



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

				Date Drawn: 17.12.25 Drawn: R.A Checked: R.H Approved: J. Pfeiffer Scale: As Shown @ A3	Project: ALTERATION AND ADDITION Address: SHOP 1 28 STANFIELD DR OLD BEACH TAS 7017  ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING
C	REVISED CAR PARKING	15.01.26	C.L		
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:	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T	Drawing No: EP2025-388 A01 / A09 Rev C

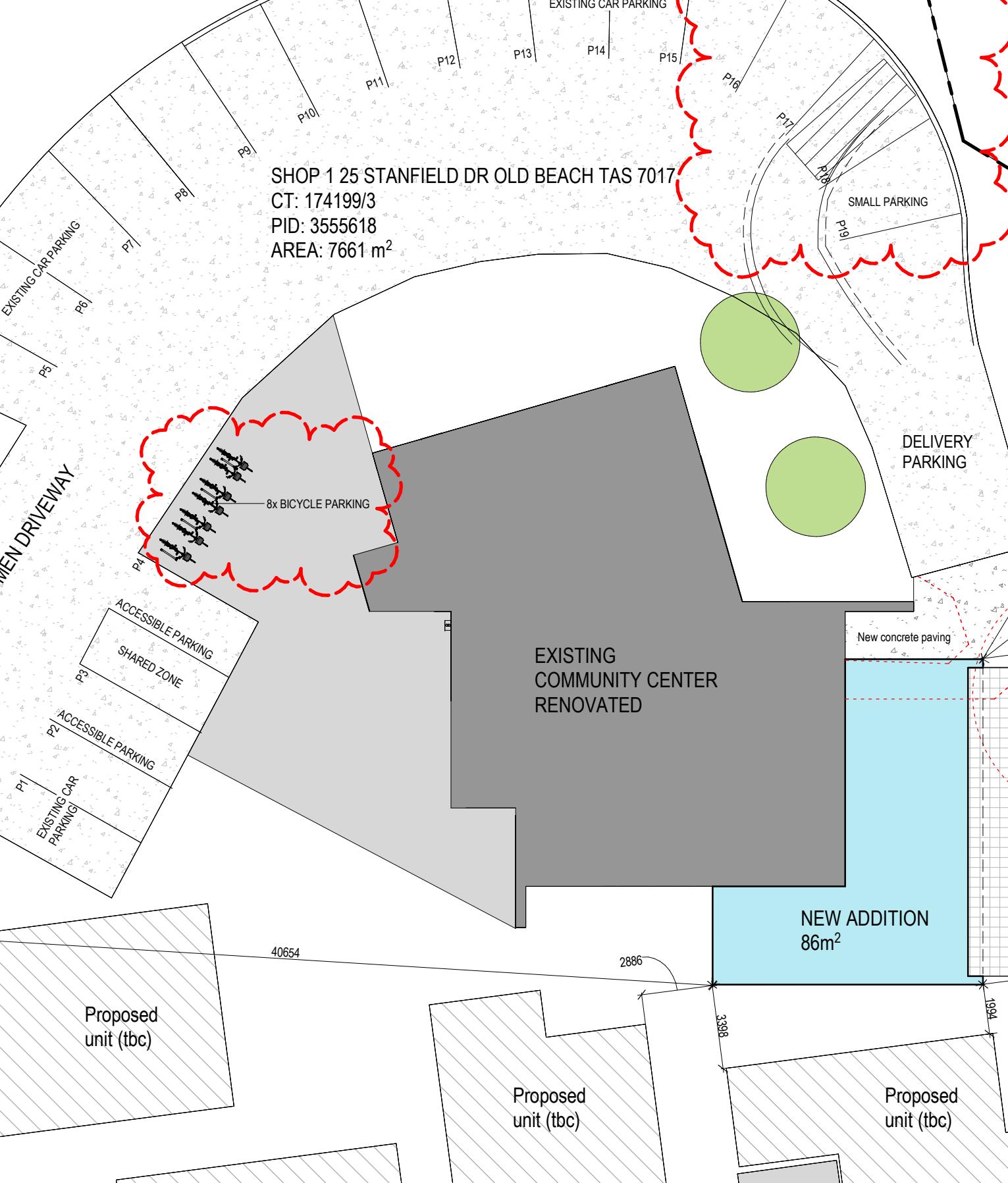


RADIUS DRIVE

BOUNDARY
9.46 m

EXISTING BITUMEN DRIVEWAY

SHOP 1 25 STANFIELD DR OLD BEACH TAS 7017
CT: 174199/3
PID: 3555618
AREA: 7661 m²



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

SITE PLAN
SCALE 1:200

4x CARPARKING
PROPOSED

