



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/012

LOCATION OF AFFECTED AREA

11 SILVERGUM STREET, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS (2 UNITS)

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 **28/04/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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
Chief Executive Officer



Brighton
going places

P I N N Δ C L E

PINNACLE



Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

11 Silvergum Street, Brighton 7030

Owner(s) or Clients	Huntingfield Developments Pty Ltd	Title Reference	186843/20
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	768m ²
Total Floor Area (Combined)	276.43m ²	Deck	6.00m ²
		Design Wind Speed	TBA
		Soil Classification	TBA
		Climate Zone	7
Alpine Area	N/A	Corrosion Environment	Low
Other Hazards	Burrows Avenue Specific Area Plan	Bushfire Attack Level (BAL)	TBA
<small>(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)</small>			

Changes List			
ID	Description of change	Date Changed	Designer
Ch - 01	Shared access way with waste collection point and unit parking	14/03/2025 10:06 AM	CJ

ID	Sheet Name	Issue
A0.01	Site Plan	DA - 03
A1.01	U1 - Floor Plan	DA - 03
A1.02	U1 - Elevations	DA - 03
A1.03	U1 - Elevations	DA - 03
A1.04	U1 - Roof Plan	DA - 03
A2.01	U2 - Floor Plan	DA - 03
A2.02	U2 - Elevations	DA - 03
A2.03	U2 - Elevations	DA - 03
A2.04	U2 - Roof Plan	DA - 03
C.01	Civil Plan	DA - 03
C.02	Parking	DA - 03
L.01	Landscaping Plan	DA - 03
L.02	Planting Schedule & Details	DA - 03
P.01	Sewer & Water Plan	DA - 03

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
- (i) 25mm over the first 1m from the building
- (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
- (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
- (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
- (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
- (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
- (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
- (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

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Site Plan

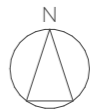
Revision: DA - 03
Approved by: #Approved by

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Pg. No: A0.01

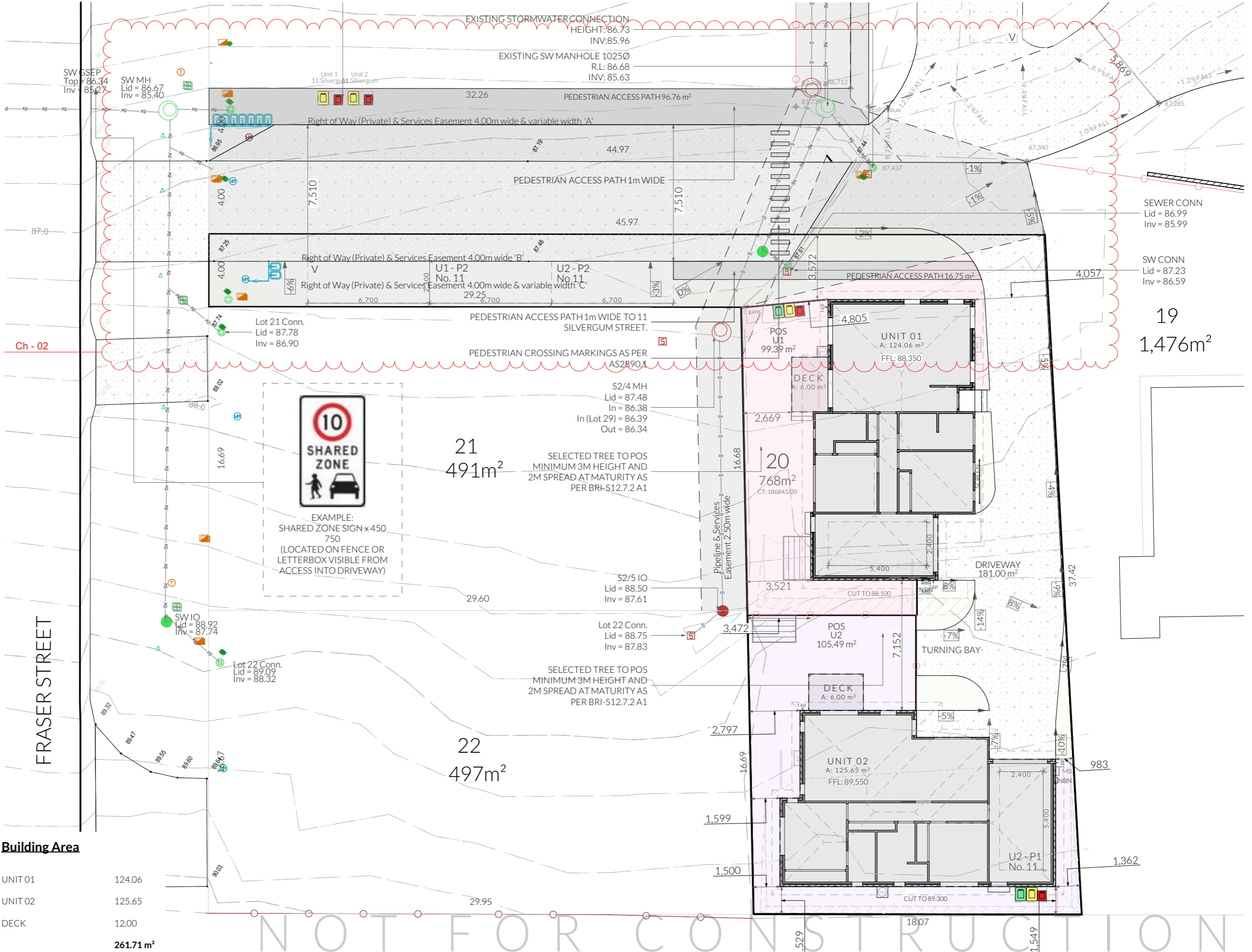
Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 11 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 36-2023
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer
Ch - 02	20/03/2025 3:14 PM	CJ
NOTE: Refer to cover page for further details on changes.		



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A

P

Access Panel

AJ

Articulation Joint

SA

Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces

10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;

