



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA 2026 / 00081

LOCATION OF AFFECTED AREA

236 Tea Tree Road, Brighton

DESCRIPTION OF DEVELOPMENT PROPOSAL

Single 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 **28/05/2026**. 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



PRECISION
DESIGN & DRAFTING

Katie Court

a : 76 Gillies Road,
Granton. TAS. 7030

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e : katie.court1@gmail.com

Note:

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

LAND SURVEYOR NOTES:

1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
6. HORIZONTAL DATUM IS MGA (GDA94).
7. VERTICAL DATUM IS AHD.
8. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
9. SURVEY BY RTK GPS.
10. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
11. IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.

- LIST DATA IMPORT
- TasWater-SewerLateralLine
 - TasWater-SewerMain
 - TasWater-SewerMaintenanceHole
 - TasWater-SewerPressurisedMain
 - TasWater-WaterHydrant
 - TasWater-WaterLateralLine
 - TasWater-WaterMain

12. BOUNDARIES ARE COMPILED ONLY FROM SP186009 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

13. 3D DATA TURNED OFF IN LAYER CONTROL.
- 3D TIN
 - MAJOR CONTOUR 3D
 - MINOR CONTOUR 3D

SOIL AND WATER MANAGEMENT NOTES:-

- Site to be vegetated and planted according to the satisfaction of the Hobart Regional soil and water management code of practice.
- Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).
- Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
- Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
- Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.
- Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.
- All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

GRAVEL DRIVE AND TURNING CIRCLE

Future Shed (by others)
FL: 64.10

LAND APPLICATION AREA (250m²) REFER TO ROCK SOLID GEOTECHNICS PTY LTD REPORT

AWTS UNIT VENTED ACCORDING TO NCC VOL 3 TAS H101.2

Proposed Residence
FL: 63.75

RWT1 - Water Tank (heat resistant)
10,000 Ltrs, 2600 diam, 2030 high, 2030 inlet height.
With standard 40mm outlet and an 64mm coupling for fire pump attachment.
Min 10,000 Ltrs stored water dedicated to fire fighting purposes.
Installed in accordance with NCC Tas 3.7.4.2.
See bushfire hazard report for further requirements.
Overflow dispersed into ground via 3m long slotted pipe.

RWT2 - Water Tank 24,000 Ltrs.
3670 diam, 2670 high, 2380 inlet height.
(confirm with owner tank type).
Overflow dispersed into ground via 3m long slotted pipe.

AWH - All weather hardstand.
Min turning area 4m wide x 8m long in accordance with NCC Tas 3.7.4.1.
Clear vegetation within 2m either side and 4m above hardstand and turning area.

