



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/064

LOCATION OF AFFECTED AREA

2 BEVEL CLOSE, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

WAREHOUSE (BULKY GOODS SALES)

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **08/05/2024**. 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

Proposed development showroom sales

Richard Lesouef
2 BEVEL PLACE
Brighton 7030

PROJECT SPECIFIC

Planning permit required IN ACCORDANCE WITH IPLAN
Land Title reference number : (ct) Vol **185053** / Folio**5**
SITE: LOT 5, 3300.00 sqm
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

SITE INFORMATION

Lot: **05**
Title: **185053 folio 05**
Land Size: 3300.00 sqm
Council: **Brighton Council**
Zoning: 15.0 General Industrial

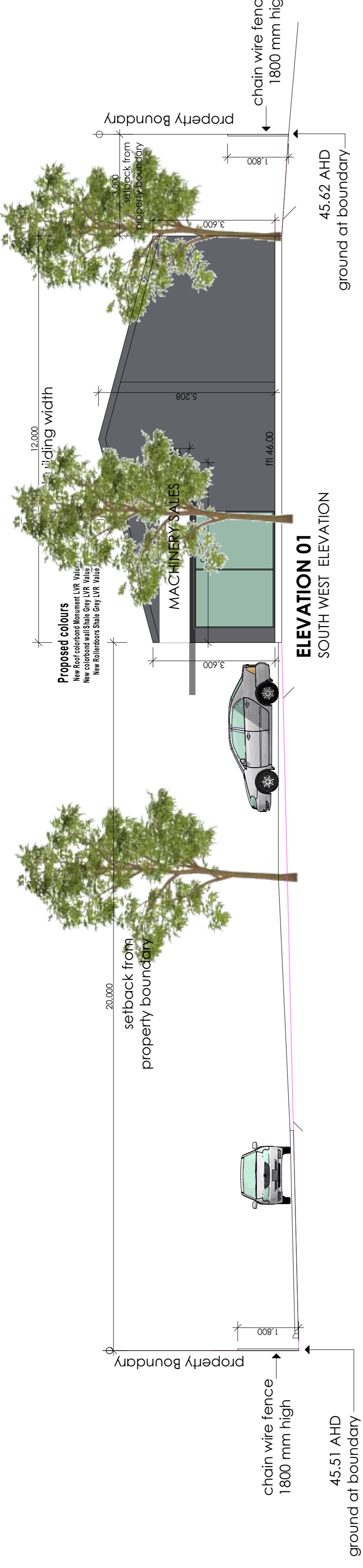
Overlays:
D.A APPROVAL:
BAL:
WIND CLASSIFICATION :
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSIFICATION: tba

SITE INFORMATION

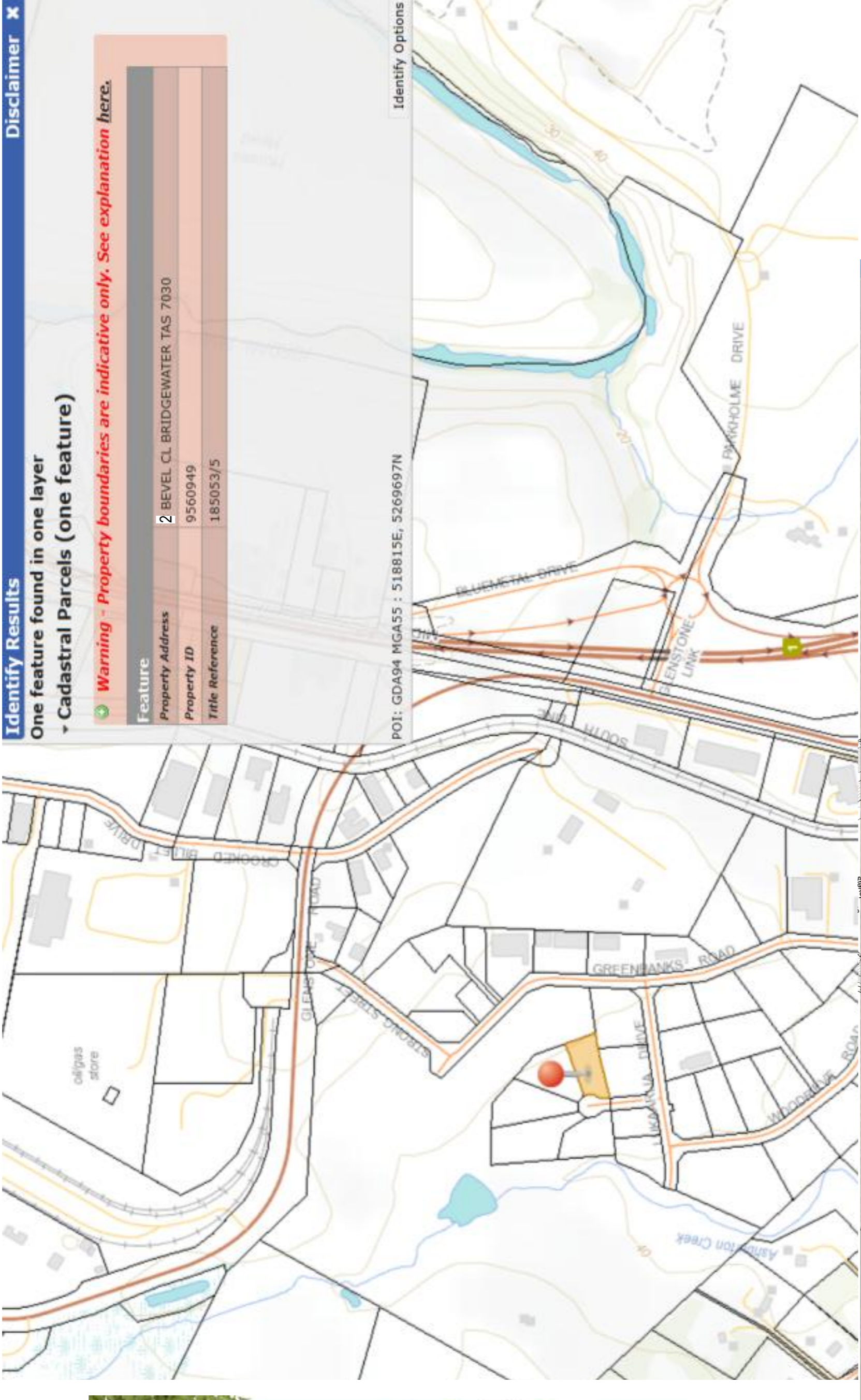
Proposed Building **240.00 sqm**
Site Area **3300.00 sqm**
Total Proposed site cover **240.00 sqm**
Site Coverage **7.27 %**

Impervious Area **240.00 sqm**
Roof Area **240.00 sqm**
Driveway Area **480.00 sqm**

Layout	ID	Drawing Name	Last Updated	Scale
981-01 Drawing List	1	Drawing List	26/03/2024 3:45	1:0.76
	2	Stores (8)	26/03/2024 3:44	1:138.81
	3	Stores (9)	26/03/2024 3:45	1:748.54
981-02 Site Plan Levels 1:200	1	Stores (1)	26/03/2024 3:45	1:200
981-03 Site Plan Levels	1	Stores (1)	26/03/2024 3:45	1:100
981-04 Site Plan 1:200	1	Stores (2)	26/03/2024 3:45	1:200
981-05 Driveway Longsections	1	Stores (7)	26/03/2024 3:45	1:100
981-06 Driveway Levels	1	Stores (3)	26/03/2024 3:45	1:100
981-07 Floor Plan	1	Stores (4)	26/03/2024 3:45	1:100
981-08 Elevations	1	Stores (5)	26/03/2024 3:45	1:100
	2	Stores (5)	26/03/2024 3:45	1:100
981-09 Elevations	1	Stores (6)	26/03/2024 3:45	1:200
	2	Stores (6)	26/03/2024 3:45	1:100
	3	Stores (6)	26/03/2024 3:45	1:100
981-10 Turning Template	1	Stores (10)	26/03/2024 3:45	1:200
981-11 Turning Template	1	Stores (10)	26/03/2024 3:45	1:200
981-12 Landscaping Plan	1	Stores (12)	26/03/2024 3:45	1:200