(a)in a *habitable room* excluding a kitchen - 2.4 m; and

(b)in a kitchen - 2.1 m; and

(c)in a corridor, passageway or the like - 2.1 m; and

(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and

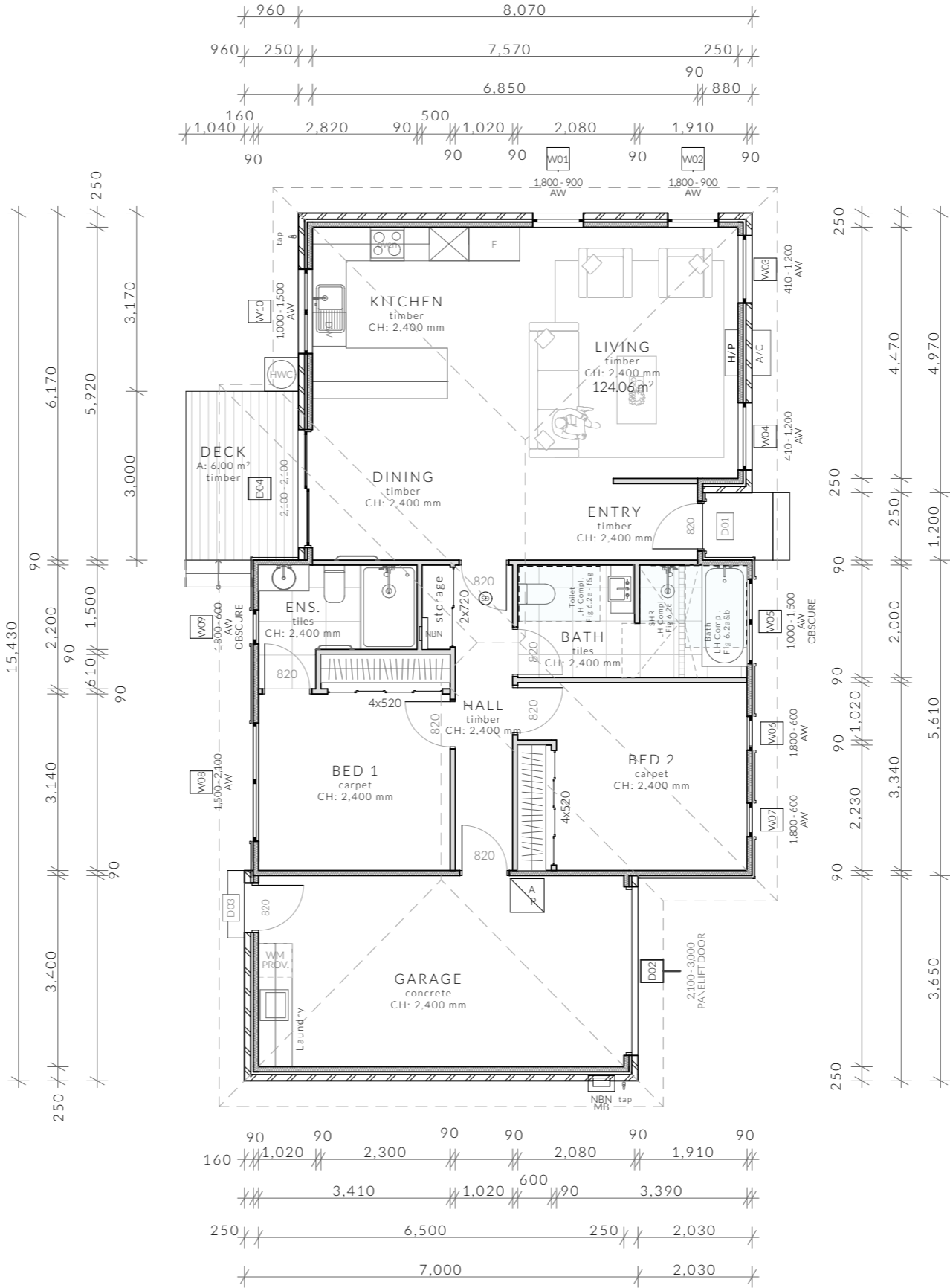
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items

(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

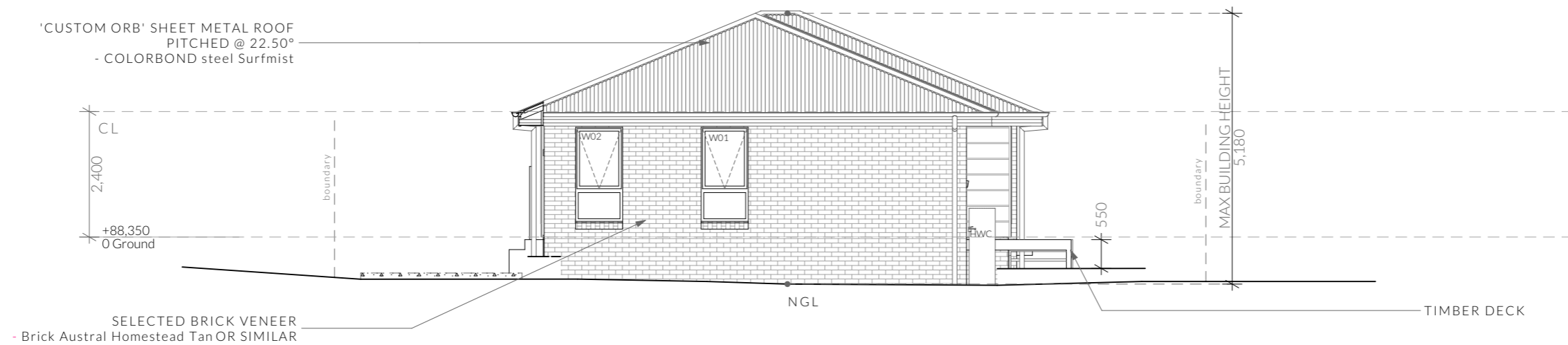
Floor Areas

Total Floor Area	124.06m ²
Deck	6.00m ²

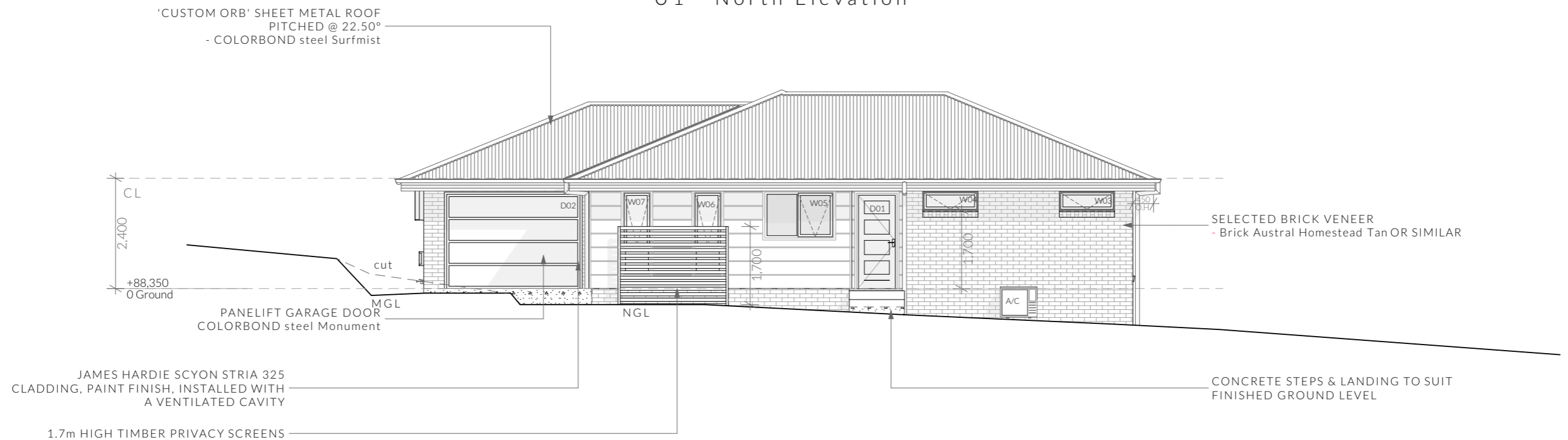


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PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	U1 - Floor Plan	Revision: DA - 03 Approved by: #Approved by	Scale: 1:100 @ A3 Pg. No: A1.01	Proposal: Unit Development Client: Huntingfield Developments Pty Ltd Address: 11 Silvergum Street, Brighton 7030	Date: 06/01/25 Drawn by: JRN Job No: 36-2023 Engineer: TBA Building Surveyor: LTBS	ID	Date	Designer	 <div>These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2025. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.</div>	 <div>Lydenbuilders BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div>		
							NOTE: Refer to cover page for further details on changes.						



U1 - North Elevation

$$: 100$$


U1 - East Elevation

$$: 100$$

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of: 100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm

Slope (2R+G): Max 550 - Min 700

Scale:
1:100 @ A3

Pg. No:
A1.02

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 11 Silvergum Street, Brighton 7030

Date: 06/01/25
 Drawn by: JRN
 Job No: 36-2023
 Engineer: TBA
 Building Surveyor: LTBS

