



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/125

LOCATION OF AFFECTED AREA

9 GLEN LEA ROAD, PONTVILLE

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **22/09/2025**. 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

New Outbuilding

PROJECT SPECIFIC

Mark Dennison
9 Glenlea Road

Pontville

Tasmanian Planning Scheme
Title Reference : Vol 177624 / Folio 02

NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7



existing site access

SITE INFORMATION

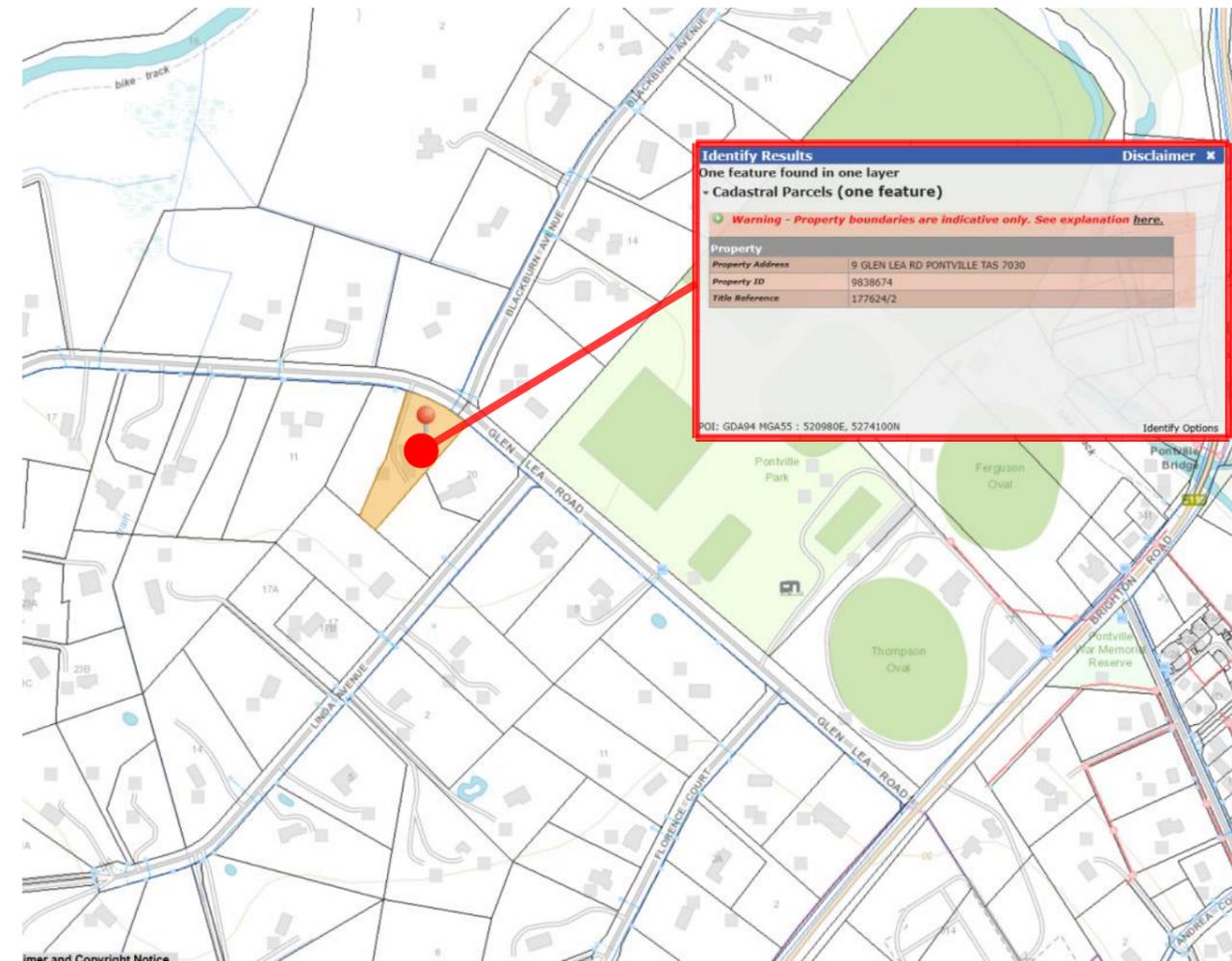
Lot: 02
Title: 177624 folio 02
Land Size: 6000.00 sqm

Council: Brighton Council
Zoning: 11.0 Rural Living Zone A

Overlays:
D.A APPROVAL: Planning approval required
BAL: not required
WIND CLASSIFICATION : Refer to Steeline certification
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSIFICATION: 10A

Floor Plan

Proposed Garage	81.00 sqm
existing dwelling and garage	267.00 sqm site cover
Existing Outbuildings	43.00 sqm
Total Site Cover	391.00 sqm
Site Area	6000.00 sqm
Site Coverage	6.50 % site coverage



Identify Results Disclaimer

One feature found in one layer

• Cadastral Parcels (one feature)

Warning - Property boundaries are indicative only. See explanation here.