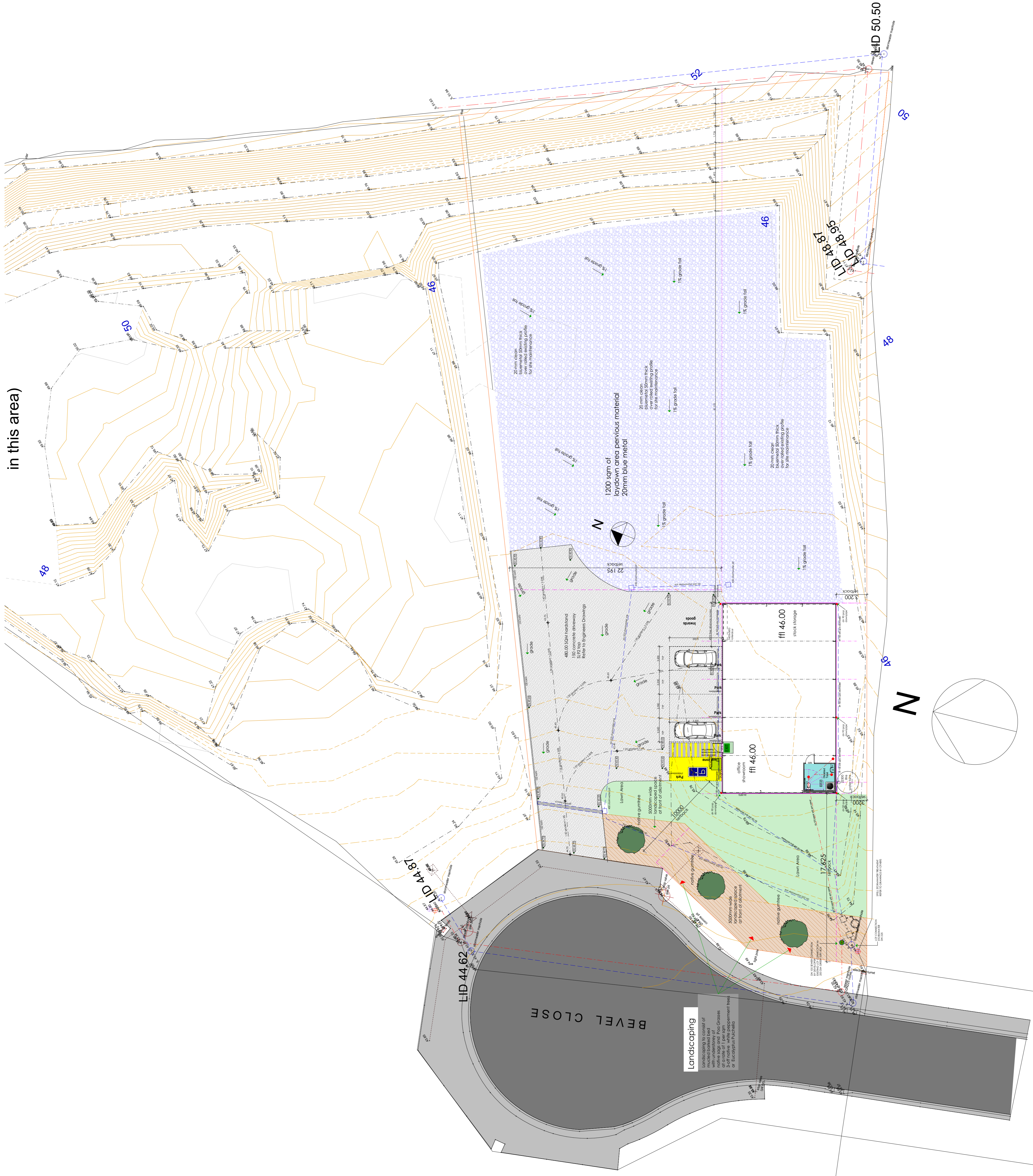
ELEVATION 01
SOUTH WEST ELEVATION



location plan

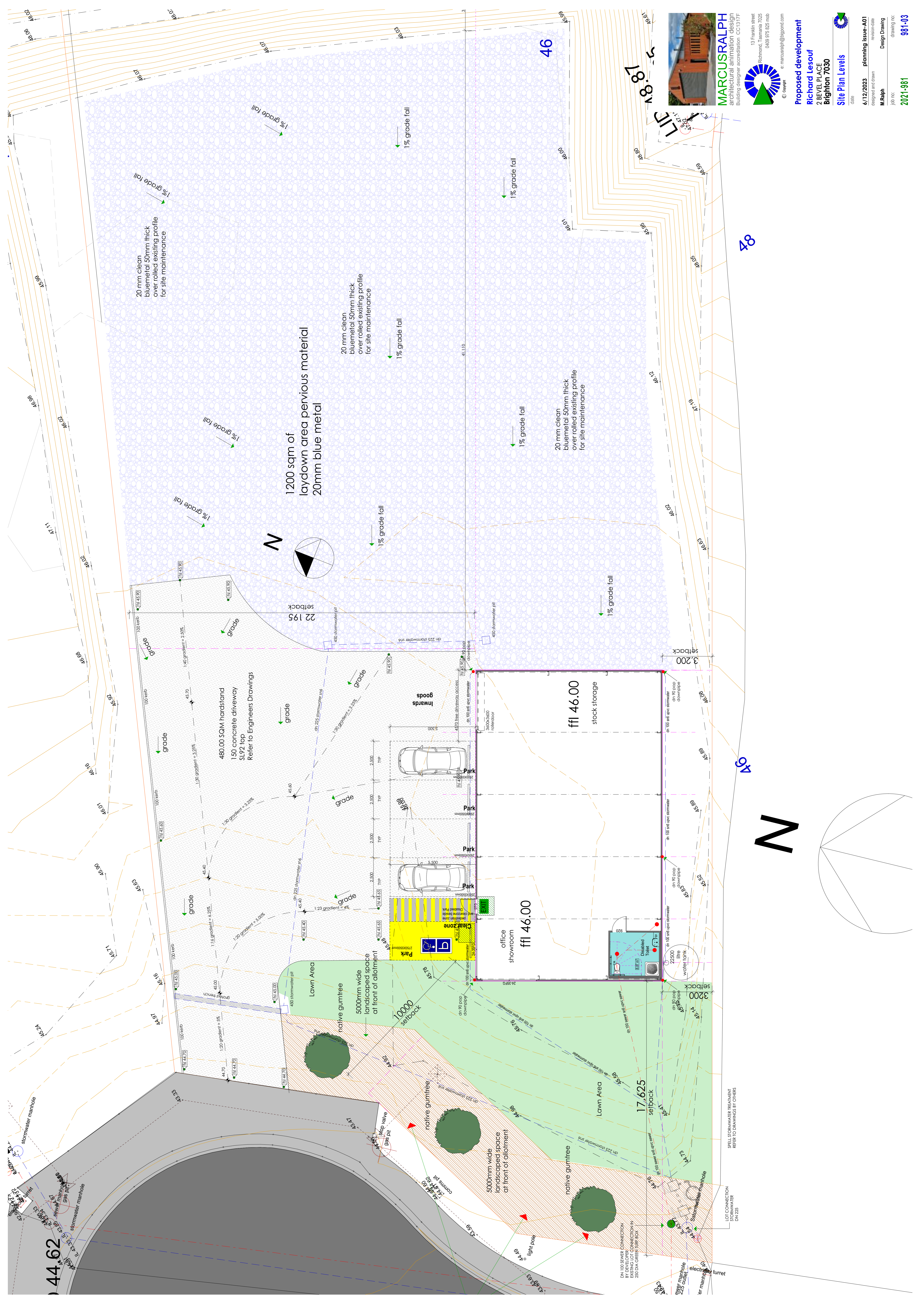


in this area)

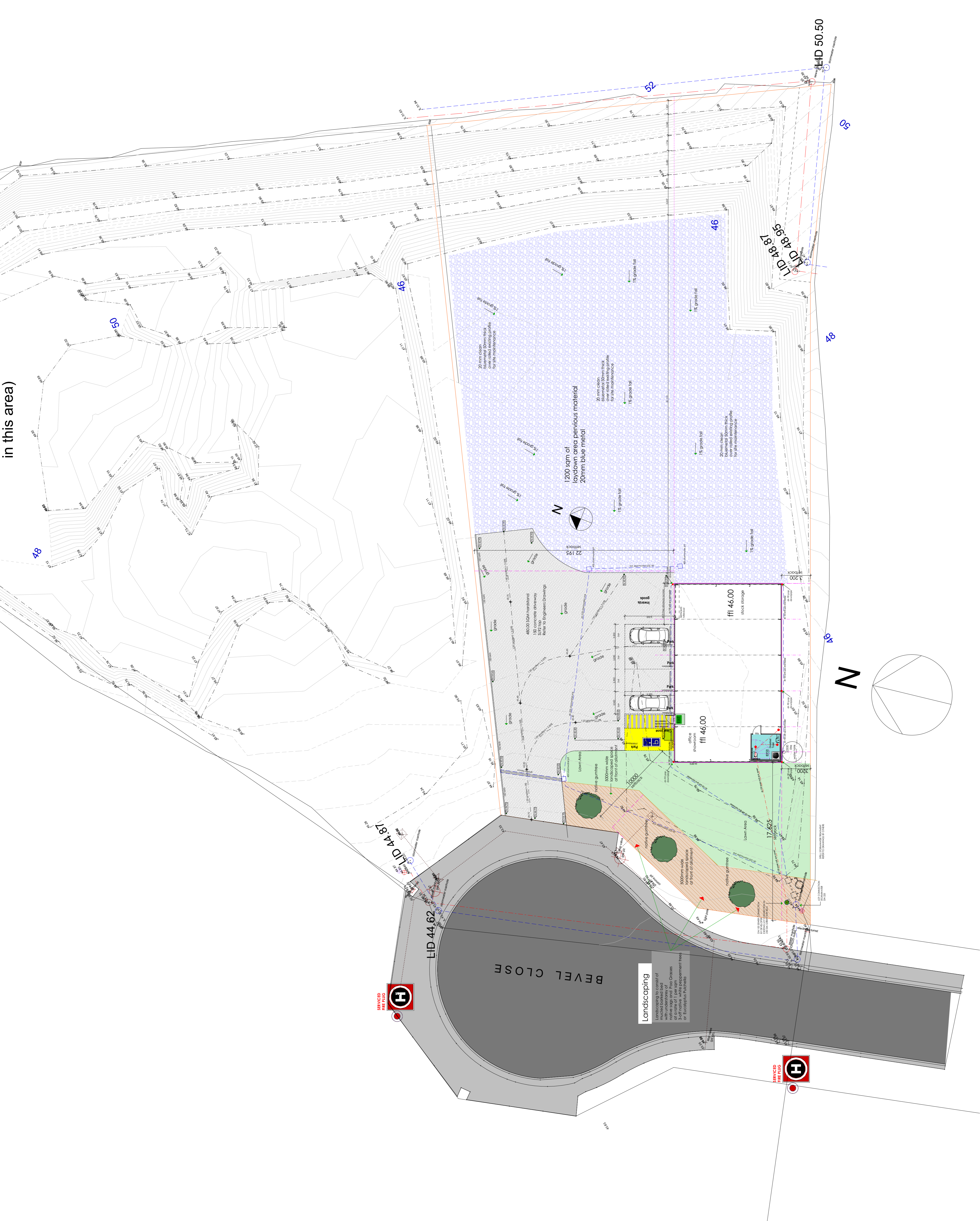


Landscaping

Landscaping to consist of lawn areas, garden beds, and various paving materials. All paving materials to be laid on a 100mm compacted subgrade. All garden beds to be filled with topsoil. All lawn areas to be sown with a mix of lawn seed.



in this area



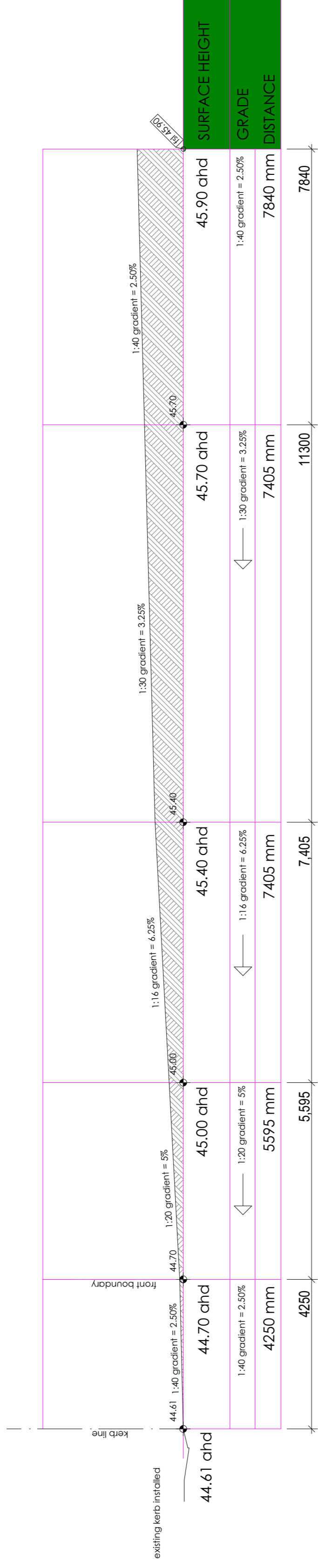
BEVEL CLOSE

MARCUSRALPH
architectural animation design
building designer accreditation CC1317F

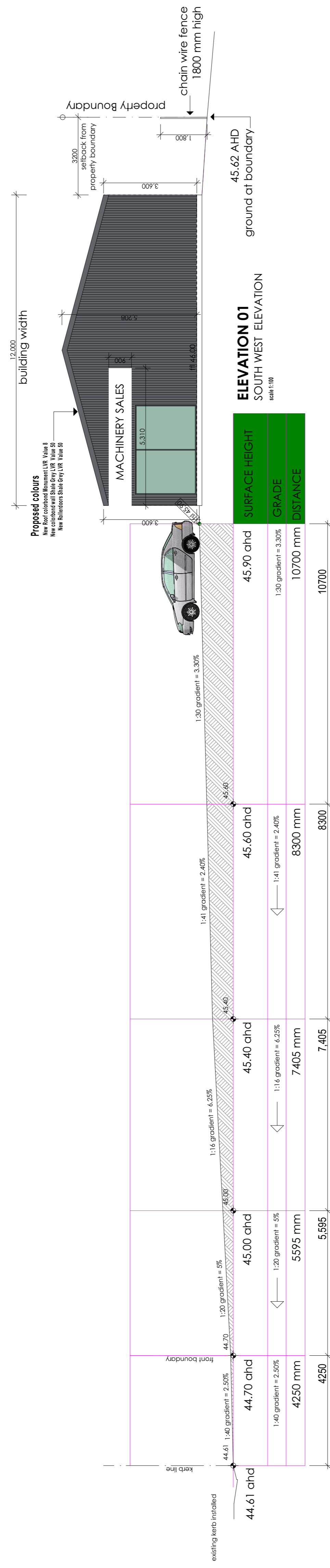
13 Franklin street
Richmond, Tasmania 7025
0499 975 625 mob
e: marcusralph@bigpond.com