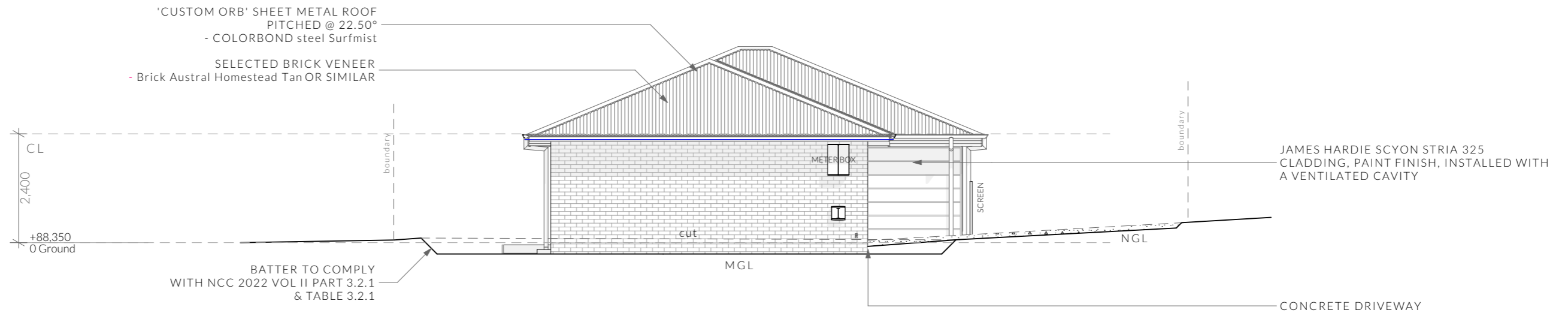
ID	Date	Designer

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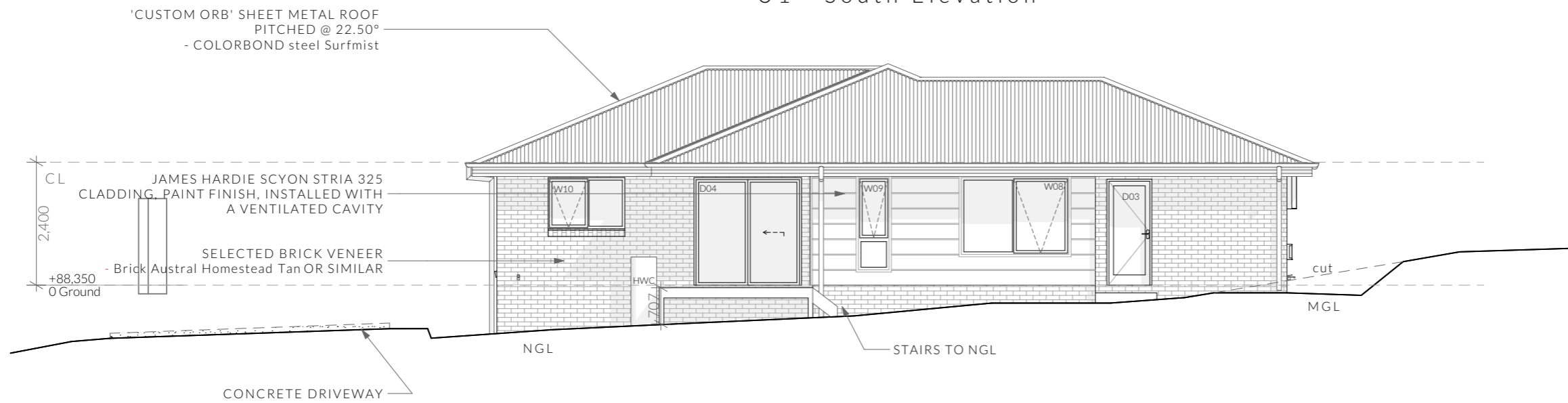


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U1 - South Elevation

1:100



U1 - West Elevation

1:100

NOTE

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U1 - Elevations

Revision: DA - 03
Approved by: #Approved by

Scale: 1:100 @ A3
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Address: 11 Silvergum Street, Brighton 7030

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Ventilation of roof spaces NCC 2022

Part 10.8.3

A roof must have a roof space that-

- (a)is located-
 - (i)immediately above the primary insulation layer; or
 - (ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
 - (iii)immediately above ceiling insulation; and
- (b)has a height of not less than 20 mm; and
- (c)is either-
 - (i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

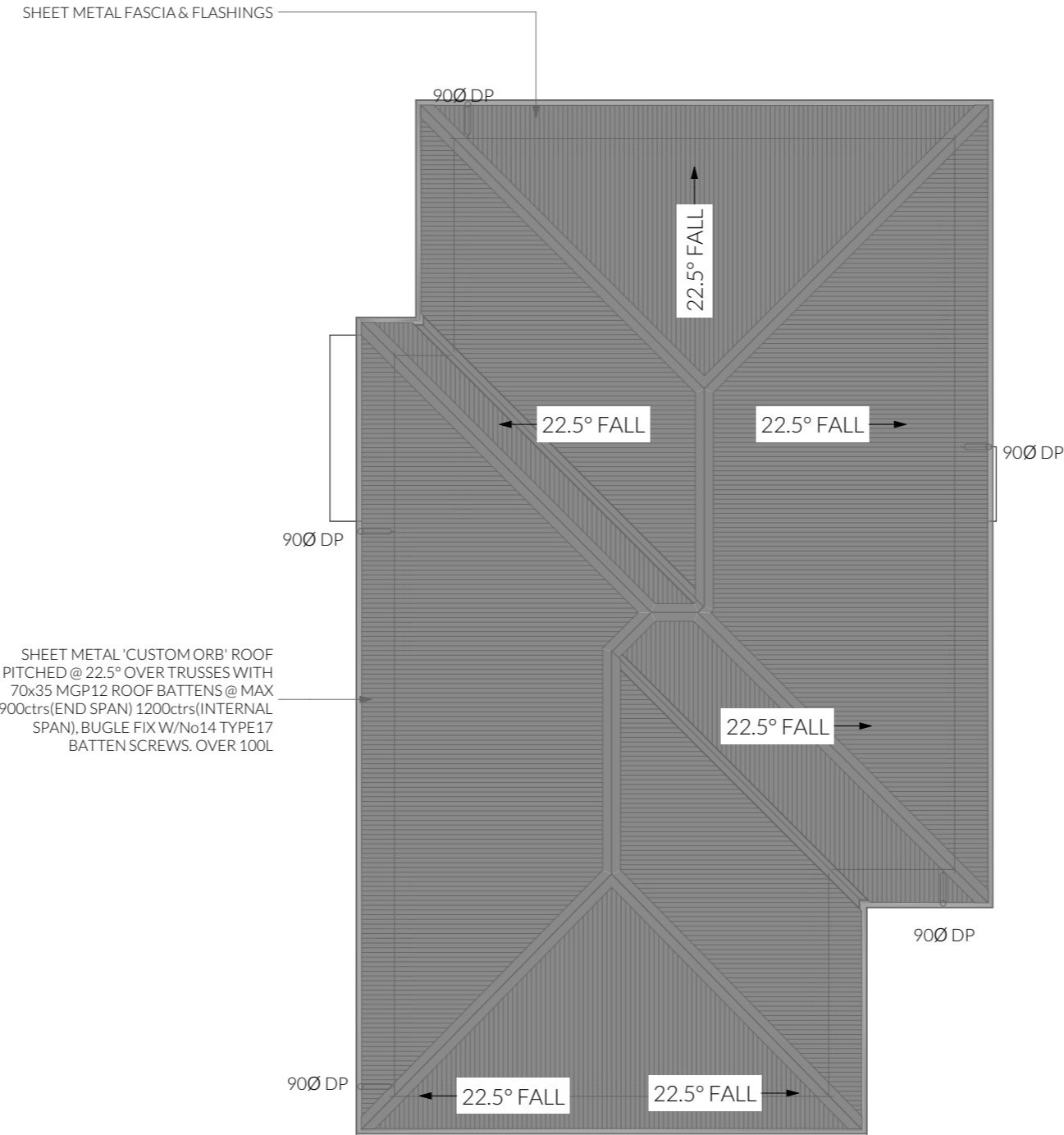
Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a)comply with AS/NZS 2908.2 or ISO 8336; and
- (b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 × 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.



ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
<10°	25,000 mm2/m provided at each of two opposing ends
>10° AND <15°	25,000 mm2/m provided at the eaves and 5,000 mm2/m at high level
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling
(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.	

Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

- (a)Cappings must-
 - (i)be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and
 - (ii)extend not less than 50 mm down the sides of the parapet; and
 - (iii)be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and
 - (iv)be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.
- (b)The top of the capping must slope a minimum of 5 degrees.
- (c)Joints in cappings must-
 - (i)overlap by not less than 50 mm in the direction of flow; and
 - (ii)be securely fastened at intervals of not more than 40 mm; and
 - (iii)have sealant installed between laps.
- (d)Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.
- (e)Lead cappings must not be used with pre-painted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.
- (f)Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-
 - (i)each adjoining sheet or roll being-
 - (A)overlapped not less than 150 mm; or
 - (B)taped together; and
 - sarking fixed to supporting members at not more than 300 mm centres.

