



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/205

LOCATION OF AFFECTED AREA

1 RADIUS DRIVE & SHOP 1/1 RADIUS DRIVE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

ALTERATIONS & ADDITIONS TO EXISTING CLUBHOUSE

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 **11/02/2026**. 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

DRAWING SCHEDULE

A00	COVER PAGE
A01	OVERALL SITE PLAN
A02	SITE PLAN
A03	DEMOLITION FLOOR PLAN
A04	PROPOSED FLOOR PLAN
A05	ELEVATIONS #1
A06	ELEVATIONS #2
A07	ROOF PLAN
A08	3D PERSPECTIVE #1
A09	3D PERSPECTIVE #2
A10	SHADOW DIAGRAMS #1
A11	SHADOW DIAGRAMS #2

PROJECT INFORMATION

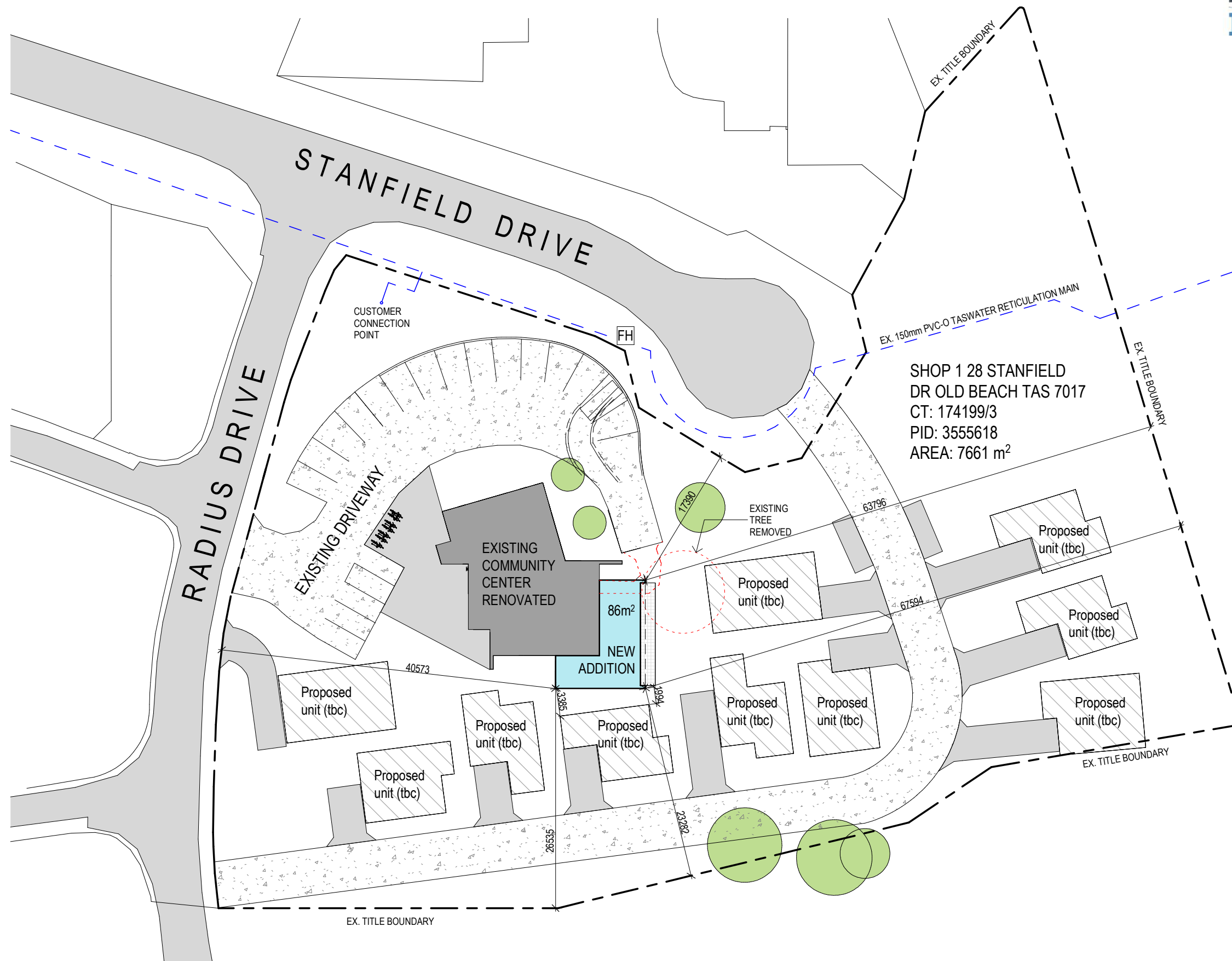
BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	Particular Purpose
BUILDING CLASS:	CLASS 9B
LAND TITLE REFERENCE NUMBER:	174199/3
DESIGN WIND SPEED:	TBC
SOIL CLASSIFICATION:	TBC
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	TBC
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	N/A
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

PROPOSED CLUBHOUSE ALTERATIONS AND ADDITIONS

YOUR HOME TASMANIA
SHOP 1 28 STANFIELD DRIVE,
OLD BEACH TAS 7017

BRIGHTON COUNCIL

Area Schedule (Gross Building)		
Name	Area	Area (sq)
Ex. Build	242.86 m ²	26.14
Ex. Patio	18.51 m ²	1.99
New build	86.16 m ²	9.27
New Patio	22.32 m ²	2.40
	369.85 m ²	39.81