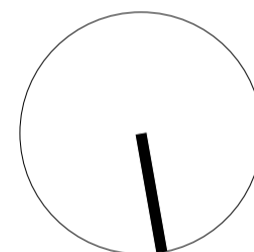
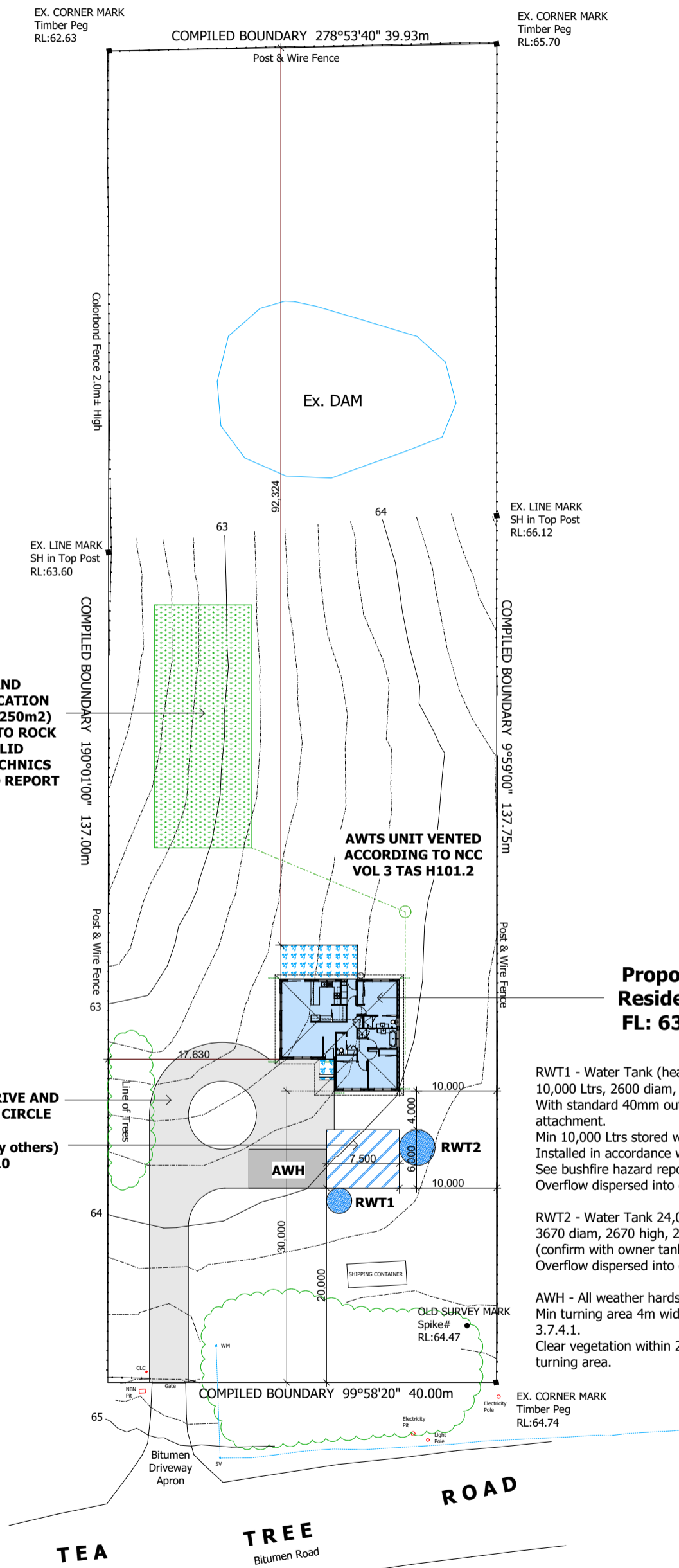
EX. CORNER MARK
Timber Peg
RL:62.63

EX. CORNER MARK
Timber Peg
RL:65.70

EX. LINE MARK
SH in Top Post
RL:63.60

EX. LINE MARK
SH in Top Post
RL:66.12

EX. CORNER MARK
Timber Peg
RL:64.74



Stabilised site entry / exit point:-

1. Strip topsoil and level.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF PRECISION DESIGN AND DRAFTING

Site
Lot 2
Site Area : 5490m²
Site Coverage : 220.31m² = 4%

JOB : PROPOSED DWELLING & SHED

AT : #236 TEA TREE ROAD, BRIGHTON

FOR : BRD BUILDING AND EXCAVATION

DRAWING TITLE :

SITE PLAN

DRAWN:	DATE:	DWG NO. :
KC	20.04.26	
SCALE:		
A3 1:500		

01

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All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

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ENERGY EFFICIENCY AND CONDENSATION MANAGEMENT:

- BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.5. (ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)
- EXTERNAL WALLS TO BE CLAD WITH CLASS 4 VAPOUR PERMEABLE WRAP OVER THE OUTSIDE OF THE TIMBER STUD FRAME. 50MM X 25MM TREATED PINE BATTENS SPACED FOR EXTERNAL CLADDING OVER WRAP. PROVIDE EMBER MESH 100MM UP STUDWORK AND FOLD OVER BATTENS TO CLOSE GAP AT BOTTOM OF WALL CAVITY.
- SLAB TO BE INSULATED WITH 30MM KOOLATHERM K3 FLOOR BOARD OR EQUIVALENT (R1.4).
- CEILING TO BE INSULATED WITH R 5.0.
- SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN. REFER TO PART 13.4 NCC 2022.
- BUILDING TO BE SEALED IN ACCORDANCE WITH PART 13.4 NCC 2022.
- CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH PART 13.4 NCC 2022.
- ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION.
- CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF TO COMPLY WITH CONDENSATION MANAGEMENT PART 10.8 NCC 2022.

LIVABLE HOUSING DESIGN:

Reinforce walls to Bathroom and Powder room, in accordance with Livable Housing Design Part 6.