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	NOTE: Refer to cover page for further details on changes.									



Access Panel



Articulation Joint



Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

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Note: Paved Areas

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Slope (2R+G): Max 550 - Min 700

For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

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10.3.1 of NCC 2022

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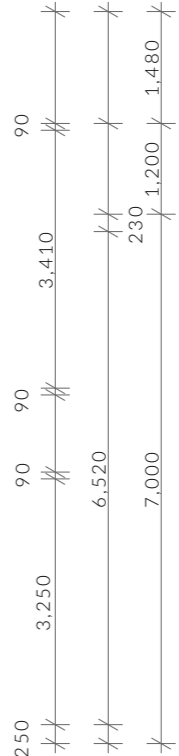
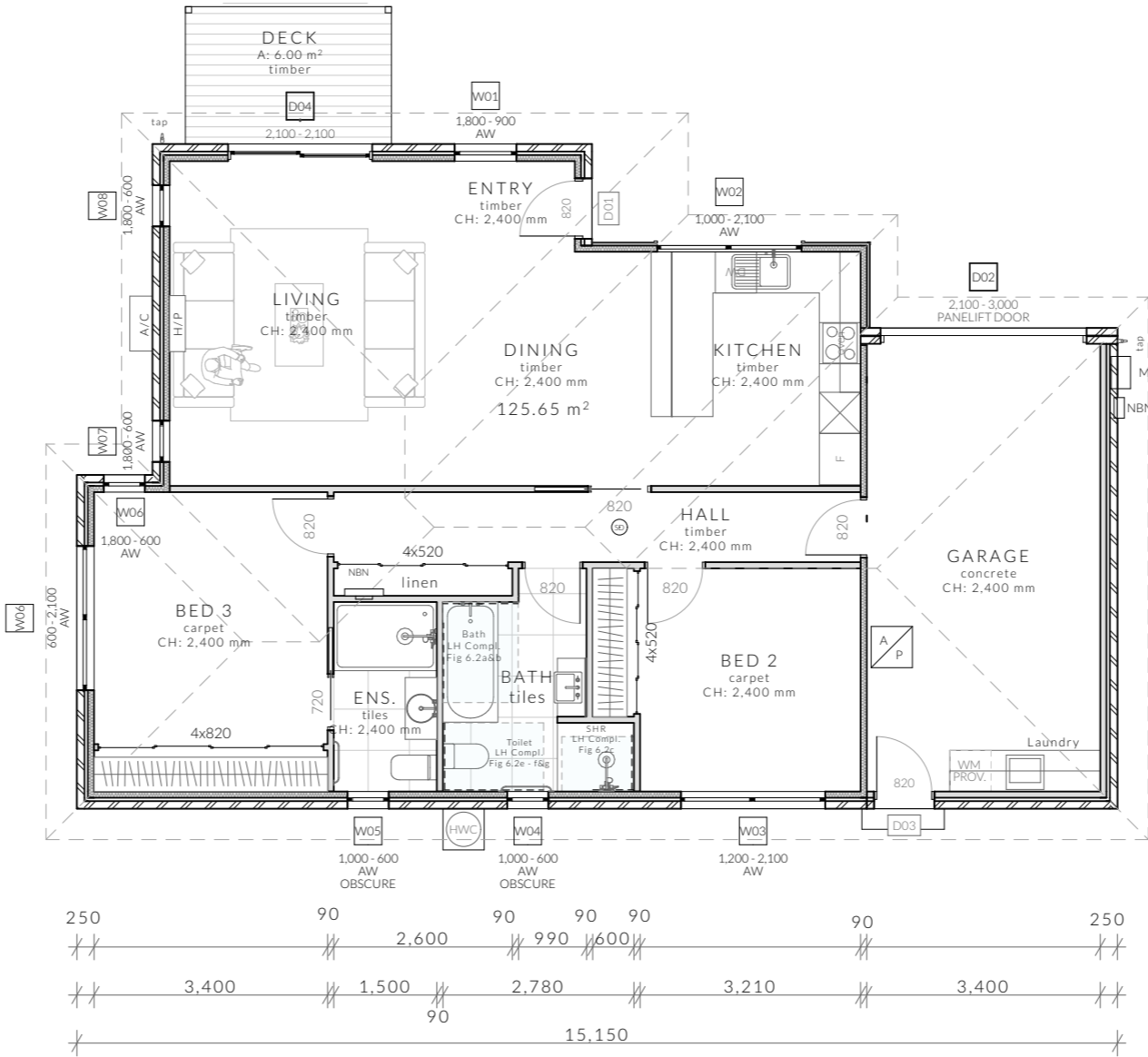
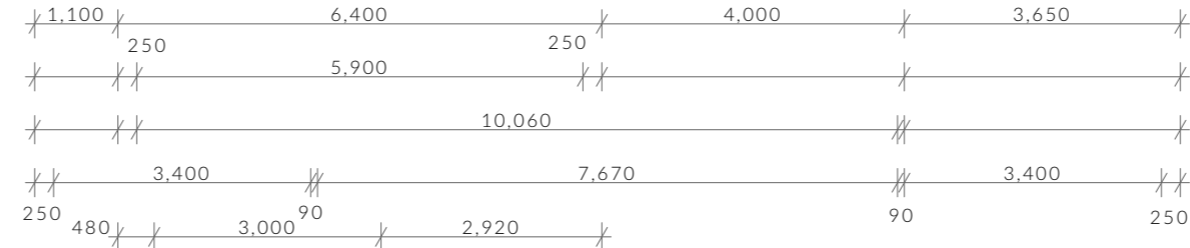
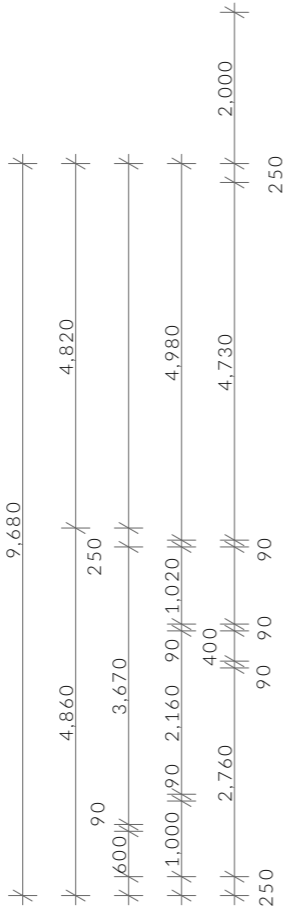
If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

Floor Areas

Total Floor Area 125.65m²
Deck 6.00m²

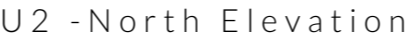
- BATTS TO WALL

- SOUND INSULATION



NOT FOR CONSTRUCTION

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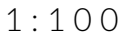
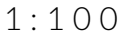


1 : 100



1:100

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	ID	Date	Designer										
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Part 10.8.3

- (a) is located
 - (i) immediately above the primary insulation layer; or
 - (ii) immediately above sarking with a vapour permeance of not less than $1.14 \mu\text{g/N.s.}$, which is immediately above the primary insulation layer; or
 - (iii) immediately above ceiling insulation; and
- (b) has a height of not less than 20 mm; and
- (c) is either-
 - (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
 - (ii) located immediately underneath the roof tiles of an unsarked tiled roof.

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

- (a) comply with AS/NZS 2908.2 or ISO 8336; and
- (b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
 - (i) 2.8 x 30 mm fibre-cement nails; or
 - (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
 - (iii) No. 8 self embedding head screws (for 6 mm sheets only).