OVERALL SITE PLAN
SCALE 1:500

Date Drawn: 17.12.25				Client: YOUR HOME TASMANIA	
Drawn: R.A				Project: ALTERATION AND ADDITION	
Checked: R.H				Address: SHOP 1 28 STANFIELD DR	
Approved: J. Pfeiffer				OLD BEACH TAS 7017	
Scale: As Shown @ A3				Office: 6331 7021	
Accredited Building Designer				info@engineeringplus.com.au	
Designer Name: J. Pfeiffer				Drawing No: EP2025-388	
Accreditation No: CC2211T				A01 / A09	
Rev:	Amendment:	Date:	Int:	Rev C	



NOTES:
MIN. 2.6m x 5.4m DESIGNATED PARKING SPACES TO BE CLEARLY DELINEATED, SUCH AS LINE MARKING OR SIGNAGE FOR EASY IDENTIFICATION IN ACCORDANCE WITH LGAT & COUNCIL'S STANDARDS.

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	WATER
	STORMWATER

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Drawing No: EP2025-388 A02 / A09 Rev C

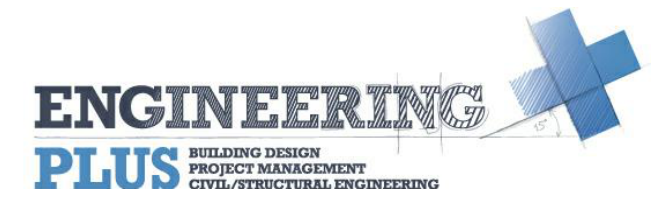
SITE PLAN
SCALE 1: 200

	PRIVATE OPEN SPACES 333.30m² (48.52%)
	IMPERVIOUS SURFACES 238.91m² 34.78%

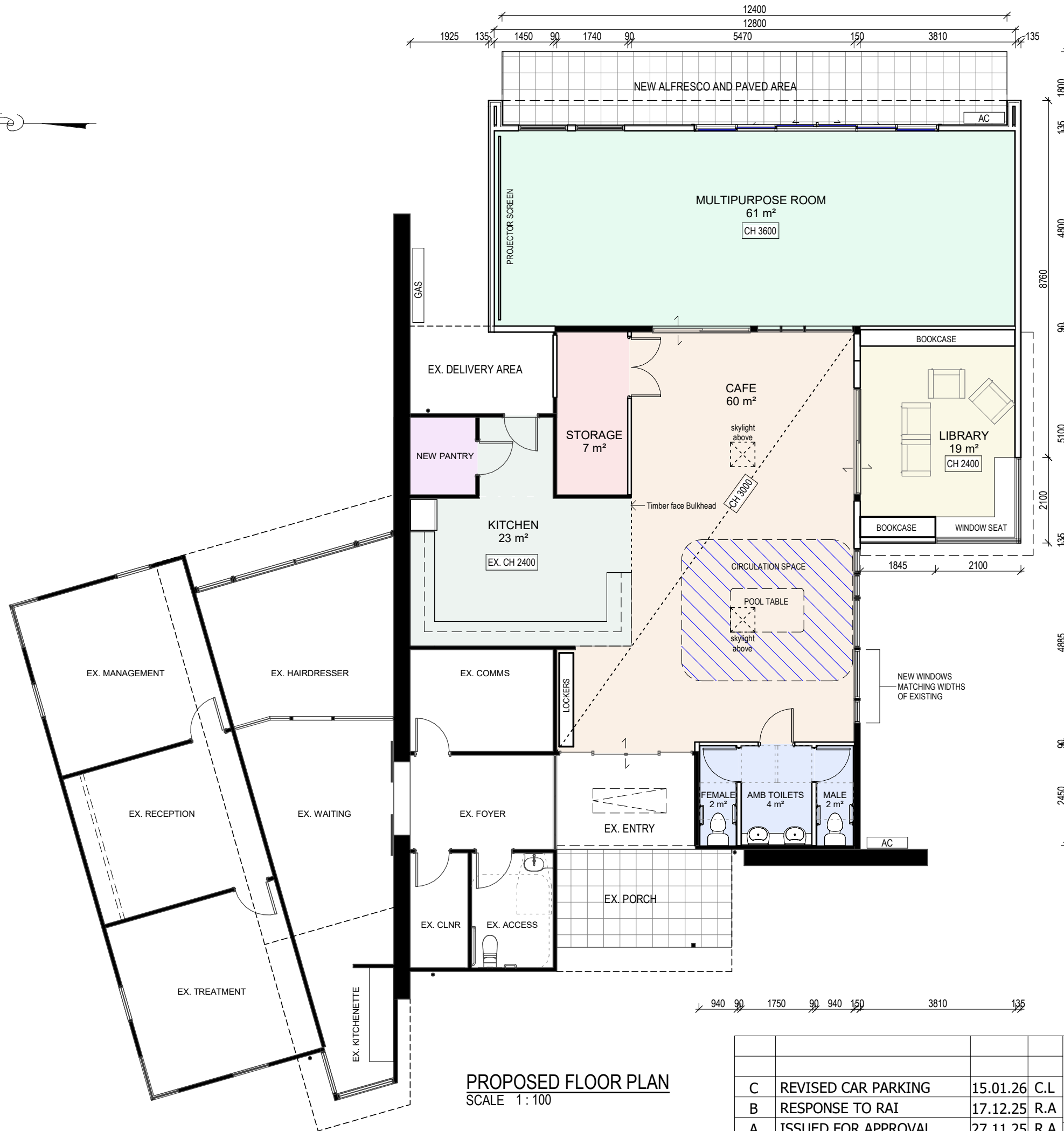
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B	RESPONSE TO RAI	17.12.25	R.A
A	ISSUED FOR APPROVAL	27.11.25	R.A
-	ISSUED FOR APPROVAL	19.11.25	R.H
Rev:	Amendment:	Date:	Int:

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Checked: R.H
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T



				Date Drawn: 17.12.25 Drawn: R.A Checked: R.H Approved: J. Pfeiffer Scale: As Shown @ A3 Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T	Project: Address: Office: info@e
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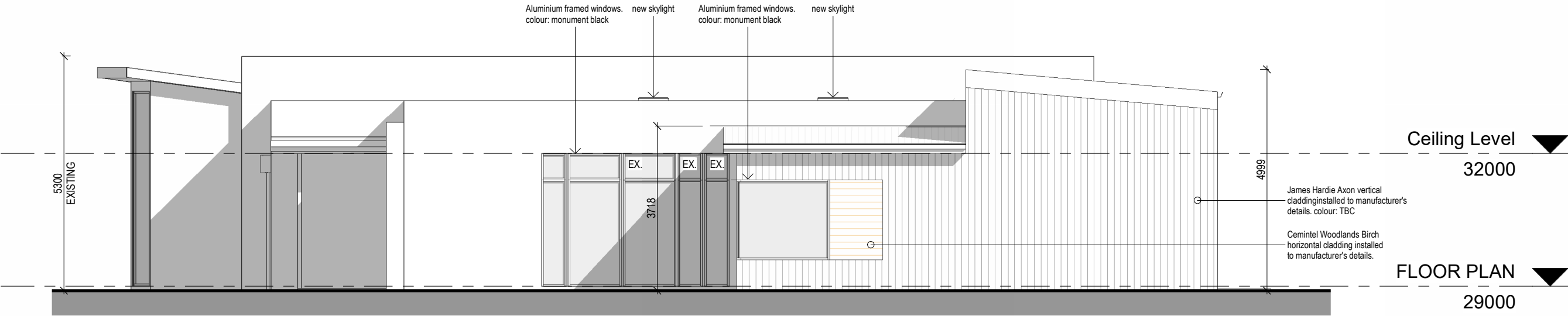
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Drawing No:	Rev
EP2025-388	C
A04 / A09	

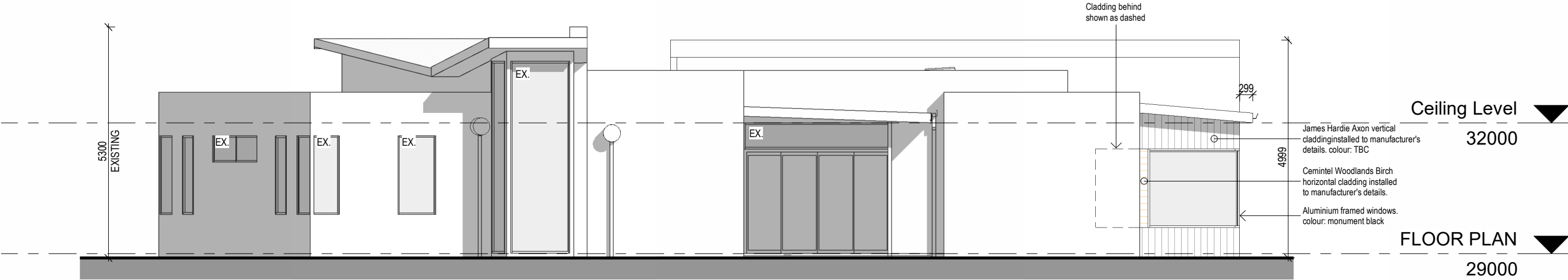
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 600MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