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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Project: ALTERATION AND ADDITION
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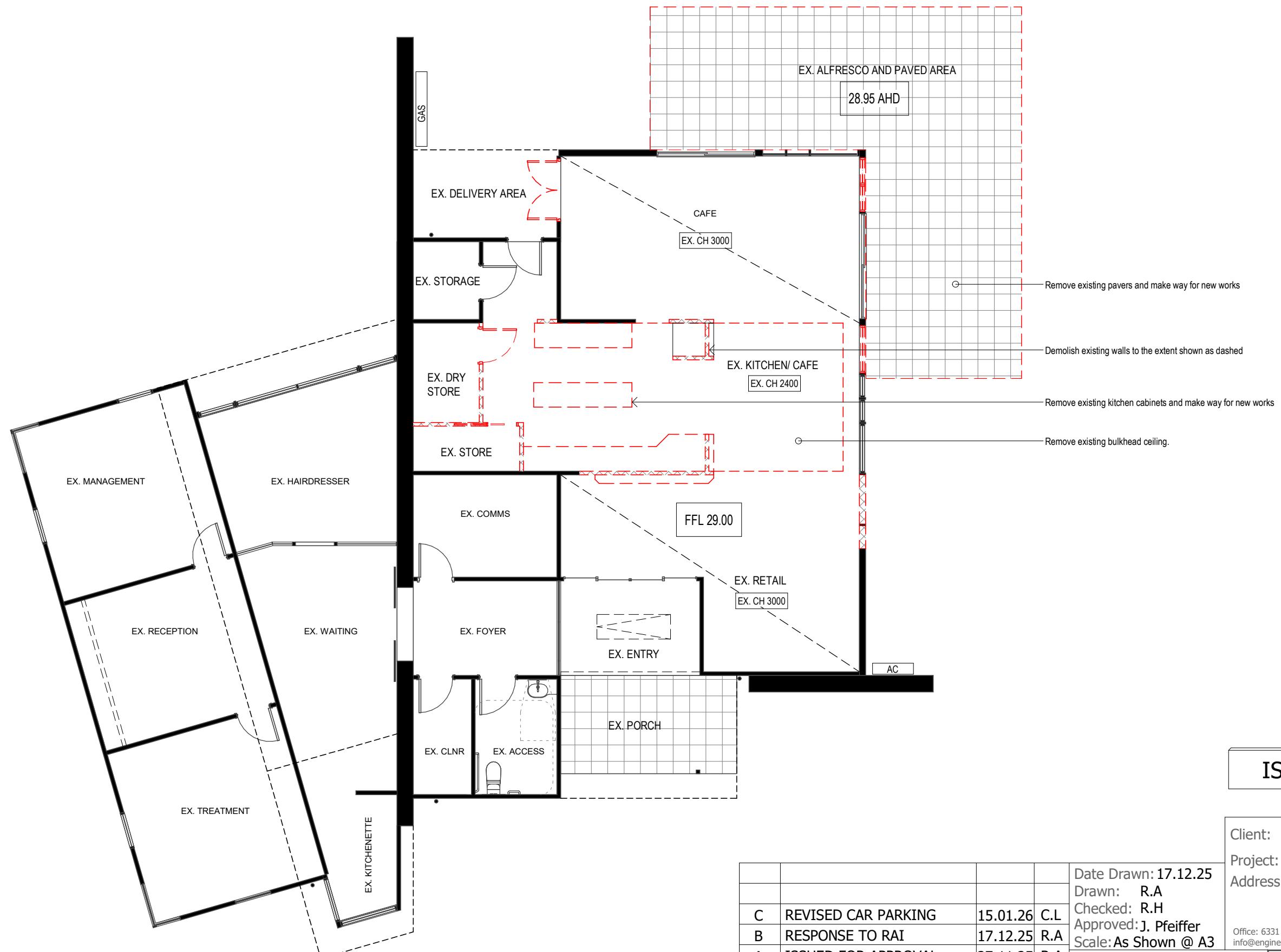
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Checked: R.H
Approved: J. Pfeiffer
Scale: As Shown @ A3

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

Drawing No:
EP2025-388 A02 / A09
Rev C



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Designer Name: J.Pfeiffer		Drawing No:		Rev
Accreditation No: CC2211T		EP2025-388		A03 / A09 C



PROPOSED FLOOR PLAN

SCALE 1 : 10

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Scale AS SHOWN @ AS
Accredited Building Design
Designer Name: J.Pfeiff
Accreditation No: CC221