[illegible]

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

- (a) Cappings must-
 - (i) be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and
 - (ii) extend not less than 50 mm down the sides of the parapet; and
 - (iii) be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and
 - (iv) be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.
- (b) The top of the capping must slope a minimum of 5 degrees.
- (c) Joints in cappings must-
 - (i) overlap by not less than 50 mm in the direction of flow; and
 - (ii) be securely fastened at intervals of not more than 40 mm; and
 - (iii) have sealant installed between laps.
- (d) Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.
- (e) Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.
- (f) Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-
- (i) each adjoining sheet or roll being-
 - (A) overlapped not less than 150 mm; or
 - (B) taped together; and
- sarking fixed to supporting members at not more than 300 mm centres.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
<10°	25,000 mm ² /m provided at each of two opposing ends
>10° AND <15°	25,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level
>15° AND <75°	7,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level, plus an additional 18,000 mm ² /m at the eaves if the roof has a cathedral ceiling
(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.	

REQUIRED NUMBER OF ROOF VENTS:

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Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a)Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (i)25mm over the first 1m from the building

(A)in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or

(B)for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or

- (ii)50 mm over the first 1 m from the building in any other case.

(b)Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces mustbe not less than (i)100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or (ii)50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or (iii)150 mm in any other case.

(c)The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with- (i)the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

Legend

SW Stormwater Line

AG Ag Drain

- Stormwater Connection

- Class A 300mm Stormwater Pit

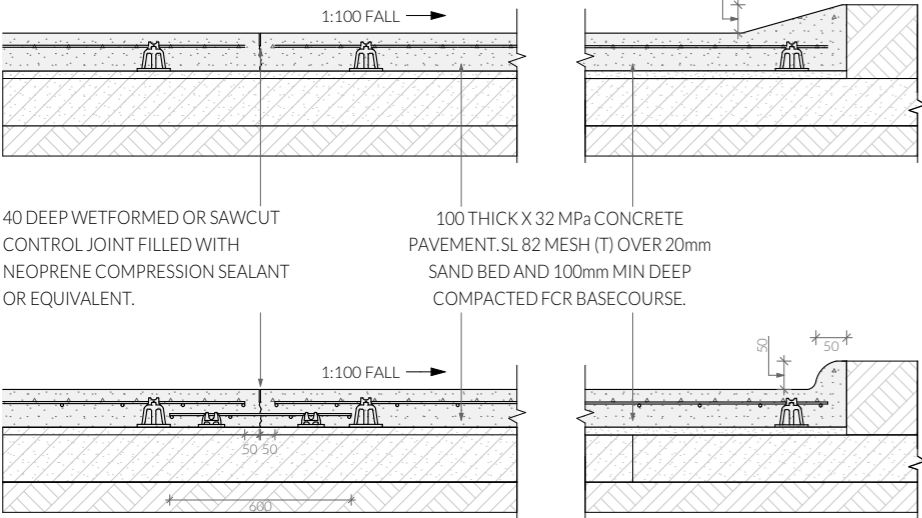
- Class B 450mm Stormwater Pit

- 100mm wide trafficable grate drain

General Notes

- Remove all topsoil and organic matter from beneath concrete driveway areas and provide 100m deep compacted FCR basecourse layer.
- Concrete strength shall be 32 mpa min.
- Provide control joints at 6.0 m centres- refer detail.
- Compact concrete using mechanical vibrators.
- Cure all exposed concrete surfaces by keeping moist for 7 days. i.e cover with plastic sheets.
- Connect new service connections into existing. Liaise with council's plumbing surveyor for location of existing connections.
- All new and/or altered service connections shall be undertaken by council at the developer's expense.
- Provide 100ø agricultural drains at base of cut and connect to stormwater at lowest point
- Driveway to be min 100mm thick 32mpa concrete with sl82 @ 40mm cover over 100mm compacted FCR. Provide deep tooled joints or sawcut joints @ max. 4m crs.
- Driveway to be sloped to integrated kerb and gutter system on low side of driveway
- Rainwater pipes to be PVC or Colorbond finish metal.
- Driveway sawcuts to be installed at approx. 4m centres with expansion joints at 8-12m centres.

TYPICAL PAVEMENTDETAIL

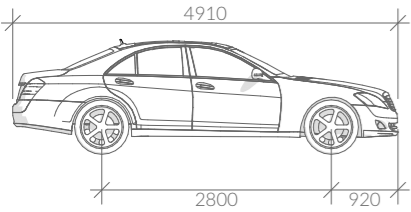


Vehicle Movement Notes

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The base dimensions of the vehicle template represent the B85 (85th Percentile) Vehicle

- The swept path of the vehicle represent the outer extents of the vehicle.



B85 Vehicle Dimensions

Width: 1870
Track: 1770
L-L Time: 6.0
Turning Radius: 5800

Parking Space requirements

As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

Width: 2600 2800 3000 3200
Length: 5400 5400 5400 5400
Aisle Width: 6400 5800 5200 4800

Parking Dimensions - 45°

Width: 2600
Length: 5400
Aisle Width: 3500

Parking Dimensions - Parallel

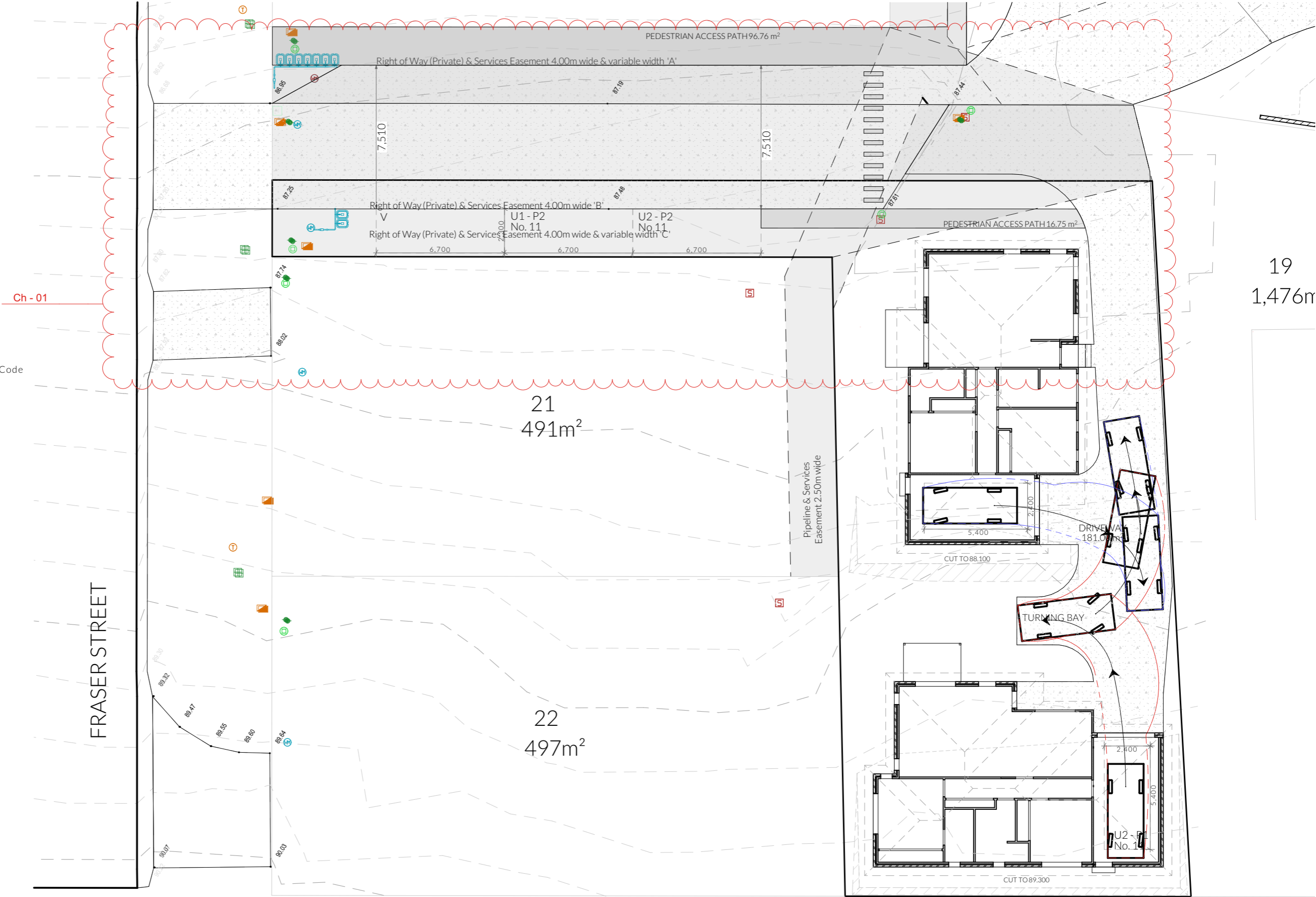
Width: 2300
Length: 6700
Aisle Width: 3600