Health and Amenity :

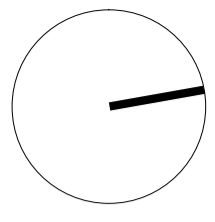
1. Generally wet area waterproofing to be in accordance with AS 3740 and NCC 10.2. Waterproofing of surface adjacent to open shower, including shower over bath, to extend vertically 1.5 and to a height of 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height 150 above vessel.
2. Ceiling heights to be in accordance with NCC 10.3.1.

Facilities :

1. Generally to be in accordance with NCC 10.4.
 2. Sanitary compartment to be in accordance with NCC 10.4.2.
 3. Provision of natural light to be in accordance with NCC 10.5.
- Roof lights to have a transmitting area equal to 10% of floor area of room.
Roof lights to have a transmitting area of not less than 3% of the floor area and are open to the sky.
4. Ventilation to be in accordance with NCC 10.6 or AS 1668.2 for mechanical ventilation. Exhaust fan from bathroom / WC to be vented to outside for steel roof and roof space for tiled roof.
5. Natural ventilation to be provided at a rate of 5% of room area, in accordance with NCC 10.6.2.



- GENERAL :**
- ALL FLASHINGS TO BE IN ACCORDANCE WITH THE NCC 2022.
 - WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH PART 5.7 OF THE NCC 2022.
 - FIBRE CEMENT SHEET IN ACCORDANCE WITH PART 7.5 OF THE NCC 2022.
 - BRICK CONSTRUCTION IN ACCORDANCE WITH THE NCC REQUIREMENTS.
 - ATTACHMENT OF DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS IN ACCORDANCE WITH PART 12.3 OF NCC 2022.
 - PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS WITH SELECTED CORNICE.
 - WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM DEBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.



JOB : PROPOSED DWELLING
AT : #236 TEA TREE ROAD,
BRIGHTON
FOR : BRD BUILDING AND
EXCAVATION

DRAWING TITLE :

FLOOR PLAN

DRAWN: KC	DATE: 20.04.26	DWG NO. :
SCALE: A3 1:100		02

Floor Area : 123.87m², 13.33sq
Deck Area : 27.65m², 2.98sq

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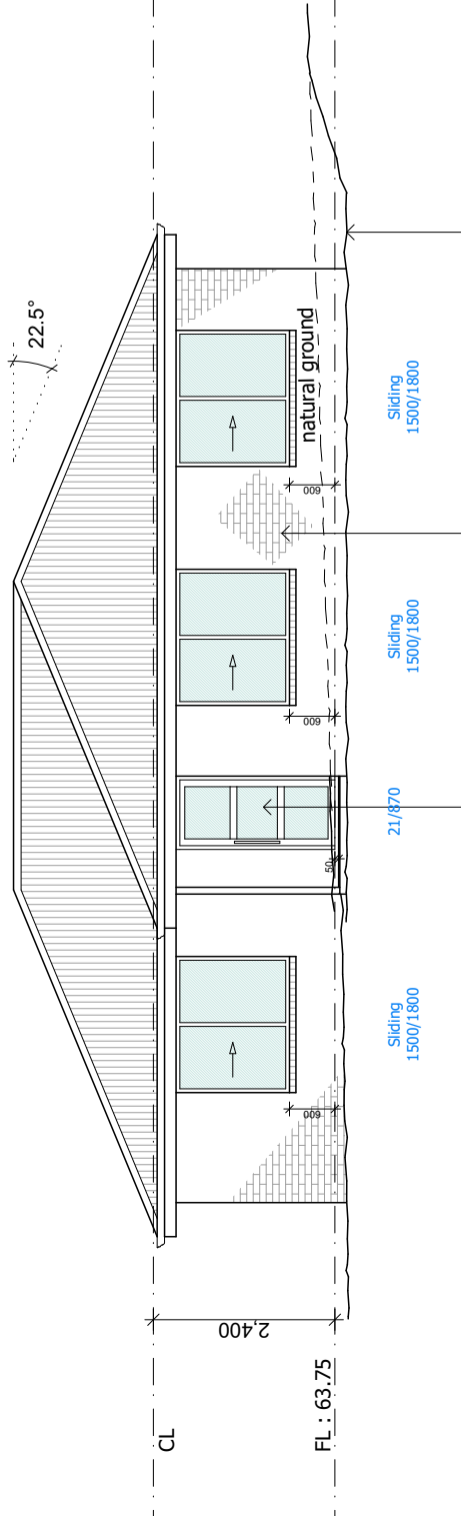
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Colorbond Custom Orb steel roof cladding on 90x45 MGPI10 battens @ 900 ctrs, fix battens with min 1 No. 14 Type 17 batten screw 75mm long, 37mm min penetration into truss. Colour : Colorbond (to be confirmed by owners).