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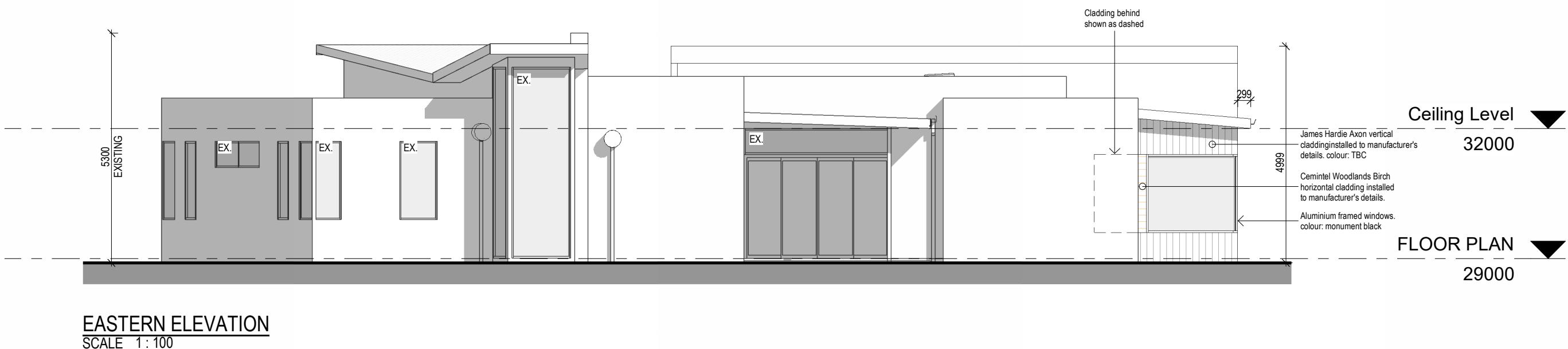
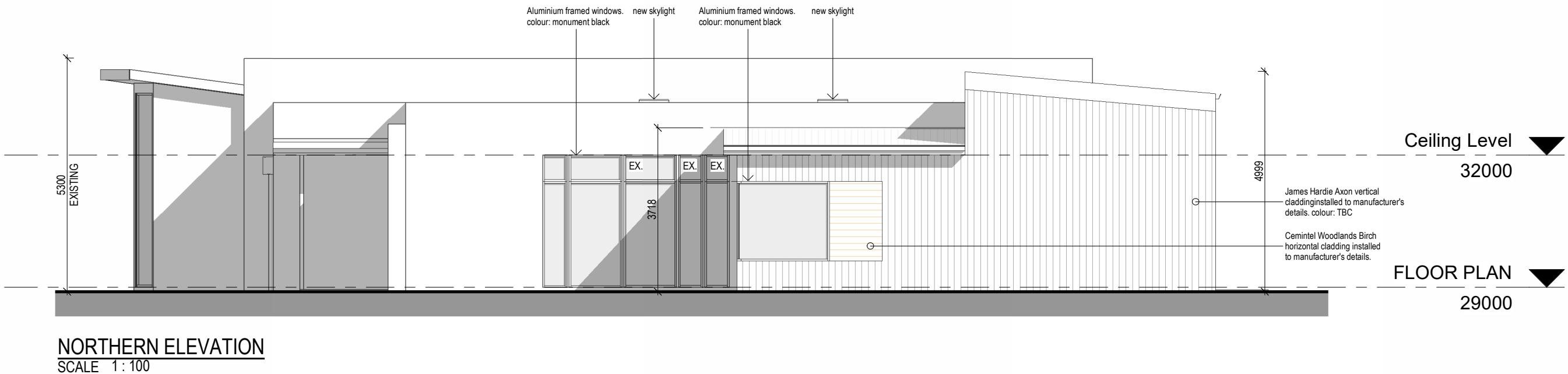
ENGINEERING PLUS

BUILDING DESIGN
PROJECT MANAGEMENT
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3 A04 / A09 C Rev