Legend

- Solar Bollard Lighting
- Spotlight with Sensor

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL



PINNACLE

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7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
Licence: CC6073Y

Parking

Revision:
Approved by:

DA - 03
#Approved by

Scale:
1:200 @ A3
Pg. No:
C.02

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 11 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 36-2023
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer
Ch - 01	14/03/2025 10:06 AM	CJ
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NOT FOR CONSTRUCTION

- General Waste Bin

- Recycling Bin

- Green Waste Bin

- Clothesline

- Air Conditioner unit

- Meter Box

- Hot Water Cylinder

- 1.8m to 2.1m Paling Fence

- 1.7m high Timber Screen

- 1.2m Timber Fence

- Solar Bollard Lighting

- Spotlight with Sensor

- Seeded Lawn

- Mulched Garden Bed

- Gravel Area - Fine

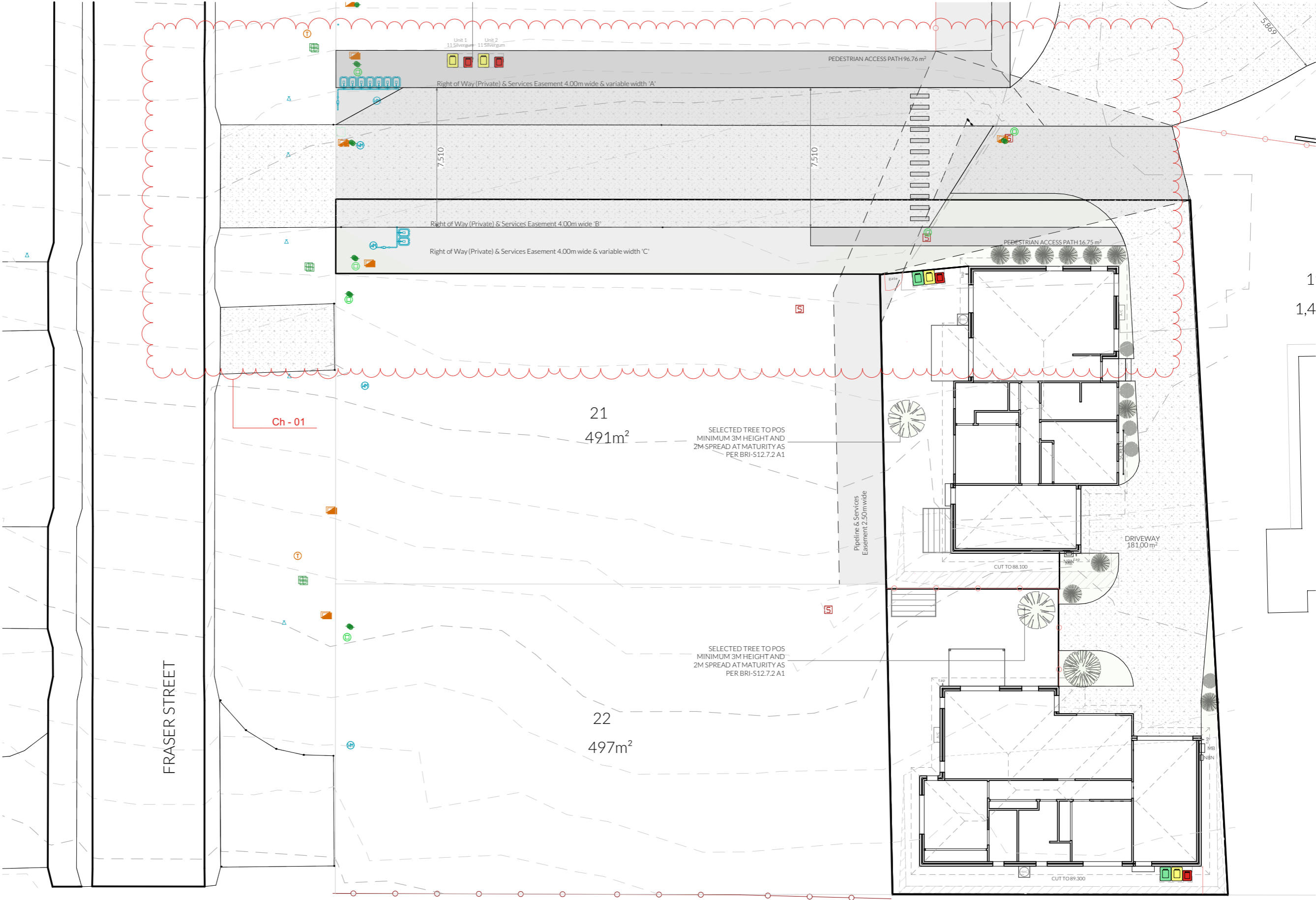
- Decorative Pebble

- Water





- Paving

Note

Refer to Planting Schedule & Details page for plant information.



Planting Schedule

Symbol	Name	Qty	Pot Size	Height	Spread
	Abelia sp. or similar	1	tubestock	2,000	2,000
	Dianella tasmanica or similar	10	tubestock	1,000	1,000
	Lavandula sp. or similar	5	140mm	700	800
	Melaleuca sp. or similar	2	140mm	5,000	2,000

Notes

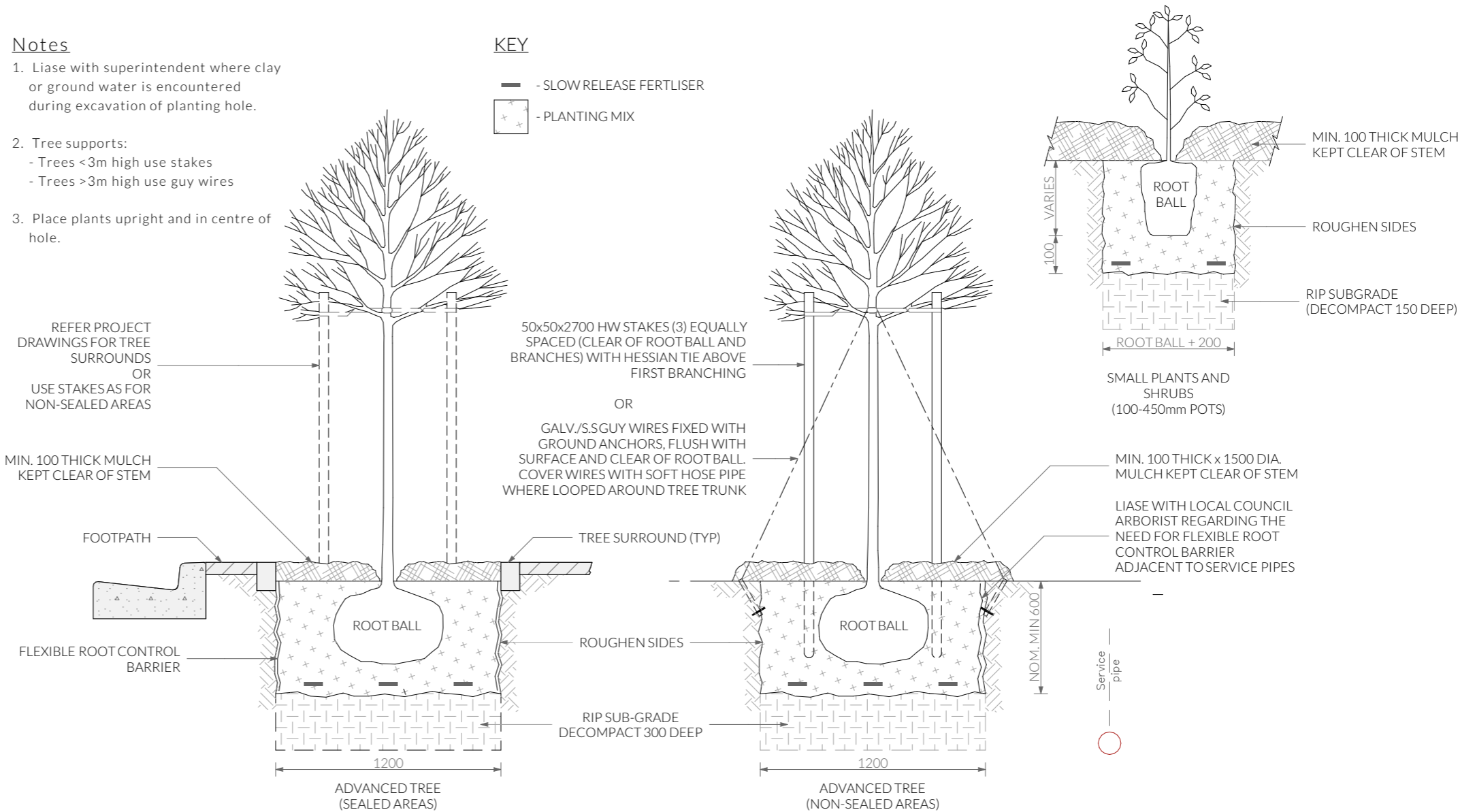
1. Liase with superintendent where clay or ground water is encountered during excavation of planting hole.
2. Tree supports:

- Trees <3m high use stakes

- Trees >3m high use guy wires
3. Place plants upright and in centre of hole.

KEY

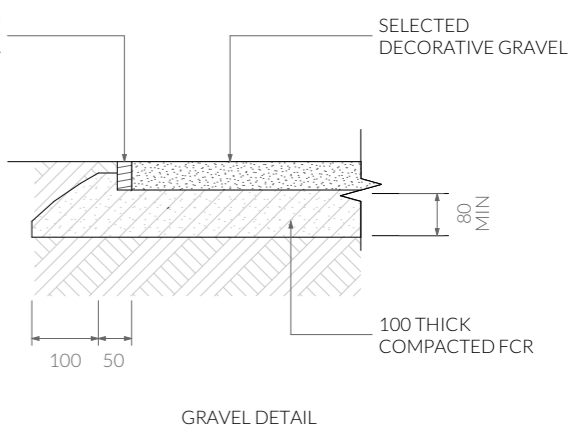
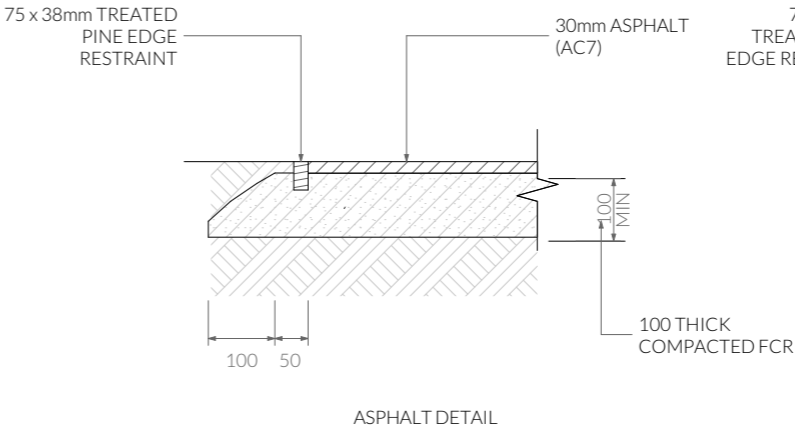
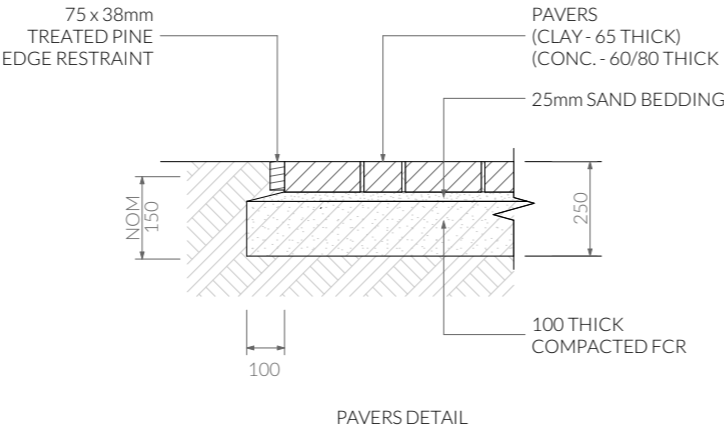
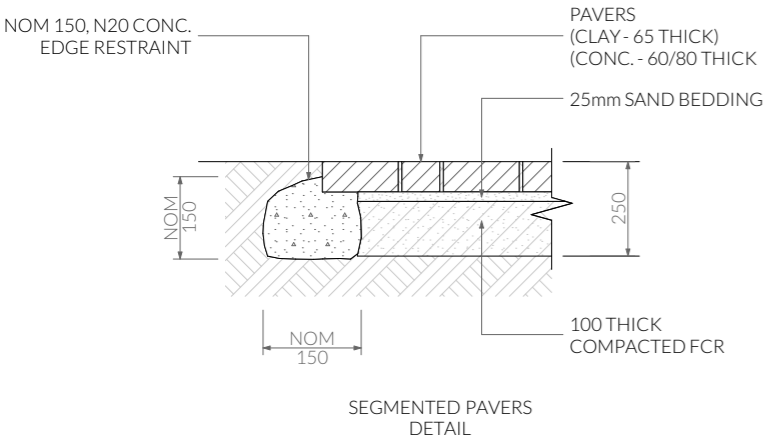
-  - SLOW RELEASE FERTILISER
-  - PLANTING MIX



Note

Plants have been selected to be drought tolerant and low maintenance once established, it is recommended that a dripper system or similar be put into place until established. Plant locations are indicative and may be altered where suitable growing conditions cannot be met. Garden areas to be mulched with 75mm cover of selected mulch and plants are to be fertilised 6 monthly or where required until established. Garden edges are to be timber, steel, or brick. Plantings that are unsuccessful will be replaced where required.

Tree and Shrub Planting



Pavement Details

Plumbing Notes

All plumbing to be in accordance with AS3500, NCC Vol III, Tas Plumbing Code and local authority regulations.

Sewer and stormwater to mains connections, plumber to verify location on site.
(refer to site plan.)

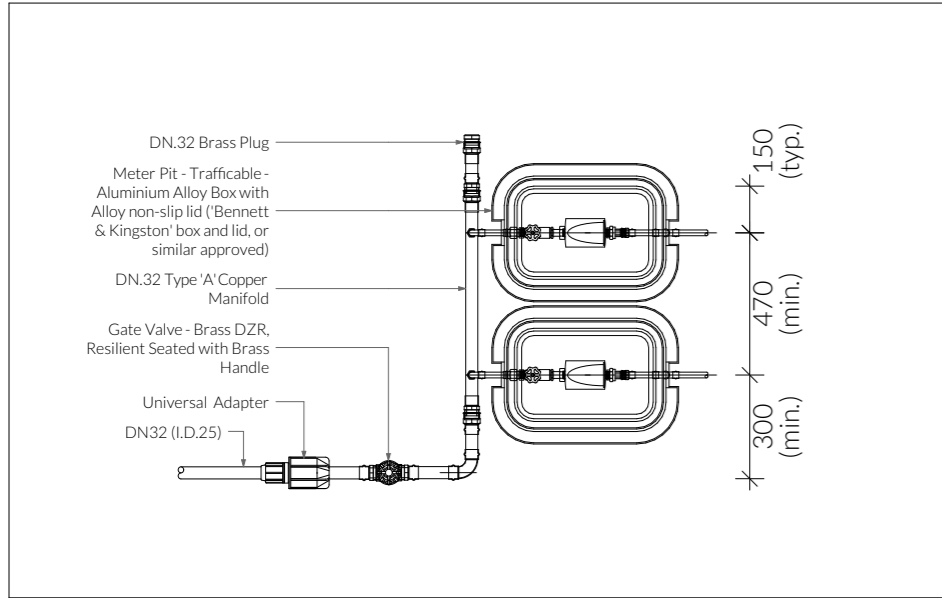
All works are to be in accordance with the water supply code of Australia WSA 03-2011-3.1 version 3.1 MRWA edition v2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA version 2 and TasWater's supplements to these codes.

