



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/047

LOCATION OF AFFECTED AREA

902 TEA TREE ROAD, TEA TREE

DESCRIPTION OF DEVELOPMENT PROPOSAL

ALTERATIONS & ADDITIONS TO EXISTING 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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **08/05/2025**. 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.

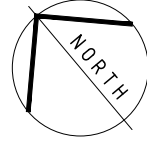
JAMES DRYBURGH
Chief Executive Officer



Brighton
going places

SITE NOTES

Property Address: 902 Tea Tree Road
Tea Tree, TAS, 7017
Location: GDA94 MGA55 : 529227E, 5273511N
Property ID: 2936806
Title Reference: 155095/1
Site Area: 29.77 ha
Municipality: Brighton Council
Zone: 21 Agriculture (BLPS)



SUBJECT PROPERTY
No. 902 Tea Tree Rd.
PID: 2936806
C.T. 155095/1
Area: 29.77 ha

EX. SINGLE DWELLING

EX. OLIVE ORCHARD

EX. DAM

EX. DAM

EX. DRIVEWAY

EX. ± 80.0m
NEW ± 73.67m

existing neighbouring property
(No. 904 Tea Tree Rd.)
PID: 7157246
C.T. 21214/6

existing neighbouring property
(No. 908 Tea Tree Rd.)
PID: 7157174
C.T. 21214/5

existing neighbouring property
(No. 792A Middle Tea Tree Rd.)
PID: 3082726
C.T. 167025/1

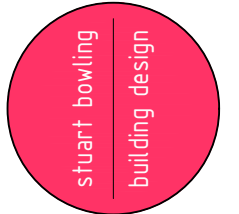
existing neighbouring property
(No. 890 Middle Tea Tree Rd.)
PID: 2936793
C.T. 155094/1

existing neighbouring property
(No. 830 Middle Tea Tree Rd.)
PID: 3093230
C.T. 160381/5


Project: **PROPOSED ALTERATIONS & ADDITIONS**
at **902 Tea Tree Road**
TEA TREE, TAS, 7017
for **Felicia McShane**
Drawing: **SITE PLAN**