Proposed development
Richard Lesouf
2 BEVEL PLACE
Brighton 7030
Site Plan 1:200

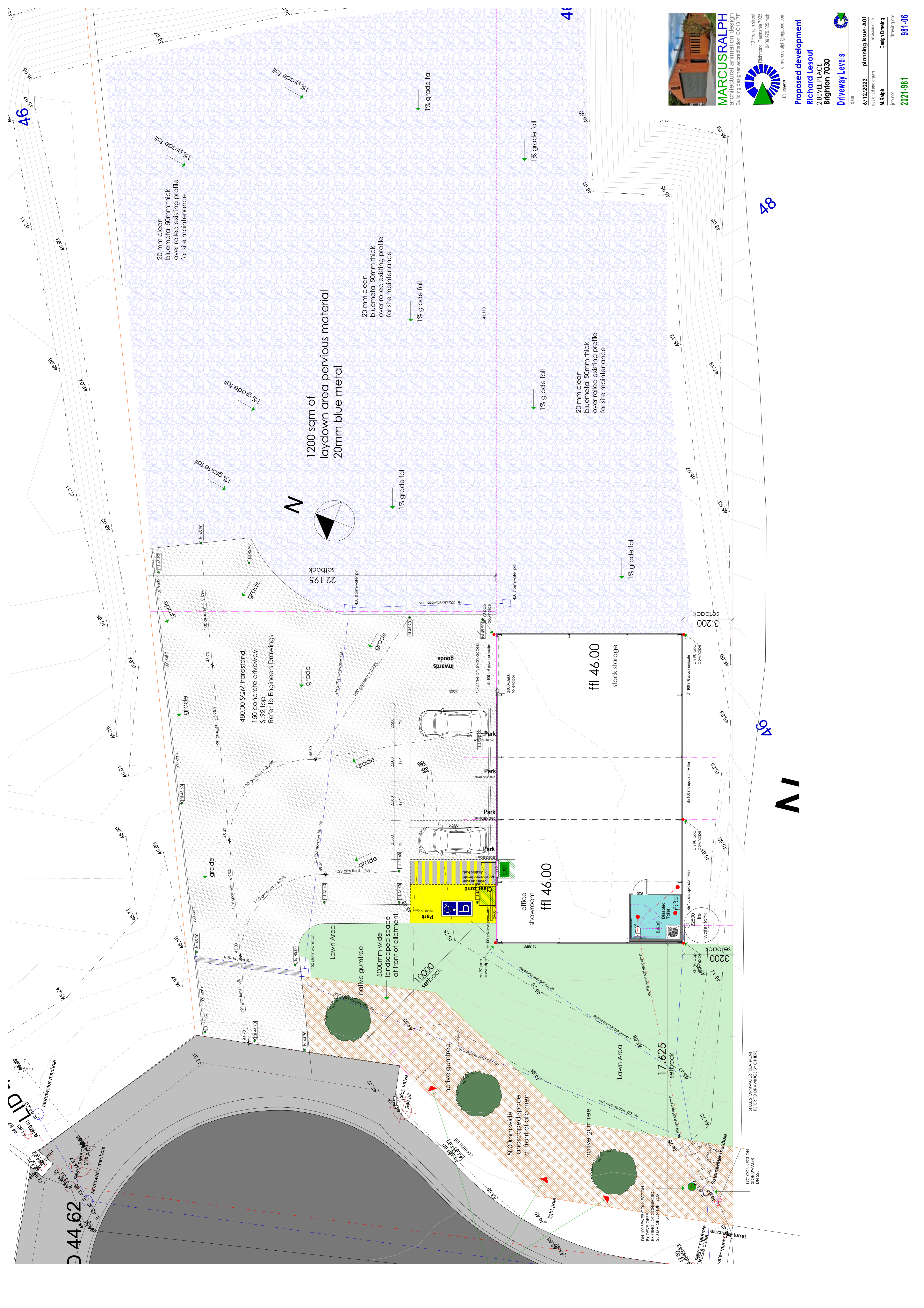
6/12/2023 **planning issue-A01**
revision-date
designed and drawn
M. Ralph Design Drawing
job no: **2021-981**
drawing no: **981-04**



Longitudinal Section through driveway



Longitudinal Section through driveway

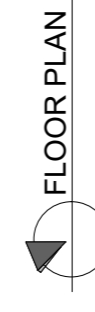


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Proposed development
Richard Lesouf
2 BEVEL PLACE
Brighton 7030
Driveway Levels

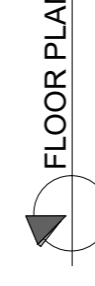
6/12/2023 **planning issue-A01**
revision-date
designed and drawn
M. Ralph **Design Drawing**
job no: **2021-981**
drawing no: **981-06**



FLOOR PLAN

Proposed Building
240.00 sqm
Site Area
3300.00 sqm
Total Proposed site cover
240.00 sqm
Site Coverage
7.27 %

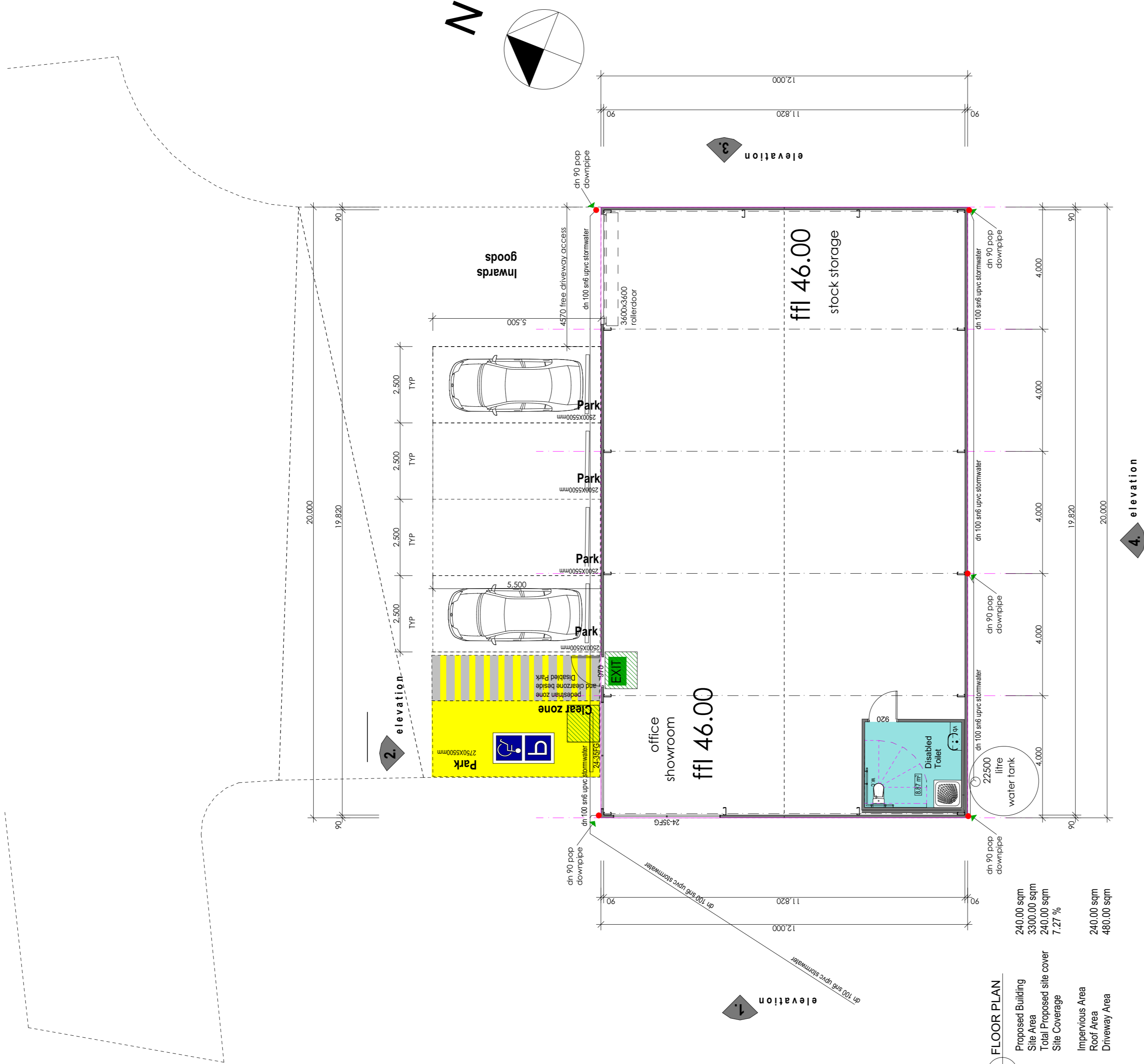
Impervious Area
240.00 sqm
Roof Area
480.00 sqm
Driveway Area



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Impervious Area
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13 Franklin street
Richmond, Tasmania 7025
0499 975 625 mob
© design e: marcusralph@bigpond.com

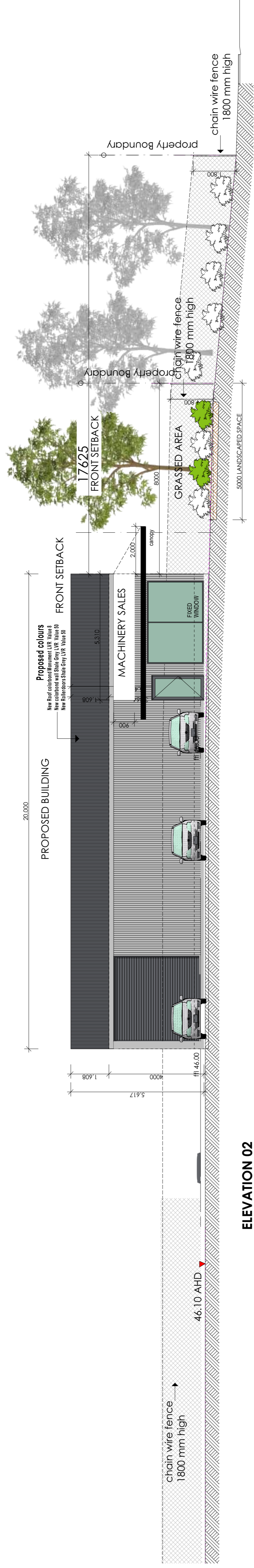
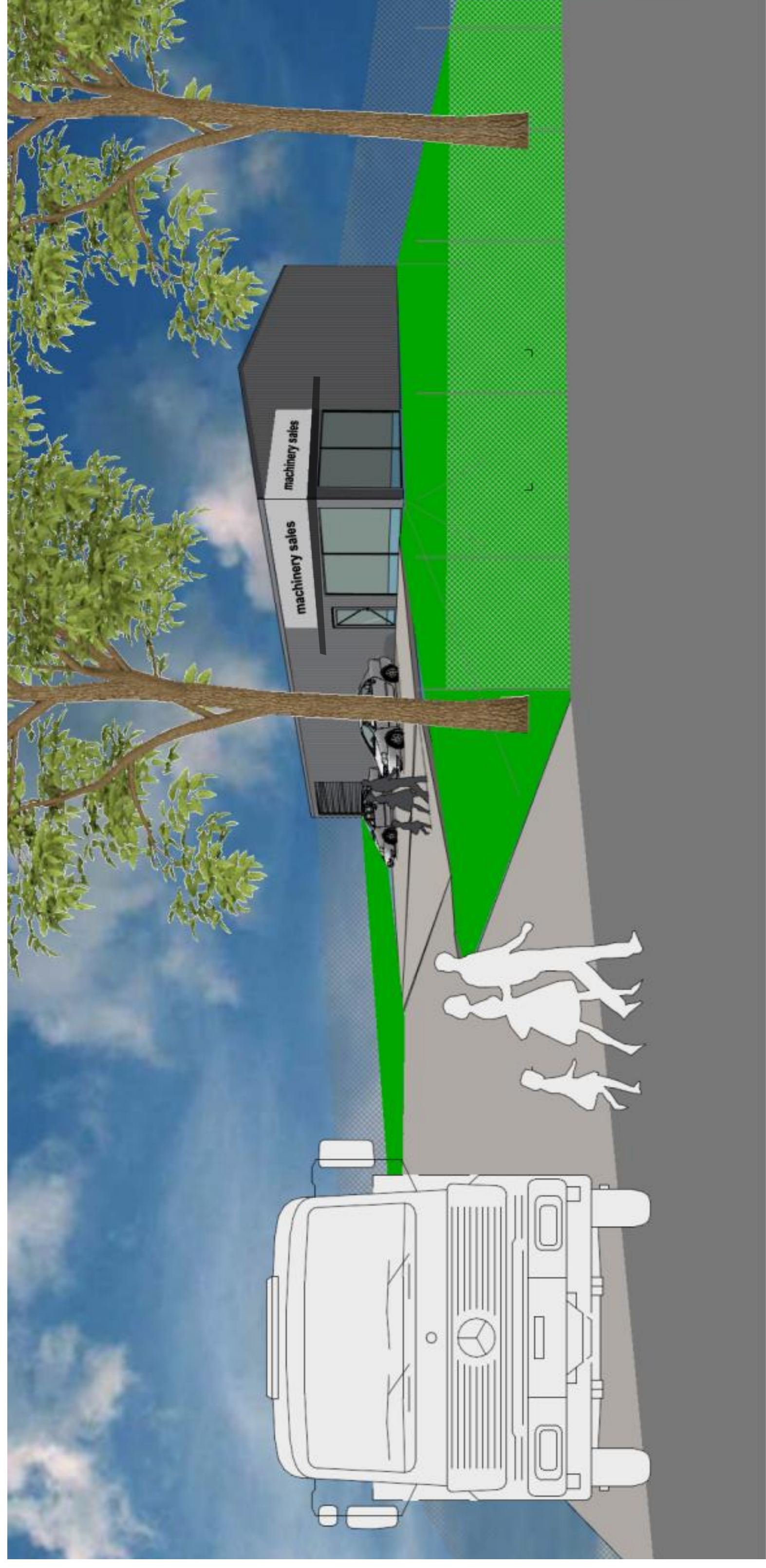
Proposed development
Richard Lesouf
2 BEVEL PLACE
Brighton 7030

