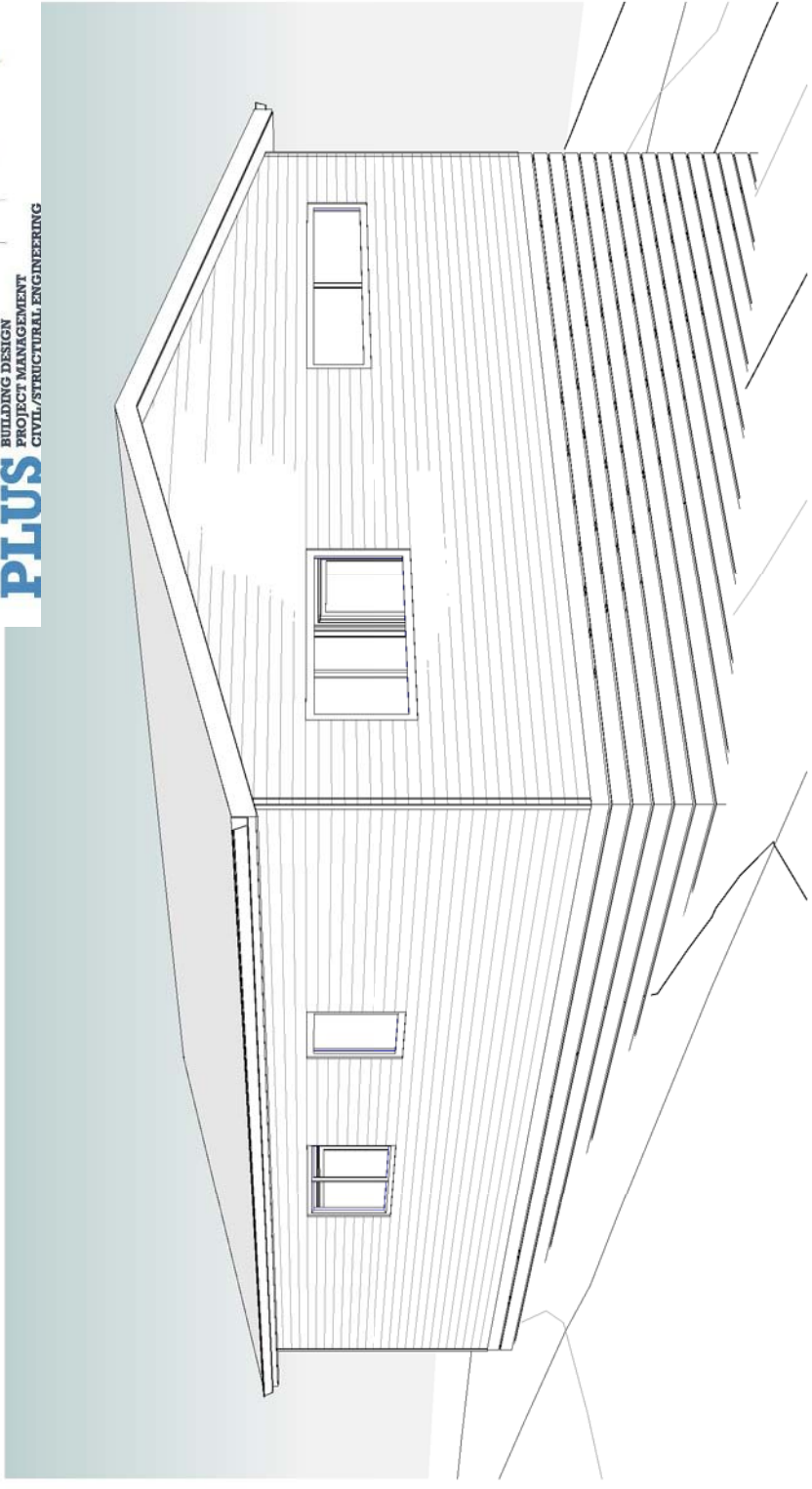
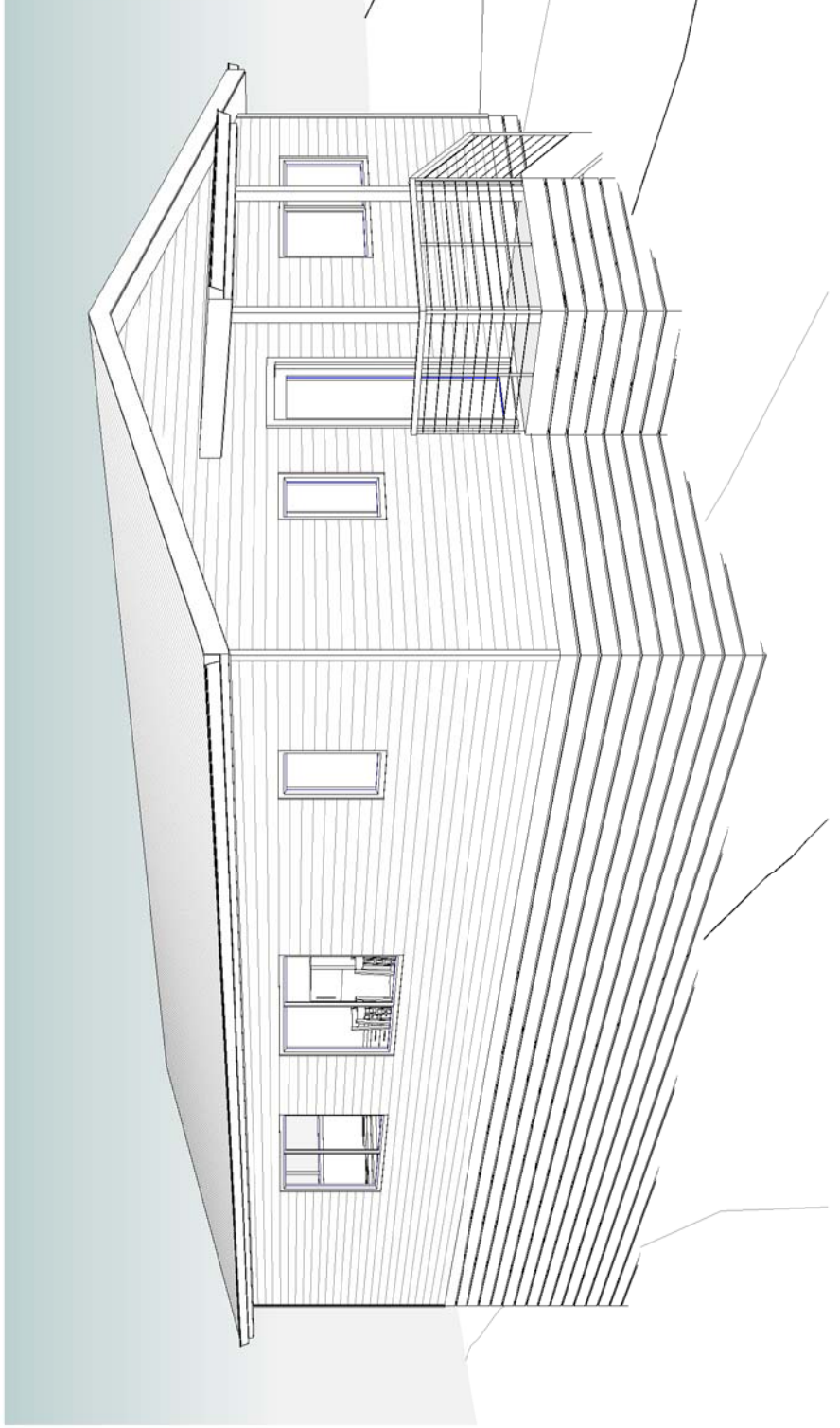
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& LAND PLANNERS



