



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/126

LOCATION OF AFFECTED AREA

47 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 **24/09/2025**. 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



PROPOSED SHED FOR:
DIPROSE
47 GLEN LEA ROAD, PONTVILLE
TAS 7030

VOLUME: **163353** FOLIO: **1** LOT NO: **1**
CLIMATE ZONE: **7** WIND CLASS: **TBC** BAL: **TBC**
BUILDING CLASS: **10a** SITE AREA: **5003 m²** ALPINE AREA: **N/A BCA FIGURE 3.7.5.2**
SOIL CLASS: **TBC**

CORROSION ENVIRONMENT: **N/A** - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER,
BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2
CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: **N/A** - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES,
MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

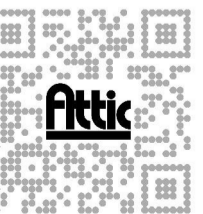
STAGE 1

- 1 COVER PAGE**
- 2 PROPOSED SITE PLAN**
- 3 PROPOSED SHED LOCATION / FLOOR PLAN**
- 4 PROPOSED SHED ELEVATIONS**
- 5 PROPOSED ROOF / STORMWATER PLAN**

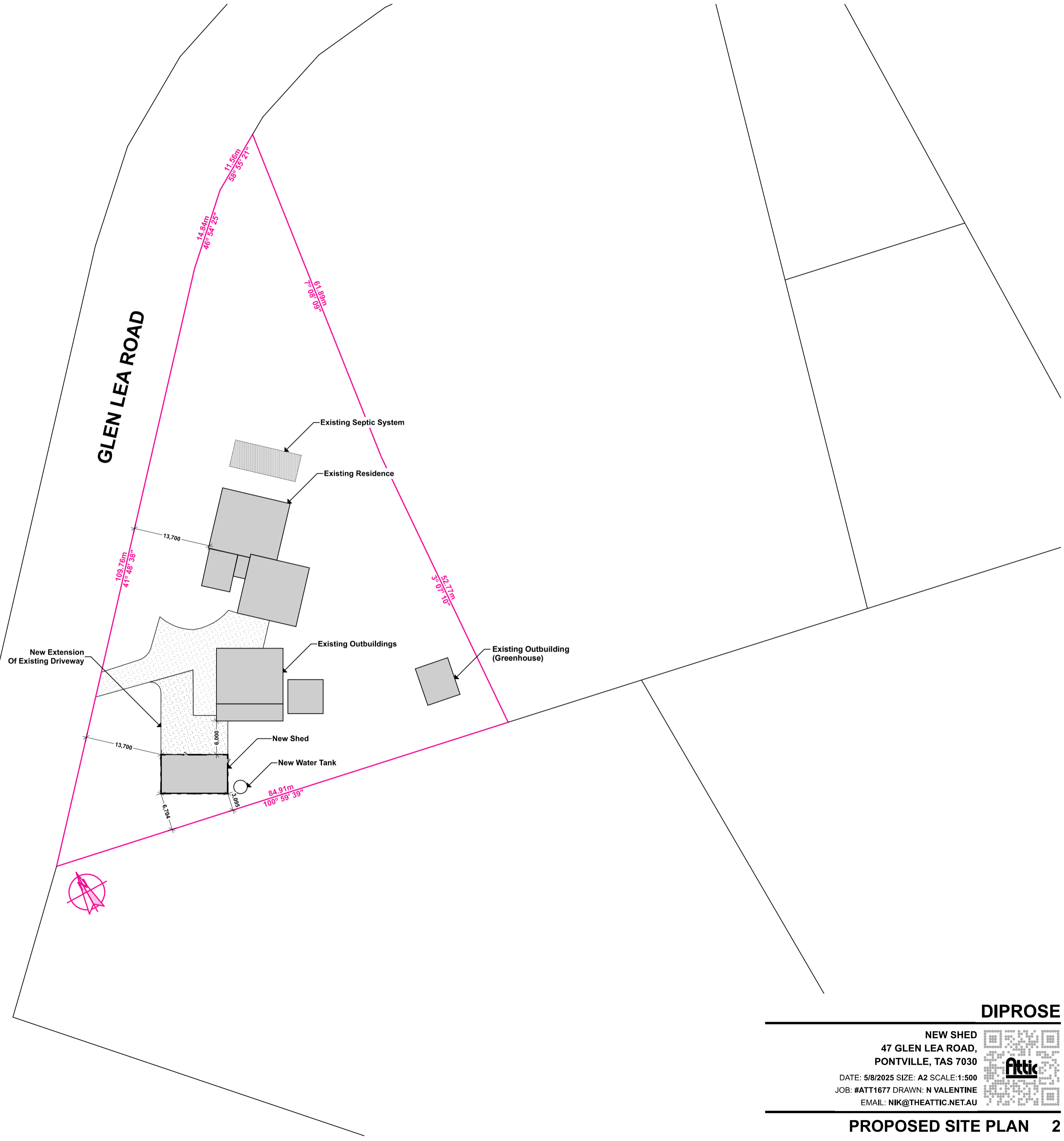
DIPROSE

NEW SHED
47 GLEN LEA ROAD,
PONTVILLE, TAS 7030

DATE: **5/8/2025** SIZE: **A2** SCALE:
JOB: **#ATT1677** DRAWN: **N VALENTINE**
EMAIL: **NIK@THEATTIC.NET.AU**



ALL CONTRACTORS TO OBTAIN ABOVEGROUND AND BELOWGROUND ASSET INFORMATION BEFORE WORKS COMMENCE ON SITE

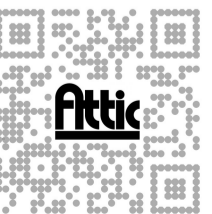


IMPORTANT: BUILDER TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS ON SITE, BOTH PRIOR TO & DURING CONSTRUCTION

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DIPROSE

NEW SHED
47 GLEN LEA ROAD,
PONTVILLE, TAS 7030
DATE: 5/8/2025 SIZE: A2 SCALE: 1:500
JOB: #ATT1677 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU



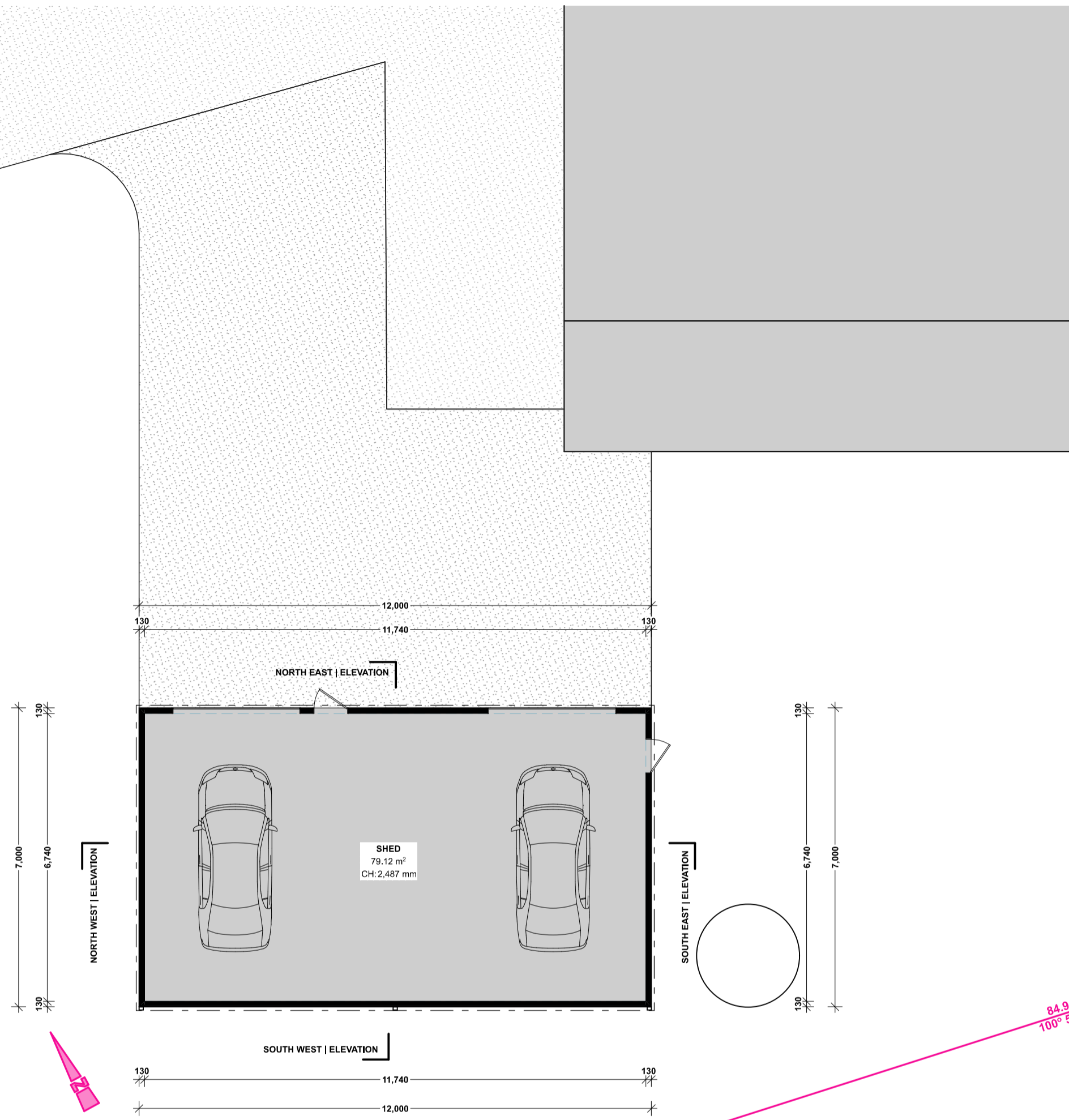
IMPORTANT:
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W00 WINDOW ID

D00 DOOR ID

ALL PROPOSED SHOWER(S) TO BE ENCLOSED U.N.O

NOTE:
MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART 3.8.5 OF BCA/NCC TO AMENITY AREAS, WHERE NATURAL VENTILATION IS NOT ACHIEVABLE.

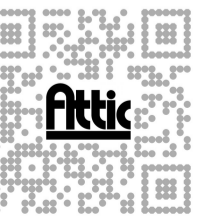


84.91m
100° 59' 39"