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



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

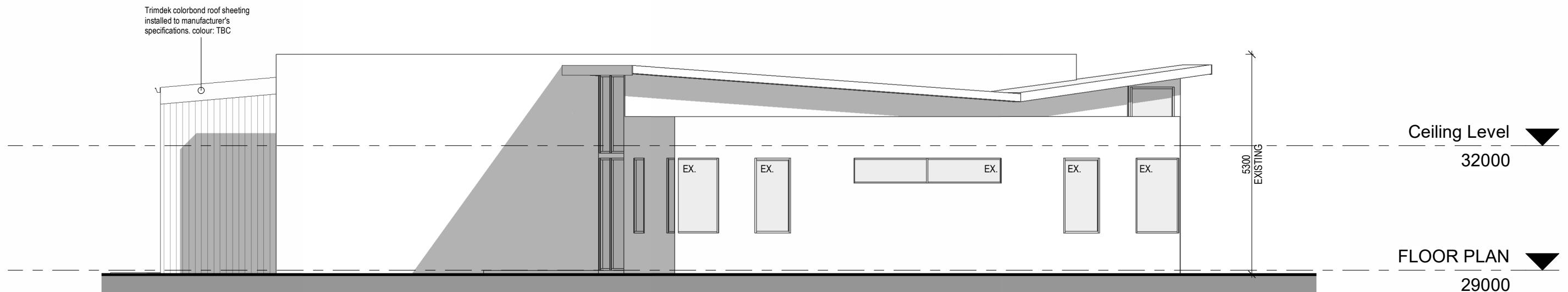
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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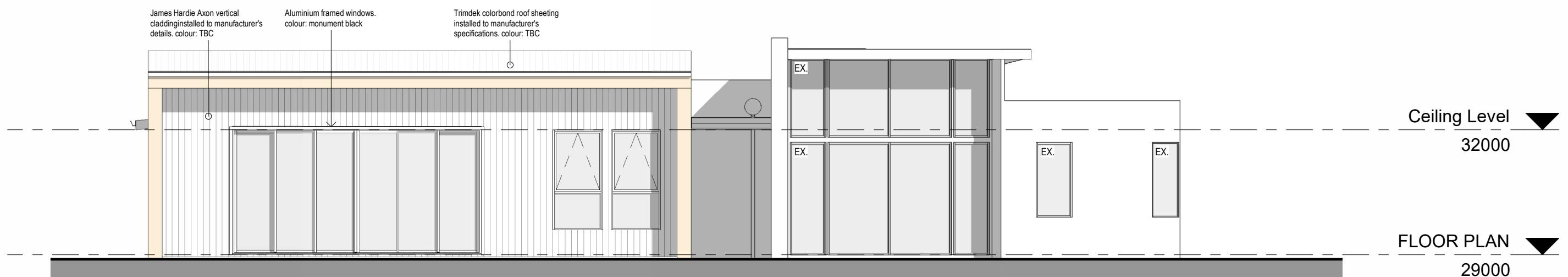
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SOUTHERN ELEVATION
SCALE 1:100