Property	9 GLEN LEA RD PONTVILLE TAS 7030
Property Address	9 GLEN LEA RD PONTVILLE TAS 7030
Property ID	9838674
Title Reference	177624/2

POI: GDA94 MGA55 : 520980E, 5274100N

PROPERTY IDENTIFICATION



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LAYOUT	DRAWING		UPDATED DATE
	ID	NAME	
1067-00 location information	6.	DRAWING LIST (1)	5/05/2025 7:38 AM
1067-01 Site Plan	0.	Floor Plan (112)	5/05/2025 7:38 AM
1067-02 Part Site Plan	0.	Floor Plan (112)	5/05/2025 7:38 AM
1067-03 Floor Plan	0.	Floor Plan (109)	5/05/2025 7:37 AM
1067-04 Elevations	0.	Floor Plan (106)	5/05/2025 7:36 AM
1067-04 Elevations	0.	Floor Plan (113)	5/05/2025 7:37 AM



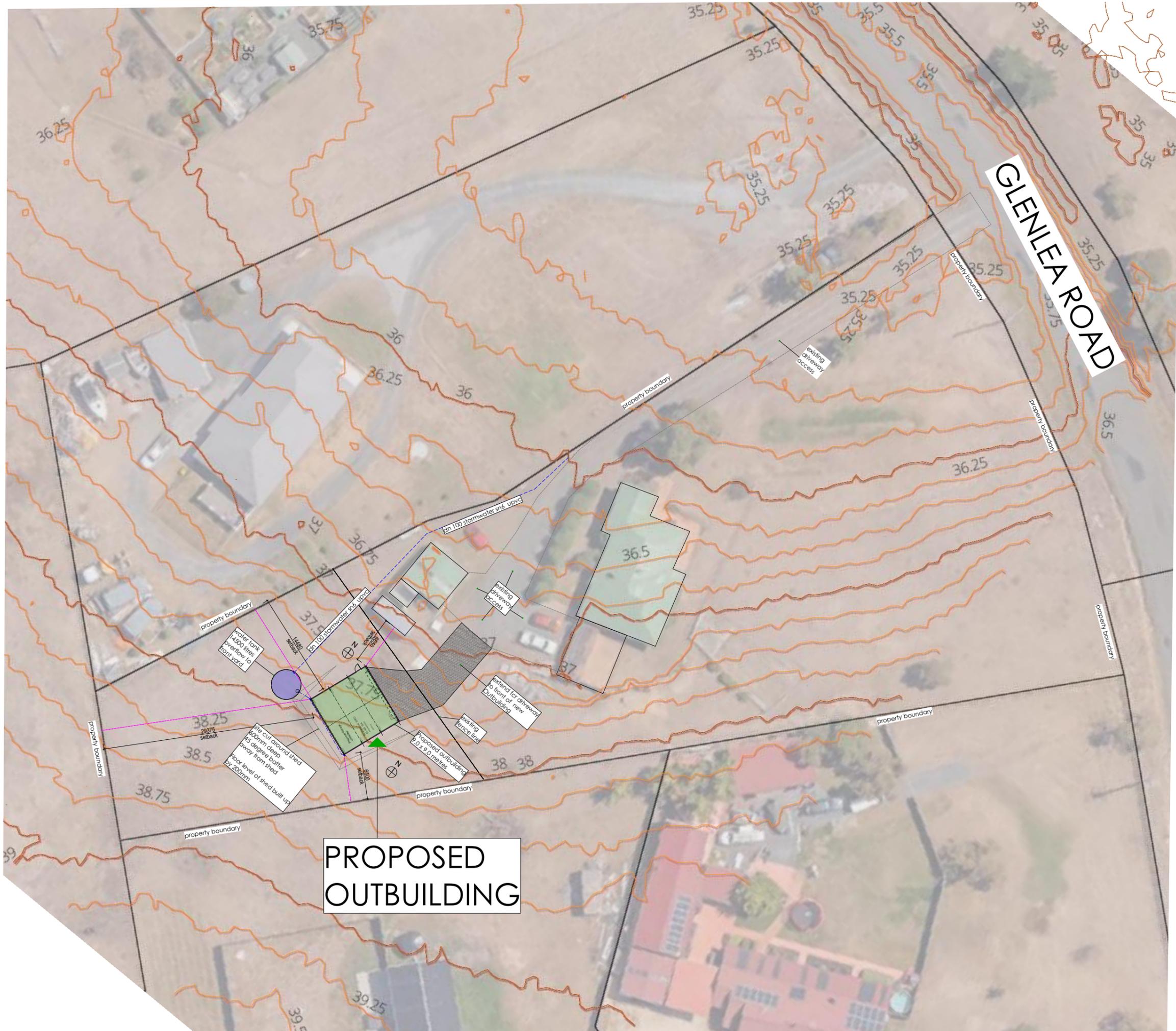
Service over and above
MARCUSRALPH
Design -architectural animation
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025