NORTHERN ELEVATION
SCALE 1:100



EASTERN ELEVATION
SCALE 1:100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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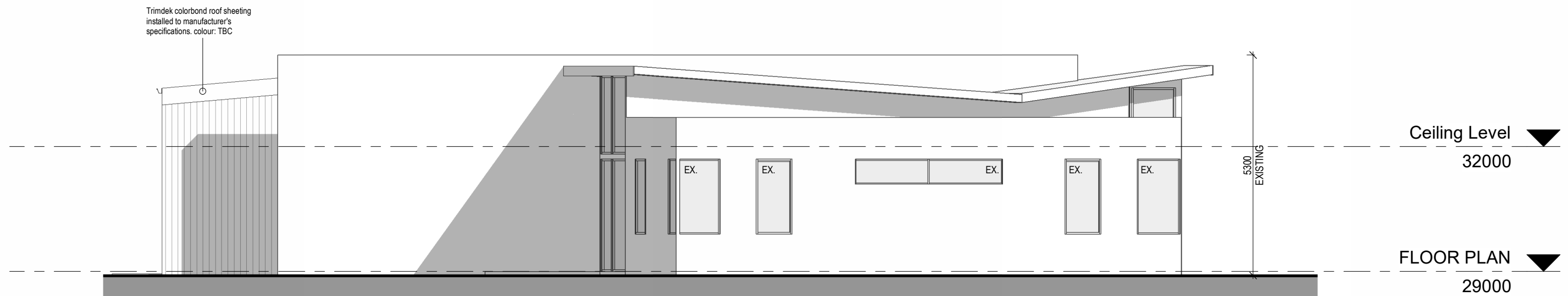
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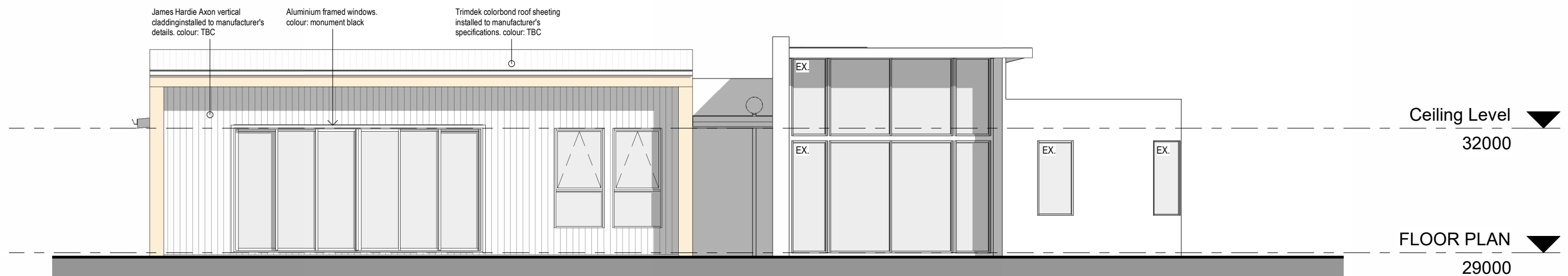
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SOUTHERN ELEVATION
SCALE 1 : 100