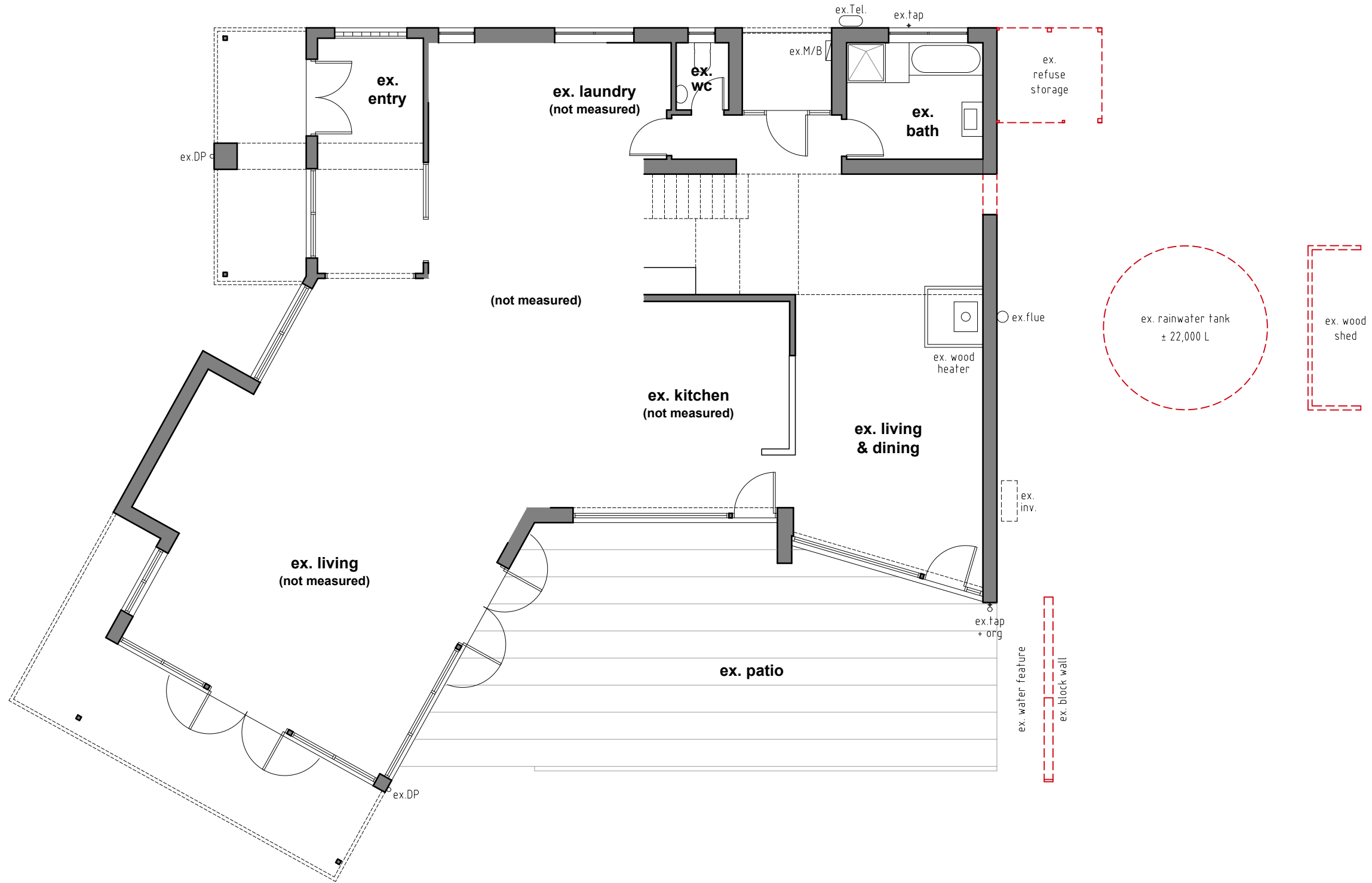
DWG. No.: **0219**
DA01
Date: **07.04.25**
Scale: **NTS @ A3**
Drawn: **S. Bowling**

Stuart Bowling | Building Design
B. Environmental Design
Phone: 0418 380 391
Email: stuart.bowling@outlook.com
Licence: CC 7560
ABN: 34 531 056 735



REV.	DESCRIPTION	DATE
1	PLANNING APPLICATION.	10.04.2025

WALL LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS.