# PLANNING SUPPORTING REPORT

Proposed single dwelling

**41 Lamprill Circle HERDSMANS COVE**

**February 2024**

Job Number: H240106

Prepared by: Michelle Schleiger ([michelle@woolcottsurveys.com.au](mailto:michelle@woolcottsurveys.com.au))

Town Planner

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## 1. Introduction

### 1.1 Application

This report has been prepared in support of a planning permit application, submitted under Section 57 of the Land Use Planning and Approval Act 1993 (the 'Act').

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Building design	Tasbuilt Homes/Engineering Plus

### 1.2 Application Summary

The following is a summary of the application information:

Address	41 Lamprill Circle, Herdsmans Cove TAS 7030
Property ID	5043501
Title	13200/449
Land area	757m <sup>2</sup>
Proposed development	Single dwelling
Planning Authority	Brighton Council (the 'Council')
Easements/Agreements	None on title
Zone	General Residential
General Overlay	None
Code Overlays	Bushfire-prone areas

### 1.3 The Proposal

The proposal is to develop the land with a single dwelling. The dwelling will have a building area of 96m<sup>2</sup> and will have 3 bedrooms, kitchen and living areas, laundry and two bathrooms.

The development will include connection to all reticulated services. The plans provided at Annexure 2 provide further detail.



Figure 1 – Aerial view of subject site (Source: LISTMap).

## 2. Planning Assessment

### 2.1 Planning Scheme Zone Assessment

#### 8.0 General Residential Zone

#### 8.4 Development Standards for Dwellings

##### 8.4.2 Setbacks and building envelope for all dwellings

**Response**

A1	The acceptable solution is achieved. The front setback is 4.5m minimum.
A2	Not applicable.
A3	The acceptable solution is achieved. All side and rear setbacks are at least 1.5m and the building does not encroach beyond the building envelope.

##### 8.4.3 Site coverage and private open space for all dwellings

**Response**

A1	The acceptable solution is achieved. The site coverage is estimated at 12%.
----	--

P2	<p>The performance criteria are addressed. There is adequate open space in area and dimension but the gradient is estimated at 1:6.2. The dwelling's surrounding space has scope for personal use and development to be used for outdoor endeavours.</p> <ol style="list-style-type: none"> <li>a. The open space is accessible by the single entrance door (front door) of the dwelling which is serviced with a landing and stairs, according to the slope of the land, and where the dwelling is most easily accessed, being at a lower ground height. All outdoor areas are accessed from the front door of the building. The modest size and simple design of the dwelling means that the outdoor space is easily accessed from all parts of the building interior via the front door.</li> <li>b. The open space has access to sunlight throughout the day without any significant impact from overshadowing from adjoining lots.</li> </ol>
----	--

8.4.5 Width of openings for garages and carports for all dwellings

**Response**

A1	Not applicable.
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8.4.6 Privacy for all dwellings

**Response**

A1	The acceptable solution is achieved. There are no structures listed included in the dwelling proposal.
A2	The acceptable solution is achieved. Windows on the north east elevation are not located where the floor level is greater than 1m.

8.4.7 Frontage fences for all dwellings

***No fencing is proposed as a part of this application.***

## 2.2 Planning Scheme Code Assessment

### C2.0 Parking and Sustainable Transport Code

#### C2.5 Use Standards

##### C2.5.1 Car parking numbers

*Table C2.1 Parking Space Requirements (extract)*

<b>Use: Residential</b>	<b>Parking Requirements</b>
	<p>Residential: If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom).</p> <p>2 spaces per dwelling.</p>
	<b>Response</b>
A1	<p>The acceptable solution is achieved.</p> <p>Space for two car parking spaces is provided which meets the standard.</p>



## C2.6 Development Standards for Buildings and Works

### C2.6.1 Construction of parking areas

#### **Response**

A1	The acceptable solution is achieved. The parking area and driveway will be constructed and sealed.
----	---

### C2.6.2 Design and layout of parking areas

#### **Response**

A1	The acceptable solution is achieved. The car parking and manoeuvring area will be constructed to standard.
----	---

### C2.6.3 Number of accesses for vehicles

#### **Response**

A1	The acceptable solution is achieved. One access point is provided.
----	---

## C3.0 Road and Railway Assets Code

### C3.5 Use Standards

#### C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

- P1 The street includes a partial existing vehicle crossing but the whole crossing to the lot boundary needs to be constructed. The performance criteria apply as additional works must be completed to allow the Use.
- a. Vehicular traffic will increase commensurate to the residential use.
  - b. The nature of the traffic will be residential.
  - c. the road is a small cul-de-sac in a residential area as a part of the local road network.
  - d. The speed limit is presumed to be 50km/h as a local road in an urban area.
  - e. There are no alternatives to the road.
  - f. The use is residential in a residential area.
  - g. no traffic impact assessment has been undertaken as the use is low impact and expected in a residential area.
  - h. No further advice has been sought as the crossover is partially constructed.

### C3.6 Development Standards for Buildings or Works

#### C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Not applicable

### **3. Conclusion**

The proposed development is for the development of a single dwelling and outbuilding in the General Residential Zone. The development is compliant with the provisions of the Tasmanian Planning Scheme – Brighton.

#### **Annexure 1 – Copy of title plan and folio text**

#### **Annexure 2 – Proposal plan**



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