0409 975 825 mob
e: marcusralph@bigpond.com

New Outbuilding
Mark Dennison
9 Glenlea Road
Pontville

location information

date	issue revision
17/04/2025	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2025-1067	1067-00



Site Plan	
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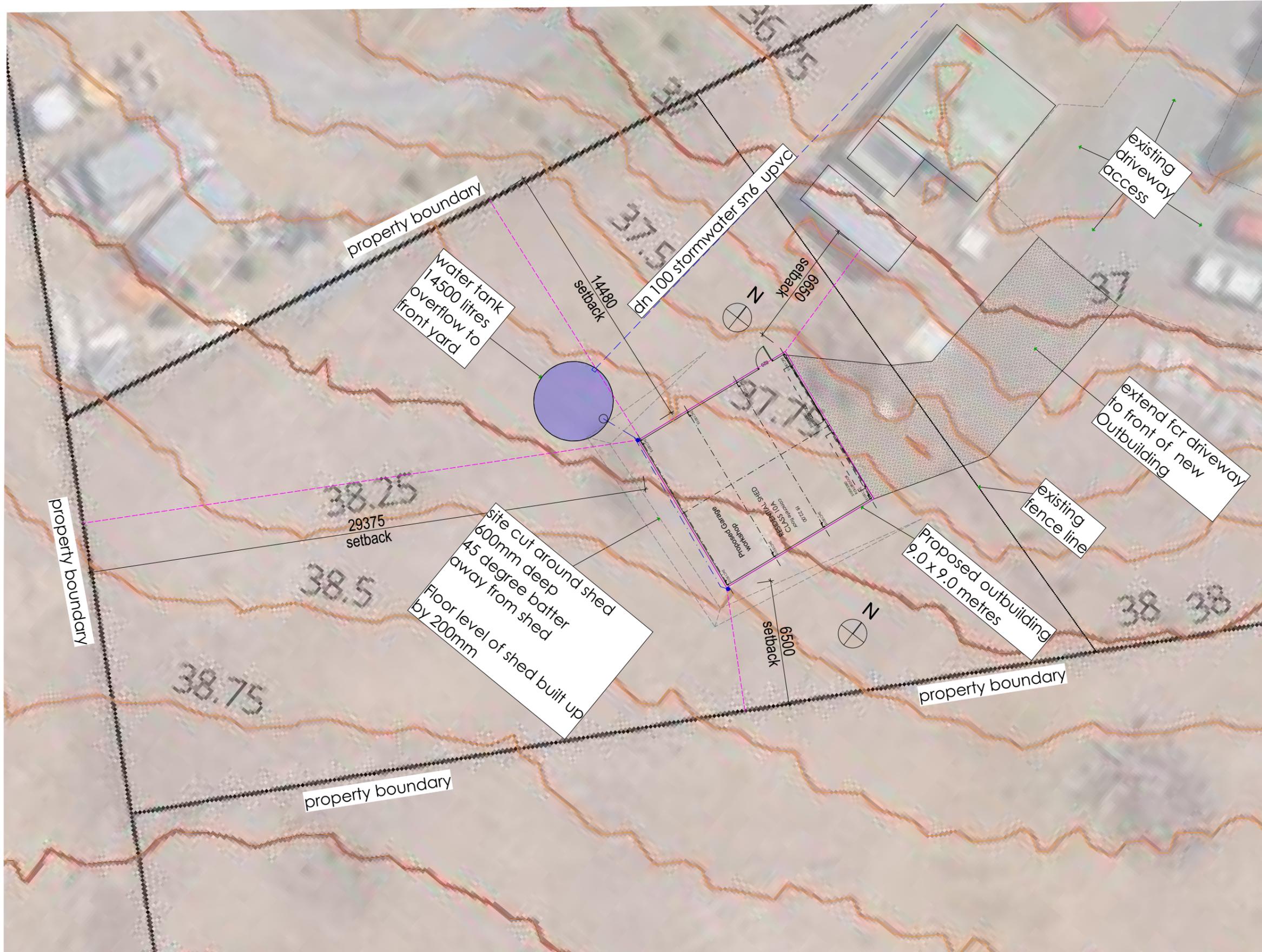
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Site Plan