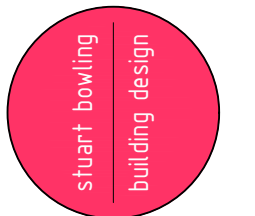
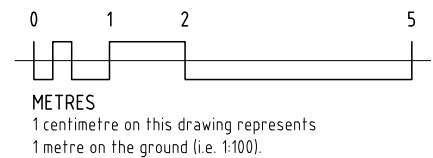
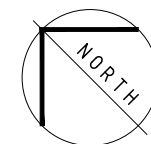
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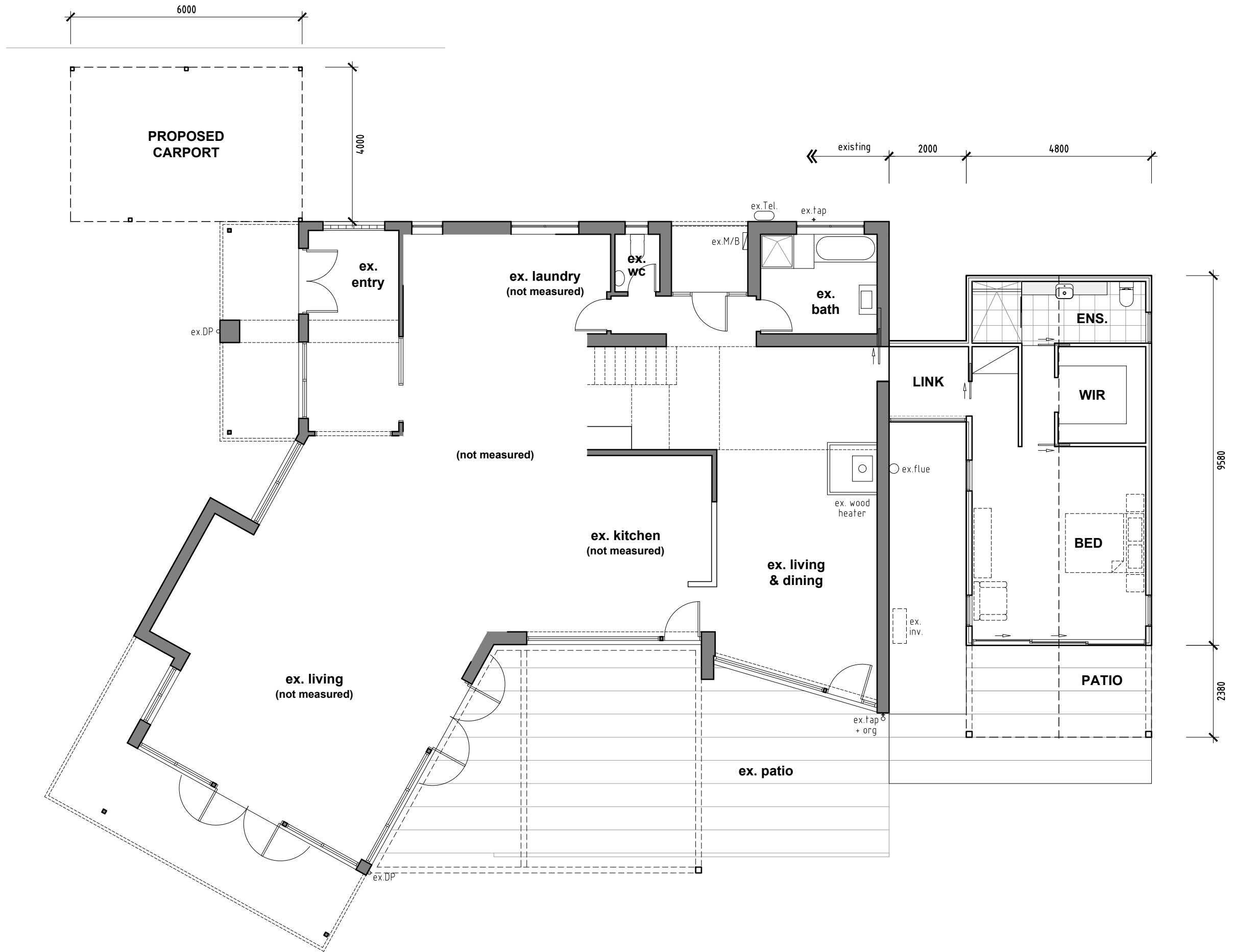
Project: **PROPOSED ALTERATIONS & ADDITIONS**
 at **902 Tea Tree Road**
TEA TREE, TAS, 7017
 for **Felicia McShane**
 Drawing: **EX. GROUND FLOOR / DEMOLITION PLAN**

DWG. No.: 0219	Date: 07.04.25
DA02	
Scale: 1:100 @ A3	Drawn: S. Bowling

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DA02. EX. GROUND FLOOR / DEMOLITION PLAN 1:100



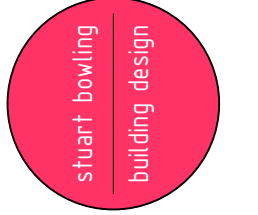
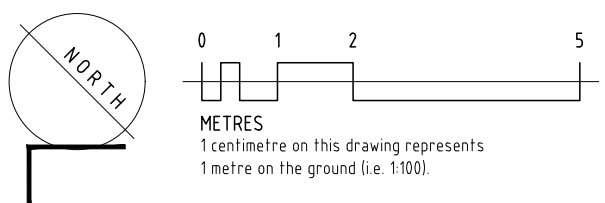