Floor Plan
date

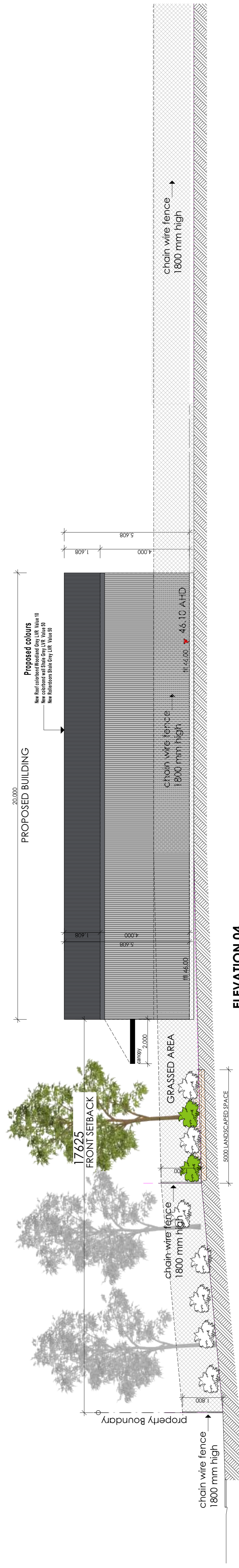
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job no:
drawing no:

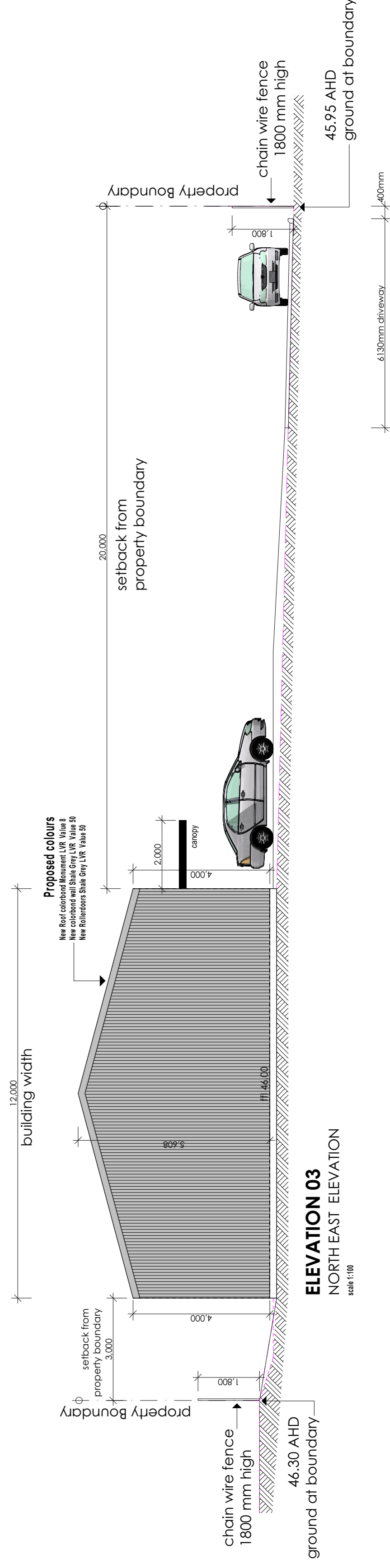
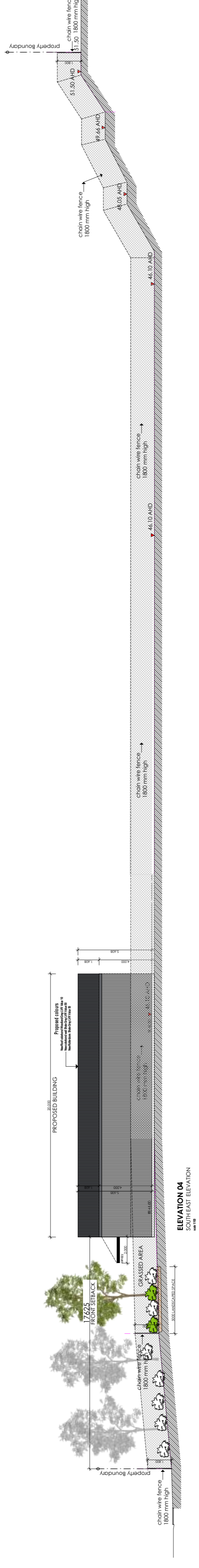
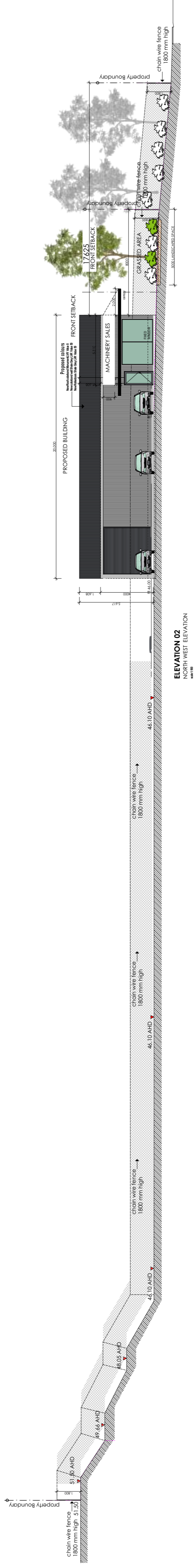
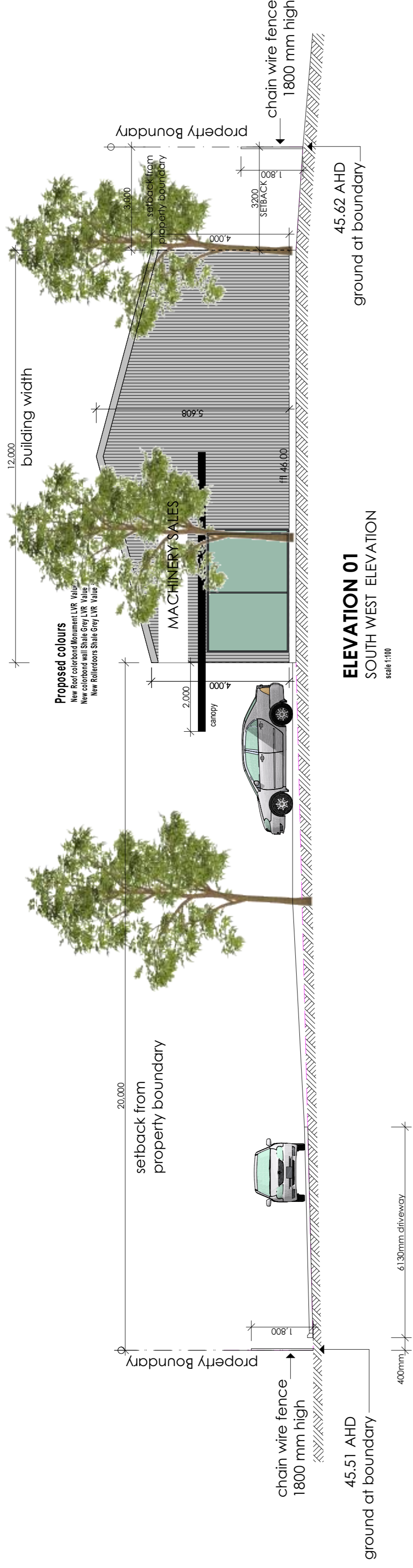
2021-981 **981-07**



ELEVATION 02
NORTH WEST ELEVATION
scale: 1:100



ELEVATION 04
SOUTH EAST ELEVATION
scale: 1:100



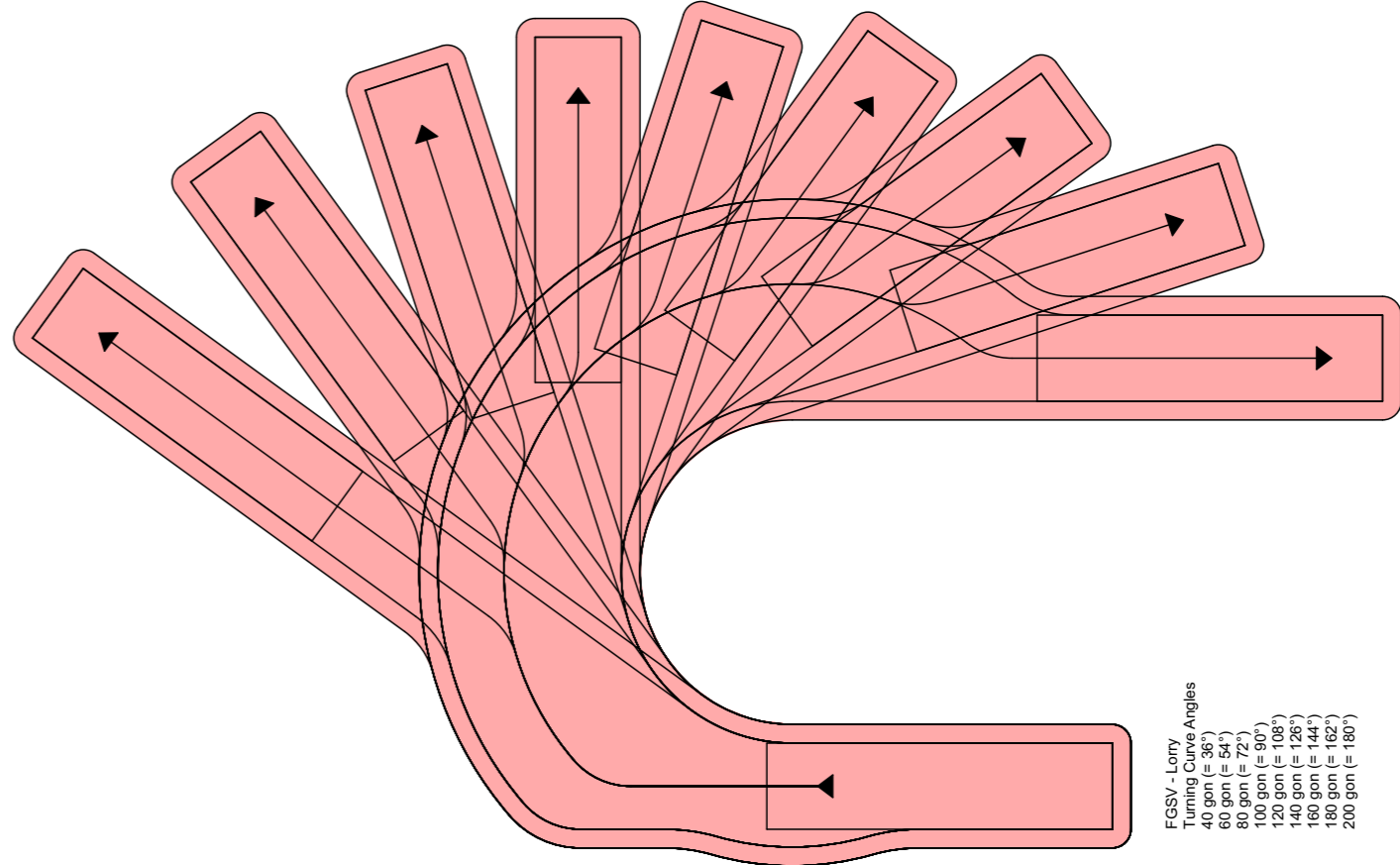
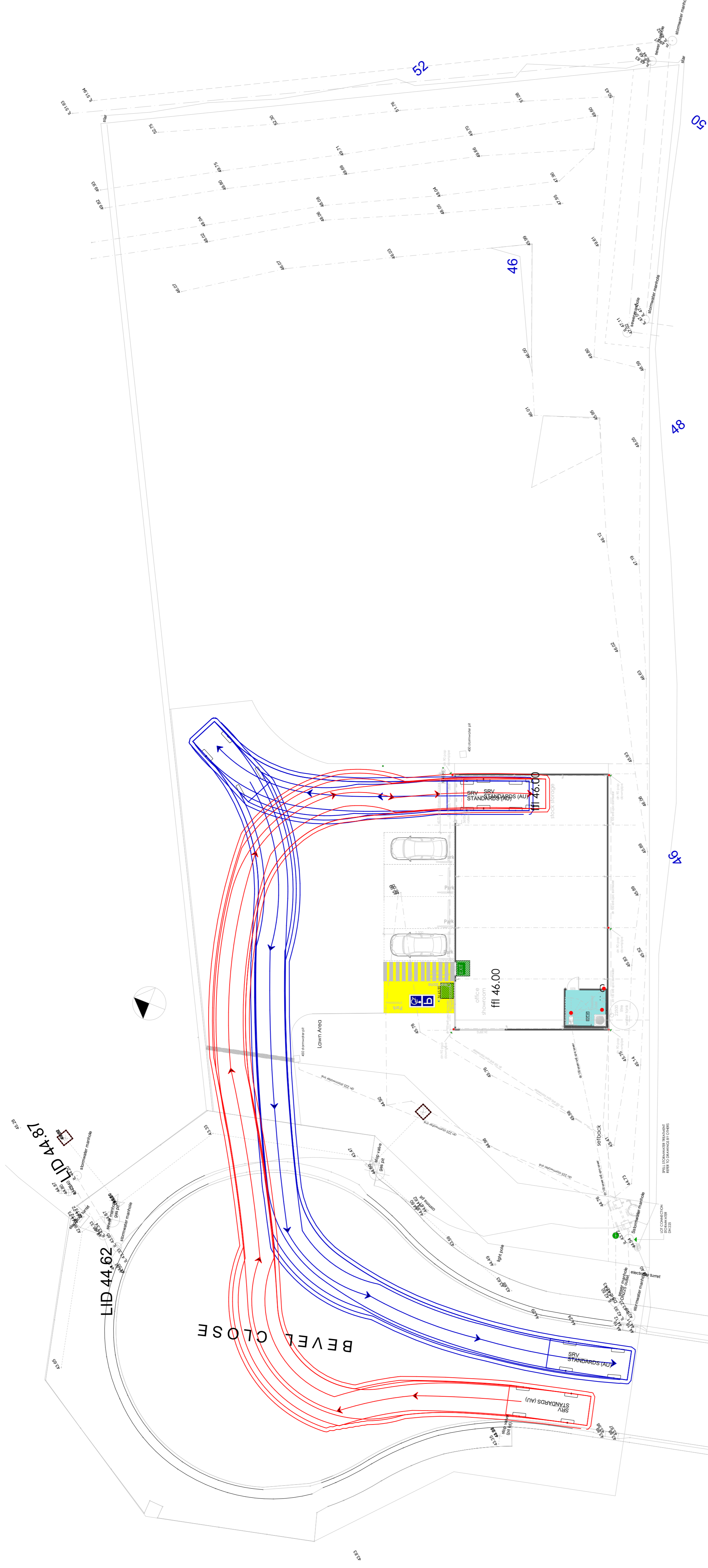
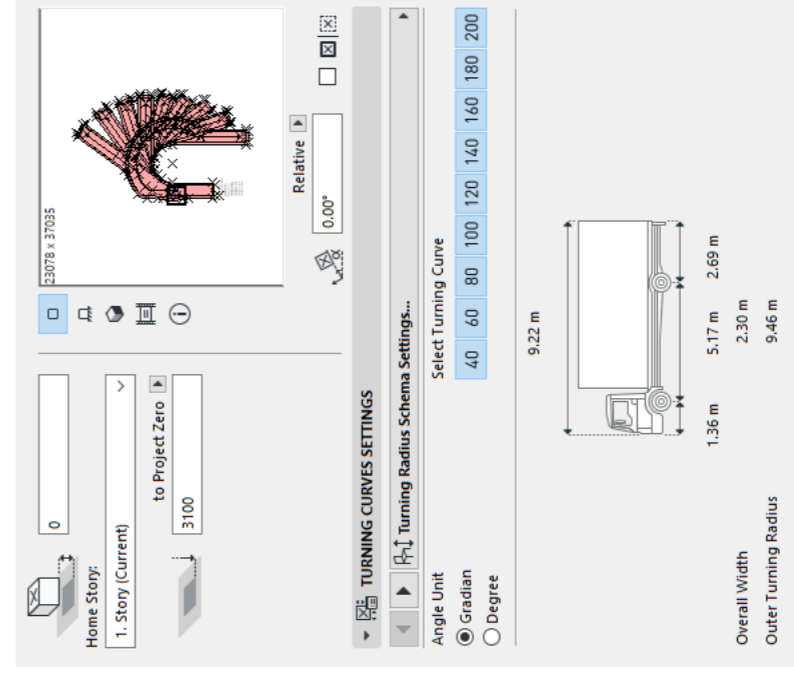