WESTERN ELEVATION
SCALE 1 : 100

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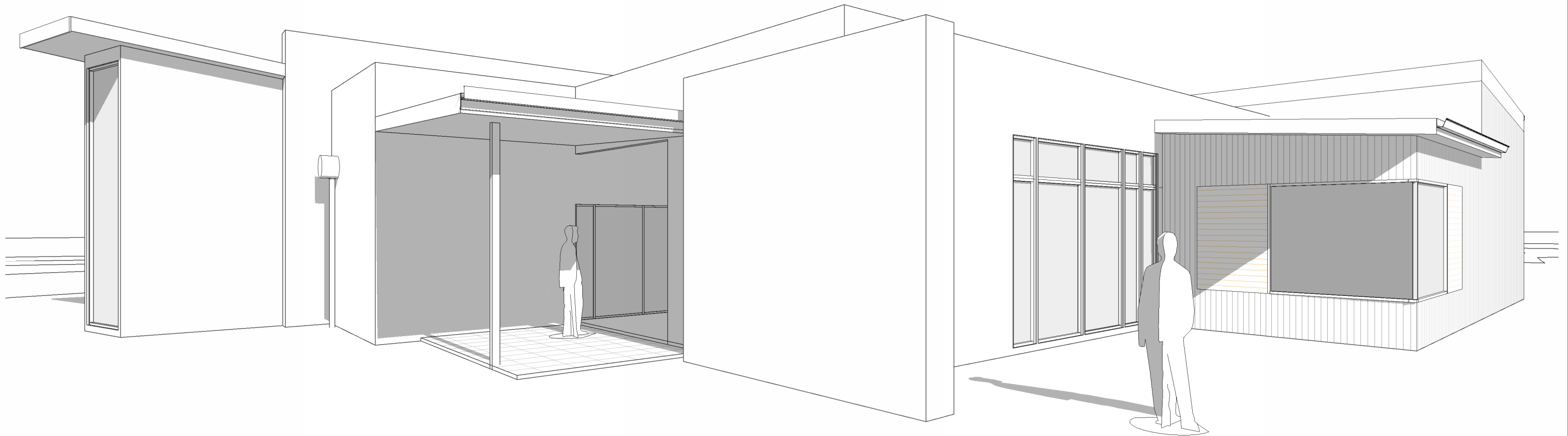
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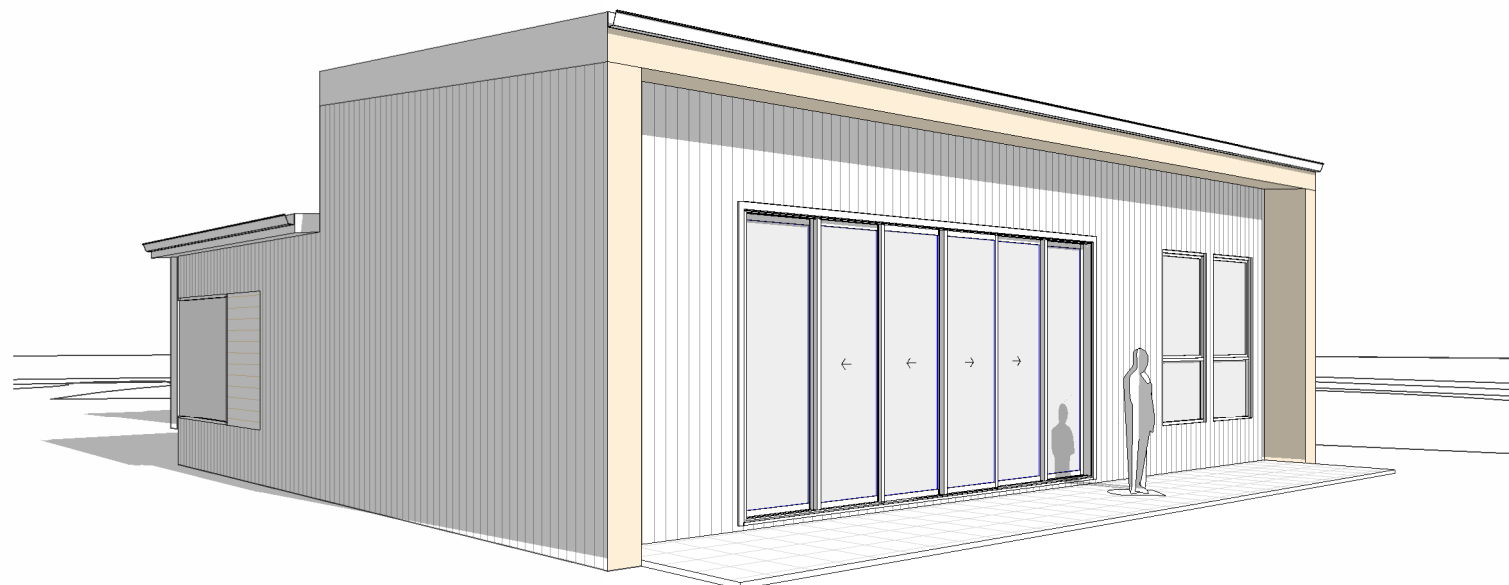