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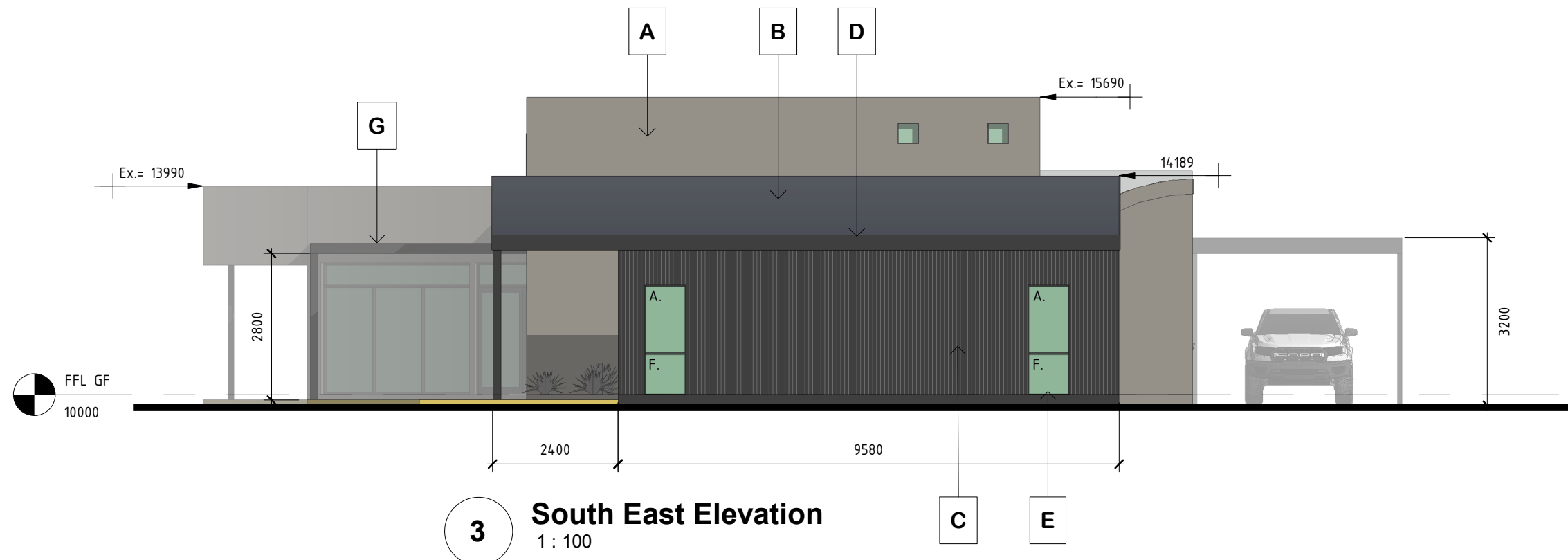
Project: **PROPOSED ALTERATIONS & ADDITIONS**
 at 902 Tea Tree Road
 TEA TREE, TAS, 7017
 for Felicia McShane
 Drawing: **PROPOSED GROUND FLOOR PLAN**

Scale: 1:100 @ A3	DWG. No.: 0219 DA03	Date: 07.04.25
Drawn: S. Bowling		

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DA03. PROPOSED GROUND FLOOR PLAN 1:100



3 South East Elevation
1 : 100



4 North East Elevation
1 : 100

EXTERNAL FINISHES SCHEDULE	
Mark	Description
A	EXISTING SINGLE DWELLING: 2 STOREY, RENDERED BLOCKWORK, ALUMINIUM WINDOWS, FLAT ROOFS.
B	'STRUCTUUR' STANDING SEAM ROOF SHEETING. (installation to manufacturers spec's). Profile: 25mm RIB HEIGHT, 200mm PAN WIDTH. Finish: COLORBOND® FINISH. Colour(s): TO FUTURE SELECTION.

EXTERNAL FINISHES SCHEDULE	
Mark	Description
C	'STRUCTUUR' STANDING SEAM WALL CLADDING. (installation to manufacturers spec's). Profile: 25mm RIB HEIGHT, 200mm PAN WIDTH. Finish: COLORBOND® FINISH. Colour(s): TO FUTURE SELECTION.
D	0.6mm MACHINE FOLDED CAPPINGS, FLASHINGS etc. 150mm HALF ROUND GUTTERING, FASCIA AS DETAILED. Finish: COLORBOND® FINISH. Colour(s): TO FUTURE SELECTION.