Minimum gradient on sewer pipes as per AS3500.2.2

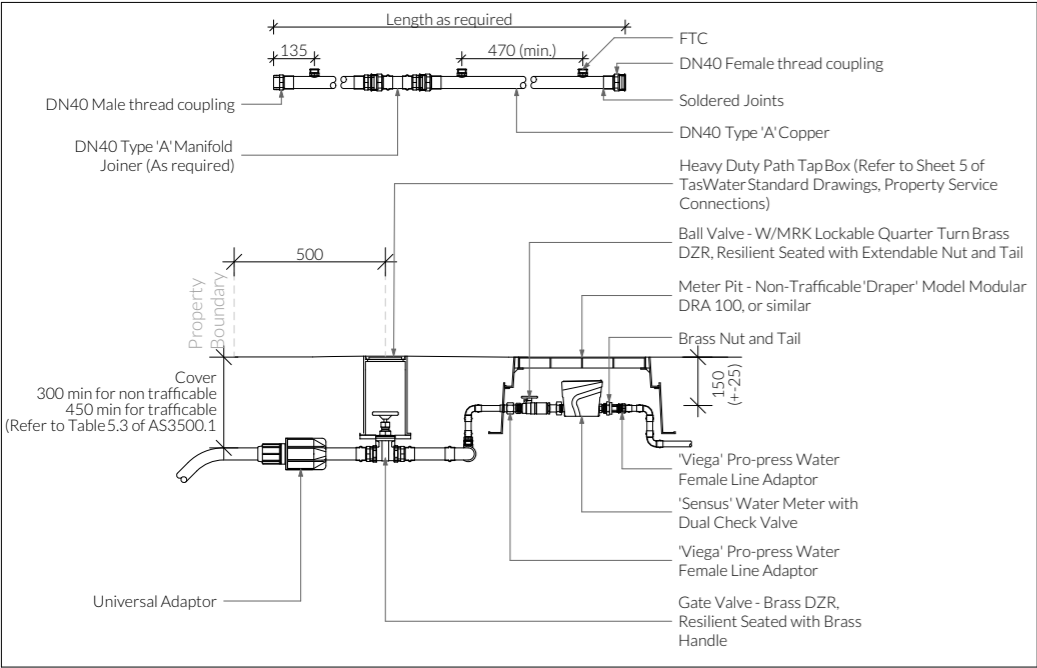
- 65ø = 1:40 (2.5%)
- 80ø, 100ø = 1:60 (1.65%)
- 125ø = 1:80 (1.25%)
- 150ø = 1:100 (1.00%)

Note

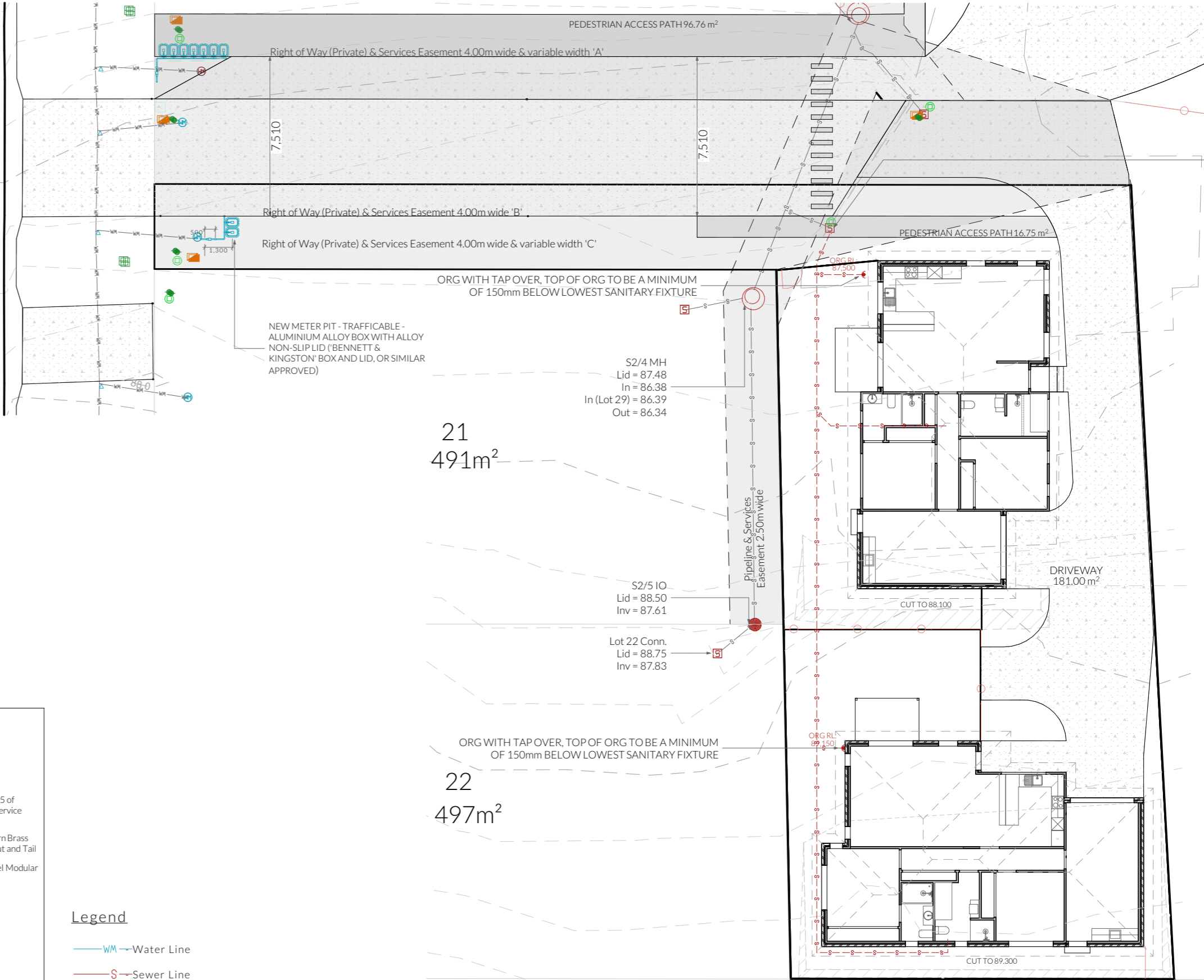
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Stormwater pits are indicative. Location may vary depending on site conditions.



Meter Assembly - Below Ground Plan View



Meter Assembly - Profile View



Legend

- WM Water Line
- S Sewer Line
- Water Connection
- Water Stop Valve
- Fire Hydrant
- Sewer Connection

Amended Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA 2025 / 00012
Council notice date	6/02/2025
TasWater Reference No.	TWDA 2025/00109-BTN
Date of response	02/04/2025
TasWater Contact	Rachael Towns
Phone No.	0436 615 228

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au

Development details

Address	11 SILVERGUM ST, BRIGHTON
Property ID (PID)	9255378
Description of development	Multiple Dwellings x 2 (CT 186843/20)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Pinnacle	36-2023 P.01	Da-03	06/01/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to commencing construction, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPER CHARGES

4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$351.40 to TasWater for water infrastructure for .2 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$878.50 to TasWater for sewerage infrastructure for .5 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$242.85 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 – SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.