PRECISION
DESIGN & DRAFTING

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Entry door to owners selection.
Brick veneer.
Fall ground away from building for the first 1000mm at min 1:100

NORTH ELEVATION

GLAZING PART 3.6 NCC
DOUBLE GLAZED IN STANDARD ALUMINIUM FRAME.

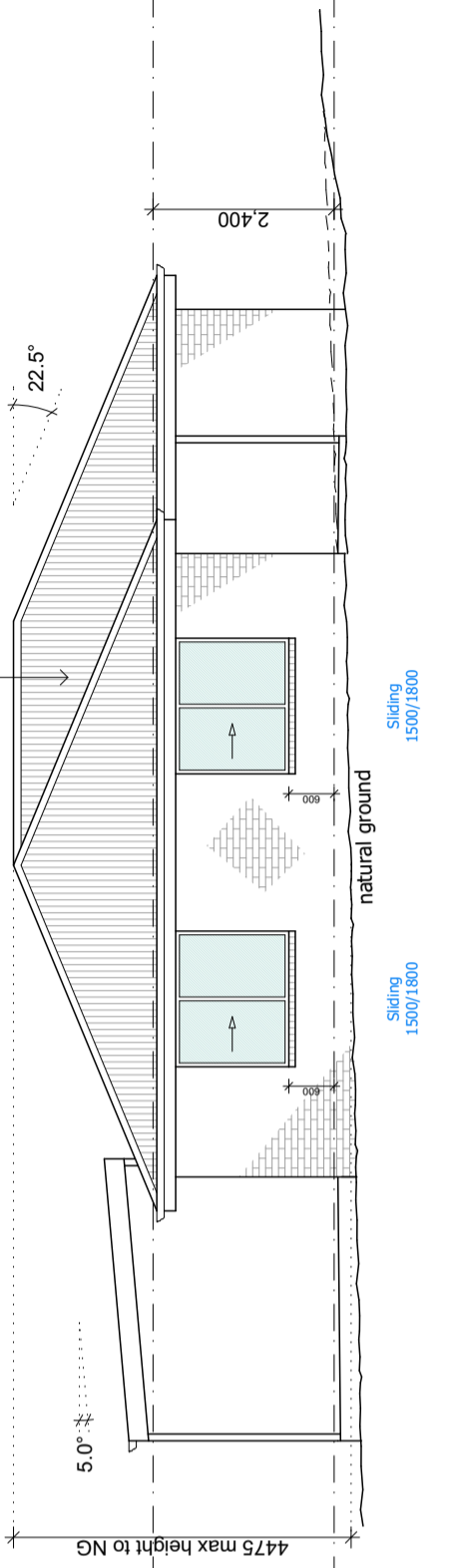
REFER TO BAL REQUIREMENTS.

ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 -AS 1288 AND NCC CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.