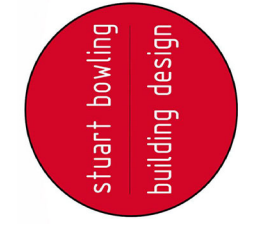
EXTERNAL FINISHES SCHEDULE	
Mark	Description
E	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED. Colour: TO FUTURE SELECTION.
F	PAINT FINISH TO ALL EXPOSED STEELWORK TO COMPLY WITH ABCB HPS 2022 Table 6.3.9a & AS/NZS 2312.1 (current edition). Finish: PAINTED TO FUTURE SELECTION.

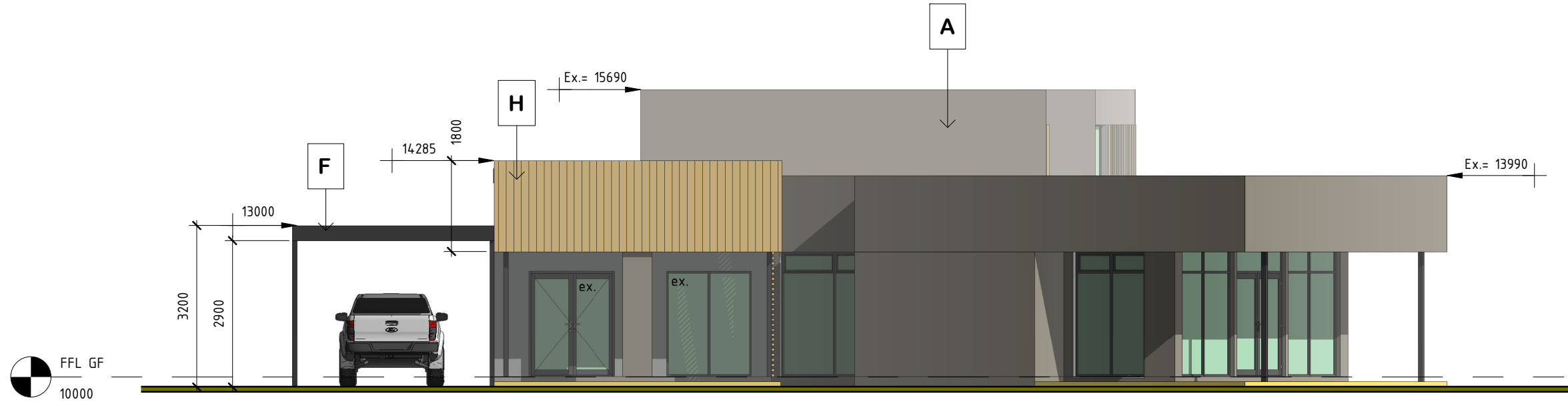
EXTERNAL FINISHES SCHEDULE	
Mark	Description
G	'VERGOLA' OPERABLE LOUVRED ROOF SYSTEM IN STEEL FRAME. PAINT FINISH TO ALL EXPOSED STEELWORK TO COMPLY WITH ABCB HPS 2022 Table 6.3.9a & AS/NZS 2312.1 (current edition). Colour(s): TO FUTURE SELECTION.
H	TIMBER SCREENING. Species: SPOTTED GUM. Finish: OILED FINISH (to manufacturers spec's).

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at 902 Tea Tree Road
TEA TREE, TAS, 7017
for Felicia McShane
Drawing:
ELEVATIONS 01
DWG. No.:
0219
DA04
Scale:
1 : 100
Date:
10.04.25
Drawn:
S. Bowling

REV.	DESCRIPTION	DATE
1	Planning Application.	10.04.2025





1 North West Elevation
1 : 100



2 South West Elevation
1 : 100

EXTERNAL FINISHES SCHEDULE	
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at
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TEA TREE, TAS, 7017
for Felicia McShane
Drawing:
ELEVATIONS 02

DWG. No.: 0219
DA05
Date: 10.04.25
Scale: 1 : 100
Drawn: S.Bowling

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