date	issue revision
17/04/2025	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2025-1067	1067-01



Site Plan

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Pontville

Part Site Plan



date	issue revision
17/04/2025	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2025-1067	1067-02

PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR.
 When under a concrete slab or timber floor installation will comply with AS3500.
 Refer to roof plan for fixing requirements of down pipes.
 Connection to council main or treatment plant will be inspected and approved by Local council inspectors.

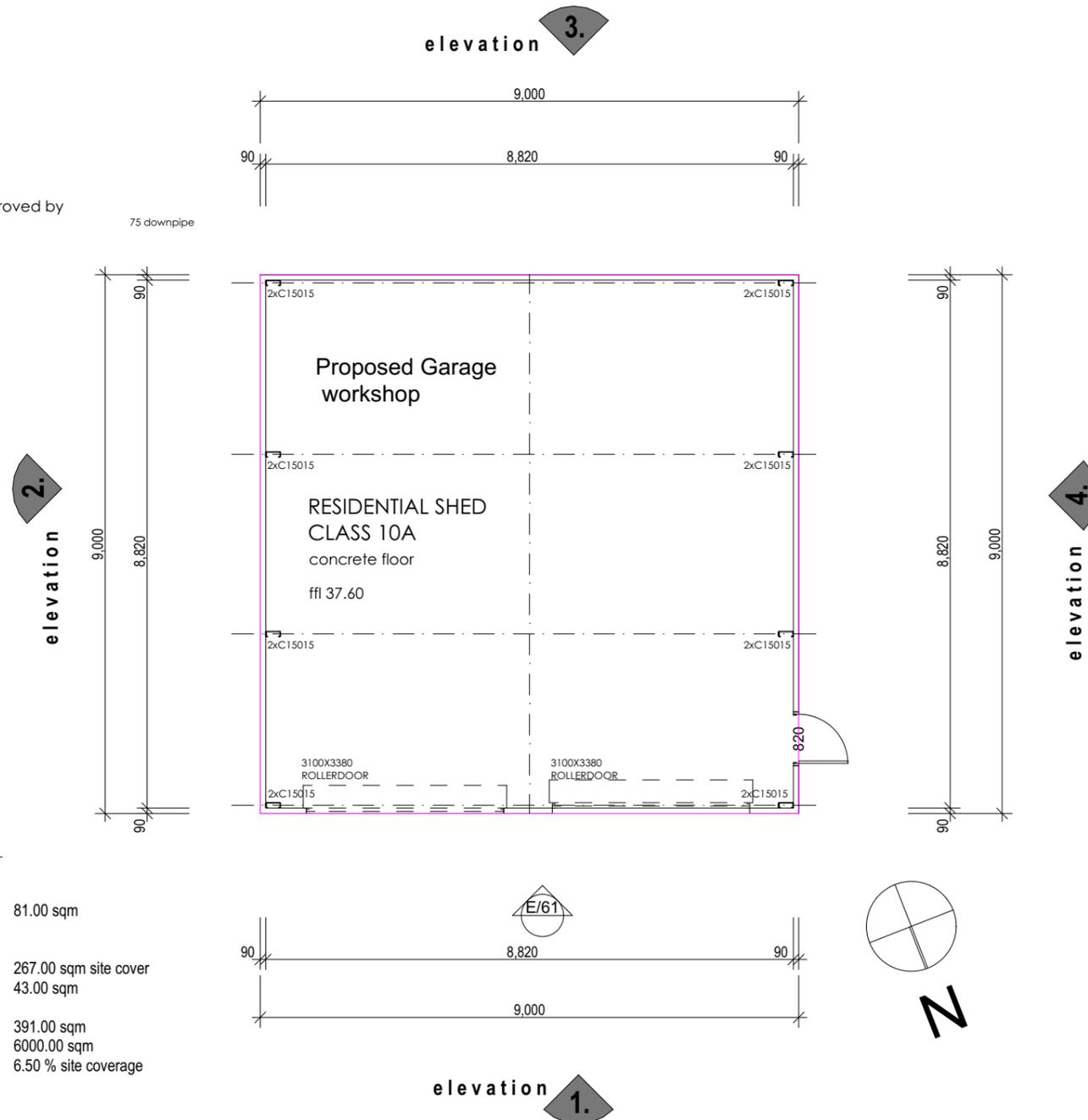
- PIPE SIZES RECOMMENDED
 PLUMBING LEGEND:
1. wc dn100
 2. urinal dn40,50
 3. sink dn50,
 4. basin dn40,dn50
 5. bath dn40, dn50
 6. shower dn50, dn 65 recommended
 7. trough dn40,dn50,dn65 or dn100