FIG09 - Turnover
Turning Curve Angles
40° (min to 54°)
60° (min to 90°)
80° (min to 126°)
100° (min to 180°)
120° (min to 227°)
140° (min to 283°)
160° (min to 344°)
180° (min to 407°)
200° (min to 481°)



template not to scale
Turning template
Small truck rigid Vehicle
Entering the site turning - leaving

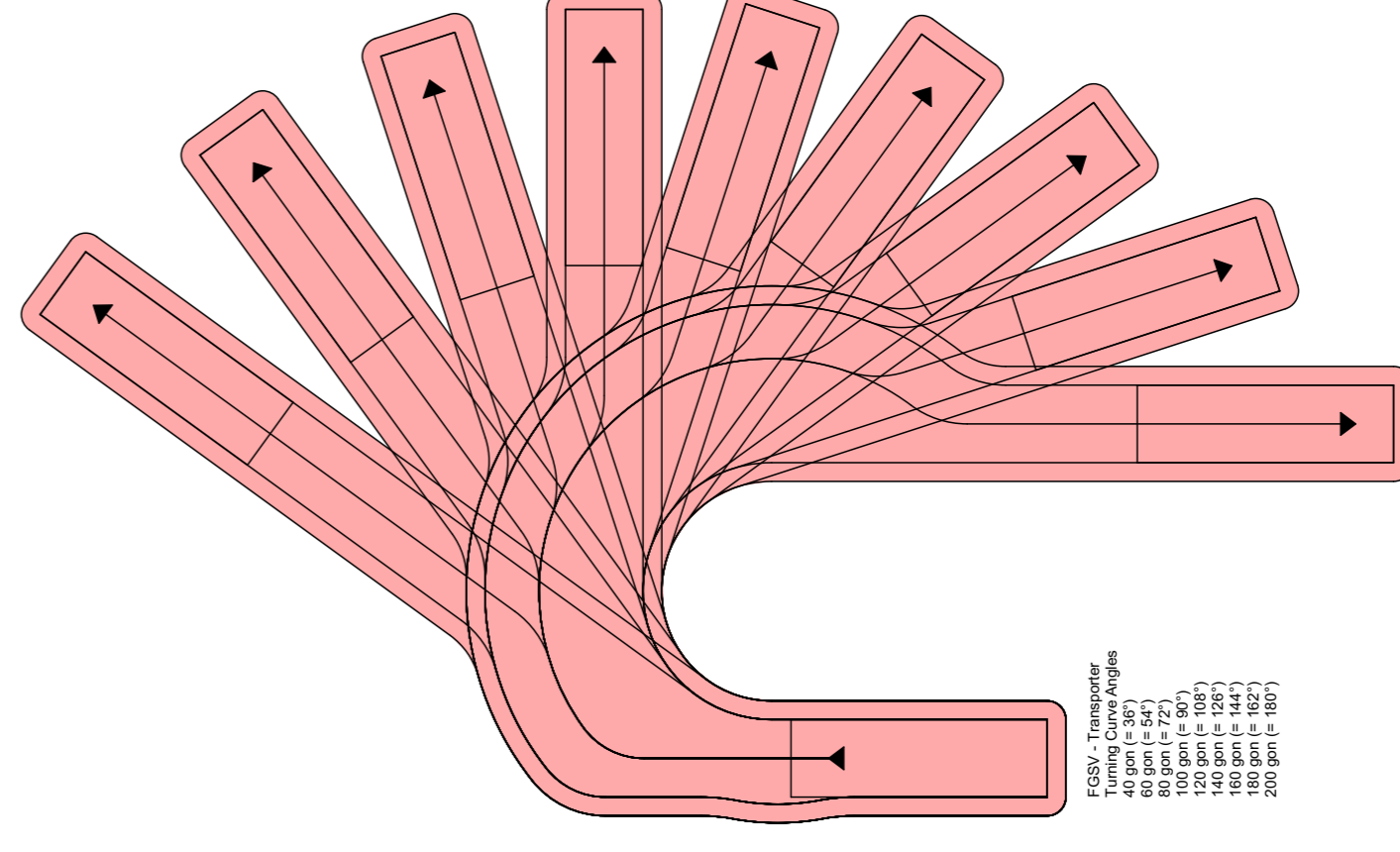
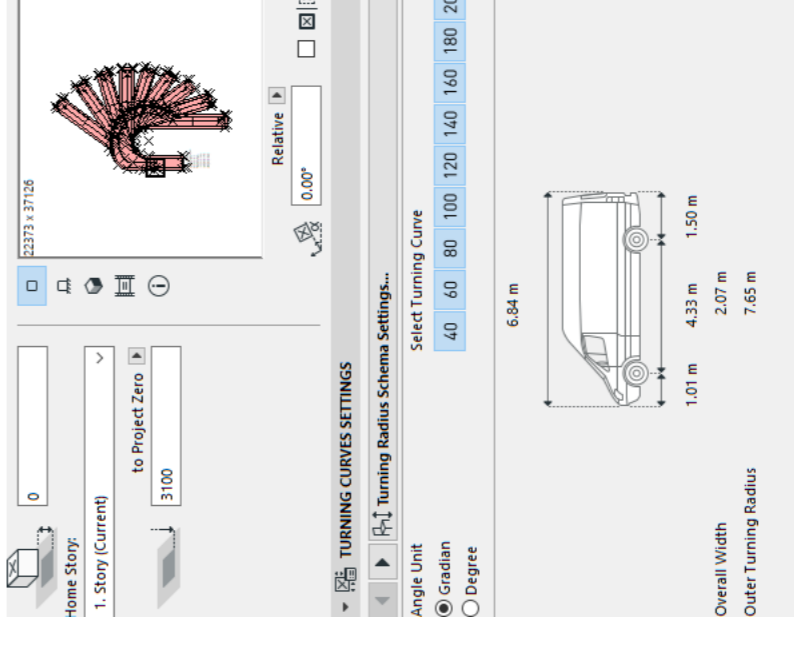
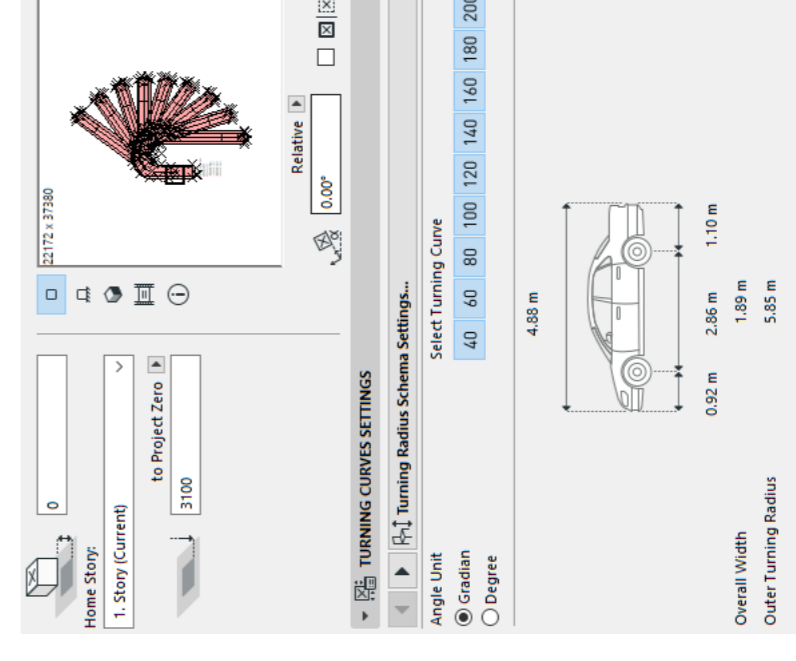
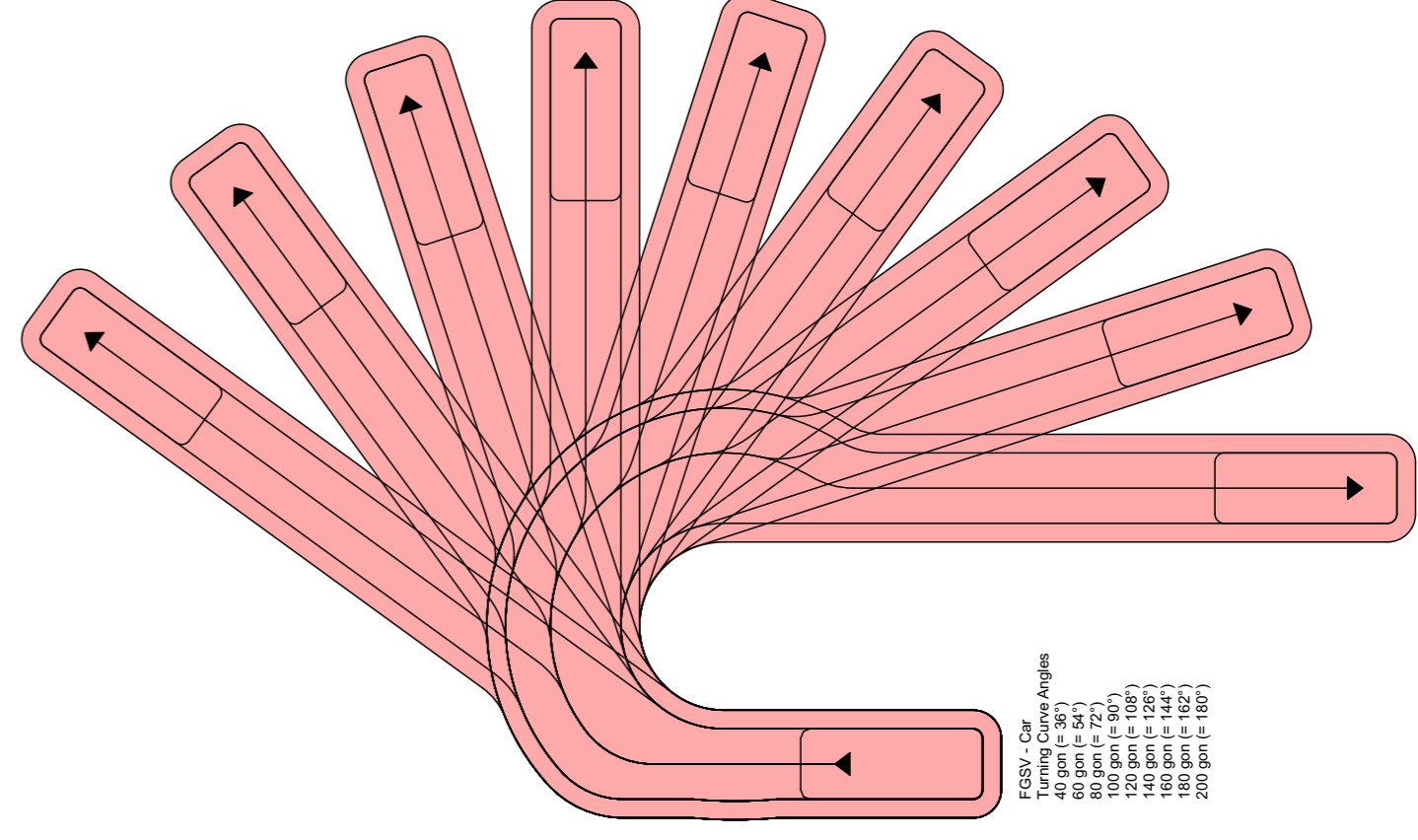
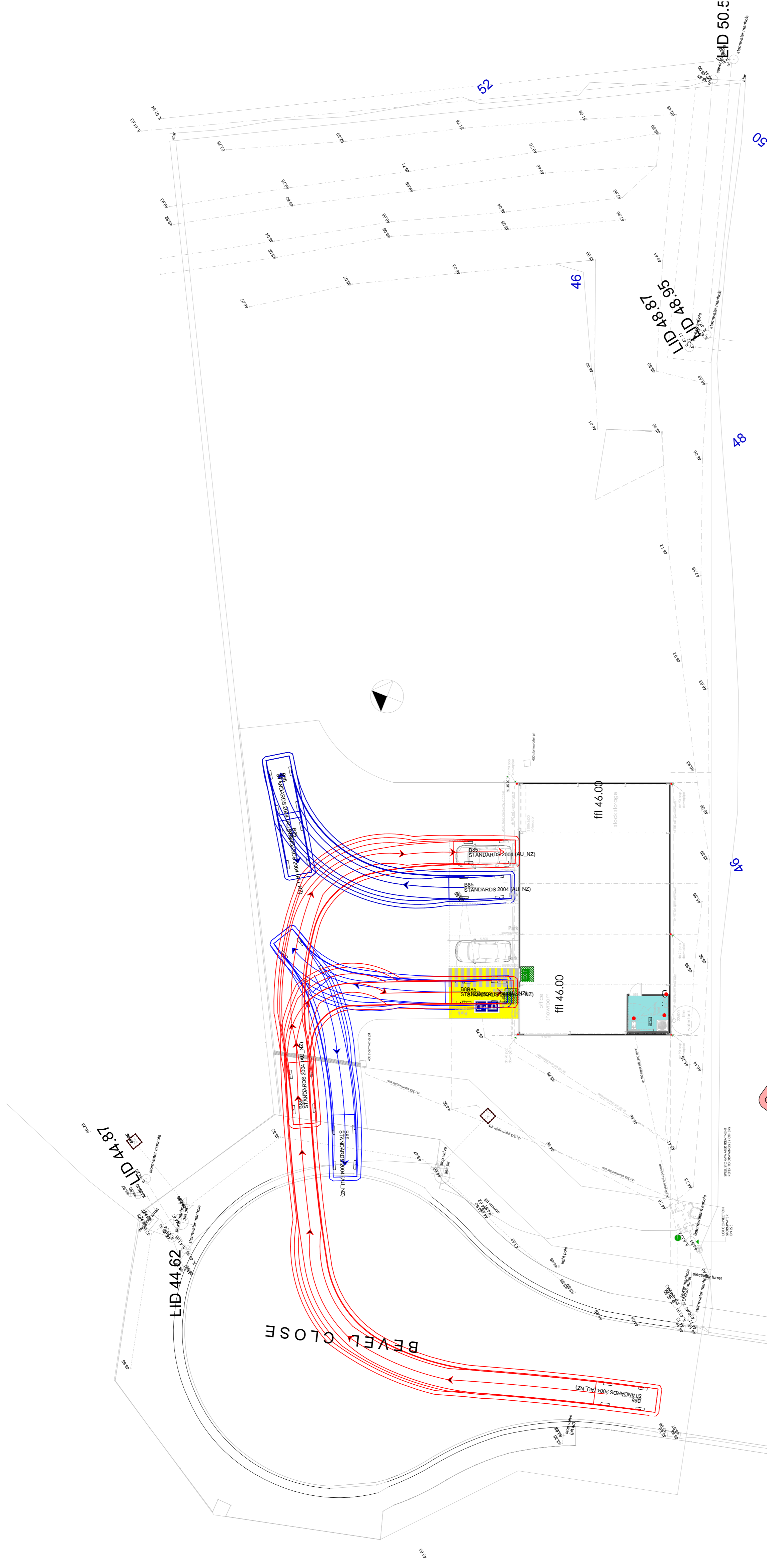