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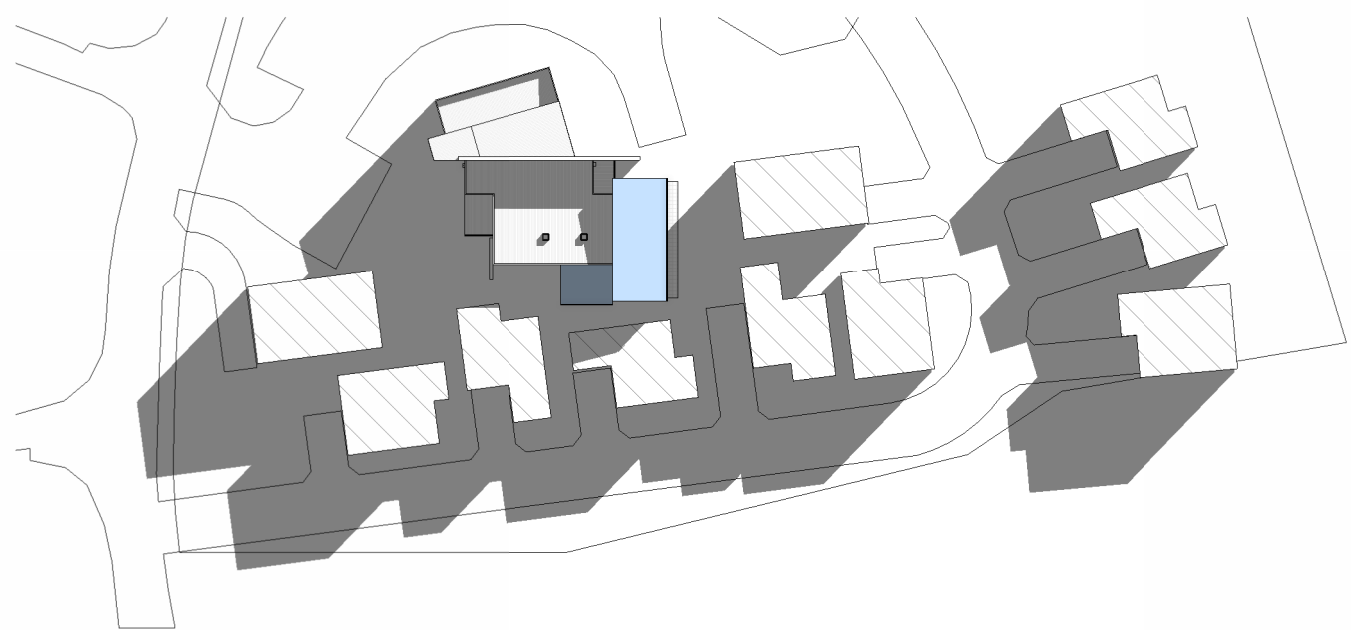
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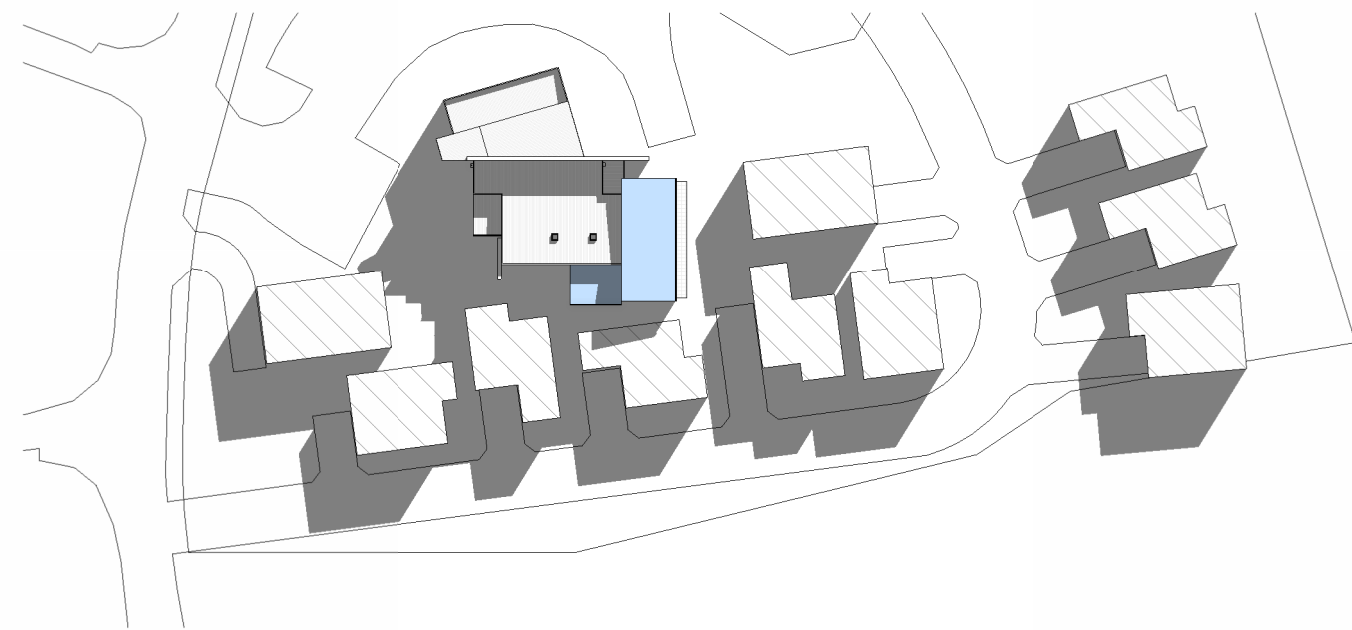