fwg floor waste gully primed by basin ,sink or trough dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new rigid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils

FLOOR PLAN

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Floor Plan

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17/04/2025 A

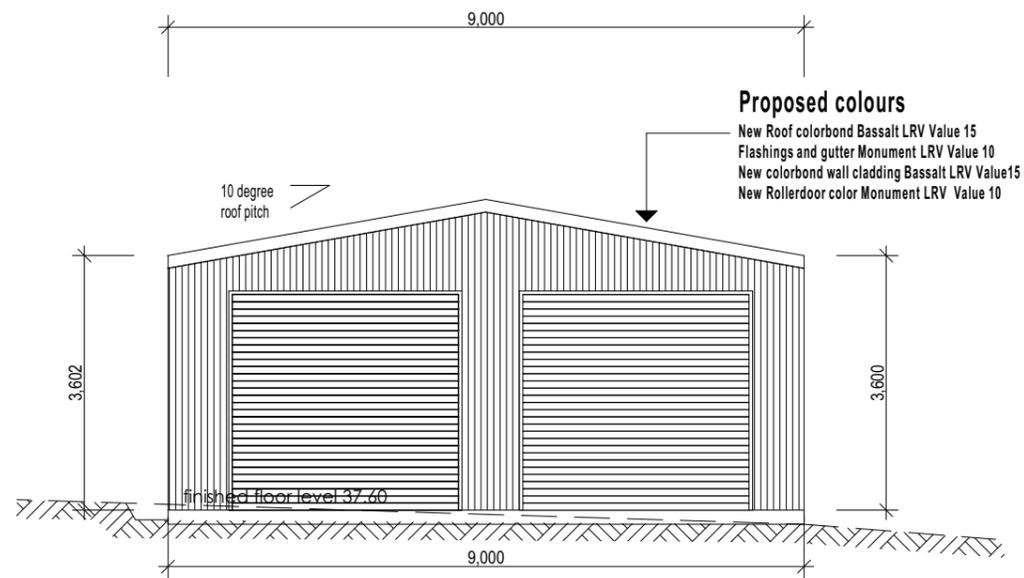
designed and drawn revision-date

M.Ralph Design Drawing

job no: drawing no:

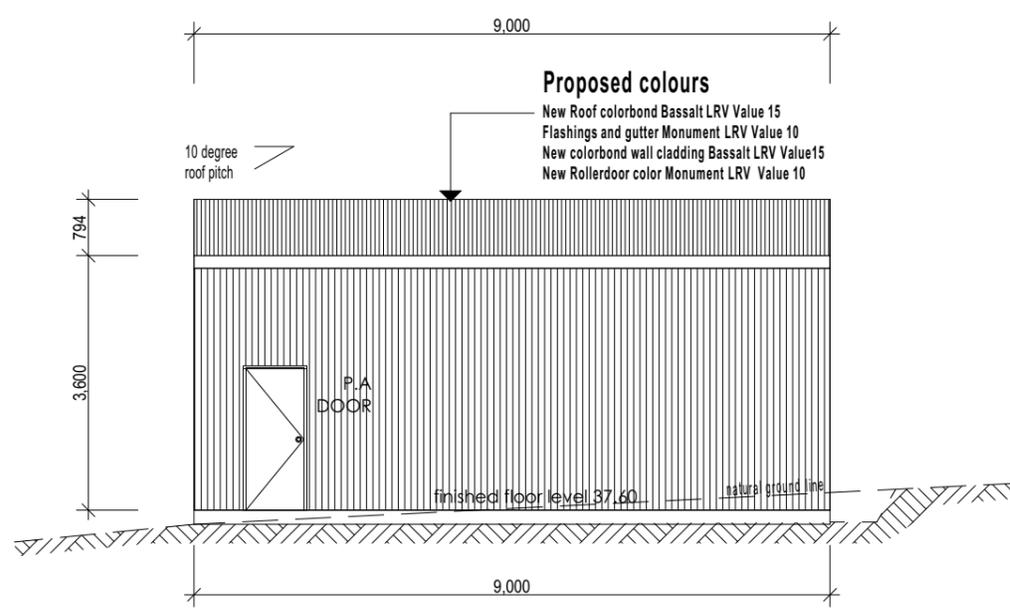
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1067-03