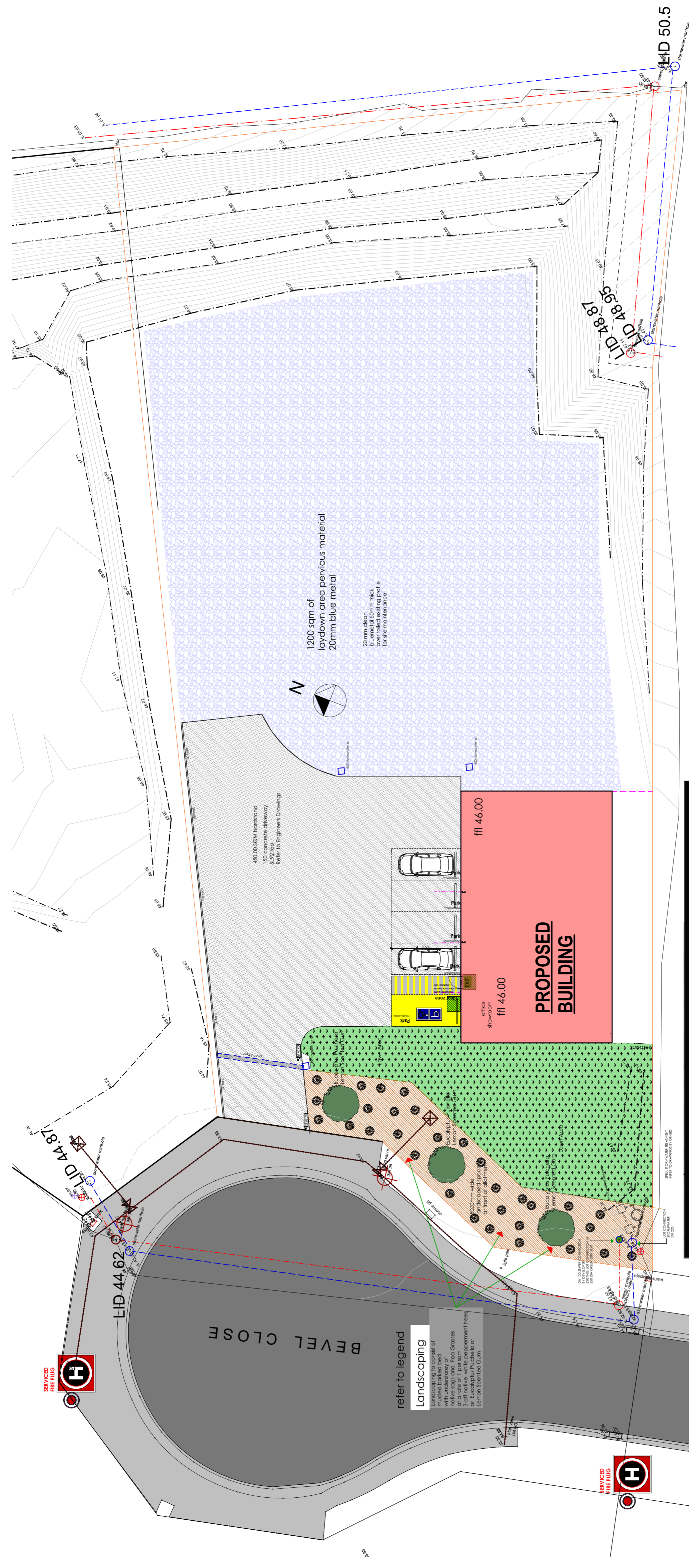
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template not to scale
Turning template
Small truck rigid Vehicle
Entering the site turning - leaving



template not to scale
 Turning template
 Small Car Vehicle
 Entering the site turning - leaving



LANDSCAPING LEGEND:

PROPOSED BUILDING

TREES
Tall tree or small tree

20 mm clean blue metal 50mm thick over rolled existing profile for site maintenance

150 concrete driveway SL92 top Refer to Engineers Drawings

LAWN AREA 100mm loam raked level and rolled compressed seeded with general fescue rye seed.

Garden bed cultivated with dynamic lifter palets topped with GUM MULCH 100MM THICK

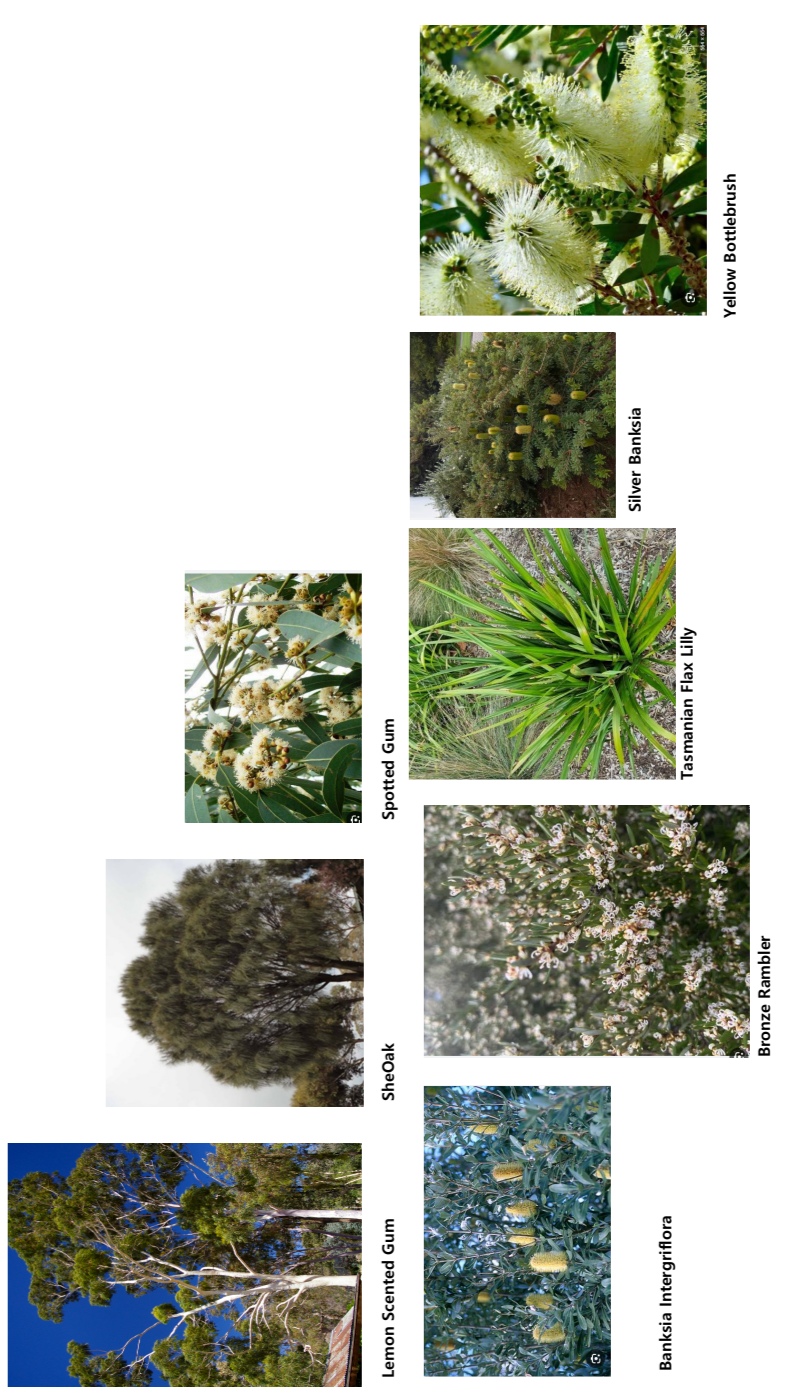
Crushed rock garden bed with weed matting to a depth of 75mm. 20mm clean blue metal