DIPROSE

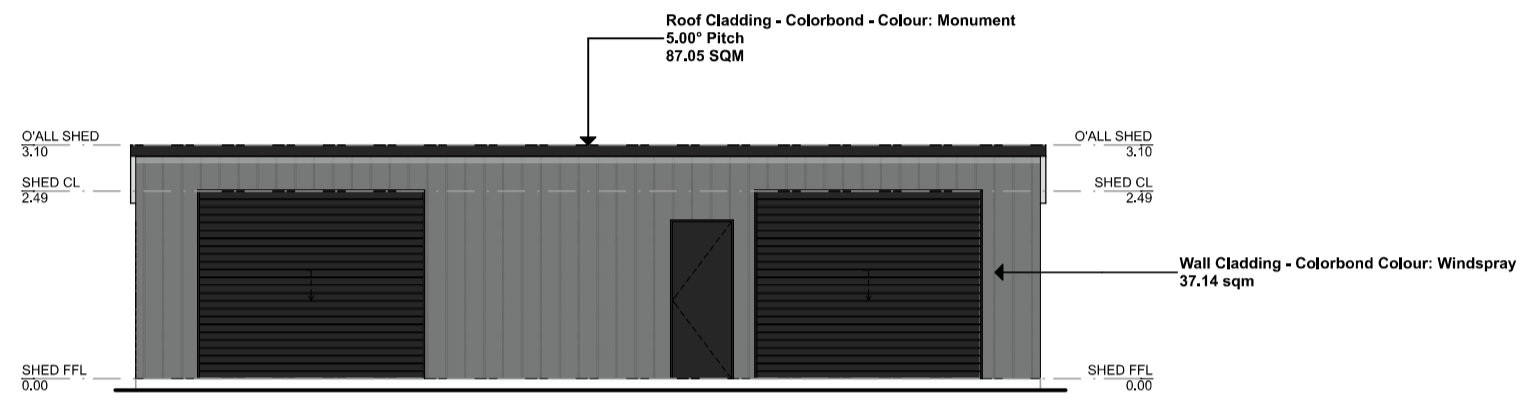
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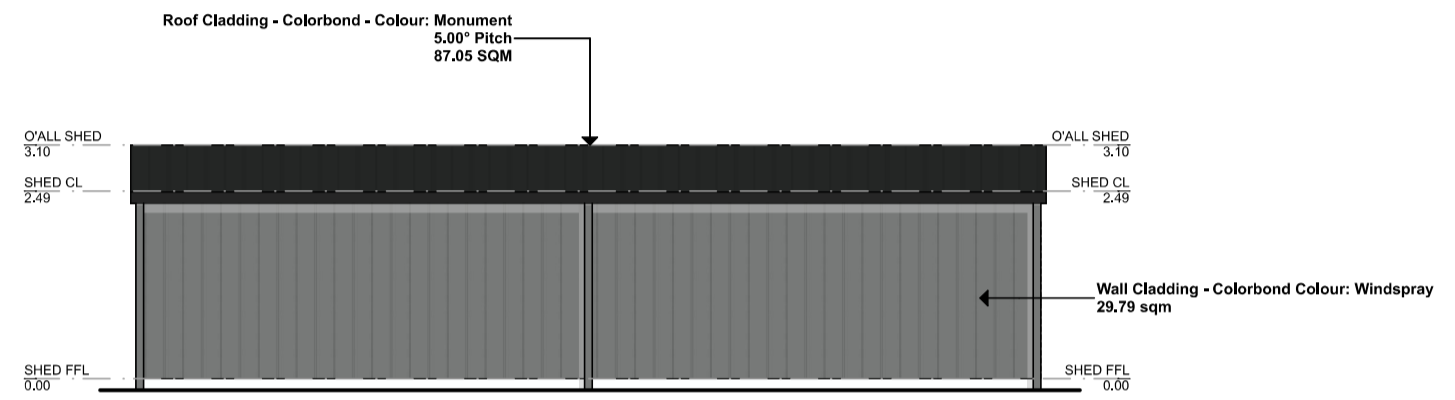


PROPOSED SHED LOCATION / FLOOR PLAN 3

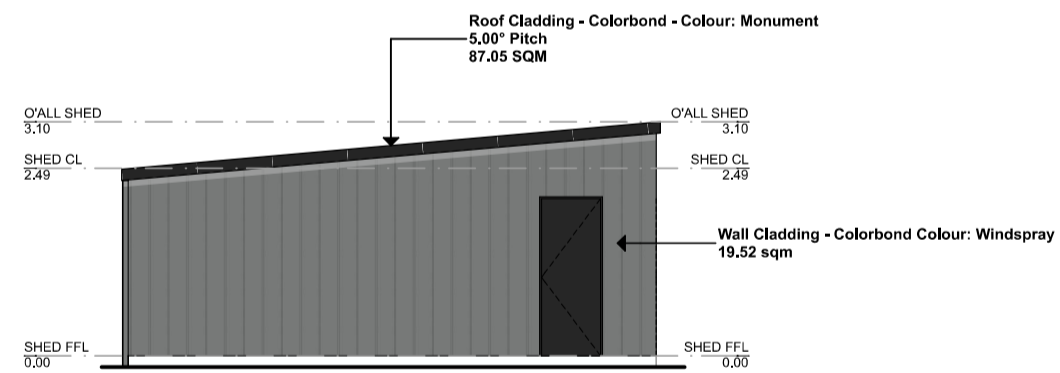
IMPORTANT:
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 OPERABLE WINDOWS & DOORS MAY BE SHOWN IN THEIR OPEN STATE, FOR ILLUSTRATIVE PURPOSES ONLY