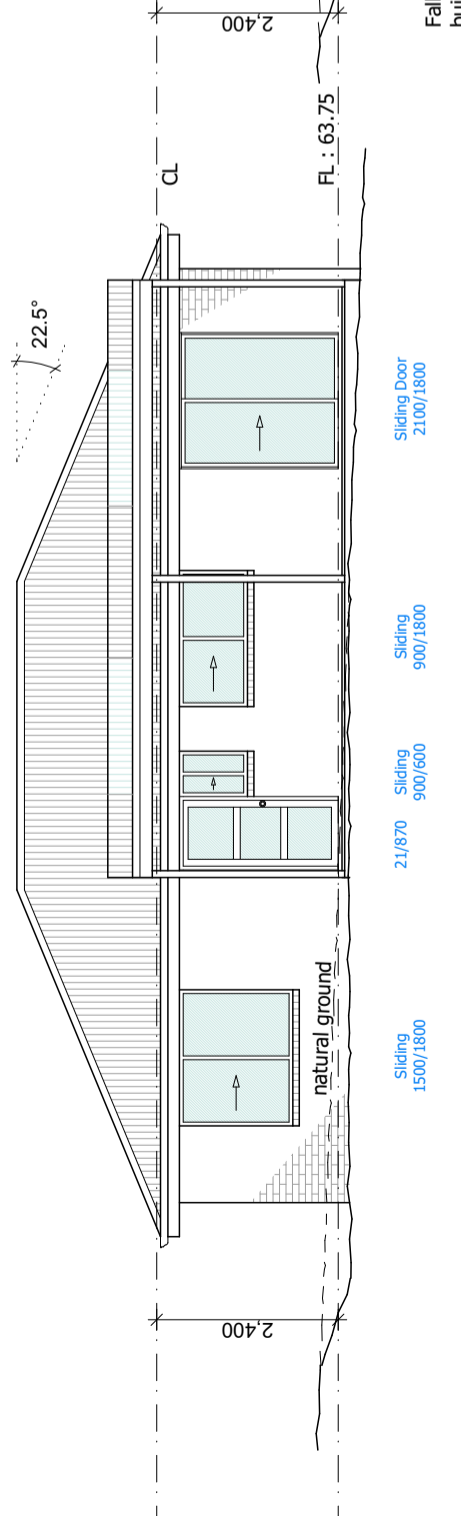
EXTERNAL COLOURS

WALLS -
ROOF, GUTTER & FASCIA -
WINDOW FRAMES -

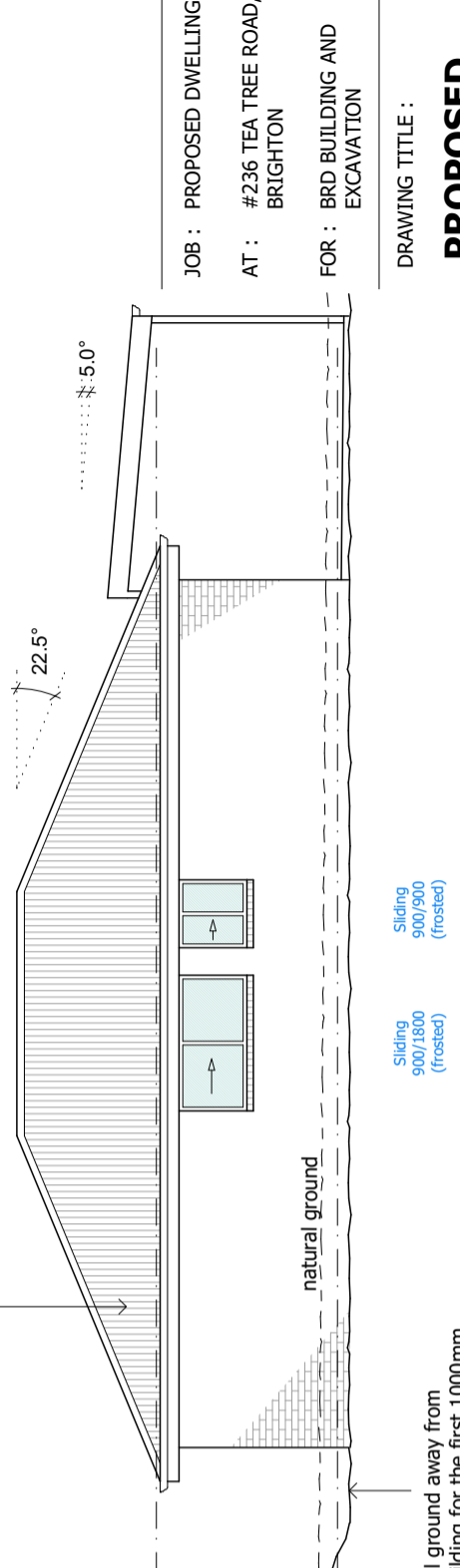


EAST ELEVATION

Trusses at 900 max ctrs. Typically.
Refer to truss manufacturers design.
Trusses to bear on perimeter load bearing studwalls.



SOUTH ELEVATION



WEST ELEVATION

Fall ground away from building for the first 1000mm at min 1:100

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BRIGHTON
FOR : BRD BUILDING AND
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DRAWING TITLE :

**PROPOSED
ELEVATIONS**

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03