FIRE HYDRANT

LANDSCAPING SCHEDULE

LISTED SPECIES MAY NOT ALL BE APPLICABLE

COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	NOTES
TALL FEATURE TREES				
LEMON-SCENTED GUM	EUCALYPTUS CITRIODORA	20m	8m	FEATURE TREES PREDOMINANTLY FRONTING HIGHWAY
SPOTTED GUM	CORYMBIA MACULATA	10m	5m	
SMALL TREES				
SHE OAK	ALLOCASUARINA VERTICILLATA	5m	3m	COPSE PLANTINGS ACROSS SITE
SOUTH ESK PINE	CALLITRIS OBLONGA	4m	2m	
MEDIUM SHRUBS / BUSHES				
WHITE CORREA	CORREA ALBA	1.5m	1.5m	BORDERING SITE ENTRY / DRIVEWAY
SILVER BANKSIA	BANKSIA MARGINATA	3m	2m	SCREENING PLANTINGS AND AREAS OF VISUAL IMPROVEMENT
YELLOW BOTTLEBRUSH	CALLISTEMON PALLIDUS	3m	2m	
NATIVE GRASSES				
TASMAN FLAX LILY	DIANELLA TASMANICA	0.5m	0.5m	BORDERING SITE ENTRY / DRIVEWAY
GROUND COVERS				
BRONZE RAMBLER	GREVILLEA AUSTRALIS	1m	4m	ACROSS DESIGNATED LANDSCAPED AREAS AND EMBANKMENTS
INTEGRIFLORA	BANKSIA INTEGRIFLORA	1m	4m	

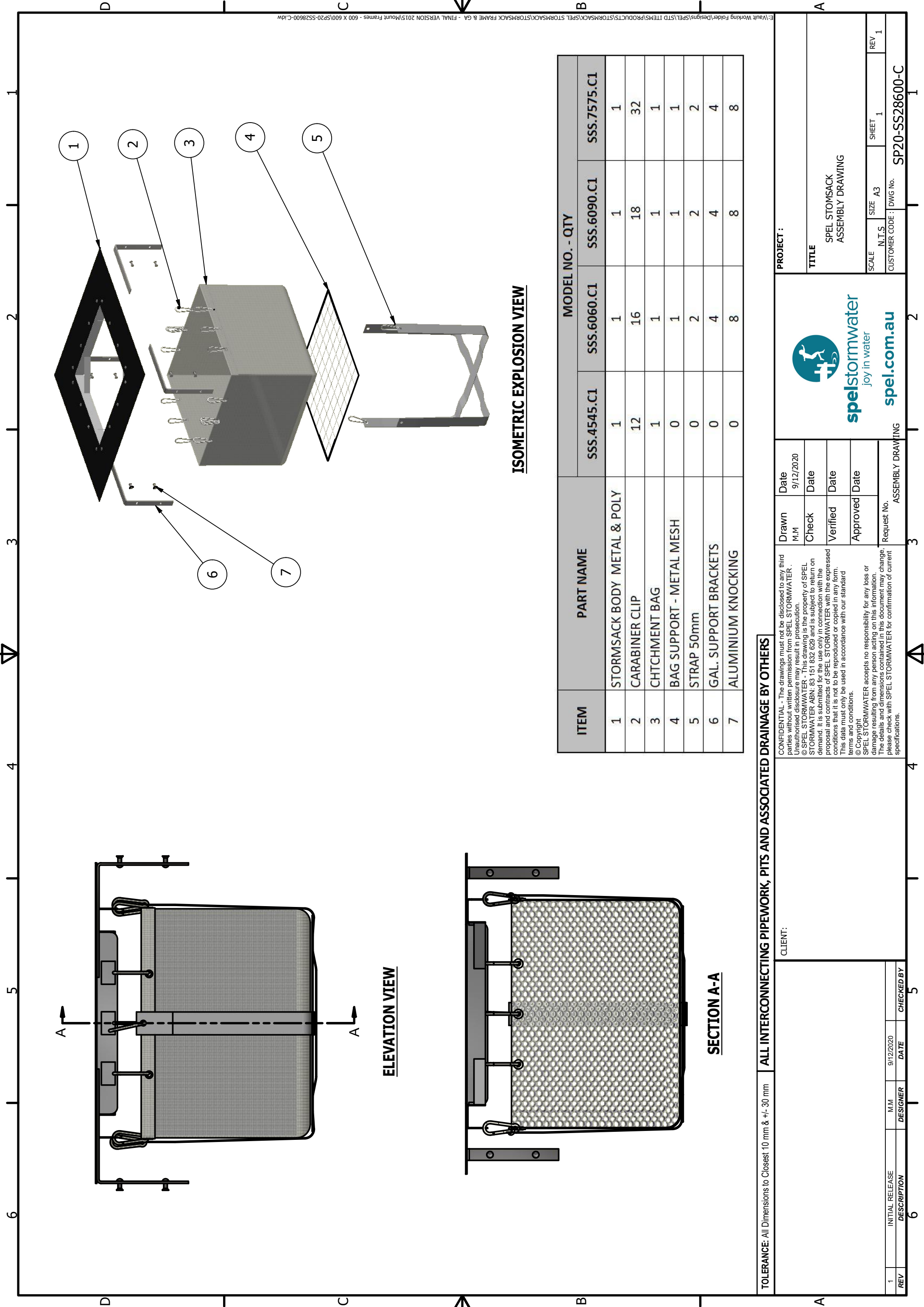


refer to legend

Landscaping

For all plantings refer to the Landscaping Schedule or attached landscape plan for details of plantings. For all plantings refer to the Landscaping Schedule or attached landscape plan for details of plantings.

Refer to Engineers Drawings



ISOMETRIC EXPLOSION VIEW

ELEVATION VIEW

SECTION A-A

ITEM	PART NAME	MODEL NO. - QTY			
		SSS.4545.C1	SSS.6060.C1	SSS.6090.C1	SSS.7575.C1
1	STORMSACK BODY METAL & POLY	1	1	1	1
2	CARABINER CLIP	12	16	18	32
3	CHTCHMENT BAG	1	1	1	1
4	BAG SUPPORT - METAL MESH	0	1	1	1
5	STRAP 50mm	0	2	2	2
6	GAL. SUPPORT BRACKETS	0	4	4	4
7	ALUMINIUM KNOCKING	0	8	8	8

TOLERANCE: All Dimensions to Closest 10 mm & +/- 30 mm

ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS

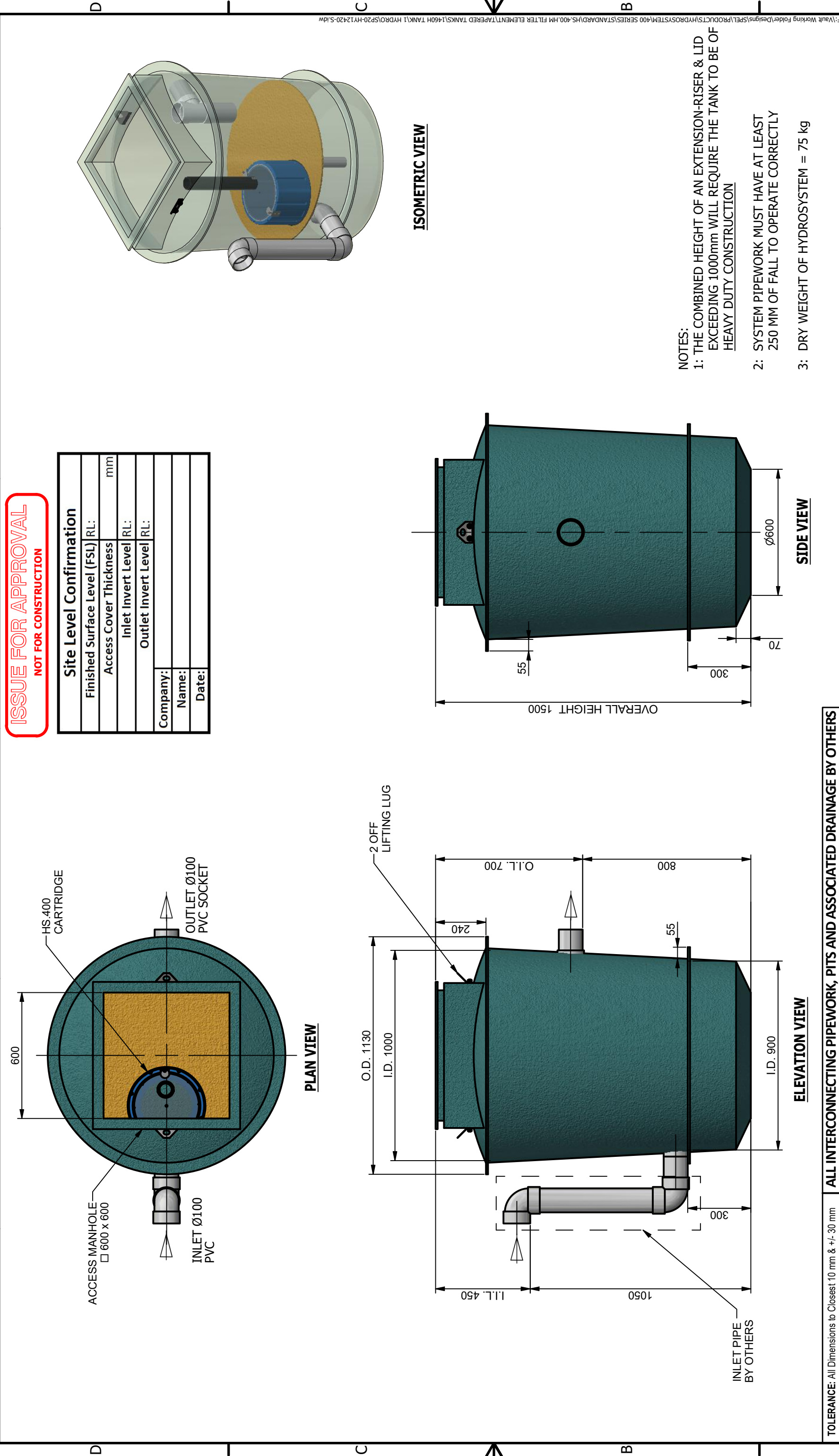
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1	INITIAL RELEASE DESCRIPTION	M.M	DESIGNER
		9/12/2020	DATE
			CHECKED BY
			5

Drawn	Date
M.M	9/12/2020
Check	Date
Verified	Date
Approved	Date
Request No.	ASSEMBLY DRAWING

PROJECT :			
TITLE			
SPEL STORMSACK ASSEMBLY DRAWING			
SCALE	SIZE	SHEET	REV
N.T.S	A3	1	1
CUSTOMER CODE : DWG No. SP20-SS28600-C			



1 2 3 4 5 6



ISSUE FOR APPROVAL
NOT FOR CONSTRUCTION

Site Level Confirmation	
Finished Surface Level (FSL) RL:	mm
Access Cover Thickness	mm
Inlet Invert Level RL:	
Outlet Invert Level RL:	
Company:	
Name:	
Date:	

- NOTES:
- 1: THE COMBINED HEIGHT OF AN EXTENSION-RISER & LID EXCEEDING 1000mm WILL REQUIRE THE TANK TO BE OF HEAVY DUTY CONSTRUCTION
 - 2: SYSTEM PIPEWORK MUST HAVE AT LEAST 250 MM OF FALL TO OPERATE CORRECTLY
 - 3: DRY WEIGHT OF HYDROSYSTEM = 75 kg

<p>TOLERANCE: All Dimensions to Closest 10 mm & +/- 30 mm</p>		<p>ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS</p>																					
<p>CLIENT:</p>		<p>CONFIDENTIAL - The drawings must not be disclosed to any third parties without written permission from SPEL STORMWATER. Unauthorised disclosure may result in prosecution. © SPEL STORMWATER - This drawing is the property of SPEL STORMWATER ABN: 83 151 832 629 and is subject to return on demand. It is submitted for the use only in connection with the proposal and contracts of SPEL STORMWATER with the expressed conditions that it is not to be reproduced or copied in any form. This data must only be used in accordance with our standard terms and conditions. © Copyright SPEL STORMWATER accepts no responsibility for any loss or damage resulting from any person acting on this information. The details and dimensions contained in this document may change, please check with SPEL STORMWATER for confirmation of current specifications.</p>																					
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Approved	Date																						
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<p>PROJECT</p>		<p>TITLE</p>																					
<p>SPEL HYDROSYSTEM SHS-400.H.01.100.PVC GENERAL ARRANGEMENT</p>		<p>SPEL HYDROSYSTEM SHS-400.H.01.100.PVC GENERAL ARRANGEMENT</p>																					
<p>SCALE N.T.S.</p>		<p>SIZE A3</p>																					
<p>SHEET 1</p>		<p>REV 1</p>																					
<p>CUSTOMER CODE: DWG No.</p>		<p>SP20-HY12420-S</p>																					



D C B A

REV	DESCRIPTION	DESIGNER	CREATION DATE	CHECKED BY
1	INITIAL RELEASE	R.R.	06/07/2020	P.Z.