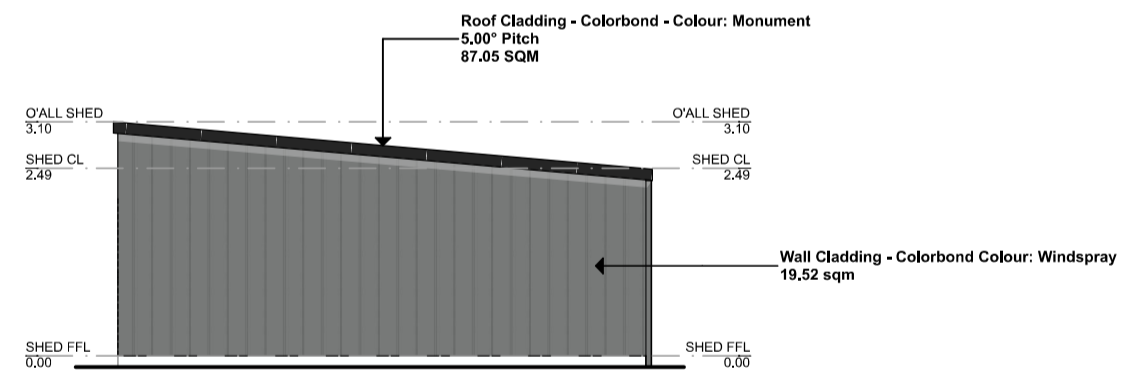
NORTH EAST | ELEVATION



SOUTH WEST | ELEVATION



SOUTH EAST | ELEVATION



NORTH WEST | ELEVATION

IMPORTANT:
 ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N IN ACCORDANCE WITH NCC PART 3.9.2.5
 WHERE THE RESTRICTING DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, A PERMANENT BARRIER WITH A HEIGHT NOT LESS THAN 865mm ABOVE THE FLOOR IS REQUIRED TO THE OPENABLE WINDOW, IN ADDITION TO WINDOW PROTECTION. THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm ABOVE THE FLOOR THAT FACILITATE CLIMBING.
 GRADE 'A' SAFETY GLAZING IS REQUIRED TO ALL WINDOWS WITHIN 500mm OFF THE FLOOR, WITHIN 300mm OF A DOOR, WITHIN 2000mm OFF THE FLOOR IN ALL WET AREAS AND IS SUSCEPTIBLE TO HUMAN IMPACT.

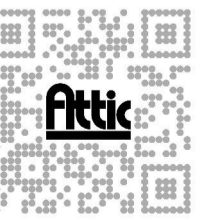
* LIFT OF HINGES TO WATER CLOSETS LOCATED WITHIN 1.2M OF THE DOORWAY SWING
 * DECALS : MIN. 20mm HIGH DECALS TO FULL HEIGHT GLAZING LOCATED BETWEEN 700MM AND 1200MM HIGH FROM FINISHED FLOOR LEVEL
 * REFER TO APPROVED ENERGY REPORT FOR GLAZING U-VALUES & SHGC
 * REFER TO ELEVATIONS FOR SPECIFICATION OF OBSCURE GLAZING