WESTERN ELEVATION
SCALE 1:100

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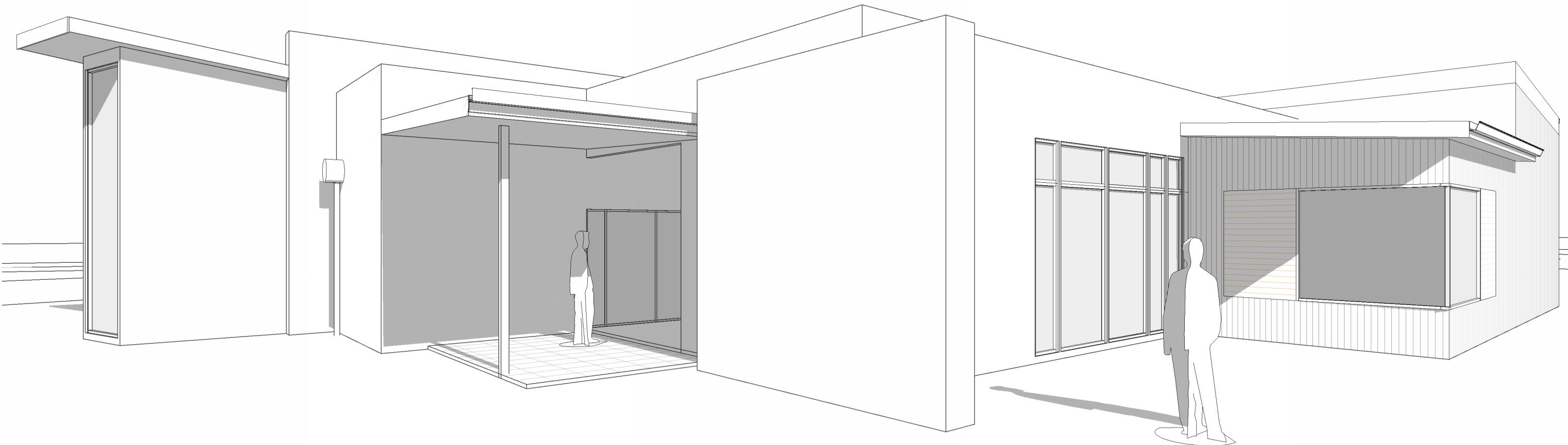
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