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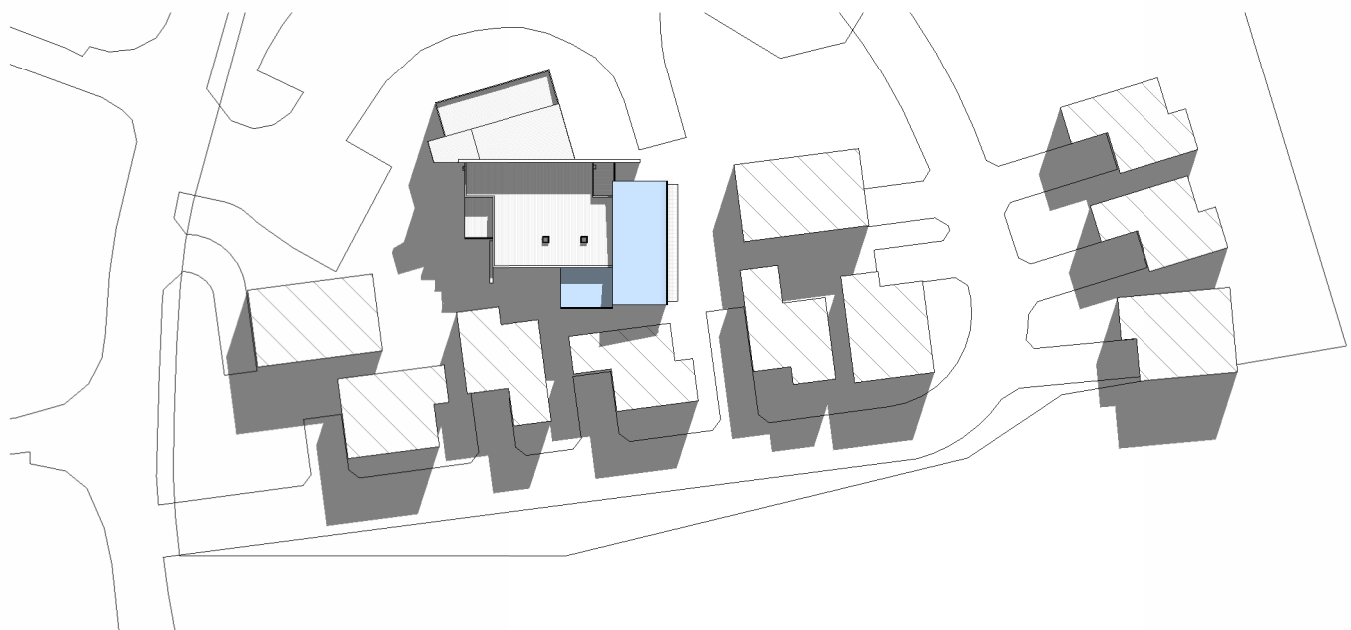
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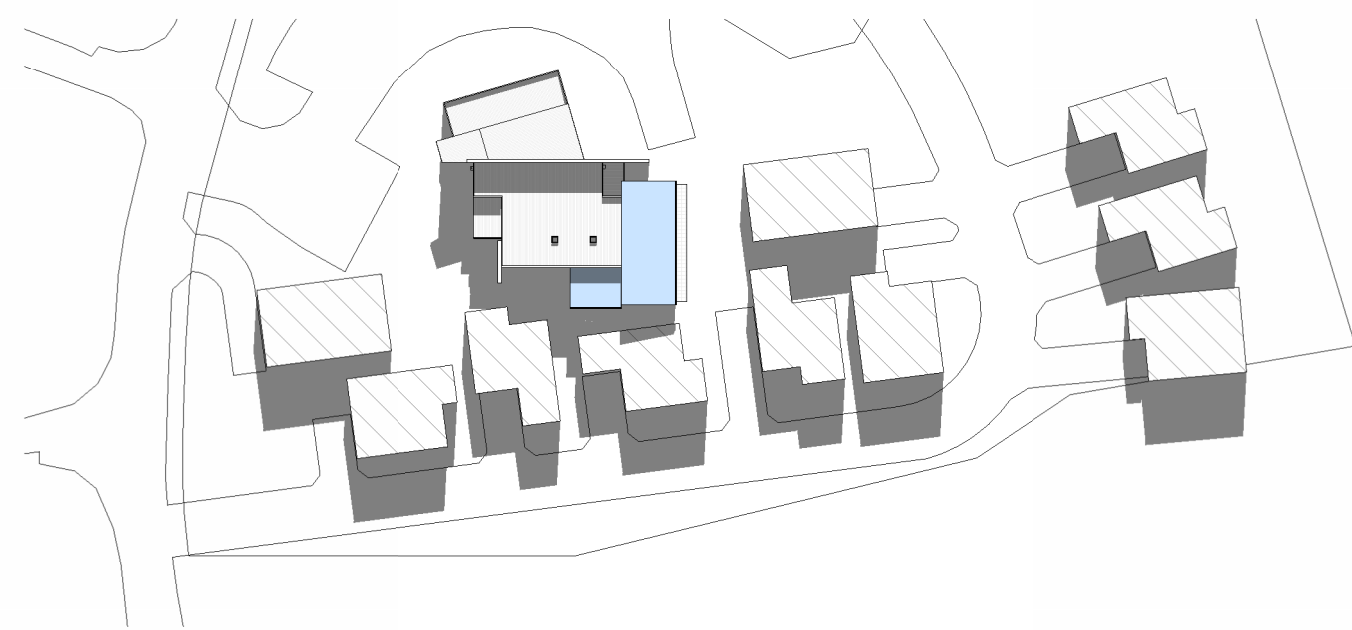
9am