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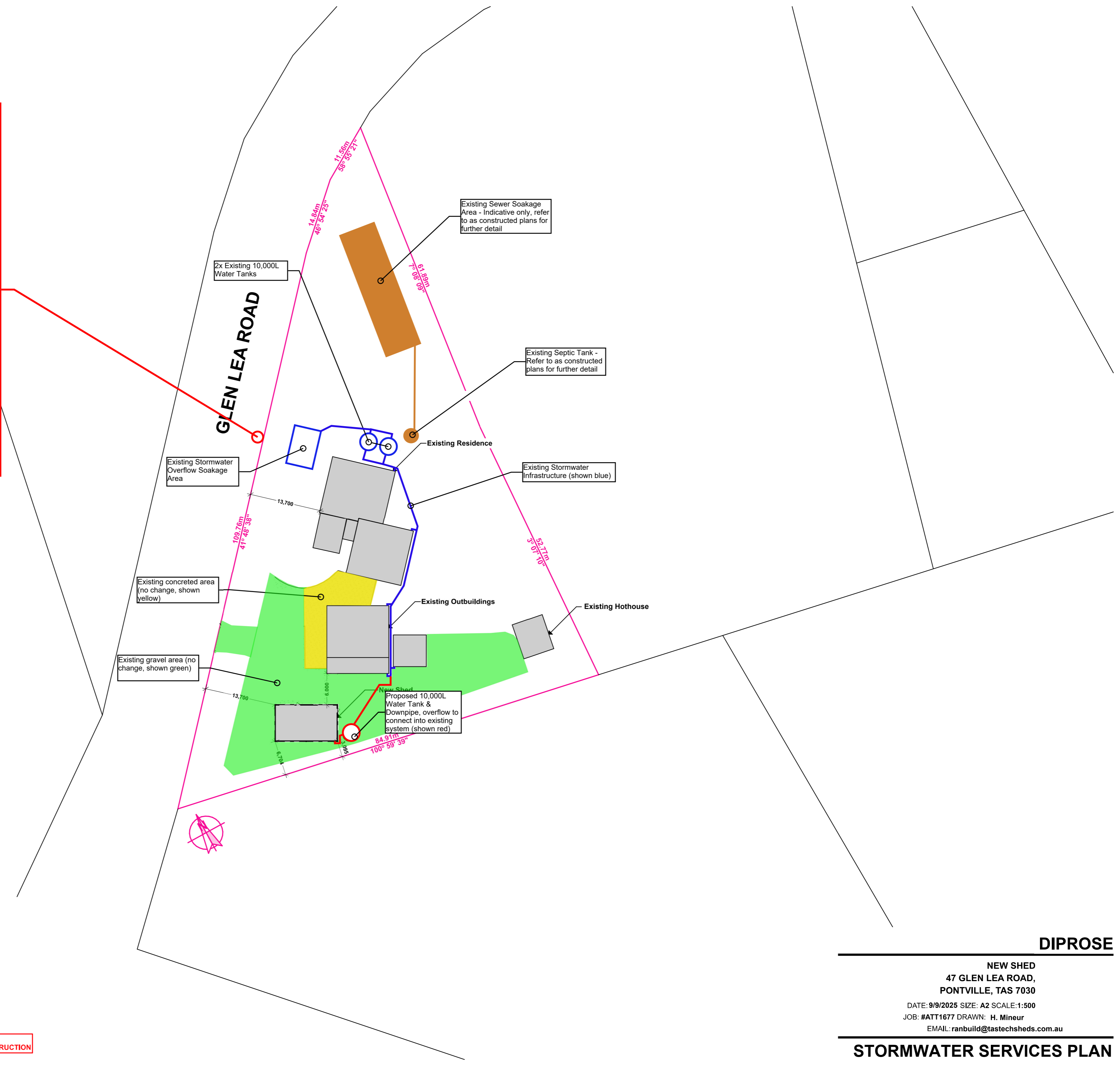
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Existing damaged pipe to be upgraded with a mini headwall as requested.



NOTE:

- All stormwater pipework 100mm PCV
- Existing tank water is the primary water supply for the residence and connected to an irrigation system



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NEW SHED
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DATE: 9/9/2025 SIZE: A2 SCALE: 1:500
JOB: #ATT1677 DRAWN: H. Mineur
EMAIL: ranbuild@tastechsheds.com.au

STORMWATER SERVICES PLAN