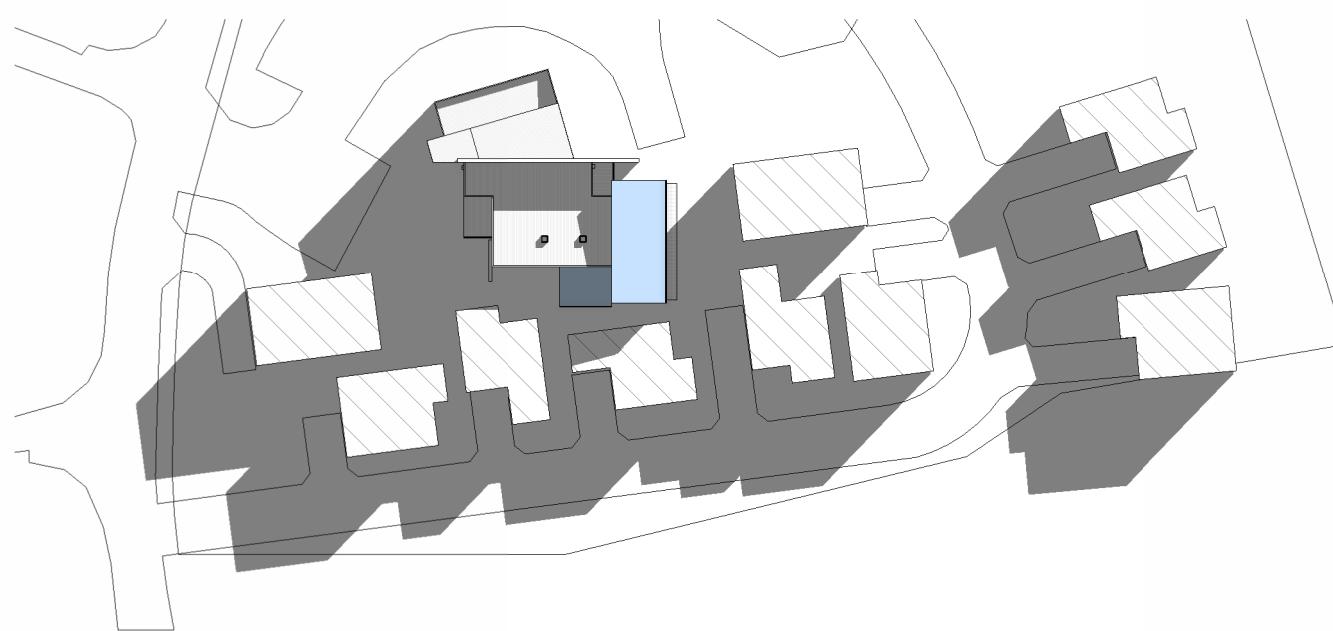
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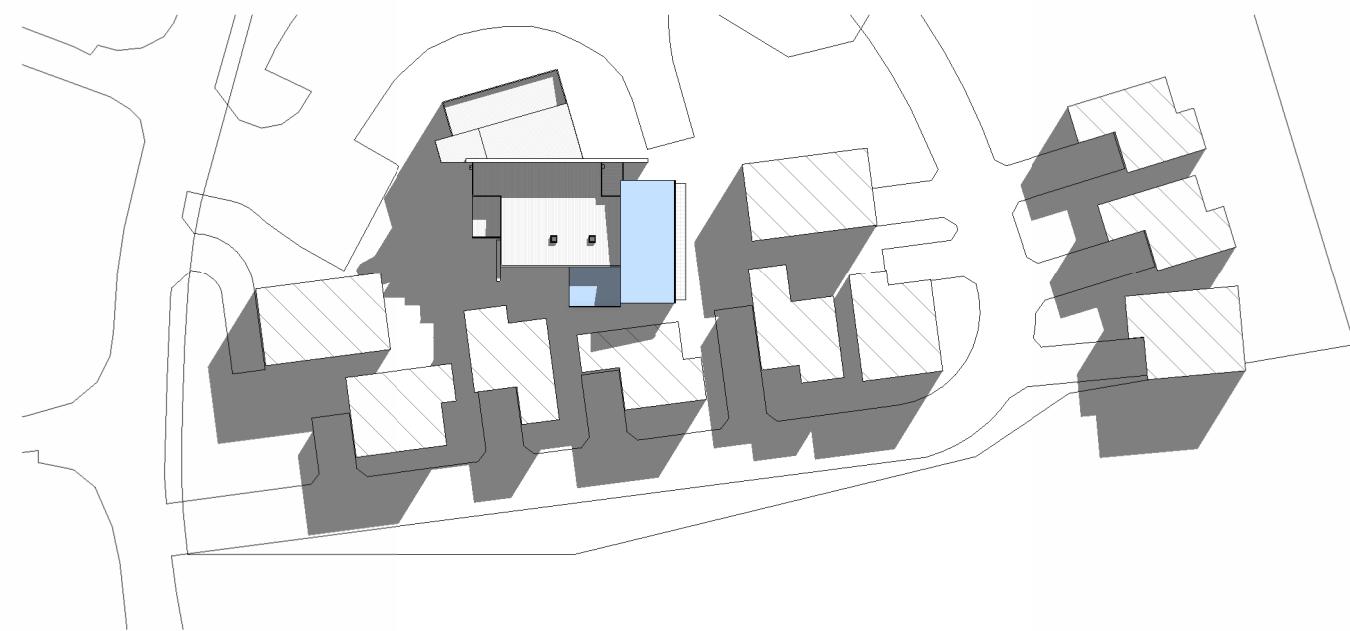