10am



11am



12pm

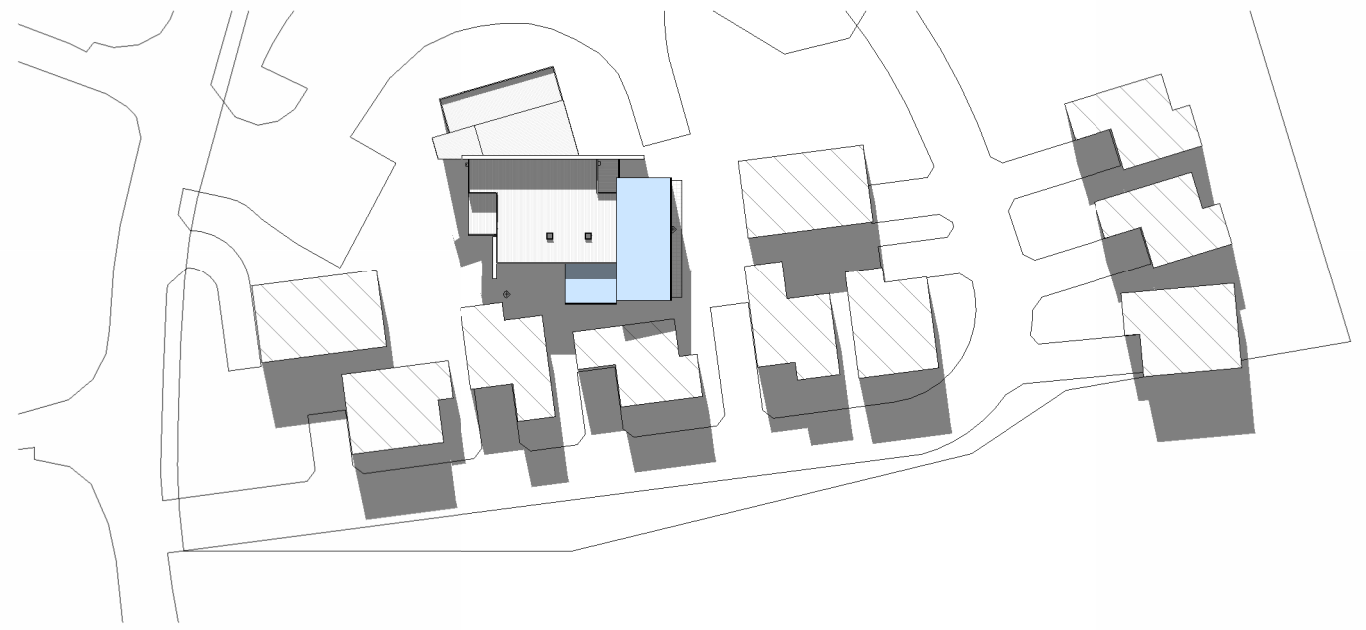
SHADOW DIAGRAMS - 21ST JUNE

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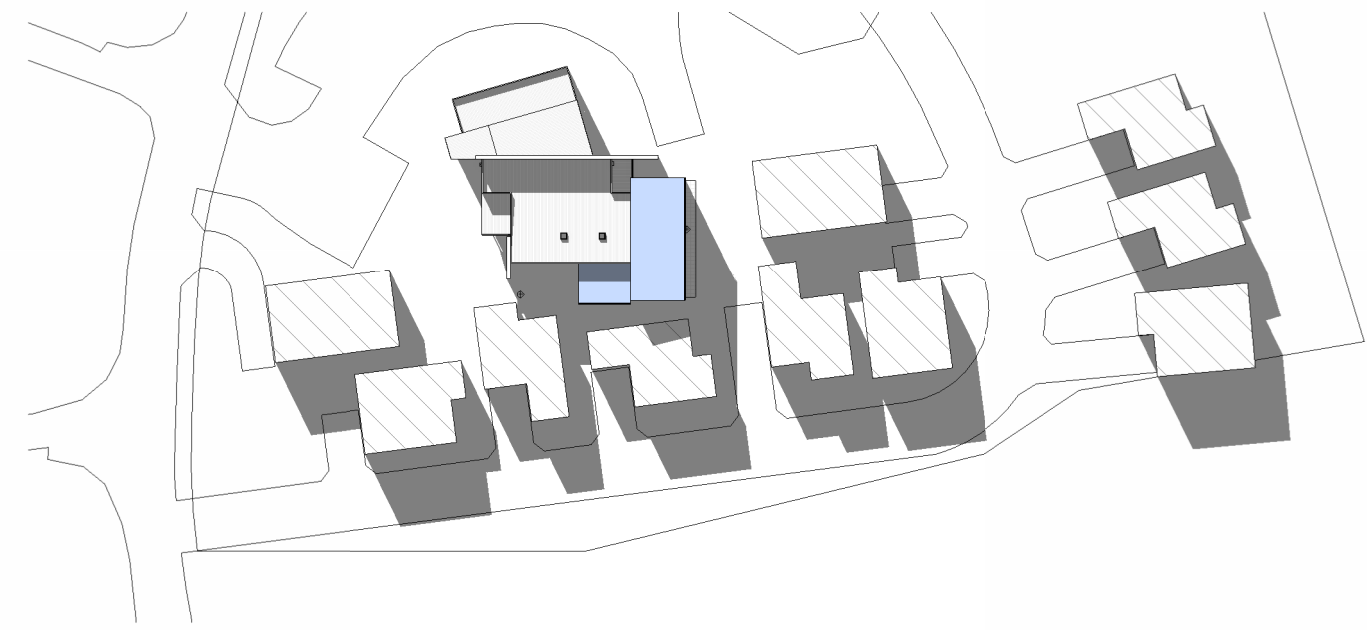
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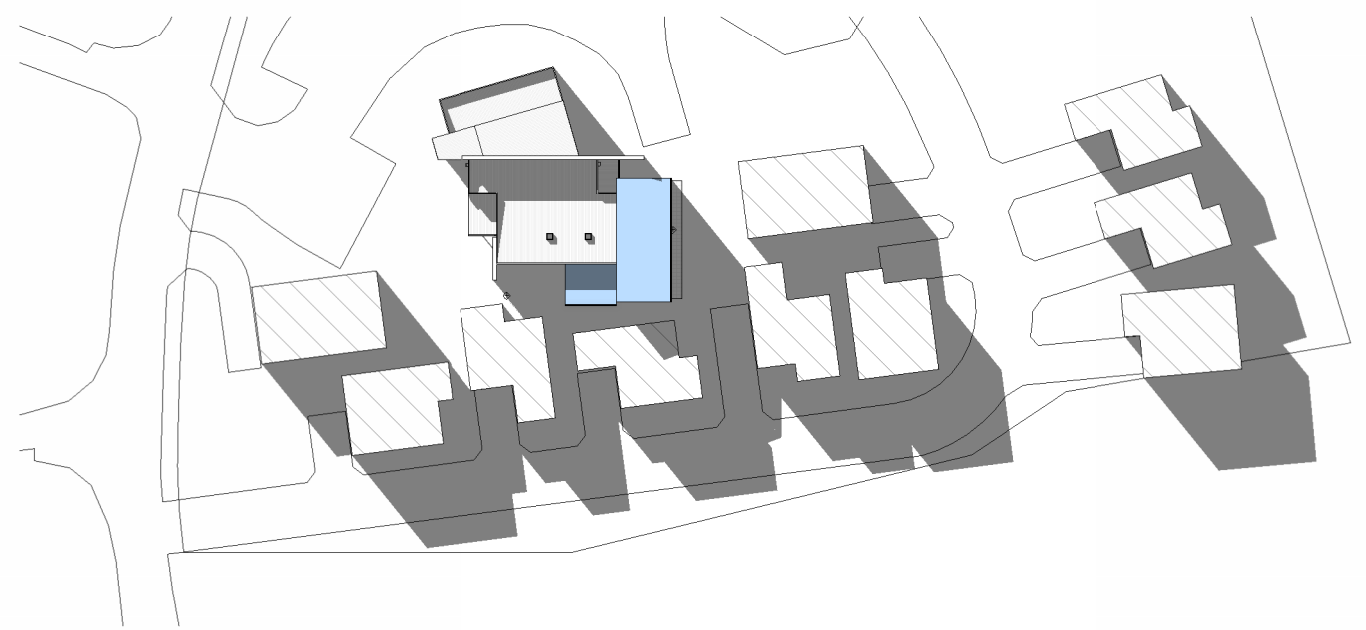
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1pm



2pm



3pm

SHADOW DIAGRAMS - 21ST JUNE

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