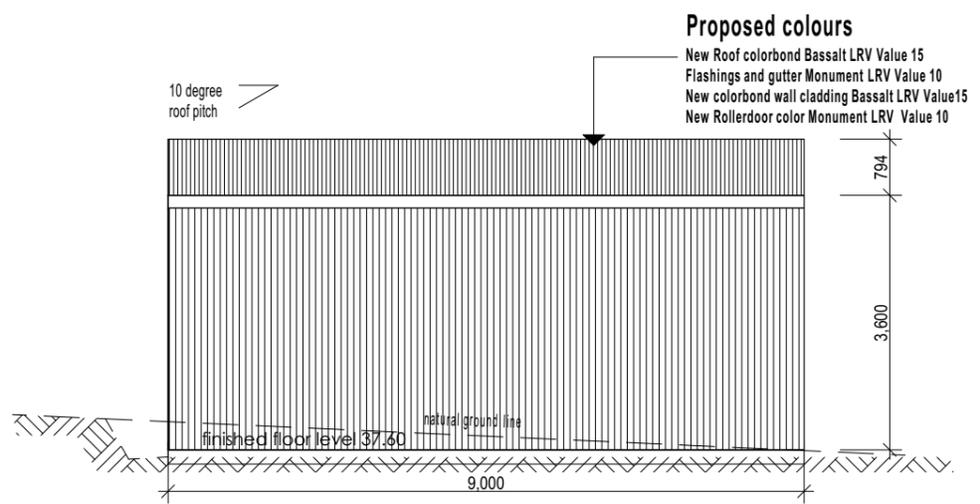
ELEVATION 01
NORTH ELEVATION

scale 1:100



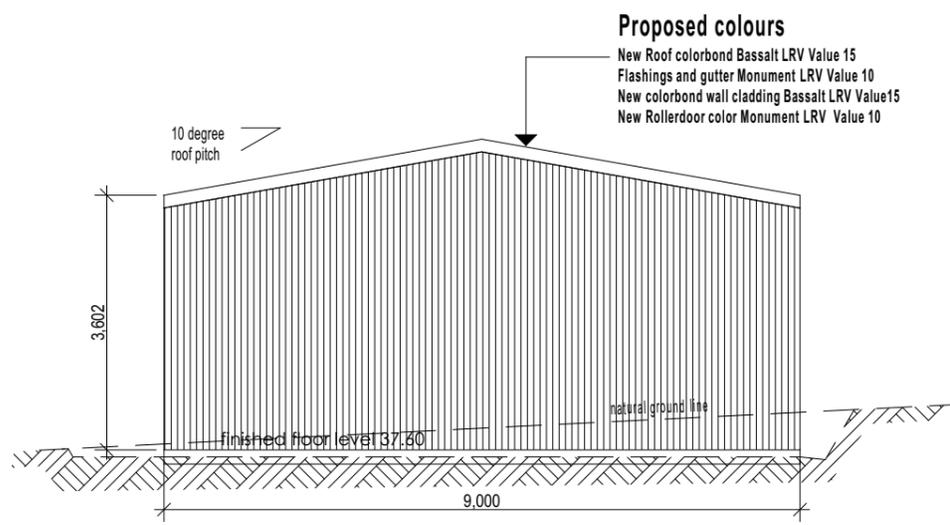
ELEVATION 04
WEST ELEVATION

scale 1:100



ELEVATION 02
EAST ELEVATION

scale 1:100



ELEVATION 03
SOUTH ELEVATION

scale 1:100



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Elevations

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2025-1067 **1067-04**