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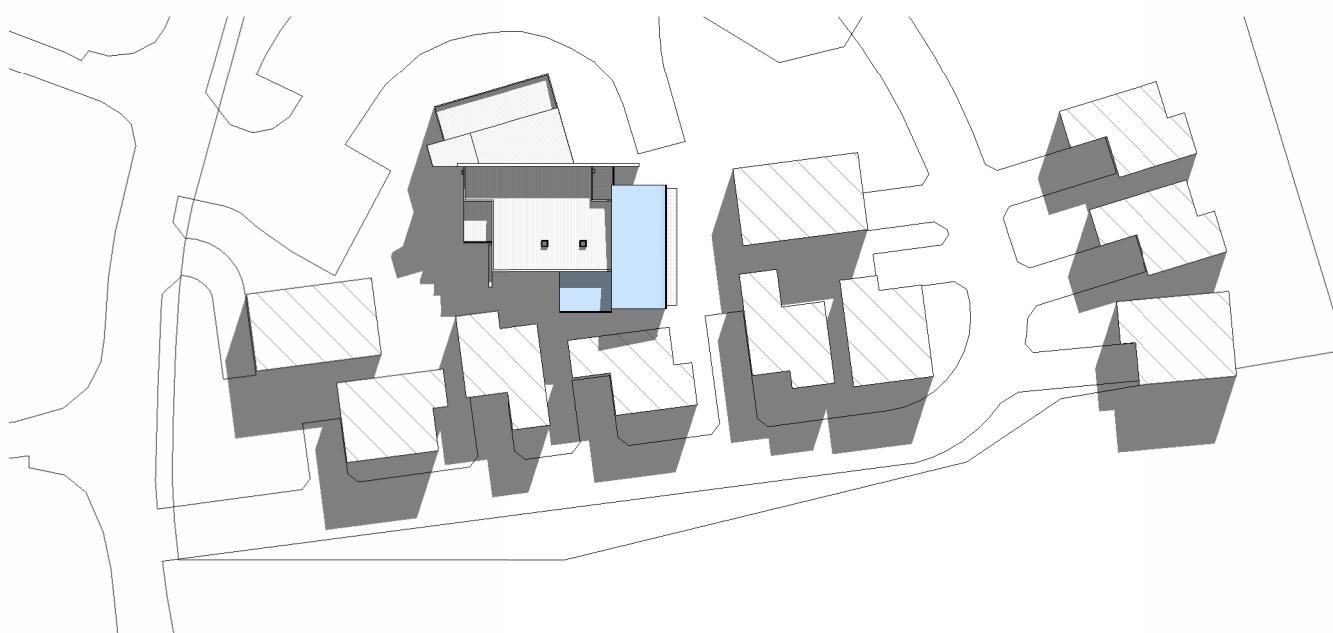
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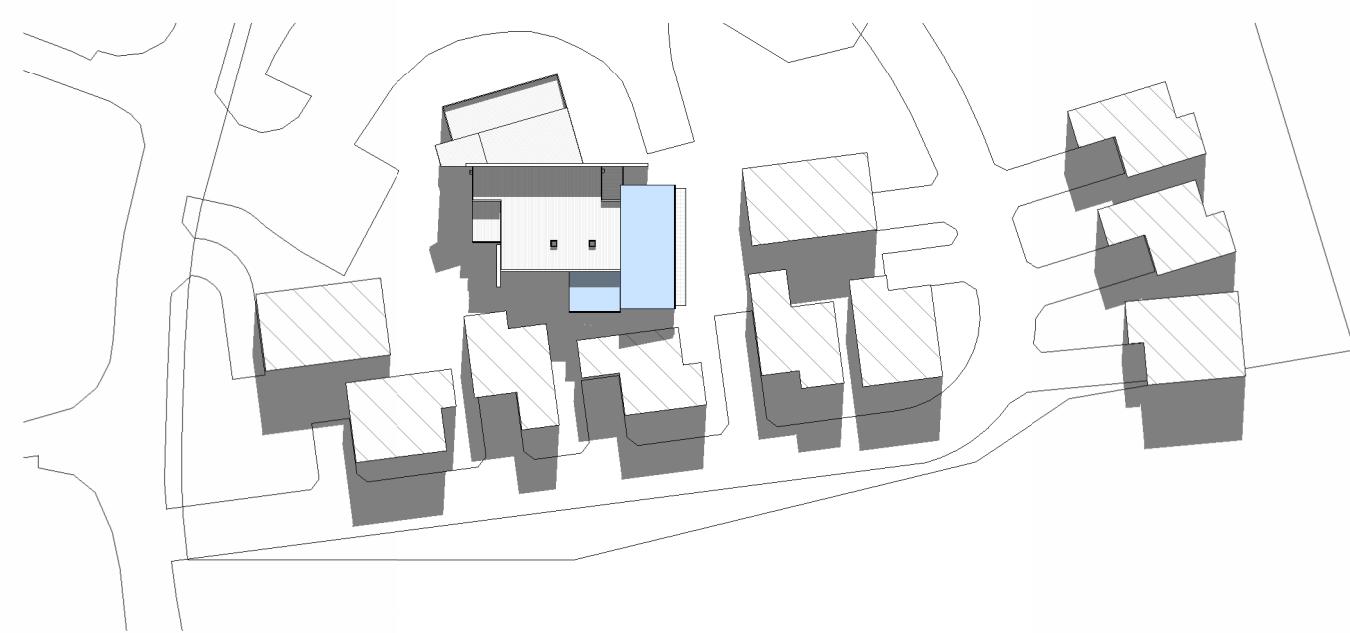
9am