ISSUE FOR APPROVAL
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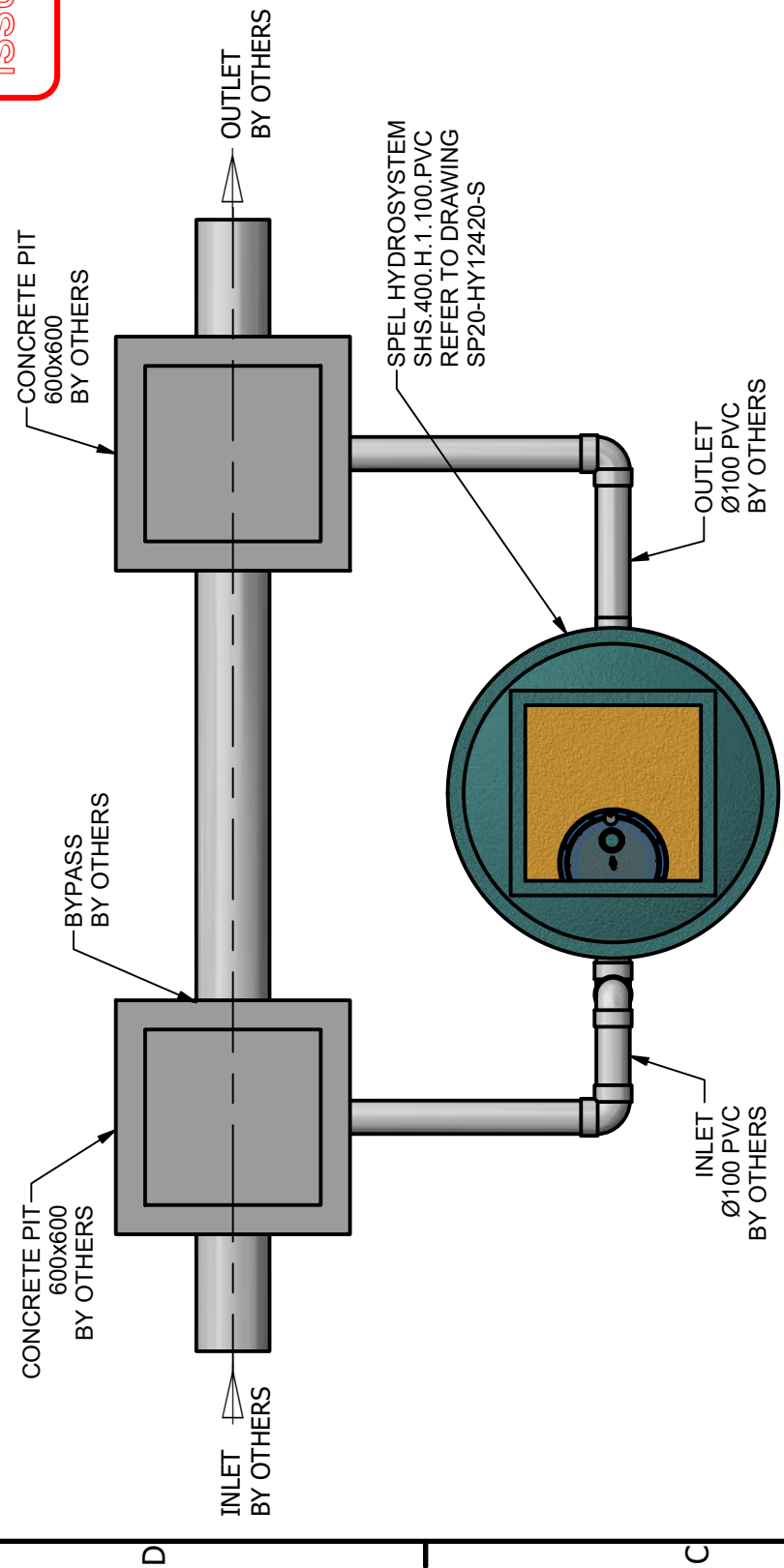
APPROVED.....

NAME.....

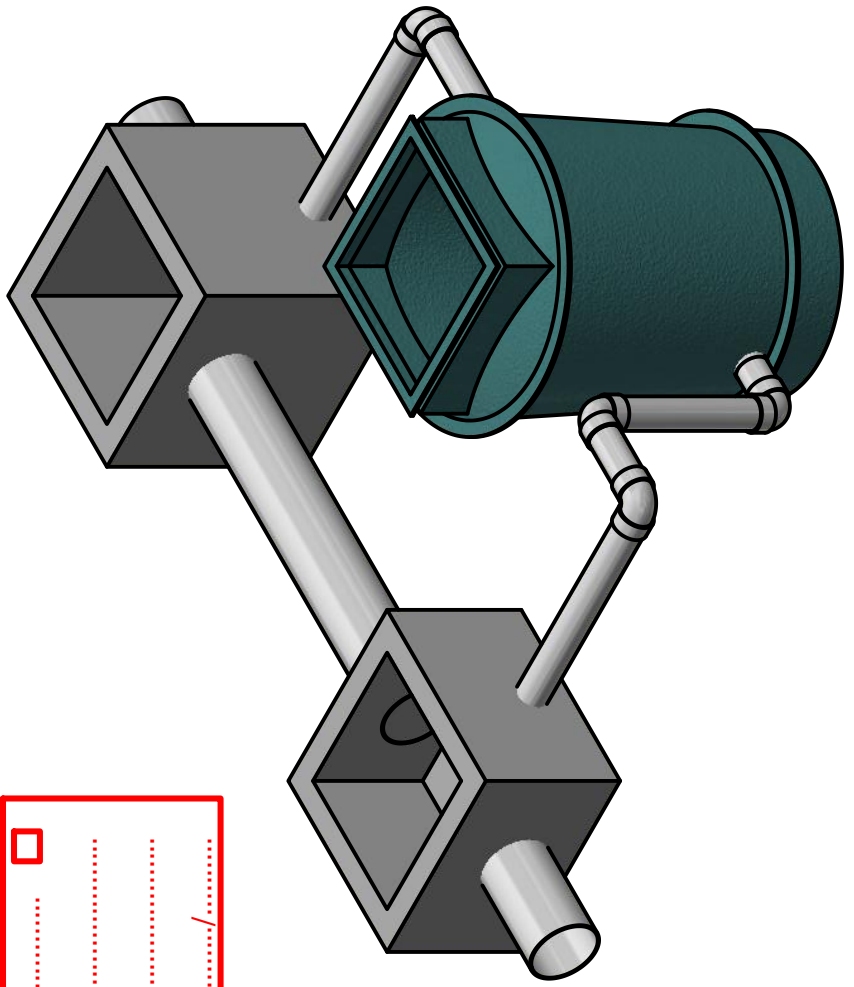
SIGNED.....

DATE...../...../.....

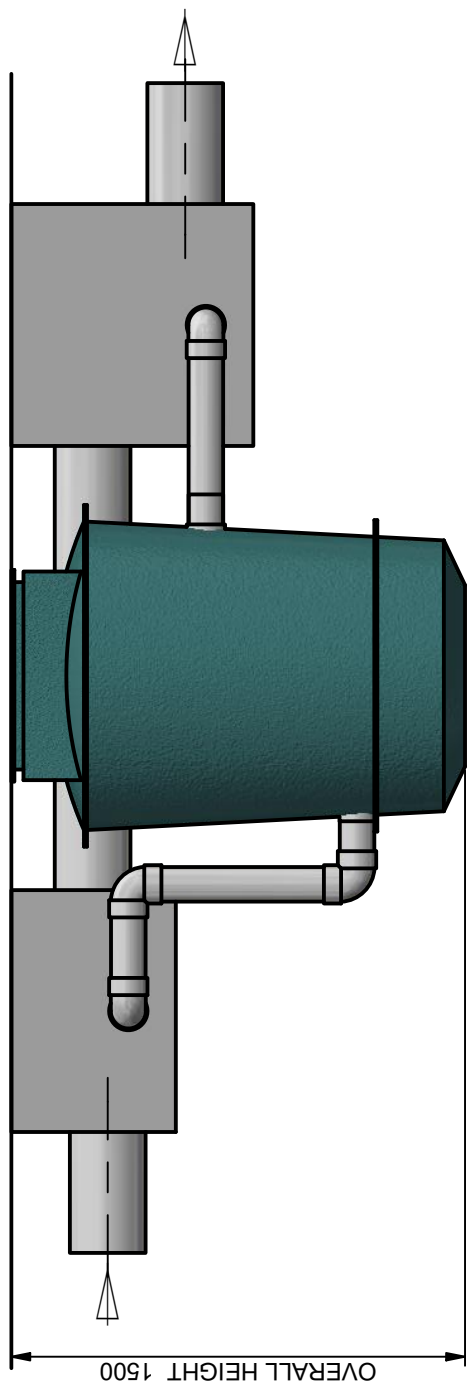
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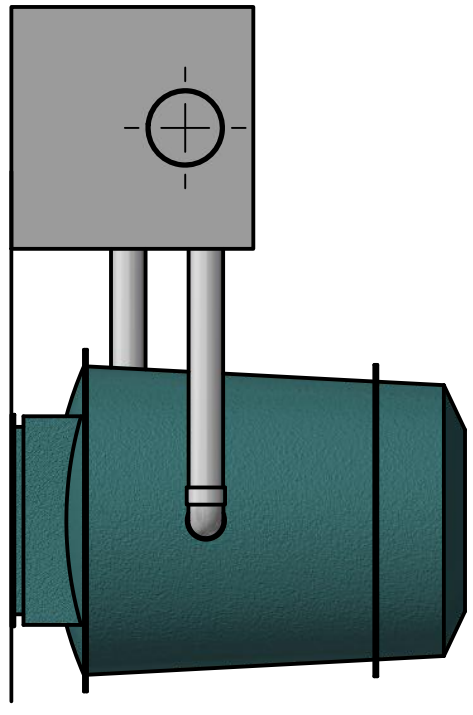
PLAN VIEW



ISOMETRIC VIEW



ELEVATION VIEW



SIDE VIEW

Site Level Confirmation	
Finished Surface Level (FSL) RL:	mm
Access Cover Thickness	mm
Inlet Invert Level RL:	mm
Outlet Invert Level RL:	mm
Company:	
Name:	
Date:	

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 - 2: SYSTEM PIPEWORK MUST HAVE AT LEAST 250 MM OF FALL TO OPERATE CORRECTLY

TOLERANCE: ALL DIMENSIONS TO CLOSEST 10mm +/- 30mm UNLESS OTHERWISE STATED.

CLIENT:

DISTRIBUTOR :

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Drawn	Date
R.R.	06/07/2020
Check	Date
P.Z.	07/07/2020
Verified	Date
Approved	Date
Request No.	RN4497

SPEL
ENVIRONMENTAL
INTEGRATED WATER SOLUTIONS

100 Silverwater Road Silverwater NSW 2128
PH: 1300 773 500 | E: sales@spel.com.au
www.spel.com.au

PROJECT : SHS.400.H.01.100.PVC							
TITLE SPEL HYDROSYSTEM WITH BYPASS SHS.400.H.1.100.PVC GENERAL ARRANGEMENT							
SCALE	N.T.S	SIZE	A3	SHEET	1	REV	1
CUSTOMER CODE :		DWG No.		SP20-HY15290-S			