10am



11am



12pm

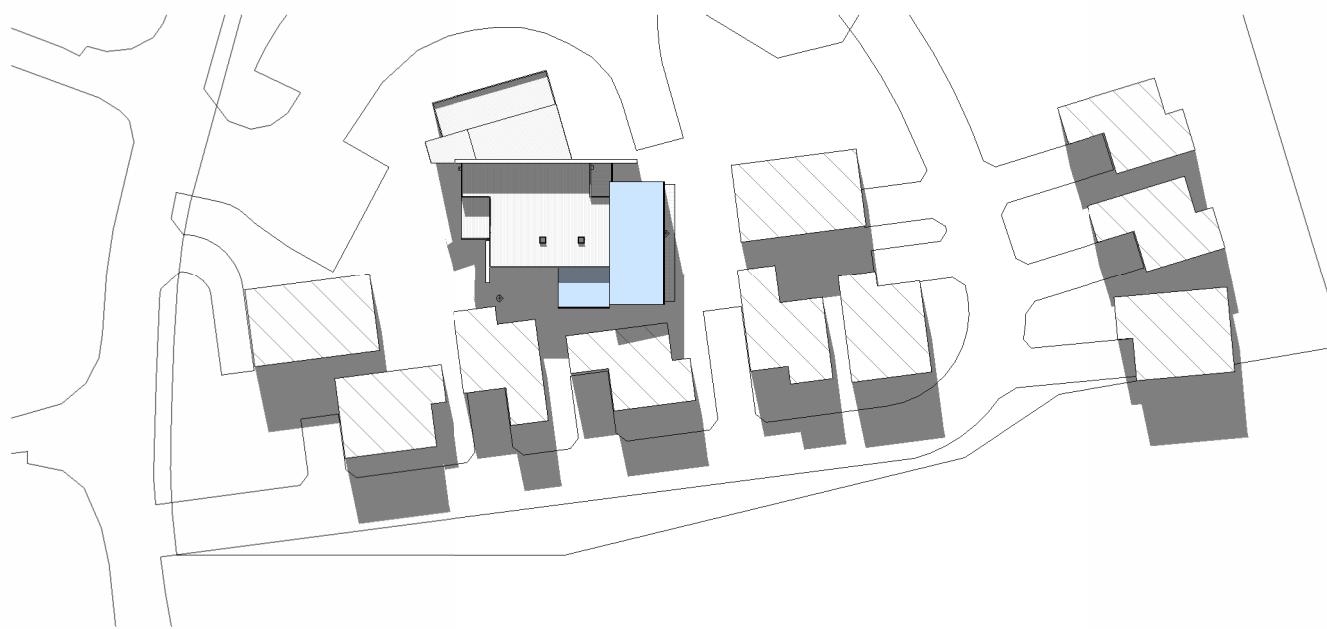
SHADOW DIAGRAMS - 21ST JUNE

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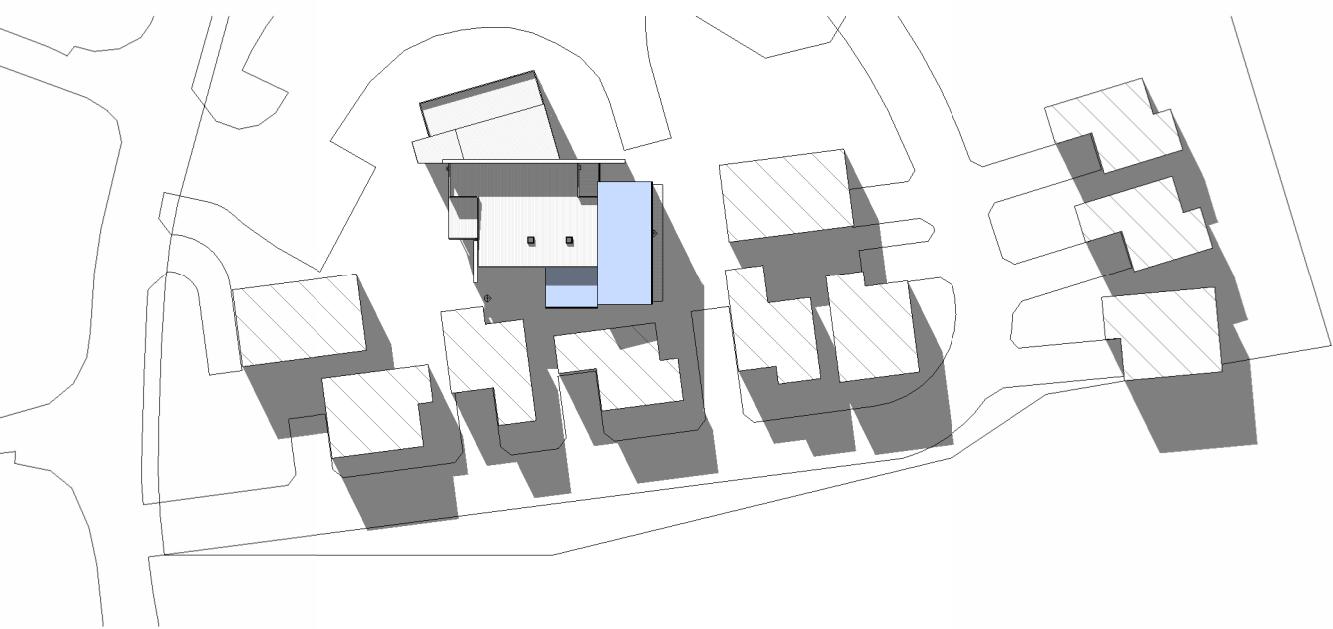
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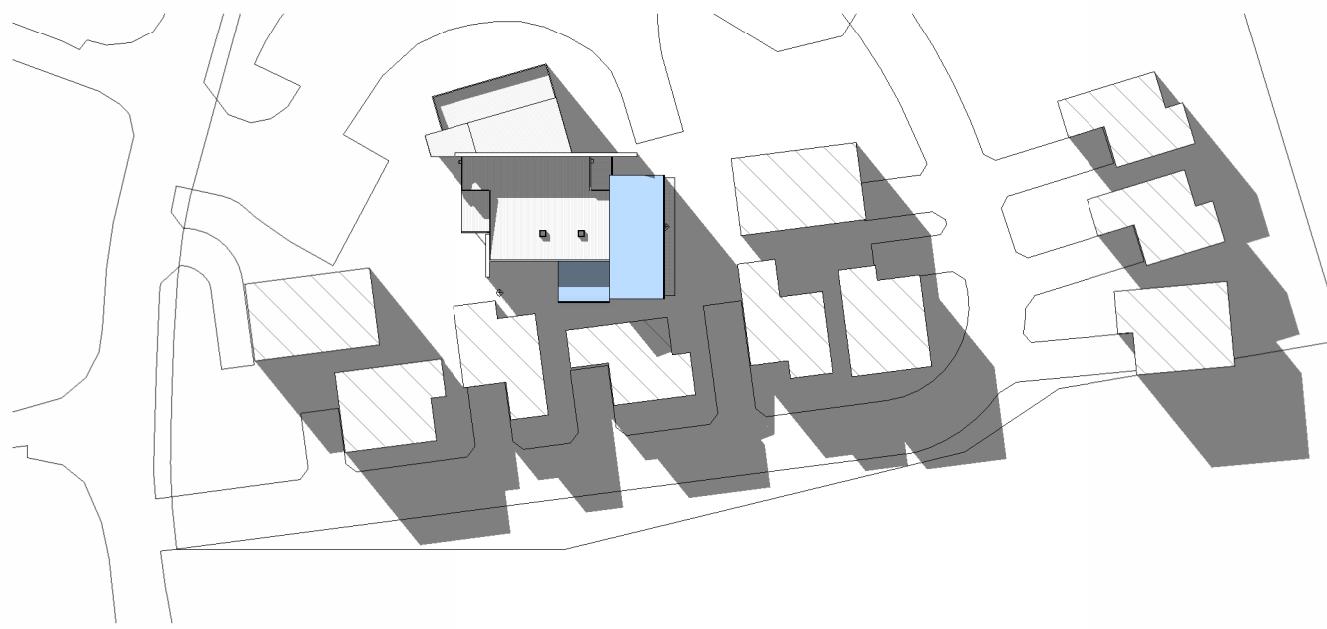
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1pm



2pm



3pm

SHADOW DIAGRAMS - 21ST JUNE

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